

Approved 2013 Amendments to the City of Fitchburg Comprehensive Plan

Planning Staff Amendments:

Page 11-6: Right-of-Way

Staff is looking to amend the ROW classifications listed in the text on page 11-6 to be consistent with Figure 11-3.

Principal & Primary -Minor Arterials	120 feet
Standard Arterial -Major & Minor Collectors	80 feet
Local Streets	60 – 66 feet
Marginal Access Streets	60 – 66 feet
Alleys	24 feet

Update Page 11-2, Figure 11-1 Roadway Jurisdictional Classifications Map

Update Figure 11-1 to include Lacy Road and interchange in Uptown. See attachment for review m

Map correction to Page 4-2, Figure 4-1 Existing Land Use Map

Change existing land use map designation for Nobel Ridge Condominium Homes development and Lot 115 Oak Meadow First Addition from HDR (High Density Residential) to MDR (Medium Density Residential). Existing approved density is slightly less than 9 du/ac, which falls within the MDR land use classification.

The area outlined in red in the maps below is the area to be redesigned.

Current Designation



Proposed Designation



Map correction to Page 4-23, Figure 4-10 Future Land Use Map

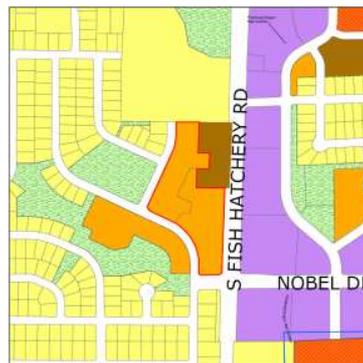
Change future land use map designation for Nobel Ridge Condominium Homes development and Lot 115 Oak Meadow First Addition from HDR (High Density Residential) to MDR (Medium Density Residential). Existing approved density is slightly less than 9 du/ac, which falls within the MDR land use classification.

The area outlined in red in the maps below is the area to be redesignated.

Current Designation



Proposed Designation



Page B-1: Appendix B RRDC Introduction

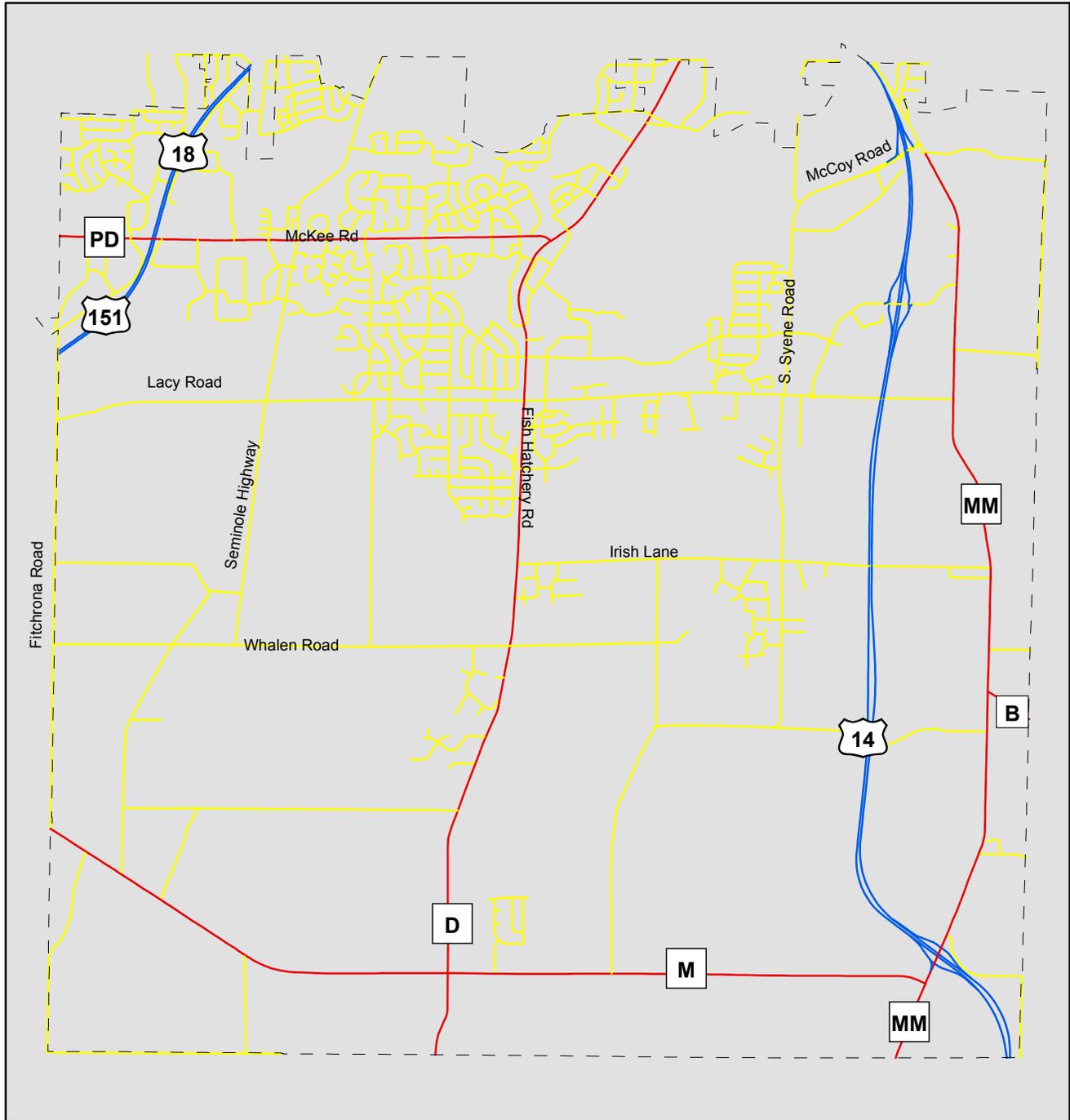
Amend to include language related to CSM recorded before 1979.

