



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 PDD-SIP district to the PDD-SIP district the following described property:

1. Location of Property/Street Address: 5453 Gunflint Trail

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

Lot 1 of CSM 15840

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

2. Proposed Use of Property - Explanation of Request:

Amend the original SIP to include remodeling the existing residence instead of razing it and update parking numbers and building square footages to be in conformance with current plans.

3. Proposed Development Schedule: Construction for residence remodeling to begin in 2022.

***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: _____ **No. Of Parking Stalls:** _____

Type of Non-residential Development (If Applicable): Office and Training/Conference, up to 4 accessory bldgs/cottages

Proposed Hours of Operation: 8 AM to 5 PM (typically) **No. Of Employees:** ~30 initially

Floor Area: 45,760 footprint (96,796 GFA) 1,200 to 2,000 per ctg **No. Of Parking Stalls:** 40 Garage, 24 Surface

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: Cinque Terre LLC

Address: 2800 Woods Hollow Drive **Phone No:** 608.278.7662

Contact Person: Jennifer Romanin

Email: jennifer.romanin@promega.com

Address: 2800 Woods Hollow Road, Fitchburg WI 53711 **Phone No:** 608-444-8468

Respectfully Submitted By: *Jennifer Romanin* **Jennifer Romanin**
 Owner's or Authorized Agent's Signature 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:** _____ **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____



August 23, 2022

Deanna Schmidt, AICP
City Planner & Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Usona SIP Amendment

Dear Deanna,

On behalf of Usona, we are submitting the enclosed Rezoning Application to amend the current recorded Specific Implementation Plan (SIP). The proposed amendment is to revise several details in the SIP as listed below.

1. Increase the number of accessory buildings/cottages from two to up to four.
2. Revise the last sentence in the second paragraph under the General development Description
From:
“The existing residence and driveway to gunflint Trail will remain in use on Lot 1 until the residence is vacated by the current occupant and then the structure will be razed and the site incorporated into the campus’ landscaped setting.”
To:
“The existing residence and driveway to Gunflint Trail will remain in use on Lot 1 until the residence is vacated by the current occupant and then the structure will be razed to the foundation and rebuilt for use as an accessory structure/cottage. The driveway will be removed.”
3. Update the gross floor areas for the principal building and accessory buildings/cottages to conform with the building plans.
Principal Building GFA = approximately 97,800 SF
Accessory Buildings/Cottages GFA = 2,480 to 3,500 SF, (1,200 to 2,000 footprint)
4. Update the number of surface parking stalls from 18 to approximately 24.

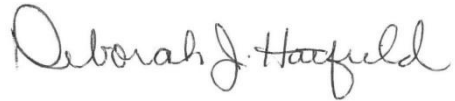
The following is included:

- Site Plan
- Rezoning Application
- PDD-SIP Fee of \$875

Deanna Schmidt
August 23, 2022

Please contact me at 608-839-6205 with any questions.

