



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

# REZONING APPLICATION

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 PDD-SIP district to the B-P district the following described property:

1. **Location of Property/Street Address:** No Street Address (Adjacent to 2875 Fish Hatchery Road)

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

(See Legal Description, attached)

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

2. **Proposed Use of Property - Explanation of Request:**

This commercial development will feature a 2-story office building with a full basement, totalling ±18,800 square feet. The first floor will be a fully functioning UW Credit Union branch with four drive through lanes. Second floor will include lease office space (for future UWCU use). Lower level will be used as a temporary UWCU disaster recovery site.

3. **Proposed Development Schedule:** Anticipated construction start: Spring 2018, with occupancy in Fall 2018

\*\*\*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](mailto:planning@fitchburgwi.gov). Additional information may be requested.

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

**Total Dwelling Units Proposed:** N/A **No. Of Parking Stalls:** N/A

**Type of Non-residential Development (If Applicable):** Commercial Office Building

**Proposed Hours of Operation: (\*\*See attachment)** **No. Of Employees:** ± 70

**Floor Area:** LL: 6,850, 1: 6,650, 2: 5,055 **Total:** ±18,800 SF **No. Of Parking Stalls:** 63

**Sewer:** Municipal  Private  **Water:** Municipal  Private

**Current Owner of Property:** Homeville Fitchburg LLC

**Address:** N5085 Hemlock Street, Poynette, WI 53955 **Phone No:** (608)575-8642

**Contact Person:** Brad McClain - UW Credit Union

**Email:** bmcclain@uwcu.org

**Address:** 3500 University Avenue, Madison, WI 53705 **Phone No:** (608)232-9000

**Respectfully Submitted By:** *William R. Clemens* **William Clemens**  
 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:** 10/24/2017 **Publish:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$600.00

**Permit Request No.** R2-2176-17

*Receipt #1.14008  
 10/24/17*



**KEE Architecture, Inc.**  
621 Williamson Street  
Madison, Wisconsin 53703  
(608)255-9202

October 24, 2017

To: City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, Wisconsin 53711

RE: **Rezoning Application**  
**Homeville Fitchburg LLC and UW Credit Union Site**  
Fish Hatchery Road  
Fitchburg, Wisconsin

Dear Planning/Zoning Department:

We are submitting the attached Rezoning Application on behalf of Homeville Fitchburg LLC, the current owner of a  $\pm 1.4$ -acre site located adjacent to 2875 Fish Hatchery Road. (See application for full legal description.)

The current owner is working with UW Credit Union of Madison to develop the site for commercial office use. As discussed with the city of Fitchburg planning staff, they are requesting rezoning of the property from PDD-SIP to B-P (Professional Business).

(As separate concurrent application is being made for land subdivision to combine the current two parcels into one lot.)

**PROPOSED USE:**

UW Credit Union proposes to develop the parcel for use as a commercial office building. The development will feature a two-story building with a full basement, totaling approximately 18,800 gross square feet. The first floor ( $\pm 6,650$  sf) will be a fully functioning UW Credit Union branch, with four drive-through lanes. The second floor ( $\pm 5,055$  sf) will be leased to a tenant for office use, and could be used for additional Credit Union office in the future. The lower (basement) level will serve as a temporary UW Credit Union disaster recovery site, which will be used when other facilities are forced to move to temporary quarters due to loss of service or other shutdown.

**SITE PLAN & UTILITIES:**

A schematic site plan (attached) has been developed to provide vehicular access to/from the site from Fish Hatchery Road, as well as shared access with the adjacent Avalon residential development. Future access to the Pike Drive (east) extension and controlled intersection is anticipated.

Site utilities - including water, sanitary sewer, power, natural gas - are located in Fish Hatchery Road, and will be utilized for the proposed development.

**STORMWATER MANAGEMENT:**

Stormwater will be managed utilizing existing underground storm lines, which take storm drainage to a retention pond located to the east of the Avalon. The pond will be modified (as agreed to as part to the previous PDD-SIP approvals, attached) to serve the Homeville/UWCU parcel.

**FISH HATCHERY ROAD MODIFICATIONS:**

As part of the development of the site, modifications to the median in Fish Hatchery Road are proposed to allow for safe ingress and egress at the Homeville/UWCU site. Per discussions with city of Fitchburg transportation and public works staff, southbound traffic will be able to turn left into the site and vehicles existing the site will be able to turn left to go south on Fish Hatchery Road. (See enclosed Technical Memorandum and attachments.)

**PROJECT TEAM:**

The team for this project includes the following:

Current Owner:

Homeville Fitchburg LLC  
N5085 Hemlock Street  
Poynette, Wisconsin 53955  
Attn: William Clemens  
(608)575-8642

Proposed Owner & Tenant:

UW Credit Union  
3500 University Avenue  
Madison, Wisconsin 53705  
Attn: Brad McClain, CFO  
(608)236-9000

Architect:

KEE Architecture, Inc.  
621 Williamson Street  
Madison, Wisconsin 53703  
Attn: David Ewanowski AIA  
(608)255-9202

Surveyor:

Chaput Land Surveys  
234 W. Florida Street, Suite 306  
Milwaukee, Wisconsin 53204  
Attn: Donald C. Chaput, P.L.S.  
(414)292-1311

City of Fitchburg Planning/Zoning Department  
RE: Rezoning – Homeville Fitchburg and UW Credit Union Site  
Fitchburg, Wisconsin  
October 24, 2017  
Page 3 of 3

Traffic Engineer:

KL Engineering, Inc.  
5400 King James Way, Suite 200  
Madison, Wisconsin 53719  
Attn: Mike Scarmon, PE | PTOE  
(608)663-1218

Site/Civil Engineer:

Quam Engineering, LLC  
4604 Siggelkow Road, Suite A  
McFarland, Wisconsin 53558  
Attn: Ryan D. Quam PE  
(608)838-7750

Contractor:

J.H Findorff & Son  
300 South Bedford Street  
Madison, Wisconsin 53703  
Attn: Aaron Zutz, Project Manager  
(608)257-5321

**PROJECT SCHEDULE:**

It is anticipated that construction for the UW Credit Union project will begin in March 2018, with occupancy in late fall 2018 or early 2019.

Please review the attached application and other supporting documents, and contact us if you have any questions.

Sincerely,  
KEE Architecture, Inc.



David J. Ewanowski AIA

Enclosures:

- Rezoning Application with attachment (2 pages)
- Rezoning Exhibit (1 page) – *(three copies)*
- Application Fee (\$600.00 – Check # 9042)
- Plat of Survey (Existing) – *(one full size, three reduced scale)*
- Site Plan (Proposed) and Stormwater Management Plan – *(three copies of each)*
- Fish Hatchery Road Modifications Technical Memorandum w/ attachments (9 pages)



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

# REZONING APPLICATION

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 PDD-SIP district to the B-P district the following described property:

1. **Location of Property/Street Address:** No Street Address (Adjacent to 2875 Fish Hatchery Road)

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

(See Legal Description, attached)

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

2. **Proposed Use of Property - Explanation of Request:**

This commercial development will feature a 2-story office building with a full basement, totalling ±18,800 square feet. The first floor will be a fully functioning UW Credit Union branch with four drive through lanes. Second floor will include lease office space (for future UWCU use). Lower level will be used as a temporary UWCU disaster recovery site.

