



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

# REZONING APPLICATION

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 PD:GIP 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

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

2. **Proposed Use of Property - Explanation of Request:**

Employment, Retail, Multi-Family. See Attached

3. **Proposed Development Schedule:** 2022-2028

\*\*\*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](mailto:planning@fitchburgwi.gov). Additional information may be requested.

**Type of Residential Development** (If Applicable): Multi-Family, Townhomes

**Total Dwelling Units Proposed:** 540 **No. Of Parking Stalls:** TBD

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

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

**Floor Area:** TBD **No. Of Parking Stalls:** TBD

**Sewer:** Municipal  Private  **Water:** Municipal  Private

**Current Owner of Property:** Hartung Brother Inc.

**Address:** 708 Heartland Drive, Suite 2000, Madison, WI 53717 **Phone No:** \_\_\_\_\_

**Contact Person:** Brian Munson

**Email:** bmunson@vandewalle.com

**Address:** 120 East Lakeside Street, Madison, WI 53711 **Phone No:** 608-609-4410

**Respectfully Submitted By:**  **Print Owner's or Authorized Agent's Name** Steven J. Hartung

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:** June 21, 2022 **Publish:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$900

**Permit Request No.** RZ-2461-22

Receipt No: 18.000452

Jun 23, 2022

HARTUNG BROTHERS INC

LICENSES & PERMITS

RZ-2461-22 900.00

Total: 900.00

CHECK

Check No: 798 900.00

Payor:

SARA INVESTMENT REAL ESTATE

Total Applied: 900.00

Change Tendered: .00

06/23/2022 03:00PM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200



# VANDEWALLE & ASSOCIATES INC.

June 21, 2022  
City of Fitchburg  
Attn: Deanna Schmidt  
5520 Lacy Road  
Fitchburg, Wisconsin 53711

Re: Hartung Fields (formerly Hartung Property)  
General Implementation Plan

Dear Deanna:

The attached General Implementation Plan outlines the proposed development of the Hartung Fields development, located southeast of the Syene Road/Lacy Road intersection. Built upon the framework of the adopted McGaw Neighborhood Plan and Comprehensive Development Plan, this mixed use, employment project implements the City's goals for a mixture of housing, retail, and employment uses set within a walkable vibrant neighborhood.

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

Sincerely,

Brian Munson  
Principal

Cc: Jonathan Stevens  
Dan Day

# Project Information

## Project Name

Hartung Fields

## 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](mailto:jstevens@sarainvest.com)  
608.852.8772

## 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

# Existing Conditions:

The property is currently used for agricultural purposes with both the existing Hartung Brothers Inc. seed processing facility and cropland. The property also includes a south branch of Swan Creek with existing farmed wetlands, high quality wetlands, woodlands, and floodplains associated with the environmental corridor. Utilities are available immediately adjacent to the site along Syene Road and Lacy Road.

**Project Location:** The property is located south of Lacy/Haight Farm Road between the Syene Road/railroad corridor and Highway 14.

**Topography:** The site is predominately farmed acreage with slopes from north to south with limited steeper slope section located adjacent to the existing Hartung Facilities. The area along Swan Creek is predominately lowland environmental corridor.

### Site Photos:



Existing Hartung Facility



Existing Hartung Facility



Existing Hartung Facility



Existing Hartung Facility



Swan Creek Corridor



Farmland/Swan Creek Corridor



Syenne Road Frontage (view north)



Lacy/Syenne Road Intersection



Haight Farm Road/ Lacy Road Roundabout (view west)



Blaney Road Frontage (view north to The Limerick)

**Existing Zoning:** R-D Rural Development  
A-T Agricultural Transition

**Existing Parcels:** 2622 Blaney Road 0609-141-9000-2  
0609-141-8500-9  
0609-141-8000-4  
0609-141-9500-7

**Lot Area:** 159.09 acres

**Legal Description:** See Legal Description Exhibit

**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:** PD-Planned Development

# Zoning Request Justification

## **PD Justification Requirements:**

*A statement of rationale as to why the planned development district zoning is proposed. The proposal shall detail in text, graphic, and statistical forms the lack of other available chapter 22 zoning districts to provide the development intended. The statement shall identify barriers that the developer perceives in other chapter 22 zoning districts and opportunities for community betterment the developer suggests are available through the proposed planned development district zoning.*

The PD district zoning is proposed to allow the development of common design characteristics and development themes between the employment, residential, and commercial uses proposed within the project; while facilitating a dense, sustainable, urban mixed-use context. The zoning mechanisms embedded in the PD district will also facilitate implementation flexibility to allow the employment uses to respond to market demand and differing formats of employment ranging from office to lab and technology manufacturing.

