

R 16,005002 11/19/2021
\$480.00 RB



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: 6204 Nesbitt Road

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

Parcel # 0609-072-8390-7 See also attached Survey W/ full legal description

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

2. Current Use of Property: Undeveloped

3. Proposed Use of Property: Mixed Use: Commercial With 2 Apartments above

4. Proposed Development Schedule: Spring 2022

5. Zoning District: GB General Business

6. Future Land Use Plan Classification: BUS Business

***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): 2 Apartments W/ 2 Bedrooms each

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

No. Of Parking Stalls: 4 Required & Provided

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

Proposed Hours of Operation: Normal business hours **No. Of Employees:** Undetermined

Floor Area: 1,300 sf **No. Of Parking Stalls:** 7 Provided, 6 Required

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

Current Owner of Property: Crary Builders

Address: P.O. Box 930062 Verona, WI 53593 **Phone No:** 608-575-0697

Contact Person: Ken Crary

Email: cbi@tds.net

Address: P.O. Box 930062 Verona, WI 53593 **Phone No:** 608-575-0697

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:** 11/17/21 **Publish:** _____

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

Permit Request No. CU-2417-21

PLAT OF SURVEY

That part of the Northeast and Southeast 1/4s of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 7, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 7; thence $S01^{\circ}55'03''W$ along the North-South 1/4 line of Section 7, 1151.48' to the point of beginning; thence $S62^{\circ}25'38''E$ (recorded as $S62^{\circ}51'47''E$ and $S63^{\circ}41'E$), 19.71' to the Northwesterly right of way line of Nesbitt Road; thence Southwesterly, 39.91' along said right of way line and the arc of a curve to the right whose radius is 752.00' and whose chord bears $S28^{\circ}17'27''W$, 39.91'; thence Southwesterly, 145.70' along said right of way line and the arc of a curve to the right whose radius is 921.93' and whose chord bears $S36^{\circ}53'18''W$, 145.55'; thence $N00^{\circ}28'34''W$ (recorded as $N00^{\circ}54'43''W$ and $N01^{\circ}51'W$), 207.96'; thence $S62^{\circ}25'38''E$ (recorded as $S62^{\circ}51'47''E$ and $S63^{\circ}41'E$), 102.14' to the point of beginning.

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

September 4, 2020

Robert A. Talarczyk

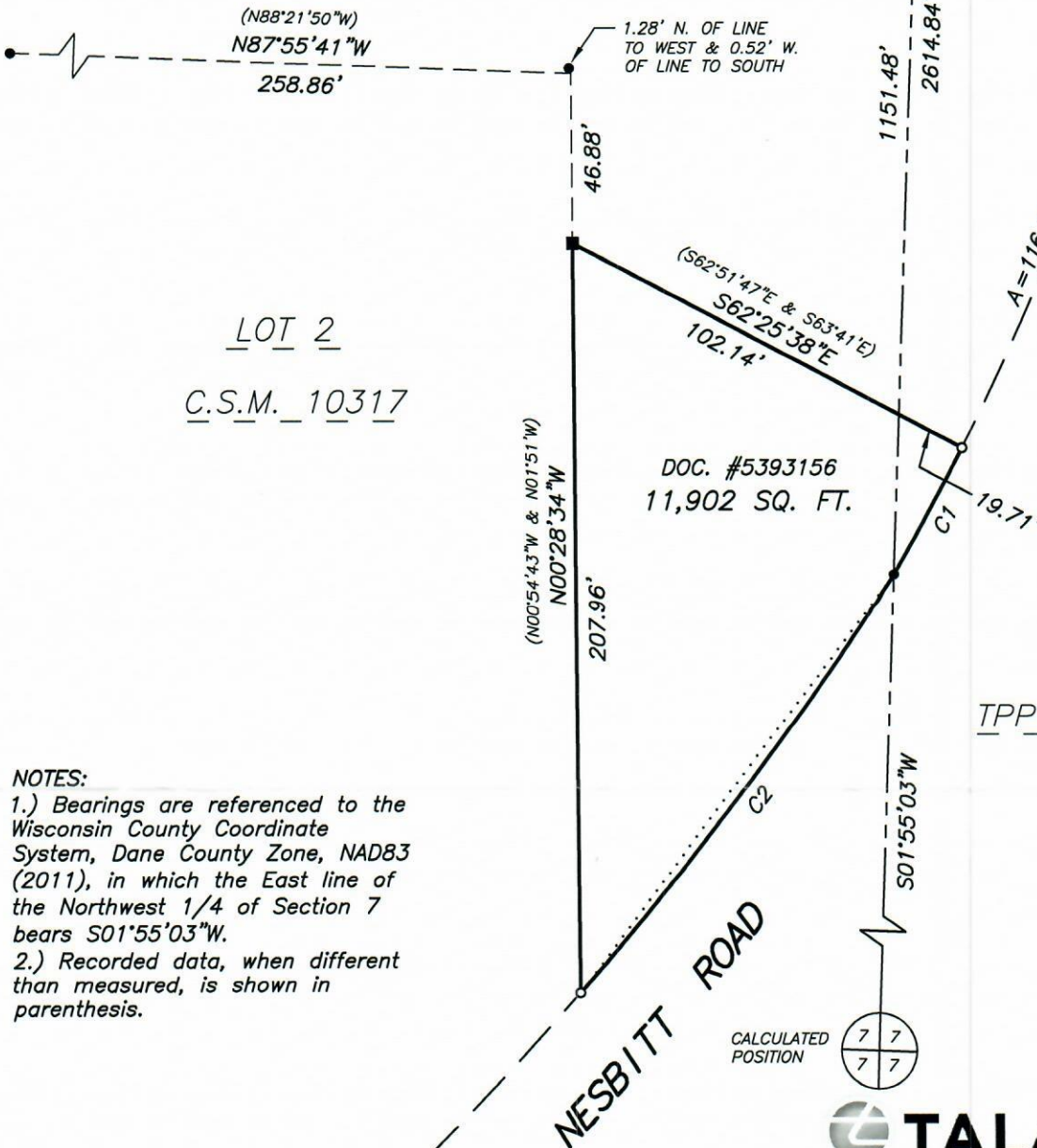
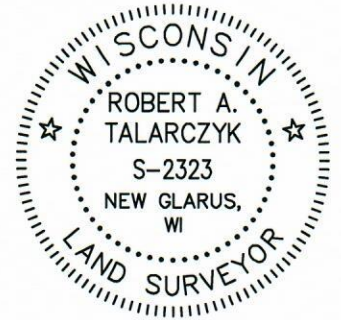
Robert A. Talarczyk, P.L.S.

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	752.00'	39.91'	$3^{\circ}02'28''$	39.91'	$S28^{\circ}17'27''W$
C2	921.93'	145.70'	$9^{\circ}03'18''$	145.55'	$S36^{\circ}53'18''W$

LEGEND:

- 1" iron pipe found
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set

BRASS SURVEY MARKER FOUND



NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East line of the Northwest 1/4 of Section 7 bears $S01^{\circ}55'03''W$.
- 2.) Recorded data, when different than measured, is shown in parenthesis.

