

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Virtual Public Hearing on Monday, July 12, 2021 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider Conditional Use Permit Application by Maggie Gasner. The applicant is requesting conditional use approval for an additional Group Daycare (Weebleworld Child Care Center) and multiple principle structures (2) at 1640 E. Main Street, Stoughton, WI. 53589. The property description is as follows:

Parcel Number: 281/0511-043-9871-5

Description for tax purposes: SEC 4-5-11 PRT SE1/4SW1/4 E 298.8 FT OF S 285 FT THF EXC 0.07 A TO DOT IN DOC 2235498 (R15097/9) SEE PLAT OF SURVEY 2001-00479

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

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

Due to the COVID-19 Pandemic, this meeting will not be open to the public in an in-person capacity. For those wishing to view the meeting and/or ask questions, you may do so via the following options:

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/218281533>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 218-281-533

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/218281533>

If you wish to speak at or have your comments read aloud at the meeting, please register at <http://speak.cityofstoughton.com> by 5:45 on the day of the meeting. Any comments will be forwarded on to the "Organizer". The public can click on the link or call in and use the access code. When connected the public will have to identify themselves in order for the "Organizer" to rename them on the "Attendee" screen. If you plan to speak, please mute TV or stream volume (if online) and do not use speakerphone, as it creates feedback, there may be a delay. The Public Comment participant will be unmuted by the "Organizer" when it is their turn and have up to 3 minutes to speak. After speaking, the "Organizer" will mute the Public Comment participant. The participant can log out or hang up and stream at WSTO, or watch on Channel 981 on Charter/Spectrum.

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 June 24 and July 1, 2021 Hub

June 14, 2021

Mr. Michael P. Stacey
Zoning Administrator
City of Stoughton
Department of Planning and Development
207 S. Forrest Street
Stoughton, Wisconsin 53589

RE: Weebleworld Child Care Center Phase II Building / Conditional Use Application
Dimension IV Project No. 21035

Der Mr. Stacey:

Enclosed is the conditional use application for the Weebleworld Phase II building at 1640 E. Main Street. It is similar to the existing building. It will meet the needs for additional children.

We will be submitting a site plan review application.

Please let us know if we can answer any additional questions. Updated site plan and project information are included with this letter.

Thank you.

Sincerely,

DIMENSION IV MADISON DESIGN GROUP



Jerry Bourquin, AIA
Principal
cc. Maggie Gasner
Dean Slaby
Carl Miller

Enclosure: 1 updated CUP application and site plan

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

Weebleworld Child Care Center
Phase II
1640 East Main Street
Stoughton, Wisconsin
Dimension IV Project No. 19083
June 14, 2021

CONDITIONAL USE PROJECT DESCRIPTION

1. Project Team

Applicant: Weebleworld Child Care Center LLC
Attention: Maggie Gasner
1815 Cedarbrook Lane
Stoughton, Wisconsin 53589
(P) 608-877-2690
Email: weebleworld@gmail.com

Land Owner: Gasner Properties LLC
Attention: Maggie Gasner
1815 Cedarbrook Lane
Stoughton, Wisconsin 53589
(P) 608-877-2690
Email: weebleworld@gmail.com

Architect: Dimension IV Madison Design Group
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
Attention: Jerry Bourquin
(P) 608-829-4452
Email: jbouquin@dimensionivmadison.com

Civil Engineer/Site Design: Wyser Engineering
312 East Main Street
Mount Horeb, Wisconsin 53572
Attention: Wade Wyse
(P) 608-437-1980
Email: wade.wyse@wyserengineering.com

Contractor: KSW Construction
807 Liberty Drive, #106
Verona, Wisconsin 53593
Attention: Dean Slaby
(P) 608-845-2290
Email: deans@kswconstruction.com

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

2. Existing Conditions:
There is an existing childcare center on the site. The Phase II building will provide a second childcare center.
3. Project Schedule:
Upon securing city agency and financing approval, the project will start construction this fall with occupancy in early 2022.
4. Proposed Use:
The building is, in general, a daycare childcare center that will develop a portion of the site.
5. Hours of Operation:
The hours of operation are 6:00 a.m. to 6:00 p.m., Monday through Friday.
6. Building Square Footage:

Proposed Building	2,935 square feet
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7. Parking Stalls:

Surface stalls	22
Bicycle stalls	2
8. Lot Data:

Zoning: Planned Business Use; Childcare is a conditional use

Lot Size: 80,690 square feet / 1.85 acres

Lot Coverage

Building	Building	%
	2,935 sf	6.8
9. Jobs Created:
Three (3) additional staff will be hired for the new childcare facility.

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

Applicant Name: Weebleworld Child Care Center LLC, Attention: Maggie Gasner

Applicant Address: 1815 Cedarbrook Lane, Stoughton, Wisconsin 53589

Applicant Phone and Email: 608-877-2690 weebleworld@gmail.com

Property Owner Name (if different than applicant): Gasner Properties LLC

Property Owner Phone: 608-877-2690

Subject Property Address: 1640 East Main Street, Stoughton, Wisconsin

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?

The existing Weebleword Child Care Center is located on the lot at 1640 E. Main Street. The existing Weebleworld Child Care Center is an existing conditional use. The new building is the same use as the existing child care facility. It will provide child services that cannot be provided because of the size of the existing facility. The building will be in harmony with and meet the same conditional use standards of the original approved facility.

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?

The child care building is located at the corner of the site. It has minimal traffic and service requirements. Access to the site will be from the existing daycare street access through the existing parking lot.

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 conditional use for the existing daycare is being maintained. The proposed building use is consistent with the existing childcare use, its impacts, and land use intensities. An open outdoor, fenced child play area is being created and exceeds the required area.

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 are in place to the lot. They will meet the needs of the proposed building.

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 child care facility is providing services to the Stoughton community. The proposed building will provide services to families on the wait list who are in need of child care.

IV. Application Information for City Use

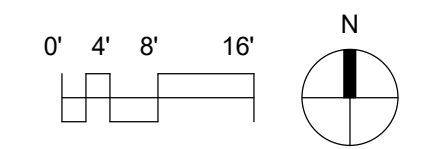
Notified Neighboring Property Owners (within 300 feet) Date: _____

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



1 SITE PLAN ADDITION
1/16" = 1'-0"

WEEBLEWORLD EXPANSION

CORNER OF E MAIN ST & HWY N, STOUGHTON, WI