
Request Details

Print Date: Thu 08/19/2021

Category: Rezone

Location: CSM 15501

Request ID: RZ-2396-21

Metes and Bounds:

Decision Date: 8/17/2021

Section:

House Number: 5215

Project Name: Vocational School

Street: Verona Road

Comments:

Lot: 1

Zoning Conditions

- 2 No other permit or approval is waived or deemed satisfied except for the approval provided herein.
-

R 17.000146 JE
7/22/21



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 I-S district to the B-P district the following described property:

1. **Location of Property/Street Address:** 5215 Verona Road

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

Lot 1 of CSM 15501 located in the City of Fitchburg, Dane County, Wisconsin.

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

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

To create a regional workforce training facility for young people to recruit, educate, and train young people to build careers in the skilled trades. See attachment.

3. **Proposed Development Schedule:** Commence in fall of 2021 and be completed in the spring of 2022

***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:** 50

Type of Non-residential Development (If Applicable): Education / Skill Trades Training Center

Proposed Hours of Operation: 9:00 to 9:00 **No. Of Employees:** approximately 50

Floor Area: 16,908 **No. Of Parking Stalls:** 50

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

Current Owner of Property: Mcskill & Trade, LLC

Address: 732 Bear Claw Way, Madison, WI 53717 **Phone No:** (608) 283-6762

Contact Person: Robert C. Procter

Email: rprocter@axley.com

Address: 2 East Mifflin Street, Madison, WI 53703

Phone No: _____

Respectfully Submitted By: Robert C. Procter III
Owner's or Authorized Agent's Signature

Robert Procter, Authorized Agent
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:** 7/20/21 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$620

Permit Request No. R2-2396-21

**REZONING APPLICATION
EDUCATIONAL / TRAINING CENTER / VOCATIONAL SCHOOL**

The applicant is proposing to establish an educational / training center / vocational school at 5215 Verona Road. The property is currently zoned I-S (Industrial Specialized). The applicant is requesting that the property be rezoned to B-P (Business Professional), which allows vocational schools as a permitted use.

The proposed rezoning from I-S to B-P is consistent with the City of Fitchburg Comprehensive Plan's Future Land Use category for this property, which is I-C (Industrial Commercial)¹. The Future Land Use plan specifically states that the I-C category specifically falls into a number of zoning districts including B-P. It also specifically contemplates educational / training centers.

The applicants proposed use in this area is tailored to the future land use category of B-P. The applicant is collaborating with the Madison Area Builders Association (MABA) and the Boys and Girls Club of Dane County (BGCDC) to create a motivated and trained workforce of young people who will build careers in skilled trades. There is an extreme shortage of skilled workers in the construction trades. This facility will create awareness of the great opportunities and train works in the construction trades including:

- Carpentry
- Welding
- Commercial Driver License
- Electrical
- Heating Ventilating and Air Conditioning,
- Plumbing
- Masonry

Upon graduating with its certification, the participants will be in line for area construction jobs that are well paid and in great demand. These trained workers will be able to serve many Fitchburg businesses. For example, as of the date of this application, Fitchburg based businesses Saris, Certco, Sub Zero, and

¹ Industrial Commercial (I-C) is described as follows under the Comprehensive Plan:

This category is for an aesthetically attractive working environment for offices, research and development institutions, specialized manufacturing, biotechnology businesses, banks and financial institutions, and accessory uses (educational/training centers, day care centers, restaurants, etc.) that are tailored to serve the workers within the district. Industrial-Commercial falls in the Specialized Industrial Zoning District (I-S), the Professional Office Zoning District (B-P), Planned Development Zoning District – General Implementation Plan (PDD-GIP) and Planned Development Zoning District-Specific Implementation Plan (PDD-SIP). The General Business Zoning District (B-G) may be acceptable for office and financial institutions.