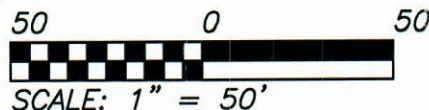
PREPARED FOR:
Ken Crary
Crary Builders Inc.
P.O. Box 930062
Verona, WI 53593
(608) 575-0697

TALARCYK
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216

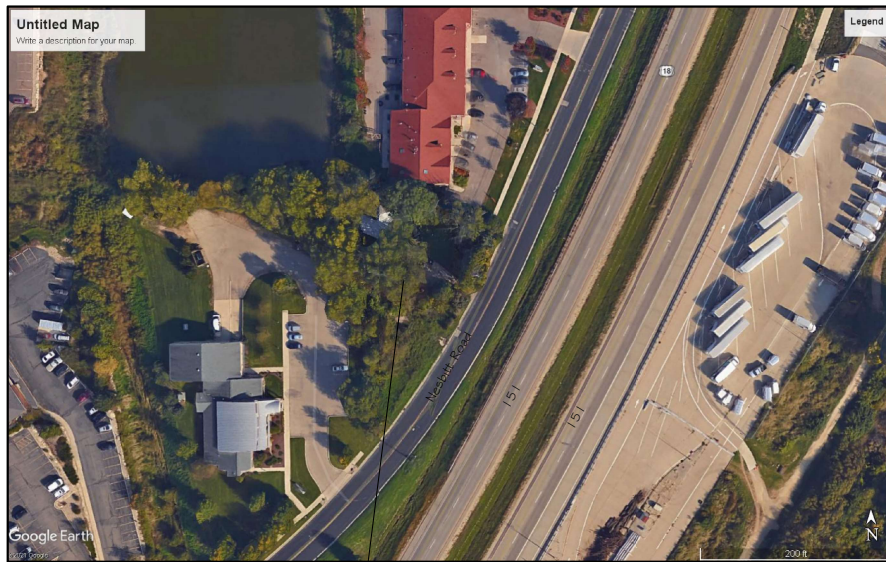
www.talarczykssurveys.com

JOB NO. 20148
POINTS 20148
DRWG. 20148_1
DRAWN BY RT





Subject Property
Vicinity Map



Subject Property
Site Map

Building Development Data:

Site Address: 6204 Nesbitt Road, Fitchburg, WI.

Zoning: GB, General Business
Lot Area: 11,902 sf (.27 Acres)

Building Occupancy: B, Business, M, Merchantile On The Main Level; R-2
Apartments On The Second Level)

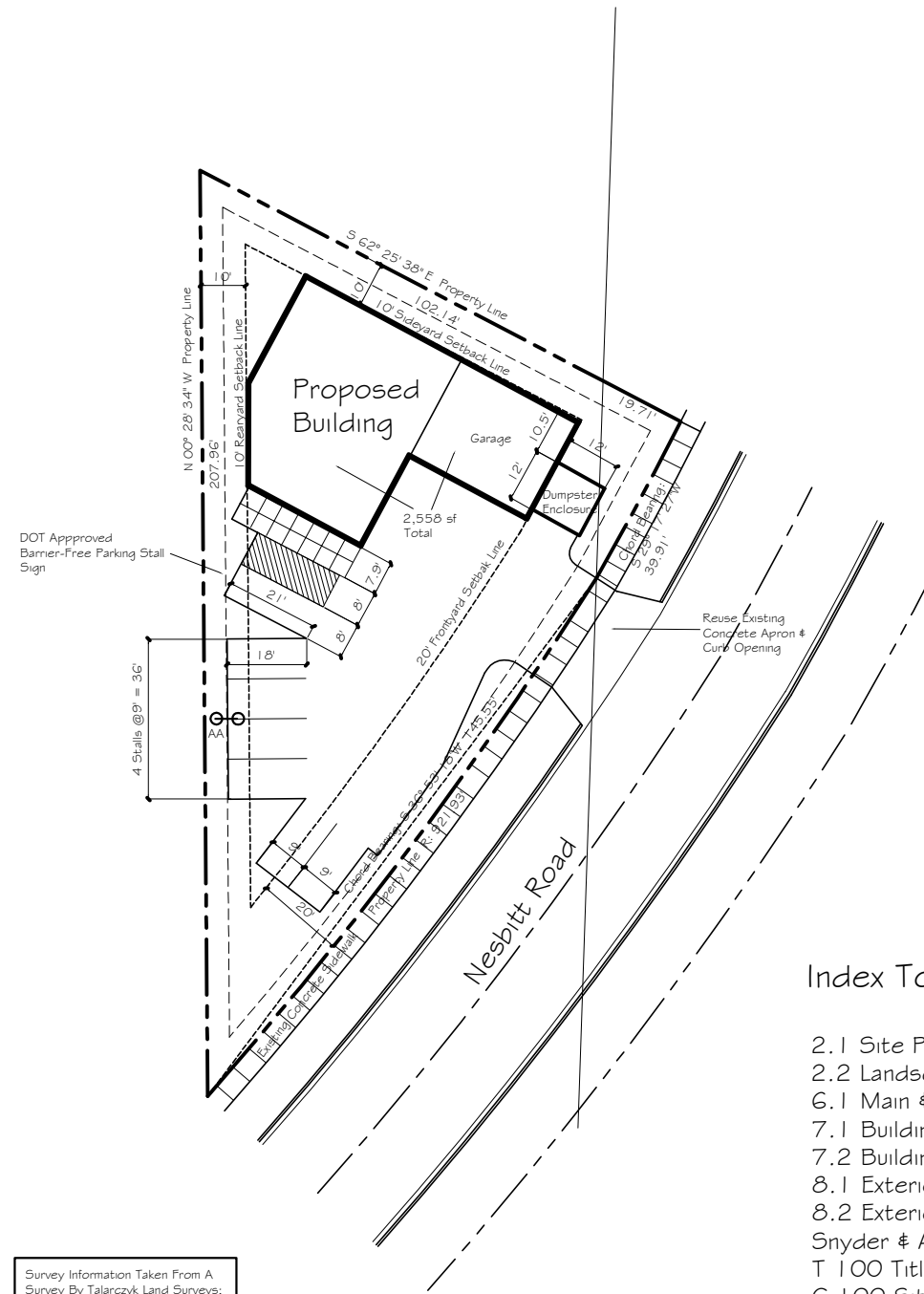
Parking: Apartments: 2 Per Unit (4 Required)
Commercial Space: 1:300 SF (6 Required)
Parking Provided: Apartments: 4 (2 in Garages; 2 In Front Of Garage Doors)
Commercial: 7 Stalls

Greenspace Required: 25%
Greenspace Provided: 37%

Building Construction Classification: Type 5B Wood Frame

Floor Area Footprint: 2,558 sf;

Building Height: Approx. 34' To Ridge



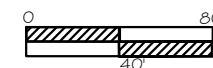
Survey Information Taken From A
Survey By Talarczyk Land Surveys;
Job #20148 Dated Sep-4-2020

See Civil Plans For Detailed Parking Area Configuration &
Grading. Note. Barrier-Free Access Stall And
Loading/Unloading Area Max Slope: 1%; Max Step Up In
Access Route: 1/2"; Max Sidewalk Slope In Access Route: 5%

AA = Site Lighting: Lithonia KVR2 250M Series
W/ 250 MH On A 20' Pole

Index To Drawings:

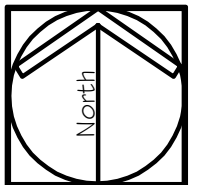
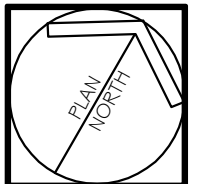
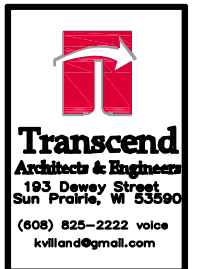
- 2.1 Site Plan
- 2.2 Landscape Plan
- 6.1 Main & Upper Level Floor Plans
- 7.1 Building Section
- 7.2 Building Section
- 8.1 Exterior Elevations
- 8.2 Exterior Elevations
- Snyder & Assoc Civil Plans:
- T 100 Title Sheet
- C 100 Site & Utility Plan
- C 101 Grading Plan
- C 102 Erosion Control Plan
- C 200 Erosion Control Notes
- C 201 General Notes
- C 202 Details



Site Plan
1" = 40'

