

R 16.005619 3/23/2022
\$620.00 RB



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 R-D district to the I-G district the following described property:

1. **Location of Property/Street Address:** Cottonwood Drive, Fitchburg, WI 53719

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

Part of Lot Two (2) of Certified Survey Map No. 7700 as recorded in Document No. 2654147, being located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 326,755 square feet (7.501 acres) of land...(continues on attached document)

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

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

Warehousing operations for General Beverage.

3. **Proposed Development Schedule:** Phase 1 Summer 2022 - Spring 2023. Phase 2 TBD

***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: N/A

Type of Non-residential Development (If Applicable): General Industrial

Proposed Hours of Operation: 7 am to 7 pm

No. Of Employees: 10-20

Floor Area: 63,000

Square Feet

No. Of Parking Stalls: 48 (onsite + shared)

Sewer: Municipal Private

Water: Municipal Private

Current Owner of Property: Payne & Dolan Inc

Address: 6145 McKee Road, Fitchburg, WI 53719

Phone No: (608) 845-8900

Contact Person: Brian Beaulieu

Email: bbeaulieu@edgeconsult.com

Address: Edge Consulting Engineers, 624 Water Street, Prairie du Sac, WI

Phone No: 608-644-1449

Respectfully Submitted By: 
Owner's or Authorized Agent's Signature

Bill Buglass, Payne and Dolan

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:** MARCH 22, 2022 **Publish:** _____ and _____

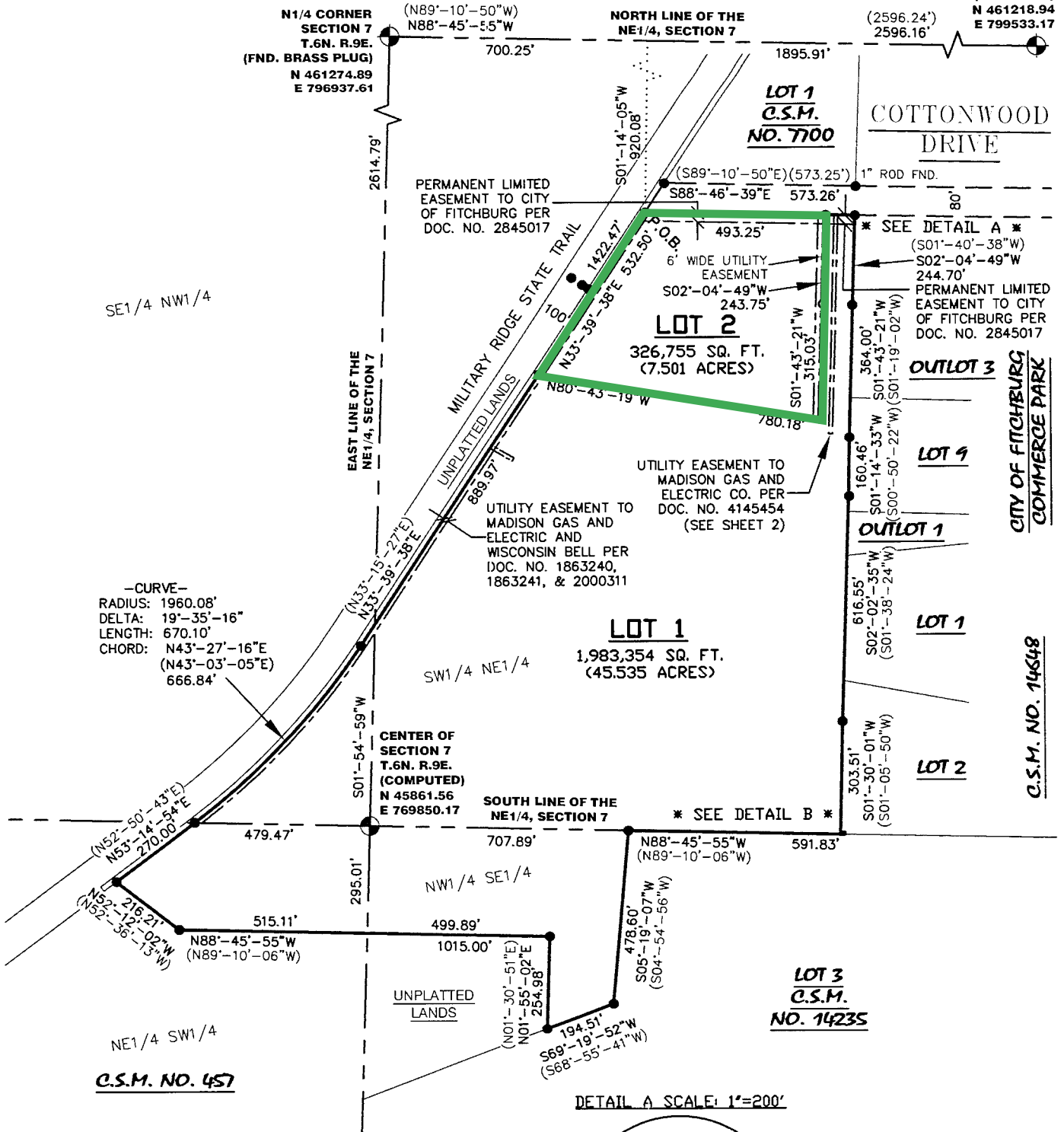
Ordinance Section No. _____ **Fee Paid:** \$620

