



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 J-S district to the I-G district the following described property:

1. Location of Property/Street Address: 5225 Verona Road, Fitchburg, WI 53711

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

SEC 5-6-9 SW1/4SW1/4 EXC RR R/W, HWY, D731/115 & EXC BEG SEC SW COR TH N 430.44 FT TH E 526.6 FT TH S 430.44 FT TH W 526.6 FT TO POB SUBJ TO ELECTRIC & GAS MAIN ESMT DESCR IN R3801/68 & TO ESMT TO W/ BELL DESCR IN R9596/82&83 & EXC 0.36 ADDL ACRES TO CITY OF FITCHBURG FOR RD R/W IN DOC #2932404 & ALSO EXC RD R/W IN DOC #5084987

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

2. Proposed Use of Property - Explanation of Request:

Fleet maintenance facility (Truck Terminal)

3. Proposed Development Schedule: Construction Spring 2019 - Occupancy Fall 2019

***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: _____

Type of Non-residential Development (If Applicable): Industrial - Truck Terminal use

Proposed Hours of Operation: 7 AM - 5 PM, Monday-Friday No. Of Employees: 5

Floor Area: Approx. 21,000 sq. ft. No. Of Parking Stalls: 30

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Thermo Electron Scientific Instruments, LLC c/o William Jenkins

Address: 5225-1 Verona Road, Madison, WI 53711 Phone No: 412-490-8921

Contact Person: Certco, Inc. c/o Randall Simon, President & CEO

Email: rsimon@certcoinc.com

Address: 5321 Verona Road, Fitchburg, WI Phone No: 608-278-2214

Respectfully Submitted By: Randall M. Simon Phone No: 608-278-2214
 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: 10-23-18 Publish: _____ and _____

Ordinance Section No. _____ Fee Paid: \$1600

Permit Request No. R2-2256-18

Certco, Inc.
5321 Verona Road
Madison, WI 53711

**LEGAL DESCRIPTION
REZONE PARCEL**

A part of the Southwest Quarter of the Southwest Quarter of Section 05, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 05, aforesaid; thence North 01 degrees 43 minutes 02 seconds East along the West line of the Southwest Quarter, aforesaid, 431.14 feet to the Northwest corner of Certified Survey Map No. 5950 as recorded in Volume 28, Pages 169-171, as Document No. 2163104, also being the Point of Beginning; thence continuing North 01 degrees 43 minutes 02 seconds East along said line, 769.26 feet to the Southerly right-of-way line of Spoke Drive; thence South 86 degrees 30 minutes 12 seconds East along said South line, 153.45 feet to a point of curve; thence along said line, Southeasterly 392.55 feet along an arc of a curve to the right, having a radius of 260.00 feet, the chord bears South 43 degrees 14 minutes 27 seconds East, 356.31 feet; thence South 00 degrees 01 minutes 40 seconds West along said line, 169.15 feet to a point of curve; thence along said line, Southeasterly 121.94 feet along an arc of a curve to the left, having a radius of 290.00 feet, the chord bears South 12 degrees 03 minutes 29 seconds East, 121.05 feet; thence South 24 degrees 06 minutes 31 seconds East along said line, 163.54 feet to a point of curve; thence along said line Southeasterly 62.58 feet along an arc of a curve to the right, having a radius of 210.00 feet, the chord bears South 15 degrees 33 minutes 47 seconds East, 62.35 feet to the extended North line of Certified Survey Map No. 5950; thence South 89 degrees 39 minutes 40 seconds West along said North line, 529.06 feet to the Point of Beginning.

Said Parcel contains 312,287 square feet or 7.169 acres.

LEGEND

- GOVERNMENT CORNER
- PK/MAG NAIL FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- PARCEL BOUNDARY
- SECTION LINE
- PLATTED LOT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

