

1. Agenda

Documents: [PLAN_20150421_AG.PDF](#)

2. Complete Packet

Documents: [PLAN_20150421_PK.PDF](#)



CITY OF FITCHBURG

Planning Department

5520 Lacy Road
Fitchburg, WI 53711-5318

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

www.fitchburgwi.gov

NOTICE
PLAN COMMISSION
April 21, 2015

PLEASE TAKE NOTICE that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a meeting on **Tuesday, April 21, 2015 at 7:00 p.m.** in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 for the purposes of:

1. Call to order and approval of minutes of 03/17/2015.
2. Public Appearances – non agenda items
3. Agenda Review
4. Architectural Design Review request by Russell Swiggum for a new agricultural building at 5898 Adams Road, Lot 1 CSM 12880.
5. Preliminary Plat request PP-2054-15 by Ronald Klaas, agent for Fahey Land LLC, for approval of the Fahey Fields Preliminary Plat.
6. Final Plat request FP-2055-15 by Deborah Hatfield, agent for Hamm Fam Land LLC, for approval of the Final Plat of Quarry Vista.
7. Resolution R-37-15, Accepting Public Improvements for TechLands Plat
8. Consideration of PCR-01-15, Resolution of the Plan Commission Calling for a Public Hearing on Proposed Tax Incremental District No. 9 Creation In the City of Fitchburg
9. Planning Department Report
10. Announcements
 - a. Next Plan Commission Meeting Scheduled for May 19, 2015 at 7:00 p.m.
 - b. Other
11. Adjournment

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

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



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DRAFT MINUTES



CITY OF FITCHBURG

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Fitchburg, WI 53711-5318

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MINUTES PLAN COMMISSION March 17, 2015

Plan Commission Members Present: Carol Poole, Ed Kinney, Jim Anderson, Becky Baumbach

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

1. Call to order and approval of minutes of 2/17/2015.

Chair Poole called the meeting to order at 7:13 p.m.

Motion by Kinney, second by Baumbach, to approve the minutes of 2/17/2015 was carried unanimously.

2. Public Appearances – non agenda items – None.

3. Agenda Review –

Motion by Anderson, second by Kinney, to move item 8 after item 4, was carried unanimously.

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

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

Community Planner Susan Badtke provided an overview of the proposed ordinance amendment. She noted that this is a minor amendment to the Sign Ordinance to allow motor vehicle fuel pricing signs to be LED; under the current ordinance an LED electronic sign is considered an alternating sign and therefore is not allowed. PDQ gas station is looking to change their sign so this would allow them to do this. She noted that State Statute has limitations that the price can only change once in 24 hours.

Anderson questioned whether there were any requirements as far as brightness as he said some of the pricing signs, not necessarily in Fitchburg, appear brighter than others. Badtke commented that she wasn't aware of any limitations on brightness.

Motion by Baumbach, second by Anderson, to recommend approval of 2015-O-07 was carried unanimously.

5. Resolution R-17-15, A Resolution Approving Offer to Purchase Property For Northeast Fire Station Site. (this is item 8 identified on the agenda, which was moved to be taken up after item 4 above)

Community Planner Susan Badtke gave a quick overview of the Resolution noting that the Resolution would approve an offer to purchase property for the Northeast Fire Station site. The site is proposed at 5 acres.

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Ed Kinney questioned whether all 5 acres were usable. City Planner Tom Hovel stated that the site is all usable. Chair Poole commented that there is the option to acquire 2 additional acres in the future, if needed and that the City is close to getting started on the west side firestation.

Hovel commented that the McKeown property, on the west side of Syene, had been considered and the City went as far as having the property appraised and an environmental assessment completed. They were having trouble getting weeds cut down to get a better look at the property and the City was uncomfortable pursuing. Poole commented that the utilities are also closer on the east side site that the City is pursuing.

Kinney questioned whether the station will be a 2-story building. Hovel stated that the fire department prefers one story but that is yet to be determined. Kinney stated that if the City wants to set a tone for the area we need to set expectations.

Jim Anderson questioned if the City Engineer looked at the site distance with the hill. Hovel stated there were some conversations regarding this but no major issues that made the City not wish to pursue the site.

Motion by Kinney, second by Baumbach, to recommend approval of Resolution R-17-15, was carried unanimously.

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

Chair Poole opened the public hearing.

Deb Hatfield, 119 S Main Street Cottage Grove, representing the development and Hamm Fam Land, registered in support of the request and was available to answer questions.

Mike Schultz, 2921 Perry Street Madison, representing the developer and Hamm Family, registered in support of the request and was available to answer questions.

Rob Montgomery, 119 S Main Street Cottage Grove, representing Hamm Fam Land, spoke in support of the request and provided an overview of the changes to the previously approved CDP. He noted that changes to the plan including identification of a small wetland of 200 sq ft that will not be directly impacted by the project as construction will take place outside of the required 75' wetland buffer. The plan also recognizes the possibility of a navigable waterway in the Quarry Ridge recreational area; anything related to this is covered by the erosion control plan and doesn't change anything in the project. He noted that the main change to the plan deals with the landfill. Montgomery provided background on the landfill and noted that they have received approval from DNR on the proposed landfill closure plan modification. The landfill material will be sorted and materials will be moved to the private green space area shown in the plan, which essentially takes out a ½ block of the project. The DNR will redefine the area from the original 5 acres to the small private greenspace area.

Ed Kinney questioned how the private greenspace will be used and owned. Montgomery stated that it will be private held by Hammersley and heirs/assigns. Kinney questioned if there is a way to make it more of an amenity to the project. Montgomery stated that there are a lot of possibilities; a gazebo, trees, landscaping features might be permitted by the DNR but any construction on the site would need to be permitted by the DNR. He stated that the property will be mowed and the sidewalk cleared.

Ed Kinney questioned whether the area could go to a Homeowners Association so there is an incentive to continue to maintain the property in the future. Montgomery stated that is possible in the future but right now it is proposed to be privately held. It might be possible that the designation of a licensed landfill facility could be removed in the future but that would need to be explored with the DNR in the future.

Chair Poole inquired about the possibility of using the space for a dog park or other similar uses. Montgomery stated that the DNR cares about having intact cover of the material. Mike Schultz, president of CGC, stated that the DNR allowed for soccer fields to be built over the Middleton Metro Landfill as it doesn't infringe upon the cover.

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Chair Poole closed the public hearing.

City Planner Tom Hovel stated that the private open space reduces the density a little bit as it takes away some of the home sites; the plan anticipates 318 dwelling units with 152-156 of them being multi-family. He stated there is a long water main extension to which Public Works is requesting a few conditions on. Hovel also commented that the City found out about the landfill in September 2014; the applicant had proposed to dedicate land that contained landfill material to the City for parks and streets. The amendment could have been avoided if the city was notified of the landfill from the beginning. He also noted that the DNR approval has conditions that exemptions from the DNR would be needed for any structure and that the DNR will need to examine and inspect the property annually so it will need to be mowed and the growth will need to be kept down.

Motion by Anderson, second by Kinney, to recommend approval of CDP(A)-2051-15 with 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.

Motion was carried unanimously.

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

Chair Poole opened the public hearing.

Deb Hatfield, 119 S Main Street Cottage Grove, representing Hamm Fam Land, registered in support of the request and was available to answer questions. She provided a brief summary of the request noting that the rezoning request was specific to the block with the private open space.

Rob Montgomery, 119 S Main Street Cottage Grove, representing Hamm Fam Land, registered in support of the request.

Mike Schultz, 2921 Perry Street Madison, representing the development and Hamm Family, registered in support of the request and was available to answer questions.

Chair Poole closed the public hearing.

Motion by Baumbach, second by Kinney, to recommend approval of RZ-2052-15 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 by the Common Council.

Motion was carried unanimously.

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8. 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.

Deb Hatfield, 119 S Main Street Cottage Grove, representing the development and Hamm Fam Land, registered in support and summarized that the plat modifications include redesign of the block that will be private open space with the landfill materials and also incorporating the multi-family site as a lot instead of an outlot.

Mike Schultz, 2921 Perry Street Madison, representing the development and Hamm Family, registered in support of the request and was available to answer questions.

City Planner Tom Hovel stated that staff recommended approval with 13 conditions; he made one minor amendment to proposed condition 2 to include that the approval is conditioned on approval of the CDP and Rezoning.

Motion by Kinney, second by Baumbach, to recommend approval of PP-2053-15, 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.

Motion carried unanimously.

9. Planning Department Report

City Planner Tom Hovel informed the Commission that the DNR has opened the public comment period on the NEN Urban Service Adjustment application. Public comment opened on March 12 and runs through April 3. He stated that you can find information on the DNR's website at dnr.wi.gov; enter "Water Planning in Wisconsin" in the search bar and it will bring you to a public comment site. He stated that the DNR has not yet made an opinion on the project but expects a decision sometime in the spring.

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10. Announcements

Chair Poole informed the Commission that the next meeting is scheduled for April 21, 2015. She thanked Alder Becky Baumbach for her hard work on the Commission as Becky has chosen not to run again for Council. She also thanked staff for having complete reviews and information for the Commission.

11. Adjournment

Motion by Kinney, second by Anderson, to adjourn at 7:57 p.m. was carried unanimously.

Submitted By,
Susan Badtke, Community Planner



MEMORANDUM

CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@fitchburgwi.gov

TO: Plan Commission
FROM: Tom Hovel, Zoning Administrator/City Planner
Susan Badtke, Community Planner
DATE: April 16, 2015
SUBJECT: April 21, 2015 Plan Commission Items

4. Architectural Design Review request by Russell Swiggum for a new agricultural building at 5898 Adams Road, Lot 1 CSM 12880.

Site Details:

Acres: 35
Existing Use: Agriculture
Current Zoning: A-X (Exclusive Agriculture)



Background & Application Description:

Applicant is requesting approval for a new agricultural building at 5898 Adams Road. According to the applicant, the building will be used for hay storage and storage of hay making equipment. Frostwood Farms produces hay for horses and has two other hay barns located on Caine Road and Fitchburg Road.

Staff Evaluation:

The proposed agriculture building is 76' x 177' and is located to the east of the existing residence on the property. As part of the project, the plan proposes abandoning the existing driveway that currently serves the single-family home on the property and relocating the access to the east so that there is a shared driveway that would serve both the existing house and also the proposed ag building. The proposed driveway, as specified in condition 4 below, requires a driveway permit approved by Public Works; this is required prior to any building permit being authorized.

Elevations for the proposed building are included in the packet materials. The building is proposed at 42'-1" which complies with the A-X zoning standards. The proposed structure also complies with the required setbacks of the A-X zoning district.

Sheet C2.0 shows the proposed building location overlaid on an air photo. According to the applicant, the area where the owner wants the new building is a low area that is always wet and shaded by trees. It is a low area that they will build up for drainage and turn the area east of the building into prairie restoration. Sheet C2.0 Grading and Erosion Control Plan, shows the area that will be created into a prairie east of the building. Per the application this is a rocky slope that was corn last year. All of the wooded area on the farm is mostly side hill. The applicant feels this is the least disruptive area for a building on the farm.

The applicant is aware that both an Erosion Control and Stormwater Management Permit along with a driveway permit will be required; conditions 3 & 4 specify these required approvals.

Staff Recommendation:

Staff recommends approval of ADR request for a new agricultural building at 5898 Adams Road with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Use of the building is limited to agricultural use only. Approval is based on submitted plans and materials.
- 3.) Applicant shall obtain an Erosion Control and Stormwater Management Permit prior to the issuance of any permit.
- 4.) Applicant shall work with Public Works on the driveway location and obtain a driveway permit prior to the issuance of any building permit.

Attachments:

- ADR materials

5. Preliminary Plat request PP-2054-15 by Ronald Klaas, agent for Fahey Land LLC, for approval of the Fahey Fields Preliminary Plat.

Note: State Statute allows 90 days for the City to act on a preliminary plat. The City will need to act on this plat by June 21, 2015.

Site Details:

Acres: ~80

Existing Use: Agriculture

Current Zoning: A-T (Transitional Agriculture)



Background & Application Description:

Applicant is requesting approval for the Fahey Fields Preliminary Plat. The Plat would provide for 118 single-family lots along with a 4.24 acres site (lot 119) that is reserved for 122 dwelling units. Additional units are proposed to be developed in the future in the land that is currently outside of the Urban Service Area (outlot 9).

Staff Evaluation:

Staff has reviewed the preliminary plat for Fahey Fields.

The main area of concern for staff was the parkland area that will be dedicated on the east part of the development. The developer has proposed stormwater facilities on the north end of what was to be the property; in working with the developer these facilities have been placed on a separate outlot and are being dedicated for stormwater purposes, not parkland. According to the developer they are dedicating more parkland than what is required under the McGaw Park Master Plan.

The Parks Commission reviewed and approved the preliminary plat request on April 2, 2015 with the following comments:

- Fahey Fields and the Fitchburg Park & Forestry staff will work together to evaluate wooded fence lines on the western, northern and eastern borders of the development, with the goal of creating areas that are free of invasive plant and tree species along with saving desirable species.
- Fahey Fields will delineate property lines that interface with public property with 4 x 4 decorative posts.
- All paved paths will be located in the field to insure good placement as it related to neighboring properties and stormwater facilities.

- Outlot 7 will be dedicated in Phase 1 of the project.
- Fahey Fields and the Parks Department will work to ensure that Outlot 6 will be of ample size and appropriate grade to accommodate the McGaw Park Master Plan's western addition planned amenities and uses.
- The stormwater facility on the northern border of the parkland is approved but this facility will need to be a separate outlot and will not be credited towards parkland dedication.
- All parkland dedication deficiencies, parkland improvements and fee in lieu of dedication will be calculated as the final plat is realized.

The applicant and public works have worked through items related to the street right-of-ways, easements, etc. There are some outstanding items, including Fahey Glen/Nobel Drive intersection, which is not yet determined as the roundabout design is not finalized.

Planning staff's primary concern is the parkland area to the east of the development. The approved CDP never mentioned or showed stormwater facilities at the north end of the park area. The Parks Commission and Parks Director believe that the facilities will not impede on the space necessary to achieve the improvements of the McGaw Park Master Plan.

As previously noted, the proposed preliminary plat is consistent with the approved Comprehensive Development Plan. At full buildout the plat, with the area that is currently outside the Urban Service Area, will meet the required 10 du/ac as required under the CDP and the McGaw Neighborhood Plan. As the Commission may recall, during the last round of Comprehensive Plan amendments, the City removed some of the Floor Area Ratio (FAR) requirements of the McGaw Neighborhood Plan. Staff had proposed changes to the FAR as some of the anticipated proposed development projects in the neighborhood, specifically Promega, were not looking to meet the requirement. As was discussed with consideration of the changes to the FAR, these changes impact the ability of the Neighborhood to meet the LEED-ND status. The Council had discussed and determined that the neighborhood could still achieve other aspects and chose not to place emphasis or priority on LEED-ND.

During the CDP process staff had suggested to the subdivider that they place some townhomes across Nobel Drive from the multi-family lot. They chose not to do this. The reason for the suggestions were (1) to lessen density on the multi-family lot; (2) avoid massing of multi-family across from single-family; (3) act as a better transition from multi-family to single-family dwellings; and (4) have more like uses opposite each other on the street.

Incoming Plan Commission Chair, Steve Arnold has expressed concerns with the Fahey Plat. In a broad sense these concerns deal with walkability and livability within the neighborhood. More specifically he has identified the following issues: 1. The multi-family residential concentration at the southwest corner of the plat is outside the urban service area, so the time at which the required average density can be met, if even, is unknown. The required average density should be made within the current urban service area. 2. The single family units are located across Nobel from the multi-family lot (which may set up another lot 53-54 Chapel Valley Road situation). Urban design tenants, (as staff noted) normally require similar form (i.e., building type) on both sides of the street with transitions along the back lot lines, not the street. 3. The lack of improved public street access for the park. While the plat meets the minimum required street frontage, its allocation could be improved to provide better access to the central and southern sections of the park. 4. The neighborhood design has failed to take into consideration a diversity of single family lot types. This plat is similar in size to Quarry Vista, however, Quarry Vista provides for a variety of lot sizes and types. This variety, as also exists in Swan Creek, allows for a different aspects of the residential market to be met within the same development. Steve believes that the plat design can be better improved to create a walkable and healthier neighborhood, and in so doing better meet the tenants of the McGaw Neighborhood Plan.

Consistency with Comprehensive Plan:

Future Land Use Plan: This property is located within the McGaw Park Neighborhood and therefore follows the detailed planning of the McGaw Park Neighborhood Plan. The majority of the land is

designated as R2 in the plan, which is required to meet a minimum net density of 10 du/acre; while this plat will not meet the required 10 du/ac, the approved CDP for the entire development meets the 10 du/acre at full buildout.

Staff Recommendation:

If the Commission wishes to approve preliminary plat PP-2054-15, staff recommends the following conditions be placed on approval:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Subdivision Improvement Agreement and park fees will be required to be executed prior to the City signing the final plat.
- 3.) Utility easements shall be shown on the final plat.
- 4.) Rezoning of the property at the time of the final plat to accommodate the uses herein anticipated.
- 5.) Applicant shall work with Public Works on sanitary sewer and watermain layout and sizing.
- 6.) Compliance with conditions of CARPC Resolution 2009-15.
- 7.) The plat may be adjusted depending on the design of the roundabout at Fahey Glen and Nobel Drive.
- 8.) Preliminary Plat provided to the City on April 15, 2015 which includes drainage arrows shall be reviewed by Public Works and may need adjustments depending on Public Works review.
- 9.) Mary Lane shall be used only for one direction of the street (north/south) or (east/west) as there is a clean break at Fahey Glen where the street changes direction. Preliminary Plat shall be updated to recognize this name change and be resubmitted within one week of Plan Commission action for approval by Planning Department.

Attachments:

- PP-2054-15 Materials

6. Final Plat request FP-2055-15 by Deborah Hatfield, agent for Hamm Fam Land LLC, for approval of the Final Plat of Quarry Vista.

Note: State Statute allows 60 days for the City to act on a final plat. The City will need to act on this plat by May 22, 2015

Site Details:

Acres: ~72

Existing Use: Former quarry

Current Zoning: R-LM, PDD-GIP

Background & Application Description:

Applicant is requesting approval for a final plat of Quarry Vista. The Council approved the preliminary plat for the development in March; the proposed final plat is for the first phase of Quarry Vista.



Staff Evaluation:

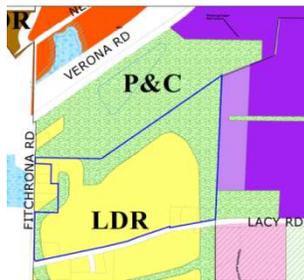
The proposed plat is for the first phase of the Quarry Vista Development. The plat proposes 14 single-family lots on Turnstone Circle with 152 units (as called for in the approved PDD-GIP) on Lot 115 at the Lacy/Fitchrona intersection.

The proposed final plat is consistent with the preliminary plat approved under Resolution R-40-15 approved by the Council in March 2015. Overall staff has few outstanding items with the proposed plat. Most of the Public Works items have been satisfied. The primary outstanding Public Works item, which the applicant is aware of, is that drawings and additional information (e.g. final location, height, fencing, details, etc.) for the proposed retaining wall at the Pringle property (north of Quarry Vista Drive) have still not been received. Public Works has suggested that a meeting with the Pringles,

MARS and City Staff be held onsite to go over details of the retaining wall. The applicant has indicated that they are working on this item.

Consistency with Comprehensive Plan:

Future Land Use Plan: LDR (Low Density Residential)



The Comprehensive Plan directs the future land use of the former quarry to primarily develop as low density residential with park and open space. The Comp Plan directs LDR densities to range from two to five housing units per acre. The LDR is meant for primarily single-family and related uses such as religious and educational facilities. The Comprehensive Plan recognizes that minor alterations to the designation may occur through Comprehensive Development Plans, As noted above, the expected density (if using gross density) under this CDP is 4.72, which falls within this acceptable range. Of course gross density is the full site,

including areas being dedicated for parks, streets and storm water. Staff questioned how the proposed multi-family fits with this designation, to which the applicant responded that the proposed multi-family development at the southwest corner is an appropriate land use for an area surrounded by major streets on two sides. The modification for high density was approved through the more detailed level of planning in the Comprehensive Development Plan (CDP).

