



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608) 270-4200

## CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

**1. Location of Property:**

Street Address: East Cheryl Parkway

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Lot 55, Fourth Addition to Nine Springs

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

**2. Current Use of Property:** Vacant

**3. Proposed Use of Property:** Mixed-use Development with drive-thru window

**4. Proposed Development Schedule:** Start Construction September 2019 with completion in Spring/Summer of 2020

**5. Zoning District:** Smartcode T5

**6. Future Land Use Plan Classification:** Smartcode T5

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov).

Additional information may be requested.

**Type of Residential Development (If Applicable):** Mixed-use with (10) studio and (9) one bedroom apartments

**No. of Dwelling Units by Bedroom:** 1 BR ☒ 2 BR ☐ 3 BR ☐ 4 or More ☐

**No. Of Parking Stalls:** 48 shared

**Type of Non-residential Development (If Applicable):** Coffee Shop, Tavern, and Professional Service/Retail

**Proposed Hours of Operation:** To be determined **No. Of Employees:** To be determined

**Floor Area:** 7,449 sq.ft. **No. Of Parking Stalls:** 48 shared

**Sewer:** Municipal ☒ Private ☐ **Water:** Municipal ☒ Private ☐

**Current Owner of Property:** Avante Properties, Attn Chris Armstrong

**Address:** 120 E Lakeside Street, Madison, WI 53715

**Phone No:** 608-294-4086

**Contact Person:** Kevin Burow; Knothe & Bruce Architects

**Email:** kburow@knothebruce.com

**Address:** 7601 University Ave. Suite 201, Middleton, WI 53562

**Phone No:** 608-836-3690

**Respectfully Submitted By:** Keri Burow

Owner's or Authorized Agent's Signature

**\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only:** **Date Received:** 4/23/19 **Publish:**

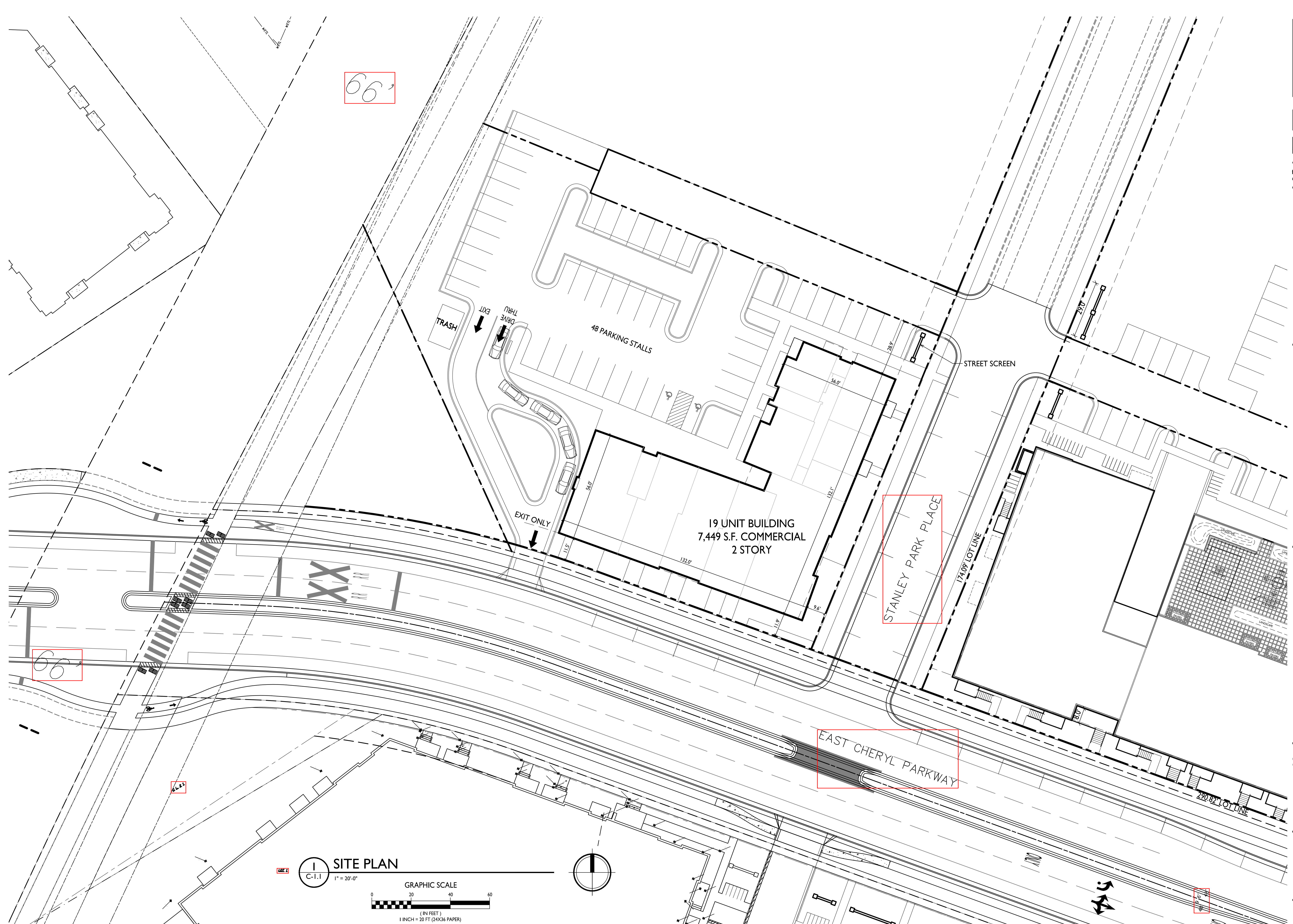
**Ordinance Section No.**  **Fee Paid:** \$480.00

