



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: 2792 S. Syene Road

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

LOT 2, CERTIFIED SURVEY MAP 1857, RECORDED NOVEMBER 13, 1976 IN VOLUME 7 OF CERTIFIED SURVEY MAPS, PAGE 294, AS DOCUMENT NO. 1449571, AND A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 6 NORTH, RANGE 9 EAST, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP 1857; THENCE SOUTH 220.66 FEET; THENCE EAST 140.00 FEET; THENCE NORTH 25°33'30" EAST, 25.60 FEET; THENCE WEST 116.00 FEET; THENCE NORTH 198.83 FEET; THENCE SOUTH 88°05' WEST 35.02 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

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

2. Current Use of Property: Auto Repair and Towing Business

3. Proposed Use of Property: Convenience Store, Fuel Station and Car Wash

4. Proposed Development Schedule: Groundbreaking Spring of 2022 (6 month build)

5. Zoning District: Business Highway

6. Future Land Use Plan Classification: Mixed-use

***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): N/A

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

No. of Parking Stalls: 33 parking stalls with 20 additional parking stalls at fuel canopy

Type of Non-residential Development (If Applicable): Commercial/Retail

Proposed Hours of Operation: 24 hours **No. Of Employees:** 20

Floor Area: 9,300 SF **No. Of Parking Stalls:** 53

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: GERLACH WHOLESALE FLOORING INC (P#060911487019)

Address: 2792 S. Syene Road **Phone No:** 608-793-6414

Contact Person: Kwik Trip / Brad Fry

Email: b fry@kwiktrip.com

Address: 1813 Kramer St PO Box 2107 La Crosse, WI 54662 **Phone No:** 608-793-6414

Respectfully Submitted By: _____

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.**

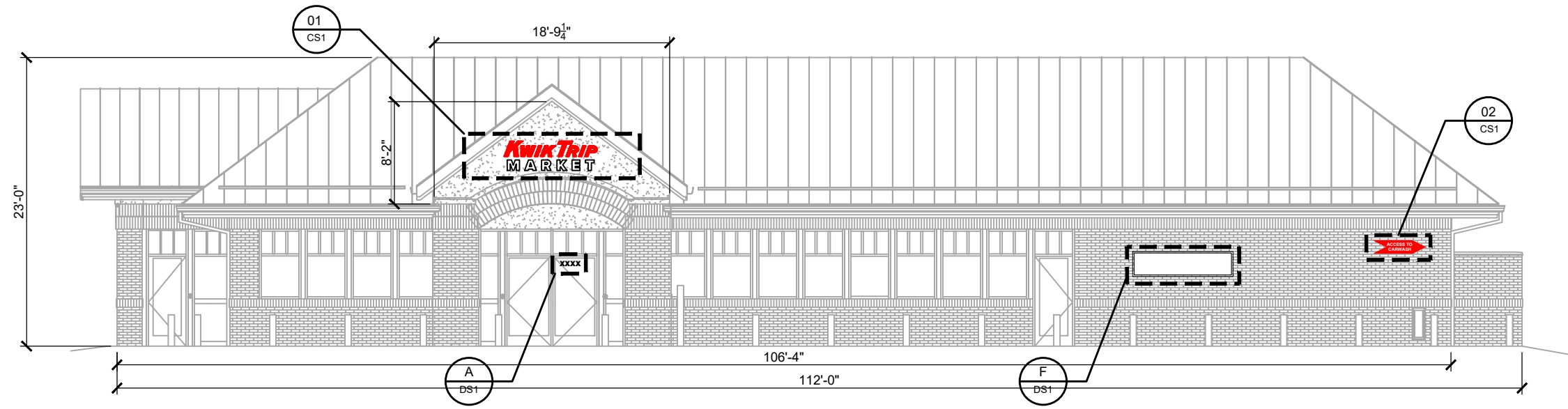
PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 11/17/20 **Publish:** _____

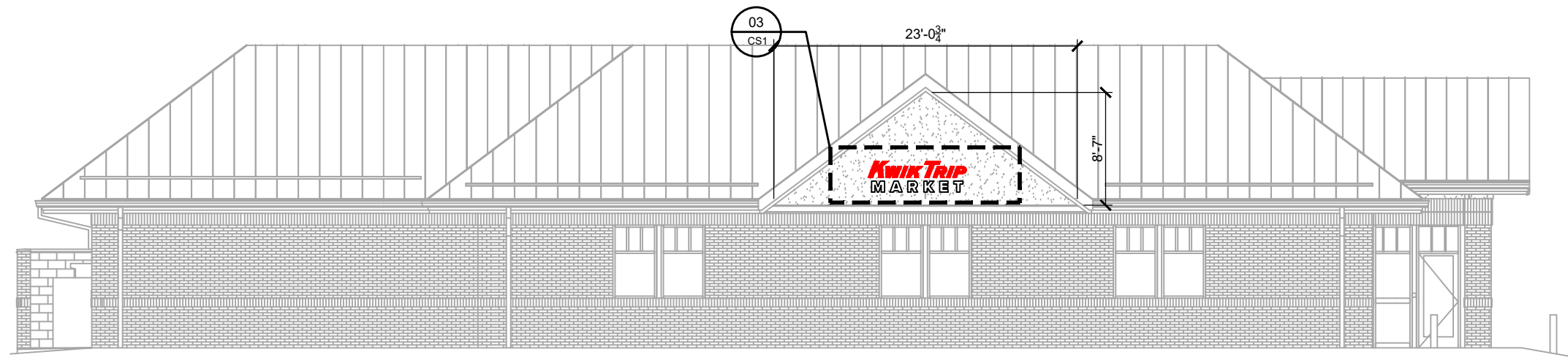
Ordinance Section No. _____ **Fee Paid:** \$480

Permit Request No. CU-2373-20

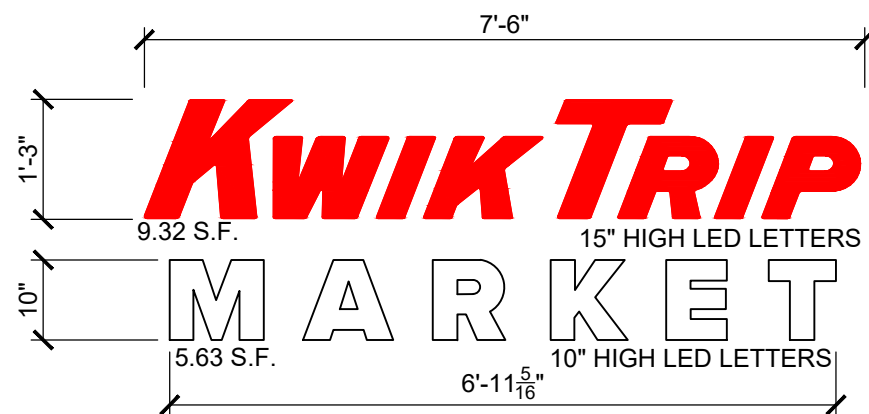
Receipt # 12.002611
 11/23/2020



STORE ELEVATION
SCALE: 3/32" = 1'-0"



STORE ELEVATION
SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #01 & #03
SCALE: 1/2" = 1'-0"



NON-LIT DIRECTIONAL SIGN
WHITE VINYL ON RED ALUMINUM
1'-0"H X 4'-0"W = 4.0 SQ FT

INFORMATIONAL SIGN #02
SCALE: 3/4" = 1'-0"

**Kwik
TRIP**

**Kwik
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

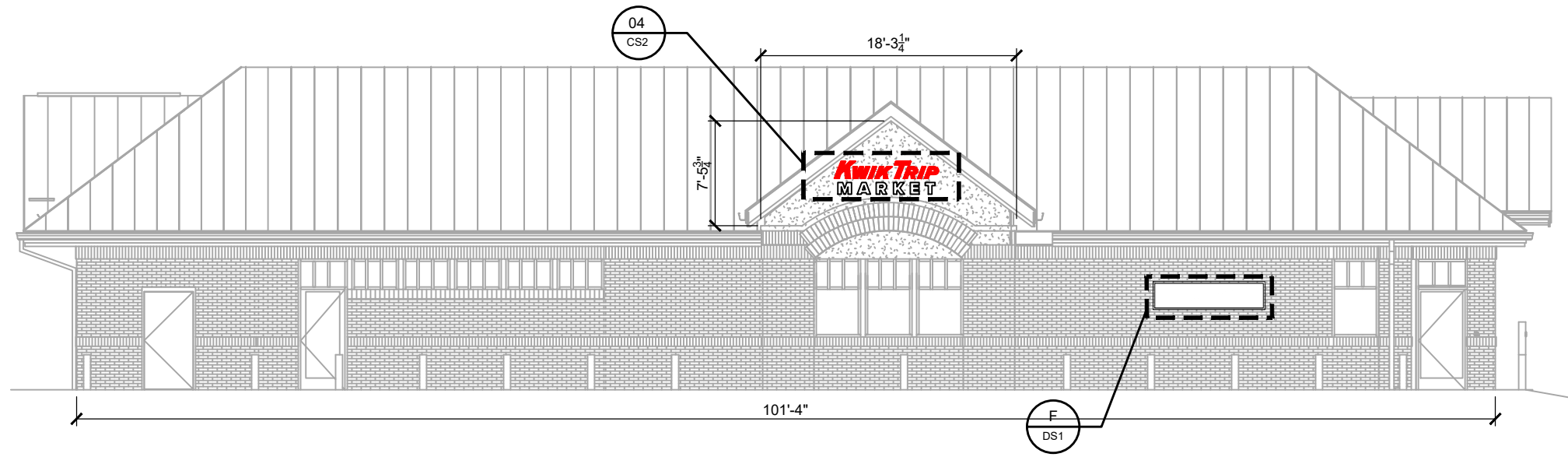
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1166
WITH DETACHED CARWASH

SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

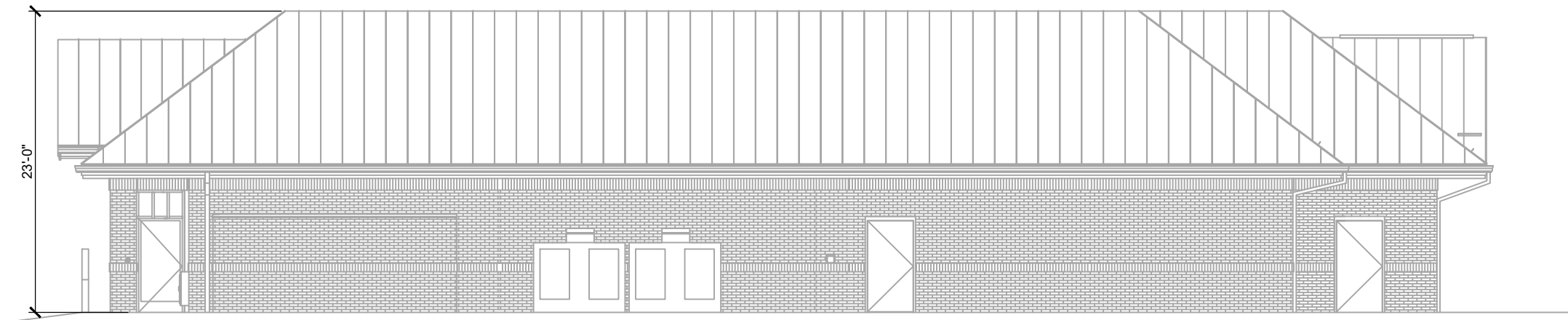
#	DATE	DESCRIPTION

DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2020-11-09
SHEET: CS1



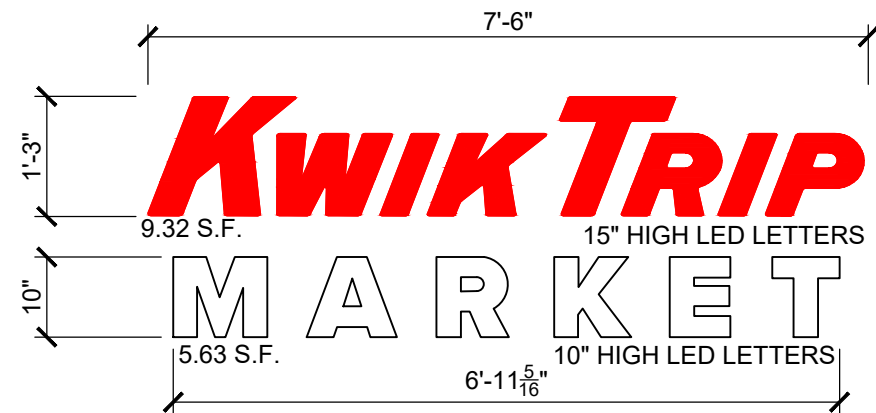
STORE ELEVATION

SCALE: 3/32" = 1'-0"



STORE ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #04

SCALE: 1/2" = 1'-0"

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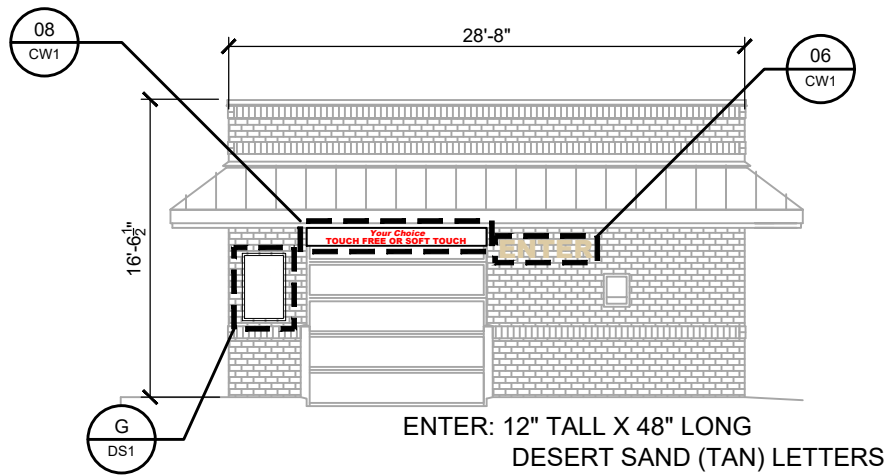
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1166
WITH DETACHED CARWASH

SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

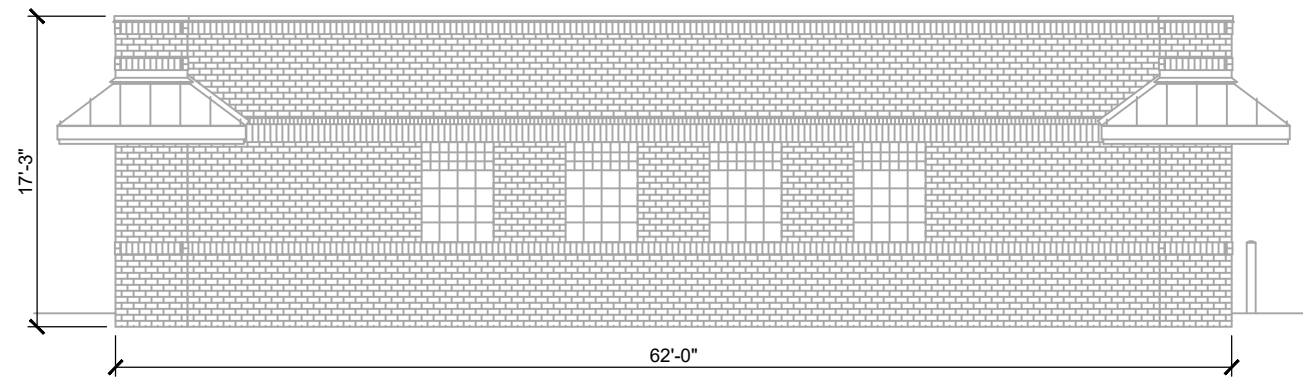
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DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2020-11-09
SHEET: CS2



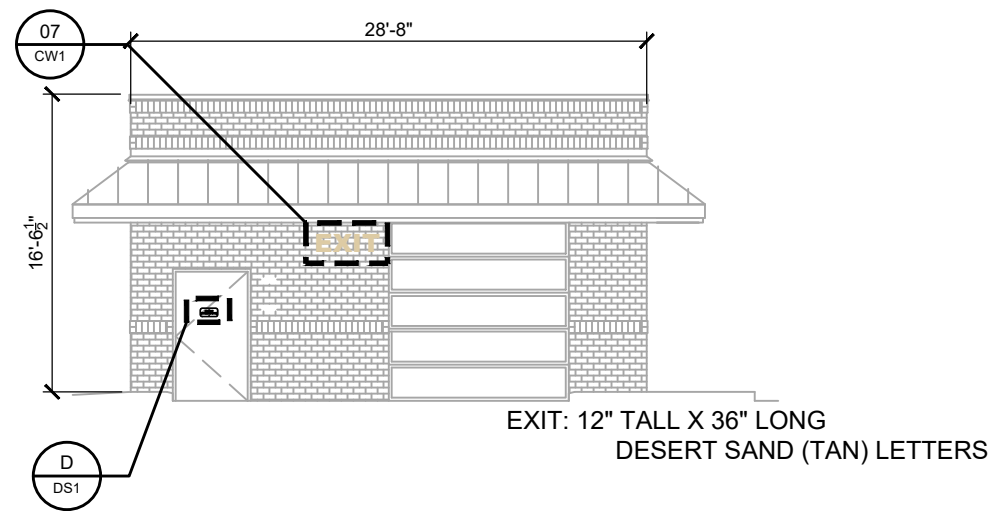
ENTER ELEVATION

SCALE: 3/32" = 1'-0"



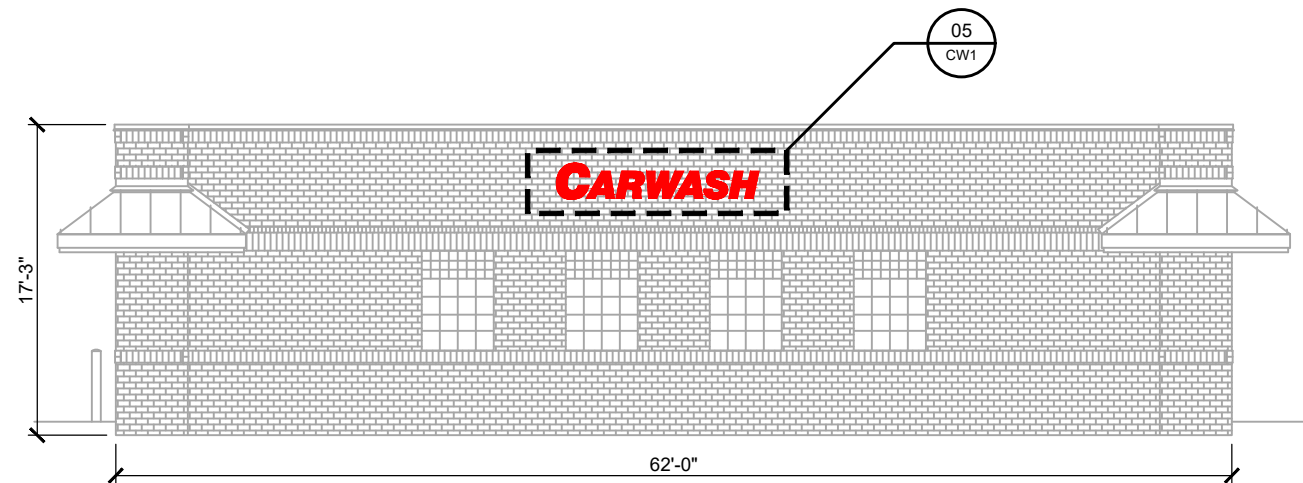
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EXIT ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #05

SCALE: 1/2" = 1'-0"



NON-LIT INFORMATIONAL SIGN
RED VINYL ON WHITE ALUMINUM
1'-0" H X 10'-0" W = 10.0 SQ FT

INFORMATIONAL SIGN #08

SCALE: 1/2" = 1'-0"

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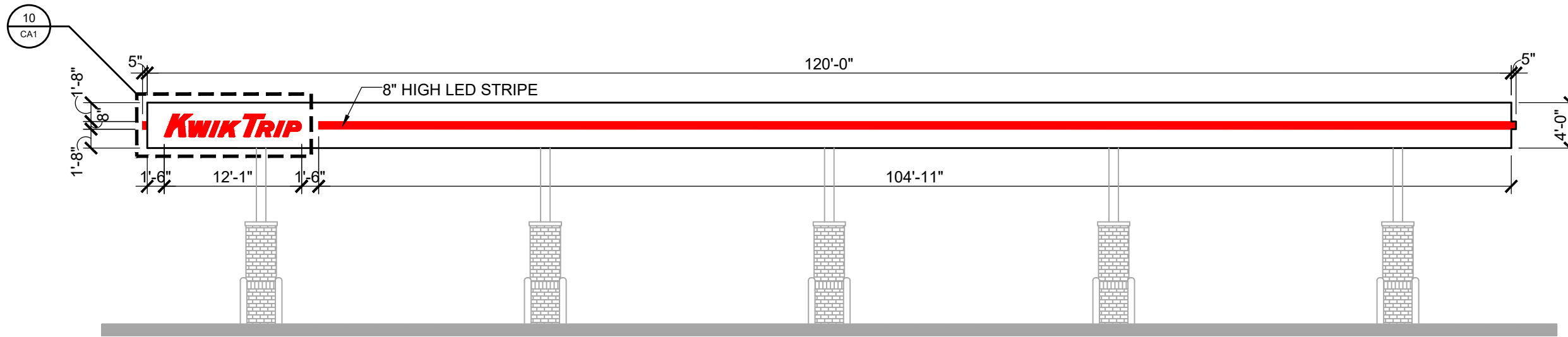
CARWASH SIGNAGE

CONVENIENCE STORE #1166
WITH DETACHED CARWASH

SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

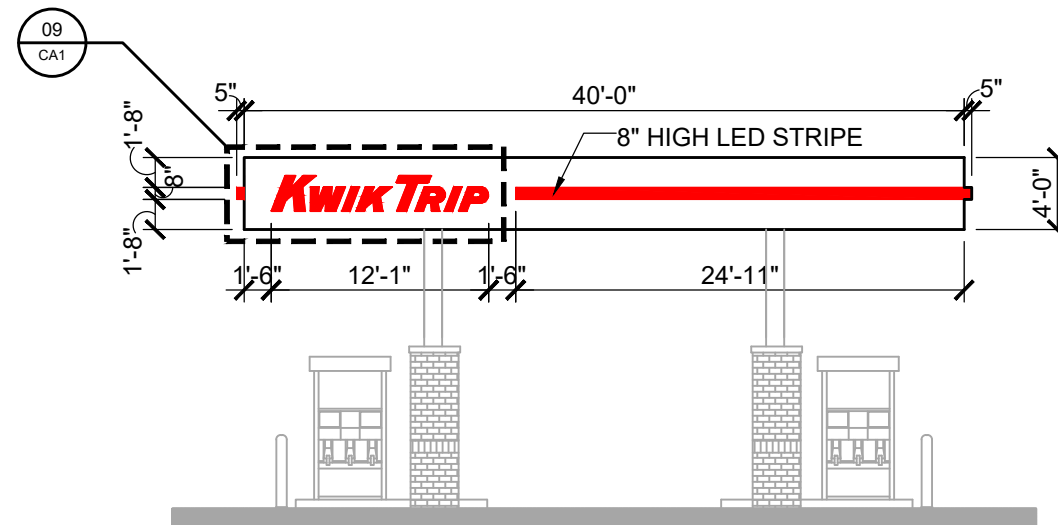
#	DATE	DESCRIPTION

DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2020-11-09
SHEET: CW1



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #09 & #10

SCALE: 1/2" = 1'-0"

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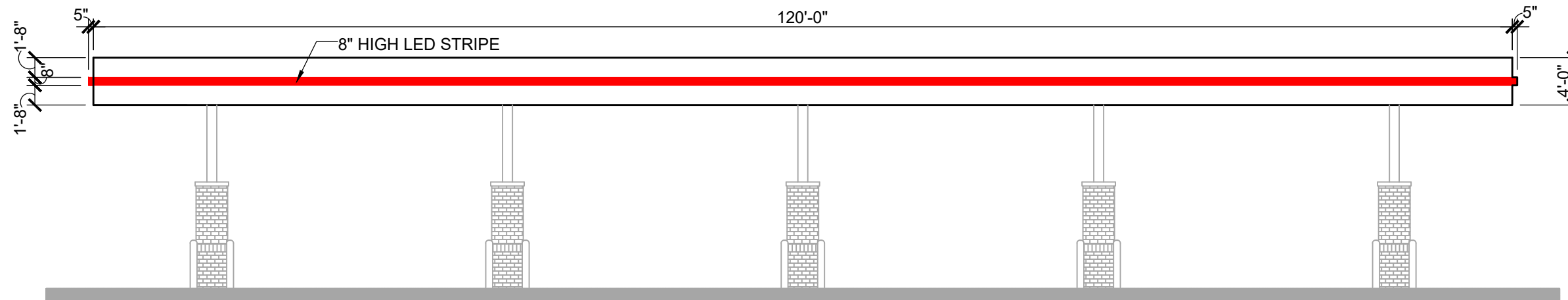
CANOPY SIGNAGE

CONVENIENCE STORE #1166
WITH DETACHED CARWASH

SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

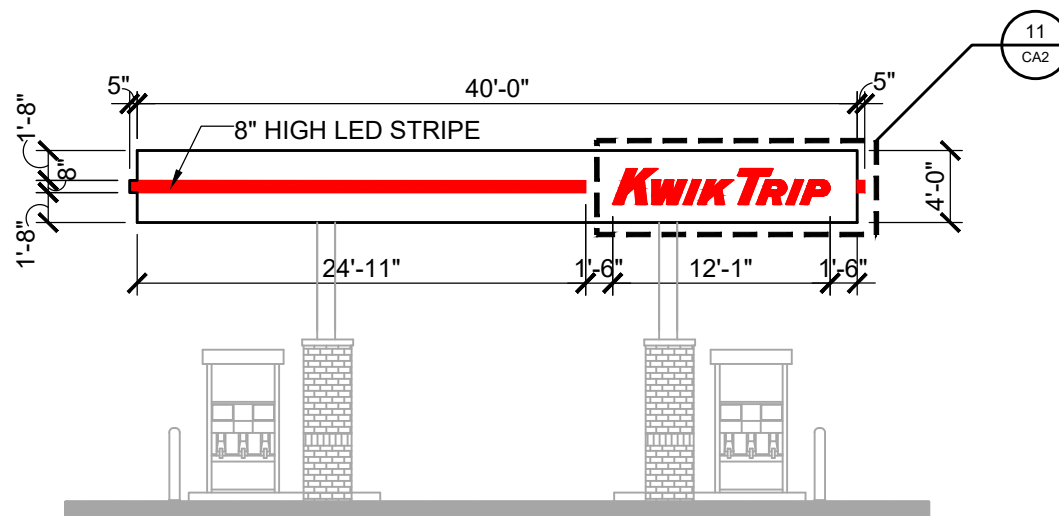
#	DATE	DESCRIPTION

DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2020-11-09
SHEET: CA1



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #11

SCALE: 1/2" = 1'-0"

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CANOPY SIGNAGE

CONVENIENCE STORE #1166
WITH DETACHED CARWASH

SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

#	DATE	DESCRIPTION

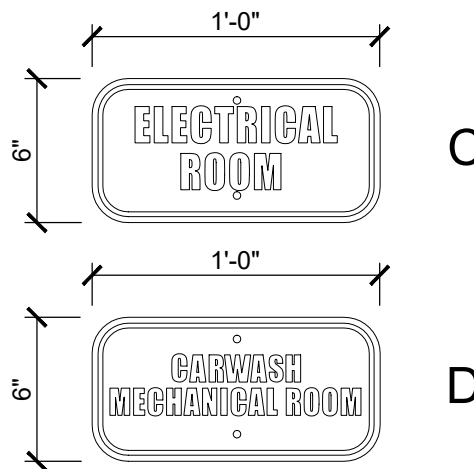
DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2020-11-09
SHEET: CA2



5" WHITE VINYL ADDRESS LETTERS
ON GLASS DOOR AS SHOWN ABOVE
(VERIFY ACTUAL NUMBERS WITH PROJECT MANAGER)

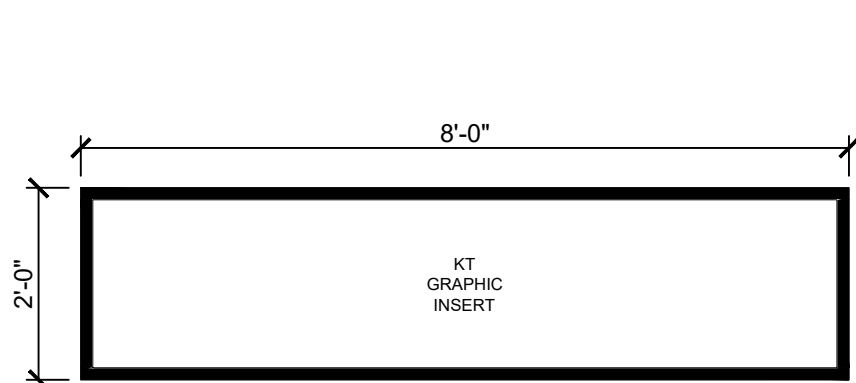
ADDRESS SIGN A

SCALE: 3/4" = 1'-0"

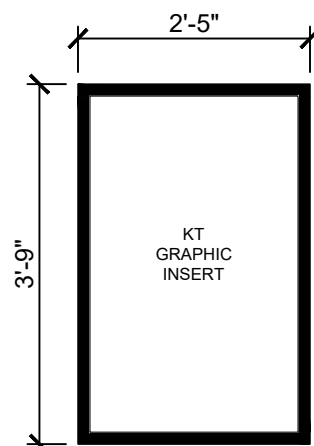


INFORMATIONAL SIGNS C & D

SCALE: 1 1/2" = 1'-0"



"SIGN F"
BLACK ALUMINUM FRAME

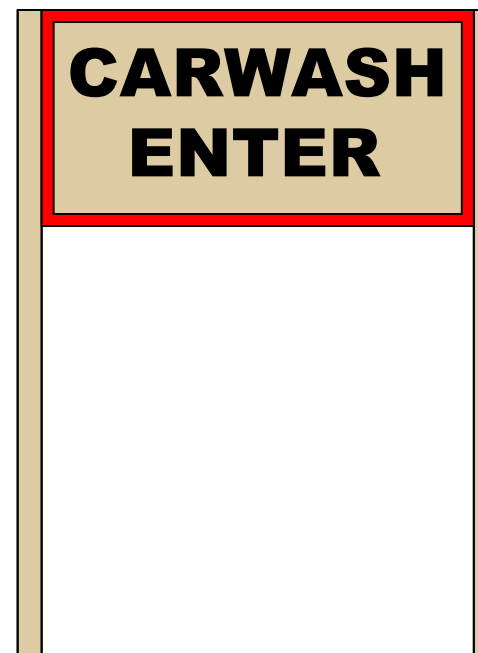


"SIGN G"
BLACK ALUMINUM FRAME

INFORMATIONAL SIGNS F & G

SCALE: 1/2" = 1'-0"

SINGLE SIDED DIRECTIONAL SIGN WEST SIDE



NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGN #12

SCALE: 3/4" = 1'-0"

GENERAL SPECIFICATIONS

ROOM SIGNS

Qty: 3 total (different copy on each)
Size: per art
Material: white sign blank
Finish: cut vinyl

Install along with various signs for
same site, crew to give to KT trim guys
to install.

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DIRECTIONAL SIGNAGE

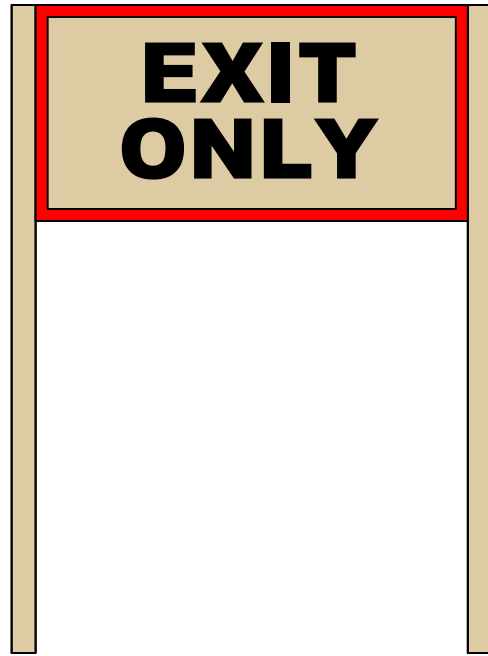
CONVENIENCE STORE #1166
WITH DETACHED CARWASH

SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-11-09
SHEET	DS1

SINGLE SIDED DIRECTIONAL SIGN
WEST SIDE



NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGN #13

SCALE: 3/4" = 1'-0"

#14 & 15 KWIK TRIP FREESTANDING MONUMENT SIGNS

SEE ATTACHMENT FROM LA CROSSE SIGN CO

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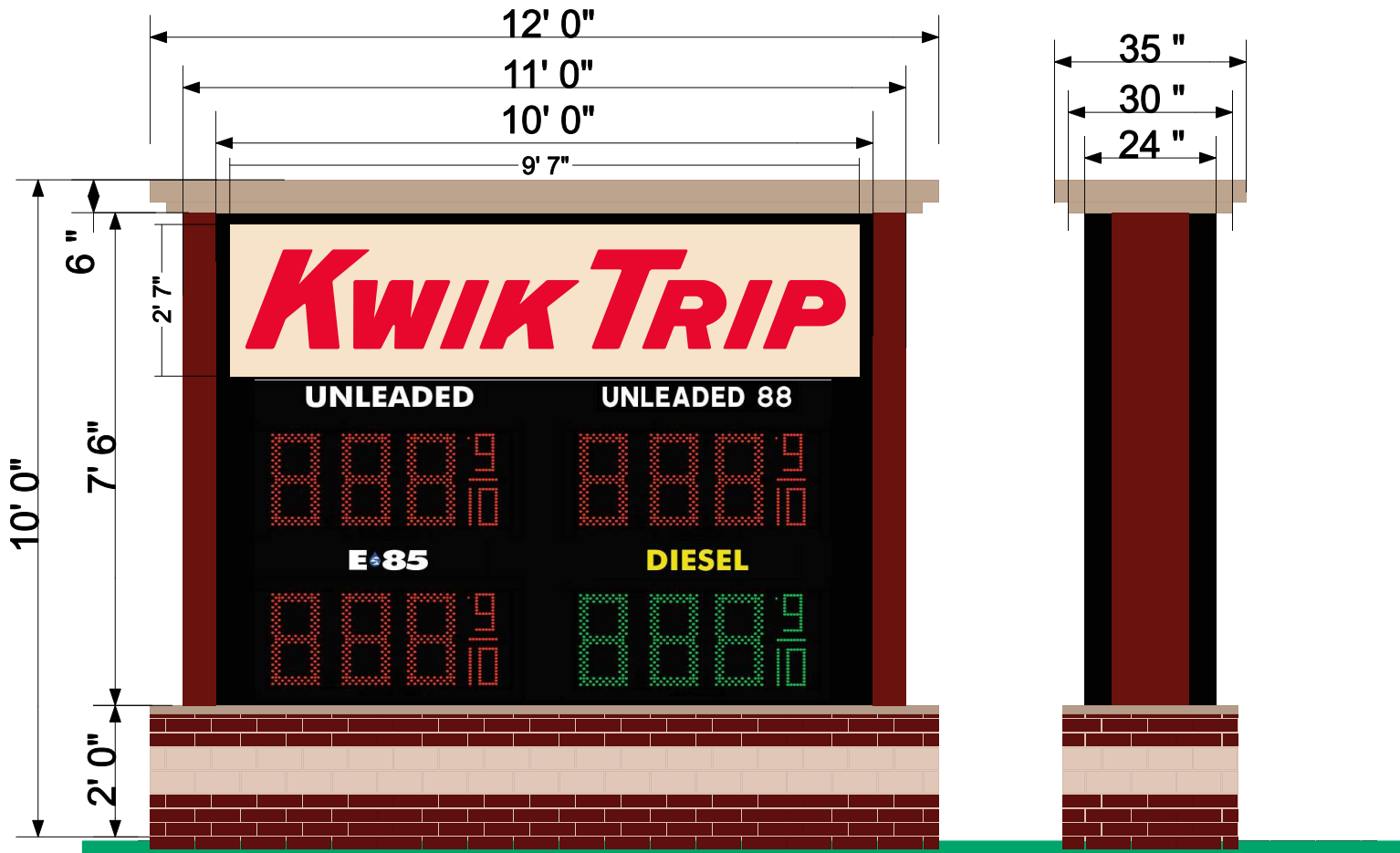
DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1166
WITH DETACHED CARWASH

SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

#	DATE	DESCRIPTION

DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2020-11-09
SHEET: DS2



PRICE SIGN CABINET 0.080" ALUMINUM FACE
 W/ CUT OUTS FOR ILLUMINATED PRODUCT PANELS & 18" DAK PRICE DIGITS
 PRODUCT ID'S ARE HELD IN BY FRAME/RETAINER SYSTEM TO MAKE
 SLIDE OUT FACES BE EASILY REMOVED IF A FUEL GRADE CHANGES
 White PRINCIPAL LED Date: _____ Landlord: _____ Date: _____

Approved by: _____

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lacrossesign.com

DESIGN

SALES

FILE

COLOR KEY

*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
 2242 Mustang Way • Madison, WI 53718 • 608-222-5353
 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Danielle Hadley
 Sign Type: Monument
 Date Created: 10/7/2018
 Last Modified: 3/28/2019
 Scale: 3/8" = 1' 0"

Job Name: Kwik Trip
 Job Address:
 Salesperson: Cindy Bluske
 Job Number: 102023

Revision Number:
 Job File Location:

- 1 PPG NA 208400
- 2 Black S/G paint
- 3 NA 208080 Beige
- 4 #2283 Red Acrylic
- 5 White of Acrylic
- 6 Black (230-22)
- 7
- 8
- 9
- 10
- 11
- 12