Paragraph 1 on page B-1:

The Rural Residential Development Criteria sets a policy for siting new developments, except those replacing existing developments, located outside of the urban service area. The purpose of the criteria is to manage rural residential development in a manner that is appropriate in regard to community standards, preservation of agricultural land and limiting sprawl which are policy guidelines without the Comprehensive Plan. A landowner has a potential development claim for every contiguous 35 acres under control of common ownership whether or not separated by streets, highways, or railroad rights-of-way, utilizing 1979 as the base year. A Lot currently described by CSM recorded before 1979 may be rounded to the nearest whole number to determine potential development claim(s). To utilize the number of potential claims, landowners outside the Future Urban Development Boundary (Figure 4-7) are permitted to use up to two of their claims, as of March 24, 2009 to construct a new house as long as it is sited in accordance with the rural residential criteria and developed in accord with City policies. Landowners that have more than two potential claims would be required to utilize those excess claims through a cluster program.

Figure 11 - 1

Roadway Jurisdictional Classifications



Existing Roadway Jurisdictional Classifications

— Federal Highways — County Highways — Local Roads

- - - City Limits

0 0.5 1 2
Miles

Revised: 6/18/2013
Prepared By: Planning and Zoning
Source: Planning and Zoning, Dane County L.I.O.

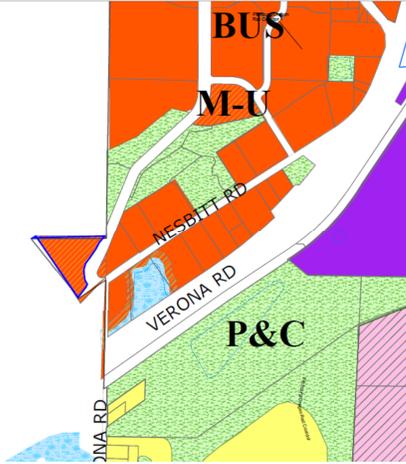


Plan Commission proposed map amendment for Lot 14 Orchard Pointe

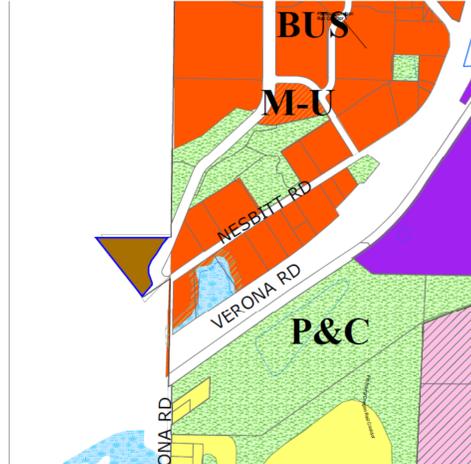
Page 4-23, Figure 4-10 Future Land Use Map

Change the future land use for Lot 14 Orchard Pointe from Mixed-Use to HDR (High Density Residential) [parcel is shown in blue on maps below]