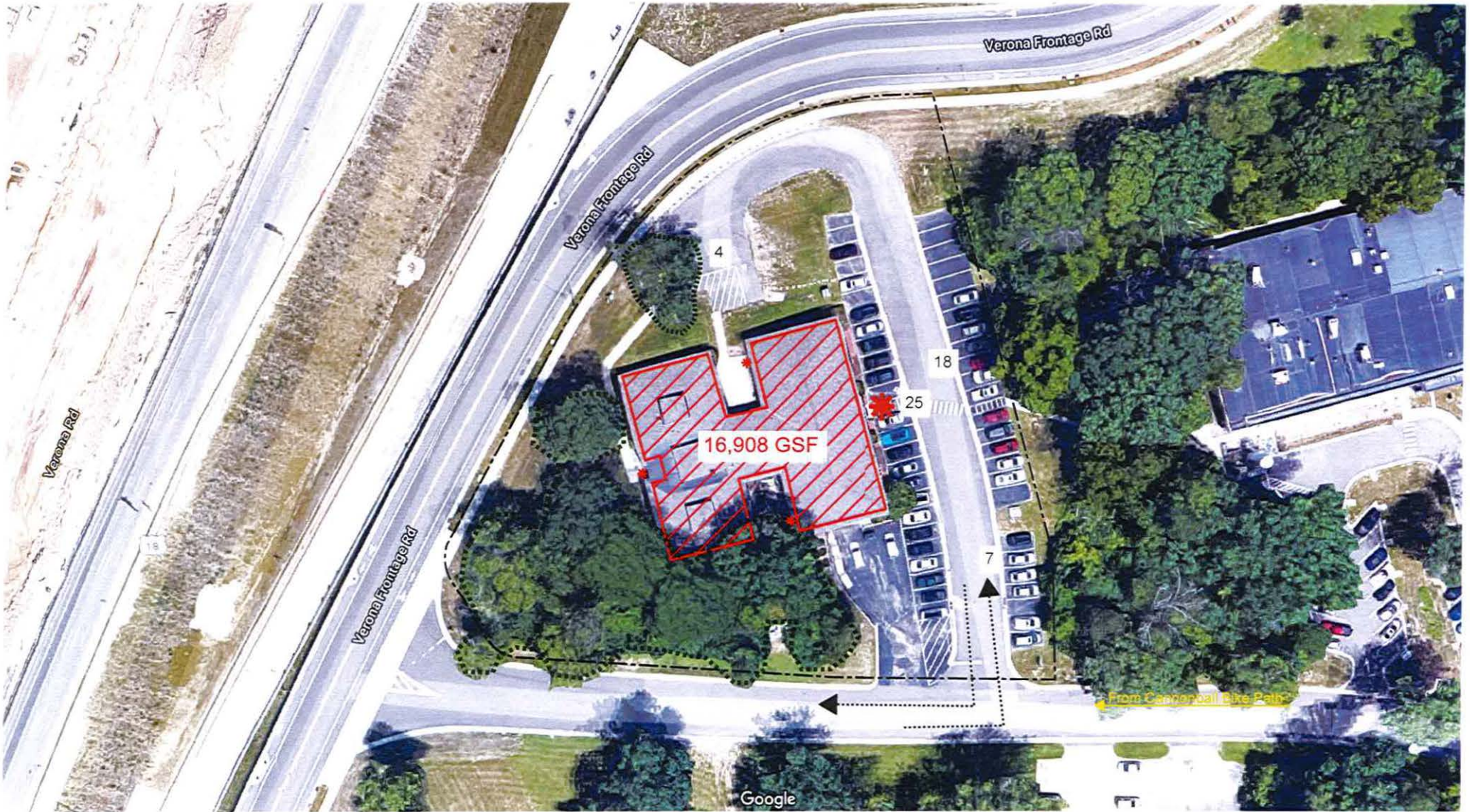
Tri-North Builders are hiring for positions that include commercial drivers, forklift operators, welders, shop & yard, etc. Positions that could be filled by graduates of this program.

The program will be promoted throughout BGCDC facilities and school based sites. *Young people will be encouraged to participate starting in middle school. Some upper class participants will be eligible for paid internships* and on site construction work and will be overseen and mentored by our construction trade partners.

