

Rec: 16,0019/2  
2/24/2020 7:00 RD



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-GIP district to the PDD-GIP A district the following described property:

1. **Location of Property/Street Address:** 5395 E. Cheryl Parkway

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

Parcel A: LOT 3, CERTIFIED SURVEY MAP NO. 9025 RECORDED IN VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGE 235-238, AS DOCUMENT NO. 3018157, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.  
Parcel B: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, THENCE N 86°41'52" E, 660.00 FEET; THENCE N 01°25'56" E, 555.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 01°25'56" E, 404.58 FEET TO THE SOUTHERLY LINE OF EAST CHERYL PARKWAY; THENCE N 86°41'52" E ALONG SAID SOUTHERLY LINE, 393.66 FEET; THENCE S 09°29'39" E, 405.56 FEET; THENCE S 86°41'52" W, 470.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 174,273 SQ. FT. OR 4.000 ACRES.

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

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

Amend the original GIP from 270 parking stalls to approximately 290 parking stalls.

3. **Proposed Development Schedule:** May 2020 construction

\*\*\*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):** Hospice

**Proposed Hours of Operation:** 24/7 **No. Of Employees:** Approximately 200

**Floor Area:** 140,000 **No. Of Parking Stalls:** Approximately 290

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

**Current Owner of Property:** HospiceCare Holdings Inc

**Address:** \_\_\_\_\_ **Phone No:** \_\_\_\_\_

**Contact Person:** Mary Barros

**Email:** mary.barros@agrace.org

**Address:** 5395 E. Cheryl Parkway **Phone No:** 608-327-7207

**Respectfully Submitted By:** Deborah Hatfield on behalf of Mary Barros Deborah Hatfield  
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:** 2/18/20 **Publish:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$900

**Permit Request No.** RZ-2339-20

February 18, 2020

Sonja Kruesel, AICP  
City Planner & Zoning Administrator  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Re: Agrace Parking Lot Expansion GIP Submittal

Dear Sonja,

On behalf of Mary Barros of Agrace HospiceCare, we are submitting the enclosed Rezoning Application to amend the current recorded General Implementation Plan (GIP). The current GIP included 270 parking stalls. Agrace would like to add a net 13 parking stalls to accommodate the need for additional employee parking. This proposed amendment would increase the number of parking stalls to approximately 290.

Currently, staff parking results in heavy street parking during hours of peak demand. The additional stalls will help reduce street parking and provide a safer environment for staff.

The parking stalls are consistent with previous approvals because the proposed parking stalls were included in the recorded Specific Implementation Plan (SIP), though the total stalls in the SIP exceeded the GIP amount of 270. The impervious area associated with the additional stalls was included in the stormwater management design for the expansion. The total proposed impervious area for the property will be 45.1%, which is under the allowed 65%.

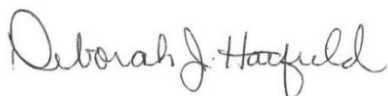
There will be no tree removal along the proposed parking stalls. The area to the northeast of the parking stalls will be reseeded with a prairie mix that will provide visual cover between Fahey Glen and the parking lot. In addition, property owners within a 300-foot radius of Agrace will be contacted about the proposed changes to the parking lot.

The following is included:

- Comprehensive Site Plan
- Rezoning Application
- PDD-GIP Fee of \$900

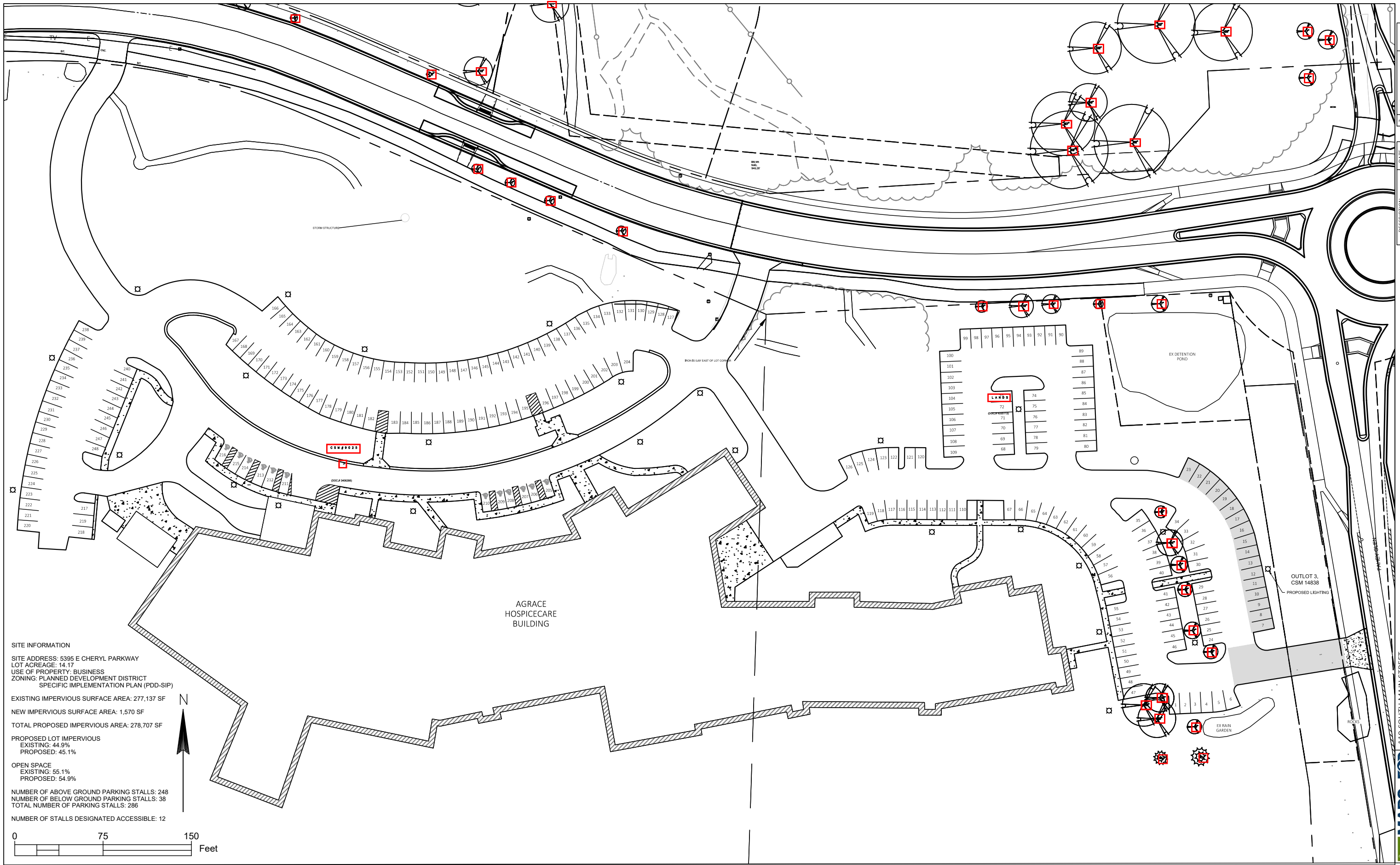
Please contact me at 608-839-6205 with any questions.

Emmons and Olivier Resources, Inc.

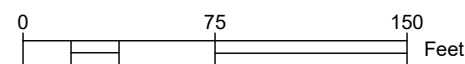


Deborah Hatfield, P.E.  
Senior Project Engineer

cc: Mary Barros



**SITE INFORMATION**  
 SITE ADDRESS: 5395 E CHERYL PARKWAY  
 LOT ACREAGE: 14.17  
 USE OF PROPERTY: BUSINESS  
 ZONING: PLANNED DEVELOPMENT DISTRICT  
 SPECIFIC IMPLEMENTATION PLAN (PDD-SIP)  
 EXISTING IMPERVIOUS SURFACE AREA: 277,137 SF  
 NEW IMPERVIOUS SURFACE AREA: 1,570 SF  
 TOTAL PROPOSED IMPERVIOUS AREA: 278,707 SF  
 PROPOSED LOT IMPERVIOUS  
 EXISTING: 44.9%  
 PROPOSED: 45.1%  
 OPEN SPACE  
 EXISTING: 55.1%  
 PROPOSED: 54.9%  
 NUMBER OF ABOVE GROUND PARKING STALLS: 248  
 NUMBER OF BELOW GROUND PARKING STALLS: 38  
 TOTAL NUMBER OF PARKING STALLS: 286  
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 12



NO.	DATE	DESCRIPTION
3		
4		
5		

Archived: Friday, February 21, 2020 8:29:40 AM  
From: [Sonja Kruesel](#)  
Sent: Friday, February 21, 2020 8:25:21 AM  
To: [Lisa McNabola](#)  
Subject: Fwd: Agrace Parking Lot  
Importance: Normal

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For the file

Sent from my iPhone

Begin forwarded message:

**From:** Dan Motl <[Dan.Motl@promega.com](mailto:Dan.Motl@promega.com)>  
**Date:** February 21, 2020 at 8:23:59 AM CST  
**To:** "[sonja.kruesel@fitchburgwi.gov](mailto:sonja.kruesel@fitchburgwi.gov)" <[sonja.kruesel@fitchburgwi.gov](mailto:sonja.kruesel@fitchburgwi.gov)>  
**Cc:** "[mary.barros@agrace.org](mailto:mary.barros@agrace.org)" <[mary.barros@agrace.org](mailto:mary.barros@agrace.org)>, Deborah Hatfield <[dhatfield@eorinc.com](mailto:dhatfield@eorinc.com)>  
**Subject:** Agrace Parking Lot

**EXTERNAL EMAIL: BEWARE OF UNKNOWN ATTACHMENTS AND LINKS.**

Sonja,

Promega is aware of Agrace's plans to add parking spaces and a new entrance off of Fahey Glen.

This email is to inform you that Promega is in full support of Agrace's mission and these modifications to support that mission.

Please let me know if there is anything further you require to confirm Promega's backing.

Thank you.

Dan Motl