

R 16,005.622 3/23/2022
71,730.00 RB

 City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

LAND DIVISION APPLICATION 
~~REZONING APPLICATION~~
 COMPREHENSIVE DEVELOPMENT PLAN

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the R-D/A-T district to the CDP district the following described property:

1. Location of Property/Street Address: 2622 Blaney Road

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

See attached document

LOTS (BUILDABLE)	12
OUTLOTS	5
<u>TOTAL</u>	<u>17</u>

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

2. Proposed Use of Property - Explanation of Request:

Residential, Employment, Agricultural uses, per attached document

3. Proposed Development Schedule: 2023-2013

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Multifamily apartments and townhomes

Total Dwelling Units Proposed: 425-475 No. Of Parking Stalls: TBD

Type of Non-residential Development (If Applicable): Commercial, Employment

Proposed Hours of Operation: TBD No. Of Employees: TBD

Floor Area: See attached No. Of Parking Stalls: TBD

Sewer: Municipal Private Water: Municipal Private

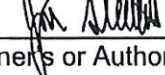
Current Owner of Property: Hartung Brothers, Inc.

Address: 708 Heartland Trail, Madison WI 53717 Phone No: _____

Contact Person: Jonathan Stevens, Sara Investment Real Estate

Email: jstevens@sarainvestment.com

Address: 1955 Atwood Avenue, Madison WI 53704 Phone No: 608.852.8772

Respectfully Submitted By:  _____
 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: 03/22/22 Publish: _____ and _____

Ordinance Section No. 2476 Fee Paid: \$1,930

Permit Request No. CDP - 2246 - 22



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: 17

4. No. Of Buildable Lots Proposed: 12

5. Zoning District: R-D, A-T

6. Current Owner of Property: Hartung Brothers, Inc.

Address: 708 Heartland Trail, Madison WI 53717 **Phone No:** _____

7. Contact Person: Jonathan Stevens, Sara Investment Real Estate

Email: jstevens@sarainvestment.com

Address: 1955 Atwood Ave., Madison, WI 53704 **Phone No:** 608.852.8772

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: _____ Jonathan Stevens

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.

March 22, 2022

City of Fitchburg
Attn: Deanna Schmidt
5520 Lacy Road
Fitchburg, Wisconsin 53711

Re: Hartung Property
Comprehensive Development Plan

Dear Deanna:

The attached Comprehensive Development Plan outlines the proposed development of the Hartung Brothers Property, located southeast of the Syene Road/Lacy Road intersection. This mixed use, employment project implements the City's goals for a mixture of housing, retail, and employment uses built around the framework of a walkable street and strong environmental/open space preservation system.

We look forward to discussing the project further with the Neighborhood, Staff, and Commissions.

Sincerely,

Brian Munson
Principal

Cc: Jonathan Stevens
Dan Day

Owner

Hartung Brothers Inc.
708 Heartland Trail
Suite 2000
Madison, WI 53717

Applicant

Hartung Brothers Inc.
c/o Sara Investment Real Estate
1955 Atwood Avenue, Suite 201
Madison, WI 53704
Jonathan Stevens
jstevens@sarainvest.com
608.852.8772

Design Team

Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Brian Munson
bmunson@vandewalle.com
608-609-4410

D'Onofrio Kottke
7530 Westward Way
Madison, Wisconsin 53717
Dan Day
dday@donofrio.cc
608-833-7530

Existing Conditions:

The property is currently used for agricultural purposes include the existing Hartung Brothers Inc. seed processing facility and cropland. The property also includes a south branch of Swan Creek with existing farmed wetlands, wetlands, woodlands, and floodplains associated with the environmental corridor.

Existing Zoning:

R-D Rural Development
A-T Agricultural Transition

Adopted Plan Designations:

Comprehensive Plan:

TOD Transit Oriented Development
I-C Industrial-Commercial
TS Transit Station
ENV Environmental

McGaw Park Neighborhood Plan:

TOD Transit Oriented Development
BP Business Park
TS Transit Station
ES Environmentally Sensitive Areas

Proposed Zoning (future submittal):

PD-Planned Development

Proposed Land Use Summary:

Employment

The employment district incorporates opportunities for office, laboratory, medical technology, and logistics uses with a range of scales and intensities stepping from the roundabout intersection at Lacy/Haight Farm Road to the environmental corridor along Highway 14.

Proposed Square Footage: 500,000-600,000 square feet

Proposed Heights: 1-3 stories (see master plan)

Existing Hartung Brother Facility

The southwest portion of the property is currently developed and used for the Hartung Brothers seed processing facility. This industrial/agricultural facility will remain as an existing use with any future redevelopment requiring a revised submittal.

Proposed Square Footage: Existing facility

Multi-Family

The northwest corner of the site offers mixed residential, rental apartments in both interior hallway and townhome configurations. These units will offer a wide range of market rate apartments for employees and general community renters, supported by amenities and the open space system.

