

# PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Virtual Public Hearing on Monday, February 8, 2021 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed conditional use permit application by Kirk Biodrowski for an Indoor Commercial Entertainment use (restaurant type uses) and for an In-Vehicle Sales and Service accessory use (Drive-thru) at 1720 US Highway 51-138, Stoughton, WI.

The property is more formally described as:

Parcel # 281/0511-063-9840-8

Legal Description: LOT 2 CSM 5317 CS24/144&146-8/4/87 SEC 6-5-11 PRT SE1/4SW1/4 (0.079 ACRES)

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/512452325>

**You can also dial in using your phone.**

United States: [+1 \(571\) 317-3116](tel:+15713173116)

**Access Code:** 512-452-325

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/join/512452325>

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.

Published January 21 and January 28, 2021 Hub

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

Applicant Name: Kirk Biodrowski

Applicant Address: 7780 Elmwood Ave Ste 208 Middleton, WI

Applicant Phone and Email: 608-836-7570 kbiodrowski@sketchworksarch.com

Property Owner Name (if different than applicant): Slow, LLC (Wade Teslow)

Property Owner Phone: 608-327-4000

Subject Property Address: 1720 US Hwy 51

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: 01/08/2021

Application fee of \$ 455 received by Zoning Administrator Date: 01/08/2021

**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: 01/08/2021

**Final Packet**

(1 electronic 11 x 17 copy of plans and if necessary one large scalable copy of plans to Zoning Administrator) Date: 01/25/2021

**(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(1)). 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 conditional use for this proposed project is in harmony with the Stoughton Comprehensive plan by allowing a national well-respected coffee chain into the community. This will help spur economic growth in the area as well as provide a space for community gathering. The building location is along a prominent street entry into the city. The chain's design aesthetic is one of natural looking materials which will act to enhance the introduction to your city. The existing building is currently unoccupied. This new tenant will help provide a new tax revenue for the city.

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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 building is located in an outlot of a large parking lot. The owner of the lot also owns the surrounding lot (parking area). The drive-thru is located internal to the parking lot and will not affect regular traffic flow along US-51. The previous tenant had an approved drive-thru.

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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 building parking and drive-thru are existing. The new tenant is re-purposing

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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, the conditional use should be an improvement to the area.

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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?

Yes, the conditional use should be an improvement to the area.

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**IV. Application Information for City Use**

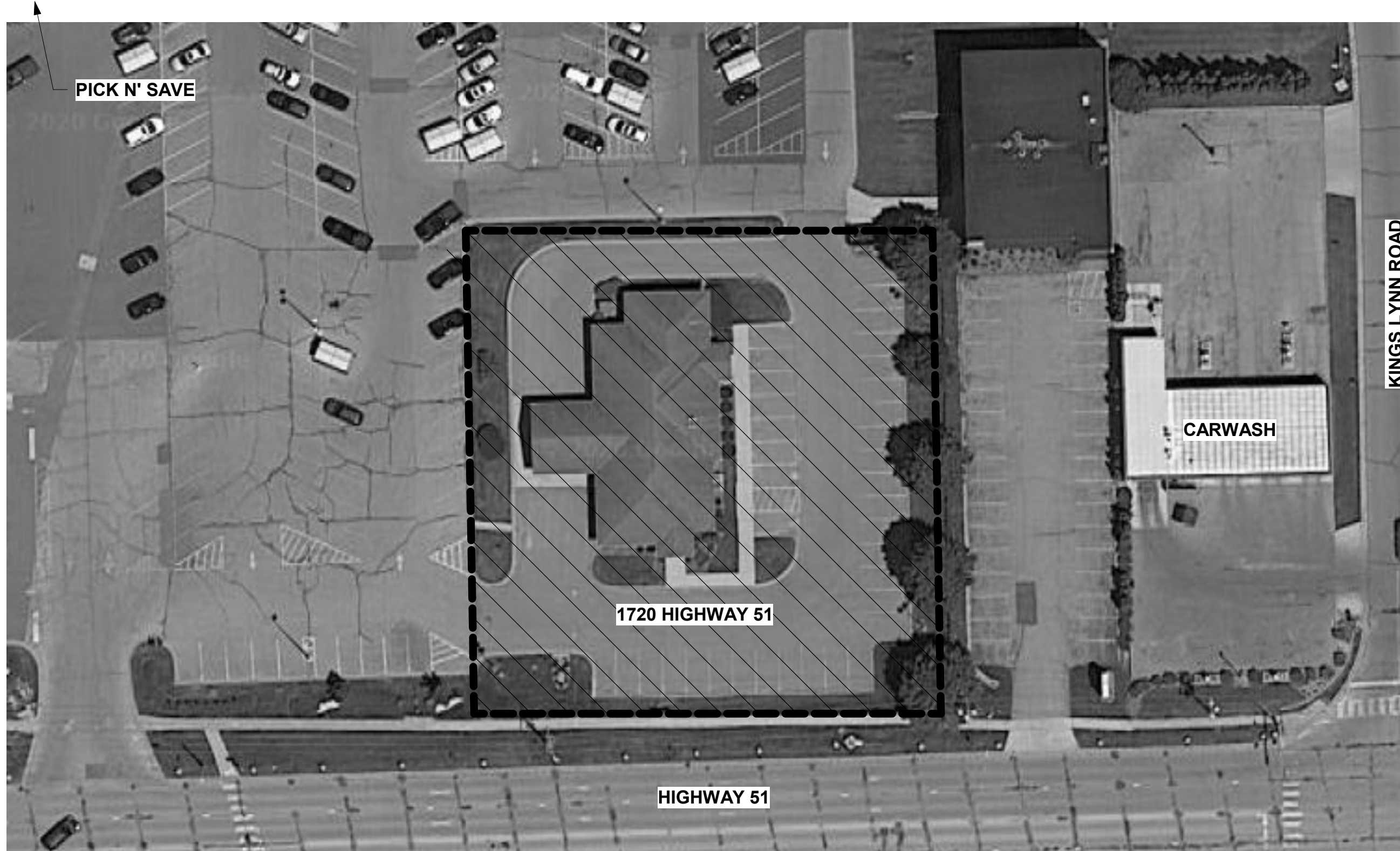
Notified Neighboring Property Owners (within 300 feet) Date: \_\_\_\_\_

