



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, 1975 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: Kwik Trip Inc.

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

Contact Person: Kwik Trip / Brad Fry

Email: bfry@kwiktrip.com

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

Respectfully Submitted By:  11/03/2021

Owner's or Authorized Agent's Signature

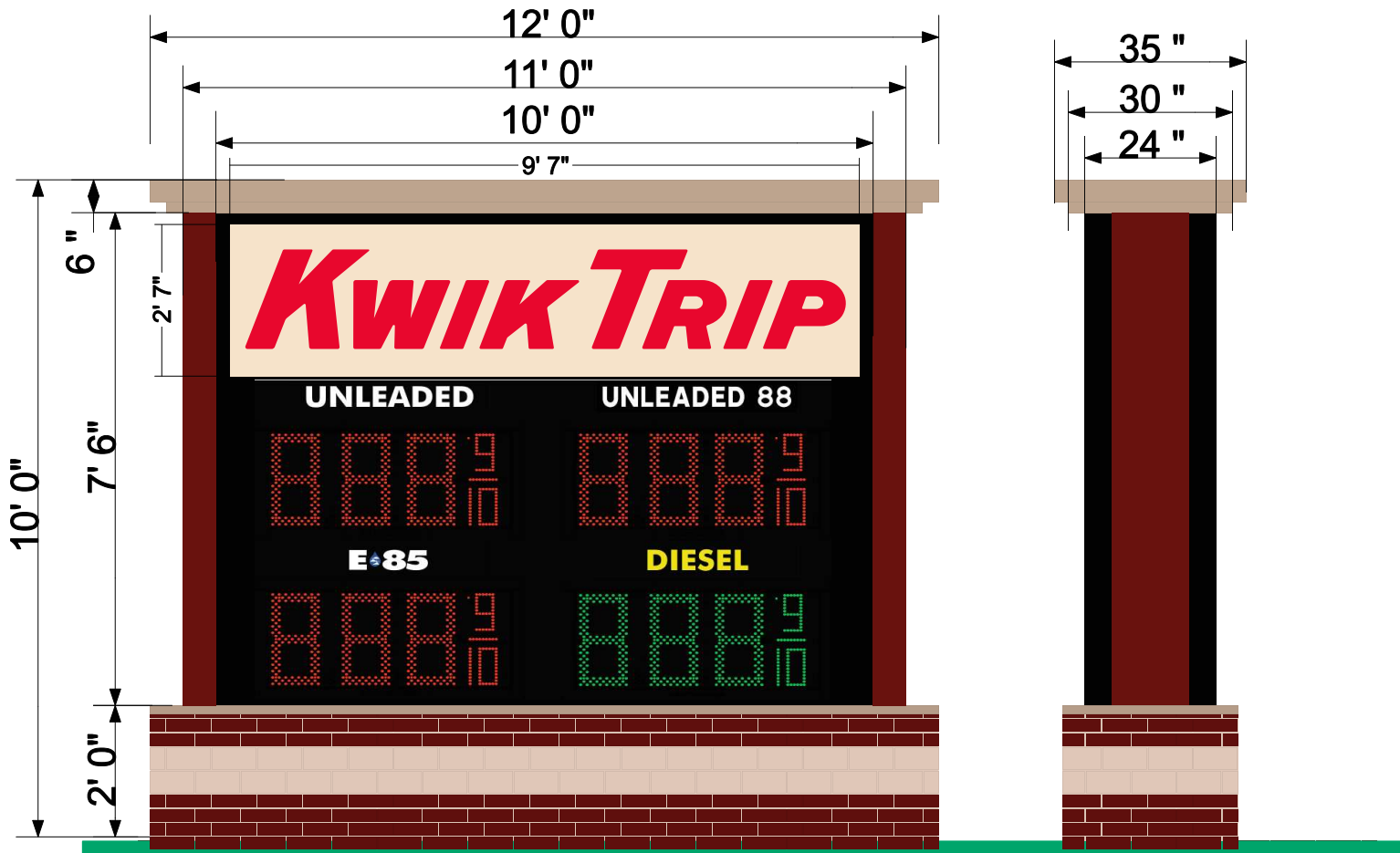
**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

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:** _____ **Publish:** _____

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

Permit Request No. _____



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: _____

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., Inc. and must be returned to them.