Current Designation



Proposed Designation



Steve Arnold



**City of Fitchburg
Comprehensive Plan Minor Amendment**

Sponsored by: *Ald. Steve Arnold, Dist. 4 (former alder for this area)*
Ald. Jason C. Gonzalez, Dist. 3, Seat 5
Ald. Dan Carpenter, Dist. 3, Seat 6 *J.C. [Signature]*

Proposed Minor Amendment

(Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)

Revise the land use for Lot 18 of the Fitchburg Technology Campus from MDR – Medium Density Residential to HDR – High Density Residential and to create a portion of this lot into P&C – Park and Conservancy [Figure 4-10 Future Land Use Plan Map (page 4-23) per Land Use definitions (pages 4-17 and 4-19)]. See attached site plan.

Intent of the Minor Amendment

This parcel is currently planned for five to nine housing units per acre and the proposed development has a density higher than nine housing units per acre. This is a result of dividing the current 2.6 acre parcel into a 1.41 acre HDR housing parcel with 42 apartment units and a 1.17 acre P&C public park.



Mayor Shawn Pfaff and Members of the Common Council:

On July 16 the Plan Commission approved the comprehensive plan amendment changing the Lot 18 of the Fitchburg Technology Campus from Medium Density to High Density and Park/Conservancy. The Plan Commission recommended a Neighborhood Meeting and further outreach to the Quarry Hill and Galway Glen neighborhood associations prior to final Council consideration.

Avante Properties, on behalf of the Lot 18 land owner, performed the following outreach:

- Door to door hand out and discussion of the attached flyer to the closest 50 residences
- Mailing the attached Flyer to the closest 250 residences
- Multiple meetings and telephone conversations with neighborhood association board members
- Neighborhood meeting at the City Library on August 14

As a result of this informational outreach, I was able hear the concerns and support for this project on an individual basis. While a majority of the individuals I spoke with support the project, a number had concerns largely in the following categories:

- **Density** – The existing GDP allows for 20 units. Avante has been requesting 42 units.
- **Parking** – especially street parking. The project will cause Gallagher to be parked on both sides, causing traffic congestion.
- **Emergency Access** – As stated above, with both sides parked, how will emergency vehicles access Quarry Hill?
- **Traffic** – Residents did not want to see more traffic through their neighborhood.
- **Elevation** – Although the existing GDP/current zoning allows for three stories, height of the proposed project was still a concern.

Avante Properties response to neighborhood concerns (please see the attached flyer shared with the neighborhood for maps and graphics):

- **Density** - The Current Zoning allows for as many bedrooms if not as many units. Our existing Kinsale Place Apartment project (32 units) maintains a continual waiting list proving demand for additional units. The new project will further allow for additional young professionals and empty nesters to start earlier or stay in the Quarry Hill neighborhood if they desire a lower maintenance form of housing.
- **Traffic** - The Proposed Zoning attempts to direct traffic away from the neighborhood while the Current Zoning requires two curb cuts and a much easier route through the neighborhood.
- **Elevation** - A cross-section was provided at the neighborhood meeting to illustrate elevation and setback in comparison with the condos across the street.

AVANTE PROPERTIES, LLC

120 E. Lakeside Street • Madison, Wisconsin 53715 • 608.294.4080 • 608.294.9219 FAX

www.avanteproperties.com

- **Parking/Emergency Access** - Avante participated in determining the feasibility of a no parking zone on the east side of Gallagher Drive.

Additional benefits of the Proposed Zoning option:

- **Architecture** – The craftsman style architecture was largely appealing to opponents and proponents of the project.
- **Nobel Woods protection** – The current zoning will require a clear cut of the eastern edge of Nobel Woods. The proposed zoning does a much better job of protecting the woods. Jeremy Hecht and his group of volunteers have gone to great lengths to remove invasives from the undergrowth and the proposed zoning extends the limits of this natural resource.
- **Park dedication** – Possibly the largest advantage of the proposed zoning is the addition of a 1+ acre park attaching to the existing Nobel Woods. Not only does the Quarry Hill Neighborhood lack park space on the west edge side (the only park being on the east side of the neighborhood), it allows for a gathering point at the trail head of Nobel Woods.

