

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a **Virtual** Public Hearing on Monday May 10, 2021 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of the following parcel of land located at the west end of the undeveloped portion of Isham Street, Stoughton, WI, owned by ROB REAL ESTATE BROKERAGE & BUILDERS LLC. The property is proposed to be rezoned from SR-6 Single Family Residential to TR-6 – Two Family Residential and is described as follows:

Parcel Number: 281/0511-083-9560-3

Description for tax purposes: LOT 1 CSM 8119 CS43/221&223-2/29/96 DESCR AS SEC 8-5-11 PRT SE1/4SW1/4 (2.003 ACRES)

For questions regarding this notice, please contact Michael Stacey, Zoning Administrator at 608-646-0421

Additional information including a location map can be viewed at:
<http://stoughtoncitydocs.com/planning-commission/>

Due to the COVID-19 Pandemic, this meeting will not be open to the public in an in-person capacity. For those wishing to view the meeting and/or ask questions, you may do so via the following options:

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/248440213>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 248-440-213

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/248440213>

If you wish to speak or have your comments read aloud at the meeting, please register at <http://speak.cityofstoughton.com> by 5:45 on the day of the meeting. Your comments will be forwarded on to the “Organizer”. The public can click on the link or call in and use the access code. When connected, the public will have to identify themselves in order for the “Organizer” to rename them on the “Attendee” screen. If you plan to speak, please mute TV or stream volume (if online) and do not use speakerphone, as it creates feedback, there may be a delay. The Public Comment participant will be unmuted by the “Organizer” when it is their turn and have up to 3 minutes to speak. After speaking, the “Organizer” will mute the Public Comment participant. The participant can log out or hang up and stream at WSTO, or watch on Channel 981 on Charter/Spectrum.

Published April 15, and April 22, 2021 Hub

**City of Stoughton Application for Amendment of the Official Zoning Map
(Requirements per Section 78-903 attached)**

Applicant Name: _____

Applicant Address: _____

Applicant Phone and Email: _____

Property Owner Name (if different than applicant): _____

Property Owner Phone: _____

Subject Property Address: _____

This form is designed to be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application; Parts I - IV are to be used by the City when processing said application.

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator _____ Date: _____

Application fee of \$_____ received by Zoning Administrator _____ Date: _____

II Application Submittal Packet Requirements for Applicant Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application and materials for staff review, followed by one revised application packet based upon staff review and comments.

Application form filed with Zoning Administrator _____ Date: _____

- (a) **A copy of the Current Zoning Map of the subject property and vicinity:**
 - Showing all lands for which the zoning is proposed to be amended.
 - Map and all its parts are clearly reproducible with a photocopier.
 - Electronic map size of 11" by 17" and map scale not less than one inch equals 800 ft.
 - All lot dimensions of the subject property provided.
 - Graphic scale and north arrow provided.
- (c) **Written justification for the proposed text amendment**
 - Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-903(4)(c)1.-3.

III Justification of the Proposed Zoning Map Amendment for Applicant Use

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 78-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

2. Which of the following has arisen that are not properly addressed in the current Official Zoning Map? (Please provide explanation in space below if necessary)

- a) The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
- b) A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
- c) Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- d) Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

IV. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphic electronic copies of final application packet by Zoning Administrator

Date: _____

Notified Neighboring Property Owners (within 300 feet)

Date: _____

Notified Neighboring Township Clerks (within 1,000 feet)

