



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 SIP district to the SIP district the following described property: Amendment

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](mailto: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 SIP amendment approval

\*\*\*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):** 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:** [Signature] 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:** \_\_\_\_\_ **Publish:** \_\_\_\_\_ and \_\_\_\_\_

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

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



July 18, 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.

This change requires an alteration to the current SIP. This is an SIP amendment request.

We look forward to finishing out this project.

Thank you,

CC Fitchburg LLC

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

Cari Fuss, Member



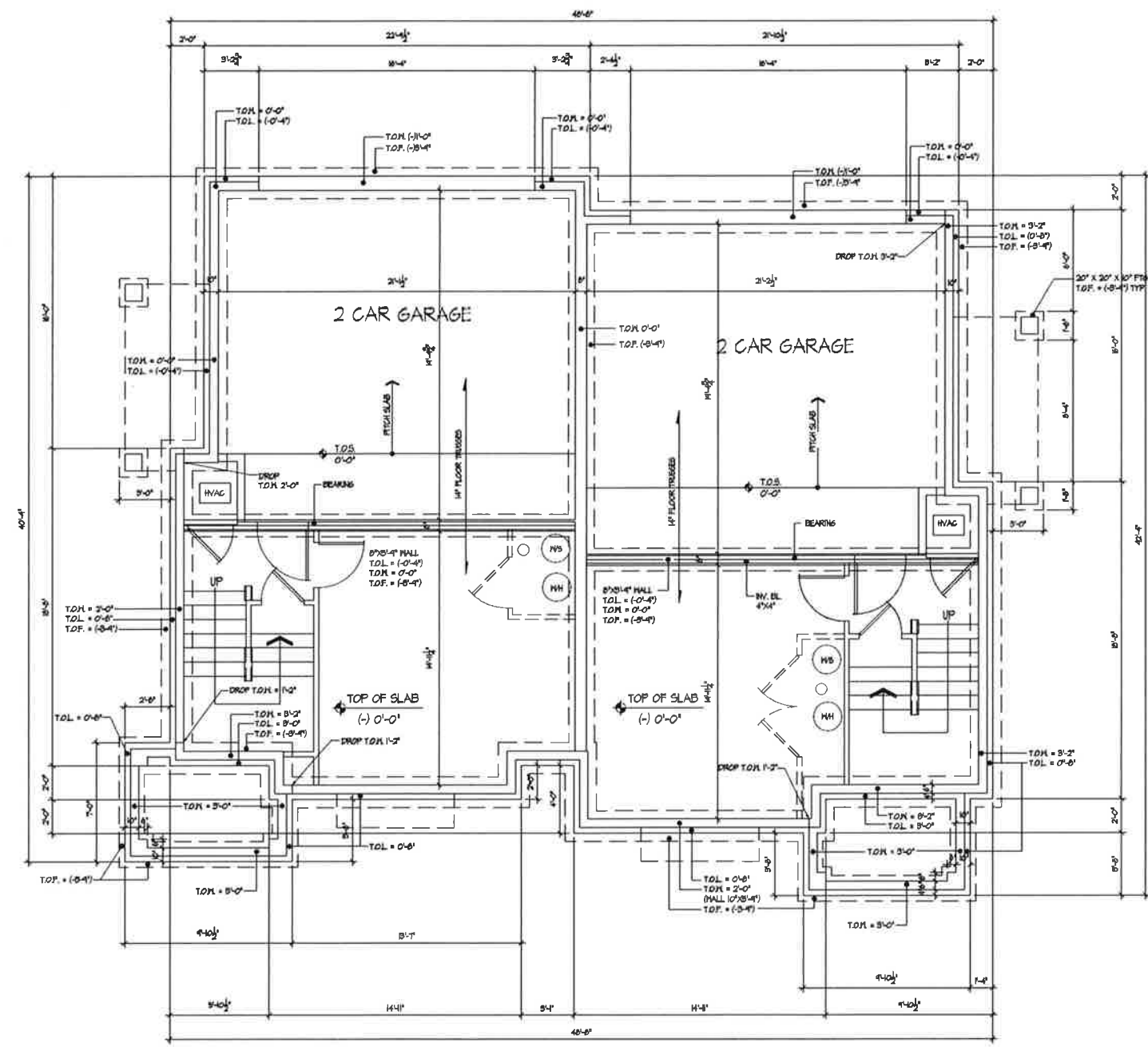




Consultant

Notes

- CONFIRM H.V.A.C. & PLUMBING EQUIPMENT LAYOUT WITH BUILDER



 Foundation Floor Plan  
 1/4" = 1'-0"

