

PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday, November 13, 2017, at 6:00 o'clock p.m., or as soon after as the matter may be heard, in the Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, Wisconsin, 53589, to consider amending the zoning classification of 314 W. Main Street. This property is requested to be rezoned from Planned Business to Planned Development - General Development Plan (GDP) to accommodate a proposed multi-family residential development with a total of 8 residential units (two 4-unit buildings). This parcel is owned by the Stoughton Redevelopment Authority and is more fully described as follows:

Part of Parcel number: 281/0511-082-0710-2

Legal Description: LOT 1 CSM 13551 CS88/236-237 07/31/2013 F/K/A ORIGINAL PLAT BLOCK 9 LOT 5, LOT 6 & W 33 FT LOT 7 (0.511 A)

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

Additional information including a location map can be found at:

<http://stoughtoncitydocs.com/planning-commission/>

For questions regarding this notice please contact the City Zoning Administrator at 608-646-0421

For Publication October 26, 2017 and November 2, 2017 Hub

The developer is hereby by requesting consideration and approval of the rezoning of 314 W. Main St. Stoughton from Planned Business to Planned Development – General Development Plan by recommendation of the City Plan Commission. The proposed plan is consistent with the City of Stoughton Comprehensive Plan that has been recently updated and approved in 2017. The comprehensive planned designates this property as planned mixed-use which allows for multi-family residential uses. The site is approximately .51 acres which would allow up to 12 units under MR 24 zoning. The plan proposes two 4-unit buildings for a total of 8 residential units. All units will consist of 1 bedroom plus a den and we estimate approximately 12 residents will occupy the property. The requested front yard setback is 20' 3", front yard setback to Prairie St is 20' and the distance between the 2 buildings is 25'. While the city zoning code requires a minimum front setback of 25 feet and a minimum distance between structures of 40 feet. The approximate average front yard setback of properties across both Main St. and Prairie St. is 16'. The project consists of 8 covered parking and 4 outside parking stalls for a total of 12 vehicle parking on site.

The properties to the immediate north are single-family residential, to the west & east are commercial and across main street to the south are residential.

Site Details:

Lot area 22,272 sq. ft.

Impervious surface area 11,050 sq. ft.

Total floor area is 9,000 sq. ft.

The impervious surface area is 49%.

No signage is planned.

Erosion control & stormwater management plan will be included in the landscaping plan.

The legal description is included in the attached CSM map.


Builder proposes an enclosed trash area, resident gather area, and a 6-foot fencing along the north property line all represented in the attached site plan. Building materials which have been submitted to the city staff will be a combination of Smart Siding in the lower areas and Batten Style siding in the front & side gables. It is the goal of the developer to complement the Livsreise Norwegian Heritage Center exterior theme which is located in close proximity.

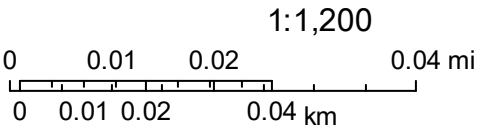
Thank You for your consideration.

