

MEETING NOTICE

The City of Stoughton will hold a Regular meeting of the **Planning Commission** on **Monday, March 12, 2012 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. Consider approval of the Planning Commission meeting minutes of February 13, 2012.
 3. Council Representative Report.
 4. Meeting Summary & Status of Developments/Projects. (Page 5)
 5. City of Stoughton request to rezone Stoughton Business Park North Outlot 2 from I – Institutional to PI – Planned Industrial. (Page 6)
 - Public Hearing
 - Recommendation to Council
 6. Future agenda items
 7. Adjournment
- 3/8/12mps

COMMISSIONERS:

Mayor Donna Olson, Chair
Eric Hohol, Vice-Chair
Scott Truehl

Todd Krcma
Dave McKichan

Ron Christianson
Rollie Odland

CC: PACKETS:

Rodney Scheel
Todd Krcma
Scott Truehl

Michael Stacey (3)
Mayor Donna Olson

Rollie Odland
Dave McKichan

E-MAIL NOTICES:

All Department Heads
Area Townships
City Attorney Matt Dregne

Council members
Stoughton Hub
Peter Sveum

Steve Kittelson
Derek Westby
Scott Wegner

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.

Planning Commission Meeting Minutes

Monday, February 13, 2012 - 6:00 p.m.

Public Safety Building, Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, WI.

Members Present: Mayor Donna Olson, Chair; Eric Hohol, Vice-Chair; Rollie Odland; Ron Christianson; Todd Krcma; Scott Truehl and Dave McKichan

Absent and Excused:

Staff: Planning & Development Director, Rodney Scheel; Zoning Administrator, Michael Stacey

Press: Mark Ignatowski

Guests: Dennis Steinkraus; Jim Bricker; Jason Schultz; Tom Lynch; Andrew Brantmeyer; and Paula Jozefowicz.

1. **Call to order.** Mayor Olson called the meeting to order at 6:00 pm.
2. **Consider approval of the Planning Commission minutes of January 9, 2012.**
Motion by **Christianson** to approve the Planning Commission minutes of January 9, 2012 as presented, 2nd by **Krcma**. Motion carried 6 – 0.
3. **Council Representative Report.**
Hohol reported Council approved multiple zoning amendments; 3yr moratorium on any new outdoor furnaces; and conditional use permit for 800 Nygaard Street.
4. **Status of Developments/Projects.**
Scheel introduced the status of developments. There were no questions.
5. **Chad Becker, 934 County Highway N, Town of Dunkirk requests Extra-Territorial Jurisdiction approval to allow two parcels to be combined by Certified Survey Map.** Scheel gave an overview of the request.

Motion by **Truehl** to recommend Council approve the extra-territorial CSM resolution as presented, 2nd by **Christianson**. Motion carried 6 – 0.

6. **Jason Schultz requests a conditional use permit for site improvements at Schultz Trucking, Inc., 400 S. Lynn Street.**

Scheel gave an overview of the request.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Christianson questioned if there have been any complaints about the site. Scheel stated the only known issue was the erosion from the site onto Lynn Street

McKichan arrived at 6:07pm

Jason Schultz arrived at 6:10pm

Jason Schultz explained the intent for the site improvements was primarily to level the site and prevent erosion.

Krcma asked if the erosion control is better. Schultz stated the improvements took care of the erosion.

Motion by Hohol to recommend Council approve the conditional use permit resolution as presented, 2nd by McKichan.

Christianson questioned the residential designation on the Comprehensive Plan. Scheel stated the use complies with the zoning and preceded the Comprehensive Plan. Scheel noted that this property may be amended when the City goes through a Comprehensive Planning amendment. Motion carried 7 – 0.

7. Tom Lynch, City of Stoughton Parks & Recreation Director has requested a conditional use permit for the installation of a pier on the Yahara River at Riverside Park.

Scheel gave an overview of the request.

Mayor Olson opened the public hearing.

Tom Lynch explained and spoke in favor of the request.

Mayor Olson closed the public hearing.

Motion by Christianson to recommend Council approve the conditional use permit resolution as presented, 2nd by Truehl. Motion carried 7 – 0.

