



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 - Amendment

- 2. Proposed Land Use (Check all that Apply):**
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 14

4. No. of Buildable Lots Proposed: 9

5. Zoning District: P-R, B-G, R-L, PDD, I-S

6. Current Owner of Property: William Dunn

Address: 6055 Whalen RD Verona, WI 53593 **Phone No:** (608) 212-9400

7. Contact Person: James Spahr Lionshare Group, LLC

Email: ajspahr@charter.net

Address: 5396 King James Way, Suite 220 **Phone No:** (608) 235-6499

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

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

Respectfully Submitted By: *James Spahr*
 Owner's or Authorized Agent's Signature

James Spahr - Agent
 Print Owner's or Authorized Agent's Name

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

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

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

Permit Request No. _____

October 20, 2015

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

Re: Stoner Prairie CDP Amendment
MARS Project Number: 1666

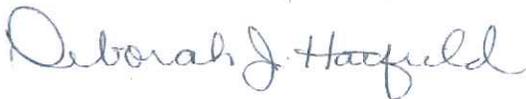
Dear Tom:

Enclosed are an application, check for the application fee and 10 copies for a Comprehensive Development Plan amendment for Stoner Prairie. The amendment is for a section of the eastern Dunn property. The initial CDP designated this section as 9 single family lots. The CDP amendment revised this area to Townhomes, similar to the area west of the proposed public street. The density for the CDP amendment (6.0 units/net acre) is consistent with the North Stoner Prairie Neighborhood plan, which specified 5-6 units per acre for the eastern Dunn parcel. The density (3.0 units/net acre) for the remaining single family lots on the O'Brien and eastern Dunn property is also consistent with the neighborhood plan. The CDP amendment will be provided to the neighborhood groups for distribution and for posting on their websites.

The applications are being submitted for the November 17, 2015 Plan Commission meeting. As the application states, the property owner is William Dunn and the contact person is Jim Spahr. A letter from William Dunn submitted with the initial CDP authorized Mr. Spahr to make submittals for this property. Please feel free to contact me with any questions or concerns regarding the submittal materials.

Sincerely,

Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE
Project Engineer

Enclosures

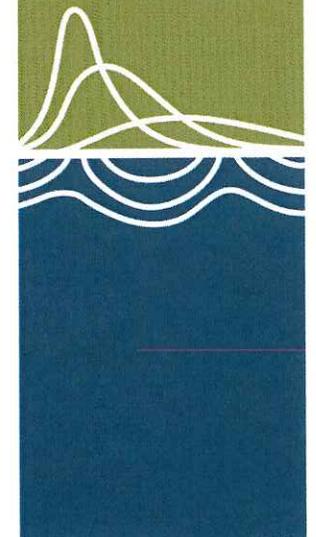
Copy, w/enclosures: Jim Spahr

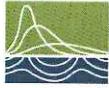
Comprehensive Development Plan Stoner Prairie Neighborhood Amendment One Fitchburg, Wisconsin

Lionshare Group, LLC
Fitchburg, WI
October 20, 2015



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

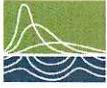




**Comprehensive Development Plan
Amendment One
Stoner Prairie Neighborhood**

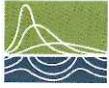
Table of Contents

1	Introduction.....	1
2	Proposed Development.....	1
2.1	Proposed Site Plan.....	1
2.2	Proposed Housing Mix.....	1
2.3	Stormwater Management.....	2
2.4	Consistency with Adopted Plans.....	2
2.5	Proposed Land Use Data.....	2
2.6	Proposed Zoning and Land Use.....	2
3	Estimated Assessed Value.....	3
4	References.....	4



Exhibits

- | | |
|-----------|-----------------|
| Exhibit 1 | Project Context |
| Exhibit 2 | Project Plan |
| Exhibit 3 | Land Use Plan |
| Exhibit 4 | Zoning Plan |



Project Contacts

Lionshare Group, LLC

James Spahr
Lionshare Group, LLC.
6880 CTH M
Verona, WI 53593

608-235-6499
ajspahr@charter.net

Montgomery Associates: Resource Solutions (MARS)

Project Manager

Deb Hatfield
Montgomery Associates, Resource Solutions, LLC
119 South Main Street
Cottage Grove, WI 53527

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

1 Introduction

The North Stoner Neighborhood Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg August 25, 2015. The CDP established the framework for residential (single family and multi-family) and industrial-commercial development for the 95-acre project area located near the northeast and northwest quadrants of the Lacy Road/Seminole Highway intersection (**Exhibit 1**).

