

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Virtual Public Hearing on Monday, March 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 Danny Senf (Pizza Hut) for an Indoor Commercial Entertainment use (restaurant) and for an In-Vehicle Sales and Service accessory use (Drive-thru) at 1400 US Highway 51-138, Stoughton, WI.

The property is more formally described as:

Parcel # 281/0511-064-9340-2

Legal Description: LOT 1 CSM 5764 CSM27/116-118 R12512/81-83 DESCR AS SEC 6-5-11 PRT SW1/4SE1/4 (.459 ACRE) TOG W/ESMT FOR INGRESS & EGRESS OVER PRT LOT 2 CSM 5764 TOG/W INGRESS-EGRESS ESMT IN DOC #3525960

*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/664811045>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3129](tel:+15713173129)

Access Code: 664-811-045

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

<https://global.gotomeeting.com/join/664811045>

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 February 18 and February 25, 2021 Hub



PIZZA HUT OF SOUTHERN WISCONSIN, INC.
ROCKFORD PIZZA, LLC
434 S. Yellowstone Drive Suite 101 • Madison, Wisconsin 53719
Phone: (608) 833-2113 • Fax: (608) 833-2977

February 8, 2021

Zoning Board of Appeals
Attn: Michael P. Stacey
207 Forest Ave
Stoughton, WI 53589

Re: Pizza Hut Relocation From 1424 U.S. Hwy 51 to 1400 U.S. Hwy 51

Due to the pandemic, the hospitality dine-in business has changed dramatically. Our loss in restaurant dine-in business has negatively affected our business by 100%. As a result, we are diligently working to offset those business losses by increasing our delivery and carryout sales.

Our income and survival depend on three things:

- Quality products
- User friendly pick-up / carryout
- Expeditious delivery service

The reasons for submitting this request are as follows:

- 1) Improve user-friendly, convenient carryout service utilizing a pick-up window.
- 2) Maximize safety for our customers and team members.
- 3) Reduce operating costs by reducing dine-in capacity.

Where we have installed pick-up windows at other locations, 8 out of 10 carryout customers utilized the window instead of coming into the store for pickup. This greatly reduces any risk pertaining to COVID-19 related concerns.

For the reasons stated above, please consider our request to relocate the existing Pizza Hut from 1400 U.S. Hwy 51 to 1424 U.S. Hwy 51.

Respectfully,

A handwritten signature in black ink that reads "Danny R. Senf".

Danny Senf
Vice President, Facilities and Real Estate
Pizza Hut of Southern Wisconsin
434 S Yellowstone Dr, Ste 101, Madison, WI 53719
P 608.669.1869 | F 608.833.2977 | pizzahut.com



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Attn: Michael P. Stacey
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Attached Information for Zoning and Conditional Use Applications

Type of Business = Pizza Hut Restaurant for dine-in/ carryout pick-up window, and delivery of products.

Type of Activities = Restaurant Dine-in, Carryout, Drive-thru, and Delivery.

1400 U.S. Hwy 51

Current use = vacant building that was used as a restaurant from the time it was built.

1400 U.S. Hwy 51

Proposed use = downsize and relocate existing Pizza Hut for delivery, pick-up window, and minimal seating (30 seats).

Proposed # of Employees: 22

Proposed # of Customers: Pickup 55

Delivery 45

Dine-in 5

Hours of Operation: Sunday - Thursday 10:30am – 10:30pm

Friday & Saturday 10:30am – 12:00am

Peak Hours: 11:00am – 2:00pm

5:00pm – 9:00pm

City of Stoughton Application for Site Plan Review and Approval (Requirements per Section 78-908)

Applicant Name: Pizza Hut Madison Inc. (Danny Senf)

Applicant Address: 434 Yellowstone Dr. Ste 101 Madison, WI 53719

Applicant Phone and Email: (608)669-1869 Danny.Senf@phsw.net

Property Owner Name (if different than applicant): MSG LLP

Property Owner Phone: Agent (608)669-1869 Danny R. Senf

Subject Property Address: 1424 U.S. Hwy 51 Stoughton, WI

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan review *and* by the City to process said application. Part II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City when processing said application.

