



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 district to the _____ district the following described property:

1. Location of Property/Street Address: Noble Drive, Parcel 108 of Fahey Fields Plat

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

Lot-108-

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

2. Proposed Use of Property - Explanation of Request:

Add a fenced in area to be Dog run for the use of the residents at 1 Glenn Place it will be a 100x40. A concept site plan showing the layout and positioning of the dog run is provided in the applicaion

3. Proposed Development Schedule: 12/2021 or Spring 2022 weather permitting

***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): _____

Total Dwelling Units Proposed: _____ **No. Of Parking Stalls:** _____

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: _____ **No. Of Employees:** _____

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

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

Current Owner of Property: Banner Westview Apartment, LLC

Address: 500 Skokie Blvd, Suite 600 Nothbrook II 60062 **Phone No:** 608-673-4110

Contact Person: Amanda T Fisher

Email: oneglenn.manager@bannerapartments.com

Address: 5351 Nobel Dr. Fitchburg WI 53711 **Phone No:** 608-673-4110

Respectfully Submitted By: _____ **Amanda Fisher**
 _____ **Print Owner's or Authorized Agent's Name**
 _____ **Owner's or Authorized Agent's Signature**

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. _____

October 18, 2021

1 Glenn Place

RE: Fenced in area for dogs

To: City of Fitchburg zoning committee,

Upon the purchase of the Property, 1 Glenn Place also known as Fahey Fields in July of 2021, Banner Management is requesting permission to install a fenced area for residents' pets to run off-leash.

We are looking at installing a 4-foot tall black vinyl chain link fence. The attached proposal, from Qual Line Fencing, details the measurements and quoted pricing. The dimensions of the area is expected to be 80x35 it will set back off of the garage entrance to the B1 building and will be 3-5' from the property line in the area labeled Green Space as well as set back more than the normal requirement from the property line that is near Noble Drive. We have adequate waste removal available in the space.

We expect that a large percentage of our residents will utilize this amenity. We have over 90 dogs on the property out of the 191 apartments. We have not yet informed residents of this plan as we are not a property that wants to promise things to our residents that we cannot deliver.

The areas will be open to residents from dawn to dusk. This will be added to the lease agreement as well as posted on the door to the area and will be enforced by the office. Failure to comply with the hour of operations will result in a lease violation leading to the removal of the animal and possible eviction. If we notice any issues with residents disrespecting the hours of operation, we will place a lock on the door and change the hours to the same times that the office is open, which is 9am-5pm. If you have any questions then please feel free to reach out to me at the information below.

Thank you ,
Amanda Fisher



Property Manager
1 Glenn Place
5351 Nobel Dr.
608-673-4110



Qual Line Fence

The Fence People



Qual Line Fence Corporation
Waukegan, WI 53597

801 S. Division St.
(608) 849-4654 Fax 849-8605

PROPOSAL/CONTRACT

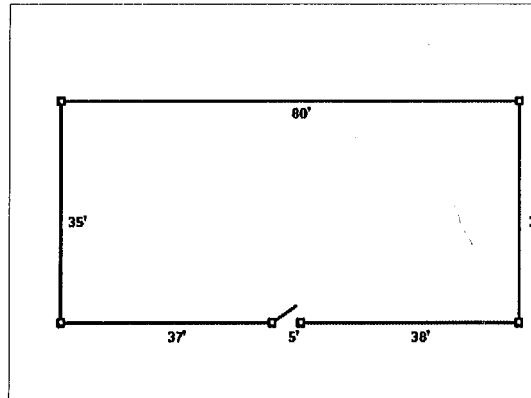
Date: 9/9/2021

Customer Information:
One Glen Noble Drive
5351 Noble dr Amanda
Fitchburg w

Job Information:

225 Ft. of 48" High bk Vinyl Chain Link Fencing

- 48" 8 Ga. (2" mesh) bk Vinyl Chain Link
- 1 5/8" bk Powder Coated Tubing TOP RAIL
- 2 1/2" X 7' bk Powder Coated Tubing TERMINAL POST
- 2" X 7' bk Powder Coated Tubing LINE POST
- 2 1/2" X 8' bk Powder Coated 20 WT. Pipe GATE POST
- 2 1/2" X 7' bk Powder Coated 20 WT. Pipe LATCH POST
- 2 1/2" bk Powder Coated Brace Band
- 2 1/2" bk Powder Coated Tension Band
- 1 5/8" bk Powder Coated Rail End
- 46" 1/4" x 3/4" Fiberglass Tension Bar
- 2" X 1 5/8" bk Powder Coated Loop Cap
- 2 1/2" bk Powder Coated Dome Cap
- 8 1/4" 9 Ga. bk Vinyl Coated Pre-Tie Tie Wire
- 6 1/2" 9 Ga. bk Vinyl Coated Pre-Tie Tie Wire
- 5/16" X 1 1/4" bk Powder Coated Carriage Bolt & Nut
- 12 GA. Smooth Class III (200000 P.S.I.) Tension Wire
- 9 Ga. Aluminum Hog Ring
- 39" Wide Steel Drive Anchor
- 48" X 5' 1 5/8" bk Powder Coated Tubing SINGLE SWING GATE (Gate Only)
- 1 5/8" X 2 1/2" bk Powder Coated Gate Fork Latch
- 2 1/2" bk Powder Coated Male Hinge
- 1 5/8" bk Powder Coated Female Hinge
- 3/8" X 3" bk Powder Coated Carriage Bolt & Nut
- 3/8" X 2" bk Powder Coated Carriage Bolt & Nut



----- NOTES -----

25
+17

QUAL LINE FENCE CORPORATION GUARANTEES Materials & Workmanship for a period of TWO (2) YEARS. From date of installation.

NOTICE: LOT LINE DESIGNATIONS, REQUIRED BUILDING PERMITS AND PRIVATE UNDERGROUND UTILITIES LOCATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER(S).

QUAL LINE FENCE CORPORATION will assume the responsibility for having underground public utilities located and marked. However, QUAL LINE FENCE CORPORATION assumes no responsibility for private unmarked utility lines or objects.

LIEN NOTICE: As required by the Wisconsin Construction Law, Builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notice from those who furnish labor or materials for the construction, and should give a copy of each notice received to the mortgage lender, if any. Builder agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid. The owner also gives permission to Qual Line Fence to use photos of job site for advertisement purposes. This agreement represents the entire agreement between the parties hereto. Change orders must be in writing and signed or initialed by owner to be effective.

TERMS: NET 10 DAYS. A FINANCE CHARGE of 1 1/2% per month, which is an ANNUAL PERCENTAGE RATE of 18%, is charged on all past due accounts.

This Price is good for 10 Days

Approved & Accepted

Contract Amount: \$7,400.37
(Including Applicable Tax)

Down Payment: \$3,700.00

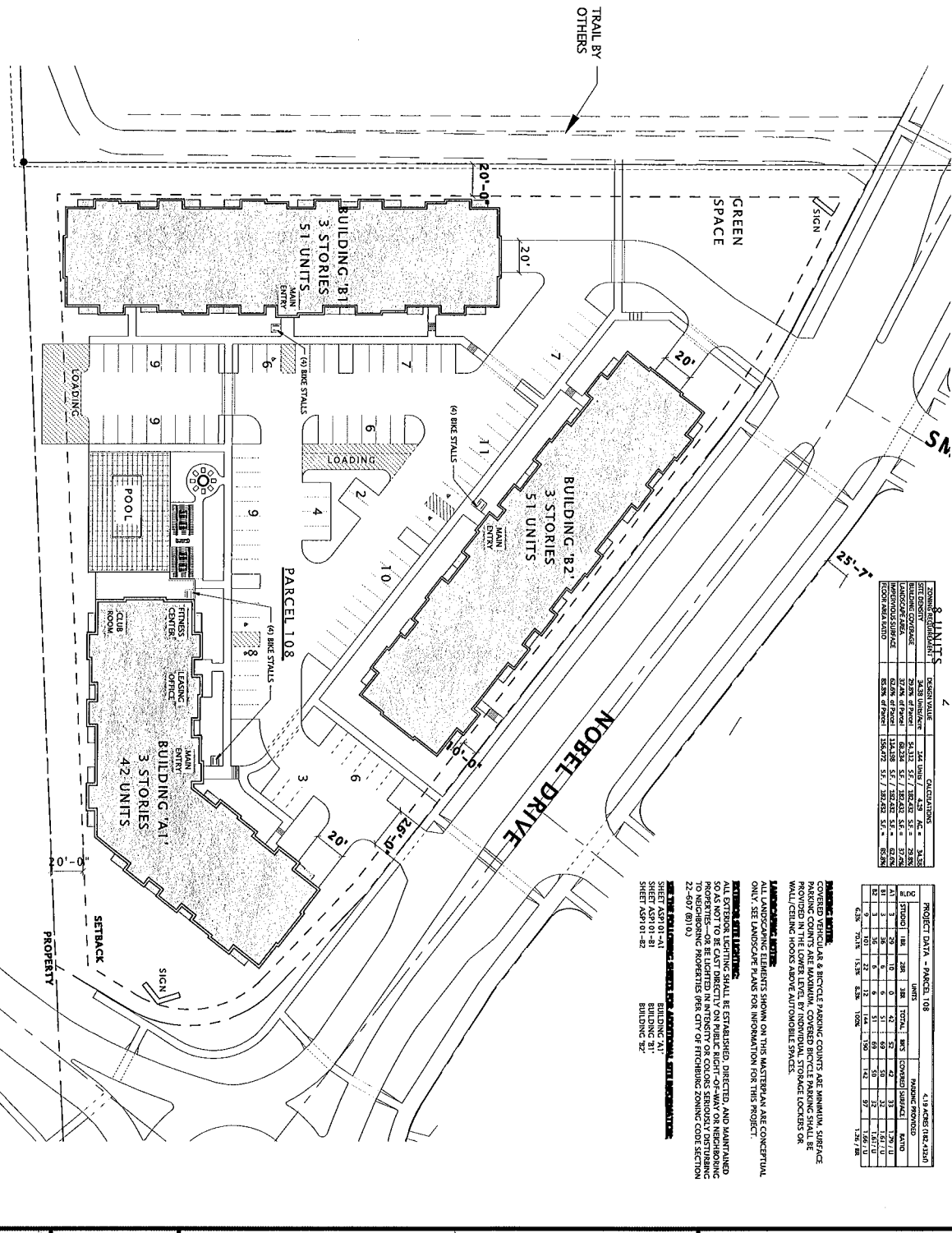
Balance Due upon Completion: \$3,700.37

Customer

Date

Salesperson - Bryon

Date



ITEM	QUANTITY	UNIT	CONSTRUCTION
8 UNITS			
SITE ENTRY	1	MAIN ENTRANCE	
BUILDING COVERAGE	20.5%	77,000 SF	4.3% 4.3%
PARKING SPACES	102	51	51
BIKE STALLS	11	11	
LOADING DOCKS	2	2	
POOL AREA (SQ FT)	10,000	10,000	

NO.	DESCRIPTION	AREA	PERCENTAGE	TOTAL
1	RESIDENTIAL	102	100%	102
2	BIKE STALLS	11	10%	11
3	LOADING DOCKS	2	2%	2
4	POOL AREA	10,000	100%	10,000
5	CLUB ROOM	1,000	10%	1,000
6	FITNESS CENTER	1,000	10%	1,000
7	LEASING OFFICE	1,000	10%	1,000
8	STAIRS	1,000	10%	1,000
9	ELEVATOR	1,000	10%	1,000
10	LANDSCAPING	1,000	10%	1,000
11	TRAIL BY OTHERS	1,000	10%	1,000
12	GREEN SPACE	1,000	10%	1,000
13	SIGNAGE	1,000	10%	1,000
14	SETBACK	1,000	10%	1,000

COVERED VEHICULAR & BICYCLE PARKING COUNTS ARE MINIMUM. SURFACE PROVIDED IN THE LOWER LEVEL BY THE DEVELOPER SHALL BE WALL/CEILING HOOPS ABOVE AUTOMOBILE SPACES.

LANDSCAPING NOTES:
ALL LANDSCAPING ELEMENTS SHOWN ON THIS MASTERPLAN ARE CONCEPTUAL ONLY. SEE LANDSCAPE PLANS FOR INFORMATION FOR THIS PROJECT.

SETBACKS:
ALL EXTERIOR LIGHTING SHALL BE ESTABLISHED, DIRECTED, AND MAINTAINED SO AS NOT TO BE CAST DIRECTLY ON PUBLIC RIGHT-OF-WAY OR NEIGHBORING TO NEIGHBORING PROPERTIES (PER CITY OF FITCHBURGH ZONING CODE SECTION 22-607 (B)(1)).

