



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/Institutional

**3. No. of Parcels Proposed:** 286

**4. No. Of Buildable Lots Proposed:** 271

**5. Zoning District:** PD, RL

**6. Current Owner of Property:** Fahey Land LLC.

**Address:** 5376 Irish Lane, Fitchburg, WI 53711 **Phone No:** 608-658-0174

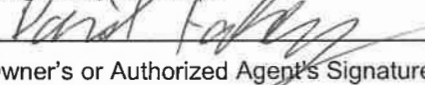
**7. Contact Person:** Brian Munson, Vandewalle & Associates

**Email:** bmunson@vandewalle.com

**Address:** 120 East Lakeside Street, Madison, WI 53715 **Phone No:** 608-609-4410

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto: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:**  David Fahey  
 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:** \_\_\_\_\_

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

**Permit Request No.** \_\_\_\_\_



# VANDEWALLE & ASSOCIATES INC.

Tuesday, September 21, 2021

City of Fitchburg  
Attn: Sonja Kruesel  
5520 Lacy Road  
Fitchburg, Wisconsin 53711

Dear Sonja:

The attached Comprehensive Development Plan submittal outlines the future development of the Fahey South Parcel. Built around the full spectrum of housing, this project integrates first-time homebuyer, move up, and luxury single family housing, attached single family housing, neighborhood supporting institutional uses, and neighborhood scale rental multi-family housing; set within a framework of walkable streets, parks, open space and trails. This CDP application is the first step towards facilitating the mixed residential and institutional development as called for in the City of Fitchburg Comprehensive Development Plan and McGaw Park Neighborhood Plan.

Sincerely,

Brian Munson  
Principal

Cc: David Fahey  
Tony Heinrichs  
Chris Ehlers  
Grant Emmel

## Applicant/Owner

Fahey Land LLC  
5376 Irish Lane  
Fitchburg, Wisconsin 53711  
David Fahey  
[faheysd@gmail.com](mailto:faheysd@gmail.com)  
608-658-0174

## Design Team

Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Brian Munson  
[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)  
608-609-4410

D'Onofrio Kottke  
7530 Westward Way  
Madison, Wisconsin 53717  
Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)  
608-833-7530

Knothe Bruce Architects  
7601 University Avenue  
Middleton, Wisconsin 53562  
Greg Held  
[gheld@knothebruce.com](mailto:gheld@knothebruce.com)  
608-836-3690

Ron Klass  
[rklass@donofrio.cc](mailto:rklass@donofrio.cc)  
608-833-7530

## Development Timeline

City Staff Meeting:	September 14, 2021
Neighborhood Meeting:	September 16, 2021
Comprehensive Development Plan Submittal:	September 21, 2021

## Proposed Zoning (See Zoning Plan):

R1:	Single Family & Twin Homes	PDD
R2:	Multi-Family	PDD
Institutional:	Institutional Uses	RL

## Proposed Land Use Summary (See Master Plan):

R1:	257	Single Family Homes	
		136 carriage lane accessed	
		121 conventional street accessed	
	12	Attached Single Family (for sale twin homes)	
R2:	228	Multi-Family Apartments	
		30 Efficiencies (13%)	
		114 1 Bedroom (50%)	
		60 2 Bedroom (26%)	
		24 3 Bedroom (11%)	
Institutional		5 acres Institutional (School)	

**Proposed Phasing (See Phasing Plan):**

Initial Phase Spring 2022

5-10 year buildout

**Exhibits:**

Legal Description

CARPC Resolution

Location Map

Existing Conditions

Land Use Map (Comp Plan Style)

Master Plan

Zoning Map

Phasing Plan

Draft Preliminary Plat

Conceptual Multi-Family Master Plan

Conceptual Institutional Master Plan

**Legal Description:**

Outlot 8, Fahey Fields and Part of Lot 2, Certified Survey Map No. 9896, located in the all 1/4's of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:  
Beginning at the East 1/4 Corner of said Section 15; thence S01°03'52"W, 1499.88 feet along the East line of said SE1/4; thence S88°48'56"W, 1034.18 feet; thence S88°43'47"W, 1079.00 feet; thence S88°22'58"W, 524.97 feet; thence N00°27'55"E, 1443.37 feet; thence N87°32'50"E, 624.57 feet; thence N87°28'11"E, 2031.60 feet to the point of beginning. Containing 89.202 acres.



September 10, 2020

DNR Project No. DC-0206

Mr. Mike Rupiper, PE  
Director of Environmental Resources Planning  
Capital Area Regional Planning Commission  
100 State Street, Suite 400  
Madison, WI 53703

*Subject: Water Quality Management Letter for Sewer Service Area Amendment Request #1803 – Central USA (Fitchburg)*

Dear Mr. Rupiper:

We have completed our review of the amendment request from the City of Fitchburg received on June 10, 2020. The proposed amendment is currently in the City of Fitchburg, in the Lake Waubesa-Yahara River (HUC 12: 070900020703) watershed. It includes the addition of approximately 89.2 acres of land, including approximately 5.8 acres of proposed environmental corridor, for a net of approximately 83.4 developable acres to the Central Urban Service Area. A public hearing was held on the proposed amendment at the July 9, 2020, Regional Planning Commission meeting. At August 13, 2020 meeting, the Capital Area Regional Planning Commission voted to recommend approval of this amendment to the Wisconsin Department of Natural Resources (WDNR), based on the land uses and services proposed, and in recognition of the state and local requirements. The Commission identified conditions and recommendations associated with this approval.

