



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: NWC McKee Rd and Fitchrona Road

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

Part of Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg.

Dane County, Wisconsin. See attached Legal Description

***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: Meijer Gas Price Point Monument Sign

4. Proposed Development Schedule: _____

5. Zoning District: Reclassifying from R-D to B-G

6. Future Land Use Plan Classification: B-G

***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.

Additional information may be requested.

Type of Residential Development (If Applicable): _____

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

No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): Proposed Meijer Main Store and Convenience/Fuel Center

Proposed Hours of Operation: 24/7

No. Of Employees: _____

Floor Area: 159,264 Sq. Ft.

No. Of Parking Stalls: 479

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

Current Owner of Property: Wingra Real Estate, LLC

Address: P.O. Bx 44284, Madison, WI 53744

Phone No: 608-271-5555

Contact Person: Keri Williams, GreenbergFarrow

Email: kwilliams@greenbergfarrow.com

Address: 21 S. Evergreen Avenue, Suite 200, Arlington Heights, IL 60005

Phone No: 781-929-1651

Respectfully Submitted By: Keri Williams

Owner's or Authorized Agent's Signature

**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a 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:** _____ **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

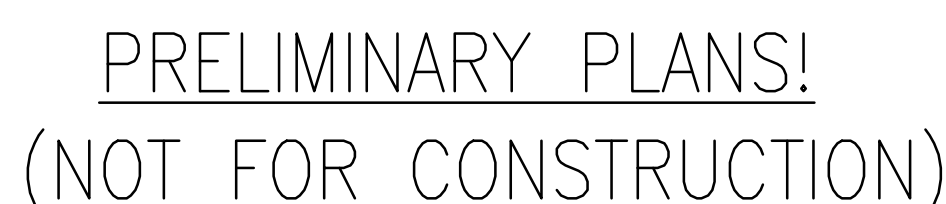
MEIJER STORE #FTB
MCKEE ROAD & FITCHRONA ROAD

OVERALL SITE LAYOUT /
PAVEMENT PLAN

JOB NO.

C-200

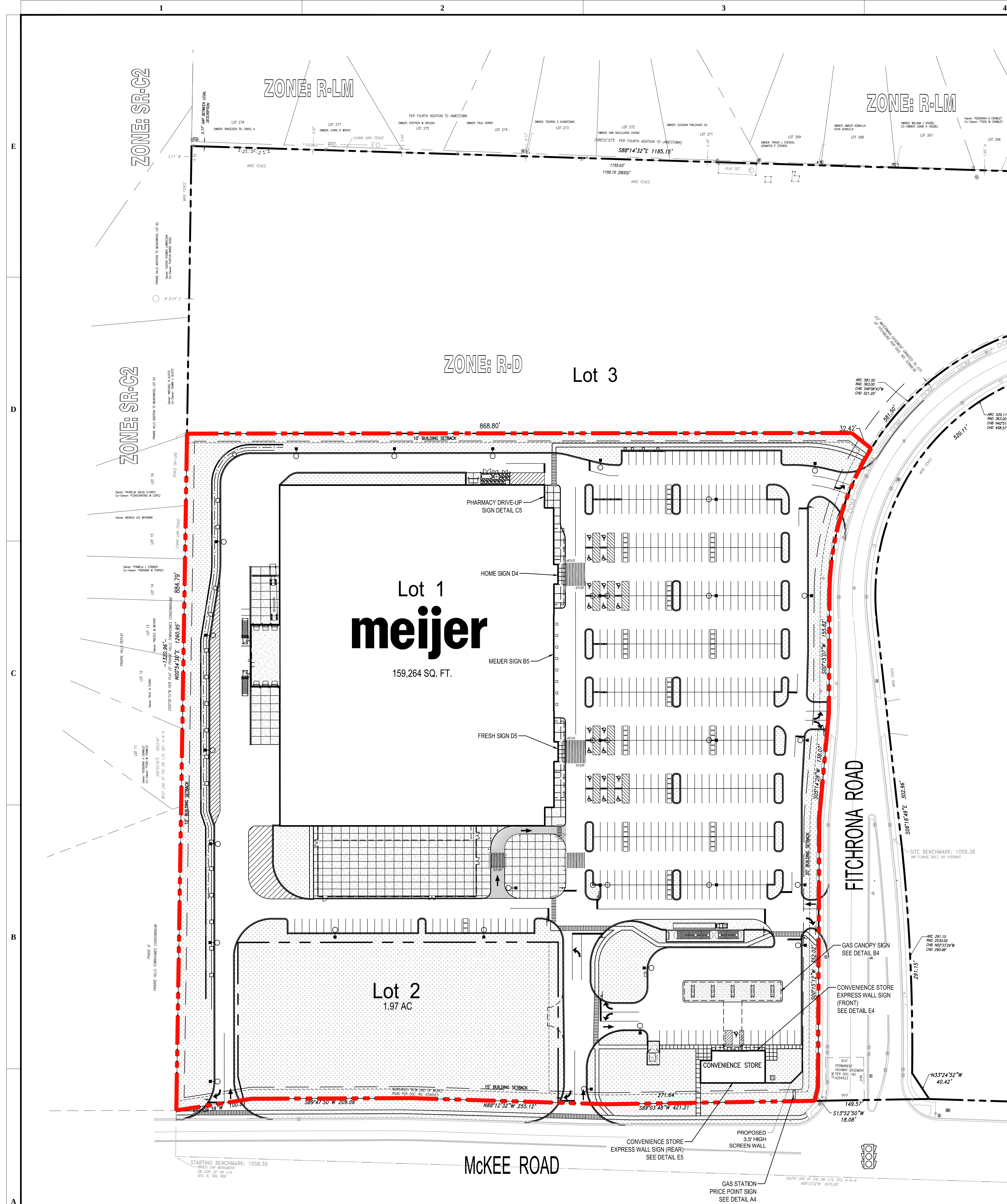
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Drawing Name: P:\2020\2020010401800 Civil_Current Drawings\CDIC-200-FTB.dwg
July 20, 2020 2:24 PM - acarran



MILWAUKEE AREA: 414-259-118
TDD: 1-800-542-2289



GENERAL NOTES

1. SIGNAGE DETAILS ARE NOT TO SCALE. SIGNAGE VENDOR SHALL FABRICATE ALL SIGNAGE ACCORDING TO THE DIMENSIONS AND SQUARE FOOTAGE VALUES PROVIDED ON SHEETS C501 AND C502 FOR THE RESPECTIVE SIGNS.
2. ALL WIRING FOR EXTERIOR SIGNAGE SHALL BE INSTALLED WITHIN CONDUIT PER SPECIFICATIONS.
3. FOR BUILDING SIGNAGE INSTALLATION INFORMATION, REFER TO ARCHITECTURAL PLANS.

CONVENIENCE STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	MEIJER SQ
B4	1	Canopy Logo	23.8
E4	1	Express Sign (Front)	33.1
E5	1	Express Sign (Rear)	33.1
A4	1	Gas Price Point Sign	60.0
Total			150.0

STORE SIGNAGE

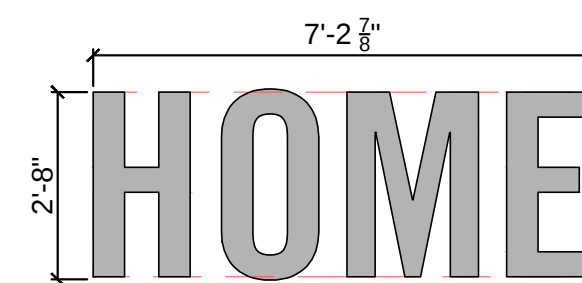
DETAIL	NO.	DESCRIPTION	MEIJER SQ
D5	1	fresh	21.83
B5	1	meijer	230.0
D4	1	home	19.31
C5	1	pharmacy drive up	28.86
Total			300.00



