CITY OF STOUGHTON, 381 E. Main Street, Stoughton, WI 53589

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending the zoning classification of the property at CSM Lot 1 and 3, 1035 Sundt Lane (CSM attached) in the City of Stoughton from NB – Neighborhood Business to SR-4 Single Family Residential			
Committee Action:	Planning Commission recommend Council approval 7 – 0 with the Mayor voting		
Fiscal Impact:			
File Number:	O -4- 2018	**Date Introduced:**	First Reading: January 23, 2018 Second Reading:

RECITALS

1. Ronald Furseth (the "Applicant") has applied to change the zoning classification of CSM Lots 1 and 3, 1035 Sundt Lane, in the City of Stoughton.

2. The applicant proposes changing the zoning classification of the land at CSM Lots 1 and 3, 1035 Sundt Lane from NB – Neighborhood Business to SR-4 Single Family Residential.

3. On January 8, 2018, the City of Stoughton Planning Commission held a public hearing regarding Applicant's proposed zoning change. The public hearing was preceded by the publication of a class 2 notice, and other notice required by law.

4. The Planning Commission found that the proposed zoning change is consistent with the City of Stoughton Comprehensive Plan, and recommended that the zoning change be approved as presented.

5. The Common Council has considered the proposed zoning change and the Plan Commission's recommendations, finds that the proposed zoning change is consistent with the City of Stoughton Comprehensive Plan.

ORDINANCE

The Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

Section 1. The recitals set forth above are material to and are incorporated in this ordinance as if set forth in full.

Section 2. Subject to the conditions set forth in section 3 below, the zoning classification of the land at CSM Lots 1 and 3, 1035 Sundt Lane is changed from NB – Neighborhood Business to SR-4 Single Family Residential.

Section 3. This ordinance shall take effect upon publication pursuant to law as presented.

