



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: 2

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: Rural Development (portion to be rezoned General Industrial)

6. Current Owner of Property: Payne & Dolan, Inc

Address: 6145 McKee Road **Phone No:** 262-524-1943

7. Contact Person: William Buglass

Email: wbuglass@walbecgroup.com

Address: 6295 Lacy Road Fitchburg, WI 53593 **Phone No:** 608-445-0925

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: 

CLINT WENINGER ^{LAND} ^{RESOURCE} ^{MANAGER}

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. _____

Lot Two (2), Certified Survey Map No. 7700 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on January 05, 1995, in Volume 40 of Certified Survey Maps, Pages 175 & 176, as Document No. 2654147, as corrected by Affidavit of Correction recorded May 02, 1995 as Document No. 2673654, part of the NW 1/4 and SW 1/4 of the NE 1/4, part of the NE 1/4 of the SW 1/4 and part of the NW 1/4 of the SE 1/4 of Section 7, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

Comprehensive Development Plan Payne and Dolan – Cottonwood Site

Cottonwood Drive
City of Fitchburg
Dane County, Wisconsin

Prepared by:



Prepared for:
Payne and Dolan, Inc.

Last Revised: September 15, 2021

Table of Contents

PROJECT TEAM	1
INTRODUCTION	2
Background Information & Project Overview	2
Project Summary	3
Boundary Description	3
SITE INFORMATION	5
Existing Conditions	5
DEVELOPMENT PLAN	10
Site Plan	10
Zoning	10
Streets and Transportation	10
Parking	11
Stormwater Management	11
Open Space	12
Utilities	12
Soils	12
Compatibility with Surrounding Land Uses and Consistency with Adopted Plans	14
APPENDICES	15

PROJECT TEAM

Payne + Dolan - Cottonwood Site CDP

Project Name:

Payne + Dolan – Cottonwood Site

Project Owner/Applicant:

Payne + Dolan

Clint Weninger

N3 W23650 Badinger Road

Waukesha, WI 53187

262.524.1258

cweninger@payneandolan.com

General Beverage Engineer:

Edge Consulting Engineers, Inc.

Brian Beaulieu, PE

624 Water Street

Prairie Du Sac, WI 53578

608.644.1449

bbeaulieu@edgeconsult.com

General Beverage Surveyor:

Meridian Surveying, Inc.

Steve De Jong, PLS, CFedS

N9637 Friendship Drive

Kaukauna, WI 54130

920.993.0881

sdejong@meridian-wi.com

Prepared By:

Payne + Dolan

Jaimi Lapp, PE

W6380 Design Drive

Greenville, WI 54942

262.933.8429

jlapp@walbecgroup.com



INTRODUCTION

Payne + Dolan - Cottonwood Site CDP

Background Information & Project Overview

The Payne + Dolan – Cottonwood Site Comprehensive Development Plan provides a framework for industrial development of lands Payne and Dolan, Inc. has owned since 1979. The site is designated for rural development by the City of Fitchburg master plan and is within the City’s current Urban Service Area and Future Urban Development Area. The subject property consists of approximately 53 acres located south of Cottonwood Drive and east of the Military Ridge State Trail in Section 7 of the City of Fitchburg. The is the Payne + Dolan plant site which is part of the larger O’Brien quarry site. The northern boundary of the property abuts Cottonwood Drive. The Military Ridge State Trail defines the western boundary of the property. The eastern and southern limits of the property abut other industrial and commercial lands owned by the City, Pink Plate LLC, Capital City Leasing LLP and Leeder Enterprises LLC and Sub-Zero Wolf Inc and the City, respectively. The remainder of the property, not being purchased by General Beverage, is comprised of active quarry.

Figure 1 shows the project location and the surrounding neighborhood context. In the greater area surrounding the site and bounded by US-18 (west), McKee Road (north), Commerce Park Drive (east) and Lacy Road (south) are the following:

- **To the West:** City of Fitchburg Military Ridge State Trail lands (5.73 acres)
- **To the North:** Industrial and business properties including General Beverage (6.11 acres), Midwest Decorative Stone & Landscape Supply (5.04 acres) , Whoville Holiday Lighting (1.47 acres), American Heating & Air Conditioning, Inc (0.70 acres), Cardno (0.70 acres), Vacant City Commerce Park Lot 6 (1.36 acres), Kwik Trip (2.59 acres) and 3 Parking Lots (combined 4.90 acres).
- **To the East:** Industrial properties including PIKE Technologies (3.50 acres), Kicks Unlimited Karate (1.15 acres), Loomis Enzymes, LLC (1.34 acres), Luxi Stone Granite Marble & Quartz (1.35 acres), Legacy Academy Activity / Bakke Athletics (4.60 acres), Climate Controlled Space (1.38 acres), Noble Knight Games (3.78 acres) and City of Fitchburg water tower land (0.74 acres).
- **To the South:** City of Fitchburg Quarry Ridge Recreation lands (combined 51.42 acres), Sub-Zero (33.87 acres), Quarry Vista Subdivision (72.37 acres) and Payne + Dolan land (35.68 acres).