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator

Date: 02/08/2021

II Application Submittal Packet Requirements for Applicants Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application packet for staff review followed by one revised final application packet based upon staff review and comments. The application shall include the following:

- (a) **A written description of the intended use describing in reasonable detail the following:**
 - Existing zoning district(s) (and proposed zoning district(s) if different).
 - Comprehensive Plan Future Land Use Map designation(s).
 - Current land uses present on the subject property.
 - Proposed land uses for the subject property (per Section 78-206).
 - Projected number of residents, employees, and daily customers.
 - 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.
 - Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation.
 - Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 78-701 through 721) 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 nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII".
 - Exterior building and fencing materials (Sections 78-716 and 78-718).

- Possible future expansion and related implications for points above.
- Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- (c) **A *Property Site Plan* drawing which includes the following:**
 - A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer or planner) for project.
 - The date of the original plan and the latest date of revision to the plan.
 - A north arrow and a graphic scale (not smaller than one inch equals 100 feet).
 - A reduction of the drawing provided electronically at 11" x 17".
 - A legal description of the subject property.
 - All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
 - All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
 - All required building setback lines.
 - All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, utilities and walls.
 - The location and dimension (cross-section and entry throat) of all access points onto public streets.
 - The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance.
 - The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
 - The location of all outdoor storage areas and the design of all screening devices.
 - The location, type, height, size and lighting of all signage on the subject property.
 - The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property—including the clear demonstration of compliance with Section 78-707.
 - The location and type of any permanently protected green space areas.
 - The location of existing and proposed drainage facilities.
 - In the legend, data for the subject property on the following
 - a. Lot Area
 - b. Floor Area
 - c. Floor Area Ratio (b/a)
 - d. Impervious Surface Area
 - e. Impervious Surface Ratio (d/a)
 - f. Building height

- (d) **A Detailed Landscaping Plan of the subject property:**
 - Scale same as main plan (> or equal to 1" equals 100').
 - Electronic Map at 11" x 17".
 - Showing the location of all required bufferyard and landscaping areas.
 - Showing existing and proposed Landscape Points including fencing.
 - Showing berm options for meeting said requirements.
 - Demonstrating complete compliance with the requirements of Article VI.
 - Providing individual plant locations and species, fencing types and heights, and berm heights.
- (e) **A Grading and Erosion Control Plan:**
 - Scale same as main plan (> or equal to 1" equals 100').
 - Electronic map at 11" x 17"
 - Showing existing and proposed grades including retention walls and related devices, and erosion control measures.
- (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**
 - Showing finished exterior treatment.
 - With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance.
 - Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 78-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphics electronically)
copies of complete final application packet by Zoning Administrator

Date: _____

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

Applicant Name: Pizza Hut Madison Inc. (Danny Senf)

Applicant Address: 434 Yellowstone Dr. Ste 101 Madison, WI 53719

Applicant Phone and Email: (608)669-1869 Danny R. Senf

Property Owner Name (if different than applicant): MSG LLP

Property Owner Phone: Agent (608)669-1869 Danny R. Senf

Subject Property Address: 1424 U.S. Hwy 51 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: 02/08/2021
\$310 +

Application fee of \$455 received by Zoning Administrator Date: 02/08/2021

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: _____

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?

Existing Location is in harmony we are just relocation operation.

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

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?

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

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?

