

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, January 13, 2020 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 South Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider a proposed Conditional Use Permit Application by Dale Resch for an Outdoor Storage use at 1000 East Street, Stoughton.

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

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

Michael P. Stacey
Zoning Administrator

Published December 19, 2019 Hub
Published December 26, 2019 Hub

**City of Stoughton Application for Conditional Use Review and Approval
(Requirements per Section 78-905)**

Applicant Name: SPECIAL PROPERTIES DALE RESCH
Applicant Address: 5183 MALONEY TRAIL, FITCHBURG, VT. 53711
Applicant Phone and Email: DALE RESCH @ DR SPECIALTIES . COM
Property Owner Name (if different than applicant): _____
Property Owner Phone: 608 444-5844
Subject Property Address: 1000 EAST ST. STOUGHTON, VT. 53589

This form is designed to be used by the Applicant as a guide to submitting a complete application for a conditional use review *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application. (See conditional use review and approval procedures attached)

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator

Date: 12/3/19

Application fee of \$ 450 received by Zoning Administrator

Date: 12/3/19

II Application Submittal Packet Requirements

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review at least 30 days prior to a Planning Commission meeting, followed by one revised draft final application packet based upon staff review and comments. The final application materials are required to be submitted at least 2 weeks prior to the Planning Commission meeting.

Initial Packet

(1 electronic 11 x 17 copy of plans to Zoning Administrator)

Date: 12/3/19

Final Packet

(1 electronic 11 x 17 copy of plans

and if necessary one large scalable copy of plans to Zoning Administrator)

Date: _____

(a) A map of the proposed conditional use:

- Showing all lands under conditional use consideration.
- All lot dimensions of the subject property provided.
- Graphic scale and north arrow provided.

- (b) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.
- (c) A site plan (conforming to the requirements of Section 78-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a large development (per Sections 78-205(11)). A proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 78-908.
- (d) Written justification for the proposed conditional use indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-905(5)(c)1.-6, as follows.

III Justification of the Proposed Conditional Use Request.

1. How is the proposed conditional use and location in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted?

THE AREA IS USED AS A TEMPORARY STAGING AREA FOR LOCAL CONTRACTORS, (UNDER GROUND) WHILE DOING WORK IN THE AREA FOR A PERIOD OF A YEAR AND A HALF. MAINLY STORAGE OF MATERIALS TO BE USED ON THE PROJECT.

THE LONG TERM PLAN IS TO BUILD 2 TO 3 STORAGE UNITS ON THIS LOT AND BLACKTOP SURFACE AT THAT TIME. MY OUTLOOK TO BEGIN BUILDING IS 2 YEARS AND COMPLETED IN PHASES.

2. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905(4)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map or ordinance adopted?

No,
THERE IS AN EXISTING 4' HIGH BERM WITH FOLIAGE ON THE EAST AND SOUTH SIDE OF THIS LOT.

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

CURRENTLY ZONED AS COMMERCIAL, INDUSTRIAL
THERE IS SIMILAR BUSINESS'S UTILIZING
THEIR PROPERTY FOR SIMILAR USES.

4. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

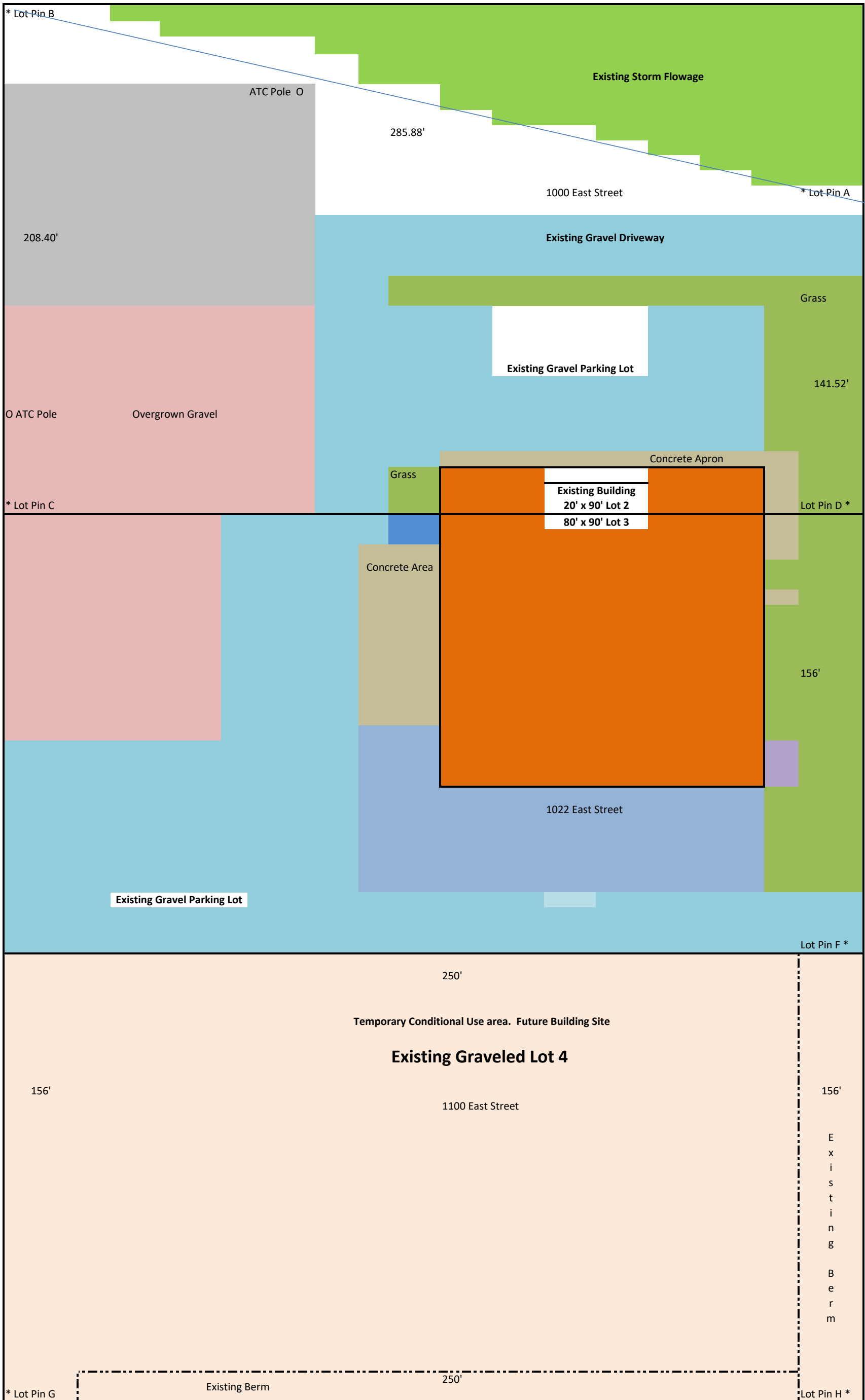
No.

5. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(5)(c)1-5.), after taking into consideration any proposed options to minimize such impacts?

I BELIEVE IT DOES, AS THERE WERE NO
AREAS BIG ENOUGH TO USE FOR THESE COMPANIES.
THEY ARE WORKING LOCALLY, AND WILL
GENERATE DOLLARS TO THE COMMUNITY.

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet) Date: 12.17.19
Notified Neighboring Township Clerks (within 1,000 feet) Date: 12.17.19
Class 2 legal notice sent to official newspaper by City Clerk Date: 12.10.19
Class 2 legal notice published on 12.19.19 and 12.26.19 Date:
Conditional Use recorded with the County Register of Deeds Office after approval



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W
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y

East Street

* Lot Pin B

ATC Pole O

Existing Storm Flowage

285.88'

1000 East Street

* Lot Pin A

208.40'

Existing Gravel Driveway

Grass

Existing Gravel Parking Lot

141.52'

O ATC Pole

Overgrown Gravel

Concrete Apron

Grass

Existing Building
20' x 90' Lot 2

80' x 90' Lot 3

Lot Pin D *

* Lot Pin C

Concrete Area

156'

1022 East Street

Existing Gravel Parking Lot

Lot Pin F *

250'

Temporary Conditional Use area. Future Building Site

Existing Graveled Lot 4

156'

1100 East Street

156'

E
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i
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B
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r
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* Lot Pin G

Existing Berm

250'

Lot Pin H *