CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: May 2, 2022

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the May 9, 2022 Plan Commission Meeting

Site plan for a shed and gazebo at 217 S. Fourth Street.
Ashley Kirch, property owner seeks approval for an existing shed and gazebo installation at this location. The shed was placed in non-compliance without approval or a zoning permit by a previous tenant. The owner is trying to clean the property up and prevent future stormwater issues as this property is the low point on this block. The shed will need to be moved slightly to gain compliance of 4 feet from the side and rear lot lines. The gazebo is planned to be placed on the existing deck. A survey was recently completed to locate all lot stakes and provide a plan for approvals. The property is within the Downtown Design Overlay Zoning District, though there are no specific requirements listed for accessory structures. The resolution and related documents are provided.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

Approving a site plan for an existing shed and gazebo installation at 217 S. Fourth Street, Stoughton, WI.

Committee Action: Plan Commission approves the request unanimously.

Fiscal Impact:

File Number:	R - 9 - 2022	**Date Introduced:**	May 9, 2022

RECITALS

A. Ashley Kirch (the "Applicant") is seeking site plan approval for an existing shed and gazebo installation at 217 S. Fourth Street, Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned Central Business which is consistent with the Comprehensive Plan and existing use.

C. The City Plan Commission reviewed and discussed the proposed site plan at their regular May 9, 2022 meeting and found that the request meets the intent of the zoning ordinance and Comprehensive Plan.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the proposed shed and gazebo at 217 S. Fourth Street, Stoughton, WI, contingent on:

- The applicant shall acquire a zoning permit for the gazebo and shed from the Planning Department;
- The shed shall be located a minimum of 4 feet from the side and rear lot lines.

_____

Mayor Tim Swadley Date
Plan Commission Chair

Hello,

There are three items I'm aiming to accomplish. Two are highlighted in yellow on the survey of the land I had done at the end of March 2022. I have also included pictures.

#1- the deck area. I would like to leave the deck and place a gazebo on top of it. I've included pictures of the end goal; the gazebo will be all enclosed without any plumbing/electrical needed. This will be used to house plants/merchandise for the store.
For this request I know you don't see many accessory structures because generally there isn't enough room, and most are historical so it's hard to modify them. The gazebo is in no way attached to the house, I am not change anything structurally, I'm trying to add a feature. The porch is in very good condition, there is room for either a 10x10 or a 10x12, the porch will hold the weight of the gazebo.

#2- The Shed. It's been placed by renters prior to me owning the building, however they didn't get a permit for it. I'm looking to get a permit for it (along with the gazebo) to keep it. I'm hoping to be able to keep the shed where it is located as well. I had the land survey done and the shed is 2+ feet from the lines. There's no other outside storage and not a lot of yard space to put it, so hoping it will be okay where it's at.

#3- Because I'm the low point in this corner, I have a lot of water entering the basement. I am having the back hard worked on and have paid over $1300 (I have receipts) for the gravel to be placed in the driveway to help the water on that side flow to the street. There is 8-foot-wide strip of land that's just south of the boundary line (Common right-of-way) (On map) I'm wondering if we could prevent parking to have a place to have the water drain/run to?

Warm Regards,

Ashley Kirch 4-6-2022

Ashley Kirch Date

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
BUILDING/ZONING PERMIT APPLICATION

Date of Application April 6th 2022

Applicant Name Ashley Kirch **Phone** 608-843-4029

Applicant Email kirch_ashley@yahoo.com

Owners Name (other than applicant) **Phone**

Subject Property Address 219/217 S. fourth st stoughton

Permit for Storage shed + gazebo

Proposed use(s) Shed to store lawn mower etc. Gazebo house plants other merchandise for store

Project area for new structures and additions (sq. ft.) Shed 10x12 gazebo 10x10 or 10x12

***Estimated building construction cost including labor** 5,000 (rough est)

Estimated electric construction cost including labor n/a

Estimated plumbing\construction cost including labor n/a

Estimated hvac construction cost including labor n/a

Estimated zoning project cost (signage, fencing, etc...) n/a

*Do not include costs related to flooring, carpeting or painting.