For City Planning Review - Not For Construction

New Mixed Use Development For:
Crany Builders
6204 Nesbitt Road
Fitchburg, WI



REVISIONS:
Submitted for City Plan Commission
11-17-2021

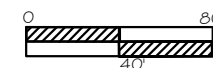
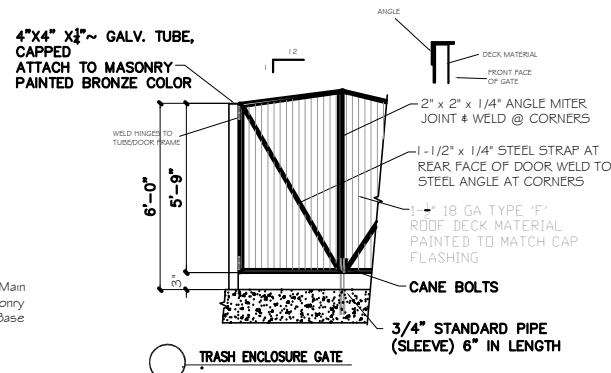
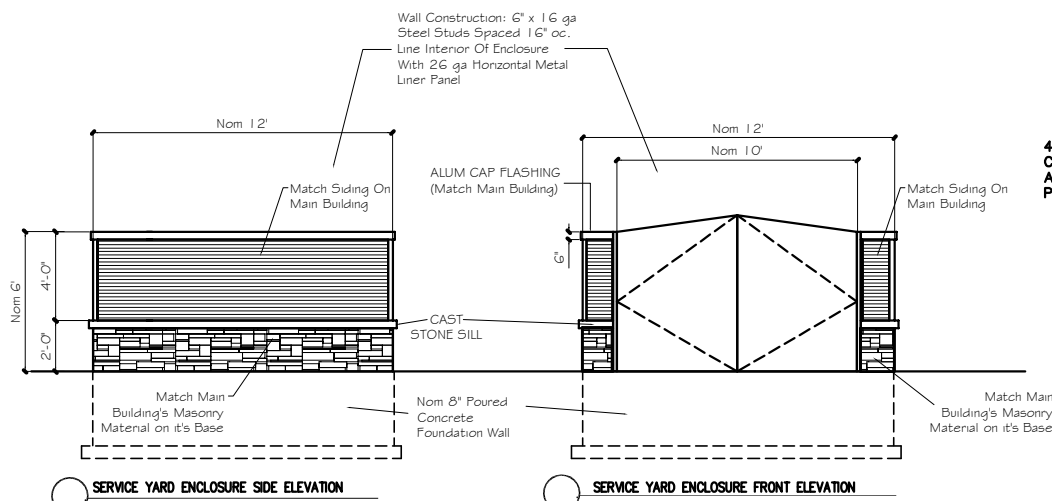
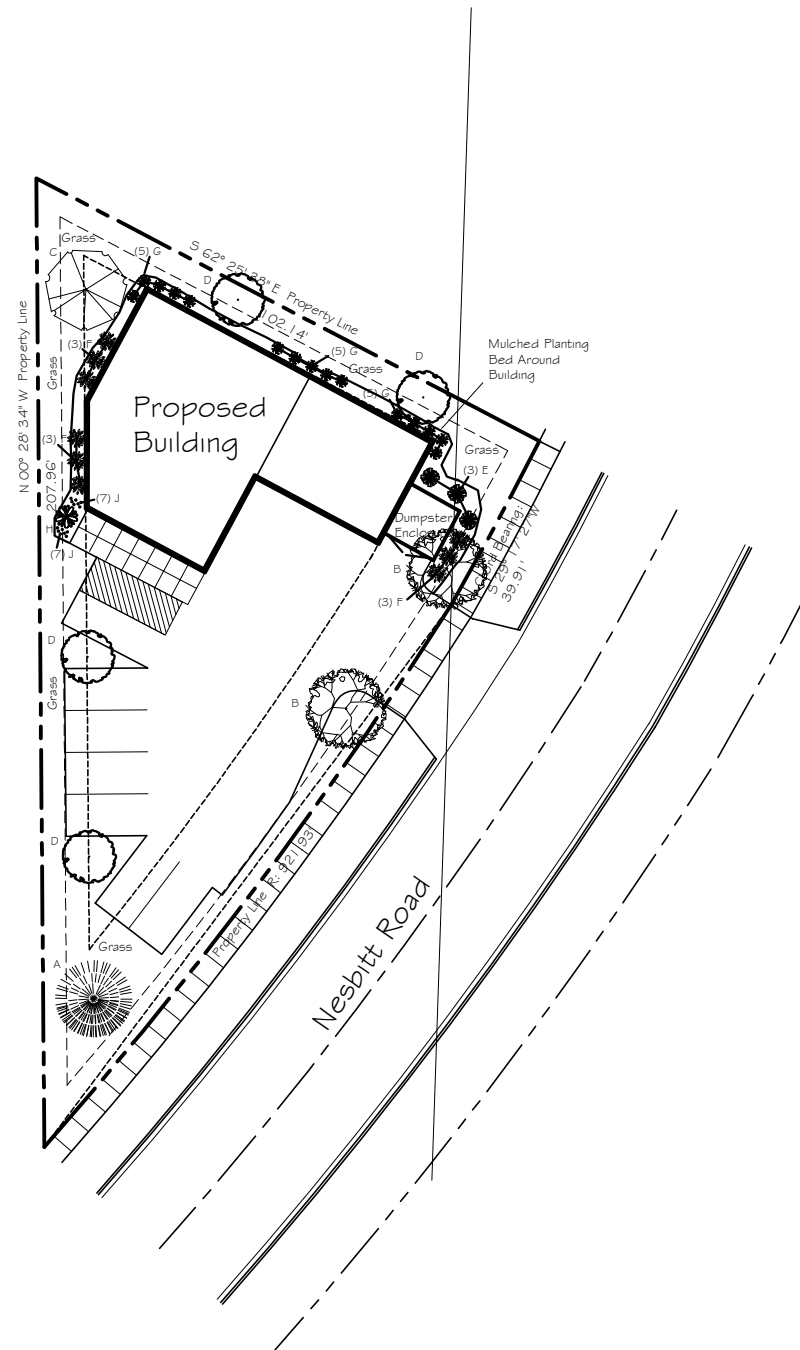
SWV	
6 March, 2021	2021-12

2.1

LANDSCAPING SCHEDULE							
MARK	DESCRIPTION	TYPE	SIZE / CALIPER	# OF PLANTS	Points /Far	Points	
A	Pinus Strobus White Pine	TALL EVERGREEN	6' Tall	BB	1		
B	Quercus bicolor "Swamp White Oak"	CANOPY	2.5'	BB	2		
C	Acer Saccharum "Sugar Maple"	CANOPY	2.5'	BB	1		
D	Syringa reticulata "Japanese Tree Lilac"	UNDER-STORY	6.0'-8.0'		4		
E	Thuja occidentalis "Tectny Arborvitae"	EVERGREEN	4' Tall		3		
F	Chicago Land Green Boxwood	SHRUB	1 8" Tall	3gal c/g	9		
G	Neon Splash Spirea	SHRUB	1 2" Tall	3gal c/g	15		
H	Magnolia stellata Star Magnolia, Multistemmed	SHRUB	4' Tall	3gal c/g	1		
J	Calamagrostis x acutifolia 'Karl Foerster' Feather Reed Grass	Ornamental Grass			14		

NOTE: TREES PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL NOT BE PLANTED OVER THE TOP OF THE PROPOSED PUBLIC UTILITIES. TREES SHOULD BE LOCATED NO CLOSER THAN 10 FEET TO THE SANITARY AND WATER LATERALS.