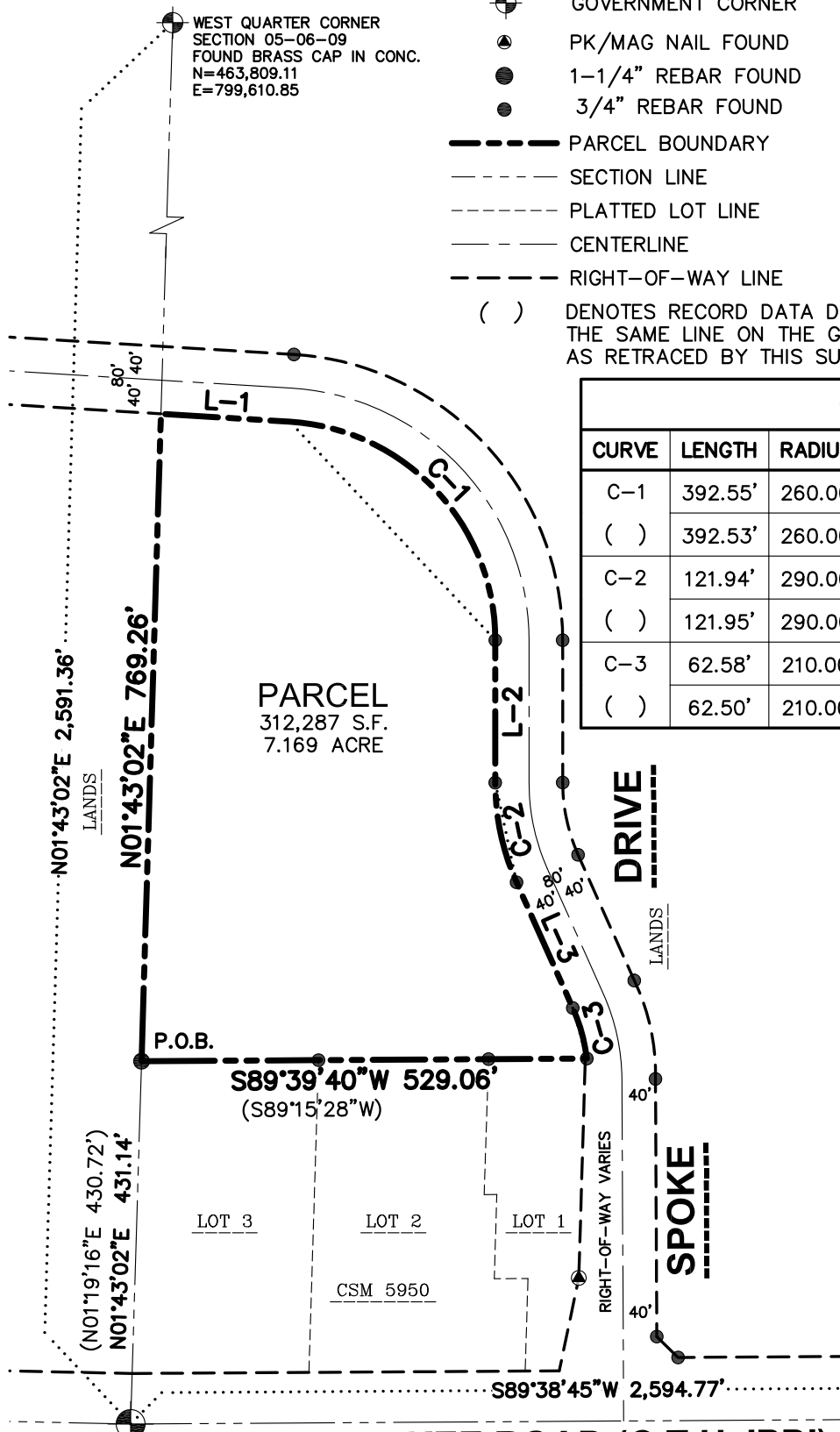
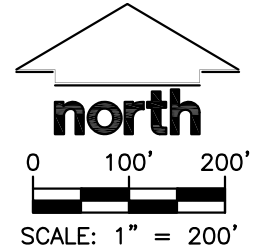
1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 16, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 05-06-09, BEARS S89°38'45"W.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	392.55'	260.00'	86°30'18"	356.31'	S43°14'27"E
()	392.53'	260.00'	-	356.30'	S43°15'01"E
C-2	121.94'	290.00'	24°05'34"	121.05'	S12°03'29"E
()	121.95'	290.00'	-	121.06'	S12°02'50"E
C-3	62.58'	210.00'	17°04'27"	62.35'	S15°33'47"E
()	62.50'	210.00'	-	62.27'	S15°34'08"E

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S86°30'12"E	153.45'
()	S86°30'03"E	153.35'
L-2	S00°01'40"W	169.15'
()	S00°00'00"E	169.16'
L-3	S24°06'31"E	163.54'
()	S24°05'40"E	163.54'



WEST QUARTER CORNER
SECTION 05-06-09
FOUND BRASS CAP IN CONC.
N=463,809.11
E=799,610.85

PARCEL
312,287 S.F.
7.169 ACRE

P.O.B.

