

1. Agenda

Documents: [CC_20150324_AG.PDF](#)

2. Complete Packet

Documents: [CC_20150324_PK.PDF](#)



Administrative Offices
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608) 270-4200 Fax: (608) 270-4212
www.fitchburgwi.gov

**AGENDA
FITCHBURG COMMON COUNCIL
MARCH 24, 2015
7:30 P.M.
CITY HALL**

NOTICE IS HEREBY GIVEN that the Fitchburg Common Council will meet at 7:30 P.M. on Tuesday, March 24, 2015 in the Council Chambers of the City Hall, 5520 Lacy Road to consider and act on the following:

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC APPEARANCES NON-AGENDA ITEMS / NEW APPOINTMENTS**
 - A. Mayoral Proclamation – Recognizing March 2015 as Meals on Wheels Month
5. **CONSENT AGENDA**

ALL ITEMS LISTED UNDER THE CONSENT AGENDA are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a motion to amend is passed in which event the item will be removed from the Consent Agenda and considered on the agenda under the appropriate section.

 - A. **APPROVAL OF MINUTES**
 1. Common Council – March 10, 2015
 - B. **REFERRALS TO COMMISSIONS AND COMMITTEE**
 38. **Resolution R-38-15** Authorizing Acceptance of the 2015 Chip Sealing Program Bid
 - a. Board of Public Works
 - b. Finance Committee
 39. **Resolution R-41-15** Final Resolution Exercising Police Powers and Levying Special Assessments for Water Main Improvements on Glacier Valley Road in the City of Fitchburg, Wisconsin
 - a. Board of Public Works
 - b. Finance Committee
 40. **Resolution R-42-15** Final Resolution Exercising Police Powers and Levying Special Assessments for Sanitary Sewer Improvements on Lacy Road in the City of Fitchburg, Wisconsin
 - a. Board of Public Works
 - b. Finance Committee

5. **Consent Agenda (continued)**

41. **Ordinance 2015-O-10** An Ordinance to Amend Chapter 68 – Traffic, Article II Signs, Signals, and Street Designations and Article IV – Parking
 - a. Board of Public Works
 - b. Public Safety & Human Services

C. **Public Safety & Human Services**

1. **Operator Licenses: (Issuance Contingent upon Payment of all Fees Owed to City of Fitchburg – Notes: N = New, All Others = Renewal)** Jackie Ennenbach – N; Patrick Klund – N; Frances Maldonado – N; Detric McCain – N; Kevin Scheckel – N; Steve Ullman
2. **Temporary Operator Licenses: (Issuance Contingent upon Payment of all Fees Owed to City of Fitchburg)** - Jennifer Lecy, Tonya Wienkes – Madison Junior Woman’s Club
3. **Consideration of the Following Application for Temporary Class “B”/”Class B” Retailers License “Picnic License” (Issuance Contingent upon Payment of all Fees Owed to City of Fitchburg) – For Sale of Fermented Malt Beverages and Wine -** Madison Junior Woman’s Club, P.O. Box 45146, Madison, WI for A Little Taste of Wisconsin fundraiser to be held April 18, 2015 6:00 p.m. to 9:00 p.m. at Dream Kitchens, 5117 Verona Road, Fitchburg, WI
4. **Consideration of the Following Fermented Malt Beverage and Intoxicating Liquor Licenses: (Issuance Contingent upon Payment of all Fees owed to The City of Fitchburg) all are new applications. - CLASS “B” FERMENTED MALT BEVERAGE** Nine Springs Golf Course, LLC, 2201 Traceway Drive – DBA Nine Springs Golf Course – Dan J. Larsen, Agent

6. **ADMINISTRATOR’S REPORT**

7. **COMMISSION/COMMITTEE REPORTS**

A. **Plan Commission**

1. **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
2. **Resolution R-39-15** A Resolution Approving Comprehensive Development Plan Amendment for Quarry Vista, at Lacy/Fitchrona Roads, CDP(A)-2051-15
 - a. Resource Conservation Commission
3. **Ordinance 2015-O-11** Zoning Ordinance Amendment Approving Rezoning Request RZ-2052-15 by Deborah Hatfield, Agent for Hamm Fam, LLC, to Rezone a Portion of Lot 3 CSM 11159 from the PDD-SIP (Planned Development District – Specific Implementation Plan) to the P-R (Park & Recreation) and R-LM (Residential – Low to Medium Density) District
4. **Resolution R-40-15** A Resolution Approving Revised Preliminary Plat (PP-2053-15) for Quarry Vista
 - a. Resource Conservation Commission
5. **Resolution R-17-15** Approving Offer to Purchase Property for Northeast Fire Station Site
 - a. Finance Committee

B. **Board of Public Works**

1. **Resolution R-107-14** A Resolution Authorizing Purchase and Installation of Three Shade Structures and Other Improvements at McKee Farms Park Splashpad
 - a. Park Commission
 - b. Finance Committee

2. **Resolution R-26-15** Authorizing Acceptance of 2015 Concrete Contract Bid
(*Recommended action – motion to reject the bids, project will be rebid*)
 - a. Finance Committee

3. **Resolution R-27-15** Approving Agreement for the Resurfacing of CTH MM Consisting of 600 Foot Sections both North and South of the Interchange with USH 14 in the City of Fitchburg
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4. **Resolution R-28-15** Accepting Partial Public Improvements and Authorizing Issuance of Building Permits for Certain Lots in Techlands Plat

5. **Resolution R-29-15** Authorizing Acceptance of the 2015 Crack Sealing Contract Bid
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- C. **Park Commission**
 1. **Resolution R-07-15** Authorizing Acceptance of the McKee and McGaw Park Shelter Renovation Bids
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 2. **Resolution R-10-15** Resolution Transferring Sole Ownership of the Nine Springs Golf Course, LLC from Sam Schultz to Dan Larsen
 - a. Finance Committee

- D. **Library Board**

- E. **Commission on Aging**

- F. **Resource Conservation Commission**

- G. **Transportation & Transit Commission**

- H. **Community & Economic Development Authority**

- I. **Agriculture & Rural Affairs Committee**

- J. **Reports from other Commissions and Committees**

8. **STANDING COMMITTEE REPORTS**
 - A. **Finance Committee**
 1. **APPROVAL OF BILLS –**
Review of Bills Under \$25,000 or Previously Pre-Approved (Council Action Not Required)
 - a. General Checks 110179 through 110109 dated March 19, 2015 Total \$637,451.82
 2. **Pre-Approval Items Under \$50,000** (Council Action Not Required)
 - a. Nostra Terra Landscapes, Median Mowing/Landscaping - \$34,725
 3. **Approval of Bills for \$25,000 or more** (Council Action Required)
 - a. Batch Dated March 19, 2015 - \$434,310.22
 4. **Resolution R-35-15** Amending 2015 General Fund, Utilities and Stormwater Budgets and Modifying Pay Plan Implementation for Non-Represented Employees
 - a. Personnel Committee
 5. **Resolution R-36-15** Amending 2015 Library, Cable, Debt Service and Capital Projects Fund Budgets
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 1. **Resolution R-25-15** A Resolution Amending the City of Fitchburg Fee Schedule Relating to Changes to Chapter 60 Alcohol Beverages
 - a. Finance Committee
 2. **Ordinance 2015-O-09** An Ordinance Amending Chapter 60 – Alcohol Beverages
9. **MAYOR’S REPORT**
 - A. Alder District Reports
10. **UNFINISHED BUSINESS**
11. **NEW BUSINESS**
 - A. **Resolution R-43-15** Accepting Proposal from Ehlers Inc. for Financial Consulting Services for Proposed Sub Zero Tax Increment District – ***direct referral to Finance***
 - B. **Resolution R-44-15** Resolution Authorizing the Issuance and Sale of \$3,280,000 General Obligation Promissory Notes, Series 2015A – ***direct referral to Finance***
 - C. **Resolution R-45-15** Resolution Awarding the Sale of \$5,195,000 General Obligation Corporate Purpose Bonds, Series 2015B - ***direct referral to Finance***
12. **ANNOUNCEMENTS**
 - A. Next Committee of the Whole Meeting, March 25, 2015
 - B. Next Common Council Meeting, April 14, 2015
13. **ADJOURNMENT**

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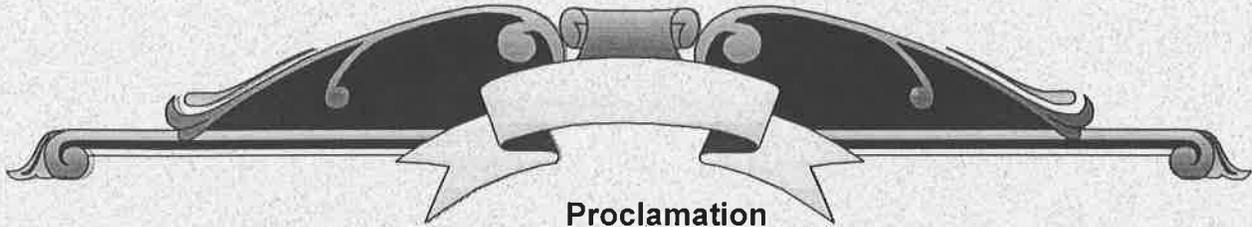
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**Proclamation
Recognizing March 2015 as
MEALS ON WHEELS MONTH**

WHEREAS, on March 22, 1972, President Richard Nixon signed into law a measure that amended the Older Americans Act of 1965 and established a national nutrition program for seniors 60 years and older; and

WHEREAS, the Meals On Wheels Association of America established the National March For Meals Campaign in March 2002 to recognize the historic month, the importance of Older Americans Act Senior Nutrition Programs and raise awareness about senior hunger in America; and

WHEREAS, Independent Living, Inc., a multi-service non-profit organization based in Dane County, has provided Fitchburg and the county's only Evening Meals on Wheels program since 1989; and

WHEREAS, Fitchburg Senior Center noon Meals on Wheels and congregate meals program serves area seniors healthy, nutritious meals on site or through home delivery; and

WHEREAS, Fitchburg Senior Center and Independent Living, Inc. volunteer drivers, who donate hundreds of hours of service each year, are the backbone of the programs, delivering nutritious meals to homebound seniors and adults with disabilities as well as an important safety check on their wellbeing; and

WHEREAS, Fitchburg Senior Center and Independent Living, Inc. have asked our community to contribute to the cost of a meal and/or become a Meals On Wheels volunteer during the month of March;

NOW, THEREFORE BE IT PROCLAIMED by the City of Fitchburg that the MONTH OF MARCH 2015 is officially known as "*Meals On Wheels Month.*"

Proclaimed this 24th day of March, 2015

Shawn Pfaff, Mayor





Administrative Offices
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**DRAFT MINUTES
FITCHBURG COMMON COUNCIL
MARCH 10, 2015
7:30 P.M.
CITY HALL**

1. **CALL TO ORDER** - Mayor Pfaff called the meeting to order at 7:30 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Steve Arnold, Becky Baumbach, Richard Bloomquist, Dan Carpenter, Jason Gonzalez, Patrick Stern. Absent with excuse, Dorothy Krause and Carol Poole. Others: Tony Roach, City Administrator, Patti Anderson, City Clerk.
4. **PUBLIC APPEARANCES NON-AGENDA ITEMS / NEW APPOINTMENTS**
 - A. **Non Agenda Items** – None
5. A. **APPROVAL OF MINUTES** - February 24, 2015
- B. **REFERRALS TO COMMISSIONS AND COMMITTEE**
 - Resolution R-25-15** A Resolution Amending the City of Fitchburg Fee Schedule Relating to Changes to Chapter 60 Alcohol Beverages (*PSHS, Finance*)
 - Resolution R-26-15** Authorizing Acceptance of 2015 Concrete Contract Bid (*BPW, Finance*)
 - Resolution R-27-15** Approving Agreement for the Resurfacing of CTH MM Consisting of 600 Foot Sections both North and South of the Interchange with USH 14 in the City of Fitchburg (*BPW, Finance*)
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 - Resolution R-36-15** Amending 2015 Library, Cable, Debt Service and Capital Projects Fund Budgets (*Finance, Personnel, Library*)
 - Ordinance 2015-O-09** An Ordinance Amending Chapter 60 – Alcohol Beverages (*PSHS*)

C. **Public Safety & Human Services**

1. **Operator Licenses: (Issuance Contingent upon Payment of all Fees Owed to City of Fitchburg – Notes: N = New, All Others = Renewal)** Dakota Harrington – N;
2. **Operator Licenses needing special attention where applicant must be present: (Issuance Contingent upon Payment of all Fees Owed to City of Fitchburg – Notes: N = New, All Others = Renewal)** Kristopher Lueders - N;

Motion by Baumbach, 2nd by Bloomquist to **approve** the consent agenda.
Patrick Cheney, 5211 Kittycrest registered in opposition to the details of the minutes.
Motion carried.

6. **ADMINISTRATOR’S REPORT**

Roach presented the Administrators Report.

7. **COMMISSION/COMMITTEE REPORTS**

A. **Plan Commission** – next meeting is March 17th

B. **Board of Public Works**

1. Motion by Bloomquist, 2nd by Stern to **approve Resolution R-18-15** Authorizing Acceptance of the 2015 Well Improvements Bid (*Finance*)
 - a. **Motion carried.**

C. **Park Commission** – next meeting is March 19th

D. **Library Board** – next meeting is March 18th

E. **Commission on Aging** – Bloomquist noted the pancake breakfast is scheduled for March 22nd, 8 am to noon.

F. **Resource Conservation Commission** - next meeting is March 16th

G. **Transportation & Transit Commission** – next meeting is March 12th

H. **Community & Economic Development Authority** – update from the Sports Commission

I. **Agriculture & Rural Affairs Committee** - next meeting is March 17th

J. **Reports from other Commissions and Committees**

8. **STANDING COMMITTEE REPORTS**

A. **Finance Committee**

1. Bloomquist reported that Finance reviewed a batch of bills **Under \$25,000 or Previously Pre-Approved** General Checks 110024 through 110178 dated March 5, 2015 Total \$192,728.00
2. Motion by Bloomquist, 2nd by Carpenter to **approve Bills for \$25,000** or more, batch Dated March 5, 2015 - \$25,000.00
 - a. **Motion carried.**
3. Motion by Bloomquist, 2nd by Carpenter to **approve Resolution R-16-15** Awarding 2015 Contract for Police Vehicles to Kayser Ford
 - a. **Motion carried.**

B. **Personnel Committee** – Baumbach noted the last meeting was March 4th and the next meeting is March 19th. Committee approved the City Administrator position description. A selection committee is being determined at this time. Application deadline is April 5th.

- C. **Public Safety & Human Services** – Gonzalez noted that the next meeting will be approval of the changes to the Chapter 60 Alcohol Beverages ordinance as well as the approval of the amended fee schedule.

9. **MAYOR’S REPORT**

- A. Mayor Pfaff presented the Mayor’s report – the Mayor talked about the events which happened in Madison on Friday. He read an email from a constituent as well as his response regarding the recent shooting in Madison.
- B. Alder District Reports – Gonzalez noted that he and Alder Carpenter will be working on a traffic control device at the intersection of Mica Road and Quarry Hill Drive. Bloomquist gave a report on the Belmar Property and the water termination.

10. **UNFINISHED BUSINESS** – None

11. **NEW BUSINESS**

- A. Motion by Gonzalez, 2nd by Arnold to **approve Resolution R-24-15** Creating Ward 20 of the City of Fitchburg and Placing it in Aldermanic District #4 – **Direct Referral**
 - 1. **Motion carried.**
- B. Motion by Bloomquist, 2nd by Carpenter to **approve Resolution R-32-15** Authorizing 2015 Municipal Agreement to Purchase Sodium Chloride on WISDOT Bid – **Direct Referral**
 - 1. **Motion carried.**

The Mayor has authorized **Resolution R-37-15, Accepting Public Improvements for Techlands Plat,** to be taken up by the various committees at a date to be determined. This is a direct referral, prior to consideration by Council at a future date, depending on submittal of materials by the developer. This essentially places the responsibility on the developer to provide the necessary documents without limiting the timing of committee review due to council agenda deadlines.

12. **ANNOUNCEMENTS**

- A. Next Common Council Meeting, March 24, 2015
- B. Next Committee of the Whole Meeting, March 25, 2015 – Legislative Updates (Representative Kahl & Senator Miller) as well an update from the Dane County Cities & Villages and League of Wisconsin Municipalities.

13. Motion by Stern, 2nd by Baumbach to **adjourn.**

- A. **Motion carried.** Time: 8:04 p.m.

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City of Fitchburg

Committee of Commission Referral

Direct Referral Initiated by:

Direct Referral Approved by:

Date Referred: **March 24, 2015**

Ordinance Number:

Date to Report Back: **April 14, 2015**

Resolution Number: **R-38-15**

Sponsored by: Mayor

Drafted by: Public Works

TITLE: Authorizing Acceptance of the 2015 Chip Sealing Program Bid

Background: The 2015 budget includes funding for street maintenance including chip sealing. Chip seal consists of applying a thin layer of asphalt emulsion to the road surface, followed by an aggregate cover. Chip sealing increases pavement life, provides a waterproof seal, and improves traction. The project consists of chip sealing rural and urban collector streets.

Attached is the bid tabulation for the 2015 Chip Sealing Program. The Public Works 2015 budget has funds available for this project. The project was advertised by legal notice in the Wisconsin State Journal and posted on www.demandstar.com. On March 10, 2015, at 11:00 a.m., the bid opening was held and 2 bids were received for the 2015 Chip Sealing Program. The low bidder was Fahrner Asphalt Sealers LLC with a bid of \$122,336.66. The low bid was 11% below the Engineer's estimate.

Fahrner Asphalt Sealers, Inc. is a local contractor that has been in business for many years. The department has worked with them in the past and has found their contractual performance and quality of work to meet or exceed contractual requirements.

Staff's recommendation is to award the 2015 Chip Sealing Program to Fahrner Asphalt Sealers LLC in the amount of \$122,336.66.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	April 6, 2015	
2	Finance	Roach	April 14, 2015	
3				
4				

Amendments:

Bids Received:

Date: March 10, 2015

Time: 11:00 a.m.

**2015 CHIP SEALING
CITY OF FITCHBURG, WISCONSIN**

2015 Chip Sealing Bid Tab				Engineer's Estimate		Fahrner Asphalt Sealers LLC 316 Raemisch Rd Waunakee, WI 53597		Scott Construction Inc. 560 Munroe Ave PO 340 Lake Delton, WI 53940	
	Bid Item	Quantity	Units	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Chip Seal	73,628	SY	\$1.74	\$128,112.72	\$1.595	\$117,436.66	\$1.782	\$131,205.10
2	Inlet Protection, Type B	1	EA	\$79.00	\$79.00	\$70.00	\$70.00	\$200.00	\$200.00
3	Inlet Protection, Type C	64	EA	\$68.00	\$4,352.00	\$70.00	\$4,480.00	\$70.00	\$4,480.00
4	Seminole Hwy Traffic Control	1	LS	\$5,000.00	\$5,000.00	\$350.00	\$350.00	\$3,000.00	\$3,000.00
			Bid Bond Attached				Yes		Yes
COMPUTED TOTAL					\$137,543.72		\$122,336.66	**	\$138,885.10

****Scott Construction bid read at bid opening as \$138,885.09 but mathematically is \$138,885.10.**

Shawn Pfaff, Mayor
Introduced By

Public Works
Drafted By

Board of Public Works & Finance
Committee

March 24, 2015
Date

**Resolution R-38-15
AUTHORIZING ACCEPTANCE OF THE
2015 CHIP SEALING PROGRAM BID**

WHEREAS, through the City's Pavement Management Program it has been determined that chip sealing is necessary this year to extend pavement life on Crinkleroot Dr, Daylily Pl, Fitchrona Rd, Hardrock Rd, Honeysuckle Dr, Limestone Ln, Maple Ave, Richmond Dr, Sassafrass Dr, Seminole Hwy, Teaberry Ln, and Valley Forge Dr; and

WHEREAS, the 2015 budget includes funds for the maintenance of these roads; and

WHEREAS, the Department of Public Works has prepared construction plans/specifications and obtained competitive bids; and

WHEREAS, the project was advertised by legal notice in the Wisconsin State Journal on February 24, 2015 and March 3, 2015 and posted on www.demandstar.com; and

WHEREAS, on March 10, 2015 at 11:00 a.m. 2 sealed bids were received and publicly opened with the results listed on the attached bid tab; and

WHEREAS, Fahrner Asphalt Sealers, LLC low bid of \$122,336.66 was found to be in compliance with the bid specifications.

NOW, THEREFORE, BE IT HEREBY RESOLVED, The Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby approves the award of the 2015 Chip Sealing Program Contract to Fahrner Asphalt Sealers, LLC and authorizes the amount of \$122,336.66 from the Street Maintenance account for this project.

BE IT FURTHER RESOLVED, the Common Council authorizes the Clerk and Mayor to sign the contracts with Fahrner Asphalt Sealers, LLC for the 2015 Chip Sealing Program.

Adopted by the Common Council of the City of Fitchburg this 14th day of April, 2015.

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **March 24, 2015**
Date to Report Back: **April 14, 2015**

Ordinance Number:
Resolution Number: **R-41-15**

Sponsored by: Mayor

Drafted by:

TITLE: FINAL RESOLUTION EXERCISING POLICE POWERS AND LEVYING SPECIAL ASSESSMENTS FOR WATER MAIN IMPROVEMENTS ON GLACIER VALLEY ROAD IN THE CITY OF FITCHBURG, WISCONSIN

Background: Water main was installed along Glacier Valley Road between Gunflint Trail and the south connection to Fish Hatchery Road in 2014. The cost of the water main improvements is an assessable cost based on the City Assessment policy. This resolution is the final part of the assessment process adopting final assessments.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	April 6, 2015	
2	Finance Committee	Roach	April 14, 2015	
3				
4				

Amendments:

MARCH 2015
GLACIER VALLEY ROAD WATER MAIN IMPROVEMENTS
FINAL ASSESSMENT REPORT



City of Fitchburg
Department of Public Works
5520 Lacy Road
Fitchburg, Wisconsin 53711
Dane County
Wisconsin

Introduction

This report is required by the Common Council of the City of Fitchburg to fulfill its requirements to exercise its power under Wisconsin Statute 66.0703 and Sections 10-213 to 10-216 of the Fitchburg General Ordinances. It is submitted to the Common Council as a Final Assessment Report for the construction of the Glacier Valley Road Water Main Improvements.

This report contains the following:

- 1) Final Project Costs Table 1
- 2) Final Assessment Schedule Exhibit A
- 3) Final Assessment Resolution R-41-15 Appendix A
- 4) Preliminary Assessment Report Appendix B

**TABLE 1
FINAL PROJECT COSTS
GLACIER VALLEY ROAD WATER MAIN IMPROVEMENTS**

Water Main Construction Cost:	\$166,676.50
Engineering, Administrative Services, and Contingencies:	<u>\$13,468.79</u>
Total Assessable Project Cost:	\$180,145.29

FINAL ASSESSMENT COSTS

The water main assessment for each lot on the west side of Glacier Valley was determined using the Lot Method. The lot charge is calculated by dividing half the total of the water main construction cost, plus the costs for engineering, administrative services, and contingencies as shown in Table 1, by the total number of lots on the west side. For this project, the per lot water main assessment rate is calculated to be \$11,259.08/Lot.

Per the current assessment policy, existing residential properties, who have not petitioned for water main service, are charged the lesser of the following two assessment rates:

- 1. Water main assessment rate multiplied by the number of assessable lots.
- 2. Costs determined by multiplying the 2014 plant value rate, based on a prorated 10 year linear regression of the plant value 8” water main costs, by each property’s total front footage (maximum 100’). For this project, the preliminary linear foot plant value assessment rate is \$63.95/lf.

For this assessment the linear foot plant value assessment rate provides lower water main assessments than the per-lot assessment rate and was therefore used to calculate final assessments for the west side of Glacier Valley.

The water main assessment for each lot on the east side of Glacier Valley was determined by using the Area Method. The area charge is calculated by dividing half the total of the water main construction cost, plus the costs for engineering, administrative services, and contingencies as shown in Table 1, by the total

serviceable area. For this project, the per acre water main assessment rate is calculated to be \$9,521.42/Acre.

The final assessments for each parcel are shown in Exhibit A.

EXHIBIT A (DRAFT)
Glacier Valley Road Water Main Improvements
Final Assessment Schedule

Map Ref. No.	Parcel Address	Property Owner	Parcel No. (225/0609-)	Plat/CSM Desc.	Lot #	Front Footage (ft)	Assessable Front Footage (ft)	Assessable Area (sf)	Water Main Assessment Rate (\$/LF)	Water Main Assessment Rate (\$/Acre)	Total Current Water Main Assessment	Total Deferred Water Main Assessment
1	2885 Glacier Valley Road (1) (5)	Walluks, Marian C.	091-71382	Assessor Plat #2	Lot 28	120	100	n/a	\$63.95			\$6,395.00
2	2881 Glacier Valley Road (1) (5)	Walluks, Marian C.	091-71499	Assessor Plat #2	Lot 29	120	100	n/a	\$63.95			\$6,395.00
3	2877 Glacier Valley Road (5)	Johnson Tr, Donald E & Norma V	091-71604	Assessor Plat #2	Lot 30	120	100	n/a	\$63.95			\$6,395.00
4	2861 Dellvue Dr (5)	Robert S. Parnell & Terry L. Parnell	091-70454	Assessor Plat #2	Lot 5	84.36	84.36	n/a	\$63.95			\$5,394.82
5	2855 Glacier Valley Road (5)	Keller, Walter A.	091-70347	Assessor Plat #2	Lot 4	157.02	100	n/a	\$63.95			\$6,395.00
6 & 7	2849 Glacier Valley Road (5)	Klund, Karson	091-70230	CSM 13801	Lot 1	276.91	100	n/a	\$63.95			\$6,395.00
8	(1) (5)	Walluks, Marian C.	091-70016	Assessor Plat #2	Lot 1	146.5	100	n/a	\$63.95			\$6,395.00
9	2831 Glacier Valley Road (2) (5)	Rocque, Tyrone J.	091-98256	CSM 07881	Lot 1	286.77	100	n/a	\$63.95			\$6,395.00
10	2862 Glacier Valley Road (3) (6)	Blaney, J. Lloyd	091-98505	Metes and Bounds		n/a	n/a	6.19		\$9,521.42		\$58,937.60
11	(4) & (5)	Kubly Investments, LLC	094-80402	CSM 11859	Lot 1	n/a	n/a	3.27		\$9,521.42		\$31,135.05
TOTAL:						1311.56	784.36	9.46			\$0.00	\$140,232.47

- Notes:
- (1) Billing Address: Marian C. Walluks, 5409 Buckeye Rd, Madison WI 53716
 - (2) Billing Address: Tyrone J. Rocque, P.O. Box 270876, Littleton, CO 80127
 - (3) Billing Address: Lloyd Blaney, 605 Owen Road, Monona, WI 53716
 - (4) Billing Address: Kubly Investments, Inc., PO Box 768, New Glarus, WI 53574
 - (5) Water main assessment becomes due at the time of connection or sale of lot, whichever comes first.
 - (6) Water main assessment of \$6,395.00 plus interest per R-41-15 becomes due at the time of connection of single family residential home on lot. Parcel #225/0609-102-9150-8 shall pay a water main connection charge of \$6,395.00 plus interest as defined in R-41-15 prior to the connection to the water main on Glacier Valley Road. Total outstanding assessment (total assessment minus paid assessments for Parcel #225/0609-091-9850-5 and paid connection charges for Parcel# 225-0609-102-9150-8) becomes due at the time of redevelopment, or sale of lot, whichever comes first.
 - (8) \$59,351.02 of the project costs paid for by impact fees.

EXHIBIT A (DRAFT)
Glacier Valley Road Water Main Improvements
Final Assessment Schedule

Map Ref. No.	Parcel Address	Property Owner	Parcel No. (225/0609-)	Plat/CSM Desc.	Lot #	Front Footage (ft)	Assessable Front Footage (ft)	Assessable Area (sf)	Water Main Assessment Rate (\$/LF)	Water Main Assessment Rate (\$/Acre)	Total Current Water Main Assessment	Total Deferred Water Main Assessment
1	2885 Glacier Valley Road (1) (5)	Walluks, Marian C.	091-71382	Assessor Plat #2	Lot 28	120	100	n/a	\$63.95			\$6,395.00
2	2881 Glacier Valley Road (1) (5)	Walluks, Marian C.	091-71499	Assessor Plat #2	Lot 29	120	100	n/a	\$63.95			\$6,395.00
3	2877 Glacier Valley Road (5)	Johnson Tr, Donald E & Norma V	091-71604	Assessor Plat #2	Lot 30	120	100	n/a	\$63.95			\$6,395.00
4	2861 Dellvue Dr (5)	Robert S. Parnell & Terry L. Parnell	091-70454	Assessor Plat #2	Lot 5	84.36	84.36	n/a	\$63.95			\$5,394.82
5	2855 Glacier Valley Road (5)	Keller, Walter A.	091-70347	Assessor Plat #2	Lot 4	157.02	100	n/a	\$63.95			\$6,395.00
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8	(1) (5)	Walluks, Marian C.	091-70016	Assessor Plat #2	Lot 1	146.5	100	n/a	\$63.95			\$6,395.00
9	2831 Glacier Valley Road (2) (5)	Rocque, Tyrone J.	091-98256	CSM 07881	Lot 1	286.77	100	n/a	\$63.95			\$6,395.00
10	2862 Glacier Valley Road (3) (6)	Blaney, J. Lloyd	091-98505	Metes and Bounds		n/a	n/a	6.19		\$9,521.42		\$58,937.60
11	(4) & (5)	Kubly Investments, LLC	094-80402	CSM 11859	Lot 1	n/a	n/a	3.27		\$9,521.42		\$31,135.05
TOTAL:						1311.56	784.36	9.46			\$0.00	\$140,232.47

- Notes:
- (1) Billing Address: Marian C. Walluks, 5409 Buckeye Rd, Madison WI 53716
 - (2) Billing Address: Tyrone J. Rocque, P.O. Box 270876, Littleton, CO 80127
 - (3) Billing Address: Lloyd Blaney, 605 Owen Road, Monona, WI 53716
 - (4) Billing Address: Kubly Investments, Inc., PO Box 768, New Glarus, WI 53574
 - (5) Water main assessment becomes due at the time of connection or sale of lot, whichever comes first.
 - (6) Water main assessment of \$6,395.00 plus interest per R-41-15 becomes due at the time of connection of single family residential home on lot. Parcel #225/0609-102-9150-8 shall pay a water main connection charge of \$6,395.00 plus interest as defined in R-41-15 prior to the connection to the water main on Glacier Valley Road. Total outstanding assessment (total assessment minus paid assessments for Parcel #225/0609-091-9850-5 and paid connection charges for Parcel# 225-0609-102-9150-8) becomes due at the time of redevelopment, or sale of lot, whichever comes first.
 - (8) \$59,351.02 of the project costs paid for by impact fees.

APPENDIX A

Shawn Pfaff, Mayor
Introduced By

Public Works
Drafted By

Board of Public Works & Finance
Committees

March 24, 2015
Date

Resolution R-41-15

FINAL RESOLUTION EXERCISING POLICE POWERS AND LEVYING SPECIAL ASSESSMENTS FOR WATER MAIN IMPROVEMENTS ON GLACIER VALLEY ROAD IN THE CITY OF FITCHBURG, WISCONSIN

WHEREAS, on Month May 27, 2014, the Common Council of the City of Fitchburg adopted Resolution No. R-58-14 declaring its intent to exercise its police power under Wis. Stat. §66.0703(7) and Fitchburg Code of Ordinances, Sections 10-213 to 10-216 to levy special assessments for special benefits conferred upon properties within the following Assessment District for installation of water main improvements on Glacier Valley Road.

ASSESSMENT DISTRICT

All properties adjacent to Glacier Valley Road between Gunflint Trail and the south connection to Fish Hatchery Road.

WHEREAS, pursuant to said resolution a report was filed by the City Engineer in the office of the City Clerk, notice thereof was duly given to the public and to owners of affected properties, and the Board of Public Works on July 7, 2014, held a public hearing at the Fitchburg City Hall for purposes of hearing all persons interested concerning the preliminary resolution and report on the proposed assessments; and

WHEREAS, all work described in Resolution No. R-58-14 has been completed and a final report of the direct and indirect costs of the improvements and proposed final assessments has been filed in the office of the City Clerk by the City Engineer; and

WHEREAS, the report of the engineer shows that the final assessments do not exceed by ten percent (10%) or more the preliminary assessments in the preliminary report heard by the Board of Public Works on July 7, 2014, as above described.

NOW, THEREFORE BE IT HEREBY RESOLVED, the Common Council of the City of Fitchburg, Wisconsin, pursuant to the authority vested in it by Wis. Stat. 62.11(5) and 66.0703(7) hereby resolve as follows:

1. The final report of the City Engineer pertaining to the construction of water main improvements in the above-described Assessment District is hereby adopted and approved.

2. Payment for the improvements described in paragraph 1 shall be made by assessing the costs to the properties and in the amounts indicated in the report as shown on Exhibit A attached hereto which is incorporated herein as if fully set forth.

3. The assessments shown on the attached Exhibit A represent an exercise of the police power and have been determined on a reasonable basis and are hereby confirmed.

4. The assessments may be paid to the City Clerk in cash within sixty (60) days from the adopted date of this resolution or in equal annual installments of principal as follows:

- a. If the assessment is less than \$500.00, the assessment shall be paid in one (1) annual installment.
- b. If the assessment is at least \$500.00 but less than \$999.00, the assessment shall be paid in three (3) installments.
- c. If the assessment is at least \$1000.00 but less than \$4,999.00, the assessment shall be paid in five (5) annual installments.
- d. If the assessment is greater than \$5000.00, the assessment shall be paid in seven (7) annual installments.

Upon sale or transfer of the property any outstanding balances are due. Deferred principal payments shall bear interest on the unpaid balance at the rate of 2.89% per annum from January 1, 2015. Installments not paid when due shall bear additional interest on the amount due at the rate of 18% per annum. Partial payments received on or before ninety days from the adopted date of this resolution shall be applied to the principal amount due and installments reduced pro-rata.

5. The unpaid balance of principal of any assessment levied hereby and interest thereon shall be a lien upon the assessed property from the date of adoption of this resolution.

6. The City Clerk shall publish this resolution and an installment assessment notice as Class 1 Notices in the City's official newspaper and mail a copy of this resolution and a statement of the final assessment against each property, together with an installment assessment notice, to the owner of every property whose name appears on the assessment roll and whose post office address is known or can with reasonable diligence be ascertained.

Adopted this _____th day of April, 2015.

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

APPENDIX B

2014

**GLACIER VALLEY WATER MAIN EXT.
PRELIMINARY ASSESSMENT REPORT**



**City of Fitchburg
Department of Public Works
5520 Lacy Road
Fitchburg, Wisconsin 53711
Dane County
Wisconsin**

Introduction

This report is required by the Common Council of the City of Fitchburg as per Resolution Number R-58-14, declaring Intent to Exercise Special Assessment Powers. It is submitted to the Common Council as a Preliminary Assessment Report for the construction of the Glacier Valley Water Main Extension.

This report contains the following:

- 1) Statement of Benefits
- 2) Opinion of Project Costs Table 1
- 3) Preliminary Assessments for the Subject Properties with List of Property Owners .. Exhibit A
- 4) “Approved Preliminary Resolution Declaring Intent” Appendix A
- 5) Assessment District Boundary Map and DescriptionAppendix B

I. Statement of Benefits

The water main construction will provide benefit to the properties within the proposed assessment district as shown and described in Appendices A and B, respectively.

Consequently, the following benefits will accrue to the properties where the improvements are made:

- A. Water Main
 - 1) Public potable water supply.
 - 2) Increased fire protection.
 - 3) Allow future development of vacant properties fronting the main.

II. Opinion of Costs

The opinion of project costs shown in Table 1 contains the estimated construction cost, engineering and administrative costs, plus contingencies.

The Utility will be paying for the additional costs to install 12” water main verses 10” water main. These costs are not included in the Table 1.

TABLE 1
OPINION OF PROJECT COSTS
Glacier Valley Water Main Extension

Construction Cost:	\$171,296.50
Engineering, Administrative Services, and Contingencies 20%:	<u>\$34,259.30</u>
Total Assessable Project Cost:	\$205,555.80

PRELIMINARY ASSESSMENTS

For this assessment, the existing residential properties along the west side of Glacier Valley Road will benefit in proportion to the existing number of residential lots to be served by water main connections. The per-lot method assures that the property owner pays for every water main connection that is provided, and receives the same benefit regardless of the size or shape of lot. Per the current assessment policy existing residential properties who have not petitioned for water service are charged the lesser of the two costs:

1. Actual per-lot cost by dividing half the Total Assessable Project Cost by the total number of lots serviced on the west side of Glacier Valley. For this project, the preliminary per-lot assessment rate under this method is \$11,419.77/lot.
2. Costs determined by multiplying the 2014 plant value rate, based on a prorated 10 year linear regression of the plant value water system costs, by each property's total front footage (maximum 100'). For this project, the preliminary linear foot plant value assessment rate is \$63.95/lf.

For this assessment the linear foot plant value assessment rate provides lower preliminary assessments than the per-lot assessment rate and was therefore used to determine preliminary assessments for the west side of Glacier Valley.

For this assessment, properties along the east side of Glacier Valley may/will develop/redevelop. For this assessment, these properties will benefit in proportion to their developable/re-developable acreage. The area method assures that each property owner pays for the amount of land that will be serviced by the water main, applying the same future benefit to each acre of land. The area method charge for this project was determined by dividing half the Total Assessable Project Cost by the serviceable area on the east side of Glacier Road. For this assessment the per-acre assessment rate is \$10,864.47/acre.

The preliminary assessments for each parcel are shown in Exhibit A.

EXHIBIT A
Glacier Valley Road Water Main Ext.
Preliminary Assessments

Map Ref. No.	Parcel Address	Property Owner	Parcel No. (225/0609-)	Plat/CSM Desc.	Lot #	Front Footage (ft)	Assessable Front Footage (ft)	Assessable Area (sf)	Water Main Assessment Rate (\$/LF)	Water Main Assessment Rate (\$/Acre)	Total Current Water Main Assessment	Total Deferred Water Main Assessment
1	2885 Glacier Valley Road (1) (6)	Walluks, Marian C.	091-71382	Assessor Plat #2	Lot 28	120	100	n/a	\$63.95			\$6,395.00
2	2881 Glacier Valley Road (1) (6)	Walluks, Marian C.	091-71499	Assessor Plat #2	Lot 29	120	100	n/a	\$63.95			\$6,395.00
3	2877 Glacier Valley Road (6)	Johnson Tr, Donald E & Norma V	091-71604	Assessor Plat #2	Lot 30	120	100	n/a	\$63.95			\$6,395.00
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6	2849 Glacier Valley Road (5)	Klund, Karson	091-70230	Assessor Plat #2	Lot 3	129.93	100	n/a	\$63.95			\$6,395.00
7	2849 Glacier Valley Road (5) (6)	Klund, Karson	091-70123	Assessor Plat #2	Lot 2	146.5	100	n/a	\$63.95			\$6,395.00
8	(1) (6)	Walluks, Marian C.	091-70016	Assessor Plat #2	Lot 1	146.5	100	n/a	\$63.95			\$6,395.00
9	2831 Glacier Valley Road (2) (6)	Rocque, Tyrone J.	091-98256	CSM 07881	Lot 1	286.77	100	n/a	\$63.95			\$6,395.00
10	2862 Glacier Valley Road (3) (7)	Blaney, J. Lloyd	091-98505	Metes and Bounds		n/a	n/a	6.19		\$10,864.47		\$67,251.08
11	(4) & (6)	Kubly Investments, LLC	094-80402	CSM 11859	Lot 1	n/a	n/a	3.27		\$10,864.47		\$35,526.82
TOTAL:							884.36	9.46			\$0.00	\$159,332.72

- Notes:
- (1) Billing Address: Marian C. Walluks, 5409 Buckeye Rd, Madison WI 53716
 - (2) Billing Address: Tyrone J. Rocque, P.O. Box 270876, Littleton, CO 80127
 - (3) Billing Address: Lloyd Blaney, 605 Owen Road, Monona, WI 53716
 - (4) Billing Address: Kubly Investments, Inc., PO Box 768, New Glarus, WI 53574
 - (5) One home on two lots. Charged as two lots. Water main assessment will become due for Parcel No. 225/0609-091-7023-0 at the time of redevelopment.
 - (6) Water main assessment becomes due at the time of connection or sale of lot, whichever comes first.
 - (7) Water main assessment of \$6,395.00 becomes due at the time of connection of existing home on lot or sale of lot, whichever comes first. Total outstanding assessment becomes due at the time of redevelopment.
 - (8) \$46,223.08 of the project costs paid for by impact fees.

APPENDIX A

Shawn Pfaff, Mayor
Introduced By

Public Works
Prepared by

Board of Public Works/Finance
Referred to

May 13, 2014
Date

RESOLUTION R-58-14 PRELIMINARY ASSESSMENT RESOLUTION FOR WATER MAIN IMPROVEMENTS ON GLACIER VALLEY ROAD

Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers Under Municipal Police Powers pursuant to § 66.0701 Wisconsin Statutes, and Fitchburg Code of Ordinances Sections 10-213 to 10-216 for the cost of water main improvements on Glacier Valley Road in the City of Fitchburg.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Fitchburg, Dane County, Wisconsin that

1. The Common Council hereby declares its intention to exercise its police power under Sec. § 66.0703 Wis. Stats. as incorporated in Section 10-215 of the Fitchburg Ordinances, to levy special assessments upon property in the assessment district hereafter described for benefits conferred upon such property by installation of water main.
2. The properties to be assessed lie within the following described assessment district:

ASSESSMENT DISTRICT

All properties adjacent to Glacier Valley Road, between Gunflint Trail and the south connection to Fish Hatchery Road.

3. The City Council hereby determines that the improvements constitute an exercise of the police power for the health, safety and welfare of the public.
4. The total amount assessed against the properties in the defined assessment district shall not exceed 100% of the City's direct and indirect costs of the improvements including, but not limited to, actual construction costs and related costs of engineering and legal services, administrative expense and borrowing costs related to the project.
5. The assessment against any parcel may be paid in cash or equal annual installments in accordance with the schedule below, with interest on the unpaid balance at one percent (1%) over the City's borrowing rate. If the installment method is selected the remaining balance is due at time of transfer or sale of ownership of parcel.

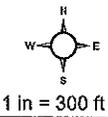
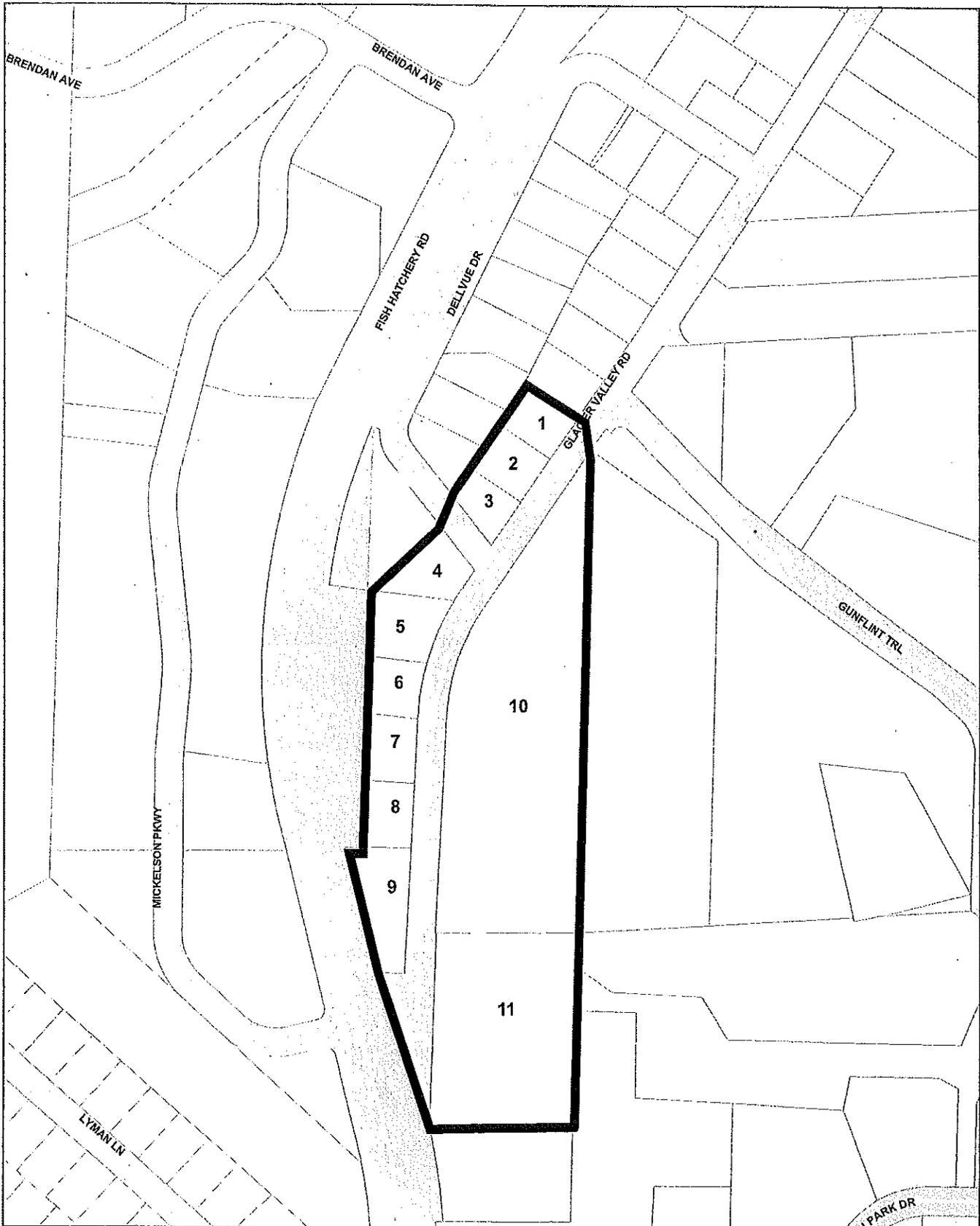
Assessment Schedule:

- a. If the assessment is less than \$500.00, the assessment shall be paid in one (1) annual installment.
 - b. If the assessment is at least \$500.00 but less than \$999.00, the assessment shall be paid in three (3) installments.
 - c. If the assessment is at least \$1000.00 but less than \$4,999.00, the assessment shall be paid in five (5) annual installments.
 - d. If the assessment is greater than \$5000.00, the assessment shall be paid in ten (10) or more annual installments.
6. The City Engineer shall prepare a Preliminary Assessment Report which shall consist of:
- a. Plans and specifications for the improvements.
 - b. An estimate of the entire direct and indirect cost of the improvements.
 - c. A schedule of the proposed assessments as to each parcel of property within the defined assessment district.
 - d. A statement that the respective properties against which the assessments are proposed are benefitted.
7. When the Preliminary Assessment Report is completed, the City Engineer shall file a copy of the Report with the City Clerk for public inspection.
8. Upon receiving the report of the City Engineer, the Clerk shall cause notice to be given pursuant to § 66.0703(7) Wisconsin Statutes stating the nature of the proposed improvement, the general boundary lines of the proposed assessment district, the time and place at which the report may be inspected, and the time and place of the public hearing on the matter contained in the Preliminary Resolution and the Report. The notice shall be published as a Class 1 notice under Wis. Stat. Ch. 985 and a copy shall be mailed at least ten (10) days before the hearing, to every interested person whose post office address is known or can be ascertained with reasonable diligence.
9. The hearing shall be held before the Board of Public Works at a time set by the City Clerk in accordance with Sec. § 66.0703(7) Wis. Stats.

