

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 Ashlie Severson for a Personal and Professional Service use (Tattoo Parlor) at 529 E. Main Street, Stoughton, WI.

The property is more formally described as:

Parcel # 281/0511-081-8160-1

Legal Description: SEC 8-5-11 PRT NE1/4NE1/4 COM INTERS E MAIN ST SE R/W LN & RR MAIN TRACK C/L TH WLY ALG E MAIN ST 49.5 FT TO POB TH SELY PARA TO SD TRACK 140 FT TH NELY 35 FT TH NWLY PARA TO SD TRACK TO E MAIN ST SE LN TH SWLY TO POB (BLDG ENCROACHES UPON ABUTTING RR R/W)

*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 21 and 28, 2023 Hub

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

Applicant Name _Ashlie Severson_____

Applicant Address: __18 Broadway Street, Apt 1. Edgerton, WI. 53534_____

Applicant Phone and Email: (608) 436-6558_____

Property Owner Name (if different than applicant): Bill and Jane Weber_____

Property Owner Phone: (608) 751-6322 _____

Subject Property Address: 529 E Main Street _____

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

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: _____

(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.

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?

The property at 529 East Main Street will be preserved by keeping the original store front. Restoration on damaged areas will follow to keep the historic architecture of Main Street engaged.

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?

The proposed conditional use permit will cause no adverse impacts on nearby property, the character of the neighborhood, environmental factors or others listed in the above statement.

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?

The proposed conditional use permit will contribute to historic downtown and Main Street by improving curb appeal and perception from traffic on US-51.

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?

The proposed conditional use permit is located in an area where improvements will add to the surrounding services with no additional burden to other improvements, facilities, utilities or services.

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?

The public benefits will outweigh the potential adverse impacts of the proposed conditional use permit.

IV. Application Information for City Use

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

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Sec. 78-905. - Conditional use review and approval procedures.

(1) *Purpose.*

- (a) The purpose of this section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed conditional uses. (Refer to the requirements of Wisconsin Statutes 62.23.)
- (b) Certain uses in situations which are of a special nature, or are so dependent upon actual contemporary circumstances, as to make impractical the predetermination of permissibility, or the detailing in this ordinance of specific standards, regulation or conditions which would permit such determination in each individual situation, may be permitted as conditional uses.
- (c) Under this chapter, a proposed conditional use shall be denied unless the applicant can demonstrate, to the satisfaction of the city that the proposed conditional use will not create undesirable impacts on nearby properties, the environment, nor the community as a whole.

(2) *Limited conditional uses.* Limited conditional uses are the same as regular conditional uses excepting that further, in considered findings of the common council and the granting thereof, because of any of the following should be of lesser permanence than regular conditional uses, and the duration or term of existence may be established until time certain or be limited to a future happening or event at which time the same shall terminate:

- (a) Their particularly specialized nature.
- (b) Their particular locations within a district.

Ashlie Severson

18 Broadway Street, Apartment 1
Edgerton, WI
(608)436-6558
valkyrieartcollective.wi@gmail.com

8th September 2023

Michael P. Stacey

Zoning Administrator
207 S. Forrest Street
Stoughton, WI. 53589

Dear Mr. Stacey,

I would like to request the conditional use permit for my proposed business VALKYRIE ART COLLECTIVE located in Stoughton at 529 E. Main Street.

The proposed conditional use permit will stay in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton both by the use and in its location. The business will provide restoration to the existing train depot while keeping the history of Main Street intact.

Business hours will be from 10am to 6pm Monday through Friday and operated by two owners, Gabrielle Ballard and Ashlie Severson. During a procedure, only one patron per owner would be present. All applications will take place inside the premises, including storage, noise and debris created by the process. Biohazard material will be disposed of in containers that are closeable, puncture resistant and leak proof.

Sincerely,

Ashlie Severson



527 US-51



Stoughton, Wisconsin
Google Street View.
Aug 2023 See more dates

Google

Image capture: Aug 2023 © 2023 Google