



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# ARCHITECTURAL & DESIGN REVIEW APPLICATION

**Applicant/Contact Person:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone Number of Contact Person:** \_\_\_\_\_

**City, State, Zip Code:** \_\_\_\_\_ **Email of Contact Person:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_ **Lot:** \_\_\_\_\_ **Subdivision:** \_\_\_\_\_

**Project Type:** \_\_\_\_\_ **Multi-Family**    \_\_\_\_\_ **Commercial**    \_\_\_\_\_ **Industrial**    \_\_\_\_\_ **Other**  
                   \_\_\_\_\_ **New**            \_\_\_\_\_ **Addition**

**Impervious Surface Ratio (ISR):** \_\_\_\_\_ (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

**Site Data:**

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

**Building:**

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

**Ingress, Egress, Parking:**

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

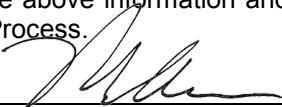
**Landscaping:**

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

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

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: \_\_\_\_\_  \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant or Authorized Agent

**\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

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**FOR CITY USE ONLY**

Date Received: \_\_\_\_\_ Plan Commission Date: \_\_\_\_\_

**Comments:**

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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

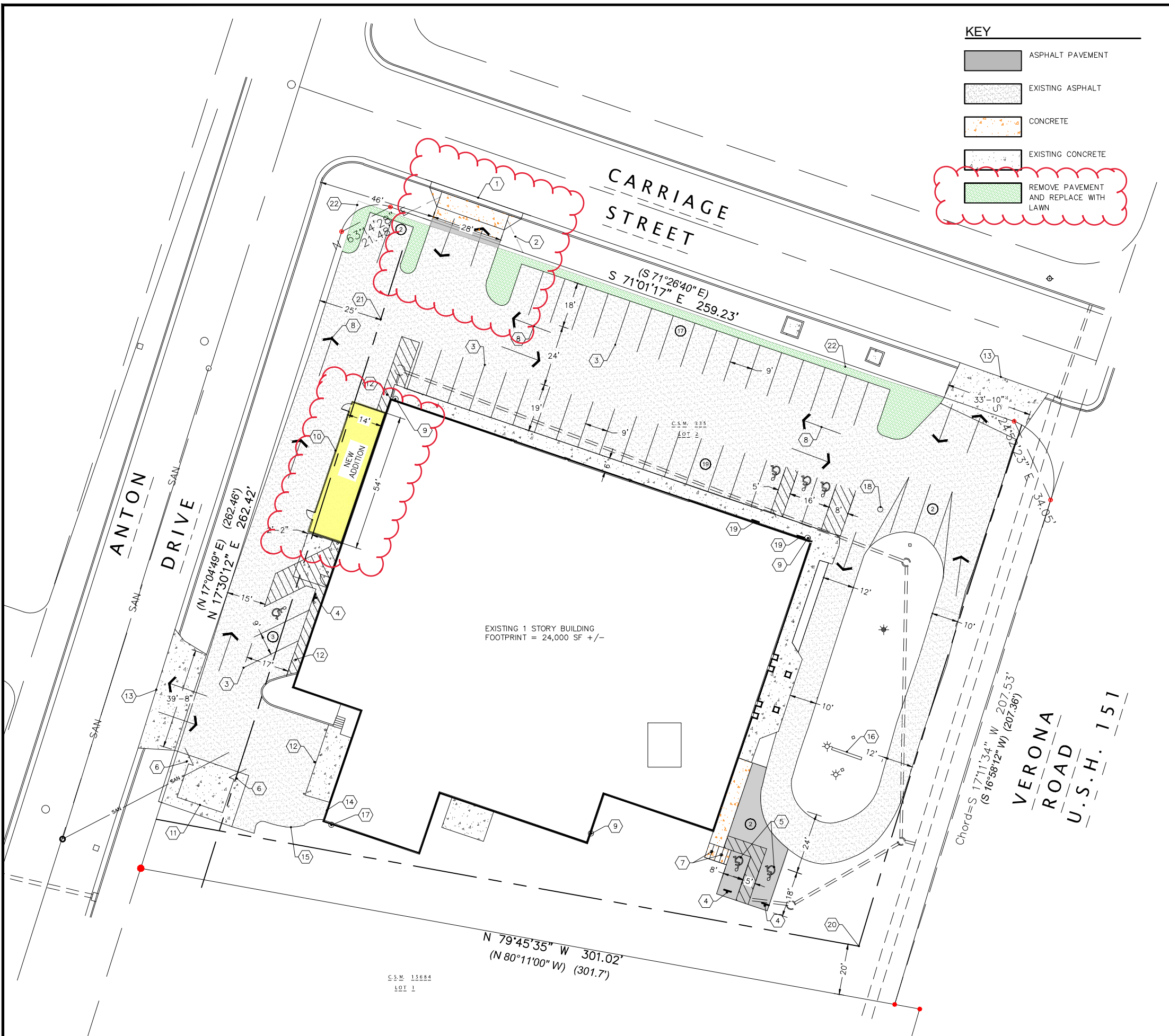
The site updates have been made following completion of site survey. The parking lot asphalt will undergo maintenance and only added where indicated. By using smaller parking stalls and thinning drive widths, we were able to reduce impervious surface from the existing parking lot as indicated. We anticipate 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**