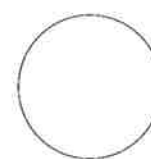
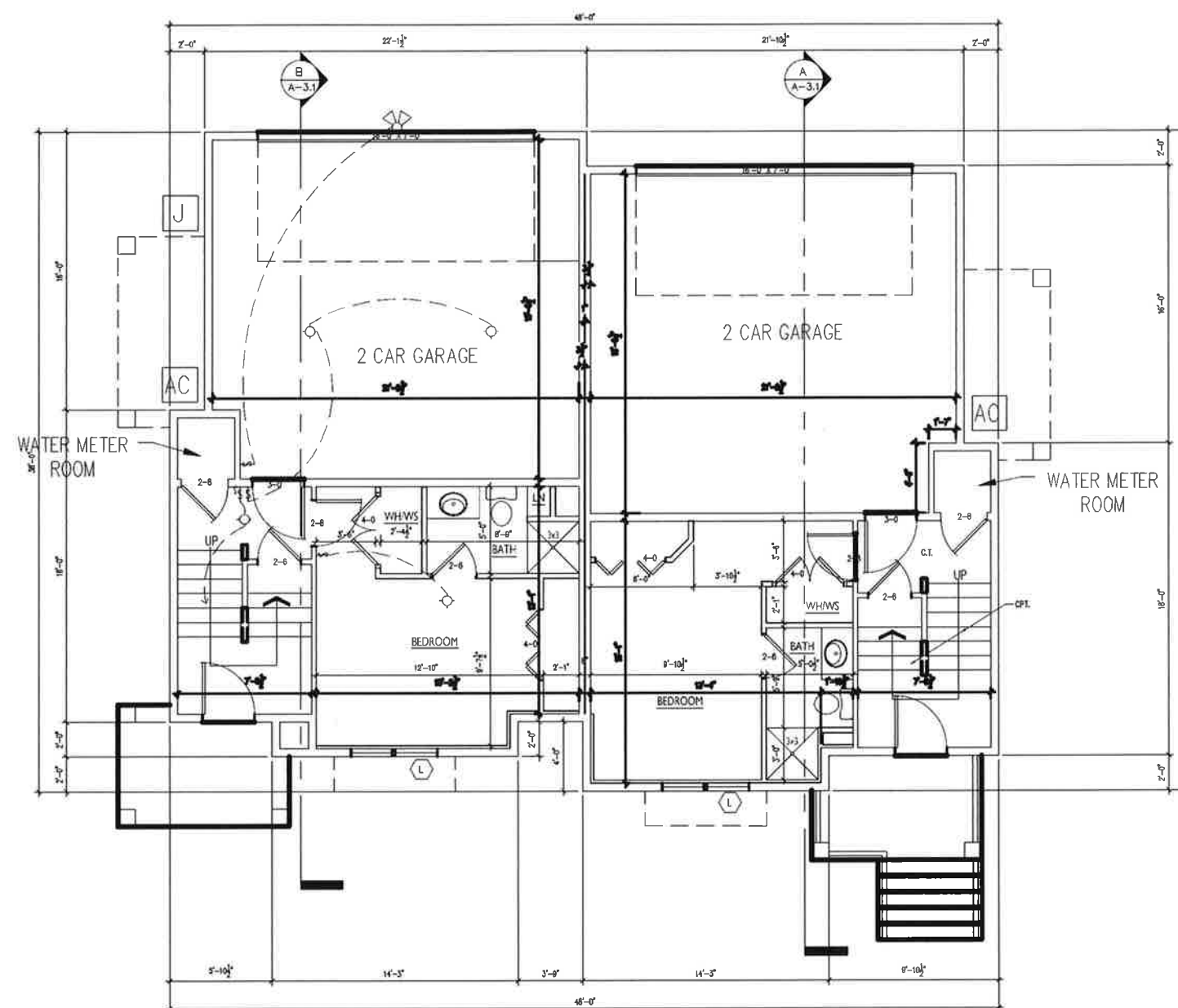
Revisions

- Issued - August 11, 2004
- ARC & SIP Submittal - August 12, 2004
- Revised ARC Submittal - Sept 1, 2004
- Revised Sip Submittal - Sept 16, 2004
- November 14, 2005
- November 22, 2005

Project Title  
 Fitchburg Technology  
 Lot 16  
 Building #4/2-Unit

Drawing Title  
 Foundation Plan  
 Scale: 1/4" = 1'-0"  
 Project No. Drawing No.  
 - F-1.0

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## Lower Floor Plan

1/4" = 1'-0"

### Revisions

Issued - August 11, 2004  
 ARC & SIP Submittal - August 12, 2004  
 Revised ARC Submittal - Sept 1, 2004  
 Revised Sip Submittal - Sept. 16, 2004  
 November 22, 2005

