

Rec. 1.014027 5/24/2017 RB



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 B-P district to the B-G district the following described property:

1. **Location of Property/Street Address:** 2840 Index Road; Parcel Number 225/0609-031-1753-2

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

Part of Lot 2, C.S.M. No. 3505

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

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

Additional lands to be added via CSM to a parcel fronting on 2839 Fish Hatchery Road, for additional parking to facilitate a Commercial Development.

3. **Proposed Development Schedule:** 2017

***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. 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): Commercial

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

Floor Area: 8,316 S.F. **No. Of Parking Stalls:** 36 Stalls

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

Current Owner of Property: Cross Plains Investors LLC

Address: 7475 Hubbard Avenue, Suite 202 **Phone No:** 608-826-4552

Contact Person: Tim Carey

Email: tim@t5re.com

Address: _____ **Phone No:** 608-244-1090

Respectfully Submitted By: [Signature] **Paul A. Spetz**
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.

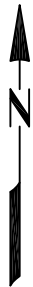
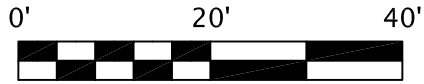
For City Use Only: **Date Received:** 5/23/2017 **Publish:** _____ and _____

Ordinance Section No.: _____ **Fee Paid:** \$600.00

Permit Request No.: RZ-2159-17

Rezone Exhibit

2817 FISH HATCHERY RD
 TAVERN LEAGUE OF WISCONSIN INC
 2817 FISH HATCHERY
 MADISON WI 53713-5005



BEARINGS ARE REFERENCED TO THE
 DANE COUNTY COORDINATE SYSTEM
 THE NORTHEASTERLY RIGHT-OF-WAY LINE
 OF FISH HATCHERY ROAD BEARS N28°08'37"E

FISH HATCHERY
 ROAD
 N28°08'37"E 127.14'

Point of Beginning, Northerly most
 Corner Lot 1, CSM 3505

2839 FISH HATCHERY RD

MAPLE LAWN HEIGHTS
 26

N 27°34'56" E
 13.57'

S 61°53'59" E
 19.37'

N27°34'56"E 120.00'

S 27°36'47" W 120.00'

C. S. M. 3505
 LOT 2

2840 INDEX ROAD
 CROSS PLAINS INVESTORS LLC
 7475 HUBBARD AVE STE 202
 MIDDLETON WI 53562

N 61°53'59" W
 18.61'

S 27°34'56" W
 36.11'

2.53'

N27°13'24"E
 35.00'

N63°09'40"W 220.48'
 (S63°35'07"E 223.00')

C. S. M. 3505
 LOT 1

2845 FISH HATCHERY ROAD
 MCDONALD'S REAL ESTATE COMPANY
 N3250 COUNTY HIGHWAY J
 POYNETTE WI 53955

() INDICATES RECORDED AS
 DISTANCES ARE MEASURED TO THE
 NEAREST HUNDREDTH OF A FOOT.

PREPARED FOR:
 SWD MANAGEMENT LLC
 6430 BRIDGE ROAD, SUITE 230
 MADISON, WI 53713

PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

Area to be rezoned from B-P to B-G (a portion of 2840 Index Road Parcel Number 225/0609-031-1753-2):

That part of Lot 2, Certified Survey Map No. 3505, as recorded in Volume 14 of Certified Survey Maps, pages 71-73, as Document No. 1670476, in the NE ¹/₄ of the NE ¹/₄ of Section 3, T6N, R9E, in the City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northerly most corner of Lot 1, Certified Survey Map No. 3505, as recorded in Volume 14 of Certified Survey Maps, pages 71-73, as Document No. 1670476, said point also lying on the southeasterly right-of-way line of Fish Hatchery Road thence S 63°09'40" E, along the northeasterly platted boundary line of said Lot 1, CSM No. 3505, 220.48 feet;
thence N 27°34'56" E, along the northwesterly platted boundary line of said Lot 2, CSM No. 3505, 36.11 feet to the point of beginning of this easement description;

thence continue along said northwesterly platted boundary line of said Lot 2, CSM No. 3505, N 27°34'56" E, 120.00 feet;
thence S 61°53'59" E, 19.37 feet;
thence S 27°56'47" W, 120.00 feet;
thence N 61°53'59" W, 18.61 feet to the point of beginning.

This description contains an area of 2,278 square feet, or 0.05 acres