

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
3907530

11/05/2004 04:33:02PM

Trans. Fee:
Exempt #:

Rec. Fee: 17.00
Pages: 4

**Zoning Ordinance Number 2004-O-40
and Issuing Specific Implementation Plan
for Lots 19 First Addition to
Fitchburg Technology Campus**

001949

Legal Description: Lots 19 First Addition to Fitchburg
Technology Campus, and part of lot 20 First Addition to
Fitchburg Technology Campus

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

PIN: 060915242792
060915242902

RECEIVED

DEC - 6 2004

CITY OF FITCHBURG
CLERK'S OFFICE

4
17

Plan Commission
Initiated By

Thomas D. Hovel
Drafted By

September 27, 2004
Date

**ORDINANCE NO. 2004-O-40
ZONING ORDINANCE AMENDMENT
ISSUING SPECIFIC IMPLEMENTATION PLAN FOR LOT 19
FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, 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, Fitchburg Technology Campus, LLC has submitted an application (RZ-1150-02SIP19) issue a Specific Implementation Plan (PDD-SIP) for lot 19 First Addition to Fitchburg Technology Campus, and

WHEREAS, the Plan Commission considered the request on October 5, 2004, and

WHEREAS, the Plan Commission has reviewed the application according to the standards outlined in the ordinance, and has determined the request, in conjunction with the proposed conditions, meets said criteria, and

WHEREAS, the Plan Commission has recommended approval, with conditions, to issue a Specific Implementation Plan (PDD-SIP) for lot lot 19 First Addition to Fitchburg Technology Campus plat.

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain:

Planned Development District Specific Implementation Plan (PDD-SIP) for the lot 19 First Addition to Fitchburg Technology Campus is hereby issued subject to the following conditions:

1. Plans dated 9/15/04 by Rudebusch Development (received 9/22/04), responses to public work and planning comments with associated exhibits are hereby made apart of this request, except as may be amended by this ordinance or the architectural and design approval.
2. No other permit or approval is waived or deemed satisfied except for the approvals herein conditionally granted.
3. Appropriate screening for the utility boxes shall be submitted and approved by City Planning staff. Utility boxes shall be located behind the street facades of the building.

4. This approved use shall allow 16,000 gross sq ft of office uses, and 29,960 gross sq ft of research uses. The Fitchburg Technology Campus remaining office allocation is 276,956 gross sq ft; remaining research allocation is 667,387 gross sq ft.

5. Compliance with Fire Dept requirements: Automatic sprinkler system; fire hydrant placement to be discussed with Fire Dept (FD); discuss fire lane plan with FD; Knox box required; Standpipe required, please discuss with FD; fire and smoke detection system required per city and state code.

6. This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22.92 of the zoning code, owners shall consent within 30 days of approval for this PDD-SIP zoning for it to take effect.

7. Applicant shall pay cost of 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 12th day of October, 2004.

Karen A Peters
Karen A. Peters, City Clerk

Approved: 10/13/2004

Thomas Clauder
Thomas Clauder, Mayor

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 13 day of October, 2004, the above named Karen A. Peters, and Thomas Clauder 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.

Ruth M Becker
Notary Public, State of Wisconsin
My Commission Expires: 8/13/2006

Consent of the Property Owner

Scott Kelly
Scott Kelly
President, Fitchburg Technology Campus, LLC

Date: 10/21/04

Personally came before me this 21st day of October, 2004, the above named Scott Kelly to me known to be the President of Fitchburg Technology Campus, LLC and the person who executed the foregoing instrument and acknowledged the same.

Jeanne Peterson
Notary Public, State of Wisconsin
My Commission Expires: 6/11/06

Consent of Mortgage Holder:

James H Hegeubauch Date: 10/26/04
Mortgage Holder

Personally came before me this 26th day of October, 2004, the above named JAMES H HEGEUBAUCH to me known to be the PRESIDENT of FAUC BANK and the person who executed the foregoing instrument and acknowledged the same.

