

1. Agenda

Documents: [PARK\\_20151105\\_AG.PDF](#)

2. Agenda Packet

Documents: [PARK\\_20151105\\_PK.PDF](#)



Administrative Offices  
5520 Lacy Road  
Fitchburg, WI 53711-5318  
Phone (608) 270-4200

**AGENDA  
PARKS COMMISSION  
THURSDAY, November 5<sup>th</sup>, 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, November 5<sup>th</sup>, 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 – October 1<sup>st</sup>, 2015 meeting**
3. **Public Appearances**
  - A. **Non Agenda Items**
4. **Communication**
  - A. **UW – Madison URPL Partnership – N. Fish Hatchery  
“Neighborhood” Center Study Update**
  - B. **December 3<sup>rd</sup> meeting moved to December 17<sup>th</sup> – URPL Students  
presentation.**
5. **Review and Approve Agenda**
6. **Discussion/Action McGaw Park Natural Resources Management Plan –  
Kevin Short, Ed Bartell, and Philip Krahn – Open House/Public Meeting –  
November 18.**
7. **Discussion Dog Park Update – Alder Jake Johnson.**
8. **Discussion/Action Rezone Request RZ-2080-15 by Ronald Klaas, Agent for  
Fahey Land, LLC, to Rezone a Portion of Lot 2 CSM 9896 from the A-T  
(Transitional Agriculture) District to the A-X (Small Lot Agriculture), a  
Portion to the P-R (Parks & Recreation), a Portion to the R-H (Residential-  
High Density) and a Portion to the R-LM (Residential-Low to Medium  
Density) Districts**
9. **Discussion/Action Final Plat Request FP-2081-15 by Ron Klaas, Agent for  
Fahey Land, LLC, for the Final Plat of Fahey Fields**

10. **Discussion/Action Preliminary Plat request, PP-2092-15, by Chris Ehlers of William Ryan Homes, agent for O'Brien Family Limited Partnership, for the Stoner Prairie Preliminary Plat.**
11. **Discussion NSGC Contract 2016 - 2020**
12. **Staff Reports/Updates**
  - A. **Recreation**
  - B. **Forestry**
  - C. **Parks**
13. **Future Agenda Items**
  - A.
14. **Announcements As Allowed By Law**
  - A. **The next 2 Park Commission Meetings will be held on December 17<sup>th</sup>, 2015 and January 7<sup>th</sup>, 2016**
15. **Adjournment**



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Fitchburg, WI 53711-5318  
Phone: (608) 270-4200  
Fax: (608) 270-4212  
[www.city.fitchburg.wi.us](http://www.city.fitchburg.wi.us)

## AGENDA

### PARKS COMMISSION

THURSDAY, October 1<sup>st</sup>, 2015

7:00 P.M.

Minutes

**DRAFT DRAFT**

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accessible on the city web site at <http://www.fitchburgwi.gov/677/Government-Channel/>)

#### 1. Call to Order

Terra Them called the meeting to order 7:40 P.M.

In attendance: Alder Jake Johnson, Eric Wilcots, Mark Vivian, and Director Scott Endl.

Others in attendance: Patrick Cheney

Absent: Karen Lawrence, Zyronia Mims, Andrew McClannahan

#### 2. Approval of Minutes – August 6<sup>th</sup>, 2015 meeting

Eric Wilcots moved to approve as written, Jake Johnson 2<sup>nd</sup>. Motion Carried.

#### 3. Public Appearances

##### A. Non Agenda Items

None

##### B. Public Hearing on Resolution R-102-15 – A Resolution Adopting Huegel-Jamestown Park Plan Update

Due to no quorum this Public Hearing will be rescheduled for the December 17, 2015 Park Commission meeting.

**4. Communication**  
**A. October 10<sup>th</sup> Meet and Greet at NSGC**

Scott Endl invited the Park Commission to attend this NSGC event. This will provide an opportunity for NSGC to thank protective service for all their help this past year.

**B. 2016 Urban Forestry Grant Application – October 1<sup>st</sup>**

Scott Endl reported that he was able to submit a 2016 Urban Forestry Grant. These grants offer a 50/50 cost sharing.

**C. October 6<sup>th</sup> – Public Meeting - Park, Open Space & Recreation Plan Update**

Scott Endl invited Park Commission members to attend this Public Meeting at which time staff will gather feedback regarding the update of this Park Planning document.

**D. Gold Addition Eagle Scout project – Hans Granroth**

Scott Endl reported that Hans Granroth has completed this Eagle Scout project which included the cleaning up of new walking trail.

**E. Move December 3<sup>rd</sup> meeting to December 17<sup>th</sup> – URPL presentation.**

Scott Endl reported that the December 3<sup>rd</sup> Park Commission meeting will be moved to December 17<sup>th</sup> at which time a presentation on the “Neighborhood” Center study update for the NSGC area.

**5. Review and Approve Agenda**

Mark Vivian moved to approve, 2<sup>nd</sup> by Mark Vivian. Motion Carried.

**6. Discussion/Action Resolution R-102-15 – A Resolution Adopting Huegel-Jamestown Park Master Plan Update**

Tables until December 17, 2015

**7. Discussion/Action All City Swim Meet 2016 Seminole Glen Park – Laura Callan**

Jane Feller and Ronda Beggs were in attendance to discuss this July 2016 event to be held in Seminole Glen Park. Park Commissioners offered questions that were answered by Jane and Ronda. Once an operational plan is worked thru with Park Staff it will be presented to the Park Commission for review.

Jake Johnson moved to approve this event, 2<sup>nd</sup> by Eric Wilcots. Motion Carried.

An operational plan will be brought back to the Park Commission in early 2016.

8. **Discussion/Action Schumann Greenway Restoration and McKee Farms NW Pond Enlargement Concept Plan – Rick Eilertson – Environmental Engineer.**

Felipe Avila for City Engineering provided an overview of this restoration project. Park Commissioners offered questions that were answered by Mr. Avila.

Eric Wilcots moved to approve this work conceptually, 2<sup>nd</sup> by Jake Johnson. Motion Carried.

City Engineering will present a detailed plan of this work to the Park Commission in early 2016.

9. **Discussion/Action Syene Road Playground Proposals**

Scott Endl presented the 3 playground proposals for this Syene Road Park. After much discussion Eric Wilcots moved to accept the proposal submitted by Commercial Recreation Specialists of Verona, 2<sup>nd</sup> by Jake Johnson. Motion Carried.

10. **Staff Reports/Updates**

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

11. **Future Agenda Items**

- A.

12. **Announcements As Allowed By Law**

- A. The next 2 Park Commission Meetings will be held on December 17<sup>th</sup>, 2015 and January 7<sup>th</sup>, 2016

13. **Adjournment**

Eric Wilcots moved to adjourn, 2<sup>nd</sup> by Jake Johnson. Motion Carried 8:38 pm

Minutes provided by Scott Endl

**City of Fitchburg – UW-Madison URPL Partnership –  
N. Fish Hatchery Road “Neighborhood” Center Study  
Status Update – November 2015**

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1. Student group has spent September and October gathering information for the Existing Conditions Report. Major tasks completed thus far include:
  - Reviewed previous neighborhood/City planning documents, City policies, and other information relevant to the neighborhood;
  - Interviewed stakeholders;
  - Hosted a focus group composed of select stakeholders;
  - Prepared and distributed a public opinion survey;
  - Hosted a public meeting;
  
2. Major tasks to yet be completed include:
  - Prepare draft and final version of Existing Conditions Report;
  - Prepare draft and final version of Potential Future Directions/ Recommendations, to include:
    - Future public participation process;
    - Potential neighborhood center programs/services;
    - Potential center locations (3);
    - Potential required financial and human resources;
  - Present Existing Conditions Report and Potential Future Directions/ Recommendations to Parks Commission in December (Staff will present to Common Council early 2016);

## NOTICE

*November 6, 2015*

Scott Endl, Director of Parks, Recreation, & Forestry  
5520 Lacy Rd. Fitchburg, WI  
scott.endl@fitchburgwi.gov  
608.270.4288



# OPEN HOUSE AND PUBLIC MEETING McGAW PARK NATURAL RESOURCES MANAGEMENT PLAN

**DATE:** Wednesday,  
November 18th 2015

**TIME:** 6:30 - 8:30 pm

**LOCATION:** Fitchburg Room  
Fitchburg Community Center  
5510 Lacy Road

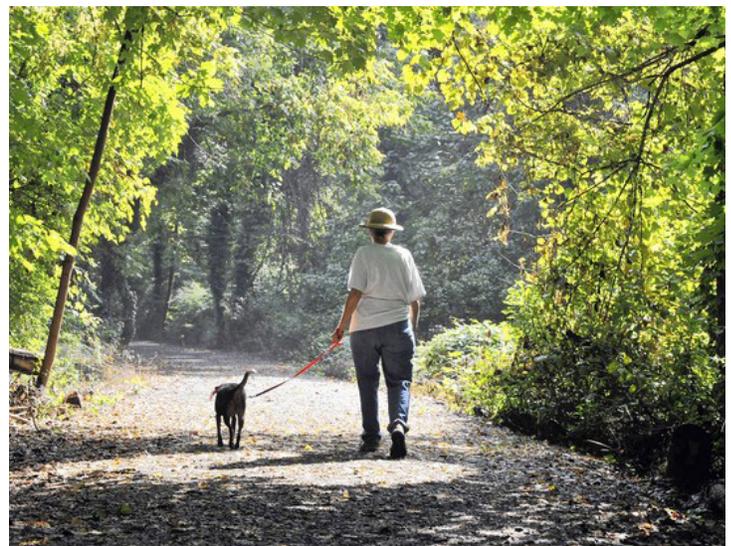
The City of Fitchburg's McGaw Park Master Plan of 2012 directs policy makers and City staff to "create and implement a woodlot management plan" in the near term (1-5 years). City staff has begun this process and seeks public input. This public input will be used to inform the planning process for the Natural Areas of McGaw Community Park and S. Johnson Neighborhood Park.

An open house and public meeting on the McGaw Park Natural Resources Management Plan has been scheduled for 6:30 pm on Wednesday, November 18th in the Fitchburg Room of the Fitchburg Community Center, 5501 Lacy Road.

The open house will be held from 6:30 - 7:00 pm. A presentation and formal public dialog session scheduled for 7:00 pm.

Please see the below link for further detail:

[\[insert link\]](#)



CITY OF FITCHBURG  
MCGAW PARK NATURAL  
RESOURCES MASTER PLAN

“OPEN HOUSE”

November 18, 2015

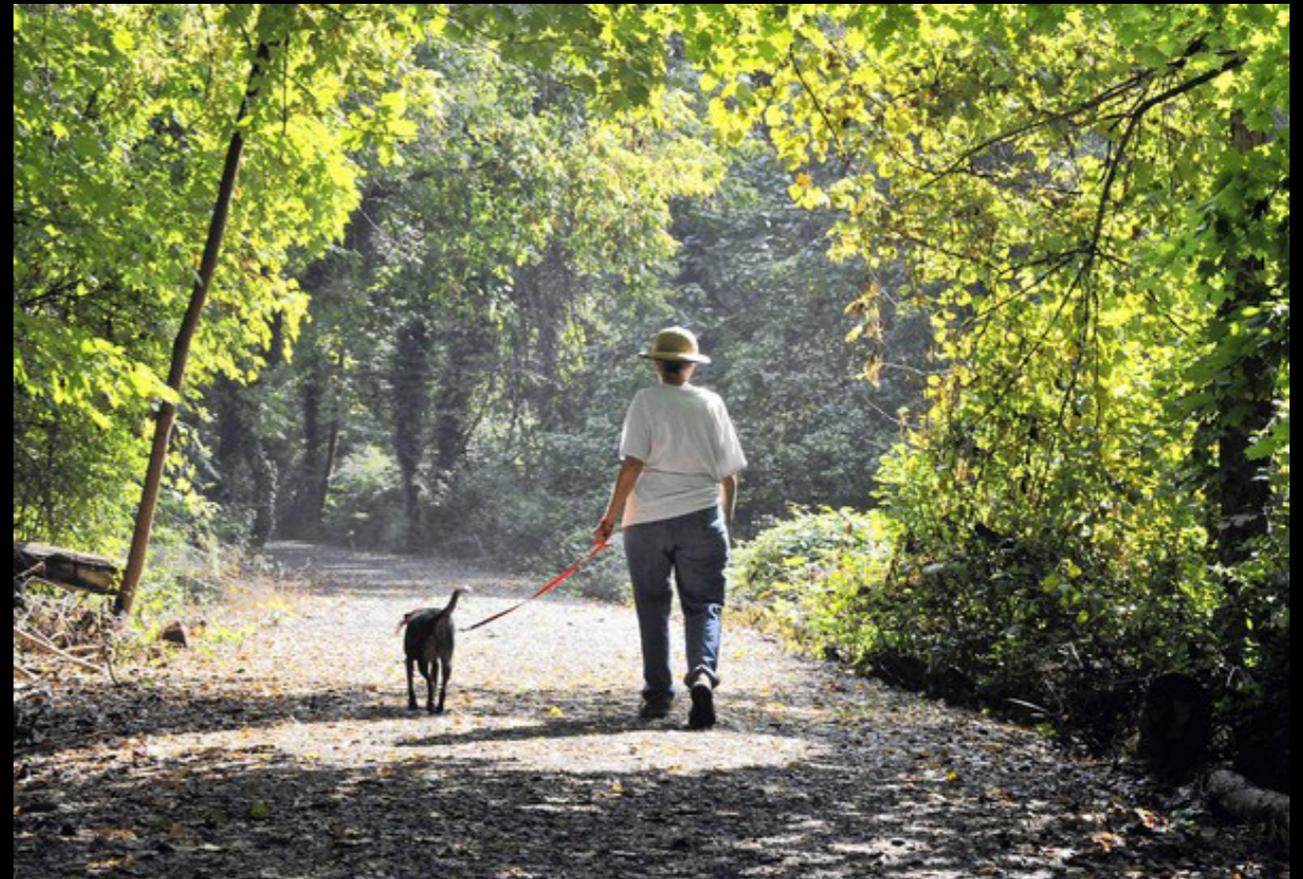


CITY OF FITCHBURG  
McGAW PARK MASTER PLAN  
adopted January 24, 2012



## GOAL 2

Balance environmental stewardship with enhanced and improved recreational opportunities.



## GOAL 2

Balance environmental stewardship with enhanced and improved recreational opportunities.

### *OBJECTIVE 2.1*

Recognize the attraction of the existing wooded area to the McGaw Park environment.

## GOAL 2

Balance environmental stewardship with enhanced and improved recreational opportunities.

### *OBJECTIVE 2.1*

Recognize the attraction of the existing wooded area to the McGaw Park environment.

#### *POLICY 2.1.1*

Create a management plan, for approval by the Parks Commission, for control of invasive species with a desire to protect the wooded area.

## GOAL 2

Balance environmental stewardship with enhanced and improved recreational opportunities.

### *OBJECTIVE 2.1*

Recognize the attraction of the existing wooded area to the McGaw Park environment.

#### *POLICY 2.1.2*

Balance invasive species control with the attractive nature of the wooded area.

## GOAL 2

Balance environmental stewardship with enhanced and improved recreational opportunities.

### *OBJECTIVE 2.1*

Recognize the attraction of the existing wooded area to the McGaw Park environment.

#### *POLICY 2.1.3*

Improve existing wood area trails to meet a variety of recreational opportunities.

## GOAL 2

Balance environmental stewardship with enhanced and improved recreational opportunities.

## *OBJECTIVE 2.2*

Explore environmental stewardship opportunities through recreation, education, and (where feasible) facility development.

## GOAL 2

Balance environmental stewardship with enhanced and improved recreational opportunities.

### *OBJECTIVE 2.2*

Explore environmental stewardship opportunities through recreation, education, and (where feasible) facility development.

#### *POLICY 2.2.1*

Re-establish the former fitness course not only as a new fitness facility which integrates the educational benefits of fitness and the natural environment through which the course runs, but also make these areas suitable for other linear oriented recreational opportunities.

## GOAL 2

Balance environmental stewardship with enhanced and improved recreational opportunities.

### *OBJECTIVE 2.2*

Explore environmental stewardship opportunities through recreation, education, and (where feasible) facility development.

#### *POLICY 2.2.2*

The woodlot management plan should work in tandem with fitness, recreational, and educational opportunities to enhance public involvement and enrich the recreation experience.

## GOAL 2

Balance environmental stewardship with enhanced and improved recreational opportunities.

### *OBJECTIVE 2.2*

Explore environmental stewardship opportunities through recreation, education, and (where feasible) facility development

#### *POLICY 2.2.3*

Consider environmental education programming and signage.

## GOAL 2

Balance environmental stewardship with enhanced and improved recreational opportunities.

### *OBJECTIVE 2.2*

Explore environmental stewardship opportunities through recreation, education, and (where feasible) facility development.

#### *POLICY 2.2.4*

Explore opportunities for sustainable recreation facility development and management.

CITY OF FITCHBURG  
URBAN FORESTRY SURVEY  
RESULTS  
February 2015



91%

would like to see native plants and trees in their park

95%

would support restoration and maintenance of native trees  
and understory plants in their park

86%

feel that invasive plant species are a problem, or are uncertain  
as to whether invasives are a problem in their park

49%

feel that honeysuckle is a problem in their park

55%

feel that buckthorn is a problem in their park

78%

feel that garlic mustard is a problem in their park

CITY OF FITCHBURG  
PARKS, OPEN SPACE, AND  
RECREATION SURVEY RESULTS  
August 2015



30%

use their park for Nature activities such as bird watching and  
photography

76%

use their park for walking, jogging, or hiking

93%

feel that trails and paths are important features in making  
Fitchburg a unique and desirable place to live

85%

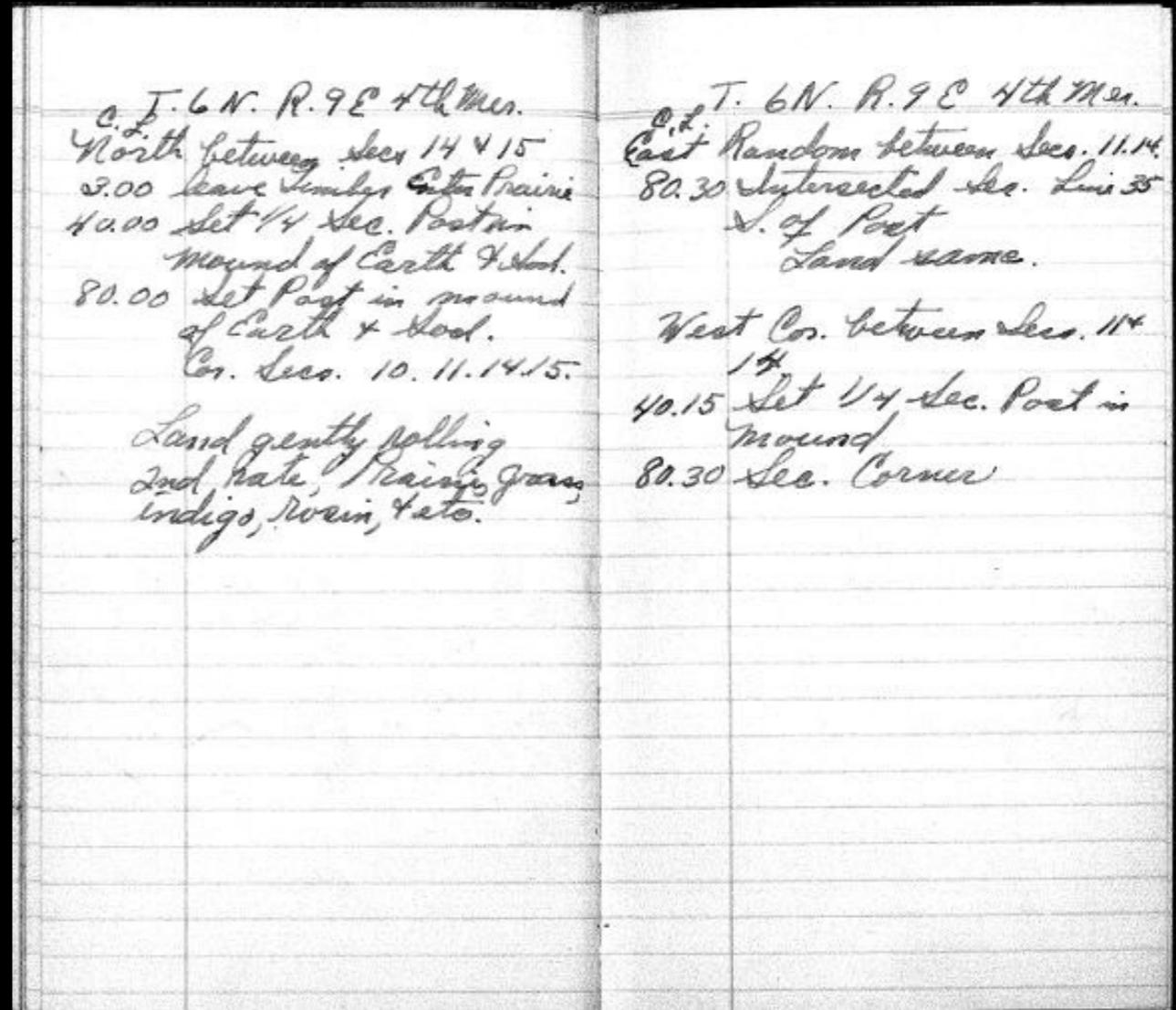
feel that woodlots, wetland, and waterways are important features in making Fitchburg a unique and desirable place to live



# HISTORY OF MCGAW PARK

“Land gently rolling, 2nd rate, prairie grass”

Surveyor Orson Lyon, walking north between  
Sections 14 and 15



# HISTORY OF MCGAW PARK

1937 Aerial Photo



# HISTORY OF MCGAW PARK

1955 Aerial Photo





Looking North from the subject toward downtown Madison. Photos 9/21/73 FJBrown Jr

“The property enjoys an excellent view in all directions from the top of the small hill. This view includes most of the Madison skyline.”

F. J. Brown, Jr.  
09/21/1973

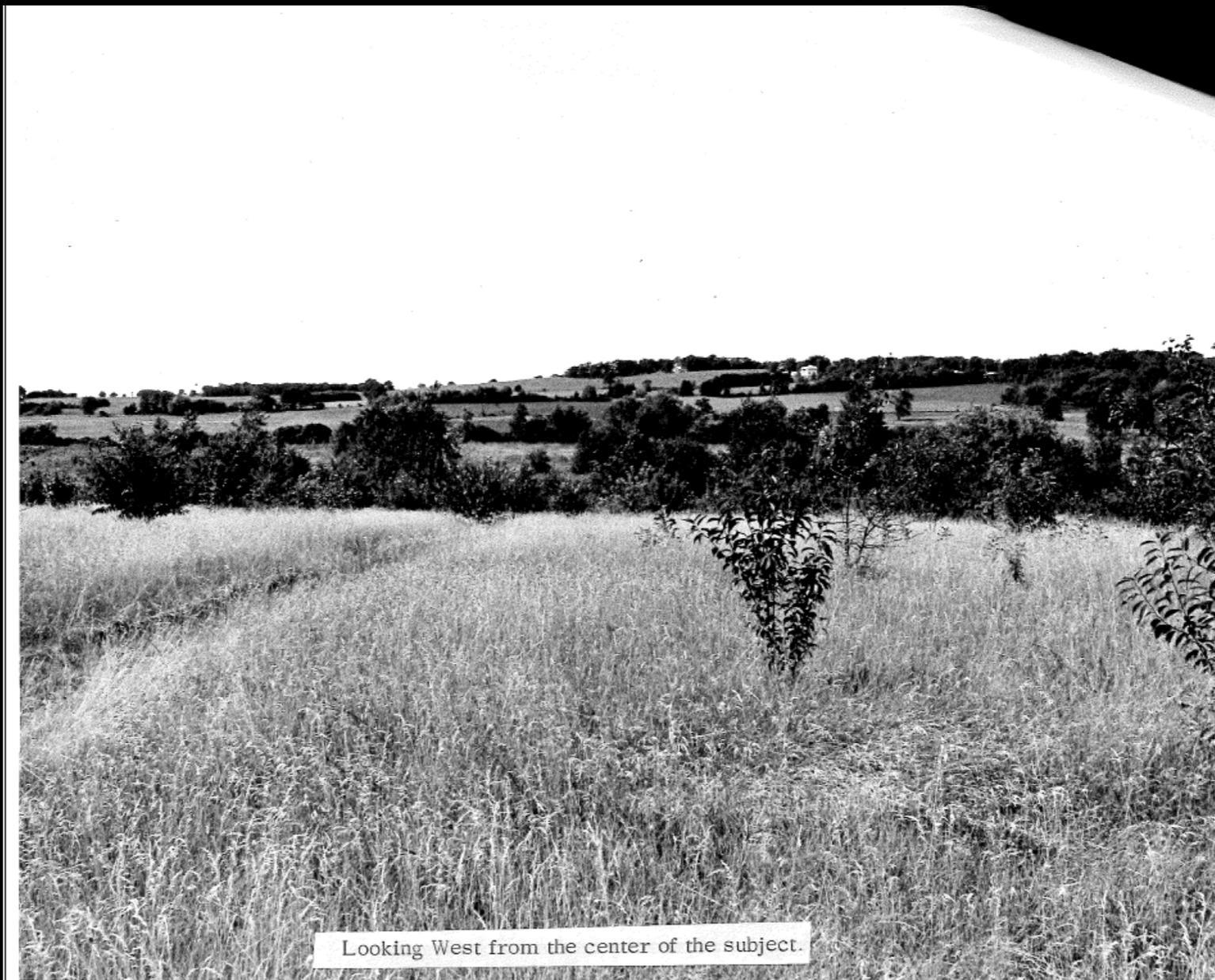


Typical ground cover as found on the subject 9/21/73 F. J. Brown Jr

“The majority is grassland and low brush. The North 10 acres consists primarily of oak.”

