

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, September 12, 2022 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 1008 Riverview Drive, City of Stoughton, Wisconsin, owned by BDE Holdings LLC. The property is proposed to be rezoned from SR-4 Single Family Residential to SR-5 – Single Family Residential.

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/85778016234?pwd=MEdMMmxrYkdkMG13Tjg5S29pWGlaQT09>

Phone in: +1 312 626 6799

Meeting ID: 857 7801 6234

Passcode: 750148

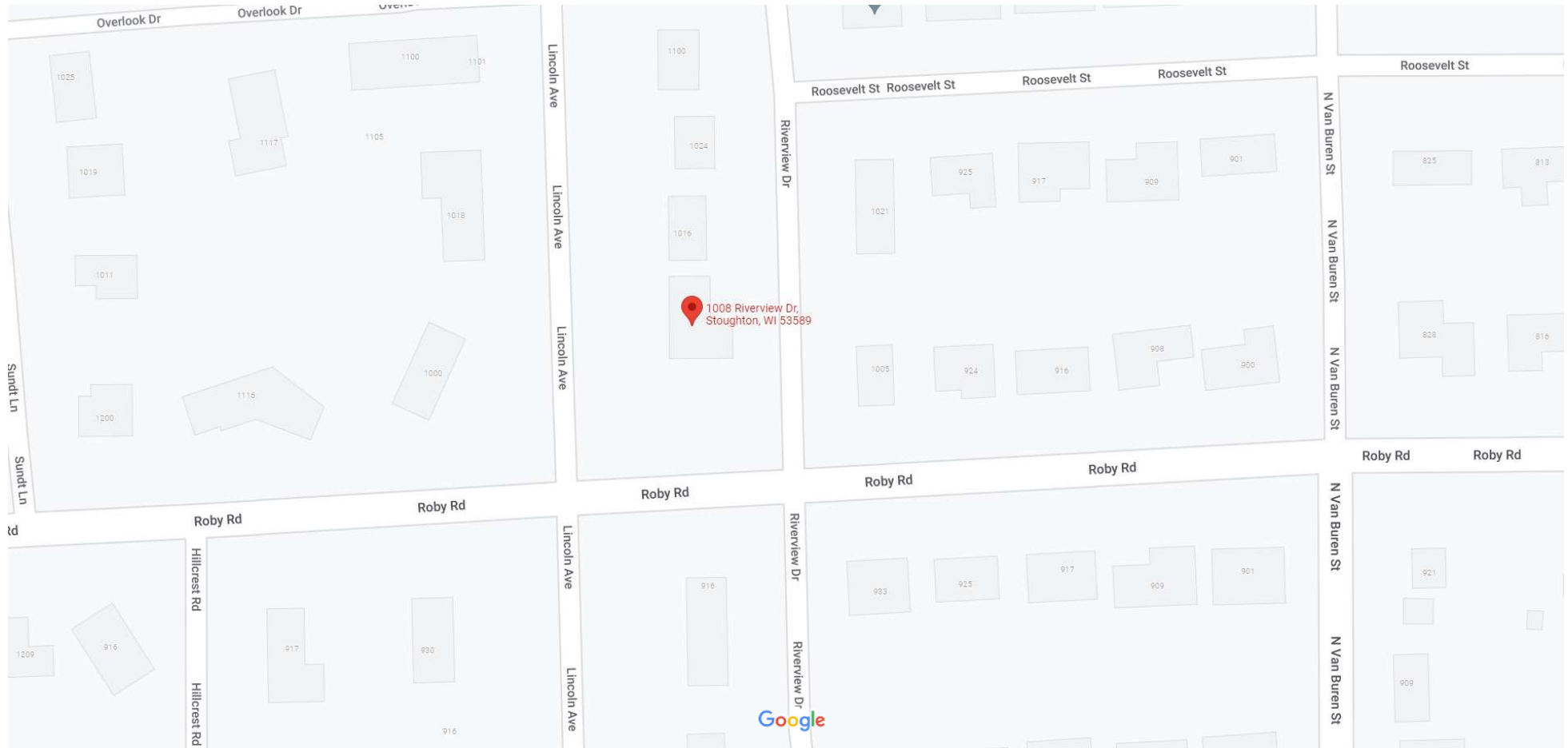
If you wish to call in and speak at the meeting, please register at:
<http://speak.cityofstoughton.com> by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the “Organizer” and Commissioners.

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 August 18 and 25, 2022 Hub

1008 Riverview Dr



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

Applicant Name: Timothy Kotlowski
Applicant Address: 3062 Shady Side Dr. Stoughton WI
Applicant Phone and Email: 608 669-6503 Mobile dent@tds.net
Property Owner Name (if different than applicant): BDE Holdings LLC
Property Owner Phone: 608 669-6503
Subject Property Address: 1008 River View Dr. Stoughton WI

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: 8/5/22

Application fee of \$ 440 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: 8/5/22

- (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))?

Allow for a single family residence

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.

a) Changing from SR-4 to SR-5 allows space for a home.

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?

This would be consistant with the neighborhood of single family homes.

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
CERTIFIED SURVEY MAP/PLAT APPLICATION
FEES EFFECTIVE 1.14.22

Date of Application 8-5-22

Applicant Name Timothy Kottowski Phone 608-669-6503

Applicant Email mobiledent@tds.net

Owners Name (if different than applicant) BINE, LLC Phone 608-669-6503

Subject Property Address 1008 Riverview Dr Stoughton

Application for: CSM PRELIMINARY PLAT FINAL PLAT

CURRENT FEES

CERTIFIED SURVEY MAP: \$175 AND \$40/LOT*
PRELIMINARY PLAT FEE: \$450 AND \$40/LOT*
FINAL PLAT FEE: \$270 AND \$40/LOT*

Number of Lots: 2

Fee Amount: \$ 255

Owner/Applicant Signature  Date 8/5/2022

ANY QUESTIONS, CALL THE DEPT. OF PLANNING & DEVELOPMENT AT 608-646-0421.