lacrossesign.com

DESIGN

SALES

FILE

COLOR KEY

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



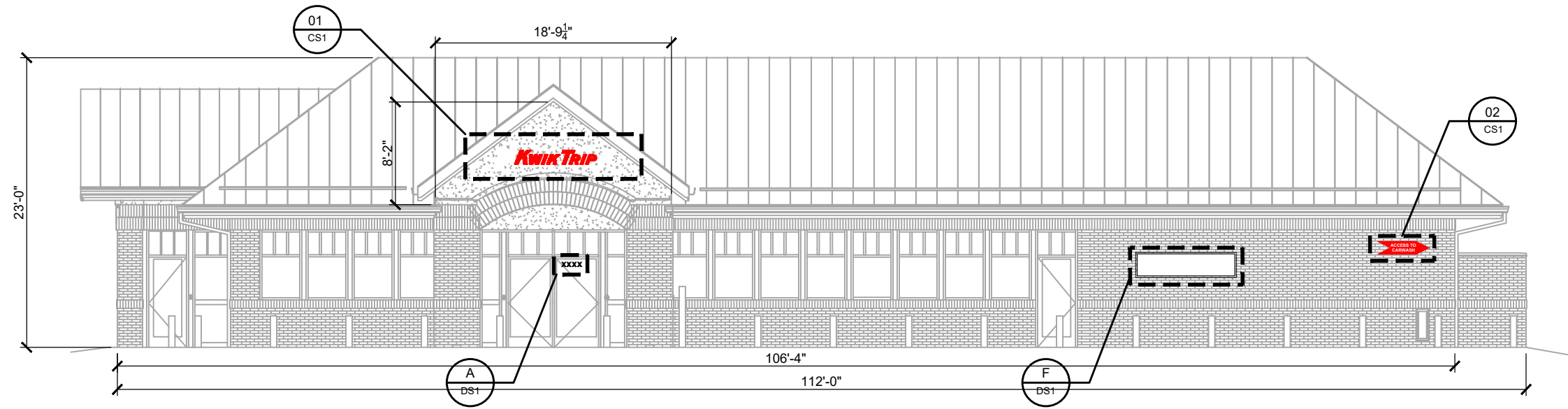
1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
 2242 Mustang Way • Madison, WI 53718 • 608-222-5353
 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

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

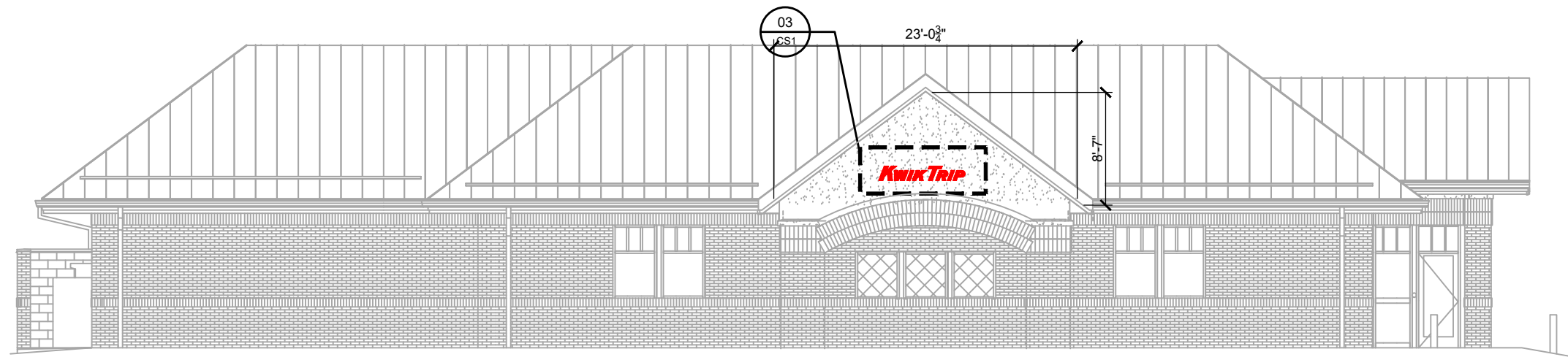
Revision Number:
 Job File Location:

- 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



VIEW LOOKING TO THE NORTH

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



VIEW LOOKING TO THE SOUTH

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

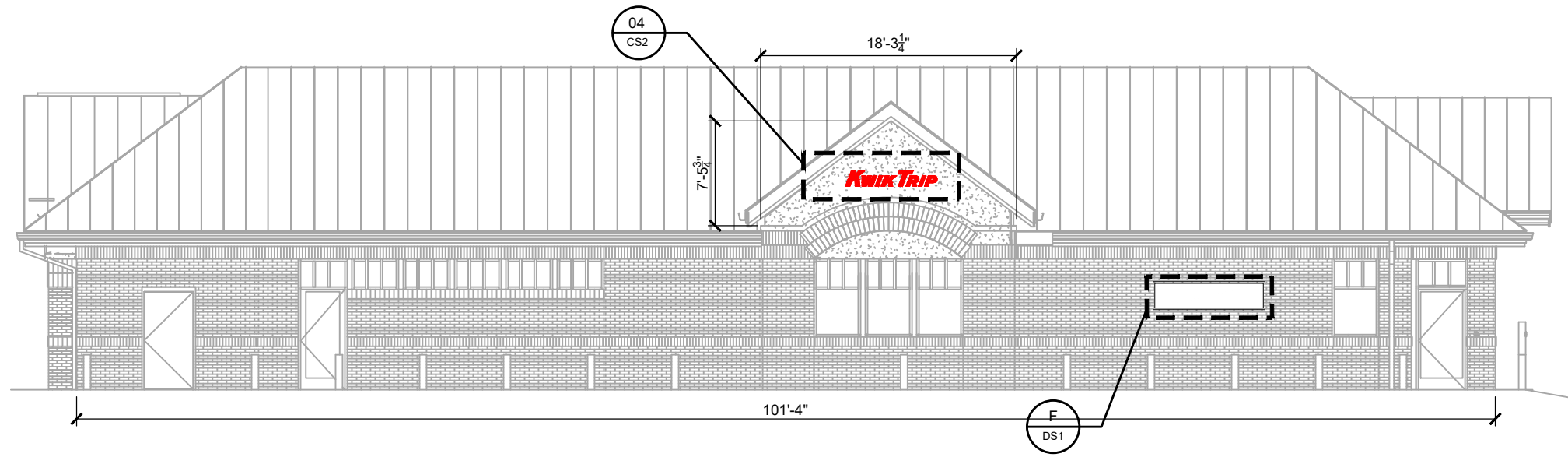
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1166
 WITH DETACHED CARWASH

SWC SYENE RD & CHERYL PKWY
 FITCHBURG, WI

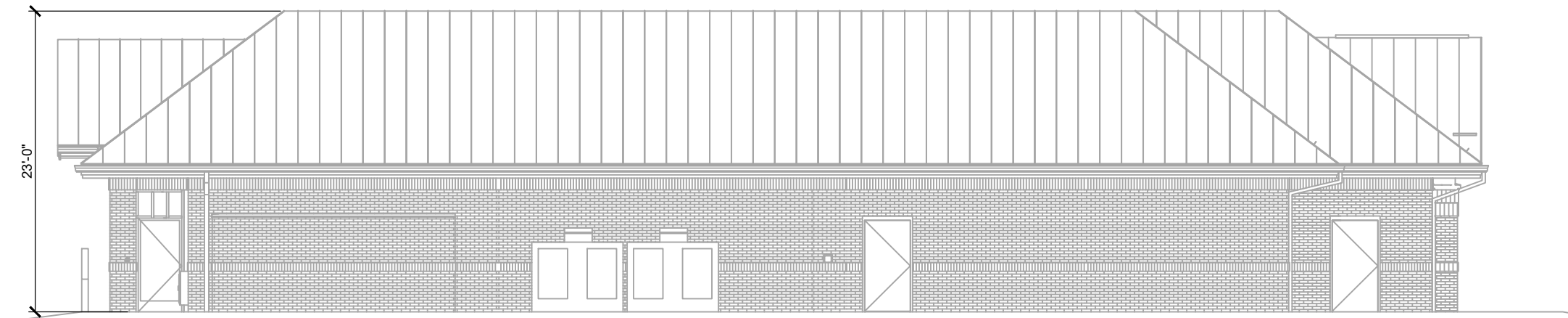
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1	2020/12/03	SIGN SIZE UPDATE