F. J. Brown, Jr.

09/21/1973



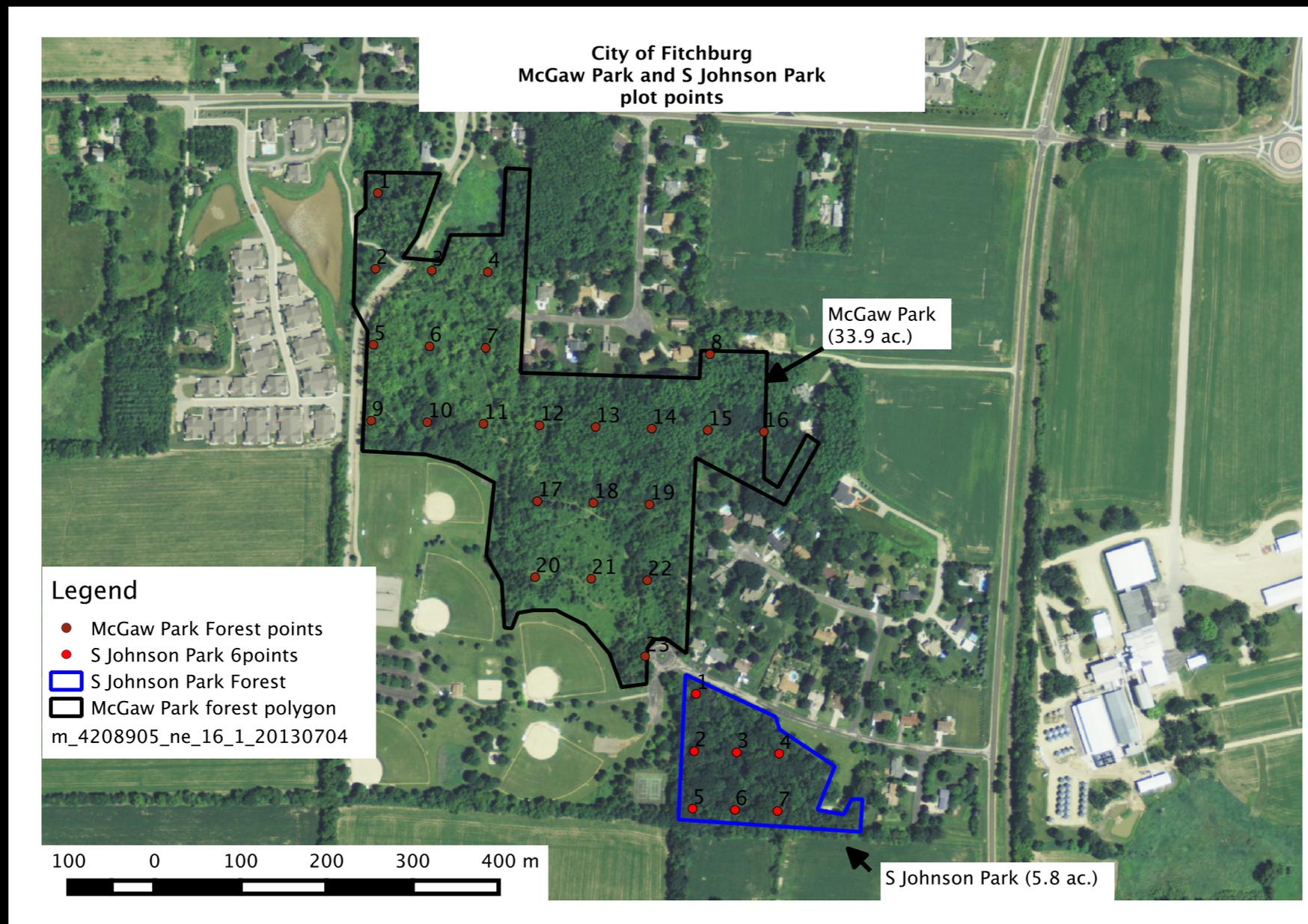
“Looking West from the center of McGaw Park.”

F. J. Brown, Jr.

09/21/1973

VEGETATION SURVEY  
INITIAL FINDINGS  
September 2015





# METHODS

# METHODS



# common buckthorn

(*Rhamnus cathartica*)

- most prevalent species
- found in or above 70% of McGaw Park sample plots
- found in or above 29% of S. Johnson Park sample plots



# common buckthorn

(*Rhamnus cathartica*)

- invasive
- appears on the Wisconsin DNR NR-40 List as “Restricted”
- ecological threat; invades oak forests, riparian woods, savannas, prairies, old fields, and roadsides
- tolerant of a broad range of environmental conditions
- can leaf out very early in the spring and retains its leaves late into the growing season
- creates dense shade; eliminates regeneration of tree and understory species
- contributes to amphibian decline and increased bird predation by carnivores



Elizabeth J. Czarapata

# garlic mustard

(*Alliaria petiolata*)

- third most prevalent species
- found on groundlayer in 11 of 30 (37%) sample plots



# garlic mustard

(*Alliaria petiolata*)

- invasive
- appears on the NR-40 List as “Restricted”
- ecological threat; invades high quality upland and floodplain forests and savannas, as well as disturbed areas, such as yards and roadsides
- exudes antifungal chemicals into the soil; native herbaceous cover declines



## exotic shrub honeysuckle

(*Lonicera* spp.)

- found on groundlayer in 8 of 23 (35%) sample plots in McGaw
- found in a column above 14 of 23 (61%) sample plots in McGaw
- noted needing to travel through “very dense” understory enroute to sample plots on eight occasions



# exotic shrub honeysuckle

(*Lonicera* spp.)

- medium to large-sized, deciduous, multi-stemmed shrubs capable of growing to 15 feet in height
- four invasive shrubs in Wisconsin:
  - Amur honeysuckle (*Lonicera maackii*)
  - Bell's honeysuckle (*Lonicera x bella*)
  - Morrow's honeysuckle (*Lonicera morrowii*)
  - Tatarian honeysuckle (*Lonicera tatarica*)



# exotic shrub honeysuckle

(*Lonicera* spp.)

- invasive
- appears on the NR-40 List as “Restricted”
- ecological threat; capable of invading a broad range of habitats, including forest edges, open woods, fens, bogs, lakeshores, roadsides, pastures, and old fields, displacing native understory vegetation



# exotic shrub honeysuckle

(*Lonicera* spp.)

- fast growing and shallow rooted
- forming dense colonies when they invade woodlands
- alter habitats; decrease light availability, deplete soil moisture and nutrients, release allelopathic chemicals that inhibit growth of other plants
- cause long-term decline of forests by leafing-out early and holding leaves late in the season, shading out native species and out-competing them for nutrients



## exotic shrub honeysuckle

(*Lonicera* spp.)

- degrade wildlife habitat; compete with native plants for pollinators, thus reducing seed set of native plants
- do not serve as a source of high-fat, nutrient-rich fruit for migrating birds
- eradication of honeysuckle reduces tick-borne disease by altering host dynamics



# black locust

(*Robinia pseudoacacia*)

- found above 39% of McGaw Park sample plots; most prevalent tree specie
- invasive
- appears on the NR-40 List as “Restricted”
- ecological threat; invades forests, upland prairies and savannas, pastures, old fields, and roadsides
- its vigorous vegetative reproduction forms extensive, dense groves of clones that exclude native vegetation
- damage to roots or stems stimulates vigorous sprouting, root suckering, and lateral spread



# oak

(*Quercus* spp.)

- large legacy bur oaks dominate the canopy in the newly acquired northeastern section and in S. Johnson
- some small pockets of black oak trees occur along the west edge of the forest, near the entrance road
- red oak were found at stand edges
- tree regeneration in the McGaw Park forest is extraordinarily low due to the considerable density of invasive species, lack of seed sources in the canopy, and limited light levels at the ground level
- prevalence of invasive species threaten long-term status as a woodlot; without removal, the persistence of honeysuckle and buckthorn will likely preclude any regeneration of native species, trees and understory alike



## DISCUSSIONS

### *TABLE ONE - ACTIVITIES*

- I would like to be able to . . . in the natural areas of McGaw and S. Johnson Parks.
- The fitness course would be better if . . .

### *TABLE TWO - AESTHETICS*

- My concerns about the existing natural areas are . . .

### *TABLE THREE - AESTHETICS*

- What I really like about the existing natural areas are . . .

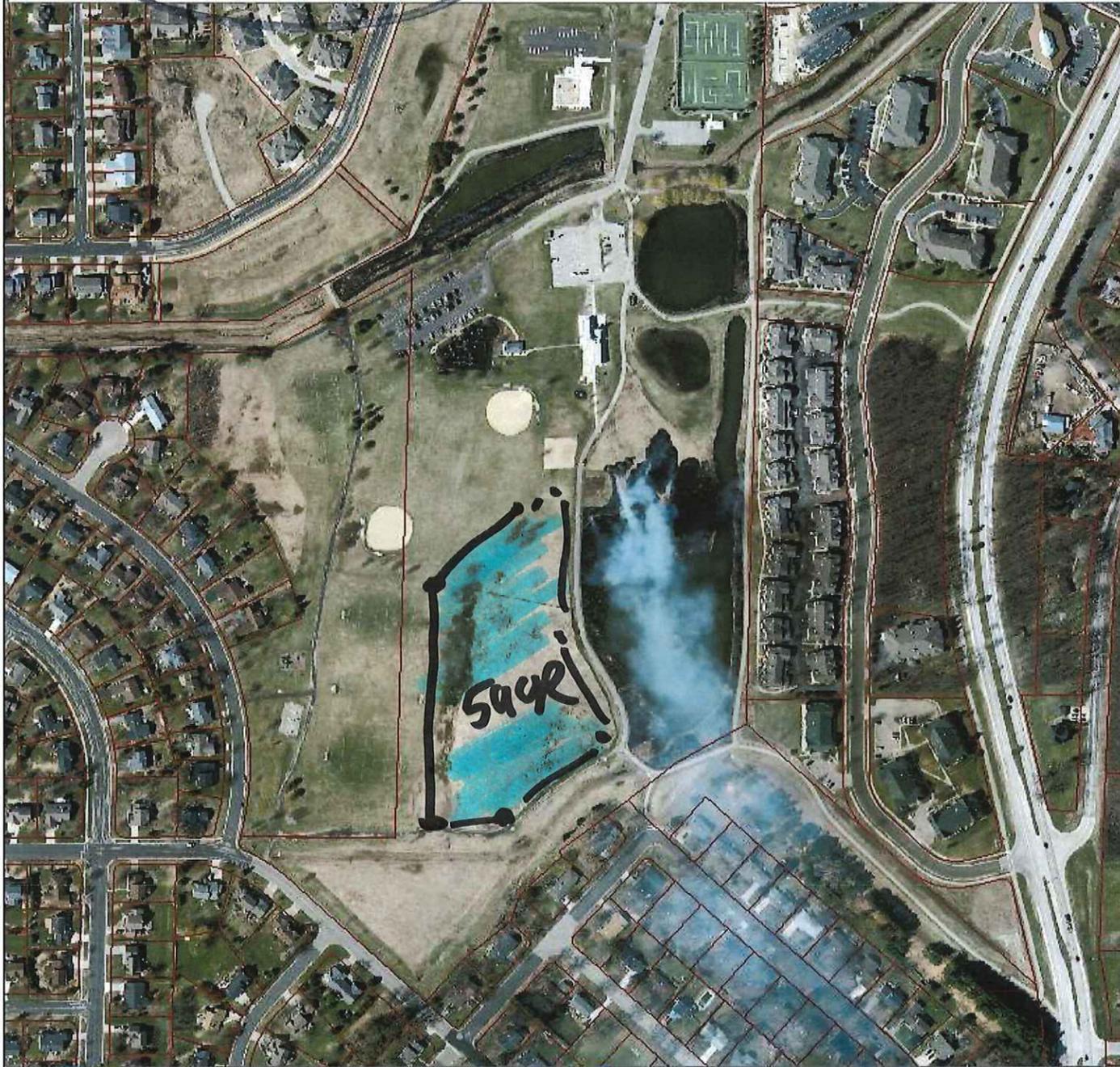
# DISCUSSION

# SACRES

## TAN GRASS Area

<Title>

<Subtitle> McKee Farms Park



**Fitchburg**

**Legend**

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

**Ward Districts**

- Wards
- Parks

**School Districts**

- Madison
- Oregon
- Victoria

**Zoning**

- A-S
- A-F
- AA
- R-D
- R-H
- R-HA
- R-L
- R-LM
- R-M
- B-G
- B-H
- B-P
- IG
- IS
- PR
- POD-GP
- POD-SP
- SC-NC

**Police Districts**

- 1st Zone
- 2nd Zone
- 3rd Zone
- 4th Zone

**Hydrant Pipe Rating**

- 66-99 GPH
- 100-149 GPH
- 150-199 GPH
- 200-299 GPH

**Water Values**

- Main
- Hydrant
- Service
- Abandoned

**Water Pipe**

- MAIN
- HYDRANT
- SERVICE
- ABANDONED

**Hydrant**

- Fitchburg
- Madison
- Private

**Storm Structures**

- Inlets
- Storm Manholes
- Outlets
- Pond Release Structures
- Culverts

**Conveyance**

- Stormwater Lines
- Drainage ways

**Sanitary Structures**

- Manhole
- Pump Station
- Sanitary Pipe
  - Main
  - Force Main
  - Sanitary Main
  - Abandoned
  - Lateral

