



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: 137

4. No. Of Buildable Lots Proposed: 125

5. Zoning District: Existing: A-T; Transitional Agriculture Proposed: R-LM; Low to Medium Density Residential

6. Current Owner of Property: Fahey Land LLC

Address: 5370 Irish Lane, Fitchburg, WI 53711 Phone No: (608) 271-3878

7. Contact Person: Tony Heinrichs

Email: tonyheinrichs@aol.com

Address: 702 N. High Point Road, Suite 200, Madison, WI 53717 Phone No: (608) 235-9220

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: Tony Heinrichs Tony Heinrichs
 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: _____

Ordinance Section No. _____ Fee Paid: _____

Permit Request No. _____

Comprehensive Development Plan Fahey Fields Fitchburg, WI

**Irish 1855 Development LLC
Fitchburg, WI
July 9th, 2015**

**Prepared by:
D'Onofrio, Kottke & Associates Inc.
7530 Westward Way
Madison, WI 53717
608-833-7530
Nathan G. Oswald, E.I.T.**

FN: 15-05-103

Contact Information Sheet for Fahey Fields

Land Owner/Subdivider

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Madison, WI 53717
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Land Owner/Subdivider

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Madison, WI 53711
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Email: faheyfields1@gmail.com

Planner/Surveyor/Civil Engineer

D'Onofrio, Kottke & Associates, Inc
Ron Klaas, P.E.
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Madison, WI 53719
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bstoffregan@donofrio.cc

TABLE OF CONTENTS

| | | |
|-----|----------------------------------|---|
| 1 | Introduction..... | 1 |
| 2 | Existing Conditions | 1 |
| 2.1 | Site Location | 1 |
| 2.2 | Zoning | 1 |
| 2.3 | Topography..... | 1 |
| 2.4 | Soil Information | 1 |
| 2.5 | Natural Features | 2 |
| 2.6 | Environmental Designations | 2 |
| 2.7 | Surface Runoff..... | 2 |
| 3 | Proposed Development..... | 2 |
| 3.1 | Proposed Site Plan | 2 |
| 3.2 | Proposed Utility Plan | 3 |
| 3.3 | Proposed Street Plan..... | 3 |
| 3.4 | Proposed Park | 3 |
| 3.5 | Proposed Development Plan..... | 4 |
| 3.6 | Storm Water Management Plan..... | 4 |
| 3.7 | Proposed Land Use Data | 4 |
| 4 | Estimated Assessed Value | 4 |

1 Introduction

D’Onofrio, Kottke & Associates Inc. has prepared this Comprehensive Development Plan (CDP) for the proposed Fahey Fields development project. The CDP will be used as the guide for developing the former 80 acre parcel owned by Fahey Land LLC located near Nobel Drive. A mix of residential neighborhood, park land, and a potential school site are included in the proposed development, which will meet the City of Fitchburg’s and the McGaw Park Neighborhood Plan’s minimum standards and requirements.

This CDP is submitted for review and approval by the City of Fitchburg under Zoning Ordinance Chapter 22.

2 Existing Conditions

2.1 Site Location

The subject property is composed of 80 acres and is located north of Irish Lane and south of Lacy Road. It is the northerly 80 acres of Lot 2, CSM 9896, within Section 15 of the City of Fitchburg. The property is approximately bounded by:

- South: Fahey family farm and Irish Lane.
- North: The Crossing Condominium property, Waterford Glen, and vacant land owned by Joe and Karen Rueden.
- East: McGaw Park and the Stoneman family farm
- West: Fitchburg Technology Campus and Bowman farms

Figure 1 illustrates the project location and the surrounding existing area.

2.2 Zoning

The property is currently zoned as A-T (Transitional Agriculture) development as shown in **Figure 2**. **Figure 3** illustrates the location of the development within the McGaw Park Neighborhood Plan future development map. We plan on zoning the single family lots as R-LM (Low to Medium Density District) and multi-family lots as PDD (Planned Development District) as defined by Chapter 22 in the City of Fitchburg’s ordinances. The multi-family development is planned to have a density similar to The Vue and the density proposed at Quarry Vista.

2.3 Topography

Figure 4 displays the existing conditions of the project site which currently functions as cultivated farmland.

2.4 Soil Information

The project site’s existing soil consists of mostly Ringwood silt loam (65%) at 6 to 12 percent slopes, Griswold loam (25%) at 2 to 6 percent slopes, and small amount of Plan silt loam (10%) at 2 to 6 percent slopes, according to the Natural Resources Conservation Service Web Soil Survey

(<http://websoilsurvey.nrcs.usda.gov>). Based on the web soil survey, all of the existing soils are assigned to a hydrologic soil group B, which consists of “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 5** shows the location of the different soil types.

Prior to construction of the proposed development, soil borings will be performed and analyzed.

2.5 Natural Features

The “Heritage and Specimen Tree Assessment” section on page 3-41 of the McGaw Park Neighborhood Plan states that National Resource Consultants (NRC) has located 33 heritage trees and 56 specimen trees in the study area of the McGaw Park Neighborhood Plan. However, there are no specimen or heritage trees located within the proposed development according to the McGaw Park Neighborhood Plan. This was confirmed with a site visit as well.

2.6 Environmental Designations

According to the Wisconsin Wetland Inventory on the DNR Surface Water Data Viewer, the proposed project site contains a “small area of wetland too small to delineate”. Approximately 300 feet to the west of the proposed site contains a wetland indicator which will not influence construction of the proposed development. **Figure 6** displays the existing wetland and wetland indicators. However, during the site visit, no wetland vegetation was observed, and therefore, we do not believe there is any wetland within the project.

Existing environmental corridor locations within and near the project site are shown in **Figure 7** and are incorporated in the development design to be unbuildable land.

2.7 Surface Runoff

The storm water surface runoff of the pre-developed site currently drains to the north which eventually drains to the McGaw regional detention basin. Fahey Fields is located within the Yahara River and Lake Monona watershed within the Lower Rock watershed as shown in **Figure 8** according to Dane County Land & Water Resources.

3 Proposed Development

3.1 Proposed Site Plan

The proposed Fahey Fields development consists of a mixed residential neighborhood with approximately 121 single family dwelling units located on 29.9 acres and 324 multi-family units on 14.6 acres. Since the proposed development is located in a residential area with a minimum average density of 10 DU/Ac according to the McGaw Neighborhood Plan Growth Model (page 1-12), the gross density for the proposed site will meet or exceed the minimum required DU/Ac for each respective zone.

A north-south path is planned to be constructed through the Techlands Park to the south of Nobel Drive. We plan to construct a bike path north of Nobel Drive through outlot 1 to the northern property line and continue the path east, to McGaw Park.

3.2 Proposed Utility Plan

The western half of the proposed development will be serviced by the 10” sanitary sewer stubbed to the plat line from Fahey Glen (by the Woods Hollow Interceptor). The eastern half of the development will be serviced by the 8” sanitary sewer that is stubbed to the west end of Harvest Way in The Crossing (by the Syene Interceptor). 10” sanitary sewer shall be installed on Fahey Glen, from the north plat line to the intersection of Nobel Drive, and 8” sanitary sewer shall be installed throughout the remainder of the plat.

A 10-inch sanitary sewer with a minimum slope of 0.4% has a capacity of 1.63 cfs. Using 150 gpd for multi-family units (180 units) and 225 gpd for single family residential units (47 units) with a peak factor of 4, the development will produce 0.23 cfs during peak periods.

An 8-inch sanitary sewer with a minimum slope of 0.4% has a capacity of 0.90 cfs. Using 150 gpd for multi-family units (0 units) and 225 gpd for single family residential units (68 units) with a peak factor of 4, the development will produce 0.09 cfs during peak periods.

MMSD fees, Woods Hollow Interceptor fees, and Syene Interceptor fees will be paid for at the time of platting.

Public water main will be extended from Nobel Drive and Fahey Glen and looped throughout the project. All buildings at an elevation of 1007’ or less that have water services fed from Nobel Drive and Fahey Glen plat connections will require pressure reducing valves. Those buildings will have water pressures greater than 80 psi.

Water impact fees will be paid for prior to the City of Fitchburg’s release of any building permits. These fees are included with each building permit.

The proposed sanitary sewer and water main layout will be reviewed by the City of Fitchburg’s Utility Project Engineer prior to construction.

3.3 Proposed Street Plan

All streets located within the proposed project will be designed to meet all of the public road specification requirements for the City of Fitchburg (Chapter 27, division 6) and McGaw Park Neighborhood Plan.

We would like to propose a reduced speed limit of 25 mph for both Notre Dame Drive and Fahey Glen through this neighborhood. This would assist with traffic calming at intersections and at the mid-block path crossings. Table-top type speed bumps are proposed at the mid-block path crossings.

3.4 Proposed Park

McGaw Park is located to the east of the proposed Fahey Fields development site, and is designed to be expanded approximately 12 acres in order to better serve the recreational needs of the neighborhood residents. This park expansion will be dedicated and meet the McGaw Park Neighborhood park dedication requirements. Fees in lieu of park dedication may be paid at a rate of \$4,330 per dwelling unit or approximately \$65,000 per acre per the City of Fitchburg's Chapter 24-2 (d)(2)(e) ordinance.

Within outlots 1 and 3, the park area will consist of a 20' wide strip of land for the recreational trail running the length of each outlet.

3.5 Proposed Development Plan

The Fahey Fields development project is anticipated to be developed over a 10-year time frame in 6 phases. The exact number of phases and their corresponding time frame will be determined based on market demand. The staging areas for Fahey Fields are to be addressed prior to each construction phase on an individual basis.

We are proposing a buffer on the multi-family lot (south of Nobel Drive) along with the 104' boulevard street, which will provide a buffer between the proposed single family lots and multi-family lots.

A neighborhood meeting that included town residents has already occurred on August 5th, 2014 which discussed the proposed development of Fahey Fields.

3.6 Storm Water Management Plan

The proposed storm water management system for the development site will be designed to meet all of the City of Fitchburg's requirements as described in Ordinance Chapter 30-28. The "McGaw Basin Stormwater Charge Report" includes this project within its boundaries. An erosion control and storm water management permit application along with a storm water management maintenance agreement will be submitted to the Public Works Department prior to construction of the development.

Since this project is located within the McGaw Neighborhood Plan, stormwater performance standards will need to be met within the proposed plat boundary.

A large portion of our project that is within the watershed draining to The Crossing is park land, which will not increase the flow. The Crossing, which is downstream of the proposed project, has a known stormwater capacity restriction. If The Crossing cannot find a way to handle off-site flow, then we will look at diverting a portion of this project within this watershed to the Rueden channel.

