



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: 401 Rolfsmeier 53713 Fitchburg WI  
 Legal Description - (Metes & Bounds, or Lot No. And Plat): Lot No. 4  
Brown Business Park  
(Tax Parcel # 0609-021-02034-2)

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

2. Current Use of Property: Vacant  
 3. Proposed Use of Property: Agricultural Production I: ENVIRONMENTAL PRESERVE.  
 4. Proposed Development Schedule: Year end 2017  
 5. Zoning District: Business highway (B-H)  
 6. Future Land Use Plan Classification: INDUSTRIAL COMMERCIAL (I-C)

\*\*\*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](mailto: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): Agricultural Preserve  
 Proposed Hours of Operation: \_\_\_\_\_ No. Of Employees: \_\_\_\_\_  
 Floor Area: \_\_\_\_\_ No. Of Parking Stalls: \_\_\_\_\_  
 Sewer: Municipal  Private  Water: Municipal  Private

Current Owner of Property: SMR Real Estate LLC  
 Address: 401 Rolfsmeier Fitchburg 53713 Phone No: 608-695-3072 ©  
 Contact Person: Nicholas O. Laper  
 Email: n.k.laper@gmail.com

Address: 3030 Synerd Fitchburg Phone No: 608-698-1831 ©  
 Respectfully Submitted By: SMR REAL ESTATE LLC Nicholas O. Laper  
STEWART BROWN OWNER Owner's or Authorized Agent's Signature Nicholas O. Laper

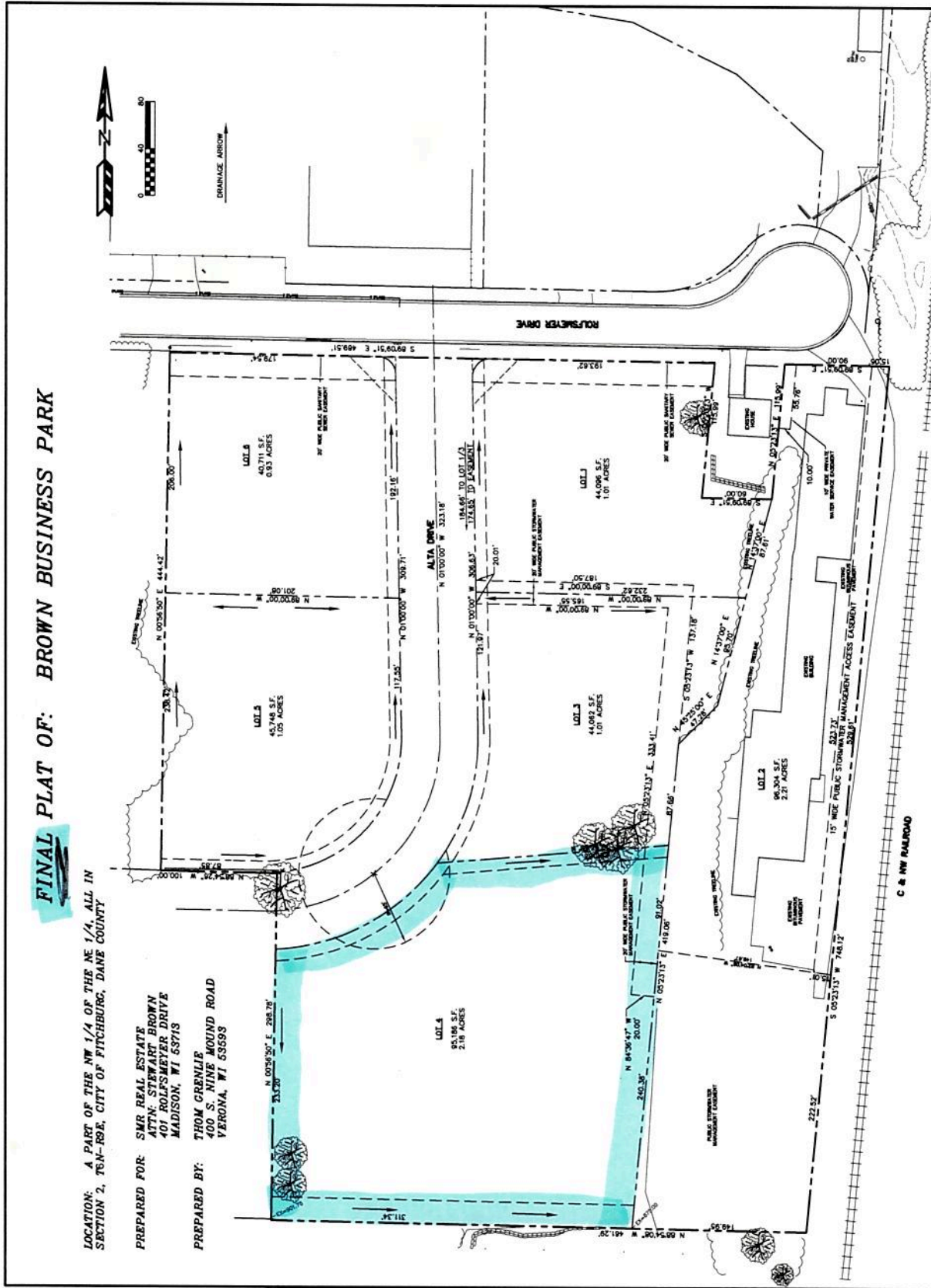
\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

