

## PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, June 8, 2020 at 6:00 o'clock p.m., or as soon after as the matter may be heard, in the Council Chambers, Public Safety Building, 321 South Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider a proposed Conditional Use Permit Application by Megan Bisbee for Viking Day Camp. The applicant is requesting conditional use approval for a Group Daycare (Viking Day Camp) at 2125 McComb Road, Units 102-105, Stoughton, WI. 53589. The property description is as follows:

Parcel Numbers: 281/0511-072-2087-2; 281/0511-072-2089-2; 281/0511-072-2091-2; 281/0511-072-2093-2

Description for tax purposes: MCCOMB PLACE CONDOMINIUM COMMERCIAL UNITS 102-105

For questions regarding this notice, please contact Michael Stacey, Zoning Administrator at 608-646-0421.

Additional information including a location map can be found at:  
<http://stoughtoncitydocs.com/planning-commission/>

Published May 7, 2020 and May 14, 2020 Hub

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

Applicant Name: Viking Day Camp LLC

Applicant Address: 2125 McComb Rd Stoughton, WI

Applicant Phone and Email: 608-438-3003

Property Owner Name (if different than applicant): Patriot Properites

Property Owner Phone: 608) 372-5777

Subject Property Address: 2125 McComb Rd. Stoughton, WI

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: \_\_\_\_\_

Application fee of \$\_\_\_\_\_ received by Zoning Administrator Date: \_\_\_\_\_

**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: \_\_\_\_\_

**(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?

We will be offering school age day camp programs during the summer months  
as well as after school programs during the school year. Access to quality childcare is essential for all families, and our programs are designed with school age kids in mind.

Our business model also offers flexible scheduling and affordable tuition for families in our community.

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?

Our programs will increase traffic and parking needs during pick up and drop off each day, these times are however short, approximately 7a-9a and 4p-6p.

We do not foresee any other adverse consequences to our surrounding community.

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 current space is an empty commercial space, we will not change the space structurally, or make any design changes. We will simply add materials that are necessary to care for school age children.

No changes to land use.

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 building has already been established and our rental will not impose any increased burden on public utilities or services.

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?

Quality childcare in our community is beneficial to everyone, and a school age program and center does not currently exist in Stoughton. We believe the benefits of our program will most definitely outweigh any unintentional adverse impacts.



**IV. Application Information for City Use**

Notified Neighboring Property Owners (within 300 feet) Date: \_\_\_\_\_

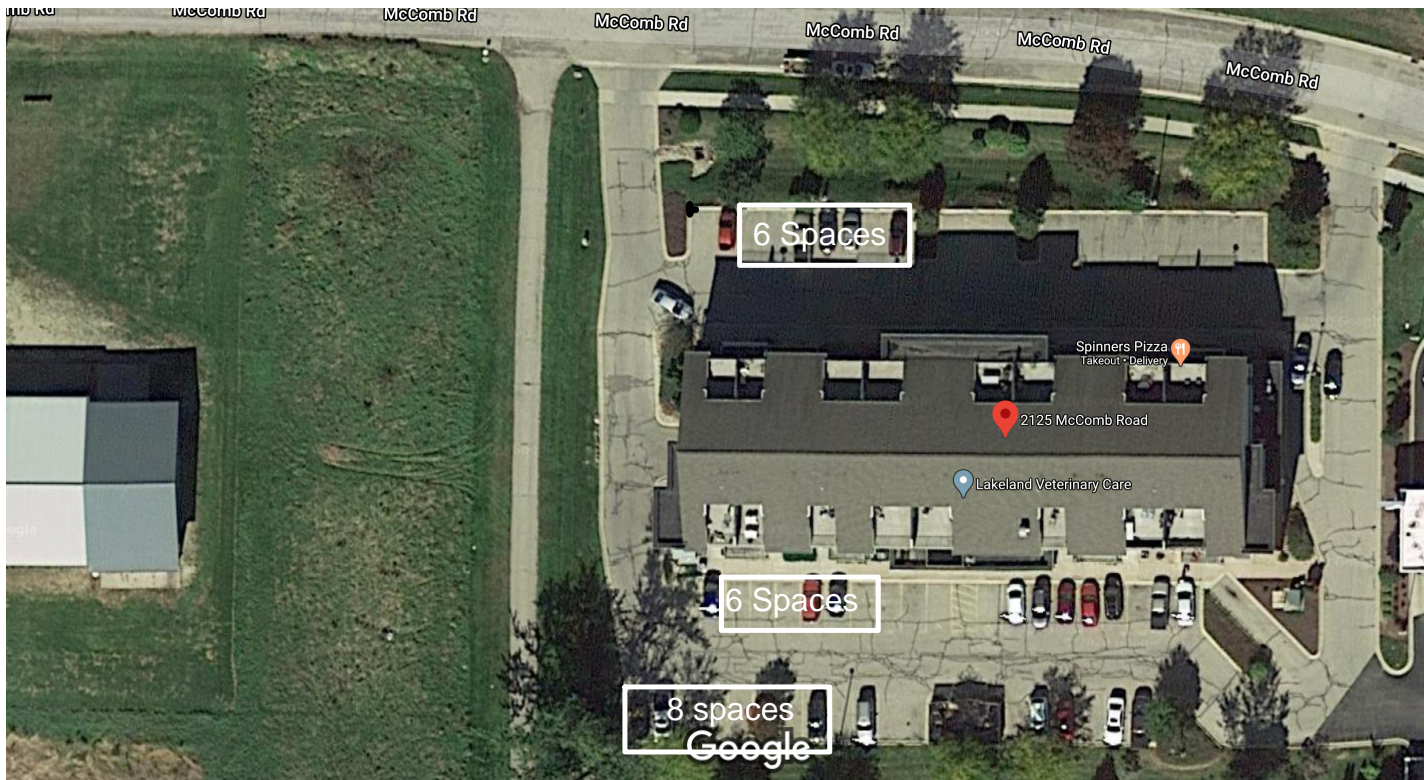
Notified Neighboring Township Clerks (within 1,000 feet) Date: \_\_\_\_\_

