



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 PDD-SIP district the following described property:

1. **Location of Property/Street Address:** Quarry Vista Drive/Rock Ridge Road/Stone Gate Drive/Turnstone Lane

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

See Attached

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

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

Zero Lot Line Duplexes - Original SIP created 15 duplex lots. This SIP Amendment converts the 15 duplex lots into 30 zero lot line duplex lots

3. **Proposed Development Schedule:** 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. Additional information may be requested.

Type of Residential Development (If Applicable): Zero Lot Line Duplexes

Total Dwelling Units Proposed: 30 **No. Of Parking Stalls:** N/A

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: _____ **No. Of Parking Stalls:** _____

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

Current Owner of Property: Hamm Fam Land, LLC

Address: c/o Phil Sveum, 2920 Marketplace Dr., Ste #202, Fitchburg, WI **Phone No:** 608-338-4299

Contact Person: Phil Sveum

Email: psveum@cbsuccess.com

Address: 2920 Marketplace Drive, Suite #202, Fitchburg, WI 53719 **Phone No:** 608-338-4299

Respectfully Submitted By: *Pat Lorge* **Dr. Pat Lorge**
 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:** 12/12/2017 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$850.00

Permit Request No. RZ-2187-17

R #1.15303 48 12-12-17

December 12, 2017

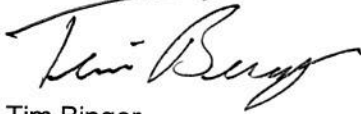
Mr. Thomas Hovel
Zoning Administrator/City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Lots 40-43, First Addition to Quarry Vista
SIP Amendment/Final Plat Applications

Dear Mr. Hovel:

As owner of Lots 40-43, First Addition to Quarry Vista, I authorize Hamm Fam Land, LLC. to submit rezoning and final plat applications to convert my lots from duplex lots to zero lot line duplex lots.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Binger". The signature is fluid and cursive, with a long horizontal stroke at the top.

Tim Binger
Bingbrand, LLC

Metes and Bounds Description
Rezone PDD-SIP

All of Lots 16-21, 35-43, and Outlots 7 and 10, First Addition to Quarry Vista, as recorded in Volume 60-074A of Plats, on pages 395-397, as Document Number 5326643, Dane County Registry, also part of Quarry Vista Drive, Turnstone Lane, Stone Gate Drive and Rock Ridge Road, located in the Southeast and Southwest Quarters of the Southwest Quarter of Section 07, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of said Lot 40;
thence North 10 degrees 49 minutes 08 seconds West along the west line of said Lot 40 and its northerly Extension, 174.00 feet to the north right of way of said Quarry Vista Drive;
thence North 79 degrees 10 minutes 52 seconds East along said north right of way, 309.88 feet;
thence North 78 degrees 06 minutes 26 seconds East, 48.88 feet to the centerline of Rock Ridge Road;
thence South 14 degrees 03 minutes 28 seconds East along said centerline, 531.90 feet to the north right of way of Lacy Road;
thence South 77 degrees 20 minutes 54 seconds West along said north right of way, 58.63 feet to a point of non-tangential curvature, also to the west right of way of Rock Ridge Road;
thence 34.24 feet along the arc of a curve to the left, also along said west right of way, through a central angle of 78 degrees 27 minutes 47 seconds, a radius of 25.00 feet, a chord bearing North 38 degrees 07 minutes 01 second East and a chord length of 31.62 feet to the south line of said Outlot 7;
thence South 77 degrees 20 minutes 54 seconds West along said south line, 539.42 feet to the southwest corner of said Outlot 7;
thence North 05 degrees 49 minutes 08 seconds West along the west line of said Outlot 7, 190.21 feet;
thence North 79 degrees 10 minutes 52 seconds East, 29.19 feet;
thence North 05 degrees 49 minutes 07 seconds West, 165.63 feet;
thence North 79 degrees 10 minutes 52 seconds East, 124.89 feet to the Point of Beginning.
This description contains 248,392 square feet or 5.7023 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone).