Dates
Council Adopted: _____

Mayor Approved: _____ _____
Donna Olson, Mayor

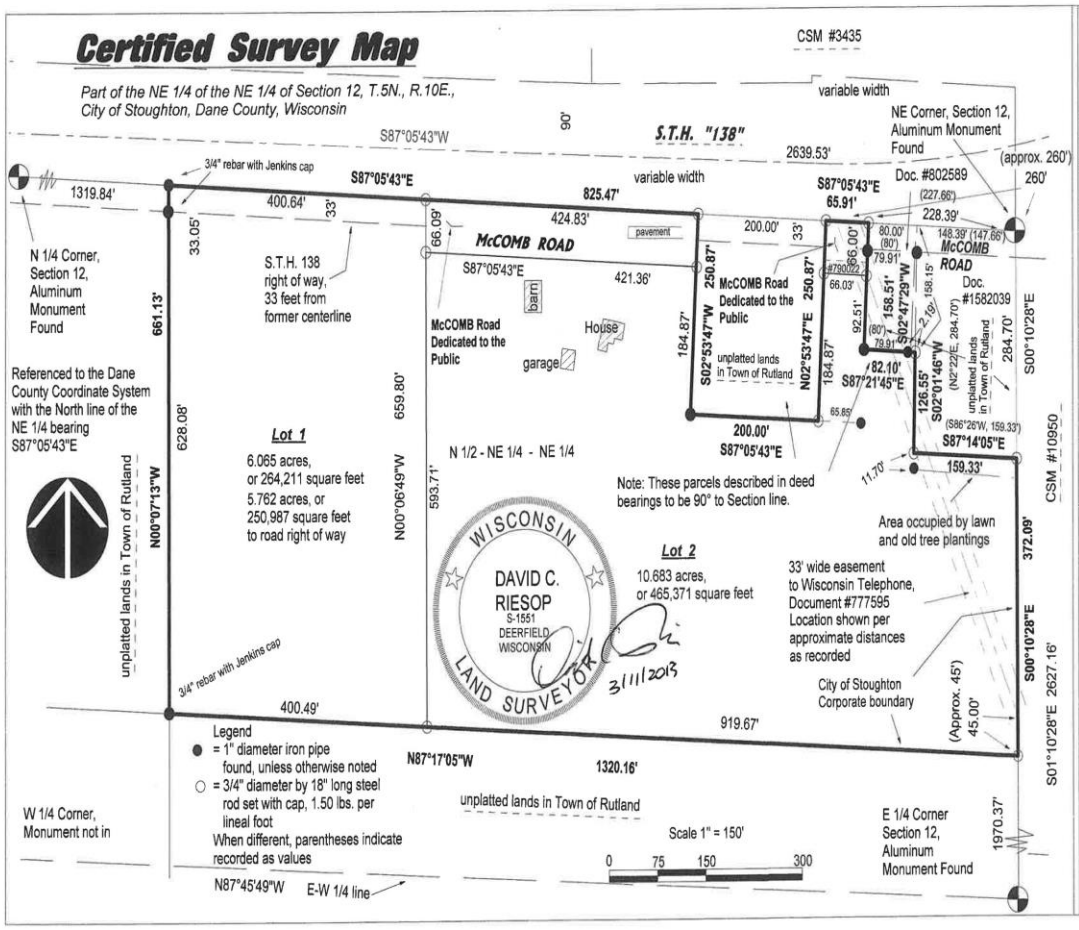
Published: _____

Attest: _____ _____
Holly Licht, City Clerk

S:\MPS-Shared\Ordinances\Rezonings\1035 Sundt Lane Rezoning Ordinance.doc

Certified Survey Map

Part of the NE 1/4 of the NE 1/4 of Section 12, T.5N., R.10E., City of Stoughton, Dane County, Wisconsin



Dwg. No. 4079-11 Date 3/08/2013
Sheet 1 of 2