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet) Date: _____

Notified Neighboring Township Clerks (within 1,000 feet) Date: _____

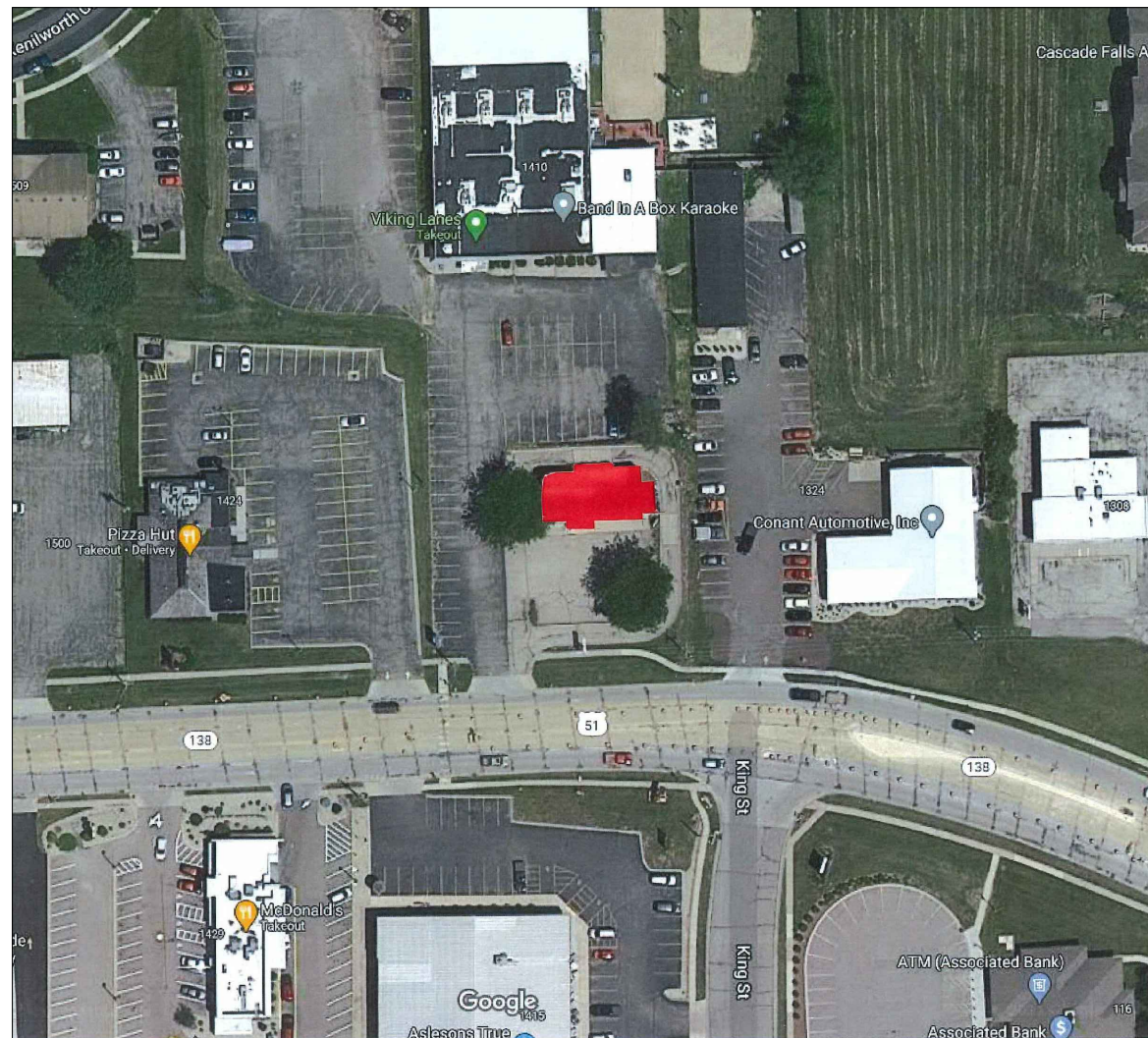
Class 2 legal notice sent to official newspaper by City Clerk Date: _____