*An analysis of social and economic impacts on the community of the project.*

The development of the project will strengthen Fitchburg's existing employment base, grow the technology/laboratory employment cluster, and offer urban mixed residential housing in support of the growing population's needs. Implementation of the project follows the framework outlined in the McGaw Park Neighborhood Plan and the unique blend of jobs, housing, and retail will deliver mixed use development opportunities within the Community. The residential and retail portions of the project will facilitate housing diversity and retail support uses in close proximity to the proposed employment, while the employment will offer sustainable wage jobs in high demand laboratory/technology/office sectors.

*An analysis of how the proposal is consistent with, and will advance the goals, policies and objectives of the comprehensive plan.*

The McGaw Neighborhood plan forms the framework for the development proposal, with the project reflecting the designation of retail, mixed use, residential, and employment uses in both Transit Oriented Development and Business Park Configurations. The environmental components of the neighborhood are reflected in the wetland setbacks (no closer than 200' and averaging more than 300'), stormwater management systems, and parks & open space corridors. Longer term opportunities for transit-oriented development through the creation of a future transit station are preserved through the future redevelopment potential of the existing Hartung facility.

*A detailed analysis discussing the intended specific environmental design, the amenities to be gained by the planned development district zoning proposal, and, specifically, a statement as to why such benefits and amenities would not be realized under any other chapter 22 zoning district.*

The Planned Development facilitates the creation of a park and open space system with unique passive recreation, active recreation, trails and walkways integrated into the framework of a multi-use employment, retail, and residential neighborhood. This open space network is further supported by the financial strength of the PD's diverse, urban uses to allow the enhancement and preservation of the Swan Creek Corridor and adjoining buffer areas.

*General outline of the intended organizational structure for a property owners association, if any; proposed condominium documents, if any; deed restrictions and all agreements necessary to accommodate private provision of common services, if any.*

NA

*For any project plan proposed, a schedule for completion of the public & private improvements proposed within the project plan.*

The project is projected to be implemented over the course of up to four phases based on market demand. Initial construction is slated to begin in the fall of 2022 with final implementation spanning 3-5 years.

*Neighborhood input:*

The design team hosted a neighborhood meeting for the project on May 4, 2022 at the City of Fitchburg Community Center. This meeting was well attended with questions ranging from development density and phasing to traffic impact and environmental improvements.

## **Criteria for Approval**

(1) *Character and intensity of land use. The uses proposed and their intensity and arrangement on the site shall:*

a. *Respect the physical attributes of the site with particular concern for preservation of natural features, tree growth and open space. The project shall be accomplished in such a manner as to minimize grading of the existing terrain, by working with topographic conditions. Grading and improvements on slopes of 12 percent or greater shall be limited.*

The site concept works with the existing site topography to create sites configurations and street layouts that transition from the high point to the existing environmental corridor with development largely focused on the area currently farmed. The design of the areas adjacent to the stream corridor focus on preservation and buffering of the environmental corridor through the placement of stormwater management and open space facilities to both expand and restore the buffer areas to a more natural state.

b. *Produce an attractive environment of sustained aesthetic and ecological desirability, economic stability and functional practicality compatible with the development prospects for the area.*

The overall project design focuses on creating an interconnected walkable mixed use/employment center offering residents of the project and City both desirable housing and expanded employment opportunities, as called for in the adopted City Plans.

c. *Not adversely affect the anticipated provision of school or municipal services.*

The project is consistent with the adopted McGaw Park Neighborhood Plan and is reflected in the long-range plans for the school district and City of Fitchburg.

- d. *Not create traffic or parking demand incompatible with the existing or proposed facilities to serve it.*

The site is well served with regional access through multiple access points onto Lacy/Haight Farm Road and preserves the ability to extend New Blaney Road through the potential future redevelopment of the existing Hartung Brothers Seed Facility.

- e. *Produce a transportation network that emphasizes connectivity and reduction of motor vehicle trips.*

The project design to create an expansive trail network connecting both local and regional systems through the site along with a street grid that offers multiple travel routes. This transportation network is further enhanced through the mix of uses offering housing, employment, and commercial options with the project to reduce trip generation.

- f. *Provide a block structure appropriate to pedestrian activity.*

The project creates appropriately scaled street and block structure to match the land uses while focusing on pedestrian scale streetscapes, building placement, and urban design.

