

R#1-1324 GA 1-24-17



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:** 1

**4. No. Of Bulldable Lots Proposed:** 1

**5. Zoning District:** MF-D

**6. Current Owner of Property:** Fitchburg Campus, LLC

**Address:** 2980 Edenberry Street Fitchburg, WI 53711 **Phone No:** (480) 570-8389

**7. Contact Person:** Blackhawk Evangelical Free Church, Inc. - Darren DeKeyser

**Email:** ddekeyser@blackhawkchurch.org

**Address:** 9620 Brader Way Middleton, WI 53562 **Phone No:** (608) 828-3691

**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:**  Chris Ehlers  
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:** 1/24/2017

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$ 450.00

**Permit Request No.** CDP(A) - 2136-17

# Comprehensive Development Plan Amendment Two Stoner Prairie Neighborhood

Fitchburg, Wisconsin  
January 23, 2017  
Prepared For: Fitchburg Campus, LLC  
Wyser Engineering Project No.: 16-0358



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BLACKHAWK  
CHURCH



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**WYSER ENGINEERING**

312 E. Main Street Mt. Horeb, WI 53572 (608) 437-1980 | (608) 843-3388

[www.wyserengineering.com](http://www.wyserengineering.com)



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## EXHIBITS

Exhibit 1	Project Concept
Exhibit 2	Project Plan & Conceptual Layout
Exhibit 3	Land Use
Exhibit 4	Zoning Plan

Future questions and comments can be directed to:

Engineer	Owner	Buyer
Wyser Engineering, LLC	Fitchburg Campus, LLC	Blackhawk Evangelical Free Church, Inc.
Wade Wyse, P.E. Principal –Project Manager	Chris Ehlers Managing Member	Darren DeKeyser Director of Operations
312 E. Main Street Mount Horeb, WI 53572	2980 Edenberry Street Fitchburg, WI 53711	9620 Brader Way Middleton, WI 53562
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(608) 437-1980	(480) 570-8389	(608) 828-3691

## **1.0 Introduction**

The Stoner Prairie Neighborhood Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg August 25, 2015 and amended on November 24, 2015. The CDP and associated amendment 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**) all within the North Stoner Prairie Neighborhood and associated neighborhood plan.

The CDP included a mix of single family and multi-family for the section of Dunn property east of Seminole Highway, south of Dunn O'Brien Street (now platted as Astor Drive). The CDP Amendment revised this to include only multi-family units in this area. This second CDP Amendment proposes to remove the multi-family and Street E and replace it with a single lot place of worship (**Exhibit 2**). The following sections describe the changes to the initial and amended CDP.

## **2.0 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 49 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 amendment to the CDP revised this to include 137 single-family lots on 45 acres with a net density of 3.0 DU/Ac. Townhomes were increased to 51 units on 9 acres for a density of 5.9 DU/Ac. Note that one additional lot was added to the O'Brien property during the final platting process at the request of the Mayor increasing the total single-family lots to 138, maintaining a net density of 3.0 DU/Ac.

The North Stoner Prairie Neighborhood plan called for a potential place of worship on the south end of the O'Brien property. During the CDP process this was eliminated as there was no marketplace need for the place of worship and there was a need for single family homes. A need has now arisen for the place of worship. This is proposed to be placed in the multi-family PDD zoning lots as added within the CDP amendment on the Dunn property. **Exhibit 2** shows the proposed site plan adding a multi-family classification for HDR land use and R-H zoning which has a conditional use requirement for a place of worship.

### **2.2 Proposed Development Mix**

The initial CDP and CDP Amendment 1 proposed a mix of lot sizes and building types which are identified on **Exhibit 2**. The proposed amendment removes the TH-D district, eliminating the Townhomes. It will be replaced with the original plan intent of MF-D district or R-H zoning which includes a conditional use for a place of worship. The revised development mix is as follows:



MF-D (Place of Worship) – Single lot place of worship with multi-purpose meeting spaces of varying sizes for various gatherings along with site stormwater management is proposed for part of the eastern Dunn property, adjacent to Seminole Highway, south of Dunn O’Brien Street (now plated as Astor Drive).

