CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589

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

RODNEY J. SCHEEL
DIRECTOR

Date: March 3, 2023

To: Plan Commission

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the April 10, 2023 Plan Commission Meeting.

Request by Dwayne Strandlie of Eldon Homes for approval of wider driveways at the Parker Cole Addition, duplex lots 1 through 6.
This request is to allow more width to access the property at 6 duplex lots within the Parker Cole Addition. The current zoning code requirements for driveway width are as follows:

78-702 (10) *Width of driveways.* All access drives shall have a minimum width of ten feet for one- and two-family dwellings, and 18 feet for all other land uses. **All curb openings for access drives shall have a maximum width of 24 feet for all residential uses,** and 30 feet for all non-residential uses, as measured at the right-of-way line. **Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet. May be exceeded with explicit plan commission approval for uses other than single family**.

The resolution, letter and plan are provided.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

Approving a wider driveway width for the Parker Cole Addition, Lots 1 through 6, Stoughton, WI.

Committee Action: Plan Commission approves the request - 0

Fiscal Impact:

File Number:	R - 8 - 2023	**Date Introduced:**	April 10, 2023

RECITALS

A. Dwayne Strandlie of Eldon Homes (the "Applicant") is seeking approval for wider driveway widths in the Parker Cole Addition, duplex lots 1 through 6, City of Stoughton, Wisconsin (the "Property").

B. The Properties are zoned TR-6 Two Family Residential which is consistent with the Comprehensive Plan.

C. The City Plan Commission discussed the proposed driveway widths of 37 feet at the property line and 41 feet at the curb opening at their regular April 10, 2023 meeting.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the driveway widths of 37 feet at the property line and 41 feet at the curb opening at the Parker Cole Addition, duplex lots 1 through 6, Stoughton, WI, as presented.

_____

Mayor Tim Swadley Date
Planning Commission Chair

Eldon Homes
Dwayne Strandlie

135 W. Main Street , Stoughton, WI
608-480-9382
dwayne@eldonhomes.net

3-29-2023

Dear Stoughton Planning Commission,

We are currently building a duplex at 325/333 Isham Street in Stoughton. The plan layout has 2, 2 car garages in the center of the building. Per the driveway ordinance the maximum width we could have for a single driveway at the right of way is 24', with a maximum curb opening of 29'. With the layout of two 16' garage doors, and the approximate 45" between them, the edge of the drive at the right of way would be approximately 6' into the garage door opening. This would make it difficult to back out, or drive into the one side of the garage without driving over the curb.