Proposed Units: Rental Multi-Family: 425-475 units

Rental Townhomes: 30-40 units

Proposed Heights: 2-4 stories (see master plan)

Retail

Neighborhood retail uses are proposed along Lacy Road in the northwest corner of the site. These uses may range from restaurants and coffee shops to professional services and retail destinations.

Proposed Square Footage: 15,000-20,000 square feet

Proposed Heights: 1-2 stories (see master plan)

Environmental

The southern branch of Swan Creek and the associated wetlands will be preserved and enhanced through the creation of buffer/stormwater management features along the corridor. The open space buffer areas will be designed with restored native seed mixes, stormwater management facilities, walking trails, and open space gathering areas offering a recreational corridor for employees, residents, and the general community.

Proposed Phasing:

Initial Phase Spring 2023

5-10 year buildout

The project will be implemented in phases based upon market acceptance. Initial phases will include opportunities for residential and employment uses. The Hartung Facility will remain in operation with any future redevelopment requiring additional submittals.

Exhibits:

Legal Description
Location Map
Existing Conditions
Adopted Land Use Map
Master Plan
Open Space Master Plan
Draft Preliminary Plat

Legal Description:

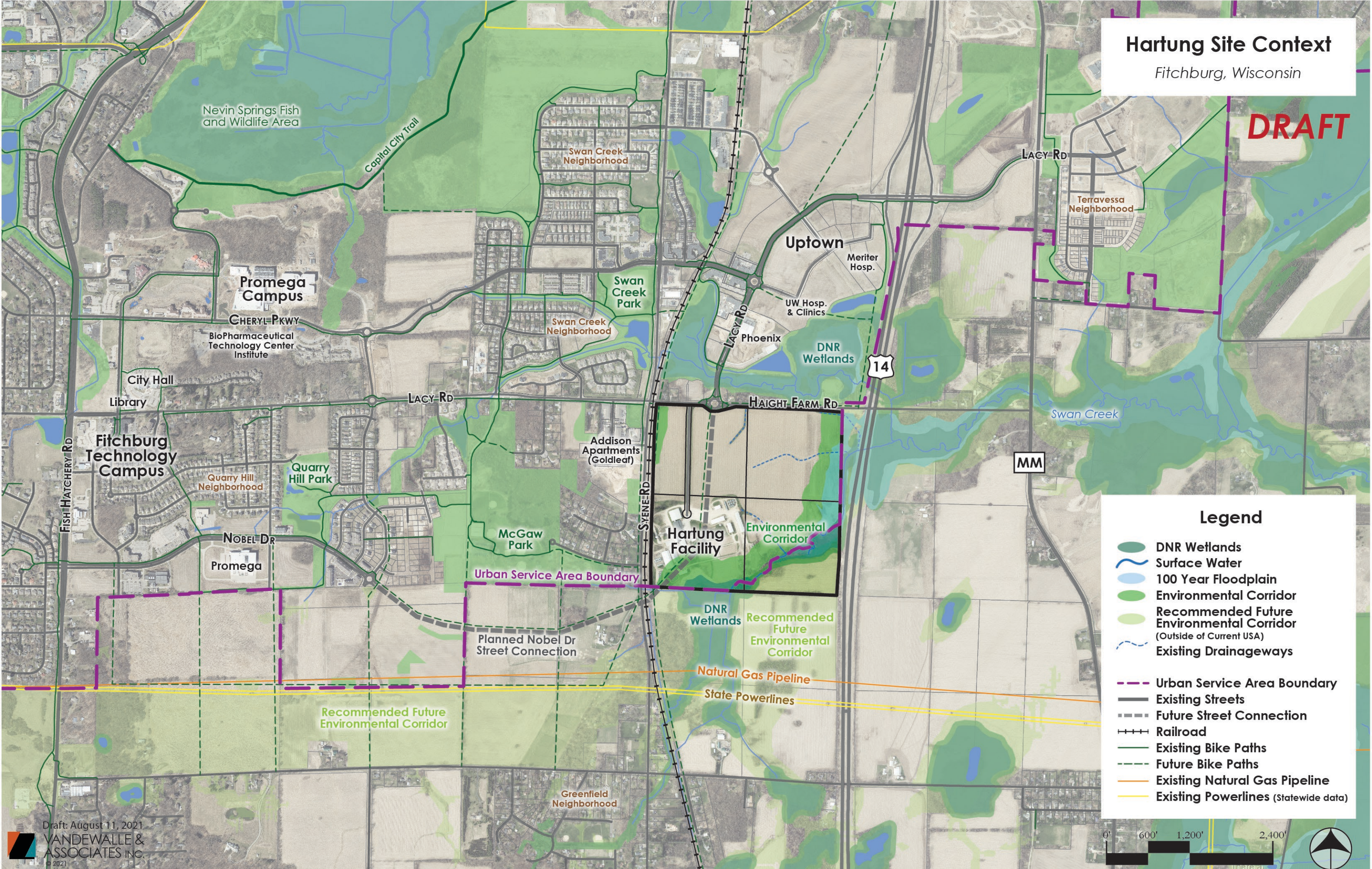
A parcel of land and Blaney Road to be vacated by the City of Fitchburg, located in all ¼'s of the NE1/4, the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 14, T6N, R14E, City of Fitchburg, Dane County, Wisconsin to-wit:

Commencing at the North 1/4 corner of said Section 14; thence S88°02'00"E, 44.82 feet along the North line of said NE1/4 to the point of beginning; thence continuing S88°02'00"E, 648.78 feet; thence S01°58'00"W, 33.00 feet; thence S52°27'18"E, 122.96 feet; thence S88°02'00"E, 120.00 feet; thence N75°59'53"E, 260.03 feet; thence N01°58'00"E, 33.00 feet to a point on the North line of said NE1/4; thence S88°02'00"E, 1100.04 feet along said North line; thence S01°57'59"W, 33.00 feet; thence S85°49'41"E, 441.77 feet to a point on the East line of said NE1/4, also being on the West right-of-way line of U.S.H. 14; thence S00°45'14"W, 2086.61 feet along said East line and West right-of-way line to a point of curve; thence along said West right-of-way line along a curve to the right which has a radius of 11,317.85 feet and a chord which bears S03°04'05"W, 564.23 feet to a point on the South line of said NE1/4; thence N88°04'04"W, 2698.24 feet along said South line to the Center of said Section 14; thence N88°19'33"W, 22.23 feet along the South line of said NW1/4 to a point of curve on the East right-of-way line of former Chicago & Northwestern Railroad right-of-way; thence Northerly along said East right-of-way line on a curve to the right which has a radius of 8,338.75 feet and a chord which bears N00°12'35"E, 644.24 feet; thence N02°25'24"E, 1454.26 feet along said East right-of-way line to a point of curve; thence Northerly along said East right-of-way line on a curve to the right which has a radius of 6,051.42 feet and a chord which bears N05°17'17"E, 604.87 feet to the point of beginning. Containing 167.569 acres.

Hartung Site Context

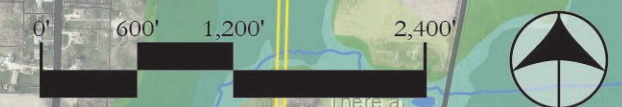
Fitchburg, Wisconsin

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Legend

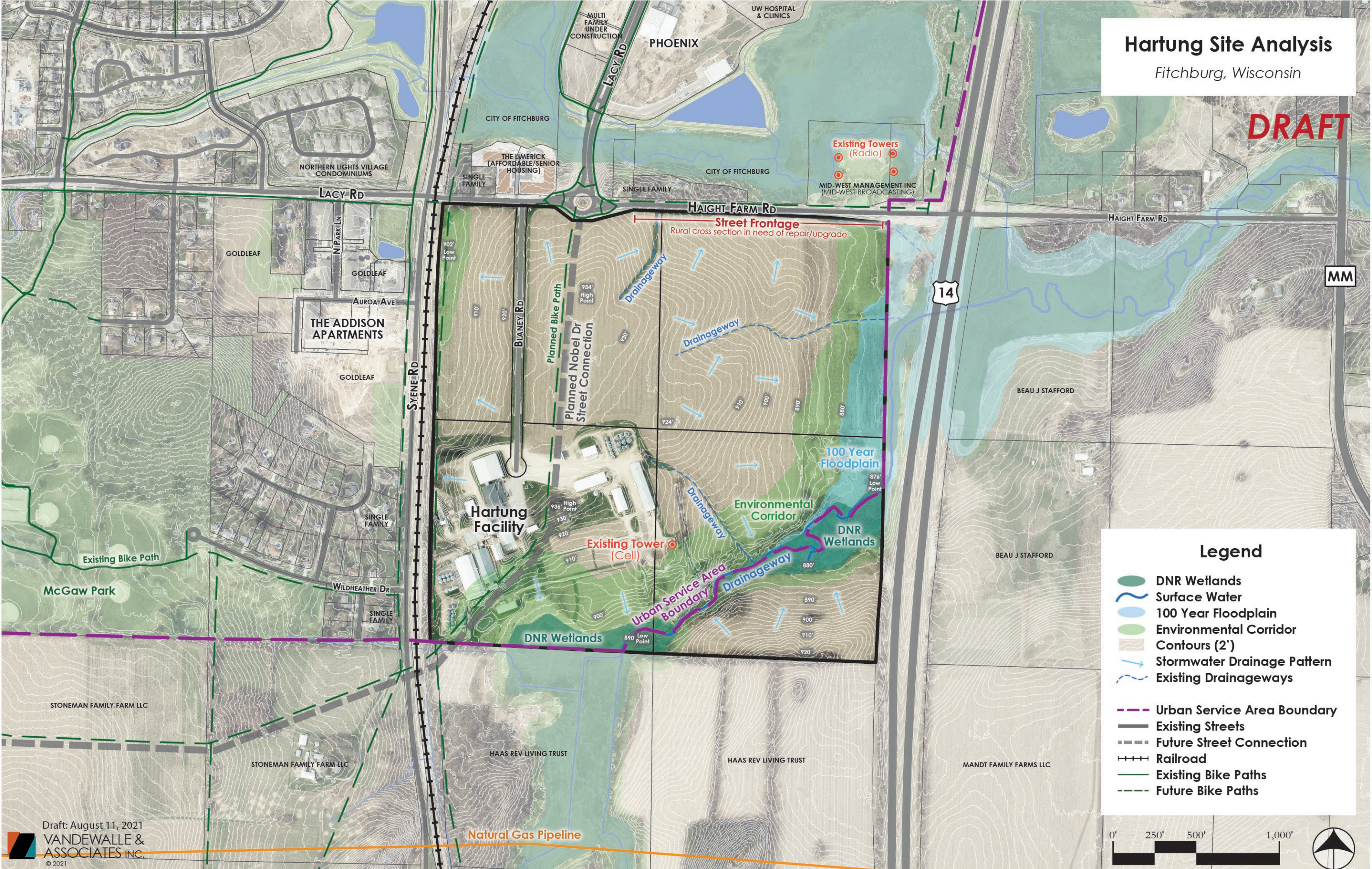
- DNR Wetlands
- Surface Water
- 100 Year Floodplain
- Environmental Corridor
- Recommended Future Environmental Corridor (Outside of Current USA)
- Existing Drainageways
- Urban Service Area Boundary
- Existing Streets
- Future Street Connection
- Railroad
- Existing Bike Paths
- Future Bike Paths
- Existing Natural Gas Pipeline
- Existing Powerlines (Statewide data)