Class 2 legal notice sent to official newspaper by City Clerk Date: \_\_\_\_\_

Class 2 legal notice published on \_\_\_\_\_ and \_\_\_\_\_ Date: \_\_\_\_\_

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

# Google Maps 2125 McComb Rd



Map data ©2020, Map data ©2020 20 ft



Viking Day Camp will utilize 6 reserved spaces in the front of McComb Place and an additional 14 spaces in the back.

Our maximum capacity for children is 75, and for those 75 kids we will need a maximum of 5 staff.

20 parking stalls is sufficient for 75 campers (1stall/5 kids) and 5 staff (1 stall/1 staff)

## 2125 McComb Rd

Stoughton, WI 53589



Directions



Save



Nearby



Send to your phone



Share

### Photos



### At this location

#### Lakeland Veterinary Care

4.9 ★★★★★ (38)

Veterinarian · 2125 McComb Rd #106

Closed · Opens at 8:00 AM



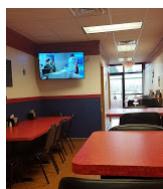
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#### Spinners Pizza

4.5 ★★★★★ (115)

\$\$ · Pizza · 2125 McComb Rd Suite 110

Open until 9:00 PM



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#### Viking Day Camp

After school program ·

2125 McComb Rd Suite #102



Business Summary for Conditional Use Permit Approval  
May 1, 2020

# Viking Day Camp

Located in Stoughton, WI, Viking Day Camp provides summer day camp and after school programs for children ages 5-12. Viking Day Camp is a sister camp to Spartan Day Camp in McFarland

## **OUR MISSION**

Viking Day Camp encourages personal growth in each child by providing both physical and educational activities. This exceptional program is facilitated by experienced professional educators. Anchored in this safe and supportive community, each camper will learn, explore, acquire new skills, feel valued for who they are, and develop a sense of belonging. Our structured program is designed to meet your child's needs.

Viking Day Camp provides a summer program shaped by fun, friends and nature, featuring science, natural wonder, independence and exploration.

### **Flexible Scheduling:**

Viking Day Camp offers flexible scheduling. You can register for full weeks or single days, one week or all weeks of summer. Please try to be as accurate as possible when listing your child's enrollment schedule on their registration paperwork. A two week notice is necessary to remove any charges for missed days.

### **Daily Field Trips**

Field trip schedule coming soon. Swimming, state parks, roller skating we do it!

## Summer 2020 Field Trip Calendar

# Summer 2020 Rates

Full Week (Monday-Friday) - \$197

Four Days per week- \$175

Three Days per week- \$145

Two Days per week - \$110

Single Day - \$60

Rates include all field trip and supply costs and two snacks per day.

Pick up from Stoughton Summer School classes available.