- g. *Ensure environmental features are protected to a greater degree than that which would otherwise be required or occur.*

The project creates strong buffering of the environmental corridor which averages more than 300' in width and features restoration, stormwater management, and open space opportunities designed as a coordinated open space system.

- h. *Provide an environmental design, including amenities, of buildings and site improvements that are greater than that which would otherwise occur or be required.*

The open space system includes the environmental corridor buffer system along with public gathering spaces in close proximity to residents and employees; all of which are connected through sidewalk/trail extensions.

- i. *Provide a greater level of economic, social and other benefits than would otherwise be realized.*

The Planned Development (PD) will promote the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and promoting the construction of new buildings. The PD will attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the projects will be compatible with adjacent land uses. Development of new uses in the project will add to the tax base and will generate positive secondary impacts in the community.

- (2) *Economic feasibility and impact. The proponents of a planned development district shall provide evidence satisfactory to the plan commission and the common council that the project will not adversely affect the economic prosperity of the city or the values of surrounding properties.*

The project is consistent with adopted plans and supports the overall community and will approximately \$180-185 million dollars of tax base valuation when complete.

- (3) *Engineering design standards. Streets and other ways, outdoor lighting, provision for stormwater drainage, sanitary sewer service, water supply, or other similar environmental and municipal engineering considerations of current ordinance requirements shall, at a minimum be met, but to advance environmental design will likely need to be exceeded. The plan commission and common council may require the use of higher levels of transportation and lighting improvements, stormwater management, or water conservation techniques than is required by current ordinance or other governmental guidelines. Such standards shall be appropriate to advancing environmental design objectives and the public health, safety and welfare as determined by the city.*

Engineering standards are addressed as part of a separate Preliminary Plat submittal.

- (4) *Preservation and maintenance of open space in a planned development district. Provision shall be made for the preservation and maintenance of open spaces either by public reservation or dedication to public entities or commitment to preservation by a private entity. PD contracts shall contain specific reference to the ownership of such open space areas and to the provision for maintenance.*

The project anticipates dedication of the public open space system along with restoration of the buffer system as part of the construction of the project.

## **Variances from Standard Zoning**

The proposed plan most closely aligns with the following districts:

### **Residential: R-H High Density District**

Requested Modifications:

- Lot Area requirements
- Reduced Yard Setbacks
  - i. Front Setback
  - ii. Street Side Setback
  - iii. Rear Setback
  - iv. Allowed Encroachments
- Building Height
- Lot Area Coverage
- Parking Configuration/Ratios

### **Retail: B-G General Business District**

Requested Modifications:

- Allowed Uses
- Lot Area requirements
- Reduced Yard Setbacks
  - i. Street Side Setback
  - ii. Rear Setback
- Building Height
- Minimum Open Space

### **Employment: I-S Specialized Industrial**

Requested Modifications:

- Allowed Uses
- Lot Area requirements
- Reduced Yard Setbacks
  - i. Street Side Setback
  - ii. Rear Setback
- Building Height
- Lot Area Coverage
- Minimum Open Space

# Development Concept

The Hartung Fields General Implementation Plan follows the guidance of the adopted Comprehensive Development Plan to facilitate mixed use residential, retail, and commercial development consistent with the adopted plans. This project builds upon Fitchburg’s focus on high quality walkable environments that offer unique employment and housing opportunities.

## Proposed Land Use Summary:

### Employment

500,000-600,000 square feet  
1-3 stories (see master plan)

### Existing Hartung Brother Facility

Existing facility

### Multi-Family

Rental Multi-Family: 450-500 units  
Rental Townhomes: 30-40 units  
2-4 stories (see master plan)

### Retail

15,000-20,000 square feet  
1-2 stories (see master plan)



# PD: District Descriptions/ Zoning Text

## 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. The Master Plan facilitates a general transition in use from more urban/vertical uses in the western portion of the site to larger footprint uses in the eastern edge of the site. The final configuration/building placement will be determined at time of SIP and may be adjusted to reflect tenant needs. Shared parking and access easements may be utilized to supply parking.