Staff Recommendation:

If the Commission wishes to approve the Final Plat request FP-2055-15, staff recommends the following conditions be placed on approval:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) A Subdivision Improvement Agreement shall be executed prior to the City signing of the final plat.
- 3.) Park fees for the final plat shall be paid prior to the City signing of the final plat.
 - a. Park Improvement fee: Park Improvement for 14 single-family and 152 multi-family units is \$30,860 (2015 dollars)
 - b. Fee In-Lieu of Parkland Dedication: The proposed plat is deficient in parkland dedication by 8,754 square feet, or 3.02 dwelling units. This deficiency shall be made up through fee in-lieu of parkland dedication which equates to \$13,076.60 (2015 dollars)
- 4.) Escrow for Fee In-Lieu of Street Frontage for Parkland: The proposed plat, based on pro-rating of the preliminary plat, is deficient in street frontage for parkland by 149.11 feet. The fee in-lieu of street frontage for parkland is \$350 per linear foot (2015 dollars); the deficiency requires \$52,188.95 for fee in-lieu of park street frontage. The City may be agreeable to an Escrow account being created to cover the deficient street frontage, which could be released to the developer when sufficient street frontage has been provided. The Escrow shall be greater than \$52,188.95 to account for an increase in the linear foot cost. This shall be addressed as part of the developers agreement as required in condition 2 above.
- 5.) Applicant shall reimburse the City for the water main flushing until 80-dwelling units are occupied with the subdivider to notify the City when this occupancy level has been reached.
- 6.) Applicant shall construct 80 dwelling-units within 6-months of recording of this plat.
- 7.) The applicant shall post, prior to the City signing the final plat, a surety for the entire cost of constructing the public water main to serve the Quarry Vista plat. The surety will be reduced as impact fees are paid. The entire surety will be released if all of the public improvements for development intended by the Comprehensive Development Plan and preliminary plat are constructed and accepted within 48-months of the recording of this final plat.
- 8.) All final details and drawings regarding the proposed improvements, including the proposed retaining wall on north side of Quarry Vista Drive, shall be provided to Public Works for review and approval prior to the City signing of the final plat.

Attachments:

- FP-2055-15 Materials

7. Resolution R-37-15, Accepting Public Improvement for TechLands Plat

Background & Resolution Description:

This Resolution would accept all of the public improvements for the TechLands plat, with conditions.

Staff Evaluation:

As the developer worked on the plat improvements for TechLands it became apparent that the plat lacked sufficient facilities to properly accommodate stormwater management in accordance with Chapter 30. As the Resolution states, the subdivider has provided a plan to the City Engineer to use outlet 4 of the Plat for stormwater, which was area that was dedicated to the public for park purposes, resulting in a reduction in the dedicated parkland area. Given this, the developer was required to find other land suitable to dedicate for park purposes of an equal area to compensate for the parkland loss of outlet 4. The Public Works Director and Parks Director have worked with the developer to find land suitable for park purposes.

A map showing the areas is included in the packet. The area originally dedicated for parkland, which is now being used for stormwater, is area on the far east side of outlet 4 and is 12,750 sq ft. The newly proposed parkland area, to compensate for the loss, is 12,880 sq ft from lots 22 and 23.

Staff has been having conversations with the attorney representing the TechLands Plat; some updates may be made to the Resolution based on these conversations. Any updated Resolution would be provided to Commission members at the meeting.

Staff Recommendation:

Staff recommends the Plan Commission recommend approval of Resolution R-37-15.

Attachments:

- Resolution R-37-15

8. Consideration of PCR-01-15, Resolution of the Plan Commission Calling for a Public Hearing on Proposed Tax Incremental District No. 9 Creation In the City of Fitchburg

Background & Resolution Description:

The City is looking at the possibility of creating a new Tax Incremental District, No. 9, for an industrial district for lands in and around the North Stoner Prairie industrial area. The first step in the process is for the Plan Commission to pass a Resolution calling for a public hearing on the proposed boundaries and project plan for TID 9. If this Resolution is approved, a public hearing will then be held on May 19, 2015.

Staff Evaluation:

The City is interested, as are property owners, for exploring a new industrial TID that would include property owned by Sub-Zero along McKee Road and expand down to include the industrial lands in the North Stoner Prairie neighborhood. A map showing the proposed TID boundaries is included in the packet materials.

Staff Recommendation:

Staff recommends approval of Plan Commission Resolution PCR-01-15.

Attachments:

- PCR-01-15
- Draft TID 9



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

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Russell Swissem

Address: P.O. BOX 930249 Phone Number of Contact Person: 444-5568

City, State, Zip Code: Verona, WI 53593 Email of Contact Person: _____

Project Address: 5898 ADAMS RD Lot: _____ Subdivision: 115 ACRE FARM

Project Type: _____ Multi-Family _____ Commercial _____ Industrial _____ AG Other
 _____ New _____ Addition

Impervious Surface Ratio (ISR): _____ (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

Site Data:

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details.
- 10. Lighting plan in footcandles and light fixture cut sheets.

Building:

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures.
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

Ingress, Egress, Parking:

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

Landscaping:

NA
NA
NA
NA

1. Location, species, size of existing trees, shrubs, and plantings.
2. Location, species, size of proposed plantings.
3. Location and size of all paved, seeded/sodded and gravelled areas.
4. Location of all retaining walls, fences, berms and other landscape features.

***It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: *Russell Hodgson* Date: 3-23-15
Applicant or Authorized Agent

***** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

FOR CITY USE ONLY

Date Received: 3/23/2015 Plan Commission Date: _____

Comments:



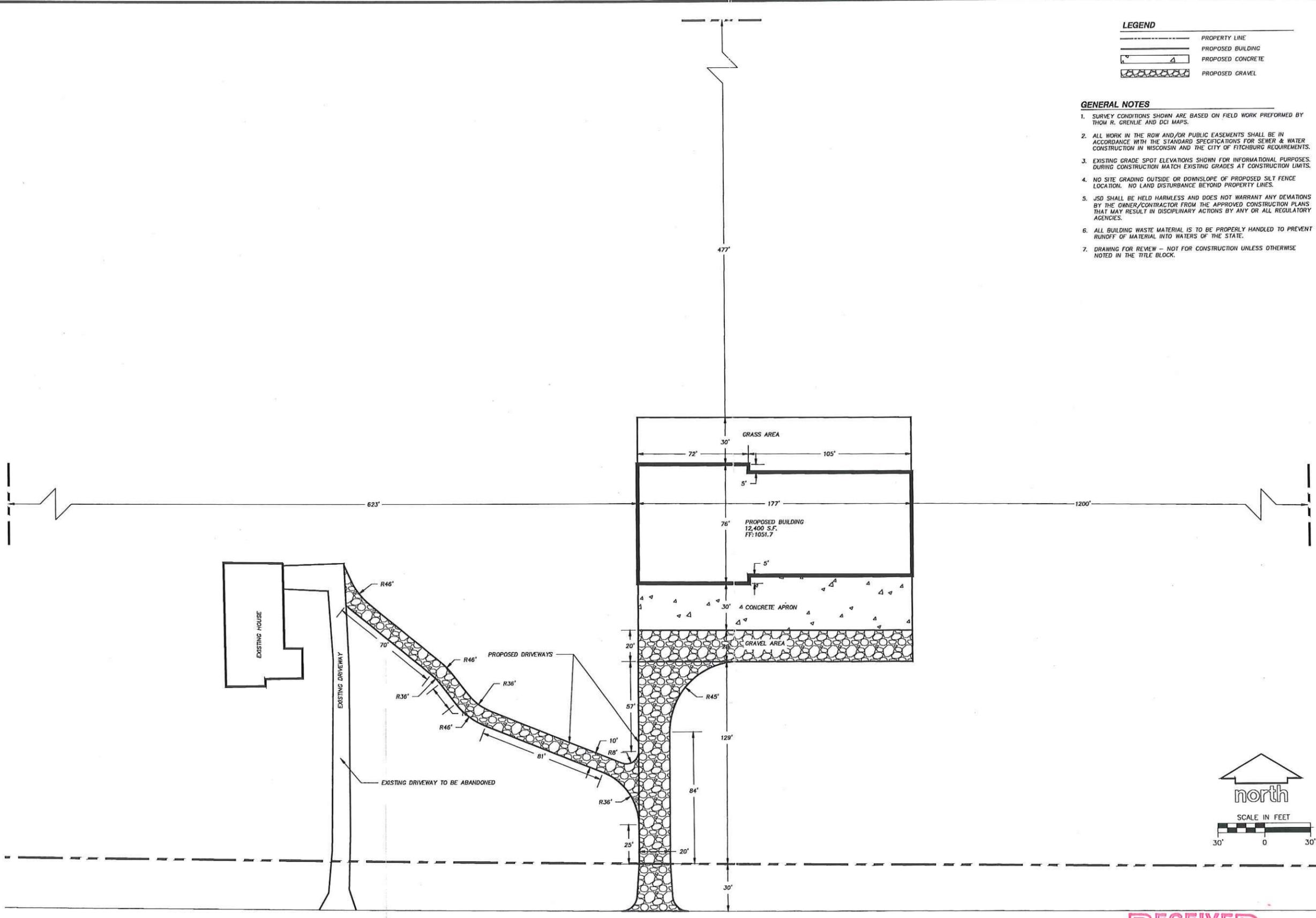
115 ACRES

5898 ADAMS RD.

Adams Road

Adams Road

File: I:\2015\156781\DWG\Civil Design.dwg Layout: C1.0 SITE PLAN 25x34 (4) User: msunders Plotted: Apr 09, 2015 - 11:35am Xref's:



LEGEND

---	PROPERTY LINE
▭	PROPOSED BUILDING
▭ (with triangles)	PROPOSED CONCRETE
▭ (with circles)	PROPOSED GRAVEL

- GENERAL NOTES**
1. SURVEY CONDITIONS SHOWN ARE BASED ON FIELD WORK PERFORMED BY THOM R. GRENJE AND DCI MAPS.
 2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE CITY OF FITCHBURG REQUIREMENTS.
 3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
 4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
 5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 6. ALL BUILDING WASTE MATERIAL IS TO BE PROPERLY HANDLED TO PREVENT RUNOFF OF MATERIAL INTO WATERS OF THE STATE.
 7. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

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www.jadinc.com

SERVICES PROVIDED TO:
FROSTWOOD FARMS LLC

5898 ADAMS ROAD

PROJECT:
FROSTWOOD FARM

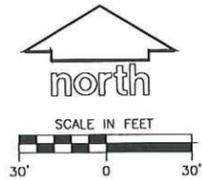
PROJECT LOCATION:
CITY OF FITCHBURG
DANE COUNTY, WI
JSD PROJECT NO.: 15-6783

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGNED: MSS 4/7/15
DRAWN: _____
APPROVED: _____

PLAN MODIFICATIONS:	DATE:
CITY SUBMITTAL	4/9/15



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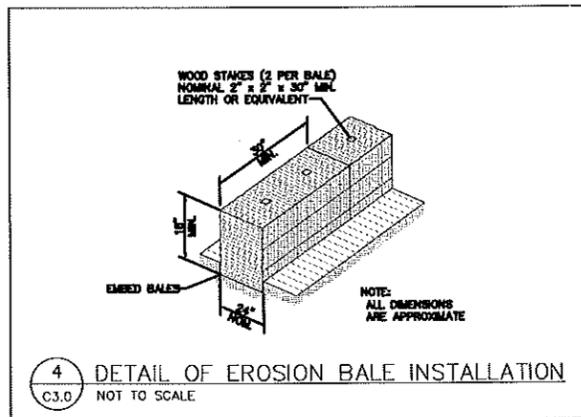
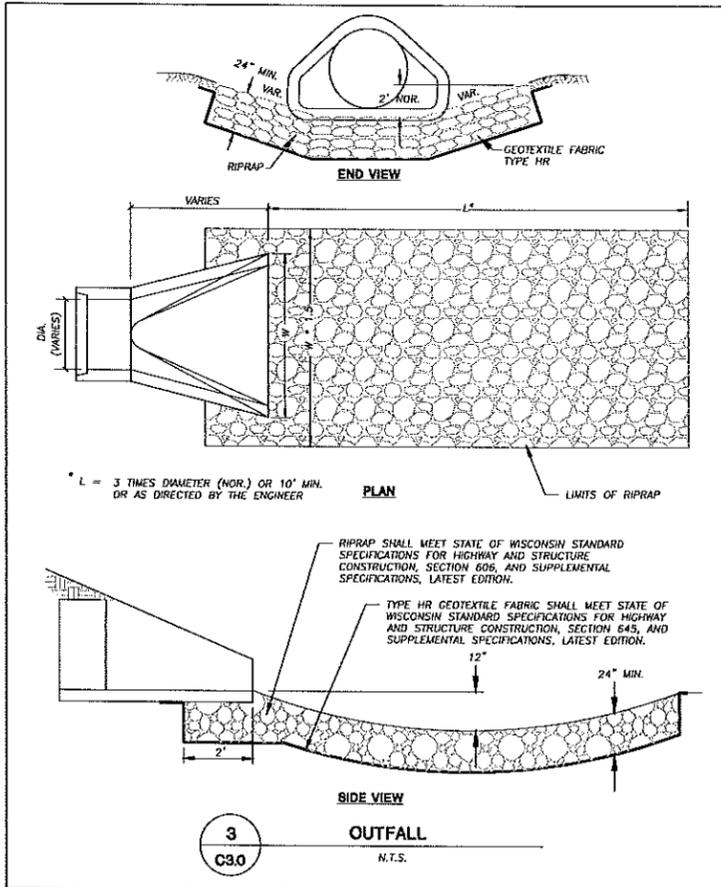
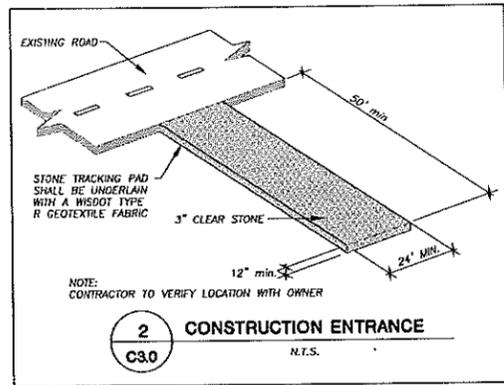
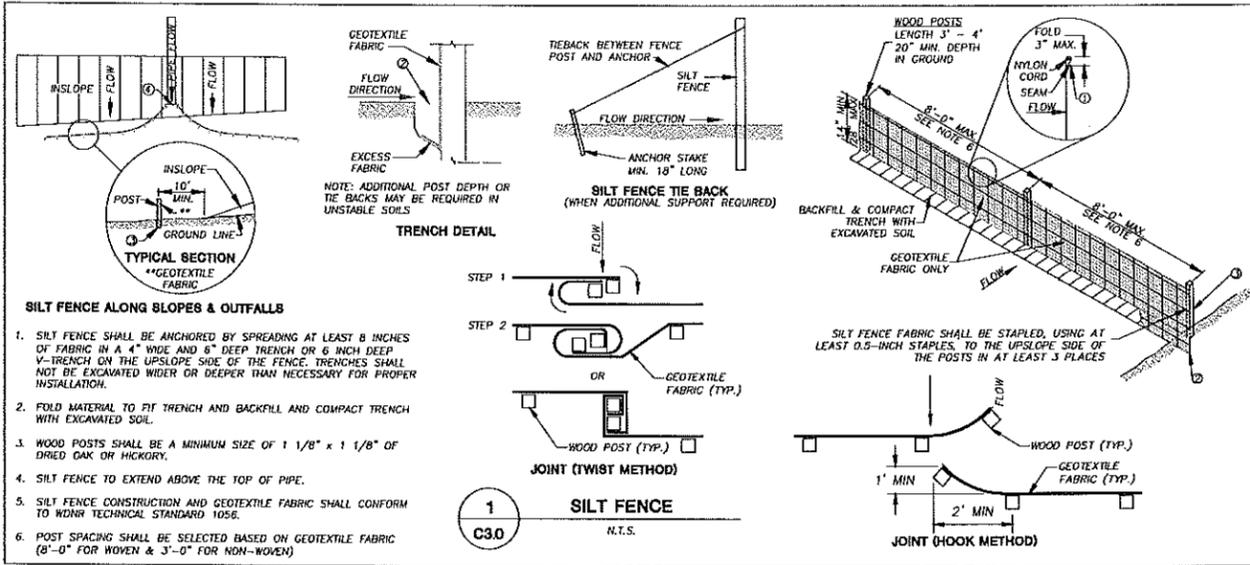
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.0

RECEIVED
4/9/2015

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File: I:\2015\156781\DWG\C3.0 Design.dwg Layout: C3.0 NOTES AND DETAILS User: masuchera Plotted: Apr 08, 2015 - 11:17am Xref:



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FROSTWOOD FARMS LLC

5898 ADEMS ROAD

PROJECT:
FROSTWOOD FARM

PROJECT LOCATION:
CITY OF FITCHBURG
DANE COUNTY, WI
 JSD PROJECT NO.: 15-8784

DESIGNER: MSS 4/5/15
 DRAWN: _____
 APPROVED: _____

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 DRAWN: _____
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PLAN MODIFICATIONS:	DATE:

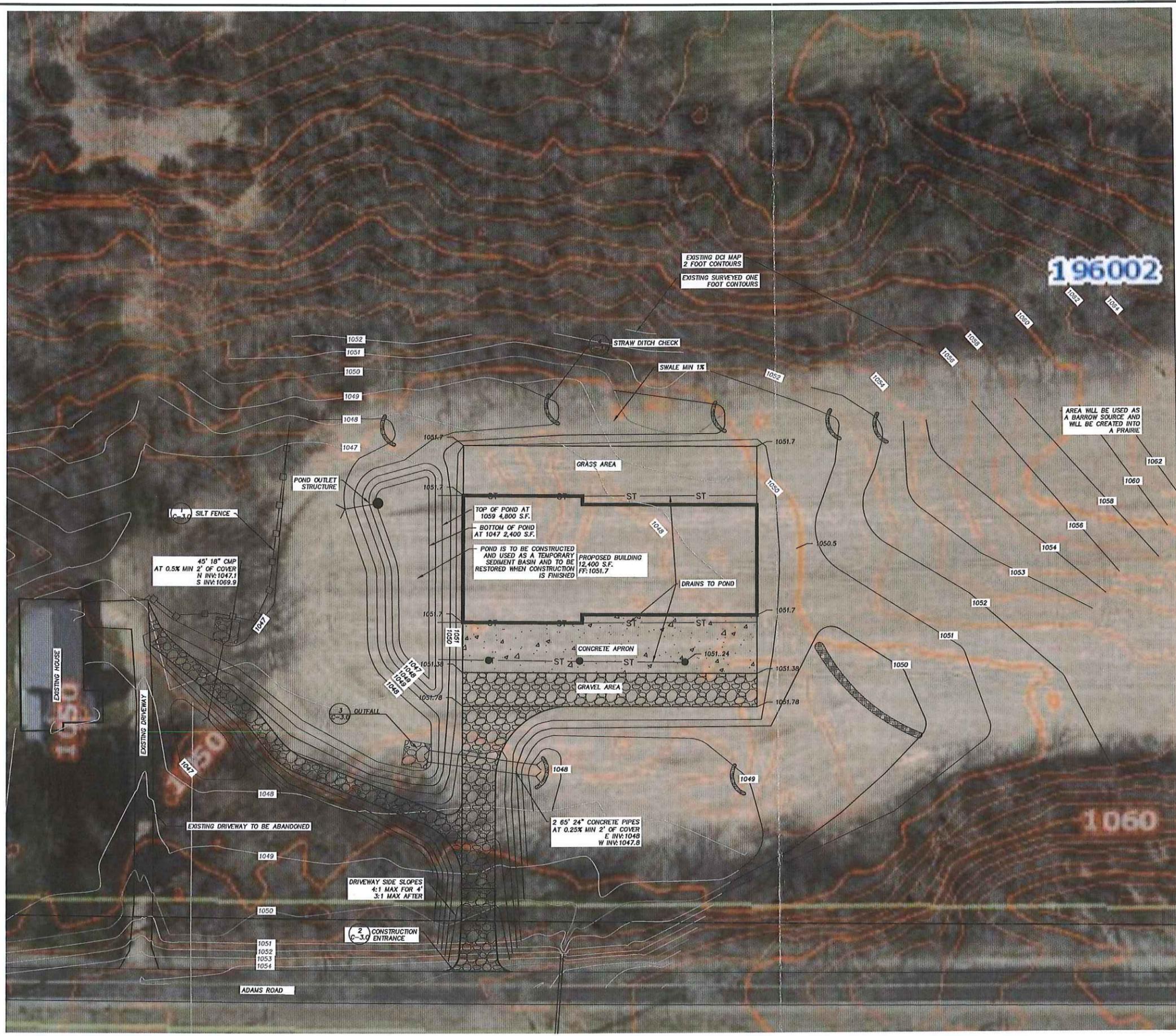
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SHEET TITLE:
DETAILS

SHEET NUMBER:
C3.0

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File: I:\2015\156783\DWG\Civil Design.dwg Layout: GRADING AND EROSION CONTROL PLAN 22x34 User: mrcounders Plotdate: Apr 09, 2015 - 11:36am Xref's:



LEGEND

---	PROPERTY LINE
▭	PROPOSED BUILDING
▭	PROPOSED CONCRETE
▭	PROPOSED GRAVEL
—ST—ST—	PROPOSED STORM SEWER
—1001—	PROPOSED 1 FOOT CONTOUR
—1005—	PROPOSED 5 FOOT CONTOUR
□	PROPOSED SILT FENCE

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES EXCEEDING 4:1 (25%) SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED SHALL BE DOT SEED MIXTURE 40 OR SIMILAR LAWN TYPE SEED MIX. MIXTURE SHALL BE APPLIED AT A RATE OF FIVE POUNDS PER ONE-THOUSAND SQUARE FEET.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES. MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.

