

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a **Virtual Public Hearing on Monday February 8, 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 parcels of land located within the Preliminary Plat, “Subdivision of Outlot 1, Block 1 – Kettle Park West – The Meadows Addition”, Stoughton, WI, owned by Kettle Park West LLC. The properties are proposed to be rezoned from RH- Rural Holding to SR-5 Single Family Residential. The legal description of the property is: Outlot 1, Block 1 of the Kettle Park West Meadows Addition, City of Stoughton, Dane County, Wisconsin

Additional information including a location map can be found 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/512452325>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 512-452-325

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/join/512452325>

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.

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

Published January 21 and 28, 2021 Hub

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

Applicant Name: KPW LLC

Applicant Address: 161 Horizon Drive, Suite 101A, Verona, WI 53593

Applicant Phone and Email: 608.848.9050 dgs@forwarddevgroup.com

Property Owner Name (if different than applicant): _____

Property Owner Phone: _____

Subject Property Address: NW of 2600 Jackson Street. Outlot 1 of Kettle Park West-Meadows Addn

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))?

The proposed rezoning enables the planned re-plat of Outlot 1 of the Kettle Park West Meadows Addition.

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.

**Outlot 1 of the Kettle Park West Meadows Addition is currently zoned R-H.
Rezoning to SR-5 is necessary to permit land division to create single family lots.**

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?

The proposed rezoning is consistent with the City's adopted Comprehensive Plan and will enable creation of new single family residential lots that will be comparable to the approved single family lots that are adjacent to Outlot 1 and the development of the surrounding Kettle Park West neighborhood.