TREES AND OTHER LANDSCAPING SHALL BE ALLOWED IN THE STREET MEDIAN, LOCATED ABOVE THE SEWER MAIN WITH THE UNDERSTANDING THAT IF ACCESS TO THE SEWER MAIN IS NECESSARY FOR MAINTENANCE OR REPAIR AND TREES AND ANY OTHER LANDSCAPING NEEDS TO BE REMOVED TO OBTAIN SUCH ACCESS, THEN REPLACEMENT OF SUCH LANDSCAPING IS NOT THE RESPONSIBILITY OF THE CITY BUT THAT OF THE ADJACENT PROPERTY OWNER.

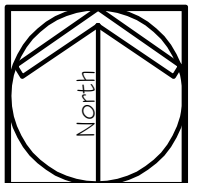
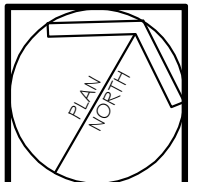


Landscape Plan
1" = 40'

For City Planning Review - Not For Construction

New Mixed Use Development For:
Crary Builders
6204 Nesbitt Road
Fitchburg, WI

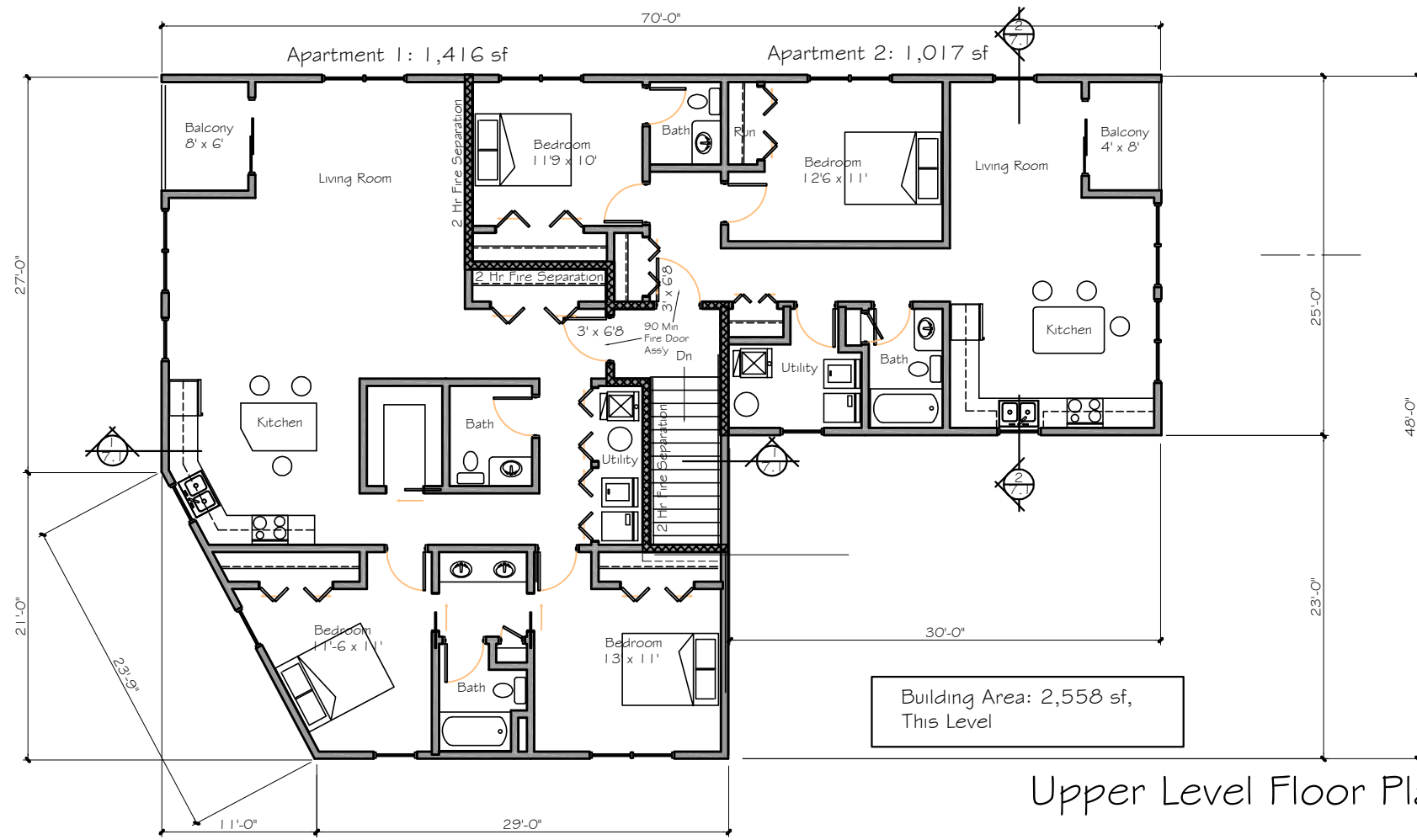
Transcend
Architects & Engineers
193 Dewey Street
Sun Prairie, WI 53590
(608) 825-2222 voice
kvilland@gmail.com



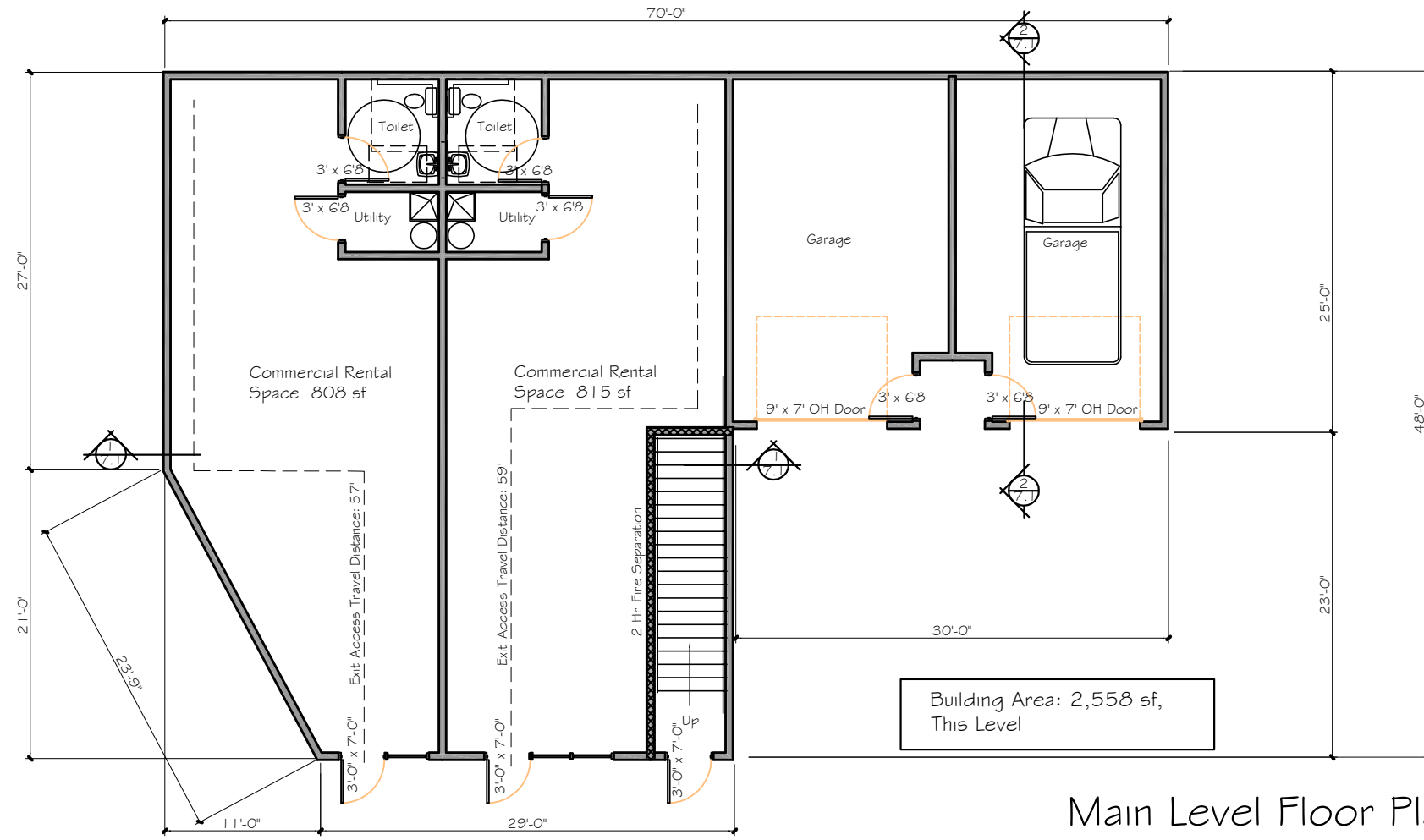
Landscape Plan
1" = 40'