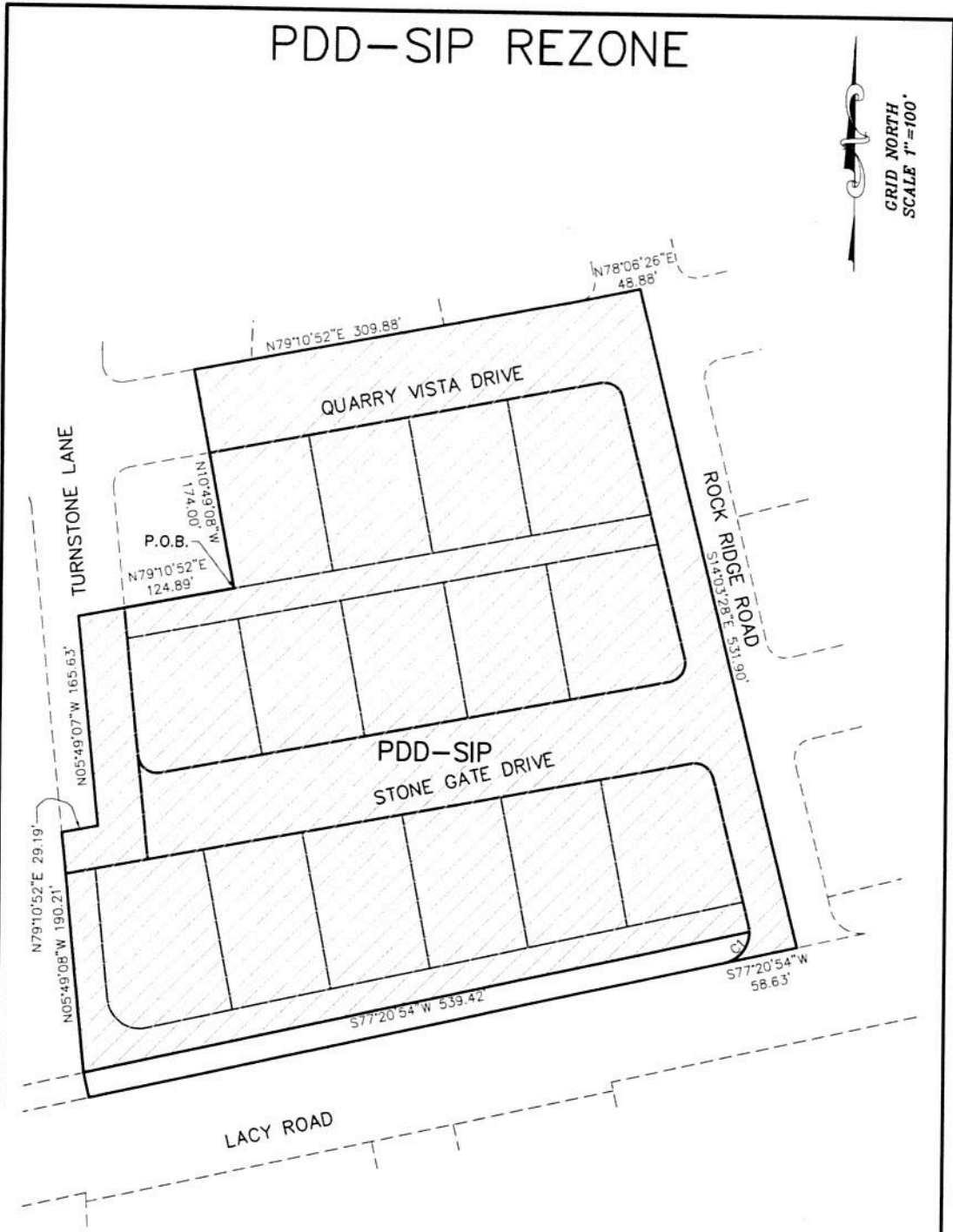
Prepared By:
Burse Surveying and Engineering, Inc.
1400 E. Washington Ave., Suite 158
Madison WI, 53703

M:\BSE1690\documents\Descriptions Rezone\PDD-SIP.doc

PDD-SIP REZONE



GRID NORTH
SCALE 1"=100'



CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	34.24	78°27'47"	25.00	N38°07'01"E	31.62

PREPARED BY :
Burse
 surveying & engineering
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bseinc.net
 www.bursesurveying.com
 Date: November 30, 2017
 Plot View: Rezone
 BSE1690\dwg\FPSE1690-2.dwg

