CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: March 24, 2022

To: Plan Commissioners and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the April 11, 2022 Plan Commission Meeting and Common Council Meeting of April 26, 2022.

Proposed conditional use permit request to allow an Indoor Commercial Entertainment Use (Brazilian Jiu Jitsu) at 2125 McComb Road, Suite 100.
This request is to allow an Indoor Commercial Entertainment Use (Brazilian Jiu Jitsu) at 2125 McComb Road, Suite 100. The use is planned to be where the former Jacobson Brothers Meat Market was located. Parking should not be an issue since the hours of operation are the opposite of Viking Day Camp next door. A public hearing and recommendation to Council is necessary. The resolution and related materials are provided.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Approving a Conditional Use Permit request for an Indoor Commercial Entertainment use (Brazilian Jiu Jitsu) at 2125 McComb Road, Suite 100, Stoughton, Wisconsin.

Committee Action: Plan Commission recommends Common Council approval - 0

Fiscal Impact: None.

File Number:	R- -2022	**Date Introduced:**

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

WHEREAS, on April 11, 2022 the City of Stoughton Plan Commission held a public hearing and reviewed the proposed conditional use permit application for an Indoor Commercial Entertainment use (Brazilian Jiu Jitsu) at 2125 McComb Road, Suite 100, Stoughton, Wisconsin; and

WHEREAS, the Zoning Administrator has determined:

- The proposed conditional use (the use in general and at the proposed specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton comprehensive Plan, zoning ordinance or any other plan;
- The conditional use in its proposed location and as depicted on the required site plan does not result in a 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 this chapter, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city of other government agency having jurisdiction to guide development;
- The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of 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;
- The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts; and

WHEREAS, the Plan Commission and Common Council determined the proposed conditional use permit will not create undesirable impacts on nearby properties, the environment, nor the community as a whole; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the Conditional Use Permit request for Indoor Commercial Entertainment use (Brazilian Jiu Jitsu) at 2125 McComb Road, Suite 100 is hereby approved as presented.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action:_____ ☐ **Override** **Vote** _____

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Hybrid Public Hearing on Monday, April 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 Joseph Miller. The applicant is requesting conditional use approval for an Indoor Commercial Entertainment use (Brazilian Jiu-Jitsu) at 2125 McComb Road, Suite 100, Stoughton, WI. 53589. The property description is as follows:

Parcel Number: 281/0511-072-2083-2

Description for tax purposes: 2125 MCCOMB RD UNIT 100
*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 (2nd floor of the Public Safety Building)

321 S. Fourth Street, Stoughton, WI

Virtual: You can join the meeting using a computer, tablet or smartphone via Zoom
https://zoom.us/j/92518762219?pwd=VDAzKzd1Y0RWRkp3S3d0OFJRb2FtUT09

Phone in: +1 312 626 6799 Meeting ID: 925 1876 2219 Passcode: 788399

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 March 10 and 17, 2022 Hub

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

Applicant Name: Stoughton Brazilian Jiu-Jitsu

Applicant Address: 118 Manilla Street

Applicant Phone and Email: 480·528·6344, stoughtonbjj@gmail.com

Property Owner Name (if different than applicant): Patriot Properties

Property Owner Phone: 608·849·6500

Subject Property Address: 2125 McComb R. Suite 100

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: 3/2/22

Application fee of $ 480 received by Zoning Administrator — Date: 3/2/22

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: 3/2/22

(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. Attached

(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. N/A

(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. Attached

MAR 02 2022
BY

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?

Attached

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?

Attached

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?

Attached

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?

Attached

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?

Attached

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet) Date: 3/14/22

Notified Neighboring Township Clerks (within 1,000 feet) Date: 4/5/22

Class 2 legal notice sent to official newspaper by City Clerk Date: 3/7/22

Class 2 legal notice published on 3/17/22 and 3/24/22 ~~Date:~~

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

City of Stoughton Procedural Checklist for Conditional Use Review and Approval
(Requirements per Section 79-905)

Prepared By: Joseph Miller
Executive Director of: Stoughton Brazilian Jiu Jitsu

II 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.