### Project Title

Fitchburg Technology  
 Lot 16  
 Building #4/2-Unit

### Drawing Title

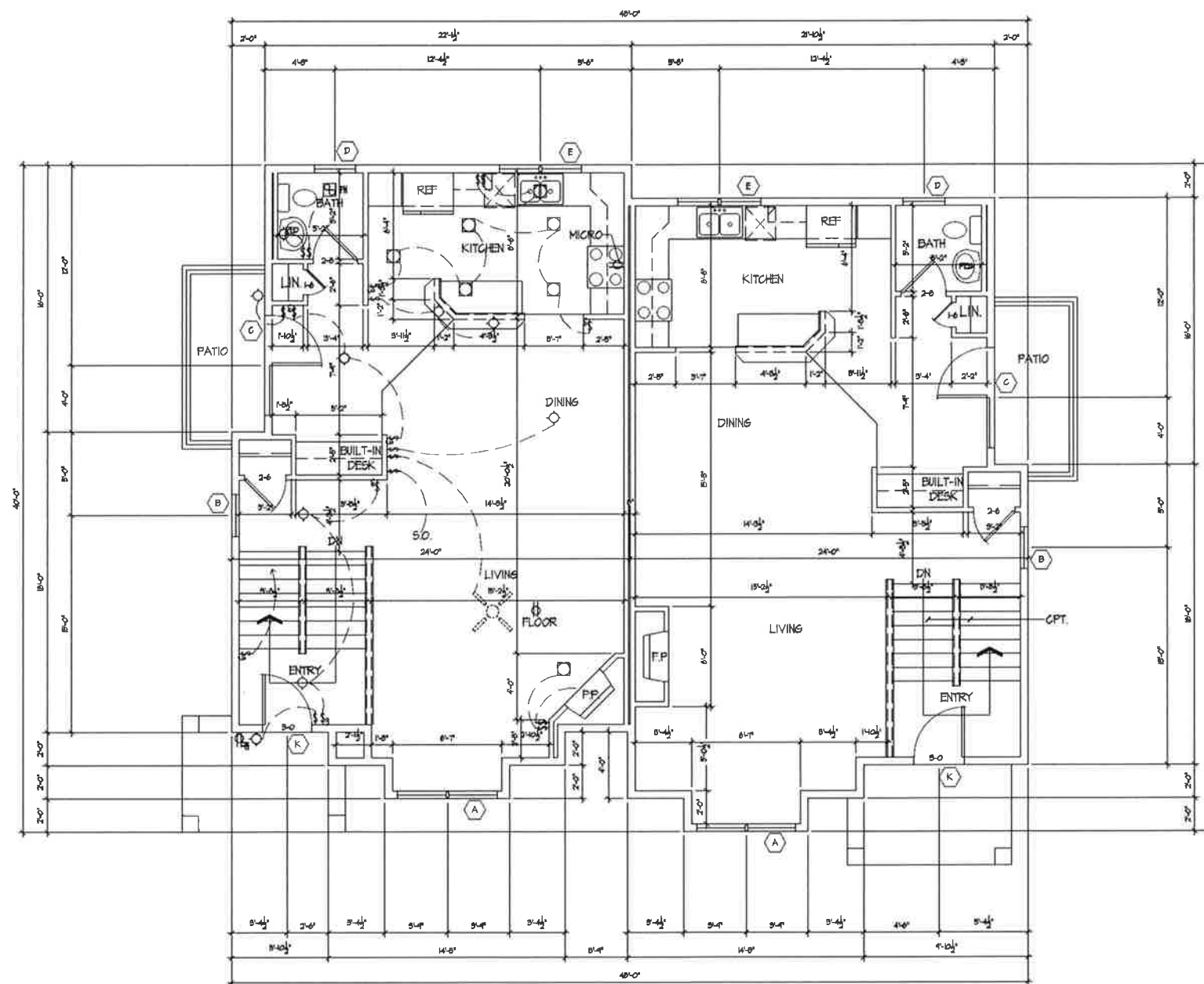
Lower Level Plan  
 Scale: 1/4" = 1'-0"

Project No. Drawing No.  
 - A-1.1

Consultant

Notes

1. INSTALL ROOF VENTING TO PROVIDE 1 SQ. FT. VENT AREA PER 300 SF. ATTIC AREA. HALF OF VENTING TO OCCUR AT RIDGE AND HALF AT EAVE. PROVIDE GAN VENTS IN ADDITION TO RIDGE VENT
2. ALL AREAS OF OVER-FRANKING TO BE VENTED TO MAIN ATTIC SPACE WITH MINIMUM 4 SQ. FT. OPENING IN BOTTOM EDGE OF SHEATHING.
3. INSTALL ICE AND WATER SHIELD PER MANUFACTURERS INSTRUCTIONS AT ALL EAVES AND VALLEYS. RUN UP WALL MINIMUM 18" WHERE ROOF PITCH INTERSECTS WITH WALLS