PREPARED FOR :
 HAMM FAM LAND LLC
 5500 E. CHERYL PARKWAY
 FITCHBURG, WI 53711

Quarry Vista
Specific Implementation Plan Amendment Request #1:

In 2014, Ordinance 2014-O-29 created a Specific Implementation Plan (SIP) for Quarry Vista for what was part of Lot 3 of CSM 11159. The SIP established specific criteria for three blocks of the Quarry Vista development area. Two blocks (Blocks 1 and 2) were designed and platted as duplex lots. Block 3 of the SIP area was subsequently rezoned out of PDD-SIP zoning and platted as private open space and single family homes with R-LM zoning. The two duplex lot blocks remaining in PDD-SIP zoning were platted as Lots 16-21, 35-39 and 40-43 of the First Addition to Quarry Vista Plat.

SIP Amendment Request #1 seeks to convert the two blocks of duplex lots into zero lot line duplex lots. The density will not change. Some setback changes are proposed as shown in the chart below. The amendment request also removes Block 3 from the SIP, to make the SIP consistent with the previous rezoning approval.

This proposal is to amend the SIP as follows:

	Original SIP	SIP Amendment #1
Dwelling Units	30	30
Use	Duplex	Zero Lot Line Duplex
Minimum Lot Dimension	Block 1: 80' x 188' Block 2: 80' x 108'	40' x 108'
Minimum Lot Area	Block 1: 9,500 sft Block 2: 8,500 sft	4,320 sft
Front Setback	Block 1: 25' min/28' max Block 2: 20' min/23' max	15'
Side Setback	6.5'	Zero Lot Line – 0' Other Lot Line – 5' Lot Line 83/84 – 6'
Rear Setback	Block 1 – 25' Block 2 – 20'	20'
Corner Lot side Setback	15'	6'
Encroachment into Front Setback	Up to 5' for open porches	Up to 5' for open porches and stairs
Maximum Building Height	30'	30'
Maximum Lot Coverage	40%	40%
Maximum ISR	48%	48%
Minimum Open Space Ratio	52%	52%

The amendments are requested to accommodate market conditions.

The Second Addition to Quarry Vista final plat (attached) provides detail regarding which lot lines are zero lot lines. Also attached are updated Figures 1-3 from the original SIP. The figures have been updated to reflect the proposed changes.



DRAWN BY	CNB	CHECKED BY	DJH
DATE			
REVISION / ISSUE			
NO.			

