

Rec. 16.004442 5/13/2021
\$ 11,905.00 RB



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: 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

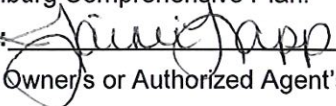
7. Contact Person: Bill Buglass

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: \$11,905.00

Permit Request No. CDP-2379-21

Comprehensive Development Plan Fitchburg Minerals Property

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

Prepared by and for:



6295 Lacy Road
Fitchburg, WI 53593
(920) 757-7559
www.walbecgroup.com

Last Revised: September 21, 2021

Project #490315

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1. Overview

The Fitchburg Minerals Comprehensive Development Plan (FM-CDP) provides a framework for residential development of lands Fitchburg Minerals LLC 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 low density residential development and is within the City's current Urban Service Area and Future Urban Development Area. The current planning area encompasses 86.90 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, it is forecasted that implementing the FM-CDP will add approximately 123 housing units in the immediate term to the City of Fitchburg and the Verona School District. The resulting gross density being 1.97 units/acre on 62.37 acres. An additional 49 – 122 housing units are allowable under the low density residential land use category, are anticipated to be developed in conjunction with other lands in the South Stoner Prairie Neighborhood planning area in the future, and future redevelopment of the properties along the south side of Lacy Road.

2. Existing Conditions

2.1 Site Location and Neighborhood Context

The subject property is 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 abuts an operational quarry operated by Hammersly Stone and owned by Fitchburg Minerals LLC. The southern limit is the current urban service area as shown in the City of Fitchburg Comprehensive Land Use Plan, last updated in August 2017. The existing primary land use is agricultural.

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 66 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.

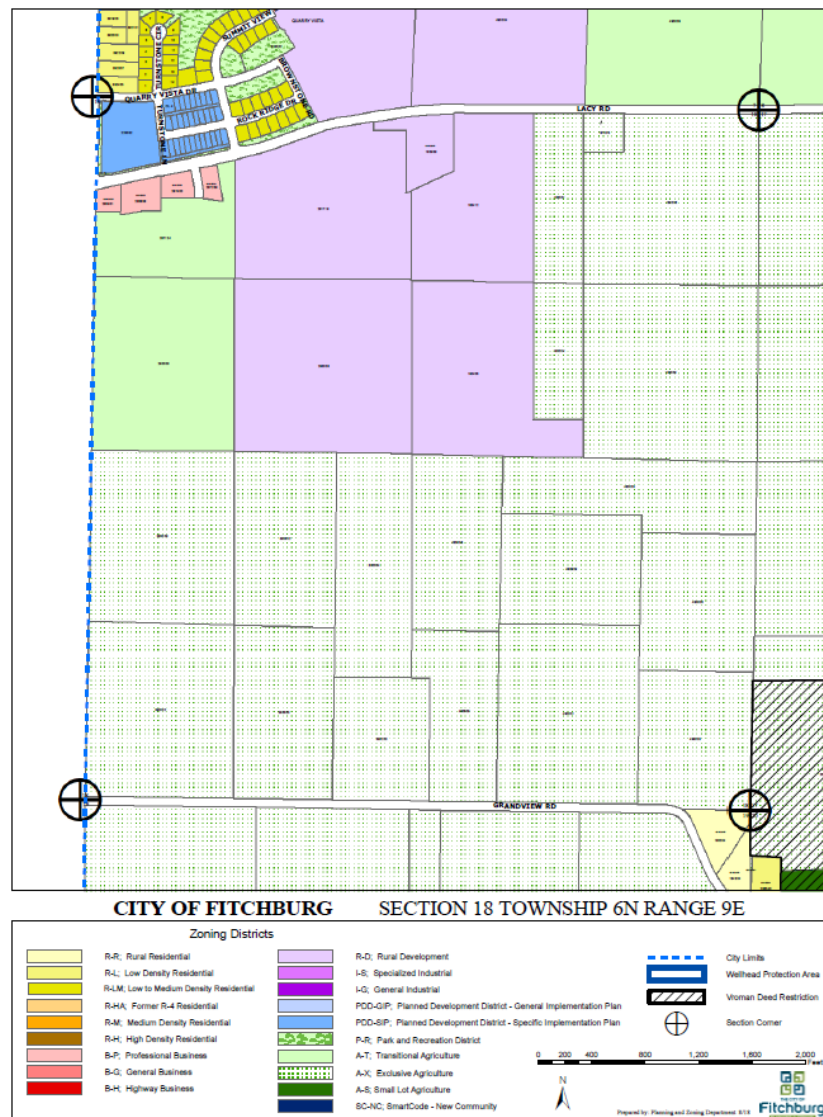


Figure 1

2.3 Soil Information

The mapped soils within the study area (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 NRCS web soil survey data, 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).

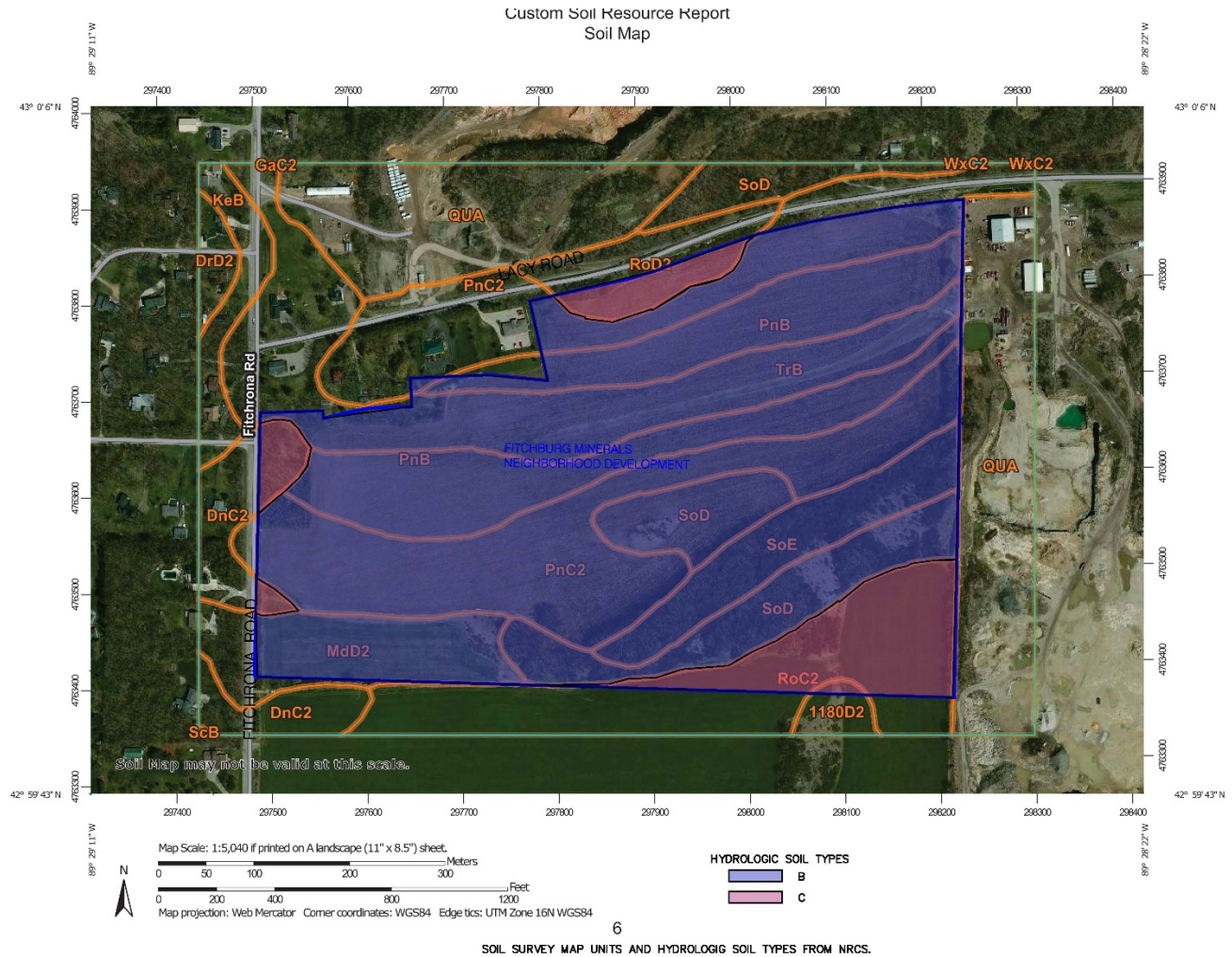


Figure 2

2.4 Topography and Surface Water Hydrology

Figure 3 shows the current topographic conditions within the study area. 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 across the property then northerly thru the roadside ditch on the east side of Fitchrona Road.

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 the study area. During high water events, Goose Lake overflows

southwesterly towards Badger Mill Creek, and 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.

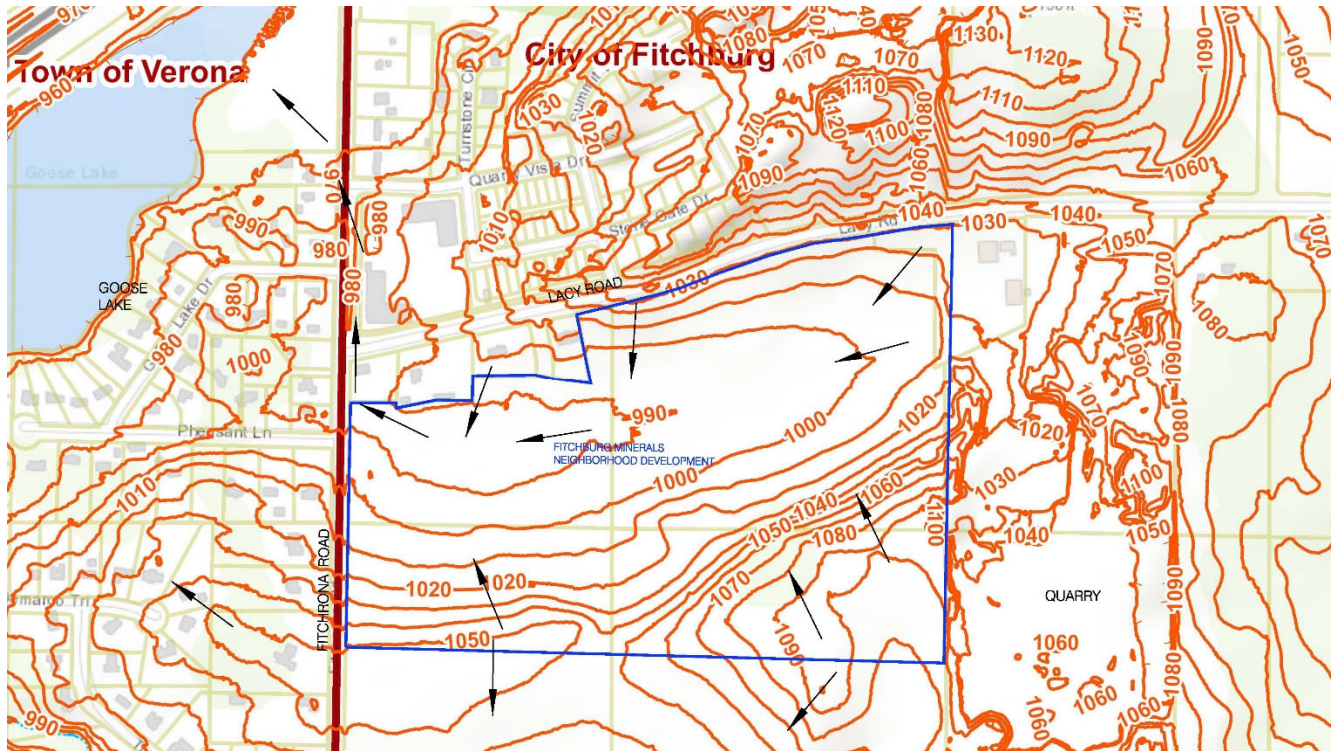


Figure 3

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 study area flows northeast towards Nine Springs Creek and the Yahara River.

Hammersley and Payne & Dolan quarries are to the north and east with exposed bedrock visible on the high walls. 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 at the lowest elevations in the study area. Native vegetation consisting of mostly large hardwood trees with brushy understory along the edges exists on the steeper sloped areas on the southeastern quadrant of the property. The hardwoods include a mix of oak, maple and ash of varying size and maturity, none were identified to be more than 200 years old (heritage) or specimen trees (greater than 15 dbh and displaying superior quality and character). A wooded area at the northwestern portion of the property consists of lower quality trees with a few larger hardwoods and weedy brushy understory. A rock outcropping exists south of the vegetated swale within the agricultural field near the bottom of the steeply wooded area.

2.7 Environmental Designations

The environmental designations within the study area are shown on **Figure 3** and **Figure 4**. No wetlands are shown on the Wisconsin Wetland Inventory, however after a wetland delineation of the property 0.80 acres of wetlands were identified in the vegetated swale that flows through the property. An artificial wetland exemption was applied for and approved by WDNR on November 10, 2020.

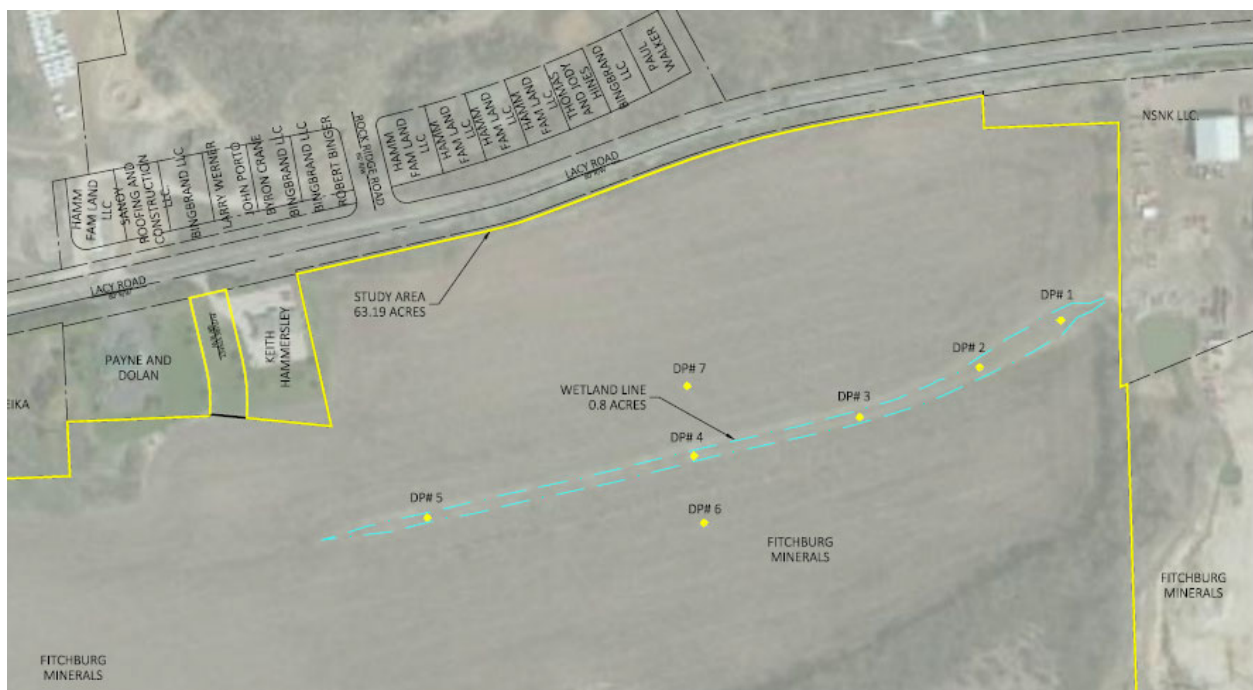


Figure 4

Steep slopes exist within the study area and will be preserved as public passive use park and conservancy area. (see **Figure 5**)

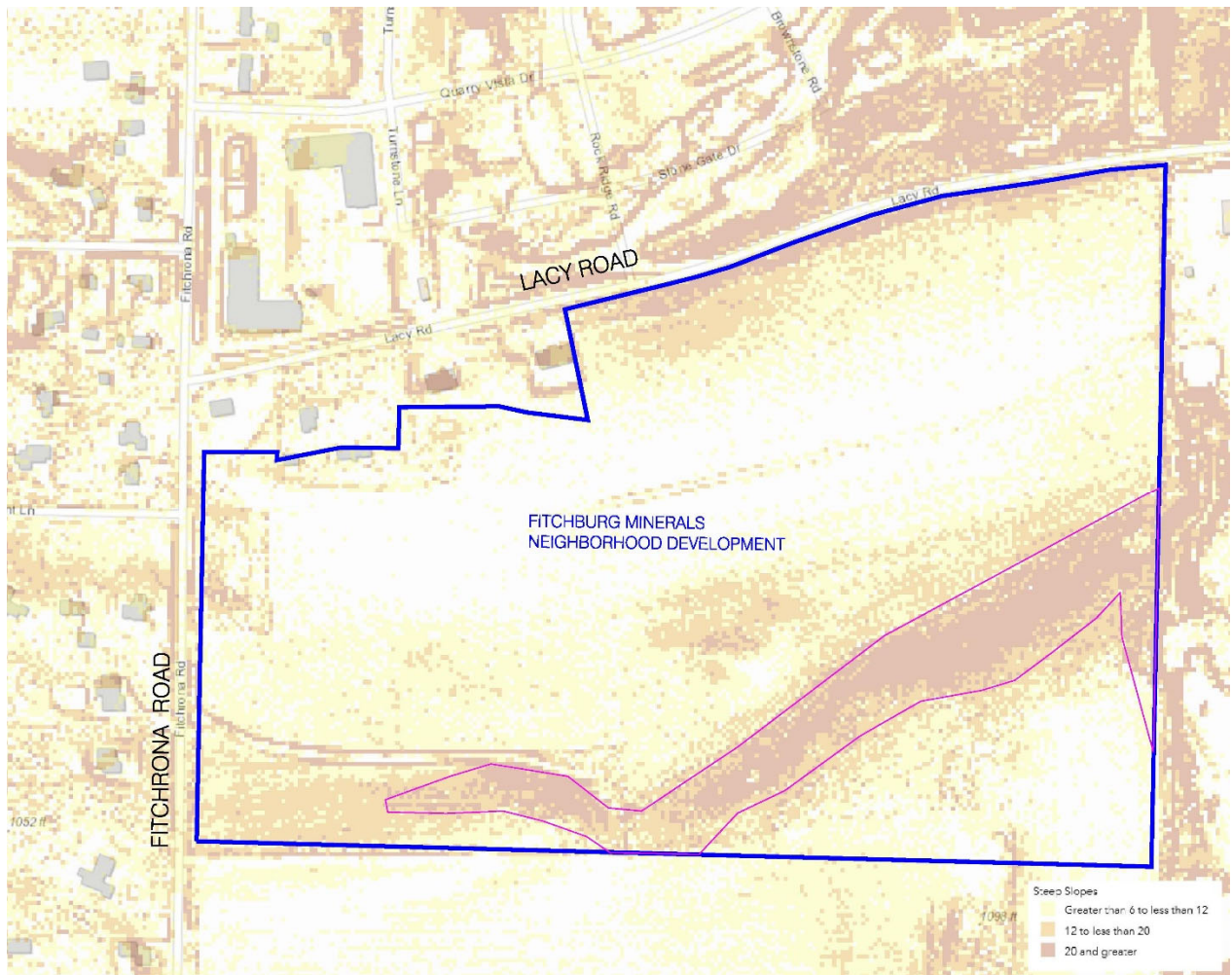


Figure 5

2.8 Transportation

The public 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 reconstruction adjacent to this development. Fitchrona Road is north-south collector road running along the western boundary of the study area. Access to the Military Ridge State Trail is located off Fitchrona Road north of this development along the south side of Verona Road.

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.

The study area is located in the City of Fitchburg's current urban service area. Depths of the existing sanitary sewer in the area allow for gravity sanitary sewer services to be extended to all proposed lots

within the study area. The sewage from the study area is tributary to the Madison Metropolitan Sewerage District.

A 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.

2.10 Parks

The Quarry Ridge Recreation Area along the east side of Fitchrona Road and adjacent to Verona Road is approximately 1/3 of a mile north of the Lacy Road and Fitchrona Road intersection. The park provides off-road mountain biking and hiking trails. This park also has connection to the Ice Age National Scenic Trail system and the paved shared-use path along Verona Road. A neighborhood park is also located with the Quarry Ridge subdivision north of Lacy Road and east of Fitchrona Road.