The Department finds the proposed amendment is consistent with water quality standards under section 281.15, Wis. Stats., and approves this amendment conditioned on the continued commitment of the City of Fitchburg to pursue the following:

1. Submit a detailed stormwater management plan for Regional Planning Commission staff review and approval (in conjunction with DCL&WCD staff) as part of the sewer extension review process for the amendment area. The stormwater management plan shall include the following:
  - a. Install stormwater and erosion control practices prior to other land disturbing activities. Protect infiltration practices from compaction and sedimentation during land disturbing activities.
  - b. Control peak rates of runoff for the 1-, 2-, 10-, and 100-year 24-hour design storms to “pre-development” levels, in accordance with the City of Fitchburg and Dane County Stormwater Ordinances.
  - c. Provide at least 80% sediment control for the amendment area based on the average annual rainfall, with a minimum of 60% of that control occurring prior to infiltration, in accordance with the City of Fitchburg and Dane County Stormwater Ordinances.
  - d. Maintain the post development stay-on volume to at least 90% of the pre- development stay-on volume for the average annual rainfall period, in accordance with the City of Fitchburg and Dane County Stormwater Ordinances.
  - e. Treat the first 0.5 inches of run-off using best management practices to provide oil and grease control at commercial and industrial sites, in accordance with the City of Fitchburg and Dane County Stormwater Ordinances.

- f. Maintain pre-development groundwater recharge rates from the Wisconsin Geological and Natural History Survey's 2012 report, Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model (a range of 9 to 10 inches/year for the amendment area or by a site specific analysis, when required by the City of Fitchburg and Dane County Stormwater Ordinances.
2. Stormwater management facilities shall be placed in public outlots whenever feasible and designated as environmental corridor. Easements and perpetual legal maintenance agreements with the City, to allow the City to maintain stormwater management facilities if owners fail to do so, shall be provided for any facilities located on private property.
3. Delineate environmental corridors to include the park and open space, and stormwater management areas to meet the Environmental Corridor Policies and Criteria adopted in the Dane County Water Quality Plan.
4. Continue to encourage the responsible use of deicers and water softeners by participating in the trainings and outreach activities of the Wisconsin Salt Wise Partnership.
5. Construct the sanitary sewer capacity improvements identified for the Woods Hollow and Syene Interceptors.

In addition to the above conditions, it is recommended that the City pursue the following to further improve water quality and environmental resource management:

1. Request a formal Endangered Resources Review by the WDNR or one of their certified reviewers for potential impacts to endangered resources like rare plants, animals and natural communities and take necessary habitat protection measures if species are found.
2. Work with the development team to design stormwater infiltration practices to achieve greater than 90% of pre-development infiltration where economically feasible based on soil conditions.
3. Encourage the use of native flora in landscaping to provide suitable pollinator habitat and increased infiltration, where appropriate.
4. Work to implement a system for citizens to report erosion control concerns on the City's website.
5. Provide informational and educational resources through a variety of outreach methods to watershed residents and businesses about water quality and the Waubesa Wetlands.
6. Work with the USGS to fund and implement a monitoring station on Swan Creek at Lalor Road, as recommended by the UW WRM Waubesa Wetlands Study.

Note: Recommendations 4, 5, and 6 were initially recommended to the Department as conditions of approval. We have moved these proposed conditions to recommendations because they are not directly related to pollution control activities and compliance with water quality standards under s. 281.15, Wis. Stats, as required under s.283.83(1m). The Clean Water Act requires states to adopt water quality standards to protect, maintain and improve the quality of our nation's surface waters. Water quality standards are comprised of designated uses, water quality criteria, and an antidegradation policy, codified in Wisconsin under s. 281.15, Wis. Stats. The recommendations in question are related to development of a city website, public educational outreach, and city funding of a gaging station to address broader watershed concerns. While these recommendations are considered good practices and supported by the Department, we have determined that they are not appropriate to include as conditions of approval for this amendment to the Dane County Areawide Water Quality Management Plan. We look forward to working with CARPC, the City of Fitchburg, and other interested parties to explore other opportunities to protect and improve water quality in the Swan Creek watershed and the Waubesa Wetlands as recommended by the UW WRM Practicum.

This amendment is a formal update to the state's Areawide Water Quality Management Plan and the *Dane County Water Quality Plan* and will be forwarded to the US Environmental Protection Agency to meet the requirements of the Clean Water Act of 1987 (Public Law 92-500 as amended by Public Law 95-217) and outlined in the federal regulations 40 CFR, Part 35. This review is an integrated analysis action under s. NR 150.20 (2) (a) 3, Wis. Adm. Code. By means of this review, the Department has complied with ch. NR 150, Wis. Adm. Code, and with s. 1.11, Wis. Stats. The approval of this environmental corridor amendment does not constitute approval of any other local, state, or federal permit that may be required for sewer construction or associated land development activities.

