



## **Midway Oil**

105 Water Street  
Prairie du Sac, WI 53578

608-643-3927 fax 608-643-5298

August 30, 2016

Village of Prairie du Sac  
335 Galena Street  
Prairie du Sac, WI 53578

RE: OPERATIONAL PLAN FOR CONDITIONAL USE – MIDWAY OIL, 105 WATER ST

To whom it may concern:

The purpose of this letter is to outline the operational plan for the use of the property located at 105 Water Street in Prairie du Sac as operated by Urban LLC, dba Midway Oil. The following are details and clarifications for your consideration in reviewing our conditional use application:

1. Proposed uses on the property:
  - a. **Fuel canopy** with three 2-sided dispensers for cars and light trucks. Bulk fuel will no longer be sold at this location.
  - b. **Convenience store** offering coffee, soft drinks, snacks, convenience items. No beer, liquor or tobacco.
  - c. **Auto Service and repair.**
  - d. **U-Haul rental.** Number of vehicles varies from 2-10, averaging 4-5.
  - e. **Tenant space** for fast food or retail, approximately 950 sq ft.
2. Proposed hours of operation for each of the different uses:
  - a. Midway will continue our tradition of full service 6am-7pm M-F; 8am-5pm Sat; 9am-3pm Sun.
  - b. Convenience store will be staffed during full service hours.
  - c. Auto repair open 7am-5pm M-F; 7am-noon Sat.
  - d. U-haul check-in / out during full service hours.
  - e. Tenant space hours will depend on type of tenant (retail versus fast food).
3. Further description of the auto repair component:
  - a. Light vehicle repair and maintenance. No body work or painting.

- b. Passenger and light commercial (fleet) vehicles, only what fits inside the shop. Currently with only two service bays, some service has been done outside. The proposed four service bays will prevent outdoor work.
  - c. The west facing overhead doors will be closed during operations to keep noise inside as well as heating and cooling.
  - d. Visually, the service bays will be screened using a 6' fence on a retaining wall along the alley.
4. Wash bay: The northern service bay is noted as a wash bay for construction purposes. There will be no public car wash. This bay is for repairs not needing a hoist and can be used to wash vehicles for service pre or post service. The east (Water St.) facing door is secondary and allows occasional drive through access if servicing a trailer.
5. Site Noise:
  - a. There will be no PA system or outdoor music.
  - b. Service bay doors will remain closed when not in use.
  - c. No vacuums or outdoor air compressors. Air for tires will be fed from indoor compressor.
6. Alley access: Our intention is to move the Lincoln driveway to the west per village recommendation. This utilizes the existing alley to provide better traffic flow and more green border. We would pave the alley to just past the first driveway. Heading north along the alley we will likely need retaining wall and will fence the balance of that lot line to the north corner.
7. Bulk fuel will no longer be sold at this location.
8. There will be no vehicles on-site that are unlicensed or inoperable, except those waiting for repair in the short term. With four service bays and U-haul rental, along with parking for convenience and retail, there is no room for non-revenue generating vehicles.
9. HAZMAT: Aside from underground fuel tanks, all flammable or toxic liquids such as oil or antifreeze will be stored inside using appropriate containers. Waste oil and antifreeze are recycled.
10. Outdoor storage area at the northwest corner of the site is for temporary staging of scrap metals and tires waiting for weekly pick-up. These materials will be screened from view.
11. Exterior displays of merchandise would be along the perimeter of the building such as firewood bundles, LP tank cabinet, ice, tire display.
12. Lighting: All lighting will be designed using LED technology, DLC (DesignLights Consortium) guidelines, minimum spillover.

If there are any additional concerns, we are happy to address them.  
Thank you,

**URBAN, LLC.**  
George and Jennifer Urban, Owners

Two handwritten signatures in black ink. The top signature is more stylized and appears to be 'G. Urban'. The bottom signature is more cursive and appears to be 'Jennifer Urban'.