Permit Request No. RZ-2843-22

CERTIFIED SURVEY MAP NO. _____

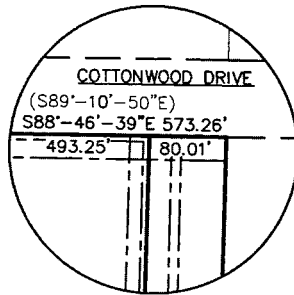
BEING ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7700 AS RECORDED AS DOCUMENT NO. 2654147, BEING LOCATED IN THE NW1/4 OF THE NE1/4, THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND THE NW1/4 OF THE SE1/4, SECTION 7, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NE CORNER
SECTION 7
T.6N. R.9E.
(FND. MON.)
N 461218.94
E 799533.17

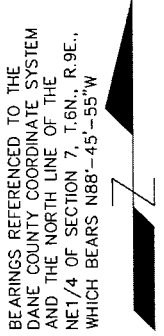
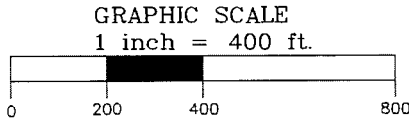
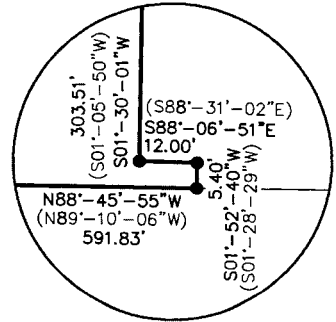


-CURVE-
RADIUS: 1960.08'
DELTA: 19°-35'-16"
LENGTH: 670.10'
CHORD: N43°-27'-16"E
N43°-03'-05"E
666.84'

DETAIL A SCALE: 1"=200'



DETAIL B SCALE: 1"=40'



- LEGEND-
- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
 - = 3/4" REBAR FOUND
 - () = RECORDED INFORMATION
 - ⊗ = WELL/PUMP HOUSE
 - ⊕ = EXISTING POWER POLE
 - P.O.B. = POINT OF BEGINNING
 - ⊙ = COUNTY MONUMENT FOUND

MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: J.B.	FIELD WORK DATE: 6-3-21	SURVEYED FOR: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578
	CHECKED BY: S.C.D.	FIELD BOOK: M-50, PG.77	
	JOB NO.: 11663	SHEET 1 OF 5	

