

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

Hamm Fam Land, LLC
Fitchburg, WI
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**Comprehensive Development Plan
 Quarry Vista**

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1 Introduction

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

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

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

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

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

2 Existing Conditions

2.1 Site Location and Neighborhood Context

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

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

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

2.2 Zoning

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

2.3 Topography

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

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

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

2.4 Surface Water Hydrology

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

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

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

2.5 Groundwater Hydrology

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

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

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

2.6 Natural Features

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

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

2.7 Environmental Designations

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

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

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

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

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

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

2.8 Transportation

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

2.9 Availability of Water and Wastewater Services

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

2.10 Parks

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

2.11 Schools

The subject site is in the Verona School District.

3 Proposed Development

3.1 Proposed Site Plan

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

3.2 Proposed Planning Approach

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

The following points summarize the Quarry Vista CDP planning approach:

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

3.3 Proposed Housing Mix

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

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

Drive west of the phase line.

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

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

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

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

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

3.4 Landfill Area Management

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

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

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

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

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

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

3.5 Proposed Transportation Plan

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

3.5.1 Automobile

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

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

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

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

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

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

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

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

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

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

3.5.2 Pedestrian and Bicycle

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

3.5.3 Transit

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

3.6 Proposed Park System

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

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

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

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

3.7 Proposed Utility Service

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

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

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

3.8 Stormwater Management

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

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

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

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

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

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

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

3.9 Compatibility with Surrounding Land Uses

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

3.10 Consistency with Adopted Plans

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

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

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

3.11 Proposed Land Use Data

Figure 8 shows the proposed land uses.

