

## PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Virtual Public Hearing on Monday, July 12, 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 Mangenix Spices, LLC (Richard Hammes) for an Indoor Commercial Entertainment use (restaurant) at 2300 US Highway 51-138, Stoughton, WI.

The property is more formally described as:

Parcel # 281/0511-063-4260-2

Legal Description: LOT 1 CSM 12150 CS75/60&62-5/11/2007 F/K/A DVORAK'S ADDITION OUTLOT 6 & ALSO INCL & DESCR AS SEC 6-5-11 PRT SW1/4SW1/4 (4.234 ACRES) SUBJ TO & TOG W/ESMT AGRMT IN DOC #4317527

\*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/218281533>

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

United States: [+1 \(646\) 749-3122](tel:+16467493122)

**Access Code:** 218-281-533

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/218281533>

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 June 24 and July 1, 2021 Hub



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

Applicant Name: MANGENIX SPICES, LLC  
Applicant Address: 2300 US 51, STOUGHTON, WI 53589  
Applicant Phone and Email: 608-201-7374 mangelixfoods@gmail.com  
Property Owner Name (if different than applicant): SWAC, LLC  
Property Owner Phone: 608-213-6686  
Subject Property Address: 2300 US51, Stoughton, WI 53589

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: 6.16.21  
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: 6.16.21

**(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?

Applicant is to operate a Bakery/Restaurant Business in the former MalaBar Coast Coffee and Tea space at 2300 US HWY 51, Stoughton, WI 53589. The use does meet the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance and any other plan, program or adopted ordinance.

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 conditional use in its proposed location and as depicted on the applicants required site plan does not result in any substantial or undue adverse impact on nearby properties, the public property or right-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 result of the implementation of the provisions of the Zoning Ordinance, program, map or adopted ordinance.

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 space involved has always been used in the same capacity as is proposed now. It has no impact on land use intensity or land use impacts as relating to the surroundings of the subject property. In fact, they welcome the return of this type of use to the building.

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 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.

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 potential public benefits of the proposed conditional use greatly outweigh any and all potential adverse impacts as set forth in Subsections 78-905 (5) (c) 1-5.

The proposed conditional use will enhance the use of all of the neighboring properties.

The proposed conditional use was in place for all of the prior operators of the space.



DOOR SCHEDULE											
DOOR NO.	SIZE	MAT.	TYPE	FINISH	FRAME	GLASS	HEAD	JAMB	SILL	HARDWARE SET	FIRE U.L. RATING
FIRST FLOOR											
100	3'-0" x 8'-0"	AL	FG	FF	AL	3	FF				
103A	(2) 1'-6" x 7'-0"	ND	F	FF	HM	2	LE				2
104	3'-0" x 7'-0"	ND	F	FF	HM	1	LE				
105	(2) 1'-6" x 7'-0"	ND	F	FF	HM	2	LE				1

## ABBREVIATIONS

**MATERIALS**  
A = ACCORDIAN  
AL = ALUMINUM  
EK = EPOXY  
F = FULL GLASS  
FG = FULL GLASS  
HM = HOLLOW METAL  
HM = HOLLOW METAL INSULATED  
IS = INSULATED GLASS  
NL = NARROW LIGHT  
OH = OVER HEAD  
P = PANEL  
RS = ROLLING SHUTTER  
S = STEEL  
SI = STEEL INSULATED  
SM = SIMILAR  
ND = NOOD

**DOOR AND FRAME FINISHES**  
A = ALLOYD PAINT  
AE = ALLOYD ENAMEL PAINT  
E = EPOXY PAINT  
L = LATEX PAINT  
LE = LATEX ENAMEL PAINT  
P = PRIMER  
FF = FACTORY FINISH

## KEYED REMARKS

1. DOUBLE SHING FLUSH IMPACT DOORS - NO HINDONS (ELASON OR EQUAL)
2. DOUBLE SHING IMPACT DOORS IV HINDONS (ELASON OR EQUAL)

