

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 p.m. on February 15, 2021, in Meeting Room A of the City-County Government Center, 160 South Macy Street, to consider a special use permit to construct an automotive fuel center and car wash at 168 N Pioneer Road.

The meeting will be conducted in both in-person and virtual formats. Instructions for participating in the virtual meeting will be provided on the meeting agenda available on the City's website. The meeting agenda for the Plan Commission can be accessed on the Calendar tab on the home page of the City's website; www.fdl.wi.gov.

All persons having an interest in the area are invited to participate in the hearing and express their opinions. Written communications will also be considered. For further information you are invited to contact the Community Development Department at (920) 322-3440. Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 2nd day of February, 2021

MARGARET HEFTER
City Clerk

Published: February 7, 2021



SPECIAL USE PERMIT

Application

PROPERTY LOCATION: SE CORNER OF HWY 41 + STH 23 / JOHNSON ST

Tax Key Number (Vacant Land): 151709322520

Project Applicant

Name KNIK TRIP, INC - JEFF OSGOOD

Mailing Address

1626 OAK ST

City

LACROSSE

State

WI

ZIP Code

54602

Email Address

Phone Number

Landowner (Complete this information if the project applicant is not the property owner.)

Name RAP FOND DU LAC, LLC - ROBERT PATCH

Mailing Address

168 N. RANGLER RD

City

BROOKFIELD

State

WI

ZIP Code

54935

Email Address

Phone Number

Landowner Certification

If the person requesting the special use permit is not the owner of the property affected by the proposal, the consent of the landowner is necessary. Refer to the LANDOWNER AUTHORIZATION form included with the special use permit application packet.

Description of present use of property:

FAMILY RESTAURANT

Description of proposed use of property and/or proposed site development:

RETAIL CONVENIENCE STORE w/ 1" BY ATTACHED CAR WASH + SEPARATE FUEL CANOPY

BOTH CARWASH + FUEL CANOPY REQUIRE SPECIAL USE PERMIT APPROVAL

Time schedule for use and/or development of the property: CONSTRUCTION START AS EARLY AS FALL 2021

PROJECT APPLICANT SIGNATURE

Jeff W. Osgood

LANDOWNER AUTHORIZATION

TO: City of Fond du Lac

Community Development Department

Re: SPECIAL USE PERMIT PROPOSAL

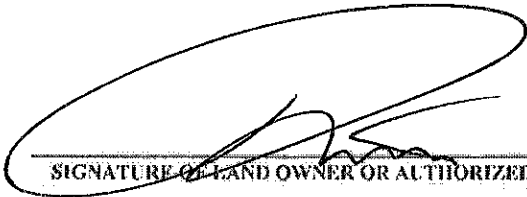
LOCATION: 168 N. PIONEER RD. / PARCEL # 151709322570

PROPERTY ADDRESS AND/OR TAX KEY NUMBER

The undersigned RAP Fond Du Lac, LLC is the owner of property
NAME OF PROPERTY OWNER (PLEASE PRINT)

referenced above. The undersigned authorizes KWIK-TRIP, INC. - JEFF COBURN

to sign and file an application for a Special Use Permit that affects the referenced property.


SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT

1/29/21
DATE



Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

City of Fond Du Lac
Kolin Erickson
160 S., Macy St
Fond Du Lac, WI 54936

January 28th, 2021

SUP Application Submittal

Mr. Erickson,

This letter is intended to accompany our submittal for our application to the City of Fond Du Lac for the requested Special Use Permit Application for our proposed project located at the SE Corner of Hwy 41 & Johnson St.

Kwik Trip, Inc. is proposing the construction of a 11,120 S.F. convenience store w/ attached 1-Bay Carwash and an attached dumpster enclosure w/ separate Fueling Canopy. I have submitted this in digital format only per your request. I have included a check for \$400.00 fee. If there is anything additional needed please don't hesitate to reach out to me any time.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, off-sale alcohol products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs are \$2,000,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

Jeff Osgood – Sr. Development Manager - Store Engineering - Kwik Trip, Inc.

608-793-5547 - josgood@kwiktrip.com 1626 Oak St | P.O. Box 2107 | La Crosse, WI 54602

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.