3.7 Proposed Land Use Data

Site within USA = 62 Acres

| <u>Proposed land use area and units</u> | <u>Ac</u> | <u>units</u> | <u>Density</u> |
|---|-------------|--------------|----------------|
| Low Density Single Family Residential | 25.8 | 103 | 4.0 |
| High Density Apartments | 7.8 | 180 | 23.1 |
| Total | 33.6 | 283 | 8.4 |
| <u>Residential density</u> | | | |
| Net Density | 8.4 DU / Ac | | |
| Gross Density | 4.6 DU/Ac | | |

Total Site = 80 Acres

| <u>Proposed land use area and units</u> | <u>Ac</u> | <u>units</u> | <u>Density</u> |
|---|-------------|--------------|----------------|
| Low Density Single Family Residential | 29.9 | 121 | 4.0 |
| High Density Apartments | 14.6 | 324 | 22.2 |
| Total | 44.5 | 445 | 10.0 |

| | | | |
|----------------------------|--------------|--|--|
| <u>Residential density</u> | | | |
| Net Density | 10.0 DU / Ac | | |
| Gross Density | 5.6 DU/Ac | | |

| <u>Multifamily Breakdown</u> | <u>Total</u> |
|------------------------------|--------------|
| 1 – bedroom | 25% |
| 2 – bedroom | 50% |
| 3 – bedroom | 25% |

| | |
|---------------------------------------|-------------------------------|
| <u>Area by land use</u> | |
| Total Residential Development Acreage | 44.5 Ac (55.6% of total site) |
| Proposed Parks & Open Space | 12.4 Ac (15.5% of total site) |
| Stormwater Facilites | 4.9 Ac (6.1% of total site) |
| Total Public Streets | 15.8 Ac (19.8% of total site) |
| Institutional | 2.4 Ac (3.0% of total site) |
| Total | 80.0 Ac |

4 Estimated Assessed Value

| <u>Development Type</u> | <u>Estimated Assessed Value</u> |
|---------------------------------------|---------------------------------|
| 121 SF Homes @ \$300,000 | \$36,300,000 |
| 324 Apartments @ \$70,000 | \$22,680,000 |
| Total Estimated Assessed Value | <u>\$58,980,000</u> |

Figures

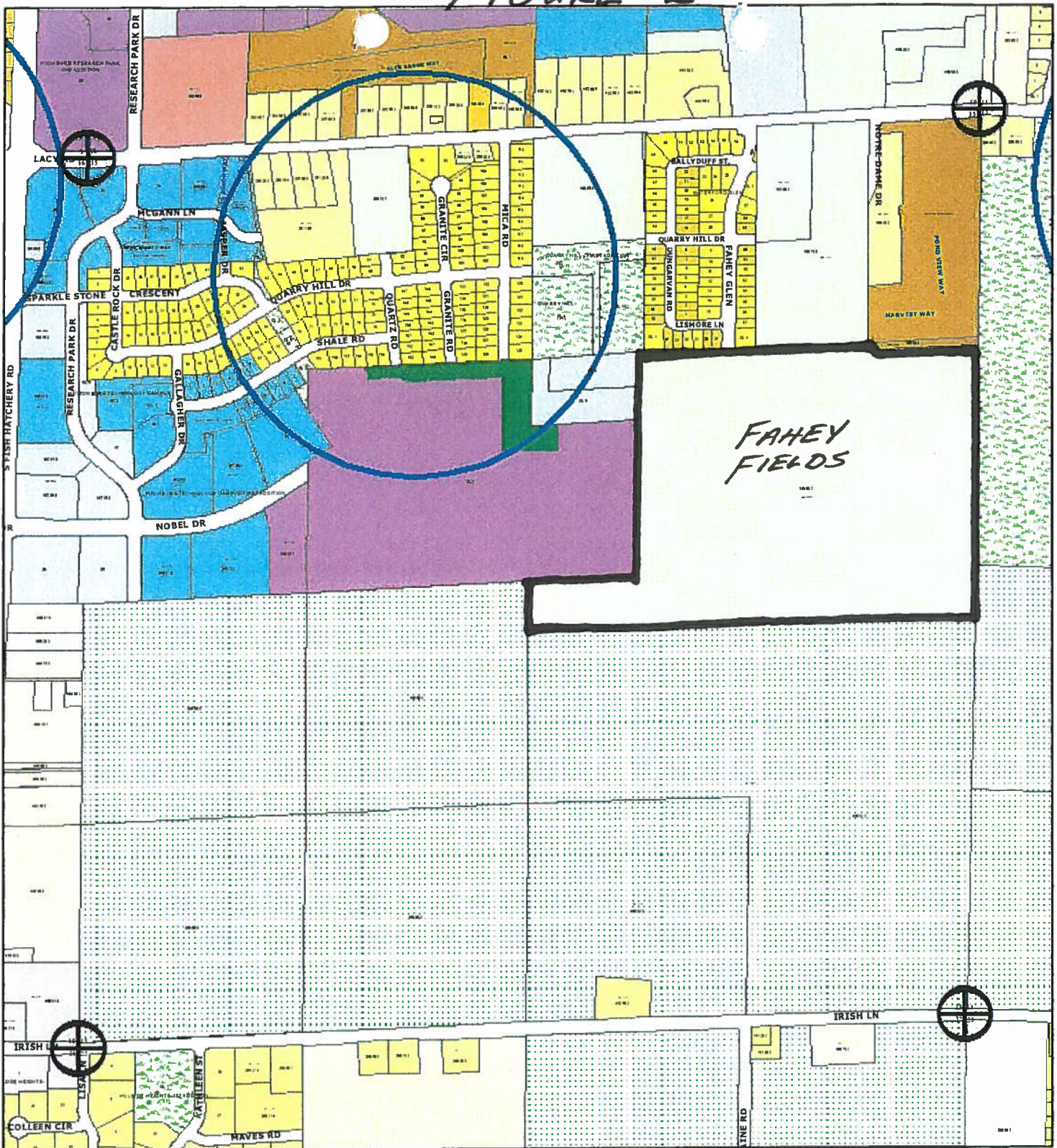
| | |
|----------------|------------------------------------|
| Figure 1 | Project Location |
| Figure 2 | Zoning Map |
| Figure 3 | McGaw Park Neighborhood Plan Map |
| Figure 4 | Existing Topography |
| Figure 5 | Web Soil Survey Map |
| Figure 6 | Wetland Map |
| Figure 7 | Environmental Corridors |
| Figure 8 | Watershed Map |
| Figure 9 | Draft Preliminary Plat |
| Figure 10 | On-Site Watershed Map |
| Figure 11 | Off-Site Watershed Map |
| Figure 12 | Urban Service Area Map |
| Figure 13 | Phase Map |
| Figure 14 & 15 | Preliminary Street & Utility Plans |



Google earth




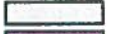


















FIGURE 2



CITY OF FITCHBURG

SECTION 15 TOWNSHIP 6N RANGE 9E

Zoning Districts

| | | | | | |
|--|---|---|--|---|--------------------------|
|  | R-R, Rural Residential |  | R-D, Rural Development |  | City Limits |
|  | R-L, Low Density Residential |  | I-S, Specialized Industrial |  | Wellhead Protection Area |
|  | R-LM, Low to Medium Density Residential |  | I-G, General Industrial |  | Reduced Setbacks |
|  | R-HA, Former R-4 Residential |  | PDD-GIP, Planned Development District - General Implementation Plan |  | Section Corner |
|  | R-M, Medium Density Residential |  | PDD-SIP, Planned Development District - Specific Implementation Plan | | |
|  | R-H, High Density Residential |  | P-R, Park and Recreation District | | |
|  | B-P, Professional Business |  | A-T, Transitional Agriculture | | |
|  | B-G, General Business |  | A-X, Exclusive Agriculture | | |
|  | B-H, Highway Business | | A-S, Small Lot Agriculture | | |
| | | | SC-NC, SmartCode - New Community | | |



