



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

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: Outlot 9, Terravessa

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

Outlot 9, Terravessa

***Also submit in electronic format (MS WORD or plain text) by email to: PLANNING@FITCHBURGWI.GOV

2. Current Use of Property: Wetland - Open Space

3. Proposed Use of Property: Wetland - Open Space - Stormwater Management - Utilities - Roadway Purposes

4. Proposed Development Schedule: Start Construction 9/1/2018

5. Zoning District: SC-NC

6. Future Land Use Plan Classification: T-1

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

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

Additional information may be requested.

Type of Residential Development (If Applicable): N/A

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: _____ No. Of Employees: _____

Floor Area: _____ No. Of Parking Stalls: _____

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Fitchburg Lands, LLC

Address: 2920 Marketplace Drive, #202, Fitchburg, WI Phone No: 608-338-4299

Contact Person: Phil Sveum

Email: psveum@cbsuccess.com

Address: same Phone No: same

Respectfully Submitted By: _____

Owner's or Authorized Agent's Signature

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

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: 7/24/2018 Publish: _____

Ordinance Section No. _____ Fee Paid: \$465.⁰⁰

Permit Request No. CU-2230-18

*R#1.17371
ya 7/24/2018*

July 24, 2018

Ms. Susan Badtke
Community Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Terravessa CUP Application
MARS Project Number: 1747

Dear Susan:

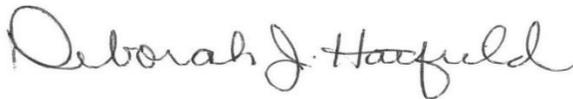
Enclosed are 3 sets of the supporting information for the Conditional Use Permit application for wetland impacts in Outlot 9 of Terravessa Plat. The wetland impacts are necessary to construct the required Lacy Road/CTH MM intersection and watermain adjacent to CTH MM.

The CUP application and fee will be delivered separately by Phil Sveum. The application is being submitted for the August 21, 2018 Plan Commission meeting.

Please feel free to contact me with any questions or concerns regarding the CUP submittal materials.

Sincerely,

Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE
Project Engineer

Enclosures:
Copy, w/enclosures: Phil Sveum

Terravessa Conditional Use in Wetlands Permit Application

The proposed wetland impacts are located in Outlot 9 of Terravessa at the northeast quadrant of Lacy Road and CTH MM. Roadway improvements proposed for this intersection including widening CTH MM. The grading associated with the proposed improvements requires filling in the wetland as shown on the enclosed exhibits.

In addition to the roadway improvements, public watermain is required to be installed along the east side of CTH MM through the wetland. The wetland impacts associated with the watermain are temporary and consist of digging a trench through the wetland, installing the watermain, filling in the trench and restoring the disturbed area with salvaged topsoil from the wetland. The disturbed areas will be replanted with wetland seed mix.

Sec. 22-688. - Conditional uses in wetlands.

- (a) The following conditional uses may be allowed in the wetland district, including wetland alteration only to the extent specifically provided below and notification to the southern district office of the state department of natural resources at least ten days prior to the hearing and mailing a copy of the action on the conditional use to said office:
- (1) The construction and maintenance of roads which are necessary for the continuity of the municipal street system, the provision of essential utility and emergency services or to provide access to uses permitted under section 22-687, provided that:
 - a. The road cannot, as a practical matter, be located outside the wetland;
[The road cannot be relocated because of the need for the east leg of the intersection to line up with the existing Lacy Road leg on the west side of the intersection. The intersection design is required by Dane County Highway Department.](#)
 - b. The road is designed and constructed to minimize the adverse impact upon the natural functions of the wetland listed in section 22-690(a);
[The road must be designed to safely pass traffic. The grading footprint has been minimized by using a 4:1 side slope. Silt fence will be installed along all areas next to the wetland and areas that might flow into the wetland.](#)
 - c. The road is designed and constructed with the minimum cross-sectional area practical to serve the intended use;
[The road has been designed to meet the minimum footprint that can practically and safely serve the intended use.](#)
 - d. Road construction activities are carried out in the immediate area of the roadbed only; and
[Road construction activities will be carried out in the immediate area of the roadbed. Other areas of the wetland will not be impacted.](#)
 - e. Any wetland alteration must be necessary for the construction or maintenance of the road.
[Wetland alternations are necessary for the construction of the intersection.](#)

(4) The construction and maintenance of electric and telephone transmission lines and water, gas and sewer lines, and related facilities provided that:

- a. The transmission and distribution lines and related facilities cannot, as a practical matter, be located outside the wetland;

The water main cannot be located outside the wetland because of other existing utilities and the City of Fitchburg's need to have the water main on the east side of CTH MM. Other options were explored with the Fitchburg's Utility Engineer but the proposed location is necessary to meet the City's needs.