Geri Mahon
Notary Public, State of Wisconsin
My Commission Expires: 100707

Other Offices Located In:

Milwaukee, Wisconsin
 Green Bay, Wisconsin
 Chicago, Illinois

PROJECT NAME:
FITCHBURG TECHNOLOGY CAMPUS
 LOT 19
 NOBEL DRIVE
 FITCHBURG, WI

SHEET TITLE:
SITE LAYOUT PLAN

SEPT 22, 2004

NO.	DATE	REVISIONS	BY
PROJECT NUMBER:	20045017.00		
DATE:	SEPTEMBER 15, 2004		
DRAWN BY:	EGP/PDE		
CHECKED BY:	PDE/MDL		
PROJECT MANAGER:	MDL		
SCALE:	30:1		
FILE:			

SHEET NUMBER
C-1

SITE DEVELOPMENT INFORMATION

Lot Size:	143,822 SF
Proposed Use & Square Footage Allocation:	
Office	16,000 SF
Technology	28,960 SF
Commercial	0 SF
Residential	0 SF
Proposed Floor Area Ratio:	
Floor Area vs. Overall Site	0.190
Total Floor Area vs. Overall Site	0.350
Proposed Impervium Surface Ratio:	0.800
Parking Stalls:	
Total Parking Stalls	147
Handicap Parking Stalls	6
Traffic Volume Projections:	
Office: 16,000 SF x 11.42/1000 SF =	183
Technology: 28,960 SF x 6.11/1000 SF =	243
TOTAL	426

ALL WORK IN THE R.O.M. SHALL BE ACCORDING TO THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APRIL 2004.

STREET TREES WILL BE PROVIDED BY THE FITCHBURG TECHNOLOGY CAMPUS DEVELOPER

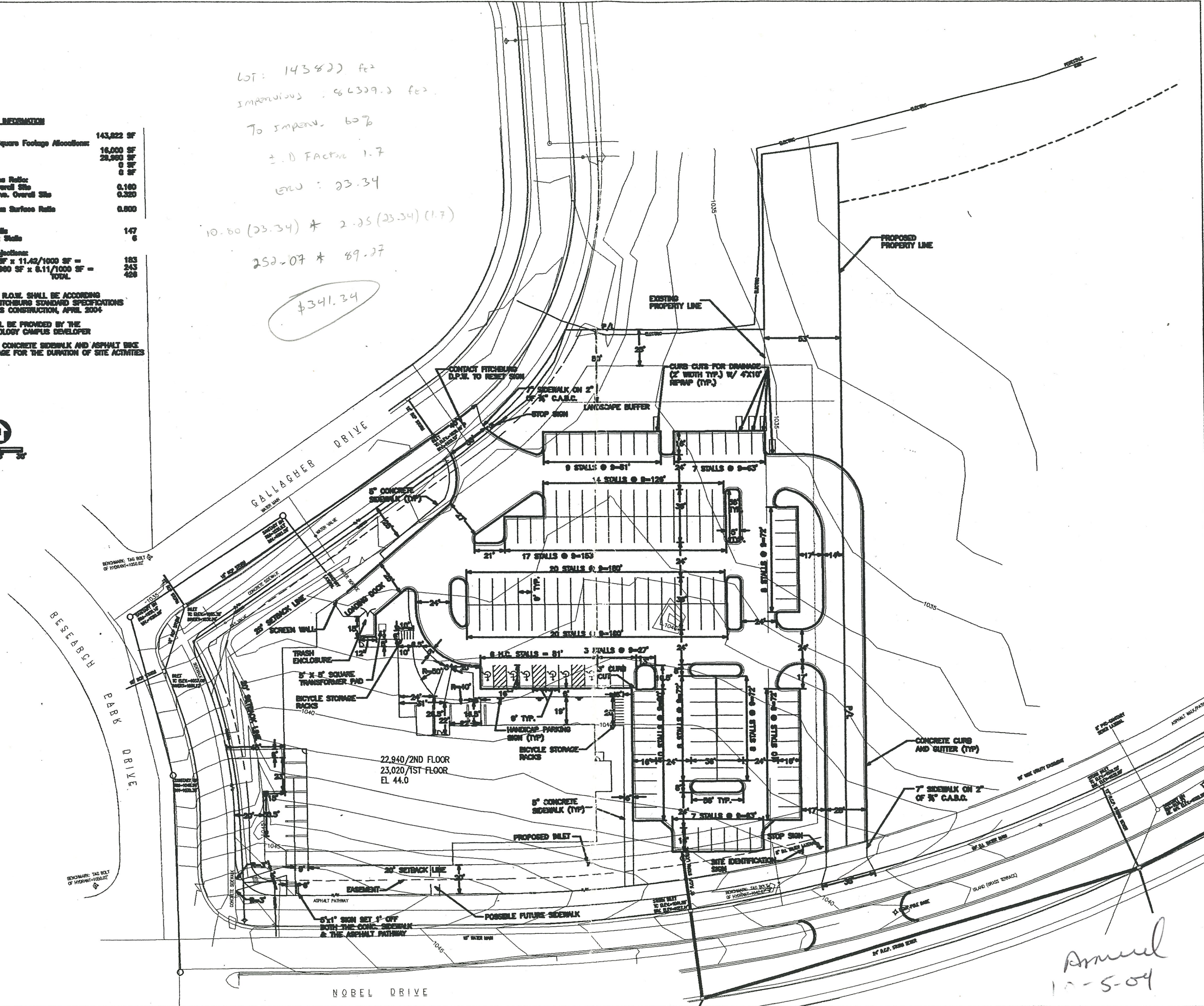
PROTECT EXISTING CONCRETE SIDEWALK AND ASPHALT BIKE PATHS FROM DAMAGE FOR THE DURATION OF SITE ACTIVITIES