2.11 Schools

This development is located in the Verona Area School District and is served by Glacier Edge Elementary, Stoner Prairie Elementary, Savannah Oaks Middle School and Verona High School.

3. Proposed Development

3.1 Proposed Site Plan

The first four phases of the proposed Fitchburg Minerals development includes 14 two-family lots (28 units) and 95 single family lots. The fifth or "future" phase is anticipated to include housing units in two outlots reserved for residential development, totaling 24.53 acres with an anticipated gross density of not less than 2 units/acre. **Exhibit 3** illustrates the proposed development plan including the proposed layout of lots, roadways, storm water areas, public park space and private open spaces.

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; and minimize long cut slopes adjacent to the hillsides.

3.3 Proposed Parks

A 3.05 acre active use public park is proposed along the southern and central portion of the study area at the top of the ridge line as Outlot 7. An additional 11.47 acres of passive use public park space is proposed along the wooded ridgeline as Outlots 5 & 6, and 0.5 acres of passive use public park space is proposed as Outlot 8 and provides opportunities for a physical connection as well as a view corridor from the crest on Fitchrona Road east across the entire study area.

3.4 Future Development

Outlot 2 (3.37 acres) and Outlot 9 (21.17 acres) will be retained for future development with the exact timing of development unknown at this time.

Outlot 9 extends the comprehensive development plan to the southern limits of the urban service area as required by ordinance and is reserved for future residential housing units and may include additional passive use parkland and conservancy area of the remaining wooded area. The exact layout of the residential lots and parkland dedication areas are dependent on the expansion of the urban service area offset the infrastructure costs to extend the public streets and utilities south without the benefit of saleable lots.

The excessive infrastructure costs are the result of minimizing impacts to the steep slopes and woodlands, deep sanitary sewer necessary to service additional residential lands beyond the current urban service area, the anticipated need for two means of ingress/egress to the lots in Outlot 9 or an additional connection to Fitchrona Road and the anticipated improvement costs to mitigate the poor sight distance on Fitchrona Road.

When the South Stoner Prairie neighborhood planning area study is completed and the urban service area is extended further to the south, public streets and residential lots are anticipated to be constructed in Outlot 9 and south as a separate proposal.

3.5 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.

Two connections to Lacy Road has been closely coordinated with the City's plans for Lacy Road reconstruction, they will closely align with Rock Ridge Road and Legend Rock 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 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. Longitudinal slopes of the streets within the development are not anticipated to exceed 8% which is the maximum longitudinal grade permitted by the City of Fitchburg for local streets.

Two southerly street connections and one right-of-way dedication are planned to accommodate future residential growth in the South Stoner planning area and additional connectivity to the adjacent arterial streets.

3.5.1 Automobile

The primary means of transportation area anticipated to 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 permit on-street parking and two travel lanes within a 66-foot right of way. Public streets will include an 11-foot terrace to accommodate sidewalks, shared use paths, street trees, public utilities and lighting.

Entrance features and signage may be provided at both entryways into the development and would be located in outlots.

3.5.2 Pedestrian and Bicycle

The proposed public street system will provide a pedestrian and bicycle network that will connect all parts this development to existing shared-use paths that exist today and are planned to be expanded with the reconstruction of Lacy Road.

An off-street, 10-ft wide shared-use path is planned within the proposed right-of-way connecting Lacy Road with the public active use park space at the south end of the subdivision. It is anticipated that the shared-use path will be extended south with future residential development of the Fitchburg Minerals owned lands and provide for additional access opportunities to the public passive use park spaces along the southern ridgeline.

3.5.3 Transit

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

3.6 Proposed Utility Service

The proposed layout of public sanitary sewer and public watermain is shown in **Exhibit 3**. The layout of all utilities will be finalized with input from Public Works staff during the platting process.

This development will connect to the 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 and platting of the Fitchburg Minerals lands.

An 8" water main will be looped within the proposed development and it part of the City of Fitchburg's west pressure zone. Water service to the development will be provided from existing water main in Lacy Road and a water main extension along the east side of Fitchrona Road

3.7 Storm Water Management

The storm water management system for the site will comply with the requirements of 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 public storm water management facilities in the northwest corner of the study area. The facilities will provide detention, suspended solids treatment and sediment control during construction. 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 proposed drainage swale 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 sandy soils where feasible. The regional stormwater pond that captures and treats runoff from the reconstructed Lacy Road and this development are anticipated to be dedicated to the City of Fitchburg to function as a regional pond, all other storm water management facilities and infiltration areas are anticipated to be private and located within outlots and/or drainage easements and will be maintained by a homeowner's association.

3.8 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 high density multi-family, 2-family and single-family residential uses on the north side of Lacy Road; single family residential uses on the west side of Fitchrona Road; and rural development, agricultural uses for the areas east and south of the study area. The lands to the east and south of the study area are known as the South Stoner Prairie Neighborhood (276 acres) in the *City of Fitchburg Comprehensive Plan Figure 4-8 Future Urban Growth Area Neighborhoods*.

3.9 Consistency with Adopted Plans

The proposed Fitchburg Minerals development is consistent with the "Growing Fitchburg 2030, *The City of Fitchburg Comprehensive Plan*" (see **Figure 6**) which designates these lands as low density residential (LDR) and park and conservancy (P&C) land uses. The FM-CDP is consistent with City of Fitchburg's *Comprehensive Park, Open Space and Recreation Plan*. The allowable densities range from 2 to 5 housing units per acre.

FUTURE LAND USE PLAN MAP

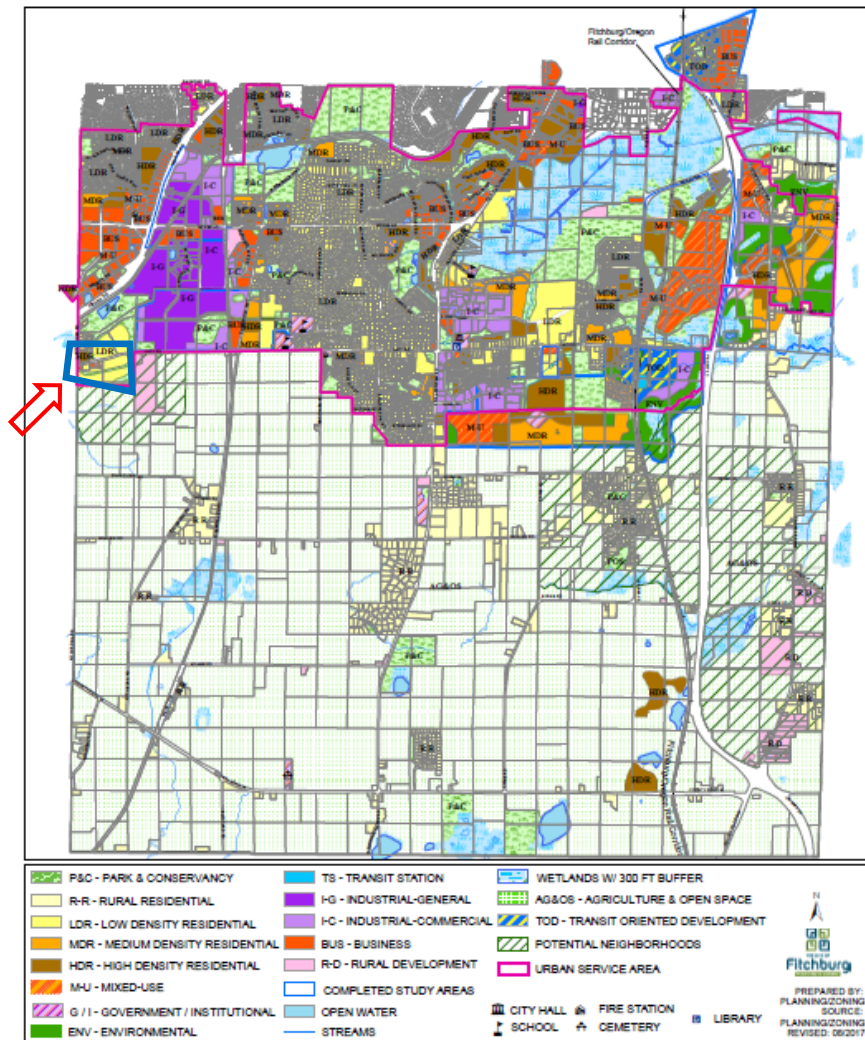


Figure 6

3.10 Proposed Land Use Data

Exhibit 6 shows the proposed land uses within the study area.

Gross Acreage – Phases 1 thru 5 totaling 86.90 Acres

Low Density Residential - Phases 1 thru 4	31.87 Ac	123 housing units
Net Density:	3.86 Units/Ac	

Public Street Dedication	11.58 Ac	
Park & Conservancy	14.67 Ac	
Public Stormwater Facility	4.25 Ac	
Gross Density:	1.97 Units/Ac	

Future Low Density Residential	24.53 Ac	(Gross Density: 2 - 5 Units/Ac)
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3.11 Proposed Zoning

Exhibit 7 shows the proposed zoning for the Fitchburg Minerals development. The single family residential areas will be zoned R-LM and two-family residential areas zoned R-M. Outlot 2 west of Rocky Ridge Road and south of Lace Road is anticipated to be zoned R-LM, which is consistent with the recommended zoning based on the land use. Outlot 9 along the south portion of the planning area extends to the urban service area is consistent with the recommended zoning based on the land use. A strip of public park land extending across the entire southern and central portion of the study area will be zoned P-R, park and recreation.

Total Site Acreage Phases 1 thru 4 totaling 86.90 Acres

Low - Medium Density Single Family Residential	21.49 Ac	95 units
Low - Medium Density Two-Family Residential	10.37 Ac	28 units
Park & Recreation	14.67 Ac	
Public Street Dedication	11.58 Ac	
Public Stormwater Facility	4.26 Ac	
Future Low Density Residential	24.53 Ac (Gross Density: 2 - 5 Units/Ac)	

Parkland Dedication Summary

Required:	2900 SF/Housing Unit
Provided:	15.04 Ac (Sufficient for 225 Housing Units)

Active Use Parkland:

Preferred:	3.0 Ac
Provided:	3.04 Ac

3.12 Neighborhood Meeting

On Thursday, January 28, 2021, a virtual neighborhood informational meeting was hosted by Fitchburg Minerals in order to provide an opportunity for nearby property owners and interested parties to familiarize themselves with the proposed residential development, ask questions and provide feedback regarding the draft conceptual development plan and the desired changes in land use prior to formal consideration by the City of Fitchburg. The invitation with a color copy of the land use plan was mailed 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.

3.13 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	Initial Plan Commission consideration: CDP review and discussion
October 2021	CDP approval anticipated
Spring 2022	Rezoning & Preliminary Plat approval anticipated
Summer 2022	Final platting process
Platting and Infrastructure Construction	
2022-2023	Phase 1
2023-2024	Phase 2
2024-2025	Phase 3
2025-2026	Phase 4
TBD	Phase 5 – after South Stoner Prairie neighborhood plan is completed and Urban Service Area expanded south.

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

4. Estimated Assessed Value

Development Type (Phases 1 -4)	Estimated Assessed Value
R-M 28 Units @ \$375,000	\$10,500,000
R-LM 95 Single-Family Homes @ \$425,000	\$40,375,000
	<hr/>
Anticipated Assessed Value	\$50,875,000

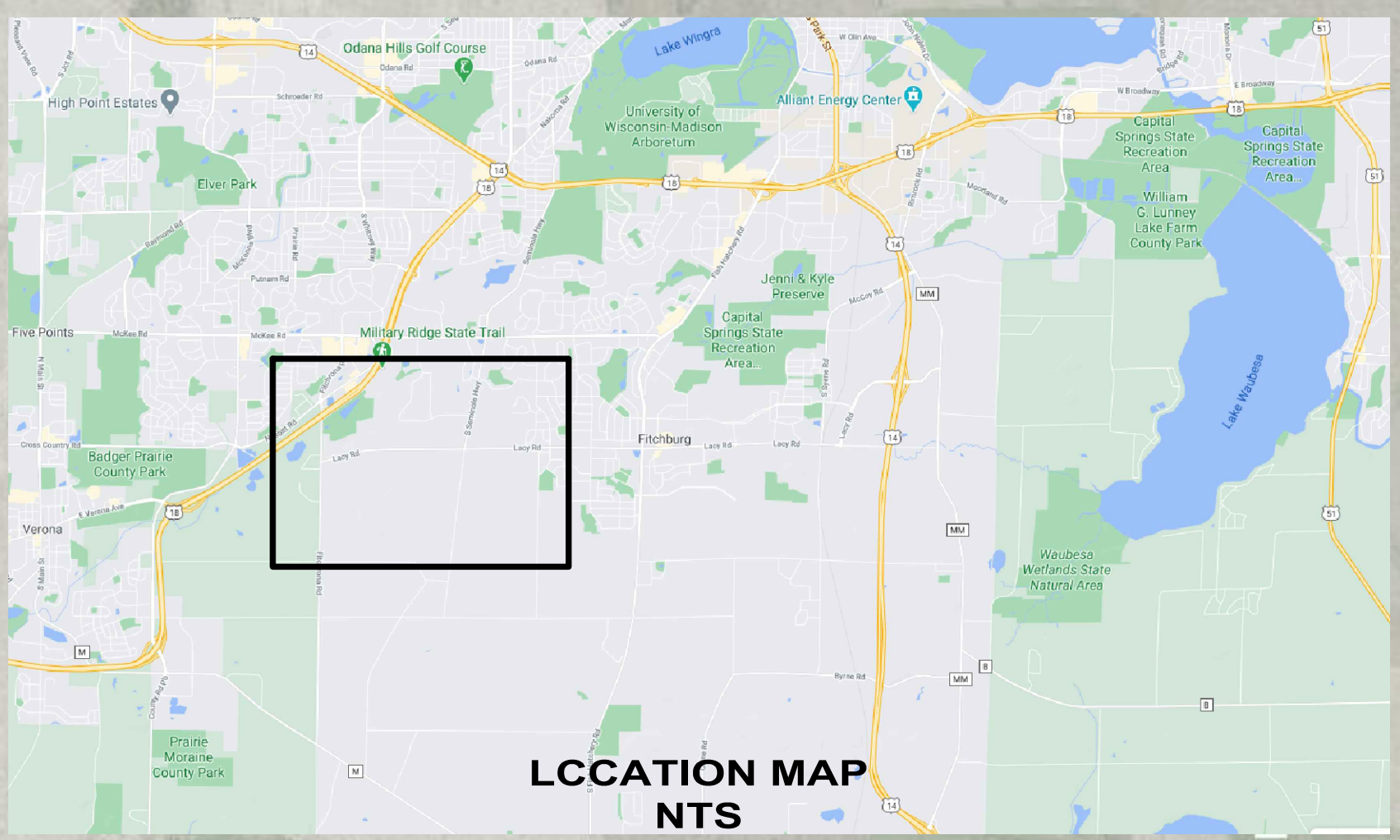
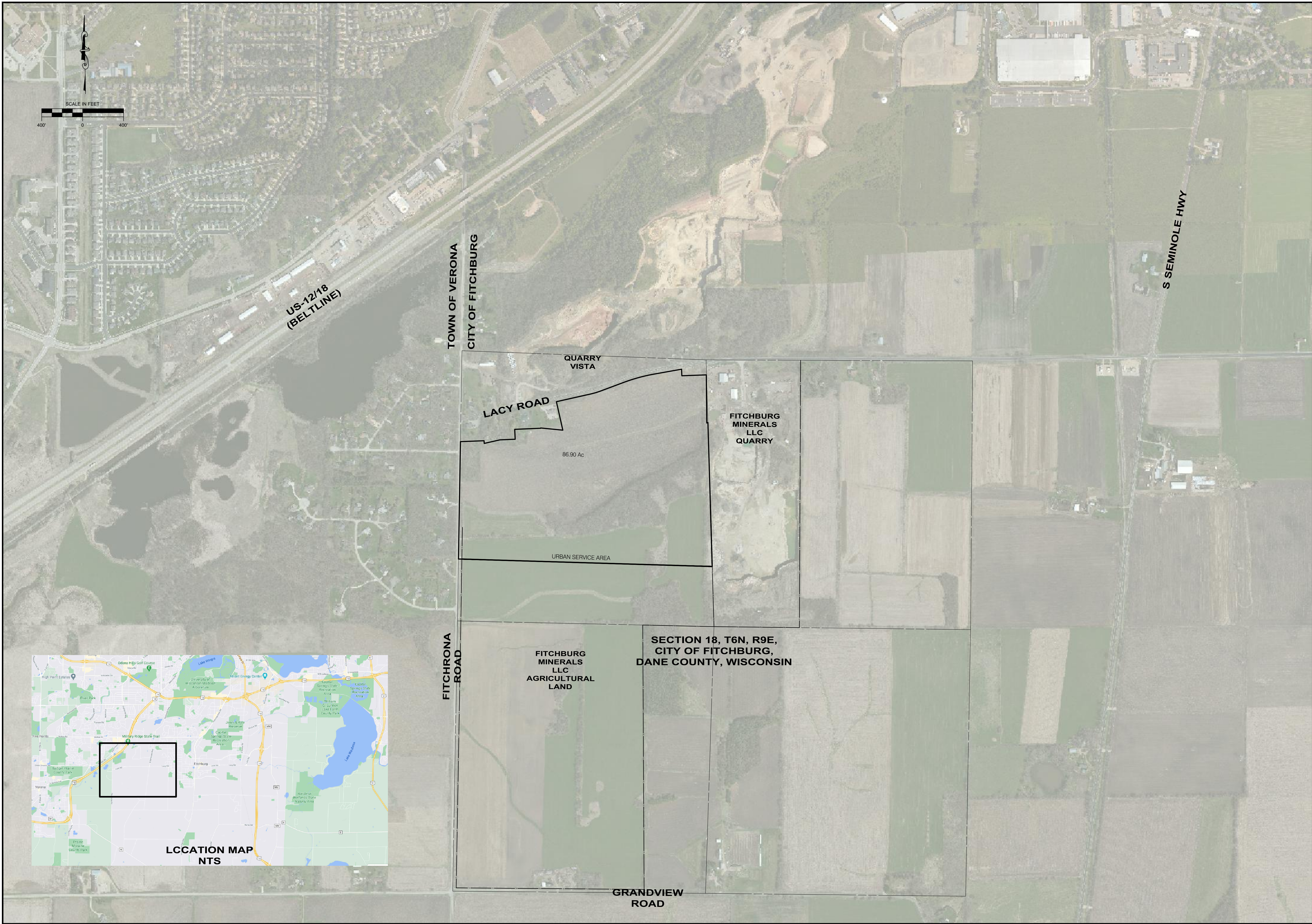
5. References

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
Exhibit 9	Draft Preliminary Plat
Exhibit 10	WDNR Artificial Wetland Exemption
Exhibit 11	Neighborhood Meeting Invitation

Sep 21, 2021 11:39am S:\Design & Construction Services\090-C3D\Payne & Dolan, WI\Fitchburg Minerals\050-Sheets\Other (Figures, Displays, etc)\Comprehensive Plan Drawings\EXHIBIT 1.dwg