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



**PRELIMINARY**

**1720 US-51 TI**

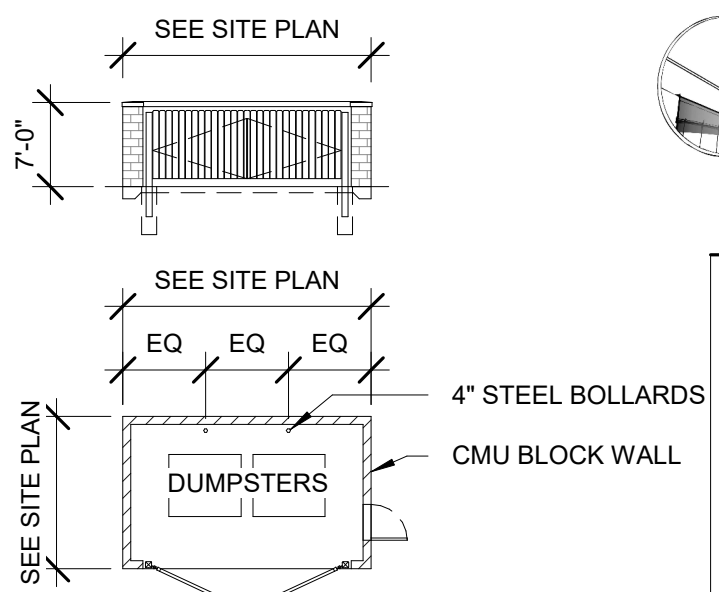
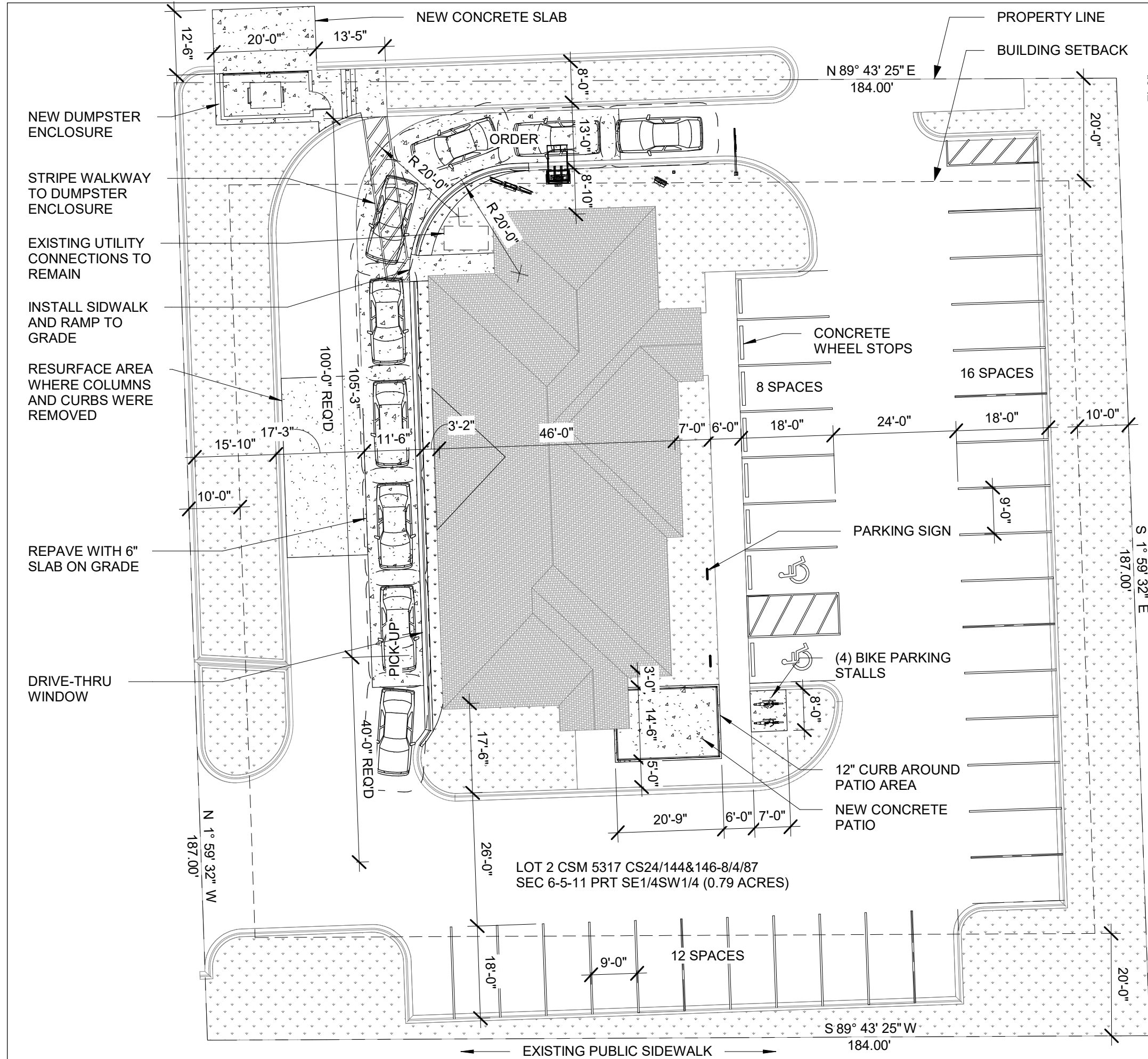
TENANT IMPROVEMENT

1720 US-51  
STOUGHTON, WI 53839

**AREA MAP**

01/08/2021  
CUP REVIEW

**AS101**



**DUMPSTER ENCLOSURE**

SCALE: 1/16" = 1'-0"

**SITE INFORMATION**  
 SITE ADDRESS: 1720 HIGHWAY 51, STOUGHTON, WI 53839  
 USE OF PROPERTY: ASSEMBLY (A-2)  
 ZONING: PLANNED BUSINESS (PB)  
 SITE AREA: 0.79 ACRES (34,412 SF)  
 BLDG FOOTPRINT: 3,877 SF  
 FLOOR AREA RATIO: 11%

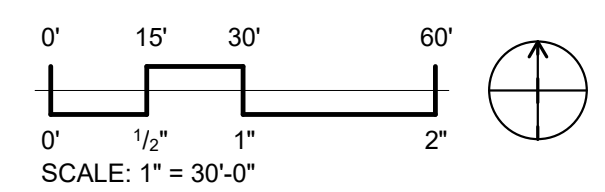
**SETBACKS:**  
 FRONT YARD: 20 FT  
 REAR YARD: 20 FT  
 SIDE YARD: 10 FT