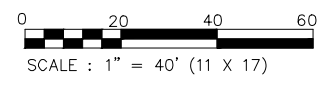
- ASPHALT PAVEMENT
- EXISTING ASPHALT
- CONCRETE
- EXISTING CONCRETE
- REMOVE PAVEMENT AND REPLACE WITH LAWN

**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  
 Waukegan, WI 53597  
 phone (608) 849-9378  
 www.pe-wi.com

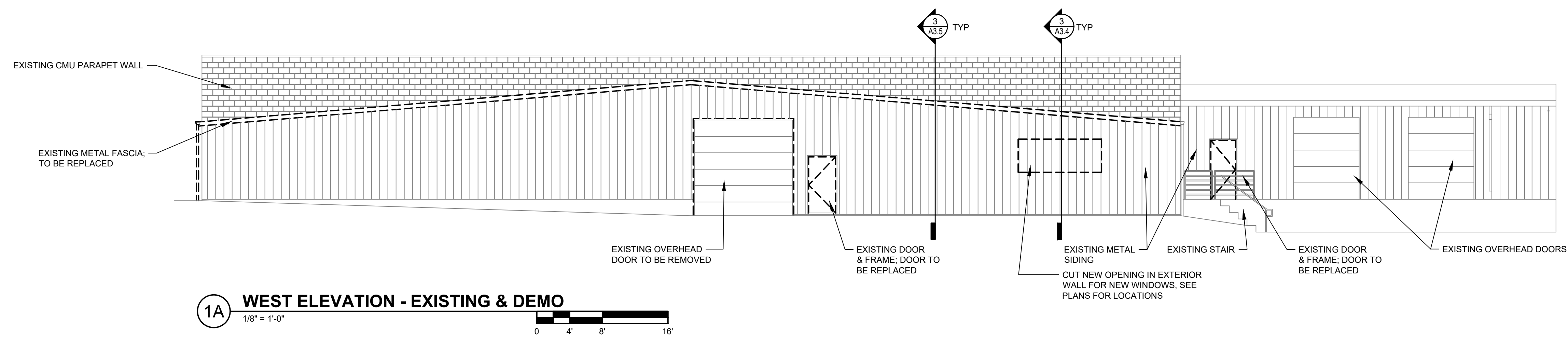
**PROFESSIONAL ENGINEERING** LLC

FITCHBURG, WISCONSIN

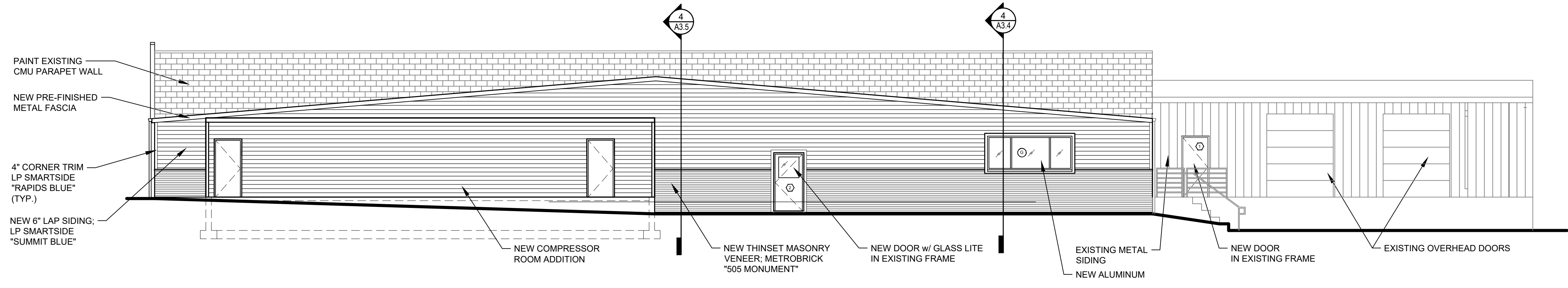
**LITTLE JOHN'S SITE PLAN**  
 5302 VERONA ROAD

**C200**

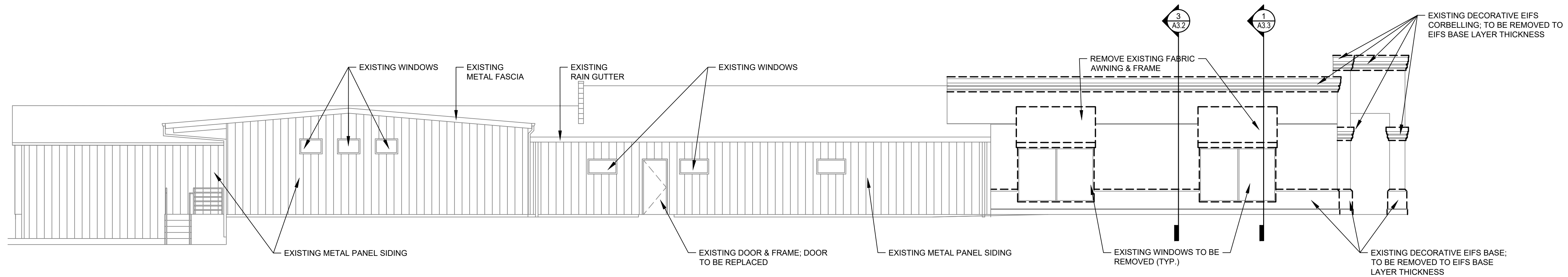




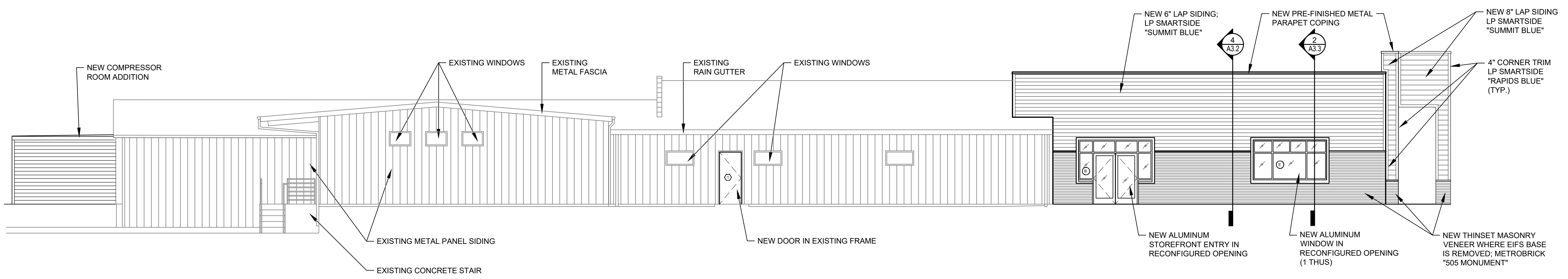
**1A WEST ELEVATION - EXISTING & DEMO**  
1/8" = 1'-0"  
0 4' 8' 16'



**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**

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

MATERIALS SUBMITTED PREVIOUSLY

**SHEET INDEX:**

TITLE

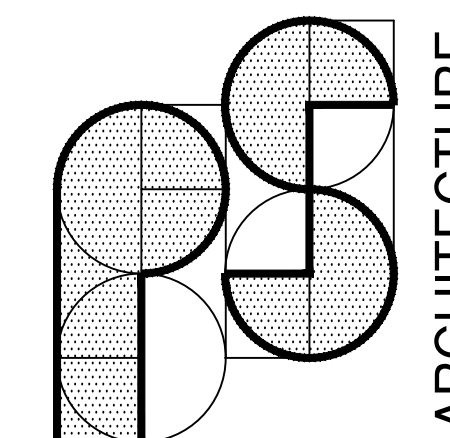
CS-1 COVER SHEET

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

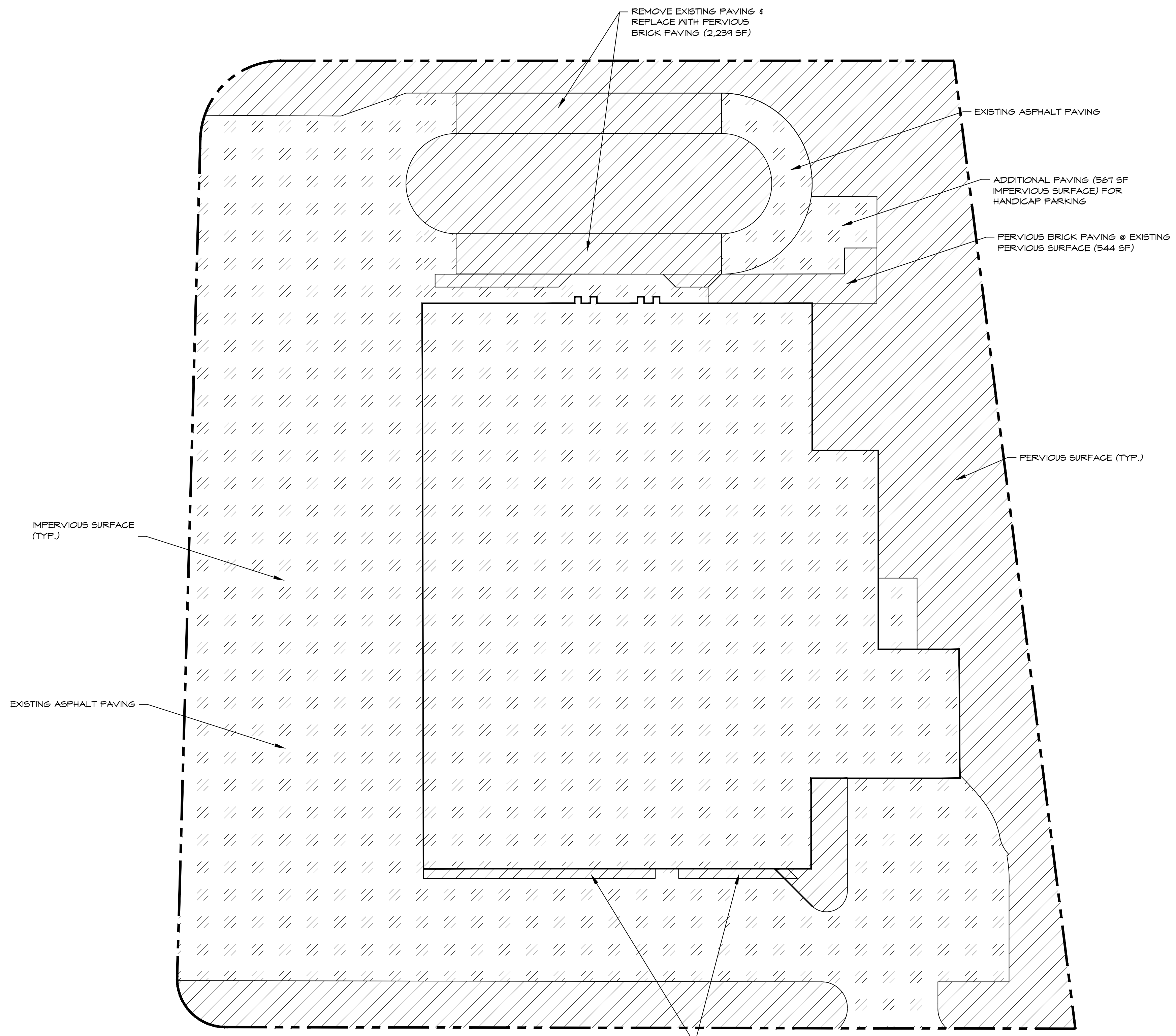
ARCHITECTURAL

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)



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

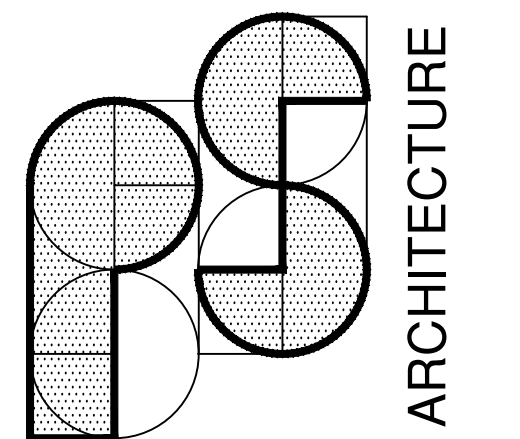




76,158 SF (Lot Area)  
 49,503 SF (Max. Impervious City Standard (65%))  
 55,328 SF (Actual Existing Impervious)  
 20,830 SF (Actual Existing Pervious)  
 5,825 SF over Max. Impervious (Existing Condition)

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**

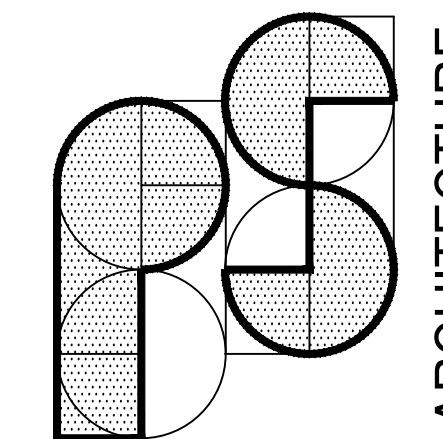
REV	REVISION	DATE

**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  
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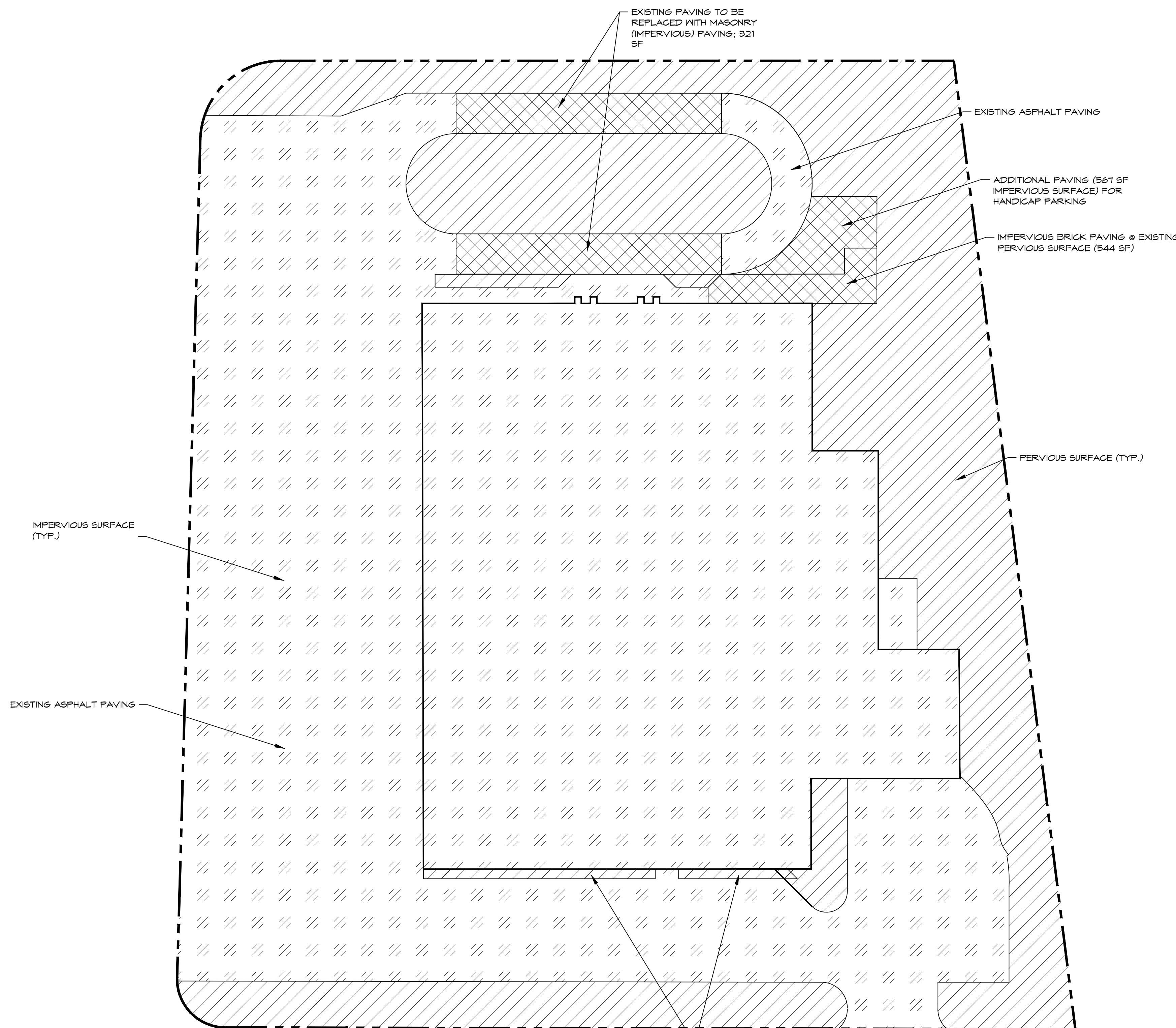
revisions		
REV	REVISION	DATE