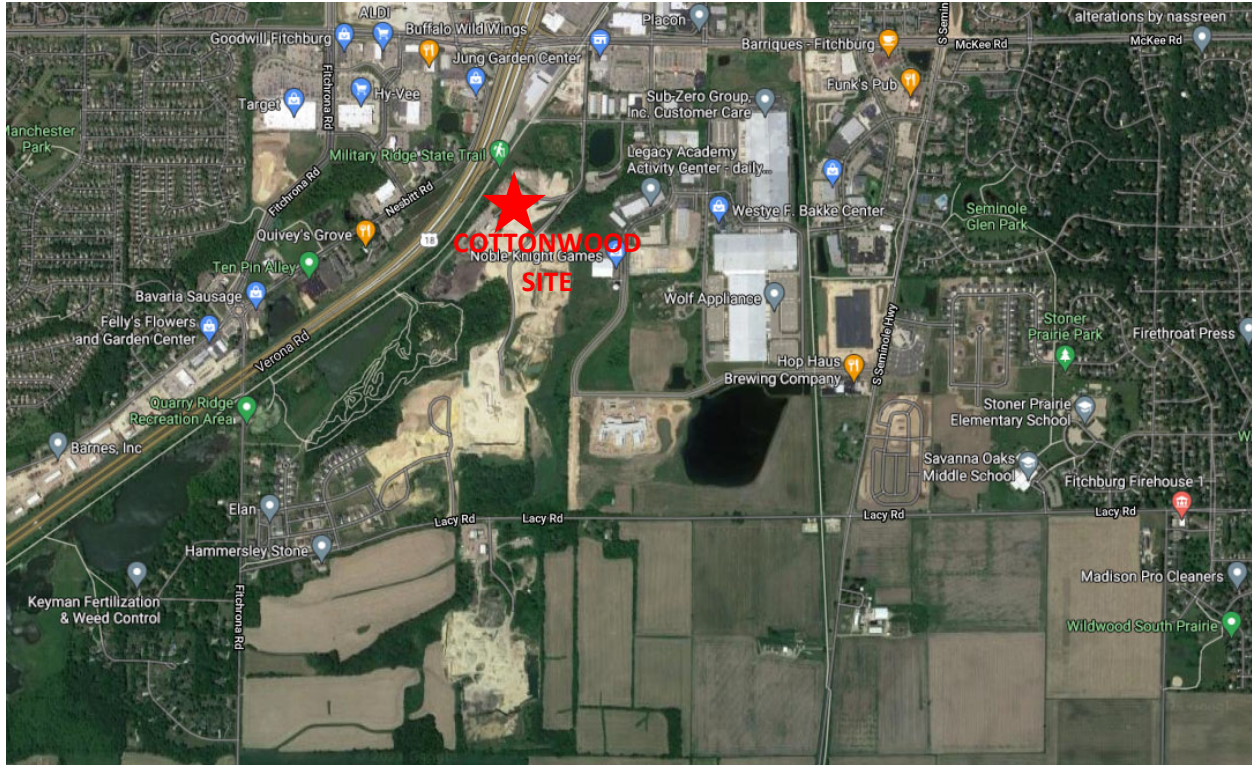


Figure 1

Project Summary

Based on topography, hydrologic and geologic conditions within the planning area, and with consideration given to the land use patterns and development expectations expressed in City policies, Payne and Dolan forecasts that implementing the CDP will realistically add 103,500 sf of industrial warehouse space (single building) with parking, drives and stormwater management to serve the space. The current planning area encompasses approximately 7.5 acres generally located south of Cottonwood Drive and east of the Military Ridge State Trail. The remaining area is to remain as the Obrien Quarry. The development team intends to move forward with platting and rezoning of the property to 2 lots subsequent to City approval of the CDP as it is intended to aid in public and private decisions regarding land division, zoning and infrastructure investment. Development schedule as it pertains to construction of Phase 1 and Phase 2 of the General Beverage site is in the foreseeable future, such as Phase 1 2022 and Phase 2 2024, but will be dependent on approval of the CDP, sale of the property, platting, rezoning and design plans. There is no known plan or schedule to develop the remainder of the site but discussion on how it can be divided and served by public right of way and utilities is provided in this report. This submittal constitutes a Comprehensive Development Plan (CDP) under Chapter 15 of the City's ordinances.

Boundary Description

All of Lot 2, Certified Survey Map No. 7700 as recorded as Document No. 2654147, being located in the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the

Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4, Section 7, T.6N., R.9.E., City of Fitchburg, Dane County, Wisconsin.

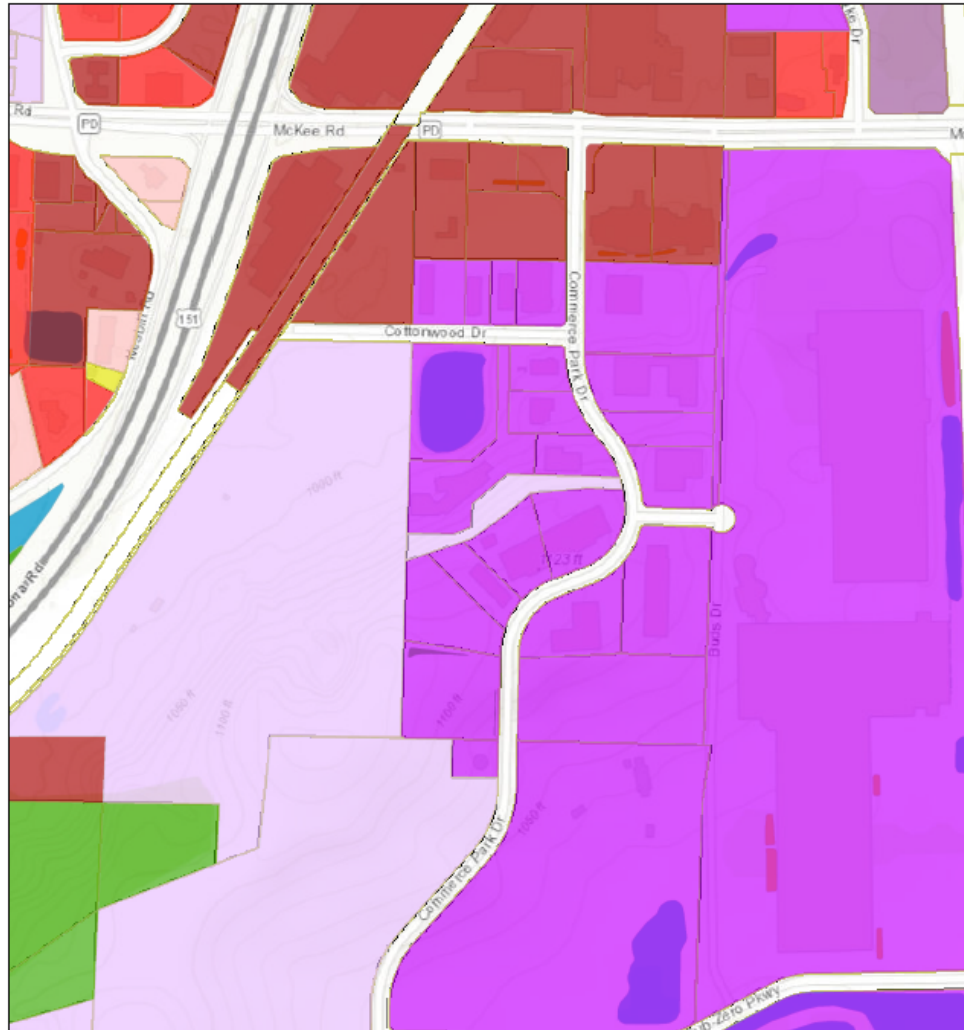
Please see the Certified Survey Map, **Exhibit 1**, attached as an appendix to this document, for the full boundary area and intended 2 parcels (referred to throughout this report as Lot 1 45.5 acres and Lot 2 7.5 acres).