Appeal Rights:

Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., a party has 30 days after the decision is mailed, or otherwise served by the Department, to file a petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Wis. Stats., a party has 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with section NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with section NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing does not extend the 30-day period for filing a petition for judicial review.

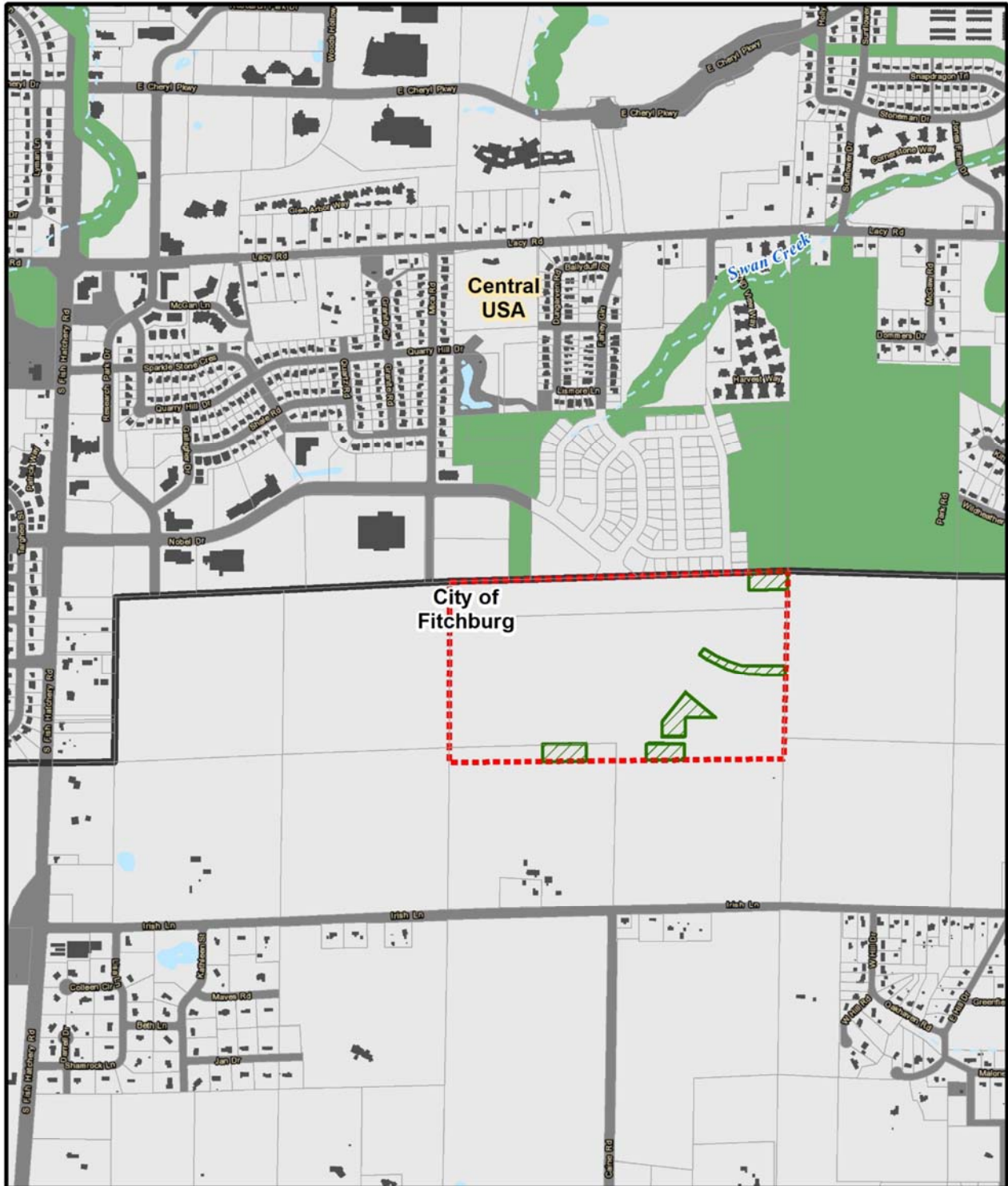
Sincerely,




Timothy R. Asplund, Chief  
Monitoring Section, Bureau of Water Quality  
Wisconsin DNR

