

**Planned Development District Granting
General Implementation Plan Zoning for
The Jamestown Quarry Development on
in Section 6, T6N, R9E, City of Fitchburg,
Dane County, Wisconsin**

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

Legal Description:

Parcel No's: 060906399202 (portion)

Part of the SW $\frac{1}{4}$ - SW $\frac{1}{4}$ of Section 06, Township 06 North, Range 09 East, in the City of Fitchburg, Dane County, Wisconsin, being more fully described as follows:

Commencing at the Southwest corner of said Section 06; thence N00°54'30"E along the West line of the SW $\frac{1}{4}$ of said Section 06, 60.00 feet to the Northerly right-of-way line of McKee Road (C.T.H. 'PD'); thence N81°10'07"E along said Northerly right-of-way line, 47.55 feet to the point of beginning; thence N00°00'00"W, 324.04 feet; thence N13°27'54"E, 64.53 feet; thence S90°00'00"E, 480.94 feet to a point of curvature; thence 50.89 feet along the arc of a curve to the left, having a radius of 98.60 feet, a central angle of 29°34'11", and a chord bearing N75°12'54"E, 50.32 feet; thence N60°25'49"E, 88.02 feet to a point of curvature; thence 104.29 feet along the arc of a curve to the right, having a radius of 201.40 feet, a central angle of 29°40'06", and a chord bearing N75°15'52"E, 103.13 feet; thence S90°00'00"E, 81.16 feet to the Westerly right-of-way line of Fitchrona Road; thence along said Westerly right-of-way line for the next three (3) courses; 1-thence S05°14'28"W, 94.87 feet; 2-thence S00°15'11"W, 352.01 feet; 3-thence S13°52'48"W, 18.09 feet to the Northerly right-of-way line of said McKee Road (C.T.H. 'PD'); thence along said Northerly right-of-way line for the next four (4) courses; 1-thence S89°03'48"W, 271.64 feet; 2-thence N88°12'32"W, 255.12 feet; 3-thence S89°47'50"W, 209.06 feet; 4-thence S81°10'07"W, 52.47 feet to the point of beginning. Said description contains 318,645 square feet or 7.315 acres more or less.

TOGETHER WITH

Part of the SW $\frac{1}{4}$ - SW $\frac{1}{4}$, the SE $\frac{1}{4}$ - SW $\frac{1}{4}$, the NE $\frac{1}{4}$ - SW $\frac{1}{4}$, and the NW $\frac{1}{4}$ - SW $\frac{1}{4}$ of Section 06, Township 06 North, Range 09 East, in the City of Fitchburg, Dane County, Wisconsin, being more fully described as follows:

Commencing at the Southwest corner of said Section 06; thence N00°54'30"E along the West line of the SW¼ of said Section 06, 1326.73 feet to a point on the South line of Fourth Addition to Jamestown, as recorded in Volume 47 of Plats, on Pages 20-22, as Document Number 1537665 Dane County Registry; thence along the Southerly line of said Fourth Addition to Jamestown for the next three (3) courses; 1- thence S87°57'46"E, 1185.25 feet to the point of beginning; 2-thence N00°59'08"E, 108.79 feet; 3-thence S88°02'32"E, 959.76 feet; thence S00°07'28"W, 287.03 feet to the Northerly right-of-way line of Fitchrona Road; thence along said Northerly right-of-way line for the next three (3) courses; 1-thence S88°29'33"W, 162.53 feet; 2-thence N87°57'47"W, 773.45 feet to a point of curvature; 3- thence 28.25 feet along the arc of a curve to the left, having a radius of 363.00 feet, a central angle of 04°27'34", and a chord bearing S89°48'28"W, 28.25 feet; thence N00°59'08"E, 187.95 feet to the point of beginning. Said description contains 284,197 square feet or 6.524 acres more or less.

Mayor Arata-Fratta
Introduced by

Planning
Prepared by

Plan Commission
Referred to

June 18, 2024
Date

ORDINANCE NO. 2024-O-19
ZONING ORDINANCE AMENDMENT
GRANTING GENERAL IMPLEMENTATION PLAN ZONING
FOR THE JAMESTOWN QUARRY 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, Jeff Hundley, Agent for Wingra Real Estate LLC, has submitted an application (RZ-2552-24) to rezone properties from R-D (Rural Development) to PDD-GIP (Planned Development District - General Implementation Plan) zoning to allow for a commercial and residential development more fully described in the legal description above, and

WHEREAS, the Plan Commission has reviewed, after public hearing of June 18, 2024, the application in accord with ordinance standards and recommends approval of RZ-2552-24,

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 May 21, 2024, with revised materials submitted on June 1

4, 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 Jamestown Quarry GIP document attached herein and shall include:
 - a. Commercial District
 - i. Permitted and conditional uses: Office and commercial activities per the GIP document
 - ii. Building height: Minimum 1.5 stories or 20 feet, Maximum 3 stories or 42 feet
 - iii. Open space: 25 percent
 - iv. Setbacks: per the GIP document
 - b. Residential District
 - i. Permitted uses: Multifamily residential with 250-300 units with office not exceeding 3,000 square feet
 - ii. Conditional uses: Office, retail, childcare and recreational er the GIP document.
 - iii. Building height: Minimum 1.5 stories or 20 feet, Maximum the lesser of 5 stories or 62 feet
 - iv. Open space: 40 percent
 - v. Setbacks: per the GIP document
3. Approval of Preliminary Plat PP-2551-24 by Common Council.
4. 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.
5. Full transportation improvements, including land dedications as necessary, as recommended by the Traffic Impact Analysis to maintain a level of service to be coordinated with and approved by City Engineering staff.
6. Multi-modal and transit facilities shall be coordinated with City staff and Madison Metro staff and provided in full detail in any SIP, ADR, and/or Final Plat approval.
7. Landscaping, site design, massing, parking, lighting, and signage shall all be determined in an SIP and/or ADR approval by the City.
8. Applicant's responsibility to comply with all Fire Department requirements.
9. Applicant's responsibility to satisfy all Public Works requirements prior to issuance of permits.

(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 25th day of June, 2024.

Tracy Oldenburg, City Clerk

Approved: June 25, 2024

Julia Arata-Fratta, Mayor

Published: July 2, 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:

_____ Date: _____

Mortgage Holder

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

Resolution R-132-24 (Preliminary Plat PP-2551-24) – Jamestown Quarry

Link: https://www.fitchburgwi.gov/DocumentCenter/View/26949/PCApproved_PP-2551-24_Jamestown-Quarry-GIP_Chris?bidId=

Ordinance 2024-O-19 (Rezone RZ-2552-24) – Jamestown Quarry

Link: https://www.fitchburgwi.gov/DocumentCenter/View/26950/PCApproved_RZ-2552-24_Jamestown-Quarry-GIP_Chris?bidId=