**Basins**

- Wet
- Dry
- Rain Garden

**Streets**

- Traffic Signals
- Street Sign
- Street Light

10/22/2015  
Scale 1:4000

2

WILLOW *in des & bounds*

A

<Title>

KETTLE

Size *2.86 acres*



**Fitchburg**

**Legend**

Fitchburg City Limits	Alder Districts	School Districts	Police Districts	Water	Storm Structures	Sanitary Structures
Railroads	Wards	Madras	Fire Zone	Main	Inlets	Manhole
Streets	Parks	Oregon	Fire Zone	Hydrant	Storm Manhole	Pump Station
Municipality Boundaries	Zoning	Veneta	Fire Zone	Service	Outlets	Sanitary Pipe
Building Footprints	A-S	VC	Fire Zone	Abandoned	Pond Release Structures	Man
Community Facilities	A-T	VS	Fire Zone	Abandoned	Curb Inlets	Force Main
City Hall	A-X	VC	Fire Zone	Abandoned	Stormwater Lines	Effluent Return
Library	R-D	VC	Fire Zone	Abandoned	Drainage Ways	Abandoned
Cemetery	R-H	VC	Fire Zone	Abandoned	Basins	Lateral
Public Works	R-HA	VC	Fire Zone	Abandoned	Well	Traffic Signals
School	R-L	VC	Fire Zone	Abandoned	Dry	Street Sign
	R-LM	VC	Fire Zone	Abandoned	Rain Garden	Street Light
	R-M	VC	Fire Zone	Abandoned		

**Hydrant Pressure Rating**

- 100-999 GPH
- 1000-1999 GPH
- 1000+ GPH
- Private

**Hydrant**

- Existing
- Madras
- Private

**Water**

- Main
- Hydrant
- Service
- Abandoned

**Storm**

- Water Pipe
- MAN
- HYDRANT
- SERVICE
- ABANDONED

**Sanitary**

- Sanitary Pipe
- Man
- Force Main
- Effluent Return
- Abandoned
- Lateral

**Streets**

- Traffic Signals
- Street Sign
- Street Light

10/22/2015  
Scale 1:2000

3a

c

<Title>

# CLEAR CHANNEL 3.62 acres

5570

OUTLOT 1  
3.624 AC

LOT 1  
13.93 acres

2651



### Legend

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

- Wards
- Parks
- Zoning
  - A-S
  - A-P
  - A-X
  - R-D
  - R-H
  - R-HA
  - R-L
  - R-LM
  - R-M
  - B-C
  - B-H
  - B-P
  - IC
  - YS
  - PR
  - POD-GP
  - POD-SIP
  - TC-NC

- School Districts
  - Madison
  - Oregon
  - Veolia

- Police Districts
- Fire Zone
- Hydrant Pressure
- Water Values
  - Main
  - Hydrant
  - Service
  - Abandoned

- Water Pipe
  - MAIN
  - HYDRANT
  - SERVICE
  - ABANDONED
- Hydrant
  - Working
  - Abandoned
  - Private

- Storm Structures
  - Manhole
  - Storm Manholes
  - Outfalls
  - Pond Release Structures
  - Outlets
- Conveyance
  - Storm Sewer Lines
  - Drainage Ways
- Basins
  - Well
  - Dry
  - Rain Garden

- Sanitary Structures
  - Manhole
  - PUMP STATION
  - Sanitary Pipe
    - Main
    - Force Main
    - Sanitary Inlet
    - Abandoned
    - Lateral
- Streets
  - Traffic Signals
  - Street Sign
  - Street Light

10/22/2015  
Scale 1:1000

3b

# CLEAR CHANNEL

OLI - 161-8055-Z

Lot 1 - 161-8100-Z

C

002107

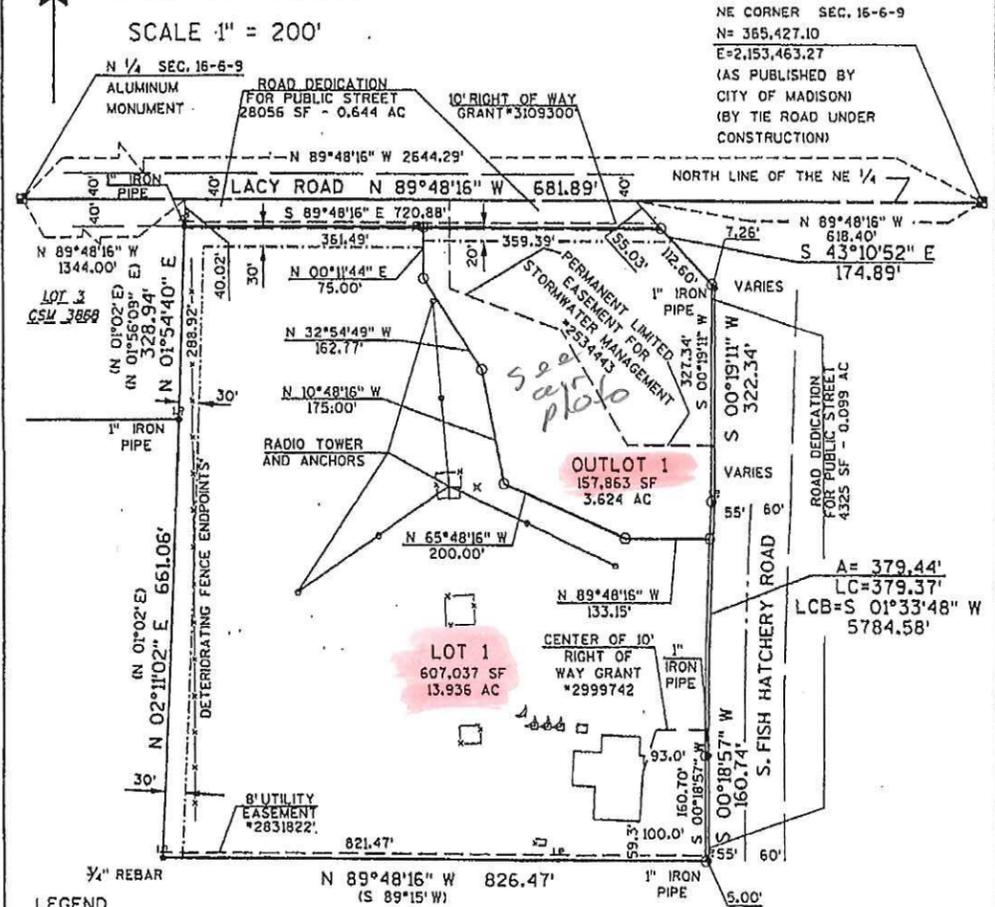
## CERTIFIED SURVEY MAP No. 11056

A PARCEL LOCATED IN THE N 1/2 OF THE NE 1/4 SECTION 16, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

# 3906208



SCALE 1" = 200'



NE CORNER SEC. 16-6-9  
 N= 365,427.10  
 E= 2,153,463.27  
 (AS PUBLISHED BY  
 CITY OF MADISON)  
 (BY TIE ROAD UNDER  
 CONSTRUCTION)

### LEGEND

- 3/4" REBAR, 24" LONG, 1.13 lbs/ft W/CAP SET
- PROPERTY PIN FOUND AS NOTED
- ≡≡≡ PUBLIC UTILITY EASEMENT AS DIMENSIONED

### CURVE TABLE

LOT	ARC LENGTH	CHORD BEARING	CHORD	RADIUS
TOTAL	379.44'	S 01°33'48" W	379.37'	5789.88'
OLI	55.37'	S 03°10'06" W	55.37'	5789.88'
LOT1	324.40'	S 01°17'22" W	324.35'	5789.88'