Dane County Web Map



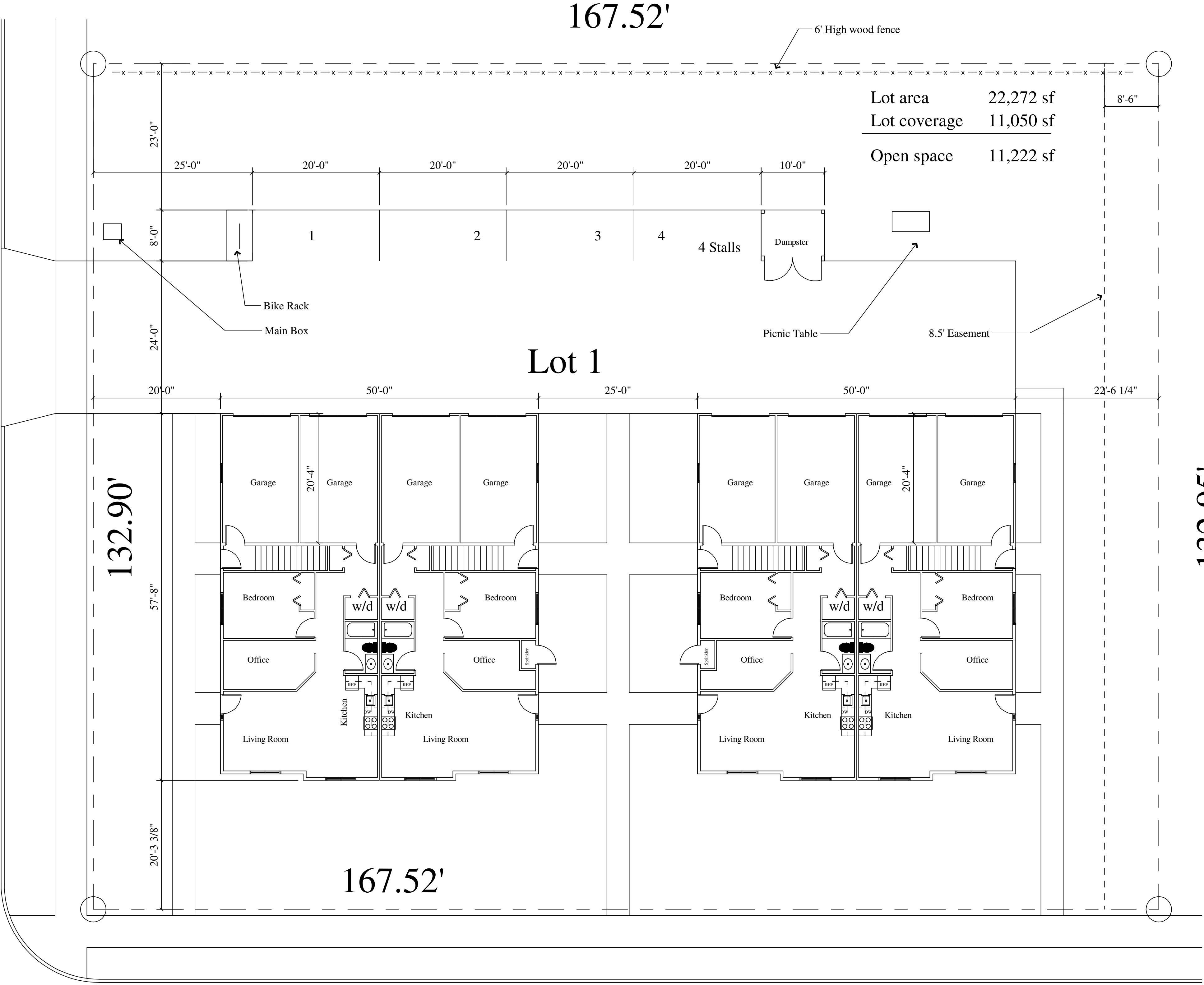
August 28, 2017

 Tax Parcels



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Prairie Street



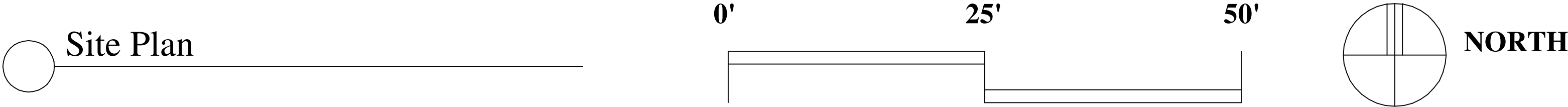
167.52'

Lot 1

132.95'

167.52'

