

Plan Commission  
Initiated by

Planning/Zoning  
Drafted by

February 18, 2014  
Date

**ORDINANCE NO. 2014-O-10**

**ZONING ORDINANCE AMENDMENT, APPROVING REZONING REQUEST  
RZ-1999-14 BY DAVE GLUSICK OF VIERBICHER ASSOCIATES, AGENT FOR GOLDLEAF  
FITCHBURG LLC, TO REZONE PROPERTY LOCATED IN THE NE ¼ NW ¼ AND SE ¼ NW ¼  
SECTION 14, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, FROM  
THE A-T (TRANSITIONAL AGRICULTURE) DISTRICT TO THE  
SC-NC (SMARTCODE NEW COMMUNITY) DISTRICT**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-O-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, the Plan Commission of the City has recommended approval with conditions of a rezoning request submitted by the applicants following a public hearing held before the Plan Commission on February 18, 2014,

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

1. The zoning district maps of the City of Fitchburg shall be amended to include in SC-NC (SmartCode New Community) District the following described property:

Being a part of the NE ¼ - NW ¼ and the SE ¼ - NW ¼ of Section 14, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the North ¼ corner of said Section 14; thence N88°02'58"W, 105.18 feet to the point of beginning, said point being a point of non-tangential curvature lying on the westerly right-of-way line of Syene Road, said road right-of-way currently being 49.5 feet wide; thence along said westerly right-of-way line for the next three (3) courses; 1-thence 458.42 feet along the arc of a curve to the left, through a central angle of 04°26'31", having a radius of 5913.20 feet, and a chord bearing S05°49'17"W, 458.30 feet to a point of compound curvature; 2-thence 241.79 feet along the arc of a curve to the left, through a central angle of 01°10'48", having a radius of 11,739.90 feet, and a chord bearing S03°00'38"W, 241.78 feet; 3-thence S02°25'14"W, 957.792 feet to the northerly line of First Addition to Tarpleywick Hills, as recorded in Volume 34 of Plats, on Page 47, as Document Number 1229080, Dane County Registry; thence N87°28'50"W along said northerly line, 181.02 feet to the easterly right-of-way line of Tarpleywick Drive; thence N02°41'40"E along said easterly right-of-way line of Tarpleywick Drive, 139.79 feet to the northeasterly corner of Tarpleywick Drive; thence N87°28'50"W along the northerly right-of-way line of Tarpleywick Drive, 66.00 feet to the northeasterly most corner of Lot 1, Certified Survey Map Number 4882, as recorded in Volume 21 of Certified Survey Maps, on Pages 314-315, as Document Number 1924822, Dane County Registry; thence N59°23'13"W along the northerly line of said Lot 1, 550.19 feet to the northerly most corner of said Lot 1; thence S30°32'49"W along the northwesterly line of said Lot 1, 239.81 feet to the westerly most corner of said Lot 1 and a point on the northerly line of said First Addition to Tarpleywick Hills; thence N59°21'05"W along said northerly line, 388.08 feet to the West line of the NE ¼ - NW ¼ of said Section 14; thence N00°34'44"E along said West line, 1275.19 feet to the North line of the NW ¼ of said Section 14; thence S88°02'58"E along said North line, 372.10 feet to the Northwest corner of Certified Survey Map Number 4154, as recorded in Volume 17 of Certified Survey Maps, on Pages 233-235, as Document Number 1790741, Dane County Registry; thence along the boundary of said Certified Survey Map Number 4154 for the next three (3) courses; 1-thence S01°57'40"W, 479.89 feet to the Southwest corner thereof; 2-thence S87°54'49"E, 200.00 feet to the Southeast corner thereof; 3-thence N01°57'40"E, 480.36 feet to the Northeast corner thereof and the North line of the NW ¼ of said Section 14; thence S88°02'58"E along said North line, 684.85 feet to the point of beginning. Said description contains 1,626,497 square feet or 37.34 acres more or less.

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

The above and foregoing ordinance was duly adopted by the Common Council of the City of Fitchburg at a regular meeting held on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Linda Cory, City Clerk

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

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Shawn Pfaff, Mayor