

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Virtual Public Hearing on Monday, March 14, 2022 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a Conditional Use Permit Application by J & S Nordic Enterprises LLC (Cheesers). The applicant is requesting conditional use approval for an Indoor Commercial Entertainment use at 183 E. Main Street, Stoughton, WI. 53589. The property description is as follows:

Parcel Number: 281/0511-081-2111-2

Description for tax purposes: ORIGINAL PLAT BLOCK 27 W 22 FT OF E 44 FT LOT 1

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

See additional information including location map at: <http://stoughtoncitydocs.com/planning-commission/>

You can join the meeting via Zoom or Phone below:

<https://zoom.us/j/94609974784?pwd=eUUyV3g3anpKSzRkQWVHTUthT3NFQT09>

Phone in: +1 312 626 6799

Meeting ID: 946 0997 4784

Passcode: 427325

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 February 17 and 24, 2022 Hub

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

Applicant Name: J & S Nordic Enterprises LLC
Applicant Address: 183 E Main St. Stoughton WI 53589
Applicant Phone and Email: 608-873-1777 brian@cheesens.com
Property Owner Name (if different than applicant): Brian Johnson
Property Owner Phone: 608-216-6184 or 608-873-1777
Subject Property Address: 183 E Main St. Stoughton WI 53589

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: 2.2.22

Application fee of \$ 480 received by Zoning Administrator Date: 2.8.22

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: 2.2.22

Final Packet

(1 electronic 11 x 17 copy of plans and if necessary one large scalable copy of plans to Zoning Administrator) Date: 2.2.22

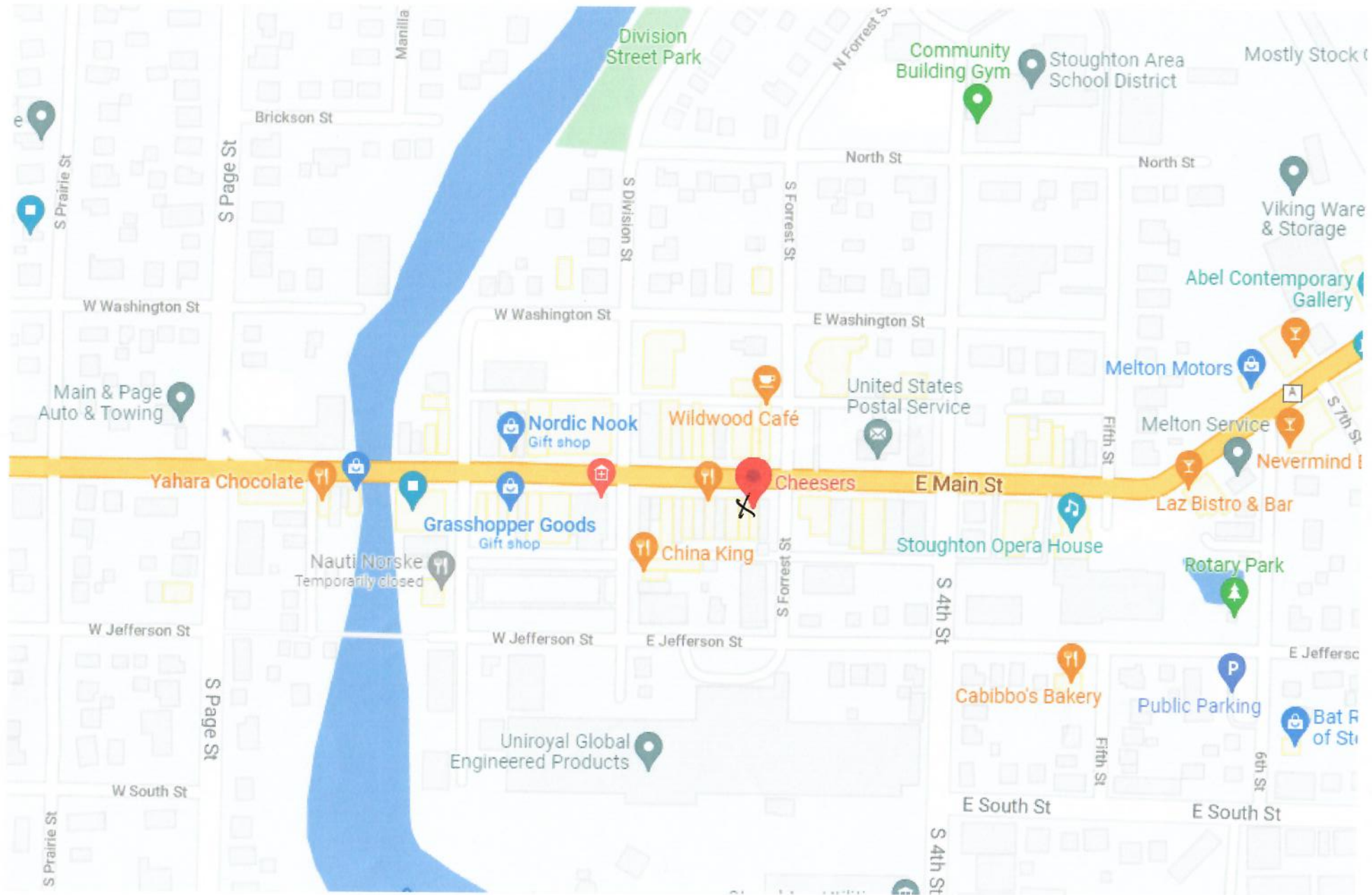
(a) A map of the proposed conditional use:

- 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.



Division Street Park

Community Building Gym

Stoughton Area School District

Mostly Stock t

Viking Ware & Storage

Abel Contemporary Gallery

Melton Motors

Melton Service

Nevermind I

Laz Bistro & Bar

Rotary Park

Cabibbo's Bakery

Public Parking

Bat R of St

Uniroyal Global Engineered Products

Nauti Norske Temporarily closed

Grasshopper Goods Gift shop

Nordic Nook Gift shop

Wildwood Café

Cheesers

China King

Stoughton Opera House

United States Postal Service

Yahara Chocolate

Main & Page Auto & Towing

Parcel Number - 281/0511-081-2111-2

Current

Parcel Summary

Municipality Name	CITY OF STOUGHTON
Parcel Description	ORIGINAL PLAT BLOCK 27 W 22 FT OF E 44 F...
Owner Name	MBW PROPERTIES LLC
Primary Address	187 E MAIN ST
Billing Address	524 S PAGE ST STOUGHTON WI 53589

Current Year Assessment

Assessment Year	2018
Valuation Classification	G2
Assessment Acres	0.067
Land Value	\$19,500.00
Improved Value	\$193,500.00
Total Value	\$213,000.00

Assessment Contacts

Assessment Contact Information

For questions or to schedule an appointment contact:

Assessor ACCURATE APPRAISAL LLC
Phone 920-749-8098
Email INFO@ACCURATEASSESSOR.COM

Clerk HOLLY LICHT
Phone 6088736692
Email HLICHT@CI.STOUGHTON.WI.US

Open Book/Board Of Review Dates

Open Book

Open Book dates have passed for the year

~~Starts: 03/26/2018 - 09:00 AM~~
~~Ends: 03/26/2018 - 03:00 PM~~
~~Starts: 03/29/2018 - 12:00 PM~~
~~Ends: 03/29/2018 - 07:00 PM~~

Board Of Review

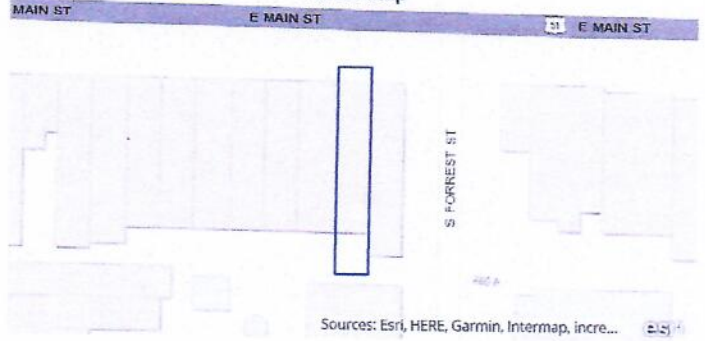
Board of Review dates have passed for the year

~~Starts: 05/22/2018 - 10:00 AM~~
~~Ends: 05/22/2018 - 12:00 PM~~

Zoning Information

Contact your local city, village or town office for municipal zoning information.