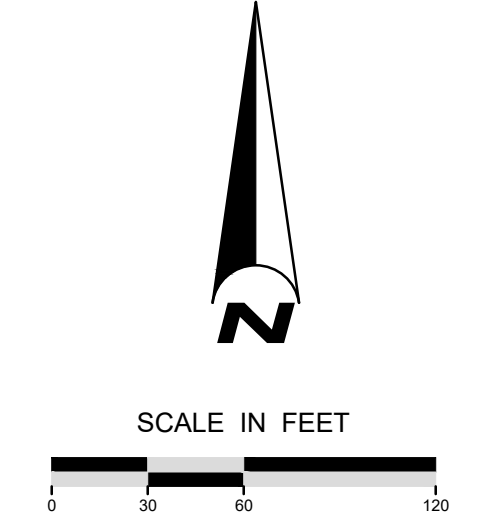
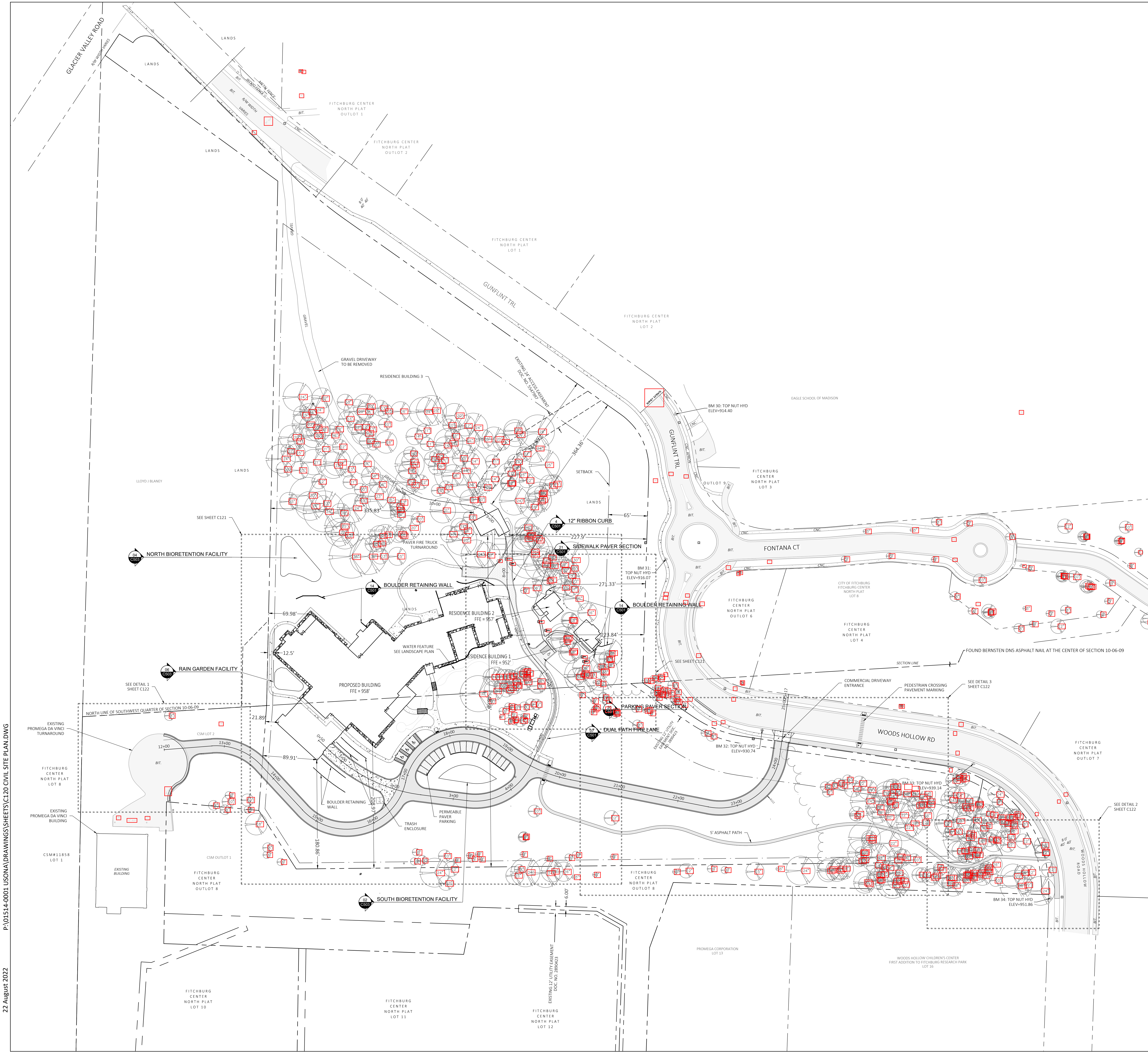
Emmons and Olivier Resources, Inc.

A handwritten signature in cursive script that reads "Deborah J. Hatfield".

Deborah J. Hatfield, PE

Enc.

cc: Bill Linton
Jen Romanin
Eric Benkert
Steve Wellenstein



LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED GRAVEL

- NOTES**
- ALL RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - USE 4" WIDE, LATEX-BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
 - PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.

SITE INFORMATION

SITE ADDRESS: SUB-ZERO PARKWAY
 LOT ACRES: 17.8 AC
 USE OF PROPERTY: COMMERCIAL/OFFICE
 ZONING: PDD

SETBACKS:
 STREET: 65 FT
 SIDE: 10 FT
 REAR: 10 FT

MINIMUM OPEN SPACE REQUIRED: 50%
 EXISTING IMPERVIOUS SURFACE AREA: 37,103 SQ.FT.
 NEW IMPERVIOUS SURFACE AREA: 111,195 SQ.FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 8.9 %
 PROPOSED: 18.7 %

OPEN SPACE:
 EXISTING: 91.1 %
 PROPOSED: 81.3 %

TOTAL NUMBER OF SURFACE PARKING STALLS: 18
 TOTAL NUMBER OF UNDERGROUND PARKING STALLS: 40
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 3

TOTAL NUMBER OF PARKING STALLS: 58
 DISTURBANCE LIMITS: 330,000 SQ.FT.



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 Milwaukee, WI 53202

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REVISIONS

No.	Date:	Description:

PROJECT
USONA INSTITUTE
 SHEET
CIVIL SITE PLAN - OVERALL

DATE
 8/22/2022

PROJECT NO.
 19-128

SHEET NO.

C120

22 AUGUST 2022 P:\01514-0001 USONA DRAWINGS\ SHEETS\C120 CIVIL SITE PLAN.DWG

Usona Legal Description

Lot 1, CSM No. 15840, Dane County Registry, Wisconsin