MONTGOMERY ASSOCIATES:
 RESOURCE SOLUTIONS, LLC
 119 SOUTH MAIN STREET
 SUITE A
 COTTAGE GROVE, WI 53527
 WWW.MTR-AS.COM

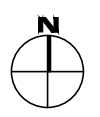


LOCATION MAP
 QUARRY VISTA PLAT
 HAMMERSLEY QUARRY
 FITCHBURG, WI
 HAMM FAM LAND LLC

IF THIS BAR DOES NOT MEASURE 1"
 THEN DRAWING IS NOT TO SCALE

SCALE
1"=150'
 PROJECT NO. 1613 DATE 12/11/17

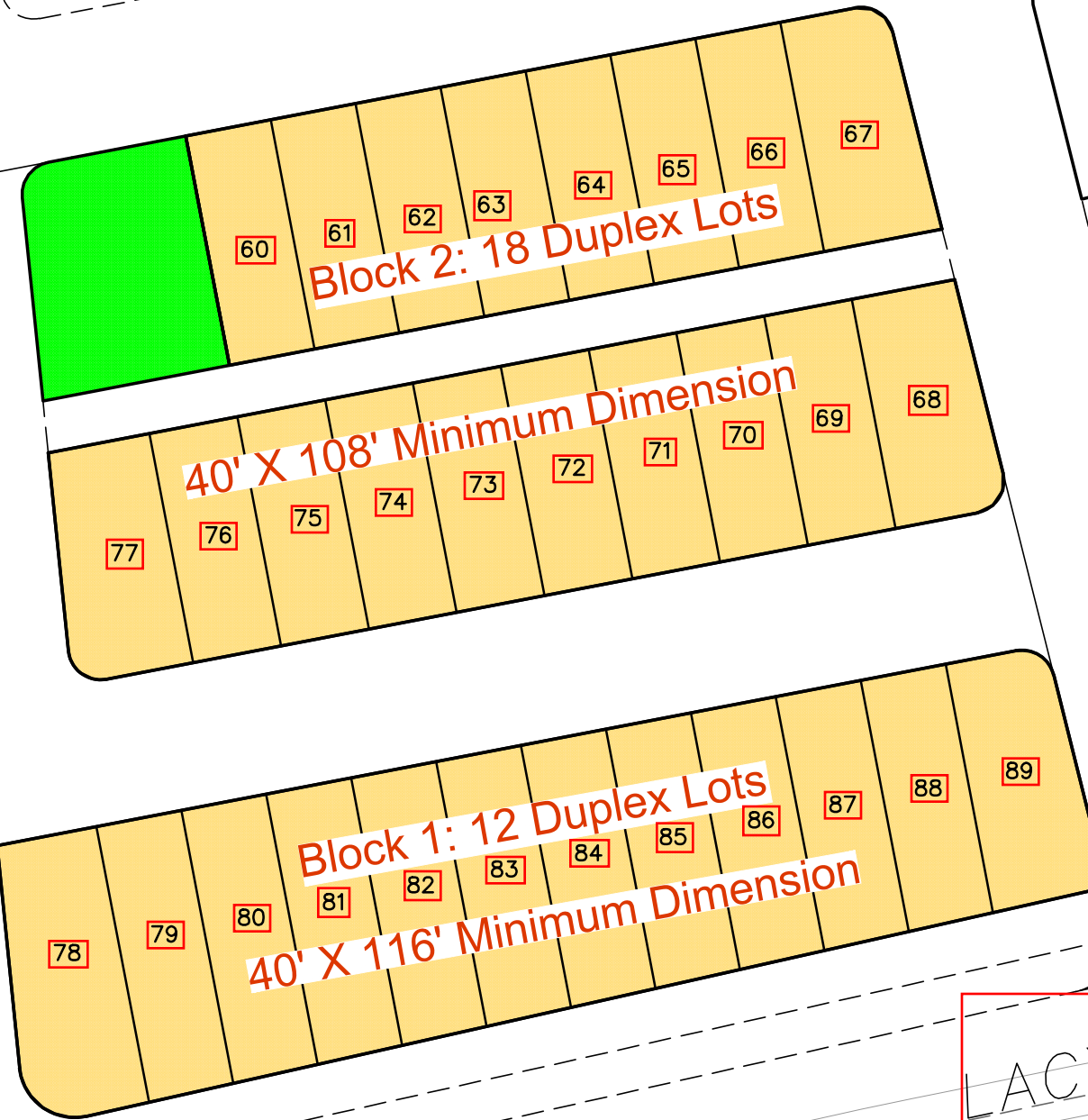
FIGURE NO.
1



LEGEND

 Duplex Lots

 Stormwater Infiltration Outlots



DRAWN BY	CNB	CHECKED BY	DJH
DATE			
REVISION / ISSUE			
NO.			