Parcel Map



Current Year Taxes (2017)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$19,500.00	\$193,500.00	\$213,000.00
Taxes:		\$4,725.20
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$77.81
Specials(+):		\$165.00
Amount:		\$4,812.39

Districts

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
TIF/TID	5804	TIF 04

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	01/03/2005	4007180		
WD	11/12/1998	3043655		
QCD	04/14/1998	2956715		
QCD	04/14/1998	2956714		
WD	01/06/1992	2313679	17554	64
OR	09/01/1945	708684	M186	371

City of Stoughton Procedural Checklist for Conditional Use Review and Approval (Requirements per Section 79-905)

Prepared by: Brian Johnson and Amy Brashi

Owners J & S Nordic Enterprises LLC DBA: Cheesers Lokal Market

II c – 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.

Cheesers Lokal Market is a privately owned business that offers artisan cheese, meats, curated wines, local craft beer, locally made jams, pickles, etc, gourmet gift baskets/boxes, wine and cheese tasting/pairings to the community of Stoughton and surrounding communities. We also ship cheese and gifts nationwide through our website and on Amazon. We have become a premier destination store for downtown Stoughton. Cheesers has been operating at its current location since 2006.

A. A map of the proposed Conditional use:

Address: 183 E Main St and 187 E Main St, Stoughton WI 53589

Legal Description: The Center 1/3 of Lot 2, Block 27, Original Plat of Stoughton, in the City of Stoughton, Dane County Wisconsin

Parcels: 281/051108121112

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.

Indoor commercial entertainment (per subsection 78-206(4)(h)) (restaurants, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, and pool halls.)

Primary use of conditional use will be for:

Offering:

1. Charcuterie board building classes
2. Wine and cheese pairing classes
3. Special events/demonstrations with industry experts
4. New cheese and wine release events
5. Tasting events for wine, beer, cider, bourbon, etc.

In addition, we will expand our retail offerings to include glassware, bar ware, etc.

Current Hours of Operation:

M-F 10am-5pm Sat 9am-5pm Sun Closed

We would maintain the current hours with classes and tastings held from 5-9pm on a scheduled basis.

Cheesers currently holds:

Food and Drink -Retail Food Establishment License from Dane County Public Health

Class B Reserve Liquor & Class "B" Beer License from City of Stoughton

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?

Cheesers Lokal Market is located in the Historic Downtown district

City of Stoughton Comprehensive Plan

Top Priorities: When asked to select the top three issues that the City should prioritize in the next five years, the issues that received the highest ratings included improving the school system, **attracting new business and retail development**, and redeveloping vacant downtown buildings.

When asked to select from five choices for their top vision for Stoughton, the most commonly chosen option was "a full-service city where all work, shopping, service, housing, healthcare, and educational needs can be met."

When asked to list specific stores, offices, or industries, many respondents described a need for more restaurants, another grocery store, clothing stores, coffee shops, and specialty shops in the downtown.

2. 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? 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?

Fits into the city planning goals and guidelines.

City of Stoughton-Overall Planning Goals

Strengthen and diversify the local job and tax base, and retail opportunities

The proposed use will have no impact on the surrounding area

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?

Located in the heart of downtown Stoughton with two restaurants, one bar and numerous retail stores on the same block the proposed use has no impact on the surrounding buildings

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?

Yes, the use is located in the middle of downtown Stoughton with the no additional services necessary.

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?

When our property was renovated in 2005 the owners spent a considerable amount of money adding an interior stairwell that connects the first floor with the second. This interior stairwell provides convenient access to both floors and having one store using both floors facilitates Cheesers continued growth.