

1. Agenda

Documents: [PARK_20150709_AG.PDF](#)

2. Complete Packet

Documents: [PARK_20150709_PK.PDF](#)

AGENDA
PARKS COMMISSION
THURSDAY, July 9th, 2015
7:00 P.M.

Pursuant to Section 19.82 of the Wisconsin Statutes, notice is hereby given that the park commission of the city of Fitchburg, Dane County Wisconsin, will meet at 7:00 p.m. on Thursday, July 9th, 2015 in the Meeting Room at the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 to consider the following:

(Note: Full coverage of this meeting is available through FACTv and Streaming Video, accessible on the city web site at <http://www.fitchburgwi.gov/677/Government-Channel/>)

- 1. Call to Order**
- 2. Approval of Minutes – June 4th, 2015 meeting**
- 3. Election of Park Commission Chair**
- 4. Public Appearances - Non Agenda Items**
- 5. Communication**
 - A. Shade Structures installed at Splashpad**
 - B. Family Disc Golf Night at NSGC – Sunday, July 19th 6:00 p.m.**
- 6. Review and Approve Agenda**
- 7. Discussion/Action Dane County Velodrome – Michael Gustavson**
- 8. Discussion/Action 2010 – 2015 Comprehensive Park, Open Space, and Recreation Plan Survey– Wade Thompson, City Planning**
- 9. Discussion/Action on Community Gardens Survey– Wade Thompson, City Planning**
- 10. Discussion/Action Huegel-Jamestown Park Master Plan Update and Preliminary Design of Shelter facility.**
- 11. Discussion/Action Comprehensive Development Plan Request CDP-2045-14A by Tony Heinrichs, agent for Fahey Land LLC, for a residential development for the Fahey Fields development project, on property located near Nobel Drive.**
- 12. Discussion/Action Preliminary Plat request PP-2054-15A by Ronald Klaas, agent for Fahey Land LLC, for approval of the revised Fahey Fields Preliminary Plat.**
- 13. Discussion/Action Sewer Easement McGaw Park Entrance**
- 14. Staff Reports/Updates**
 - A. Recreation**
 - B. Forestry**
 - C. Parks**
- 15. Future Agenda Items**
 - A. 2016 Operating Budget Proposal**
 - B. Eagle Scout Project – Gold Addition**
- 16. Announcements As Allowed By Law**
 - A. The next 2 Park Commission Meetings will be held on August 6th and October 1st, 2016**
- 17. Adjournment**

NOTE: It is possible that members of and possibly a quorum of members of other government 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 Fitchburg City Hall, 5520 Lacy Rd., Fitchburg, WI 53711 608-270-4200.

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Administrative Offices
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608) 270-4200
Fax: (608) 270-4212
www.city.fitchburg.wi.us

AGENDA

PARKS COMMISSION THURSDAY, June 4th, 2015 Minutes

DRAFT DRAFT

Pursuant to Section 19.82 of the Wisconsin Statutes, notice is hereby given that the park commission of the city of Fitchburg, Dane County Wisconsin, will meet at 7:00 p.m. on Thursday, June 4th, 2015 in the Council Chambers at the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 to consider the following:

1. Call to Order

Scott Endl called the meeting to order 7:00 P.M.

In attendance: Mark Vivian, Alder Jake Johnson, Terra Theim, Mark Almond, Forester/Naturalist Ed Bartell, Park/Forestry Assistant Philip Krahn, and Director Scott Endl.

Others in attendance: Patrick Cheney

Absent: Zyronia Mims

2. Approval of Minutes – May 7th, 2015 meeting

Mark Vivian moved to approve as written, Terra Theim 2nd. Motion Carried.

3. Election of Park Commission Temporary Chair

Mark Almond nominated Terra Theim, 2nd by Jake Johnson – nominations closed. On roll call Terra Theim was elected Temporary Chair. Terra Theim took over running the meeting from this point.

4. Public Appearances - Non Agenda Items

None

5. Communication

A. Huegel/Jamestown Park shelter/bathroom/meter station updated.

Scott Endl provided an update of this project along with a copy of the letter that is being sent to direct neighbors of H/J Park. At the July 9th Park Commission meeting a rendering of the Park shelter/bathroom/meter structure will be presented for comment.

B. Dawley Park Bike Hub Ribbon Cutting – June 6th at 9:00am

Scott Endl shared with the Park Commission an invitation for this event. Along with this invitation was a line up of speakers. All members are invited to attend.

C. EAB treatment update – Ed Bartell and Philp Krahn

Ed Bartell and Philip Krahn provided the Park Commission an update on this year's EAB treatment program. This report included that this years treatments will be the 3rd year of this 3 year program. In the spring of 2016 staff will be retreating 1st year (2013 trees) trees. There are 658 trees included in this 3 year cycle (approximately 10% of our public tree inventory).

6. Review and Approve Agenda

Mark Almond moved to approve, 2nd by Jake Johnson. Motion Carried.

7. Discussion/Action Little Library in Seminole Glen Park – Chad & Jolen Neumann, Stewart & Barb Gaulogly-Turner

Scott Endl introduced Jolen Neumann who explained this request. Questions were asked and answered. Mark Vivian moved to approve this request, 2nd by Mark Almond. Motion Carried.

8. Discussion Partnership with UW Madison Graduate Program in Urban and Regional Planning – Wade Thompson, City Planning

Wade Thompson provided the Park Commission an update on this work.

9. Discussion/Action Community Garden Criteria & Site Selection – Wade Thompson, City Planning

Wade Thompson provided an update on this work including a list of criteria staff recommended to be included in our Community Survey regarding the use of Parklands for Community Gardens. Specific sites were also identified. This work will also help staff narrow down potential sites for Community Gardens. Questions were asked and answered. Jake Johnson moved to continue this work as proposed and discussed, 2nd by Mark Almond. Motion Carried.

10. Discussion Update of 2010 – 2015 Comprehensive Park, Open Space, and Recreation Plan – Wade Thompson, City Planning

Wade Thompson provided an update on this work including a tentative timeline for completion. Staff will be drafting a community survey as part of the community information gathering phase of this project. This survey will be presented to the Park Commission for review in July. No official action was taken.

11. Discussion/Action Fitchburg Fields Gardening Classes – Amanda Hall

Amanda Hall was in attendance and explained that she is working with Fitchburg Staff to provide educational programs for the community as it relates to Community Gardening. In return the Park Department will make a contribution to the Fitchburg Fields Organization. Mark Vivian moved to make this \$480 contribution to Fitchburg Fields, 2nd by Mark Almond. Motion Carried.

12. Discussion/Action Kona Ice Vending for Splashpad – Scott Sanftleben

Scott Endl reviewed the proposal submitted by Kona Ice for providing concessions for the Splashpad. Scott Endl further reported that he was not able to do an RFP for these services in 2015 as discussed at prior Park Commission meeting. Jake Johnson motioned to approve this year's proposal, with the understanding that this will be bid out in 2016, 2nd by Mark Almond. Motion Carried.

13. Discussion of Park Master Plan for Irish Road property – Jake Johnson

Jake Johnson proposed to consider a Park Master Planning process for the property at the corner of Irish and Fish Hatchery. This is in light of the removal of the home currently located at this location.

14. Staff Reports/Updates

- A. Recreation
- B. Forestry
- C. Parks

15. Future Agenda Items

- A. Adopt a Bike Trail Proposal

16. Announcements As Allowed By Law

- A. The next 2 Park Commission Meetings will be held on July 9th and August 6th.

17. Adjournment

Mark Almond moved to adjourn, 2nd by Jake Johnson. Motion Carried 9:08 pm

Minutes provided by Scott Endl

DISC GOLF @ NINE SPRINGS

****FREE EVENT****

SUNDAY, JULY 19TH

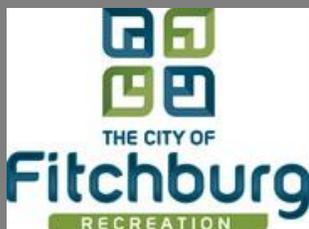
6:00 PM - Dusk

Nine Springs Golf Course
2201 Traceway Drive

Event Information

- No Registration Required
- Free Disc Golfing
- Discs Free To Use
- Disc Golf Demonstration
- Food & Drink (while supplies last)
- Open To All Ages

For more information, call

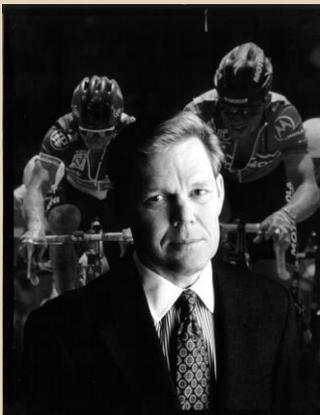




Dane County Velodrome



Track Cycling for Everyone



“Madison is probably one of the most ideal communities in the U.S. for a proper indoor velodrome and we believe that, planned right, it would be very successful.”

David Chauner

USA Olympic Cyclist & CEO of World
Cycling League



“track racing in the Midwest has a long storied history and should not only be preserved but built upon to create opportunities for a new generations. To explore track racing we need high quality velodromes run by competent, passionate people.”

“Michael- I would like nothing better than for you to get a velo rolling in Madison. There is land, people, bikers and a very active lifestyle there that could support a great sport like track racing.

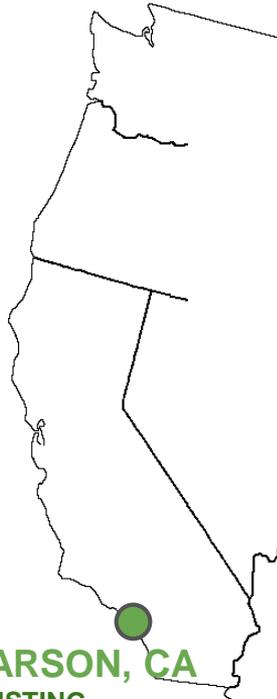
good luck boyz-

ciao

Robbie”

Robbie Ventura

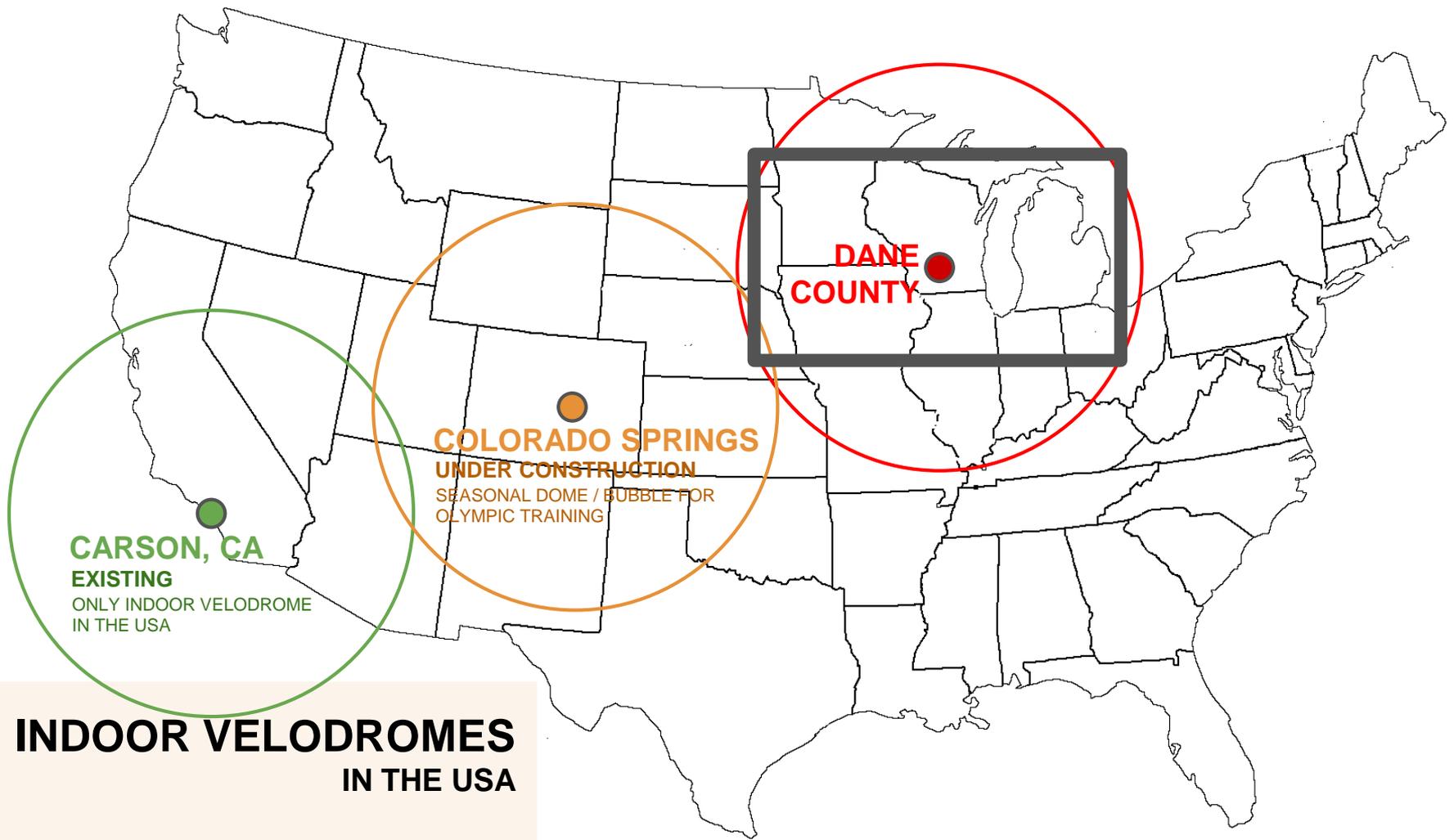
12 year Professional Racing Cyclist, US Postal Rider, Tour de France TV Commentator, Wisconsin Native, & Founder of Vision Quest Coaching



CARSON, CA
EXISTING
ONLY INDOOR VELODROME
IN THE USA



Information from Wikipedia 15/02/17



CARSON, CA
EXISTING
ONLY INDOOR VELODROME
IN THE USA

COLORADO SPRINGS
UNDER CONSTRUCTION
SEASONAL DOME / BUBBLE FOR
OLYMPIC TRAINING

**DANE
COUNTY**

**INDOOR VELODROMES
IN THE USA**



BLAINE, MN
 OUT OF ORDER
 CLOSED FOR
 RENOVATION

**DANE
 COUNTY**

KENOSHA, WI
 EXISTING
 OUTDOOR
 TRACK

NORTHBROOK, IL
 EXISTING
 OUTDOOR
 TRACK

CHICAGO, IL
 EXISTING
 OUTDOOR
 TRACK

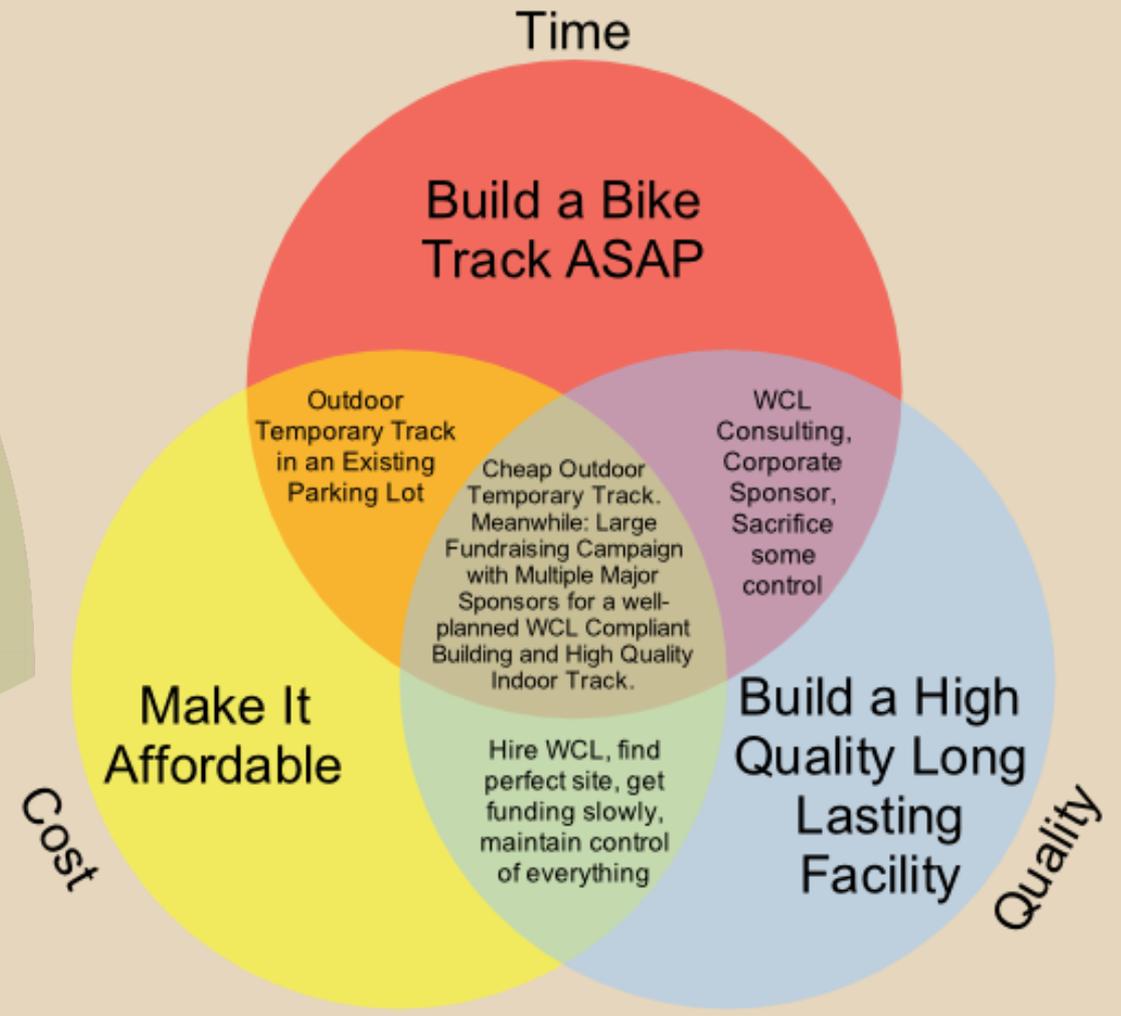
BLOOMER PARK
 EXISTING
 OUTDOOR
 TRACK

**OUTDOOR
 VELODROMES
 IN THE MIDWEST**





Cheap Outdoor Temporary Track.
Meanwhile: Large Fundraising Campaign with Multiple Major Sponsors for a well-planned WCL Compliant Building and High Quality Indoor Track.



Outdoor Track
Cleveland OH

\$400K



Time

Build a Bike Track ASAP



\$15M

Outdoor Temporary Track in an Existing Parking Lot

WCL Consulting, Corporate Sponsor, Sacrifice some control

Cheap Outdoor Temporary Track. Meanwhile: Large Fundraising Campaign with Multiple Major Sponsors for a well-planned WCL Compliant Building and High Quality Indoor Track.

Make It Affordable

Build a High Quality Long Lasting Facility

Hire WCL, find perfect site, get funding slowly, maintain control of everything

Cost

Quality

\$400K

+\$8M

OR

+\$15M

OR

+\$19M

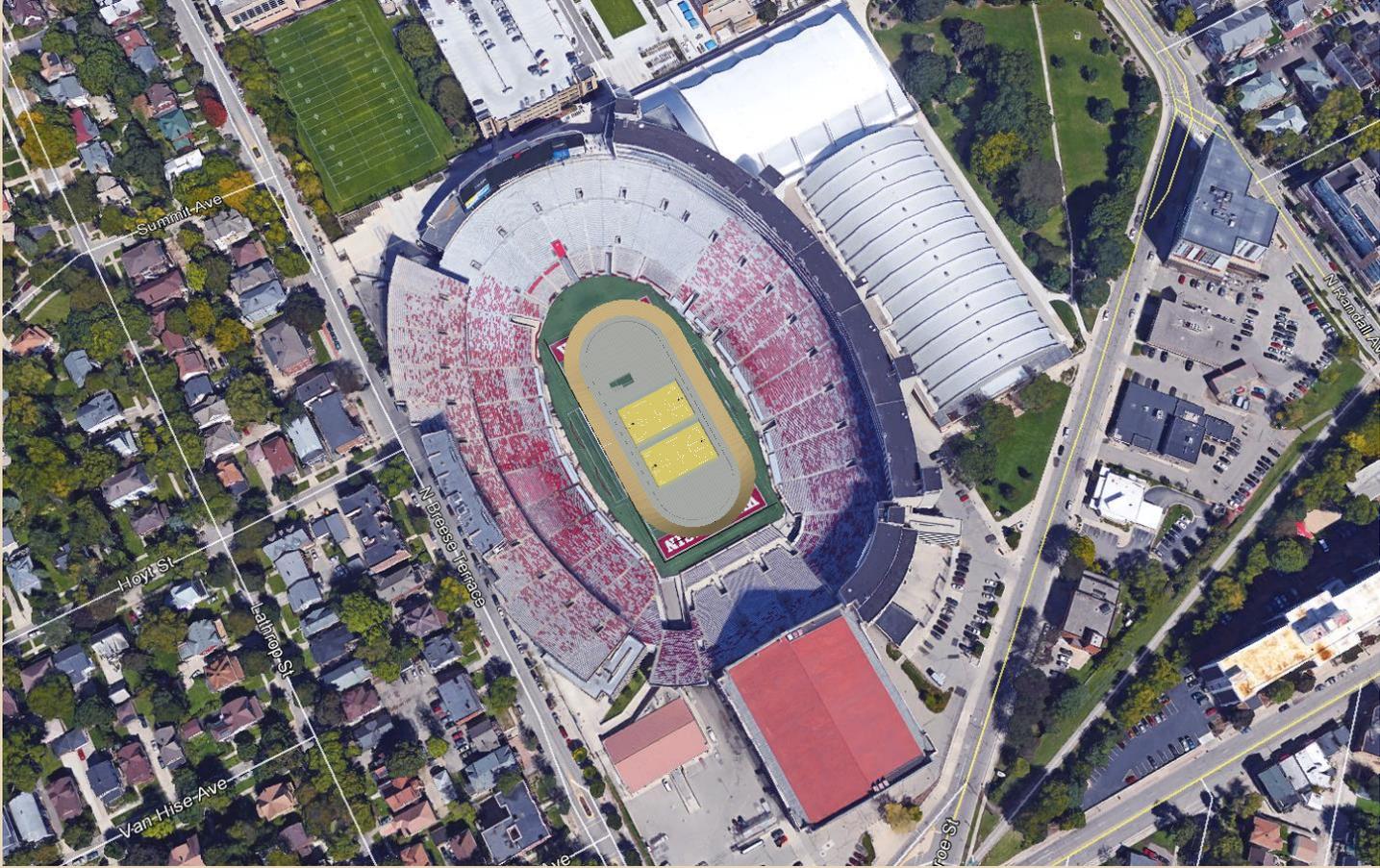
BUBBLE
Burnaby Canada
& Proposed in
Cleveland

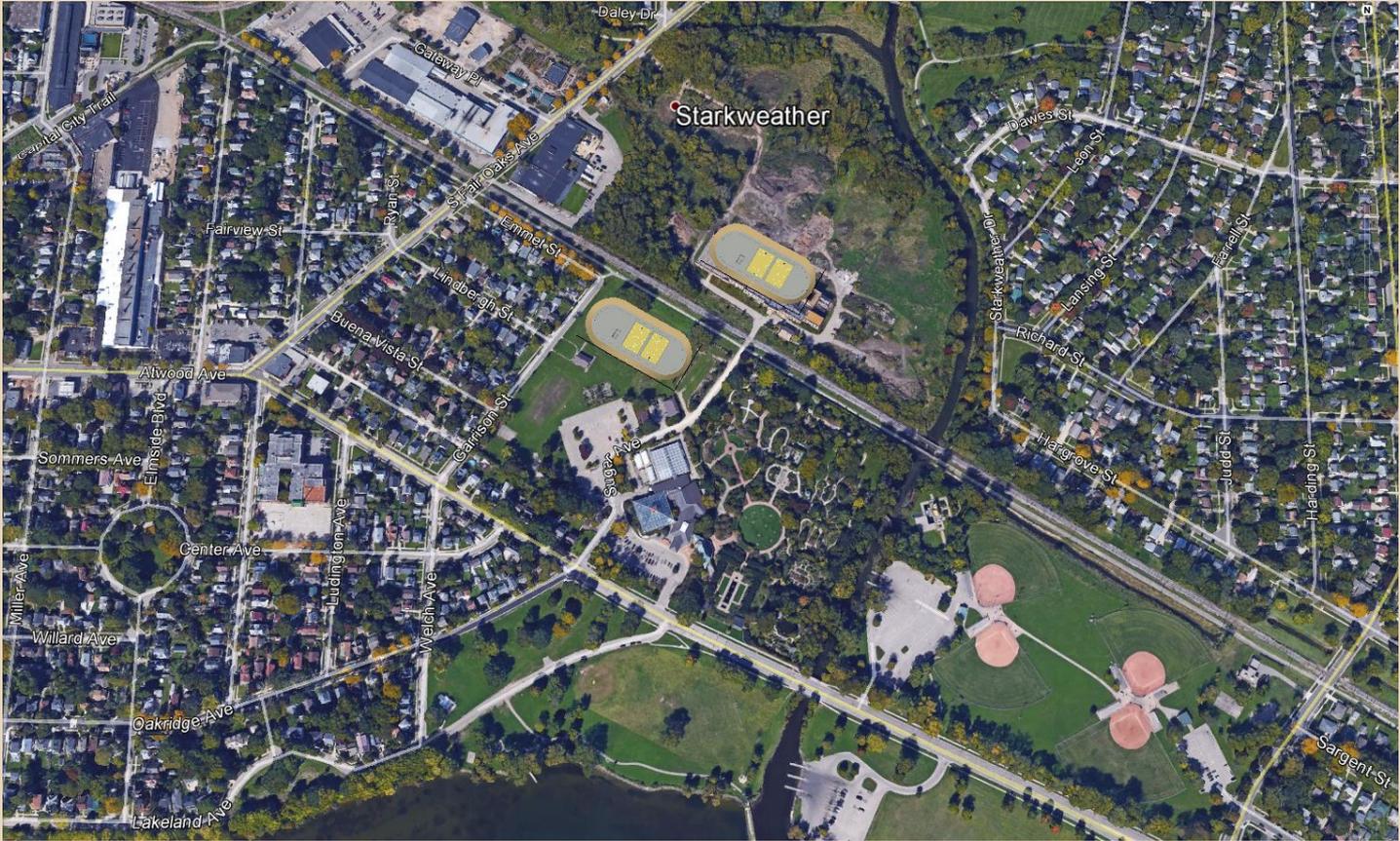
\$8M



VELO Sports Center
Carson CA

\$19M





Starkweather

Central City Trail
Daley Dr
Caraway Pl
Ryan St
Straits Oaks Ave
Emmett St
Fairview St
Liebergh St
Buena Vista St
Carroll St
Sugar Ave
Starkweather Dr
Dawes St
Leon St
Hansing St
Richard St
Hartgrove St
Jude St
Harding St
Sargent St
Lakeland Ave
Oakridge Ave
Willard Ave
Center Ave
Ludington Ave
Weich Ave
Alwood Ave
Sommers Ave
Eimside Blvd
Miller Ave





Our Roadmap to Success:

We begin, with our
“Temporary Track”
as our risk free “Test Track.”