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: 6/8/2017 Publish: \_\_\_\_\_  
 Ordinance Section No. \_\_\_\_\_ Fee Paid: \$465.00  
 Permit Request No. CU-2162-17

R #1-14121  
 YA 6-8-17

Addendum-Attachment to Offer to Purchase of Nicolas & Kerry Laper – Lot 4, Brown Business Park  
 Final Plat of Brown Business Park



**FINAL PLAT OF: BROWN BUSINESS PARK**

LOCATION: A PART OF THE NW 1/4 OF THE NE 1/4, ALL IN SECTION 2, T6N-R9E, CITY OF FITCHBURG, DANE COUNTY

PREPARED FOR: SMR REAL ESTATE  
 ATTORNEY STEWART BROWN  
 1410 STEWART DRIVE  
 MADISON, WI 53718

PREPARED BY: THOM GRENLIE  
 400 S. NINE MOUND ROAD  
 VERONA, WI 53593

June 8, 2017

To City of Fitchburg Planning/Zoning Department:

I, Nicholas O. Laper, am applying for a Conditional Use Permit on behalf of Stewart Brown of SMR Real Estate LLC. I have an accepted offer to purchase Lot # 4 of Brown Business Park at 401 Rolfsmeyer Road, Fitchburg WI 53713 (tax parcel # 0609-021-02034-2).

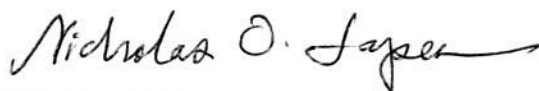
There is access to Lot # 4 from the land I own at 3030 Syene Road and 3101 Syene Road, Fitchburg WI 53713.

I am requesting Conditional Use as agricultural production (consistent with B-H) with the intention to preserve the natural environment and gradually convert the land to an oak savanna.

I do not think this land is appropriate for development. Lot 4 is entirely the south face of a steep hill. According to the data available on the Access Dane website, I have calculated the slope as 45 feet of elevation over approximately 350 feet of distance – or a 13% slope. The soil on the site according to Access Dane is Kidder Moraine, a highly erodible soil type. Authoritative development guides, including some Dane County township regulations and Fitchburg's own Comprehensive Land Use Plan, recommend against developing on slopes over 12%. The slope presents substantial challenges for siting a large building, parking and access drives that would typically be developed under B-H zoning. The height and steepness of the hill presents challenges for excavating, controlling water run-off and for connecting to urban services. The site is also in close proximity to the Nine Springs Environmental Reserve, which would be adversely affected by erosion from the site.

In response to these factors, I respectfully request a conditional use permit for Lot # 4 for agricultural production i.e. environmental preserve and look for your positive consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Nicholas O. Laper". The signature is written in black ink and is positioned above the printed name.

Nicholas O. Laper