



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: ~~113~~ 122

4. No. Of Buildable Lots Proposed: 117

5. Zoning District: Currently R-D and A-T, to be rezoned to R-L, R-LM and R-M

6. Current Owner of Property: Fitchburg Minerals, LLC

Address: 6295 Lacy Road Phone No: 262-524-1943

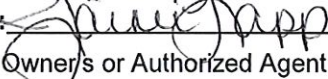
7. Contact Person: Bill Buglass

Email: wbuglass@walbecgroup.com

Address: 6295 Lacy Road Phone No: 262-524-1943

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:  Jaimi Lapp, PE  
 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: 3/23/21

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$11,525.00

Permit Request No. CDP-2379-21

# Comprehensive Development Plan Payne and Dolan – Fitchburg Minerals Site

South of Lacy Road & East of Fitchrona Road  
City of Fitchburg  
Dane County, Wisconsin

Prepared by and for:



Payne and Dolan, Inc.  
6295 Lacy Road  
Fitchburg, WI 53593

Last Revised: April 23, 2021

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## 1. Overview

The Fitchburg Minerals Comprehensive Development Plan (FM-CDP) provides a framework for residential development of lands Payne and Dolan, Inc. has owned since April 1997 and no longer has plans to expand the neighboring quarrying operation to the east. The site is designated by the City of Fitchburg for residential development and is within the City's current Urban Service Area and Future Urban Development Area. The current planning area encompasses approximately 60 acres generally located at the south east corner of Lacy and Fitchrona Roads. The FM-CDP is intended to aid in public and private decisions regarding land division, zoning and infrastructure investment.

Based on topography, hydrologic and geologic conditions within the planning area, and with consideration given to the land use patterns and development expectations expressed in City policies, Payne and Dolan forecasts that implementing the FM-CDP will add approximately 135 residential units to the City of Fitchburg in the Verona School District while preserving nearly 17 acres of open space. The resulting density being 2.3 units/acre.

## 2. Existing Conditions

### 2.1 Site Location and Neighborhood Context

The subject property consists of approximately 58.3 acres located at the south east corner of Lacy Road and Fitchrona Road in Section 18 of the City of Fitchburg. The northern boundary of the property abuts Lacy Road and three existing business zoned properties and an existing residential zoned property along Lacy Road. Fitchrona Road defines the western boundary of the property. Fitchrona Road is also the boundary between the Town of Verona and the City of Fitchburg. The eastern limits of the property abut an existing working quarry operated by Payne and Dolan, Inc. The remainder of the property is comprised of agricultural lands.

**Exhibit 1** shows the project location and the surrounding neighborhood context. In the greater area surrounding the site are the following:

- **To the North:** Quarry Vista mixed residential development encompasses approximately 322 units on 73 acres, including 124 single family lots, 12 single family condominium units, 30 duplex units and 156 multi-family units.
- **To the West:** Town of Verona, Nortons Wendellwood, Louis Hoffman Estates and Pleasant Acres neighborhoods consisting of approximately 72 residences on approximately 86 acres.
- **To the South:** Agricultural Lands owned by Fitchburg Minerals, LLC (Payne and Dolan, Inc)
- **To the East:** 56 acre working quarry owned by Fitchburg Minerals, LLC (Payne and Dolan, Inc), and NSNK, LLC.

### 2.2 Zoning

The property is currently zoned R-D, Rural Development and A-T, Transitional Agriculture. Four parcels owned by others along Lacy Road are zoned B-G, General Business. See **Figure 1**, current zoning map.

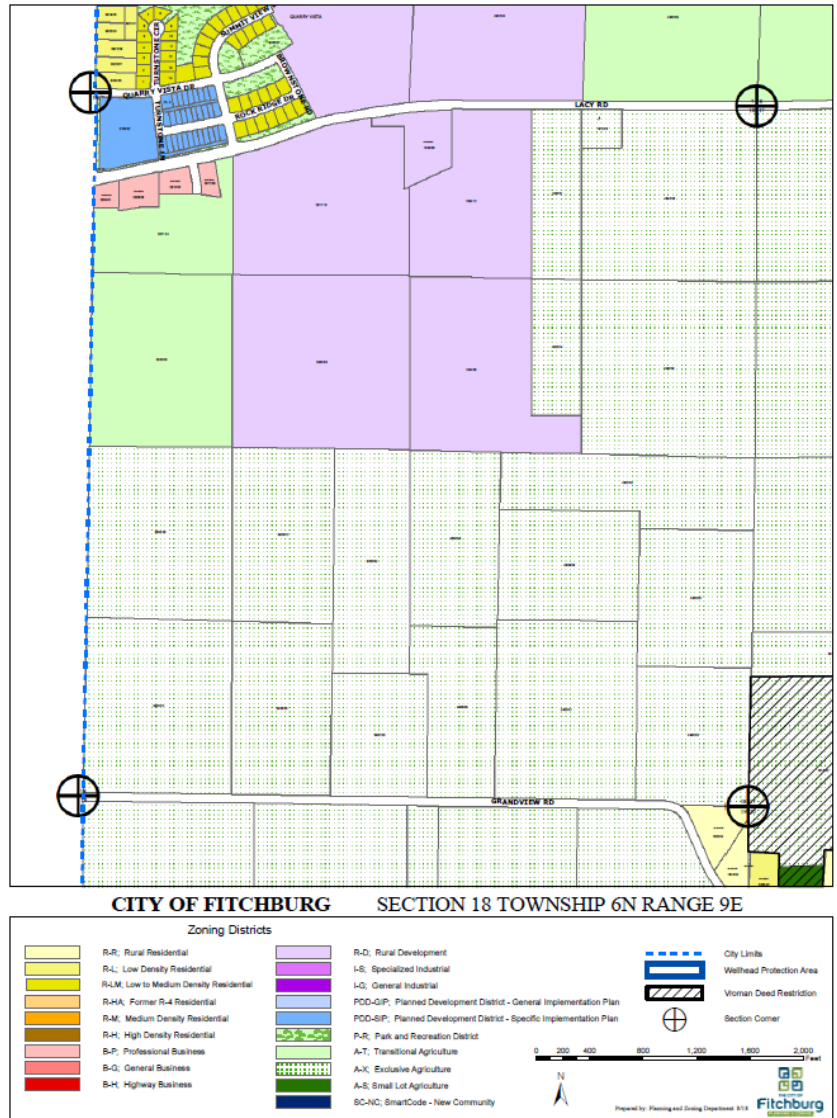


Figure 1

### 2.3 Soil Information

The project site's existing soils (see **Figure 2**) consist of Plano silt loam on about 1/3 of the site. Troxel silt loam runs east to west through the existing field drainage swale. Sogn silt loam is present on the southern wooded steeper sloped area of the site. Rockton silt loam is present along the north side and along the south side of the site. A small area of McHenry silt loam is located along the south side of the site and a small area of Dodge silt loam is located in the wooded area along the west side of the site. Based on the web soil survey, the majority of the soils fall under hydrologic soil group (HSG) B, which have a moderate infiltration rate when wet. A few small areas of the site consist of soils falling in hydrologic soil group C, which has a slower infiltration rate when wet. (Soils are classified in four hydrologic soil groups (HSG) (A, B, C and D) according to minimum infiltration rate of the soil profile. Group A soils have the highest permeability rate and group D have the lowest permeability rate).

Custom Soil Resource Report  
Soil Map

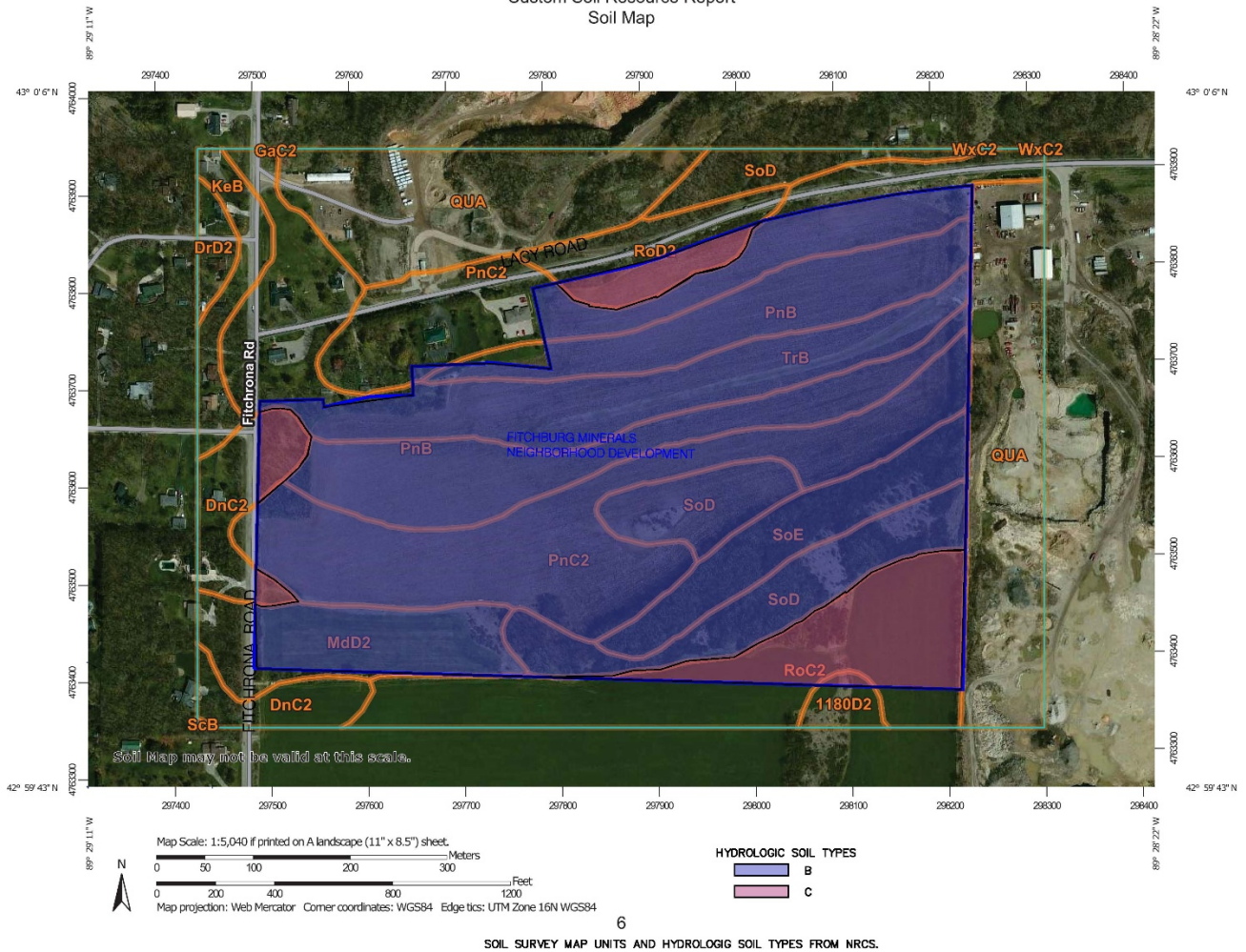


Figure 2

## 2.4 Topography and Surface Water Hydrology

**Figure 3** shows the current conditions on the project site. From Lacy Road the site elevations drop down 45 to 55 feet to an agricultural swale approximately 540 feet from the center of Lacy Road. Then back up 65 to 101 feet to a ridgeline at roughly the south boundary. Some of the slopes on the north and south sides of the swale are greater than 16%. The swale in the agricultural field flows from east to west and across the property then northerly along the east ditch of Fitchrona Road. A heavily wooded area is located along the southern boundary on some of the steeper slopes on the property.

The Fitchburg Minerals site is located within the Goose Lake watershed. Goose Lake is a prairie-pothole at the lowest elevation of the watershed. Goose Lake is in the town of Verona and located approximately 1000-feet northwest of this development. During high water events, Goose Lake overflows southwesterly towards Badger Mill Creek, which flows to the Sugar River. All of the drainage from this site flows to Goose Lake via the agricultural swale then culverts under Lacy Road and under Fitchrona Road.

