

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Virtual Public Hearing on Monday, October 9, 2023 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed conditional use permit application by Ashley Kirch for a Bed and Breakfast use at 217-219 S. Fourth Street, Stoughton, WI.

The property is more formally described as:

Parcel # 281/0511-081-3215-5

Legal Description: ORIGINAL PLAT BLOCK 38 N 55 FT LOT 5 N 55 FT LOT 6 N 55 FT LOT 7

*This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.

See additional information at: <http://stoughtoncitydocs.com/planning-commission/>

You can join the meeting via Zoom or Phone below:

<https://us06web.zoom.us/j/84070124106?pwd=ZWZFM0g5OWIPRDhhUW0vMmNNSk1WQT09>

Meeting ID: 840 7012 4106

Passcode: 039043

Phone in access: +1 312 626 6799 US

Meeting ID: 840 7012 4106

Passcode: 039043

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 September 14 and 21, 2023 Hub

**City of Stoughton Application for Conditional Use Review and Approval
(Requirements per Section 78-905)**

Applicant Name: Ashley Kirch
Applicant Address: 219^{1/2} Fourth St Stoughton
Applicant Phone and Email: 608-843-4029 Kirch-ashley@yahoo.com
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 for a conditional use review *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application. (See conditional use review and approval procedures attached)

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 9/6/23
Application fee of \$ 520 received by Zoning Administrator Date: 9/6/23

II Application Submittal Packet Requirements

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review at least 30 days prior to a Planning Commission meeting, followed by one revised draft final application packet based upon staff review and comments. The final application materials are required to be submitted at least 2 weeks prior to the Planning Commission meeting.

Initial Packet
(1 electronic 11 x 17 copy of plans to Zoning Administrator) Date: _____
Final Packet
(1 electronic 11 x 17 copy of plans
and if necessary one large scalable copy of plans to Zoning Administrator) Date: 9/6/23

(a) A map of the proposed conditional use:

- Showing all lands under conditional use consideration.
- All lot dimensions of the subject property provided.
- Graphic scale and north arrow provided.

- (b) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.
- (c) A site plan (conforming to the requirements of Section 78-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a large development (per Sections 78-205(11)). A proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 78-908.
- (d) Written justification for the proposed conditional use indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-905(5)(c)1.-6, as follows.

ADDITION

III Justification of the Proposed Conditional Use Request.

1. How is the proposed conditional use and location in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted?

According to the rules/regulations that were sent to me, the AIRB+B follows all.

The AIRB+B does need to have a shower installed into the bathroom that will be used by guests.

There are two exists from the building, & the house, although its close to the downtown/main street, its not right off of main street.

2. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905(4)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map or ordinance adopted?

No

There is a public parking lot on one side of the house, & a residential parking lot on the other side. My house also has a driveway.

Because stays are limited this will not have any affect on the public parking or neighboring house. I did speak with neighbor/owner Jon & he was excited to see another B+B go in Stoughton.

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

There are no changes being made or being asked to be made in order for the B+B to go in.

All land remains the same. We will also continue to fix up "this old house!"

4. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

yes, please see answer in #2.

This change will not have an impact or cause any burdens.

5. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(5)(c)1-5.), after taking into consideration any proposed options to minimize such impacts?

From what I know,

This proposal covers & meets all requirements. There are a few things like the shower that needs to be installed.

I am looking to do An Airbnb under 78-206(4)(K) Commercial Indoor Lodging.

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet)

Date: 9/18/23

Notified Neighboring Township Clerks (within 1,000 feet)