NO.	REVISION DESCRIPTION	DATE

Payne + Dolan
A WALBECK COMPANY
www.paynedolan.com
(608) 787-7859

PROJECT: FITCHBURG MINERALS
CLIENT: FITCHBURG, WI
FITCHBURG MINERALS

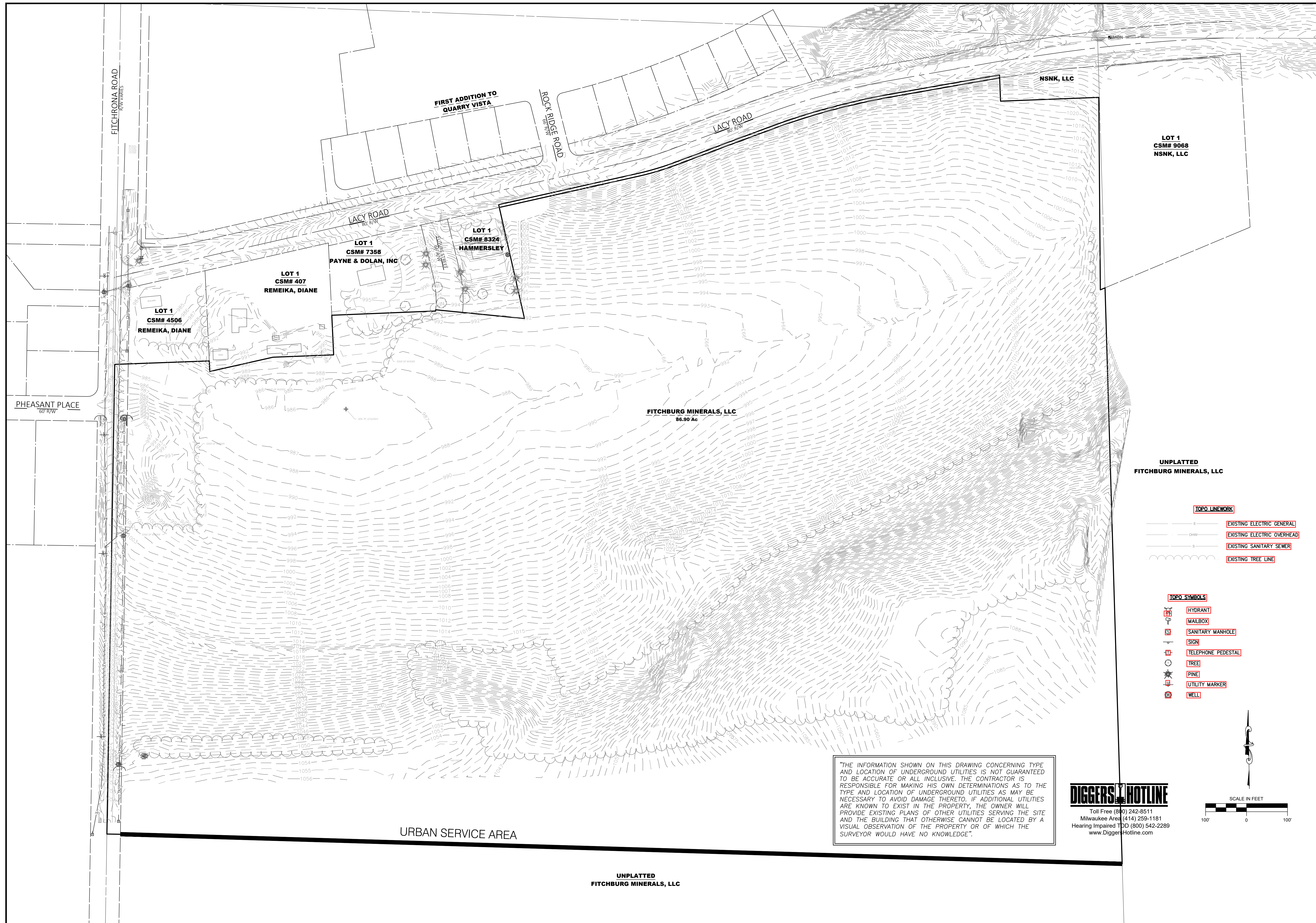
SHEET TITLE: LOCATION MAP

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Drawing Scale: 1" = 400'
Drawn: JNL
08/26/2021
Checked: CTD
08/26/2021
P&O Project No: 490315
Sheet No:

EX 1

Aug. 27, 2021 - 8:17am S:\Design & Construction Services\090-CSD\Payne & Dolan, WI\Fitchburg Minerals\050-Sheets\Other (Figures, Displays, etc)\Comprehensive Plan Drawings\EXHIBIT 2.dwg



- TOPO LINEWORK**
- E — EXISTING ELECTRIC GENERAL
 - OHW — EXISTING ELECTRIC OVERHEAD
 - S — EXISTING SANITARY SEWER
 - T — EXISTING TREE LINE

- TOPO SYMBOLS**
- HYDRANT
 - MAILBOX
 - SANITARY MANHOLE
 - SIGN
 - TELEPHONE PEDESTAL
 - TREE
 - PINE
 - UTILITY MARKER
 - WELL

"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".

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 www.paynedolan.com
 (820) 757-7259

FITCHBURG MINERALS
 FITCHBURG, WI
FITCHBURG MINERALS

UNPLATTED FITCHBURG MINERALS, LLC

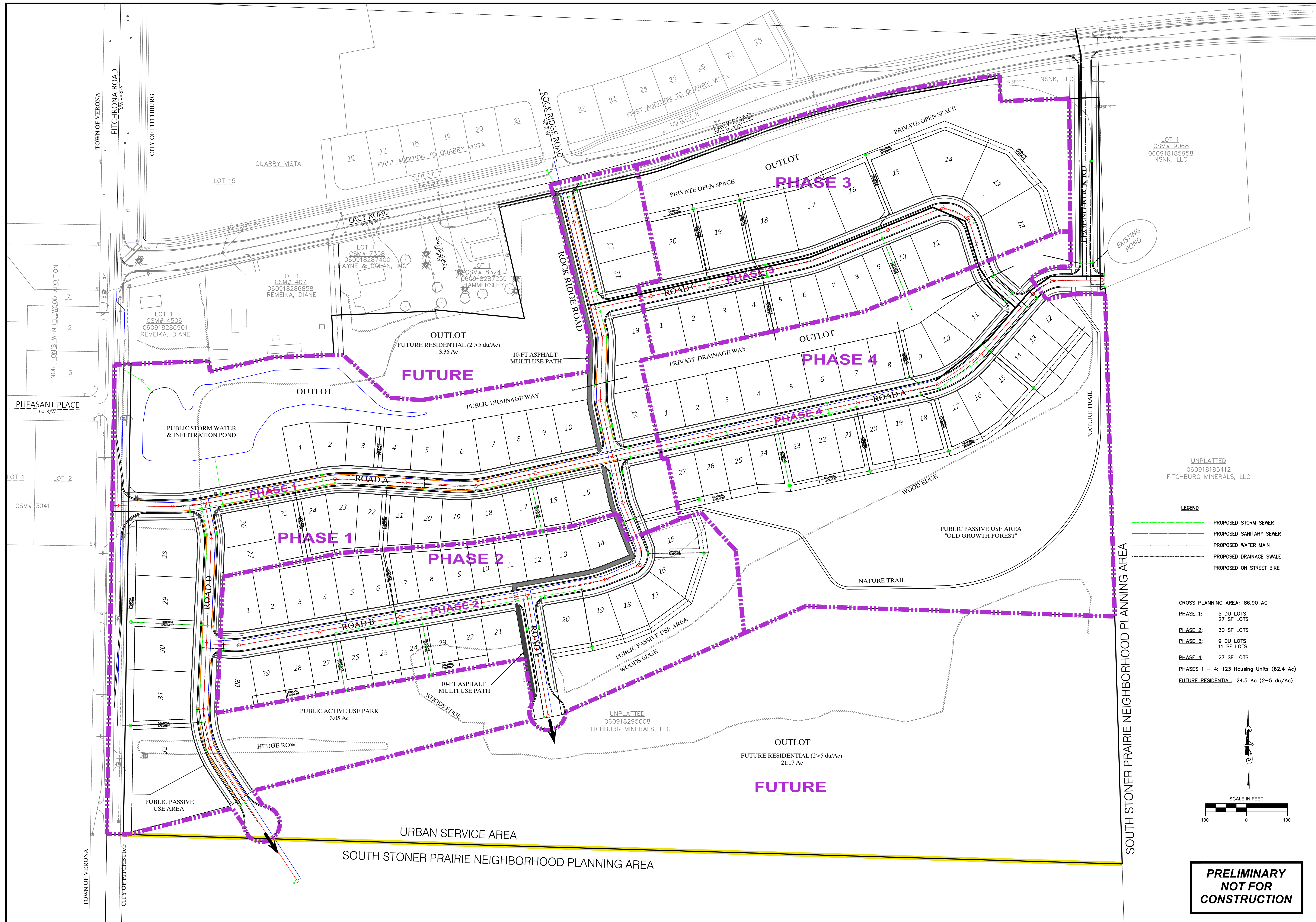
EXISTING CONDITIONS PLAN

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 Checked: CTD 08/26/2021
 P&O Project No: 490315
 Sheet No.

EX 2

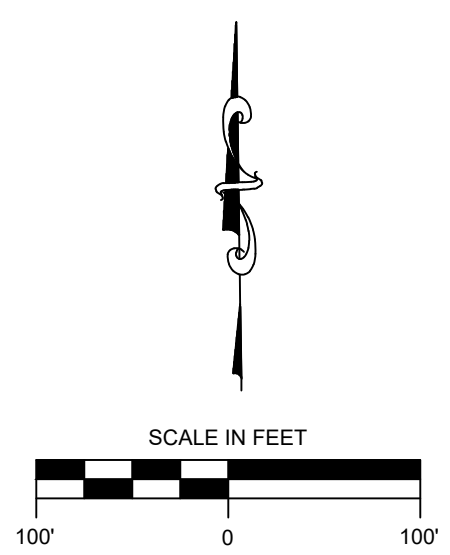
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UNPLATTED
060918185412
FITCHBURG MINERALS, LLC

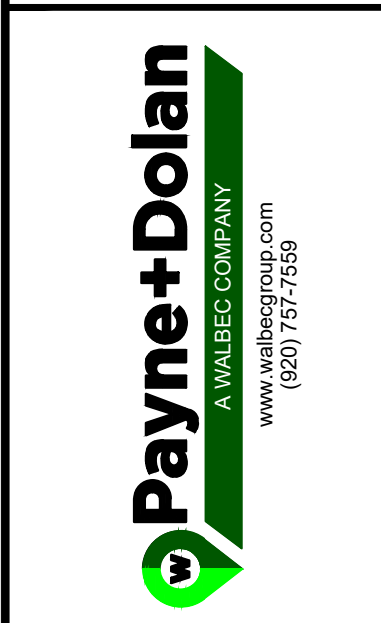
- LEGEND**
- PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN
 - PROPOSED DRAINAGE SWALE
 - PROPOSED ON STREET BIKE

GROSS PLANNING AREA: 86.90 AC
 PHASE 1: 5 DU LOTS
 27 SF LOTS
 PHASE 2: 30 SF LOTS
 PHASE 3: 9 DU LOTS
 11 SF LOTS
 PHASE 4: 27 SF LOTS
 PHASES 1 - 4: 123 Housing Units (62.4 Ac)
 FUTURE RESIDENTIAL: 24.5 Ac (2-5 du/Ac)



**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	REVISION DESCRIPTION	DATE



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

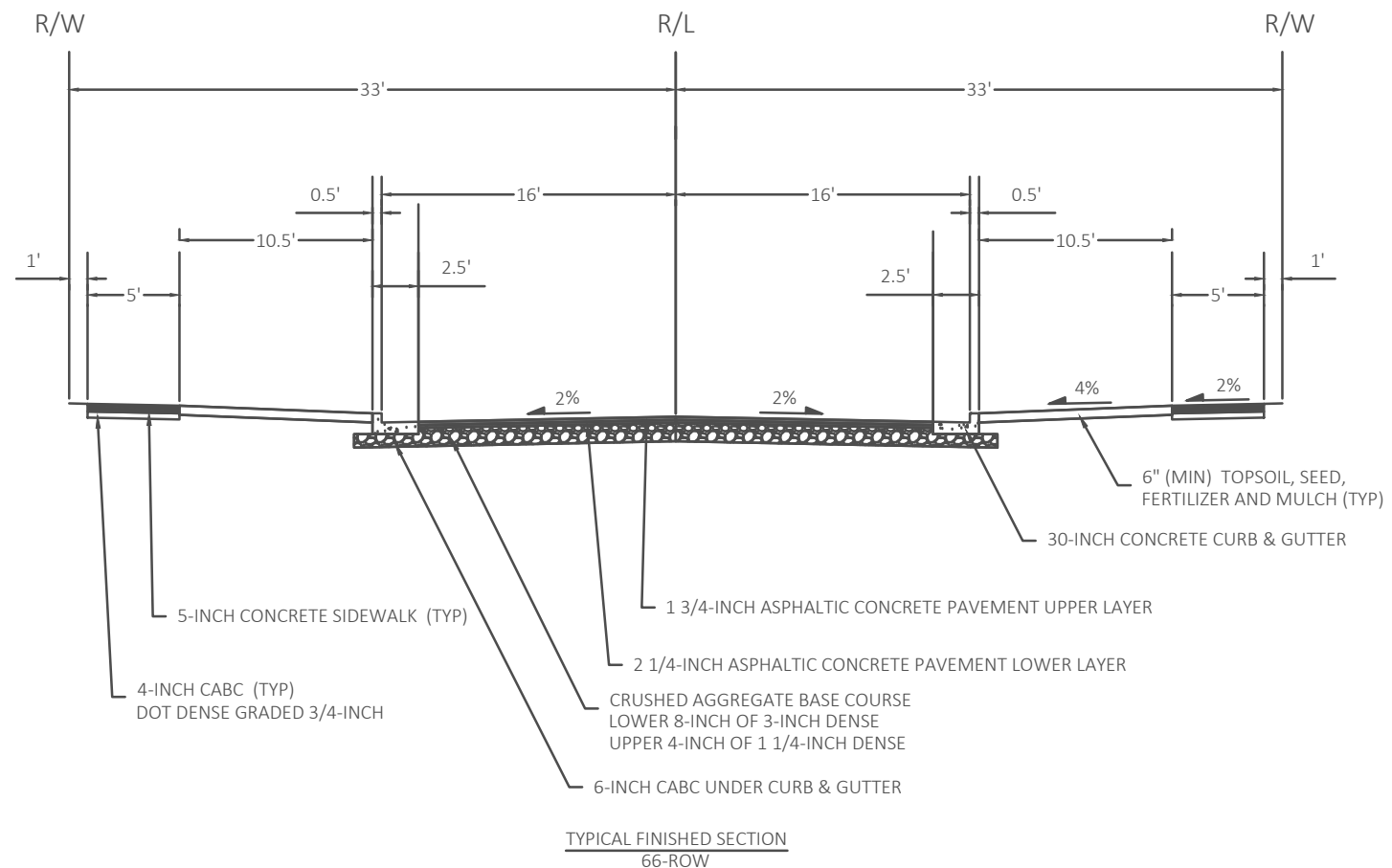
SHEET TITLE: **CONCEPTUAL SITE, UTILITY AND PHASING PLAN**

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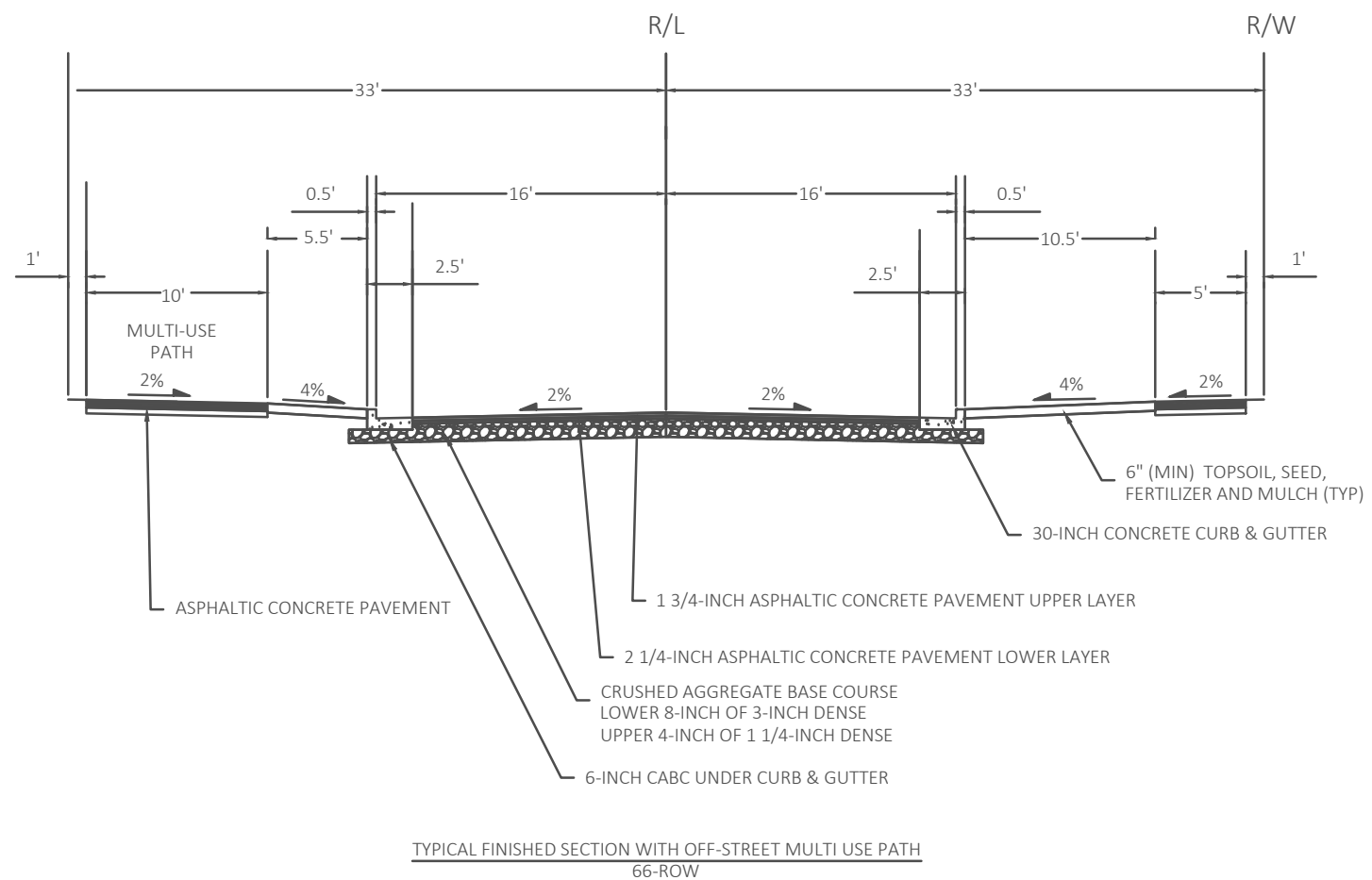
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 Checked: CTD 9/27/2021
 P&D Project No: 490315
 Sheet No.

