



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 PDD-SIP district to the PDD-SIP district the following described property:

1. **Location of Property/Street Address:** 2663, 2665, 2667 and 2669 Castle Rock Drive, Fitchburg WI

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

Units 2663, 2665, 2667 and 2669 of the Fitchburg Lofts Condominium.

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

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

Change current site layout from 1 four unit building to 2 duplex buildings to better fit into the surrounding neighborhood

3. **Proposed Development Schedule:** Construction to commence upon receipt of re-zone and design approvals

***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): Two duplex buildings

Total Dwelling Units Proposed: 4 **No. Of Parking Stalls:** Garage and surface = 16

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: N/A **No. Of Employees:** N/A

Floor Area: N/A **No. Of Parking Stalls:** N/A

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

Current Owner of Property: CC Fitchburg LLC

Address: 5024 St Annes Dr, Middleton WI 53597 **Phone No:** 608-444-7752

Contact Person: Chad Wuebben/Cari Fuss

Email: cwuebben@encorebuildsmadison.com / cfuss@encorebuildsmadison.com

Address: 6840 Schneider Rd, Middleton WI 53562 **Phone No:** 608-444-7752

Respectfully Submitted By: **Chad Wuebben**
 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:** 6/19/2017 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$875.00

Permit Request No. R2-2163-17

R#1-14221 48 6-20-17

ENCORE



REAL ESTATE SERVICES

June 19, 2017

To: Fitchburg Plan Commission and City Council

From: CC Fitchburg LLC

Plan Commission Members and Alders,

CC Fitchburg LLC is proposing to complete the Fitchburg Lofts Condominium Plat. We have purchased the final parcel and propose construction of 2663, 2665, 2667 and 2669 Castle Rock Drive.

We are proposing building out the remaining four units (located on Castle Rock Dr. as TWO duplex units, rather than a four unit building.

We feel that this change will fit more appropriately with the single family residences on the remainder of Castle Rock Dr. as well as with the units on Rose Quartz Way and Research Park Dr.

Please note that we have communicated our plans to all Fitchburg Lofts Condominium owners via the attached letter dated 4/24/17. We received no negative feedback or questions.

We look forward to finishing out this project.

Thank you,

CC Fitchburg LLC

Cari Fuss, Member



April 24, 2017

To: All Fitchburg Technology Condominiums Owners

From: CC Fitchburg LLC

Owners,

CC Fitchburg LLC is proposing to complete your condominium plat. We have an accepted offer in place, and have been working on planning and approvals.

We are reaching out to you to share that we are pursuing building out the remaining four units (located on Castle Rock Dr. as TWO duplex units, rather than a four unit building.

We feel that this change will fit more appropriately with the single family residences on the remainder of Castle Rock Dr. as well as with the units on Rose Quartz Way and Research Park Dr.

We look forward to finishing out this project.

Please respond with any questions or concerns that you may have later than May 1, 2017 to:

