

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, March 9, 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 Kwik Trip, for an In-Vehicle Sales and Service use including Outdoor Display incidental to an Indoor Sales use at 1700 E. Main Street, Stoughton, Dane County, WI., more fully described:

Parcel number: 281/0511-044-4632-2

Legal Description: LOT 3 CSM 11461 CS69/321&322-7/18/2005 F/K/A EASTWOOD ESTATES
LOTS 2, 3, 4 & 5 DESCR AS SEC 4-5-11 PRT SW1/4SE1/4 (1.555 ACRES)
SUBJ TO & TOG W/SHARED ACCESS ESMT

Parcel number: 281/0511-044-4643-2

Legal Description: LOT 4 CSM 11461 CS69/321&322-7/18/2005 F/K/A EASTWOOD ESTATES
LOTS 2, 3, 4 & 5 DESCR AS SEC 4-5-11 PRT SW1/4SE1/4 (1.110 ACRES) SUBJ TO & TOG
W/SHARED ACCESS ESMT

For questions regarding this notice please contact Michael Stacey, Zoning Administrator at 608-646-0421. These parcels are in process to be combined by certified survey map.

Michael P. Stacey
Zoning Administrator

Published February 13, 2020 Hub

Published February 20, 2020 Hub

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

Applicant Name: Brad Fry
Applicant Address: 1626 Oak Street, P.O. Box 2107
Applicant Phone and Email: 608-793-6414 BFry@kwiktrip.com
Property Owner Name (if different than applicant): JMA Enterprises LTD Partnership
Property Owner Phone: _____
Subject Property Address: 1700 Main St and 1701 Cedarbrook Lane

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: 2/10/20
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: 2/10/20

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 PROPERTY IS CURRENTLY ZONED PB -
PLANNED BUSINESS. INDOOR SALES & SERVICE
IS A PERMITTED USE FOR A CONVENIENCE
STORE WITH CARWASH AND FUEL.

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 PROPOSED USE FOR INDOOR SALES &
SERVICE WILL NOT HAVE ANY ADVERSE
IMPACT ON THE AREA. STORMWATER, LANDSCAPING,
LIGHTING, SETBACKS, BUILDING HEIGHT ALONG
WITH OTHER REQUIREMENTS WILL MEET
THE ZONING ORDINANCES

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?

IN-VEHICLE SALES AND SERVICE INCLUDES
USES FOR VEHICULAR FUEL SALES STATIONS
AND CARWASHES.

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 PROPOSED AREA IS CURRENTLY SERVICED
BY PUBLIC IMPROVEMENTS (WATER, SANITARY, STORM)
AND WILL NOT IMPOSE A BURDEN

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 DEVELOPMENT WILL MEET ALL OF THE
EXISTING REQUIREMENTS FOR THE ZONING.
IN-VEHICLE SALES AND SERVICE IS A PERMITTED
USE AND VEHICULAR FUEL STATIONS/CARWASH
SHALL BE CONSIDERED AN ACCESSORY USE

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet)

Date: 2/13/20

Notified Neighboring Township Clerks (within 1,000 feet)