SITE INFORMATION

Payne + Dolan - Cottonwood Site CDP

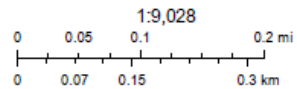
Existing Conditions

The property is currently zoned R-D, Rural Development B-H, Highway Business. See **Figure 2**, current zoning map.



6/7/2021, 3:08:22 PM

- | | |
|-----------------------------------|------------------------|
| Zoning | Professional Business |
| Low to Medium Density Residential | Specialized Industrial |
| Park and Recreation | General Industrial |
| Rural Development | Storm_Basins |
| Highway Business | Bioretention |
| General Business | Wet Pond |
| Transitional Agriculture | Infiltration |



County of Dane, Esri, Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Figure 2

Figures 3, 4 and 5 show the current conditions on the project site. The topography varies vastly across the site from the lowest points of approximately 995 on the west portion to as high as approximately 1125 on the east (see Figure 3).

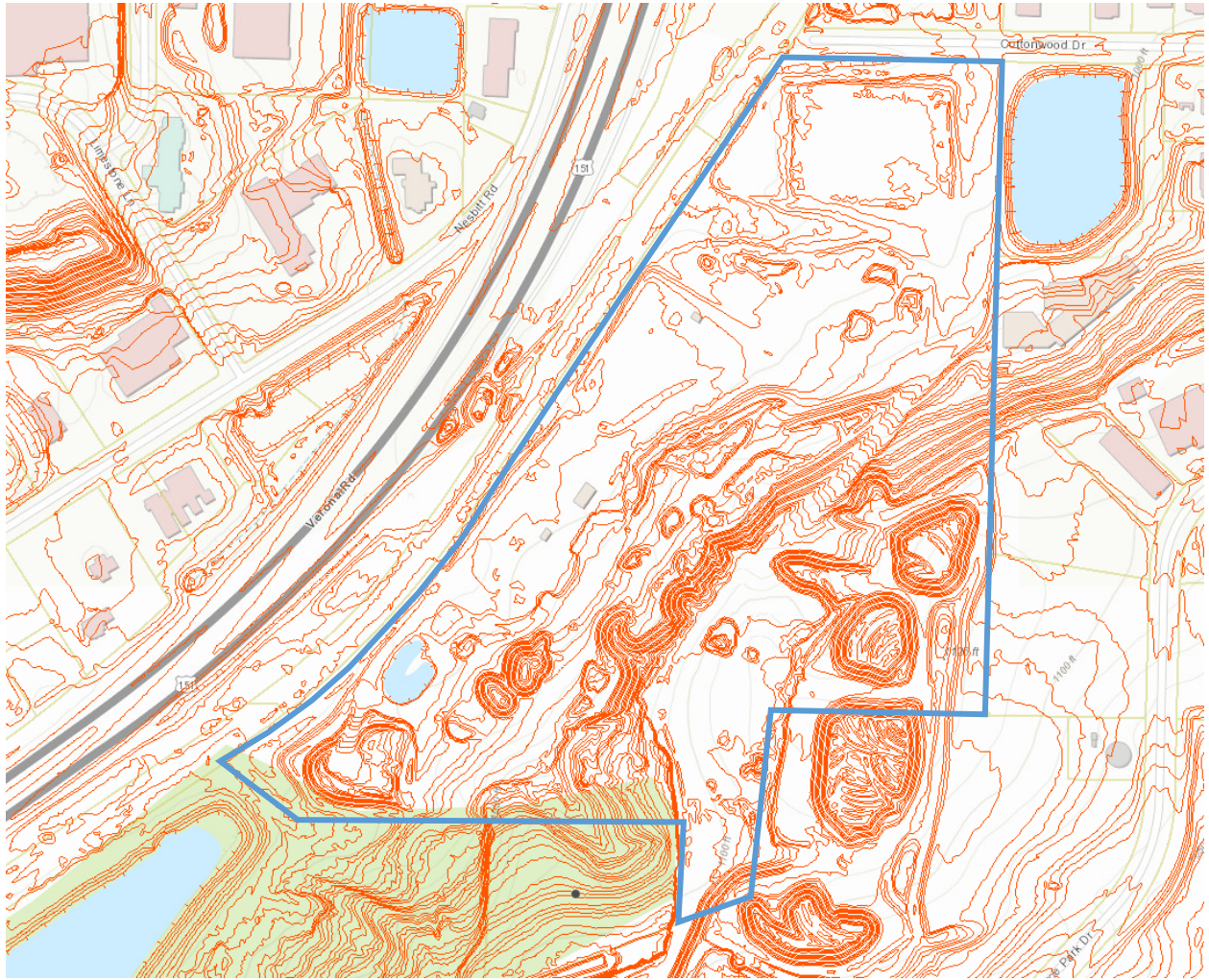


Figure 3

Steep slopes exist in the quarry area and can be seen as the shaded tan areas in **Figure 4**.