From there we learn, plan, design and
improve until we complete the Hearth of
United States Track Racing; right here in
Fitchburg Wisconsin.

Start Simple



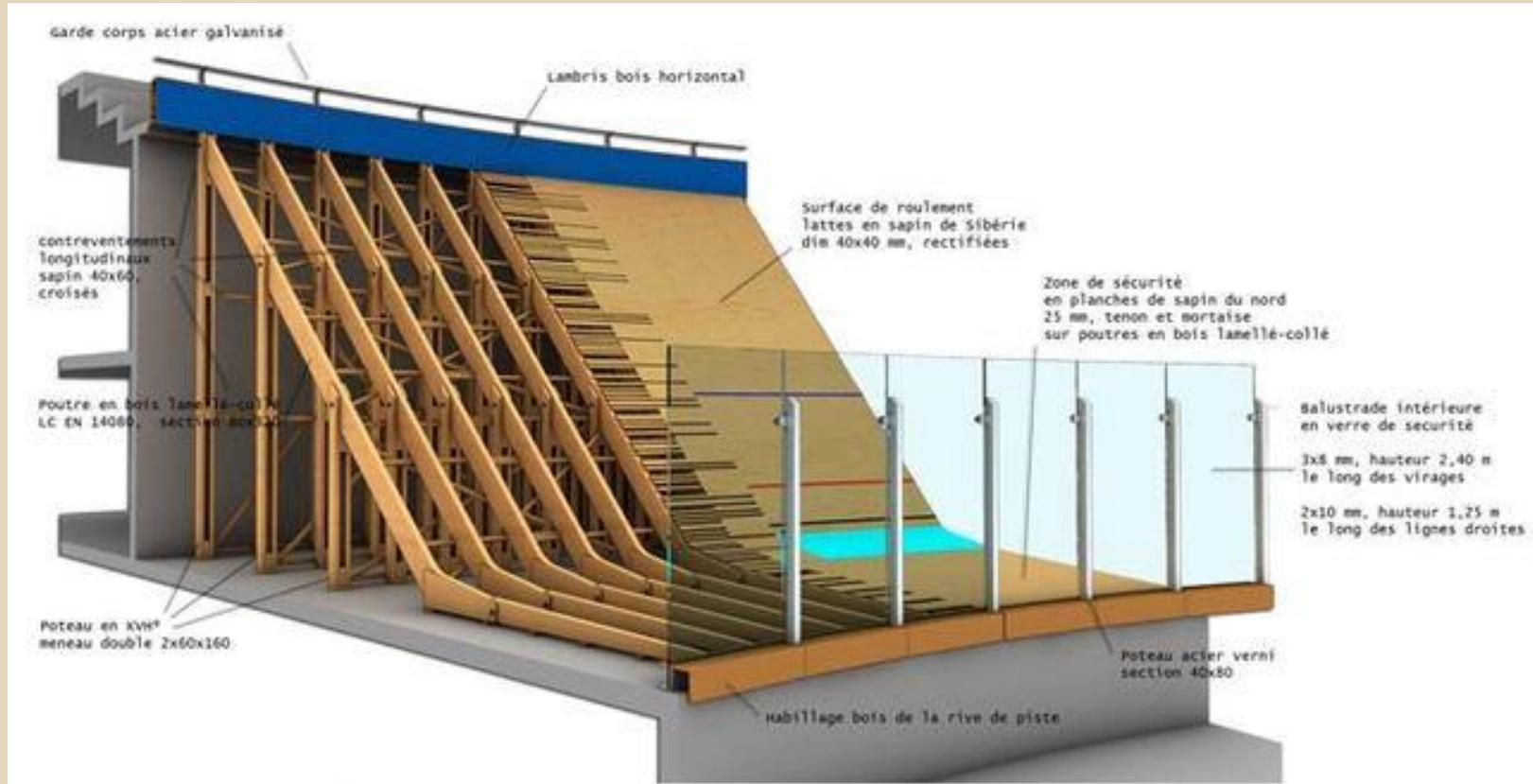
Invite Everyone Over



With all these people to help

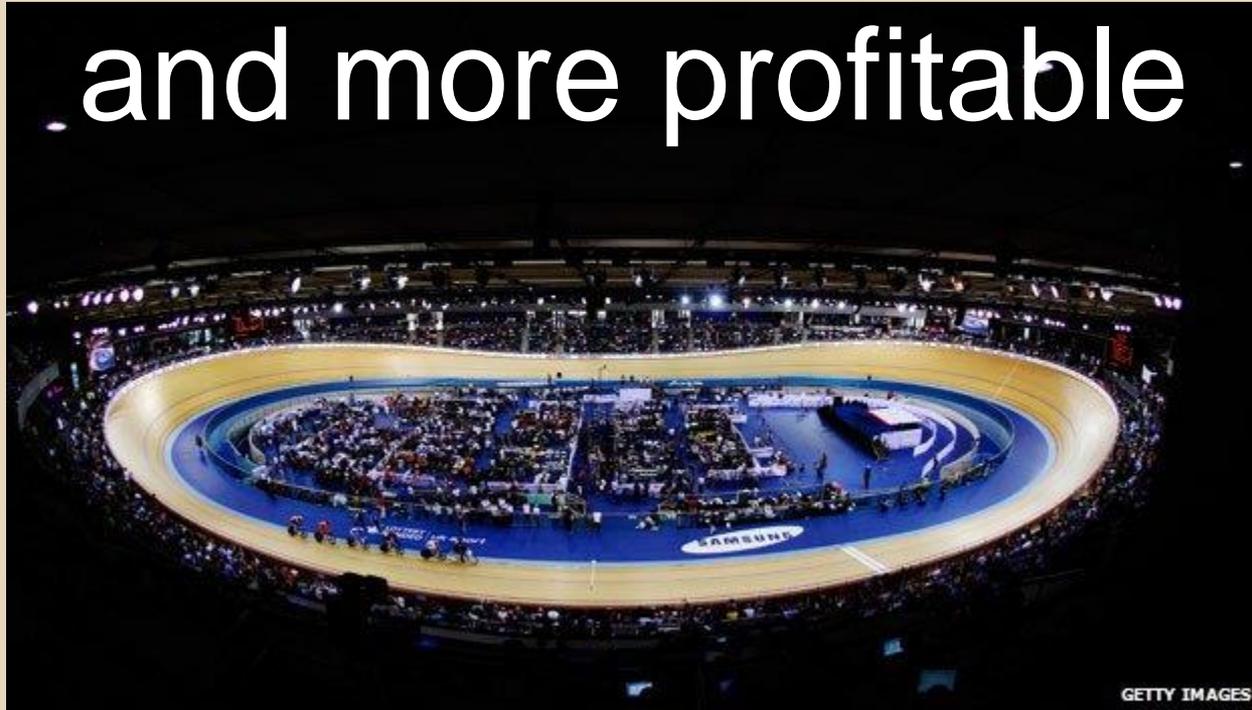


and all of this experience we gain,

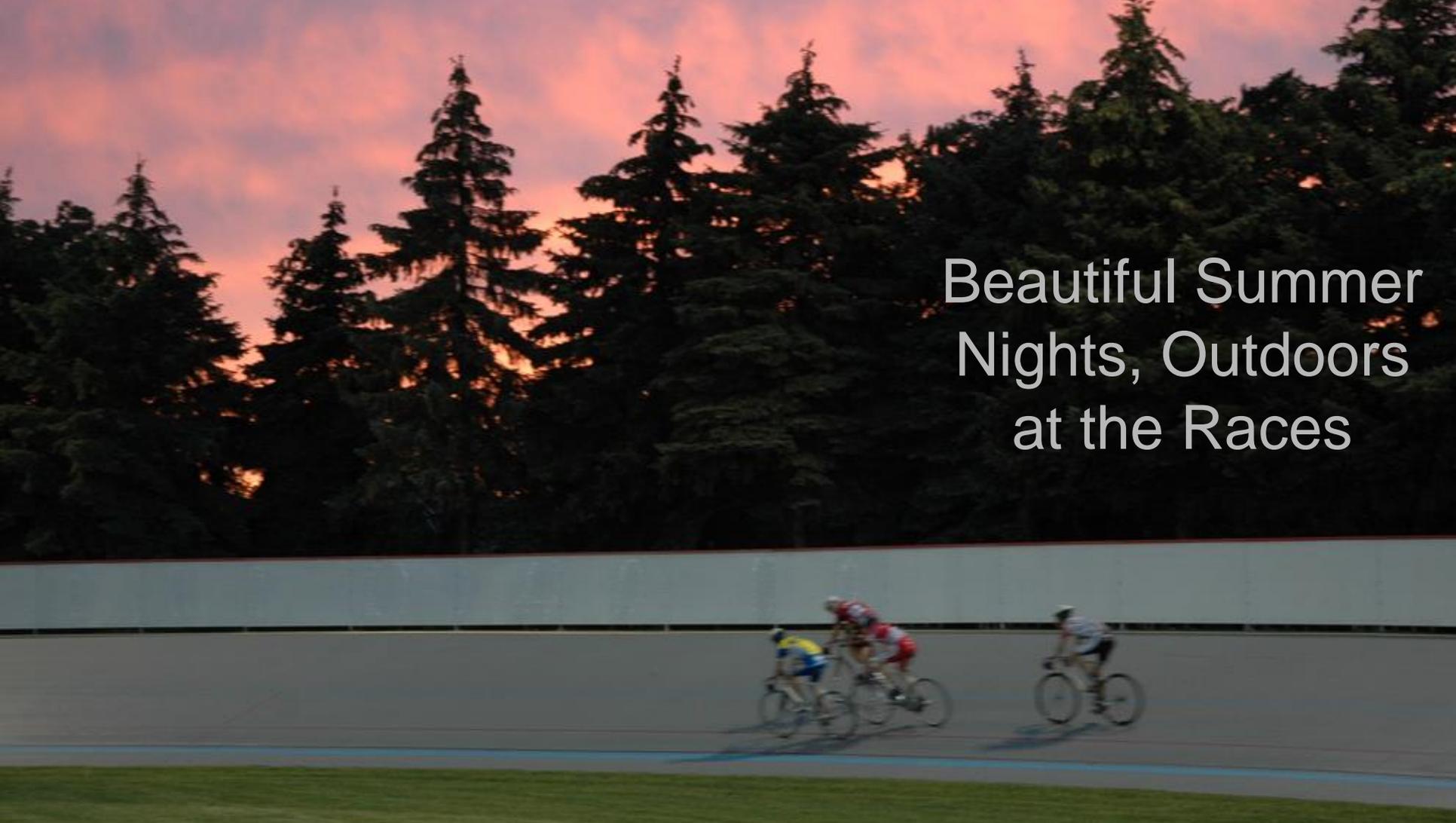


We can plan, design, and build
something even more amazing

and more profitable



In the end,
we have the best of
both worlds

A photograph of three cyclists racing on a track during sunset. The cyclists are in motion, with a slight blur, and are positioned in the lower third of the frame. The track is a light grey color with a blue line marking. In the background, there is a dense line of dark evergreen trees silhouetted against a sky with soft, pinkish-orange clouds. The overall scene is peaceful and scenic.

Beautiful Summer
Nights, Outdoors
at the Races

And the best indoor track east of California.



No rain outs, and no ice under our tires!



Camaraderie, friendship, and coaching



A Weekly Schedule Booked Solid with Programs and Events

GMT-06	Mon 4/27	Tue 4/28	Wed 4/29	Thu 4/30	Fri 5/1	Sat 5/2	Sun 5/3				
6am	6 – 10p Open training, evening structured training of one hour	6 – 10p Open training, clinics 1 to 2 hours	6 – 10p Open training, evening structured training of one hour	6 – 10p Open training, clinics 1 to 2 hrs	6 – 10p Open training, evening high school pack racing 2 hrs						
7am											
8am											
9am										8 – 12p Olympic Development Program - Sprint Events - Spectators \$.50 entrance, kids free (you get the kids' money with concessions, they will want breakfast and lunch)	
10am											10 – 6p Classes and Clinics, especially beginners
11am											
12pm						12p – 6p Family, college, military, police, and other pack racing. Spectators \$1.00 entrance, kids free (more concessions, dinner)					
1pm											
2pm	2p – 5p Monday through Friday Youth Program	2p – 5p Short, Easy Riding, and classes and clinics, especially for beginners on Tuesday, Thursday, and Friday	2p – 5p Monday through Friday Youth Program	2p – 5p Short, Easy Riding, and classes and clinics, especially for beginners on Tuesday, Thursday, and Friday	2p – 5p Monday through Friday Youth Program	2p – 5p Short, Easy Riding, and classes and clinics, especially for beginners on Tuesday, Thursday, and Friday					
3pm											
4pm											
5pm											
6pm											
7pm											
8pm						8p – 10p Bread-&-Butter racing with pack racing for the faster men's & women's groups such as points, scratch, M&O, and Madison racing to draw crowds and pay the rent. Spectators \$3 to \$4, kids					
9pm											
10pm											

Programs, Bike Rentals, Tenants, and Associated Revenue Streams

Note: **This is only a sampling** of programs & Income sources. There are too many to list here completely.

○ **Weekdays**

- \$\$\$\$ Early Bird Corporate Team-building
- \$\$\$\$ Early Bird Adult Coaching and Training
- \$\$\$ Adult, Beginners, Professionals, and College Students - Mid-Day Training and Coaching
- \$\$ Afterschool & Summer Track Racing Camp for Youth
 - **(no child is turned away for financial reasons)**
- \$\$ Afterschool & Summer Team Practice for High School Students
 - **(no student is turned away for financial reasons)**
- \$\$\$ After Work “Members” Adult Training, Coaching, and Free Riding
 - **(Membership scholarships available - nobody is turned away for financial reasons)**

○ **Weekends**

- \$\$ Friday & Saturday Night Race Fees
- \$ Friday & Saturday Night Spectator Tickets **(kids free)**
- \$\$\$ Friday & Saturday Night Food and Beer Concessions

○ **Every Day**

- Rental Income:
 - \$\$\$ Bicycle Rentals and Repair Service
 - Hopefully “Dreambikes” is tennant and runs rental and repair operations.
 - \$\$\$\$ Bar / Cafe / Restaurant tenants

Track & Building Rental Revenue

Note: **This is only a sampling** of Income sources. There are too many sources of income to list here completely

- **World Cycling League Rents Track 12 Weekends Per Year**
 - Rent = \$15,000 Per Weekend X 12 Weekends = \$180,000 per year = \$1.8M per decade
- **Other Track Rental 2 Weekends Per Year**
 - Rent = \$15,000 Per Weekend X 12 Weekends = \$30,000 per year = \$300,000 per decade
- **Non Cycling Event Rentals**
 - \$\$\$\$ Expos, Conventions, Concerts, Tournaments
- **Bike Party Event / Benefit Concert**
 - 3,000 people \$25 tickets = \$75,000
 - Food and Beer Concessions = \$25,000
- **Multi-Media Tennant (Lighting, Video, Sound Systems)**
 - Provides Multi-Media Services to Event Holders and Pays Rent to do so.
- **Coaching Clinics**
 - Rents Portion of Track for Coaching Privileges.

We have the **what**,
and the **how**.

Now again with the **why**.





THE NEXT STEP:

Acquire a piece of land to build on.

終

end [fin]

CITY OF FITCHBURG SURVEY – PARKS, OPEN SPACE, AND RECREATION PLAN UPDATE



The following survey should take about 10 minutes to complete.

The City of Fitchburg is updating its Parks, Open Space, and Recreation Plan. Your survey input will help ensure that the City's parks, open space, and recreation areas will continue to meet the needs of City residents and visitors.

Thank you for your time and effort!

I. GENERAL

1. Please identify the **top five** outdoor recreational uses that you or your family participate in most often.

- a. ___ Biking
 - b. ___ Disc golf
 - c. ___ Golf
 - d. ___ "Nature" activities (Bird watching, photography, etc.)
 - e. ___ Play/exercise equipment
 - f. ___ Socializing (Picnicing, eating, drinking, festivals/concerts, etc.)
 - g. ___ Solitude activities (Sitting, reading, "people-watching", etc.)
 - h. ___ Team sports (Soccer, baseball/softball, volleyball, lacrosse, tennis, ultimate frisbee, etc.)
 - i. ___ Walking/hiking
 - j. ___ Water activities (Swimming, splash pad, etc.)
 - k. ___ Winter activities (Ice-skating, sledding, cross country skiing, etc.)
 - l. ___ Other (Please identify.):
-

2. What is your favorite thing to do at a City of Fitchburg or Madison metropolitan area park or outdoor recreation area? **Please check only one.**

- a. ___ Biking
 - b. ___ Disc golf
 - c. ___ Golf
 - d. ___ "Nature" activities (Bird watching, photography, etc.)
 - e. ___ Play/exercise equipment
 - f. ___ Socializing (Picnicing, eating, drinking, festivals/concerts, etc.)
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 - j. ___ Water activities (Swimming, splash pad, etc.)
 - k. ___ Winter activities (Ice-skating, sledding, cross country skiing, etc.)
 - l. ___ Other (Please identify.):
-

3. What City of Fitchburg park do you live closest to? **Please check only one park.** (See below map and park list.)

DRAFT - 6330-2015

INSERT MAP AND PARK LIST

4. Do you use another City of Fitchburg park more often than the one you identified in Question 3.?

Yes ___ No ___

If you answered "Yes", please identify the park here by the **number on the above map** and proceed to Question 5. _____

If you answered "No", please proceed to Question 7.

5. What do you do at the park identified in Question 4.? **Please check all that apply.**

- a. ___ Biking
 - b. ___ Disc golf
 - c. ___ Golf
 - d. ___ "Nature" activities (Bird watching, photography, etc.)
 - e. ___ Play/exercise equipment
 - f. ___ Socializing (Picnicing, eating, drinking, festivals/concerts, etc.)
 - g. ___ Solitude activities (Sitting, reading, "people-watching", etc.)
 - h. ___ Team sports (Soccer, baseball/softball, volleyball, lacrosse, tennis, ultimate frisbee, etc.)
 - i. ___ Walking/hiking
 - j. ___ Water activities (Swimming, splash pad, etc.)
 - k. ___ Winter activities (Ice-skating, sledding, cross country skiing, etc.)
 - l. ___ Other (Please identify.):
-

6. How close do you live to the park identified in Question 4.? (See above map for reference.)

- a. ___ Less than ¼ of a mile
- b. ___ Between ¼ and ½ mile
- c. ___ Between ½ mile and 1 mile
- d. ___ Greater than 1 mile
- e. ___ Unsure

7. The City of Fitchburg has many distinct features that make it unique and a desirable place to live. How important are the following features in making Fitchburg a unique and a desirable place to live?

	Not Important	Important	Very Important	Unsure
a. Agricultural lands				
b. Being close to the City of Madison				
c. Biking/walking trails and paths				
d. Woodlots, wetlands, and waterways (Nine Springs E-Way, Jenni and Kyle Preserve, etc.)				
e. Other (Please identify.) _____ _____				

8. How important to you are the following experiences when visiting a park or recreation area?

	Not Important	Important	Very Important	Unsure
a. Exercise				
b. Socializing/interacting with other people				
c. Solitude				

9. Which of the following uses would you like to see in a City of Fitchburg park? **Please check all that apply.**

- a. Amphitheaters/pavilions (Places for festivals, concerts, movie nights, etc.)
- b. Community gardens
- c. Disc golf
- d. Dog park
- e. Edible landscapes (Fruit trees, etc. available for public “picking”)
- f. Farmers market
- g. Food/drink opportunities (Places to get a sandwich, ice-cream, coffee, beer/wine, etc.)
- h. Lawn games (Bocce ball, shuffleboard, etc.)
- i. Single sport complex (Multiple facilities devoted to one sport, i.e. baseball fields, soccer fields, etc.)
- j. Skateboard park
- k. Other (Please identify.): _____

II. TRAILS AND PATHS

10. How important are the following uses of a biking/walking trail or path?

	Not Important	Important	Very Important	Unsure
a. Biking/walking from home to “errand” places (shopping centers, etc.)				
b. Biking/walking from home to parks/recreation areas				
c. Biking/walking from home to work				
d. Biking/walking from park/recreation area to park/recreation area				
e. Biking/walking from home to “social” places (restaurants/bars, coffee shops, etc.)				
f. Exercise				

11. Please rank the following biking/walking trail and path uses in order of importance. Use each number once (1 – most important, 6 – least important).

- a. Biking/walking from home to “errand” places (shopping centers, etc.)
- b. Biking/walking from home to parks/recreation areas
- c. Biking/walking from home to work
- d. Biking/walking from park/recreation area to park/recreation area
- e. Biking/walking from home to “social” places (restaurants/bars, coffee shops, etc.)
- f. Exercise

12. Are there any areas in the City of Fitchburg that you would like to see connected by a biking/walking trail or path?

III. RECREATIONAL PROGRAMMING AND SERVICES

13. Please identify the **top five** recreational programming and services that you or your family participate in most often.

- a. ___ Camps (Basketball, lacrosse, volleyball, etc.)
- b. ___ Classes (Spanish, cooking, dance, etc.) _
- c. ___ Day trips (Brewer games, downhill skiing, etc.)
- d. ___ Fitness (Martial arts, pilates, yoga, Zumba, etc.)
- e. ___ Leagues (Flag football, soccer, volleyball, etc.)
- f. ___ Open gym/fields (Basketball, lacrosse, volleyball, etc.)
- g. ___ Other events (Flea market, fairs/festivals, dances, etc.)
- h. ___ Training (Babysitter, CPR, etc.)
- i. ___ Other (Please identify.)

I do not participate in, or use, any recreational programming and services. ____

14. Are there any recreational programming and services you would like to see in a City of Fitchburg park or recreation facility? **Please identify specific camps, classes, day trips, etc.**

- a. Camps _____
- b. Classes _____
- c. Day trips _____
- d. Fitness _____
- e. Leagues _____
- f. Open gym/fields _____
- g. Other events _____
- h. Training _____
- i. Other _____

There are no recreational programming and services that I would like to see in a City of Fitchburg park or recreation facility. ____

15. Neighborhood centers provide additional programming and services not normally found in a parks. These programming and services could include after-school programming, daycare, job/employment resources, adult learning classes, computer labs, and gyms. If a neighborhood center were located in the City of Fitchburg, how likely are you to use it?

