

## PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Hybrid Public Hearing on Monday, July 11, 2022 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a Conditional Use Permit Application by John Christman. The applicant is requesting conditional use approval for an Indoor Commercial Entertainment use (Fitness Center) at 209 S. Sixth Street, Stoughton, WI. 53589. The property description is as follows:

Parcel Number: 281/0511-081-1223-9

Description for tax purposes: ORIGINAL PLAT BLOCK 45 W 82.5 FT LOT

\*This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.

See additional information including location map at: <http://stoughtoncitydocs.com/planning-commission/>

**In-Person:** Council Chambers (2<sup>nd</sup> floor of the Public Safety Building)

321 S. Fourth Street, Stoughton, WI

**Virtual:** You can join the meeting via Zoom or Phone below:

<https://us06web.zoom.us/j/82391994298?pwd=SzZ0OWF4S3VwN3F3ZG5GeC9kVi9lQT09>

Phone in: +1 312 626 6799 Meeting ID: 823 9199 4298 Passcode: 056401

If you wish to call in and speak at the meeting, please register at: <http://speak.cityofstoughton.com> by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the "Organizer" and Commissioners.

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

Published June 23 and 30, 2022 Hub

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

Applicant Name: John Christman

Applicant Address: 214 Church Street, Brookly Wi. 53521

Applicant Phone and Email: 563-213-4569 [JTCFitness17@gmail.com](mailto:JTCFitness17@gmail.com)

Property Owner Name (if different than applicant): D.E.S. Enterprises Dan Sperloen

Property Owner Phone: 608-334-3672

Subject Property Address: 209 South 6th Street

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: \_\_\_\_\_ Application fee of \$ \_\_\_\_\_  
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: \_\_\_\_\_ 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:**

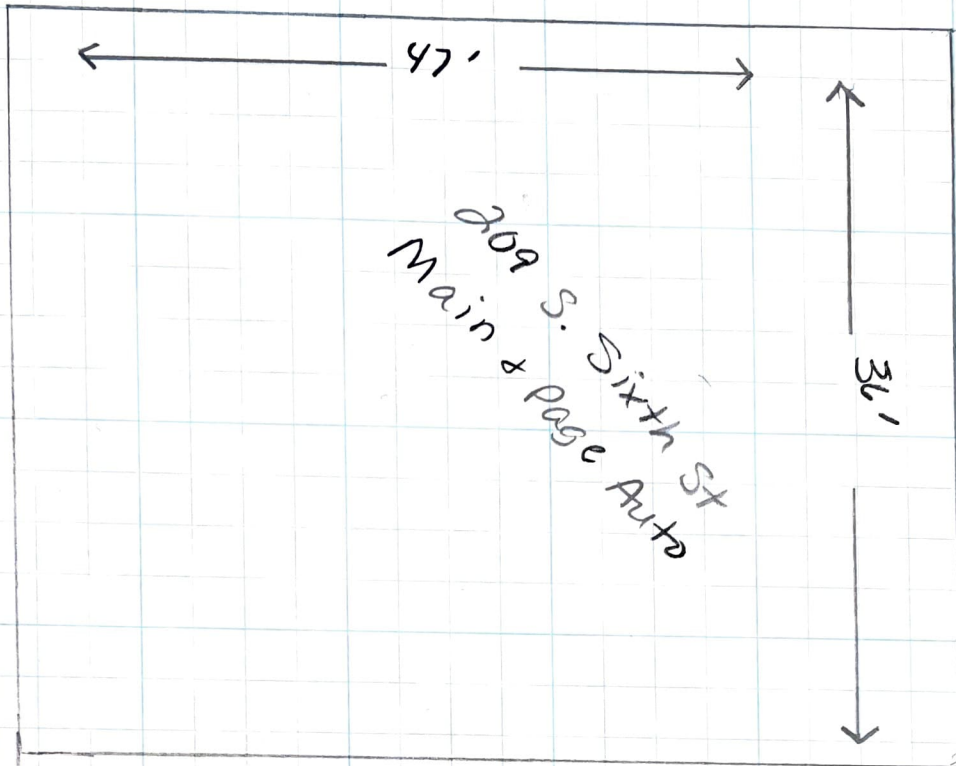
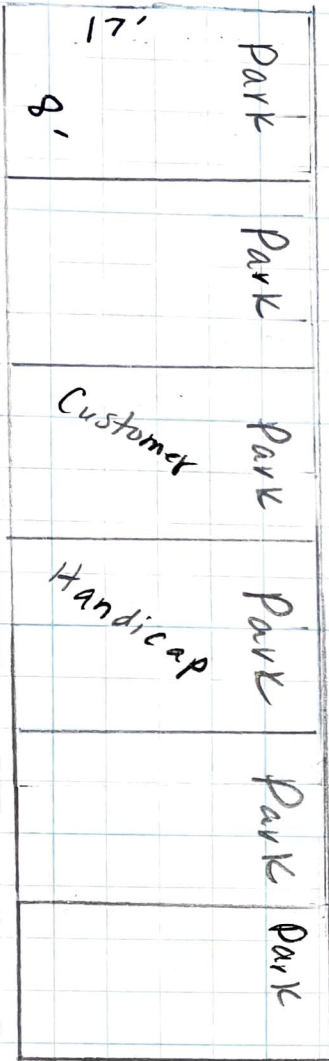
- Showing all lands under conditional use consideration.
- All lot dimensions of the subject property provided.
- Graphic scale and north arrow provided.

