

City of Fitchburg

Comprehensive Plan Minor Amendment

Due: May 23, 2023



A. Sponsored by:

1. Julia Arata-Fratta

Mayor, The City of Fitchburg, Wisconsin

Ph: (608) 698-6256

Email: Julia.Arata-Fratta@fitchburgwi.gov

B. Proposed Minor Amendment

I am requesting minor amendment in the City of Fitchburg comprehensive plan regarding Land measuring approximately 2.4 Acres, parcel A and Parcel B shown in current map, located at 2735 Rimrock Rd. Fitchburg WI 53713. The future use of this parcel in the Comprehensive plan 2030 was “Low Density Residential”. In the Southdale plan, these parcels were identified as "Urban Residential". I have proposed an amendment to High Density Residential i.e., 24, unit workforce housing with a potential daycare center. (Chapter 4 page 4-17, The City of Fitchburg Comprehensive plan 2030). See attached ANNEXURES: EXHIBIT, ‘A’ Legal description of the property, EXHIBIT ‘B’ current map and EXHIBIT ‘C’ concept plan.

C. Intent of the Minor Amendment

I am planning to build 24 owner occupied townhomes for workforce housing with the potential of a daycare center.

The future use of this parcel in the Comprehensive plan 2030 was “Low Density Residential”. In the Southdale plan, these parcels were identified as "Urban Residential" as a transition between mixed-use commercial employment district to the west and the single-family residential to the east. The residential units proposed in the Southdale’s plan include low and mid-rise condos, townhouses, and small-lot single-family lots. The Mixed-use was encouraged at key intersections

such as Rimrock and Maloney. The building height was permissible up to 2-4 stories. The residential Density was 10-20 units per acre. The proposed development at 2735 Rimrock Rd., on 2.4 acres land, is right out the desired density per acre, and therefore, we are asking for high density at 24 units.

There are some key advantages for this type of development. Population growth of cities is economically important. Revenue is related to population size of cities. The availability of housing plays a great role in population growth. Restrictions on housing supply hinders urban growth. For instances American household spend about a third of their income on housing. For their part, cities spend millions of dollars to maintain infrastructure. Given that most of the investments must be durable and well planned. Fitchburg has grown 48.7% since the 2000. The City of Fitchburg has adopted a futuristic approach and elected representatives addressed these opportunities in the Comprehensive plan 2030.

The proposed minor change to high density at key intersections such as Rimrock and Maloney, is consistent with the overall goals, objectives and policies of the Comprehensive Plan. The change will not create an adverse impact on public facilities and service and will address community need identified in the plan for land use. The City in the comprehensive development plan 2030 laid down that they shall proactively identify areas for growth and development and develop land adjacent to major corridors in a more urban form and our plan will help the city meet its affordable housing goals.

See attached Annexure: EXHIBIT 'C' The proposed concept plan.

D. Property Information

Legal Description

Address: 2735 Rimrock Rd. Fitchburg WI 53713

Parcel #: 225/0709-363-9330-3 and 225-0709-363-9400-8

See Annexure: EXHIBIT 'A'

E. Required Signatures

Property Owner's Signature Ayesha Liaqat

Mayor's Signature _____

F. Applicant Contact Information

Name: AYESHA LIAQAT

Company: HOOPOE HOLDINGS LLC

Address: 5029 Saint Annes Dr Middleton WI 53597

Phone Number: (408) 797-6671

Email: ayesha.liaqat@gmail.com

EXHIBIT A

Address: 2735 Rimrock Road, Madison, WI 53713

Tax Parcel Number: 225/0709-363-9330-3 and 225/0709-363-9400-8

Legal Description

Parcel A:

A parcel of land lying in and being a part of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 7 North, Range 9 East, in the Town of Madison, Dane County, Wisconsin, and described more fully as follows: Beginning at a point (iron stake) which is 364 feet South of an iron stake (which is a point on the North line of the above mentioned South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, and 1382 feet West of the Northeast corner thereof); thence South 99 feet to an iron stake; thence West parallel to said North line 435.5 feet to an iron stake at public highway; thence North $14^{\circ}15'$ East along said public highway, 101.8 feet to an iron stake; thence East parallel to said North line 408.6 feet to the point of beginning.