Class 2 legal notice published on _____ and _____ Date: _____

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

Remodeling for Pizza Hut

1400 US Highway 51
Stoughton WI, 53589



LOCATION 



3220 syene road, suite 101 608 . 277.0585
madison, wi 53713 www.gmkarch.com

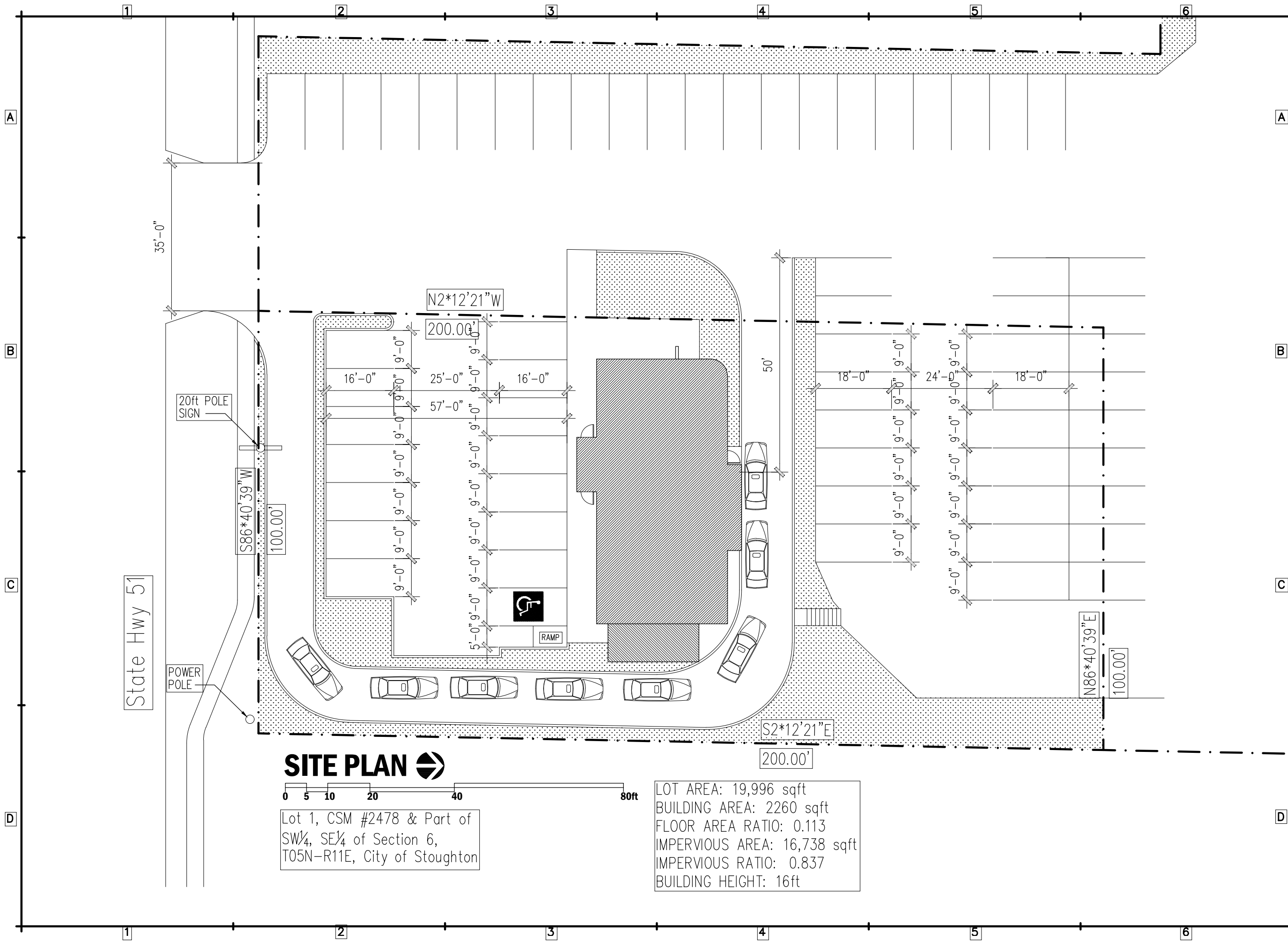
**IEBC 2015
Alteration Level 2**

**One Story
Type VB
Occupancy Group A-2**

REVIEW 2-8-2021

SHEET INDEX

SHT.	DESCRIPTION
	COVER
C1.0	SITE PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS



State Hwy 51

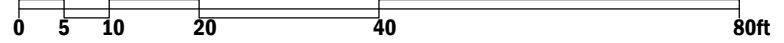
POWER POLE

20ft POLE SIGN

35'-0"

S86°40'39"W
100.00'

SITE PLAN ➔



Lot 1, CSM #2478 & Part of SW¼, SE¼ of Section 6, T05N-R11E, City of Stoughton

N2°12'21"W

200.00'

16'-0"

25'-0"

16'-0"

57'-0"

RAMP

S2°12'21"E

200.00'

50'

18'-0"

24'-0"

18'-0"

N86°40'39"E
100.00'