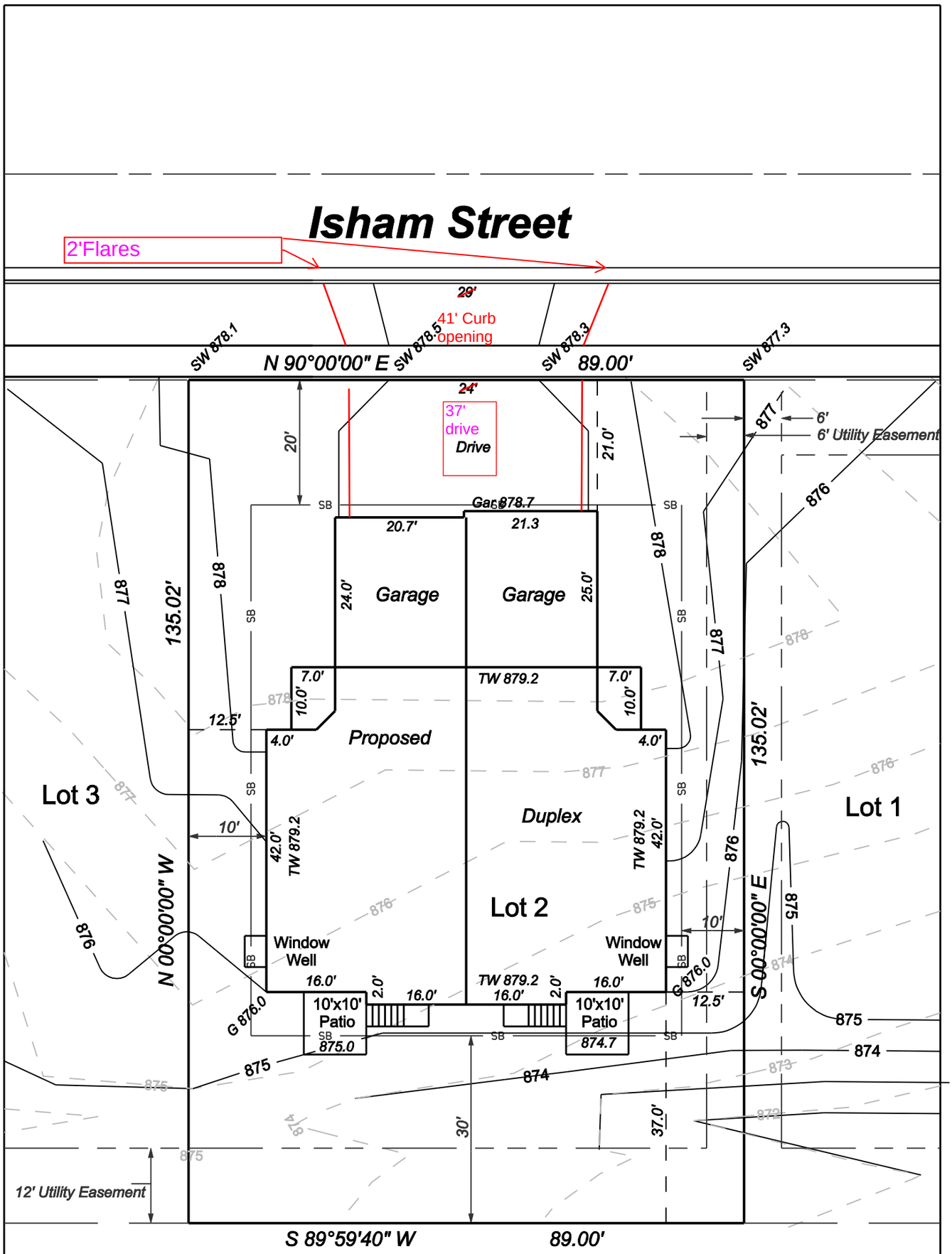
Our request would be to create two separate 17' drives, with approximately 45" between them, and a 6" curb between the two at the street. They both would have a flare at the curb opening of approximately 21' (please see the drawing submitted)

If that is not acceptable, our next request would be a 37' driveway, with a 41' curb cut. (please see the drawing submitted)

Which ever lay out is approved, there will be 5 other duplexes with the same driveway need. Lots 1, 3, 4, 5, and 6 on Isham street.

Warm regards,
Dwayne K Strandlie

Director of Quality
Eldon Homes



Site Address: 333 Isham Street
Parcel Number: 051108360122

Note:
Lot Zoning = TR-6 (Two Family Residential)
Building Setbacks:
Front - 20'
Sides - 10'
Rear - 30'

0 10 20
Scale 1" = 20'

TW 910.0 = Proposed Top Wall Elevation
SW 910.0 = Existing Sidewalk Elevation
— —910— Existing Contours
G 910.0 Proposed Ground Elevation
910 Proposed Contours