## Allowed Uses:

Permitted Uses per the I-S Specialized Industrial District  
Conditional Uses per the I-S Specialized Industrial District  
State-classified manufacturing operations, as defined.  
Other uses of an industrial or product processing nature including manufacturing, production, assembling, disassembling, cleaning, servicing, freezing or the like, provided that conditional use approval is required for heavy manufacturing  
Manufacture of food products, food processing for shipment off site  
Warehousing or distribution operations, not including predominantly retail sales to customers on site

## Lot Standards

Minimum Lot Area	Per adopted SIP Plans
Minimum Lot Width at Front Yard Setback	Per adopted SIP Plans
Minimum Lot Depth	Per adopted SIP Plans
Minimum Haight Farm Road Setback	25 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	20 feet
Minimum Side Street Setback	20 feet from the street side right of way
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	0 feet to side yard lot lines (shared parking)
Maximum Building Height	45 feet or 3 stories, whichever is greater
Required Off-street Parking and Loading	Per adopted SIP Plans
Maximum Impervious Surface Ratio	Per adopted SIP Plans

## 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.

### Allowed Uses:

Office Activities per the B-G District

Commercial Activities: Variety Stores, hardware stores  
 Food Stores  
 Apparel and accessory stores  
 Furniture; Home furnishings and equipment  
 Drugstores  
 Liquor Stores  
 Miscellaneous shopping goods  
 Miscellaneous retail stores  
 Other personal services  
 Business services  
 Dance, fitness and health centers  
 Outdoor sales/display  
 Miscellaneous services  
 Restaurants all classes  
 Drinking Places  
 Medical, dental laboratories, and health care services  
 Daycare



### Lot Standards

Minimum Lot Area	Per adopted SIP Plans
Minimum Lot Width at Front Yard Setback	Per adopted SIP Plans
Minimum Lot Depth	Per adopted SIP Plans
Minimum Lacy Road Setback	20 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	10 feet
Minimum Side Street Setback	20 feet from the street side right of way
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet to side yard lot lines
Maximum Building Height	30 feet or 2 stories, whichever is greater
Required Off-street Parking and Loading	Per adopted SIP Plans
Maximum Impervious Surface Ratio	Per adopted SIP Plans

## Residential

The project area west of new Blaney Road (relocated) features a mixture of apartment sizes 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.

### Allowed Uses:

- 450-500 apartments
- 30-40 townhomes
- Residential leasing office
- Residential amenities and common spaces



### Lot Standards

Minimum Lot Area	Per adopted SIP Plans
Minimum Lot Width at Front Yard Setback	Per adopted SIP Plans
Minimum Lot Depth	Per adopted SIP Plans
Minimum Lacy Road Setback	20 feet
Minimum "Entry Street" Setback	25 feet, except that an open front porch or stoop may protrude to within 20' of the front lot line.
Minimum Front Yard Setback	20 feet, except that an open front porch or stoop may protrude to within 15' of the front lot line.
Minimum Side Yard Setback	10 feet
	0 feet for attached townhomes
Minimum Side Street Setback	20 feet from the street side right of way
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	0 feet to side yard lot lines
Maximum Building Height	60 feet or 4 stories, whichever is greater
Minimum Required Off-street Parking & Loading	
Vehicular	1.5 stalls/unit (including street parking)
Apartments	.9 underground parking stall/unit
Townhomes	.35 surface stalls/unit
Maximum Impervious Surface Ratio	Per adopted SIP Plans

## Hartung Agricultural Facilities

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

### Allowed Uses:

Per the A-X Exclusive Agriculture District



## Lot Standards

Minimum Lot Area	Per existing conditions
Minimum Lot Width at Front Yard Setback	Per existing conditions
Minimum Lot Depth	Per existing conditions
Minimum Front Yard Setback	Per existing conditions
Minimum Side Yard Setback	Per existing conditions
Minimum Corner Lot Side Yard Setback	Per existing conditions
Minimum Rear Yard Setback	Per existing conditions
Minimum Paved Surface Setback	Per existing conditions
Maximum Building Height	Per existing conditions
Required Off-street Parking and Loading	Per existing conditions
Maximum Impervious Surface Ratio	Per existing conditions

## **General Standards**

### **Parks & Open Space**

The project is designed to offer both passive and active recreation areas connected by a diverse path system. Active spaces within the project include two park areas in the northwest area offering outdoor gathering spaces for the residential tenants and office workers. These open spaces are connected to local and regional trail systems along the passive open space corridors interconnecting the entire project.

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.

Final parkland dedication, credits, and design will be determined at time of Final Plat and SIP Submittals.

### **Proposed Phasing:**

Initial Phase Fall 2022

3-5 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.

### **Cluster Box Units (Mailboxes)**

The project will utilize a combination of Cluster Box Units (CBUs) and central residential distribution for mail delivery. Final locations will be determined at the time of SIP based on land use, building placement, and phasing.

### **Refuse and Recycling**

Refuse and recycling containers will be finalized as part of the SIP submittals and will include size, screening, and landscape treatments.

