

## PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, January 13, 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 Ross Parisi for an Indoor Commercial Entertainment use (restaurant) at 1312 Hamilton Street, Stoughton.

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

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

Michael P. Stacey  
Zoning Administrator

Published December 12, 2019 Hub  
Published December 19, 2019 Hub

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

Applicant Name: ROSS YARISI MONONA, WI.  
Applicant Address: 4905 SHORE ACRES RD. 53716  
Applicant Phone and Email: 608-320-2037 rossipizza13@aol.com  
Property Owner Name (if different than applicant): STEVE KLINKE  
Property Owner Phone: 608-222-6060 EXT. 110  
Subject Property Address: 1308/1312 HAMILTON ST. 53589 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: 11/18/19  
Application fee of \$ 450 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: 11/18/19

**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.**



II 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?

a clean, up to date, Building,  
with a clear ~~bill~~ Bill of health  
from the city of Stoughton, and  
a - I believe - welcome  
addition to the Main Street Vibe  
of Stoughton. We at Rossi's Pizza have  
been in business for 16 years  
and have carved out a very successful  
Business Niche in Monona, WI.

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 adverse impact on nearby  
properties. I feel the addition  
of Rossi's would add to the  
positive and appropriate Land use  
Building plans before you.

SET



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 land use, with appropriate lighting, sidewalk, and ample parking is a positive use related to the surroundings of the property

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, it will adequately serve the area. Clean and up to code. I see no undue burden to any public agencies

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?

I see no adverse impacts, so yes, all adverse conditions are far outweighed by all the positive aspects of the conditional use. A thriving business tastefully presented to the residents of Stoughton. Family friendly with no alcohol served at that site

**V. Application Information for City Use**

Notified Neighboring Property Owners (within 300 feet)

Date: 12/9/19

Notified Neighboring Township Clerks (within 1,000 feet)

Date: 12/9/19

Class 2 legal notice sent to official newspaper by City Clerk

Date: 12/5/19

Class 2 legal notice published on 12/12/19 and 12/19/19

Date: \_\_\_\_\_

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



**STEEL DOORS AND FRAMES**  
**A. DOORS SHALL BE 18 GAUGE INSULATED CONFORMING TO SDI GRADE II, MODEL 1. EXTERIOR DOORS TO HAVE FLUSH TOP. REINFORCE AND MORTISE DOORS FOR HARDWARE LISTED. INACTIVE DOORS SHALL HAVE A 1/2" SHAPED OVERLAPPING ASTRAGAL.**  
**B. FRAMES SHALL BE 16 GAUGE, SET UP AND WELDED, CONSTRUCTED WITH A FRAME DEPTH TO ADAPT TO WALL CONDITIONS.**

**FINISH HARDWARE**  
**A. EXTERIOR SINGLE DOORS TO RECEIVE:**  
 1 1/2 PAIR 1279 - USP 4 1/2 X 4 1/2 - NRP HINGES  
 1 ONLY A53PD - ORB - 626 LOCKSET  
 1 ONLY 115B26D CRASH CHAIN  
 1 ONLY LP-2 LATCH GUARD  
 1 ONLY 424A THRESHOLD  
 1 ONLY 200N SWEEP  
 1 SET 190 JAMB WEATHERSTRIP  
**B. EXTERIOR PAIRS OF DOORS TO RECEIVE:**  
 3 PAIR 1279 - USP 4 1/2 X 4 1/2 - NRP HINGES  
 1 ONLY A53PD - ORB - 626 LOCKSET  
 2 ONLY FB-6 - 26D FLUSHBOLTS  
 1 ONLY 115B26D CRASH CHAIN  
 1 ONLY LP-2 LATCH GUARD  
 1 ONLY 424A THRESHOLD  
 2 ONLY 200N SWEEPS  
 1 SET 190 JAMB WEATHERSTRIP  
 1 PCE. 5050 SELF ADHESIVE WEATHERSTRIP (ATTACH TO ASTRAGAL)

**C. TOILET DOORS TO RECEIVE:**  
 1 1/2 PAIR 1279 - 26D 4 1/2 X 4 1/2 HINGES  
 1 ONLY A40S - LEV - 626 PRIVACY  
 1 ONLY W60X - 26D WALL STOP  
**D. ALUMINUM DOORS TO RECEIVE:**  
 1 ONLY 20-013 CYLINDER  
 BALANCE BY DOOR AND FRAME SUPPLIER.