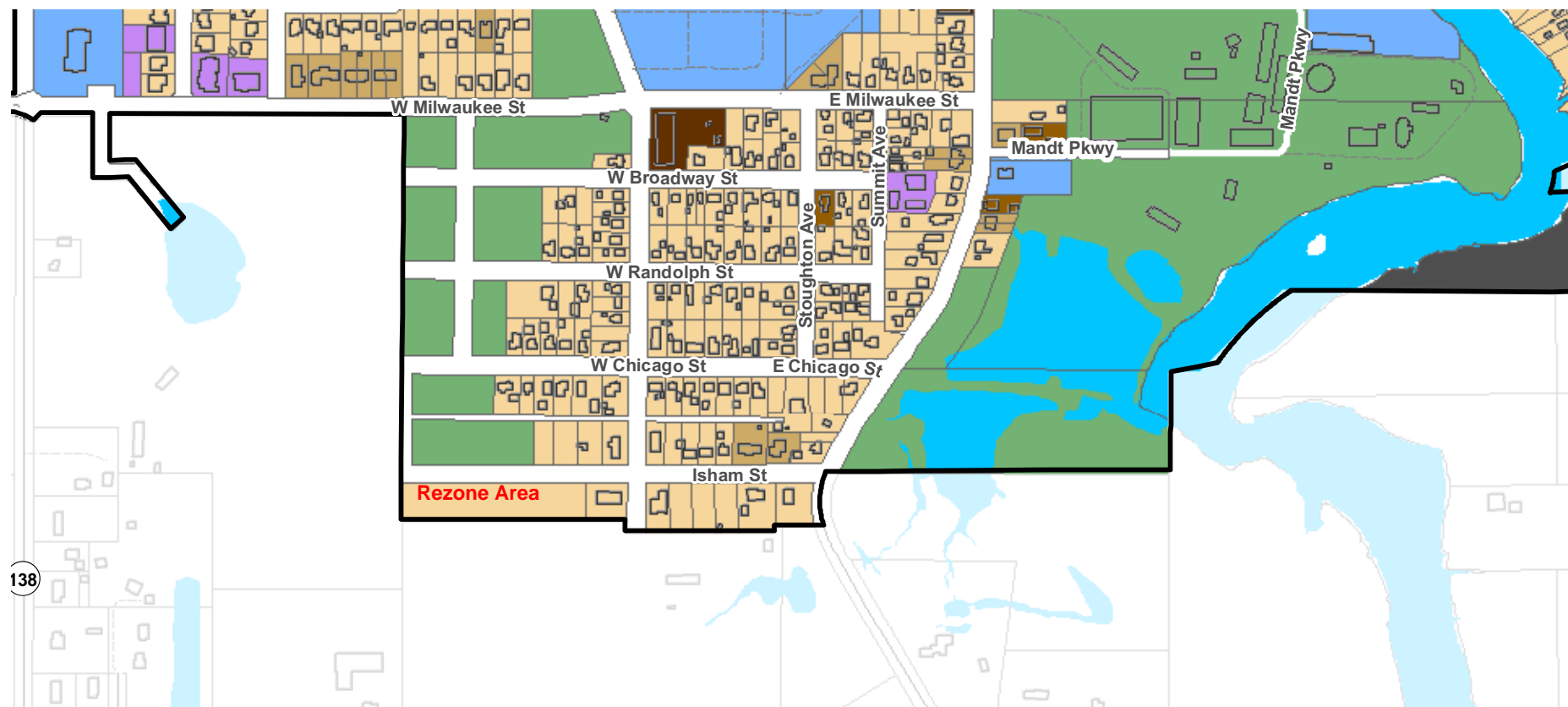
Date: _____

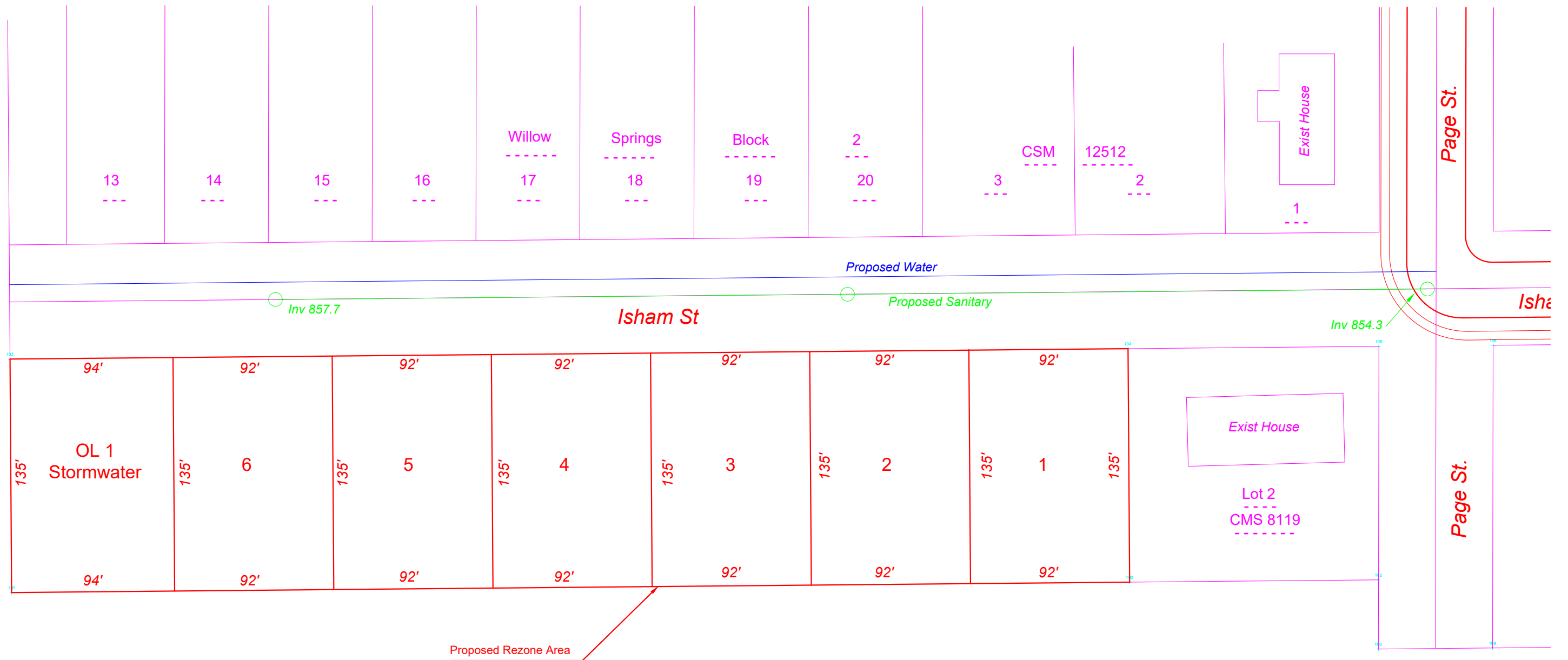
Class 2 legal notice sent to official newspaper by City Clerk