LOT AREA: 19,996 sqft
 BUILDING AREA: 2260 sqft
 FLOOR AREA RATIO: 0.113
 IMPERVIOUS AREA: 16,738 sqft
 IMPERVIOUS RATIO: 0.837
 BUILDING HEIGHT: 16ft

1400 State Hwy 51
 Stoughton, WI 53589

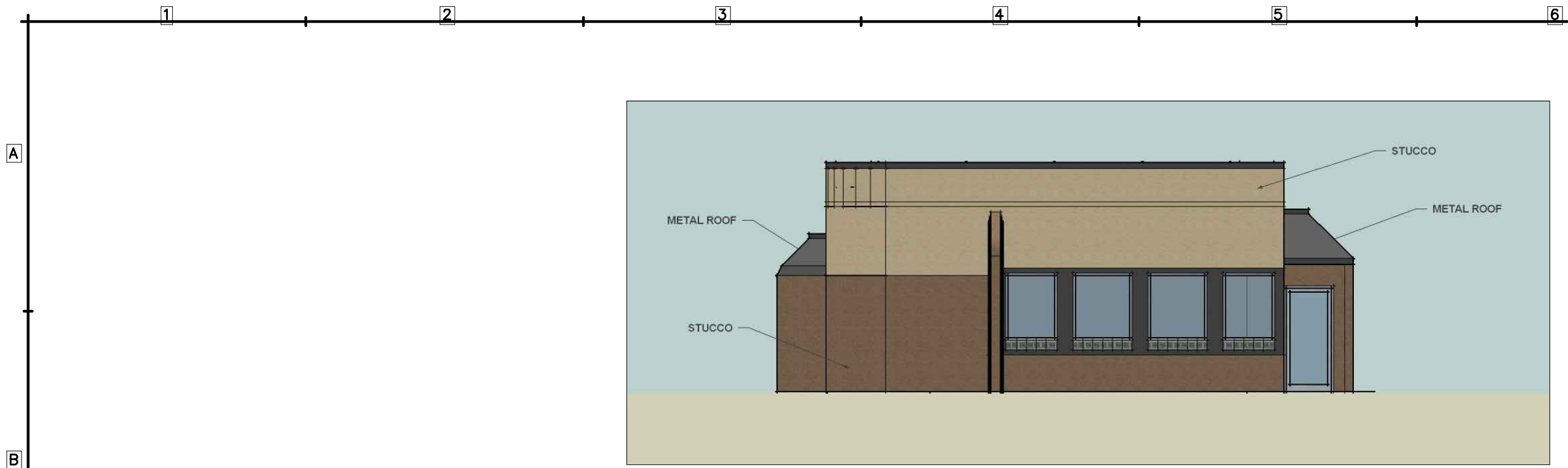
of Southern Wisconsin, Inc.