○ First Floor Plan  
 1/4" = 1'-0"

SF. = 1655

Revisions

- Issued - August 11, 2004
- ARC # SIP Submittal - August 12, 2004
- Revised ARC Submittal - Sept 1, 2004
- Revised Sip Submittal - Sept 16, 2004
- November 22, 2005

Project Title

Fitchburg Technology  
 Lot 16  
 Building #4/2-Unit

Drawing Title

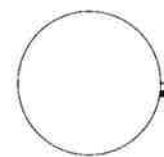
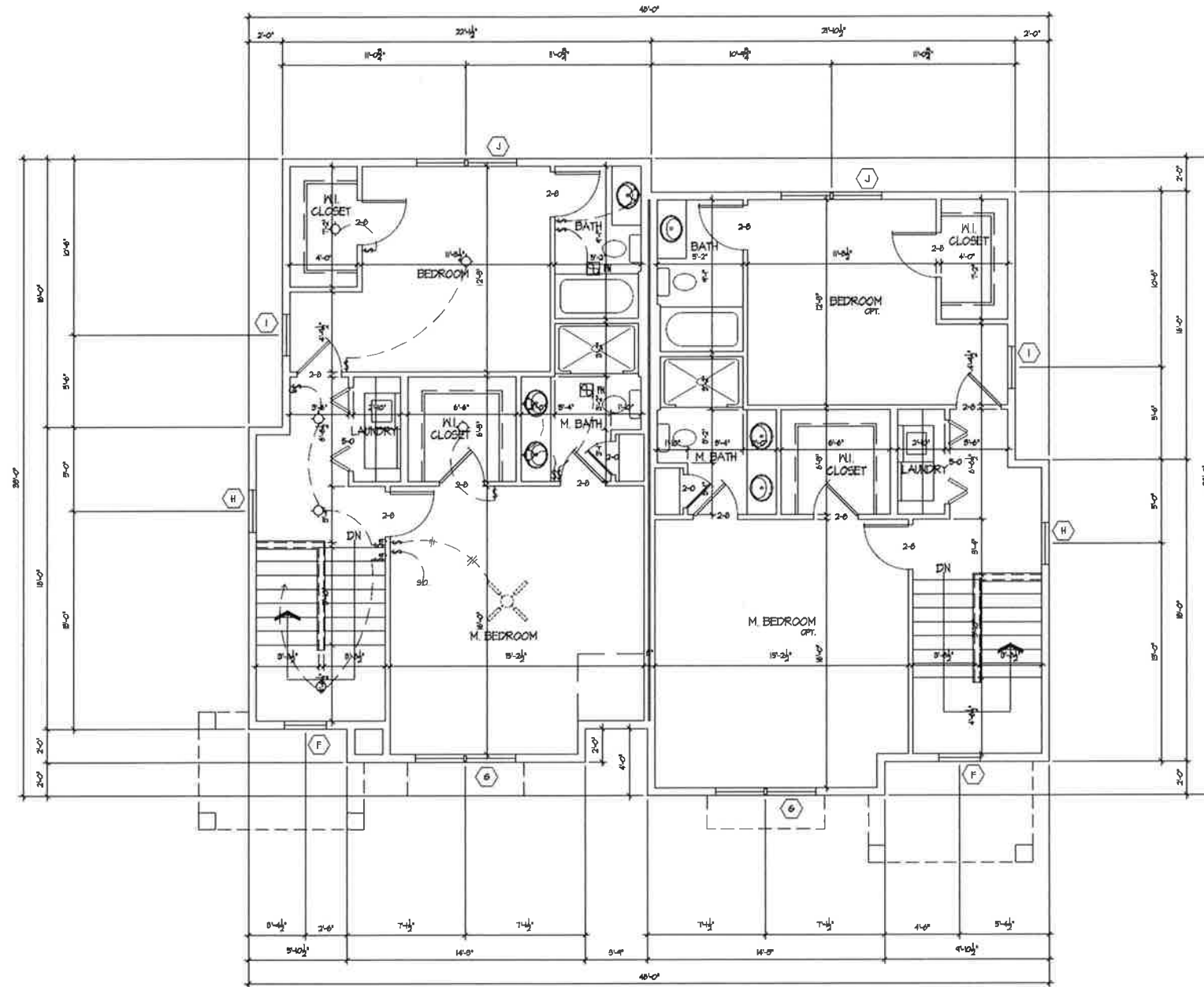
First Floor Plan  
 Scale: 1/4" = 1'-0"

Project No.