3. **Proposed Development Schedule:** Anticipated construction start: Spring 2018, with occupancy in Fall 2018

\*\*\*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](mailto:planning@fitchburgwi.gov). Additional information may be requested.

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

**Total Dwelling Units Proposed:** N/A **No. Of Parking Stalls:** N/A

**Type of Non-residential Development (If Applicable):** Commercial Office Building

**Proposed Hours of Operation: (\*\*See attachment)** **No. Of Employees:** ± 70

**Floor Area:** LL: 6,850, 1: 6,650, 2: 5,055 **Total:** ±18,800 SF **No. Of Parking Stalls:** 63

**Sewer:** Municipal  Private  **Water:** Municipal  Private

**Current Owner of Property:** Homeville Fitchburg LLC

**Address:** N5085 Hemlock Street, Poynette, WI 53955 **Phone No:** (608)575-8642

**Contact Person:** Brad McClain - UW Credit Union

**Email:** bmcclain@uwcu.org

**Address:** 3500 University Avenue, Madison, WI 53705 **Phone No:** (608)232-9000

**Respectfully Submitted By:** *William Clemens* **William Clemens**  
 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:** \_\_\_\_\_ **Publish:** \_\_\_\_\_ and \_\_\_\_\_  
**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_  
**Permit Request No.** \_\_\_\_\_

**Rezoning Application (attachment)**

---

October 24, 2017

Current Owner: Homeville Fitchburg LLC

*for*

UW Credit Union  
Fish Hatchery Road  
Fitchburg, Wisconsin

**Legal Description:**

All of Lots 1 and 2 of Certified Survey Map No. 14462, recorded as Document No. 5310625 in Volume 99, Page 203 of Dane County Certified Survey Maps; formerly Lot 1 of Certified Survey Map 12135 and part of Lot 21, Maple Lawn Heights, located in the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, which is bound and described as follows:

COMMENCING at the Northeast corner of said Northeast 1/4 Section; thence North 89°16'11" West along the North line of said 1/4 Section, 1,106.62 feet to a point on the Easterly line of Fish Hatchery Road ; thence South 28°01'21" West along said Easterly line 808.29 feet to the point of beginning of lands hereinafter described; thence South 62°41'11" East along the South line of Lot 25 of Maple Lawn Heights and the South line of the Avalon Condominium, Unit 100 a distance of 232.45 feet to a point on the West line of the Avalon Condominium, Unit 200; thence South 26°48'20" West along said West line 201.01 feet to a point on the North line of Lot 21 of Maple Lawn Heights; thence North 63°11'40" West along said North line 22.00 feet to a point; thence South 27°59'42" West along said North line 60.02 feet to a point; thence North 63°07'31" West along said North line 214.76 feet to a point on the Easterly line of Fish Hatchery Road; thence North 27°30'28" East along said Easterly line 2.09 feet to a point; thence North 28°01'21" East along said Easterly line 260.79 feet to the point of beginning.

**Proposed Hours of Operation:**

UW Credit Union Branch:	Monday - Friday: 9:00 AM – 5:30 PM Saturday: 9:00 AM – 1:00 PM
UWCU Drive Through:	Monday - Friday: 9:00 AM – 5:30 PM Saturday: 9:00 AM – 1:00 PM

KEE Architecture, Inc.  
621 Williamson Street  
Madison, Wisconsin 53703

# PLAT OF SURVEY

## LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE

- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE

**SITE ADDRESS**  
2875 & 2879 Fish Hatchery Road, City of Fitchburg, Dane County, Wisconsin.

**LEGAL DESCRIPTION**  
Lot One (1) and Lot Two (2), Certified Survey Map No. 14462 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on March 7, 2017, in Volume 99 of Certified Survey Maps, Pages 203- 204, as Document No. 5310625, located in the City of Fitchburg, Dane County, Wisconsin.

**BASIS OF BEARINGS**  
Bearings are referenced to the WCCS (Dane Zone) in which the North line of the Northeast 1/4 of Section 3 bears North 89°16'11" West

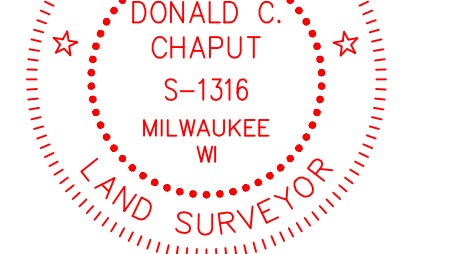

**TITLE COMMITMENT**  
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-756600-MAD, effective date of August 17, 2017 which lists the following easements and/or restrictions from schedule B-I:

- 1, 2, 3, 5, 8 & 9 visible evidence shown, if any.
- 4, 6, 7, 11, 27, 36 & 37 not survey related.
- 10, 28, 29, 30, 31 & 32 intentionally deleted.
12. Twelve (12) Public Utility Easement disclosed by Certified Survey Map No. 12135. *Affects property by location, shown.*
13. Twenty (20) foot public water main easement disclosed by Certified Survey Map No. 12135. *Affects property by location, shown.*
14. Notes disclosed by Certified Survey Map No. 12135. *Affects property by location, general in nature.*
15. Controlled Access Highway Recorded: June 18, 1973, in Volume 447 of Records, Page 483, as Document No. 1368501. *Affects property by location, general in nature.*
16. Water and Sewer Mains and Laterals Easement Recorded: December 10, 1971 Volume 304 of Records, Page 324, as Document No. 1312018. *Affects property by location, shown.*
17. Agreement Recorded: August 27, 1980, in Volume 2163 of Records, Page 38, as Document No. 1676922. *Does not affect property by location.*
18. Right-of-way for driveway purposes contained in instrument Recorded: June 29, 1972 Volume 355 of Records, Page 170, as Document No. 1331404. Modified in Quit Claim Deed recorded June 30, 1980, in Volume 2012 of Records, Page 8, as Document No. 1669587. Modified in Easement Agreement recorded December 5, 1985, in Volume 7569 of Records, Page 50, as Document No. 1912638. *Does not affect property by location.*
19. Right-of-Way Grant to Madison Gas and Electric Company Recorded: July 29, 1998, as Document No. 2999746. Also shown on CSM 14462. *Affect property by location, shown.*
20. Private Driveway Access Easement Agreement Recorded: April 20, 2007, as Document No. 4300912. Also shown on CSM 14462. *Affects property by location, shown.*
21. Temporary Parking Easement Recorded: May 22, 2007, as Document No. 4312288. *Affects property by location, blanket in nature.*
22. Storm Water Management System Construction and Maintenance Declaration Recorded: May 22, 2007, as Document No. 4312293. *Affects property by location, general in nature.*
23. Agreement for Subdivision Improvements recorded July 27, 2007, as Document No. 4338363. *Affects property by location, general in nature.*
24. Terms and conditions contained in Ordinance No. 2007-0-09 Issuing Planned Development District General Implementation Plan and Planned Development District Specific Implementation Plan Zoning for Development at 2875 Fish Hatchery Road Recorded: July 19, 2007, as Document No. 4335531. Planned Development District Amending General Implementation Plan recorded June 4, 2014, as Document No. 5073615. *Affects property by location, general in nature.*
25. Access Easement Agreement recorded August 6, 2014, as Document No. 5089652. *Benefits property by location, shown.*
26. Planned Development District recorded August 11, 2015, as Document No. 5175731. *Affects property by location, general in nature.*
33. License Agreement for Access Water Shutoff Valves, recorded February 11, 2016 as Document No. 5214493. *Affects property by location, general in nature.*
34. Matters shown by Certified Survey Map No. 14462 March 7, 2017 as Document No. 5310625. *Affects property by location.*
  - 12' PUBLIC UTILITY EASEMENT. *Shown.*
  - 24' INGRESS/EGRESS EASEMENT. *Shown.*
  - 30' INGRESS /EGRESS EASEMENT, DOC. NO. 4300912. *Shown.*
  - 20' PUBLIC WATER MAIN EASMENT PER CERTIFIED SURVEY MAP NO. 12135. *Shown.*
  - 10' WIDE EASEMENT TO MG&E PER DOCUMENT NO. 2999746. *Shown.*
  - PRIVATE WATER MAIN EASMENTS (NORTH) AND (SOUTH). *Shown.*
  - TRASH ENCLOSURE EASEMENT. *Shown.*
  - NOTE REGARDING STREET OPENING PERMITS. *General in nature.*
  - NOTE REGARDING UTILITY EASEMENT. *General in nature.*
  - NOTE REGARDING WETLANDS. *General in nature.*
35. Grant of Private Water Main Easement recorded March 7, 2017 as Document No. 5310626. *Affects property by location, shown.*