DATE:  
 CERTIFIED SURVEY MAP No.  
 DOC. No.  
 VOL. PAGE



OWNER:  
 CENTRAL STAR COMMUNICATIONS, INC.  
 600 CONGRESS AVE., #400,  
 AUSTIN, TX 78701

Page 1 of 3

**KL Engineering**  
 Transportation • Municipal • Environmental • Survey/GIS

THOMAS J. HANSEN, RLS  
 5950 SEMINOLE CENTRE CT.  
 MADISON, WI 53711  
 1-608-663-1218

3/15

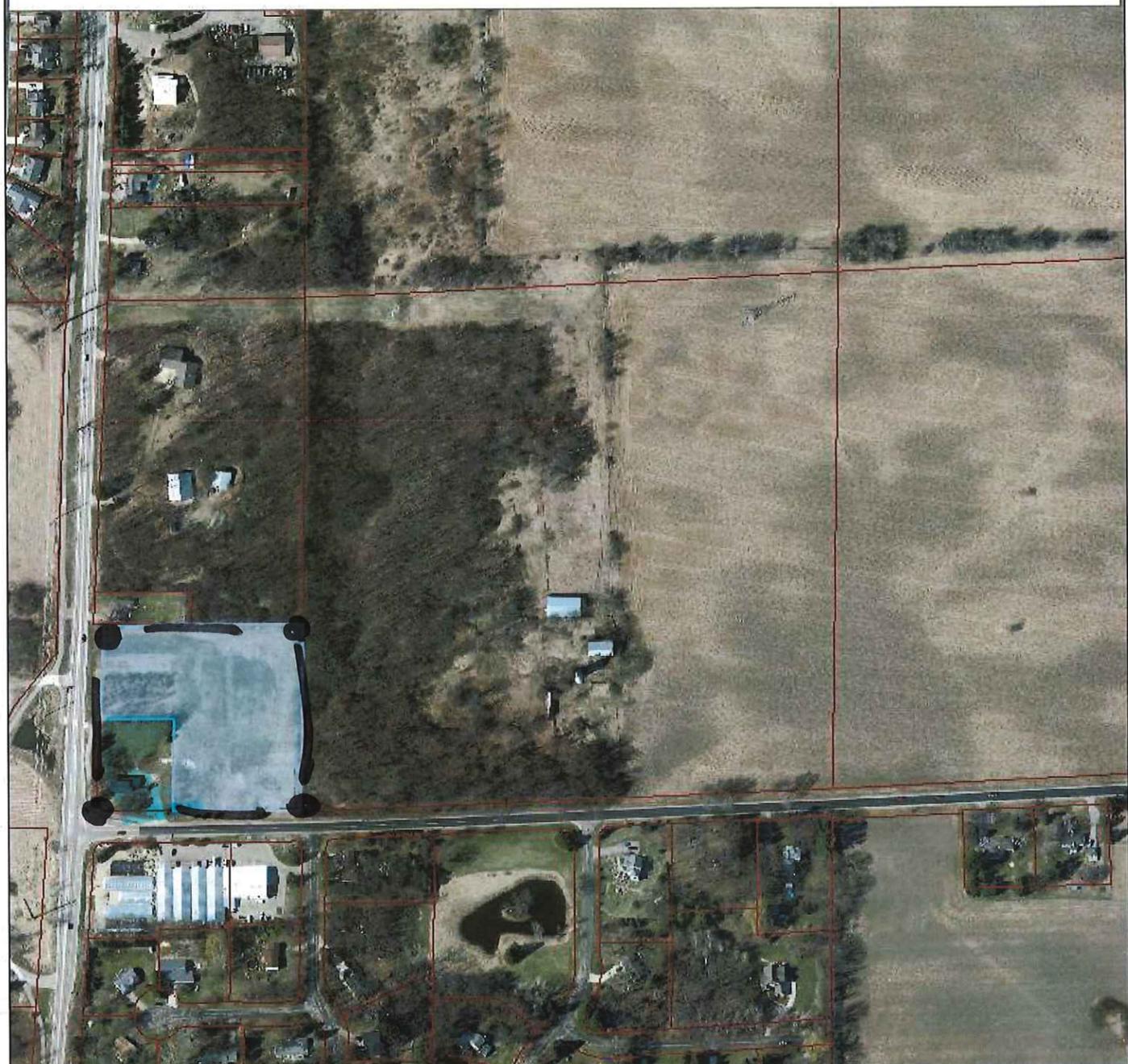
3.5



3.5 Acres

# ④ (Butter Park) TOTAL 4 acres

<Title> Irish and Fish Hatchery - 4



**Legend**

<ul style="list-style-type: none"> <li>— Fitchburg City Limits</li> <li>— Railroads</li> <li>— Streets</li> <li>— Municipality Borders</li> <li>— Building Footprints</li> <li>Community Facilities                             <ul style="list-style-type: none"> <li>City Hall</li> <li>Library</li> <li>Cemetery</li> <li>Public Works</li> <li>School</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>— Alder Districts</li> <li>— Wards</li> <li>— Parks</li> </ul> <p><b>Zoning</b></p> <table border="0"> <tr> <td>— A-S</td> <td>— B-G</td> <td>— IG</td> </tr> <tr> <td>— A-T</td> <td>— B-H</td> <td>— IS</td> </tr> <tr> <td>— A-X</td> <td>— B-P</td> <td>—</td> </tr> <tr> <td>— R-D</td> <td>— PR</td> <td>—</td> </tr> <tr> <td>— R-H</td> <td>— PDD-GP</td> <td>—</td> </tr> <tr> <td>— R-MA</td> <td>— PDD-SP</td> <td>—</td> </tr> <tr> <td>— R-L</td> <td>— VC-NC</td> <td>—</td> </tr> <tr> <td>— R-LM</td> <td>—</td> <td>—</td> </tr> <tr> <td>— R-M</td> <td>—</td> <td>—</td> </tr> </table>	— A-S	— B-G	— IG	— A-T	— B-H	— IS	— A-X	— B-P	—	— R-D	— PR	—	— R-H	— PDD-GP	—	— R-MA	— PDD-SP	—	— R-L	— VC-NC	—	— R-LM	—	—	— R-M	—	—	<p><b>School Districts</b></p> <ul style="list-style-type: none"> <li>— Madras</li> <li>— Oregon</li> <li>— Veneta</li> </ul> <p><b>Police Districts</b></p> <ul style="list-style-type: none"> <li>— The Zone</li> </ul> <p><b>Hydrant Pressure Rating</b></p> <ul style="list-style-type: none"> <li>— 500-999 GPH</li> <li>— 1000-1499 GPH</li> <li>— 1500 GPH</li> <li>— 1500+ GPH</li> </ul>	<p><b>Water Values</b></p> <ul style="list-style-type: none"> <li>— Main</li> <li>— Hydrant</li> <li>— Service</li> <li>— Abandoned</li> </ul> <p><b>Water Pipe</b></p> <ul style="list-style-type: none"> <li>— MAIN</li> <li>— HYDRANT</li> <li>— SERVICE</li> <li>— ABANDONED</li> </ul> <p><b>Hydrant</b></p> <ul style="list-style-type: none"> <li>— Fitchburg</li> <li>— Madras</li> <li>— Private</li> </ul>	<p><b>Storm Structures</b></p> <ul style="list-style-type: none"> <li>— Wells</li> <li>— Storm Manholes</li> <li>— Outfalls</li> <li>— Pond Release Structures</li> <li>— Culverts</li> </ul> <p><b>Conveyance</b></p> <ul style="list-style-type: none"> <li>— Stormsewer Lines</li> <li>— Drainage Ways</li> </ul> <p><b>Basins</b></p> <ul style="list-style-type: none"> <li>— Wet</li> <li>— Dry</li> <li>— Rain Garden</li> </ul>	<p><b>Sanitary Structures</b></p> <ul style="list-style-type: none"> <li>— MANHOLE</li> <li>— PUMP STATION</li> </ul> <p><b>Sanitary Pipe</b></p> <ul style="list-style-type: none"> <li>— Force Main</li> <li>— Effluent Return</li> <li>— Abandoned</li> <li>— Laterals</li> </ul> <p><b>Streets</b></p> <ul style="list-style-type: none"> <li>— Traffic Signals</li> <li>— Street Sign</li> <li>— Street Light</li> </ul>
— A-S	— B-G	— IG																														
— A-T	— B-H	— IS																														
— A-X	— B-P	—																														
— R-D	— PR	—																														
— R-H	— PDD-GP	—																														
— R-MA	— PDD-SP	—																														
— R-L	— VC-NC	—																														
— R-LM	—	—																														
— R-M	—	—																														

10/23/2015  
Scale 1:4000

#5

17 Acres

<Title>

GOULD ADDITION



**Fitchburg**

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Fitchburg City Limits</li> <li>Railroads</li> <li>Streets</li> <li>Municipality Borders</li> <li>Building Footprints</li> <li>Community Facilities</li> <li>City Hall</li> <li>Library</li> <li>Cemetery</li> <li>Public Works</li> <li>School</li> </ul>	<p><b>Ward Districts</b></p> <ul style="list-style-type: none"> <li>Wards</li> <li>Parks</li> </ul> <p><b>Zoning</b></p> <ul style="list-style-type: none"> <li>A-S</li> <li>A-T</li> <li>A-X</li> <li>R-D</li> <li>R-H</li> <li>R-HA</li> <li>R-L</li> <li>R-LM</li> <li>R-M</li> <li>B-C</li> <li>B-H</li> <li>B-P</li> <li>IC</li> <li>IS</li> <li>PR</li> <li>PDD-CP</li> <li>PDD-SP</li> <li>SC-NC</li> </ul>	<p><b>School Districts</b></p> <ul style="list-style-type: none"> <li>Madison</li> <li>Oregon</li> <li>Victoria</li> </ul> <p><b>Police Districts</b></p> <ul style="list-style-type: none"> <li>Fire Zone</li> </ul> <p><b>Hydrant Elevation</b></p> <ul style="list-style-type: none"> <li>560-599 GPH</li> <li>600-699 GPH</li> <li>700-799 GPH</li> <li>800-899 GPH</li> <li>900-999 GPH</li> </ul>	<p><b>Water Values</b></p> <ul style="list-style-type: none"> <li>Main</li> <li>Hydrant</li> <li>Service</li> <li>Abandoned</li> </ul> <p><b>Water Pipe</b></p> <ul style="list-style-type: none"> <li>MAIN</li> <li>HYDRANT</li> <li>SERVICE</li> <li>ABANDONED</li> </ul> <p><b>Hydrant</b></p> <ul style="list-style-type: none"> <li>Fitchburg</li> <li>Madison</li> <li>Private</li> </ul>	<p><b>Storm Structures</b></p> <ul style="list-style-type: none"> <li>Wells</li> <li>Storm Manholes</li> <li>Outfalls</li> <li>Pond Release Structures</li> <li>Outlets</li> </ul> <p><b>Conveyance</b></p> <ul style="list-style-type: none"> <li>Stormsewer Lines</li> <li>Drainage ways</li> </ul> <p><b>Basins</b></p> <ul style="list-style-type: none"> <li>Wet</li> <li>Dry</li> <li>Rain Garden</li> </ul>	<p><b>Sanitary Structures</b></p> <ul style="list-style-type: none"> <li>MANHOLE</li> <li>PUMP STATION</li> <li>Sanitary Pipe</li> <li>Force Main</li> <li>Sanitary Return</li> <li>Abandoned</li> <li>Lateral</li> </ul> <p><b>Streets</b></p> <ul style="list-style-type: none"> <li>Traffic Signals</li> <li>Street Sign</li> <li>Street Light</li> </ul>
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10/23/2016  
Scale 1:8000

#6

<Title>

Swan Creek tall grass area - 4 acres



**Fitchburg**

**Legend**

<ul style="list-style-type: none"> <li>Fitchburg City Limits</li> <li>Railroads</li> <li>Streets</li> <li>Interlocality Borders</li> <li>Building Footprints</li> <li>Community Facilities           <ul style="list-style-type: none"> <li>City Hall</li> <li>Library</li> <li>Cemetery</li> <li>Public Works</li> <li>School</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Ward Districts</li> <li>Wards</li> <li>Parks</li> <li>Zoning           <ul style="list-style-type: none"> <li>A-S</li> <li>A-T</li> <li>A-X</li> <li>R-D</li> <li>R-H</li> <li>R-MA</li> <li>R-L</li> <li>R-LM</li> <li>R-M</li> <li>B-G</li> <li>B-H</li> <li>B-P</li> <li>IC</li> <li>IS</li> <li>PR</li> <li>PDD-GP</li> <li>PDD-SP</li> <li>VC-NC</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>School Districts           <ul style="list-style-type: none"> <li>Madison</li> <li>Oregon</li> <li>Wetonia</li> </ul> </li> <li>Police Districts           <ul style="list-style-type: none"> <li>The Zone</li> <li>500-999 GPH</li> <li>1000-1999 GPH</li> <li>1500+ GPH</li> <li>Unknown</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Water Values           <ul style="list-style-type: none"> <li>Main</li> <li>Hydrant</li> <li>Service</li> <li>Abandoned</li> </ul> </li> <li>Water Pipe           <ul style="list-style-type: none"> <li>MAIN</li> <li>HYDRANT</li> <li>SERVICE</li> <li>ABANDONED</li> </ul> </li> <li>Hydrants           <ul style="list-style-type: none"> <li>Fitchburg</li> <li>Madison</li> <li>Private</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Storm Structures           <ul style="list-style-type: none"> <li>Wells</li> <li>Storm Manholes</li> <li>Outfalls</li> <li>Pond Release Structures</li> <li>Culverts</li> </ul> </li> <li>Conveyance           <ul style="list-style-type: none"> <li>Stormsewer Lines</li> <li>Drainage Ways</li> </ul> </li> <li>Basins           <ul style="list-style-type: none"> <li>Wet</li> <li>Dry</li> <li>Rain Garden</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Sanitary Structures           <ul style="list-style-type: none"> <li>MANHOLE</li> <li>PUMP STATION</li> </ul> </li> <li>Sanitary Pipe           <ul style="list-style-type: none"> <li>Main</li> <li>Force Main</li> <li>Effluent Return</li> <li>Abandoned</li> <li>Lateral</li> </ul> </li> <li>Streets           <ul style="list-style-type: none"> <li>Traffic Signals</li> <li>Street Sign</li> <li>Street Light</li> </ul> </li> </ul>
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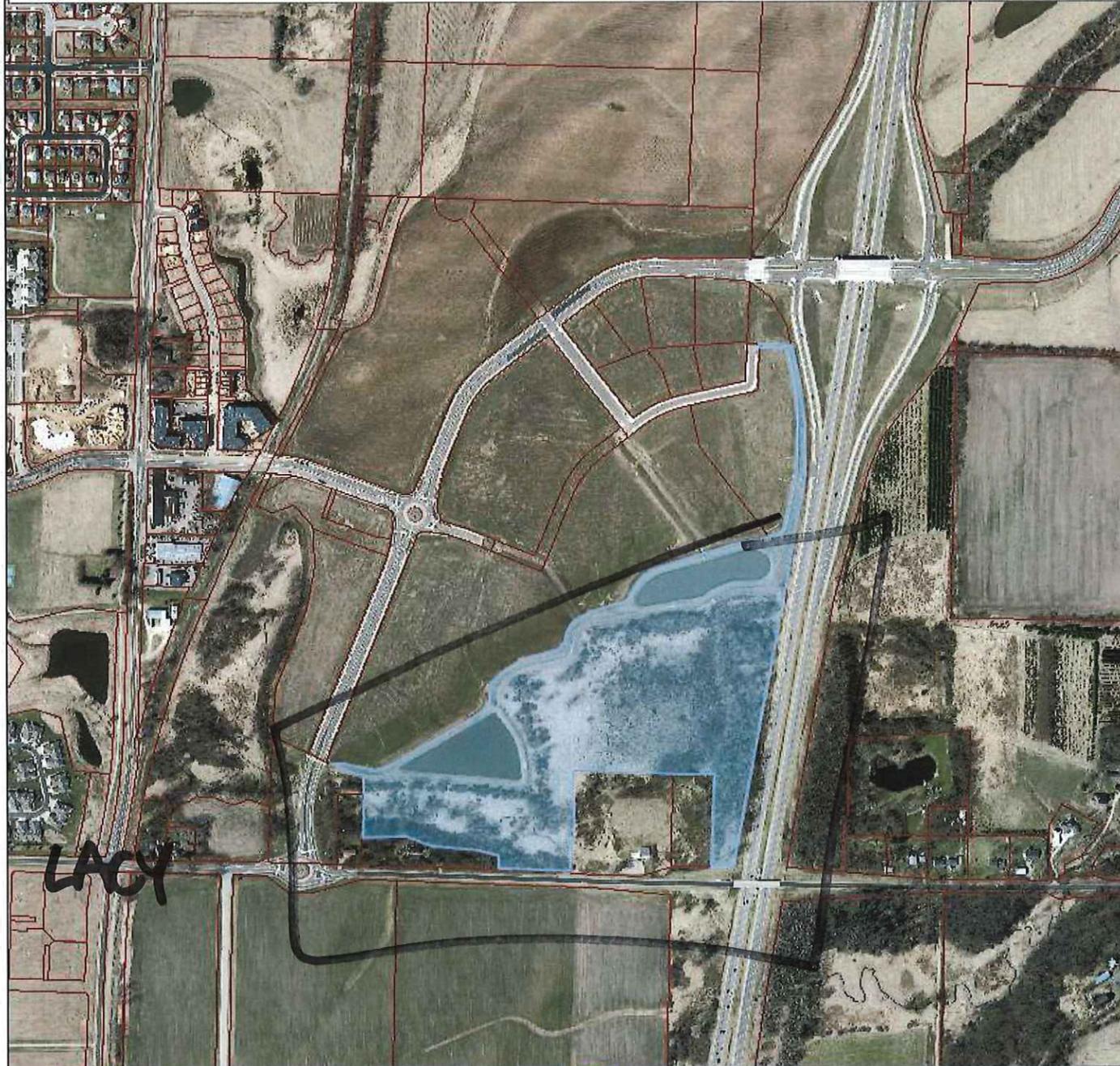
10/23/2015  
Scale 1:4000