**TOILET ACCESSORIES**

**EACH TOILET TO RECEIVE:**  
 1 ONLY B490 - 36" GRAB BAR  
 1 ONLY B490 - 42" GRAB BAR  
 1 ONLY B165 24" X 36" MIRROR  
 1 ONLY B264 PAPER HOLDER  
 1 ONLY B264 PAPER TOWEL DISPENSER  
**HVAC:** PROVIDE AND INSTALL (2) 3 TON PACKAGED ROOFTOP UNITS, GAS FIRED WITH ECONOMIZER ON FULLY INSULATED 22 GAUGE PERIMETER CURB AND FLASHINGS, INSTALLED. ALL GAS PIPING BY HVAC CONTRACTOR IN BLACK IRON FROM METER BRACKET. EACH HVAC UNIT GAS PIPED SEPARATELY INSIDE BUILDING. PROVIDE 2 - THERMOSTATS EACH, HONEYWELL 72200. HVAC CONTRACTOR TO INCLUDE LOW VOLTAGE AND AIR BALANCE. ALL DUCTWORK DROPS IN METAL, DUCT RUNS IN DUCT BOARD, ALL FLEX RUNS MAXIMUM 10'. PROVIDE COMMERCIAL GRADE DIFFUSERS NECESSARY FOR PROPER AIR DISTRIBUTION. PROVIDE AND INSTALL EXHAUST FAN VENTING TO AMBIENT FOR TOILET ROOM. INCLUDE STATE APPROVAL, PERMITS AND FEES REQUIRED.