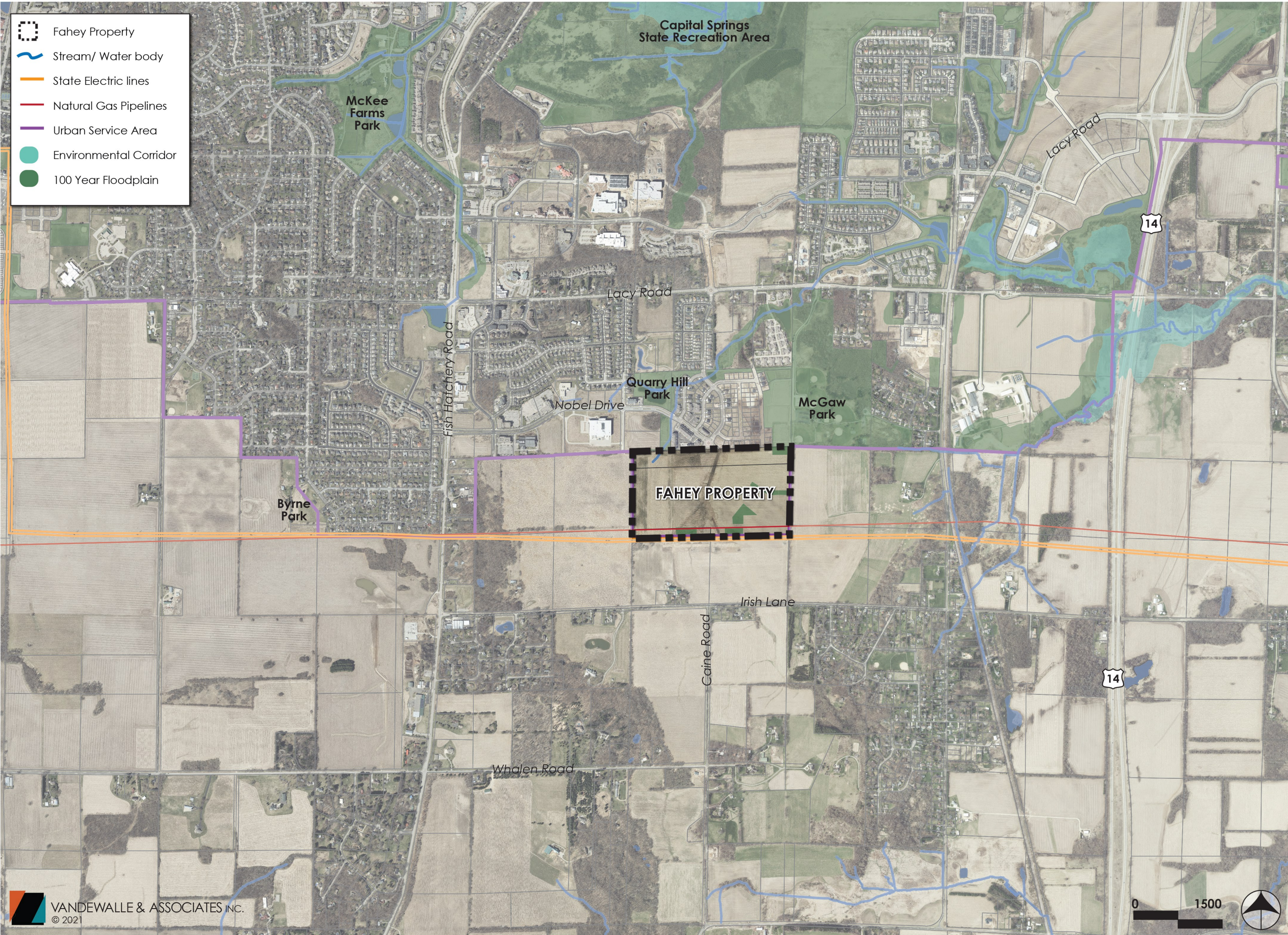
**Electronic Copy:**

Larry Palm – Executive Chairperson, CARPC  
Kris Hampton – Secretary, CARPC  
Ms. Sonja Kruesel, City Planner & Zoning Administrator, City of Fitchburg  
Lisa Helmuth – Water Resources Management Specialist, DNR  
Matt Droese – Wastewater Engineer, DNR  
Mike Sorge – South District Water Resources Supervisor, DNR  
Jim Amrhein -- South District Water Quality Biologist, DNR  
Tim Ryan – South District Wastewater Supervisor, DNR



<p><b>Map 1 Amendment Area</b>                  Proposed Amendment to the                  Dane County Water Quality Plan,                  Revising the Sewer Service Area                  Boundary and Environmental Corridors                  in the Central Urban Service Area</p>		Service Area To Be Added (89.5 acres)	Date: 8/3/2020  0 1,000 Feet  Prepared by staff of the CARPC.
		Existing Service Area	
		Environmental Corridor To Be Added (5.8 acres)	
		Existing Environmental Corridors	

-  Fahey Property
-  Stream/ Water body
-  State Electric lines
-  Natural Gas Pipelines
-  Urban Service Area
-  Environmental Corridor
-  100 Year Floodplain



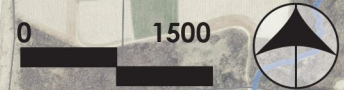
# FAHEY PROPERTY

FITCHBURG, WISCONSIN

CREATED : 1.20.21

SCALE : 1"=1,500'

**LOCATION  
MAP**





-  Fahey Property
-  Stream
-  2 ft contours
-  Steep Slope
-  State Electric lines
-  Natural Gas Pipelines
-  Urban Service Area
-  Environmental Corridor