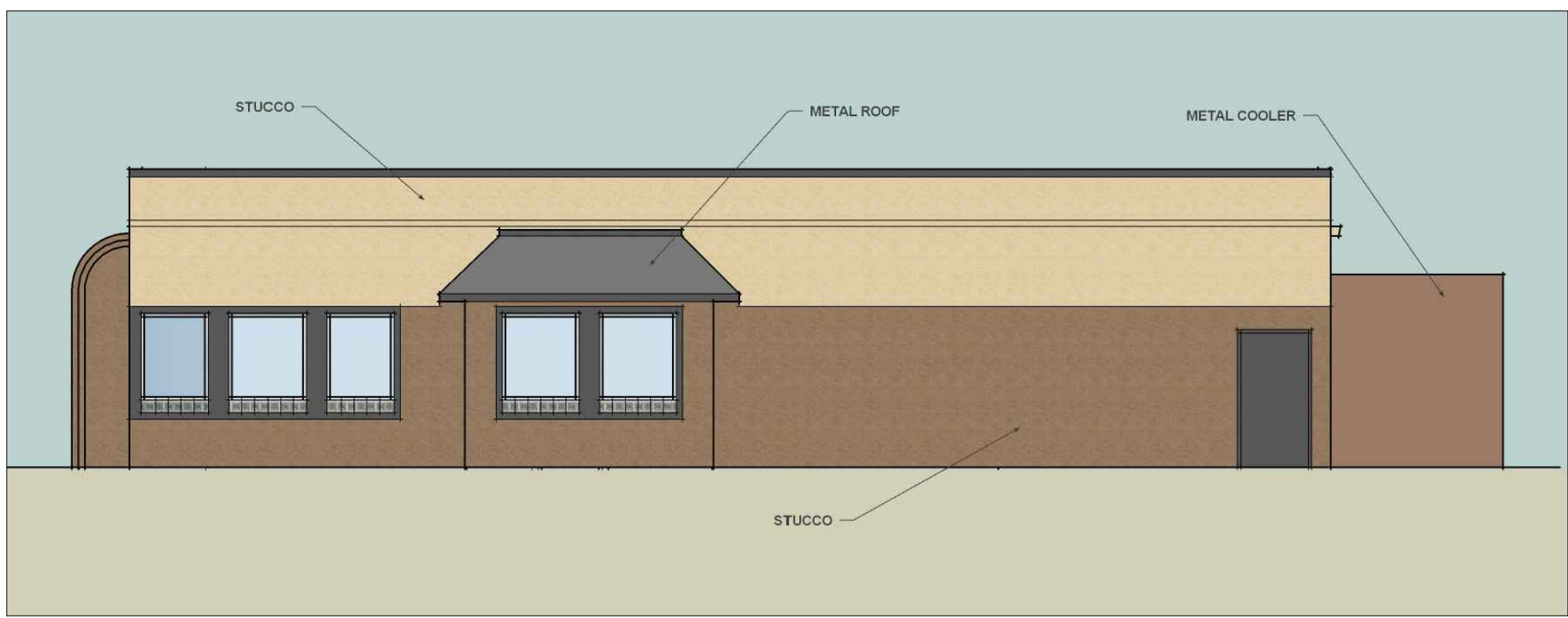
Comm. No.	K1918
Issued For	Date
REVIEW	2-8-21

SITE PLAN

C1.0



WEST ELEVATION



SOUTH ELEVATION



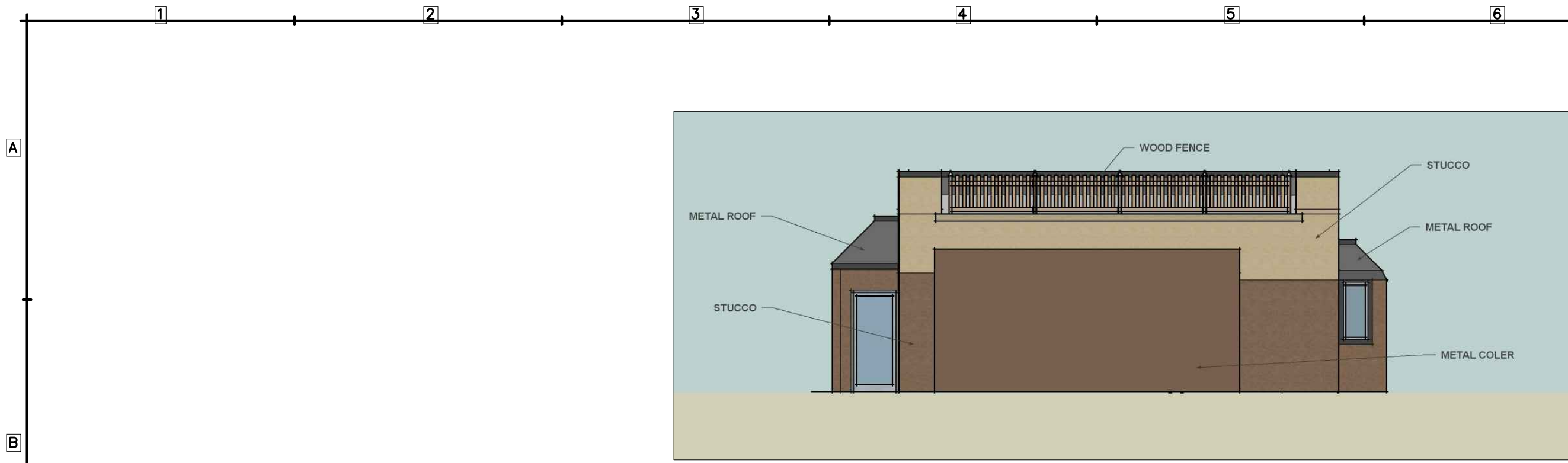
1400 State Hwy 51
 Stoughton, WI 53589

of Southern Wisconsin, Inc.

