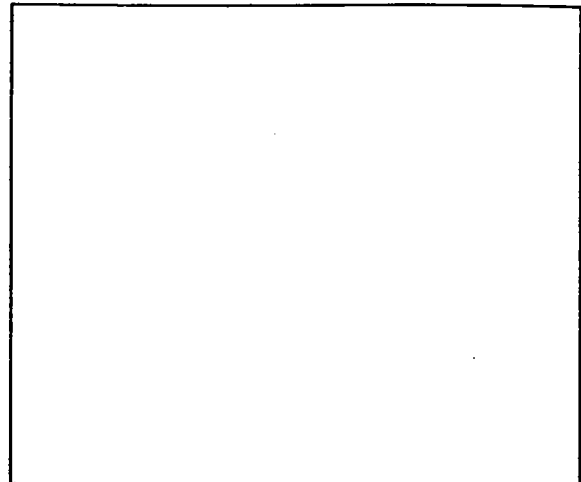


**Zoning Ordinance Number 2003-O-20
Specific Implementation Plan
for Lot 21 Hatchery Hill**

Legal Description: Lot 21 Hatchery Hill



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

PIN: 060903308414

Plan Commission
Initiated By

Planning and Zoning
Drafted By

July 15, 2003

**ORDINANCE NO. 2003-O-20
ZONING ORDINANCE AMENDMENT
APPROVING SPECIFIC IMPLEMENTATION PLAN FOR
LOT 21 HATCHERY HILL**

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, Group Health Cooperative has submitted an application (RZ-0664-96SIP21) to issue a Planned Development District (PDD) Specific Implementation Plan (SIP) (under which the General Implementation Plan was granted by Ordinance 96-O-12; file number RZ-0664-96) zoning for lot 21 Hatchery Hill Plat, and

WHEREAS, the Plan Commission considered the request on July 15, 2003, and

WHEREAS, the SIP will allow for a health care clinic and related uses of approximately 48,000 square feet, and

WHEREAS, the Plan Commission has reviewed the application according to the general 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 of rezoning request RZ-664-96SIP21 amending the SIP for lot 21 Hatchery Hill.

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain that the PDD-SIP for lot 21 Hatchery Hill be approved subject to the following conditions:

1. No other permit or approval is waived or deemed satisfied except for the express approval herein granted.
2. Applicants shall engage a qualified arborist to review, analyze and provide implementation measures to be utilized to protect and preserve the major oak trees on site; the site plan indicates five (5) oak trees. The arborist shall be employed through out the process to provide implementation measure for protection before construction begins, through the construction process and at completion of construction. A report by the arborist on measures to protect the trees shall be submitted and approved by City staff prior to issuance of any land disturbing permit or permit to allow building construction.

3. This approval is based upon the plans and information provided, and such plans and information are hereby made apart of this approval, except as they may be amended by conditions noted in this ordinance or part of the architectural and design review. Most recent plan submittal date was July 17, 2003.

4. Final storm water plans shall be approved by Public Works.

Approval of the PDD-SIP is based on submitted plans, reports, and representations made at the public meetings, and such documents and representations are part of this rezoning approval.

This ordinance shall take effect following its publication, or consent of property owner whichever occurs last.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 22 day of July, 2003

Ruth M Becker Deputy
Karen A. Peters, City Clerk

Approved: 7-22-03

Thomas Clauder
Thomas Clauder, Mayor

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 22 day of July, 2003, the above named ~~Karen A. Peters~~ ^{RUTH M BECKER} 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.

Diane Mancusi

Notary Public, State of Wisconsin
My Commission Expires: 6/3/04



In accordance with section 22.86 of the Zoning Ordinance, the owners of record of lot 21 Hatchery Hill shall indicate their consent in writing, within 30 days of the Council action before the PDD-SIP zoning shall take effect.

Date: AUGUST 25, 2003

Owner: Lawrence Zanoni

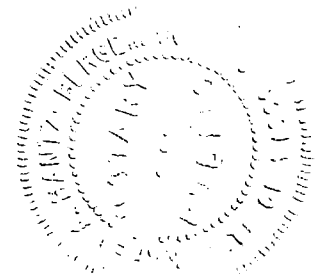
STATE OF WISCONSIN)ss.
COUNTY OF DANE

Lawrence J. Zanoni
Executive Director
Group Health Cooperative

Personally came before me this 25 day of August, 2003, the
above named Lawrence J. Zanoni to me known to be the
Executive Director of Group Health Cooperative and the person(s) who executed the
foregoing instrument and acknowledged the same.

Karen A. Huntz-Bergmann

Notary Public, State of Wisconsin
My Commission Expires: April 1, 2007



Consent of Mortgage Holder: **Group Health Cooperative is the owner of this property
and there is no Mortgage Holder.**

Date: _____ Mortgage Holder _____

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this _____ day of _____, 2003, the
above named _____ to me known to be the
_____ of _____ and the persons who executed the
foregoing instrument and acknowledged the same.

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CITY OF FITCHBURG
CLERK'S OFFICE

Initiated By Plan Commission
Drafted by: Planning and Zoning
July 15, 2003

**ORDINANCE NO. 2003-O-20
ZONING ORDINANCE AMENDMENT
APPROVING SPECIFIC IMPLEMENTATION
PLAN FOR**

LOT 21 HATCHERY HILL

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4. Final storm water plans shall be approved by Public Works.

Approval of the PDD-SIP is based on submitted plans, reports, and representations made at the public meetings, and such documents and representations are part of this rezoning approval.

This ordinance shall take effect following its publication, or consent of property owner whichever occurs last.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 22nd day of July, 2003.

/s/ Ruth M. Becker, Deputy City Clerk
Thomas Clauder, Mayor

SS.

Ellen F. Cox

being duly sworn, doth depose and say that he (she) is an authorized representative of Capital Newspapers, publishers of

Wisconsin State Journal,

a newspaper, at Madison, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

July 26th, 2003

(Signed)

Ellen F. Cox

(Title)

Principal Clerk

Subscribed and sworn to before me on

7-31-03

C. R. Pummer

Notary Public, Dane County, Wisconsin

My Commission expires June 17th, 2007



Architecture · Engineering · Planning · Interiors

Flad & Associates

644 Science Drive
P.O. Box 44977
Madison, WI 53744-4977
608-238-2661
608-238-6727 FAX
www.flad.com

June 17, 2003

Mr. Thomas Hovel
Zoning Administrator, City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, Wisconsin 53711

Re: Group Health Cooperative
Hatchery Hill Clinic
3051 Cahill Main
Fitchburg, Wisconsin
Flad Project # 03111-00

Dear Mr. Hovel:

As requested in your e-mail this morning, we submit the following additional information for the above project.

- Rezoning application is attached. A check for application fees in the amount of \$500.00 for SIP will be delivered to your office on June 18, 2003. Please let us know if the GIP fee is required.
- Building square footage is approximately 48,000 net sf. This is inclusive of stairs, elevators, mechanical shafts, and storage. Floor plans are enclosed.
- Lot size is 179,276 sf (4.12 acres).
- Impervious Surface Ratio (ISR) is 58.6%.
- Floor Area Ratio (FAR) is >12%.
- Parking stalls per 1,000 sf is 4.42.
- Set back from the High Ridge Trail property line is 25 feet per our discussion today. An updated site plan will be delivered to your office on June 18, 2003.

On June 2, 2003, we met with Mr. Dave Schutz who indicated his very positive support of the design of the building and site as currently designed. We are in the process of finalizing finish material selection with the Owner. We will present these selections at the Plan Commission meeting on July 15.