# FAHEY PROPERTY

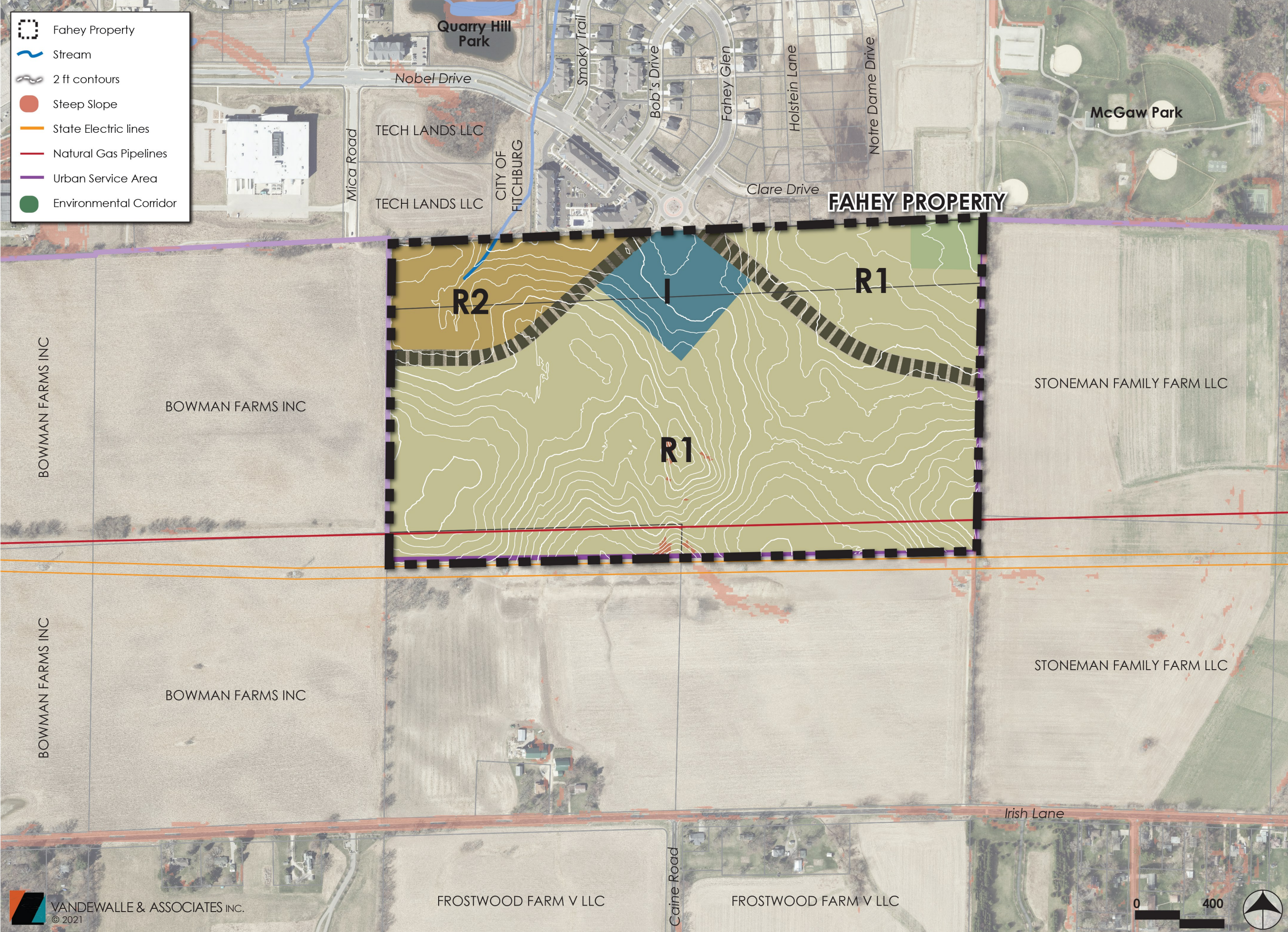
FITCHBURG, WISCONSIN

CREATED : 1.20.21

SCALE : 1"=400'

## SITE ANALYSIS

- Fahey Property
- Stream
- 2 ft contours
- Steep Slope
- State Electric lines
- Natural Gas Pipelines
- Urban Service Area
- Environmental Corridor



