

**Planned Development District  
Granting Specific Implementation Plan  
Zoning for BSH Companies Vertical  
Storage (5237 Verona Road)**

**Legal Description:**

Lot 1 CSM 15183

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

Parcel No's: 060906481652

Plan Commission  
Initiated By

Planning Dept.  
Drafted By

August 13, 2019  
Date

**ORDINANCE NO. 2019-O-30  
ZONING ORDINANCE AMENDMENT  
GRANTING SPECIFIC IMPLEMENTATION PLAN ZONING  
FOR BSH COMPANIES VERTICAL STORAGE (5237 VERONA ROAD)**

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, BSH Companies (Dan McCoy), agent for NFW Enterprises, has submitted an application (RZ-2309-19) 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 5237 Verona Road, and

WHEREAS, the Plan Commission has reviewed, after public hearing of August 20, 2019, the application in accord with ordinance standards and recommends approval of RZ-2309-19,

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 property associated with 5237 Verona Road, in accord with submitted plans and information, which accompanied the rezoning application submitted on July 23, 2019, with responses to staff comments submitted on August 14, 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:
  - The project approval is for one three story building, to contain approximately 103,000 square feet of floor area;
  - Maximum height of 40';
  - Minimum of 7 surface parking stalls
  - Building use: Vertical self-storage
3. This approval is conditioned upon the applicant, or assign, entering into a public improvement agreement with the city of Fitchburg for any public improvements required to serve the project.
4. Installation of any water main on this site shall be in conformance with DNR requirements for contaminated areas.
5. MMSD fees shall be paid prior to issuance of any permits.
6. Water impact fees shall be paid prior to issuance of any permits.
7. Erosion Control and Stormwater Management permit shall be obtained prior to any land disturbance.
8. A stormwater maintenance agreement (Recorded with the Dane County Register of Deeds) is required for any necessary private stormwater management practices approved by the city.
9. The PDD-SIP Zoning for this site includes a site and building signage plan as included in the application.
10. Applicant's responsibility to comply with all Fire Department requirements.
11. Applicant shall comply with all requirements or site development limitations as required by the DNR with regard to contamination on the site.

(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 27<sup>th</sup> day of August, 2019.

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

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

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

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

STATE OF WISCONSIN) ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2019, 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 \_\_\_\_\_, 2019, 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 \_\_\_\_\_, 2019, 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: \_\_\_\_\_