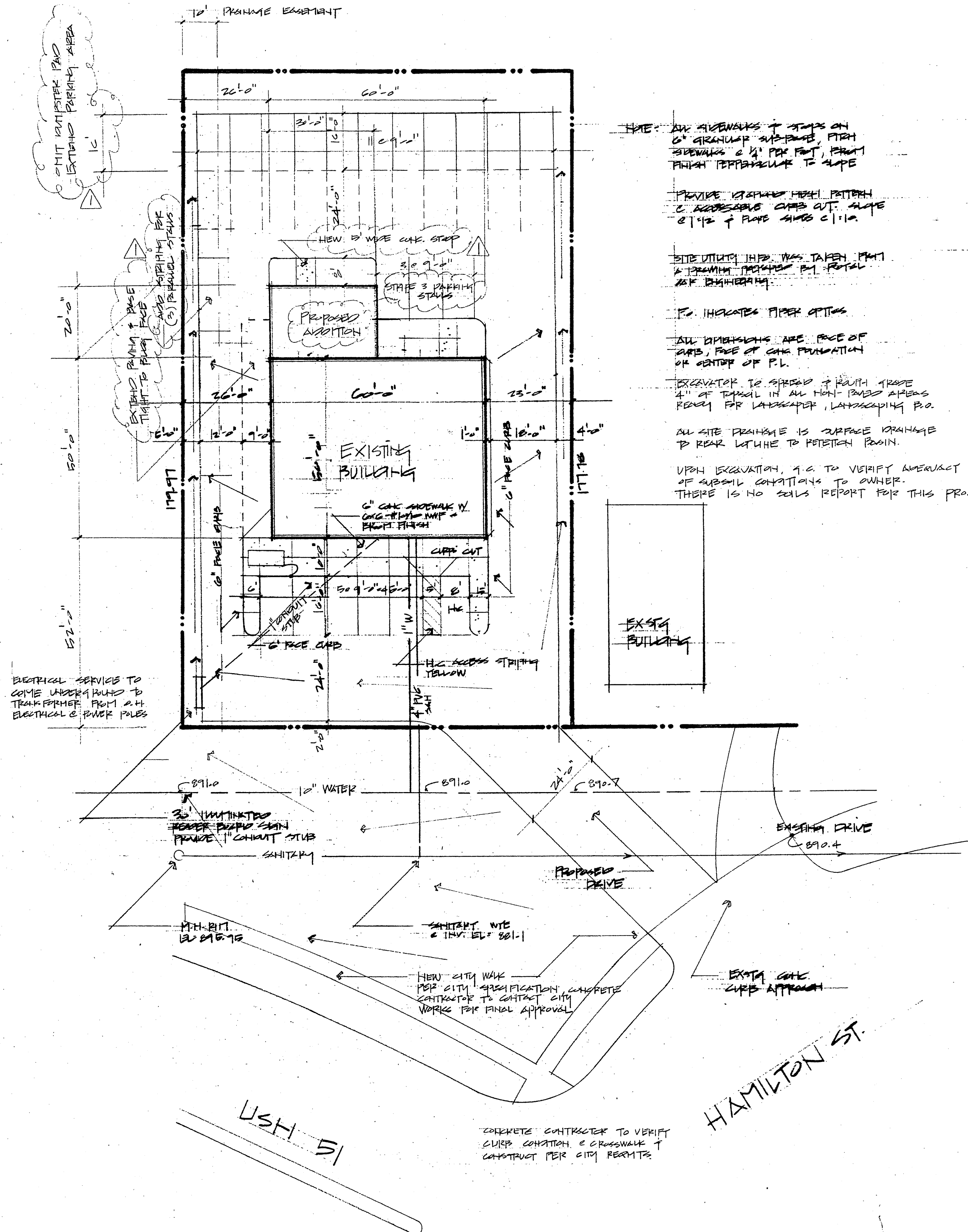
**PLUMBING:**

**PLUMBER RESPONSIBLE FOR:**  
 ALL STATE APPROVALS, FEES AND PERMITS REQUIRED.  
 CONNECTION FEES AND STREET OPENING FEES IF REQUIRED.  
 EXTERIOR AND INTERIOR SELECT FILL AND COMPACTION.  
 SLEEVING AND CORING.  
 SLEEVE AND CORING.  
 PATCHING REQUIRED.  
 SIZING, FINISHING AND INSTALLATION OF ALL PLUMBING.  
 SUPPLY 1" WATTS 909 RPZ VALVE TO BOILER ROOM.  
 ALL WASTE AND VENT TO BE SCHEDULE 40 PVC.  
 2" OR SMALLER WASTE LINE 1/8" PER FOOT MINIMUM  
 3" OR LARGER WASTE LINE 1/8" PER FOOT MINIMUM  
 ALL WATER PIPE BELOW GROUND WILL BE TYPE K SOFT COPPER  
 NO JOINTS IN THE WATER LINES BELOW FLOOR  
 ALL WATER PIPE ABOVE GROUND SHALL BE TYPE M COPPER  
 NO SOLDER JOINTS CONTAINING LEAD  
 ALL VALVES SHALL BE BALL TYPE FULLPORT (NIBCO VALVES NOT ALLOWED)  
 ALL HOT WATER LINES BELOW GROUND SHALL BE INSULATED WITH ARMAFLEX INSULATION.  
 ALL WATER LINES PENETRATING CONCRETE SHALL BE ARMAFLEXED AT POINT OF CONTACT WITH CONCRETE.  
 ALL FIXTURES SHALL HAVE STOPS AT SUPPLY POINTS  
 PROVIDE SHOCK ARRESTORS AS PER ILHR 83.40(8)(F)  
 ALL LAVS SHALL HAVE SELF-CLOSING FAUCETS  
 ALL FIXTURES SHALL BE STATE APPROVED  
 MINIMUM CLEANOUT HEIGHT 28" ABOVE FINISHED FLOOR - 60" MAXIMUM  
 VENTS SHALL NOT CONNECT TOGETHER LESS THAN 38" ABOVE FLOOR LINE  
 20" MAXIMUM 2" WASTE LINE BELOW FLOOR