Document No.
C. S. M. No. V. P.

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: December 28, 2017

To: Planning Commissioners and Common Council

From: Rodney J. Scheel
Director of Planning & Development

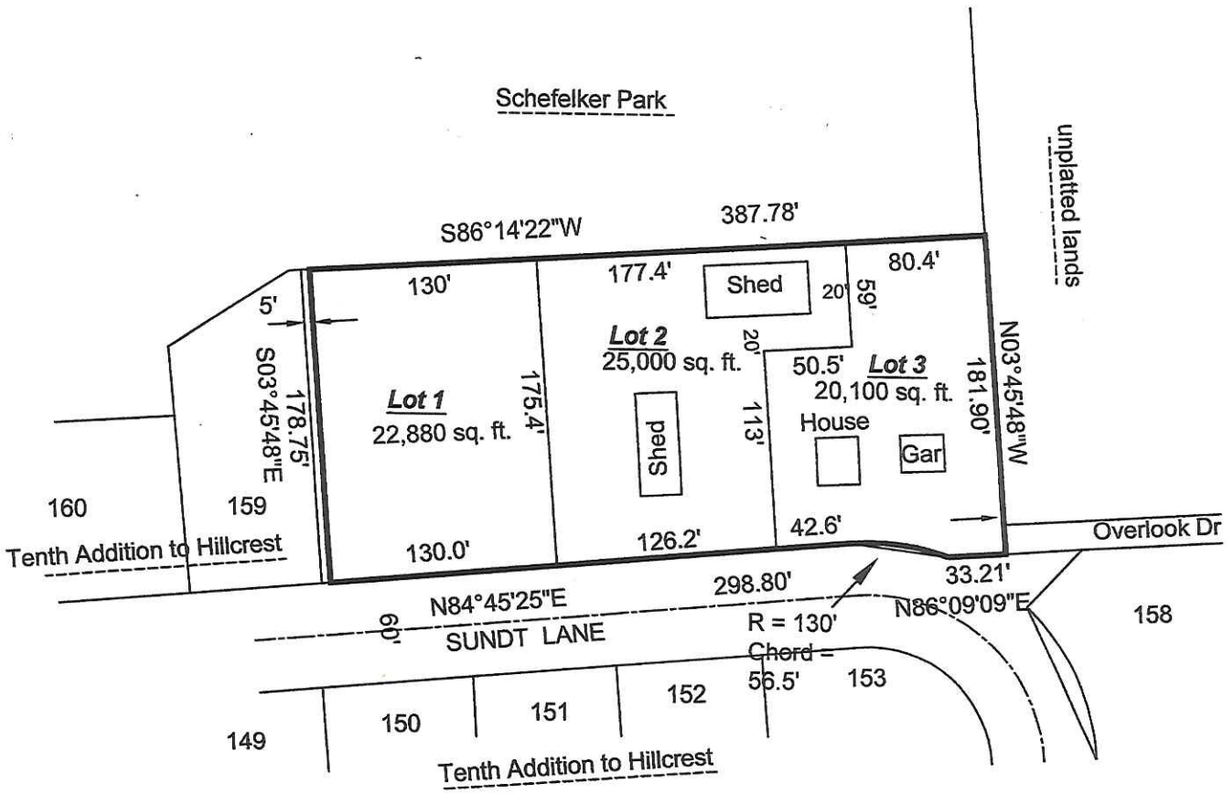
Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the January 8, 2018 Planning Commission Meeting and January 23, 2018/February 13, 2018 Common Council Meetings.

