

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, August 14, 2023, at 6:00 o'clock p.m., or as soon after as the matter may be heard to consider a proposed rezoning of Certified Survey Map, Lots 1, 2, 3 and Outlot 1 at the southeast corner of US Hwy 51 and County Hwy B. Lot 1 is proposed to be rezoned to PO - Planned Office; Lot 2 and Lot 3 are proposed to be rezoned to RH – Rural Holding and Outlot 1 is proposed to be rezoned to I – Institutional (Park/Open Space).

Location: The meeting of the Plan Commission will be conducted as a hybrid meeting. (Virtual and In-Person)

In-Person: Council Chambers (2nd floor of the Public Safety Building)
321 S. Fourth Street, Stoughton, WI

Virtual: You can join the meeting using a computer, tablet or smartphone via Zoom

<https://us06web.zoom.us/j/84804793954?pwd=ZDMzSIFWUndSS1NjNkNhYUM5akJJZz09>

Phone in: +1 312 626 6799

Meeting ID: 848 0479 3954

Passcode: 586242

If you wish to call in and speak at the meeting, please register at <http://speak.cityofstoughton.com> by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the “Organizer” and Commissioners.

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

Published July 27 and August 3, 2023 Hub

**City of Stoughton Application for Amendment of the Official Zoning Map
(Requirements per Section 78-903 attached)**

Applicant Name: _____

Applicant Address: _____

Applicant Phone and Email: _____

Property Owner Name (if different than applicant): _____

Property Owner Phone: _____

Subject Property Address: _____

This form is designed to be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application; Parts I - IV are to be used by the City when processing said application.

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator _____ Date: _____

Application fee of \$_____ received by Zoning Administrator _____ Date: _____

II Application Submittal Packet Requirements for Applicant Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application and materials for staff review, followed by one revised application packet based upon staff review and comments.

Application form filed with Zoning Administrator _____ Date: _____

- (a) **A copy of the Current Zoning Map of the subject property and vicinity:**
 - Showing all lands for which the zoning is proposed to be amended.
 - Map and all its parts are clearly reproducible with a photocopier.
 - Electronic map size of 11" by 17" and map scale not less than one inch equals 800 ft.
 - All lot dimensions of the subject property provided.
 - Graphic scale and north arrow provided.
- (c) **Written justification for the proposed text amendment**
 - Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-903(4)(c)1.-3.

III Justification of the Proposed Zoning Map Amendment for Applicant Use

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 78-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

2. Which of the following has arisen that are not properly addressed in the current Official Zoning Map? (Please provide explanation in space below if necessary)

- a) The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
- b) A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
- c) Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- d) Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

IV. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphic electronic copies of final application packet by Zoning Administrator

Date: _____

Notified Neighboring Property Owners (within 300 feet)

Date: _____

Notified Neighboring Township Clerks (within 1,000 feet)

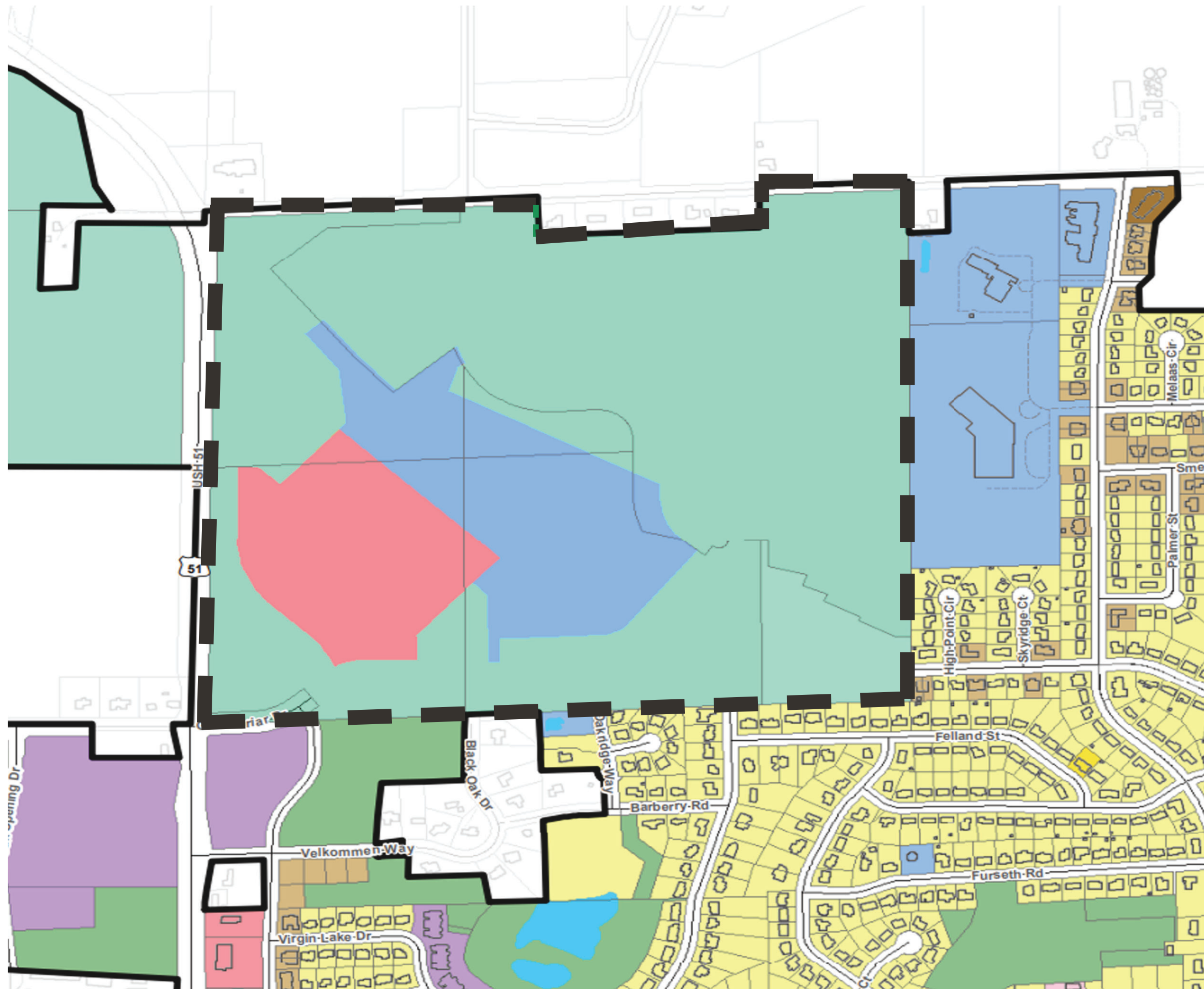
Date: _____

Class 2 legal notice sent to official newspaper by City Clerk

Date: _____

Class 2 legal notice published on _____ and _____

Date: _____



Zoning Map City of Stoughton

- Area for rezoning
- City of Stoughton Municipal Boundary
- City of Stoughton Tax Parcel Boundary
- Railroad
- Building Footprint
- Surface Water

Zoning Class

- Right of Way
- ER-1
- SR-3
- SR-4
- SR-5
- SR-6
- TR-6
- MR-10
- MR-24
- Planned Development
- Neighborhood Business
- Planned Business
- Central Business
- Neighborhood Office
- Planned Office
- Rural Holding
- Institutional
- Institutional (Park/Open Space)
- Planned Industrial
- General Industrial
- Heavy Industrial

Adopted December 22, 2009
 Revision June 20, 2022
 Date: 7/11/2022
 Source: Dane County LIO and
 Dane County Planning and Development

0 275 550 1,100
Feet





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 FUNDING | PLANNING | ENVIRONMENTAL
 1702 Pankratz St Madison, WI 53704
 (608) 242-7779 www.msa-ps.com

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PROJECT NO.	21902000	OWNER:	STI HOLDINGS, INC.
DRAWN BY:	SRS		416 ACADEMY ST.
SURVEYOR:	BLT		STOUGHTON, WI 53589
FILE NO.	21902000		
SHEET NO.	1 OF 15		

DANE COUNTY CERTIFIED SURVEY MAP #

PART OF THE W 1/2 OF THE SW 1/4, PART OF THE E 1/2 OF THE SW 1/4, THE W 1/2 OF THE SE 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

TOTAL ACREAGE: 182.429 AC.

