



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: _____

Legal Description - (Metes & Bounds, or Lot No. And Plat): Lot 2 CSM 335 CS2.91&92-3/30/70 Descr as sec 6-6-9 PRT NE1/4NW1/4, PRT NW1/4NW1/4, PRT SW1/4NW1/4, PRT SE1/4NW1/4, PRT NW1/4SW1.4 & PRT NW1/4SE1/4 CONT 1.75 ACRES

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

2. Current Use of Property: _____

3. Proposed Use of Property: _____

4. Proposed Development Schedule: _____

5. Zoning District: _____

6. Future Land Use Plan Classification: _____

***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 Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: _____ **No. Of Parking Stalls:** _____

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

Current Owner of Property: _____

Address: _____ **Phone No:** _____

Contact Person: _____

Email: _____

Address: _____ **Phone No:** _____

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:** _____ **Publish:** _____

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

Permit Request No. _____



433 West Washington Avenue, Suite 400
Madison, WI 53703
(608) 204-7464

August 23, 2022

Deanna Schmidt
City Planner & Zoning Administrator
City of Fitchburg
5520 Lacy Rd
Fitchburg, WI 53711

Dear Deanna,

The following package is a resubmittal of Little John's following expiration of the ADR and CU approvals from 2021. We have included an updated site plan that show the following changes:

- Requested additional curb cut from Carriage Street
- A building addition along Anton Drive
- Updates to the paving alterations and accessible parking

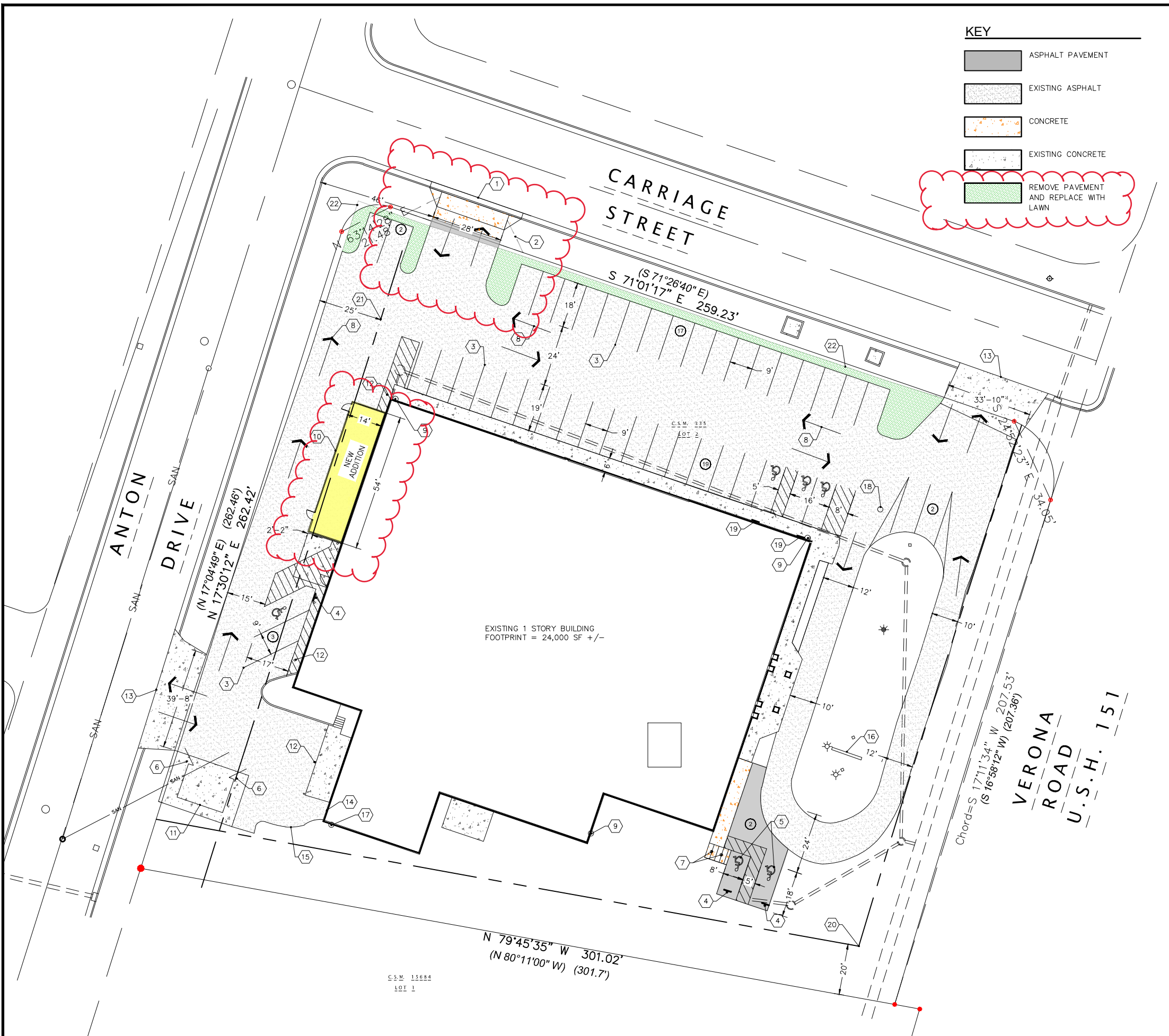
The site updates have been made following completion of site survey. The parking lot asphalt will undergo maintenance and only added where indicated. By using smaller parking stalls and thinning drive widths, we were able to reduce impervious surface from the existing parking lot as indicated. We anticipate that site disturbance will now remain below 4,000sf. All other items will remain the same or be updated prior to permit issue to correspond to the site plan changes noted above.

Variances will be requested for the additional curb cut and the addition.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Aro", written in a cursive style.

Matthew Aro, Architect
Aro Eberle Architects, Inc.



KEY

- ASPHALT PAVEMENT
- EXISTING ASPHALT
- CONCRETE
- EXISTING CONCRETE
- REMOVE PAVEMENT AND REPLACE WITH LAWN

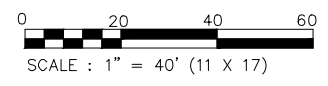
PLAN KEY

- 1 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS. CONTRACTOR TO OBTAIN STREET EXCAVATION PERMIT FROM THE CITY TO WORK IN THE RIGHT-OF-WAY
- 2 VISION TRIANGLE. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET
- 3 4" YELLOW PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 4 VAN ACCESSIBLE PARKING SIGN, TYP.
- 5 ACCESSIBLE STALL, TYP.
- 6 BOLLARD, TYP.
- 7 BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
- 8 PARKING DIRECTIONAL SYMBOL
- 9 NEW HOSE BIB
- 10 NEW COMPRESSOR ROOM
- 11 NEW DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS
- 12 EXISTING BOLLARD, TYP.
- 13 EXISTING DRIVEWAY APPROACH
- 14 EXISTING FDC
- 15 EXISTING LANDSCAPE RETAINING WALL
- 16 EXISTING PYLON SIGN
- 17 EXISTING HOSE BIB
- 18 EXISTING CLEANOUT
- 19 EXISTING ADA SIGN TO REMAIN
- 20 20' UTILITY EASEMENT
- 21 25' BUILDING SETBACK
- 22 EXISTING PAVEMENT EDGE FOR REFERENCE ONLY

SITE INFORMATION

SITE ADDRESS: 5302 VERONA ROAD
 SITE ACREAGE TOTAL: 75,708 SF (1.74 ACRES)

NUMBER OF BUILDING STORIES = 1
 EXISTING BUILDING AREA = 24,106 GSF
 NEW BUILDING AREA = 756 GSF
 EXISTING IMPERVIOUS AREA = 54,177 SF
 PROPOSED IMPERVIOUS AREA = 54,114 SF
 TOTAL EXISTING IMPERVIOUS = 71.6%
 ADDED GREENSPACE = 63 SF
 TOTAL PERVIOUS AREA = 21,594 SF
 IMPERVIOUS SURFACE % = 71.5%
 NUMBER OF PARKING STALLS: 45 (5 HC)
 TOTAL BIKE PARKING: 4 STALLS



ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	08-05-22

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 www.pe-wi.com

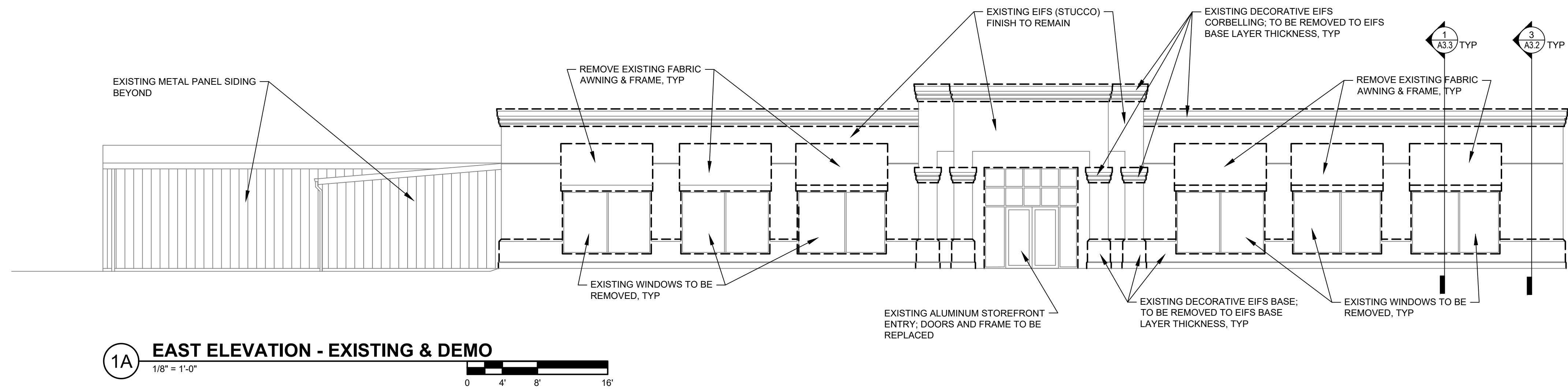
PROFESSIONAL ENGINEERING LLC

FITCHBURG, WISCONSIN

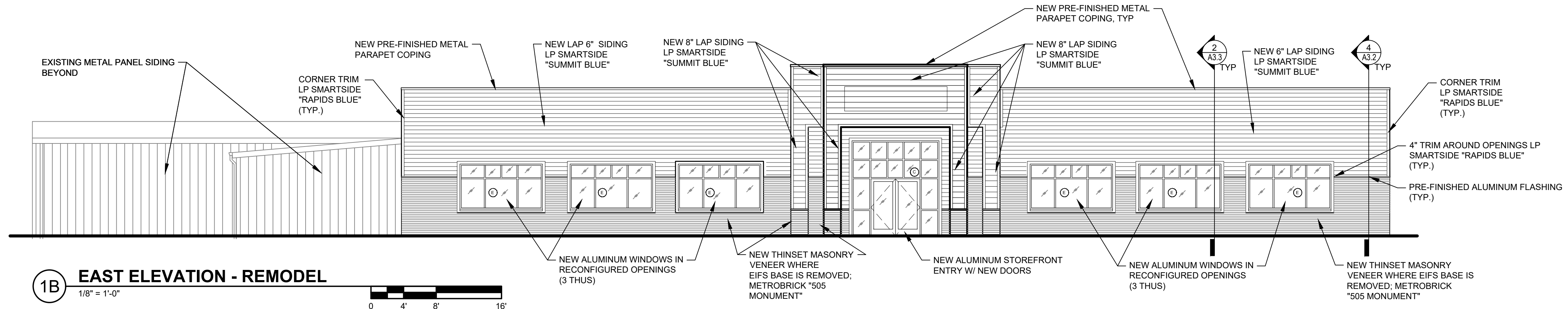
LITTLE JOHN'S SITE PLAN

5302 VERONA ROAD

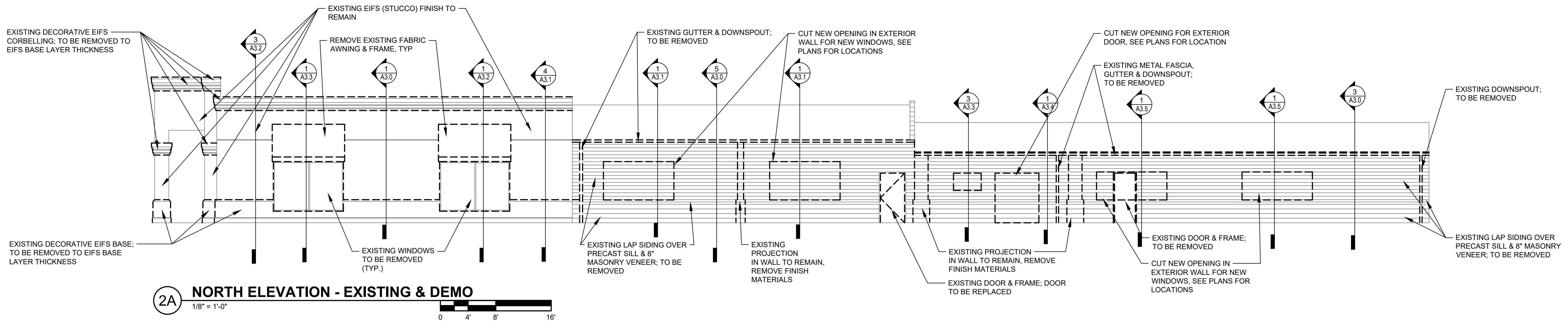
C200



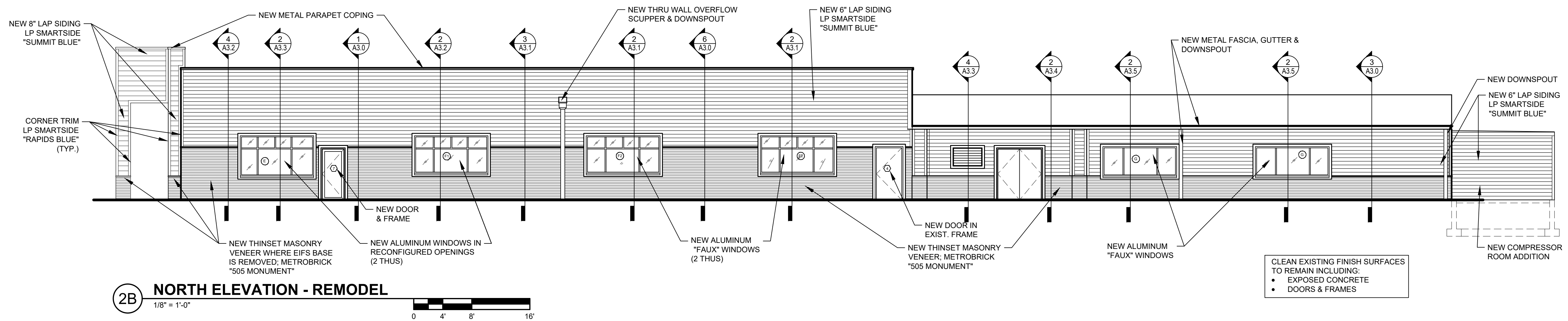
1A EAST ELEVATION - EXISTING & DEMO
 1/8" = 1'-0" 0 4' 8' 16'



1B EAST ELEVATION - REMODEL
 1/8" = 1'-0" 0 4' 8' 16'



2A NORTH ELEVATION - EXISTING & DEMO
 1/8" = 1'-0" 0 4' 8' 16'



2B NORTH ELEVATION - REMODEL
 1/8" = 1'-0" 0 4' 8' 16'

CLEAN EXISTING FINISH SURFACES TO REMAIN INCLUDING:
 • EXPOSED CONCRETE
 • DOORS & FRAMES

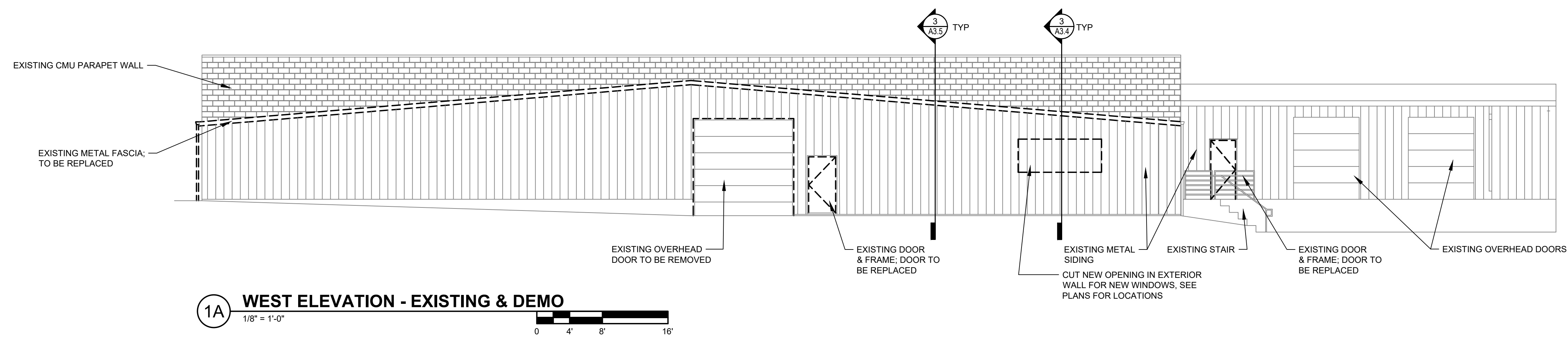
No.	Description	Date

Chopia, LLC

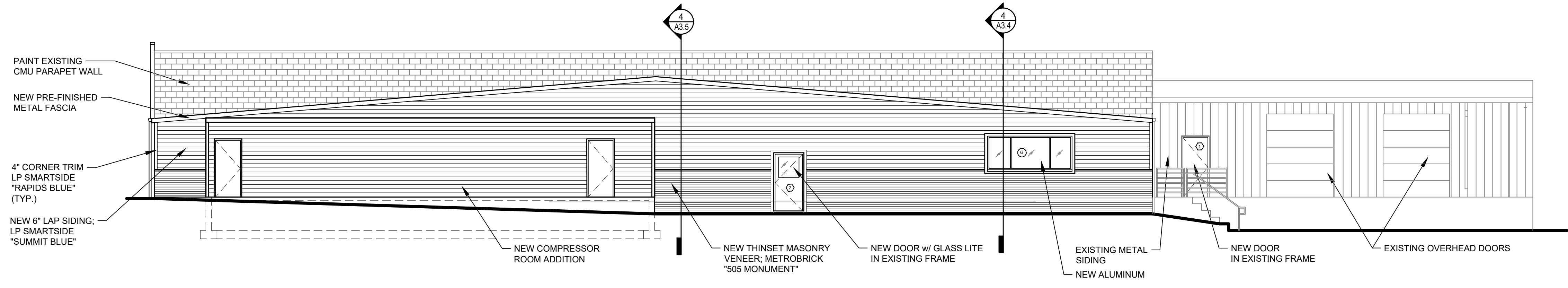
Little John's
 5302 Verona Road, Fitchburg WI 53711

BUILDING ELEVATIONS

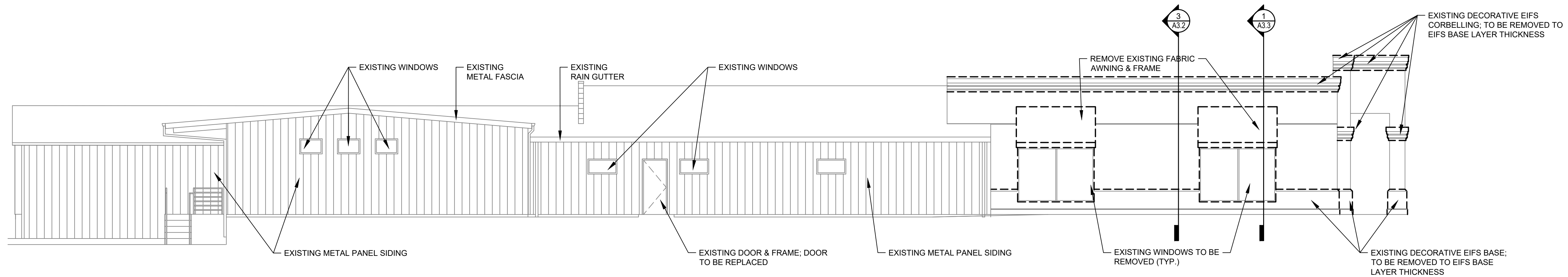
 NOT FOR CONSTRUCTION
 Project number LIT-22-01
 Date 8/4/2022
A2.0



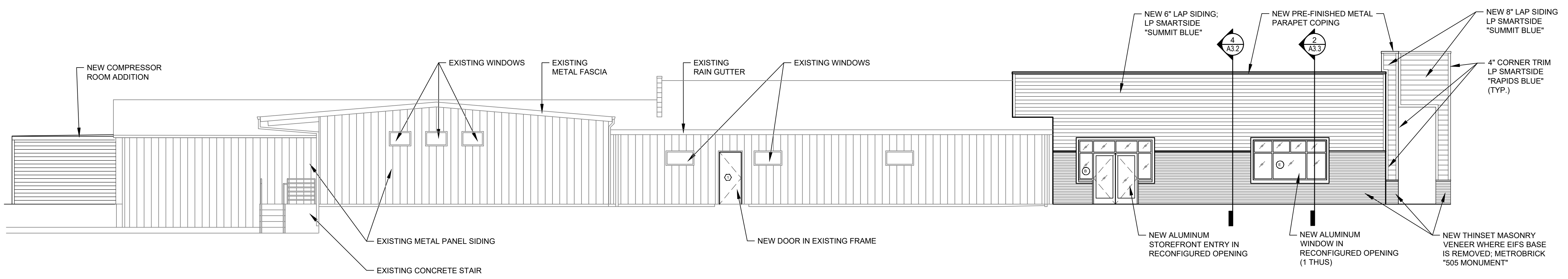
1A WEST ELEVATION - EXISTING & DEMO
1/8" = 1'-0"
0 4' 8' 16'



1B WEST ELEVATION - REMODEL
1/8" = 1'-0"
0 4' 8' 16'



2A SOUTH ELEVATION - EXISTING & DEMO
1/8" = 1'-0"
0 4' 8' 16'



2B SOUTH ELEVATION - REMODEL
1/8" = 1'-0"
0 4' 8' 16'

CLEAN EXISTING FINISH SURFACES TO REMAIN INCLUDING:
• EXPOSED CONCRETE
• DOORS & FRAMES

No.	Description	Date

Chopia, LLC

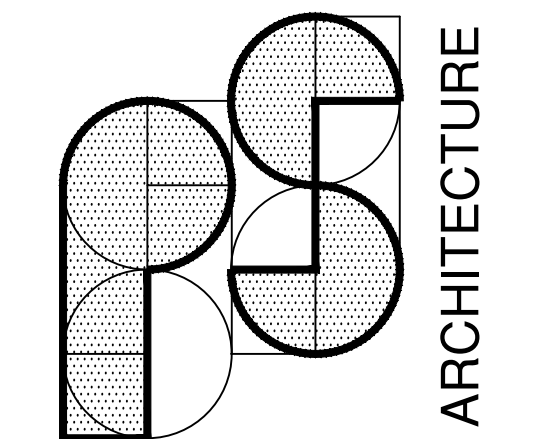
Little John's

5302 Verona Road, Fitchburg WI 53711

BUILDING ELEVATIONS

NOT FOR CONSTRUCTION
Project number LIT-22-01
Date XX/XX/XXXX

A2.1



6621 BOULDER LANE
MIDDLETON, WI. 53562
608-770-5848
psarch@tds.net

project
Little John's
5302 Verona Road
Fitchburg, WI 53711

client
Chopla, LLC
9708 Tawny Acorn
Fitchburg, WI 53711

issue dates

REVISION	DATE
ISSUES FOR PLAN REVIEW	07/28/2021

revisions

REV	REVISION	DATE

project # 2016

content
Floor Plan w/
Seating

drawn by: PLS
checked by: PLS
date: 08/24/21
drawing no.

