

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

Applicant Name: Jeffrey Boness Aurora Borealis Properties LLC
 Applicant Address: 906 Hamilton St. Stoughton VT 53589
 Applicant Phone and Email: 807-830-5945 sboness2014@gmail.com
 Property Owner Name (if different than applicant): _____
 Property Owner Phone: _____
 Subject Property Address: 1424 US Highway 51-138

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: 12.6.21
 Application fee of \$ 455 received by Zoning Administrator Date: 12.6.21

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: 12.6.21

(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.

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?

The existing building is in harmony. We are looking to add a fence to the back part of the parking lot for a playground. Other than the use from a restaurant to a childcare those are the planned changes.

2. 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?

No, the only outside change is adding a fence for a playground.

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?

The existing building is being used. The outside change is to add a fence over part of the back parking lot for a play ground.

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?

The utilities, streets and services in place are adequate for our needs.

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?

The childcare will provide quality services to the families of the greater Stroughton area.

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet)

Date: 12.13.21

Notified Neighboring Township Clerks (within 1,000 feet)

Date: 1.4.22

Class 2 legal notice sent to official newspaper by City Clerk

Date: 12.7.21

Class 2 legal notice published on 12.16.21 and 12.23.21

Date: ~~_____~~

Conditional Use recorded with the County Register of Deeds Office after approval



SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN
COUNTY OF DANE) ss.

CERTIFIED SURVEY PLAT

I hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I hereby certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information furnished.

George A. Weir

George A. Weir Registered Land Surveyor S-843

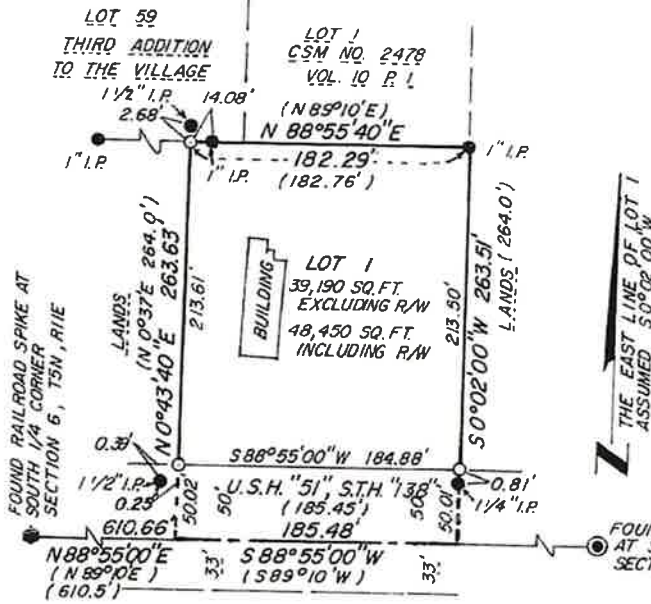


GEORGE A. WEIR, SURVEYOR
&
ROYAL OAK ENGINEERING, INC.
5610 Medical Circle, #6
Madison, Wisconsin 53719
Phone: (608) 274-0500

SCALE: 1" = 100'



Note: Refer to building site information contained in the "Dane County Soil Survey".



DESCRIPTION:

Part of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, more fully described as follows:
Commencing at the South 1/4 corner of said Section 6;
Thence N88°55'00"E, 610.66 feet along the South line of said Southeast 1/4 to the Point of Beginning of this description;
Thence N 0°43'40"E, 263.63 feet;
Thence N88°55'40"E, 182.29 feet;
Thence S 0°02'00"W, 263.51 feet;
Thence S88°55'00"W, 185.48 feet along the South line of said Southeast 1/4 to the Point of Beginning of this description.
This parcel contains 1.112 acres and is subject to a 50 foot right of way for U.S. Highway "51" and State Trunk Highway "138" as shown above.

