

**Planned Development District  
Granting Specific Implementation Plan  
Zoning for Lot 1 CSM 8023**

**Legal Description:**

Lot 1 CSM #8023, recorded November 16, 1995 in Volume 42 of Certified Survey Maps of Dane County, on pages 313-316, as Document No. 2719369, located in the City of Fitchburg, Dane County, Wisconsin, excepting therefrom that portion deeded to the State of Wisconsin Department of Transportation in Warranty Deed recorded January 8, 2014 as Document No. 494799

Plan Commission  
Initiated By

Return to: Fitchburg City Clerk  
5520 Lacy Road  
Fitchburg, WI 53711

Planning Dept.  
Drafted By

December 17, 2019  
Date

**ORDINANCE NO. 2020-O-03  
ZONING ORDINANCE AMENDMENT  
GRANTING SPECIFIC IMPLEMENTATION PLAN ZONING  
FOR LOT 1 CSM 8023**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Recodified as Ordinance No. 2010-O-09, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, David Simon (Veridian Homes), agent for Fitchburg Campus II LLC, has submitted an application (RZ-2324-19) to rezone from the PDD-GIP (Planned Development District – General Implementation Plan) District to the PDD-SIP (Planned Development District – Specific Implementation Plan) District, property associated with Lot 1 CSM 8023, more fully described in the above legal description, and

WHEREAS, the Plan Commission has reviewed, after a public hearing on December 17, 2019, the application in accord with ordinance standards, finds that the PDD-SIP request is consistent with the approved PDD-GIP standards, and recommends approval of RZ-2324-19,

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

(A) PDD-SIP zoning is hereby granted for Lot 1 CSM 8023, more fully described in the above legal description, in accord with submitted plans and information which accompanied the rezoning application submitted on November 15, 2019, with responses to staff comments submitted on December 11, 2019. The documents referred to above are hereby made a part of this ordinance, and with the following additional requirements:

1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2. SIP zoning is approved for the following:
  - a. 117 lots allowing 117 residential units, including a mix of 65 single family detached homes accessed by carriage lane, 22 two family homes accessed by carriage lane, and 30 two family homes accessed by carriage lane with tuck under garages.
    - i. 65 single family homes are subject to the specific zoning standards of the SIP under "Crescent Crossing District I"
    - ii. 22 two family carriage lane accessed homes are subject to the specific zoning standards of the SIP under "Crescent Crossing District II"
    - iii. 30 two family homes carriage lane accessed with tuck under garages are subject to the specific zoning standards of the SIP under "Crescent Crossing District III"
  - b. Approximately 7 acres of open space
  - c. An overall density of 5.58 dwelling units per acre
3. SIP zoning is subject to council approval of all conditions of Final Plat (FP-2325-19) regarding platting and public improvements, and other development requirements including erosion control and stormwater management.
4. Park fees will be calculated with the subdivision improvement agreement. Park fees shall be paid for the entire Plat prior to issuance of any building permits or early start permits for the entire Plat.
5. PDD-SIP zoning is effective upon recording of the Final Plat (FP-2325-19).
6. According to section 22-596 of the Fitchburg Zoning Code, owners shall sign the PDD-SIP ordinance within 30 days of approval for the PDD-SIP.

(B) This ordinance shall take effect following its publication, the consent of the property owner, or the recording of a plat, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-SIP zoning to be in effect.

(C) Applicant shall pay cost of ordinance publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 14<sup>th</sup> day of January, 2020.

\_\_\_\_\_  
Tracy Oldenburg, City Clerk

Approved: \_\_\_\_\_

\_\_\_\_\_  
Aaron Richardson, Mayor

Published: \_\_\_\_\_

STATE OF WISCONSIN) ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the  
above named Tracy Oldenburg and Aaron Richardson to me known to be the City Clerk  
and Mayor (respectively) of the City of Fitchburg, and the persons who executed the  
foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Consent of the Property Owner**

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title \_\_\_\_\_

STATE OF WISCONSIN) ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, the

above named \_\_\_\_\_ to me known to

be \_\_\_\_\_, of \_\_\_\_\_ and the  
person

who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_

Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Consent of Mortgage Holder:**

\_\_\_\_\_ Date: \_\_\_\_\_  
Mortgage Holder

STATE OF WISCONSIN) ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the  
above named

\_\_\_\_\_ to me known to be the  
\_\_\_\_\_

of \_\_\_\_\_ and the person who executed the foregoing  
instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_