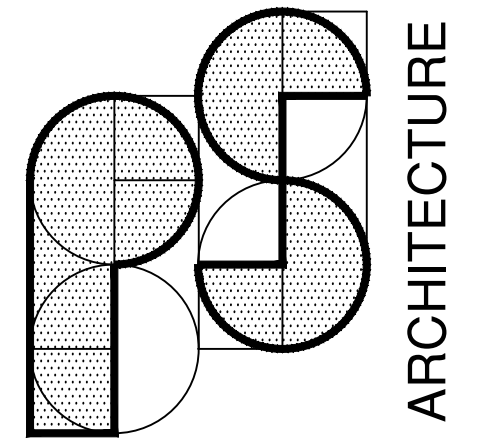
A1.0

project
Little Johns
5302 Verona Road
Fitchburg, WI 53711

client
David Heide
5302 Verona Road
Fitchburg, WI 53711

owner
Chopia, LLC
Paul Cannarella
9708 Tawny Acorn Drive.
Verona, WI 53593
phone: (608) 222-9200
email: paulcannarella@gmail.com

issue date:
September 16, 2021 (Revised & Reissued)
Conditional Use Application



6621 BOULDER LANE
MIDDLETON, WI. 53562
608-770-5848
psarch@tds.net

SHEET INDEX:

TITLE

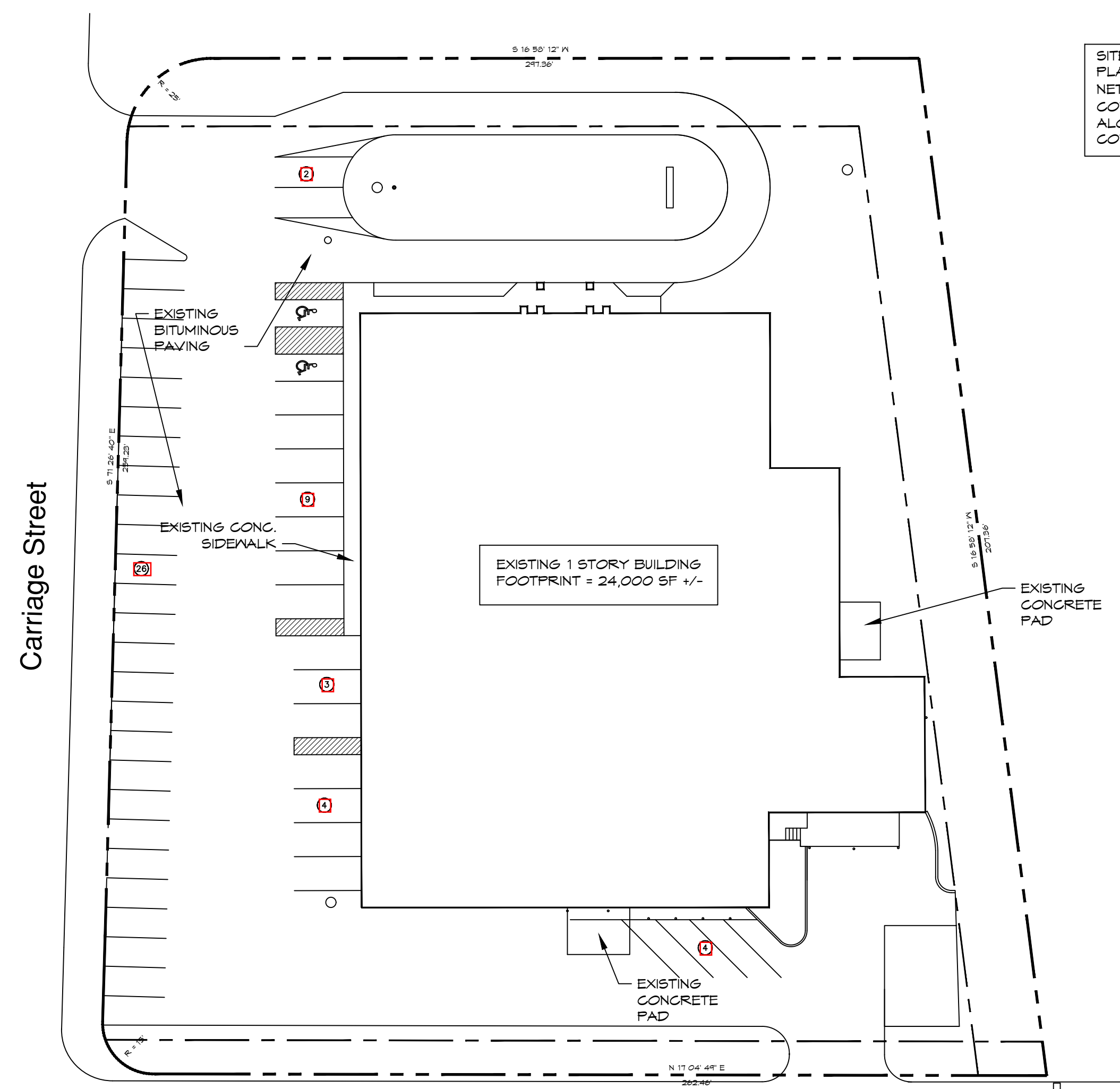
CS-1 COVER SHEET

SITE

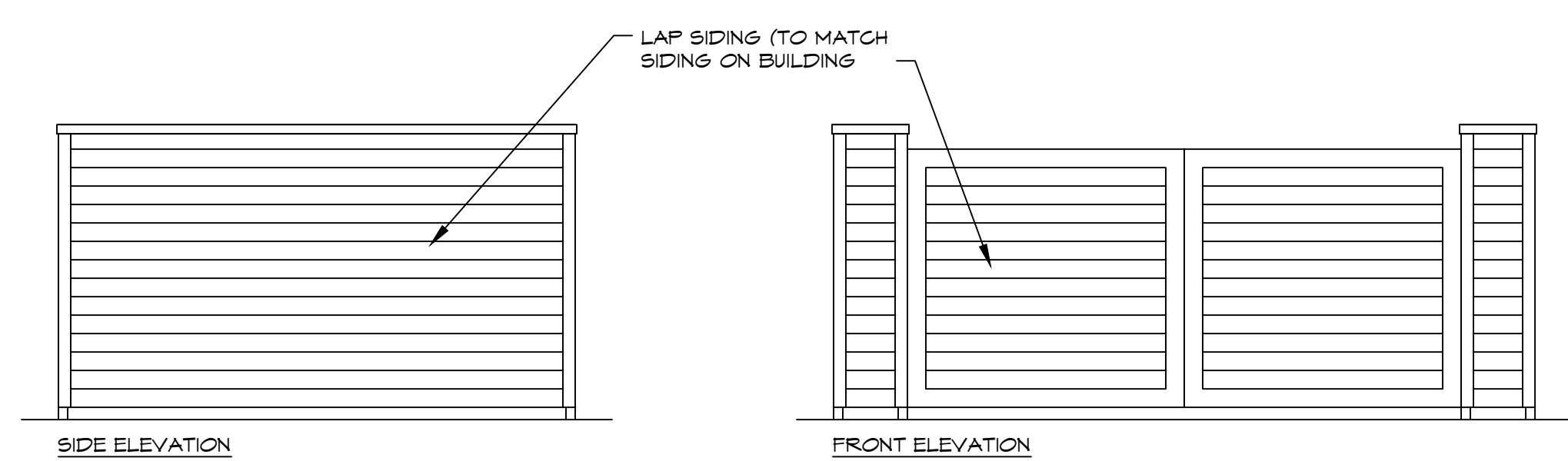
SP-1 SITE PLAN
SP-2 IMPERVIOUS SURFACE RATIO
SP-3 EROSION CONTROL / STORMWATER MANAGEMENT
-- PLANTING PLAN
SL-1 SITE LIGHTING PLAN
SL-2 BUILDING & SITE LIGHTING; PHOTOS

ARCHITECTURAL

A1.0 FLOOR PLAN w/ SEATING
A2.0 ELEVATIONS (FINISH OPTION 1)
A2.1 ELEVATIONS (FINISH OPTION 1)
A2.0A ELEVATIONS (FINISH OPTION 2)
A2.2 EXISTING BUILDING; EXTERIOR PHOTOS
-- FINISH COLORS (OPTION 1)
-- FINISH COLORS (OPTION 2)



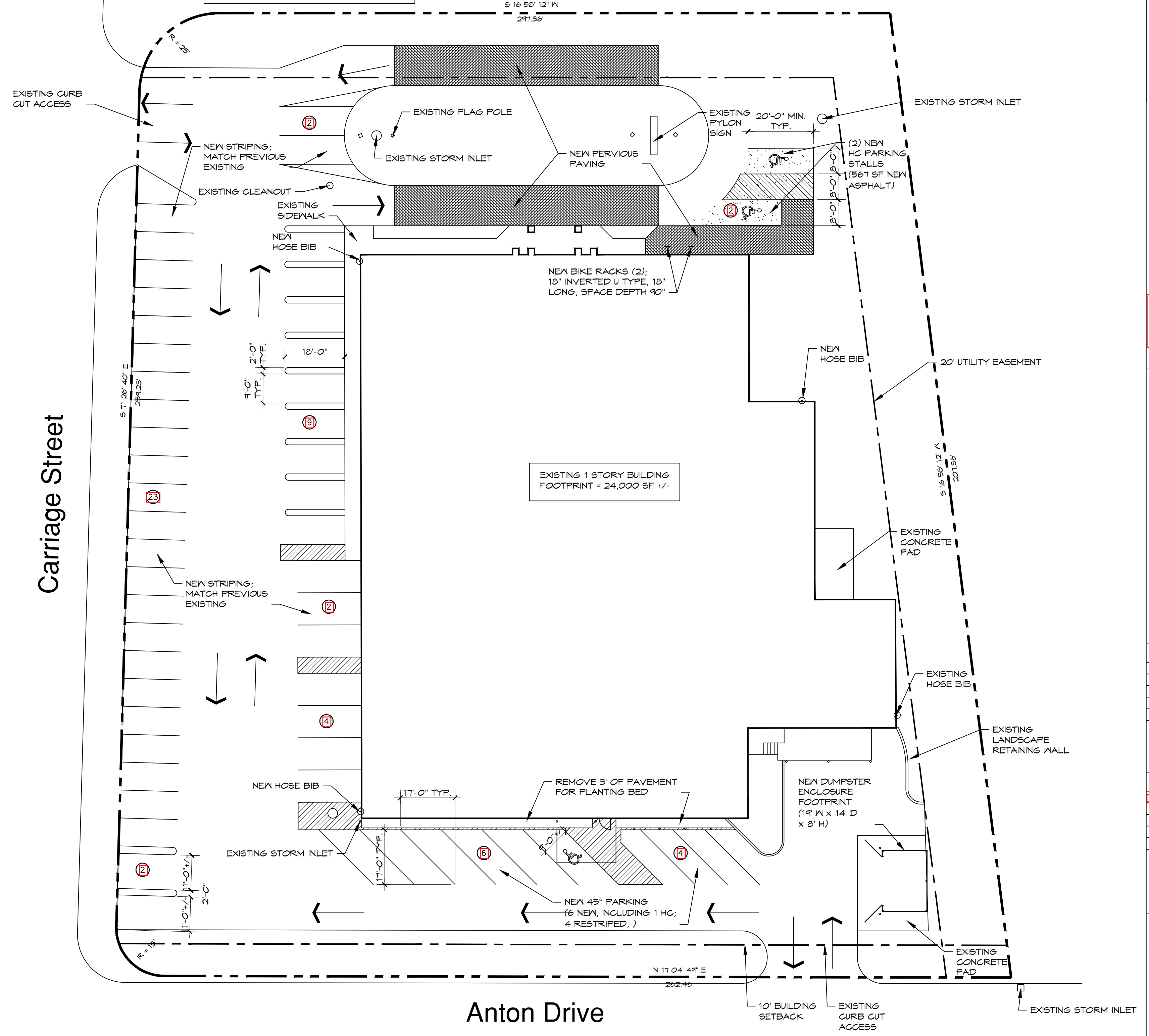
1 Existing Site Plan
SP-1 1"=30'



3 Dumpster Enclosure
SP-1 1"=20'

SITE PLAN INFORMATION WAS TAKEN FROM PLANS PREPARED BY ARCHITECTURAL NETWORK, INC. (8, APRIL, 1998) & CONDITIONALLY APPROVED (10, APRIL, 1998), ALONG WITH FIELD VERIFICATION OF CURRENT CONDITIONS BY PS ARCHITECTURE

ENTIRE FOOTPRINT OF EXISTING ASPHALT TO BE REPAVED ASPHALT EXCEPT WHERE NOTED AS "NEW PERVIOUS PAVING". NEW ASPHALT PAVING WHERE NOTED.



