

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a Regular meeting of the **Planning Commission** on **Monday, November 11, 2013 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 October 14, 2013.
3. Council Representative Report.
4. Meeting Summary & Status of Developments.
5. John & Barrett Corneille request extra-territorial land division approval for property located at 1848 Quam Drive, Town of Dunn. R-135-13
 - Recommendation to Council
6. Proposed zoning ordinance amendment to Table 78-610(4)(a) Bufferyard Opacity Values. O-28-13
 - Public Hearing
 - Recommendation to Council
7. Proposed zoning ordinance amendments to sections 78-105(2)(e)8bA and D; 78-105(4)(c)8bG; 78-206(7)(c)1bD; 78-205(11)(e)2a; 78-716(3) and 78-814(4)(c). These amendments are primarily to make corrections. O-29-13
 - Public Hearing
 - Recommendation to Council
8. Proposed zoning ordinance amendment to section 78-210 Nonconforming use regulations. O-30-13
 - Public Hearing
 - Recommendation to Council
9. Proposed ordinance amendment to section 2-313 Zoning administration and enforcement. O-24-13
 - Public Hearing
 - Recommendation to Council
10. Proposed ordinance amendment to section 30-33(a)1 Standards for developments in floodway areas. O-31-13
 - Public Hearing
 - Recommendation to Council
11. Future Urban Development Area (FUDA) Update.
12. Future agenda items
13. Adjournment

11/5/13mps

COMMISSIONERS:

Mayor Donna Olson, Chair
Ron Christianson, Vice-Chair
Scott Truehl

Todd Krcma
Rollie Odland

Eric Hohol
Greg Jenson

CC: PACKETS:

Rodney Scheel
Todd Krcma

Michael Stacey (3)
Mayor Donna Olson

Rollie Odland
Scott Truehl

E-MAIL NOTICES:

All Department Heads
Area Townships
City Attorney Matt Dregne
Citizen Planning Commissioners

Council members
Stoughton Hub
Peter Sveum
Bill Livick

Steve Kittelson
Derek Westby
Scott Wegner
John Corneille

MAIL NOTICES: None

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, October 14, 2013 - 6:00 p.m.

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

Members Present: Mayor Olson, Chair; Ron Christianson, Vice-Chair; Eric Hohol; Greg Jenson; Rollie Odland and Scott Truehl

Absent and Excused: Todd Krcma

Staff: Planning Director, Rodney Scheel and Zoning Administrator, Michael Stacey

Press: Mark Ignatowski

Guests: Jim Bricker; Dennis Steinkraus; Lance McNaughton; Jerod & Patricia Wooldridge; Paul Lawrence; Tim Swadley; Aaron Thompson; Gary Dvorak; Michael Engelberger; Dean Sutton; Dave Jenkins; Dave Kneebone; Glenn & Mary McNaughton; Diana Badour; Christa Westerberg and Mary Fons.

1. **Call to order.** Mayor Olson called the meeting to order at 6:00 pm.
2. **Consider approval of the Planning Commission meeting minutes of September 9, 2013.**
Motion by **Truehl** to approve the Planning Commission minutes of September 9, 2013 as presented, 2nd by **Christianson**. Motion carried 6 – 0.
3. **Council Representative Report.**
Christianson reported the Common Council approved the ordinances and resolutions related to 819 N. Page Street; Berry Street and Castle Condos.
4. **Meeting Summary & Status of Developments/Projects.**
Scheel reported on the status of developments. There were no questions.
5. **Proposed amendment to zoning ordinance section 78-206(4)(l), Bed and Breakfast Establishment. O-27-13**
Scheel explained the proposed amendment.

Mayor Olson opened the public hearing.

No registered to speak at the public hearing.

Mayor Olson closed the public hearing.

Motion by **Hohol** to recommend Council approve ordinance O-27-2013 as presented, 2nd by **Truehl**.

Motion carried 6 – 0.
6. **Stoughton House Inn, LLC, Lance McNaughton requests a conditional use permit (CUP) for a Bed and Breakfast establishment at 516 S. Page Street. R-120-13**
Scheel explained the intent of the request.

Mayor Olson opened the public hearing.

Mary Fons, 500 S. Page Street spoke about historical concerns of home businesses.

Lance McNaughton explained how the bed and breakfast would operate.

Mayor Olson closed the public hearing.

Hohol questioned if the conditional use would be for the owner or Lance McNaughton. Scheel explained this is for a limited conditional use permit for Stoughton Inn, LLC, Lance McNaughton and not for the owner.

Motion by **Truehl** to recommend Council approve the resolution R-120-2013 for the conditional use permit including the staff review letter of September 11, 2013 and contingent on O-27-13 related to bed and breakfast establishments being approved, 2nd by **Odland**. Motion carried 6-0

7. Jerod & Patricia Wooldridge request a conditional use permit (CUP) for a group daycare at 720 Nygaard Street. R-124-13

Scheel explained the request.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by **Hohol** to recommend Council approve resolution R-124-13 for the conditional use permit including the staff review letter of September 11, 2013, 2nd by **Christianson**. Motion carried 6-0.

8. Forward Development Group requests to rezone the properties related to Kettle Park West at the northwest corner of US Highway 51 & 138 from RH – Rural Holding to PD-GDP – Planned Development-General Development Plan. O-23-13

Scheel introduced the request. Dennis Steinkraus and Jim Bricker gave an overview of the General Development Plan.

Mayor Olson opened the public hearing.

Michael Engelberger spoke against approval until the large retailer name is provided.

David Kneebone registered in opposition.

Christa Westerberg spoke in opposition.

Diana Badour spoke with concerns about the parking lot at Castle Condos being affected. Scheel stated the parking area of Castle Condos will not be affected.

Dean Sutton spoke about transparency of information going forward.

Rollie Odland left at 6:42pm

Mayor Olson closed the public hearing.

Scheel explained the proposed ordinance. Hohol stated he supports the General Development Plan with the specifics coming later for each lot in the form of an SIP. Hohol also stated that CARPC has approved the Urban Service Area Amendment with a comprehensive stormwater plan. Jensen concurred with Hohol.

Motion by **Hohol** to recommend Council approve ordinance O-23-2013 to rezone the property at the Northwest Corner of US Highway 51 & 138 from RH-Rural Holding to PD - Planned Development, 2nd by **Jenson**. Truehl stated there are a significant number of challenges to work through yet. Hohol questioned how many tenants there are. Dennis Steinkraus stated they have been having discussions with 4 tenants with 2 signed on. Motion carried 4-1 (Hohol, Truehl, Jenson and Mayor Olson) (Christianson voted no).

9. Future Urban Development Area (FUDA) Presentation.

Scheel stated the growth planning sessions have taken place and the FUDA planning process is wrapping up.

10. Future Agenda Items.

Reconfiguration of N. Page Street properties.

11. Adjournment. Motion by **Hohol** to adjourn at 7:00 pm, 2nd by **Christianson**. Motion carried 5-0.

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: November 5, 2013

To: Planning Commission Members

From: Rodney J. Scheel
Director of Planning & Development

Michael Stacey
Zoning Administrator/Assistant Planner

Subject: October 14, 2013 Planning Commission Meeting - Status of Developments and Meeting Summary.

Status of Developments:

- West View Ridge - 12 improved lots remaining
- Stone Crest - 10 improved lots remaining
- Proposed Kettle Park West development – PD-GDP in process.
- 17 Single Family permits and 1 Two Family permit issued to date

Department of Planning & Development Information:

Planning staff has been working primarily on the following:

- Kettle Park West Development – PD Rezoning Process
- Building & Zoning Inspections
- Summit Credit has started construction
- Zalk Joseph addition is under construction
- North American Fur additions are under construction
- Meetings with the Towns to work through planning for Williams Drive improvements including grant submittal and agreements.
- Norwegian Heritage Center should be starting construction soon.

Meeting Summary:

Item #5 - John & Barrett Corneille request extra-territorial land division approval for property located at 1848 Quam Drive, Town of Dunn. (R-135-13)

This request is to reconfigure 3 existing parcels to essentially sell off one of the parcels (3 acres) where there is an existing single family home on 12 acres. A waiver would be necessary to allow this parcel to be more than 2.5 acres. A recommendation to Council is necessary. The resolution and related materials are provided. Staff recommends approval including the waiver.

Item #6 – Proposed zoning ordinance amendment to Table 78-610(4)(a) Bufferyard Opacity Values. (O-28-13)

A bufferyard is defined as: “Any permitted combination of distance, vegetation, fencing and berming which results in a reduction of visual and other interaction with an adjoin property.”

We believe the current requirements are too burdensome. This amendment is intended to provide some relief from the bufferyard requirements. A public hearing and recommendation to Council is necessary. The ordinance is provided.

Item #7 – Proposed zoning ordinance amendments to sections 78-105(2)(e)8bA and D; 78-105(4)(c)8bG; 78-206(7)(c)1bD; 78-205(11)(e)2a; 78-716(3) and 78-814(4)(c). (O-29-13)

These amendments are primarily to make corrections. A public hearing and recommendation to Council is necessary. The ordinance is provided.

