

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Joint** meeting of the **Planning Commission and Business Park North Committee** on **Monday, June 13, 2016 at 5:30 pm** in the **Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.**

AGENDA

1. Call to order
2. Elect Chair of the Business Park North Committee.
3. Elect Vice-Chair of the Business Park North Committee.
4. James Brooks requests a conditional use permit to allow an Outdoor Commercial Entertainment use at 150 Business Park Circle. (Military Style Obstacle Course)
 - Public Hearing
 - Recommendation to Council
5. Future agenda items
6. Adjournment

Mayor Donna Olson – Chair, Planning Commission

Paul Lawrence – Chair, Business Park North Committee

Packets sent to:

Planning Commission

Mayor Donna Olson, Chair
Scott Truehl, Council member, Vice-Chair
Michael Engelberger, Council Member
Tom Selsor, Council Member
Todd Krcma, Citizen Member
Matt Hanna, Citizen Member
Mike Maloney, Citizen Member

Business Park North Committee

Paul Lawrence, Council member, Chair
Greg Jenson, Council member, Vice-Chair
Laura Trotter, Chamber Interim Director
Kate Schieldt, Chamber President
David Wendt, Business Park North Rep.
Laurie Sullivan, Finance Director
Rodney Scheel, Planning Director

cc: Michael Stacey (2 Packets)
Utilities Director Bob Kardasz (Packet)
Stoughton Newspapers (fax)
City Attorney Matt Dregne (email)
Department Heads (email)
Kelli Krcma (email)
Derek Westby (email)
smonette@stolib.org

Area Towns (email)
Peter Sveum (email)
DERickson@madison.com
Bill Livick (email)
James Brooks (email)
Council Members (email)
Steve Kittelson (email)

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 873-6677 PRIOR TO THE MEETING.

NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.

CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Approving a Conditional Use Permit for James Brooks to operate an outdoor commercial entertainment establishment (Military Style Obstacle Course) at 150 Business Park Circle, Lot 22 Business Park North, Stoughton, Wisconsin.

Committee Action: Recommend Council approval - 0 with the Mayor voting

Fiscal Impact: None.

File Number: R- -2016

Date Introduced:

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

WHEREAS, on June 13, 2016 the City of Stoughton Planning Commission held a public hearing and reviewed the proposed conditional use permit request by James Brooks, for property located at 150 Business Park Circle, Lot 22 Business Park Circle, Stoughton, Wisconsin; and

WHEREAS, the conditional use permit is requested to operate an outdoor commercial entertainment establishment for a military style obstacle course; and

WHEREAS, the Zoning Administrator has determined:

- The proposed conditional use (the use in general and at the proposed specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton comprehensive Plan and City zoning ordinance;
- The conditional use in its proposed location and as depicted on the required site plan should not result in a 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 this chapter, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city of other government agency having jurisdiction to guide development;
- The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property;
- The proposed conditional use is 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 potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts; and

WHEREAS, the Planning Commission and Common Council determined the proposed conditional use permit will not create undesirable impacts on nearby properties, the environment, nor the community as a whole; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the Conditional Use Permit request for James Brooks to operate an outdoor commercial entertainment establishment at 150 Business Park Circle, Lot 22 Business Park North, Stoughton, Wisconsin is hereby approved as presented.

Council Action: **Adopted** **Failed** **Vote** _____

Mayoral Action: **Accept** **Veto**

Donna Olson, Mayor Date

Council Action: _____ **Override** **Vote** _____

PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission and Business Park North Committee will hold a Public Hearing on Monday, June 13, 2016 at 5:30 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 James Brooks, for an Outdoor Commercial Entertainment use (military style obstacle course) at 150 Business Park Circle, Stoughton, Wisconsin. The property at 150 Business Park Circle is owned by Chad Strutzel, and is more fully described as follows:

Parcel Number: 281/0511-051-2042-2,

STOUGHTON BUSINESS PARK NORTH LOT 22

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

Michael P Stacey
Zoning Administrator

Published May 26, 2016 Hub and June 2, 2016 Hub

PRIMAL Strength and Fitness L.L.C.
MAKE STRONG HAPPEN



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To: City of Stoughton - Zoning and Planning,

**Re: Summary For Outdoor Entertainment Use at:
150 Business Park Circle - Stoughton WI 53589**

Rationale:

A business partnership between PRIMAL Strength and Fitness LLC and C.A.S. Holdings will expand the strength and fitness uses in the form of an outdoor obstacle course. We are planning to begin the process of building an outdoor (non-permanent fixture) obstacle course in the spring of 2016. This expansion will occupy approximately 5,000 sq feet behind the building at 150 Business Park Circle. The owner of C.A.S. Holdings (Chad Strutzel) is a Military Veteran. We plan to use the obstacle course to work with Wisconsin Veterans and create a "Safe Haven" strength and training facility.

The proposed obstacle course will be specifically designed in a Military Style, as to allow Military Veterans in addition to Disabled Military Veterans to practice in a safe environment. We hope to pride ourselves on becoming a center for Military Veterans to train.

Intended Use:

The intended use is for strength and fitness training. We hope to serve the residents of Stoughton by providing high quality, results-based strength and fitness programs for the residents of Stoughton and their needs. Our use of this property will be a fantastic addition to the neighborhood, by providing a local, privately owned, "small gym with big results," culture. We hope to be able to educate and serve the residents of Stoughton using a laser focus approach to health and wellness.

150 Business Park Circle - Stoughton WI - Back Building - Unit 2 & 3
James Brooks: Owner 608-515-4057
primalstrengthjames@gmail.com

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**City of Stoughton Procedural Checklist for Conditional Use Review and Approval
(Requirements per Section 79-905)**

Prepared By: James R. Brooks
Owner of: Primal Strength and Fitness LLC

II c – 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.

Primal Strength and Fitness LLC is a privately owned fitness facility that offers a high quality environment and atmosphere for its members. Programs include but are not limited to:

- Personal Training
- Group Fitness Training
- High School/College Athlete Training
- Powerlifting Training
- Bootcamps
- Strongman
- Competitive Events

Company Location and Facilities:

Primal Strength and Fitness LLC is located in Stoughton, WI in the Stoughton Business Park. The address is 150 Business Park Circle, units 2 and 3.

Facilities and Services

Primal Strength and Fitness LLC members will have access to the following strength training equipment:

- Squat Racks
- Bench-press benches
- Deadlift Platforms
- Dumbbells
- Kettlebells

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- Medicine Balls
- Flat Benches
- Lat Pulldown Machines
- 45 pound Olympic bars
- Olympic Weight Plates (various sizes)
- Resistance Bands
- Airdyne Bikes
- Tires (various sizes)
- Sledgehammers
- Prowler
- TRX Systems

Competitive Edge:

The competitive advantage of Primal Strength and Fitness LLC is the culture that is created in the facility. Members will feel safe to try new exercises, without the on-lookers of commercial gym members. Members will feel safe to make mistakes and try again, with our “always do your best” motto. In addition, the owner and trainers have a wealth of knowledge, “time under the bar” and experience to help guide the inexperienced to the most experienced fitness enthusiast. We will also plan monthly seminars, focusing on specific movements such as, but not limited to:

- Bench Press
- Squat
- Deadlift
- Strongman
- Martial Arts
- Healthy Cooking
- Weight Management
- Circuit Training
- Mud Run Training

In Summary:

Primal Strength and Fitness LLC continues to offer a wide variety of strength and fitness activities for the residents of Stoughton and surrounding communities.

150 Business Park Circle - Stoughton WI - Back Building - Unit 2 & 3

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II d - 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)) or a group development (per Section 78-205(12)) 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.