-

Drawing No.

A-1.2



Second Floor Plan

1/4" = 1'-0"

S.F. = 1,625

Revisions

- Issued - August 11, 2004
- ARC # SIP Submittal - August 12, 2004
- Revised ARC Submittal - Sept 1, 2004
- Revised Sip Submittal - Sept 16, 2004
- November 22, 2005

Project Title

Fitchburg Technology  
Lot 16  
Building #4/2-Unit

Drawing Title

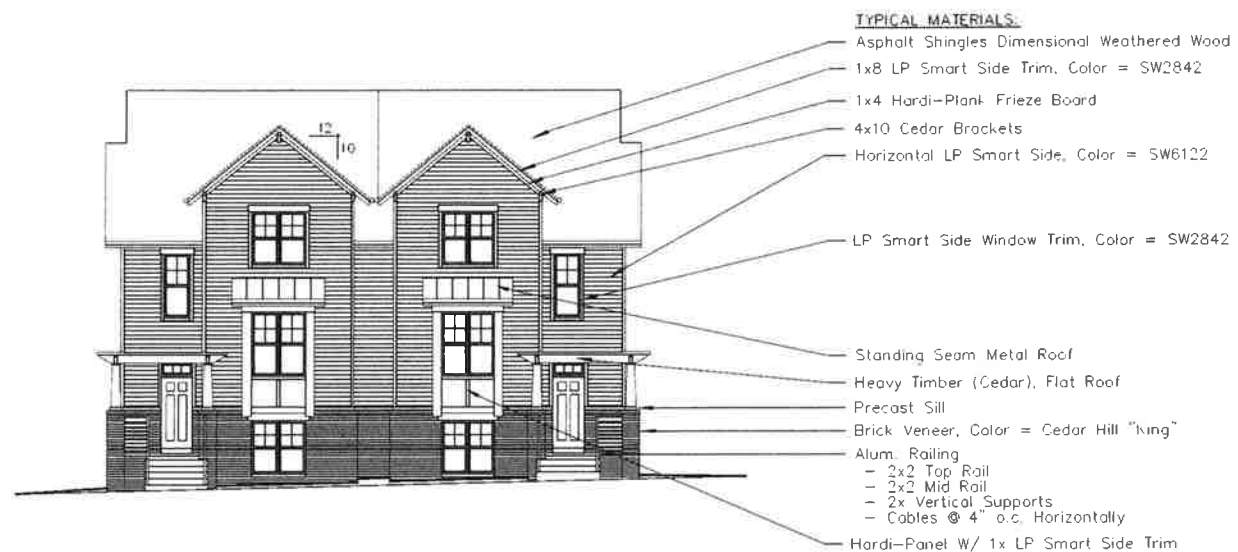
Second Floor Plan  
Scale: 1/4" = 1'-0"

Project No.

-

Drawing No.

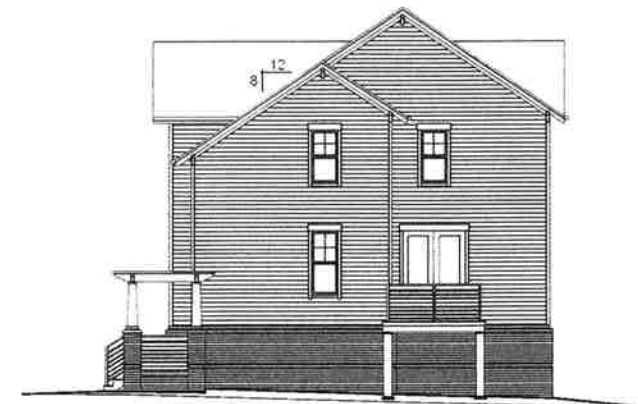
A-1.3



Front Elevation  
1/8" = 1'-0"



Side Elevation  
1/8" = 1'-0"



Side Elevation  
1/8" = 1'-0"



Rear Elevation  
1/8" = 1'-0"

Revisions

Issued - August 11, 2004  
ARC & SP Submittal - August 12, 2004  
Revised ARC Submittal - Sept. 1, 2004  
Revised SP Submittal - Sept. 16, 2004