___ Unlikely ___ Likely ___ Unsure

IV. OTHER COMMENTS

16. Please provide any other comments you may have regarding City of Fitchburg existing or potential park uses or recreational programming/services.

Ed and Jill??

DRAFT - 6-30-2015

PUBLIC OPINION SURVEY - COMMUNITY GARDENS ON CITY OF FITCHBURG LAND

The following survey should take about 10 minutes to complete.

Your survey input will help inform future City of Fitchburg plans and policies regarding community gardens on City-owned land.

Thank you for your time and effort!



Local food systems consist of distribution and consumption of agricultural commodities in close proximity to where they are produced. Local food systems have various benefits including:

- Reduced transportation costs and carbon footprint
- Support of local farmers/gardeners, communities, and economies
- Educating consumers on where their food comes from, known as the “farm to fork” relationship

Community gardens are one component of local food systems. Community gardens are defined as “a form of urban agriculture in which a relatively small common land area is divided in to separate garden plots, with the land managed and maintained by a group of citizens or a non-profit organization, and producing fruits, vegetables, and ornamental plants.”

The benefits of community gardens include:

- Outdoor recreation and educational opportunities
- Providing for the “social good” (Some community gardens donate their produce to local food pantries.)
- Increased social interaction and building a sense of “community”

Community gardens are becoming a **common use on public and park lands**. Individuals or community groups manage the gardens, which are open to the public. Other cities and villages in the region, including the City of Madison and the Village of Deforest, have community gardens located on their park lands. The City of Fitchburg is exploring the possibility of locating community gardens on City-owned lands.



1. Which City-owned lands do you live closest to? (Please check only one location. See map on following page for reference.):

1. Belmar Hills Park _____
2. W. Clayton Road _____
3. Fish Hatchery/Irish Lane _____
4. Fitchburg Center Park _____
5. Huegel/Jamestown Park _____
6. McGaw Park _____
7. McKee Park _____
8. Nine Springs Golf Course _____
9. Quarry Hill Park _____
10. Quarry Ridge Recreation Area _____
11. Pinnacle _____
12. Swan Creek Park _____
13. Wildwood South Park _____

2. City of Fitchburg staff has preliminarily identified some City-owned land, based on various criteria, on which community gardens could **POTENTIALLY** be located.

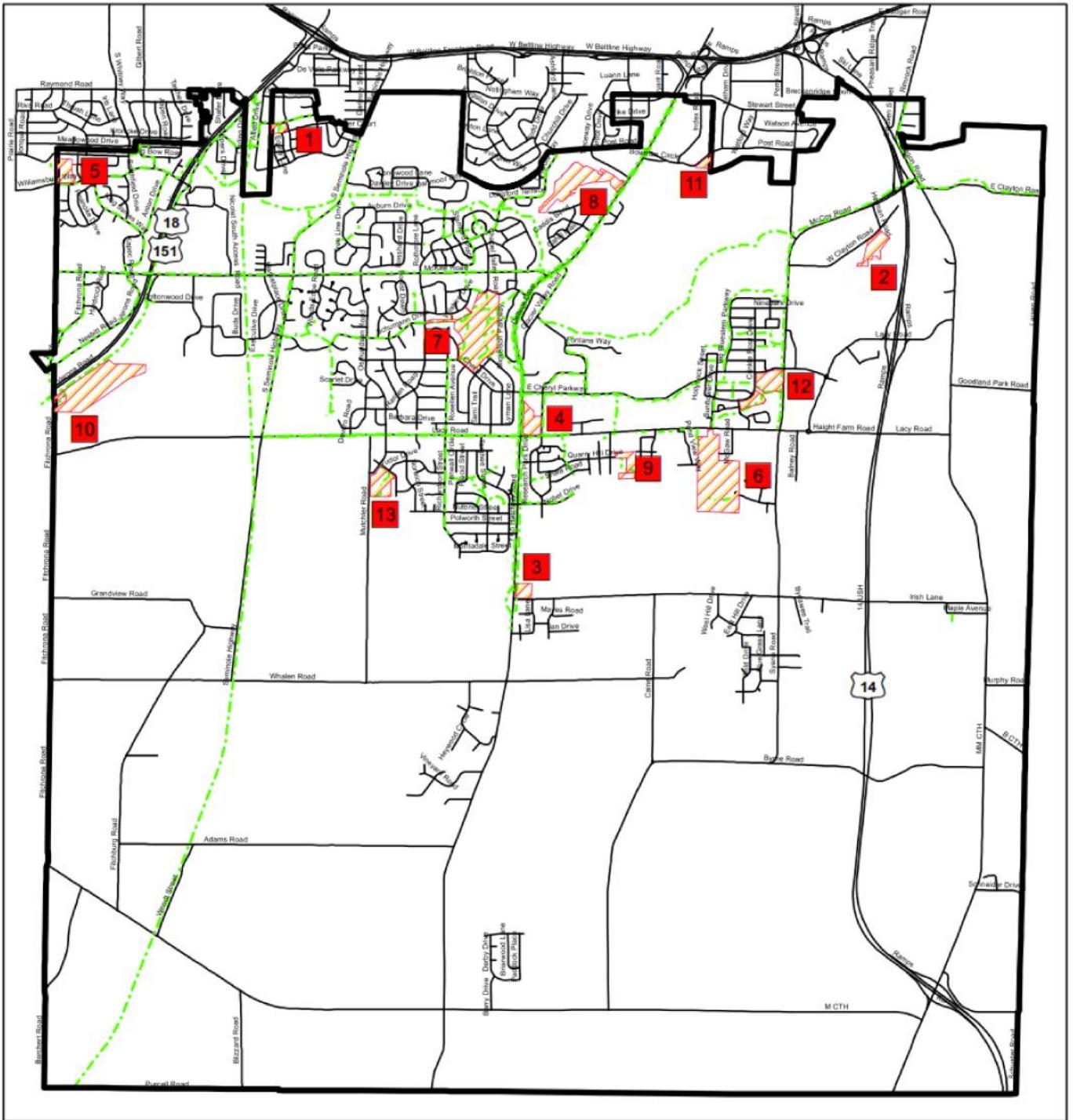
PLEASE NOTE THAT NONE OF THESE SITES HAVE BEEN SELECTED TO HAVE COMMUNITY GARDENS LOCATED ON THEM.

What is your opinion on the following City-owned lands as **POTENTIAL** locations for community gardens? (Please see map on following page for reference)

	Supportive	Not Supportive	No Opinion
1. Belmar Hills Park			
2. W. Clayton Road* (Undeveloped)			
3. Fish Hatchery/Irish Lane* (Undeveloped)			
4. Fitchburg Center Park* (Undeveloped)			
5. Huegel/Jamestown Park			
6. McGaw Park			
7. McKee Park			
8. Nine Springs Golf Course			
9. Quarry Hill Park			
10. Quarry Ridge Recreation Area			
11. Pinnacle* (Undeveloped)			
12. Swan Creek Park			
13. Wildwood South Park			

* Undeveloped means the site has no existing park facilities or amenities.

3. Do you have any City-owned land in mind (not listed above) that you think might work well for a community garden? _____



1. Belmar Hills Park
2. W. Clayton Road (Undeveloped)
3. Fish Hatchery Road/Irish Lane (Undeveloped)
4. Fitchburg Center (Undeveloped)
5. Huelgel/Jamestown Park
6. McGaw Park
7. McKee Park
8. Nine Springs Golf Course
9. Quarry Hill Park
10. Quarry Ridge Park
11. Pinnacle (Undeveloped)
12. Swan Creek Park
13. Wildwood South Park

Potential Community Garden Sites

-  Potential garden sites
-  City boundary
-  Bike trails
-  Streets



0 0.25 0.5 1 Miles



CREATED BY: PLANNING & ZONING DEPARTMENT 06/2015
SOURCE: PLANNING & ZONING DEPARTMENT AND DANE COUNTY LIO

4. Do you have any concerns about community gardens on City-owned land? (Please check all that apply.)

1. Garden appearance and management _____
2. Increased use of City-owned property _____
3. Other (Please identify) _____

5. How supportive are you of the idea of community gardens on City-owned land?

Not supportive _____ Supportive _____ No Opinion _____ Unsure _____

6. What level of interest do you have in gardening on City-owned land?

Not Interested _____ Interested _____ Very Interested _____ Unsure _____

7. Would you be interested in attending a public information meeting/workshop on community gardening on City-owned land? Yes___ No___

8. If you would like to provide your contact information, so we may inform you of future community gardens meetings/worskhops, please provide your email address: _____

DRAFT - 6-24-2015

Huegel-Jamestown Park Master Plan Update



The City of Fitchburg and the City of Madison Parks Departments are seeking public input for an update of the Huegel-Jamestown Park Master Plan. Serving as a long-term vision for future development and operation, a park master plan is a guide for appropriate park uses, design, and management. This park master plan update has an implementation budget of \$150,000.

We would like you to complete the following survey. Use either the hard copy below and return to the Parks Department (Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711) by **August 16, 2013**, or you may complete the survey online at www.surveymonkey.com/s/HJMP.

PART 1. USE OF HUEGEL-JAMESTOWN

At 22 combined acres, Huegel-Jamestown Park is one of Fitchburg’s six area parks. It is also the only co-owned park that Fitchburg has with the City of Madison. The park is located on Williamsburg Way on the northern border of Fitchburg. The park is currently used for community events, family picnics, recreational programs and sports practices.

1. How often have persons in your household visited Huegel-Jamestown Park in the last 12 months?

- 0 Times
- 1 Time
- 2 to 12 Times
- 13 to 24 Times
- 24 or More Times

1a) What do you like about Huegel-Jamestown Park?

2. What keeps members of your household from using Huegel-Jamestown Park more often than you currently do? Rate each of the following issues for how they affect your use of the park by checking one option in each row.

	Major Factor	Moderate Factor	Minor Factor	Not a Factor	Don't Know
Not enough free time	<input type="checkbox"/>				
The park is not conveniently located	<input type="checkbox"/>				
Prefer to use different parks <i>If so, please Identify park(s):</i>	<input type="checkbox"/>				
There are not enough people using the park	<input type="checkbox"/>				
There are no features I am interested in	<input type="checkbox"/>				
I don't like the recreational activities offered	<input type="checkbox"/>				
Lack of accommodations for my disability	<input type="checkbox"/>				
Other (please specify):	<input type="checkbox"/>				

2a. Comments

3. If you or a member of your household has used the park within the last 12 months, what is the typical mode of transportation to the park? (check one)

Walking Biking Motor Vehicle

4. How far is your household located from the park? (check one)

Adjoining the park Less than 5 min walk
 5-10 min walk More than 10 min walk

Part 2. Park Amenities

In addition to athletic facilities, including a softball diamond, tennis and basketball courts, soccer fields, and a shelter, Huegel-Jamestown Park contains walking trails, a sledding hill, skating rink, and a playground for 2-5 year olds.

5. Staff has identified amenities not currently included (or that could be expanded upon) in Huegel-Jamestown Park. Please rate the amenities listed below, with 1 being the most desirable and 11 being the least desirable.

<input type="checkbox"/> Expanded-age play equipment	<input type="checkbox"/> Bicycle parking
<input type="checkbox"/> Sand volleyball courts	<input type="checkbox"/> Restroom facilities
<input type="checkbox"/> Multi-use path (paved)	<input type="checkbox"/> Park kiosk – informational board
<input type="checkbox"/> Nature/walking trails (unpaved)	<input type="checkbox"/> Rentable shelter
<input type="checkbox"/> Outdoor educational area	<input type="checkbox"/> Enclosed off-leash dog area
<input type="checkbox"/> Natural areas (e.g. forest, prairie)	

6. Do you have an idea for another amenity not included in the park or listed in Q5 that you would like considered? If so, please specify.

Part 3. Activity Participation

The following question is for general informational purposes and is not limited to activities in Huegel-Jamestown Park:

7. What outdoor recreational activities do you or members of your household participate in? If you do not participate in an activity, leave the row blank.

	1 time/year	2-6 times/year	7-12 times/year	More than 12 times/year
Softball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Baseball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basketball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lacrosse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soccer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Football/rugby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Throw and catch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Volleyball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Golf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disc golf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frisbee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ultimate Frisbee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horseshoes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yard games	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking/running/jogging	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other exercise activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cross country skiing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sledding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ice skating/hockey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snoeshoeing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Canoeing/kayaking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Archery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Biking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mountain biking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hiking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fishing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Camping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nature watching	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	1 time/year	2-6 times/year	7-12 times/year	More than 12 times/year
Photographing nature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mushroom/berry collecting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gardening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking/playing with pet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social gatherings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Orienteering	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attending outdoor concerts, plays, or festivals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth summer programs (<i>excludes team sports</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kite flying	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Picnicking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sunbathing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor/environmental education	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Art viewing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thank you for completing this survey!

Please return the completed survey to the Parks Department by Friday, August 16th.

Parks, Recreation & Forestry Department
 5520 Lacy Rd
 Fitchburg, WI 53711
 608-270-4288
Scott.endl@fitchburgwi.gov

Sign up for Huegel-Jamestown Park master planning updates

Email address: _____

1. How often have persons in your household visited Huegel-Jamestown Park in the last 12 months?

		Response Percent	Response Count
0 Times		20.1%	32
1 Time		5.7%	9
2 to 12 Times		28.3%	45
13 to 24 Times		17.0%	27
24 or More Times		28.9%	46

What do you like about Huegel-Jamestown Park? 103

answered question	159
skipped question	0

2. What keeps members of your household from using Huegel-Jamestown Park more often than you currently do? Rate each of the following issues for how they affect your use of the park by checking one option in each row.

	Major Factor	Moderate Factor	Minor Factor	Not a Factor	Don't Know	Rating Count	
Not enough free time	19.7% (29)	30.6% (45)	19.7% (29)	27.9% (41)	2.0% (3)	147	
The park is not conveniently located	9.6% (14)	6.2% (9)	4.1% (6)	79.5% (116)	0.7% (1)	146	
Prefer to use different parks (identify park(s) in comments)	17.8% (26)	13.0% (19)	16.4% (24)	50.7% (74)	2.1% (3)	146	
There are not enough people using the park	0.7% (1)	3.5% (5)	9.0% (13)	81.3% (117)	5.6% (8)	144	
There are no features I am interested in	8.2% (12)	11.6% (17)	22.6% (33)	53.4% (78)	4.1% (6)	146	
I don't like the recreational activities offered	3.5% (5)	9.1% (13)	15.4% (22)	65.7% (94)	6.3% (9)	143	
Lack of accommodations for my disability	2.1% (3)	0.7% (1)	0.0% (0)	91.7% (132)	5.6% (8)	144	
Other (specify in comments)	23.0% (14)	8.2% (5)	4.9% (3)	44.3% (27)	19.7% (12)	61	
					Comments	75	
						answered question	151
						skipped question	8

3. If you or a member of your household has used the park within the last 12 months, what is the typical mode of transportation to the park?

		Response Percent	Response Count
Walking		69.7%	106
Biking		7.9%	12
Motor Vehicle		22.4%	34
answered question			152
skipped question			7

4. How far is your household located from the park?

		Response Percent	Response Count
Adjoining the park		11.3%	18
Less than 5 min walk		34.0%	54
5-10 min walk		28.9%	46
More than 10 min walk		25.8%	41
answered question			159
skipped question			0

5. Staff has identified amenities not currently included (or that could be expanded upon) in Huegel-Jamestown Park. Please rate the amenities listed below, with 1 being the most desirable and 11 being the least desirable.

	1	2	3	4	5	6	7	8	9	10	11	Rating Average	Rating Count
Expanded-age play equipment	20.7% (30)	14.5% (21)	13.8% (20)	6.9% (10)	8.3% (12)	10.3% (15)	6.9% (10)	4.8% (7)	2.1% (3)	5.5% (8)	6.2% (9)	4.51	145
Sand volleyball courts	8.3% (12)	6.9% (10)	4.8% (7)	9.0% (13)	10.3% (15)	4.1% (6)	12.4% (18)	6.2% (9)	8.3% (12)	10.3% (15)	19.3% (28)	6.76	145
Multi-use path (paved)	16.6% (24)	11.0% (16)	13.8% (20)	14.5% (21)	12.4% (18)	12.4% (18)	7.6% (11)	5.5% (8)	2.8% (4)	2.1% (3)	1.4% (2)	4.32	145
Nature/walking trails (unpaved)	7.6% (11)	21.4% (31)	17.9% (26)	11.7% (17)	11.7% (17)	9.7% (14)	7.6% (11)	4.1% (6)	4.8% (7)	2.1% (3)	1.4% (2)	4.33	145
Outdoor educational area	0.7% (1)	2.8% (4)	5.5% (8)	9.0% (13)	11.0% (16)	14.5% (21)	11.7% (17)	25.5% (37)	9.7% (14)	7.6% (11)	2.1% (3)	6.72	145
Natural areas (e.g. forest, prairie)	4.1% (6)	8.3% (12)	13.1% (19)	14.5% (21)	13.1% (19)	9.7% (14)	15.2% (22)	9.7% (14)	6.9% (10)	3.4% (5)	2.1% (3)	5.44	145
Bicycle parking	0.0% (0)	6.2% (9)	9.7% (14)	4.1% (6)	7.6% (11)	9.0% (13)	19.3% (28)	17.9% (26)	17.9% (26)	6.9% (10)	1.4% (2)	6.74	145
Restroom facilities	22.8% (33)	16.6% (24)	8.3% (12)	9.7% (14)	8.3% (12)	8.3% (12)	4.8% (7)	7.6% (11)	6.2% (9)	5.5% (8)	2.1% (3)	4.39	145
Park kiosk – informational board	2.1% (3)	0.7% (1)	0.7% (1)	5.5% (8)	4.8% (7)	9.0% (13)	2.8% (4)	6.2% (9)	27.6% (40)	24.1% (35)	16.6% (24)	8.46	145
Rentable shelter	2.8% (4)	3.4% (5)	5.5% (8)	12.4% (18)	7.6% (11)	9.7% (14)	8.3% (12)	11.0% (16)	9.7% (14)	20.7% (30)	9.0% (13)	7.10	145

Enclosed off-leash dog area	14.5%	8.3%	6.9%	2.8%	4.8%	3.4%	3.4%	1.4%	4.1%	11.7%	38.6%	7.22	145
	(21)	(12)	(10)	(4)	(7)	(5)	(5)	(2)	(6)	(17)	(56)		
												answered question	145
												skipped question	14

6. Do you have an idea for another amenity not included in the park or listed in Q5 that you would like considered? If so, please specify.

												Response Count	
												60	
												answered question	60
												skipped question	99

Page 3, Q6. Do you have an idea for another amenity not included in the park or listed in Q5 that you would like considered? If so, please specify.

Amenity	Count
Disc golf course	11
Fitness trail/equipment	6
Picnic area/tables	4
Splash pad	4
Skateboard park	3
Community garden	3
More shade	3
Mow the park	3
Baseball facility/improvements	3
Benches	2
Drinking water	2

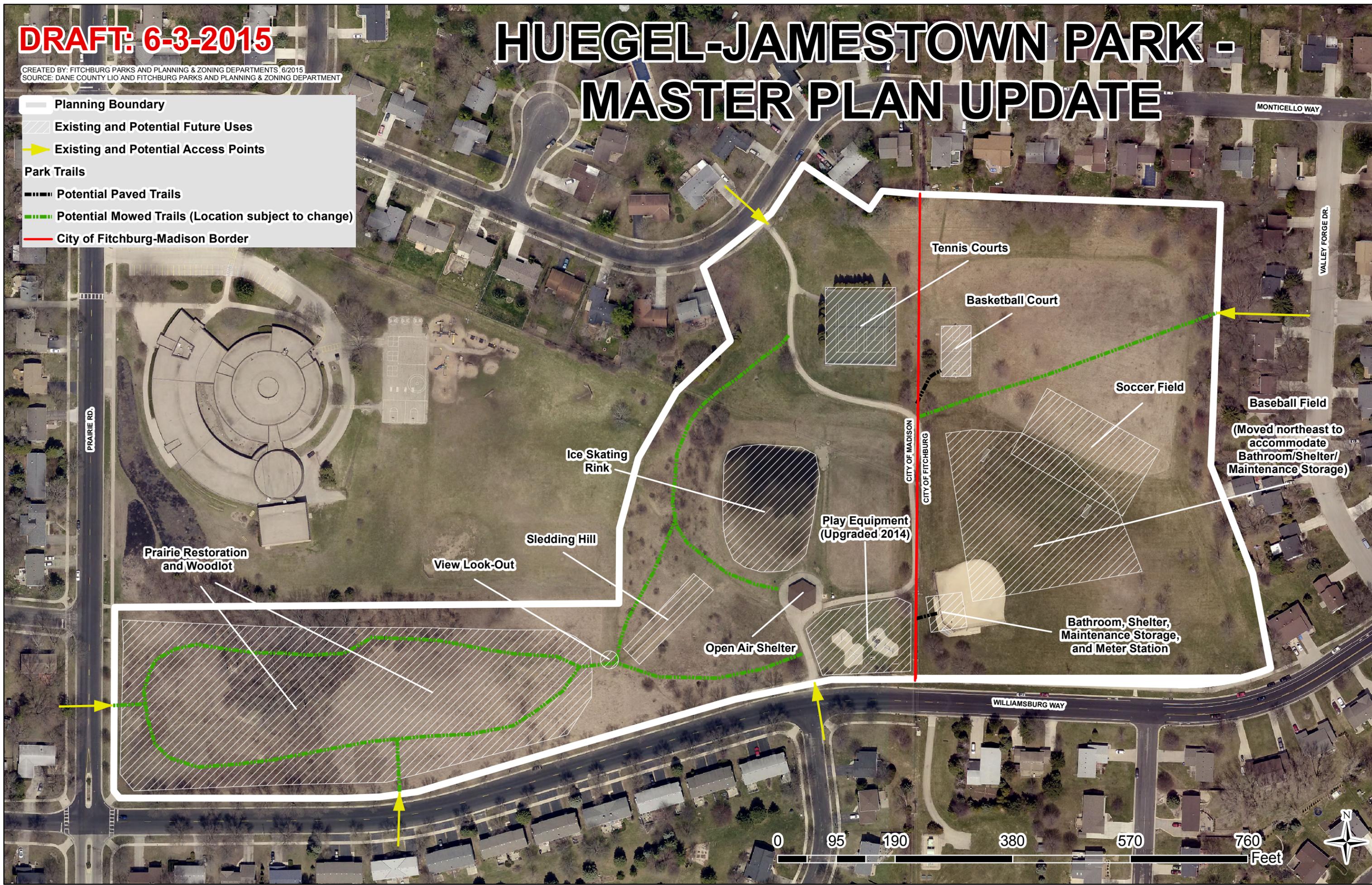
Note: only amenities mentioned more than once included, see pages 23-26 for additional amenities

DRAFT: 6-3-2015

CREATED BY: FITCHBURG PARKS AND PLANNING & ZONING DEPARTMENTS 6/2015
SOURCE: DANE COUNTY LIO AND FITCHBURG PARKS AND PLANNING & ZONING DEPARTMENT

HUEGEL-JAMESTOWN PARK - MASTER PLAN UPDATE

- Planning Boundary
- ▨ Existing and Potential Future Uses
- ➔ Existing and Potential Access Points
- Park Trails**
 - Potential Paved Trails
 - Potential Mowed Trails (Location subject to change)
- City of Fitchburg-Madison Border



Angus
Young

Architecture | Engineering
Interiors | Landscape

Balance in Creativity



Angus
Young

Architecture | Engineering
Interiors | Landscape

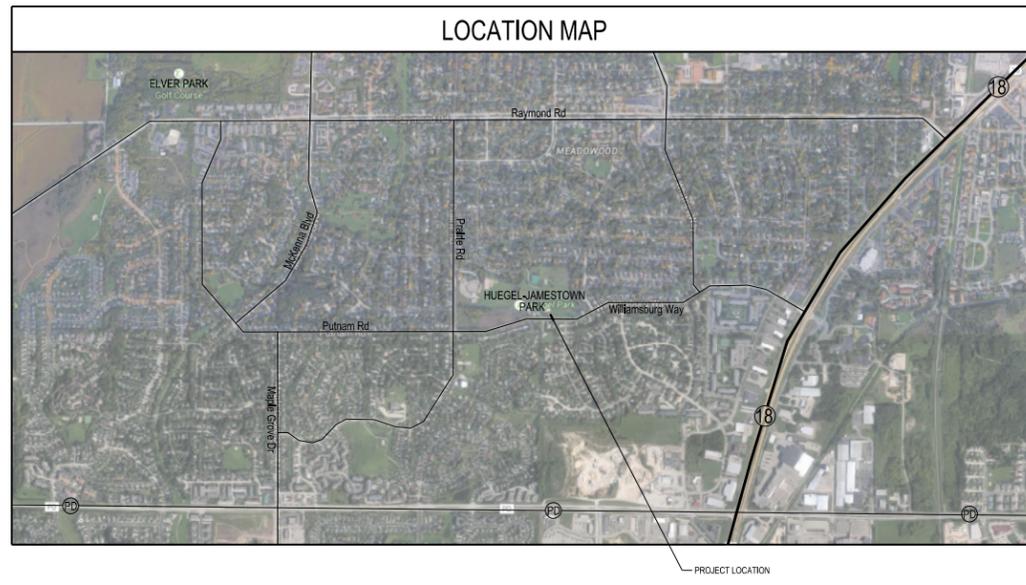
Balance in Creativity





HUEGEL - JAMESTOWN PARK SHELTER CITY OF FITCHBURG FITCHBURG, WISCONSIN

Angus Young Architecture
Engineering
Interior Design
Balance in Creativity
555 South River Street, Janesville, WI 53548-4783
Ph: 608.756.2326 Ex: 608.756.0464
www.angusyoung.com



