

1. Agenda

Documents: [PLAN_20150317_AG.PDF](#)

2. Complete Packet

Documents: [PLAN_20150317_PK.PDF](#)



CITY OF FITCHBURG

Planning Department

5520 Lacy Road
Fitchburg, WI 53711-5318

Phone: (608) 270-4256 ■ Fax: (608) 270-4275

www.fitchburgwi.gov

NOTICE PLAN COMMISSION March 17, 2015

PLEASE TAKE NOTICE that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a meeting on **Tuesday, March 17, 2015 at 7:00 p.m.** in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 for the purposes of:

1. Call to order and approval of minutes of 02/17/2015.
2. Public Appearances – non agenda items
3. Agenda Review
4. Public hearing and consideration of Ordinance 2015-O-07, An Ordinance Amending Chapter 26 Sign Ordinance to Amend Section 26-83(a) Relative to On-Site LED Motor Vehicle Fuel Pricing Signs.
5. Public hearing and consideration of a request, CDP(A)-2051-15, by Deborah Hatfield, agent for Hamm Fam Land, LLC, to amend the Quarry Vista Comprehensive Development Plan, lands near Fitchrona/Lacy Road.
6. Public hearing and consideration of rezone request, RZ-2052-15, by Deborah Hatfield, agent for Hamm Fam Land, LLC, to rezone from the PDD-SIP (Planned Development District – Specific Implementation Plan) to the P-R (Park & Recreation) and R-LM (Residential – Low to Medium Density), a portion of Lot 3 CSM 11159.
7. Preliminary Plat request, PP-2053-15, by Deborah Hatfield, agent for Hamm Fam Land, LLC, for approval of a revised Preliminary Plat for Quarry Vista.
8. Resolution R-17-15, A Resolution Approving Offer to Purchase Property For Northeast Fire Station Site.
9. Planning Department Report
10. Announcements
 - a. Next Plan Commission Meeting Scheduled for April 21, 2015 at 7:00 p.m.
 - b. Other
11. Adjournment

Full coverage of this meeting is available through FACTv and Streaming Video, accessible on the city web site at <http://factv.city.fitchburg.wi.us/Cablecast/Public/Main.aspx?ChannelID=3>

Note: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Clerk's office (270-4200), Fitchburg City Hall, 5520 Lacy Rd, Fitchburg, WI 53711



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DRAFT MINUTES



CITY OF FITCHBURG

Planning Department

5520 Lacy Road
Fitchburg, WI 53711-5318

Phone: (608) 270-4255 ■ Fax: (608) 270-4275

www.fitchburgwi.gov

MINUTES

PLAN COMMISSION

February 17, 2015

Plan Commission Members Present: Carol Poole, Ed Kinney, Tony McGrath, Becky Baumbach, Rachel Lee, Kathi Kilgore

Others Present: Thomas Hovel – City Planner/Zoning Administrator, Susan Badtke – Community Planner

1. Call to order and approval of minutes of 1/20/2015.

Chair Poole called the meeting to order at 7:00 p.m.

Motion by McGrath, second by Kinney, to approve the minutes of 1/20/2015 was carried unanimously.

2. Public Appearances – non agenda items – None.

3. Agenda Review – No changes; there was unanimous consent to the agenda.

4. Public hearing and consideration of Ordinance 2015-O-01, An Ordinance Amending Section 22-6(e)(1) Relative to Wind Turbines in A-X Zoning, Section 22-481(c)(2) Relative to A-X Rezoning Reporting and Section 22-482(4) Relative to Limited Vocational Activities of Chapter 22, Zoning Ordinance,

Chair Poole opened and closed the public hearing as there were no registrants.

City Planner Tom Hovel provided the staff report noting that the changes were quite minor in nature to make reference that wind turbines are subject to standards under A-X zoning, rezoning reports to be sent to DATCP and Dane County and also to correct and incorrect reference number.

Ed Kinney noted that the ordinance was discussed and approved at the Ag & Rural Affairs Committee and that the changes were more housekeeping matters.

Motion by Kinney, second by Baumbach, to recommend approval of Ordinance 2015-O-01, was carried unanimously.

5. Public hearing and consideration of Conditional Use Permit request CU-2050-15 by Andrew Lanz, to allow for an ice cream shop at 2981 Triverton Pike Drive, Lot 244 Highlands of Seminole – 2nd Addition.

Chair Poole opened the public hearing.

DRAFT MINUTES

Andrew Lanz, 4462 Crescent Road, representing Chocolate Shoppe Ice Cream, was available to answer questions. He explained that he'd like to open an ice cream shop between Starbucks and Noodles on Triverton Pike Drive.

Becky Baumbach stated it'd be nice if he could capture customers on the Cap City Bike Trail; Lanz commented that the space is not too far from the trail.

Chair Poole closed the public hearing.

City Planner Tom Hovel provided staff report. This will be the fourth tenant in the building; three of the four tenants will be restaurants or food/drinking establishments. He stated that parking is the main concern but that the peak hours for the ice cream shop are not the same as that for Starbucks.

Ed Kinney commented that this is a good complimentary use for the building as the ice cream will be good for Noodles Restaurant and vice versa.

Motion by Kinney, second by Kilgore, to approve CU-2050-15, with the following condition:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

6. Architectural Design Review request by Andrew Lanz, to allow for an outdoor patio area associated with proposed ice cream shop at 2981 Triverton Pike Drive, Lot 244 Highlands of Seminole – 2nd Addition.

City Planner Tom Hovel stated that staff does not have any concern with the location of the proposed patio.

Poole stated that the will be a great addition to the area.

Motion by Baumbach, second by Kilgore, to approve ADR request for 2981 Triverton Pike Drive with the following condition:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

7. Architectural Design Review request by Michael Filkouski, agent for Goldleaf Development, for site and structural development of a multi-family building on Lot 3 North Park.

Chair Poole stated that typically SmartCode buildings do not require Architectural Design Review but there were two changes, including the use of vinyl siding and building articulation, that specifically require approval by the Plan Commission.

Mike Filkouski, 7266 County Road VV Sun Prairie, representing Goldleaf Fitchburg, registered in support of the application and was available to answer questions.

Ron Fedler, 2379 University Avenue Madison, representing Godleaf, registered in support of the request and was available to answer questions.

City Planner Tom Hovel stated that there are two aspects of the building that need Plan Commission approval – use of vinyl siding and building articulation related to the installation of decks and patios. He stated this is the 2nd and 3rd building; the first building is framed out and all three buildings are nearly identical. These two buildings will have 71 units each where the first building had 68 units.

Motion by Kinney, second by Baumbach, to recommend approval of Architectural Design Review for Lot 3 North Park with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

DRAFT MINUTES

- 2.) Approval includes administrative approval for the vinyl siding, building recess and Edgeward building as well as Administrative Waiver for use of the hedge as a streetscreen for the non-parking area, as represented on the site plan.
- 3.) All signage shall follow the requirements of Chapter 23.

Motion was carried unanimously.

8. Architectural Design Review request by Michael Filkouski, agent for Goldleaf Development, for site and structural development of a multi-family building on Lot 5 North Park.

Motion by McGrath, second by Baumbach, to approve Architectural Design Review for Lot 5 North Park, with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Approval includes administrative approval for the vinyl siding, building recess and Edgeward building as well as Administrative Waiver for use of the hedge as a streetscreen for the non-parking area, as represented on the site plan.
- 3.) All signage shall follow the requirements of Chapter 23.

Mike Filkouski stated that he's hoping to start the second building in March.

9. Request for minor modification to PDD-SIP (Planned Development District – Specific Implementation Plan) zoning for Renaissance on the Park under Ordinance 2005-O-09 related to the minimum square footage of finished living area for Lot 27 and to allow Lots 25 & 27 to have a single-car attached garage rather than the required two-car capacity.

Adam Helt-Baldwin, 1014 Fiedler Ln Madison, representing Habitat for Humanity of Dane County, registered in support of this request. He stated that there are two lots, 27 & 27, which are the last two lots in the currently development Renaissance on the Park. The lots are a little narrower than the other lots in the subdivision so they are requesting approval to allow a one-car garage on each of these lots and also to reduce the required finished living space for lot 27.

Chair Poole expressed concerns regarding parking as some of her constituents have contacted her with feedback on the amount of cars parked on the street. She requested that Baldwin talk with the future homeowners of these units about parking.

Motion by Baumbach, second by Kilgore, to approve minor modification to PDD-SIP zoning for Renaissance on the Park, specific to Lots 25 & 27, with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Private covenants will need to be amended to reflect modifications.

Motion was carried unanimously.

10. Resolution R-12-15, A Resolution Accepting A Underground Electric – Gas Main Right-Of-Way Grant on Outlot 6 in the Plat of North Park, City of Fitchburg, Wisconsin.

City Planner Tom Hovel provided an overview of the Resolution stating that MGE has realized that they will not be able to get gas into the easement so they are requesting a wide easement on the outlot.

Motion by Kinney, second by Lee, to recommend approval of Resolution R-12-15, was carried unanimously.

11. Resolution R-13-15, Resolution Accepting An Agreement of Easement For Public Pedestrian/Bike Path on Lot 24 in the Plat of TechLands, City of Fitchburg, Wisconsin.

DRAFT MINUTES

City Planner Tom Hovel explained that there is a tree that the City is wanted to save so the bike path is being shifted to the north to try to save the tree.

Motion by Kilgore, second by Baumbach, to recommend approval of Resolution R-13-15, was carried unanimously.

12. Resolution R-15-15, Approving First Amendment to Agreement for Subdivision Improvements in the Plat of Nine Springs

City Planner Tom Hovel explained that as part of the CSM approval, it was noticed that there are some paths, sidewalks and sanitary sewer that has not been installed per the terms of the development agreement. This amendment modifies the terms and dates in which such improvements need to be installed.

Motion by Baumbach, second by Lee, to recommend approval of Resolution R-15-15, was carried unanimously.

13. Planning Department Report

City Planner Tom Hovel had nothing to report.

14. Announcements

Chair Poole informed the Commission that the next meeting is scheduled for March 17, 2015.

Tony McGrath informed the Commission that he will not be at the March 17, 2015 meeting.

15. Adjournment

Motion by Kinney, second by Baumbach, to adjourn at 7:37 p.m. was carried unanimously.

Submitted by,
Susan Badtke, Community Planner



MEMORANDUM

CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200

FAX: (608) 270-4275
EMAIL: planning@fitchburgwi.gov

TO: Plan Commission
FROM: Tom Hovel, Zoning Administrator/City Planner
Susan Badtke, Community Planner
DATE: March 12, 2015
SUBJECT: March 17, 2015 Plan Commission Items

4. Public hearing and consideration of Ordinance 2015-O-07, An Ordinance Amending Chapter 26 Sign Ordinance to Amend Section 26-83(a) Relative to On-Site LED Motor Vehicle Fuel Pricing Signs.

Background & Ordinance Description:

PDQ gas station at McKee Road / Kapec Road is looking to replace their existing motor vehicle fuel pricing sign with a new LED price sign. This is classified as an alternating sign under the Sign Ordinance and is therefore not permitted. This ordinance would amend the Sign Code to allow for an LED motor vehicle fuel pricing sign by conditional use permit.

Staff Evaluation:

State Statute requires that the motor vehicle fuel price be posted in a conspicuous place, most accessible to the public and once posted the price must remain in effect for at least 24 hours. Given this, the price will only change at a maximum, once every 24 hours.

Staff is aware that there are a few gas stations in the City that already have LED pricing signs; these signs were technically issued permits in error as they are classified as alternating signs. This ordinance amendment would clarify this sign type and allow them by conditional use permit, just as time and temperature signs are allowed by CUP.

Staff Recommendation:

Staff recommends that the Plan Commission recommend approval of Ordinance 2015-O-07.

Attachments:

- Ordinance 2015-O-07

5. Public hearing and consideration of a request, CDP(A)-2051-15, by Deborah Hatfield, agent for Hamm Fam Land, LLC, to amend the Quarry Vista Comprehensive Development Plan, lands near Fitchrona/Lacy Road.

AND

6. Public hearing and consideration of rezone request, RZ-2052-15, by Deborah Hatfield, agent for Hamm Fam Land, LLC, to rezone from the PDD-SIP (Planned Development District – Specific Implementation Plan) to the P-R (Park & Recreation) and R-LM (Residential – Low to Medium Density), a portion of Lot 3 CSM 11159.

AND

7. Preliminary Plat request, PP-2053-15, by Deborah Hatfield, agent for Hamm Fam Land, LLC, for approval of a revised Preliminary Plat for Quarry Vista.

Site Details:

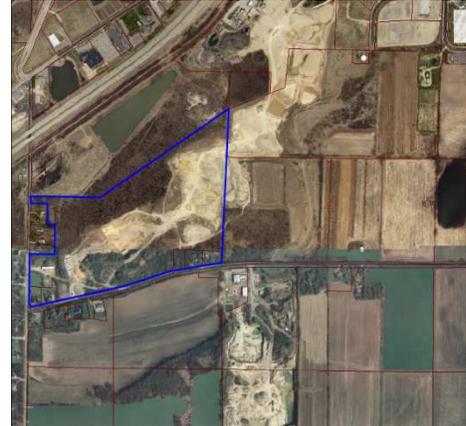
Acres: ~72

Existing Use: Former Hammersley Quarry

Current Zoning: Various districts

Background & Application Description:

The City provided Comprehensive Development Plan, rezoning and plat approvals for the Quarry Vista development in 2014. Following City review and approval of the final plat, the City became aware of the land fill existence by an email dated September 6, 2014 from the City's Environmental Engineer after he was contacted by the WIDNR regarding certain items in a WIDNR approval for landfill modification. At that time, the landfill was to be relocated on the property that would be dedicated to the city for streets or parks. No indication of the landfill was ever disclosed to the City or noted on the CDP, preliminary plat or final plat.



Since then, the applicant has been working with the City and the DNR to find a plan that would be acceptable. The DNR is in the process of reviewing a closure plan for the landfill. The proposal is to relocate the landfill materials from its existing location to another area in the development, originally proposed for single-family homes, which would now be private open space.

Because of the plan changes, the applicant is requesting approval to amend the Quarry Vista Comprehensive Development Plan, rezone a portion of property from PDD-SIP (Planned Development District – Specific Implementation Plan) to R-LM (Residential – Low to Medium Density) and P&C (Park & Conservancy) and also requesting approval for a new preliminary plat for the development. Each of these items are discussed in detail below.

It should be noted that had the applicant identified the existing landfill at the beginning of the process, back when the original CDP was drafted, a number of these issues could have been avoided and these subsequent amendments would not have been needed.

Staff Evaluation:

Comprehensive Development Plan Amendment:

As noted above, the applicant is requesting approval of an amendment to the CDP to primarily address the landfill but also to recognize a wetland on the property. The amendment recognizes the existing landfill and the plan to relocate the landfill materials to another area on the site for private open space.

Section 3.4 of the CDP provides a discussion on the Landfill Area Management. DNR has been provided a copy of the closure documentation report and is in the process of reviewing, but to date no formal approval has been granted. Eric S, the DNR solid waste section lead reviewer, noted in a phone conversation of 3/12/15, that he is currently preparing a draft approval, but will have to be vetted through other DNR staff. From his standpoint he feels the application from Hammersley is complete and technically adequate.

The CDP amendment also addresses the identification of a small wetland area located adjacent to the Quarry Ridge Recreational Area. The Plan specifies that the 75 foot buffer is applicable to this wetland and that the wetland will not be impacted by the proposed public improvements associated with the plat.

Rezoning:

Applicant is requesting approval to rezone property from PDD-SIP (Planned Development District – Specific Implementation Plan) zoning to the R-LM (Residential – Low to Medium Density) for the remaining single-family lots in this block and to the P-R (Park & Recreation) district for the private open space where the landfill material is proposed to be relocated to in the block. The question has arisen as to whether the use is a landfill or an open space. The opinion of the Zoning Administrator, and concurred by the City Attorney, is that the landfill is to be closed, and the use is intended to be open space. While landfill materials will underlay the area, the use will be for open space purposes.

Staff has not identified any specific concerns with the rezoning.

Preliminary Plat:

The preliminary plat has been updated to reflect the proposed changes associated with the landfill along with incorporating the multi-family site at the corner of Lacy/Fitchrona as a lot rather than an outlot.

The main change to the plat deals with the block containing Outlot 5, between Rock Ridge Road and Brownstone Road. This block was originally platted as single-family homes, but this revised plat places the relocated landfill materials onto Outlot 5 with single-family homes to be to the south of this area.

Planning Staff's main concern is the long-term ownership and maintenance of Outlot 5 (private open space); building inspection has also noted concerns with the maintenance of this space. Being a closed landfill the property is not developable and over time it may fail to be maintained or go for back taxes. The preliminary plat specifies that the outlot will be privately held; the applicant has indicated that the intent is for an LLC to privately own the property. The concern is that the open space is planned to remain under private ownership by the applicant and that what happens when the LLC dissolves or no successors or assigns want the property; who then is responsible for maintaining the property? Similar concerns lie with the ownership of the private stormwater lots being owned by an HOA – if the HOA is to dissolve, who then is responsible for maintaining the stormwater outlots? Staff is proposing condition 8, which states that ownership of private outlots may be revisited with the final platting, to address this concern.

An additional staff concern is that this project only builds out the small area intended with this plat. If something goes awry with the landfill closure and the area allocated, it could delay or significantly affect the timing of the remainder of the development. The reasons are that, first, you have an incomplete subdivision; second, the proposed apartment buildings will seem out of character with only a few homes nearby; third, all of the anticipated 318 units proposed for the development will not be sufficient to pay for the water main extension, much less their share of system improvements, such as well and storage; fourth, At least 80 dwelling units need to be occupied to avoid water quality issues. Water lines need to have their water turn over, and this line is not looped, and the utility engineer believes that 80 occupied dwelling units are necessary to allow proper turnover for potable water. Otherwise, the city will need to bear an extra cost to flush the main on a regular basis.

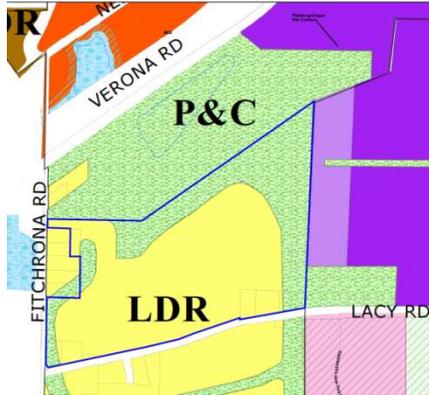
Public Works also commented that the applicant provided plan and profile information dated September 19, 2014. This plan set did provide grading information specific to the Pringle property at 2700 Fitchrona Road. City Engineering staff believe that grading and/or retaining wall construction will need to occur on the Pringle property. Because the plan set failed to provide detailed grading or retaining wall information critical details are lacking to determine the distance from public sidewalk, whether a fence is necessary, or maintenance issues regarding a retaining and related facilities.

Public Works has requested several conditions be placed on the CDP and PP approvals, mainly to address the public water main and plan/profile drawings; these items would be handled through the subdivision improvement agreement that will be required with the final plat.

Parkland dedication will be handled with final platting of the land. The developer is aware that the overall plat will be short on parkland dedication as well as park street frontage and is prepared to handle these deficiencies as the final platting occurs.

RCC is scheduled to review the CDP and PP at their March 16 meeting (the day before the Plan Commission meeting); an update on RCC action will be provided at the meeting.

Consistency with Comprehensive Plan:



Future Land Use Plan: LDR (Low Density Residential) and P&C (Park & Conservancy)

The Comprehensive Plan directs the future land use of the former quarry to primarily develop as low density residential with park and open space. The Comp Plan directs LDR densities to range from two to five housing units per acre. The LDR is meant for primarily single-family and related uses such as religious and educational facilities. The Comprehensive Plan recognizes that minor alterations to the designation may occur through Comprehensive Development Plans, which occurred in 2014. The City approved the initial CDP for the development which included multi-family development at the southwest corner of the development. The modification for high density was approved through the more detailed level of

planning in the original Quarry Vista Comprehensive Development Plan (CDP).

Staff Recommendation:

There are three separate requests that need to be acted on individually with three separate motions.

Comprehensive Development Plan Amendment CDP(A)-2051-15:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) DNR and City approval of landfill closure plan.
- 3.) Applicant shall reimburse the City for water main flushing until 80-dwelling units are occupied with the subdivider to notify the City when this occupancy level has been reached.
- 4.) Applicant shall construct 80-dwelling units within 6-months of recording of the final plat.
- 5.) The applicant shall post a surety for the entire cost of constructing the public water main to serve the Quarry Vista plat. The surety will be reduced as impact fees are paid. The entire surety will be released if all of the public improvements for development intended by the Comprehensive Development Plan and preliminary plat are fully constructed and accepted within 48-months of the recording of the first final plat of the Quarry Vista Preliminary Plat area.
- 6.) Landfill designation shall be removed by the DNR from all areas except outlot 5.
- 7.) Additional conditions may be established by City staff following DNR review/approval.

Rezoning RZ-2052-15:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Approval of this rezoning is subject to approval of the Comprehensive Development Plan Amendment CDP(A)-2051-15 by the Common Council.

Preliminary Plat PP-2053-15:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Approval of this preliminary plat is subject to approval of the Comprehensive Development Plan Amendment CDP(A)-2051-15 by the Common Council.
- 3.) DNR and City approval of landfill closure plan.
- 4.) Subdivision Improvement Agreement and park fees will be required with the final plat.

