1-1016
T.O 7.22-15

THE CITY OF Fitchburg 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: ~~152~~ 154

4. No. Of Buildable Lots Proposed: ~~150~~ 151

5. Zoning District: Existing A-T, Proposed R-L, R-H and I-S

6. Current Owner of Property: See Attached

Address: _____ **Phone No:** _____

7. Contact Person: Chris Ehlers

Email: cehlers@wmryan.com

Address: 5989 Monona Drive, Monona WI 53716 **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

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currentlyadopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: [signature] Christopher Ehlers

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:** 7-21-15

Ordinance Section No. _____ **Fee Paid:** Wm Ryan: $11,627.50; Orig Pl Dwnt $1,767.50 $13,395.00

Permit Request No. CDP-2072-15

July 21, 2015

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

Re: O'Brien/Dunn CDP

Dear Tom:

As owner of the *O'Brien (Dunn)* property, I authorize William Ryan Homes and Lionshare Group to submit a Comprehensive Development Plan for the proposed O'Brien/Dunn development located in the North Stoner Neighborhood. I also authorize subsequent submittals required for the development including: the Preliminary Plat, Rezonings and ~~Final Plat~~ UCS

W.D.D.

Sincerely,

William D. Dunn
7-20-15

July 21, 2015

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

Re: O'Brien/Dunn CDP

Dear Tom:

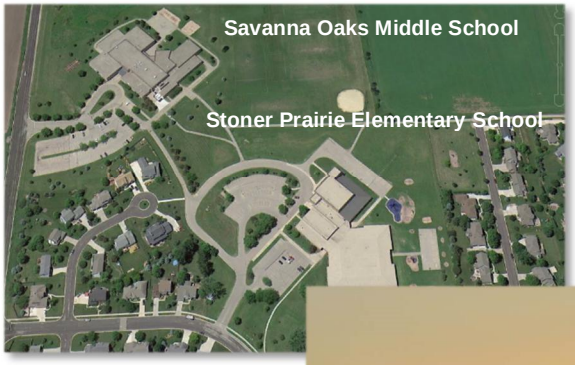
As owner of the O'Brien property, I authorize William Ryan Homes and Lionshare Group to submit a Comprehensive Development Plan for the proposed O'Brien/Dunn development located in the North Stoner Neighborhood. I also authorize subsequent submittals required for the development including the Preliminary Plat, Rezonings and Final Plat

Sincerely,

Charlie O'Brien

Comprehensive Development Plan
Stoner Prairie Neighborhood
Fitchburg, Wisconsin

William Ryan Homes
Lionshare Group, LLC
Fitchburg, WI
Rev August 5, 2015



Montgomery Associates
Resource Solutions, LLC • ma-rs.org

Comprehensive Development Plan
Stoner Prairie Neighborhood

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Exhibit 8	Land Use Plan
Exhibit 9	Phasing Plan
Exhibit 10	Zoning Plan

Project Contacts

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Montgomery Associates: Resource Solutions (MARS)

Project Manager

Deb Hatfield
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Cottage Grove, WI 53527

608-839-4422
debbie@ma-rs.org

1 Introduction

William Ryan Homes and Lionshare Group, LLC have prepared this Comprehensive Development Plan (CDP) for the proposed Stoner Prairie Neighborhood project. The CDP will be used as the guide for developing the 95-acre project area located near the northeast and northwest quadrants of the Lacy Road/Seminole Highway intersection (Exhibit 1). William Ryan Homes is proposing to develop a residential neighborhood with single family lots on the O'Brien property and a portion of the Dunn property east of Seminole Highway (eastern Dunn Property). The O'Brien property has been designated by the City of Fitchburg for residential development since 1995. Lionshare Group is proposing to develop medium density residential on the remaining portion of the eastern Dunn Property. Lionshare Group is also proposing to develop the western Dunn property with a land use of land of Industrial - Commercial. Both properties are within the North Stoner Prairie Neighborhood Plan boundary.

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

2 Existing Conditions

2.1 Site Location and Neighborhood Context

The O'Brien property occupies approximately 57 acres near the northeast corner of Lacy Road and Seminole Highway in Section 8 of the City of Fitchburg. The Dunn property includes 16 acres and 22 acres east and west of Seminole Highway, respectively. Both properties are currently cultivated cropland with few trees. An overhead 138 KV power line in a 100' wide easement runs north-south along the boundary between the O'Brien and Dunn parcels, and east-west along the northern boundary of the Dunn property. The project area is bounded by the following features:

- To the West: The Badger State Trail, with agricultural land farther west.
- To the North: Seminole Forest residential neighborhood.
- To the East: Lacy Heights residential neighborhood, Stoner Prairie Park, Savanna Oaks Middle School and Stoner Prairie Elementary School.
- To the South: Lacy Road, with agricultural land to the south of the road.

Exhibit 1 shows the project location and the surrounding neighborhood context.

2.2 Zoning

Both the O'Brien and Dunn properties are currently zoned A-T, Transitional Agricultural.

2.3 Soil Information

The project site's existing soil consists of mostly Plano silt loam. A small amount of Dodge silt loam is located adjacent to the north property line of the parcel according to the Natural Resources Conservation Service Web Soil Survey. Based on the web soil survey, all of the existing soils are assigned to hydrologic soil group B, defined as "soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission." Figure 1 shows the location of the different soil types.

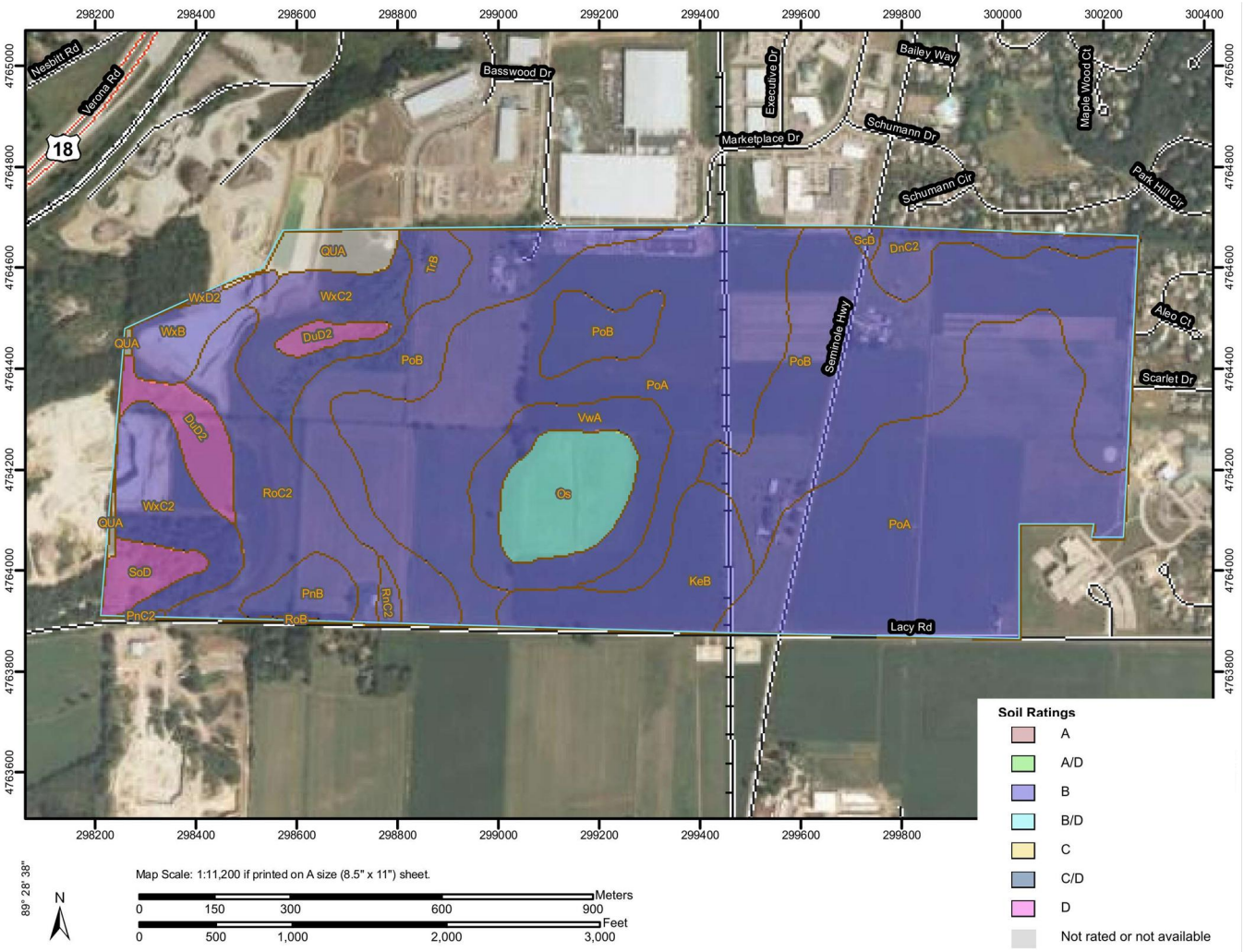

Figure 1. Soil survey map units and hydrologic soil groups (from NRCS).

2.4 Topography and Surface Water Hydrology

The O'Brien and Dunn properties are part of a glaciated landscape with numerous closed depression glacial kettles and few well-defined drainage ways. The Dunn property occupies a local high spot, with surface water drainage primarily to the north, west and south (Figure 2). Runoff from the northern part of the property flows to the north into the existing storm sewer system along Schuman Drive which drains to a kettle in Seminole Glen Park. Runoff from less than an acre near the northeast corner of the O'Brien property flows to the east across the paved trail, through a residential lot on Persimmon Drive, and farther east to a closed depression near the end of Osmundsen Court. Farther south at the end of Scarlet Drive, offsite runoff drains into a small closed depression on the O'Brien property (CD4 on Figure 2), with overflow to the east into the existing storm sewer under Scarlet Drive.

The central portion of the O'Brien property drains westward to the Dunn property. Runoff from the southern 20 acres drains southwest to Lacy Road, where a roadside ditch conveys water to the intersection of Lacy Road and Seminole Highway. From there runoff is conveyed through culverts under Lacy Road, then south approximately 1000 ft to a large closed depression on both sides of Seminole Highway.

Drainage on the Dunn property is generally toward the west, with two closed depressions near Seminole Highway (Figure 2 and Exhibit 2). The closed depression east of Seminole Highway (CD3) receives drainage primarily from the Dunn property but also from a small part of the residential development on Schumann Circle. The closed depression to the west of Seminole Highway (CD2) receives runoff from the northern part of the Dunn parcel west of Seminole Highway. Runoff on the southern part of the Dunn property drains west through a culvert under Seminole Highway and ponds where the Badger State Trail blocks the natural drainage.