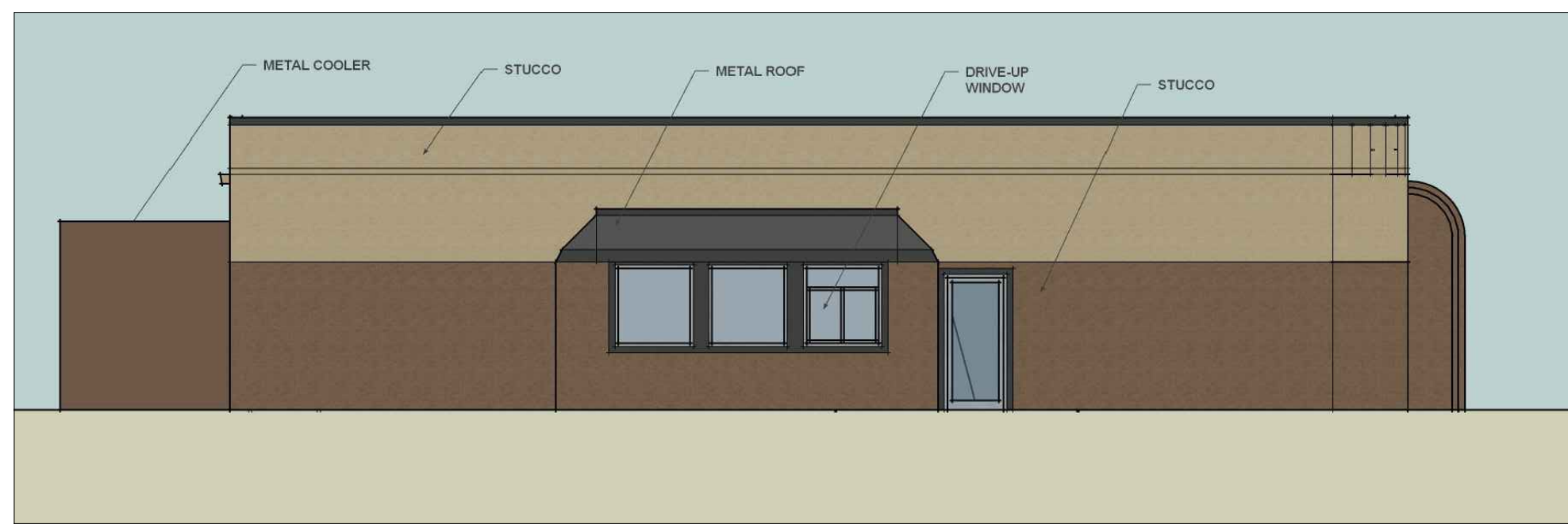


Comm. No.	K1918
Issued For	Date
REVIEW	2-8-21

EXTERIOR ELEV
A2.1



EAST ELEVATION

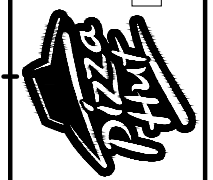


NORTH ELEVATION



1400 State Hwy 51
 Stoughton WI 53589

of Southern Wisconsin, Inc.