**Permit Request No.** CU-2289-19

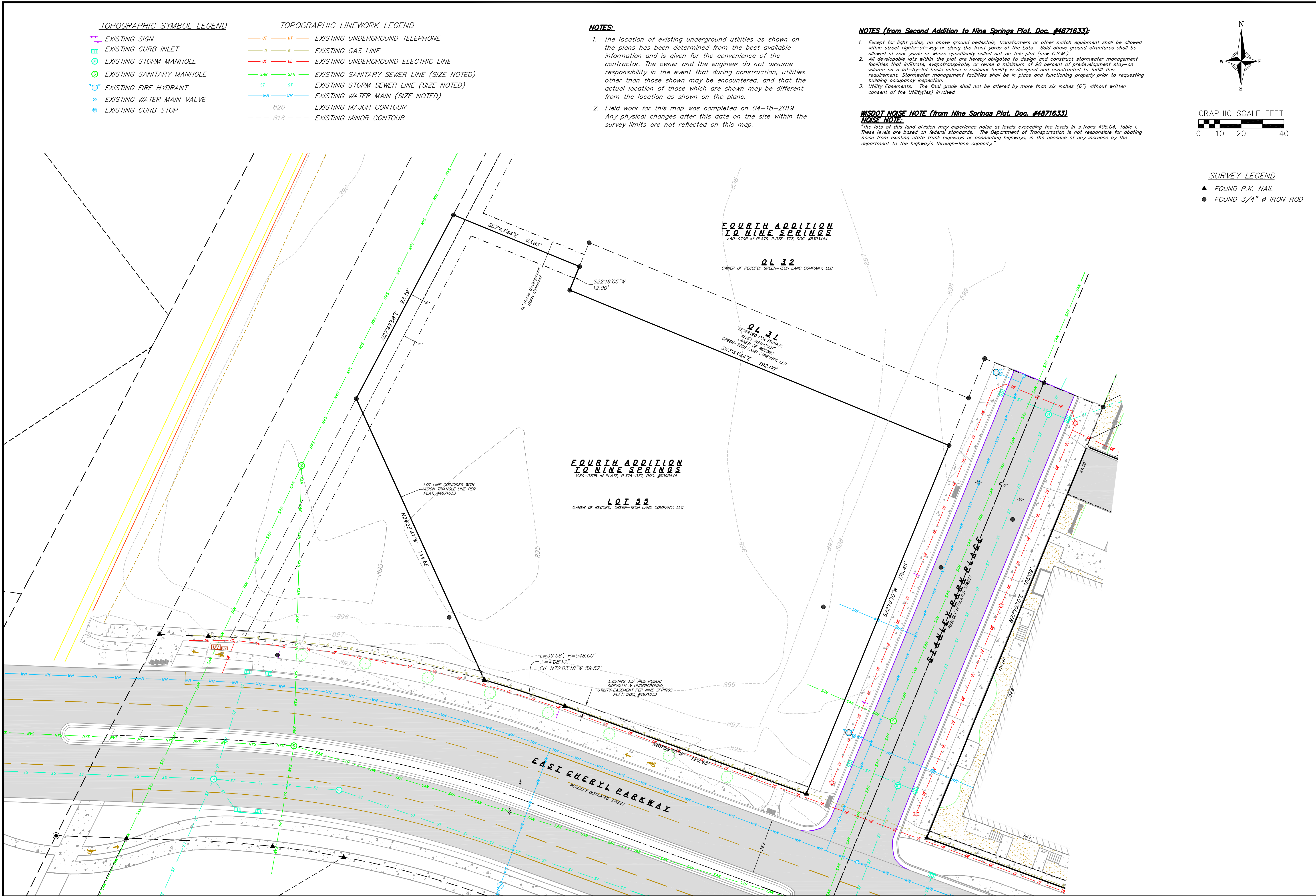
*Receipt # 12.2025  
Jessica A.  
4-26-2019*