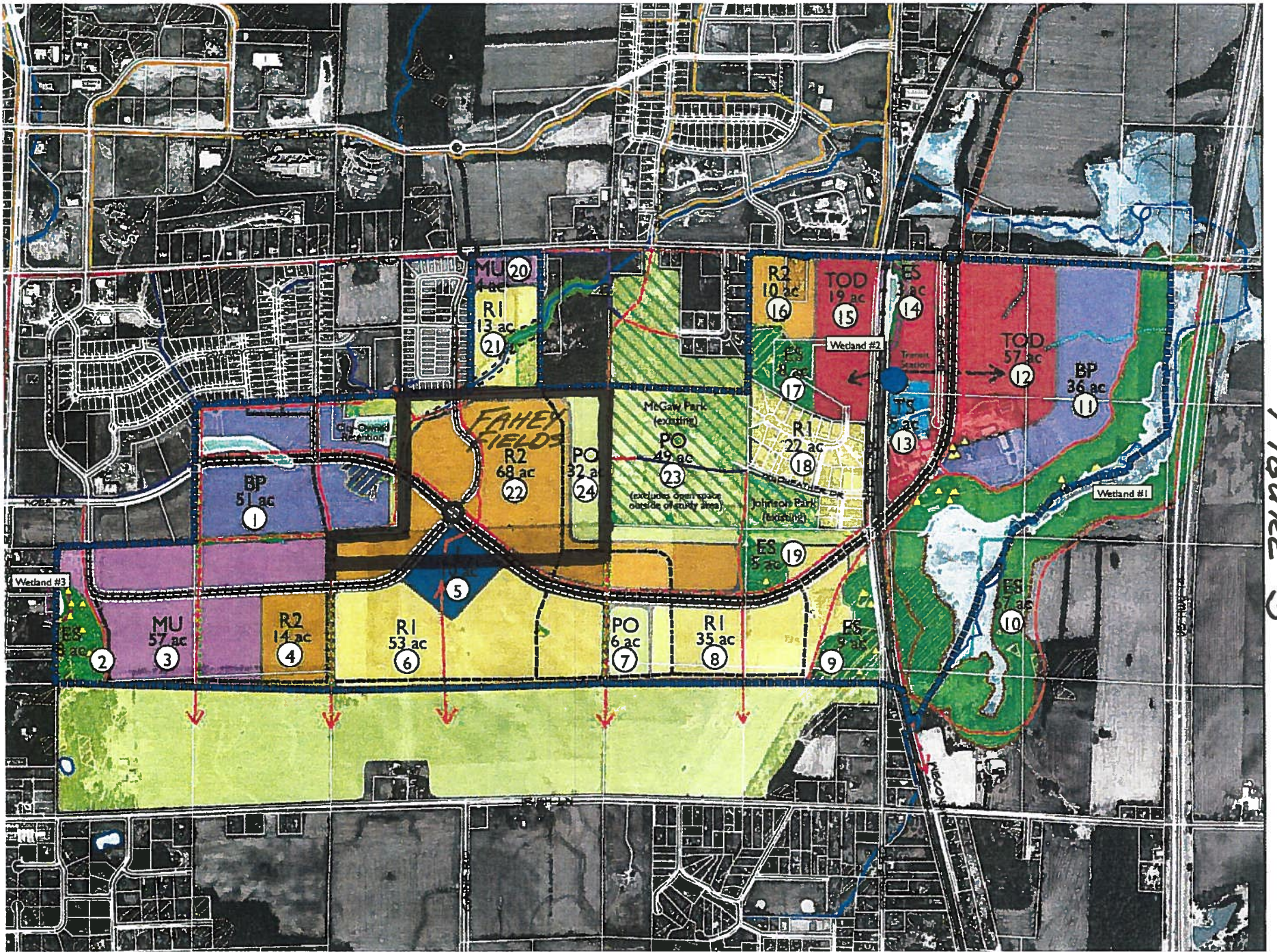


FIGURE 3

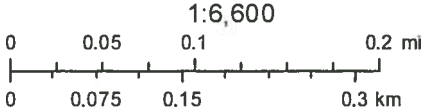
Fahey Fields



FIGURE 4

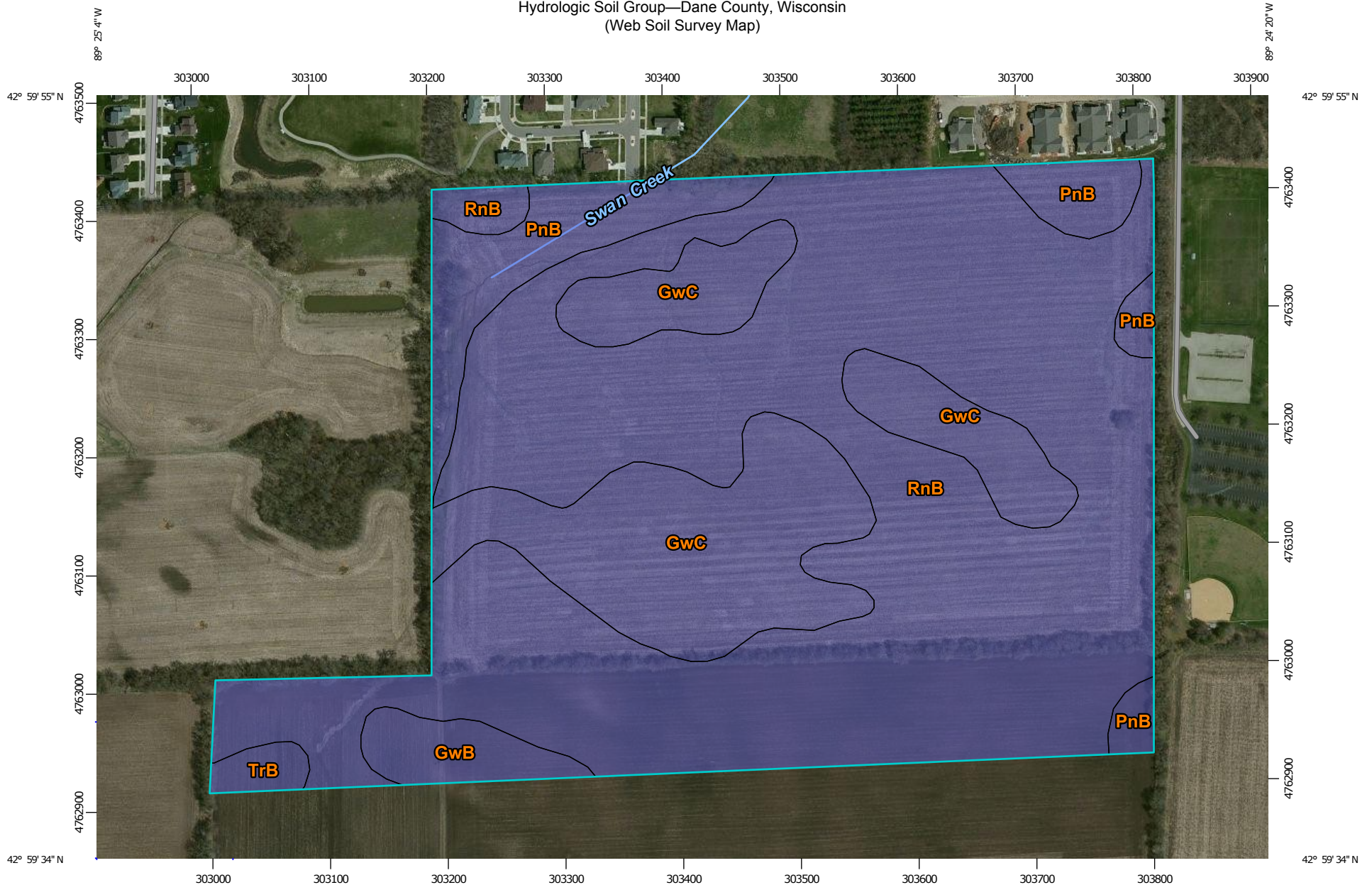
November 7, 2014

- Contours - 10 ft Intervals
- Rivers and Streams
- DNR Wetlands
- Special Flood Hazard Text (A; AE)
- ▨ Floodway Areas in Zone AE
- 0.2 Percent Annual Flood Chance Area
- ▨ Tax Parcels

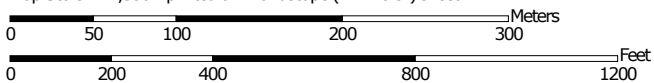


Planning Geophysical

Figure 5
 Hydrologic Soil Group—Dane County, Wisconsin
 (Web Soil Survey Map)



Map Scale: 1:4,550 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
 Survey Area Data: Version 12, Sep 18, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2011—Sep 10, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

| Hydrologic Soil Group— Summary by Map Unit — Dane County, Wisconsin (WI025) | | | | |
|---|---|--------|--------------|----------------|
| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
| GwB | Griswold loam, 2 to 6 percent slopes | B | 2.0 | 2.5% |
| GwC | Griswold loam, 6 to 12 percent slopes | B | 16.5 | 20.4% |
| PnB | Plano silt loam, till substratum, 2 to 6 percent slopes | B | 6.8 | 8.4% |
| RnB | Ringwood silt loam, 2 to 6 percent slopes | B | 54.8 | 67.8% |
| TrB | Troxel silt loam, 1 to 3 percent slopes | B | 0.7 | 0.9% |
| Totals for Area of Interest | | | 80.8 | 100.0% |

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. 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.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

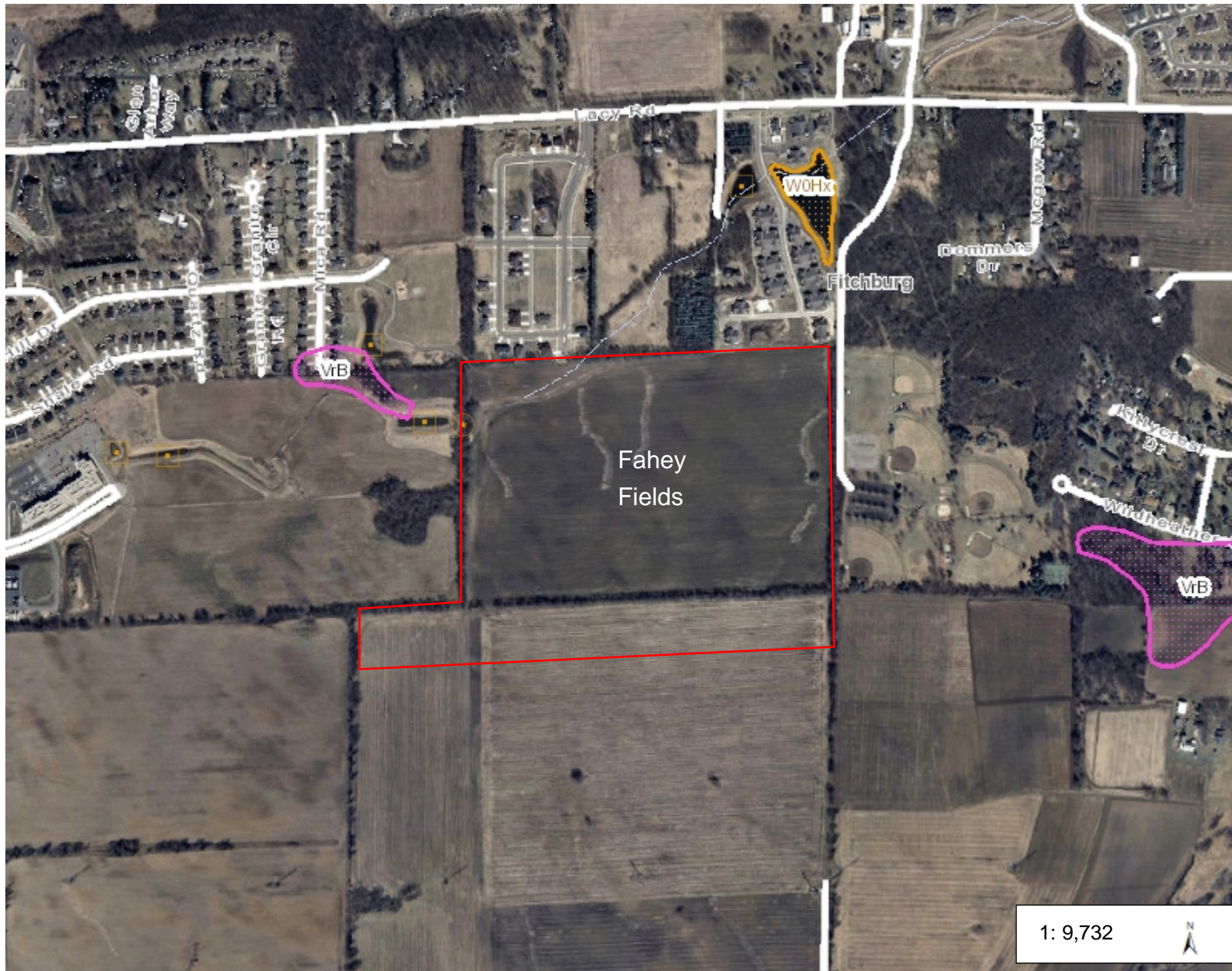
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



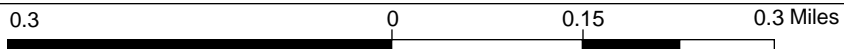
Figure 6 - Surface Water Data Viewer Map



Legend

- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
- Filled Points**
 - Filled Points
- Wetland Class Areas**
 - Wetland
 - Upland
- Filled Areas**
 - Filled Areas
- NRCS Wetspots
- Wetland Indicators
- Rivers and Streams
- Open Water
- 2010 Air Photos (WROC)