- 5.) Applicant shall reimburse the City for water main flushing until 80-dwelling units are occupied with the subdivider to notify the City when this occupancy level has been reached.
- 6.) Applicant shall have occupied 80 multi-family dwelling units within 6-months of the issuance of the first occupancy permit.
- 7.) The applicant shall post a surety for the entire cost of constructing the public water main to serve the Quarry Vista plat. The surety will be reduced as impact fees are paid. The entire surety will be released if all of the public improvements for development intended by the Comprehensive Development Plan and preliminary plat are fully constructed and accepted within 48-months of the recording of the first final plat of the Quarry Vista Preliminary Plat area. (Note: Conditions 5-7 will be handled, and may be further refined with the subdivision improvement agreement.)
- 8.) Ownership of private outlots may be revisited during final platting of the land.
- 9.) Utility easements will be needed on final plat.
- 10.) Landfill designation shall be removed by the DNR from all areas except outlot 5.
- 11.) ECSWM approval is needed prior to grading on Lot 46.
- 12.) Additional conditions may be established by City staff following DNR review/approval.
- 13.) Prior to submission of a final plat the applicant shall provide: (A) the road profile, grading plan, cross sections and any other relevant information as required by Public Works. This plan set shall be reviewed and approved for the section of Quarry Vista Drive from Fitchrona Road east to proposed Turnstone Circle. (B) The applicant shall provide a grading easement and maintenance agreement, as may be required by Public Works, depending upon the facilities required for the Pringle property. After approval of a draft agreement by Public Works, the applicant shall provide a fully executed agreement to the city.

Attachments:

- CDP(A)-2051-15 Materials
- RZ-2052-15 Materials
- PP-2053-15 Materials

8. Resolution R-17-15, A Resolution Approving Offer to Purchase Property For Northeast Fire Station Site.

Background & Resolution Description:

As the referral states, staff have successfully negotiated an offer to purchase a five acre parcel at the southeast corner of Syene and Clayton Road. This site was identified by the fire station oversight committee as one of the preferred sites for the station. Vanta Commercial Properties has agreed to sell the property for \$495,000 plus closing costs. The costs of extending utilities to the site will be shared with the other benefiting properties when the area is platted. Negotiations are still underway for securing an additional two acres for future expansion.

Staff Evaluation:

Included in the packet materials is the Term Sheet for Vanta's sale of land to the City of Fitchburg for the relocation of Fire Station 1. The packet includes a concept site plan showing the 5 acre site containing a 22,000 sf building and 9,760 sf apparatus building.

As is mentioned above, this site was identified by the Fire Station Oversight Committee as one of the preferred sites for the station.

The property is located within the Nine Springs/Uptown development and is currently zoned SC-NC (SmartCode – New Community).

Staff has not identified any concerns with this Resolution.

Staff Recommendation:

Staff recommends the Plan Commission recommend approval of Resolution R-17-15.

Attachments:

- Resolution R-17-15

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: February 10, 2015 Ordinance Number: 2015-O-07
 Date to Report Back: **March 24, 2015** Resolution Number:

Sponsored by: Mayor Drafted by: Planning/Zoning

TITLE: AN ORDINANCE AMENDING CHAPTER 26 SIGN ORDINANCE TO AMEND SECTION 26-83(a) RELATIVE TO ON-SITE LED MOTOR VEHICLE FUEL PRICING SIGNS.

Background: PDQ gas station at McKee Road/Kapec Road is looking to replace their existing motor vehicle fuel pricing sign with a new LED price sign. This is classified as an alternating sign under the Sign Ordinance and is therefore not permitted. This ordinance would amend the Sign Code to allow for an LED motor vehicle fuel pricing sign by conditional use permit approval.

State Statute requires that the motor vehicle fuel price be posted in a conspicuous place, most accessible to the public and once posted the price must remain in effect for at least 24 hours.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	March 17, 2015	
2				
3				
4				

Amendments:

Mayor Pfaff
Introduced By

Planning Dept.
Drafted By

Plan Commission
Referred to

January 30, 2015
Date

ORDINANCE NO. 2015-O-07
AN ORDINANCE AMENDING CHAPTER 26 SIGN ORDINANCE TO AMEND SECTION 26-83(a) RELATIVE TO ON-SITE LED MOTOR VEHICLE FUEL PRICING SIGNS.

The Common Council of the City of Fitchburg, Dane County, Wisconsin hereby ordains as follows:

SECTION 1: Section 26-83(a). Flashing and lighted signs, is hereby amended to read:

- (a) No flashing, alternating, rotating, or swinging sign, operated by mechanical means or wind driven, whether illuminated or not, is permitted except on-site time and temperature signs and on-site LED motor vehicle fuel pricing signs may be permitted by issuance of a conditional use permit by the plan commission. No flashing, alternating, rotating or swing flood, pot or beacon light is permitted for the purpose of illuminating any sign. No floodlight or spotlight illuminating any sign shall be located in such a manner as to permit its beam or glare of light to be directed onto surrounding premises or roadways. Each illuminated sign shall comply with the city electrical code.

SECTION 2: This ordinance shall take effect the day after its publication.

SECTION 3: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of a decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase thereof.

Adopted this ____ day of _____, 2015.

Shawn Pfaff, Mayor

Attested: _____

Patti Anderson, City Clerk

Published: _____, 2015

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: February 24, 2015 Ordinance Number:
Date to Report Back: **March 24, 2015** Resolution Number: R-XX-14

Sponsored by: Mayor Drafted by: Planning / Zoning

TITLE: Comprehensive Development Plan Amendment Request CDP(A)-2051-15 by Deborah Hatfield, agent for Hamm Farm Land, LLC, to amend the Quarry Vista Comprehensive Development Plan , lands near Fitchrona/Lacy Road.

Background: Applicant is requesting to amend the Quarry Vista CDP to include the landfill boundary, include revised preliminary plat, along with other changes described in the revised CDP.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	March 17, 2015	
2	RCC	Eilertson	March 16, 2015	

Amendments:



City of Fitchburg
 Planning/zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711 (608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@city.fitchburg.wi.us) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

- 1. Type of Action Requested:**
- Certified Survey Map Approval
 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

- 2. Proposed Land Use** (Check all that Apply):
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 163

4. No. Of Buildable Lots Proposed: 140

5. Zoning District: R-L AND R-D

6. Current Owner of Property: Hamm Fam Land LLC

Address: 6291 Lacy Road, Fitchburg, WI 53593 **Phone No:** _____

7. Contact Person: Phil Sveum

Email: psveum@cbsuccess.com

Address: 5500 E. Cheryl Parkway, Fitchburg, WI 53711 **Phone No:** 608-288-3339

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@city.fitchburg.wi.us

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Deborah J. Hatfield
 Owner's or Authorized Agent's Signature

Deborah J. Hatfield
 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:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____



February 17, 2015

Mr. Thomas Hovel
Zoning Administrator/City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Quarry Vista CDP, PP and Rezone
MARS Project Number: 1613

Dear Tom:

Enclosed are applications and copies for the following submittals for the Quarry Vista Plat.

- Comprehensive Development Plan 10 Copies
- Preliminary Plat (Full Size) 10 Copies
- Preliminary Plat (11" x 17") 1 Copy
- Rezoning Legal Descriptions 1 Copy of Each
- Rezoning Map w/o Lot Lines 1 Copy
- Rezoning Map with Lot Lines 1 Copy

The above materials are being submitted as revisions to the previously approved Quarry Vista Plat. The revisions were necessary to address landfill related issues that became apparent in August and September 2014. Addressing the landfill issues has required some redesign of the project from the January 2014 CDP submittal, resulting in the revised materials.

The revisions made include:

Preliminary Plat:

- Including the apartment lot in the southwest corner of the plat as a lot (Lot 46) instead of the outlot shown on the original preliminary plat.
- Reconfiguring the block between Quarry Vista Drive, Rock Ridge Road, Stone Gate Drive and Brownstone Road (Lots 31-36 and Outlot 5) to incorporate the private greenspace being created by the relocation of the sorted landfill material. The original Preliminary Plat showed this block as alley loaded single family lots similar to the blocks to the east.

Rezoning

- Rezoning the block and surrounding streets between Quarry Vista Drive, Rock Ridge Road, Stone Gate Drive and Brownstone Road from PD-SIP to P-R for Outlot 5 (the private greenspace) and R-LM for the single family lots in the southern half of the block.

CDP

- Updating the figures to show the landfill boundary and/or to include the revised preliminary plat lot layout.



- Adding a paragraph to describe the small wetland delineated north of the existing Fitchrona Road single family residences in the “panhandle” of Outlot 1.
- Adding a section describing the landfill and the proposed process for relocating the landfill.
- Adding landfill references throughout the CDP
- Updating the Proposed Land Use Data section and areas, number of lots, etc. throughout the CDP to reflect the Preliminary Plat changes.

The applications are being submitted for the March 17, 2015 Plan Commission meeting. As the application states, the property owner is Hamm Fam Land, LLC and the contact person is Phil Sveum with Coldwell Banker Success. Please feel free to contact me with any questions or concerns regarding the submittal materials.

Sincerely,

Montgomery Associates: Resource Solutions, LLC

Deborah J. Hatfield, PE
Project Engineer

Enclosures

Copy, w/enclosures: Keith Hammersley
Phil Sveum

**Amendment to
Comprehensive Development Plan
Previously Approved
Under Resolution R-12-14
Quarry Vista
Fitchburg, Wisconsin**

Hamm Fam Land, LLC
Fitchburg, WI
February 17, 2015
Revised March 5, 2015
Revised March 11, 2015



Prepared by:

Montgomery Associates
Resource Solutions, LLC • ma-rs.org

In collaboration with:
Tim Anderson Consulting, LLC



**Comprehensive Development Plan
Quarry Vista**

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Project Contacts

Hamm Fam Land, LLC

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Fitchburg, WI 53711

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psveum@cbsuccess.com

Montgomery Associates: Resource Solutions (MARS)

Project Manager

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119 South Main Street
Cottage Grove, WI 53527

608-839-4422
debbie@ma-rs.org

1 Introduction

Hamm Fam Land, LLC first submitted a Comprehensive Development Plan (CDP) for the Quarry Vista development in December 2013, and that plan was approved by the City in January 2014. A closed, licensed landfill exists on the property. The City of Fitchburg did not know about the landfill at the time of platting and zoning approvals. When the landfill became known in August and September 2014, inconsistencies between the plan and public dedications and improvements were discovered. This revised CDP submittal addresses conflicts between an August 2014 DNR closure plan approval for the licensed landfill on the property and City requirements for the project. Addressing the landfill issue has required extensive communication and coordination between the City, the DNR and Hamm Fam Land, as well as some redesign of the project. The result of that process is this revised CDP submittal to the City, as well as a January 2015 revised landfill closure plan submittal to DNR.

The CDP will be used as the guide for reclaiming and redeveloping the former 72 acre Hammersley Stone Quarry located at 6292 Lacy Road. Hamm Fam Land, LLC is proposing to develop a mixed residential neighborhood that will include single family lots, duplex lots and condominiums along with a higher density site that will possibly include apartment or assisted living units.

The Hammersley family has successfully operated a stone quarry at this location for over 60 years and is nearing the final stage of reclaiming and restoring the property to prepare it for development. The site has been designated by the City of Fitchburg for residential development since 1995 and it is within the city's Urban Service Area and Future Urban Development Area (FUDA) boundaries.

Detailed planning for this site was initiated by the Hammersley family in 2005. Since then, the Project Team has met with neighboring property owners and has worked with city staff to resolve various issues that affect development at this location and to design an attractive, environmentally friendly, viable residential neighborhood.

This CDP is submitted for review and approval by the City of Fitchburg under Land Division Ordinance Chapter 24.

2 Existing Conditions

2.1 Site Location and Neighborhood Context

The subject property consists of approximately 72 acres located at the northeast corner of Lacy Road and Fitchrona Road in Section 7 of the City of Fitchburg. The northern boundary of the property abuts the Quarry Ridge Recreation Area. Single family lots and Fitchrona Road form the western boundary while Lacy Road defines the southern boundary. The eastern edge of the property abuts a working quarry owned and operated by Payne & Dolan, Inc.

Figure 1 shows the project location and the surrounding neighborhood context. In the greater area surrounding the site are:

- To the West: The Town of Verona's Goose Lake and Wendelwood neighborhoods encompass approximately 108 acres with 64 residences.
- To the North: The City of Fitchburg's 52 acre Quarry Ridge Recreation Area, which includes 2.45 miles of hiking and off-road terrain bicycle trails. The park is also an access point to the Military Ridge State Trail. The Quarry Ridge Wet Pond (constructed as part of the city's Jamestown stormwater management plan) is located in the central portion of the park.
- To the East: The 37.8 acre Payne & Dolan quarry is immediately east of the site, beyond which the lands are in agricultural use. The *North Stoner Prairie Neighborhood Plan*, completed in November 2013 recommends commercial and industrial uses for the area that directly adjoins the eastern boundary of the proposed Hammersley Quarry Redevelopment.
- To the Southeast: The 56 acre Fitchburg Minerals quarry site.

2.2 Zoning

The property is currently zoned PD-SIP, P-R, R-LM, Rural Residential and Rural Development.

2.3 Topography

Figure 2 shows the current conditions on the project site. The topography of this site has been substantially altered during the past 60 years of mining operations. Pre-quarry, this site was dominated by a heavily wooded ridgeline running northeasterly from the Lacy Road – Fitchrona Road intersection. This ridge crested at approximately elevation 1120 feet – nearly 160 feet above the surrounding countryside. The quarry has been excavated along the centerline of the highest portions of the ridge. The lowest elevation within the quarry is approximately 964 feet, which is approximately 16 feet below the elevation of the Lacy Road – Fitchrona Road intersection). Currently, there are two main sections of quarry on the site: an eastern section that has active quarrying, crushing and loading operations and a western section that is not active and is currently being filled with compacted soil. The area between the two has already been filled in.

The quarry operations are largely obscured from view along Lacy and Fitchrona Roads and from the city's Quarry Ridge Recreation Area by the remaining steep wooded hillsides of the ridge. Figure 2 shows areas with 12% or greater slopes.

Final reclamation grades will need to tie to the elevations on Fitchrona Road centerline (approximate elevation 985), the final excavation depth of the Payne & Dolan Quarry to the east (approximate elevation 1060 feet), the centerline profile grades of Lacy Road (which rises from elevation 995 to 1045), and the Quarry Ridge Recreation Area drainage way elevation (approximate elevation 965).

2.4 Surface Water Hydrology

The Quarry Vista site is located within the Goose Lake watershed, which is a closed depression. Goose Lake, a 20 acre prairie-pothole, occupies the lowest portion of the watershed and is situated approximately 700 feet to the west of the project site in the town of Verona (see Figure 1). The water levels of Goose Lake fluctuate in response to runoff input, and were significantly elevated during the heavy storms of 2008. If water levels in Goose Lake become extremely high, the lake overflows in a southwesterly direction toward Badger Mill Creek, which drains to the Sugar River. Currently, the central portion of the Hammersley Quarry site is internally drained to the East and West Quarry areas of the site. In these areas, storm water runoff typically accumulates at low points on the quarry floor, where it evaporates or infiltrates into the bedrock floor of the quarry. The southern slopes of the site drain to the Lacy Road right-of-way. The westernmost portion of the site drains toward the Fitchrona Road right-of-way, and the North-facing slopes of the site drain toward the Quarry Ridge Recreation Area and the 630 acre Jamestown Watershed. Drainage from the redevelopment site reaches Goose Lake via existing culverts beneath Fitchrona Road which include flow from Lacy Road as well. (See Figure 7).

Prior to development, approximately 50 acres of the site drained to the north, towards the Quarry Ridge Recreation Area and then drained westerly to Goose Lake. The southern 20 acres drained to the south and southwest to a farm field swale and then northwesterly to the Lacy Road – Fitchrona Road intersection and then northwesterly via roadside ditches to Goose Lake. Drainage from Goose Lake drains westerly and feeds the Badger Mill Creek and its associated wetlands.

The City of Fitchburg established the Jamestown Stormwater Assessment District to create and maintain a series of stormwater detention ponds along the drainage system discharging to Goose Lake. These ponds control the peak rate of runoff and remove sediment from the surface water runoff flowing to Goose Lake.

2.5 Groundwater Hydrology

In general, there are three groundwater systems in the area: a shallow aquifer comprised of glacial deposits; an upper bedrock aquifer comprised of several Ordovician and Cambrian aged sandstones and dolomites; and a lower sandstone aquifer comprised of the lower Eau Claire Formation and the Mt. Simon Formation. A layer of shale approximately 10 feet thick in the Eau Claire Formation separates the two bedrock aquifers. Most municipal wells in Dane County draw from both the shallow and deep bedrock aquifers; however newer wells are typically open only to the deeper Mt. Simon sandstone aquifer. Available information indicates that a groundwater divide is present in this area separating groundwater flowing west to the Sugar River and groundwater flowing east toward the Yahara River, and that groundwater in both bedrock aquifers below the project site flows northeast towards Nine Springs Creek and the Yahara River.

Hammersley Quarry is situated near the top of the upper bedrock aquifer. The lowest bedrock exposed is the St. Peter Sandstone, which has relatively high and uniform permeability. Above the St. Peter,

dolomites of the Galena, Decorah and Platteville Formations are exposed, particularly in the eastern quarry area. These units are also highly permeable due to extensive horizontal and vertical fractures.

2.6 Natural Features

The Quarry Vista site contains approximately 20 acres that have not been disturbed by quarry operations. These remaining areas of native vegetation are located in the northerly and southerly hillsides and are comprised predominately of upland hardwood forest species. Each of these areas includes several high quality old growth trees and vegetation including black oak, white oak and hickory, but are dominated by lower quality woods with a predominantly weedy and brushy understory. The disturbed portions of the site are covered with lower quality vegetation that has invaded and established in areas where the active quarry and fill operations have ceased.

The northern wooded hillside and the adjacent Quarry Ridge Recreation Area (despite active recreational use) provide habitat for diverse wildlife populations.

2.7 Environmental Designations

The environmental designations for the proposed development site and adjacent areas are shown on Figure 3. Wetland designations were taken from the Wisconsin Wetland Inventory on the DNR Surface Water Data Viewer, Environmental Corridors and areas of steep slopes from the Dane County online mapping application and the Park and Conservancy area designations from the City of Fitchburg 2013 land-use plan. As Figure 3 illustrates, the previously-mapped designations on the proposed development site include areas of steep slopes, and areas that were shown to be potential Park and Conservancy lands in the city's 2013 Land-Use Plan.

A small wetland area is located within the 66 foot wide "panhandle" of land that runs adjacent to the Quarry Ridge Recreational Area and connects to Fitchrona Road. In October 2014 Eco-Resource Consulting (ERC) evaluated the site and delineated a 203 SF wetland in an excavated pit. The character of this wetland suggests that a 75 foot buffer is applicable. The buffer does not extend into the proposed lots. The wetland will not be impacted by the proposed public improvements associated with the plat. See Figure 3.

A small portion of the westernmost part of the project site could be subject to buffer constraints associated with the existing wetlands to the West of Fitchrona road, if a 300-foot buffer was deemed to apply to the area. However, the character of this wetland and the separation of the wetland from the development site by Fitchrona road and associated drainage features suggests that the 75 foot buffer is more applicable to the wetland area west of Fitchrona road. Wetland buffer widths of 75 feet do not extend into the proposed development site from this wetland.

Figure 3 illustrates that, as discussed above, much of the area of the North-facing and South-facing slopes of Quarry Vista are steeper than 12%. The potential Park and Conservancy areas noted in the 2013 land-use plan include the margin of the site adjacent to the Quarry Ridge Recreational Area, the

eastern portion of the site which includes active quarry operations, a small portion of the southeastern-most portion of the site that is in residential and woodland use. Additionally, a “finger” of potential parkland is shown on the westernmost margin of the site, crossing part of the existing residential lots and Fitchrona Road, potentially indicating a desire for North-South pedestrian or bicycle transit, although the designation does not extend into the Quarry Ridge Recreational Area (see Figure 3).

An inactive closed landfill is located within the central portion of the Quarry Vista site, as shown on Figure 3. Based on a DNR file data, the landfill was licensed as a 5.0 acre site in 1972 for non-combustible waste disposal but also permitted to accept wood matter, trash, and garbage. Based on Owner and DNR information, the landfill primarily accepted construction demolition material from highway projects and was operated as a private site until it received site closure status in 1980. While the original landfill licensed area was 5.0 acres, a test pit investigation indicates that the actual filling area was much smaller; about 1.5 acres (see Figure 3). No landfill activities have occurred since 1980. Since 1980, there have been no DNR requirements for environmental monitoring or reporting at the site.

2.8 Transportation

The main streets supporting development in this area of the city are Fitchrona Road and Lacy Road with Nesbitt Road and Seminole Highway completing the overall network. Fitchrona Road is the primary north-south route and is an important linkage between McKee Road/CTH PD to the North and the City of Verona (via Whalen Road) to the south. Lacy Road is a major east-west arterial through the city. Currently, the area is not served by a transit system. Access to the Military Ridge State Trail is 300 feet north of the subject site. Future bicycle routes are planned for both Lacy Road and Fitchrona Road.

2.9 Availability of Water and Wastewater Services

Sanitary sewer is readily available both in Fitchrona and Lacy Roads and an 8” main was previously stubbed into the site from Fitchrona Road. Water service is from the Nesbitt Road/Fitchrona Road intersection will be extended by Fitchburg to the Quarry Vista Drive – Fitchrona Road intersection.

2.10 Parks

The Quarry Ridge Recreation Area borders the north boundary of the subject site. This park consists of a wooded area with steep slopes and an 11 acre wet pond that collects stormwater from the Jamestown Neighborhood. This park provides for more than 3 miles of off-road mountain bike and hiking trails and includes a picnic shelter and restrooms. This park provides direct access to the Military Ridge State Trail.