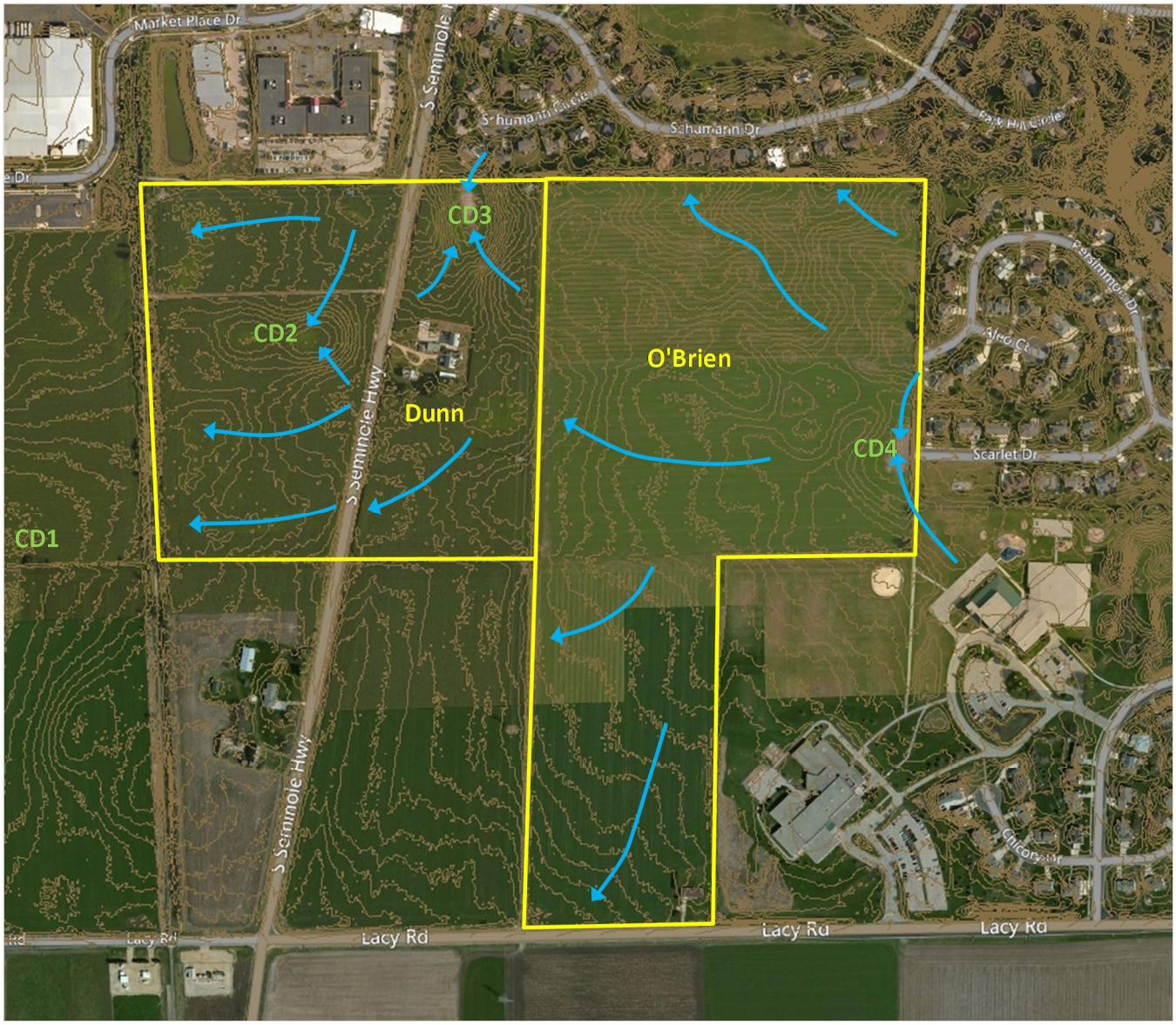

Figure 2. Existing topography and surface drainage. "CD" indicates closed depressions identified in the North Stoner Prairie Neighborhood Plan.

2.5 Groundwater Hydrology

Three groundwater systems are present in this 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 12 feet thick in the Eau Claire Formation separates the two bedrock aquifers in this area, based on data compiled by the Wisconsin Geological and Natural History Survey for the forthcoming regional groundwater model. Many older wells, including Fitchburg Wells #7 and #8, are open

to both aquifers, creating a potential conduit for contaminants in the shallow aquifer to flow into the deep aquifer. Newer Fitchburg wells #9, #10, and #11 are open only below the Eau Claire shale to reduce the risk of cross contamination between the two aquifers. The water table map of Dane County (Wisconsin Geological and Natural History Survey Open-File Report 1999-04) shows that the regional groundwater flow direction is northeast toward Nine Springs Creek, as does a computer groundwater model constructed for the Nine Springs Creek (Swanson, 2000).

A monitoring well installed for the neighborhood plan in the large closed depression just west of the Dunn property (CD1 on Figure 2) provides the nearest groundwater elevation data. The water table elevation in this well ranged from 1005 ft during the 2012 drought to 1019 ft (above the ground surface) in the wet spring of 2013. The regional water table slope is to the northeast, so the water table elevation at the Dunn and O'Brien properties is almost certainly lower than at the monitoring.

Five soil borings on or near the Dunn and O'Brien properties in 2012 reached a depth of 20 ft without encountering groundwater. Comparing site grades with the high water table elevation measured at the monitoring well in 2013, it is likely that the water table is deeper than 10 ft at the Dunn property and deeper than 15 ft at the O'Brien property.

2.6 Natural Features

The site is cultivated farmland. There are no heritage or specimen trees within the O'Brien or Dunn parcels according to the Preliminary Natural Resource Assessment for the Proposed Site of the North Stoner Prairie Development prepared by Eco-Resource Consulting, LLC (ERC) in November, 2012.

2.7 Environmental Designations

The Wisconsin Wetland Inventory viewed in the DNR Surface Water Data Viewer in March 2015 shows an emergent/wet meadow wetland in closed depression CD3 on the Dunn property to the east of Seminole Highway. The Surface Water Data Viewer shows a wetland indicator in closed depression CD2 west of Seminole Highway but the Wisconsin Wetland Inventory does not include any wetlands in CD2. See Exhibit 3. The field screening performed by ERC in November, 2012 indicated potential wetland conditions in both closed depressions but no wetland determinations or delineations were conducted at that time. The Developers have contracted with a wetland consultant to perform wetland determinations and, if needed, wetland delineations. The wetland consultant has not yet completed the work.

2.8 Transportation

The main streets supporting development in this area of the city are Seminole Highway and Lacy Road.

Seminole Highway is the primary north-south route and is an important linkage between McKee Road/CTH PD and the Beltline to the north and areas to the south. Lacy Road is a major east-west arterial through the city. Currently, the area is not served by a transit system. The City of Madison has a contract to provide bus service in the City of Fitchburg, with the nearest bus stop approximately ½ mile from the northern site boundary. The Badger State Trail is immediately west of the project area. Bike lanes are provided on Seminole Highway and Lacy Road.

2.9 Availability of Water and Wastewater Services

Sanitary sewer is available in both Persimmon Drive and Scarlet Drive at the eastern edge of the O'Brien property to serve some of the O'Brien development. However, because of downstream sanitary sewer capacity issues only the eastern approximately 20 acres can drain to the east. The remainder of the O'Brien property and all of the Dunn property will need to be served by new sanitary sewer extended through the O'Brien/Dunn properties from the existing sanitary sewer adjacent to the northwest corner of the Dunn property. Water service is available from Persimmon Drive and Scarlet Drive for the areas east of Seminole Highway and from Marketplace Drive north of the western Dunn property.

2.10 Parks

The 7-acre Stoner Prairie Park is located immediately adjacent to the O'Brien property. North of the O'Brien property, connected by a bike path running along the east side of the O'Brien property, is the 16-acre Seminole Glen Park. Immediately adjacent to the west side of the western Dunn Property is the Badger State Trail. The Seminole Highway Bike Path runs along the north side of the western Dunn Property and connects Seminole Highway with the Badger State Trail.

2.11 Schools

The subject site is in the Verona School District and is located adjacent to Stoner Prairie Elementary School and Savanna Oaks Middle School.

3 Proposed Development

3.1 Proposed Site Plan

A residential neighborhood is proposed for the O'Brien property and part of the eastern Dunn property with 146 lots on 68 acres with a net density of 3.0 DU/Ac. Townhomes are proposed for the remaining eastern Dunn property with 30 units on 5.0 acres with a net density of 6.0 DU/AC. Exhibit 4 shows the proposed site plan.

The western Dunn property will consist of businesses compatible with Industrial – Commercial land use on 22 acres. Exhibit 4 illustrates the proposed plan including the proposed layout of lots, roadways and connecting greenspace. The site plan layout has been shaped in response to the City of Fitchburg's request to accommodate the proposed Sub Zero expansion. The closed depression in the western Dunn property may be greenspace or developed or be a combination of both, depending on the results of the wetland determination/delineation.

3.2 Proposed Planning Approach

The proposed Stoner Prairie Neighborhood project focuses on meeting the vision statement of the North Stoner Prairie Neighborhood plan. The vision statement states: *"North Stoner Prairie will be a vibrant, stable, and economically, environmentally, and socially sustainable neighborhood that is home to a diverse range of uses, from an employment center to housing to neighborhood schools. Through protecting natural resources, bikeways and open spaces, North Stoner Prairie will set an example for respecting water resources and the environment while promoting jobs and economic development…."*

The proposed CDP meets the vision statement by:

- Preservation of natural features, specifically the potential wetland in Closed Depression 3.
- A range of housing choices, lot sizes and building types to promote diversity and affordability.
- A system of active and passive recreation opportunities that includes an expanded Stoner Prairie Park and multi-use path connections to adjoining hiking/walking trails.
- Multi-use path connections to Savanna Oaks Middle School and Stoner Prairie Elementary School.
- Utilization of the site's open space system and residential back yards to maximize stormwater infiltration.
- Creation of businesses providing new employment opportunities.

3.3 Proposed Housing Mix

The Stoner Prairie Neighborhood proposes a mix of lot sizes and building types which are identified on Exhibit 4 and include the following designations. Note: The sizes for each designation are averages and may vary.

SF-A (24 lots) – 85' x 160' single family premium detached lots located along the north and east sides of the O'Brien property.

SF-B (77 lots) - 80' x 125' single family standard detached lots for part of the O'Brien property.

SF-C (45 lots) - 80' x 145' single family lots generally with utility and/or stormwater management easements.

TH-D (30 Townhomes) – 3 to 5 unit Townhome condo and/or rental buildings are proposed for part of the eastern Dunn property, adjacent to Seminole Highway.

3.4 Proposed Industrial – Commercial Development

The uses in the western Dunn property area will be similar in form, quality and scale to the existing Industrial-Commercial development found along Seminole Highway between McKee Road and the existing east-west power lines to the north of the property. This is consistent with the North Stoner Prairie Neighborhood Future Land Use Plan. The plan calls for offices, showrooms, warehouses and light industrial buildings that offer trade and/or services for businesses and individuals. The western Dunn development is expected to include a minimum of 120,000 sqft of buildings with a maximum 65% ISR for the property.

3.5 Proposed Transportation Plan

The proposed Stoner Prairie Neighborhood provides multiple connections to Lacy Road and Seminole Highway. The internal streets have been laid out to meet the North Stoner Prairie Neighborhood plan objective of discouraging "cut through" traffic from the proposed development to the adjoining neighborhoods. Multi-use paths provide connections to the schools east of the O'Brien property and existing trails adjacent to the O'Brien and Dunn properties.

3.5.1 Automobile

The primary means of transportation will be by private automobile. All streets within the proposed project will be designed to meet the City of Fitchburg's standard specifications and the North Stoner Prairie Neighborhood Plan.

The CDP proposes four entrances from the surrounding street system for the O'Brien and eastern Dunn property: one on Lacy Road, one on Seminole Highway, one connection with the existing Persimmon Drive and one connection with the existing Scarlet Drive. The CDP proposes one entrance to Seminole Highway for the western Dunn property. In addition, the western Dunn property will be served by the relocated Marketplace Drive.

