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: December 5, 2023

To: Plan Commission and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the December 11, 2023 Plan Commission Meeting and Common Council Meeting of January 9, 2024.

Extra-Territorial Land Division at 2326 Skaalen Road, Town of Pleasant Springs.
This land division is proposed to combine parcels and separate the existing residence including shop building from the agricultural lands. The property is within the City's 1.5 mile extra-territorial jurisdiction but beyond the Planned Urban Development Area of the Comprehensive Plan Future Land Use Map. The resolution and land division information are provided. A recommendation to the Council is necessary.

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

RESOLUTION OF THE COMMON COUNCIL

Approving an extra-territorial, jurisdictional (ETJ) land division for property located at 2326 Skaalen Road, Town of Pleasant Springs, Dane County, Wisconsin.

Committee Action: Plan Commission recommends Council approval - 0

Fiscal Impact: None

File Number:	R - - 2024	**Date Introduced:**	January 9, 2024

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

WHEREAS, this land division is proposed to combine parcels and separate the existing residence including shop building from the agricultural land at 2326 Skaalen Road in the Town of Pleasant Springs; and

WHEREAS, the City Comprehensive Plan is used as a guide for the general pattern of development as determined by the Plan Commission and Common Council. This property is within the City's Extraterritorial Jurisdiction (ETJ) but is beyond the Planned Urban Development Area of the Future Land Use Map; and

WHEREAS, on December 11, 2023 the Stoughton Plan Commission reviewed the land division request and recommends Common Council approval as presented; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the extra-territorial jurisdictional land division request for property located at 2326 Skaalen Road in the Town of Pleasant Springs, is hereby approved as presented contingent on Town of Pleasant Springs and Dane County approval.

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

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

_____

Tim Swadley, Mayor Date

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

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CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
CERTIFIED SURVEY MAP/PLAT APPLICATION
FEES EFFECTIVE 1.12.23

Date of Application Dec. 4, 2023

Applicant Name Randy & Kristen Swenson **Phone** Kris - 608-205-7183

Applicant Email Catswenson@gmail.com

Owners Name (if different than applicant) – **Phone** –

Subject Property Address 2326 Skaalen Rd, Stoughton WI 53589

Application for: CSM ✓ **PRELIMINARY PLAT** _____ **FINAL PLAT** _____

CURRENT FEES

CERTIFIED SURVEY MAP:	**$185 AND $45/LOT***
PRELIMINARY PLAT FEE:	**$485 AND $45/LOT***
FINAL PLAT FEE:	**$290 AND $45/LOT***

Number of Lots: 1.

Fee Amount: $ 230.00.

Owner/Applicant Signature Randy Swenson Kristen Swenson Date 12-5-23

ANY QUESTIONS, CALL THE DEPT. OF PLANNING & DEVELOPMENT AT 608-646-0421.

***ANY ADDITIONAL COST INCURRED OVER THE PERMIT FEE AMOUNT WILL BE BILLED TO THE PROPERTY OWNER AND/OR RESPONSIBLE PARTY. DWELLING UNITS INCLUDE EXISTING AND PROPOSED DWELLINGS.**