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SERVICES PROVIDED TO:
FROSTWOOD FARM LLC

5898 ADAMS ROAD

PROJECT:
FROSTWOOD FARM

PROJECT LOCATION:
 CITY OF FITCHBURG
 DANE COUNTY, WI

JSD PROJECT NO.: 15-6783

DESIGN: MSS 4/8/15
 DRAWN: MSS 4/8/15
 APPROVED:

PLAN MODIFICATIONS: DATE:
 CITY SUBMITTAL 4/8/15

DESIGN:	MSS	4/8/15
DRAWN:	MSS	4/8/15
APPROVED:		
PLAN MODIFICATIONS:		DATE:
CITY SUBMITTAL		4/8/15

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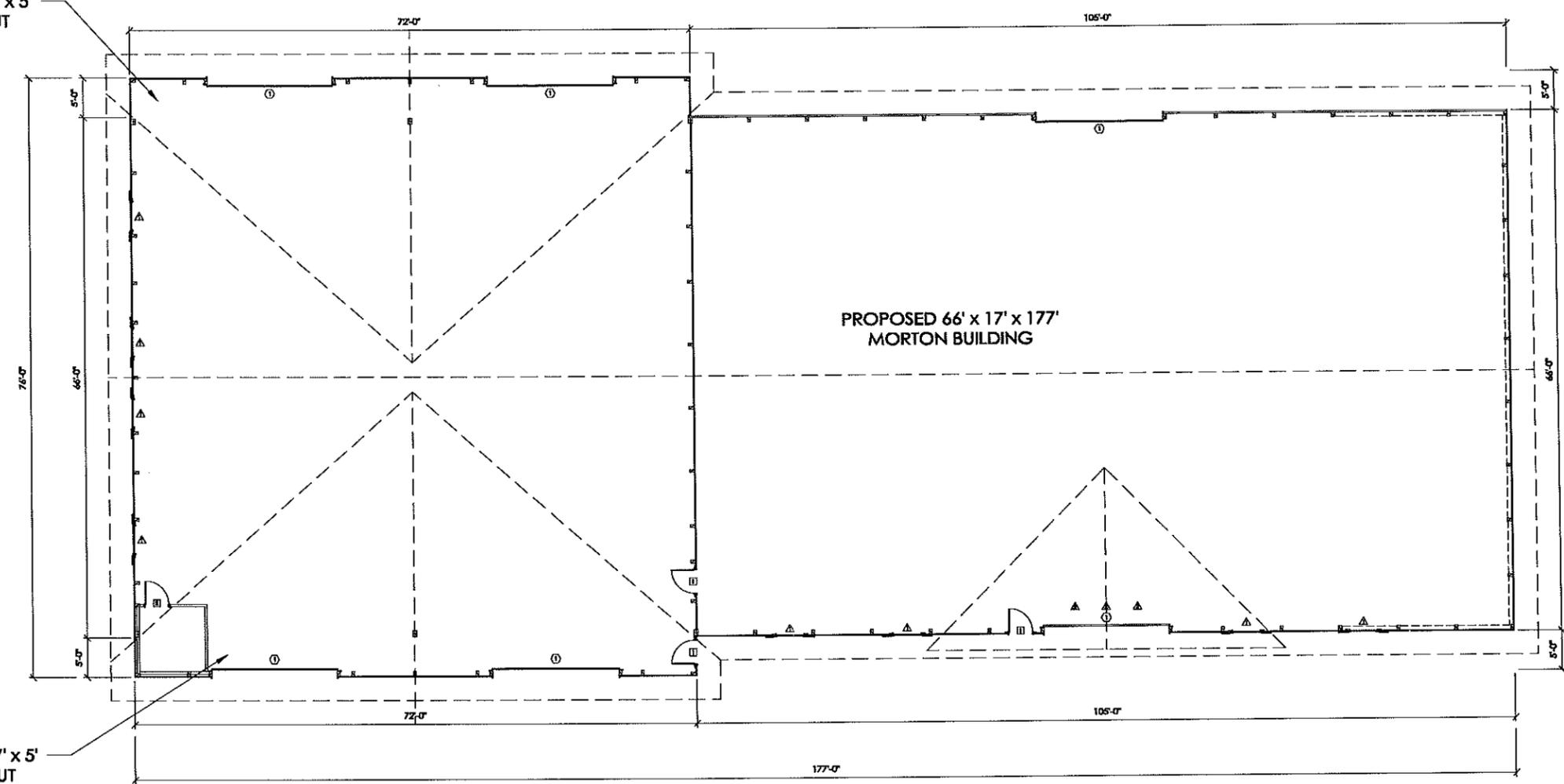
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SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C2.0

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PROPOSED 72' x 17' x 5'
GABLE BUMP-OUT



PROPOSED 72' x 17' x 5'
GABLE BUMP-OUT

PROPOSED 66' x 17' x 177'
MORTON BUILDING

COLUMN PLAN

COLUMN PLAN LEGEND

- - (2) 3048 9-LITE CROSSBUCK FIBERSTEEL WALK DOORS W/LOCKSETS
- - 3048 PLAIN FLAT SLAB FIBERSTEEL WALK DOOR W/LOCKSET
- △ - (8) DH4557 PELLA DESIGNER SERIES CLAD DOUBLE HUNG WINDOWS W/GRILLES & SHUTTERS
- △ - (3) DH4735 PELLA DESIGNER SERIES CLAD DOUBLE HUNG WINDOWS W/GRILLES
- ⊙ - (4) 16x14' INSULATED OVERHEAD DOORS W/OPERATORS & WALL MOUNT CONTROL

**PRELIMINARY DRAWING
FOR OWNER'S APPROVAL**

- DRAWING APPROVED AS SUBMITTED
 - DRAWING APPROVED PENDING CHANGES NOTED
 - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNERS SIGNATURE _____ DATE _____

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DATE:	3/17/2015
CHECKED BY:	
DATE:	
REVISED DATE:	3/24/2015
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

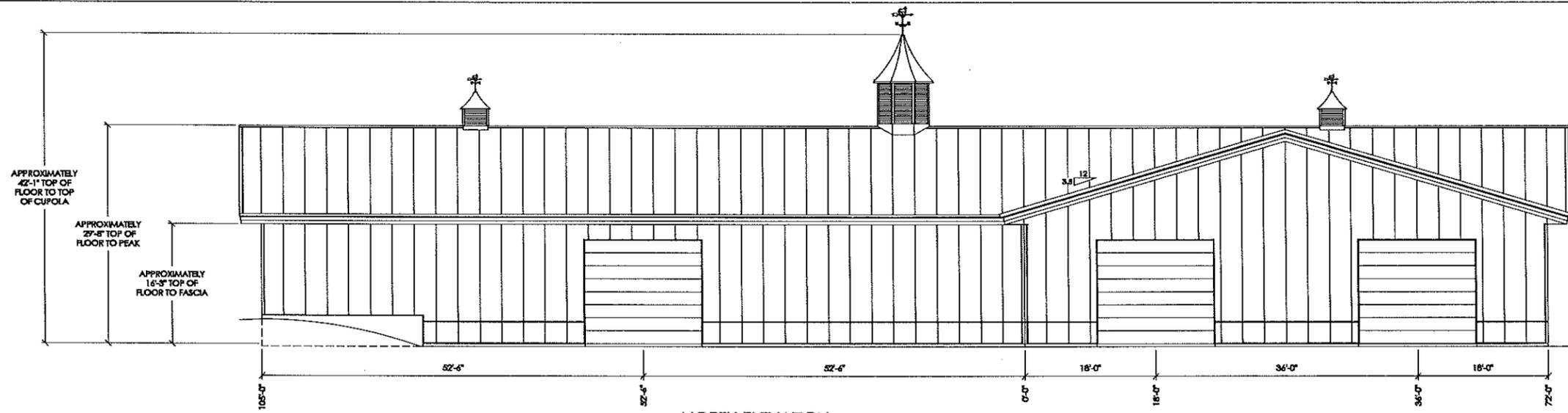
SCALE: AS NOTED

SHEET NO.
S1 of S2

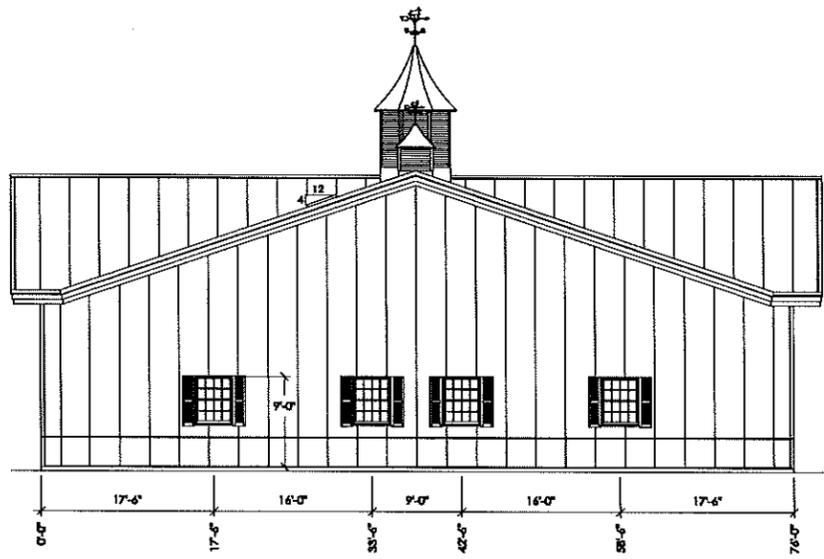
FROSTWOOD FARM LLC
MADISON, WI

MORTON BUILDINGS, INC.
MORTON BUILDINGS, INC. P.O. BOX 397 MORTON, IL 61550-0397
309-263-7274

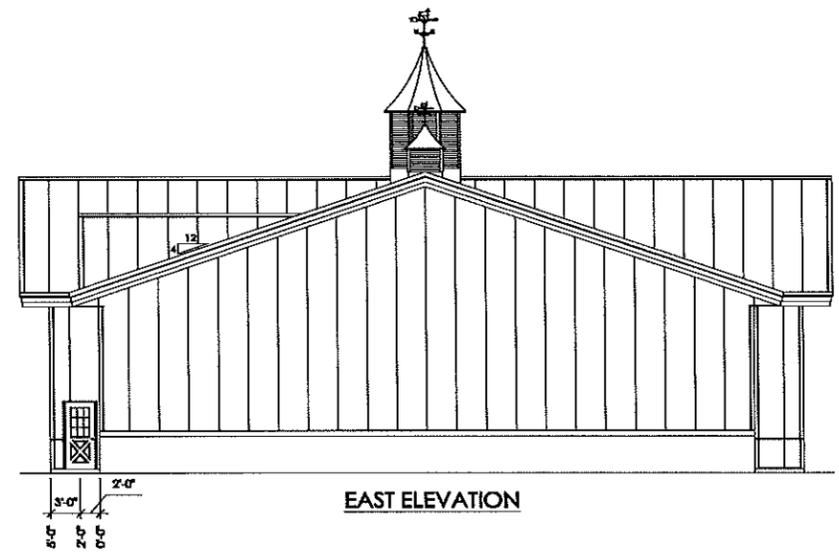
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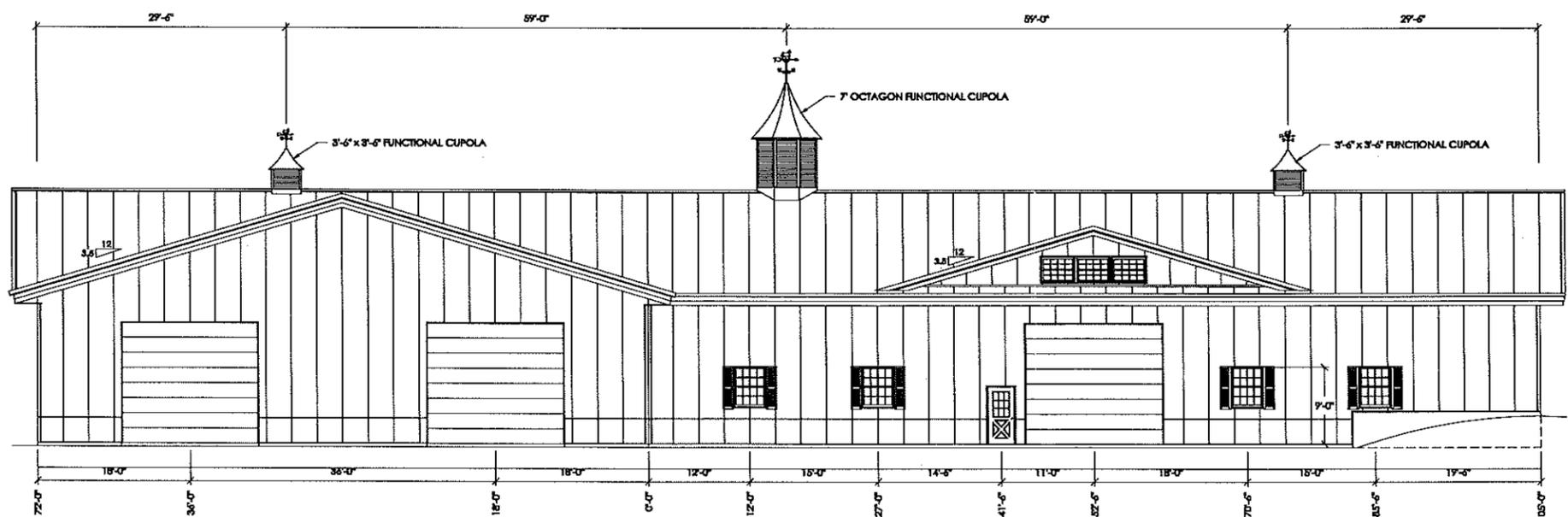
NORTH ELEVATION



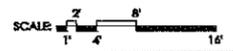
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



PRELIMINARY DRAWING FOR OWNER'S APPROVAL

- DRAWING APPROVED AS SUBMITTED
 - DRAWING APPROVED PENDING CHANGES NOTED
 - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

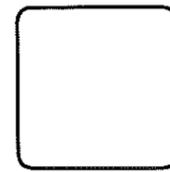
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DRAWN BY:	JB
DATE:	3/17/2015
CHECKED BY:	
DATE:	
REVISED DATE:	3/24/2015
REVISED DATE:	
REVISED DATE:	



Susan Badtke

From: S & E Enterprises of Verona <seenterprisesofverona@charter.net>
Sent: Sunday, April 05, 2015 10:28 PM
To: Susan Badtke
Subject: ADR_PlanningReview1.doc
Attachments: header.htm



CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@city.fitchburg.wi.us

Application: ADR
Property Address: 5898 Adams Road
Property Location: Lot 1 CSM 12880
Review Date: March 24, 2015
Planning Staff Review #1

Planning staff has reviewed your submitted Architectural Design Review request for 5898 Adams Road, submitted on March 23, 2015. The following comments are based on this review. Please respond to these comments with a detailed narrative response, along with appropriate revised plans, by Noon on Monday, April 6, 2015. Further comments or questions may arise as additional review occurs.

- 1.) Please provide a site plan that includes dimensions of the proposed structure and the distances from the property lines. **We have JSD doing a new site and erosion control plan. Hope to have it completed by Monday**
- 2.) The "future addition" will require future approvals. **We are making building larger now and not doing a future addition.**
- 3.) The proposed use is listed on the application as "Ag". Please provide a more detailed description of the proposed ag use. **Frostwood Farms produces hay for area horse stables . This building will be used for storage of hay and hay making equipment.**
- 4.) Fire Department has asked you to confirm that this building is for private use; please confirm. **Frostwood Farms produces hay for horses and has two other hay barns located on Cane Road and Fitchburg Road. Yes they are used for private hay storage.**

5898 Adams Road Public Works Review #2

The following comments are based on the Architectural & Design Review Application, submitted by Russell Swiggum for Lot 1 of CSM 12880, dated March 23, 2015 and plan sheets C1.0, C2.0, and C3.0, dated 4-08-15. EJE, 4-10-15; GV, 4-09-15; TF, 4-09-15. Additional comments beyond these may be required on future reviews.

General Comments

1. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works.
Applicant Response: None
2. A permit for driveway alteration will need to be submitted.
Applicant Response: None
Additional PW Comment 2: The owner will need to apply for a driveway permit and the standard is asphalt for the right of way portion.

Access / Traffic Comments

1. Does the proposed gravel driveway have a shared entrance with an existing driveway?
Applicant Response: We can add on to existing drive or install new driveway if the city thinks that would work better.
3. What width will the driveway be?
Applicant Response: Would like 30 feet.
4. The driveway skew is not ideal for visibility. The visibility of this driveway location must be reviewed to verify it is not an issue.
Applicant Response: At this location the road is flat and great visibility.
5. What is the proposed use of the building? Please provide information relating to traffic that may be generated by the use of the proposed building.
Applicant Response: Hay and equipment storage. There will be hay delivered to building during haying season and hauled out as needed.

Erosion Control and Stormwater Management (ECSWM) Comments

1. The proposed building appears to be shown in the middle of an existing conveyance route on the property, with no proposed grading contours to show how stormwater will be routed around the building. Is the designer intending for water to flow through the building? Why is the rain garden proposed upstream of the proposed building? Is the designer planning to construct a stormwater lift station to pump water to the rain garden? The existing contours drawn on the topographic map appear to be ~12' below the actual contours for this area. Please verify that the surveyor is using elevations based on NAVD88 and update the existing and proposed elevations accordingly.
Applicant Response: None
6. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review

5898 Adams Road Public Works Review #2

and approval (The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>).

Applicant Response: None

7. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.

Applicant Response: We have JSD drawing a new site plan and erosion control plan that we plan to have completed on Monday (April 6, 2015).

Additional PW Comment 2: Sheet C2.0 was received on April 9, 2015.

The plan appears to have a well thought out stormwater conveyance and treatment approach; however, stormwater calculations will need to be submitted along with the ECSWM permit application noted above to confirm that the performance standards are met.