#7

30 Acres

<Title>

<Subtitle> Uptown area



**Fitchburg**

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Fitchburg City Limits</li> <li>Railroads</li> <li>Streets</li> <li>Municipality Borders</li> <li>Building Footprints</li> <li>Community Facilities</li> <li>City Hall</li> <li>Library</li> <li>Cemetery</li> <li>Public Works</li> <li>School</li> </ul>	<p><b>Ward Districts</b></p> <ul style="list-style-type: none"> <li>Wards</li> <li>Parks</li> </ul> <p><b>Zoning</b></p> <ul style="list-style-type: none"> <li>A-S</li> <li>A-T</li> <li>A-X</li> <li>R-D</li> <li>R-H</li> <li>R-HA</li> <li>R-L</li> <li>R-LM</li> <li>R-M</li> <li>B-C</li> <li>B-H</li> <li>B-P</li> <li>VC</li> <li>SS</li> <li>PR</li> <li>PDD-CP</li> <li>PDD-SP</li> <li>SC-NC</li> </ul>	<p><b>School Districts</b></p> <ul style="list-style-type: none"> <li>Madras</li> <li>Oregon</li> <li>Wetzel</li> </ul> <p><b>Park Districts</b></p> <ul style="list-style-type: none"> <li>Fire Zone</li> </ul> <p><b>Hydrant Fire Rating</b></p> <ul style="list-style-type: none"> <li>500-999 GPM</li> <li>1000-1499 GPM</li> <li>1500+ GPM</li> <li>Unknown</li> </ul>	<p><b>Water Values</b></p> <ul style="list-style-type: none"> <li>Main</li> <li>Hydrant</li> <li>Service</li> <li>Abandoned</li> </ul> <p><b>Water Pipe</b></p> <ul style="list-style-type: none"> <li>Main</li> <li>HYDRANT</li> <li>SERVICE</li> <li>ABANDONED</li> </ul> <p><b>Hydrant</b></p> <ul style="list-style-type: none"> <li>Fitchburg</li> <li>Madras</li> <li>Private</li> </ul>	<p><b>Storm Structures</b></p> <ul style="list-style-type: none"> <li>Wells</li> <li>Storm Manholes</li> <li>Outfalls</li> <li>Pond Release Structures</li> <li>Outlets</li> </ul> <p><b>Conveyance</b></p> <ul style="list-style-type: none"> <li>Stormwater Lines</li> <li>Drainage ways</li> </ul> <p><b>Basins</b></p> <ul style="list-style-type: none"> <li>Wet</li> <li>Dry</li> <li>Rain Garden</li> </ul>	<p><b>Sanitary Structures</b></p> <ul style="list-style-type: none"> <li>MANHOLE</li> <li>PUMP STATION</li> </ul> <p><b>Sanitary Pipe</b></p> <ul style="list-style-type: none"> <li>Main</li> <li>Force Main</li> <li>Return</li> <li>Abandoned</li> <li>Lateral</li> </ul> <p><b>Streets</b></p> <ul style="list-style-type: none"> <li>Traffic Signals</li> <li>Street Sign</li> <li>Street Light</li> </ul>
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10/23/2015  
Scale 1:8000



# City of Fitchburg

## Committee or Commission Referral

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Direct Referral Initiated by:  
Direct Referral Approved by:

Date Referred: **October 27, 2015**  
Date to Report Back: **November 24, 2015**

Ordinance Number: 2015-O-XX  
Resolution Number:

---

Sponsored by: Mayor

Drafted by: Planning / Zoning

**TITLE: Rezone Request, RZ-2080-15, by Ronald Klaas, Agent for Fahey Land, LLC, to Rezone a Portion of Lot 2 CSM 9896 from the A-T (Transitional Agriculture) District to the A-X (Small Lot Agriculture), a Portion to the P-R (Parks & Recreation), a Portion to the R-H (Residential – High Density) and a Portion to the R-LM (Residential – Low to Medium Density) Districts**

Background: Applicant is requesting approval for to rezone lot 2 CSM 9896 out of agriculture to various districts. A map showing the proposed district boundaries is included in the submittal materials.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	November 17, 2015	
2	Park Commission	Endl	November 5, 2015	

Amendments:



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

*Rec. 10363 9/23/15*  
**REZONING APPLICATION** *RB*

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the A-T district to the \_\_\_\_\_ district the following described property: R-LM, R-H, A-T

**1. Location of Property/Street Address:** West of McGaw Park, South of Waterford Glen and East of Fitch. Tech Camp

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

See attached

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

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

Property will be used as a single and multi-family use subdivision with areas set aside for park and stormwater management.

**3. Proposed Development Schedule:** 2016-2019

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

**Type of Residential Development (If Applicable):** Single and Multi-Family

**Total Dwelling Units Proposed:** 115 **No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development (If Applicable):** \_\_\_\_\_

**Proposed Hours of Operation:** NA **No. Of Employees:** NA

**Floor Area:** NA **No. Of Parking Stalls:** NA

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

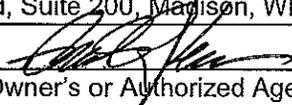
**Current Owner of Property:** Fahey Land, LLC

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

**Contact Person:** Tony Heinrichs

**Email:** tonyheinrichs@aol.com

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

**Respectfully Submitted By:**  *RONALD R. KLAAS*  
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

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

**For City Use Only:** **Date Received:** 9/22/2015 **Publish:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$580.00

**Permit Request No.** RZ-2080-15

## FAHEY FIELDS - ZONING DESCRIPTIONS

### LANDS TO BE ZONED A-S (SMALL LOT AGRICULTURE)

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 NE1/4 and the NW1/4 of the SE1/4 and in the SW1/4 and the SE1/4 of the NE1/4 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, 296.08 feet; thence S87°29'16"W, 2653.06 feet; thence N00°27'55"E, 295.90 feet; thence N87°32'50"E, 624.57 feet; thence N00°11'51"E, 590.59 feet; thence S62°31'19"E, 136.27 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 500.00 feet and a chord which bears S57°13'49"E, 92.23 feet; thence S51°56'19"E, 719.98 feet; thence N87°28'11"E, 1263.48 feet to the point of beginning. Containing 23.483 acres.

### LANDS TO BE ZONED P-R (PARKS AND RECREATION)

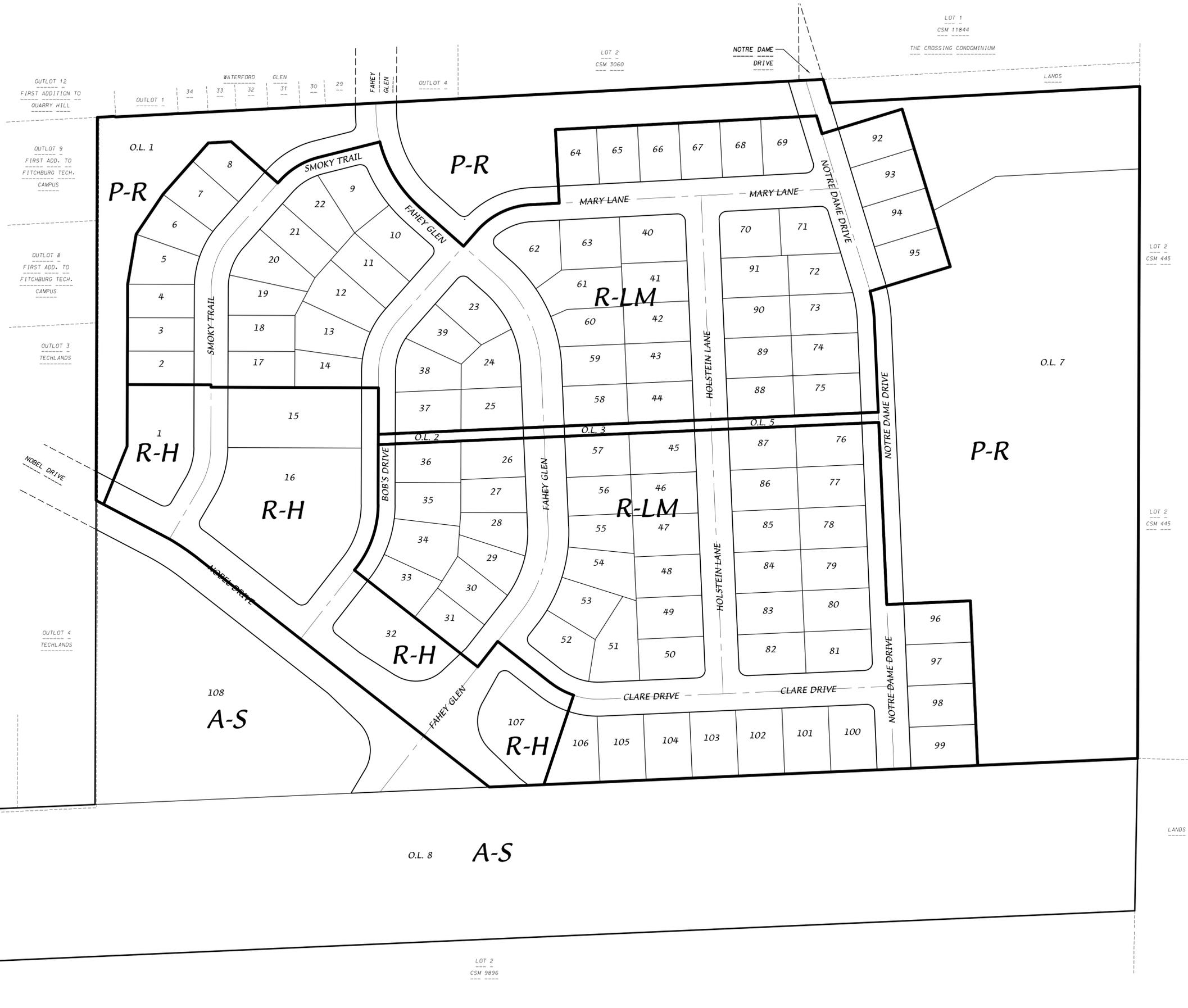
Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318 and lands located in the SW1/4 and the SE1/4 of the NE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Beginning at the East 1/4 corner of said Section 15; thence S87°28'11"W, 311.64 feet; thence N02°31'49"W, 320.00 feet; thence S87°28'11"W, 163.00 feet; thence N02°31'49"W, 354.00 feet; thence S87°28'11"W, 975.21 feet; thence N00°11'51"E, 20.02 feet; thence N87°28'11"E, 974.26 feet; thence N02°31'49"W, 176.28 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 300.00 feet and a chord which bears N08°11'33"W, 59.20 feet; thence N72°56'53"E, 163.47 feet; thence N17°03'07"W, 320.00 feet; thence S72°56'53"W, 163.00 feet; thence N17°03'07"W, 36.48 feet; thence S86°57'59"W, 509.01 feet; thence S03°02'01"E, 143.00 feet; thence S86°57'59"W, 55.32 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 150.00 feet and a chord which bears S64°13'24"W, 115.98 feet; thence S41°28'49"W, 40.37 feet; thence N48°31'11"W, 114.85 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 250.00 feet and a chord which bears N31°18'01"W, 148.02 feet; thence S75°55'09"W, 122.86 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius 150.00 feet and a chord which bears S58°41'59"W, 88.81 feet; thence S41°28'49"W, 5.10 feet; thence N48°31'11"W, 121.21 feet; thence S86°57'59"W, 44.58 feet; thence S41°28'49"W, 133.36 feet; thence S33°57'48"W, 93.40 feet; thence S09°44'32"W, 98.34 feet; thence S00°11'51"W, 315.00 feet; thence S22°07'14"W, 121.63 feet; thence N62°31'19"W, 16.41 feet; thence N00°11'51"E, 744.04 feet; thence N86°42'47"E, 31.86 feet; thence S76°29'03"E, 4.04 feet; thence N86°57'59"E, 1378.91 feet; thence S17°03'07"E, 47.93 feet; thence N86°57'59"E, 603.25 feet; thence S00°10'56"W, 1304.90 feet to the point of beginning. Containing 18.415 acres.

LANDS TO BE ZONED R-H (RESIDENTIAL HIGH DENSITY)

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 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the East 1/4 corner of said Section 15; thence S87°28'11"W, 1157.06 feet to the point of beginning; thence continuing S87°28'11"W, 106.42 feet; thence N51°56'19"W, 719.98 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 500.00 feet and a chord which bears N57°13'49"W, 92.23 feet; thence N62°31'19"W, 119.86 feet; thence N22°07'14"E, 121.63 feet; thence N00°11'51"E, 120.00 feet; thence S89°48'09"E, 163.00 feet; thence S00°11'51"W, 4.72 feet; thence S89°48'09"E, 326.00 feet; thence S00°11'51"W, 226.78 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 200.00 feet and a chord which bears S19°07'46"W, 129.78 feet; thence S38°03'41"W, 5.79 feet; thence S51°56'19"E, 305.00 feet; thence N38°03'41"E, 63.00 feet; thence S51°56'19"E, 130.45 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 150.00 feet and a chord which bears S61°44'42"E, 51.10 feet; thence S18°26'55"W, 183.08 feet to the point of beginning. Containing 6.550 acres.