## GENERAL REMARKS

- \* VERIFY HINDON REQUIREMENTS FOR ALL DOORS IV TENANT

## WALL TAG KEY



## MATERIALS

G = CONCRETE  
H = MASONRY  
S = STEEL STUD  
N = NOOD STUD

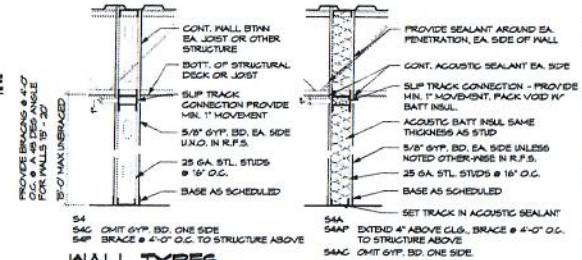
## WALL TYPES

- A = ACROSTIC RATED (EXTEND FROM FLOOR TO DECK ABOVE UNLESS LABELED AS 'PARTITION')  
C = CHASE (GYF. BD. ONE SIDE)  
D = DIVISING WALL (EXTENDS FROM FLOOR TO DECK ABOVE)  
F = FULL HEIGHT (EXTENDS FROM FLOOR TO DECK ABOVE)  
I = INSULATED  
P = PARTITION (GYF. BD. EXTENDS 4" ABOVE GELING, EXTEND STUDS TO STRUCTURE ABOVE OR BRACE AS NOTED BELOW)  
S = SHAFT WALL

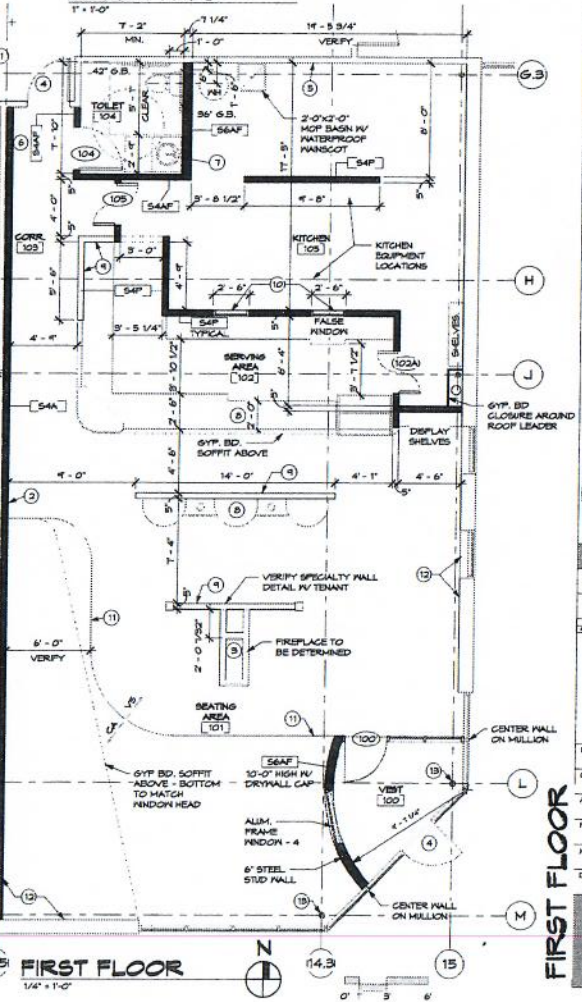
- NOTE:**  
1. THESE WALL TYPES ARE ALL NON-RATED CONST. SEE U.L. CONST. INFORMATION INCLUDED IN THIS DOCUMENT FOR FIRE RATED CONSTRUCTION.  
2. ALL INTERIOR WALLS ARE DESIGNED TO WITHSTAND 5 P.S.F. WIND LOAD

## MATERIAL THICKNESS GUIDE

	NOOD	STEEL	MASONRY
1	1 1/2"	1 5/8"	---
2	1 1/2"	2 1/2"	---
3	3 1/2"	3 5/8"	---
4	5 1/2"	6"	8 5/8"
5	7 1/4"	8"	10 5/8"
6	11 1/4"	11 5/8"	---