West Main Street



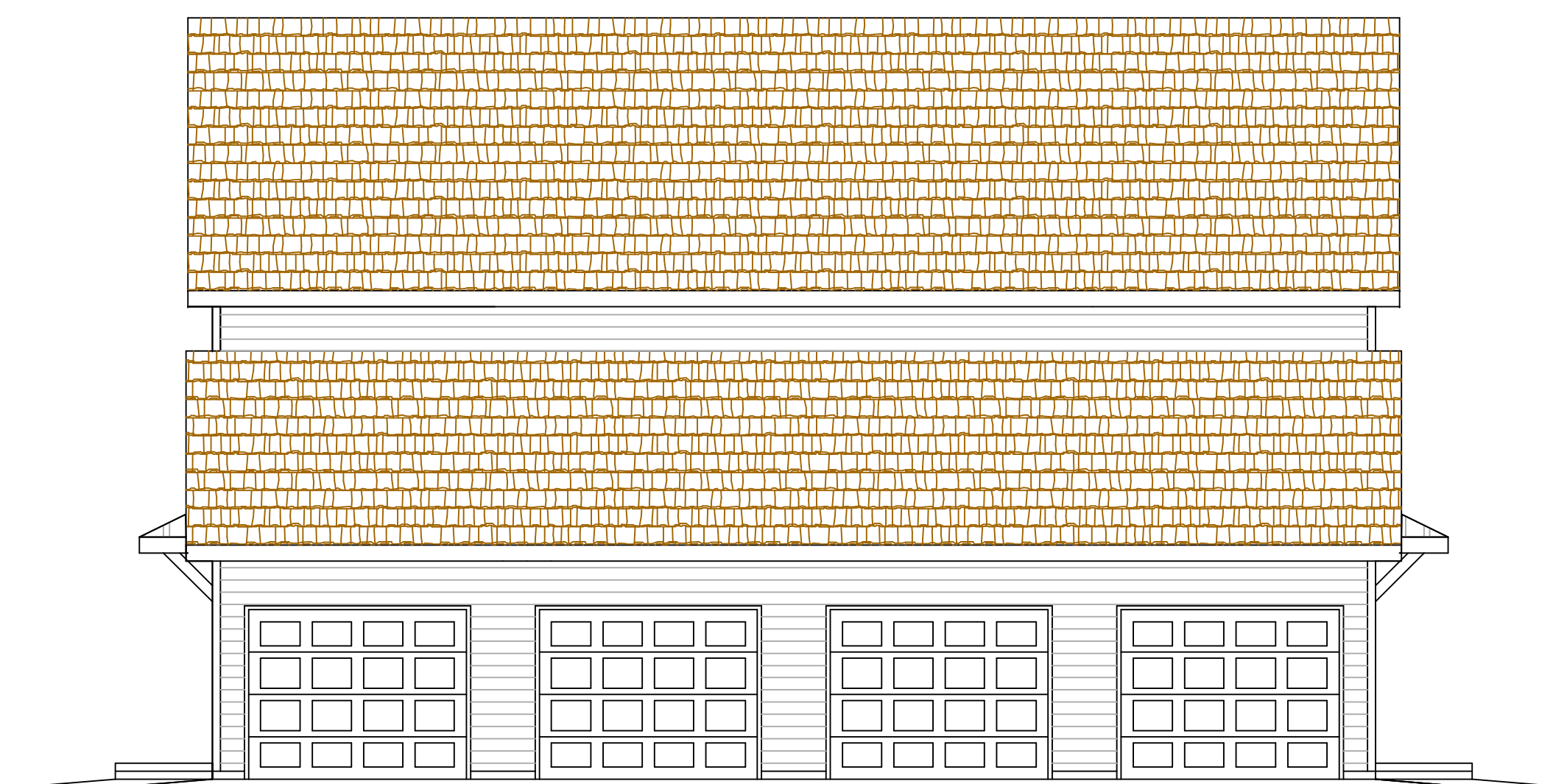
Site Plan



○ Front Elevation



○ Side Elevation



○ Rear Elevation