LOT: 143822 sq ft
 IMPERVIOUS: 64329.3 sq ft
 To IMPERV. 60%

±.D Factor 1.7
 ERU: 23.34

10.80 (23.34) * 2.25 (23.34) (1.7)
 252.07 * 69.27

\$341.34



Amend
 10-5-04



**GRAEF
ANHALT
SCHLOEMER
and Associates Inc.**

5126 West Terrace Drive
Madison, WI 53718-8343
608-242-1550
FAX 242-0787

Web Site: www.gasai.com

Other Offices Located In:

Milwaukee, Wisconsin
Green Bay, Wisconsin
Chicago, Illinois

PROJECT NAME:
**FITCHBURG TECHNOLOGY
CAMPUS**
LOT 19
NOBEL DRIVE
FITCHBURG, WI

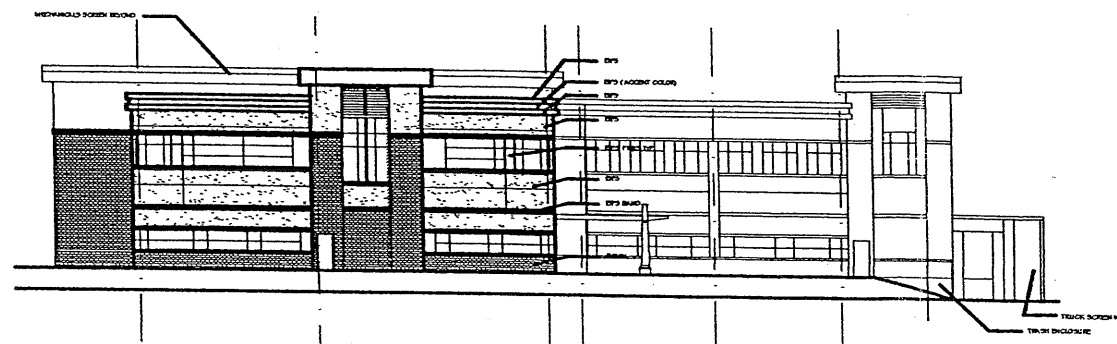
SHEET TITLE:
**STORMWATER
DISCHARGE PLAN**