REGULATORY DATA

PROJECT ADDRESS
5902 WILLIAMSBURG WAY
MADISON, WI 53719

BUILDING CODE
WISCONSIN ENROLLED 2009 IBC

USE AND OCCUPANCY CLASSIFICATION
A-3

GENERAL BUILDING HEIGHT AND AREA
MAXIMUM AREA = 6,000 S.F.
MAXIMUM STORIES = 1
MAXIMUM HEIGHT = 40 FEET

TYPE OF CONSTRUCTION
VB - NON SPRINKLED

SHEET INDEX

GENERAL
G001 COVER SHEET

CIVIL
C100 EXISTING SITE PLAN
C101 SITE LAYOUT AND UTILITY PLAN
C201 SITE GRADING PLAN
C601 SITE LIGHTING PHOTOMETRIC PLAN

ARCHITECTURAL
A101 FLOOR PLAN
A401 EXTERIOR ELEVATIONS
A501 BUILDING SECTIONS

STRUCTURAL

PLUMBING

MECHANICAL

ELECTRICAL

SYMBOL LEGEND

100 DOOR NUMBER 100 SYMBOL REFERENCE DOOR SCHEDULE FOR SIZE AND TYPE OF DOOR

100 ROOM NUMBER 100 SYMBOL REFERENCE ROOM FINISH SCHEDULE FOR FINISHES

ELEVATION MARK
ELEV. 100'-0"

DIMENSION TO FINISH (EXISTING OR NEW)

DIMENSION TO CENTERLINE (COL. OR WALL)

DIMENSION TO NOMINAL MATERIAL

B.F. BARRIER FREE FIXTURE SEE BARRIER FREE MOUNTING SCHEDULE FOR INFORMATION

BUILDING OR WALL SECTION CALL OUT
SECTION NUMBER 01
ON SHEET 200

DETAIL CALL OUT
DETAIL NUMBER 01
ON SHEET 200

WALL TYPE DESIGNATION
SEE WALL TYPE SCHEDULE

MATERIAL SYMBOL LEGEND

UNDISTURBED EARTH	COMPACTED FILL	METAL	CONCRETE BLOCK	PLYWOOD	ACOUSTICAL TILE
WOOD (BLOCKING)	BATT INSULATION	WOOD (ROUGH)	WOOD (FINISH)	LIGHTWEIGHT CONCRETE	BRICK
SAND	GLASS	CERAMIC TILE	GYPSUM BOARD	STONE OR MARBLE	GRAVEL
RIGID INSULATION	FLOOR TILE	PLASTER	METAL STUD	PLASTIC	GLASS BLOCK

24	20	16	12	08	04
23	19	15	11	07	03
22	18	14	10	06	02
21	17	13	09	05	01

TITLE BLOCK

THESE DRAWINGS HAVE BEEN REVIEWED BY THE OWNER AND REPRESENTED BY THE ARCHITECT. THE ARCHITECT HAS REVIEWED THE DRAWINGS AND HAS DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE PERMITS AND REGULATIONS. THE ARCHITECT HAS REVIEWED THE DRAWINGS AND HAS DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE PERMITS AND REGULATIONS. THE ARCHITECT HAS REVIEWED THE DRAWINGS AND HAS DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE PERMITS AND REGULATIONS.

REGISTRATION STAMP AND SIGNATURE

★ NOT FOR CONSTRUCTION ★
Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.
★

PRELIMINARY - NOT FOR CONSTRUCTION

HUEGEL - JAMESTOWN PARK SHELTER CITY OF FITCHBURG

PROJECT NUMBER 56790	REVIEWED BY JCT
APPROVED BY BTW	DRAWN BY
ISSUANCES Fitchburg Arch/Design Review - 06/22/15	REVISIONS
6/22/2015	10:44:03 AM

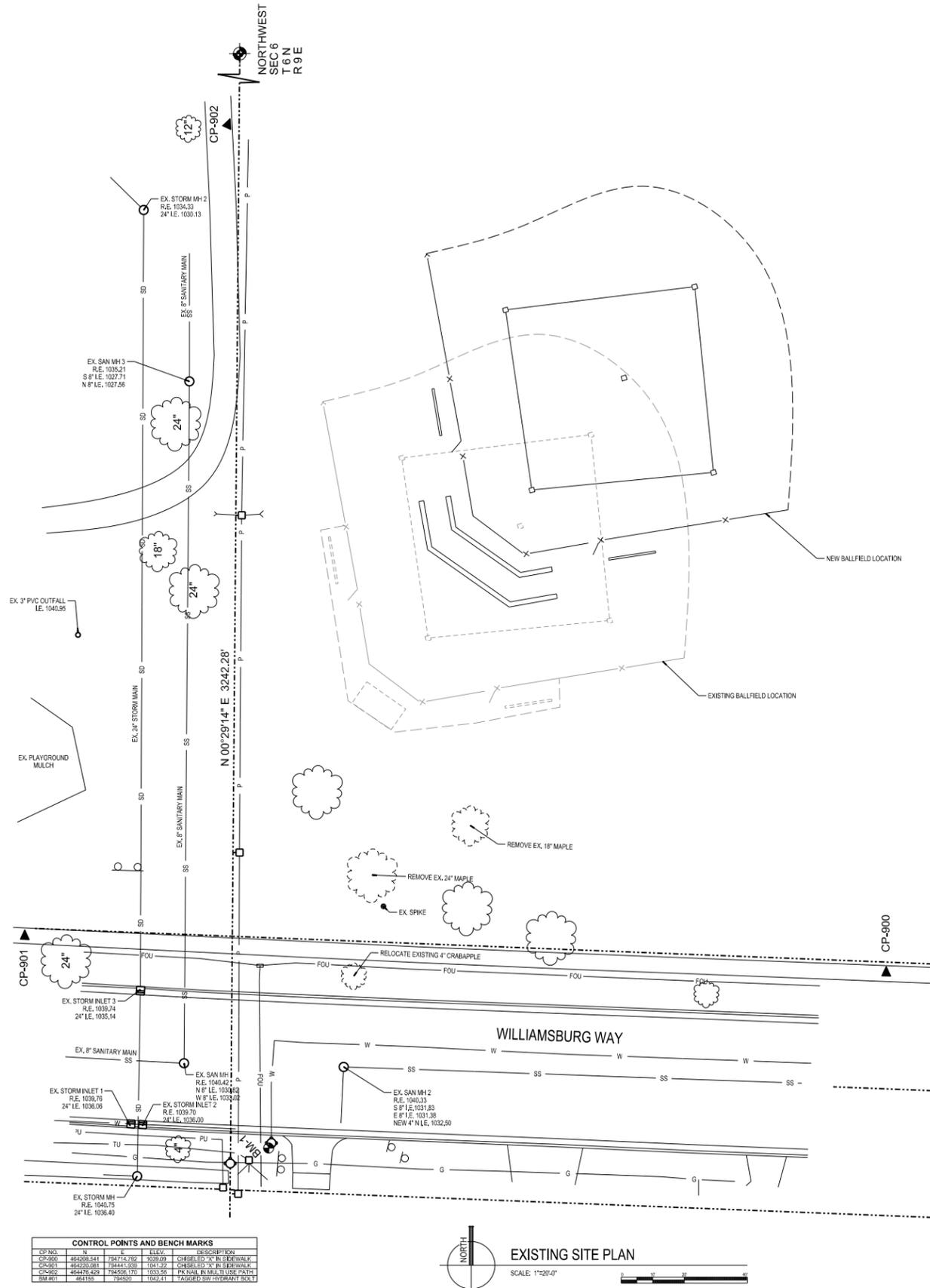
G001

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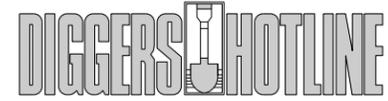
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PLOTTED BY: BMM
ORIGINAL SIZE: 24" x 36"
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CP-901	484220.081	1044.193	CHISELED POKER REBAR WALK
CP-902	484476.426	1035.56	PR. VAL. B.M. (M.U.) USE ONLY
BM 801	484158	1042.41	TARGETED SURVEYANT SIGHT



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HUEGEL-JAMESTOWN
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PROJECT NUMBER: 56790
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 EXISTING SITE PLAN

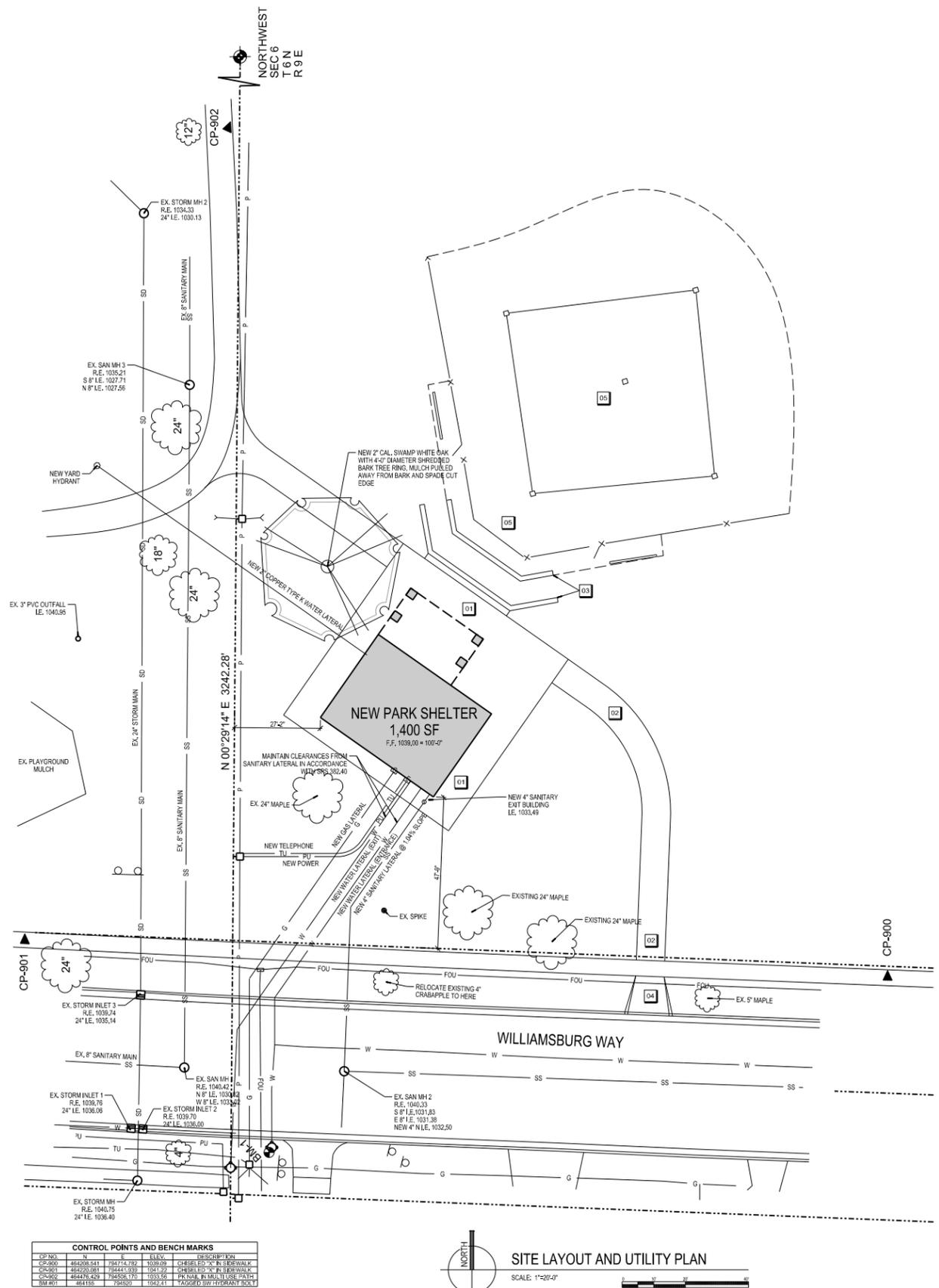
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CP-901	484225.081	1044.193	CHISELED CONCRETE SIDEWALK
CP-902	484476.426	1035.56	FRONTAL BOLLARD USE PER CITY
BM 801	484158	1042.41	TAUGERED SW HYDRANT SOUL



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PROJECT NUMBER: 56790
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SITE LAYOUT AND UTILITY PLAN

- KEYNOTES**
- 01 NEW CONCRETE SIDEWALK
 - 02 NEW BITUMINOUS PAVEMENT FOR BIKE PATH AND PARK MAINTENANCE ACCESS
 - 03 NEW LIMESTONE BOULDER SEATWALL, APPROXIMATELY 12" HIGH, SEE GRADING PLAN FOR HEIGHTS, PROVIDE MOWED LAWN BETWEEN WALLS
 - 04 NEW CONCRETE APRON IN ACCORDANCE WITH CITY OF FITCHBURG REQUIREMENTS.
 - 05 RELOCATED BALLFIELD

- SITE GENERAL NOTES**
1. TRUE NORTH MAY VARY FROM PROJECT NORTH.
 2. CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 3. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
 4. FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
 5. COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
 6. ALL EXTERIOR CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4,000 PSI ALL CONCRETE PAVEMENT SHALL BE 4,500 PSI UNLESS NOTED OTHERWISE.
 7. ALL AREAS SHALL BE RESTORED TO SEEDED LAWN UNLESS OTHERWISE NOTED.

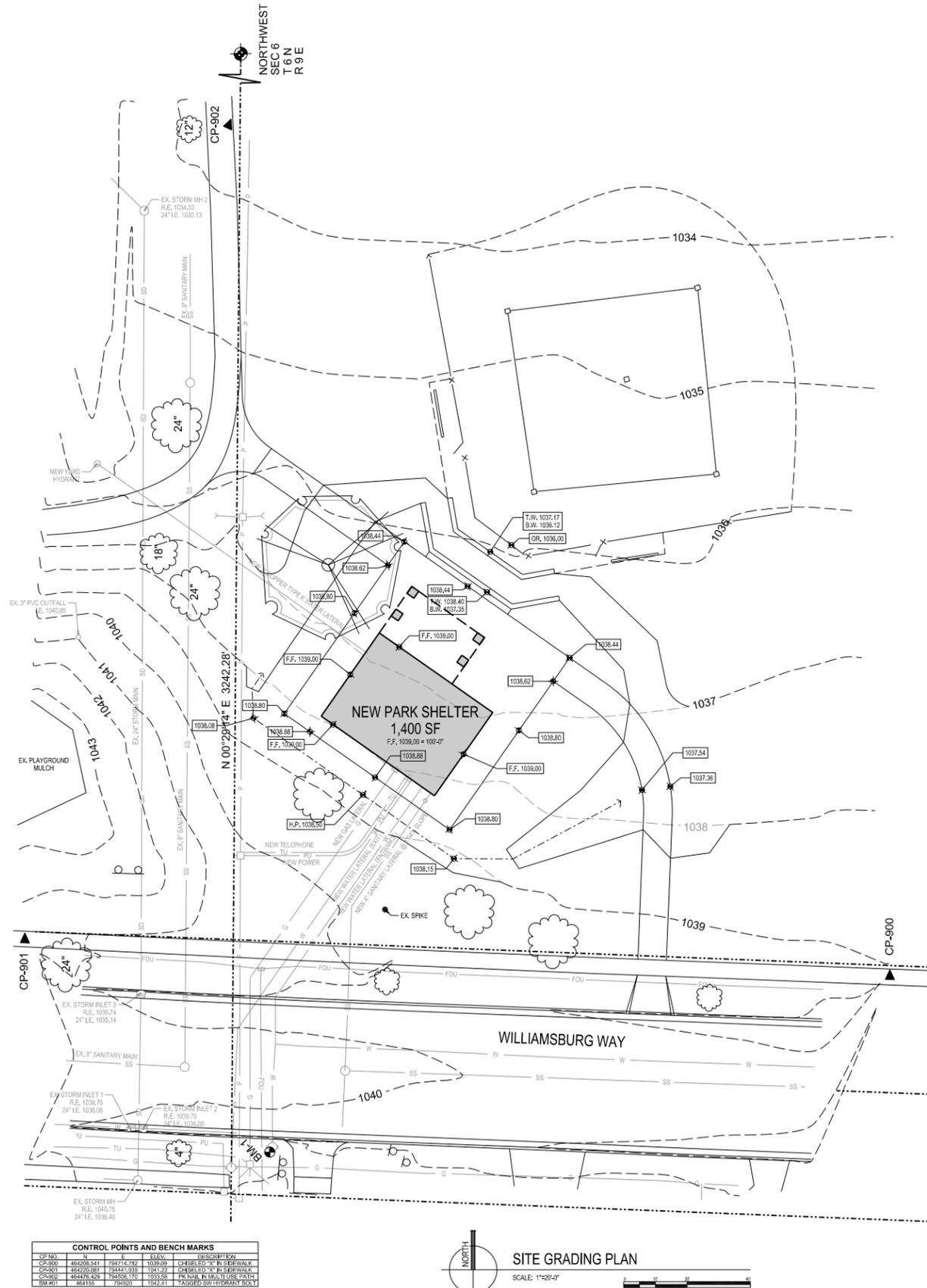
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C101

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CP NO.	N	ELEV.	DESCRIPTION
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CP-901	484220.081	1044.193	CHISELED PIN IN ASPHALT
CP-902	484174.426	1045.670	PR. NAIL IN MOUNTAIN DOWEL
BM 801	484158.788	1042.411	TARGETED SW HYDRANT SOUL



SITE GRADING PLAN

SCALE: 1"=20'-0"



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PROJECT NUMBER: 58796
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 REVIEWED BY: XXX
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 SITE GRADING PLAN

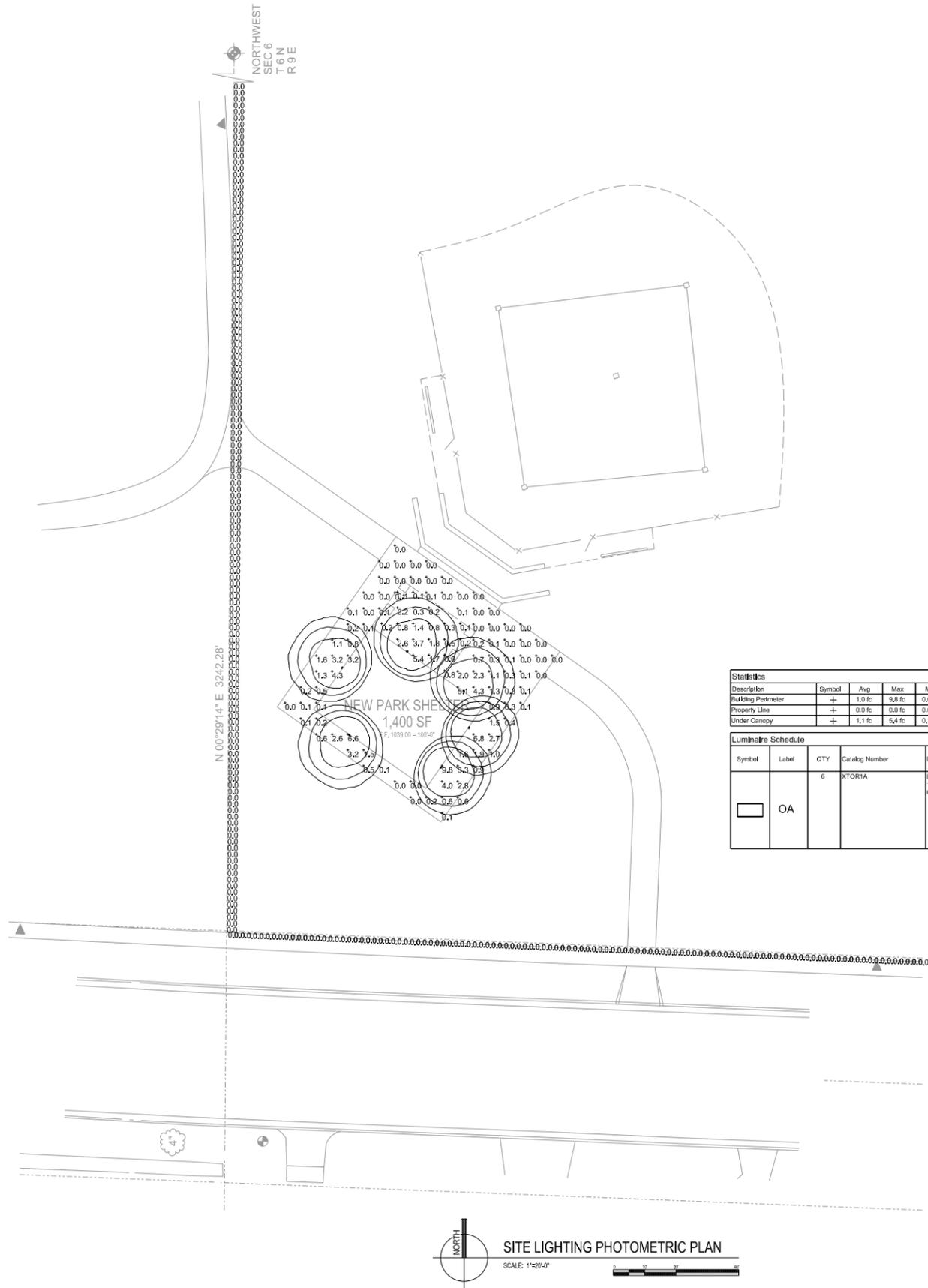
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SITE LIGHTING PHOTOMETRIC PLAN
 SCALE: 1"=20'-0"

Description	Symbol	Avg	Max	Mfz	Max/Min	Avg/Min
Building Perimeter	+	1.0 fc	3.8 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Under Canopy	+	1.1 fc	5.4 fc	0.1 fc	54.0:1	11.0:1

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	LLF	Wattage
□	OA	6	XTORTA	LUMARK CROSSTOUR LED WALL PACK - 10W - 5000K WITH SPECULAR REFLECTOR, CLEAR LENS AND ALUMINUM HEATSINK	1	0.91	13.7



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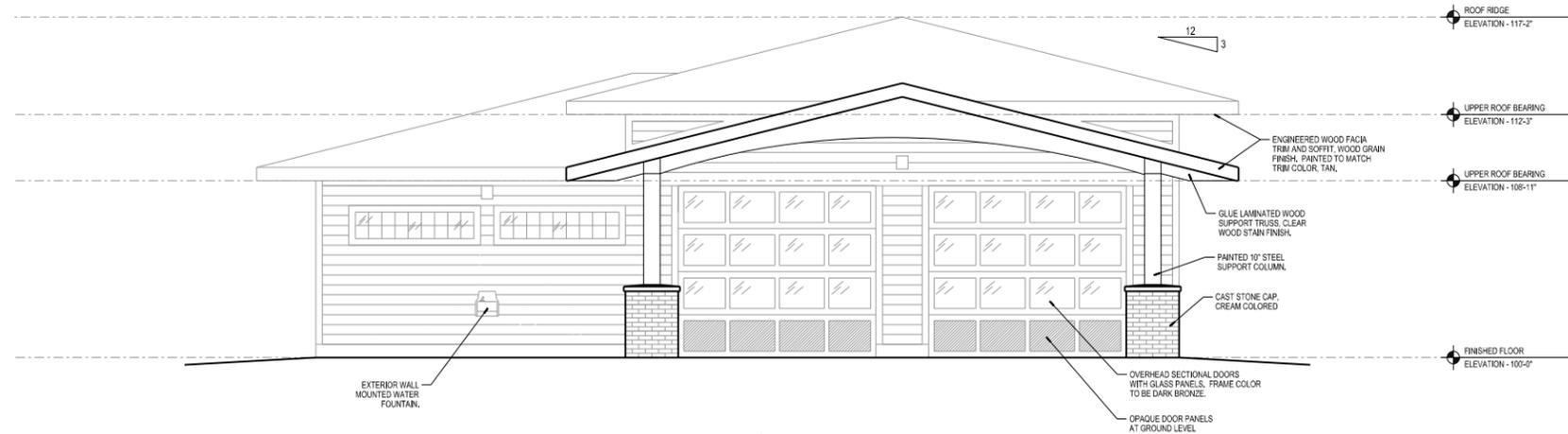
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SITE LIGHTING
 PHOTOMETRIC PLAN