**vierbicher**  
planners | engineers | advisors

REEDSBURG - MADISON - PRÆMIUM DU CHIEN  
999 F. ROAD, SUITE 200, REEDSBURG, WI 53177  
Phone: (608) 824-0332 Fax: (608) 824-0330

Existing Conditions

Lot 55

City of Fitchburg

Dane County, Wisconsin

| REVISIONS |      | REVISIONS |      |
|-----------|------|-----------|------|
| NO.       | DATE | NO.       | DATE |
|           |      |           |      |
|           |      |           |      |
|           |      |           |      |
|           |      |           |      |

SCALE  
1"=20'

DATE  
4/23/2019

DRAFTER  
DGUL

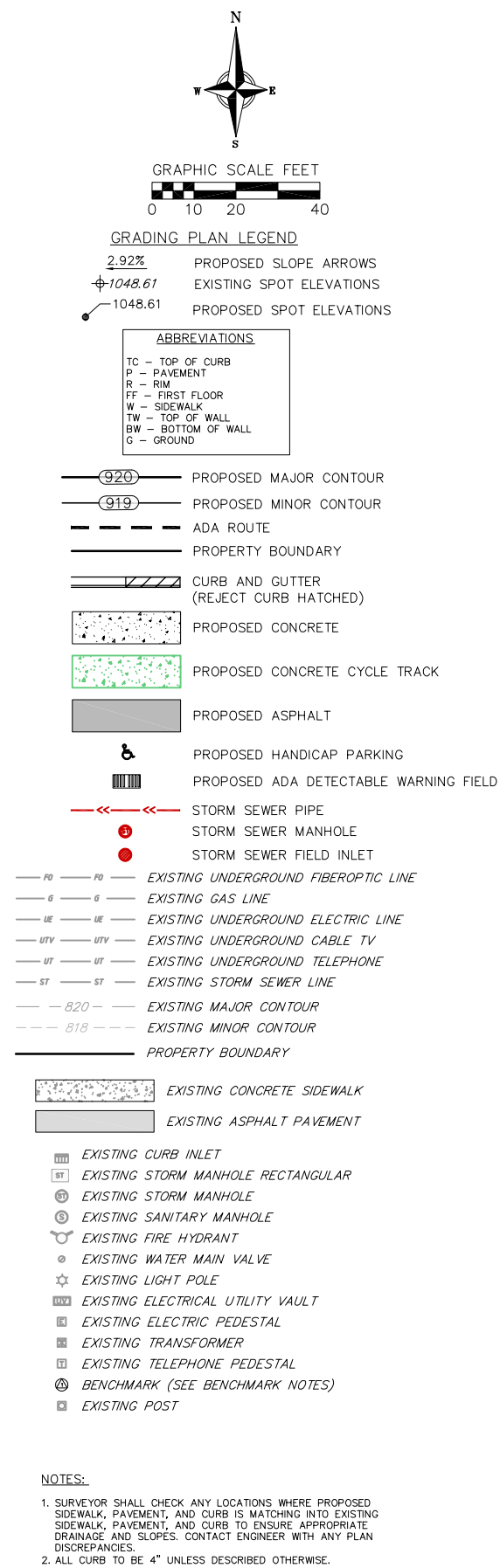
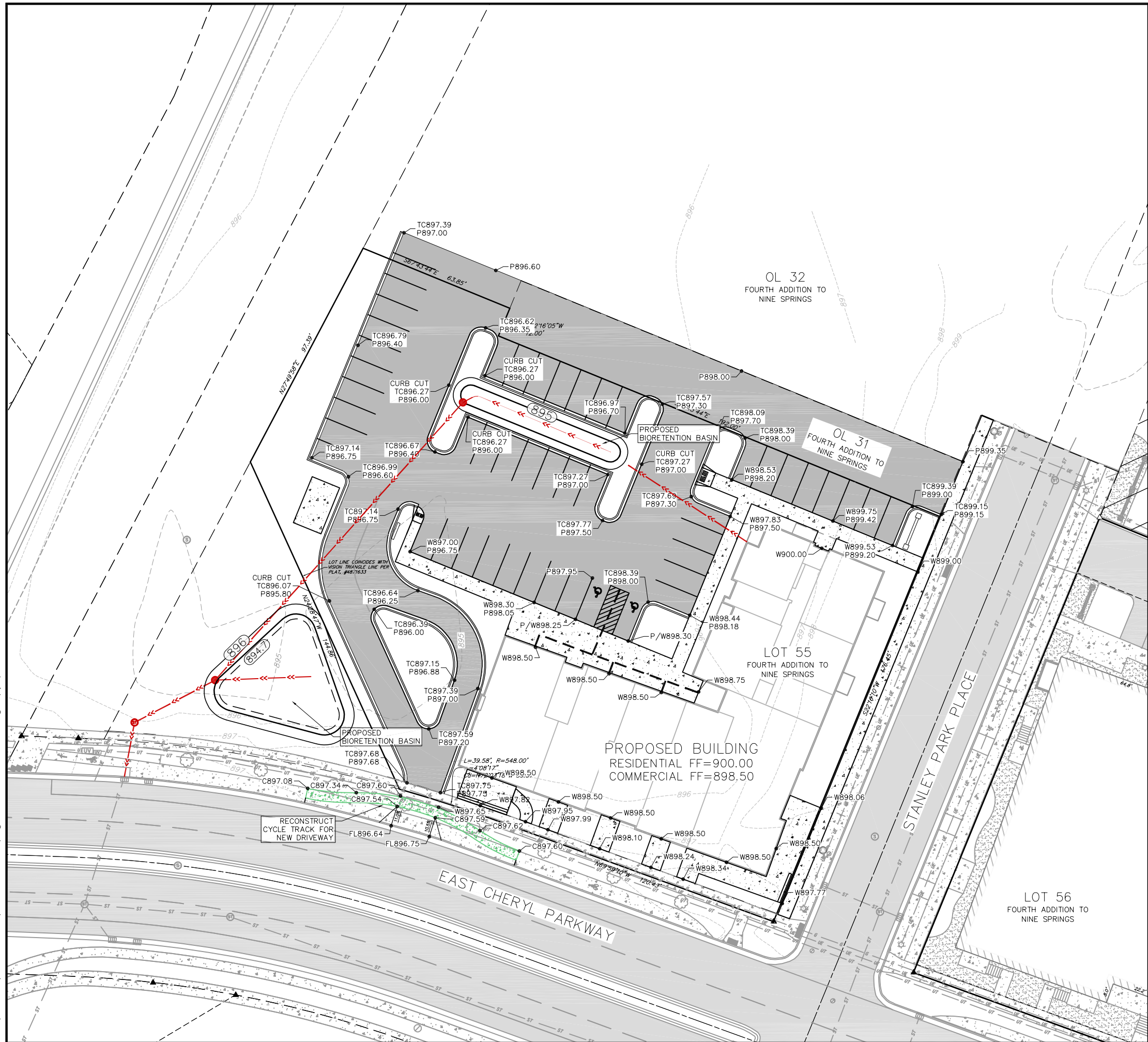
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PROJECT NO.  
170231