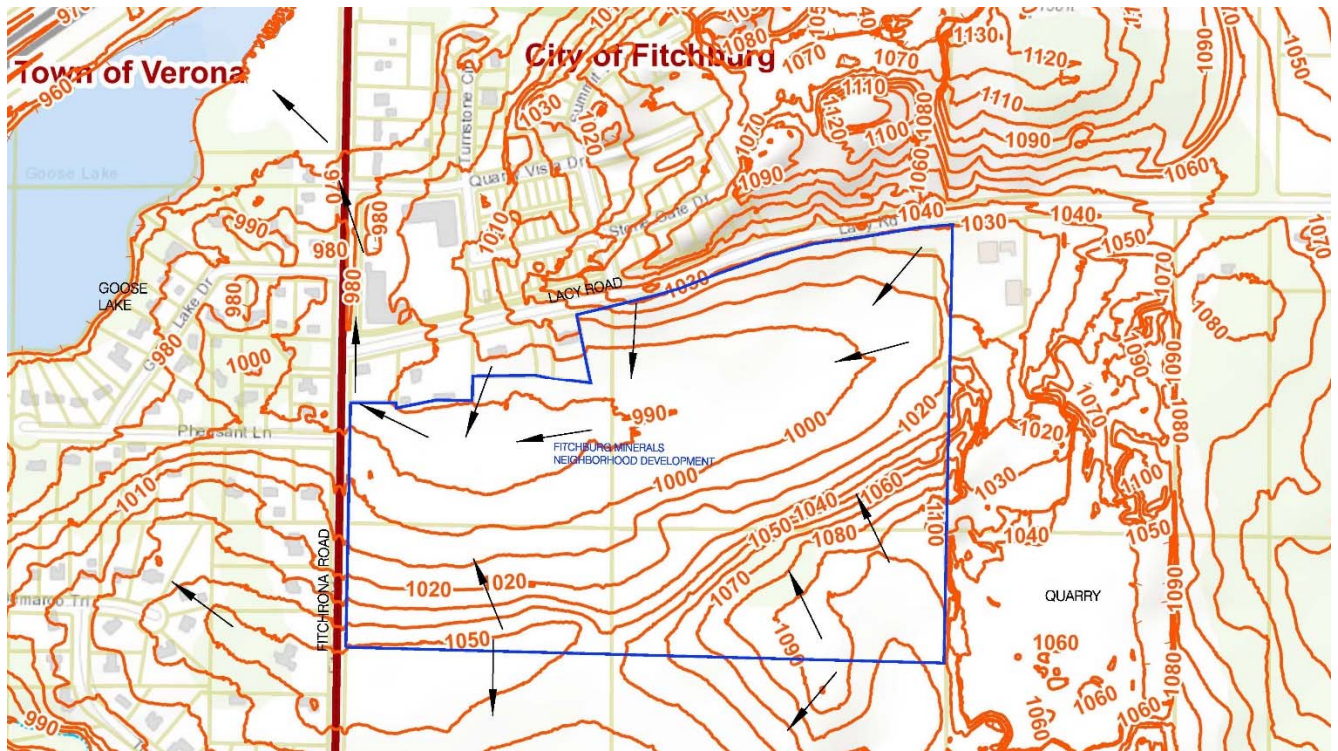


Figure 3

## 2.5 Groundwater Hydrology

In general, there are three groundwater systems in the area: a shallow aquifer comprised of glacial deposits; an upper bedrock aquifer comprised of several Ordovician and Cambrian aged sandstones and dolomites; and a lower sandstone aquifer comprised of the lower Eau Claire Formation and the Mt. Simon Formation. A layer of shale approximately 10 feet thick in the Eau Claire Formation separates the two bedrock aquifers. Most municipal wells in Dane County draw from both the shallow and deep bedrock aquifers; however newer wells are typically open only to the deeper Mt. Simon sandstone aquifer. Available information indicates that a groundwater divide is present in this area separating groundwater flowing west to the Sugar River and groundwater flowing east toward the Yahara River, and that groundwater in both bedrock aquifers below the project site flows northeast towards Nine Springs Creek and the Yahara River.

Hammersley Quarry is situated near the top of the upper bedrock aquifer. The lowest bedrock exposed is the St. Peter Sandstone, which has relatively high and uniform permeability. Above the St. Peter, dolomites of the Galena, Decorah and Platteville Formations are exposed, particularly in the eastern quarry area. These units may be highly permeable due to extensive horizontal and vertical fractures.

## 2.6 Natural Features

Fitchburg Minerals subdivision site consists of active agricultural fields. A natural swale runs from east to west along the northern 1/3 of the property. Native vegetation consisting of mostly large hardwood



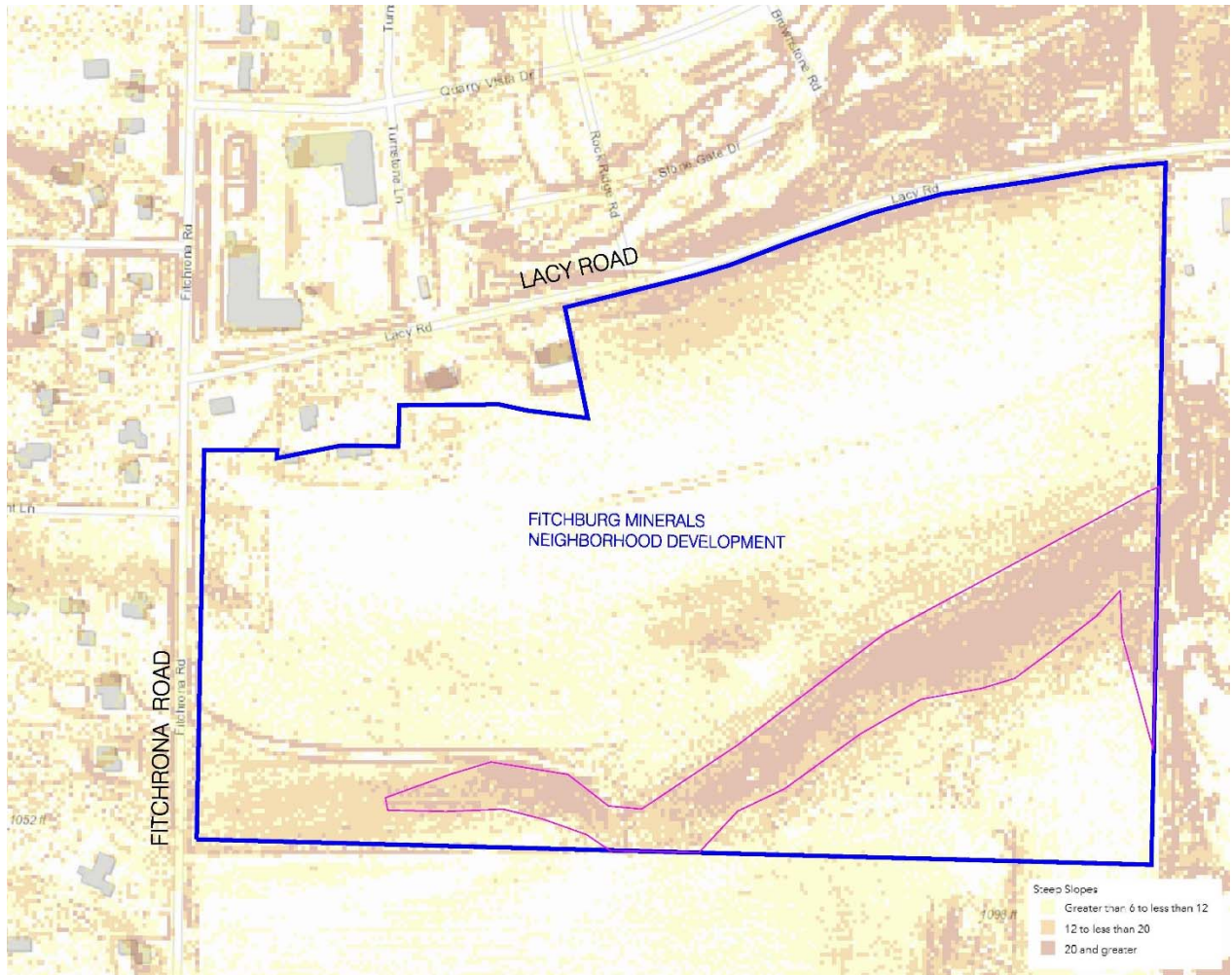


Figure 5

## 2.8 Transportation

The streets abutting this development are Lacy Road and Fitchrona Road. Lacy Road is a main east-west arterial through the city and is currently planned for widening and bicycle route improvements adjacent to this development. Fitchrona Road is the primary north-south between McKee Road/CTH PD to the north and the City of Verona (via Whalen or CTH M) to the south. Access to the Military Ridge State Trail is located off Fitchrona Road north of this development.

## 2.9 Availability of Water and Wastewater Services

Sanitary sewer is available in Lacy Road and Fitchrona Road. A 10-inch sanitary sewer at a slope of 0.28% is located in Fitchrona road north of the intersection of Lacy Road and an 8-inch sanitary sewer runs south of the intersection of Lacy Road. Lacy Road has an 8-inch sanitary sewer from Fitchrona Road to approximately 850-feet east of Fitchrona Road.

An 12-inch water main is located along the north side of Lacy Road and is part of the City's west pressure zone. The Lacy Road redevelopment includes water main extension to the east.

Depth of the existing sanitary sewer in the area would allow for the sanitary sewer service area to be extended as far south as Grandview Road by gravity, if future revisions to the urban service area were to be approved by the Capital Area Regional Planning Commission. Capacity of the existing sanitary sewer system and the downstream lift station would need to be analyzed for the sanitary sewer service area to be expanded. Replacement and/or upgrades may be required. The sewage from this development area is treated by the Madison Metropolitan Sewerage District.

### 2.10 Parks

The Quarry Ridge Recreation Area along the east side of Fitchrona Road is approximately 1/3 of a mile north of Lacy Road. The park provides off-road mountain biking and hiking trails. This park also has connection to the Ice Age National Scenic Trail system.

### 2.11 Schools

This development is located in the Verona School District.

## 3. Proposed Development

### 3.1 Proposed Site Plan

The proposed Fitchburg Minerals development consists of a mixed residential neighborhood with approximately 19 two-family lots and 98 single family lots on 58.3 gross acres for a gross density of 2.3 units/acre. Much of the park and conservancy area is located on areas with slopes exceeding 12% and along the natural drainage path thru the center of property. **Exhibit 3** illustrates the proposed plan including the proposed layout of lots, roadways, storm water areas and greenspace.

### 3.2 Proposed Planning Approach

With population growth in the Madison area projected to grow by 40,000 residents by 2040 and the continued growth of the industrial sector in the City of Fitchburg, the demand for residential housing inventory is outpacing forecasted supply. Single family residential building permits are forecast to remain at or above 100 units/year for the next 10 years.

Preservation of the rolling topography is desirable. Conversion of the South Stoner planning area from mineral extraction and agricultural to residential land uses is anticipated to be a key growth area for the City of Fitchburg and provide needed single family residential inventory for the Madison area.

The proposed development will provide a range of low density housing choices in close proximity to the City of Fitchburg's largest employers and the McKee Road/Verona Road corridors.

The proposed development pattern has been created with hillside constraints in mind. Best practices for hillside development: consider topography; preserve ridge lines while avoiding structure silhouetting; maximize options for passive and active solar heating and cooling; minimize use of retaining walls; minimize long cut slopes adjacent to the hillsides.

### 3.3 Proposed Transportation Plan

The proposed low density residential development provides vehicular, bicycle and pedestrian connections to the adjacent arterial collectors within the South Stoner planning area. The residential

street pattern was created to minimize cul de sacs and respect the hillside topography within the development.

A connection to Lacy Road has been closely coordinate with the City’s plans for road reconstruction and will align with Rock Ridge Road and provide two means of ingress and egress during all phases of construction for the development. A single connection to Fitchrona Road is located near the south of Pheasant Place to provide sufficient open space for a regional detention pond that will serve the development and the City’s improvements on Lacy Road. Slopes within the development are not anticipated to exceed 5% which is below the maximum longitudinal grade permitted by the City of Fitchburg for local streets.

Two southerly street connections are planned to accommodate future residential development in the South Stoner planning area with additional connectivity to the adjacent arterial streets.

### 3.3.1 Automobile

The primary means of transportation will be by private automobile. All streets within the proposed development will be designed to meet the City of Fitchburg’s roadway design guidelines.

The proposed street typical section is shown in **Exhibit 4**. The proposed streets will be 32 feet wide and provide on-street parking and two travel lanes within a 66-foot right of way. Public streets will include an 11 foot terrace for street trees and lighting.

Entrance features and signage may be provided at both entryways into the development.

### 3.3.2 Pedestrian and Bicycle

The proposed street system will provide a pedestrian and bicycle network that will connect all parts this development to existing ped/bike facilities.

### 3.3.3 Transit

Currently, the area is not served by the Metro Transit network.

## 3.4 Proposed Utility Service

The proposed layout of sanitary and water services are shown in **Exhibit 3**. The layout of all utilities will be finalized with input from Public Works staff during the platting process.

This entire development will connect to existing 10” sanitary sewer in Fitchrona that flows at 0.28% north to existing Town of Verona lift station. Capacity of the existing sanitary sewer in Fitchrona Road and the downstream lift station will need to be considered as part of the South Stoner neighborhood planning process.

The development’s 8” water main extensions will be looped within and serviced by the City’s west zone. Water service to the development will be provided from existing water main in Lacy Road.

## 3.5 Storm Water Management

The storm water management system for the site will be designed to meet the following requirements from the City of Fitchburg Ordinance Chapter 30, Article II, Section 30.

Sediment Control: Reduce total suspended solids load leaving the site by 80 percent, based on the average annual rainfall, as compared to no runoff management controls.

Runoff Rate Control: Maintain pre-development peak runoff rates for the 1-year, 24-hour storm event (2.5 inches over 24-hour duration), the 2-year, 24-hour storm event (2.9 inches over 24-hour duration), the 10-year, 24-hour storm event (4.2 inches over 24-hour duration), the 100-year, 24-hour storm event (6.0 inches over 24-hour duration) and safely pass storm events in excess of the 100-year, 24-hour storm event (6.0 inches over 24-hour duration).

Infiltration: Design practices to infiltrate sufficient runoff volume so that post-development infiltration volume shall be at least ninety percent (90%) of the pre-development infiltration volume, based upon average annual rainfall.

