



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

# REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the R-D district to the B-G district the following described property:

**1. Location of Property/Street Address:** NWC McKee Rd and Fitchrona Rd

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

Part of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin. See attached legal Description.

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

**2. Proposed Use of Property - Explanation of Request:**

Proposed Meijer Main Store and Convenience/Fuel Center.

**3. Proposed Development Schedule:**

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning 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) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

**Type of Residential Development (If Applicable):** \_\_\_\_\_

**Total Dwelling Units Proposed:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development (If Applicable):** Proposed Meijer Main Store and Convenience/Fuel Center

**Proposed Hours of Operation:** 24/7 **No. Of Employees:** \_\_\_\_\_

**Floor Area:** 159,264 Sq. Ft. **No. Of Parking Stalls:** 479

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

**Current Owner of Property:** Wingra Real Estate, LLC

**Address:** P.O. Box 44284, Madison, WI 53744 **Phone No:** 608-271-5555

**Contact Person:** Keri Williams, GreenbergFarrow

**Email:** kwilliams@greenbergfarrow.com

**Address:** 21 S. Evergreen Avenue, Suite 200, Arlighton Heights, IL 60005 **Phone No:** 781-929-1651

**Respectfully Submitted By:** *Robert M. Shea* Robert M. Shea  
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

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:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_



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 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:** NWC McKee Rd and Fitchrona Rd

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

Part of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin. See attached legal Description.

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

**2. Current Use of Property:** Vacant

**3. Proposed Use of Property:** Proposed Meijer Main Store and Convenience/Fuel Center.

**4. Proposed Development Schedule:** \_\_\_\_\_

**5. Zoning District:** Reclassifying from R-D to B-G

**6. Future Land Use Plan Classification:** B-G

\*\*\*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](mailto: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 Meijer Main Store and Convenience/Fuel Center

**Proposed Hours of Operation:** 24/7 **No. Of Employees:** \_\_\_\_\_

**Floor Area:** 159,264 Sq. Ft. **No. Of Parking Stalls:** 479

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

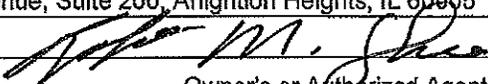
**Current Owner of Property:** Wingra Real Estate, LLC

**Address:** P.O. Box 44284, Madison, WI 53744 **Phone No:** 608-271-5555

**Contact Person:** Keri Williams, GreenbergFarrow

**Email:** kwilliams@greenbergfarrow.com

**Address:** 21 S. Evergreen Avenue, Suite 200, Arlington Heights, IL 60005 **Phone No:** 781-929-1651

**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:** 7/21/20 **Publish:** \_\_\_\_\_  
**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$170 (Joint R2/CU Fee)  
**Permit Request No.** R2CU-2361-20

LEGAL DESCRIPTION MEIJER PARCEL

Part of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Beginning at a point on the Southwest corner of the Southwest 1/4 of said Section;

thence North 00°54'30" East along the West line of said Southwest 1/4 60.00 feet to a point on the North line of McKee Road "C.T.H. "PD" and the point of beginning of lands described hereinafter; thence continue North 00°54'30" East along said West line 884.95 feet to a point; thence

North 89°56'57" East 868.80 feet to a point; thence South 52°52'34" East 32.42 feet to a point on the West line of Fitchrona Road; thence 200.90 feet along an arc of a curve to the left having a radius of 363.00 feet and a chord bearing South 16°05'36" West 198.35 feet to a point; thence South 00°15'07" West along said West line 155.82 feet to a point; thence South 05°14'28" West along said West line 138.07 feet to a point; thence South 00°15'12" West along said West line 352.02 feet to a point; thence South 13°52'50" West along said West line 18.08 feet to a point on the North line of McKee Road "C.T.H. "PD" ; thence South 89°03'48" West along said North line 271.64 feet to a point; thence North 88°12'32" West along said North line 255.12 feet to a point; thence South 89°47'50" West along said North line 209.06 feet to a point; thence South 81°09'39" West along said North line 100.03 feet to the point of beginning.

Said Land Contains 737,258 square feet or 16.9250 acres.