The proposed street typical section is shown in Exhibit 5. The proposed 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 10.5 foot terrace for street trees and lighting.

Entrance features and signage will be provided at some of the 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 Stoner Prairie Neighborhood. This pedestrian/bike network will also connect to existing ped/bike facilities and provide connections to destinations in the surrounding neighborhood and the community. The proposed pedestrian and trail system is consistent with the 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. The nearest stop is approximately one half mile away from the site.

3.6 Proposed Utility Service

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

The eastern most block will be serviced by the McKee Interceptor and the remainder will be serviced by a future extension to the Seminole Highway Interceptor. Within the development, 8-inch sanitary sewer mains will be installed within the street rights of way or public utility easements. Using a peak factor of 4 and 150 gpd for multi-family units and 225 gpd for simgle family residential units, the expected flow to the McKee Interceptor is 0.03 cfs. The expected flow from the single and multi-family residential units to the Seminole Highway Interceptor is 0.21 cfs.

The development will be serviced by the City's west zone. All water main extensions within the development will be looped. Water service to the development will be provided from existing water mains in Persimmon Drive and Scarlet Drive and from Marketplace Drive near the northwest corner of the western Dunn Property. According to the North Stoner Prairie Neighborhood Plan, a new well is proposed near the northwest corner of the school property. An option for the Fitchburg Utility to purchase a minimum ½ acre lot for the purposes of constructing a mumicipal well within this development will be included in the developer's agreement. The location and cost of this lot will be mutually agreed upon by both parties and included in this agreement. Water mains within the development are proposed to include a 12" watermain connecting with the new well, 10" watermain along the west boundary of the western Dunn property and 8" mains serving the majority of the development. The average day water usage within the development is expected to be approximately

40,600 gpd. The anticipated static pressures range between 60 and 70 psi.

3.7 Stormwater Management

The stormwater management system for the site will be designed to meet the following requirements of applicable ordinances and the service area amendment request approved by CARPC.

- Maintain 100% of the pre-development infiltration (stay on) volume based on the 1981 annual rainfall series.
- Confirm soil conditions at proposed stormwater infiltration areas with borings conducted according to DNR Conservation Practice Standard 1002, including determining if shallow groundwater is present.
- Avoid infiltration or detention of storm water within 400 feet of a new City water supply proposed in the neighborhood plan to be located in the southern part of the O'Brien property (Figure 3), as required by NR151 and NR811, or obtain a variance from this requirement from the DNR.
- Retain 80% of total suspended solids post-development compared to no controls.
- Control post-development peak discharge to pre-development rates for the 1, 2, 10 and 100-yr events.

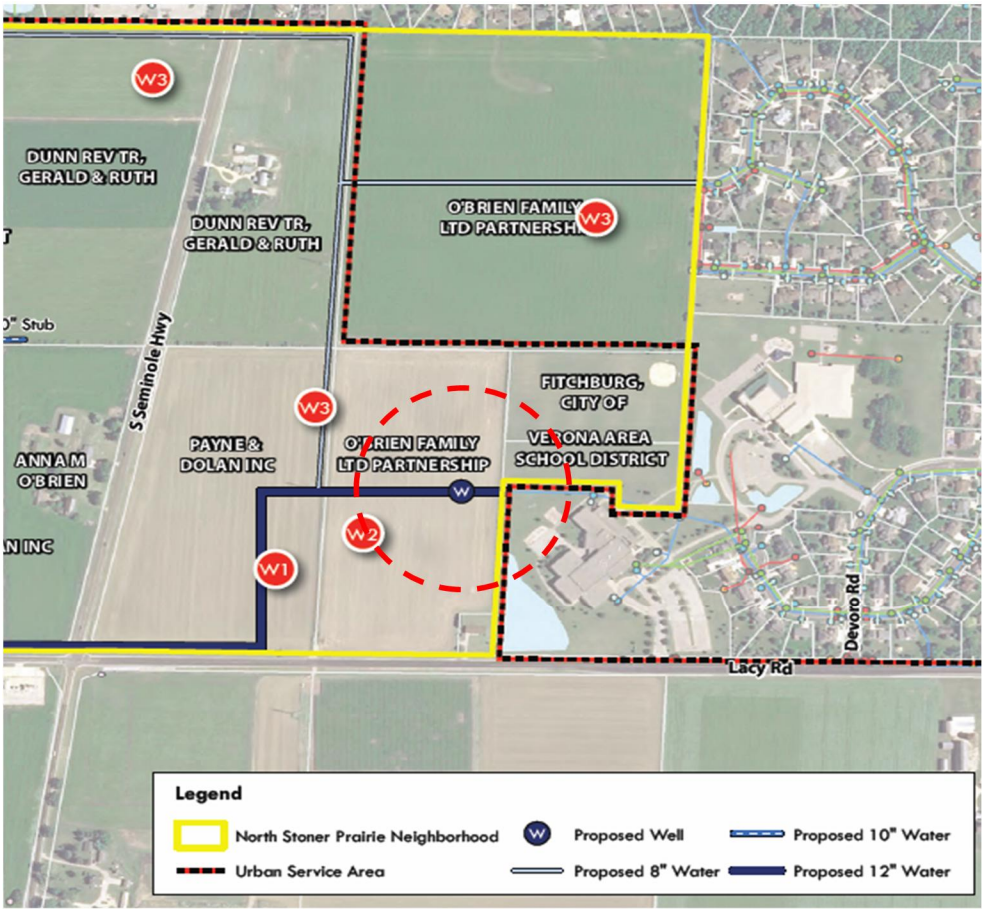

Figure 3. Proposed City water supply well showing approximate location of 400 ft setback (adapted from Figure 7-7 of North Stoner Prairie Neighborhood Plan)

A schematic plan of the anticipated stormwater management system is shown on Exhibit 7. The majority of the site will drain via storm sewer and graded swales to stormwater management facilities shown on the figure. The facilities will provide detention and sediment control. To meet the neighborhood plan requirement of maintaining 100% of existing infiltration (stay on), the required volume of storm water will be routed from the stormwater detention facilities to infiltration areas. Additional infiltration areas are planned in easements in the rear yards of some blocks. At all infiltration areas, shallow clay-rich soil that is present throughout much of the project area to a depth of 5 – 7 feet will be removed and replaced with sandy soil to enhance infiltration rates by providing a hydraulic connection to underlying sand. All stormwater management facilities and infiltration areas for the area east of Seminole Highway are anticipated to be in private outlots and/or private easements and will be privately maintained.

East of Seminole, for the northern section of the O'Brien property and for the eastern Dunn property, stormwater will be conveyed from the stormwater detention facilities and infiltration areas via storm

sewer to the new storm sewer proposed by the City of Fitchburg to be constructed from Schumann Drive to the northern plat boundary. The storm sewer and associated easement(s) are currently planned for the 2017 Capital Improvement Program. The expenditure may be able to be included in the 2016 CIP. Until the storm sewer is available, additional temporary stormwater facilities will be constructed to provide additional storage. The stormwater facility for the southern section of the O'Brien property will discharge into the Lacy Road Right-of-Way, as it currently does.

Stormwater management facilities will be provided for the western Dunn property in accordance with the neighborhood plan. Stormwater management for the site will be incorporated in the redesign of the City-owned stormwater management facility located north of the Dunn property. The existing public facility is proposed to be relocated onto the Dunn property because of the relocation of Marketplace Drive required by Sub Zero's proposed expansion. The City and Developer will work jointly to determine the size and location of the relocated City stormwater management pond, which will designed to provide the peak rate and sediment control needed for the western Dunn property.

3.8 Compatibility with Surrounding Land Uses

The residential uses and densities, street patterns and parks and open spaces proposed for the Stoner Prairie Neighborhood are compatible with surrounding land uses, both existing and future. These uses include single family residential uses bordering the east and north sides of the development, the Savanna Oaks Middle School and Stoner Prairie Elementary School bordering the east side of the development, and low density residential uses recommended in the *City of Fitchburg Comprehensive Plan* for the area west of the property. See Section 3.10 for a breakdown of proposed land uses by current property owners.

3.9 Consistency with Adopted Plans

The proposed Stoner Prairie Neighborhood is consistent with the *North Stoner Prairie Neighborhood Plan* and the *City of Fitchburg Comprehensive Plan* which designates the O'Brien site as Low Density Residential with 3 dwelling units per acre, the eastern Dunn property as Medium Density Residential or Low Density Residential with 5-6 dwelling units per acre and the western Dunn property as Industrial – Commercial land use. The CDP is also consistent with City of Fitchburg's *Comprehensive Park, Open Space, and Recreation Plan*.

3.10 Proposed Land Use Data

Exhibit 8 shows the proposed land uses.

Total Site Acreage 95.1 Acres

Dunn – West 22.1 Acres

Industrial-Commercial Development	13.2 Ac	
Includes 2.6 Ac of landscape buffer areas		
Stormwater Management Outlots	3.5 Ac	
Total Public Streets and Bike Paths	5.4 Ac	

Dunn – East 5.2 Ac

Town House Condominiums	5.0 Ac	30 units
Public Street R/W	0.2 AC	
Net Density	6.0 Du/Ac	
Gross Density	5.8 Du/Ac	

O'Brien/Dunn – East 67.9 Ac

Low Density Single Family Residential	48.8 Ac	146 units
Includes 12.7 Ac of open space (stormwater management facilities and buffer strips) in easements		
Public Outlot for Well	0.4 Ac	
Public Park	3.8 Ac	
Total Public Streets and Bike Paths	14.9 Ac	
Net Density	3.0 Du/Ac	
Gross Density	2.15 Du/Ac	

Dedications

Public Street Dedication	20.5 Ac	
Park Dedication	3.8 Ac	(11.8 Ac Required)

3.11 Development Schedule

The Stoner Prairie Neighborhood is anticipated to be developed over a 6-year time frame in four phases as shown in Exhibit 9. The suggested development phases are:

- Phase One — 2016-2017
- Phase Two — 2017-2018
- Phase Three – 2019-2020
- Phase Four - 2020-2022

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

3.12 Proposed Zoning

Exhibit 10 shows the proposed final zoning for the Stoner Prairie Neighborhood. The zoning will be phased per the development schedule. The O'Brien and part of the eastern Dunn Properties will be zoned R-L. The remainder of the eastern Dunn property will be zoned PDD. The western Dunn property will be zoned I-S, Specialized Industrial District and B-G, Business - General.

Initially, the Phase One areas will be rezoned to their proposed zoning classifications. The remainder of the plat area will become outlot(s) and will be rezoned to A-S. During subsequent phases, outlot(s) will be platted and rezoned to their appropriate zoning categories.

