

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/21/2017	DCPREZ-2017-11194
Public Hearing Date	C.U.P. Number
09/26/2017	DCPCUP-2017-02389

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME WISCONSIN FUEL LLC	PHONE (with Area Code) (608) 756-2318	AGENT NAME KELLER, INC.	PHONE (with Area Code) (262) 250-9710
BILLING ADDRESS (Number & Street) 1840 BELOIT AVE		ADDRESS (Number & Street) W204N11509 GOLDENDALE RD	
(City, State, Zip) JANESVILLE, WI 53546		(City, State, Zip) GERMANTOWN, WI 53022	
E-MAIL ADDRESS PAUL@GOLDENOILCOMPANY.COM		E-MAIL ADDRESS DUTTECH@KELLERBUILDS.COM	

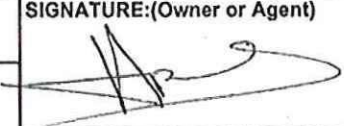
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP 2763 COUNTY HIGHWAY N	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP			
TOWNSHIP PLEASANT SPRINGS	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED 0611-093-8005-3	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED			

REASON FOR REZONE	CUP DESCRIPTION
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	DRIVE-IN ESTABLISHMENT
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-1 Commercial District	C-2 Commercial District	1.788	10.14(2)(c)	5.714

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>PA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>PA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>PA</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
Paul Bhargava

DATE:
7/25/17



Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Wisconsin Fuel LLC - Paul Bhardwaj</u>	Agent's Name	<u>Keller, Inc. - Dave Uttech</u>
Address	<u>1840 Beloit Ave Janesville, WI 53546</u>	Address	<u>W204N11509 Goldendale Rd Germantown, WI 53022</u>
Phone	<u>(608) 756-2318</u>	Phone	<u>(262) 250-9710</u>
Email	<u>paul@goldenoilcompany.com</u>	Email	<u>duttech@kellerbuilds.com</u>

Town: Pleasant Springs Parcel numbers affected: 061109380053

Section: 09 Property address or location: 2763 County Hwy N

Zoning District change: (To / From / # of acres) To C-2 from C-1. 1.788 acres.

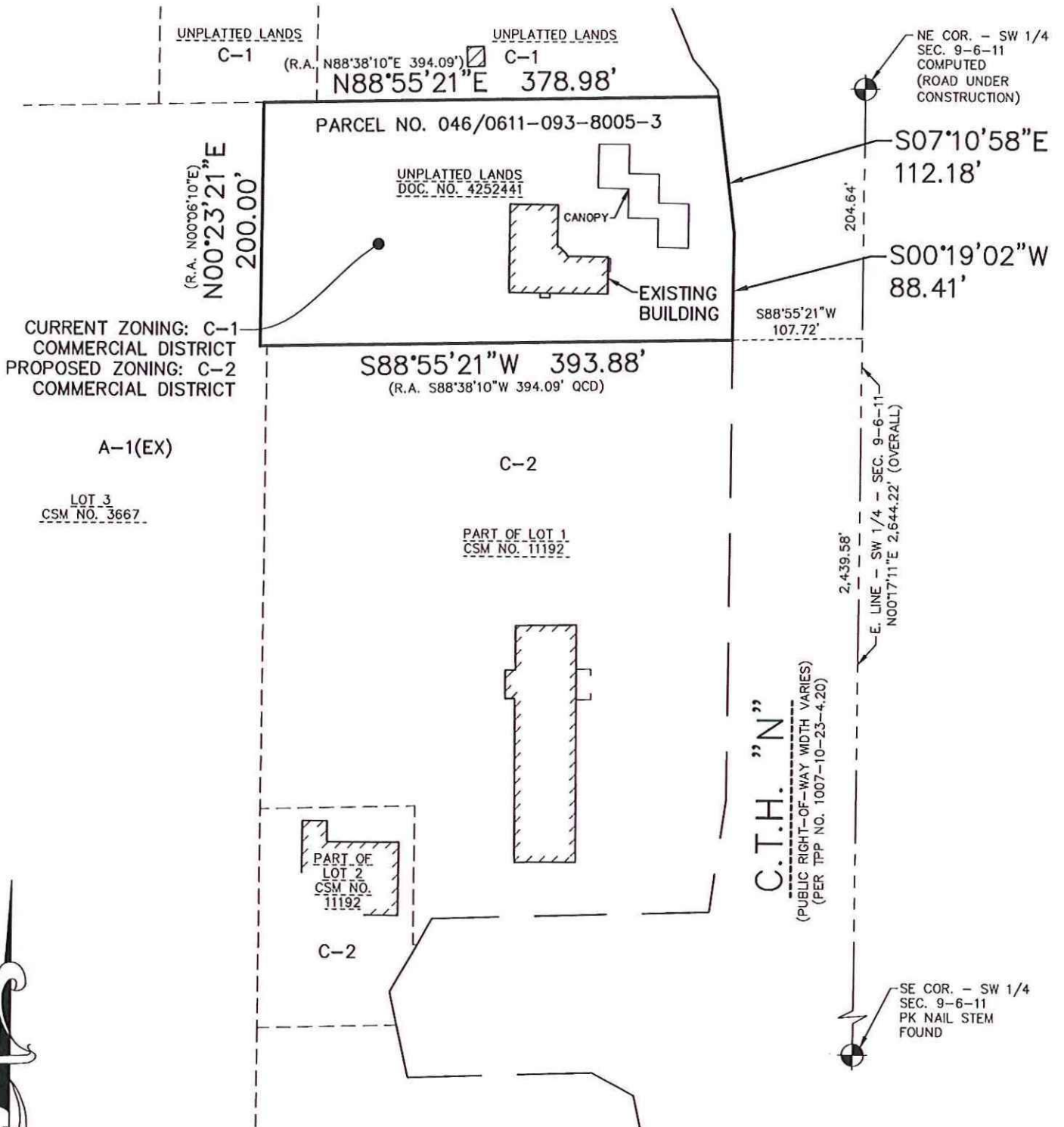
Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: 100 %
SaA B/D - Silty Clay Loam