**TOTAL NUMBER OF PARKING STALLS:** 36 (EXISTING)  
**ADA STALLS:** 2 (2 REQ'D)  
**BIKE STALLS:** 4 (4 REQ'D)

**IMPERVIOUS SURFACE AREA**  
 EXISTING: 23,937 SF  
 NEW: 700 SF  
 TOTAL: 24,637 SF

**EXISTING PERVIOUS AREA:** 9,775 SF  
**LRS (25% MINIMUM):** 28%

**DISTURBANCE LIMITS:** 2,495 SF



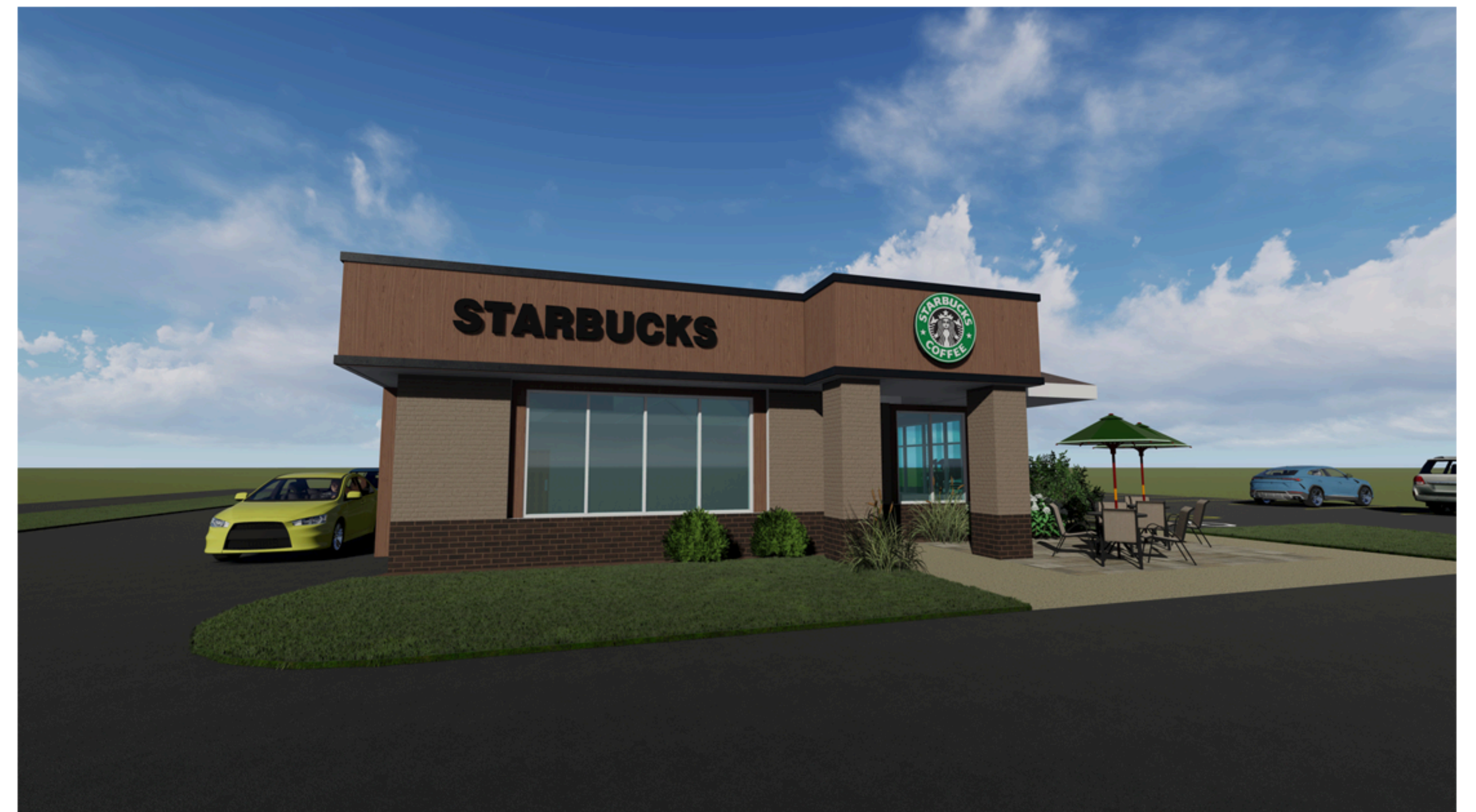
**PRELIMINARY**

**1720 US-51 TI**  
**TENANT IMPROVEMENT**  
**1720 US-51**  
**STOUGHTON, WI 53839**

**ARCHITECTURAL**  
**SITE PLAN**

**01/08/2021**  
**CUP REVIEW**

**AS102**



07/24/2020

1720 Hwy 51, Stoughton, WI  
Option 3



7780 Elmwood Ave., Suite 208 • Middleton, WI 53562 • 608.836.7570





Jan 08, 2021

City of Stoughton  
Department of Planning & Development  
207 S. Forrest St  
Stoughton, WI 53589