MONTGOMERY ASSOCIATES:
 RESOURCE SOLUTIONS, LLC
 119 SOUTH MAIN STREET
 SUITE A
 COTTAGE GROVE, WI 53527
 WWW.MTA-RS.COM



PROPOSED BLOCK LAYOUT

QUARRY VISTA PLAT
 HAMMERSLEY QUARRY
 FITCHBURG, WI
 HAMM FAM LAND LLC

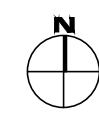
IF THIS BAR DOES NOT MEASURE 1"
 THEN DRAWING IS NOT TO SCALE

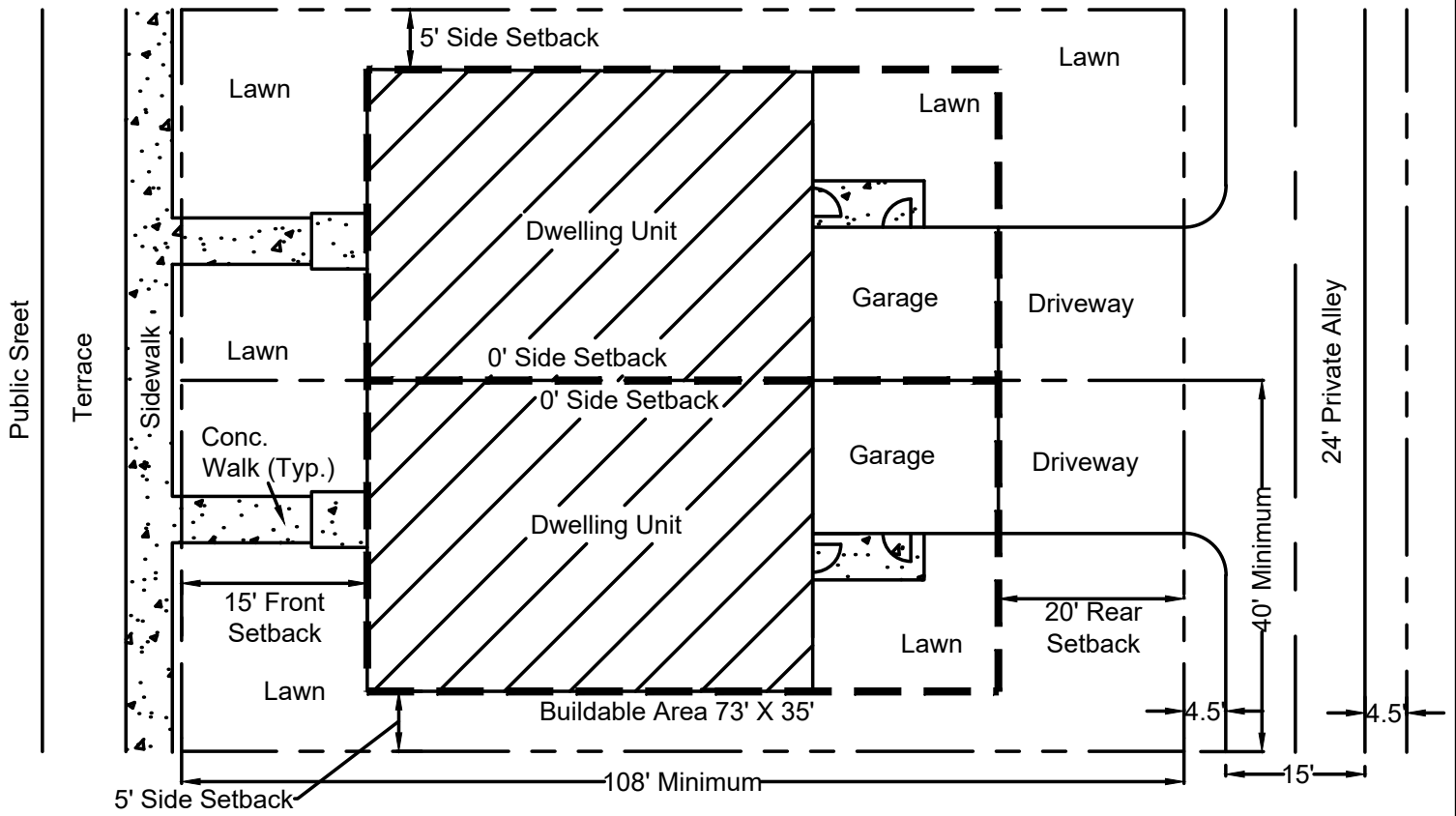
SCALE
 1" = 80'

PROJECT NO.	DATE
1613	12/11/17

FIGURE NO.

2





Typical Layout - Duplex Lot Block - Attached Garage

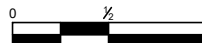
FIGURE 3.2
 TYPICAL SINGLE & DUPLEX HOUSE
 WITH ATTACHED GARAGE LAYOUT

QUARRY VISTA PLAT
 HAMM FAM LAND, LLC

DATE: 12/11/17
 PROJECT NO.: 1613

SCALE
 N.T.S.

