



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 I-S district to the B-P district the following described property:

1. **Location of Property/Street Address:** 5215 Verona Road

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

Lot 1 of CSM 15501 located in the City of Fitchburg, Dane County, Wisconsin.

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

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

To create a regional workforce training facility for young people to recruit, educate, and train young people to build careers in the skilled trades. See attachment.

3. **Proposed Development Schedule:** Commence in fall of 2021 and be completed in the spring of 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: N/A

No. Of Parking Stalls: 50

Type of Non-residential Development (If Applicable): Education / Skill Trades Training Center

Proposed Hours of Operation: 9:00 to 9:00

No. Of Employees: approximately 50

Floor Area: 16,908

No. Of Parking Stalls: 50

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

Current Owner of Property: Mcskill & Trade, LLC

Address: 732 Bear Claw Way, Madison, WI 53717

Phone No: (608) 283-6762

Contact Person: Robert C. Procter

Email: rprocter@axley.com

Address: 2 East Mifflin Street, Madison, WI 53703

Phone No: _____

Respectfully Submitted By: Robert C. Procter III

Robert Procter, Authorized Agent

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. _____

**REZONING APPLICATION
EDUCATIONAL / TRAINING CENTER / VOCATIONAL SCHOOL**

The applicant is proposing to establish an educational / training center / vocational school at 5215 Verona Road. The property is currently zoned I-S (Industrial Specialized). The applicant is requesting that the property be rezoned to B-P (Business Professional), which allows vocational schools as a permitted use.

The proposed rezoning from I-S to B-P is consistent with the City of Fitchburg Comprehensive Plan's Future Land Use category for this property, which is I-C (Industrial Commercial)¹. The Future Land Use plan specifically states that the I-C category specifically falls into a number of zoning districts including B-P. It also specifically contemplates educational / training centers.

The applicants proposed use in this area is tailored to the future land use category of B-P. The applicant is collaborating with the Madison Area Builders Association (MABA) and the Boys and Girls Club of Dane County (BGCDC) to create a motivated and trained workforce of young people who will build careers in skilled trades. There is an extreme shortage of skilled workers in the construction trades. This facility will create awareness of the great opportunities and train works in the construction trades including:

- Carpentry
- Welding
- Commercial Driver License
- Electrical
- Heating Ventilating and Air Conditioning,
- Plumbing
- Masonry

Upon graduating with its certification, the participants will be in line for area construction jobs that are well paid and in great demand. These trained workers will be able to serve many Fitchburg businesses. For example, as of the date of this application, Fitchburg based businesses Saris, Certco, Sub Zero, and

¹ Industrial Commercial (I-C) is described as follows under the Comprehensive Plan:

This category is for an aesthetically attractive working environment for offices, research and development institutions, specialized manufacturing, biotechnology businesses, banks and financial institutions, and accessory uses (educational/training centers, day care centers, restaurants, etc.) that are tailored to serve the workers within the district. Industrial-Commercial falls in the Specialized Industrial Zoning District (I-S), the Professional Office Zoning District (B-P), Planned Development Zoning District – General Implementation Plan (PDD-GIP) and Planned Development Zoning District-Specific Implementation Plan (PDD-SIP). The General Business Zoning District (B-G) may be acceptable for office and financial institutions.

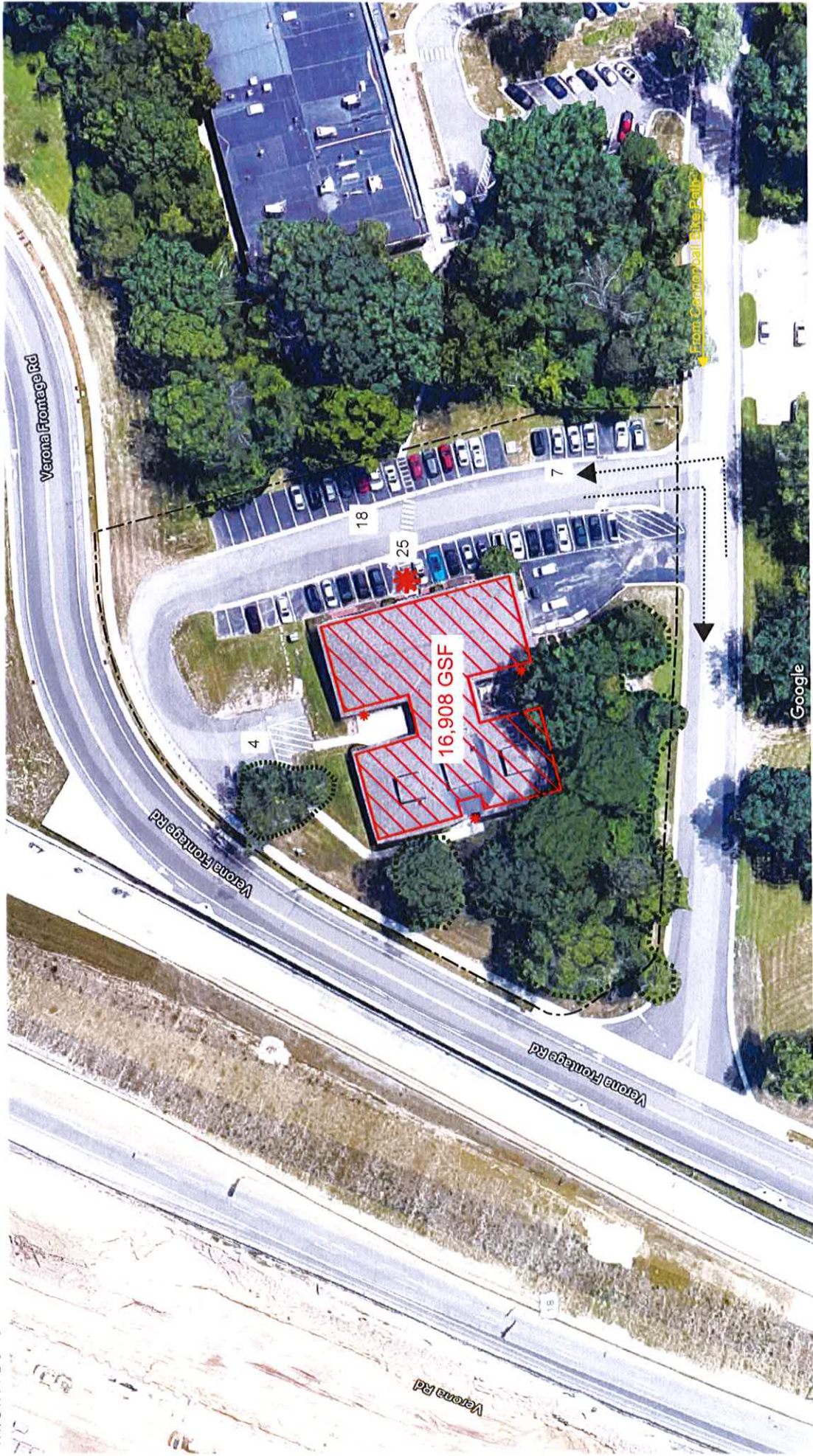
Tri-North Builders are hiring for positions that include commercial drivers, forklift operators, welders, shop & yard, etc. Positions that could be filled by graduates of this program.

The program will be promoted throughout BGCDC facilities and school based sites. *Young people will be encouraged to participate starting in middle school. Some upper class participants will be eligible for paid internships* and on site construction work and will be overseen and mentored by our construction trade partners.

A critical part of the training will be life skills, an understanding of the physical effort, commitment to hard work, and reliability these jobs require. We will also offer entrepreneurship training for those students who will want to use these learned skills to start their own business.

The Center will hire a full time Director and Development Officer. These positions will manage the facility and spearhead fundraising under the guidance of the Boys and Girls Club. An advisory board will be created. It will consist of BGCDC, MABA and other valuable community members.

The proposed use with its focus on community, opportunity, and diversity will help meet the goals set forth in Fitchburg's City in Motion Economic Development Strategic Plan, which are: 1. Enhance Economic Centers, Build Places and Strengthen Neighborhoods, 2. Build on Fitchburg's Identify, Brand, and Sense of Community, 3. Cultivate Inclusive Culture and Improve Access & Opportunities, and 4. Leverage Location, Innovate, and Collaborate.



Existing Site Analysis Diagram