EX 3

Aug 27, 2021 - 9:18am
 S:\Design & Construction Services\080-033\Payne & Dolan, W\Fitchburg Minerals\050-SheetsOther (Figures, Displays, etc)\Comprehensive Plan Drawings\EXHIBIT 4.dwg



NOTE: ALL CUL-DE-SAC BULBS SHALL INCREASE BINDER AND SURFACE BY 1/4-INCH



DATE	
BY	
CHECKED	
DATE	



FITCHBURG MINERALS

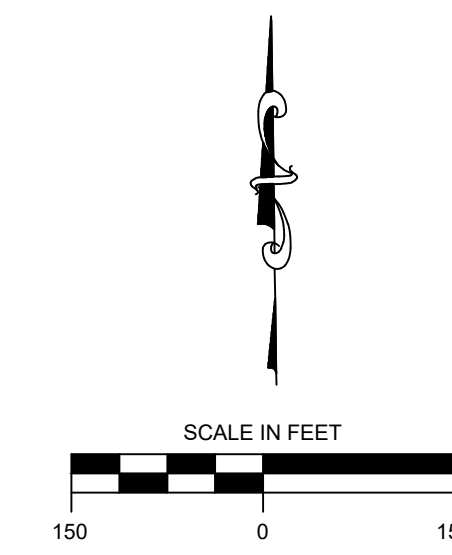
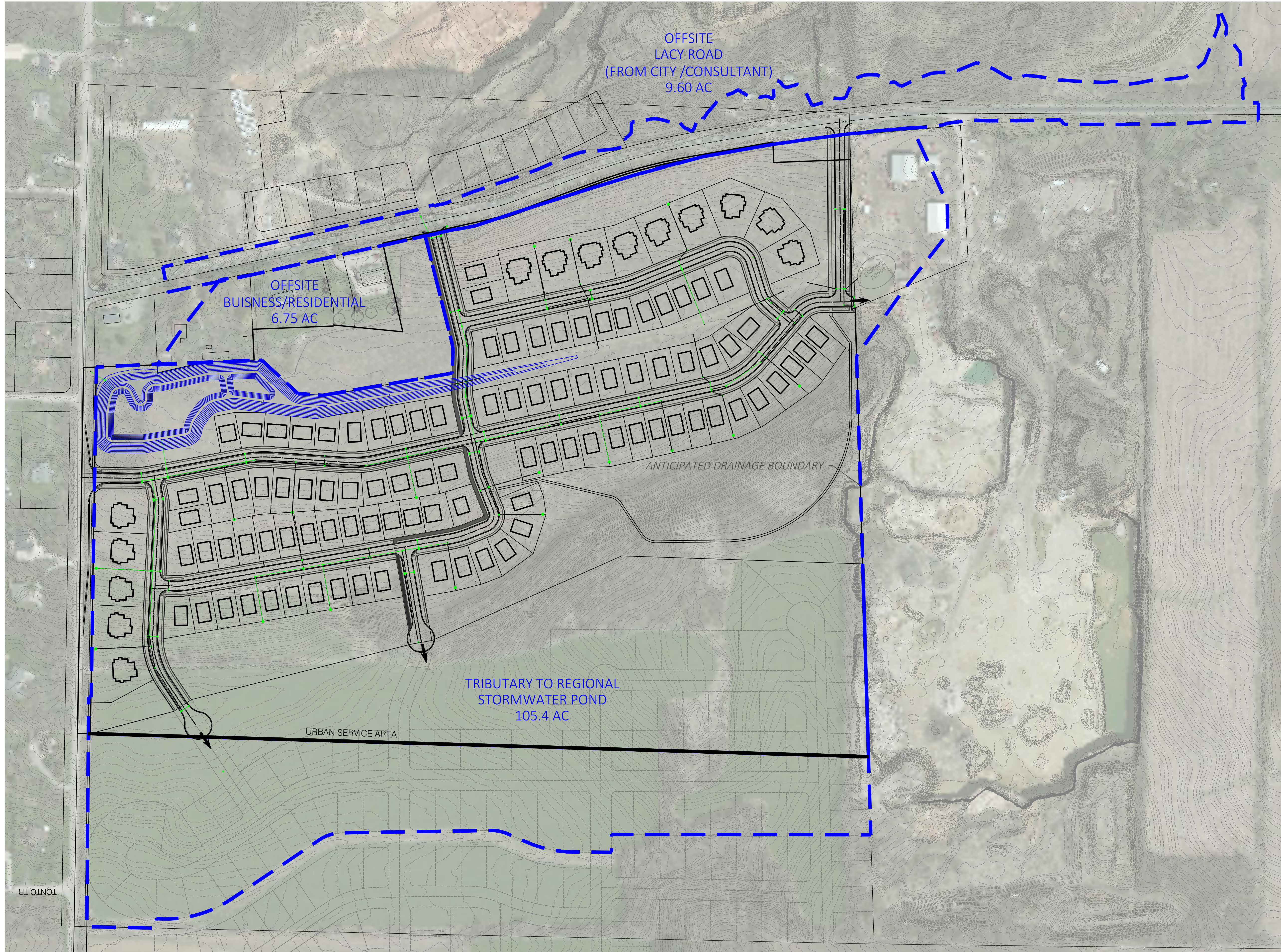
STREET SECTION

EX 4

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Drawn:	JNL 07/28/2021
Checked:	SCD 07/28/2021
P&D Project No:	490315
Sheet No.:	

Sep. 28, 2021 11:04am S:\Design & Construction Services\090-C3D\Payne & Dolan, W\Fitchburg Minerals\050-Sheets\Other (Figures, Displays, etc)\Comprehensive Plan Drawings\EXHIBIT 5.dwg



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(820) 757-5252

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

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

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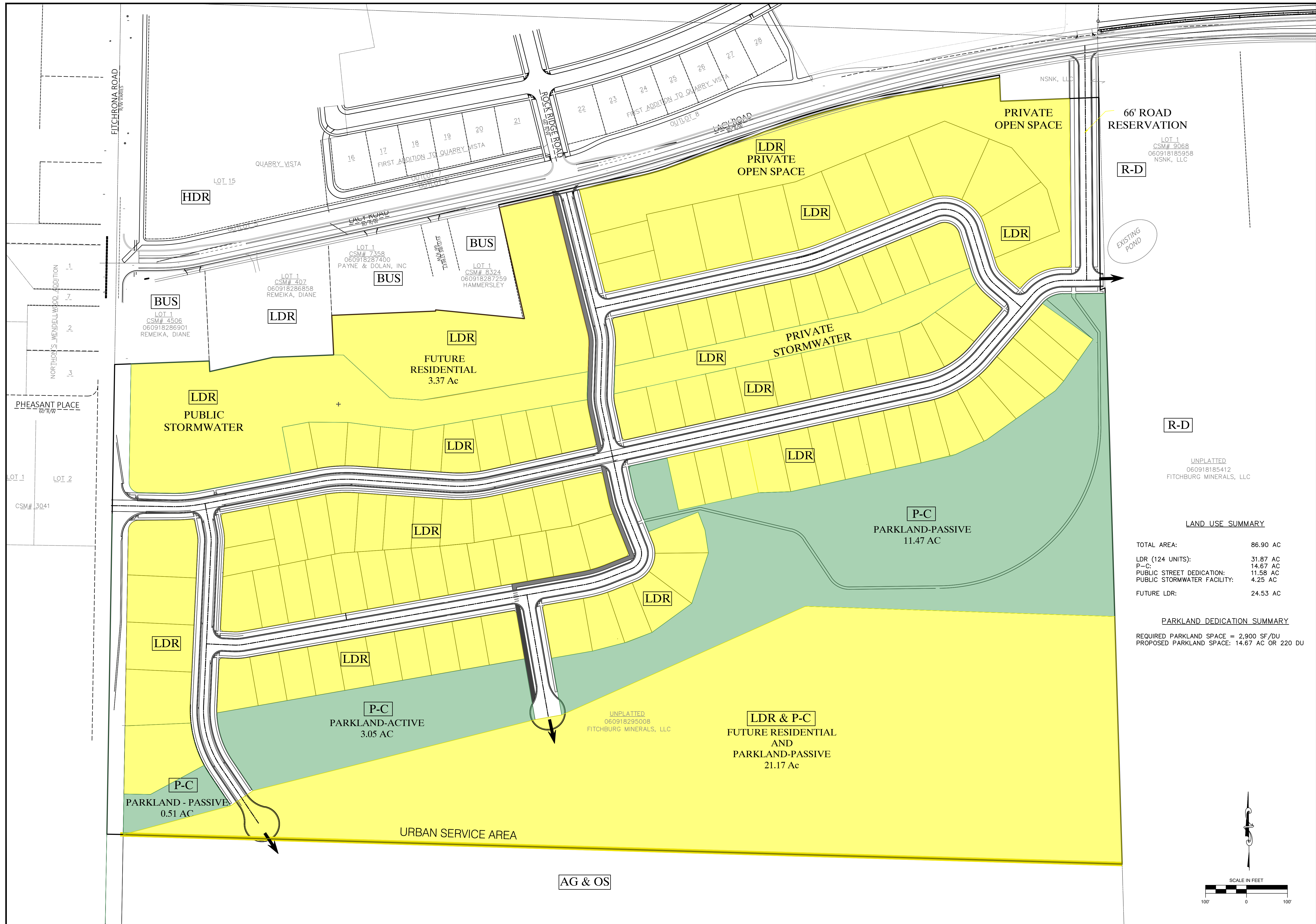
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Checked: CTD 09/27/2021

P&O Project No: 490315

Sheet No. **EX 5**

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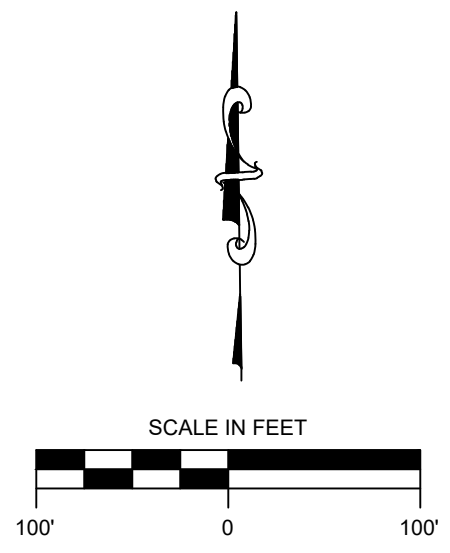
 (820) 757-7559

PROJECT: FITCHBURG MINERALS
 FITCHBURG, WI
CLIENT: FITCHBURG MINERALS

LAND USE SUMMARY

TOTAL AREA:	86.90 AC
LDR (124 UNITS):	31.87 AC
P-C:	14.67 AC
PUBLIC STREET DEDICATION:	11.58 AC
PUBLIC STORMWATER FACILITY:	4.25 AC
FUTURE LDR:	24.53 AC

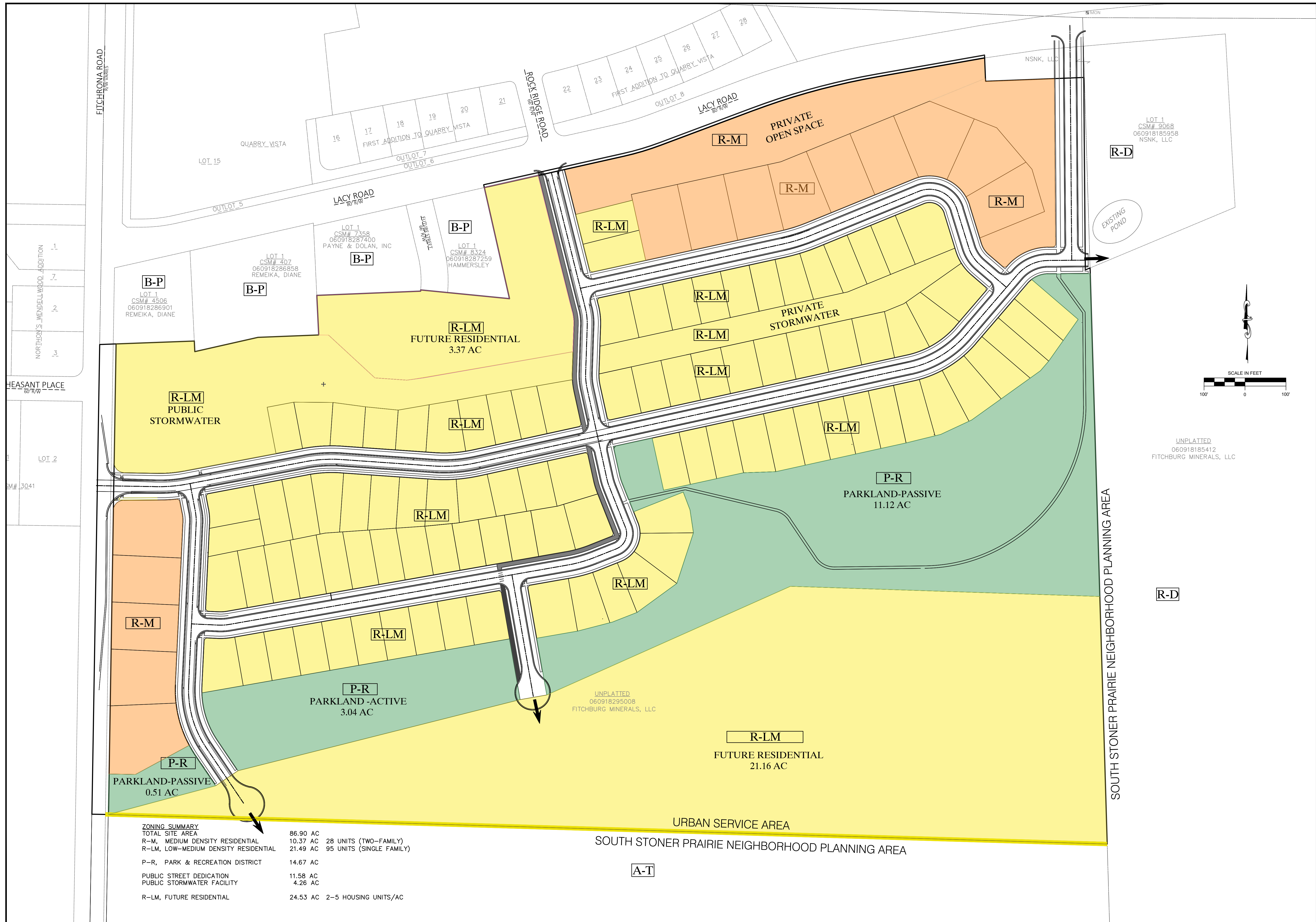
PARKLAND DEDICATION SUMMARY
 REQUIRED PARKLAND SPACE = 2,900 SF/DU
 PROPOSED PARKLAND SPACE: 14.67 AC OR 220 DU



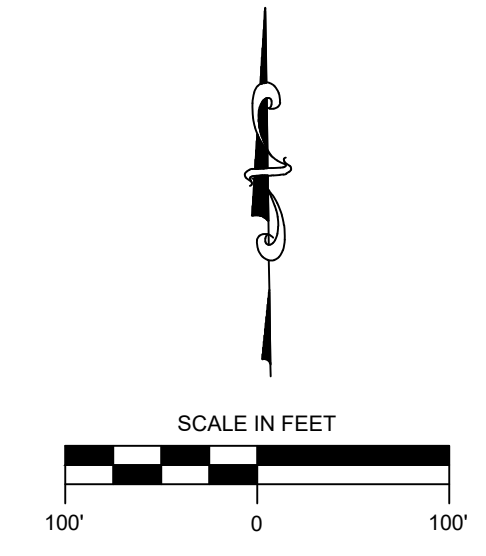
LAND USE PLAN

EX 6

Sep. 28, 2021 - 8:53am
 S:\Design & Construction Services\050-CSD\Payne & Dolan, WI\Fitchburg Minerals\050-Sheets\Other (Figures, Displays, etc)\Comprehensive Plan Drawings\EXHIBIT 7.dwg



ZONING SUMMARY		
TOTAL SITE AREA	86.90 AC	
R-M, MEDIUM DENSITY RESIDENTIAL	10.37 AC	28 UNITS (TWO-FAMILY)
R-LM, LOW-MEDIUM DENSITY RESIDENTIAL	21.49 AC	95 UNITS (SINGLE FAMILY)
P-R, PARK & RECREATION DISTRICT	14.67 AC	
PUBLIC STREET DEDICATION	11.58 AC	
PUBLIC STORMWATER FACILITY	4.26 AC	
R-LM, FUTURE RESIDENTIAL	24.53 AC	2-5 HOUSING UNITS/AC



NO.	REVISION DESCRIPTION	DATE

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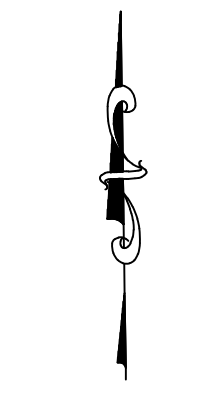
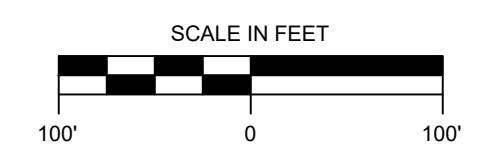
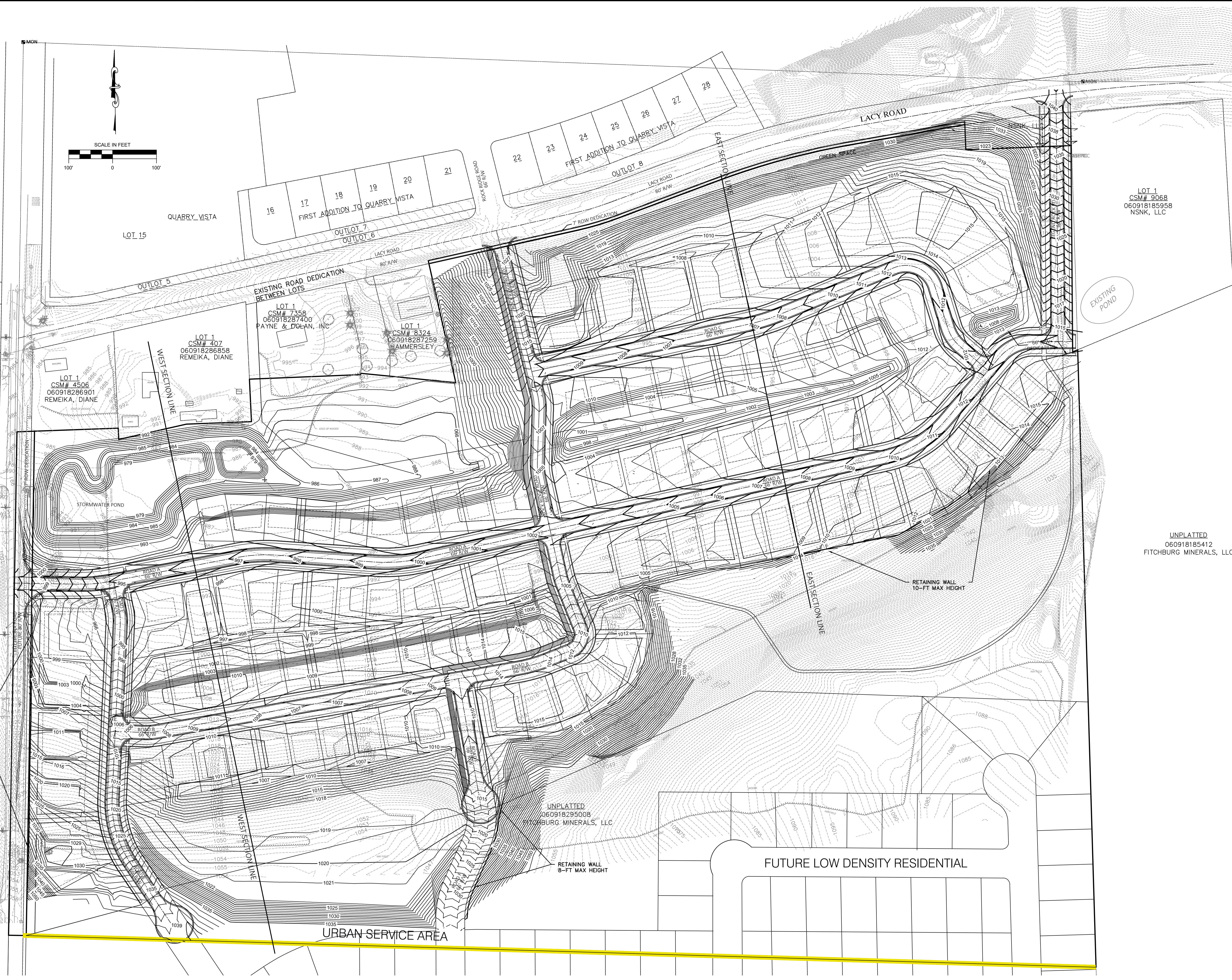
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 LOCATION: **FITCHBURG, WI**
 CLIENT: **FITCHBURG MINERALS**

SHEET TITLE: **PROPOSED ZONING PLAN**

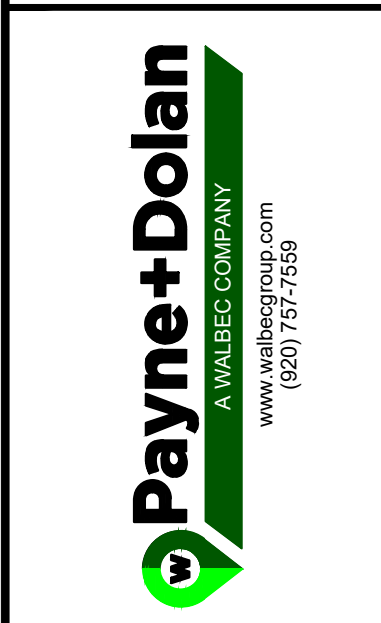
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 Drawn: CTD 09/27/2021
 Checked: CTD 09/27/2021
 P&D Project No: 490315
 Sheet No.