Adopted this 27th day of May, 2014.

Approved By: Shawn Pfaff
Shawn Pfaff, Mayor

Attested By: Linda Cory
Linda Cory, City Clerk



APPENDIX B
Assessment District
Boundary Map



Shawn Pfaff, Mayor
Introduced By

Public Works
Drafted By

Board of Public Works & Finance
Committees

March 24, 2015
Date

Resolution R-41-15

**FINAL RESOLUTION EXERCISING POLICE POWERS AND LEVYING
SPECIAL ASSESSMENTS FOR
WATER MAIN IMPROVEMENTS ON GLACIER VALLEY ROAD
IN THE CITY OF FITCHBURG, WISCONSIN**

WHEREAS, on Month May 27, 2014, the Common Council of the City of Fitchburg adopted Resolution No. R-58-14 declaring its intent to exercise its police power under Wis. Stat. §66.0703(7) and Fitchburg Code of Ordinances, Sections 10-213 to 10-216 to levy special assessments for special benefits conferred upon properties within the following Assessment District for installation of water main improvements on Glacier Valley Road.

ASSESSMENT DISTRICT

All properties adjacent to Glacier Valley Road between Gunflint Trail and the south connection to Fish Hatchery Road.

WHEREAS, pursuant to said resolution a report was filed by the City Engineer in the office of the City Clerk, notice thereof was duly given to the public and to owners of affected properties, and the Board of Public Works on July 7, 2014, held a public hearing at the Fitchburg City Hall for purposes of hearing all persons interested concerning the preliminary resolution and report on the proposed assessments; and

WHEREAS, all work described in Resolution No. R-58-14 has been completed and a final report of the direct and indirect costs of the improvements and proposed final assessments has been filed in the office of the City Clerk by the City Engineer; and

WHEREAS, the report of the engineer shows that the final assessments do not exceed by ten percent (10%) or more the preliminary assessments in the preliminary report heard by the Board of Public Works on July 7, 2014, as above described.

NOW, THEREFORE BE IT HEREBY RESOLVED, the Common Council of the City of Fitchburg, Wisconsin, pursuant to the authority vested in it by Wis. Stat. 62.11(5) and 66.0703(7) hereby resolve as follows:

1. The final report of the City Engineer pertaining to the construction of water main improvements in the above-described Assessment District is hereby adopted and approved.

2. Payment for the improvements described in paragraph 1 shall be made by assessing the costs to the properties and in the amounts indicated in the report as shown on Exhibit A attached hereto which is incorporated herein as if fully set forth.

3. The assessments shown on the attached Exhibit A represent an exercise of the police power and have been determined on a reasonable basis and are hereby confirmed.

4. The assessments may be paid to the City Clerk in cash within sixty (60) days from the adopted date of this resolution or in equal annual installments of principal as follows:

- a. If the assessment is less than \$500.00, the assessment shall be paid in one (1) annual installment.
- b. If the assessment is at least \$500.00 but less than \$999.00, the assessment shall be paid in three (3) installments.
- c. If the assessment is at least \$1000.00 but less than \$4,999.00, the assessment shall be paid in five (5) annual installments.
- d. If the assessment is greater than \$5000.00, the assessment shall be paid in seven (7) annual installments.

Upon sale or transfer of the property any outstanding balances are due. Deferred principal payments shall bear interest on the unpaid balance at the rate of 2.89% per annum from January 1, 2015. Installments not paid when due shall bear additional interest on the amount due at the rate of 18% per annum. Partial payments received on or before ninety days from the adopted date of this resolution shall be applied to the principal amount due and installments reduced pro-rata.

5. The unpaid balance of principal of any assessment levied hereby and interest thereon shall be a lien upon the assessed property from the date of adoption of this resolution.

6. The City Clerk shall publish this resolution and an installment assessment notice as Class 1 Notices in the City's official newspaper and mail a copy of this resolution and a statement of the final assessment against each property, together with an installment assessment notice, to the owner of every property whose name appears on the assessment roll and whose post office address is known or can with reasonable diligence be ascertained.

Adopted this _____th day of April, 2015.

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **March 24, 2015**
 Date to Report Back: **April 14, 2015**

Ordinance Number:
 Resolution Number: **R-42-15**

Sponsored by: Mayor

Drafted by:

TITLE: FINAL RESOLUTION EXERCISING POLICE POWERS AND LEVYING SPECIAL ASSESSMENTS FOR SANITARY SEWER IMPROVEMENTS ON LACY ROAD IN THE CITY OF FITCHBURG, WISCONSIN

Background: Sanitary sewer was installed along South Syene and Lacy Road as part of the E. Cheryl Parkway and Lacy Road Railroad Improvements. The cost of the sanitary sewer improvements is an assessable cost based on the City Assessment policy. This resolution is the final part of the assessment process adopting final assessments.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	April 6, 2015	
2	Finance	Roach	April 14, 2015	
3				
4				

Amendments:

MARCH 2015
LACY ROAD SANITARY SEWER IMPROVEMENTS
FINAL ASSESSMENT REPORT



City of Fitchburg
Department of Public Works
5520 Lacy Road
Fitchburg, Wisconsin 53711
Dane County
Wisconsin

Introduction

This report is required by the Common Council of the City of Fitchburg to fulfill its requirements to exercise its power under Wisconsin Statute 66.0703 and Sections 10-213 to 10-216 of the Fitchburg General Ordinances. It is submitted to the Common Council as a Final Assessment Report for the construction of the Lacy Road Sanitary Sewer Improvements.

This report contains the following:

- 1) Final Project Costs Table 1
- 2) Final Assessments Schedule Exhibit A
- 3) Final Assessment Resolution R-42-15 Appendix A
- 4) Preliminary Assessment Report Appendix B

TABLE 1 FINAL PROJECT COSTS LACY ROAD SANITARY SEWER IMPROVEMENTS

Sanitary Sewer Construction Cost:	\$30,300.00
Engineering, Administrative Services, and Contingencies:	<u>\$4,559.51</u>
Total Assessable Project Cost:	\$34,859.51

FINAL ASSESSMENT COSTS

The sanitary sewer assessment for each lot was determined using the Area Method. The area charge (Sanitary Sewer Main Assessment Rate) is calculated by dividing the sanitary sewer construction cost (excluding sanitary laterals), plus the costs for engineering, administrative services, and contingencies as shown in Table 1, by the total assessable (serviceable) area that will discharge into the Lacy Road sanitary sewer, as shown in Exhibit A. For this project, the sanitary sewer assessment rate is calculated to be \$2,416.82/Acre.

Per the current assessment policy, existing residential properties, who have not petitioned for sanitary sewer service, are charged the lesser of the following two assessment rates:

1. Sanitary sewer main assessment rate multiplied by the lot's assessable (serviceable) acreage plus sanitary sewer lateral assessment rate of \$5,472.94.
2. Costs determined by multiplying the 2014 plant value rate, based on a prorated 10 year linear regression of the plant value sanitary costs, by each property's total front footage (maximum 100'). For this project, the preliminary linear foot plant value assessment rate is \$63.23/lf.

For this assessment the linear foot plant value assessment rate provides a lower sanitary sewer assessment for the existing residential lot and was therefore used to calculate the final assessment for this lot.

The Syene Interceptor and Madison Metropolitan Sewerage District (MMSD) connection fees were added to sanitary sewer assessment rate to calculate the total current sanitary sewer assessment for the residential

property. Syene Interceptor and MMSD connection fees are not included in the deferred assessment for the agricultural property. These fees will be due for the deferred lot prior to connection to sanitary sewer or development, whichever comes first.

The final assessments for each parcel are shown in Exhibit A.

EXHIBIT A
Lacy Road Sanitary Sewer Improvements
Final Assessment Schedule

Map Ref. No.	Parcel Address	Property Owner	Parcel No. (225/0609-)	Plat/CSM Desc.	Lot Area (Acres)	Assessable Area (Acres)	Sanitary Sewer Main Assessment Rate (\$/Acre)	Sanitary Lateral Assessment Rate	Sanitary Sewer Assessment Rate (\$/Lot)	MMSD Fee	Syene Interceptor Connection Charge	Total Current Sanitary Sewer Assessment	Total Deferred Sanitary Sewer Assessment
1	5146 Lacy Road	Paul M. Vaccaro (D)	091-7138-2	Metes & Bounds	0.92	0.92	\$2,416.82	\$5,472.94	\$6,323.00	\$1,941.40	\$369.43	\$8,633.83	
2		Hartung Brothers Inc. (A), (B), & (C)	141-8500-9	Metes & Bounds	37.57	13.50	\$2,416.82		\$32,627.06				\$32,627.06
TOTAL:						14.42			\$38,950.06			\$8,633.83	\$32,627.06

Notes: (A) Billing Address: 708 Heartland Trail, Suite 2000, Madison, WI 53717.
(B) MMSD fees and Syene Interceptor fees are not included in these sanitary sewer assessments. These fees are due prior to connection or development of parcel, whichever comes first.
(C) Sanitary Sewer Assessment shall be due at the time of connection, sale of the lot, or development, whichever comes first.
(D) Parcel's sanitary sewer assessment rate is based on the plant value linear regression of 8" sanitary sewer with lateral for 2014 because the actual cost of \$7,705.39 is larger than the plant value rate of \$6,323.00 (\$63.23/lf for a maximum of 100' of frontage).

APPENDIX A

Shawn Pfaff, Mayor
Introduced By

Public Works
Drafted By

Board of Public Works & Finance
Committees

March 24, 2015
Date

Resolution R-42-15

FINAL RESOLUTION EXERCISING POLICE POWERS AND LEVYING SPECIAL ASSESSMENTS FOR SANITARY SEWER IMPROVEMENTS ON LACY ROAD IN THE CITY OF FITCHBURG, WISCONSIN

WHEREAS, on Month May 27, 2014, the Common Council of the City of Fitchburg adopted Resolution No. R-60-14 declaring its intent to exercise its police power under Wis. Stat. §66.0703(7) and Fitchburg Code of Ordinances, Sections 10-213 to 10-216 to levy special assessments for special benefits conferred upon properties within the following Assessment District for installation of sanitary sewer improvements on Lacy Road.

ASSESSMENT DISTRICT

Properties at the northeast and southeast corner of the intersection of Lacy Road and South Syene Road.

WHEREAS, pursuant to said resolution a report was filed by the City Engineer in the office of the City Clerk, notice thereof was duly given to the public and to owners of affected properties, and the Board of Public Works on July 7, 2014, held a public hearing at the Fitchburg City Hall for purposes of hearing all persons interested concerning the preliminary resolution and report on the proposed assessments; and

WHEREAS, all work described in Resolution No. R-60-14 has been completed and a final report of the direct and indirect costs of the improvements and proposed final assessments has been filed in the office of the City Clerk by the City Engineer; and

WHEREAS, the report of the engineer shows that the final assessments do not exceed by ten percent (10%) or more the preliminary assessments in the preliminary report heard by the Board of Public Works on July 7, 2014, as above described.

NOW, THEREFORE BE IT HEREBY RESOLVED, the Common Council of the City of Fitchburg, Wisconsin, pursuant to the authority vested in it by Wis. Stat. 62.11(5) and 66.0703(7) hereby resolve as follows:

1. The final report of the City Engineer pertaining to the construction of sanitary sewer improvements in the above-described Assessment District is hereby adopted and approved.

2. Payment for the improvements described in paragraph 1 shall be made by assessing the costs to the properties and in the amounts indicated in the report as shown on Exhibit A attached hereto which is incorporated herein as if fully set forth.

3. The assessments shown on the attached Exhibit A represent an exercise of the police power and have been determined on a reasonable basis and are hereby confirmed.

4. The assessments may be paid to the City Clerk in cash within sixty (60) days from the adopted date of this resolution or in equal annual installments of principal as follows:

- a. If the assessment is less than \$500.00, the assessment shall be paid in one (1) annual installment.
- b. If the assessment is at least \$500.00 but less than \$999.00, the assessment shall be paid in three (3) installments.
- c. If the assessment is at least \$1000.00 but less than \$4,999.00, the assessment shall be paid in five (5) annual installments.
- d. If the assessment is greater than \$5000.00, the assessment shall be paid in seven (7) annual installments.

Upon sale or transfer of the property any outstanding balances are due. Deferred principal payments shall bear interest on the unpaid balance at the rate of 2.89% per annum from January 1, 2015. Installments not paid when due shall bear additional interest on the amount due at the rate of 18% per annum. Partial payments received on or before ninety days from the adopted date of this resolution shall be applied to the principal amount due and installments reduced pro-rata.

5. The unpaid balance of principal of any assessment levied hereby and interest thereon shall be a lien upon the assessed property from the date of adoption of this resolution.

6. The City Clerk shall publish this resolution and an installment assessment notice as Class 1 Notices in the City's official newspaper and mail a copy of this resolution and a statement of the final assessment against each property, together with an installment assessment notice, to the owner of every property whose name appears on the assessment roll and whose post office address is known or can with reasonable diligence be ascertained.

Adopted this _____th day of April, 2015.

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

APPENDIX B

JUNE 2014

**LACY ROAD SANITARY SEWER IMPROVEMENTS
PRELIMINARY ASSESSMENT REPORT**



**City of Fitchburg
Department of Public Works
5520 Lacy Road
Fitchburg, Wisconsin 53711
Dane County
Wisconsin**

Introduction

This report is required by the Common Council of the City of Fitchburg as per Resolution Number R-60-14, declaring Intent to Exercise Special Assessment Powers. It is submitted to the Common Council as a Preliminary Assessment Report for the construction of sanitary sewer improvements on Lacy Road as part of the East Cheryl Parkway and Lacy Road Railroad Improvements.

This report contains the following:

- 1) Statement of Benefits
- 2) Opinion of Project Costs..... Table 1
- 3) Preliminary Assessments for the subject properties with list of Property Owners..... Exhibit A
- 4) “Approved Preliminary Resolution Declaring Intent”..... Appendix A
- 5) Assessment District boundary map and DescriptionAppendix B

I. Statement of Benefits

The sanitary sewer construction will provide benefit to the properties within the proposed assessment district as shown and described in Appendices A and B, respectively.

Consequently, the following benefits will accrue to the properties where the improvements are made:

- A) Sanitary Sewer
 - 1) Allow the area to be served with sanitary sewer for the municipal treatment of wastewater
 - 2) Maintain health and cleanliness throughout the drainage basin
 - 3) Allow future development to the area served.

II. Opinion of Costs

The opinion of project costs shown in Table 1 contains the estimated construction cost, the engineering and administrative costs, plus contingencies.

TABLE 1
OPINION OF PROJECT COSTS
Lacy Road Sanitary Sewer Improvements

Construction Cost:	\$29,240.60
Engineering, Administrative Services, and Contingencies 20%:	\$5,848.12
Total Assessable Project Cost:	\$35,088.72

The preliminary assessments for each parcel are shown in Exhibit A.

(Total construction cost plus engineering, administrative services and a contingency for sanitary lateral is \$5,256.00. This cost is not included in Total Assessable Project Cost above. It is shown under sanitary lateral assessment rate in Exhibit A.)

PRELIMINARY ASSESSMENTS

For this assessment, properties will benefit in proportion to their area that is serviceable by sanitary sewer. The area method assures that each property owner pays for each serviceable acre of land by this sanitary sewer. This method provides a more equitable distribution of costs for lots of various sizes and usages. The per-acre assessment rate is determined by dividing the Construction Cost (excluding sanitary laterals) plus engineering, administrative services, and contingencies, as shown in Table 1, by the total assessable (serviceable) area, as shown in Exhibit A. For this project, the preliminary sanitary sewer main assessment rate is calculated to be \$2,432.71/acre.

Per the current assessment policy, existing residential properties, who have not petitioned for sanitary sewer service, are charged the lesser of the following two assessment rates:

1. Sanitary sewer main assessment rate multiplied by the lot's assessable (serviceable) acreage plus sanitary sewer lateral assessment rate.
2. Costs determined by multiplying the 2014 plant value rate, based on a prorated 10 year linear regression of the plant value sanitary costs, by each property's total front footage (maximum 100'). For this project, the preliminary linear foot plant value assessment rate is \$63.23/lf.

For this assessment the linear foot plant value assessment rate provides a lower preliminary sanitary sewer assessment for existing residential lots and was therefore used to determine preliminary assessments for existing residential properties. Syene interceptor connection charges and MMSD fees were added to this rate to determine the preliminary Current Sanitary Sewer Assessment for residential properties.

For all other properties, the sanitary sewer main assessment rate was multiplied by the assessable (serviceable) acreage to determine the preliminary Total Deferred Sanitary Sewer Assessments. Syene Interceptor Connection Charges, MMSD Fees, and laterals (no laterals were provided to

deferred lots) are not included in the preliminary Total Deferred Sanitary Sewer Assessments. These fees shall be calculated and paid prior to connection or development of the parcel, whichever comes first.

EXHIBIT A
Lacy Road Sanitary Sewer Improvements
Preliminary Assessments

Map Ref. No.	Parcel Address	Property Owner	Parcel No. (225/0609-)	Plat/CSM Desc.	Lot Area (Acres)	Assessable Area (Acres)	Sanitary Sewer Main Assessment Rate (\$/Acre)	Sanitary Lateral Assessment Rate	Sanitary Sewer Assessment Rate (\$/Lot)	MMSD Fee	Syene Interceptor Connection Charge	Total Current Sanitary Sewer Assessment	Total Deferred Sanitary Sewer Assessment
1	5146 Lacy Road	Paul M. Vaccaro (D)	091-7138-2	Metes & Bounds	0.92	0.92	\$2,432.71	\$5,256.00	\$6,323.00	\$1,941.40	\$370.96	\$8,633.36	
2		Hartung Brothers Inc. (A), (B), & (C)	141-8500-9	Metes & Bounds	37.57	13.50	\$2,432.71		\$32,841.59				\$32,841.59
TOTAL:						14.42						\$8,633.36	\$32,841.59

Notes: (A) Billing Address: 708 Heartland Trail, Suite 2000, Madison, WI 53717.
(B) MMSD Fees and Syene Interceptor Fees are not included in these sanitary sewer assessments. These fees are due prior to connection or development of parcel, whichever comes first.
(C) Sanitary Sewer Assessment shall be due at the time of connection, sale of the lot, or development, whichever comes first.
(D) Parcel's sanitary sewer assessment rate is based on the plant value linear regression of 8" sanitary sewer with lateral for 2014 because the actual cost of \$7,503.13 is larger than the plant value rate of \$6,323.00 (\$63.23/lf for a maximum of 100' of frontage).

APPENDIX A

Shawn Pfaff, Mayor
Introduced By

Public Works
Prepared by

Board of Public Works/Finance
Referred to

May 13, 2014
Date

RESOLUTION R-60-14 PRELIMINARY ASSESSMENT RESOLUTION FOR SANITARY SEWER IMPROVEMENTS ON LACY ROAD

Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers Under Municipal Police Powers pursuant to § 66.0701 Wisconsin Statutes, and Fitchburg Code of Ordinances Sections 10-213 to 10-216 for the cost of sanitary sewer improvements to be constructed on Lacy Road as part of the E. Cheryl Parkway and Lacy Road Railroad Improvements project.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Fitchburg, Dane County, Wisconsin that

1. The Common Council hereby declares its intention to exercise its police power under Sec. 66.0703 Wis. Stats. as incorporated in Section 10-215 of the Fitchburg Ordinances, to levy special assessments upon property in the assessment district hereafter described for benefits conferred upon such property by installation of sanitary sewer.
2. The properties to be assessed lie within the following described assessment district:

ASSESSMENT DISTRICT

Properties at the northeast and southeast corner of the intersection of Lacy Road and South Syene Road.

3. The City Council hereby determines that the improvements constitute an exercise of the police power for the health, safety and welfare of the public.
4. The total amount assessed against the properties in the defined assessment district shall not exceed 100% of the City's direct and indirect costs of the improvements including, but not limited to, actual construction costs and related costs of engineering and legal services, administrative expense and borrowing costs related to the project.
5. The assessment against any parcel may be paid in cash or equal annual installments in accordance with the schedule below, with interest on the unpaid balance at one percent (1%) over the City's borrowing rate. If the installment method is selected the remaining balance is due at time of transfer or sale of ownership of parcel.

Assessment Schedule:

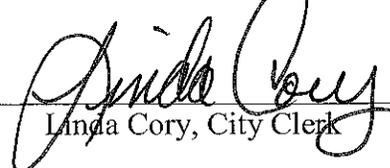
- a. If the assessment is less than \$500.00, the assessment shall be paid in one (1) annual installment.
 - b. If the assessment is at least \$500.00 but less than \$999.00, the assessment shall be paid in three (3) installments.
 - c. If the assessment is at least \$1000.00 but less than \$4,999.00, the assessment shall be paid in five (5) annual installments.
 - d. If the assessment is greater than \$5000.00, the assessment shall be paid in ten (10) or more annual installments.
6. The City Engineer shall prepare a Preliminary Assessment Report which shall consist of:
- a. Plans and specifications for the improvements.
 - b. An estimate of the entire direct and indirect cost of the improvements.
 - c. A schedule of the proposed assessments as to each parcel of property within the defined assessment district.
 - d. A statement that the respective properties against which the assessments are proposed are benefitted.
7. When the Preliminary Assessment Report is completed, the City Engineer shall file a copy of the Report with the City Clerk for public inspection.
8. Upon receiving the report of the City Engineer, the Clerk shall cause notice to be given pursuant to § 66.0703(7) Wisconsin Statutes stating the nature of the proposed improvement, the general boundary lines of the proposed assessment district, the time and place at which the report may be inspected, and the time and place of the public hearing on the matter contained in the Preliminary Resolution and the Report. The notice shall be published as a Class 1 notice under Wis. Stat. Ch. 985 and a copy shall be mailed at least ten (10) days before the hearing, to every interested person whose post office address is known or can be ascertained with reasonable diligence.
9. The hearing shall be held before the Board of Public Works at a time set by the City Clerk in accordance with Sec. § 66.0703(7) Wis. Stats.

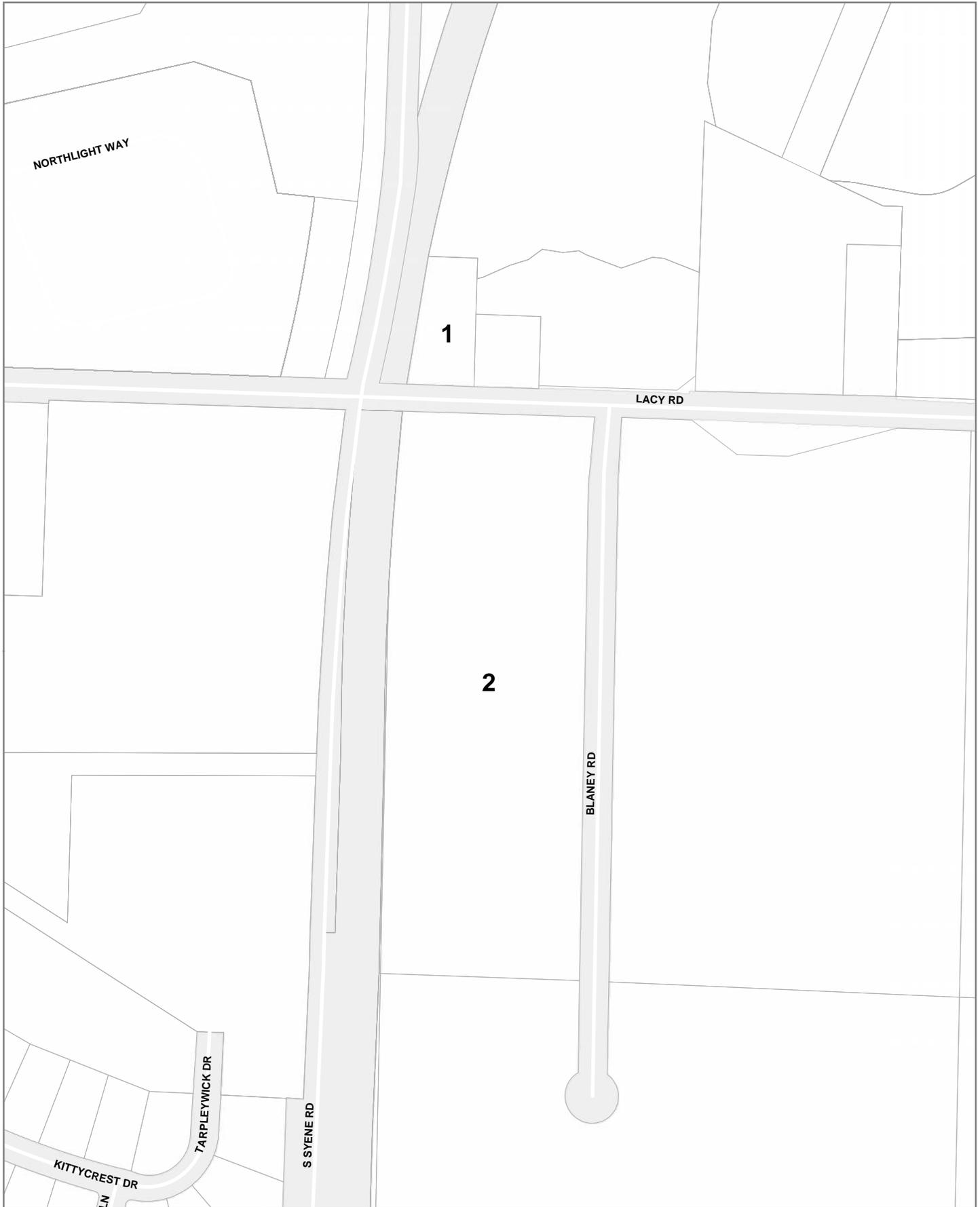
Adopted this 27th day of May, 2014.

Approved By: _____


Shawn Pfaff, Mayor

Attested By: _____


Linda Cory, City Clerk



1 in = 300 ft

APPENDIX B
Assessment District
Boundary Map



Shawn Pfaff, Mayor
Introduced By

Public Works
Drafted By

Board of Public Works & Finance
Committees

March 24, 2015
Date

Resolution R-42-15

**FINAL RESOLUTION EXERCISING POLICE POWERS AND LEVYING
SPECIAL ASSESSMENTS FOR
SANITARY SEWER IMPROVEMENTS ON LACY ROAD
IN THE CITY OF FITCHBURG, WISCONSIN**

WHEREAS, on Month May 27, 2014, the Common Council of the City of Fitchburg adopted Resolution No. R-60-14 declaring its intent to exercise its police power under Wis. Stat. §66.0703(7) and Fitchburg Code of Ordinances, Sections 10-213 to 10-216 to levy special assessments for special benefits conferred upon properties within the following Assessment District for installation of sanitary sewer improvements on Lacy Road.

ASSESSMENT DISTRICT

Properties at the northeast and southeast corner of the intersection of Lacy Road and South Syene Road.

WHEREAS, pursuant to said resolution a report was filed by the City Engineer in the office of the City Clerk, notice thereof was duly given to the public and to owners of affected properties, and the Board of Public Works on July 7, 2014, held a public hearing at the Fitchburg City Hall for purposes of hearing all persons interested concerning the preliminary resolution and report on the proposed assessments; and

WHEREAS, all work described in Resolution No. R-60-14 has been completed and a final report of the direct and indirect costs of the improvements and proposed final assessments has been filed in the office of the City Clerk by the City Engineer; and

WHEREAS, the report of the engineer shows that the final assessments do not exceed by ten percent (10%) or more the preliminary assessments in the preliminary report heard by the Board of Public Works on July 7, 2014, as above described.

NOW, THEREFORE BE IT HEREBY RESOLVED, the Common Council of the City of Fitchburg, Wisconsin, pursuant to the authority vested in it by Wis. Stat. 62.11(5) and 66.0703(7) hereby resolve as follows:

1. The final report of the City Engineer pertaining to the construction of sanitary sewer improvements in the above-described Assessment District is hereby adopted and approved.

2. Payment for the improvements described in paragraph 1 shall be made by assessing the costs to the properties and in the amounts indicated in the report as shown on Exhibit A attached hereto which is incorporated herein as if fully set forth.

3. The assessments shown on the attached Exhibit A represent an exercise of the police power and have been determined on a reasonable basis and are hereby confirmed.

4. The assessments may be paid to the City Clerk in cash within sixty (60) days from the adopted date of this resolution or in equal annual installments of principal as follows:

- a. If the assessment is less than \$500.00, the assessment shall be paid in one (1) annual installment.
- b. If the assessment is at least \$500.00 but less than \$999.00, the assessment shall be paid in three (3) installments.
- c. If the assessment is at least \$1000.00 but less than \$4,999.00, the assessment shall be paid in five (5) annual installments.
- d. If the assessment is greater than \$5000.00, the assessment shall be paid in seven (7) annual installments.

Upon sale or transfer of the property any outstanding balances are due. Deferred principal payments shall bear interest on the unpaid balance at the rate of 2.89% per annum from January 1, 2015. Installments not paid when due shall bear additional interest on the amount due at the rate of 18% per annum. Partial payments received on or before ninety days from the adopted date of this resolution shall be applied to the principal amount due and installments reduced pro-rata.

5. The unpaid balance of principal of any assessment levied hereby and interest thereon shall be a lien upon the assessed property from the date of adoption of this resolution.

6. The City Clerk shall publish this resolution and an installment assessment notice as Class 1 Notices in the City's official newspaper and mail a copy of this resolution and a statement of the final assessment against each property, together with an installment assessment notice, to the owner of every property whose name appears on the assessment roll and whose post office address is known or can with reasonable diligence be ascertained.

Adopted this _____th day of April, 2015.

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **March 24, 2015** Ordinance Number: **2015-O-10**
Date to Report Back: **April 14, 2014** Resolution Number:

Sponsored by: Mayor, Carpenter, Gonzales Drafted by: Engineering

TITLE: AN ORDINANCE TO AMEND CHAPTER 68-TRAFFIC,
ARTICLE II – SIGNS, SIGNALS, AND STREET
DESIGNATIONS

Background: This ordinance approves a Yield sign on Quarry Hill Drive at Mica Road. Staff's recommendation is to approve Ordinance 2015-O-10. The attached memo provides additional background and explanation.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	April 6, 2015	
2	Public Safety and Human Services	Anderson	April 14, 2015	
3				
4				

Amendments:



Memo

5520 Lacy Road
 Fitchburg, WI 53711
 (608) 270-4260
 Fax: (608) 270-4275

To:	Council, PSHS, BPW
From:	Ahna Bizjak, P.E. – Transportation Project Engineer
Date:	March 19, 2015
Subject:	2015-O-10 – Ordinance to add a Yield sign on Quarry Hill Drive at Mica Road

With the addition of Techlands and the extension of Mica Road to the south to Nobel Drive, the traffic patterns at the intersection of Quarry Hill Drive and Mica Road are changing. The residents and members of the Quarry Hill Neighborhood Association have contacted the City with a request to consider traffic control needs and pedestrian safety at the intersection of Quarry Hill Drive and Mica Road.

The City is required to follow state statutes when making decisions on the level of traffic control that should be provided at an intersection. State statute requires following the Manual of Uniform Traffic Control Devices (MUTCD) to ensure consistency and allow for an appropriate level of traffic control to be implemented, when necessary.

Because Mica Road connects both Lacy Road and Nobel Drive, it serves as a north-south collector street; connecting these two developments. Quarry Hill Drive also serves as an east-west collector street through the neighborhood. It is anticipated, however, that Mica Road will have the higher volume of these 2 roadways, and would therefore be considered the “through” street. Mica Road also provides the primary entry into the neighborhood off of Lacy Road.

Having reviewed the intersection, traffic volumes are still low which does not support the need to install a stop sign. There is adequate sight distance and visibility approaching the intersection. However, with the extension of Mica Road, through traffic on Mica will increase and may not be expected by drivers on Quarry Hill Drive. This change in travel patterns may surprise motorists and with both roadways operating as a collector, it may not be obvious who has the right-of-way at this intersection.

Based on the above, City staff recommends the following modifications to the intersection to address the concerns of the neighborhood.

- 1) Placement of a Yield signs on Quarry Hill Drive to assign the right-of-way to Mica Road. A Yield sign will eliminate the confusion for who has the right-of-way, but avoid the need for cars to come to a complete stop given the low-volume nature at the intersection.
- 2) Placement of a marked crosswalk across Mica Road on the south leg of the intersection. A marked crosswalk will bring more attention and awareness to the pedestrian crossing at this location. It should be noted that a request was made to install a 4-way stop sign at

this intersection to address pedestrian safety. I fully agree that pedestrian safety is an absolute priority. Given that, it is not staff's recommendation to install a 4-way stop to address pedestrian safety for the following reasons:

- a. Pedestrian volumes do not support the need to stop all vehicles entering the intersection at all times.
- b. I would expect the majority of pedestrian traffic to occur at times of day (evenings and weekends) that would not coincide with the peak traffic that is generated by the new, or existing, development (weekday peak am/pm hours).
- c. Pedestrians are required to stop and look for traffic prior to entering the crosswalk.
- d. Given the low-speed and low-volume on Mica Drive, there should be sufficient gaps in traffic to allow for the safe crossing of pedestrians without significant delay or conflict.
- e. Installing unwarranted stop signs is irritating to drivers and causes unnecessary delay. It can also lead to a general disrespect for stop signs when a motorist is required to stop but there is seldom a need to stop due to the lack of other cars or pedestrians entering the intersection.

Ordinance No. 2015-O-10 approves the installation of a Yield sign on Quarry Hill Drive at the intersection with Mica Road. Staff's recommendation is to approve Ordinance No. 2015-O-10.

A crosswalk marking will be included in this year's pavement marking contract. However, it is unknown when that contract will be completed.

Shawn Pfaff, Mayor
Introduced by

Public Works
Drafted by

Public Safety & Human Services, Board of Public Works
Referred to

March 24, 2015
Date

ORDINANCE 2015-O-10
AN ORDINANCE TO AMEND CHAPTER 68 – TRAFFIC,
ARTICLE II – SIGNS, SIGNALS AND STREET DESIGNATIONS

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

Section 1: 68-104 – Required Yields East-West Street, 68-104(2) is created as follows:

All vehicles proceeding:

(2) On Quarry Hill Drive shall yield before entering the intersection with Mica Road.

Section 2: Effective Date: This Ordinance shall take effect upon passage and publication when signs giving notice of revisions hereof are erected in accordance with 68-25 of the Fitchburg General Ordinances.

Adopted this _____ day of _____, 2015

Approved by: _____
Shawn Pfaff, Mayor

Attested by: _____
Patti Anderson, City Clerk

Published: _____

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	Approved
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
 Date to Report Back: **March 24, 2015**

Ordinance Number:
 Resolution Number: R-39-15

Sponsored by: Mayor

Drafted by: Planning / Zoning

TITLE: A RESOLUTION APPROVING A COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT FOR QUARRY VISTA, AT LACY/FITCHRONA ROADS, CDP(A)-2051-15

Background: 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.

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	Recommended Approval
2	Resource Conservation Commission	Eilertson	March 16, 2015	Recommended Approval

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

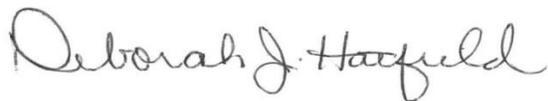
- Updating the figures to show the landfill boundary and/or to include the revised preliminary plat lot layout.

- 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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Appendix A	Projected Stormwater Management Features
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Project Contacts

Hamm Fam Land, LLC

c/o Mr. Phil Sveum
Coldwell Banker Success
5500 East Cheryl Parkway
Fitchburg, WI 53711

608-288-3339
psveum@cbsuccess.com

Montgomery Associates: Resource Solutions (MARS)

Project Manager

Deb Hatfield
Montgomery Associates, Resource Solutions, LLC
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 its 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)
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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>

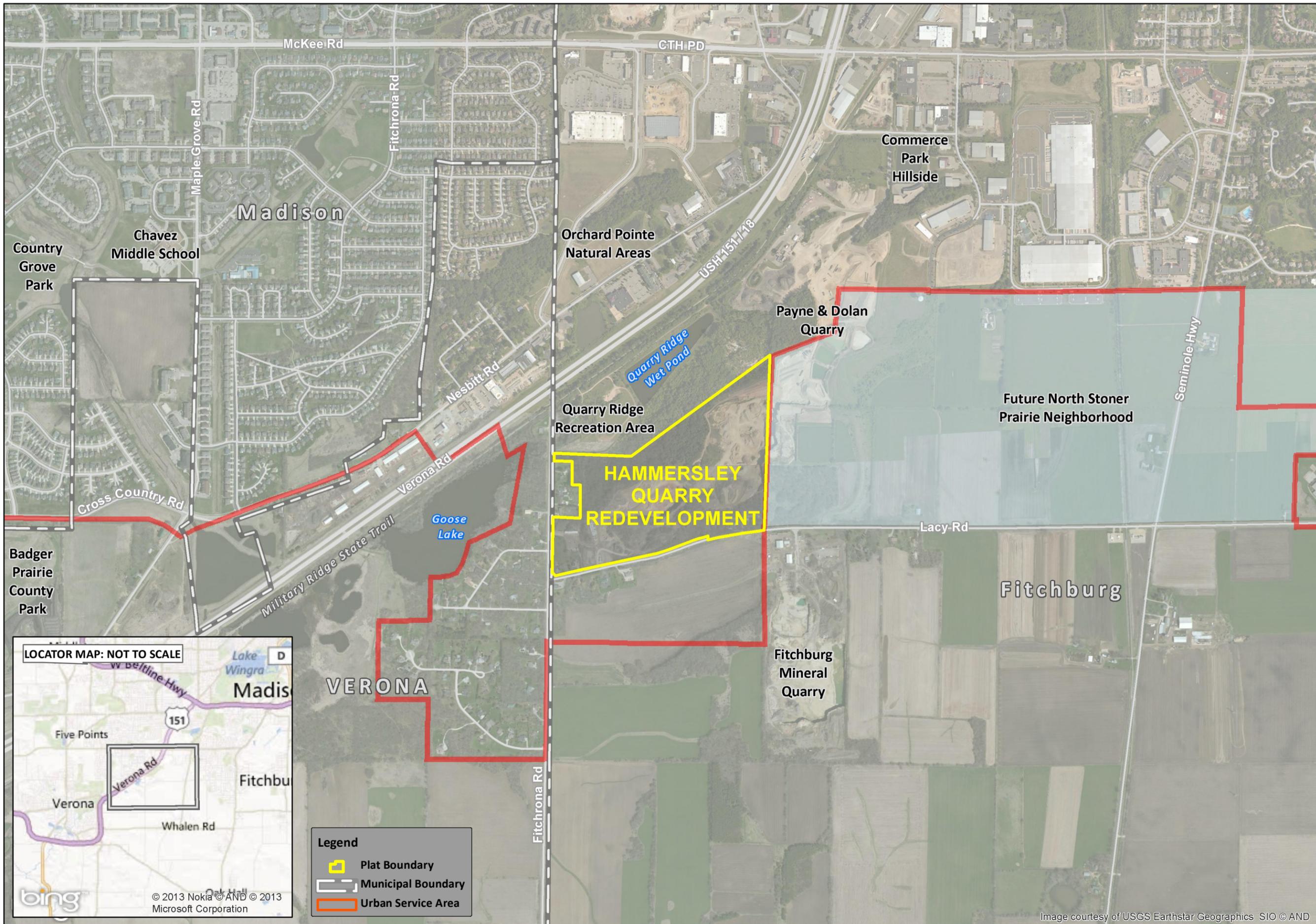
5 References

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



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ACF

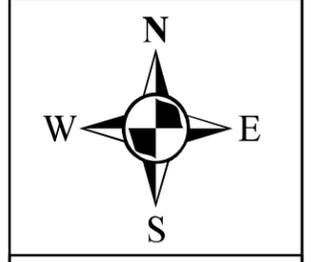
CHECKED BY
RDP

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



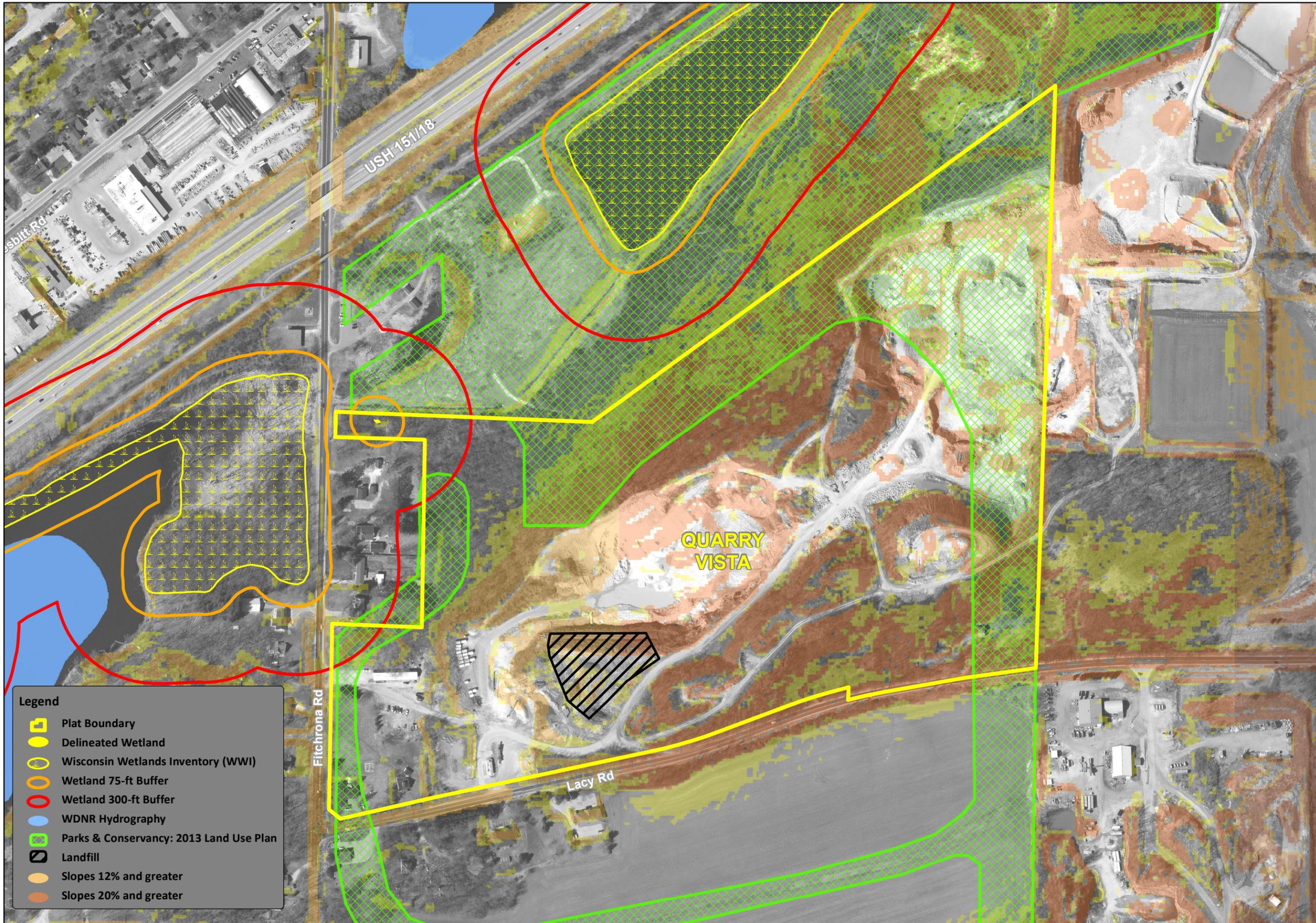
0 500 1,000
Feet
SCALE

1 inch = 1,000 feet

PROJECT NO. 1613	DATE 12/17/2013
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FIGURE
1

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

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 119 South Main Street | Cottage Grove, WI 53527
 (608) 839-4422 | www.ma-rs.org

ENVIRONMENTAL DESIGNATIONS

Quarry Vista
 Hamm Fam Land LLC



0 100 200 300
 Feet

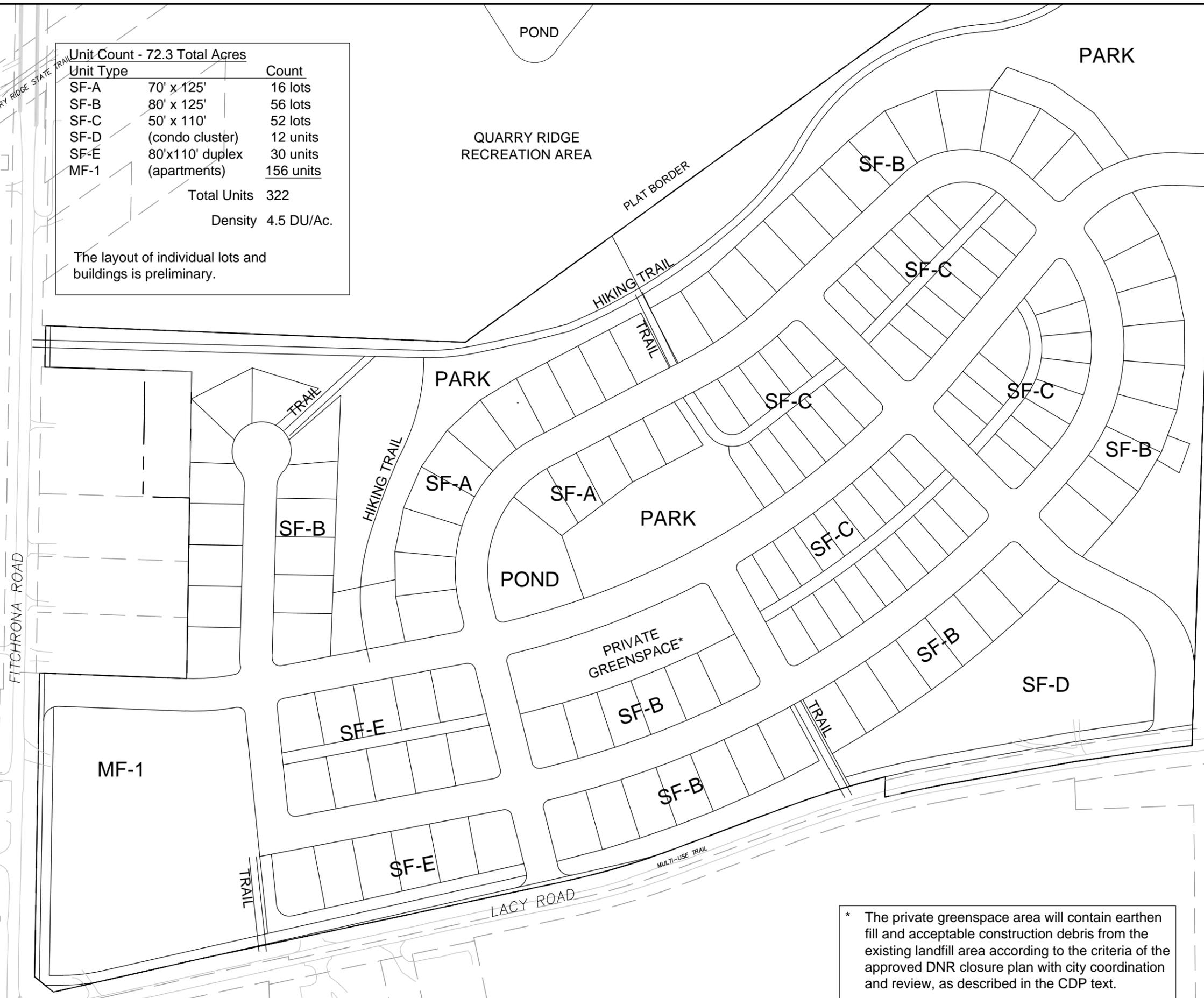
SCALE
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PROJECT NO. 1613	DATE 2/17/2015
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FIGURE
3

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.