1: 9,732



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Notes

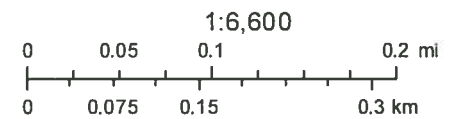
Fahey Fields



FIGURE 7

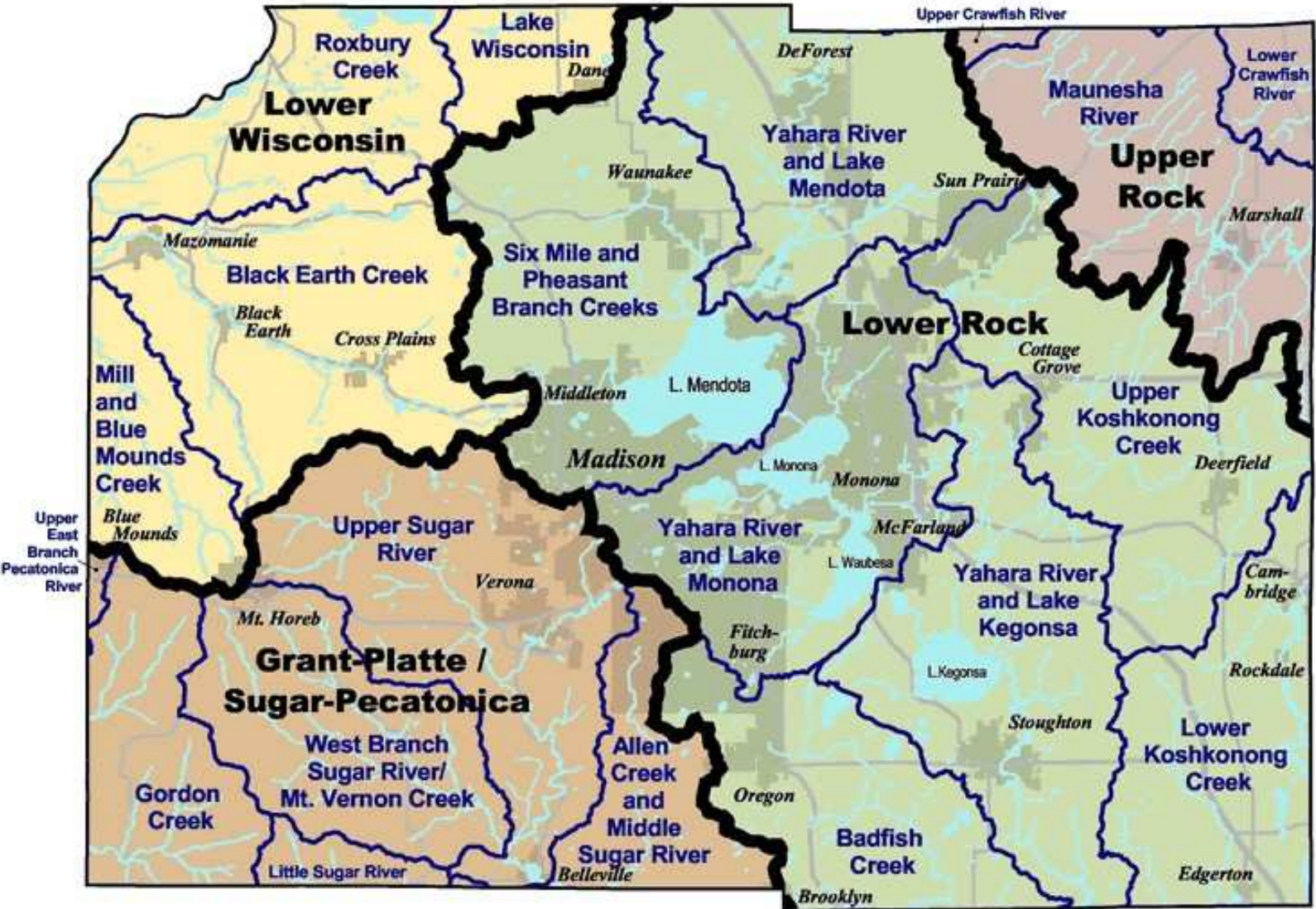
November 7, 2014

- Rivers and Streams
- ▨ Floodway Areas in Zone AE
- Environmental Corridor
- DNR Wetlands
- (A; AE)
- ▭ Tax Parcels
- Special Flood Hazard Text
- 0.2 Percent Annual Flood Chance Area



Planning
Geophysical

Figure 8 – Watershed Map



LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318 and Lands located in the SW1/4 and the NE1/4 of the NE1/4 and in the NE1/4 and the NW1/4 of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Beginning at the East 1/4 corner of said Section 15; thence S01°03'52"W, 296.08 feet along the East line of said SE1/4; thence S87°29'16"W, 2653.06 feet to the West line of said SE1/4; thence N00°27'55"E, 295.90 feet to the South line of Techlands; thence N87°32'50"E, 624.57 feet along said South line to the Southeast corner of Outlot 4, said Techlands; thence N00°11'51"E, 1334.63 feet along the East line of said Techlands and the East line of Outlot 8 and Outlot 5; First Addition to Fitchburg Technology Campus to the Northeast corner of said Outlot 9; thence N86°42'47"E, 31.85 feet along the South line of Outlot 12, said First Addition to Fitchburg Technology Campus to the Southeast corner of said Outlot 12; thence S76°29'03"E, 4.04 feet to the Southwest corner of Outlot 1, Waterford Glen; thence N86°57'59"E, 1378.91 feet along the South line of Waterford Glen and the South line of Lot 2, Certified Survey Map No. 3060; thence S17°03'07"E, 47.93 feet; thence N86°57'59"E, 603.25 feet to the East line of said NE1/4; thence S00°10'56"W, 1304.90 feet along said East line also being the West line of Lot 2, Certified Survey Map No. 445 to the point of beginning, containing 3,479,442 square feet (79.877 acres).

NOTES

- Existing Zoning: A-T
- Proposed Zoning: Lots 2-30, 32-105: R-LM
Lot 1, 31, 106 and 107: Outlot 8: PDD
Outlots 1-7: P-R

Future Development: Lots 108-125, Outlots 9-12
- Owner and Subdivider: Fahey Fields, LLC
Surveyor, Engineer, and Professional Land Planner: D'Onofrio, Kottke & Assoc., Inc.

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.

WET POND WATER ELEVATION = 992.00'

INFILTRATION FACILITY BOTTOM = 991.00'

Dated this 9th day of July, 2015.

Brett T. Stoffregan
Brett T. Stoffregan, Professional Land Surveyor, S-2742



LEGEND

- PLACED 1-1/4" IRON REBAR
- FOUND 1-1/4" IRON REBAR
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND 3/4" IRON REBAR
- SS SS SANITARY SEWER
- W W WATER MAIN
- ST ST STORM SEWER
- E ELECTRIC TRANSFORMER
- T TELEPHONE PEDESTAL
- MANHOLE
- ⊙ CATCH BASIN/INLET
- VALVE
- HYDRANT
- EDGE OF TREELINE
- CONCRETE CURB AND GUTTER
- EXISTING CONTOUR (NAVD 88)
- () "RECORDED AS" INFORMATION

LOT 23
TECHLANDS

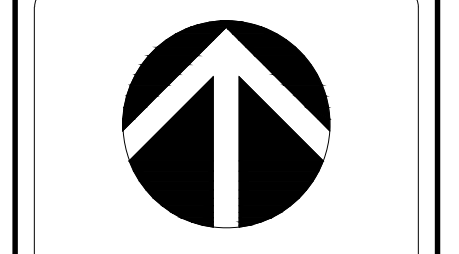
FOUND 3/4" REBAR CENTER SEC. T6N, R9E
BIT. PATH
(S87°29'03"W 624.85')
(N87°32'50"E 624.57')

LOT 2
CSM 9896
A-X



D'ONOFRIO KOTKKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.835.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY PLAT
FAHEY FIELDS
PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LAND LOCATED IN THE SW1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E, AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



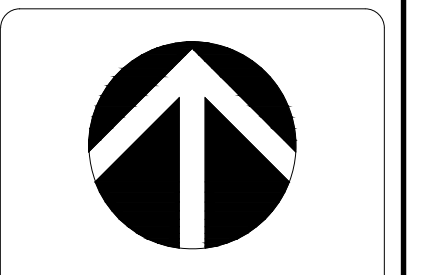
THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E ASSUMED TO BEAR S1°03'52"W

SCALE: 1" = 100'

DATE: 07-09-15
REVISED:

FN: 14-07-113
Sheet Number:
1 of 2

PRELIMINARY PLAT
FAHEY FIELDS
 PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LAND LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4
 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E,
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

