

## PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, July 10, 2023 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of the property at CSM Lot 1, Chalet Subdivision, part of Lots 9 and 10, City of Stoughton, Wisconsin, owned by Chalet Court LLC (Todd Nelson). The property (CSM Lot 1) is proposed to be rezoned from RH - Rural Holding to TR-6 – Two Family Residential.

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

**In-Person:** Council Chambers (2<sup>nd</sup> 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/82765957880?pwd=ZFd4QnlJaklGalduU2ViQWR6cTY5QT09>

**Phone in:** +1 312 626 6799

**Meeting ID:** 827 6595 7880 **Passcode:** 323926

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.

Additional information including a location map can be found at:  
<http://stoughtoncitydocs.com/planning-commission/>

Published June 22 and 29, 2023 Hub

To the City of Stoughton Planning and Zoning Dept.

The owner wishes to rezone Lot #1 (legal description is attached) to allow for one duplex lot. The property is vacant and currently provides the city with no meaningful value. If anything it acts as a dumping ground of rubble. The addition of a duplex at this location would provide much needed affordable housing at an infill location that is absent from any housing developments. In addition there would be a substantial increase in tax base. The rezoning is consistent with the City of Stoughton's master plan. Commencement of construction would begin immediately after final approval from the city.

Restfully submitted.

Todd Nelson

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

Applicant Name: Todd Nelson  
Applicant Address: 710 Clyde St. Stoughton  
Applicant Phone and Email: 75 Nelson @ Gmail.com  
Property Owner Name (if different than applicant): Chalet Court LLC  
Property Owner Phone: 608-669-1554  
Subject Property Address: lot #1 parts of lots 9-10 Chalet subdivision

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: 6/12/23

Application fee of \$ 475 received by Zoning Administrator

Date: 6/12/23

**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: 6/12/23

- (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.
- (b) Written justification for the proposed map 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))?

The proposed lot is not in a DNR floodplain or wetlands

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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.

The development of a duplex lot would be consistent with the City Comp Plan. Also, there is little residential development on the east side of Stoughton vs the west side of the city

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?

~~keeping the number of housing units~~  
staying consistent with the number of housing units.

**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: 6/12/23

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: \_\_\_\_\_

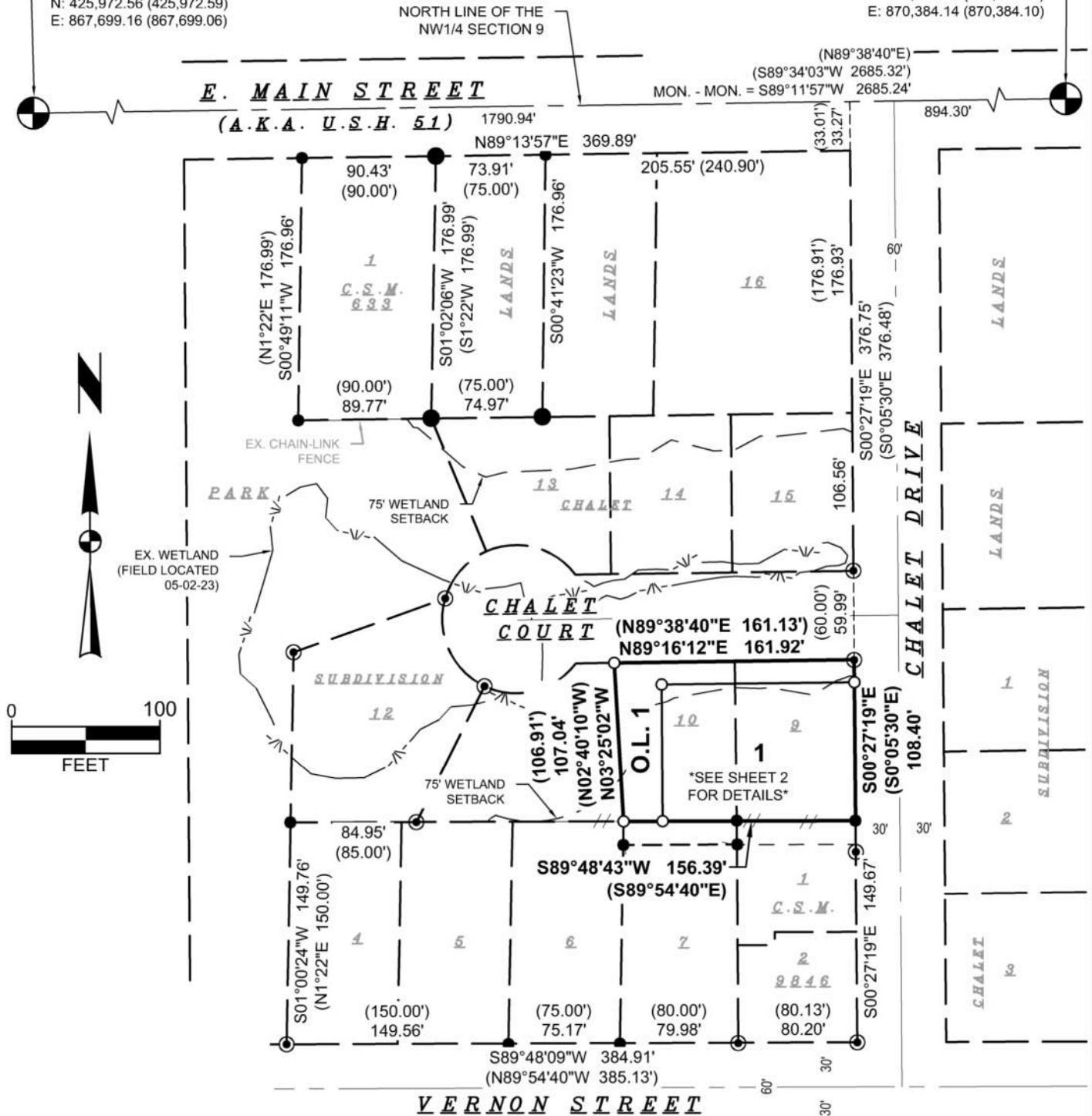
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 9-10, CHALET SUBDIVISION, AS RECORDED IN VOLUME 40 OF PLATS, ON PAGE 7, AS DOCUMENT NUMBER 1358827, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