Stoughton Brazilian Jiu-Jitsu (BJJ) is a 501C3 nonprofit organization that offers free training to U.S. Military Veterans and reduced tuition for Law Enforcement and First Responders in the martial art of Brazilian Jiu-Jitsu. Programs include but are not limited to:

- Little Pandas (4-6 year olds)
- Kids BJJ (7-12 year olds)
- Veteran and Law Enforcement only classes
- Competitive Events
- Adult Martial Arts

Company Location and Facilities:

Stoughton BJJ will be located at 2125 McComb Rd. Suite 100 - Stoughton, WI 53589.

Facilities and Services

Stoughton BJJ will have over 1,000 square feet of training space available for students to train on in a clean and safe environment.

Competitive Edge:

The competitive advantage of Stoughton BJJ is the culture that is created in the facility. Members will feel safe to try new exercises, with the support of highly trained instructors. Members will feel safe to make mistakes and try again, with our "always do your best" motto. In addition, the coaches have a wealth of knowledge, "time on the mats" and experience to help guide the inexperienced to the most experienced martial arts enthusiast. We will also plan annual seminars, focusing on specific movements and techniques.

In Summary:

Stoughton BJJ will offer a experienced and high quality marital art services to the residents of Stoughton.

II d - 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)) or a group development (per Section 78-205(12)) a proposed preliminary plat or conceptual plat mat be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 78-908.

6. Projected number of residents, employees, and daily customers;

RESPONSE: We are now in our 3rd year of business and do not anticipate hiring employees.
In response to daily customers: I project daily customers to range from 1-30 within the working hours of the facility.

7. 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;

RESPONSE: This building occupies approximately 2,200sqft.

8. Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

RESPONSE:

We operate several classes Monday thru Friday and are available with coaches during the listed times below for our schedules.

If you want to visit, please see the staffed hours.

Monday – 5:30-8:00pm

Tuesday – 12:00-1:00pm, 6:00-800pm

Wednesday – 12:00-1:00pm, 5:30-8:00pm

Thursday – 6:00-8:00pm

Friday – 7:00-8:30pm

Saturday – (Closed) Seminars and Private Lessons happen on this day

Sunday – (Closed)Private Lessons are available on this day

9. Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in article VIII 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 such nuisances will be created (as indicated by complete and continuous compliance with the provisions of article VIII), then the statement "The proposed development shall comply with all requirements of Article VIII." shall be provided;

RESPONSE:

A. I do not foresee any noncompliance issues with any of the performance standards in article VIII.
B. The proposed development will comply with all requirements of Article VIII and conform to all operational consideration standards.

10. Exterior building and fencing materials (sections 78-716 and 78-718);

RESPONSE: All exterior building and fencing will be maintained by the property owner – Patriot Properties LLC.

11. Possible future expansion and related implications for 1 through 10, above, and: Any other information pertinent to adequate understanding by the plan commission of the intended use and its relation to nearby properties.

RESPONSE: it is my plan to occupy 2125 McComb Rd. Suite 100 with an initial lease of 5 years - with the option to renew at the end of the five year term.

Other information:
The intended use is for martial arts training in the art of Brazilian Jiu-Jitsu. We hope to serve the residents of Stoughton by providing high quality, results-based training for every-persons' needs. Our use of this property will be a fantastic addition to the neighborhood, by providing a local, nonprofit, service oriented, "small gym with big results," culture. We hope to be able to educate and serve the residents of Stoughton using a laser focus approach to health and wellness.

II e – 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 (4)

After careful review of the **Comprehensive Plan of Stoughton,** I (Joseph Miller, Executive Director of Stoughton BJJ) believe that our business will indeed assist in the health and wellness of the residents in Stoughton.

Trends and Inferences:

Population Trends and Projections: The average increase in residents of Stoughton is projected to grow by 1.237% each year and reach a population growth of 16,798 by year 2025.

Inference: with this expected population growth, the residents of the City of Stoughton will undoubtedly seek ways to serve their health and wellness needs, as more public health knowledge becomes available. It is apparent everywhere, from grocery stores to restaurants, that more public health knowledge is within reach. Within the City of Stoughton, Stoughton BJJ will assist in giving residents a choice in how to best serve their strength and fitness needs.