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



VIEW LOOKING TO THE EAST

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



VIEW LOOKING TO THE WEST

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



LOGO DETAIL - SIGN #04

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

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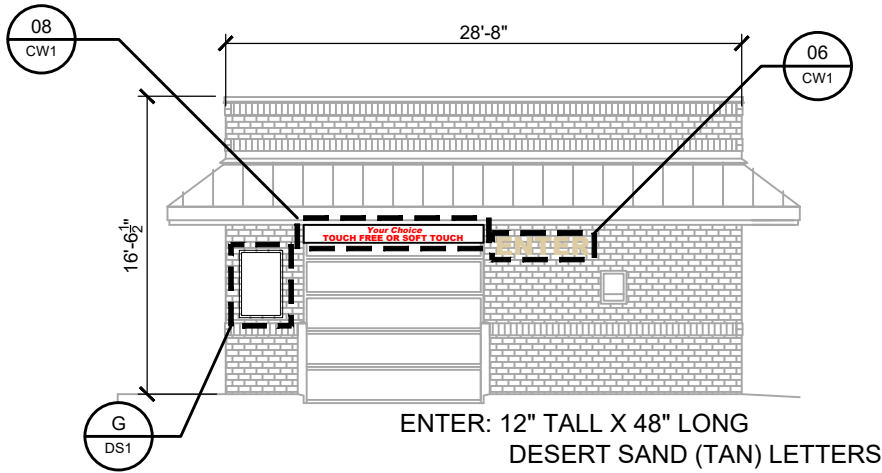
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1166
WITH DETACHED CARWASH

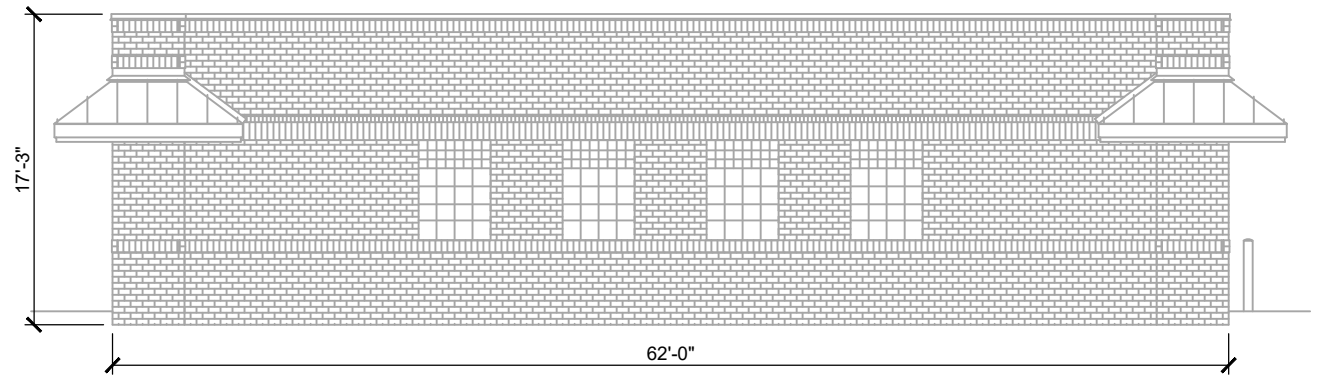
SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

