

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
12/15/2021	DCPCUP-2021-02554
Public Hearing Date	
02/22/2022	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

OWNER NAME DAVID & CLAUDIA ANDERSON	Phone with Area Code (608) 515-4013	AGENT NAME KATE DENNIS	Phone with Area Code (608) 515-4709
BILLING ADDRESS (Number, Street) 2402 ROBERT ST		ADDRESS (Number, Street) 2402 ROBERT STREET	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Stoughton, WI 53589	
E-MAIL ADDRESS skyking7@zoho.com		E-MAIL ADDRESS fort.littlegreen@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
---------------------------	---------------------------	---------------------------

ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP
2402 Robert Street		
TOWNSHIP DUNKIRK	SECTION 9	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0511-091-8340-1	---	---

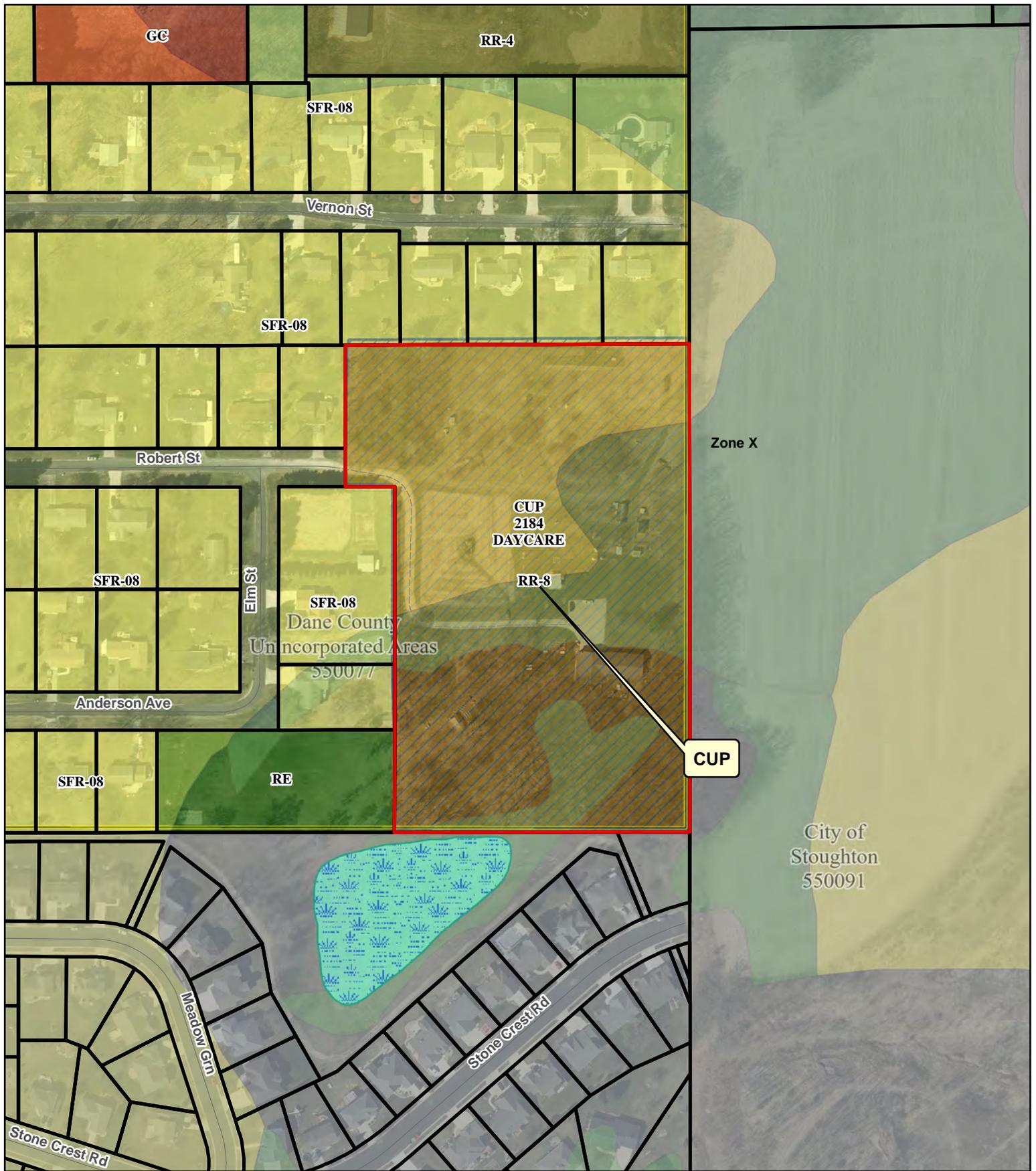
CUP DESCRIPTION

Expansion of an existing daycare center from 50 children to 100 children

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
--	--------------

10.244(3)	10.23
-----------	-------

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	---



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



CUP 02554
DAVID & CLAUDIA
ANDERSON



Dane County
Department of Planning
and Development Zoning
 Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703

(608) 266-4266

Application Fees	
General:	\$495

Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	David & Claudia Anderson	Agent Name:	Kate Dennis
Address (Number & Street):	2402 Robert Street	Address (Number & Street):	2402 Robert Street
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Stoughton, WI 53589
Email Address:	skyking7@zoho.com	Email Address:	fort.littlegreen@gmail.com
Phone#:	608.515.4013	Phone#:	608.515.4709

SITE INFORMATION

Township :	Dunkirk	Parcel Number(s):	0511-091-8340-1
Section:		Property Address or Location:	2402 Robert Street, Stoughton, WI 53589 Lot 1, CSM 7252
Existing Zoning: RR-8	Proposed Zoning: N/A	CUP Code Section(s):	DCPCUP-2011-02184

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Is this application being submitted to correct a violation? NO
Provide a short but detailed description of the proposed conditional use: We are looking to alter the existing permit to add more occupants. From 50 students to 100 in the summer months only (June - August). We would like to remain at 50 for the school year (Sept - May). We would also like permission to add a building for the center to include plumbing and electrical. No other changes.	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. **Only complete applications will be accepted.** All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non refundable), payable to Dane County Treasurer
---	--	---	---	--	---

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: _____ Date: _____

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

- The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
No, it will not disrupt the general welfare of anyone. We will just be able to provide more care to more students.
- The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
No
- The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
It will not.
- Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.
Yes, they are being made. We are working with Ayres & Associates to establish these details.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Yes, We will be adding a new driveway and circle drive for the new building.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Yes.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Yes.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary. • Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district: **N/A**

• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use: • Explain how the use

does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use: • Explain how

construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

We are looking to alter the existing permit to add more occupants. From 50 students to 100 in the summer months only (June - August). We would like to remain at 50 for the school year (Sept - May). We would also like permission to add a building for the center to include plumbing and electrical. No other changes.

List the proposed days and hours of operation. **Same as before: Monday - Friday 7:00 a.m. to 6:00 p.m.**

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
20

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties. **None**

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Outdoor children's recreation, such as games, hiking, picnics.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
We will follow any parameters set forth

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management. **We have a petting farm with small animals. All manure is composted on-site and used on-site in our gardens.**

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
All garbage waste will be placed in dumpsters provided by John's Disposal.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
Normal daily traffic for pick up and drop off of students.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
None

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors. **Outdoor lights on the building that would not face neighbors. It faces south.**

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).
Directional signs may be used on the property to route traffic.

Briefly describe the current use(s) of the property on which the conditional use is proposed.
Day camp/Day care for grade school kids. Nature and agriculture education.

Briefly describe the current uses of surrounding properties in the neighborhood.
Residential

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

Scale and north arrow.

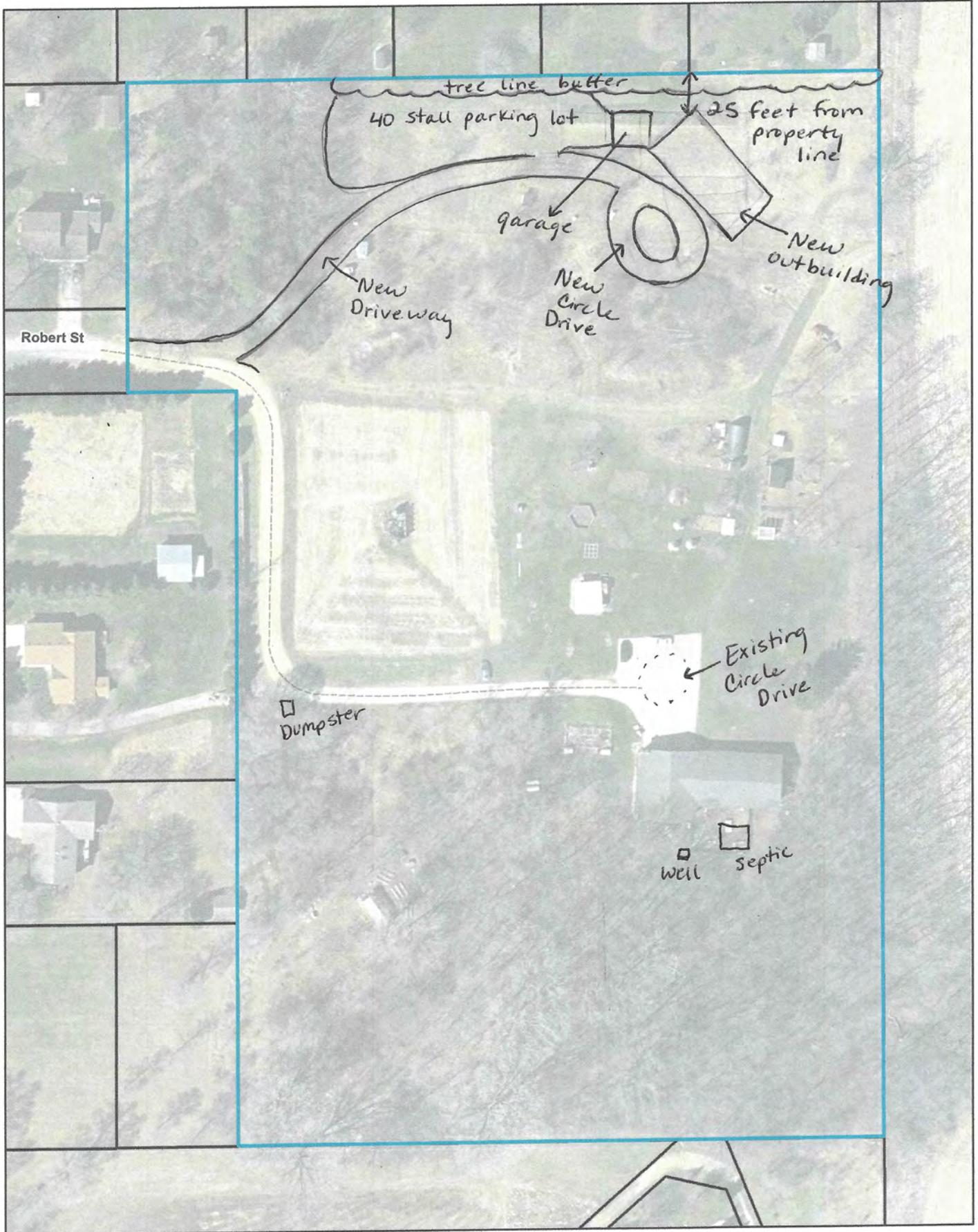
Date the site plan was created. *12-01-2021*

Existing subject property lot lines and dimensions.

Existing and proposed wastewater treatment systems and wells.

All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.

All dimension and required setbacks, side yards and rear yards.



Operations Plan