CERTIFIED SURVEY MAP NO. _____

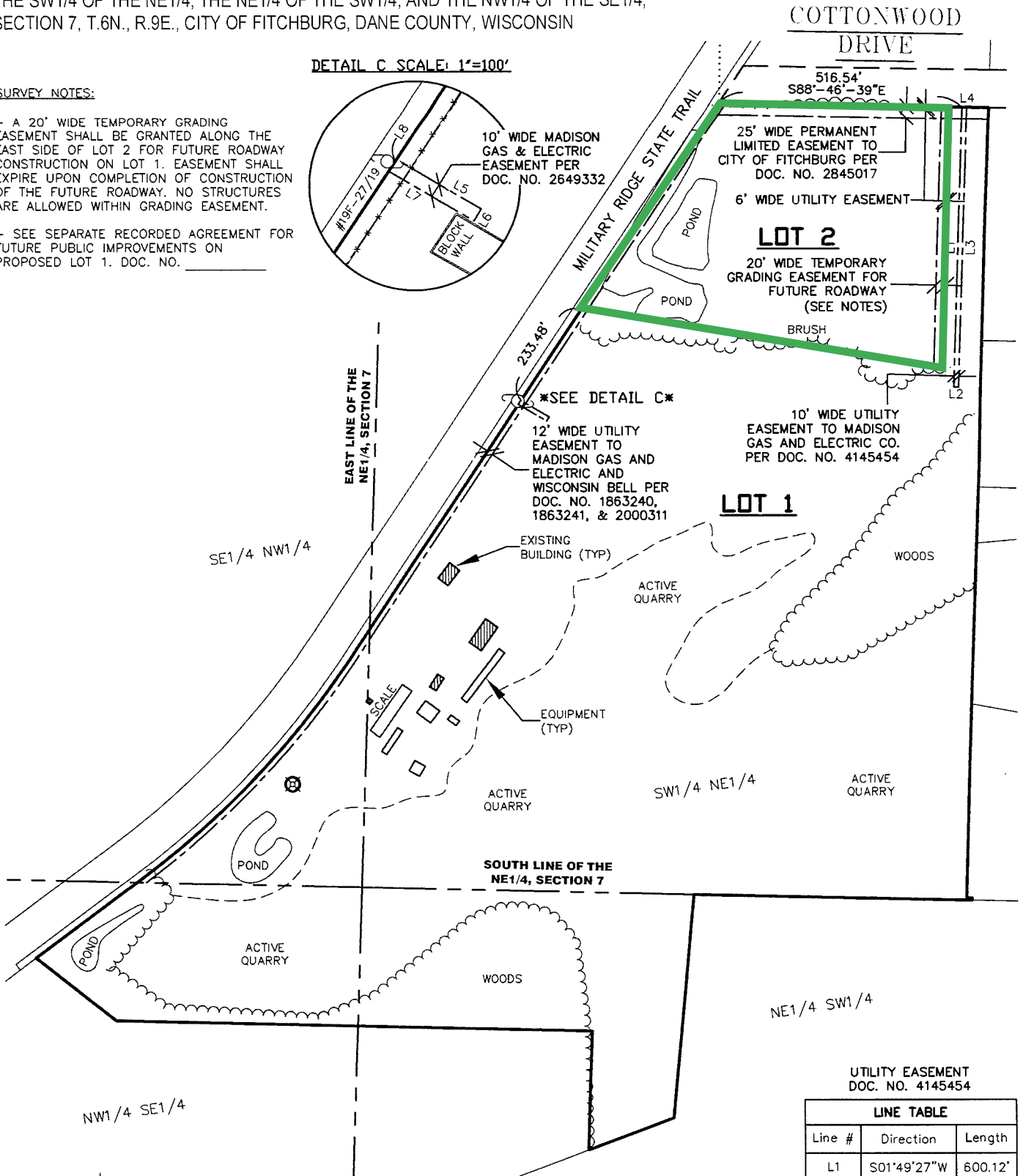
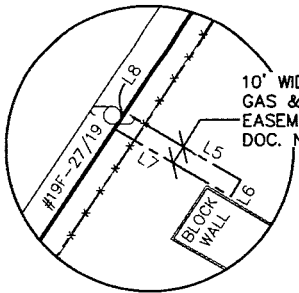
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SURVEY NOTES:

- A 20' WIDE TEMPORARY GRADING EASEMENT SHALL BE GRANTED ALONG THE EAST SIDE OF LOT 2 FOR FUTURE ROADWAY CONSTRUCTION ON LOT 1. EASEMENT SHALL EXPIRE UPON COMPLETION OF CONSTRUCTION OF THE FUTURE ROADWAY. NO STRUCTURES ARE ALLOWED WITHIN GRADING EASEMENT.

