



**SITE INFORMATION:**

PROPERTY AREA: AREA = 248,916 S.F. (5.71 ACRES).  
 EXISTING ZONING: C1 & C2 (DANE COUNTY)  
 PROPOSED ZONING: C2 (REZONED)  
 PROPOSED USE: C-STORE W/ DRIVE-THRU & FUELING STATION  
 ADDITIONAL APPLICATIONS TO BE SUBMITTED: 1) REZONE FROM C1 TO C2  
 2) CSM TO COMBINE LOTS  
 3) CUP FOR DRIVE-THRU/DRIVE-IN  
 4) VARIANCE TO THE 75 FOOT WETLAND SETBACK TO IMPERVIOUS SURFACES

AREA OF SITE DISTURBANCE: 4.18 AC

SETBACKS: BUILDING: FRONT = 75' FROM CL OR 42' FROM ROW  
 SIDE = 10'  
 REAR = 10'  
 PAVEMENT: FRONT = 3'  
 SIDE = 3'  
 REAR = 3'

PROPOSED BUILDING HEIGHT: 25' (MAX. HEIGHT: 50')

PARKING REQUIRED: RESTAURANT: 1 SPACES/75 S.F. (31 SPACES REQ.)  
 + 1 SPACE/100 SF OUTDOOR EATING AREA (2 SPACES REQ.)  
 GAS STATION: 1 SPACES PER NOZZLE  
 REQ'D: 20 SPACES (GAS)-16 SPACES (DIESEL)  
 TOTAL: 69 STALLS REQUIRED

PARKING PROVIDED: 54 CAR SPACES (3 H.C. ACCESSIBLE) AND 20 SEMI TRUCK STALLS  
 HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 3

HOURS OF OPERATION: 24/7  
 BUILDING OCCUPANCY CLASSIFICATION = A-2 (RESTAURANT),B,M  
 CLASS OF BUILDING CONSTRUCTION = II-B  
 LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 5%

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	5.71	248,915	
BUILDING FLOOR AREA	0.33	14,387	5.8%
PAVEMENT (ASP. & CONC.)	1.59	69,246	27.8%
TOTAL IMPERVIOUS	1.92	83,633	33.6%
LANDSCAPE/ OPEN SPACE	3.79	165,282	66.4%

  

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	5.71	248,915	
BUILDING FLOOR AREA	0.24	10,550	4.2%
PAVEMENT (ASP. & CONC.)	3.27	142,400	57.2%
TOTAL IMPERVIOUS	3.51	152,950	61.4%
LANDSCAPE/ OPEN SPACE	2.20	95,965	38.6%

**Keller**  
 PLANNERS | ARCHITECTS | BUILDERS

**FOX CITIES**  
 1216 State Road 55  
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 5605 Linc Ave  
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www.kellerbuilds.com

PROPOSED BUILDING FOR:

# GOLDEN OIL COMPANY, LLC

WISCONSIN  
 PLEASANT SPRINGS

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PRELIMINARY PLAN DATE	_____
_____	_____
_____	_____
PROJECT MANAGER:	DUTTECH
DESIGNER:	R. LINDSTROM
DRAWN BY:	EXCEL ENGINEERING, INC.
EXPEDITOR:	_____
SUPERVISOR:	_____
PRELIMINARY NO:	P16389
CONTRACT NO:	_____

**SITE PLAN**  
 EXCEL JOB #1723860

DATE: JULY 20, 2017  
 SHEET: **C1.2**

1" = 30' SCALE

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION