

CITY OF FITCHBURG
 PLANNING/ZONING DEPARTMENT
 5520 LACY ROAD
 FITCHBURG, WI 53711
 (608) 270-4200

VARIANCE - ADMINISTRATIVE APPEAL APPLICATION

UNDER THE RULES AND REQUIREMENTS OF THE FITCHBURG ZONING ORDINANCE, THE UNDERSIGNED OWNER, OR OWNER'S AGENT, OF THE PROPERTY HEREIN DESCRIBED

HEREBY APPLIES FOR A Variance
Variance or Appeal of an Administrative Decision

1. OWNER OF PROPERTY Paul Cannarella PHONE NO. paulcannarella@gmail.com

2. LOCATION OF PROPERTY
 STREET ADDRESS 5302 Anton Drive, Fitchburg WI 53711
 LEGAL DESCRIPTION (METES & BOUNDS, OR LOT NO. & PLAT) Lot 2 CSM 335

3. EXPLAIN THE VARIANCE, OR ADMINISTRATIVE APPEAL REQUESTED Adding a third curb cut.

4. REASON(S) WHY THE APPLICANT CANNOT COMPLY WITH THE ORDINANCE REQUIREMENTS, OR WHY YOU FEEL THE ADMINISTRATIVE DECISION IS INCORRECT: (ADDITIONAL COMMENTS OR INFORMATION MAY BE ATTACHED)

With only two curb cuts, the traffic flow in the parking lot will not be adequate for the for the future space. The existing curb cut on Anton Drive will be reserved primarily for shipments.
A third curb cut will allow us to create a circular flow of traffic in and out of the parking lot.
This would be a safer and more effective option for this location, especially since we would not need to worry about community members near the loading dock.

ATTACH TWO (2) COPIES OF A SITE PLAN, DRAWN TO SCALE, INDICATING WHERE A VARIANCE IS REQUESTED. ONE (1) COPY SHALL BE NO LARGER THAN 11" X 17". SUBMIT ONE (1) PDF DOCUMENT OF THE COMPLETE SUBMITTAL (planning@city.fitchburg.wi.us).

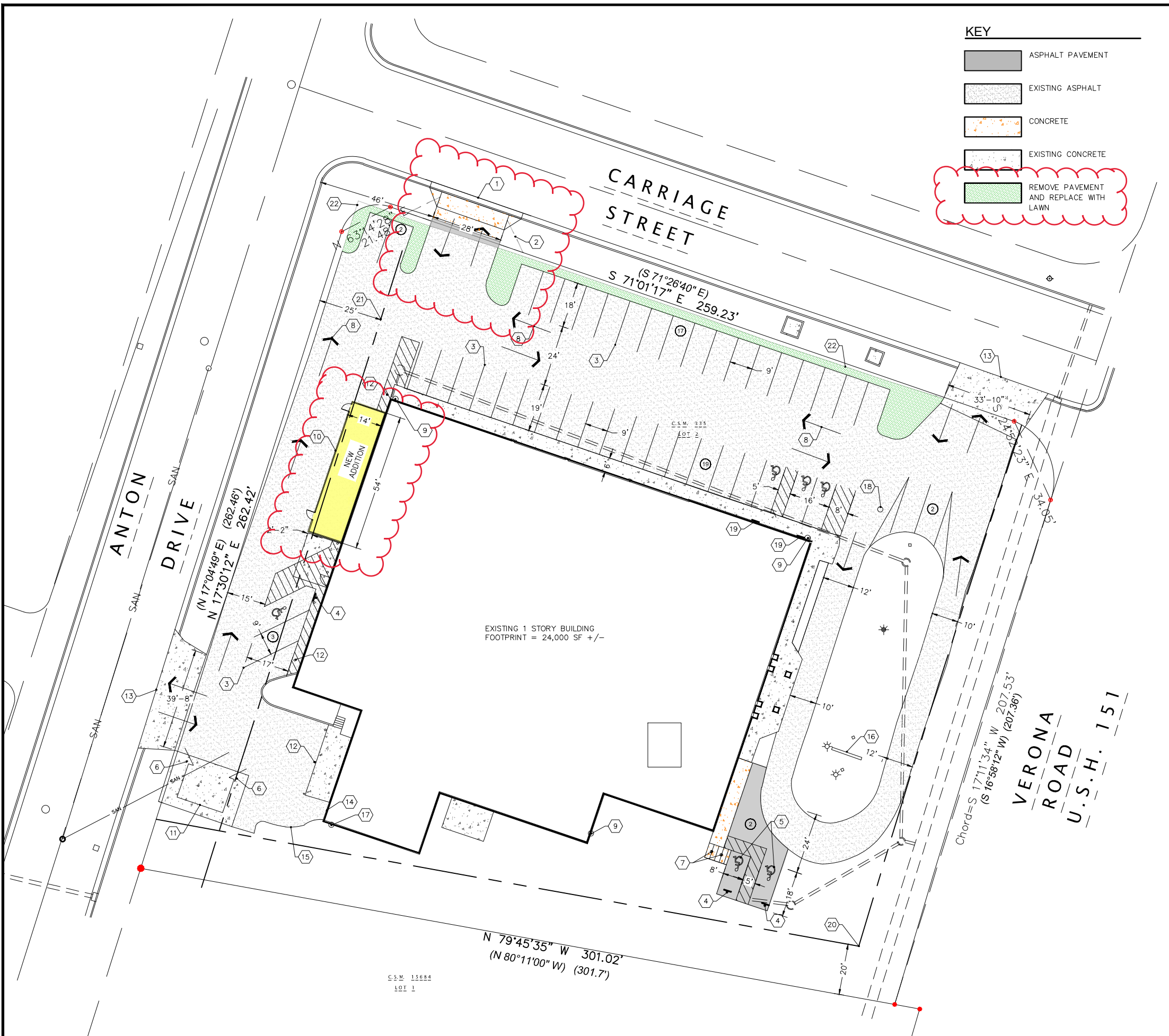
5. CONTACT PERSON Matthew Aro
 ADDRESS 433 W Washington Ave #400, Madison, WI PHONE NO. (608) 204-7464

RESPECTFULLY SUBMITTED BY _____
Signature of Owner's or Owner's Authorized Agent

FOR CITY USE ONLY

DATE RECEIVED _____ PUBLISH _____

ORDINANCE SECTION NO. _____ FEE PAID _____ REQUEST NO. _____



KEY

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

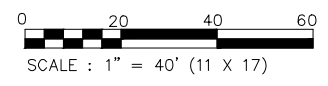
PLAN KEY

- 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