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

LAND DIVISION APPLICATION

Receipt # 1-9287
 3-23-15

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@fitchburgwi.gov) 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: 126

4. No. Of Buildable Lots Proposed: 119

5. Zoning District: Ex: A-T; Trans. Ag. Prop: R-LM; Low to Med. Density Res. & PDD; Planned Development District

6. Current Owner of Property: Fahey Land LLC

Address: 702 N. High Point Road, Suite 200, Madison, WI 53717 **Phone No:** (608) 235-9220

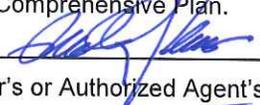
7. Contact Person: Tony Heinrichs

Email: tonyheinrichs@aol.com

Address: 702 N. High Point Road, Suite 200, Madison, WI 53717 **Phone No:** (608) 235-9220

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

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:  RONALD R. KLAAS
 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:** 3/23/2015

Ordinance Section No. _____ **Fee Paid:** \$21,350.00

Permit Request No. PP - 2054-15

LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 231-238 as Document Number 3271318 and Lands located in the SW1/4 and the SE1/4 of the NE1/4 and in the NE1/4 and the NW1/4 of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Beginning at the East 1/4 corner of said Section 15 thence S01°03'52"W, 255.08 feet along the East line of said SE1/4; thence S87°29'16"W, 2653.06 feet to the West line of said SE1/4; thence N00°27'52"E, 285.90 feet to the South line of said SE1/4; thence N87°32'50"E, 624.57 feet along said South line to the Southeast corner of Outlot 4; said TechLands thence N00°11'51"E, 1334.63 feet along the East line of said TechLands and the East line of Outlot 8 and Outlot 9; first addition to Fitchburg Technology Campus to the Southeast corner of said Outlot 9; thence S76°29'03"E, 4.04 feet to the Southwest corner of Outlot 1; Waterford Glen thence N86°57'59"E, 1378.91 feet along the South line of Waterford Glen and the South line of Lot 2, Certified Survey Map No. 3060; thence S17°03'07"E, 47.93 feet; thence N86°57'59"E, 603.25 feet to the East line of said NE1/4; thence S00°10'56"W, 1304.30 feet along said East line also being the West line of Lot 2, Certified Survey Map No. 445 to the point of beginning, containing 3,419,442 square feet 179.877 acres.

NOTES

- Existing Zoning: A-T
- Proposed Zoning: Lots 1-117: R-LW
Lot 118: R-M
Outlots 1-6: P-R
- Owner and Subdividers: Fahey Fields, LLC
Surveyor, Engineer, and Professional Land Planner: D'Onofrio, Kottke & Assoc., Inc.

SURVEYOR'S CERTIFICATE

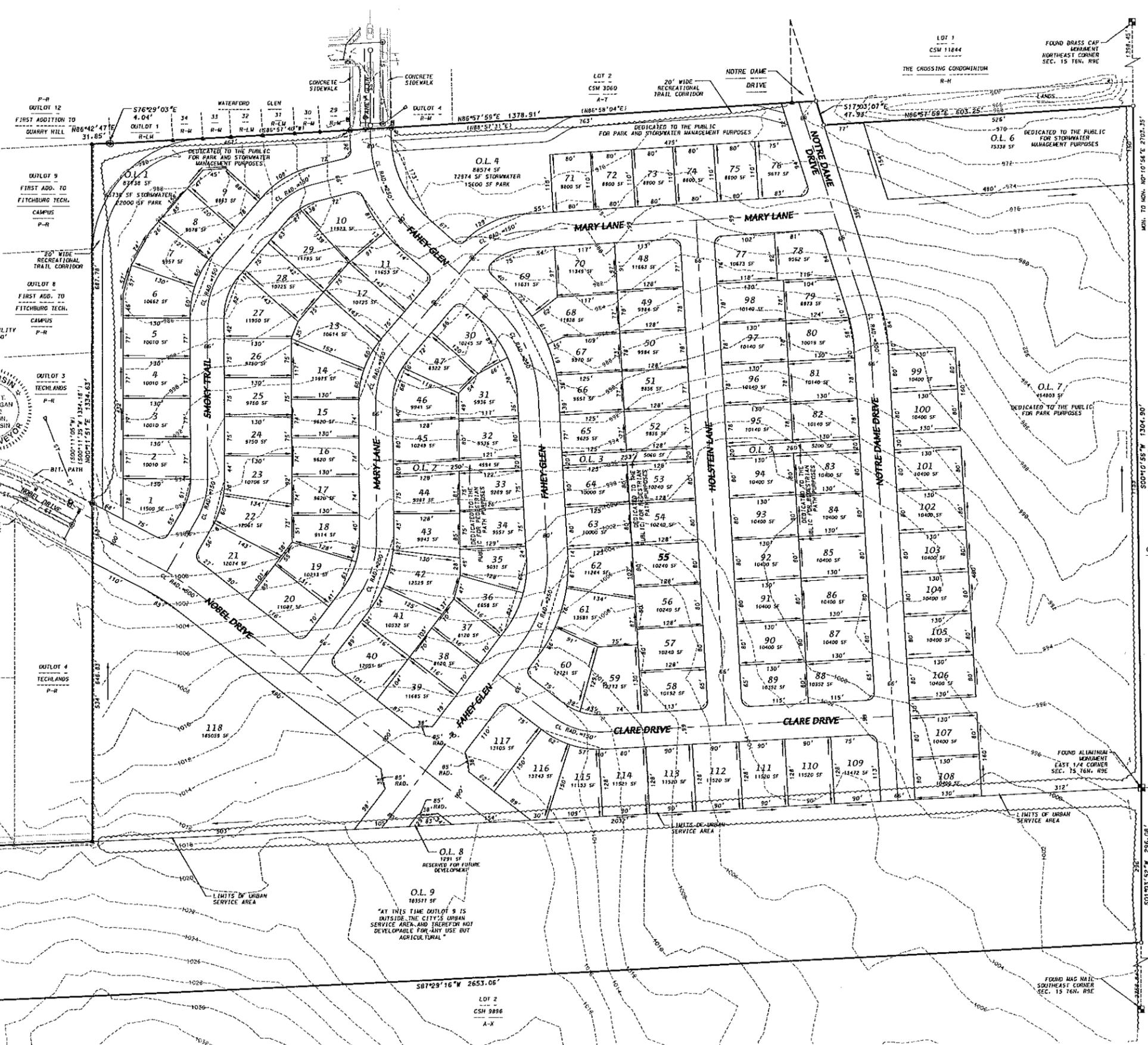
I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.

Dated this 20th day of March, 2015.
Revised this 27th day of March, 2015.
Revised this 4th day of April, 2015.
Revised this 14th day of April, 2015.

Brett T. Stoffregen
Brett T. Stoffregen, Professional Land Surveyor, S-2742

LEGEND

- PLACED 1-1/4" IRON REBAR
- FOUND 1-1/4" IRON REBAR
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND 3/4" IRON REBAR
- SS SS SANITARY SEWER
- W W WATER MAIN
- ST ST STORM SEWER
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- MANHOLE
- ⊙ CATCH BASIN/INLET
- ⊙ VALVE
- ⊙ HYDRANT
- EDGE OF TREELINE
- CONCRETE CURB AND CUTTER
- EXISTING CONTOUR (NAVD 88)
- *RECORDED AS* INFORMATION

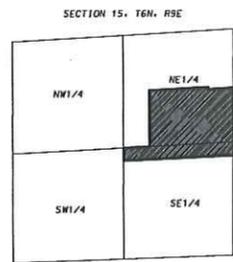
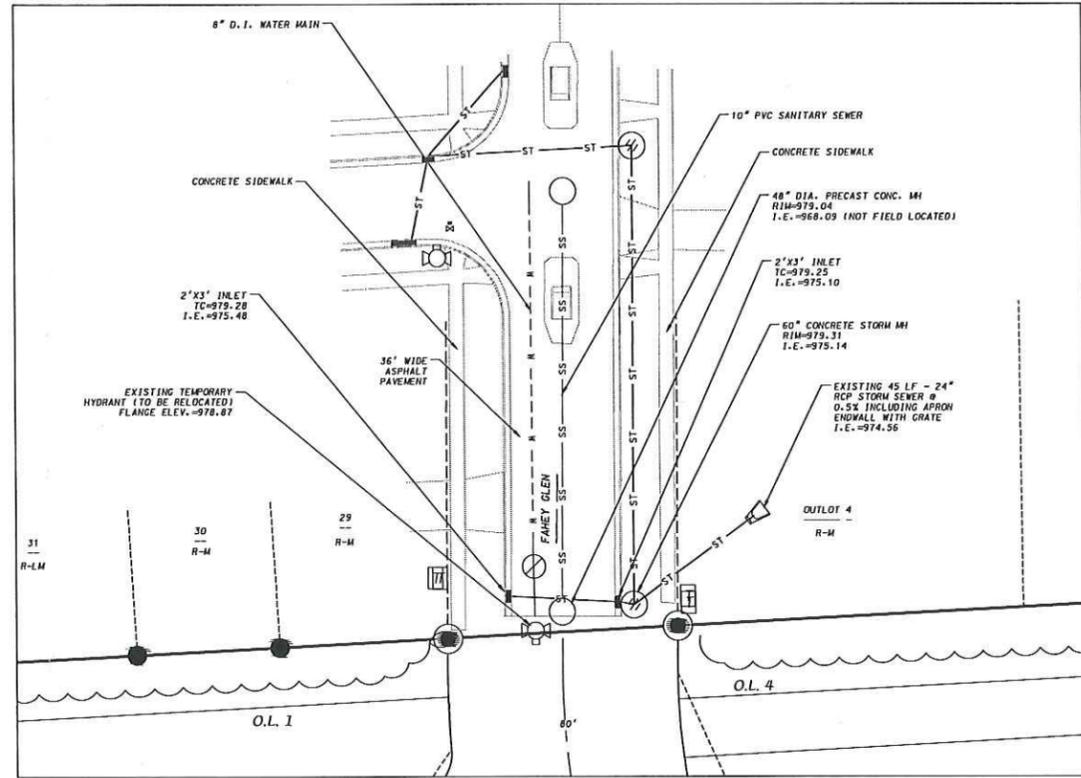
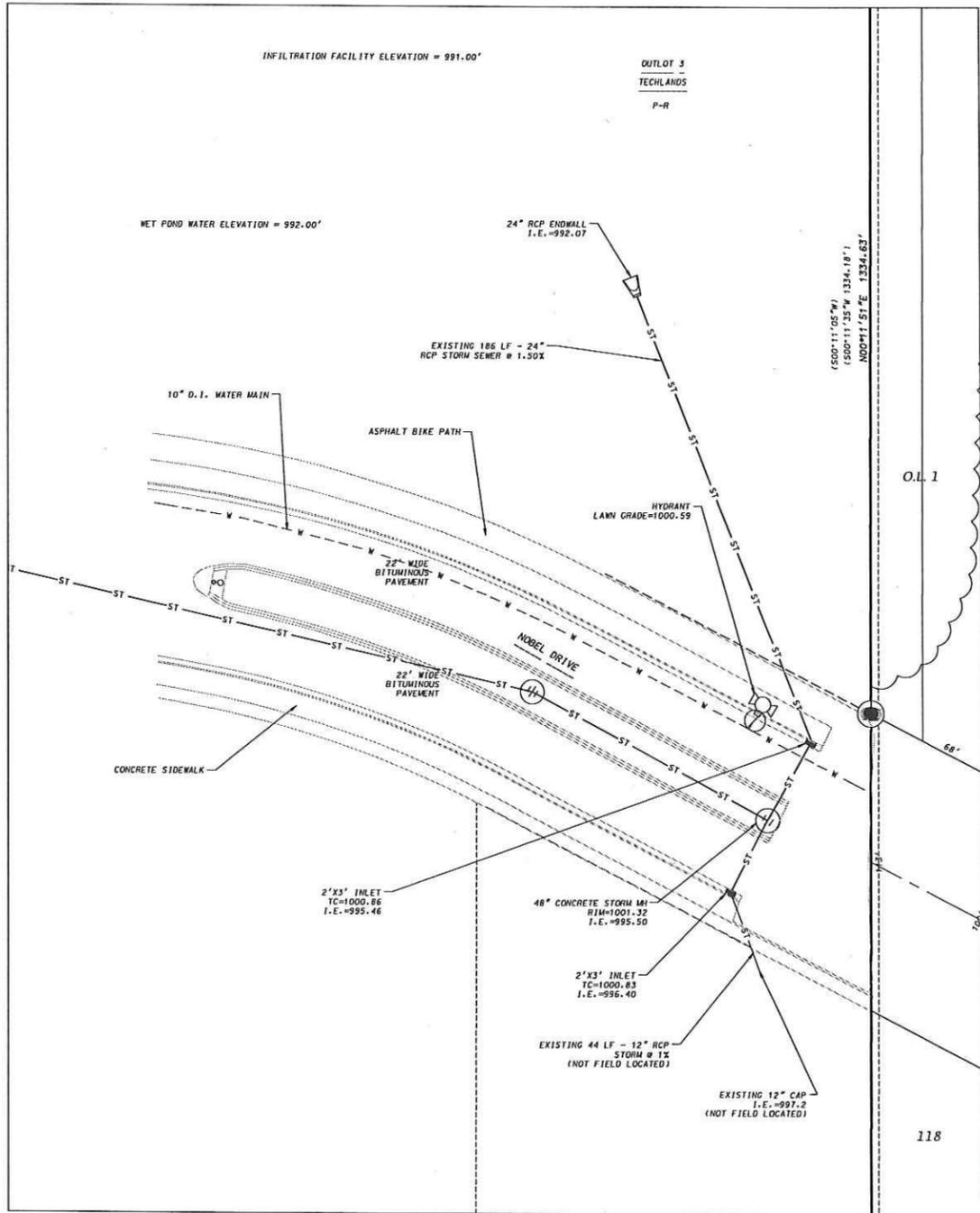


RECEIVED
NOTICE AND ASSOCIATED, INC.
2560 Woodmont Way, Madison, WI 53717
Phone: 608.839.7500 • Fax: 608.836.1089
WWW.NATURALRESOURCESLAWREVIEW.COM

PRELIMINARY PLAT
FAHEY FIELDS
PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LAND LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4 AND IN THE NE1/4 AND THE NW1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1" = 100'
DATE: 03-20-15
REVISED: 03-27-15
04-03-15
04-06-15
04-14-15
04-15-15
FN: 14-07-113
Sheet Number:
1 of 2