Request by Ronald Furseth to rezone property at 1035 Sundt Lane (CSM Lots 1 and 3) from NB Neighborhood Business to SR-4 Single Family Residential.
This request is to rezone CSM lots 1 and 3 to SR-4 Single Family Residential. One lot would accommodate the existing home while the remaining vacant lot would be for a future single family home. CSM lot 2 would remain NB Neighborhood Business for the existing business. The ordinance, CSM, and staff review letter are provided. A public hearing and recommendation to Council are necessary.

Preliminary Certified Survey Map

Part of the SW ¼ of the NE ¼ of Section 6, T.5N., R.11E.,
City of Stoughton, Dane County, Wisconsin



Prepared for Ronald L. and Barbara L.
Furseth Trust, 1224 Lincoln Ave, Stoughton,
Wi

Scale 1" = 100'

0 50 100 200

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Dwg. No. 5089-17 Date 9/01/2017

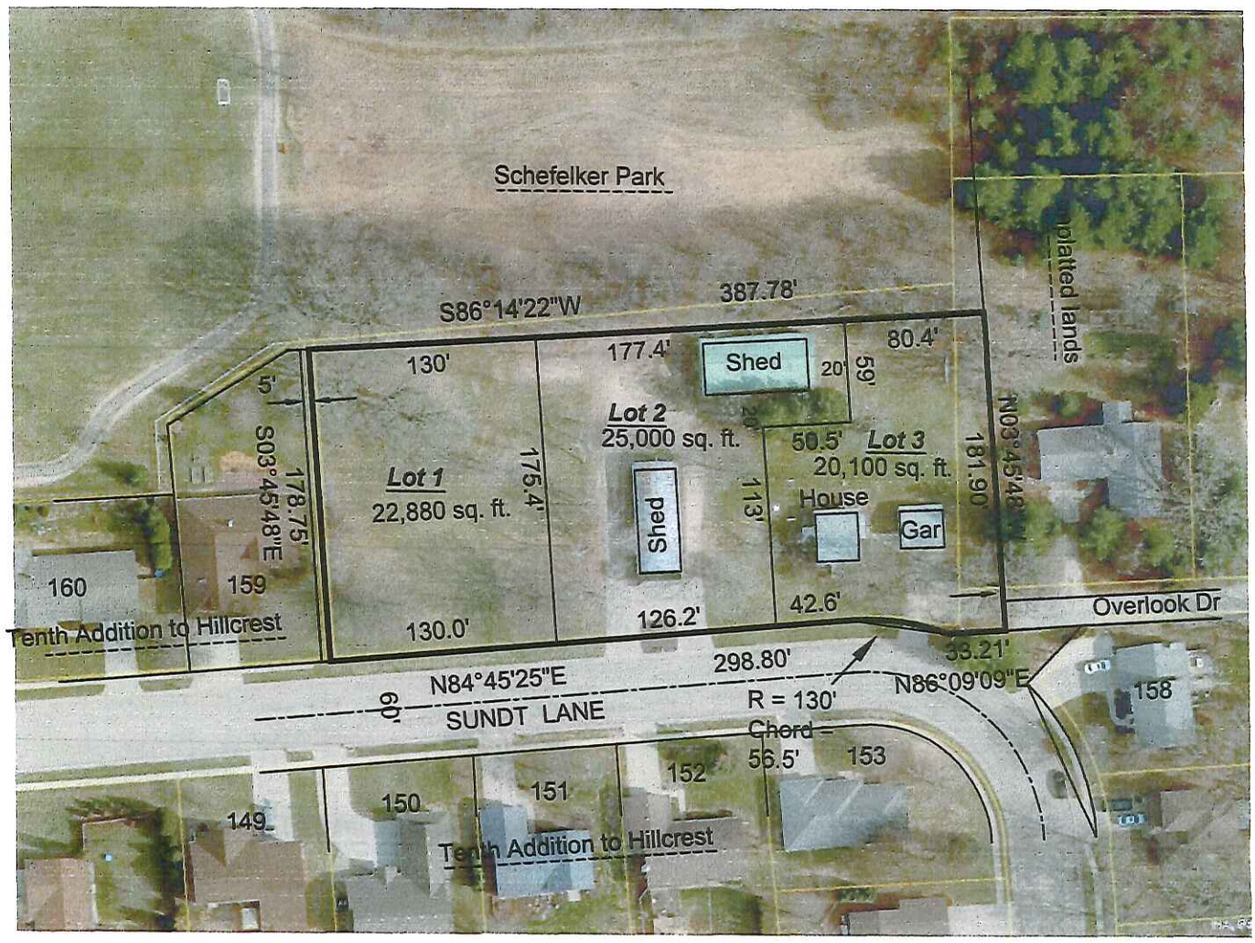
Sheet 1 of 1

Document No.

C.S.M. No. V. P.

Preliminary Certified Survey Map

Part of the SW ¼ of the NE ¼ of Section 6, T.5N., R.11E.,
City of Stoughton, Dane County, Wisconsin



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Dwg. No. 5089-17 Date 9/01/2017
Sheet 1 of 1
Document No.
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PUBLIC HEARING NOTICE

The City of Stoughton **Planning Commission** will hold a Public Hearing on **Monday, January 8, 2018** at **6:00 o'clock p.m.**, or as soon after as the matter may be heard, in the **Council Chambers, Public Safety Building, 321 S. Fourth Street**, Second Floor, Stoughton, Wisconsin, 53589, to consider the proposed **rezoning of the following parcels of land located at 1035 Sundt Lane (CSM Lot 1 and Lot 3) Stoughton, WI., owned by Ronald and Barbara Furseth, from NB – Neighborhood Business to SR4 – Single Family Residential (CSM Lot 2 is proposed remains Neighborhood Business),** in the City of Stoughton, Dane County, WI, more fully described:

1035 Sundt Lane: parcel number: 281/0511-061-9661-7;
Legal Description: SEC 6-5-11 PRT S1/2 NE1/4 COM AT E1/4 COR TH W 1143.4 FT & N 925.9 FT TO POB TH N 181.9 FT TH W 393 FT TH S 181.9 FT TH E 393 FT TO POB ALSO R/W OVER STRIP 1 ROD IN WIDTH, SD ROD MEAS N FR SE COR ABV DESC PREMISES & RUNG DUE E TO TWN RD THRU S1/2 NE1/4 EXC TO CITY OF STOUGHTON FOR RD R/W IN R12055/69&70 & EXC R24532/63. This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.