FOUND ALUMINUM CAP MONUMENT IN METAL BOX AT THE NORTHWEST CORNER OF SECTION 9, T5N, R11E, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN. COUNTY COORDINATE SYSTEM (DANE) MEASURED COORDS. N: 425,972.56 (425,972.59) E: 867,699.16 (867,699.06)

TOTAL PLATTED AREA = 17,132 SQ. FT. (0.3933 ACRES)

FOUND ALUMINUM CAP MONUMENT IN METAL BOX AT THE NORTH QUARTER CORNER OF SECTION 9, T5N, R11E, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN. COUNTY COORDINATE SYSTEM (DANE) MEASURED COORDS. N: 426,010.09 (426,010.12) E: 870,384.14 (870,384.10)



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T6N, R10E, MEASURED AS S00°16'59"W

NOTES:  
SEE SHEET 2 FOR LOT DETAILS,  
SEE SHEET 3 FOR LEGEND, LOT  
AREA TABLE AND NOTES

**DRAFT**

C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_



SURVEYED FOR:  
Chalet Court LLC  
710 Clyde Street  
Stoughton, WI 53589

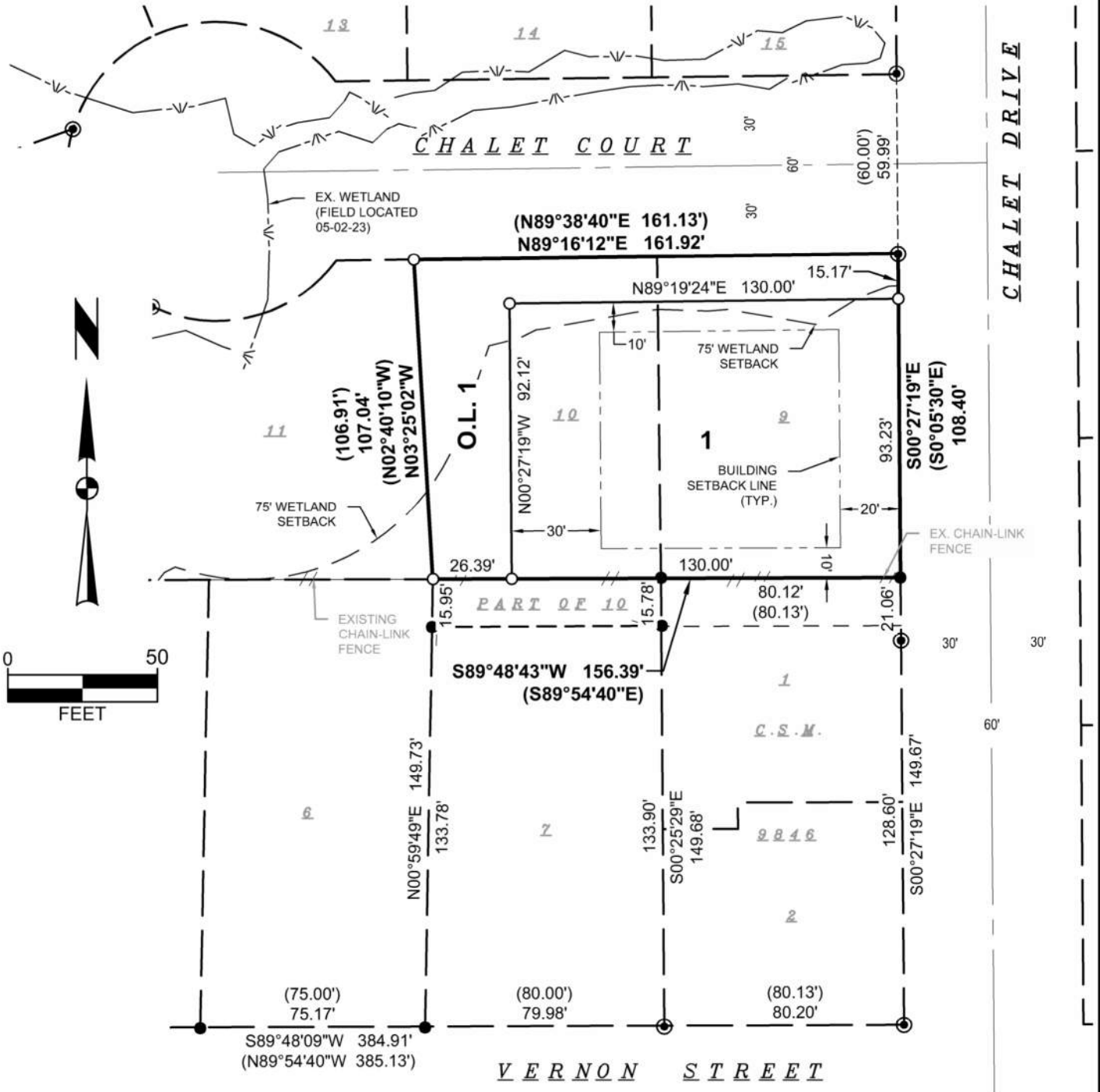
SURVEYED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

FN: 123.0464.30  
DATE: 06-12-23  
REVISIONS:  
REV1  
REV2  
REV3

SHEET 1 OF 5

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 9-10, CHALET SUBDIVISION, AS RECORDED IN VOLUME 40 OF PLATS, ON PAGE 7, AS DOCUMENT NUMBER 1358827, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T6N, R10E, MEASURED AS S00°16'59"W

**NOTES:**  
 SEE SHEET 1 FOR OVERALL MAP INFORMATION  
 SEE SHEET 3 FOR LEGEND, LOT AREA TABLE AND NOTES

**DRAFT**

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SHEET 2 OF 5

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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| LOT AREA TABLE |           |              |
|----------------|-----------|--------------|
| LOT #          | AREA (SF) | AREA (ACRES) |
| 1              | 12,048    | 0.277        |
| O.L. 1         | 5,084     | 0.117        |

| LEGEND  |   |
|---|---|
| ●   | 3/4" SOLID IRON REBAR FOUND                         |
| ●   | 3/4" SOLID IRON REBAR WITH CAP FOUND                |
| ⊙   | 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)         |
| ○   | 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft. |
| ( )   | INDICATES RECORDED AS                               |
| DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT |   |

**NOTES:**

- 1) No existing structures on surveyed area.
- 2) Date of field survey: 04-20-2023
- 3) This survey was prepared without the benefit of a Title Report for the subject tract or adjoining and is therefore subject to any easements, agreements, restrictions and statement of facts revealed by examination of such documents.
- 4) Wetlands, if present have not been delineated or shown.
- 5) Floodplain, if present has not been located or shown.