EX 7



NO.	REVISION DESCRIPTION	DATE



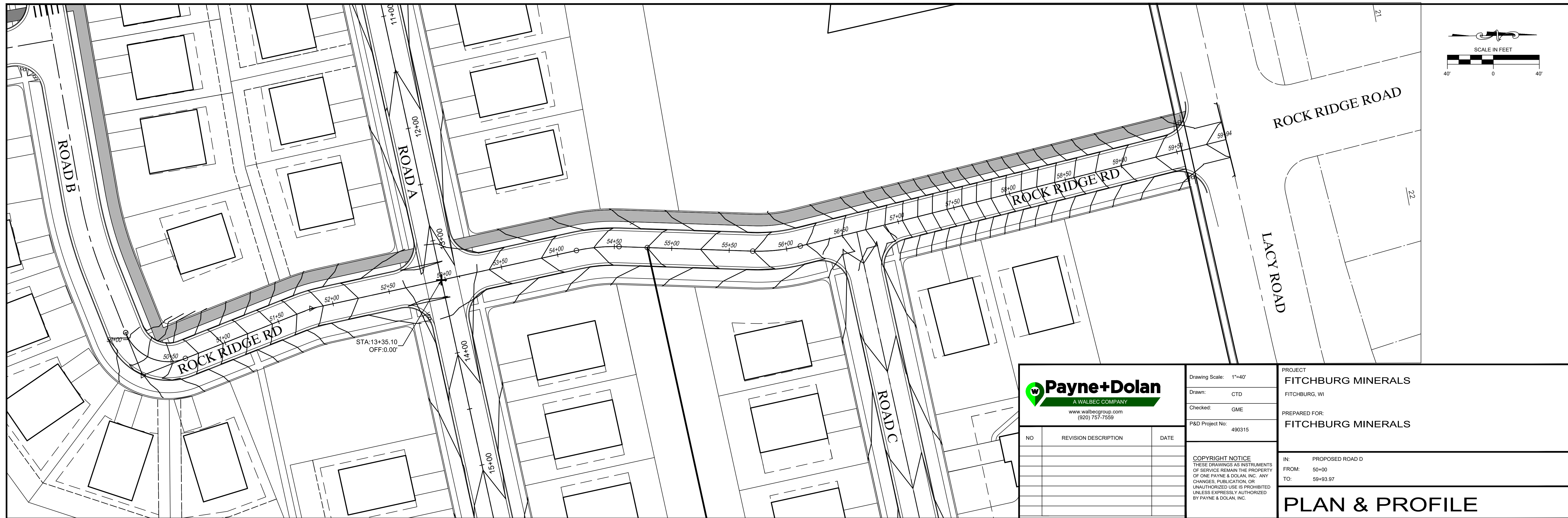
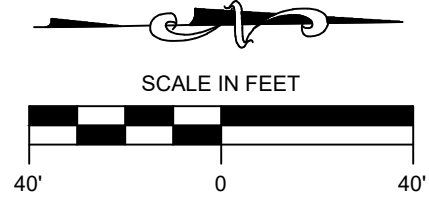
PROJECT: **FITCHBURG MINERALS**
 FITCHBURG, WI
 CLIENT: **PAYNE & DOLAN, INC.**

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 060918185412
 FITCHBURG MINERALS, LLC

CONCEPTUAL MASTER GRADING PLAN

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 Checked: CTD 09/27/2021
 P&D Project No: 490315
 Sheet No. **GR 1**



Drawing Scale: 1"=40'
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 Checked: GME
 P&D Project No: 490315

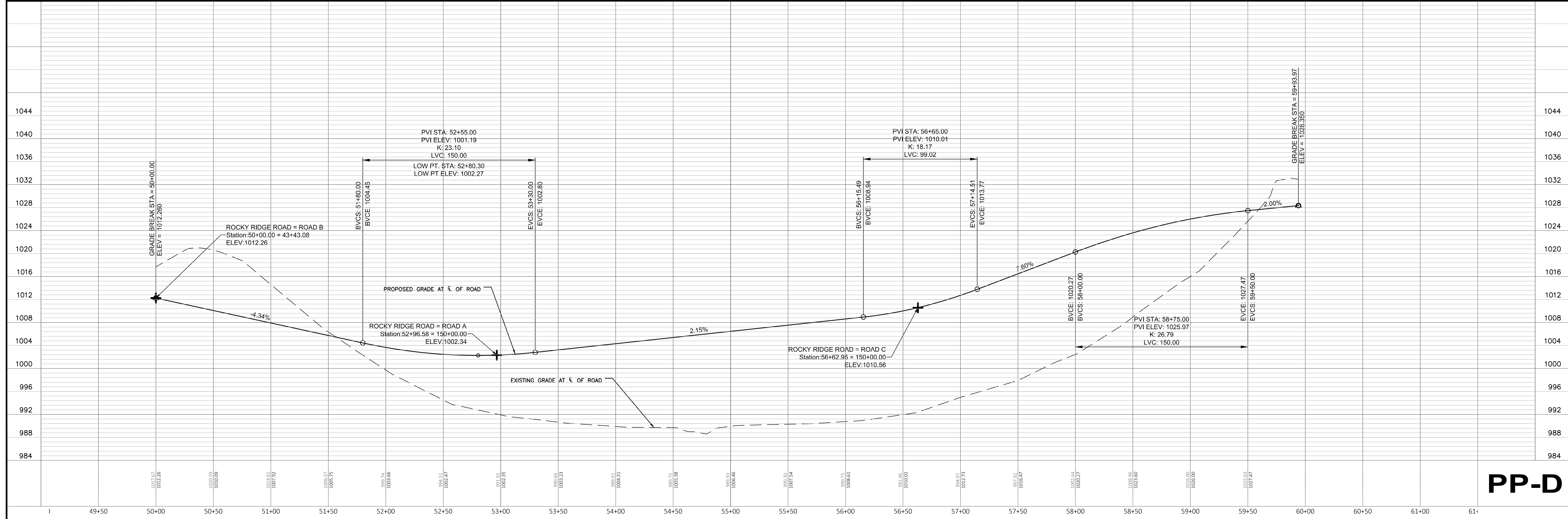
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 FITCHBURG, WI
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NO	REVISION DESCRIPTION	DATE

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PP-D

STORMWATER POND

FITCHRONA ROAD

ROAD A

ROAD D

ROAD A

ROCK RIDGE RD

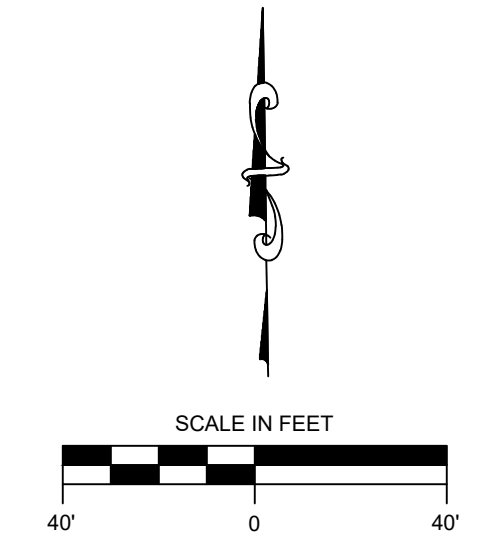
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STA 3+26.85
OFF: 0.00'



Drawing Scale: 1"=40'
Drawn: GME
Checked: CTD
P&D Project No: 490315

PROJECT
FITCHBURG MINERALS
FITCHBURG, WI
PREPARED FOR:
FITCHBURG MINERALS

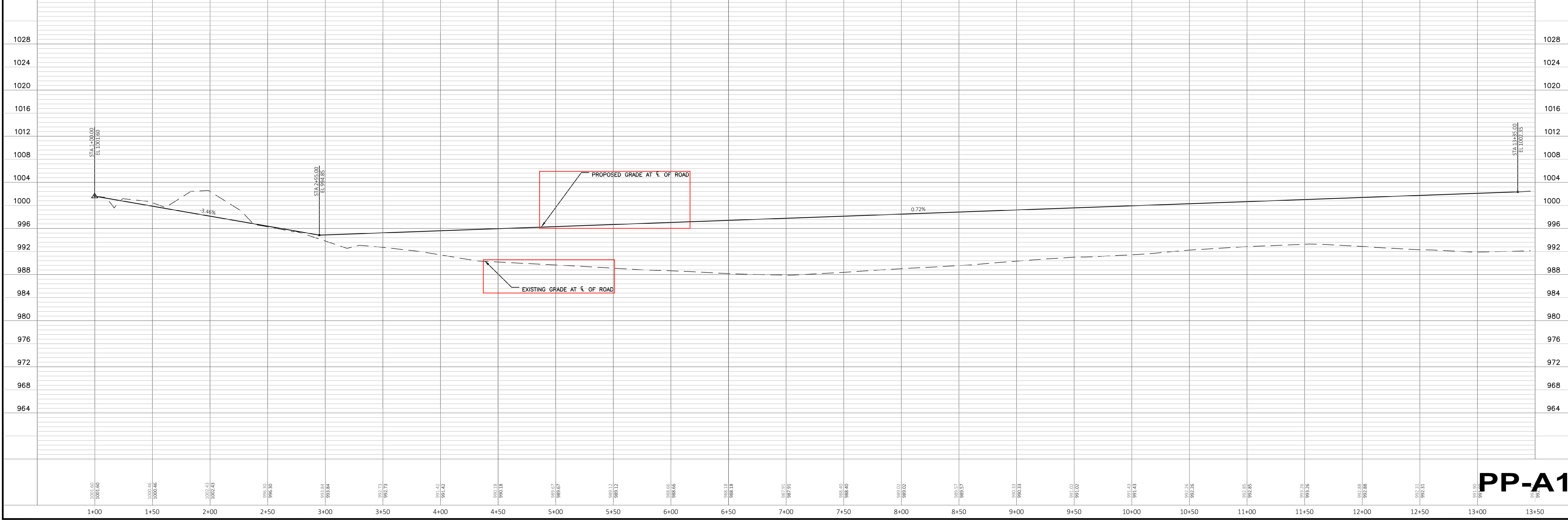


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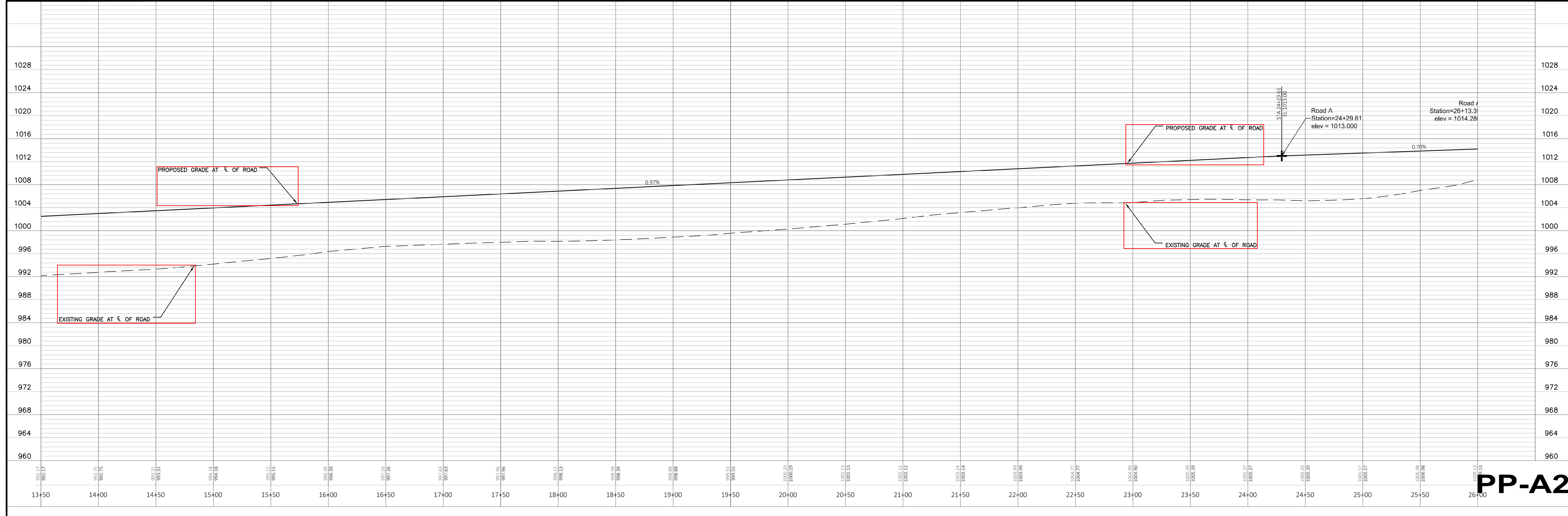
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 Checked: GME
 P&D Project No: 490315

PROJECT
FITCHBURG MINERALS
 FITCHBURG, WI

PREPARED FOR:
FITCHBURG MINERALS

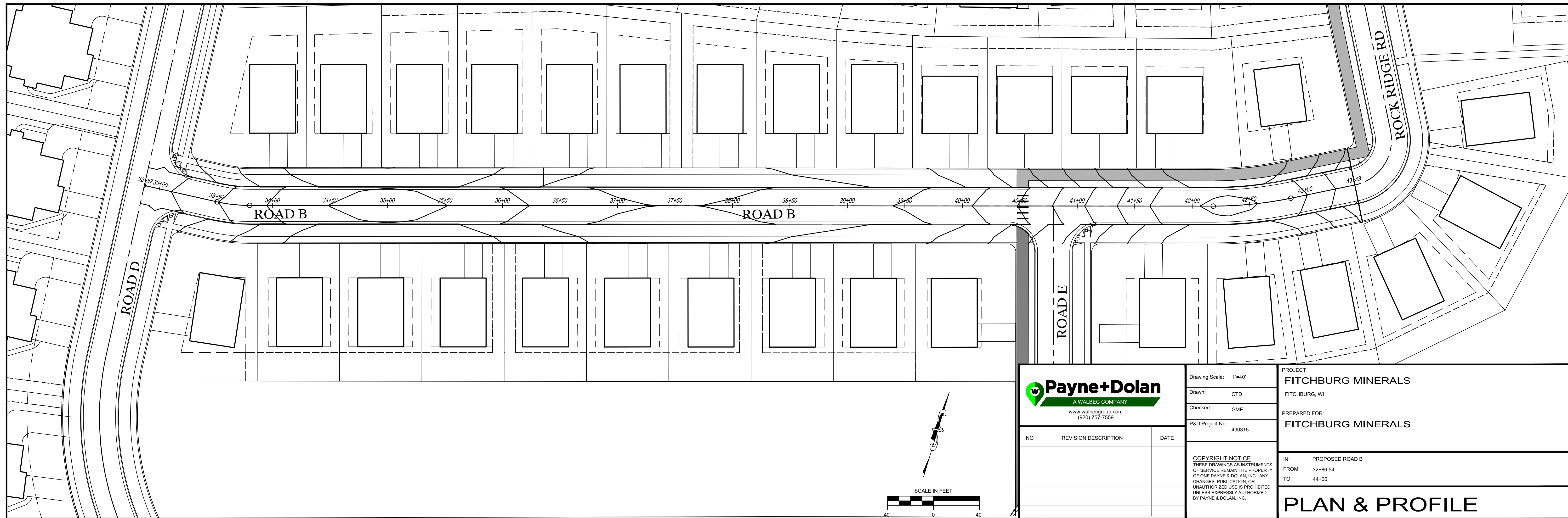
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PLAN & PROFILE



PP-A2

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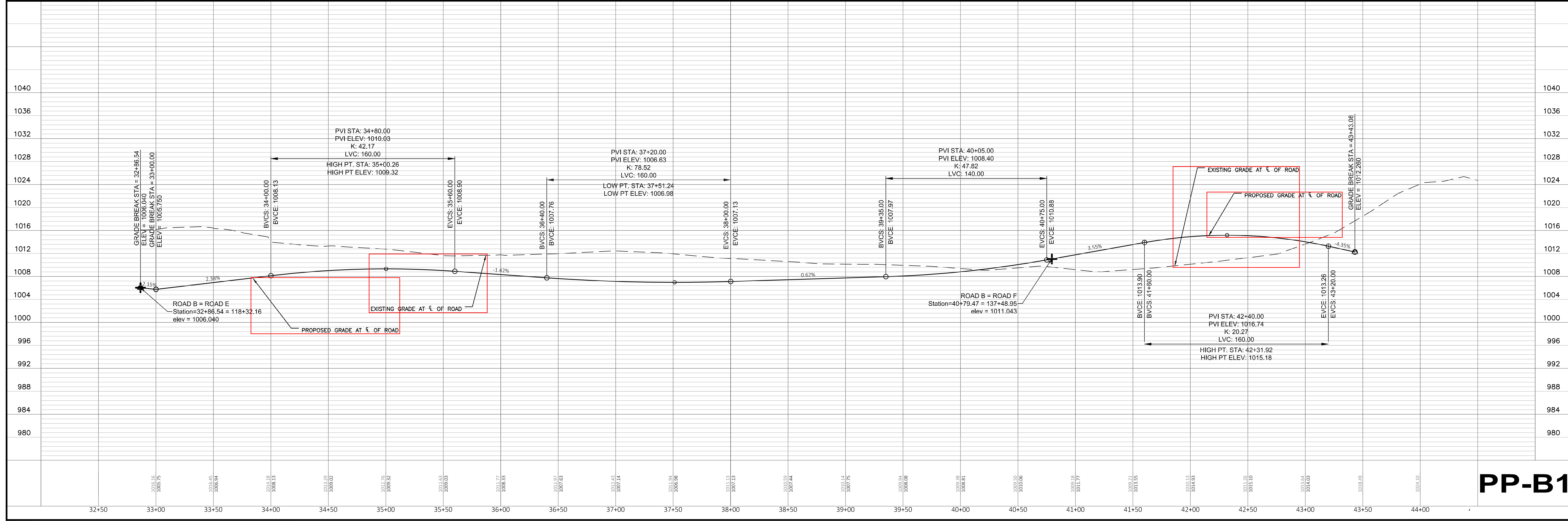
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 FITCHBURG, WI
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NO	REVISION DESCRIPTION	DATE