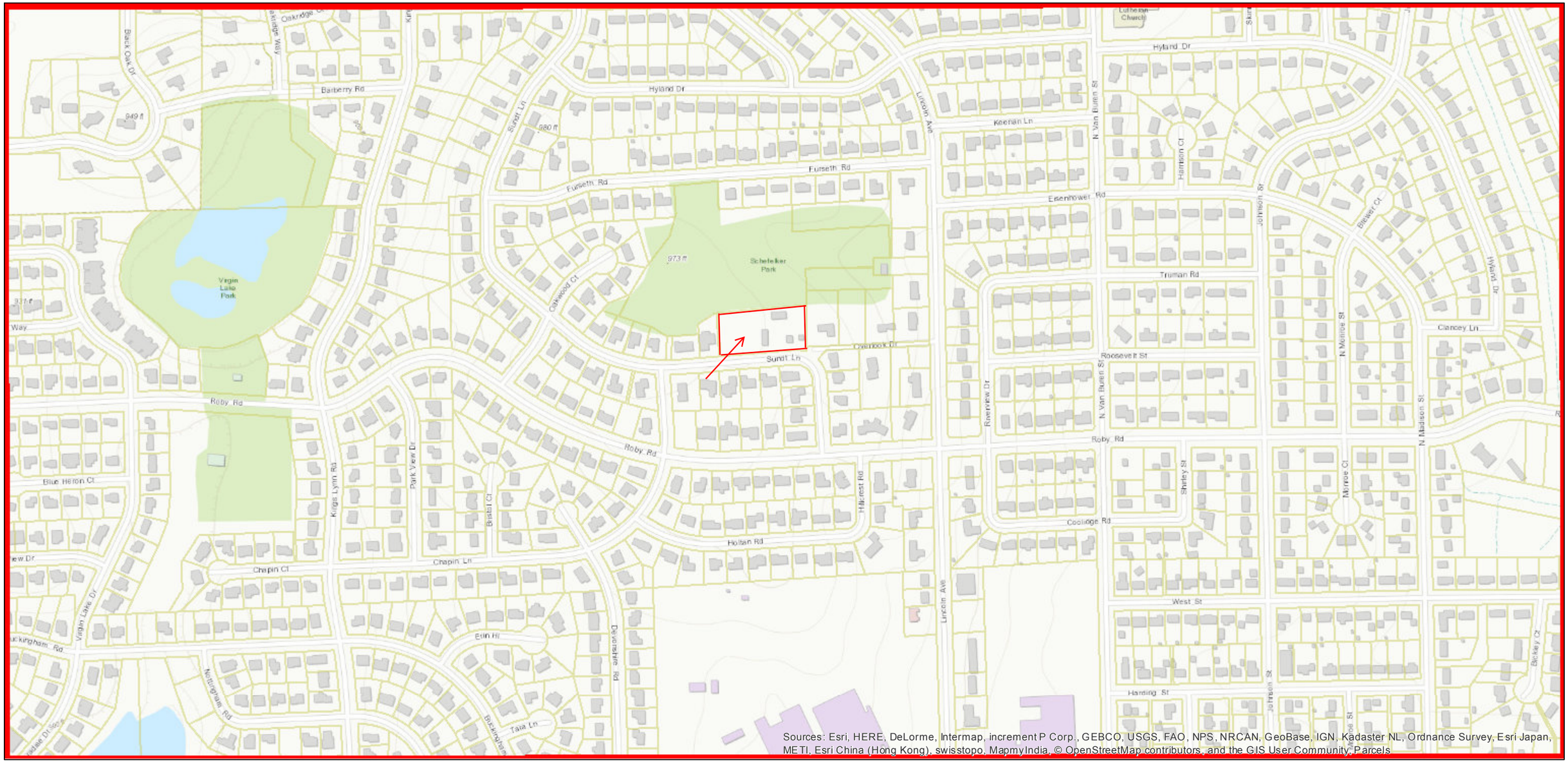
For questions related to this notice contact Michael Stacey at 608-646-0421.