LEGEND

- Scale: 1 inch = 100 Feet
- Iron Stakes Found
- 1" x 24" Iron Pipe Driven
- Min. Wt. = 1.13 #/ln. ft.
- () Recorded as

SURVEYED FOR: Peter Sveum
625 W. Main St., Stoughton, Wisconsin 53589
DESCRIPTION-LOCATION: Part of the SW 1/4 of the SE 1/4 of Section 6, T5N, R11E, City of Stoughton, Dane County, Wisconsin.
APPROVED FOR RECORDING PER STOUGHTON PLANNING COMMISSION action of 8/16 1983
Helen J. Johnson Helen J. Johnson, City Clerk

SURVEYED KCN, RAM
DRAWN RAM
CHECKED RAM
APPROVED GAW
Field Book 648 Page 51
Date of Survey August 3, 1983
Tape No. 35

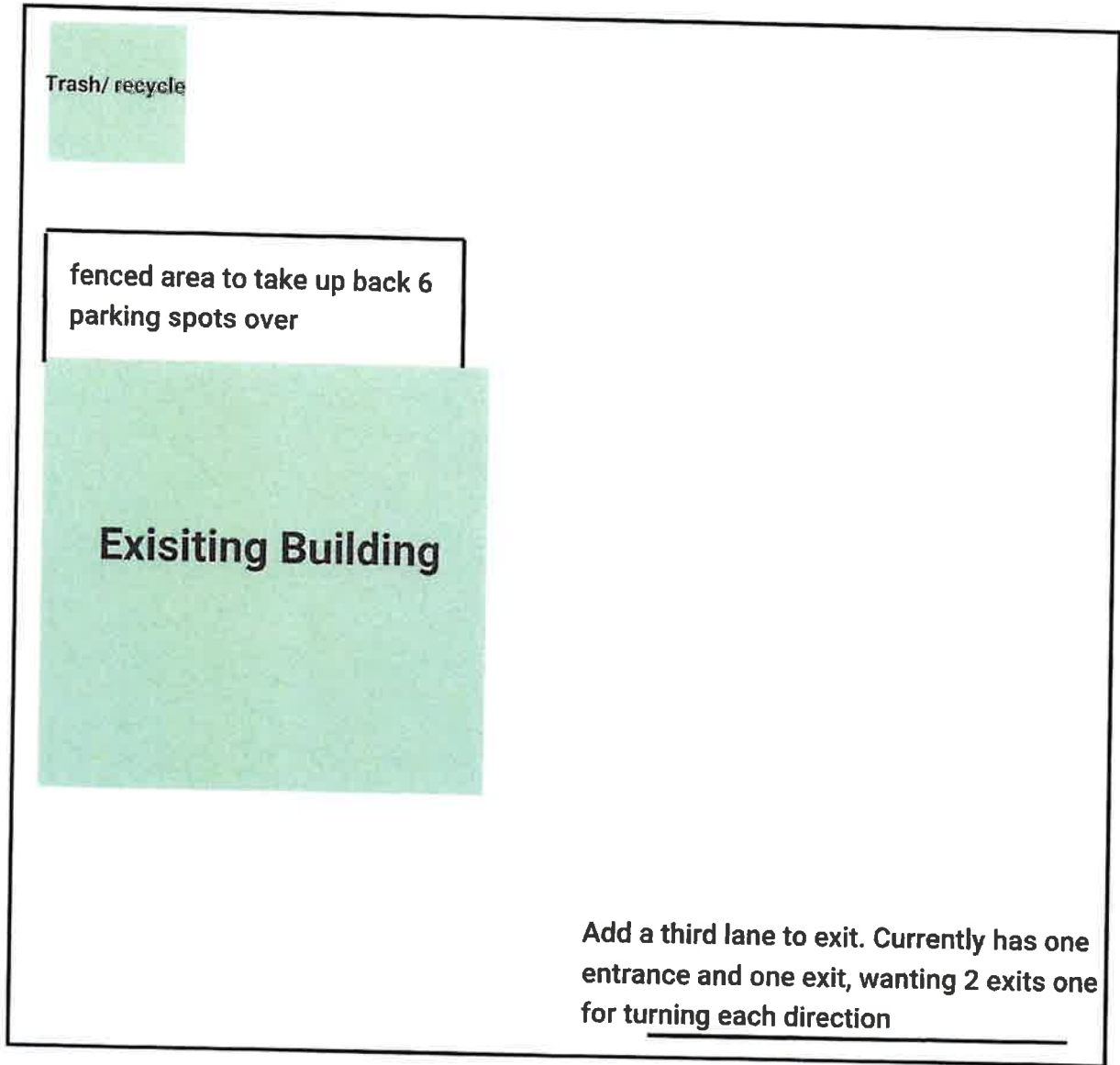
REGISTER OF DEED'S CERTIFICATE
Received for record this 14th day of September, 1983
at 8:26 o'clock, A.M. and recorded in Volume 17 OF
CERTIFIED SURVEY MAPS OF Dane County, on Page 286.

Carol R. Mehnke

1800278 Register of Deeds

Office Map No. 11284

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. 4181, VOLUME 17 PAGE 286



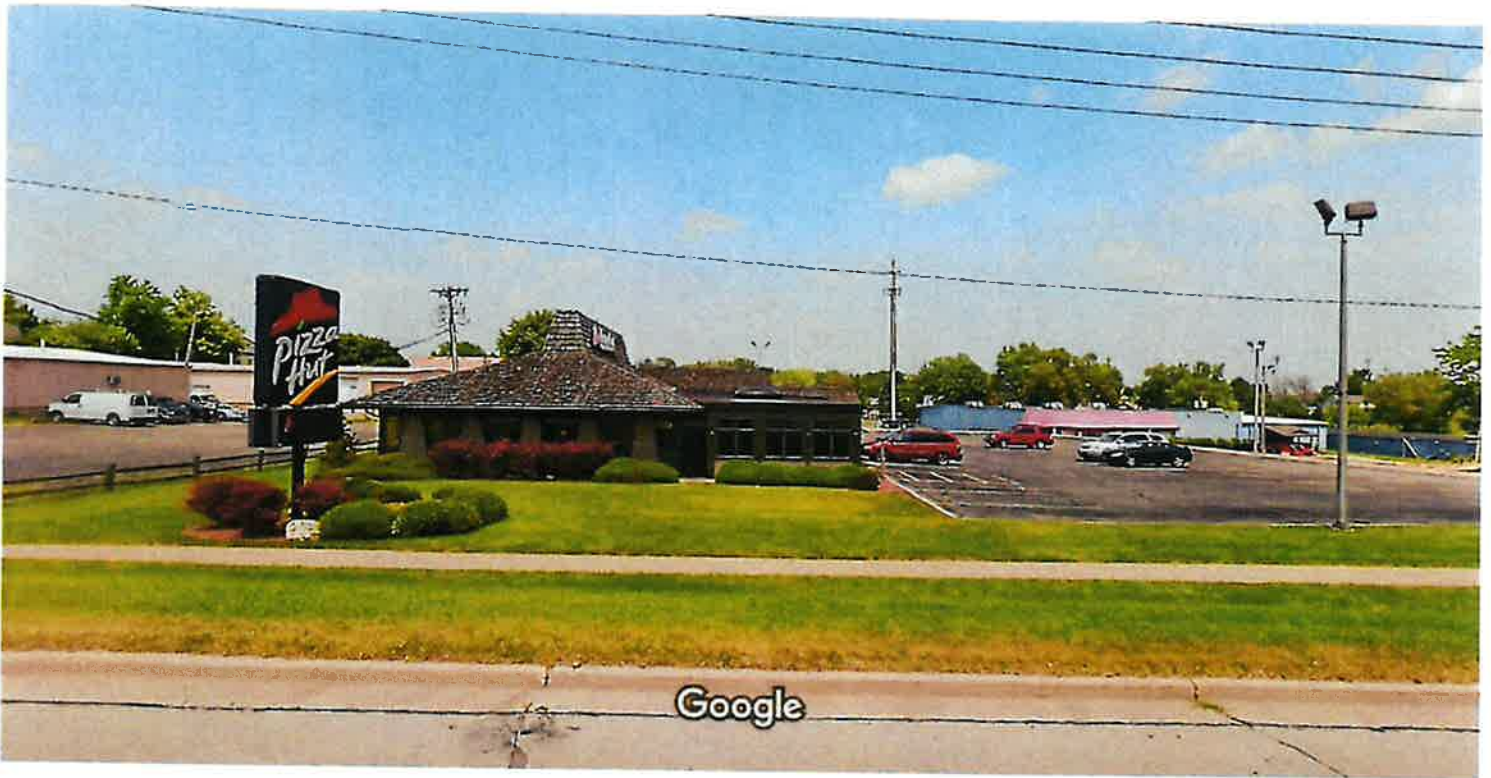


