



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 R1A-S district to the R2M-R-M district the following described property:

1. **Location of Property/Street Address:** 2791 South Seminole Highway

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

See attached...

Outlot 3 CSM 14388

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

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

Place of Worship (Blackhawk Church)

3. **Proposed Development Schedule:** June 1, 2017 - June 1, 2018

***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): N/A

Total Dwelling Units Proposed: N/A

No. Of Parking Stalls: N/A

Type of Non-residential Development (If Applicable): Place of Worship

Proposed Hours of Operation: N/A

No. Of Employees: N/A

Floor Area: 45,000 SQ. FT.

No. Of Parking Stalls: 300

Sewer: Municipal Private

Water: Municipal Private

Current Owner of Property: Fitchburg Campus, LLC

Address: 2980 Edenberry Street Fitchburg, WI 53711

Phone No.: (480) 570-8389

Contact Person: Blackhawk Evangelical Free Church, Inc. - Darren DeKeyser

Email: ddekeyser@blackhawkchurch.org

Address: 9620 Brader Way Middleton, WI 53562

Phone No.: (608) 828-3691

Respectfully Submitted By: 
 Owner's or Authorized Agent's Signature

Chris Elders
 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: 3/21/2017

Publish: _____ and _____

Ordinance Section No. _____

Fee Paid: \$600.00

Permit Request No. R2-2145-17

Receipt # 1.13557
yt 3-21-17



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 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: 2791 South Seminole Highway

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

Outlot 3 CSM 14388

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

2. Current Use of Property: Agricultural / Homestead

3. Proposed Use of Property: Place of Worship

4. Proposed Development Schedule: June 1, 2017 - June 1, 2018

5. Zoning District: (A-S) Existing...(R-M) Proposed

6. Future Land Use Plan Classification: Medium or Low Density Residential

***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.

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): Place of Worship

Proposed Hours of Operation: Sun - Sat 7 - 9 (occasional evenings) No. Of Employees: ~ 6 - 12

Floor Area: ~ 35,000 sq ft (~15,000+ sq ft future expansion) No. Of Parking Stalls: ~ 300 (+ future expansion)