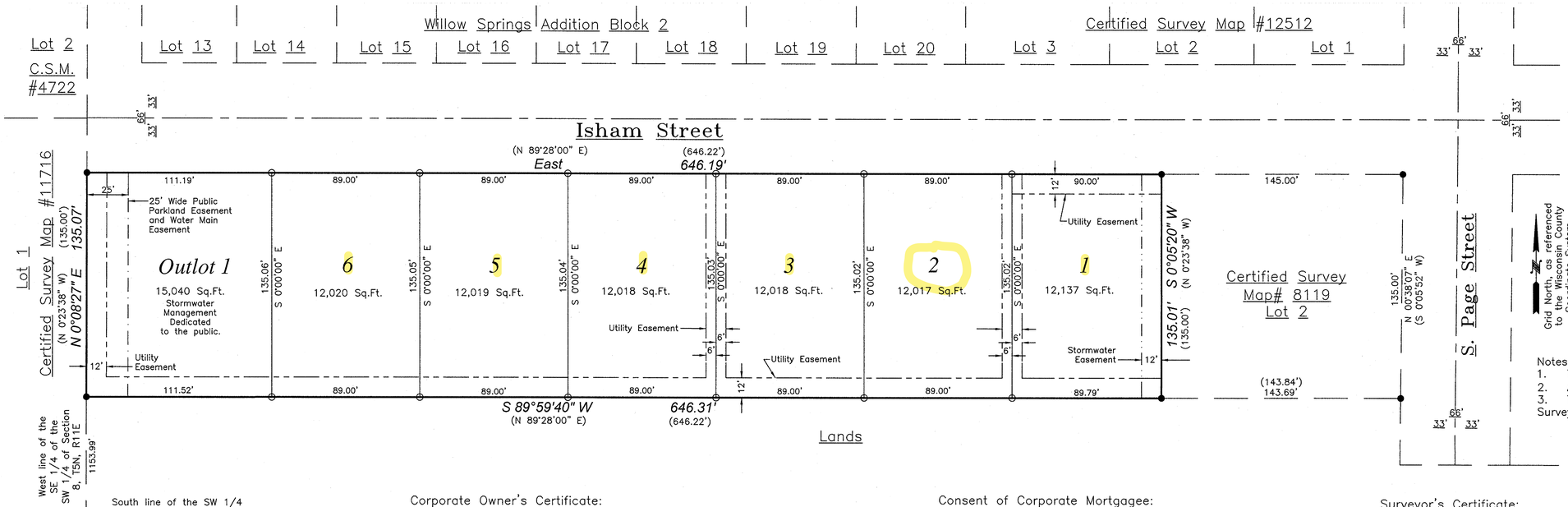
Date: 12-28-22
01-10-23

Site Plan
Lot 2 - Parker Cole Addition
City of Stoughton, Dane County, WI

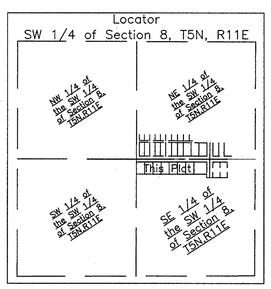
Document # 5852905

Parker Cole Addition

Lot 1, Certified Survey Map # 8119, being a part of the SE 1/4 of the SW 1/4 of Section 8, T5N, R11E, City of Stoughton, Dane County, Wisconsin.



Notes:
1. Total plat area: 87,268 Sq. Ft. or 2.003 Acres.
2. All measurements made to the nearest 0.01'.
3. This instrument drafted by Red Oak Land Surveying LLC



"Utility Easement" conveys to the City of Stoughton and any public or private utility the perpetual right to excavate, grade, install, operate, maintain, remove and replace facilities, above or below ground, for the provision of electrical, gas or telecommunications services.

"Water Main Easement" conveys to the City of Stoughton the perpetual right to excavate, grade, install, operate, maintain, remove and replace facilities, above or below ground, for the provision of a public water supply.

"Stormwater Easement" conveys to the City of Stoughton the perpetual right to excavate, grade, install, operate, maintain, remove and replace facilities, above or below ground, for the purpose of draining or conveying surface water.

No structure or tree may be constructed, planted, installed or maintained within any of the foregoing easement areas. Neither the City of Stoughton nor any public or private utility exercising its rights within the foregoing easement areas shall be responsible for any damage or loss to any structure, tree, or landscaping within the easement area, excepting restoring the grade and reseeding areas disturbed by their work within the Utility Easement.

The final grade over the forgoing easements shall not be altered by more than six inches, except the final grade over drainage easements and storm water easements shall not be altered by any amount, and except that the grade of any easement may be altered with the written approval of the City of Stoughton.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified April 14, 2022

Renee M. Powers

Department of Administration

Corporate Owner's Certificate:

ROB REAL ESTATE BROKERAGE & BUILDERS LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said limited liability company caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with requirements of the ordinances of the City of Stoughton and the Wisconsin Department of Administration.