cfuss@encorebuildsmadison.com

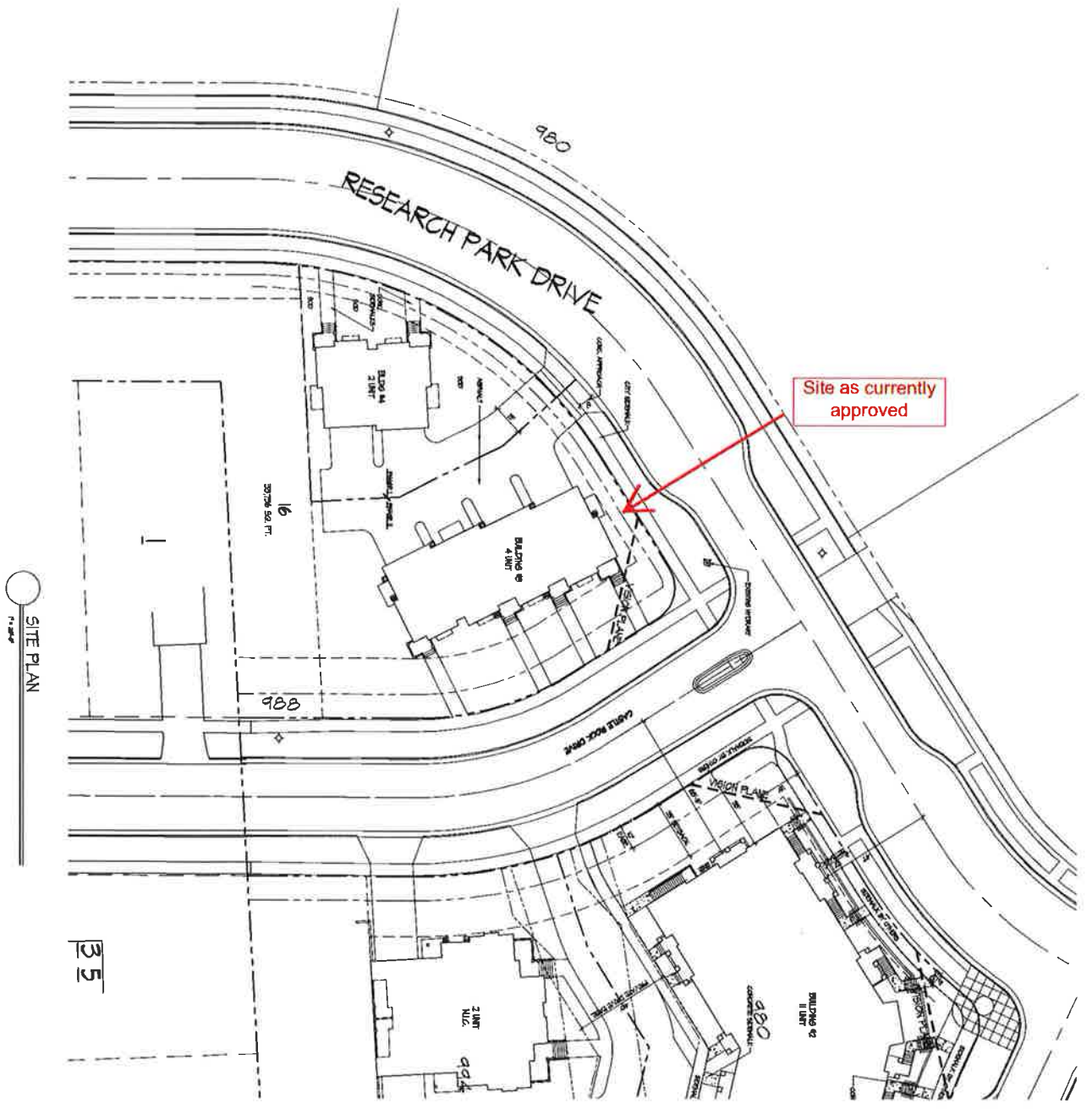
Thank you,

CC Fitchburg LLC

A handwritten signature in black ink that reads "Cari G. Fuss".