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Fitchburg Campus, LLC

Address: 2980 Edenberry Street

Phone No: (480) 570-8389

Contact Person: Blackhawk Evangelical Free Church, Inc. - Darren DeKeyser

Email: ddekeyser@blackhawkchurch.org

Address: 9620 Brader Way Middleton, WI 53562

Phone No: (608) 828-3691

Respectfully Submitted By: *Darren DeKeyser*

Owner's or Authorized Agent's Signature

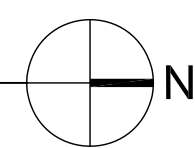
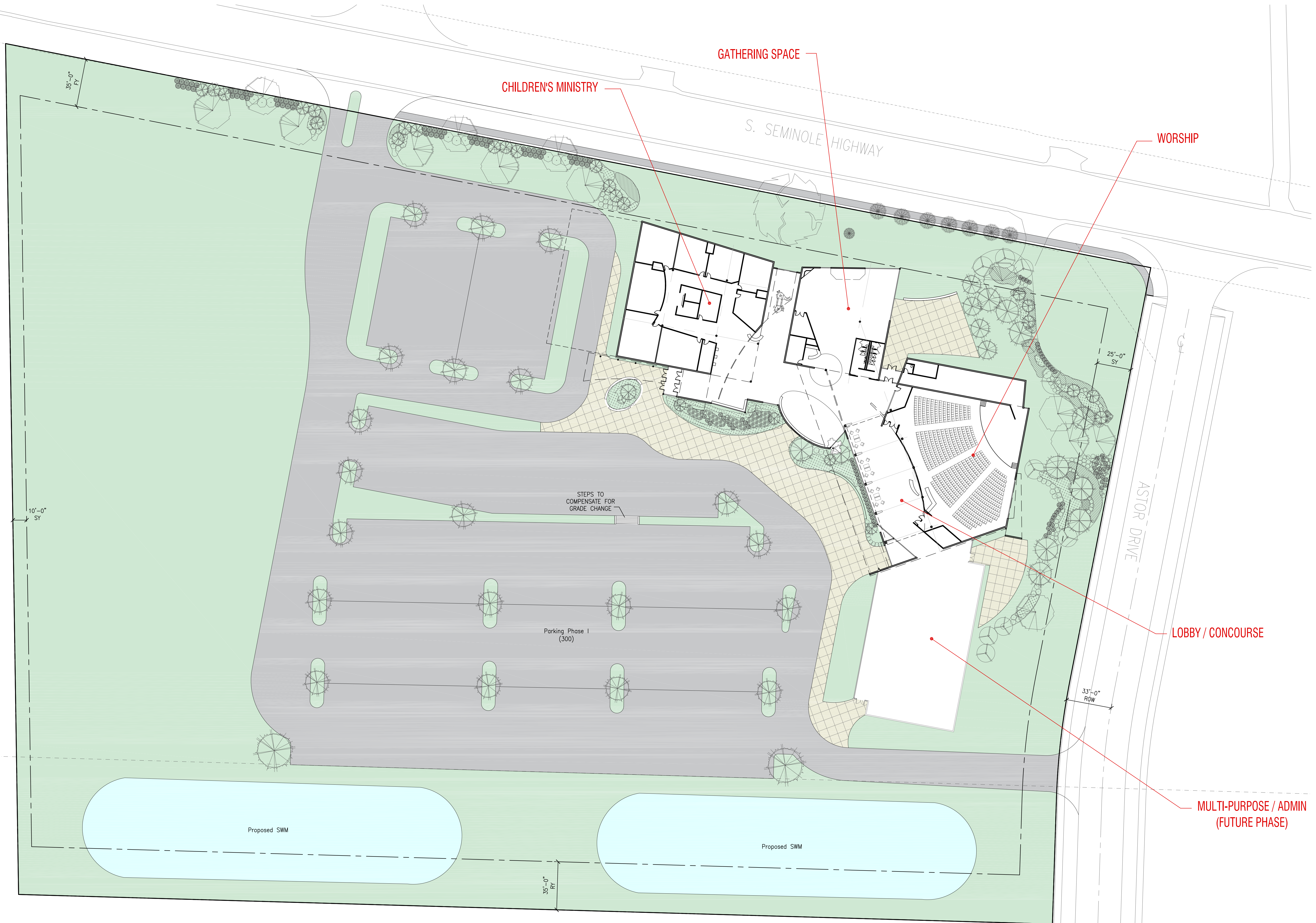
**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