IF THIS BAR DOES NOT MEASURE 1"
 THEN DRAWING IS NOT TO SCALE

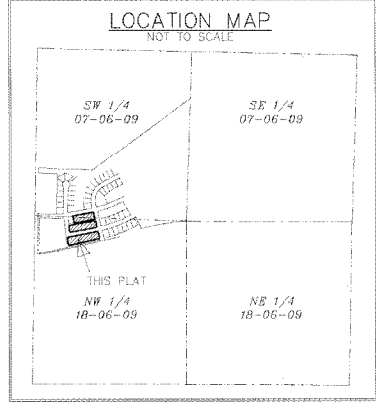
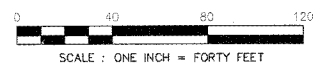


MONTGOMERY ASSOCIATES:
 RESOURCE SOLUTIONS, LLC
 119 SOUTH MAIN ST
 COTTAGE GROVE, WI 53527
www.ma-rs.org

SECOND ADDITION TO QUARRY VISTA

ALL OF LOTS 16-21 AND 35-43, FIRST ADDITION TO QUARRY VISTA AS RECORDED IN VOLUME 60-074A OF PLATS, ON PAGES 395-397, AS DOCUMENT NUMBER 5326643, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07 AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
12-06-09 BEANS W005655'E



LEGEND

- 1" IRON PIPE FOUND UNLESS NOTED
- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- 1-1/4" X 30" SOLID IRON RE-ROD SET, WT. 4.30 LBS./FT. ALL OTHER CORNERS MARKED WITH A 3/4" X 18" SOLID IRON ROD, WT. 1.50 LBS./FT.
- () INDICATES RECORDED AS
- DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

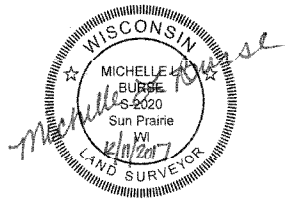
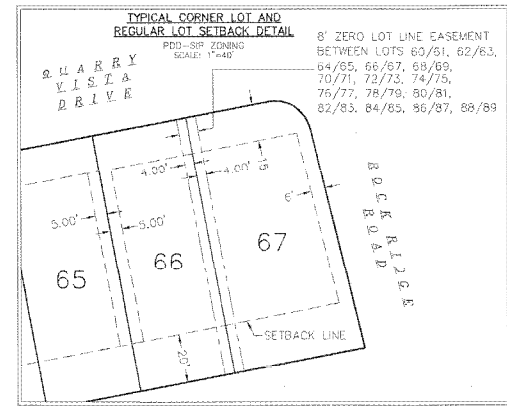
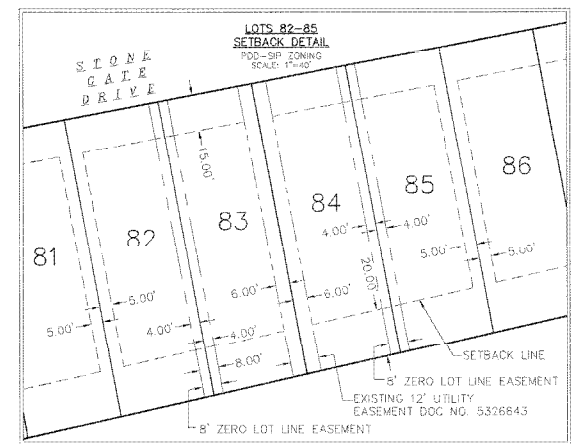
- NOTES**
- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
 - Given underground installation for electric and communications, the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.
 - All lots in this plat are zoned PDD-SIP.
 - Zero lot line lots are subject to maintenance requirements described in the declaration of conditions, covenants and restrictions recorded as document number _____.

LOT AREA TABLE

NUMBER	SQUARE FEET	ACRES
60	4320	0.0992
61	4320	0.0992
62	4320	0.0992
63	4320	0.0992
64	4320	0.0992
65	4320	0.0992
66	4320	0.0992
67	5633	0.1283
68	5505	0.1264
69	4466	0.1025
70	4466	0.1025
71	4466	0.1025
72	4466	0.1025
73	4466	0.1025
74	4466	0.1025
75	4466	0.1025
76	4466	0.1025
77	5599	0.1285
78	5074	0.1132
79	5165	0.1186
80	5114	0.1174
81	5063	0.1162
82	5011	0.1150
83	4960	0.1139
84	4909	0.1127
85	4858	0.1115
86	4807	0.1103
87	4755	0.1092
88	4704	0.1080
89	4653	0.1068