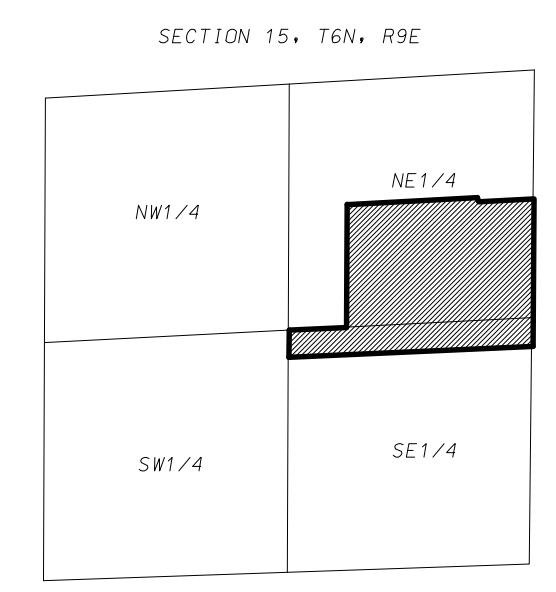
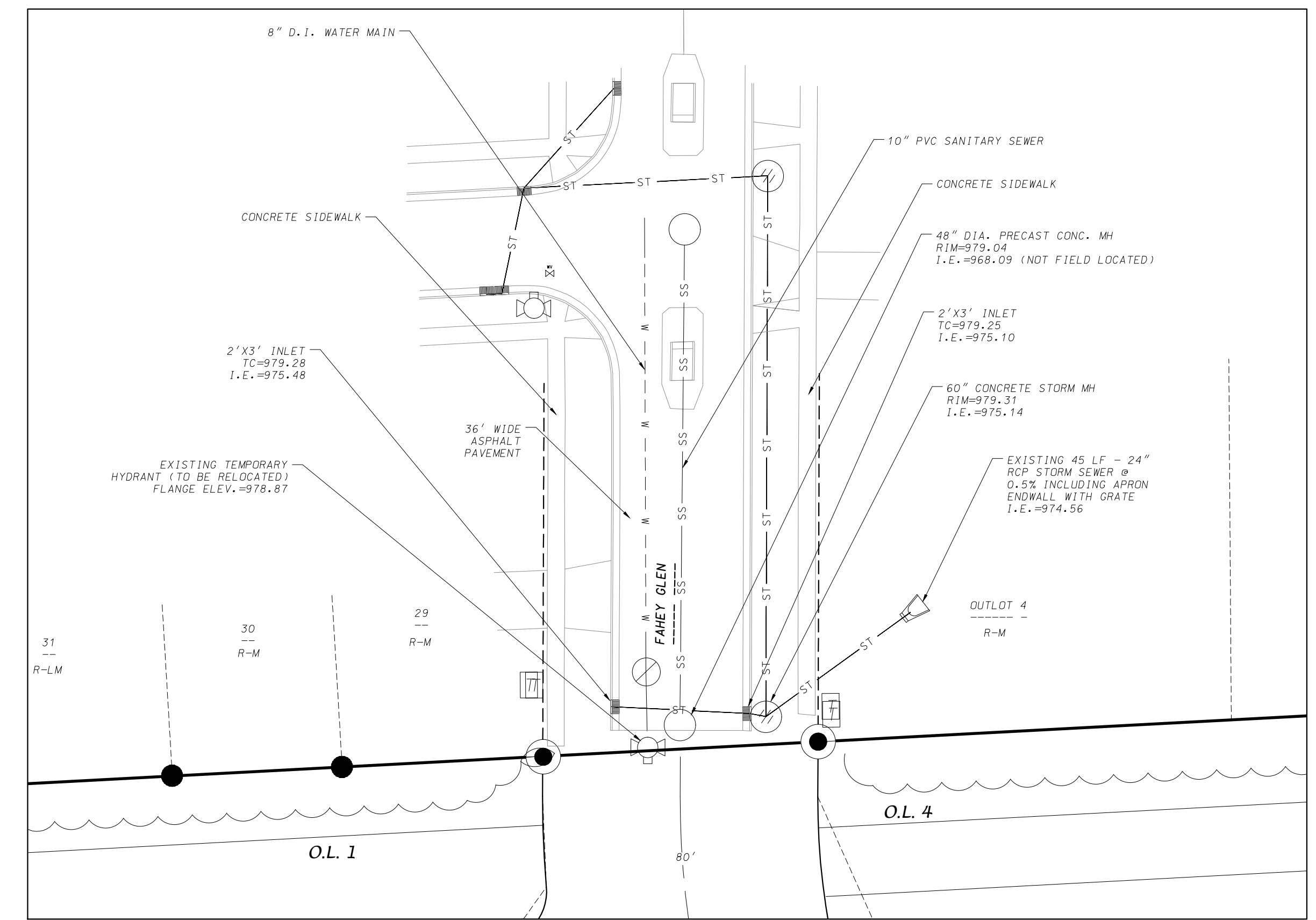
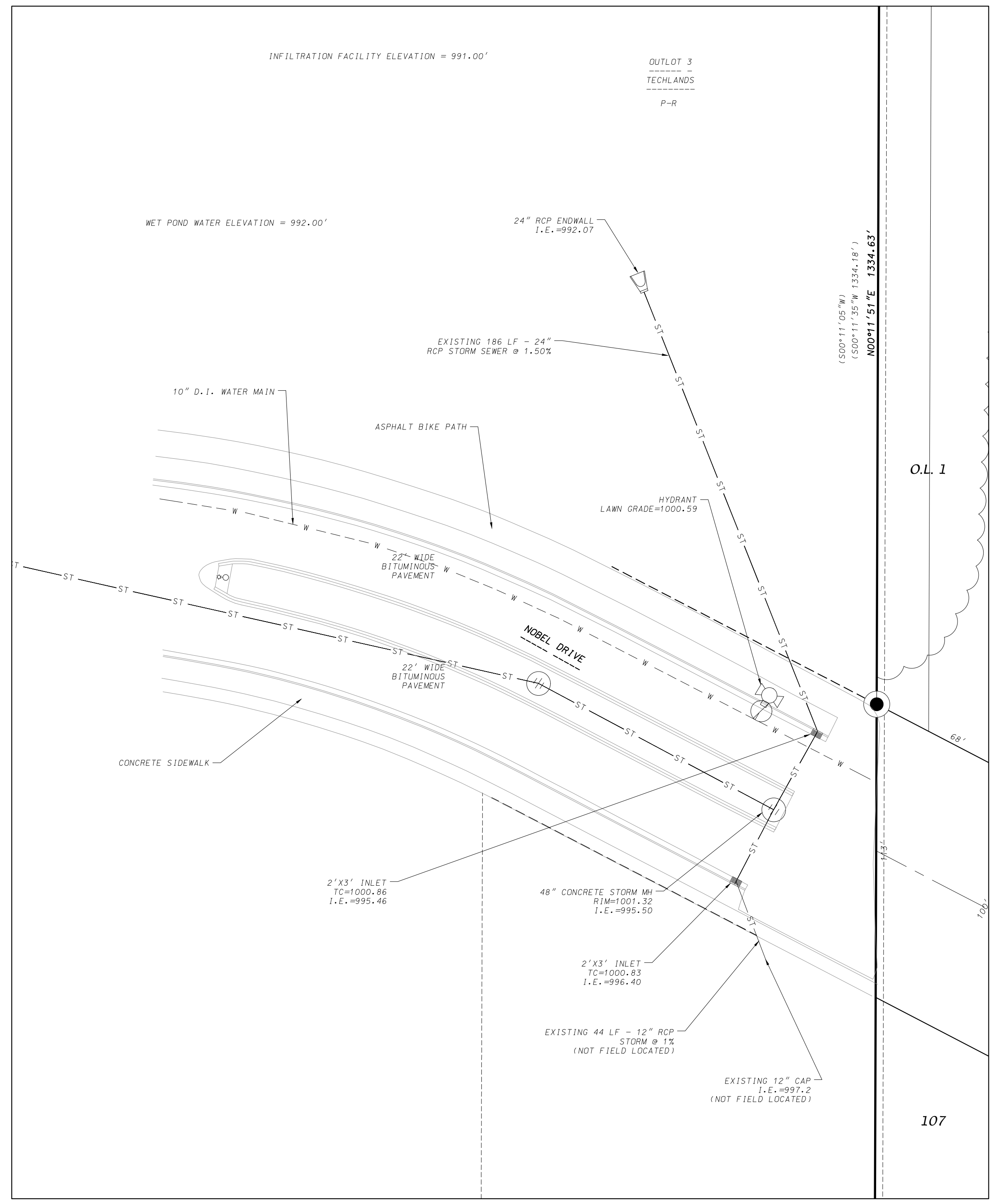


THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E ASSUMED TO BEAR S103°52'W

SCALE: 1" = 30'

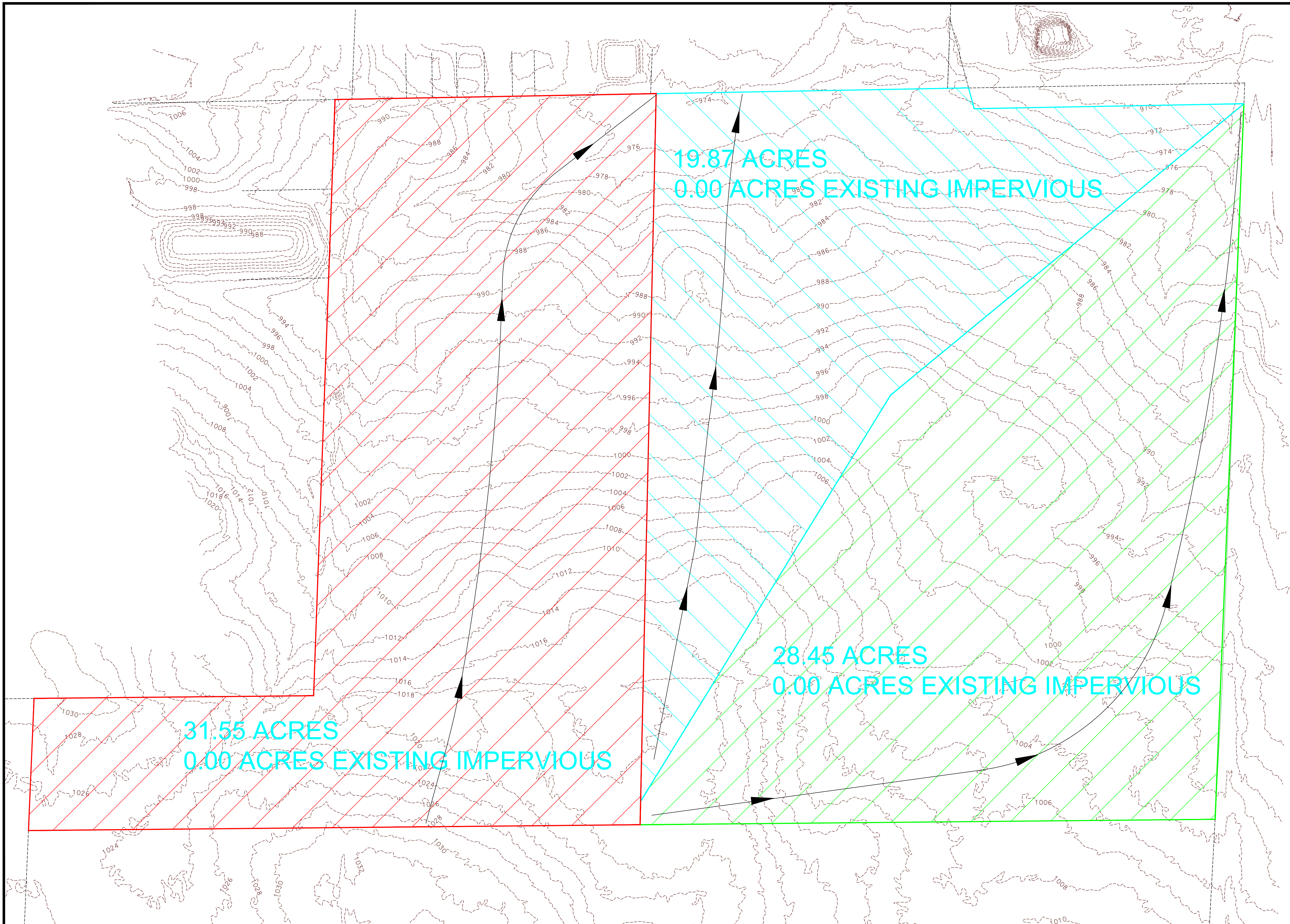
DATE: 07-09-15
 REVISED:

FN: 14-07-113
 Sheet Number:
 2 of 2



LEGEND

| | |
|---------|---------------------------|
| ○ | PLACED 1-1/4" IRON REBAR |
| ● | FOUND 1-1/4" IRON REBAR |
| ⊙ | FOUND 1" IRON PIPE |
| ● | FOUND 3/4" IRON REBAR |
| SS | SANITARY SEWER |
| W | WATER MAIN |
| ST | STORM SEWER |
| E | ELECTRIC TRANSFORMER |
| T | TELEPHONE PEDESTAL |
| ○ | MANHOLE |
| ⊙ | CATCH BASIN/INLET |
| ⊙ | VALVE |
| ⊙ | HYDRANT |
| ~~~~~ | EDGE OF TREELINE |
| ==== | CONCRETE CURB AND GUTTER |
| - - - - | EXISTING CONTOUR |
| () | "RECORDED AS" INFORMATION |

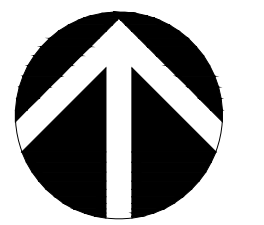


EXISTING WATERSHED AREA MAP

FAHEY FIELDS

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



SCALE: 1" = 100'
 (PAGE SIZE: 22x34)



DATE: 11-26-14
 REVISED:

DRAWN BY: NGO

FN: 14-07-113

Sheet Number:

C100

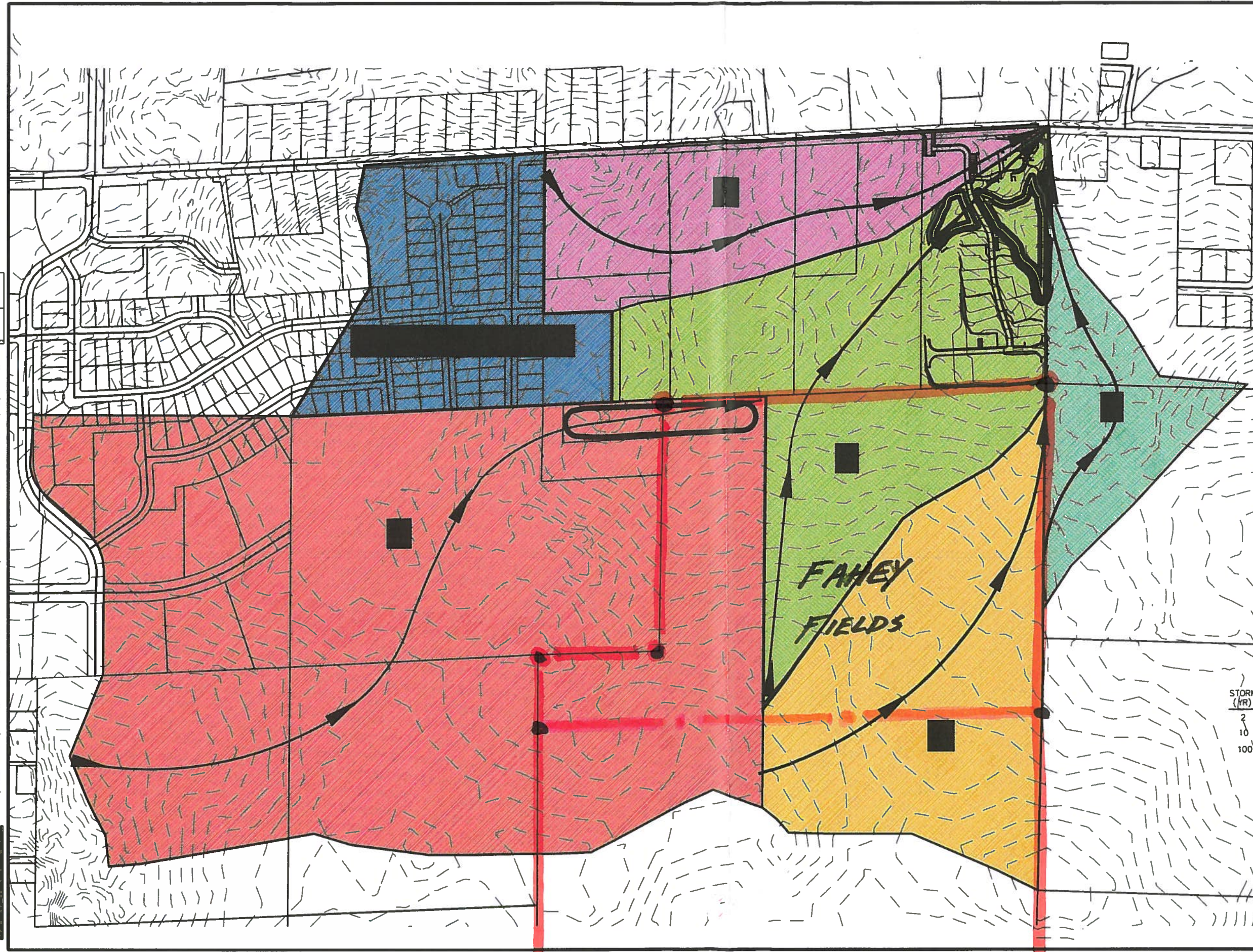


(608) 833-0628

Engineers - Surveyors - Architects - Planners, 600 Grand Canyon Dr, Madison, Wisconsin 53719

MAYO Corporation

DRAWING NAME: M:\13705\CIVILEP\137BASE.DWG
VIEW: DRAIN AREA



DRAINAGE AREA INFORMATION

| NAME | AREA (AC) | EX CN | EX TC (MIN) | PRO CN | PRO TC (MIN) |
|-------------------------|-----------|-------|-------------|--------|--------------|
| A | 36.16 | 68 | 28.50 | 78 | 17.12 |
| B | 69.25 | 68 | 51.83 | 78 | 23.99 |
| C | 54.13 | 68 | 40.94 | 78 | 19.07 |
| D | 189.42 | 68 | 53.89 | 78 | 25.05 |
| E | 21.17 | 68 | 47.21 | 78 | 25.05 |
| QUARRY HILL TO EX. POND | 30.00 | 68 | 45.30 | 75 | 8.00 |

POND SIZE

TOP OF WEST POND = 949 = 44,907 sqft = 1.03 ac.

TOP OF EAST POND = 947 = 115,904 sqft = 2.66 ac.

RESULTS USING TR-55

| STORM (IN) | EX FLOW (CFS) | PRO FLOW (CFS) | WEST POND ROUTED FLOW (CFS) | POND ELEV. | EAST POND ROUTED FLOW (CFS) | POND ELEV. |
|------------|---------------|----------------|-----------------------------|------------|-----------------------------|------------|
| 2 | 101.08 | 186.98 | 107.63 | 944.72 | 87.92 | 943.43 |
| 10 | 306.95 | 393.70 | 234.71 | 946.09 | 248.96 | 945.09 |
| 100 | 577.36 | 714.33 | 440.16 | 948.47 | 575.45 | 946.01 |

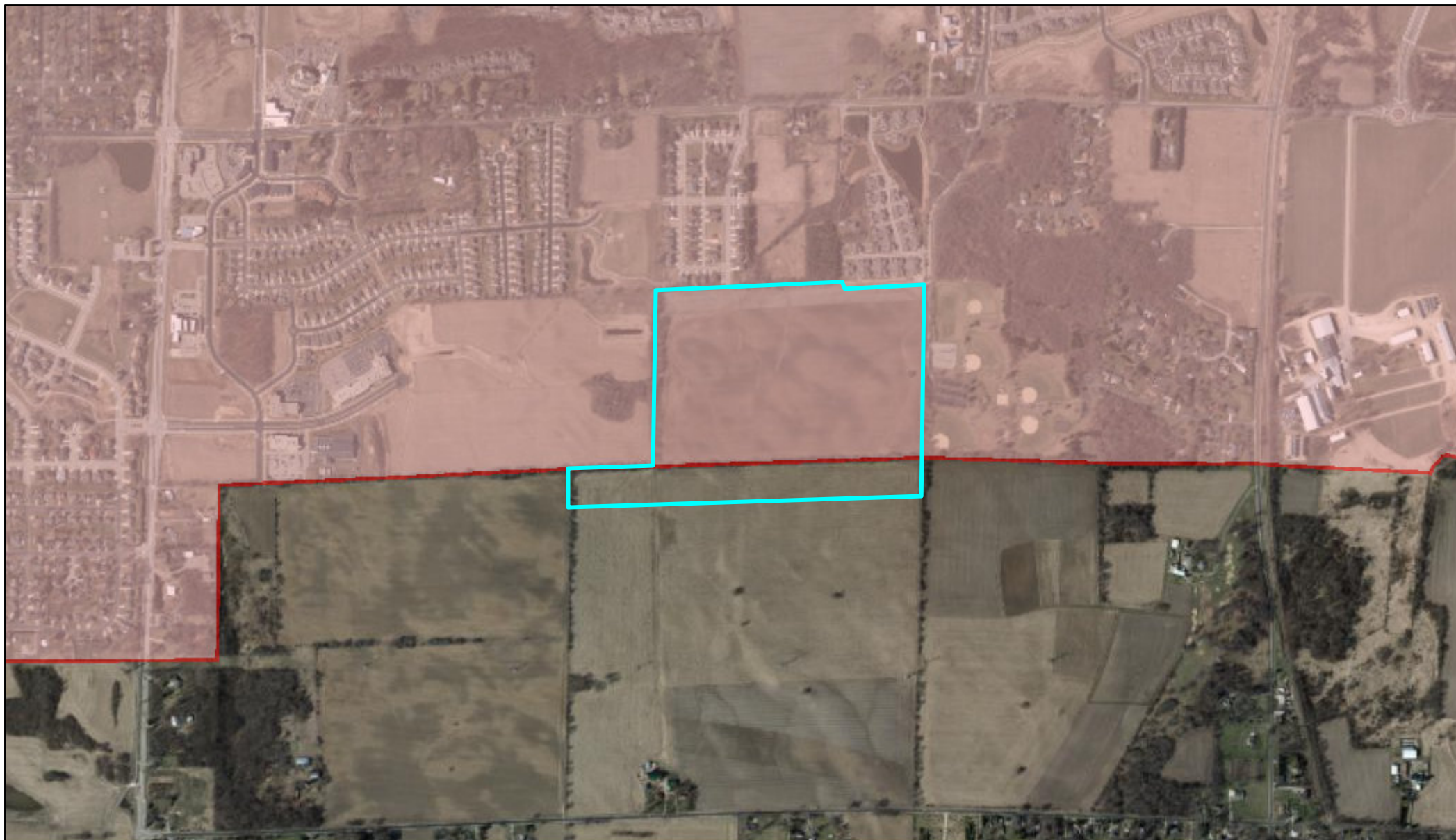
TR-55 WEST POND OUTLET STRUCTURES

3- 5'x4' RCP BOX CULVERTS @ 943.00

TR-55 EAST POND OUTLET STRUCTURES

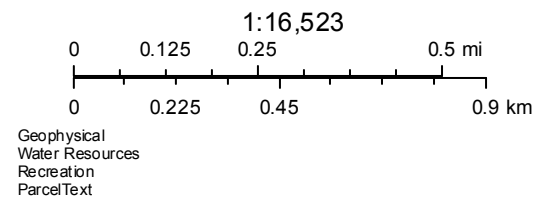
2- 4' x 3' RCP BOX CULVERTS @ 941.00
1- 55' TRAPAZOIDAL WEIR @ 944.50

Urban Service Area Map



November 20, 2014

- Urban
- Limited



NOTES:

1. CONSTRUCTION OF WESTERN WET DETENTION BASIN AND INFILTRATION BASIN WILL OCCUR DURING PHASE 1.
2. CONSTRUCTION OF EASTERN BASINS WILL OCCUR DURING PHASE 3.



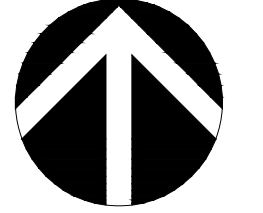
139ft. 45'

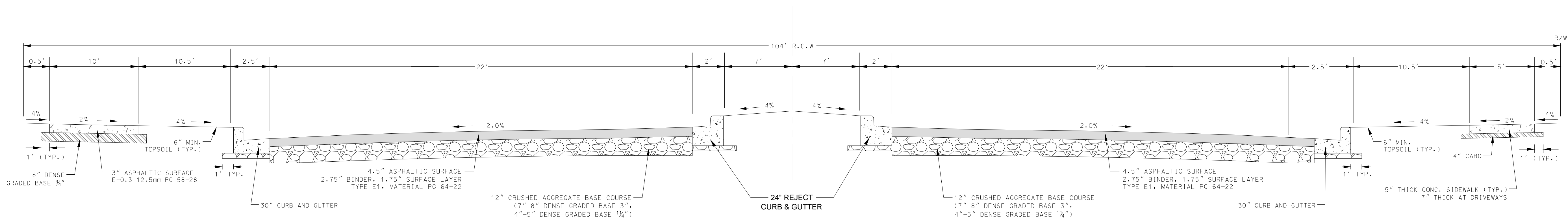
MON. TO MON. N0°10'56"E 2703.35'

MON. TO MON. S11°03'52"W 2654.92'