2.11 Schools

The subject site is in the Verona School District.

3 Proposed Development

3.1 Proposed Site Plan

The Quarry Vista project proposes a mixed residential neighborhood with 322 units on 72.4 acres including 124 single family lots, 12 single family condominium units, 30 duplex units and 156 multi-family units for a gross density of 4.4 DU/Ac. Figure 4 illustrates the proposed plan including the proposed layout of lots, roadways and connecting greenspace.

3.2 Proposed Planning Approach

The proposed Quarry Vista CDP primarily focuses development in the areas of the site disturbed by quarry operations in order to preserve the site's natural features (wooded vegetation and steep slopes) that border the Quarry Ridge Recreation Area on the north and Lacy Road on the south. A small area of woodland along Lacy Road will be disrupted by the proposed single family condo lot. The proposed CDP provides an efficient system of streets organized in an east-west orientation to maximize solar orientation for the majority of the housing units. The street system generally follows the site's existing topography which rises from a low point at Fitchrona Road to a high point on the site's northeast boundary with an approximate 80 foot elevation change. The orientation of the housing units and the rising topography will allow for viewsheds to Blue Mounds to the west and the rural landscape to the south and west.

The following points summarize the Quarry Vista CDP planning approach:

- Preservation of natural features.
- A range of housing choices, lot sizes and building types to promote diversity and affordability.
- An efficient street system that promotes a connected neighborhood.
- A system of active and passive recreation areas that includes large and small parks and hiking/walking trails through the site's natural areas.
- Preservation of quarry walls as design features for new parks and the use of quarried stone in the site's landscape design to promote the site's quarry heritage.
- Solar orientation and viewsheds.
- Pedestrian and bicycle connectivity.
- Utilization of the site's open space system to maximize stormwater infiltration.
- Consolidation of the landfill area in an environmentally responsible manner to create an area of privately owned green space.

3.3 Proposed Housing Mix

The Quarry Vista CDP proposes a variety of lot sizes and building types which are identified on Figure 4 and include the following designations. Note: The sizes for each designation are averages and may vary.

SF-A (16 lots) – 70' x 125' single family detached lots located on the both sides of Quarry Vista

Drive west of the phase line.

SF-B (56 lots) - 80' x 125' single family detached lots located on the north and south perimeters of the development.

SF-C (52 lots) - 50' x 110' detached lots with rear alleys located in the center of the development.

SF-D (12 condos) - Detached single family condominiums served by a private drive located in the wooded area in the southeast corner of the development. The 2,500 sf building sites and the private drive will be located to preserve significant vegetation and minimize regrading of the natural topography.

SF-E (15 lots) – 80' x 110' duplex lots located in the southwest portion of the development adjoining Lacy Road that will provide a transition between the higher density multi-family (MF-1) and the lower density single family neighborhood to the east.

MF-1 (up to 156 units) - Multi-family buildings located in the southwest corner of the development with an approximately equal mix of one and two bedroom apartments or assisted living units and a combination of enclosed and surface parking.

3.4 Landfill Area Management

As noted above, the presently inactive Hammersley Construction Co. landfill (Landfill) was licensed as a 5.0 acre site in 1972 for non-combustible waste disposal but also permitted to accept wood matter, trash, and garbage. However, based on Owner and DNR information, the landfill primarily accepted construction demolition material from highway projects and was operated as a private site until it received site closure status in 1980. While the landfill licensed area was 5.0 acres, the actual filling area was much smaller; about 1.5 acres (see Figure 3). Hammersley submitted a closure plan modification request to DNR in May 2014 which called for excavating the fill material within the existing landfill limits, sorting it to remove material that should be disposed of off-site, and placing the balance of the material in a location occupying park and roadway right-of-way areas proposed to be dedicated to the City. This closure plan modification was approved by DNR in August 2014. However, it became apparent that the approved closure plan was incompatible with the City development approvals and criteria for public land dedication.

Following a series of meetings in September 2014, Hamm Fam Land has worked with the City and DNR to develop a project design and landfill closure plan that will be acceptable to all parties. After several rounds of review with the City, the revised closure plan was submitted to DNR on January 14, 2015. At this time, no formal approval has been granted. Key elements of the closure plan activities will include:

1. The existing landfill area shown on Figure 3 will be excavated in phases. The excavated fill

material will be sorted, and woody material, municipal waste, ash waste or other waste will be removed from the fill and disposed at suitable off-site facility, leaving only earth fill and clean nonorganic construction debris to be placed in the 1.2 acre area shown as private green space on Figure 4.

2. After the fill is removed, the base of the landfill area will be sampled and sample results reviewed by DNR and the City.
3. The fill placed in the private green space area shown will have an even surface and will have turf vegetation.
4. The private greenspace area will not be transferred to City ownership as part of the Final Plat dedications.
5. Placement of acceptable fill material in the private green space shown on Figure 4 will be monitored for conformance with the closure plan requirements by both City and DNR. A full documentation report of activities will be prepared.
6. DNR will review the closure documentation report. If the work has been conducted according to the approved plan and the test results from the area of existing fill placement are acceptable, DNR will approve the plan and document that the area of fill placement shown on figure 4 is the only extent of landfill on the Quarry Vista property.

The revised closure plan modification submittal (identified as Reference 5 to this plan) includes many additional details regarding the specifics of material sorting procedures, analytical testing procedures, and communication and coordination with the City and DNR.

3.5 Proposed Transportation Plan

The proposed development provides for multi-modal transportation. The street system has been designed in a grid pattern to evenly distribute traffic volumes. A series of interconnected greenways with off-street pathways provide for pedestrian and bicycle usage.

3.5.1 Automobile

The primary means of transportation will be by private automobile. The development will generate approximately 2,700 trips per day. Because of the proposed grid system traffic will be distributed more evenly over the street network. The primary transportation corridors are Fitchrona Road and Lacy Road.

The street system proposed in the Quarry Vista CDP includes a mix of street types:

- A central E-W street (66' row) that will move from the west at Fitchrona Road and connect with

the future North Stoner Prairie Neighborhood (Payne and Dolan Quarry) adjoining the site's eastern boundary. Driveways will be eliminated along this street because lots that border the street will be served by rear alleys.

- Local E-W loop streets (66' row) that parallel the central street on the north and the south.
- Local N-S connecting streets (66' row) that connect the loop streets to the central street and divide the development into 500' blocks.
- One 500' cul-de-sac street (66' row).
- 24' rear alleys serving SF-C lots.
- A 24' private drive serving the condominium cluster.

The Quarry Vista CDP proposes four entrances from the surrounding street system: one on Fitchrona Road, two on Lacy Road and one future entrance at the development's eastern boundary to connect with the future North Stoner Prairie Neighborhood. Street gradients will be less than 5% on average except for the easterly Lacy Road entrance which will be less than 8%.

Proposed street typical-sections are shown in Figure 5. The proposed street system consists of two typical cross sections. The main east-west street will be 36 feet face of curb to face of curb with on-street parking in a 66-foot right of way. The curvilinear nature of the street and on-street parking will provide traffic-calming measures. The remaining of the streets will be 32 feet wide and provide on street parking and two travel lanes within a 66-foot right of way. Public streets will include a minimum nine foot terrace for street trees and lighting. The private alleys will be constructed in outlots and will be designed in accordance with Chapter 27, Division 6.

To accommodate future widening of Fitchrona and Lacy Roads, additional right of way is proposed to be dedicated along the north side of Lacy Road and east side of Fitchrona Road. The right of way width on the north side of Lacy Road will be 40'. The right of way width on the east side of Fitchrona Road will be 50'. The widths of these rights of way are sufficient to accommodate future improvements by the city, including sidewalks, on-street bike lanes, travel lanes and turn lanes at intersections. Additional right of way may also be dedicated in the northeast quadrant of the Lacy Road/Fitchrona Road intersection to improve the intersection skew angle.

Initially, Lacy Road will be designed to accommodate a 40 mph design speed. Fitchrona Road and Lacy Road improvements will include grading the expanded right of way to accommodate the future street section and construction of a paved multi-purpose path along the east and north limits of the respective rights of way. The location of the paved multi-purpose path will be confirmed with Public Works staff during the platting process. The proposed intersections with Lacy Road and Fitchrona Road will be designed to meet sight distances for a 50 mph design speed.

Entrance features and signage will be provided at all entryways into the development.

3.5.2 Pedestrian and Bicycle

The proposed street system will provide a pedestrian and bicycle network that will connect all parts of the Quarry Vista neighborhood. This pedestrian/bike network will also connect to future ped/bike facilities on Lacy Road and Fitchrona Road and provide connections to destinations in the surrounding neighborhood and the community. A future bicycle route planned for Fitchrona Road will connect to the Military Ridge State Trail which has an entrance 300' north of the subject site. The Military Ridge State Trail links to other local and regional trails to connect the subject site to area-wide and regional destinations. The proposed pedestrian and trail system is consistent with the apparent transit objectives of the Parks & Conservancy areas shown on the 2013 land-use plan.

3.5.3 Transit

Currently, the area is not served by a transit system. As the surrounding area develops, transit service may become available along Lacy Road and/or Fitchrona Road

3.6 Proposed Park System

Quarry Vista proposes a variety of parks and open spaces to serve the recreation needs of the neighborhood residents.

- A 1.6 Ac central park that will include playground and a multi-purpose open space. This south facing park will incorporate a remnant of the existing quarry wall as a defining landscape feature.
- A 3+ Ac south-facing park located in the northeast corner of the development. This park, which will also incorporate an existing quarry wall as a defining landscape feature, will include a soccer field, a ball diamond, play equipment and a sledding hill.
- The wooded area preserved on the north side of the development with a hiking/walking trail that connects to the neighborhood's street system and the Quarry Ridge Recreation Area.
- Wooded and open space buffers located on the east and south sides of the development.

The proposed Quarry Vista CDP includes approximately 21.4 Ac of parks and open spaces, about thirty percent of the total site area. Approximately 18.1 Ac of this total will be dedicated to meet the city's park dedication requirements.

Note that the private open space area identified on Figure 4 will not be part of public park dedication.

3.7 Proposed Utility Service

The proposed layout of sanitary and water services are shown in Figure 6. The layout of utilities will be finalized with input from Public Works staff during the platting process.

The sanitary sewer system serving the development will connect to an 8-inch sanitary sewer stubbed into the property from Fitchrona Road. Within the development, 8-inch sanitary sewer mains will be installed within the street rights of way or public utility easements. An 8-inch sanitary sewer, at minimum grade, has a capacity of 0.77 cfs. The proposed development of 322 dwelling units will generate a peak flow of 0.38 cfs using 150 gpd for multi-family units, 225 gpd for single family residential units and a peak factor of 4.

Water service for the development will be provided from a 12-inch water main extended from Nesbitt Road. The water main will be brought by the City to the Quarry Vista Drive – Fitchrona Road intersection. Provisions for water service to lands east and south of the Quarry Vista site will be made by extending the 12-inch water main in plat outlots adjacent to Lacy Road and Fitchrona Road. Internally, the development will be served by a series of 8-inch water mains. The city's ultimate water distribution system plans indicate that this main will eventually be extended easterly to the future extension of Commercial Drive and connect north to provide a looped system back to Water Tower E located northeast of the Payne & Dolan Quarry.

3.8 Stormwater Management

The stormwater management system for the site will be designed to meet the following objectives:

1. Provide compliance with the City's storm water management criteria, including limiting the increase of post-development peak discharge rate to predevelopment rate for the 1, 2-year, 10-year and 100-year storms, to provide 80% reduction in suspended solids release compared to no controls, and to infiltrate sufficient runoff volume so that the post-development retention of runoff is at least 90% of the predevelopment volume;
2. Provide compliance with State of Wisconsin stormwater management criteria described in Administrative Code sections NR 216 and NR 151. Providing compliance with the City's criteria will (with minor exceptions that will be addressed) provide compliance with state of Wisconsin criteria;
3. Address site-specific criteria that are currently being refined with City of Fitchburg staff. These criteria are oriented toward providing a drainage system compatible with adjacent uses along Lacy Road and Fitchrona Road, and to providing minimal impact to Goose Lake. The majority of the site will drain to the Quarry Ridge Wet Pond, to utilize the detention routing storage available and also to maximize the opportunity for water quality treatment and seepage of water in the basin to the regional groundwater system. The development plan will emphasize local (near-source) management of water quality and volume.

4. Integrate the storm water management design with local “pocket parks” and larger open space areas to provide an attractive aesthetic consistent with the design of the residential area.

A schematic plan of the anticipated stormwater management system is shown on Figure 7. The majority of the site will drain via storm sewer and graded pathways toward the Quarry Ridge Wet Pond. The apartment lot in the southwest corner of the plat will address stormwater requirements with it’s own on-site system.

Within the development area, stormwater management will be integrated into the site design at three scales: a local streetscape scale where we anticipate placement of bioretention and possibly “ street terrace infiltration areas within the public right-of-way, somewhat larger systems to be incorporated within pocket parks to provide block-by-block storm water runoff volume reduction, and larger systems that will receive runoff from multiple block areas to be located in public open space. The streetscape and block-by-block stormwater features are anticipated to be vegetated. Design of the systems will be driven by stormwater management criteria as well as the aesthetic and use functions of the open spaces in which they are placed. This design approach is intended to make use of the results of the recently completed Catalytic Project report prepared by EOR for the City of Fitchburg using the McGaw Park area as an example.

Drainage features will also be incorporated into the connected open space plan for the project. The drainage conveyance swale to be constructed within the Quarry Ridge recreation area will be designed to meet Park aesthetic and functional objectives. Drainage on the perimeter of the project, along Lacy Road and Fitchrona Road will be improved as part of the right-of-way improvements that will be required for this project.

Example descriptions of design approaches, plant species sets, and performance trade-offs for storm water management practices anticipated to be used in the project are included in Appendix A.

3.9 Compatibility with Surrounding Land Uses

The residential uses and densities, street patterns and parks and open spaces proposed for the Quarry Vista CDP are compatible with surrounding land uses, both existing and future. These uses include single family residential uses bordering the east side of the development, the Quarry Ridge Recreation Area bordering the north side of the development, commercial and industrial uses proposed as part of the future North Stoner Prairie Neighborhood on the east side of the development, and low density residential uses recommended in the *City of Fitchburg Comprehensive Plan* for the area south of Lacy Road.

3.10 Consistency with Adopted Plans

The proposed Quarry Vista CDP is consistent with the *City of Fitchburg Comprehensive Plan* which designates the subject site as Low Density Residential with 2 – 5 dwelling units per acre. The CDP is

also consistent with City of Fitchburg's *Comprehensive Park, Open Space, and Recreation Plan*. Open space corridors are provided around all sides of the proposed development except for approximately 350' along the west side of the cul de sac that adjoins the existing single family lots along Fitchrona Road. A vegetation buffer will be provided to separate the existing and proposed lots.

The proposed development plan, including pedestrian and bicycle transit features, connected open space and preservation of wooded slopes is consistent with the objectives of the Parks & Conservancy areas shown on the 2013 Land-Use Plan. The development plan also is consistent with the objective of the steep slope designations in that the steeply sloped wooded hillsides will generally not be developed and will not be regraded.

3.11 Proposed Land Use Data

Figure 8 shows the proposed land uses.

Total Site Acreage 72.4 Acres

<u>Proposed land use area and units</u>	<u>Ac</u>	<u>units</u>
Low Density Single Family Residential	26.1	124
Low Density Condominiums	2.9	12
Duplex	3.3	30
High Density Apartments	<u>3.7</u>	<u>156</u>
Total Units	36.0	322

Projected Ownership

Total Ownership	166	52%
Total Rental	156	48%

Density

Net Density/Acre	8.9 DU/Ac
Gross Density/Acre	4.5 DU/Ac

Area by land use

Total Residential Development Acreage	36.0 Ac (49.7% of total site)
Total Open Space	21.4 Ac (29.6% of total site)

Proposed Parks	18.1 Ac
Private Stormwater Management Areas	2.1 Ac
Private Greenspace	1.2 Ac

Total Public Streets	15.0 Ac (20.7% of total site)
----------------------	-------------------------------

Dedications

Public Street Dedication	15.0 Ac	
Park Dedication	18.1 Ac	(21.4 Ac Required)

3.12 Development Schedule

The Hammersley Quarry Redevelopment project is anticipated to be developed over a 4-year time frame in two phases as shown in Figures 9.1 and 9.2. The suggested development phases are:

- Phase One — 2015-2016
- Phase Two — 2017-2019

This timing may change due to market conditions, availability of infrastructure or other reasons.

3.13 Proposed Zoning

Figure 10 shows the proposed final zoning for Quarry Vista. The zoning will be phased per the development schedule. The single family areas of Phase One has been rezoned to R-LM, the PD areas have been rezoned to PDD-SIP while the multi-family lot has been rezoned to PDD-GIP. During Phase One, the area within Phase Two will not be rezoned. During Phase Two development, the remaining single family lots will be rezoned to the proposed final zoning and the Single Family Condo lot will be rezoned to A-S. The single family condo lot will be rezoned when they are developed.

4 Estimated Assessed Value

Development Type	Estimated Assessed Value
16 SF Homes @ \$300,000 ("A" lots)	\$4,800,000
56 SF Homes @ \$300,000 ("B" lots)	\$16,800,000
52 SF Homes @ \$250,000 ("C" lots)	\$13,000,000
15 Duplex Units @ \$500,000 ("E" lots)	\$7,500,000
156 Apartments @ \$70,000	\$10,920,000
12 Condominium Homes @ \$275,000	\$3,300,000
	<hr/>
Total Estimated Assessed Value	<u><u>\$56,320,000</u></u>

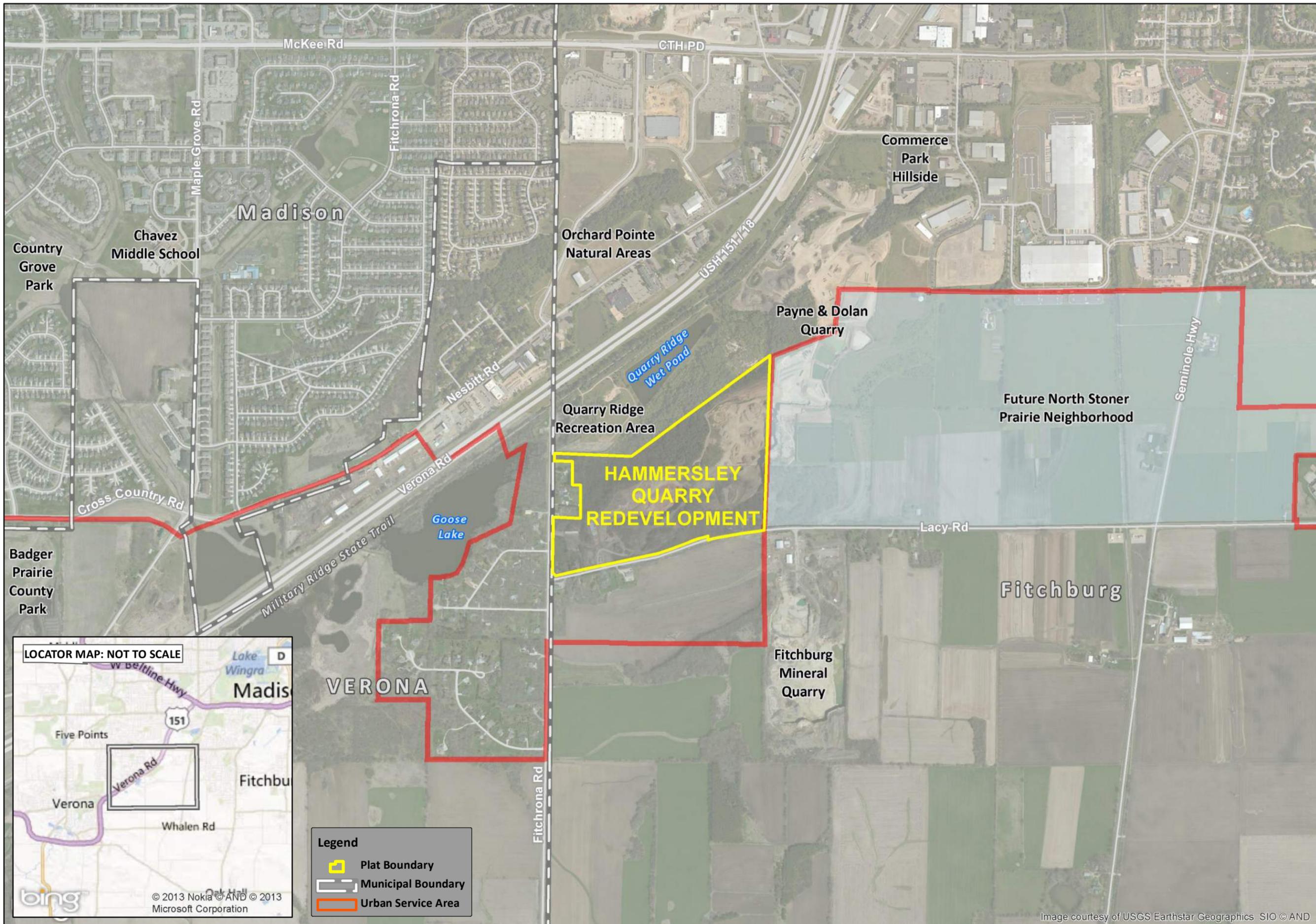
5 References

1. *City of Fitchburg Comprehensive Plan*, Chapter Four: Land Use. adopted March 2009, rev. Dec 2013
2. *Comprehensive Park, Open Space, and Recreation Plan*, City of Fitchburg. January 2010
3. *Dane County Parks & Open Space Plan*, Chapter IX.6 Trails. March 2012
4. *North Stoner Prairie Neighborhood Plan*. November 2013
5. *Revised Plan Modification for Hammersley Construction Co. landfill*, submitted to the Wisconsin DNR by Hammersley Stone Company, Inc. on January 14, 2015