Demographic Trends: Using Table 3 on Page 9 of the Comprehensive Plan, it is noted that the median age in 2000 of the residents of the City of Stoughton was older than the county but slightly younger than the state. The table further explains that the median age in the City of Stoughton was 35.2 in 2000 with a percentage of 28.3% under 18 and 52.8% female population.

Inference and Planning: At Stoughton BJJ we serve any and all populations and demographics. Most recently, the highest interest groups in our programs have been some of my peers (ages 32-40) and youth athletes. We also have a program called ladies only BJJ. This program is an all female BJJ program that helps to break the gender bias of martial arts training. In addition our little pandas program has recently generated a high interest level with many of our potential clients. In addition, we feel that many mid 30-40 aged persons will be interested in our programs. I personally believe that public health knowledge is reaching out to many adults, which in turn will influence the residents of the City of Stoughton to reach out and find appropriate martial arts and fitness options.

Community Survey – Page 11

The most important reasons for living in the City of Stoughton:

1. Small City Atmosphere
2. Proximity to Relatives and Friends
3. Affordable House or Lot
4. Self Contained Full Service City
5. Good Schools

Inferences: From reading this section, it is apparent that the residents of the City of Stoughton value their community. One can also determine that once you live in Stoughton, you keep your commerce in Stoughton. One component of our business model is creating a culture of belonging. When you choose a membership at Stoughton BJJ, you not only become a gym member, you become part of a global Jiu Jitsu community of support.

It is clear that the residents of the City of Stoughton prefer a certain type of lifestyle in this community. Stoughton BJJ will serve to create a community of health and fitness within the community.

Community Survey – Page 13

Desired Types of New Commercial Development:
When asked about new commercial development, 27% of the respondents indicated neighborhood commercial and office usage, while 22% indicated community commercial uses.

Inferences: Almost half (49%) of the respondents indicated neighborhood and community use as the types of development desired. This demonstrates a need of additional martial arts options based in a community. Again, as I have expressed before, our gym and facility will fit seamlessly within a community to provide the best health, martial arts and fitness opportunities for the City of Stoughton residents.

Vision Setting Workshop – Page 15

"Have Planned Controlled Development that Preserves Small Town Character"
The residents of the City of Stoughton have expressed interest in business development that: "encourage more local businesses and community-wide activities."

Inferences: At Stoughton BJJ, we vision our facility working "hand in glove" with the community and forming partnerships with local businesses and law enforcement using our many programs and facilities. We also will work with local and national nonprofit organizations, hold annual fund-raisers for local charities and work toward becoming an organization in the City of Stoughton that prides ourselves in helping others.

III Justification of the Proposed Zoning Ordinance Amendment for Applicant Use

1. ***How is the proposed conditional use (the use in general, independent of its 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, or under consideration pursuant to the official notice by the city?***

Stoughton Comprehensive Plan – Page 20:

Overall Planning Goals:

Preserve and enhance Stoughton's "small city" character and heritage

Stoughton BJJ is a 501C3 nonprofit martial arts school located in Stoughton Wisconsin. Stoughton BJJ is a small, non-commercial gym catering to the health martial arts and wellness needs of the people of Stoughton, Wisconsin. Stoughton BJJ's focus is the "every-person" of Stoughton and the outlying areas. The "every-person" refers to anyone who may be curious about martial arts training but doesn't know where to start. We offer a practical and safe approach to lifestyle change through training and fitness.

2. How is the proposed conditional use, in its specific location in harmony with the purposed, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program or ordinance adopted, or under consideration pursuant to official notice by the city?

Overall Planning Goals
Page 20: City of Stoughton Comprehensive Plan
We Will Maintain Quality Community Facilities and Services

Vision:

Stoughton BJJ exists to provide free training and gear to U.S. Military Veterans. We look to partner with local Law enforcement to provide reduced and fee and grant sponsored training for officers in the field. We look to remove the barrier of cost to anybody looking to get started in the martial arts and will keep our rates affordable so that everyone has a chance to train. We will provide high quality martial arts training to the city of Stoughton.