Contractor Information:

Construction n/A **Phone#** **Lic#**

Electrical **Phone#** **Lic#**

Plumbing **Phone#** **Lic#**

HVAC **Phone#** **Lic#**

Cautionary Statement to Owners Obtaining Building Permits

Section 101.65 (1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under Section 101.654(2)(a), the following consequences might occur:
The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under this building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.
The owner may not be able to collect from the contractor, damages for any loss sustained by the owner because of a violation by the contractor of the one and two-family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to property of others that arises out of the work performed under this building permit or because of any bodily injury to or death of others or damage to property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.

Cautionary Statement to Contractors for Projects Involving Buildings Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of Chapter DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)266-6876 or go to http://www.dhs.wisconsin.gov/lead/wilsr.htm

Wetlands Notice to Permit Applicants

"You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page: (https://dnr.wi.gov/topic/wetlands/delineation.html) or contact a department of Natural Resources service center."

Additional Responsibilities for Owners with Projects Disturbing One or More Acres of Soil

I understand that this project is subject to Chapter NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

Additional Responsibilities for Property Owners

The owner is responsible to provide the location of lot stakes onsite for many projects to confirm setbacks including but not limited to: prior to pouring footings; new construction; building addition; fencing; accessory structures. Additionally, the owner is responsible to call the building inspector for required inspections such as: Footings (prior to pouring); electrical; plumbing; HVAC; insulation; framing. Call the Building Inspector at 608-873-7626 if you are unsure what inspections are required.

IF APPLICABLE, A PLAN MUST BE SUBMITTED SHOWING LOT LINES AND ALL DIMENSIONS OF THE PROJECT. NO WORK SHALL BEGIN WITHOUT A BUILDING PERMIT. FEES ARE DOUBLED FOR ANY WORK THAT HAS BEGUN WITHOUT A PERMIT.

BY SIGNING THIS APPLICATION, YOU ARE AGREEING TO ALLOW BUILDING INPSECTION AND ZONING STAFF TO ENTER THE PROPERTY TO PERFORM ALL INSPECTIONS. IT IS UNDERSTOOD, PERMISSION WILL NEED TO BE GRANTED TO ENTER ANY STRUCTURE TO PERFORM INSPECTIONS WHICH INCLUDES A REQUEST BY THE APPLICANT OR OWNER FOR AN INSPECTION.

ANY QUESTIONS, CALL THE BUILDING INSPECTOR AT 608-873-7626 OR ZONING ADMINISTRATOR AT 608-646-0421. THERE IS ADDITIONAL INFORMATION AT WWW.CITYOFSTOUGHTON.COM/PLANNING

