

**Planned Development District Granting
General Implementation Plan Zoning for
Inspiration Development on Lot 1 of
CSM 13827 in Section 11, T6N, R9E, City
of Fitchburg, Dane County, Wisconsin**

Legal Description:

Lot 1, Certified Survey Map #13827, as recorded in Volume 91 of Certified Survey Maps, on Pages 271-273, as Document #5104760, Dane County Registry, Located in the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Mayor Arata-Fratta
Introduced by

Plan Commission
Referred to

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

Parcel No's: 060911301172

Planning
Prepared by

May 21, 2024
Date

**ORDINANCE NO. 2024-O-17
ZONING ORDINANCE AMENDMENT
GRANTING GENERAL IMPLEMENTATION PLAN ZONING
FOR THE INSPIRATION DEVELOPMENT**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 16, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Fred DeVillers, Agent for IP Holdings LLC, has submitted an application (RZ-25 45-24) to rezone properties from PDD-SIP (Planned Development District – Implementation Plan) to PDD-GIP (Planned Development District - General Implementation Plan) zoning to allow for a residential development more fully described in the legal description above, and

WHEREAS, the Plan Commission has reviewed, after public hearing of May 21, 2024, the application in accord with ordinance standards and recommends approval of RZ-2545-24,

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

- (A) PDD-GIP zoning is hereby granted for the properties more fully described in the legal description above, in accord with submitted plans and information, which accompanied the rezoning application submitted on April 23, 2024, with revised materials submitted on May 6, 2024. 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. Standards of the PDD-GIP Ordinance are specified in greater detail in the Inspiration General Implementation Plan and shall include:
 - a. Total Units: 60 residential units
 - b. Permitted Uses: Single-family and duplex residential structures
 - i. Ancillary Uses: Consistent with accessory standards of Chapter 22, and to be finalized during SIP
 - ii. No Conditional Uses
 - c. Building Height: 2 stories
 - d. Maximum Impervious Surface Ratio: 54%
 - e. Minimum Open Space: 30%
 - f. Vehicle Parking: Minimum of 4 stalls per unit (2 garaged, 2 in driveway)
 - g. Setbacks:
 - i. Front: 10 feet
 - ii. Side: 3 feet (duplexes may have 0 foot setback for shared wall)
 - iii. Rear: 15 feet
 3. Upon approval by Plan Commission and Council, the applicant shall provide the original signed and notarized PDD-GIP document to the city within 30 days of the date of Council adoption for recordation.
 4. A bicycle-pedestrian connection from the interior of the site to E Cheryl Parkway will be explored prior to SIP and, if achievable, will be placed in an area approved by City staff.
 5. Approval of the vision corner affidavit and compliance with City ordinance for private turning radii will be required prior to issuance of permits.
 6. A Subdivision Improvement Agreement is required. The existing agreement shall be amended.
 7. The developer's engineer shall work with Public Works on the design of the public water main and sanitary sewer to service the proposed development.
 8. Public water main and sanitary sewer shall be extended to service this development.
 9. 20' public water and sanitary easements acceptable to the Director of Public Works, centered over each utility shall be record.
 10. Water impact fees shall be paid for each lot at the time of building permit issuance.
 11. The developer shall provide a designated US Post Office location for Centralized Mode of

Delivery.

12. A new Erosion Control & Stormwater Management permit is required.
13. A stormwater maintenance agreement (recorded with at the Dane County Register of Deeds) is required.
14. Signage shall conform to the requirements of the City's Chapter 26 sign ordinance.
15. Applicant's responsibility to comply with all Fire Department requirements.
16. Applicant's responsibility to satisfy all Public Works requirements prior to issuance of permits.
17. Approval of Ordinance 2024-O-12 and Resolution R-96-24.

(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-GIP 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 28th day of May, 2024.

Tracy Oldenburg, City Clerk

Approved: May 28, 2024

Julia Arata-Fratta, Mayor

Published: June 4, 2024

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this ____ day of _____, 2024, the above named Tracy Oldenburg, and Julia Arata-Fratta 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 _____, 2024, 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 the Property Owner

Name: _____

Date: _____

Title _____

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this ____ day of _____, 2024, 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:

Mortgage Holder

Date:_____

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this ____ day of _____, 2024, 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:_____

Drafted By: City of Fitchburg