Narrative: (reason for change, intended land use, size of farm, time schedule)
 Separation of buildings from farmland
 Creation of a residential lot
 Compliance for existing structures and/or land uses
 Other:
Matching zoning of southern parcel (061109384400) and combining via CSM for a fueling station with convenience store and fast-food restaurant with drive thru.

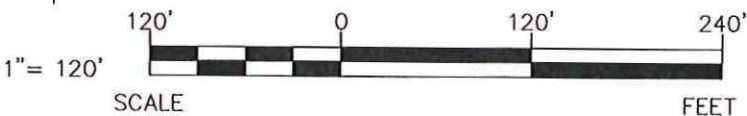
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: 7/17/2012

ZONING EXHIBIT



ADDRESS: 2763 COUNTY HIGHWAY "N"
TOWN OF PLEASANT SPRINGS





EXCEL
ENGINEERING Inc.
SURVEYING GROUP
PROJECT NO. 1723860

Always a Better Plan

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

QUIT CLAIM DEED

Document Number

Document Name

DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 4252441

11/09/2006 10:22AM

Trans. Fee: Exempt #: 14

Rec. Fee: 13.00 Pages: 2

THIS DEED, made between Deepshikha Enterprises LLC ("Grantor," whether one or more), and Wisconsin Fuel LLC ("Grantee," whether one or more).

Grantor, quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

000628

See legal on attachment

Recording Area

Name and Return Address Attorney John Paul Perla, Jr. 205 Bishops Way, Ste. 231 Brookfield, WI 53005

This deed terminates Grantor's interest in the land contract executed on 3/16, 2005, for the above real estate.

046-0611-093-8005-3

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

Dated March 16, 2005

Deepshikha Enterprises LLC

(SEAL) By: Navdeep Singh, Member (SEAL)

(SEAL) By: Sunita Rani, Member (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Navdeep Singh, member and Sunita Rani, member

STATE OF WISCONSIN)) ss. COUNTY)

authenticated on 3/16, 2005.

Personally came before me on the above-named

John Paul Perla, Jr.

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY: Attorney John Paul Perla, Jr.

Notary Public, State of Wisconsin My Commission (is permanent) (expires:)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

STATE BAR OF WISCONSIN

FORM No. 3-2003

*Type name below signatures.

11A 207234

2/13

LAWYERS TITLE INSURANCE CORPORATION

CASE NO. 227234

SCHEDULE A
LEGAL DESCRIPTION CONTINUED

000629

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 11 EAST, IN THE TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE NORTH 00° 00' 00" EAST, 2,645.87 FEET; THENCE SOUTH 85° 16' 35" WEST, 107.49 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY "N"; THENCE SOUTH 00° 06' 10" WEST, 200.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 88° 38' 10" WEST, 394.09 FEET TO THE SOUTHEAST CORNER OF LANDS CONVEYED AND DESCRIBED IN VOLUME 3529 OF RECORDS, PAGE 55; THENCE NORTH 00° 06' 10" EAST, 200.00 FEET ALONG THE EAST LINE OF SAID DESCRIBED LANDS; THENCE NORTH 88° 38' 10" EAST, 394.09 FEET ALONG THE NORTH LINE OF LANDS DESCRIBED IN VOLUME 417 OF MISCELLANEOUS, PAGE 370 AND THE SOUTH LINE OF PARCEL "A" IN VOLUME 814 OF DEEDS, PAGE 334, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THIS PROPERTY ORIGINALLY DESCRIBED AS:

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 11 EAST, IN THE TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE NORTH 2646.03 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9; THENCE SOUTH 85° 16' 35" WEST, 107.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0° 06' 10" WEST, 200.0 FEET ALONG THE WESTERLY RIGHT OF WAY OF COUNTY TRUNK HIGHWAY "N"; THENCE SOUTH 88° 38' 10" WEST, 481.79 FEET; THENCE NORTH 0° 06' 10" EAST, 200.0 FEET; THENCE NORTH 88° 38' 10" EAST, 481.99 FEET ALONG THE SOUTH LINE OF LANDS DESCRIBED IN VOLUME 417 OF MISCELLANEOUS, PAGE 370, AND ALONG THE SOUTH LINE OF LANDS DESCRIBED IN VOLUME 814 OF DEEDS, PAGE 336, ALL AS RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; EXCEPT THAT PART CONVEYED IN VOLUME 3259 OF RECORDS, PAGE 55 AS DOCUMENT NUMBER 1726382.

PARCEL NO. 046-0611-093-8005-3



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o **Written Legal Description of Conditional Use Permit boundaries**
- o **Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.**
- o **Scaled map showing neighboring area land uses and zoning districts**
- o **Written operations plan describing the items listed below (additional items needed for mineral extraction sites)**
- o **Written statement on how the proposal meets the 6 standards of a Conditional Use**

Owner	Paul Bhardwaj - North parcel- Wisconsin Fuel LLC	Agent	Keller, Inc - Dave Uttech
Address	South parcel - Golden Green Properties LLC 1840 Beloit Ave Janesville, WI 53546	Address	W204N11509 Goldendale Rd Germantown, WI 53022
Phone	608-756-2318	Phone	262-250-9710
Email	paul@goldenoilcompany.com	Email	duttech@kellerbuilds.com

Parcel numbers affected: _____ Town: Pleasant Springs Section: 9
 _____ Property Address: 2741 & 2763 County Hwy N

Existing/ Proposed Zoning District : 2741 is C-2. 2763 is C-1 with proposed rezone to C-2

- o Type of Activity proposed:
Fueling station with convenience store and fast-food restaurant with drive thru.
- o Hours of Operation *24 HOURS*
- o Number of employees *30-40*
- o Anticipated customers *7000 A MONTH*
- o Outside storage *PROPANE, ICE, FIREWOOD, WASHER FLUID WHEN IN SEASON*
- o Outdoor activities
- o Outdoor lighting - See PXP
- o Outside loudspeakers *NO*
- o Proposed signs - Directional, (2) road signs, building signs
- o Trash removal- Dumpster
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: 

Date: 7/17/2017

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed development is an expansion of the existing use and will have access from the roundabout, thus eliminating two entrances from Hwy N. This should increase the safety of travelers, customers and local residents. There is an adjacent truck stop across the road and it is a typical highway interchange use for trucks. The conditional use will have no negative impacts to the public health, safety, comfort or general welfare.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The new store will have a much larger product selection and three food vendors and should increase the choices for locals and travelers alike. This store will also have round the clock maintenance personnel. There is an adjacent truck stop across the road and it is a typical highway interchange use for trucks. The main use is permitted per code.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed development should increase property values in the surrounding area as it will be a first-class business. The proposed development should also help development in the area as companies look for facilities like this in order to service and take care of the fleets required to supply new development.

In addition, there is an adjacent truck stop across the road and it is a typical highway interchange use for trucks. The main use is permitted per code.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

The DOT is currently reconstructing County Hwy N and entrance to the site. Stormwater BMP's to be designed and constructed in compliance with code.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Entrances and exits are designed to not impede traffic in the surrounding area and the development is designed as part of the DOT plans and future outlook.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The development will follow all county requirements.