Owner/Contractor Signature Ashley Rich Date 4-6-2022

Plat of Survey

Legal Description of Record: Document No. 5597150

Parcel A

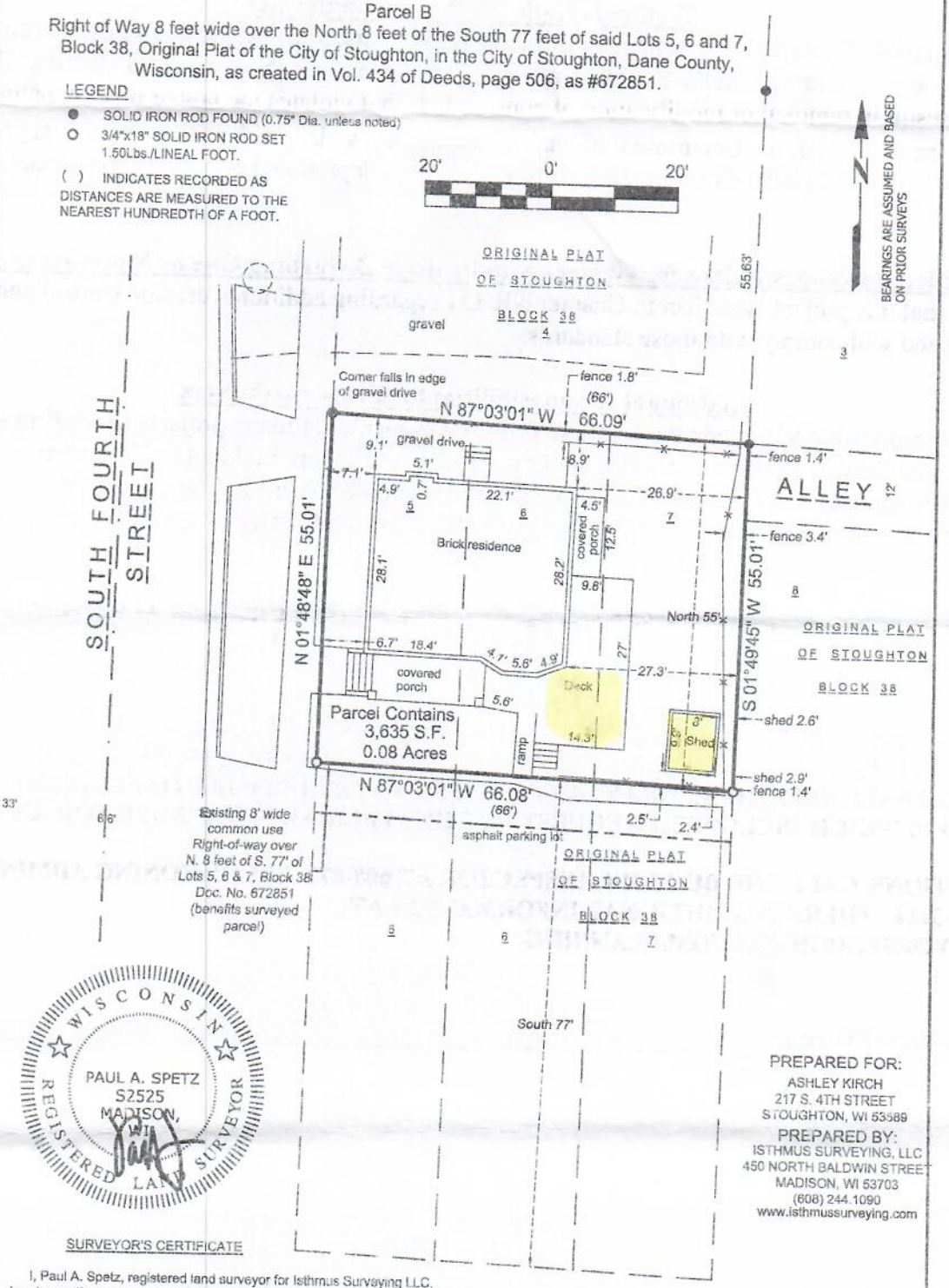
The North 55 feet of Lots 5, 6, and 7, Block 38, Original Plat of the City of Stoughton, in the City of Stoughton, Dane County, Wisconsin.

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.