#	DATE	DESCRIPTION
1	2020/12/03	SIGN SIZE UPDATE

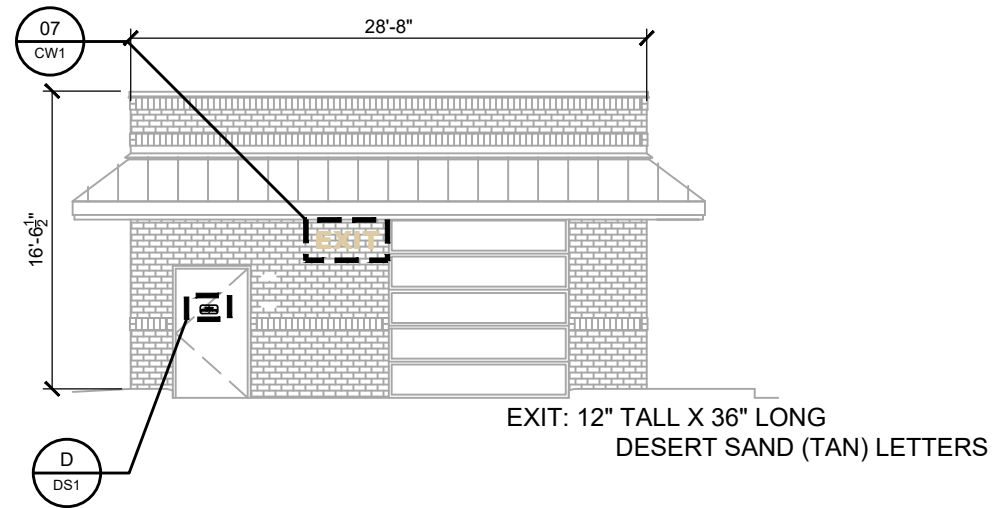
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SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-11-09
SHEET	CS2



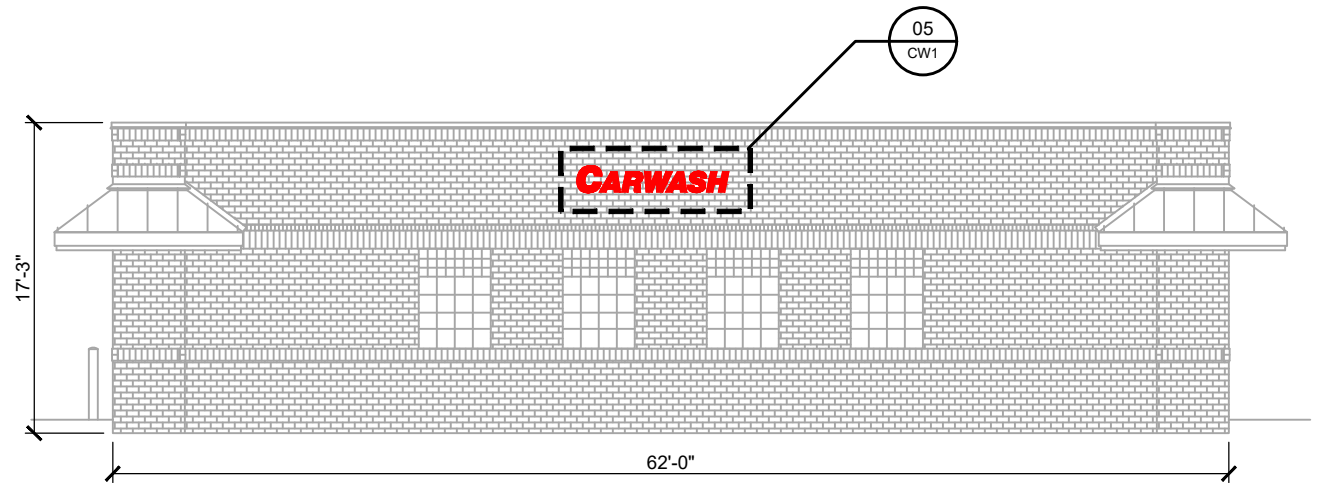
ENTER ELEVATION
SCALE: 3/32" = 1'-0"



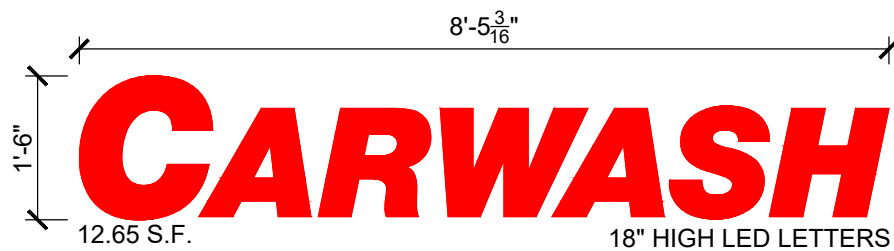
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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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KWIK STAR