**LAND AREA**  
The Land Area of the subject property is 60,261 square feet or 1.3834 acres.

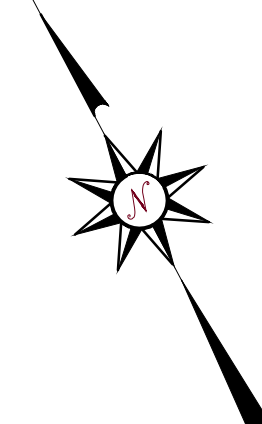
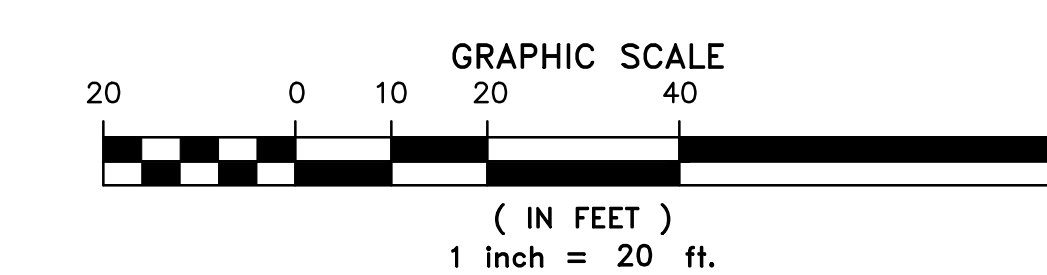
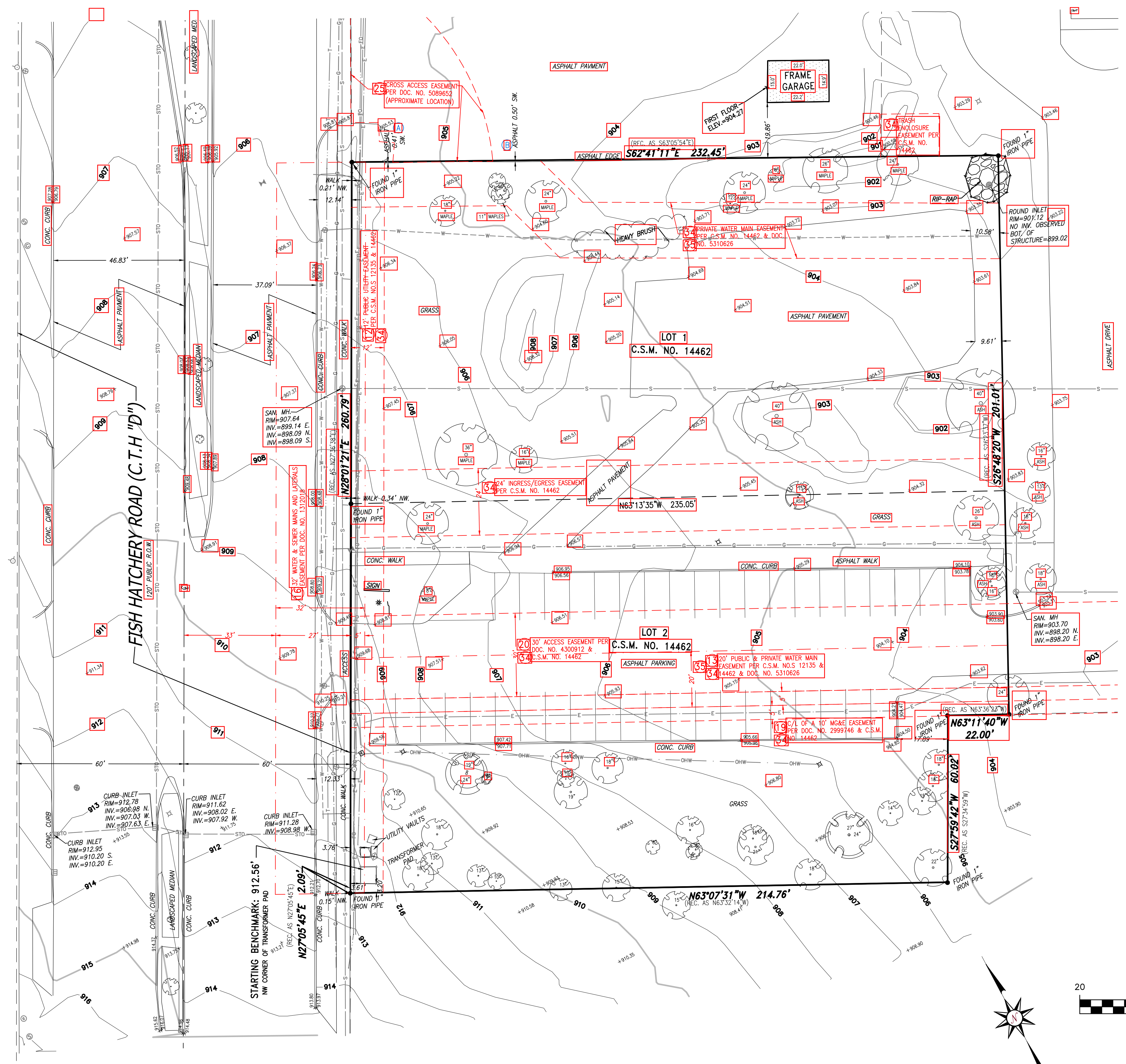
I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: October 24, 2017


  
  
 Donald C. Chaput  
 Professional Land Surveyor  
 Registration Number S-1316

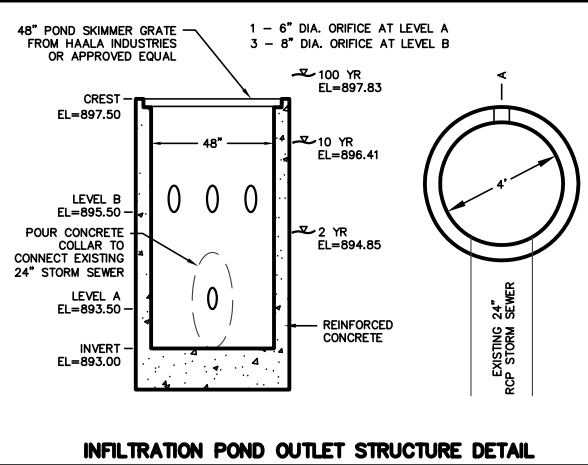
Date	Revision description

CHAPUT LAND SURVEYS  
 234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com  
 Drawing No. 2.709-dmb