Date: _____

Class 2 legal notice published on _____ and _____

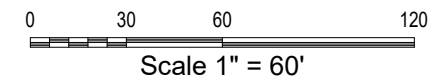
Date: _____



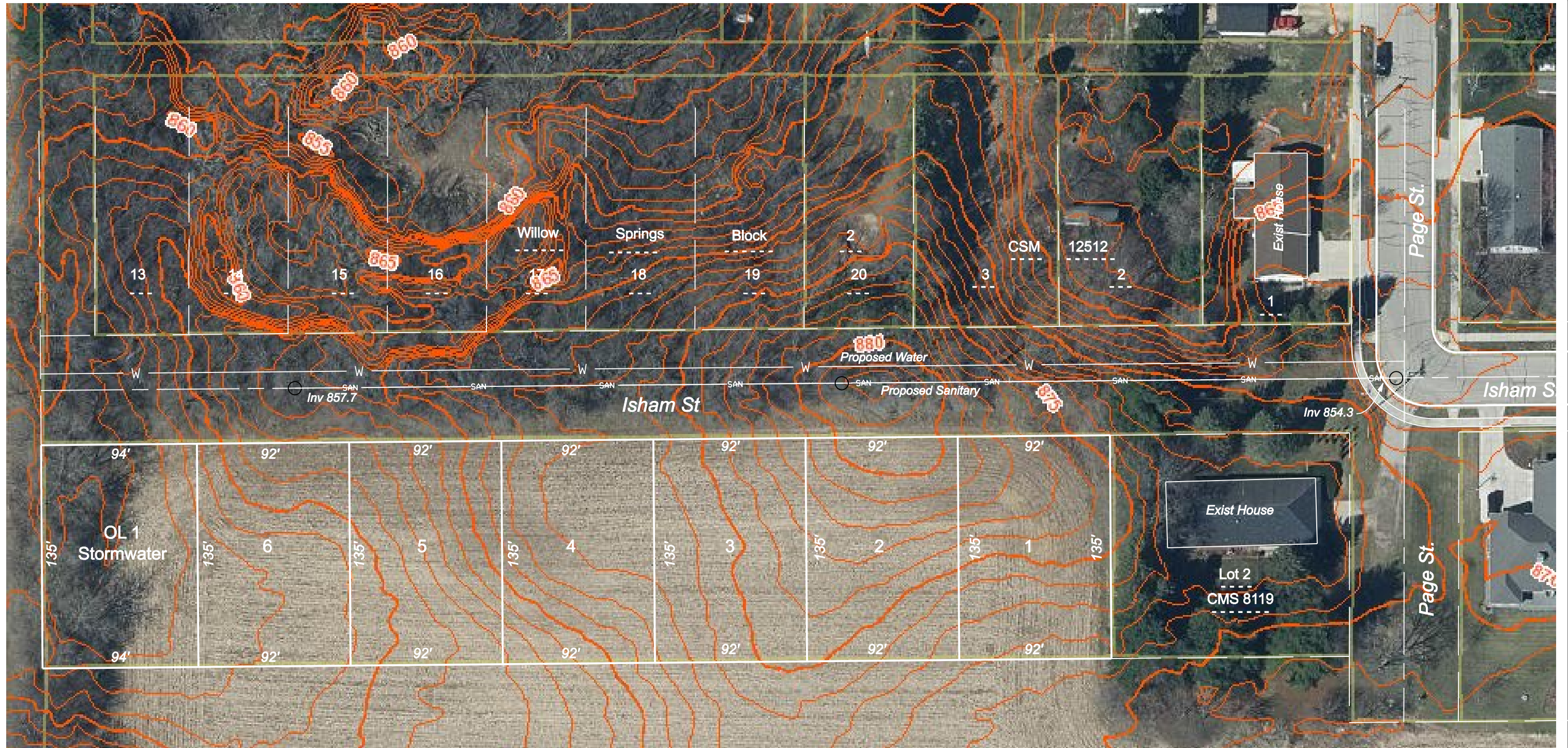


Plan by
 Royal Oak Associates
 3678 Kinsman Blvd
 Madison, WI 53704

Plan for:
 Rob Hostrawser
 3092 Linnerud Dr.
 Stoughton, WI 53589

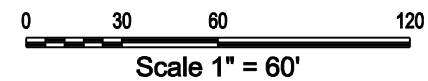