Item #8 – Proposed zoning ordinance amendment to section 78-210 Nonconforming use regulations. (O-30-13)

This amendment is intended to clean up the nonconforming use regulations. A public hearing and recommendation to Council is necessary. The ordinance is provided.

Item #9 - Proposed ordinance amendment to section 2-313 Zoning administration and enforcement. (O-24-13)

This amendment is intended to provide clarity for who is responsible for zoning administration and enforcement. A public hearing and recommendation to Council is necessary. The ordinance is provided.

Item #10 - Proposed ordinance amendment to section 30-33(a)1 Standards for developments in floodway areas. (O-31-13)

This amendment is to make a correction. A public hearing and recommendation to Council is necessary. The ordinance is provided.

Item #11 - Future Urban Development Area (FUDA) Update. An update will be given at the meeting.

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

RESOLUTION OF THE COMMON COUNCIL

Approving an Extra-Territorial Jurisdictional (ETJ) Land Division Request by John & Barrett Corneille for property located at 1848 Quam Drive, Town of Dunn, Wisconsin.

Committee Action: Recommend Council approval - 0 with the Mayor voting

Fiscal Impact: None

File Number: R- 135 -2013

Date Introduced: November 26, 2013

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

WHEREAS, on November 11, 2013 the City of Stoughton Planning Commission reviewed the proposed land division request by John & Barrett Corneille for property located at 1848 Quam Drive, Town of Dunn, Wisconsin; and

WHEREAS, the land division request is proposed to reconfigure existing parcels to accommodate the sale of an existing home per preliminary survey and information provided; 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 beyond the City's Long-Term Urban Growth area as identified in City planning area; and

WHEREAS, City Ordinance 66-602 (2) limits such land divisions to not exceed an overall density of one dwelling unit for 35 acres, exclusive of any farmstead; and

WHEREAS, City Ordinance 66-602 (3) provides for a 2.5 acre maximum lot size in the ETJ area; and

WHEREAS, City Ordinance 66-602 (9) requires the CSM to include the entire original parcel of land from which any new lots or parcels are created, a note shall be placed on the face of the CSM indicating areas necessary for compliance with the density established above; and

WHEREAS, City Ordinance 66-1301 provides for exceptions and waivers on a case by case basis if all of the following conditions are met:

- (1) The granting of the exception or waiver conditions will not be detrimental to the public safety, health, or welfare or injurious to other property;
- (2) The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property except as allowed through planned unit development, cluster development or traditional neighborhood development;
- (3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
- (4) The relief sought will not in any manner vary the provisions of the comprehensive plan, zoning ordinance, or official map, except that those documents may be amended in the manner prescribed by law;
- (5) In approving exceptions or waivers of conditions, the plan commission may require such conditions

so as to carry out the purpose and intent of this chapter described in section 66-102; and
WHEREAS, Dane County and the Town of Dunn will be reviewing/approving this request with or without conditions; and

WHEREAS, the Stoughton Planning Commission finds the conditions necessary to grant a waiver are met for the above requirements; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the extra-territorial jurisdictional land division request by John & Barrett Corneille for property located at 1848 Quam Drive, Town of Dunn, Wisconsin is hereby approved as presented.

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

Mayoral Action: ☐ Accept ☐ Veto

Donna Olson, Mayor _____ Date _____

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

Town of Dunn
LAND DIVISION Application

(use this form for certified survey maps, lot line adjustments, metes and bounds divisions, plats)

Property Owner: Barrett J. Cornelle
(name and address) John R. Cornelle
220 Thornbrook Rd.
Dekalb, IL 60115

Phone number: 1815 397-1711
1848 Quam Dr.

Property Address: Stoughton, WI 53589

Parcel #s: 0610-254-9200-1 0610-361-8520-6
(involved) 0610-254-9350-4 0610-361-8580-4

Type of land division: (check appropriate box)

- ☐ Certified Survey Map (creating ___ new lot(s))
☒ Certified Survey Map (no additional lots created/lot line adjustment)
☐ Metes and Bounds description (over 35 acres)
☐ Preliminary Plat (titled _____)
☐ Final Plat (titled _____)

Required for all applications:

- ☒ Map of proposed land division attached

Surveyor's name and address: Thom Grenlie
(include email address) 400 S. Nine Mound Rd.
Email Harry
heombs@tds.net Verona, WI 53593

Surveyor's phone number 608-845-6882

The undersigned applicant as owner, or as owner's agent, does hereby attest that all the information provided is true and accurate and hereby warrant there are no real estate or personal property taxes, special assessments or charges unpaid or delinquent on this property.

John R. Cornelle
Signature of owner or agent responsible for the property

10-16-13
Date

Email Address: j-cornelle@comcast.net

Office use only:

Certified Survey Map (per map)	\$150
Plus \$1 per lot involved	\$1 +
Combined re-zone, CUP, CSM	\$200

Fee Amount: \$ _____

Date received: _____

Received by: _____

NARRATIVE STATEMENT

The following is submitted as a narrative statement in support of the Zoning Change Application filed by John R. and Barrett J. Corneille (hereinafter "Applicants").

General Overview:

Applicants purchased the subject property, consisting of three (3) "legal" parcels and four (4) "tax" parcels in the Fall of 1989. The total area of the property is believed to be slightly over 35 acres and Applicants have owned it continuously since their purchase in 1989.

The property, as shown in the map marked as "Current," is bordered on the south by Highway 51, the west by Quam Drive, the north by Brooklyn Drive and the east by South Brooklyn Drive. The majority of the property, approximately 26 acres, is tillable farmland and has been used as such by Applicants during the entirety of their ownership. The remainder of the property consists of one (1) small, older home, trees and undeveloped non-tillable acreage.

The property to the north of and directly across from Brooklyn Drive has frontage on Lake Kegonsa. The subject property, particularly where the current older home is located and because of the elevation, has a beautiful view of Lake Kegonsa.

While the Applicants purchased the property in 1989 for investment purposes, they have taken no active steps to develop the property or sell any portion thereof. One of the Applicants is legally blind from a retinal disease and the property was purchased with the hope that, at some point, development would naturally occur and revenue from such development would help support the Applicant, necessary because of his disability.

Several months ago Applicants received an unsolicited contact from a couple interested in purchasing a portion of the property. Specifically, their desire is to purchase that portion where the current home is situated (a portion of current Parcel 2), and a reasonable amount of acreage surrounding it. Their intent is to eliminate the current home and construct a new home, ranch-style, to accommodate a physical disability affecting one of the individuals. This inquiry caused Applicants to review building and zoning ordinances and factors that might affect a sale as desired by the prospective buyers.

Investigation into building factors, zoning and related matters included two (2) informal, pre-application meetings with the Town of Dunn Plan Commission. A parcel status determination was also requested and obtained from Dane County. A land surveyor was retained to assist with the project and a review of ownership history was undertaken.

After the meetings with the Town of Dunn Plan Commission it was determined that an appropriate and agreeable course of action would be quite simple:

1. "Reconfigure" the current property/parcel lines slightly to accommodate a sale contemplated by Applicants. The reconfiguration would not change the total number of legal parcels (it would remain at three), none of the land currently being farmed would be disturbed or sought to be re-classified, and the resulting property lines would be much more consistent and in conformity with current usage and neighboring and adjacent property. A general description of the configuration of the parcels after property lines were adjusted slightly can be found in the enclosed map entitled "Proposed" and the draft certified survey map enclosed and prepared by Grenlie Land Surveyors.
2. As part of the re-configuration of the property lines it became apparent that some slight modifications to zoning would be necessary and desirable, and also consistent and in conformity with the surrounding property. Current zoning and proposed zoning changes are also found in the enclosed maps and survey.

In summary, the re-configured parcels, referred to as "Lots" and identified in the "Proposed" map and draft certified survey map, would be as follows:

1. Lot 1 would consist of approximately 3.0 acres and would be the parcel sold to the prospective buyers if agreeable sale terms can be reached. The current use of this property would not change, i.e. there is a house on it now and a new house would replace the current one. The property is currently zoned residential but, because of the slight reconfiguration of the property lines from their current location, a portion of the southerly area of new Parcel 2 would contain agriculture zoning and, thus, a change to residential would be needed, i.e. R-3.
2. Lot 2 would consist of approximately 23 acres, be zoned RH-4, and comprise all of the land currently being farmed. No change in use or elimination of farmland would be involved. Currently, this Lot (now referred to roughly as Parcel 1 in the "Current" map) is mixed-zoning of R-3 and A-1 (EX). There is no current intent by Applicants to develop this parcel.
3. Lot 3, consisting of approximately 8.5 acres, would be zoned agriculture if no re-zoning was requested. Although Applicants have no current intent to develop Lot 3, they request it provide for residential zoning that would permit development in the future (change from A-1 to RH-3). As can be seen by the enclosed "Current" map, construction of a home, or homes, in Lot 3 would be consistent and in conformity with the other property along South Brooklyn Drive.