The CDP included a mix of single family and multi-family for the section of Dunn property east of Seminole Highway. Multi-family was shown for the area west of Street E while single-family was shown for the area east of Street E. This CDP Amendment proposes to change the single-family east of Street E to multi-family consistent with what was shown on the west side of Street E (**Exhibit 2**). Changes to the initial CDP are described in the following sections.

2 Proposed Development

2.1 Proposed Site Plan

The initial CDP proposed single-family 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 were proposed for the remaining eastern Dunn property with 30 units on 5.0 acres with a net density of 6.0 DU/AC. The proposed densities are consistent with the North Stoner Prairie Neighborhood plan.

During the approval of the initial CDP, Fitchburg's planning department suggested that multi-family be considered for both sides of Street E within the eastern Dunn property because it is better planning to have land use changes occur at the rear of the lots instead of at streets. The initial CDP was not revised at that time but this amendment proposes to incorporate the land use change at the Dunn/O'Brien property line which accomplishes having the land use change at the rear of lots instead of at the street. In addition, initial input from the marketplace indicates the need for additional townhomes. **Exhibit 2** shows the proposed site plan.

2.2 Proposed Housing Mix

The initial CDP proposed a mix of lot sizes and building types which are identified on **Exhibit 2**. The proposed amendment increases the size of TH-D and the number of Townhomes and decreases the SF-C lots. The revised number of lots and Townhomes are shown below. Note: The sizes for each designation are averages and may vary.

SF-C (36 lots) - 80' x 145' single family lots generally with utility and/or stormwater management easements.

TH-D (51 Townhomes) – 3 to 5 unit Townhome condo and/or rental buildings are proposed for part of the eastern Dunn property, adjacent to Seminole Highway.

2.3 Stormwater Management

The impervious surface ratio for the proposed amendment area increases from 35% associated with single-family residential to 65% associated with multi-family. The proposed stormwater management system described in the original CDP can accommodate the change.

2.4 Consistency with Adopted Plans

The proposed CDP amendment is consistent with the *North Stoner Prairie Neighborhood Plan* and the *City of Fitchburg Comprehensive Plan* which designates the eastern Dunn property as Medium Density Residential or Low Density Residential with 5-6 dwelling units per acre.

2.5 Proposed Land Use Data

A change in land use from Low Density Residential (LDR) to Medium Density Residential (MDR) is proposed for the amendment area. **Exhibit 3** shows the proposed land uses.

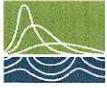
Total multi-family Site Acreage Acres

TH-D 8.7 Ac

Town House Condominiums	8.5 Ac	51 units
Public Street R/W	0.2 AC	
Net Density	6.0 Du/Ac	
Gross Density	5.9 Du/Ac	

2.6 Proposed Zoning

The PDD zoning proposed for the original TH-D area will be expanded to include the additional TH-D area. **Exhibit 4** shows the proposed final zoning for the Stoner Prairie Neighborhood. The zoning will be phased per the development schedule shown in the initial CDP which shows this area as part of Phase II.