REVISIONS:	
Submitted for City Plan Commission	11-17-2021
SWV	
6 March, 2021	2021-1-2

2.2



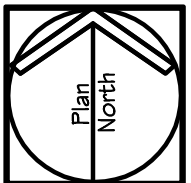
Upper Level Floor Plan - 3/16" = 1'-0"



Main Level Floor Plan - 3/16" = 1'-0"

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New Mixed Use Development For:
 Cray Builders
 6204 Nesbitt Road
 Fitchburg, WI



Main & Upper Level Floor Plan

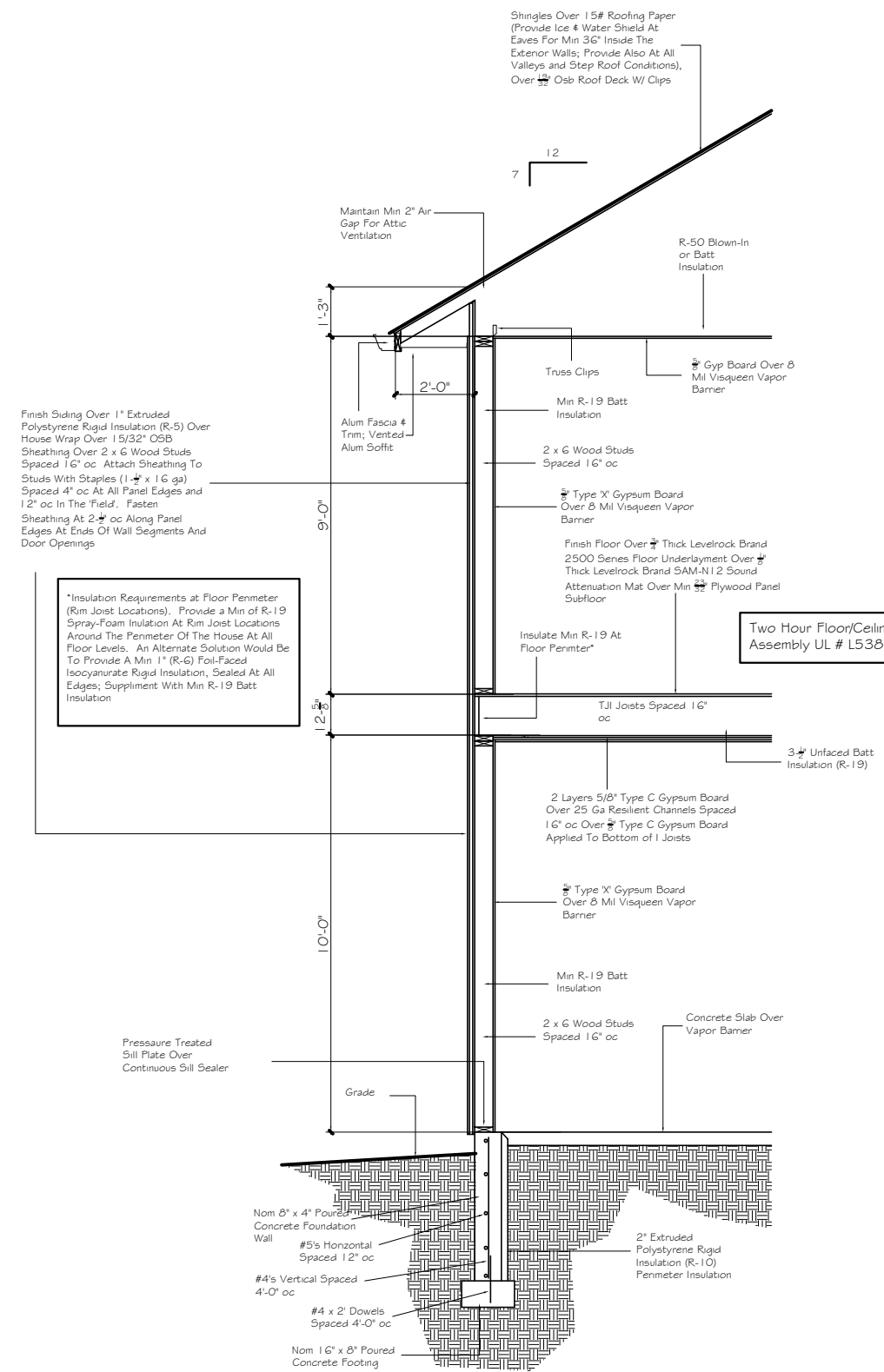
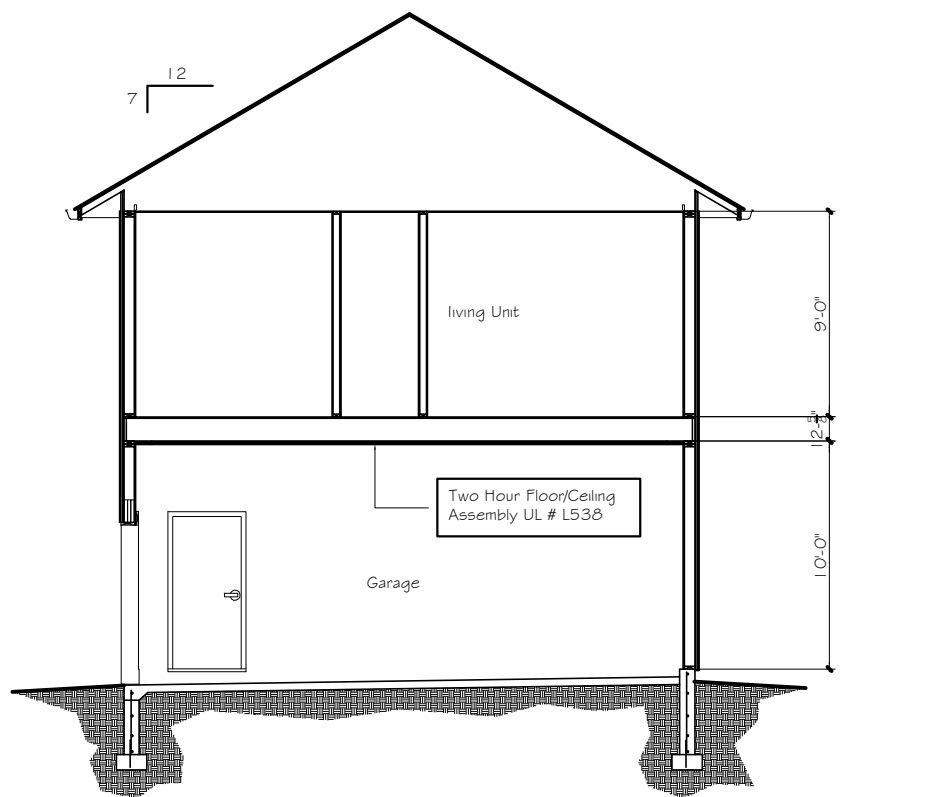
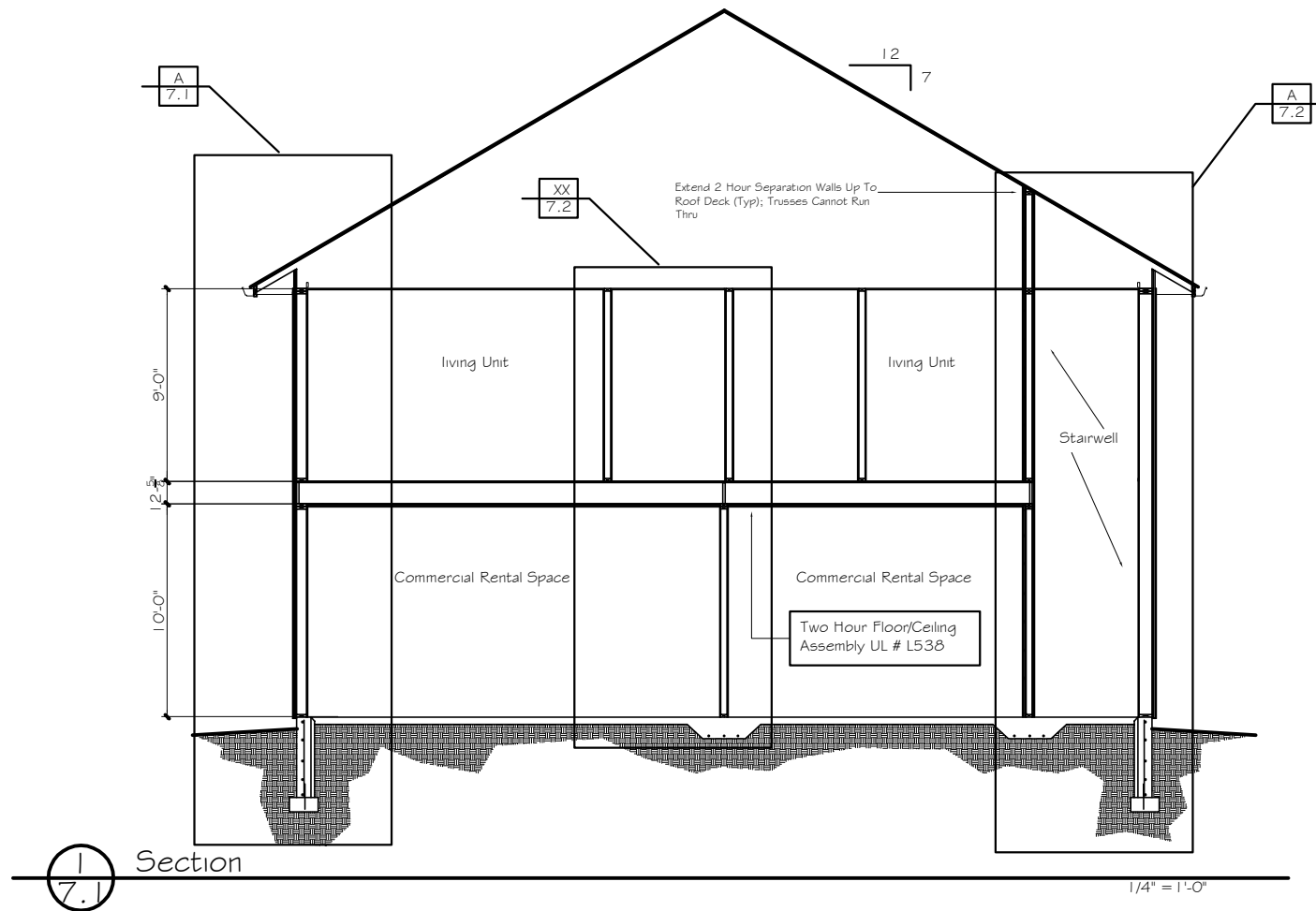
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REVISIONS:
 Submitted for City Plan Commission
 11-17-2021