## WALL TYPES

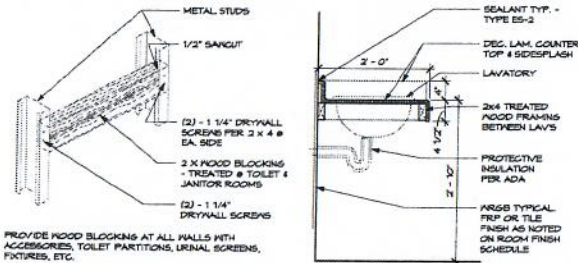
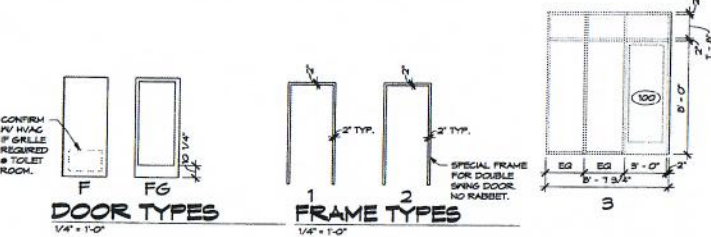


## ANCORA COFFEE KEYED NOTES

1. ANCORA COFFEE TENANT WILL HAVE FULL ACCESS TO PUBLIC CORRIDOR, LOBBY, VESTIBULES (FOR EXITS) AND PUBLIC RESTROOMS/ LOBBY ROOMS AT ALL TIMES.
2. NEW FULL HEIGHT SOUND PARTITION ADJACENT TO EXISTING 5/8" GYP. BD. ON 3 5/8" STEEL STUDS @ 16" O.C. IV FULL THICKNESS BATT INSULATION. SET STUDS MIN. 1/2" AWAY FROM EXISTING (NOT TOUCHING).
3. 3 SIDED GAS FIREPLACE UNIT. DIRECT VENT THROUGH IN-PLACE MEMBRANE ROOF. PROPERLY FLASH WATERTIGHT.
4. IN-PLACE EXIT DOOR - INCLUDED IN ORIGINAL BUILDING SHELL PACKAGE.
5. IN-PLACE SURROUNDING DRYWALL PARTITIONS (DIVISING WALLS) INCLUDED IN ORIGINAL BUILDING SHELL PACKAGE.
6. FIRE EXTINGUISHER.
7. APPROX. 2'-0" x 4'-0" FRAMELESS MIRROR IV BEVELED EDGE. CONFIRM SIZE & DETAILS IV TENANT.
8. COUNTERTOPS & COUNTER STATION TO BE DESIGNED BY OTHERS - PROVIDE HANDICAPPED ACCESSIBILITY.
9. LOW WALL 5'-0" HIGH IV CAP.
10. HINDON SIZES & DETAILS TO BE VERIFIED IV TENANT.
11. VERIFY FLOORING TRANSITION LINE BASED ON TENANT'S FINAL FURNITURE LAYOUT.
12. NOOD CHAIR RAIL & HINDON SILLS.
13. PAINT STEEL COLUMNS.

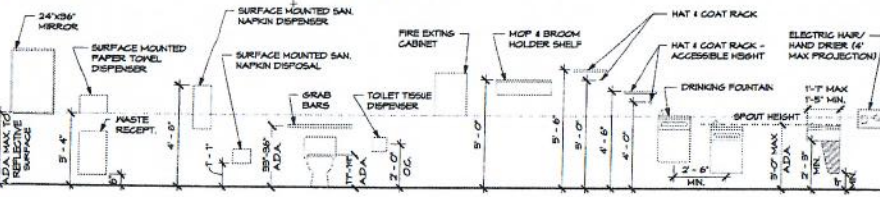
## GENERAL NOTES

- A. DIMENSIONS INDICATED ARE BASED ON NOMINAL 5" STUD PARTITIONS (ACTUAL DIMENSION OF 4 5/8") TO FACE OF GYP. BD. PARTITIONS ARE STEEL STUD & GYP. BD. - FULL HEIGHT TO ROOF DECK - INSULATED - TYPICAL UNLESS NOTED OTHERWISE.
- B. FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
- C. TOILET ROOM DIMENSIONS CANNOT BE REDUCED.