6. Projected number of residents, employees, and daily customers;

RESPONSE: In the first year of operation, I (James R. Brooks) will be the sole employee of PRIMAL Strength and Fitness LLC. I do not project hiring any additional staff within year one.

In response to daily customers: I project daily customers to range from 1-20 within the working hours of the facility.

7. Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

RESPONSE: There are two units leased at 150 Business Park Circle - Units 2 and 3, consisting of approximately 2400 square feet.

8. Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

RESPONSE: My hours of operation will be Monday → Friday 6:00 am → 9:00 pm. Saturday and Sunday 8:00 am → 5:00 pm. I project the peak water usage to be between the hours of 3:30-7:00 pm. Similarly, I expect the traffic generation between 3:30-7:00 pm.

9. Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in article VIII including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials. If no such nuisances will be created (as indicated by complete and continuous compliance with the provisions of article VIII), then the

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statement "The proposed development shall comply with all requirements of Article VIII." shall be provided:

RESPONSE:

- A. I do not foresee any noncompliance issues with any of the performance standards in article VIII.
- B. The proposed development will comply with all requirements of Article VIII and conform to all operational consideration standards.

10. Exterior building and fencing materials (sections 78-716 and 78-718):

RESPONSE: All exterior building and fencing will be maintained by C.A.S. Holdings

11. Possible future expansion and related implications for 1 through 10, above, and: Any other information pertinent to adequate understanding by the plan commission of the intended use and its relation to nearby properties.

RESPONSE: A business partnership between PRIMAL Strength and Fitness LLC and C.A.S. Holdings will expand the strength and fitness uses in the form of an outdoor obstacle course. We are planning to begin the process of building an outdoor (non-permanent fixture) obstacle course in the spring of 2016. This expansion will occupy approximately 5,000 sq feet behind the building at 150 Business Park Circle. The owner of C.A.S. Holdings (Chad Strutzel) is a Military Veteran. We plan to use the obstacle course to work with Wisconsin Veterans and create a "Safe Haven" strength and training facility. The proposed obstacle course will be specifically designed in a Military Style, as to allow Military Veterans - in addition to Disabled Military Veterans to practice in a safe environment. We hope to pride ourselves on becoming a center for Military Veterans to train.

Other information:

The intended use is for strength and fitness training. We hope to serve the residents of Stoughton by providing high quality, results-based strength and fitness programs for every-persons' needs. Our use of this property will be a fantastic addition to the neighborhood, by providing a local, privately owned,

150 Business Park Circle - Stoughton WI - Back Building - Unit 2 & 3

James Brooks: Owner 608-515-4057

primalstrengthjames@ gmail.com

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“small gym with big results,” culture. We hope to be able to educate and serve the residents of Stoughton using a laser focus approach to health and wellness.

**II e – 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 (4)**

After careful review of the **Comprehensive Plan of Stoughton**, (Amended June 26, 2012) I (James R. Brooks; Owner of Primal Strength and Fitness LLC) believe that my business will indeed assist in the health and wellness of the residents in Stoughton.

Trends and Inferences:

Population Trends and Projections: The average increase in residents of Stoughton is projected to grow by 1.237% each year and reach a population growth of 16,798 by year 2025.

Inference: with this expected population growth, the residents of the City of Stoughton will undoubtedly seek ways to serve their health and wellness needs, as more public health knowledge becomes available. It is apparent everywhere, from grocery stores to restaurants, that more public health knowledge is within reach. Within the City of Stoughton, Primal Strength and Fitness LLC will assist in giving residents a choice in how to best serve their strength and fitness needs.

Demographic Trends: Using Table 3 on Page 9 of the Comprehensive Plan, it is noted that the median age in 2000 of the residents of the City of Stoughton was older than the county but slightly younger than the state. The table further explains that the median age in the City of Stoughton was 35.2 in 2000 with a percentage of 28.3% under 18 and 52.8% female population.