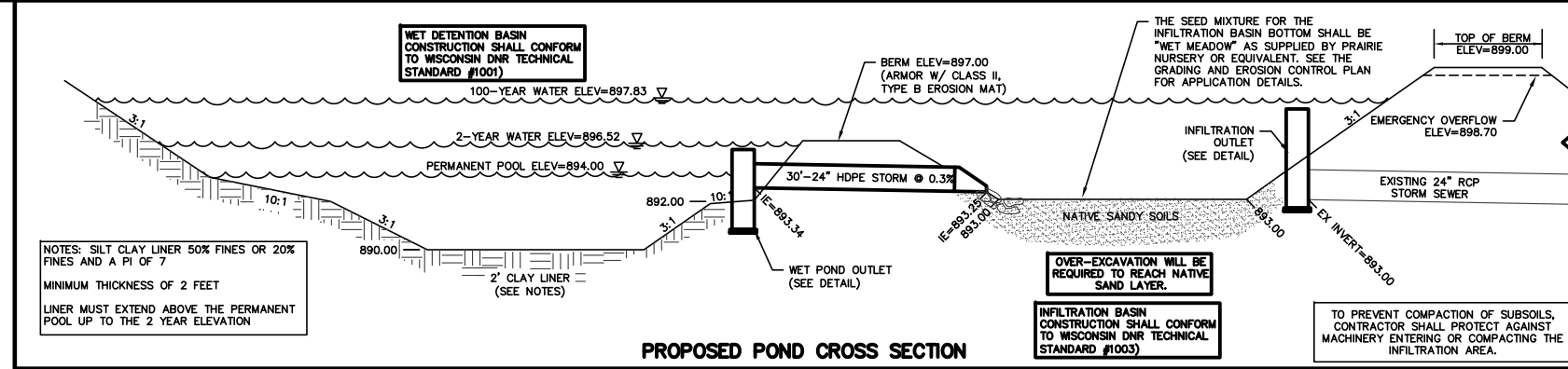


CHAPUT LAND SURVEYS

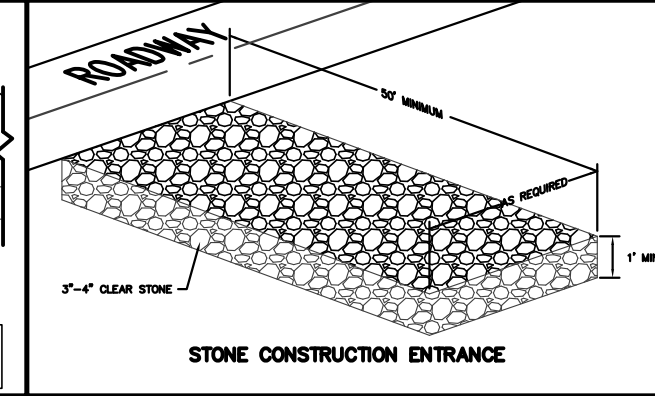




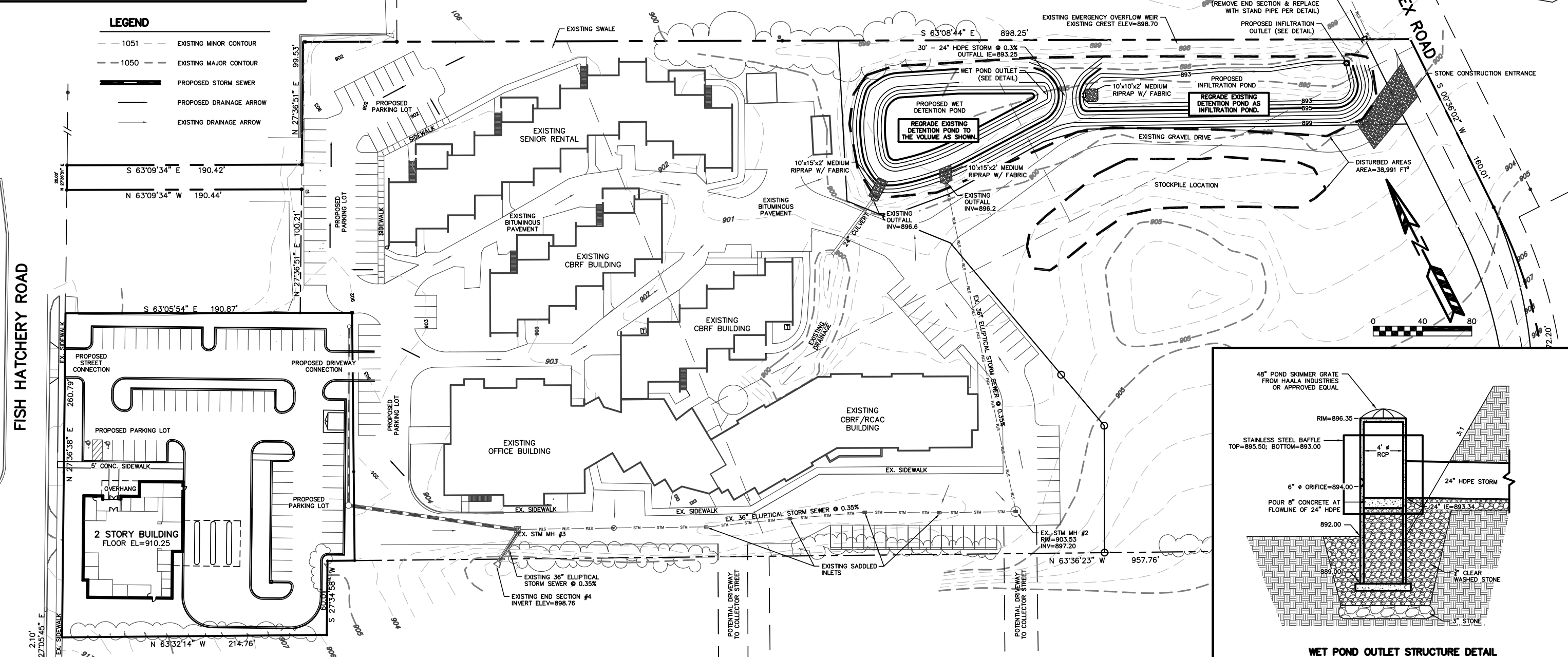
INTEGRATION POND OUTLET STRUCTURE DETAIL