4 Estimated Assessed Value

Development Type	Estimated Assessed Value
24 SF Homes @ $650,000 ("A" lots)	$15,600,000
77 SF Homes @ $450,000 ("B" lots)	$34,650,000
45 SF Homes @ $350,000 ("C" lots)	$15,750,000
30 Townhomes @ $180,000	$5,400,000
120,000 sqft of Industrial – Commercial @ $67.33/sqft	$8,080,000
Total Estimated Assessed Value	$79,480,000

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

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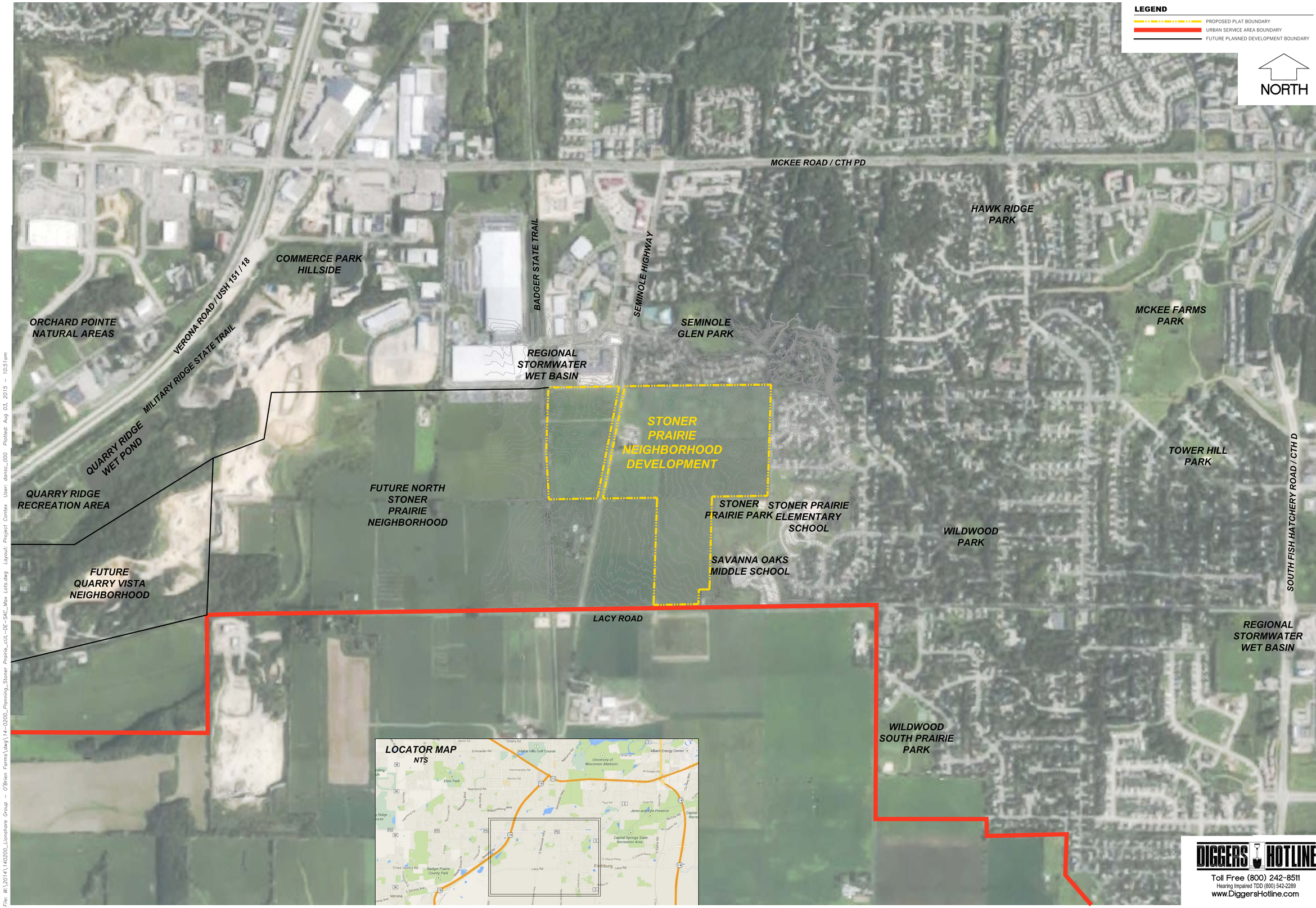

WYSER ENGINEERING

LIONSHARE GROUP LLC
WILLIAM RYAN HOMES

5396 KING JAMES WAY, SUITE 220
MADISON, WI 53719

STONER PRAIRIE -
A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: PROJECT CONTEXT

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale: 0' 500' 1000' 1500'

Wyser Number: 14-0200

Set Type: PLANNING

Date Issued: 07/21/2015

Sheet Number: EX. 1

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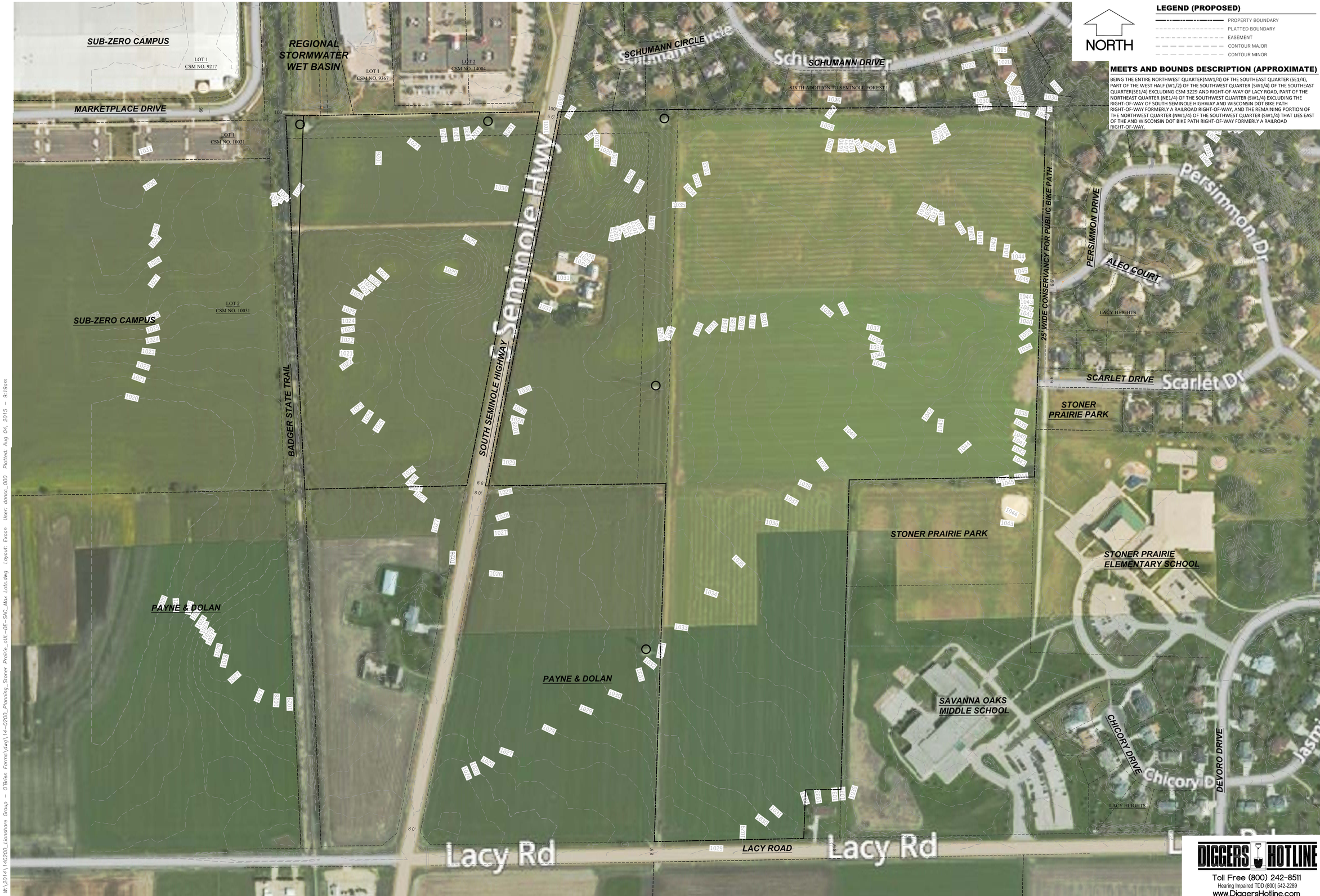
File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_CUL-DE-SAC_Max Lots.dwg Layout: Project Contex User: dansc_000 Plotted: Aug 03, 2015 - 10:51am



NORTH

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- PLATTED BOUNDARY
- EASEMENT
- CONTOUR MAJOR
- CONTOUR MINOR

MEETS AND BOUNDS DESCRIPTION (APPROXIMATE)

BEING THE ENTIRE NORTHWEST QUARTER(NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), PART OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER(SE1/4) EXCLUDING CSM 3229 AND RIGHT-OF-WAY OF LACY ROAD, PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) EXCLUDING THE RIGHT-OF-WAY OF SOUTH SEMINOLE HIGHWAY AND WISCONSIN DOT BIKE PATH RIGHT-OF-WAY FORMERLY A RAILROAD RIGHT-OF-WAY, AND THE REMAINING PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) THAT LIES EAST OF THE AND WISCONSIN DOT BIKE PATH RIGHT-OF-WAY FORMERLY A RAILROAD RIGHT-OF-WAY.

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WILLIAM RYAN HOMES

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STONER PRAIRIE -
A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title:
EXISTING CONDITIONS

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 150' 300' 450'
Wyser Number	14–0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 2

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File: W:\2014\140200_Lionshare Group – O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_cUL-DE-SAC_Max Lots.dwg Layout: Excon User: dansc_000 Plotted: Aug 04, 2015 – 9:19am

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STONER PRAIRIE -
A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

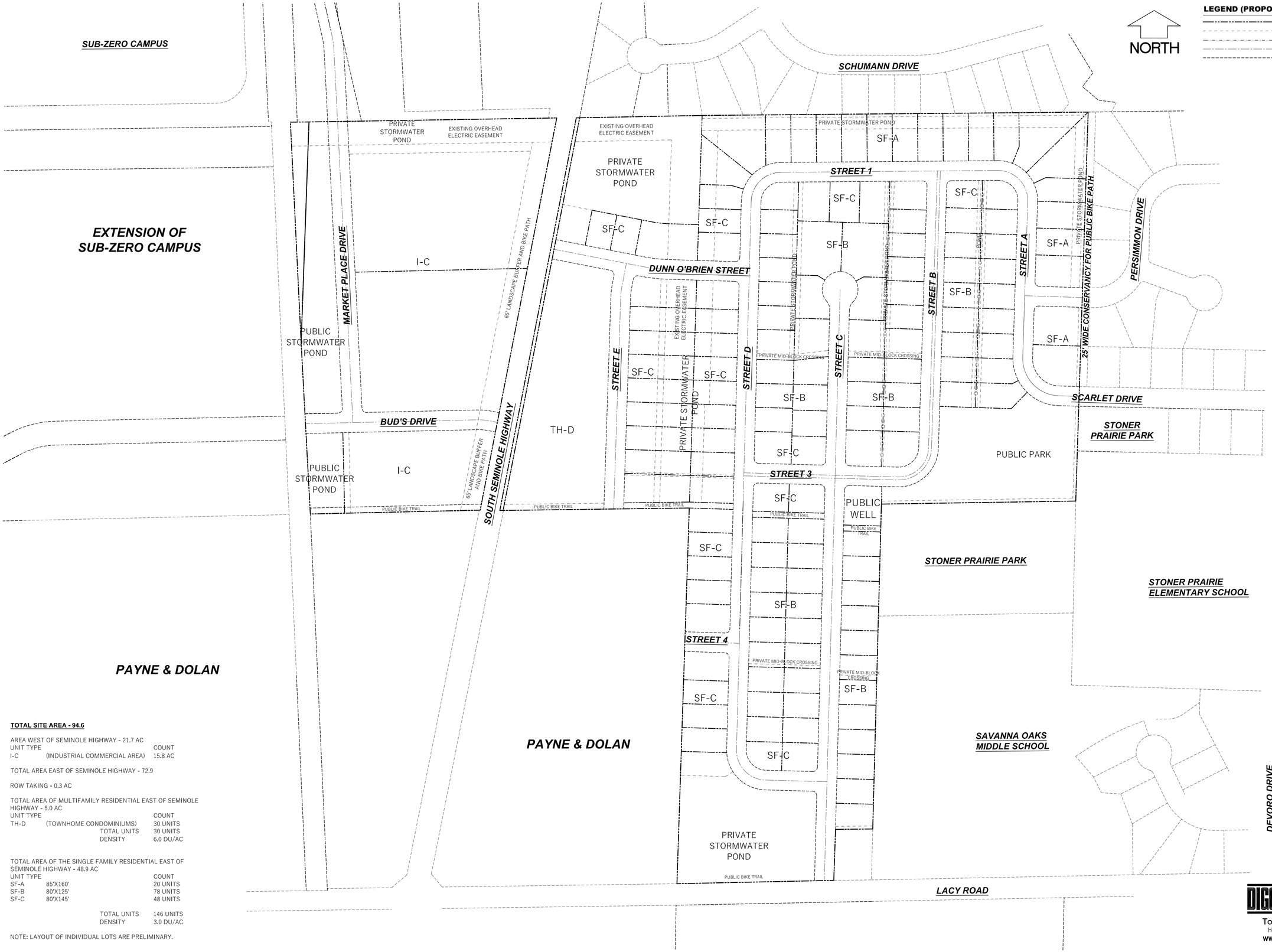
Sheet Title:
ENVIRONMENTAL DESIGNATIONS

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 150' 300' 450'
Wyser Number	14–0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 3