1.1 Core Values:

At Stoughton BJJ we practice a set of Core Values based on G.O.A.L.S

- **Go above and beyond:** coaches, staff, and members put in whatever time it takes to get the job done. The number of hours put into development, exceed the hours on the job. We are committed to personal development each and every day with each and every member.

- **Opportunities for teaching and learning:** We are mindful of ways to capture a moment to foster a learning experience. We are very purposeful in the interactions with our members, making each interaction a purposeful opportunity for learning.

- **Always do your best:** *"I will not rest until my good is better and my better is best."* We strive for members to have the best experience possible. We ensure that we have high expectations for ourselves.

- **Lead by example:** We model the type of behavior we expect to see from our members. We continually role model training sessions to create positive outcomes. We always set and model high expectations with each member.

- **Supportive environment:** We create a culture that is driven by the needs of the members. Member needs become the focal point of planning as we plan *with* each member in mind. Members are supported in their martial arts and personal development.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905 (3) (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 ordinance adopted or under consideration pursuant to the official notice by the City or other governmental agency having jurisdiction to guide development?

RESPONSE: The proposed conditional use does not result in any undue or adverse impact on nearby properties, character of the neighborhood or create any environmental or traffic factors. Furthermore, there will be no effect on any implementations of zoning ordinances.
The conditional use will positively affect the health and general welfare of the neighborhood by providing a safe and respectful martial arts facility.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities and land use impacts as related to the environs of the subject property.

RESPONSE: The consistency of the land will be maintained and will create no impact on the environmental integrity of the land. The use will be consistent with other small businesses conducting normal business in the area.

5. 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 or utilities or services provided by public agencies serving the subject property?

RESPONSE: The conditional use 2125 McComb Rd. Suite 100 will not pose an undue burden on any improvements, facilities, utilities or services by public agencies. The utilities will be at a median or below what other similar businesses will use on a yearly basis.

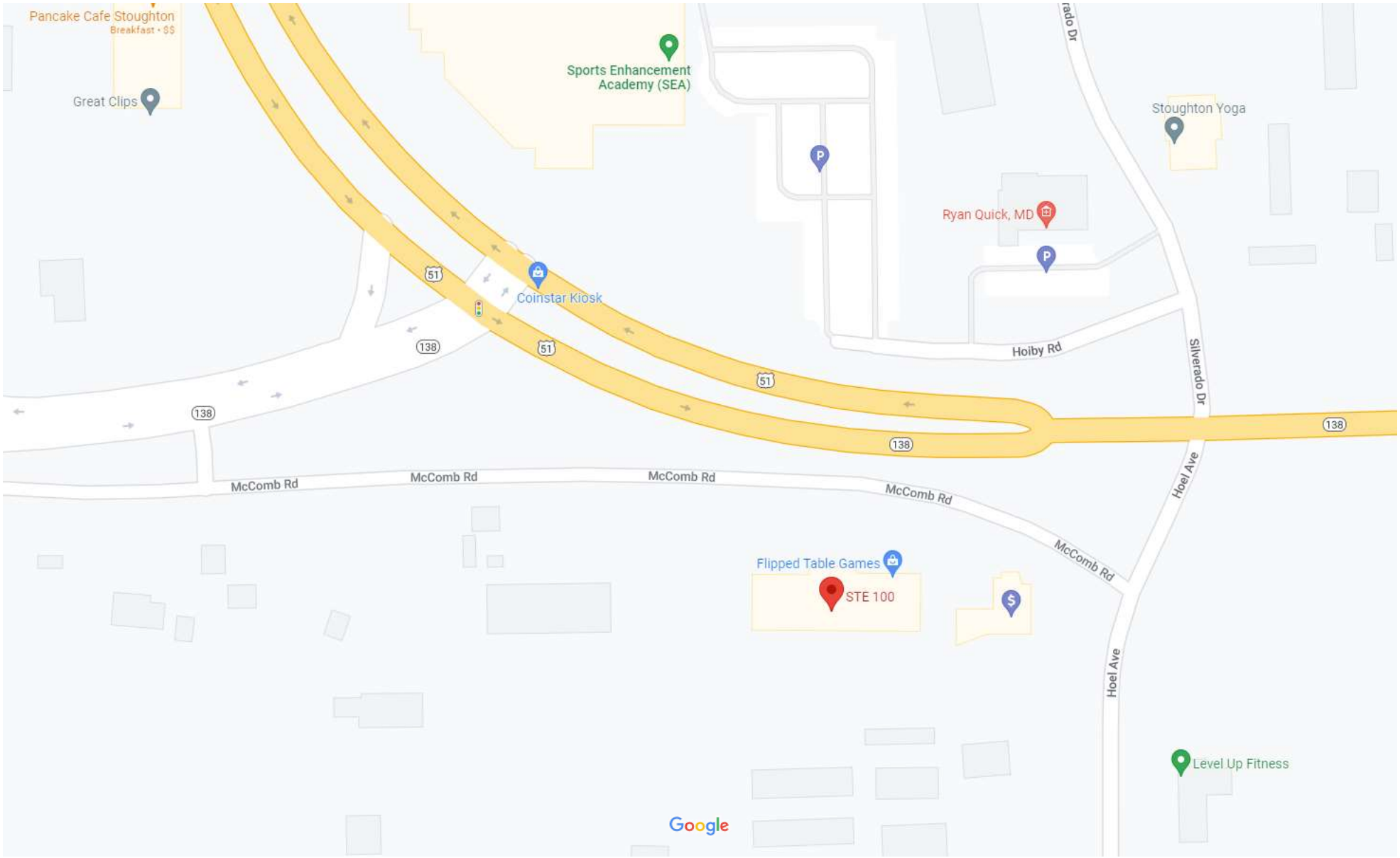
6. ***Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(4)(b)1.5.), after taking into consideration the Applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?***