**Registration Fee** - \$40 per camper (charged annually with registration)

10% discount for second child

5% discount if entire summer is paid in full by May 31st (No refunds for unused days)

## How do you plan to use the internal space?

Our program is designed for school age kids and all of our programs are play based. The internal space will be arranged in a way that will allow for free play between interest areas including: art, manipulatives, games, dramatic play and rest space. Children will use the space freely. Areas that will be off limits include the offices and back hallway.

## Will any exterior space be used? Where will you be taking the children outside?

We are a field trip based program. In the summer we take trips every day to swimming pools, beaches, state parks and other recreation areas. During the school year, we transport kids using our camp vans to local parks and playgrounds to play. We are exploring the idea of leasing some of the green space from the owner of the field next to McComb place eventually.

## Will noise be an issue?

We have a clause written into our lease to exempt us from being liable for any noise. Our program will be structured so that kids will only be in the space a short amount of time each day. During the summer that is from 7a-9a and 4p-6p and during the school year from 3:30-6 each day. Kids playing will create some noise, but we will be as respectful to neighbors as possible.

## How will you handle drop-off and pick-up?

For our summer programs, parents can drop off anytime between 7a and 9a, and usually this is a steady flow of families dropping off. Parents can pull up and park in one of the 6 spots reserved for us in the front of the building or park on the street directly in front of the building and walk their kids inside. Parents also have the option of just dropping their school aged child at the front door and the child can enter by themselves. Drop off is typically no more than 5 minutes for each family. During the school year, our staff will pick up the children from the local schools in our vans and transport them to our space.

Pick up for summer and the school year is between 4p and 6p and is also a short 5-10 minute process. Parents can park in one of the 6 spaces in the front of the building or on the street directly in front of the building and walk in to pick up their child.