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	22.71	88°45'41"	15.00	S57°36'17"E	20.61
C2	74.41	93°14'26"	15.00	S32°33'42"W	21.80
C3	74.87	93°03'09"	15.00	N63°19'08"W	22.12
C4	22.71	88°45'41"	15.00	S67°25'18"E	25.61
C5	43.10	98°49'53"	25.30	N44°14'07"W	38.19
C6	61.31	28°45'14"	118.07	N22°20'15"W	60.83
C7	79.19	28°42'13"	158.07	N22°00'15"W	72.37
C8	63.74	20°11'52"	137.96	S25°18'05"E	63.31
C9	99.32	20°30'09"	272.36	S25°19'16"E	98.79



SURVEYED FOR :
Hamn Fam Land, LLC
6291 Lacy Road
Fitchburg, WI 53593

SURVEYED BY:
Burse
surveying & engineering
2801 International Lane, Suite 101
Madison, WI 53704 G08 250 9263
Fax: G08 250 9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

MON TO MON N00°56'55"E 2639.69'

SECOND ADDITION TO QUARRY VISTA

ALL OF LOTS 16-21 AND 35-43, FIRST ADDITION TO QUARRY VISTA AS RECORDED IN VOLUME 60-074A OF PLATS, ON PAGES 395-397, AS DOCUMENT NUMBER 5326643, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07 AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

Bingbrand LLC, as owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Land Regulation Committee

WITNESS the hands and seals of said owner this _____ day of _____, 201__.

Bingbrand LLC
Timothy John Binger, member

State of Wisconsin }
County of Dane } ss.

Personally came before me this _____ day of _____, 201__, the above named Timothy John Binger, member of Bingbrand LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public
My Commission expires : _____

OWNER'S CERTIFICATE OF DEDICATION

Hamm Fam Land, LLC, as owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Land Regulation Committee

WITNESS the hands and seals of said owner this _____ day of _____, 201__.

Hamm Fam Land, LLC
By: Dr. Patrick Lorge

State of Wisconsin }
County of Dane } ss.

Personally came before me this _____ day of _____, 201__, the above named Dr. Patrick Lorge, member of Hamm Fam Land, LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public
My Commission expires : _____

CERTIFICATE OF CITY TREASURER

State of Wisconsin }
County of Dane } ss.

I, Misty Dodge, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 201__, on any of the lands included in the plat of SECOND ADDITION TO QUARRY VISTA.

Date _____ Misty Dodge, City Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin }
County of Dane } ss.

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 201__, affecting the lands included in the plat of SECOND ADDITION TO QUARRY VISTA.

Date _____ Adam Gallagher, County Treasurer

CERTIFICATE OF CITY CLERK

State of Wisconsin }
County of Dane } ss.

"RESOLVED that this plat known as SECOND ADDITION TO QUARRY VISTA, located in the City of Fitchburg was hereby approved by resolution No. _____ file number _____ adopted on this _____ day of _____, 201__ and further resolved that the conditions of said approval were fulfilled on this _____ day of _____, 201__, and that said resolution further provided for the acceptance of those lands and rights dedicated by said SECOND ADDITION TO QUARRY VISTA for public use".

Date _____ Patti Anderson, City Clerk

SURVEYOR'S CERTIFICATE

I, Michelle L. Burse, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of the Hamm Fam Land, LLC, owner of said land, I have surveyed, divided and mapped SECOND ADDITION TO QUARRY VISTA; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

ALL OF LOTS 16-21 AND 35-43, FIRST ADDITION TO QUARRY VISTA AS RECORDED IN VOLUME 60-074A OF PLATS, ON PAGES 395-397, AS DOCUMENT NUMBER 5326643, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07 AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

Dated this 11 day of DECEMBER, 2017
Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

CONSENT OF MORTGAGEE

State Bank of Cross Plains, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said State Bank of Cross Plains, has caused these presents to be signed by _____ its _____, and countersigned by _____ its _____ at Madison, Wisconsin. This _____ day of _____, 20__.

State Bank of Cross Plains

State of Wisconsin }
County of Dane } ss.

Personally came before me this _____ day of _____, 20__ and _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, Wisconsin
My Commission expires : _____



SURVEYED FOR :
Hamm Fam Land, LLC
6291 Lucy Road
Fitchburg, WI 53593

SURVEYED BY:
Burse
surveying & engineering
2601 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 201__, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____, Doc. No. _____

Kristi Chlebowski, Dane County Register of Deeds