Concept Plan
 Isham Street Duplexes
 Lot 1, CSM 8119
 City of Stoughton, WI



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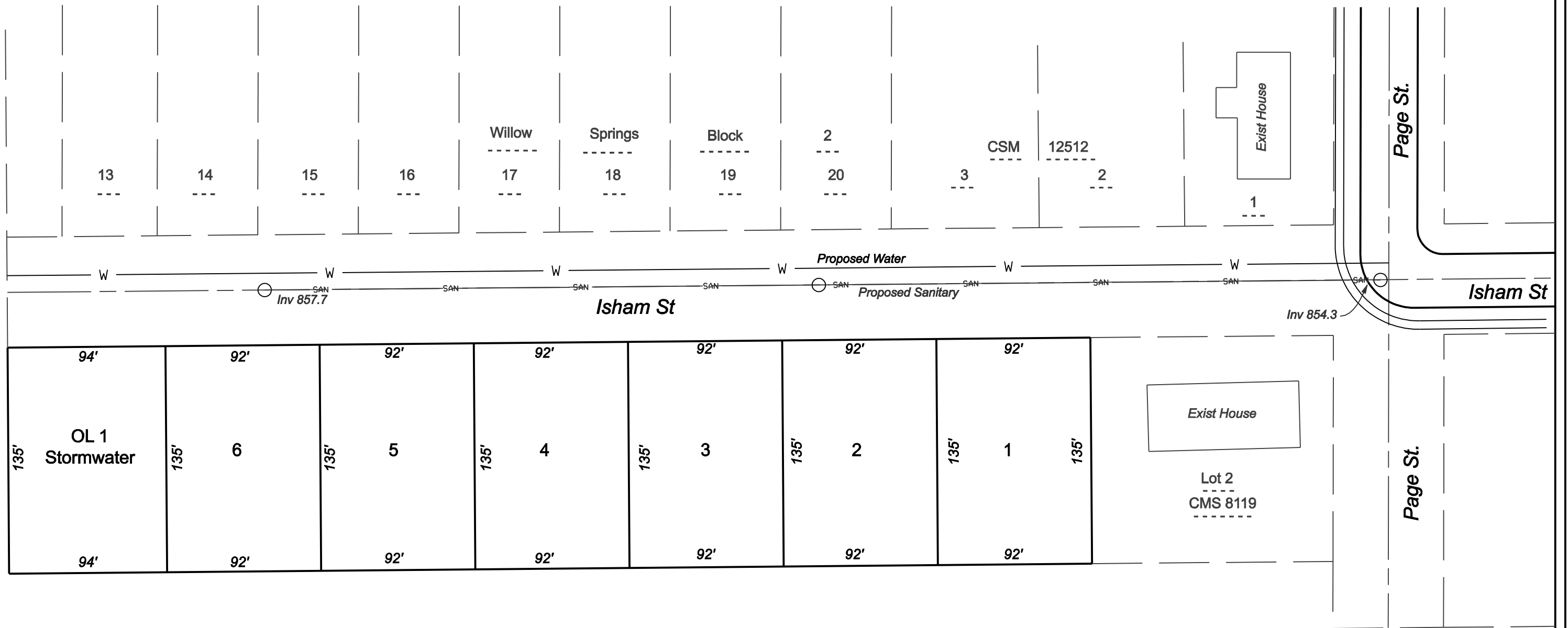


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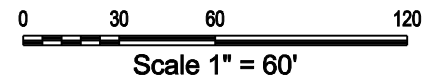
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