



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

REZONING APPLICATION
Pre-Application PDD Submittal

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the _____ district to the _____ district the following described property:

1. Location of Property/Street Address: NE Corner of Seminole Highway & Lacy Road

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

Lot 1 CSM #8023, recorded November 16, 1995 in Volume 42 of Certified Survey Maps of Dane County, on pages 313-316, as Document No. 2719369, located in the City of Fitchburg, Dane County, Wisconsin, EXCEPTING therefrom that portion deeded to the State of Wisconsin Department of Transportation in Warranty Deed recorded January 8, 2014 as Document No. 4947990.

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

2. Proposed Use of Property - Explanation of Request:

Pre-Application PDD Submittal: Concept Plan Review of proposed Single Family & Twin Home development

3. Proposed Development Schedule: 2020-2025

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

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

Type of Residential Development (If Applicable): Single Family & Twin Homes

Total Dwelling Units Proposed: 118 No. Of Parking Stalls: NA

Type of Non-residential Development (If Applicable): NA

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

Floor Area: NA No. Of Parking Stalls: NA

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Fitchburg Campus II LLC.

Address: 301 Blount Street #210 Phone No: _____

Contact Person: Brian Munson, Vandewalle & Associates

Email: bmunson@vandewalle.com

Address: 120 East Lakeside Street, Madison WI

Phone No: 608.255.3988

Respectfully Submitted By:
 Owner's or Authorized Agent's Signature

David Simon, Veridian Homes
 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: 5/21/19 Publish: _____ and _____

Ordinance Section No. _____ Fee Paid: N/A

Permit Request No. Pre-App PDD



VANDEWALLE & ASSOCIATES INC.

To: Sonja Kruesel
From: Brian Munson
CC: David Simon
Dan Day
Date: Tuesday, May 21, 2019
Re: Seminole Highway Property: Concept Plan Submittal

Veridian Homes is please to submit the attached Concept Plan Submittal detailing the initial concepts for the development of the property located northeast of the Lacy Road/Seminole Highway intersection. This concept seeks to create a mixture of single family and two-family homes set in a framework of walkable streets and diverse architecture. Utilizing a PDD zoning approach, this concept blends a range of lots sizes and price points throughout the project while respecting the on-going discussions of the North Stoner Prairie Neighborhood Plan. PDD zoning is necessary for this project to achieve the carriage lane accessed lot configurations, proposed lot sizes, and reduced setbacks which create urban, attainable housing that diversifies the housing format and price-point options of the neighborhood, similar to the goals of the Smartcode district but not supported by standard zoning districts. Comparable housing types can be found in our Uptown Crossing development east of Syenne Road.

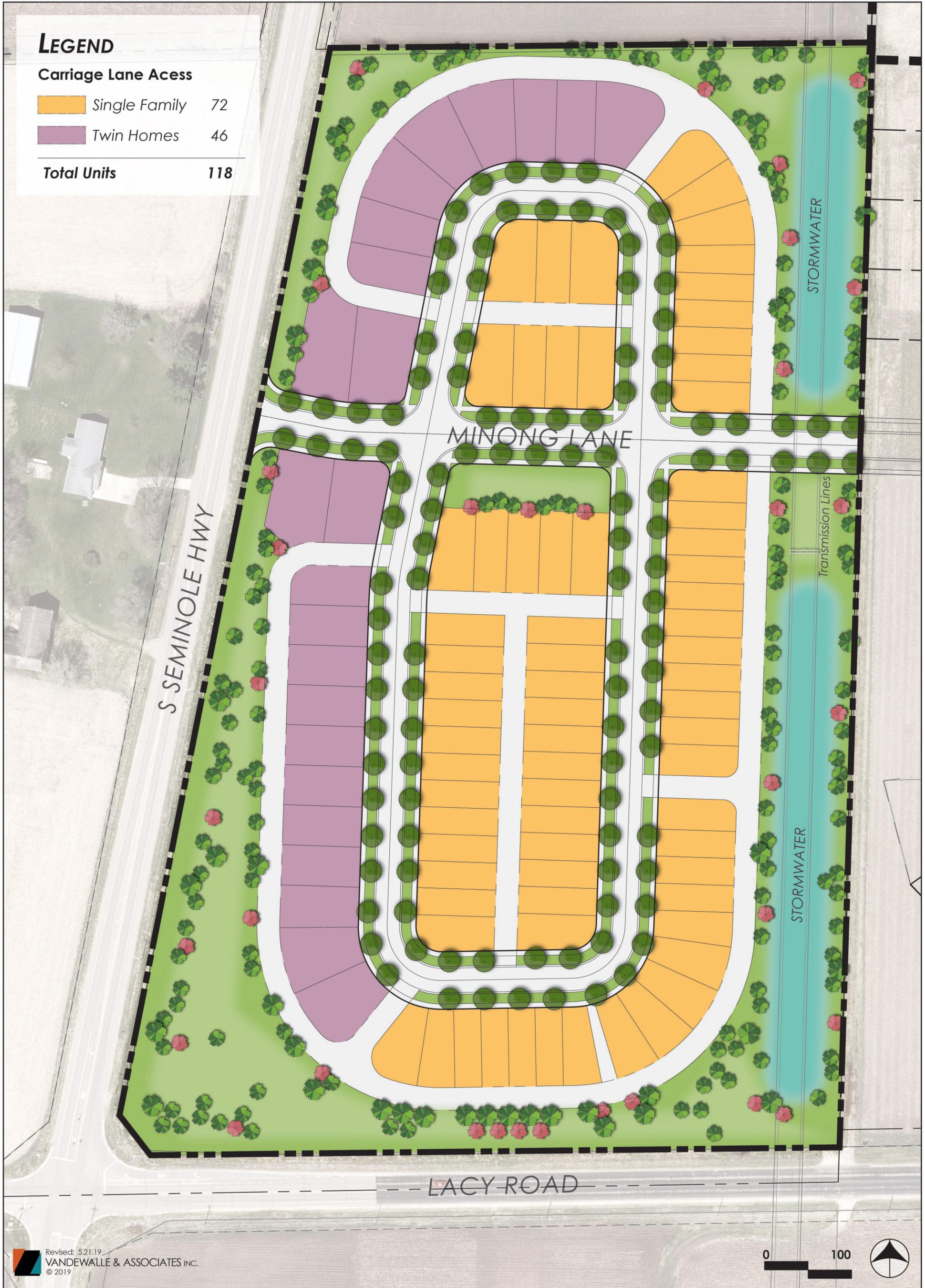
We look forward to discussing this concept with the City and Neighborhood over the coming months.

LEGEND

Carriage Lane Access

- Single Family 72
- Twin Homes 46

Total Units 118



Revised: 5.21.19
VANDEWALLE & ASSOCIATES INC.
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CONCEPT
PLAN

SEMINOLE HIGHWAY PROPERTY
FITCHBURG, WISCONSIN