Total Site Acreage 72.4 Acres

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

Projected Ownership

Total Ownership	166	52%
Total Rental	156	48%

Density

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

Area by land use

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

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

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

Dedications

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

3.12 Development Schedule

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

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

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

3.13 Proposed Zoning

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

4 Estimated Assessed Value

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

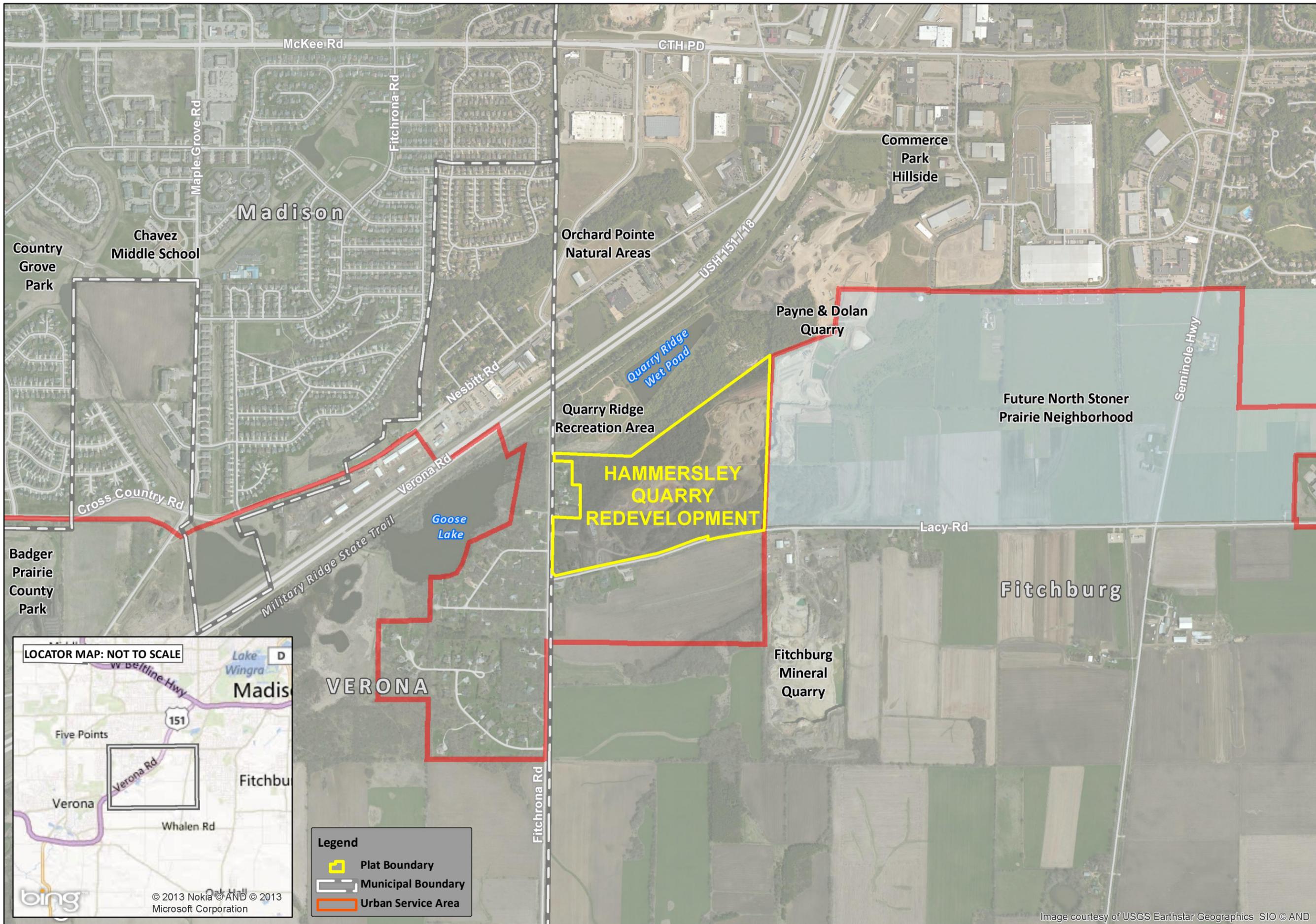
5 References

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



Figures

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



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ACF

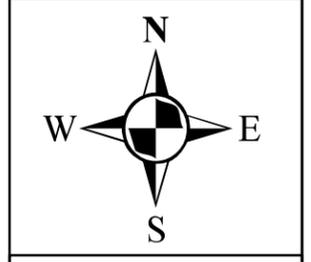
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RDP