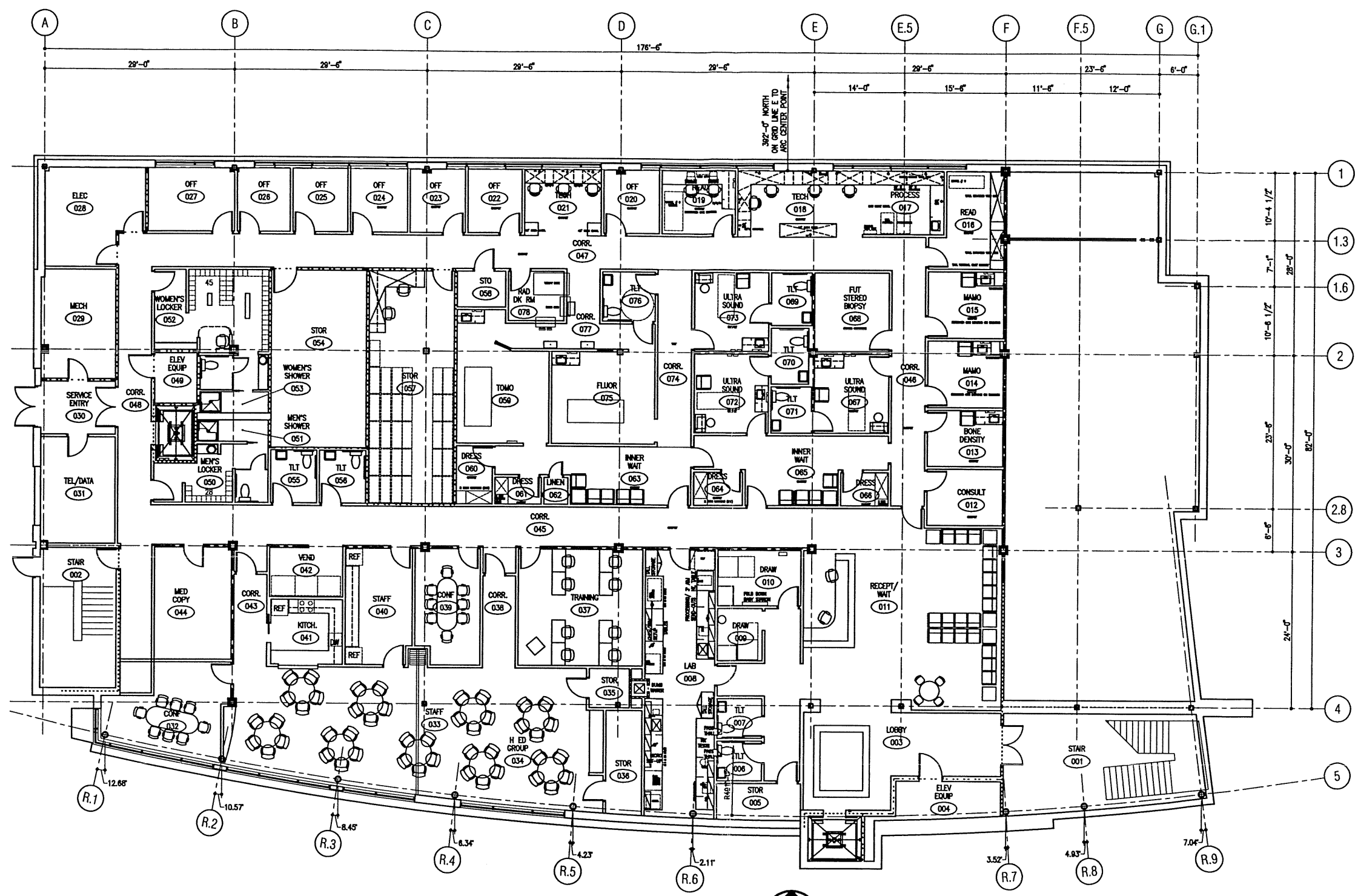
Please contact the Flad Project Manager, Mr. Kirk Keller, at 232-1223 or me at 232-1321 if you have any questions or need further information.

Sincerely,

James W. Macho, AIA
Project Architect

Enclosures

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1 Ground Floor Plan
N.T.S.

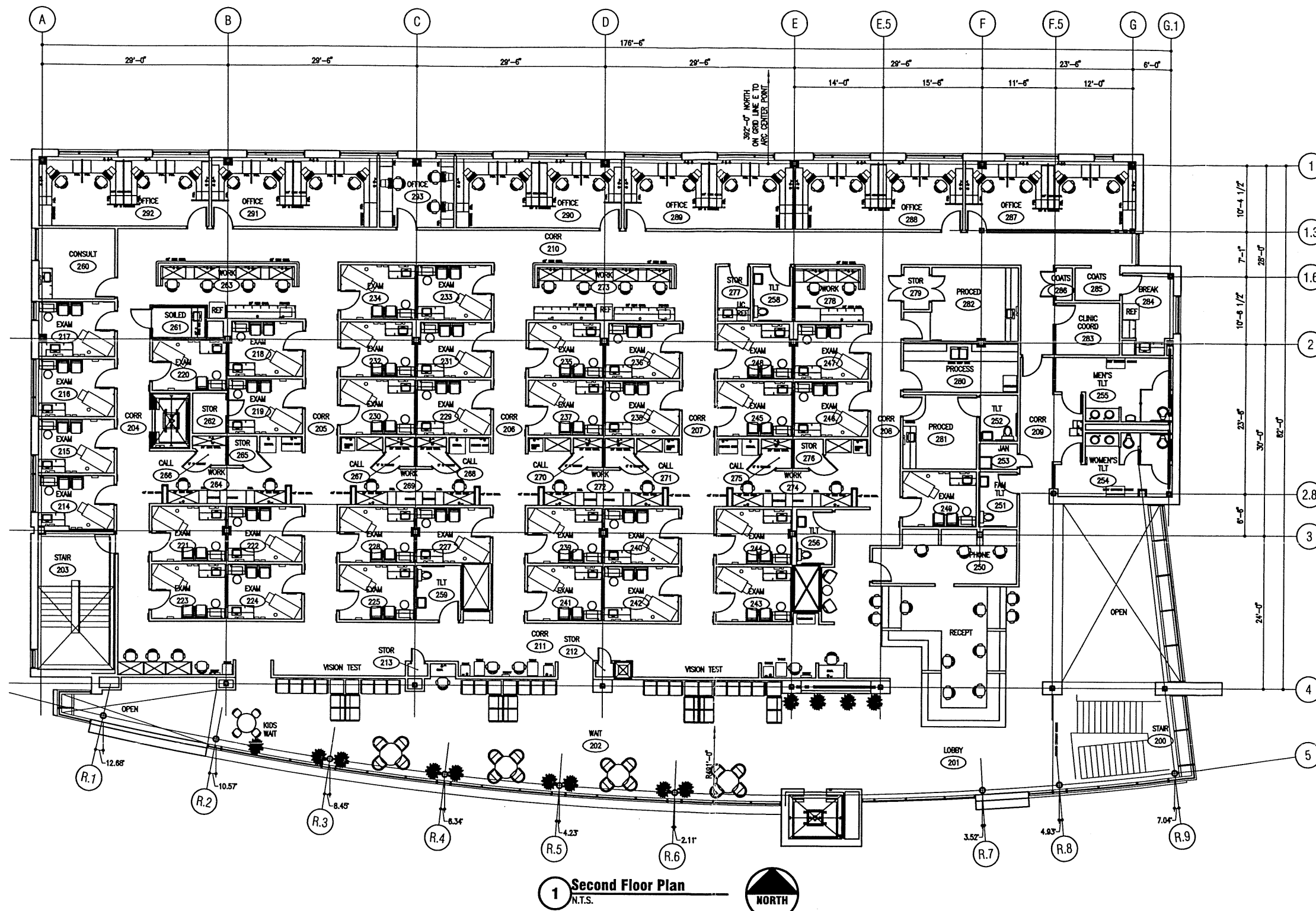
Rev	Date	Description of Issue

Group Health Cooperative HMO

Group Health Cooperative Hatchery Hill Clinic
Fitchburg, Wisconsin

Project Phase Design Development	
Date July 17, 2003	Drawn By
Project Number 03111-00	Checked By
Sheet Title Ground Floor Plan	

Sheet Number A-201	Rev. No.
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1 Second Floor Plan
N.T.S.

Rev	Date	Description of Issue

Group Health Cooperative HMO

Group Health Cooperative Hatchery Hill Clinic
Fitchburg, Wisconsin

Project Phase Design Development	
Date July 17, 2003	Drawn By
Project Number 03111-00	Checked By
Sheet Title Second Floor Plan	

Sheet Number A-203	Rev. No.
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File



Flad & Associates

Southwest Perspective

 **Group Health
Cooperative HMO**





Flad & Associates

High Ridge Trail Perspective

 **Group Health
Cooperative HMO**