# FAHEY PROPERTY









FITCHBURG, WISCONSIN

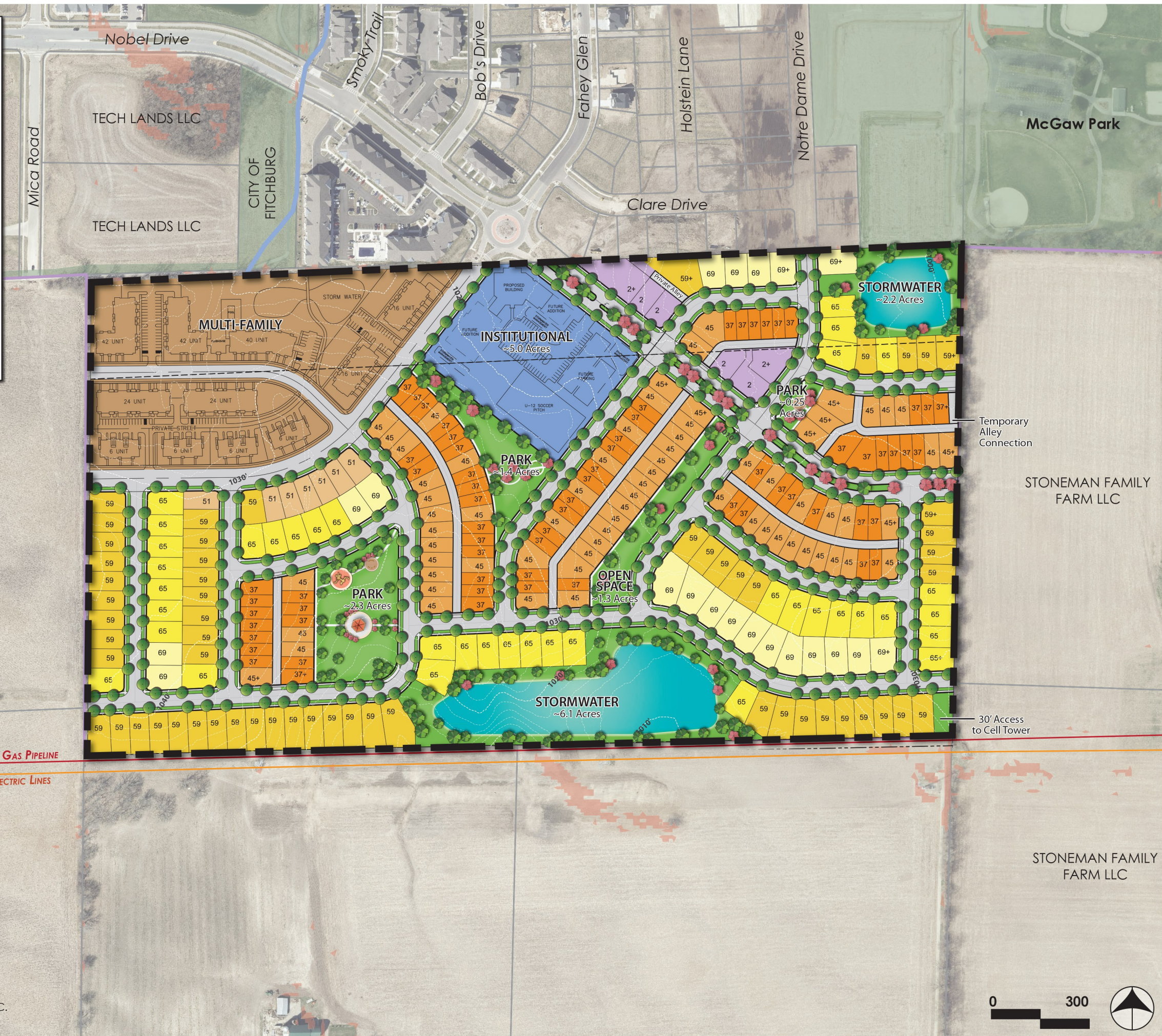
REVISED : 9.15.21

SCALE : 1"=400'

**SITE  
ANALYSIS &  
NEIGHBORHOOD  
PLAN OVERLAY**



Legend		
<b>Proposed Single Family</b>		
 Alley Accessed (37')	67	13.4%
 Alley Accessed (45')	69	14.0%
 Street Accessed (51')	7	1.4%
 Street Accessed (59')	57	11.5%
 Street Accessed (65')	37	7.4%
 Street Accessed (69')	20	4%
<b>Subtotal</b>	<b>257</b>	<b>51.7%</b>
<b>Proposed Attached Single Family</b>		
 Twin Homes (Alley)	12	2.4%
<b>Subtotal</b>	<b>12</b>	<b>2.4%</b>
<b>Proposed Multi-Family</b>		
 Multi-Family	228	45.9%
<b>Subtotal</b>	<b>228</b>	<b>45.9%</b>
<b>Total Units</b>	<b>497</b>	<b>100%</b>











**FAHEY PROPERTY**  
FITCHBURG, WISCONSIN

REVISED: 9.16.21

SCALE : 1" = 300'

**CONCEPT  
PLAN**



Legend		
<b>Proposed Single Family</b>		
 Alley Accessed (37')	67	13.4%
 Alley Accessed (45')	69	14.0%
 Street Accessed (51')	7	1.4%
 Street Accessed (59')	57	11.5%
 Street Accessed (65')	37	7.4%
 Street Accessed (69')	20	4%
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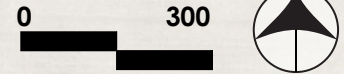