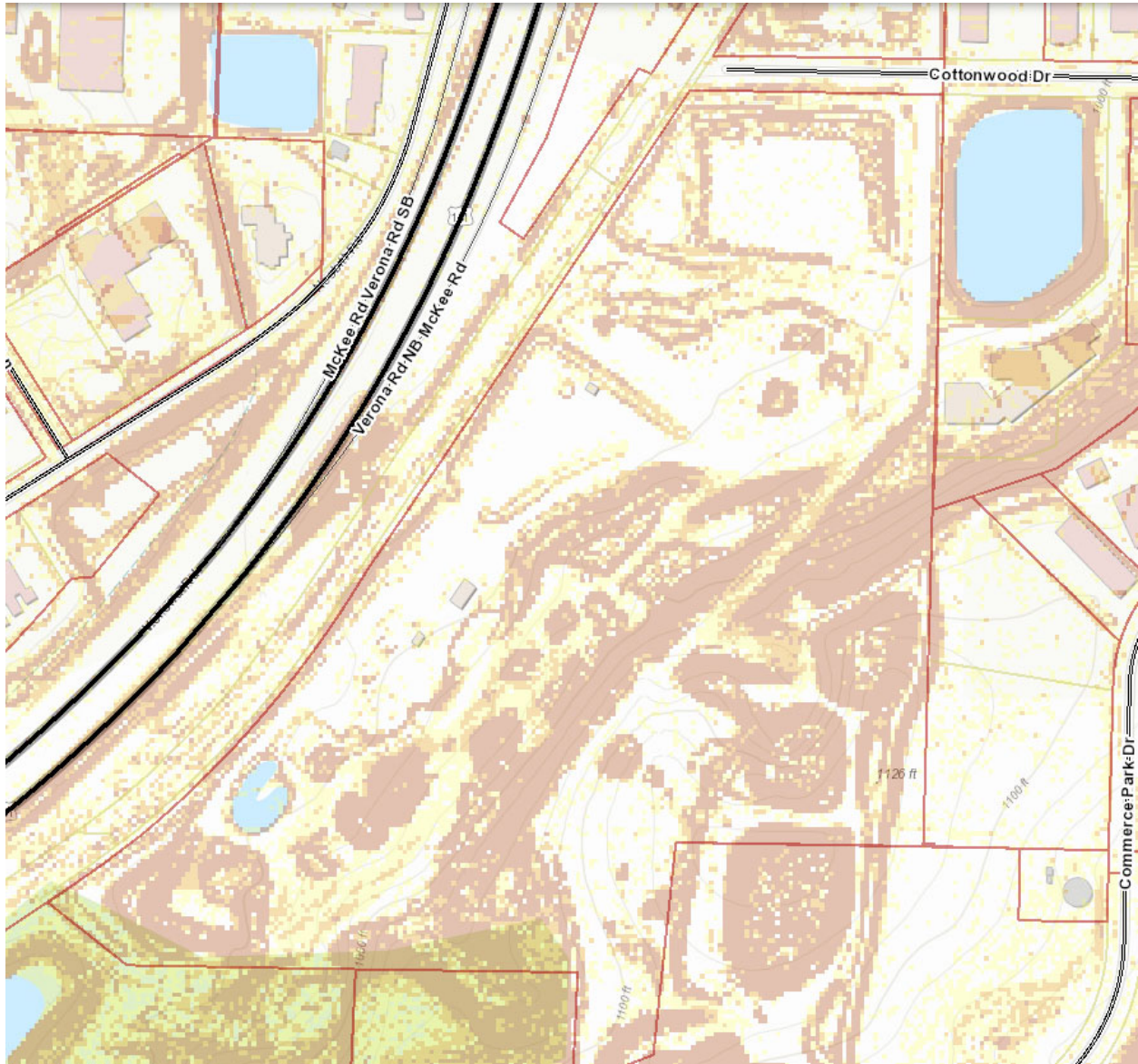


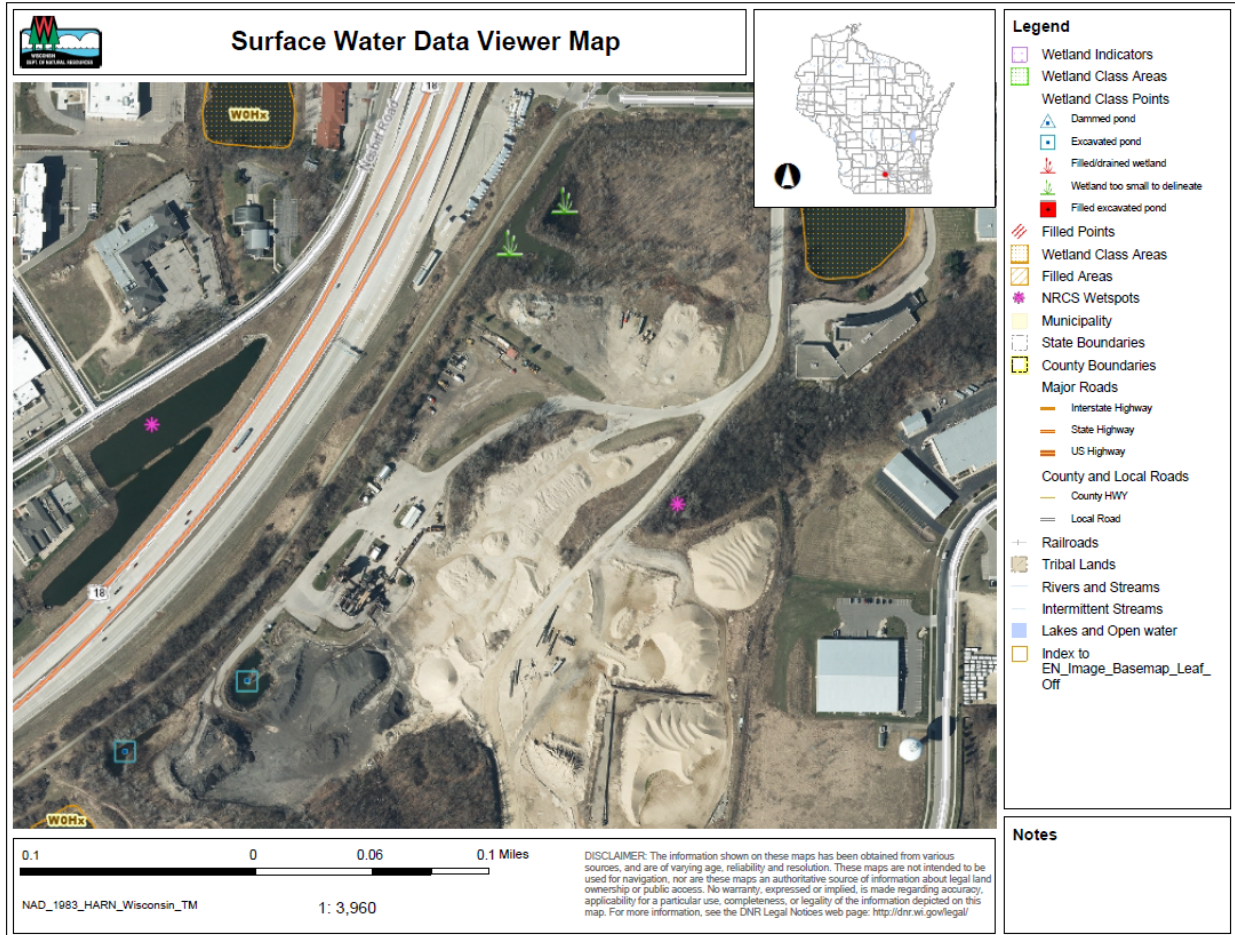
Figure 4

The northern portion of the parcel, the undisturbed portion being purchased by General Beverage, is wooded as well as some other areas around the quarry (see Figure 5).



