

Plan Commission
Initiated by

Planning/Zoning
Drafted by

Plan Commission
Referred to

June 21, 2011
Date

ORDINANCE NO. 2011-O-14
ZONING ORDINANCE AMENDMENT
APPROVING REZONING REQUEST RZ-1900-11 FOR LOT 3 CSM 12188

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, the Plan Commission of the City has recommended approval of the rezoning request RZ-1900-11, submitted by Chris Armstrong, Agent for Tech Lands LLC, with conditions, following a public hearing held on June 21, 2011, and

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

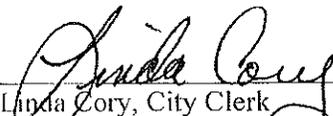
- (1) The Zoning district maps of the City of Fitchburg shall be amended to include in the I-S (Specialized Industrial) District property fully described as:

Lot 3, Certified Survey Map Number 12188, as recorded in Volume 75 of Certified Survey Maps, on Pages 168-170, as Document Number 4328586, Dane County Registry, located in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 15, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin. Containing 152,721 square feet or 3.506 acres more or less.

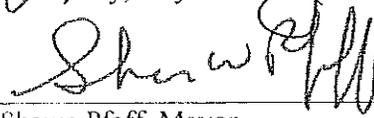
- (2) No other permit or approval is waived or deemed satisfied except for the approval herein provided.
- (3) Sound from the mechanical equipment serving each building, excluding backup generators, as defined in point #6, shall not exceed 42.5 dBA at the Quarry Hill property line using free-field calculations, to be developed in cooperation with the developer, Quarry Hill Neighborhood Association, and the City, to be administered by the City and incorporated into the agreement.
- (4) The developer may, at the developer's expense, hire a sound consultant to utilize more in-depth acoustic analysis than that employed by the City (e.g., to model sound walls or other sound reduction techniques) so that sound shall not exceed 42.5 dBA at the Quarry Hill property line. A compliance test is required, at developer expense.

- (5) Telecom (data centers) shall meet the same sound criteria as the TEAM Data Center approved by the City in 2007. Electric grid backup generators are permitted if they satisfy the criteria below. A sound analysis and compliance test are required, at developer expense.
- 39 dBA for combined sound from generators and HVAC
 - 35 dBA for HVAC only
 - 41 dB at 125 Hz for HVAC only
 - 52 dB at 125 Hz for combined sound from generators and HVAC
- (6) Each building may have a single backup generator as permitted use as long as it is not connected to the utility electric grid.

The above and foregoing ordinance was duly adopted by the Common Council of the City of Fitchburg, at a regular meeting held on the 28th day of June, 2011.



Linda Cory, City Clerk



Shawn Pfaff, Mayor

Approved: July 5, 2011

Plan Commission
Initiated by

Planning/Zoning
Drafted by

March 14, 2011
Date

✓
updated 2/10/11
5/14/11

ORDINANCE NO. 2011-O-08
ZONING ORDINANCE AMENDMENT
APPROVING REZONING PORTION OF RZ/CU-1891-11 FOR A PORTION OF
OUTLOT 7 FITCHBURG TECHNOLOGY CAMPUS – FIRST ADDITION

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, the Plan Commission of the City has recommended approval of the rezoning portion of request RZ/CU-1891-11, submitted by Chris Armstrong, agent for Tech Lands LLC, with conditions, following a public hearing held on March 15, 2011

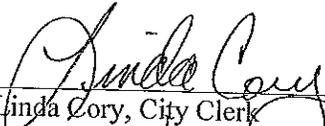
NOW THEREFORE the Common Council of the City of Fitchburg, Dane County, Wisconsin does ordain that:

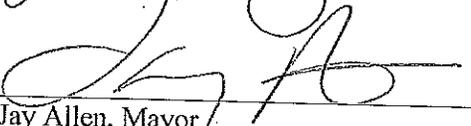
- (1) The Zoning district maps of the City of Fitchburg shall be amended to include in the I-S (Specialized Industrial) District property fully described as:

Part of Outlot 7, First Addition to Fitchburg Technology Campus, as recorded in Volume 58-025A of Plats on Pages 135-139, as Document Number 3708613, Dane County Registry, located in the SE ¼ of the NW ¼ and the SW ¼ of the NE ¼ of Section 15, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:
Commencing at the West quarter corner of said Section 15; thence N87°05'21"E along the south line of the NW ¼ of said Section 15, 1330.53 feet to the southwest corner of said Outlot 7 and the Point of Beginning; thence N00°06'12"E along the west line of said Outlot 7, 777.62 feet to the southeast corner of Lot 21, First Addition to Fitchburg Technology Campus; thence N57°31'51"E, 168.20 feet; thence N33°11'35"W, 258.19 feet to the west line of said Outlot 7 and the most southerly corner of Outlot 3, Fitchburg Technology Campus as recorded in Volume 58-011A of Plats, on Pages 58-61, as Document Number 3627922, Dane County Registry; thence N00°06'12"E along the west line of said Outlot 7, 242.50 feet to the northwest corner thereof; thence N86°59'36"E along the north line of said Outlot 7, 337.04 feet; thence S05°26'04"E, 75.07 feet; thence N86°59'36"E, 195.96 feet to a point of non-tangential curvature; thence Southeasterly, 83.67 feet along the arc of a curve to the left, having a radius of 100.00 feet and a long chord bearing S69°02'18E, 81.25 feet to the point of tangency thereof; thence N86°59'36"E, 537.57 feet; thence S00°13'52"W, 426.62 feet; thence S89°46'08"E, 334.77 feet; thence N00°13'52"E, 154.60 feet to the northerly line of said Outlot 7; thence N86°59'37"E along said northerly line of Outlot 7, 467.81 feet to a northeasterly corner thereof; thence S00°11'05"W along the east line of said Outlot 7, 935.06 feet to the southeast corner thereof; thence S87°29'05"W along the south line of said Outlot 7, 624.85 feet; thence S87°05'21"W along the south line of said Outlot 7, 1329.75 feet to the southwest corner thereof and the Point of Beginning.
Said parcel contains 2,124,506 square feet or 48.77 acres more or less.

- (2) No other permit or approval is waived or deemed satisfied except for the approval herein provided.
- (3) Sound from the mechanical equipment serving each building, excluding backup generators, as defined in point #7, shall not exceed 42.5 dBA at the Quarry Hill property line using free-field calculations, to be developed in cooperation with the developer, Quarry Hill Neighborhood Association, and the City, to be administered by the City and incorporated into the agreement.
- (4) The developer may, at the developer's expense, hire a sound consultant to utilize more in-depth acoustic analysis than that employed by the City (e.g., to model sound walls or other sound reduction techniques) so that sound shall not exceed 42.5 dBA at the Quarry Hill property line. A compliance test is required, at developer expense.
- (5) Telecom (data centers) shall meet the same sound criteria as the TEAM Data Center approved by the City in 2007. Electric grid backup generators are permitted if they satisfy the criteria below. A sound analysis and compliance test are required, at developer expense.
 - 39 dBA for combined sound from generators and HVAC
 - 35 dBA for HVAC only
 - 41 dB at 125 Hz for HVAC only
 - 52 dB at 125 Hz for combined sound from generators and HVAC
- (6) Telecom (data centers) and Pilot plats are conditional uses on the north side of Nobel Drive.
- (7) Each building may have a single backup generator as permitted use as long as it is not connected to the utility electric grid.
- (8) This rezone shall take effect upon passage of the City of Fitchburg Farmland Preservation Plan by the Dane County Board, or city publication, whichever occurs last, unless the developer opts to pay the conversion fee in which case it shall be paid within 60 days of Council approval, although the zoning shall not take effect unless the conversion fee is paid.

The above and foregoing ordinance was duly adopted by the Common Council of the City of Fitchburg, at a regular meeting held on the 22nd day of March, 2011.


Linda Cory, City Clerk


Jay Allen, Mayor

Published: March 29, 2011