Operations Plan – Conditional Use Application

Proposed Redevelopment – Golden Oil
2741 & 2763 County Highway N
Stoughton, WI

The applicant owns both parcels of land that are the subject of the requested conditional use and intends on rezoning the north parcel from C-1 Commercial District to C-2 Commercial District so the zoning is consistent and consolidating the parcels via Certified Survey Map. The use on the north parcel currently includes an automobile fueling station and fast food restaurant with drive-thru window; the present/previous use on the south parcel included automobile sales and service and truck repair. The applicant proposes to redevelop the consolidated parcel to include an automobile and truck fueling station, truck scale, convenience store to include food service with dining area, restrooms and showers, and a fast food restaurant with drive-thru service window.

The facility will be operated 24 hours a day and will have 30-40 employees. The anticipated number of customers is 7,000 per month. Outside storage will include propane, ice, firewood and washer fluid in season. There are no outdoor activities or outside loudspeakers.

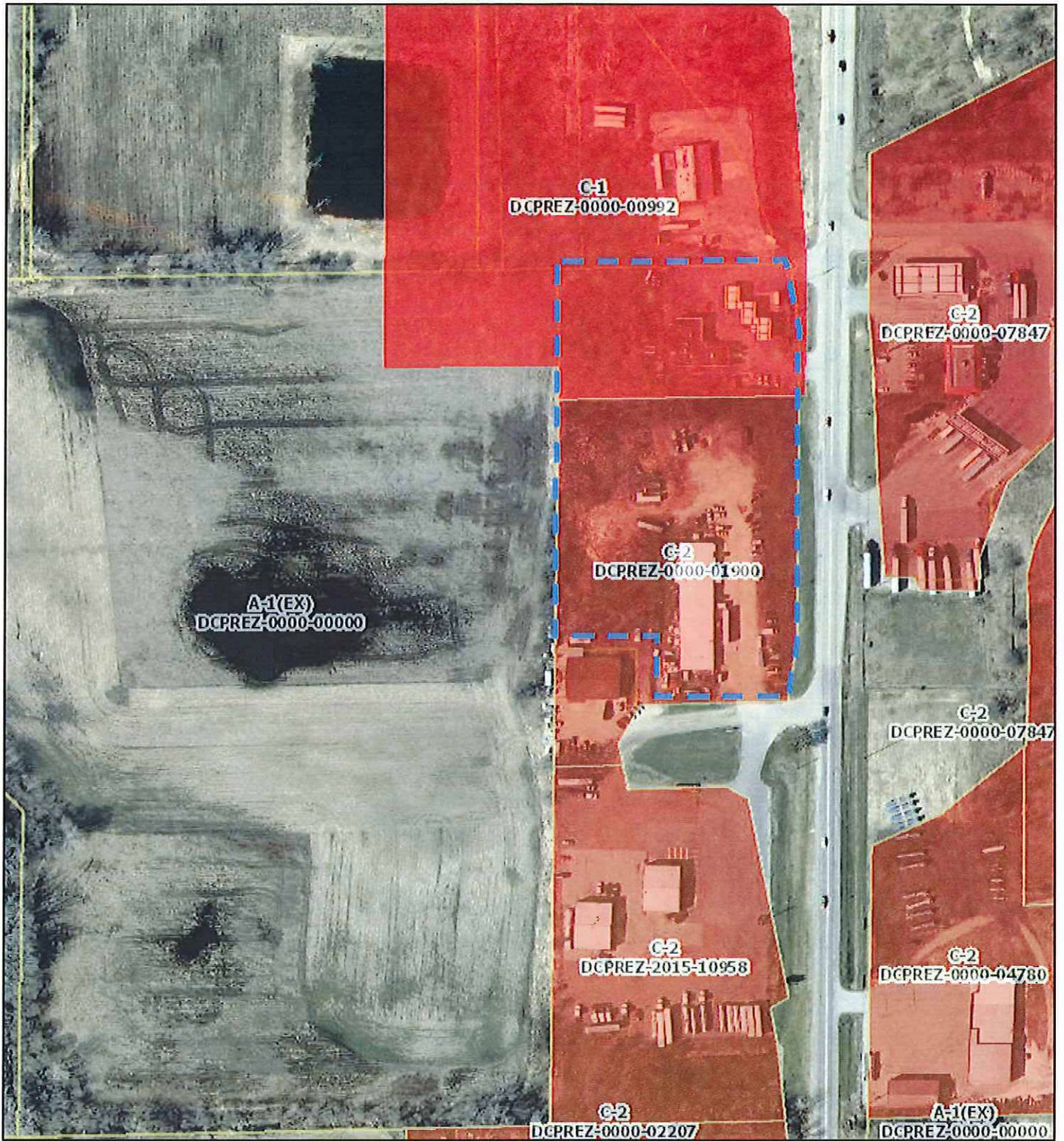
Site lighting to be provided by 30 foot pole mounted LED downcast light fixtures in the parking lot and driveways, LED wall sconces around the building for accent lighting, and LED wall packs above entrance & exit doors. Proposed signage includes directional signage, 2 road signs and building signage. Trash removal will be via dumpster and a trash enclosure is proposed.