8. Kettle Park West Detailed Neighborhood Plan - Working Draft.

Scheel introduced the agenda item and gave an overview of where they are at in the process. Jim Bricker of JSD Professional Services explained the reasoning behind the residential uses within the Draft Detailed Neighborhood Plan.

Motion by Hohol to move forward with a public hearing for the Detailed Neighborhood Plan as required, 2nd by Odland. Motion carried 7 – 0.

Hohol would like a timetable for Kettle Park West. Scheel stated one would be provided within the next week.

9. Proposed zoning ordinance amendments related to gazebos, greenhouses, abandoned signage and obsolete signage.

Scheel gave an overview of the proposed zoning ordinance amendments.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by KRCMA to recommend Council approve the proposed zoning ordinance amendments as presented, 2nd by Truehl. Motion carried 7 – 0.

10. Closed Session – Discuss Town of Rutland boundary agreement.

Motion by Krcma to close the meeting pursuant to 19.85(1) Wis. Stats, 2nd by Hohol. Motion carried 7 – 0 on roll call.

Motion by Christianson to reopen the meeting for the regular course of business, 2nd by McKichan. Motion carried 7 – 0.

11. Future agenda items. Kettle Park West Detailed Neighborhood Plan Public Hearing, Town of Rutland negotiations, Weeble World and Nelson Global.

12. Adjournment. Motion by Christianson to adjourn at 7:04pm, 2nd by McKichan. Motion carried 7 – 0.

Respectfully Submitted,
Michael Stacey



CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619

www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR

Date: March 8, 2012

To: Planning Commission Members

From: Rodney J. Scheel
Director of Planning & Development

Michael Stacey
Zoning Administrator/Assistant Planner

Subject: March 12, 2012 Planning Commission Meeting - Status of Developments and Meeting Summary.

Status of Developments:

- West View Ridge - 29 improved lots remaining.
- Stone Crest - 11 improved lots remaining.
- Proposed Kettle Park West development – Next month
- Park Place New Building in process (BPN)
- Gundlach building addition in process (BPN)
- McDonalds addition – complete except for landscaping
- Proposed Settler's Pointe development – in discussions.

Department of Planning & Development Information:

Planning staff has been working primarily on the following:

- Proposed Kettle Park West Development – DNP & Annexation.
- Proposed Settler's Pointe Development
- Continued building and zoning inspections.
- Minimal Snow removal non-compliance.
- Rezoning for BPN Outlot 2
- Assisting with relocating numerous staff members including computer network cabling, electric upgrades, painting offices and furniture relocation.

Meeting Summary:

Item #5 - City of Stoughton request to rezone Stoughton Business Park North Outlot 2 from I – Institutional to PI – Planned Industrial.

This request is to rezone Outlot 2 in Business Park North from Institutional to Planned Industrial to potentially accommodate an existing Stoughton business relocation. The proposed rezoning ordinance is provided. A public hearing and recommendation to Council is necessary. More details will be provided at the meeting.

CITY OF STOUGHTON, 381 E. Main Street, Stoughton, WI 53589

ORDINANCE OF THE PLANNING COMMISSION

Rezoning Business Park North Outlot 2 from I – Institutional to PI – Planned Industrial.

Public hearing held on March 12, 2012.

Committee Action:

Fiscal Impact: None

File Number: O- -2011	Date Introduced: First Reading: March 27, 2012 Second Reading: April 10, 2012
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The Common Council of the City of Stoughton do ordain as follows:

1. City of Stoughton (the “Owner’s”) have requested that the zoning classification for the property described in #2 below (the “Property”) be changed from I - Institutional to PI – Planned Industrial;

The property known as Business Park North, Outlot 2 is more formally described as follows:

Parcel #281/0511-051-2152-9, STOUGHTON BUSINESS PARK NORTH OUTLOT 2; and

2. The Comprehensive Plan, Planned Land Use Map depicts this property as General Industrial. The Comprehensive Plan should be amended in the future to Planned Industrial to match the proposed use; and
3. On March 12, 2012, the City of Stoughton Planning Commission held a public hearing regarding the application to change the zoning classification for the Property to PI – Planned Industrial, which was preceded by the publication of a class 2 notice under chapter 985 of the Wisconsin Statutes. The Planning Commission considered the application, and recommends the Common Council approve the rezoning as presented; and
4. The Common Council determines that changing the zoning classification of the property at Business Park North from I – Institutional to PI – Planned Industrial is consistent with the spirit and intent of the City’s Comprehensive Plan; and allows appropriate use of the Property.