KW
 8 March, 2021 | 2021-12

6.1

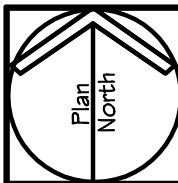
NO REPRODUCTION OF THESE PLANS OR THE DESIGNS CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



For City Planning Review - Not For Construction

New Mixed Use Development For:
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Fitchburg, WI

Transcend
Architects & Engineers
193 Dewey Street
Sun Prairie, WI 53590
(608) 825-2222 voice
kvilland@gmail.com



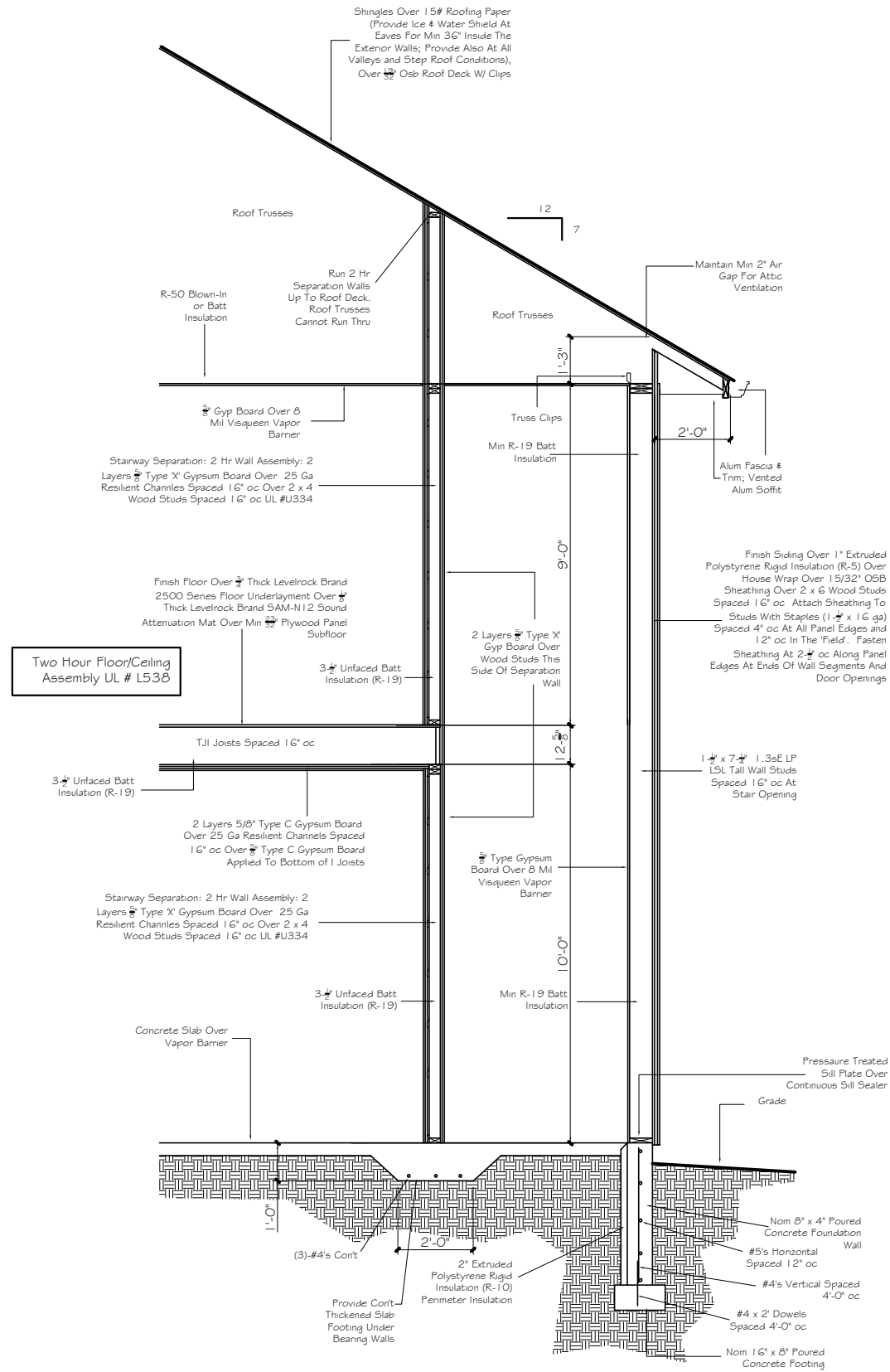
Building Sections

Scale As Noted

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11-17-2021

KW
8 March, 2021 | 2021-12

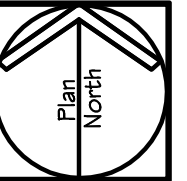
7.1a



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New Mixed Use Development For:
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 6204 Nesbitt Road
 Fitchburg, WI