Image capture: Jul 2019 © 2021 Google

Stoughton, Wisconsin

Google

Street View - Jul 2019

Jackson St Re





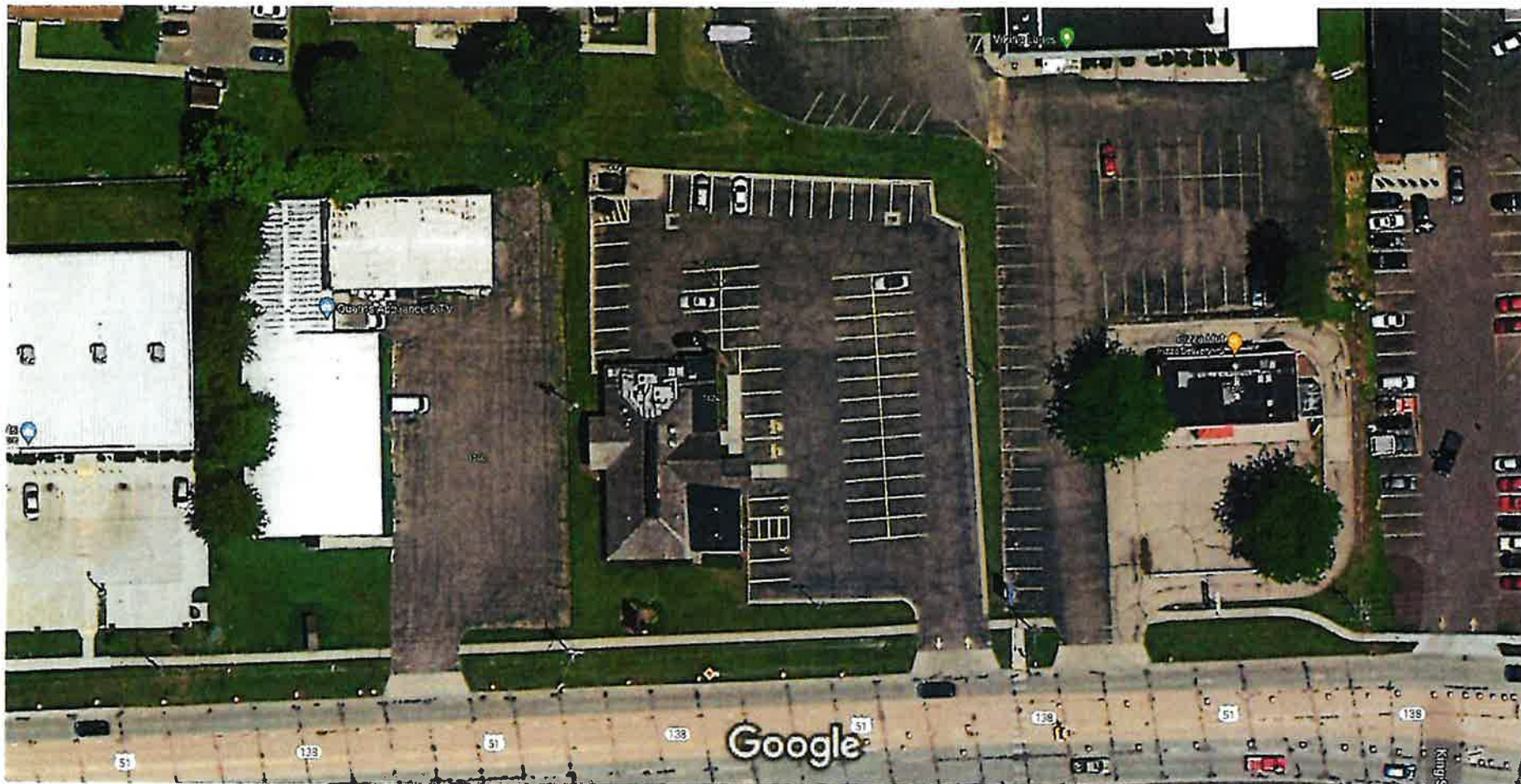
Image capture: Jul 2019 © 2021 Google