**project #** 2016

**content**  
Site Plan  
Erosion Control &  
Stormwater Management

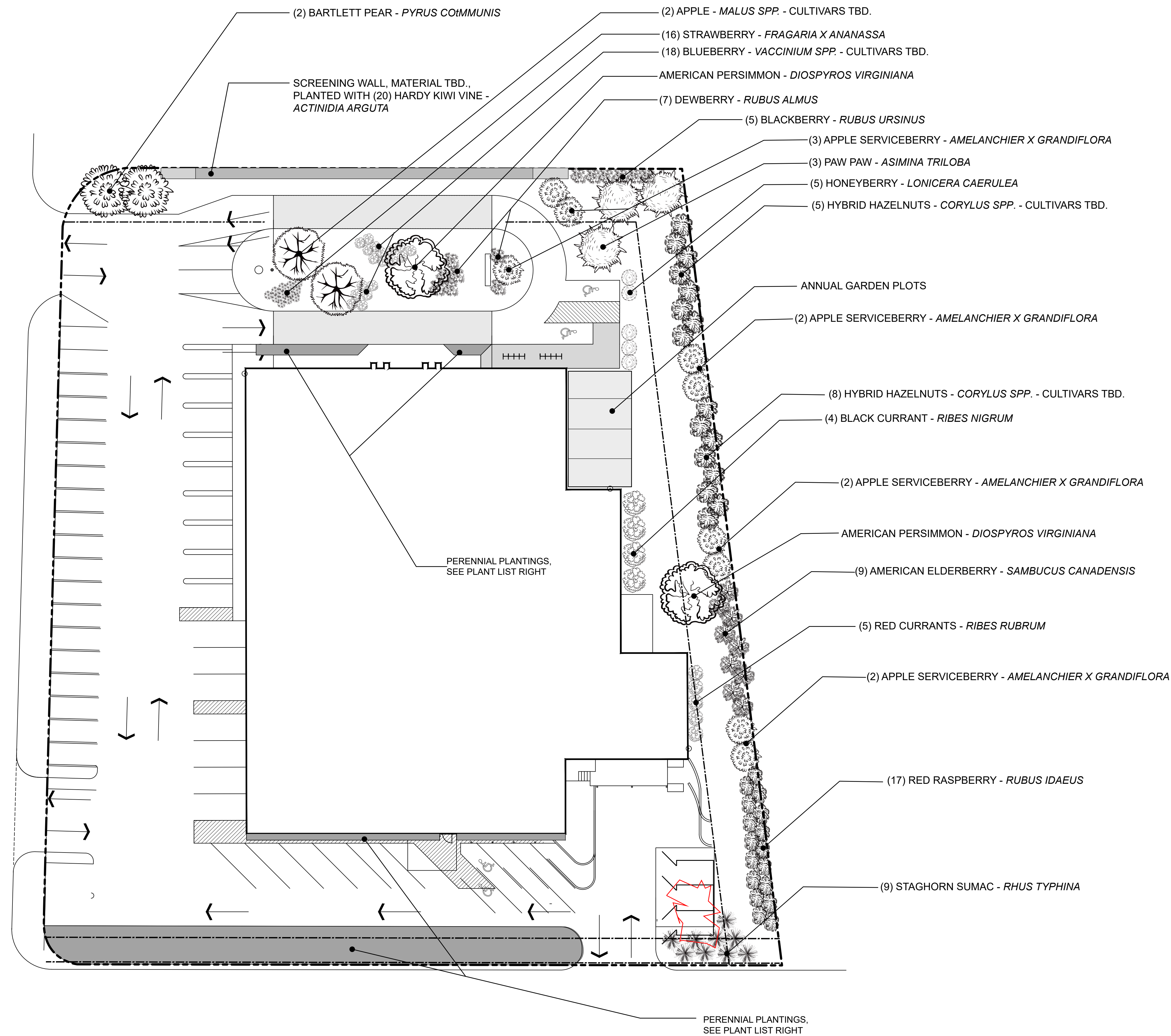
**drawn by:** PLS  
**checked by:** PLS  
**date:** 09/16/21  
**drawing no.**

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

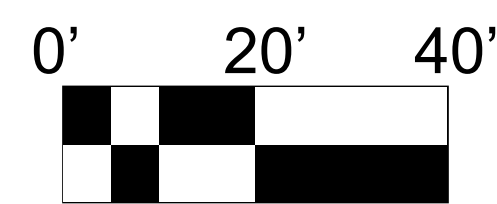


**PERENNIAL PLANTING LIST**  
TO BE PLANTED IN ALL DESIGNATED AREAS, TOTALLING: 3,230 S.F.

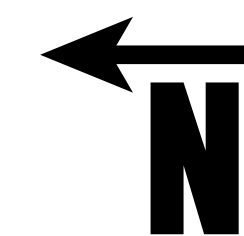
COMMON NAME	SCIENTIFIC NAME	RATIO	QTY
RHUBARB	<i>RHEUM RHABARBARUM</i>	5%	162
ASPARAGUS	<i>ASPARAGUS OFFICINALIS</i>	5%	162
CHIVES	<i>ALLIUM SCHOENOPRASUM</i>	4%	130
GARLIC CHIVES	<i>ALLIUM TUBEROSUM</i>	4%	130
OREGANO	<i>ORIGANUM VULGARE</i>	4%	130
LAVENDER	<i>LAVANDULA SPP.</i>	4%	130
THYME	<i>THYMUS 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)