## WOOD BLOCKING IN 4 STL STUD

## ADA VANITY SECTION



**NOTES:**  
PROVIDE SOLID NOOD BLOCKING WITHIN WALLS AS REQUIRED FOR SECURE MOUNTING OF ALL FIXTURES AND ACCESSORIES

## MOUNTING HEIGHTS

3/8" x 1'-0"

**PRELIMINARY**  
1-15-08

**MARTINSON ARCHITECTS**  
405 CARDINAL AVE.  
STOUGHTON, WI 53131  
800.838.0241

**TENANT BUILD-OUT**  
**ANCORA COFFEE**  
**STOUGHTON, WI**

**SWAC**  
**ffw**

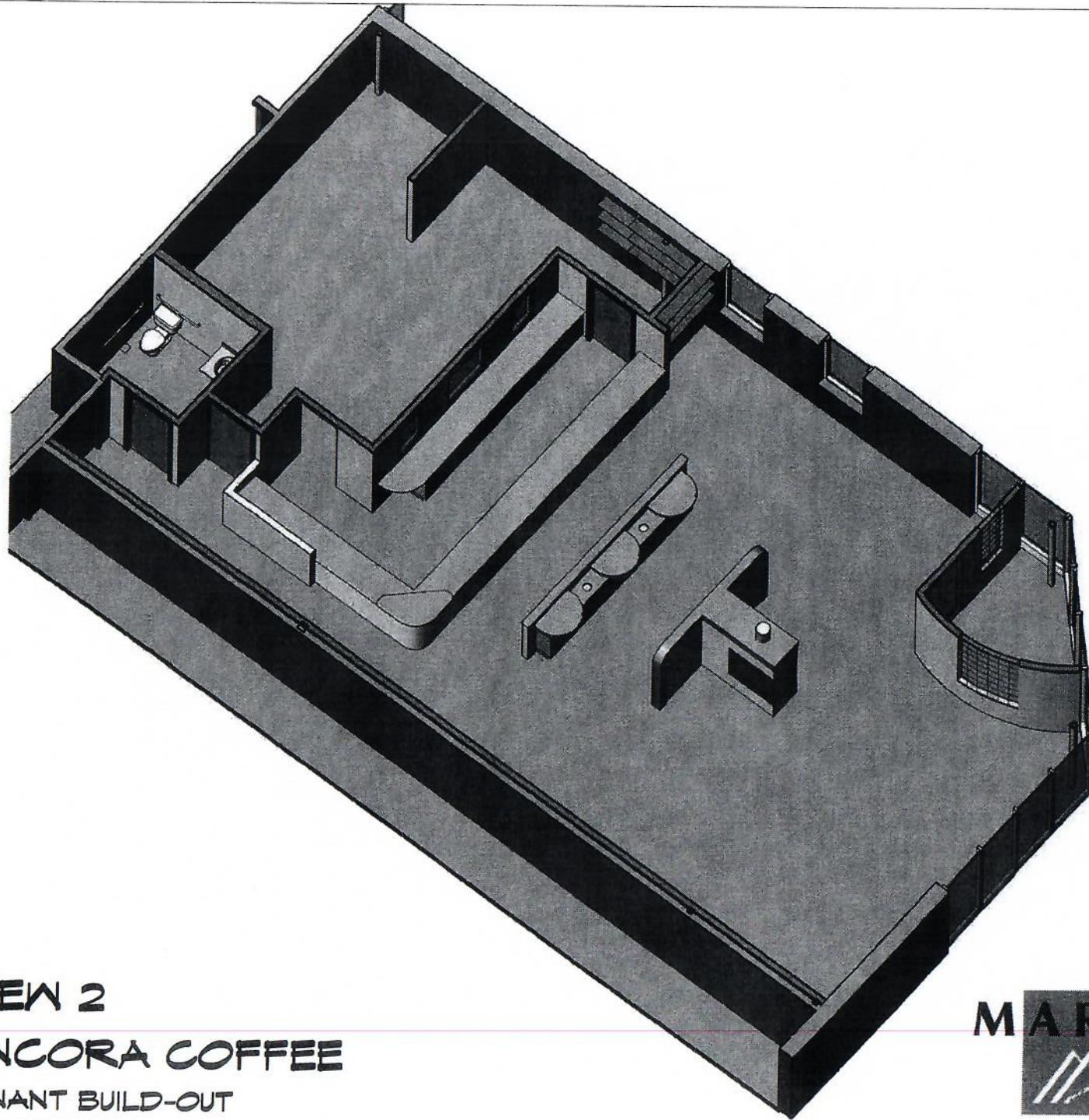
Copyright 2007  
Martinson Architects, Inc.  
Verify Existing Site Data

Drawn: GB  
Checked: EN  
Approved: EN  
Job #: 651  
Date: 1-15-08

**A 2.1**

1/15/2008 15:25 PM





VIEW 2

ANCORA COFFEE

TENANT BUILD-OUT