As a result of the neighborhood feedback Avante is modifying its CDP amendment per the attached site plan. The modification accomplishes the following:

- Reduce units from 42 to 39
- Move footprint of the building 10 feet to the south away from the neighborhood
- Match parkland dedication with parkland dedication requirement (previous plan was approximately 4,500 sf short, requiring a fee in lieu of dedication), while maintaining the GDP specified 0.50 I.S.R. requirement
- Modify parkland dedication line to maximize Nobel Woods protection
- Increase parking ratio to from 1.74 to 2 stalls per unit (39 underground and 39 above ground), consistent with the GDP
- Move the main Gallagher entrance to the south (away from the neighborhood and across from potential overflow parking on the surface lots at the New Venture Center office building).

In addition to the above changes, Avante supports the Quarry Hill and Galway Glen neighborhood association's desire to restrict parking on the east side of Gallagher Drive.

In summary, with the help of neighborhood input we have found a good development solution to a parcel that has remained vacant (while marketed for sale) for over 10 years. Avante, therefore, requests the Council consider and approve modification of Lot 18 from Medium Density to High Density and Park/Conservancy.

Respectfully Submitted,



Chris Armstrong
President
Avante Properties

Consultant

Notes

SITE STATISTICS

LOT AREA = 63,745 SQ.FT. = 1.46 ACRES
IMPERVIOUS AREA = 31,301 SQ.FT.
I.S.R. = .49

39 APARTMENT UNITS (23 PREVIOUSLY APPROVED)
PARKLAND DEDICATION REQUIRED FOR 16 ADDL. UNITS
2,900 SQ.FT. / UNIT = 46,400 SQ.FT.
PARKLAND PROVIDED = 48,568 SQ.FT.

BUILDING AREA = 42,948 SQ.FT.
F.A.R. = .67

PARKING REQUIRED = 78 STALLS (2 STALLS/UNIT)
PARKING PROVIDED = 78 STALLS (2 STALLS/UNIT)



Revisions
August 19, 2013

Project Title
Fitchburg Technology
Campus - Lot 18

Gallagher Drive
Drawing Title
Site Plan

SITE PLAN
1" = 20' (24" x 36")
N

Project No. 0926 Drawing No. C-1.0

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LOT 18 COMPREHENSIVE PLAN AMENDMENT

Current Zoning



Currently zoning allows for:

- 20 dwelling units
- Up to 80 bedrooms
- 3 story building height
- Clear cut eastern edge of Nobel Woods
- Curbcut and traffic closer to the neighborhood

Proposed Zoning



Proposed zoning requests:

- 42 dwelling units
- 56 bedrooms
- 3 story building height
- Protects Nobel Woods
- Creates 1 acre neighborhood park
- Curb cut away from the neighborhood

LOT 18 COMPREHENSIVE PLAN AMENDMENT

Architectural Inspiration

Neighborhood View of Proposed Rezoning



UPCOMING MEETINGS

August 14 Neighborhood Meeting
– 6 pm @ Fitchburg Library

August 27 Council Meeting
– 7:30 pm @ City Hall

Contact:
Developer
Chris Armstrong
chris@avanteproperties.com
445-2769

Alder
Dan Carpenter
Dan.carpenter@fitchburg.wi.gov
262-844-2740

Alder
Steve Arnold
Steve.Arnold@fitchburg.wi.gov
278-7700

Alder
Jason Gonzalez
Jason.gonzalez@fitchburg.wi.gov
445-2069

Mayor
Shawn Pfaff
shawn.pfaff@fitchburg.wi.gov
628.3275



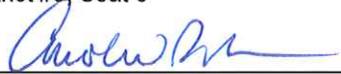
We encourage you to visit City Row at the corner of East Johnson and Blair Street

City of Fitchburg Comprehensive Plan Minor Amendment

Sponsored by:

 5-22-13
Date
Dan Carpenter, Alder
District #3, Seat 6

 5-22-13
Date
Jason Gonzalez, Alder
District #3, Seat 5

 5-22-13
Date
Carol Poole, Alder
District #1, Seat 2

 5/22/2013
Date
Steve Arnold, Alder
District #4, Seat 7

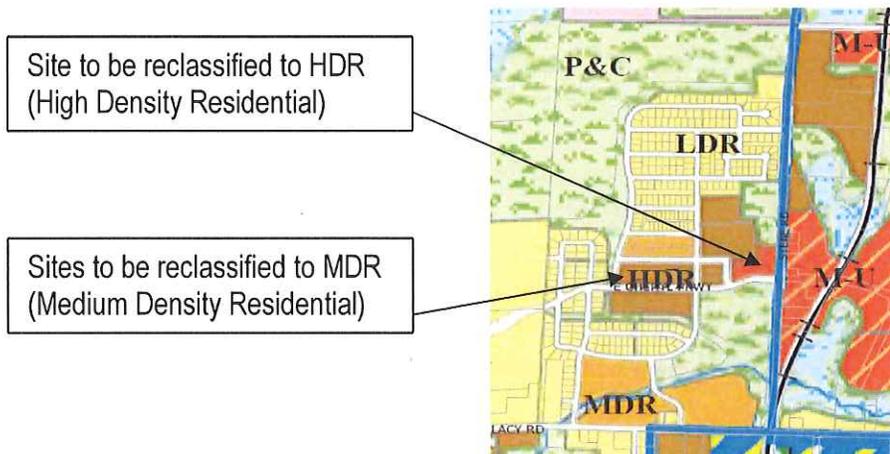
 5-22-13
Date
Becky Baumbach, Alder
District #4, Seat 8

Proposed Minor Amendment

Page 4-23 (Figure 4-10; Future Land Use Plan Map)

Change Future Land Use Plan Map designation for Lot 117 Swan Creek, parcel number 060911301992 from BUS (Business) to HDR (High Density Residential).

Change Future Land Use Plan Map designation for Lots 109 & 110 Swan Creek from HDR (High Density Residential) to MDR (Medium Density Residential)



Intent of the Minor Amendment