NO.	DATE	REVISIONS	BY
PROJECT NUMBER: 20045017.00			
DATE: SEPTEMBER 15, 2004			
DRAWN BY: EGP/PDE			
CHECKED BY: PDE/MDL			
PROJECT MANAGER: MDL			
SCALE: 30:1			
FILE:			

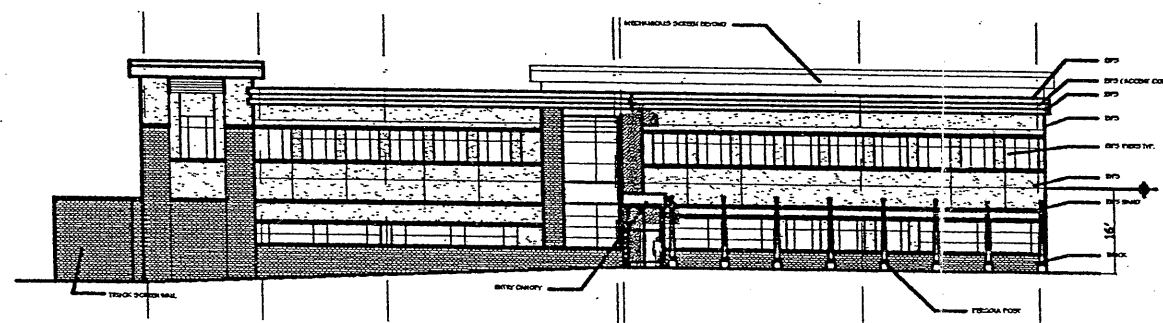
SHEET NUMBER

C-3





EAST ELEVATION
SCALE: 1/16"=1'-0"



GALLAGHER DRIVE ELEVATION
SCALE: 1/16"=1'-0"