- b. Only limited filling or excavating necessary for such construction or maintenance is allowed; and

Wetland impacts will be limited to that needed to install the water main and will be temporary in nature.

- c. Such construction or maintenance is done in a manner designed to minimize the adverse impact upon the natural functions of the wetland listed in section 22-690(a).

Adverse wetland impacts will be minimized by keeping the footprint of construction small to the extent practical, by salvaging the existing topsoil from the wetland area and reusing it for restoring the wetland areas and by installing silt fence around the wetland and areas

(Ord. No. 2010-O-09, § 22.21, 10-12-2010)

-  Total Project Area: 243 Acres
-  Approved Development Area: 146 Acres
-  WDNR Intermittent Stream
-  Delineated Wetland

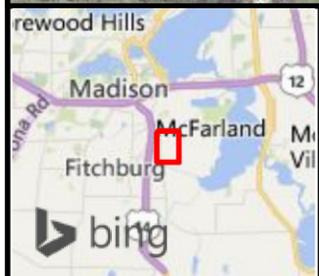
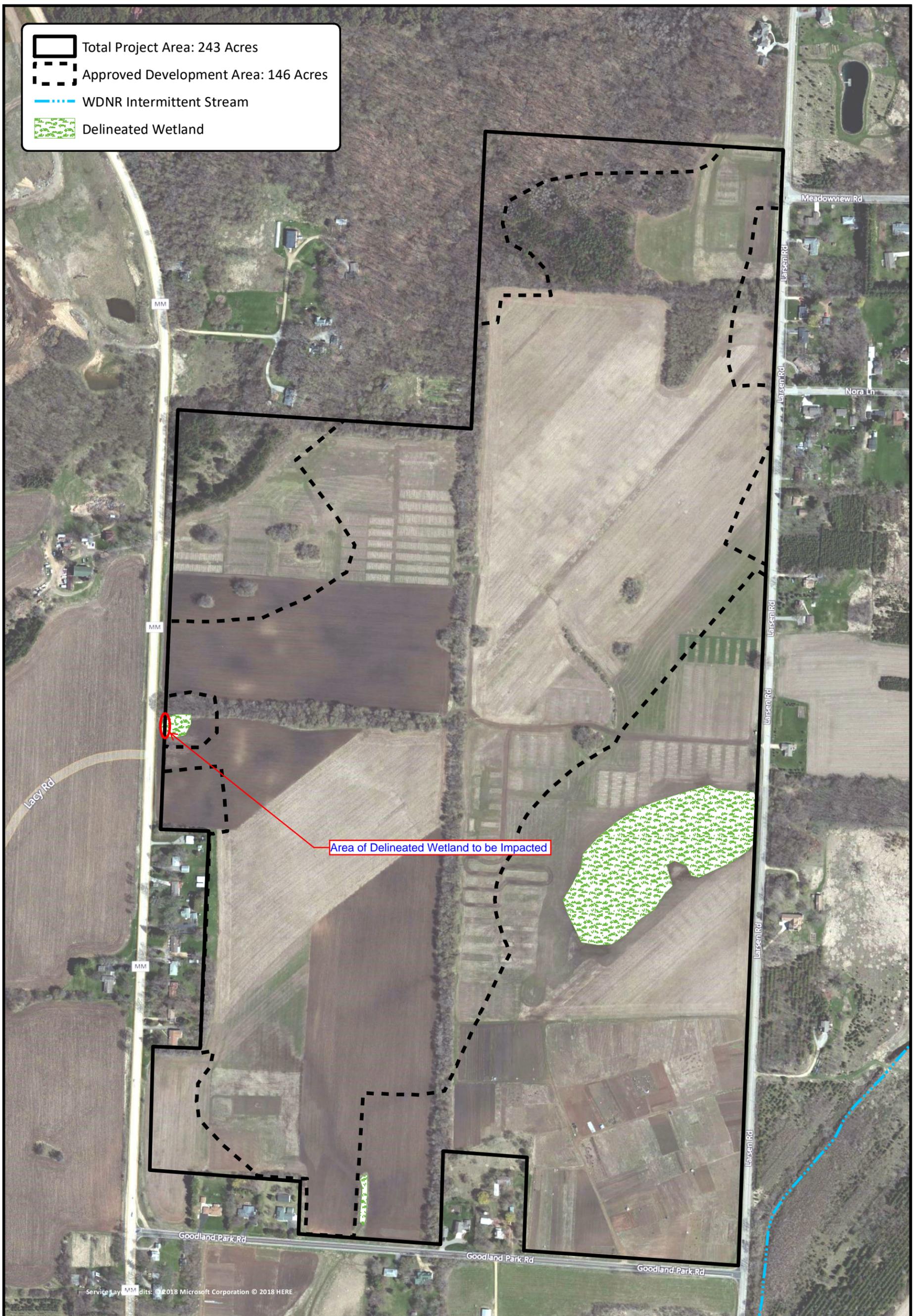
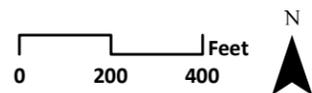