SHEET  
1 OF 3

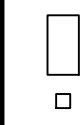
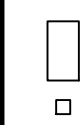
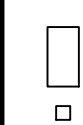
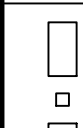
DWG. NO.  
C-01



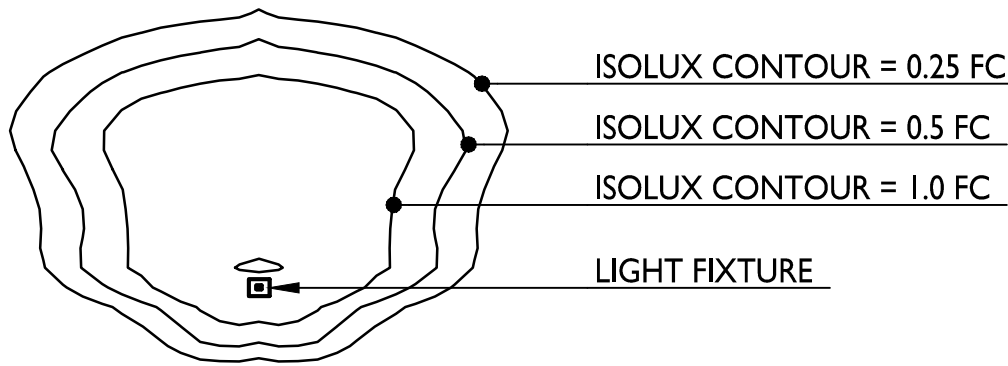


NOT FOR CONSTRUCTION

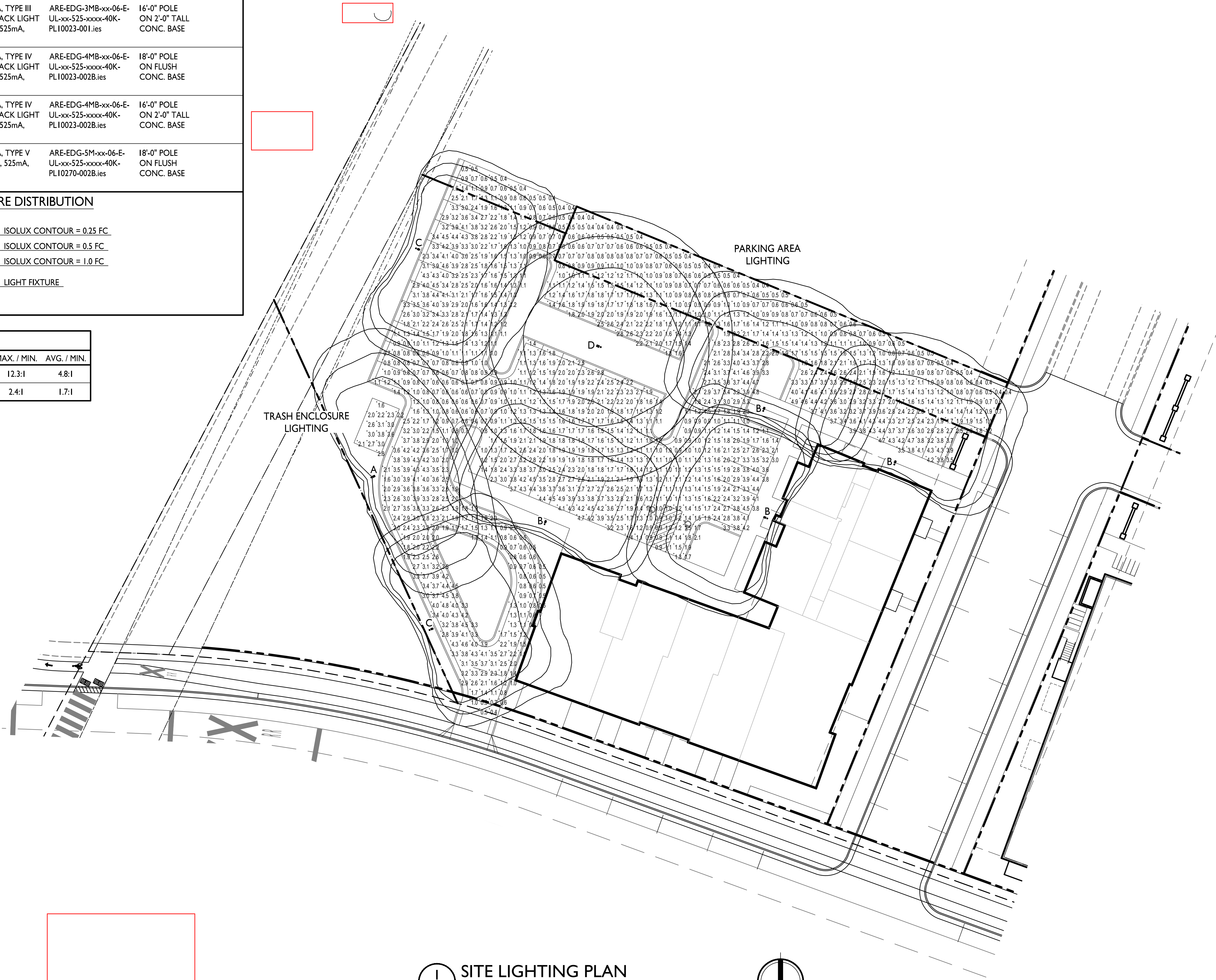


| LUMINAIRE SCHEDULE                                                                |       |      |            |                                        |                                                                               |                                                         |
|-----------------------------------------------------------------------------------|-------|------|------------|----------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------|
| SYMBOL                                                                            | LABEL | QTY. | MANUF.     | CATALOG                                | DESCRIPTION                                                                   | FILE                                                    |
|  | A     | 1    | CREE, Inc. | ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K | CREE EDGE AREA, TYPE III MEDIUM WITH BACK LIGHT SHIELD, 60 LEDs, 525mA, 4000K | ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K-PL10023-001.ies  |