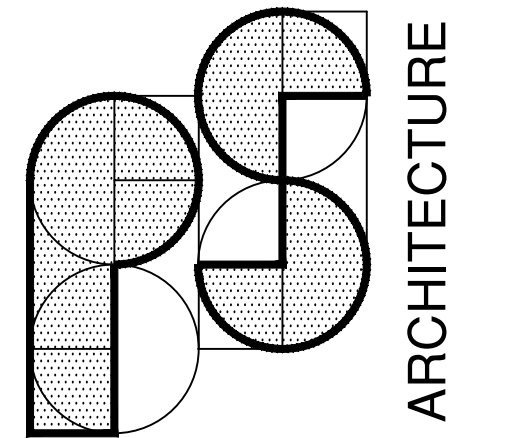
9 Type "G" (Pylon Sign Lighting)



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  
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Fitchburg, WI 53711

client  
Chopla, LLC  
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issue dates	
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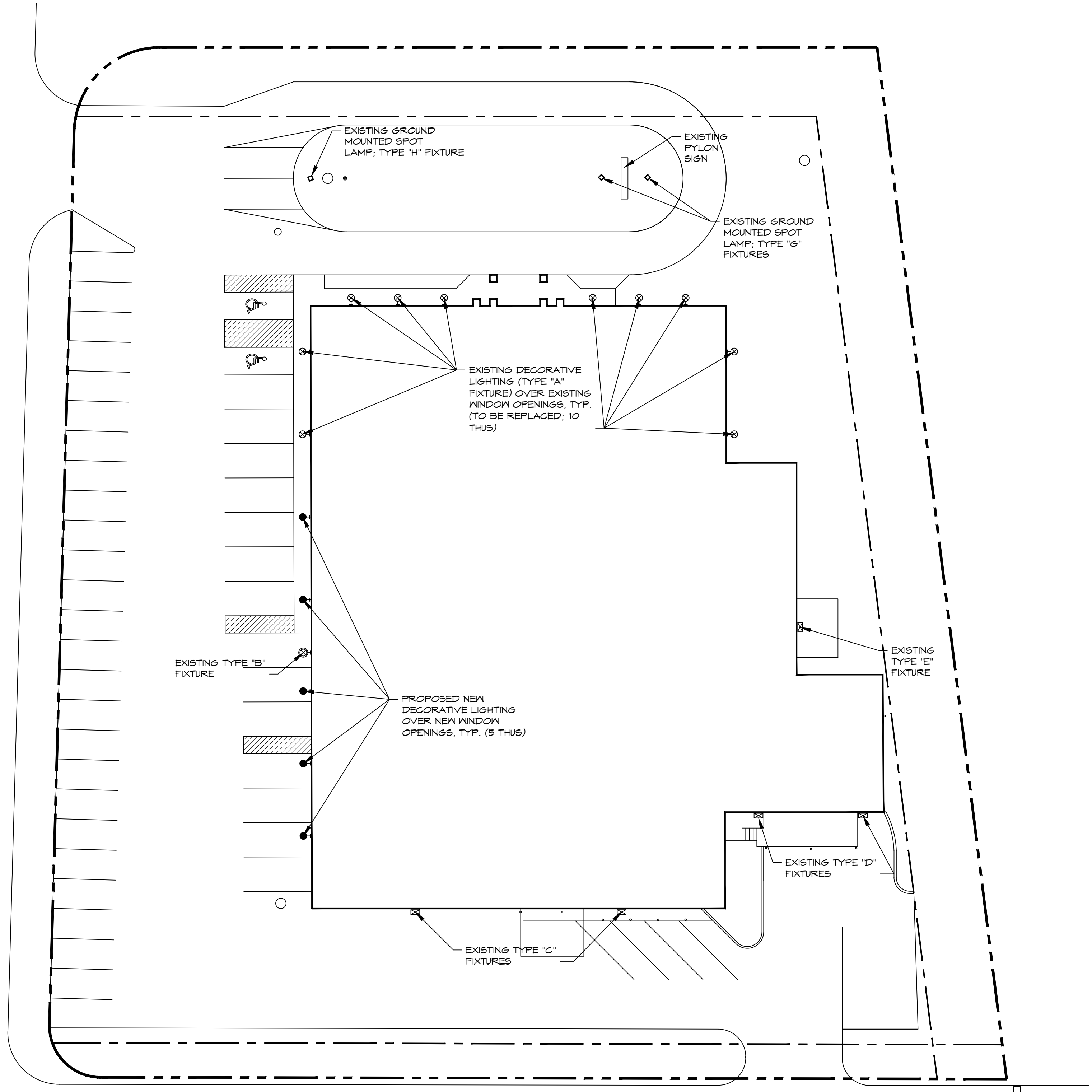
revisions	
REV	DATE