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## OWNER'S CERTIFICATE

CHALET COURT, LLC, as owner(s), does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this Certified Survey map is required by s. 236.34 to be submitted to the City of Stoughton for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

CHALET COURT , LLC

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
(Authorized Representative, Title)

State of Wisconsin )  
                                  )ss.  
County of Dane     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above named \_\_\_\_\_, as \_\_\_\_\_, the sole member of CHALET COURT, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

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SHEET 4 OF 5

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division Ordinances of the City of Stoughton and under the direction of CHALET COURT, LLC, as owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of Lots 9-10, CHALET SUBDIVISION, as recorded in Volume 40 of Plats, on page 7, as Document Number 1358827, Dane County Registry, and located in the Northeast Quarter of the Northwest Quarter of Section 9, Township 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, more fully described as follows:

Commencing at the North Quarter corner of said Section 9, thence S89°11'57"W along the North line of the Northwest Quarter of said Section 9, 894.30 feet the extension of the westerly right of way line of Chalet Drive; thence S00°27'19"E, 33.27 feet to the Northeast corner of Lot 16, said CHALET SUBDIVISION; thence continuing S00°27'19"E, along the westerly right of way line of Chalet Drive, and the easterly line of Lots 15 & 16, CHALET SUBDIVISION, 343.48 feet to the Northeasterly corner of said Lot 9, point also being on the southerly right of way line of Chalet Court and the point of beginning; thence continuing along said westerly right of way line, S00°27'19"E, 108.40 feet to the Northeast corner of Lot 1, Certified Survey Map Number 9846, Dane County Registry; thence along the North line of said Certified Survey Map, S89°48'43"W, 156.39 feet to the Southeasterly corner of Lot 11, CHALET SUBDIVISION; thence N03°25'02"W, along the Easterly line of said Lot 11, 107.04 feet to the Southerly right of way line of Chalet Court; thence along said Southerly right of way line, N89°16'12"E, 161.92 feet to the point of beginning. This description contains approximately 17,132 square feet or 0.3933 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed:

Adam R. Gross, P.L.S. No. 3017  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
agross@snyder-associates.com

## CITY OF STOUGHTON CERTIFICATE:

Resolved that this Certified Survey Map is hereby acknowledge and approved by the City of Stoughton.

By: \_\_\_\_\_  
Candyee J. Christen, City Clerk, City of Stoughton

Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_



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DATE: 06-12-23  
REVISIONS:  
REV1  
REV2  
REV3

SHEET 5 OF 5

June 12, 2023  
FN: 123.0464.30

### Proposed Lot 1 – Legal Description

Part of Lots 9-10, CHALET SUBDIVISION, as recorded in Volume 40 of Plats, on page 7, as Document Number 1358827, Dane County Registry, and located in the Northeast Quarter of the Northwest Quarter of Section 9, Township 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, more fully described as follows:

Commencing at the North Quarter corner of said Section 9, thence  $S89^{\circ}11'57''W$  along the North line of the Northwest Quarter of said Section 9, 894.30 feet the extension of the westerly right of way line of Chalet Drive; thence  $S00^{\circ}27'19''E$ , 33.27 feet to the Northeast corner of Lot 16, said CHALET SUBDIVISION; thence continuing  $S00^{\circ}27'19''E$ , along the westerly right of way line of Chalet Drive, and the easterly line of Lots 15 & 16, CHALET SUBDIVISION, 343.48 feet to the point of beginning; thence continuing along said westerly right of way line,  $S00^{\circ}27'19''E$ , 93.23 feet to the Northeast corner of Lot 1, Certified Survey Map Number 9846, Dane County Registry; thence along the North line of said Certified Survey Map,  $S89^{\circ}48'43''W$ , 130.00 feet; thence  $N00^{\circ}27'19''W$ , 92.12 feet; thence  $N89^{\circ}19'24''E$ , 130.00 to the point of beginning. This description contains approximately 12,048 square feet or 0.2766 acres.


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

Date of Application 6/13/23  
Applicant Name Todd Nelson Phone 608-669-1554  
Applicant Email 75Nelson@gmail.com  
Owners Name (if different than applicant) Chalet Court LLC Phone 608-669-1554  
Subject Property Address lot # 4 parts of lots 9-10 Chalet Subdivision  
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: 2  
Fee Amount: \$275

Owner/Applicant Signature  Date 6/13/23

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.