Figure 5

Wetlands may be present on site according to the Wisconsin Department of Natural Resources Surface Water Data Viewer. There is an area near the southwest corner of the proposed Lot 2 designated as “Wetland too small to delineate”, a “NRCS Wetpsot” on the east high side of the quarried area and an “Excavated pond” on near the southwest corner of the proposed Lot 1.



DEVELOPMENT PLAN

Payne + Dolan - Cottonwood Site CDP

Site Plan

The CDP anticipates one industrial site for the proposed General Beverage development (Lot 2) with the remaining lands to stay zoned rural development and in their existing conditions as Payne + Dolan's Obrien Quarry (Lot 1) but describes the possible future land use as well if the quarry were to cease current operations and change ownership.

The 7.5 acre General Beverage development consists of a building, parking, drives, storm water areas and greenspace with anticipated 40% greenspace after phase 2 is completed. **Exhibits 2 and 3** illustrate the proposed Phase 1 and Phase 2 plans for General Beverage.

The remaining 35.5 acres does not have any proposed development. In the future it could potentially be rezoned General Industrial and subdivided into 2 parcels, 31.5 acres and 9.7 acres as shown in **Exhibit 5**, or into multiple smaller parcels. All dimensional standards as required by Chapter 22 Article IV Division 2 Section 22-398 would be met:

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum lot width: 100 feet.
- (3) Minimum front yard setback: 30 feet.
- (4) Minimum side yard setback: ten feet.
- (5) Minimum side street setback: 20 feet.
- (6) Minimum rear setback: 15 feet.
- (7) Maximum building height: 42 feet on a permitted use basis; above 42 feet on a conditional use basis.
- (8) Maximum lot area coverage: 70 percent.
- (9) Minimum open space: ten percent.

Zoning

Exhibit 4 shows the current proposed zoning for the Cottonwood site development.

Streets and Transportation

The proposed industrial development provides two vehicular connections to the adjacent non-arterial street which will provide two means of ingress and egress during both phases of construction for the development. A single connection east to the Payne + Dolan access driveway may be constructed during phase 2. Entrance features and signage may be provided at both entryways into the Lot 2 development.

The separation of Lot 2 has been proposed such that an 80' strip of land remains with Lot 1 to provide for a future right of way dedication connecting Cottonwood Drive to the south boundary of project site.

A constructable alignment option providing this connection at an average 4% grade is shown in **Exhibit 5**.

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

Parking

Parking for the General Beverage site is proposed to be standard surface parking meeting all City and ADA requirements. **Exhibits 2 and 3** illustrate the proposed Phase 1 and Phase 2 parking plans.

Future design and development of Lot 1 would include standard surface parking meeting all City and ADA requirements.

Stormwater Management

The Cottonwood 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 4000-feet southwest of the study area. During high water events, Goose Lake overflows southwesterly towards Badger Mill Creek, and to the Sugar River. All the drainage from this site flows to Goose Lake via the drainage swale that runs north to south along the east side of the trail and to the culverts under Lacy Road and under Fitchrona Road and that drainage pattern will be maintained post-development.

The storm water management system for the proposed General Beverage site will be designed to meet the following requirements per 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 (2.49 inches over 24-hour duration), the 2-year, 24-hour storm event (2.84 inches over 24-hour duration), the 10-year, 24-hour storm event (4.09 inches over 24-hour duration), the 100-year, 24-hour storm event (6.66 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. Unless more than 2% of the site is required to be used as effective infiltration area, then the infiltration systems and pervious surfaces will be shown to meet the recharge rate of 7.6 inches/year.

The intent of this overall storm water management system can be seen in **Exhibit 3**. The majority of the site will drain via overland flow and storm sewer to the storm water management facilities shown on the plan. The facilities will provide detention and sediment control. All storm water management facilities and infiltration will be privately maintained.

No storm water management systems are intended at this time for Lot 1 as it is remaining undisturbed and drainage patterns unchanged. Future developments within Lot 1 will also be designed to meet the requirements per the City of Fitchburg Ordinance Chapter 30, Article II, Section 30 for sediment control,

runoff rate control and infiltration. This could be achieved with storm water management facilities that are either privately maintained or regional.

Open Space

There are 2 wet detention ponds and 2 bioretention basins planned for the General Beverage development, one near each corner of the property. These will all be private ponds. No City owned regional detention areas or parkland are planned. In summary, Lot 2 will be 40% greenspace. Similarly, future development of subdivided parcels within the Lot 1 will be designed to meet the industrial zoning requirements of minimum 30% green area. There is no park space requirement for industrial lands.

Utilities

The project can be served by existing 10" water main and existing 12" sanitary sewer in Cottonwood Drive that flows north toward McKee Road.

The preliminary proposed connections for sanitary and water services for the Lot 2 development are shown in **Exhibit 3**. The quarry operation is currently served by a private well and does not have storm or sanitary sewer. This is to remain unchanged for the foreseeable future.

Exhibit 6 shows the intention to bring sewer and water mains south from connections in Cottonwood Drive within the 80' future road dedication for service to future industrial developments within Lot 1. The furthest west side of the property has low elevations of 995, and the minimum invert of an available sewer service extension is estimated at about 993 but with the topographical differences across the site there is substantial opportunity for serviceable area or balancing of the grades (filling of the lower areas through cutting the higher areas). The east side of the site, having much higher elevations, has no limitation to serviceable area.

Soils

The mapped soils within the study area (see **Figure 6**) indicate gravel pit and quarry for more than 3/4 of the site. Sogn silt loam, Plano silt loam and Military loam are present on the eastern wooded steeper sloped area of the site. Sogn silt loam, Whalan silt loam and Military loam are present on the southern wooded steeper slope area of the site as well. Based on the NRCS web soil survey data, the majority of the soils fall under hydrologic soil group (HSG) C, which has a slower infiltration rate when wet. A couple small areas of the site consist of soils in hydrologic soil group D, which has a much slower infiltration rate when wet. Plano silt loam HSG B runs north to south through the existing offsite drainage swale along the trail. (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.

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 flowing east toward the Yahara River. Groundwater in both bedrock aquifers, below the study area, flows northeast towards Nine Springs Creek and the Yahara River. The quarries have 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. These units may be highly permeable due to extensive horizontal and vertical fractures.



Figure 6

Compatibility with Surrounding Land Uses and Consistency with Adopted Plans

The proposed Cottonwood Site, including the General Beverage development, currently and in the future (see **Exhibit 5**) is compatible with surrounding uses, both existing and future (Industrial-General). These uses include business to the north and industrial and open space uses to the east and south recommended in the City of Fitchburg Comprehensive Plan Map 4.3 Future Land Use (see **Figure 7**).