2 Site Plan
SP-1 1"=20'

project Little John's
5302 Verona Road
Fitchburg, WI 53711

client Chopla, LLC
9708 Tawny Acorn
Fitchburg, WI 53711

issue dates

REVISION	DATE
ISSUED FOR PLAN REVIEW	07/28/2013
REVISED & REISSUED	09/14/2013

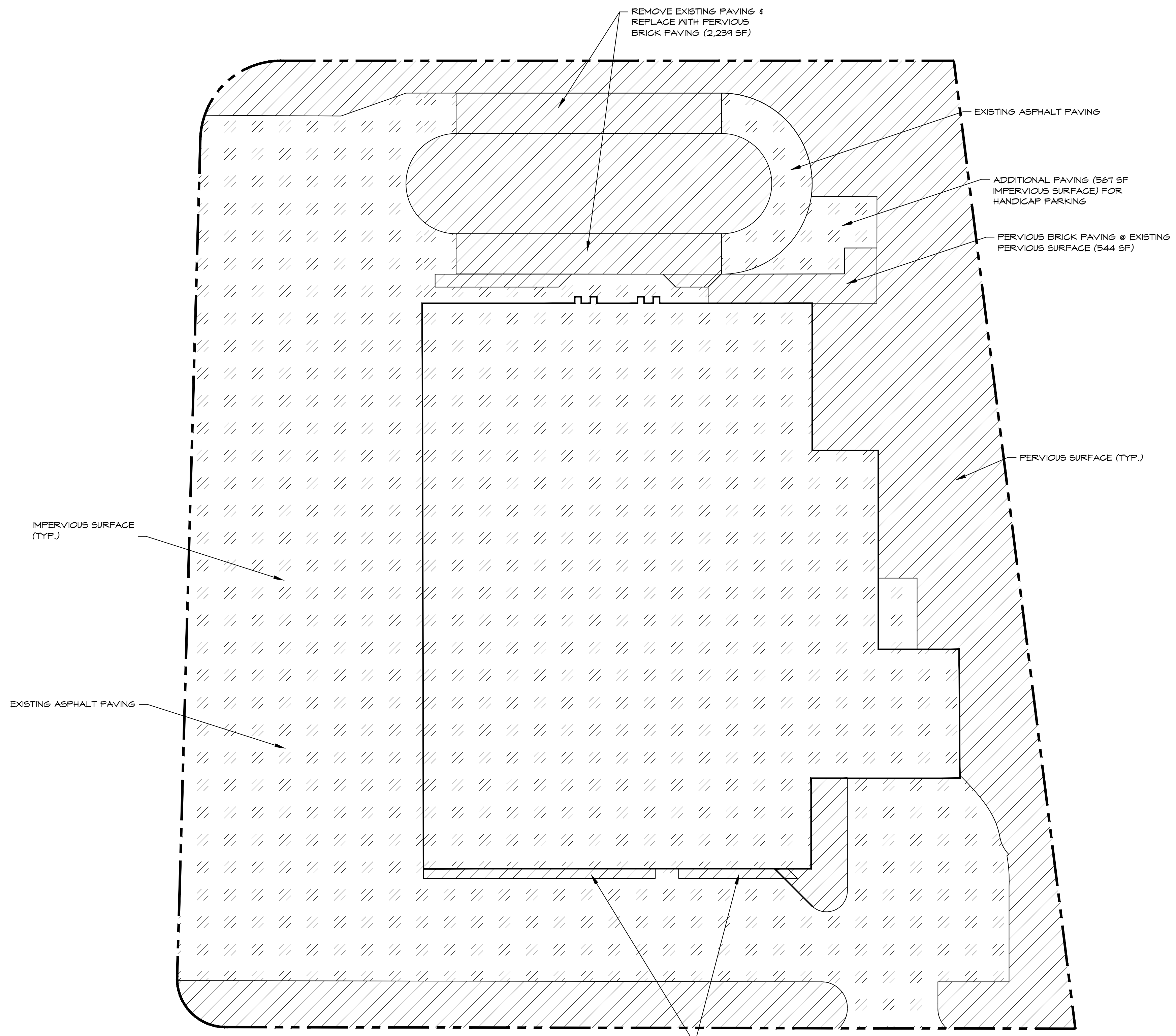
revisions

REV	REVISION	DATE

project # 2016

content Site Plan

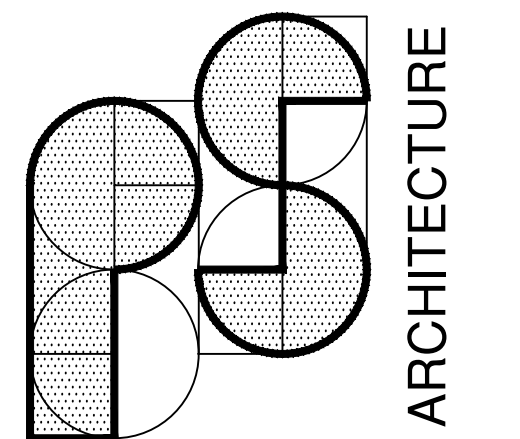
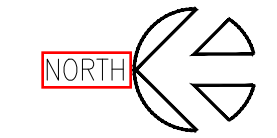
drawn by: PLS
checked by: PLS
date: 09/16/21
drawing no.



76,158 SF (Lot Area)
 49,503 SF (Max. Impervious City Standard (65%))
 55,328 SF (Actual Existing Impervious)
 20,830 SF (Actual Existing Pervious)
 5,825 SF over Max. Impervious (Existing Condition)

2,560 SF Existing Impervious Proposed to be Pervious
 567 SF Existing Pervious Proposed to be Impervious
 1,993 = Net gain in Pervious Surface
 ISR (Existing) = 72%
 ISR (w/Improvements) = 70%

1 Site Plan - Impervious Surfaces
 SP-2 1" = 20'



6621 BOULDER LANE
 MIDDLETON, WI. 53562
 608-770-5848
 psarch@pds.net

project
 Little John's
 5302 Verona Road
 Fitchburg, WI 53711

client
 Chopla, LLC
 9708 Tawny Acorn
 Fitchburg, WI 53711

issue dates	
REVISION	DATE
ISSUED FOR PLAN REVIEW	07/28/2021
REVISED & REISSUED	09/14/2021

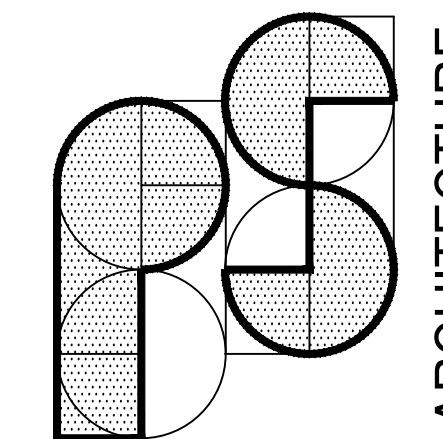
revisions	
REV	REVISION

project # 2016

content
 Site Plan
 Impervious Surface Ratio

drawn by: PLS
checked by: PLS
date: 09/16/21
drawing no.

SP-2



6621 BOULDER LANE
MIDDLETON, WI. 53562
608-770-5848
psarch@pds.net

project
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Fitchburg, WI 53711

client
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9708 Tawny Acorn
Fitchburg, WI 53711

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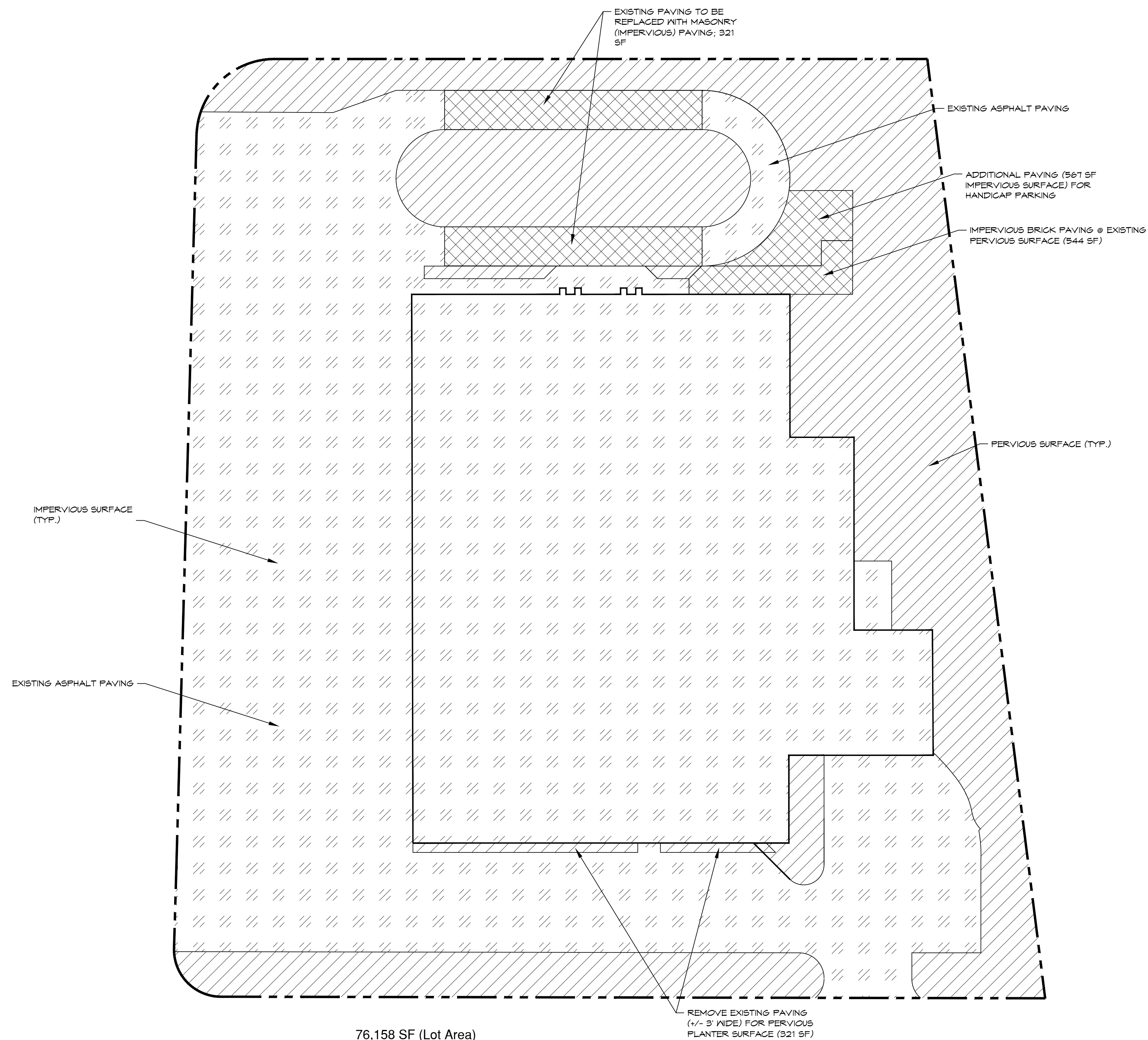
revisions	
REV	REVISION

project # 2016

content
Site Plan
Erosion Control &
Stormwater Management

drawn by: PLS
checked by: PLS
date: 09/16/21
drawing no.