A schematic plan of the anticipated storm water management system is shown on **Exhibit 5**. The majority of the site will drain via storm sewer and graded swales to storm water management facilities shown on the figure. The facilities will provide detention and sediment control. To meet the infiltration requirements storm water will be routed to infiltration areas planned as a forebay to the wet pond, the east-west drainage swale and a proposed drainage sale along the rear lot lines of the southern lots. Where clay-rich soil is present it will be removed and replaced with sandy soil to enhance infiltration rates by providing a hydraulic connection to underlying sand. All storm water management facilities and infiltration areas are anticipated to be in private outlots and/or private easements and will be privately maintained. The City and Developer have been working jointly to plan the wet detention basin as a regional pond for this development and the City's Lacy Road redevelopment.

### 3.6 Compatibility with Surrounding Land Uses

The residential uses and densities, street patterns and open spaces planned for the Fitchburg Minerals development are compatible with surrounding uses, both existing and future. These uses include multi-family and 2-family residential uses on the opposite side of Lacy Road and single family residential on the opposite side of Fitchrona Road as well as rural development and agricultural and open space uses recommended in the City of Fitchburg Comprehensive Plan for the areas east and south, respectively, of the property. These areas to the east and south are labeled as South Stoner Prairie Neighborhood (276 acres) in the *City of Fitchburg Comprehensive Plan Figure 4-8 Future Urban Growth Area Neighborhoods*. See section 3.9 for a breakdown of proposed land uses.

### 3.7 Consistency with Adopted Plans

The proposed Fitchburg Minerals development is mostly consistent with the *City of Fitchburg Comprehensive Plan* (see **Figure 6**) which designates these lands as low density residential and park and conservancy. The proposed 2-family areas vary from the plan. The FM-CDP is consistent with City of Fitchburg's *Comprehensive Park, Open Space and Recreation Plan*.

# FUTURE LAND USE PLAN MAP

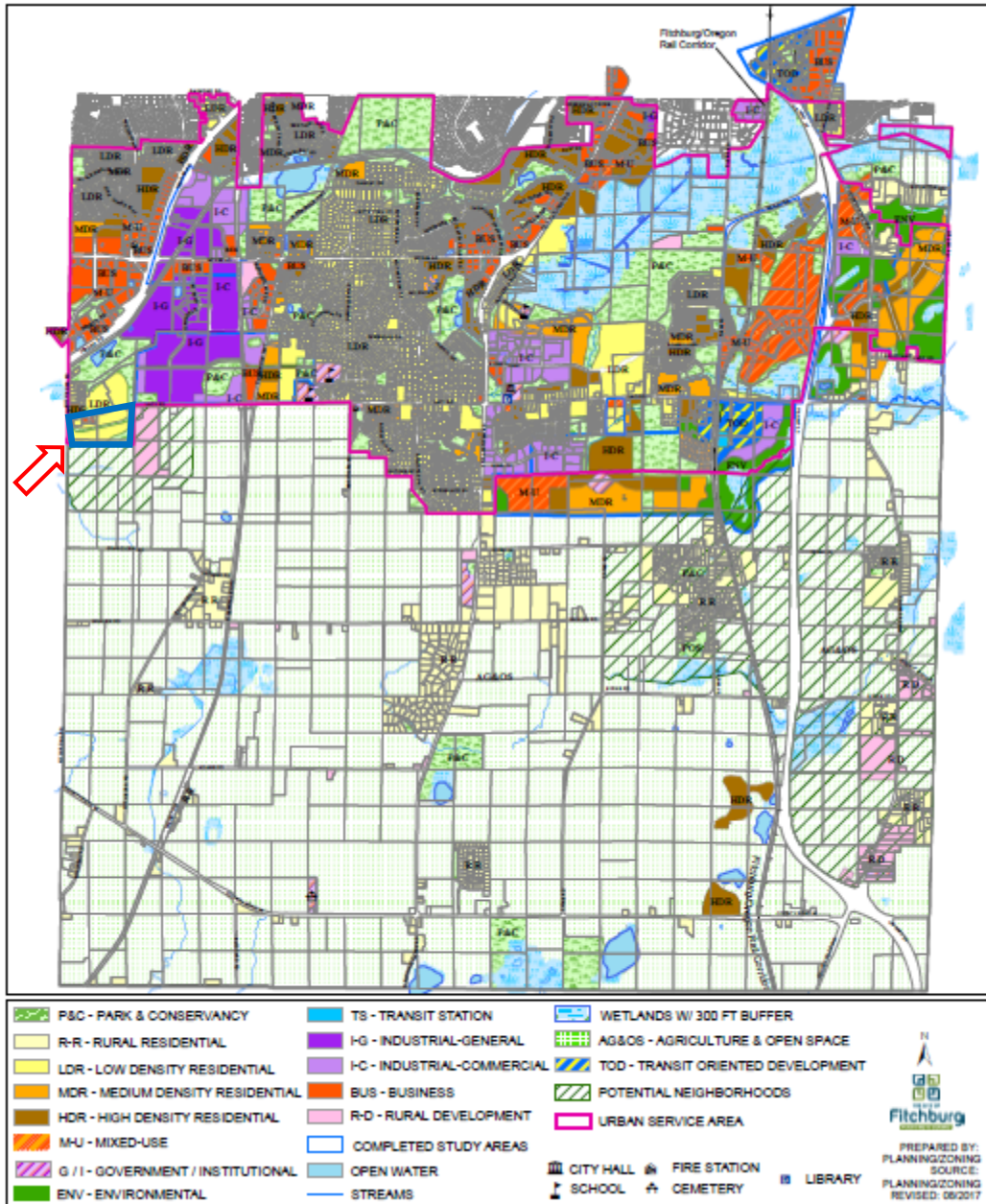


Figure 6

### 3.8 Proposed Land Use Data

**Exhibit 6** shows the proposed land uses.

Total Site Acreage 58.3 Acres (excludes “Future Development”)

Medium Density Two-Family Residential	9.0 Ac	38 units
Low-Medium Density Single Family Residential	20.4 Ac	98 units
Gross Density: 2.3 Du/Ac		

Open Space, Park & Conservancy 17.1 Ac

*Includes 5.6 Ac of stormwater management facilities in easements for subdivision and City of Fitchburg Lacy Road reconstruction project.*

Dedications

Public Street Dedication	9.6 Ac
Parkland Dedication	11.4 Ac (8.59 Ac required)

### 3.9 Development Schedule

The Fitchburg Minerals development is anticipated to be developed over a 6-year time frame in five phases as shown in **Exhibit 3**.

December 2020	CDP reviewed by City of Fitchburg staff
January 2021	Neighborhood Meeting
March 2021	CDP formally submitted for City of Fitchburg review staff
May 2021	Plan Commission: CDP review and discussion
July 2021	CDP approval completed and rezoning and platting process begins Rezoning and Platting to be completed
2022-2023	Phase 1
2023-2024	Phase 2
2024-2025	Phase 3

This timing may change due to market conditions, availability of infrastructure or other reasons.

### 3.10 Proposed Zoning

**Exhibit 7** shows the proposed final zoning for the Fitchburg Minerals development. The zoning will be phased per the development schedule. The residential areas are anticipated to be rezoned R-M with single family and duplexes permitted.

Initially the Phase 1 areas will be rezoned to their proposed zoning classifications. The remainder of the plat area will become outlot(s) and will be rezoned to A-S. During subsequent phases, outlot(s) will be platted and rezoned to their appropriate zoning categories.

### 3.11 Neighborhood Meeting

On Thursday, January 28, 2021, a virtual informational meeting was hosted by Fitchburg Minerals in order to provide an opportunity for neighbors to gain insight into the proposed residential development, ask questions and provide comments regarding the conceptual development plan and changes in land



use prior to formal submittal to the City of Fitchburg. The invitation with a color copy of the land use plan was mail to 150 nearby landowners in the Cities of Fitchburg and Verona. The meeting was attended by 24 participants, recorded and a copy of the recording provided to city staff for the project records. Questions received as a result of the neighborhood informational process were generally: timing of Lacy Road reconstruction, concerns about traffic on Fitchrona Road, and stormwater impacts downstream of Lacy Road.

#### 4. Estimated Assessed Value

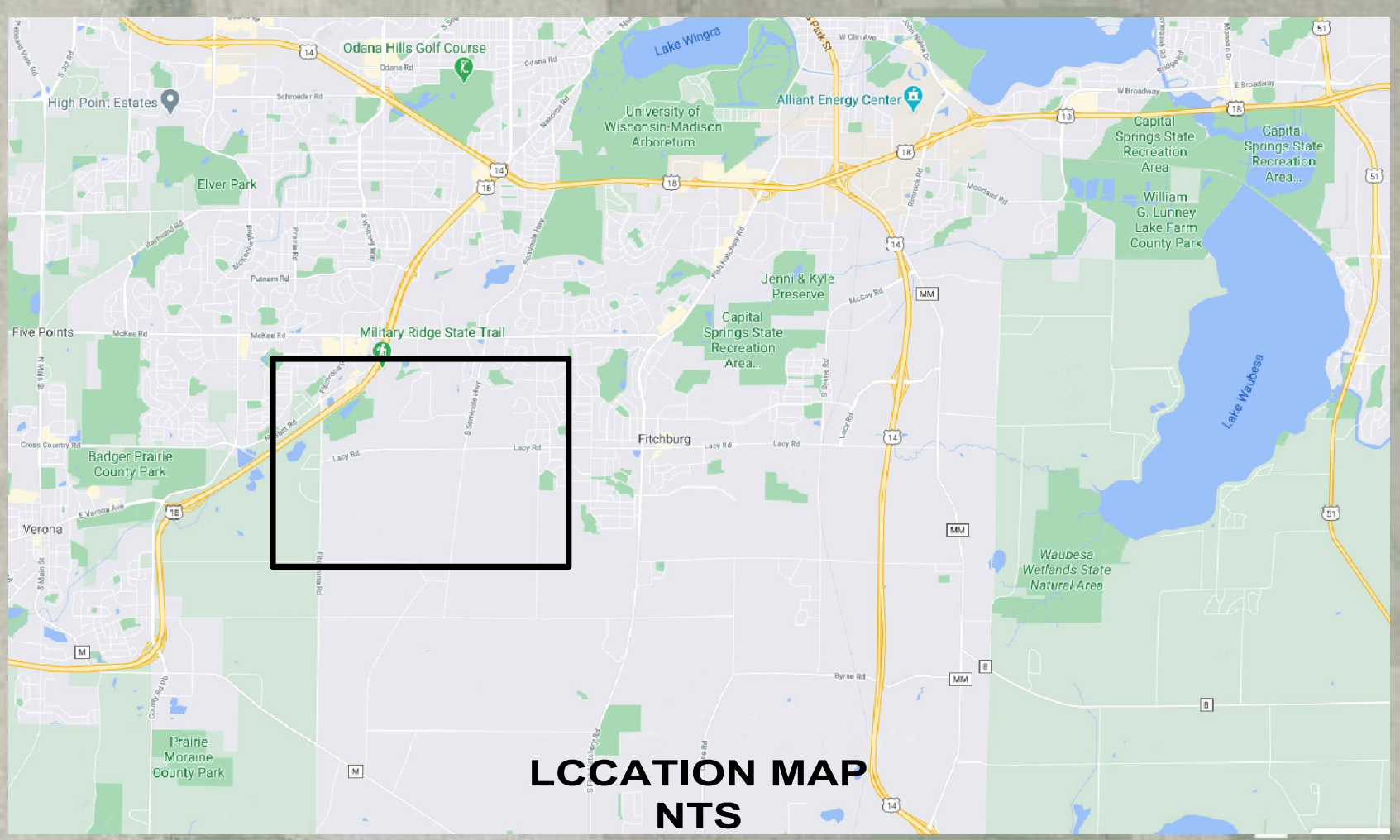
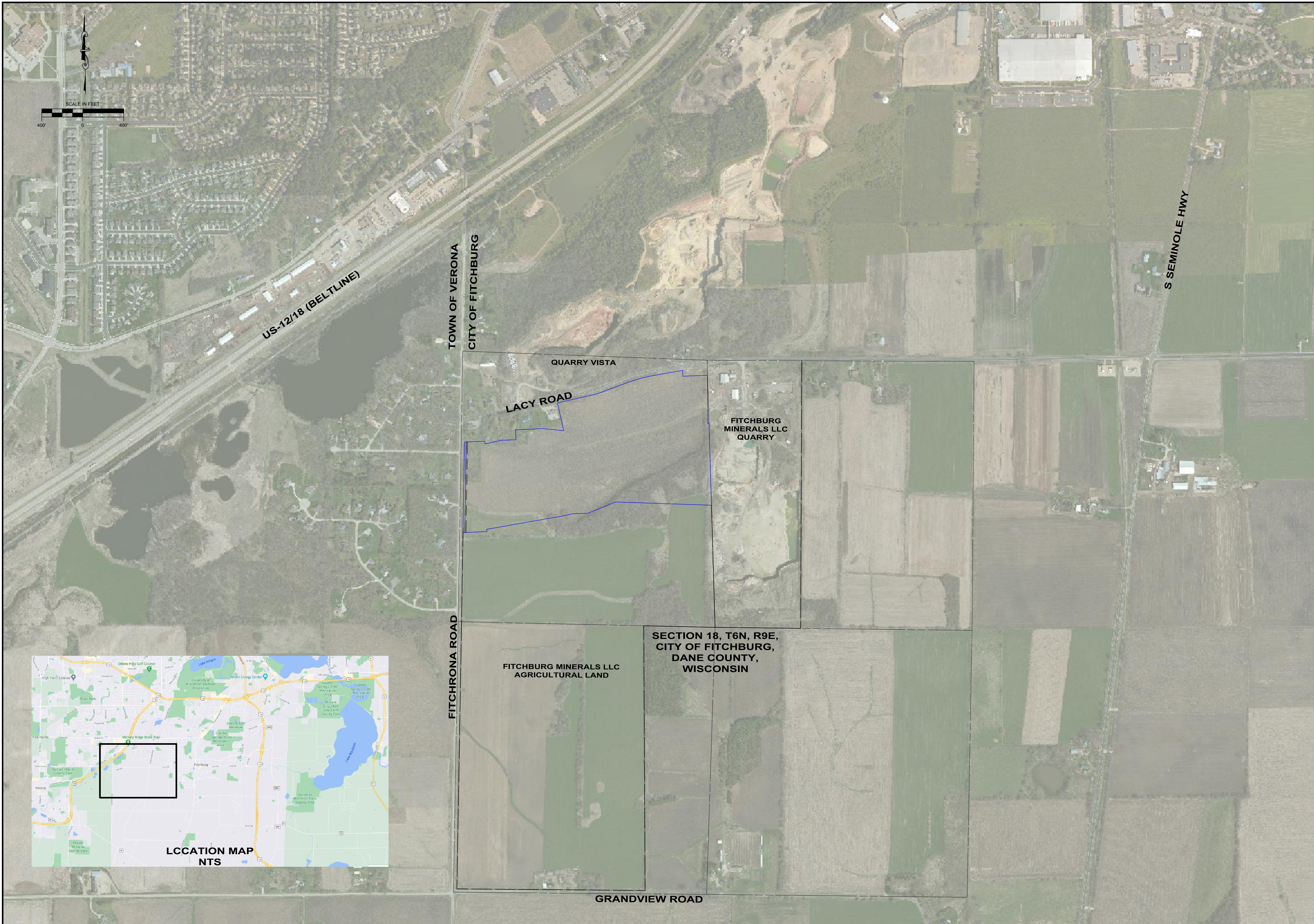
<b>Development Type</b>	<b>Estimated Assessed Value</b>
R-M 38 Units @ \$375,000	\$14,250,000
R-LM 98 Single-Family Homes @ \$425,000	\$41,650,000
<b>Total Estimated Assessed Value</b>	<b>\$55,900,000</b>