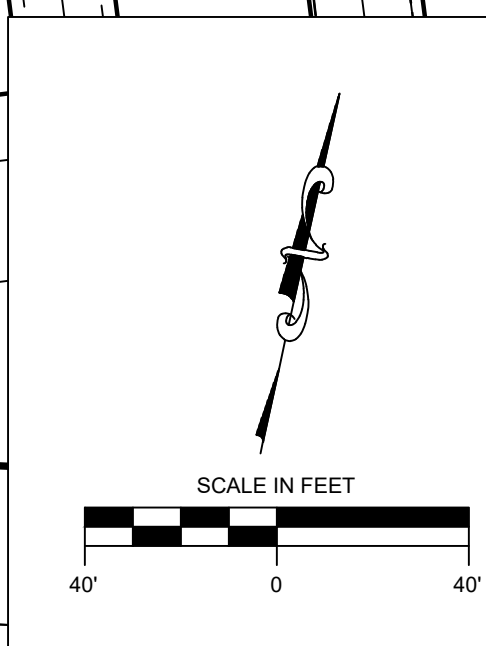
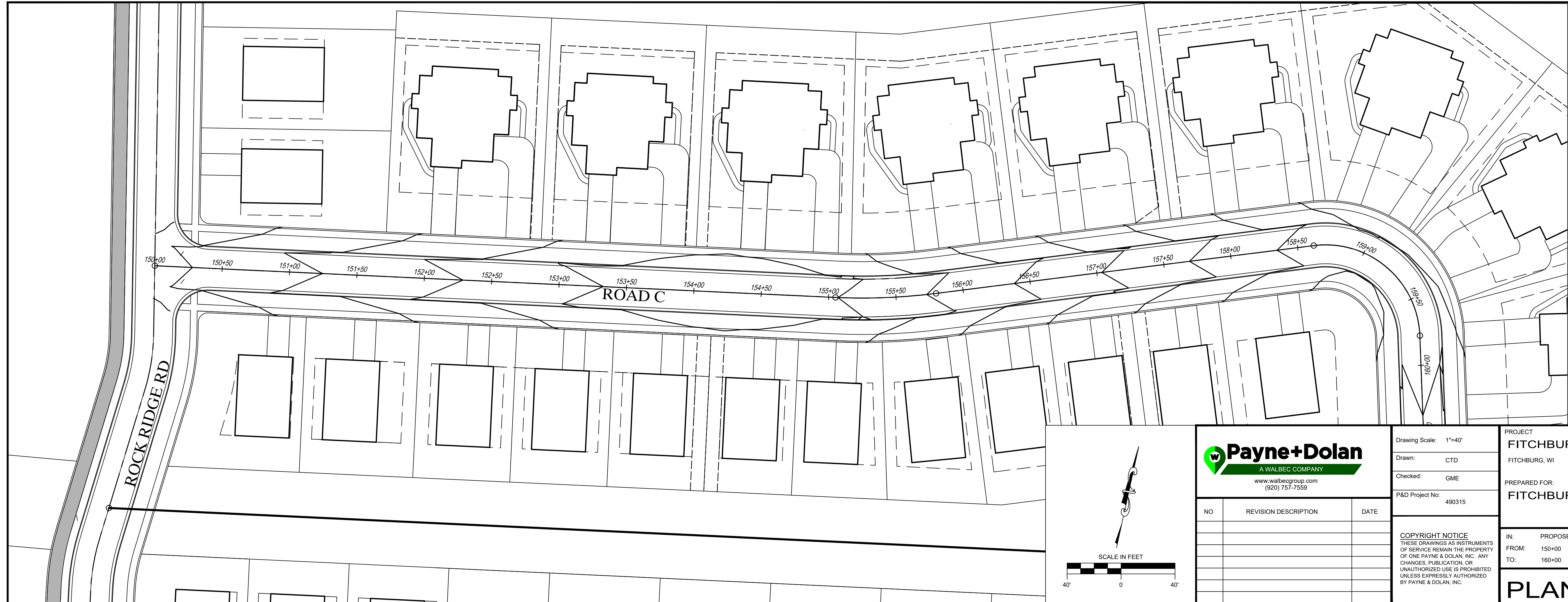
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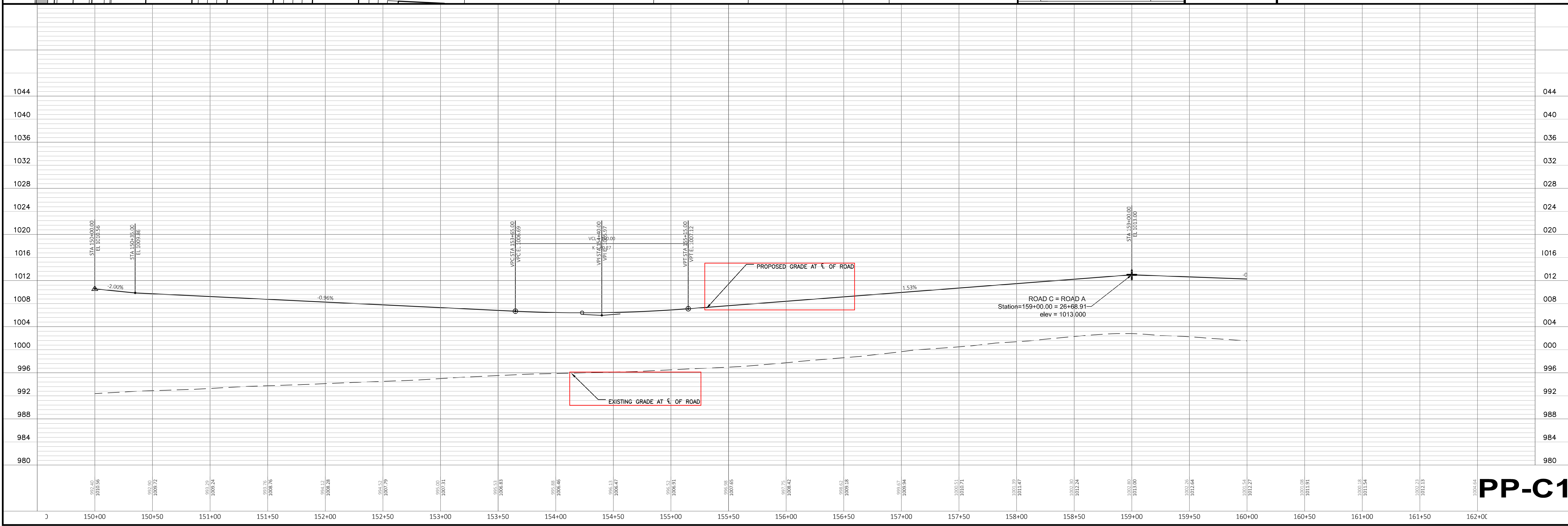
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PROJECT
FITCHBURG MINERALS
 FITCHBURG, WI

PREPARED FOR:
FITCHBURG MINERALS

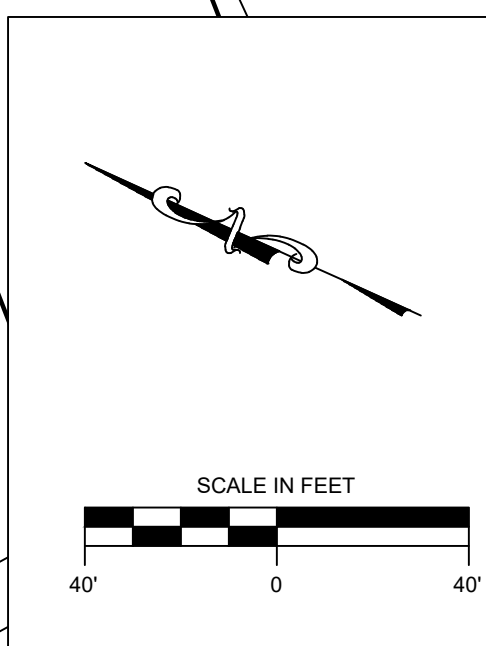
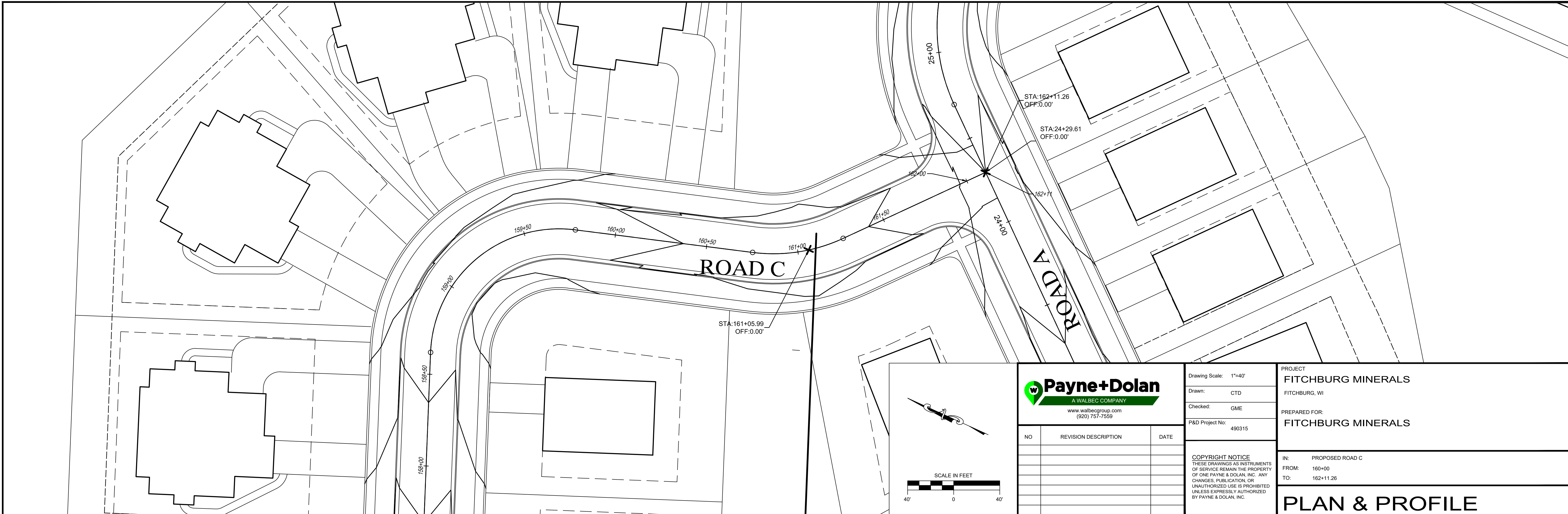
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PLAN & PROFILE



PP-C1

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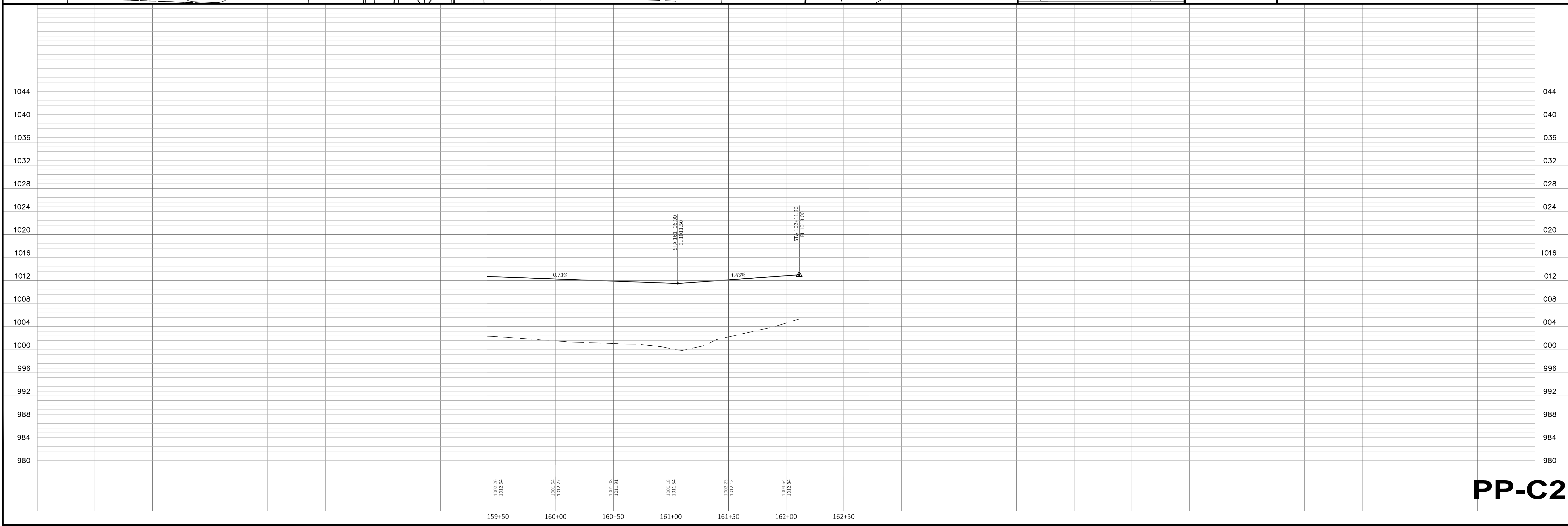
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PROJECT
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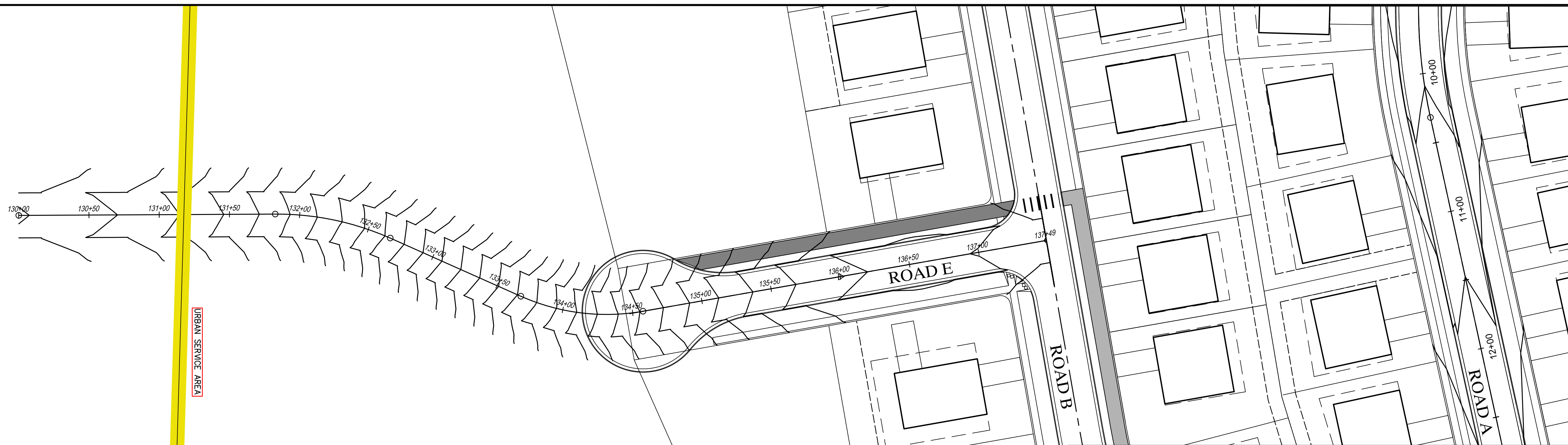
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FITCHBURG MINERALS

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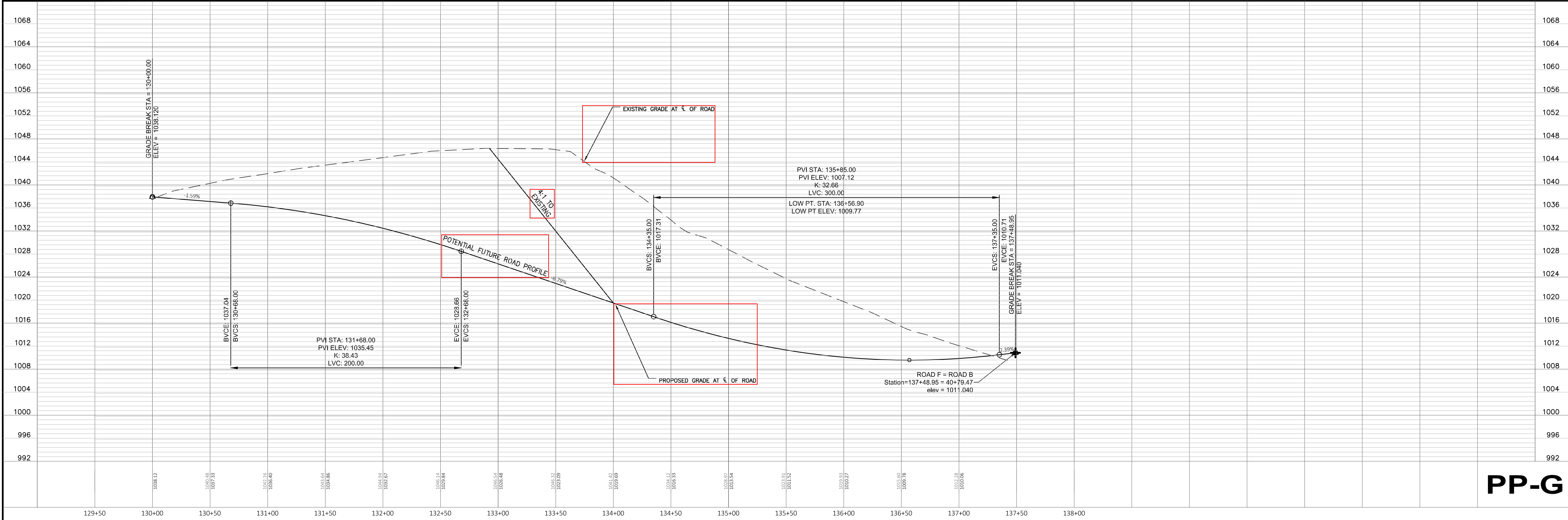
PLAN & PROFILE



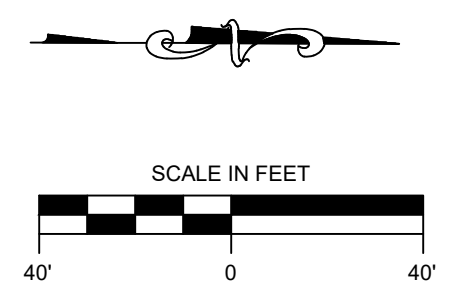
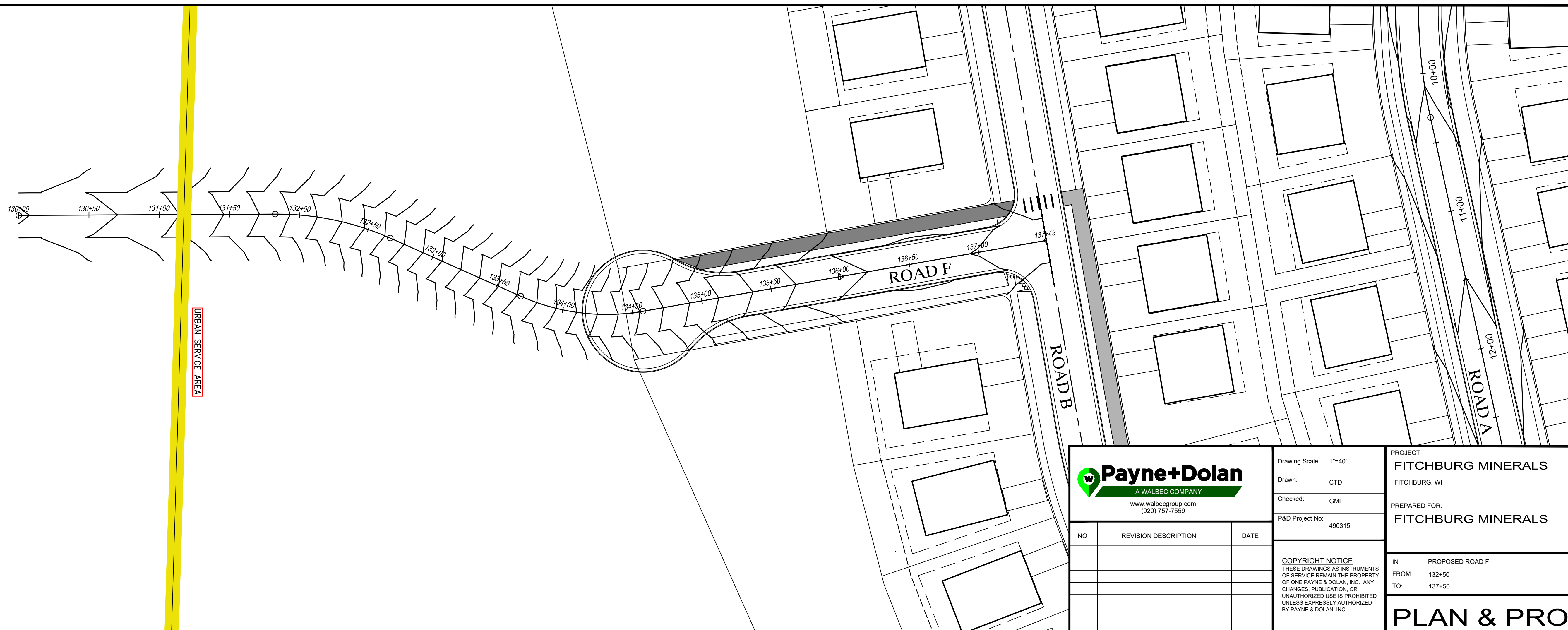
PP-C2



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Sep 28, 2021 10:18am
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 P&D Project No: 490315

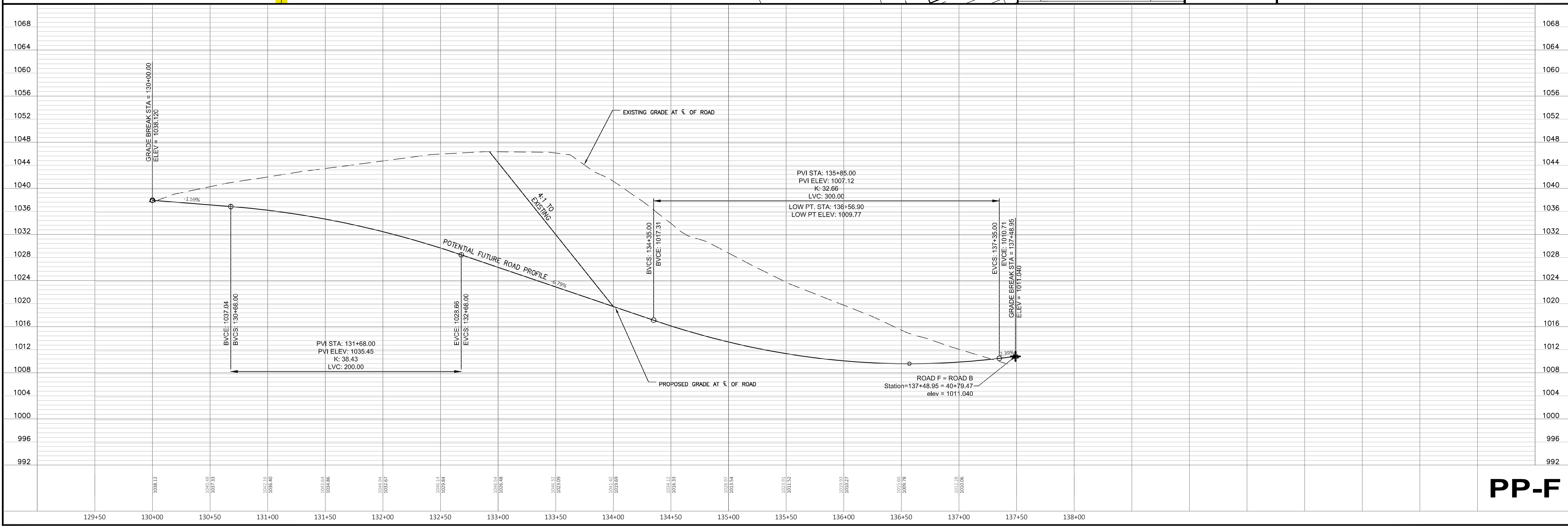
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FITCHBURG MINERALS
 FITCHBURG, WI
 PREPARED FOR:
FITCHBURG MINERALS