Figures

Figure 1	Project Context
Figure 2	Existing Conditions
Figure 3	Environmental Designations
Figure 4	Project Plan and Conceptual Layout
Figure 5	Street Typical Sections
Figure 6	Utility Plan
Figure 7	Stormwater System Schematic Layout
Figure 8	Land Use Plan
Figure 9	Phasing Plan
Figure 10	Zoning Plan



DRAWN BY
ACF

CHECKED BY
RDP

Rev 1 - 1/7/14

MONTGOMERY ASSOCIATES:
RESOURCE SOLUTIONS, LLC
119 South Main Street | Cottage Grove, WI 53527
(608) 839-4422 | www.ma-rs.org



PROJECT CONTEXT
Hammersley Quarry Redevelopment
Hamm Fam Land LLC



0 500 1,000
Feet

SCALE
1 inch = 1,000 feet

PROJECT NO.
1613

DATE
12/17/2013

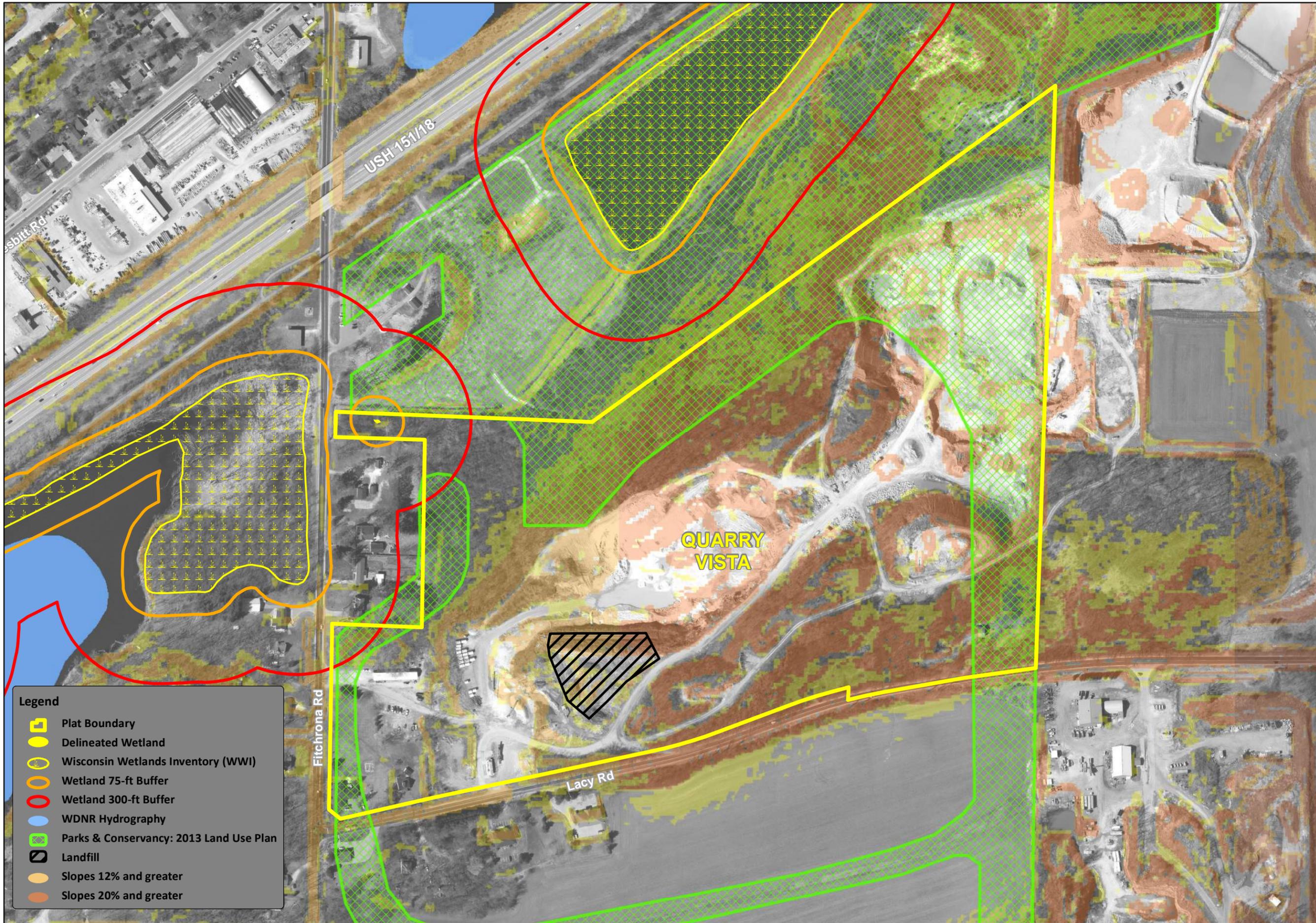
FIGURE
1

Legend

- Plat Boundary
- Municipal Boundary
- Urban Service Area



Image courtesy of USGS Earthstar Geographics SIO © AND



- Legend**
- Plat Boundary
 - Delineated Wetland
 - Wisconsin Wetlands Inventory (WWI)
 - Wetland 75-ft Buffer
 - Wetland 300-ft Buffer
 - WDNR Hydrography
 - Parks & Conservancy: 2013 Land Use Plan
 - Landfill
 - Slopes 12% and greater
 - Slopes 20% and greater

DRAWN BY ACF	CHECKED BY RDP
-----------------	-------------------

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 (608) 839-4422 | www.ma-rs.org

ENVIRONMENTAL DESIGNATIONS

Quarry Vista
 Hamm Fam Land LLC



0 100 200 300
 Feet

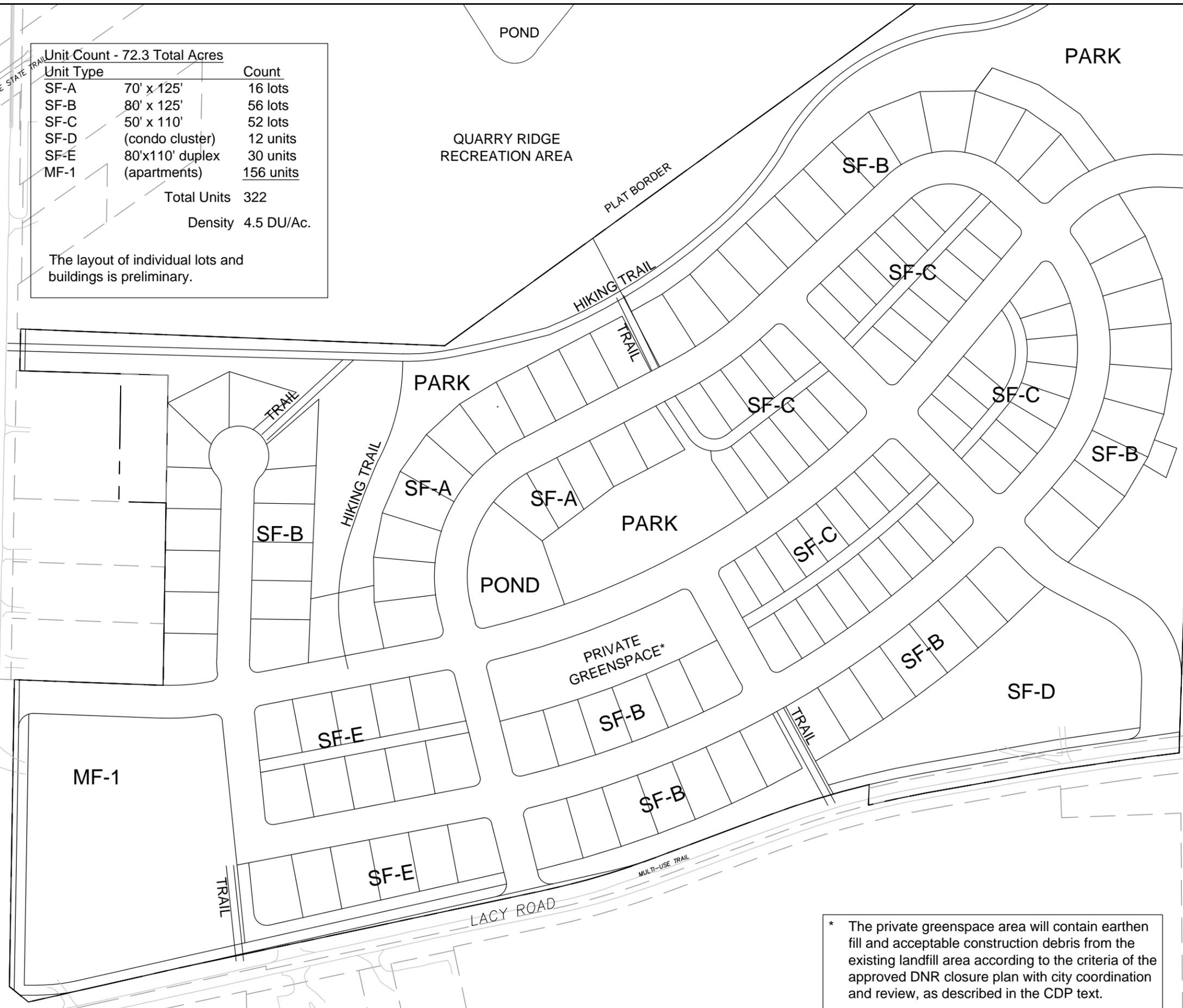
SCALE
 1 inch = 300 feet

PROJECT NO. 1613	DATE 2/17/2015
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FIGURE
3

Unit Count - 72.3 Total Acres		
Unit Type		Count
SF-A	70' x 125'	16 lots
SF-B	80' x 125'	56 lots
SF-C	50' x 110'	52 lots
SF-D	(condo cluster)	12 units
SF-E	80'x110' duplex	30 units
MF-1	(apartments)	156 units
Total Units		322
Density		4.5 DU/Ac.

The layout of individual lots and buildings is preliminary.



DATE	REVISION / ISSUE	NO.
1/17/14	1 CDP Revisions	1
2/17/15	1 CDP Resubmittal	1

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NORTH STONER PRAIRIE NEIGHBORHOOD

PROJECT PLAN
 QUARRY VISTA
 HAMMERSLEY QUARRY
 FITCHBURG, WI
 HAMM FAM LAND LLC

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE
 0 100 200

SCALE
 1"=200'
 PROJECT NO. 1613 DATE 12/17/2013

FIGURE NO.
 4

* The private greenspace area will contain earthen fill and acceptable construction debris from the existing landfill area according to the criteria of the approved DNR closure plan with city coordination and review, as described in the CDP text.



PART 03 - HAMM FARM LAND PROPERTY DEVELOPMENT/IMPROVEMENTS/CDP - SHEET 2013-001

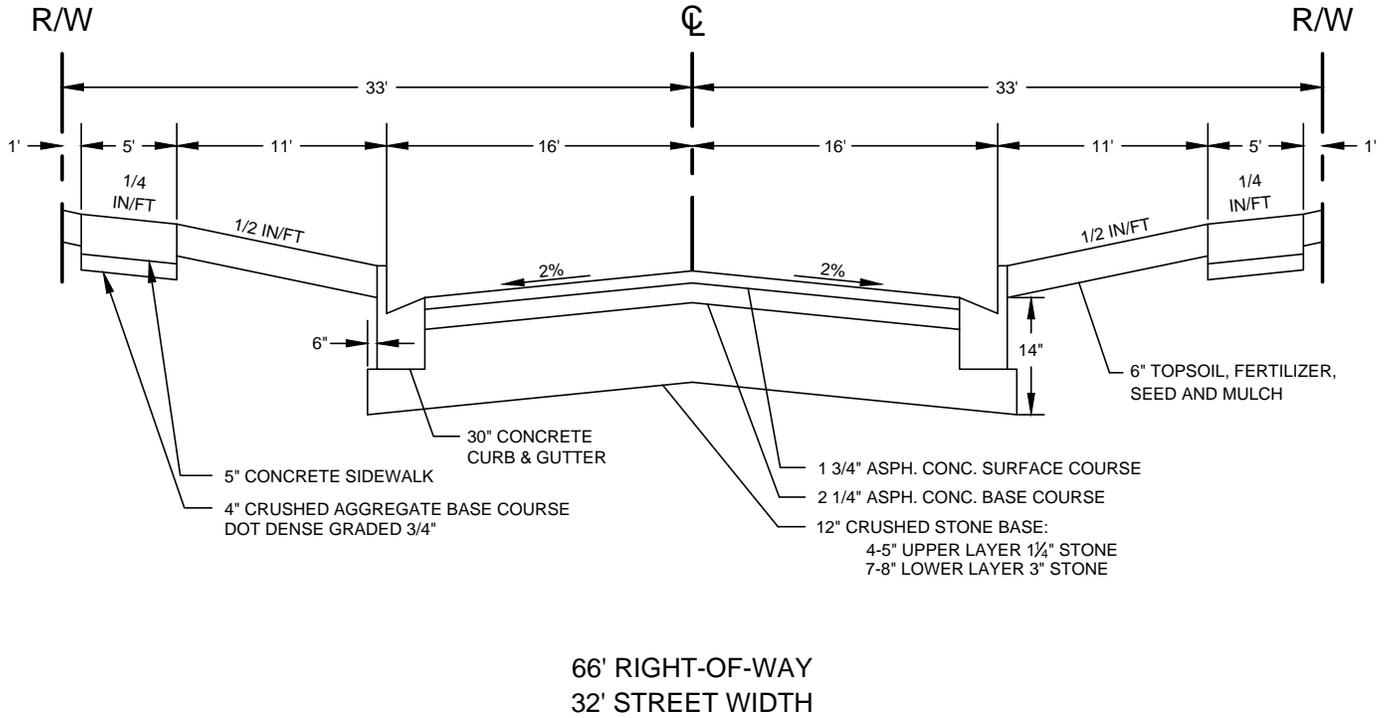
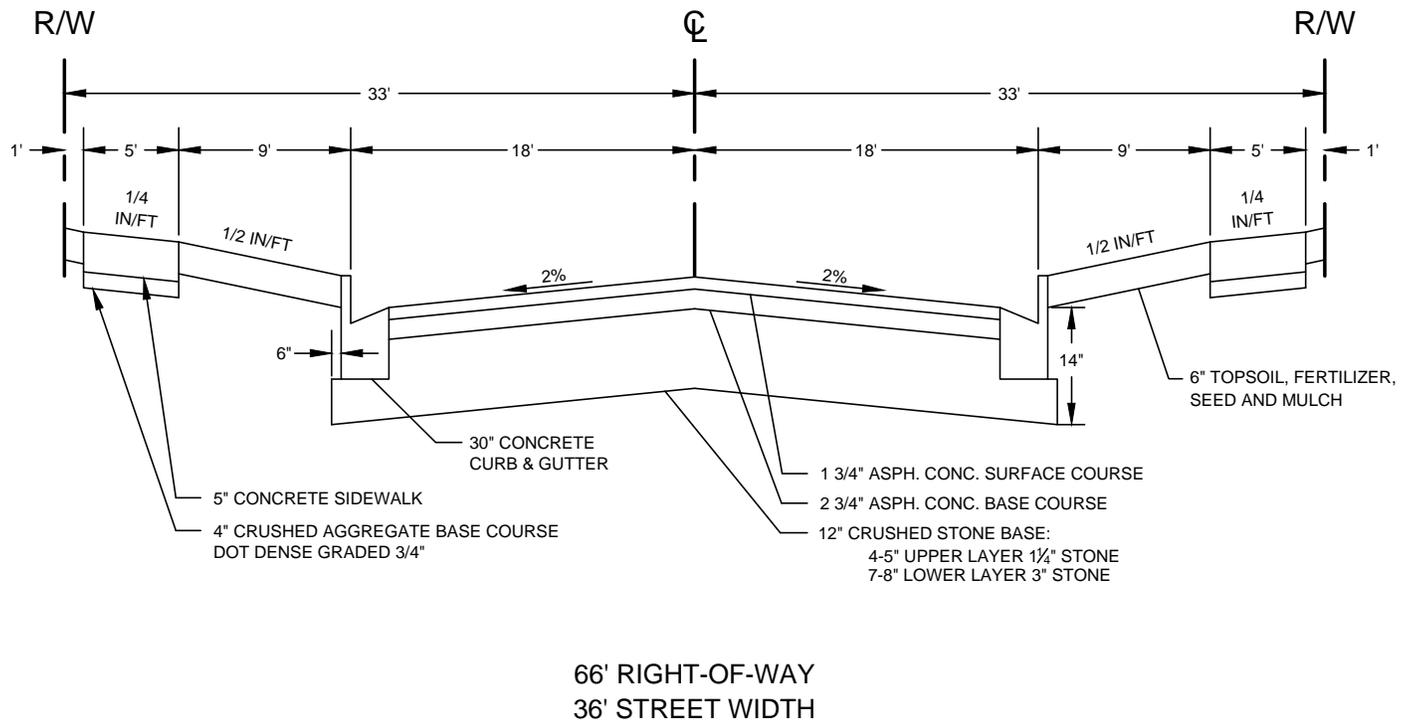


FIGURE 5
STREET TYPICAL SECTIONS

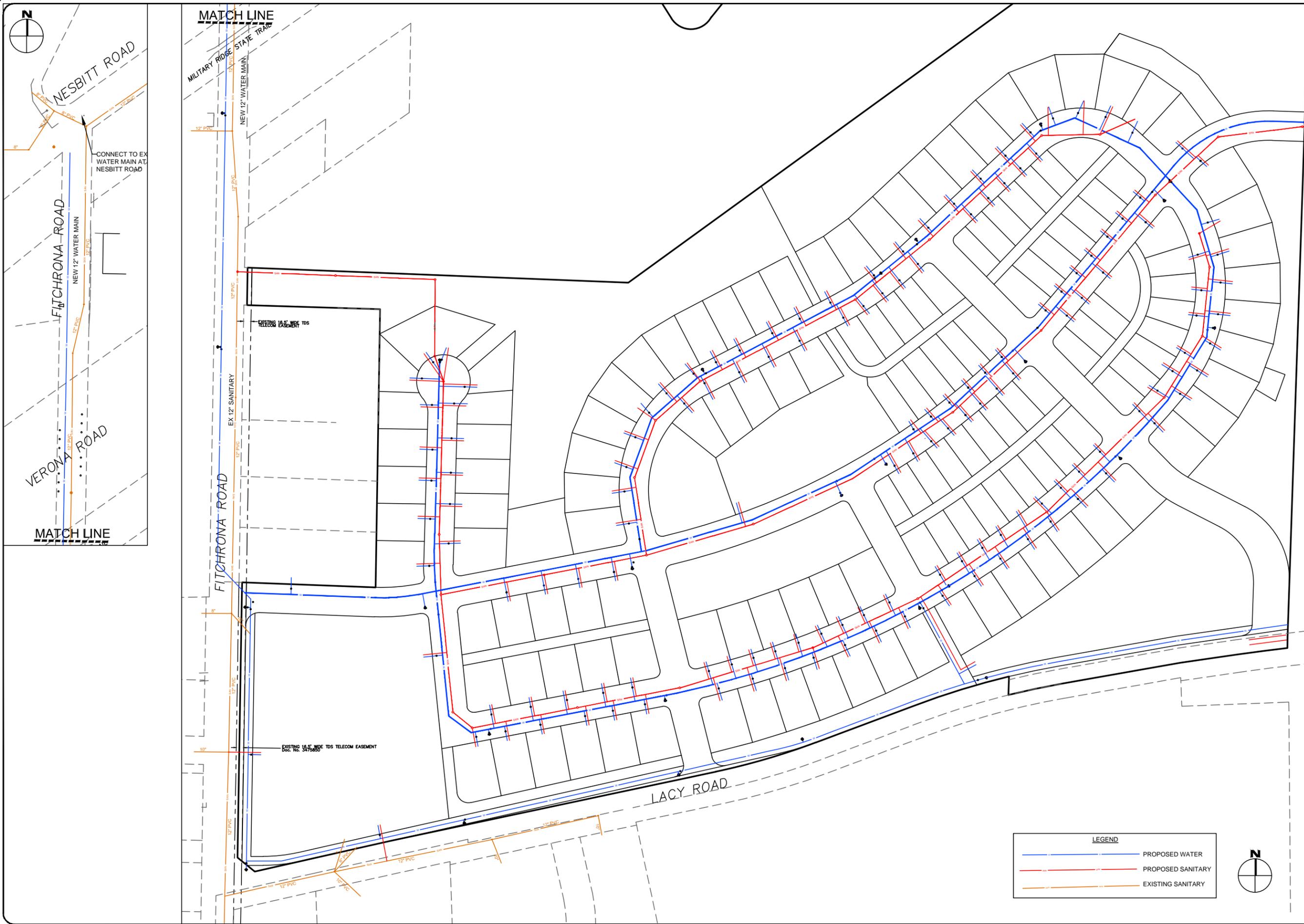
QUARRY VISTA
HAMM FAM LAND, LLC

Revisions:
1 CDP Revisions 1/7/14

DATE Dec 17, 2013	PROJECT NO. 1613
SCALE 1"=10'	
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	



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LEGEND	
	PROPOSED WATER
	PROPOSED SANITARY
	EXISTING SANITARY



NO.	REVISION / ISSUE	DATE	DRAWN BY	CHECKED BY
1	CDP Revisions	1/17/14	RDP	DJH
2	CDP Resubmittal	2/17/15		
3	Utility Change on QVD	3/5/15		

MONTGOMERY ASSOCIATES, LLC
 RESOURCE SOLUTIONS, LLC
 119 SOUTH MAIN STREET
 SUITE A
 COTTAGE GROVE, WI 53627
 WWW.MA-RS.COM



UTILITY LAYOUT
 QUARRY VISTA
 HAMMERSLEY QUARRY
 FITCHBURG, WI
 HAMM FARM LAND LLC

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SCALE
1"=200'
 PROJECT NO. 1613 DATE 12/17/2013

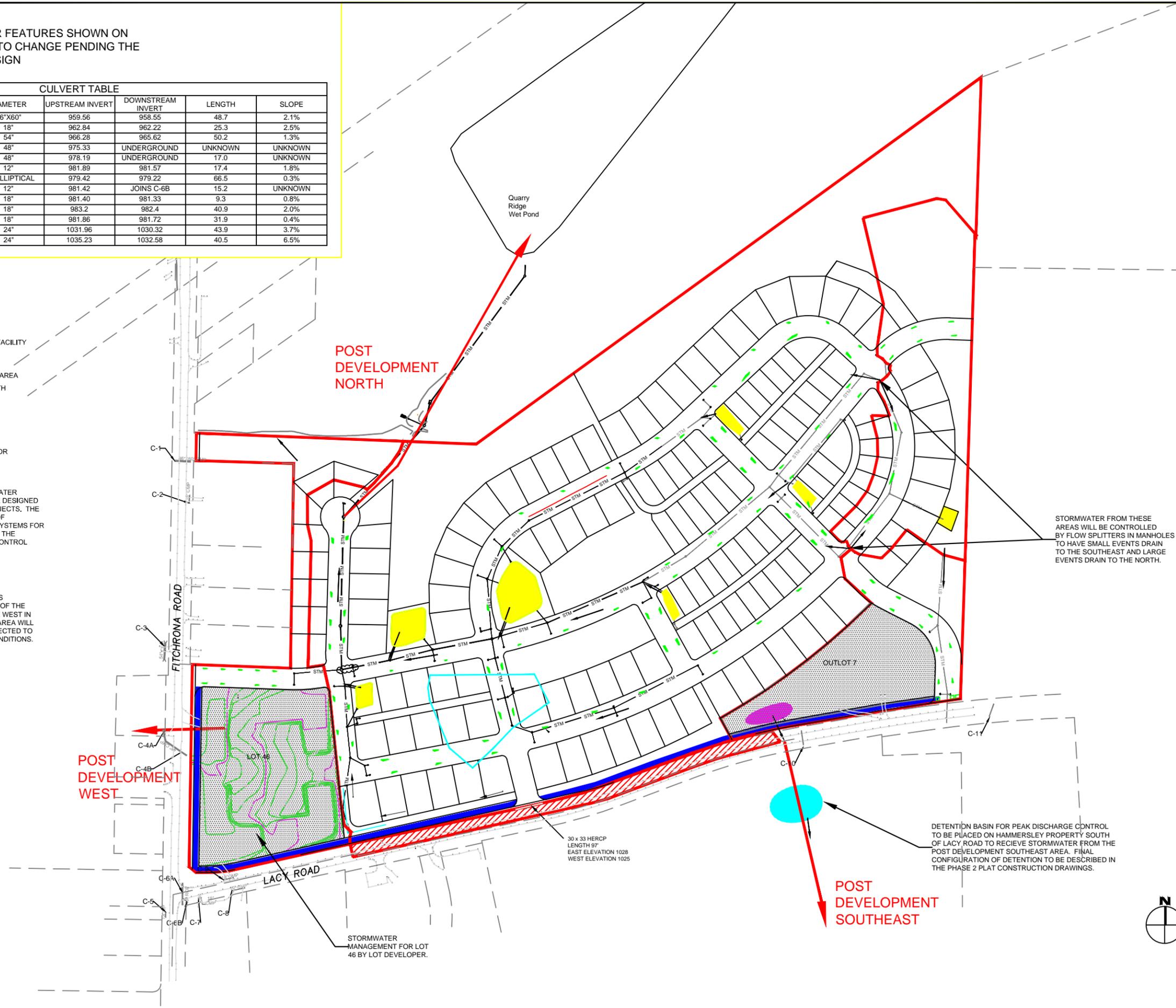
FIGURE NO.
6

NOTES:
 1. POTENTIAL STORMWATER FEATURES SHOWN ON THIS MAP ARE SUBJECT TO CHANGE PENDING THE FINAL STORMWATER DESIGN

CULVERT TABLE						
CULVERT ID	TYPE	DIAMETER	UPSTREAM INVERT	DOWNSTREAM INVERT	LENGTH	SLOPE
C-1	CMP	36"x60"	959.56	958.55	48.7	2.1%
C-2	CMP	18"	962.84	962.22	25.3	2.5%
C-3	CMP	54"	966.28	965.62	50.2	1.3%
C-4A	CMP	48"	975.33	UNDERGROUND	UNKNOWN	UNKNOWN
C-4B	CMP	48"	978.19	UNDERGROUND	17.0	UNKNOWN
C-5	CMP	12"	981.89	981.57	17.4	1.8%
C-6A	RCP	40" ELLIPTICAL	979.42	979.22	66.5	0.3%
C-6B	RCP	12"	981.42	JOINS C-6B	15.2	UNKNOWN
C-7	CMP	18"	981.40	981.33	9.3	0.8%
C-8	CMP	18"	983.2	982.4	40.9	2.0%
C-9	CMP	18"	981.86	981.72	31.9	0.4%
C-10	CMP	24"	1031.96	1030.32	43.9	3.7%
C-11	CMP	24"	1035.23	1032.58	40.5	6.5%

- LEGEND**
- PRIVATE OUTLOT INFILTRATION FACILITY
 - STREET TERRACE INFILTRATION AREA
 - PERMEABLE PAVEMENT BIKE PATH
 - DETENTION BASIN
 - APPROXIMATE AREA NEEDED FOR STORMWATER MANAGEMENT
 - AREAS IN WHICH THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED BY OTHERS AS SEPARATE PROJECTS. THE ANTICIPATED PERFORMANCE OF STORMWATER MANAGEMENT SYSTEMS FOR THESE AREAS IS DESCRIBED IN THE STORMWATER AND EROSION CONTROL REPORT.

NOTES:
 1.) HATCHED AREA ON SOUTH REPRESENTS PORTION OF LACY ROAD ROW OUTSIDE OF THE PLAT BOUNDARY THAT DRAINED TO THE WEST IN PREDEVELOPMENT CONDITIONS. THIS AREA WILL BE DRAINED BY STORMSEWER AND DIRECTED TO THE NORTH IN POST DEVELOPMENT CONDITIONS.



STORMWATER FROM THESE AREAS WILL BE CONTROLLED BY FLOW SPLITTERS IN MANHOLES TO HAVE SMALL EVENTS DRAIN TO THE SOUTHEAST AND LARGE EVENTS DRAIN TO THE NORTH.

DETENTION BASIN FOR PEAK DISCHARGE CONTROL TO BE PLACED ON HAMMERSLEY PROPERTY SOUTH OF LACY ROAD TO RECEIVE STORMWATER FROM THE POST DEVELOPMENT SOUTHEAST AREA. FINAL CONFIGURATION OF DETENTION TO BE DESCRIBED IN THE PHASE 2 PLAT CONSTRUCTION DRAWINGS.

STORMWATER MANAGEMENT FOR LOT 46 BY LOT DEVELOPER.

30 x 33 HERCP
 LENGTH 97
 EAST ELEVATION 1028
 WEST ELEVATION 1025

DATE	REVISION / ISSUE	NO.	NO.
2/17/15	CDP Resubmittal	1	1
3/5/15	Storm Align	2	2

DRAWN BY: LMS
 CHECKED BY: DJH

MONTGOMERY ASSOCIATES:
 RESOURCE SOLUTIONS, LLC
 119 SOUTH MAIN STREET
 SUITE A
 COTTAGE GROVE, WI 53027
 WWW.MRSL.COM

STORMWATER SYSTEM
 SCHEMATIC LAYOUT
 QUARRY VISTA
 FITCHBURG, WI
 HAMM FARM LAND, LLC

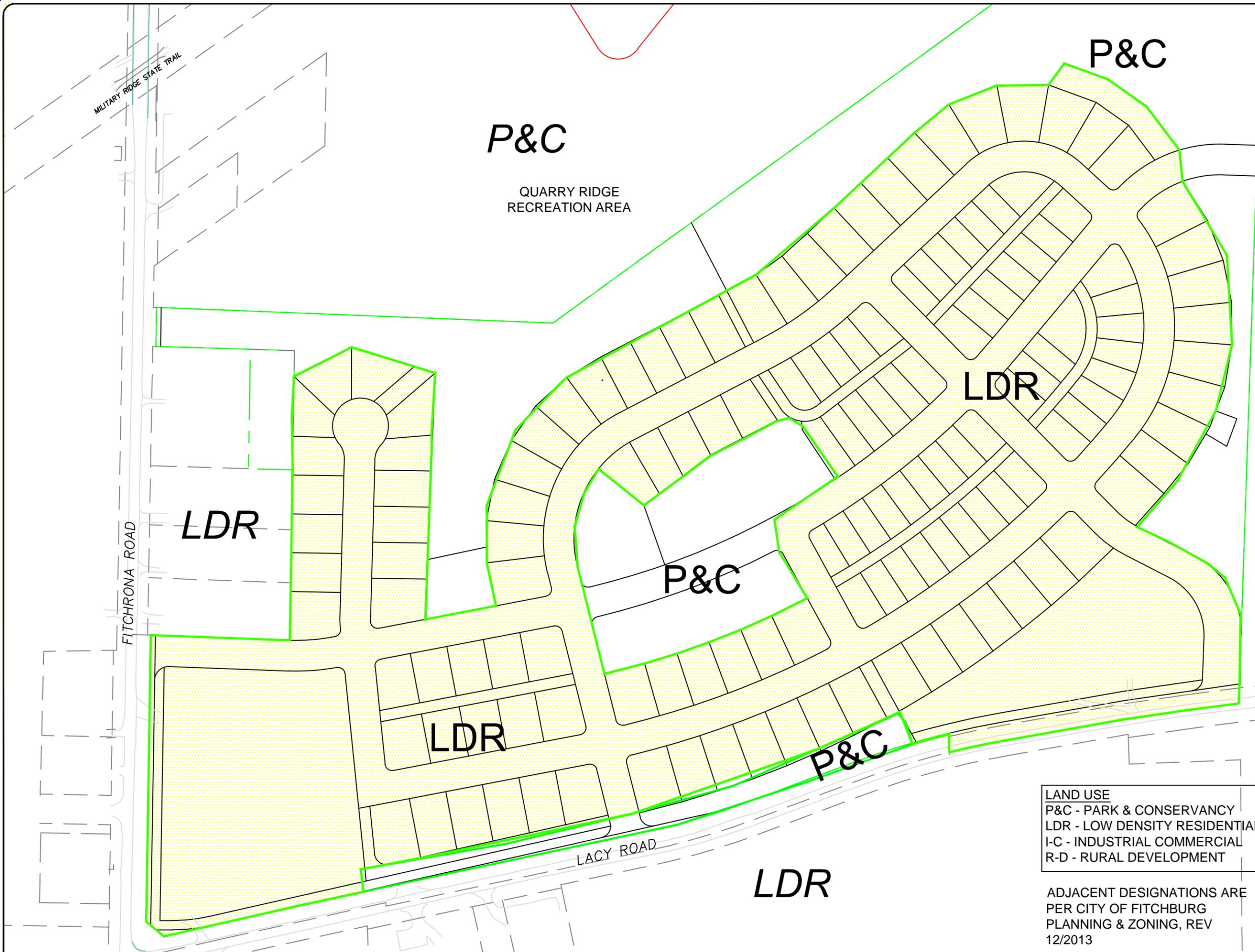
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SCALE
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PROJECT NO. 1613 DATE 02/17/15

FIGURE NO.
 7

P:\1613 - Hamm Farm Land Property Development\Drawings\CDP Feb 2015\Figure 7.dwg 3/5/2015 8:43:06 AM



P&C

QUARRY RIDGE RECREATION AREA

P&C

I-C

NORTH STONER PRAIRIE NEIGHBORHOOD

LDR

LDR

P&C

LDR

P&C

LDR

R-D

LAND USE
 P&C - PARK & CONSERVANCY
 LDR - LOW DENSITY RESIDENTIAL
 I-C - INDUSTRIAL COMMERCIAL
 R-D - RURAL DEVELOPMENT

ADJACENT DESIGNATIONS ARE PER CITY OF FITCHBURG PLANNING & ZONING, REV 12/2013

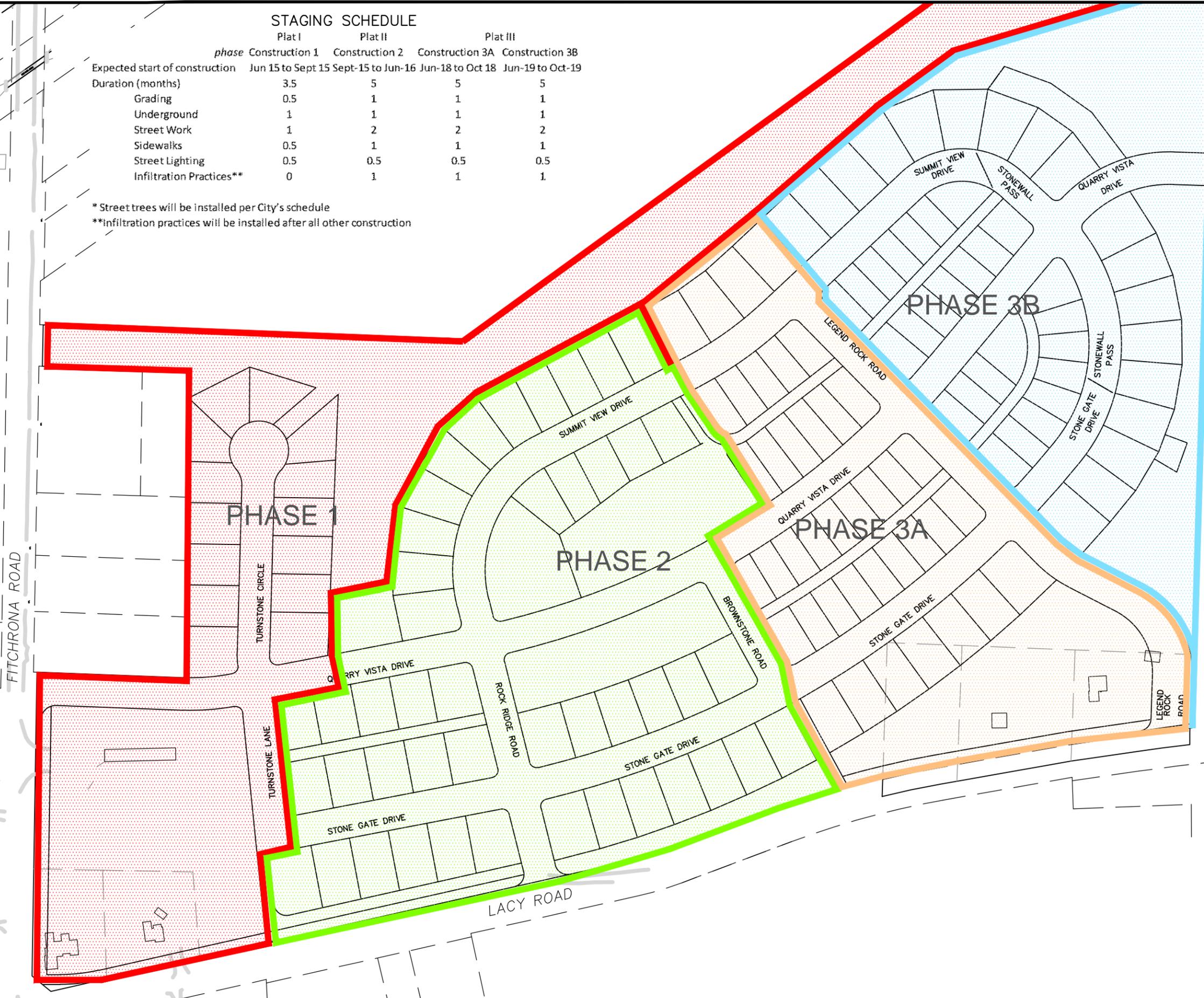


DATE	2/17/15	DRAWN BY	RDP	CHECKED BY	DJH
REVISION / ISSUE	1 CDP Resubmittal				
NO.	1				
MONTGOMERY ASSOCIATES: RESOURCE SOLUTIONS, LLC 119 SOUTH MAIN STREET SUITE A COTTAGE GROVE, WI 53527 WWW.MTA-AS.COM					
LAND USE QUARRY VISTA HAMMERSLEY QUARRY FITCHBURG, WI HAMM FAM LAND LLC					
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE 					
SCALE 1"=200'					
PROJECT NO.	1613	DATE	12/17/2013		
FIGURE NO. 8					

STAGING SCHEDULE

phase	Plat I		Plat II		Plat III	
	Construction 1	Construction 2	Construction 3A	Construction 3B	Construction 3A	Construction 3B
Expected start of construction	Jun 15 to Sept 15	Sept-15 to Jun-16	Jun-18 to Oct 18	Jun-19 to Oct-19		
Duration (months)	3.5	5	5	5		
Grading	0.5	1	1	1		
Underground	1	1	1	1		
Street Work	1	2	2	2		
Sidewalks	0.5	1	1	1		
Street Lighting	0.5	0.5	0.5	0.5		
Infiltration Practices**	0	1	1	1		

* Street trees will be installed per City's schedule
 **Infiltration practices will be installed after all other construction



DATE	2/17/15	3/11/15					
REVISION / ISSUE	CDP Resubmittal	Phase I Boundary					
NO.	1	2					

MONTGOMERY ASSOCIATES:
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 WWW.MRSI.ORG



PHASING PLAN
 QUARRY VISTA PLAT
 FITCHBURG, WI
 HAMM FARM LAND LLC

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



SCALE
 1"=200'
 PROJECT NO. 1613 DATE 4/8/2014

FIGURE NO.
 9

MILITARY RIDGE STATE TRAIL

PD 27 acres
R-LM 22 acres
P-R 23 acres

QUARRY RIDGE RECREATION AREA

NORTH STONER PRAIRIE NEIGHBORHOOD

MONTGOMERY ASSOCIATES:
RESOURCE SOLUTIONS, LLC
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SUITE A
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ZONING PLAN
QUARRY VISTA
HAMMERSLEY QUARRY
FITCHBURG, WI
HAMM FARM LAND LLC

IF THIS BAR DOES NOT MEASURE 1"
THEN DRAWING IS NOT TO SCALE
0 100 200

SCALE
1"=200'
PROJECT NO. 1613 DATE 12/17/2013

FIGURE NO.
10

NO.	1	CDP Revisions
REVISION / ISSUE		
DATE	1/9/14	
DRAWN BY	RDP	CHECKED BY DJH



Appendix A

Projected Stormwater Management Features

The following are photos and illustrations depicting various best management practices (BMPs) for infiltrating stormwater runoff. BMPs shown include rain gardens, tree trenches, and bio-retention devices.

- Example of bioretention area. Excerpted from City of Fitchburg’s Catalytic Project prepared by EOR.