#### 5. References

1. City of Fitchburg Comprehensive Plan, Chapter Four: Land Use, adopted March 24, 2009 and amend. August 22, 2017
2. Comprehensive Park, Open Space, and Recreation Plan, City of Fitchburg. 2015-2020

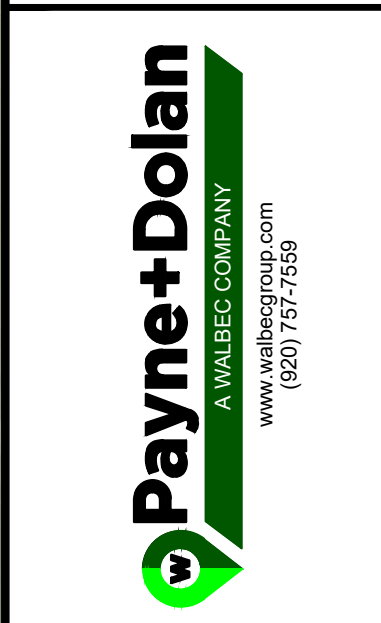
# Exhibits

Exhibit 1	Location Map
Exhibit 2	Existing Conditions Plan
Exhibit 3	Conceptual Site, Utility and Phasing Plan
Exhibit 4	Street Section
Exhibit 5	Storm Water System Schematic Layout
Exhibit 6	Land Use Plan
Exhibit 7	Proposed Zoning Plan
Exhibit 8	Preliminary Roadway Plan & Profiles



LOCATION MAP  
NTS

NO.	REVISION DESCRIPTION	DATE



PROJECT: **FITCHBURG MINERALS**  
 CLIENT: **FITCHBURG, WI**  
**FITCHBURG MINERALS**

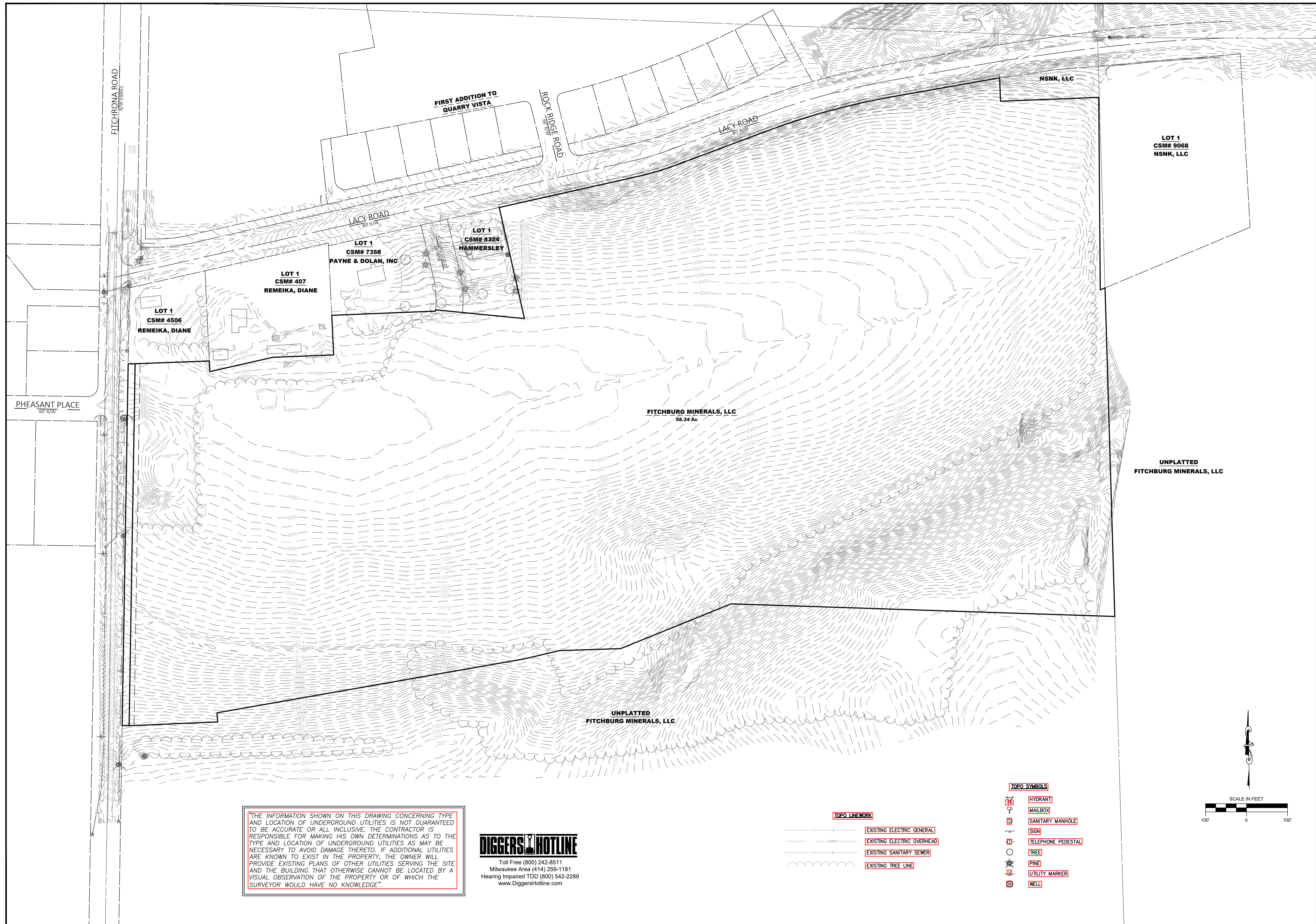
SHEET TITLE: **LOCATION MAP**

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Drawing Scale: 1"=400'  
 Drawn: JNL 04/22/2021  
 Checked: CTD 04/22/2021  
 P&D Project No: 490315  
 Sheet No.

**EX 1**

Apr 22, 2021 2:37pm S:\Design & Construction Services\050-C3D\Payne & Dolan, WI\Fitchburg Minerals\050-Sheets\Other (Figures, Displays, etc)\Comprehensive Plan Drawings\EXHIBIT 2.dwg



THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

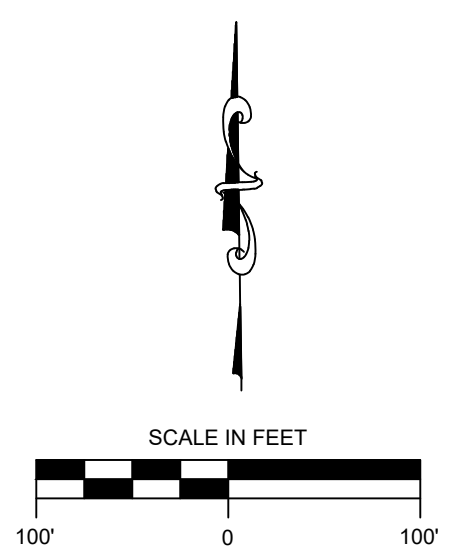
**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

**TOPO LINEWORK**

- EXISTING ELECTRIC GENERAL
- EXISTING ELECTRIC OVERHEAD
- EXISTING SANITARY SEWER
- EXISTING TREE LINE

**TOPO SYMBOLS**

- ☒ HYDRANT
- ☒ MAILBOX
- ☒ SANITARY MANHOLE
- ☒ SIGN
- ☒ TELEPHONE PEDESTAL
- ☒ TREE
- ☒ PINE
- ☒ UTILITY MARKER
- ☒ WELL



NO.	REVISION DESCRIPTION	DATE

**Payne+Dolan**  
 A WALBECK COMPANY  
 www.paynedolan.com  
 (820) 757-7559

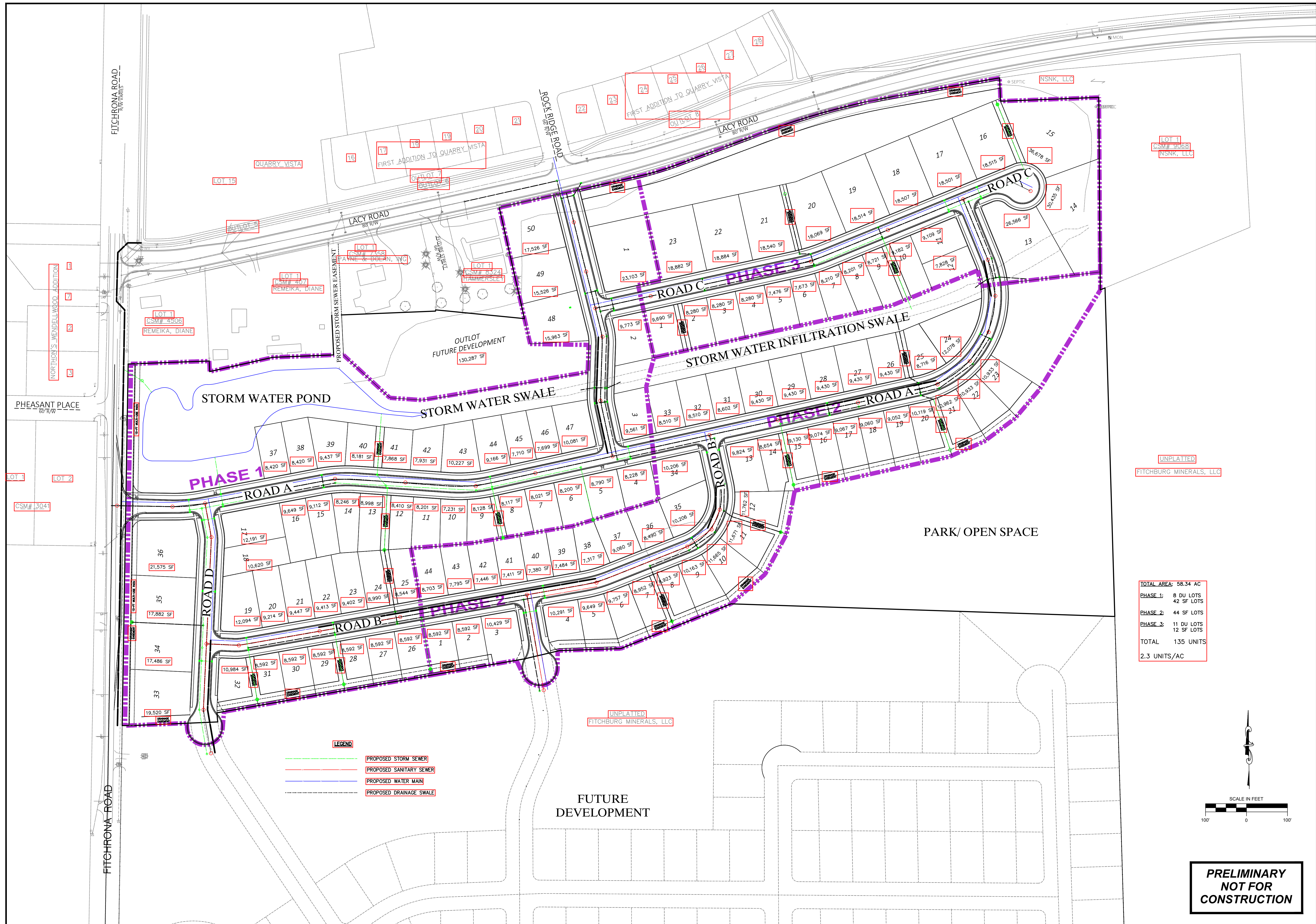
**FITCHBURG MINERALS**  
 FITCHBURG, WI  
**FITCHBURG MINERALS**

**EXISTING CONDITIONS PLAN**

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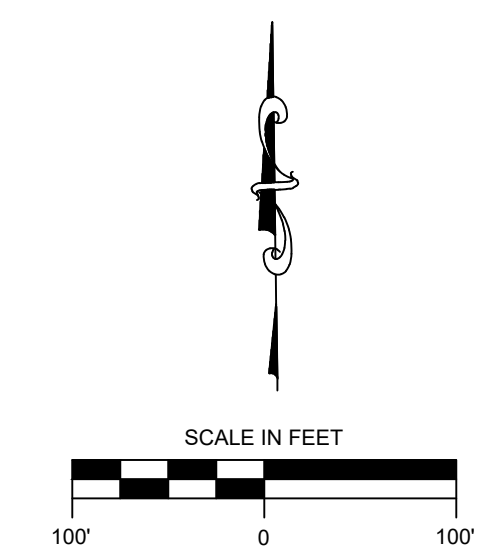
Drawing Scale:	1"=100'
Drawn:	JNL 04/22/2021
Checked:	CTD 04/22/2021
P&O Project No.:	490315
Sheet No.:	EX 2