FUTURE LAND USE PLAN MAP

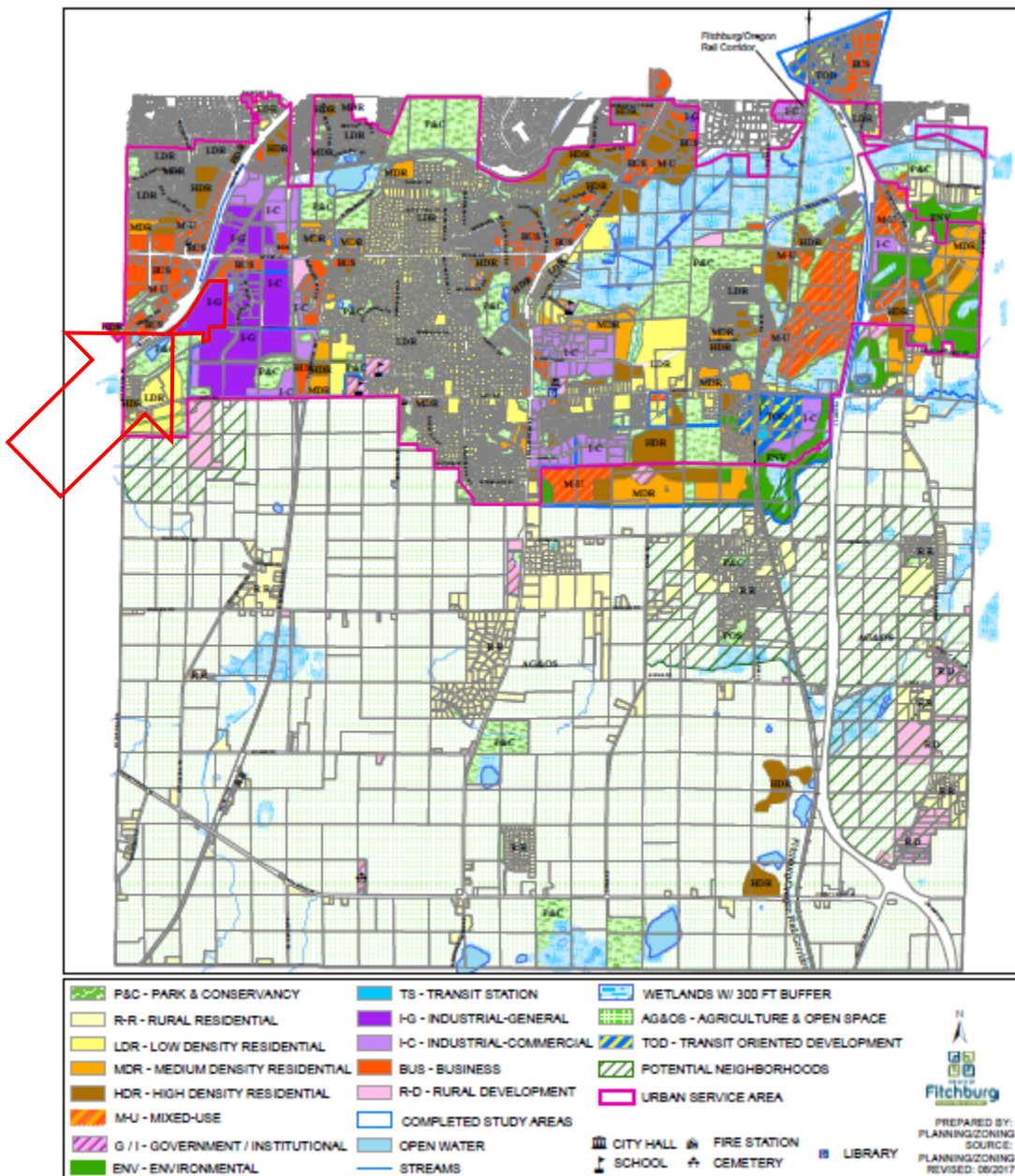


Figure 7

APPENDICES

Payne + Dolan - Cottonwood Site CDP

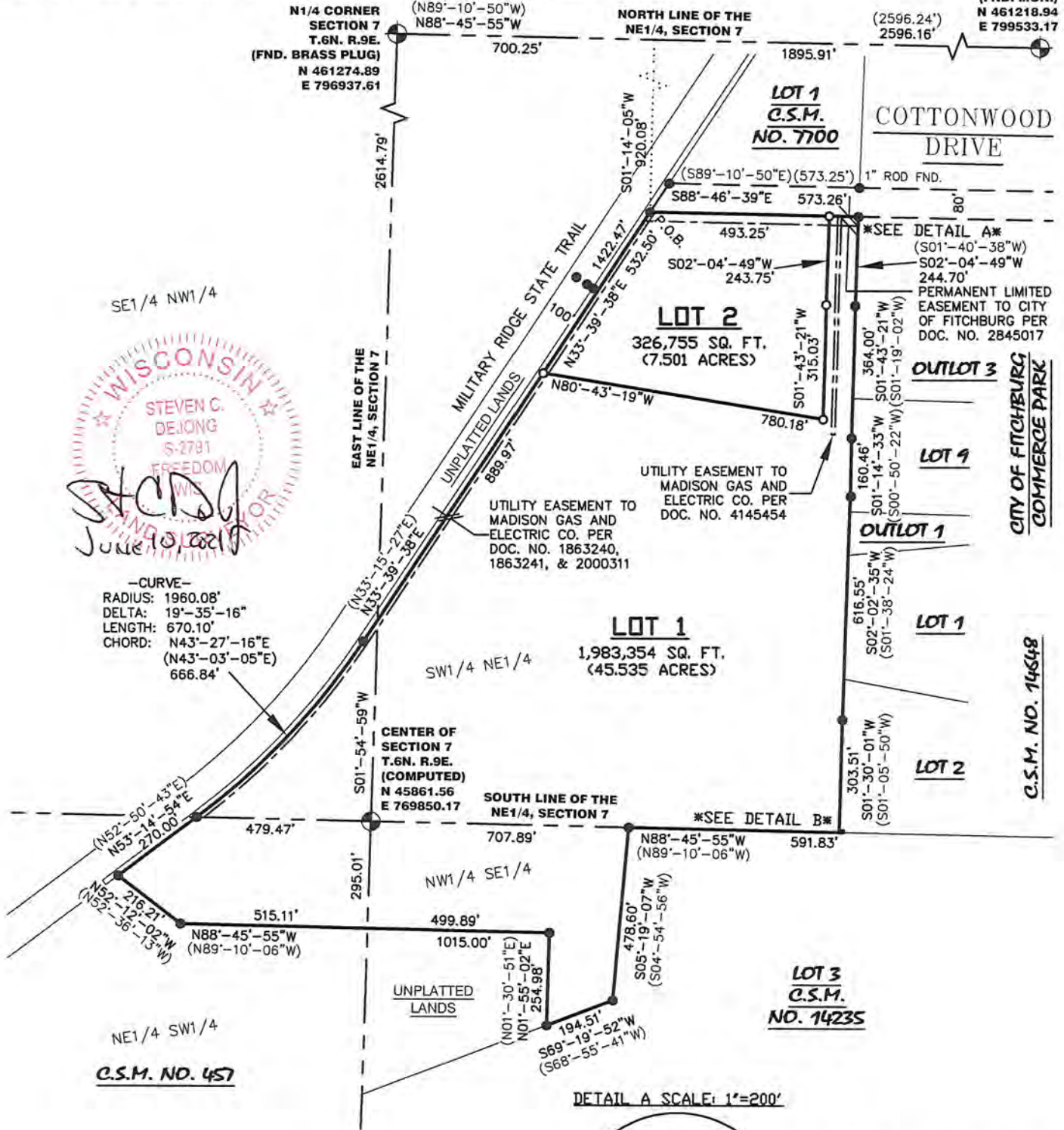
Exhibit 1	Certified Survey Map
Exhibit 2	Conceptual Phase 1 Site Layout
Exhibit 3	Conceptual Phase 2 Site Layout
Exhibit 4	Proposed Zoning Plan
Exhibit 5	Future Land Use Plan
Exhibit 6	Future Utility Service