Rev 1 - 1/7/14

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



PROJECT CONTEXT
 Hammersley Quarry Redevelopment
 Hamm Fam Land LLC



0 500 1,000
 Feet
 SCALE

1 inch = 1,000 feet

PROJECT NO.
1613

DATE
12/17/2013

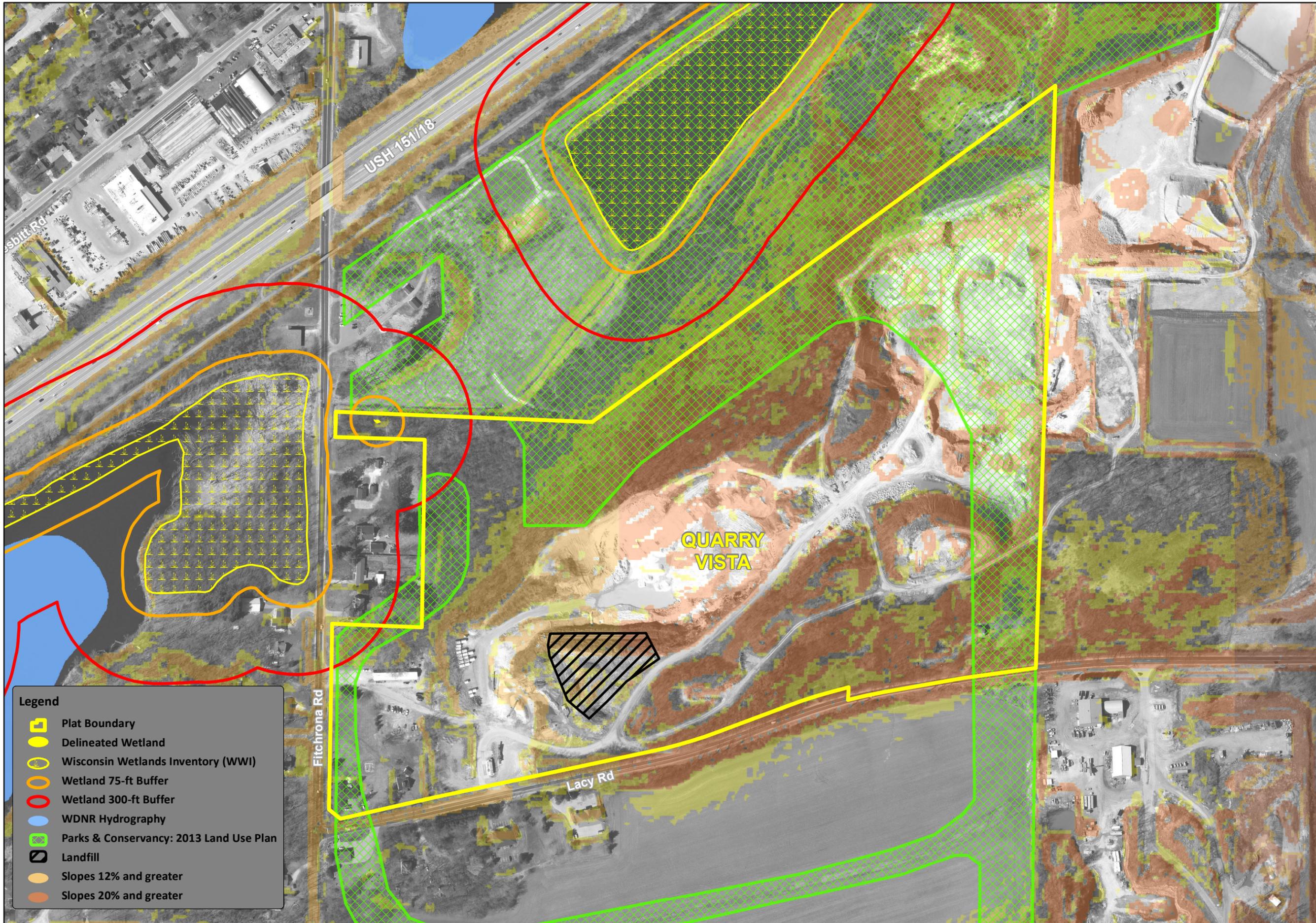
FIGURE
1

Legend

- Plat Boundary
- Municipal Boundary
- Urban Service Area



Image courtesy of USGS Earthstar Geographics SIO © AND



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

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ENVIRONMENTAL DESIGNATIONS

Quarry Vista