File: W:\2014\140200_Lionshare Group – O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_cUL-DE-SAC_Max Lots.dwg Layout: Enviro Designation User: dansc_000 Plotted: Aug 03, 2015 – 10:55am



TOTAL SITE AREA - 94.6

AREA WEST OF SEMINOLE HIGHWAY - 21.7 AC

UNIT TYPE		COUNT
I-C	(INDUSTRIAL COMMERCIAL AREA)	15.8 AC

TOTAL AREA EAST OF SEMINOLE HIGHWAY - 72.9

ROW TAKING - 0.3 AC

TOTAL AREA OF MULTIFAMILY RESIDENTIAL EAST OF SEMINOLE HIGHWAY - 5.0 AC

UNIT TYPE		COUNT
TH-D	(TOWNHOME CONDOMINIUMS)	30 UNITS
	TOTAL UNITS	30 UNITS
	DENSITY	6.0 DU/AC

TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL EAST OF SEMINOLE HIGHWAY - 48.9 AC

UNIT TYPE		COUNT
SF-A	85'X160'	20 UNITS
SF-B	80'X125'	78 UNITS
SF-C	80'X145'	48 UNITS
	TOTAL UNITS	146 UNITS
	DENSITY	3.0 DU/AC

NOTE: LAYOUT OF INDIVIDUAL LOTS ARE PRELIMINARY.

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CITY OF FITCHBURG, DANE COUNTY, WI

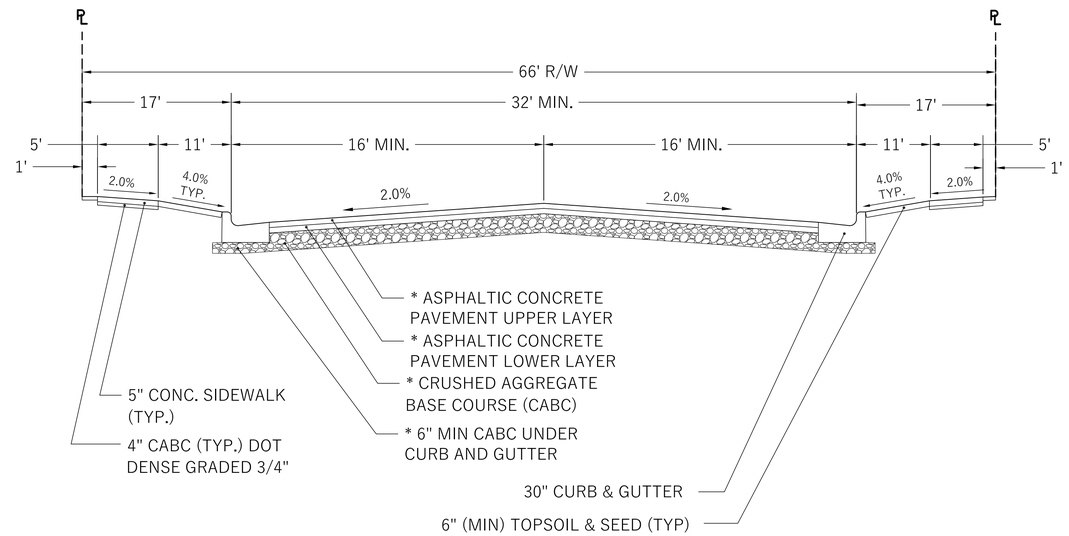
Sheet Title: PROJECT PLAN & CONCEPTUAL LAYOUT

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 150' 300' 450'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 4

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_cUL-DE-SAC_Max Lots.dwg Layout: Project Plan User: dansc_000 Plotted: Aug 03, 2015 - 10:59am



RESIDENTIAL STREETS:
66' RIGHT-OF-WAY
32' STREET WIDTH

* CITY OF FITCHBURG MINIMUM NEW PAVEMENT DESIGN

TYPE	CRUSHED AGGREGATE BASE COURSE		ASPHALTIC CONCRETE PAVEMENT				ASPHALT MATERIAL
	LOWER LAYER DENSE 3":	UPPER LAYER DENSE 1-1/4":	LOWER LAYER		UPPER LAYER		
			TYPE	THICKNESS	TYPE	THICKNESS	
RESIDENTIAL	7"-8"	4"-5"	E-1	2-1/4"	E-1	1-3/4"	PG 58-28
COLLECTOR	7"-8"	4"-5"	E-1	2-3/4"	E-1	1-3/4"	PG 64-22
ARTERIAL	7"-8"	4"-5"	E-3	3"	E-3	2-1/4"	PG 64-22

* NOTE: ALL CUL-DE-SAC BULBS SHALL INCREASE BINDER AND SURFACE BY 1/4"
- A TOTAL OF 4" IN THIS AREA.

STREET TYPE

BASED ON THE CITY OF FITCHBURG
STANDARD DETAIL SHEET 5.01

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STONER PRAIRIE -
A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

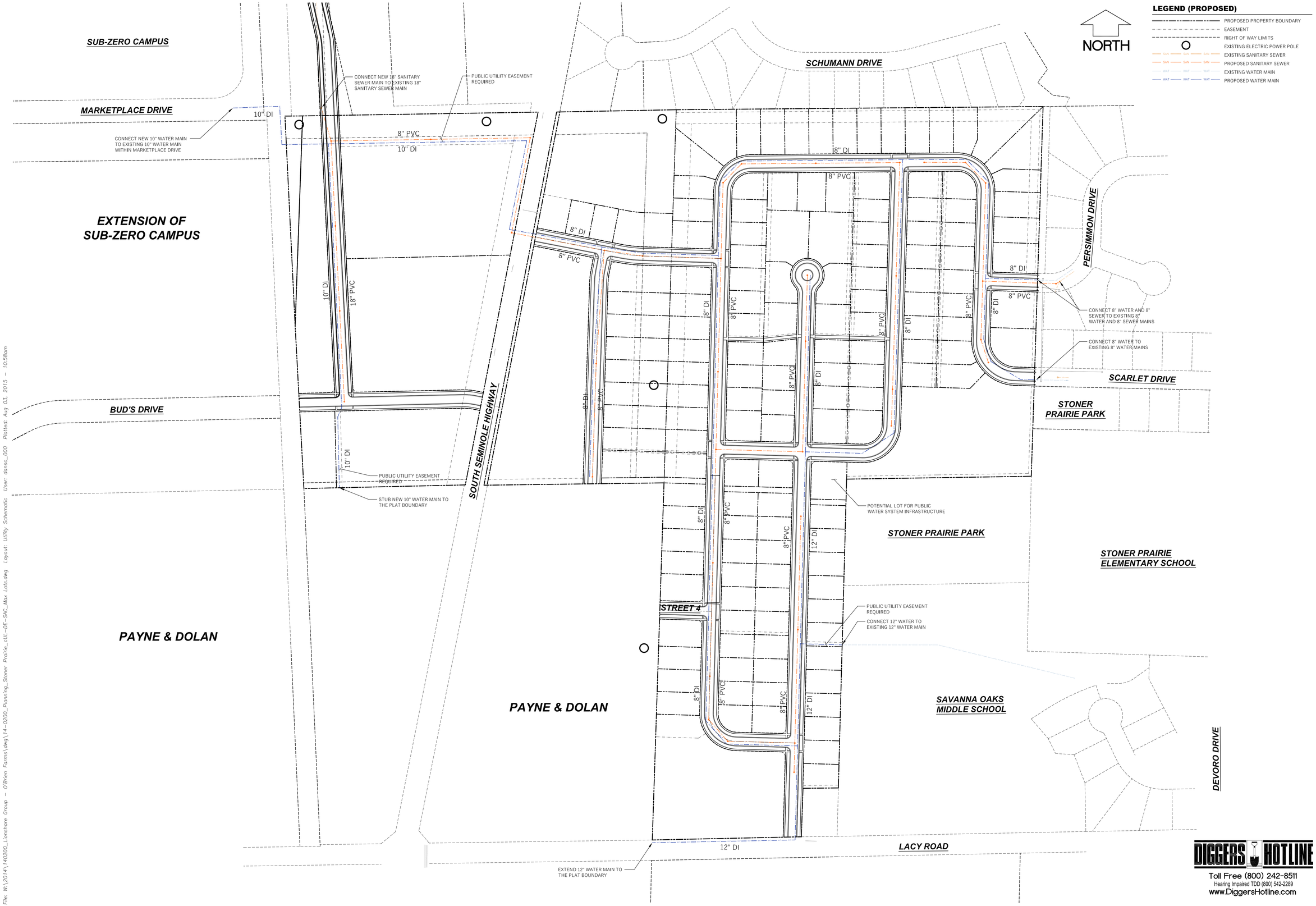
Sheet Title: STREET TYPICAL SECTIONS

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	NTS
Wyser Number	14–0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 5

File: W:\2014\140200_Lionshare Group – O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_CUL-DE-SAC_Max Lots.dwg Layout: Street Section User: danse_000 Plotted: Aug 03, 2015 – 10:57am