LANDS TO BE ZONED R-LM (RESIDENTIAL LOW TO MEDIUM DENSITY)

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 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the East 1/4 corner of said Section 15; thence S87°28'11"W, 311.64 feet to the point of beginning; thence continuing S87°28'11"W, 845.42 feet; thence N18°26'55"E, 183.08 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N61°44'42"W, 51.10 feet; thence N51°56'19"W, 130.45 feet; thence S38°03'41"W, 63.00 feet; thence N51°56'19"W, 305.00 feet; thence N38°03'41"E, 5.79 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 200.00 feet and a chord which bears N19°07'46"E, 129.78 feet; thence N00°11'51"E, 116.53 feet; thence N87°28'11"E, 975.21 feet; thence N02°31'49"W, 20.00 feet; thence S87°28'11"W, 974.26 feet; thence N00°11'51"E, 90.23 feet; thence N89°48'09"W, 326.00 feet; thence N00°11'51"E, 4.72 feet; thence N89°48'09"W, 163.00 feet; thence N00°11'51"E, 195.00 feet; thence N09°44'32"E, 98.34 feet; thence N33°57'48"E, 93.40 feet; thence N41°28'49"E, 133.36 feet; thence N86°57'59"E, 44.58 feet; thence S48°31'11"E, 121.21 feet; thence N41°28'49"E, 5.10 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N58°41'59"E, 88.81 feet; thence N75°55'09"E, 122.86 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 250.00 feet and a chord which bears S31°18'01"E, 148.02 feet; thence S48°31'11"E, 114.85 feet; thence N41°28'49"E, 40.37 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N64°13'24"E, 115.98 feet; thence N86°57'59"E, 55.32 feet; thence N03°02'01"W, 143.00 feet; thence N86°57'59"E, 509.01 feet; thence S17°03'07"E, 36.48 feet; thence N72°56'53"E, 163.00 feet; thence S17°03'07"E, 320.00 feet; thence S72°56'53"W, 163.47 feet to a point of curve; thence Southerly along a curve to the right which has a radius of 300.00 feet and a chord which bears S08°11'33"E, 59.20 feet; thence S02°31'49"E, 550.28 feet; thence N87°28'11"E, 163.00 feet; thence S02°31'49"E, 320.00 feet to the point of beginning. Containing 31.429 acres.



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

ZONING MAP  
**FAHEY FIELDS**  
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1" = 100'  
 22"x34"

DATE: 10-27-15  
 REVISED:  
 x

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

# City of Fitchburg

## Committee or Commission Referral

---

Direct Referral Initiated by:  
Direct Referral Approved by:

Date Referred: **October 27, 2015**  
Date to Report Back: **November 24, 2015**

Ordinance Number:  
Resolution Number: R-XX-15

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Sponsored by: Mayor

Drafted by: Planning / Zoning

**TITLE: Final Plat Request, FP-2081-15, by Ron Klaas, Agent for Fahey Land, LLC, for the Final Plat of Fahey Fields**

Background: Applicant is requesting approval for the final plat of Fahey Fields.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	November 17, 2015	
2	Park Commission	Endl	November 5, 2015	

Amendments:



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

*Rec. 10363 9/23/15*

**LAND DIVISION APPLICATION** *RB*

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: 115

4. No. Of Buildable Lots Proposed: 107

5. Zoning District: Existing: A-T Proposed: R-LM, R-H, A-T

6. Current Owner of Property: Fahey Land, LLC

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

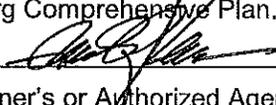
7. Contact Person: Tony Heinrichs

Email: tonyheinrichs@aol.com

Address: same as above Phone No: same as above

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:   
 Owner's or Authorized Agent's Signature

RONALD R. KLAS  
 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: 9/22/2015

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$13,210.<sup>00</sup>

Permit Request No. FP-2081-15

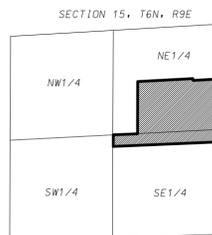
# FAHEY FIELDS

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 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

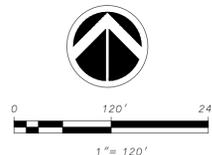
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

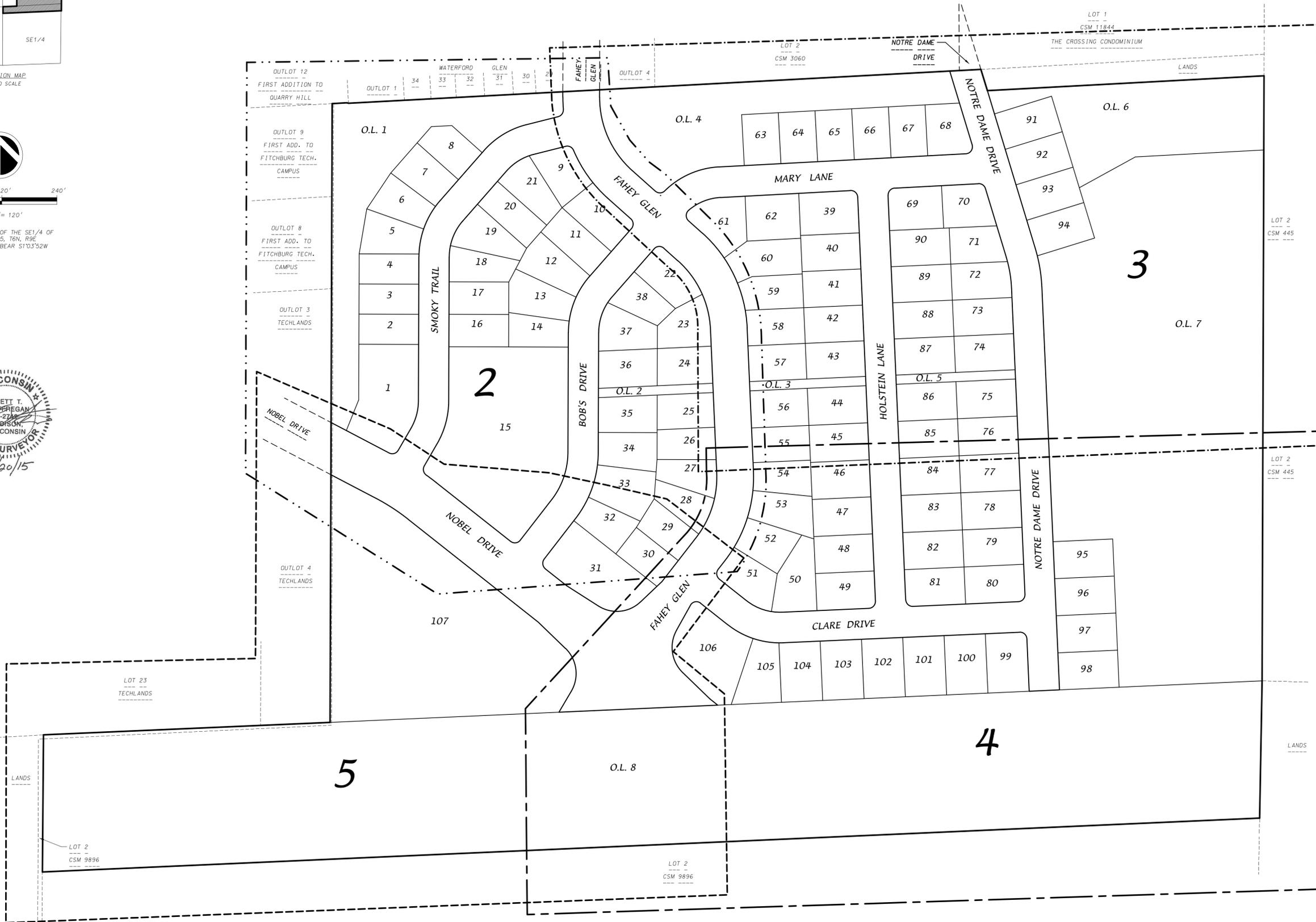
Department of Administration



LOCATION MAP NOT TO SCALE



THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E ASSUMED TO BEAR S1°03'52"W



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

FN: 14-07-113

# FAHEY FIELDS

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 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

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

Certified \_\_\_\_\_, 20\_\_

Department of Administration

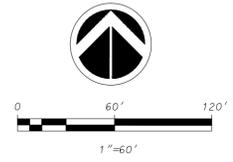
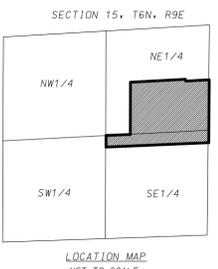


**NOTES**

1. Outlots 1 and 4 are dedicated to the public for stormwater management and park purposes.
2. Outlot 6 is dedicated to the public for stormwater management purposes.
3. Outlots 2, 3 and 5 are dedicated to the public for pedestrian path purposes.
4. Outlot 7 is dedicated to the public for park purposes.
5. Distances shown along curves are chord lengths.



- LEGEND**
- ⊙ Found 1" Iron Pipe (unless noted)
  - Found 3/4" Iron Rebar (unless noted)
  - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
  - Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
  - ( ) Recorded as information
  - Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer.



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



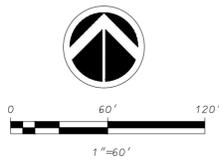
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PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LANDS LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

FOUND BRASS CAP  
MONUMENT  
NORTHEAST CORNER  
SEC. 15 T6N, R9E



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

**LEGEND**

- ⊙ Found 1" Iron Pipe (unless noted)
- Found 3/4" Iron Rebar (unless noted)
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- ▬ Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- ( ) Recorded as Information
- Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swales shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer.

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

Certified \_\_\_\_\_, 20\_\_

Department of Administration



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7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
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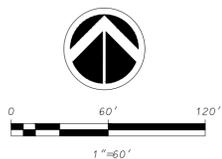
FN: 14-07-113

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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
 Certified \_\_\_\_\_, 20\_\_\_\_  
 Department of Administration



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



LOT 2  
CSM 445

500'0.56' W 1304.30'  
(N00°11'16" E)  
(S02°08'51" W)

FOUND ALUMINUM MONUMENT EAST 1/4 CORNER SEC. 15 T6N, R9E

LANDS

MOH. TO MON. S1°03'52" W 2654.92'  
(S03°02'05" W)

O.L. 8  
783577 SF  
RESERVED FOR FUTURE DEVELOPMENT

LOT 2  
CSM 9896

### LEGEND

- ⊙ Found 1" Iron Pipe (unless noted)
- Found 3/4" Iron Rebar (unless noted)
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- ( ) Recorded as information
- Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer.

FOUND MAG NAIL SOUTHEAST CORNER SEC. 15 T6N, R9E

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

FN: 14-07-113

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

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

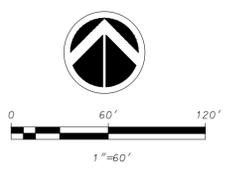


# FAHEY FIELDS

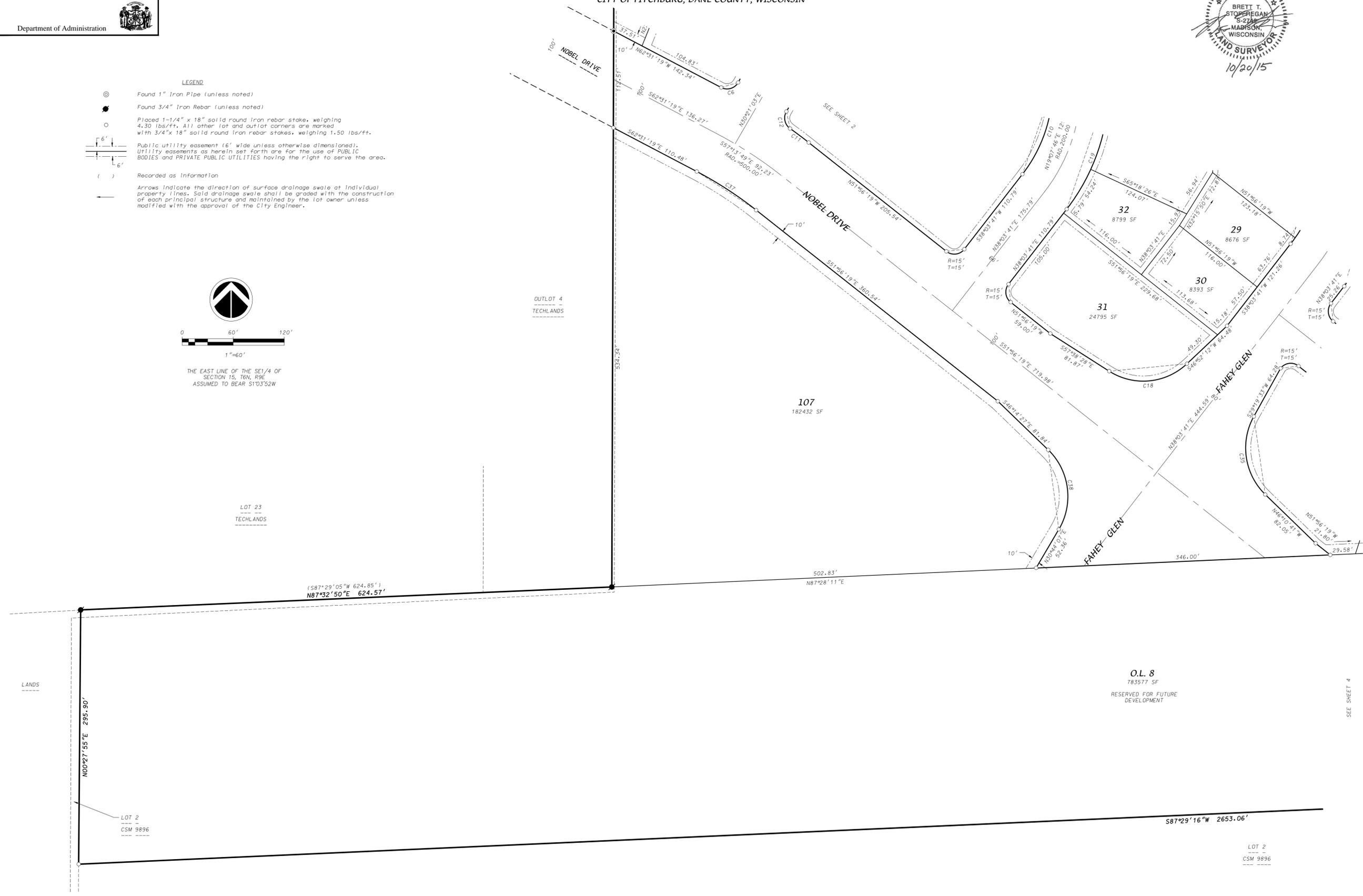
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- LEGEND**
- ⊙ Found 1" Iron Pipe (unless noted)
  - Found 3/4" Iron Rebar (unless noted)
  - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
  - ▬ Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
  - ( ) Recorded as information
  - Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer.