Following are the responses to the Application's requirement of what is to be included in a narrative statement:

A. Existing uses of the property

As mentioned above, most of the property is used as tillable farmland with the remaining for one (1) single-family residence.

B. Existing uses of all neighboring properties.

The only "neighboring property" that does not lie across roads surrounding the perimeter of the subject property is used for single-family, residential purposes. Property across Highway 51 to the south is

farmland, across Quam Drive to the west is a residential subdivision, across Brooklyn Drive to the north are single-family residences with frontage on Lake Kegonsa and, across South Brooklyn Drive to the east are Stoughton Country Club and more single-family residences. The overwhelming majority of neighboring property, therefore, is single-family residential.

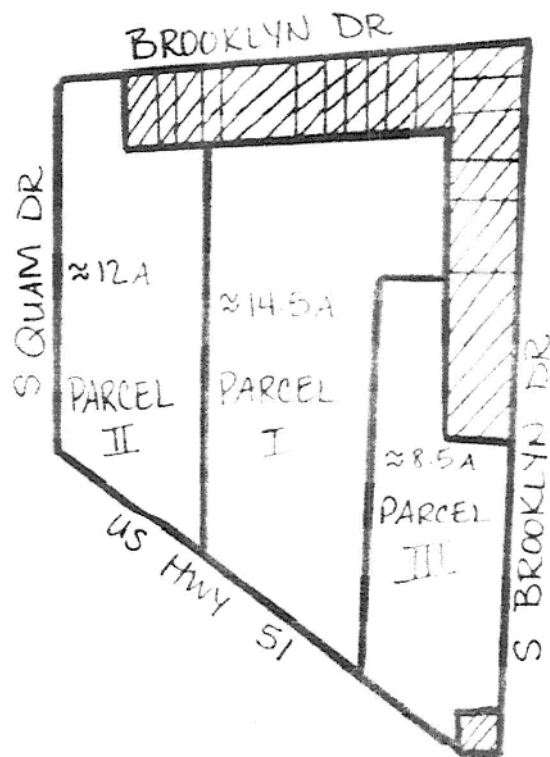
C. Proposed uses of the rezoned area. Be as specific as possible and indicate why you think the rezone is appropriate.

As detailed above in the General Overview, proposed re-zoning would not significantly or materially change or impact current zoning, use or be inconsistent with neighboring properties. In fact, with the re-configuration of the property lines as proposed, and the minor re-zoning requested therewith, the parcels and their zoning would be in greater conformity and consistent with neighboring and adjoining property than currently exist.

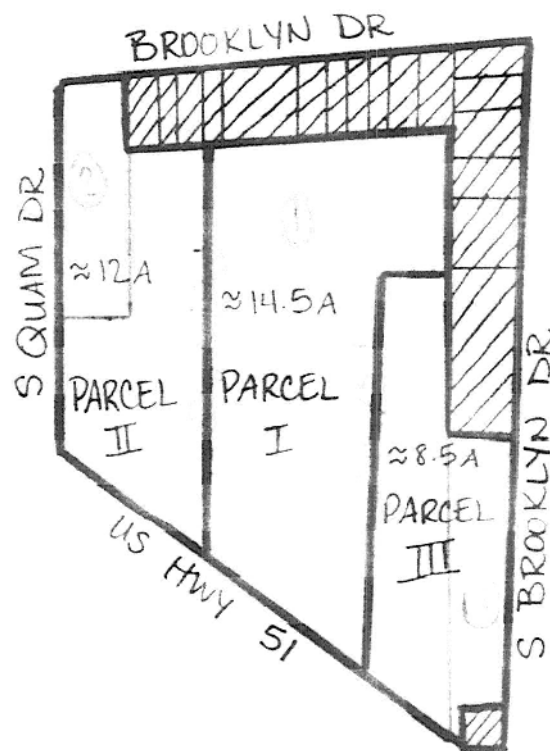
D. Time scheduled for development

If all zoning and request for property line re-configuration is approved by, say, February 1, 2014, and further assuming that sale terms can be agreed upon between Applicants and their prospective buyers, it is anticipated that demolition of the current home, grading and construction of the new home would begin in the Spring or Summer of 2014.

CURRENT



PROPOSED



SURVEYOR'S CERTIFICATE

State of Wisconsin)
County of Dane) SS.

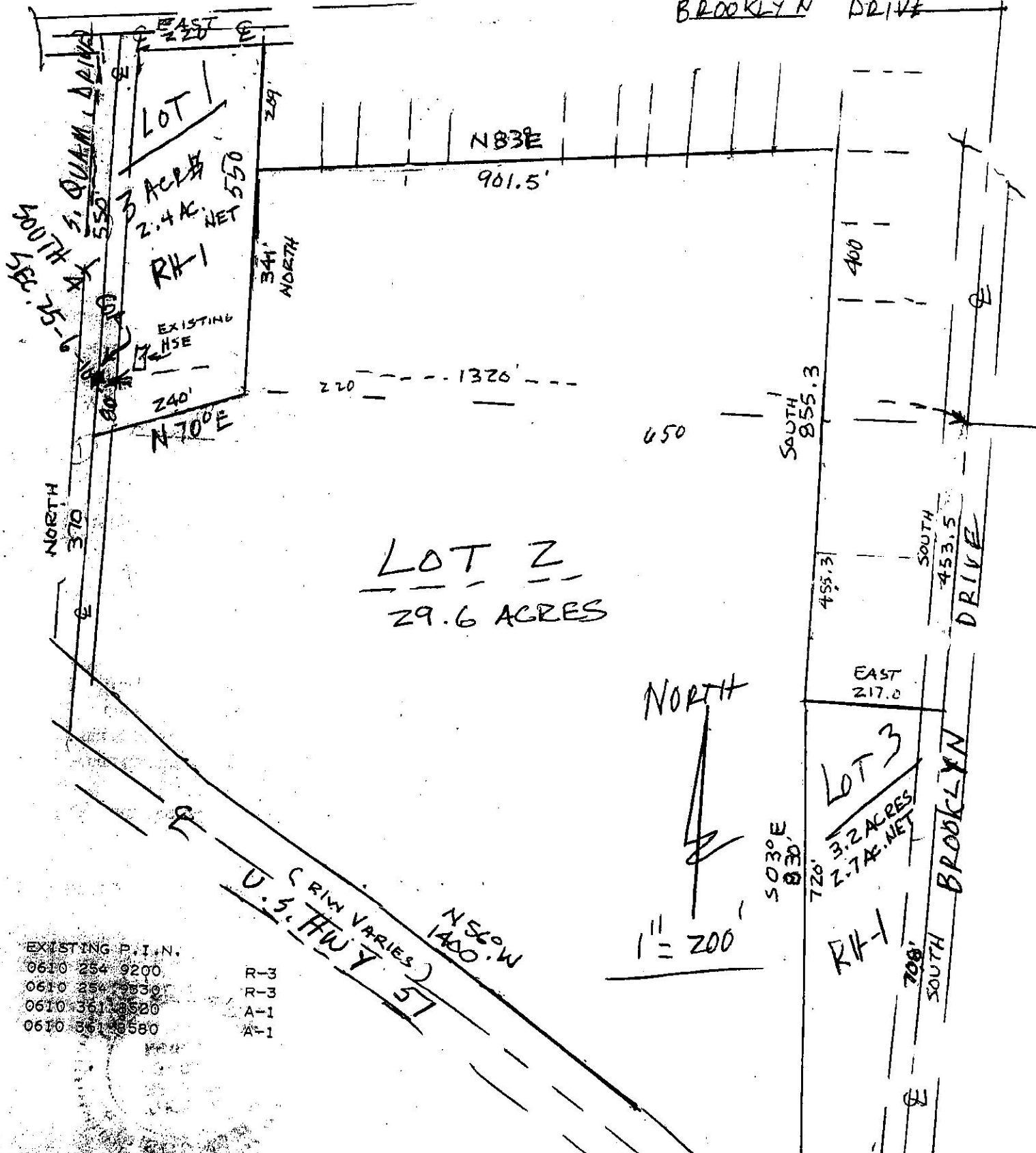
CERTIFIED SURVEY MAP

PRELIMINARY
PET # ~~10621~~
10621

I, Thom R. Grenlie, hereby certify that this survey ~~is~~ ^{will be} in compliance with Chapter 236.34 of Wisconsin Statutes.
I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie, Registered Land Surveyor

BROOKLYN DRIVE



EXISTING P.I.N.	
0610 254 9200	R-3
0610 254 9830	R-3
0610 361 9520	A-1
0610 361 9580	A-1

LEGEND

Scale: 1 inch = 200 ft.