**FAHEY PROPERTY**  
FITCHBURG, WISCONSIN

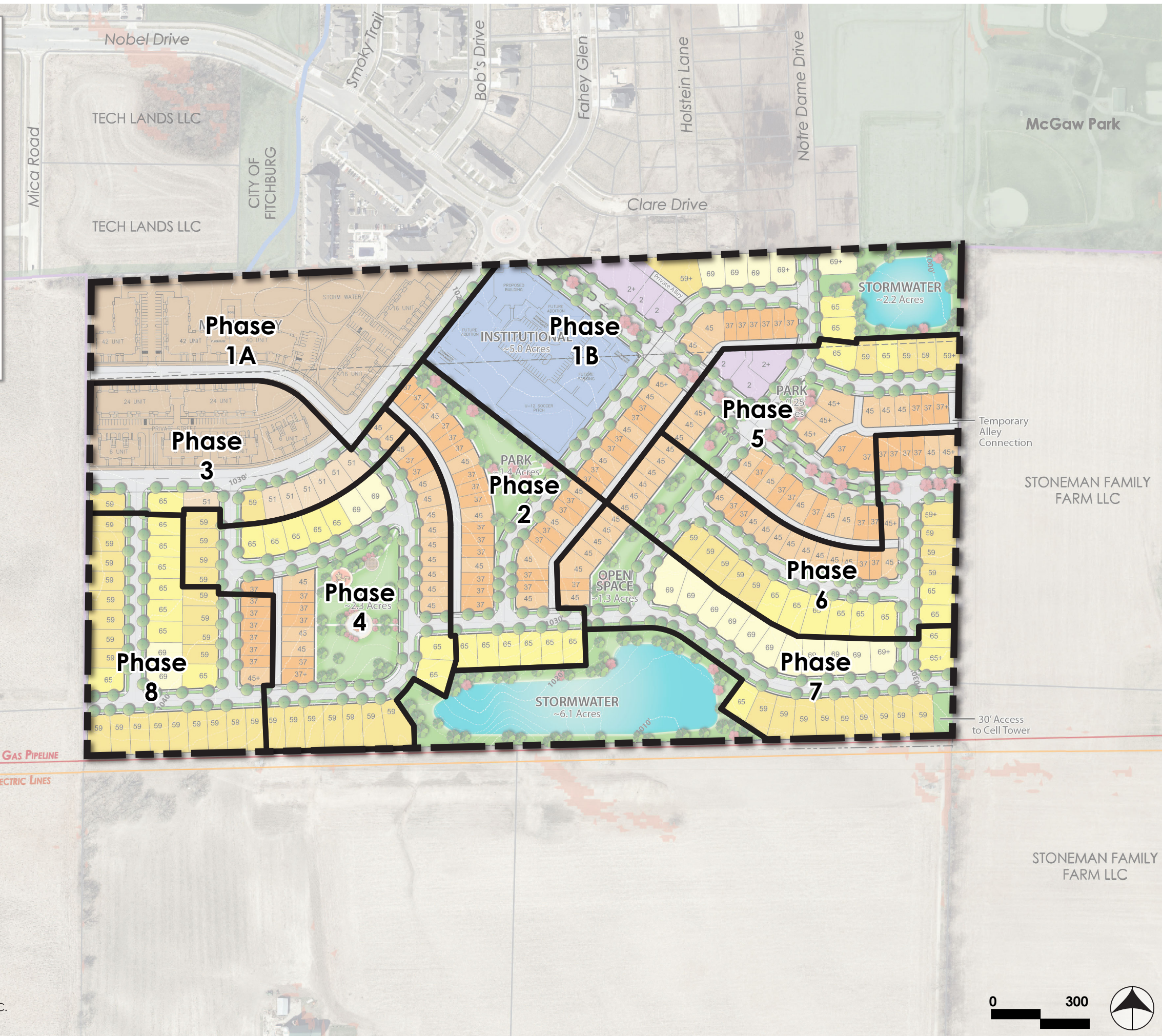
REVISED: 9.20.21

SCALE : 1"= 300'

**ZONING  
PLAN**



Legend		
<b>Proposed Single Family</b>		
	Units	%
	67	13.4%
	69	14.0%
	7	1.4%
	57	11.5%
	37	7.4%
	20	4%
<b>Subtotal</b>	<b>257</b>	<b>51.7%</b>
<b>Proposed Attached Single Family</b>		
	Units	%
	12	2.4%
<b>Subtotal</b>	<b>12</b>	<b>2.4%</b>
<b>Proposed Multi-Family</b>		
	Units	%
	228	45.9%
<b>Subtotal</b>	<b>228</b>	<b>45.9%</b>
<b>Total Units</b>	<b>497</b>	<b>100%</b>



**FAHEY PROPERTY**  
FITCHBURG, WISCONSIN

REVISED: 9.20.21

SCALE : 1" = 300'

**ESTIMATED  
PHASING  
PLAN**



**PRELIMINARY PLAT**  
**FAHEY SOUTH PROPERTY**

LOCATED IN ALL 1/4'S OF THE SE1/4 OF SECTION 15, T6N, R9E,  
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