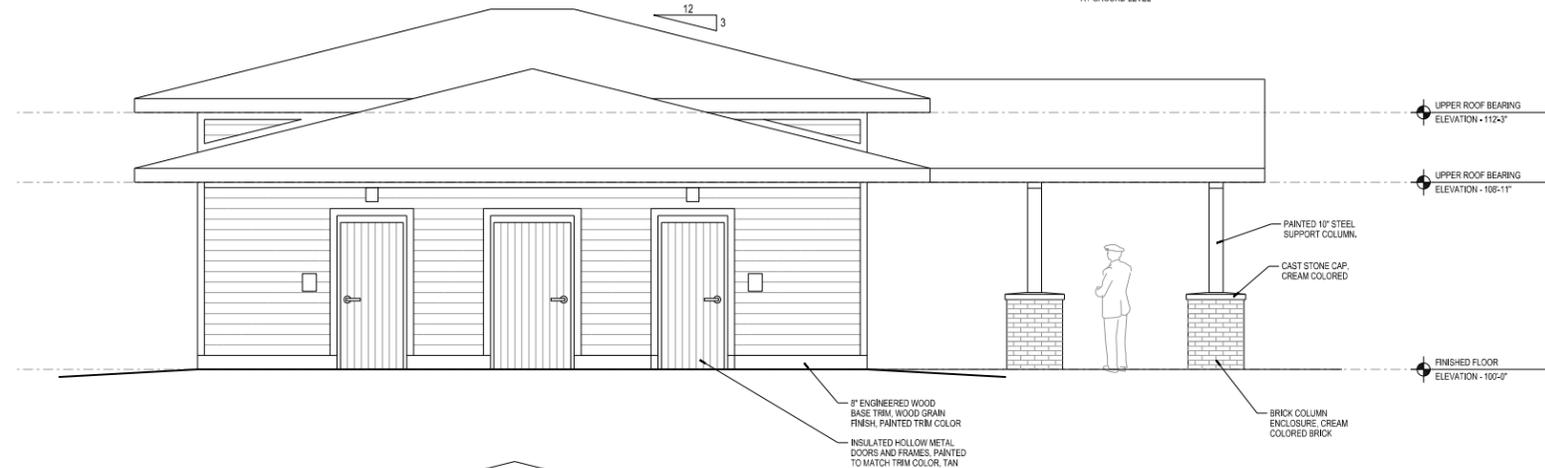
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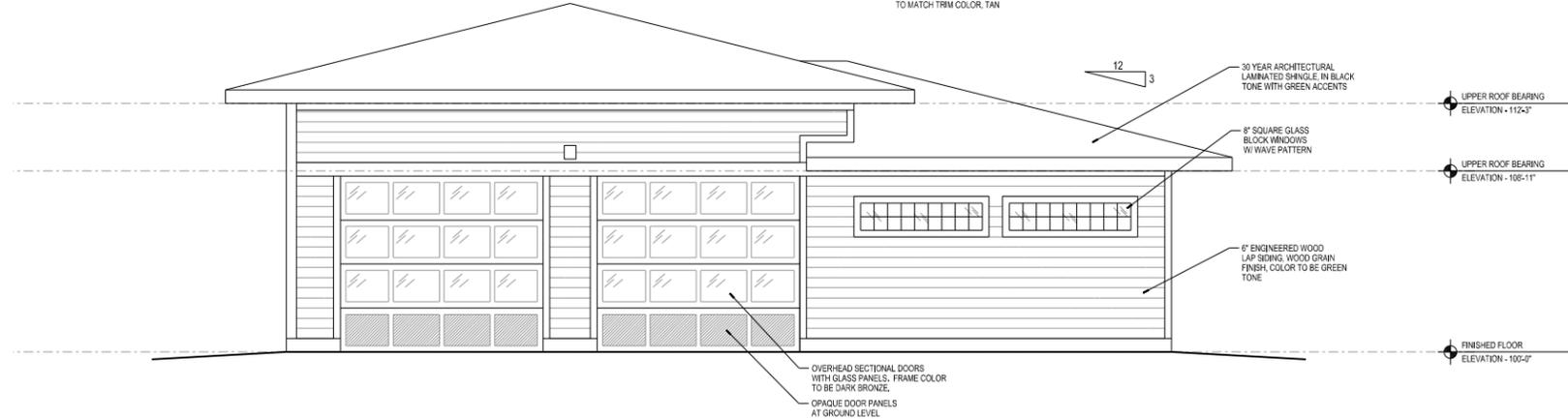
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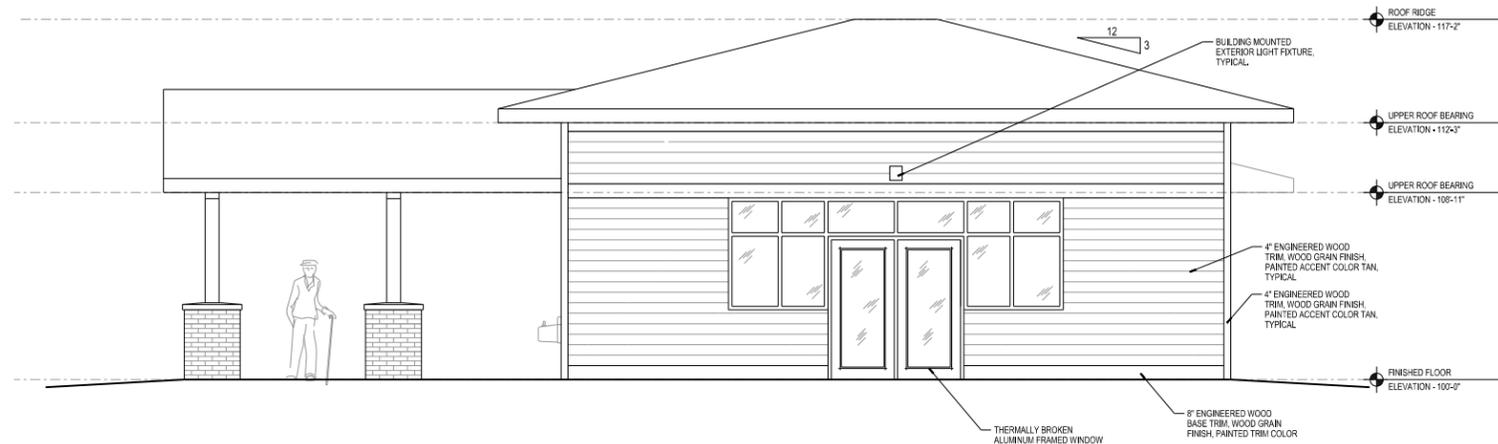
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04 EAST ELEVATION
 A401 SCALE: 1/4" = 1'-0"



04 SOUTH ELEVATION
 A401 SCALE: 1/4" = 1'-0"



04 WEST ELEVATION
 A401 SCALE: 1/4" = 1'-0"

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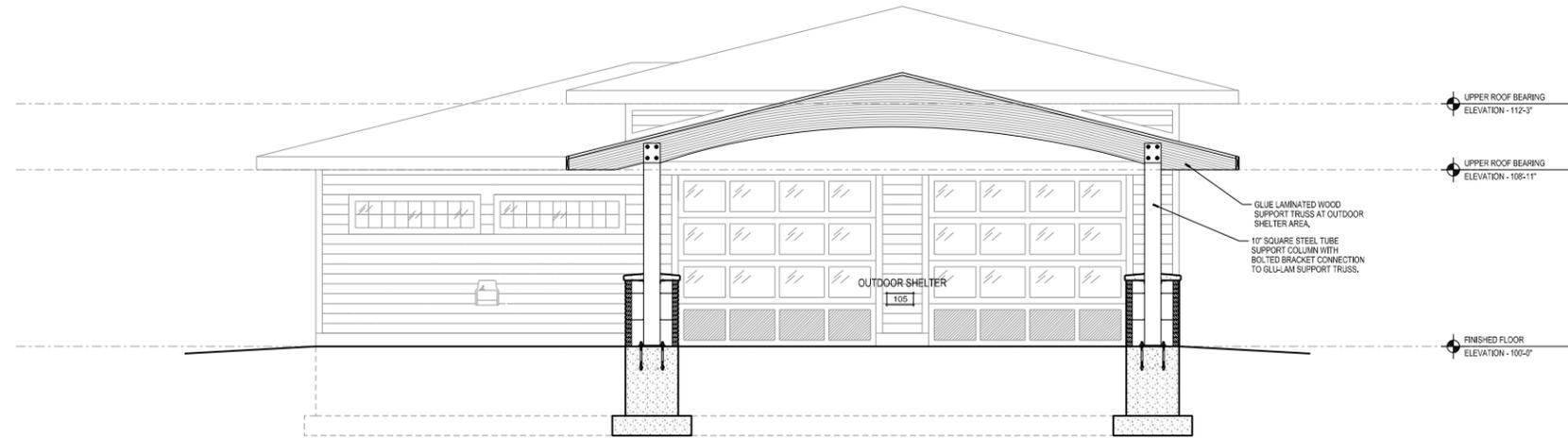
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56790	XXX	XXX	BTW	6/22/2015

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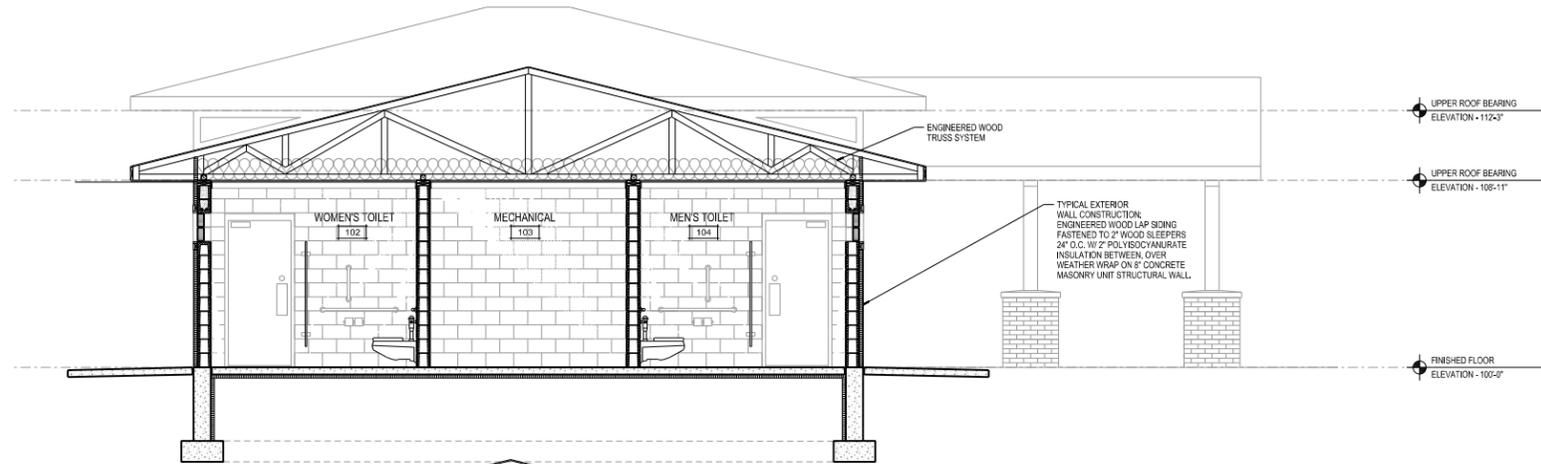
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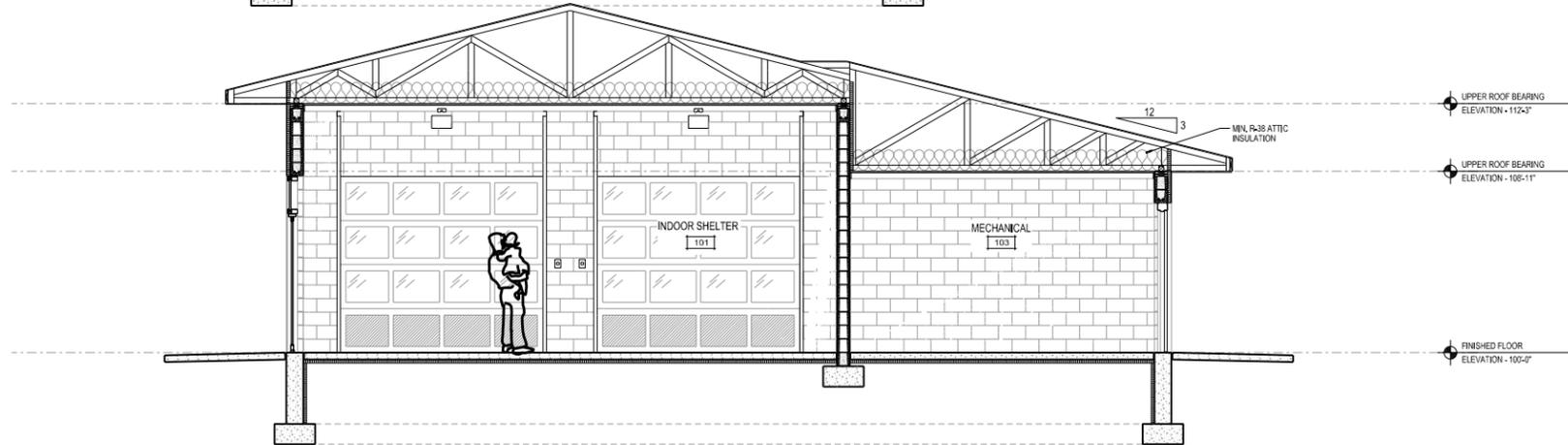
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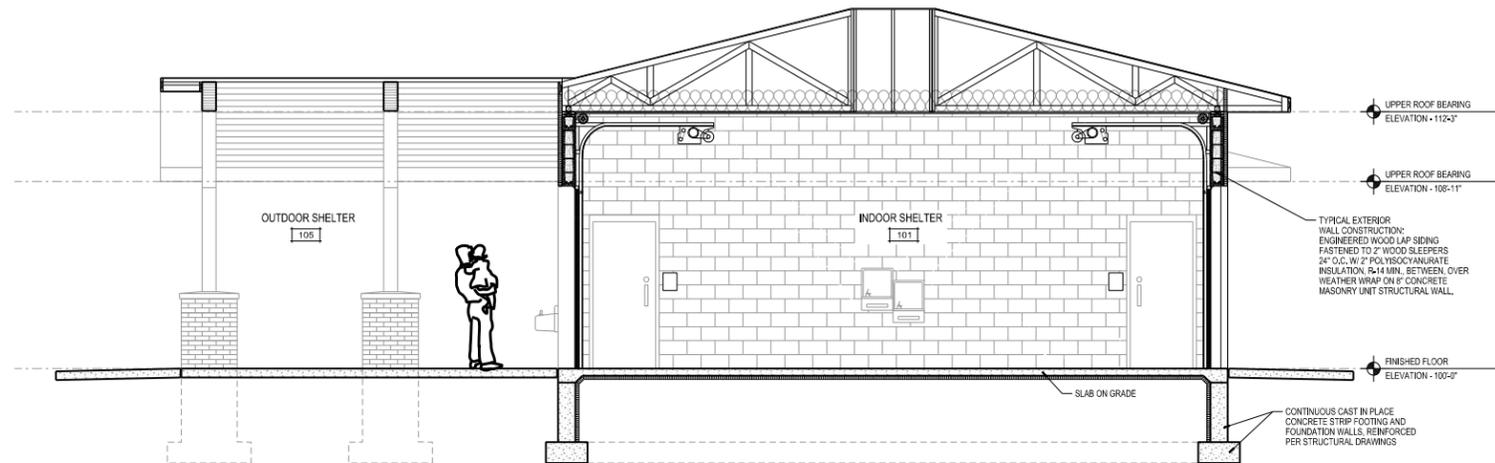
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 A401 SCALE: 1/4" = 1'-0"



04 BUILDING SECTION
 A401 SCALE: 1/4" = 1'-0"



04 BUILDING SECTION
 A401 SCALE: 1/4" = 1'-0"



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BUILDING SECTIONS
A501

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City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: July 14, 2015 Ordinance Number:
Date to Report Back: **July 28, 2015** Resolution Number: R-XX-15

Sponsored by: Mayor Drafted by: Planning / Zoning

TITLE: Comprehensive Development Plan Request CDP-2045-14A by Tony Heinrichs, agent for Fahey Land LLC, for a residential development for the Fahey Fields development project, on property located near Nobel Drive.

Background: Applicant is requesting approval of an amendment to the Comprehensive Development Plan for Fahey Fields.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Sloper	July 21, 2015	
2	Park Commission	Endl	July 9, 2015	

Amendments:



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

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@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: 137

4. No. Of Buildable Lots Proposed: 125

5. Zoning District: Existing: A-T; Transitional Agriculture Proposed: R-LM; Low to Medium Density Residential

6. Current Owner of Property: Fahey Land LLC

Address: 5370 Irish Lane, Fitchburg, WI 53711 **Phone No:** (608) 271-3878

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: Tony Heinrichs Tony Heinrichs
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____

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

Permit Request No. _____

Comprehensive Development Plan Fahey Fields Fitchburg, WI

**Irish 1855 Development LLC
Fitchburg, WI
June 23rd, 2015**

**Prepared by:
D'Onofrio, Kottke & Associates Inc.
7530 Westward Way
Madison, WI 53717
608-833-7530
Nathan G. Oswald, E.I.T.**

FN: 15-05-103

Contact Information Sheet for Fahey Fields

Land Owner/Subdivider

Tony Heinrichs
702 N. High Point Road, Suite 200
Madison, WI 53717
Phone: 608-836-9444
Email: tonyheinrichs@aol.com

Land Owner/Subdivider

David Fahey
5376 Irish Lane
Madison, WI 53711
Phone: 608-658-0174
Email: faheyfields1@gmail.com

Planner/Surveyor/Civil Engineer

D'Onofrio, Kottke & Associates, Inc
Ron Klaas, P.E.
Brett Stoffregan, R.L.S.
7530 Westward Way
Madison, WI 53719
Phone: 608-833-7530
Email: rklaas@donofrio.cc
bstoffregan@donofrio.cc

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1 Introduction

D’Onofrio, Kottke & Associates Inc. has prepared this Comprehensive Development Plan (CDP) for the proposed Fahey Fields development project. The CDP will be used as the guide for developing the former 80 acre parcel owned by Fahey Land LLC located near Nobel Drive. A mix of residential neighborhood, park land, and a potential school site are included in the proposed development, which will meet the City of Fitchburg’s and the McGaw Park Neighborhood Plan’s minimum standards and requirements.

This CDP is submitted for review and approval by the City of Fitchburg under Zoning Ordinance Chapter 22.

2 Existing Conditions

2.1 Site Location

The subject property is composed of 80 acres and is located north of Irish Lane and south of Lacy Road. It is the northerly 80 acres of Lot 2, CSM 9896, within Section 15 of the City of Fitchburg. The property is approximately bounded by:

- South: Fahey family farm and Irish Lane.
- North: The Crossing Condominium property, Waterford Glen, and vacant land owned by Joe and Karen Rueden.
- East: McGaw Park and the Stoneman family farm
- West: Fitchburg Technology Campus and Bowman farms

Figure 1 illustrates the project location and the surrounding existing area.

2.2 Zoning

The property is currently zoned as A-T (Transitional Agriculture) development as shown in **Figure 2**. **Figure 3** illustrates the location of the development within the McGaw Park Neighborhood Plan future development map. We plan on zoning the single family lots as R-LM (Low to Medium Density District) and multi-family lots as PDD (Planned Development District) as defined by Chapter 22 in the City of Fitchburg’s ordinances. The multi-family development is planned to have a density similar to The Vue and the density proposed at Quarry Vista.

2.3 Topography

Figure 4 displays the existing conditions of the project site which currently functions as cultivated farmland.

2.4 Soil Information

The project site’s existing soil consists of mostly Ringwood silt loam (65%) at 6 to 12 percent slopes, Griswold loam (25%) at 2 to 6 percent slopes, and small amount of Plan silt loam (10%) at 2 to 6 percent slopes, according to the Natural Resources Conservation Service Web Soil Survey

(<http://websoilsurvey.nrcs.usda.gov>). Based on the web soil survey, all of the existing soils are assigned to a hydrologic soil group B, which consists of “soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.” **Figure 5** shows the location of the different soil types.

Prior to construction of the proposed development, soil borings will be performed and analyzed.

2.5 Natural Features

The “Heritage and Specimen Tree Assessment” section on page 3-41 of the McGaw Park Neighborhood Plan states that National Resource Consultants (NRC) has located 33 heritage trees and 56 specimen trees in the study area of the McGaw Park Neighborhood Plan. However, there are no specimen or heritage trees located within the proposed development according to the McGaw Park Neighborhood Plan. This was confirmed with a site visit as well.

2.6 Environmental Designations

According to the Wisconsin Wetland Inventory on the DNR Surface Water Data Viewer, the proposed project site contains a “small area of wetland too small to delineate”. Approximately 300 feet to the west of the proposed site contains a wetland indicator which will not influence construction of the proposed development. **Figure 6** displays the existing wetland and wetland indicators. However, during the site visit, no wetland vegetation was observed, and therefore, we do not believe there is any wetland within the project.

Existing environmental corridor locations within and near the project site are shown in **Figure 7** and are incorporated in the development design to be unbuildable land.

2.7 Surface Runoff

The storm water surface runoff of the pre-developed site currently drains to the north which eventually drains to the McGaw regional detention basin. Fahey Fields is located within the Yahara River and Lake Monona watershed within the Lower Rock watershed as shown in **Figure 8** according to Dane County Land & Water Resources.

3 Proposed Development

3.1 Proposed Site Plan

The proposed Fahey Fields development consists of a mixed residential neighborhood with approximately 124 single family dwelling units located on 39.7 acres and 321 multi-family units on 14.6 acres. Since the proposed development is located in a residential area with a minimum average density of 10 DU/Ac according to the McGaw Neighborhood Plan Growth Model (page 1-12), the gross density for the proposed site will meet or exceed the minimum required DU/Ac for each respective zone.

A north-south path is planned to be constructed through the Techlands Park to the south of Nobel Drive. We plan to construct a bike path north of Nobel Drive through outlot 1 to the northern property line and continue the path east, to McGaw Park.

3.2 Proposed Utility Plan

The western half of the proposed development will be serviced by the 10” sanitary sewer stubbed to the plat line from Fahey Glen (by the Woods Hollow Interceptor). The eastern half of the development will be serviced by the 8” sanitary sewer that is stubbed to the west end of Harvest Way in The Crossing (by the Syene Interceptor). 10” sanitary sewer shall be installed on Fahey Glen, from the north plat line to the intersection of Nobel Drive, and 8” sanitary sewer shall be installed throughout the remainder of the plat.

A 10-inch sanitary sewer with a minimum slope of 0.4% has a capacity of 1.63 cfs. Using 150 gpd for multi-family units (180 units) and 225 gpd for single family residential units (47 units) with a peak factor of 4, the development will produce 0.23 cfs during peak periods.

An 8-inch sanitary sewer with a minimum slope of 0.4% has a capacity of 0.90 cfs. Using 150 gpd for multi-family units (0 units) and 225 gpd for single family residential units (68 units) with a peak factor of 4, the development will produce 0.09 cfs during peak periods.

MMSD fees, Woods Hollow Interceptor fees, and Syene Interceptor fees will be paid for at the time of platting.

Public water main will be extended from Nobel Drive and Fahey Glen and looped throughout the project. All buildings at an elevation of 1007’ or less that have water services fed from Nobel Drive and Fahey Glen plat connections will require pressure reducing valves. Those buildings will have water pressures greater than 80 psi.

Water impact fees will be paid for prior to the City of Fitchburg’s release of any building permits. These fees are included with each building permit.

The proposed sanitary sewer and water main layout will be reviewed by the City of Fitchburg’s Utility Project Engineer prior to construction.

3.3 Proposed Street Plan

All streets located within the proposed project will be designed to meet all of the public road specification requirements for the City of Fitchburg (Chapter 27, division 6) and McGaw Park Neighborhood Plan.

We would like to propose a reduced speed limit of 25 mph for both Notre Dame Drive and Fahey Glen through this neighborhood. This would assist with traffic calming at intersections and at the mid-block path crossings. Table-top type speed bumps are proposed at the mid-block path crossings.