3 Estimated Change in Assessed Value

Change in Development Type	Estimated Assessed Value
-9 SF Homes @ \$350,000 ("C" lots)	-\$3,150,000
+21 Townhomes @ \$180,000	\$3,780,000
Total Estimated Change in Assessed Value	<hr/> \$630,000

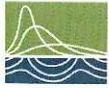
=

=



4 References

1. *City of Fitchburg Comprehensive Plan*, Chapter Four: Land Use. adopted March 2009, rev. Dec 2013
2. *North Stoner Prairie Neighborhood Plan*. November 2013



Exhibits

Exhibit 1	Project Context
Exhibit 2	Project Plan
Exhibit 3	Land Use Plan
Exhibit 4	Zoning Plan



LEGEND (PROPOSED)

	CDP AMENDMENT AREA
	PROPOSED PROPERTY BOUNDARY
	EASEMENT
	BUILDING SETBACK
	ROADWAY CENTER LINE
	RIGHT OF WAY LIMITS

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

PROJECT PLAN & CONCEPTUAL LAYOUT

Revisions:

No.	Date	Description
08/05/15	City Comments	
10/20/15	CDP Amendment	

Graphic Scale: 0' 150' 300' 450'

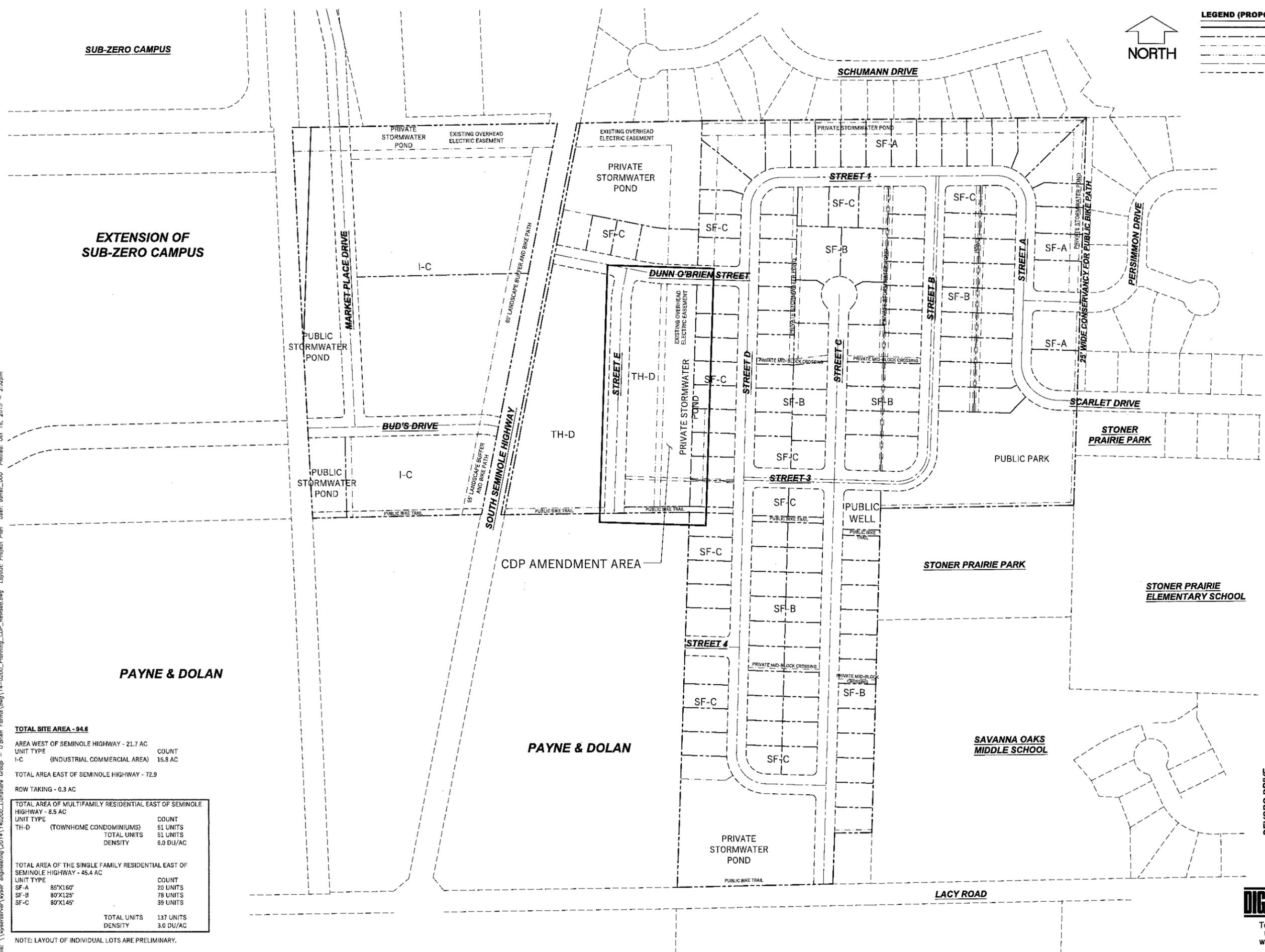
Wysér Number: 14-0200

Set Type: PLANNING

Date Issued: 07/21/2015

Sheet Number: EX. 2

DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



SUB-ZERO CAMPUS

EXTENSION OF
SUB-ZERO CAMPUS