RE: Plan Commission: Letter of Intent  
1720 US Hwy 51 Stoughton, WI

Dear Commission members and Planning and Development Staff:

On behalf of Slow LLC, Sketchworks Architecture, LLC is submitting this letter of intent and application for a conditional use approval at 1720 US Hwy 51 in Stoughton WI. We are seeking conditional use approval for an indoor commercial entertainment (ie a coffee shop/ restaurant) and an in-vehicle sales and service use (ie a drive-thru). In addition, we are seeking conditional use of an outdoor patio area connected with the coffee shop. These uses will be part of a tenant improvement of an existing building that formally housed a bank with a drive-thru.

On Jan 6<sup>th</sup>, 2021, we presented our concept to the zoning administrator Michael Stacey for initial feedback and advice on the project. The included site and building concept plans are a result of that conversation.

**Proposal Summary:** This proposal constitutes providing a “white box” building for a national chain coffee shop/ restaurant. The facility will house a coffee shop/ restaurant with a drive-thru and an outdoor patio. The uses are part of a tenant improvement in an existing vacant building along US Hwy 51 in an outlot connected with the Pick-n-Save grocery store. The owner of the lot is also the owner of the Pick-n-Save lot.

**Existing conditions:**

The site currently contains the existing building, parking, and drive-thru. The existing building is 3,877 SF on the main floor and 1,750 SF in the basement. Outside of some cosmetic changes to the building and the removal of the existing drive-thru canopy the site and building will remain relatively untouched. Site improvements will not result in disturbance >4,000 SF therefore stormwater and erosion control plans will not be required.

The parking lot contains 36 parking stalls, 2 of which are ADA compliant. The estimated building occupant load will be less than 96 so the parking requirement is met. Currently no bike parking is located on the site. We will add at least 4 bike stalls to meet current code requirements.

**Proposed use:**

The proposed use is a coffee/ shop restaurant with a drive-thru and outdoor patio. The drive-thru will be paved with 6” concrete pad and can support a stacking load of 8 vehicles without interference into any drive aisles.



**Hours of Operation (Proposed and subject to change):**

M-SU 4:30AM-9:30PM (represents a possible range, exact hours TBD by national chain)  
Typical peak hours between 8AM-12PM

In summary, the project will consist of the general criteria listed below:

**Project Data:**

Project Name: 1720 US-51 TI  
Address: 1720 US-51 Stoughton, WI  
Land Value: \$178,900  
Total value: \$661,800  
Lot size: 0.79 acres  
Proposed Use: Indoor commercial entertainment (coffee shop)  
Total Building Area: 5,627 GSF  
Parking Required: 36 (1/3 per occupant)  
Parking Provided: 36  
LSR: 28% (25% min)  
Number of Jobs: 15 full time (est)

**Zoning District:**

The property is currently zoned Planning Business (PB)

**Project Schedule:**

The project construction schedule will be as follows:

Plan Commission Final Approval: Feb 8<sup>th</sup>, 2021  
Final Site Plan Submittal: Jan 25<sup>th</sup>, 2021  
Permit Submittal: April 2<sup>nd</sup>, 2021 (est)  
Demo Permit: April 2<sup>nd</sup>, 2021 (est)  
Start Demo: April 5<sup>th</sup>, 2021 (est)  
Start Construction: May 1<sup>st</sup>, 2021 (est)



**Project Team:**

The key individuals and firms involved in this planning and design process include:

**Tenant/ Building Owner:**

Slow LLC c/o Galway Companies Inc  
800 W. Braodway, Ste 400  
Monona, WI 53713  
Contact Wade Teslow  
(608) 327-4000

**Architect:**

Sketchworks Architecture, LLC  
7780 Elmwood Ave Ste 208  
Middleton, WI 53562  
Contact: Kirk Biodrowski  
(608) 836-7570

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink that reads "Kirk Biodrowski". The signature is written in a cursive, flowing style.

Kirk Biodrowski  
Sketchworks Architecture, LLC