PROJECT NAME:
FITCHBURG TECHNOLOGY CAMPUS
LOT 19
NOBEL DRIVE
FITCHBURG, WI

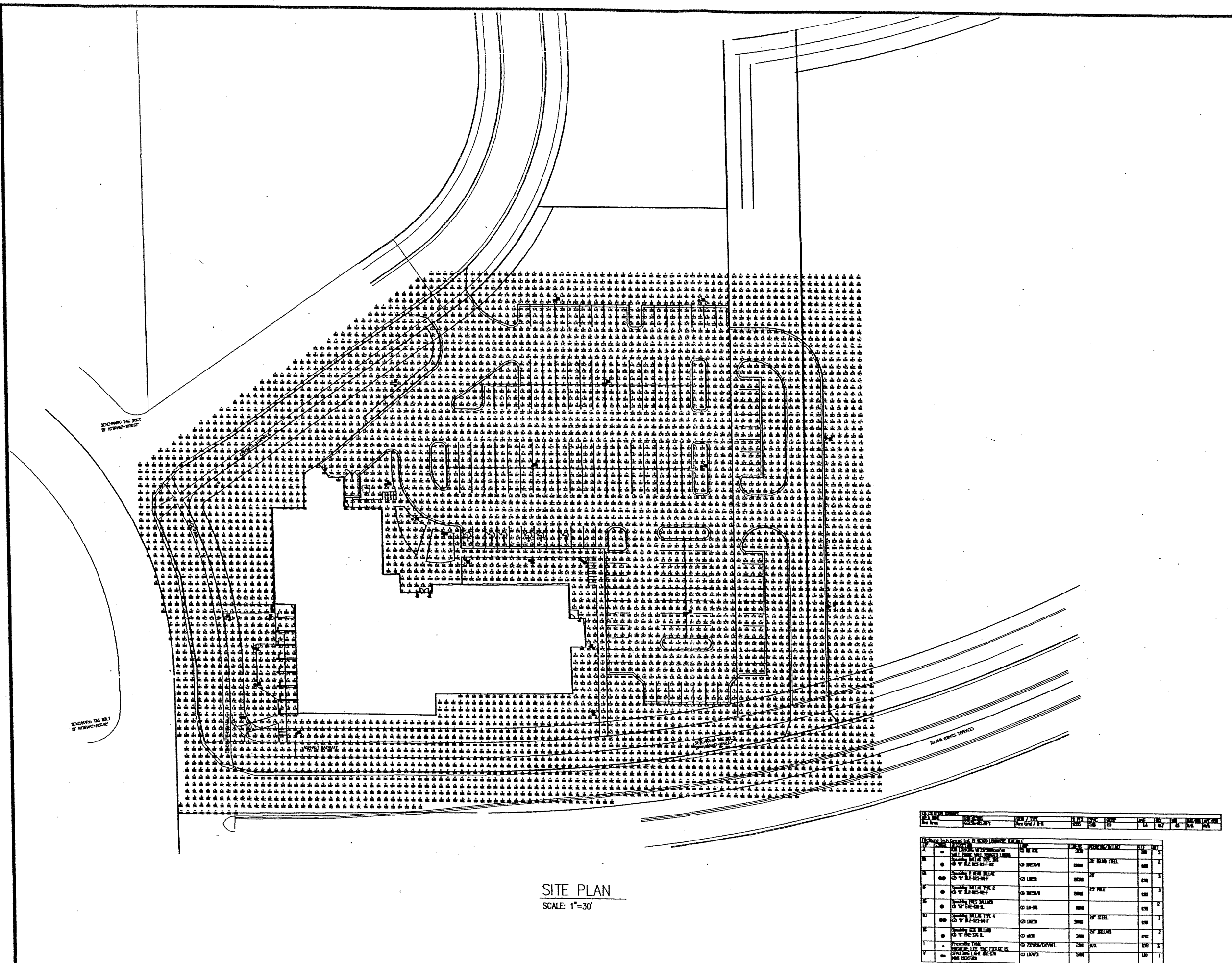
SHEET TITLE:

NO.	DATE	REVISIONS	BY

PROJECT NUMBER:
DATE: 09-22-04
DRAWN BY: MIKE
CHECKED BY: D. NELSEN
PROJECT MANAGER: D. NELSEN
FILE NAME: C:\DAVETEMP\

SHEET NUMBER

A2.2



SITE PLAN
 SCALE: 1"=30'