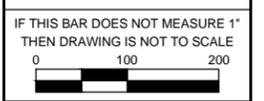
DATE	REVISION / ISSUE	NO.
1/17/14	1 CDP Revisions	1
2/17/15	1 CDP Resubmittal	1

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 www.mra-rs.com



NORTH STONER PRAIRIE NEIGHBORHOOD

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



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 - BEING 2013.CDP

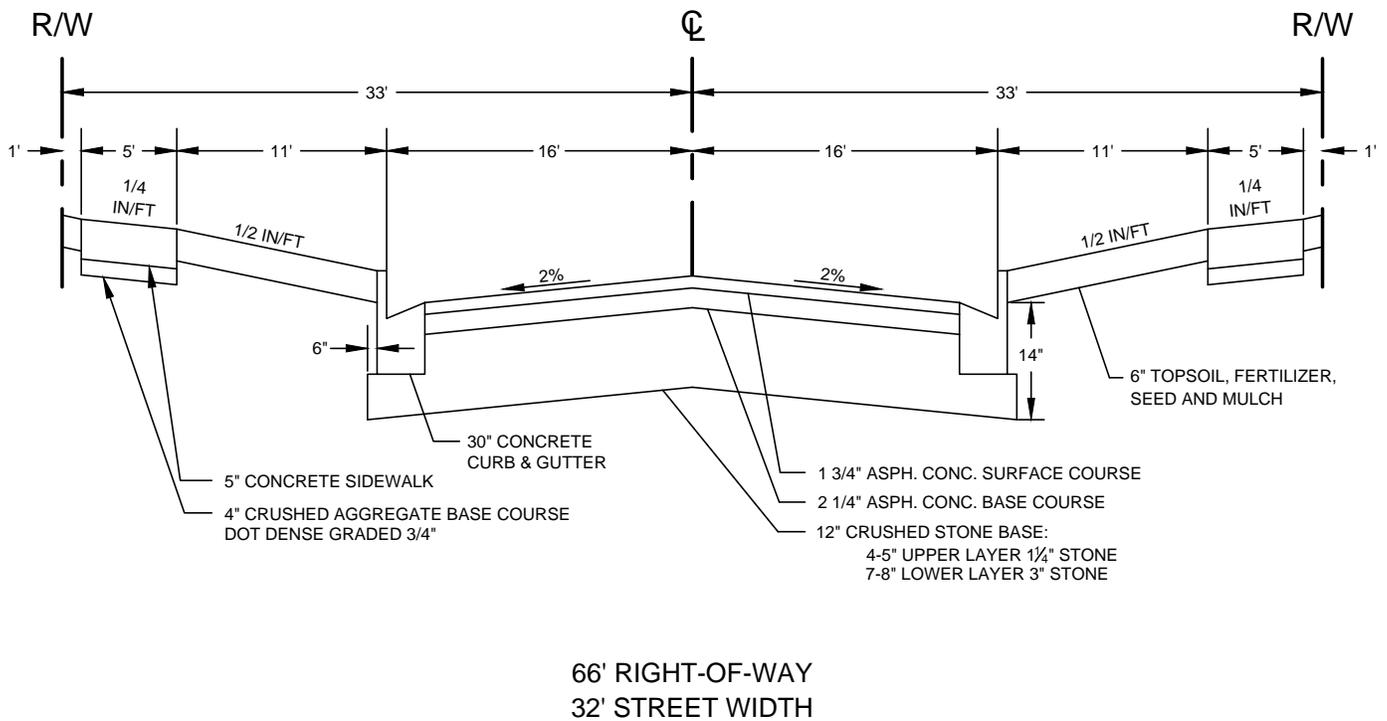
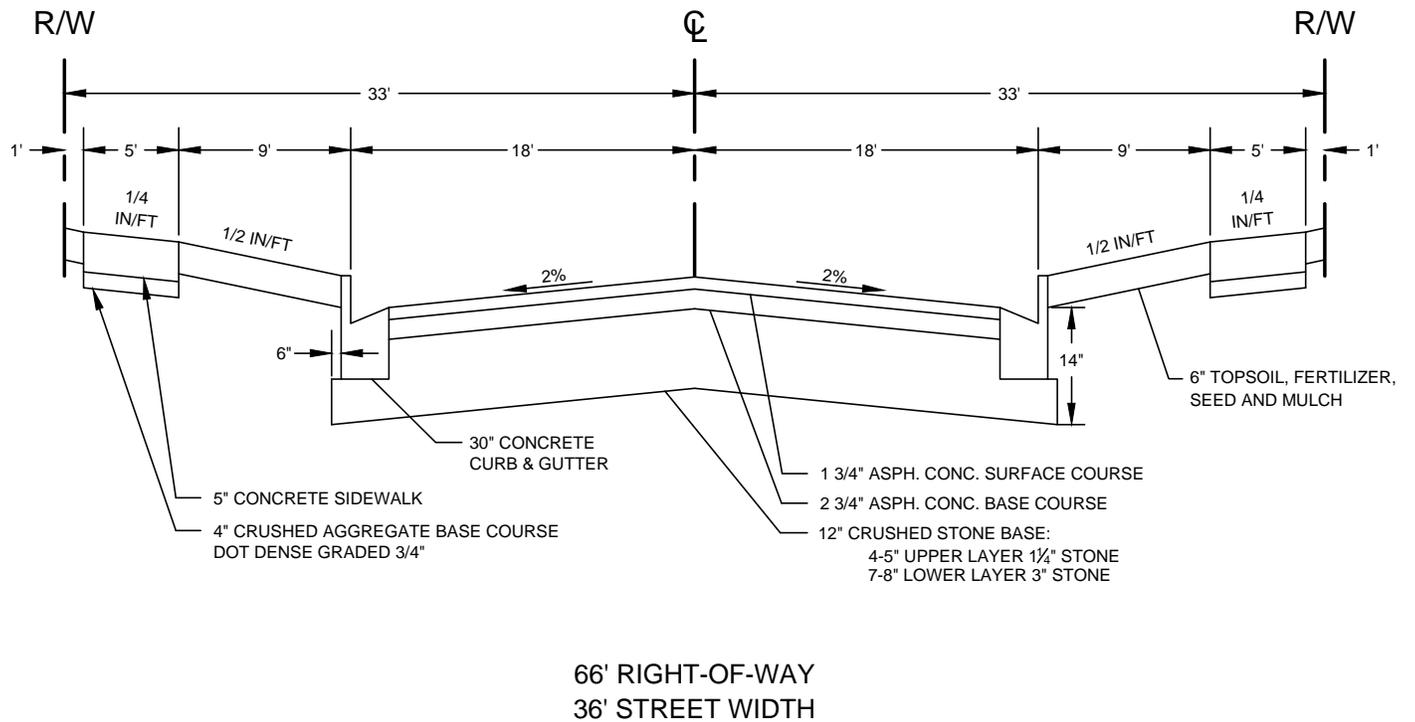


FIGURE 5
STREET TYPICAL SECTIONS

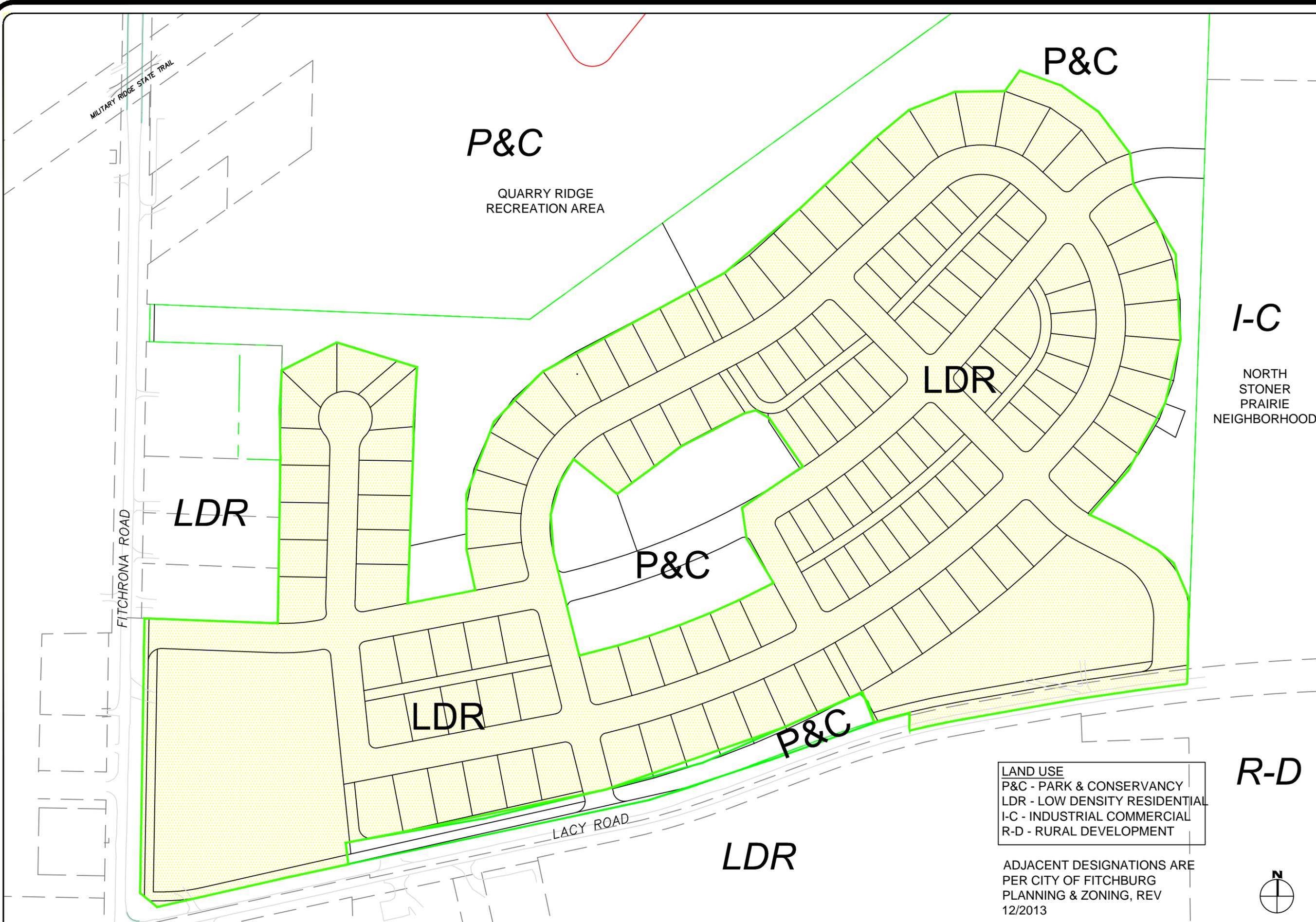
QUARRY VISTA
 HAMM FAM LAND, LLC

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	



MONTGOMERY ASSOCIATES:
RESOURCE SOLUTIONS, LLC
 119 SOUTH MAIN ST
 COTTAGE GROVE, WI 53527
www.ma-rs.org



P&C

QUARRY RIDGE RECREATION AREA

P&C

I-C

NORTH STONER PRAIRIE NEIGHBORHOOD

LDR

LDR

P&C

LDR

P&C

R-D

LDR

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

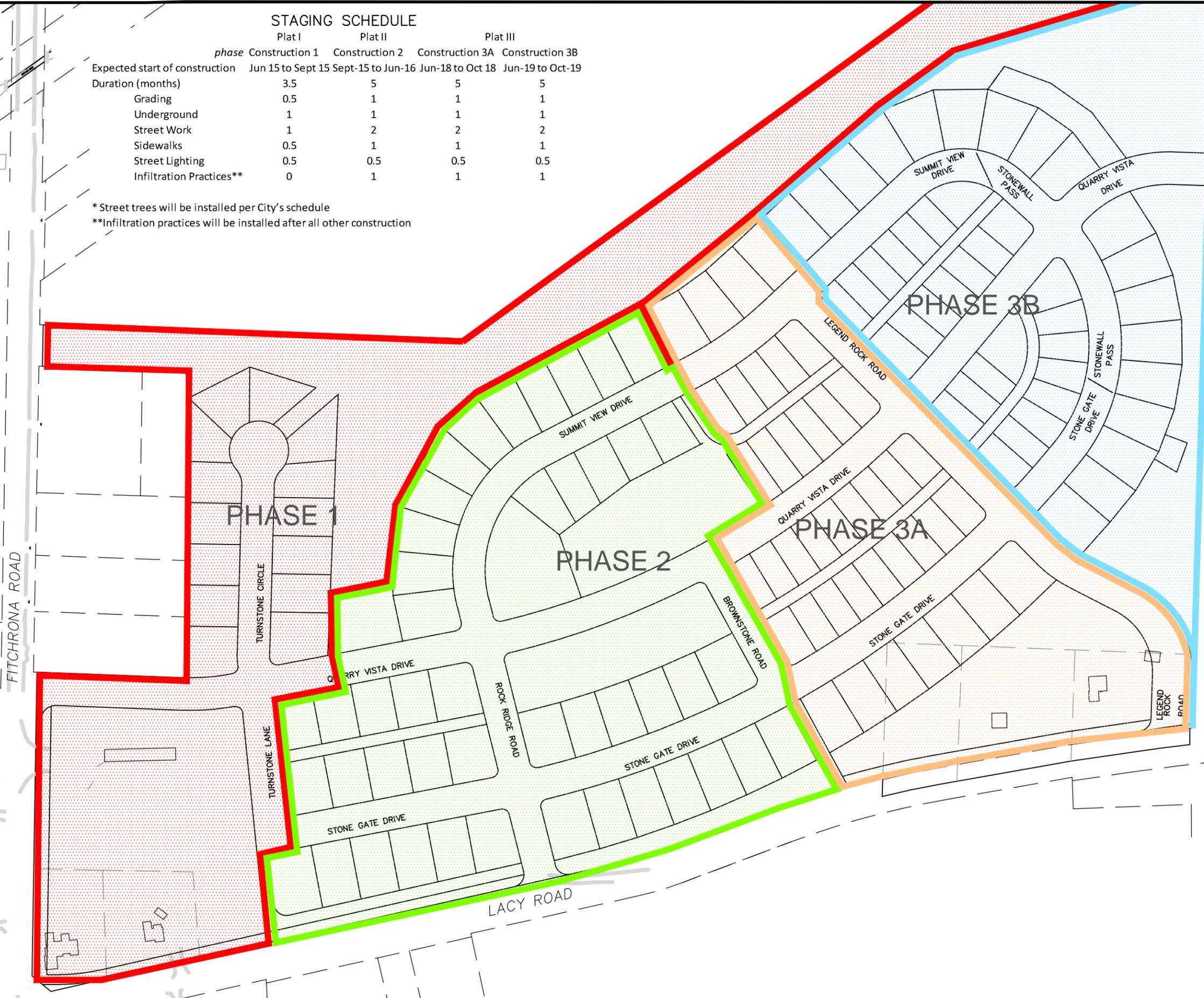


DATE	2/17/15	DRAWN BY	RDP	CHECKED BY	DJH
REVISION / ISSUE	1 CDP Resubmittal				
NO.	1				
MONTGOMERY ASSOCIATES: RESOURCE SOLUTIONS, LLC 119 SOUTH MAIN STREET SUITE A COTTAGE GROVE, WI 53527 WWW.MTA-AS.COM					
LAND USE QUARRY VISTA HAMMERSLEY QUARRY FITCHBURG, WI HAMM FAM LAND LLC					
IF THIS BAR DOES 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					

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 COTTAGE GROVE, WI 53627
 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
 119 SOUTH MAIN STREET
 SUITE A
 COTTAGE GROVE, WI 53527
 WWW.MA-RS.COM



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

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





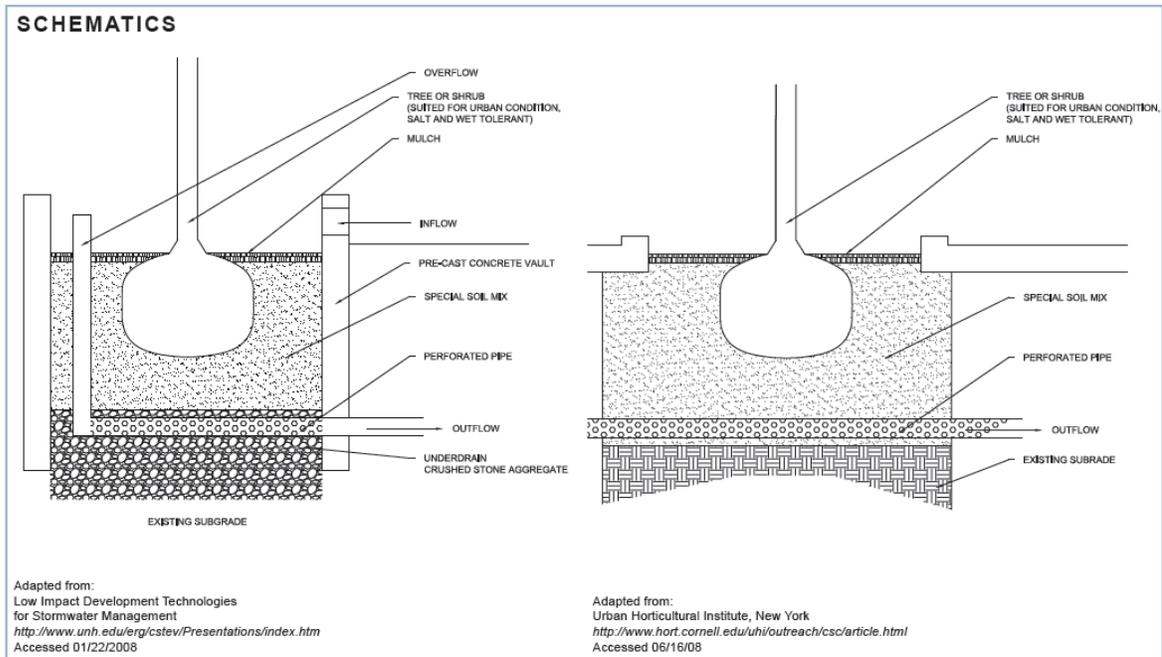
Source: U.S. EPA

- Example of tree trench system:



nationalgeographic.com

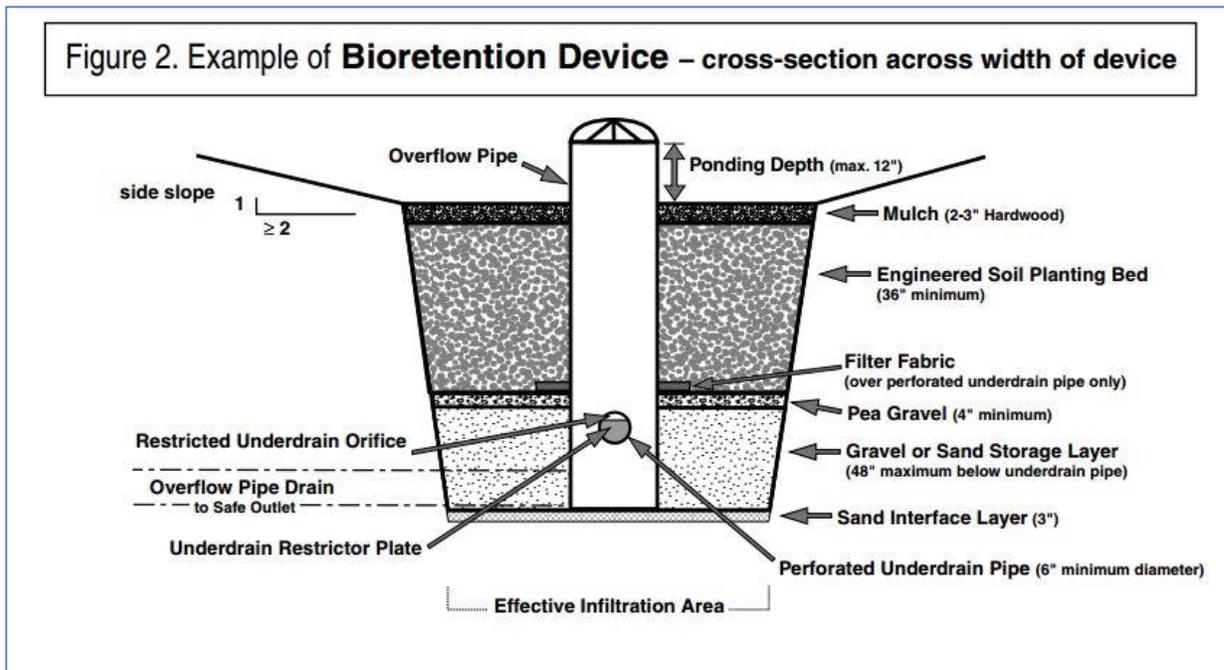
- Schematic for a tree trench system:



- 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

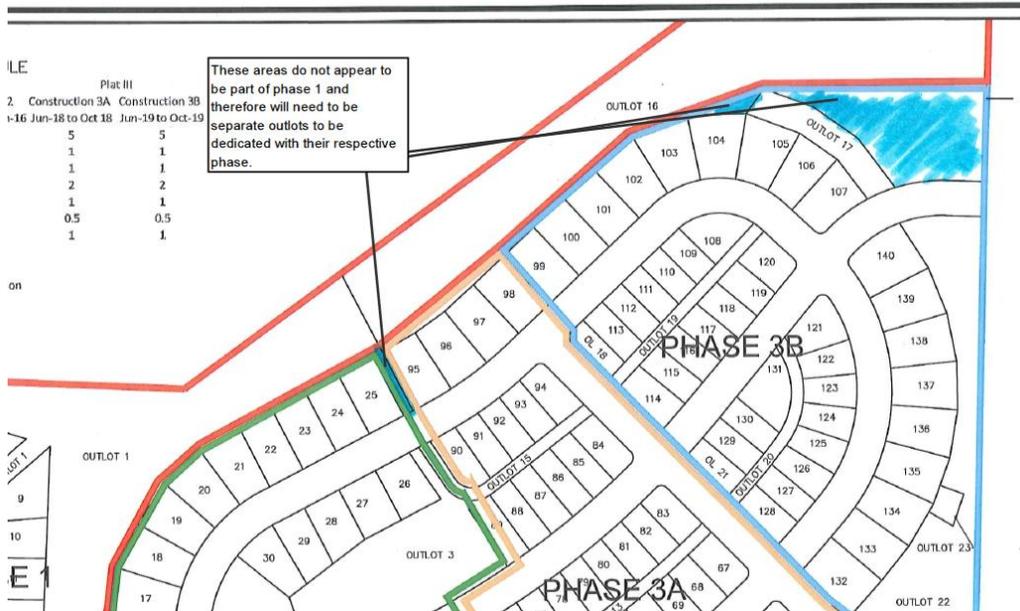
Phase 3: \$58,590



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

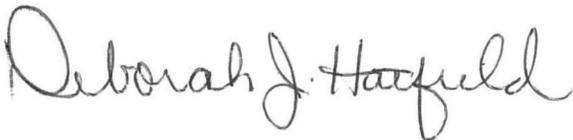
1. CDP – Page 12 still references “stormwater tree” systems. It’s recommended that the terminology be updated to match the “Street Terrace Infiltration Area” concept described in the most current Stormwater Management Plan. **Response: Reference has been updated.**
2. CDP – Figure 3 – Please confirm 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



March 17, 2015

FID 113109480
SW Appr File
Dane County

Mr. Keith Hammersley
Hammersley Construction
6291 Lacy Road
Fitchburg, WI 53711

Subject: Closure Plan Modification at the Hammersley Landfill (License #1128)
Fitchburg, WI

Dear Mr. Hammersley:

We have completed our review of your closure plan modification request for the Hammersley Landfill (solid waste license #1128), located at 6292 Lacy Road, in Fitchburg, WI and have determined that it is consistent with Wisconsin's solid waste regulations. Therefore, the plan modification is approved subject to compliance with chs. NR 500 - 538, Wis. Adm. Code, and the conditions of the attached approval report. Please review the report carefully and maintain a copy of this letter in the landfill operating record.

This approval does not relieve you of obligations to meet all other applicable federal, state, and local permits, as well as zoning or regulatory requirements.

The Department will allow the movement of earthen and other material within the property so long as storm water runoff from areas of disturbed land will remain internally drained. Storm water construction site permit coverage under ch. NR 216, Wis. Adm. Code, is required for land disturbance which would result in storm water runoff that surface drains from the site. The Department has granted storm water permit coverage for the Quarry Vista Phase 1A. Notices of Intent (NOI) have been received for the overall Quarry Vista Plat but storm water permit coverage has not yet been authorized. Eric Rortvedt (phone 608-273-5612) is the Department's storm water engineer that can assist you with storm water permit issues.

The Waste and Materials Management Program considers this to be a landfill consolidation project. We do not anticipate significant contamination at the base of Area A or of groundwater in proximity to Area A. In the unlikely event that the testing proposed in the report provides reason for concern, we would consult with Department Remediation and Redevelopment staff to determine what additional actions, if any, are necessary. The Department will review the construction documentation for the project in order to establish the new landfill boundaries. The construction documentation review will also include a review of any soils, bedrock, or groundwater analytical data provided.

This approval does not allow construction of structures nor establishment of deep rooted plants on the Area C landfill cover. To do so requires a written exemption from the Department in accordance with s. NR 506.085, Wis. Adm. Code.

After Department construction inspections are completed, a construction documentation report prepared in accordance with applicable portions of s. NR 516.06, Wis. Adm. Code, must be submitted to the Department including but not limited to photos and observations by trained quality assurance personnel.

If you have any questions regarding this approval, please contact Eric Syftestad at (608) 275-3211, or e-mail at Eric.Syftestad@wisconsin.gov, or contact me at (608) 275-3466, or e-mail at Dennis@Mack@wisconsin.gov.

Sincerely,

Handwritten signature in blue ink that reads "Eric Syftestad for".

Dennis Mack, P.E.
Waste and Materials Management Program Supervisor
South Central Region

Attachment (approval report)

ES:eps c:\users\syftee\mydocs\word7\SCR\Hammersley\HammLandfillPlanModapprMar17,2015Final.docx

Cc: Dennis Iverson - IverTech LLC, 2880 Jonathon Circle, Madison, WI 53711 – e-copy
Rob Montgomery – Montgomery Associates, 119 S. Main Street, Cottage Grove, WI 53527– e-copy
Mark Sewell – City of Fitchburg, 5520 Lacy Road, Fitchburg, WI 53711 – e-copy
Cory Horton – City of Fitchburg, 5520 Lacy Road, Fitchburg, WI 53711 – e-copy
Brian Austin - Watershed/GEF 2 – e-copy
Joe Brehm - Air/GEF 2 – e-copy
Michael Charlton – Air/GEF 2 - e-copy
Mark Davis – Air/Waukesha – e-copy
Mike Ross - LaCrosse (Air) – e-copy
Mike Sloat - Reedsburg (Air) – e-copy
Eric Rortvedt - SCR (Storm Water) – e-copy
Linda Hanefeld - SCR (RR) – e-copy
Adam Hogan - SCR (Waste) – e-copy
Eric Syftestad - SCR (Waste) - e-copy

**PROJECT SUMMARY
HAMMERSLEY LANDFILL
CLOSURE PLAN MODIFICATION APPROVAL**

GENERAL INFORMATION

Authorized Contact: Keith Hammersley
Hamm Fam Land, LLC
6291 Lacy Road
Fitchburg, WI 53711
Phone (608) 845-7804
keith@hammersleystone.com

Licensee and Property Owner: same as above

Environmental Consultant: Dennis Iverson, P.E. (WI #E-14288)
IverTech LLC
2880 Jonathon Circle
Madison, WI 53711
Phone (608) 273-3751
dliverson@charter.net

Project Scope: This proposed plan modification involves redeveloping the closed Hammersley Landfill and surrounding area (72 acres total) into single family and multifamily homes. Although the original licensed footprint of the Hammersley Landfill was 5 acres, filling only took place in a 1.5 acre area designated in this proposal as Area A. The plan modification calls for removing, sorting, separating, recycling, and replacing the waste mass in the West Quarry Area A into an adjacent area (Area C) in the licensed footprint of the landfill, handling about 90,000 cubic yards of waste and 125,000 cubic yards of clean fill. The waste will be relocated from Area A (1.5 acres) to Area C (1.1 acres), thereby reducing the licensed acreage of the landfill from 5 acres to 1.1 acres. The proposed land use for Area C, a single parcel, is open space, and the landfill soil and waste placement will be separated at least eight feet from the City of Fitchburg right-of-way property lines and not placed on any adjacent private parcel. Area C will be owned by Keith Hammersley LLC.

Site Location: The Hammersley Landfill, solid waste license #1128, is located in both the SE ¼ of the SW ¼, Section 7, Township 6 North, Range 9 East (northern part of Area A and all of Area C); and, the NW ¼ of the NW ¼ of Section 18, Township 6 North, Range 9 East (Area A), City of Fitchburg, Dane County, Wisconsin. The address is 6292 Lacy Road, Fitchburg, WI.

Waste Types: The landfill operated between October 1969 and August 1980. Construction and demolition debris and small amounts of municipal solid waste were likely disposed here based on the applicant's records and knowledge. Thereafter, "noncombustible, demolition, and wood matter" wastes were licensed by the Department for disposal here. As an earthmoving business working on road projects, the applicant notes that only road construction and demolition wastes were disposed at the landfill, and that very small quantities of municipal solid waste may have been disposed. Burning of combustible waste was routinely conducted. Therefore, the potential for landfill gas generation is small at this site, as is the potential to find significant amounts of other special wastes. This landfill, license number 1128, should not be confused with a nearby unlicensed landfill closed in 1970 that was also owned by Hammersley and operated by the Town of Fitchburg. It disposed of larger quantities of

municipal solid waste and building demolition and was located about 1/3 mile north on the south side of Verona Road west of the Quarry Ridge Wet Pond.

Area A test pit logs confirm that at depths of up to 15 feet there are no building demolition, asbestos, municipal or industrial solid waste, hazardous waste, or contaminated soils present. However, the facility has prepared a plan to manage these wastes should they encounter them in the waste relocation into Area C (see "Facility Design and Operation", below).

SITE CHARACTERISTICS

The licensed landfill is located on a five acre site in a 72-acre dolomite and St. Peter sandstone sand and gravel quarry owned by Hammersley.

Surrounding land use includes: the quarry buffer area owned by Hammersley and within 500 feet of the landfill the Quarry Ridge Recreation Area to the north; Hammersley Construction office and quarry to the south; and, eight single family residences on Lacy and Fitchrona Roads, with a large neighborhood west of Lacy Road in the Town of Verona. The Military Ridge State Trail and US Highway 18/151 Verona Road lie northwest of the landfill 1000 feet, and the future North Prairie Stoner Neighborhood lies east of the Hammersley property within 750 feet of the landfill. No natural surface water lies within 1000 feet of the landfill. The Quarry Ridge storm water pond (elevation 970 feet Mean Sea Level (msl)) lies 1000 feet north of the landfill in the Quarry Ridge Recreation Area. Goose Lake (960 feet msl) lies 1500 feet west of the landfill. The cities of Fitchburg and Madison and the Town of Verona share property boundaries north and west of the landfill.

All existing residences and businesses within 1000 feet of the licensed landfill site are currently served by private well water supply systems. Some of the residences and businesses within the City of Fitchburg (east of Fitchrona Road) and in the Town of Verona (west of Fitchrona Road) are served by public sanitary sewer, but several are still served by private septic systems. Development of the Quarry Vista residential development will include extension of City of Fitchburg water supply to the development area. All of the new lots created by the Quarry Vista residential development project will be on City of Fitchburg public water supply and sanitary sewer service. Following extension of the water supply, existing residences within the City of Fitchburg (east of Fitchrona Road) located outside of the Quarry Vista project will have the option of connecting to the water supply, but businesses will be required to connect. There are no plans to provide public water supply to the residences west of Fitchrona Road in the Town of Verona.

The groundwater table lies at an elevation between 950 – 960 feet msl. The floor of the West Quarry is at an elevation 970 feet msl. About 20 - 30 feet of higher permeability St. Peter sandstone lies below the West Quarry floor bounded below by lower permeability shale beds. Given the proposed plan to directly recharge the sandstone aquifer with storm water near the landfill, groundwater mounding may increase the localized water table to an average elevation of 970 – 980 msl. Regional groundwater flow is to the east to the Yahara River.

FACILITY DESIGN AND OPERATION

The plan proposes to exhume three phases of Area A (1.5 acres) materials and sort, recycle, process, or relocate about 90,000 cubic yards into Area C (1.1 acres) located within the original licensed 5-acre landfill footprint. Engineering oversight will be done by IverTech LLC and CGC, Inc., with surveying control by Burse Surveying. Keith Hammersley (or his designee) is the lead health and safety officer for the project, following all worker safety requirements (e.g., OSHA, MSHA).

Only earthen materials like cobbles, bricks, and nonrecyclable glass and concrete will be processed at the site to screen out or reduce the particle size of the material to less than 12-inches prior to disposal in Area C. Unpainted and untreated wood waste may be chipped and segregated from other waste and will not be disposed in Area C nor burned on-site. Painted or treated wood waste will be disposed in a licensed off-site landfill. Painted concrete will be reduced to 12-inches or less by a tractor mounted hydraulic hammer and placed in Area C. Large pieces of bituminous or concrete will be removed from the site and recycled at Hammersley's nearby off-site crushing operation for reuse as road base material elsewhere. Metals, plastics, and other materials that can be recycled will be segregated and recycled off-site. Sorting of waste will occur in Area A.

Wastes excavated from Area A and destined for Area C will either be hauled to Area C or dumped from Area A to Area C, which is lower in elevation. Dumping of waste will only occur if doing so does not result in fugitive dust or in any way pose a risk to worker safety. Wastes that require special handling or off-site disposal will be managed in roll-off containers or dumpsters on-site within Area A. This includes municipal solid waste, recyclables, tires, wood waste, ash in large quantities, or asbestos waste. Waste placed in roll-off containers that require off-site disposal will be removed from the site every week. Hazardous waste is not anticipated, however, a contingency has been developed should any be encountered. A licensed Wisconsin asbestos inspector will provide oversight once or twice per week (or more frequently, if warranted) on-site and general guidance in managing suspect asbestos containing materials (ACM).

Storm water sediment and erosion control and air pollution control requirements (chs. NR 216 and NR 400 series, Wis. Adm. Code) will be strictly adhered to. Sediment will remain on-site, and all storm water will be internally drained. Fugitive dust, crushing and screening operation emissions, ACM, and malodorous or visible emissions will be controlled effectively. Roads on-site and off-site will be maintained for safe driving conditions with minimal fugitive dust emissions.

The project is expected to take 60 days to complete. Hours of operation will be 7 am to 7 pm Monday through Saturday.

If the waste relocation takes more than one construction season, a plan has been prepared to cover the waste in Areas A and C with at least two (2) feet of compacted clean fill that is proof rolled with a smooth drum roller and maintained between construction seasons. All storm water sediment and erosion control will be drained internally.

In consultation with the City of Fitchburg, Hammersley submitted a "Sampling and Standards Application" plan in the revised plan modification report received January 15, 2015 to evaluate potential soil, bedrock, and groundwater contamination. The owner will assess and, if warranted, sample and analyze the base and sideslopes of the excavation in Area A to determine the presence of suspected contaminants or waste materials. Color panoramic and close-up photos of the exposed base and sideslopes of Area A will be included in the construction documentation report. The Department will observe the exposed base and sideslopes of each of three phases of Area A with at least one week advance notice from the facility.

The Waste and Materials Management Program considers this to be a landfill consolidation project. The Department does not anticipate significant contamination at the base of Area A or of groundwater in proximity to Area A. In the unlikely event that the testing proposed in the report provides reason for concern, the Department's Remediation and Redevelopment staff would determine what additional actions, if any, are necessary. The Department will review the construction documentation for the project in order to establish the new landfill boundaries. The construction documentation review will also include a review of any soils, bedrock, or groundwater analytical data provided.

The base grade of Area C landfill is proposed to be at elevation 981 feet msl. Fill material from Area A will be placed in Area C occupying between 37 to 60 feet of fill over 1.1 acres and placed in 12-inch lifts compacted with a sheep's foot roller to 85% Modified Proctor density. Final grade for Area C varies between elevation 1022 feet to 1046 feet with final waste grades at elevation 1017.5 feet to 1041.5 feet msl. Four feet of clean fill and six-inches of topsoil will be placed atop final waste grades and seeded to establish an effective vegetative cover. A thicker cover is recommended should deep rooted plants be considered on the final cover. Final cover grades will be at least 2% and no more than 4 to 1, horizontal to vertical. No property lines nor structures are located or will be built atop the landfill limits of waste, and the bounds of waste limits in Area C will be surveyed by a licensed Wisconsin surveyor and clearly identified in three dimensions on a plan sheet(s) in the construction documentation report to be submitted to the Department after the waste relocation project field work is completed.

The base grade of Area A is proposed to be at about 1000 feet msl and the final grade will vary between 1008 feet and 1030 feet msl. General fill or clean native soils from nearby quarry overburden stockpiles will be placed in twelve-inch lifts and compacted to 95% Modified Proctor density. At least six-inches of topsoil will be placed and seeded.

**BEFORE THE
STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
LANDFILL CLOSURE PLAN MODIFICATION APPROVAL
FOR THE HAMMERSLEY LANDFILL
CONSTRUCTION & DEMOLITION LANDFILL (License #1128)**

FINDINGS OF FACT

The Department finds:

1. The Hammersley Landfill (the landfill) is owned and operated by Hamm Fam Land, LLC (Hammerlsey). It operated as a licensed construction and demolition landfill between 1969 and 1980. The landfill is located in both the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 7, Township 6 North, Range 9 East (a small northern part of Area A and all of Area C) and, the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 6 North, Range 9 East (Area A), City of Fitchburg, Dane County, Wisconsin. The landfill address is 6292 Lacy Road, Fitchburg.
2. The landfill closed in August 1980, with no Department plan approvals issued; however, Department solid waste disposal licenses were issued to the landfill throughout its operation between 1969 and 1980.
3. The information submitted in regards to the plan modification request includes the following:
 - a. On January 15, 2015, Hammersley submitted a landfill closure plan modification request dated January 14, 2015, prepared by IverTech LLC (Madison, WI and WI P.E. #E-14288), entitled "Revised Plan Modification, Hammersley Construction Company Landfill (Inactive) Site Redevelopment, License No. 1128". An electronic copy on a compact disc was submitted to the Department on January 15, 2015. On February 9, 2015, the Department received a check for \$1650 to pay plan review fees.
 - b. On March 6, 2015, Hammersley submitted an addendum to the January 15, 2015 plan modification request prepared by IverTech LLC (Madison, WI and WI P.E. #E-14288) entitled "Addendum to Revised Plan Modification, Hammersley Construction Company Landfill (Inactive) Site Redevelopment, License No. 1128", dated March 5, 2015. An electronic copy on a compact disc was submitted to the Department on March 6, 2015.
4. Additional documents or electronic mail (e-mail) considered in regards to the plan modification request includes the following:
 - a. On January 29, 2015, the Department sent an acknowledgment letter in receipt of the plan modification request report and the plan review fee payment.
 - b. On January 26, 2015, the Department met with the Hammersley Construction Company, IverTech LLC, Montgomery Associates, and the City of Fitchburg to discuss the revised plan modification report submitted January 15, 2015. The meeting was held at the Department South Central Regional Headquarters office in Fitchburg, WI. On February 2, 2015, Montgomery Associates sent an e-mail with an attachment to the Department, the City of Fitchburg, Keith Hammersley, and others clarifying concerns and issues identified in the meeting held January 26, 2015.

- c. An e-mail dated February 25, 2015 from E. Syftestad of the Department to D. Iverson, IverTech LLC, and electronic copies to the City of Fitchburg, Montgomery Associates, Keith Hammersley, and others that provided the Department's review comments and request for additional information on the January 15, 2015 revised plan modification report and its addendum received February 2, 2015.
 - d. Draft responses were sent on February 27, 2015 and March 3, 2015 from Montgomery Associates by e-mail from Rob Montgomery to the City of Fitchburg and E. Syftestad of the Department. Syftestad reviewed the drafts and responded with additional concerns to the February 27, 2015 e-mail in a March 2, 2015 e-mail to Montgomery Associates. Syftestad sent an e-mail concurring with the March 2, 2015 e-mail on March 3, 2015.
 - e. An e-mail dated October 13, 2014, from E. Syftestad, Department Waste Management Engineer, to D. Iverson, IverTech LLC and copying the City of Fitchburg, Montgomery Associates, Keith Hammersley, and others that provided the Department's review comments on a relocated landfill alternative design concept presented in an October 9, 2014 e-mail from D. Iverson to E. Syftestad.
 - f. A closure plan modification request dated and received by the Department on May 16, 2014 entitled, "Plan Modification, Hammersley Construction Company Landfill (Inactive) Site Redelopment, License No. 1128", with addenda submitted July 14, 2014 and July 25, 2014. The documents were prepared by IverTech LLC (Madison, WI, WI P.E. #E-14288). The Department issued a conditional closure plan modification approval on August 5, 2014.
 - g. Department files for this landfill.
5. Additional facts relevant to review of the plan modification request include the following:
- a. A July 14, 2014, a meeting between Department staff and Hammersley at the landfill led to agreement to revise the design proposed in the May 16, 2014 submittal to change design and waste handling methods and address Department storm water and air pollution control requirements. Further Department and Hammersley input led to design revisions detailed in the July 25, 2014 Addendum 2 (or "Tech Memo No. 2").
 - b. The landfill began operations in 1969, with a solid waste license to accept and dispose of noncombustible, "wood matter", trash, garbage, and demolition wastes on five acres. From 1973 until its closure in August 1980, the Department issued a license for disposal of noncombustible, demolition, and wood waste at the landfill.
 - c. The landfill is unlined, does not have a leachate collection system, and does not generate decomposition gas or have a gas extraction system. Licensed for five acres, the estimated limits of waste is 1.5 acres and is supported by the facility's knowledge and Department records and field observations. No property lines platted and developed will be located within the limits of waste in the Area C landfill (1.1 acres).
 - d. The proposed consolidation of wastes from 1.5 acres in Area A to 1.1 acres in Area C, wherein both areas are located within the licensed five - acre landfill footprint, requires a closure plan modification approval. Final cover on all relocated waste in Area C will be placement of at least four feet of clean fill and six inches of topsoil on the landfill. The

topsoil will be seeded. The final cover will be constructed with grades between a minimum of 2% and a maximum of 4 to 1, horizontal to vertical.

- e. This project, which involves excavation of Area A, recycling or offsite disposal of specific wastes and relocation of lesser volumes of appropriate waste to Area C of the licensed acreage, will greatly reduce any potential impacts from this closed landfill.
 - f. There is no plan to establish or construct structures nor establish deep rooted plants on the landfill (Area C) and, therefore, no request for an exemption under s. NR 506.085, Wis. Adm. Code.
 - g. In consultation with the City of Fitchburg, Hammersley submitted a "Sampling and Standards Application" plan in the revised plan modification report received January 15, 2015 to evaluate potential soil, bedrock, and groundwater contamination.
 - h. The Department received a closure plan modification request dated and received on May 16, 2014 entitled, "Plan Modification, Hammersley Construction Company Landfill (Inactive) Site Redelopment, License No. 1128", with addenda submitted July 14, 2014 and July 25, 2014. The documents were prepared by IverTech LLC and are in Appendix A through C of the revised plan modification report received January 15, 2015. The Department issued a conditional closure plan modification approval on August 5, 2014. The August 5, 2014 approval is rescinded and replaced by this approval.
6. The special conditions set forth below are needed to assure that the facility is operated in accordance with applicable portions of chs. NR 500 - 538, Wis. Adm. Code. If the special conditions are complied with, the proposed closure plan modification will not inhibit compliance with the standards set forth in the applicable portions of chs. NR 500 - 538, Wis. Adm. Code.

CONCLUSIONS OF LAW

- 1. The Department has authority under s. 289.31(3), Stats., and ch. NR 516, Wis. Adm. Code, to require that the owner of a solid waste disposal facility demonstrate that the facility has been constructed, maintained, and closed in substantial compliance with the conditional plan of operation, landfill closure plan, and chs. NR 500 - 538, Wis. Adm. Code.
- 2. The Department has authority under s. 289.30(6), Stats., to approve a plan with special conditions if the conditions are needed to ensure compliance with chs. NR 500 - 538, Wis. Adm. Code.
- 3. The Department has authority under s. 289.91, Stats., to inspect construction projects to determine compliance with ch. 289, Stats., and chs. NR 500 - 538, Wis. Adm. Code.
- 4. The conditions of approval set forth below are needed to assure compliance with ch. NR 140, Wis. Adm. Code, and applicable portions of chs. NR 500 - 538, Wis. Adm. Code.
- 5. In accordance with the foregoing, the Department has authority under ch. 289, Stats., to issue the following conditional landfill closure plan modification approval.