 Hamm Fam Land LLC



0 100 200 300
 Feet

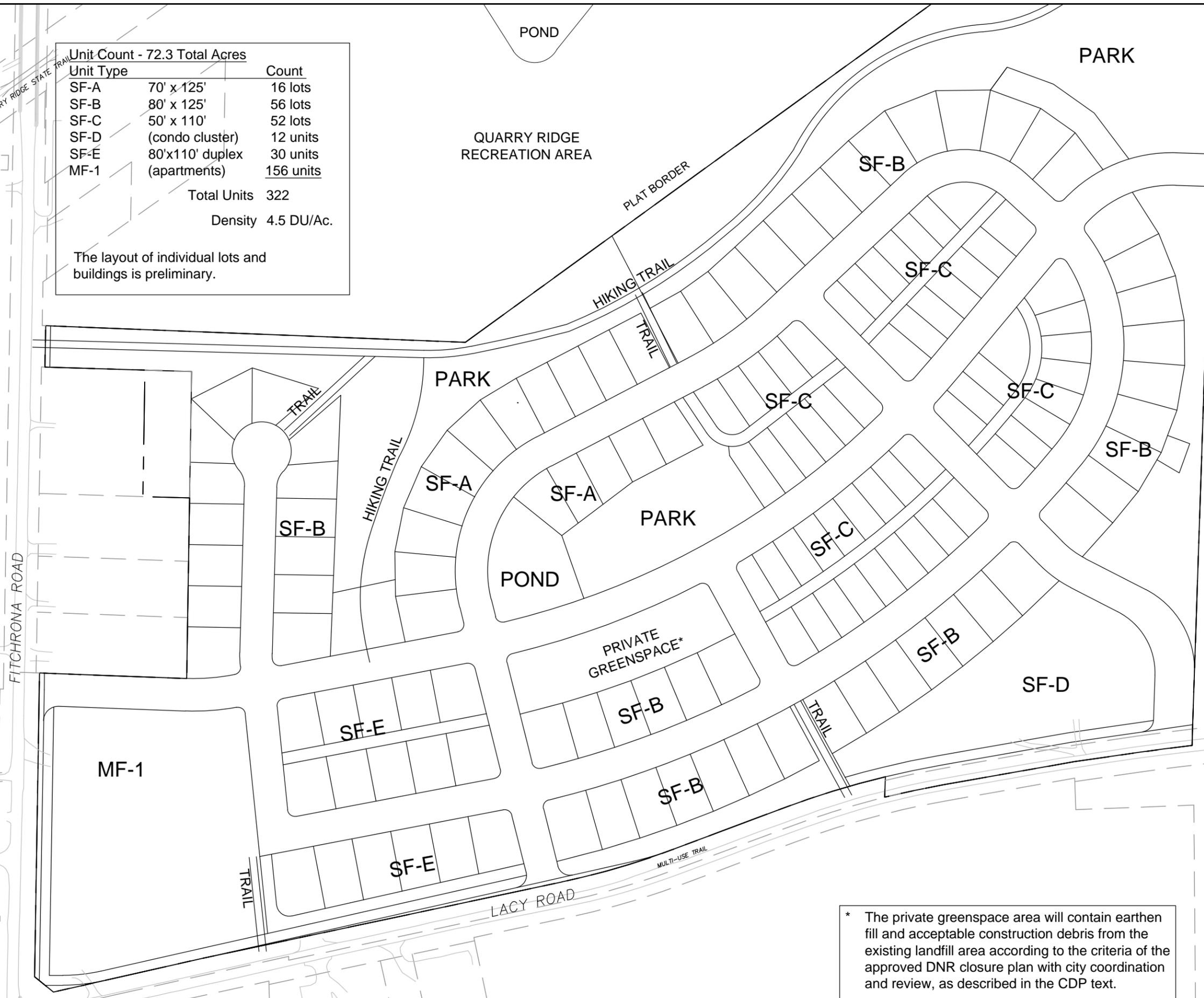
SCALE
 1 inch = 300 feet

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

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

The layout of individual lots and buildings is preliminary.



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



DATE	REVISION / ISSUE	NO.	DRAWN BY	CHECKED BY
1/17/14		1	RDP	DJH
2/17/15	CDP Revisions	1		
	CDP Resubmittal			

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 SUITE A
 COTTAGE GROVE, WI 53527
 www.mta-rs.org