Inference and Planning: At Primal Strength and Fitness LLC we serve any and all populations and demographics. Most recently, the highest interest groups in our programs have been some of my peers (ages 32-40) and youth athletes. We also have a program called “Bar-Belles.” Our Bar-Belles program is an all female powerlifting program that helps to break the gender bias of weight training. Our program has recently generated a high interest level with many of our potential

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clients. In addition, we feel that many mid 30-40 aged persons will be interested in our programs. I personally believe that public health knowledge is reaching out to many adults, which in turn will influence the residents of the City of Stoughton to reach out and find appropriate strength and fitness options.

Community Survey – Page 11

The most important reasons for living in the City of Stoughton:

1. Small City Atmosphere
2. Proximity to Relatives and Friends
3. Affordable House or Lot
4. Self Contained Full Service City
5. Good Schools

Inferences: From reading this section, it is apparent that the residents of the City of Stoughton value their community. One can also determine that once you live in Stoughton, you keep your commerce in Stoughton. One component of my business model is creating a culture of belonging. When you choose a membership at Primal Strength and Fitness LLC, you not only become a gym member, you become part of a strength community of support. Our name says it all: PRIMAL

Powerful

Respectful

Intense

Muscular

Athletic

Lifestyle

It is clear that the residents of the City of Stoughton prefer a certain type of lifestyle in this community. Primal Strength and Fitness LLC will serve to create a community of health, strength and fitness within a community.

Community Survey – Page 13

Desired Types of New Commercial Development:

When asked about new commercial development, 27% of the respondents indicated neighborhood commercial and office usage, while 22% indicated community commercial uses.

Inferences: Almost half (49%) of the respondents indicated neighborhood and community use as the types of development desired. This demonstrates a need more a neighborhood fitness center that is based in a community. Again, as I



have expressed before, our gym and fitness facility will fit seamlessly within a community to provide the best health, strength and fitness opportunities for the City of Stoughton residents.

Vision Setting Workshop – Page 15

“Have Planned Controlled Development that Preserves Small Town Character”
The residents of the City of Stoughton have expressed interest in business development that: “encourage more local businesses and community-wide activities.”

Inferences: At Primal Strength and Fitness LLC, I vision our fitness facility working “hand in glove” with the community and forming partnerships with local businesses using our planned **Obstacle Course** program. In this program, we will partner with local City of Stoughton businesses and essentially become their Team Building and Training department by working with employees and creating healthy outcomes in a business setting. We also will work with local organizations and sponsor youth sports teams, hold quarterly fund-raisers for local charities and work toward becoming an organization in the City of Stoughton that prides ourselves in helping others.

III Justification of the Proposed Zoning Ordinance Amendment for Applicant Use

- 1. How is the proposed conditional use (the use in general, independent of its 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, or under consideration pursuant to the official notice by the city?**

Stoughton Comprehensive Plan – Page 20:

Overall Planning Goals:

Preserve and enhance Stoughton’s “small city” character and heritage

Primal Strength and Fitness LLC is a privately owned fitness facility located in Stoughton Wisconsin. Primal Strength and Fitness LLC is a small, non-commercial gym catering to the health and wellness needs of the people of

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Stoughton, Wisconsin. ***“We prepare people for life through a rigorous strength and fitness program.”*** Primal Strength and Fitness LLC’s focus is the “every-person” of Stoughton and the outlying areas. The “every-person” refers to anyone who may be curious about fitness, weight management, and weight training, but doesn’t know where to start. We offer a practical and safe approach to lifestyle change through strength and fitness. In fact, our name says it all!

PRIMAL is an acronym for:

- Powerful
- Respectful
- Intense
- Muscular
- Athletic
- Lifestyle

2. How is the proposed conditional use, in its specific location in harmony with the purposed, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program or ordinance adopted, or under consideration pursuant to official notice by the city?

