

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Virtual Public Hearing on Monday, August 9, 2021 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 David Baehr for a Commercial Indoor Lodging use at 210 Water Street, Stoughton, WI.

The property is more formally described as:

Parcel # 281/0511-082-1421-8

Legal Description: ORIGINAL PLAT BLOCK 18 PRT LOT 1 LYG E OF YAHARA RVR EXC S 132 FT THF

*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://zoom.us/j/94076865878?pwd=OW1CUmh4R0xzYmthWHNpL2ozMmtzUT09>

Meeting ID: 940 7686 5878

Passcode: 360231

Phone in access: +1 312 626 6799 US

Meeting ID: 940 7686 5878

Passcode: 360231

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 July 22 and July 29, 2021 Hub

July 5th, 2021

Re: Letter of Intent for the CUP application made by Prairie Construction LLC

To whom it may concern,

Prairie Construction LLC is respectfully requesting the ability to use the main level of the building at 210 S Water Street as a commercial indoor lodging facility. Currently, the main level features a bar area, a room overlooking the river that was previously used as a smoking room, a pool table area and two bathrooms.

The space will convert with a small amount of renovation to a commercial indoor lodging facility. We plan to keep the original bar intact and use it as an island in the kitchen. We will add a shower to one of the bathrooms and the space will be able to accommodate sleeping arrangements for up to eight.



The following construction schedules will apply to the project:

Start date: October 1st, 2021

Occupancy date: December 1st, 2021

The applicable parties are:

Applicant: Prairie Construction LLC

Property Owner: Purple Ocean LLC

Contractor: Prairie Construct Inc.

Architect: Sieger Architects

Landscaper: Prairie Construct Inc.

Business Name: The Baehr Haus on the Yahara River

David and Rachel Baehr have been in the short-term housing space since 2019 and have successful facilities in Butternut, Merrimac and Sun Prairie, WI. In addition, we will be opening a fourth facility in Kaukauna, WI on the Fox River this month. All the facilities are fully furnished with 24-hour support and cleaning staff. Please take a moment to view our website at: <https://baehrhaus.com/>

We love to highlight the history of our properties and encourage our guests to support local businesses.

The site is .17 acres, and the property features 6,000 above grade square ft.

The proposed conditional use and location works in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan and the Zoning Ordinance.

The Baehr Haus on the Yahara River will offer visitors of Downtown Stoughton a pleasant lodging experience.

The proposed conditional use does not result in a substantial or undue adverse impact on adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters effecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed because of the implementation of the provisions and policies of the Comprehensive Plan.

The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The proposed conditional use property is 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.

Thank you for your consideration,

David Baehr

David Baehr

Prairie Construction LLC

Direct: 608-213-6686

Office: 608-834-2613

Fax: 608-834-2620

Email: david@baehrinc.com

130 N Bristol Street
Sun Prairie, WI 53590

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

Applicant Name: Prairie Construction LLC
Applicant Address: 130 N Bristol Street, Sun Prairie, WI 53590
Applicant Phone and Email: 608-213-6686 david@baehrinc.com
Property Owner Name (if different than applicant): Purple Ocean LLC
Property Owner Phone: (608) 630-2205
Subject Property Address: 1405 Laukant St, Reedsburg, WI 53959

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: 7/6/21
Application fee of \$455 received by Zoning Administrator Date: 7/12/21

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: 7/6/21

(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.