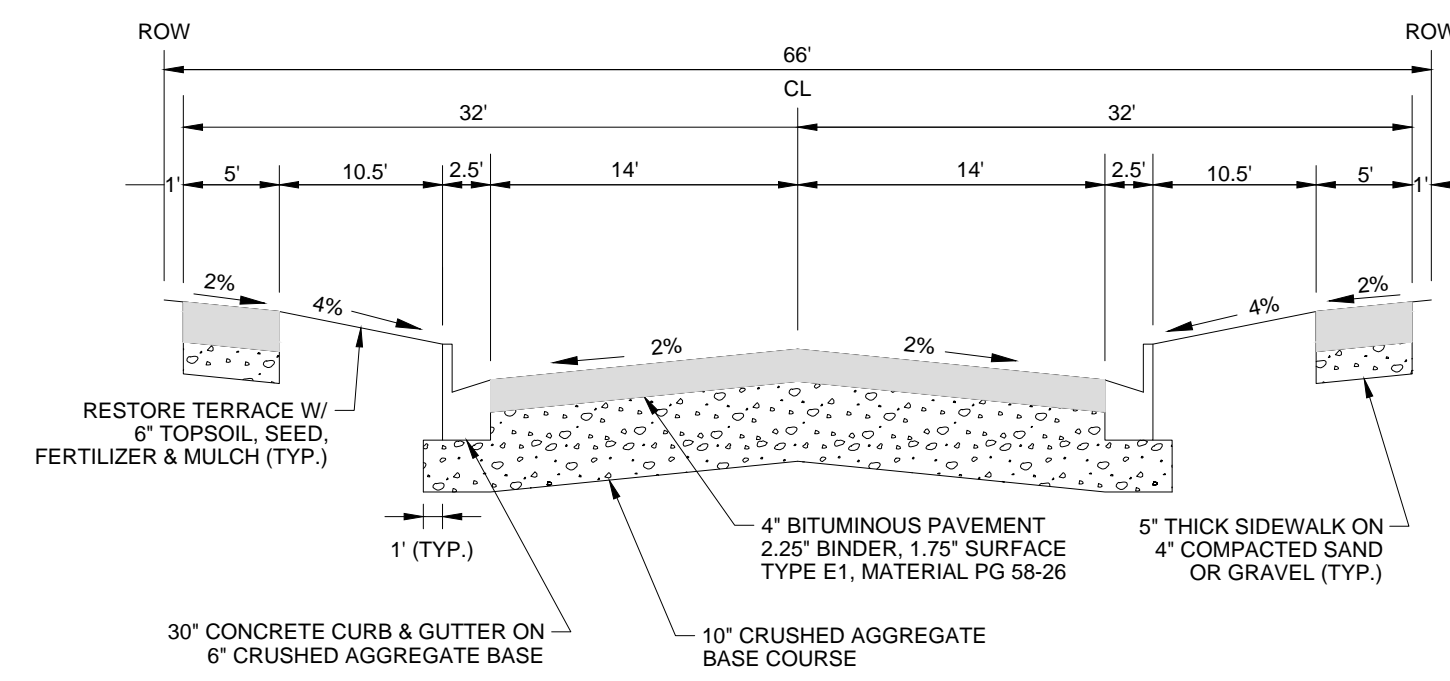
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PHASE MAP
FAHEY FIELDS
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

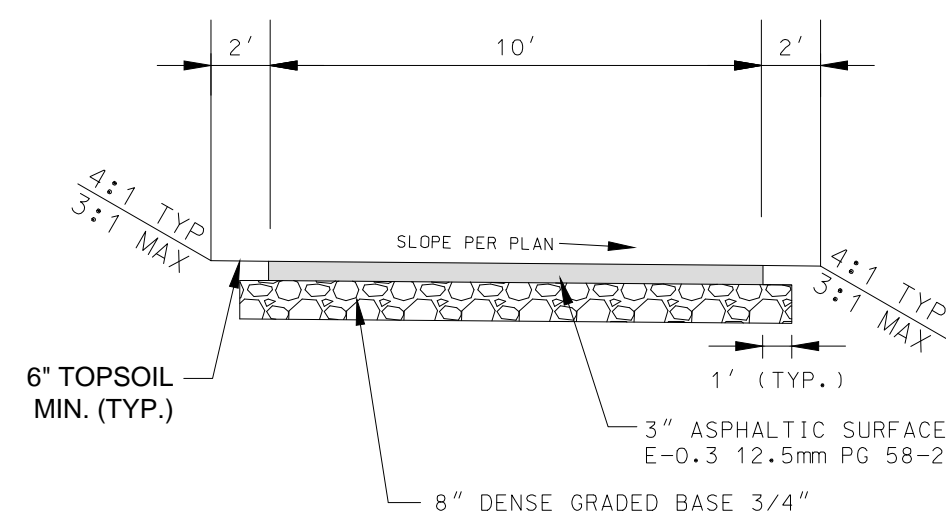

 SCALE: 1" = 100'
 (PAGE SIZE: 22x34)
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 DATE: 07-08-15
 REVISED:
 DRAWN BY: NGO
 FN: 15-05-103
 Sheet Number:
C200



TYPICAL FINISHED SECTION THROUGH BOULEVARD
NOBEL DRIVE



TYPICAL FINISHED SECTION
PROPOSED 66' R.O.W. STREETS



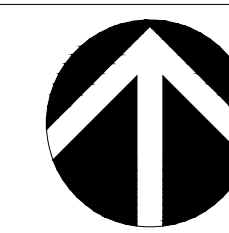
MULTI-USE TRAIL

PRELIMINARY STREET & UTILITY PLAN

FAHEY FIELDS

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



SCALE: NTS

DATE: 12-09-14
REVISED:

DRAWN BY: NGO

FN: 14-07-113

Sheet Number:

2 OF 2

LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map No. 8886, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318 and Lands located in the SW1/4 and the SE1/4 of the NE1/4 and in the NE1/4 and the NW1/4 of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin 53511.

Beginning at the East 1/4 corner of said Section 15; thence S01°03'52"W, 296.08 feet along the East line of said SE1/4; thence S87°29'16"W, 2653.06 feet to the West line of said SE1/4; thence N00°27'55"E, 295.90 feet to the South line of Techlands; thence N87°32'50"E, 624.57 feet along said South line to the Southeast corner of Outlot 4, said Techlands; thence N00°11'51"E, 1324.63 feet along the East line of said Techlands and the East line of Outlot 8 and Outlot 9, First Addition to Fitchburg Technology Campus to the Southeast corner of said Outlot 12; thence S76°29'03"E, 4.04 feet to the Southwest corner of Outlot 1, Waterford Glen; thence N86°57'59"E, 1378.91 feet along the South line of Waterford Glen and the South line of Lot 2, Certified Survey Map No. 3060; thence S17°03'07"E, 47.93 feet; thence N86°57'59"E, 603.25 feet to the East line of said NE1/4; thence S00°10'56"W, 1304.90 feet along said East line also being the West line of Lot 2, Certified Survey Map No. 445 to the point of beginning. Containing 3,473,442 square feet (79.877 acres).

NOTES

- Existing Zoning: A-1
- Proposed Zoning: Lots 2-10, 12-105: R-LM
Lot 1, 31, 106 and 107: Outlot 8: PDD
Outlots 1-7: P-R
- Future Development: Lots 108-125, Outlots 9-12
- Owner and Subdivider: Fahey Fields, LLC
Surveyor, Engineer, and Professional Land Planner: D'Onofrio, Kottke & Assoc., Inc.

SURVEYOR'S CERTIFICATE

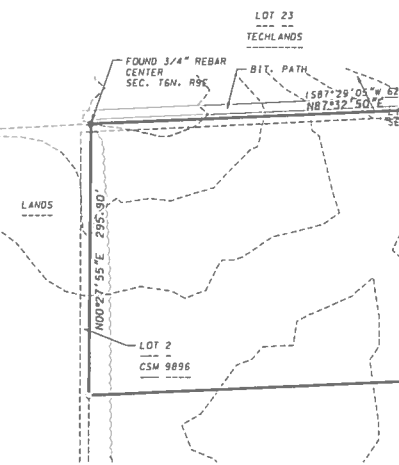
I, Brett T. Stafford, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.

Dated this 22th day of June, 2015.

Brett T. Stafford
Brett T. Stafford, Professional Land Surveyor, S-2742



- LEGEND**
- PLACED 1-1/4" IRON REBAR
 - FOUND 1-1/4" IRON REBAR
 - FOUND 1" IRON PIPE
 - FOUND 3/4" IRON REBAR
 - SS — SS — SANITARY SEWER
 - W — W — WATER MAIN
 - ST — ST — STORM SEWER
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ MANHOLE
 - ⊞ CATCH BASIN/INLET
 - ⊞ VALVE
 - ⊞ HYDRANT
 - EDGE OF TREE LINE
 - == CONCRETE CURB AND GUTTER
 - - - - EXISTING CONTOUR (NAVD 88)
 - () "RECORDED AS" INFORMATION



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FIRM LAND DEVELOPMENT

PRELIMINARY PLAT
FAHEY FIELDS
PART OF LOT 2, CERTIFIED SURVEY MAP NO. 8886 AND LAND LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E ASSUMED TO BEAR S103°52'W

SCALE: 1" = 100'

DATE: 06-22-15
REVISED:

FN: 14-07-113
Sheet Number:
1 of 2



CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@city.fitchburg.wi.us

Application: CDP-2045-14A / PP-2054-15A
Property Address: TBD
Property Location: Lot 2 CSM 9896
Review Date: June 29, 2015
Planning Staff Review #1

Planning staff has reviewed your submitted CDP and Preliminary Plat amendment requests, CDP-2045-14A & PP-2054-15A, for Fahey Fields, submitted on June 23, 2015. The following comments are based on this review. Please respond to these comments with a detailed narrative response, along with appropriate revised plans, by 4:00 p.m. on Monday, July 6, 2015. Further comments or questions may arise as additional review occurs.

DKA comments as of 07-07-15 are in **red**.

- 1.) CDP section 3.5 states that a neighborhood meeting that included town residents has already occurred on August 5, 2014 which discussed the proposed development of Fahey Fields.

Have any neighborhood meetings taken place since Aug 2014 to present the revised plans to the neighborhood?

There has been communication with the Crossing Condominiums, as well as with the alders who represent the neighborhood, but no formal neighborhood meetings have taken place since Aug 2014.

- 2.) The proposed phasing plan shows part of Outlot 7 being dedicated in Phase 1 and Phase 5. If Outlot 7 is not being dedicated in one single phase, it will need to be done as separate outlots.
Phase Map has been revised to show all of Outlot 7 being dedicated in Phase 1.
- 3.) Section 3.1 on page 2 states that there will be 124 single-family dwelling units while page 5 of the CDP document indicates that there will be 121 total single-family units. Please clarify this inconsistency and update document to reflect accurate number of units.
CDP has been revised to be consistent. 121 total single-family dwelling units are proposed.
- 4.) Park dedication and fees to be calculated at time of final platting.

Park Improvement: 2015 fees - \$630/single-family unit, \$145/multi-family unit

Parkland dedication: 2015 dedication - 2900 sq ft per dwelling unit; 2015 fee in-lieu of parkland - \$4,330 /dwelling unit

Park Street Frontage: For development projects or land divisions of 80 or more dwelling units, lineal street frontage shall be provided in accord with the following:

- a. Single-family: square root of the square footage required to be dedicated

- b. Two-family: square root of the square footage required to be dedicated with this factor multiplied by 0.50
- c. Multi-family: square root of the square footage required to be dedicated with this factor then multiplied by 0.13

Acknowledged.