Overall Planning Goals

Page 20: City of Stoughton Comprehensive Plan

We Will Maintain Quality Community Facilities and Services

Vision:

All Primal Strength and Fitness LLC members will train in a high quality, focused atmosphere based on a culture of health and wellness. Each member will develop the knowledge, skills and values necessary for life long health and wellness. The impact of our collective efforts will fundamentally impact the future of each member and their families.

1.1 Core Values:

At Primal Strength and Fitness LLC we practice a set of Core Values based on G.O.A.L.S

- **Go above and beyond:** coaches, staff, and members put in whatever time it takes to get the job done. The number of hours put into development, exceed the hours on the job. We are committed to personal development each and every day with each and every member.

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- **Opportunities for teaching and learning:** We are mindful of ways to capture a moment to foster a learning experience. We are very purposeful in the interactions with our members, making each interaction a purposeful opportunity for learning.
- **Always do your best:** *“I will not rest until my good is better and my better is best.”* We strive for members to have the best experience possible. We ensure that we have high expectations for ourselves.
- **Lead by example:** We model the type of behavior we expect to see from our members. We continually role model training sessions to create positive outcomes. We always set and model high expectations with each member.
- **Supportive environment:** We create a culture that is driven by the needs of the members. Member needs become the focal point of planning as we plan *with* each member in mind. Members are supported in their fitness and personal development.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905 (3) (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 ordinance adopted or under consideration pursuant to the official notice by the City or other governmental agency having jurisdiction to guide development?

RESPONSE: The proposed conditional use (addition of an outdoor obstacle course) does not result in any undue or adverse impact on nearby properties, character of the neighborhood or create any environmental or traffic factors. Furthermore, there will be no affect on any implementations of zoning ordinances.

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The conditional use will positively affect the health and general welfare of the neighborhood by providing a hub for strength and fitness, in addition to helping business build team building through the use of an obstacle course team.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities and land use impacts as related to the environs of the subject property.

RESPONSE: We (PRIMAL Strength and Fitness LLC in conjunction with C.A.S. Holdings) believe that the consistency of the land will be maintained and will create no impact on the environmental integrity of the land.

5. 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 or utilities or services provided by public agencies serving the subject property?

RESPONSE: The conditional use of an Obstacle Course will not pose an undue burden on any improvements, facilities, utilities or services by public agencies. The utilities will be at a median or below what other similar businesses will use on a yearly basis.

6. 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(4)(b)1.5.), after taking into consideration the Applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

RESPONSE: I do not foresee or predict any adverse impacts of the proposed conditional use. In-fact, I predict that the public health benefits of this conditional use permit will greatly benefit the public health. Through careful strength and fitness programming, we hope to shape the way the City of Stoughton residents view fitness training.

Thank you for the opportunity to share my information. Please let me know if you require any additional documentation or information.

Sincerely,
James R. Brooks
Primal Strength and Fitness LLC

150 Business Park Circle - Stoughton WI - Back Building - Unit 2 & 3

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primalstrengthjames@ gmail.com



051105120552

Obstacle course area

Possible future expansion

STOUGHTON BUSINESS PARK NORTH

Lot 22
1.298 ac

140

243.94'

051105120422

104.84'

175.00'

Lot 38
541
051105121289

051105186812 1540

10'0"

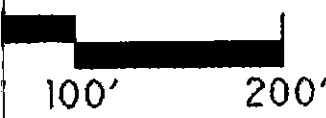
051105121172
Lot 37
1.208 ac 161

285.07'

051105120315
Lot 21
2.212 ac 160



GRID NORTH
1" = 100'



TO THE EAST LINE OF THE
RECORDED AS S02°50'53"E

BY THE SUBDIVIDER ON THE UTILITY
NOT BE ALTERED BY MORE THAN 6 INCHES
ENT, OR BY SUBSEQUENT OWNERS
WHICH UTILITY EASEMENTS ARE LOCATED,
PRESENT OF THE UTILITY OR UTILITIES INVOLVED

