

OFFICIAL MEETING NOTICE AND AGENDA

The **City of Stoughton** will hold a meeting of the **Business Park North Committee** on **Tuesday, March 31, 2015 at 6:00 pm**, in the **Council Chambers**, Second Floor, **Public Safety Building**, 321 S. Fourth Street, Stoughton WI.

AGENDA:

1. Call to Order.
2. Request by Nicole Hines and Jordan Tilleson to reconsider the lot improvement restrictions of \$175,000 per acre within 18 months of lot purchase for the property at 300 Business Park Circle, Lot 14, Business Park North.
3. Future agenda items.
4. Adjournment.

Laurie Furseth – Chair, Business Park North Committee
3/24/15mps

Packets sent to:

Business Park North Committee

Laurie Furseth, Chamber President, Chair
David Wendt, Business Park North Rep.
Chamber Administrator, Chamber Exec. Director
Paul Lawrence, Council member
Greg Jenson, Council member
Laurie Sullivan, Finance Director
Rodney Scheel, Planning Director

cc: Michael Stacey (3 Packets)
Utilities Director Bob Kardasz (Packet)
Stoughton Newspapers (fax)
City Attorney Matt Dregne (email)
Department Heads
Margit Frisch (email)
Area Towns (email)
Derek Westby (email)

Tim Miller
Peter Sveum
DERickson@madison.com
Bill Livick
Nicole Hines (email)
Jordan Tilleson (email)
Council Members
Michael Stacey

“IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE, PLEASE CALL 608-873-6677 PRIOR TO THIS MEETING.”

AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.

TO: Laurie Furseth, David Wendt, Erica Dial, Paul Lawrence, Greg Jenson,
Laurie Sullivan, and Rodney Scheel
FROM: Nicole Hines and Jordan Tilleson *NH JSJ*
DATE: March 02, 2015
SUBJECT: Proposal to revise lot improvements for Lot 14 Business Park North

Dear Business Park North Committee Members,

As you are aware, Jordan Tilleson and I have been working with the City of Stoughton to create and amend city zoning codes as well as to receive approval for a conditional use application to open a dog day care at 300 Business Park Circle in Stoughton Business Park North. Jordan and I are excited at the prospect of bringing this much-needed business to our city and feel confident that the many dog owners in Stoughton will allow this to become a viable business. However, as any business savvy person knows, there are certain strategic steps that must be taken to ensure financial success and profitability for years to come. In our case, this means starting with a smaller building with plans to expand in the coming years.

Therefore, we are writing to you to ask that you reconsider the lot improvement restrictions for lot #14 located in the Stoughton Business Park North, on which we have made a full-price offer to purchase. Currently, lots in Business Park North require \$150,000 in lot improvements per acre of land purchased within 18 months of purchase. Lot 14 total 2.247 acres.

1. We would like to purchase the 2.247 acre lot at 300 Business Park Circle at full asking price of \$52,804.50, knowing that we cannot use the back 75 feet of the lot, which is 0.67 acres.
 - a. Because of the 0.67 acres that we cannot use on the land, we would like to have our lot improvement requirement be lowered from \$337,050 to \$236,550.
2. In order help ensure that our business will succeed, we would like implement a two stage building project over a 5 year span to meet all improvement requirements.
 - a. Stage 1: We would immediately build \$100,000+ of improvements on the lot, and would make sure that the structure meets all of the city's building requirements.
 - b. Stage 2 : Within 5 years of purchasing the lot, we will make a second set of improvements that will meet, and likely exceed, the improvement standards.
3. If we do not meet the required improvements within 5 years of purchasing the lot, we will allow the lot to be assessed at the improvement standard (\$236,550) and taxed as such.

We appreciate your consideration. Please do not hesitate to contact us with any questions. We can be reached by phone at 262-227-2937 or via email at Jordan.tilleson@gmail.com or Nicole.j.hines@gmail.com.

Respectfully,
Nicole Hines and Jordan Tilleson *NH JT*