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: _____

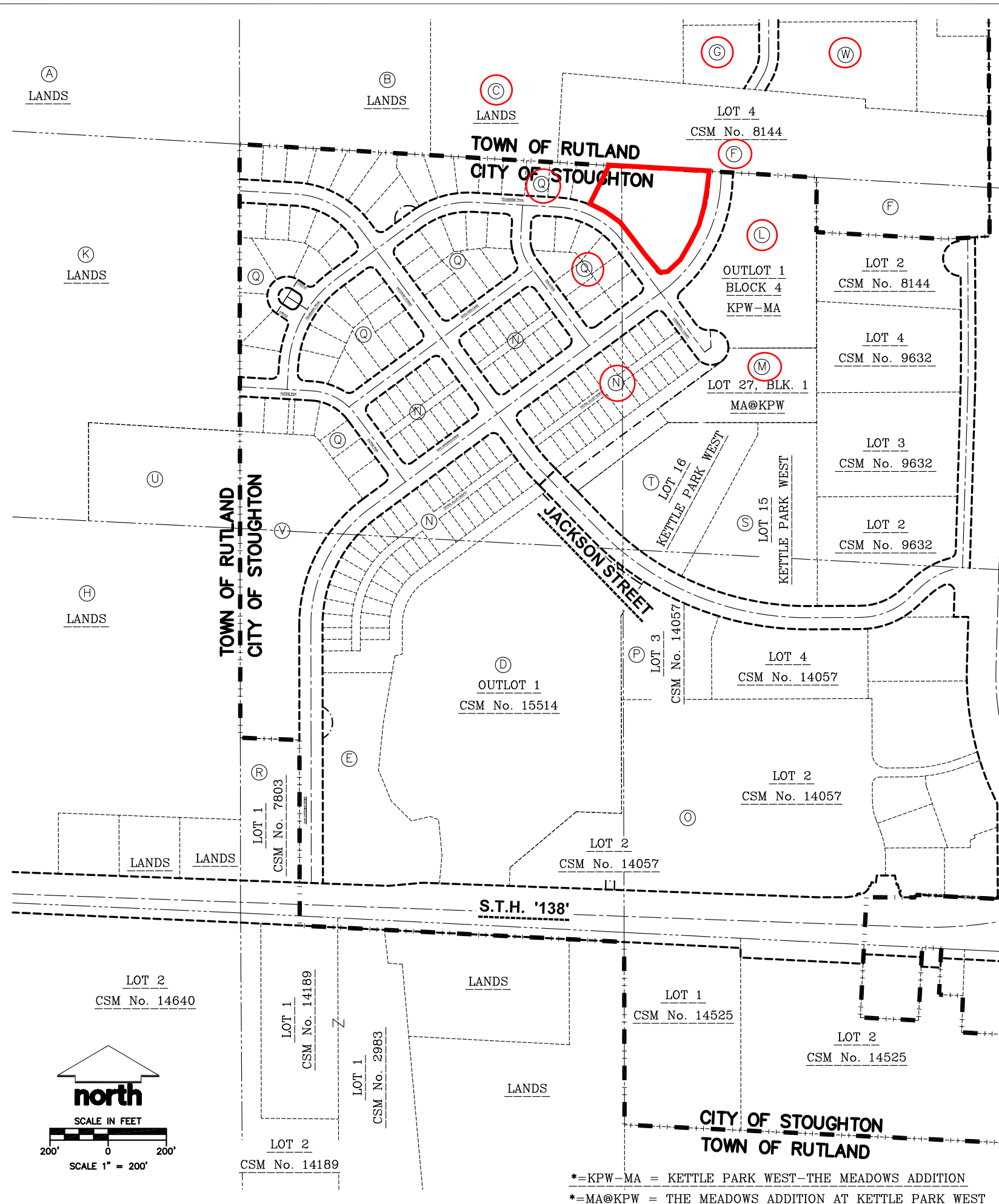
ATTACHMENTS

- A. Legal Description
- B. Owners within 300 feet
- C. Zoning Map
- D. Kettle Park West Master Plan
- E. 2019 Comprehensive Plan Future Land Use Map 9A

Legal Description

Outlot 1, Block 1 of the Kettle Park West Meadows Addition, City of Stoughton, Dane County, Wisconsin

File: I:\2018\157018\DWG\Survey\Sheets\157018 Exhibit-300.dwg Layout: 22x34 User: j Plotter: Nov 09, 2020 - 2:51pm Xref's



PARCEL	OWNER & ADDRESS	ZONING
A & B	DAVID A. NELSON 3339 RUTLAND-DUNN TOWN LINE ROAD STOUGHTON, WI 53589	ZONED: -FP-35 FARMLAND PRESERVATION
C	DWIGHT E. & DEBRA PAUTZ 1497 OAK OPENING DRIVE STOUGHTON, WI 53589	ZONED: RM-8 RURAL MIXED-USE
D	KETTLE PARK WEST, LLC 161 HORIZON DR., STE. 101A VERONA, WI 53593	ZONED: I-INSTITUTIONAL STORMWATER MANAGEMENT AND OPEN SPACE
E	KETTLE PARK WEST, LLC 161 HORIZON DR., STE. 101A VERONA, WI 53593	ZONED: RH-RURAL HOLDING
F	G & N HOLDINGS LLC 1471 US HIGHWAY 51 STOUGHTON, WI 53589	ZONED: G-RR1 RURAL RESIDENTIAL LOT 1-PLANNED BUSINESS
G	STOUGHTON LUMBER COMPANY INC. 3188 DEER POINT DRIVE STOUGHTON, WI 53589	ZONED: HC HEAVY COMMERCIAL
H	SHIRLEY A. ERICKSON 842 S. LANGLEY AVENUE 101 TUCSON, AZ 85710	ZONED: FP-35 FARMLAND PRESERVATION
