

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

ORDINANCE OF THE COMMON COUNCIL	
An ordinance amending the zoning classification of certain lands located west of US Highway 51 and north of State Highway 138 in the City of Stoughton from RH – Rural Holding to SR-5 – Single Family Residential, SR-6 – Single Family Residential, MR-10 – Multi-Family Residential, MR-24 – Multi-Family Residential, I – Institutional and PB – Planned Business	
Committee Action: Planning Commission recommend Council approval – 0 with the Mayor voting Fiscal Impact: Increased Tax Base, Parkland and Park Facilities	
File Number: O - - 2016	Date Introduced: First Reading: Second Reading:

RECITALS

1. Forward Development Group (the “Applicant”) has applied to change the zoning classification of certain lands located west of US Highway 51 and north of State Highway 138 in the City of Stoughton. The Applicant proposes to subdivide the lands proposed for rezoning using a plat and a certified survey map. A copy of Applicant’s proposed preliminary plat (the “Preliminary Plat”) is attached as Exhibit A. ~~A copy of Applicant’s proposed certified survey map (the “CSM”) is attached as Exhibit B.~~
2. Applicant proposes changing the zoning classification of the lands within the proposed Preliminary Plat ~~and the proposed CSM~~ from RH – Rural Holding, to SR-5 Single-Family Residential, SR-6 Single-Family Residential, MR-10 Multi-Family Residential, MR-24 Multi-Family Residential, I Institutional and PB Planned Business.
3. On March 14, 2016, the City of Stoughton Planning Commission held a public hearing regarding Applicant’s proposed zoning changes. 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 changes are consistent with the City of Stoughton Comprehensive Plan, and recommended that the zoning changes be approved, subject to certain conditions.
5. The Common Council has considered the proposed zoning changes and the Plan Commission’s recommendations, finds that the proposed zoning changes are consistent with the City of Stoughton Comprehensive Plan, and finds that the proposed zoning changes have the potential for enhancing the use of the lands and increasing the City’s tax base.

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 4 below, the zoning classification of the lands within the Preliminary Plat is changed from RH-Rural Holding, to the following zoning classifications:

- A. Lots 1-12 and ~~29-56~~30-57 are zoned SR-5 Single-Family Residential 5;
- B. Lots 13 and ~~21-28~~22-29 are zoned MR-10 – Multi-Family Residential 10;
- C. Lots 17-20 are zoned MR-24 – Multi-Family Residential 24;
- D. Lot 16 and Outlots ~~4-41~~5 are zoned I – Institutional;
- E. Lots 14-15 are zoned PB – Planned Business.

~~E.F.~~ Lot 21 is zoned to SR-6 – Single Family Residential;

~~*Section 3.* Subject to the condition set forth in section 5 below, the zoning classification of the lands within the Certified Survey Map is changed from RH Rural Holding, to the following zoning classifications:~~

- ~~A. Lot 1 is zoned to SR-6 – Single Family Residential;~~
- ~~B. Outlot 1 is zoned I – Institutional.~~
- ~~C. Outlot 2 is zoned RH – Rural Holding.~~

~~*Section 4.*~~*Section 3.* The changes to the zoning classifications of the lands within the Preliminary Plat provided for in Section 2 of this Ordinance shall not be effective until the Applicant has obtained approval of and recorded a final plat in substantially the same form as the Preliminary Plat attached as Exhibit A. The zoning classifications provided for in Section 2 shall conform to the final configuration of lots in the recorded final plat. Approval of this ordinance does not constitute approval of the Preliminary Plat.

~~*Section 5.* The changes to the zoning classifications of the lands within the Certified Survey Map provided for in Section 3 of this Ordinance shall not be effective until Applicant has obtained approval of and recorded a certified survey map in substantially the same form as the CSM attached as Exhibit B. The zoning classifications provided for in Section 3 shall conform to the final configuration of lots in the recorded certified survey map. Approval of this ordinance does not constitute approval of the certified survey map.~~

~~*Section 6.*~~*Section 4.* This ordinance shall take effect upon publication pursuant to law.