# Exhibits:

- Legal Description
- Location Map
- Existing Conditions
- Adopted Land Use Map
- Master Plan
- Open Space Master Plan

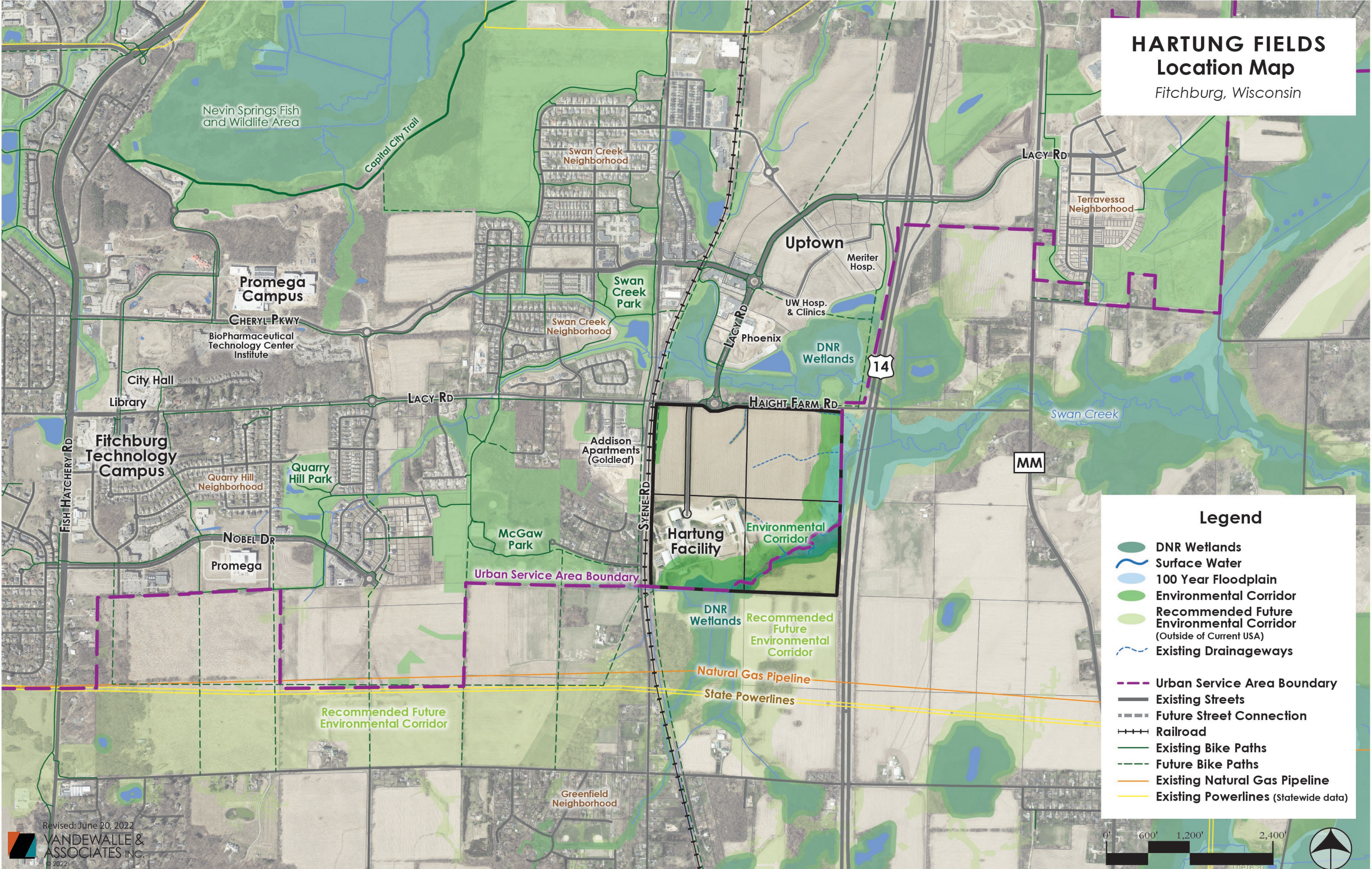
## Legal Description:

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.