• Iron stake found

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SURVEYED FOR: J&B CORNELIUS, OWNERS
151 W. LINCOLN HWY, DEKALE IL 60115
DESCRIPTION-LOCATION: PRT SW1/4, SE1/4, SECTION 25, &
NW1/4, NE1/4, SEC. 36, ALL IN RON. RICE, TOWN OF DUNN,
DANE COUNTY, WI
APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REG.
COMMITTEE action of

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____
and recorded in Volume _____ at _____ o'clock _____ m.
Maps of Dane County on Page _____

Register of Deeds
DOCUMENT # _____
CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____

RECORDED 10-29-13

CORNEILLE REZONE DESCRIPTIONS: ZP NO. 10621 (REVISED 10-29-2013)

LOT 1, R-3 & A-1EX TO RH-1, D.E.D. = YES

A PART OF THE SW1/4 OF THE SE1/4 OF SECTION 25, & A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 36, ALL IN T6N, R10E, TOWN OF DUNN, DANE COUNTY, WI, DESCRIBED THUSLY: BEGINNING AT THE S1/4 CORNER OF SAID SECTION 25; THENCE NORTH 550 FEET; THENCE EAST 220 FEET; THENCE S70°W 240 FEET; THENCE NORTH 80 FEET TO THE POINT OF BEGINNING. CONTAINS 3 ACRES.

LOT 2, R-3 & A-1EX TO RH-4, D.E.D. = YES

A PART OF THE SW1/4 OF THE SE1/4 OF SECTION 25 & A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 36; ALL IN T6N, R10E, TOWN OF DUNN, DANE COUNTY, WI. DESCRIBED THUSLY: BEGINNING 80 FEET SOUTH OF THE N1/4 CORNER OF SAID SECTION 36; THENCE N70°E 240 FEET; THENCE NORTH 341 FEET; THENCE N83°E 901.5 FEET; THENCE SOUTH 855.3 FEET; THENCE S03°E 830 FEET TO THE NORTHERLY R/W OF U.S.H. NO. 51; THENCE N56°W ALONG SAID R/W 1400 FEET; THENCE NORTH 370 FEET TO THE POINT OF BEGINNING. CONTAINS 29.6 ACRES.

LOT 3, A-1EX TO RH-1, D.E.D. = YES

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 36, T6N, R10E, TOWN OF DUNN, DANE COUNTY, WI., DESCRIBED THUSLY: BEGINNING 1320 FEET EAST AND 453.5 FEET SOUTH FROM THE N1/4 CORNER OF SAID SECTION 36; THENCE SOUTH 708 FEET; THENCE WEST 170 FEET; THENCE N03°W 720 FEET; THENCE EAST 217 FEET TO THE POINT OF BEGINNING. CONTAINS 3.2 ACRES.

Public Access System

[Public Access](#) | [Public Agency Access](#) | [Subscription Access](#) | [Log Out](#)

Monday, October 21, 2013

Parcel information updated on Saturday, October 19, 2013 unless otherwise noted.

Parcel Number - 028/0610-254-9200-1[Return to Previous Page](#)**Parcel Status:** [Active Parcel](#)[Show Map](#)
[Map Questions?](#)**Parcel Information**

Municipality TOWN OF DUNN
 State Municipality Code 028
 Township 06
 Township Direction N
 Range 10
 Range Direction E
 Section 25
 Quarter SE
 Quarter-Quarter SW
 Plat Name METES AND BOUNDS
 Block/Building

Restrictive Covenants [Show Restrictions for this Plat, CSM, or Quarter](#)

Zoning Information

Zoning information updated on Saturday, October 19, 2013

For the most current and complete zoning information, contact the [Division of Zoning](#).

Zoning
 R-3 DCPREZ-0000-00813
[Zoning District Fact Sheets](#)

Owner Name and Address

Owner Status CURRENT OWNER
 Name BARRETT J CORNEILLE
 Property Address 3040 WAUNONA WAY
 City State Zip MADISON, WI 53713
 Country USA
 Owner Status CURRENT CO-OWNER
 Name JOHN R CORNEILLE
 Property Address 3040 WAUNONA WAY
 City State Zip MADISON, WI 53713
 Country USA

Parcel Address

Primary Address 1842 S QUAM DR

Billing Address

Attention

Assessment Information

Assessment Year	2013	2012
Valuation Classification	G1	G1
Assessment Acres	5.324	5.324
Land Value	\$125,300.00	\$125,300.00
Improved Value	\$26,500.00	\$26,500.00
Total Value	\$151,800.00	\$151,800.00
Valuation Date	01/19/2013	08/15/2012

[About Annual Assessments](#)**Tax Information**[Pay Taxes Online](#)

2012 Tax Values	E-Statement	E-Bill	E-Receipt
Category	Assessed Value	Average Assessment Ratio	Estimated Fair Market Value
Land	\$125,300.00 /	0.9972	\$125,652.00
Improvement	\$26,500.00 /	0.9972	\$26,575.00
Total	\$151,800.00 /	0.9972	\$152,227.00

2012 Taxes:	\$2,609.44
2012 Lottery Credit(-):	\$0.00
2012 First Dollar Credit(-):	\$76.00
2012 Specials(+):	\$139.00
2012 Amount:	\$2,672.44

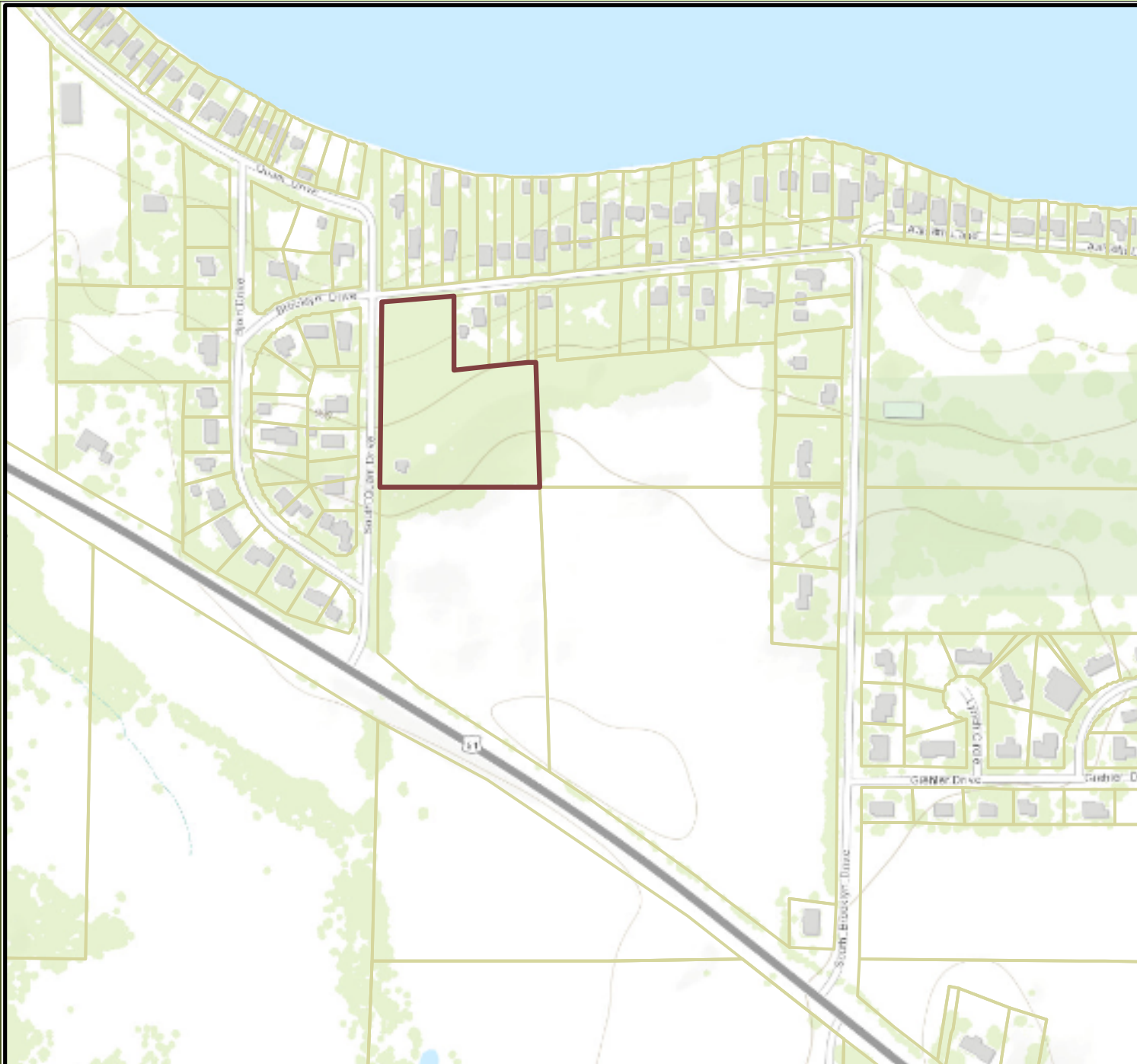
[Show Tax Information Details](#)[Show Tax Payment History](#)**District Information**

Type	State Code	Description
SCHOOL DISTRICT	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	14ST - E	EMS-STOUGHTON
OTHER DISTRICT	14ST - F	FIRE-STOUGHTON
OTHER DISTRICT	7130 - 1	KEGONSA SANITARY DISTRICT
OTHER DISTRICT	5150 - D	MADISON METRO SEWER DIST

Tax Property Description

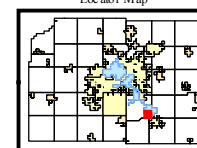
For a complete legal description, see the recorded documents
 SEC 25-6-10 PRT GOV LOT 2 COM SEC S1/4 COR TH N 547.2 FT TO CL BROOKLYN DR TH N83DEGE 200 FT ALG SD CL TH S2DEGE 208.75 FT TH N83DEGE 223.75 FT TH S2DEGE TO SEC S LN TH W TO POB 5.324 ACRES M/L

Recorded Documents



0 85 170 340 510
feet

Locator Map



This map was prepared by the Dane County Land Information Office from records and data located in various public offices. Map information is believed to be accurate but is not guaranteed to be without error. Source data used to compile this map is dynamic and in a constant state of maintenance, correction and update. This map does not represent a field survey and is not intended to be used as one. For general cartographic and reference purposes only.