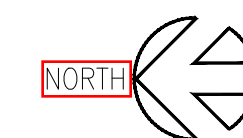
SP-3

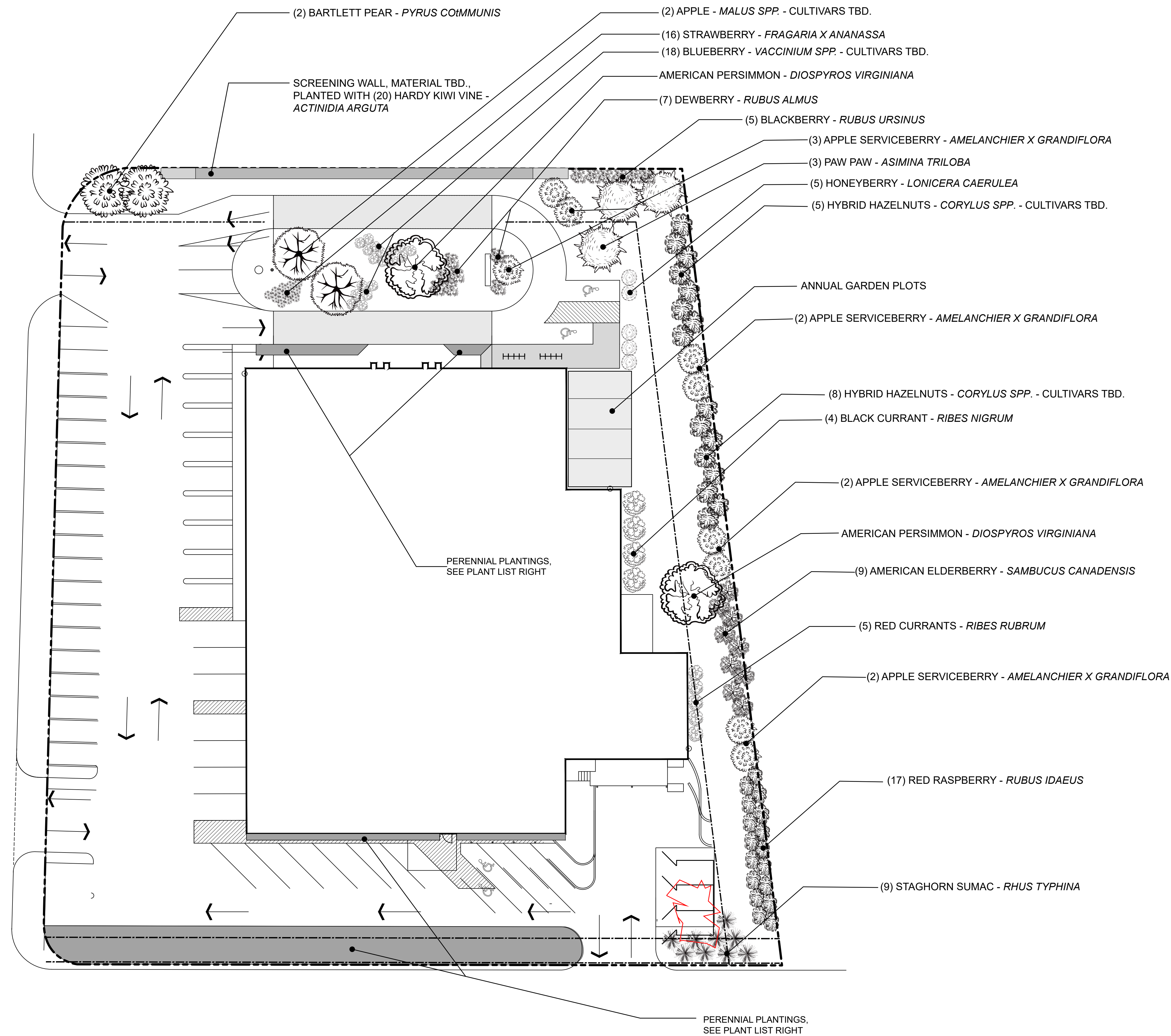


76,158 SF (Lot Area)
55,328 SF (Actual Existing Impervious)
20,830 SF (Actual Existing Pervious)

321 SF Existing Impervious Proposed to be Pervious
1,111 SF Existing Pervious Proposed to be Impervious
56,118 Total Proposed Impervious Surfaces

1 Site Plan - Impervious Surfaces
SP-2 1" = 20'



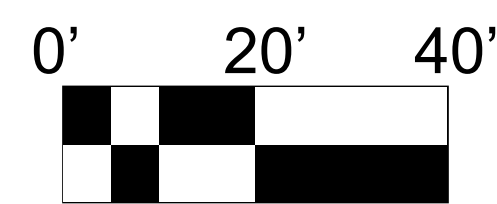


PERENNIAL PLANTING LIST
TO BE PLANTED IN ALL DESIGNATED AREAS, TOTALLING: 3,230 S.F.

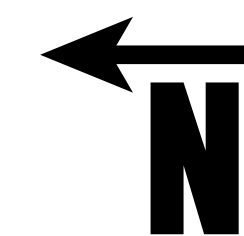
COMMON NAME	SCIENTIFIC NAME	RATIO	QTY
RHUBARB	<i>RHEUM RHABARBARUM</i>	5%	162
ASPARAGUS	<i>ASPARAGUS OFFICINALIS</i>	5%	162
CHIVES	<i>ALLIUM SCHOENOPRASUM</i>	4%	130
GARLIC CHIVES	<i>ALLIUM TUBEROSUM</i>	4%	130
OREGANO	<i>ORIGANUM VULGARE</i>	4%	130
LAVENDER	<i>LAVANDULA SPP.</i>	4%	130
THYME	<i>THYMUS VULGARIS</i>	4%	130
WILD ONION	<i>ALLIUM CANADENSE</i>	4%	130
WILD BERGAMOT	<i>MONARDA FISTULOSA</i>	4%	130
YARROW	<i>ACHILLEA MILLEFOLIUM</i>	4%	130
PURPLE CONEFLOWER	<i>ECHINACEA PURPUREA</i>	4%	130
BLACK-EYED SUSAN	<i>RUDBECKIA HIRTA</i>	4%	130
LANCELEAF COREOPSIS	<i>COREOPSIS LANCEOLATA</i>	4%	130
ANISE HYSSOP	<i>AGASTACHE FOENICULUM</i>	4%	130
BLUE VERVAIN	<i>VERBENA HASTATA</i>	4%	130
SKY BLUE ASTER	<i>SYMPHYOTRICHUM OOLENTANGIENSE</i>	4%	130
NEW ENGLAND ASTER	<i>SYMPHYOTRICHUM NOVAE-ANGLIAE</i>	4%	130
SHOOTING STAR	<i>DODECATHEON MEDIA</i>	3%	96
COMMON MILKWEED	<i>ASCLEPIAS SYRIACA</i>	4%	130
BUTTERFLY MILKWEED	<i>ASCLEPIAS TUBEROSA</i>	4%	130
PRAIRIE SMOKE	<i>GEUM TRIFLORUM</i>	3%	96
LITTLE BLUESTEM	<i>SCHIZACHYRIUM SCOPARIUM</i>	8%	258
PRAIRIE DROPSEED	<i>SPOROBULUS HETEROLEPSIS</i>	8%	258

Planting Plan

Scale: 1"=20'-0"



Drawn by:
Matt Provost





1 Type "A"



2 Type "B" (North Elevation)



3 Type "C" (West Elevation)



4 Type "C" (West Elevation)



5 Type "D" (West Elevation)



6 Type "D" (West Elevation)



7 Type "E" (South Elevation)



8 Type "F" (Entrance Soffit)



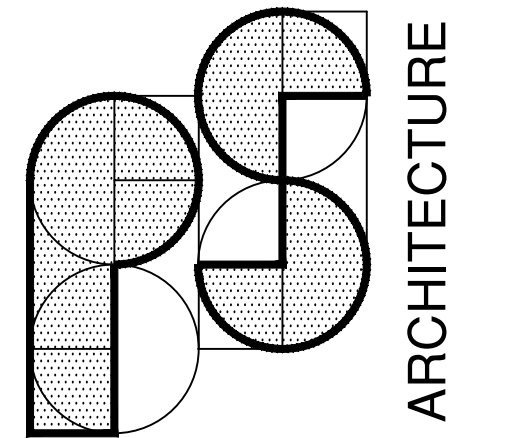
9 Type "G" (Pylon Sign Lighting)



10 Type "G" (Pylon Sign Lighting)



11 Type "H" (Building Flood Lighting)



6621 BOULDER LANE
MIDDLETON, WI. 53562
608-770-5848
psarch@pds.net

project
Little John's
5302 Verona Road
Fitchburg, WI 53711

client
Chopla, LLC
9708 Tawny Acorn
Fitchburg, WI 53711

issue dates	
REVISION	DATE
ISSUED FOR PLAN REVIEW	07/28/2021
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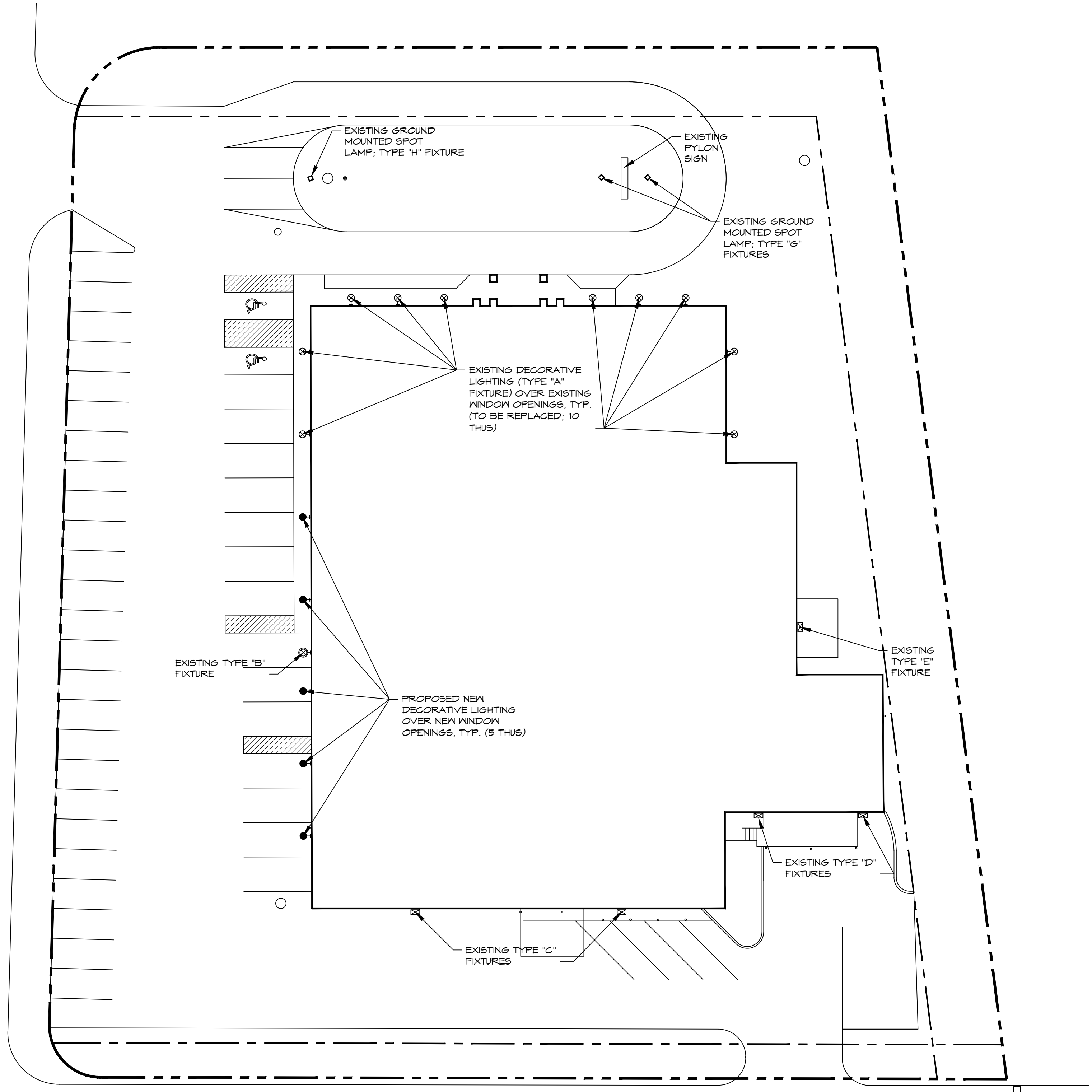
revisions	
REV	DATE

project # 2016

content
Building & Site Lighting;
Photos

drawn by: PLS
checked by: PLS
date: 09/16/21
drawing no.

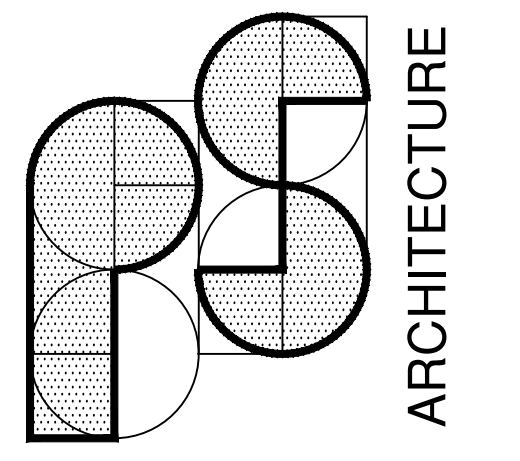
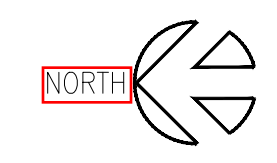
Carriage Street



Anton Drive

SEE SHEET SL-2 FOR REFERENCE PHOTOS OF EXISTING SITE LIGHTING

1 Site Lighting
SL-1 1"=20'



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revisions		
REV	REVISION	DATE

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content
Site Lighting Plan

drawn by: PLS
checked by: PLS
date: 09/16/21
drawing no.