WISCONSIN
PAUL A. SPETZ
S2525
MADISON, WI
REGISTERED LAND SURVEYOR

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

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

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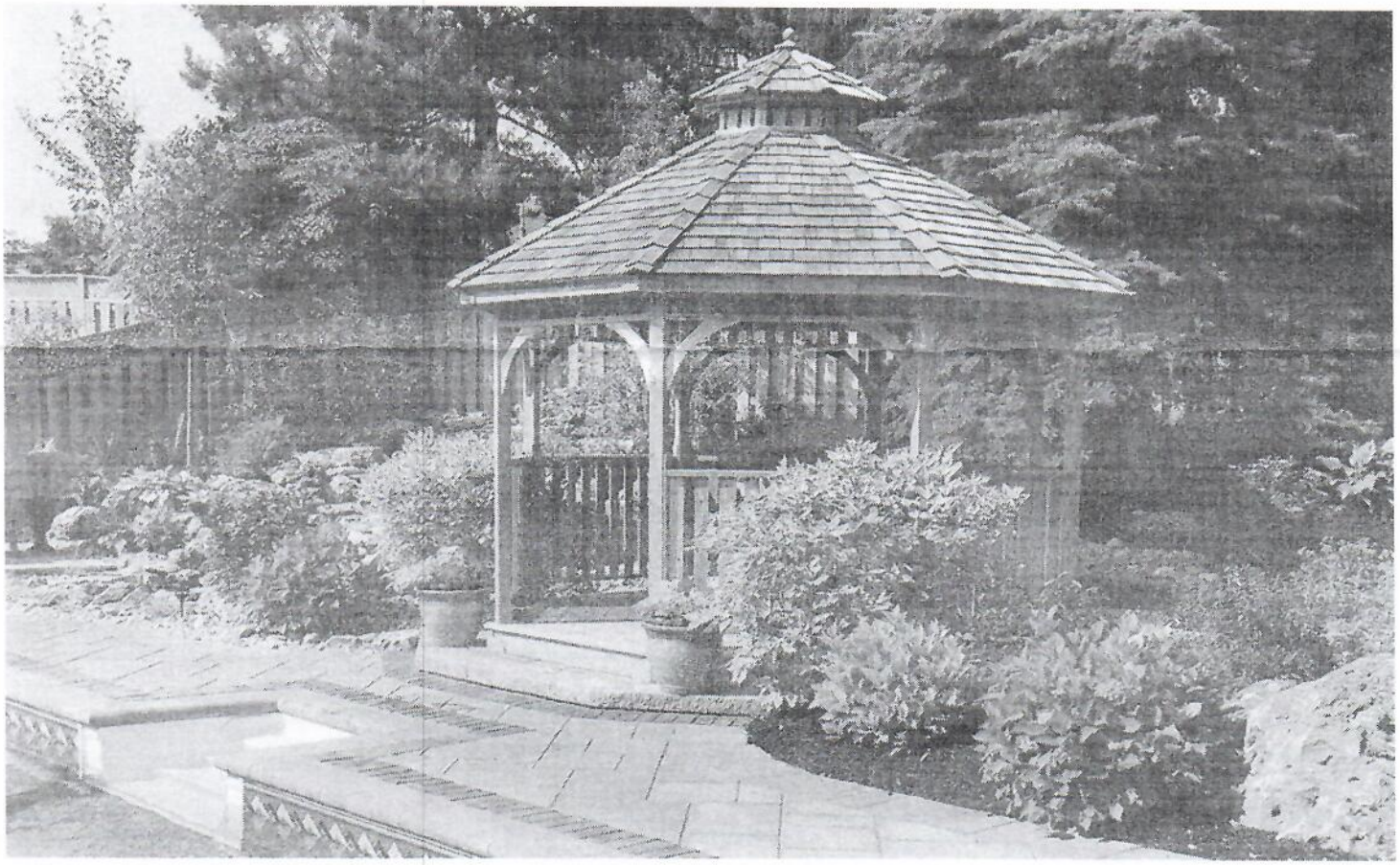
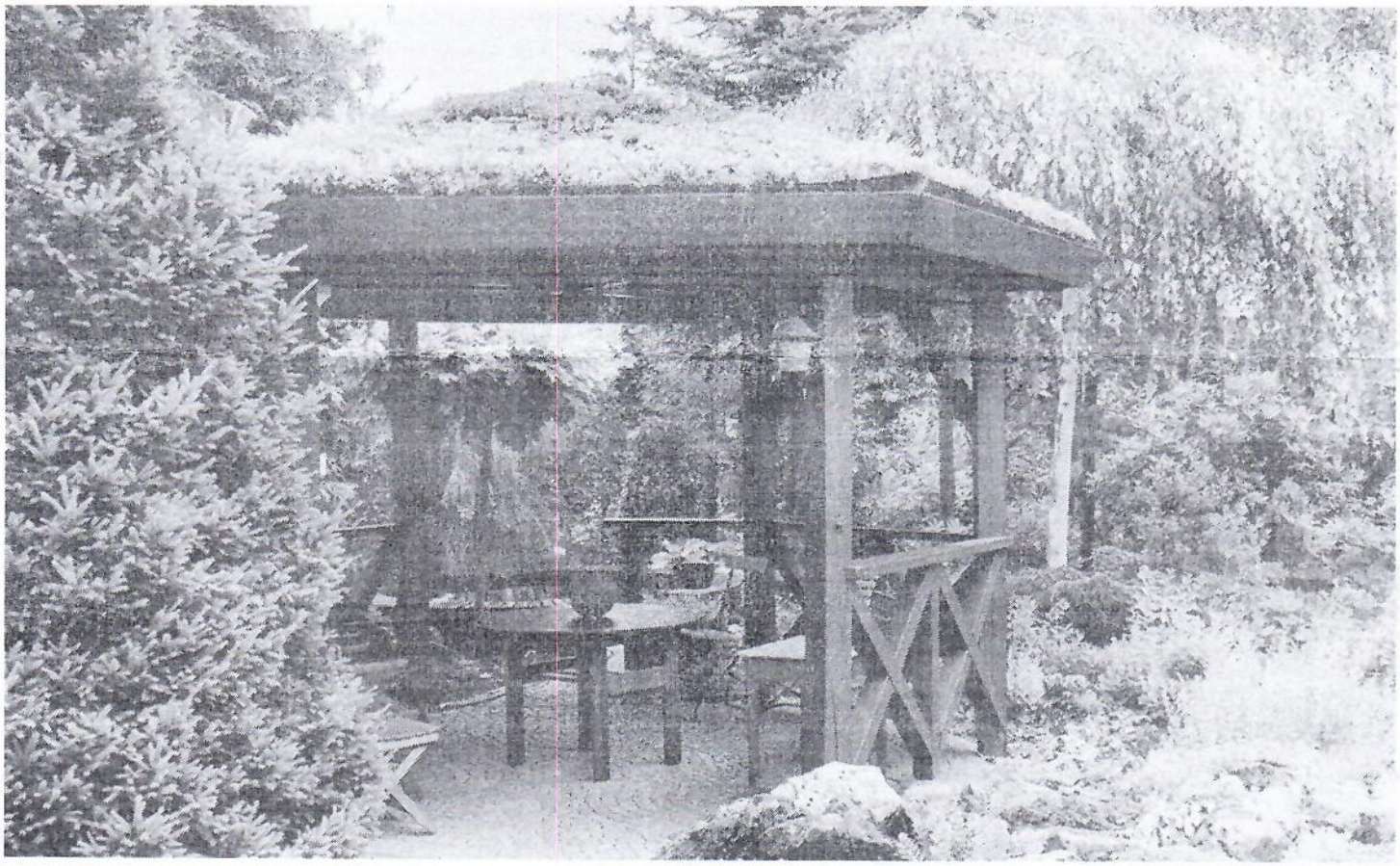