Public Access System

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Monday, October 21, 2013

Parcel information updated on Saturday, October 19, 2013 unless otherwise noted.

Parcel Number - 028/0610-254-9330-4

[Return to Previous Page](#)

Parcel Status: [Active Parcel](#)



[Show Map](#)
[Map Questions?](#)

Parcel Information

Municipality TOWN OF DUNN
State Municipality Code 028
Township 06
Township Direction N
Range 10
Range Direction E
Section 25
Quarter SE
Quarter-Quarter SW
Plat Name METES AND BOUNDS
Block/Building

Restrictive Covenants [Show Restrictions for this Plat, CSM, or Quarter](#)

Zoning Information

Zoning information updated on Saturday, October 19, 2013

For the most current and complete zoning information, contact the [Division of Zoning](#).

Zoning

R-3 DCPREZ-0000-00813

[Zoning District Fact Sheets](#)

Owner Name and Address

Owner Status CURRENT OWNER
Name BARRETT J CORNEILLE
Property Address 3040 WAUNONA WAY
City State Zip MADISON, WI 53713
Country USA
Owner Status CURRENT CO-OWNER
Name JOHN R CORNEILLE
Property Address 3040 WAUNONA WAY
City State Zip MADISON, WI 53713
Country USA

Parcel Address

No parcel address available

Billing Address

Attention

Assessment Information

Assessment Year	2013	2012
Valuation Classification	G4 G5M	G4 G5M
Assessment Acres	5.8	5.8
Land Value	\$4,200.00	\$4,200.00
Improved Value	\$0.00	\$0.00
Total Value	\$4,200.00	\$4,200.00
Valuation Date	05/06/2013	08/15/2012

[Show Valuation Breakout](#)

About Annual Assessments

Tax Information

[Pay Taxes Online](#)

2012 Tax Values

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Category	Assessed Value	Average Assessment Ratio	Estimated Fair Market Value
Land	\$4,200.00 /	N/A	N/A
Improvement	\$0.00 /	N/A	N/A
Total	\$4,200.00 /	N/A	N/A

2012 Taxes:

\$72.19

2012 Lottery Credit(-):

\$0.00

2012 First Dollar Credit(-):

\$0.00

2012 Specials(+):

\$0.00

2012 Amount:

\$72.19

[Show Tax Information Details](#)

[Show Tax Payment History](#)

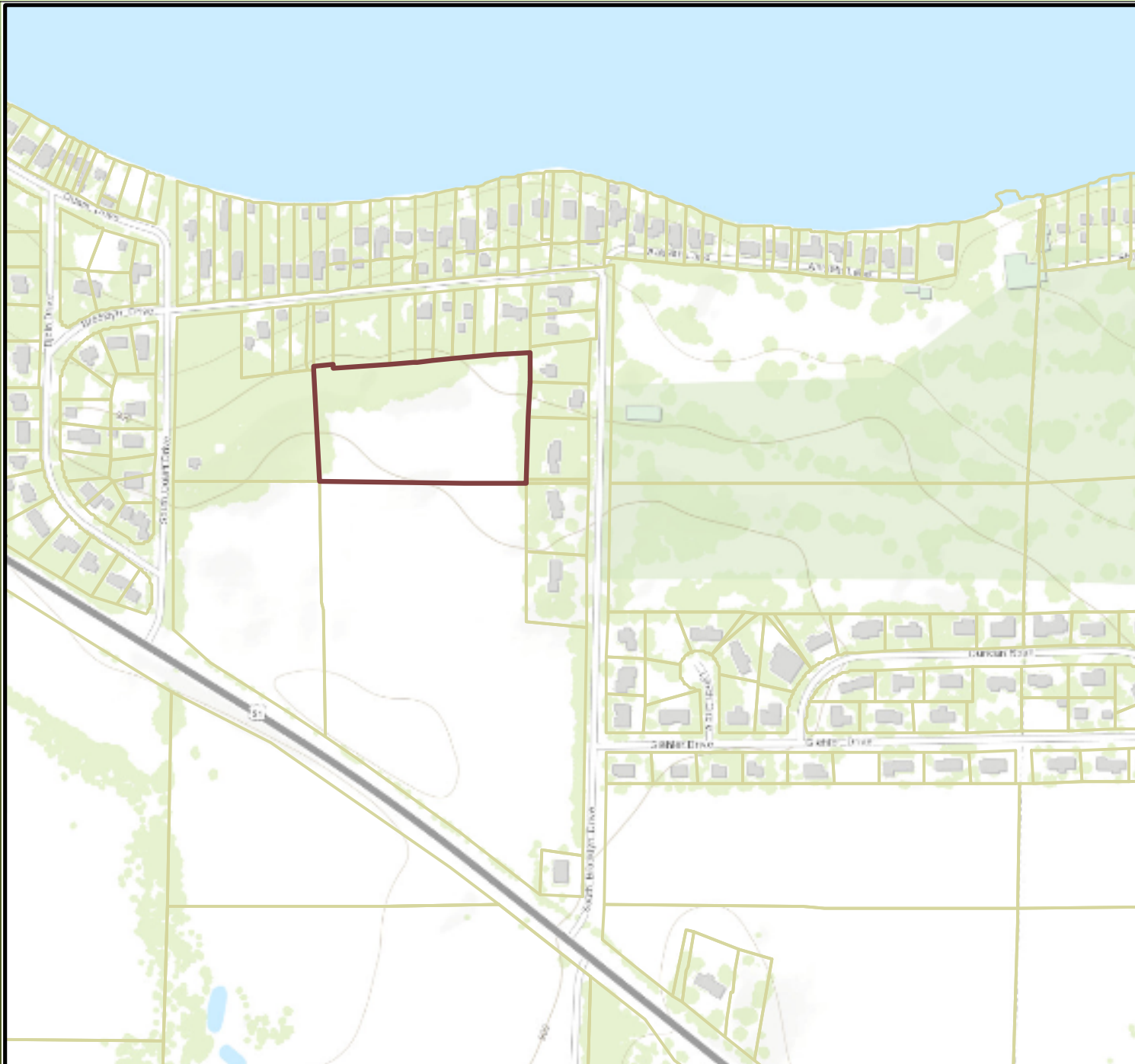
District Information

Type	State Code	Description
SCHOOL DISTRICT	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	14ST - E	EMS-STOUGHTON
OTHER DISTRICT	14ST - F	FIRE-STOUGHTON

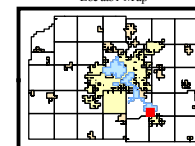
Tax Property Description

For a complete legal description, see the recorded documents
SEC 25-6-10 PRT W1/2 GOV LOT 2 COM SW COR LANDS DESCR IN
D63 8/349 TH S TO S LN E TO W LN LANDS DESCR IN D740/403 TH
N 40 1.8 FT TH SWLY ON LN PARA BROOKLYN DR 612.8 FT TH
N2DEGW 16.5 FT TH SWLY 65.1 FT TO POB

Recorded Documents



Locator Map



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Public Access System

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Monday, October 21, 2013

Parcel information updated on Saturday, October 19, 2013 unless otherwise noted.

Parcel Number - 028/0610-361-8520-6

[Return to Previous Page](#)

Parcel Status: [Active Parcel](#)



[Show Map](#)
[Map Questions?](#)

Parcel Information

Municipality TOWN OF DUNN
State Municipality Code 028
Township 06
Township Direction N
Range 10
Range Direction E
Section 36
Quarter NE
Quarter-Quarter NW
Plat Name METES AND BOUNDS
Block/Building

Restrictive Covenants [Show Restrictions for this Plat, CSM, or Quarter](#)

Zoning Information

Zoning information updated on Saturday, October 19, 2013

For the most current and complete zoning information, contact the [Division of Zoning](#).