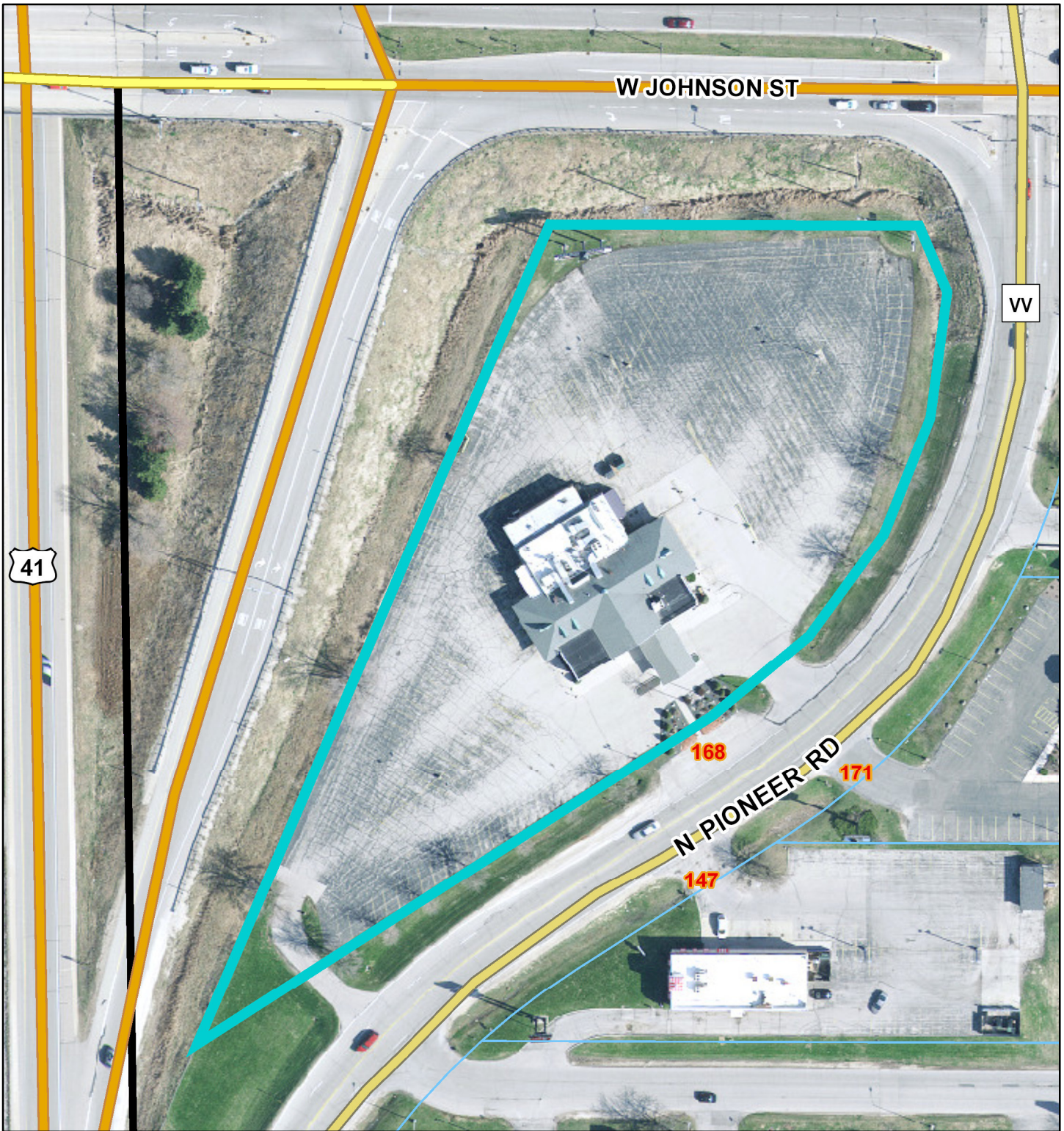




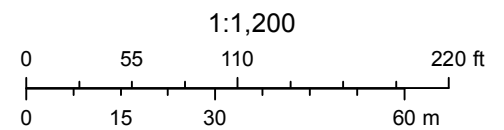




168 North Pioneer Road

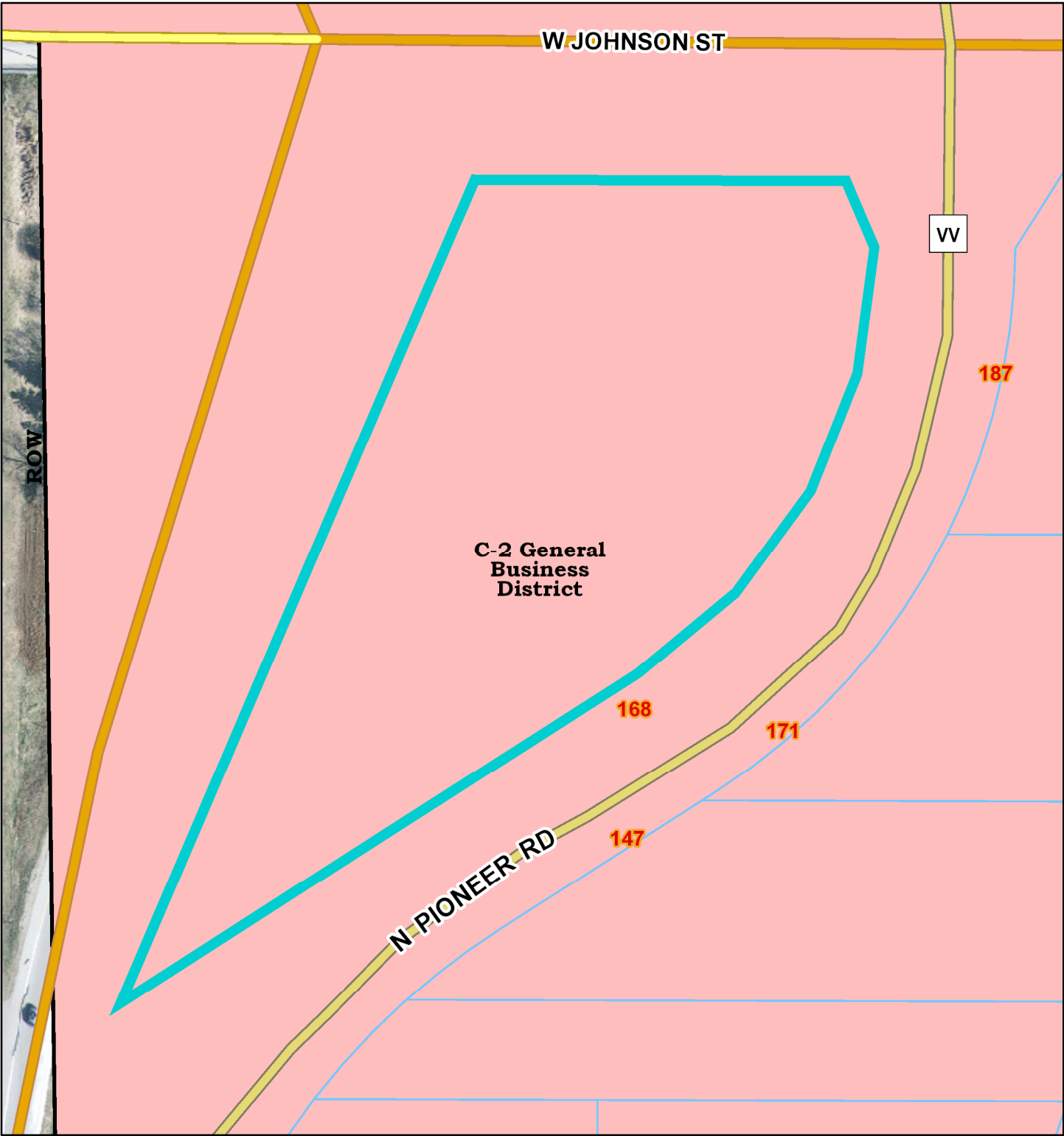


February 3, 2021

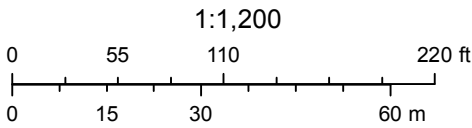


Fond du Lac County

Zoning - 168 North Pioneer Road



February 3, 2021



Fond du Lac County

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: February 8, 2021

To: Plan Commission

From: Kolin Erickson, Principal Planner

Re: Special Use Permit – 168 N Pioneer Road

Applicant: Jeff Osgood d/b/a Kwik Trip, Inc.

Request: Construct an automotive fuel center and car wash.

Zoning: Site: C-2 (General Business)
North: C-2
South: C-2
East: C-2
West: C-2

Land Use: Site: Restaurant
North: State Highway 23
South: Restaurants
East: Restaurants, Retail
West: Interstate Highway 41

Analysis

The property is the site of the former Schreiner's Restaurant. The applicant seeks to construct an 11,120 square foot convenience store with attached 1-bay car wash and a separate fuel canopy. Approval of a special use permit is required to construct the automotive fuel center and car wash.