**(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.**

Nothing new structurally will be implemented, no new walls or outdoor structures other than what has already been modified and changed by the building owner. The Personal Training Studio operated by JTC Fitness will serve up to 50 people. Operational hours from 6am-9pm Monday-Friday, Saturday from 6am-4pm and ideally Sunday Closed but may be used during the day for additional training. JTC Fitness offers 1on1, small group training, and a few large group training classes. Also will be offering clients memberships in the future only for the clientele of JTC Fitness. This is not 24/7 gym, clients will have to sign up for use of their membership and will only allow use from 6am-9pm Monday-Friday and Saturday 7am-8pm and Sunday 9am-4pm.

**(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**

North ↑







209 south 6th street stoughton wi



GRAND  
INSPIRED LLC

Grand Inspired

Nevermind Bar

HULL LYNN M

S 6th St

**DES**  
ENTERPRISES LLC

PE  
JOSE  
ACEV

D E S ENTERPRISES LLC

309  
LEWIS SUSAN M & LEWIS  
THOMAS M

# D E S ENTERPRISES LLC

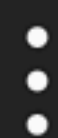
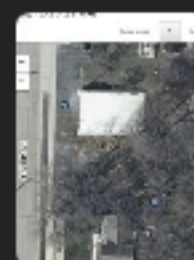
Owner

## 209 S SIXTH

Address

## 051108112239

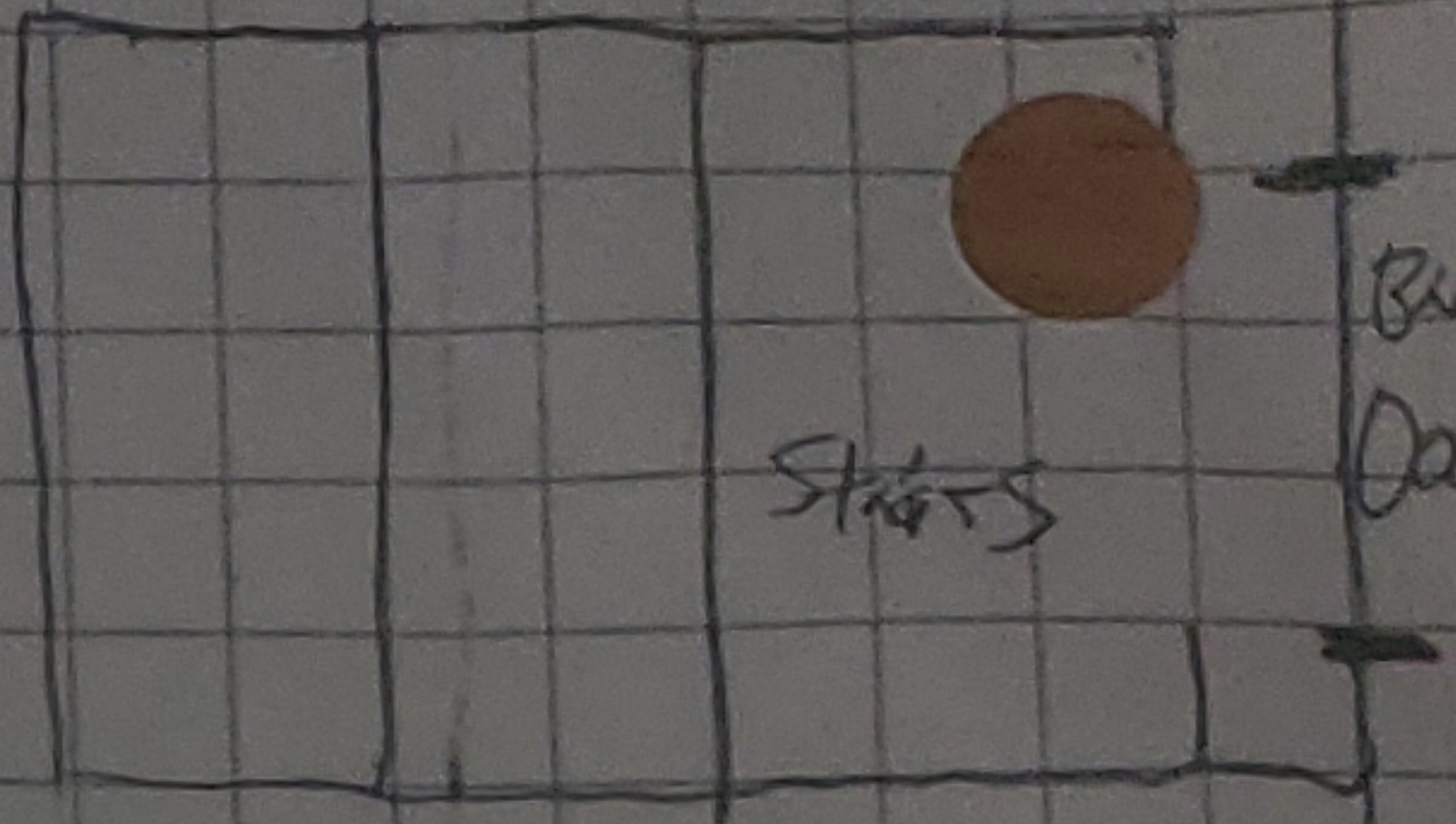
Parcel ID





11'

10x1 Training Space



Existing Cement Wall

Existing Cement Wall

Warm Up / Cool Down Space

8'3.5"

Bathroom

door

8'7"

Open Space

No Added Structures

40'

Functional Area

S  
T  
R  
A  
T  
E  
G  
Y  
A  
R  
E  
A

Garage Door

Glass Door