TOWN OF LISBON
W234 N8676 Woodside Rd.
Lisbon, WI 53089

BOARD OF APPEALS APPLICATION

Part 3 of 4

Property Information

W220N5701 TOWN LINE ROAD
Property Address

LSBT0244999003	3.33	A-3
Tax Key/Parcel ID #	Lot Size	Current Zoning

Property Owner

Thomas Gengler
Name

n/a
Company

W220N5701 TOWN LINE ROAD
Address

Lisbon	WI	53089
City	State	Zip

262-246-9025

Phone	Fax	E-mail Address

Owner's Agent

Name

Casey's Marketing Company
Company

One Convenience Blvd
Address

Ankeny	IA	50021
City	State	Zip

Phone	Fax	E-Mail Address

Section 3: (J)(1)(C) - Less than the required amount of off-street parking for a retail use.

Application is being made for variance from Section _____ of the Town of Lisbon Zoning Code to permit the following: (Describe in detail the proposed construction, and why it does not comply with the Ordinance)

The proposed development provides a total of 24 standard parking spaces as well as one accessible parking stall adjacent to the building. The 25 total parking spaces is less than the required 148 total parking spaces. In addition, patrons may park next to the pump. While it is not encouraged, many patrons will refuel their vehicle and walk directly into the store. As a result, the 14 spaces under the canopy can act as additional parking spaces. Casey's operates over 2,000 stores and is comfortable that the number of spaces provided is adequate to serve the business based on past store performances and known traffic flow in their stores.

What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted.

The code would require 148 total parking spaces. This could result in a parking lot area (with drive aisles) of approximately 1.24 acres (would not include access driveways or canopy or drive aisles around the canopy). The required parking ratio results in a parking that makes the site unable to be developed based on the available size and shape. In addition, the large number of parking stalls results in excessive amounts of pavement which then need to be detained and treated for water quality and are environmentally unappealing.

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