Zoning

A-1(EX) DCPREZ-0000-00000

[Zoning District Fact Sheets](#)

Owner Name and Address

Owner Status CURRENT OWNER
Name BARRETT J CORNEILLE
Property Address 3040 WAUNONA WAY
City State Zip MADISON, WI 53713
Country USA
Owner Status CURRENT CO-OWNER
Name JOHN R CORNEILLE
Property Address 3040 WAUNONA WAY
City State Zip MADISON, WI 53713
Country USA

Parcel Address

No parcel address available

Billing Address

Attention

Assessment Information

Assessment Year	2013	2012
Valuation Classification	G4 G5 G5M	G4 G5 G5M
Assessment Acres	17.4	17.4
Land Value	\$5,800.00	\$6,000.00
Improved Value	\$0.00	\$0.00
Total Value	\$5,800.00	\$6,000.00
Valuation Date	05/06/2013	08/15/2012

[Show Valuation Breakout](#)

[About Annual Assessments](#)

Tax Information

[Pay Taxes Online](#)

2012 Tax Values	E-Statement	E-Bill	E-Receipt
		Average Assessment Ratio	Estimated Fair Market Value
Category Assessed Value			
Land \$6,000.00 /		N/A	N/A
Improvement \$0.00 /		N/A	N/A
Total \$6,000.00 /		N/A	N/A

2012 Taxes:	\$103.14
2012 Lottery Credit(-):	\$0.00
2012 First Dollar Credit(-):	\$0.00
2012 Specials(+):	\$0.00
2012 Amount:	\$103.14

[Show Tax Information Details](#)

[Show Tax Payment History](#)

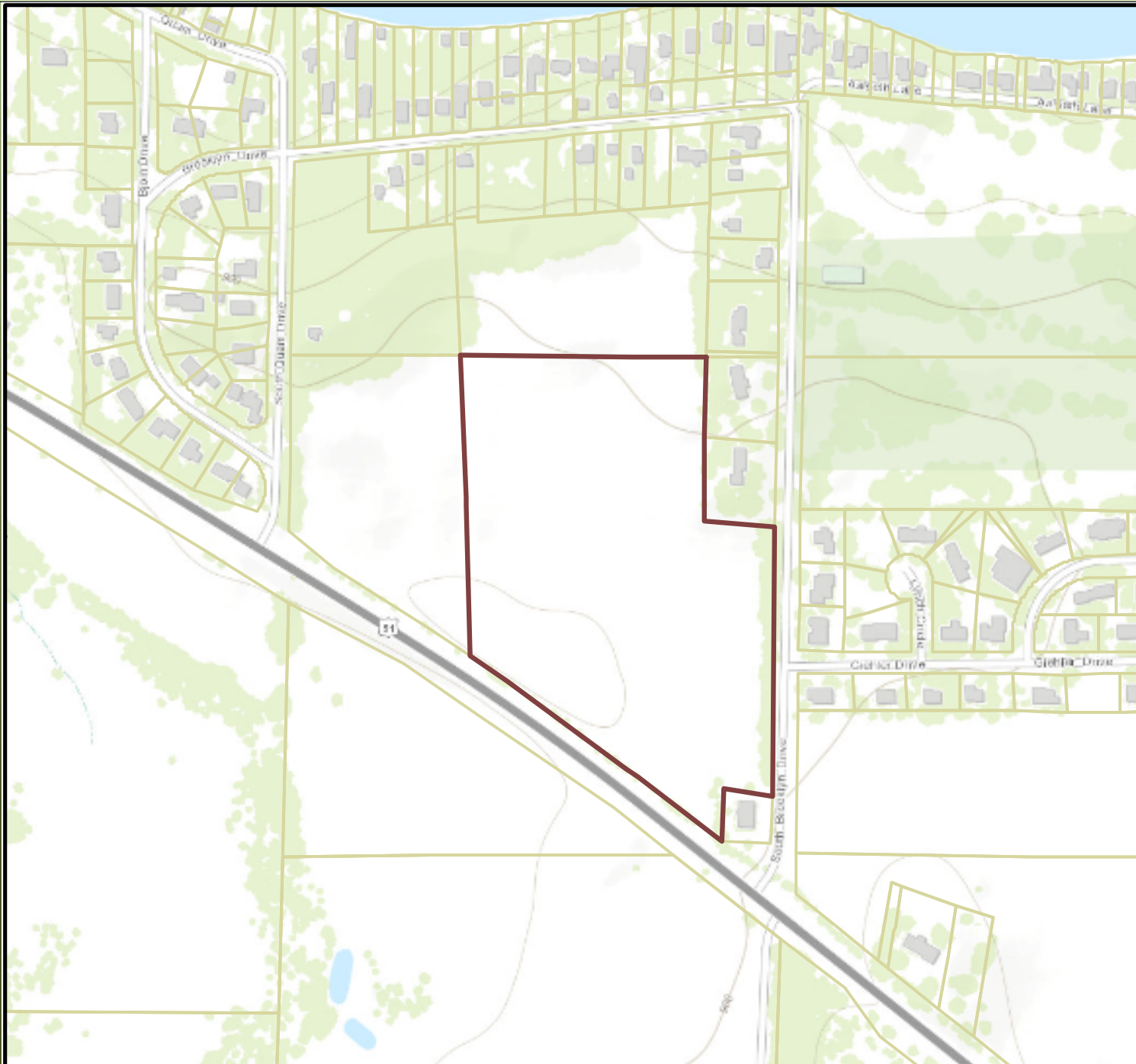
District Information

Type	State Code	Description
SCHOOL DISTRICT	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	14ST - E	EMS-STOUGHTON
OTHER DISTRICT	14ST - F	FIRE-STOUGHTON

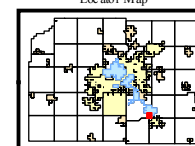
Tax Property Description

For a complete legal description, see the recorded documents
SEC 36-6-10 PRT W1/2 NE1/4 COM 315.75 FT N OF INTS CL HWY 51& E LN W1/2 NE1/4 TH N 1161.3 FT W 821 FT M/L TH S3DEGW TO CL HWY TH SELY ALG CL 816 FT TH N1DEGE 208.75 FT TH S81DEGE 166.2 FT TO POB EXC R521/180, R541/120 & R12973/30 EXC TO WI DOT IN R16239/25

Recorded Documents



Locator Map



This map was prepared by the Dane County Land Information Office from records and data located in various public offices. Map information is believed to be accurate but is not guaranteed to be without error. Source data used to compile this map is dynamic and in a constant state of maintenance, correction and update. This map does not represent a field survey and is not intended to be used as one. For general cartographic and reference purposes only.

Welcome

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Monday, October 21, 2013

Parcel information updated on Saturday, October 19, 2013 unless otherwise noted.

Parcel Number - 028/0610-361-8580-4[Return to Previous Page](#)**Parcel Status:** **Active Parcel**[Show Map](#)
[Map Questions?](#)**Parcel Information**

Municipality TOWN OF DUNN
 State Municipality Code 028
 Township 06
 Township Direction N
 Range 10
 Range Direction E
 Section 36
 Quarter NE
 Quarter-Quarter NW
 Plat Name METES AND BOUNDS
 Block/Building

Restrictive Covenants [Show Restrictions for this Plat, CSM, or Quarter](#)

Zoning Information

Zoning information updated on Saturday, October 19, 2013

For the most current and complete zoning information, contact the [Division of Zoning](#).

Zoning

A-1(EX) DCPREZ-0000-00000

[Zoning District Fact Sheets](#)**Owner Name and Address**

Owner Status CURRENT OWNER
 Name BARRETT J CORNEILLE
 Property Address 3040 WAUNONA WAY
 City State Zip MADISON, WI 53713
 Country USA
 Owner Status CURRENT CO-OWNER
 Name JOHN R CORNEILLE
 Property Address 3040 WAUNONA WAY
 City State Zip MADISON, WI 53713
 Country USA

Parcel Address**No parcel address available****Billing Address**

Attention

Assessment Information

Assessment Year	2013	2012
Valuation Classification	G4 G5 G5M	G4 G5 G5M
Assessment Acres	6.71	6.71
Land Value	\$2,600.00	\$2,700.00
Improved Value	\$0.00	\$0.00
Total Value	\$2,600.00	\$2,700.00
Valuation Date	05/06/2013	08/15/2012

[Show Valuation Breakout](#)[About Annual Assessments](#)**Tax Information**[Pay Taxes Online](#)

2012 Tax Values	E-Statement	E-Bill	E-Receipt
		Average Assessment Ratio	Estimated Fair Market Value
Category Assessed Value			
Land \$2,700.00 /		N/A	N/A
Improvement \$0.00 /		N/A	N/A
Total \$2,700.00 /		N/A	N/A

2012 Taxes:	\$46.42
2012 Lottery Credit(-):	\$0.00
2012 First Dollar Credit(-):	\$0.00
2012 Specials(+):	\$0.00
2012 Amount:	\$46.42