○ Side Elevation

Prairie Street

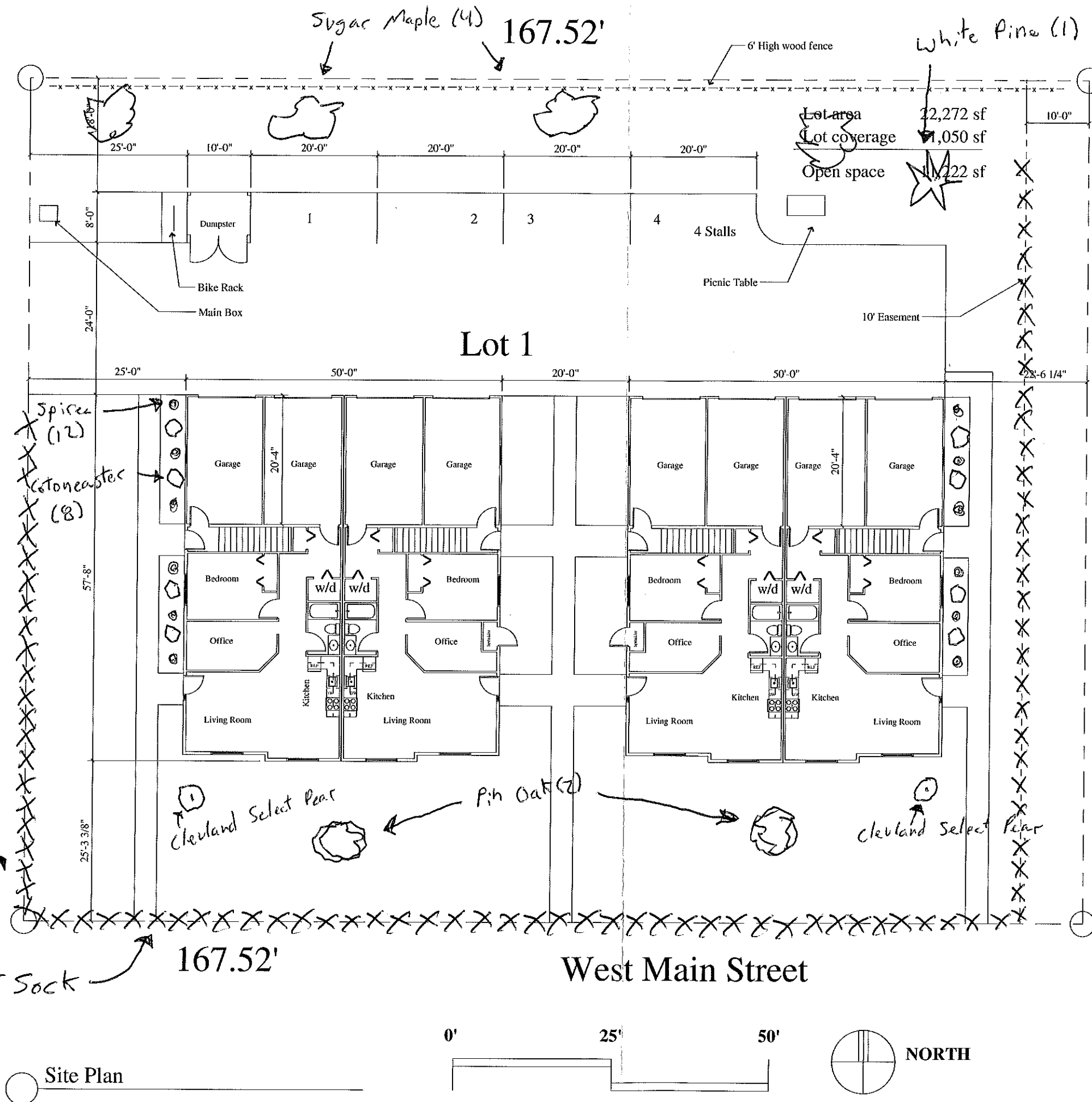
132.90'

Silt Sock

167.52'

West Main Street

132.95'