PROPOSED POND CROSS SECTION



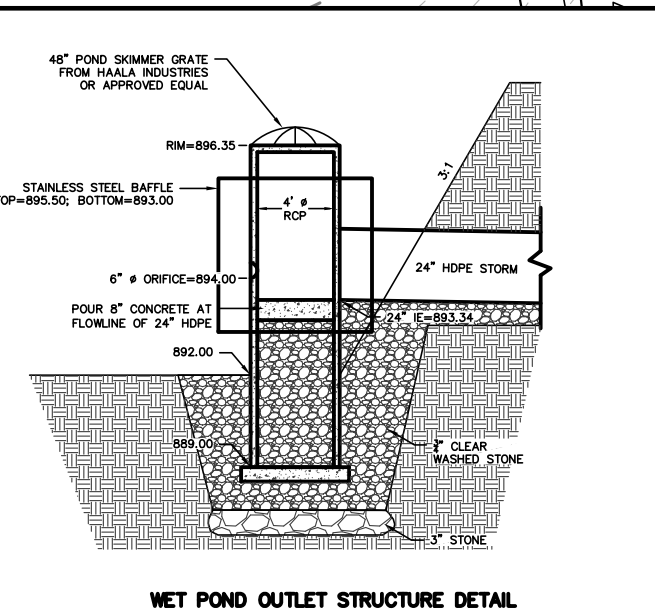
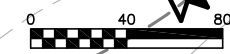
STONE CONSTRUCTION ENTRANCE



**LEGEND**

- 1051 --- EXISTING MINOR CONTOUR
- 1050 --- EXISTING MAJOR CONTOUR
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE ARROW
- EXISTING DRAINAGE ARROW

FISH HATCHERY ROAD



WET POND OUTLET STRUCTURE DETAIL

**EROSION NOTES:**

- 1.) THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY.
- 2.) EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- 3.) SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.
- 4.) CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
- 5.) EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**

TBD INSTALL INITIAL EROSION CONTROL DEVICES.

TBD CONSTRUCT POND AND STAND PIPE OUTLET

TBD PERMANENTLY RESTORE ALL PVIOUS DISTURBED AREAS.

**OWNER:**  
HOMEVILLE FITCHBURG, LLC  
ATTN: BILL CLEMENS  
NS085 HEMLOCK STREET  
POYNETTE, WI 53955

**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4604 SIGGELKOW ROAD  
MCFARLAND, WI 53558

**RESTORATION NOTES:**

ALL DISTURBED AREAS WITHIN THE LOT, EXCEPT STREET PAVEMENT, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. ALL DISTURBED AREAS WITHIN THE CITY RIGHT-OF-WAY, EXCEPT SIDEWALK AND STREET PAVEMENT, SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIXTURES. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

**AVALON SENIOR CAMPUS – 2875 FISH HATCHERY ROAD**  
PRELIMINARY STORMWATER MANAGEMENT PLAN  
PAGE: 2 OF 2  
DATED: OCTOBER 23, 2017

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

---

**TECHNICAL MEMORANDUM**

5400 King James Way Suite 200  
Madison, Wisconsin 53719  
608-663-1218 Fax: 608-663-1226  
www.klengineering.com

**To:** David J. Ewanowski, AIA  
KEE Architecture, Inc.

**From:** Mike Scarmon, P.E., PTOE  
KL Engineering, Inc.

**Date:** October 23, 2017

**Subject:** Homeville Fitchburg LLC and UW Credit Union Site  
Fish Hatchery Road Modifications  
Rezoning Submittal

Background

This memo was prepared on behalf of UW Credit Union to document proposed improvements within the Fish Hatchery Road right-of-way for the proposed UW Credit Union site. The memo documents prior planning efforts and also includes short term and long term conditions and additional details as discussed in meetings with Cory Horton and Ahnaray Bizjak from the City of Fitchburg on September 21, 2017, October 16, 2017 and October 19, 2017.

UW Credit Union will share driveway access off Fish Hatchery Road with Avalon Assisted Living north of the current driveway access to Avalon Assisted Living. The current driveway access to Avalon Assisted Living provides a left and right turn ingress and a left and right turn egress.

The City is currently planning improvements to Fish Hatchery Road in 2018/2019 between Lacy Road and Greenway Cross. These improvements include replacing underground utilities, replacing the existing pavement, and modifications to the medians. The UW Credit Union improvements are currently planned for 2018.

There are planned future developments just south of the UW Credit Union site including construction of a new street connection (Pike Drive) to Fish Hatchery Road. The future development timing is currently unknown.

Enclosed Information

This submittal includes several Attachments intended to address the City of Fitchburg's requests for information in the meetings noted above. The following list identifies each Attachment and provides additional background information:

**Short Term Access Conditions**

Attachment A – UW Credit Union right in, right out only: Attachment A shows right in right out only access. This applies during construction of UW Credit Union. This proposed condition closes the existing driveway to Avalon Assisted Living and shifts the access north to the future shared driveway location.

This condition assumes:

- Pike Drive has not been constructed yet so there is no access off Pike Drive.
- Fish Hatchery Road has not been reconstructed yet.

Considerations with this condition:

- Access Impacts: Avalon Assisted Living driveway will shift to the north to the shared driveway access location with UW Credit Union. The access will be right in, right out only during construction.
- Will require an agreement between UW Credit Union and Avalon Assisted Living to operate temporarily under restricted access conditions.

Attachment B – UW Credit Union full access: *Attachment B* shows the proposed access with median improvements to Fish Hatchery Road to allow left and right in and left and right out.

This condition assumes:

- Pike Drive has not been constructed yet so there is no access off Pike Drive.

Considerations with this condition:

- Access impacts:
  - Avalon Assisted Living access will continue to share access with UW Credit Union. The access will be left and right in and left and right out, which the existing driveway provides.
  - Wendy's south driveway access:
    - The driveway will continue to be a right in, right out only access as is the current condition.
    - When the traffic counts were taken, it was observed that roughly 40% of the Wendy's right turn out patrons cross three lanes of traffic, enter into the left turn lane, and execute a U-turn at the median opening immediately south of the Wendy's south driveway. With this condition, the left turn lane will remain to facilitate continued use for Wendy's patrons wanting to U-turn at this location.
    - The median opening created by the UW Credit Union improvements may allow the possibility of a Wendy's patron using the opening to make a left turn out. The opening was designed to not encourage the left out movement, therefore Wendy's patrons will likely continue utilizing the U-turn option. Adding "No Left Turn" signage is also recommended with this alternative.
- Fish Hatchery Road median improvements timing:
  - If the City reconstructs Fish Hatchery Road before UW Credit Union opens, the median improvement is recommended to be included in the City's project, in order to minimize impacts to the traveling public. This assumes a shared access agreement has been secured with Avalon Assisted Living.
  - If UW Credit Union opens before the City reconstructs Fish Hatchery Road, UW Credit Union will complete the median improvements. The median may need to be replaced with the Fish Hatchery Road project if there are elevation changes, temporary lane shifts, utility impacts, or other conditions that require replacement.
- Construction impacts: The proposed median improvements will result in impacts to several elements of the Fish Hatchery Road streetscape. The following items have been identified as impacts:
  - An existing light pole including system control center is within the median opening and will be relocated south.
  - Median trees, other plantings, and decorative concrete features will be impacted and need to be reconfigured with the resulting median islands.
  - Private telecommunications run below this section of the Fish Hatchery Road median. Impacts to the underground telecommunications should be investigated further prior to implementation of a median improvement.

## Long Term Access Conditions

Attachment C – UW Credit Union full access with Pike Drive West Extension: *Attachment C* shows the UW Credit Union access once the proposed Pike Drive West Extension is constructed. UW Credit Union access will continue to be left and right in and left and right out.

This condition assumes:

- The Pike Drive West Extension will occur before the Pike Drive East Extension.