CERTIFIED SURVEY MAP NO. _____

EXHIBIT 1

BEING ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7700 AS RECORDED AS DOCUMENT NO. 2654147, BEING LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND THE NW1/4 OF THE SE1/4, SECTION 7, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NE CORNER
SECTION 7
T.6N. R.9E.
(FND. MON.)
N 461218.94
E 799533.17

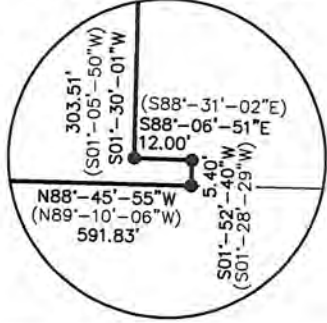


—CURVE—
RADIUS: 1960.08'
DELTA: 19°-35'-16"
LENGTH: 670.10'
CHORD: N43°-27'-16"E
(N43°-03'-05"E)
666.84'

DETAIL A SCALE: 1"=200'

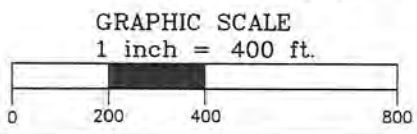


DETAIL B SCALE: 1"=40'



—LEGEND—

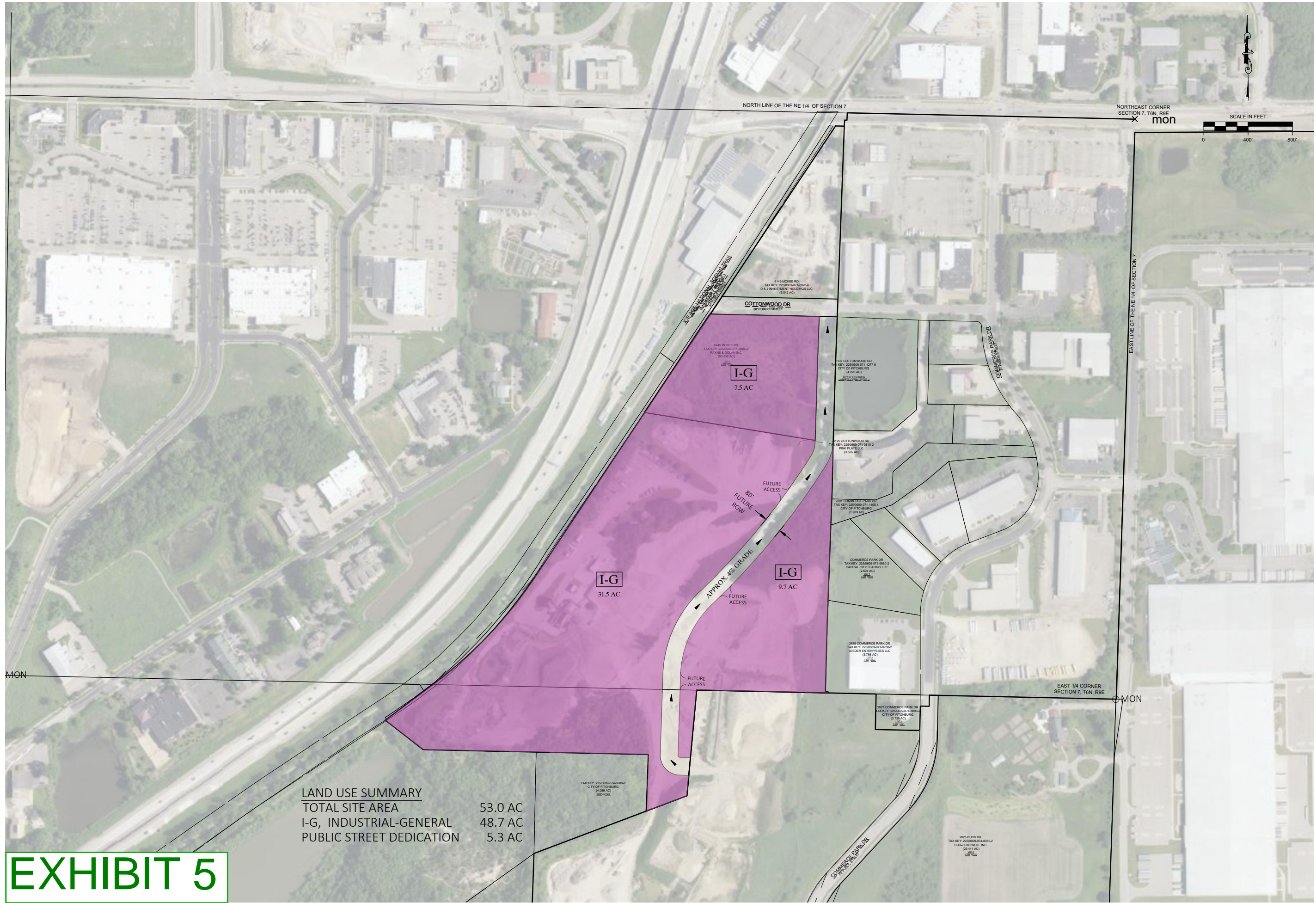
- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- = 3/4" REBAR FOUND
- () = RECORDED INFORMATION
- P.O.B. = POINT OF BEGINNING
- ⊙ = COUNTY MONUMENT FOUND



BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NE1/4 OF SECTION 7, T.6N., R.9E., WHICH BEARS N88°-45'-55"W

MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: J.B.	FIELD WORK DATE: 6-3-21	SURVEYED FOR: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578
	CHECKED BY: S.C.D.	FIELD BOOK: M-50, PG.77	
	JOB NO.: 11663	SHEET 1 OF 4	

Sep 17, 2021 - 1:07pm
S:\Design & Construction Services\080-0311\Exhibit 5 - Dolan - W\General - Beveridge - GP\0300 - Sheet\Exhibit 5.dwg



LAND USE SUMMARY	
TOTAL SITE AREA	53.0 AC
I-G, INDUSTRIAL-GENERAL	48.7 AC
PUBLIC STREET DEDICATION	5.3 AC

EXHIBIT 5

PROJECT
COTTONWOOD SITE

PAYNE AND DOLAN

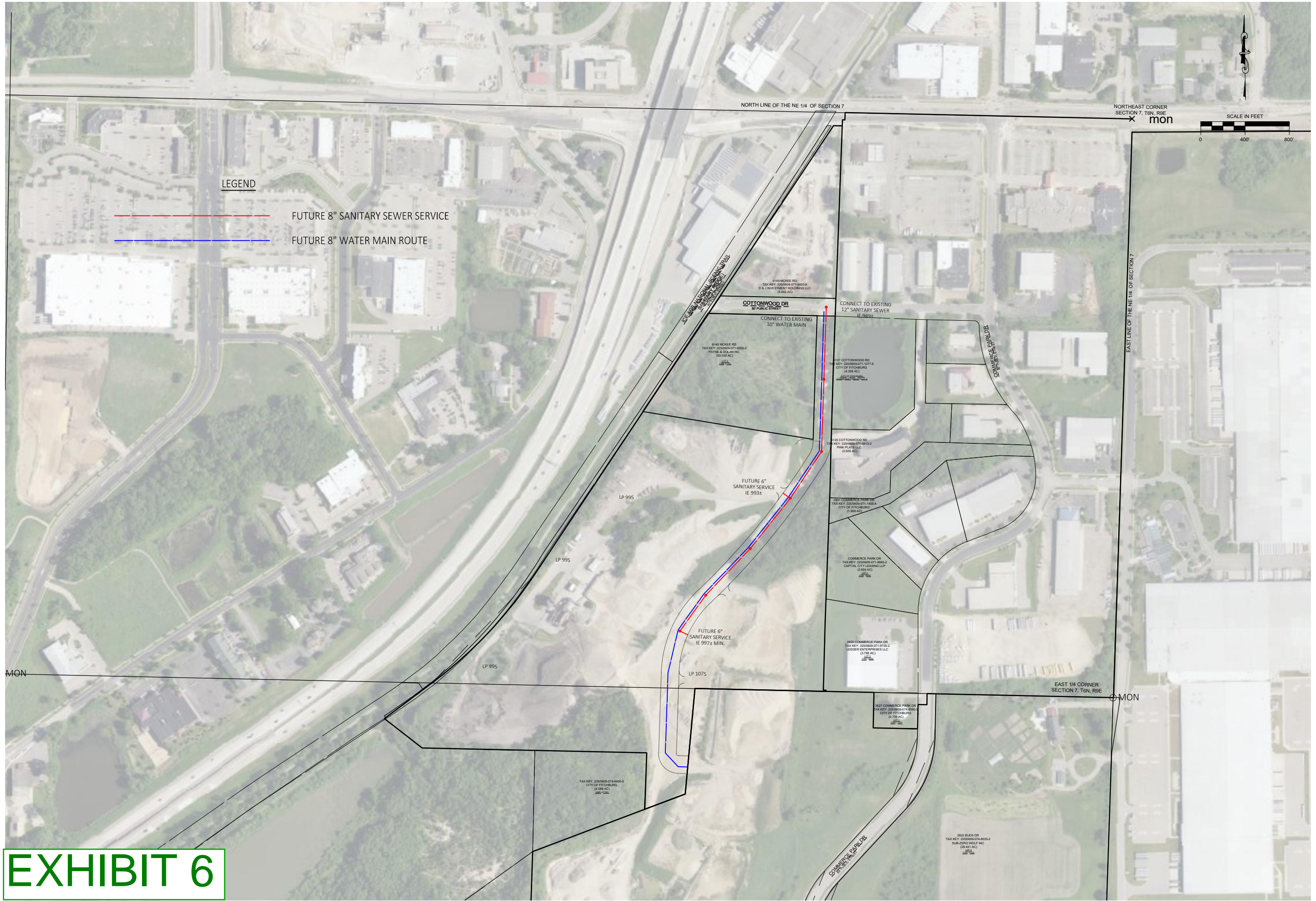
FUTURE LAND USE PLAN

COPYRIGHT NOTICE
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1"=400'
Drawn: JNL
09/15/2021
Checked: CTD
09/15/2021
P&D Project No: 490512

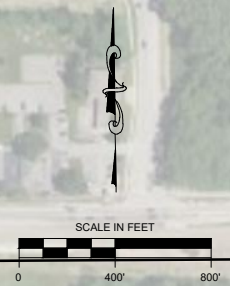
EX 5

Sep 17, 2021 - 1:08pm
S:\Design & Construction Services\080-6311\Exhibits & Doinn_W\General_Overview_GBP\030-StreetEPlan\Exhibit_6.dwg



LEGEND

- FUTURE 8" SANITARY SEWER SERVICE
- FUTURE 8" WATER MAIN ROUTE



PROJECT
COTTONWOOD SITE

OWNER
PAYNE AND DOLAN

SHEET TITLE
FUTURE UTILITY SERVICE

COPYRIGHT NOTICE
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1"=400'
Drawn: JNL 09/15/2021
Checked: CTD 09/15/2021
P&D Project No: 490512

EX 6

EXHIBIT 6