RESPONSE: I do not foresee or predict any adverse impacts of the proposed conditional use. In-fact, I predict that the public health benefits of this conditional use permit will greatly benefit the public health. Through fun and imaginative training, we hope to provide the residents of Stoughton with an enjoyable martial arts experience.

Thank you for the opportunity to share my information. Please let me know if you require any additional documentation or information.

Sincerely,

Joseph Miller
Executive Director
Stoughton BJJ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Stoughton Yoga
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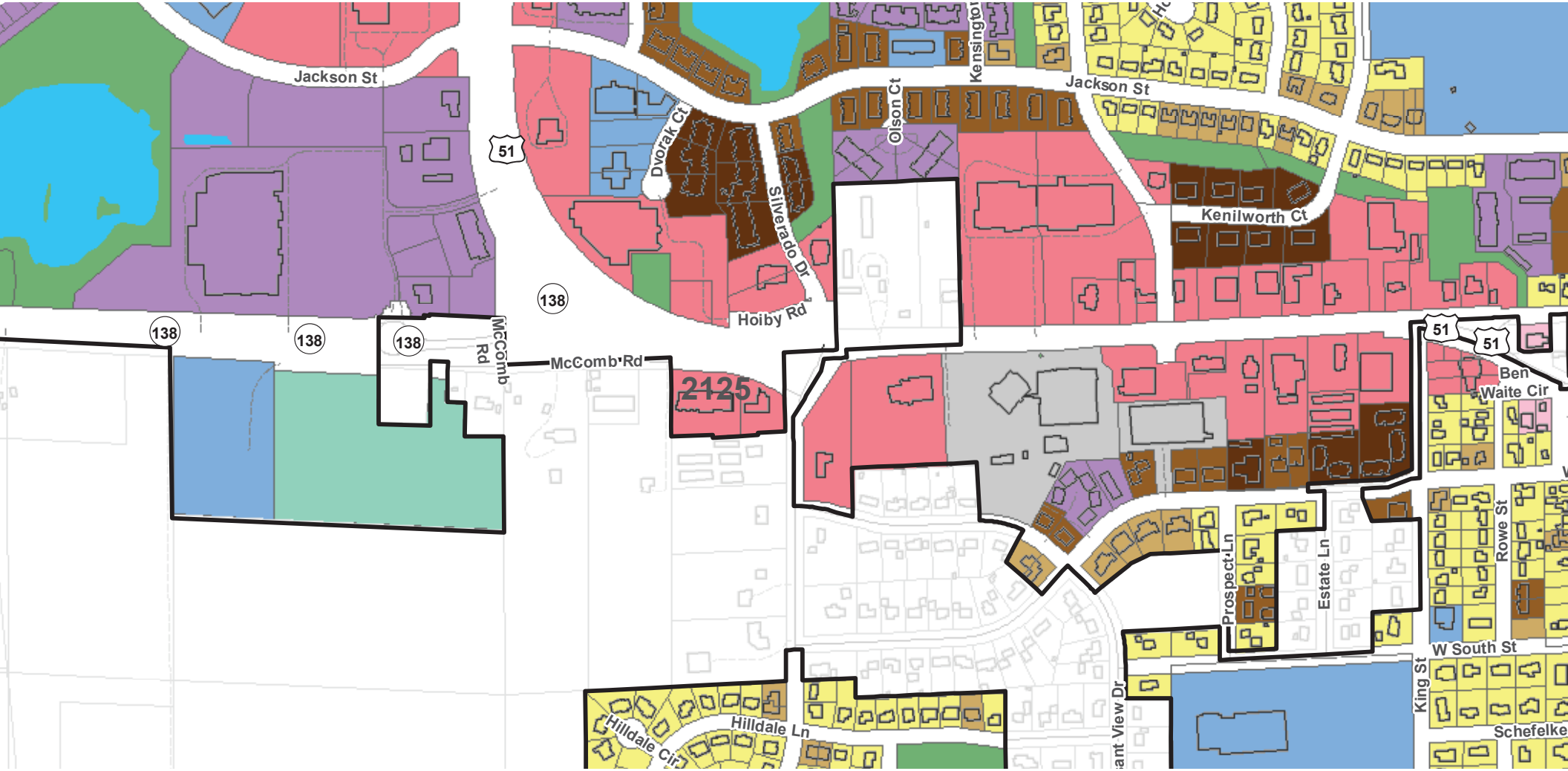
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CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