Considerations with this condition:

- Access impacts for surrounding properties are associated with the Pike Drive improvements and not related to the UW Credit Union improvements.
- Street and utility impacts are associated with the Pike Drive improvements and not related to the UW Credit Union improvements.

Attachment D – UW Credit Union left and right in, right out only with Pike Drive Full Buildout: *Attachment D* shows the UW Credit Union access with the addition of access off Pike Drive.

This condition assumes:

- The Pike Drive East Extension alignment is in the location of the preliminary design KL Engineering completed for Fitchburg as shown in *Attachment D*.
- The City of Fitchburg will require a shared access connection to the Avalon Assisted Living campus as a condition of approval of the dedication of the Pike Drive east connection.

Considerations with this condition:

- Access impacts:
  - UW Credit Union will require an easement from Pike Drive to the Avalon Assisted Living property, and an agreement with Avalon Assisted Living for a shared driveway.
  - Impacts to surrounding properties are associated with the Pike Drive improvements and not related to the UW Credit Union improvements.
- Street and utility Impacts are associated with the Pike Drive improvements and not related to the UW Credit Union improvements.

Attachment E – Driveway Turning Movement Diagram: *Attachment E* shows traffic counts and turning movements for the Avalon Assisted Living driveway, Wendy's south driveway, and BMO Harris driveway. The time period evaluated was 9am to 5pm on a weekday. It does not include Fish Hatchery Road thru traffic counts.

Attachment F – Existing Driveway Access: *Attachment F* shows existing and proposed driveway access locations along Fish Hatchery Road from Post Road to Greenway Cross.