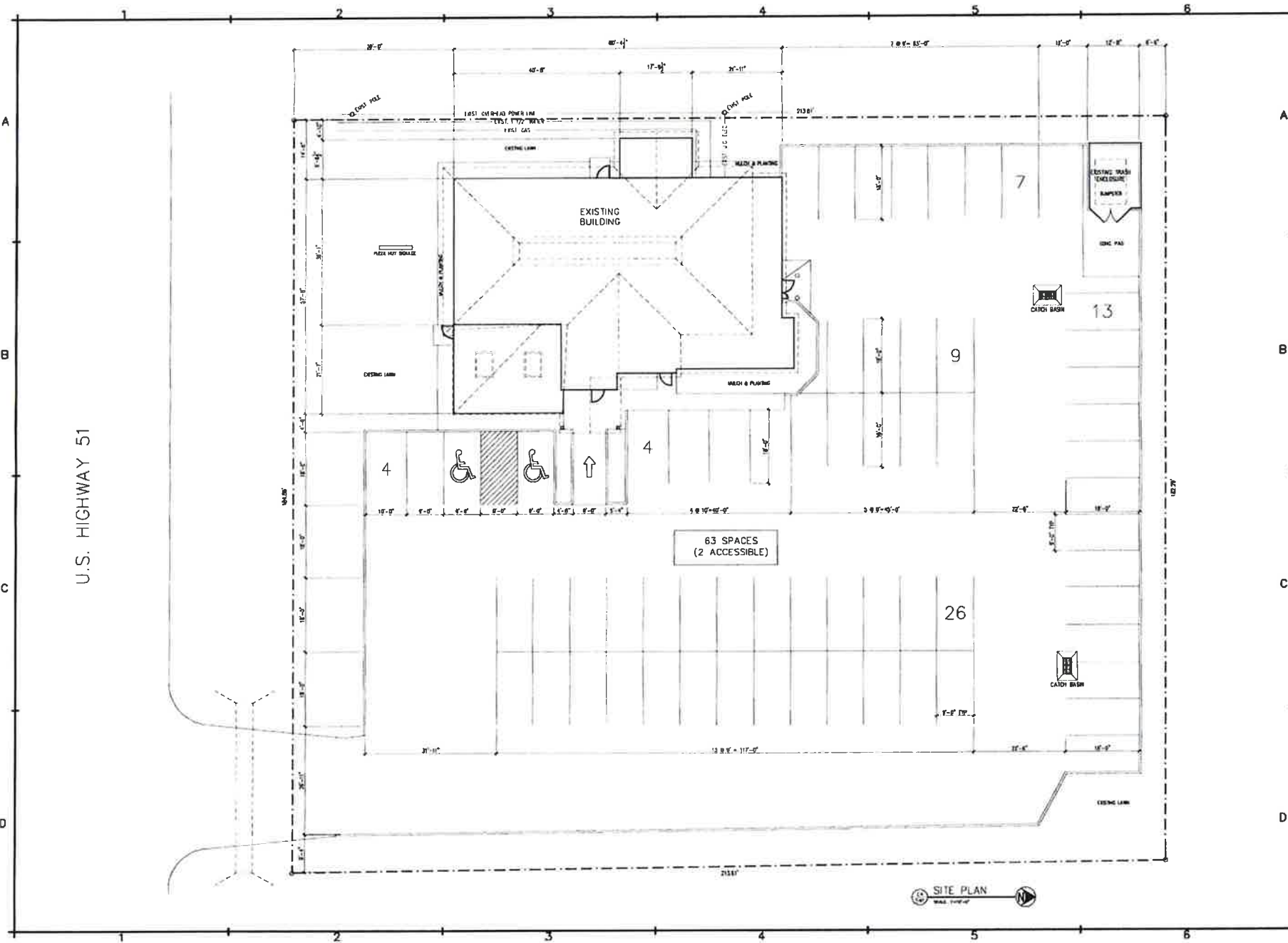
Stoughton, Wisconsin

Google

Street View - Jul 2019



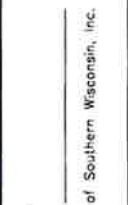




U.S. HIGHWAY 51



1424 HIGHWAY 51