March 4, 2022

Joseph Miller
118 Manilla Street
Stoughton, WI. 53589

Dear Mr. Miller:

I have completed a review of the proposed conditional use for an Indoor Commercial Entertainment use (Brazilian Jiu-Jitsu) at 2125 McComb Road, Suite 100, Stoughton – application provided 3/2/2022. As noted, additional information may be required or shown on the plans. A public hearing is planned for the April 11, 2022 Plan Commission meeting of which a notice will be sent to you. You and/or a representative will need to attend the public hearing. It is anticipated that the Common Council will act on the Conditional Use request at their April 26, 2022 meeting.

1. The property at 2125 McComb Road, Suite 100 is currently zoned PB – Planned Business. **An Indoor Commercial Entertainment use (Brazilian Jiu-Jitsu) is allowed with a conditional use permit within the PB district.**

2. Ordinance section 78-905(5)(c) provides the following criteria which the Zoning Administrator may use to evaluate the conditional use application to determine whether the request is in harmony with the recommendations of the Comprehensive Plan:

   a) Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city?

      We believe the conditional use is consistent with the Comprehensive Plan.

   b) Is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton comprehensive plan, this chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city?

      We believe the conditional use is consistent with the Comprehensive Plan.

   c) Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see subsection (4)(d), above), result in a 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 this chapter, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city or other governmental agency having jurisdiction to guide development? **N/A**

d) Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? **The use is consistent with the Planned Business zoning classification.**

e) 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 use should not impose a burden on utilities or services.**

f) Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in subsections 1. through 5., above), after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts? **No adverse impacts have been identified.**

3. The Comprehensive Plan, future land use map designates the property at 2125 McComb Road as Planned Mixed Use. **The zoning and proposed use are consistent with the Comprehensive Plan.**

4. Relevant site plan review and approval procedural requirements per zoning section 78-908 are as follows:
   A. Written description of the intended use. **Provided**

5. Regulations applicable to an Indoor Commercial Entertainment use is as follows:
   - Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (See zoning section 78-610). **N/A**
   - If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property. **N/A**

6. The parking requirement for an indoor commercial entertainment use is as follows: One space per every three patron seats or lockers (whichever is greater); or one space per three persons at the maximum capacity of the establishment; (whichever is greater). **There appears to be ample parking since the hours for this use are later in the day than the adjacent Viking Day Camp hours.**

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator

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