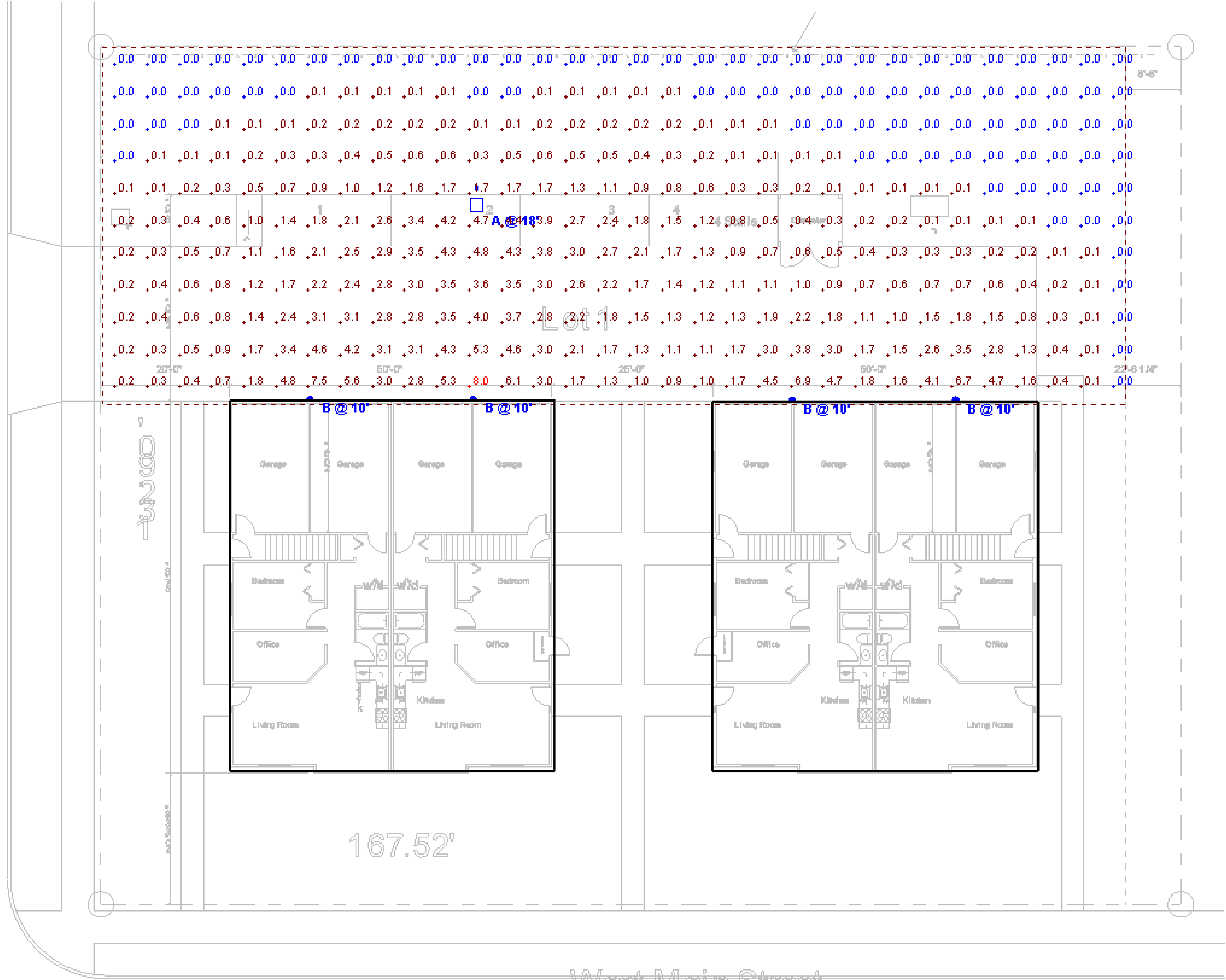
584 points Needed

4	Sugar Maple	75 pt.	300
2	Pin Oak	75 pt	150
1	White Pine	40 pt	40
2	Cleveland Select Pear	30 pt.	60
12	Spirea	1 pt	12
8	Cotoneaster	3 pt.	24
			<hr/>
			586

X = Silt Sock

Site Plan

NORTH



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	RAB LIGHTING, INC.	ALED3T78 - RWLED3T78 - RWLED3T78SF - WPLED3T78 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	6	ALED3T78.ies	1151	0.93	78.4
	B	4	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR1B-W	CROSSTOUR 12W WALL MOUNT LED	1	XTOR1B-W.ies	1396	1	12.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	8.0 fc	0.0 fc	N/A	N/A