NO	REVISION DESCRIPTION	DATE

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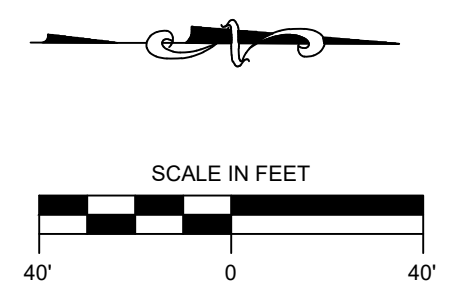
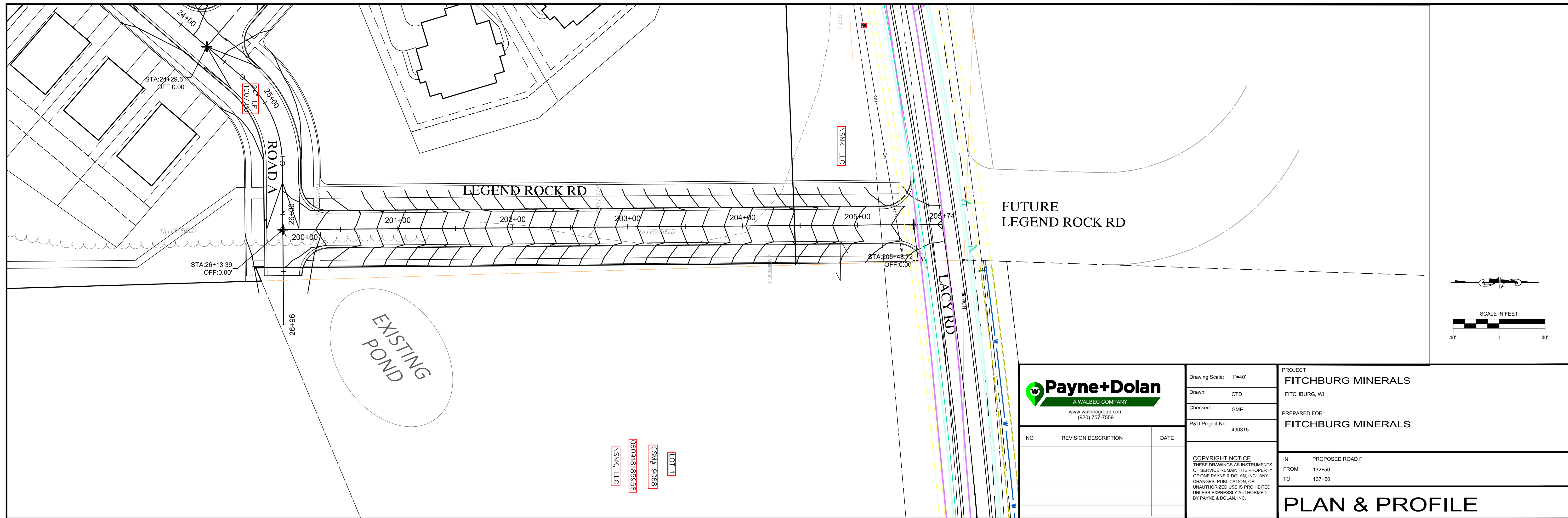
PLAN & PROFILE



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PP-F

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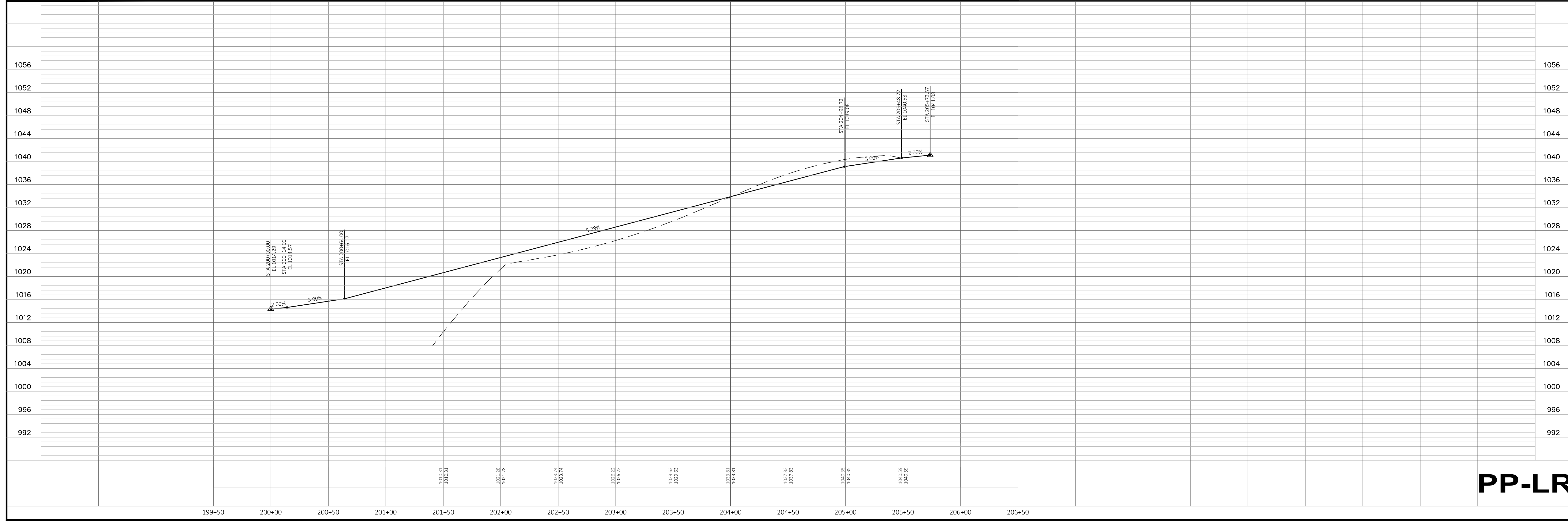
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PROJECT: FITCHBURG MINERALS
FITCHBURG, WI

PREPARED FOR: FITCHBURG MINERALS

IN: PROPOSED ROAD F
FROM: 132+50
TO: 137+50

PLAN & PROFILE



PP-LR



NO.	REVISION DESCRIPTION	DATE

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

PROJECT: FITCHBURG MINERALS
CLIENT: FITCHBURG, WI
CONTRACT: FITCHBURG MINERALS

SHEET TITLE: CONCEPTUAL UTILITY PLAN

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Drawing Scale:	1"=100'
Drawn:	GME
Checked:	CTD
P&O Project No.:	490315
Sheet No.:	

Fitchburg Minerals

PRELIMINARY PLAT

BEING PART OF THE NW1/4 OF THE NW1/4, NE1/4 OF THE NW1/4, SW 1/4 OF THE NW 1/4 AND THE SE1/4 OF THE NW 1/4, SECTION 18 TOWNSHIP 6 NORTH, RANGE 9 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER/DEVELOPER/MAP PREPARED FOR:
 FITCHBURG MINERALS, LLC
 P.O. BOX 781
 WAUKESHA, WI 53187
 PREPARED BY SURVEYOR:
 PAYNE AND DOLAN
 N3 W23650 BADINGER ROAD
 WAUKESHA, WI 53188

LEGAL DESCRIPTION:
 A parcel of land being a part of the NW 1/4 - NW1/4, NE 1/4 - NW1/4, SW 1/4 - NW1/4 and the SE 1/4 - NW1/4, Section 18, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:
 Commencing at the West Quarter Corner of said Section 18; thence N00°57'07"E along the West line of the Northwest Quarter of said Section 18 a distance of 604.68 feet to the point of beginning;

Thence continuing N00°57'07"E along said West line a distance of 1147.09 feet; thence N87°54'37"E along the Southerly line of Lot 1, CSM No. 4506 a distance of 231.04 feet to its intersection with the Westerly line of Lot 1, CSM No. 407; thence S02°44'21"E along said Westerly line a distance of 25.78 feet to the Southerly line of said Lot 1, CSM No. 407; thence N77°16'35"E along said Southerly line a distance of 158.00 feet; thence N87°45'55"E along said Southerly line a distance of 148.41 feet to the Easterly line of said Lot 1, CSM No. 407; thence N02°00'00"E along said Easterly line a distance of 96.85 feet; thence N87°40'09"E along the Southerly line of Lot 1, CSM No. 7358 a distance of 233.57 feet to the Easterly line of said Lot 1, CSM No. 7358; thence N05°29'13"E along said Easterly line a distance of 3.02 feet; thence S84°22'06"E along the Southerly line of Lot 1, CSM No. 8324 and its extension thereof a distance of 217.72 feet to the Easterly line of said Lot 1, CSM No. 8324; thence N12°44'53"W along said Easterly line a distance of 285.15 feet to its intersection with the Southerly right-of-way line for Lacy Road; thence N77°20'54"E along said Southerly right-of-way line a distance of 349.29 feet to the beginning of a curve; thence along said curved Southerly right-of-way line, a distance of 92.52 feet along the arc of a curve to the left, having a radius of 672.99 feet with a central angle of 07°52'37" with a chord that bears N73°22'25"E with a length of 92.45 feet; thence N69°28'05"E along said Southerly right-of-way line a distance of 238.45 feet to the beginning of a curve; thence along said curved Southerly right-of-way line, a distance of 319.37 feet along the arc of a curve to the right, having a radius of 1719.02 feet with a central angle of 10°38'41" with a chord that bears N74°44'07"E with a length of 318.91 feet; thence N80°00'09"E along said Southerly right-of-way line a distance of 266.30 feet; thence S02°12'25"E along the Westerly line for Lot 1, CSM No. 9068 and its extension thereof a distance of 64.05 feet to a Southerly line of said Lot 1, CSM No. 9068; thence N87°47'35"E along said Southerly line a distance of 240.00 feet to a Westerly line of said Lot 1, CSM No. 9068; thence S00°27'25"E along said Westerly line a distance of 470.00 feet to the Southerly line of said Lot 1, CSM No. 9068; thence S01°42'12"E along said East line a distance of 1407.29 feet; thence N88°18'21"W a distance of 2439.39 feet; thence N88°00'37"W a distance of 40.00 feet to its intersection with the West line of the Northwest Quarter of Section 18 being the point of beginning.

Said parcel of land contains 86,901 acres (3,785,425 square feet) more or less.

Subject to all easements and restrictions of record

NOTES:
 PRIVATE UTILITY SERVICE(S) TO BE COORDINATED WITH INDIVIDUAL UTILITIES. ADDITIONAL EASEMENTS MAY BE REQUIRED THEREFORE & WILL BE SHOWN IN FINAL PLAT.
 SUBDIVISION COVENANTS AND RESTRICTIONS & EASEMENT RIGHTS AND CONDITIONS TO BE DETERMINED AND SUBMITTED FOR REVIEW AT TIME OF FINAL PLATTING.

NO LANDFILLS LOCATED ON OR NEAR PROPERTY PER WDRS SOLID AND HAZARDOUS WASTE INFORMATION MANAGEMENT SYSTEM RECORDS & WDRS HISTORIC REGISTRY OF WASTE DISPOSAL SITES

BEARING REFERENCE
 ALL BEARINGS ON THIS PLAT ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS) DANE COUNTY, NAD 83(2011) WHICH THE WEST LINE OF THE NORTHWEST QUARTER, SECTION 18, T6N, ASSUMED TO BEAR N00°57'07"E.

VERTICAL REFERENCE
 VERTICAL DATUM IS BASED UPON USGS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

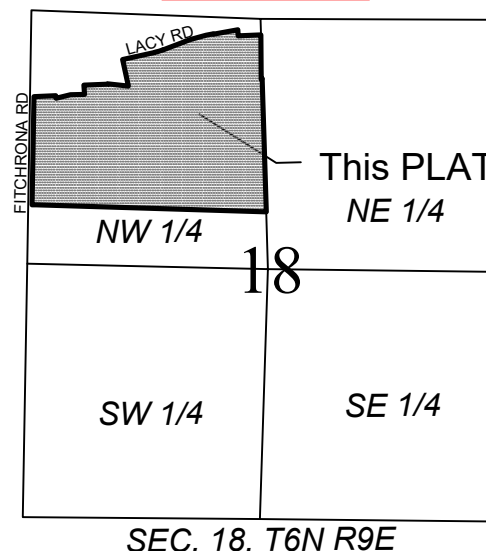
ZONING, SETBACKS AND MINIMUMS
 EXISTING ZONING OF PARCEL:
 R-D RURAL DEVELOPMENT
 A-T TRANSITIONAL AGRICULTURE
 MINIMUM PARCEL SIZE: 3 ACRES
 MAXIMUM PARCEL SIZE: 35 ACRES
 MINIMUM FRONT SETBACK: 35 FEET
 MINIMUM REAR YARD SETBACK: 50 FEET
 MINIMUM SIDE YARD SETBACK: 10 FEET

PROPOSED ZONING:
 R-LM, LOW TO MEDIUM DENSITY RESIDENTIAL (TWO-FAMILY)
 MINIMUM LOT AREA - 1,000 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-CC - PARK & CONSERVANCY (INC. STORMWATER MANAGEMENT)

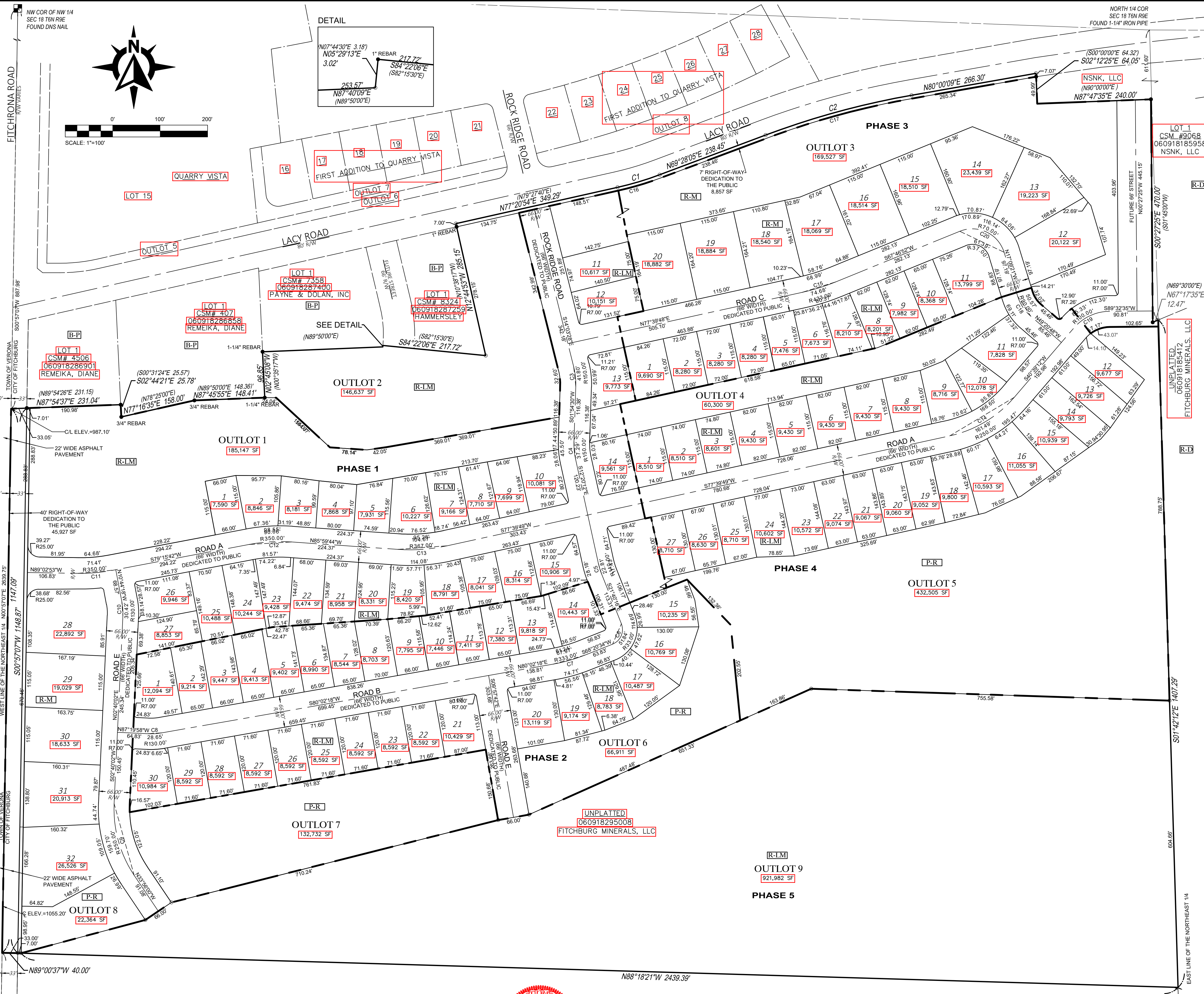
NO FLOODPLAIN EXISTS ON PROPERTY PER DANE COUNTY WISCONSIN

VICINITY MAP

1" = 2000'



Curve #	Length	Radius	Delta	Curve Data	Chord Bearing	Chord	Tangent In	Tangent Out
C1	92.52	672.99	7°52'37"	N73°22'25"E	92.45	N69°28'06"E	N77°18'44"E	
C2	319.37	1719.02	10°38'41"	N74°44'07"E	318.91	N80°03'27"E	N89°24'46"E	
C3	41.80	150.00	15°57'58"	N6°04'28"W	41.66	N01°54'30"E	N14°03'28"W	
C4	37.29	150.00	14°14'42"	S5°12'51"E	37.20	S01°54'30"W	S12°20'12"E	
C5	22.81	140.00	9°20'04"	S17°00'14"E	22.78	S12°20'12"E	S21°40'16"E	
C6	51.84	33.00	90°00'50"	N23°20'09"E	46.67	N88°20'34"E	N21°40'18"W	
C7	67.97	333.00	11°41'43"	N74°11'21"E	67.86	N80°02'13"E	N88°20'30"E	
C8	28.65	130.00	12°37'44"	N86°21'09"E	28.60	S87°19'59"E	N80°02'18"E	
C9	159.70	250.00	36°36'02"	S15°37'59"E	157.00	S02°40'02"W	S33°56'00"E	
C10	30.42	130.00	13°24'20"	N4°02'08"W	30.35	N02°40'02"E	N10°44'18"W	
C11	71.41	350.00	11°41'28"	S85°06'25"W	71.29	S79°15'42"W	N89°02'52"W	
C12	90.06	350.00	14°44'34"	S86°37'58"W	89.81	N85°59'45"W	S79°15'41"W	
C13	104.67	367.00	16°20'28"	S85°50'01"W	104.32	S77°39'47"W	N85°59'45"W	
C14	161.49	250.00	37°00'37"	S59°09'30"W	158.69	S40°39'12"W	S77°39'49"W	
C15	74.68	433.00	9°52'56"	N72°43'20"E	74.59	N77°39'48"E	N67°46'52"E	
C16	93.48	679.96	7°52'37"	S73°22'26"W	93.41	S69°26'07"W	S77°18'44"W	
C17	318.07	1712.06	10°38'41"	S74°44'07"W	317.62	S80°03'28"W	S69°24'47"W	
C18	50.57	90.00	32°11'27"	N33°15'05"W	49.90	N49°20'48"W	N17°09'21"W	
C19	85.33	100.00	48°53'24"	S65°05'54"W	82.76	S89°32'35"W	S40°39'12"W	
C20	116.14	70.00	95°03'47"	N84°41'15"W	103.27	N17°09'21"W	S67°46'52"W	



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

Payne+Dolan
 A WALBECK COMPANY
 www.walbeckgroup.com
 (920) 757-7559

SURVEYORS CERTIFICATE
 I HAVE SURVEYED THE ABOVE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE VILLAGE OF SUMMIT LAND DIVISION AND ZONING ORDINANCES IN PREPARING SAID MAP.