Exhibit 1: Site Map

Terravessa - Article 3 Smart Code Submission
City of Fitchburg, WI

-  Delineated Wetland
-  WDNR Intermittent Stream



Main Map Projection:
NAD 1983 Dane Co. CRS
Drawn by NGH
7/3/2018



Montgomery Associates
119 South Main Street
Cottage Grove, WI 53527
www.ma-rs.org | (608) 839-4422

WWW.MA-RS.ORG

14+00

13+00
BP: 1+00.00

C.T.H. MM

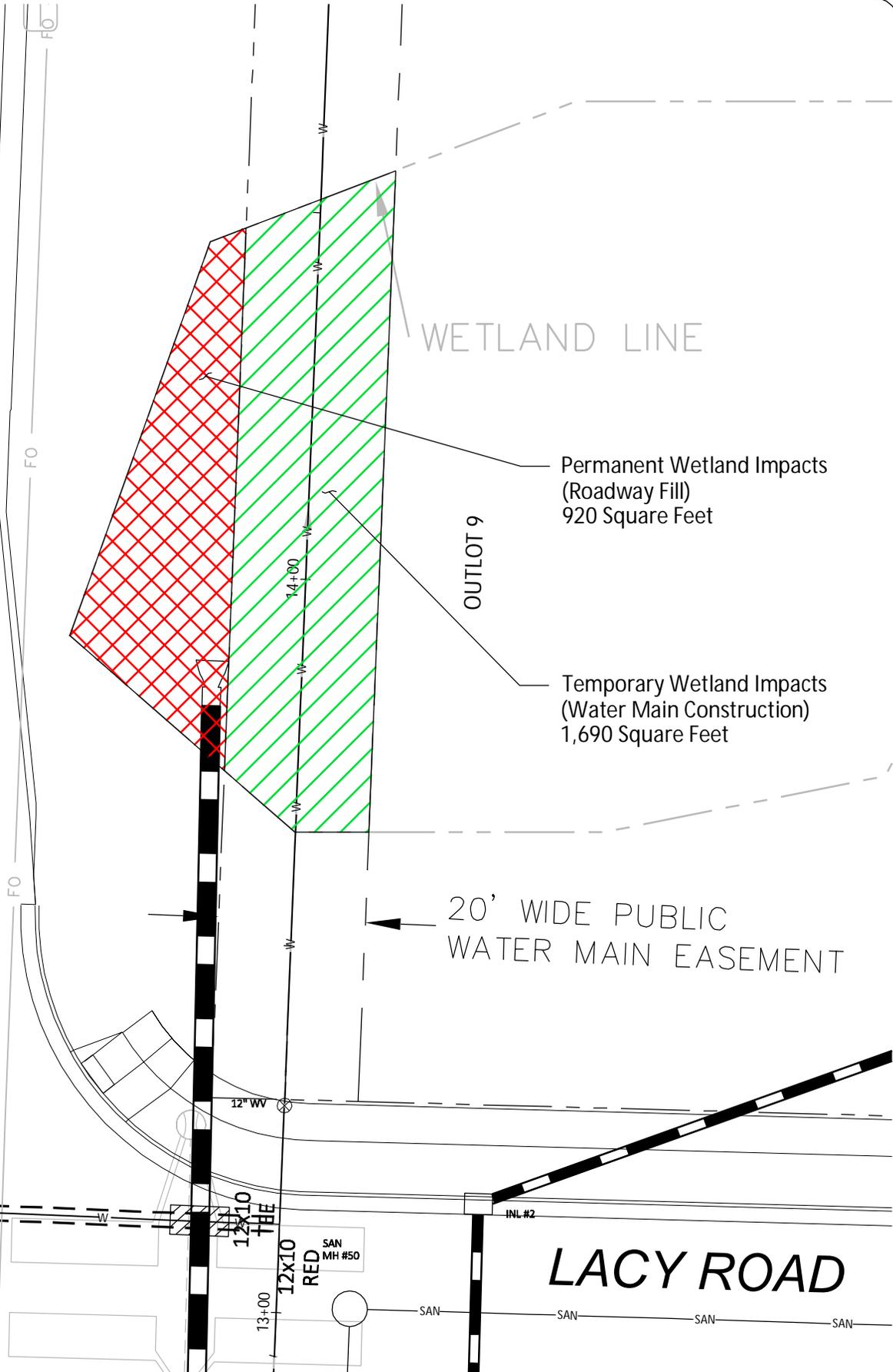


Exhibit 2 - Anticipated Wetland Impacts

City of Fitchburg, Dane County, WI

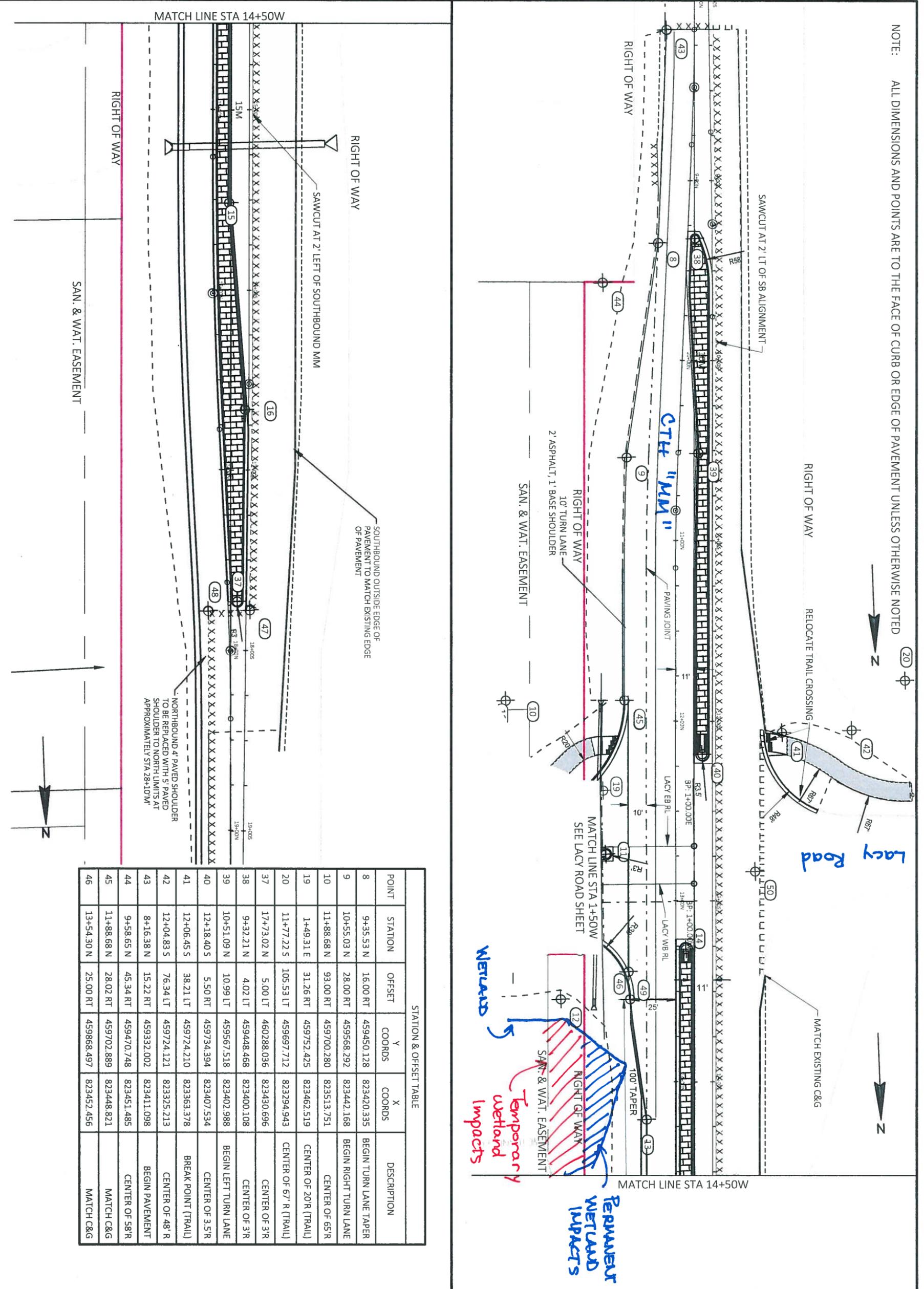
Terravessa Plat
Fitchburg Lands, LLC

DATE 7/24/18	PROJECT NO. 1747
SCALE 1" = 20'	
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	



MONTGOMERY ASSOCIATES:
RESOURCE SOLUTIONS, LLC
119 SOUTH MAIN STREET
SUITE A
COTTAGE GROVE, WI 53527
www.ma-rs.org

NOTE: ALL DIMENSIONS AND POINTS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED



STATION & OFFSET TABLE

POINT	STATION	OFFSET	Y COORDS	X COORDS	DESCRIPTION
8	9+35.53 N	16.00 RT	459450.128	823420.335	BEGIN TURN LANE TAPER
9	10+55.03 N	28.00 RT	459568.292	823442.168	BEGIN RIGHT TURN LANE
10	11+88.68 N	93.00 RT	459700.280	823513.751	CENTER OF 65'R
19	1+49.31 E	31.26 RT	459752.425	823462.519	CENTER OF 20'R (TRAIL)
20	11+77.22 S	105.53 LT	459697.712	823294.943	CENTER OF 67' R (TRAIL)
37	17+73.02 N	5.00 LT	460288.036	823430.696	CENTER OF 3'R
38	9+32.21 N	4.02 LT	459448.468	823400.108	CENTER OF 3'R
39	10+51.09 N	10.99 LT	459567.518	823402.988	BEGIN LEFT TURN LANE
40	12+18.40 S	5.50 RT	459734.394	823407.534	CENTER OF 3.5'R
41	12+06.45 S	38.21 LT	459724.210	823363.378	BREAK POINT (TRAIL)
42	12+04.83 S	76.34 LT	459724.121	823325.213	CENTER OF 48' R
43	8+16.38 N	15.22 RT	459332.002	823411.098	BEGIN PAVEMENT
44	9+58.65 N	45.34 RT	459470.748	823451.485	CENTER OF 58'R
45	11+88.68 N	28.02 RT	459702.889	823448.821	MATCH C&G
46	13+54.30 N	25.00 RT	459868.497	823452.456	MATCH C&G

CTH MM & LACY ROAD INTERSECTION
LAYOUT DETAIL:CTH MM

KL Engineering
[A] Better Experience
5400 King James Way
Suite 200
Madison, WI 53719
Phone: (608) 863-1218
Phone: (800)-810-4012
http://klengineering.com
email://klengineering.com

Project No: July 23, 2018
Designed By: KL Engineering, Inc.
Checked By: JPB
Created By: JDS
Revisions: July 20, 2018