E4 EXPRESS SIGN (FRONT) 33.1 SF



E5 EXPRESS SIGN (REAR) 33.1 S



D4 HOME
NTS



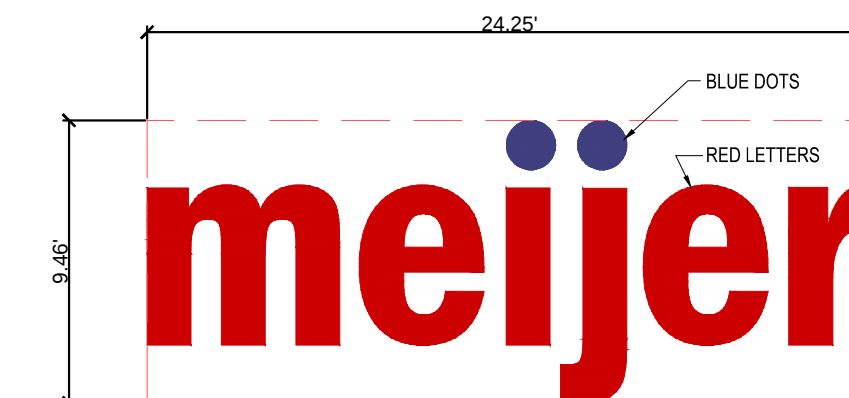
D5 FRESH NTS



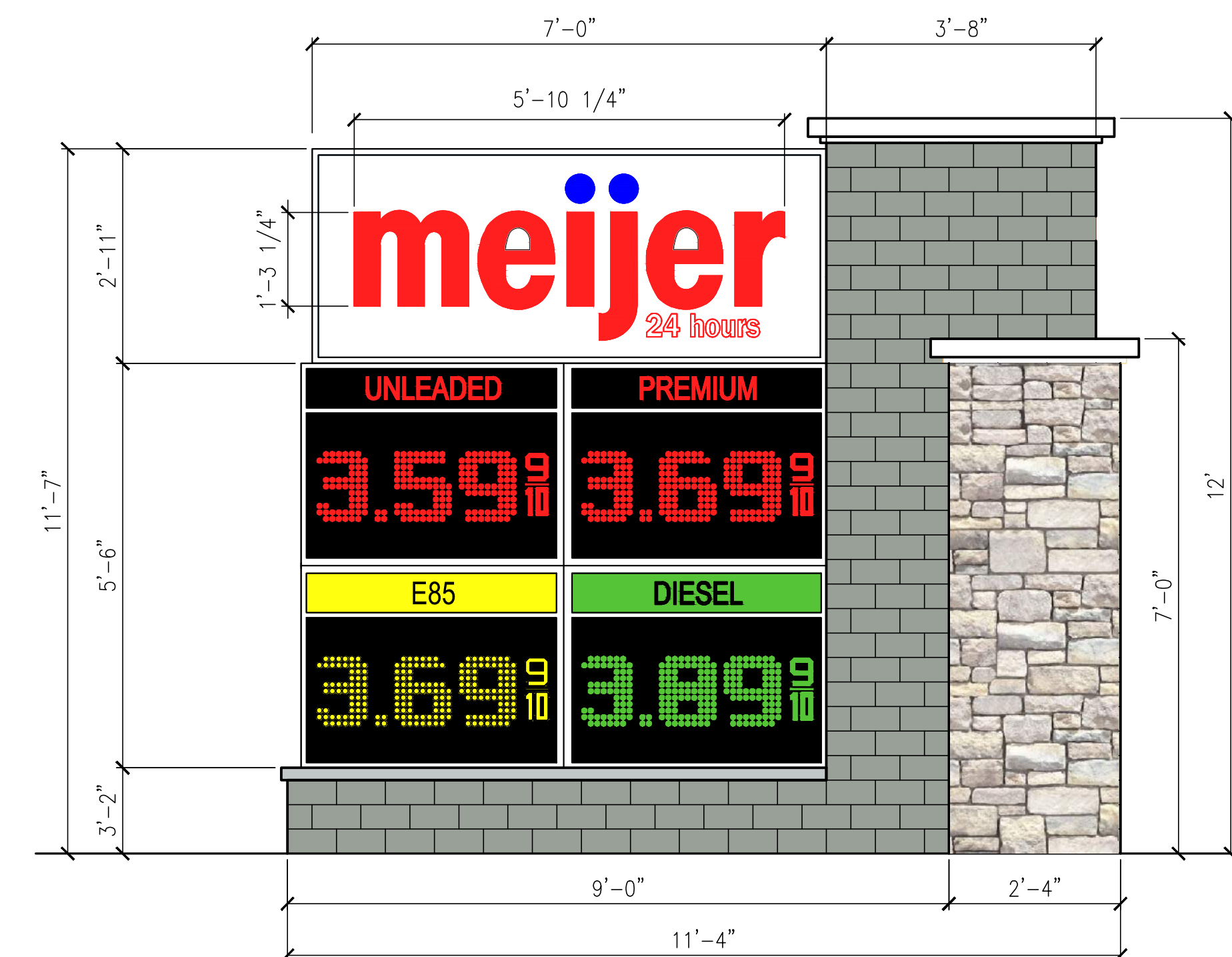
C5 PHARMACY DRIVE UP



INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLOR;
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.



B5 MEIJER



A4 GAS STATION PRICE POINT SIGN

SIGN CABINET: 20.00 SQ.FT.
PRICE CABINET: 40.00 SQ.FT.
TOTAL: 60.00 SQ.FT.

[illegible]

MEIJER STORE #FTB
MCKEE ROAD & FITCHRONA ROAD
CITY OF FITCHBURG, WI 53719

OVERALL SIGNAGE PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
PROJECT MANAGER	DESIGNER
KW	JC

JOB NO.

C501