2326 Skaalen Road

December 5, 2023

Parcels

0 360 720 1,440 Feet

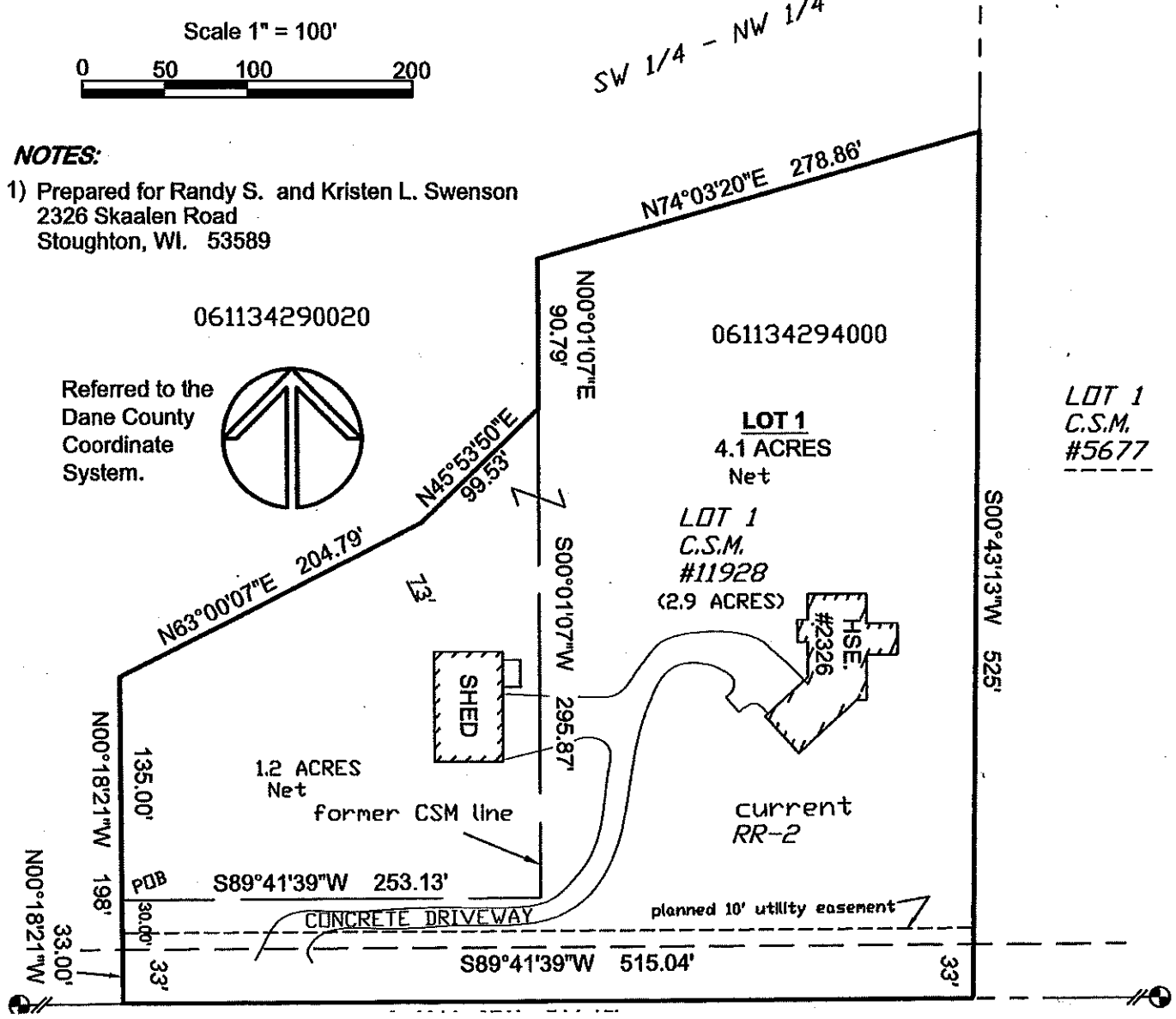
N

Preliminary Certified Survey Map

LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 11928 TOGETHER WITH PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, T.6N., R.11E., TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

Lot 1 of Dane County Certified Survey Map Number 11928, together with and part Of the SW ¼ of the NW ¼ of Section 34, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 34; thence N89°41'39"E, 809 feet to the point of beginning; thence N00°18'21"W, 198 feet; thence N63°00'07"E, 204.79 feet; thence N45°53'50"E, 99.53 feet to the West line of CSM #11928; thence N00°01'07"E, 90.79 feet; thence N74°03'20"E, 278.86 feet; thence S00°43'13"W, 525 feet; thence S89°41'39"W, 514.45 feet to the point of beginning.
Containing 4.5 acres , or 4.1 net acres to road right of way.



Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees

General:	$395
Farmland Preservation:	$495
Commercial:	$545

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

Petition# 12004

APPLICANT INFORMATION

Property Owner Name:	Randy & Kristen Swenson	Agent Name:	NA
Address (Number & Street):	2326 Skaalen Road	Address (Number & Street):	
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	
Email Address:	Catswenson@gmail.com	Email Address:	
Phone#:	608-205-7183	Phone#:	

PROPERTY INFORMATION

Township: Pleasant Springs

Parcel Number(s): (1) 046/0611-342-9002-0 (2) 046/0611-342-9400-0

Section: (1) 34 (2) 34

Property Address or Location: 2326 Skaalen Road, Stoughton WI

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation? Yes ☐ No ☑

Boundary line move:
(1) Take 1.2 acres from parcel # 046/0611-342-9002-0 to parcel # 046/0611-342-9400-0 - Lot 1.
(2) Rezone revised Lot 1 from RR2 to RR4

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
Parcel 1 - ~~1.2a~~ FP-35	RR4	1.2 acres
Parcel 2 - RR2	RR4	3.326 acres

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

- ☑ Scaled drawing of proposed property boundaries
- ☑ Legal description of zoning boundaries
- ☐ Information for commercial development (if applicable)
- ☐ Pre-application consultation with town and department staff
- ☐ Application fee (**non-refundable**), payable to the Dane County Treasurer

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Kristen Swenson Date 11-20-23
Randy Swenson