ROB REAL ESTATE BROKERAGE & BUILDERS LLC, as owner, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Stoughton and Wisconsin Department of Administration.

IN Witness Whereof, ROB REAL ESTATE BROKERAGE & BUILDERS LLC, has caused these presents to be signed by ROB REAL ESTATE BROKERAGE & BUILDERS LLC, a Wisconsin limited liability company,

this 28th day of July, 2022

ROB REAL ESTATE BROKERAGE & BUILDERS LLC,
a Wisconsin limited liability company

Signed: _____

Name: Rob Hostrawser

Title: Sole Member

(STATE OF WISCONSIN
DANE COUNTY) SS
Personally came before me this 28th day of July, 2022, the above named Rob Hostrawser to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Signed: _____

Name: Amie L. Edgington

Notary Public, Stoughton, Wisconsin.

My commission expires 4-6-24

AMIE L. EDGINGTON NOTARY PUBLIC STATE OF WISCONSIN

Certificate of City Treasurer

STATE OF WISCONSIN)
COUNTY OF DANE) SS

I, Lisa Aide, being the duly elected, qualified, and acting city treasurer of the City of Stoughton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 7-14-22 on any of the land included in the plat of Parker Cole Addition.

Lisa Aide 7-14-22
City Treasurer Date

Consent of Corporate Mortgagee:

One Community Bank, a corporation 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 plat, and does hereby consent to the above

certificate of Rob Hostrawser, owner.
IN WITNESS WHEREOF, the said One Community Bank has caused these presents to be signed by it's

authorized representative listed below at Stoughton, Wisconsin, and its seal to be hereunto

affixed this 28th day of July, 2022.

One Community Bank

Signed: _____

Name: Lukas W Trow

(STATE OF WISCONSIN
DANE COUNTY) SS
Personally came before me this 28th day of July, 2022, the above

named Lukas W Trow, to me known to be the Market President of the above named corporation, who executed the foregoing instrument and to me known to be such officer of the above named corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by it's authority.

Signed: _____

Name: Amie L. Edgington

Notary Public, Stoughton, Wisconsin.

My commission expires 4-6-24

AMIE L. EDGINGTON NOTARY PUBLIC STATE OF WISCONSIN

County Treasurer's Certificate

STATE OF WISCONSIN)
COUNTY OF DANE) SS

I, T. Adam Gallagher, being the duly elected, qualified and acting treasurer of the county of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or

special assessments as of August 3, 2022 affecting the lands included in the plat of
Parker Cole Addition.

T. Adam Gallagher 8-3-2022
County Treasurer Date

Surveyor's Certificate:

I, Timothy G. Radl , professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Stoughton, and under the direction of Rob Hostrawser, I have surveyed, divided, mapped, and dedicated Parker Cole Addition; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the SE 1/4 of the SW 1/4 of Section 8, T5N, R11E, City of Stoughton, Dane County, Wisconsin and is described as follows: Lot 1, Certified Survey Map # 8119, Document # 2741455, Vol. 43, pp. 221–223.

Dated this 20th day of APRIL, 2022.

WISCONSIN TIMOTHY G. RADL S-2959 MADISON WIS. LAND SURVEYOR

Timothy G. Radl S–2959 Wisconsin Professional Land Surveyor

Register of Deeds Certificate:

Received for recording this 3rd day of August, 2022,

at 1:03 o'clock P.M. and recorded in Volume 61-07OB of Plats on pages 429 through _____.

Kristi Chlebowski by:
Lisa Stafford, Deputy.
Kristi Chlebowski
Register of Deeds

Document No. 5852905

City Of Stoughton Common Council Approval Certificate

Resolved that the plat of "Parker Cole Addition" which has been duly filed for the approval of the City of Stoughton Common Council, be and the same is hereby approved and the dedications designated hereon, are hereby acknowledged and accepted by the City of Stoughton.