|  | B     | 4    | CREE, Inc. | ARE-EDG-4MB-xx-06-E-UL-xx-525-xxxx-40K | CREE EDGE AREA, TYPE IV MEDIUM WITH BACK LIGHT SHIELD, 60 LEDs, 525mA, 4000K  | ARE-EDG-4MB-xx-06-E-UL-xx-525-xxxx-40K-PL10023-002B.ies |
|  | C     | 2    | CREE, Inc. | ARE-EDG-4MB-xx-06-E-UL-xx-525-xxxx-40K | CREE EDGE AREA, TYPE IV MEDIUM WITH BACK LIGHT SHIELD, 60 LEDs, 525mA, 4000K  | ARE-EDG-4MB-xx-06-E-UL-xx-525-xxxx-40K-PL10023-002B.ies |
|  | D     | 1    | CREE, Inc. | ARE-EDG-5M-xx-06-E-UL-xx-525-xxxx-40K  | CREE EDGE AREA, TYPE V MEDIUM, 60 LEDs, 525mA, 4000K                          | ARE-EDG-5M-xx-06-E-UL-xx-525-xxxx-40K-PL10270-002B.ies  |

EXAMPLE LIGHT FIXTURE DISTRIBUTION



| STATISTICS               |        |        |        |        |             |             |
|--------------------------|--------|--------|--------|--------|-------------|-------------|
| DESCRIPTION              | SYMBOL | AVG.   | MAX.   | MIN.   | MAX. / MIN. | AVG. / MIN. |
| Parking Area Lighting    | +      | 1.9 fc | 4.9 fc | 0.4 fc | 12.3:1      | 4.8:1       |
| Trash Enclosure Lighting | +      | 2.7 fc | 3.8 fc | 1.6 fc | 2.4:1       | 1.7:1       |