SHEET ASP101-A1 BUILDING 'A1'
SHEET ASP101-B1 BUILDING 'B1'
SHEET ASP101-B2 BUILDING 'B2'

1 GLENN PLACE

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

DATE OF ISSUANCE: JULY 18, 2017

NO.	REVISION/SCHEDULE	DATE

SHEET TITLE: ARCHITECTURAL SITE PLAN

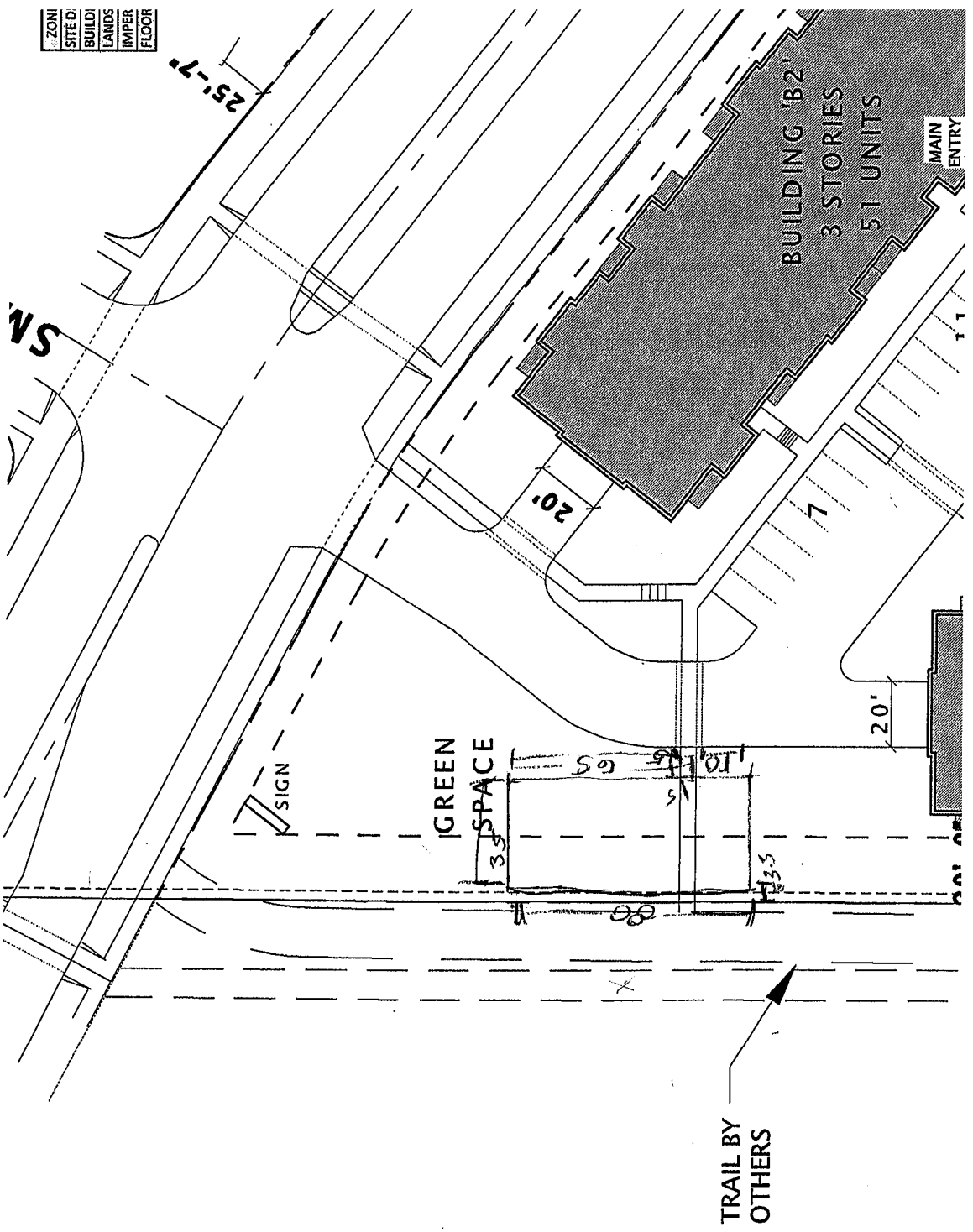
SHEET NUMBER: ASP-100

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-od.com

JLA PROJECT NUMBER: 17-0901

ZON
SITED
BUILD
LANDS
IMPER
FLOOR



3/16" = 10'
3/16" = 20'

3/14" = 40'

NS