Hartung Site Analysis

Fitchburg, Wisconsin

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Legend

- DNR Wetlands
- ~ Surface Water
- 100 Year Floodplain
- Environmental Corridor
- Contours (2')
- Stormwater Drainage Pattern
- - - Existing Drainageways
- - - Urban Service Area Boundary
- Existing Streets
- - - Future Street Connection
- + + + Railroad
- Existing Bike Paths
- - - Future Bike Paths

Hartung Site

Fitchburg, Wisconsin

McGAW PARK Neighborhood Plan

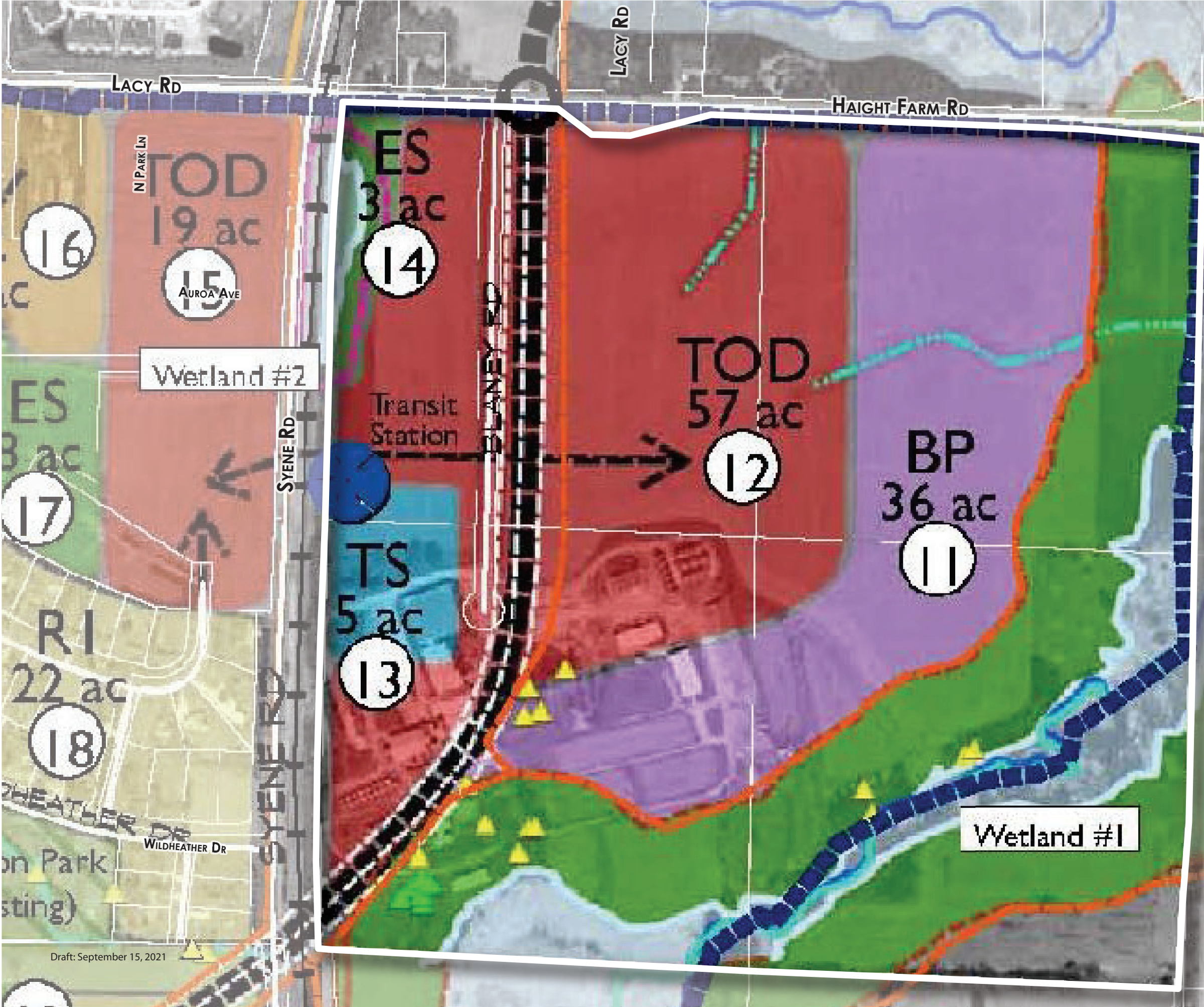
City of Fitchburg, WI

Growth Model

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LEGEND

- Study Area Boundary
- TS Transit Station
- R2 Residential (minimum average density of 10 du/ac)
- RI Residential (minimum average density of 5 du/ac)
- MU Mixed Use (Office/Residential)
- TOD Transit Oriented Development
- PO Parks & Open Space
- Existing Parks
- ES Environmentally Sensitive Areas
- BP Business Park
- Institutional
- Proposed Roads
- Existing Path (RPC)
- Existing Path
- Proposed Path
- Greenway/Pedestrian Trail
- Heritage Trees
- Specimen *
- Wetlands
- Wetland Buffer (75 ft)
- Wetland Buffer (300 ft)
- Creek/Waterway
- Drainageway
- Non-Navigable Drainageway



Hartung Site Concept

Fitchburg, Wisconsin



	Apartments (rental)	~450 Units
	Townhomes (rental)	~36 Units
	Commercial	~20,000 sf
	Employment/Office	~180,000 sf
	Employment/Lab/Medical Tech	~150,000 sf
	Employment/Lab/Logistics	~260,000 sf
	Potential Trail Network	