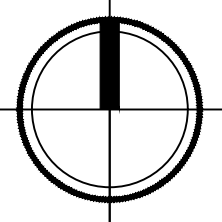
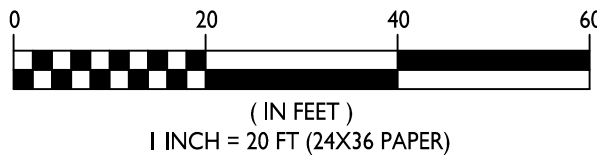


1  
C-1.2

SITE LIGHTING PLAN

1" = 20'-0"

GRAPHIC SCALE



ISSUED  
Issued for Review - May 10, 2019

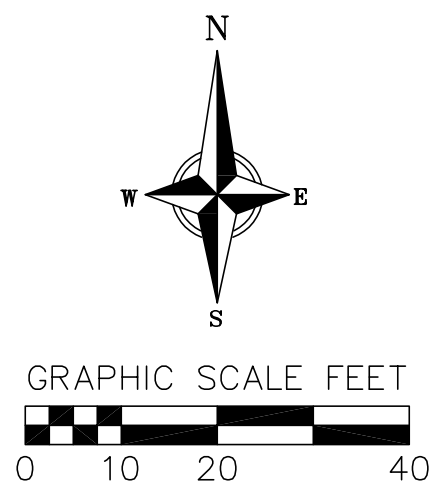
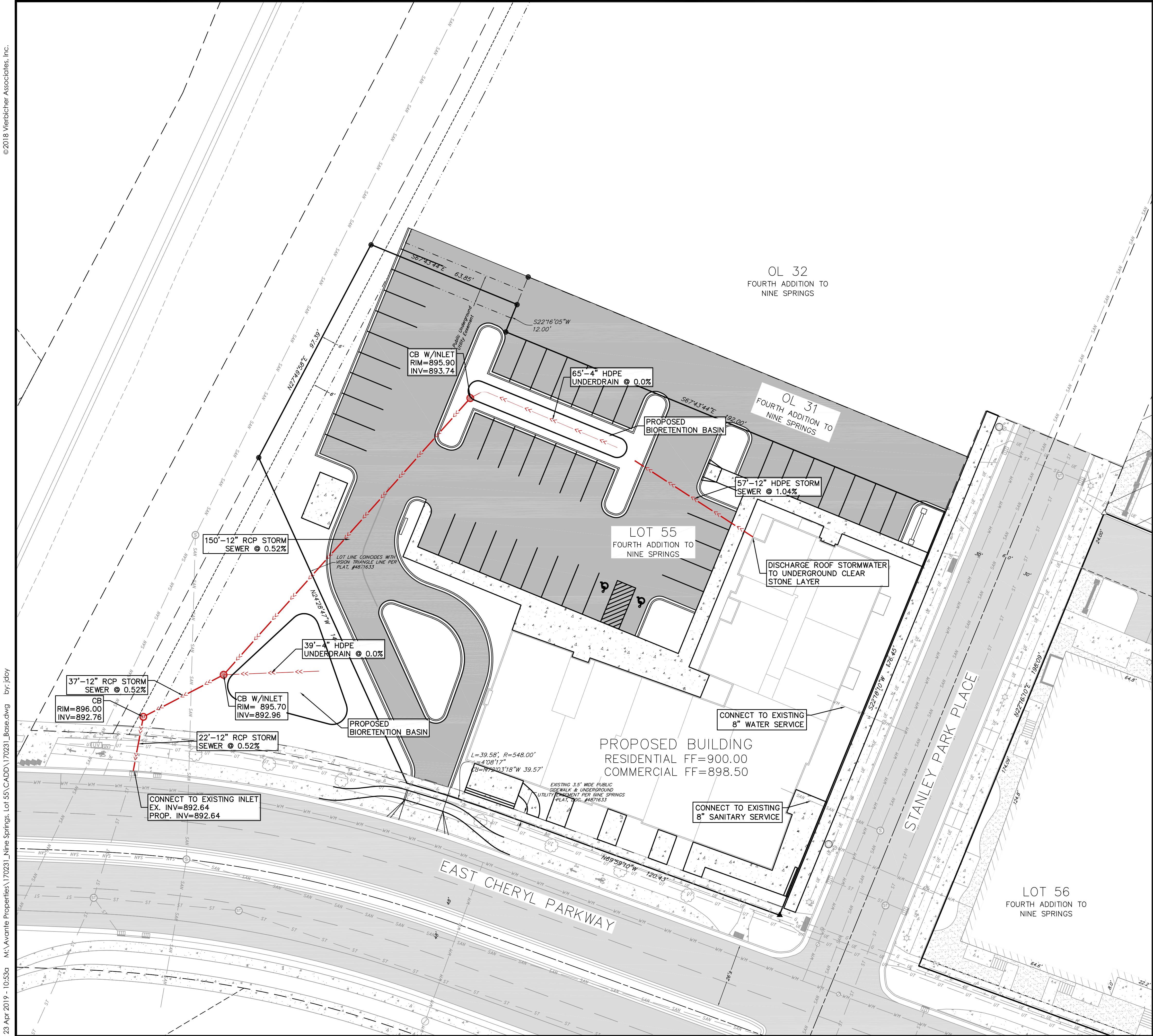
PROJECT TITLE  
Nine Springs  
Lot 55