S89°39'40"W 529.06'
(S89°15'28"W)

(N01°19'16"E 430.72')
N01°43'02"E 431.14'

LOT 3

LOT 2

LOT 1

CSM 5950

RIGHT-OF-WAY VARIES

S89°38'45"W 2,594.77'

McKEE ROAD (C.T.H. 'PD')

SOUTHWEST CORNER
SECTION 05-06-09
FOUND ALUMINUM MONUMENT
N=461,218.91
E=799,533.20

SOUTH QUARTER CORNER
SECTION 05-06-09
FOUND ALUMINUM MONUMENT
N=461,234.96
E=802,127.92

File: i:\2017\177999\DWG\17-7999-TF Exhibit(Purchase).dwg Layout: Exhibit Rezone User: jk Plotted: Oct 10, 2018 - 11:27am



MADISON REGIONAL OFFICE
161 HORIZON COURT
VERONA, WISCONSIN 53593
(608)848-5060 PHONE | (608)848-2255 FAX
www.jsdinc.com

PROJECT:
CERTCO, INC.

5321 VERONA ROAD
MADISON, WI 53711

SHEET TITLE:
REZONE

JSD PROJECT NUMBER:
17-7999-TF

DRAWN BY: JK CHECKED BY: TJB

DATE:
OCT. 10, 2018

SHEET NUMBER:

1

Memorandum

www.jsdinc.com

To: Sonja Kruesel, City Planner/Zoning Administrator
From: Jessica Vaughn, AICP, JSD Professional Services, Inc.
Re: Certco, Inc. – Truck Terminal Fleet Maintenance Facility
JSD Project #: 17-7999
Date: October 23, 2018
cc: Randall Simon, Certco, Inc.; Amy Niemetscheck, Certco, Inc.; Hans Justeson, JSD, Inc.; Matt Haase, JSD, Inc.

On behalf of the Certco, Inc., JSD Professional Services, Inc. (JSD) is submitting the following application requests for review and consideration of City staff, Plan Commission, and Common Council:

- Zoning Petition to rezone the project site from Specialized Industrial (IS) to General Industrial (IG)
- Certified Survey Map to create three parcels from one;
- Architectural Design Review for the development of a truck terminal for a fleet maintenance facility; and
- An administrative variance for a commercial or industrial curb opening pursuant to Section 27-402, Fitchburg General Ordinance.

The project team is committed to working with the City to satisfy statutory and ordinance requirements for this project and to collaborate to reasonably address other development goals and policies for the community.

Please do not hesitate to contact me with any questions regarding this matter or otherwise. We look forward to working with City staff to confirm the public hearing schedule.

Project Site Background

A purchase agreement is currently pending between Certco, Inc. and Thermo Electron Scientific Instruments, LLC for the transfer of ownership of the project site. Similar to other land transactions, the purchase agreement is contingent upon the applicant, Certco, Inc., obtaining the applicable land use entitlements from the City of Fitchburg to complete the development of the project site as a fleet maintenance facility.

Project Site Location

The subject project site is generally located northwest of the intersection of McKee Road and Spoke Drive (PIN 060905390012). Currently, the project site is part of a larger parcel (roughly 58 acres in all as reported by DCi Maps) that still maintains a metes and bounds legal description, and that has not been formally platted. With the construction of Spoke Drive, the existing larger parcel has been fragmented, creating an island. That island is the Project Site, which is comprised of roughly 7.169 acres, and is owned by Thermo Electron Scientific Instruments, LLC.

Proposed Certified Survey Map

As part of the development proposal, the applicant is proposing to subdivide the 7.169-acre island into two lots; Lot 1, 4.45 acres and Lot 2, 2.72 acres. Lot 1 is the intended location of the proposed truck terminal; Lot 2 will remain vacant.

The CSM also will create a third lot, Lot 3, which will include the remainder of the parent parcel on the east side of the Spoke Drive, roughly 32.99 acres, and an outlot, Outlot 4, roughly 17.96 acres.

Development Proposal Overview

The development proposal has been designed to fit into and complement the existing surrounding industrial context of the neighborhood, while also providing an enhanced level of aesthetics both with regard to building and site design.

- Proposed Use. The applicant, Certco, Inc., is proposing to utilize the Project Site as a truck terminal, providing vehicle fleet maintenance facility serving Certco fleet vehicles, including trucks and sedans.

The proposed facility will be a single-story building, roughly 21,000 square-feet in size, with 12 service bays. The anticipated hours of operation of the facility are Monday through Friday from 7 AM until 5 PM with only five employees providing vehicle service.