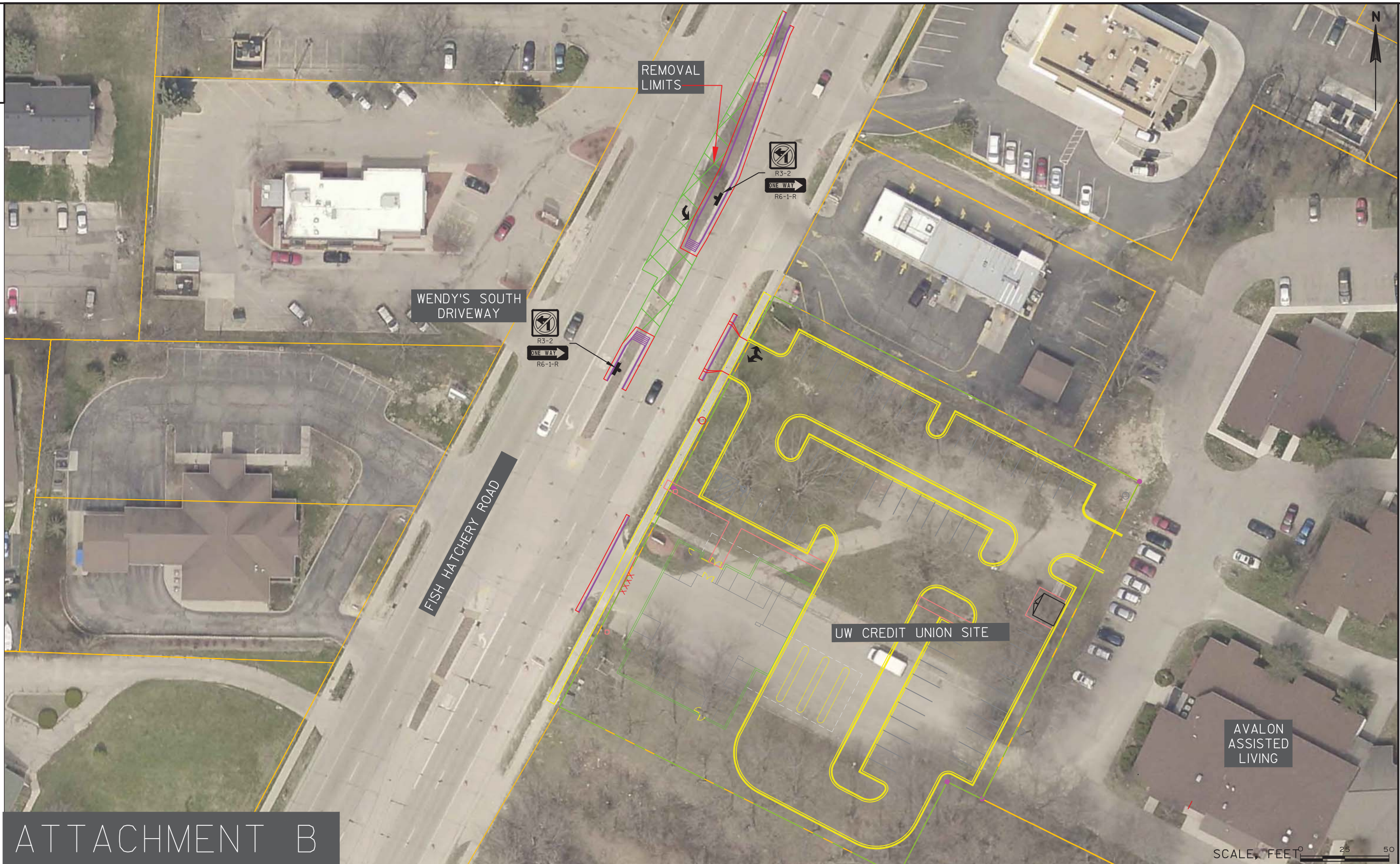


# ATTACHMENT A

SCALE, FEET 0 25 50

UW CREDIT UNION - RIGHT IN, RIGHT OUT ONLY

SHEET E

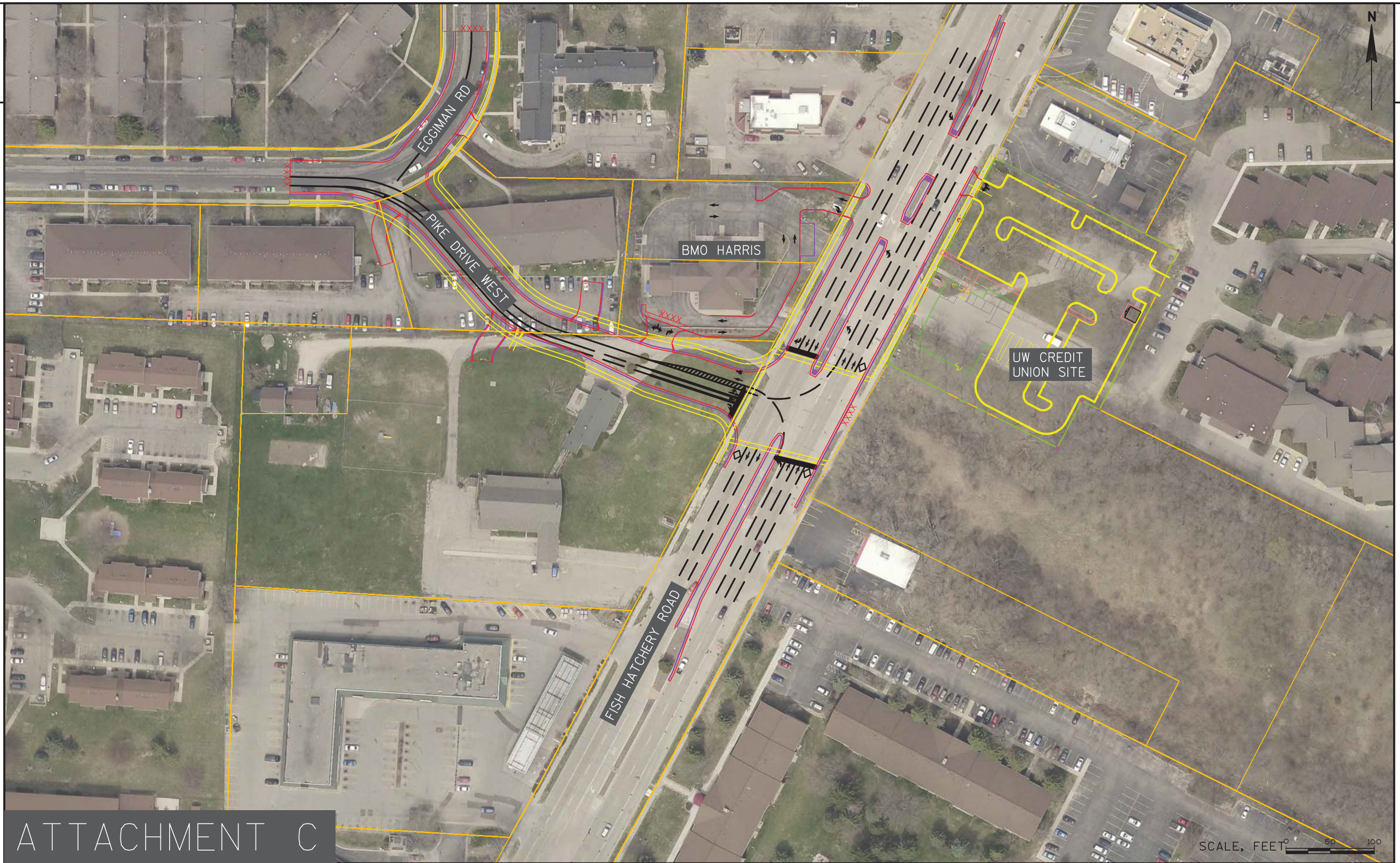


# ATTACHMENT B

UW CREDIT UNION - FULL ACCESS

SCALE, FEET 0 25 50

SHEET E

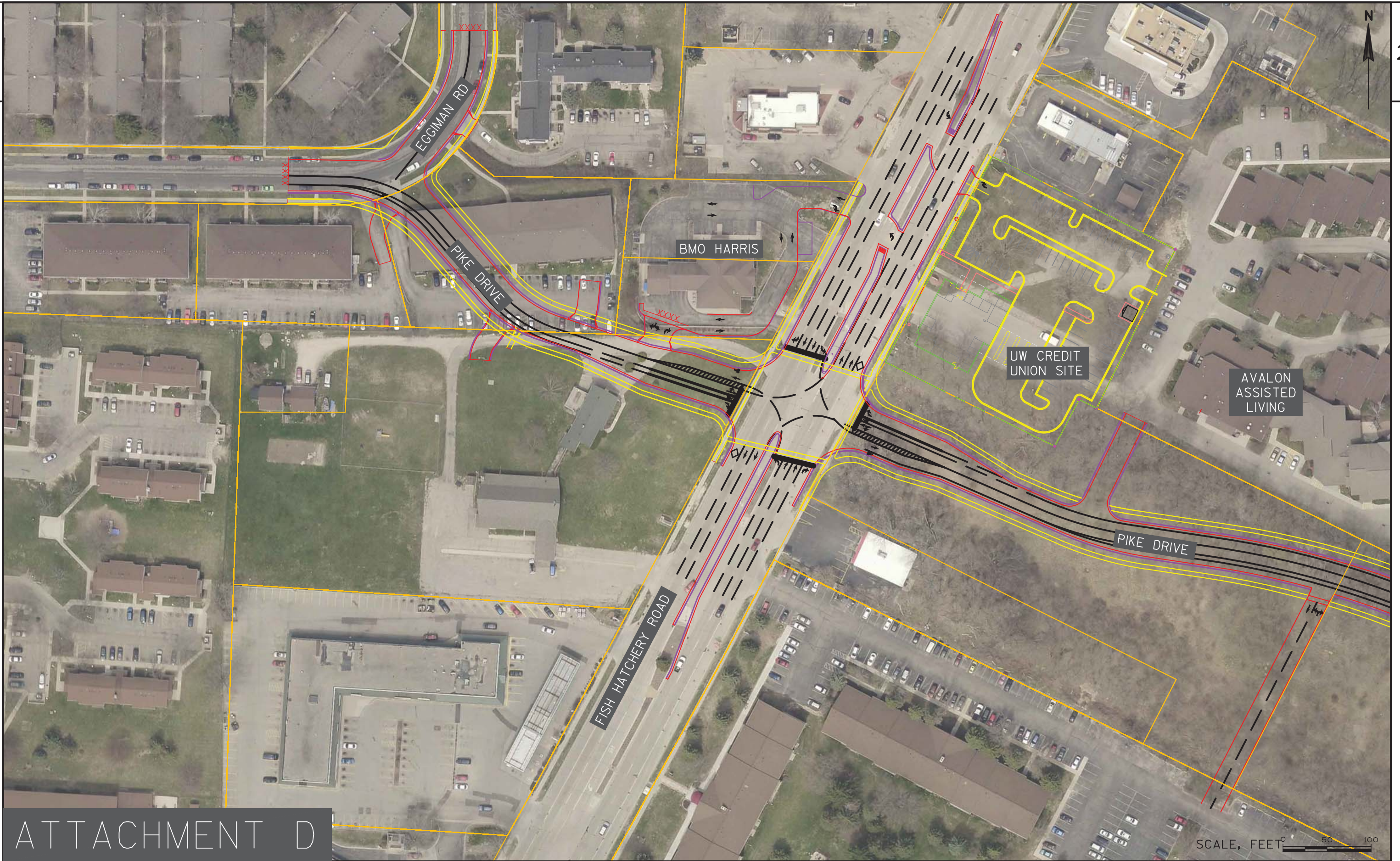


# ATTACHMENT C

UW CREDIT UNION - FULL ACCESS WITH PIKE DRIVE WEST EXTENSION

SHEET

E

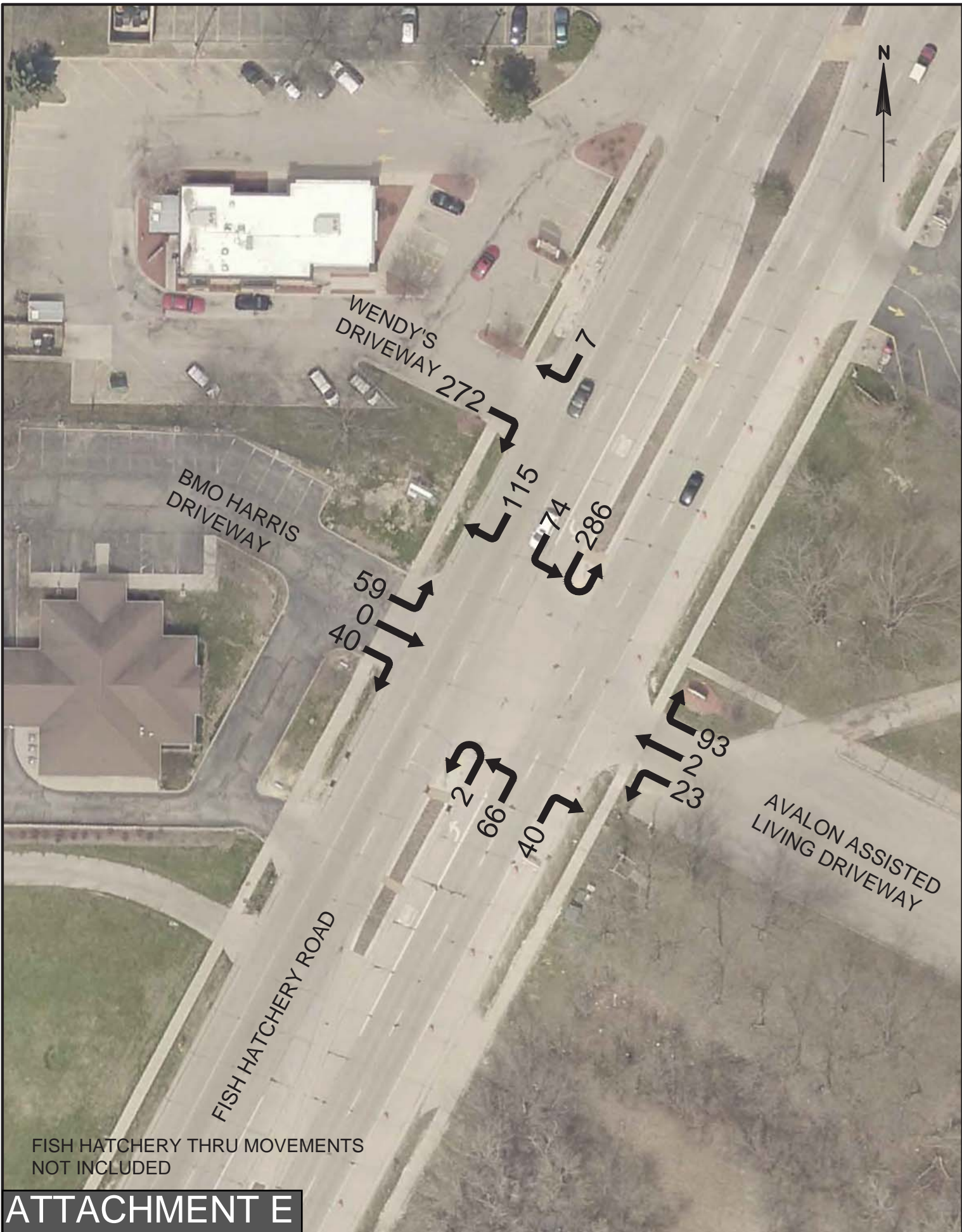