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 Architects & Engineers
 193 Dewey Street
 Sun Prairie, WI 53590
 (608) 825-2222 voice
 kviland@gmail.com



Wall Details

Scale As Noted

REVISIONS:
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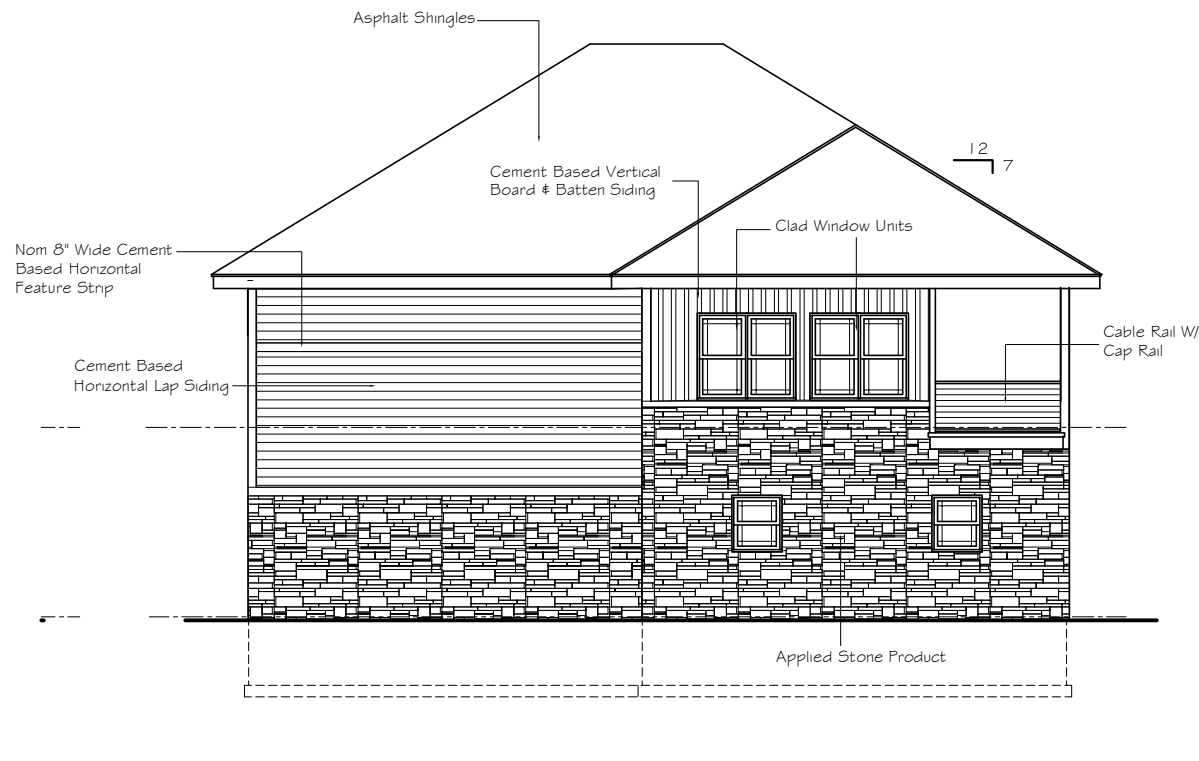
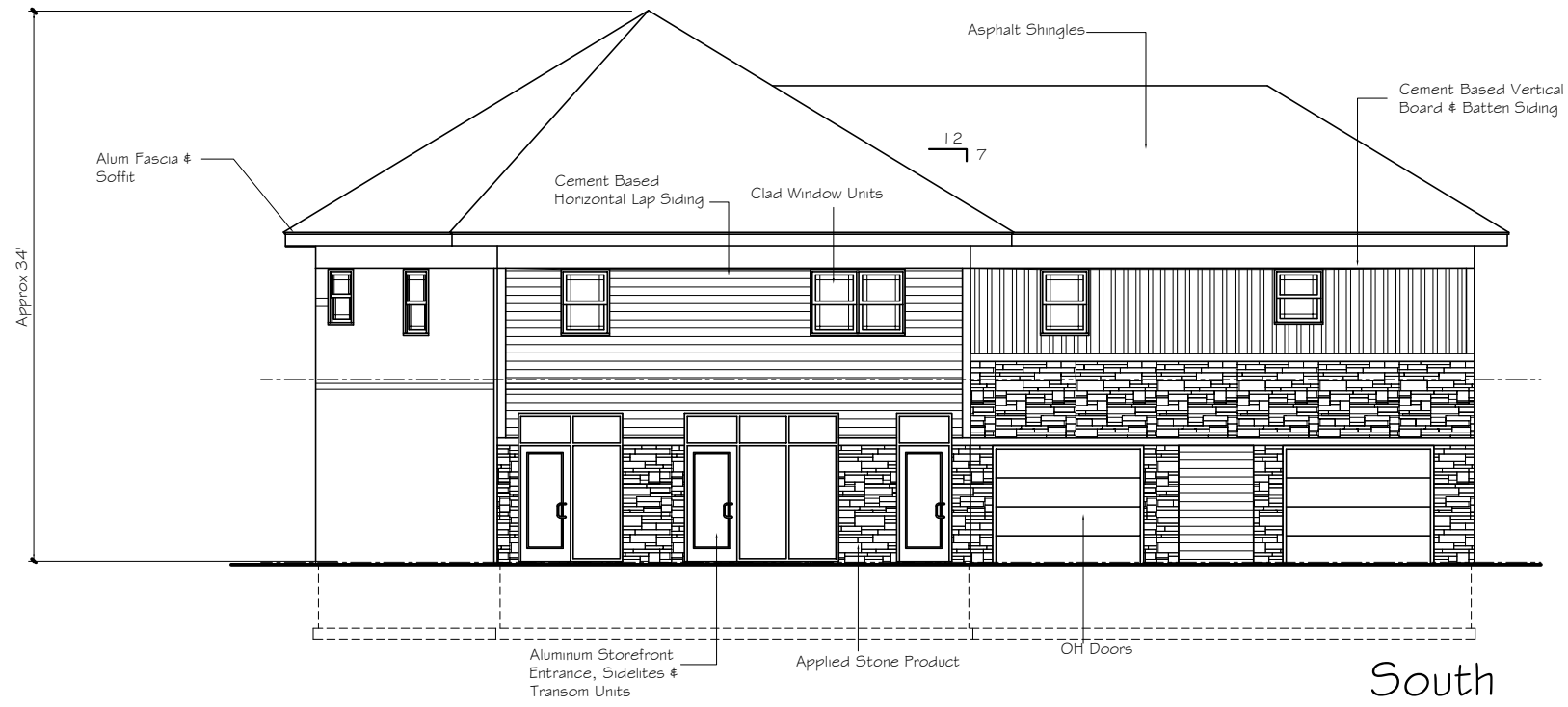
KW	
8 March, 2021	2021-12