- SEE SEPARATE RECORDED AGREEMENT FOR FUTURE PUBLIC IMPROVEMENTS ON PROPOSED LOT 1. DOC. NO. _____

DETAIL C SCALE: 1"=100'



UTILITY EASEMENT
DOC. NO. 4145454

LINE TABLE		
Line #	Direction	Length
L1	S01°49'27"W	600.12'
L2	S88°46'39"E	10.00'
L3	N01°49'27"E	600.12'
L4	N88°46'39"W	10.00'

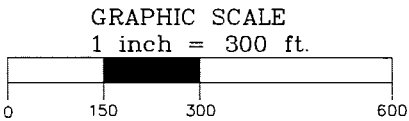
MADISON GAS & ELECTRIC EASEMENT
DOC. NO. 2649332

L5	S59°27'53"E	69.73'
L6	S30°32'07"W	10.00'
L7	N59°27'53"W	70.27'
L8	N33°39'38"E	10.01'

BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NE1/4 OF SECTION 7, T.6N., R.9E., WHICH BEARS N88°-45'-55"W

-LEGEND-

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- = 3/4" REBAR FOUND
- () = RECORDED INFORMATION
- ⊗ = WELL/PUMP HOUSE
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	JOB NO.: 11663	SHEET 2 OF 5	



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CLIENT:

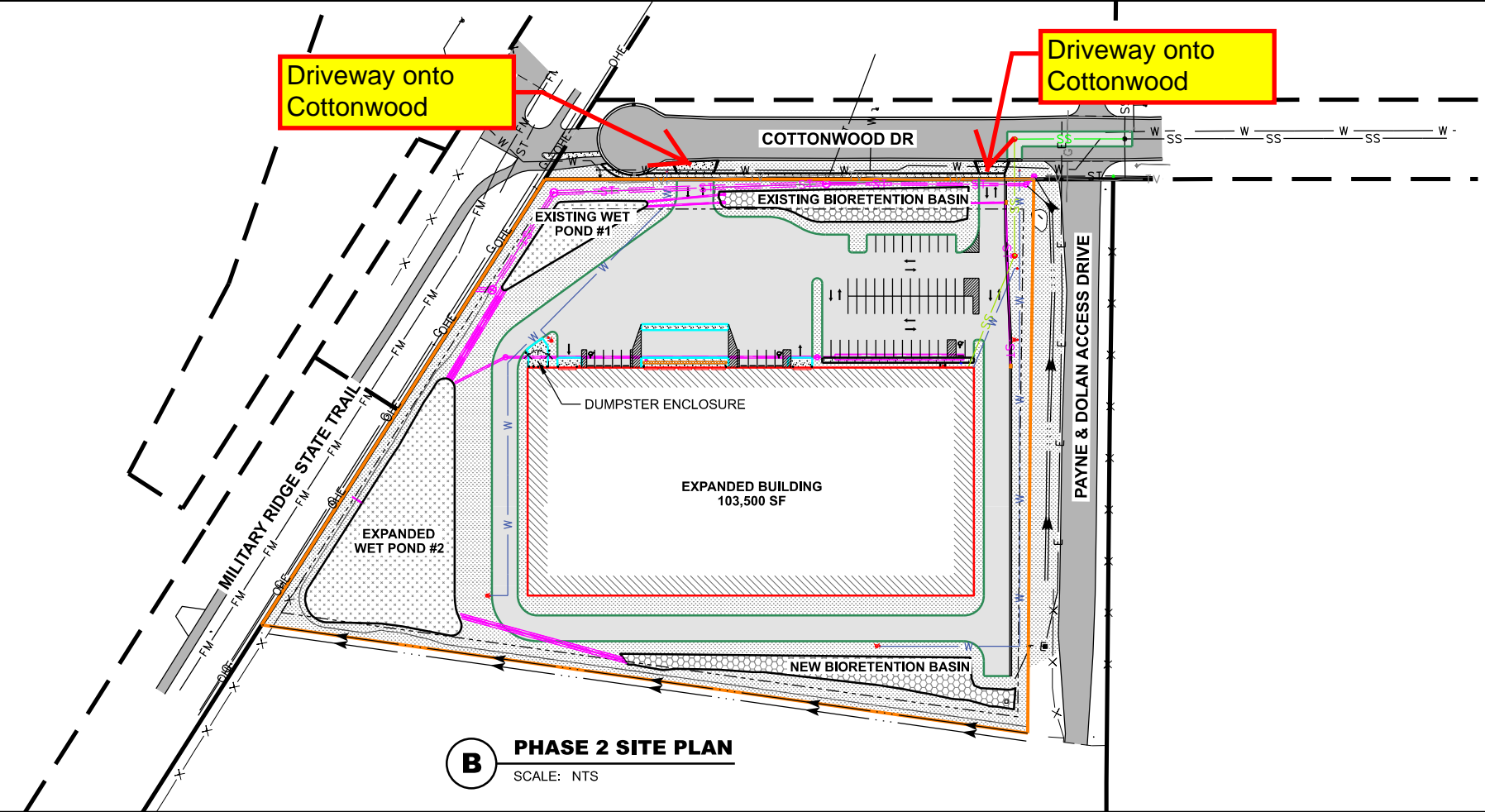
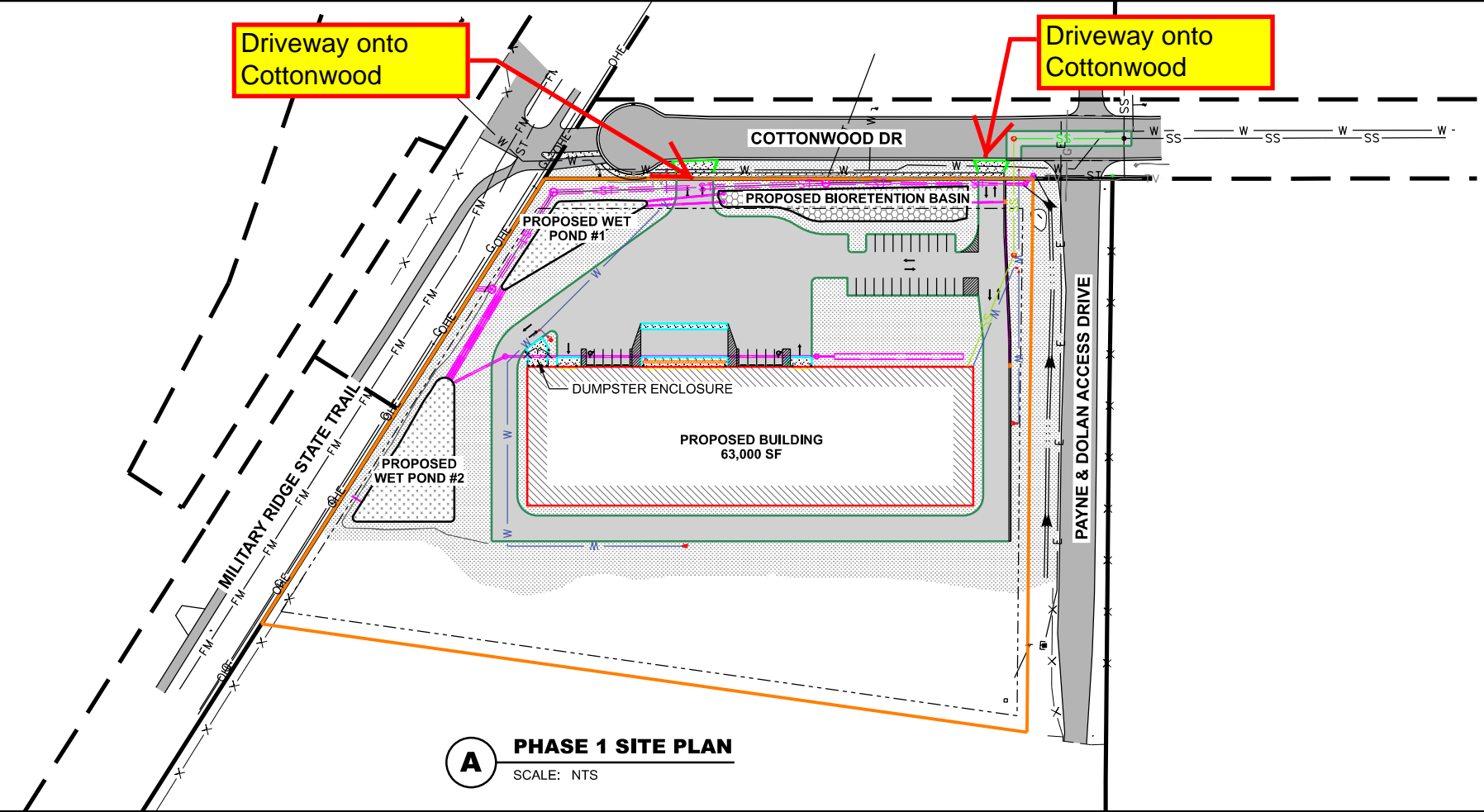
ZONING SUMMARY	
ZONING DISTRICT:	GENERAL INDUSTRIAL
BUILDING HEIGHT:	<42'
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	15'
ZONING REQUIREMENTS PER SECTION 22-398 CITY ZONING CODE.	