Dates

Council Adopted: _____

Mayor Approved: _____

Published: _____

Attest: _____

Donna Olson, Mayor

Lana Kropf, City Clerk

PRELIMINARY PLAT OF

KETTLE PARK WEST

PART OF LOT 2, CERTIFIED SURVEY MAP No. 3430 AND OUTLOT 1, CERTIFIED SURVEY MAP No. 14057 AND ALL OF CERTIFIED SURVEY MAP No. 14059 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

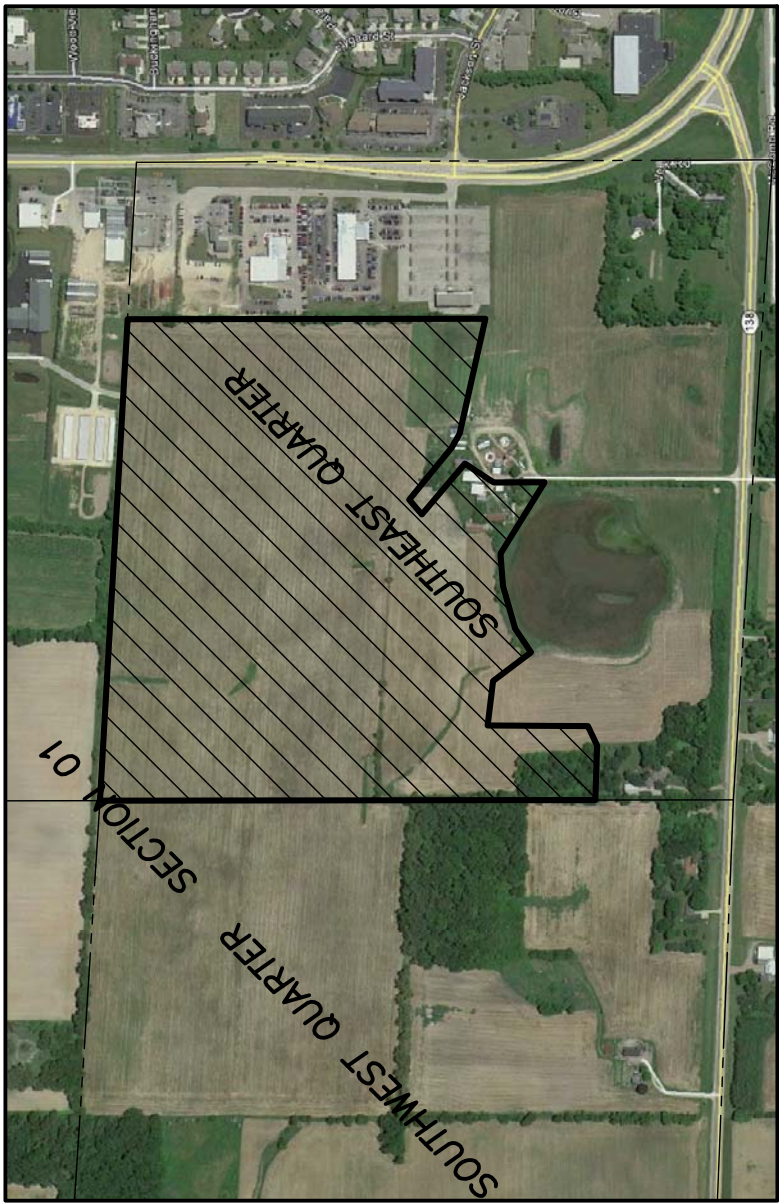
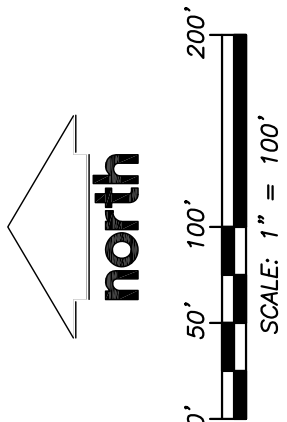


EXHIBIT A

- LEGEND**
- GOVERNMENT CORNER
 - PLAT BOUNDARY
 - PLAT RIGHT-OF-WAY LINE
 - PLAT PROPERTY LINE
 - PLAT CENTERLINE
 - CHORD LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - SETBACK LINE



NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE NATIONAL GRID. THE GRID NORTH OF THE NATIONAL GRID BEARS N 00°04'33" W.
- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- OUTLOT 5 OF THIS PLAT IS HEREBY DEDICATED AS A PARK.
- OUTLOTS 1, 4 AND 5 ARE TO BE MAINTAINED THROUGH HOME OWNERS ASSOCIATION.
- OUTLOTS 2 AND 3 ARE FOR STORMWATER MANAGEMENT USE.
- DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
- 40 LOTS WITHIN THIS PLAT ARE DESIGNATED AS SINGLE FAMILY RESIDENTIAL. 8 LOTS AS DUPLEX, 7 LOTS AS MULTI FAMILY RESIDENTIAL AND 2 LOTS AS BUSINESS.
- ALL INTERSECTION CORNERS HOLD RADIUS OF 25 FEET (TYPICAL).
- SEE ATTACHED SOIL REPORT BY CCC, INC. FOR SOIL INFORMATION. NO BEDROCK WAS ENCOUNTERED AT ANY OF THE SOIL BORING LOCATIONS.



JSD Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT NO:	15-27015	SUBMITTED BY:	—
FILE NO:	0-49	DRAWN BY:	CSO
REVISION/DATE:	—	CHECKED BY:	JSB
		APPROVED BY:	DMU
SHEET 1			
CONCEPTUAL SUBMITTAL DATE:	DECEMBER 18, 2015	FORMAL SUBMITTAL DATE:	JANUARY 14, 2016
REVISION SUBMITTAL DATE:	FEBRUARY 26, 2016	REVISION SUBMITTAL DATE:	MARCH 01, 2016
REVISION SUBMITTAL DATE:	MARCH 03, 2016	REVISION SUBMITTAL DATE:	APRIL 04, 2016

PREPARED FOR:

FOG
161 HORIZON DR., STE. 101A
VERONA, WISCONSIN 53593
(608) 848-0050

PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-0050

STREET AREA = 472,156 SQUARE FEET OR 10.839 ACRES
TOTAL AREA = 3,350,015 SQUARE FEET OR 76.906 ACRES

Parcel Area Table		
Lot #	Area (Sq Ft)	Area (Acre)
OL.1	213,971	4.912
OL.2	223,345	5.127
OL.3	28,362	0.651
OL.4	146,597	3.365
OL.5	551,269	12.655

Parcel Area Table		
Lot #	Area (Sq Ft)	Area (Acre)
49	9,818	0.225
50	13,181	0.303
51	12,838	0.295
52	10,378	0.238
53	11,355	0.261
54	13,209	0.303
55	20,580	0.472
56	19,946	0.458
57	12,031	0.276

Parcel Area Table		
Lot #	Area (Sq Ft)	Area (Acre)
33	9,177	0.211
34	9,176	0.211
35	9,176	0.211
36	9,179	0.224
37	10,200	0.234
38	10,761	0.247
39	10,854	0.249
40	9,334	0.214
41	9,489	0.218
42	10,200	0.234
43	10,200	0.234
44	10,200	0.234
45	10,200	0.234
46	10,200	0.234
47	11,732	0.269
48	14,062	0.323

Parcel Area Table		
Lot #	Area (Sq Ft)	Area (Acre)
17	93,639	2.150
18	91,955	2.111
19	109,020	2.503
20	124,665	2.860
21	130,315	2.992
22	12,269	0.282
23	12,743	0.293
24	13,153	0.302
25	12,000	0.275
26	12,000	0.275
27	12,000	0.275
28	12,000	0.275
29	14,204	0.326
30	9,654	0.222
31	9,177	0.211
32	9,177	0.211

Parcel Area Table		
Lot #	Area (Sq Ft)	Area (Acre)
1	17,678	0.406
2	14,940	0.343
3	14,746	0.339
4	14,097	0.324
5	14,164	0.325
6	12,559	0.288
7	11,217	0.258
8	9,934	0.228
9	10,011	0.230
10	11,461	0.263
11	14,509	0.333
12	19,668	0.452
13	81,520	1.871
14	75,574	1.735
15	186,323	4.277
16	239,623	5.506