Semi-truck trailers may be parked on site while their tractor counterparts are being serviced. A total of five trailer stalls are provided onsite to accommodate trailer parking. Hot starts (ten total) will also be provided on site for ease in truck start-ups during the winter months. While the maintenance facility will only be in operation on weekdays, the truck hot start stalls will be available 24 hours a day, 7 days per week. A total of 12 standard size parking stalls will be provided for employee and vehicle parking prior to pick-up.

While trucks and trailers will be parked onsite, the long-term storage of vehicles of any kind is not anticipated as part of the proposed use. In addition, vehicle fueling will be maintained at an off-site location and oil for vehicle maintenance will be stored on site.

- Rezoning. As noted in the City's Zoning Code, Section 22-427, the existing zoning, I-S, truck terminal uses are not permitted in the I-S zoning district. As part of the development proposal, the applicant is requesting to rezone the Project Site from I-S to I-G, where truck terminal uses are identified as permitted uses. As noted in the City's Zoning Code, Section 22-396, City of Fitchburg General Ordinances, truck terminal uses are permitted by-right in the I-G zoning district.
- Site Access/Circulation. The intended use of the Project Site as a truck terminal, will require accommodations for the movement large format vehicles through the site. To do so, two access points are proposed which will permit a pull-through site, minimize the paving needed for circulation purposes, and provide for easier circulation. One access point is located on the north side of the site, and the other on the southeast side of the site. The southeast access point is intended to be a shared access with the adjoining Lot 2, to reduce the number of curb cuts along Spoke Drive.

Both access points are intended to be in excess of the maximum width permitted (37 feet) pursuant to Section 27.402, "Curb Openings," Fitchburg General Ordinances, at 50 feet at the right-of-way. As part of this request, please refer to **Attachment A**, Truck Turning Movement.

The additional width is needed to serve large format vehicles, including a semi-truck with a standard 53-foot trailer. The additional width is requested as a safety measure to limit lane trespass and the disruption of traffic flow on Spoke Drive and Sprocket Drive.

- On-site Parking.

Onsite parking is provided for both truck hot starts (10 stalls) located along the west property line and trailer parking (five stalls), located along the south property line. Both parking areas are setback from the street and screened with landscaping to minimize visibility as much as possible. Truck and trailer parking is not intended to serve as storage of vehicles or trailers. It is temporary parking while vehicles are being serviced or repaired.

Individual occupancy vehicles will also be provided on site for both employee and fleet vehicles being serviced. A total of 14 standard parking stalls are provided on site.

- Architecture and Landscaping. General building massing will be one story. Building materials will be primarily be comprised of pre-cast paneling. To add architectural details and texture to the building awnings will be incorporated above building entryways and a color band will be applied to the top course of the building creating a cornice-like appearance.

Both landscaping and windows have been incorporated into the façade design along the east elevation, adjacent to Spoke Drive, to provide pedestrian scale elements and interest.

See **Attachment B**, Site Plan and Landscape Plan for further details.

Consistency with the City of Fitchburg Comprehensive Plan

The City's Future Land Use Map identifies the project site as Industrial General (I-G), which is recommended for areas that are predominantly industrial in character, hosting a variety of light manufacturing, transportation, assembly and wholesaling operations, and a limited number of retail and service establishments.

The City's Comprehensive Plan identifies the proposed I-G zoning district as being acceptable. Refer to page 4-18, City of Fitchburg Comprehensive Plan for additional information.

Consistency with the City of Fitchburg Arrowhead Redevelopment Plan

Adopted in 2012, the Arrowhead Redevelopment Plan is part of the Fitchburg Comprehensive Plan and is intended to serve as a guide assisting in the direction and attraction of redevelopment in the Arrowhead Area. The Arrowhead Redevelopment Plan identifies the following core objectives, including:

- Supporting the growth of existing businesses;
- Improving transportation infrastructure;
- Facilitating infill development; and
- Improving the quality of utility services.

As part of the Arrowhead Redevelopment Plan, a number of concept plans were drafted with a Final Preferred Master Plan being selected. Based on the Final Preferred Master Plan, the project site is identified as a manufacturing use.

The proposed development generally is consistent with the industrial character of the uses identified within the Arrowhead Redevelopment Plan as well as the core objectives, especially those related to supporting the growth of existing businesses and facilitating infill development.

Schedule of Completion

Construction is anticipated to begin this fall with occupancy anticipated spring 2019.

Attachments:

Attachment A: Truck Turning Movement

Attachment B: Development Plans, including Site Plan, Civil Plans, Landscape Plan, Architectural Elevations, and Lighting Plan