NORTH STONER PRAIRIE NEIGHBORHOOD

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

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

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

FIGURE NO.
 4

PART 03 - HAMM FARM LAND PROPERTY DEVELOPMENT/IMPROVEMENTS/CDP - BEING 2013.CDP

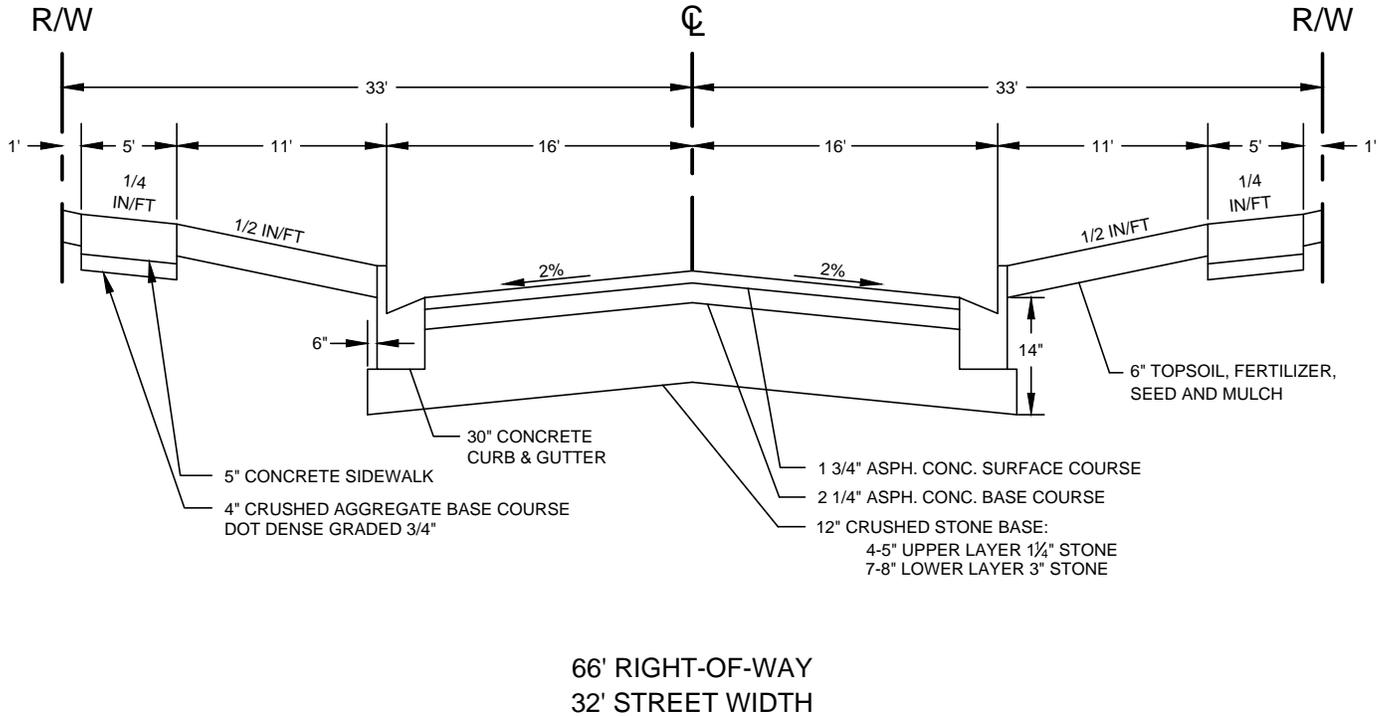
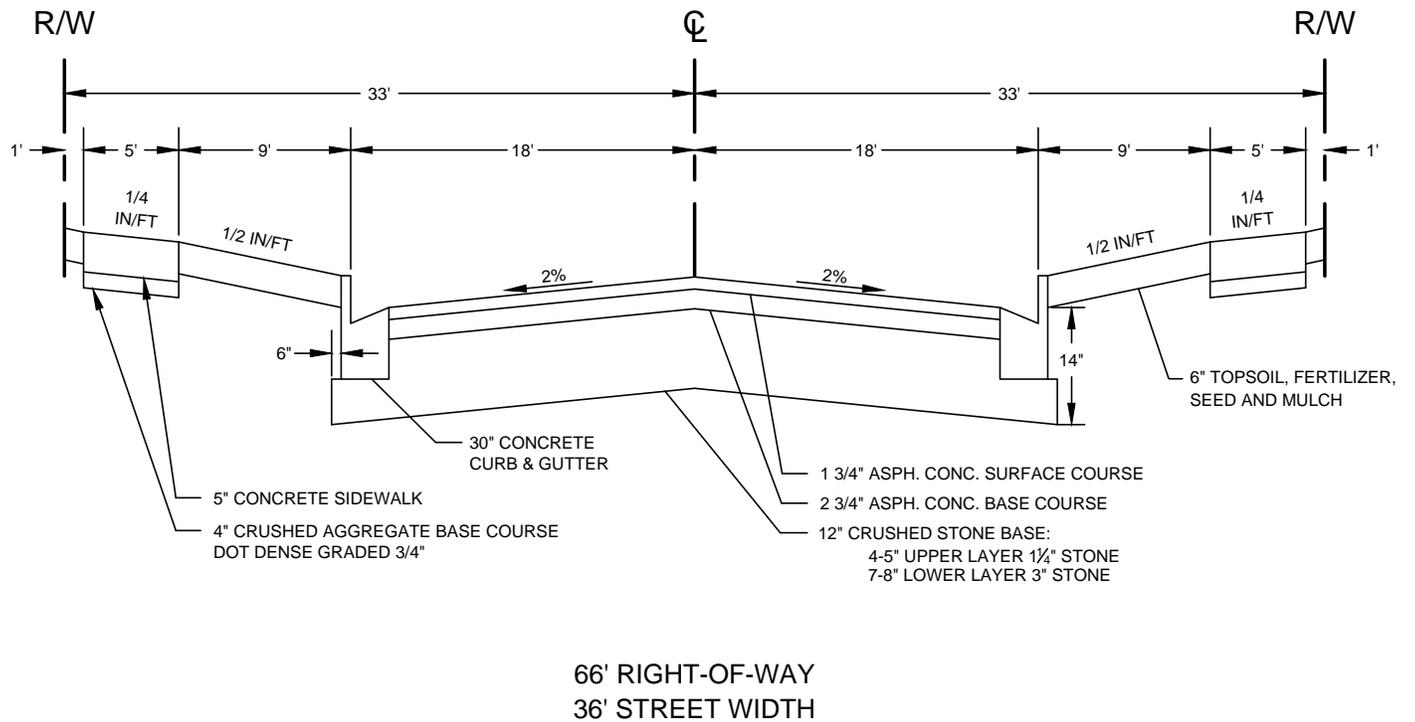