C.U.P. Overall Legal Description

Part of Lot 1 of Certified Survey Map No. 11192 recorded in the Dane County Register of Deeds Office in Volume 67, Page 242 as Document No. 3973924 and part of the Northeast 1/4 of the Southwest 1/4, located in a part of the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 9; thence North $00^{\circ}-17'-11''$ East along the East line of said Southwest 1/4, a distance of 1,970.05 feet; thence South $88^{\circ}-19'-08''$ West, a distance of 120.97 feet to a point on the Westerly right-of-way line of County Trunk Highway "N" per Transportation Project Plat No. 1007-10-23-4.20 recorded as Document No. 5176318, said point being the point of beginning; thence South $88^{\circ}-19'-08''$ West along said Westerly right-of-way line, a distance of 231.06 feet; thence South $29^{\circ}-38'-18''$ West along said Westerly right-of-way line, a distance of 24.61 feet to a point on the South line of Lot 1 of Certified Survey Map No. 11192; thence South $88^{\circ}-36'-05''$ West along said South line, a distance of 3.56 feet to a Southerly corner of said Lot 1; thence North $00^{\circ}-18'-03''$ East along a Southerly line of said Lot 1, a distance of 113.97 feet to a Southerly corner of said Lot 1; thence South $88^{\circ}-36'-05''$ West along a Southerly line of said Lot 1, a distance of 128.42 feet to the Southwest corner of said Lot 1; thence North $00^{\circ}-18'-03''$ East along the West line of said Lot 1, a distance of 381.17 feet to the Northwest corner of said Lot 1; thence South $88^{\circ}-55'-21''$ West along the South line of lands described per Document No. 4252441, a distance of 5.78 feet to the Southwest corner of said described lands; thence North $00^{\circ}-23'-21''$ East along the West line of said described lands, a distance of 200.00 feet to the Northwest corner of said described lands; thence North $88^{\circ}-55'-21''$ East along the North line of said described lands, a distance of 378.98 feet to said Westerly right-of-way line; thence South $07^{\circ}-10'-58''$ East along said Westerly right-of-way line, a distance of 112.18 feet; thence South $00^{\circ}-19'-02''$ West along said Westerly right-of-way line, a distance of 467.17 feet; thence South $08^{\circ}-17'-54''$ West along said Westerly right-of-way line, a distance of 93.27 feet to the point of beginning and containing 5.714 acres (248,916 sq. ft.) of land more or less.

Golden Green Prop LLC/Wisc Fuel LLC

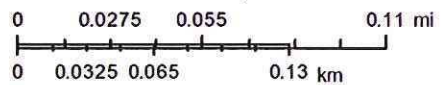


July 19, 2017

Rural Zoning

- A-1 or A-1EX Agricultural
- A-2, A-2(1), A-2(2), A-2(4), A-2(8), A-3 Agricultural
- A-B Agricultural Business
- B-1 Local Business
- C-1 Light Commercial
- C-2 Medium Density Residential

1:3,600



Planning
NA
Parcels

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPCUP-2017-02389
Application Type: DaneCounty/Zoning/Conditional Use/NA
Address: 2763 COUNTY HIGHWAY N, TOWN OF PLEASANT SPRINGS, WI 99999

Receipt No.	822128					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	66989	\$486.00	07/21/2017	HJH3		

Owner Info.: WISCONSIN FUEL LLC
1840 BELOIT AVE
JANESVILLE, WI 53546

Work Description: CUP: GAS STATION/CONVENIENCE STORE/RESTAURANT WITH DRIVE THRU

RECEIPT

MADISON
 MADISON
 210 MARTIN LUTHER KING, JR. BLVD
 CITY TREASURER OFFICE

Application: DCPREZ-2017-11194
 Application Type: DaneCounty/Zoning/Rezone/NA
 Address: 2763 COUNTY HIGHWAY N, TOWN OF PLEASANT SPRINGS, WI 99999

Receipt No.	822130					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	66989	\$536.00	07/21/2017	HJH3		
Owner Info.:	WISCONSIN FUEL LLC 1840 BELOIT AVE JANESVILLE, WI 53546					
Work Description:	C-2 ZONING TO ALLOW CONTIGUOUS ZONING WITH LANDS TO THE SOUTH FOR GAS STATION/CONVENIENCE STORE AND RESTAURANT					