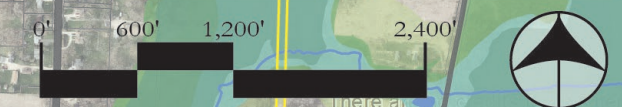
# HARTUNG FIELDS Location Map

Fitchburg, Wisconsin



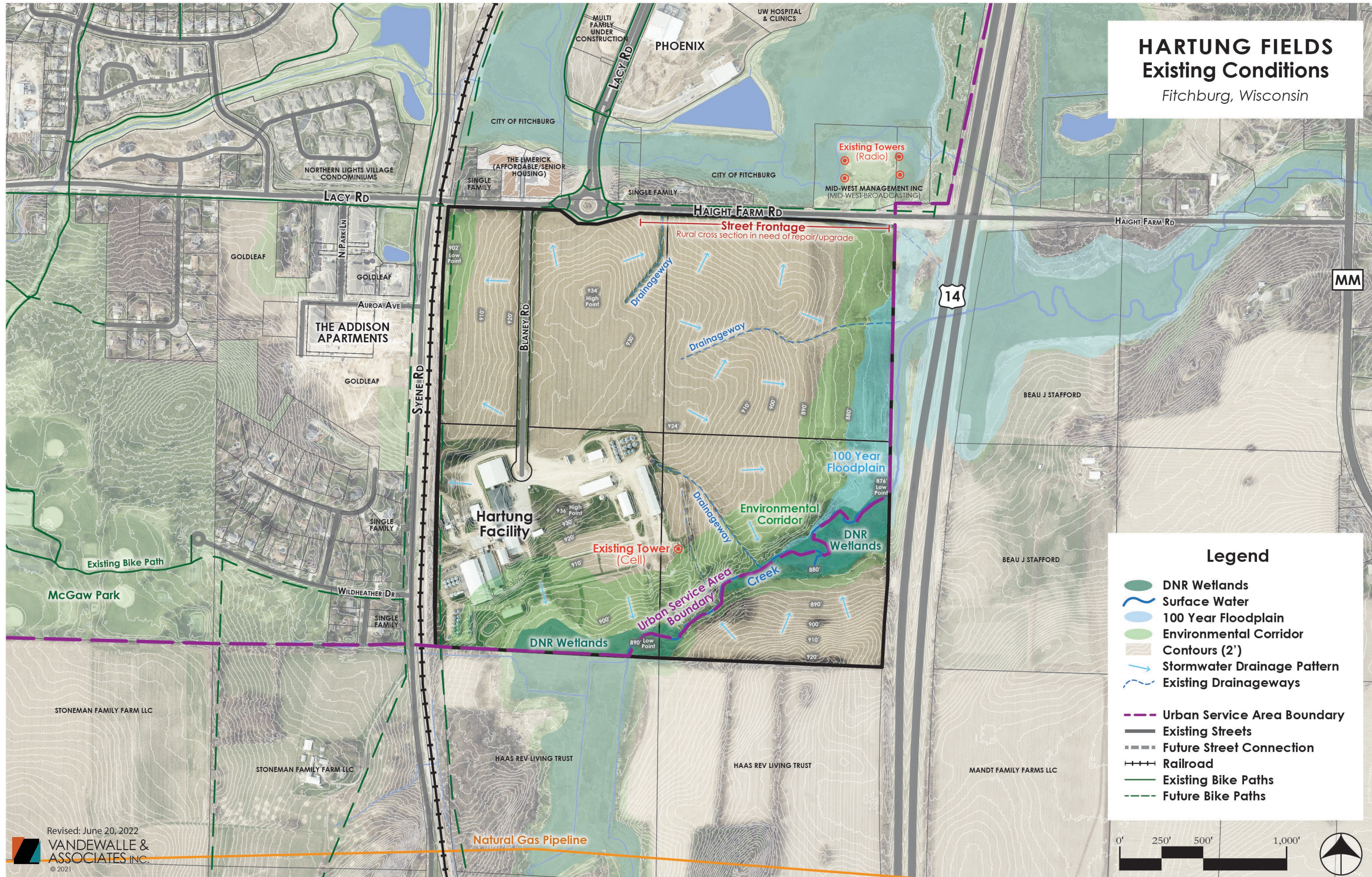
### Legend

- 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 FIELDS Existing Conditions