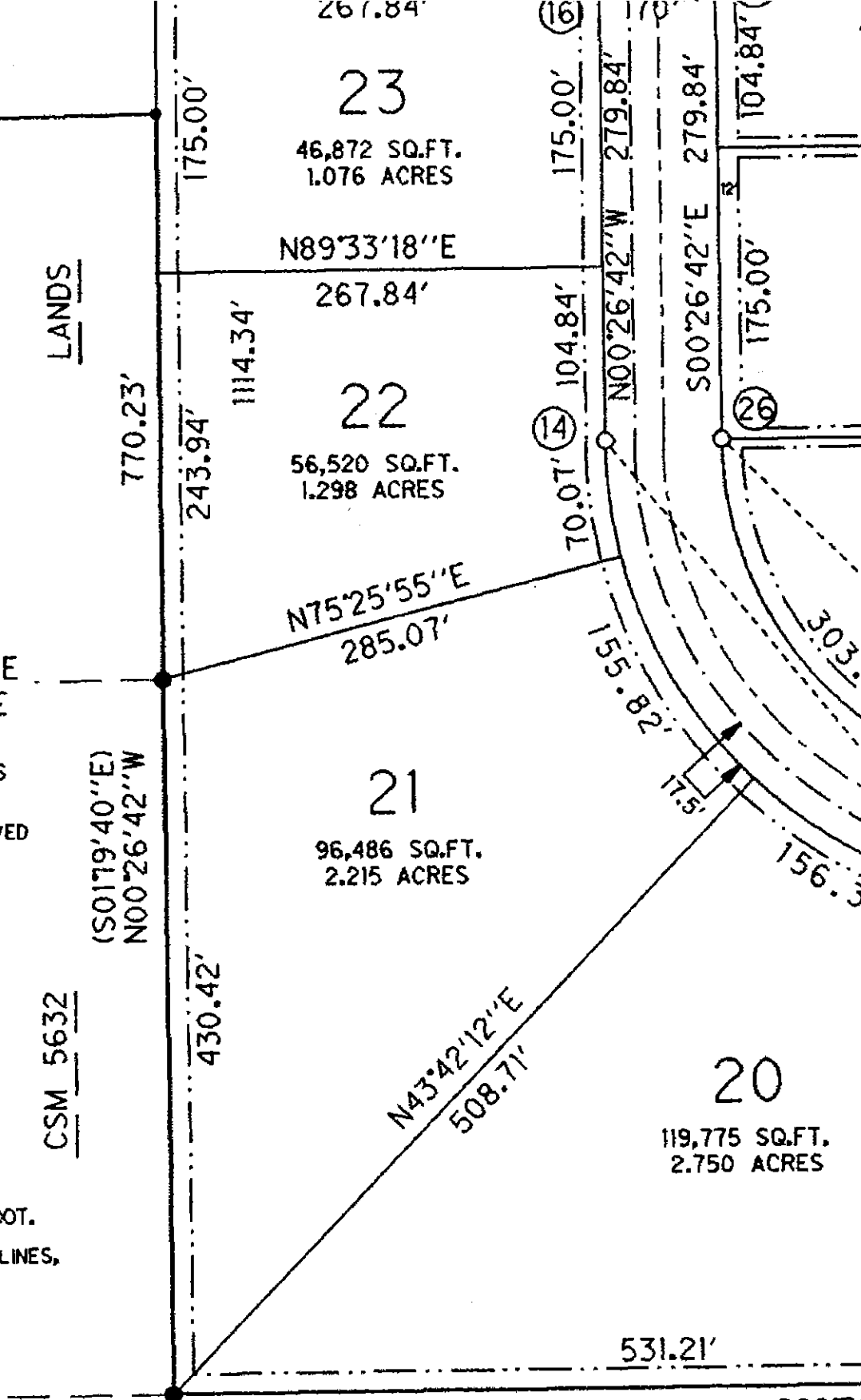
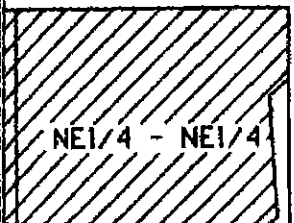
LEGEND

- BAR FOUND
- ON PIPE FOUND
- A. X 30" LONG, SOLID, IRON ROD SET,
S. PER LINEAL FOOT.
- OTHER LOT CORNERS ARE MARKED BY A
— . X 24" LONG, SOLID, IRON RODS,
S. PER LINEAL FOOT.