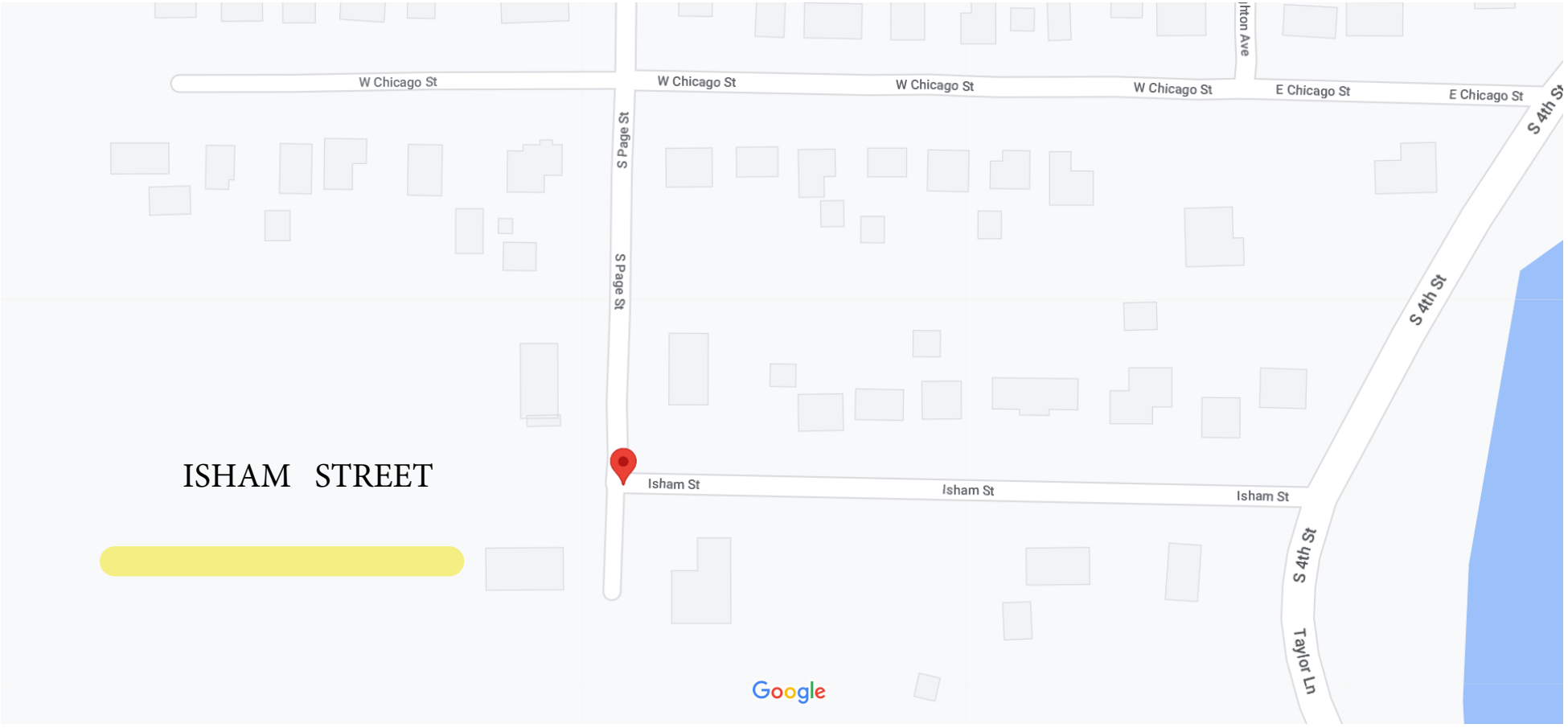
I hereby certify that the above is a true and correct copy of a resolution adopted by the City of Stoughton on this 9th day of June, 2022.

Signed: _____

Name: Candace Christen Title: Clerk

Red Oak Land Surveying LLC
313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoaklls.com
Project #2021072 Sheet 1 of 1
Revised 3/28/2022

Google Maps 324 Isham St



Map data ©2023 100 ft