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A WALK TO SCHOOL NEIGHBORHOOD
CITY OF FITCHBURG, DANE COUNTY, WI

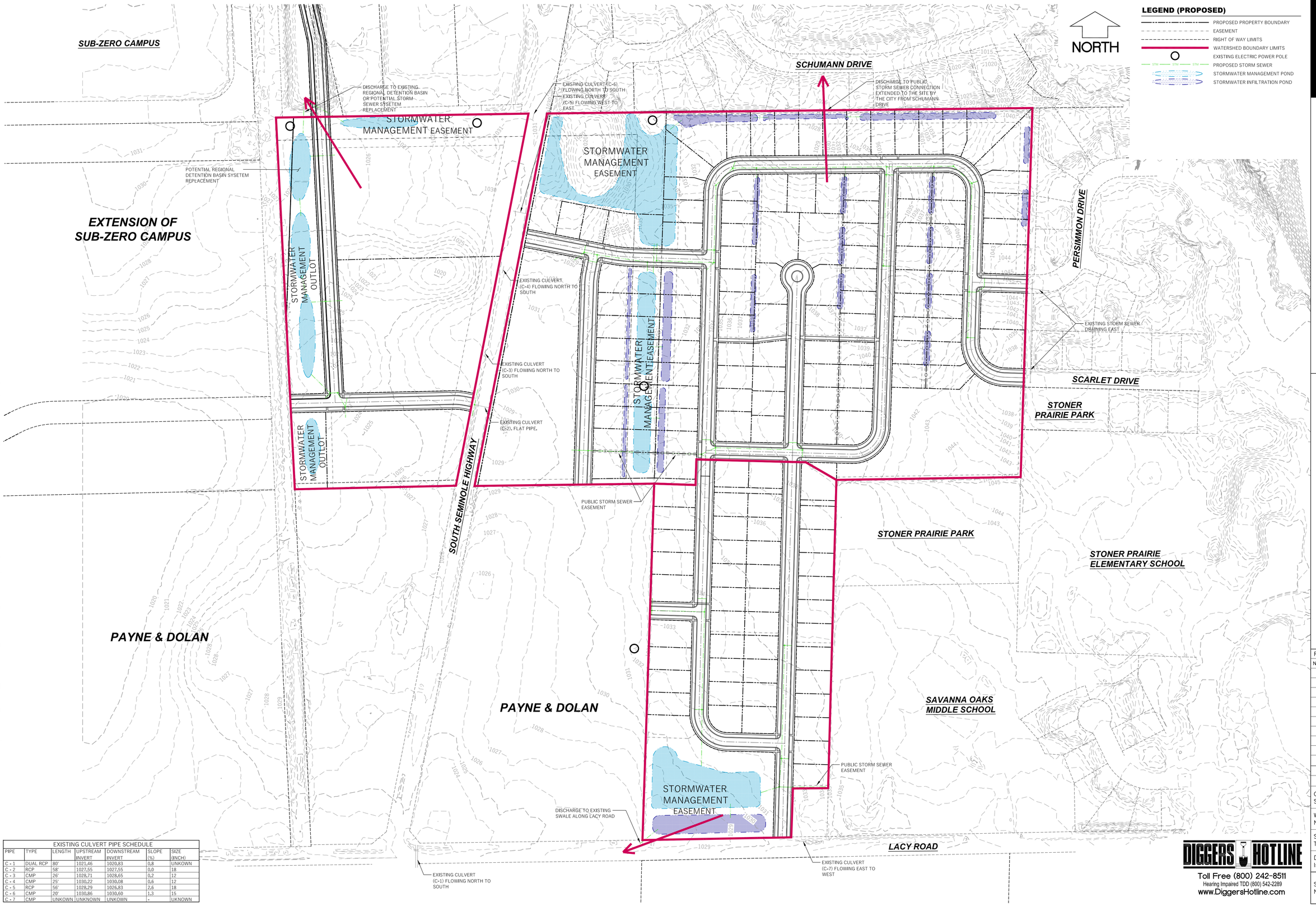
Sheet Title: UTILITY SCHEMATIC

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 150' 300' 450'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 6

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_cUL-DE-SAC_Max Lots.dwg Layout: Utility Schematic User: danscc_000 Plotted: Aug 03, 2015 - 10:58am



EXISTING CULVERT PIPE SCHEDULE						
PIPE	TYPE	LENGTH	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE (%)	SIZE (INCH)
C - 1	DUAL RCP	80'	1021,46	1020,83	0,8	UNKOWN
C - 2	RCP	58'	1027,55	1027,55	0,0	18
C - 3	CMP	26'	1028,71	1028,65	0,2	12
C - 4	CMP	25'	1030,22	1030,08	0,6	12
C - 5	RCP	56'	1028,29	1026,83	2,6	18
C - 6	CMP	20'	1030,86	1030,60	1,3	15
C - 7	CMP	UNKOWN	UNKNOWN	UNKOWN	-	UNKOWN

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STONER PRAIRIE -
A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: STORMWATER SYSTEM SCHEMATIC LAYOUT

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 75' 150' 225'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 7

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_CUL-DE-SAC_Max Lots.dwg Layout: Stormwater Schematic User: dansc_000 Plotted: Aug 03, 2015 - 11:02am

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A WALK TO SCHOOL NEIGHBORHOOD
CITY OF FITCHBURG, DANE COUNTY, WI

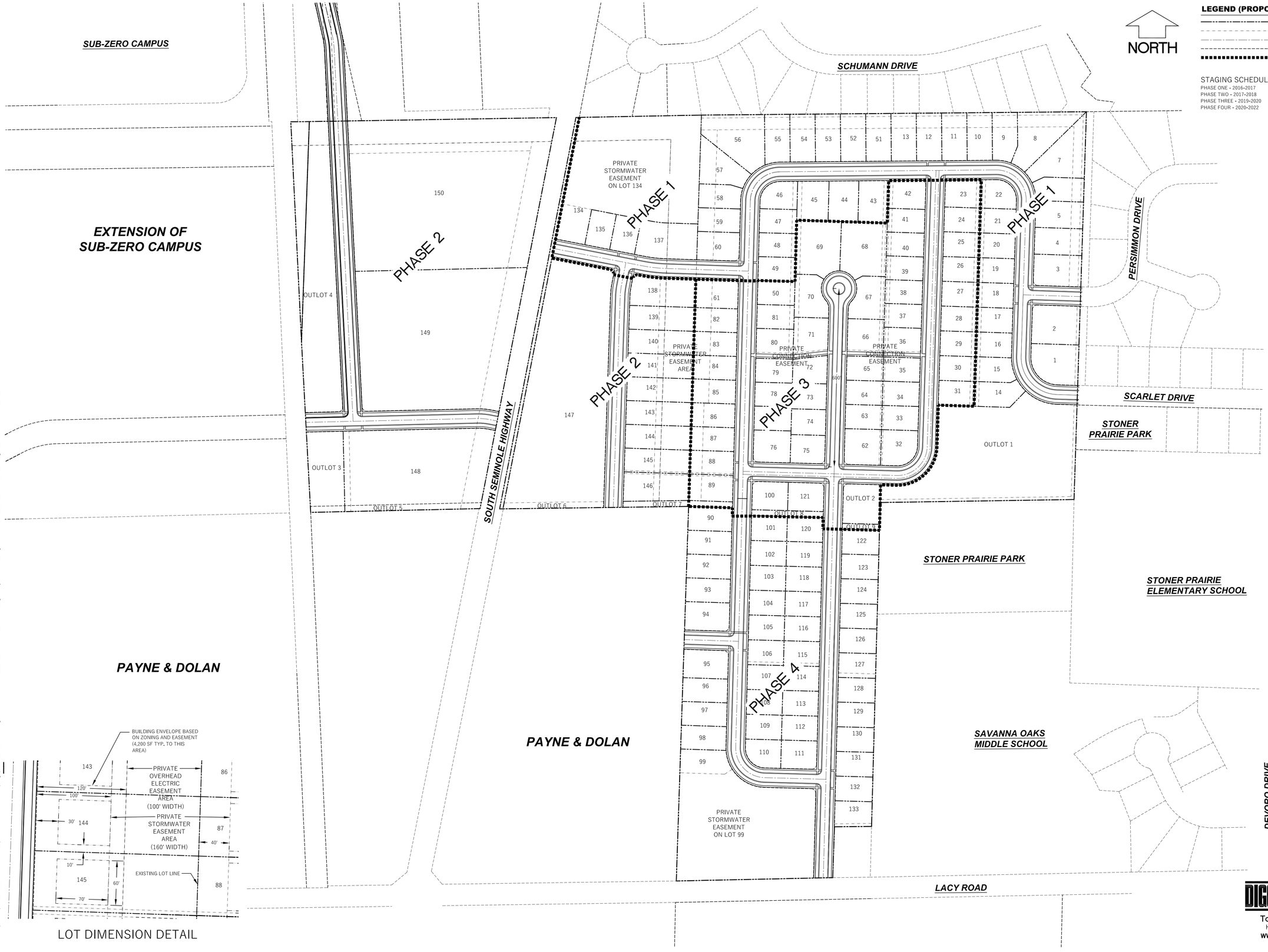
Sheet Title: LAND USE

Revisions:

No.	Date:	Description:

Graphic Scale	0' 75' 150' 225'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 8

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_cUL-DE-SAC_Max Lots.dwg Layout: Land Use User: dansc_000 Plotted: Aug 03, 2015 - 11:03am



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- ROADWAY CENTER LINE
- RIGHT OF WAY LIMITS
- PHASING LIMITS

STAGING SCHEDULE
PHASE ONE - 2016-2017
PHASE TWO - 2017-2018
PHASE THREE - 2019-2020
PHASE FOUR - 2020-2022

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STONER PRAIRIE -
A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: PHASING PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 75' 150' 225'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 9

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_cUL-DE-SAC_Max Lots.dwg Layout: Phasing User: dansc_000 Plotted: Aug 03, 2015 - 11:03am

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STONER PRAIRIE -
A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

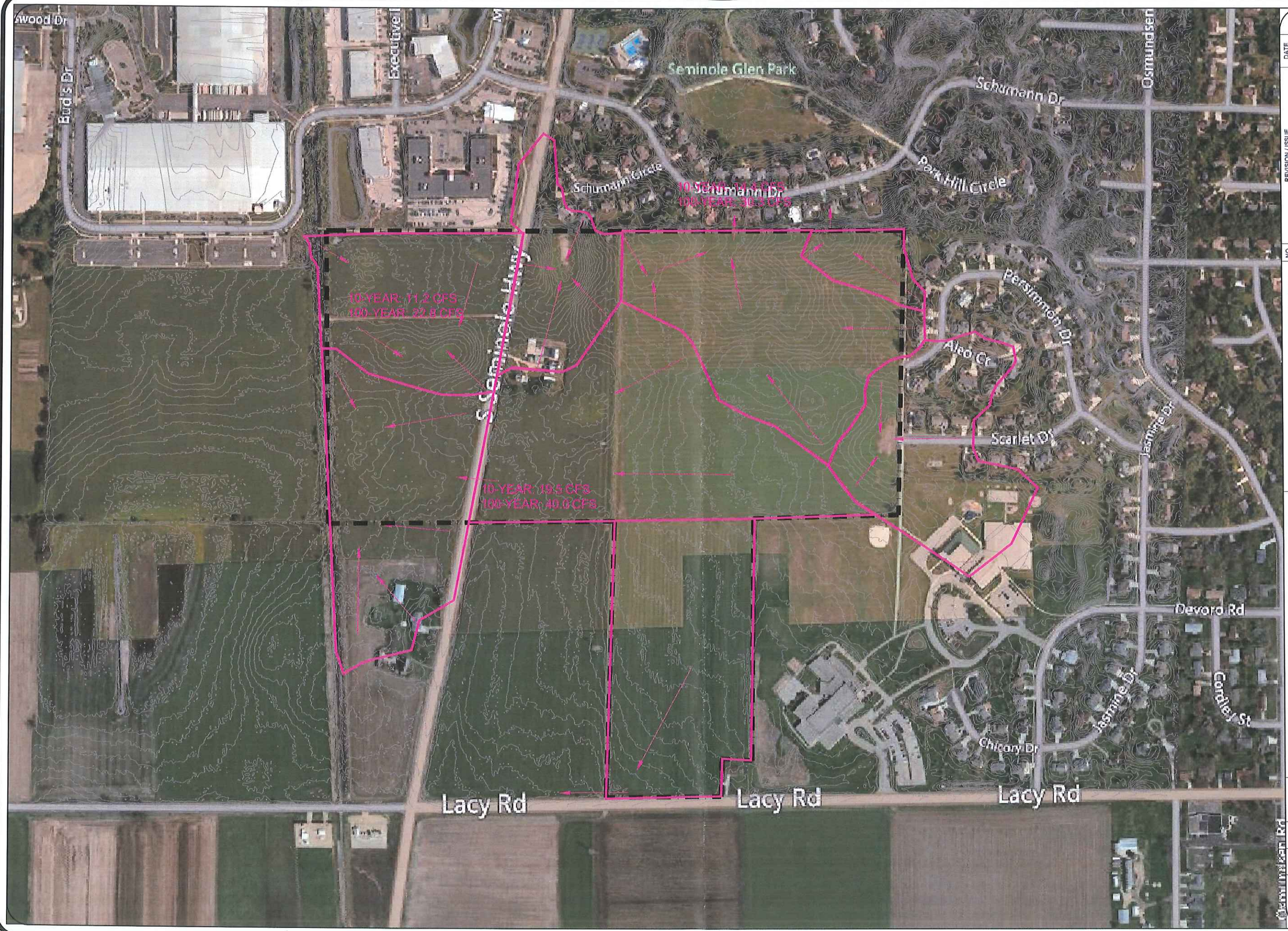
Sheet Title:
ZONING PLAN

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 75' 150' 225'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 10