NO.	DATE	REVISIONS	BY

NO.	DATE	REVISIONS	BY

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

PROJECT NAME:
**FITCHBURG TECHNOLOGY CAMPUS
 LOT 19
 NOBEL DRIVE
 FITCHBURG, WI**

SHEET TITLE:
SITE LIGHTING

PROJECT NUMBER:
 DATE: 09-22-04
 DRAWN BY:
 CHECKED BY: B. NELSEN
 PROJECT MANAGER: B. NELSEN
 FILE NAME: 01AVATENPA

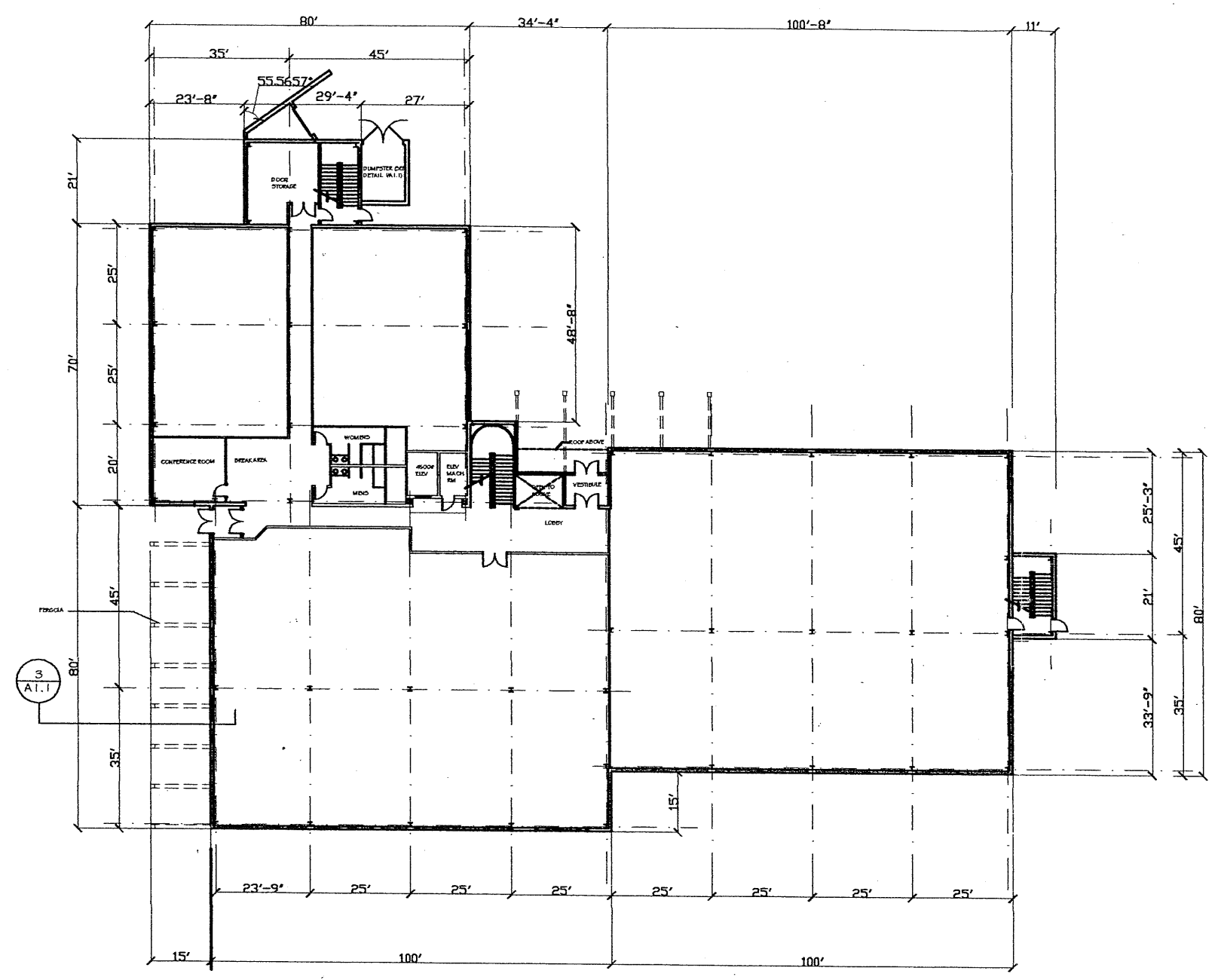
SHEET NUMBER
SL1

PROJECT NAME:
**FITCHBURG TECHNOLOGY CAMPUS
 LOT 19
 NOBEL DRIVE
 FITCHBURG, WI**

SHEET TITLE:
FIRST FLOOR PLAN

NO.	DATE	REVISIONS	BY
PROJECT NUMBER:			
DATE: 09-22-04			
DRAWN BY: MIKE			
CHECKED BY: D. NELSEN			
PROJECT MANAGER: D. NELSEN			
FILE NAME: C:\DAVETEMP\			