Date: 10/4/23

Class 2 legal notice sent to official newspaper by City Clerk

Date: 9/7/23

Class 2 legal notice published on 9/14/23 and 9/21/23

Date: _____

Conditional Use recorded with the County Register of Deeds Office after approval

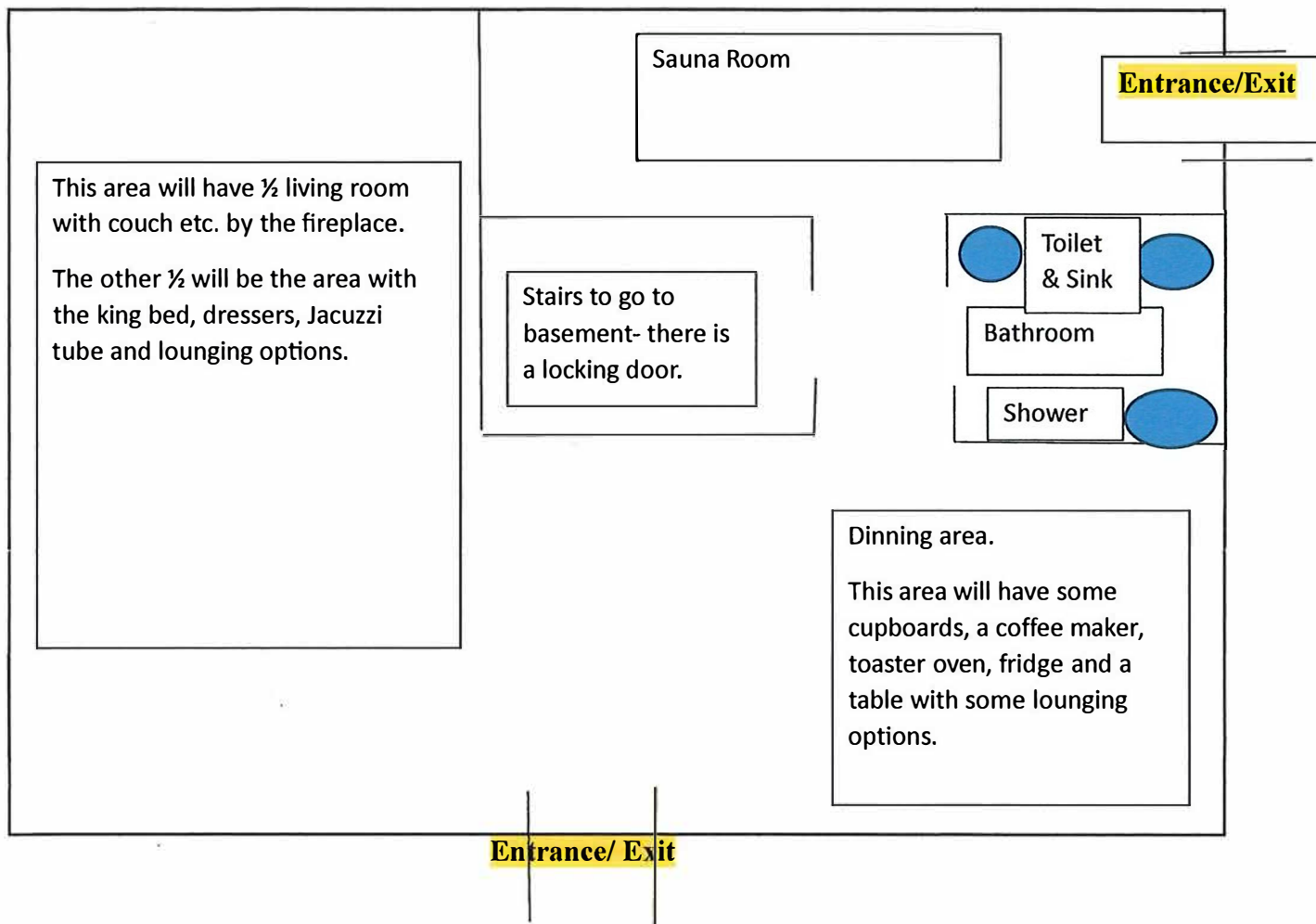
Hello,

I am submitting the Application for Conditional Use Review and Approval to be reviewed for me to turn part of my home into a Bed & Breakfast (B&B), basically a jacuzzi suite with a sauna. Michael Stacey sent me over the requirements, provisions, and process for getting it approved.

I have included a map to show my plan, along with the required paperwork, and fees.

Goal/Plan:

I live upstairs in my house; I currently have the downstairs as me Impulse Buy store. I am planning on using the downstairs as a suite for guests to stay. There will be no kitchen or remodeling done downstairs, I have a kitchen upstairs to cook the one allowed meal (breakfast), and then the guests have their own bathroom (I do need to install a shower). Please see attached for the drawing of the floor plan.