3.4 Proposed Park

McGaw Park is located to the east of the proposed Fahey Fields development site, and is designed to be expanded approximately 12 acres in order to better serve the recreational needs of the neighborhood residents. This park expansion will be dedicated and meet the McGaw Park Neighborhood park dedication requirements. Fees in lieu of park dedication may be paid at a rate of \$4,330 per dwelling unit or approximately \$65,000 per acre per the City of Fitchburg's Chapter 24-2 (d)(2)(e) ordinance.

Within outlots 1 and 3, the park area will consist of a 20' wide strip of land for the recreational trail running the length of each outlet.

3.5 Proposed Development Plan

The Fahey Fields development project is anticipated to be developed over a 10-year time frame in 6 phases. The exact number of phases and their corresponding time frame will be determined based on market demand. The staging areas for Fahey Fields are to be addressed prior to each construction phase on an individual basis.

We are proposing a buffer on the multi-family lot (south of Nobel Drive) along with the 104' boulevard street, which will provide a buffer between the proposed single family lots and multi-family lots.

A neighborhood meeting that included town residents has already occurred on August 5th, 2014 which discussed the proposed development of Fahey Fields.

3.6 Storm Water Management Plan

The proposed storm water management system for the development site will be designed to meet all of the City of Fitchburg's requirements as described in Ordinance Chapter 30-28. The "McGaw Basin Stormwater Charge Report" includes this project within its boundaries. An erosion control and storm water management permit application along with a storm water management maintenance agreement will be submitted to the Public Works Department prior to construction of the development.

Since this project is located within the McGaw Neighborhood Plan, stormwater performance standards will need to be met within the proposed plat boundary.

A large portion of our project that is within the watershed draining to The Crossing is park land, which will not increase the flow. The Crossing, which is downstream of the proposed project, has a known stormwater capacity restriction. If The Crossing cannot find a way to handle off-site flow, then we will look at diverting a portion of this project within this watershed to the Rueden channel.

3.7 Proposed Land Use Data

Site within USA = 62 Acres

<u>Proposed land use area and units</u>	<u>Ac</u>	<u>units</u>	<u>Density</u>
Low Density Single Family Residential	25.8	103	4.0
High Density Apartments	7.8	180	23.1
Total	33.6	283	8.4

Total Site = 80 Acres

<u>Proposed land use area and units</u>	<u>Ac</u>	<u>units</u>	<u>Density</u>
Low Density Single Family Residential	29.9	121	4.0
High Density Apartments	14.6	324	22.2
Total	44.5	445	10.0

Residential density

Gross Density 10.0 DU/Ac

Multifamily Breakdown

	Total
1 – bedroom	25%
2 – bedroom	50%
3 – bedroom	25%

Area by land use

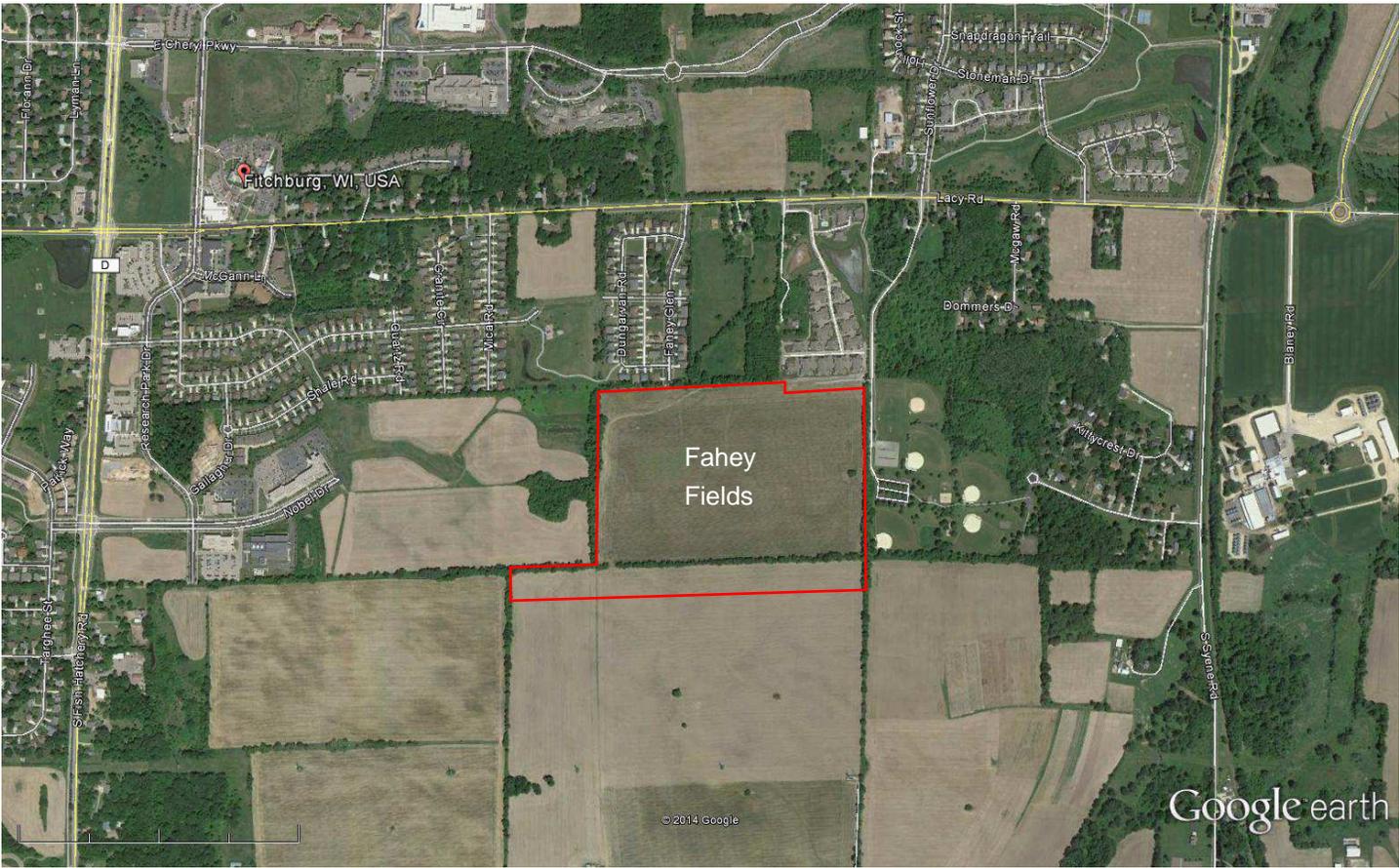
Total Residential Development Acreage	44.5 Ac (55.6% of total site)
Proposed Parks & Open Space	12.4 Ac (15.5% of total site)
Stormwater Facilites	4.9 Ac (6.1% of total site)
Total Public Streets	15.8 Ac (19.8% of total site)
Institutional	2.4 Ac (3.0% of total site)
Total	80.0 Ac

4 Estimated Assessed Value

Development Type	Estimated Assessed Value
121 SF Homes @ \$300,000	\$36,300,000
324 Apartments @ \$70,000	\$22,680,000
Total Estimated Assessed Value	<u>\$58,980,000</u>

Figures

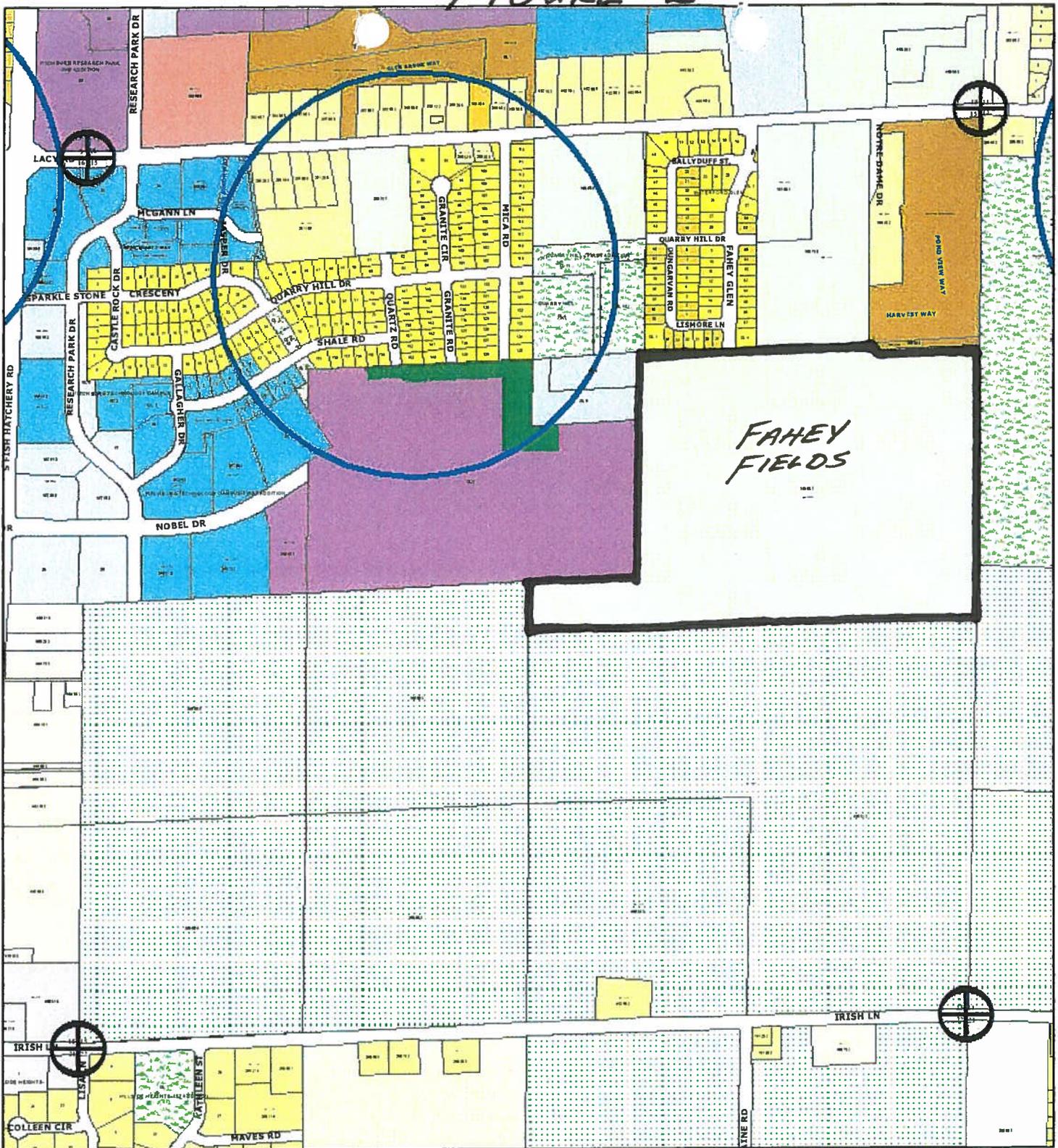
Figure 1	Project Location
Figure 2	Zoning Map
Figure 3	McGaw Park Neighborhood Plan Map
Figure 4	Existing Topography
Figure 5	Web Soil Survey Map
Figure 6	Wetland Map
Figure 7	Environmental Corridors
Figure 8	Watershed Map
Figure 9	Draft Preliminary Plat
Figure 10	On-Site Watershed Map
Figure 11	Off-Site Watershed Map
Figure 12	Urban Service Area Map
Figure 13	Phase Map
Figure 14 & 15	Preliminary Street & Utility Plans



Google earth



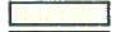
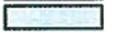
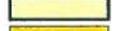
FIGURE 2



CITY OF FITCHBURG

SECTION 15 TOWNSHIP 6N RANGE 9E

Zoning Districts

	R-R, Rural Residential		R-D, Rural Development		City Limits
	R-L, Low Density Residential		I-S, Specialized Industrial		Wellhead Protection Area
	R-LM, Low to Medium Density Residential		I-G, General Industrial		Reduced Setbacks
	R-HA, Former R-4 Residential		PDD-GIP, Planned Development District - General Implementation Plan		Section Corner
	R-M, Medium Density Residential		PDD-SIP, Planned Development District - Specific Implementation Plan		
	R-H, High Density Residential		P-R, Park and Recreation District		
	B-P, Professional Business		A-T, Transitional Agriculture		
	B-G, General Business		A-X, Exclusive Agriculture		
	B-H, Highway Business		A-S, Small Lot Agriculture		
			SC-NC, SmartCode - New Community		



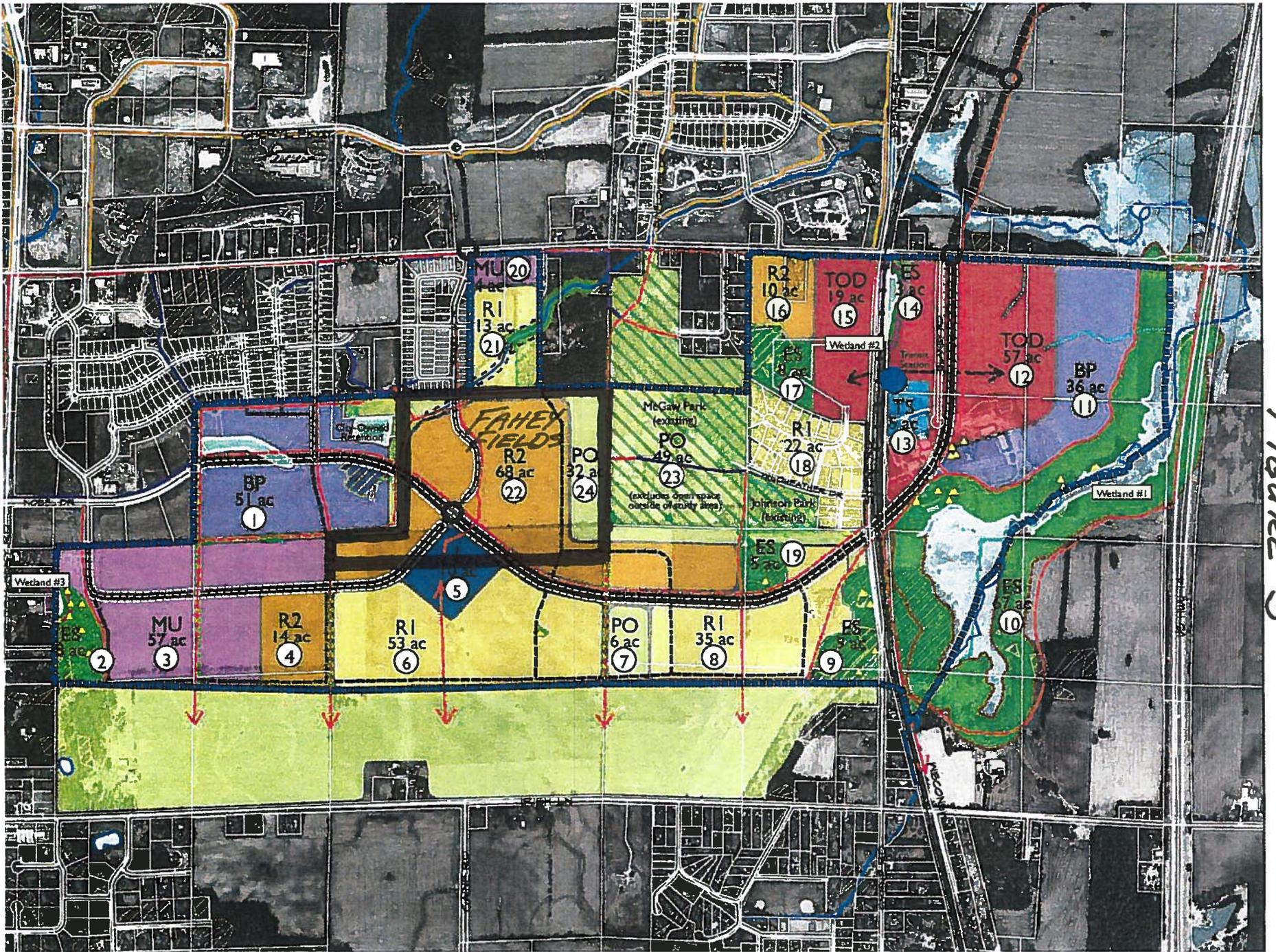


FIGURE 3

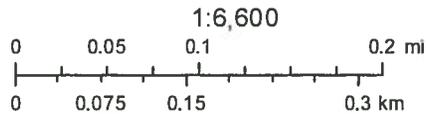
Fahey Fields



FIGURE 4

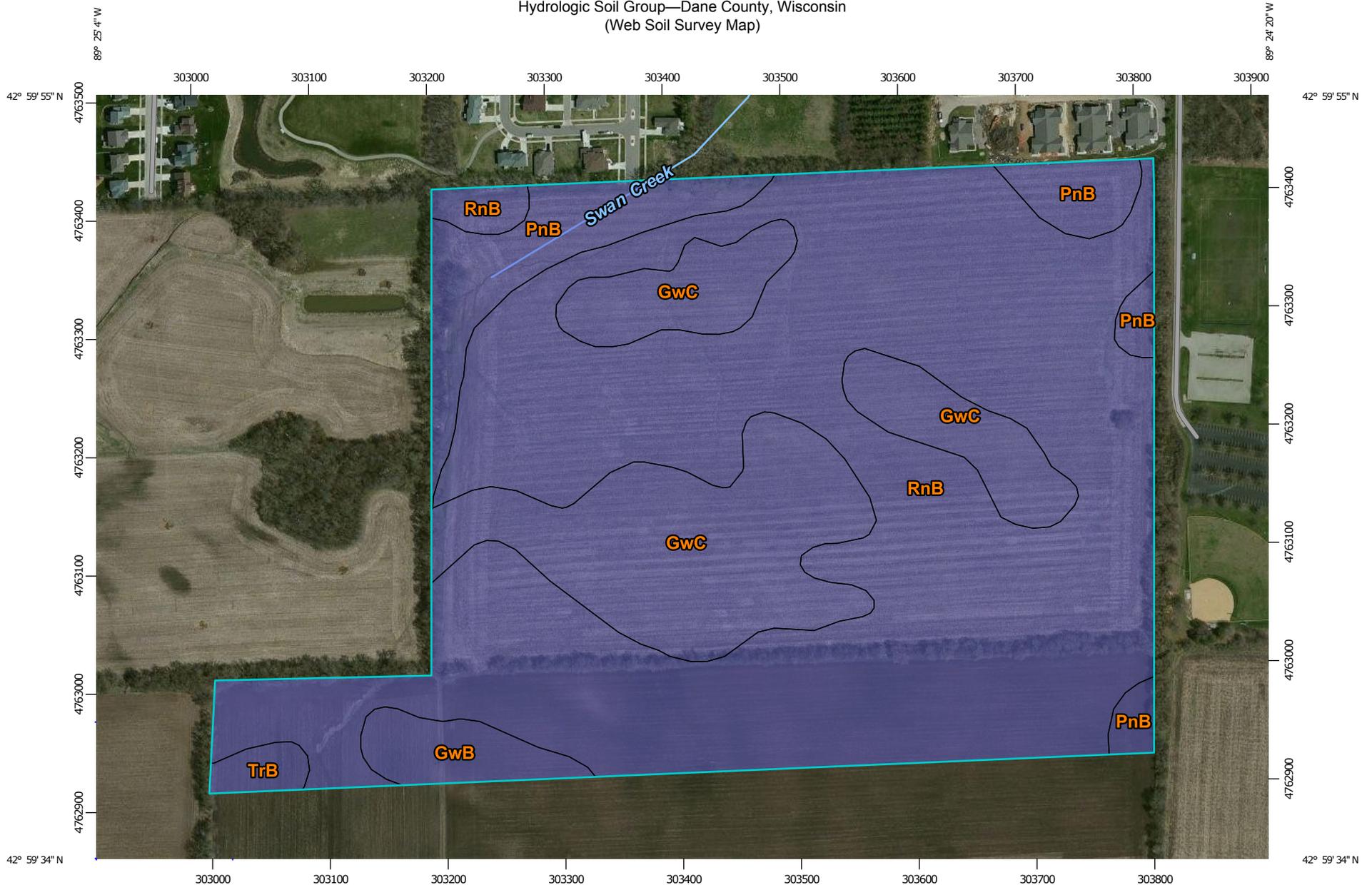
November 7, 2014

- Contours - 10 ft Intervals
- Rivers and Streams
- DNR Wetlands
- Special Flood Hazard Text (A; AE)
- Floodway Areas in Zone AE
- 0.2 Percent Annual Flood Chance Area
- Tax Parcels

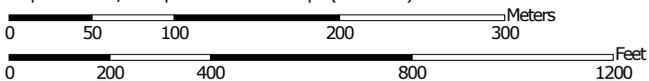


Planning Geophysical

Figure 5
 Hydrologic Soil Group—Dane County, Wisconsin
 (Web Soil Survey Map)



Map Scale: 1:4,550 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
 Survey Area Data: Version 12, Sep 18, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2011—Sep 10, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Dane County, Wisconsin (WI025)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GwB	Griswold loam, 2 to 6 percent slopes	B	2.0	2.5%
GwC	Griswold loam, 6 to 12 percent slopes	B	16.5	20.4%
PnB	Plano silt loam, till substratum, 2 to 6 percent slopes	B	6.8	8.4%
RnB	Ringwood silt loam, 2 to 6 percent slopes	B	54.8	67.8%
TrB	Troxel silt loam, 1 to 3 percent slopes	B	0.7	0.9%
Totals for Area of Interest			80.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

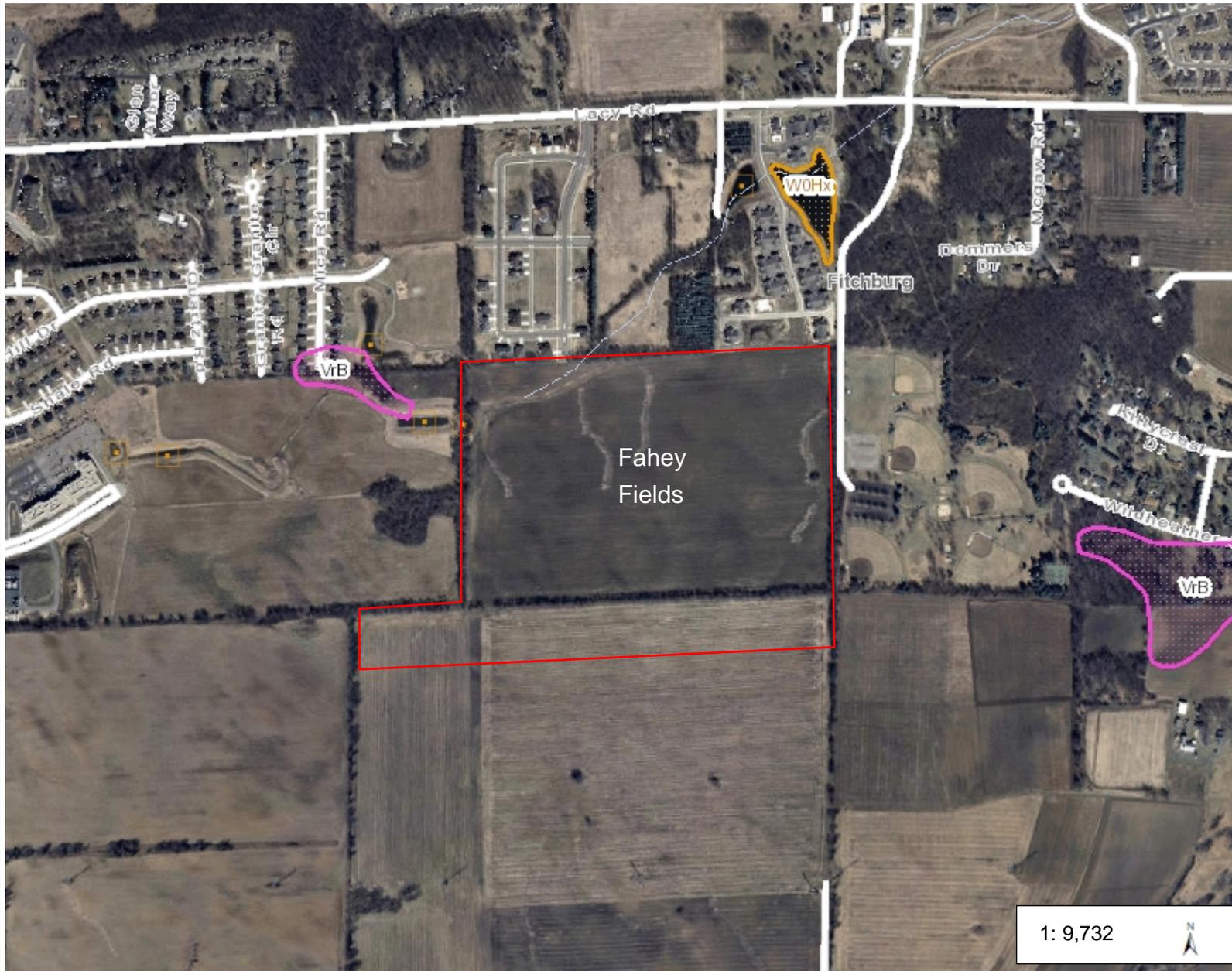
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Figure 6 - Surface Water Data Viewer Map



Legend

- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
- Filled Points**
 - Filled Points
- Wetland Class Areas**
 - Wetland
 - Upland
- Filled Areas**
 - Filled Areas
- NRCS Wetspots
- Wetland Indicators
- Rivers and Streams
- Open Water
- 2010 Air Photos (WROC)

1: 9,732



NAD_1983_HARN_Wisconsin_TM
© Latitude Geographics Group Ltd.