Fitchburg Lands, LLC are looking to place a multi-family apartment use on Lot 117 of Swan Creek in order to accommodate multi-family buildings. The initial plan called for business use on this site; however, the adjacent multi-family developer/owner is looking to add additional units to what they currently own in order to have an onsite Manager and Office.

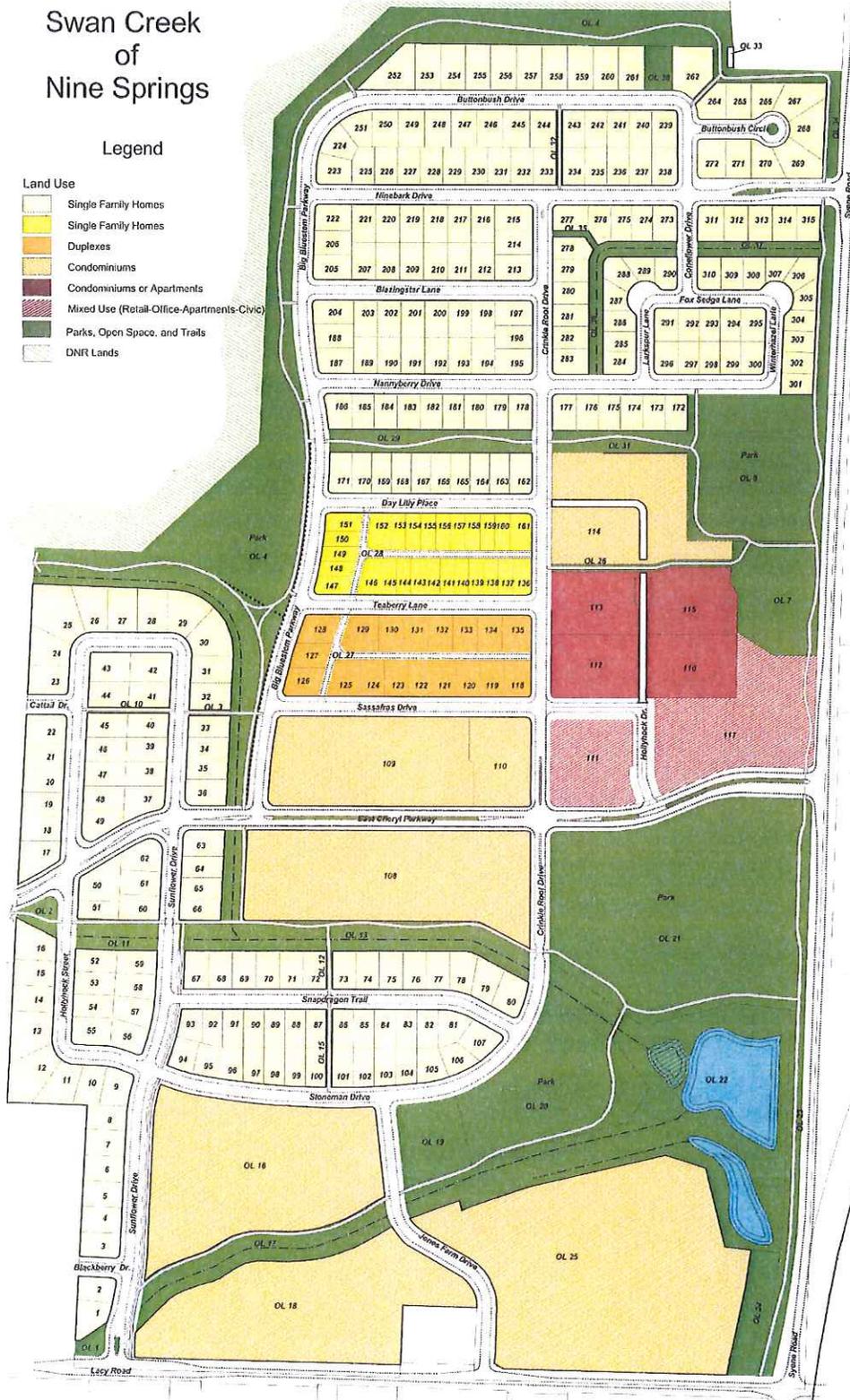
The Swan Creek Comprehensive Development Plan placed a cap on the number of units that could be built in the area. To accommodate the apartment buildings on Lot 117, they are looking to transfer approved units from lots 109 & 110 to lot 117, which would increase the residential density on Lot 117 and reduce the density on Lots 109 & 110. The new density would then place Lots 109 & 110 into the MDR (Medium Density Residential) land use classification and Lot 117 into the HDR (High Density Residential) land use classification.