A Wall Detail
 7.2

1/2" = 1'-0"

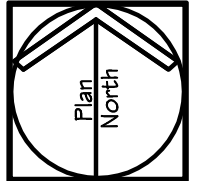
Wall Details

7.2



For City Planning Review - Not For Construction

New Mixed Use Development For:
 Cray Builders
 6204 Nesbitt Road
 Fitchburg, WI



Exterior Elevations

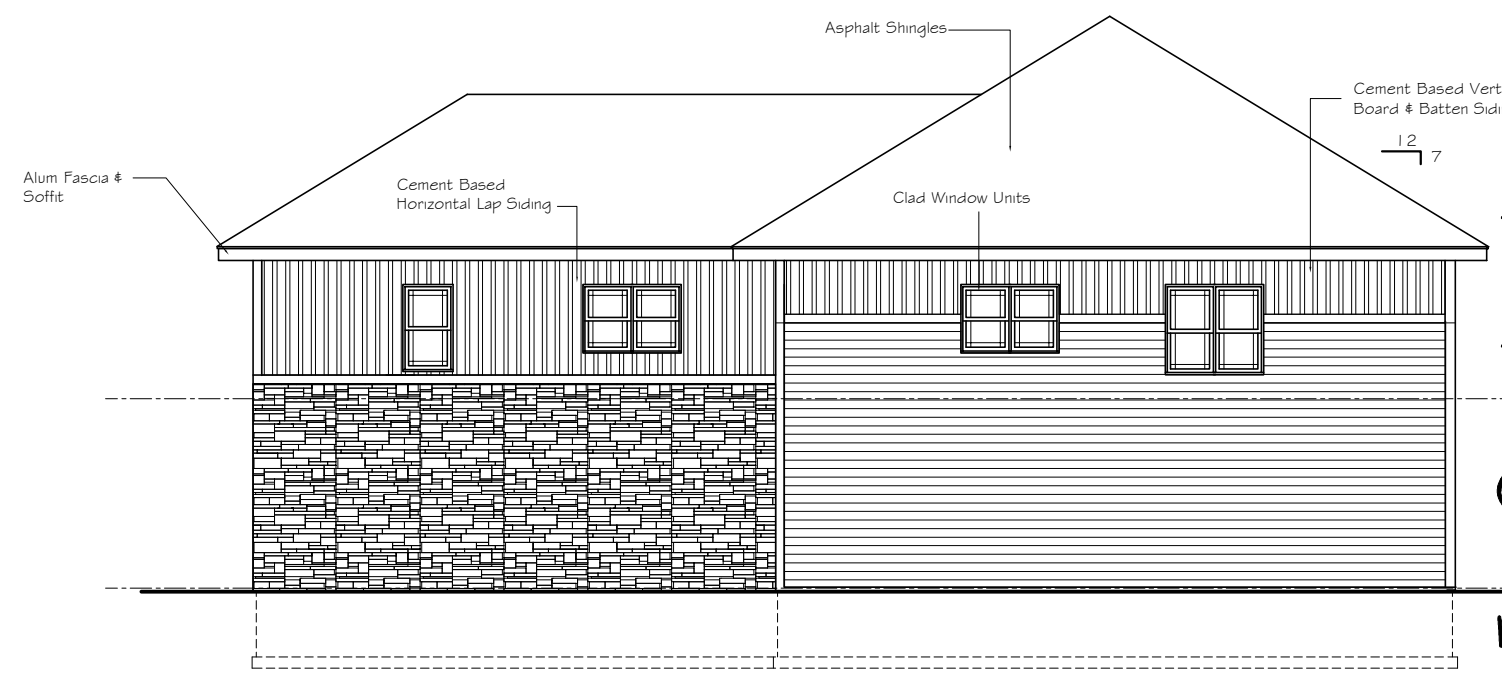
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REVISIONS:
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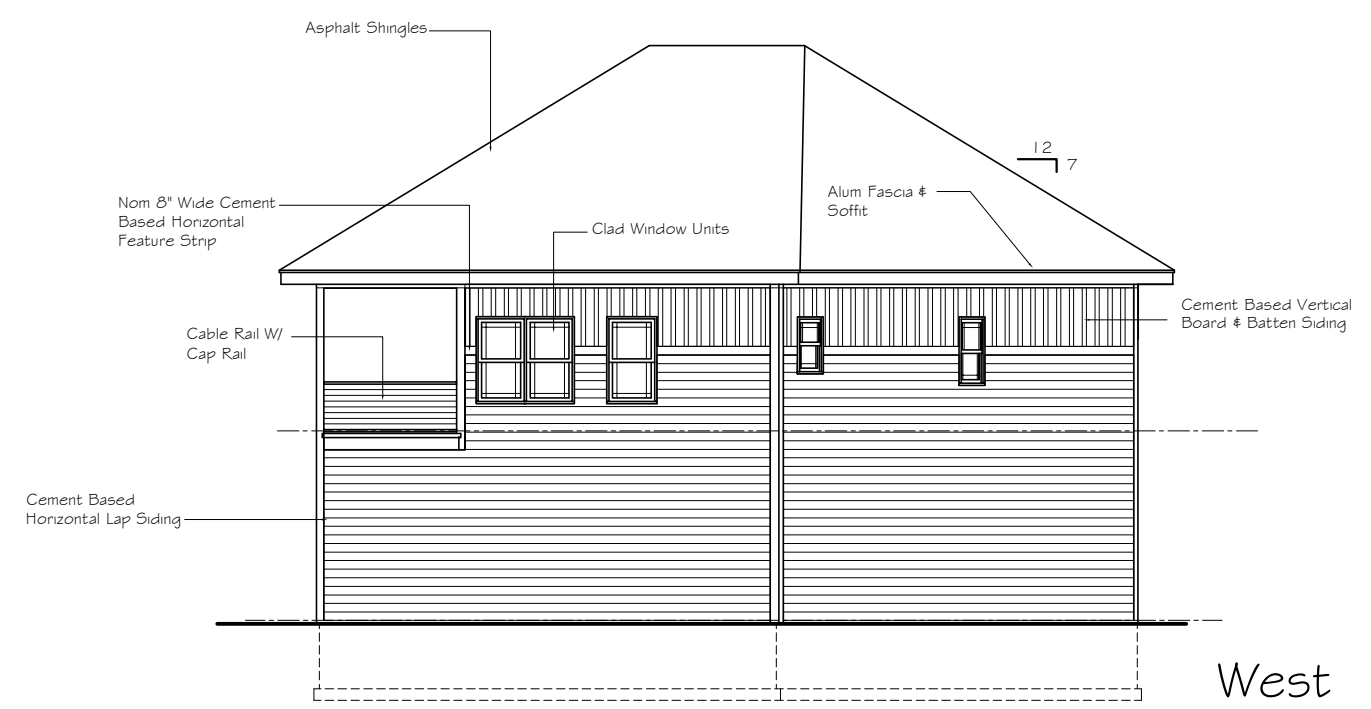
KW	
8 March, 2021	2021-12

8.1

Exterior Elevations- 3/16" = 1'-0"



North



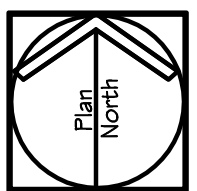
West

For City Planning Review - Not For Construction

Asphalt Shingles

New Mixed Use Development For:
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 Architects & Engineers
 193 Dewey Street
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Exterior Elevations

Scale: 3/16" = 1'-0"

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KW	
8 March, 2021	2021-12

Exterior Elevations- 3/16" = 1'-0"

8.2