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_cUL-DE-SAC_Max Lots.dwg Layout: Zoning User: dansc_000 Plotted: Aug 04, 2015 - 10:55am



DRAWN BY	CHECKED BY
LMS	DJH

NO.	REVISION / ISSUE	DATE

MONTGOMERY ASSOCIATES:
RESOURCE SOLUTIONS, LLC
119 S. MAIN ST., SUITE A
COTTAGE GROVE, WI 53527
ph 608.223.9586 | fx 608.223.9586
www.ma-rs.org

PRE-DEVELOPMENT SUBWATERSHEDS
STONER PRAIRIE DEVELOPMENT

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

0 ½ 1

SCALE

PROJECT NO.	DATE
1666	1"=200'

SHEET NO.
1/3

File: P:\1666 - O'Brien Development\Drawings\Basemap 03-11-15.dwg Layout: Figure-1 User: Severson1 Plotted: Mar 12, 2015 - 10:08am

Montgomery Associates
Resource Solutions, LLC

RECEIVED 8/5/2015

August 5, 2015

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

Re: Stoner Prairie
CDP Response Letter
MARS Project Number: 1666

Dear Tom:

We received Planning and Public Works staff comments on July 30, 2015. We have prepared this letter to address the comments and have revised the CDP to incorporate necessary changes. Enclosed are two copies of the revised CDP with changes highlighted.

The staff comments are listed below with our response in red.

Planning Comments:

1. Please provide a map of the CDP at 1"=200' or better scale (see ordinance 24-7(a)(1))
   Response: A 1"=200' map of the CDP area is enclosed.
2. On page 11, 3.8 provide density (net and gross) of each specific land use area and by current property owner
   Response: Section 3.10 on page 12 provides the breakdown listed above. A reference to Section 3.10 has been added to 3.8.
3. The purpose of the large site near Lacy Road proposed to be zoned R-L is storm water, but yet other ponds are proposed to be P-R, why the difference?
   Response: All the stormwater management facilities within the O'Brien and eastern Dunn properties are proposed to be privately owned and maintained within easements on the lots. The zoning for the stormwater easements east of Seminole Highway will be the same as the lots, R-L. The facilities west of Seminole Highway are proposed to within public outlots assuming the plan goes through to relocate the existing public stormwater facility north of the Dunn property onto the Dunn property.
4. Why does that large area not have a lot number?
   Response: As explained above, the large area is an easement and is part of Lot 99.
5. Please provide a map showing current sub-basin drainage areas, and showing what the drainage areas will be with grading completed.
   Response: Exhibit 7 shows the proposed sub-basin drainage areas. An exhibit showing existing drainage areas is enclosed.
6. Have you met the standard for 100 year stay-on, and back-to-back 100 year events for the areas that drain to closed basins?
   Response: The proposed stormwater management plan is consistent with the North Stoner Neighborhood plan. The proposed infiltration areas provide 100% stay on for the average annual rainfall. The neighborhood plan allows specific discharge rates at the discharge points shown on

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Exhibit 7. The stormwater management areas shown are sufficient to reduce peak rate discharges to the rates established in the neighborhood plan. The Neighborhood Plan requires storage for back to back 100 year events only for CD1. CD1 is not within the Stoner Prairie CDP limits.

7. The townhouses on the Dunn property have single family across the street, it would be better to transition land use at rear yards, and not at the street. Can you put more townhomes on the east side of the unnamed street opposite the current townhouse area and still meet the 6 acre density for that area?
   Response: The net density for the area is right at 6 units/acre so adding more townhouses would create high densities. We would like to add townhouses on the east side if there is support for the higher density.
8. Has the Lacy Neighborhood and area residents accepted the plan?
   Response: Starting in January of this year, the Developer has held monthly meetings with representatives from Lacy and Seminole neighborhoods to review the proposed development plan as it evolved. A full Neighborhood meeting was held in April. The Developer addressed comments and concerns received during the 1st neighborhood meeting by revising the plan. A second neighborhood meeting was held in July where the revised plan was presented. The neighborhood seemed supportive of the revised plan as evidenced by the comments provided by District 4 Alder Hartmann.
9. What is the length of the cul-de-sac? They are limited to 600'.
   Response: The cul-de-sac is 600' as dimensioned on Exhibit 9. The dimension is from the north Right-of-Way line of Street 3 and the center of the cul-de-sac bulb.
10. Identify all public outlots and their purpose(s)
    Response: All public outlots and their purposes are identified on Exhibit 4.
11. Who will maintain the drainage ponds at the rear of the lots? How will can they be accessed to be maintained without ripping up people's lawns?
    Response: The infiltration areas proposed for the rear of the lots will be accessed from the easement connection to the public streets. All stormwater management facilities not in public outlots will be maintained by the homeowners,
12. Per ordinance 24-7(a) does the submittal meet all the requirements of 24-4?
    Response: To provide the information required in 24-4, ROW widths, Plat and CSM names on adjacent parcels and a meets and bounds description were added to Exhibit 2. Adjacent zoning was added to Exhibit 10.
13. Is sufficient area provided to meet all storm water requirements? Have you completed calculations?
    Response: We have completed preliminary calculations to determine the required areas. The required areas are sufficient to meet the stormwater requirements established in the neighborhood plan.
14. What is the purpose of the dashed line that is on the large lot next to Lacy Road? (e.g. see Exhibit 10)
    Response: The dashed line indicates the easement limit.
15. Identify distance between the power line easement and the front lot lines.
    Response: A detail showing dimensions has been added to Exhibit 9.
16. Have you discussed offset road connections on Seminole Hwy. with Public Works?
    Response: Various concept designs for the offset road connections on Seminole Highway were discussed with Public Works. It is noteworthy that Public Works did not comment on the offset road connections in their section.
17. How will there be a safe crossing of Seminole Hwy based on the location of the trail crossing? Have you discussed options for this crossing with Public Works?
    Response: Public Works, in their comments, requested that the trail crossing be redesigned so that it has a better alignment. The exhibits have been revised to show the realigned crossing. We will work with Public Works on a signage and stripping plan for the crossing.
18. Please show all wetlands and related environmental corridors on the plan sheets.
    Response: We will add the wetland and related environmental corridors to the plan sheets as soon as we have the information.

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19. If there are not wetlands, please provide concurrence from WIDNR to that decision
    Response: We will provide concurrence from the WDNR for areas determined not to be wetland.
20. Please note how recreation path will extend west of Seminole Hwy to the Badger Trail.
    Response: Exhibit 4 shows the path between Seminole Hwy and the Badger Trail.
21. What is the expected range of lot sizes? 80'x125' lots would produce a lot at the 10,000 sq ft minimum for R-L zoning.
    Response: The expected range of lot sizes is shown in Section 3.3 of the CDP. All of the lot sizes will meet the 10,000 sft minimum for R-L zoning.
22. Please review the R-H standards to assure they will meet your intended development option for the townhouse medium density area.
    Response: After reviewing the R-H standards, we feel PDD zoning will be a better fit for our intended development option. The CDP has been revised to show PDD zoning for that lot.
23. Park calculations and fees are handled with platting. Please refer to Land Division Ordinance for parkland requirements.
    Response: Understood.

Public Works Comments

General Comments

1. A developer agreement will be needed for the public improvements.
   Response: Understood.
2. Wetland determinations and delineations should be performed prior to approval of the CDP.
   Response: Acknowledged. A wetland consultant has been retained to perform the wetland determinations and delineations but has not completed them yet.

Transportation Comments

1. All shared-use path outlots should be 20' in width to allow for a 10' path and 5' grass shoulder.
   Response: Understood.
2. The mid-block east-west path that is provided south of Dunn O'Brien Street should continue across Streets D and B to maintain a continuous bike/ped connection between Street E and Scarlet Drive.
   Response: The proposed mdi-block path south of Dunn O'Brien Street is not intended to be the primary multi-use connection within the plat. The proposed path is only a 5' wide pedestrian path to break up the cul-de-sac length and to provide a natural divide between A lots and B lots proposed for the cul-de-sac.
3. The bike path that is planned for the south side of Bud's Drive on the west side of Seminole Highway should connect with the east-west bike path that is proposed on the east side of Seminole Highway. One of the paths should be realigned to allow those to line up.
   Response: The path on the west side of Seminole Highway has been realigned to connect to the path on the east side of Seminole Highway.
4. The bike path that is shown immediately south of Street 3, between Street D and the Stoner Prairie Park should be shifted south so that it is a mid-block cut through to the schools. It could be placed closer to Street 4.
   Response: The bike path is shown based on input received by Scott Endl. Our understanding is from a Parks perspective, they want the path to connect the Stoner Prairie Park to the Badger Trail.
5. Additional right-of-way dedication of 11' should be provided on the east side of S. Seminole Highway to match the width to the north. Concrete sidewalk should be provided on the east side of Seminole Hwy.
   Response: The additional right-of-way is shown on the exhibits. The additional right of way requires one less townhome to keep the net density below 6 units per acre. The exhibits and CDP have been revised to reflect the decrease in units.
6. A 10'-wide shared-use path should be provided on the north side of Lacy Road within the outlot for the Pond.
   Response: A path will be provided. The pond is not in a public outlot but in a private easement.
7. The 65' ROW Landscape Buffer on the west side of S. Seminole Hwy should also allow for the continuation of the shared-use path.

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Response: The landscape buffer callout has been changed to include the path. The landscape buffer was intended to be an easement on the lots.

8. A shared-use path should be provided through the Public Park to connect with the N-S school path.
   Response: There is an existing east-west sidewalk across the park. Our intent is to enhance and utilize that existing connection with input from Parks and School officials.