You can't get more traditional than wood lattice and a shingled roof for a gazebo. This style is reminiscent of seating structures seen in park settings or botanical gardens.

Living Roof



This gazebo features the traditional octagonal shape and wood materials, but with a green roof. It's the perfect addition for garden lovers who are looking for another way to show off their green thumb.

Hybrid

FREE IN-STORE PICKUP Over one million online items eligible.

You're shoppin
West Madison
OPEN until 10 pm

Search

Cart | 0 items

Gazebo Ideas

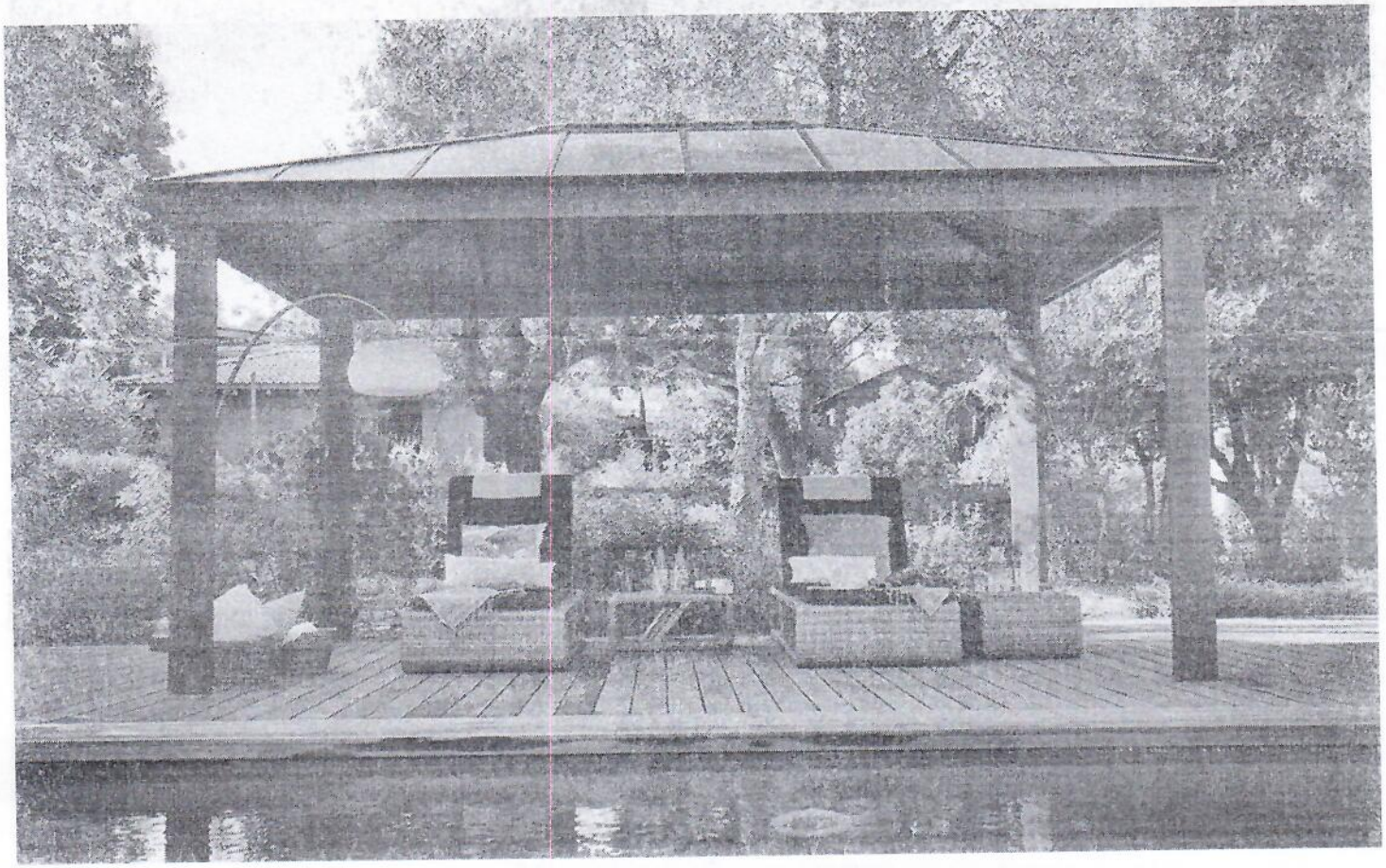
Feedback

Gazebos are attractive outdoor structures that will instantly increase the curb appeal of your home. The traditional gazebo shape is octagonal. However, square and rectangular shapes are just as popular, especially in a modern setting.

A square gazebo is often confused with a pergola, but gazebos have a roof, while pergolas have cross beams. Both 10 x 10 gazebos and 10 x 12 gazebos are popular sizes for the structures. If you are looking for backyard gazebo ideas, here are some inspirational gazebo pictures to help you choose the best style for your home.