Fitchburg, Wisconsin



### 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 FIELDS Adopted Land Use Map

Fitchburg, Wisconsin

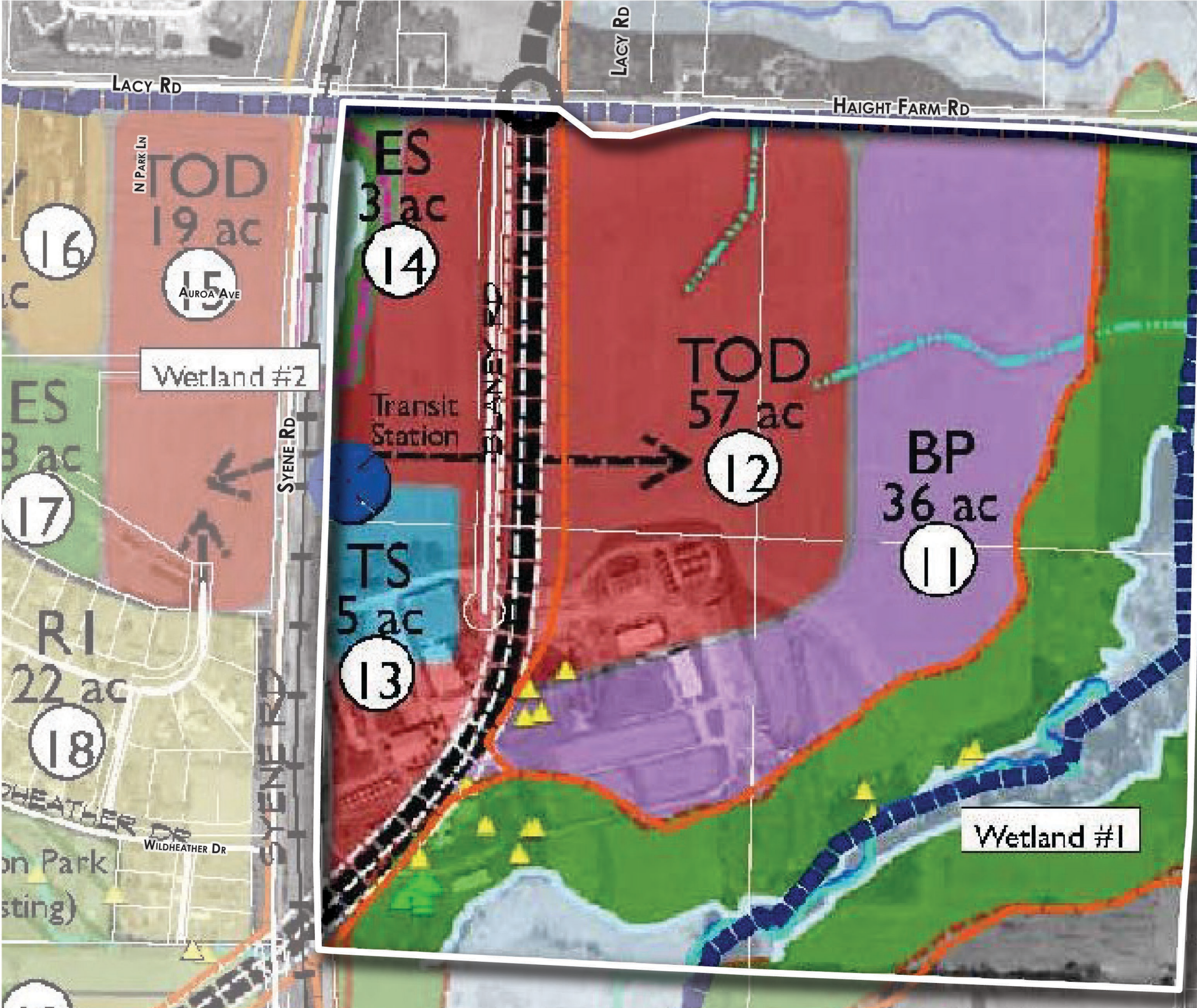
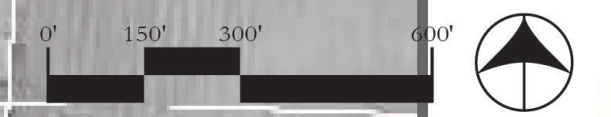
**McGAW PARK**  
Neighborhood Plan  
City of Fitchburg, WI