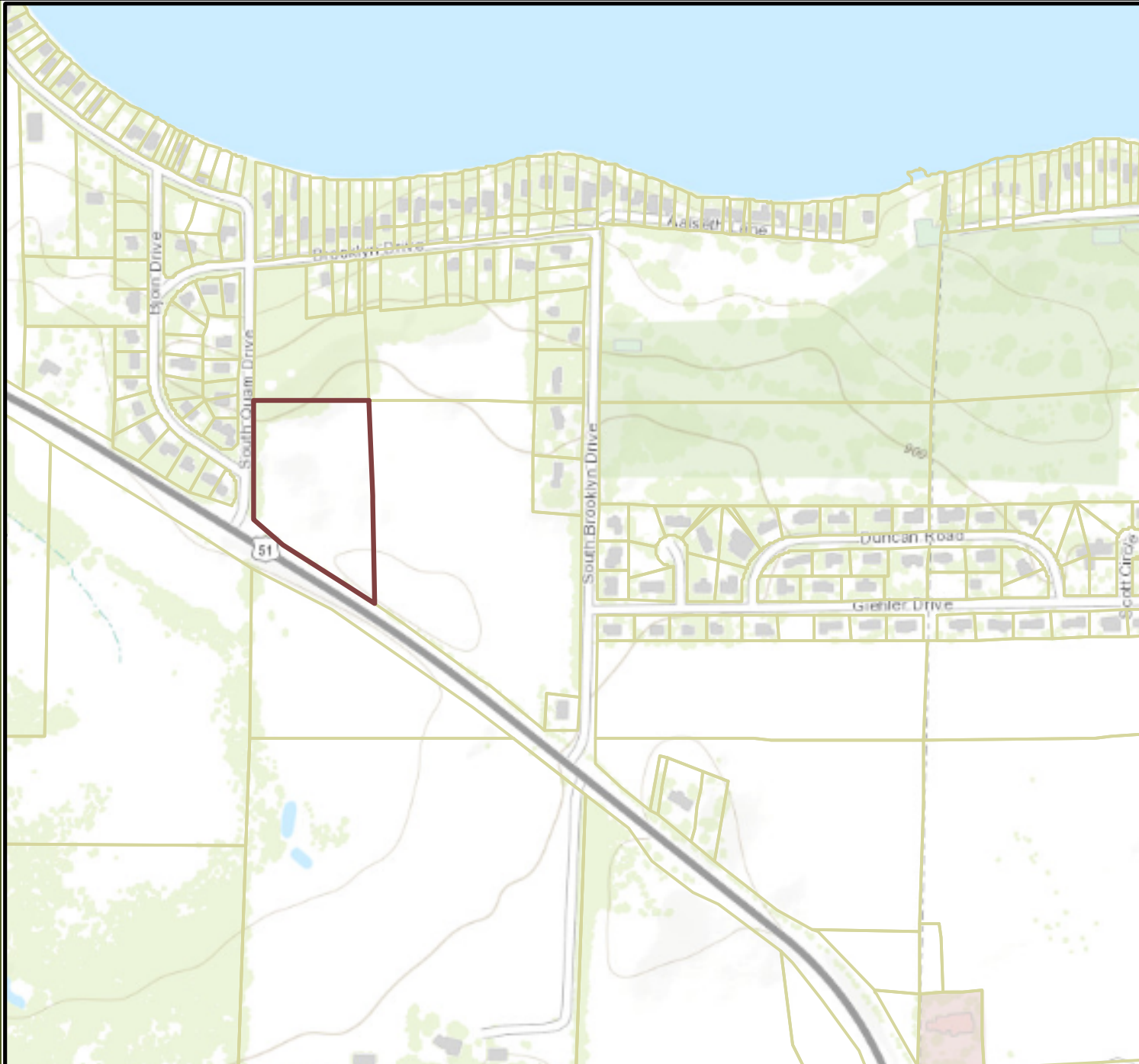
[Show Tax Information Details](#)[Show Tax Payment History](#)**District Information**

Type	State Code	Description
SCHOOL DISTRICT	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	14ST - E	EMS-STOUGHTON
OTHER DISTRICT	14ST - F	FIRE-STOUGHTON

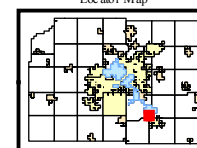
Tax Property Description

For a complete legal description, see the recorded documents
 SEC 36-6-10 PRT NW1/4NE1/4 COM SEC N1/4 COR TH S 536.8 FT
 TO CL USH 51 TH ALG SD CL S58DEGE 574.4 FT TH N2DEGW TO
 SEC N LN TH W TO POB 6.71 ACRES M/L EXC TO WI DOT IN
 R16239/25

Recorded Documents



Locator Map



This map was prepared by the Dane County Land Information Office from records and data located in various public offices. Map information is believed to be accurate but is not guaranteed to be without error. Source data used to compile this map is dynamic and in a constant state of maintenance, correction and update. This map does not represent a field survey and is not intended to be used as one. For general cartographic and reference purposes only.

NOTICE OF PUBLIC HEARING

The City of Stoughton Planning Commission will hold a **Public Hearing** on **Monday, November 11, 2013 at 6:00 o'clock p.m.**, or as soon after as the matter may be heard, at the **Public Safety Building, Second Floor, 321 S. Fourth Street**, Stoughton, Wisconsin, 53589, to consider a proposed ordinance amendment to the City of Stoughton Municipal Code of Ordinances. The proposed ordinance amendment is to Table 78-610(4)(a) Bufferyard Opacity Values, of the City of Stoughton Zoning Ordinance, Dane County, Wisconsin.

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

Michael Stacey
Zoning Administrator

Published October 24, 2013 and October 31, 2013 Hub

ORDINANCE OF THE COMMON COUNCIL

Amending Table 78-610(4)(a) of the City of Stoughton Municipal Zoning Code

Committee Action: Recommend approval - 0 with the Mayor voting

Fiscal Impact: N/A

File Number: O - 28 - 2013

Date November 26, 2013 First Reading

Introduced: December 10, 2013 Second Reading

The Common Council of the City of Stoughton do ordain as follows:

1.

Table 78-610(4)(a): Required Bufferyard Opacity Values

TABLE ON NEXT PAGE

[illegible]

2. This ordinance shall be in full force and effect from and after its date of publication.

Dates

Council Adopted: _____

Mayor Approved: _____

Published: _____

Attest: _____

Donna Olson, Mayor

City Clerk

NOTICE OF PUBLIC HEARING

The City of Stoughton Planning Commission will hold a **Public Hearing** on **Monday, November 11, 2013 at 6:00 o'clock p.m.**, or as soon after as the matter may be heard, at the **Public Safety Building, Second Floor, 321 S. Fourth Street**, Stoughton, Wisconsin, 53589, to consider proposed ordinance amendments to the City of Stoughton Municipal Code of Ordinances. The proposed ordinance amendments are to sections: 78-105(2)(e)8bA and D; 78-105(4)(c)8bG; 78-206(7)(c)1bD; 78-205(11)(e)2a; 78-716(3) and 78-814(4)(c), of the City of Stoughton Zoning Ordinance, Dane County, Wisconsin.

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

Michael Stacey
Zoning Administrator

Published October 24, 2013 and October 31, 2013 Hub

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

ORDINANCE OF THE COMMON COUNCIL

Amending the following Ordinance Sections: 78-105(2)(e)8bA and D; 78-105(4)(c)8bG; 78-206(7)(c)1bD; 78-205(11)(e)2a; 78-716(3) and 78-814(4)(c) of the City of Stoughton Municipal Zoning Code

Committee Action: Recommend approval - 0 with the Mayor voting

Fiscal Impact: N/A

File Number: O - 29 - 2013

Date November 26, 2013 First Reading

Introduced: December 10, 2013 Second Reading

The Common Council of the City of Stoughton do ordain as follows:

1. 78-105(2)(e)8bA and D Single Family Residential-6 (SR-6) District.

A: Minimum lot area: 6,600 square feet or 4,000 square feet for Traditional Neighborhoods

B: Minimum lot width: 40 feet

C: Minimum street frontage: 40 feet

Minimum Setbacks:

D: Front or street side lot line to house: Minimum 20 feet to house; 12 feet to porch; ~~maximum 25 feet to house; 15 feet to porch~~

78-105(4)(c)8bG Central Business (CB) District.

G: Building to nonresidential rear lot line: ~~Ten~~ Zero feet

78-206(7)(c)1bD Communication towers.

D. If the plan commission determines that it is necessary to consult with a third party in considering factors listed in subsection ~~B.~~ of this section, all reasonable costs and expenses associated with such consultation shall be borne by the applicant. Failure to pay such costs and expenses or provide information requested by the plan commission shall be grounds for denial or revocation of a conditional use permit. The applicant may provide names of consultants, which the applicant believes are qualified to assist in resolving the issues before the plan commission.

78-205(11)(e)2a Large development regulations.

a. *Compatibility with city plans.* A compatibility report is required when a retail and commercial service development reaches a defined threshold as outlined in Figure 2.1. The applicant shall provide, through a written compatibility report submitted with the petition for a conditional use permit or rezoning application for the ~~PUD~~ PD districts, adequate evidence that the proposed building and overall development project will be compatible with the city's comprehensive plan, any detailed neighborhood plan for the area, and any other plans officially adopted by the city.