Cari Fuss, Member

Site as currently approved



SITE PLAN

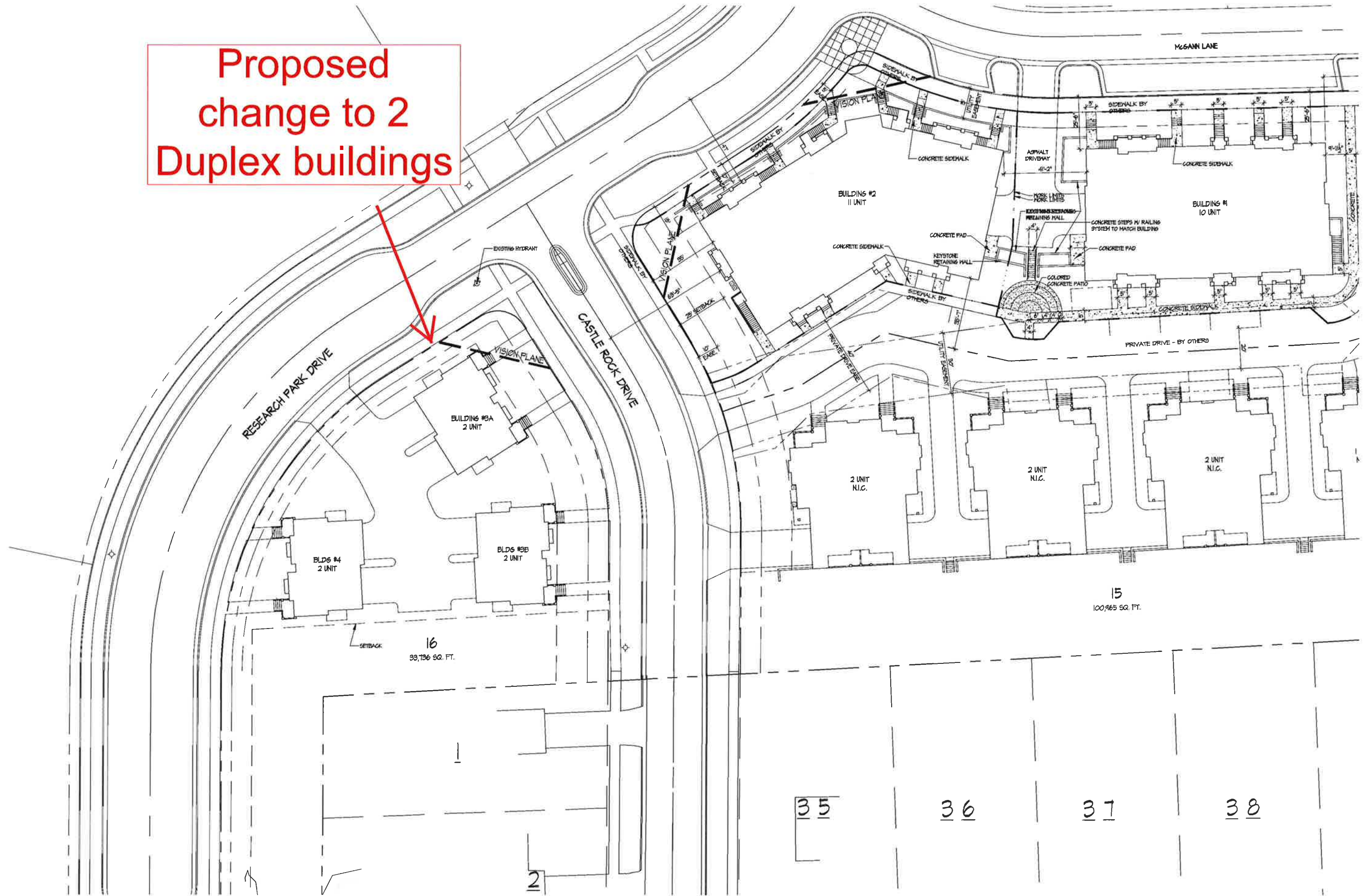
Prepared for: Filizburg Technology Campus
 Issued for Plan Review - June 29, 2009
 Issued for Plan Review - July 1, 2009
 Issued for Plan Review - July 22, 2009
 Issued for Construction - May 20, 2008

Filizburg Technology Campus

Lot 16
 Building 14 - 2 Unit
 Site Plan

C-11

Proposed
change to 2
Duplex buildings



Cari Fuss

From: Chad Wuebben
Sent: Monday, June 19, 2017 9:33 AM
To: Cari Fuss
Subject: FW: Fitchburg - ISR

From: Wade Wyse [mailto:wade.wyse@wyserengineering.com]
Sent: Friday, June 16, 2017 3:55 PM
To: Chad Wuebben
Subject: Fitchburg - ISR

Hi Chad,

See below for your use with City...

ISR: .327

Total Lot Area = 33,736 SF

Total Impervious Area = 11,038 SF

Max = 0.7

Previous Approval = 0.35

- Wade



Wade P. Wyse, P.E.
Principal – Project Manager

WYSER ENGINEERING
312 East Main Street
Mount Horeb, WI 53572

(608) 437-1980 / (608) 843-3388

wade.wyse@wyserengineering.com

www.wyserengineering.com