K	STANLY A. MABIE REVOCABLE TRUST P.O. BOX 780 STOUGHTON, WI 53589	ZONED: K-FP-35 FARMLAND PRESERVATION J-RURAL HOLDING
L	KETTLE PARK WEST, LLC 161 HORIZON DR., STE. 101A VERONA, WI 53593	ZONED: I-INSTITUTIONAL STORMWATER MANAGEMENT AND OPEN SPACE
M	KETTLE PARK WEST, LLC 161 HORIZON DR., STE. 101A VERONA, WI 53593	ZONED: MR-10 MULTI-FAMILY
N	KETTLE PARK WEST, LLC 161 HORIZON DR., STE. 101A VERONA, WI 53593	ZONED: PD-GDP PLANNED DEVELOPMENT
O	WAL-MART REAL ESTATE BUSINESS TRUST P.O. BOX 8050 BENTONVILLE, AR 72712	ZONED: PD-SIP PLANNED DEVELOPMENT
P	KETTLE PARK WEST, LLC 161 HORIZON DR., STE. 101A VERONA, WI 53593	ZONED: PD-GDP PLANNED DEVELOPMENT
Q	KETTLE PARK WEST, LLC 161 HORIZON DR., STE. 101A VERONA, WI 53593	ZONED: SR-5 SINGLE FAMILY
R	GARY J. & NANCY J. DVORAK 3302 STATE HIGHWAY 138 STOUGHTON, WI 53589	ZONED: RR-2 RURAL RESIDENTIAL
S	KPW HOSPITALITY, LLC 161 HORIZON DR., STE. 101A VERONA, WI 53593	ZONED: PB PLANNED BUSINESS
T	WAUNAKEE INVESTORS LLC & KETTLE PARK STOUGHTON, LLC 7475 HUBBARD AVE., STE. 202 MIDDLETON, WI 53562	ZONED: I INSTITUTIONAL-SENIOR HOUSING
U	KETTLE PARK WEST, LLC 161 HORIZON DR., STE. 101A VERONA, WI 53593	ZONED: FP-35 FARMLAND PRESERVATION
V	CITY OF STOUGHTON, P.O. BOX 302 STOUGHTON WI, 53589	ZONED: I INSITUTIONAL-PARK
W	RHD PROPERTIES LLC 1480 OAK OPENING DRIVE STOUGHTON WI, 53589	ZONED: HC HEAVY COMMERCIAL