Comm. No.	K1918
Issued For	Date
REVIEW	2-8-21

EXTERIOR ELEV
A2.2

Google Maps 1400 US-51

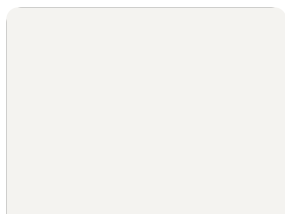


Image capture: Jul 2019 © 2021 Google

Stoughton, Wisconsin



Street View



Google Maps 1439 US-51

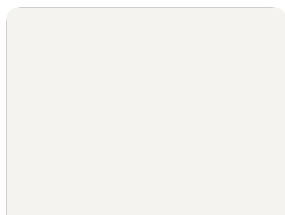


Image capture: Jul 2019 © 2021 Google

Stoughton, Wisconsin



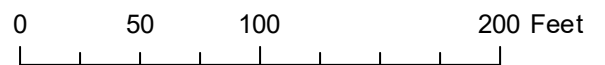
Street View





1400 US HWY 51



February 9, 2021

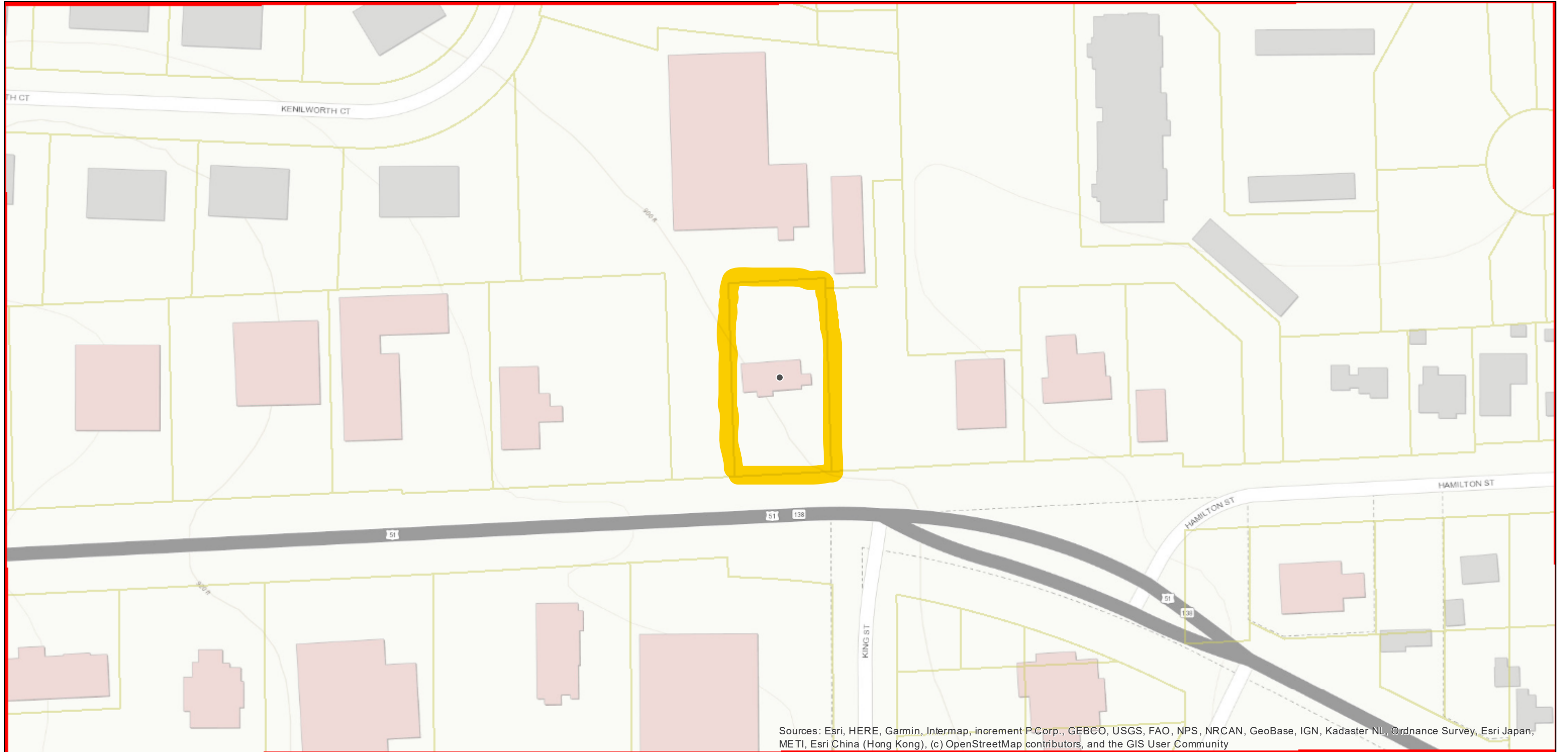


Dane County Mask

-  Dane County Mask
-  Parcels



1400 US 51 Location Map



February 9, 2021

Dane County Mask

■ Dane County Mask

□ Parcels