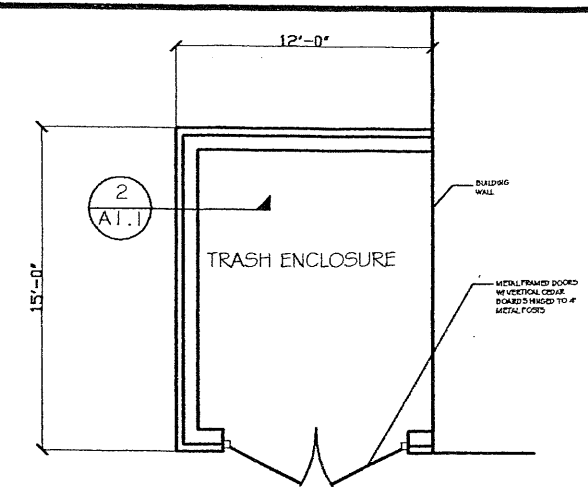
SHEET NUMBER
A1.1



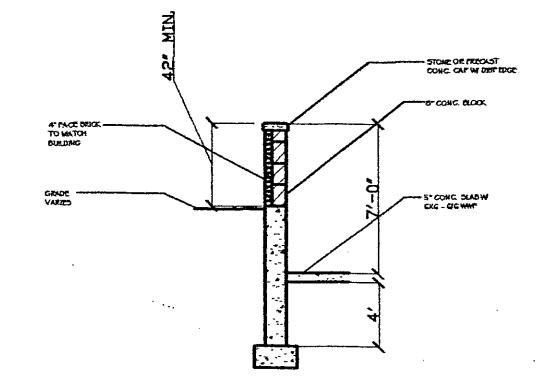
FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"



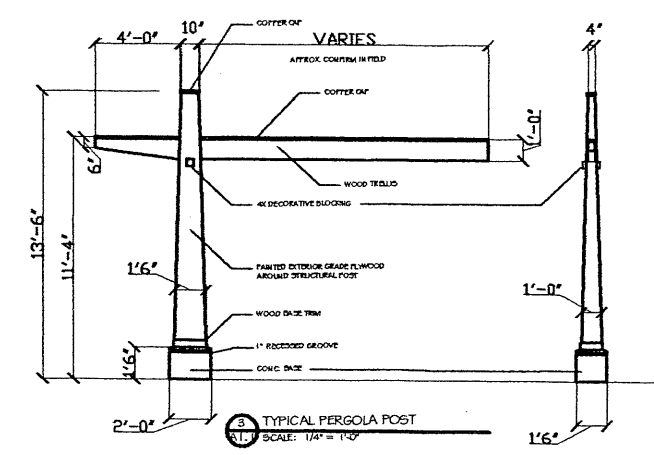
GENERAL INFORMATION
 TYPE OF CONSTRUCTION: RB
 NO. OF STOREYS: 2
 NO. OF TYPICAL BAY UNITS: 2
 ALL DIMENSIONS UNLESS OTHERWISE NOTED
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED



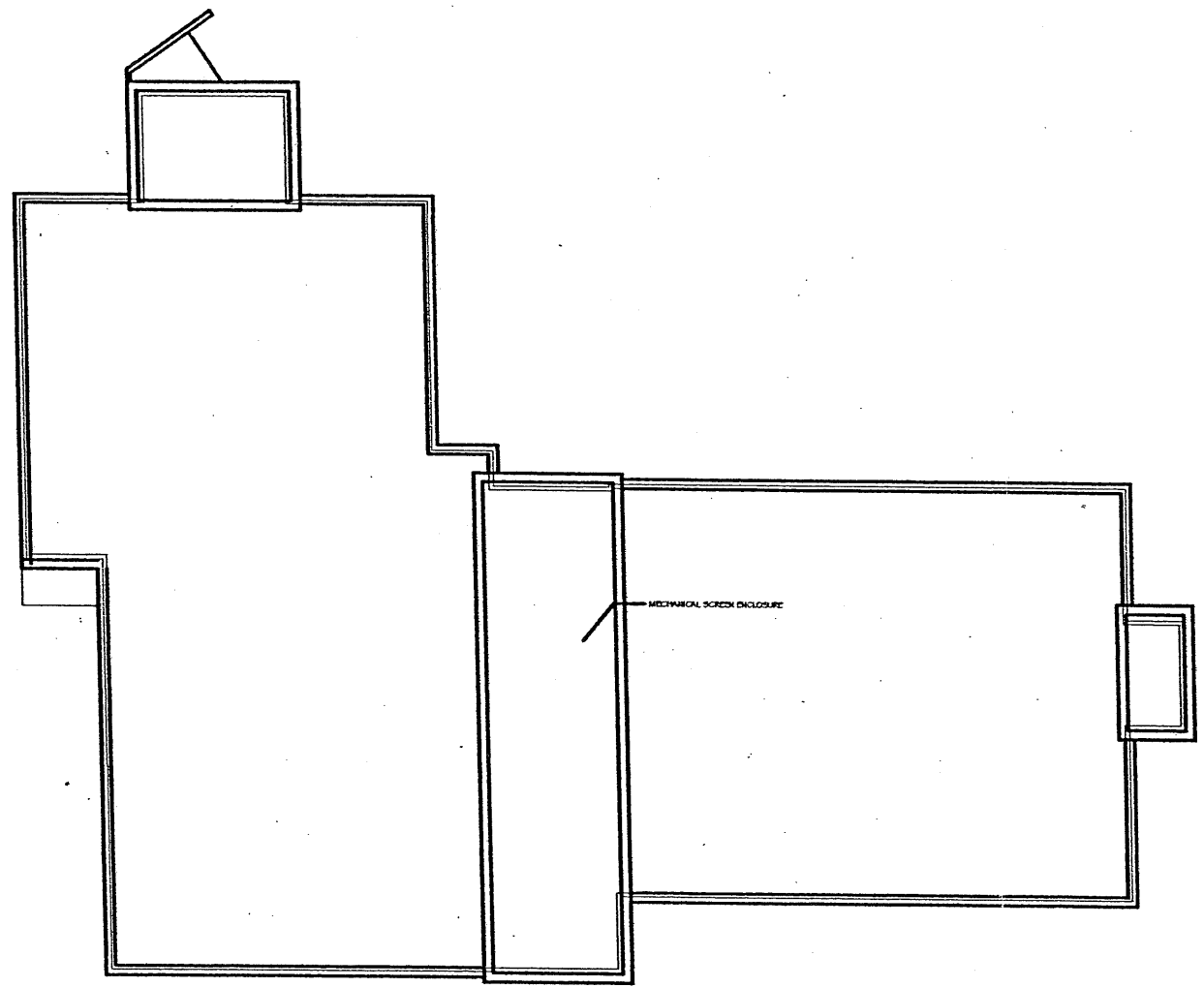
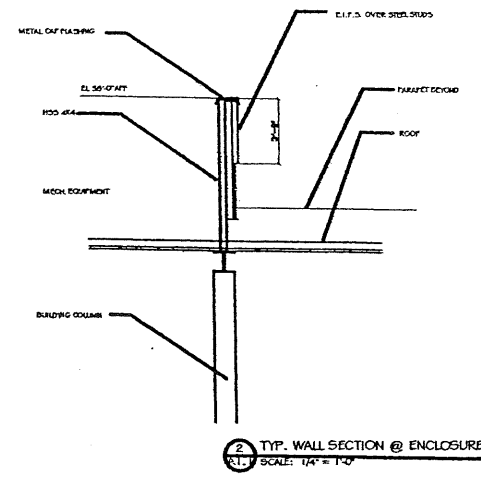
1 TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"



2 TYP. WALL SECTION @ ENCLOSURE
 SCALE: 1/4" = 1'-0"



3 TYPICAL PERGOLA POST
 SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/16" = 1'-0"



PROJECT NAME:
FITCHBURG TECHNOLOGY CAMPUS
LOT 19
NOBEL DRIVE
FITCHBURG, WI

SHEET TITLE:

NO.	DATE	REVISIONS	BY
PROJECT NUMBER:			
DATE: 09-22-04			
DRAWN BY: MIKE			
CHECKED BY: D. NELSEN			
PROJECT MANAGER: D. NELSEN			
FILE NAME: C:\DAVTEMP\			

SHEET NUMBER

A1.3