— BEARINGS OR DISTANCES
— DISTANCES, LENGTHS AND WIDTHS ARE
— TO THE NEAREST HUNDREDTH OF A FOOT.

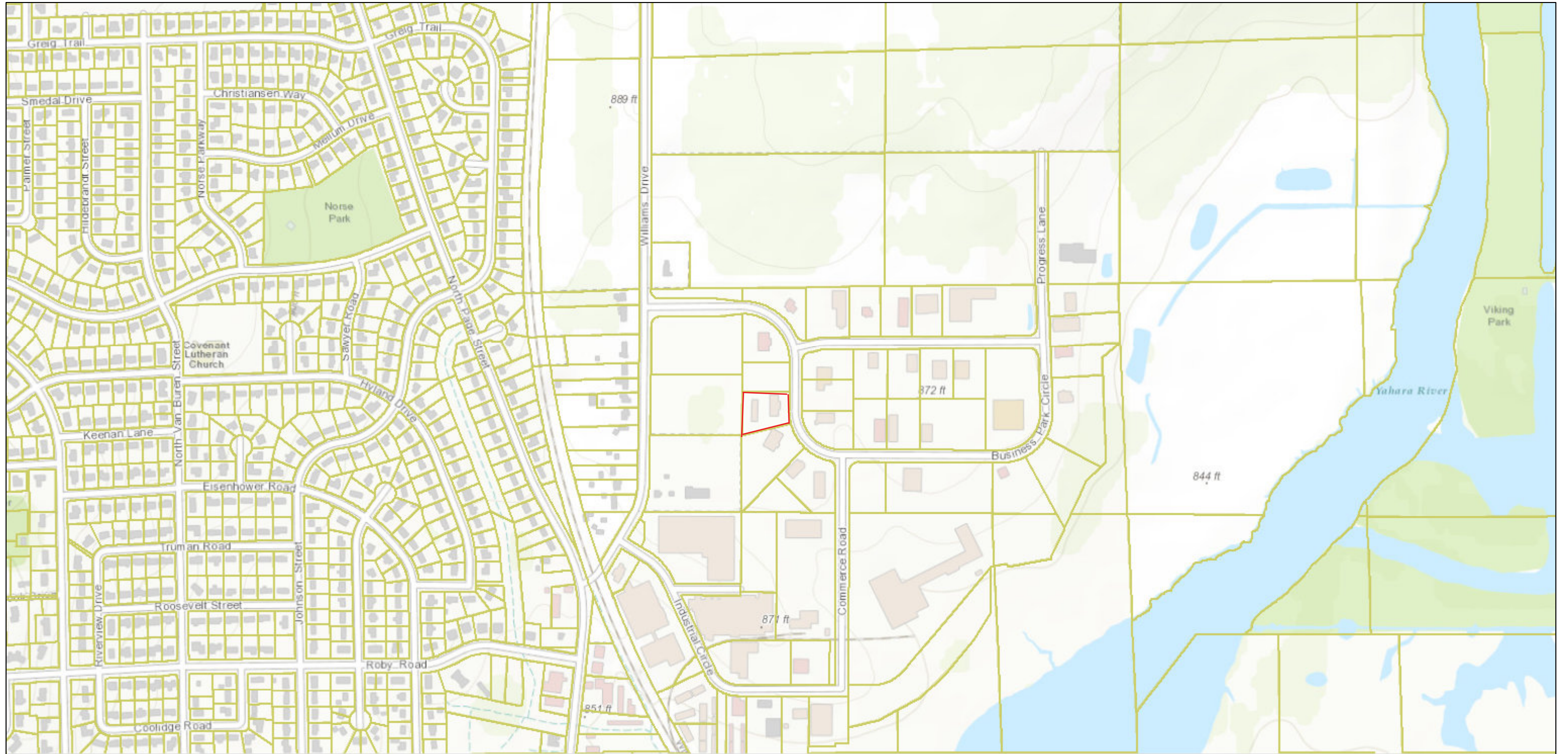
— EASEMENTS AND WIDTH FROM PROPERTY LINES,
— NOTED DIFFERENT ON DRAWING.