- Examples of rain gardens in residential settings:



cityofmadison.com



ecologiadesign.com

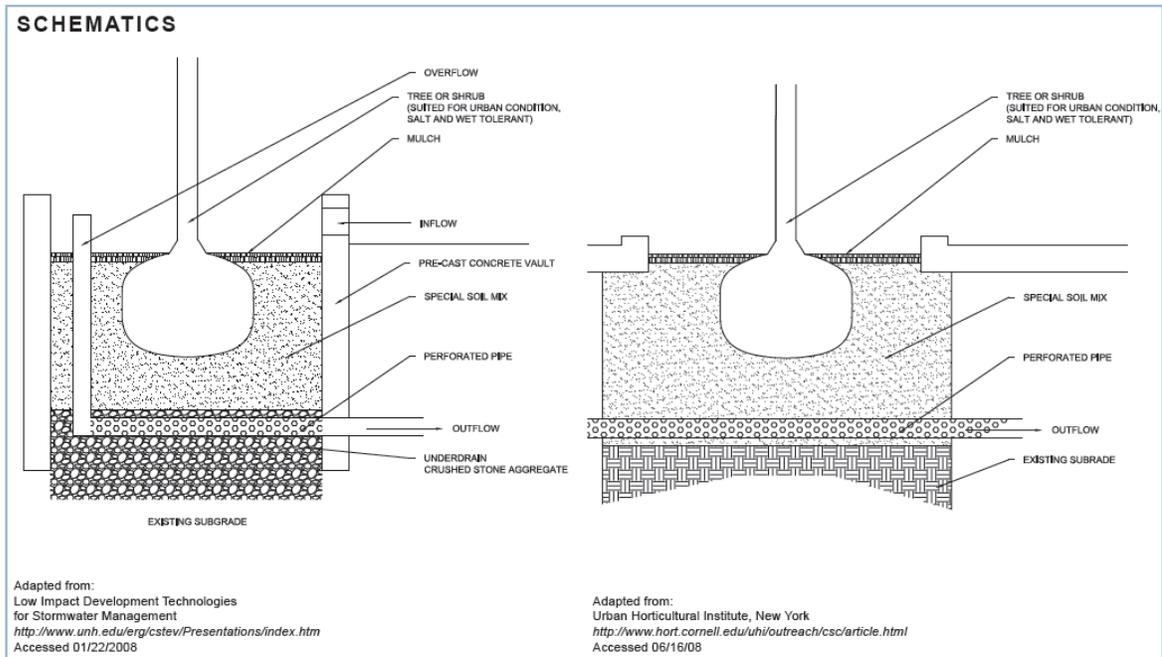




- Example of tree trench system:



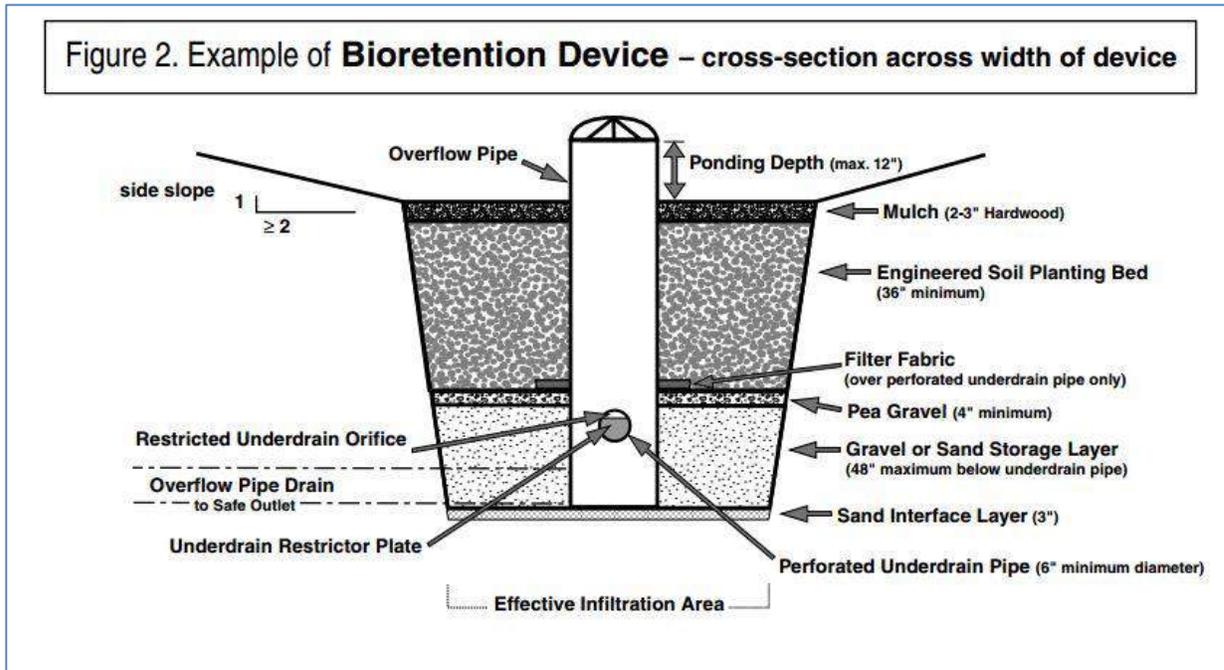
- Schematic for a tree trench system:



- Bioretention device:



- Schematic for bioretention device:



dnr.wi.gov

March 5, 2015

Mr. Thomas Hovel
Zoning Administrator/City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Quarry Vista
Amended CDP, PP and Rezoning Response Letter
MARS Project Number: 1613c

Dear Tom:

We received Planning and Public Works staff comments on February 27, 2015. We have prepared this letter to address the comments and have revised the amended Comprehensive Development Plan (CDP) and Preliminary Plat to incorporate necessary changes. Enclosed are three copies of the revised CDP, Preliminary Plat and CDP with the revisions highlighted.

The staff comments are listed below with our response in red.

Planning Comments:

Revised CDP Comments:

- 1.) Cover page should reflect that this is the February 17, 2015 amendment to the previously approved CDP under Resolution R-12-14.
Response: Cover page has been revised.
- 2.) Page 1 Section 1, Page 6 Section 3.4 – You should recognize that the City was not made aware of the landfill at the time of platting and zoning approvals. When the City discovered the landfill issue in late summer, it was clear that plan was inconsistent with public dedications and improvements.
Response: A discussion is included in the text.
- 3.) Page 1 Section 1 last sentence – The CDP is submitted under Chapter 24 Land Division Ordinance, which requires the CDP.
Response: The last sentence has been revised to say Chapter 24.
- 4.) Page 2 Section 2.2 – some of the property in the development has been rezoned; the CDP should reflect the rezoning(s) that have already taken place.
Response: The section has been revised to reflect the rezoning which has already taken place.
- 5.) Page 6, Proposed Housing Mix - references an Exhibit but does not identify the number. Should this be Exhibit 4?
Response: The reference has been revised to say "Figure 4".
- 6.) Page 6 Section 3.1 – the total units and mf count will be reduced than that shown (indicate 156 mf units but approved GIP for proposed lot 46 is 152 mf units).
Response: To provide the apartment lot flexibility in unit numbers, the reference has been changed to say "up to 156 units".
- 7.) Page 7 Section 3.4 – You state that the landfill closure plan "will be acceptable to all parties", but

it should be noted that at the time of this submittal no formal approval has been granted by the DNR.

Response: It is true that at the time the CDP Amendment was submitted, the landfill closure plan was submitted to the DNR but not approved. However, since the CDP submittal, we have continued to meet with and communicate with DNR and City staff in an ongoing review of the closure plan and follow-up documents. This process will result in a closure plan approval that incorporates both DNR and City concerns and direction.

- 8.) Page 7 Section 3.4 – You identify steps for the closure plan activities and end with #7 being the recording of the plat, but nowhere is the city review and approval of the plat in these steps. Staff suggests removing step #7 or alternatively adding a step related to the City review and approval process of the plat.

Response: Step #7 has been removed.

- 9.) Page 13/14, Proposed Land Use Data – CDP shows the multi-family development as 156 High Density Apartments; the approved GIP zoning for previously OL9 (now proposed Lot 46 QV) is for 152 units. Please confirm and update data and calculations appropriately.

Response: The calculations are based on 156 units to allow the apartment lot flexibility in case they find a way to increase the number of units to 156, the number of units in the original CDP.

- 10.) Page 14, Proposed Zoning – “Initially, the single family areas of Phase One will be rezoned to the proposed zoning while the multi-family lot will be rezoned to A-S”. Given this is an amendment, this should be updated to reflect the current zoning. The sf lots have been rezoned to R-LM and the mf lot is zoned PDD-GIP. Please update and address accordingly.

Response: The text has been updated to reflect the rezonings which have already occurred.

Preliminary Plat Comments:

- 1.) Previously you had informed staff that the drainage easement on outlot 1 was 14,424 sq ft; the proposed preliminary plat shows the easement as 14,384 sq ft. Please confirm the correct size.

Response: The drainage easement shown on the Preliminary Plat is 14,384 SFT.

- 2.) Comment 10 on preliminary plat states that “Outlots 10 and 12 are Dedicated to the public for park and open space, pedestrian/bike path and public water main purposes”. OL 12 is reserved for the single-family home condominiums. Should this not be Outlots 9, 10 and 11 for park and bike path and outlot 12 for future development?

Response: Outlot numbers have been revised.

- 3.) The preliminary plat needs to identify the purpose for Outlots 17 & 23. Note 14 states that they are for future environmental corridors but does not identify their purpose. On the previously approved Preliminary Plat these areas were for “private for Drainage purposes owned by the other lots. Each lot shall have 1/150 ownership”. Please note their purpose and ownership on the plat.

Response: The purpose for the outlots has been added to the plat. During the previous final plat process, Rick Eilertson requested a change in the language from the original preliminary plat (private for drainage purposes owned by the other lots. Each lot shall have 1/150 ownership) to what is shown now (private for stormwater management purposes owned by members of the Quarry Vista Home Owner’s Association.)

- 4.) Park Improvement fees: Total park improvement fee due for the entire plat (using 318 units as proposed lot 46 GIP zoning calls for 152 units) is \$117,170 in 2015 dollars. The fee will be adjusted to reflect the park improvement fee for the year in which the fee is paid.

Phase 1: \$30,860

Phase 2: \$27,720

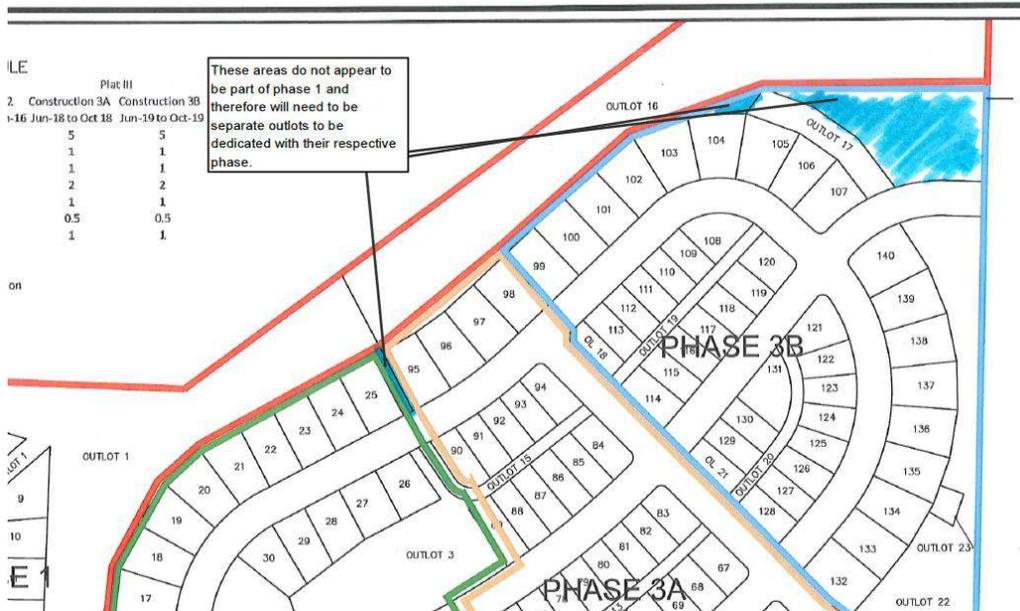
Phase 3: \$58,590



These fees will be required to be paid prior to the signing of the final plat for each respective phase.

Response: Acknowledged.

- 5.) In comparing the CDP phasing plan to the preliminary plat, it appears that there are portions of outlots 1 & 16 that will not be dedicated to the City during phase 1. If correct, these will need to be separate outlots to match the phasing. The areas are identified in the image below.



- 6.) Parkland dedication:

Without knowing how the phasing plan overlaps on the preliminary plat, as outlots 1 & 16 are not shown to be fully dedicated during phase 1, it is difficult to analyze parkland dedication for phase 1.

Staff has calculated the total parkland being dedicated and that which is required for the full preliminary plat, based on 318 dwelling units (proposed lot 46 GIP zoning calls for 152 units). The full preliminary plat will be deficient by 126,094 sq ft of parkland, which is equivalent to \$188,271.39 in fee in-lieu of parkland dedication in 2015 dollars. The fee will be adjusted to reflect the fee in-lieu of parkland for the year in which the fee is paid.

Please note that without the information on what portions of outlots 1 & 16 are being dedicated with each phase, staff cannot perform specific calculations per phase.

Response: The outlots have been revised to match the phasing so the specific calculations can be performed. We understand that since we requested the CDP to reflect 156 units, the calculations will be based on that number of units, not the 152 approved by the PD-GIP.

- 7.) Parkland Street Frontage:

Based on the overall preliminary plat, with 318 dwelling units, the total required street frontage for parkland is 1,396 feet. The proposed preliminary plat provides 1,245.8 feet, leaving a deficiency for parkland street frontage of 150.2'. In 2015 dollars, the fee in-lieu of street frontage for parkland is \$52,570.

For phase 1, as represented in the CDP, the total street frontage for parkland required is 140.16'; the preliminary plat shows that 83.8' is being provided, leaving a deficiency of 56.36' or \$19,726 (2015 dollars – fee will be adjusted to year in which fee is paid).

The City may be agreeable to the creation of an Escrow account to cover the deficient street frontage for phase 1, although as noted above, the overall plat is showing a deficiency even when all parkland areas have been dedicated.

Response: We acknowledge the deficiency and will work with the City to address the required fee in-lieu of.

Public Works Comments

General Comments

1. Rezone – Does “P-R” zoning allow for landfill use?
Response: P-R zoning is applicable for the outlot’s proposed land use of private open space. The outlot will not be used as a landfill.
2. Preliminary Plat – The existing landfill area must be identified on the preliminary plat.
Response: The existing landfill area has been identified on the preliminary plat.
3. Preliminary Plat – Note 14 – Please update spelling of “environmental.”
Response: The spelling has been corrected.
4. Preliminary Plat – Please add “Brownstone Road” in the appropriate location.
Response: Brownstone Road has been labeled.
5. A developer agreement will be needed for the public improvements.
Response: Understood.
6. Provide certification letters, from all utility companies that will service this plat, that the easements shown on the plat are sufficient to service this plat. Only utility crossings are allowed within the right-of-way.
Response: The utility companies have been contacted and easements shown on the plat per their input. Additional easements will be needed in the alley loaded PDD areas once the pedestals have been located adjacent to the alleys. In Swan Creek, the required easements were prepared based on the as-built location of the peds and were in a separate document (not included on the plat.) We’ll request certification letters from the utility companies and will try to get them for the final plat (which is when the City’s ordinances requires easements to be shown.)
7. Our Land Division Ordinance requires that if a subdivision is adjacent to a major street that adequate protection of residential properties be done with screen planting and non access restrictions along the rear property line. With the proposed Outlots 9, 10 and 11 this requirement is satisfied.
Response: Acknowledged.
8. Developer must confirm if any grading work is necessary on the property of 2700 Fitchrona Road to allow for the construction of Quarry Vista Drive. If grading work is required, developer shall obtain and provide a copy of a signed agreement, or grading easement, from the property owner to confirm their approval of the grading plan.
Response: A copy of the signed agreement with the owner of 2700 Fitchrona Road is attached.
9. The Department of Natural Resources issued five pages of comments (February 25, 2015) to the proposed landfill plan modification. These comments could impact the proposed plat. Any subsequent changes to the DNR plan modification may necessitate a revised plat and additional comments from the City.
Response: Acknowledged.

Transportation Comments

1. Preliminary plans and profiles were not submitted with this plat. Plans and profiles must be submitted prior to Plan Commission approving preliminary plat.
Response: Preliminary plan and profile drawings were submitted previously. Preliminary P & P drawings for the Phase II area (the eastern half of the site) were submitted May 21, 2014. Those plans have not changed nor need to change. A number of sets of plans have been submitted for the Phase 1 area (the western half.) The most recent set of Phase 1 plans was submitted on September 19, 2014.

Water Main and Sanitary Sewer Comments

1. CDP – Figure 6
 - Water and sanitary sewer laterals are currently shown going into Outlot 5 (the proposed modified landfill area). Please remove the laterals to this Outlot. Please add water and sanitary lateral(s) to Outlot 3 for a potential future shelter/water fountain/bathroom facility.
 - Show water main to the eastern plat line along Lacy Road.

Response: Figure 6 has been revised as requested.
2. Preliminary Plat
 - Note 10 indicates dedication for “Outlots 10 and 12 for public water main purposes.” Did you mean Outlots 9, 10 and 11? **Response: Outlot numbers have been revised.**
 - Provide a 30’ public water and sanitary easement on the plat between Lots 60 and 61 for water and sanitary service for Outlot 12 as shown in CDP Figure 6. **Response: We added a 30’ easement to serve Outlot 12 but added it between Lots 59 and 60. Figure 6 has been updated to reflect this location.**
 - Provide 20’ public sanitary sewer easement between Lots 7 and 8 and on Outlot 1. **Response: Easement has been added.**
3. The City’s water system currently ends at the intersection of Nesbitt and Fitchrona Road. The City will need to extend water main south along Fitchrona Road to Quarry Vista Drive to service this plat. This water main extension will need to be coordinated with the developer. As this water main will be paid for through impact fees and assessments, the Developer will be assessed for their frontage. The City is concerned about the capital investment of this main. What guarantee will Hammersley provide to ensure development will not be halted by the landfill; that the City will recover these water main costs through impact fees within the development within a reasonable period of time?
Response: Hammersley acknowledges the loss of impact fees if the development is delayed beyond the proposed schedule. Hammersley will provide a guarantee in a format acceptable to the City. Perhaps a Letter of Credit would be sufficient.
4. Please describe the occupancy schedule for this development as it relates to water quality. The Utility’s water age goal is three days or less. How will this goal be maintained in Quarry Vista? The proposed water main on Fitchrona Road that will service this development holds approximately 10,075 gallons of water. To turn the water over in this main every three days, approximately 80 apartment units will need to be occupied. This is based on 2014 water usage at The Vue (115 units at 1,771.917 gpy; 42.2 gpd/unit). This also does not take into account the age of the water at the connection point of this proposed water main at Nesbitt Road.
Response: Per the apartment lot developer, the buildings will be constructed consecutively, 4-6 weeks apart so there should be enough units to provide adequate water quality as fast as can be reasonably expected.

Erosion Control and Stormwater Management (ECSWM) Comments

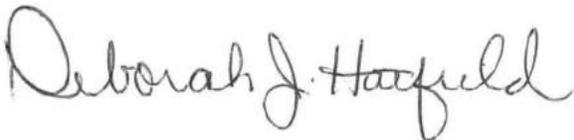
1. CDP – Page 12 still references “stormwater tree” systems. It’s recommended that the terminology be updated to match the “Street Terrace Infiltration Area” concept described in the most current Stormwater Management Plan. **Response: Reference has been updated.**
2. CDP – Figure 3 – Please confirm if DNR has determined the Quarry Ridge Greenway to be “navigable”. If so, please update Figure 3 to show appropriate offsets.
Response: we have not taken up the issue of navigability determination for the City-owned Quarry Ridge Greenway directly with DNR, which we believe is appropriate. Note that a possible determination of navigability for the Quarry Ridge Greenway does not affect the Quarry Vista development plan. As confirmed with Tom Hovel and Susan Sloper on March 4, 2015, the City of Fitchburg does not have a shoreland zoning ordinance. No DNR restrictions or setbacks apply if navigability is determined other than potentially needing a “Grading on the Banks of a Navigable Waterway” Chapter 30 permit which is now simply part of the NOI coverage anyway.
3. CDP – Figure 7 – Please update storm sewer pipe alignment from Turnstone Circle to Quarry Ridge Wet Pond based on the November 3, 2014 walk-through that Rick Eilertson and Scott Endl had with Russ Pietz (MARS). **Response: Figure 7 has been updated.**

4. Preliminary Plat – The drainage along Outlot 1 shall drain from Turnstone Circle right-of way to the Northeast to eliminate chance of surcharging above the sidewalk elevation on Turnstone Circle.
Response: The drainage arrows adjacent to Outlot 1 at the end of Turnstone Circle have been updated to drain to the northeast without a high spot.
5. Preliminary Plat - The delineated boundary of the wetland in Outlot 1 must be shown on the Preliminary Plat. Concurrence from DNR must be submitted along with a confirmation of whether the Quarry Ridge Greenway has been determined to be navigable. If navigable, the appropriate offsets will need to be shown.
Response: The delineated wetland boundary has been added. DNR has provided concurrence of the wetland boundary to the Developer and the City. See answer to #2 above regarding navigability.
6. Preliminary Plat – Note 11 indicates “Outlots 2, 5 & 8 are private for stormwater management purposes...”. Is this intended to be Outlots, 2, 4, and 7? What about 14 and 18?
Response: The note has been updated to reflect all private stormwater management outlots.
7. Erosion Control Permit 14-126 is currently in effect for the Phase 1A area which includes a portion of the proposed Preliminary Plat area (Quarry Vista Drive, Turnstone Circle, Lots 1-15, Turnstone Lane, Stone Gate Drive, Rock Ridge Road, Outlots 2, 4, 5, 6, & 7, and Lots 35-45. This permit does not currently include Lot 46, so if pre-grading > 4,000 s.f. is desired on this lot, a permit amendment will need to be requested, or a new EC permit application must be submitted.
Response: Pre-grading of Lot 46 is desired. A permit amendment has been submitted to the City and we are waiting for confirmation of the request.

Please contact me at 608-839-4422 with any questions.

Sincerely,

Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE
Project Engineer

Enclosures:

Copy, w/enclosures: Keith Hammersley
Phil Sveum

Agreement between Craig and Rachel Pringle and Keith Hammersley dated 8/26/14

- Survey and reinstall all property irons that are impacted during construction.
- Finish grade, seed and mulch all areas of disturbance including areas disturbed by equipment.
- When cutting or filling, use a minimum of 6 inches of topsoil when finish grading.
- Remove trees on our property as directed by homeowner (near south property line). ✓
Homeowner will mark trees that should be removed and discuss details with operator ✓ during construction.
- Remove topsoil in an area near NE corner of house approximately 25'x20'x1' deep. Build retaining wall (approximately 1 to 2 feet tall x 25 feet long) along the edge of the patio area as directed by homeowner. Use the same limestone block material as the walls being constructed along the south property line. Backfill excavated area with 1 1/4" or 1 1/2" washed or clear stone. Specific layout of area to be determined prior to work being done – design work needs to be completed on this area.
- Install 1-inch water lateral to the southeast corner of the house following a path to be determined in field by operator and homeowner. The approximate length of lateral is +/- 70 feet, measured from the property line.
- Install limestone block retaining wall along south property line from approximately STA 40+50 to STA 41+50, with the end at 41+50 curving north to blend into the existing terrain.
- Install limestone block retaining wall along south property line from approximately STA 42+05 to east lot line or farther east.
- Homeowner and operator(s) doing retaining wall work will discuss and reach agreement on the construction layout of the walls to blend appropriately into the existing terrain as they are constructed. Homeowner will be available for consultation during construction process. The blocks should be placed in order to allow a fence to be installed one foot off of property line on the homeowner's property.
- The homeowner will review and approve installation specifications for the retaining walls (free draining backfill material) if not approved prior by the City of Fitchburg.
- Include \$19,000 payment to homeowner. Payment to be made within 60 days of completion of sidewalk and street work on the portion of Quarry Vista adjacent to Pringle property.