Growth Model  
DRAFT

**LEGEND**

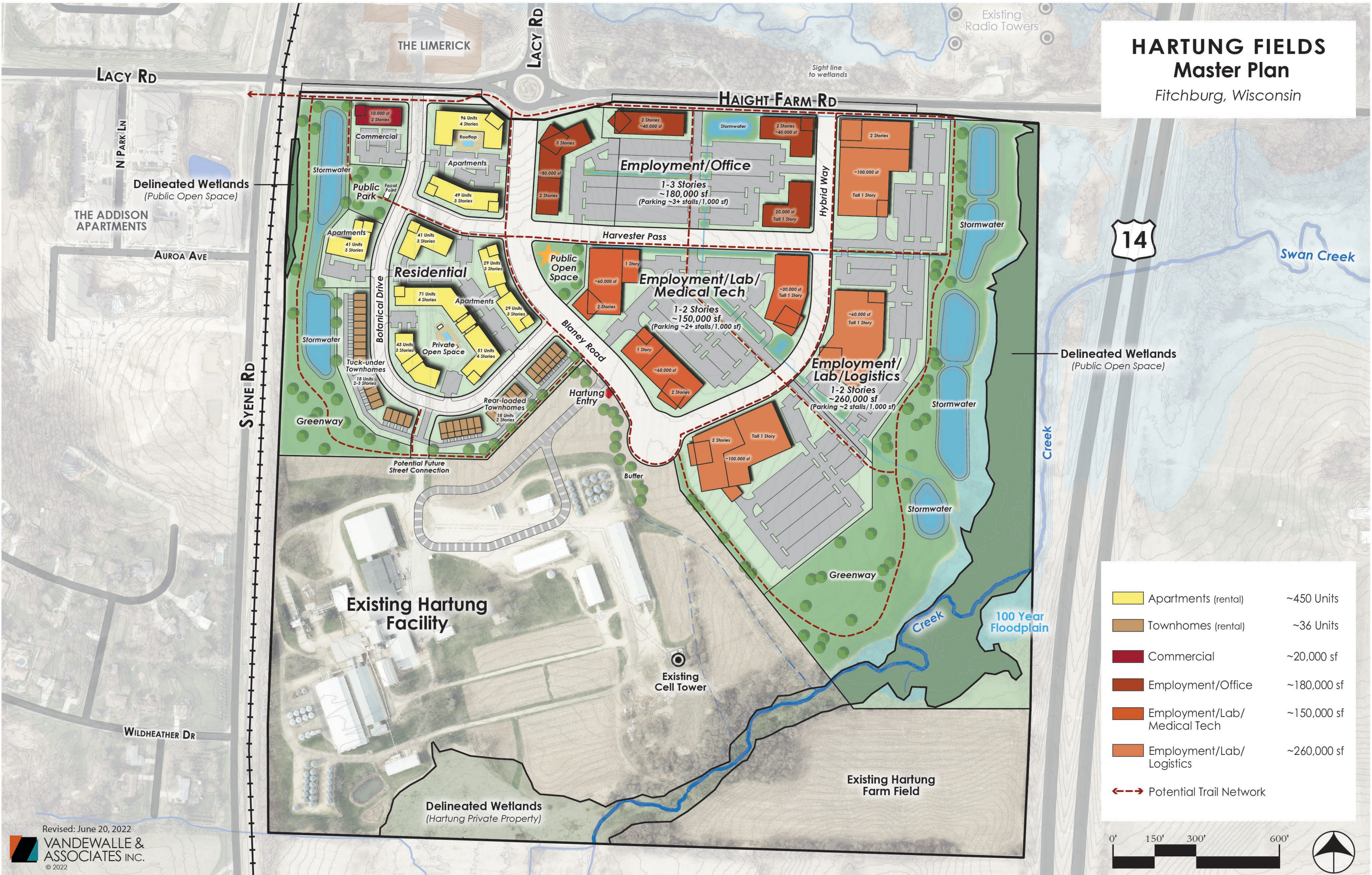
-  Study Area Boundary
-  TS Transit Station
-  R2 Residential (minimum average density of 10 du/ac)
-  R1 Residential (minimum average density of 5 du/ac)
-  MU Mixed Use (Office/Residential)
-  TOD Transit Oriented Development
-  PO Parks & Open Space
-  Existing Parks
-  ES Environmentally Sensitive 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

Last Revised: February 3, 2009  
Source: GIS Map files provided by City of Fitchburg & CARPC  
Maps prepared by TAI, MARS, NRC, TAD



# HARTUNG FIELDS Master Plan

Fitchburg, Wisconsin



<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	Apartments (rental)	~450 Units
<span style="display:inline-block; width:15px; height:15px; background-color:tan;"></span>	Townhomes (rental)	~36 Units
<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span>	Commercial	~20,000 sf
<span style="display:inline-block; width:15px; height:15px; background-color:darkorange;"></span>	Employment/Office	~180,000 sf
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	Employment/Lab/Medical Tech	~150,000 sf
<span style="display:inline-block; width:15px; height:15px; background-color:lightorange;"></span>	Employment/Lab/Logistics	~260,000 sf
<span style="display:inline-block; width:15px; border-bottom: 1px dashed red;"></span>	Potential Trail Network	