STOUGHTON, WISCONSIN 53589



of Southern Wisconsin, Inc.

Drawn No K9621
Issued for Date
PRELIM 05 21 09

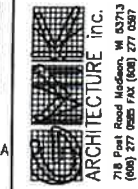
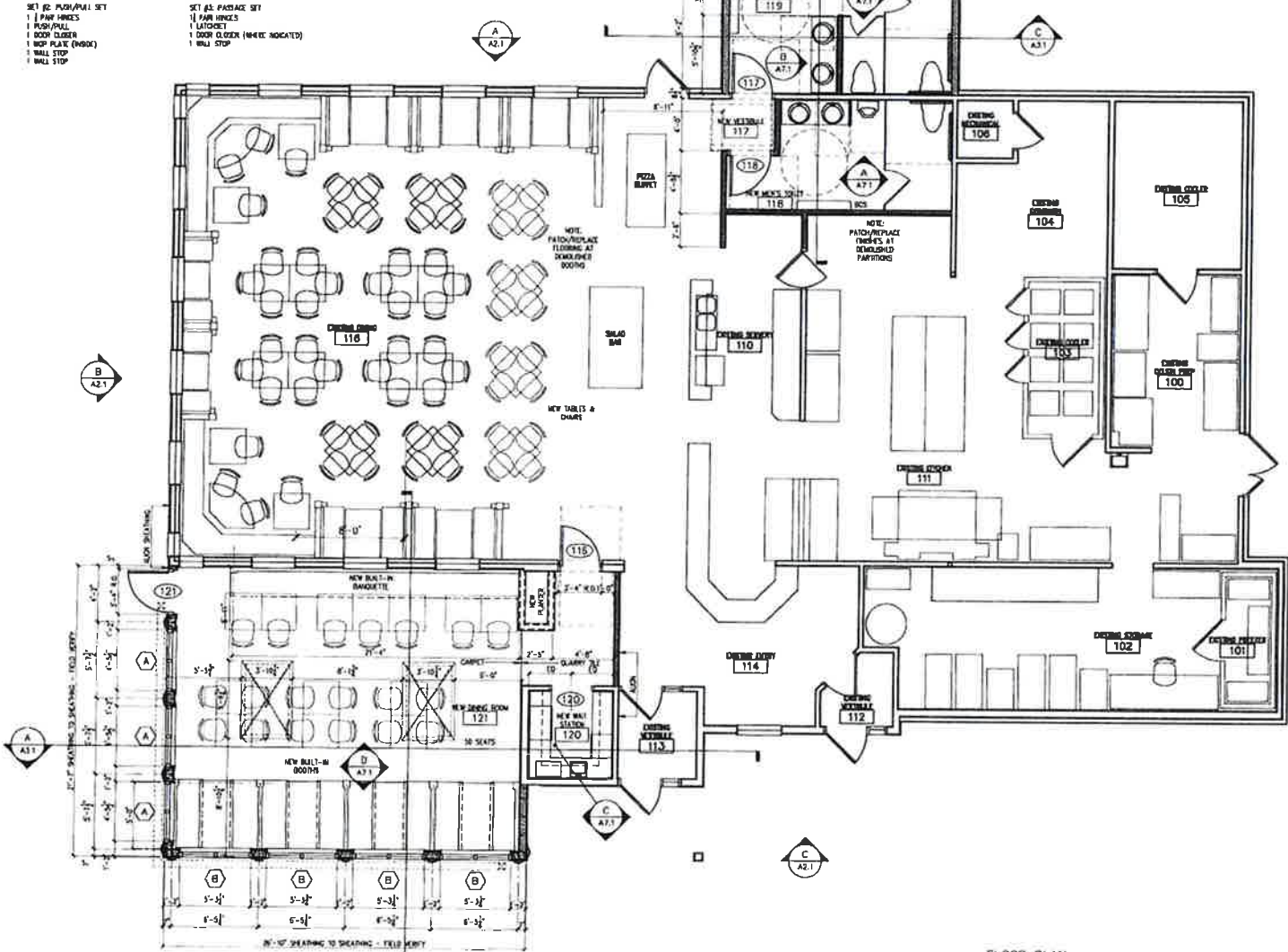
SITE PLAN
SW1