PHASE 1 PROJECT AREAS	
TOTAL SITE AREA:	326,755 SF
TOTAL DISTURBANCE AREA:	245,670 SF
TOTAL PROPOSED IMPERVIOUS AREA:	138,196 SF
IMPERVIOUS SURFACE RATIO:	42.3%

PHASE 1 PARKING SUMMARY	
TOTAL PROPOSED STALLS:	48
STANDARD STALLS:	31
ADA STALLS:	2
SHARED AT 6169 MCKEE:	15
LOADING DOCKS:	5
PARKING STALL RATIO REQUIREMENT:	0.75 STALLS PER 1,000 SQ. FT.
MINIMUM PARKING STALLS REQUIRED:	48

DEVELOPMENT PHASING PLAN
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

COVERAGE LEGEND:	
	NEW CONCRETE
	NEW ASPHALT
	PERVIOUS AREA AFTER CONSTRUCTION
	EXISTING CONCRETE
	EXISTING ASPHALT
	BIORETENTION AREA
	WET POND AREA



ZONING SUMMARY	
ZONING DISTRICT:	GENERAL INDUSTRIAL
BUILDING HEIGHT:	<42'
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	15'
ZONING REQUIREMENTS PER SECTION 22-398 CITY ZONING CODE.	

PHASE 2 PROJECT AREAS	
TOTAL SITE AREA:	326,755 SF
TOTAL PROPOSED IMPERVIOUS AREA:	195,951 SF
IMPERVIOUS SURFACE RATIO:	60.0%

PHASE 2 PARKING SUMMARY	
TOTAL PROPOSED STALLS:	78
STANDARD STALLS:	60
ADA STALLS:	3
SHARED AT 6169 MCKEE:	15
LOADING DOCKS:	5
PARKING STALL RATIO REQUIREMENT:	0.75 STALLS PER 1,000 SQ. FT.
MINIMUM PARKING STALLS REQUIRED:	78