# ATTACHMENT D

UW CREDIT UNION - PIKE DRIVE FULL BUILD

SHEET

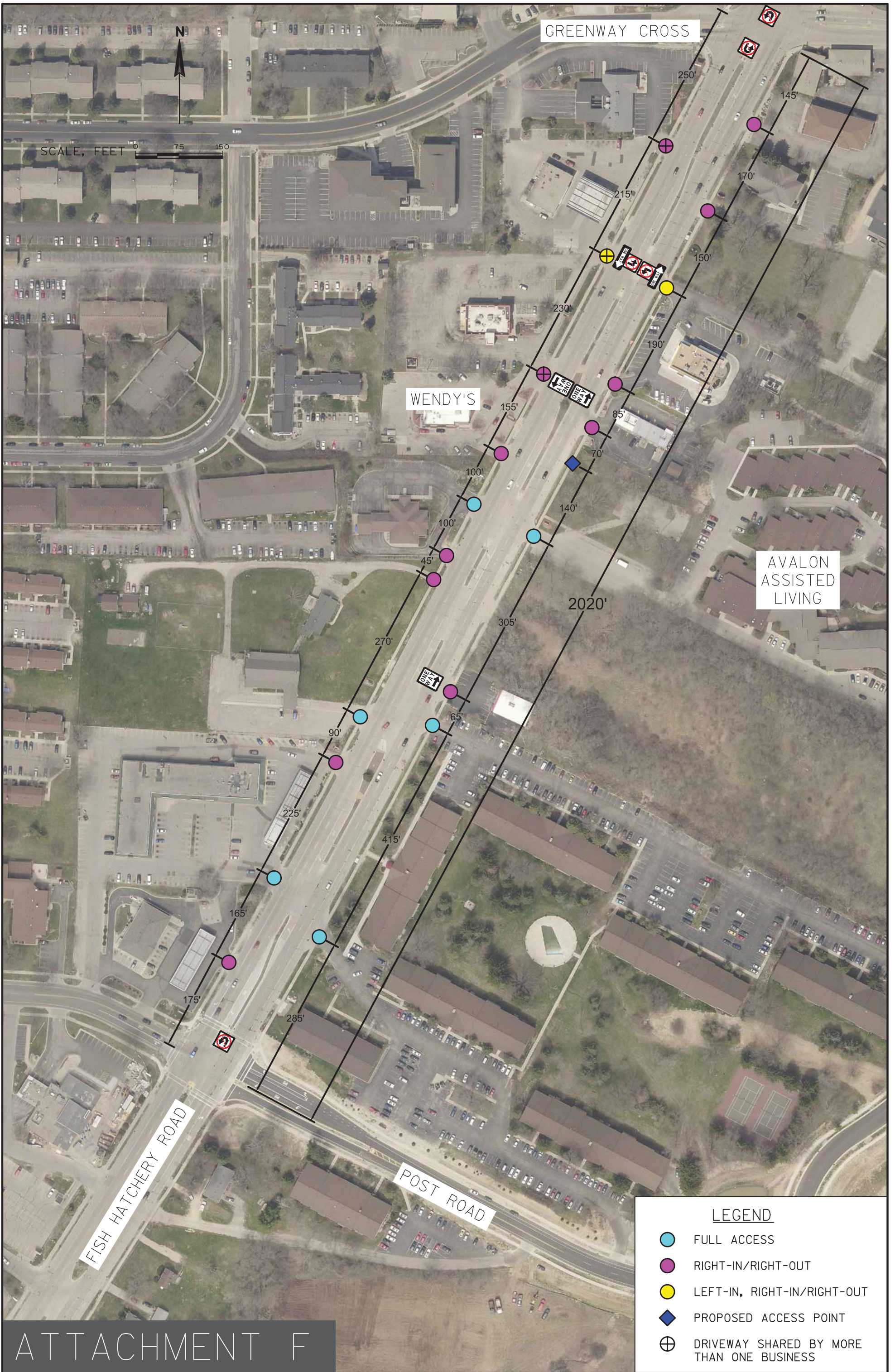
E



FISH HATCHERY THRU MOVEMENTS  
NOT INCLUDED

# ATTACHMENT E

DRIVEWAY TURNING MOVEMENT DIAGRAM - 8 HOUR WEEKDAY TOTAL (9AM-5PM)



# ATTACHMENT F

EXISTING DRIVEWAY ACCESS - POST ROAD TO GREENWAY CROSS

LEGEND	
	FULL ACCESS
	RIGHT-IN/RIGHT-OUT
	LEFT-IN, RIGHT-IN/RIGHT-OUT
	PROPOSED ACCESS POINT
	DRIVEWAY SHARED BY MORE THAN ONE BUSINESS