DOOR SCHEDULE										
DOOR #	TYPE	SIZE	MATERIAL	FRAME	MATERIAL	GLAZING	HARDWARE	RATING	DETAILS	REMARKS
117	PUSH	5'-0" x 7'-0" x 1'-3/4"	SOLID CORE WOOD	SINGLE	HOLLOW METAL	---	SET #2	---	1/A4.2	1/A4.2
118	PUSH	5'-0" x 7'-0" x 1'-3/4"	SOLID CORE WOOD	SINGLE	HOLLOW METAL	---	SET #2	---	1/A4.2	1/A4.2
119	PULL GLAZED	5'-0" x 7'-0" x 1'-3/4"	SOLID CORE WOOD	SINGLE	HOLLOW METAL	TEMPORD	SET #3	---	1/A4.2	1/A4.2
120	GLAZED OPENING	5'-0" x 7'-0" x 1'-3/4"	---	---	HOLLOW METAL	---	---	---	1/A4.2	1/A4.2
121	PULL GLAZED	5'-0" x 7'-0" x 1'-3/4"	ALUMINUM	SINGLE	ALUMINUM	INSULATING	SET #1	---	1/A4.2	1/A4.2

- DOOR HARDWARE SETS**
- SET #2: PUSH/PULL SET
 - 1 PARY SPRINGS
 - 1 HOBI/PULL
 - 1 BODY CLOSER
 - 1 WSP PLATE (HWDC)
 - 1 WALL STOP
 - 1 WALL STOP
 - SET #3: PULL/PUSH SET
 - 1 PARY SPRINGS
 - 1 LATCH/SET
 - 1 BODY CLOSER (WHERE INDICATED)
 - 1 WALL STOP

WINDOW SCHEDULE				
MARK	R.O.	GLAZING	OPERATION	REMARKS
⊙	4'-0" x 6'-0"	TYPICAL LOW-E	FIXED	
⊙	5'-0" x 6'-0"	TYPICAL LOW-E	FIXED	



1424 HIGHWAY 51
STOUGHTON, WISCONSIN 53589

of Southern Wisconsin, Inc.

Contract No.	43621
Issued For	Date
CD'S	09/24/02

FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN NORTH

FLOOR PLAN
A1.1

Intended Use of the Property

12/9/2021

Jeffrey Boness
Aurora Borealis Properties

We are purchasing the property and the existing building on 1424 US Hwy 51, Stoughton, WI 53589 with the intent of opening a childcare center that focuses on children under the age of 6 year old. We are keeping the existing building and the changes will only affect the inside layout. Our business hours will be from 6 am to 6pm. We will offer full and part week care.

A chain link fence, with privacy slats, that is 6 foot high will be erected in part of the parking lot to act as a playground.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Boness', written in a cursive style.

Jeffrey Boness
Aurora Borealis Properties

Fencing Details

12/9/2021

Jeffrey Boness
Aurora Borealis Properties

The fence will enclose 15 feet from the side of the building towards the New Pizza Hut. Covering the double parking spots to the other edge of the building closest to Quams. It will be a chain link fence with privacy slats.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Boness', with a long, sweeping horizontal stroke extending to the right.

Jeffrey Boness
Aurora Borealis Properties