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

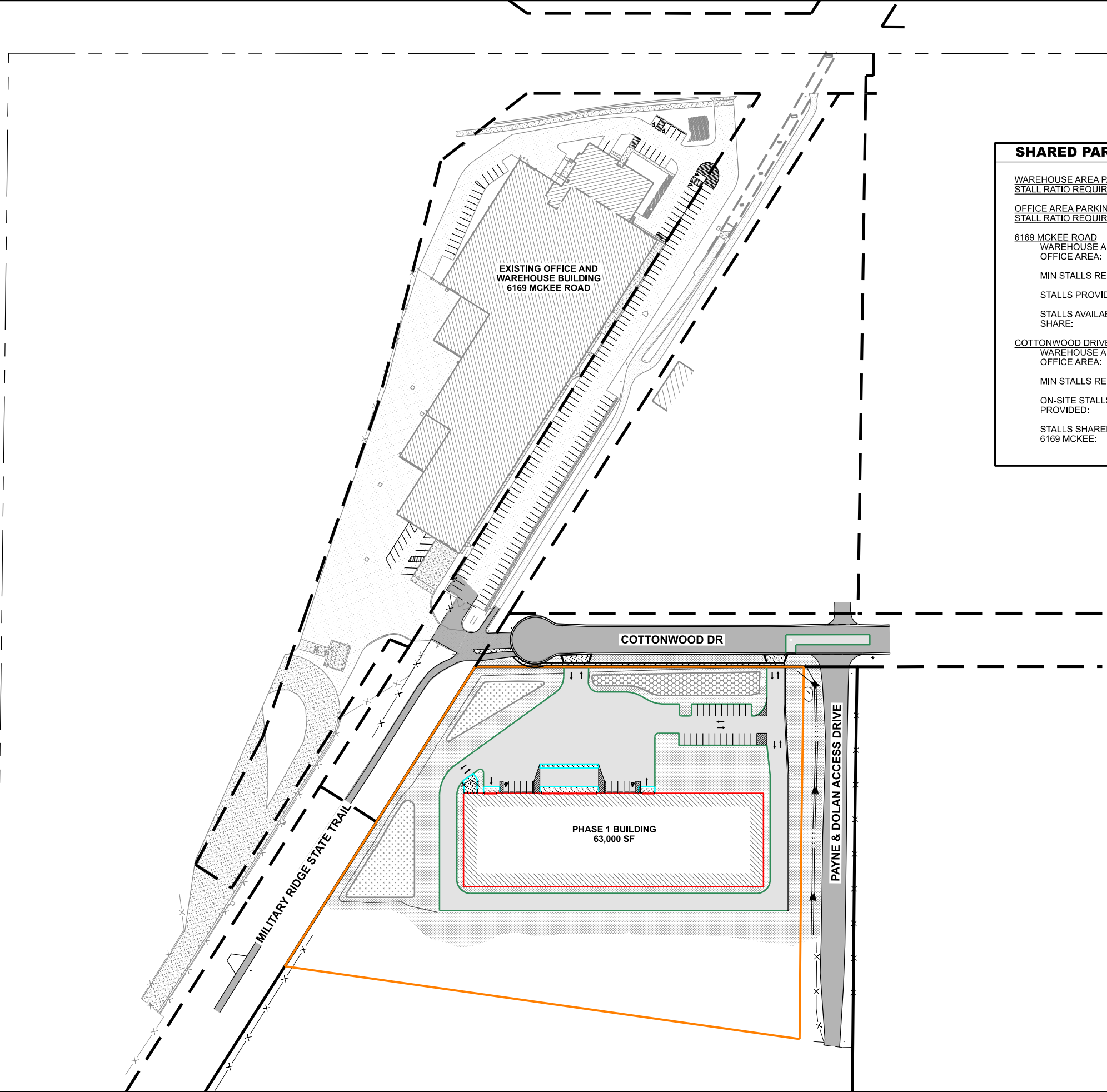
DRAWN BY:	AWK
CHECKED BY:	BJB
PLOT DATE:	3/17/2022
PROJECT NUMBER:	24248
SET TYPE:	CD
SHEET NUMBER:	C-100



CONSULTANT:
Edge
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 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:

SHARED PARKING SUMMARY	
WAREHOUSE AREA PARKING STALL RATIO REQUIREMENT:	0.75 STALLS PER 1,000 SQ. FT.
OFFICE AREA PARKING STALL RATIO REQUIREMENT:	1 STALL PER 300 SQ. FT.
6169 MCKEE ROAD	
WAREHOUSE AREA:	99,330 SQ. FT.
OFFICE AREA:	8,820 SQ. FT.
MIN STALLS REQ'D:	105
STALLS PROVIDED:	172
STALLS AVAILABLE TO SHARE:	67
COTTONWOOD DRIVE	
WAREHOUSE AREA:	63,000 SQ. FT.
OFFICE AREA:	0 SQ. FT.
MIN STALLS REQ'D:	48
ON-SITE STALLS PROVIDED:	33
STALLS SHARED AT 6169 MCKEE:	15



SHARED PARKING PLAN - PHASE 1
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
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SHEET NUMBER	PARK-1