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: _____ Publish: _____

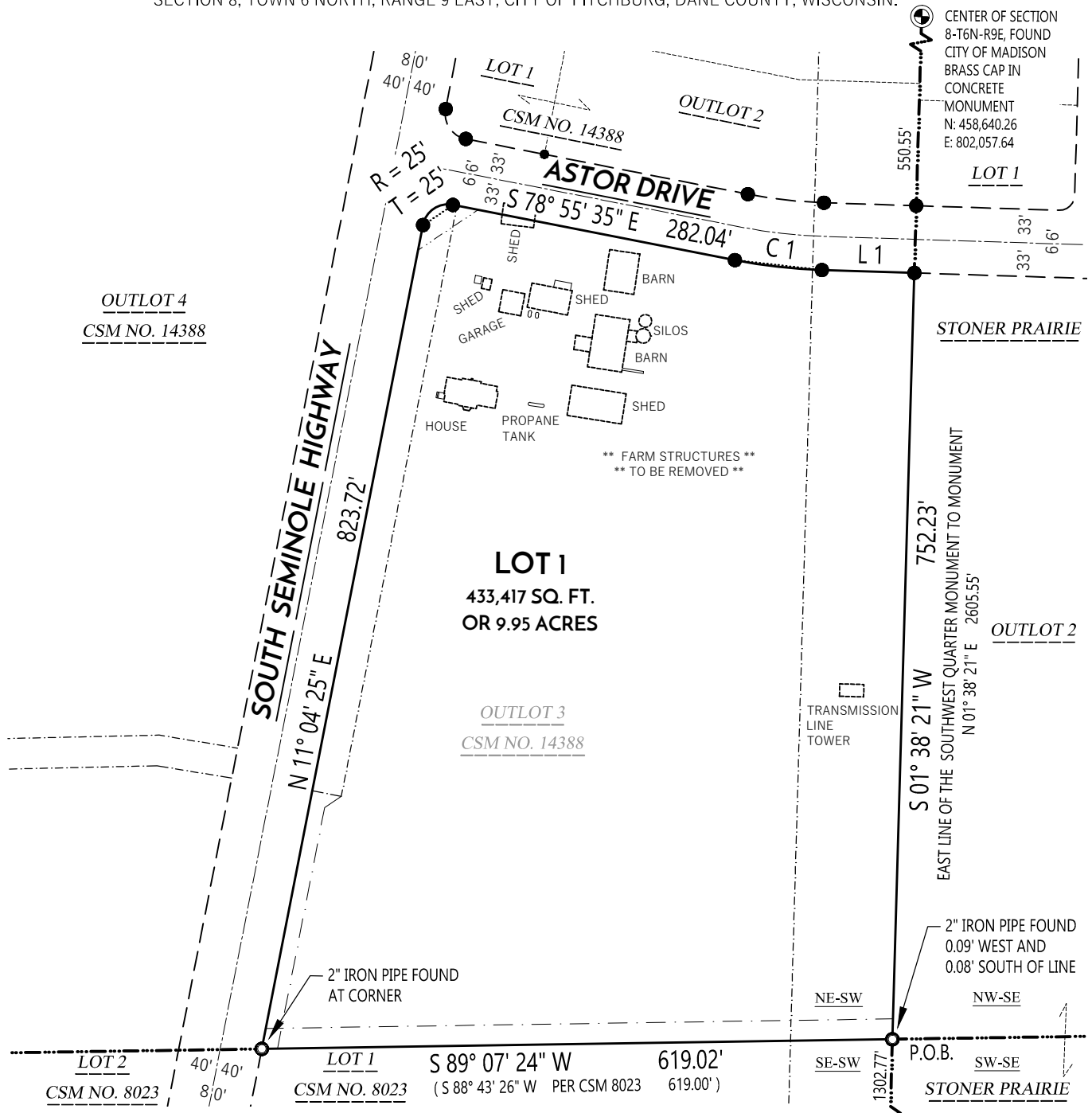
Ordinance Section No. _____ Fee Paid: _____

Permit Request No. _____



CERTIFIED SURVEY MAP NO. _____

OUTLOT 3 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	85.99'	533.00'	9° 14' 37"	S 83° 32' 53" E	85.90'	S 78° 55' 35" E	S 88° 10' 12" E

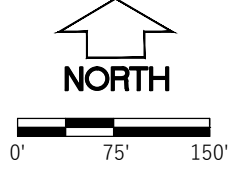
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 88° 10' 12" E	90.82'

LEGEND

- SECTION CORNER FOUND
- 2" IRON PIPE FOUND
- 1" REBAR FOUND
- 2" REBAR FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE PER THIS CSM
- VISION CORNER LINE
- EXISTING BUILDING/STRUCT.

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JULY 6TH AND 13TH, 2015.
2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 01° 38' 21" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 4 FOR EASEMENT DETAILS.



File: W:\2016\160358_Blackhawk Church - Seminole Highway\dwg\ACAD-16-0358_CSM_Update-Model_recover.dwg Layout: CSM 1 OF 4 User: Julie Plotted: Mar 16, 2017 - 5:37pm



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
BLACKHAWK EVANGELICAL
FREE CHURCH, INC.
9620 BRADER WAY
MIDDLETON, WI 53562

SURVEYED BY: JWS
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 16-0358
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____