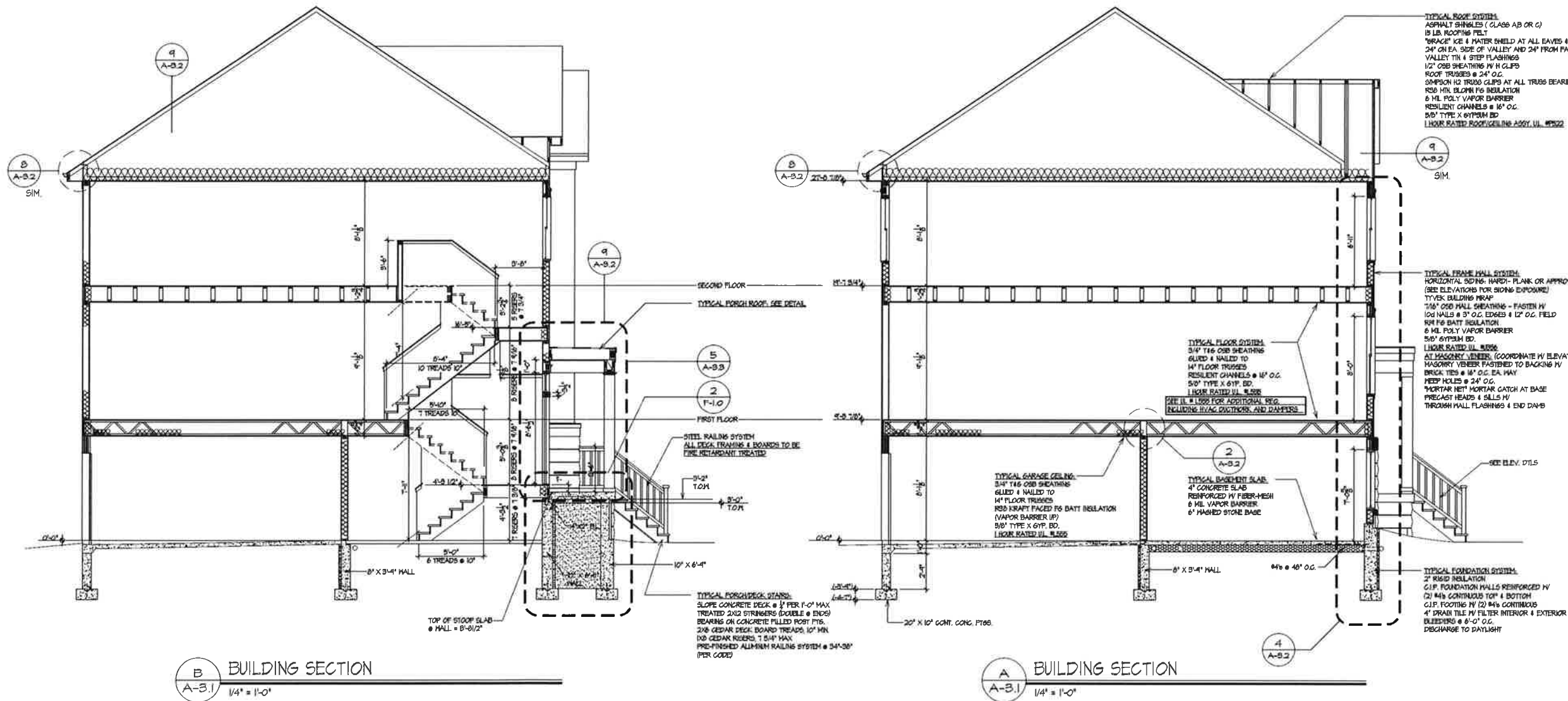
Project Title  
Fitchburg Technology  
Lot 16

Drawing Title  
Elevations  
Building #2/2-Unit

Project No. Drawing No.  
0434 16

Consultant

Notes



**B BUILDING SECTION**  
A-3.1  
1/4" = 1'-0"

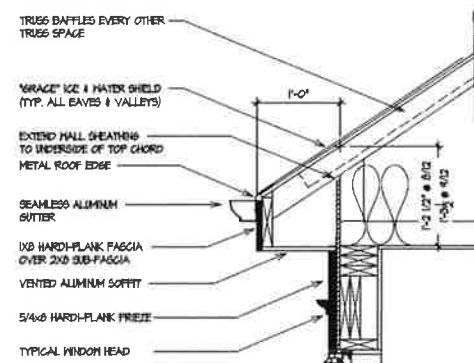
**A BUILDING SECTION**  
A-3.1  
1/4" = 1'-0"