78-716(3) Exterior construction materials standards.

(3) *Standards for all residential, office, business, institutional and the industrial zoning districts.* Except for exposed foundations not to exceed three feet in height from the adjacent

grade, all non-single family development located within the RH, ER-1, SR-3, SR-4, SR-5, SR-6, TR-6, MR-10, MR-24, NO, PO, NB, PB, CB, and I districts shall employ only high-quality, decorative exterior construction materials on the visible exterior of the following portions of all structures and buildings:

78-814(4)(c) Signs accessory to business, commercial, or industrial uses.

~~(c) — Signs constructed of metal and illuminated by any means requiring internal wiring or electrically wired accessory fixtures attached to a metal sign shall maintain a free clearance to grade of nine feet.~~

2. This ordinance shall be in full force and effect from and after its date of publication.

Dates

Council Adopted: _____

Mayor Approved: _____

Published: _____

Attest: _____

Donna Olson, Mayor

City Clerk

NOTICE OF PUBLIC HEARING

The City of Stoughton Planning Commission will hold a **Public Hearing** on **Monday, November 11, 2013 at 6:00 o'clock p.m.**, or as soon after as the matter may be heard, at the **Public Safety Building, Second Floor, 321 S. Fourth Street**, Stoughton, Wisconsin, 53589, to consider a proposed ordinance amendment to the City of Stoughton Municipal Code of Ordinances. The proposed ordinance amendment is to section 78-210 Nonconforming use regulations, of the City of Stoughton Zoning Ordinance, Dane County, Wisconsin.

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

Michael Stacey
Zoning Administrator

Published October 24, 2013 and October 31, 2013 Hub

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

ORDINANCE OF THE COMMON COUNCIL

Amending the following Ordinance Section: 78-210 Nonconforming Use Regulations of the City of
Stoughton Municipal Zoning Code

Committee Action: Recommend approval - 0 with the Mayor voting

Fiscal Impact: N/A

File Number: O - 30 - 2013

Date November 26, 2013 First Reading

Introduced: December 10, 2013 Second Reading

The Common Council of the City of Stoughton do ordain as follows:

1. 78-210 Nonconforming Use Regulations.

(1) *Definition:* A nonconforming use is an active and actual use of land or structures, or both; legally established prior to the effective date of this chapter or subsequent applicable amendment thereto which has continued the same use to the present, and which would not be permitted under the current terms of this chapter.

(2) *Continuance of a nonconforming use:* Any nonconforming use lawfully existing upon the effective date of this chapter ~~or any amendment to it~~ may be continued at the size and in a manner of operation existing upon such date, except as specified in this section. ~~Any prior legal use made nonconforming by this chapter or by an amendment to it may be granted legal conforming status by the issuance of a conditional use permit, subject to the standards and procedures prescribed by section 78-905. Any prior legal use made nonconforming by a modification to the Official Zoning Map after the effective date of this chapter may be granted legal conforming use status by changing the zoning district of the affected property to an appropriate district through a zoning map amendment. Such requested zoning amendment shall be subject to the standards and procedures prescribed by section 78-903~~

(3) *Modification of a nonconforming use:*

(a) Except as permitted in this section, a nonconforming use shall not be expanded, enlarged, or extended, unless the use is changed to a use permitted in the district in which the use is located, and shall not be changed to another nonconforming use.

(b) A nonconforming nonresidential use not served by public sanitary sewer and/or public water may be permitted to expand without being served by public sanitary sewer and/or public water if either or both facilities are not available within 1,000 feet of the subject property, and a conditional use permit is granted for such expansion.

(4) *Discontinuance of a nonconforming use:* When any nonconforming use of any structure or land is discontinued for a period of 12 consecutive months, or is changed into a conforming use, any future use of said structure or land shall be in complete conformity with the provisions of this chapter.

(5) *Maintenance and repair of a nonconforming use:* The ~~ordinary normal~~ maintenance ~~and repair~~ of a ~~nonconforming use~~ (structure or land) containing or related to a nonconforming use is permitted, including necessary repairs and incidental alterations which do not exacerbate the adverse impacts of the nonconforming use in relation to the purpose of this chapter. ~~Except as otherwise provided in this section, whenever a nonconforming use is damaged to the extent of more than~~ In no instance shall such repairs exceed 50 percent of its current equalized assessed the value of such structure or property prior to such

~~repairs. , it shall not be restored except in conformity with the regulations of the district in which it is located. Notwithstanding the previous sentence, the structural repairs or alterations in a structure either itself nonconforming or containing a nonconforming use shall not during its lifetime exceed 50 percent of the present equalized assessed value of said structure unless permanently changed to a conforming use.~~

(6) *Nonconforming lots and structures:* See section 78-408

2. This ordinance shall be in full force and effect from and after its date of publication.

Dates

Council Adopted:_____

Mayor Approved: _____

Donna Olson, Mayor

Published:_____

Attest: _____

City Clerk

NOTICE OF PUBLIC HEARING

The City of Stoughton Planning Commission will hold a **Public Hearing** on **Monday, November 11, 2013 at 6:00 o'clock p.m.**, or as soon after as the matter may be heard, at the **Public Safety Building, Second Floor, 321 S. Fourth Street**, Stoughton, Wisconsin, 53589, to consider a proposed ordinance amendment to the City of Stoughton Municipal Code of Ordinances. The proposed ordinance amendment is to section 2-313 Zoning administration and enforcement, of the City of Stoughton Administration Ordinance, Dane County, Wisconsin.

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

Michael Stacey
Zoning Administrator

Published October 24, 2013 and October 31, 2013 Hub

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

ORDINANCE OF THE COMMON COUNCIL

Amending Ordinance Section 2-313 and 2-313 (6) Zoning administration and enforcement of the City of Stoughton Municipal Administration Ordinance

Committee Action: Recommend approval - 0 with the Mayor voting

Fiscal Impact: N/A

File Number: O - 24 - 2013

Date November 26, 2013 First Reading

Introduced: December 10, 2013 Second Reading

The Common Council of the City of Stoughton do ordain as follows:

1. 2 – 313 Zoning administration and enforcement

The ~~building inspector~~ planning & development director shall have the duty and responsibility of enforcing and administering this division. The ~~building inspector~~ planning & development director shall have the authority to appoint members of his staff as enforcing officers with the same duties and responsibilities. The ~~building inspector~~ planning & development director and his staff may:

- (1) Enter upon any land or within any building during reasonable hours to make inspections as may be necessary to fulfill their duties as administrators of this division.
- (2) Investigate uses of land, buildings and structures to determine compliance with the terms of this division.
- (3) Maintain permanent records relating to the adoption, amendment and administration of this division including, but not limited to, all maps, conditional uses, variances, appeals, certificates of occupancy and applications.
- (4) Receive, file and forward all applications for amendments, variances, conditional uses or other matters to the plan commission.
- (5) Institute in the name of the city all appropriate actions or proceedings against any violator as provided by law.
- (6) Establish and administer any procedural regulations, clarifying or explaining any provisions of this division. This activity shall be vested solely in the ~~building inspector~~ planning & development director.

2. This ordinance shall be in full force and effect from and after its date of publication.

Dates

Council Adopted: _____

Mayor Approved: _____

Published: _____

Attest: _____

Donna Olson, Mayor

City Clerk

NOTICE OF PUBLIC HEARING

The City of Stoughton Planning Commission will hold a **Public Hearing** on **Monday, November 11, 2013 at 6:00 o'clock p.m.**, or as soon after as the matter may be heard, at the **Public Safety Building, Second Floor, 321 S. Fourth Street**, Stoughton, Wisconsin, 53589, to consider a proposed ordinance amendment to the City of Stoughton Municipal Code of Ordinances. The proposed ordinance amendment is to section 30-33(a)(1) Standards for development in floodway areas, of the City of Stoughton Floodplain Zoning Ordinance, Dane County, Wisconsin.

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

Michael Stacey
Zoning Administrator

Published October 24, 2013 and October 31, 2013 Hub

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

ORDINANCE OF THE COMMON COUNCIL

Amending Ordinance Section 30-33 (a)(1) Standards for developments in floodway areas of the City of
Stoughton Municipal Floodplain Zoning Ordinance

Committee Action: Recommend approval - 0 with the Mayor voting

Fiscal Impact: N/A

File Number: O - 31 - 2013

Date November 26, 2013 First Reading

Introduced: December 10, 2013 Second Reading

The Common Council of the City of Stoughton do ordain as follows:

1. 30-33 Standards for developments in floodway areas.
 - (a) (1) Any development in floodway areas shall comply with ~~section 30-20~~ Article II and have low flood damage potential.
2. This ordinance shall be in full force and effect from and after its date of publication.

Dates

Council Adopted: _____

Mayor Approved: _____

Published: _____

Attest: _____

Donna Olson, Mayor

City Clerk