RECEIVED
3/20/15



- LEGEND
- PLACED 1-1/4" IRON REBAR
 - ⊕ FOUND 1-1/4" IRON REBAR
 - ⊙ FOUND 1" IRON PIPE
 - ⊙ FOUND 3/4" IRON REBAR
 - SS — SS — SANITARY SEWER
 - W — WATER MAIN
 - ST — ST — STORM SEWER
 - ⊠ ELECTRIC TRANSFORMER
 - ⊡ TELEPHONE PEDESTAL
 - MANHOLE
 - ⊙ CATCH BASIN/INLET
 - ⊙ VALVE
 - ⊙ HYDRANT
 - ~~~~~ EDGE OF TREELINE
 - — — CONCRETE CURB AND GUTTER
 - - - - - EXISTING CONTOUR
 - () "RECORDED AS" INFORMATION

PROFESSIONAL ENGINEER AND ARCHITECT INC.
 7580 Woodland Way, Madison, WI 53717
 Phone: 608.662.7350 • Fax: 608.663.1035
 WWW.MATTHEWREYNOLDS-PAULANDREY.COM

PRELIMINARY PLAT

FAHEY FIELDS

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LAND LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E ASSUMED TO BEAR S103°52'W

SCALE: 1" = 30'

0 100

DATE: 03-20-15
 REVISED: 03-27-15
 04-03-15
 04-06-15
 04-14-15
 04-15-15

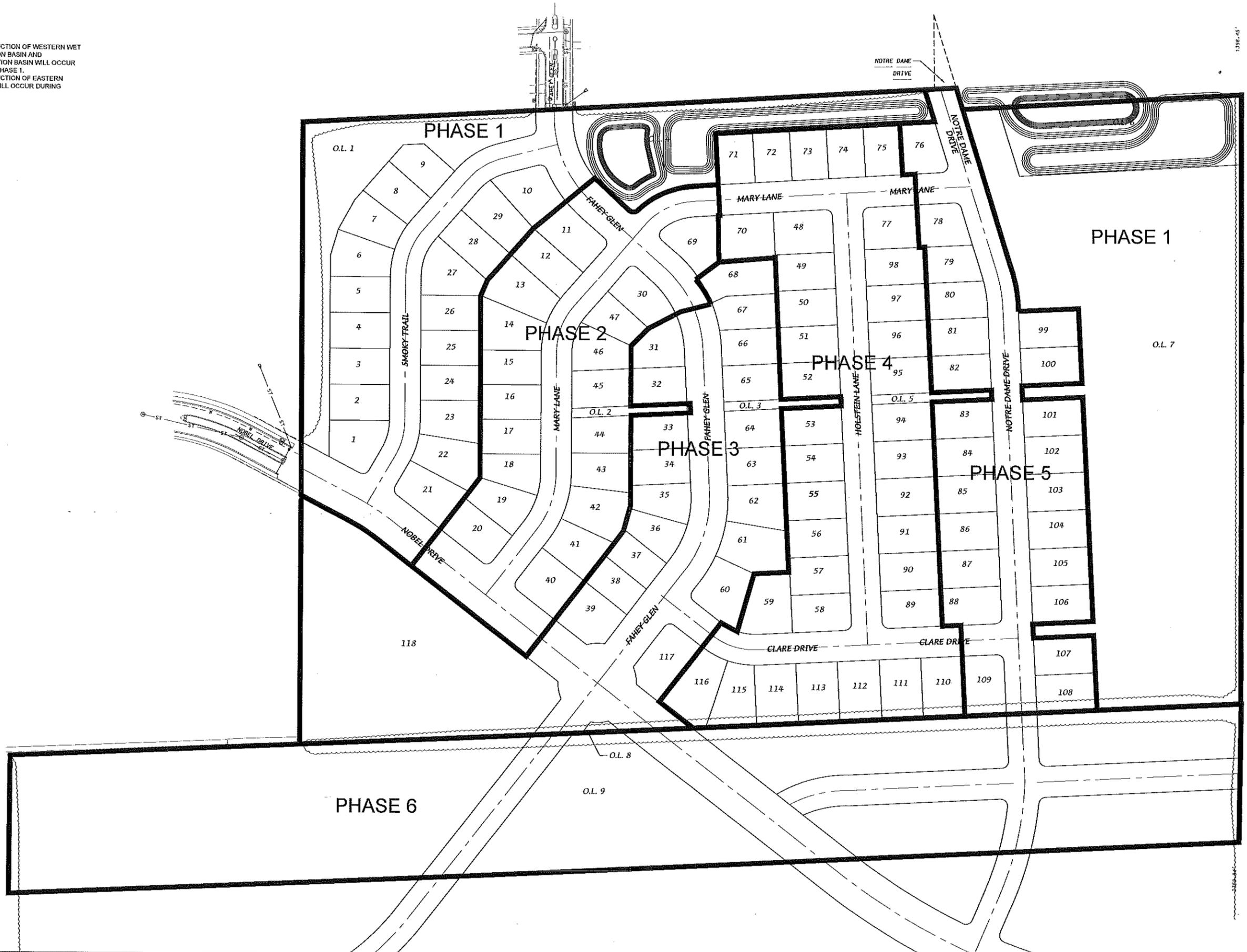
FN: 14-07-113

Sheet Number:
2 of 2

RECEIVED
4/15/2015

NOTES:

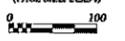
1. CONSTRUCTION OF WESTERN WET DETENTION BASIN AND INFILTRATION BASIN WILL OCCUR DURING PHASE 1.
2. CONSTRUCTION OF EASTERN BASINS WILL OCCUR DURING PHASE 3.



1396'-45'
 MON. TO MON. 51° 02' 52" N 285° 4' 52"
 MON. TO MON. 10° 10' 56" E 2703'-35'

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7590 Westward Way, Madison, WI 53717
 Phone: 608.833.7550 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PHASE MAP
FAHEY FIELDS
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN


 SCALE: 1" = 100'
 (PAGE SIZE: 22x34)

 DATE: 04-14-15
 REVISED:
 DRAWN BY: MGO
 FN: 15-05-103
 Sheet Number:
C200



D. TO
TECH.
S
LOT 3
HLANDS
-R
(S00°11'05"W)
(S00°11'35"W 1334.18')

LOT 4
HLANDS
P-R

D'ONOFRIO KOTTMER AND ASSOCIATES, INC.
7530 Westwood Way, Madison, WI 53717
Phone: 608.833.7550 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ROUNDABOUT SITE PLAN
FAHEY FIELDS
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN


SCALE: 1" = 50'
(PAGE SIZE: 22x34)
DATE: 04-14-15
REVISED:
DRAWN BY: NGO
FN: 15-05-103
Sheet Number:
C100

RECEIVED
4/14/2015



CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@city.fitchburg.wi.us

Application: PP-2054-15
Property Location: Lot 2 CSM 9896
Review Date: April 8, 2015
Planning Staff Review #2

Planning staff has reviewed your response to staff comments for Fahey Fields Preliminary Plat request, submitted on 4/6/2015. Further comments or questions may arise as additional review occurs.

DKA comments provided on April 14th, 2015 are shown in red.

- 1.) The plan sheets are inconsistent as to the location of the wet detention and infiltration basins. The Phase Map shows the stormwater facilities fully contained in Outlot 6 while the Overall Site Plan does not show stormwater facilities on their own outlot nor are the facilities the same size and configuration as that shown on the phasing plan. Please update appropriately.
Overall Site Plan and Phase Map have been revised and updated to illustrate the size and shape of the proposed stormwater management facilities located in Outlot 6.
- 2.) Are you certain that the proposed stormwater facilities and the area that you have allocated for Outlot 6 is sufficient in size to handle the necessary stormwater to meet the requirements?
Yes – smaller rainfall events will be handled by the proposed stormwater management facilities located in Outlot 6, while larger rainfall events will be conveyed to the regional ponds within The Crossings development via storm piping and overland flow.
- 3.) The Plat was not updated to identify the areas on outlots 1 & 4 that will be for stormwater and park. Please identify what part, or size, of each outlot will be for stormwater and park and provide the area of each use for each outlot on the plat.
See revised Preliminary Plat.
- 4.) Outlots 2, 3 and 5 (paths) are shown as being dedicated over different phases. If an outlot is not being dedicated in full during a phase, it will need to be divided into two separate outlots. Please update preliminary plat appropriately.
Outlots 2,3, and 5 have been revised to be dedicated in full within one phase. See updated Phase Map.
- 5.) Areas of outlot 7 between Lots 101/102 and Lots 107/108 are shown on the phasing map as part of phase 5. These areas should be dedicated with phase 1 with the rest of outlot 7.
Acknowledged and revised. See revised Phase Map.
- 6.) Mary Lane shall be used only for one direction of the street (north/south) or (east/west) as there is a clean break at Fahey Glen where the street changes direction. Please update the preliminary plat to show a change in name for this street at Fahey Glen.
Acknowledged – this will be addressed soon.

Preliminary Plat of Fahey Fields Public Works Review #2

The following comments are based on the preliminary plat that was submitted by Ronald Klaas on behalf of Fahey Land, LLC for Fahey Fields. **Applicant Responses as of 04-06-2015 are shown in red text.** **Additional PW Review #2 Comments are shown in blue text.** **Additional Application Responses as of 04-14-2015 are shown in green text.**

AB 4-09-15, EJE 4-10-15, GV 4-09-15, TMF 4-09-15. Additional comments beyond these may be required on future reviews.

General Comments

1. A developer agreement will be needed for the public improvements. The timing and phasing of improvements will need to be addressed in the agreement.
Applicant Response: Acknowledged – this will be provided.
2. Utility easements are not shown on the plat. This will need to be determined before the final plat. Certification letters need to be submitted from all utility companies that will service this plat stating that the easements shown on this plat are adequate.
Applicant Response: Acknowledged – we will coordinate with Alliant and MG&E regarding the utility easements.
Additional PW Review #2 Comment: Please make sure Charter and AT&T provide certification letters as well.
Acknowledged.
3. The proposed trail location on the north and west will need to be coordinated with stormwater management features.
Applicant Response: Acknowledged – exact shape and design of the stormwater management facilities will be modified to accommodate the proposed trail.
4. The plat shall include:
 - a. The proposed zoning
Applicant Response: Acknowledged – this has been added.
 - b. The names and addresses of the owner, subdivider, surveyor, engineer, and the professional land planner involved in the plat preparation
Applicant Response: Acknowledged – this has been added.
 - c. The vertical datum
Applicant Response: Completed.
 - d. The location of wetlands
Acknowledged – DNR mapping does not show any wetlands within the plat. A certified wetland delineator will visit the site to verify existing conditions.
 - e. Names of proposed streets
Applicant Response: Completed.
 - f. A location map
Applicant Response: A location map will be sent separately, and will be shown on the Final Plat.

Transportation Comments

1. Nobel Drive right-of-way width shall be labeled. The width should be 104' to match the existing road right-of-way width to the west.
Applicant Response: Acknowledged – see revised Preliminary Plat.

Preliminary Plat of Fahey Fields Public Works Review #2

Additional PW Review #2 Comment: Nobel Drive is a collector street with a posted speed limit of 35 mph. Intersection spacing of 200' is not adequate for this type of roadway. The intersection of Mary Lane at Nobel Drive should operate as a right-in/right-out only.

Acknowledged and revised – see Overall Site Plan.

2. "B" Street should be access-controlled as a right-in/right-out only at Nobel Drive. No median opening should be allowed at this location due to the close proximity of the intersections.

Applicant Response: It is our professional opinion that a full intersection at this location will function properly, and we ask the City to consider that design, for optimum access to all lots in the neighborhood.

3. The roundabout shown at Fahey Glen/Nobel Drive is not designed correctly in the plans and will impact the required right-of-way at the intersection. The plat needs to ensure adequate right-of-way for the roundabout. Splitter islands are needed on the side roads, the shared-use path needs to continue around the entire roundabout, etc. This intersection needs to be reviewed in more detail.

Applicant Response: See revised Overall Map for preliminary roundabout design. We will update Nobel Drive and Fahey Glen right-of-way and send revised Preliminary Plat as those plans are developed further.

Additional PW Review #2 Comment: The preliminary roundabout design that was submitted is still incorrect. The preliminary design looks more like a traffic circle; not a roundabout. The approach angles are not shown correctly which will have an impact on the right-of-way at the intersection.

Preliminary roundabout design has been revised following the National Cooperative Highway Research Program (NCHRP) for single lane roundabouts. See Overall Site Plan.

4. Fahey Glen is posted 35 mph. The plat curvature should accommodate that posted speed limit. Should a decision be made to reduce the speed limit; that can be done at a later time. The plat should be prepared to accommodate the current 35 mph posted speed limit.

Applicant Response: We are proposing that Fahey Glen's posted speed limit be reduced to 25 mph, the same as the other local streets, to allow for safer travel through the neighborhood.

Additional PW Review #2 Comment: The right-of-way width on Fahey Glen needs to match the right-of-way width to the north of 80'. Fahey Glen is identified in the Comp Plan as a collector street and will operate differently than the other local, residential streets in the plat. It should be designed for a posted speed limit of 35 mph and the centerline curvature should have a radius no less than 250'.

Acknowledged – see revised Preliminary Plat.

5. Provide street length & bearing data per Sec. 24-4 [b][9]

Applicant Response: This will be added.

6. Provide street curve data per Sec. 24-4 [b][12]

Applicant Response: This will be added.

Water Main and Sanitary Sewer Comments

1. A separate sanitary sewer easement will be needed for the sanitary sewer connection on Notre Dame Drive, north of the plat.

Applicant Response: Acknowledged.

Preliminary Plat of Fahey Fields Public Works Review #2

2. The designer shall meet with Public Works to discuss sanitary sewer and water main layout and sizing.
Applicant Response: Acknowledged.
3. Minimum cover on the water main shall be 6.5 feet.
Applicant Response: Acknowledged.

Erosion Control and Stormwater Management (ECSWM) Comments

1. Proposed drainage arrows should be added to the Preliminary Plat to indicate proposed flow routes along property lines.
Applicant Response: This will be added.
Additional PW Review #2 Comment: The required drainage arrows are still not added. This will be added soon.
2. Outlot 6 must include a label for storm water purposes.
Applicant Response: Final Plat will create a separate outlet.
3. A Preliminary Stormwater Management Report, dated March 20, 2015, was provided on March 23, 2015. The summary report indicates that all necessary stormwater performance standards (from Fitchburg Chapter 30, Article II and the Urban Service Area Amendment requirements will be met). Staff is in the process of reviewing the preliminary report and will provide comments in the upcoming week(s). Preliminary comments include:
 - a. The stormwater report shall be sealed by a professional engineer
Applicant Response: Acknowledged.
 - b. The design for the Techlands offsite discharge that discharges into Fahey Fields just north of Nobel Drive has not yet been approved.
Applicant Response: Acknowledged.
 - c. It is unclear how water on the north side of Nobel Drive will be conveyed to the south.
Applicant Response: Runoff on the south side of Nobel Drive will be conveyed to the proposed stormwater management facilities located within OL 4 via storm piping.
 - d. Swale grading and storm sewers have not been shown on an engineering plan.
Applicant Response: Proposed grading and storm sewer sizing and locations will be designed and shown on engineering plans as those are developed further.
 - e. The proposed conditions drainage areas are modified from the existing conditions. The design shall show that the rerouting of flow will not result in downstream impacts.
Applicant Response: Acknowledged – The Crossing development will be analyzed to confirm that the existing culverts connecting the two ponds can handle the diverted flow.
4. Please provide a summary of discussions with downstream landowners and identify any remaining issues that still need to be addressed prior to plat and construction plan approval.
Applicant Response: Acknowledged – we are working with The Crossing & Rueden to resolve this.

Preliminary Plat of Fahey Fields Public Works Review #2

5. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>.
Applicant Response: Acknowledged.
6. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.
Applicant Response: Acknowledged.
7. This site is within the McGaw Neighborhood Plan which has stormwater performance standards (e.g. 100% stay-on infiltration volume) that need to be met within the preliminary plat limits. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.
Applicant Response: Acknowledged – see Preliminary Stormwater Management Report March 20th, 2015.



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: 20

4. No. Of Buildable Lots Proposed: 14

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 Hatfield

Owner's or Authorized Agent's Signature

Deborah 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.

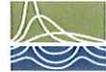
For City Use Only: Date Received: 3/24/2015

Ordinance Section No. _____

Fee Paid: \$2,760.00

Permit Request No. FP-2055-15

Receipt #1-9310 yr 3-25-15



March 24, 2015

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

Re: Quarry Vista Phase 1 Final Plat
MARS Project Number: 1613

Dear Tom:

Enclosed are 3 sets of construction plans for the Quarry Vista Phase 1 Final Plat submittal. Copies of the final plat and the application will be submitted by Burse Surveying. Keith Hammersley will be dropping off a check for the application fee.

There were several conditions of approval placed on the Preliminary Plat approval that relate to the Final Plat. Following are the pertinent conditions and our responses.

PP-2053-15

- 8) Ownership of private outlots may be revisited during final platting of the land.
Per your direction, the ownership of the private outlots is shown as "Each lot will have 1/139 ownership" which is consistent with the Oak Meadow plat.
- 9) Utility Easements will be shown on final plat.
Utility Easements are shown on the final plat. The utility companies were contacted last year during the original platting process to solicit their input regarding easements they would require. The easements shown on the final plat were reviewed by the utility companies as part of the previous final plat. The only easements not shown are for future pedestals adjacent to the private alleys. As was done in Swan Creek, separate easements will be created by the utility companies for the pedestals once they have been located. No utilities will be located in public rights of way except for crossings and to serve street lights.
- 11) ECSWM approval is needed prior to grading on Lot 46.
A request was made several weeks ago to amend the current ECSWM permit. The additional land disturbance fee has been paid. We are responding to recent review comments. Grading will not begin until the comments have been satisfied and the permit has been reissued.
- 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.
The attached plans are a subset of the plans submitted for the original final plat. The plans have been updated to reflect the new final plat and to include only those areas being final platted at this time. We are currently working with the adjoining property owners (Pringles) to work out the details of the proposed retaining wall on their property.

As those details are worked out, we will provide additional information for Quarry Vista Drive. We are waiting for comments from the City on the full plan set submitted September 19, 2014. We will revise this subset of those plans as needed to address those comments, once we receive them. Once we have those comments, we will update the stormwater management report if needed, and also to reflect the revised preliminary and final plats.

- B. The applicant shall provide a grading easement and maintenance agreement...for the Pringle property.

Attached is the agreement currently in place between Keith Hammersley and Craig Pringle.

The application is being submitted for the April 21, 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

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

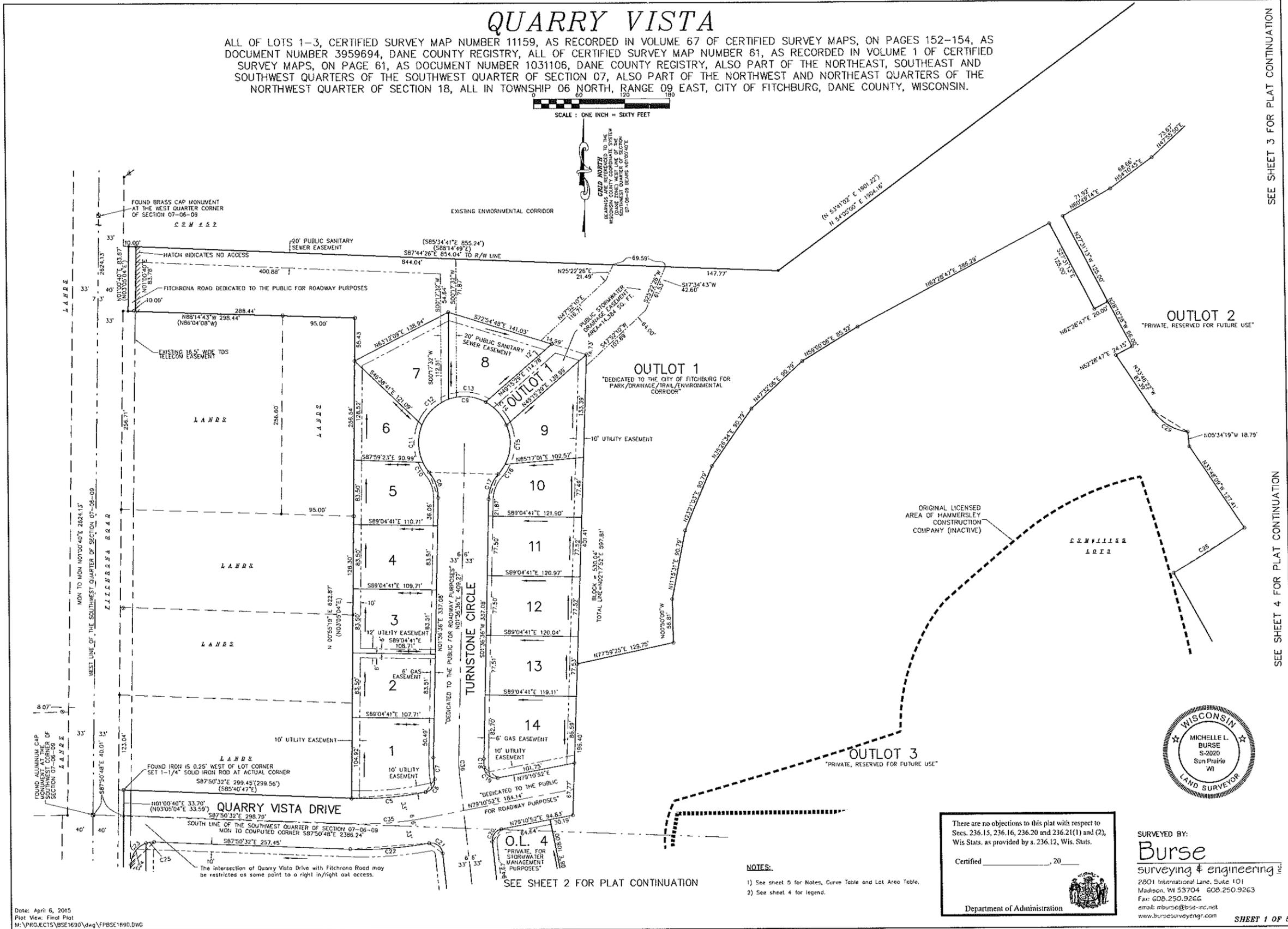
- Survey and reinstall all property irons that are impacted during construction.
- Finish grade, seed and mulch all areas of disturbance including areas disturbed by equipment.
- When cutting or filling, use a minimum of 6 inches of topsoil when finish grading.
- Remove trees on our property as directed 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 1/2" or 1 3/4" 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 & Rachel Pringle 8/26/14
Keith E. Hammersley 8/26/14

QUARRY VISTA

ALL OF LOTS 1-3, 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, ALL OF CERTIFIED SURVEY MAP NUMBER 61, AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, ON PAGE 61, AS DOCUMENT NUMBER 1031106, DANE COUNTY REGISTRY, ALSO PART OF THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07, ALSO PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SCALE: ONE INCH = SIXTY FEET



SEE SHEET 3 FOR PLAT CONTINUATION

SEE SHEET 4 FOR PLAT CONTINUATION

SEE SHEET 2 FOR PLAT CONTINUATION

- NOTES:**
- 1) See sheet 5 for Notes, Curve Table and Lot Area Table.
 - 2) See sheet 4 for legend.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



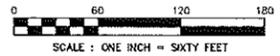
SURVEYED BY:
Burse
 surveying & engineering inc.
 2801 International Lane, Suite 101
 Madison, WI 53704 G08.250.9263
 Fax: G08.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

Date: April 6, 2015
 Plot View: Final Plot
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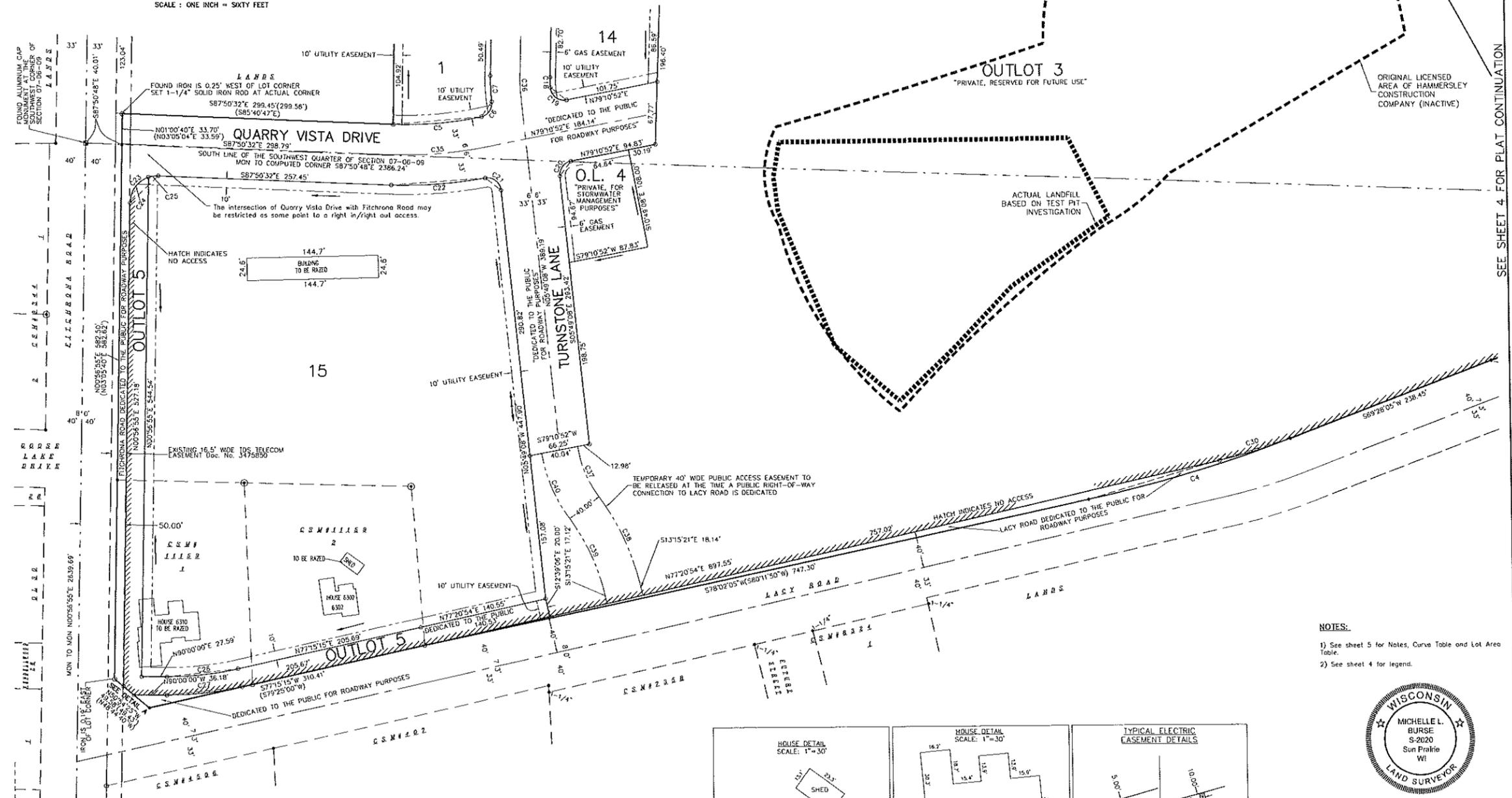
April 7, 2015

QUARRY VISTA

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SEE SHEET 1 FOR PLAT CONTINUATION

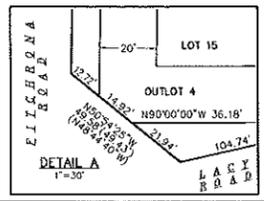


SEE SHEET 4 FOR PLAT CONTINUATION

- NOTES:
- 1) See sheet 5 for Notes, Curva Table and Lot Area Table.
 - 2) See sheet 4 for legend.



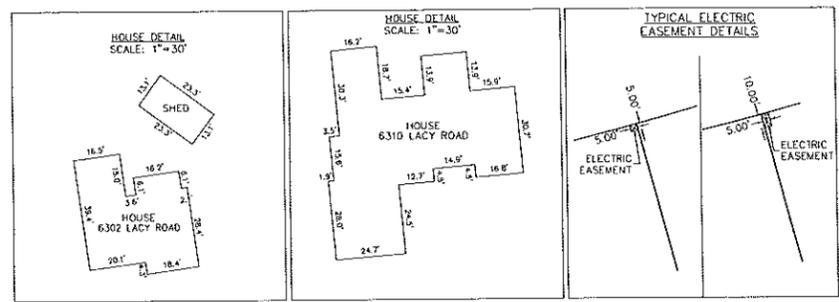
SURVEYED BY:
Burse
 surveying & engineering inc.
 2801 International Lane, Suite 101
 Madison, WI 53704 G09.250.9263
 Fax: G09.250.9266
 email: mburse@bse-inc.net
 www.bursesurveying.com



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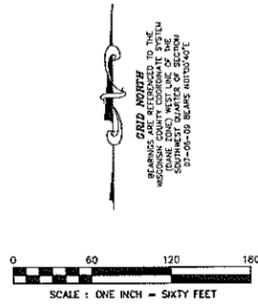
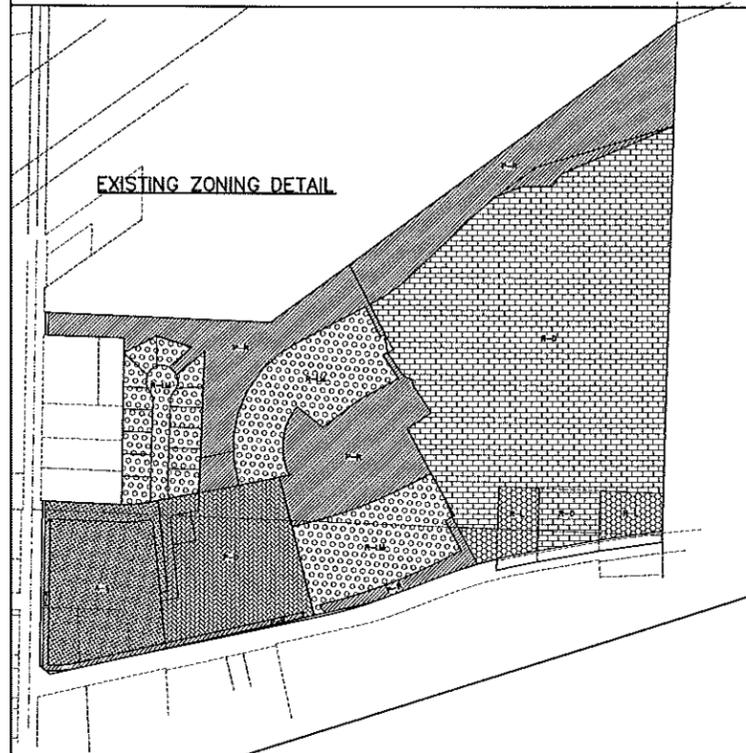
Certified _____, 20__

Department of Administration



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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

751.75' TO COMPUTED CENTER OF SECTION 07. ACTUAL CENTER OF SECTION FALLS IN WORKING QUARRY

CSM 442

OUTLOT 1

"DEDICATED TO THE CITY OF FITCHBURG FOR PARK/ DRAINAGE / TRAIL / ENVIRONMENTAL CORRIDOR"

OUTLOT 2

"PRIVATE, RESERVED FOR FUTURE USE"

EXISTING ENVIRONMENTAL CORRIDOR

(N 53°41'02" E 100.24'
 || S 4°05'02" E 1864.16'

N 67°13'37" E 188.34'

95.54'
 N 52°27'55" E

EXISTING QUARRY FLOOR



NOTES:
 1) See sheet 5 for Notes, Curve Table and Lot Area Table.
 2) See sheet 4 for legend.

SURVEYED BY:
Burse
 surveying & engineering
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

SEE SHEET 1 FOR PLAT CONTINUATION

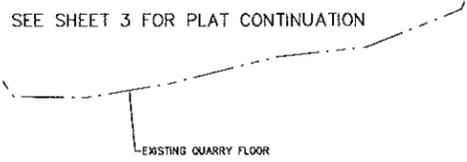
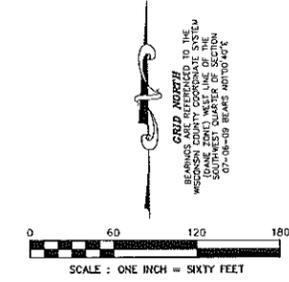
Date: April 6, 2015
 Plot View: Final Plat
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SEE SHEET 4 FOR PLAT CONTINUATION

SHEET 3 OF 5

QUARRY VISTA

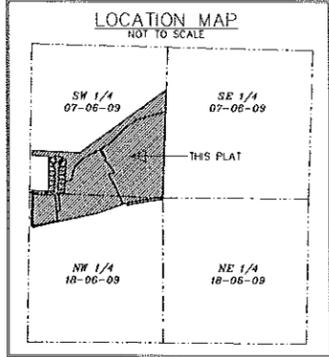
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SEE SHEET 1 FOR PLAT CONTINUATION

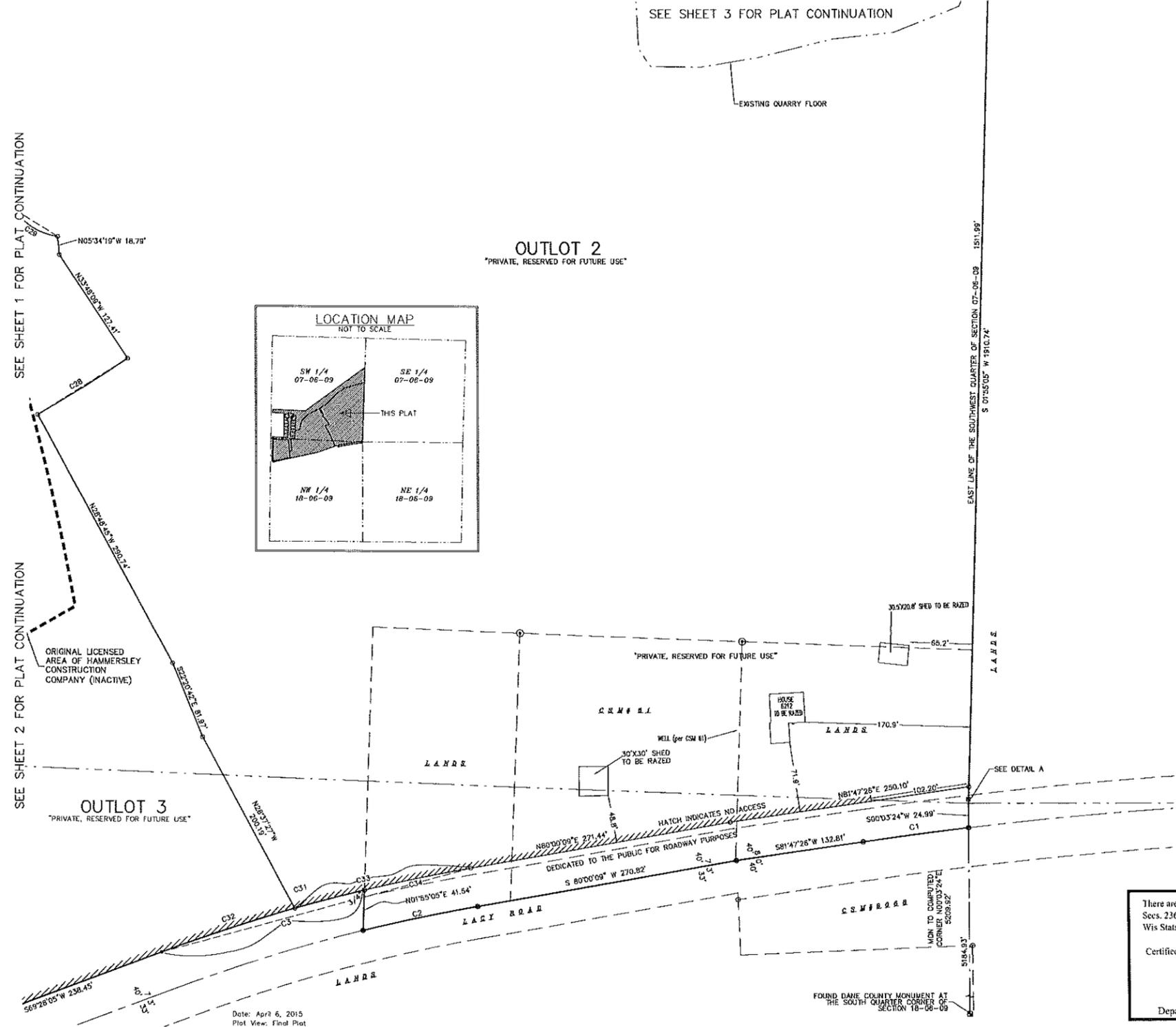
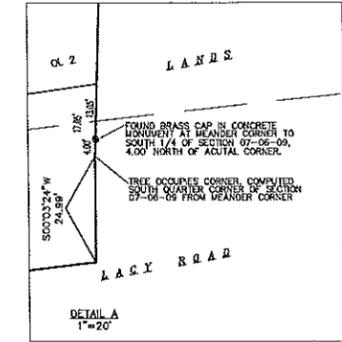
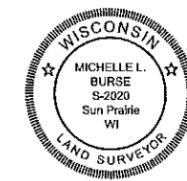
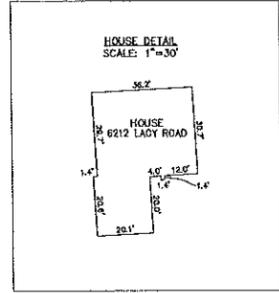
SEE SHEET 2 FOR PLAT CONTINUATION

OUTLOT 2 *PRIVATE, RESERVED FOR FUTURE USE*



- LEGEND**
- 1" IRON PIPE FOUND UNLESS NOTED
 - 3/4" SOLID IRON ROD FOUND UNLESS NOTED
 - 1-1/4" X 30" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"X18" SOLID IRON ROD W/CAP, WT. 1.50 lbs./ft.
 - SET MAG NAIL
 - () INDICATES RECORDED AS
- DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

NOTES:
1) See sheet 5 for Notes, Curve Table and Lot Area Table.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

SURVEYED BY:
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surveying & engineering inc
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

Date: April 6, 2015
Plot View: Final Plat
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QUARRY VISTA

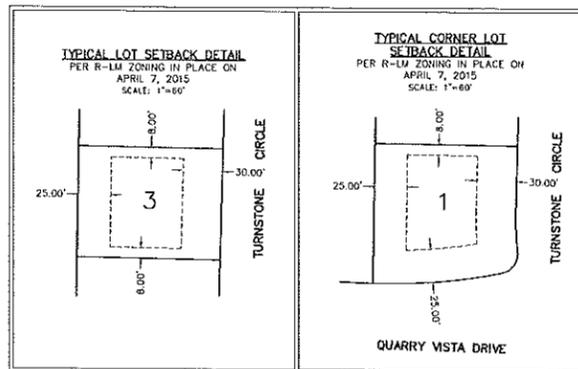
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CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TAN BEAR. IN	TAN BEAR. OUT
C1	110.09	07°14'57"	4000.00	S82°24'44.5"W	110.09	S83°22'03"W	
C2	121.01	03°55'01"	1770.00	S78°02'38.5"W	120.98	S76°05'09"W	
C3	220.38	06°58'34"	1810.00	S72°57'22"W	220.24	S76°26'39"W	
C4	233.24	08°34'00"	1560.00	S73°45'05"W	233.02		
C5	98.00	13°37'43"	412.00	S65°20'38.5"W	87.77	S78°31'45"W	
C6	22.45	85°45'36"	15.00	S35°38'57"W	20.41	S07°13'51"W	S78°31'45"W
C7	28.24	08°50'27"	183.00	N02°48'33.5"E	28.21		N07°13'51"E
C8	33.79	41°00'52"	50.00	S18°53'49"E	35.03	S39°24'15"E	
C9	274.40	262°01'43"	60.00	S88°23'23.5"E	90.55	N39°24'15"W	S42°37'28"W
C10	15.25	14°33'48"	60.00	S32°07'21"E	15.21	N39°24'15"W	N24°50'27"W
C11	50.00	47°44'51"	60.00	S00°39'01.5"E	48.57	N24°50'27"W	N22°54'24"E
C12	50.00	47°45'13"	60.00	S48°47'00.5"W	48.57	N22°54'24"E	N70°30'33"E
C13	50.00	47°44'53"	60.00	N85°27'56.5"W	48.57	N70°30'33"E	S61°35'30"E
C14	40.79	38°57'15"	60.00	N42°06'52.5"W	40.01	S61°35'30"E	S22°38'15"E
C15	52.74	50°21'52"	60.00	N02°32'41"E	51.06	S22°38'15"E	S27°43'56"W
C16	15.60	14°53'52"	60.00	N35°10'37"E	15.58	S27°43'56"W	S42°37'28"E
C17	35.79	41°00'52"	50.00	N22°07'02"E	35.03		N42°37'28"E
C18	11.18	09°27'58"	117.00	N01°07'22"W	11.18	N03°51'20"W	
C19	25.36	96°57'48"	15.00	N52°20'14"W	22.46		N03°51'20"W
C20	22.25	80°00'00"	15.00	N36°40'52"E	20.27		
C21	24.75	94°32'30"	15.00	S53°05'23"E	22.04	N79°38'22"E	
C22	104.44	12°31'07"	478.00	S82°52'55"W	104.23	S79°38'22"W	
C23	47.76	91°12'34"	30.00	N46°33'12"E	42.87		
C24	36.93	70°31'44"	30.00	S36°12'46"W	34.64		N79°28'38"E
C25	10.83	20°40'50"	30.00	S81°49'03"W	10.77	N79°28'38"E	
C26	79.25	12°44'44"	358.24	S83°37'38"W	79.08		
C27	83.70	12°44'45"	378.24	S83°37'38"W	83.52		
C28	110.02	03°50'55"	1638.00	S58°07'18"W	110.00	S56°11'51"W	S60°02'46"W
C29	53.89	49°37'10"	62.00	N58°36'57"W	52.03	N83°25'32"W	
C30	82.33	07°52'51"	600.00	S73°24'29"W	82.46		
C31	332.79	10°32'04"	1810.00	S74°44'07"W	332.32		
C32	145.92	04°37'09"	1810.00	S77°42'42"W	145.88		N74°05'14"E
C33	186.86	05°54'55"	1810.00	S77°02'42"W	186.78		N74°05'14"E
C34	112.41	03°33'30"	1810.00	S78°13'24"W	112.39		N76°26'39"E
C35	100.79	12°58'37"	445.00	S65°40'10"W	100.57		
C36	19.45	01°25'44"	150.00	N02°06'16"W	19.44		
C37	61.31	29°45'14"	118.07	S22°27'15"E	60.63		
C38	99.32	20°30'09"	277.58	S25°09'18"E	98.79		
C39	83.74	20°11'47"	237.56	N25°08'05"W	83.31		
C40	79.19	28°42'19"	158.07	N23°02'13"W	78.37		

LOT AREA TABLE

NAME	SQ. FT.	ACRES
1	10892	0.2500
2	9035	0.2074
3	9119	0.2093
4	9203	0.2113
5	8829	0.2027
6	7782	0.1786
7	9727	0.2233
8	9408	0.2160
9	9177	0.2107
10	8410	0.1931
11	9411	0.2160
12	9339	0.2144
13	9267	0.2127
14	11629	0.2670
15	210871	4.8409
OUTLOT 1	466835	10.7171
OUTLOT 2	1302643	29.9046
OUTLOT 3	877733	20.1500
OUTLOT 4	8936	0.2051
OUTLOT 5	20195	0.4636



CONSENT OF MORTGAGEE

AnchorBank FSB, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said AnchorBank FSB, has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at Madison, Wisconsin, this _____ day of _____, 20____.

AnchorBank FSB

State of Wisconsin)
County of Dane)

Personally come before me this _____ day of _____, 20____,

and, _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, Wisconsin

NOTES

- Outlot 1 is Dedicated to the public for Park/Stormwater Management/Trail/Environmental corridor.
- Outlot 2 is Dedicated to the public for park and open space, pedestrian/bike path, and public water main purposes.
- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- Outlots 2 and 3 are Private for Future Development.
- Given underground installation for electric and communications, the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.
- Outlot 4 is private for stormwater management purposes. Each lot, with the exception of Lot 15, will have an apportioned easement share.

SURVEYOR'S CERTIFICATE

I, Michelle L. Burse, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of the Home Farm Land, LLC, owner of said land, I have surveyed, divided and mapped QUARRY VISTA; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

All of lots 1-3, 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, all of Certified Survey Map Number (CSM) 61, as recorded in Volume 1 of Certified Survey Maps, on page 61, as Document Number 1031106, Dane County Registry, also part of the Northeast, Southeast and Southwest Quarters of the Southwest Quarter of Section 07, also part of the Northwest and Northeast Quarters of the Northwest Quarter of Section 18, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Beginning at the South Quarter corner of said Section 07; thence South 00 degrees 03 minutes 24 seconds West along the east line of the Northeast Quarter of the Northwest Quarter of said Section 18, 24.99 feet to a point of non-tangential curvature; thence 110.09 feet along the arc of a curve to the left, through a central angle of 01 degree 34 minutes 37 seconds, a radius of 4000.00 feet, a chord bearing South 82 degrees 34 minutes 44.5 seconds West and a chord length of 110.09 feet; thence South 81 degrees 47 minutes 26 seconds West, 132.61 feet; thence South 00 degrees 03 minutes 09 seconds West, 270.82 feet to a point of curvature; thence 121.01 feet along the arc of a curve to the left, through a central angle of 03 degrees 55 minutes 01 second, a radius of 1770.00 feet, a chord bearing South 78 degrees 02 minutes 38.5 seconds West and a chord length of 120.98 feet; thence North 01 degree 55 minutes 05 seconds East, 41.54 feet to the north right of way line of Lacy Road, also being a point of non-tangential curvature; thence 220.38 feet along the arc of a curve to the left, also being said north right of way line, through a central angle of 06 degrees 58 minutes 34 seconds, a radius of 1810.00 feet, a chord bearing South 72 degrees 57 minutes 22 seconds West and a chord length of 220.24 feet; thence South 69 degrees 28 minutes 03 seconds West along said north right of way line, 238.45 feet to a point of curvature; thence 233.24 feet along the arc of a curve to the right, also being said north right of way line, through a central angle of 08 degrees 34 minutes 00 seconds, a radius of 1560.00 feet, a chord bearing South 73 degrees 45 minutes 05 seconds West, and a chord length of 233.02 feet; thence South 78 degrees 02 minutes 05 seconds West along said north right of way line, 747.30 feet; thence South 77 degrees 15 minutes 15 seconds West along said north right of way line, 310.41 feet; thence North 50 degrees 54 minutes 25 seconds East along said east right of way line, 582.50 feet; thence North 01 degree 00 minutes 40 seconds East along said east right of way line, 33.70 feet to a north line of said Lot 3, CSM#1159; thence South 87 degrees 30 minutes 32 seconds East along said north line, 299.45 feet to a west line of said Lot 3; thence North 00 degrees 55 minutes 19 seconds East along said west line, 622.87 feet to a south line of said Lot 3; thence North 88 degrees 14 minutes 43 seconds West along said south line, 298.44 feet to the aforementioned east right of way line; thence North 01 degree 00 minutes 40 seconds East along said east right of way line, 83.87 feet to the north line of said Lot 3; thence South 87 degrees 44 minutes 26 seconds East along said north line, 854.04 feet; thence North 54 degrees 05 minutes 00 seconds East along said north line, 1904.16 feet to the east line of the Southwest Quarter of said Section 07, also being the north most corner of said Lot 3; thence South 01 degree 55 minutes 05 seconds West along said east line, also being the east line of said Lot 3, 1904.74 feet to the Point of Beginning. This description contains 3,152,328 square feet or 72.9675 acres.

Dated this _____ day of _____, 20____.

Signed: _____
Michelle L. Burse, R.L.S. No. 2020



SURVEYED FOR :
Home Farm Land, LLC
c/o Keith Hammerley
6291 Lacy Road
Fitchburg, WI 53593

SURVEYED BY:
Burse
surveying & engineering
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bsc-wi.net
www.burse-surveying.com

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



OWNER'S CERTIFICATE OF DEDICATION

Home Farm Land, LLC, as owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Natural Resources Committee

WITNESS the hands and seals of said owner this _____ day of _____, 20____.

Home Farm Land, LLC
By: Keith Hammerley, member

State of Wisconsin)
County of Dane)

Personally come before me this _____ day of _____, 20____, the above named Keith Hammerley, member of Home Farm Land, LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

My Commission expires: _____

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
County of Dane)

I, Brian J. Doherty, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____, on any of the lands included in the plat of QUARRY VISTA.

Date _____ Brian J. Doherty, City Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
County of Dane)

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____, affecting the lands included in the plat of QUARRY VISTA.

Date _____ Adam Gallagher, County Treasurer

CERTIFICATE OF CITY CLERK

State of Wisconsin)
County of Dane)

"RESOLVED that this plat known as QUARRY VISTA, located in the City of Fitchburg was hereby approved by resolution No. _____ file number _____ adopted on this _____ day of _____, 20____, and further resolved that the conditions of said approval were fulfilled on this day of _____, 20____, and that said resolution further provided for the acceptance of those lands and rights dedicated by said QUARRY VISTA for public use."

Date _____ Linda Cory, City Clerk

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____

Kristi Chlebowski, Dane County Register of Deeds



April 7, 2015

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

Re: Quarry Vista
Final Plat Response Letter
MARS Project Number: 1613c

Dear Tom:

We received Planning and Public Works staff comments on April 1, 2015. We have prepared this letter to address the comments and have revised the Final Plat. Enclosed are three copies of the revised Final Plat. The staff comments are listed below with our response in red.

Planning Comments:

- 1.) The area of the stormwater drainage easement in Outlot 1 should be noted on the plat.
Drainage easement area has been noted on the plat.
- 2.) Lots 6, 7, 8 & 9 do not meet the minimum lot width requirement of 60' for R-LM zoning. The lot width is taken from the minimum front setback line, which is 30' from the property line. Please demonstrate compliance.
The lots do meet the minimum lot width requirement. Please see attached exhibit.
- 3.) A Subdivision Improvement Agreement will be required to be executed prior to the City signing of the final plat.
Acknowledged.
- 4.) 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.
Acknowledged.
- 5.) 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.
Acknowledged.
- 6.) 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.
Acknowledged.
- 7.) Note 6 of the plat reads that "Outlot 4 is private for stormwater management purposes. Each lot will have 1/39 ownership". There are only 15 lots in the plat, so why will each lot only have 1/39 ownership? Will the other 24/39 ownership be owned by future platted lots – if yes, this should be made clear and should reference the subject outlot to which these future lots will come from. You should work with an attorney to determine the best language to use to clarify.
The note has been rewritten to say "Outlot 4 is private for stormwater management purposes. Each lot, with the exception of lot 15, will have an apportioned ownership share."
- 8.) Is the ownership of the landfill different from the owner of Outlot 3?
The ownership of the landfill is the same as the owner of Outlot 3 at this time. It will remain the same until an outlot has been created for the landfill block (Area C – after the material has been relocated). Once a parcel exists for the landfill, the ownership will be transferred to a different

- private entity.
- 9.) Should not the landfill location be identified on the final plat?
The landfill location has been added to the plat.
- 10.) Please provide an additional plat sheet showing the zoning setbacks or building lines required as well as the approved zoning showing what the land is currently zoned.
A detail showing the existing zoning has been added to Sheet 3. Details showing typical lot setbacks have been added to Sheet 5.
- 11.) Parkland Improvement Fee for the submitted plat is as follows (2015 dollars):
a. 14 single-family homes x \$630 = \$8,820
b. 152 multi-family units x \$145 = \$22,040
Acknowledged.
- 12.) The proposed plat is deficient in parkland dedication by 8,754 square feet, or 3.02 dwelling units. This deficiency shall be made up through fee in-lieu of parkland dedication which equates to \$13,076.60 (2015 dollars).
Acknowledged.
- 13.) Park Street Frontage: The proposed final plat, based on pro-rating of the preliminary plat, requires 149.11 feet of improved street frontage for parks. The proposed plat does not provide any street frontage for parks, leaving a deficiency of 149.11 feet. The fee in-lieu of street frontage for parkland is \$350 per linear foot (2015 dollars); the deficiency requires \$52,188.95 for fee in-lieu of park street frontage. The City may be agreeable to an Escrow account being created to cover the deficient street frontage, which could be released to the developer when sufficient street frontage has been provided. The Escrow shall be greater than \$52,188.95 to account for an increase in the lineal foot cost. This shall be addressed as part of the developers agreement identified in item 3 above.
Agreed.

Public Works Comments

General Comments

1. A developer agreement will be needed for the public improvements. The timing and phasing of improvement will need to be addressed in that agreement.
Acknowledged.
2. Provide certification letters from all utilities companies, which will service the plat, that the only easements that will be needed, in addition to the ones on the plat, will be for pedestal locations.
Emails from the utility companies signing off on the easements are attached. (TDS's request for a 10' utility easement across Lot 14 has been added to the attached final plat.)
3. The plat shall show the location of the landfill within the outlot.
The landfill has been added to the plat.
4. Staff has marked up the proposed construction plans and will send them to the designer for coordinating updates.
We received the red lined construction plans (both the September 19, 2014 and the March 24, 2015 sets) and will edit the plans to address the mark ups.

Transportation Comments

1. Provide street length & bearing data per Sec. 24-5 [b][1]
Street lengths and bearing data has been added to the plat.
2. Engineering plans shall be provided for the work within the Pringle property. These plans will need to address erosion control and safety of the sidewalk along Quarry Vista Drive.
Coordination with the Pringles has been on-going. The Pringles have reviewed and approved the retaining wall detail and provided input regarding proposed location of the retaining wall. The retaining wall will be added to the plan and profile drawing and the cross sections. The retaining wall detail will be added to the detail sheet. Additional erosion control measures will be added to the Phase 1 erosion control plan. We will coordinate with the City and the Pringles on the final design.

3. The proposed curb and gutter and pavement on Quarry Vista Drive should stop at the plat dedication limits for Quarry Vista Drive. Since this will only be one lot deep, a hammerhead turnaround is recommended but not required.
The plans will be revised to show the Quarry Vista Drive improvements stopping at the plat dedication limits.
4. The proposed curb and gutter and pavement on Turnstone Lane should stop at the plat dedication limits for Turnstone Lane. A temporary public access from the proposed current end of Turnstone Lane to Lacy Road is recommended until subsequent plat stages are complete. Please add an appropriate note and easement limit on the Final Plat to address this.
The plans will be revised to show Turnstone Lane improvements stopping at the PCs for the intersection radii. A plan and profile drawing for the temporary connection to Lacy Road will be added to the plan set. A temporary public access easement has been added to the final plat.

Water and Sanitary Comments

1. 80 dwelling units within the final plat for Quarry Vista shall be occupied within six months of the first unit being occupied. Applicant shall reimburse the City for water main flushing until 80-dwelling units are occupied.
Acknowledged.
2. The applicant shall post a surety for the entire cost of constructing the public water main on Fitchrona Road to serve the Quarry Vista plat prior to the City releasing the water main project for bid. The surety shall continue until all of the improvements required by the Comprehensive Development Plan and preliminary plat are fully constructed and accepted.
Acknowledged.

Erosion Control and Stormwater Management (ECSWM) Comments

1. Proposed drainage arrows on both sides of Outlot 1 should show drainage from Turnstone Circle all the way to the plat limits in the direction of the proposed grading. 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.
Drainage arrows have been corrected on the plat.
2. Proposed drainage arrows are required to be added at the back lot lines of Lots 12, 13, 14, 15, and Outlot 4.
Drainage arrows have been added to the plat.
3. A Stormwater Management Plan for the Quarry Vista Plat / Erosion Control Plan for the Quarry Vista Plat Phase I, dated September 19, 2014, stamped by Robert J. Montgomery, was provided. The summary report indicates that all stormwater performance standards (from Fitchburg Chapter 30, Article II) will be met. Below are the comments on the report:
 - a. The references to phase boundaries and lot numbers are all different now. Staff recommends that the designer updates the report to the current proposed lot numbering and configuration.
The report will be updated to show revised phase boundaries and lot numbers.
 - b. The routing for proposed storm pipes leaving the stormwater facilities needs to be shown as well as confirmation of whether any ditching improvements will be needed within the Lacy Road and S. Syene Road rights-of-ways to safely handle flows for storm events up to and exceeding the 100 year design storm without discharging onto adjacent private properties. The City is concerned with flooding west of the development. Please provide existing and proposed flows and water surface elevations for drainage to Fitchrona Road.
The plans and report show proposed ditching improvements needed in the Lacy Road and Fitchrona Road rights of way so that the 100 year design storm is safely handled. The calculations will be updated to correct the Headwater elevation problem. Routing for the proposed storm sewer pipes will be included in the revised report.
 - c. The stormwater management design will need to verify that 100-year capacity is available to route flow from the development to the Quarry Ridge pond, alternatively modeling will need to document that peak flow reduction standards are met.

XP-SWMM calculations based on MSA's model created for the Jamestown watershed document that the routing a portion of the 100 year flow to the Quarry Ridge Wet Pond through the proposed 30" storm sewer and the remainder of the flow to the outlet swale produces peak rate discharges from the pond slightly less than routing all of the flow to the Quarry Ridge Wet Pond. (340.47 CFS for the split flow versus 340.53 CFS for all flow directed to the Wet Pond.) The calculations will be provided with the revised report.

- d. Flows from Lot 15 and Outlot 5 are proposed to provide separate stormwater management. Prior to development, a stormwater management plan will need to document that Chapter 30 requirements are met.

The developer and engineer for Lot 15 are aware separate stormwater management is needed for the lot and will submit their design as part of the PD-SIP process. Outlot 5 is included in the Quarry Vista modeling.

- e. The terrace infiltration calculations need to consider the terrace slope and inlet capacity in the design. The City is concerned that the capacity due to the slope of the terrace infiltration and the inlet capacity will limit the effectiveness of the BMPs.

The terrace infiltration areas and associated curb cut are based on the City of Madison's details. Madison has experimented with different types of methods which direct water into the terrace raingardens. They originally started with inlets which they found to be too expensive and required the infiltration areas to be too deep than what can comfortably fit within the terrace. They next tried a Neenah casting which was poured into the curb head. The casting was subject to clogging so they are now specifying the curb cut we are showing. They do not depress the gutter an in effort to channel flow from the gutter to the infiltration area. MA-RS debated whether depressing the gutter was a good approach and felt that it wasn't because it creates a tripping hazard, it creates constructability issues because the machine poured curb and gutter would need to be gapped across the inlet and the small section hand formed, and, lastly, the joints between the machine poured and hand poured sections create long term maintenance issues for the City. We modeled the terrace infiltration areas conservatively to compensate. In addition, the terrace infiltration areas are only a very small percentage of the total infiltration areas of the plat. The vast majority of the infiltration will be provided by the block and regional infiltration areas.

4. Erosion Control Permit 14-126 is currently in effect for the Phase 1A area which includes a portion of the proposed Final Plat area (Quarry Vista Drive, Turnstone Circle, Lots 1-14, Turnstone Lane, portions of Outlot 1 and 3, and Outlot 4. An amendment request to include Lot 15 is currently being reviewed by Fitchburg staff for approval. A new Erosion Control & Storm Water Management Permit will need to be approved prior to any new impervious areas being created.

The permit has been amended to include pre-grading of Lot 15. We will follow up regarding approval for the Phase 1A application (which included the original final plat area and includes new impervious areas and public improvements.)

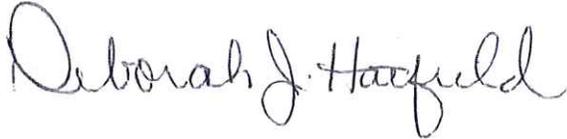
5. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.

A stormwater maintenance agreement will be recorded. Thank you for the reminder about the stormwater utility credit. An application will be submitted.

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

Sincerely,

Montgomery Associates: Resource Solutions, LLC

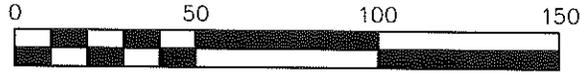


Deborah J. Hatfield, PE
Project Engineer

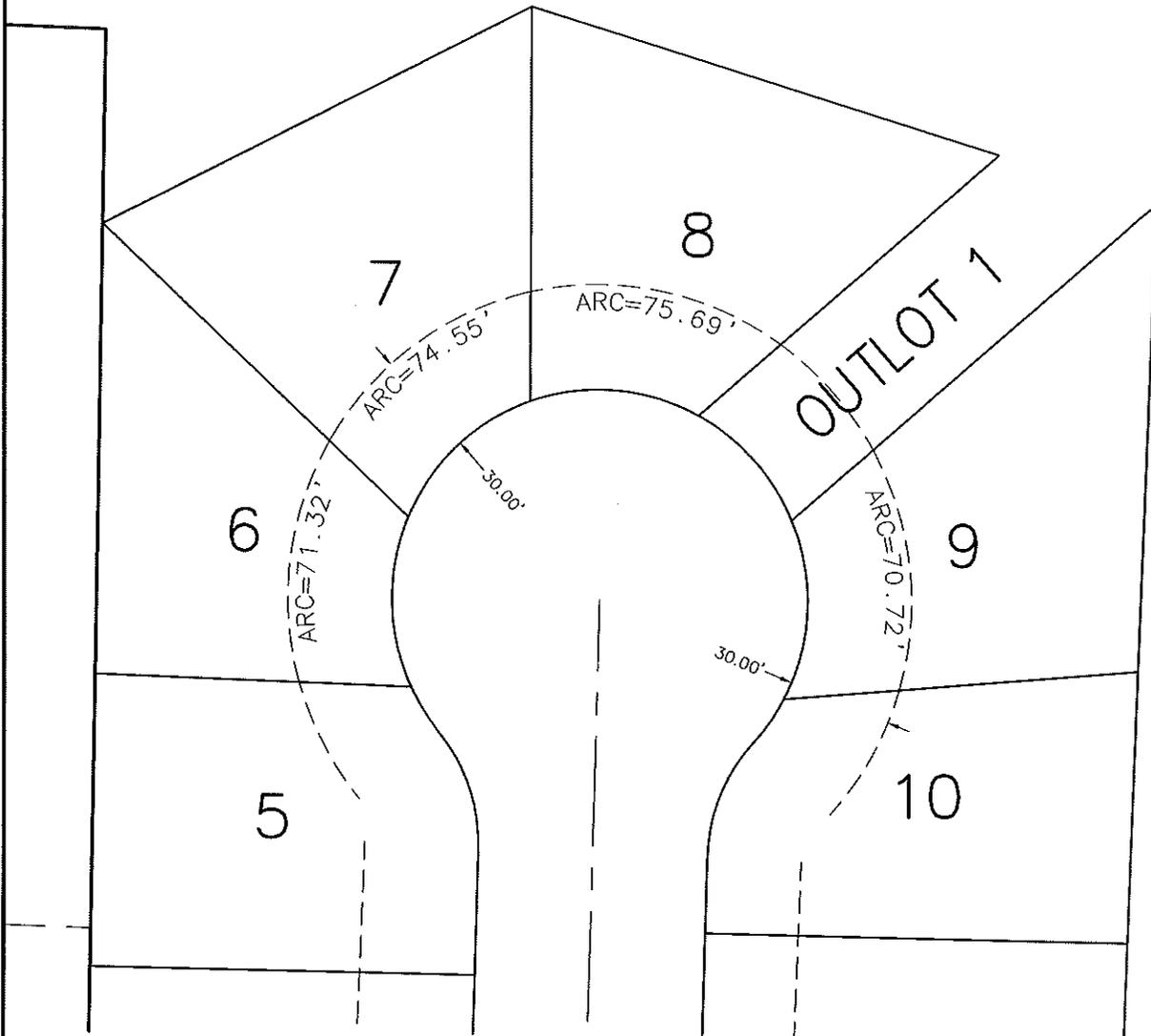
Enclosures:

Copy, w/enclosures: Keith Hammersley
Phil Sveum

LOTS 6-9 FRONT SETBACK SKETCH



SCALE : ONE INCH = FIFTY FEET



Deborah Hatfield

From: SEndres@mge.com
Sent: Monday, April 06, 2015 10:31 AM
To: Deborah Hatfield
Subject: Re: FW: QV Final Plat

Debbie-I believe that all of our needs have been satisfied with regards to any/all easements. Please feel free to contact me regarding any changes or questions. Thanks for your help, shaun

Shaun Endres
Madison Gas & Electric
Office:608-252-7224

From: Deborah Hatfield <debbie@ma-rs.org>
To: "SEndres@mge.com" <SEndres@mge.com>,
Date: 04/06/2015 09:01 AM
Subject: FW: QV Final Plat

Hi Shaun,

Attached is a revised final plat. We made sure there are easements adjacent to the right of way on all the lots being created with this plat. In addition, I've talked to the Surveyor to make sure easements are added where needed in future plats.

Hopefully, we got you everything you need in this plat. If not, let me know ASAP. If you're good, would you pretty please send me an email telling me so, so I can include it with my resubmittal tomorrow?

Thanks!

Debbie

From: flapacek@bse-inc.net [<mailto:flapacek@bse-inc.net>]
Sent: Monday, April 06, 2015 8:44 AM
To: Deborah Hatfield
Subject: QV Final Plat

Frank Jared Lapacek, P.L.S.
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Office: (608) 250-9263

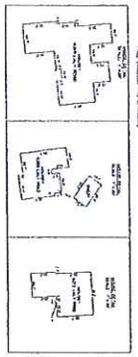


4-6-15

To whom it may concern:

As to the easements in City of Fitchburg Quarry Vista Plat Charter Communications has no further requests to modify existing plat records and is satisfied with existing easement records.

Glen Jakusz
Charter Communications



- 1. 10' WIDE SIDEWALK
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PRELIMINARY PLAT OF QUARRY VISTA

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Deb,
 Please be sure we have
 10' easement along LOT 114
 TO LOT 15, also by LOT 25
 SO WE CAN CROSS THE ROAD
 IN THIS AREA FOR TDS. THE NETWORKS GOOD.
 Thank you
 Perry



LOT NO.	AREA	AREA	AREA
1	10	10	10
2	10	10	10
3	10	10	10
4	10	10	10
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Burse & Associates, Inc.
 Surveyors & Engineers
 1000 ...
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Final Plat of Quarry Vista Public Works Review #2

RECEIVED
4/14/2015

The following comments are based on the final plat and Phase I Construction Plans, dated 03/24/15, that were submitted by Deborah J. Hatfield on behalf of Hamm Fam Land LLC for Quarry Vista. Applicant Responses dated 04-07-2015 are shown in red text. Additional PW Review #2 Comments are shown in blue text. Additional Applicant response dated 04-14-2015 is shown in green. AB 4-09-15, EJE 4-10-15, GV 4-09-15, TMF 4-09-15, CH 4-10-15. Additional comments beyond these may be required on future reviews.

General Comments

1. A developer agreement will be needed for the public improvements. The timing and phasing of improvement will need to be addressed in that agreement.
Applicant Response: Acknowledged.
2. Provide certification letters from all utilities companies, which will service the plat, that the only easements that will be needed, in addition to the ones on the plat, will be for pedestal locations.
Applicant Response: Emails from the utility companies signing off on the easements are attached. (TDS's request for a 10' utility easement across Lot 14 has been added to the attached final plat.)
3. The plat shall show the location of the landfill within the outlot.
Applicant Response: The landfill has been added to the plat.
4. Staff has marked up the proposed construction plans and will send them to the designer for coordinating updates.
Applicant Response: We received the red lined construction plans (both the September 19, 2014 and the March 24, 2015 sets) and will edit the plans to address the mark ups.

Transportation Comments

1. Provide street length & bearing data per Sec. 24-5 [b][1]
Applicant Response: Street lengths and bearing data has been added to the plat.
2. Engineering plans shall be provided for the work within the Pringle property. These plans will need to address erosion control and safety of the sidewalk along Quarry Vista Drive.
Applicant Response: Coordination with the Pringles has been on-going. The Pringles have reviewed and approved the retaining wall detail and provided input regarding proposed location of the retaining wall. The retaining wall will be added to the plan and profile drawing and the cross sections. The retaining wall detail will be added to the detail sheet. Additional erosion control measures will be added to the Phase 1 erosion control plan. We will coordinate with the City and the Pringles on the final design.
Additional PW Review #2 Comments: Drawings and additional information (e.g. final location, height, fencing, details, etc.) for the proposed retaining wall at the Pringle property have still not been received. A meeting with the Pringles, MARS, and City Staff is recommended onsite.
The additional information is being added to the plans. An on-site meeting with all parties will be held once the plans have been updated. We anticipate the meeting to be held the week of April 20th if everyone's schedules work out.
3. The proposed curb and gutter and pavement on Quarry Vista Drive should stop at the plat dedication limits for Quarry Vista Drive. Since this will only be one lot deep, a hammerhead turnaround is recommended but not required.



Final Plat of Quarry Vista Public Works Review #2

Applicant Response: The plans will be revised to show the Quarry Vista Drive improvements stopping at the plat dedication limits.

4. The proposed curb and gutter and pavement on Turnstone Lane should stop at the plat dedication limits for Turnstone Lane. A temporary public access from the proposed current end of Turnstone Lane to Lacy Road is recommended until subsequent plat stages are complete. Please add an appropriate note and easement limit on the Final Plat to address this.

Applicant Response: The plans will be revised to show Turnstone Lane improvements stopping at the PCs for the intersection radii. A plan and profile drawing for the temporary connection to Lacy Road will be added to the plan set. A temporary public access easement has been added to the final plat.

Water and Sanitary Comments

1. 80 dwelling units within the final plat for Quarry Vista shall be occupied within six months of the first unit being occupied. Applicant shall reimburse the City for water main flushing until 80-dwelling units are occupied.

Applicant Response: Acknowledged.

2. The applicant shall post a surety for the entire cost of constructing the public water main on Fitchrona Road to serve the Quarry Vista plat prior to the City releasing the water main project for bid. The surety shall continue until all of the improvements required by the Comprehensive Development Plan and preliminary plat are fully constructed and accepted.

Applicant Response: Acknowledged.

Erosion Control and Stormwater Management (ECSWM) Comments

1. Proposed drainage arrows on both sides of Outlot 1 should show drainage from Turnstone Circle all the way to the plat limits in the direction of the proposed grading. 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.

Applicant Response: Drainage arrows have been corrected on the plat.

2. Proposed drainage arrows are required to be added at the back lot lines of Lots 12, 13, 14, 15, and Outlot 4.

Applicant Response: Drainage arrows have been corrected on the plat.

3. A Stormwater Management Plan for the Quarry Vista Plat / Erosion Control Plan for the Quarry Vista Plat Phase I, dated September 19, 2014, stamped by Robert J. Montgomery, was provided. The summary report indicates that all stormwater performance standards (from Fitchburg Chapter 30, Article II) will be met. Below are the comments on the report:

- a. The references to phase boundaries and lot numbers are all different now. Staff recommends that the designer updates the report to the current proposed lot numbering and configuration.

Applicant Response: The report will be updated to show revised phase boundaries and lot numbers.

- b. The routing for proposed storm pipes leaving the stormwater facilities needs to be shown as well as confirmation of whether any ditching improvements will be needed within the Lacy Road and S. Syene Road rights-of-ways to safely handle flows for storm events up to and exceeding the 100 year design storm without discharging onto

Final Plat of Quarry Vista Public Works Review #2

adjacent private properties. The City is concerned with flooding west of the development. Please provide existing and proposed flows and water surface elevations for drainage to Fitchrona Road.

Applicant Response: The plans and report show proposed ditching improvements needed in the Lacy Road and Fitchrona Road rights of way so that the 100 year design storm is safely handled. The calculations will be updated to correct the Headwater elevation problem. Routing for the proposed storm sewer pipes will be included in the revised report.

- c. The stormwater management design will need to verify that 100-year capacity is available to route flow from the development to the Quarry Ridge pond, alternatively modeling will need to document that peak flow reduction standards are met.

Applicant Response: XP-SWMM calculations based on MSA's model created for the Jamestown watershed document that the routing a portion of the 100 year flow to the Quarry Ridge Wet Pond through the proposed 30" storm sewer and the remainder of the flow to the outlet swale produces peak rate discharges from the pond slightly less than routing all of the flow to the Quarry Ridge Wet Pond. (340.47 CFS for the split flow versus 340.53 CFS for all flow directed to the Wet Pond.) The calculations will be provided with the revised report.

- d. Flows from Lot 15 and Outlot 5 are proposed to provide separate stormwater management. Prior to development, a stormwater management plan will need to document that Chapter 30 requirements are met.

Applicant Response: The developer and engineer for Lot 15 are aware separate stormwater management is needed for the lot and will submit their design as part of the PD-SIP process. Outlot 5 is included in the Quarry Vista modeling.

- e. The terrace infiltration calculations need to consider the terrace slope and inlet capacity in the design. The City is concerned that the capacity due to the slope of the terrace infiltration and the inlet capacity will limit the effectiveness of the BMPs.

Applicant Response: The terrace infiltration areas and associated curb cut are based on the City of Madison's details. Madison has experimented with different types of methods which direct water into the terrace raingardens. They originally started with inlets which they found to be too expensive and required the infiltration areas to be too deep than what can comfortably fit within the terrace. They next tried a Neenah casting which was poured into the curb head. The casting was subject to clogging so they are now specifying the curb cut we are showing. They do not depress the gutter an in effort to channel flow from the gutter to the infiltration area. MA-RS debated whether depressing the gutter was a good approach and felt that it wasn't because it creates a tripping hazard, it creates constructability issues because the machine poured curb and gutter would need to be gapped across the inlet and the small section hand formed, and, lastly, the joints between the machine poured and hand poured sections create long term maintenance issues for the City. We modeled the terrace infiltration areas conservatively to compensate. In addition, the terrace infiltration areas are only a very small percentage of the total infiltration areas of the plat. The vast majority of the infiltration will be provided by the block and regional infiltration areas.

- 4. Erosion Control Permit 14-126 is currently in effect for the Phase 1A area which includes a portion of the proposed Final Plat area (Quarry Vista Drive, Turnstone Circle, Lots 1-14,

Final Plat of Quarry Vista Public Works Review #2

Turnstone Lane, portions of Outlot 1 and 3, and Outlot 4. An amendment request to include Lot 15 is currently being reviewed by Fitchburg staff for approval. A new Erosion Control & Storm Water Management Permit will need to be approved prior to any new impervious areas being created.

Applicant Response: The permit has been amended to include pre-grading of Lot 15. We will follow up regarding approval for the Phase 1A application (which included the original final plat area and includes new impervious areas and public improvements.)

5. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.

Applicant Response: A stormwater maintenance agreement will be recorded. Thank you for the reminder about the stormwater utility credit. An application will be submitted.

City of Fitchburg

Committee of Commission Referral

Direct Referral Initiated by: Mayor Pfaff
Direct Referral Approved by: Mayor Pfaff

Date Referred: 3/10/2015
Date to Report Back: **4/28/2015**

Ordinance Number:
Resolution Number: R-37-15

Sponsored by: Mayor Pfaff
Drafted by: Planning

TITLE: ACCEPTING PUBLIC IMPROVEMENTS FOR TECHLANDS PLAT

Background: This resolution would accept all public improvements for the Techlands plat with conditions. However, before going to the appropriate committees, the subdivider is required to obtain approvals that the proposed design modifications meet chapter 30 stormwater requirements for the offsite drainage and drainage on outlot 4, and provide the documents for dedication of land suitable for park purposes of an equal area to compensate for parkland area loss of outlot 4 from lots 22 and 23.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Public Works	Horton	April 6, 2015	Approved
2	Plan	Hovel	April 21, 2015	
3	Parks	Endl	April 2, 2015	Approved
4	Finance	Dodge/Roach	TBD	

Amendments:

Shawn Pfaff, Mayor
Introduced by

Planning
Prepared by

Public Works, Plan, Parks, Finance
Referred to

March 10, 2015
Date

DRAFT
RESOLUTION R-37-15
ACCEPTING PUBLIC IMPROVEMENTS
FOR 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 stormwater management in accordance with Chapter 30, thereby negatively affecting dedicated parkland and requiring additional level of public improvements; and

WHEREAS, the Subdivider has provided a plan to the City Engineer to use Outlot 4 of the Plat, which was dedicated to the public for park purposes, for drainage purposes in meeting Chapter 30 requirements of the City code; and

WHEREAS, the stormwater management results in a reduction in the effective parkland dedication; and

WHEREAS, to offset the loss of parkland, the Subdivider has agreed to provide an equal area dedication of parkland from Lots 22 and 23 of the Plat adjoining Outlot 4 to offset that area lost to stormwater management, which is more fully described in Exhibit A; and

WHEREAS, acceptance of the additional parkland from Lots 23 and 24 will allow the Subdivider to construct the storm drainage channel, and complete the recreation path; and

WHEREAS, the Subdivider has provided a cost estimate to the City Engineer that has been approved for the costs of additional public stormwater improvements on Outlot 4; and

WHEREAS, the City entered into a Development Agreement (the “Agreement”) recorded as document # 4767948 providing for a Tax Increment Contribution to assist in funding of certain public improvements within the Plat; and

WHEREAS, the Board of Public Works and Common Council have previously reviewed and approved the acceptance of Lots 1-4 and Lots 24-25 and the public improvements for Nobel Drive West of Mica Drive and Mica Drive South; and

WHEREAS, the City Engineer has inspected and conditionally approved the subdivision improvements for all lots and related public improvements in the Plat as called for by the Contract except that final punch list items have not been completed; and

WHEREAS, the Board of Public Works has reviewed the proposal and recommends acceptance of Public Improvements for the remainder of Plat and the acceptance of the remainder of the Lots.

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

1. Accepts as parkland dedication a strip of land 21 feet in width along the easterly side of lots 22 and 23 of the Plat, which constitutes an equal area or better of land than that being used for storm water improvements on Outlot 4, with such area more fully described in Exhibit A. This dedication is hereby accepted upon final approval by the City Engineer, Parks Director and City Attorney and that the Mayor and Clerk are hereby authorized to execute any required documents effecting the parkland dedication from Lots 22 and 23 of the Plat.
2. The City hereby agrees to amend the TID Agreement to cover up to 2/3 of the City approved costs of the storm water improvements, provided that the total contributions for this and all other applicable improvements shall not exceed the \$2 million total contribution as set forth in the Agreement, further provided that the storm water and remaining recreational path are fully completed and have been accepted by the City Engineer by August 1, 2015.
3. The City Engineer is hereby authorized to withhold a Tax Increment contribution to the Subdivider at 110% of the City Engineer's estimated cost of construction of the storm water improvements and completion of the recreation path as assurance for the proper completion of such improvements by August 1, 2015.
4. Public improvements within the Plat are hereby accepted provided that the following conditions are met:
 - (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 final punchlist items to the satisfaction of the City Engineer, related to the accepted public improvements.
5. Upon compliance with items 1 and 4 above, the City authorizes building permits for lots 5 through 23 in the Plat, and the Mayor and City Clerk may execute the required acceptances on behalf of the City.
6. If the storm water improvements to meet the requirements of Chapter 30, and the recreation path are not fully completed (with restoration) and accepted by the City Engineer by August 1, 2015, the Subdivider shall be due no compensation for the construction of such stormwater improvements from the TID as provided for in accord with item 2 above.
7. The City Engineer and City Attorney are hereby authorized to prepare and have executed any necessary documents necessary to affect the terms of this resolution.

Adopted this _____ day of _____, 2015.

Approved: _____
Shawn Pfaff, Mayor

Attested By: _____
Patti Anderson, City Clerk

Plan Commission Resolution No. PCR-01-15

**RESOLUTION OF THE PLAN COMMISSION CALLING FOR A PUBLIC HEARING
ON PROPOSED TAX INCREMENTAL DISTRICT NO. 9 CREATION IN THE CITY OF
FITCHBURG**

WHEREAS, Wisconsin Statutes, Section 66.1105, provides a procedure for the creation of tax incremental districts;

WHEREAS, the Plan Commission is required to conduct a public hearing in accordance with Wisconsin Statutes, Section 66.1105(4), after written notice has been mailed to the chief executive officer of all local government entities having the power to levy taxes on property located within a proposed tax incremental district and to the school board of any school district which includes property located within a proposed tax incremental district and published as a Class 2 notice under Wisconsin Statutes, Chapter 985, prior to recommending the creation of a district and prior to adoption of a project plan;

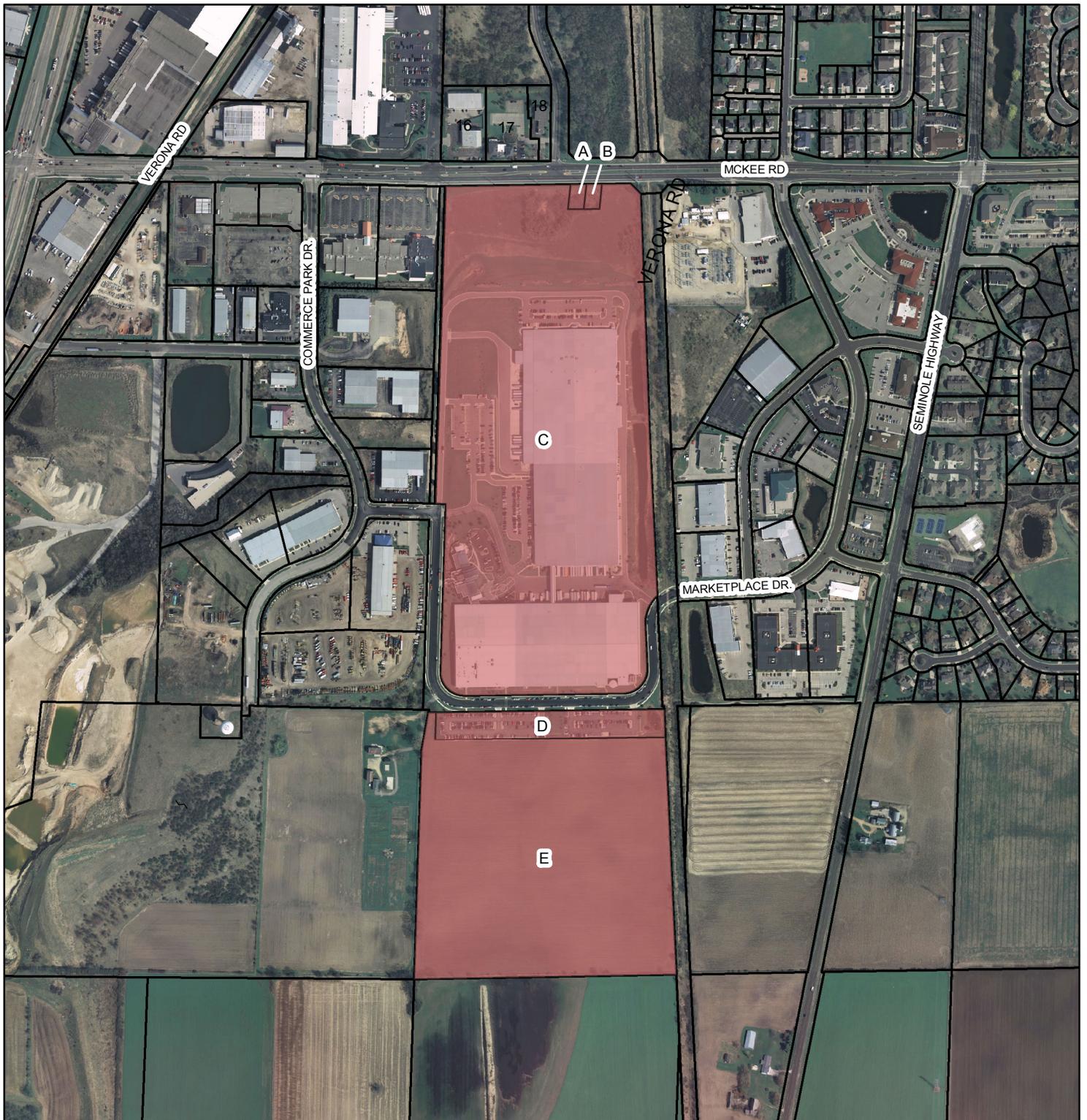
The District is expected to be an industrial district based on the identification and classification of the property included within the district; and

NOW, THEREFORE, BE IT RESOLVED that the City Clerk give proper notice of a public hearing on May 19, 2015 at ____ p.m., at the Fitchburg City Hall, for the purpose of creating the above described District in and for the City and for the purpose of consideration of proposed Project Plan for said District.

Passed and adopted this ____ day of _____, 2015

Plan Commission Chair

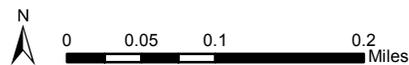
Secretary of the Plan Commission



FITCHBURG TID #9 -

TAX PARCELS

- TID #9 Tax Parcels
- Other Tax Parcels



Note - Letters identified in map refer to Map Key in data table.

CREATED BY: PLANNING & ZONING DEPARTMENT 04/2015
 SOURCE: PLANNING & ZONING DEPARTMENT AND DANE COUNTY LIO