### **2.3 Stormwater Management**

The impervious surface ratio for this lot remains the same. The approved stormwater management plan for the final plat of the first phase of the O’Brien single family residential and Dunn CSM includes a safe downstream conveyance of the stormwater runoff from the entire site within the storm sewer lateral located on the northeast corner of the site. All other stormwater management requirements for the site will be provided within a private on site stormwater management system that will be part of a recorded stormwater maintenance agreement with the City of Fitchburg.

### **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 or low density residential. A place of worship is a conditional use under the residential zoning in the City of Fitchburg. In addition, the North Stoner Prairie Neighborhood Plan suggested a new school or church within the residential areas north of Lacy road and adjacent to the existing Savannah Oaks Middle School. The proposed location still provides the desired intent to add a place of worship within the residential areas of the larger neighborhood and will provide a buffer between the planned industrial west of Seminole Highway and the single family lots east of the place of worship.

### **2.5 Proposed Land Use**

There is no change in the land use from the CDP amendment other than the removal of the public street. The place of worship will fit under the medium density residential (MDR) classification. Street E will be removed and replaced with the MDR classification. **Exhibit 3** shows the proposed land uses.

Total multi-family Site Acreage

MF-D 9.9 Acres

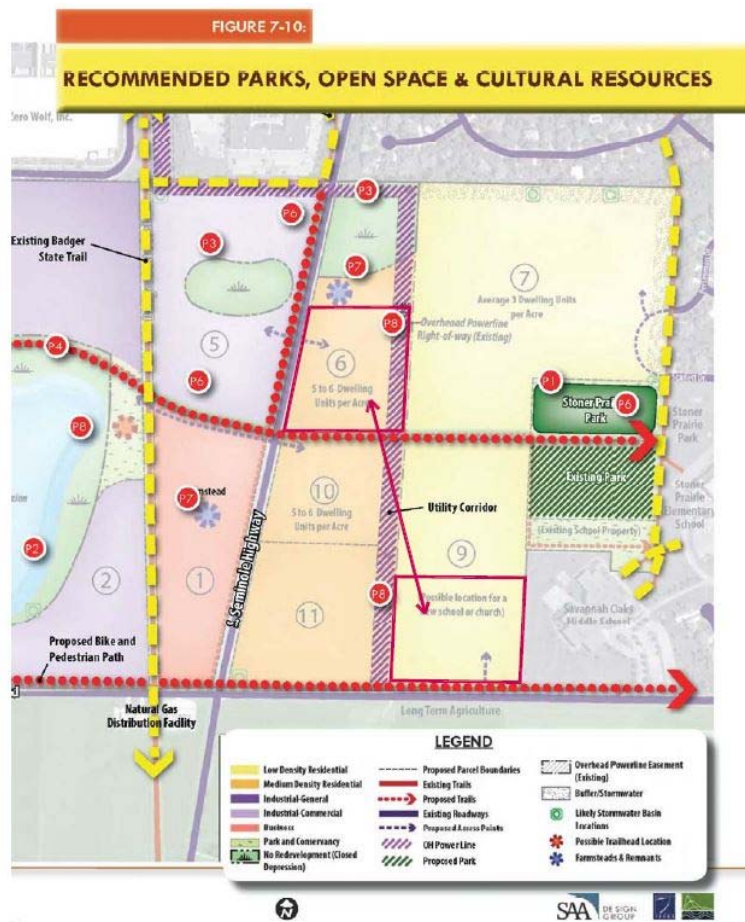
Approximately 65,000 SF building footprint (including potential future expansion)  
65% maximum ISR for the property

## 2.6 Proposed Zoning

The original CDP included PDD and R-L zoning for the TH-D and SF-C areas. This was revised in the CDP Amendment 1 to all PDD zoning and all TH-D areas. This amendment will change the PDD areas into R-H zoning with the intent to have a conditional use approval for a place of worship. 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.

## 3.0 Estimated Change in Assessed Value

Consideration of the estimated change in assessed value should include discussions relative to the North Stoner Prairie Neighborhood Plan reference to a church location within the area of the approved Stoner Prairie Preliminary Plat. Please note the following, modified Figure 7-1: Land Use Recommendations from the North Stoner Prairie Neighborhood Plan:





#### **4.0 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
3. Comprehensive Development Plan Stoner Prairie Neighborhood. August 2015
4. Comprehensive Development Plan Amendment One Stoner Prairie Neighborhood. October 2015



### **Exhibits**

Exhibit 1	Project Concept
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