NOW THEREFORE BE IT RESOLVED, that the Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

Section 1 - The recitals set forth above are material to and are incorporated in this ordinance as if set forth in full.

Section 2 - Subject to the conditions set forth in section 4 below, the zoning classification of the property is hereby changed to PI – Planned Industrial pursuant to section 78-903 of the City Code and Wis. Stat. § 62.23(7)(d).

Section 3 - This ordinance shall take effect upon publication.

Section 4 - Upon the effective date of this ordinance, the zoning classification of the Property shall be changed on the zoning map of the City of Stoughton from its present I - Institutional to PI – Planned Industrial.

Section 5 - All ordinances and parts of ordinances in conflict herewith shall hereby be repealed.

Dates

Council Adopted: _____

Mayor Approved: _____

Published: _____

Attest: _____

Donna Olson, Mayor

Nick Probst, City Clerk

PUBLIC HEARING NOTICE

The City of Stoughton **Planning Commission** will hold a Public Hearing on **Monday, March 12, 2012**, at **6:00 o'clock p.m.**, or as soon after as the matter may be heard, in the **Council Chambers, Second Floor, 321 S. Fourth Street**, Stoughton, Wisconsin, 53589, to consider the proposed **rezoning of the following parcel of land, owned by City of Stoughton, from I – Institutional to PI – Planned Industrial**, in the City of Stoughton, Dane County, WI, more fully described:

PARCEL # 281/0511-051-2152-9, STOUGHTON BUSINESS PARK NORTH OUTLOT 2

For questions related to this notice, contact Michael Stacey at 608-646-0421

Michael Stacey
Zoning Administrator

Published February 16, 2012 and February 23, 2012 HUB

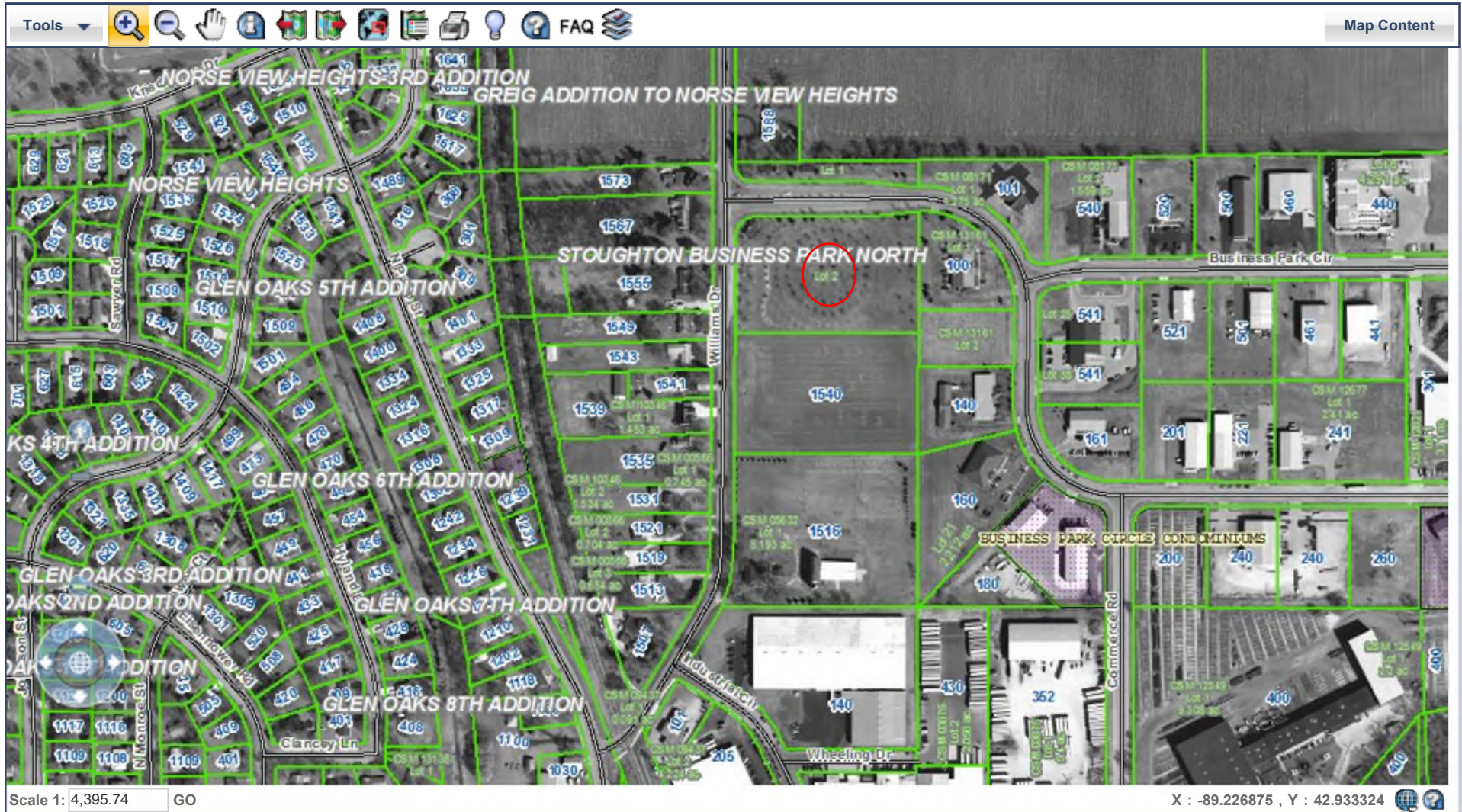


Dane County
Wisconsin



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Tuesday, February 7, 2012

Parcel information updated on Tuesday, February 07, 2012 unless otherwise noted.

Parcel Number - 281/0511-051-2152-9[Return to Previous Page](#)**Parcel Status:** Active Parcel[Show Map](#)[Map Questions?](#)**Parcel Information**

Municipality	CITY OF STOUGHTON
State Municipality Code	281
Township	05
Township Direction	N
Range	11
Range Direction	E
Section	05
Quarter	NE
Quarter-Quarter	NW
Plat Name	STOUGHTON BUSINESS PARK NORTH
Block/Building	
Outlot	2
Restrictive Covenants	Show Restrictions for this Plat, CSM, or Quarter

Zoning Information

Contact your local city or village office for municipal zoning information.

Owner Name and Address

Owner Status	CURRENT OWNER
Name	STOUGHTON, CITY OF
Property Address	381 E MAIN ST
City State Zip	STOUGHTON, WI 53589
Country	USA
	- Edit Owner Address

Parcel Address**No parcel address available**[- Add New Address](#)**Billing Address**

Attention	
Street	381 E MAIN ST
City State Zip	STOUGHTON, WI 53589
Country	USA
	- Edit Billing Address

Assessment Information

Assessment Year	2012	2011
Valuation Classification	X4	X4
Assessment Acres	0	0
Land Value	\$0.00	\$0.00
Improved Value	\$0.00	\$0.00
Total Value	\$0.00	\$0.00
Valuation Date	01/14/2012	04/05/2011

[About Annual Assessments](#)**Tax Information**

While we process tax payments from February 1st through February 20th, delinquent taxes may or may not be found for this parcel. To obtain the exact total due and the breakdown of interest, penalty and principle, please email the [Treasurer's Office](#). Most responses will be returned within 4 hours, in times of heavy demand, response times could be up to 48 hours.

We are currently processing 2011 tax payments for all Dane County jurisdictions. During this time, tax data is not updated nightly.

- While 2011 tax payments may not be current, please check the website to see if your payment has been recorded. By February 20, the 2011 settlement process will be complete and all data will be current for viewing.
- If you do not see 2011 payment information, Treasurer's staff have not finished processing the data. Therefore please check the website again after several days, rather than contacting our office.
- Information on prior year delinquency amounts, 2011 and prior, is always available by emailing the treasurer@countyofdane.com. 2011 delinquencies will be available by February 20.

No tax information available

Please click on the [Show Tax Payment History](#) link to verify if a recent payment has been processed. Processed payments and payment history are updated nightly.

District Information

Type	State Code	Description
SCHOOL DISTRICT	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	5803 -	TIF 03

Tax Property Description

For a complete legal description, see the recorded documents
STOUGHTON BUSINESS PARK NORTH OUTLOT 2