**PLUMBING FIXTURES:**  
 \* A/S 2108.408 ELONGATED 18" HIGH WATER SAVER CADET TOILET. BEMIS 1955 SS/C WHITE ELONGATED OPEN FRONT SEAT LESS COVER. BRANSCRAFT CR1912DL CLOSET STOP AND SUPPLY.  
 \* GERBER 12-454 20X18 WALL HUNG CHINA LAVATORY. DELTA 2517HDF SELF-CLOSING FAUCET WITH GRID DRAIN. FROST 5002-2 1 1/4" 17 GA. P-TRAP. BRANSCRAFT CR1912A LAV. STOPS AND SUPPLIES.  
 \* CORDLEY EWCF-8 WALL HUNG ACCESSIBLE WATER COOLER.  
 \* A.O. SMITH EWF-6 120V 2500W ELECTRIC WATER HEATER. WATTS 100XL 3/4" T&P RELIEF VALVE.  
 \* WOODFORD 25C WALL HYDRANT WITH VACUUM BREAKER.  
 \* SCHIER NRS-503 PVC FLOOR DRAIN WITH NICKEL ALLOY TOP.

**ELECTRICAL:**

ELECTRICAL CONTRACTOR TO INCLUDE AND COORDINATE WITH LOCAL UTILITY FOR SERVICE SLEEVE REQUIREMENTS AND TRANSFORMER PAD REQUIREMENTS. VERIFY ELECTRICAL SERVICE DISTRIBUTION WITH LOCAL UTILITY. PERMITS AND FEES AS REQUIRED.  
 TEMPORARY ELECTRIC SERVICE HOOKUP (FEES BY G.C.)  
 4" PVC FOR PHONE SERVICE STUBBED INTO BUILDING.  
 INCLUDE FEEDER WIRE TO TENANT PANEL.  
 WIRE HVAC UNITS TO SUBPANEL AND HWH.  
 ALL EXPOSED WIRING LOCATIONS IN CONDUIT.  
 ALL EXTERIOR LIGHTING WIRED TO OWNERS PANEL.  
 1" CONDUIT STUB FOR OWNERS SIGN AT EXTERIOR  
 ALL WORK AS SHOWN ON PLANS.  
 ALL PHONE AND EQUIPMENT WIRING BY OWNER.



**SITE PLUMBING:**

PROVIDE 1" MULLER CORPORATION COCK AT 10" S.I. WATER MAIN TAP  
 PROVIDE 1" MULLER CURB STOP AT P.L. W/ 80 VALVE BOX EXTENSION, ROD, QUIC AND BRT CAP.  
 PROVIDE 1" K. COPPER WATER SERVICE FROM TO BUILDING  
 TAP SEWER PER LOCAL REGULATION  
 PERMITS & CONNECTION FEES  
 PROVIDE 4" SDR 35 SEWER TO BUILDING FROM MAIN

LOCATION: LOT 3 APPL FLAT  
 STREET: HAMILTON ST, STOUTEN

SITE AREA: 19,530 SF  
 BUILDING AREA: 3000 SF

BUILDING TYPE: 1-STORY TYPE HO. C  
 MULTI-TENANT 3000 SF. W. 3- STREETS

PARKING: 15 STALLS  
 1 H.E. STALL

PROPOSED LOCATION: +600 SF  
 TOTAL SQUARE FOOTAGE: 3000 SF  
 ADDED NET PARKING: +7 STALLS

CHANGE 3" ASPHALT PAVING TO 1 1/2" FINISH  
 CHANGE FALL OF 93 TO CLEAR + TAC. COAT W/  
 1 1/2" SURFACE COARSE PAVING OPTION 94.  
 STATE PAGE 16 5"

NOTE: ALL DIMENSIONS TO TOP OF  
 2" GRANULAR SUBGRADE WITH  
 2" SURFACE & 4" FOR FIN. FROM  
 FINISH TERRAZZO TO GRADE

PROVIDE STAIRWAY WITH PATTERNS  
 & RECESSED CURB CUT. GRADE  
 8 1/2" & FINE SAND 6 1/2"

SITE UTILITIES WERE TAKEN FROM  
 A TYPICAL SECTION BY LOCAL  
 GAS ENGINEERING

P.C. INDICATES FLOOR OPTIONS

ALL DIMENSIONS ARE FACE OF  
 CURB, FACE OF CURB FOUNDATION  
 OR CENTER OF P.L.

EXHAUSTOR TO BE SIZED & HANG FROM  
 4" OF TYPICAL IN ALL HANG FROM AREAS  
 PERMITS FOR LANDSCAPE, LANDSCAPING P.O.

ALL SITE DRAINAGE IS SURFACE DRAINAGE  
 TO REAR LOTLINE TO POTENTIAL POIN.