Craig a Pringle 8/26/14
Keith E. Hammersley 8/26/14

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: February 24, 2015 Ordinance Number: 2015-O-XX
 Date to Report Back: **March 24, 2015** Resolution Number:

Sponsored by: Mayor Drafted by: Planning / Zoning

TITLE: Rezone request, RZ-2052-15, by Deborah Hatfield, agent for Hamm Fam Land, LLC, to rezone from the PDD-SIP (Planned Development District – Specific Implementation Plan) to the P-R (Park & Recreation) and R-LM (Residential – Low to Medium Density), a portion of Lot 3 CSM 11159.

Background: Applicant is requesting approval to rezone a portion of Lot 3 CSM 11159 from the PDD-SIP district into the P-R for a portion and R-LM for the remainder, as shown in the application materials. The P-R zoned portion is proposed to accommodate the private greenspace being created by the relocation of the sorted landfill materials.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	March 17, 2015	
2				

Amendments:



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 see district to the attach district the following described property:

1. **Location of Property / Street Address:** 6212. 6218. 6292. 6302 and 6310 Lacy Road

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

See attached.

***Also submit in electronic format (MS WORD or plain text) by email to: planning@city.fitchburg.wi.us

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

Residential

3. **Proposed Development Schedule:** 4 Construction Phases, 3 Plat Phases, 2015-2019

4. **Future Land Use Plan Classification:** LDR

***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@city.fitchburg.wi.us. Additional information may be requested.

Type of Residential Development (If Applicable): Single Family

Total Dwelling Units Proposed: 163 **No. Of Parking Stalls:** N/A

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: N/A **No. Of Employees:** N/A

Floor Area: N/A **No. Of Parking Stalls:** N/A

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

Current Owner of Property: Hamm Fam I and II C

Address: 6291 Lacy Road, Fitchburg, WI 53593 **Phone No:** _____

Contact Person: Phil Sveum

Email: psveum@cbsuccess.com

Address: 5500 E. Cheryl Parkway, Fitchburg, WI 53711 **Phone No:** 608-288-3339

Respectfully Submitted By: Deborah J. Hatfield Deborah J. 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:** _____ **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

Metes and Bounds Description
Rezone R-LM

Part of Lot 3, Certified Survey Map Number 11159, as recorded in Volume 67 of Certified Survey Maps, on pages 152-154, as Document Number 3959694, Dane County Registry, also part of the Southeast and Southwest Quarters of the Southwest Quarter of Section 07, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 07; thence South 87 degrees 50 minutes 48 seconds East along the south line of said Southwest Quarter, 50.01 feet; thence North 01 degree 00 minutes 40 seconds East, 33.49 feet to a north line of said Lot 3; thence South 87 degrees 50 minutes 32 seconds East along said north line, 289.45 feet to a bend in said Lot 3, also being a point of curvature; thence 98.00 feet along the arc of a curve to the left, through a central angle of 13 degrees 37 minutes 43 seconds, a radius of 412.00 feet and a chord bearing North 85 degrees 20 minutes 37 seconds East, 97.77 feet; thence North 79 degrees 11 minutes 49 seconds East, 96.19 feet; thence North 79 degrees 10 minutes 52 seconds East, 366.06 feet; thence North 78 degrees 06 minutes 26 seconds East, 48.88 feet; thence South 14 degrees 03 minutes 28 seconds East, 190.89 feet to the point of beginning; thence North 75 degrees 29 minutes 41 seconds East, 122.30 feet; thence North 72 degrees 57 minutes 02 seconds East, 72.91 feet; thence North 70 degrees 39 minutes 34 seconds East, 73.20 feet; thence North 68 degrees 21 minutes 28 seconds East, 73.57 feet; thence North 66 degrees 03 minutes 43 seconds East, 72.83 feet; thence North 63 degrees 34 minutes 51 seconds East, 151.70 feet; thence South 28 degrees 48 minutes 45 seconds East, 147.27 feet to a point of non-tangential curvature; thence 605.12 feet along the arc of a curve to the right, through a central angle of 17 degrees 32 minutes 14 seconds, a radius of 1977.00 feet, a chord bearing South 69 degrees 00 minutes 37 seconds West and a chord length of 602.76 feet; thence North 14 degrees 03 minutes 28 seconds West, 148.98 feet to the Point of Beginning. This description contains 87,909 square feet or 2.018 acres.

Bearings are based upon the Wisconsin County Coordinate System.

Prepared By:
Burse Surveying and Engineering, Inc.
1400 E. Washington Ave., Suite 158
Madison WI, 53703

Metes and Bounds Description
Rezone P-R

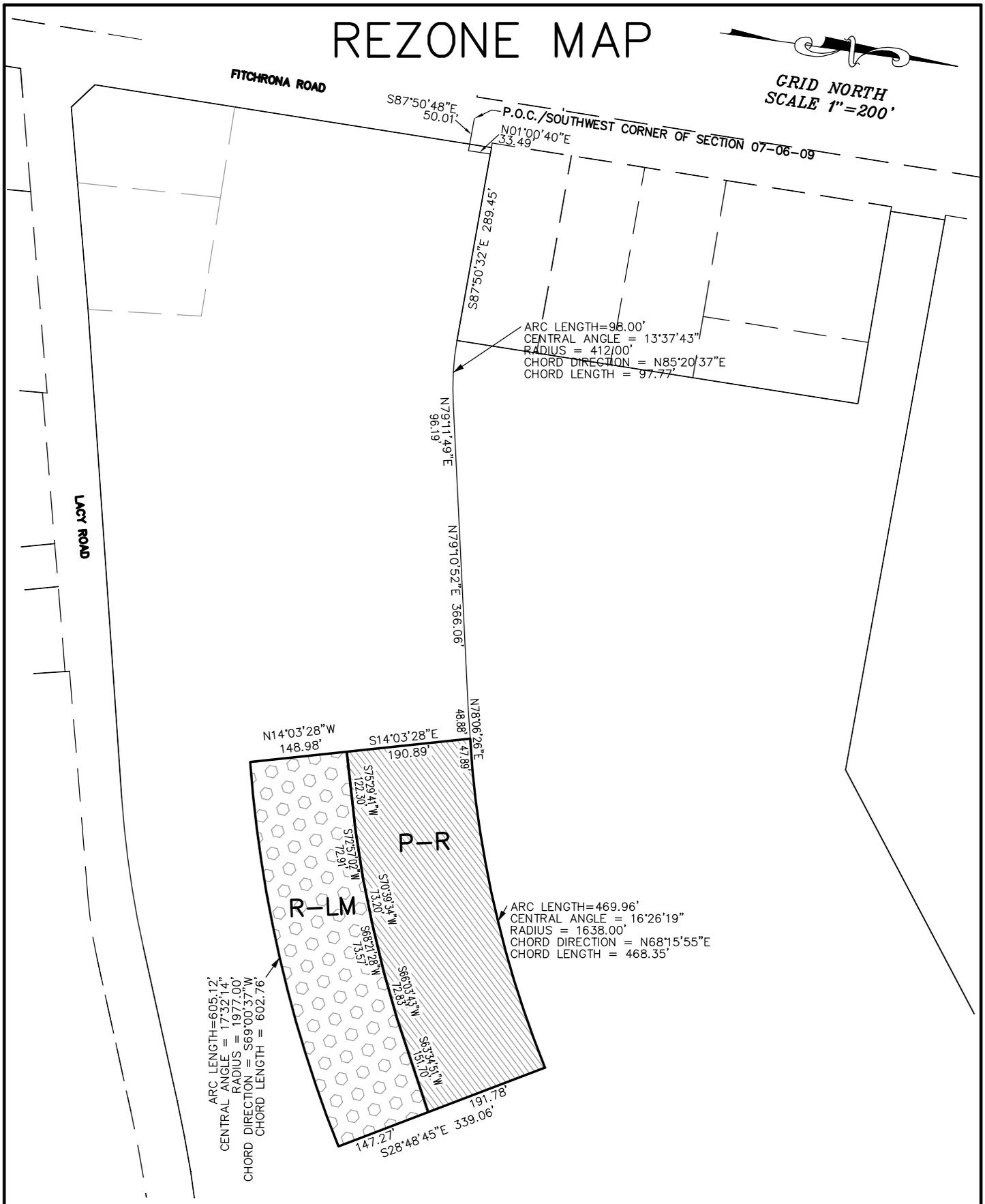
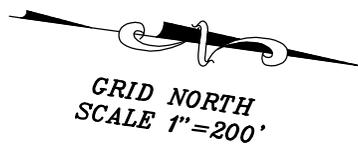
Part of Lot 3, Certified Survey Map Number 11159, as recorded in Volume 67 of Certified Survey Maps, on pages 152-154, as Document Number 3959694, Dane County Registry, also part of the Southeast and Southwest Quarters of the Southwest Quarter of Section 07, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 07; thence South 87 degrees 50 minutes 48 seconds East along the south line of said Southwest Quarter, 50.01 feet; thence North 01 degree 00 minutes 40 seconds East, 33.49 feet to a north line of said Lot 3; thence South 87 degrees 50 minutes 32 seconds East along said north line, 289.45 feet to a bend in said Lot 3, also being a point of curvature; thence 98.00 feet along the arc of a curve to the left, through a central angle of 13 degrees 37 minutes 43 seconds, a radius of 412.00 feet and a chord bearing North 85 degrees 20 minutes 37 seconds East, 97.77 feet; thence North 79 degrees 11 minutes 49 seconds East, 96.19 feet; thence North 79 degrees 10 minutes 52 seconds East, 366.06 feet; thence North 78 degrees 06 minutes 26 seconds East, 48.88 feet to the point of beginning; thence continuing North 78 degrees 06 minutes 26 seconds East, 47.89 feet to a point of curvature; thence 469.96 feet along the arc of a curve to the left, through a central angle of 16 degrees 26 minutes 19 seconds, a radius of 1638.00 feet, a chord bearing North 68 degrees 15 minutes 55 seconds East and a chord length of 468.35 feet; thence South 28 degrees 48 minutes 45 seconds East, 191.78 feet; thence South 63 degrees 34 minutes 51 seconds West, 151.70 feet; thence South 66 degrees 03 minutes 43 seconds West, 72.83 feet; thence South 68 degrees 21 minutes 28 seconds West, 73.57 feet; thence South 70 degrees 39 minutes 34 seconds West, 73.20 feet; thence South 72 degrees 57 minutes 02 seconds West, 72.91 feet; thence South 75 degrees 29 minutes 41 seconds West, 122.30 feet; thence North 14 degrees 03 minutes 28 seconds West, 190.89 feet to the Point of Beginning. This description contains 102,452 square feet or 2.352 acres.

Bearings are based upon the Wisconsin County Coordinate System.

Prepared By:
Burse Surveying and Engineering, Inc.
1400 E. Washington Ave., Suite 158
Madison WI, 53703

REZONE MAP



PREPARED BY :

Burse
 surveying & engineering, Inc.

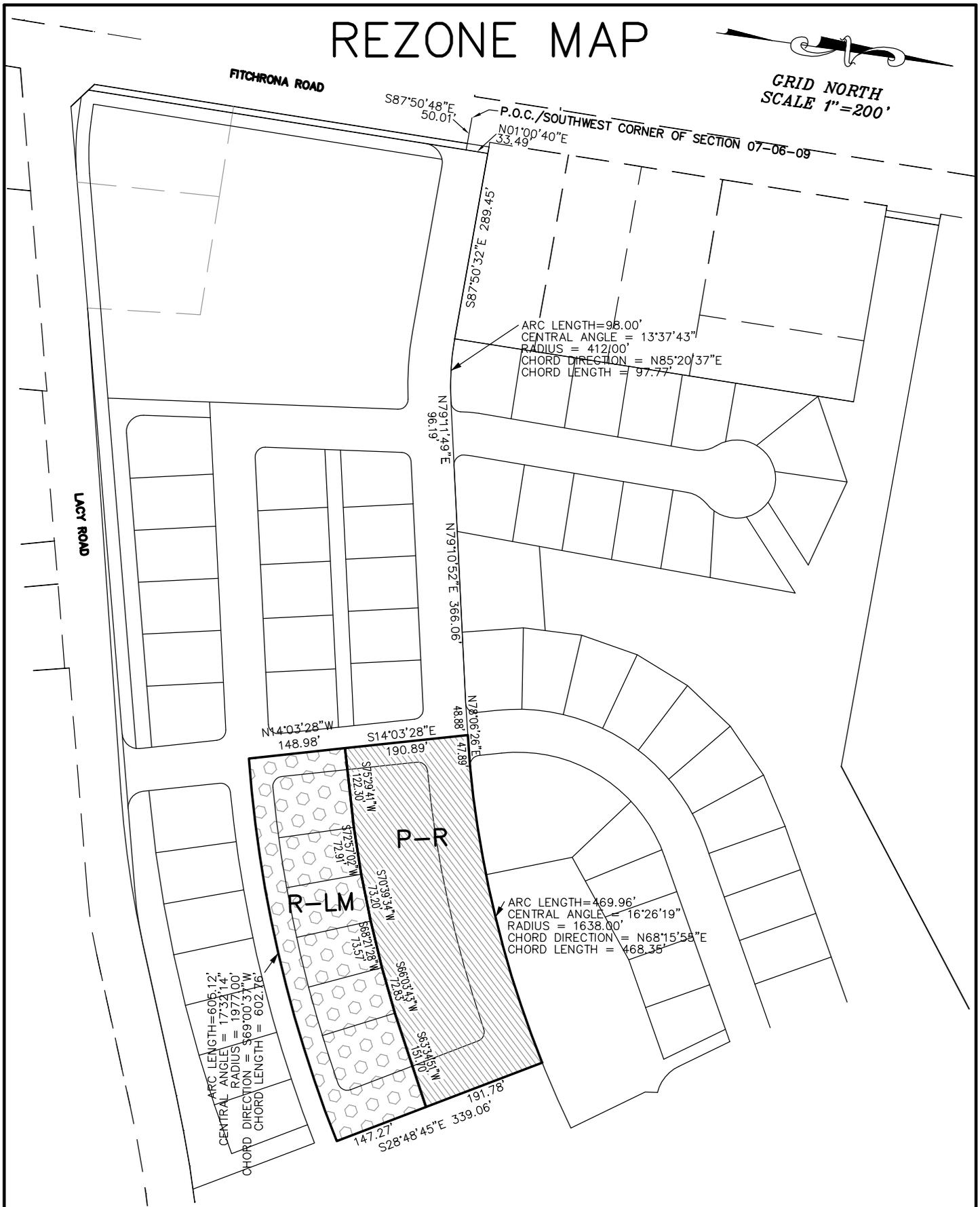
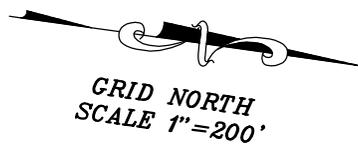
1400 E. Washington Ave, Suite 158
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: Mburse@BSE-INC.net
 www.bursesurveyengr.com

Date: February 16, 2015
 Plot View: Rezone

\BSE1690\DWG\BSE1690RezoneRevised.DWG

PREPARED FOR :
 HAMM FAM LAND LLC
 5500 E. CHERYL PARKWAY
 FITCHBURG, WI 53711

REZONE MAP



PREPARED BY :

Burse

surveying & engineering inc.

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263

Fax: 608.250.9266

email: mburse@BSE-INC.net

www.bursesurveyengr.com

Date: February 16, 2015

Plot View: Rezone

\BSE1690\DWG\BSE1690RezoneRevised.DWG

PREPARED FOR :

HAMM FAM LAND LLC
5500 E. CHERYL PARKWAY
FITCHBURG, WI 53711

SHEET 1 OF 1

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: February 24, 2015 Ordinance Number:
 Date to Report Back: **March 24, 2015** Resolution Number: R-XX-15

Sponsored by: Mayor Drafted by: Planning / Zoning

TITLE: Preliminary Plat request PP-2053-15 by Deborah Hatfield, agent for Hamm Fam Land, LLC, for approval of a revised Preliminary Plat for Quarry Vista.

Background: Applicant is requesting approval of a revised preliminary plat for Quarry Vista. The revised plat includes the southwest corner of the plat as a lot instead of an outlot shown on the original preliminary plat and also reconfigures the block between Quarry Vista Drive, Rock Ridge Road, Stone Gate Drive and Borwnstone Road to incorporate private greenspace being created by the relocation of landfill material. The original Preliminary Plat showed this block as alley loaded single family lots.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	March 17, 2015	
2	RCC	Eilertson	March 16, 2015	

Amendments:



City of Fitchburg
 Planning/zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711 (608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@city.fitchburg.wi.us) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

- 1. Type of Action Requested:**
- Certified Survey Map Approval
 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

- 2. Proposed Land Use** (Check all that Apply):
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 163

4. No. Of Buildable Lots Proposed: 140

5. Zoning District: R-L AND R-D

6. Current Owner of Property: Hamm Fam Land LLC

Address: 6291 Lacy Road, Fitchburg, WI 53593 **Phone No:** _____

7. Contact Person: Phil Sveum

Email: psveum@cbsuccess.com

Address: 5500 E. Cheryl Parkway, Fitchburg, WI 53711 **Phone No:** 608-288-3339

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@city.fitchburg.wi.us

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Deborah J. Hatfield Deborah J. 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:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

February 17, 2015

Mr. Thomas Hovel
Zoning Administrator/City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Quarry Vista CDP, PP and Rezone
MARS Project Number: 1613

Dear Tom:

Enclosed are applications and copies for the following submittals for the Quarry Vista Plat.

- Comprehensive Development Plan 10 Copies
- Preliminary Plat (Full Size) 10 Copies
- Preliminary Plat (11" x 17") 1 Copy
- Rezoning Legal Descriptions 1 Copy of Each
- Rezoning Map w/o Lot Lines 1 Copy
- Rezoning Map with Lot Lines 1 Copy

The above materials are being submitted as revisions to the previously approved Quarry Vista Plat. The revisions were necessary to address landfill related issues that became apparent in August and September 2014. Addressing the landfill issues has required some redesign of the project from the January 2014 CDP submittal, resulting in the revised materials.

The revisions made include:

Preliminary Plat:

- Including the apartment lot in the southwest corner of the plat as a lot (Lot 46) instead of the outlot shown on the original preliminary plat.
- Reconfiguring the block between Quarry Vista Drive, Rock Ridge Road, Stone Gate Drive and Brownstone Road (Lots 31-36 and Outlot 5) to incorporate the private greenspace being created by the relocation of the sorted landfill material. The original Preliminary Plat showed this block as alley loaded single family lots similar to the blocks to the east.

Rezoning

- Rezoning the block and surrounding streets between Quarry Vista Drive, Rock Ridge Road, Stone Gate Drive and Brownstone Road from PD-SIP to P-R for Outlot 5 (the private greenspace) and R-LM for the single family lots in the southern half of the block.

CDP

- Updating the figures to show the landfill boundary and/or to include the revised preliminary plat lot layout.

- Adding a paragraph to describe the small wetland delineated north of the existing Fitchrona Road single family residences in the “panhandle” of Outlot 1.
- Adding a section describing the landfill and the proposed process for relocating the landfill.
- Adding landfill references throughout the CDP
- Updating the Proposed Land Use Data section and areas, number of lots, etc. throughout the CDP to reflect the Preliminary Plat changes.

The applications are being submitted for the March 17, 2015 Plan Commission meeting. As the application states, the property owner is Hamm Fam Land, LLC and the contact person is Phil Sveum with Coldwell Banker Success. Please feel free to contact me with any questions or concerns regarding the submittal materials.

Sincerely,

Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE
Project Engineer

Enclosures

Copy, w/enclosures: Keith Hammersley
Phil Sveum

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **February 24, 2015** Ordinance Number:
Date to Report Back: **March 24, 2015** Resolution Number: R-17-15

Sponsored by: Mayor Drafted by:

TITLE: APPROVING OFFER TO PURCHASE PROPERTY FOR NORTHEAST FIRE STATION SITE

Background:

Staff have successfully negotiated an offer to purchase a five acre parcel at the southeast corner of Syene and Clayton Road. This site was identified by the fire station oversight committee as one of the preferred sites for the station. Vanta Commercial Properties has agreed to sell the property for \$495,000 plus closing costs. The costs of extending utilities to the site will be shared with the other benefiting properties when the area is platted. Negotiations are still underway for securing an additional two acres for future expansion.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel	March 17, 2015	
2	Finance Committee	Roach	March 24, 2014	
3				
4				

Amendments:



2/6/2015

City of Fitchburg, WI
Tony Roach, City Administrator
5520 Lacy Road
Fitchburg, WI 53711

Dear Tony;

Please find attached a revised Term Sheet for Vanta's sale of land to Fitchburg to accommodate the relocation of Fire Station 1. You have asked us to propose the sale of 5 acres as well as the sale of 7 acres, both based on the assumption that the City will be responsible for extending utilities to the site.

With respect to the pricing, you will note that Vanta is able to provide the best price (on a per acre basis) for the 5 acre alternative as this lot configuration fits ideally with the anticipated development of Vanta's remaining adjacent land, whereas the 7 acre plan results in a less than ideal layout from a land planning perspective. We would like to point out that Vanta's designers prepared a 5 acre site plan concept which accommodated all of the City's Space Needs as laid out in the Programming Template for the new Main Station (see attached plan). In addition, the Vanta 5 acre plan also shows that the City would have additional building expansion capability without needing more land.

Regarding utilities, both sewer and water are located approximately 450 feet south of the site at the intersection of Ninebark Dr and Syene Road. The City will likely not have to extend utilities at its sole cost, rather there will be an opportunity to cost-share as Vanta's land to the south develops.