SHOP GAZEBOS NOW

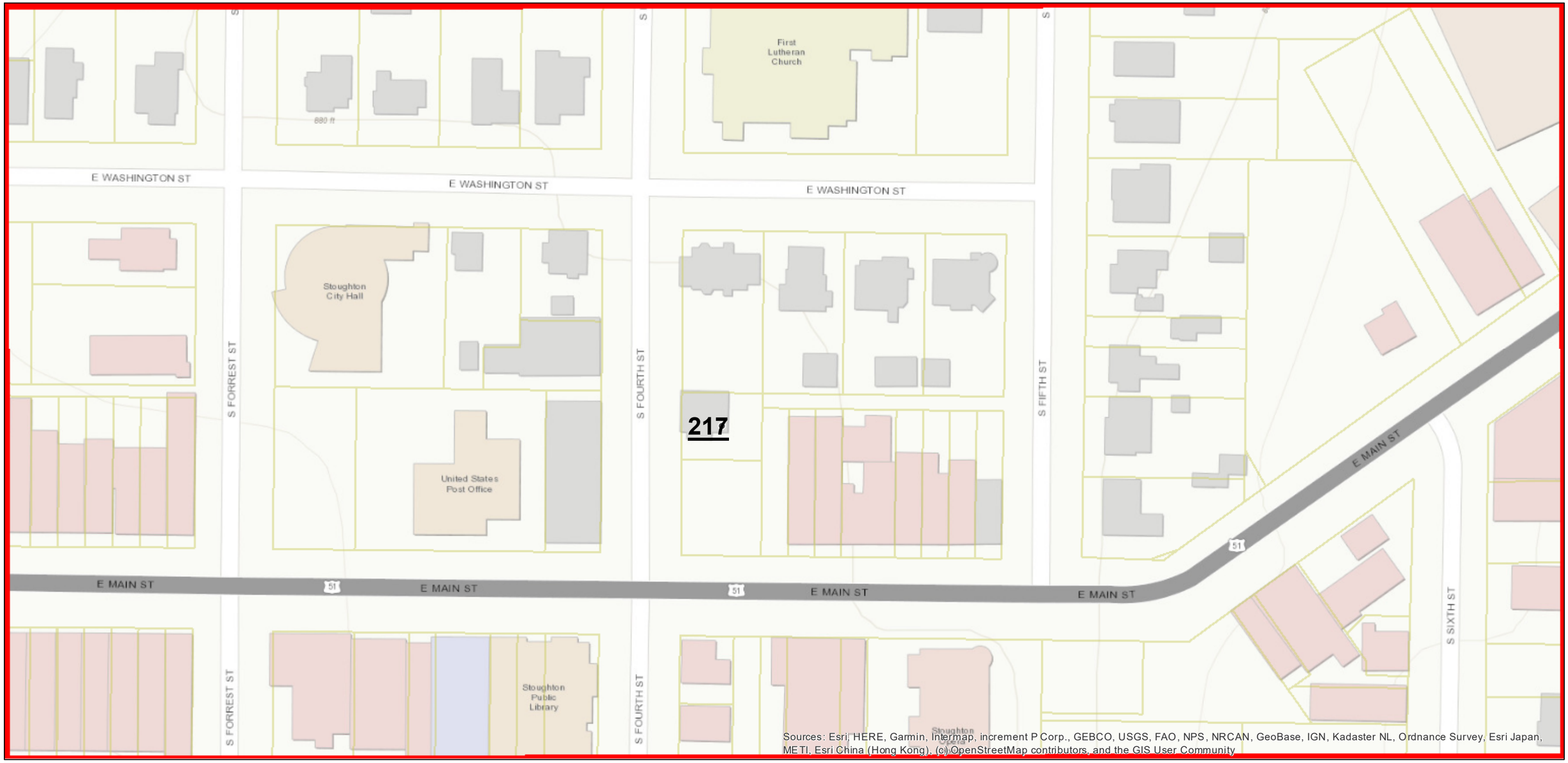
Modern Style



Simple in design, this metal gazebo has a modern feel. Metal gazebos are virtually maintenance-free as well as attractive. This gazebo style works with any type of minimalist decor.

TRESPASSING

217 S. Fourth Street



May 2, 2022

Dane County Mask

- Dane County Mask
- Parcels

0 50 100 200 Feet

N

N For
North St
shington St
E Washington St
S Division St
S Forrest St
S Fifth St
217

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RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

April 29, 2022

Ashley Kirch
217 S. Fourth Street
Stoughton, WI. 53589

Dear Ms. Kirch:

I have completed a review of the proposed site plan for installation of a gazebo and shed at 217 S Fourth Street. The Plan Commission will review this request on May 9, 2022 of which you will receive notice the week prior. Meetings are hybrid (in-person and by Zoom).

1. This property is zoned CB – Central Business. Accessory structures are to be placed a minimum of 4 feet from the rear and side lot lines. **The shed was installed without approval or zoning permit by the previous tenant. Additionally, the shed was installed closer than 4 feet to the side and rear lot lines. The gazebo is proposed to be installed on the existing deck. Accessory structures (up to 3) are typically allowed to be up to 900 square feet in area with the total of all accessory structures being up to 1,000 square feet in area total. If approved, a zoning permit is required for both accessory structures.**

2. The property is also within the Downtown Design Overlay Zoning District. The purpose of this district is to preserve and enhance the aesthetic qualities of the downtown and retain a consistent and visually pleasing image for the downtown area. **Accessory structures are not typically found within this district so there are not specific requirements for them. However the Plan Commission has the authority to review the location, size and aesthetic qualities of the accessory structures.**

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator/Assistant Planner