CONDITIONAL PLAN MODIFICATION APPROVAL

The Department hereby approves the proposed landfill closure plan modification for the final closure of the Hammersley Landfill in accordance with the January 14, 2015 closure plan modification report and its March 5, 2015 addendum, and the following conditions:

1. No property lines platted and developed shall be located within the limits of waste in the Area C landfill (1.1 acres).
2. The Department's August 5, 2014 plan modification approval is rescinded and replaced by this approval.
3. A licensed Wisconsin asbestos inspector shall be onsite at least one or two times a week during the waste handling phases of the project to assess and properly manage suspect asbestos containing materials as detailed in the plan modification request report and its addenda.
4. Waste placed in roll-off containers that require off-site disposal shall be removed from the site every week or two.
5. Fugitive dust, crushing and screening operation emissions, asbestos handling, and malodorous or visible emissions shall be controlled effectively (ss. NR 514.08, NR 415.04 and NR 429.03, Wis. Adm. Code). Roads on-site and off-site shall be maintained for safe driving conditions with minimal fugitive dust emissions (s. NR 415.04, Wis. Adm. Code).
6. Area C Landfill top slopes shall be no less than 2%. Sideslopes shall be no steeper than 4 to 1, horizontal to vertical.
7. Final waste grades in Area C shall be covered with a minimum of four feet of clean fill and 6 inches of topsoil and seeded to establish and maintain vigorous plant growth.
8. Any externally drained storm water runoff shall be in accordance with a Department storm water construction site permit. Contact Eric Rortvedt, Storm Water Engineer (phone 608-273-5612), to obtain this permit.
9. Hammersley shall notify the Department's assigned waste management engineer a minimum of one week prior to beginning each of the construction events listed below for the purpose of allowing assigned staff to inspect the work. A fee shall be paid to the Department for each inspection performed per construction season in accordance with s. NR 520.04(5), Wis. Adm. Code. The inspection fees shall be paid at the time the construction documentation report is submitted to the Department.

Waste Relocation Area A to Area C

- Area A excavation prior to reaching base and Area C placement of Area A materials
- Area A exposed base and sideslopes observations for each of three (3) phases
- Area A or Area C intermediate cover placement, if necessary
- Area C final waste grades
- Area A and Area C Final Inspection after field work completion

Hammersley shall notify Michael Charlton, Department Air Management Asbestos Compliance Specialist (phone 608-267-0562, e-mail Michael.Charlton@Wisconsin.gov), by telephone or e-mail at

- least one business day, when practical, before a licensed Wisconsin asbestos inspector plans to be at the site to oversee waste relocation operations and asbestos containing materials assessment.
10. A construction documentation report for the waste relocation project into the Area C landfill shall be prepared and submitted to the Department in accordance with the following: ss. NR 500.05 and NR 516.04(1) and (3), Wis. Adm. Code, certification and report preparation; ss. NR 516.05(1)(d) and NR 516.06(1)(a), Wis. Adm. Code, for constructed base grades and surface drainage features; s. NR 516.06(1)(f), Wis. Adm. Code, at least two cross sections through Area C parallel and perpendicular to the base line of Area C showing base grade contours, the top of the final waste grades and topsoil grades; s. NR 516.06(2), Wis. Adm. Code, report preparation excluding (a) through (f); and, s. NR 516.06(1)(h), Wis. Adm. Code, color panoramic and close-up photographs.
 - a. Color panoramic photos shall show panoramic views of Area A and Area C before construction begins, Area A with exposed base and sideslopes before each of three phases is filled, Areas A and C after intermediate cover is placed between construction seasons (if necessary), and Areas A and C after topsoil placement is completed. Close-up color photos of exposed Area A base and sideslope condition and other key project work shall be included in the report.
 - b. Limits of waste in Area C landfill shall be surveyed by a licensed Wisconsin surveyor and clearly identified in three dimensions on a plan sheet(s) and cross sections in the construction documentation report.
 - c. The report shall contain a detailed narrative describing the waste relocation project. Particular emphasis should be to describe any significant deviations from the plan and significant issues encountered. Using photos and other detailed methods, the report shall assess whether all wastes and contaminants were practicably removed from Area A. Quantities of specific wastes segregated, recycled, disposed or otherwise managed off-site shall be included in the report.
 11. The final cover on Area C shall be inspected by Hammersley at least annually for signs of settling, surface water ponding or accumulation, gully or damage from surface water runoff, exposed waste, establishment of trees or large shrubs, and/or stressed vegetation. The cap shall be mowed periodically to inhibit the growth of trees. Areas of cap settling, surface water ponding, and/or gullies shall be filled in with like soils, compacted as necessary and graded to approved grades, and re-vegetated. Exposed waste shall be re-covered with capping materials similar to what was previously placed in that area.

NOTICE OF APPEAL RIGHTS

If you believe you have a right to challenge this decision made by the Department, you should know that Wisconsin statutes and administrative codes establish time periods and requirements for reviewing Department decisions.

To seek judicial review of the Department's decision, sections 227.52 and 227.53, Stats., establish criteria for filing a petition for judicial review. You have 30 days after the decision is mailed or otherwise served

by the Department to file your petition with the appropriate circuit court and serve the petition on the Department. The petition shall name the Department of Natural Resources as the respondent.

This notice is provided pursuant to section 227.48(2), Stats.

Dated: March 17, 2015

DEPARTMENT OF NATURAL RESOURCES
For the Secretary

Eric Syftestad for

Dennis Mack, P.E.
Waste and Materials Management Program Supervisor
South Central Region

Eric Syftestad

Eric Syftestad, P.E., CHMM
Waste Management Engineer
South Central Region

Plan Commission
Initiated by

Planning Dept.
Drafted by

March 17, 2015
Date

RESOLUTION NO. R-39-15
A RESOLUTION APPROVING A COMPREHENSIVE DEVELOPMENT PLAN
AMENDMENT FOR QUARRY VISTA, AT LACY/FITCHRONA ROADS,
CDP(A)-2051-15

WHEREAS, Deborah Hatfield, agent for Hamm Fam Land, LLC, submitted an amendment to the comprehensive development plan for Quarry Vista, lands at and near the northeast intersection of Lacy/Fitchrona Roads (the former Hammersley Quarry), and

WHEREAS, the Plan Commission reviewed the request at a meeting on March 17, 2015, and

WHEREAS, the Plan Commission has reviewed and recommended approval of such request with conditions and, with the understanding that this is the first step in a process of additional city approvals.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Fitchburg, Dane County, Wisconsin hereby approves the amendment to the Quarry Vista Comprehensive Development Plan for Hamm Fam Land, LLC subject to the following conditions:

- A. No other permit or approval is waived or deemed satisfied except for the approval herein provided.
- B. DNR and City approval of landfill closure plan.
- C. 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.
- D. 80 dwelling units on lots within the first final plat of Quarry Vista shall be occupied within six months of the first unit being occupied.
- E. 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 surety shall continue until all of the improvements required by the Comprehensive Development Plan and Preliminary Plat are fully constructed and accepted.
- F. Landfill designation shall be removed by the DNR from all areas except Outlot 5.
- G. Additional conditions may be established by City staff following DNR review/approval.

Adopted by the City Council of the City of Fitchburg at a regular meeting held this _____ day of _____, 2015.

Patti Anderson, City Clerk

Approved: _____

Shawn Pfaff, Mayor

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: February 24, 2015
 Date to Report Back: **March 24, 2015**

Ordinance Number: 2015-O-11
 Resolution Number:

Sponsored by: Mayor

Drafted by: Planning / Zoning

TITLE: ZONING ORDINANCE AMENDMENT APPROVING REZONING REQUEST RZ-2052-15 BY DEBORAH HATFIELD, AGENT FOR HAMM FAM, LLC, TO REZONE A PORTION OF LOT 3 CSM 11159 FROM THE PDD-SIP (PLANNED DEVELOPMENT DISTRICT – SPECIFIC IMPLEMENTATION PLAN) TO THE P-R (PARK & RECREATION) AND R-LM (RESIDENTIAL – LOW TO MEDIUM DENSITY) DISTRICT.

Background: 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.

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	Recommended Approval
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

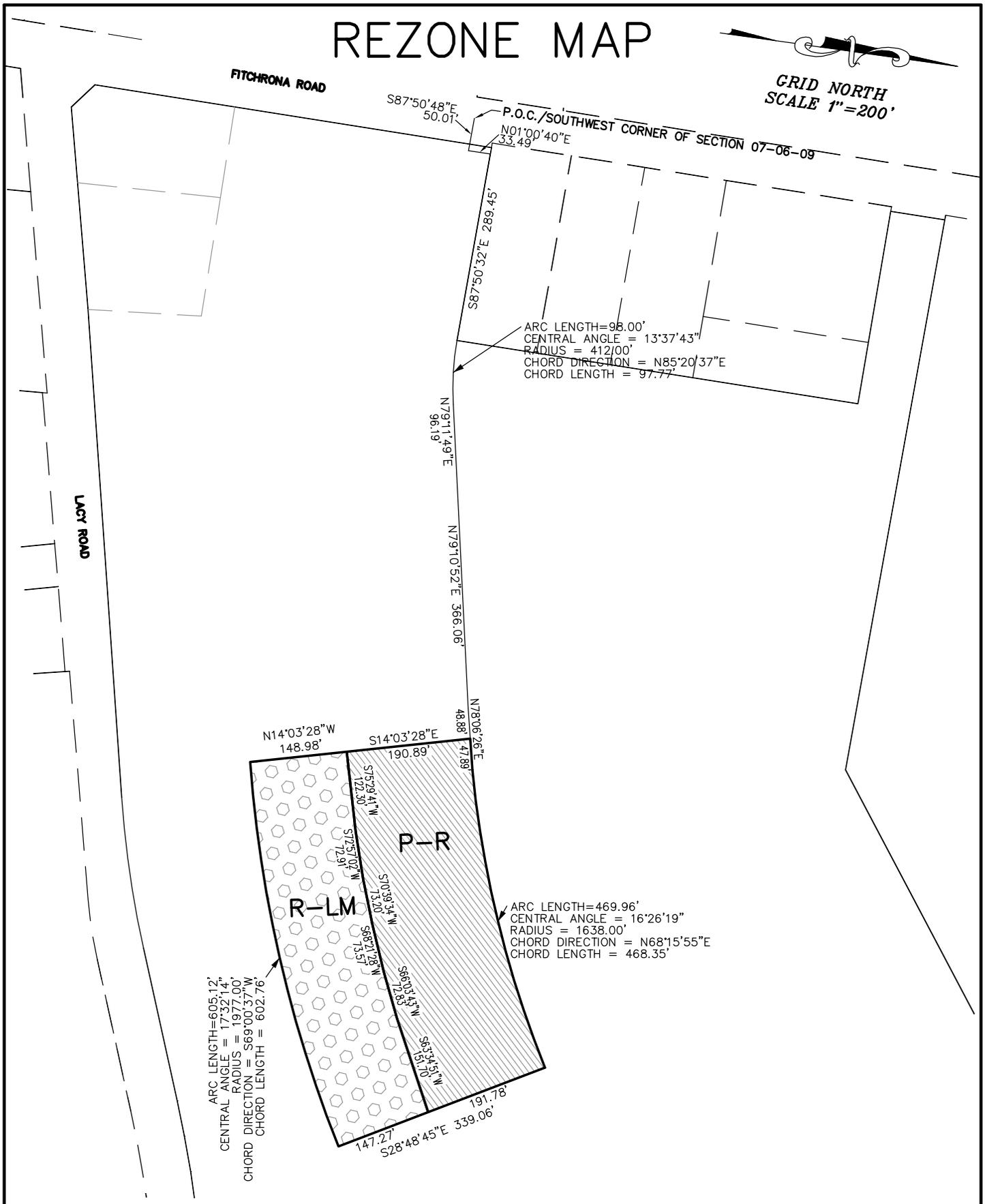
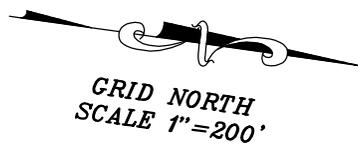
Part of Lot 3, Certified Survey Map Number 11159, as recorded in Volume 67 of Certified Survey Maps, on pages 152-154, as Document Number 3959694, Dane County Registry, also part of the Southeast and Southwest Quarters of the Southwest Quarter of Section 07, Township 06 North, Range 09 East, City of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

Plan Commission
Initiated by

Planning/Zoning
Drafted by

March 17, 2015
Date

ORDINANCE NO. 2015-O-11
ZONING ORDINANCE AMENDMENT
APPROVING REZONING REQUEST RZ-2052-15 BY DEBORAH HATFIELD,
AGENT FOR HAMM FAM, LLC, TO REZONE A PORTION OF LOT 3 CSM
11159 FROM THE PDD-SIP (PLANNED DEVELOPMENT DISTRICT –
SPECIFIC IMPLEMENTATION PLAN) TO THE P-R (PARK & RECREATION)
AND R-LM (RESIDENTIAL – LOW TO MEDIUM DENSITY) DISTRICT.

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, the Plan Commission of the City has recommended approval of the rezoning request RZ-2052-15, submitted by Deborah Hatfield, agent for Hamm Fam Land, LLC, with conditions, following a public hearing held on March 17, 2015,

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

- (1) The Zoning district maps of the City of Fitchburg shall be amended to include in the P-R (Park & Recreation) District, a portion of lot 3 CSM 11159, more fully described as:

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.

- (2) The Zoning district maps of the City of Fitchburg shall be amended to include in the R-LM (Residential Low to Medium Density) District, a portion of lot 3 CSM 11159, more fully described as:

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.

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

The above and foregoing ordinance was duly adopted by the Common Council of the City of Fitchburg, at a regular meeting held on the _____ day of _____, 2015.

Patti Anderson, City Clerk

Approved: _____

Shawn Pfaff, Mayor

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: February 24, 2015
 Date to Report Back: **March 24, 2015**

Ordinance Number:
 Resolution Number: R-40-15

Sponsored by: Mayor

Drafted by: Planning / Zoning

TITLE: A RESOLUTION APPROVING REVISED PRELIMINARY PLAT (PP-2053-15) FOR QUARRY VISTA

Background: 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.

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	Recommended Approval
2	Resource Conservation Commission	Eilertson	March 16, 2015	Recommended Approval

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

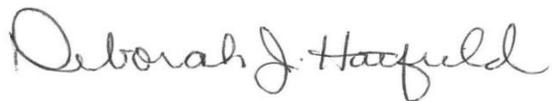
- Updating the figures to show the landfill boundary and/or to include the revised preliminary plat lot layout.

- 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



March 17, 2015

FID 113109480
SW Appr File
Dane County

Mr. Keith Hammersley
Hammersley Construction
6291 Lacy Road
Fitchburg, WI 53711

Subject: Closure Plan Modification at the Hammersley Landfill (License #1128)
Fitchburg, WI

Dear Mr. Hammersley:

We have completed our review of your closure plan modification request for the Hammersley Landfill (solid waste license #1128), located at 6292 Lacy Road, in Fitchburg, WI and have determined that it is consistent with Wisconsin's solid waste regulations. Therefore, the plan modification is approved subject to compliance with chs. NR 500 - 538, Wis. Adm. Code, and the conditions of the attached approval report. Please review the report carefully and maintain a copy of this letter in the landfill operating record.

This approval does not relieve you of obligations to meet all other applicable federal, state, and local permits, as well as zoning or regulatory requirements.

The Department will allow the movement of earthen and other material within the property so long as storm water runoff from areas of disturbed land will remain internally drained. Storm water construction site permit coverage under ch. NR 216, Wis. Adm. Code, is required for land disturbance which would result in storm water runoff that surface drains from the site. The Department has granted storm water permit coverage for the Quarry Vista Phase 1A. Notices of Intent (NOI) have been received for the overall Quarry Vista Plat but storm water permit coverage has not yet been authorized. Eric Rortvedt (phone 608-273-5612) is the Department's storm water engineer that can assist you with storm water permit issues.

The Waste and Materials Management Program considers this to be a landfill consolidation project. We do not anticipate significant contamination at the base of Area A or of groundwater in proximity to Area A. In the unlikely event that the testing proposed in the report provides reason for concern, we would consult with Department Remediation and Redevelopment staff to determine what additional actions, if any, are necessary. The Department will review the construction documentation for the project in order to establish the new landfill boundaries. The construction documentation review will also include a review of any soils, bedrock, or groundwater analytical data provided.

This approval does not allow construction of structures nor establishment of deep rooted plants on the Area C landfill cover. To do so requires a written exemption from the Department in accordance with s. NR 506.085, Wis. Adm. Code.

After Department construction inspections are completed, a construction documentation report prepared in accordance with applicable portions of s. NR 516.06, Wis. Adm. Code, must be submitted to the Department including but not limited to photos and observations by trained quality assurance personnel.

If you have any questions regarding this approval, please contact Eric Syftestad at (608) 275-3211, or e-mail at Eric.Syftestad@wisconsin.gov, or contact me at (608) 275-3466, or e-mail at Dennis@Mack@wisconsin.gov.

Sincerely,

Handwritten signature in blue ink that reads "Eric Syftestad for".

Dennis Mack, P.E.
Waste and Materials Management Program Supervisor
South Central Region

Attachment (approval report)

ES:eps c:\users\syftee\mydocs\word7\SCR\Hammersley\HammLandfillPlanModapprMar17,2015Final.docx

Cc: Dennis Iverson - IverTech LLC, 2880 Jonathon Circle, Madison, WI 53711 – e-copy
Rob Montgomery – Montgomery Associates, 119 S. Main Street, Cottage Grove, WI 53527– e-copy
Mark Sewell – City of Fitchburg, 5520 Lacy Road, Fitchburg, WI 53711 – e-copy
Cory Horton – City of Fitchburg, 5520 Lacy Road, Fitchburg, WI 53711 – e-copy
Brian Austin - Watershed/GEF 2 – e-copy
Joe Brehm - Air/GEF 2 – e-copy
Michael Charlton – Air/GEF 2 - e-copy
Mark Davis – Air/Waukesha – e-copy
Mike Ross - LaCrosse (Air) – e-copy
Mike Sloat - Reedsburg (Air) – e-copy
Eric Rortvedt - SCR (Storm Water) – e-copy
Linda Hanefeld - SCR (RR) – e-copy
Adam Hogan - SCR (Waste) – e-copy
Eric Syftestad - SCR (Waste) - e-copy

**PROJECT SUMMARY
HAMMERSLEY LANDFILL
CLOSURE PLAN MODIFICATION APPROVAL**

GENERAL INFORMATION

Authorized Contact: Keith Hammersley
Hamm Fam Land, LLC
6291 Lacy Road
Fitchburg, WI 53711
Phone (608) 845-7804
keith@hammersleystone.com

Licensee and Property Owner: same as above

Environmental Consultant: Dennis Iverson, P.E. (WI #E-14288)
IverTech LLC
2880 Jonathon Circle
Madison, WI 53711
Phone (608) 273-3751
dliverson@charter.net

Project Scope: This proposed plan modification involves redeveloping the closed Hammersley Landfill and surrounding area (72 acres total) into single family and multifamily homes. Although the original licensed footprint of the Hammersley Landfill was 5 acres, filling only took place in a 1.5 acre area designated in this proposal as Area A. The plan modification calls for removing, sorting, separating, recycling, and replacing the waste mass in the West Quarry Area A into an adjacent area (Area C) in the licensed footprint of the landfill, handling about 90,000 cubic yards of waste and 125,000 cubic yards of clean fill. The waste will be relocated from Area A (1.5 acres) to Area C (1.1 acres), thereby reducing the licensed acreage of the landfill from 5 acres to 1.1 acres. The proposed land use for Area C, a single parcel, is open space, and the landfill soil and waste placement will be separated at least eight feet from the City of Fitchburg right-of-way property lines and not placed on any adjacent private parcel. Area C will be owned by Keith Hammersley LLC.

Site Location: The Hammersley Landfill, solid waste license #1128, is located in both the SE ¼ of the SW ¼, Section 7, Township 6 North, Range 9 East (northern part of Area A and all of Area C); and, the NW ¼ of the NW ¼ of Section 18, Township 6 North, Range 9 East (Area A), City of Fitchburg, Dane County, Wisconsin. The address is 6292 Lacy Road, Fitchburg, WI.

Waste Types: The landfill operated between October 1969 and August 1980. Construction and demolition debris and small amounts of municipal solid waste were likely disposed here based on the applicant's records and knowledge. Thereafter, "noncombustible, demolition, and wood matter" wastes were licensed by the Department for disposal here. As an earthmoving business working on road projects, the applicant notes that only road construction and demolition wastes were disposed at the landfill, and that very small quantities of municipal solid waste may have been disposed. Burning of combustible waste was routinely conducted. Therefore, the potential for landfill gas generation is small at this site, as is the potential to find significant amounts of other special wastes. This landfill, license number 1128, should not be confused with a nearby unlicensed landfill closed in 1970 that was also owned by Hammersley and operated by the Town of Fitchburg. It disposed of larger quantities of

municipal solid waste and building demolition and was located about 1/3 mile north on the south side of Verona Road west of the Quarry Ridge Wet Pond.

Area A test pit logs confirm that at depths of up to 15 feet there are no building demolition, asbestos, municipal or industrial solid waste, hazardous waste, or contaminated soils present. However, the facility has prepared a plan to manage these wastes should they encounter them in the waste relocation into Area C (see "Facility Design and Operation", below).

SITE CHARACTERISTICS

The licensed landfill is located on a five acre site in a 72-acre dolomite and St. Peter sandstone sand and gravel quarry owned by Hammersley.

Surrounding land use includes: the quarry buffer area owned by Hammersley and within 500 feet of the landfill the Quarry Ridge Recreation Area to the north; Hammersley Construction office and quarry to the south; and, eight single family residences on Lacy and Fitchrona Roads, with a large neighborhood west of Lacy Road in the Town of Verona. The Military Ridge State Trail and US Highway 18/151 Verona Road lie northwest of the landfill 1000 feet, and the future North Prairie Stoner Neighborhood lies east of the Hammersley property within 750 feet of the landfill. No natural surface water lies within 1000 feet of the landfill. The Quarry Ridge storm water pond (elevation 970 feet Mean Sea Level (msl)) lies 1000 feet north of the landfill in the Quarry Ridge Recreation Area. Goose Lake (960 feet msl) lies 1500 feet west of the landfill. The cities of Fitchburg and Madison and the Town of Verona share property boundaries north and west of the landfill.

All existing residences and businesses within 1000 feet of the licensed landfill site are currently served by private well water supply systems. Some of the residences and businesses within the City of Fitchburg (east of Fitchrona Road) and in the Town of Verona (west of Fitchrona Road) are served by public sanitary sewer, but several are still served by private septic systems. Development of the Quarry Vista residential development will include extension of City of Fitchburg water supply to the development area. All of the new lots created by the Quarry Vista residential development project will be on City of Fitchburg public water supply and sanitary sewer service. Following extension of the water supply, existing residences within the City of Fitchburg (east of Fitchrona Road) located outside of the Quarry Vista project will have the option of connecting to the water supply, but businesses will be required to connect. There are no plans to provide public water supply to the residences west of Fitchrona Road in the Town of Verona.

The groundwater table lies at an elevation between 950 – 960 feet msl. The floor of the West Quarry is at an elevation 970 feet msl. About 20 - 30 feet of higher permeability St. Peter sandstone lies below the West Quarry floor bounded below by lower permeability shale beds. Given the proposed plan to directly recharge the sandstone aquifer with storm water near the landfill, groundwater mounding may increase the localized water table to an average elevation of 970 – 980 msl. Regional groundwater flow is to the east to the Yahara River.

FACILITY DESIGN AND OPERATION

The plan proposes to exhume three phases of Area A (1.5 acres) materials and sort, recycle, process, or relocate about 90,000 cubic yards into Area C (1.1 acres) located within the original licensed 5-acre landfill footprint. Engineering oversight will be done by IverTech LLC and CGC, Inc., with surveying control by Burse Surveying. Keith Hammersley (or his designee) is the lead health and safety officer for the project, following all worker safety requirements (e.g., OSHA, MSHA).

Only earthen materials like cobbles, bricks, and nonrecyclable glass and concrete will be processed at the site to screen out or reduce the particle size of the material to less than 12-inches prior to disposal in Area C. Unpainted and untreated wood waste may be chipped and segregated from other waste and will not be disposed in Area C nor burned on-site. Painted or treated wood waste will be disposed in a licensed off-site landfill. Painted concrete will be reduced to 12-inches or less by a tractor mounted hydraulic hammer and placed in Area C. Large pieces of bituminous or concrete will be removed from the site and recycled at Hammersley's nearby off-site crushing operation for reuse as road base material elsewhere. Metals, plastics, and other materials that can be recycled will be segregated and recycled off-site. Sorting of waste will occur in Area A.

Wastes excavated from Area A and destined for Area C will either be hauled to Area C or dumped from Area A to Area C, which is lower in elevation. Dumping of waste will only occur if doing so does not result in fugitive dust or in any way pose a risk to worker safety. Wastes that require special handling or off-site disposal will be managed in roll-off containers or dumpsters on-site within Area A. This includes municipal solid waste, recyclables, tires, wood waste, ash in large quantities, or asbestos waste. Waste placed in roll-off containers that require off-site disposal will be removed from the site every week. Hazardous waste is not anticipated, however, a contingency has been developed should any be encountered. A licensed Wisconsin asbestos inspector will provide oversight once or twice per week (or more frequently, if warranted) on-site and general guidance in managing suspect asbestos containing materials (ACM).

Storm water sediment and erosion control and air pollution control requirements (chs. NR 216 and NR 400 series, Wis. Adm. Code) will be strictly adhered to. Sediment will remain on-site, and all storm water will be internally drained. Fugitive dust, crushing and screening operation emissions, ACM, and malodorous or visible emissions will be controlled effectively. Roads on-site and off-site will be maintained for safe driving conditions with minimal fugitive dust emissions.

The project is expected to take 60 days to complete. Hours of operation will be 7 am to 7 pm Monday through Saturday.

If the waste relocation takes more than one construction season, a plan has been prepared to cover the waste in Areas A and C with at least two (2) feet of compacted clean fill that is proof rolled with a smooth drum roller and maintained between construction seasons. All storm water sediment and erosion control will be drained internally.

In consultation with the City of Fitchburg, Hammersley submitted a "Sampling and Standards Application" plan in the revised plan modification report received January 15, 2015 to evaluate potential soil, bedrock, and groundwater contamination. The owner will assess and, if warranted, sample and analyze the base and sideslopes of the excavation in Area A to determine the presence of suspected contaminants or waste materials. Color panoramic and close-up photos of the exposed base and sideslopes of Area A will be included in the construction documentation report. The Department will observe the exposed base and sideslopes of each of three phases of Area A with at least one week advance notice from the facility.

The Waste and Materials Management Program considers this to be a landfill consolidation project. The Department does not anticipate significant contamination at the base of Area A or of groundwater in proximity to Area A. In the unlikely event that the testing proposed in the report provides reason for concern, the Department's Remediation and Redevelopment staff would determine what additional actions, if any, are necessary. The Department will review the construction documentation for the project in order to establish the new landfill boundaries. The construction documentation review will also include a review of any soils, bedrock, or groundwater analytical data provided.

The base grade of Area C landfill is proposed to be at elevation 981 feet msl. Fill material from Area A will be placed in Area C occupying between 37 to 60 feet of fill over 1.1 acres and placed in 12-inch lifts compacted with a sheep's foot roller to 85% Modified Proctor density. Final grade for Area C varies between elevation 1022 feet to 1046 feet with final waste grades at elevation 1017.5 feet to 1041.5 feet msl. Four feet of clean fill and six-inches of topsoil will be placed atop final waste grades and seeded to establish an effective vegetative cover. A thicker cover is recommended should deep rooted plants be considered on the final cover. Final cover grades will be at least 2% and no more than 4 to 1, horizontal to vertical. No property lines nor structures are located or will be built atop the landfill limits of waste, and the bounds of waste limits in Area C will be surveyed by a licensed Wisconsin surveyor and clearly identified in three dimensions on a plan sheet(s) in the construction documentation report to be submitted to the Department after the waste relocation project field work is completed.

The base grade of Area A is proposed to be at about 1000 feet msl and the final grade will vary between 1008 feet and 1030 feet msl. General fill or clean native soils from nearby quarry overburden stockpiles will be placed in twelve-inch lifts and compacted to 95% Modified Proctor density. At least six-inches of topsoil will be placed and seeded.

**BEFORE THE
STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
LANDFILL CLOSURE PLAN MODIFICATION APPROVAL
FOR THE HAMMERSLEY LANDFILL
CONSTRUCTION & DEMOLITION LANDFILL (License #1128)**

FINDINGS OF FACT

The Department finds:

1. The Hammersley Landfill (the landfill) is owned and operated by Hamm Fam Land, LLC (Hammerlsey). It operated as a licensed construction and demolition landfill between 1969 and 1980. The landfill is located in both the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 7, Township 6 North, Range 9 East (a small northern part of Area A and all of Area C) and, the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 6 North, Range 9 East (Area A), City of Fitchburg, Dane County, Wisconsin. The landfill address is 6292 Lacy Road, Fitchburg.
2. The landfill closed in August 1980, with no Department plan approvals issued; however, Department solid waste disposal licenses were issued to the landfill throughout its operation between 1969 and 1980.
3. The information submitted in regards to the plan modification request includes the following:
 - a. On January 15, 2015, Hammersley submitted a landfill closure plan modification request dated January 14, 2015, prepared by IverTech LLC (Madison, WI and WI P.E. #E-14288), entitled "Revised Plan Modification, Hammersley Construction Company Landfill (Inactive) Site Redevelopment, License No. 1128". An electronic copy on a compact disc was submitted to the Department on January 15, 2015. On February 9, 2015, the Department received a check for \$1650 to pay plan review fees.
 - b. On March 6, 2015, Hammersley submitted an addendum to the January 15, 2015 plan modification request prepared by IverTech LLC (Madison, WI and WI P.E. #E-14288) entitled "Addendum to Revised Plan Modification, Hammersley Construction Company Landfill (Inactive) Site Redevelopment, License No. 1128", dated March 5, 2015. An electronic copy on a compact disc was submitted to the Department on March 6, 2015.
4. Additional documents or electronic mail (e-mail) considered in regards to the plan modification request includes the following:
 - a. On January 29, 2015, the Department sent an acknowledgment letter in receipt of the plan modification request report and the plan review fee payment.
 - b. On January 26, 2015, the Department met with the Hammersley Construction Company, IverTech LLC, Montgomery Associates, and the City of Fitchburg to discuss the revised plan modification report submitted January 15, 2015. The meeting was held at the Department South Central Regional Headquarters office in Fitchburg, WI. On February 2, 2015, Montgomery Associates sent an e-mail with an attachment to the Department, the City of Fitchburg, Keith Hammersley, and others clarifying concerns and issues identified in the meeting held January 26, 2015.

- c. An e-mail dated February 25, 2015 from E. Syftestad of the Department to D. Iverson, IverTech LLC, and electronic copies to the City of Fitchburg, Montgomery Associates, Keith Hammersley, and others that provided the Department's review comments and request for additional information on the January 15, 2015 revised plan modification report and its addendum received February 2, 2015.
 - d. Draft responses were sent on February 27, 2015 and March 3, 2015 from Montgomery Associates by e-mail from Rob Montgomery to the City of Fitchburg and E. Syftestad of the Department. Syftestad reviewed the drafts and responded with additional concerns to the February 27, 2015 e-mail in a March 2, 2015 e-mail to Montgomery Associates. Syftestad sent an e-mail concurring with the March 2, 2015 e-mail on March 3, 2015.
 - e. An e-mail dated October 13, 2014, from E. Syftestad, Department Waste Management Engineer, to D. Iverson, IverTech LLC and copying the City of Fitchburg, Montgomery Associates, Keith Hammersley, and others that provided the Department's review comments on a relocated landfill alternative design concept presented in an October 9, 2014 e-mail from D. Iverson to E. Syftestad.
 - f. A closure plan modification request dated and received by the Department on May 16, 2014 entitled, "Plan Modification, Hammersley Construction Company Landfill (Inactive) Site Redelopment, License No. 1128", with addenda submitted July 14, 2014 and July 25, 2014. The documents were prepared by IverTech LLC (Madison, WI, WI P.E. #E-14288). The Department issued a conditional closure plan modification approval on August 5, 2014.
 - g. Department files for this landfill.
5. Additional facts relevant to review of the plan modification request include the following:
- a. A July 14, 2014, a meeting between Department staff and Hammersley at the landfill led to agreement to revise the design proposed in the May 16, 2014 submittal to change design and waste handling methods and address Department storm water and air pollution control requirements. Further Department and Hammersley input led to design revisions detailed in the July 25, 2014 Addendum 2 (or "Tech Memo No. 2").
 - b. The landfill began operations in 1969, with a solid waste license to accept and dispose of noncombustible, "wood matter", trash, garbage, and demolition wastes on five acres. From 1973 until its closure in August 1980, the Department issued a license for disposal of noncombustible, demolition, and wood waste at the landfill.
 - c. The landfill is unlined, does not have a leachate collection system, and does not generate decomposition gas or have a gas extraction system. Licensed for five acres, the estimated limits of waste is 1.5 acres and is supported by the facility's knowledge and Department records and field observations. No property lines platted and developed will be located within the limits of waste in the Area C landfill (1.1 acres).
 - d. The proposed consolidation of wastes from 1.5 acres in Area A to 1.1 acres in Area C, wherein both areas are located within the licensed five - acre landfill footprint, requires a closure plan modification approval. Final cover on all relocated waste in Area C will be placement of at least four feet of clean fill and six inches of topsoil on the landfill. The

topsoil will be seeded. The final cover will be constructed with grades between a minimum of 2% and a maximum of 4 to 1, horizontal to vertical.

- e. This project, which involves excavation of Area A, recycling or offsite disposal of specific wastes and relocation of lesser volumes of appropriate waste to Area C of the licensed acreage, will greatly reduce any potential impacts from this closed landfill.
 - f. There is no plan to establish or construct structures nor establish deep rooted plants on the landfill (Area C) and, therefore, no request for an exemption under s. NR 506.085, Wis. Adm. Code.
 - g. In consultation with the City of Fitchburg, Hammersley submitted a "Sampling and Standards Application" plan in the revised plan modification report received January 15, 2015 to evaluate potential soil, bedrock, and groundwater contamination.
 - h. The Department received a closure plan modification request dated and received on May 16, 2014 entitled, "Plan Modification, Hammersley Construction Company Landfill (Inactive) Site Redelopment, License No. 1128", with addenda submitted July 14, 2014 and July 25, 2014. The documents were prepared by IverTech LLC and are in Appendix A through C of the revised plan modification report received January 15, 2015. The Department issued a conditional closure plan modification approval on August 5, 2014. The August 5, 2014 approval is rescinded and replaced by this approval.
6. The special conditions set forth below are needed to assure that the facility is operated in accordance with applicable portions of chs. NR 500 - 538, Wis. Adm. Code. If the special conditions are complied with, the proposed closure plan modification will not inhibit compliance with the standards set forth in the applicable portions of chs. NR 500 - 538, Wis. Adm. Code.

CONCLUSIONS OF LAW

1. The Department has authority under s. 289.31(3), Stats., and ch. NR 516, Wis. Adm. Code, to require that the owner of a solid waste disposal facility demonstrate that the facility has been constructed, maintained, and closed in substantial compliance with the conditional plan of operation, landfill closure plan, and chs. NR 500 - 538, Wis. Adm. Code.
2. The Department has authority under s. 289.30(6), Stats., to approve a plan with special conditions if the conditions are needed to ensure compliance with chs. NR 500 - 538, Wis. Adm. Code.
3. The Department has authority under s. 289.91, Stats., to inspect construction projects to determine compliance with ch. 289, Stats., and chs. NR 500 - 538, Wis. Adm. Code.
4. The conditions of approval set forth below are needed to assure compliance with ch. NR 140, Wis. Adm. Code, and applicable portions of chs. NR 500 - 538, Wis. Adm. Code.
5. In accordance with the foregoing, the Department has authority under ch. 289, Stats., to issue the following conditional landfill closure plan modification approval.

CONDITIONAL PLAN MODIFICATION APPROVAL

The Department hereby approves the proposed landfill closure plan modification for the final closure of the Hammersley Landfill in accordance with the January 14, 2015 closure plan modification report and its March 5, 2015 addendum, and the following conditions:

1. No property lines platted and developed shall be located within the limits of waste in the Area C landfill (1.1 acres).
2. The Department's August 5, 2014 plan modification approval is rescinded and replaced by this approval.
3. A licensed Wisconsin asbestos inspector shall be onsite at least one or two times a week during the waste handling phases of the project to assess and properly manage suspect asbestos containing materials as detailed in the plan modification request report and its addenda.
4. Waste placed in roll-off containers that require off-site disposal shall be removed from the site every week or two.
5. Fugitive dust, crushing and screening operation emissions, asbestos handling, and malodorous or visible emissions shall be controlled effectively (ss. NR 514.08, NR 415.04 and NR 429.03, Wis. Adm. Code). Roads on-site and off-site shall be maintained for safe driving conditions with minimal fugitive dust emissions (s. NR 415.04, Wis. Adm. Code).
6. Area C Landfill top slopes shall be no less than 2%. Sideslopes shall be no steeper than 4 to 1, horizontal to vertical.
7. Final waste grades in Area C shall be covered with a minimum of four feet of clean fill and 6 inches of topsoil and seeded to establish and maintain vigorous plant growth.
8. Any externally drained storm water runoff shall be in accordance with a Department storm water construction site permit. Contact Eric Rortvedt, Storm Water Engineer (phone 608-273-5612), to obtain this permit.
9. Hammersley shall notify the Department's assigned waste management engineer a minimum of one week prior to beginning each of the construction events listed below for the purpose of allowing assigned staff to inspect the work. A fee shall be paid to the Department for each inspection performed per construction season in accordance with s. NR 520.04(5), Wis. Adm. Code. The inspection fees shall be paid at the time the construction documentation report is submitted to the Department.

Waste Relocation Area A to Area C

- Area A excavation prior to reaching base and Area C placement of Area A materials
- Area A exposed base and sideslopes observations for each of three (3) phases
- Area A or Area C intermediate cover placement, if necessary
- Area C final waste grades
- Area A and Area C Final Inspection after field work completion

Hammersley shall notify Michael Charlton, Department Air Management Asbestos Compliance Specialist (phone 608-267-0562, e-mail Michael.Charlton@Wisconsin.gov), by telephone or e-mail at

least one business day, when practical, before a licensed Wisconsin asbestos inspector plans to be at the site to oversee waste relocation operations and asbestos containing materials assessment.

10. A construction documentation report for the waste relocation project into the Area C landfill shall be prepared and submitted to the Department in accordance with the following: ss. NR 500.05 and NR 516.04(1) and (3), Wis. Adm. Code, certification and report preparation; ss. NR 516.05(1)(d) and NR 516.06(1)(a), Wis. Adm. Code, for constructed base grades and surface drainage features; s. NR 516.06(1)(f), Wis. Adm. Code, at least two cross sections through Area C parallel and perpendicular to the base line of Area C showing base grade contours, the top of the final waste grades and topsoil grades; s. NR 516.06(2), Wis. Adm. Code, report preparation excluding (a) through (f); and, s. NR 516.06(1)(h), Wis. Adm. Code, color panoramic and close-up photographs.
 - a. Color panoramic photos shall show panoramic views of Area A and Area C before construction begins, Area A with exposed base and sideslopes before each of three phases is filled, Areas A and C after intermediate cover is placed between construction seasons (if necessary), and Areas A and C after topsoil placement is completed. Close-up color photos of exposed Area A base and sideslope condition and other key project work shall be included in the report.
 - b. Limits of waste in Area C landfill shall be surveyed by a licensed Wisconsin surveyor and clearly identified in three dimensions on a plan sheet(s) and cross sections in the construction documentation report.
 - c. The report shall contain a detailed narrative describing the waste relocation project. Particular emphasis should be to describe any significant deviations from the plan and significant issues encountered. Using photos and other detailed methods, the report shall assess whether all wastes and contaminants were practicably removed from Area A. Quantities of specific wastes segregated, recycled, disposed or otherwise managed off-site shall be included in the report.
11. The final cover on Area C shall be inspected by Hammersley at least annually for signs of settling, surface water ponding or accumulation, gullying or damage from surface water runoff, exposed waste, establishment of trees or large shrubs, and/or stressed vegetation. The cap shall be mowed periodically to inhibit the growth of trees. Areas of cap settling, surface water ponding, and/or gullies shall be filled in with like soils, compacted as necessary and graded to approved grades, and re-vegetated. Exposed waste shall be re-covered with capping materials similar to what was previously placed in that area.

NOTICE OF APPEAL RIGHTS

If you believe you have a right to challenge this decision made by the Department, you should know that Wisconsin statutes and administrative codes establish time periods and requirements for reviewing Department decisions.

To seek judicial review of the Department's decision, sections 227.52 and 227.53, Stats., establish criteria for filing a petition for judicial review. You have 30 days after the decision is mailed or otherwise served

by the Department to file your petition with the appropriate circuit court and serve the petition on the Department. The petition shall name the Department of Natural Resources as the respondent.

This notice is provided pursuant to section 227.48(2), Stats.

Dated: March 17, 2015

DEPARTMENT OF NATURAL RESOURCES
For the Secretary

Eric Syftestad for

Dennis Mack, P.E.
Waste and Materials Management Program Supervisor
South Central Region

Eric Syftestad

Eric Syftestad, P.E., CHMM
Waste Management Engineer
South Central Region

Plan Commission
Initiated by

Planning Dept.
Drafted by

March 17, 2015
Date

RESOLUTION R-40-15
A RESOLUTION APPROVING REVISED PRELIMINARY PLAT (PP-2053-15)
FOR QUARRY VISTA

WHEREAS, Deborah Hatfield, agent for Hamm Fam Land, LLC, has submitted a request for approval of a revised preliminary plat (PP-2053-15) for Quarry Vista, and

WHEREAS, the Plan Commission has reviewed and recommended approval, with conditions, of the preliminary plat,

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Common Council of the City of Fitchburg herewith approves the revised preliminary plat (PP-2053-15) for Quarry Vista with the following conditions:

- 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 and rezoning request RZ-2052-15 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.) 80 dwelling units on lots within the first final plat of Quarry Vista shall be occupied within six months of the first unit being occupied.
- 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 surety shall continue until all of the improvements required by the Comprehensive Development Plan and Preliminary Plat are fully constructed and accepted.
- 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.

Adopted by the Common Council of the City of Fitchburg this ___ day
of _____, 2015.

Patti Anderson, City Clerk

Approved: _____

Shawn Pfaff, Mayor

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	Approved
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.

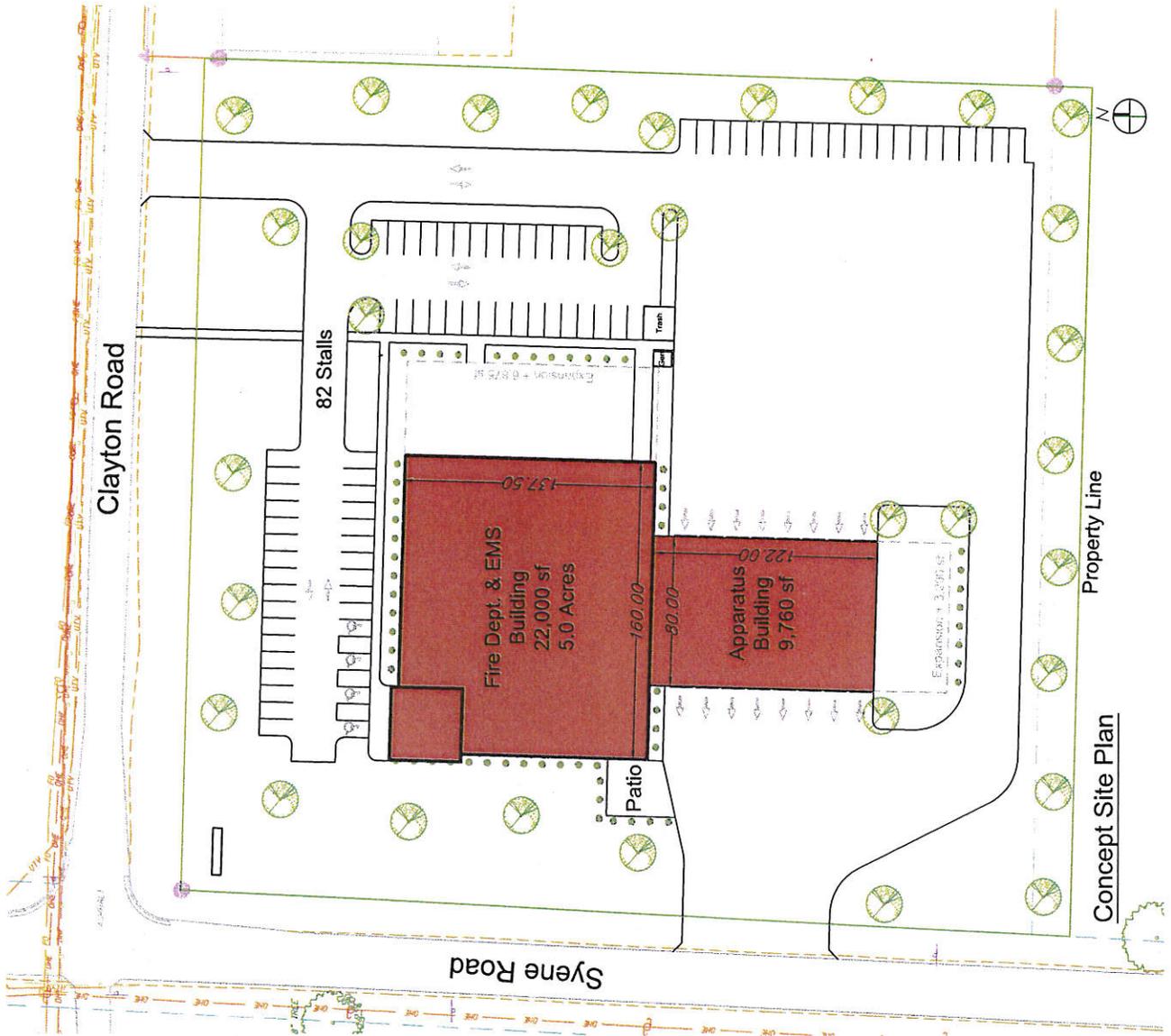
Randy Guenther, CEO & CFO



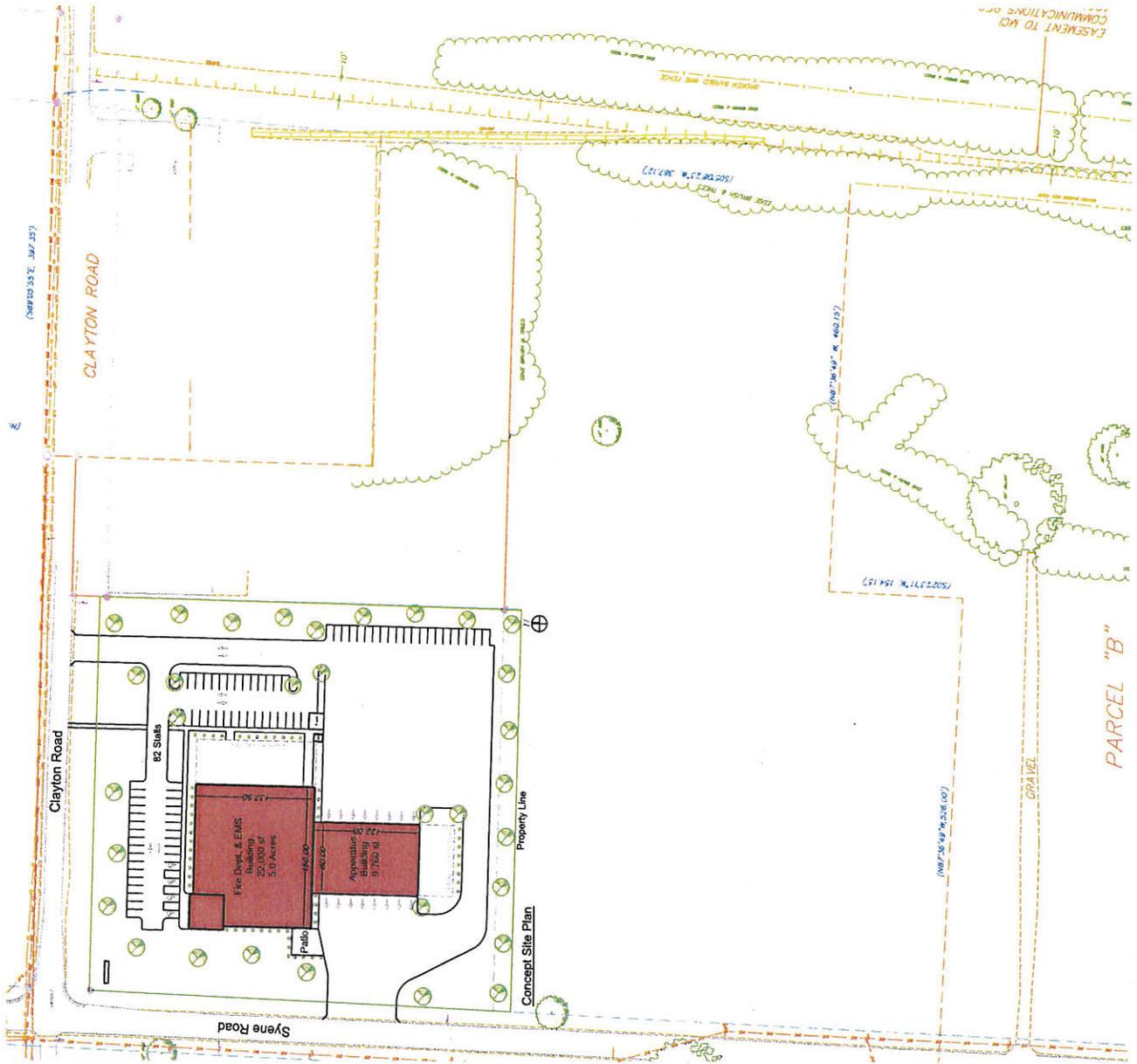
Land Acquisition Term Sheet

- 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.