PAYNE & DOLAN

PAYNE & DOLAN

SAVANNA OAKS
MIDDLE SCHOOL

STONER PRAIRIE
ELEMENTARY SCHOOL

STONER PRAIRIE PARK

PUBLIC PARK

CDP AMENDMENT AREA

TOTAL SITE AREA - 94.6

AREA WEST OF SEMINOLE HIGHWAY - 21.7 AC	
UNIT TYPE	COUNT
I-C (INDUSTRIAL COMMERCIAL AREA)	15.8 UNITS
TOTAL AREA EAST OF SEMINOLE HIGHWAY - 72.9	
ROW TAKING - 0.3 AC	
TOTAL AREA OF MULTIFAMILY RESIDENTIAL EAST OF SEMINOLE HIGHWAY - 8.5 AC	
UNIT TYPE	COUNT
TH-D (TOWNHOME CONDOMINIUMS)	51 UNITS
TOTAL UNITS	51 UNITS
DENSITY	6.0 DU/AC
TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL EAST OF SEMINOLE HIGHWAY - 45.4 AC	
UNIT TYPE	COUNT
SF-A 85'X160'	20 UNITS
SF-B 80'X125'	78 UNITS
SF-C 80'X145'	39 UNITS
TOTAL UNITS	137 UNITS
DENSITY	3.0 DU/AC

NOTE: LAYOUT OF INDIVIDUAL LOTS ARE PRELIMINARY.

File: \\wyserev\wyserev\engineering\2014\1402000_Lionshare_Group - O'Brien Farms\14-0200_Planning_CDP_Rev02.dwg Layout: Project Plan User: dmsc...000 Plot: Oct 16, 2015 - 2:32pm

File: \\wyserserver\wysers_engineering\2014\140200_Lionshare_Group - O'Brien Farms\14-0200_Planning_CDP_Revision.dwg Layout: Land Use User: donasc_000 Plotted: Oct 16, 2015 - 2:50pm

SUB-ZERO CAMPUS

EXTENSION OF SUB-ZERO CAMPUS

PAYNE & DOLAN

PAYNE & DOLAN

SCHUMANN DRIVE

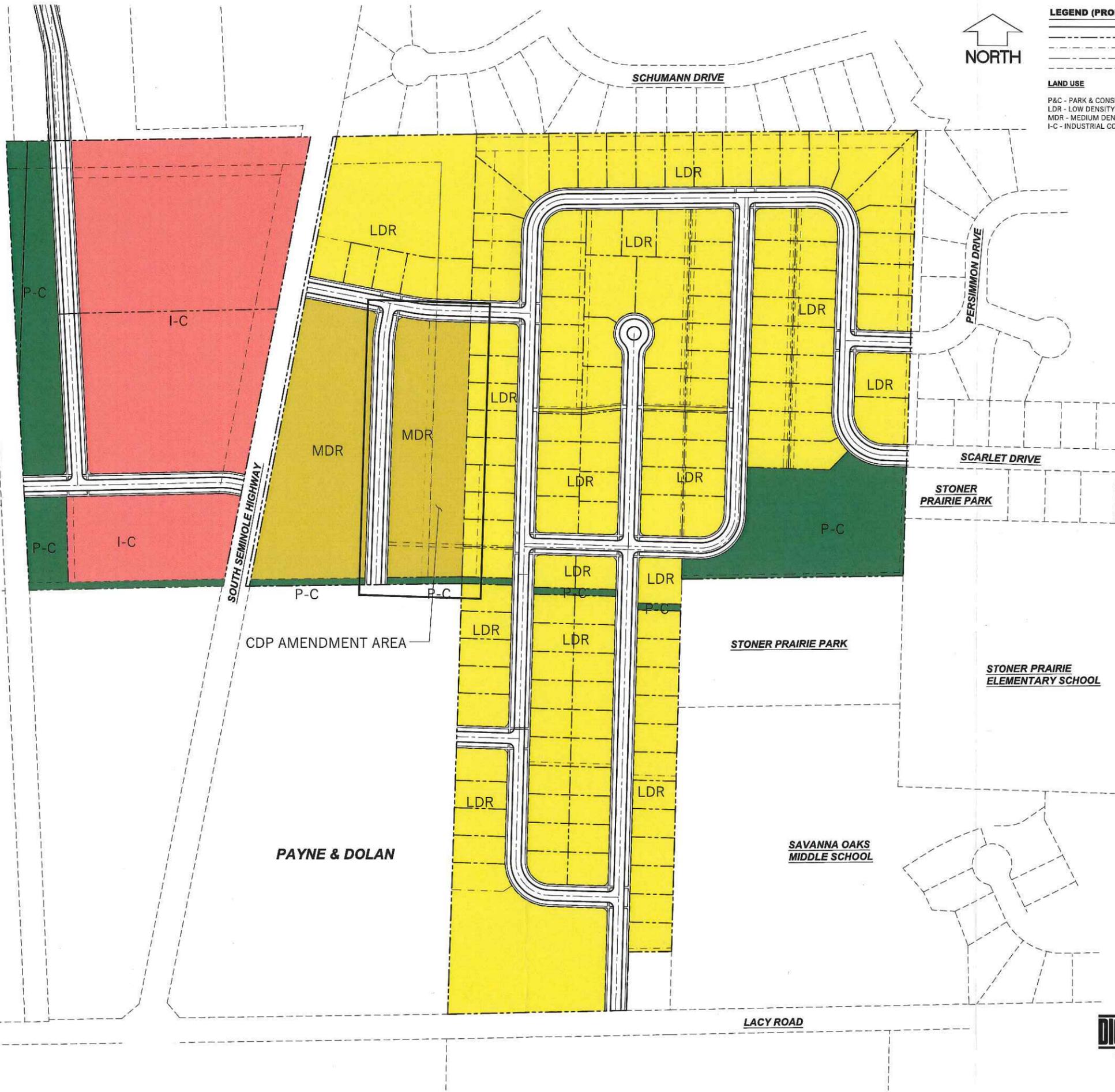


LEGEND (PROPOSED)

- CDP AMENDMENT AREA
- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- ROADWAY CENTER LINE
- RIGHT OF WAY LIMITS

LAND USE

- P&C - PARK & CONSERVANCY
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- I-C - INDUSTRIAL COMMERCIAL



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:
LAND USE

Revisions:		
No.	Date:	Description:
1	10/20/15	CDP Amendment

Graphic Scale: 0' 75' 150' 225'

Wyser Number: 14-0200

Set Type: PLANNING

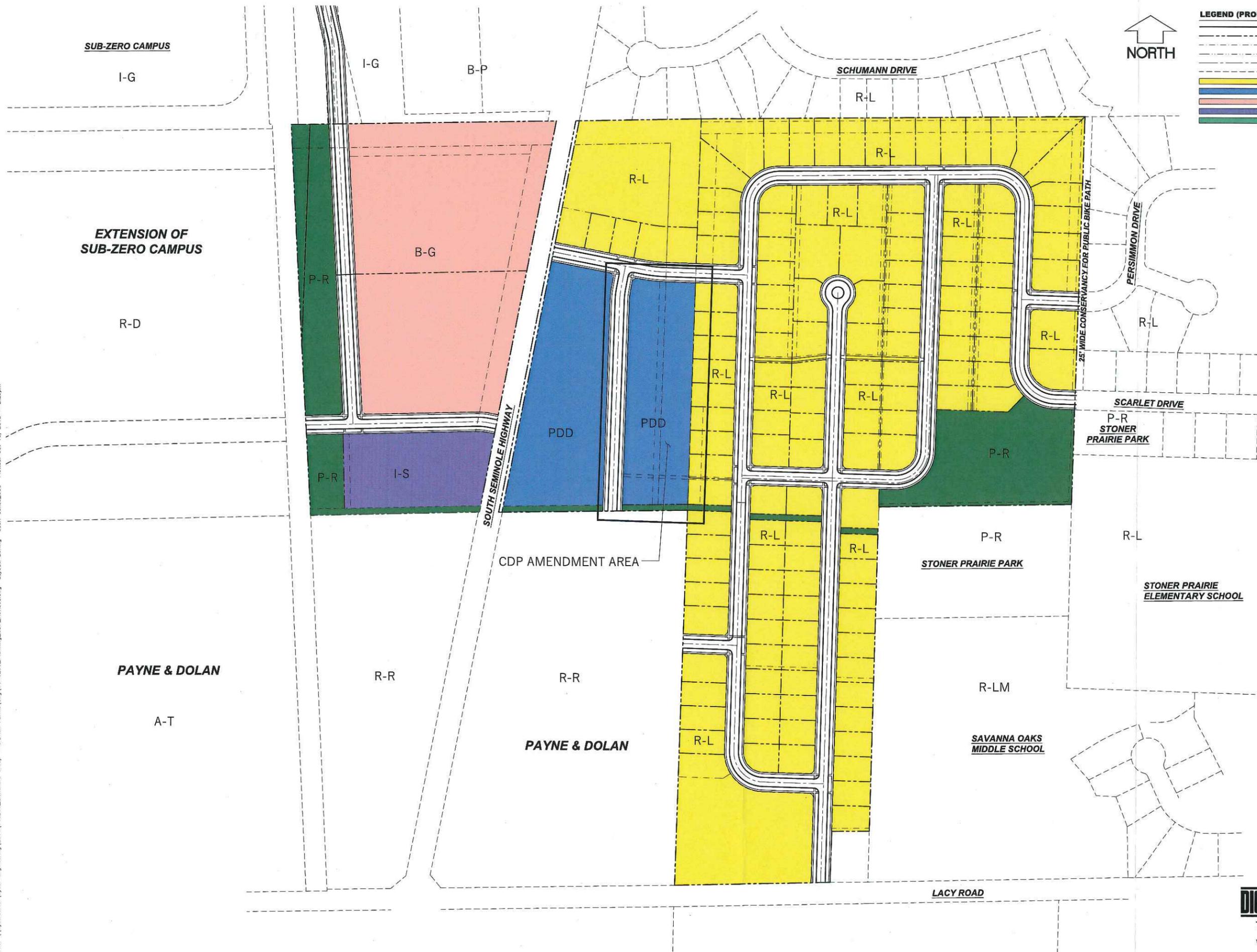
Date Issued: 07/21/2015

Sheet Number: EX. 3



Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

File: \\wyserserver\wyseng\engineering\2014\140200_Lionshare Group - O'Brain Farms\dwg\14-0200_Planning_CDP_Reviewed.dwg Layout: Zoning User: donsc_000 Plotted: Oct 16, 2015 - 2:29pm



LEGEND (PROPOSED)

- CDP AMENDMENT AREA
- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING SETBACK
- ROADWAY CENTER LINE
- RIGHT OF WAY LIMITS
- LOW DENSITY RESIDENTIAL (R-L)
- PLANNED DEVELOPMENT DISTRICT (PDD)
- BUSINESS - GENERAL (B-G)
- INDUSTRIAL - SPECIALIZED (I-S)
- PARKLAND LOT (P-R)