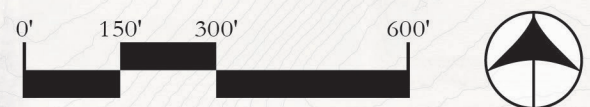
Hartung Site Concept

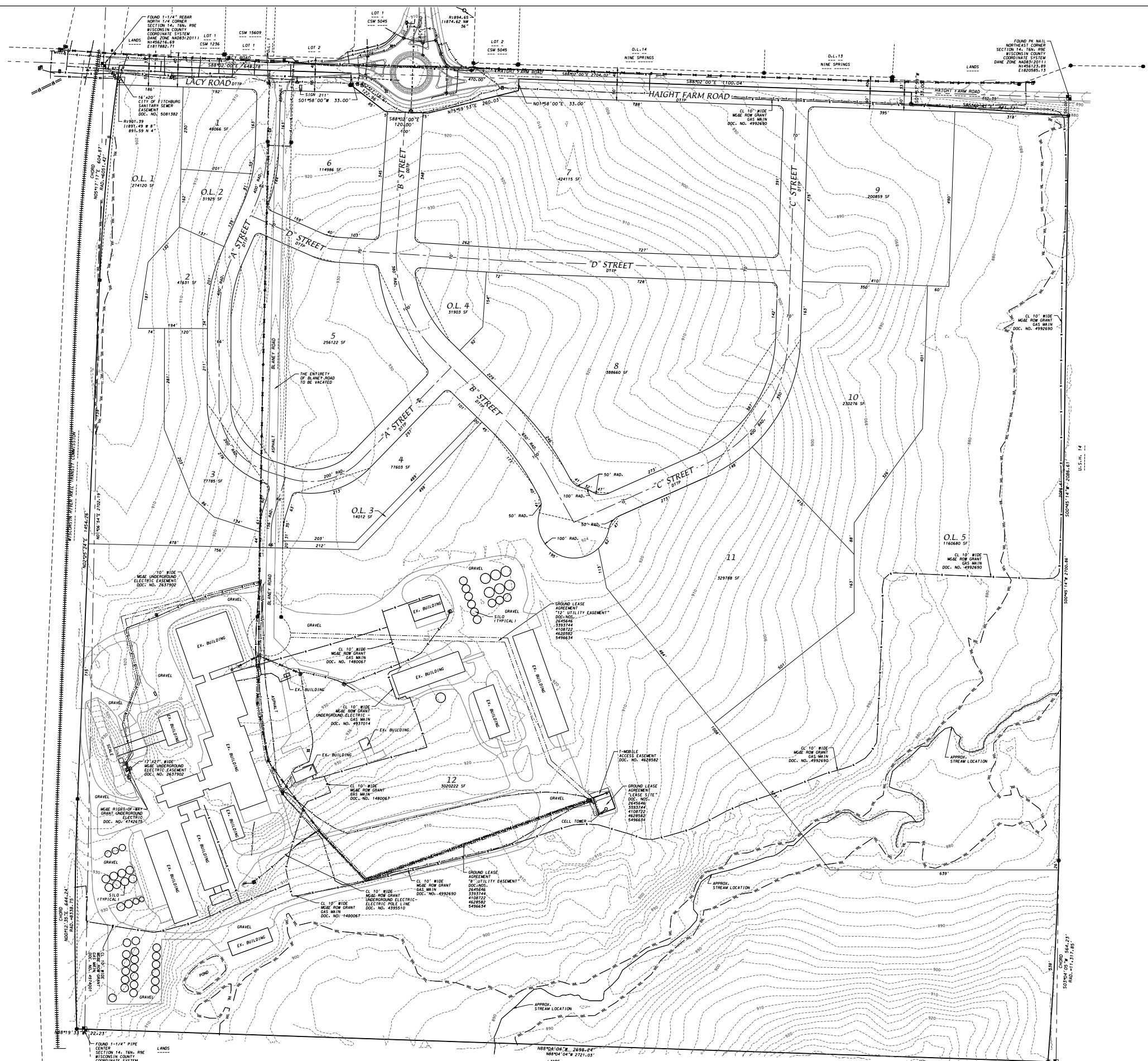
Fitchburg, Wisconsin

Public Open Space



	Apartments (rental)	~450 Units
	Townhomes (rental)	~36 Units
	Commercial	~20,000 sf
	Employment/Office	~180,000 sf
	Employment/Lab/Medical Tech	~150,000 sf
	Employment/Lab/Logistics	~260,000 sf
	Potential Trail Network	





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 boundaries of the jurisdictional area and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.
 Dated this ___ day of _____, 2022.

Brett T. Stoffregen, Professional Land Surveyor, S-2742

LEGAL DESCRIPTION
 A parcel of land and Blaney Road to be vacated by the City of Fitchburg, located in all 1/4's of the NE1/4, the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 14, T18N, R14E, City of Fitchburg, Dane County, Wisconsin to-wit:
 Commencing at the North 1/4 corner of said Section 14; thence S88°02'00"E, 44.82 feet along the North line of said NE1/4 to the south of beginning; thence continuing S88°02'00"E, 648.78 feet thence S01°58'00"W, 33.00 feet thence S52°07'18"E, 122.76 feet thence S88°02'00"E, 120.00 feet thence N75°59'53"E, 260.00 feet thence N01°58'00"E, 33.00 feet to a point on the North line of said NE1/4; thence S88°02'00"E, 1100.04 feet along said North line; thence S01°59'59"W, 33.00 feet thence S88°04'11"E, 447.77 feet to a point on the East line of said NE1/4; also being on the West right-of-way line of U.S.H. 14; thence S00°45'14"W, 2086.41 feet along said East line and West right-of-way line to a point of curve; thence along said West right-of-way line along a curve to the right which has a radius of 11,377.85 feet and a chord which bears S05°04'00"W, 642.23 feet to a point on the South line of said NE1/4; thence N88°04'04"W, 2698.24 feet along said South line to the center of said Section 14; thence N88°19'37"W, 23.23 feet along the South line of said NE1/4 to a point of curve on the East right-of-way line of former Chicago & Northwestern Railroad; thence Northwesterly along said East right-of-way line on a curve to the right which has a radius of 8,336.75 feet and a chord which bears N02°15'25"E, 444.24 feet thence N02°05'24"E, 1454.26 feet along said East right-of-way line to a point of curve; thence Northwesterly along said East right-of-way line on a curve to the right which has a radius of 6,051.42 feet and a chord which bears N05°17'17"E, 604.87 feet to the point of beginning, containing 167.569 acres.