UPON EXCAVATION, P.C. TO VERIFY AVERAGE  
 OF SUBSIL CONDITIONS TO OWNER.  
 THERE IS NO SOILS REPORT FOR THIS PROJECT

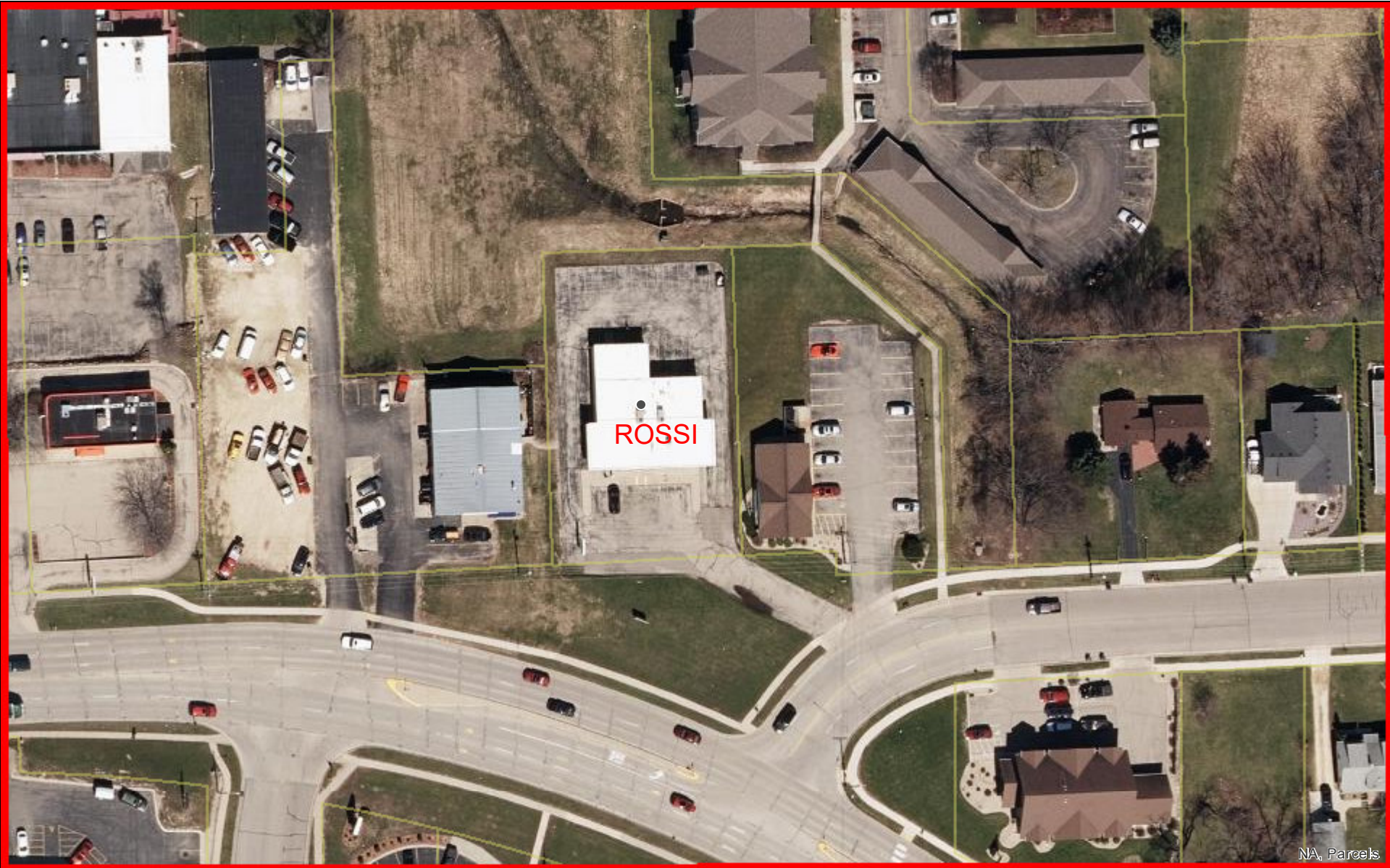
SITE PLAN

1" = 20'-0"