Date: 2/13/20

Class 2 legal notice sent to official newspaper by City Clerk

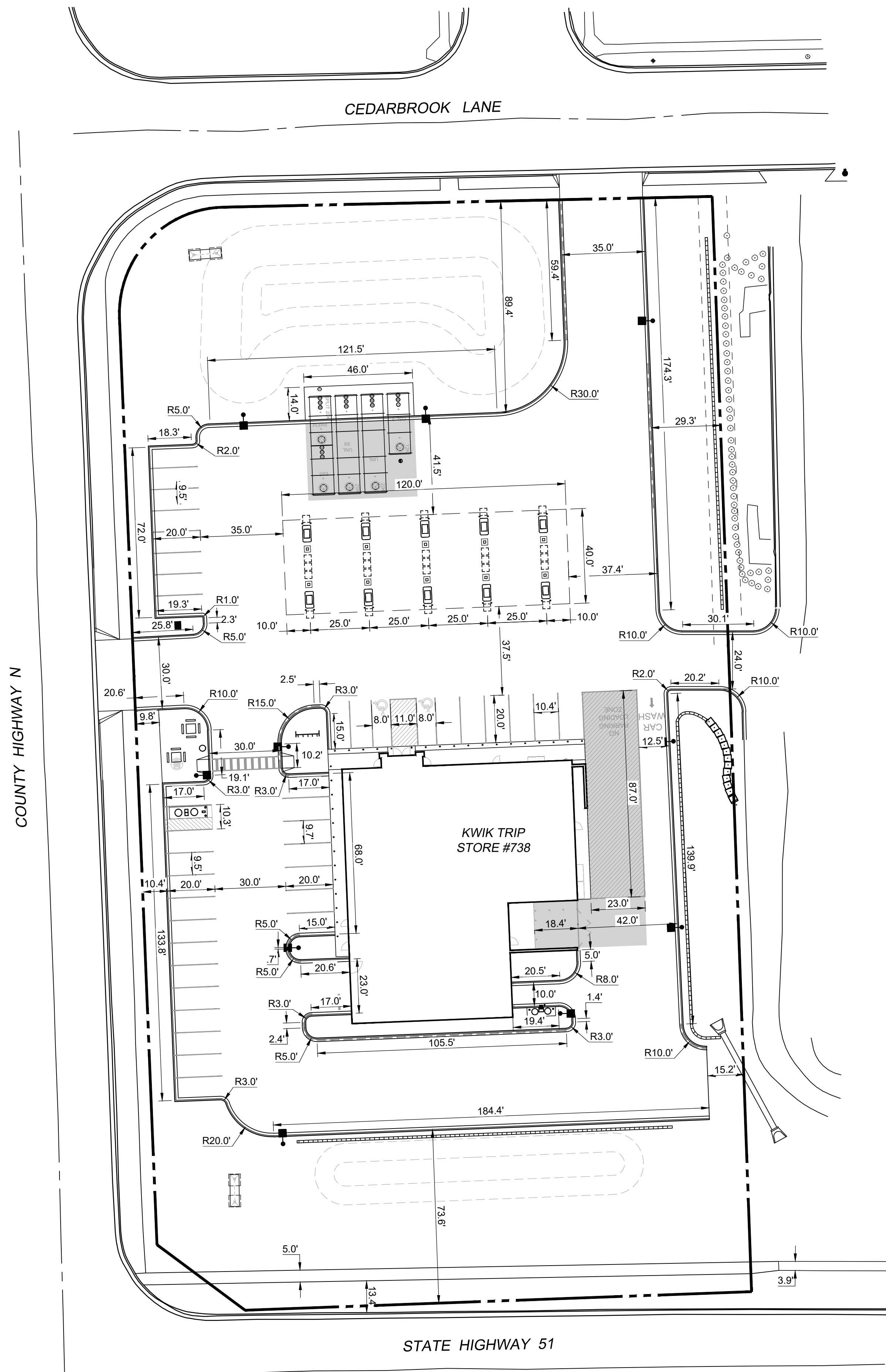
Date: _____

Class 2 legal notice published on 2/13/20 and 2/20/20

Date: _____

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





SITE INFORMATION

ZONING DISTRICT: PB - PLANNED BUSINESS
 TOTAL SITE AREA: 116,121 SF / 2.67 ACRES
 TOTAL DISTURBED AREA: 114,755 SF / 2.63 ACRES
 EXISTING IMPERVIOUS: 5,875 SF
 TOTAL IMPERVIOUS: 72,415 SF (62.4% LOT COVERAGE)
 PAVED AREA: 55,690 SF
 BUILDING AREA: 9,210 SF
 CANOPY AREA: 4,800 SF
 SIDEWALK & PICNIC AREA: 2,715 SF
 PRO. PERVIOUS: 43,706 SF (37.6% LOT COVERAGE)

PARKING STALL COUNT

STANDARD PARKING: 37 STALLS
 ADA PARKING 2 STALLS WITH LOADING ZONE
 TRUCK PARKING 1 UNLOADING STALL
 TOTAL PARKING SPACES NEEDED:
 1 SPACE PER 300 S.F. GROSS FLOOR AREA (9,200 / 300 = 30.66)
 31 SPACES NEEDED
 37 STALLS PROVIDED

TOTAL ADA PARKING STALLS NEEDED:
 26 - 50 PARKING SPACES REQUIRES 2 ADA STALLS (1 VAN ACCESSIBLE)
 2 SPACES NEEDED
 2 SPACES PROVIDED (1 VAN ACCESSIBLE)

BUILDING HEIGHTS - 45' MAXIMUM

CONVENIENCE STORE 20'-0"
 CANOPY 15'-6"

BUILDING SETBACKS / OFFSETS

FRONT: 20'
 REAR: 20'
 SIDE: 10'

UTILITY COMPANY INFORMATION

ELECTRICITY - STOUGHTON UTILITIES - 608-873-3379

NATURAL GAS - ALLIANT ENERGY - 800-255-4268

PHONE - VARIES

CABLE - SPECTRUM - 855-829-0255

SANITARY SEWER - STOUGHTON UTILITIES - 608-873-3379

WATER SERVICE - STOUGHTON UTILITIES - 608-873-3379

FIRE LANE:

HIGHWAY 51 OR CEDARBROOK LANE WILL ACT AS THE FIRE LANE
 ACCESS TO THE BUILDING.

NOTE:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND
 ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.

RADI ARE FROM FACE OF CURB

DIMENSIONS ARE FROM FACE OF CURB

FLOOD NOTE:

THE FLOODPLAIN DESIGNATION FOR THE SUBJECT PROPERTY IN IN ZONE X,
 AREAS IN MINIMAL FLOOD HAZARD, AS DESIGNATED IN THE FLOOD
 INSURANCE MAP FOR DANE COUNTY, WISCONSIN, COMMUNITY PANEL
 NUMBER 55025C0637H, EFFECTIVE DATE 9/17/2014.

**Kwik
TRIP**

**Kwik
STAR**

KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

**S
SNYDER
& ASSOCIATES**
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444

SITE PLAN - LAYOUT

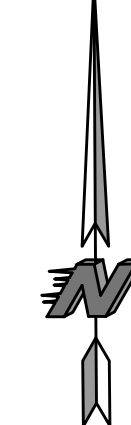
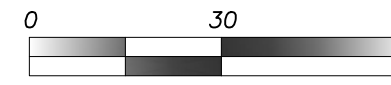
CONVENIENCE STORE #738

1700 E. MAIN STREET
 STOUGHTON, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY B. ARCAND / B. RIDENOUR
 SCALE NOTED
 PROJ. NO. 120.0134.30
 DATE FEBRUARY 3, 2020
 SHEET SP 1.1

 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



 SCALE: 1" = 30'
 PLOTTING NOTE: PLANS PLOTTED TO 11X17
 SHEET SIZE ARE 1/2 SCALE - 1" = 60'