- NOTES**
- All intersection right-of-way radii are 15', unless noted.
 - Existing Zoning: Rural Development, Exclusive Agriculture
Proposed Zoning:
 - Land Owner/Subdividers:
Hartung Brothers, Inc. 708 Heartland Trail, Suite 2000, Madison, WI
Landscape Architects:
Sustainable & Associates, 120 E. Lakeside Street, WI
Surveyor and Engineer:
D'Onofrio Kottke & Assoc., 7530 Westwood Way, Madison, WI
 - Outlot Designations:
- O.L. 1: Dedicated to the Public for Stormwater Management
- O.L. 2: Dedicated to the Public for Bike/Pedestrian Path purposes
- O.L. 3: Dedicated to the Public for Park purposes
- O.L. 4: Dedicated to the Public for Park purposes
- O.L. 5: Dedicated to the Public for Stormwater Management

LEGEND

●	FOUND 1" IRON PIPE
⦿	FOUND 1-1/4" REBAR
⦿	FOUND 3/4" REBAR
SS	SANITARY SEWER
W	WATER MAIN
ST	STORM SEWER
C	GAS MAIN
DHE	OVERHEAD ELECTRIC
UHE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELECOMMUNICATION
□	ELECTRIC BOX
□	TELECOMMUNICATION PEDESTAL
□	TELECOMMUNICATION VAULT
○	MANHOLE
○	CATCH BASIN/INLET
⊕	POWER POLE
⊕	POWER POLE W/LIGHT
⊕	LIGHT POLE
⊕	VALVE
⊕	HYDRANT
■	CONCRETE
---	FENCE
---	CONCRETE CURB AND GUTTER
---	RAILROAD TRACK
---	WETLANDS

DRAFT

DATE: 03-21-22
 REVISIONS:
 FN: 21-07-130
 Sheet Number:
 1 of 1

SCALE: 1" = 100'
 (PAGE SIZE 34X44)

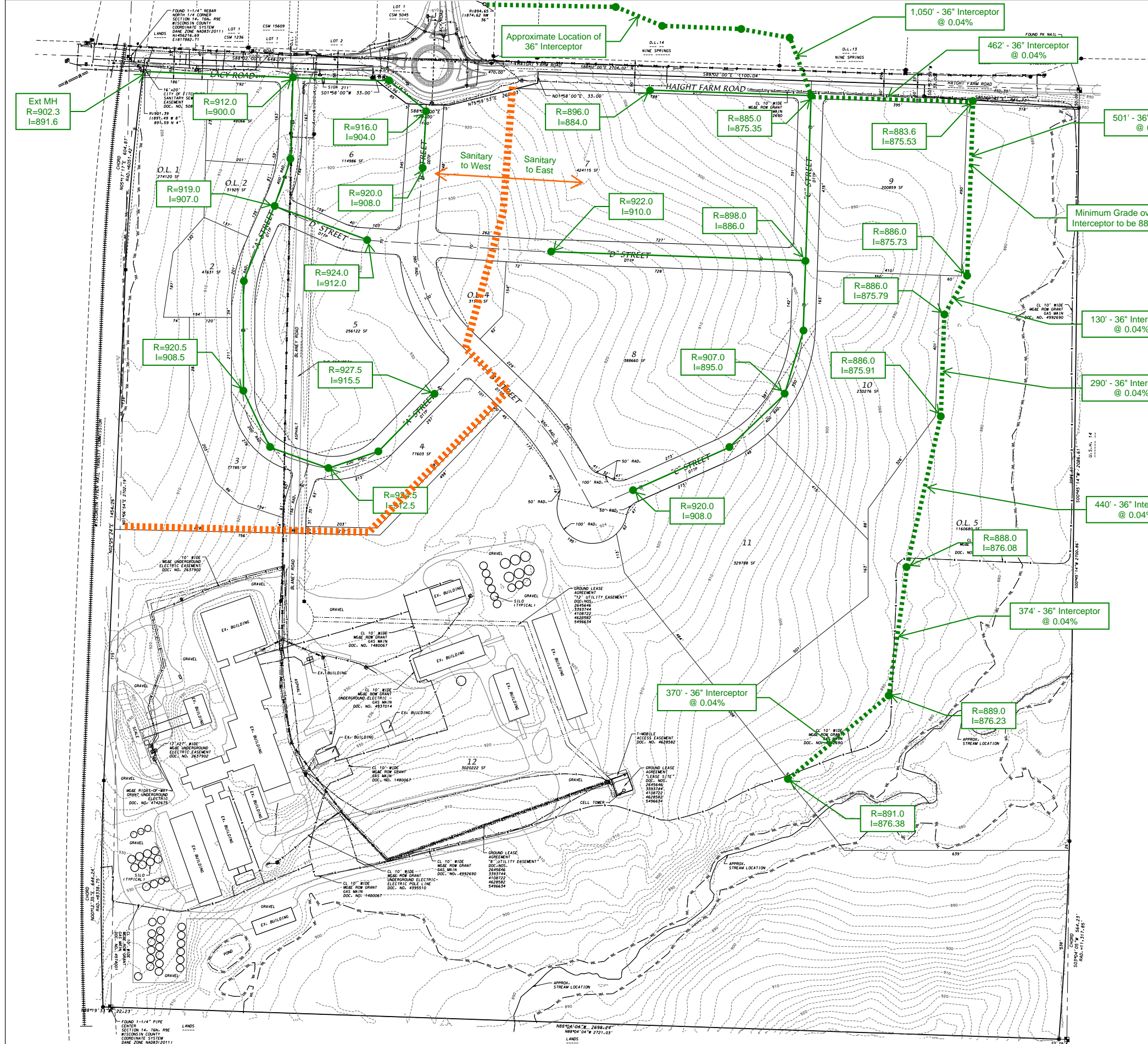
 GRID NORTH
 WISCONSIN COORDINATE
 REFERENCE SYSTEM (DANE ZONE)
 NAD83(2011)