*=KPW-MA = KETTLE PARK WEST-THE MEADOWS ADDITION
 *=MA@KPW = THE MEADOWS ADDITION AT KETTLE PARK WEST



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**FORWARD DEVELOPMENT
GROUP LLC**

CLIENT ADDRESS:
161 HORIZON DR., STE 101A
VERONA, WI 53593



Toll Free (800) 242-8511

PROJECT:
KETTLE PARK WEST

PROJECT LOCATION:
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

PLAN MODIFICATIONS:

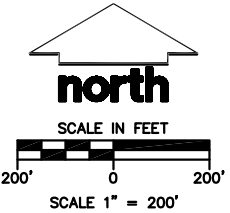
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Design/Drawn: JK 03/11/19
 Approved: TJB 03/11/19

SHEET TITLE:
LANDS WITHIN 300 FEET

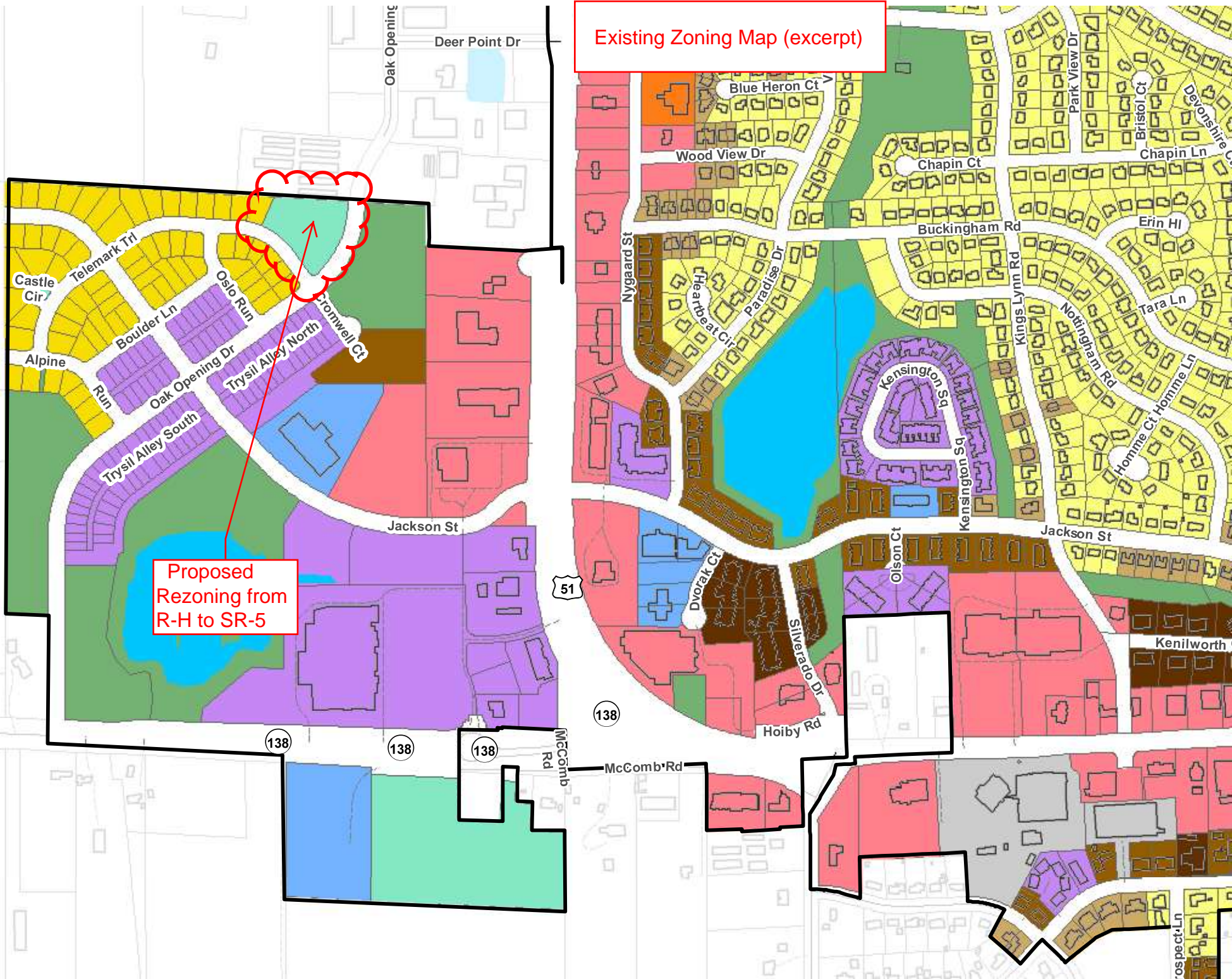
SHEET NUMBER:
1 OF 1

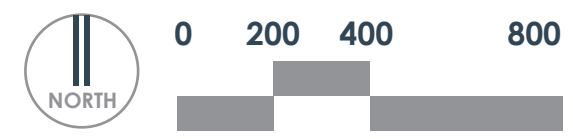
JSD PROJECT NO: 15-7018



Existing Zoning Map (excerpt)

Proposed Rezoning from R-H to SR-5





- 1. Single Family Residential
- 2. Two Family Residential
- 3. Multi-Family Residential
- 4. Institutional
- 5. Neighborhood Office
- 6. Neighborhood Business
- 7. Recreation or Public Open Space



- 1. Planned Business
- 2. Institutional
- 3. Recreation or Public Open Space
- 4. Multi-Family Residential
- 5. Planned Office
- 6. Planned Industrial

Proposed
Rezoning
R-H to SR-5

- Future Land Use**
- Agriculture/Rural
 - Unsewered Residential
 - Single Family Residential
 - Two Family Residential
 - Multi-Family Residential
 - Planned Neighborhood
 - Central Business
 - Planned Mixed Use
 - Planned Office
 - Neighborhood Office
 - Planned Business
 - Neighborhood Business
 - Planned Industrial
 - General Industrial
 - Heavy Industrial
 - Landfill/Extraction
 - Institutional
 - Recreation or Public Open Space
 - Environmental Corridor (subject to...)
 - Surface Water
 - Right-of-Way

BUILDING FOOTPRINTS AND SITE IMPROVEMENTS ARE SHOWN FOR CONTEXT PURPOSES ONLY AND MAY NOT REFLECT ACTUAL STRUCTURES ERECTED AS OF MAY 2019

PROJECT NUMBER • 157018

PROPOSED AMENDMENT
CITY OF STOUGHTON COMPREHENSIVE PLAN - MAPS 6A,6B,6C,6D

**KETTLE PARK WEST
PHASE 2**