The proposed method of operation for this development will be consistent with that of Kwik Trip's existing convenience stores in Fond du Lac. The requested hours of operation will be 24 hours for all uses. Typical products that will be sold will be similar to that of existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, off-sale alcohol products, lottery, convenience store merchandise, ice, and propane. The proposed store is projected to have between 28-35 full and part time employees; with 2-8 staff working at any given time.

The purpose of a special use permit is to ensure the suitability of a land use in consideration of nearby development and uses. In this case, the fuel center and car wash are considered to be sufficiently distinctive in terms of their nature, location and impact on the surrounding area as to warrant special evaluation.

A conditional approval of the special use permit is recommended.

Criteria for Special Use Permit Approval

A special use permit is an opportunity to determine if a use can be accomplished within the standards identified by the zoning code. A decision for approval or denial of a special use permit must be based on substantial evidence, i.e. facts and information. While public input is encouraged, personal opinion, speculation or uncorroborated hearsay does not meet the test for substantial evidence to support or oppose a special use permit proposal.

Zoning Code Requirements – Special Use Permit Approval

- (1) The land use or activity is to be designed, located and operated so as to protect the public health, safety, welfare and convenience.
- (2) The land use or activity will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- (3) The land use or activity will be compatible with existing adjoining development and the implied character of the zoning district where it is to be located.
- (4) Effective landscaping and visual screening are provided as may be required by the zoning code.
- (5) Adequate off-street parking and loading are provided in accordance with the zoning code and ingress and egress are so designed as to cause minimum interference with traffic on abutting streets.
- (6) The land use or activity conforms to all applicable regulations governing the zoning district where it is to be located, except as may be otherwise set forth elsewhere in the zoning code.
- (7) Any conditions determined to be necessary to accomplish the purposes of the zoning code.

Recommendation

Community Development staff suggests the Plan Commission approve the Special Use Permit, subject to the following conditions:

1. A detailed site plan prepared by a licensed professional shall be reviewed and approved by Community Development Staff. The site plan shall effectively address site drainage, stormwater management, vehicular access and circulation, on-site parking, fire protection, utilities, dumpster enclosure, and landscaping of required setback and parking areas.

2. Driveway access to North Pioneer Road (County Highway VV) is subject to approval by the Fond du Lac County Highway Commission.
3. Outdoor trash and recycling receptacles shall be confined to an enclosed area. The trash enclosure shall be constructed of a solid wall not less than 6' in height, with materials and colors to match the building.
4. Outdoor electronically produced music or amplified sound is prohibited, with the exception of the pump activation paging at the pump between the hours of 10:00 p.m. and 7:00 a.m., daily.

Special Use Permit
168 N Pioneer Rd

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-09-32-259-00	842 W JOHNSON ST	691 S GREEN BAY ROAD #208	NEENAH	WI	54956
T09-15-17-08-13-005-00	N6637 ROLLING MEADOWS DR	PO BOX 1955	FOND DU LAC	WI	54936
FDL-15-17-09-32-253-00	171 N PIONEER RD	171 N PIONEER RD	FOND DU LAC	WI	54935
FDL-15-17-09-23-501-00	913 W JOHNSON ST	4645 N CENTRAL EXPY STE 200	DALLAS	TX	75205
FDL-15-17-09-32-250-00	844 W JOHNSON ST	% HOME DEPOT PROP TAX DEPT #4933	ATLANTA	GA	30348
FDL-15-17-09-32-254-00	147 N PIONEER RD	495 MARIPOSA DR	VENTURA	CA	93001
FDL-15-17-09-32-255-00	131 N PIONEER RD	131 N PIONEER RD	FOND DU LAC	WI	54935
FDL-15-17-09-23-502-00	256 N PIONEER RD	74 S BROADWAY ST	TOOELE	UT	84074
FDL-15-17-09-32-256-00	121 N PIONEER RD	3 GLENLAKE PKWY, 5TH FLOOR	ATLANTA	GA	30328
FDL-15-17-09-32-252-00	168 N PIONEER RD	13965 W BURLEIGH RD STE 101	BROOKFIELD	WI	53005
FDL-15-17-09-32-251-00	187 N PIONEER RD	1314 E LAS OLAS BLVD STE 54	FORT LAUDERDALE	FL	33301