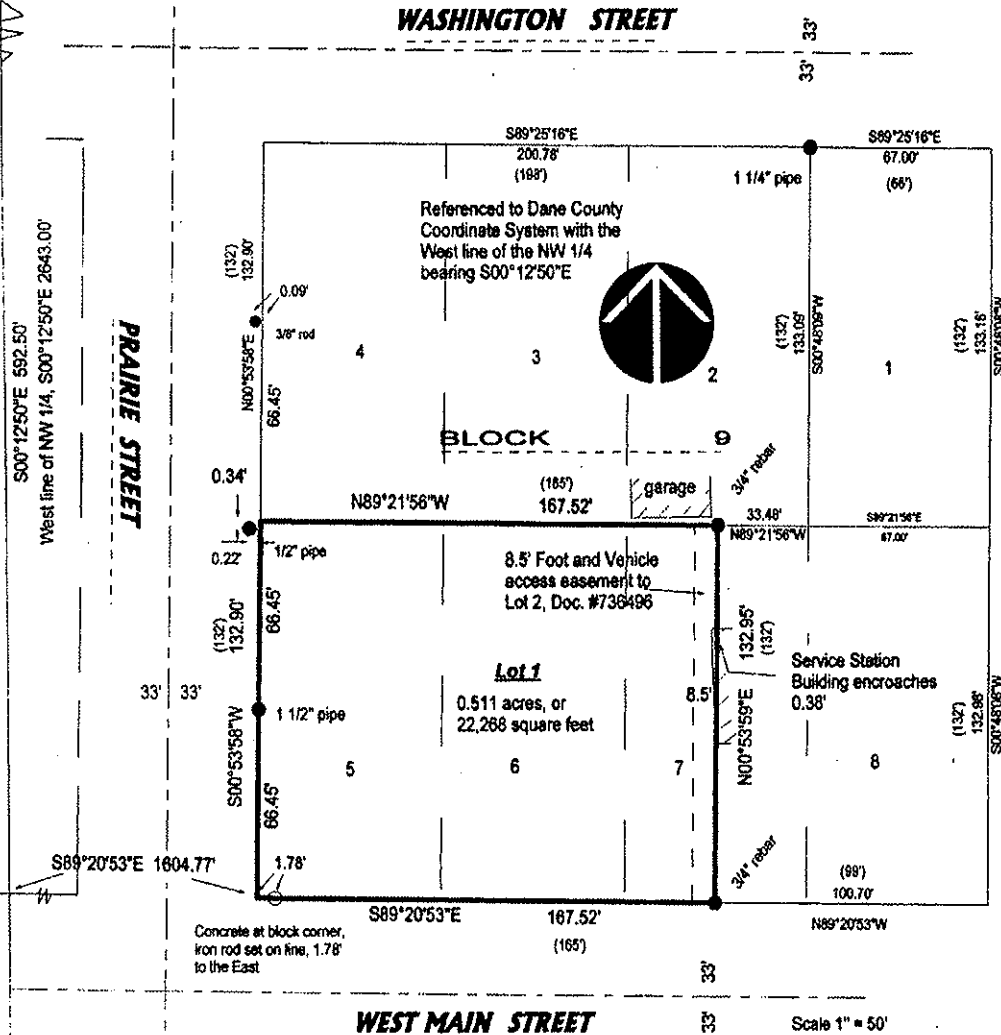
PIONEER
FENCE LLC
608-719-7070



Northwest Corner,
Section 8, Gear pin
found

Certified Survey Map

Lots 5 and 6 and the West 1/2 of Lot 7, Block 9,
Original Plat of Stoughton, lying in part of the NE 1/4
of the NW 1/4 of Section 8, T.5N., R.11E., City of
Stoughton, Dane County, Wisconsin



WEST MAIN STREET

Scale 1" = 50'

W 1/4 Corner,
Section 8, Aluminum
Monument under pavement,
location from survey ties



Prepared for the Redevelopment Authority of the
City of Stoughton, 381 E. Main Street,
Stoughton, Wisconsin

- Legend
- = iron stake found as noted
 - = 3/4" diameter by 18" long iron rod set
 - When different, parentheses indicate recorded as values

Wisconsin Mapping, LLC

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

Dwg. No. 4318-13 Date 6/03/2013
Sheet 1 of 2
Document No. 5010934
C. S. M. No. 13551 V. 88 P. 236

Certified Survey Map

Owner's Certificate

As owners, We hereby certify that we have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map.

Redevelopment Authority of
the City of Stoughton

by *James Sullivan, RDA*

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 16 day of July, 2013, the above named, to
me known to be the person who executed the foregoing instrument and acknowledged the same.