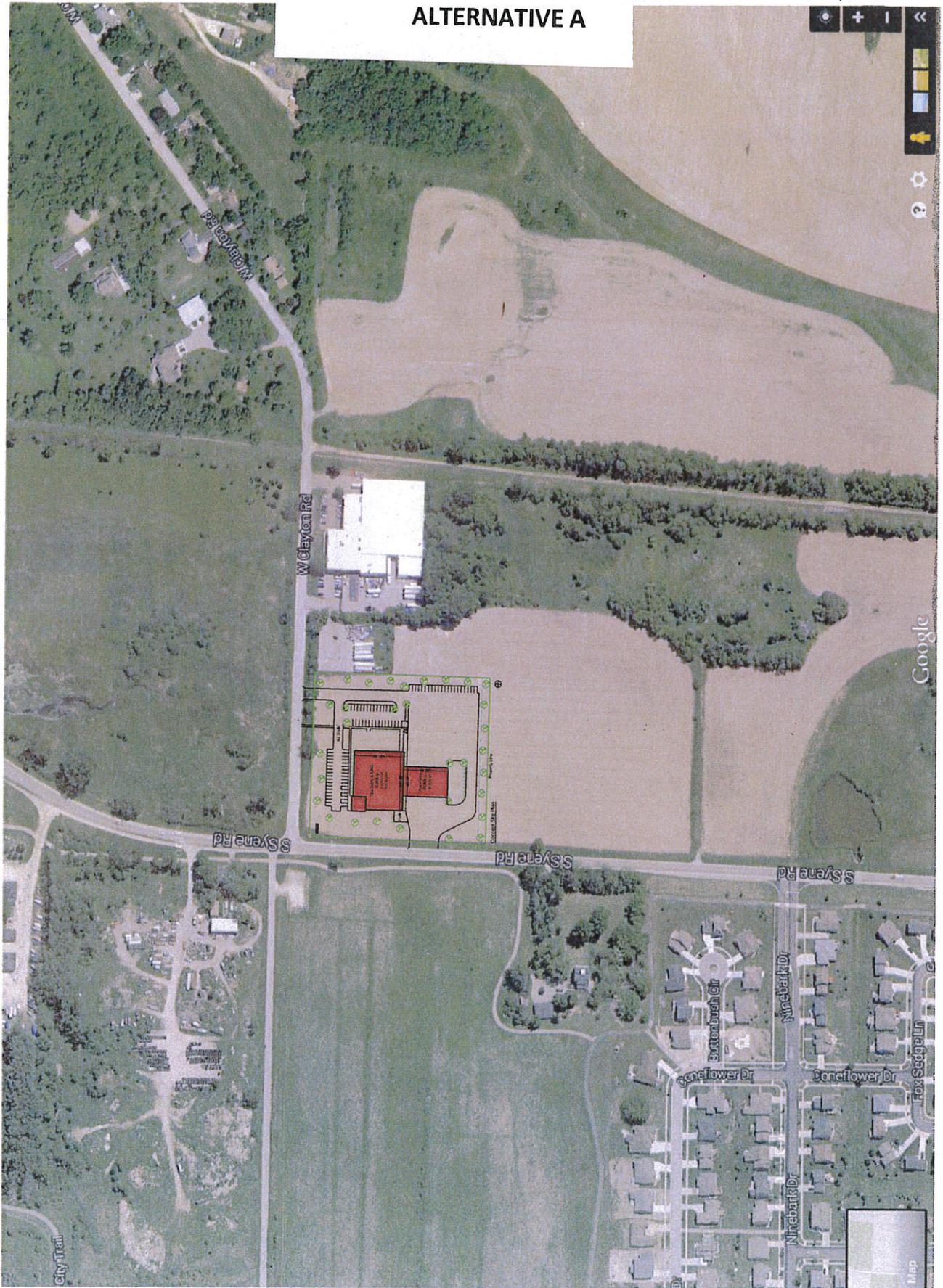
ALTERNATIVE A



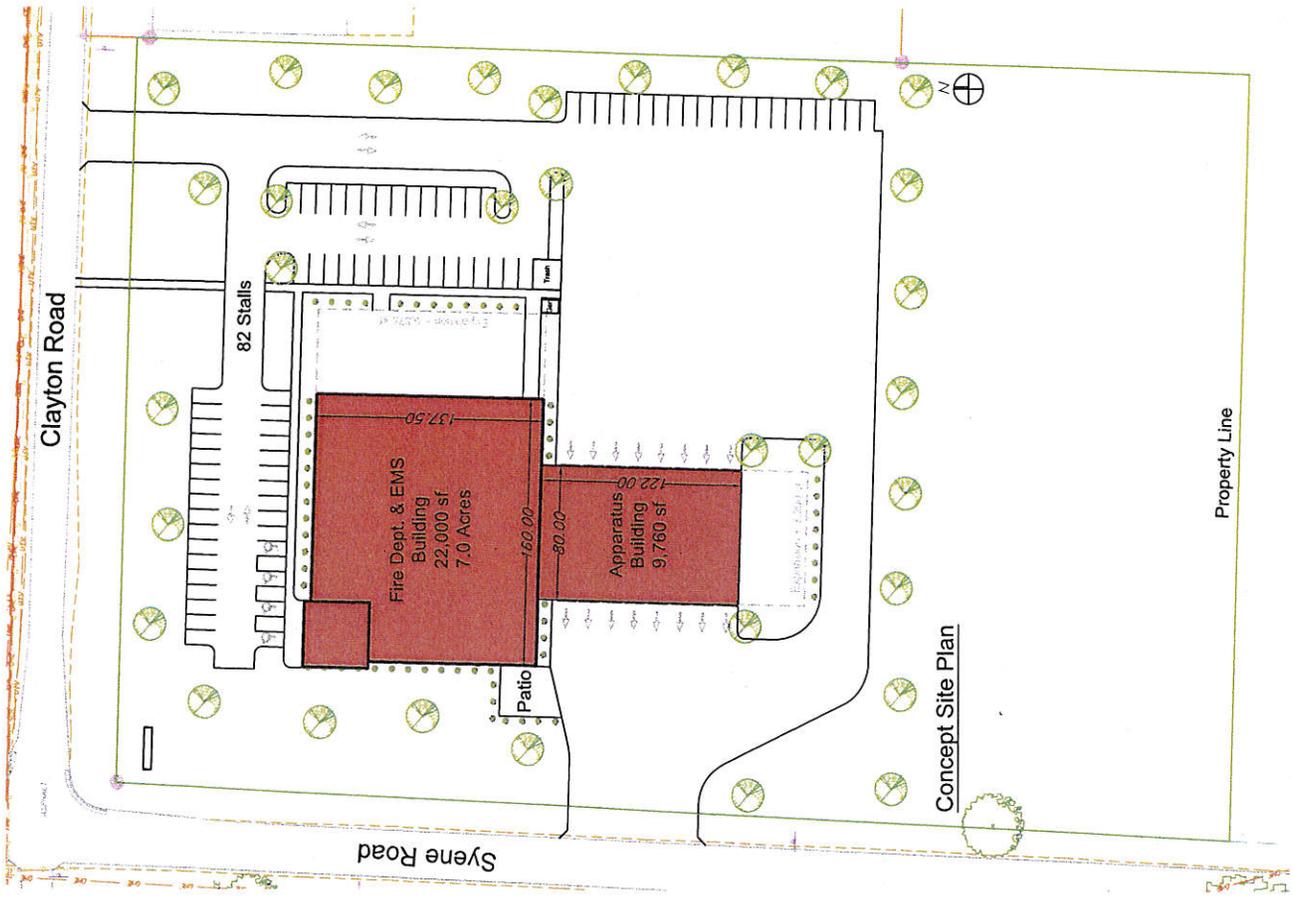
ALTERNATIVE A



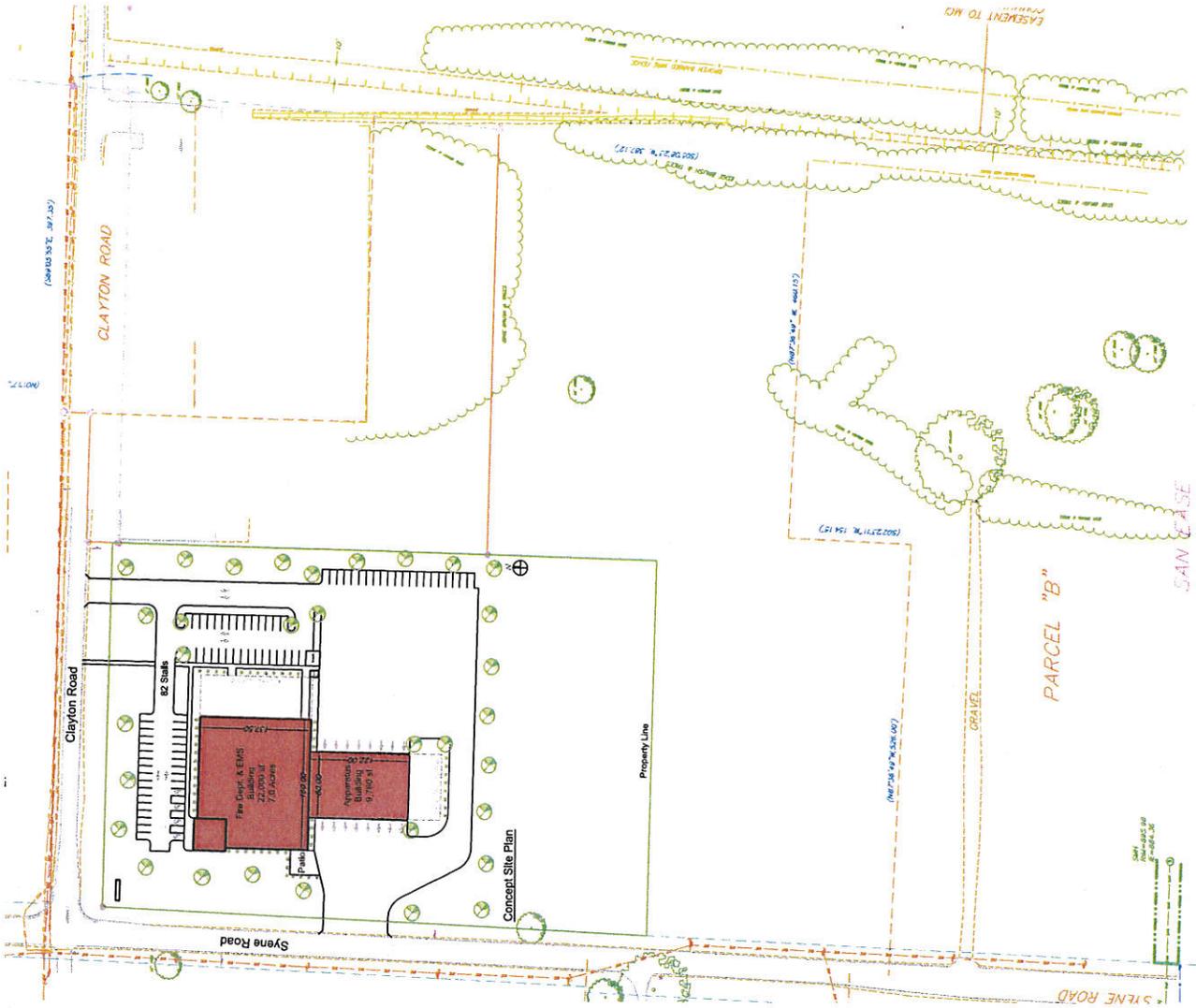
ALTERNATIVE A



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

**City of Fitchburg
Committee or Commission Referral**

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **November 11, 2014**
Date to Report Back: **March 24, 2015**

Ordinance Number:
Resolution Number: **R-107-14**

Sponsored by: Mayor

Drafted by: Park, Recreation &
Forestry

TITLE: A Resolution Authorizing Purchase and Installation of Three Shade Structures and Other Improvements at McKee Farms Park Splashpad

Background: The Park Commission, in partnership with the Fitchburg Optimist Club, is making efforts to address the community's interest in Shade Structures at McKee Farms Park Splashpad for the 2015 season. This partnership includes a \$13,000 commitment from the Fitchburg Optimists.

The 2017 Capital Improvement Budget (Project #400-5766-212) includes funding for these shade structures (\$40,000). In taking into consideration the request from the community along with the contribution from the Optimist Club this improvement would be recommended to be moved up to 2015.

With the total budget allocation of \$53,000 for this project staff is recommending to utilize the Park Dedication Fund to make up the difference of \$12,500. It should be noted that other CIP #400-5766-212 projects for 2014 and 2015 (McKee shelter maintenance and parking lot construction next to Splashpad) are coming in under budget projections.

Construction plans/specifications were prepared by Angus Young and the Public Works Department has obtained competitive bids. This project was advertised by legal notice in the Wisconsin State Journal on February 27th, 2015 and March 6th, 2015 along with being posted on www.demandstar.com; On March 11th, 2015 at 11:00 a.m. (2) sealed bids were received and publicly opened with the results listed on the attached bid tab. Gilbank Construction of Clinton, WI was found to be the lowest responsive bid and in compliance with the bid specifications. The low base bid from Gilbank was \$65,500. Staff is recommending acceptance of this low bid with no acceptance of the Voluntary Alternates.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	March 16 th , 2015	Approved
2	Parks Commission	Endl	March 19 th , 2015	Approved
3	Finance Committee	Roach	March 24 th , 2015	

Amendments:



MEMO

**City of Fitchburg
Department of Public Works**

5520 Lacy Road
Fitchburg, WI 53711
Phone (608) 270-4260
Fax (608) 270-4275

To:	Board of Public Works, Parks Commission & Finance Committee
From:	Cory Horton - Director of Public Works/City Engineer Tracy Foss – Project Manager Engineering
Date:	March 9 th , 2015
Subject:	Resolution R-107-14 A Resolution Authorizing Purchase and Installation of Three Shade Structures and Other Improvements at McKee Farms Park Splashpad

Attached is the bid tabulation and resolution R-107-14 for the Installation of Three Shade Structures and Other Improvements at McKee Farms Park Splashpad.

The Park Commission, in partnership with the Fitchburg Optimist Club, is making efforts to address the community's interest in Shade Structures at McKee Farms Park Splashpad for the 2015 season. This partnership includes a \$13,000 commitment from the Fitchburg Optimists.

The 2017 Capital Improvement Budget (Project #400-5766-212) includes funding for these shade structures (\$40,000). In taking into consideration the request from the community along with the contribution from the Optimist Club this improvement would be recommended to be moved up to 2015.

With the total budget allocation of \$53,000 for this project staff is recommending to utilize the Park Dedication Fund to make up the difference of \$12,500. It should be noted that other CIP #400-5766-212 projects for 2014 and 2015 (McKee shelter maintenance and parking lot construction next to Splashpad) are coming in under budget projections.

Construction plans/specifications were prepared by Angus Young and the Public Works Department has obtained competitive bids. This project was advertised by legal notice in the Wisconsin State Journal on February 27th and March 6th, 2015 along with being posted on www.demandstar.com; On March 11, 2015 at 11:00 a.m. (2) sealed bids were received and publicly opened with the results listed on the attached bid tab. The low bidder, Gilbank Construction of Clinton, WI was found to be the lowest responsive bid and in compliance with the bid specifications. The low base bid from Gilbank was \$65,500. Staff is recommending acceptance of this low base bid with no acceptance of the Voluntary Alternates.



BID TALLY
CITY OF FITCHBURG - McKEE FARMS PARK - SPLASH PAD SITE WORK
ADDITIONS
 AYA Project Number 55570
 March 11th, 2015

Bidding Contractors	Addendum No. 1 (If Applicable)	Bid Bond	Base Bid General Construction - All Work Defined in the Drawings and Project Specifications	VOLUNTARY ALTERNATE BID NO. 01 Provide shade device graphic logos, as described in the special provisions, item #10.	VOLUNTARY ALTERNATE BID NO. 02 Provide and install prefabricated trench drains, storm piping and outfalls as shown on the plan C102 and specified herein.	VOLUNTARY ALTERNATE BID NO. 03 Provide split rail fence modifications, perimeter landscaping stone, geotech fabric and metal edging.
GILBANK CONST.		X	\$ 65,500	\$ 2,500	\$ 28,000	\$ 13,000
ADVANCED BUILDING		X	\$ 66,000	\$ 1,800	\$ 23,500	\$ 12,000

Shawn Pfaff, Mayor
Introduced By

Parks, Recreation & Forestry
Drafted By

Park Commission, Board of Public Works & Finance
Committee

November 11, 2014
Date

Resolution R-107-14

**AUTHORIZING PURCHASE AND INSTALLATION OF THREE SHADE STRUCTURES
AND OTHER IMPROVEMENTS AT MCKEE FARMS PARK SPLASHPAD**

WHEREAS, the 2017 Capital Improvement Budget includes debt funding in the amount of \$40,000 for the Installation of two shade structures at the McKee Farms Park Splashpad; and

WHEREAS, the Fitchburg Optimist Club as committed \$13,000 towards an additional shade structure; and

WHEREAS, the cost of this work will total \$65,500; and

WHEREAS, staff is recommending the use of Park Dedication Funds to make up the difference of \$12,500; and

WHEREAS, it has been recommended to move this improvement project up to 2015 due to the community's request for these Shade Structures; and

WHEREAS, construction plans/specifications were prepared by Angus Young and the Public Works Department has obtained competitive bids; and

WHEREAS, the project was advertised by legal notice in the Wisconsin State Journal on November 14, 2014, February 27, 2015 -and November 21, 2014, March 6, 2015 and was posted on www.demandstar.com; and

WHEREAS, on December 1, 2014, March 11, 2015 -at 11:00 a.m. (~~xx~~ (2)) sealed bids were received and publicly opened with the results listed on the attached bid tab; and

WHEREAS, the low bidder, (~~xxx~~) Gilbank Construction was found to be the lowest responsive bid and in compliance with the bid specifications.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approves the award of the McKee Farms Park Splashpad installation in the amount of (~~xxx~~) \$65,500 – with no acceptance of Voluntary Alternates.

BE IT FURTHER RESOLVED that the 2015 Capital Fund budget be amended to authorize funding for this project.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to sign the contracts with (~~xxx~~) Gilbank Construction -for this McKee Farms Park Splashpad work.

Adopted by the Common council of the City of Fitchburg this 9th 24th -day of December, March 2015-2014

Approved By: _____
Shawn Pfaff, Mayor

Approved By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee of Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **March 10, 2015**
 Date to Report Back: **March 24, 2015**

Ordinance Number:
 Resolution Number: **R-26-15**

Sponsored by: Mayor

Drafted by: Public Works

TITLE: Authorizing Acceptance of the 2015 Concrete Contract Bids

Background: The 2015 Public Works budget includes funding for pedestrian improvements to existing concrete sidewalk. This year's project will remove and replace defective sidewalk in Zone 4 (see attached map) and on Fish Hatchery Road just south of Traceway Drive.

The Public Works Department followed a number of procedures to ensure that all area contractors completing this type of work were informed of the City's project. The project was advertised by legal notice in the Wisconsin State Journal and posted on www.demandstar.com. Demand Star notifies suppliers statewide who are registered on their system. The City adds local suppliers who perform this type of work in the area.

On March 4, 2015, at 11:00 a.m., the bid opening was held and 1 bid was received for the 2015 Concrete Contract project. The only bidder was Raymond P. Cattell with a bid of \$83,290. **This bid is ~54% higher than the Engineer's estimate.** Attached is the bid tabulation.

The majority of the sidewalk repair work is assessed to adjoining property owners; 50% to residential and 100% to commercial and multi-family properties. The unit prices for remove and replace sidewalk, in this bid, are significantly higher than what the City has paid in the past. Accepting this bid will exceed the City's budget (of \$10,000) and will also result in a much higher assessment to property owners for their share of the repair cost.

Due to receiving only one (1) bid, exceeding the City's budget for the project, and having significantly higher unit prices for remove and replace sidewalk, it is staff's recommendation to reject this bid and re-bid the project later this Spring. Staff will also be able to further evaluate the sidewalk locations that are in need of repair.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	March 16, 2015	(recommend reject bids)
2	Finance	Roach	March 24, 2015	(recommend reject bids)
3				

Amendments:

Bids Received: *Date: March 4, 2015*
Time: 11:00 am

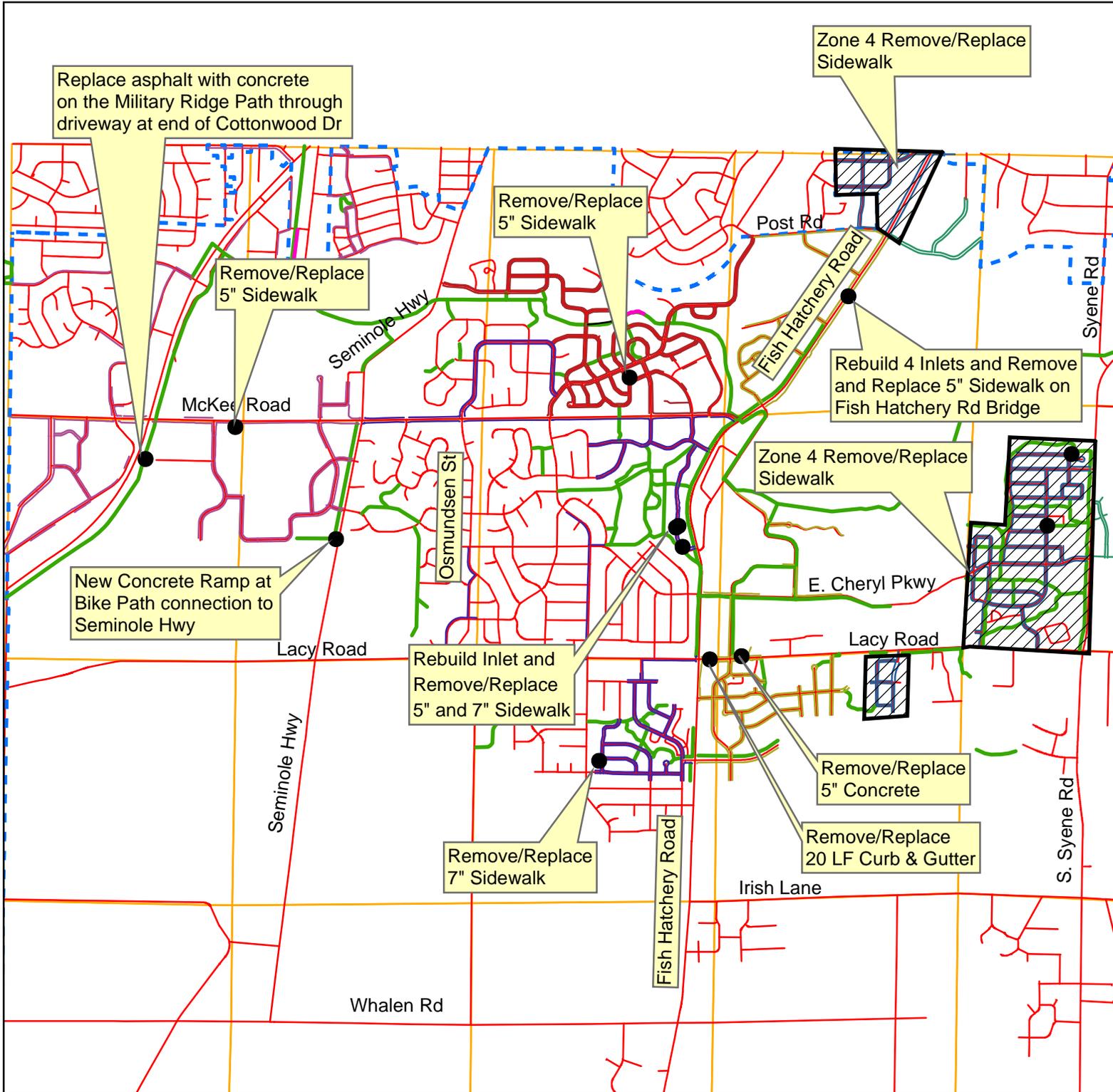
**2015 CONCRETE CONTRACT
 CITY OF FITCHBURG, WISCONSIN
 BID TAB**

Bidder and Address		Engineer's Estimate			Raymond P. Cattell		
Item No.	Estimated Quantity and Unit		Description	Unit Price	Extension	Unit Price	Extension
	1	LS	Traffic Control for Fish Hatchery Road work	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
	100	LF	Remove & Replace Curb & Gutter	\$40.00	\$4,000.00	\$65.00	\$6,500.00
	5	EA	Rebuild Inlet	\$1,200.00	\$6,000.00	\$1,200.00	\$6,000.00
	1,582	SF	5 - IN Sidewalk, Remove & Replace	\$8.00	\$12,656.00	\$17.50	\$27,685.00
	425	SF	7 - IN Sidewalk, Remove & Replace	\$8.75	\$3,718.75	\$19.00	\$8,075.00
	1,020	SF	7 - IN HES Sidewalk, Remove & Replace	\$9.00	\$9,180.00	\$20.00	\$20,400.00
	225	SF	6 - IN Remove/Replace Concrete Ramp	\$8.50	\$1,912.50	\$20.00	\$4,500.00
	72	SF	Detectable Warning Field	\$45.00	\$3,240.00	\$40.00	\$2,880.00
	250	SF	Driveway Asphalt Patch	\$3.00	\$750.00	\$15.00	\$3,750.00
			<i>Bid Bond Attached</i>				X
			<i>Addendum 1</i> As read at bid opening				
COMPUTED TOTAL					\$44,957.25		\$83,290.00

APPENDIX B 2015 CONCRETE CONTRACT LOCATION MAP



Scale:
1 in. = 2,960 ft.



Shawn Pfaff, Mayor
Introduced By

Public Works
Prepared by

Board of Public Works and Finance
Referred to

March 10, 2015
Date

**RESOLUTION R-26-15
AUTHORIZING ACCEPTANCE OF
2015 CONCRETE CONTRACT BID**

WHEREAS, the 2015 budget includes funds for pedestrian improvements to existing concrete sidewalk which involves removing and replacing defective sidewalk in Zone 4; and

WHEREAS, the Director of Public Works has prepared construction plans/specifications and obtained competitive bids for this work; and

WHEREAS, the project was advertised by legal notice in the Wisconsin State Journal on February 11, 2015 and February 18, 2015 and posted on www.demandstar.com; and

WHEREAS, on March 4, 2014 at 11:00 a.m. (x) sealed bids received were publicly opened with the results listed on the attached bid tab; and

WHEREAS, the low bidder, (xxx) was found to be the lowest responsive bid and in compliance with the bid specifications;

NOW THEREFORE BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approves the award of the 2015 Concrete Contract to (xxx) in the amount of (xx); and

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to sign the contracts with (xxx) for the 2015 Concrete Contract Bid.

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

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **March 10, 2015** Ordinance Number:
 Date to Report Back: **March 24, 2015** Resolution Number: **R-27-15**

Sponsored by: Mayor Drafted by:

**TITLE: Approving Agreement for the Resurfacing of CTH MM
 Consisting of 600 foot Sections Both North and South of the
 Interchange with USH 14 in the City of Fitchburg**

Background: The attached agreement has been edited by the City Attorney and City Administrator and has been forwarded to the County for review and approval. A final version of the agreement is anticipated prior to action by the Board of Public Works and Finance.

This agreement authorizes the City to contribute \$50,000, in 2015, towards the resurfacing of CTH MM for two (2) ~ 600 foot sections located both north and south of the USH 14 interchange.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	March 16, 2015	Approved
2	Finance	Roach	March 24, 2015	
3				
4				

Amendments:

Note: The blue line changes on the agreement are the City changes. The red line changes reflect changes from Dane County.

AGREEMENT FOR THE RESURFACING OF CTH MM CONSISTING OF 600 FOOT SECTIONS BOTH NORTH AND SOUTH OF THE INTERCHANGE WITH USH 14 IN THE CITY OF FITCHBURG

THIS AGREEMENT (“Agreement”) is made and entered into by and between the County of Dane, a quasi-municipal corporation in the State of Wisconsin (hereinafter referred to as “COUNTY”), and the City of Fitchburg; a municipal corporation in the State of Wisconsin (hereinafter referred to as “CITY”)

WITNESSETH:

~~WHEREAS, The COUNTY without the approval of the CITY expanded a portion of County Highway MM located in the CITY to a paved width greater than 18 feet, and~~

~~WHEREAS, Wis. Stats., sec. 83.05(1) and 44 AG 97, places with the CITY the entire power to make the determination to pave a County Highway within the CITY to a width greater than 18 feet; and~~

~~WHEREAS the CITY and CITY and COUNTY hasve determined that two sections of County Trunk Highway (“CTH”) MM, located in CITY that were previously widened to a paved width greater than 18 feet without the approval of the City, are in need of resurfacing (“the Project”), and~~

~~WHEREAS, the COUNTY has asked and the CITY has agreed to Contribute to the Projectwhich will require contributions from CITY and COUNTY; and~~

~~WHEREAS, CITY believes that, pursuant to Wis. Stats. 83.05(1), Wis. Stats. 83.03(2) , Fond du Lac County v. Town of Rosendale, 149 Wis. 2d 326 (Ct. App. 1989) and 38 AG 477 that it has no legal obligation to contribute to project but is willing to make a voluntary contribution; and~~

WHEREAS the Project will be financed by a combination of COUNTY and CITY funds; and

WHEREAS pursuant to Section 66.0301, Wis. Stats., CITY and COUNTY wish to formalize arrangements for the Project's cost;

NOW, THEREFORE, in consideration of the above premises and the mutual covenants of the parties hereinafter set forth, the receipt and sufficiency of which is acknowledged by each party for itself, CITY and COUNTY do agree as follows:

1. COUNTY will resurface two existing 600 foot concrete sections located on CTH MM on both the north and south sides of the USH 14 interchange. The resurfacing will consist of rubblizing the existing concrete surface and placing 5 inch HMA surface over the rubblized material.

2. The Project shall be completed in 2015.
3. COUNTY's total obligations under this Agreement, shall not exceed \$100,000. CITY'S total obligations under this Agreement shall not exceed \$50,000. Costs shall be apportioned per each party's pro rata share.
4. CITY shall reimburse COUNTY within 60 days after invoices are received by CITY.

5. This Agreement is a one-time exception to COUNTY's past practice and its Policy on Joint Projects with Municipalities which requires an equal sharing of costs on those items in which COUNTY participates.

~~1. This agreement does not constitute approval by the CITY for the widening of that portion of County Highway MM within the Project area.~~

~~5.6.~~ This Agreement shall not be construed as creating a binding precedent or practice by any party and shall not be considered as creating any future obligations on any party to act in a similar fashion under the same or similar circumstances.

~~6.7.~~ During the term of this Agreement, CITY and COUNTY, each for itself, agree to abide by its own equal employment and nondiscrimination policies and affirmative action plan and, in doing so, to make all employment and service related decisions without regard to age, race, ethnicity, religion, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record or conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs and to provide equal opportunity including but not limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, training, rates of pay, or any other form of compensation. CITY agrees to post in conspicuous places, available to all employees and applicants for employment, notices setting forth the provisions of this Agreement as they relate to affirmative action and nondiscrimination. This listing of prohibited bases for discrimination shall not be construed to amend in any fashion state or federal law setting forth additional bases, and exceptions shall be permitted only to the extent allowable in state or federal law.

~~7.8.~~ Each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, boards, commissions, agencies, officers, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense. In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions, agencies, officers and representatives. It is not the intent of the parties to impose liability beyond that imposed by state statutes. The obligations of the parties under this paragraph shall survive the expiration or termination of this Agreement.

~~8.9.~~ This Agreement may only be amended in writing upon agreement by both parties.

~~9.10.~~ Each party warrants for itself that it has complied with all necessary requirements to execute this Agreement and that the person executing this Agreement on its behalf is authorized to do so.

~~10.11.~~ The parties may evidence their agreement to the foregoing upon one or several counterparts of this instrument, which together shall constitute a single instrument.

SIGNATURE PAGE FOLLOWS

SIGNATURE PAGE

FOR THE COUNTY:

Date Signed: _____

Joe Parisi, Dane County Executive

Date Signed: _____

Scott McDonald, Dane County Clerk

FOR THE CITY OF FITCHBURG:

Date Signed: _____

Shawn Pfaff, Mayor

Date Signed: _____

Patti Anderson~~Linda Cory~~, City Clerk

Shawn Pfaff, Mayor
Introduced by

Public Works
Prepared by

Board of Public Works, Finance
Referred to

March 10, 2015
Date

**RESOLUTION R-27-15
APPROVING AGREEMENT FOR THE RESURFACING OF CTH MM
CONSISTING OF 600 FOOT SECTIONS BOTH NORTH AND SOUTH
OF THE INTERCHANGE WITH USH 14 IN THE CITY OF FITCHBURG**

WHEREAS, In 2012, the Wisconsin Department of Transportation (WisDOT) and Dane County Highway (County) constructed road and intersection improvements along CTH MM, near the USH 14 interchange, to address increases in traffic volumes during the Verona Road reconstruction and to reduce the number of crashes that occur at this location; and

WHEREAS, these improvements were completed without the approval of the City of Fitchburg (City); and

WHEREAS, the limits of the project extended from just south of the intersection with CTH M to just north of the WB USH 14 on-ramp and consisted of the construction of three roundabouts at CTH M and both USH 14 ramp intersections; and

WHEREAS, two (2) sections of CTH MM were not resurfaced as part of the project, both north and south of the project limits for a distance of 600 feet in each direction; and

WHEREAS, the asphalt at both locations is in poor condition and the County would like to improve those 600 foot lengths of CTH MM this year and has requested the City to share in the resurfacing costs with a 50/50 split; and

WHEREAS, the City's total financial obligation towards the project shall not exceed \$50,000; and

WHEREAS, entering into this agreement shall not be construed as setting a precedent or practice by any party and shall not be considered as creating any future obligations on any party to act in a similar fashion under the same or similar circumstances.

THEREFORE, BE IT RESOLVED that the Common Council of the City of Fitchburg hereby approves the attached agreement with the County, subject to technical corrections approved by the City Engineer and City Attorney, and authorizes the Mayor and City Clerk to sign the necessary documents.

Adopted this _____ day of _____, 2015.

Shawn Pfaff, Mayor

Approved:

Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **March 10, 2015** Ordinance Number:
 Date to Report Back: **March 24, 2015** Resolution Number: **R-28-15**

Sponsored by: Mayor Drafted by:

**TITLE: ACCEPTING PARTIAL PUBLIC IMPROVEMENTS AND AUTHORIZING
 ISSUANCE OF BUILDING PERMITS FOR CERTAIN LOTS IN TECHLANDS
 PLAT**

Background: The developer is nearing completion of the public improvements to service Lots 1 through 4 and 24 through 25 within the TechLands plat. This resolution will allow building and occupancy permits to be issued for these lots.

Additional public improvements are necessary to properly accommodate drainage of lands south of the TechLands plat. Lots that will be directly or indirectly affected by these improvements are not in the condition required for acceptance at this time.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	3/16/15	Approved
2				
3				
4				

Amendments:

Shawn Pfaff, Mayor
Introduced by

Planning and Public Works
Prepared by

Public Works
Referred to

March 10, 2015
Date

RESOLUTION R-28-15
ACCEPTING PARTIAL PUBLIC IMPROVEMENTS AND AUTHORIZING ISSUANCE OF
BUILDING PERMITS FOR CERTAIN LOTS IN TECHLANDS PLAT

WHEREAS, on July 8, 2014, the City of Fitchburg (the “City”) and TechLands, LLC (the “Subdivider”) entered into an agreement for the subdivision improvements (the “Contract”) in the Plat of TechLands in the City of Fitchburg (the “Plat”): and

WHEREAS, the Plat was recorded as document # 5083285; and

WHEREAS, the Plat lacks sufficient facilities to properly accommodate drainage of lands south of the Plat in accordance with chapter 30 of the municipal code; and

WHEREAS, the drainage improvements necessary to be in compliance with Chapter 30 of the municipal code are anticipated to directly affect lots 22 and 23, and outlot 4 in the Plat; and

WHEREAS, the deficiencies in the design hinder the viability of Outlot 4 to be utilized as park land; and

WHEREAS, outlot 4 is currently dedicated for park purposes, therefore, the single family lots, lots 5 through 21, the multi-family outlot, outlot 2, and related improvements in the Plat are also affected; and

WHEREAS, Promega Corporation was granted a building permit and will require acceptance of public improvements related to their facility on lot 24 in the Plat; and

WHEREAS, accepting public improvements and allowing building or occupancy permit issuance for lots 1 through 4 and 24 through 25 in the Plat will not affect the ability to convey the storm water south of the Plat; and

WHEREAS, the City Engineer has inspected and conditionally approved the subdivision improvements in lots 1 through 4 and 24 through 25 of the Plat as being in the condition called for by the contract except that final restoration has not been completed; and

WHEREAS, the Board of Public Works has reviewed the proposal and recommends acceptance of Public Improvements for a portion of the Plat being Nobel Drive from the west Plat line through the intersection of Mica Road, Mica Road south of Nobel Drive, and lots 1 through 4 and 24 through 25.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby accepts the public improvements within the Plat and easements on Nobel Drive from the west Plat line through the intersection of Mica Road, Mica Road south of Nobel Drive, and on lots 1 through 4 and 24 through 25 in accordance with the following:

A. Building or occupancy permits may be issued for lots 1 through 4, and 24 through 25 of the Plat subject to the following:

(a) filing of affidavits and lien waivers with the City Engineer evidencing that there are no claims, actions or demands for damages arising out of or in any way relating to the project and that no monies are owed to any surveyor, mechanic, contractor, subcontractor, materialman or laborer and no such claims, actions or demands will be filed by the City Clerk,

- (b) provision of sufficient security, satisfactory to the City Engineer, City Attorney and Mayor has been posted pursuant to the Contract to guarantee against defects in materials and workmanship in the improvements hereby accepted for a period of one year following compliance with the terms and conditions of this Resolution;
- (c) timely payment by Subdivider of all outstanding engineering, inspection, consulting, legal fees, and other outstanding expenses and administrative costs incurred by the City as outlined in the contract;
- (d) verification by the City Administrator that all outstanding invoice charges related to the Plat, including legal and engineering fees, have been paid by the Subdivider; and
- (e) completion of all punchlist items related to the accepted public improvements.

B. Nothing herein contained shall relieve the Subdivider of having plans approved and constructing storm water improvements to properly accommodate the flow south of the Plat and to complete the recreation path at the south edge of lot 23 and outlot 4. Lots 5 through 23 in the Plat shall not have any permit to start, or building permit issued until a resolution accepting such lots and the remainder of public improvements has been adopted by the Common Council.

BE IT FURTHER RESOLVED, Upon compliance with all above conditions, the City accepts for public use the public improvements on Nobel Drive from the west Plat line through the intersection of Mica Road, Mica Road south of Nobel Drive, and on lots 1 through 4 and 24 through 25 in the Plat and the Mayor and City Clerk may execute the required acceptances on behalf of the City.

Adopted this _____ day of _____, 2015.

Approved: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee of Commission Referral

Direct Referral Initiated by:

Direct Referral Approved by:

Date Referred: **March 10, 2015**

Ordinance Number:

Date to Report Back: **March 24, 2015**

Resolution Number: **R-29-15**

Sponsored by: Mayor

Drafted by: Public Works

TITLE: Authorizing Acceptance of the 2015 Crack Sealing Contract Bids

Background: The 2015 budget includes funding for street maintenance including crack sealing. Crack sealing increases the pavement life and is necessary prior to chip sealing roads.

Attached is the bid tabulation for the 2015 Crack Sealing Program. The Public Works 2015 budget has funds available for this project. The project consists of crack sealing rural and urban collectors as well as all roads planned for chip sealing in 2015. The project was advertised by legal notice in the Wisconsin State Journal and posted on www.demandstar.com. On March 4, 2015, at 11:00 a.m., the bid opening was held and 5 bids were received for the 2015 Crack Sealing Program. The low bidder was Precision Sealcoating Inc. with a bid of \$23,985.00. The low bid was 2.5% below the Engineer's estimate.

Precision Sealcoating Inc. has not performed work in the City of Fitchburg. References were checked for three municipalities and all confirmed that the product, installation and crews have meet expectations and contractual requirements.

Staff's recommendation is to award the 2015 Crack Sealing Program to Precision Sealcoating Inc. in the amount of \$23,985.00.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	March 16, 2015	Approved
2	Finance	Roach	March 24, 2015	
3				
4				

Amendments:

Bids Received: *Date: March 4, 2015*
 Time: 11:00 a.m.

**2015 CRACK SEALING
 CITY OF FITCHBURG, WISCONSIN**

2015 Crack Sealing Bid Tab				Engineer's Estimate		Precision Sealcoating Inc. PO Box 24 Princeton, WI 54968		American Pavement Solutions, Inc. 1455 Gruber Road PO Box 13007 Green Bay, WI 54307-3007		Asphalt Services LLC PO Box 381 Rochester, WI 53167		Fahrner Asphalt Sealers 316 Raemisch Road Waunakee, WI 53597		Thunder Road Asphalt 612 N. Sawyer Road Oconomowoc, WI 53066	
	Bid Item	Quantity	Units	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Crack Sealer Routed	20,500	lbs	\$1.20	\$24,600.00	\$1.17	\$23,985.00	\$1.64	\$33,620.00	\$1.48	\$30,340.00	\$1.68	\$34,440.00	\$1.85	\$37,925.00
	Bid Bond Attached					Yes		Yes		Yes		Yes		Yes	
COMPUTED TOTAL					\$24,600.00		\$23,985.00		\$33,620.00		\$30,340.00		\$34,440.00		** \$37,925.00

**The Thunder Road Asphalt proposal was not signed or sealed.

Shawn Pfaff, Mayor
Introduced By

Public Works
Prepared by

Board of Public Works and Finance
Referred to

March 10, 2015
Date

**RESOLUTION R-29-15
AUTHORIZING ACCEPTANCE OF
2015 CRACK SEALING PROGRAM CONTRACT BID**

WHEREAS, the 2015 budget includes funds for crack sealing rural and urban collector roads; and

WHEREAS, the Director of Public Works has prepared construction plans/specifications and obtained competitive bids for this work; and

WHEREAS, the project was advertised by legal notice in the Wisconsin State Journal on February 18, 2015 and February 25, 2015 and posted on www.demandstar.com; and

WHEREAS, on March 4, 2015 at 11:00 a.m. 5 sealed bids received were publicly opened with the results listed on the attached bid tab; and

WHEREAS, Precision Sealcoating Inc., low bid of \$23,985.00 was found to be in compliance with the bid specifications;

NOW THEREFORE BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approves the award of the 2015 Crack Sealing Program Contract to Precision Sealcoating in the amount of \$23,985.00; and

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to sign the contracts with Precision Sealcoating Inc. for the 2015 Crack Sealing Program Contract Bid.