Employee/Staff Parking

E  
x  
i  
t

E  
x  
i  
t

Bathroom

Bathroom

Play Space

Bathroom

Classroom

Classroom

Stor-  
age

Utility  
Closet

Office

Play Space

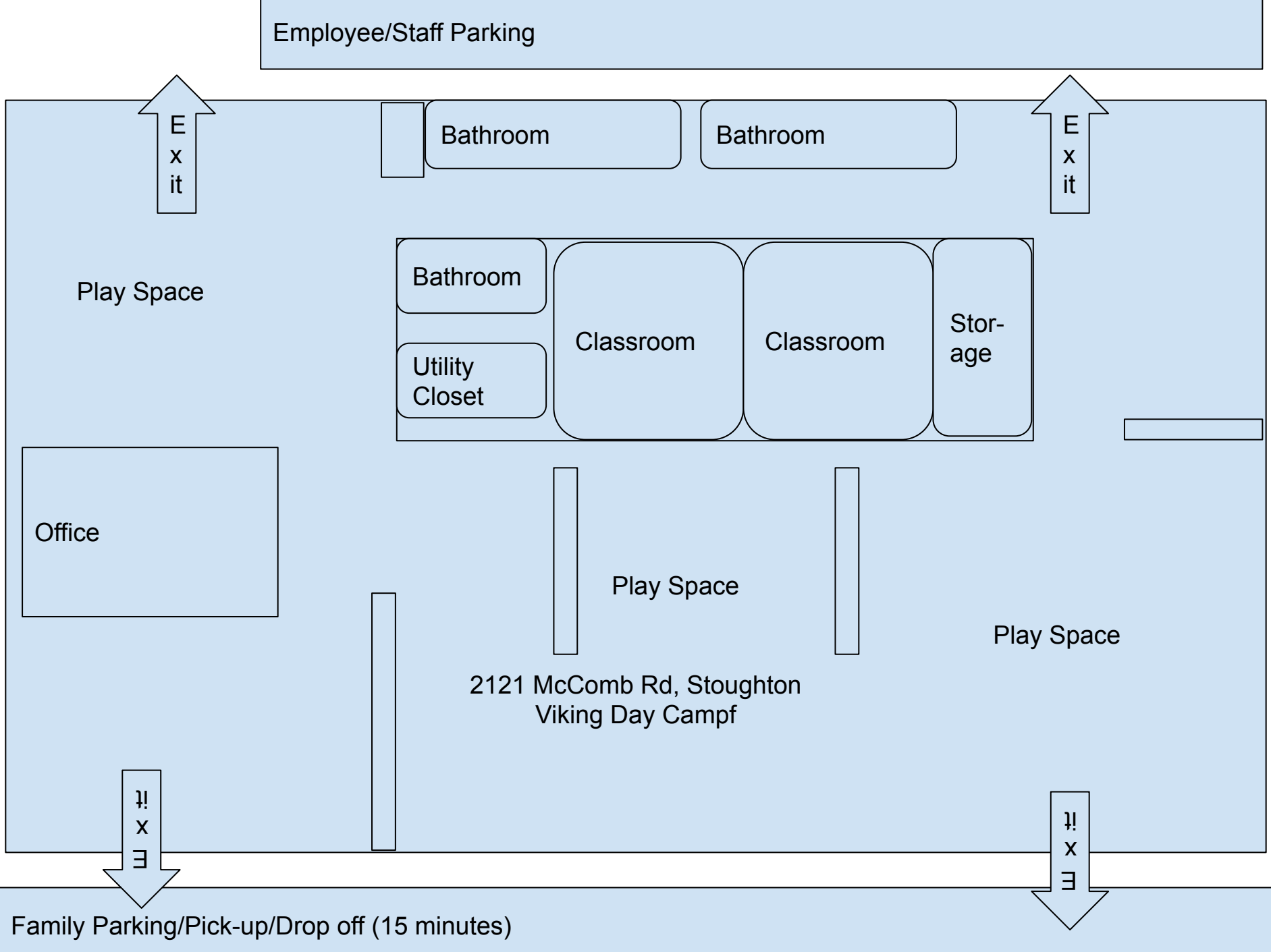
Play Space

2121 McComb Rd, Stoughton  
Viking Day Camp

E  
x  
i  
t

E  
x  
i  
t

Family Parking/Pick-up/Drop off (15 minutes)



# June 2020 (United States)

July 2020

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1	2	3	4	5 ☾ Full Moon	6
7	8	9	10	11	12	13 ☾ 3rd Quarter
14	15 ● McDaniels Park McFarland	16 ● Little Amerika	17 ● Evansville Pool	18 ● SkyZone	19 ● Troll Beach	20
21 ● New Moon Father's Day	22 ● Burke Town Hall	23 ● Spartan Day Camp	24 ● Fitchburg Splash Pad	25 ● Rockport Park Janesville	26 ● Oregon Pool	27
28 ☾ 1st Quarter	29 ● Cottage Grove Dream Park	30 ● Rotary Botanical Garden Janesville	1 ● Elver Park Splash Pad	2 ● SkyZone	3 ● 'Independence Day' observed ● NO CAMP	4 ● Independence Day



# July 2020 (United States)

August 2020
































S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28 🌑 1st Quarter	29 ● Cottage Grove Dream Park	30 ● Rotary Botanical Garden Janesville	1 ● Elver Park Splash Pad	2 ● SkyZone	3 ● 'Independence Day' observed ● NO CAMP	4 ● Independence Day
5 🌕 Full Moon	6 ● Lewis Park McFarland	7 ● Rugged Rig	8 ● Evansville Pool	9 ● Spartan Day Camp	10 ● Troll Beach	11
12 🌑 3rd Quarter	13 ● Palmer Park Janesville	14 ● Rockford Discovery Museum	15 ● Lake Ripley	16 ● Skate Express	17 ● Dane County Fair	18
19	20 🌑 New Moon ● Middleton Splash Pad and Park	21 ● Timbavati	22 ● Blue Mounds	23 ● Children's Theatre of Madison	24 ● Monona Pool	25
26	27 🌑 1st Quarter ● McKenzie Center	28 ● Indian Lake	29 ● Sandy Beach & Aztalan State Park	30 ● Little Amerrika	31 ● Troll Beach	1

# August 2020 (United States)

September 2020

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27  1st Quarter  McKenzie Center	28  Indian Lake	29  Sandy Beach & Aztalan State Park	30  Little Amerikka	31  Troll Beach	1
2	3  Full Moon  Governor Nelson State Park	4  River Bend Watertown	5  Lake Ripley	6  SkyZone	7  Oregon Pool	8
9	10  Sun Prairie Dream Park & Sassy Cow	11  3rd Quarter  Cave of the Mounds	12  Whitewater Aquatic Center	13  Skate Express	14  Troll Beach	15
16	17  Burke Town Hall	18  New Moon  Spartan Day Camp	19  Sandy Beach	20  Palmer Park	21  Monona Pool	22
23	24  Blue Mounds	25  1st Quarter  Devils Lake	26  McDaniel Park	27  River Bend Watertown	28  Country Bumpkin	29
30	31	1	2  Full Moon	3	4	5