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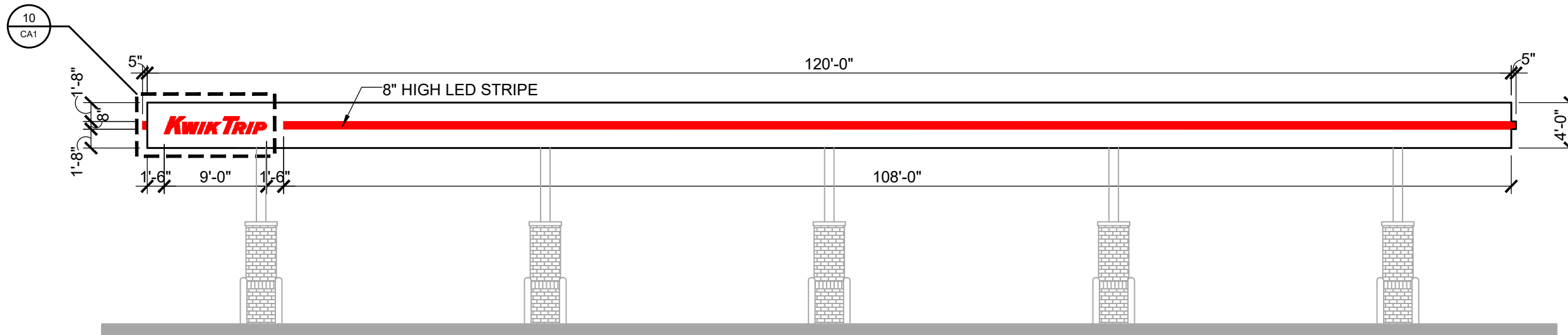
CARWASH SIGNAGE

CONVENIENCE STORE #1166
WITH DETACHED CARWASH

SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

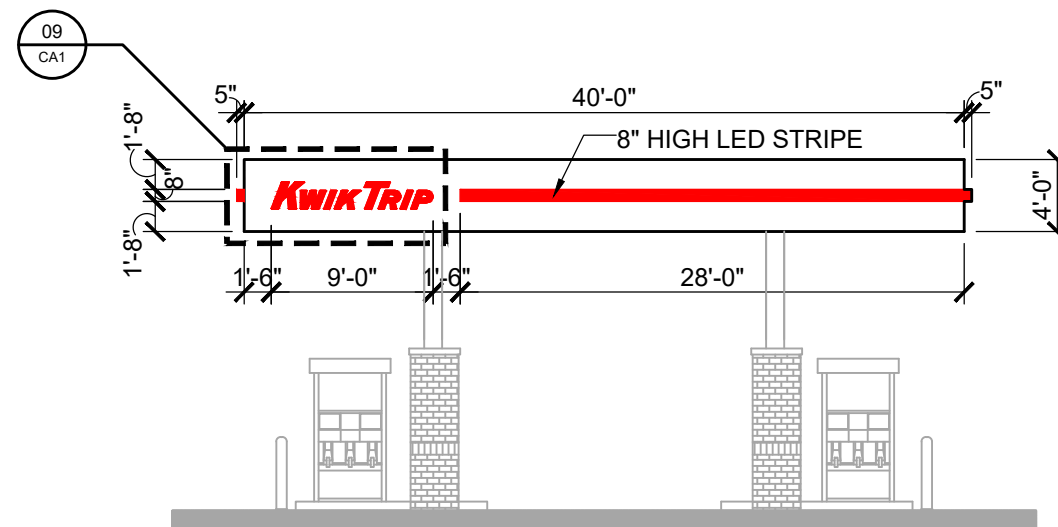
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△	2020/12/03	SIGN SIZE UPDATE

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"