Craig T. Donze
 Professional Land Surveyor, S-3182
 Dated: September 27, 2021

LEGEND

- IRON PIPE SET (1" I.D. x 18" 1.50 LBS./LIN.F.T.)
- IRON PIPE FOUND (1" I.D. UNLESS NOTED)
- CONC. MON. W/BRASS CAP FOUND AS NOTED
- () AS RECORDED

INSTRUMENT DRAFTED BY: TIFFANY HEISEL
 SHEET 1 OF 1
 CENTER SEC 18 T6N R9E
 LAST REVISED: JUNE 18, 2021



November 10, 2020

EXE-SC-2020-13-03513

Fitchburg Minerals LLC/Payne & Dolan Inc
Bill Buglass
6295 Lacy Rd
Fitchburg, WI 53593

RE: Artificial Wetland Exemption Determination for an area described as Wetland line, located in the NW1/4 of the NW1/4 of Section 18, Township 06 North, Range 09 East, City of Fitchburg, Dane County.

Dear Mr. Buglass:

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is a passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative.
- Historic Maps, Bordner Survey, the USGS topographic Quad map from 1906 & 1961 including other soil maps.
- Aerial photographs, including the 1937/8 era photograph.
- Site photographs that show different angles and views of the wetland including the pipe which occasionally feeds the wetland with water.

Below is a summary of our findings:

Request Narrative

According to the request narrative a 12" pipe from runoff from the quarry feeds surplus water into the wetland basin. Further evidence provided shows the pipe and outlet going into the wetland area.

Historic Map Review

Bordner Survey. The Bordner survey indicates no wetland present.

1906 and 1961 USGS Topographic Quad map: The USGS Quad map indicates no wetland or stream history.

Soil Maps: The soil maps indicate no wetland soils but does show signs of mixing of soils due to runoff from past rain events.

Aerial Photograph Review

1937/38 era aerial photograph. The 1937/38 aerial photograph shows no wetlands.

Site Photographs

The site photographs shows the 12" pipe which outlets to the wetland.

Conclusion:

Based upon the information provided above, the wetland identified as Wetland line, lacked a wetland history prior to August 1, 1991, and fulfills all artificial wetland exemption standards. Therefore, Wetland line on the enclosed map is exempt from state wetland regulations.

This letter describes DNR's decision regarding the jurisdictional status of Wetland line, and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetland line, you will need to contact the U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers contact for Dane County is USACErequestswi@usace.army.mil

If you have any questions about this determination, please contact me at (608) 228-4067 or email Allen.Ramminger@wisconsin.gov

Sincerely,



Allen Ramminger
Wetland Exemption Specialist

cc: USACErequestswi@usace.army.mil, U.S. Army Corps of Engineers
Travis Schroeder, DNR SC Region Waterway and Wetland Field Supervisor
Craig Donze, Consultant
Todd Violante, Director of Zoning – Dane County
Hans Hilbert, Assistant Director of Zoning
File

1/18/2021

Dear Neighbor,

Payne & Dolan would like to invite you to an informational meeting regarding the Development Project located at our Fitchburg Minerals site at Lacy Road and Fitchrona Road. An introduction to the project will be provided in addition to information regarding future planning and phases.

This meeting will give an opportunity for Neighbors and City Staff to gain insight into the Development Project and also to ask questions or give comments to Payne & Dolan staff. The meeting will be held virtually via the link below.

DATE: Thursday, January 28, 2021

TIME: 6:00 PM-7:30 PM

LOCATION: VIRTUAL ONLINE TEAMS MEETING <http://bit.ly/3bAu8yp>

or CALL IN [1-715-318-2963](tel:1-715-318-2963)

Phone Conference ID: 882 261 510#

Please RSVP by Monday, January, 25th and respond if (1) if you cannot attend, (2) if you are unsure if you can attend, or (3) if you can attend.

RSVP to:

Jaimi Lapp

Email: jlapp@walbecgroup.com

Phone: (262)933-8429

If you have any additional questions and or/need additional information, please do not hesitate to contact myself, Craig Donze (262)524-1917 or Bill Buglass (608)445-0925.

Sincerely,



Jaimi N. Lapp, PE

Payne & Dolan, Inc.
A Walbec Company

TECHNICAL MEMORANDUM

DATE: August 2, 2021

TO:
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

RE:
Fitchburg Minerals
Comprehensive Development Plan
Response to Evaluation Comments
Received July 2021

PLAN COMMISSION MEMO 06/29/2021

The following comments were received as a result of Planning Staff Review #2:

1. Please be prepared to present the application in detail to the Plan Commission and to be available for questions. Attendance is permitted in-person or virtually.
 - a. No response warranted.
2. All lands within the CDP boundaries have a future land use designation as LDR (Low Density Residential). The revised CDP shows a business land use on approximately 3 acres on a proposed outlot. This is not consistent with the Comp Plan and should be removed. Business reference in the narrative of the document should also be removed. The preliminary plat proposed zoning of B-P should also be removed.
 - a. Comments were received previously from the plan commission and elected officials that medium and high density residential was not desired at this location previously. Given the immediate proximity to the existing business uses at this location and Payne & Dolan's need for additional office space in Fitchburg, the land use of Business was left in the CDP for further discussion with the Plan Commission, Elected Officials and staff.
3. City Staff appreciate the entrance being provided at Rock Ridge Road. Staff will also be recommending that an additional entrance be planned for that aligns with the planned Legend Rock intersection at the northeast corner of the site in order to facilitate better traffic circulation, public safety access, and align with the intersection already planned to the north. An additional intersection at this location will provide for better long term planning and connectivity to the future South Stoner Prairie neighborhood as well as the short term planning for the CDP.
 - a. An additional intersection was added as requested and 2 duplex units removed from the plans.
4. The CDP shall be recorded within 30 days of common council approval. No future major change in a recorded CDP may be made without approval. Future development applications shall be consistent with the CDP.
 - a. No response warranted.

PUBLIC WORKS REVIEW #3 RECEIVED 07/01/21

- The comments received from Public Works did not include any new requirements from Review #2.

PARKS MEMO 06/29/21

- The comments received did not include any new requirements from Review #2.

CC: File

TECHNICAL MEMORANDUM

DATE: June 17, 2021

TO:
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

RE:
Fitchburg Minerals
Comprehensive Development Plan
Response to Evaluation Comments

PC MEMO 05/18/2021

Staff would like to see the following amendments made to the CDP:

- Document discusses future sanitary sewer connections to Grandview Rd on page 7. The South Stoner Prairie Neighborhood boundary ends north of Grandview Rd per the City's Comprehensive Plan. References to future sewer connection to Grandview Rd should be removed.
 - References to the future urban sewer service area and sewer extensions south of the proposed development have been removed from the text of the CDP. The location of the southern urban sewer service area have been added to the CDP exhibits.
- Provide a summary of the applicant's response to neighborhood meeting comments on page 11.
 - A general overview of the comments received has been further clarified in the CDP.
- The description of bike and pedestrian facilities on page 8 is vague. What type of bicycle facilities will be provided? Where will connections be made? Per Public Works comments an internal path system should be identified to take advantage of the natural and environmental features. There should be a north/south path connection to Lacy Rd between Road D and Fitchrona Rd.
 - Additional detail regarding the bike and pedestrian facilities within the proposed development has been provided based on feedback received from staff, Parks Commission, Plan Commission and additional consideration of the overall development.
- Throughout the document it states the Future Land Use of a portion of the property is Medium Density Residential (MDR). This is incorrect. The Future Land Use is Low Density Residential (LDR). The LDR category (2-5 du/acre) will be calculated across the CDP as it has been for other developments in the city. On page 9 the statement, "The proposed 2-family areas vary from the plan." should be removed or clarified. Plans should be updated to remove references to the Medium Density Residential land use category.
 - The Land Use and Zoning exhibits have been updated based on guidance from staff for the 2-family lots.
- Net density calculations should be provided
 - Net density has been provided on the zoning exhibit as requested.
- The document should include the calculation for required parkland dedication.
 - The parkland dedication calculation has been added to the zoning exhibit as requested.
- The document should describe the development plans for the outlot labeled "outlot for future development".
 - A brief summary of the anticipated use for Outlot 2 has been added to the text of the CDP as requested.
- The description of woodland resources on page 4 is vague. Has a tree survey been conducted? The document should include an assessment of the tree quality and note if there are any specimen or heritage trees.
 - No formal assessments of the wooded areas in Outlots 5 and 6 has been completed beyond recognition that the steep sloped areas include numerous large oak trees with a thick understory present.
- The streets labels are inconsistent between Exhibit 3 and the Plan & Profile documents.
 - Street labels have been coordinated on all exhibits.

PLANNING STAFF REVIEW #1 DATED 04/05/21

1. Two entrances are **required** into the development site including one on Fitchrona and one on Lacy.
 - a. The proposed development has been revised based on coordination with Public Works to have an access point at Rock Ridge Road & Lacy Road and an access point south of Pheasant Place & Fitchrona Road.
2. We have not received authorization from the property owner NSNK LLC that you have permission to include their property in the application and show their property with a public street dedication crossing it, and a portion of their property being used for a development of a residential lot.
 - a. This comment is no longer applicable due to the change in access point location.
3. What will be the percent slope on the street that connects to Lacy Road. Specifically, will there be a certain distance where slope is flatter as vehicles approach the intersection? Are cross sections available?
 - a. A detailed grading plan and plan & profiles have been developed and are included with this submittal. A 2% approach for the first 75' south of Lacy Road has been provided. The maximum longitudinal slope on Road D is 7.6% and occurs for a distance of approximately 185' north of the Road C intersection.
4. Please summarize outreach to the neighborhood, the neighborhood meeting, and their feedback. Describe any outreach to the Town or City of Verona.
 - a. Description of the neighborhood informational meeting has been updated in the CDP text.
 - b. No coordination has occurred with the Town/City of Verona at this time.
5. PDF Page 12 discusses street connections, pointing out that two southerly street connections within this CDP are planned to accommodate future residential development in the South Stoner Prairie (SSP) planning area (this is fine) and "additional connectivity to Grandview" and Fitchrona Road. Note that street connections in the SSP planning area will be determined via a neighborhood planning process, which may preclude connection to Grandview since planned growth stops north of Grandview.
 - a. No response warranted.
6. PDF Page 12 Sec. 3.3.2 discusses a bike and ped network in vague terms. Please elaborate.
 - a. The details have been clarified based on feedback from staff, Park Commission and Plan Commission.
7. PDF page 13, Section 3.7 states "the proposed 2-family areas vary from the plan". As discussed, the LDR category (requires 2-5 du/ac) will be calculated across the CDP as it has been for other developments in the city. Applicant demonstrated that the total single family and total two family lots fell within the 2-5 du/acre range for both net and gross density calculations across the CDP as a whole, which is summarized on page 3.8 of the submitted CDP. The statement, "the proposed 2-family areas vary from the [comprehensive] plan" should be removed / clarified reflecting this comment.
 - a. The reference has been removed.
8. Will the development meet the required land dedication for parks? 2,900 sf required per unit in dedication, or pay a fee in-lieu of dedication. Please provide the calculation within the narrative. Park improvement fees will be due for each unit.
 - a. Sufficient parklands will be dedicated with the development to satisfy the requirements. The computation has been added to the zoning exhibit.
9. The Lacy Road and Fitchrona Road street connections may be required at an earlier time than shown in the phasing plan. Review and discuss with Public Works.
 - a. Both public street access points have been included in Phase 1 of the development.
10. What is the planned use of "outlot for future development" 130,287 sf?
 - a. The outlot is anticipated to be used for expansion of the business land uses along the south side of Lacy Road at some unknown future date.
11. Please provide copy of wetland exemption referenced in section 2.7.
 - a. A copy will be included in the resubmittal with the response to comments.
12. Section 2.6 vaguely refers to woodland resources. Which areas are to be preserved? Has a tree survey been conducted? Please provide an assessment of the tree quality including any specimen or heritage trees.
 - a. A tree survey has not been completed.
13. What will the grading of rear yards (backing up to Lacy Road) look like? Some areas exceed 12% slopes.
 - a. A detailed grading plan has been provided as well as two sections developed thru the development.
14. Are there any environmental corridors mapped on the property?

- a. None are identified on the City or County maps.

PUBLIC WORKS REVIEW #1 RECEIVED 04/07/21

General Comments

1. A subdivision agreement shall be executed with the City prior to development.
 - a. Understood, no response necessary.
2. Please confirm the sizing and location of the refuse and recycling containers.
 - a. Refuse and recycling containers are anticipated to be standard residential carts for each home and duplex unit. No common collection areas are anticipated.
3. The applicant will need to submit a Construction & Demolition Reuse/Recycling (CDRR) Plan to Building Inspection. CDRR Plans are required both for new construction and for demolition.
 - a. Understood, no response necessary.
4. Developer needs to provide a designated location for US Postal Service Centralized Mode of Delivery.
 - a. Designated locations for centralized mail delivery will be determined at a later date.
5. Will the existing steep topography be an issue, or will they be excavating the site (TB)?
 - a. A significant amount of earthwork is anticipated for this development. A detailed preliminary grading plan has been developed and will be further refined as the approval process advances.
6. 50-Foot Right-of-way dedication shall be required at time of platting along Fitchrona Road, and include a path within an easement outside of the dedicated right of way.
 - a. A 40' ROW dedication is anticipated to be consistent with the Quarry Vista subdivision. Sufficient area is available for street tree plantings in the future along Fitchrona Road once improvements are made in the future to mitigate the substandard vertical geometry and narrow cross section.
7. Entrance signage to subdivision shall be located on privately owned outlots not within the public rights-of-way.
 - a. Understood, no response necessary.

Transportation Comments

1. Provide an internal public path system to take advantage of the natural and environmental features. Provide another north/south path connection to Lacy Road between Road D and Fitchrona Road (in the area of Rock Ridge)
 - a. A 10' shared use path has been incorporated into the design based on feedback from staff, parks commission and plan commission and will connect with the relocated public park areas along the south side of the development.
2. Fitchrona Rd is designated as a primary bicycle route in Fitchburg's Comprehensive plan. A 12' shared-use path is desirable along the western frontage of the development (Fitchrona Road).
 - a. It is the desire of Fitchburg Minerals that improvements associated with Fitchrona Road be constructed when the substandard vertical geometry and narrow cross section are mitigated.
3. An agreement for use of the proposed relocated quarry driveway will need to be provided.
 - a. The relocated quarry driveway shown on the Lacy Road plans impacts the stormwater pond on the Hammersly property and should be reconsidered. Further the Hammersly shop and quarry are owned by separate entities and warrants additional coordination with the two land owners.
4. A secondary access to Lacy Road shall be provided to connect the phased improvements at all times. The access shall be maintained by developer for emergency access.
 - a. Plan revisions have been made to provide two access points in Phase 1 of the development as requested.

Water Main and Sanitary Sewer Comments

1. General comments:
 - MMSD fees will be due for this development.
 - Understood, no response required.
2. Please indicate/correct the following in Section 2.09:
 - Add the following to the last paragraph - "Replacement/upgrades may be required."
 - Note that the sewage for this area is treated by the Madison Metropolitan Sewerage District.
 - The water main along the north side of Lacy Road is 12-inch. Please correct.
 - Indicate that this area is serviced by the City's west zone.
 - a. These clarification have all been incorporated into the CDP text as requested.
3. Please indicate/correct the following in Section 3.4 and Exhibit 3:
 - The water main on Roads C and D shall be loop through the future outlot for future development (lot size listed as 130,287 SF) and ultimately connect to the water main on Lacy Road.
 - Water main will be required to be extended (size to be determined) along Fitchrona Road from Lacy Road to the proposed south plat line and connect in with Road A.
 - Sanitary sewer shall be installed on Road D to Lacy Road and terminate within the Lacy Road r/w at the eastern edge of Road D's r/w.
 - Water and sanitary shall be extended to the south end of all temporary dead-ends.
 - 8-inch minimum sized water mains shall be installed and looped within the plat as directed by the City. Final sizes to be determined by the City during the planning process.
 - Sanitary sewer shall be designed and installed at a depth, size, and location necessary to service lands south of this development as directed by the City.
 - Provide proposed water and sanitary usages for this development.
 - a. As the design and entitlement approvals proceed, the details of these comments will be reviewed and resolved with public works.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A copy of the CARPC 208 letter needs to be submitted to the City prior to issuance of a building permit.
2. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval if land disturbance will exceed 4,000 s.f. The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>.
3. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). A draft copy of this agreement is due with the ECSWM application materials. After approval of the agreement language, a recorded copy must be provided to the City prior to issuance of the ECSWM Permit.
4. If private stormwater measures are constructed on site, the owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.
5. If infiltration is required to meet the ECSWM requirements, follow the DNR's Site Evaluation for Stormwater Infiltration (1002) guidelines to determine the infiltration rate used for modeling prior to submitting the Stormwater Report.
6. Stormwater facilities should be designed using DNR's post-construction technical standards, available at: https://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html. The report did not use the correct values for the design storms.
7. Proposed **public** stormwater facilities should be designed according to DNR standards as well as the standards available here: <http://www.fitchburgwi.gov/DocumentCenter/View/21019/Requirements-for-New-Public-SW-Facilities>.
8. Proposed grades cannot block offsite water that drained through the lot in pre-development conditions. Localized ponding should not be created, and drainage of offsite properties should not be impacted by proposed development.
9. The Jamestown Stormwater Assessment District was referenced in the report. Please note, the proposed development is not located within the Jamestown Stormwater Assessment District.
 - a. The reference has been removed from the text of the CDP.

10. Has a Jurisdictional Determination been completed to determine whether the wetlands fall under federal jurisdiction?
 - a. An artificial wetland exemption has been obtained from WDNR and therefore a USACOE JD is not warranted.

11. It is generally desirable for stormwater facilities in single- and two-family home areas to be owned and maintained by the Stormwater Utility. This relieves the homeowners of the burden of providing maintenance for these facilities and relieves the City of the potential of taking over facilities that were not designed per our standards in the future (for example, if the HOA were to dissolve). Please describe the rationale for making the stormwater facilities in this neighborhood private.
 - a. Ownership of the regional pond will continue to be coordinated with Public Works as the final plans for Lacy Road are developed and right of way acquired for the project.

12. Who would be responsible for maintaining the private stormwater facilities? A condo association or HOA?
 - a. All land owners within the development are anticipated to be part of the HOA. A condo association is not anticipated at this time since each duplex will be located on an individual lot as allow in the City's zoning code.

13. Pre-treatment is required prior to infiltration. How would this be achieved in the infiltration swale?
 - a. Pre-treatment is anticipated and will be refined as the design process.

14. Provide minimum opening elevations for homes abutting the swale and pond to ensure homes are not impacted by the 100-year storm event.
 - a. The elevations can be provided in the master grading plan as the design process evolves.

15. Private easements were referenced for the stormwater facilities. Who would own the land these facilities are on, and what would the easements be for?
 - a. Any drainage easements are anticipated to be public when conveying water from public streets along shared lot lines or along the rear lot lines.

16. Please take a close look at Road C when ensuring safe passage of storms above the 100-year storm event without impacting structures on neighboring properties.
 - a. The cross culvert will be designed to convey the 100-yr flows from upstream of Road C.

17. The area downstream of this development experiences road closures due to flooding. Would you be willing to exceed the 90% infiltration requirement, and if so, what infiltration amount would you be willing to meet?
 - a. Given the soils identified by the Lacy Road project for the infiltration area, exceeding 90% predevelopment standard will be difficult, but will be considered.

18. Include the current quarry operation proposed reclamation plan within the drainage basin. Which direction is proposed reclaimed stormwater projected to drain? Include these areas within the stormwater management calculations.
 - a. The Fitchburg Minerals owned quarry to the east is expected to be internally drained based on the reclamation plans.

CC: