



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 A-T district to the R-LM district the following described property:

B-G  
A-S

1. Location of Property/Street Address: 5329 Lacy Road

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

Lot 2, Certified Survey Map No. 3060

\*\*\*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:

LOT 1 - RESIDENTIAL  
LOT 2 - GENERAL BUSINESS

OUT LOTS 1 & 2 -- RESERVED FOR FUTURE DEVELOPMENT

3. Proposed Development Schedule: UNKNOWN

\*\*\*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 Hours of Operation: \_\_\_\_\_ No. Of Employees: \_\_\_\_\_

Floor Area: \_\_\_\_\_ No. Of Parking Stalls: \_\_\_\_\_

Sewer: Municipal  Private  Water: Municipal  Private

Current Owner of Property: JOE & KAREN RHEDEN

Address: 5329 LACY ROAD Phone No: 212-4198

Contact Person: RON KLAAS

Email: RKLAAS@DONOFRIO.CC

Address: 7530 WESTWARD WAY, 53717 Phone No: 833-7530

Respectfully Submitted By: [Signature] RONALD R. KLAAS  
 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: 2/17/2017 Publish: \_\_\_\_\_ and \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$600.00

Permit Request No. R2-2138-17

R#1-13353 yf 2-17-17

## ZONING DESCRIPTIONS

### Parcel to be rezoned R-LM

Part of Lot 2, Certified Survey Map No. 3060, recorded in Volume 12 of Certified Survey Maps on pages 59-60 as Document Number 1603724, Dane County Registry, located in the NE1/4 of the NE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Commencing at the Northeast Corner of said Section 15; thence S86°42'03"W, 664.60 feet along the North line of said NE1/4; thence S00°11'15"W, 40.07 feet; thence S86°42'03"W, 168.10 feet to the point of beginning; thence S00°10'35"W, 225.00 feet; thence S86°42'03"W, 145.55 feet; thence N00°10'35"E, 225.00 feet; thence N86°42'03"E, 145.55 feet to the point of beginning.

### Parcel to be rezoned B-G

Part of Lot 2, Certified Survey Map No. 3060, recorded in Volume 12 of Certified Survey Maps on pages 59-60 as Document Number 1603724, Dane County Registry, located in the NE1/4 of the NE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