Information related to this request can be found at http://stoughtoncitydocs.com/planning-commission/

Michael Stacey
Zoning Administrator

Published December 7, 2017 and December 14, 2017 HUB

Furseth Rezoning and CSM Request



November 29, 2017

Tax Parcels

1 inch = 400 feet

0 250 500 1,000 Feet

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

December 4, 2017

Ronald Furseth
1224 Lincoln Avenue
Stoughton, WI. 53589

Dear Mr. Furseth:

I have completed a review of the proposed certified survey map and rezoning for the property located at 1035 Sundt Lane, Stoughton, WI.

1. The property at 1035 Sundt Lane is currently zoned NB – Neighborhood Business. **You have proposed to split the property into 3 parcels by certified survey map and rezone Lot 1 and 3 to SR-4 Single Family Residential while Lot 2 will remain zoned NB Neighborhood Business. A public hearing is planned for the January 8, 2018 Planning Commission meeting related to the rezoning request. The CSM is also scheduled for review at the January 8, 2018 Planning Commission meeting. The Common Council should make a decision on the rezoning and CSM by February 13, 2018.**

2. The Comprehensive Plan, planned land use map designates this property as single family residential which is consistent with the proposed single family zoning and existing single family use on lot 3. **We anticipate at some point in the future that lot 2 would be converted to single family residential while lot 2 currently has an existing legal commercial use.**

3. There will be Park impact fees required for lot 1 at the time a building permit for a single family home is issued. Current park fees for single family residential are as follows:
   $3,460.42 for parkland and $1,125.10 for park facilities. These fees will increase in January 2018.

4. The existing commercial building on lot 2 and residential home on lot 3 meet the required zoning setbacks.

5. The proposed lots meet the minimum lot size and frontage requirements of their proposed and existing respective zoning districts.

6. If approved, the anticipated addresses are as follows:
   Lot 1: 1045 Sundt Lane
   Lot 2: 1035 Sundt Lane
   Lot 3: 1029 Sundt Lane

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator/Assistant Planner

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Planning Commission Meeting Minutes
Monday, January 8, 2018 at 6:00 pm
Public Safety Building, Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, WI.

Members Present: Mayor Donna Olson; Scott Truehl, Vice-Chair; Todd Barman; Matt Bartlett; Matt Hanna; Michael Engelberger and Todd Krcma
Members Absent: None
Staff: Rodney Scheel, Director of Planning & Development and Michael Stacey, Zoning Administrator
Press: None
Guests: Ronald Furseth; Katrina Bower; Peggy Veregin; Jeff Kossman; Perry & Kim Wentorf.

1. **Call to order.** Mayor Olson called the meeting to order at 6:00 pm.

2. **Consider approval of the Planning Commission meeting minutes of December 11, 2017.**
   Motion by **Truehl** to approve the minutes as presented, 2nd by **Krcma**. Motion carried 6 - 0.

3. **Council Representative Report.** Truehl stated the conditional use for TRU Hotel will go to Council tomorrow night.

4. **Status of Current Developments.** Scheel gave an overview of the current developments as provided in the packet of materials. Scheel noted the substantial increase in the value of residential construction in 2017 over 2016.

   Engelberger arrived at 6:04pm

5. **Request by Ronald Furseth for certified survey map (CSM) approval to split the property at 1035 Sundt Lane to create 2 residential lots (Lots 1 and 3) while leaving the remaining neighborhood business lot (Lot 2).**
   Scheel explained the request.

   Motion by **Bartlett** to recommend the Common Council approve the CSM as presented, 2nd by **Truehl**. Motion carried 7 - 0.

6. **Request by Ronald Furseth to rezone property at 1035 Sundt Lane (CSM Lots 1 and 3) from NB Neighborhood Business to SR4 Single Family Residential.**
   Scheel explained the request.

   Mayor Olson opened the public hearing.

   Kim Wentorf asked if there were any plans for the remaining neighborhood business lot. Scheel stated the lot can be used as neighborhood business until a zoning change takes place.

   Mayor Olson closed the public hearing.

   Motion by **Hanna** to recommend the Common Council approve the rezoning request as presented, 2nd by **Truehl**. Motion carried 7 - 0.