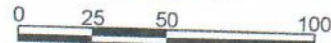
*ANY ADDITIONAL COST INCURRED OVER THE PERMIT FEE AMOUNT WILL BE BILLED TO THE PROPERTY OWNER AND/OR RESPONSIBLE PARTY. DWELLING UNITS INCLUDE EXISTING AND PROPOSED DWELLINGS.

Certified Survey Map

LOT 25 & 26, FIRST ADDITION TO HILLCREST, CITY OF
STOUGHTON, DANE COUNTY, WISCONSIN.

NW. COR.,
SECTION 6,
ALUM. MON.
FOUND, TIES
VERIFIED

Scale 1" = 50'

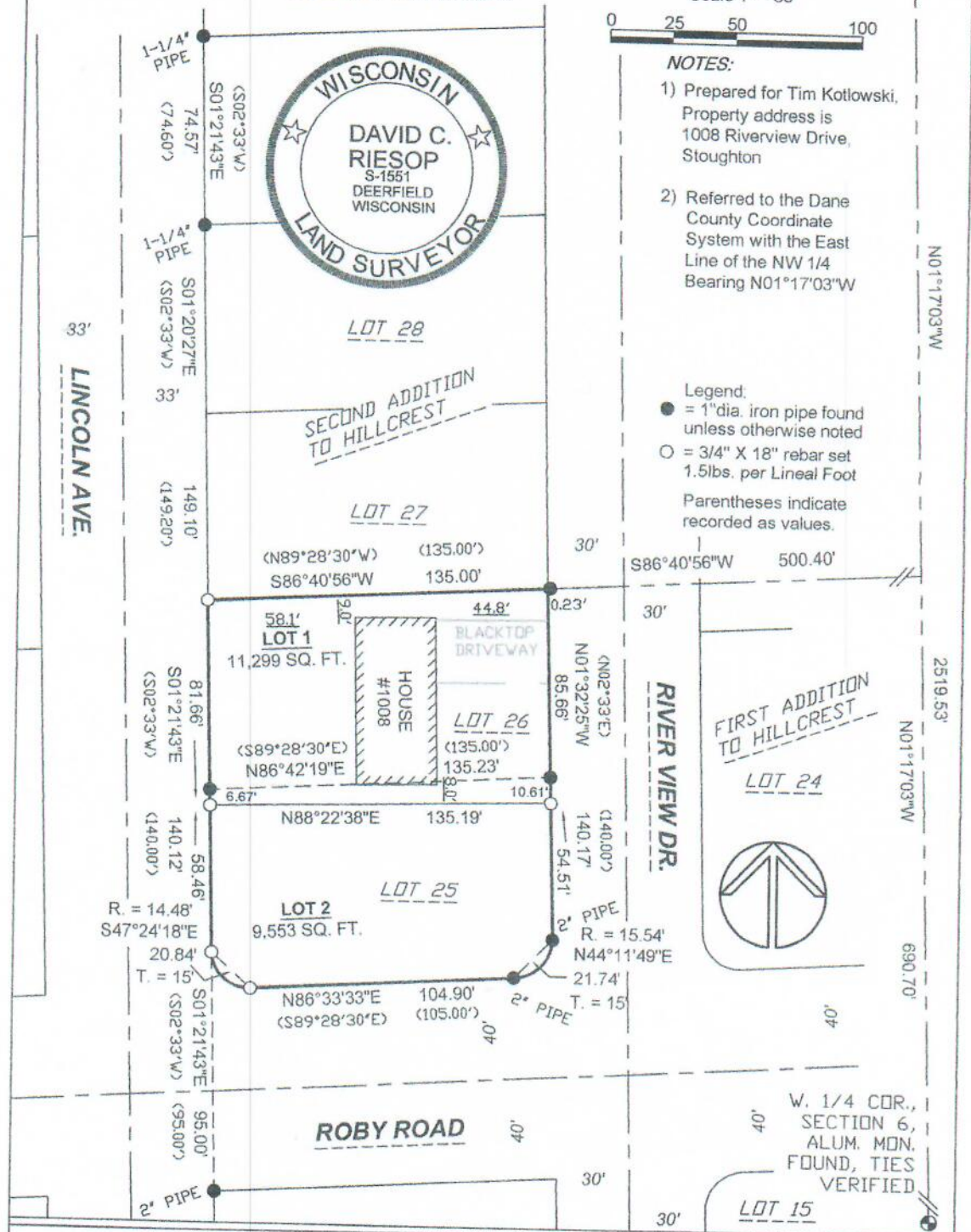


NOTES:

- 1) Prepared for Tim Kotlowski,
Property address is
1008 Riverview Drive,
Stoughton
- 2) Referred to the Dane
County Coordinate
System with the East
Line of the NW 1/4
Bearing N01°17'03"W

Legend:

- = 1" dia. iron pipe found
unless otherwise noted
 - = 3/4" X 18" rebar set
1.5lbs. per Lineal Foot
- Parentheses indicate
recorded as values.



Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5932-22 Date 8/01/2022

Sheet 1 of 2

Document No. _____

C. S. M. No. _____ V. _____ P. _____