PRELIMINARY PLAT

HARTUNG LANDS

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
 7289 Westwood Way, Madison, WI 53717
 Phone: 608.885.7288 • Fax: 608.885.1888
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



Notes:

1. Proposed 36" Interceptor to be designed and installed by the City of Fitchburg.
2. All local sewers to 8" at minimum 0.40%.
3. 8" Sanitary Laterals to be provided to each building pad.

LEGAL DESCRIPTION

A parcel of land and Blaney Road to be vacated by the City of Fitchburg, located in all 1/4's of the NE1/4, the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 14, T18N, R14E, City of Fitchburg, Dane County, Wisconsin (referred to as the "Property"). Commencing at the North 1/4 corner of said Section 14; thence S88°02'00"E, 44.82 feet along the North line of said NE1/4 to the south of beginning; thence continuing S88°02'00"E, 448.78 feet thence S01°48'00"W, 33.00 feet thence S52°07'18"E, 122.76 feet thence S88°02'00"E, 120.00 feet thence N75°59'53"E, 250.00 feet thence N01°58'00"E, 33.00 feet to a point on the North line of said NE1/4; thence S88°02'00"E, 1100.04 feet along said North line; thence S01°48'00"W, 2086.41 feet along said East line and West right-of-way line to a point of curve; thence along said West right-of-way line along a curve to the right which has a radius of 1137.85 feet and a chord which bears S05°04'00"W, 642.21 feet to a point on the South line of said NE1/4; thence N88°04'04"W, 2698.24 feet along said South line to the center of said Section 14; thence N89°19'37"E, 23.23 feet along the South line of said NW1/4 to a point of curve on the East right-of-way line of former Chicago & Northwestern Railroad right-of-way; thence Northwesterly along said East right-of-way line on a curve to the right which has a radius of 3,336.75 feet and a chord which bears N02°15'25"E, 444.24 feet thence N02°05'24"E, 1454.26 feet along said East right-of-way line to a point of curve; thence Northwesterly along said East right-of-way line on a curve to the right which has a radius of 6,051.42 feet and a chord which bears N05°17'17"E, 604.87 feet to the point of beginning, containing 167.569 acres.

NOTES

1. All intersection right-of-way radii are 15', unless noted.
2. Existing Zoning Rural Development, Exclusive Agriculture Proposed Zoning.
3. **Land Owner/Subscriber:**
Hartung Brothers, Inc. 708 Heartland Trail, Suite 2000, Madison, WI
Lands: 20000
Succesor: and Associates, 120 E. Lakeside Street, WI
D'Onofrio Korha & Assoc., 7530 Westwood Way, Madison, WI

Outfall Designations

- O.L. 1: Dedicated to the Public for Stormwater Management
- O.L. 2: Dedicated to the Public for Stormwater Management
- O.L. 3: Dedicated to the Public for Stormwater Management
- O.L. 4: Dedicated to the Public for Stormwater Management
- O.L. 5: Dedicated to the Public for Stormwater Management

LEGEND

- FOUND 1" IRON PIPE
- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- SS SS SANITARY SEWER
- W W WATER MAIN
- ST ST STORM SEWER
- C C GAS MAIN
- DHE DHE OVERHEAD ELECTRIC
- E E UNDERGROUND ELECTRIC
- T T UNDERGROUND TELECOMMUNICATION
- ELECTRIC BOX
- TELECOMMUNICATION PEDESTAL
- TELECOMMUNICATION VAULT
- MANHOLE
- CATCH BASIN/INLET
- POWER POLE
- POWER POLE W/LIGHT
- LIGHT POLE
- VALVE
- HYDRANT
- CONCRETE
- FENCE
- CONCRETE CURB AND GUTTER
- RAILROAD TRACK
- WETLANDS

For CDP Submittal

DRAFT

PRELIMINARY SANITARY SEWER SCHEMATIC

3/21/22