Apr 22, 2021 2:24pm S:\Design & Construction Services\050-CSD\Payne & Dolan, W\Fitchburg Minerals\050-Sheets\Other (Figures, Displays, etc)\Comprehensive Plan Drawings\EXHIBIT 3.dwg



TOTAL AREA: 58.34 AC  
 PHASE 1: 8 DU LOTS  
 42 SF LOTS  
 PHASE 2: 44 SF LOTS  
 PHASE 3: 11 DU LOTS  
 12 SF LOTS  
 TOTAL 135 UNITS  
 2.3 UNITS/AC

**LEGEND**  
 - - - - - PROPOSED STORM SEWER  
 - - - - - PROPOSED SANITARY SEWER  
 - - - - - PROPOSED WATER MAIN  
 - - - - - PROPOSED DRAINAGE SWALE



**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

NO.	REVISION DESCRIPTION	DATE

**Payne+Dolan**  
 A WALBECK COMPANY  
 www.paynedolan.com  
 (820) 757-7559

PROJECT: **FITCHBURG MINERALS**  
 CLIENT: **FITCHBURG, WI**  
 FIRM: **FITCHBURG MINERALS**

SHEET TITLE: **CONCEPTUAL SITE, UTILITY AND PHASING PLAN**

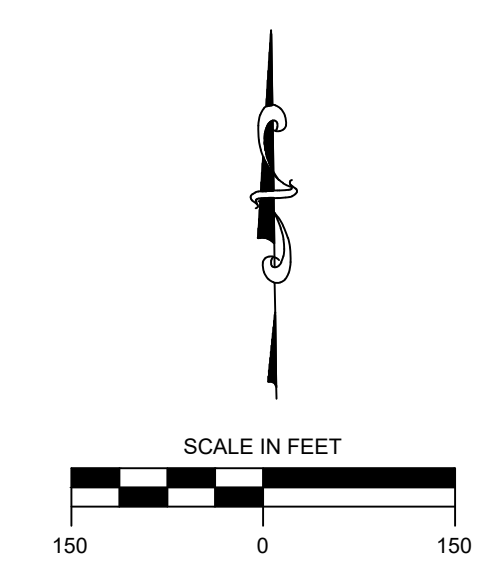
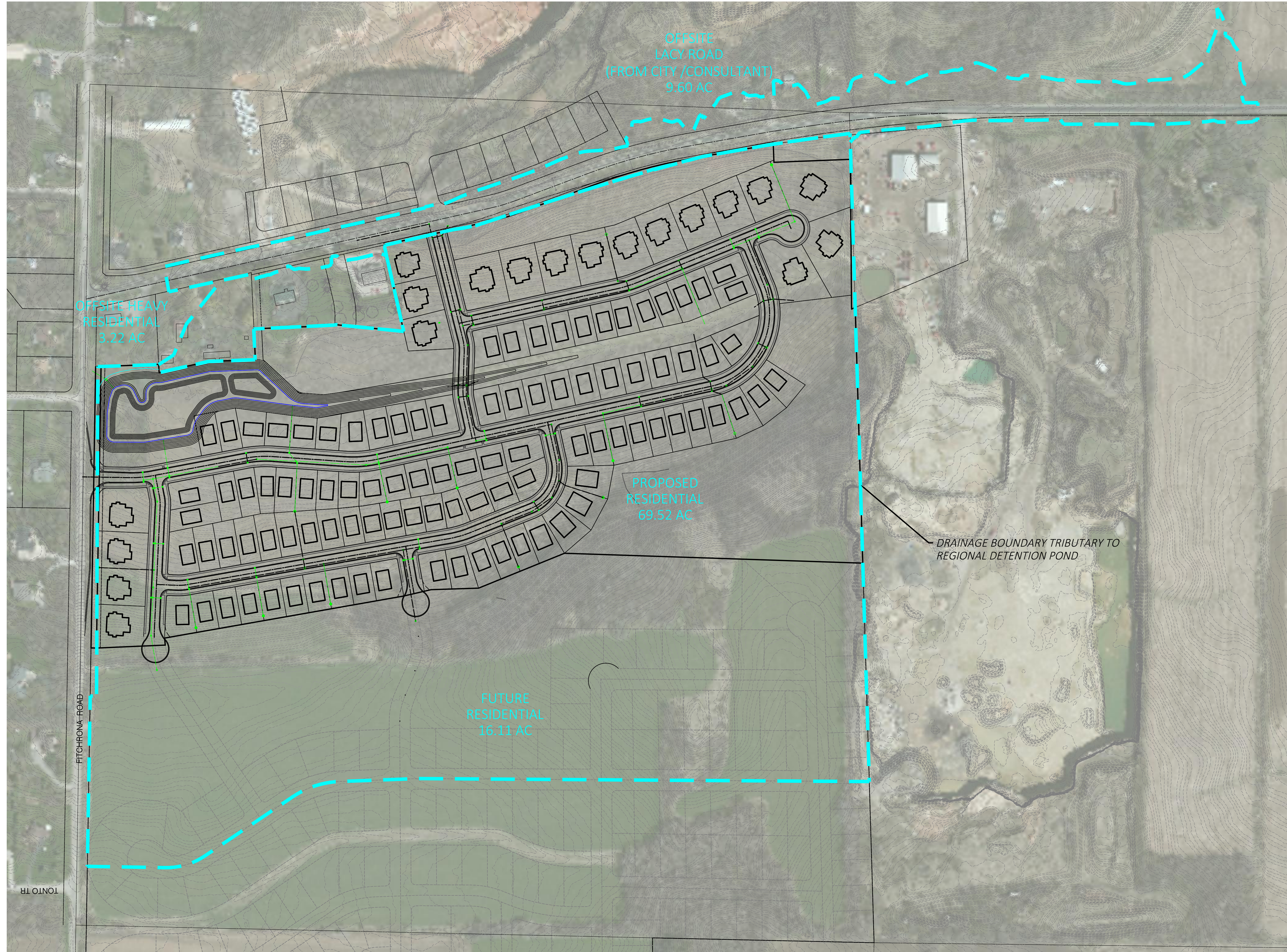
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Drawing Scale:	1"=100'
Drawn:	JNL 04/22/2021
Checked:	CTD 04/22/2021
P&D Project No.:	490315
Sheet No.:	EX 3

**EX 3**



Apr 22, 2021 1:51pm S:\Design & Construction Services\090-C3D\Payne & Dolan, W\Fitchburg Minerals\050-Sheets\Other (Figures, Displays, etc)\Comprehensive Plan Drawings\EXHIBIT 5.dwg



NO.	REVISION DESCRIPTION	DATE

**PAYNE & DOLAN**  
INCORPORATED  
A WALBECK GROUP COMPANY  
www.payneanddolan.com  
(820) 757-7532

**PROJECT:** FITCHBURG MINERALS  
**CLIENT:** FITCHBURG, WI  
**CLIENT:** FITCHBURG MINERALS

**SHEET TITLE:** STORM WATER SYSTEM SCHEMATIC LAYOUT

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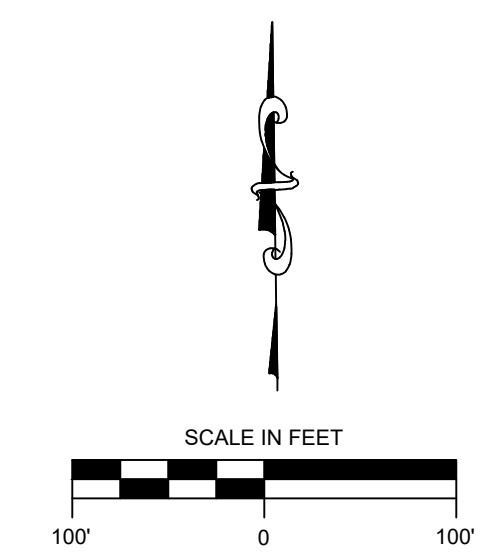
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UNPLATTED  
FITCHBURG MINERALS, LLC

**SITE DATA**  
LDR: 20.4 AC  
MDR: 9.0 AC  
P-C: 11.7 AC  
OPEN SPACE: 5.4 AC



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

NO.	REVISION DESCRIPTION	DATE

**Payne+Dolan**  
A WALBECK COMPANY  
www.paynedolan.com  
(820) 757-7559

PROJECT: **FITCHBURG MINERALS**  
FITCHBURG, WI  
CLIENT: **FITCHBURG MINERALS**

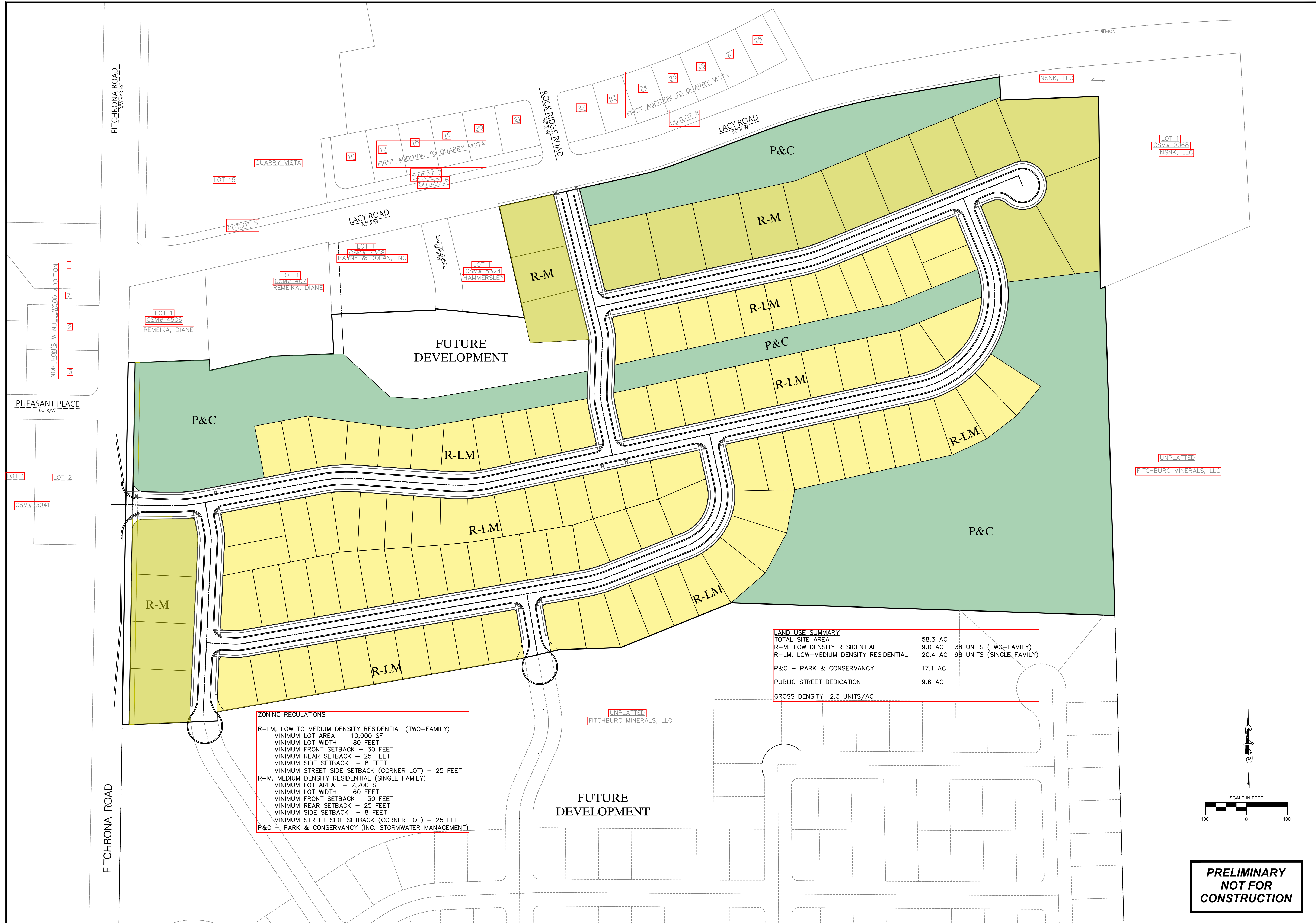
UNPLATTED  
FITCHBURG MINERALS, LLC

SHEET TITLE  
**LAND USE PLAN**

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Drawing Scale: 1"=100'  
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Checked: CTD 04/22/2021  
P&O Project No: 490315  
Sheet No: **EX 6**