Swan Creek of Nine Springs

Legend

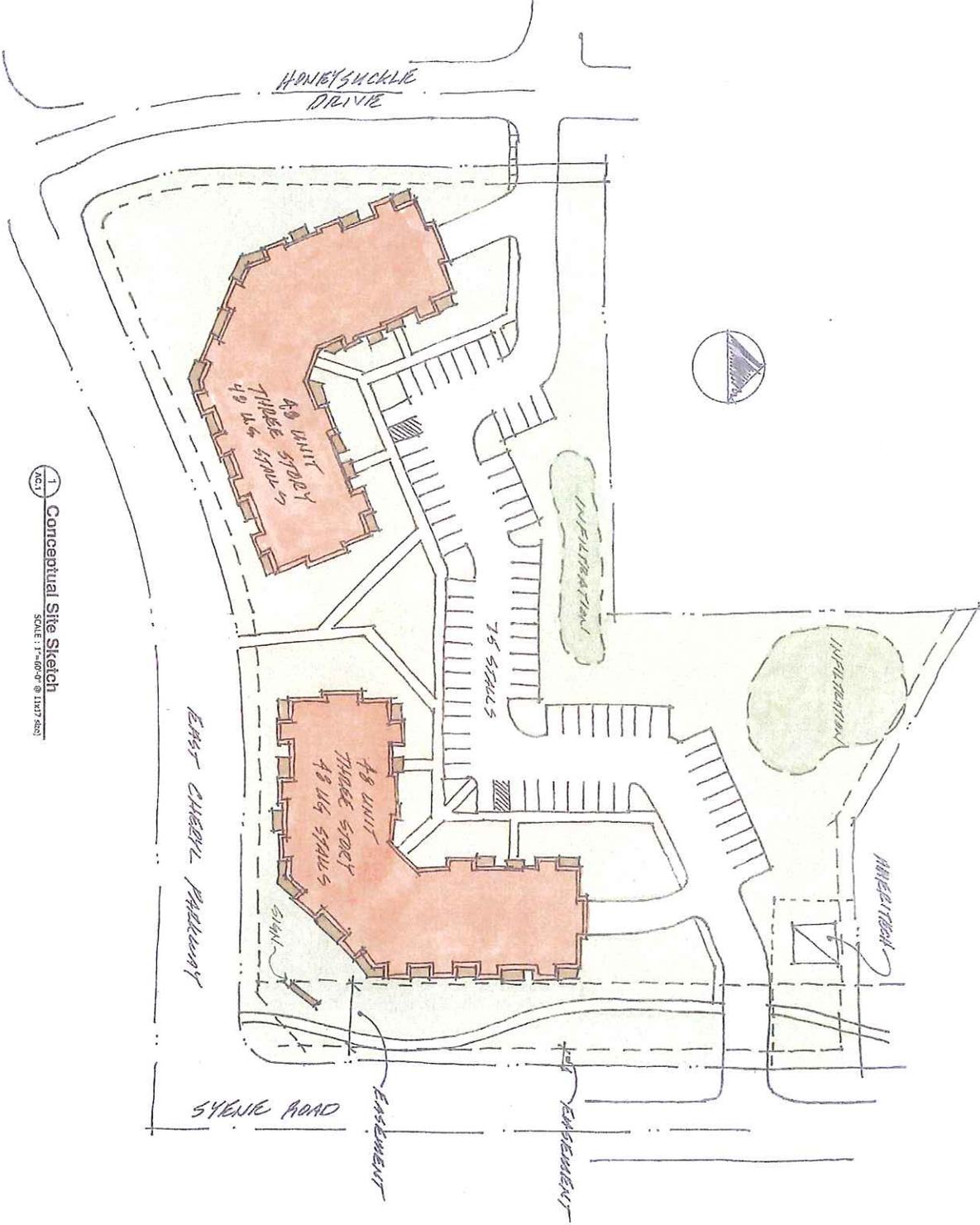
Land Use

-  Single Family Homes
-  Single Family Homes
-  Duplexes
-  Condominiums
-  Condominiums or Apartments
-  Mixed Use (Retail-Office-Apartments-Civic)
-  Parks, Open Space, and Trails
-  DNR Lands









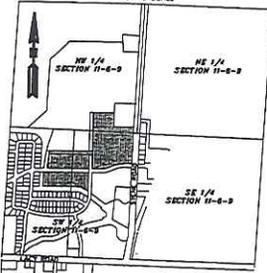
1 Conceptual Site Sketch
 AC.1
 SCALE: 1"=60'-0" @ 11x17 8/32

		<p>550 Summit Drive, Suite 201 Spring Green, WI 53588 Phone: 608-588-5691 Fax: 608-588-2582</p>
<p>Lot 117 Swan Creek Fitchburg, WI</p>		
<p>Project Number: XXXX Sheet No: AC.1</p>	<p>Drawing Name: Conceptual Site Plan</p>	<p>4/23/17 9/23/17</p>