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

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **March 10, 2015** Ordinance Number:
 Date to Report Back: **March 24, 2015** Resolution Number: **R-30-15**

Sponsored by: Mayor Drafted by:

**TITLE: ADOPTING THE SYENE SANITARY SEWER INTERCEPTOR - PHASE I
 2015 CHARGE ADJUSTMENTS**

Background: The Syene Interceptor was installed in 2001 to provide sanitary sewer service to the eastern portion of the City. A charge report was approved to collect the costs to install this interceptor from all benefitting properties. Per the policy on “Establishment and Allocation of Interceptor Connection Charges” the interceptor connection charge rate shall be adjusted to include additional sub-interceptors. In 2014 a sub-interceptor was installed to service lands south of Lacy Road near South Syene Road. The 2015 connection charge adjustments will recover these additional costs.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	March 16, 2015	Approved
2	Finance	Roach	March 24, 2015	
3				
4				

Amendments:

Shawn Pfaff, Mayor
Introduced By

Public Works
Drafted By

Board of Public Works and Finance
Committee

March 10, 2015
Date

Resolution R-30-15

**ADOPTING THE SYENE SANITARY SEWER INTERCEPTOR - PHASE I
2015 CHARGE ADJUSTMENTS**

WHEREAS, Resolution R-23-03 adopted the Syene Sanitary Sewer Interceptor - Phase I Connection Charge Report; and

WHEREAS, Resolution R-76-06 adopted the Syene Sanitary Sewer Interceptor - Phase 1 2006 Connection Adjustments; and

WHEREAS, in 2014 a sub-interceptor was installed to service lands south of Lacy Road near South Syene Road; and

WHEREAS, due to these changes, it is necessary to adjust the current charges to ensure that the Fitchburg Utility District No. 1 collects the costs of installing this sub- interceptor; and

WHEREAS, these adjustments are in accordance with the Policy on "Establishment and Allocation of Interceptor Connection Charges;" and

WHEREAS, these 2015 adjusted charges will be collected on future lands within the Syene Sanitary Sewer Interceptor Section 1 Service Area as they are platted or connected, whichever comes first.

NOW, THEREFORE, BE IT HEREBY RESOLVED, the Common Council of the City of Fitchburg, Dane County, Wisconsin, adopts the Syene Sanitary Sewer Interceptor - Phase I 2015 Charge Adjustments on file in the City Engineer's office.

BE IT FURTHER RESOLVED, that it authorizes the City Engineer to assess the charges and place the funds collected in the Utility District No.1 budget.

Adopted by the Common Council of the City of Fitchburg this _____ day of _____, 2015.

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **March 16, 2015** Ordinance Number:
 Date to Report Back: **March 24, 2015** Resolution Number: R-31-15

Sponsored by: Drafted by: Public Works

**TITLE: AUTHORIZING PURCHASE OF 2015 DIAMOND SPEC 7400 SFA 4 X 2
 (SA525) PLOW TRUCK**

Background:

The equipment replacement schedule calls for the replacement of one plow truck in 2015. All of our plow trucks are currently International trucks. Staying with one model type reduces the amount of parts in inventory that need to be kept in stock. Also our software for diagnosing engine issues is for International Trucks. We have been purchasing these trucks through either the County or State Bid process. Lakeside International has quoted us a price based on the Dane County Highway bid. By taking advantage of this bid process, we are able to obtain a better price through fleet purchase than if we were to custom order a truck on our own. There is approximately a \$33,000 discount from the list price from the truck with the municipal discount and county bid. If we order the truck now, it would not be placed in service until winter 2015. The existing plow truck would be sold through internet auction, www.publicsurplus.com, and would not be auctioned until the new truck is placed in service. Specifications for the purchase of the plow, dump body, wing, and tailgate spreader and hydraulic system will be prepared separately. We will need approval for purchase of those items at a later date.

Staff's recommendation is to proceed with the purchase of the 2015 Diamond Spec 7400 SFA 4x2 (SA525) Plow Truck from Lakeside International in the amount of \$85,552.00, approve the disposal of the 2003 International Diamond 4X2, VIN 1HTWDADR43J053508 and authorize the City Administrator to obtain bids for the surplus vehicle on www.publicsurplus.com with a minimum bid of \$25,000.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	March 16, 2015	Approved
2	Finance Committee	Roach	March 24, 2015	
3				
4				

Amendments:

Shawn Pfaff, Mayor
Introduced By

Public Works
Drafted By

Finance
Referred To

March 10, 2015
Date

Resolution R-31-15
AUTHORIZING PURCHASE OF 2015 DIAMOND
SPEC 7400 SFA 4 X 2 (SA525) PLOW TRUCK

WHEREAS, the 2015 Capital Equipment Budget includes funding for the purchase of a plow truck; and

WHEREAS, Lakeside International has provided a quote based off the Dane County Highway bid price; and

WHEREAS, the plow, wing, salter, and dump body are purchased directly from separate vendors; and

NOW, THEREFORE BE IT HEREBY RESOLVED, the Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby approves the purchase of the 2015 Diamond SPEC 7400 SFA 4 x 2 (SA 525) from Lakeside International, Inc. in the amount of \$85,552.00

BE IT FURTHER RESOLVED, that it approves as surplus the 2003 International Diamond and authorizes the City Administrator to obtain bids at www.publicsurplus.com for the sale of the vehicle with the minimum bid of \$25,000.

Adopted by the Common Council of the City of Fitchburg this ____ day of _____ 2015.

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee of Commission Referral

Direct Referral Initiated by:

Direct Referral Approved by:

Date Referred: **March 10, 2015**

Ordinance Number:

Date to Report Back: **March 24, 2015**

Resolution Number: **R-34-15**

Sponsored by: Mayor

Drafted by: Public Works

TITLE: Authorizing Acceptance of the 2015 Street and Park and Novation Campus Improvements Contract Bids

Background: Attached is the bid tabulation and resolution for the 2015 Street and Park and Novation Campus Improvements contract. The Public Works budget has funds available for this project. The Public Works Department followed a number of procedures to ensure that all area contractors completing this type of work were informed of the City's project. The project was advertised by legal notice in the Wisconsin State Journal and posted on www.demandstar.com. Demand Star notifies suppliers statewide who are registered on their system. The City adds local suppliers who perform this type of work in the area.

On March 4, 2015, at 11:00 a.m., the bid opening was held and 1 bid was received for the 2015 Street and Park and Novation Campus Improvements project. The low bidder was Payne and Dolan, Inc., with a base bid of \$915,033.89, bid alternative A of \$151,975.63 and bid alternative B of 21,487.00. The grand total for all three prices comes to \$1,088,496.52. The low bid was 10.9% less than the Engineer's estimate.

The Street and Park Improvements portion of the contract consists of street resurfacing on Monticello Way, Tanager Trail, Richmond Drive, Marledge Street, Barbara Drive, Osmundsen Road, Whalen Road, Irish Lane; bike shoulder additions on Whalen Road and S. Seminole Highway and the Parks Department's paving projects for the Research Park Drive path, Hatchery Hill Park half basketball court and McKee Farms Park Splash Pad parking addition. The City received funding from the Local Roads Improvements Program (LRIP) for Monticello Way in the amount of \$57,888.65 which must be spent in 2015. The project also includes stormwater pipes and structures on Richmond Drive and Barbara Drive.

The Novation Campus Improvements portion of the contract shown as alternative A and B. This project has been bid twice and rejected both times due to high costs. The project consists of constructing Novation Parkway to connect to Rimrock Road in the Town of Madison. Additionally new sidewalk will be installed along Latitude 43 Street for better accessibility. The low bid for alternative A and B together comes to \$173,462.63 well within the \$228,000 budget.

Payne and Dolan, Inc. is a local contractor that has been in business for many years. They have completed work for the City in the past and have performed well. They were the low bidder and awarded the Street Resurfacing project the past four years. We have worked with the subcontractors they are proposing for the grading, stormwater, concrete and traffic control with good results.

Staff's recommendation is to award the 2015 Street and Park and Novation Campus Improvements project to Payne and Dolan, Inc. in the amount of \$1,088,496.52.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	March 16, 2015	Approved
2	Finance	Roach	March 24, 2015	
3				
4				

Amendments:

2015 Street and Park Improvements and Novation Campus Improvements				Engineer's Estimate		Payne & Dolan, Inc.	
Bid Opening: 11 AM, Wednesday, March 4, 2015						6295 Lacy Rd, Fitchburg, WI 53593	
Item No.	Description	Qty.	Unit	Unit Price	Extension	Unit Price	Extension
100	General						
101	Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00	\$9,100.00	\$ 9,100.00
102	Traffic Control-Shoulder Additions	1	LS	\$ 2,500.00	\$ 2,500.00	\$1,100.00	\$ 1,100.00
103	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00	\$18,000.00	\$ 18,000.00
200	Erosion Control						
201	Inlet Protection, Type D	21	EA	\$ 85.00	\$ 1,785.00	\$105.00	\$ 2,205.00
202	Stone Ditch Check	120	T	\$ 100.00	\$ 12,000.00	\$18.00	\$ 2,160.00
300	Grading/Removal						
301	Excavation of Shoulders	2,950	LF	\$ 7.50	\$ 22,125.00	\$5.35	\$ 15,782.50
302	Excavtion Below Subgrade	1,671	CY	\$ 27.50	\$ 45,952.50	\$27.00	\$ 45,117.00
303	Sawing Asphalt	800	LF	\$ 2.10	\$ 1,680.00	\$1.50	\$ 1,200.00
304	Utility Line Opening	4	EA	\$ 500.00	\$ 2,000.00	\$350.00	\$ 1,400.00
305	Grading & Restoration-Outside of Shoudler Area	1,450	LF	\$ 15.00	\$ 21,750.00	\$6.90	\$ 10,005.00
400	Concrete						
401	30" Curb & Gutter, Remove & Replace	1,081	LF	\$ 35.00	\$ 37,835.00	\$35.86	\$ 38,764.66
402	18" Curb & Gutter, Remove & Replace	20	LF	\$ 30.00	\$ 600.00	\$35.35	\$ 707.00
403	5" Concrete, Remove & Replace	250	SF	\$ 7.40	\$ 1,850.00	\$7.07	\$ 1,767.50
404	6" Concrete, Remove & Replace	300	SF	\$ 7.65	\$ 2,295.00	\$7.58	\$ 2,274.00
405	7" Concrete, Remove & Replace	250	SF	\$ 7.90	\$ 1,975.00	\$8.08	\$ 2,020.00
406	Detectable Warning Field, Natural Patina	28	SF	\$ 30.00	\$ 840.00	\$35.35	\$ 989.80
407	Valley Gutter Remove & Replace	32	SY	\$ 30.00	\$ 960.00	\$95.96	\$ 3,070.72
500	Paving						
501	Pulverize Pavement	44,593	SY	\$ 2.10	\$ 93,645.30	\$1.65	\$ 73,578.45
502	Pulverize Pavement, Paths	1,811	SY	\$ 1.80	\$ 3,259.80	\$1.65	\$ 2,988.15
503	Base Aggregate Dense 3/4-Inch	478	T	\$ 12.00	\$ 5,736.00	\$16.00	\$ 7,648.00
504	Base Aggregate Dense 1 1/4-Inch	512	T	\$ 12.00	\$ 6,144.00	\$11.15	\$ 5,708.80
505	Base Aggregate Dense 3-Inch	1,122	T	\$ 12.00	\$ 13,464.00	\$10.75	\$ 12,061.50
506	Tack Coat	2,697	Gal	\$ 2.00	\$ 5,394.00	\$2.00	\$ 5,394.00
507	HMA Pvmt BIND. E-0.3; 12.5mm, PG58-28	2,295	T	\$ 62.00	\$ 142,290.00	\$56.25	\$ 129,093.75
508	HMA Pvmt BIND. E-1; 19.0mm, PG58-28	2,978	T	\$ 62.00	\$ 184,636.00	\$54.15	\$ 161,258.70
509	HMA Pvmt Surface Modified E-0.3; 12.5mm, PG58-28	2,267	T	\$ 62.00	\$ 140,554.00	\$57.00	\$ 129,219.00
510	HMA Pvmt Surface Modified E-1; 12.5mm, PG58-28	2,513	T	\$ 62.00	\$ 155,806.00	\$58.00	\$ 145,754.00
511	HMA Roadway Patch	40	T	\$ 135.00	\$ 5,400.00	\$160.00	\$ 6,400.00
512	HMA Patch Driveway Apron	30	T	\$ 300.00	\$ 9,000.00	\$110.00	\$ 3,300.00
513	HMA Pvmt Surface E-0.3; 12.5mm, PG58-28 Path	321	T	\$ 69.00	\$ 22,149.00	\$60.00	\$ 19,260.00
514	HMA Pvmt Surface E-0.3; 12.5mm, PG58-28 Basketball Court	44	T	\$ 100.00	\$ 4,400.00	\$90.00	\$ 3,960.00
515	HMA Pvmt Surface E-0.3; 12.5mm, PG58-28 Parking Lot	59	T	\$ 100.00	\$ 5,900.00	\$80.00	\$ 4,720.00
516	Milling 1.75"	50	SY	\$ 25.00	\$ 1,250.00	\$6.00	\$ 300.00
600	Storm Sewer						

2015 Street and Park Improvements and Novation Campus Improvements				Engineer's Estimate		Payne & Dolan, Inc.	
Bid Opening: 11 AM, Wednesday, March 4, 2015						6295 Lacy Rd, Fitchburg, WI 53593	
Item No.	Description	Qty.	Unit	Unit Price	Extension	Unit Price	Extension
601	Inlet Cover, Type H	4	EA	\$ 425.00	\$ 1,700.00	\$900.00	\$ 3,600.00
602	Pour Adjusting Rings	3	EA	\$ 800.00	\$ 2,400.00	\$800.00	\$ 2,400.00
603	Inlet 2x3-FT	4	EA	\$ 850.00	\$ 3,400.00	\$1,097.59	\$ 4,390.36
604	Apron Endwall 12" RCP	1	EA	\$ 500.00	\$ 500.00	\$1,100.00	\$ 1,100.00
605	Storm Sewer Pipe Reinforced Concrete Class III 12"	66	LF	\$ 40.00	\$ 2,640.00	\$66.00	\$ 4,356.00
606	Rebuild "H" Inlet	6	EA	\$ 450.00	\$ 2,700.00	\$650.00	\$ 3,900.00
607	Rebuild "HH" Inlet	2	EA	\$ 550.00	\$ 1,100.00	\$850.00	\$ 1,700.00
608	Connect to Existing Structure	2	EA	\$ 700.00	\$ 1,400.00	\$900.00	\$ 1,800.00
609	Adjusting Manhole Covers with HDPE Rings	24	EA	\$ 275.00	\$ 6,600.00	\$280.00	\$ 6,720.00
610	Adjusting Manhole Covers with Concrete Rings	1	EA	\$ 300.00	\$ 300.00	\$280.00	\$ 280.00
700	Water Main						
701	Repair/Adj. Water Valve Top Section	14	EA	\$ 105.00	\$ 1,470.00	\$75.00	\$ 1,050.00
702	Repair/Adj. Water Valve Top Section & Bottom Section	3	EA	\$ 500.00	\$ 1,500.00	\$210.00	\$ 630.00
703	Insulate Water Service (Pavement Only)	2	EA	\$ 3,000.00	\$ 6,000.00	\$2,200.00	\$ 4,400.00
704	Insulate Water Service (Right-of-Way)	2	EA	\$ 3,500.00	\$ 7,000.00	\$4,400.00	\$ 8,800.00
800	Sanitary Sewer						
801	Chimney Seal	2	EA	\$ 450.00	\$ 900.00	\$350.00	\$ 700.00
802	12" Sewer Barrel Section	1	EA	\$ 1,200.00	\$ 1,200.00	\$2,900.00	\$ 2,900.00
TOTAL BASE BID - Street and Park Improvements (as read)					\$ 1,001,985.60		\$ 915,033.89

BID ALTERNATIVE A - Novation Parkway							
1100 NP	General						
1101 NP	Mobilization	1	LS	\$ 3,525.00	\$ 3,525.00	\$6,550.00	\$ 6,550.00
1102 NP	Traffic Control	1	LS	\$ 6,275.00	\$ 6,275.00	\$300.00	\$ 300.00
1103 NP	Construction Staking	1	LS	\$ 3,278.90	\$ 3,278.90	\$1,950.00	\$ 1,950.00
1200 NP	Erosion Control						
1201 NP	Inlet Protection Type D	3	EA	\$ 105.00	\$ 315.00	\$105.00	\$ 315.00
1202 NP	Silt Fence	160	LF	\$ 2.45	\$ 392.00	\$2.50	\$ 400.00
1203 NP	Stone Tracking Pad	1	EA	\$ 875.00	\$ 875.00	\$950.00	\$ 950.00
1300 NP	Grading/Removal						
1301 NP	Unclassified Excavation	1	LS	\$ 18,685.00	\$ 18,685.00	\$4,500.00	\$ 4,500.00
1302 NP	Spread Topsoil (6") and Seed	300	SY	\$ 8.00	\$ 2,400.00	\$5.80	\$ 1,740.00
1303 NP	Sawcut Asphalt Pavement	431	LF	\$ 2.50	\$ 1,077.50	\$1.50	\$ 646.50
1304 NP	Remove Asphalt Pavement	441	SY	\$ 3.00	\$ 1,323.00	\$2.00	\$ 882.00
1305 NP	Remove Concrete Curb & Gutter	250	LF	\$ 6.00	\$ 1,500.00	\$3.00	\$ 750.00

2015 Street and Park Improvements and Novation Campus Improvements				Engineer's Estimate		Payne & Dolan, Inc.	
Bid Opening: 11 AM, Wednesday, March 4, 2015						6295 Lacy Rd, Fitchburg, WI 53593	
Item No.	Description	Qty.	Unit	Unit Price	Extension	Unit Price	Extension
1306 NP	Remove Concrete Sidewalk	87	SY	\$ 16.00	\$ 1,392.00	\$5.00	\$ 435.00
1307 NP	Remove Trees (3"-4" Dia)	2	EA	\$ 750.00	\$ 1,500.00	\$150.00	\$ 300.00
1308 NP	Remove Concrete Light Base	2	EA	\$ 500.00	\$ 1,000.00	\$350.00	\$ 700.00
1309 NP	Excavation Below Subgrade	90	CY	\$ 42.50	\$ 3,825.00	\$22.00	\$ 1,980.00
1310 NP	Special Excavation Disposal	30	CY	\$ 100.00	\$ 3,000.00	\$105.00	\$ 3,150.00
1400 NP Concrete							
1401 NP	Concrete Curb & Gutter 30-Inch Type A	755	LF	\$ 16.00	\$ 12,080.00	\$17.17	\$ 12,963.35
1402 NP	Concrete Sidewalk 5-Inch	1,580	SF	\$ 5.15	\$ 8,137.00	\$6.06	\$ 9,574.80
1403 NP	Curb Ramp Detectable Warning Field, Natural Patina	16	SF	\$ 30.00	\$ 480.00	\$35.35	\$ 565.60
1404 NP	Colored Concrete Cross Walk	393	SF	\$ 19.50	\$ 7,663.50	\$12.12	\$ 4,763.16
1405 NP	Commercial Drive Apron, Concrete	146	SF	\$ 6.50	\$ 949.00	\$7.07	\$ 1,032.22
1406 NP	Concrete Median Nose	80	SF	\$ 22.00	\$ 1,760.00	\$10.10	\$ 808.00
1500 NP Paving							
1501 NP	Base Aggregate Dense 1 1/4-Inch	1,132	T	\$ 15.00	\$ 16,980.00	\$13.00	\$ 14,716.00
1502 NP	HMA Pavement, Binder Course, E3.0, 19.0 mm	230	T	\$ 71.00	\$ 16,330.00	\$60.00	\$ 13,800.00
1503 NP	HMA Pavement, Surface Course, E3.0, 12.5 mm	146	T	\$ 86.00	\$ 12,556.00	\$70.00	\$ 10,220.00
1504 NP	Tack Coat	33	GAL	\$ 0.10	\$ 3.30	\$2.00	\$ 66.00
1505 NP	Remove Asphalt Pavement Milling	90	SY	\$ 30.00	\$ 2,700.00	\$15.90	\$ 1,431.00
1600 NP Storm Sewer							
1601 NP	Storm Sewer Inlets with Casting	2	EA	\$ 1,750.00	\$ 3,500.00	\$2,100.00	\$ 4,200.00
1602 NP	Saddled Storm Sewer Inlet with Casting	1	EA	\$ 2,625.00	\$ 2,625.00	\$2,000.00	\$ 2,000.00
1603 NP	Storm Sewer Pipe Reinforced Concrete Class IV, 12-Inch	48	LF	\$ 65.00	\$ 3,120.00	\$76.00	\$ 3,648.00
1700 NP Water Main							
1701 NP	Water Main 8" D.I., CL 52	260	LF	\$ 125.00	\$ 32,500.00	\$93.00	\$ 24,180.00
1702 NP	Insulation, Polystyrene Board, 4"	416	SF	\$ 4.00	\$ 1,664.00	\$6.00	\$ 2,496.00
1703 NP	8"x8" Tee, Live Tap with 8" Valve	1	EA	\$ 5,275.00	\$ 5,275.00	\$4,800.00	\$ 4,800.00
1704 NP	Relocate Hydrant, Install 6" Valve	1	LS	\$ 5,200.00	\$ 5,200.00	\$2,000.00	\$ 2,000.00
1705 NP	Valve, Gate, 6 Inch	1	EA	\$ 1,875.00	\$ 1,875.00	\$1,200.00	\$ 1,200.00
1900 NP Electrical							
1901 NP	Concrete Base Type LB-4	1	EA	\$ 1,200.00	\$ 1,200.00	\$750.00	\$ 750.00
1902 NP	Concrete Base Type LB-8	1	EA	\$ 1,000.00	\$ 1,000.00	\$800.00	\$ 800.00
1903 NP	Concrete Base Type G	2	EA	\$ 750.00	\$ 1,500.00	\$600.00	\$ 1,200.00
1904 NP	Handhole Type 1	1	EA	\$ 800.00	\$ 800.00	\$800.00	\$ 800.00
1905 NP	Conduit Rigid Nonmetallic SCH 80 1 1/4-Inch	240	LF	\$ 7.00	\$ 1,680.00	\$5.50	\$ 1,320.00
1906 NP	Conduit Rigid Nonmetallic SCH 80 2-Inch	70	LF	\$ 10.00	\$ 700.00	\$5.50	\$ 385.00
1907 NP	Conduit Rigid Nonmetallic SCH 80 3-Inch	244	LF	\$ 9.00	\$ 2,196.00	\$7.00	\$ 1,708.00
1908 NP	Fixture	1	EA	\$ 800.00	\$ 800.00	\$5,000.00	\$ 5,000.00
TOTAL BID ALTERNATIVE A - Novation Parkway (as read)					\$ 195,637.20	\$	151,975.63

2015 Street and Park Improvements and Novation Campus Improvements				Engineer's Estimate		Payne & Dolan, Inc.	
Bid Opening: 11 AM, Wednesday, March 4, 2015						6295 Lacy Rd, Fitchburg, WI 53593	
Item No.	Description	Qty.	Unit	Unit Price	Extension	Unit Price	Extension

BID ALTERNATIVE B - Latitude 43 St - Sidewalk

1100 SW General							
1101 SW	Mobilization	1	LS	\$ 1,575.00	\$ 1,575.00	\$2,000.00	\$ 2,000.00
1103 SW	Construction Staking	1	LS	\$ 15.00	\$ 15.00	\$400.00	\$ 400.00
1200 SW Erosion Control							
1201 SW	Inlet Protection Type D	2	EA	\$ 105.00	\$ 210.00	\$105.00	\$ 210.00
1202 SW	Silt Fence	200	LF	\$ 2.45	\$ 490.00	\$2.50	\$ 500.00
1203 SW	Stone Tracking Pad	1	EA	\$ 850.00	\$ 850.00	\$950.00	\$ 950.00
1300 SW Grading/Removal							
1301 SW	Unclassified Excavation	1	LS	\$ 3,275.00	\$ 3,275.00	\$3,000.00	\$ 3,000.00
1302 SW	Spread Topsoil (6") and Seed	470	SY	\$ 8.00	\$ 3,760.00	\$5.80	\$ 2,726.00
1400 SW Concrete							
1403 SW	Concrete Sidewalk 6-Inch	850	SF	\$ 5.15	\$ 4,377.50	\$6.06	\$ 5,151.00
1500 SW Asphalt							
1501 SW	Base Aggregate Dense 1 1/4-Inch	40	T	\$ 20.00	\$ 800.00	\$20.00	\$ 800.00
1600 SW Storm Sewer							
1605 SW	24-inch In-bell Grate Storm Structure	2	EA	\$ 2,385.00	\$ 4,770.00	\$1,200.00	\$ 2,400.00
1606 SW	Storm Sewer Pipe 12" PVC	50	LF	\$ 55.00	\$ 2,750.00	\$53.00	\$ 2,650.00
1607 SW	Raise Existing Structure, Replace w/Solid Lid	1	EA	\$ 1,275.00	\$ 1,275.00	\$700.00	\$ 700.00

TOTAL ALTERNATIVE B- Latitude 43 St - Sidewalk (as read) **\$ 24,147.50** **\$ 21,487.00**

TOTAL BASE BID AND ALTERNATIVES A & B (as read) **\$ 1,221,770.30** **\$ 1,088,496.52**
Engineer's Estimate *Payne & Dolan Total*

Shawn Pfaff, Mayor
Introduced By

Public Works
Prepared by

Board of Public Works, Finance
Referred to

March 10, 2015
Date

RESOLUTION R-34-15
AUTHORIZING ACCEPTANCE OF THE
2015 STREET AND PARK AND NOVATION CAMPUS IMPROVEMENTS BID

WHEREAS, through the City's Pavement Management Program, it has been determined that street resurfacing is necessary on Monticello Way, Tanager Trl, Richmond Dr, Marledge St, Barbara Dr, Osmundsen Rd, Whalen Rd, Irish Ln, and bike shoulder additions on Whalen Rd and S. Seminole Hwy; and

WHEREAS, the Parks Department Capital budget includes funding for the Parks Department's paving projects for the McKee Farms Park Splash Pad parking addition, Research Park Drive path, Hatchery Hill Park half basketball court; and

WHEREAS, the Storm Water Utility budget has funding for stormwater improvements on Richmond Dr and Barbara Dr; and

WHEREAS, the Novation Campus Improvements budget has funding for constructing Novation Parkway to Rimrock Road and new sidewalk on Latitude 43 Street in the Town of Madison; and

WHEREAS, the Director of Public Works has prepared construction plans/specifications and obtained competitive bids for this work; and

WHEREAS, the project was advertised by legal notice in the Wisconsin State Journal on February 18, 2015 and February 25, 2014 and posted on www.demandstar.com; and

WHEREAS, on March 4, 2015 at 11:00 a.m. 1 sealed bid was received and publicly opened; and

WHEREAS, Payne and Dolan, Inc., low bid of \$1,088,496.52 was found to be in compliance with the bid specifications;

NOW THEREFORE BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approves the award of the 2015 Street and Park and Novation Campus Improvements to Payne and Dolan, Inc. in the amount of \$1,088,496.52; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized to sign the contracts with Payne and Dolan, Inc. for the 2015 Street and Park and Novation Campus Improvements Bid.

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

Approved By: _____
Shawn Pfaff, Mayor

Approved By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **February 10, 2015**
 Date to Report Back: **March 24, 2015**

Ordinance Number:
 Resolution Number: **R-07-15**

Sponsored by: Mayor

Drafted by: Park, Recreation & Forestry

TITLE: Authorizing Acceptance of McKee and McGaw Park Shelter Renovation Bids

Background: The Park Commission, in an effort to continue the implementation of the January 2012 adopted “McGaw Park Master Plan”, are proposing a renovation plan for the McGaw Park shelter. This renovation plan was discussed with McGaw Park neighbors along with the East Fitchburg Neighborhood Executive Committee. Changes from the original plan were included as a result of these meetings.

The McKee Farms Park shelter renovations are the result of general maintenance and upgrades to a facility that was originally constructed in 1998.

The Capital Improvement Budget includes funding for the renovation of the McKee and McGaw Parks Shelters.

Construction plans/specifications were prepared by Angus Young and the Public Works Department has obtained competitive bids. This project was advertised by legal notice in the Wisconsin State Journal on January 16, 2015 and January 23, 2015 and was posted on www.demandstar.com; On February 3, 2015 at 11:00 a.m. four (4) sealed bids were received and publicly opened with the results listed on the attached bid tab, there were two (2) base bids, four (4) alternate bid, and 3 unit price items between the two projects that may be awarded depending on the bid prices. The low bidder, Bauer & Raether Builders, Inc. was found to be the lowest responsive bid and in compliance with the bid specifications with a bid, which includes base bids 1 & 2, alternates 1, 2, 3, and 4, and unit prices 1, 2, and 3. The total amount of the project will be \$241,899.00.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Parks Commission	Endl	February 5, 2015	Approved
2	Board Of Public Works	Horton	March 16, 2015	Approved
3	Finance Committee	Roach	March 24, 2015	

Amendments:



MEMO

City of Fitchburg Department of Public Works

5520 Lacy Road
Fitchburg, WI 53711
Phone (608) 270-4260
Fax (608) 270-4275

To:	Board of Public Works, Parks Commission & Finance Committee
From:	Cory Horton - Director of Public Works/City Engineer Tracy Foss – Project Manager Engineering
Date:	March 9 th , 2015
Subject:	Resolution R-07-15 - Authorizing Acceptance of McKee and McGaw Park Shelter Renovation Bids

Attached is the bid tabulation and resolution R-07-15 for the McKee and McGaw Park shelter renovation bids. The Parks Department Capital budget has funds available for these projects with \$210,000 available in CIP Project #6211 (McGaw Park) and \$115,000 available in CIP #6212 (McKee Farms Park).

This project was advertised by legal notice in the Wisconsin State Journal and posted on www.demandstar.com. Demand Star notifies suppliers statewide who are registered on their system. The City adds “Supplemental” suppliers, which are local suppliers who perform this type of work in the area.

On February 17, 2015, at 11:00 a.m., the bid opening was held and four qualified bids were received for this work. The low bidder was Bauer & Raether Builder, Inc. with a base bid for both projects of \$225,902.00. The bid also included 4 alternate items with Alternate 1 related to McKee Farms Park and Alternates 2, 3, and 4 related to McGaw Park. Three Unit price bids for work at McKee Farms Park were also included. The total of all 4 alternates and 3 unit prices added \$15,997.00 to the project cost for a grand total of \$241,899.00 (\$166,781.00 for McGaw and \$75,118 for McKee Farms Park).

Bauer & Raether Builders, Inc. is a local contractor and has provided work for the City in the past including the renovation of the Community Center. Staff’s recommendation is to award the McKee and McGaw Park Shelter Renovation Bids to Bauer & Raether Builders, Inc. including base bids, all 4 alternates, and 3 unit prices for a total project cost of \$241,899.00.



BID TALLY
CITY OF FITCHBURG PARK SHELTER RENOVATIONS - McKEE AND McGAW
 AYA Project Number 53611
 February 17th, 2015 @ 11:00 AM

<u>Bidding Contractors</u>	Addendum No. 1	Bid Bond	Base Bid No. 1 General Construction - Drawings and Divisions 0-33 of the Project Manual McGAW SHELTER	Base Bid No. 2 General Construction - Drawings and Divisions 0-33 of the Project Manual McKEE SHELTER	Alternate No. 1 McKee Shelter ceiling painting and light fixture replacment, rooms 102, 103, and 104	Alternate No. 2 McGaw Toilet Room Epoxy Resinous Flooring	Alternate No. 3 McGaw Shelter Solid Polymer Toilet Partitions	Alternate No. 4 McGaw Shelter - Concrete slab replacement in picnic area	Unit Price No. 1 McKee Women's Toilet Room #102 Anti-Graffiti Wall Coating	Unit Price No. 2 McKee Men's Toilet Room #103 Anti-Graffiti Wall Coating	Unit Price No. 3 McKee Vestibule Room #101 Anti- Graffiti Wall Coating
Bauer & Raether Builders, Inc.	x	x	\$154,907.00	\$70,995.00	\$1,245.00	\$4,940.00	\$1,480.00	\$5,454.00	\$1,184.00	\$982.00	\$712.00
Gilbank Construction, Inc.	x	x	\$229,000.00	\$173,000.00	\$4,000.00	\$3,700.00	\$11,400.00	\$4,200.00	\$680.00	\$560.00	\$400.00
McKee Associates Inc.	x	x	\$95,640.00	\$193,037.00	\$2,081.00	\$3,845.00	\$10,929.00	\$5,280.00	\$1,085.00	\$1,198.00	\$920.00
Advance Building Corporation	x	x	\$175,000.00	\$133,000.00	\$1,711.00	\$4,124.00	\$13,139.00	\$7,752.00	\$1,050.00	\$852.00	\$624.00

Shawn Pfaff, Mayor
Introduced By

Parks, Recreation & Forestry
Drafted By

Park Commission, Board of Public Works & Finance
Committee

March 24, 2015
Date

Resolution R-07-15

AUTHORIZING ACCEPTANCE OF THE MCKEE AND MCGAW PARK SHELTER RENOVATION BIDS

WHEREAS, the Capital Improvement Budget includes funding for the renovation of the McKee and McGaw Parks Shelters: and

WHEREAS, construction plans/specifications were prepared by Angus Young and the Public Works Department has obtained competitive bids; and

WHEREAS, the project was advertised by legal notice in the Wisconsin State Journal on January 16, 2015 and January 23, 2015 and was posted on www.demandstar.com; and

WHEREAS, on February 17, 2015 at 11:00 a.m. four (4) sealed bids were received and publicly opened with the results listed on the attached bid tab; and

WHEREAS, there were two (2) base bids, four (4) alternate bid, and three (3) unit price items between the two projects that may be awarded depending on the bid prices; and

WHEREAS, the low bidder, Bauer & Raether Builders, Inc. was found to be the lowest responsive bid and in compliance with the bid specifications.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approves the award of the McKee and McGaw Park shelter renovation projects, includes base bids 1 & 2, alternates 1, 2, 3, & 4 and unit price items 1, 2, and 3 in the amount of \$241,899.00.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to sign the contracts with Bauer Raether Builders, Inc. for this McKee and McGaw Park shelter work.

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

Approved By: _____
Shawn Pfaff, Mayor

Approved By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **February 10, 2015** Ordinance Number:
Date to Report Back: **March 24, 2015** Resolution Number: **R-10-15**

Sponsored by: Mayor Drafted by: PRF Department

TITLE: Resolution Transferring Sole Ownership of the Nine Springs
 Golf Course LLC from Sam Schultz to Dan Larsen

Background: Mr. Sam Schultz has requested the transfer of sole ownership of the 2015 Nine Springs Golf Course LLC from himself to Dan Larsen. Under the lease agreement, approved by the Common Council (R-103-14) on November 11, 2014, Section 21- Assignment and Subleasing, this can only be completed with approval of the Common Council.

Please find as part of this referral the January 23rd, 2015 letter requesting this transfer.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Park Commission	Endl	March 19, 2015	Approved
2	Finance	Roach	March 24, 2015	
3				
4				

Amendments:



Sam Schultz

P.G.A. Golf Professional

*Making your golf game better
Making golf a better game*

January 23, 2015

Dear Mr. Sewell,

It is my desire to retire and turn over the operation and management of the Nine Springs Golf Course to Mr. Dan Larsen, Nine Springs Golf Course, LLC.

The Mayor, Shawn Pfaff, is fully aware of this desired change. All conditions of the current lease should remain in force and will be the responsibility of Mr. Larsen and the Nine Springs Golf Course, LLC. Please make all future payments under the current lease to Nine Springs Golf Course, LLC in care of Mr. Dan Larsen.

Thank you for your consideration in this matter.


Sam Schultz
Nine Springs G.C. LLC

Dan Larsen

2325 Traceway Dr. #103

Fitchburg, WI

53713

(608)-335-8944

Firestone_dj@hotmail.com

Education

St. Croix High School Solon Springs, WI 54873
Graduated in May 04

4 Years Completed

Madison Media Institute, Madison, WI
Graduated in May 07
Degree in Video Production and 3D animation

2 Years Completed

I have worked at Nine Springs Golf Course since April 2007. My responsibilities have been a number of things, include the following;

- Course Management
- Business Management
- Irrigation
- Irrigation repair and conservation measures
- Fertilizing/Controlled spraying, review of fertilizing techniques in accordance with changing laws
- Turf repair and turf management
- Evaluate and constructed tee boxes and greens
- Preparations for tournaments and working with the community to coordinate events
- Worked with Sam Schultz to run the Nine Springs junior programs to progress youths involvement in the pleasures and etiquette of golf

I have been working with Fitchburg's parks and recreation departments to develop more activities and amenities for all Fitchburg's residents to enjoy. Currently, I am working on designing a nine hole disk golf course. I believe will be enjoyed by people of all ages regardless of skill.

I am certain with my skill and innovative nature, we can and will make Nine Springs Golf Course a source of pride for not only Fitchburg, but for all of Dane county.

I am proud and excited to accept the position of operations and management for the Nine Springs Golf Course from Sam Schultz. Furthermore, I accept all conditions of the current lease

Shawn Pfaff, Mayor
Introduced By

PRF Department
Prepared by

Board of Public Works and Finance
Referred to

February 24, 2015
Date

RESOLUTION R-10-15
Resolution transferring sole ownership of the Nine Springs Golf Course LLC
from Sam Schultz to Dan Larsen

WHEREAS, the 2015 Nine Springs Golf Course Lease Agreement, approved by the Common Council with Resolution R-103-14 on November 11, 2014;and

WHEREAS, this lease agreement has Section number 21 named “Assignment and Subleasing”; and

WHEREAS, this Section 21 reads - Lessee warrants that R. Samuel Schultz (“Schultz”) is Lessee’s sole member. Schultz shall not transfer any interest in lessee nor shall lessor mortgage, hypothecate, pledge or otherwise encumber or assign the leasehold herein created; neither shall Lessee sublet the leased premises, in whole or in part, without prior written consent of the City Council; and

WHEREAS, Sam has submitted a request letter to transfer sole ownership from himself to Mr. Dan Larsen;

NOW THEREFORE BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it this transfer of ownership is approved; and

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to sign this amended lease with Dan Larsen the length of this 2015 lease.

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

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

PRE-APPROVAL

CITY OF FITCHBURG
 5520 Lacy Road
 Fitchburg, WI 53711
 608-270-4200
 Fax: 608-270-4212

REQUIRED FOR ITEMS OVER \$25,000

Department: Parks Prepared by: Endl Date: 24-Mar-15

RECOMMENDED VENDOR #: _____ _____ Nostra Terra Landscapes _____ 208 Walnut Street _____ Oregon, WI 53575 _____	CAPITAL PURCHASE OR PROJECT DESCRIPTION/ NAME: Median Mowing/Landscaping Maintenance PROJECT # _____ 100-5520-290
--	--

Item Description	Fund	Dept	Acct	Job	Amount
Median/Mowing Landscaping	100	5520	290		\$34,725.00
BID OPENING DATE:				TOTAL	\$34,725.00

Above items are within budget (IF NOT, BUDGET AMENDMENT ATTACHED)

RESOLUTION REQUIRED FOR ITEMS OVER \$50,000

NO BID EXCEPTION REASON:

Intergovernmental OR Surplus Stores Purchase through _____
 Sole Source Supplier - Explain reason: _____

LOW BID EXCEPTION REASON:

FINANCE COMMITTEE ACTION		
PRESENTED FOR APPROVAL	APPROVED BY FINANCE	DENIED BY FINANCE
MEETING DATE:	ATTEST:	REASON:



MEMO

City of Fitchburg Department of Public Works

5520 Lacy Road
Fitchburg, WI 53711
Phone (608) 270-4260
Fax (608) 270-4275

To:	Board of Public Works, Parks Commission & Finance Committee
From:	Cory Horton - Director of Public Works/City Engineer Scott Endl PRF
Date:	March 10 th , 2015
Subject:	Approval of 2015 Median Landscape & Mowing Maintenance Proposal

Attached is the bid tabulation for the Median Landscape & Mowing Maintenance work for 2015. The Parks Department Operating budget has funds available for this work (\$35,000 budgeted). This work includes a spring and fall clean up of all landscaped areas in the medians with mulching of said areas. Mowing the grass portion of these medians is also included. Additionally all trees in these median boulevards will be mulched.

This project was advertised by legal notice in the Wisconsin State Journal and posted on www.demandstar.com. Demand Star notifies suppliers statewide who are registered on their system. The City adds "Supplemental" suppliers, which are local suppliers who perform this type of work in the area.

On February 26th, 2015, at 1:30 p.m., the bids were opened. A total of 4 qualified bids were received.

In evaluating the 4 bids staff considered which company would provide the most service for the lowest price. In taking this approach staff is recommending to award Norstra Terra of Oregon this work. It is further our recommendation to have Norstra Terra weed the landscaped boulevards 2 times a month. This total contract, with an anticipation of 20 total mowing's through the summer, would total \$34,725.

2015 Median Landscape Maintenance Bid Tab

	Barnes	Nostra Terra	Messner	A&G
Spring Cleanup				
Nine Springs Roundabouts	\$ 1,100.00	\$ 400.00	\$ 600.00	\$ 400.00
Fish Hatchery Medians	\$ 3,800.00	\$ 400.00	\$ 600.00	\$ 500.00
McKee Road Medians	\$ 2,400.00	\$ 400.00	\$ 600.00	\$ 480.00
Fitchrona Road Medians	\$ 1,200.00	\$ 400.00	\$ 600.00	\$ 400.00
Lacy Rd at HWY 14	\$ 2,400.00	\$ 450.00	\$ 600.00	\$ 420.00
Total:	\$ 10,900.00	\$ 2,050.00	\$ 3,000.00	\$ 2,200.00
2 Visits per Month (11 Weeding's)				
Nine Springs Roundabouts	\$ 4,000.00	\$ 1,375.00	\$ 4,400.00	\$ 810.00
Fish Hatchery Medians	\$ 9,000.00	\$ 1,375.00	\$ 4,400.00	\$ 1,800.00
McKee Road Medians	\$ 6,000.00	\$ 1,375.00	\$ 4,400.00	\$ 1,650.00
Lacy Rd at HWY 14	\$ 3,360.00	\$ 1,375.00	\$ 4,400.00	\$ 1,440.00
Fitchrona Rd Medians	\$ 1,000.00	\$ 1,375.00	\$ 4,400.00	\$ 1,800.00
Total:	\$ 23,360.00	\$ 6,875.00	\$ 22,000.00	\$ 7,500.00
1 Visit per Month (6 Weeding's)				
Nine Springs Roundabouts	\$ 2,400.00	\$ 1,500.00	\$ 3,600.00	\$ 540.00
Fish Hatchery Medians	\$ 6,750.00	\$ 1,500.00	\$ 3,600.00	\$ 1,200.00
McKee Road Medians	\$ 4,080.00	\$ 1,500.00	\$ 3,600.00	\$ 1,100.00
Fitchrona Rd Medians	\$ 1,000.00	\$ 1,500.00	\$ 3,600.00	\$ 960.00
Lacy Rd at HWY 14	\$ 2,160.00	\$ 1,500.00	\$ 3,600.00	\$ 1,200.00
Total:	\$ 16,390.00	\$ 7,500.00	\$ 18,000.00	\$ 5,000.00
Fall Clean Up				
Nine Springs Roundabouts	\$ 1,500.00	\$ 300.00	\$ 600.00	\$ 350.00
Fish Hatchery Medians	\$ 4,500.00	\$ 300.00	\$ 600.00	\$ 500.00
McKee Road Medians	\$ 2,400.00	\$ 300.00	\$ 600.00	\$ 520.00
Fitchrona Road Medians	\$ 1,020.00	\$ 100.00	\$ 600.00	\$ 350.00
Lacy Rd at HWY 14	\$ 1,320.00	\$ 300.00	\$ 600.00	\$ 480.00
Total:	\$ 10,740.00	\$ 1,300.00	\$ 3,000.00	\$ 2,200.00
Alternate #1 Watering				
Nine Springs Roundabouts	45/hr	38/hr	45/hr	75/hr
Fish Hatchery Medians	45/hr	38/hr	45/hr	75/hr
McKee Road Medians	45/hr	38/hr	45/hr	75/hr
Fitchrona Road Medians	45/hr	38/hr	45/hr	75/hr
Lacy Rd at HWY 14	45/hr	38/hr	45/hr	75/hr
Alternate # 2 Deadheading				
Nine Springs Roundabouts	NA	\$ 200.00	\$ 300.00	\$ 220.00
Fish Hatchery Medians	NA	\$ 200.00	\$ 300.00	\$ 325.00
McKee Road Medians	NA	\$ 200.00	\$ 300.00	\$ 240.00
Lacy Rd at HWY 14	NA	\$ 200.00	\$ 300.00	\$ 220.00
Fitchrona Road Medians	NA	\$ 180.00	\$ 300.00	\$ 210.00
Total:		\$ 980.00	\$ 1,500.00	\$ 1,215.00
Landscape Total With 1 Visit no alternates	\$ 38,030.00	\$ 10,850.00	\$ 24,000.00	\$ 9,400.00
Landscape Total With 2 Visits no alternates	\$ 45,000.00	\$ 10,225.00	\$ 28,000.00	\$ 11,900.00

2015 Turf Maintenance Bid Tab

Area	Barnes	Nostra Terra	Messner	A&G
1	\$ 70.00	\$ 50.00	\$ 80.00	\$ 70.00
2	\$ 69.00	\$ 45.00	\$ 70.00	\$ 70.00
3	\$ 50.00	\$ 45.00	\$ 100.00	\$ 60.00
4	\$ 78.00	\$ 120.00	\$ 150.00	\$ 100.00
5	\$ 165.00	\$ 120.00	\$ 120.00	\$ 100.00
6	\$ 60.00	\$ 80.00	\$ 50.00	\$ 50.00
7	\$ 48.00	\$ 75.00	\$ 50.00	\$ 50.00
8	\$ 70.00	\$ 120.00	\$ 95.00	\$ 70.00
9	\$ 60.00	\$ 30.00	\$ 80.00	\$ 60.00
10	\$ 70.00	\$ 48.00	\$ 70.00	\$ 50.00
11	\$ 50.00	\$ 45.00	\$ 70.00	\$ 50.00
12	\$ 145.00	\$ 45.00	\$ 120.00	\$ 80.00
13	\$ 125.00	\$ 35.00	\$ 80.00	\$ 60.00
14	\$ 230.00	\$ 45.00	\$ 120.00	\$ 90.00
15	\$ 230.00	\$ 48.00	\$ 80.00	\$ 90.00
16	\$ 95.00	\$ 65.00	\$ 100.00	\$ 100.00
17	\$ 95.00	\$ 80.00	\$ 100.00	\$ 70.00
Total:	\$ 1,710.00	\$ 1,096.00	\$ 1,535.00	\$ 1,220.00
Total with 20 mowing's per year:	\$ 34,200.00	\$ 21,920.00	\$ 30,700.00	\$ 24,400.00

Mulching Alternate

Area	Barnes	Nostra Terra	Messner	A&G
1	\$ 220.00	\$ 180.00	\$ 100.00	\$ 80.00
2	\$ 400.00	\$ 100.00	\$ 300.00	\$ 50.00
3	\$ 310.00	\$ 290.00	\$ 130.00	\$ 70.00
4	\$ 380.00	\$ 290.00	\$ 180.00	\$ 270.00
5	\$ 280.00	\$ 190.00	\$ 180.00	\$ 200.00
6	\$ 110.00	\$ 400.00	\$ 60.00	\$ 70.00
7	\$ 95.00	\$ 100.00	\$ 100.00	\$ 90.00
8	\$ 150.00	\$ 110.00	\$ 60.00	\$ 90.00
9	\$ 180.00	\$ 90.00	\$ 100.00	\$ 80.00
10	\$ 180.00	\$ 80.00	\$ 60.00	\$ 80.00
11	\$ 315.00	\$ 80.00	\$ 80.00	\$ 240.00
12	\$ 220.00	\$ 100.00	\$ 80.00	\$ 70.00
13		\$ 110.00	\$ 200.00	\$ 80.00
14	\$ 600.00	\$ 90.00	\$ 60.00	\$ 80.00
15	\$ 1,260.00	\$ 90.00	\$ 80.00	\$ 90.00
16	\$ 600.00	\$ 90.00	\$ 100.00	\$ 220.00
17	\$ 350.00	\$ 190.00	\$ 100.00	\$ 60.00
Total:	\$ 5,650.00	\$ 2,580.00	\$ 1,970.00	\$ 1,920.00

Overall Total With 1 Visit per Month W/ Mulching ALT	\$ 77,880.00	\$ 35,350.00	\$ 56,670.00	\$ 35,720.00
Overall Total With 2 Visits per Month W/ Mulching ALT	\$ 84,850.00	\$ 34,725.00	\$ 60,670.00	\$ 38,220.00

City of Fitchburg

Committee or Commission Referral

Direct Referral by Mayor to:

Date Referred: **March 10, 2015**

Ordinance Number:

Date to Report Back: **March 24, 2015**

Resolution Number: **R-35-15**

Sponsored by: Mayor Pfaff

Drafted by: Roach

TITLE: AMENDING 2015 GENERAL FUND, UTILITIES AND STORMWATER BUDGETS AND MODIFYING PAY PLAN IMPLEMENTATION FOR NON-REPRESENTED EMPLOYEES

Background: Because of limitations placed on spending due to the expenditure restraint program, fully implementing the pay plan was not possible in the 2015 Budget. Now, cost savings related to fuel price reductions have provided sufficient funds to fully implement the new pay plan for non-represented employees. The 2015 budget provides for fuel costs at \$4.00 and \$4.25 per gallon. Current and forecasted pricing by the federal government have reduced the amount required to an amount sufficient to place employees at the step in the new pay grade equal to years in service at their current position, or at market for those employed 5 years or more. The 2015 Budget amendment does not increase spending in either the General Fund, Utilities or Stormwater Funds; it merely re-allocates cost savings for fuel to the specific personnel line items for impacted employees, thereby continuing to qualify for expenditure restraint. See attached for details. Requires simple majority vote.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Finance Committee	Roach	March 24, 2015	
2	Personnel Committee	Roach	March 19, 2015	Approved
3				
4				

Amendments:

 x **EXHIBITS NEED TO BE ATTACHED TO RESOLUTION/ORDINANCE**



To: Common Council

From: Lisa Sigurslid, Human Resources Manager

Re: R-35-15, Resolution amending 2015 budget and modifying pay plan implementation for non-represented employees

Date: March 5, 2015

The following chart details the total costs associated with fully implementing the non-represented pay plan as recommended by Mayor Pfaff. The chart is broken out by fund, and by department within the general fund. The “increase” column represents the additional cost over what was budgeted of placing each individual at the step within their pay grade that correlates with their years of service in the position.