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Notes

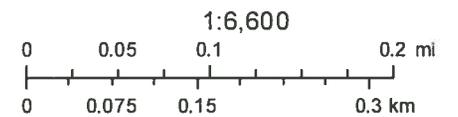
Fahey Fields



FIGURE 7

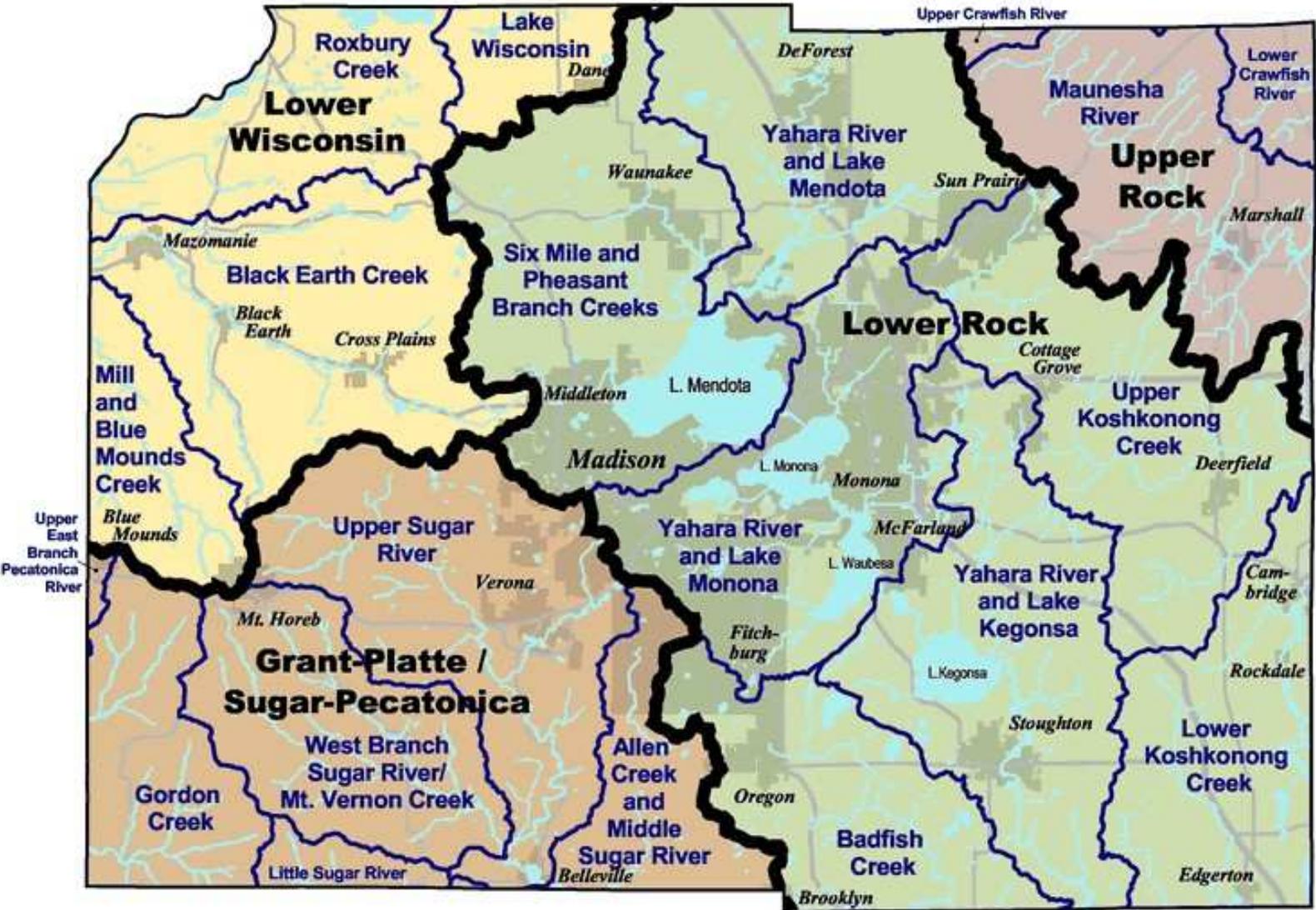
November 7, 2014

- | | | |
|--|--|--|
|  Rivers and Streams |  Floodway Areas in Zone AE |  Environmental Corridor |
|  DNR Wetlands |  (A; AE) |  Tax Parcels |
| Special Flood Hazard Text |  0.2 Percent Annual Flood Chance Area | |



Planning
Geophysical

Figure 8 – Watershed Map



LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 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 in 40-11-12.

Beginning at the East 1/4 corner of said Section 15; thence S01°03'52"W, 296.08 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°27'55"E, 295.90 feet to the South line of Techlands; thence N87°32'50"E, 624.57 feet along said South line to the Southeast corner of Outlot 4, said Techlands; thence N86°57'59"E, 1378.91 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 Northeast corner of said Outlot 9; thence N86°42'47"E, 31.85 feet along the South line of 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. 30601; 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, 1304.90 feet along said East line also being the West line of Lot 2, Certified Survey Map No. 445 to the point of beginning, containing 3,479.442 square feet (79.877 acres).

NOTES

- Existing Zoning: A-7
- Proposed Zoning: Lots 2-30, 32-105: R-LM
Lot 1, 31, 106 and 107, Outlot 8: PDD
Outlots 1-7: P-R
- Future Development: Lots 108-125, Outlots 9-12

Owner and Subdivider: Fahey Fields, LLC
Surveyor, Engineer, and Professional Land Planner: D'Onofrio, Kottke & Assoc., Inc.

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, 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.

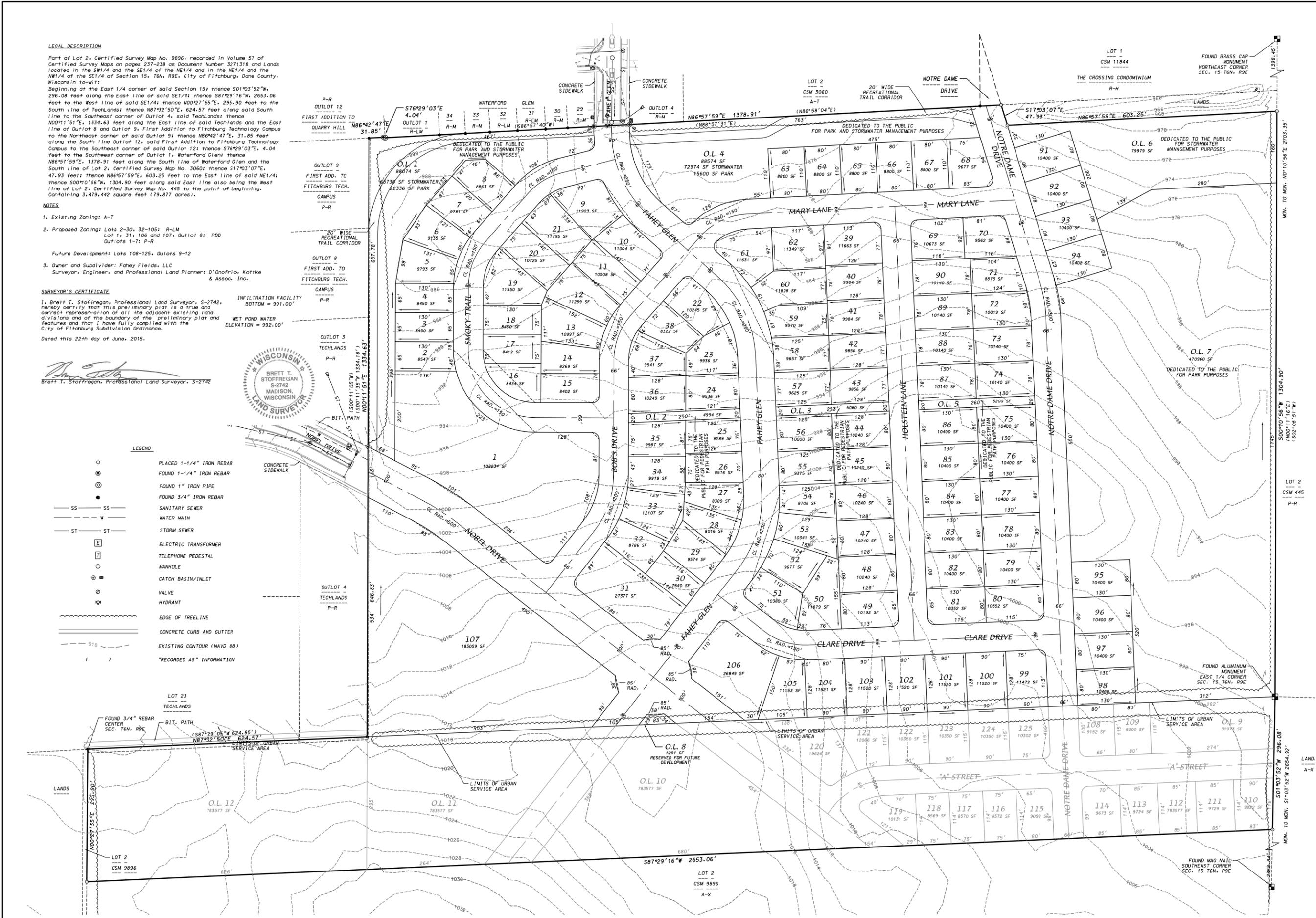
Dated this 22th day of June, 2015.

Brett T. Stoffregan, 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 SANITARY SEWER
- W WATER MAIN
- ST STORM SEWER
- E ELECTRIC TRANSFORMER
- T TELEPHONE PEDESTAL
- MANHOLE
- ⊙ CATCH BASIN/INLET
- ⊙ VALVE
- ⊙ HYDRANT
- EDGE OF TREELINE
- CONCRETE CURB AND GUTTER
- - - EXISTING CONTOUR (NAVD 88)
- () "RECORDED AS" INFORMATION



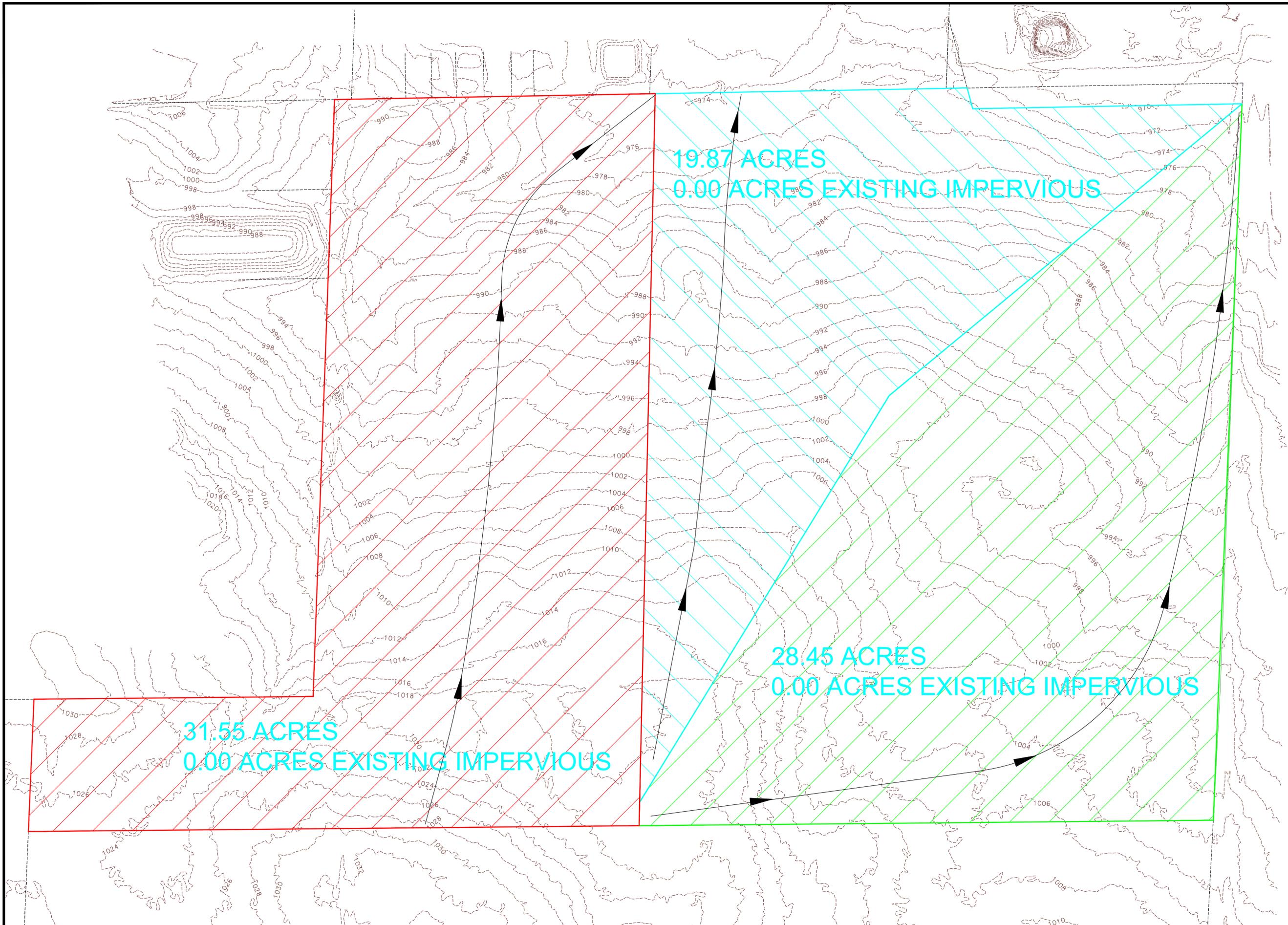
D'ONOFRIO KOTTHE AND ASSOCIATES, INC.
7530 Westwood Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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

SCALE: 1" = 100'

DATE: 06-23-15
REVISED:

FN: 14-07-113
Sheet Number:
1 of 1



EXISTING WATERSHED AREA MAP

FAHEY FIELDS

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT


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

 DATE: 11-26-14
 REVISED:

 DRAWN BY: NGO
 FN: 14-07-113
 Sheet Number:
 C100

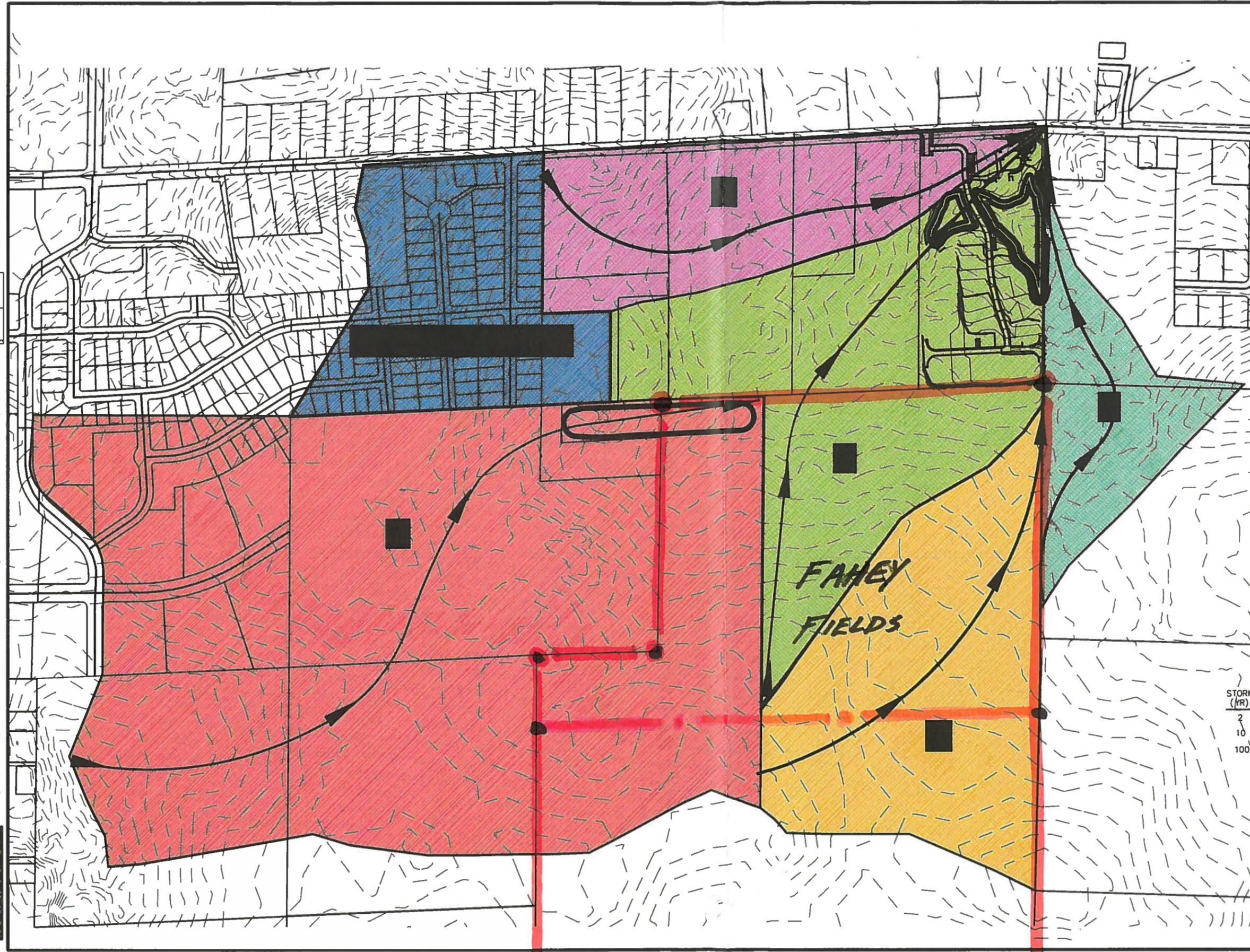


(608) 833-0628

Engineers - Surveyors - Architects - Planners, 600 Grand Canyon Dr, Madison, Wisconsin 53719

MAYO Corporation

DRAWING NAME: M:\13705\CIVILEP\137BASE.DWG
VIEW: DRAIN AREA



DRAINAGE AREA INFORMATION

NAME	AREA (AC)	EX CN	EX TC (MIN)	PRO CN	PRO TC (MIN)
A	36.16	68	28.50	78	17.12
B	69.25	68	51.83	78	23.99
C	54.13	68	40.94	78	19.07
D	189.42	68	53.89	78	25.05
E	21.17	68	47.21	78	25.05
QUARRY HILL TO EX. POND	30.00	68	45.30	75	8.00

POND SIZE

TOP OF WEST POND = 949 = 44,907 sqft = 1.03 ac.

TOP OF EAST POND = 947 = 115,904 sqft = 2.66 ac.

RESULTS USING TR-55

STORM (IN)	EX FLOW (CFS)	PRO FLOW (CFS)	WEST POND ROUTED FLOW (CFS)	POND ELEV.	EAST POND ROUTED FLOW (CFS)	POND ELEV.
2	101.08	186.98	107.63	944.72	87.92	943.43
10	306.95	393.70	234.71	946.09	248.96	945.09
100	577.36	714.33	440.16	948.47	575.45	946.01

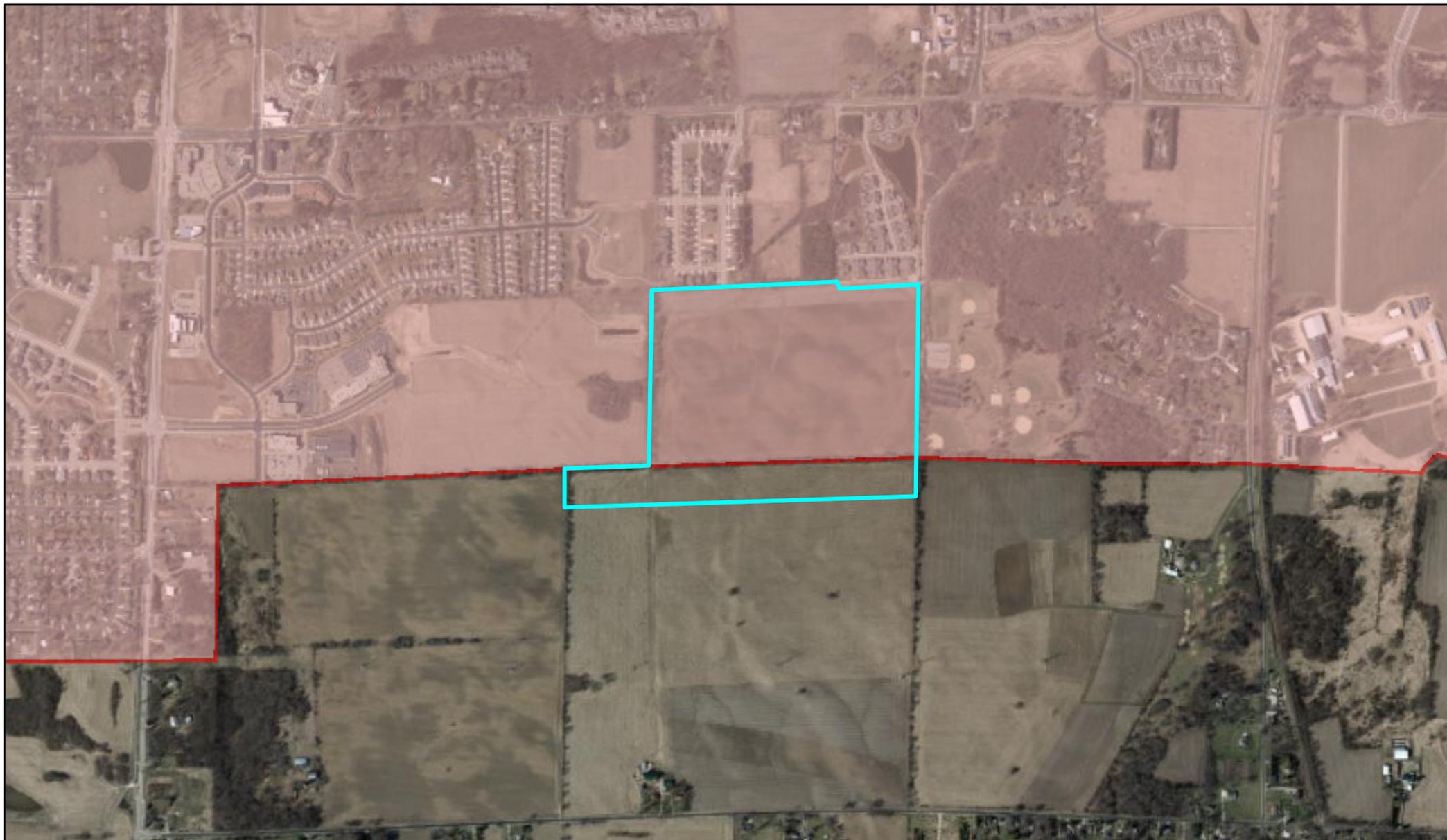
TR-55 WEST POND OUTLET STRUCTURES

3- 5'x4' RCP BOX CULVERTS @ 943.00

TR-55 EAST POND OUTLET STRUCTURES

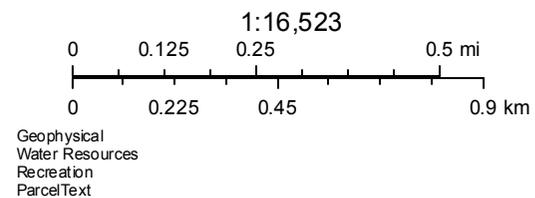
2- 4' x 3' RCP BOX CULVERTS @ 941.00
1- 55' TRAPAZOIDAL WEIR @ 944.50

Urban Service Area Map



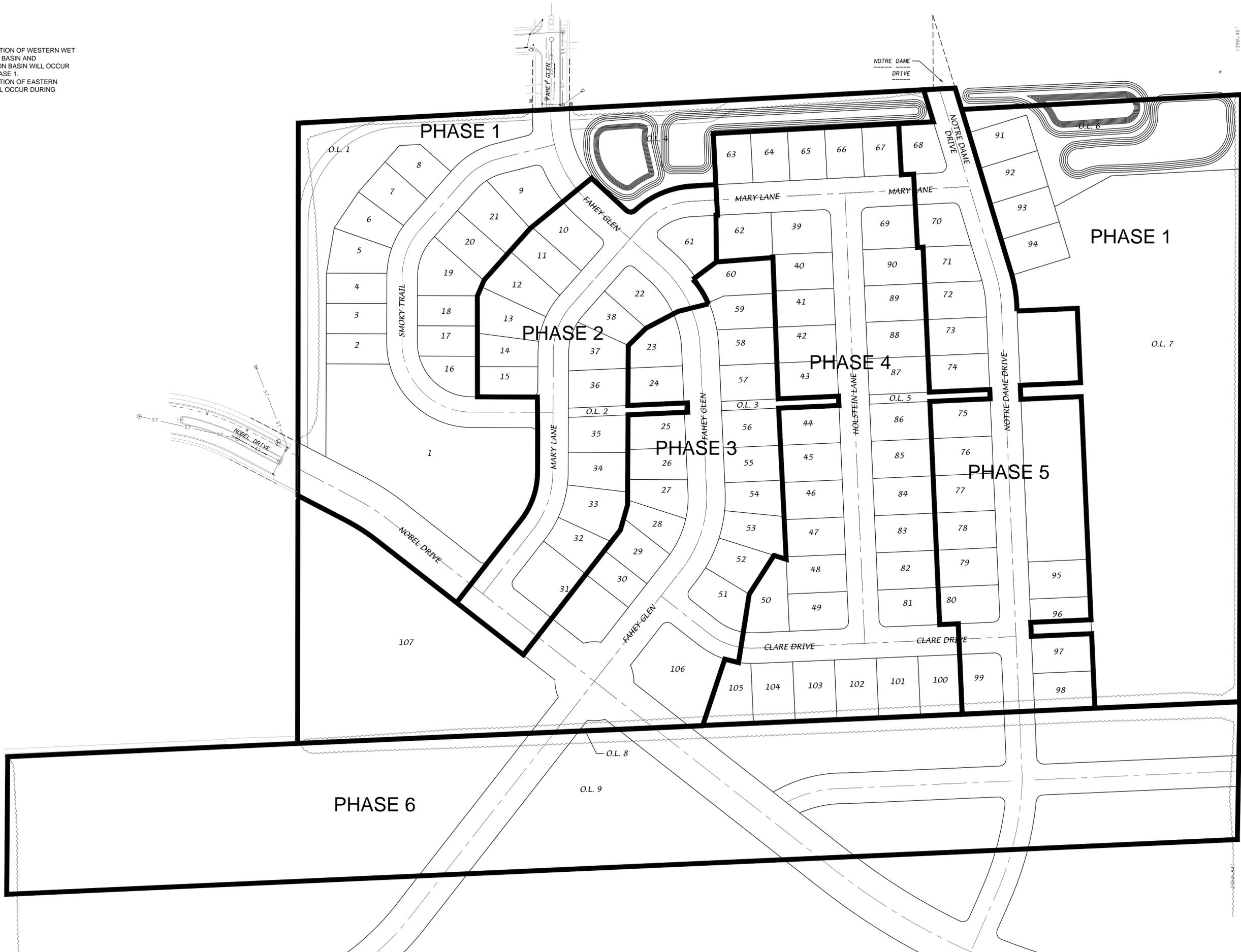
November 20, 2014

- Urban
- Limited



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.