project # 2016

content  
Building & Site Lighting;  
Photos

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

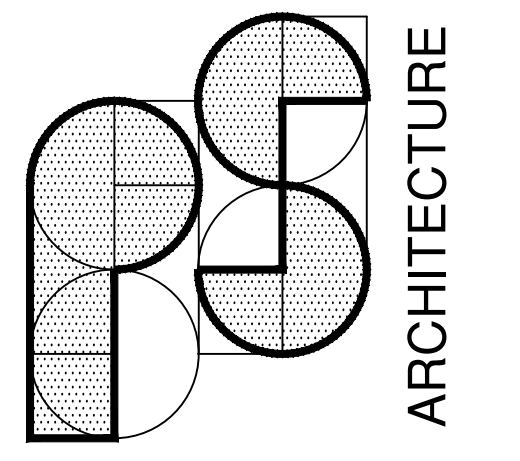
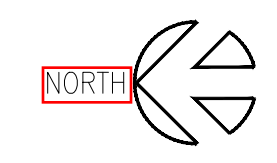
Carriage Street



Anton Drive

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

1 Site Lighting  
SL-1 1" = 20'



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ISSUED FOR PLAN REVIEW	07/28/2016
REVISED & REISSUED	09/14/2016

**revisions**

REV	REVISION	DATE

**project #** 2016

**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)



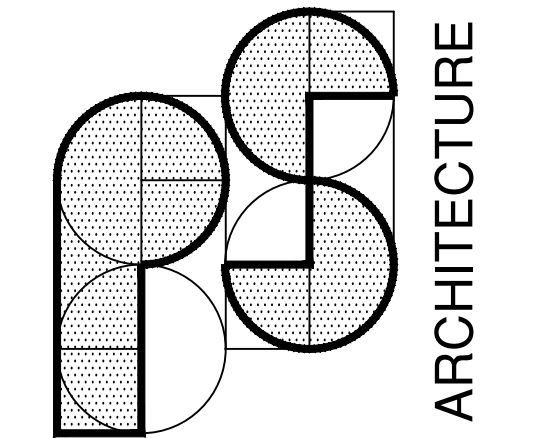
9 Type "G" (Pylon Sign Lighting)



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11 Type "H" (Building Flood Lighting)



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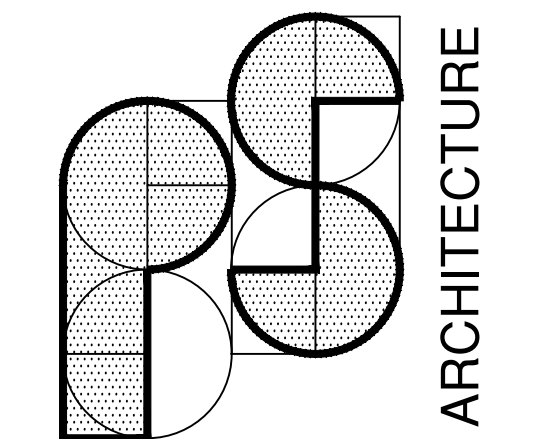
issue dates	
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ISSUED FOR PLAN REVIEW	07/28/2016
REVISED & REISSUED	09/14/2016

revisions	
REV	DATE

project # 2016

content  
Building & Site Lighting;  
Photos

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



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REVISED & REISSUED	09/14/2021

**revisions**

REV	REVISION	DATE

**project #** 2016

**content**  
 Floor Plan w/  
 Seating

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

A1.0



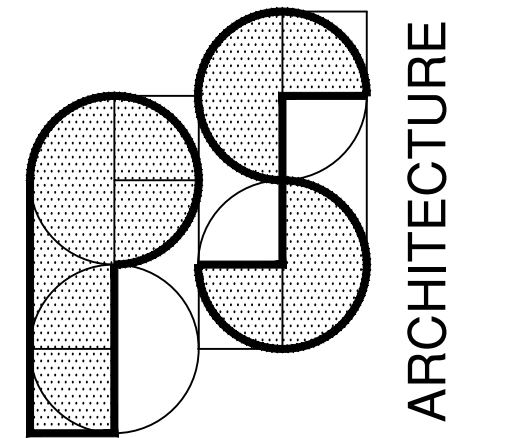
1 Existing East Facade



2 Existing North Facade



1 Existing West Facade



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content  
Existing Building  
Exterior Photos

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