Apr 26, 2021 - 3:49pm  
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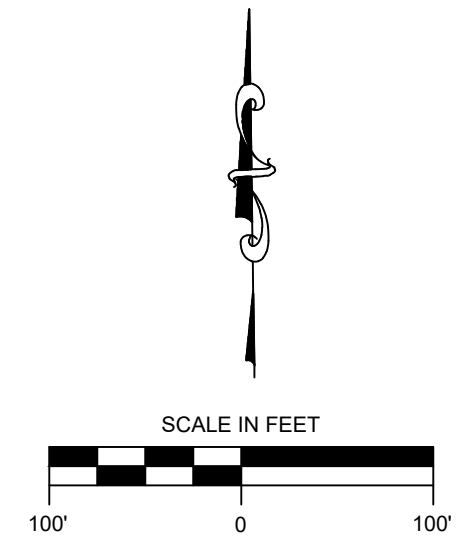
**ZONING REGULATIONS**

**R-LM, LOW TO MEDIUM DENSITY RESIDENTIAL (TWO-FAMILY)**  
 MINIMUM LOT AREA - 10,000 SF  
 MINIMUM LOT WIDTH - 80 FEET  
 MINIMUM FRONT SETBACK - 30 FEET  
 MINIMUM REAR SETBACK - 25 FEET  
 MINIMUM SIDE SETBACK - 8 FEET  
 MINIMUM STREET SIDE SETBACK (CORNER LOT) - 25 FEET

**R-M, MEDIUM DENSITY RESIDENTIAL (SINGLE FAMILY)**  
 MINIMUM LOT AREA - 7,200 SF  
 MINIMUM LOT WIDTH - 60 FEET  
 MINIMUM FRONT SETBACK - 30 FEET  
 MINIMUM REAR SETBACK - 25 FEET  
 MINIMUM SIDE SETBACK - 8 FEET  
 MINIMUM STREET SIDE SETBACK (CORNER LOT) - 25 FEET

**P&C - PARK & CONSERVANCY (INC. STORMWATER MANAGEMENT)**

LAND USE SUMMARY	
TOTAL SITE AREA	58.3 AC
R-M, LOW DENSITY RESIDENTIAL	9.0 AC 38 UNITS (TWO-FAMILY)
R-LM, LOW-MEDIUM DENSITY RESIDENTIAL	20.4 AC 98 UNITS (SINGLE FAMILY)
P&C - PARK & CONSERVANCY	17.1 AC
PUBLIC STREET DEDICATION	9.6 AC
GROSS DENSITY: 2.3 UNITS/AC	



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 NOT FOR  
 CONSTRUCTION**

NO.	REVISION DESCRIPTION	DATE

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 A WALBECK COMPANY  
 www.paynedolan.com  
 (820) 757-7559

**PROJECT:** FITCHBURG MINERALS  
**CLIENT:** FITCHBURG, WI  
**CLIENT:** FITCHBURG MINERALS

**PROJECT:** FITCHBURG MINERALS  
**CLIENT:** FITCHBURG, WI  
**CLIENT:** FITCHBURG MINERALS

**SHEET TITLE:** PROPOSED ZONING PLAN

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 Sheet No: **EX 7**



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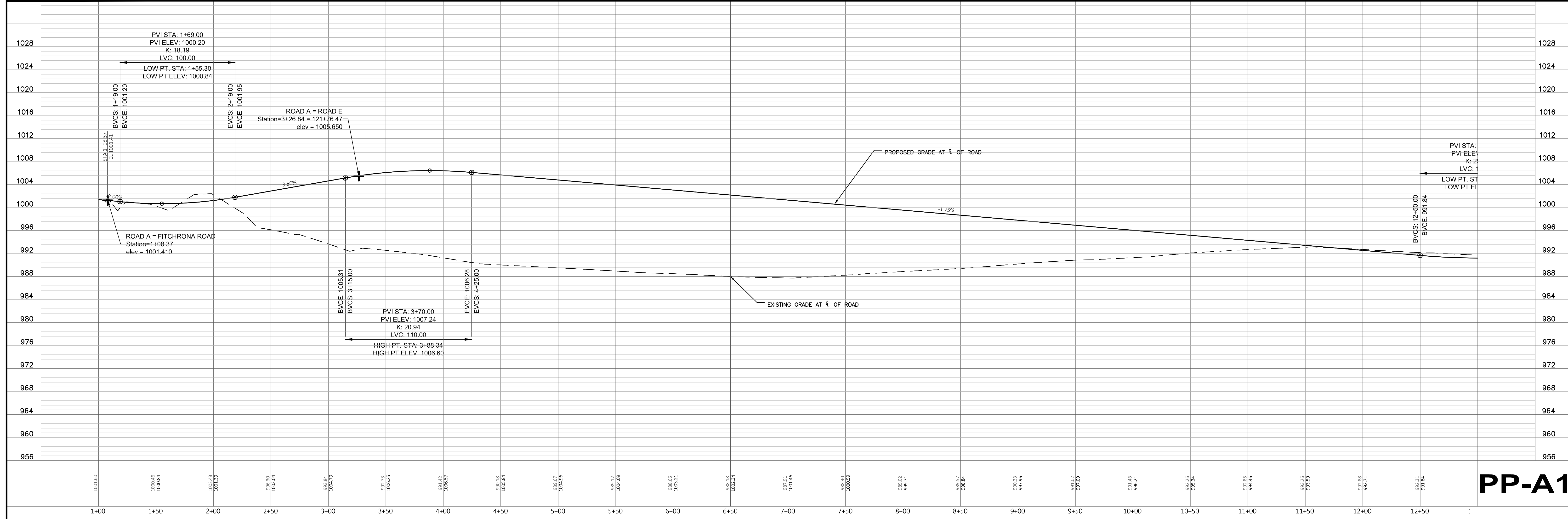
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PROJECT  
**FITCHBURG MINERALS**  
 FITCHBURG, WI

PREPARED FOR:  
**FITCHBURG MINERALS**

IN: PROPOSED ROAD A  
 FROM: 1+00  
 TO: 12+50

**PLAN & PROFILE**





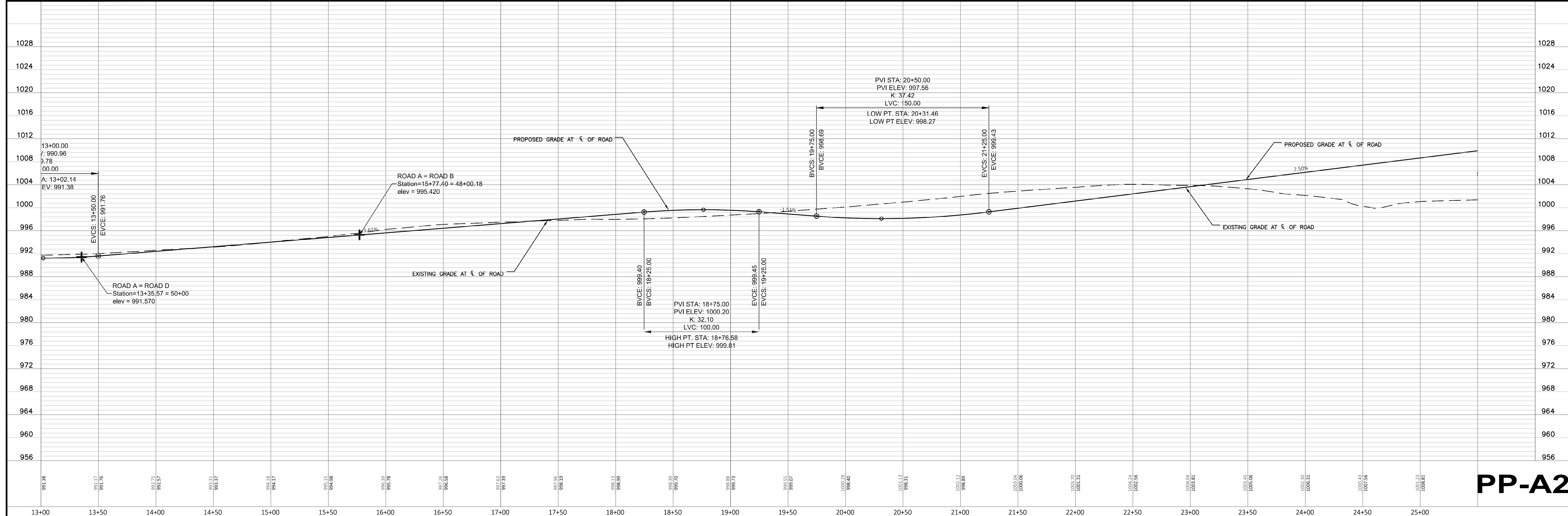
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 P&D Project No: 490315

PROJECT  
**FITCHBURG MINERALS**  
 FITCHBURG, WI  
 PREPARED FOR:  
**FITCHBURG MINERALS**

NO	REVISION DESCRIPTION	DATE

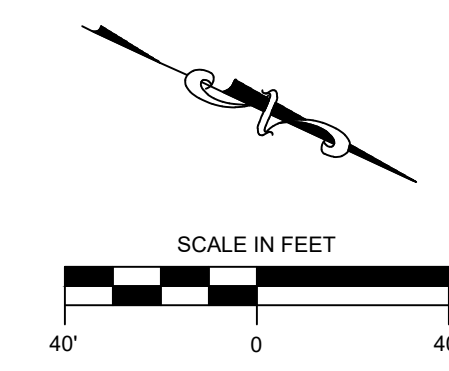
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IN: PROPOSED ROAD A  
 FROM: 13+00  
 TO: 25+50  
**PLAN & PROFILE**



Apr 27, 2021 - 4:22pm  
 S:\design & construction services\080-C3D-payne & dolan, w\fitcburg\_minerals\040-sheets\plan\SHIT\_PP\_Road A.dwg

**PP-A2**



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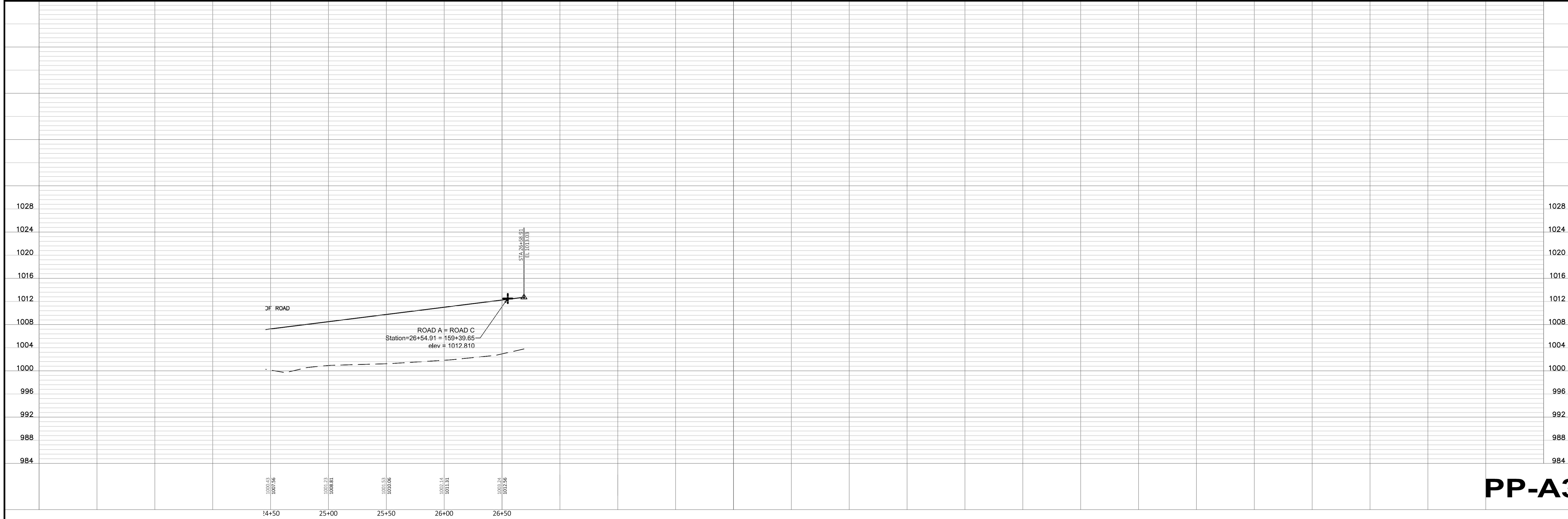
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PROJECT  
**FITCHBURG MINERALS**  
FITCHBURG, WI

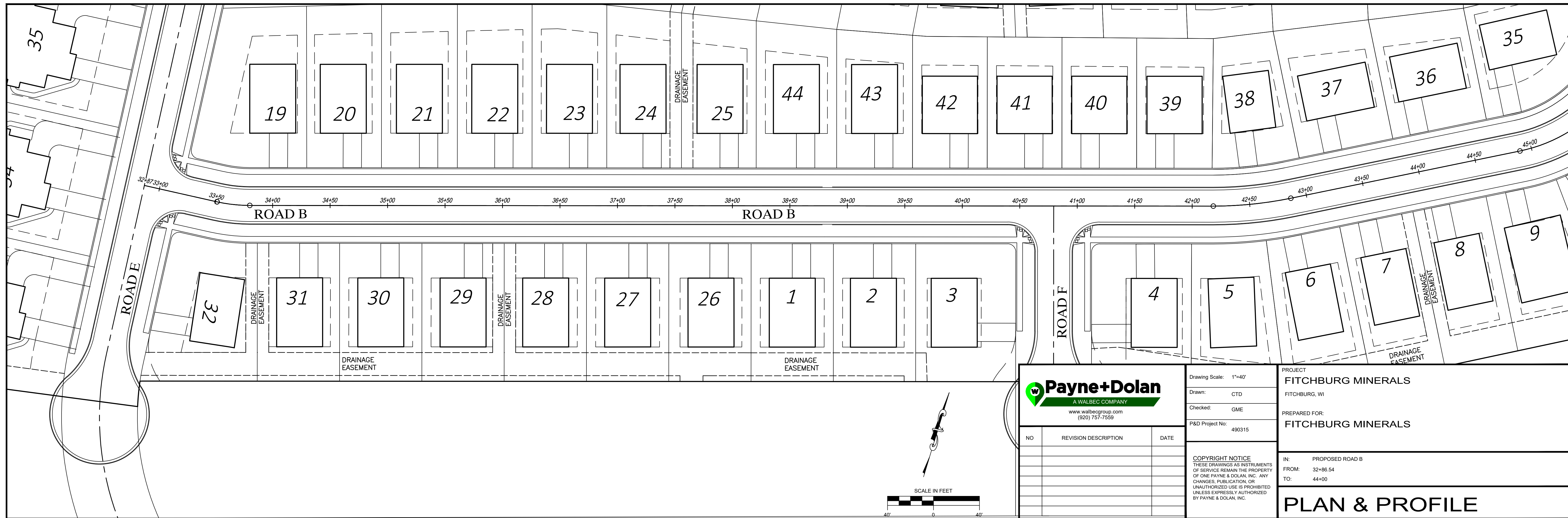
PREPARED FOR:  
**FITCHBURG MINERALS**

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**PLAN & PROFILE**



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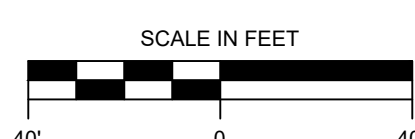
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PROJECT  
**FITCHBURG MINERALS**  
 FITCHBURG, WI  
 PREPARED FOR:  
**FITCHBURG MINERALS**

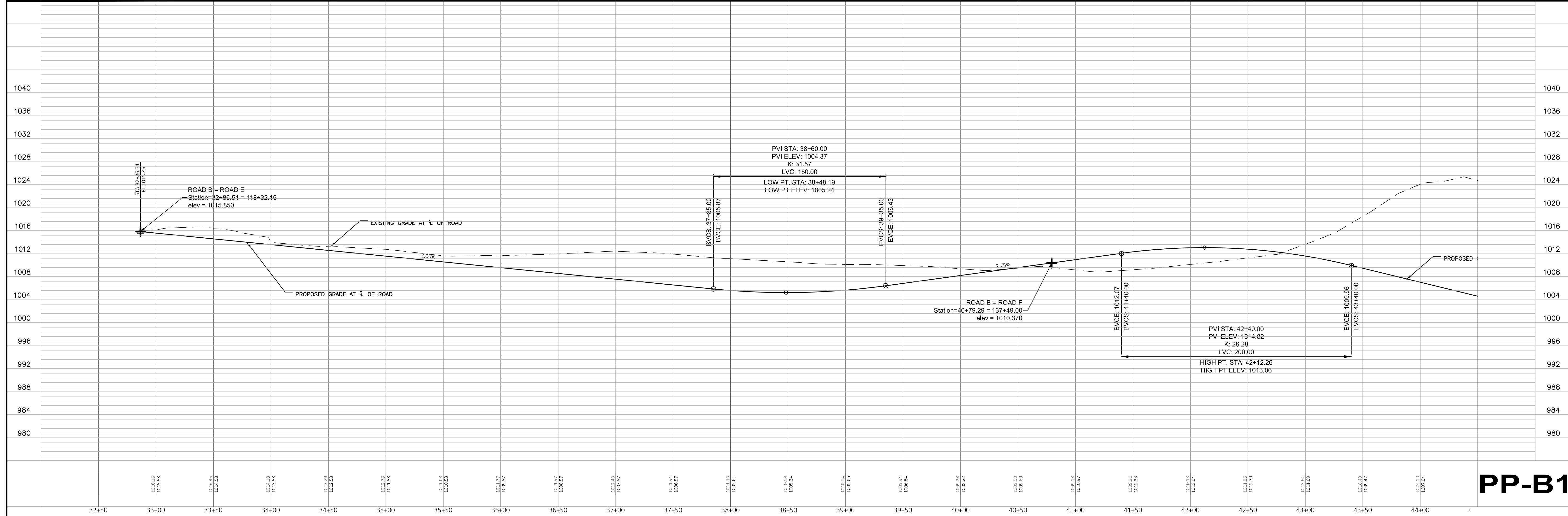
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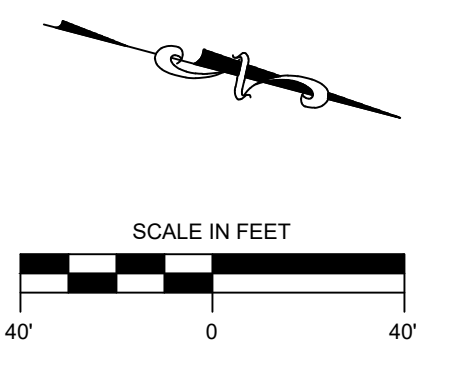
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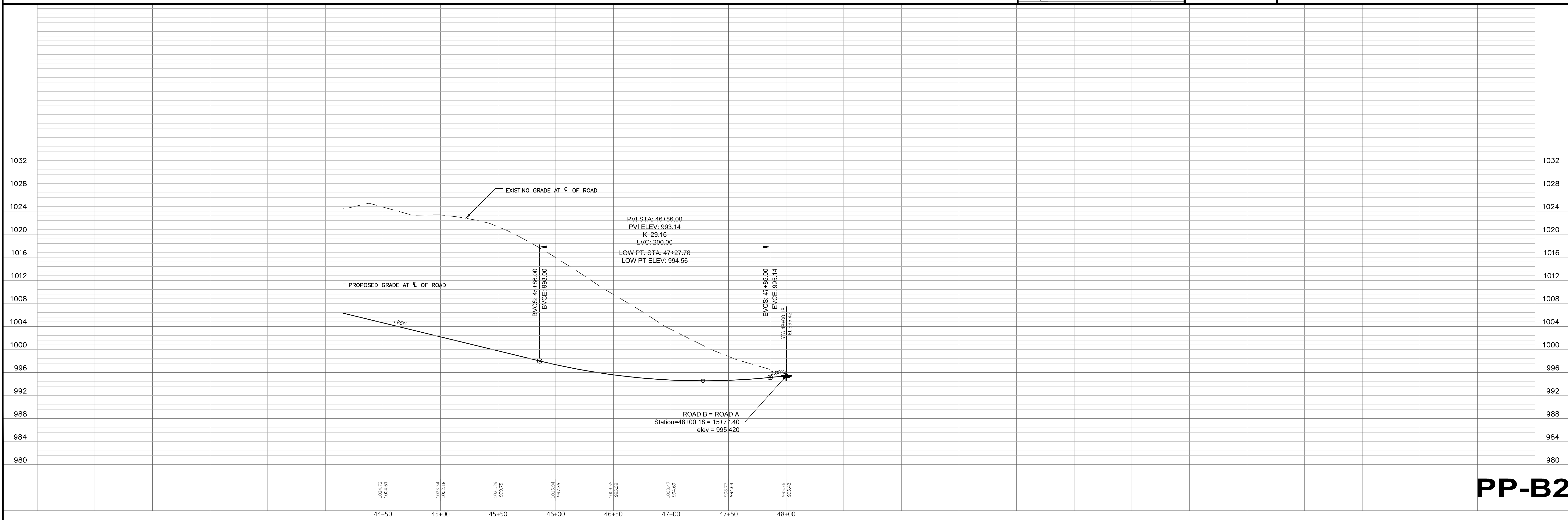


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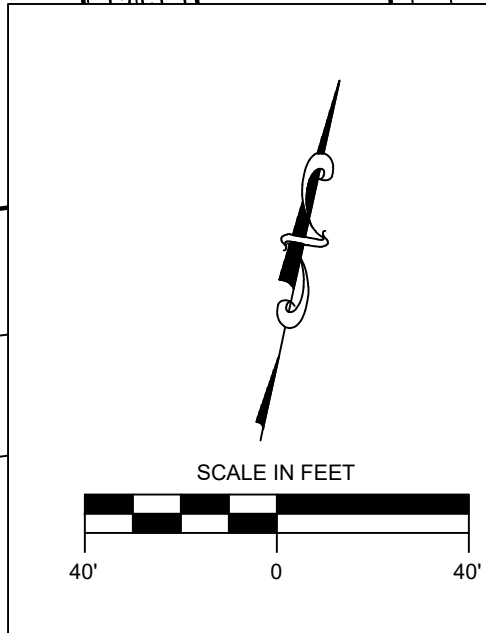


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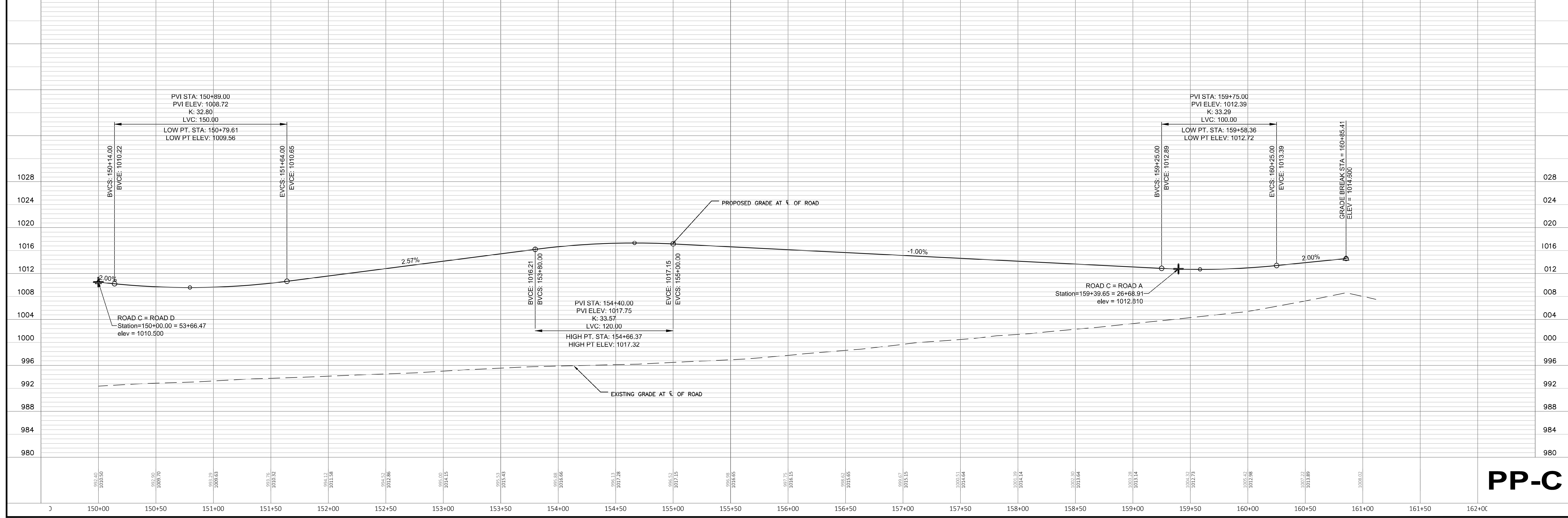
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P&D Project No: 490315

PROJECT  
**FITCHBURG MINERALS**  
FITCHBURG, WI

PREPARED FOR:  
**FITCHBURG MINERALS**

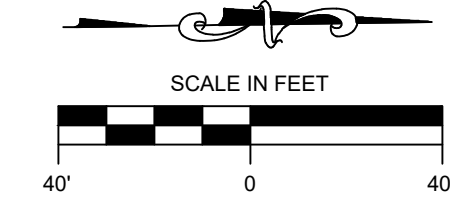
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**PLAN & PROFILE**