— LINE OF 5' BIKE LANE




S89°30' (EAST)
CSM 3875

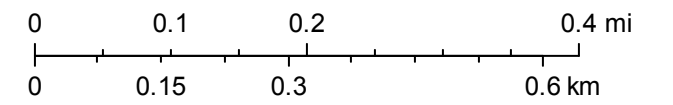
CURVE	LOT	RADIUS	CHORD	CHORD BEARING	DELTA	AREA
		275.00'	250.07'	S69°26'33"E	54°58'33"	37



June 8, 2016

 Tax Parcels

1:8,922



Planning
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
 GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
 Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
 swisstopo, MapmyIndia, © OpenStreetMap contributors, and the



CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

May 23, 2016

James Brooks
140 Business Park Circle #1
Stoughton, WI. 53589

Dear Mr. Brooks:

I have completed a review of the proposed Outdoor Commercial Entertainment use at 140-150 Business Park Circle, Stoughton.

1. The property at 140-150 Business Park Circle is zoned PI – Planned Industrial. An amendment has been recommended for approval by the Planning Commission to the Common Council to conditionally allow outdoor commercial entertainment uses within the Planned Industrial zoning district. If approved, outdoor commercial entertainment uses such as the proposed outdoor military style obstacle course will be permitted as a conditional use within the Planned Business zoning district. The conditional use process includes a public hearing/recommendation at a Planning Commission meeting and Common Council approval/denial with or without conditions such as hours of operation, lighting, landscaping, etc... **The application and related materials have been provided. The public hearing is scheduled for June 13, 2016 of which you will receive notice.**
2. The Comprehensive Plan, Planned Land Use Map designates this property as Planned Industrial which is consistent with the zoning.
3. Outdoor commercial entertainment uses are described as follows: Outdoor commercial entertainment land uses include all land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Examples of such land uses include outdoor commercial swimming pools, driving ranges, miniature golf facilities, amusement parks, drive-in theaters, go-cart tracks, and racetracks.
4. Regulations applicable to outdoor commercial entertainment uses are as follows:
 - a) Activity areas shall not be located closer than 300 feet to a residentially zoned property. **There are no residentially zoned properties closer than 300 feet.**
 - b) Facility shall provide a bufferyard with minimum opacity of .80 along all borders of the property abutting residentially zoned property (section 78-610). **See a) above.**
 - c) Activity areas (including drive-in movie screens) shall not be visible from any residentially-zoned property. There are residentially zoned properties near the subject property, so screening will be necessary to limit visibility from any residentially zoned property. We will need details to confirm this requirement. See #6 below.

5. The parking requirement for an outdoor commercial entertainment use is one space per every three persons at maximum capacity of the establishment. **We will need details to confirm this requirement.**
6. The Business Park Covenants require outdoor storage to be visually screened from access streets and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height. Outdoor storage shall be meant to include parking of company owned vehicles. No storage shall be permitted between a street and the building line.

No materials, supplies or products shall be stored or permitted to remain on the premises outside a permanent structure without prior written consent of the Business Park Committee.
We will need details to confirm this requirement.

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

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