East Cheryl Parkway  
Fitchburg, Wisconsin  
SHEET TITLE  
Site Lighting Plan

SHEET NUMBER

C-1.2





- PROPOSED UTILITY LEGEND**
- Storm Sewer Pipe
  - Storm Sewer Manhole
  - Storm Sewer Field Inlet
- ABBREVIATIONS**
- CB - CATCH BASIN
  - RCP - REINFORCED CONCRETE PIPE
  - HDPE - HIGH DENSITY POLYETHYLENE
- PROPOSED CONCRETE**
- PROPOSED ASPHALT**
- EXISTING CONCRETE SIDEWALK**
- EXISTING ASPHALT PAVEMENT**
- EXISTING CURB INLET**
- EXISTING STORM MANHOLE**
- EXISTING SANITARY MANHOLE**
- EXISTING FIRE HYDRANT**
- EXISTING WATER MAIN VALVE**
- EXISTING LIGHT POLE**
- EXISTING ELECTRICAL UTILITY VAULT**
- EXISTING ELECTRIC PEDESTAL**
- EXISTING TRANSFORMER**
- EXISTING TELEPHONE PEDESTAL**
- EXISTING UNDERGROUND FIBEROPTIC LINE**
- EXISTING GAS LINE**
- EXISTING UNDERGROUND ELECTRIC LINE**
- EXISTING UNDERGROUND CABLE TV**
- EXISTING UNDERGROUND TELEPHONE**
- EXISTING SANITARY SEWER LINE**
- EXISTING STORM SEWER LINE**
- EXISTING WATER MAIN AND SERVICES**
- EXISTING PUBLIC UTILITY EASEMENT**

NOT FOR CONSTRUCTION

**vierbicher**  
planners | engineers | advisors  
Phone: (800) 261-3898

**UTILITY PLAN**

**LOT 55**  
**NINE SPRINGS PLAT**  
**CITY OF FITCHBURG, WI**

| REVISIONS | NO. | DATE | REMARKS |
|-----------|-----|------|---------|
|           |     |      |         |
|           |     |      |         |
|           |     |      |         |
|           |     |      |         |

SCALE: AS SHOWN

DATE: 4/23/19

DRAFTER: JDOY

CHECKED:

PROJECT NO.: 170231

SHEET: 3 OF 3

DWG. NO.: C-03



ISSUED  
Issued for CUP Review - April 23, 2019

PROJECT TITLE  
**Nine Springs  
Lot 55**

East Cheryl Parkway  
Fitchburg, Wisconsin  
SHEET TITLE  
**Landscape Plan**

SHEET NUMBER

**L-1.1**  
PROJECT NO. **1746**  
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