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**PP-C**



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P&D Project No: 490315

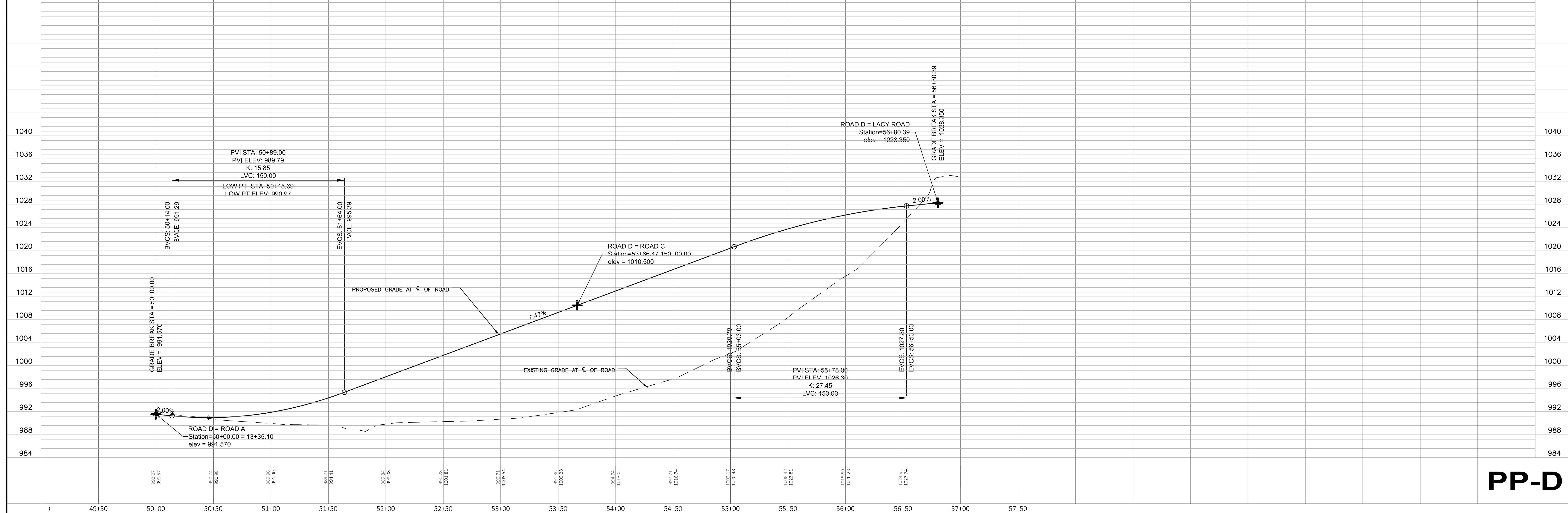
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PROJECT  
**FITCHBURG MINERALS**  
FITCHBURG, WI

PREPARED FOR:  
**FITCHBURG MINERALS**

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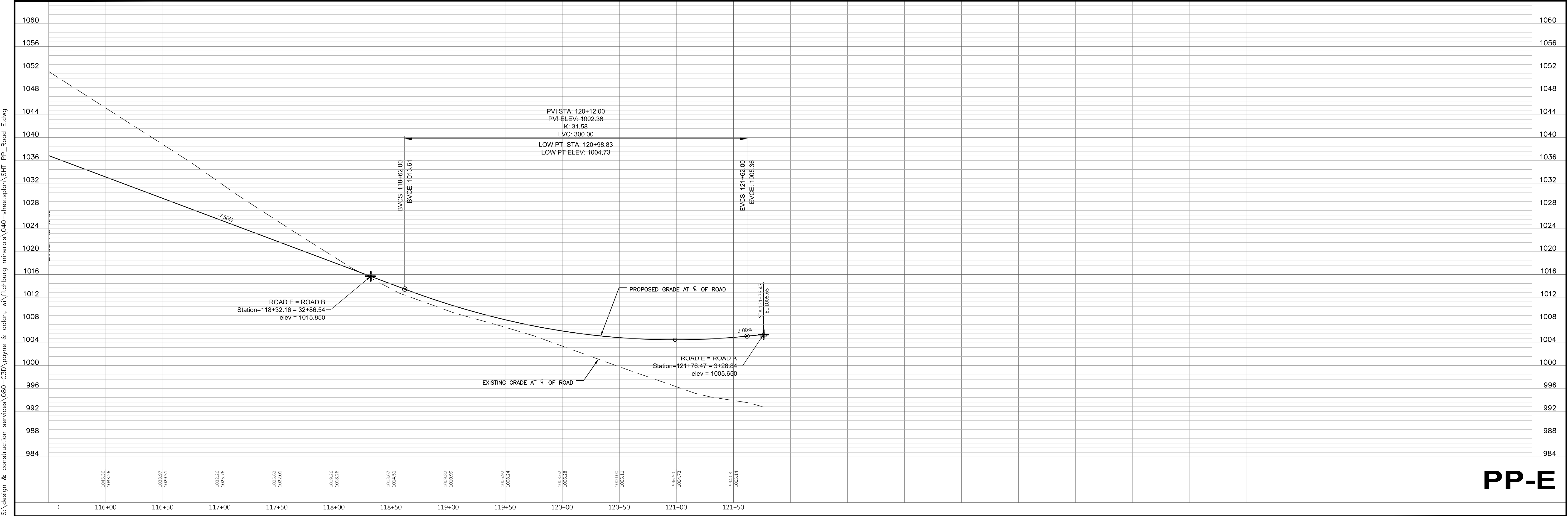
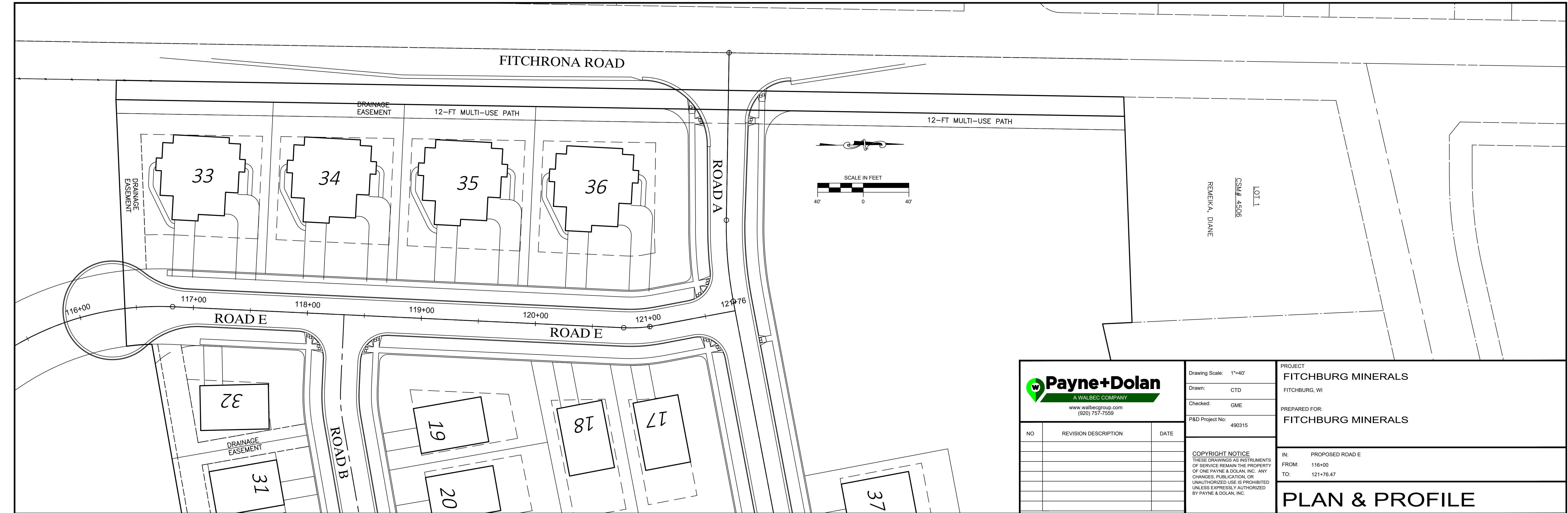
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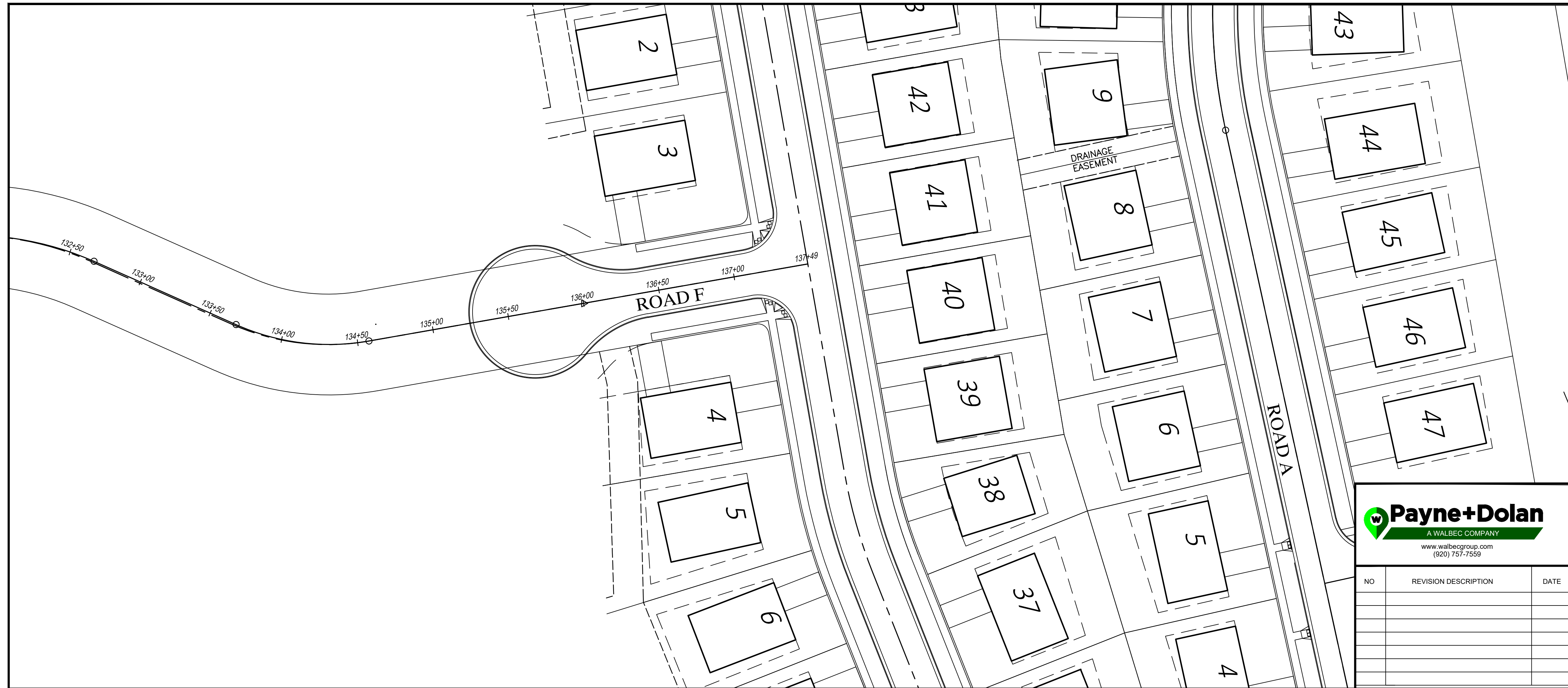
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**PP-D**

Apr 27, 2021 - 4:24pm  
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Drawing Scale: 1"=40'

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P&D Project No: 490315

PROJECT  
**FITCHBURG MINERALS**  
 FITCHBURG, WI

PREPARED FOR:  
**FITCHBURG MINERALS**

NO	REVISION DESCRIPTION	DATE

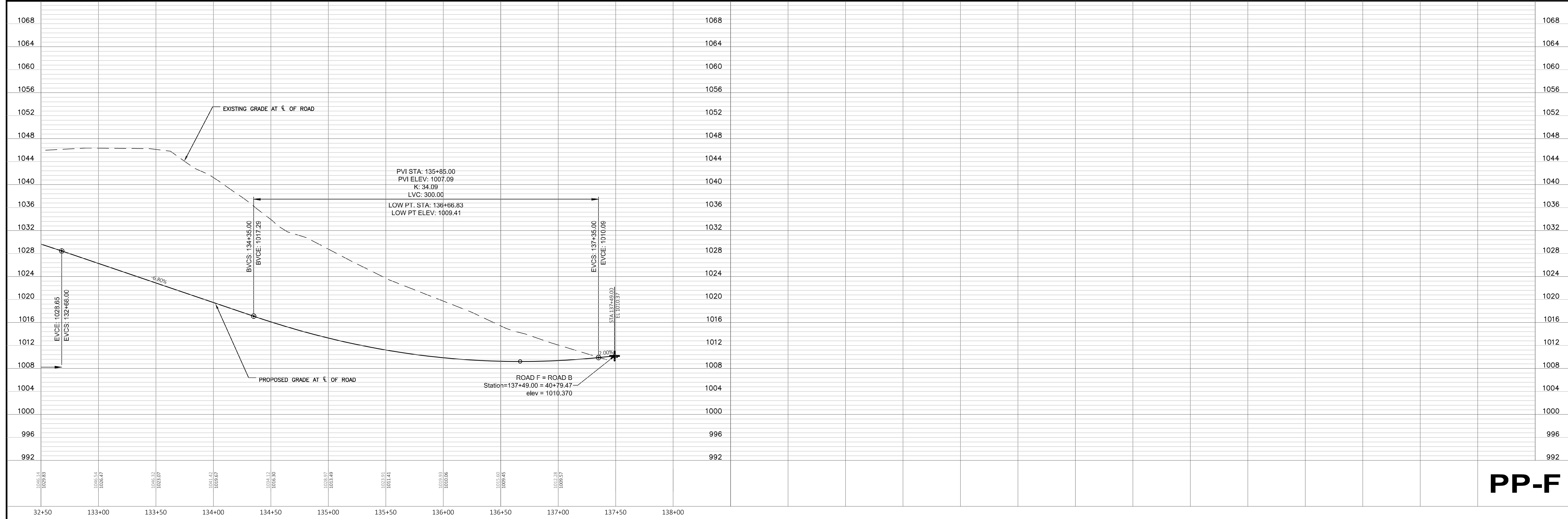
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IN: PROPOSED ROAD F

FROM: 132+50

TO: 137+50

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**PP-F**