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 7530 Westward Way, Madison, WI 53717
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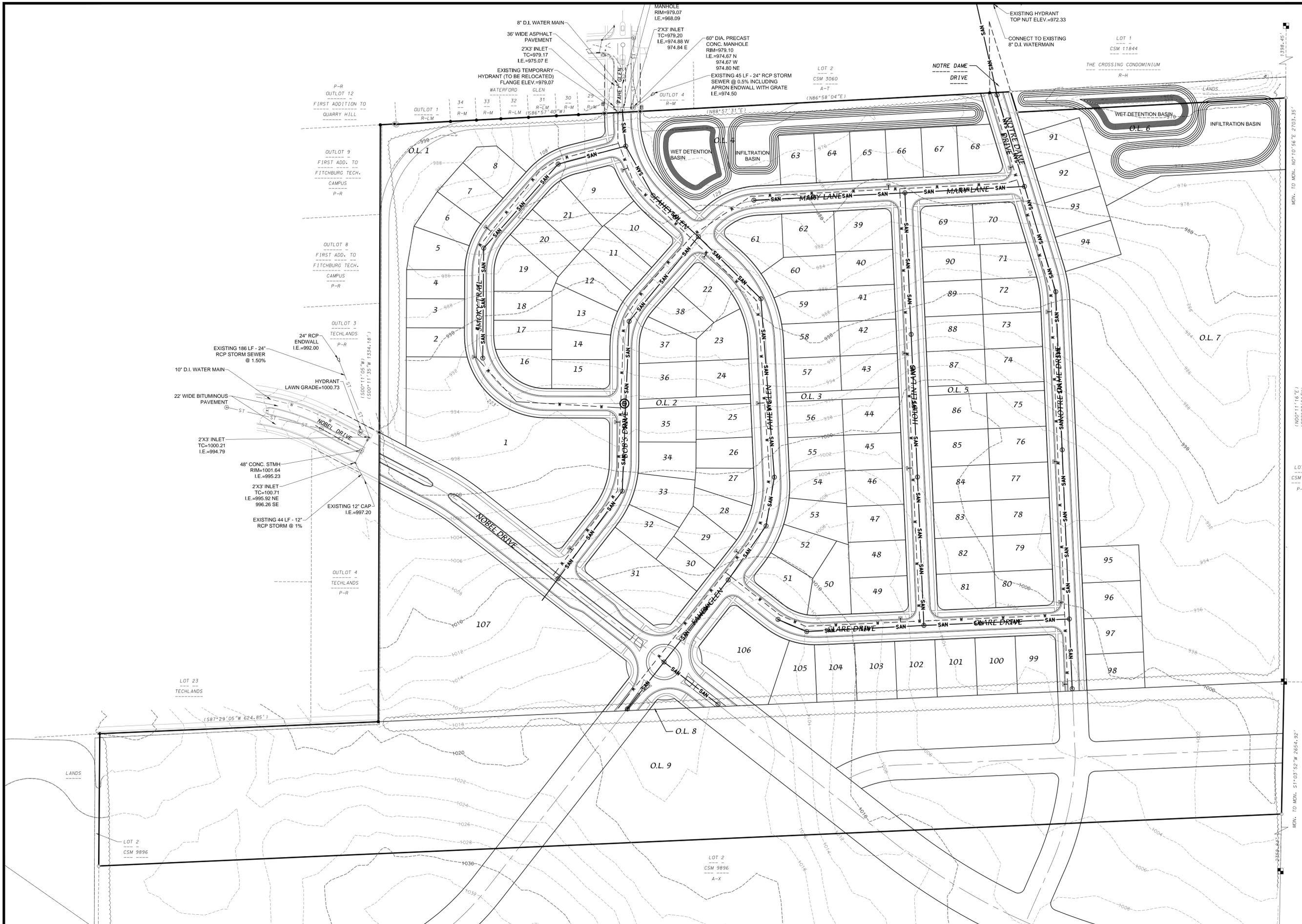
PHASE MAP
FAHEY FIELDS
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

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

DATE: 06-22-15
 REVISED:

DRAWN BY: NGO

FN: 15-05-103
 Sheet Number:
C200



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7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY STREET AND UTILITY PLAN
FAHEY FIELDS
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

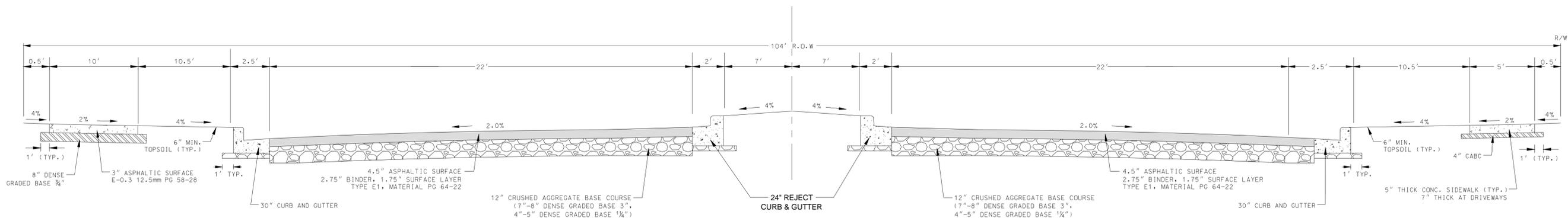
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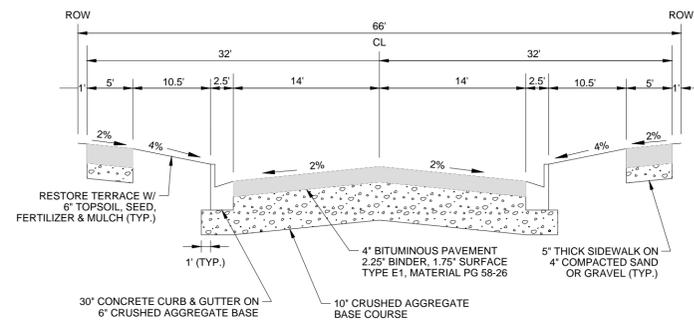
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FN: 15-05-103

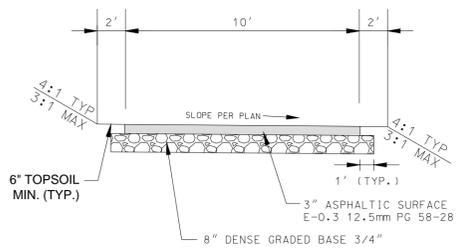
Sheet Number:
1 OF 2



TYPICAL FINISHED SECTION THROUGH BOULEVARD
NOBEL DRIVE



TYPICAL FINISHED SECTION
PROPOSED 66' R.O.W STREETS



MULTI-USE TRAIL

PRELIMINARY STREET & UTILITY PLAN

FAHEY FIELDS

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SCALE: NTS

DATE: 12-09-14
REVISED:

DRAWN BY: NGO

FN: 14-07-113

Sheet Number:

2 OF 2

D'ONOFRI KOTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: July 14, 2015 Ordinance Number:
Date to Report Back: **July 28, 2015** Resolution Number: R-XX-15

Sponsored by: Mayor Drafted by: Planning / Zoning

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

Background: Applicant is requesting approval of a revised preliminary plat for Fahey Fields.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	July 21, 2015	
2	Parks Commission	Endl	July 9, 2015	

Amendments:

LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 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, 295.08 feet along the East 1/4 line of said SE1/4; thence S87°29'16"W, 2653.06 feet to the West line of said SE1/4; thence N00°27'55"E, 295.90 feet to the South line of said Techlands; thence N87°32'50"E, 624.57 feet along said South line to the Southeast corner of said 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 Northeast corner of said Outlot 9; thence N86°42'47"E, 31.85 feet along the South line of said Outlot 12, said First Addition to Fitchburg Technology Campus to the Southeast corner of said Outlot 12; thence S76°29'03"E, 4.04 feet to the Southwest corner of said Outlot 12; 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, 1304.90 feet along said East line also being the West line of Lot 2, Certified Survey Map No. 445 to the point of beginning. Containing 3,479,442 square feet (79.877 acres).

NOTES

- Existing Zoning: A-7
- Proposed Zoning: Lots 2-30, 32-105: R-LM
Lot 1, 31, 106 and 107, Outlot 8: PDD
Outlots 1-7: P-R

Future Development: Lots 108-125, Outlots 9-12

- Owner and Subdivider: 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 22th day of June, 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 — 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 (NAVD 88)
- () "RECORDED AS" INFORMATION



OUTLOT 9
783577 SF
RESERVED FOR FUTURE DEVELOPMENT
"AT THIS TIME OUTLOT 9 IS OUTSIDE THE CITY'S URBAN SERVICE AREA AND THEREFOR NOT DEVELOPABLE FOR ANY USE BUT AGRICULTURAL"

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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" = 100'

DATE: 06-22-15
REVISED:

FN: 14-07-113
Sheet Number:
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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

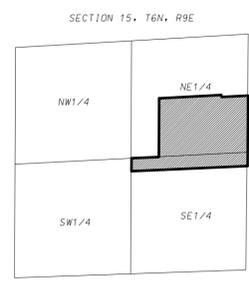
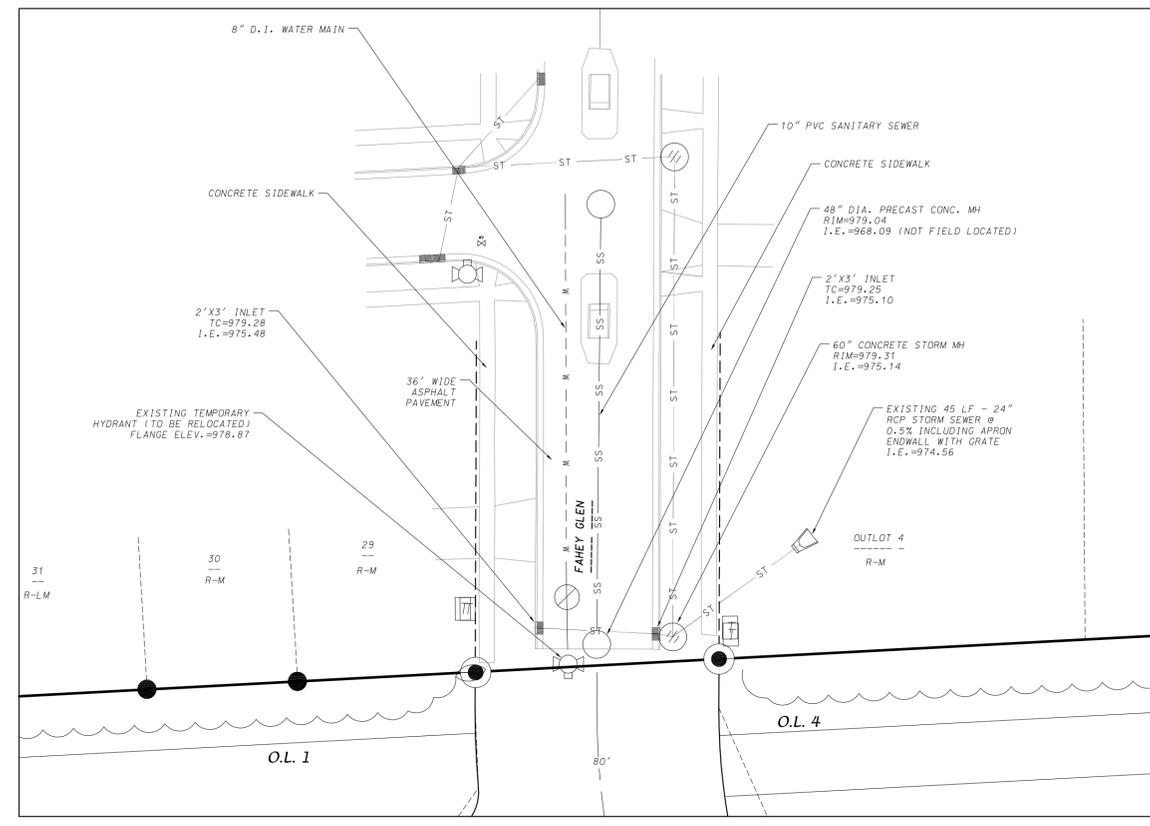
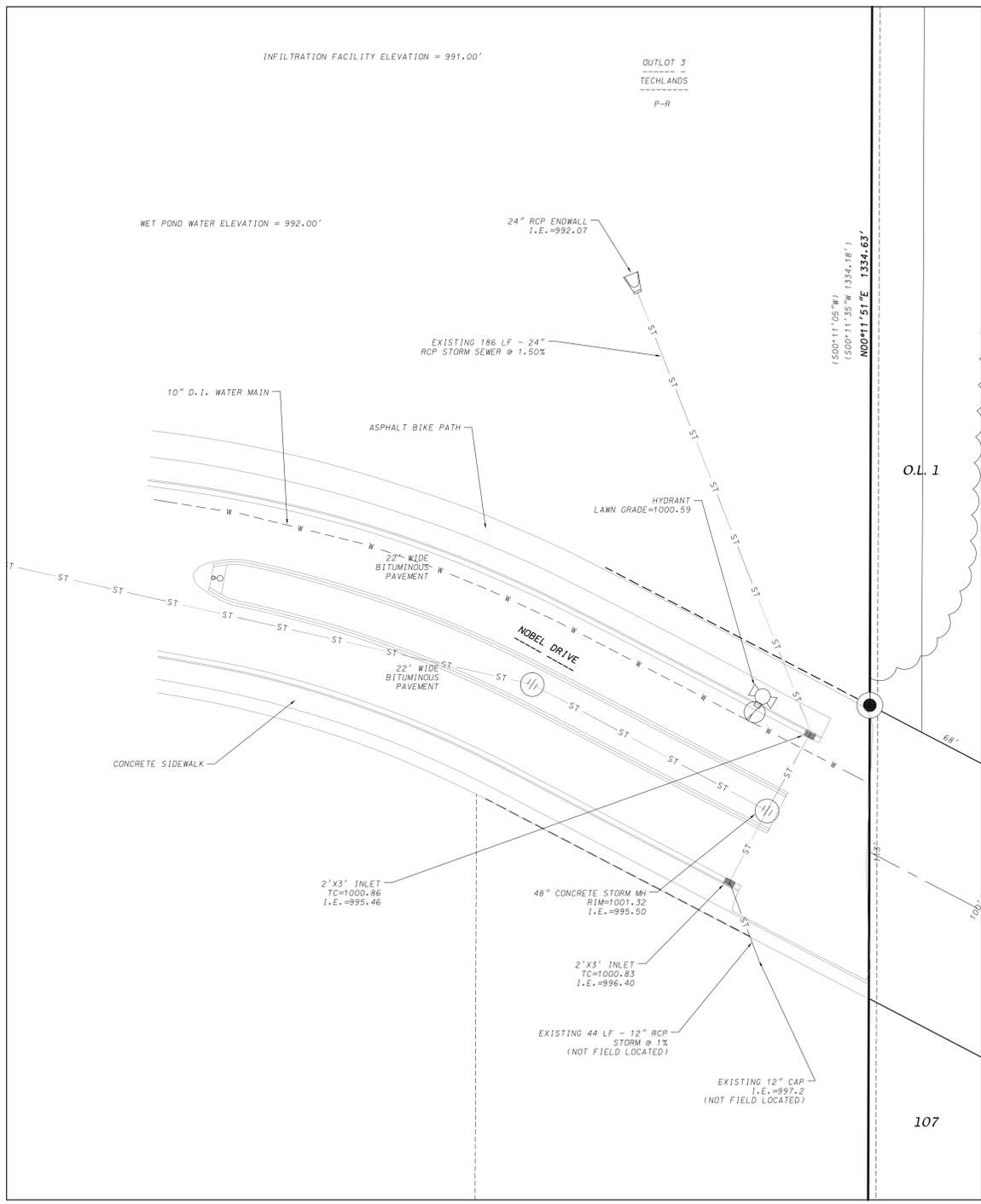


THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E ASSUMED TO BEAR S10°35'2W

SCALE: 1" = 30'

DATE: 06-22-15
 REVISED:

FN: 14-07-113
 Sheet Number:
 2 of 2



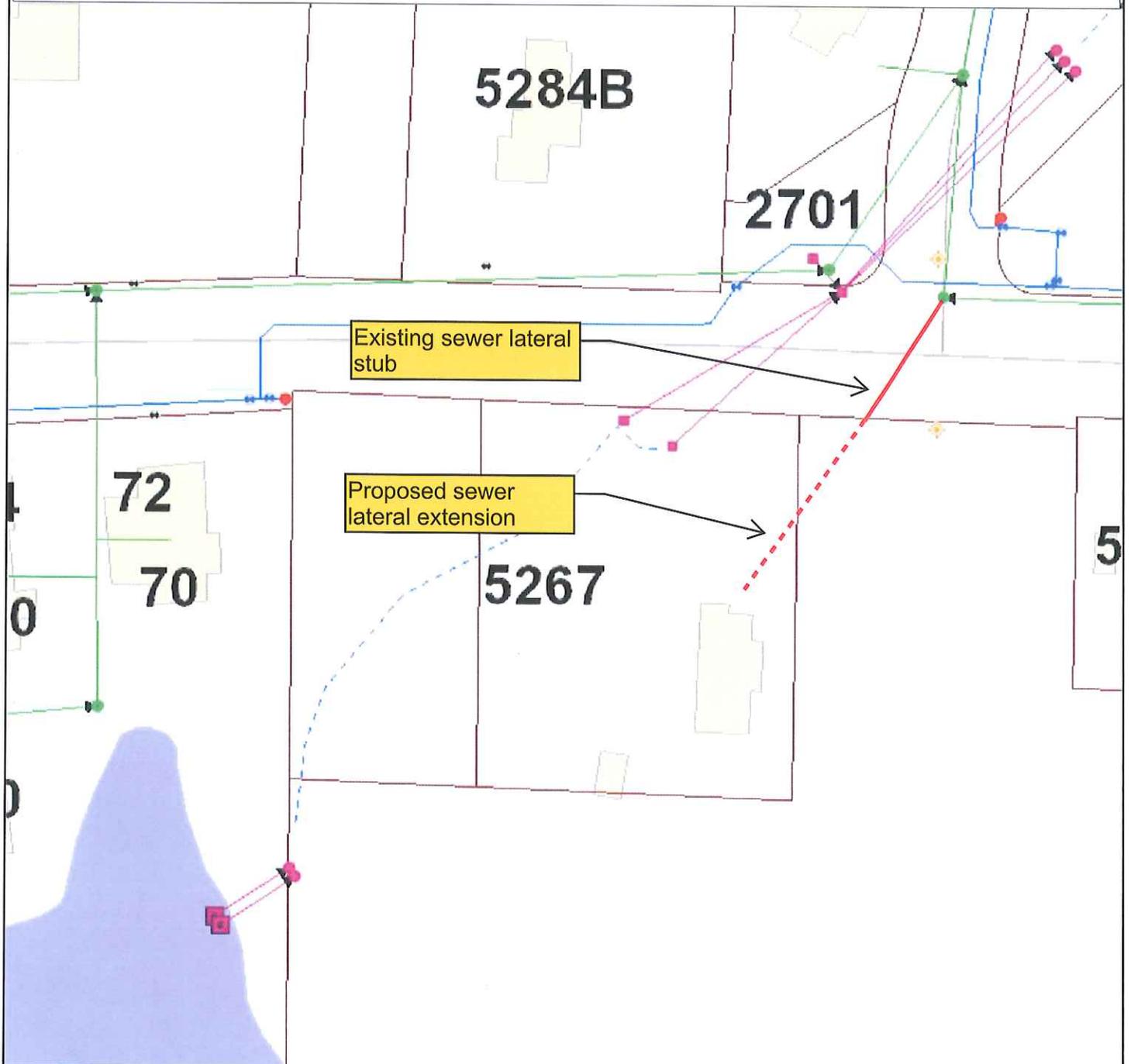
LOCATION MAP
 NOT TO SCALE

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 GUTTER
- - - -	EXISTING CONTOUR
( )	"RECORDED AS" INFORMATION

# SAMUEL COOKE

5267 Lacy Road  
Sanitary Lateral Extension



## Legend

- Fitchburg City Limits
- Railroads
- Streets
- Municipality Borders
- Building Footprints
- Community Facilities
  - City Hall
  - Library
  - Cemetery
  - Public Works
  - School

- Water Mains
- Wetlands
- Parks

- ### Zoning
- AS
  - AT
  - AX
  - RD
  - RM
  - RMA
  - RL
  - R-LM
  - RM
  - SG
  - SH
  - SP
  - SC
  - SS

- ### School Districts
- Madison
  - Oregon
  - Washoula

## Police District

- Fire Zone
- Hydrant Elevation
- 260 - 299 DPM
- 300 - 399 DPM
- 400 - 499 DPM
- 500+

## Water

- Water Mains
  - Main
  - Hydrant
  - Service
  - Abandoned
- Water Pipe
  - MAIN
  - HYDRANT
  - SERVICE
  - ABANDONED
- Hydrant
  - Fitchburg
  - Madison
  - Private

## Storm Structures

- Wells
- Storm Manholes
- Outlets
- Pond Release Structures
- Outlets
- Conveyance
  - Stormsewer Lines
  - Drainage ways
- Basins
  - Wet
  - Dry
  - Rain Garden

## Sanitary Structures

- Manhole
- Pump Station
- Sanitary Pipe
  - Main
  - Force Main
  - Sanitary Return
  - Abandoned
  - Lateral
- Streets
  - Traffic Signals
  - Street Sign
  - Street Light

06/30/2016  
Scale 1:1000