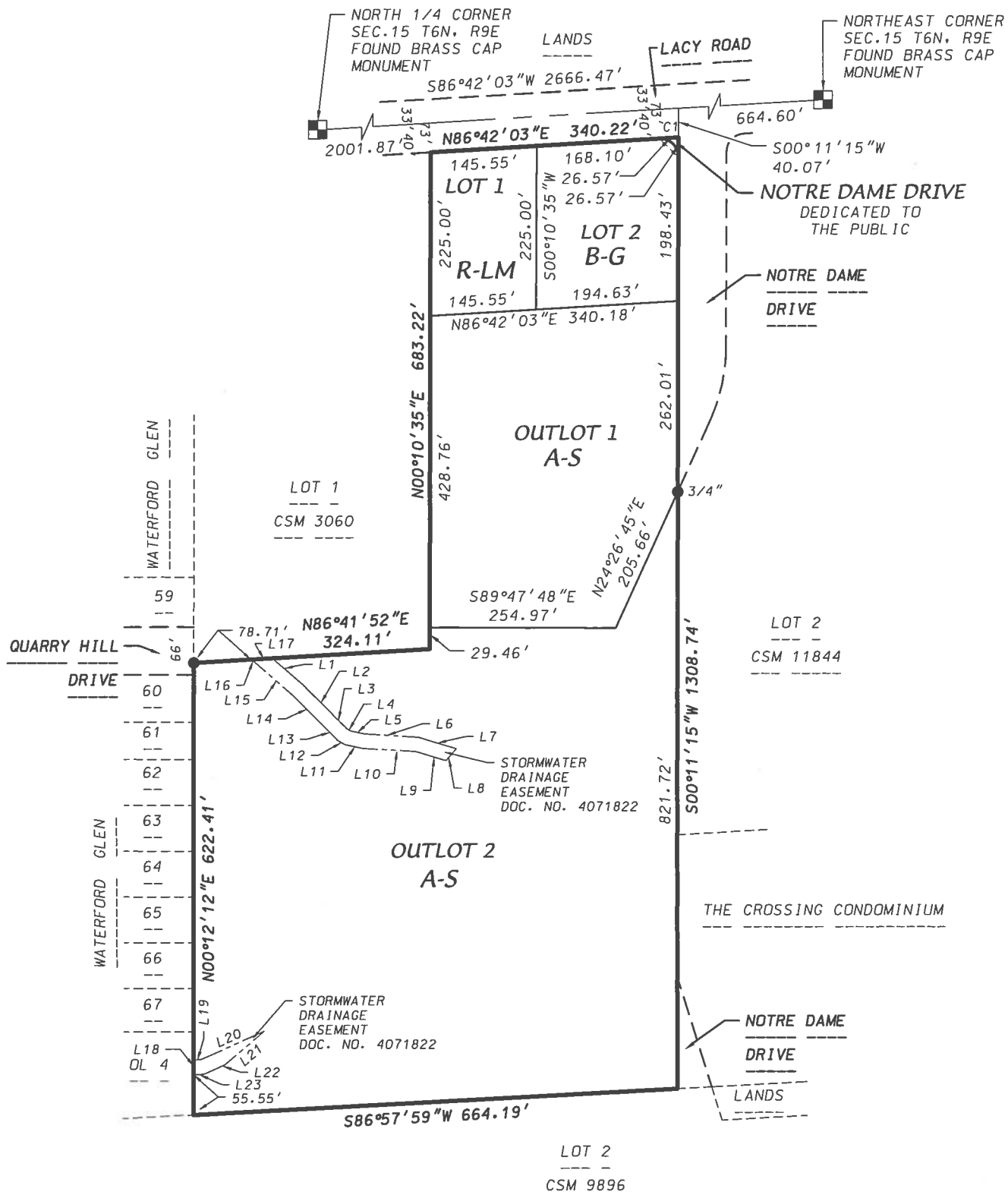
Commencing at the Northeast Corner of said Section 15; thence S86°42'03"W, 664.60 feet along the North line of said NE1/4; thence S00°11'15"W, 66.64 feet to the point of beginning; thence S00°11'15"W, 198.43 feet; thence S86°42'03"W, 194.63 feet; thence N00°10'35"E, 225.00 feet; thence N86°42'03"E, 168.10 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S46°33'21"E, 36.41 feet to the point of beginning.

### Parcel to be rezoned A-S

Part of Lot 2, Certified Survey Map No. 3060, recorded in Volume 12 of Certified Survey Maps on pages 59-60 as Document Number 1603724, Dane County Registry, located in the NE1/4 of the NE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Commencing at the Northeast Corner of said Section 15; thence S86°42'03"W, 664.60 feet along the North line of said NE1/4; thence S00°11'15"W, 265.07 feet to the point of beginning; thence S00°11'15"W, 1083.73 feet; thence S86°57'59"W, 664.19 feet; thence N00°12'12"E, 622.41 feet; thence N86°41'52"E, 324.11 feet; thence N00°10'35"E, 458.22 feet; thence N86°42'03"E, 340.18 feet to the point of beginning.

# ZONING MAP

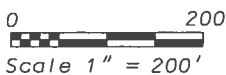


### CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	25.00	36.41	40.79	S46°33'21"E	93°29'12"



THE NORTH LINE OF THE  
NE1/4 OF SECTION 15,  
T6N, R9E IS ASSUMED  
TO BEAR  
S86°42'03"W



DATE: February 13, 2017  
F.N.: 16-07-126

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089

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