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



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

FN: 14-07-113

# City of Fitchburg

## Committee or Commission Referral

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Direct Referral Initiated by:  
Direct Referral Approved by:

Date Referred: October 27, 2015      Ordinance Number:  
Date to Report Back: **Nov 24, 2015**      Resolution Number: R-XX-15

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Sponsored by: Mayor      Drafted by: Planning / Zoning

TITLE: Preliminary Plat request, PP-2092-15, by Chris Ehlers of William Ryan Homes, agent for O'Brien Family Limited Partnership, for the Stoner Prairie Preliminary Plat.

Background: Applicant is requesting approval to for the Preliminary Plat for Stoner Prairie. The plat would create 141 parcels, 133 which would be buildable lots, per the application.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	Nov 17, 2015	
2	Parks Commission	Endl	Nov 5, 2015	

Amendments:



Scott Endl, Director  
Parks, Recreation and Forestry  
5520 Lacy Road  
Fitchburg, WI 53711-5318  
Phone: (608)270-4288  
Scott.Endl@city.fitchburg.wi.us

Memo

To: Susan Sloper – Community Planner

From: Endl – PRF

Ref.: Comments CDP-2072-15

**Comments PP-2092-15**

Date: August 6, 2015

**October 28, 2015**

Preliminary Plat request, PP-2092-15, by Chris Ehlers, Agent for William Ryan Homes (O'Brien Property), for a Residential Development in the North Stoner Prairie Neighborhood

Please find below Parks Department comments, per your request, on PP-2092-15. This item will be taken to the Park Commission on November 5th, 2015 for additional comments and consideration. These calculations may adjust slightly due to adjustments to final plat.

Updated comments:

- **Park Improvement Fee:** There are 134 dwelling units proposed in this PP (134 single family). Based off the 2015 park improvement fees, these 134 units require \$84,420. If not paid in 2015 this amount would be adjusted to the year that it is being paid.
- **Parkland Dedication:** 134 dwelling units requires 388,600 sq ft of parkland dedication; this PP dedicates 189,015 sq ft of parkland (Outlots 1, 2, 3, 4, 5, 6 & 7) which covers 65.18 du's. This leaves a deficiency for 68.82 du's or \$298,001.05 in fee in-lieu of parkland dedication (2015 \$).
- **Parkland Street Frontage:** It appears that sufficient street frontage has been provided through the dedicated parkland.
- **20' mid block easements need to be outlots – this is completed**
- **Encroachment issue needs to be discussed and worked on – still needs to be done**
- **East West connection of Bike path on North side of Lacy Road – do not see this**
- **Parks will work in partnership with developer as it relates to the design of the park – this will be included**
- **Investigate naming rights of park to the O'Brien family – still needs to be done.**

Please feel free to contact me with any questions.

Respectfully, Scott Endl



October 20, 2015

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

Subject: Letter of Transmittal – **Stoner Prairie** Land Division Application

Dear Mr. Hovel:

Thank you for your continued assistance and coordination regarding the Stoner Prairie residential development proposal. Please find the following enclosed:

- 1 – Land Division Application
- 1 – Preliminary Plat Application Fee
- 1 – Payment Guarantee of Fees
- 10 – 22"x30" Preliminary Plat of Stoner Prairie
- 1 – 11"x17" Preliminary Plat of Stoner Prairie
  
- 1 – Covenant & Restrictions Document (DRAFT)
  
- 3 – 11"x17" Stoner Prairie Preliminary Construction Plans

In accordance with the CDP Zoning Conditions of Approval, the rezoning shall be accomplished prior to the Final Plat. The Applicant has chosen not to submit the Rezone Application with the Preliminary Plat as the extent of the Final Plat has not been determined at this time.

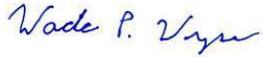
Additionally, we understand the Payment Guarantee of Fee is required per Section 24 -15(b)(3) of the City of Fitchburg Municipal Ordinance and that it is a deposit from which the city may deduct unpaid engineering, inspection, consulting and attorney fees incurred by the city if the developer doesn't pay the

city's invoices in a timely manner. We understand the deposit will be refunded at the time the Final Plat is approved by the Common Council.

Again, thank you for your efforts, coordination and review of the Stoner Prairie development. If you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully,

WYSER ENGINEERING, LLC

A handwritten signature in blue ink that reads "Wade P. Wyse".

Wade P. Wyse, P.E.

Principal – Project Manager



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:** 141

**4. No. Of Buildable Lots Proposed:** 133

**5. Zoning District:** R-I, P-R

**6. Current Owner of Property:** O'Brien Family Limited Partnership

**Address:** 662 Rovalia DR **Phone No:** (608) 848-9573

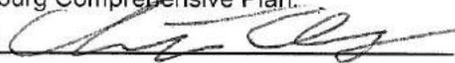
**7. Contact Person:** William Ryan Homes - Chris Ehlers, Vice President of Operations

**Email:** cehlers@wmryan.com

**Address:** 5989 Monona Drive **Phone No:** (608) 729-5366 ext. 701

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

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.** \_\_\_\_\_

# PRELIMINARY PLAT of STONER PRAIRIE

ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. EXCLUDING CERTIFIED SURVEY MAP NO. 3229, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS ON PAGES 323 THROUGH 324, AS DOCUMENT NO. 1629586 AND RIGHT-OF-WAY OF LACY ROAD PER WARRANTY DEED TO THE CITY OF FITCHBURG RECORDED OCTOBER 28TH, 1998 AS DOCUMENT NO. 3036321

CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN
C1	196.43'	125.00'	90° 02' 11"	N43° 26' 54"W	176.83'	N89° 28' 00"W
C2	163.01'	100.00'	92° 15' 11"	N44° 33' 24"W	144.17'	N1° 34' 11"E
C3	153.15'	100.00'	87° 44' 49"	N45° 26' 36"E	138.61'	N1° 34' 11"E
C4	157.13'	100.00'	90° 01' 53"	S43° 26' 45"E	141.46'	S1° 34' 11"W
C5	157.08'	100.00'	90° 00' 00"	S40° 34' 11"W	141.42'	S1° 34' 11"W



0' 50' 100' 150'

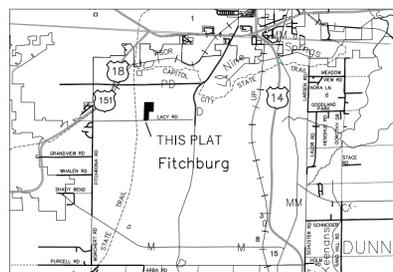


**SURVEYOR/ENGINEER/PLANNER:**  
WYSER ENGINEERING  
201 S. EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

**SUBDIVIDER:**  
WILLIAM RYAN HOMES WISCONSIN, INC.  
5989 MONONA DRIVE  
MONONA, WI 53176

**OWNER:**  
O'BRIEN FAMILY LIMITED PARTNERSHIP  
662 ROYALIA DRIVE  
VERONA, WI 53593

LOCATION MAP NOT TO SCALE



### NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEKS OF JULY 6TH AND 13TH, 2015.
- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM HAD 83 (2011) GRID NORTH - TRUE NORTH. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 BEARS N 89°56' 17" E.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED INCLUDING THOSE EASEMENTS SHOWN HEREON.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- CONTOUR INTERVAL IS 2 FEET AND THERE HAS BEEN DETERMINED A COMBINATION OF FIELD DATA AND DANE COUNTY LIDAR DATA.
- SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 50205C0580G DATED JANUARY 02, 2009.
- DRAINAGE ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE AT INDIVIDUAL PROPERTY LINES DRAINAGE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH MAIN STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
- CURRENT PARCEL ZONING IS A-T.
- PROPOSED ZONING PER THE C.D.P. = ALL LOTS TO BE R-L AND ALL OUTLOTS TO BE P-R.
- OUTLOT 1 IS TO BE DEDICATED TO THE PUBLIC FOR PARK LANDS.
- OUTLOT 2 IS TO BE DEDICATED TO THE PUBLIC FOR PEDESTRIAN/BIKE PATH AND PUBLIC SANITARY SEWER PURPOSES.
- OUTLOT 2, 3, 4, 5 AND 6 ARE TO BE DEDICATED TO THE PUBLIC FOR PEDESTRIAN/BIKE PATH PURPOSES.

### SURVEYORS CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED BY THE OWNER OF THOSE LISTS HEREON, AND THAT THIS SURVEY COMPLIES WITH 46.7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN CHAPTER 24 - LAND DIVISION OF THE CITY OF FITCHBURG - CODE OF ORDINANCES.

JULIUS W. SMITH, S-3091  
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



### LEGEND

	FOUND PLSS SECTION MONUMENT TYPE NOTED		PROPERTY LINE
	FOUND 3/4" REBAR		PLATTED LINE
	FOUND 1-1/4" REBAR		RIGHT-OF-WAY LINE
	FOUND 2" IRON PIPE		CENTERLINE
	EXISTING SANITARY MANHOLE		SECTION/QUARTER LINE
	EXISTING SEPTIC VENT		EXISTING EASEMENT LINE
	EXISTING WELL		PROPOSED EASEMENT LINE
	EXISTING HYDRANT		EXISTING SANITARY SEWER
	EXISTING INLET		EXISTING STORM SEWER
	EXISTING PEDESTAL		EXISTING WATER
	EXISTING UTILITY POLE		EXISTING OVERHEAD ELECTRIC
	EXISTING LIGHT POLE		EXISTING FIBER OPTIC
	EXISTING UTILITY VAULT		EXISTING COMMUNICATION
	DRAINAGE ARROW		EXISTING FENCE LINE
	RECORDED AS		EXISTING EDGE OF PAVEMENT
			EXISTING UTILITY POLE
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**NSGC would be run as a year-round (previously eight months) contracted service and would increase from \$20,000 to \$30,000 per year. The contract would be for a five year term and would:**

- Allow for investment to improve NSGC grounds
- Allow for investment/improvement of maintenance equipment
- Allow for ample time to foster NSGC as a location for expansion of year-round park opportunities.
- The contract would also include language allowing for the transition from contracted service to City-run operations, with agreement from both parties

**Potential Program options - Anticipated revenue of \$4,000 - \$5,000 (rec programs and facility rental)**

- Gardening Classes, Fitness Classes, Disc Golf Youth lessons/league, Disc Golf Year round, Golf lessons youth, Walking programs, Facility rentals, Snow showing lessons/availability, X-county skiing lessons/availability, Family sledding, Ice skating, 4<sup>th</sup> of July Celebration, Winter Carnival, City Benefit Golf events (2), Resident/Non Resident rates, Farmers Markets, MSCR programming partnerships and Branding of NSGC including signage.

**Course facility improvements – provided by contractor in partnership with City where applicable.**

**2016**

- Purchase 4 wheeler for winter disc golf tee grooming and x-country ski grooming
- Construct a lean to for winter storage of maintenance equipment
- Purchase and install 9 additional disc golf baskets
- Repair 27 bunkers including (edging and drainage) – in partnership with City
- Sand top dresser equipment purchase
- AC/HVAC updates – in partnership with City

**2017**

- Clubhouse merchandise update
- Bridge repairs/maintenance – in partnership with City
- Cart path work along 1, 2, 5, and 7 fairways - in partnership with City
- Tee box redo 5,6,7 and 2<sup>nd</sup> holes- in partnership with City
- North-South connection work (trails, bridges) - in partnership with City
- Disc Golf tee box improvements with recycled rubber surfacing- in partnership with City

**2018**

- Greens mower
- Bunker rake equipment (Sand Pro) purchase
- Irrigation control updates

**2019**

- Replace reel systems on mowers
- Net range nets and mats
- Tee-box repairs 1, 3, 4, 8, and 9- in partnership with City

**2020 - Begin Green reconstruction**