- 5.) The 283 du will require a park dedication of 820,700 sq ft. Proposed dedication (by my math) is 524,150 sq ft, leaving a deficit of 296,550 sq ft or 102.26 dwelling units.
Acknowledged and agree with the calculations.
- 6.) Zoning request has not yet been submitted.
Per the CDP, the single family lots are requested to be standard single family zoning and the multi-family to be SIP.
- 7.) Has the Crossing responded to Ron K?
No response to date.
- 8.) If Smoky Trail extended south, it would allow for a better block network, and even less length of street.
Smoky Trail has been designed to provide more flexibility for the multi-family block.
- 9.) Of the 180 mf dwelling units, what is the estimated number of units on each of the multi-family lots, i.e. lots 1, 31, 106 and 107?
Lot 1 = 44 du
Lot 31 = 6 du
Lot 106 = 4 du
Lot 107 = 126 du
- 10.) Do you have a concept drawing of you can fit the 180 mf units on the four lots?
A concept drawing of the proposed mf lots has been attached.
- 11.) Are the storm basins designed to handle the storm water runoff for the land area in the CDP, but outside of the current urban service area?
Post-Development Watershed Boundary Plan has been attached.
- 12.) Have you met with area residents regarding the revised plan?
There has been communication with the Crossing Condominiums, as well as with the alders who represent the neighborhood, but no formal neighborhood meetings have taken place since Aug 2014.

Fahey Fields Plat CDP & Preliminary Plat Public Works Review #3

The following comments are based on the revised Comprehensive Development Plan (CDP) and Preliminary Plat for Fahey Fields, dated July 9, 2015. RE, 7-10-15; AB, 7-09-15; TF 7-13-15; GV 7-10-15; CH, 7-14-15. Additional comments beyond these may be required on future reviews.

General Comments

1. A Subdivision Agreement is required for construction of public improvements.
[Applicant Response to PW #2 Comment: Acknowledged.](#)
2. Show utility easements on the plat. Provide certification letters, from all utility companies that will service this plat, that the easements shown on the plat are sufficient to service this plat. Only utility crossings are allowed within the right-of-way.
[Applicant Response to PW #2 Comment: Acknowledged – utility easements have been added to the plat. Certification letters will be provided in the future.](#)

Transportation Comments

1. Notre Dame Drive and Fahey Glen have a posted speed limit of 35 mph. The curvature of the roads should be designed for that posted speed limit.
[Applicant Response to PW #2 Comment: The curvature of Notre Dame Drive and Fahey Glen have been designed with the posted speed limit, however we are proposing a speed limit reduction to 25 mph for Notre Dame Drive.](#)
2. The roundabout at Fahey Glen/Nobel Drive may still require right-of-way adjustments during design. Most often, roundabouts include a skewed approach into the circulating area. The middle circle is generally not located in the exact center of the intersecting roadways, as the design currently suggests. Staff would recommend working with a WisDOT-approved roundabout design engineer to ensure adequate right-of-way has been provided at the Fahey Glen/Nobel Drive intersection.
[Applicant Response to PW #2 Comment: Acknowledged – roundabout design and right-of-way will be revised according to WisDOT standards, as needed.](#)
[PW #3 Comment: The Preliminary Plat property lines around the roundabout need to be adjusted to ensure adequate right-of-way. A sketch of the City's recommendations is attached.](#)
3. Staff notes the request to lower the speed limit on Fahey Glen to 25 mph. Because of the connectivity that will be offered by Fahey Glen (N-S connection between Nobel Drive, Lacy Road, and E. Cheryl Parkway), staff does not recommend lowering the speed limit. A reduced speed limit of 25 mph on Notre Dame Drive is reasonable, especially considering that it is adjacent to the park.
[Applicant Response to PW #2 Comment: Acknowledged.](#)

Water and Sanitary Sewer Comments

1. CDP 3.2 Proposed Utility Plan - Note 10" sanitary sewer shall be installed on Fahey Glen, from the north plat line to the south plat line, and 8" sanitary sewer shall be installed throughout the remainder of the plat.
[Applicant Response to PW #2 Comment: Acknowledged.](#)
[PW #3 Comment: Please make the above change to the CDP.](#)

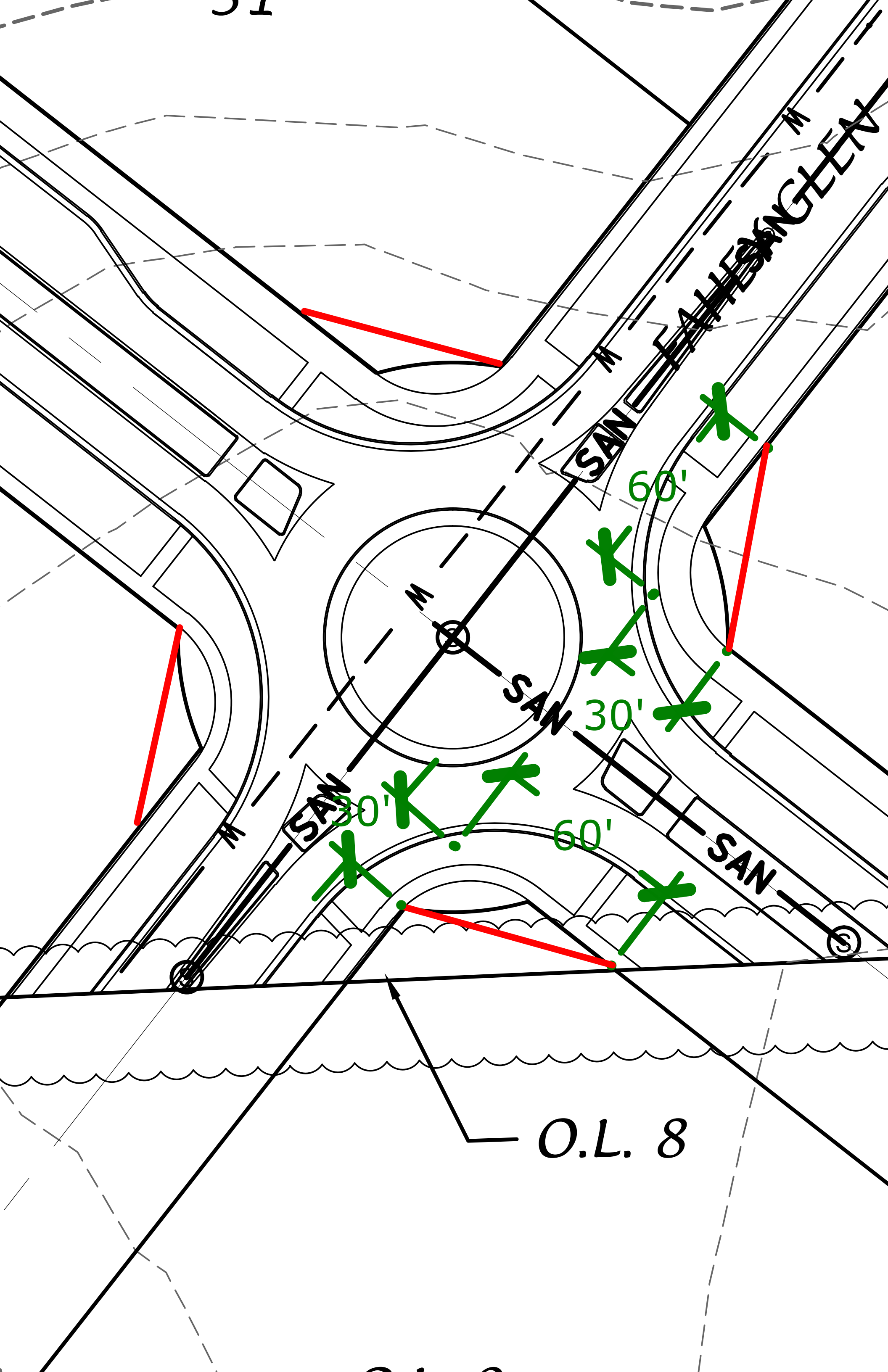
**Fahey Fields Plat
CDP & Preliminary Plat
Public Works Review #3**

2. It is strongly recommended that the designer meet with the Fitchburg Utility prior to the start of utility design to discuss requirements and layout.

[Applicant Response to PW #2 Comment: Acknowledged – Fitchburg Utility will be contacted prior to utility design.](#)

Erosion Control and Stormwater Management (ECSWM) Comments

1. An 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>).
[Applicant Response to PW #2 Comment: None.](#)
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for any 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.
[Applicant Response to PW #2 Comment: None.](#)
3. This proposed plat is within the McGaw Neighborhood Plan which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) that need to be met within the proposed plat boundary. There are also known capacity restrictions for stormwater conveyance downstream that will need to be addressed during the stormwater planning. 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.
[Applicant Response to PW #2 Comment: None.](#)
4. Preliminary Construction Plans, dated 6-22-2015, were received; however, no underground or aboveground stormwater conveyance routes are currently shown in the plan view or profile view. The plans need to be updated to reflect how stormwater conveyance will be handled throughout the plat as well as the proposed route to safely get flow to The Crossing West and/or East Ponds.
[Applicant Response to PW #2 Comment: Preliminary construction plans have been updated to reflect stormwater piping.](#)
[PW #3 Comment: The updated construction plan and profile sheets haven't been received yet. A Preliminary Street and Utility Plan, dated 7-9-15 was received, but is missing proposed storm sewer connecting the Wet Ponds and Infiltration Facilities.](#)
5. Drainage arrows are missing on the Preliminary Plat along Lots 2, 3, 5, 19, 27, 32, 50, 63-68, and 90-97. Improper right angle or acute bends in drainage are shown at the north edge of Lot 50 and the NE corner of Lot 90. These lot configurations should be modified to enable functional, maintainable swales.
[Applicant Response to PW #2 Comment: Drainage arrows have been added. Lot configurations for lots 50 and 90 will be modified to provide maintainable swales.](#)
[PW #3 Comment: This hasn't been done yet.](#)



O.L. 8

July 10, 2015

Good morning,

The Park Commission approved Fahey Fields Comprehensive Development Plan CDP-2045-14A at their July 9, 2015 meeting with the following recommendations:

- FF and Fitchburg Park and Forestry Staff will work together to evaluate wooded fence lines on the western, northern, and eastern borders of development with the goal of creating areas that are free of invasive plant and tree species along with saving desirable species.
- FF will delineate property lines that interface with public property with 4x4 decorative posts.
- All paved paths will be located in the field to insure good placement as it relates to neighboring properties and storm water facilities
- OL 7 will be dedicated in Phase 1 of this project.
- FF and Parks Department will work to insure that OL 7 will be of ample size and appropriate grade to accommodate the McGaw Park Master Plan's western addition planned amenities and uses.
- The storm water facility on the northern boarder of OL 7 is approved – this facility will need to be a separate outlot and will not be credited towards parkland dedication.
- FF and Park Department will work together to insure:
 - Fees for parkland dedication deficiencies will be calculated as final size of parkland dedications are realized.
 - Fees for parkland improvements will be calculated as final plat is realized.
 - Fee in lieu of dedication will be calculated as final plat is realized.
- Lots #95 and #96 shall be converted to additional parkland dedication.

Please let me know if you have any questions.

Thank you.

Scott Endl
City of Fitchburg Parks, Recreation & Forestry
608-270-4288
Scott.endl@fitchburgwi.gov

