

AMENDED - OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a Regular meeting of the **Planning Commission** on **Monday, November 9, 2015 at 6:00 pm** in the **Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.**

AGENDA

1. Call to order
2. Introduction of new Commissioner Michael Maloney.
3. Consider approval of the Planning Commission meeting minutes of September 14, 2015.
4. Council Representative Report.
5. Status of Developments.
6. Terry Pippenger requests extra-territorial jurisdictional approval for a land division (CSM) at 3173 Duncan Road, Town of Dunn to consolidate 2 parcels.
 - Recommendation to Council
7. Jeff Moyer and Robert Wrase request extra-territorial jurisdictional approval for a land division (CSM) at 1071 and 1079 Starr School Road, Town of Rutland.
 - Recommendation to Council
8. Sonny Swangstu, representing the American Legion Post #59 requests site plan approval for an accessory building addition at 803 N. Page Street.
9. Steve Hansen, representing the Stoughton Area School District requests to install dugouts at Yahara School ball diamond, 900 W. Wilson Street and at Stoughton High School ball diamond, 600 Lincoln Avenue.
10. Calvin Merath, Stoughton Area School District requests to install as shed at Fox Prairie School football field, 1601 W. South Street.
11. The City of Stoughton requests to rezone the parcels bounded by Fourth and Seventh Streets and South Street and the Yahara River to MR-24 – Multi-Family Residential.
 - Public Hearing
 - Recommendation to Council
12. The City of Stoughton requests to rezone the properties north and east of 1588 Williams Drive from RH – Rural Holding to PI – Planned Industrial.
 - Public Hearing
 - Recommendation to Council
13. Tom Vavra, representing Dhillon Petroleum LLC requests to rezone the properties at 1009 W. Main Street and 308 S. Gjertson Street from PB – Planned Business to PD – Planned Development (General Development Plan) to accommodate a retail building reconstruction including a drive-thru.
 - Public Hearing
 - Recommendation to Council
14. Todd Nelson requests to rezone the properties at 400 and 324 S. Van Buren Street from PB – Planned Business to PD – Planned Development (General Development Plan) to accommodate a 14-unit apartment building.
 - Public Hearing
 - Recommendation to Council
15. **Jason Brabender requests extra-territorial jurisdictional approval for a land division (CSM) at 1905 Barber Drive, Town of Dunn to consolidate 2 parcels.**
 - **Recommendation to Council**

16. Future agenda items
17. Adjournment

COMMISSIONERS:

Mayor Donna Olson, Chair
Ron Christianson, Vice-Chair
Michael Maloney

Todd Krcma
Pat O'Connor

Matt Hanna
Scott Truehl

CC: PACKETS:

Rodney Scheel
Todd Krcma

Michael Stacey (3)
Mayor Donna Olson

Matt Hanna
Scott Truehl

E-MAIL NOTICES:

All Department Heads
City Attorney Matt Dregne
Tim Miller
Planning Commissioners
DErickson@madison.com
smonette@stolib.org
Tom Vavra
Terry Pippenger
Jason Brabender

Council members
Stoughton Hub
Peter Sveum
Area Townships
Michael Stacey
Gini Skarda
Brett Johnson
Steve Hansen

Steve Kittelson
Derek Westby
Scott Wegner
Bill Livick
Todd Nelson
Calvin Merath
Corey Potter
Jeff Moyer

IF YOU ARE DISABLED & IN NEED OF ASSISTANCE, PLEASE CALL 873-6677 PRIOR TO THIS MEETING.

NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.



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: November 5, 2015

To: Planning Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the November 9, 2015 Planning Commission Meeting and Common Council meeting of November 10, 2015.

1. Jason Brabender requests extra-territorial jurisdictional (ETJ) approval for a land division, certified survey map (CSM) at 1905 Barber Drive, Town of Dunn to consolidate two parcels.

This extra-territorial zoning request is to consolidate two Town of Dunn parcels at 1905 Barber Drive. Land divisions with the City's 1.5 mile ETJ area require Planning Commission review and Common Council approval. The resolution, CSM and related materials are provided. A recommendation to Council is necessary. Staff recommends approval contingent on Town of Dunn and Dane County approval.

CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Approving an extra-territorial jurisdictional (ETJ) Land Division Request, Certified Survey Map (CSM) by Jason Brabender for property located adjacent to 1905 Barber Drive, Town of Dunn, Wisconsin.

Committee Action: Planning Commission recommend Council approval - 0 with the Mayor voting

Fiscal Impact: None

File Number: R- -2015

Date Introduced:

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

WHEREAS, on November 9, 2015 the City of Stoughton Planning Commission reviewed and recommend the Common Council approve the proposed ETJ Land Division (CSM) request by Jason Brabender for property located adjacent to 1905 Barber Drive, Town of Dunn, Wisconsin; and

WHEREAS, the certified survey map request is proposed to combine two parcels; and

WHEREAS, the City Comprehensive Plan is used as a guide for the general pattern of development as determined by the Planning Commission and Common Council. This property is contained in the City's extraterritorial jurisdiction (ETJ) but is not identified on the Comprehensive Plan Planned Land Use Map since the property is at the outer edge of the City's 1 ½ mile extra-territorial jurisdiction; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the extra-territorial jurisdictional land division (CSM) request by Jason Brabender for property located adjacent to 1905 Barber Drive, Town of Dunn, Wisconsin is hereby approved contingent on Town of Dunn and Dane County approval.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

Donna Olson, Mayor

Date

Council Action: _____ ☐ **Override** **Vote** _____



Dane County Planning & Development Land Division Review

November 2, 2015

Attention to whom it may concern:

Re: Certified Survey Map application # 9803

Dane County Planning & Development is in receipt of a proposed certified survey map application. Attached with this letter is a copy of the survey map.

Please review the proposal and comment at your earlier convenience such that the Dane County staff will recognize your position and concerns in acting in this matter.

Reviewing Agency:

- Clerk, Town of Dunn
- Clerk, City of Stoughton (*extra-territorial jurisdiction*)
- WisDOT Planning – Jean Mancheski
- Public Health – John Hausbeck
- Dane County Surveyor – Dan Frick

If you have any comments regarding this proposal please forward them to me no later than November 23, 2015.

Sincerely,

Dan Everson
Assistant Zoning Administrator
608.267.1541



Dane County Planning & Development
Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- ☐ Preliminary Certified Survey Map ☒ Certified Survey Map
☐ Subdivision Preliminary Plat* ☐ Subdivision Final Plat

*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information		Surveyor Information	
Name	Jason Brabender	David Riesop	
Address	1905 Barber Drive, Stoughton, WI	306 West Quarry St, Deerfield, WI	
Phone Number		608-764-5602	
E-Mail Address	jbrabender@hotmail.com	wismapping@charter.net	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	Dunn	Section	26
		¼ SE	¼ ¼
Acreage	11		
Parcel Number(s)	0610-264-9560-4, 0610-264-9010-9		
Current Zoning	A2(8)		
Proposed Zoning	R-1		
CSM	Lot	Subdivision	Block/Lot

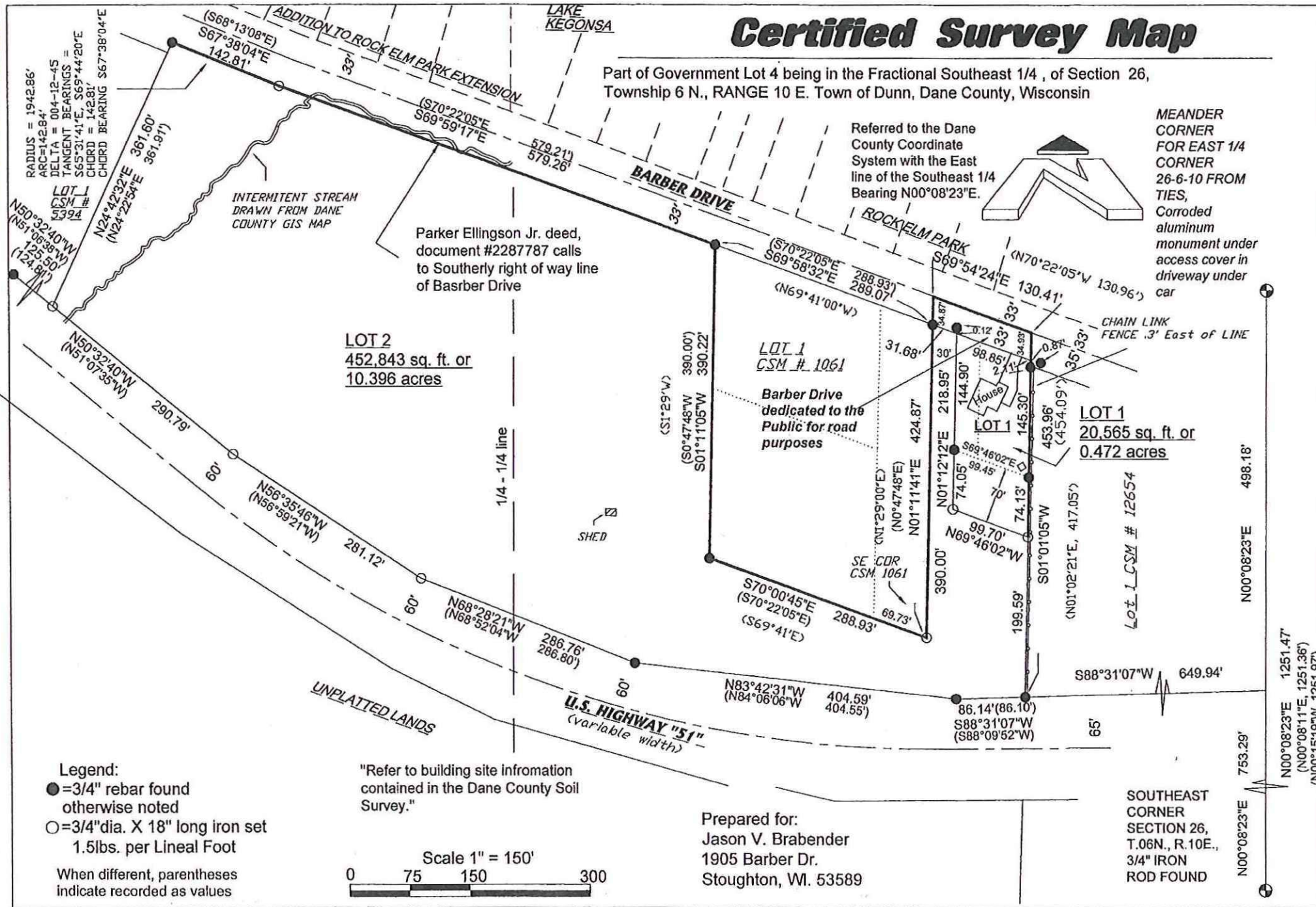
1. Is proposed land division associated with a rezone petition?
Yes ☐ No ☒ ETZ ☐ If Yes, Petition # 2015-10879
2. Does the property abut or adjoin a County or State Trunk Highway?
Yes ☒ No ☐ If Yes, Highway Name: USH 51
3. Will public sewer serve the land division? Yes ☐ No ☒
4. Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes ☒ No ☐
If Yes, describe features : intermittent stream

Print Name: David Riesop	Date: 10/30/2015
Signature:	

NOV - 2 2015

#9803

DAVE COUNTY PLANNING & DEVELOPMENT



Wisconsin Mapping, LLC

* Surveying and Mapping services

Surveying and Mapping Services
306 West Quarry Street, Deerpfield, Wisconsin 53531

(608) 764-5602

Dwg. No. 4736-15 Date 10/29/15
Sheet 1 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Owner's Certificate

As owner, I hereby certify that I have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map. I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Parker Ellingson Jr.

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 2015, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
my commission expires _____.

Owner's Certificate

As owners, We hereby certify that we have caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Jason V. Brabender

Crystal A. Berge

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 2015, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
my commission expires _____.

Consent of Mortgage Holder

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Jason and Crystal Brabender, owners.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by

_____,
its Authorized Officer, at _____, Wisconsin on this _____ day of _____, 20____.

(name, title)

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 20____, the above named officer to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
my commission expires _____.

Wisconsin Mapping, LLC

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

Dwg. No. 4736-15 Date 10/29/2015
Sheet 2 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Dane, and by the direction of Jason Brabender, I have surveyed, divided, mapped and monumented the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Part of Government Lot 4 being in the Fractional Southeast 1/4, of Section 26, Township 6 N., RANGE 10 E. Town of Dunn, Dane County, Wisconsin, being more fully described as follows:

Commencing at the Southeast corner of Section 26; thence N00°08'23"E along the East line of the SE 1/4, 753.29 feet; thence S88°31'07"W, 649.94 feet to the Southwest corner of Lot 1 of Dane County Certified Survey Map number 12654 and the point of beginning; thence along the North line of United States Highway 51 the following five courses, S88°31'07"W, 86.14 feet; thence N83°42'31"W, 404.59 feet; thence N68°28'21"W, 286.76 feet; thence N56°35'46"W, 281.12 feet; thence N50°32'40"W, 290.79 feet to the Southeast corner of Lot 1 of Dane County Certified Survey Map number 5394; thence N24°42'32"E along the East line of said lot, 361.60 feet to its Northeast corner thereof and the South right of way line of Barber Drive, also being the point of curvature of a curve to the left, said curve having a central angle of 04°12'45" and a radius of 1942.86 feet, the long chord of which bears S67°38'04"E, 142.81 feet; thence Southeasterly along the arc of said curve and South line, 142.84 feet; thence S69°59'17"E along said South line, 579.26 feet to the Northwest corner of Lot 1 of Dane County Certified Survey Map number 1061; thence S01°11'05"W, 390.22 feet to the Southwest corner of said lot; thence S70°00'45"E, 288.93 feet to the Southeast corner of said lot; thence N01°11'41"E along the East line of said lot, 424.87 feet to the Northeast corner of said certified survey and the centerline of Barber Drive; thence S69°54'24"E along said centerline, 130.41 feet to the Northwest corner of Dane County Certified Survey Map number 12654; thence S01°01'05"W along the West line of said survey, 453.96 feet to the point of beginning. The above described containing 10.967 acres, or 477,710 square feet, being subject to the dedication for Barber Drive as mapped hereon.

David C. Riesop S-1551

Township Approval

I hereby certify that this Certified Survey Map was approved by the Town of Dunn on _____, 2015, and further certify that the dedication for Barber Drive is hereby approved and accepted by the Town of Dunn.

Town Clerk

County Approval

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____.

Daniel Everson, Authorized Representative

Register of Deeds Certificate

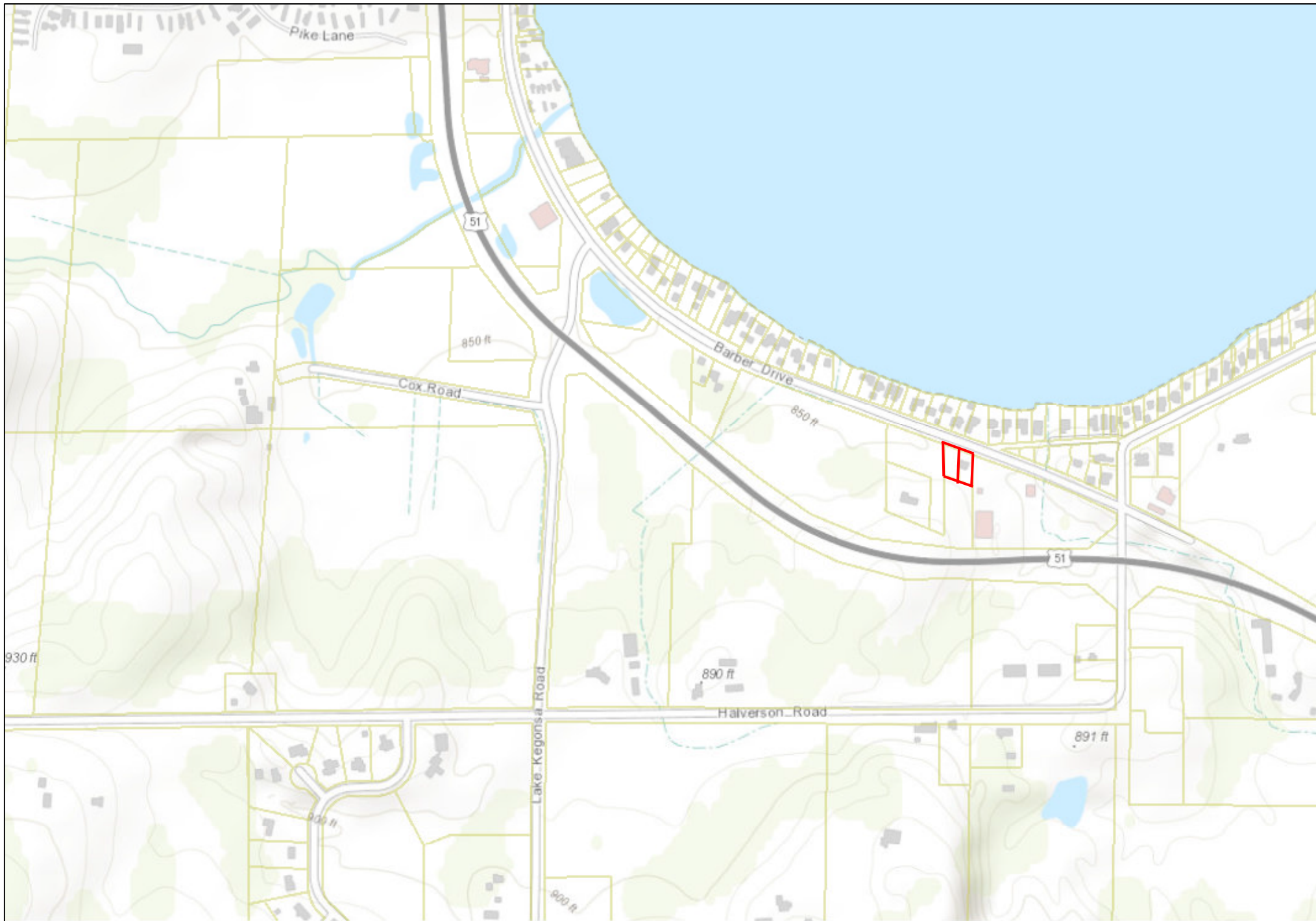
Received for recording this _____ day of _____, 2015 at _____ o'clock ____ M.
and recorded in Volume _____ of Certified Surveys, Pages _____.

Kristi Chlebowski, Register of Deeds, Dane County

Wisconsin Mapping, LLC

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

Dwg. No. 4736-15 Date 10/29/2015
Sheet 3 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____



November 4, 2015