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<b>APPLICANT/AUTHORIZED AGENT</b>	KT Real Estate Holdings LLC.	<b>BUSINESS NAME:</b>	Kwik Trip
<b>SITE ADDRESS:</b>	2393 US Hwy 14 E.	<b>ZONING DISTRICT:</b>	Commercial General
<b>TAX PARCEL:</b>	276-2741-2200	<b>REQUEST:</b>	Conditional Use Permit
<b>DESCRIPTION:</b>	Operate Motor Fuel Station		
<b>MEETINGS:</b>	Plan Commission Meeting 05/28/25 Common Council Meeting on 06/03/25		

**Background:**

The subject property is zoned as a General Business District. The property operates as a motor fuel station requiring a conditional use permit (CUP). No record of a CUP being issued could be located during a recent review of the proposed building addition. The property owner was contacted and informed of the CUP requirements. The property owner has since submitted a completed CUP application and paid the required fee.

**Ordinance Language:**

**407.04 CONDITIONAL USES IN A "C-G" GENERAL BUSINESS DISTRICT.**

(21) Motor fuel stations

<b>CRITERIA FOR CONSIDERATION</b>	<b>Yes</b>	<b>No</b>
The project is consistent with the Comprehensive Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request demonstrates adequate public facilities, including roads & drainage, and utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will minimize adverse effects on the natural environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not create undue traffic congestion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not adversely affect public health, safety, and welfare.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request conforms to all applicable provisions of the code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**CONDITIONS FOR APPROVAL**

1. The completed project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission.
2. The applicant shall allow the Building Inspector and Zoning staff to have access to the project site to verify compliance.
3. The CUP shall remain valid for a period of one (1) year from the date of approval by the Common Council. Upon expiration, the CUP will be renewed provided that all conditions continue to comply with applicable ordinances.
4. The conditional use permit is not transferable.

**Staff Recommendation:**

**PLANNING:** Motion to recommend to the Common Council the approval of the application of KT Real Estate Holdings LLC. of Richland Center for a conditional use permit to allow a motor fuel station at 2393 US Hwy 14 E. (Tax Parcel ID 276-2471-2200) with conditions as presented.

**COUNCIL:** Motion to approve the application of KT Real Estate Holdings LLC. of Richland Center for a conditional use permit to allow a motor fuel station at 2393 US Hwy 14 E. (Tax Parcel ID 276-2471-2200) with conditions as presented.