FIGURE 5
STREET TYPICAL SECTIONS

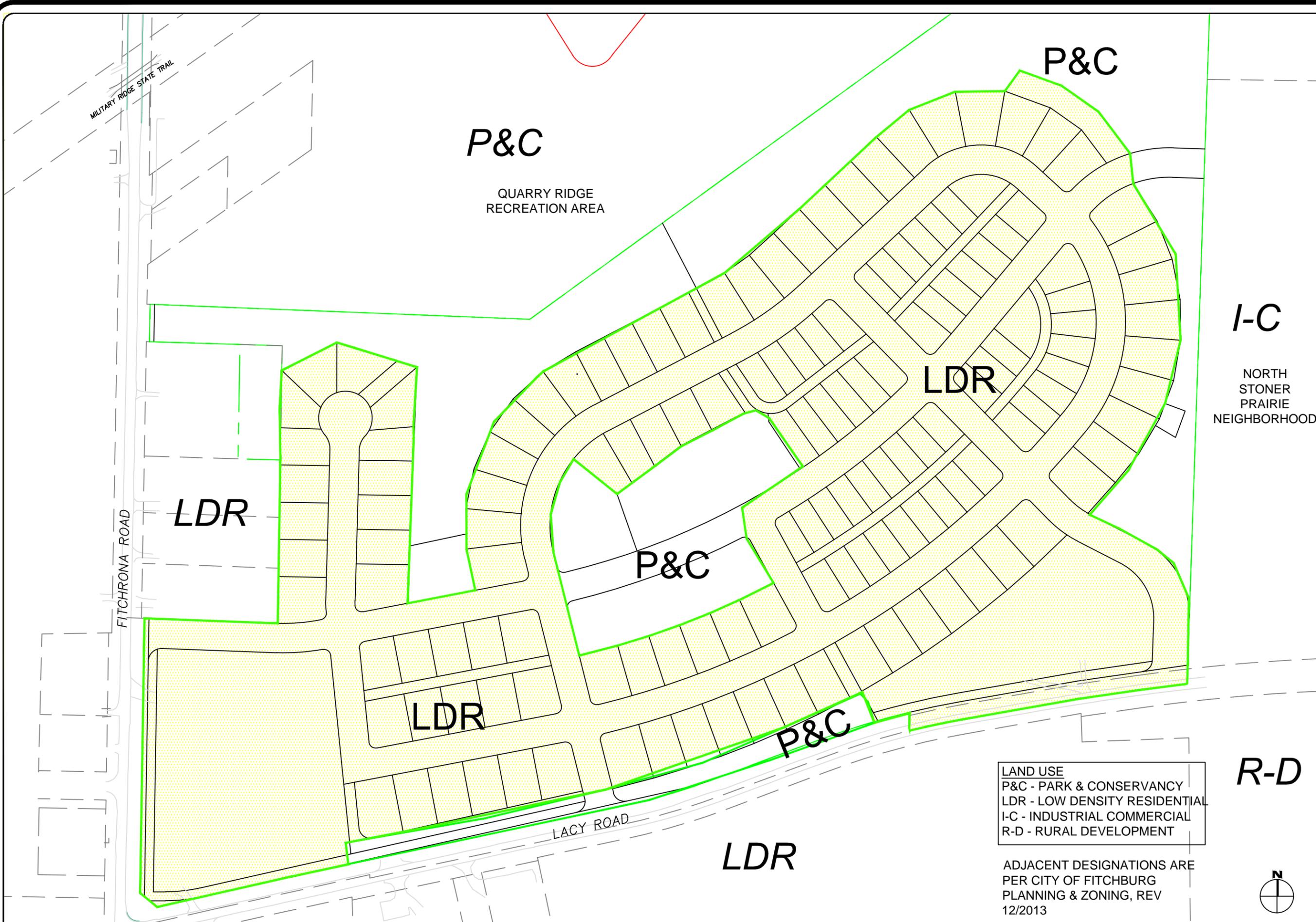
QUARRY VISTA
HAMM FAM LAND, LLC

Revisions:
1 CDP Revisions 1/7/14

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



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P&C

QUARRY RIDGE RECREATION AREA

P&C

I-C

NORTH STONER PRAIRIE NEIGHBORHOOD

LDR

LDR

P&C

LDR

P&C

R-D

LDR

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

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

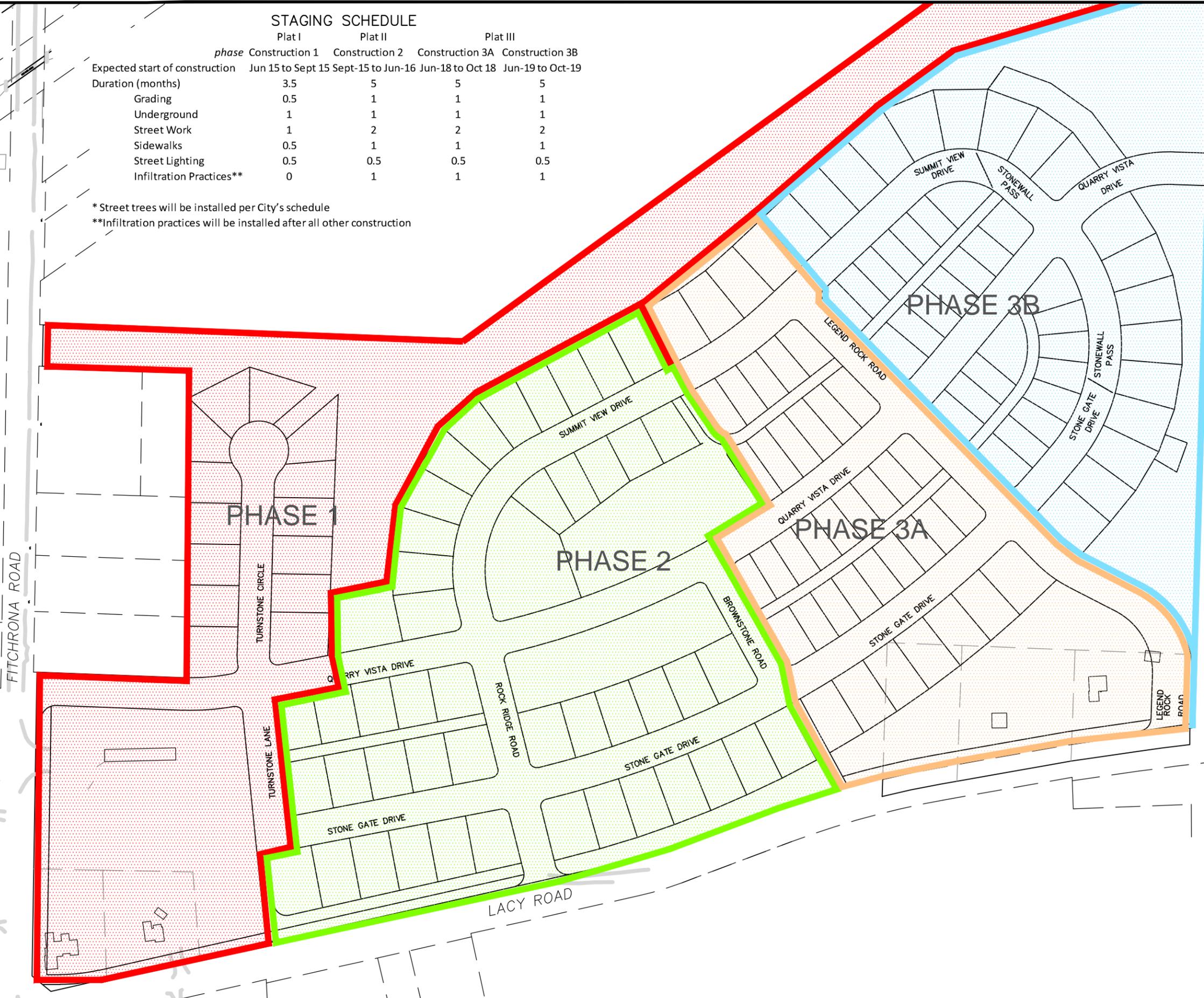


DATE	2/17/15	DRAWN BY	RDP	CHECKED BY	DJH
REVISION / ISSUE	1 CDP Resubmittal				
NO.	1				
MONTGOMERY ASSOCIATES: RESOURCE SOLUTIONS, LLC 119 SOUTH MAIN STREET SUITE A COTTAGE GROVE, WI 53527 WWW.MTA-AS.COM					
LAND USE QUARRY VISTA HAMMERSLEY QUARRY FITCHBURG, WI HAMM FAM LAND LLC					
IF THIS BAR DOES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

STAGING SCHEDULE

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

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



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

MONTGOMERY ASSOCIATES:
 RESOURCE SOLUTIONS, LLC
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 SUITE A
 COTTAGE GROVE, WI 53627
 WWW.MRSI.ORG

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

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

SCALE
 1"=200'

PROJECT NO.	DATE
1613	4/8/2014

FIGURE NO.
9

MILITARY RIDGE STATE TRAIL

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

QUARRY RIDGE RECREATION AREA

NORTH STONER PRAIRIE NEIGHBORHOOD

MONTGOMERY ASSOCIATES:
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ZONING PLAN
QUARRY VISTA
HAMMERSLEY QUARRY
FITCHBURG, WI
HAMM FARM LAND LLC

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

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

FIGURE NO.
10

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





Appendix A

Projected Stormwater Management Features

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

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





- Examples of rain gardens in residential settings:



cityofmadison.com



ecologiadesign.com



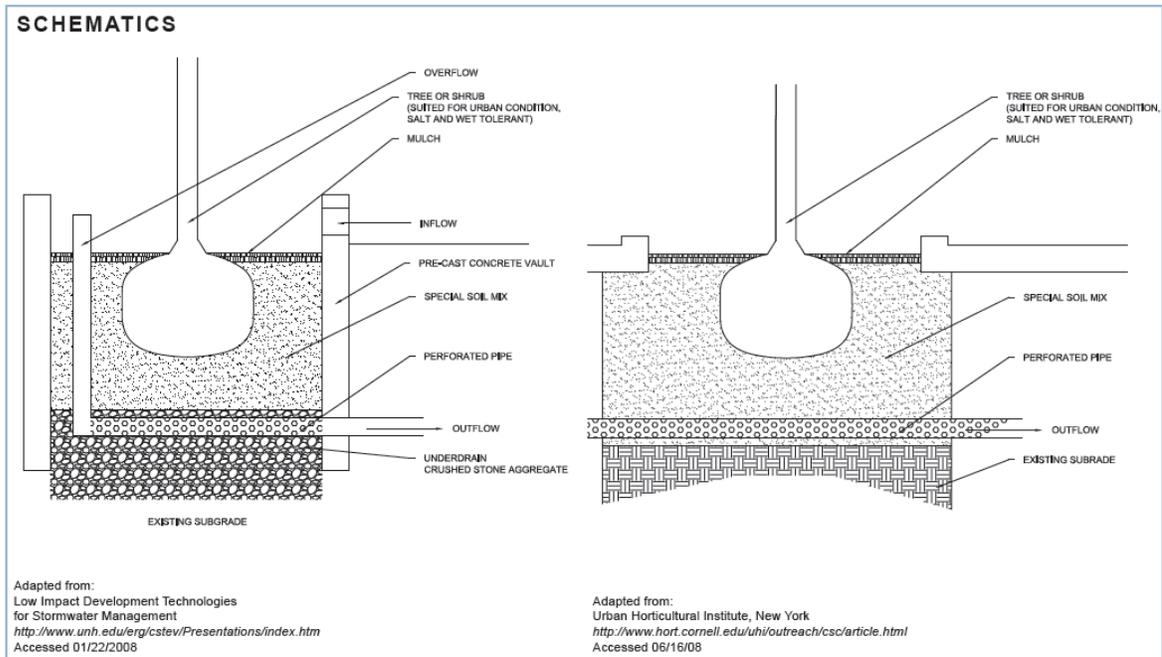


Source: U.S. EPA

- Example of tree trench system:



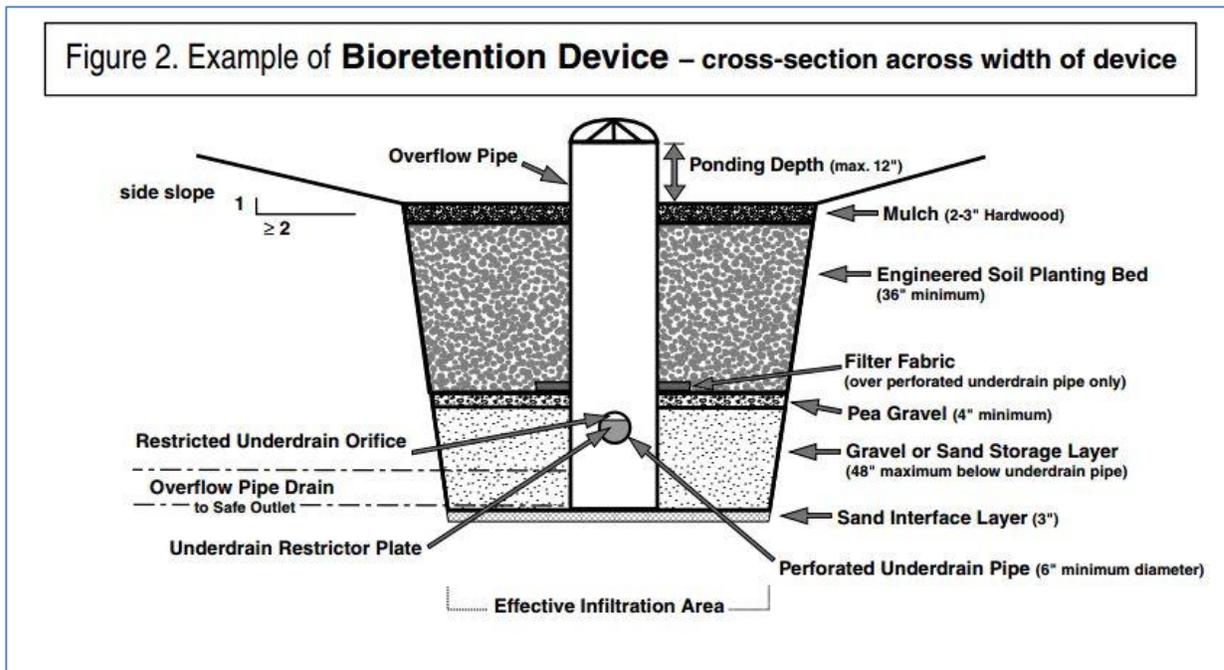
- Schematic for a tree trench system:



- Bioretention device:



- Schematic for bioretention device:



dnr.wi.gov