Project Title  
**Fitchburg Technology  
Lot 16  
Building #4/2-Unit**

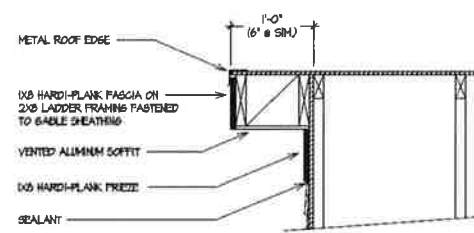
Drawing Title  
**Building Sections**

Project No. \_\_\_\_\_ Drawing No.  
**A-3.1**

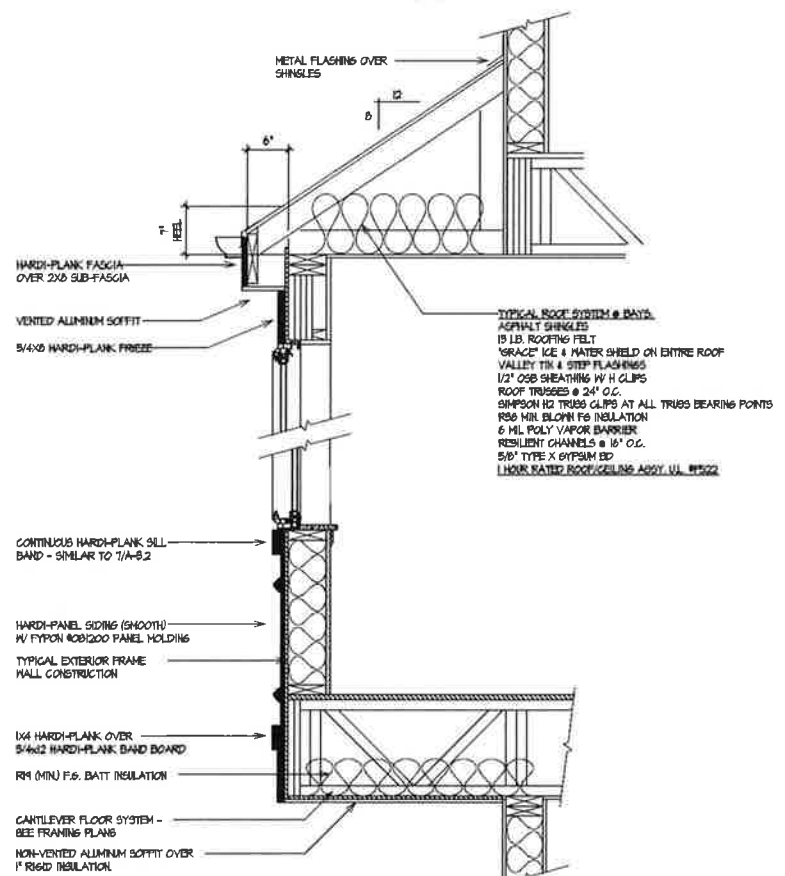
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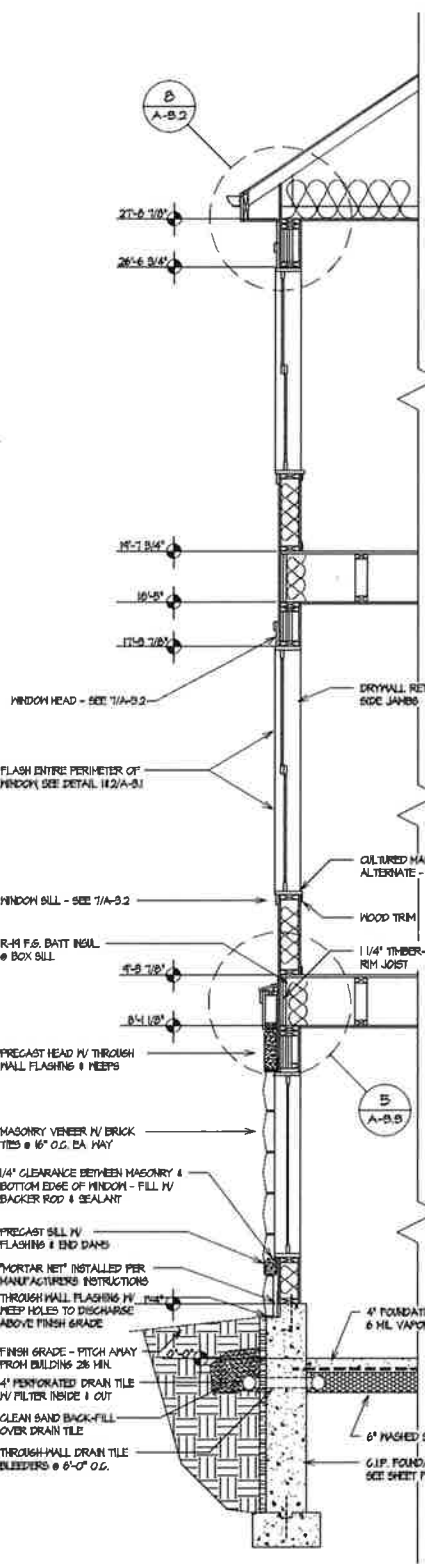
8 EAVE DETAIL  
1" = 1'-0"