Department	Employees	Increase	FICA	WRS	Total
Administration	2	\$ 10,994.55	\$ 841.08	\$ 666.71	\$ 12,502.35
Assessing	1	\$ 188.97	\$ 14.46	\$ 12.85	\$ 216.28
Economic Development	2	\$ 9,866.12	\$ 754.76	\$ 670.90	\$ 11,291.77
Fire	1	\$ 1,012.27	\$ 77.44	\$ 68.83	\$ 1,158.54
Information Technology	1	\$ 2,267.20	\$ 173.44	\$ 154.17	\$ 2,594.81
Municipal Court	2	\$ 6,394.22	\$ 489.16	\$ 434.81	\$ 7,318.18
Parks	1	\$ 1,868.53	\$ 142.94	\$ 127.06	\$ 2,138.53
Planning & Zoning	2	\$ 7,344.14	\$ 561.83	\$ 499.40	\$ 8,405.37
Police	7	\$ 17,138.52	\$ 1,311.10	\$ 1,165.42	\$ 19,615.04
Public Works	3	\$ 4,270.06	\$ 326.66	\$ 290.36	\$ 4,887.08
Recreation	1	\$ 2,884.28	\$ 220.65	\$ 196.13	\$ 3,301.06
Senior Center	5	\$ 23,902.29	\$ 1,828.53	\$ 1,625.36	\$ 27,356.17
General Fund	28	\$ 88,131.15	\$ 6,742.03	\$ 5,912.00	\$ 100,785.18
Cable	2	\$ 2,912.00	\$ 222.77	\$ 198.02	\$ 3,332.78
Utility	2	\$ 5,602.13	\$ 428.56	\$ 380.94	\$ 6,411.64
Library	9	\$ 23,601.51	\$ 1,805.52	\$ 1,604.90	\$ 27,011.93

**City of Fitchburg
Budget Amendment Detail - Full Implementation of Pay Plan - General Fund, Utilities, Storm Water
2015 Budget**

Account #	Account Title	2015 Adopted Budget	Proposed Amendment	2015 Amended Budget
100-5120-110	Salaries & Wages - Mun Court	\$ 90,745	\$ 6,394	\$ 97,139
100-5120-130	Direct Fringe Benefits	\$ 13,247	\$ 924	\$ 14,171
100-5141-110	Salaries & Wages-Administrator	\$ 259,674	\$ 10,995	\$ 270,669
100-5141-130	Direct Fringe Benefits	\$ 36,193	\$ 1,508	\$ 37,701
100-5145-110	Salaries & Wages-It	\$ 196,227	\$ 2,267	\$ 198,494
100-5145-130	Direct Fringe Benefits	\$ 30,156	\$ 328	\$ 30,484
100-5153-110	Salaries & Wages-Assessors Ofc	\$ 260,998	\$ 189	\$ 261,187
100-5153-130	Direct Fringe Benefits	\$ 38,046	\$ 27	\$ 38,073
100-5210-110	Salaries & Wages - Police	\$ 3,980,314	\$ 17,139	\$ 3,997,453
100-5210-130	Direct Fringe Benefits	\$ 729,718	\$ 2,477	\$ 732,195
100-5220-110	Salaries & Wages - Fire Dept	\$ 796,121	\$ 1,012	\$ 797,133
100-5220-130	Direct Fringe Benefits	\$ 284,435	\$ 146	\$ 284,581
100-5300-110	Salaries & Wages - Public Wks	\$ 645,619	\$ 4,270	\$ 649,889
100-5300-130	Direct Fringe Benefits	\$ 100,158	\$ 617	\$ 100,775
100-5460-110	Salaries & Wages - Senior Ctr	\$ 287,620	\$ 23,902	\$ 311,522
100-5460-130	Direct Fringe Benefits	\$ 41,954	\$ 3,454	\$ 45,408
100-5520-110	Salaries & Wages - Parks Dept	\$ 335,698	\$ 1,869	\$ 337,567
100-5520-130	Direct Fringe Benefits	\$ 57,528	\$ 270	\$ 57,798
100-5530-110	Salaries & Wages - Recreation	\$ 105,213	\$ 2,884	\$ 108,097
100-5530-130	Direct Fringe Benefits	\$ 17,829	\$ 417	\$ 18,246
100-5630-110	Salaries & Wages - Planning	\$ 212,889	\$ 7,344	\$ 220,233
100-5630-130	Direct Fringe Benefits	\$ 32,038	\$ 1,061	\$ 33,099
100-5670-110	Salaries & Wages - Edc	\$ 149,483	\$ 9,866	\$ 159,349
100-5670-130	Direct Fringe Benefits	\$ 21,834	\$ 1,426	\$ 23,260
600-5408-100	Taxes - W	\$ 615,000	\$ 304	\$ 615,304
600-5408-200	Taxes - S	\$ 10,500	\$ 304	\$ 10,804
600-5840-200	Accting & Collect Exp. (Cust.)	\$ 46,000	\$ 2,101	\$ 48,101
600-5903-100	Cust Records-Collections/Labor	\$ 40,000	\$ 2,101	\$ 42,101
601-5408-300	Social Security Tax	\$ 9,500	\$ 202	\$ 9,702
601-5902-300	General Accounting Salaries	\$ 25,000	\$ 1,401	\$ 26,401
Subtotal Personnel Amendments		\$ 9,469,737	\$ 107,199	\$ 9,576,936
100-5520-335	Vehicle Expense (G&O, Repairs)	\$ 42,000	\$ (11,250)	\$ 30,750
100-5240-335	Vehicle Expense (Gas & Oil)	\$ 4,000	\$ (1,260)	\$ 2,740
100-5220-335	Vehicle Expense (G&O, Repairs)	\$ 82,560	\$ (11,930)	\$ 70,630
100-5210-335	Vehicle Expense (G&O, Repairs)	\$ 195,342	\$ (54,000)	\$ 141,342
100-5300-335	Vehicle Expense (G&O, Repairs)	\$ 108,000	\$ (22,346)	\$ 85,654 (a)
600-5932-100	Maint Of Gen Plant	\$ 9,000	\$ (2,405)	\$ 6,595
600-5828-200	Transportation Expense	\$ 10,000	\$ (2,405)	\$ 7,595
601-5932-300	Transportation Expense	\$ 6,300	\$ (1,603)	\$ 4,697
Subtotal Fuel Amendments		\$ 457,202	\$ (107,199)	\$ 350,003
		Personnel Amendments	Fuel Amendments	Net Amendments
	General Fund	\$ 100,786	\$ (100,786)	\$ -
	Utilities Fund	\$ 4,810	\$ (4,810)	\$ -
	Stormwater Fund	\$ 1,603	\$ (1,603)	\$ -
		\$ 107,199	\$ (107,199)	\$ -

(a) - excess available gas savings were removed from PW amendment due to unpredictable nature of snow & ice needs.

**City of Fitchburg
Gasoline Cost Savings Scenarios
2015 Budget**

Purpose: The price of gas has decreased dramatically as of January 2015. For the 2015 budget, however, the City included a higher price per gallon which was in line with previous years. The purpose of this spreadsheet is to calculate potential savings at various prices. A savings will be seen in both gasoline purchases for City fleet and mileage reimbursements (assuming the IRS decreases the standard reimbursement rate to reflect the change in gas prices, which has been done in the past but not yet for 2015).

Gasoline Purchases

	Unleaded			Diesel							
	gallons	price	cost	gallons	price	cost	gallons	price	cost	savings	total
Parks	3,500	\$ 4.00	\$ 14,000	4,800	\$ 4.25	\$ 20,400					
Bldg Inspect	840	\$ 4.00	\$ 3,360			\$ -					
Fire	2,375	\$ 4.00	\$ 9,500	6,706	\$ 4.25	\$ 28,500					
Police	36,000	\$ 4.00	\$ 144,000			\$ -					
Public Works	5,500	\$ 4.00	\$ 22,000	13,000	\$ 4.25	\$ 55,250					
General Fund	48,215		192,860	24,506		104,150					
Scenario 1	48,215	\$3.000	\$144,645	\$48,215	24,506	\$3.500	\$85,771	\$18,379		\$ 66,594	
Scenario 2	48,215	\$2.720	\$131,145	\$61,715	24,506	\$3.250	\$79,644	\$24,506		\$ 86,221	
Scenario 3	48,215	\$2.500	\$120,538	\$72,323	24,506	\$3.000	\$73,518	\$30,632		\$102,955	
Scenario 4	48,215	\$2.330	\$112,341	\$80,519	24,506	\$2.850	\$69,842	\$34,308		\$114,827	

	Unleaded			Diesel							
	gallons	price	cost	gallons	price	cost	gallons	price	cost	savings	total
Utilities	4,500	\$ 4.00	\$ 18,000	450	\$ 4.25	\$ 1,913					
Stormwater	-	\$ 4.00	\$ -	3,000	\$ 4.25	\$ 12,750					
Utilities	4,500		18,000	3,450		14,663					
Scenario 1	4,500	\$3.000	\$ 13,500	\$ 4,500	3,450	\$3.500	\$12,075	\$ 2,588		\$ 7,088	
Scenario 2	4,500	\$2.720	\$ 12,240	\$ 5,760	3,450	\$3.250	\$11,213	\$ 3,450		\$ 9,210	
Scenario 3	4,500	\$2.500	\$ 11,250	\$ 6,750	3,450	\$3.000	\$10,350	\$ 4,313		\$ 11,063	
Scenario 4	4,500	\$2.330	\$ 10,485	\$ 7,515	3,450	\$2.850	\$ 9,833	\$ 4,830		\$ 12,345	

Note: Mass transit savings would be applied to our reserve.

Price Summary	2013	2014	2015	2016
WTI Crude Oil ^a (dollars per barrel)	97.91	93.26	54.58	71.00
Brent Crude Oil (dollars per barrel)	108.64	99.02	57.58	75.00
Gasoline ^b (dollars per gallon)	3.51	3.36	2.33	2.72
Diesel ^c (dollars per gallon)	3.92	3.83	2.85	3.25
Heating Oil ^d (dollars per gallon)	3.78	3.71	2.71	3.03
Natural Gas ^d (dollars per thousand cubic feet)	10.30			
Electricity ^d (cents per kilowatthour)	12.12			



<http://www.eia.gov/forecasts/steo/>

Note: Midwest is expected to be slightly lower but will use National to be more conservative.

units:
cents per gallon

	2014	2015	2016
Diesel Fuel Retail Price Including Taxes, U.S. Average	382.7	284.6	324.9
Gasoline Regular Grade Retail Price Incl Taxes, PADD 2 (Midwest)	330.4	229.6	268.7

Mayor Shawn Pfaff
Introduced By

Tony Roach
Drafted By

Personnel, Finance
Referred to

March 10, 2015
Date

RESOLUTION R-35-15
AMENDING 2015 GENERAL FUND, UTILITIES AND STORMWATER BUDGETS AND
MODIFYING PAY PLAN IMPLEMENTATION FOR NON-REPRESENTED EMPLOYEES

WHEREAS, the City Council, as recommended by the Personnel Committee, adopted the current pay plan system for non-represented employees effective with the 2015 Budget; and

WHEREAS, the City was unable to fully implement the pay plan due to budget constraints; and

WHEREAS, it is now apparent that cost savings from the various fuel accounts will sufficiently provide for the full implementation of the pay plan; and

WHEREAS, the Finance Committee and Personnel Committee have reviewed the implementation plan and have determined the cost impact to be neutral in 2015 and beyond.

NOW THEREFORE, BE IT RESOLVED by the Fitchburg City Council that it hereby amends the 2015 General Fund, Utilities and Stormwater Budgets as attached and modifies the Pay Plan Implementation as recommended, with an effective date of January 1, 2015.

Adopted this _____ day of _____, 2015.

Patti Anderson, City Clerk

Shawn Pfaff, Mayor

City of Fitchburg

Committee or Commission Referral

Direct Referral by Mayor to:

Date Referred: **March 10, 2015** Ordinance Number:
 Date to Report Back: **March 24, 2015** Resolution Number: **R-36-15**
 Sponsored by: Mayor Pfaff Drafted by: Roach

TITLE: AMENDING 2015 LIBRARY, CABLE, DEBT SERVICE and CAPITAL PROJECTS FUND BUDGETS

Background:

In order to fully implement the new pay plan, various funds are impacted and require a budget amendment. Total expenditures will be changed in the Library and Cable fund.

Because of the recent transition in the Finance Department, the 2014 bond issue was postponed until 2015. The 2015 Debt Service Budget was prepared assuming a 2014 issue; therefore this budget and the corresponding budget in the Capital Projects Fund also need to be amended. See attached memo from Finance Director for more detail.

According to Sec. 10-47(c), a 2/3 vote of the council is required when an amendment alters total revenue and expenditures in any particular fund.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Finance Committee	Roach	March 24, 2015	
2	Personnel Committee	Roach	March 19, 2015	Approved
3	Library Board	Rawson	March 18, 2015	Approved as amended
4				

Amendments: **BE IT FURTHER RESOLVED** that the 2015 Library Budget will be amended with the understanding that the 2016 levy for the library will be increased by the same amended amount when determining the allowable increase for the 2016 Budget and beyond.

__x__ EXHIBITS NEED TO BE ATTACHED TO RESOLUTION/ORDINANCE

City of Fitchburg

Budget Amendment Detail - Full Implementation of Pay Plan - Library & FACTv

2015 Budget

Account #	Account Title	2015 Adopted Budget	Proposed Amendment	2015 Amended Budget
207-5570-110	Salaries & Wages - Cable	\$ 104,076	\$ 2,912	\$ 106,988
207-5570-130	Direct Fringe Benefits	\$ 19,890	\$ 421	\$ 20,311
250-5511-110	Salaries & Wages - Library Svc	\$ 720,113	\$ 23,602	\$ 743,715
250-5511-130	Direct Fringe Benefits	\$ 102,026	\$ 3,410	\$ 105,436
Subtotal Personnel Amendments		<u>\$ 946,105</u>	<u>\$ 30,345</u>	<u>\$ 976,450</u>

	Personnel Amendments	Fuel Amendments	Net Amendments
FACTv	\$ 3,333	\$ -	\$ 3,333
Library Fund	\$ 27,012	\$ -	\$ 27,012
	<u>\$ 30,345</u>	<u>\$ -</u>	<u>\$ 30,345</u>

Note - the FACTv and Library Funds will not benefit from fuel savings therefore the funding for the amendment will need to come from fund balance in 2015.

City of Fitchburg
Budget Amendment Detail - Use of Debt Service Fund Balance for Capital Projects
2015 Budget

Account #	Account Title	2015 Adopted Budget	Proposed Amendment	2015 Amended Budget
400-4921-021	Debt Fb Trx - Maint Facility	\$ -	\$ 238,495	\$ 238,495
400-4901-021	Debt Proceeds-Maint Facil Exp	\$ -	\$ (238,495)	\$ (238,495)
400-4922-249	Debt Fb Trx - Future Fire Stn	\$ -	\$ 111,505	\$ 111,505
400-4902-249	Debt-Future Fire Stn Land&Bldg	\$ -	\$ (111,505)	\$ (111,505)
Subtotal Capital Projects Fund		\$ -	\$ -	\$ -
300-5810-140	Principal - 2014 G.O. Note	\$ 300,000	\$ (300,000)	\$ -
300-5820-140	Interest - 2014 G.O. Note	\$ 90,000	\$ (50,000)	\$ 40,000
300-5920-954	Other Trans To Fund 400	\$ -	\$ 350,000	\$ 350,000
Subtotal Debt Service Fund		\$ 390,000	\$ -	\$ 390,000

Note: Included in the 2015 budget were principal and interest payments (\$390,000 in total) that were intended to be used for the debt to be issued in 2014. Due to turn-over in the Finance Department, the debt was not issued in 2014 as planned. Instead it is being issued in early 2015.

After discussion with our Financial Advisor (Ehler's) it was decided the best use of the excess money levied was first for the necessary interest payment on the new debt (approximately \$40,000) and the rest of the funds would be used to down-size the upcoming debt issue (\$350,000). Due to the higher cost of issuance, both in underwriter's discount and in interest on the longer tenure, it was recommended that we downsize the bonds. The bonds for the TID #6 project would continue to be issued in full as they are financed through TID revenues and not property tax levy. The \$350,000 was pro-rated between the two general fund bond projects: the maintenance facility and the land purchase for the future fire station. Both projects were authorized for borrowing in 2014 or earlier so the amendment will create a negative revenue budget in 2015.

Since this budget amendment only transfers fund balance between the debt service fund and the capital projects fund, it does not affect our expenditure restraint qualification. Because the City has available funds within the levy limits, that calculation also is not affected. The use of fund balance, however, will need to be published in accordance with State Statute.

Mayor Shawn Pfaff
Introduced By

Tony Roach
Drafted By

Personnel, Finance, Library
Referred to

March 10, 2015
Date

**RESOLUTION R-36-15
AMENDING 2015 LIBRARY, CABLE, DEBT SERVICE and CAPITAL PROJECTS
FUND BUDGETS**

WHEREAS, the City Council, as recommended by the Personnel Committee, adopted the current pay plan system for non-represented employees effective with the 2015 Budget; and

WHEREAS, the City was unable to fully implement the pay plan due to budget constraints; and

WHEREAS, the City Council has determined that the full implementation of the pay plan can now be accommodated; and

WHEREAS, the Library Board has reviewed the implementation plan and approved the budget amendment; and

WHEREAS, the 2015 Debt Service Budget and Capital Projects Fund Budgets need to be amended to accommodate the 2015 bond issue for 2014 projects.

NOW THEREFORE, BE IT RESOLVED by the Fitchburg City Council that it hereby amends the 2015 Library, Cable, Debt Service and Capital Projects Fund Budgets as attached.

BE IT FURTHER RESOLVED that the 2015 Library Budget will be amended with the understanding that the 2016 levy for the library will be increased by the same amended amount when determining the allowable increase for the 2016 Budget and beyond.

Adopted this _____ day of _____, 2015.

Patti Anderson, City Clerk

Shawn Pfaff, Mayor

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **March 10, 2015** Ordinance Number:
Date to Report Back: **March 24, 2015** Resolution Number: **R-25-15**

Sponsored by: Alders Poole, Baumbach & Gonzalez Drafted by: City Attorney

**TITLE: A RESOLUTION AMENDING THE CITY OF FITCHBURG FEE SCHEDULE
RELATING TO CHANGES TO CHAPTER 60 ALCOHOL BEVERAGES**

Background:

The City fee schedule is being amended in conjunction with the changes being made to the Chapter 60 Alcohol Beverages.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Public Safety & Human Services	Anderson	March 24, 2015	
2	Finance Committee	Roach	March 24, 2015	
3				
4				

Amendments:

Shawn Pfaff, Mayor
Introduced by

Clerk
Prepared by

Public Safety & Human Services, Finance Committee
Referred to

March 10, 2015
Date

RESOLUTION R-25-15

**A RESOLUTION AMENDING THE CITY OF FITCHBURG FEE SCHEDULE
RELATING TO CHANGES TO CHAPTER 60 ALCOHOL BEVERAGES**

WHEREAS, The City of Fitchburg Common Council has amended Chapter 60 of the City of Fitchburg Ordinances, Alcohol Beverages; and

WHEREAS, Chapter 60 requires a fee be paid for various liquor licenses; and

WHEREAS, the licensing period for operator's licenses has been changed from a one (1) year license of \$35 to a two (2) year license of \$70, expiring on June 30th in odd numbered years; and

WHEREAS, the changes to Chapter 60 also incorporated a late fee of \$250 for all renewal liquor license applications other than operator licenses received after April 15th of each licensing year, and has increased the fee for provisional operator licenses to \$15; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City of Fitchburg fee schedule be amended to provide a fee of \$70 for the (2) year operator's license; a \$250 late fee for all liquor license applications received after April 15th of each licensing year; and a provisional operator's license fee of \$15.

Adopted this ____ day of _____, 2015.

Shawn Pfaff, Mayor

Approved:

Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **March 10, 2015** Ordinance Number: **2015-O-09**
 Date to Report Back: **March 24, 2015** Resolution Number:

Sponsored by: Alders Poole, Baumbach & Gonzalez Drafted by: City Attorney

TITLE: AN ORDINANCE AMENDING CHAPTER 60 – ALCOHOL BEVERAGES

Background:

The Chapter 60 – Alcohol Beverages ordinance changes are being made to cut down on the amount of time the PSHS Committee spends on approving routine licenses, allowing them additional meeting time to discuss Public Safety issues. This ordinance update will allow the clerk to approve new/renewal routine operator licenses without the need to go to PSHS & Council. All operator licenses which are not approved by the Police Department will continue to be reviewed by PSHS & Council. In addition to this change, an operator license will now be a 2 year license. This change will save time spent by the Police Department performing background checks as well as staff time processing licenses each year.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Public Safety & Human Services	Anderson	March 24, 2015	
2				
3				
4				

Amendments:

Shawn Pfaff, Mayor
Introduced by

City Attorney
Prepared by

Public Safety & Human Services
Referred to

March 10, 2015
Date

ORDINANCE 2015-O-09
An Ordinance Amending Chapter 60 – Alcohol Beverages

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

SECTION 1: Amend Section 60-27(a) – License or permit required to read:

- (a) Except as otherwise provided in this section and in section 60-607 it shall be unlawful for any person to sell or keep for sale at wholesale or retail, or permit to be sold or kept for sale at wholesale or retail within the city, to manufacture, rectify, brew or engage in any other activity, for which this chapter provides a license, permit or other type of authorization without holding the appropriate license, permit or authorization under this chapter. All licenses must be approved by city council.

SECTION 2: Amend Section 60-35 – Term and expiration to read:

Except as provided in section 60-608, all alcohol beverage licenses shall expire on June 30th of each year unless sooner suspended or revoked.

SECTION 3: Create Section 60-40(11) - Fees to read:

- (11) A late fee shall be charged for all renewal license applications other than operator licenses received after April 15th.

SECTION 4: Amend Section 60-69 – Application - required to read:

Except as provided in section 60-607 the common council may issue alcohol related licenses granted only upon application, in writing, on forms provided by the city clerk, and upon fulfilling the requirements of this chapter. Such license is valid for operation only within the limits of the city.

SECTION 5: Amend Section 60-77(a) – Time and procedure for granting license to read:

- (a) Except as provided in section 60-607 no license may be granted until and unless the common council, by a majority vote, has authorized granting the license.

SECTION 6: Amend Section 60-253 – Same - Approval to read:

- (a) The license of the corporation shall not be in force after the next regular or special meeting of the common council unless and until a successor agent or another corporate agent is appointed and approved by the public safety and human services committee and the common council.
- (b) Notwithstanding section (a) upon a recommendation for approval by the police department the clerk may without review by the committee or common council approve the appointment of the successor agent.

SECTION 7: Create Section 60-607 – Approval of operator license by the clerk. All applications for operator licenses, both new and renewal shall be reviewed by the police department under guidelines approved by the committee. The police department shall recommend approval, denial or make no recommendation regarding issuance of the operator license. Upon a recommendation for approval by the police department, compliance with all other aspects of this code, and upon payment of all fees owed to the city by the operator, the clerk may without review by the committee or common council approve the operator license. In all other instances the application shall be referred to the committee with ultimate action by the common council.

SECTION 8: Create Section 60-608 – Term of operator license. The term of all operator licenses shall be for two years and shall expire June 30th of each odd numbered year. The fee for a license obtained mid-term shall not be prorated.

SECTION 9: This ordinance shall take effect the day after its publication.

Adopted this ____ day of March, 2015

Shawn Pfaff, Mayor

Attested: _____

Patti Anderson, City Clerk

Published: _____

City of Fitchburg

Committee of Commission Referral

Direct Referral by Mayor to: Council/Finance

Date Referred: March 24, 2015

Ordinance Number:

Date to Report Back: March 24, 2015

Resolution Number: R-43-15

Sponsored by: Mayor

Drafted by: Roach

TITLE: ACCEPTING PROPOSAL FROM EHLERS INC. FOR FINANCIAL CONSULTING SERVICES FOR PROPOSED SUB ZERO TAX INCREMENT DISTRICT

Background: This contract for services with Ehlers Inc. includes the standard proposal used to evaluate creation of a new Tax Increment District. Services related to TID creation include evaluating financial feasibility, developing a project plan, coordinating local approval process, and filing necessary documents to Department of Revenue for final TID creation. This analysis will allow the City to identify assistance if Sub Zero were to expand operations in Fitchburg.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Finance	Roach	March 24, 2015	
2				
3				
4				

Amendments:

CITY OF FITCHBURG, WI
TAX INCREMENTAL DISTRICT CREATION: TID # 9
(Sub-Zero, Industrial District)

Proposed Timetable - March 17, 2015

<u>ACTION DATE</u>	<u>STEP</u>
March 24	City Council to Consider Ehlers Engagement to Draft TID Project Plan.
April 3	City will provide Ehlers with a list of the parcel tax key #'s within the District, pertinent parcel information, the maps, list of projects and costs, etc.
April 21	Plan Commission makes a motion to call for a public hearing (optional)
April 24	Ehlers will prepare & provide the City with a feasibility analysis report, options, and/or draft project plan document
April 28	Ehlers' will e-mail a Notice to Official City Newspaper of organizational JRB meeting & public hearing. (cc: City) Ehlers will mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the City. (cc: City & attorney) <i>(Letters must be postmarked prior to first publication).</i>
April - May	Ehlers will provide City, overlapping taxing entities, and/or City Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language (City to post) & resolution (City to distribute) for first meetings, and will also request legal opinion of the plan.
May 5	First Publication of Public Hearing & JRB Meeting Notice <i>(Week prior to second notice & at least 5 days prior to JRB meeting)</i>
May 12	Second Publication of Public Hearing & JRB Meeting Notice. <i>(At least 7 days prior to public hearing)</i>
May 19	Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing)</i>
	Plan Commission Public Hearing on Project Plan and approval of TID boundary. <i>(Within 14 days of second publication)</i>
	Plan Commission reviews plan & approval of District Project Plan and boundaries.
May	Ehlers will provide City & City Attorney with revised draft Project Plan, if necessary, as well as agenda language (City to post) & resolution (City to distribute) for Common Council meeting.
June 9	Common Council reviews Plan & adopts resolution approving District Project Plan and boundaries. <i>(at least 14 days after hearing)</i>
June 10	Ehlers' will e-mail a Class 1 Notice to Official City Newspaper of JRB meeting. (cc: City)
June 15	Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda (City to post). (cc: City & Attorney) <i>(Letters must be postmarked prior to publication).</i>
June 17	Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i>
June 22 – July 1	Joint Review Board consideration. <i>(Within 30 days of notification of meeting / receipt of Plan Commission & Common Council resolutions)</i>
July – Oct.	Ehlers will gather, prepare, and submit state forms & required documents to the state, once the 2015 assessed parcel values available (following the BOR) & we receive all remaining maps, legal descriptions, parcel information, documents, etc. from the City. DOR filing deadline October 31.

Plan Commission meets: 3rd Tuesday's at 7:00 p.m.

City Council meets: 2nd Tuesday's at 7:30 p.m.

Wisconsin State Journal – publishes daily, receipt of publication deadline is 4 days prior

[**cnlegals@madison.com**](mailto:cnlegals@madison.com)

March 16, 2015

Mr. Anthony Roach
City Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

**RE: Proposed Project: Tax Incremental District Creation TID # 9
(Sub-Zero, Industrial District)**

Dear Tony:

In accordance with your request, we are herewith transmitting our Agreement to provide Tax Incremental Financing Services. Please have one copy signed and returned to our office.

Ehlers has been involved in the evaluation, creation and amendment of more tax increment districts than any other firm in the state, which makes Ehlers the right choice to guide the City through this process. Throughout the evaluation and creation process, it is important to have a partner that is not driven by potential future fees guiding you through the process. This means that the advice given is free of any conflicts and is based on a fiduciary duty to you, the client.

Please note that our contract is divided into phases. A breakdown of the services to be provided by phase has been outlined in this agreement. The City would have the right to terminate the project at the conclusion of each phase. At this time, Ehlers is prepared to begin the Feasibility Analysis. Should the City decide to move forward with this project, following the completion of the analysis, Ehlers is prepared to begin all other phases outlined.

Ehlers & Associates has been providing tax increment assistance to Wisconsin municipalities since the tool was developed in the 1970's. We look forward to the opportunity to work with the City on this important project. If you have any questions regarding the agreement feel free to contact me at any time.

Sincerely,

EHLERS & ASSOCIATES, INC.



Michael C. Harrigan, CIPMA
Senior Financial Advisor - Board Chair

cc: Michael Zimmerman, Economic Development Director
Paula Czaplewski, TIF & Continuing Disclosure Coordinator, Ehlers
James Mann, Senior Financial Advisor, Ehlers



Agreement to Provide Tax Incremental Financing Services

Date of Agreement: March 16, 2015
Client: City of Fitchburg, WI
Proposed Project: Tax Incremental District Creation (the "Project")

This Agreement is between the City of Fitchburg (the "Client") and Ehlers & Associates, Inc. ("Ehlers"). Ehlers agrees to provide the following scope of services for the above Project:

Scope of Services

Phase I – Feasibility Analysis

The purpose of Phase I is to determine whether or not the Project is a statutorily and economically feasible option to achieve the Client's objectives. This phase begins upon your authorization of this engagement, and ends on completion and delivery of a feasibility analysis report. As part of Phase I services, Ehlers will:

- Consult with appropriate Client officials to identify the Client's objectives for the Project.
- Provide feedback as to the appropriateness of using Tax Incremental Financing in the context of the "but for" test.
- Identify preliminary boundaries and gather parcel data from Client. Determine compliance with the following statutory requirements as applicable:
 - Equalized Value test.
 - Vacant land test.
 - Newly platted residential land use test.
- Prepare feasibility analysis report. The report will include the following information, as applicable:
 - A description of the type, maximum life, expenditure period and other features corresponding to the type of district proposed.
 - A summary of the development assumptions used with respect to timing of construction and projected values.
 - Projections of tax increment revenue collections to include annual and cumulative present value calculations.
 - If debt financing is anticipated, a summary of the sizing, structure and timing of proposed debt issues.

- A cash flow *pro forma* reflecting annual and cumulative district fund balances and projected year of closure.
 - A draft time table for the Project.
 - Identification of how the creation date may affect the district’s valuation date, the base value, the number of revenue collection periods, compliance with the equalized value test, and the ability to capture current year construction values and changes in economic value.
 - When warranted, evaluate and compare options with respect to boundaries, type of district, project costs and development levels.
 - Ehlers will provide guidance on district design within statutory limits to creatively achieve as many of the Client’s objectives as possible, and will provide liaison with State Department of Revenue as needed in the technical evaluation of options.
- Present the results of the feasibility analysis to the Client’s staff, Plan Commission or governing body.

Phase II – Project Plan Development and Approval

If the Client elects to proceed following completion of the feasibility analysis, the Project will move to Phase II. This phase includes preparation of the Project Plan, and consideration by the Plan Commission¹, governing body, and the Joint Review Board. This phase begins after receiving notification from the Client to proceed, and ends after the Joint Review Board takes action on the Project. As part of Phase II services, Ehlers will:

- Based on the goals and objectives identified in Phase I, prepare a draft Project Plan that includes all statutorily required components.
- We will coordinate with your staff, engineer, planner or other designated party to obtain a map of the proposed boundaries of the district, a map showing existing uses and conditions of real property within the district, and a map showing proposed improvements and uses in the district.
- Submit to the Client an electronic version of the draft Project Plan for initial review and comment.
- Coordinate with Client staff to confirm dates and times for the meetings indicated below and on the following. Ehlers will ensure that selected dates meet all statutory timing requirements, and will provide documentation and notices as indicated.

Meeting	Ehlers Responsibility	Client Responsibility
Initial Joint Review Board	Prepare Notice of Meeting and transmit to Client’s designated paper. Mail meeting notice, informational materials, and draft Project Plan to overlapping taxing jurisdictions.	Post or publish agenda and provide notification as required by the Wisconsin Open Records Law. Prepare meeting minutes. Designate Client Joint Review Board

¹ If Client has created a Redevelopment Authority or a Community Development Authority, that body may fulfill the statutory requirements of the Plan Commission related to creation or amendment of the district.

	Provide agenda language to Client. Attend meeting to present draft Project Plan.	representative. Identify and recommend Public Joint Review Board representative for appointment.
Plan Commission Public Hearing	Prepare Notice of Public Hearing and transmit to Client's designated paper.	Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.
Plan Commission Public Hearing	Attend hearing to present draft Project Plan.	Prepare meeting minutes.
Plan Commission	Provide agenda language to Client. Attend meeting to present draft Project Plan. Provide approval resolution for Plan Commission consideration.	Post or publish agenda and provide notification as required by the Wisconsin Open Records Law. Distribute Project Plan & resolution to Plan Commission members in advance of meeting. Prepare meeting minutes.
Governing Body Action	Provide agenda language to Client. Attend meeting to present draft Project Plan. Provide approval resolution for governing body consideration.	Post or publish agenda and provide notification as required by the Wisconsin Open Records Law. Provide Project Plan & resolution to governing body members in advance of meeting. Prepare meeting minutes.
Joint Review Board Action	Mail meeting notice and copy of final Project Plan to overlapping taxing jurisdictions. Prepare Notice of Meeting and transmit to Client's designated paper. Provide agenda language to Client. Attend meeting to present final Project Plan. Provide approval resolution for Joint Review Board consideration.	Post or publish agenda and provide notification as required by the Wisconsin Open Records Law. Prepare meeting minutes.

- Throughout the meeting process, provide drafts of the Project Plan and related documents in sufficient quantity for the Client's staff, Plan Commission, governing body and Joint Review Board members.
- Provide advice and updated analysis on the impact of any changes made to the Project Plan throughout the approval process.

Phase III – State Submittal

This phase includes final review of all file documents, preparation of filing forms, and submission of the base year or amendment packet to the Department of Revenue. This phase begins following

approval of the district by the Joint Review Board, and ends with the submission of the base year or amendment packet. As part of Phase III services, Ehlers will:

- Assemble and submit to the Department of Revenue the required base year or amendment packet to include a final Project Plan document containing all required elements and information.
- Provide the Client with an electronic copy of the final Project Plan (and up to 15 bound hard copies if desired).
- Provide the municipal Clerk with a complete electronic and/or hard copy transcript of all materials as submitted to the Department of Revenue for certification.
- Act as a liaison between the Client and the Department of Revenue during the certification process in the event any questions or discrepancies arise.

Compensation

In return for the services set forth in the “Scope of Services,” Client agrees to compensate Ehlers as follows:

Phase I	\$ 5,200
Phase II	\$ 7,300
Phase III	\$ 1,500
Total	\$ 14,000

- Phase I base fee includes up to five financial scenarios. Additional scenarios will be run as needed at a cost of \$750/scenario.

Payment for Services

For all compensation due to Ehlers, Ehlers will invoice Client for the amount due at the completion of each Phase. Our fees include our normal travel, printing, computer services, and mail/delivery charges. The invoice is due and payable upon receipt by the Client.

Client Responsibility

The following expenses are not included in our Scope of Services, and are the responsibility of Client to pay directly:

- Services rendered by Client’s engineers, planners, surveyors, appraisers, assessors, attorneys, auditors and others that may be called on by Client to provide information related to completion of the Project.
- Preparation of maps necessary for inclusion in the Project Plan.
- Preparation of maps necessary for inclusion in the base year or amendment packet.
- Publication charge for the Notice of Public Hearing and Notices of Joint Review Board meetings.

- Legal opinion advising that Project Plan contains all required elements (normally provided by municipal attorney).
- Preparation of District metes & bounds description (needed in Phase III)
- Department of Revenue filing fee and annual administrative fees. The current Department of Revenue fee structure is:

Current Wisconsin Department of Revenue Fee Schedules	
Base Year Packet	\$1,000
Amendment Packet with Territory Addition	\$1,000
Amendment Packet	No Charge
Distressed or Severely Distressed Designation	\$500
Annual Administrative Fee	\$150

Execution and Authority

By executing this Agreement, the person signing on behalf of Client represents that he/she has the authority to execute agreements of this type on behalf of Client and that this Agreement constitutes a binding obligation of Client enforceable in accordance with its terms/

The above Contract is hereby accepted

by the City of Fitchburg, Wisconsin,

by its authorized officer this _____ day of _____, 20__.

By: _____ Title: _____

Ehlers & Associates, Inc.

By: _____ Title: _____

Dated: _____, 20__.

Facility and Economic Expansion Project

City of Fitchburg Presentation
March 24, 2015

SUBZERO

WOLF

Background

- Leading manufacturer of premium residential kitchen appliances marketed under the Sub-Zero and Wolf brand names.
- Facilities exist in Madison and Fitchburg, Wisconsin; Phoenix and Goodyear, Arizona; and Richmond, Kentucky.
- Affiliated companies have numerous distribution centers and showrooms throughout the United States.



Company History

- Founded in 1945 by Westye F. Bakke who built the first freestanding freezer in the basement of his Madison, WI home.
- In the 1950's Sub-Zero developed the first built-in refrigerator.
- Continued innovation led to the development of wine storage in the 1990's which was the first investment in Fitchburg.
- Acquired Wolf Gourmet in March 2000 to create the ultimate in cooking instruments.

SUBZERO

WOLF

History of Wolf Facility

- June 2000 Wolf facility started with approximately 35 hourly employees with two major product lines.
- By January 2008 grew to 305 hourly employees with 8 major product lines.
- Currently have 352 hourly employees with 12 major product lines.

SUBZERO

WOLF

Proposed Project

- Currently evaluating the economics of additional production capacity in Fitchburg.
- Potential investment would include construction of a 250,000 – 300,000 square foot facility at an approximate cost of \$50-\$60 million including equipment.
- Estimated annual property tax impact of \$250,000 - \$285,000.
- Hire and train approximately 100 full-time employees when fully operational with expected growth thereafter.
- Average wages of approximately \$18/hour plus 55% fringe benefits.

Preliminary Site Map



Current Shifts & Hours

Office

- 1st shift: 8am - 5pm Monday - Friday (446 EE's)

Sub-Zero Factory

- 1st shift: 5am - 1pm Monday - Friday (169 EE's)
- 2nd shift: 2pm - 12am Monday - Thursday (150 EE's)

Wolf Factory

- 1st shift: 6am - 2pm Monday - Friday (230 EE's)
- 2nd shift: 2pm - 10pm Monday - Friday (67 EE's)
- 3rd shift: 10pm - 6am Sunday - Thursday (55 EE's)

Total Fitchburg Employees = 1,117

SUBZERO

WOLF

Timeline

- Site and project cost evaluation: March – May 2015
- Investment decision: May 2015
- Ground breaking: July 2015
- Facility operational: Mid-2016

Thank you for your interest!

SUBZERO

WOLF

Shawn Pfaff, Mayor
Introduced By

Tony Roach
Drafted By

Direct/Finance Committee
Referred

March 24, 2015
Date

Resolution R-43-15

**ACCEPTING PROPOSAL FROM EHLERS INC. FOR FINANCIAL
CONSULTING SERVICES FOR PROPOSED SUB ZERO
TAX INCREMENT DISTRICT**

WHEREAS, The City of Fitchburg has determined the need to evaluate the possibility of creating a Tax Increment District in the North Stoner Prairie Neighborhood to evaluate the feasibility of providing assistance if Sub Zero were to expand in Fitchburg, and

WHEREAS, Ehlers, Inc. is the City's Financial Advisor, and

WHEREAS, Ehlers has submitted a proposal for services relating to creating this Tax Increment District; and

WHEREAS, the attached proposal provides details on the scope of this work.

NOW BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approves the attached proposal and authorizes the Mayor and City Clerk to execute the document.

Adopted this _____ day of March, 2015.

Approved By: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg Committee or Commission Referral

Direct Referral Initiated by: March 24, 2015
Direct Referral Approved by: March 24, 2015

Date Referred: Ordinance Number:
Date to Report Back: Resolution Number: R-44-15

Sponsored by: Mayor Drafted by: Roach

TITLE: RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF
\$3,280,000 GENERAL OBLIGATION PROMISSORY NOTES,
SERIES 2015A

Background: This resolution completes the process of financing for capital projects.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Finance Committee - direct	Roach/Dodge	March 24, 2015	
2				
3				
4				

Amendments:



To: City Council
Mayor

From: Misty Dodge, Finance Director

Date: March 20, 2015

Subject: Recommended Decrease in Debt Issuance

While wrapping-up the audit preparation I learned of a spreadsheet that indicated the remaining money from the Post Road and Index Road projects was authorized to be used for other projects. There are also some Haight Farm Bridge funds from an earlier issue that had not yet been spent. Not knowing about this spreadsheet I erroneously included these same projects in the debt issuance that we are in the process of issuing.

The net result is a decrease in both the bonds and the notes. The downsizing also reduces the fees associated with the issuance. Following is a summary of the recommended changes:

	<u>Original</u>	<u>Revised</u>	<u>Change</u>
Bonds			
Projects	\$5,824,950	\$5,074,950	\$(750,000)
Fees & Misc	\$130,050	\$120,050	\$(10,000)
Total Issuance	\$5,955,000	\$5,195,000	\$(760,000)
Notes			
Projects	\$3,568,950	\$3,208,950	\$(360,000)
Fees & Misc	\$ 76,050	\$ 71,050	\$(5,000)
Total Issuance	\$3,645,000	\$3,280,000	\$(365,000)
Total	\$9,600,000	\$8,475,000	\$(1,125,000)



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Naples
Phoenix
Tampa
Tucson
Washington, D.C.

March 19, 2015

VIA EMAIL

Mr. Anthony D. Roach
City Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: City of Fitchburg - \$3,280,000 General Obligation Promissory Notes, Series 2015A and \$5,195,000 General Obligation Corporate Purpose Bonds, Series 2015B

Dear Tony:

Attached is a draft of each of the **Award Resolutions** to be adopted in connection with the above-referenced financings. We have prepared the Resolutions with the information provided to us by Ehlers & Associates, Inc. ("Ehlers"). Please review them carefully.

It is our understanding that the Resolutions will be considered by the Common Council at its regular meeting on March 24, 2015 after the bid opening earlier that day.

If you have not already done so, please include the titles of the Resolutions on the agenda for the meeting. Please then post the agenda in at least three public places and provide it to the official newspaper of the City (or if the City has no official newspaper, to a news medium likely to give notice in the area) and to any other requesting media at least twenty-four hours prior to the meeting (see Section 19.84(1)(b), Wisconsin Statutes). The attached **Certificate of Compliance with Open Meeting Law** must be completed in connection with the meeting at which the Resolutions are adopted.

Unless the Common Council has adopted special rules regarding the adoption of borrowing resolutions, a vote of at least a majority of the members of the Common Council is necessary to adopt the Resolutions. We will provide you with an Excerpts of Minutes form for you to complete which records the vote on the Resolutions on the day of the meeting.

You will note in reviewing the Resolutions that some of the exhibits will be provided to the City on the day of sale. It is our understanding that Ehlers will provide this information to you and to us after the bid opening and prior to the meeting on March 24, 2015. We will review and confirm that information. We will email final copies and a representative of Ehlers will

Mr. Anthony D. Roach
March 19, 2015
Page 2

deliver final copies of each Resolution, including all exhibits, on the day of sale (March 24, 2015) prior to the meeting for the Common Council to review and approve.

Following the adoption of the Resolutions, we request that you return two executed copies of each Resolution, as well as two executed copies of the Certificate and Excerpts, to us for our review. All of these originally signed documents will be included in the closing transcripts. A copy of each Resolution should be incorporated into the minutes of the March 24, 2015 meeting.

We are also attaching a **Municipal Information Questionnaire** and **Private Activity and Other Tax Matters Questionnaires** with respect to each issue. Please review, correct, if necessary, complete and return these questionnaires to us before the March 24, 2015 meeting.

If you have any questions regarding the attached documents or any other matter, please do not hesitate to call us at any time.

Very truly yours,

QUARLES & BRADY LLP



Brian G. Lanser

BGL:DRG:SMN:km

Enclosures

#340239.00023

cc: Ms. Patti Anderson (w/enc. via email)
Ms. Misty Dodge (w/enc. via email)
Mr. Mike Harrigan (w/enc. via email)
Mr. James Mann (w/enc. via email)
Mr. Brendan Leonard (w/enc. via email)
Ms. Mary Zywiec (w/enc. via email)
Ms. Kathy Myers (w/enc. via email)

MOODY'S

INVESTORS SERVICE

Rating Action: Moody's assigns Aa1 to Fitchburg, WI's \$3.3M GO Prom. Notes, Ser. 2015A and \$5.2M GO Corp. Purpose Bonds, Ser. 2015B

Global Credit Research - 19 Mar 2015

Aa1 applies to \$44.7M post-sale GO debt

New York, March 19, 2015 --

Moody's Rating

Issue: General Obligation Promissory Notes, Series 2015A; Rating: Aa1; Sale Amount: \$3,280,000; Expected Sale Date: 03-23-2015; Rating Description: General Obligation

Issue: General Obligation Corporate Purpose Bonds, Series 2015B; Rating: Aa1; Sale Amount: \$5,195,000; Expected Sale Date: 03-23-2015; Rating Description: General Obligation

Opinion

Moody's Investors Service has assigned a Aa1 to Fitchburg, WI's \$3.3 million General Obligation Promissory Notes, Series 2015A and \$5.2 million General Obligation Corporate Purpose Bonds, Series 2015B. Concurrently, Moody's has affirmed the Aa1 on the city's outstanding general obligation (GO) debt. Post-sale, the city will have \$44.7 million of GO debt outstanding.

SUMMARY RATING RATIONALE

The Aa1 rating reflects the city's moderately-sized tax base which benefits from its location, adjacent to Madison (Aaa stable outlook); strong financial operations characterized by annual operating surpluses and healthy General Fund reserves; above average socioeconomic characteristics; and manageable debt profile with future long-term borrowing expected.

OUTLOOK

Outlooks are generally not assigned to local government credits with this amount of debt outstanding.

WHAT COULD MAKE THE RATING GO UP

- Significant, sustained growth and diversification of the city's tax base coupled with strengthening of the demographic profile
- Moderation of debt burden and reduction in fixed costs
- Growth to fund balance and liquidity consistent with comparable higher rated entities

WHAT COULD MAKE THE RATING GO DOWN

- Material decline in fund balance and/or liquidity
- Significant deterioration of city's tax base and/or demographic profile

OBLIGOR PROFILE

Fitchburg is a city in south central Wisconsin adjacent to the City of Madison. The city covers approximately 35.2 square miles in Dane County with a 2013 estimated population of 26,380.

LEGAL SECURITY

Debt service on both the Series 2015A notes and Series 2015B bonds is secured by the city's general obligation unlimited tax pledge which benefits from a dedicated property tax levy that is not limited by rate or amount.

USE OF PROCEEDS

Proceeds of the Series 2015A notes will finance capital projects including street improvement projects, park improvement projects, and projects within the city's TID #4. Proceeds of the Series 2015B bonds will finance maintenance building projects, fire station projects, and projects within the city's TID #6.

PRINCIPAL METHODOLOGY

The principal methodology used in this rating was US Local Government General Obligation Debt published in January 2014. Please see the Credit Policy page on www.moody.com for a copy of this methodology.

REGULATORY DISCLOSURES

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MOODY'S
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From City 02/06/2015, including change from City 2/19/15 and 3/18/15

SIZING ANALYSIS

	2015	
	Notes	Bonds
TOTAL CAPITAL REQUESTS		
TID # 4 Projects (Max 2024)	946,100	0
TID # 6 Projects (Amended Area - Max 2027)		3,973,650
Projects (Notes 5/10 yr/Bonds 20 yr)	2,262,850	1,451,300
Assessable Projects (7 year amortization)	0	
Less: 2015 Levied funds available (1)		(350,000)
Less Sale of Assets (\$2.0 M Estimated)		
PROJECT TOTALS	3,208,950	5,074,950
FINANCING COSTS		
Estimated Issuance Expenses		
<small>(\$30/Bond under \$1,500,000 or \$25/Bond greater than \$1,500,000 years 2014 and thereafter)</small>		
Est. Underwriter's Disc(\$10/1000 notes \$12.50/1000 bds)	32,800	64,938
Financial Advisor	16,400	26,500
Bond Counsel	10,000	13,000
Paying Agent (If terms are bid) BTSC	675	675
Rating Expense	8,800	13,000
TOTAL CAPITAL REQUIRED	3,277,625	5,193,063
Est. Interest Earnings	(1,203)	(1,903)
Rounding (Available for Debt Service/Projects)	3,578	3,841
NET ISSUE SIZE	3,280,000	5,195,000

Annual Debt Issuance 8,475,000

1) The City has \$390,000 Levied funds available, need to leave funds needed for 10/1/15 interest payment due on general projects portion of both the Notes and Bonds



CITY of FITCHBURG

2015 GENERAL OBLIGATION NOTE ISSUE PLANNING

ROUNDED
ALLOCATION

	\$3,208,950		\$3,280,000
Projects - 5 Year Amortization	\$240,550	7.50%	\$245,876 \$245,000
Projects - 10 year Amortization	\$2,022,300	63.02%	\$2,067,076 \$2,070,000
TID 4 Projects	\$946,100	29.48%	\$967,048 \$965,000
	\$3,208,950	100.00%	\$3,280,000 \$3,280,000

	Projects - 5 Year Amortization				Projects - 10 year Amortization				TID 4 Projects			TOTAL	TOTAL	TOTAL
	Principal 1-Apr	Rate	Interest	Total	Principal 1-Apr	Rate	Interest	Total	Principal 1-Apr	Interest	Total	PRINCIPAL	INTEREST	PAYMENTS
2015			\$1,203	\$1,203			\$15,410	\$15,410		\$7,167	\$7,167	\$0	\$23,780	\$23,780
2016	\$45,000	0.65%	\$2,446	\$47,446	\$195,000	0.65%	\$32,586	\$227,586	\$90,000	\$15,158	\$105,158	\$330,000	\$50,190	\$380,190
2017	\$50,000	0.90%	\$2,075	\$52,075	\$195,000	0.90%	\$31,075	\$226,075	\$90,000	\$14,460	\$104,460	\$335,000	\$47,610	\$382,610
2018	\$50,000	1.05%	\$1,588	\$51,588	\$200,000	1.05%	\$29,148	\$229,148	\$95,000	\$13,556	\$108,556	\$345,000	\$44,291	\$389,291
2019	\$50,000	1.25%	\$1,013	\$51,013	\$200,000	1.25%	\$26,848	\$226,848	\$95,000	\$12,464	\$107,464	\$345,000	\$40,324	\$385,324
2020	\$50,000	1.40%	\$350	\$50,350	\$200,000	1.40%	\$24,198	\$224,198	\$95,000	\$11,205	\$106,205	\$345,000	\$35,753	\$380,753
2021					\$205,000	1.70%	\$21,055	\$226,055	\$95,000	\$9,733	\$104,733	\$300,000	\$30,788	\$330,788
2022					\$210,000	1.90%	\$17,318	\$227,318	\$100,000	\$7,975	\$107,975	\$310,000	\$25,293	\$335,293
2023					\$215,000	2.15%	\$13,011	\$228,011	\$100,000	\$5,950	\$105,950	\$315,000	\$18,961	\$333,961
2024					\$220,000	2.25%	\$8,225	\$228,225	\$100,000	\$3,750	\$103,750	\$320,000	\$11,975	\$331,975
2025					\$230,000	2.50%	\$2,875	\$232,875	\$105,000	\$1,313	\$106,313	\$335,000	\$4,188	\$339,188
TOTALS	\$245,000		\$8,674	\$253,674	\$2,070,000		\$221,748	\$2,291,748	\$965,000	\$102,730	\$1,067,730	\$3,280,000	\$333,151	\$3,613,151



CITY of FITCHBURG



2015 GENERAL OBLIGATION BOND ISSUE PLANNING

ROUNDED
ALLOCATION

	5,074,950		\$5,195,000	\$5,195,000
General Projects - Fire Dept	\$532,172	10.59%	\$549,956	\$550,000
TID # 6 Projects (Amended Area - Max 2027)	\$3,973,650	78.10%	\$4,057,258	\$4,055,000
General Projects - Maintenance	\$569,128	11.31%	\$587,786	\$590,000
	\$5,074,950	100.00%	\$5,195,000	\$5,195,000

Dated 4/14/15

	General Projects - Fire Dept				TID # 6 Projects (Amended Area - Max 2027)				General Projects - Maintenance				TOTAL	TOTAL	TOTAL
	Principal 4/1	Rate	Interest	Total	Principal 4/1	Rate	Interest	Total	Principal 4/1	Rate	Interest	Total	PRINCIPAL	INTEREST	PAYMENTS
2015			\$6,100	\$6,100			\$33,535	\$33,535			\$6,570	\$6,570	\$0	\$46,204	\$46,204
2016	\$20,000	0.65%	\$13,085	\$33,085	\$310,000	0.65%	\$71,283	\$381,283	\$25,000	0.65%	\$14,081	\$39,081	\$355,000	\$98,449	\$453,449
2017	\$25,000	0.90%	\$12,908	\$37,908	\$315,000	0.90%	\$68,858	\$383,858	\$25,000	0.90%	\$13,888	\$38,888	\$365,000	\$95,653	\$460,653
2018	\$25,000	1.05%	\$12,664	\$37,664	\$315,000	1.05%	\$65,786	\$380,786	\$25,000	1.05%	\$13,644	\$38,644	\$365,000	\$92,094	\$457,094
2019	\$25,000	1.25%	\$12,376	\$37,376	\$320,000	1.25%	\$62,133	\$382,133	\$25,000	1.25%	\$13,356	\$38,356	\$370,000	\$87,865	\$457,865
2020	\$25,000	1.40%	\$12,045	\$37,045	\$325,000	1.40%	\$57,858	\$382,858	\$25,000	1.40%	\$13,025	\$38,025	\$375,000	\$82,928	\$457,928
2021	\$25,000	1.70%	\$11,658	\$36,658	\$330,000	1.70%	\$52,778	\$382,778	\$25,000	1.70%	\$12,638	\$37,638	\$380,000	\$77,073	\$457,073
2022	\$25,000	1.90%	\$11,208	\$36,208	\$335,000	1.90%	\$46,790	\$381,790	\$25,000	1.90%	\$12,188	\$37,188	\$385,000	\$70,185	\$455,185
2023	\$25,000	2.15%	\$10,701	\$35,701	\$345,000	2.15%	\$39,899	\$384,899	\$25,000	2.15%	\$11,681	\$36,681	\$395,000	\$62,281	\$457,281
2024	\$25,000	2.25%	\$10,151	\$35,151	\$350,000	2.25%	\$32,253	\$382,253	\$30,000	2.25%	\$11,075	\$41,075	\$405,000	\$53,479	\$458,479
2025	\$25,000	2.50%	\$9,558	\$34,558	\$360,000	2.50%	\$23,815	\$383,815	\$30,000	2.50%	\$10,363	\$40,363	\$415,000	\$43,735	\$458,735
2026	\$25,000	2.55%	\$8,926	\$33,926	\$370,000	2.55%	\$14,598	\$384,598	\$30,000	2.55%	\$9,605	\$39,605	\$425,000	\$33,129	\$458,129
2027	\$25,000	2.60%	\$8,283	\$33,283	\$380,000	2.60%	\$4,940	\$384,940	\$30,000	2.60%	\$8,833	\$38,833	\$435,000	\$22,055	\$457,055
2028	\$30,000	2.75%	\$7,545	\$37,545		2.75%	\$0	\$0	\$30,000	2.75%	\$8,030	\$38,030	\$60,000	\$15,575	\$75,575
2029	\$30,000	2.85%	\$6,705	\$36,705		2.85%	\$0	\$0	\$30,000	2.85%	\$7,190	\$37,190	\$60,000	\$13,895	\$73,895
2030	\$30,000	2.95%	\$5,835	\$35,835		2.95%	\$0	\$0	\$30,000	2.95%	\$6,320	\$36,320	\$60,000	\$12,155	\$72,155
2031	\$30,000	3.05%	\$4,935	\$34,935		3.05%	\$0	\$0	\$35,000	3.05%	\$5,344	\$40,344	\$65,000	\$10,279	\$75,279
2032	\$30,000	3.20%	\$3,998	\$33,998		3.20%	\$0	\$0	\$35,000	3.20%	\$4,250	\$39,250	\$65,000	\$8,248	\$73,248
2033	\$35,000	3.25%	\$2,949	\$37,949		3.25%	\$0	\$0	\$35,000	3.25%	\$3,121	\$38,121	\$70,000	\$6,070	\$76,070
2034	\$35,000	3.35%	\$1,794	\$36,794		3.35%	\$0	\$0	\$35,000	3.35%	\$1,966	\$36,966	\$70,000	\$3,760	\$73,760
2035	\$35,000	3.45%	\$604	\$35,604		3.45%	\$0	\$0	\$40,000	3.45%	\$690	\$40,690	\$75,000	\$1,294	\$76,294
TOTALS	\$550,000		\$174,025	\$724,025	\$4,055,000		\$574,522	\$4,629,522	\$590,000		\$187,856	\$777,856	\$5,195,000	\$936,403	\$6,131,403

RESOLUTION R-44-15

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF
\$3,280,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2015A

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Fitchburg, Dane County, Wisconsin (the "City") to raise funds for public purposes, including financing street improvements, bridge and pedestrian and bike system improvements, police department and fire department improvements and equipment, park improvements, acquisition of municipal equipment and other 2015 capital improvement projects and projects included in the project plan for Tax Incremental District No. 4 (the "Project");

WHEREAS, the Common Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, cities are authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, the City has directed Ehlers & Associates, Inc. ("Ehlers") to take the steps necessary to sell the City's general obligation promissory notes (the "Notes") to pay the cost of the Project;

WHEREAS, Ehlers, in consultation with the officials of the City, prepared a Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Notes and indicating that the Notes would be offered for public sale on March 24, 2015;

WHEREAS, the City Clerk (in consultation with Ehlers) caused notice of the sale of the Notes to be published and/or announced and caused the Notice of Sale to be distributed to potential bidders offering the Notes for public sale;

WHEREAS, the City has duly received bids for the Notes as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Notice of Sale and is deemed to be the most advantageous to the City. Ehlers has recommended that the City accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1A. Ratification of the Notice of Sale and Offering Materials. The Common Council of the City hereby ratifies and approves the details of the Notes set forth in Exhibit A attached hereto as and for the details of the Notes. The Notice of Sale and any other offering materials prepared and circulated by Ehlers are hereby ratified and approved in all respects. All actions taken by officers of the City and Ehlers in connection with the preparation and distribution of the Notice of Sale and any other offering materials are hereby ratified and approved in all respects.

Section 1B. Authorization and Award of the Notes. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of THREE MILLION TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$3,280,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal of the Purchaser offering to purchase the Notes for the sum set forth on the Proposal (as modified on the Bid Tabulation and reflected in the Pricing Summary referenced below and incorporated herein), plus accrued interest to the date of delivery, is hereby accepted. The Mayor and City Clerk or other appropriate officers of the City are authorized and directed to execute an acceptance of the Proposal on behalf of the City. The good faith deposit of the Purchaser shall be retained by the City Treasurer until the closing of the note issue, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Notes shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2015A"; shall be issued in the aggregate principal amount of \$3,280,000; shall be dated April 14, 2015; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on April 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on October 1, 2015. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Notes maturing on April 1, 2023 and thereafter shall be subject to redemption prior to maturity, at the option of the City, on April 1, 2022 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity, by lot, at the principal amount thereof, plus accrued interest to the date of redemption. If the Proposal specifies that any of the Notes are subject to mandatory redemption, the terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Notes in such manner as the City shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2015 through 2024 for the payments due in the years 2015 through 2025 in the amounts set forth on the Schedule. The amount of tax levied in the year 2015 shall be the total amount of debt service due on the Notes in the years 2015 and 2016; provided that the amount of such tax carried onto the tax rolls shall be abated by any amounts appropriated pursuant to subsection (D) below which are applied to payment of principal of or interest on the Notes in the year 2015.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

(D) Appropriation. The City hereby appropriates from proceeds of the Notes or other funds of the City on hand a sum sufficient to be irrevocably deposited in the segregated Debt Service Fund Account created below and used to pay the interest on the Notes coming due on October 1, 2015 as set forth on the Schedule.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for \$3,280,000 General Obligation Promissory Notes, Series 2015A, dated April 14, 2015" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise

extinguished. The City Treasurer shall deposit in the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any premium not used for the Refunding which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund separate and distinct from all other funds of the City and disbursed solely for the purposes for which borrowed or for the payment of the principal of and the interest on the Notes. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purposes shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date

of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Designation as Qualified Tax-Exempt Obligations. The Notes are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 11. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services.

Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 12. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by the City Clerk or City Treasurer (the "Fiscal Agent").

Section 13. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 14. Record Date. The fifteenth day of each calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations previously executed on behalf of the City and on file in the City Clerk's office.

Section 16. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of the proceeds of the Notes allocable to the payment of issuance expenses to KleinBank, Chaska, Minnesota at Closing for further distribution as directed by Ehlers.

Section 17. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The City Clerk

shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 19. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 20. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 21. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded March 24, 2015.

Shawn Pfaff
Mayor

ATTEST:

Patti Anderson
City Clerk

(SEAL)

EXHIBIT A

Notice of Sale

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

EXHIBIT B

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

EXHIBIT C

Winning Bid

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

EXHIBIT D-1

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

[EXHIBIT MRP

Mandatory Redemption Provision

The Notes due on April 1, _____, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on April 1, _____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, _____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, _____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, _____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)]

EXHIBIT E

(Form of Note)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
DANE COUNTY
NO. R-____ CITY OF FITCHBURG \$_____
GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2015A

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
April 1, _____ April 14, 2015 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the City of Fitchburg, Dane County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on October 1, 2015 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by the City Clerk or City Treasurer (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$3,280,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including financing street improvements, bridge and pedestrian and bike system improvements, police department and fire department improvements and equipment, park

improvements, acquisition of municipal equipment and other 2015 capital improvement projects and projects included in the project plan for Tax Incremental District No. 4, all as authorized by resolutions of the Common Council duly adopted by said governing body at meetings held on February 24, 2015 and March 24, 2015. Said resolutions are recorded in the official minutes of the Common Council for said dates.

The Notes maturing on April 1, 2023 and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, 2022 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity, by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____, _____ and _____ are subject to mandatory redemption by lot as provided in the resolution authorizing the issuance and sale of the Notes at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note has been designated by the Common Council as a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as

depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Fitchburg, Dane County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF FITCHBURG,
DANE COUNTY, WISCONSIN

By: _____
Shawn Pfaff
Mayor

(SEAL)

By: _____
Patti Anderson
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

City of Fitchburg Committee or Commission Referral

Direct Referral Initiated by: March 24, 2015
Direct Referral Approved by: March 24, 2015

Date Referred: Ordinance Number:
Date to Report Back: Resolution Number: R-45-15

Sponsored by: Mayor Drafted by: Roach

TITLE: Resolution Awarding the Sale of \$5,195,000 General Obligation Corporate Purpose Bonds, Series 2015B

Background: This resolution completes the process of financing for capital projects.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Finance Committee - direct	Roach/Dodge	March 24, 2015	
2				
3				
4				

Amendments:



To: City Council
Mayor

From: Misty Dodge, Finance Director

Date: March 20, 2015

Subject: Recommended Decrease in Debt Issuance

While wrapping-up the audit preparation I learned of a spreadsheet that indicated the remaining money from the Post Road and Index Road projects was authorized to be used for other projects. There are also some Haight Farm Bridge funds from an earlier issue that had not yet been spent. Not knowing about this spreadsheet I erroneously included these same projects in the debt issuance that we are in the process of issuing.

The net result is a decrease in both the bonds and the notes. The downsizing also reduces the fees associated with the issuance. Following is a summary of the recommended changes:

	<u>Original</u>	<u>Revised</u>	<u>Change</u>
Bonds			
Projects	\$5,824,950	\$5,074,950	\$(750,000)
Fees & Misc	\$130,050	\$120,050	\$(10,000)
Total Issuance	\$5,955,000	\$5,195,000	\$(760,000)
Notes			
Projects	\$3,568,950	\$3,208,950	\$(360,000)
Fees & Misc	\$ 76,050	\$ 71,050	\$(5,000)
Total Issuance	\$3,645,000	\$3,280,000	\$(365,000)
Total	\$9,600,000	\$8,475,000	\$(1,125,000)



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Indianapolis
Madison
Milwaukee
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

March 19, 2015

VIA EMAIL

Mr. Anthony D. Roach
City Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: City of Fitchburg - \$3,280,000 General Obligation Promissory Notes, Series 2015A and \$5,195,000 General Obligation Corporate Purpose Bonds, Series 2015B

Dear Tony:

Attached is a draft of each of the **Award Resolutions** to be adopted in connection with the above-referenced financings. We have prepared the Resolutions with the information provided to us by Ehlers & Associates, Inc. ("Ehlers"). Please review them carefully.

It is our understanding that the Resolutions will be considered by the Common Council at its regular meeting on March 24, 2015 after the bid opening earlier that day.

If you have not already done so, please include the titles of the Resolutions on the agenda for the meeting. Please then post the agenda in at least three public places and provide it to the official newspaper of the City (or if the City has no official newspaper, to a news medium likely to give notice in the area) and to any other requesting media at least twenty-four hours prior to the meeting (see Section 19.84(1)(b), Wisconsin Statutes). The attached **Certificate of Compliance with Open Meeting Law** must be completed in connection with the meeting at which the Resolutions are adopted.

Unless the Common Council has adopted special rules regarding the adoption of borrowing resolutions, a vote of at least a majority of the members of the Common Council is necessary to adopt the Resolutions. We will provide you with an Excerpts of Minutes form for you to complete which records the vote on the Resolutions on the day of the meeting.

You will note in reviewing the Resolutions that some of the exhibits will be provided to the City on the day of sale. It is our understanding that Ehlers will provide this information to you and to us after the bid opening and prior to the meeting on March 24, 2015. We will review and confirm that information. We will email final copies and a representative of Ehlers will

Mr. Anthony D. Roach
March 19, 2015
Page 2

deliver final copies of each Resolution, including all exhibits, on the day of sale (March 24, 2015) prior to the meeting for the Common Council to review and approve.

Following the adoption of the Resolutions, we request that you return two executed copies of each Resolution, as well as two executed copies of the Certificate and Excerpts, to us for our review. All of these originally signed documents will be included in the closing transcripts. A copy of each Resolution should be incorporated into the minutes of the March 24, 2015 meeting.

We are also attaching a **Municipal Information Questionnaire** and **Private Activity and Other Tax Matters Questionnaires** with respect to each issue. Please review, correct, if necessary, complete and return these questionnaires to us before the March 24, 2015 meeting.

If you have any questions regarding the attached documents or any other matter, please do not hesitate to call us at any time.

Very truly yours,

QUARLES & BRADY LLP



Brian G. Lanser

BGL:DRG:SMN:km

Enclosures

#340239.00023

cc: Ms. Patti Anderson (w/enc. via email)
Ms. Misty Dodge (w/enc. via email)
Mr. Mike Harrigan (w/enc. via email)
Mr. James Mann (w/enc. via email)
Mr. Brendan Leonard (w/enc. via email)
Ms. Mary Zywiec (w/enc. via email)
Ms. Kathy Myers (w/enc. via email)



From City 02/06/2015, including change from City 2/19/15 and 3/18/15

SIZING ANALYSIS

	2015	
	Notes	Bonds
TOTAL CAPITAL REQUESTS		
TID # 4 Projects (Max 2024)	946,100	0
TID # 6 Projects (Amended Area - Max 2027)		3,973,650
Projects (Notes 5/10 yr/Bonds 20 yr)	2,262,850	1,451,300
Assessable Projects (7 year amortization)	0	
Less: 2015 Levied funds available (1)		(350,000)
Less Sale of Assets (\$2.0 M Estimated)		
PROJECT TOTALS	3,208,950	5,074,950
FINANCING COSTS		
Estimated Issuance Expenses		
<small>(\$30/Bond under \$1,500,000 or \$25/Bond greater than \$1,500,000 years 2014 and thereafter)</small>		
Est. Underwriter's Disc(\$10/1000 notes \$12.50/1000 bds)	32,800	64,938
Financial Advisor	16,400	26,500
Bond Counsel	10,000	13,000
Paying Agent (If terms are bid) BTSC	675	675
Rating Expense	8,800	13,000
TOTAL CAPITAL REQUIRED	3,277,625	5,193,063
Est. Interest Earnings	(1,203)	(1,903)
Rounding (Available for Debt Service/Projects)	3,578	3,841
NET ISSUE SIZE	3,280,000	5,195,000

Annual Debt Issuance 8,475,000

1) The City has \$390,000 Levied funds available, need to leave funds needed for 10/1/15 interest payment due on general projects portion of both the Notes and Bonds



CITY of FITCHBURG

2015 GENERAL OBLIGATION NOTE ISSUE PLANNING

ROUNDED
ALLOCATION

	\$3,208,950		\$3,280,000
Projects - 5 Year Amortization	\$240,550	7.50%	\$245,876 \$245,000
Projects - 10 year Amortization	\$2,022,300	63.02%	\$2,067,076 \$2,070,000
TID 4 Projects	\$946,100	29.48%	\$967,048 \$965,000
	\$3,208,950	100.00%	\$3,280,000 \$3,280,000

	Projects - 5 Year Amortization				Projects - 10 year Amortization				TID 4 Projects			TOTAL	TOTAL	TOTAL
	Principal 1-Apr	Rate	Interest	Total	Principal 1-Apr	Rate	Interest	Total	Principal 1-Apr	Interest	Total	PRINCIPAL	INTEREST	PAYMENTS
2015			\$1,203	\$1,203			\$15,410	\$15,410		\$7,167	\$7,167	\$0	\$23,780	\$23,780
2016	\$45,000	0.65%	\$2,446	\$47,446	\$195,000	0.65%	\$32,586	\$227,586	\$90,000	\$15,158	\$105,158	\$330,000	\$50,190	\$380,190
2017	\$50,000	0.90%	\$2,075	\$52,075	\$195,000	0.90%	\$31,075	\$226,075	\$90,000	\$14,460	\$104,460	\$335,000	\$47,610	\$382,610
2018	\$50,000	1.05%	\$1,588	\$51,588	\$200,000	1.05%	\$29,148	\$229,148	\$95,000	\$13,556	\$108,556	\$345,000	\$44,291	\$389,291
2019	\$50,000	1.25%	\$1,013	\$51,013	\$200,000	1.25%	\$26,848	\$226,848	\$95,000	\$12,464	\$107,464	\$345,000	\$40,324	\$385,324
2020	\$50,000	1.40%	\$350	\$50,350	\$200,000	1.40%	\$24,198	\$224,198	\$95,000	\$11,205	\$106,205	\$345,000	\$35,753	\$380,753
2021					\$205,000	1.70%	\$21,055	\$226,055	\$95,000	\$9,733	\$104,733	\$300,000	\$30,788	\$330,788
2022					\$210,000	1.90%	\$17,318	\$227,318	\$100,000	\$7,975	\$107,975	\$310,000	\$25,293	\$335,293
2023					\$215,000	2.15%	\$13,011	\$228,011	\$100,000	\$5,950	\$105,950	\$315,000	\$18,961	\$333,961
2024					\$220,000	2.25%	\$8,225	\$228,225	\$100,000	\$3,750	\$103,750	\$320,000	\$11,975	\$331,975
2025					\$230,000	2.50%	\$2,875	\$232,875	\$105,000	\$1,313	\$106,313	\$335,000	\$4,188	\$339,188
TOTALS	\$245,000		\$8,674	\$253,674	\$2,070,000		\$221,748	\$2,291,748	\$965,000	\$102,730	\$1,067,730	\$3,280,000	\$333,151	\$3,613,151



CITY of FITCHBURG



2015 GENERAL OBLIGATION BOND ISSUE PLANNING

ROUNDED
ALLOCATION

	5,074,950		\$5,195,000	\$5,195,000
General Projects - Fire Dept	\$532,172	10.59%	\$549,956	\$550,000
TID # 6 Projects (Amended Area - Max 2027)	\$3,973,650	78.10%	\$4,057,258	\$4,055,000
General Projects - Maintenance	\$569,128	11.31%	\$587,786	\$590,000
	\$5,074,950	100.00%	\$5,195,000	\$5,195,000

Dated 4/14/15

	General Projects - Fire Dept				TID # 6 Projects (Amended Area - Max 2027)				General Projects - Maintenance				TOTAL	TOTAL	TOTAL
	Principal 4/1	Rate	Interest	Total	Principal 4/1	Rate	Interest	Total	Principal 4/1	Rate	Interest	Total	PRINCIPAL	INTEREST	PAYMENTS
2015			\$6,100	\$6,100			\$33,535	\$33,535			\$6,570	\$6,570	\$0	\$46,204	\$46,204
2016	\$20,000	0.65%	\$13,085	\$33,085	\$310,000	0.65%	\$71,283	\$381,283	\$25,000	0.65%	\$14,081	\$39,081	\$355,000	\$98,449	\$453,449
2017	\$25,000	0.90%	\$12,908	\$37,908	\$315,000	0.90%	\$68,858	\$383,858	\$25,000	0.90%	\$13,888	\$38,888	\$365,000	\$95,653	\$460,653
2018	\$25,000	1.05%	\$12,664	\$37,664	\$315,000	1.05%	\$65,786	\$380,786	\$25,000	1.05%	\$13,644	\$38,644	\$365,000	\$92,094	\$457,094
2019	\$25,000	1.25%	\$12,376	\$37,376	\$320,000	1.25%	\$62,133	\$382,133	\$25,000	1.25%	\$13,356	\$38,356	\$370,000	\$87,865	\$457,865
2020	\$25,000	1.40%	\$12,045	\$37,045	\$325,000	1.40%	\$57,858	\$382,858	\$25,000	1.40%	\$13,025	\$38,025	\$375,000	\$82,928	\$457,928
2021	\$25,000	1.70%	\$11,658	\$36,658	\$330,000	1.70%	\$52,778	\$382,778	\$25,000	1.70%	\$12,638	\$37,638	\$380,000	\$77,073	\$457,073
2022	\$25,000	1.90%	\$11,208	\$36,208	\$335,000	1.90%	\$46,790	\$381,790	\$25,000	1.90%	\$12,188	\$37,188	\$385,000	\$70,185	\$455,185
2023	\$25,000	2.15%	\$10,701	\$35,701	\$345,000	2.15%	\$39,899	\$384,899	\$25,000	2.15%	\$11,681	\$36,681	\$395,000	\$62,281	\$457,281
2024	\$25,000	2.25%	\$10,151	\$35,151	\$350,000	2.25%	\$32,253	\$382,253	\$30,000	2.25%	\$11,075	\$41,075	\$405,000	\$53,479	\$458,479
2025	\$25,000	2.50%	\$9,558	\$34,558	\$360,000	2.50%	\$23,815	\$383,815	\$30,000	2.50%	\$10,363	\$40,363	\$415,000	\$43,735	\$458,735
2026	\$25,000	2.55%	\$8,926	\$33,926	\$370,000	2.55%	\$14,598	\$384,598	\$30,000	2.55%	\$9,605	\$39,605	\$425,000	\$33,129	\$458,129
2027	\$25,000	2.60%	\$8,283	\$33,283	\$380,000	2.60%	\$4,940	\$384,940	\$30,000	2.60%	\$8,833	\$38,833	\$435,000	\$22,055	\$457,055
2028	\$30,000	2.75%	\$7,545	\$37,545		2.75%	\$0	\$0	\$30,000	2.75%	\$8,030	\$38,030	\$60,000	\$15,575	\$75,575
2029	\$30,000	2.85%	\$6,705	\$36,705		2.85%	\$0	\$0	\$30,000	2.85%	\$7,190	\$37,190	\$60,000	\$13,895	\$73,895
2030	\$30,000	2.95%	\$5,835	\$35,835		2.95%	\$0	\$0	\$30,000	2.95%	\$6,320	\$36,320	\$60,000	\$12,155	\$72,155
2031	\$30,000	3.05%	\$4,935	\$34,935		3.05%	\$0	\$0	\$35,000	3.05%	\$5,344	\$40,344	\$65,000	\$10,279	\$75,279
2032	\$30,000	3.20%	\$3,998	\$33,998		3.20%	\$0	\$0	\$35,000	3.20%	\$4,250	\$39,250	\$65,000	\$8,248	\$73,248
2033	\$35,000	3.25%	\$2,949	\$37,949		3.25%	\$0	\$0	\$35,000	3.25%	\$3,121	\$38,121	\$70,000	\$6,070	\$76,070
2034	\$35,000	3.35%	\$1,794	\$36,794		3.35%	\$0	\$0	\$35,000	3.35%	\$1,966	\$36,966	\$70,000	\$3,760	\$73,760
2035	\$35,000	3.45%	\$604	\$35,604		3.45%	\$0	\$0	\$40,000	3.45%	\$690	\$40,690	\$75,000	\$1,294	\$76,294
TOTALS	\$550,000		\$174,025	\$724,025	\$4,055,000		\$574,522	\$4,629,522	\$590,000		\$187,856	\$777,856	\$5,195,000	\$936,403	\$6,131,403

MOODY'S

INVESTORS SERVICE

Rating Action: Moody's assigns Aa1 to Fitchburg, WI's \$3.3M GO Prom. Notes, Ser. 2015A and \$5.2M GO Corp. Purpose Bonds, Ser. 2015B

Global Credit Research - 19 Mar 2015

Aa1 applies to \$44.7M post-sale GO debt

New York, March 19, 2015 --

Moody's Rating

Issue: General Obligation Promissory Notes, Series 2015A; Rating: Aa1; Sale Amount: \$3,280,000; Expected Sale Date: 03-23-2015; Rating Description: General Obligation

Issue: General Obligation Corporate Purpose Bonds, Series 2015B; Rating: Aa1; Sale Amount: \$5,195,000; Expected Sale Date: 03-23-2015; Rating Description: General Obligation

Opinion

Moody's Investors Service has assigned a Aa1 to Fitchburg, WI's \$3.3 million General Obligation Promissory Notes, Series 2015A and \$5.2 million General Obligation Corporate Purpose Bonds, Series 2015B. Concurrently, Moody's has affirmed the Aa1 on the city's outstanding general obligation (GO) debt. Post-sale, the city will have \$44.7 million of GO debt outstanding.

SUMMARY RATING RATIONALE

The Aa1 rating reflects the city's moderately-sized tax base which benefits from its location, adjacent to Madison (Aaa stable outlook); strong financial operations characterized by annual operating surpluses and healthy General Fund reserves; above average socioeconomic characteristics; and manageable debt profile with future long-term borrowing expected.

OUTLOOK

Outlooks are generally not assigned to local government credits with this amount of debt outstanding.

WHAT COULD MAKE THE RATING GO UP

- Significant, sustained growth and diversification of the city's tax base coupled with strengthening of the demographic profile
- Moderation of debt burden and reduction in fixed costs
- Growth to fund balance and liquidity consistent with comparable higher rated entities

WHAT COULD MAKE THE RATING GO DOWN

- Material decline in fund balance and/or liquidity
- Significant deterioration of city's tax base and/or demographic profile

OBLIGOR PROFILE

Fitchburg is a city in south central Wisconsin adjacent to the City of Madison. The city covers approximately 35.2 square miles in Dane County with a 2013 estimated population of 26,380.

LEGAL SECURITY

Debt service on both the Series 2015A notes and Series 2015B bonds is secured by the city's general obligation unlimited tax pledge which benefits from a dedicated property tax levy that is not limited by rate or amount.

USE OF PROCEEDS

Proceeds of the Series 2015A notes will finance capital projects including street improvement projects, park improvement projects, and projects within the city's TID #4. Proceeds of the Series 2015B bonds will finance maintenance building projects, fire station projects, and projects within the city's TID #6.

PRINCIPAL METHODOLOGY

The principal methodology used in this rating was US Local Government General Obligation Debt published in January 2014. Please see the Credit Policy page on www.moody.com for a copy of this methodology.

REGULATORY DISCLOSURES

For ratings issued on a program, series or category/class of debt, this announcement provides certain regulatory disclosures in relation to each rating of a subsequently issued bond or note of the same series or category/class of debt or pursuant to a program for which the ratings are derived exclusively from existing ratings in accordance with Moody's rating practices. For ratings issued on a support provider, this announcement provides certain regulatory disclosures in relation to the rating action on the support provider and in relation to each particular rating action for securities that derive their credit ratings from the support provider's credit rating. For provisional ratings, this announcement provides certain regulatory disclosures in relation to the provisional rating assigned, and in relation to a definitive rating that may be assigned subsequent to the final issuance of the debt, in each case where the transaction structure and terms have not changed prior to the assignment of the definitive rating in a manner that would have affected the rating. For further information please see the ratings tab on the issuer/entity page for the respective issuer on www.moody.com.

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MOODY'S
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RESOLUTION R-45-15

RESOLUTION AWARDING THE SALE OF
\$5,195,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2015B

WHEREAS, on February 24, 2015, the Common Council of the City of Fitchburg, Dane County, Wisconsin (the "City") adopted initial resolutions authorizing the issuance of general obligation bonds in an amount not to exceed \$4,060,000 for the public purpose of providing financial assistance to community development projects under Section 66.1105 of the Wisconsin Statutes by paying project costs of the City's Tax Incremental District No. 6; in an amount not to exceed \$605,000 for the public purpose of financing fire department projects consisting of the purchase of sites for and construction of engine houses; and in an amount not to exceed \$1,290,000 for the public purpose of financing buildings for the housing of machinery and equipment, consisting of expansion of the City's maintenance facility (collectively, the "Initial Resolutions");

WHEREAS, pursuant to the provisions of Section 67.05, Wisconsin Statutes, within 15 days following the adoption of the Initial Resolutions, the City Clerk caused a notice to electors to be published in The Wisconsin State Journal, stating the purposes and maximum principal amounts of the bond issues authorized by the Initial Resolutions and describing the opportunity and procedure for submitting a petition requesting a referendum on the bond issues authorized by the Initial Resolutions;

WHEREAS, to date, no petition for referendum has been filed with the City Clerk, and the time to file such a petition shall expire on March 26, 2015;

WHEREAS, on February 24, 2015, the Common Council of the City also adopted a resolution (the "Set Sale Resolution") providing that the general obligation bond issues authorized by the Initial Resolutions be combined, issued and sold as a single issue of bonds designated as "General Obligation Corporate Purpose Bonds, Series 2015B" (the "Bonds") for the purpose of paying the cost of the projects described in the Initial Resolutions (the "Project");

WHEREAS, pursuant to the Set Sale Resolution, the City directed Ehlers & Associates, Inc. ("Ehlers") to take the steps necessary to sell the Bonds;

WHEREAS, Ehlers, in consultation with the officials of the City, prepared a Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Bonds and indicating that the Bonds would be offered for public sale on March 24, 2015;

WHEREAS, the City Clerk (in consultation with Ehlers) caused notice of the sale of the Bonds to be published and/or announced and caused the Notice of Sale to be distributed to potential bidders offering the Bonds for public sale;

WHEREAS, the City has duly received bids for the Bonds as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation");

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Notice of Sale and is deemed to be the most advantageous to the City. Ehlers has recommended that the City accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference; and

WHEREAS, the Common Council now deems it to be necessary, desirable and in the best interest of the City that the Bonds be issued in the aggregate principal amount of \$5,195,000 for the following purposes and in the following principal amounts: community development projects in Tax Incremental District No. 6 (\$4,055,000), fire department projects (\$550,000) and a maintenance facility project (\$590,000).

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1A. Ratification of the Notice of Sale and Offering Materials. The Common Council of the City hereby ratifies and approves the details of the Bonds set forth in Exhibit A attached hereto as and for the details of the Bonds. The Notice of Sale and any other offering materials prepared and circulated by Ehlers are hereby ratified and approved in all respects. All actions taken by officers of the City and Ehlers in connection with the preparation and distribution of the Notice of Sale and any other offering materials are hereby ratified and approved in all respects.

Section 1B. Award of the Bonds. The Proposal of the Purchaser offering to purchase the Bonds for the sum set forth on the Proposal (as modified on the Bid Tabulation and reflected in the Pricing Summary referenced below and incorporated herein), plus accrued interest to the date of delivery, is hereby accepted (subject to the condition that no valid petition for a referendum is filed by March 26, 2015 in connection with any of the Initial Resolutions). The Mayor and City Clerk or other appropriate officers of the City are authorized and directed to execute an acceptance of the Proposal on behalf of the City. The good faith deposit of the Purchaser shall be retained by the City Treasurer until the closing of the bond issue, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Bonds shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Bonds. The Bonds shall be designated "General Obligation Corporate Purpose Bonds, Series 2015B"; shall be issued in the aggregate principal amount of \$5,195,000; shall be dated April 14, 2015; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on April 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on October 1, 2015. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Bonds maturing on April 1, 2024 and thereafter shall be subject to redemption prior to maturity, at the option of the City, on April 1, 2023 or on any date thereafter. Said Bonds shall be redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity, by lot, at the principal amount thereof, plus accrued interest to the date of redemption. If the Proposal specifies that any of the Bonds are subject to mandatory redemption, the terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Bonds in such manner as the City shall direct.

Section 4. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2015 through 2034 for the payments due in the years 2015 through 2035 in the amounts set forth on the Schedule. The amount of tax levied in the year 2015 shall be the total amount of debt service due on the Bonds in the years 2015 and 2016; provided that the amount of such tax carried onto the tax rolls shall be abated by any amounts appropriated pursuant to subsection (D) below which are applied to payment of principal of or interest on the Bonds in the year 2015.

(B) Tax Collection. So long as any part of the principal of or interest on the Bonds remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Bonds, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Bonds when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

(D) Appropriation. The City hereby appropriates from proceeds of the Bonds or other funds of the City on hand a sum sufficient to be irrevocably deposited in the segregated Debt Service Fund Account created below and used to pay the interest on the Bonds coming due on October 1, 2015 as set forth on the Schedule.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for \$5,195,000 General Obligation Corporate Purpose Bonds, Series 2015B, dated April 14, 2015" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Bonds is fully paid or otherwise extinguished. The City Treasurer shall deposit in the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Bonds; (ii) any premium which may be received by the City above the par value of the Bonds and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Bonds when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Bonds when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Bonds until all such principal and interest has been paid in full and the Bonds canceled; provided (i) the funds to provide for each payment of principal of and interest on the Bonds prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Bonds may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Bonds as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Bonds have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Bonds; Segregated Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Bonds into the Debt Service Fund Account created above) shall be deposited into a special fund separate and distinct from all other funds of the City and

disbursed solely for the purposes for which borrowed or for the payment of the principal of and the interest on the Bonds. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purposes for which the Bonds have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purposes shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Bonds, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Bonds to the Purchaser which will permit the conclusion that the Bonds are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Bonds and the ownership, management and use of the projects will not cause the Bonds to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Bonds including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Bonds provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Bonds and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Designation as Qualified Tax-Exempt Obligations. The Bonds are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 11. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser

upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 12. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by the City Clerk or City Treasurer (the "Fiscal Agent").

Section 13. Persons Treated as Owners; Transfer of Bonds. The City shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 14. Record Date. The fifteenth day of each calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the City at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the

Blanket Issuer Letter of Representations previously executed on behalf of the City and on file in the City Clerk's office.

Section 16. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of the proceeds of the Bonds allocable to the payment of issuance expenses to KleinBank, Chaska, Minnesota at Closing for further distribution as directed by Ehlers.

Section 17. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 19. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 20. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 21. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded March 24, 2015.

Shawn Pfaff
Mayor

ATTEST:

Patti Anderson
City Clerk

(SEAL)

EXHIBIT A

Notice of Sale

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

EXHIBIT B

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

EXHIBIT C

Winning Bid

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

EXHIBIT D-1

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

[EXHIBIT MRP

Mandatory Redemption Provision

The Bonds due on April 1, _____, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on April 1, _____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, _____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, _____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, _____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)]

EXHIBIT E

(Form of Bond)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
DANE COUNTY
NO. R-____ CITY OF FITCHBURG \$_____
GENERAL OBLIGATION CORPORATE PURPOSE BOND,
SERIES 2015B

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
April 1, _____ April 14, 2015 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the City of Fitchburg, Dane County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on October 1, 2015 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by the City Clerk or City Treasurer (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of \$5,195,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and

redemption provision, issued by the City pursuant to the provisions of Section 67.04, Wisconsin Statutes, for the following public purposes: community development projects in Tax Incremental District No. 6 (\$4,055,000), fire department projects (\$550,000) and a maintenance facility project (\$590,000), all as authorized by resolutions of the Common Council duly adopted by said governing body at meetings held on February 24, 2015 and March 24, 2015. Said resolutions are recorded in the official minutes of the Common Council for said dates.

The Bonds maturing on April 1, 2024 and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, 2023 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity, by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Bonds maturing in the years _____, _____ and _____ are subject to mandatory redemption by lot as provided in the resolution awarding the sale of the Bonds at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable.

This Bond has been designated by the Common Council as a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Bond is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the City appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Fitchburg, Dane County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF FITCHBURG,
DANE COUNTY, WISCONSIN

By: _____
Shawn Pfaff
Mayor

(SEAL)

By: _____
Patti Anderson
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

PENDING REFERRAL ITEMS	
•	Rezone Request RZ-1853-09 by Randy Bruce of Knothe & Bruce Architect, LLC, Agent for McKee Family, LLC, to Rezone from Residential Medium Density (R-M) to Planned Development District General Implementation Plan (PDD-GIP) Property Associated with Lots 53 & 54 of Chapel Valley Plat
•	R-70-14 Resolution Designating Path Location for a Connection to McKee Road from the Military Ridge Path - tabled June 24, 2014
•	2014-O-25 Chapter 22 - Zoning, Article IIO. Business Districts, Division 6. Conditional Uses Applicable to all Business Districts. Sec 22-357. Design Review
•	2014-O-22 Chapter 54 - Parks, Recreation and Forestry, Article III Division 3. Tree and Shrub Management
•	R-26-15 Authorizing Acceptance of 2015 Contract Bid
•	R-37-15 Accepting Public Improvements for Techlands Plat