SL-1



1 Type "A"



2 Type "B" (North Elevation)



3 Type "C" (West Elevation)



4 Type "C" (West Elevation)



5 Type "D" (West Elevation)



6 Type "D" (West Elevation)



7 Type "E" (South Elevation)



8 Type "F" (Entrance Soffit)



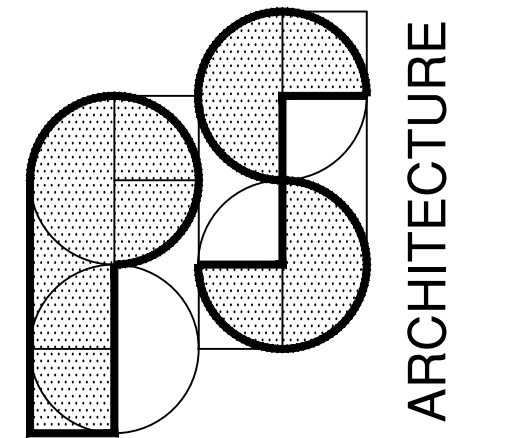
9 Type "G" (Pylon Sign Lighting)



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Building & Site Lighting;
Photos

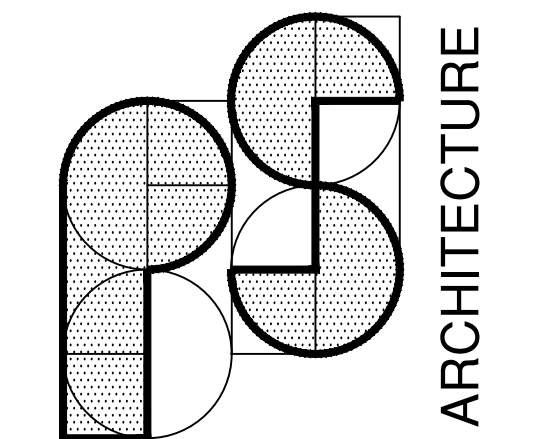
drawn by: PLS
checked by: PLS
date: 09/16/21
drawing no.



1 Floor Plan w/ Seating
A1.0 1/8" = 1'-0"

COUNTER SEATING FOR 17
(2 ACCESSIBLE SPACES)

TABLE SEATING FOR UP TO
144



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client
Chopla, LLC
9708 Tawny Acorn
Fitchburg, WI 53711

issue dates	
REVISION	DATE
ISSUED FOR PLAN REVIEW	07/28/2019
REVISED & REISSUED	09/14/2021

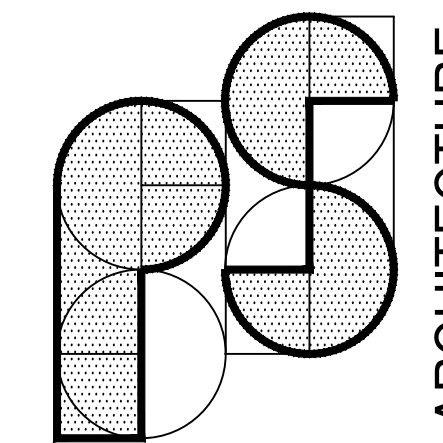
revisions	
REV	REVISION

project # 2016

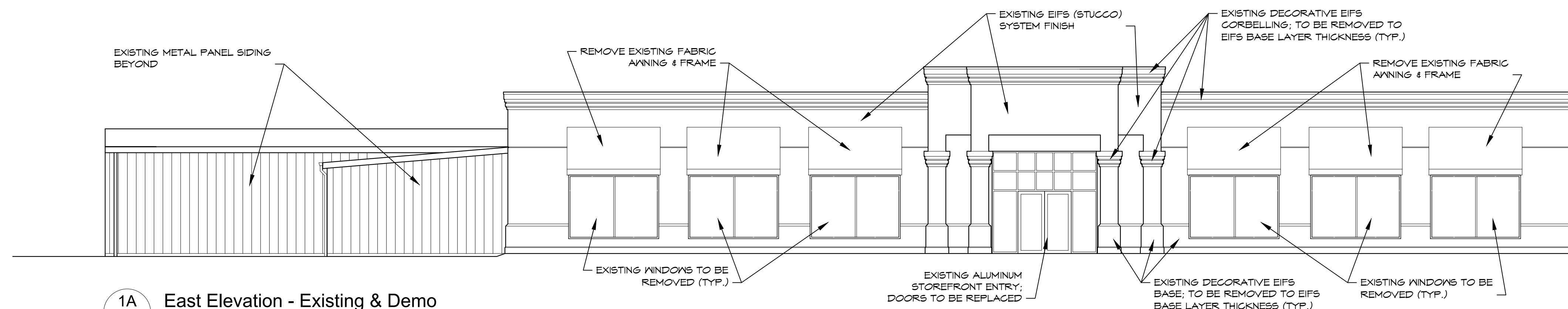
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Floor Plan w/
Seating

drawn by: PLS
checked by: PLS
date: 09/16/21
drawing no.

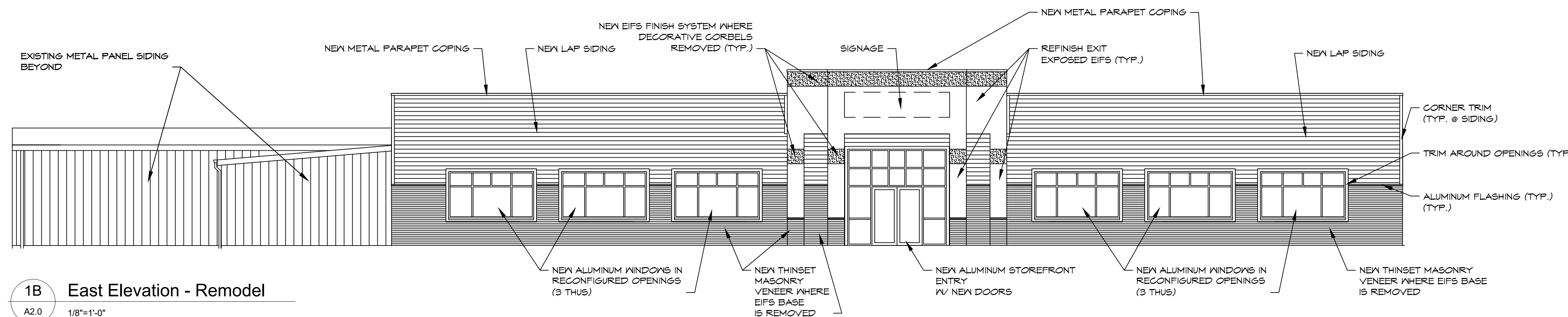
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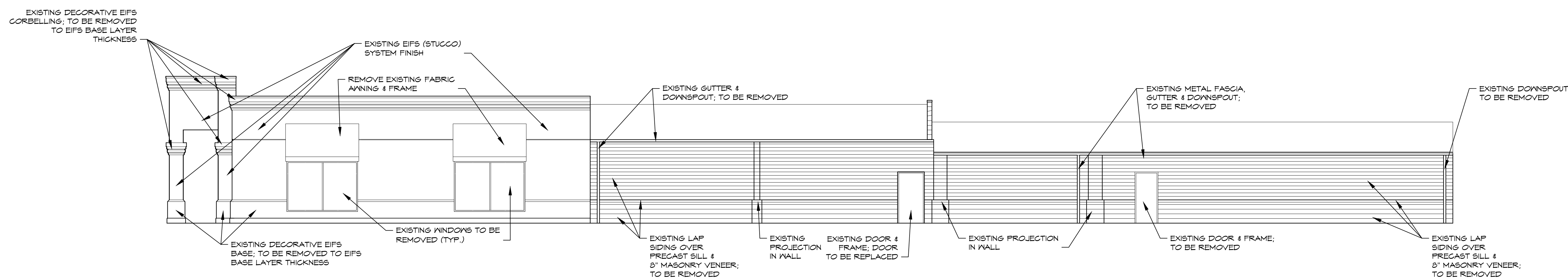
6621 BOULDER LANE
MIDDLETON, WI. 53562
608-770-5848
psarch@tds.net



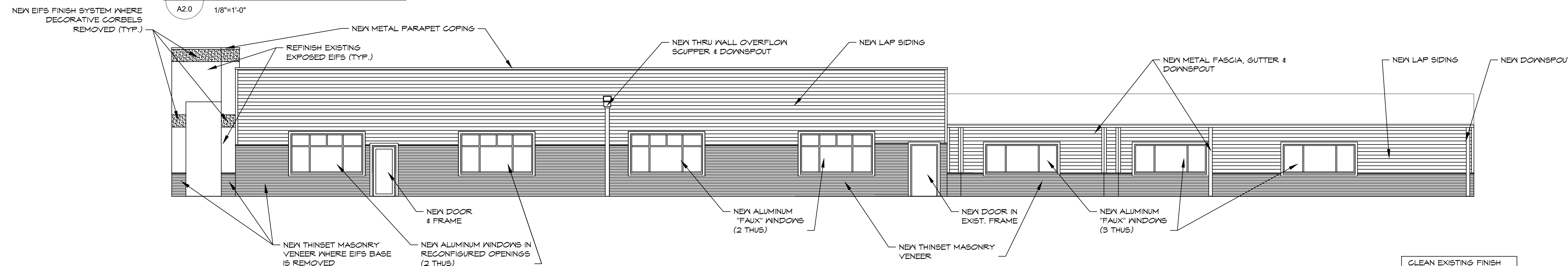
1A East Elevation - Existing & Demo
A2.0 1/8"=1'-0"



1B East Elevation - Remodel
A2.0 1/8"=1'-0"



2A North Elevation - Existing & Demo
A2.0 1/8"=1'-0"



2B North Elevation - Remodel
A2.0 1/8"=1'-0"

CLEAN EXISTING FINISH SURFACES TO REMAIN INCLUDING:
• EIFS
• EXPOSED CONCRETE
• DOORS & FRAMES

issue dates	
REVISION	DATE
ISSUED FOR PLAN REVIEW	07/28/2013
REVISED & REISSUED	09/14/2011

revisions	
REV	REVISION

project # 2016

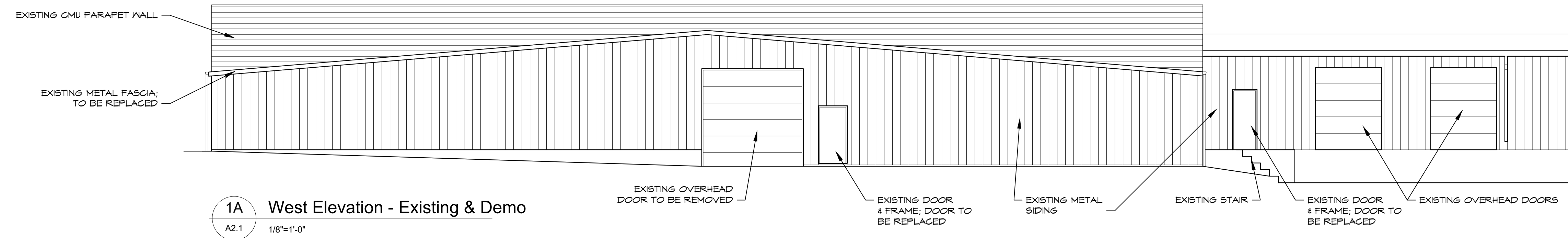
content
Elevations
(Finish Option 1)

drawn by: PLS
checked by: PLS
date: 09/16/21
drawing no.

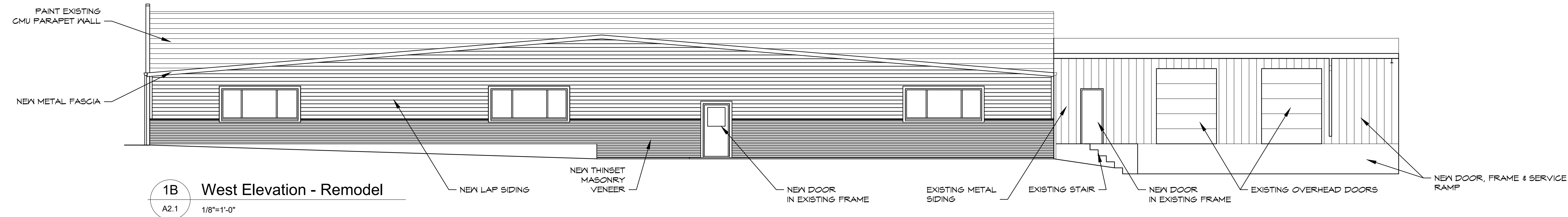
A2.0

project
Little John's
5302 Verona Road
Fitchburg, WI 53711

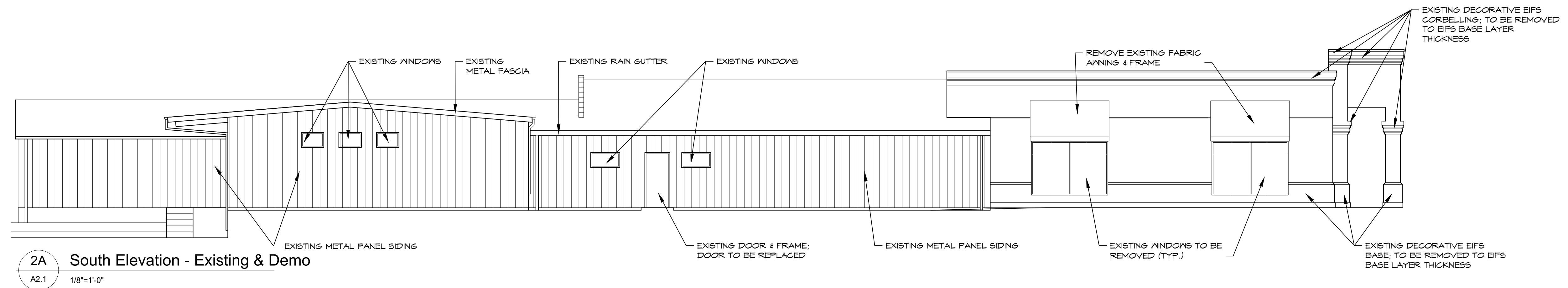
client
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9708 Tawny Acorn
Fitchburg, WI 53711



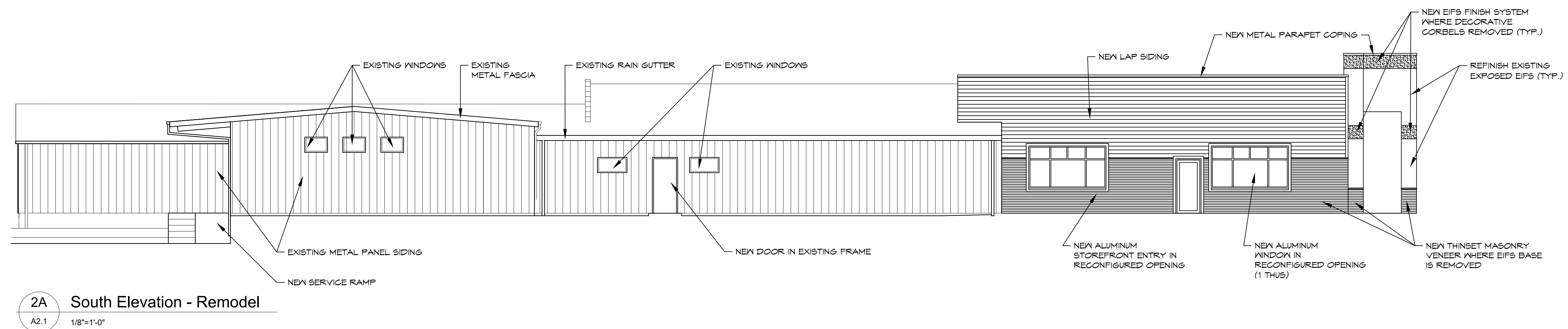
1A West Elevation - Existing & Demo
A2.1 1/8"=1'-0"



1B West Elevation - Remodel
A2.1 1/8"=1'-0"



2A South Elevation - Existing & Demo
A2.1 1/8"=1'-0"



2A South Elevation - Remodel
A2.1 1/8"=1'-0"

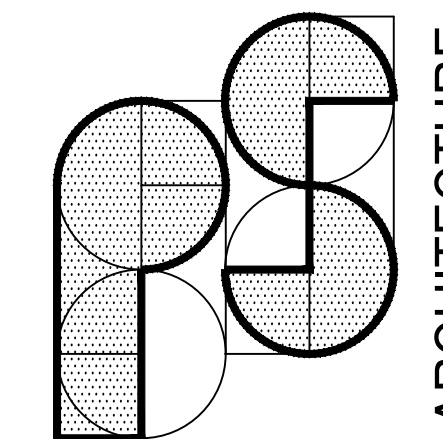
issue dates	
REVISION	DATE
ISSUES FOR PLAN REVIEW	07/28/2021
REVISED & REISSUED	09/14/2021

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REV	DATE

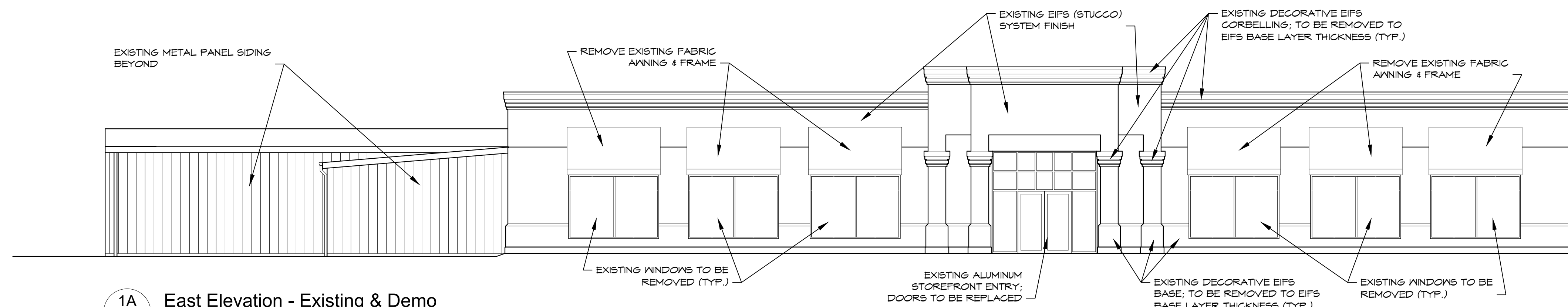
project # 2016

content
Elevations
(Finish Option 1)

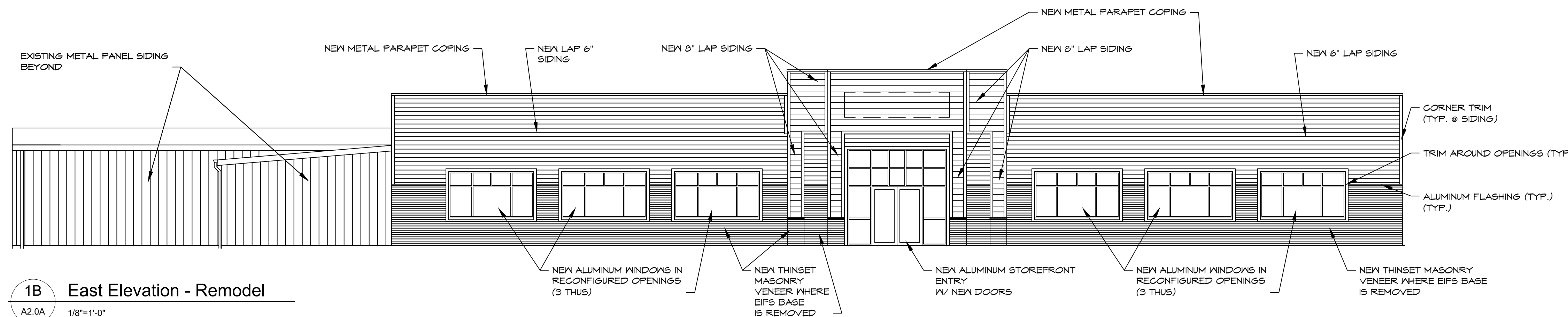
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date: 09/16/21
drawing no.



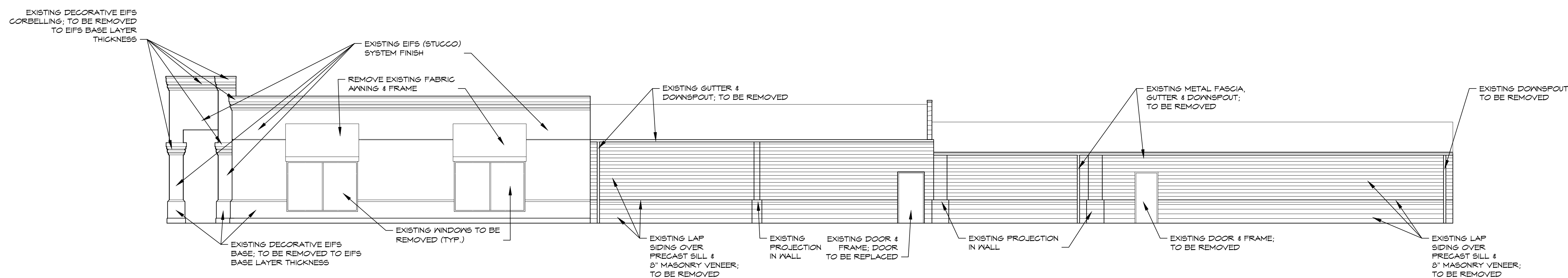
6621 BOULDER LANE
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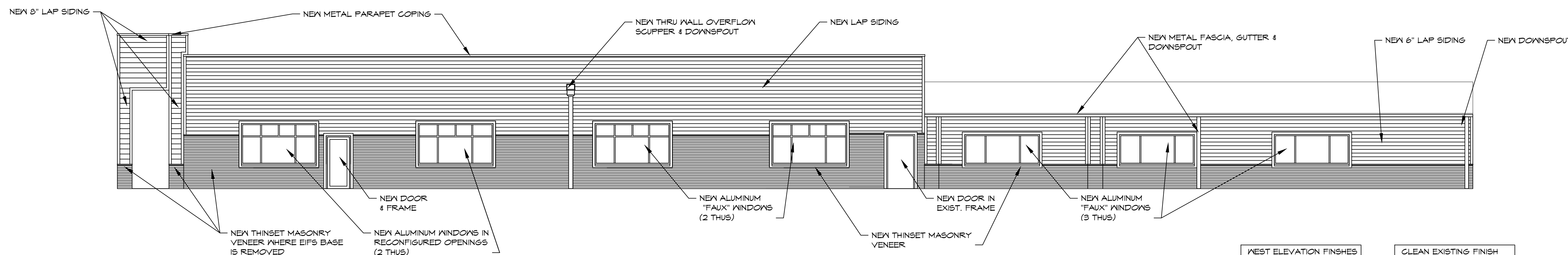
1A East Elevation - Existing & Demo
A2.0A 1/8"=1'-0"



1B East Elevation - Remodel
A2.0A 1/8"=1'-0"



2A North Elevation - Existing & Demo
A2.0A 1/8"=1'-0"



2B North Elevation - Remodel (Option 2)
A2.0A 1/8"=1'-0"

WEST ELEVATION FINISHES
SAME AS OPTION 1

CLEAN EXISTING FINISH
SURFACES TO REMAIN
INCLUDING:
• EXPOSED CONCRETE
• DOORS & FRAMES

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revisions	
REV	REVISION

project # 2016

content
Elevations
(Finish Option 2)

drawn by: PLS
checked by: PLS
date: 09/16/21
drawing no. A2.0A

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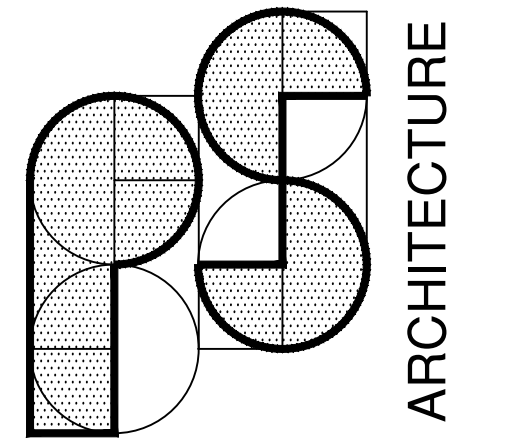
1 Existing East Facade



2 Existing North Facade



1 Existing West Facade



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REV	REVISION	DATE

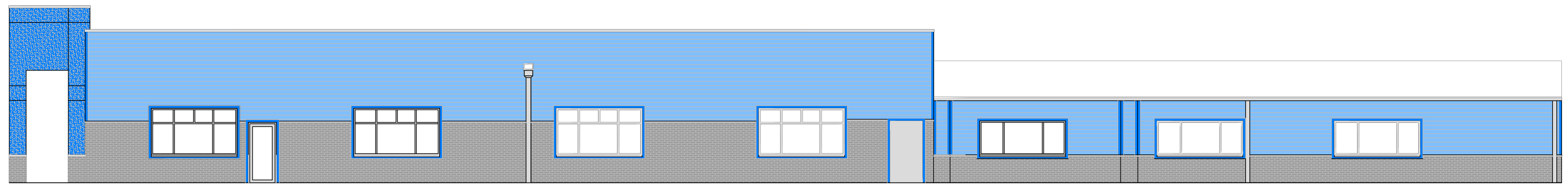
project # 2016

content
Existing Building
Exterior Photos

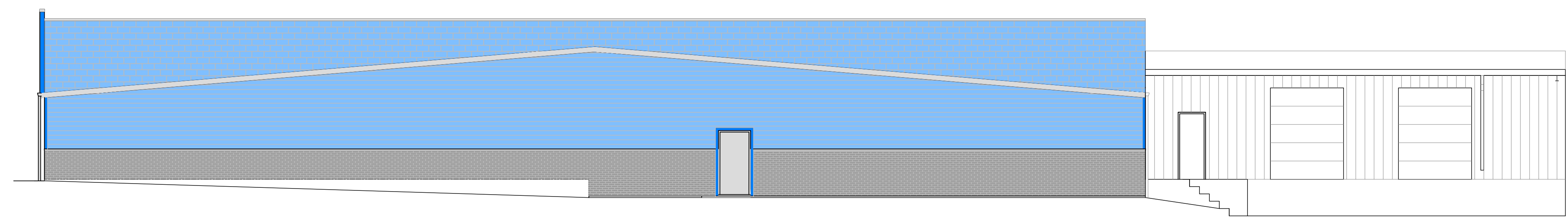
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drawing no.



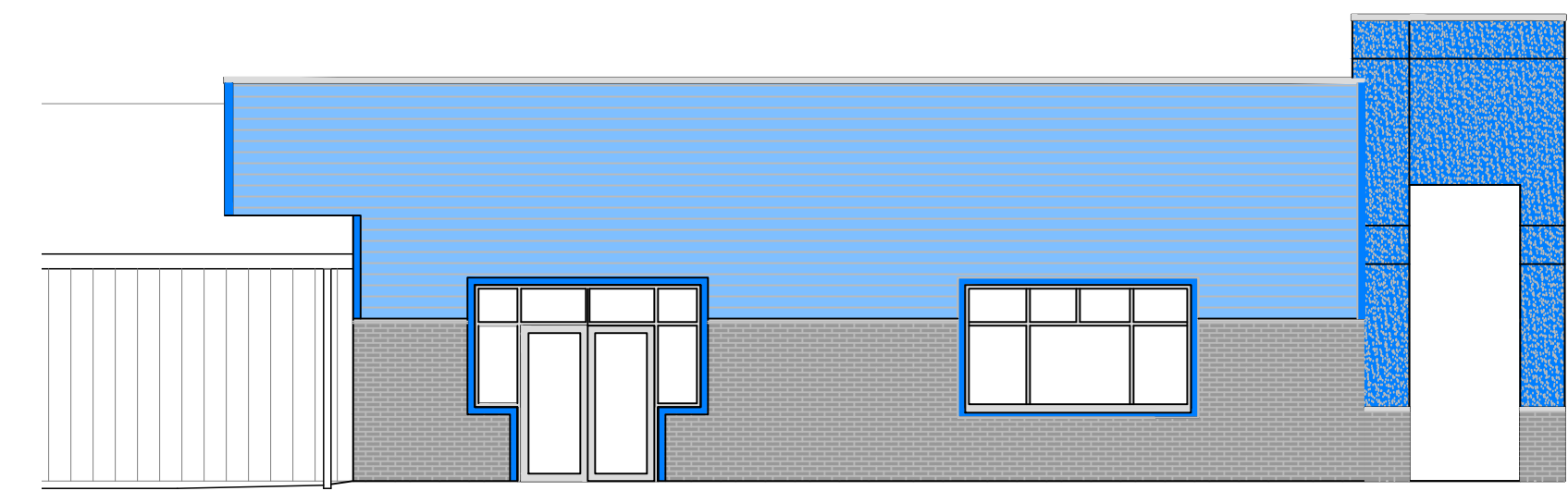
1 East Elevation
1/8"=1'-0"



2 North Elevation
1/8"=1'-0"

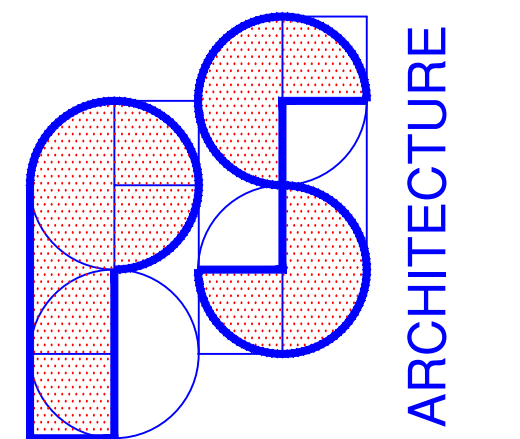


3 West Elevation
1/8"=1'-0"



4 South Elevation - Partial
1/8"=1'-0"

SEE SHEET A2.0 FOR MATERIALS & OTHER NOTES



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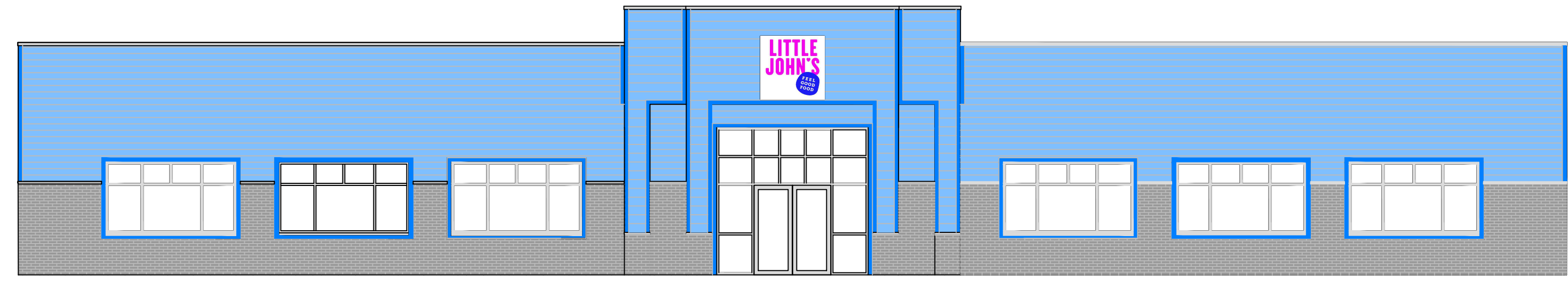
issue dates	
REVISION	DATE
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REV	REVISION	DATE

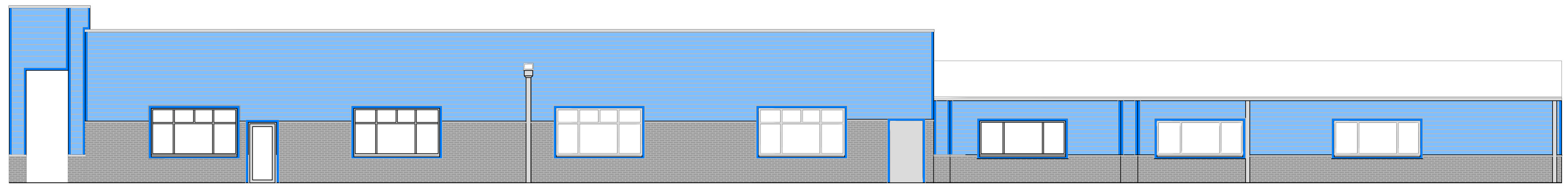
project # 2016

content
Finish Colors
(Option 1)

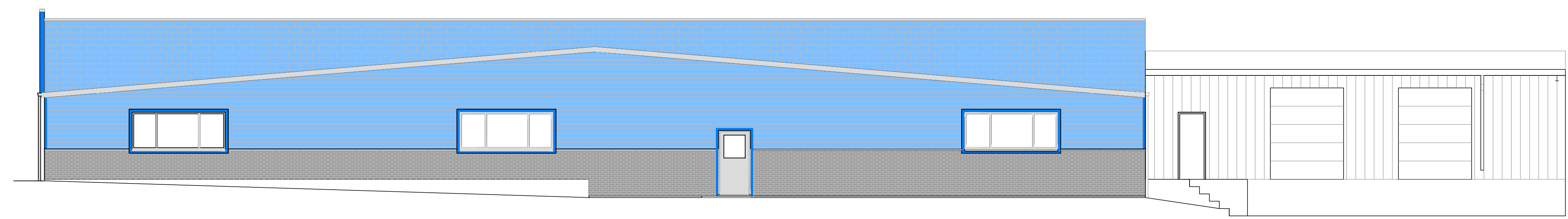
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date: 09/16/21
drawing no.



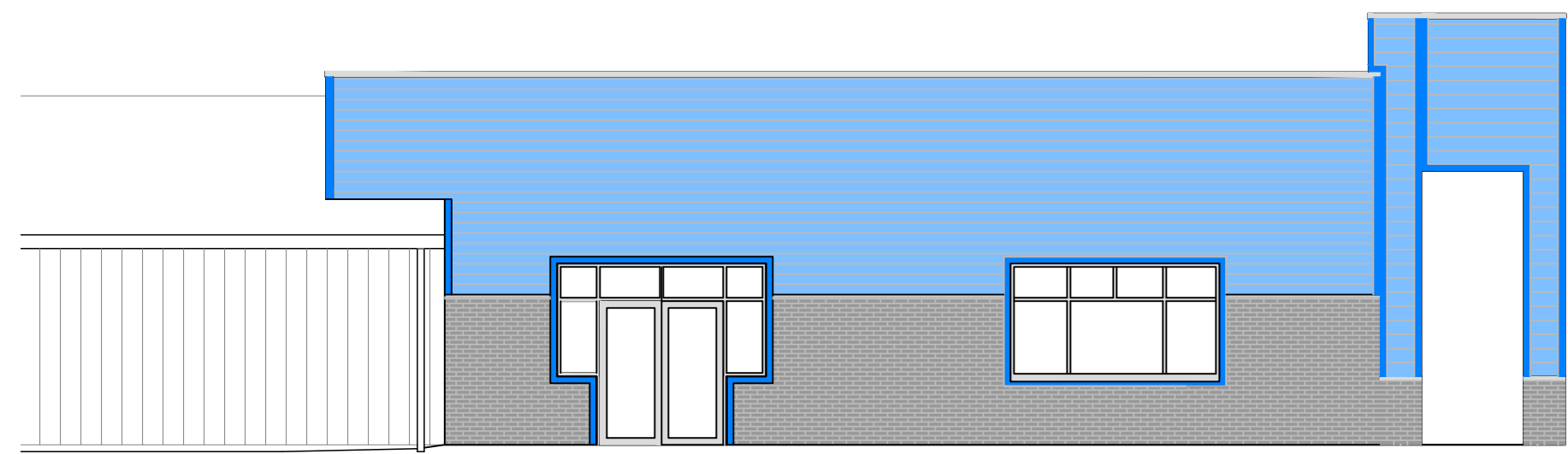
1 East Elevation
1/8"=1'-0"



2 North Elevation
1/8"=1'-0"

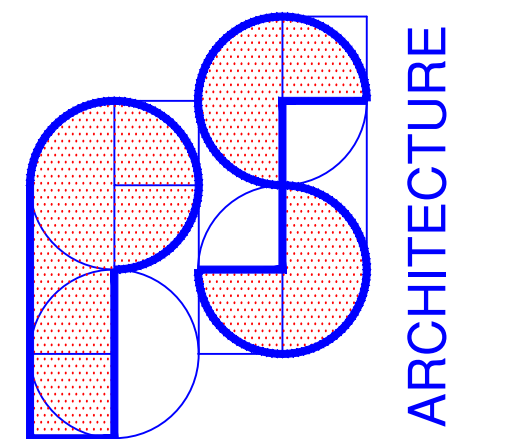


3 West Elevation
1/8"=1'-0"



4 South Elevation - Partial
1/8"=1'-0"

SEE SHEET A2.0 FOR MATERIALS & OTHER NOTES



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revisions		
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project # 2016

content
Finish Colors
(Option 2)

drawn by: PLS
checked by: PLS
date: 09/16/21
drawing no.