Plat of Survey

Legal Description of Record: Document No. 5597150

Parcel A

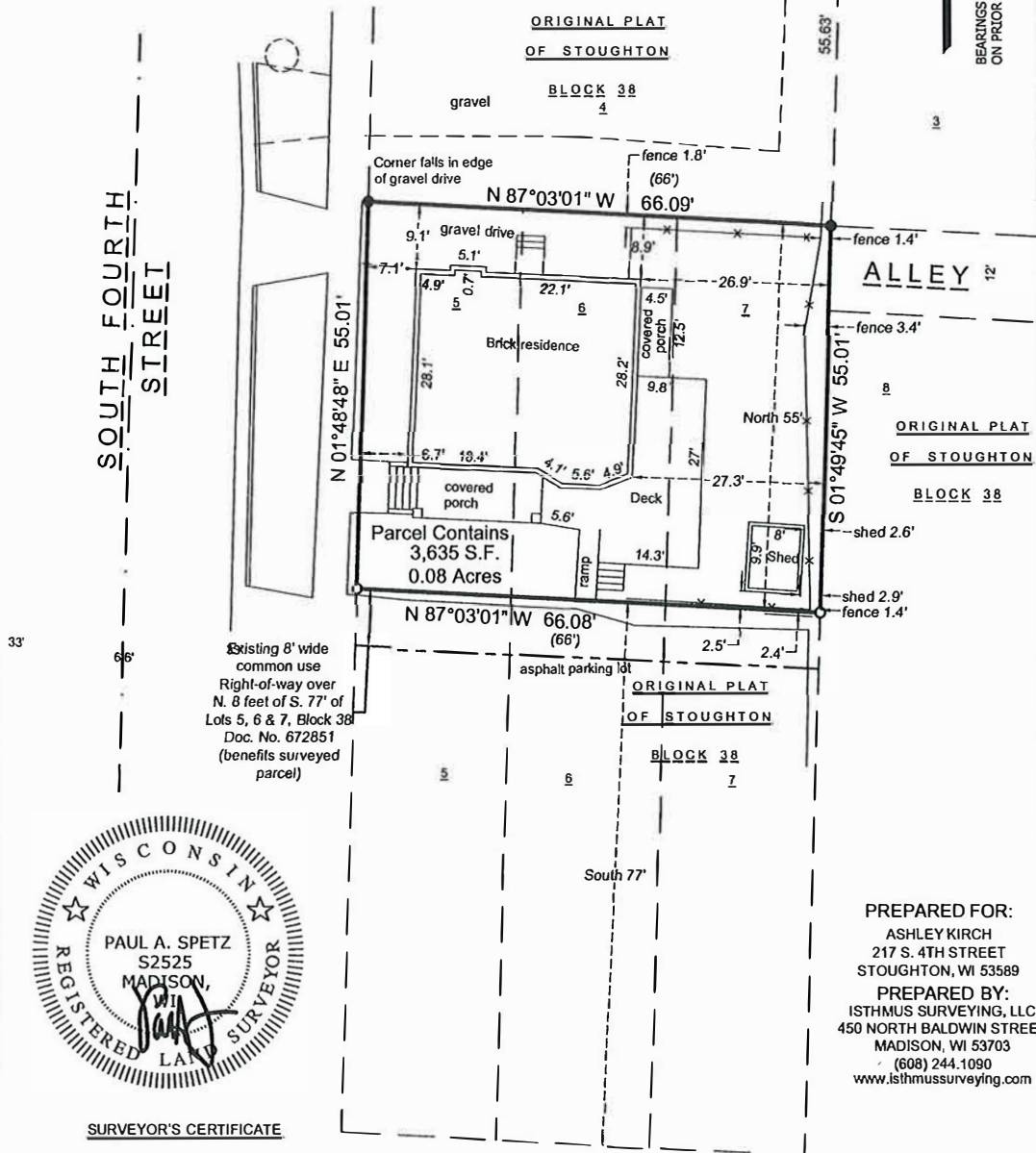
The North 55 feet of Lots 5, 6, and 7, Block 38, Original Plat of the City of Stoughton, in the City of Stoughton, Dane County, Wisconsin.

Parcel B

Right of Way 8 feet wide over the North 8 feet of the South 77 feet of said Lots 5, 6 and 7, Block 38, Original Plat of the City of Stoughton, in the City of Stoughton, Dane County, Wisconsin, as created in Vol. 434 of Deeds, page 506, as #672851.

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- 3/4"x18" SOLID IRON ROD SET
1.50lbs./LINEAL FOOT.
- () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.



SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, visible improvements, potential encroachments and it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 22nd Day of March, 2022: Paul A. Spetz, S 2525

PREPARED FOR:

ASHLEY KIRCH
217 S. 4TH STREET
STOUGHTON, WI 53589

PREPARED BY:

ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

S. 4th St



E. Main Street