A critical part of the training will be life skills, an understanding of the physical effort, commitment to hard work, and reliability these jobs require. We will also offer entrepreneurship training for those students who will want to use these learned skills to start their own business.

The Center will hire a full time Director and Development Officer. These positions will manage the facility and spearhead fundraising under the guidance of the Boys and Girls Club. An advisory board will be created. It will consist of BGCDC, MABA and other valuable community members.

The proposed use with its focus on community, opportunity, and diversity will help meet the goals set forth in Fitchburg's City in Motion Economic Development Strategic Plan, which are: 1. Enhance Economic Centers, Build Places and Strengthen Neighborhoods, 2. Build on Fitchburg's Identify, Brand, and Sense of Community, 3. Cultivate Inclusive Culture and Improve Access & Opportunities, and 4. Leverage Location, Innovate, and Collaborate.



Existing Site Analysis Diagram

Lisa McNabola

From: Robert C. Procter <RProcter@axley.com>
Sent: Tuesday, August 10, 2021 7:18 PM
To: Lisa McNabola
Cc: Chad M. Lawler (clawler@maba.org); Sonja Kruesel; John McKenzie; Michael Johnson
Subject: RE: City Comments: RZ-2396-21 (5215 Verona Rd)

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL: BEWARE OF UNKNOWN ATTACHMENTS AND LINKS.

Lisa,

I am responding to your email and letter dated August 4, 2021.

- 1) I plan to attend the Plan Commission meeting in person.
- 2) At such time as we intend to come forward with a future addition to the building, we will make sure it meets the dimensional standards of the B-P (Business Professional) zoning district.
- 3) We expect there to be approximately 50 employees. We do not expect all 50 employees to be at the facility at any given time as they also have off site work. The parking lot will be limited to staff. Students will not be allowed to park in the parking lot. There may be up to 30 to 35 students at the facility at any given time. The facility is located to serve students from the Allied Drive and King James Way area. Those students can walk or ride their bikes to the facility. Students that have to travel longer distances will be able to take public transportation as a bus line runs to this area. Students will also be shuttled from the Boys & Girls Clubs by its shuttle busses. There may be students that come from area schools on field trips or school programs. Those students will use either a Boys & Girls Club shuttle or a private bus service employed by the applicable school.
- 4) Thank you for the information about file a tax exemption request by March 1.

If you require any additional information, please let me know.

Sincerely,

Robert Procter

Robert C. Procter

Phone: 608.283.6762

Axley Brynelson, LLP

From: Lisa McNabola <Lisa.McNabola@fitchburgwi.gov>
Sent: Wednesday, August 4, 2021 11:21 AM
To: Robert C. Procter <RProcter@axley.com>
Cc: Chad M. Lawler (clawler@maba.org) <clawler@maba.org>; Sonja Kruesel <Sonja.Kruesel@fitchburgwi.gov>
Subject: City Comments: RZ-2396-21 (5215 Verona Rd)

Robert,



CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@fitchburgwi.gov

Application: ADR
Property Location: 5510 Nobel
Review Date: August 4, 2021
Planning Staff Review #1

Planning staff has reviewed your submitted ADR request. The following comments are based on this review. Please respond to each item with a detailed written response, along with appropriate updated plans; by 12:00 pm on Wednesday August 11th or sooner. Further comments or questions may arise as additional review occurs.

1. Please be prepared to attend the Plan Commission meeting and present the request to the Plan Commission and be available for questions. In-person or virtual attendance for applicants is permitted; please be sure to contact Lisa McNabola in the Planning office for virtual attendance registration in advance of the meeting.
2. Applicant is advised to review the dimensional standards of the B-P (Business Professional) zoning district to ensure future planned building additions can comply with setbacks etc.
3. How many staff will be onsite at a given time? How many students? Will students use the parking lot?
4. Per Assessing, if they are tax exempt, they need to file a tax exemption request by March 1. The exemption request would then be reviewed for that assessment year.