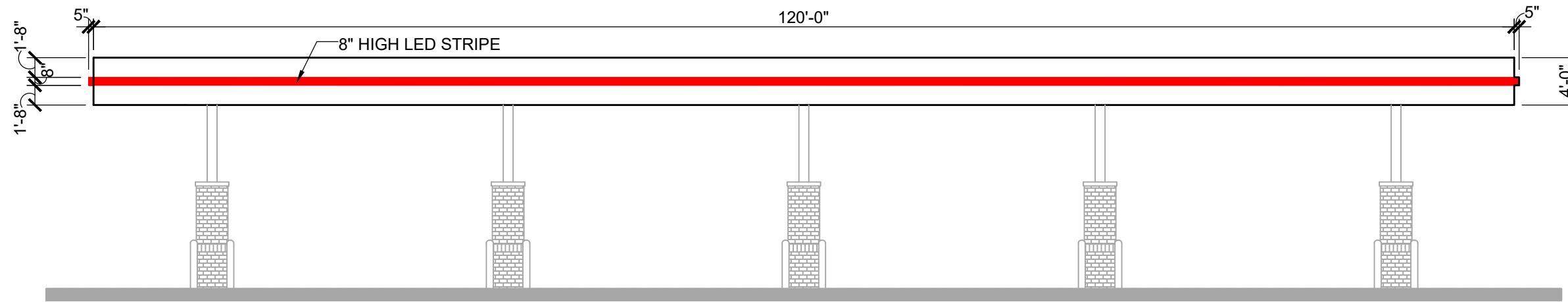


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CANOPY SIGNAGE
CONVENIENCE STORE #1166
WITH DETACHED CARWASH
SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

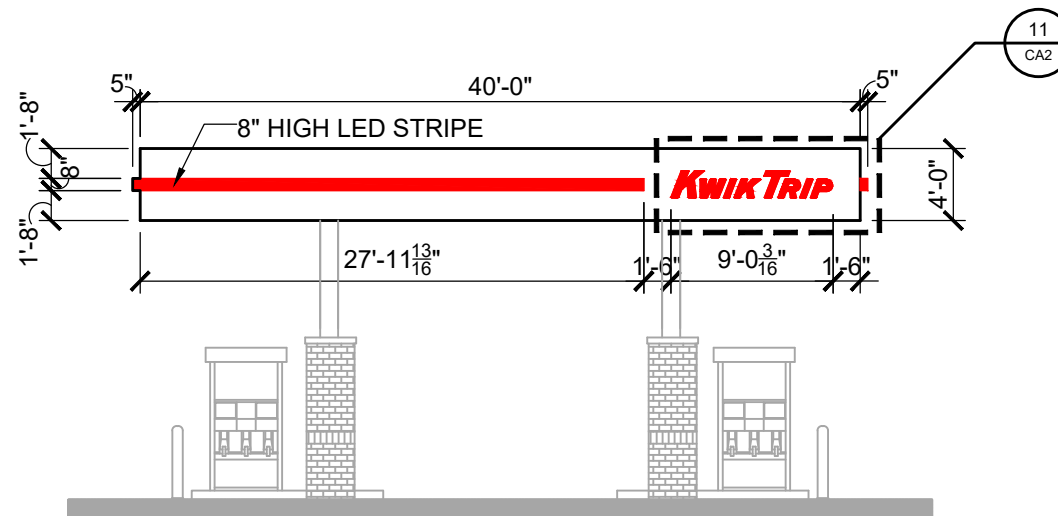
#	DATE	DESCRIPTION
1	2020/12/03	SIGN SIZE UPDATE

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

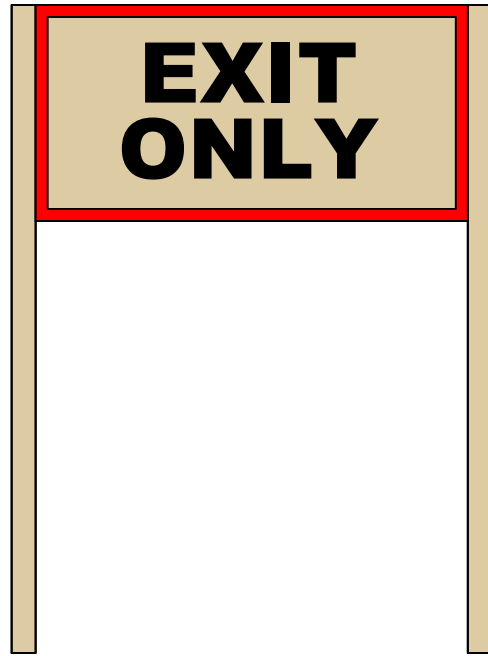
CONVENIENCE STORE #1166
WITH DETACHED CARWASH

SWC SYENE RD & CHERYL PKWY
FITCHBURG, WI

#	DATE	DESCRIPTION
1	2020/12/03	SIGN SIZE UPDATE

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

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 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
△	2020/12/03	SIGN SIZE UPDATE

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