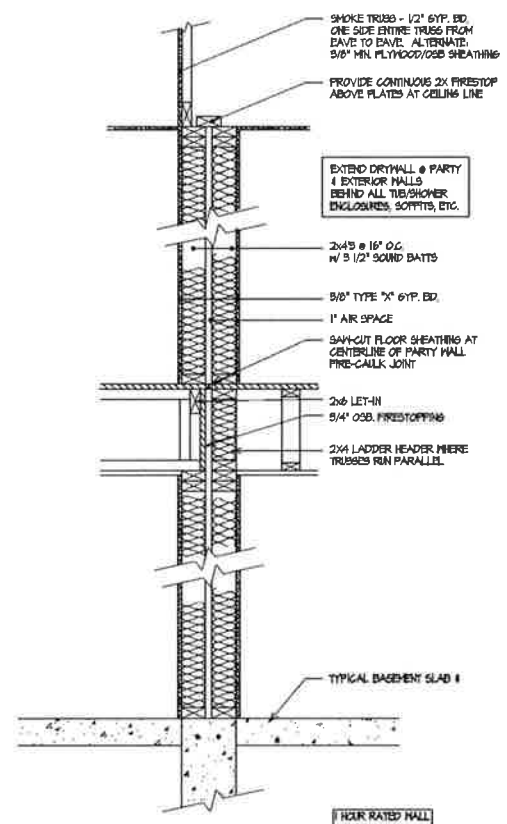
9 RAKE DETAIL  
1" = 1'-0"



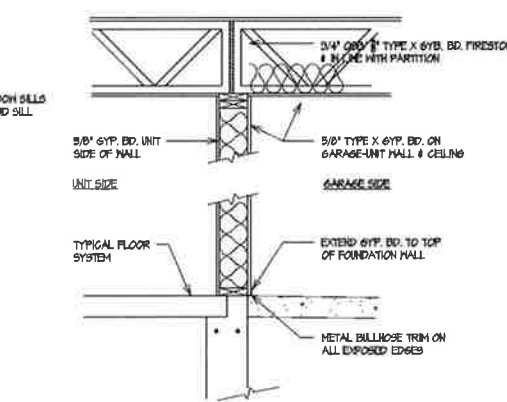
6 BAY DETAIL  
1" = 1'-0"



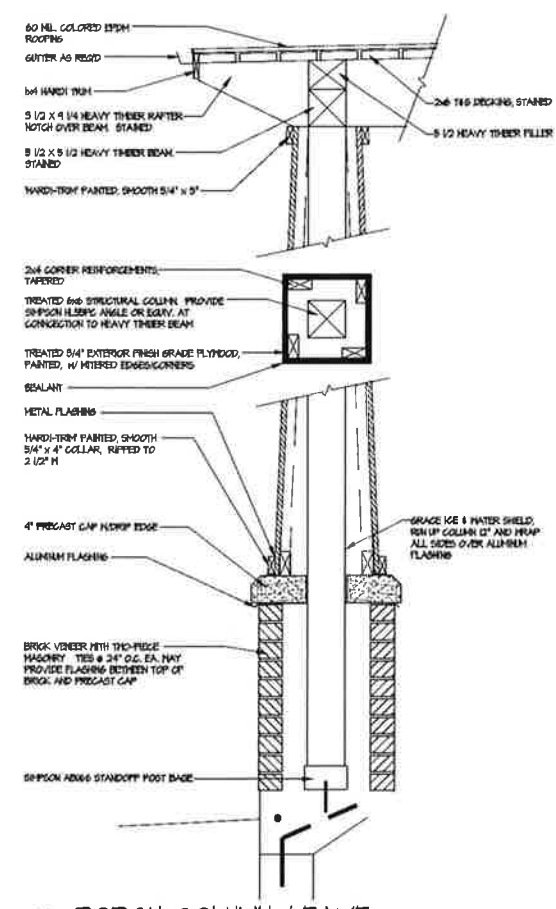
4 WALL SECTION  
1/2" = 1'-0"



1 PARTY WALL DETAIL  
1" = 1'-0"



2 GARAGE-UNIT WALL DETAIL  
3/4" = 1'-0"



9 PORCH COLUMN / EAVE  
1" = 1'-0"

Revisions  
Issued For Bidding - May 2, 2005  
Issued For DCOM Plan Review - June 16, 2005  
Revised, Issued For Construction - August 8, 2005  
November 22, 2005

Project Title  
Fitchburg Technology  
Lot 16  
Building #4/2-Unit

Drawing Title  
Details

Project No. Drawing No.  
A-3.2

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