Joe X. Aude
Notary Public, Dane County, Wisconsin
my commission expires 4-19-17

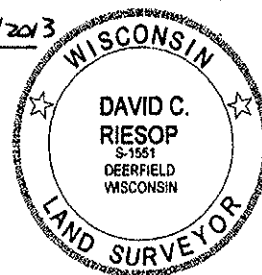
Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Stoughton, and by the direction of Michael Stacey agent for the owner, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed, and that this land is located within and more fully described to wit:

Lots 5 and 6 and the West 1/4 of Lot 7, Block 9, Original Plat of Stoughton, lying in part of the NE 1/4 of the NW 1/4 of Section 8, T.5N., R.11E., City of Stoughton, Dane County, Wisconsin, being more fully described as follows:

Commencing at the Northwest corner of Section 8; thence S00°12'50"E along the West line of the NW 1/4, 592.50 feet; thence S89°20'53"E along the extended North line of West Main Street, 1604.77 feet to the Southwest corner of Block 9 of the Original Plat of Stoughton, and the point of beginning; thence S89°20'53"E along the South line of said block and North line of West Main Street, 167.52 feet to the Southeast corner of the West 1/4 of Lot 7 of said block; thence N00°53'59"E, 132.95 feet to the Northeast corner of said West 1/4; thence N89°21'56"W, 167.52 feet to the Northwest corner of Lot 5 of said block; thence S00°53'58"W, 132.90 feet to the point of beginning. The above described containing 0.511 acres, or 22,268 square feet.

David C. Riesop 7/15/2013
David C. Riesop S-1551



City Approval

This Certified Survey Map, having been approved by Plan Commission action of JUNE 10, 2013, and Common Council action of JULY 9, 2013, is hereby approved for recording.

Maria P. Horgan
City Clerk, City of Stoughton

Register of Deeds Certificate

Received for recording this 29th day of July, 2013 at 12:34 o'clock P.M. and recorded in Volume 88 of Certified Surveys, Pages 236-237

Received 7/26/13
@ 1:30pm.

Kristi Chlebowski
Kristi Chlebowski, Register of Deeds

Wisconsin Mapping, LLC

* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5802

Dwg. No. 4318-13 Date 6/03/2013
Sheet 2 of 2
Document No. 5010934
C. S. M. No. 13551 V. 88 P. 237

736496

This Indenture, Made by Edna Crass
 grantor, of Dane County, Wisconsin, hereby
 quit-claims to Tom Halverson and Tilla Jerdee Halverson, as husband and wife,
 grantees, of Dane County, Wisconsin, for the
 sum of One Dollar and other good and valuable consideration,

the following tract of land in Dane County, State of Wisconsin:

Commencing at the northwest corner of Lot Seven (7), Block Nine (9) of Village now City of Stoughton, according to the recorded plat thereof; thence running East thirty-three (33) feet; thence north twenty-five feet; thence West thirtythree feet; thence South to the place of beginning and being a strip of land twenty feet in length north and south off the south end of the West one-half ($\frac{1}{2}$) of Lot Two (2) of said Block.

Also, the right of way to use in common with others, the present driveway, north and south along the center of said Lot Seven (7) of said Block.

There is also hereby conveyed to second parties, and to the survivor of them, and to the heirs and assigns of the survivor, a right of way to travel on foot and with vehicles over a strip of land 8.5 feet wide east and west along the entire east line of lands now owned by grantor in the West ~~one-half~~ one-half of said Lot 7 in said Block.

(Consideration is less than one hundred dollars).

In Witness Whereof, the said grantor has hereunto set her hand and seal this

18 day of November, A. D., 1946.

SIGNED AND SEALED IN PRESENCE OF

P. E. Henderson
P. E. Henderson

Margie Linn
Margie Linn

STATE OF WISCONSIN,

Dane County, } ss.

Edna Crass (SEAL)

Edna Crass (SEAL)

(SEAL)

(SEAL)

Personally came before me, this 18 day of November, A. D., 1946,

the above named Edna Crass,

known to be the person who executed the foregoing instrument and acknowledged the same.

RECORDED

NOV 25 1946

At 8:45 o'clock A M

Margie Linn
Margie Linn
 Notary Public, Dane County, Wis.

My Commission expires September 17th A. D., 1950.