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:
ZONING PLAN

Revisions:

No.	Date	Description
08/05/15	08/05/15	City Comments
10/20/15	10/20/15	CDP Amendment

Graphic Scale	0' 75' 150' 225'
Wysers Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 4

DIGGERS HOTLINE

Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

RECEIVED
11/5/2015

November 5, 2015

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

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

Dear Tom:

We received Planning comments on October 29, 2015. We have prepared this letter to address the comments.

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

Planning Comments:

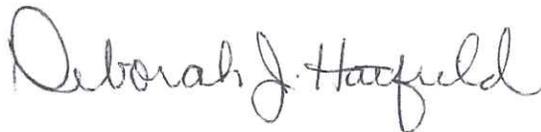
1. What is the overall density (gross and net) of the Dunn property east of Seminole Hwy to the O'Brien boundary with the amendment? The total area of the Dunn area east of Seminole Hwy cannot exceed 6 du/ac. **The gross density is 5.9 du/ac and the net density is 6.0 du/ac for the entire multi-family portion of the eastern Dunn property. Please see Section 2.5 "Proposed Land Use Data" of the CDP Amendment for more detailed information regarding the densities.**
2. Dunn single family density was originally calculated with the O'Brien property. How does this alteration affect the O'Brien density calculation? With the Dunn single family, the O'Brien property was right at the 3 du/ac net density level. **The attached Proposed Land Use Data section from the original CDP shows the changes due to the amendment. The amendment area is 3.5 acres. 3.5 acres was subtracted from the O'Brien/Eastern Dunn single family area and added to the eastern Dunn multi-family area. The proposed units for each were also revised. As the calculations show, the single family area has a net density of 3.0 du/ac and the multi-family area has a net density of 6.0 du/ac, consistent with the Stoner Prairie Neighborhood Plan.**
3. There will be more park land required, or a fee-in-lieu for twelve more units. **Understood.**
4. It seems like a bait and switch tactic. When suggested by staff there was the ability for it to be considered with the whole project. **There is certainly no intent to bait and switch. When staff suggested the change, it was initially thought the densities wouldn't allow a change. But, as the attached calculations show, the change in land use does not impact the single family densities.**
5. Staff will want to know the neighborhood opinion since they have been highly involved in the whole process. **The CDP amendment was provided to the neighbors and their input was requested. The two comments received were regarding a potential increase in traffic and whether or not the units would be rental or condos. We responded to the rental versus condo comment by**

- pointing out that the units will be built as condos but will be available as rentals until the condo market comes back.
6. You should have met with the neighbors before submittal of the amendment. Many meetings were held with the neighbors during preparation of the initial CDP. The neighbors were very interested in how the O'Brien property developed but did not appear to be as concerned with the Dunn property as long as it developed within the neighborhood plan guidelines. The neighbors have been contacted regarding the CDP amendment and only had the two comments listed above.
 7. With this proposal you have a few single family homes on the north side of what is named Dunn-O'Brien Street. Acknowledged.

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

Sincerely,

Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE
Project Engineer

Copy, w/enclosures: Chris Ehlers
Jim Spahr

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
<i>Includes 2.6 Ac of landscape buffer areas</i>	
Stormwater Management Outlots	3.5 Ac
Total Public Streets and Bike Paths	5.4 Ac

8.7
Dunn – East ~~5.2~~ Ac

Town House Condominiums	8.5 5.0 Ac	51 30 units
Public Street R/W	0.2 AC	
Net Density	6.0 Du/Ac ✓	
Gross Density	5.8 Du/Ac	

64.4
O'Brien/Dunn – East ~~6.9~~ Ac

Low Density Single Family Residential	45.3 48.8 Ac	137 126 units
<i>Includes 12.7 Ac of open space (stormwater management facilities and buffer strips) in easements</i>		
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	
	2.13	

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