FIRST ADDITION TO SWAN CREEK OF NINE SPRINGS

BEING OUTLOTS 6, 9 AND 14 OF SWAN CREEK OF NINE SPRINGS, ALSO BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

LOCATION MAP
NOT TO SCALE



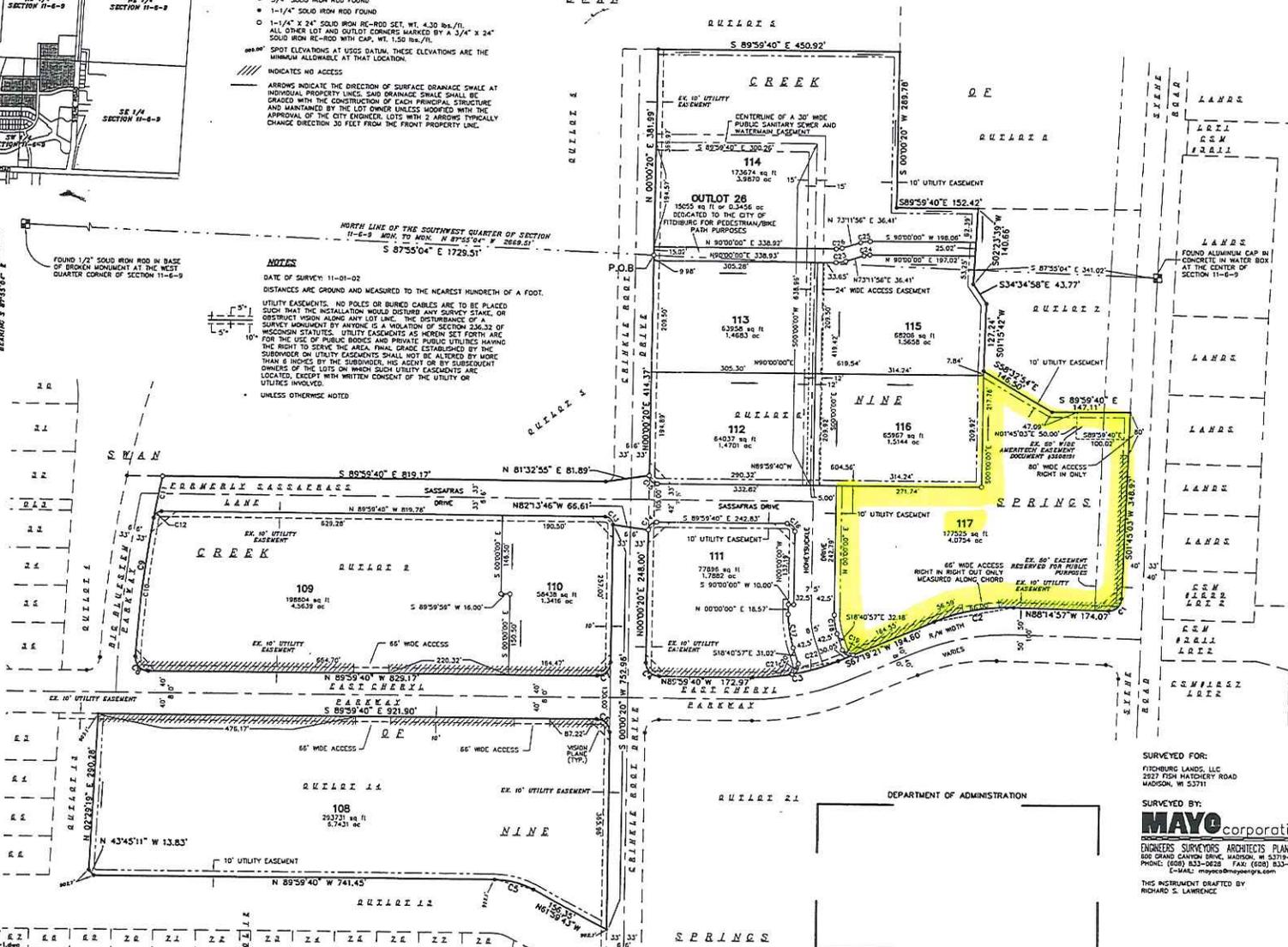
LEGEND

- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft.
- ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" X 24" SOLID IRON RE-ROD WITH CAP, WT. 1.50 lbs./ft.
- SPOT ELEVATIONS AT LEGS DATUM. THESE ELEVATIONS ARE THE MINIMUM ALLOWABLE AT THAT LOCATION.
- /// INDICATES NO ACCESS
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SHALL AT INDIVIDUAL PROPERTY LINES. SHAD DRAINAGE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS NOTICED WITH THE APPROVAL OF THE CITY ENGINEER. LOTS WITH 2 ARROWS TYPICALLY CHANGE DIRECTION 30 FEET FROM THE FRONT PROPERTY LINE.

NOTES

- DATE OF SURVEY: 11-01-02
- DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
- UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 356.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. FINAL GRADE ESTABLISHED BY THE SUBDIVISION OR UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, HIS AGENT OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.
- UNLESS OTHERWISE NOTED

FOUND 1/2" SOLID IRON ROD IN BASE OF BRONZE MONUMENT AT THE WEST QUARTER CORNER OF SECTION 11-6-9



SURVEYED FOR:
FITCHBURG LANDS, LLC
2321 FISH WATCHERY ROAD
MADISON, WI 53711

SURVEYED BY:
MAYO corporation
ENGINEERS SURVEYORS ARCHITECTS PLANNERS
800 GRAND GARDEN DRIVE, MADISON, WI 53710-1044
PHONE: (608) 833-2628 FAX: (608) 833-0746
E-MAIL: mayo@mayocorp.com

THIS INSTRUMENT DRAFTED BY
RICHARD S. LAWRENCE

PLOT DATE: 02-17-03
PLOT NO: #11
M:\VL-06-02\VP1106-1.dwg

City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by: Mayor Shawn Pfaff

Proposed Minor Amendment

(Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)

Page 4-23 (Figure 4-10; Future Land Use Plan Map)

Change Future Land Use Plan Map designation for the north half of parcel number 060903155366 from HDR (High Density Residential) to BUS (Business). (Note: South half is already designated BUS)

The area outlined in red in below maps is the area to be redesignated.

Existing Designation

Proposed Designation



Intent of the Minor Amendment

Fiduciary is in the process of acquiring property at the intersection of Fish Hatchery and Post Road from the City. The property was a remnant from the Post Road project. Fiduciary is looking to place an off-site directional sign for their future apartment project on Post Road, but such a sign is not permitted under the existing zoning. This future land use plan classification amendment is requested to allow Fiduciary the opportunity to submit a rezoning request of the property to a business zoning district which would allow them to obtain approval for an off-site directional sign for The Vue apartments.