Water Main and Sanitary Sewer

1. The Designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets to review design requirements and layout.
   Response: We'll meet with Fitchburg Utility after CDP approval to discuss design requirements and layout.
2. Water impact fees will need to be paid prior to the release of each building permit within the development.
   Response: Understood.
3. Seminole Hwy Interceptor, McKee Interceptor, and MMSD fees shall be paid for at the time of platting.
   Response: Understood.
4. Provide the following additional information in Section 3.6 of the CDP:
   - The development will be serviced by the City's west zone. All water main extensions within the development will be looped. Provide anticipated static pressures and average day water usage within this development.
   - The option for the Fitchburg Utility to purchase a minimum ½ acre lot for the purposes of constructing a municipal well within this development will be included in the developer's agreement. The location and cost of this lot will be mutually agreed upon by both parties and included in this agreement.
   - The eastern most block will be serviced by the McKee Interceptor and the remainder will be serviced by a future extension to the Seminole Hwy interceptor. Provide anticipated sewer capacity needs for each of these service areas based on a peak factor of 4.

   Response: The additional information has been added in Section 3.6 of the CDP.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: http://www.fitchburgwi.gov/231/ECSWM-Requirements.
   Response: Understood.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: http://www.fitchburgwi.gov/230/Credit-Opportunities provides the application form and details on this program.
   Response: Understood.
3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.
   Response: Understood.

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Montgomery Associates
Resource Solutions, LLC

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

Sincerely,

Montgomery Associates: Resource Solutions, LLC

Deborah J. Hatfield

Deborah J. Hatfield, PE
Project Engineer

Enclosures:

Copy, w/enclosures: Chris Ehlers
Jim Spahr

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Stoner Prairie Neighborhood
Comprehensive Development Plan
Public Works Review #2

The following comments (in green) are based on the responses submitted by Deb Hatfield (in red) for the Comprehensive Development Plan Review #1 for Stoner Prairie, dated August 5, 2015. RE, 8-10-15; AB, 8-10-15; TF 7-28-15. Additional comments beyond these may be required on future reviews.

Responses by Debbie Hatfield have been added in blue.

General Comments

1. A developer agreement will be needed for the public improvements.
   Response: Understood.
2. Wetland determinations and delineations should be performed prior to approval of the CDP.
   Response: Acknowledged. A wetland consultant has been retained to perform the wetland determinations and delineations but has not completed them yet.

Transportation Comments

1. All shared-use path outlots should be 20' in width to allow for a 10' path and 5' grass shoulder.
   Response: Understood.
2. The mid-block east-west path that is provided south of Dunn O'Brien Street should continue across Streets D and B to maintain a continuous bike/ped connection between Street E and Scarlet Drive.
   Response: The proposed mdi-block path south of Dunn O'Brien Street is not intended to be the primary multi-use connection within the plat. The proposed path is only a 5' wide pedestrian path to break up the cul-de-sac length and to provide a natural divide between A lots and B lots proposed for the cul-de-sac. Applicant should be aware that the 5' wide pedestrian cut-through, south of O'Brien Street, shall be privately maintained.
   We understand from previous correspondence received after our initial response that all paths will be required to be 10' paved paths in 20' public outlots. We were also told at the Parks Commission meeting on August 6, 2015 that the public outlots would be accepted as parkland. As the project moves forward, we will comply with the requirement that all paths be in 20' public outlots.
3. The bike path that is planned for the south side of Bud's Drive on the west side of Seminole Highway should connect with the east-west bike path that is proposed on the east side of Seminole Highway. One of the paths should be realigned to allow those to line up.
   Response: The path on the west side of Seminole Highway has been realigned to connect to the path on the east side of Seminole Highway.
4. The bike path that is shown immediately south of Street 3, between Street D and the Stoner Prairie Park should be shifted south so that it is a mid-block cut through to the schools. It could be placed closer to Street 4.
   Response: The bike path is shown based on input received by Scott Endl. Our understanding is from a Parks perspective, they want the path to connect the Stoner Prairie Park to the Badger Trail. Public Works has spoken with Scott Endl regarding the path location. The applicant could consider 2 path connections, one where shown and one to the south, across from Street 4. If only one path is provided, there was concurrence that the path should be shifted south to provide a cut-through, as well as connect to the Stoner Prairie Park (or the Savannah Oaks property).This could be placed opposite of Street 4.
   The second path connection near Street 4 was shown on the revised exhibits. My original response did not make that clear.
5. Additional right-of-way dedication of 11' should be provided on the east side of S. Seminole Highway to match the width to the north. Concrete sidewalk should be provided on the east side of Seminole Hwy.
   Response: The additional right-of-way is shown on the exhibits. The additional right of way requires one less townhome to keep the net density below 6 units per acre. The exhibits and CDP have been revised to reflect the decrease in units.
6. A 10'-wide shared-use path should be provided on the north side of Lacy Road within the outlot for the Pond.
   Response: A path will be provided. The pond is not in a public outlot but in a private easement.

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7. The 65' ROW Landscape Buffer on the west side of S. Seminole Hwy should also allow for the continuation of the shared-use path.
   Response: The landscape buffer callout has been changed to include the path. The landscape buffer was intended to be an easement on the lots.
8. A shared-use path should be provided through the Public Park to connect with the N-S school path.
   Response: There is an existing east-west sidewalk across the park. Our intent is to enhance and utilize that existing connection with input from Parks and School officials. Public Works has spoken with Scott Endl regarding a path through the Public Park. There was consensus that a path should be provided along the north edge of the Public Park, connecting Street B east to the existing school Bike Path. Not only will this provide a direct path connection to the school path, but it will also define the park boundary from the residential lots to the north.
   We will work with Public Works and Parks to provide the required path through the Public Park as the project moves forward.

Water Main and Sanitary Sewer

1. The Designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets to review design requirements and layout.
   Response: We'll meet with Fitchburg Utility after CDP approval to discuss design requirements and layout.
2. Water impact fees will need to be paid prior to the release of each building permit within the development.
   Response: Understood.
3. Seminole Hwy Interceptor, McKee Interceptor, and MMSD fees shall be paid for at the time of platting.
   Response: Understood.
4. Provide the following additional information in Section 3.6 of the CDP:
   - The development will be serviced by the City's west zone. All water main extensions within the development will be looped. Provide anticipated static pressures and average day water usage within this development.
   - The option for the Fitchburg Utility to purchase a minimum ½ acre lot for the purposes of constructing a municipal well within this development will be included in the developer's agreement. The location and cost of this lot will be mutually agreed upon by both parties and included in this agreement.
   - The eastern most block will be serviced by the McKee Interceptor and the remainder will be serviced by a future extension to the Seminole Hwy interceptor. Provide anticipated sewer capacity needs for each of these service areas based on a peak factor of 4.

   Response: The additional information has been added in Section 3.6 of the CDP. Please calculate the peak sewer usage for the Seminole Hwy Interceptor for this development based on water usage and a peak factor of 4.
   Adding in the peak sewer usage for the Industrial-Commercial areas (based on the expected water usage and a peak factor of 4) to the peak sewer usage already calculated for the residential areas indicates a total of 0.23 CFS for the Seminole Highway Interceptor.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: http://www.fitchburgwi.gov/231/ECSWM-Requirements.
   Response: Understood.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: http://www.fitchburgwi.gov/230/Credit-Opportunities provides the application form and details on this program.
   Response: Understood.
3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.

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Montgomery Associates
Resource Solutions, LLC

Response: Understood.

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

Sincerely,

Montgomery Associates: Resource Solutions, LLC

Deborah J. Hatfield

Deborah J. Hatfield, PE
Project Engineer

Enclosures:

Copy, w/enclosures: Chris Ehlers
Jim Spahr

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COMMENT REQUEST FORM

The Fitchburg Plan Commission or the Board of Appeals will be considering action on the application described below. Your department's review and comments are requested. If additional space is needed, please attach extra sheets for your comments.

APPLICANTS NAME: Debbie Hatfield, Montgomery Associates, Chris Ehlers, agent for William Ryan Homes (O'Brien Property) and James Spahr, agent for Lionshare Group, L.L.C (Dunn Property)

PROPERTY ADDRESS: 2800 S. Seminole Highway, north of Lacy Road

PROPERTY LOCATION: Metes and Bounds

TYPE OF REQUEST: Comprehensive Development Plan (CDP) approval

FILE NO. CDP-2072-15

EXPLANATION OF REQUEST: Applicant is requesting approval of a Comprehensive Development Plan (CDP) for the Stoner Prairie Neighborhood's Dunn and O'Brien properties.

Comments requested from the following departments:

_X_ Assessing
_X_ Building Inspection
_X_ Fire
_X_ Parks
_X_ Police
_X_ Public Works
_X_ Economic Development

Other:

_X_ Mayor Arnold
_X_ City Administrator
_X_ Ald Hartmann
_X_ Ald Johnson
_X_ Light table

COMMENTS: *My take on the work done by the developers; to include the closest existing neighbors/neighborhoods, school district, commercial interests, and city government, is that they have done their homework. I have attended both public mtgs. (this spring and summer) and feel as though the proposed plan strikes a pretty good balance between, at times conflicting, interests. My take-away from the last public meeting was that the neighbors are now mostly in favor of what is proposed. For my part, I have but a few comments/questions remaining;*

1) *The plan for a partial holding pond, in the existing depression on the northwest side of the*

planned residential area (fronting Seminole Hwy., identified in plan as 'CD3' on Dunn portion of CDP) seems overly complicated, though I understand they may be dealing w/ DNR/NRCS wetland preservation and compliance issues.

2) *Section 3.7, should contain more detail about the plan for infiltration and recharge, specifically as it was presented at the first public mtg. (held at Stoner Prairie school). This strategy involved digging 10-15 ft. through a 'clay layer' of the uppermost soil horizon, along the northern boundary of the CDP, and refilling w/ a sandier, more permeable layer, to facilitate rapid infiltration and groundwater recharge rather than purely run-off management and surface channeling.*

That said, and as it stands in this most recent iteration, I am mostly in favor of the plan.

Signature_ __ Please return to Planning Dept. by: 12:00 p.m., July 28, 2015

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
Date: August 6, 2015

Comprehensive Development Plan Request CDP-2072-15 by Debbie Hatfield, Montgomery Associates, Chris Ehlers, Agent for William Ryan Homes (O'Brien Property) and James Spahr, Agent for Lionshare Group, LLC (Dunn Property), for a
Residential and Industrial Development in the North Stoner Prairie Neighborhood (O'Brien and Dunn properties)

Please find below Parks Department comments, per your request, on CDP-2072-15. This item will be taken to the Park Commission on August 6th, 2015 for additional comments and consideration. These calculations may adjust slightly due to adjustments to final plat.

- **Park Improvement Fee*:* There are 177 dwelling units proposed in the CDP (146 single family, 31 multi-family). Based off the 2015 park improvement fees, these 177 units require $96,475.00. If not paid in 2015 this amount would be adjusted to the year that it is being paid.**
- **Parkland Dedication*:* As noted in Section 3.10 of the CDP document, the full proposed CDP with 177 dwelling units requires 11.8 acres of parkland dedication; the development is providing a 3.8 acre park (Proposed Outlot 1), leaving a deficiency of 8 acres, or $519,600 in fee in-lieu of parkland dedication (2015 $).**
- **Parkland Street Frontage*:* This will be calculated at the platting stage as there is not enough detail in the CDP to calculate how much street frontage is being provided.**
- **20' mid block easements need to be outlots**
- **Encroachment issue needs to be discussed and worked on**
- **East West connection of Bike path on North side of Lacy Road**
- **Parks will work in partnership with developer as it relates to the design of the park**
- **Investigate naming rights of park to the O'Brien family**

Please feel free to contact me with any questions.

Respectfully,
Scott Endl