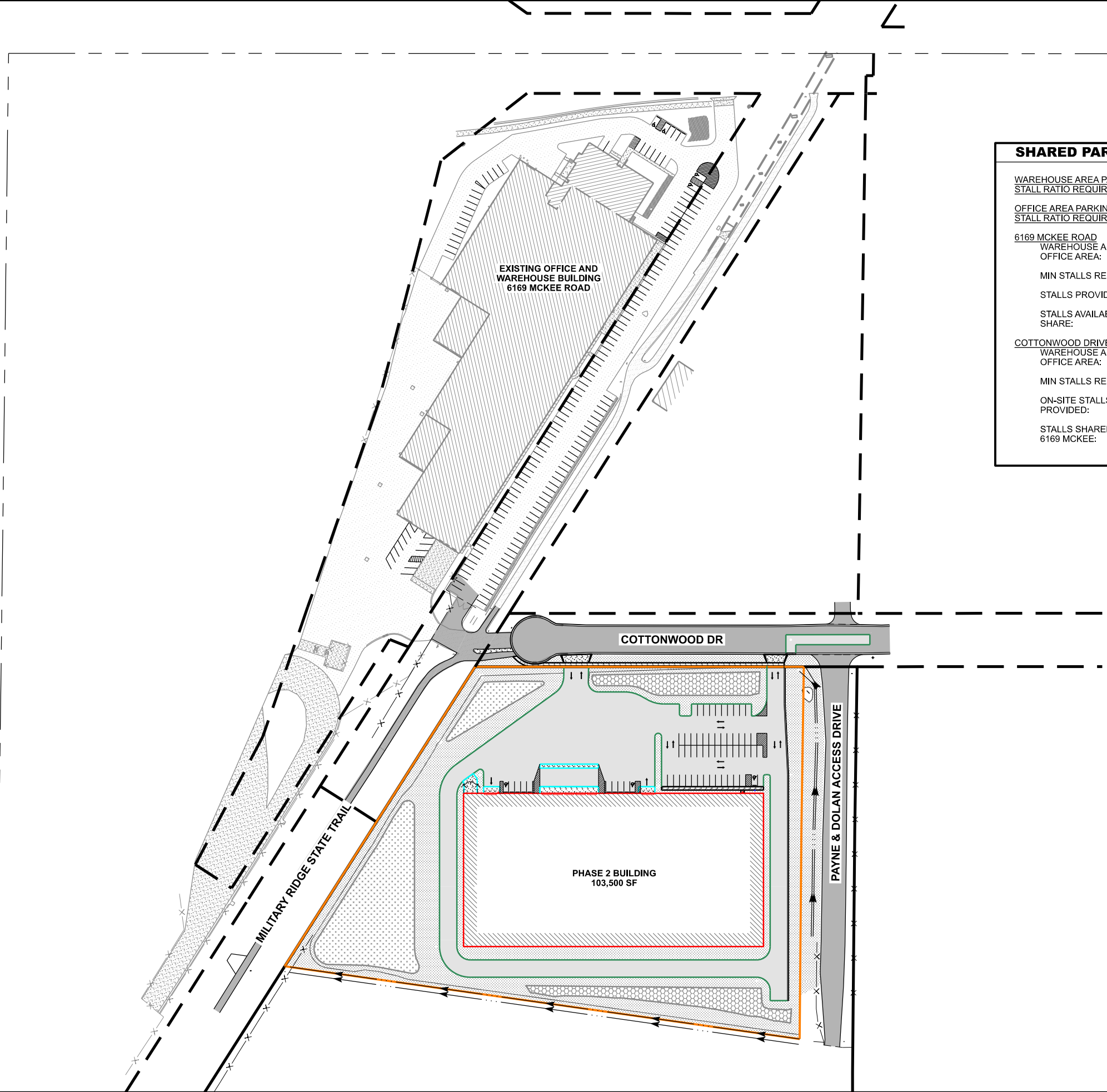
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6169 MCKEE ROAD	
WAREHOUSE AREA:	99,330 SQ. FT.
OFFICE AREA:	8,820 SQ. FT.
MIN STALLS REQ'D:	105
STALLS PROVIDED:	172
STALLS AVAILABLE TO SHARE:	67
COTTONWOOD DRIVE	
WAREHOUSE AREA:	103,500 SQ. FT.
OFFICE AREA:	0 SQ. FT.
MIN STALLS REQ'D:	78
ON-SITE STALLS PROVIDED:	63
STALLS SHARED AT 6169 MCKEE:	15



SHARED PARKING PLAN - PHASE 2
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	PARK-2

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LOT 2 LEGAL DESCRIPTION:

Part of Lot Two (2) of Certified Survey Map No. 7700 as recorded in Document No. 2654147, being located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 326,755 square feet (7.501 acres) of land and being more particularly described as:

Commencing at the Northeast Corner of said Section 7; thence N88°-45'-55"W 1895.91 feet along the north line of the NE1/4 of said Section 7; thence S01°-14'-05"W 920.08 feet to the northwest corner of said Lot 2 of Certified Survey Map No. 7700 and the point of beginning, said point being on the south line of Cottonwood Drive; thence S88°-46'-39"E 493.25 feet along said south line of Cottonwood Drive; thence S02°-04'-49"W 243.75 feet; thence S01°-43'-21"W 315.03 feet; thence N80°-43'-19"W 780.18 feet; thence N33°-39'-38"E 532.50 feet to the point of beginning.