The benefits of the Vanta site include:

- Immediate site access from two public roads (Clayton and Syene)
- Land is immediately available for purchase
- Appropriate zoning in place
- Building Expansion capabilities
- Clean environmental report
- Utilities exist within 450 feet of property

An ancillary benefit to the City of choosing the Vanta site, is that such a sale will kick-off the development of Vanta's land holdings in Fitchburg, including the installation of a necessary regional road connection from Ninebark Drive to the recently completed Lacy Road interchange.

If the City is interested in pursuing this opportunity, I have attached a simple Term Sheet for your review. Please do not hesitate to contact me (608-830-6303) or Jeff Lee (608-830-6304) with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Guenther", with a long horizontal line extending to the right.

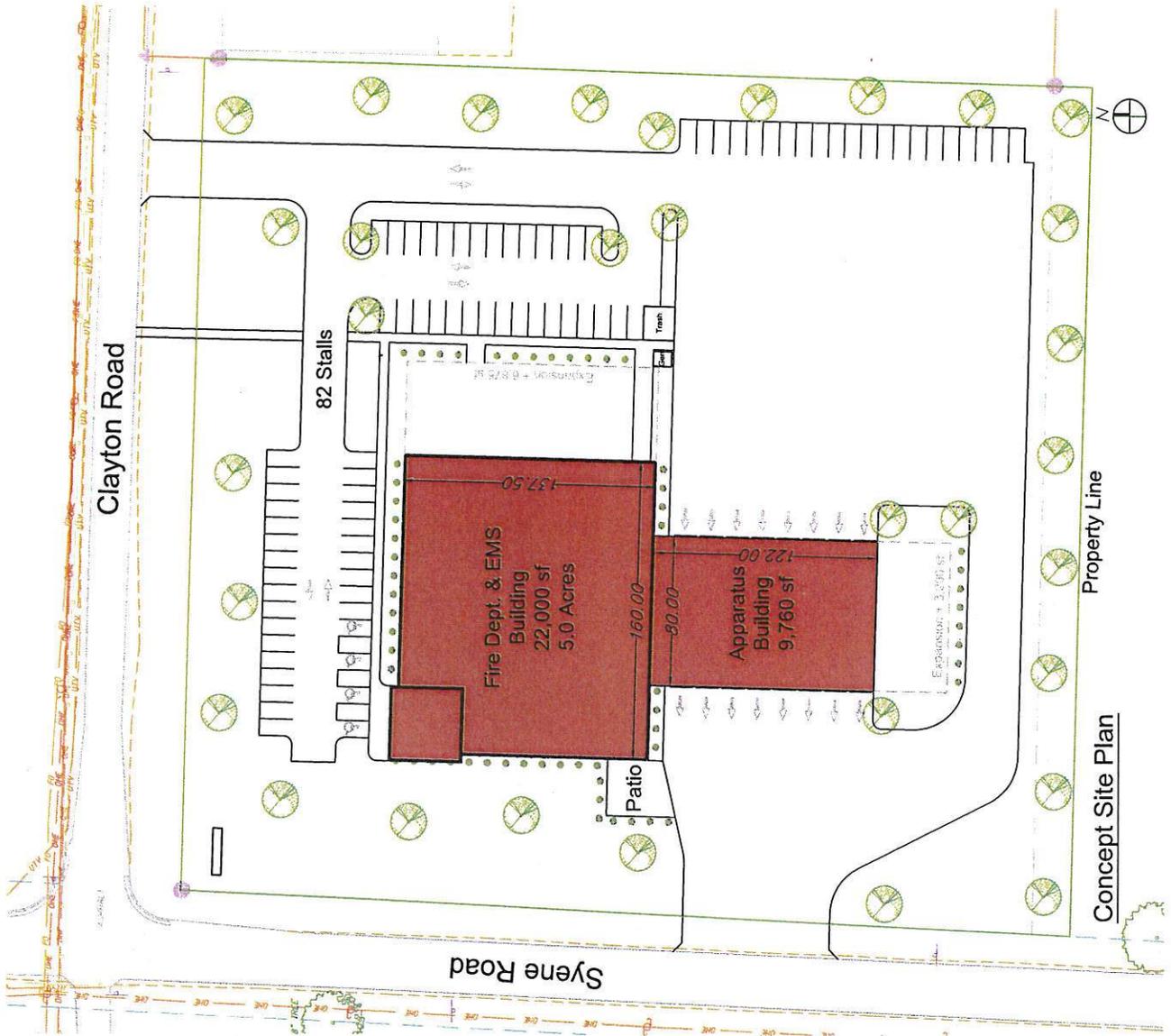
Randy Guenther, CEO & CFO



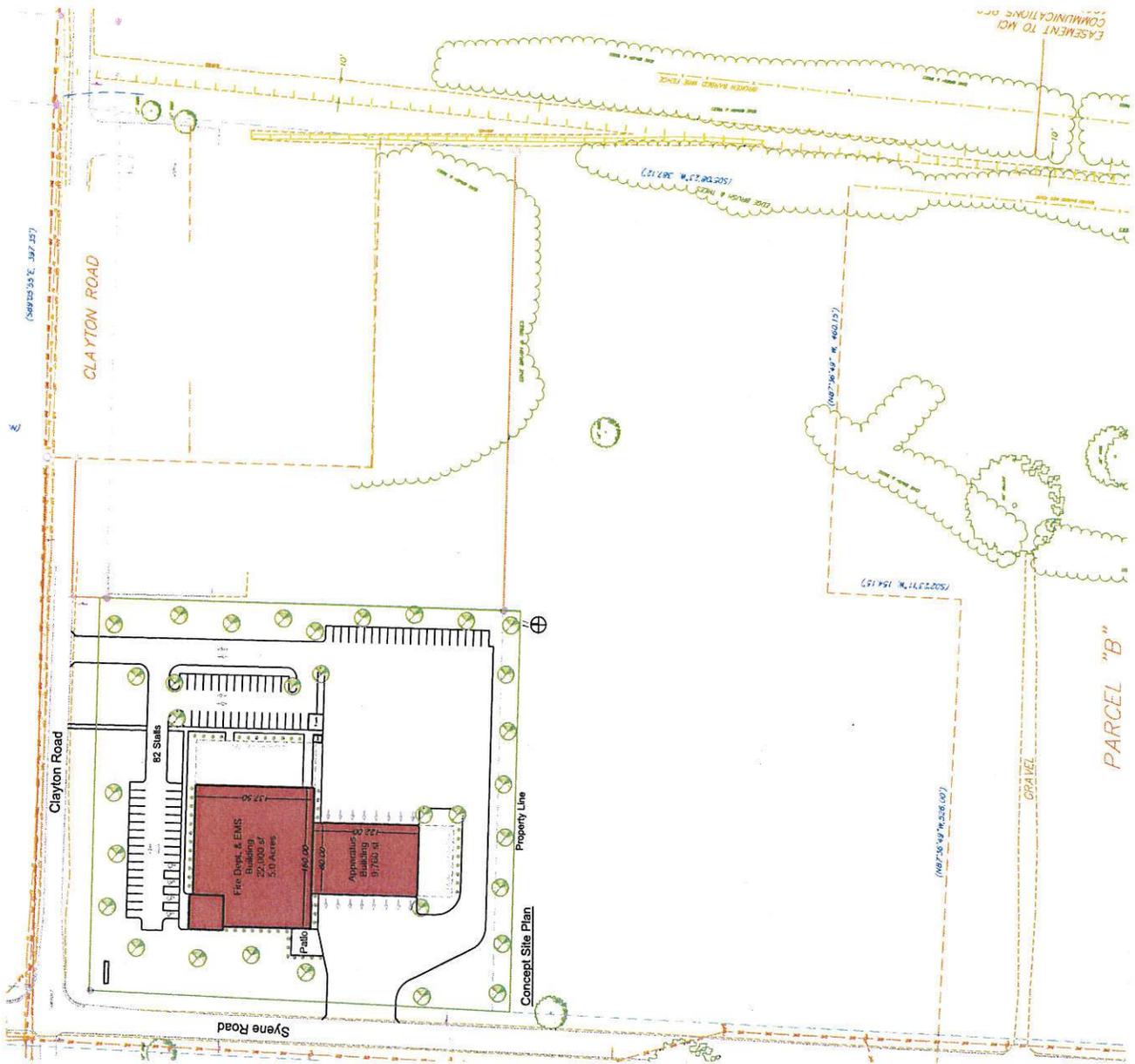
Land Acquisition Term Sheet

- Buyer:** City of Fitchburg, WI
- Seller:** Downtown Fitchburg II L.L.C.
- Property:** **Alternative A:** Approximately 5 acres of land located at the SE corner of Syene Road and Clayton Road.
Alternative B: Approximately 7 acres of land located at the SE corner of Syene Road and Clayton Road
- Purchase Price:** **Alternative A:** Four Hundred Ninety Five Thousand and 00/100 Dollars (\$495,000.00).
Alternative B: Eight Hundred Five Thousand and 00/100 Dollars (\$805,000.00).
- Utilities:** Site shall be sold as-is, however Buyer will likely be able share the cost of utility extension with the developer of the adjacent land.
- Timing:** Immediately available.

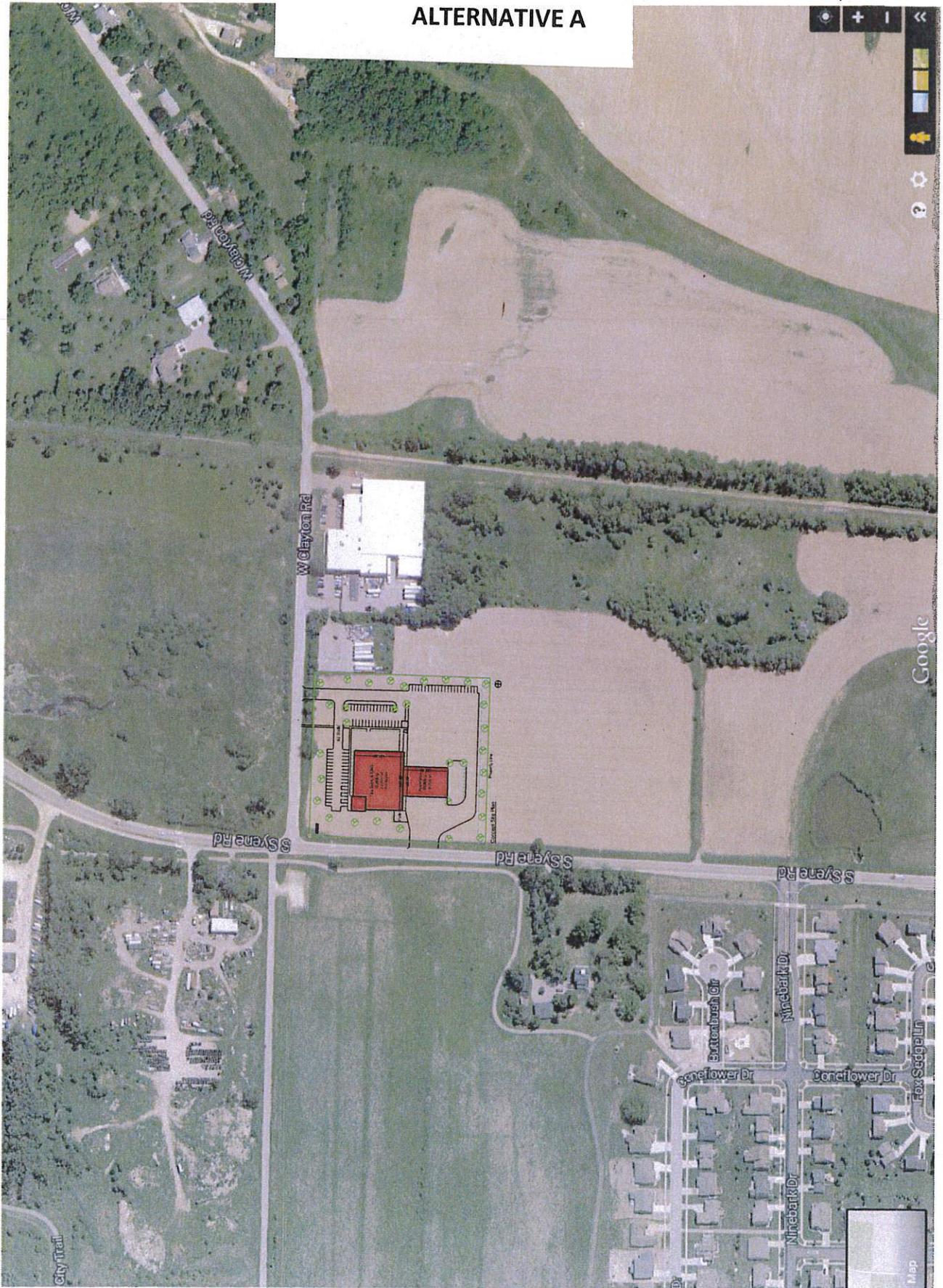
ALTERNATIVE A



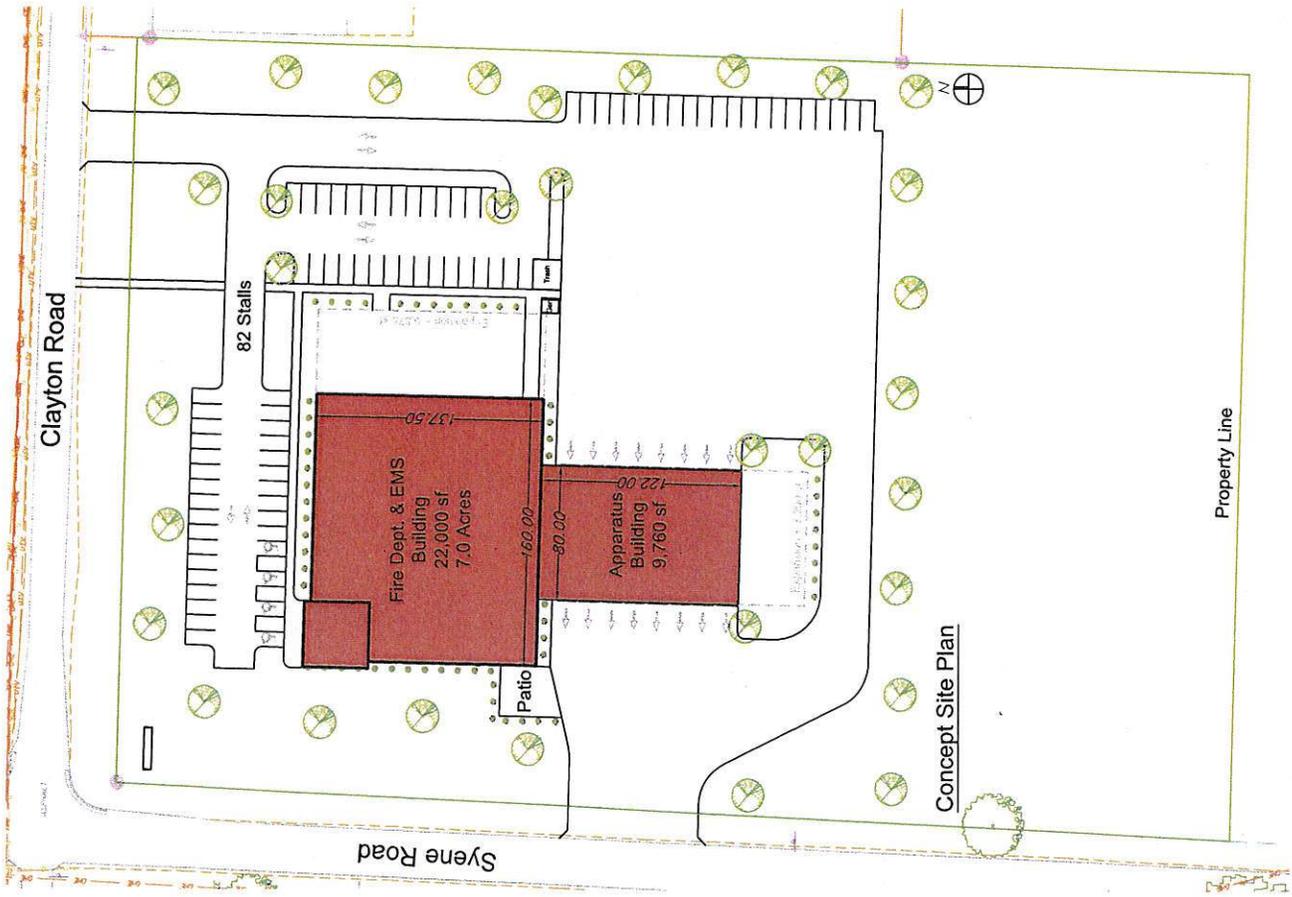
ALTERNATIVE A



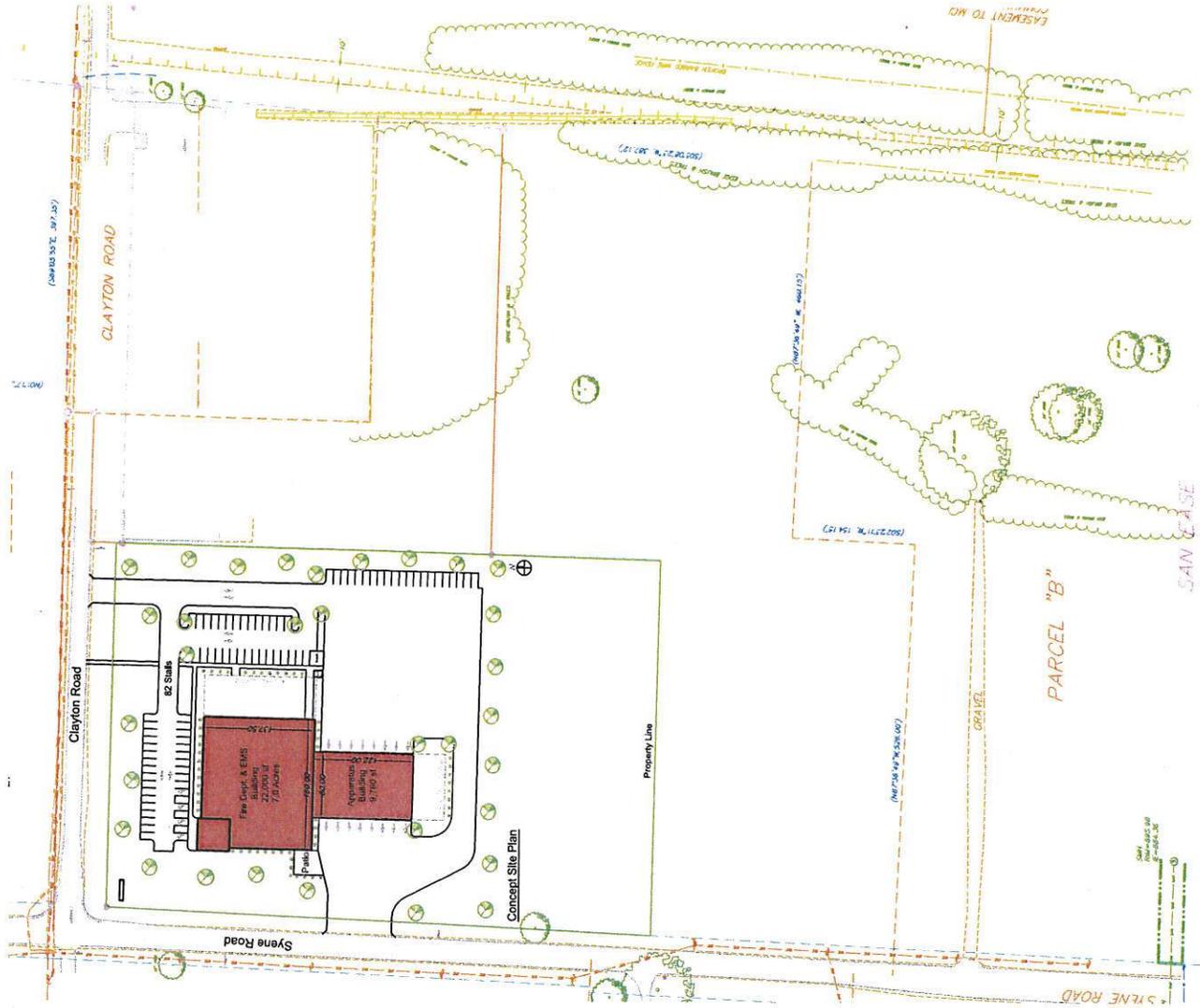
ALTERNATIVE A



ALTERNATIVE B



ALTERNATIVE B



ALTERNATIVE B



Shawn Pfaff, Mayor
Introduced By

Administration
Drafted By

Plan Commission, Finance
Committee

February 24, 2015
Date

RESOLUTION R-17-15
APPROVING OFFER TO PURCHASE PROPERTY FOR NORTHEAST FIRE STATION SITE

WHEREAS, the City has been in negotiations with various property owners for a suitable site for the Northeast Fire Station; and

WHEREAS, staff has negotiated a price of \$495,000 for a five acre site at the southeast corner of Syene Road and Clayton Road; and

WHEREAS, this site was identified as one of two preferred sites by the Fire Station Oversight Committee.

NOW THEREFORE BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approves the purchase of this property from Vanta Commercial Properties for \$495,000, plus closing costs.

BE IT FURTHER RESOLVED, that it authorizes the appropriate city official(s) to execute any necessary documents to affect the transaction.

Adopted by the Common council of the City of Fitchburg this 24nd day of March, 2015

Approved By: _____
Shawn Pfaff, Mayor

Approved By: _____
Patti Anderson, City Clerk