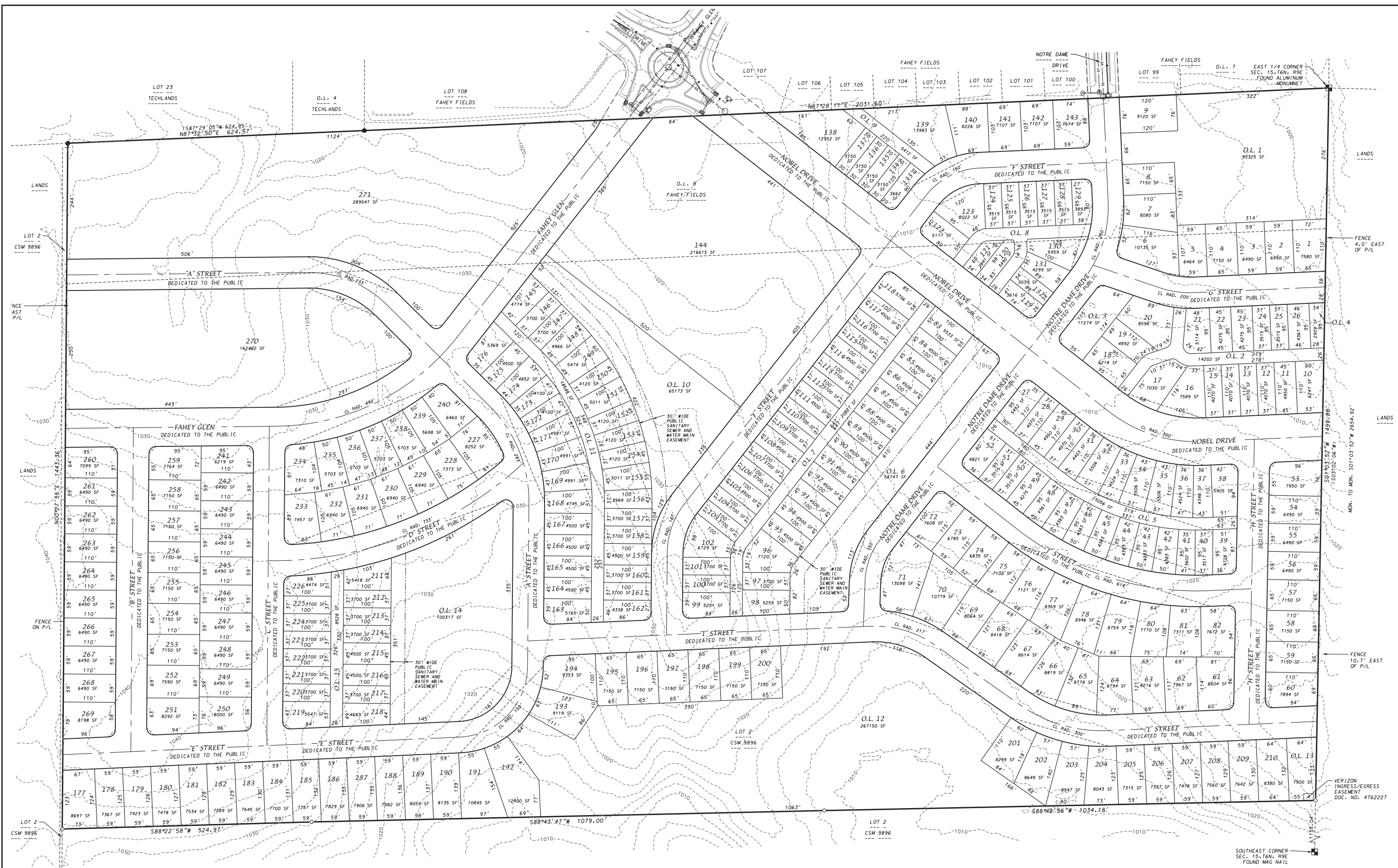


THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E IS ASSUMED TO BEAR S01°03'52"W

SCALE: 1" = 100'

DATE: 09-20-21  
 REVISED:

FN: 21-07-105  
 Sheet Number:  
 1 of 1



**SURVEYOR'S CERTIFICATE**  
 I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.  
 Dated this \_\_\_ day of \_\_\_\_\_, 2021.

**NOTES**  
 1. All intersection right-of-way radii are 15'.

**LEGAL DESCRIPTION**  
 Outlot 8, Fahey Fields, recorded in Volume 60-0794 of Plats on pages 429-434 as Document Number 5349708 and Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318, Dane County Registry, located in all 1/4's of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Beginning at the East 1/4 corner of said Section 15; thence S01°03'52"W, 1499.88 feet along the East line of said SE1/4; thence S88°48'56"W, 1034.18 feet; thence S88°43'47"W, 1079.00 feet; thence S88°22'58"W, 524.97 feet; thence N00°27'55"E, 1443.36 feet to a point on the South line of Lot 23, Techlands; thence N87°32'50"E, 624.57 feet along the said line of said Lot 23 and Outlot 4, Techlands to the Southeast corner of said Outlot 4; thence N87°28'11"E, 2031.60 feet to the point of beginning, containing 89,201 acres.

**DRAFT**



ISSUED  
 Comprehensive Development Plan - 9-21-2021

PROJECT TITLE  
**Fahey Glen South  
 Development**

Fitchburg, Wisconsin  
 SHEET TITLE  
**Site Plan**

SHEET NUMBER

**C-1.1**

PROJECT NO. **2104**  
 © Knothe & Bruce Architects, LLC

**I SITE PLAN**  
 C-1.1 1" = 50'-0"

**GRAPHIC SCALE**  
 0 50 100 150  
 1 INCH = 50 FT (24X36 SHEET)