SHEET INDEX	
S1	SITE PLAN
A1	FLOOR PLAN & DETAILS
A2	ELEVATIONS
A3	SECTION & DETAILS



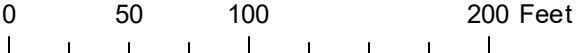
# 1312 Hamilton Street



NA, Parcels

November 13, 2019

 Parcels





Google Maps 1276 WI 138 Trunk

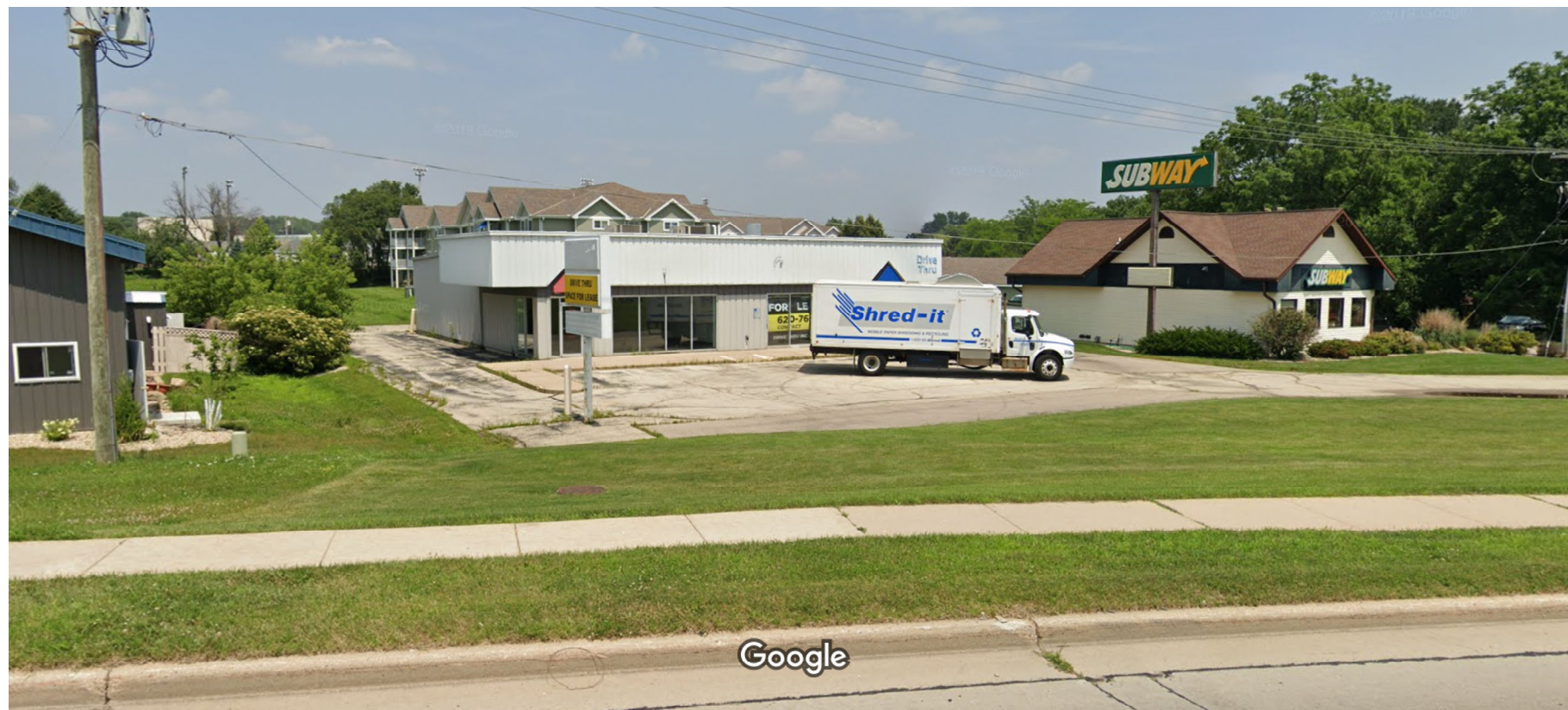


Image capture: Jul 2019 © 2019 Google

Stoughton, Wisconsin

Google

Street View - Jul 2019