Parcel B:

Part of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 7 North, Range 9 East, in the Town of Madison, Dane County, Wisconsin, and which is more fully described as follows: Beginning 1379.5 feet West of the Northeast corner of said South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ (said point previously being described as West 1382.0 feet); thence South $1^{\circ}26'$ West, 652.0 feet to the South line of Section 36, said point being the Southeast corner of parcel described in Volume 509, on page 407 of Deeds, Dane County Registry; thence West along center line of a 50.0 foot road, 110.0 feet to the point of beginning of this description, said point also being the Southwest corner of parcel described in Volume 516, on page 38 of Deeds, Dane County Registry; thence continue West along said center line of 50.0 foot road, 377.0 feet more or less to intersect center line public highway; thence North $14^{\circ}15'$ East along center line said public highway, 197.7 feet; thence East parallel to the South line of Town Road, 325.5 feet more or less to the Northwest corner of parcel described in Volume 516, on Page 38, of Deeds, Dane County Registry; thence Southerly along West line of above mentioned parcel, 164.0 feet to the North line of 50.0 foot road; thence continue Southerly on said West line, 25.0 feet to the center line of highway and the point of beginning; EXCEPTING THEREFROM those lands conveyed to the Town of Madison in Quit Claim Deed recorded in Volume 593 of Deeds, Page 254 as Document No. 851999.

DESCRIPTION: (PROVIDED)

PARCEL A
PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 9 EAST, IN THE TOWN OF MADISON, DANE COUNTY, WISCONSIN, AND WHICH IS MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING 1396.3 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (SAD POINT PREVIOUSLY BEING DESCRIBED AS WEST 1396.3 FEET, THENCE SOUTH 173.0 FEET WEST 662.0 FEET TO THE SOUTH LINE OF SECTION 36, CENTER OF ROAD 46.7 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL DESCRIBED IN VOLUME 509 OF SAID COUNTY REGISTER, THENCE WEST ALONG CENTERLINE OF A 20.0 FOOT ROAD, 110.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL DESCRIBED IN VOLUME 518 OF SAID COUNTY REGISTER, THENCE EAST PARALLEL TO THE SOUTH LINE OF TOWN ROAD 377.0 FEET MORE OR LESS TO INTERSECT CENTERLINE OF SAID PUBLIC HIGHWAY, THENCE NORTH 11.2° EAST ALONG SAID CENTERLINE SAID PUBLIC HIGHWAY, 197.7 FEET, THENCE EAST PARALLEL TO THE SOUTH LINE OF TOWN ROAD 324.2 FEET MORE OR LESS TO THE NORTHEAST CORNER OF PARCEL OF LAND DESCRIBED IN VOLUME 518 OF SAID COUNTY REGISTER, THENCE SOUTH 11.2° WEST ALONG SAID CENTERLINE SAID PUBLIC HIGHWAY, 144.0 FEET TO THE NORTH LINE OF SAID 20.0 FOOT ROAD, THENCE CORNER SOUTHWEST 1/4 SAID WEST LINE 25.0 FEET TO THE CENTERLINE OF HIGHWAY AND THE POINT OF BEGINNING.

PARCEL B
A PORTION OF LAND LYING IN AND BEING A PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 9 EAST, IN THE TOWN OF MADISON, DANE COUNTY, WISCONSIN, AND DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT A POINT (IRON STAKE) WHICH IS 308 FEET SOUTH OF AN IRON (WHICH IS A POINT ON THE NORTH LINE OF THE ABOVE MENTIONED SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, AND 1586 FEET WEST OF THE NORTHEAST CORNER THEREOF), THENCE SOUTH 11.2° WEST ALONG SAID CENTERLINE OF SAID HIGHWAY, 144.0 FEET TO AN IRON STAKE, THENCE WEST PARALLEL TO SAID NORTH LINE 433.0 FEET TO AN IRON STAKE AT PUBLIC HIGHWAY, THENCE NORTH 14.1° EAST ALONG SAID PUBLIC HIGHWAY, 101.9 FEET TO AN IRON STAKE, THENCE EAST PARALLEL TO SAID NORTH LINE 408.4 FEET TO THE POINT OF BEGINNING.

PARCEL C
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 9 EAST, IN THE TOWN OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, 1336 FEET TO AN IRON STAKE, THENCE SOUTH 11.2° WEST TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 11.2° WEST, 110.0 FEET TO THE CENTERLINE OF SAID HIGHWAY, THENCE NORTH 11.2° EAST ALONG SAID CENTERLINE TO A POINT WEST OF THE POINT OF BEGINNING, THENCE EAST TO THE SOUTHWEST LINE OF SAID HIGHWAY, THENCE EAST, 378.2 FEET TO THE POINT OF BEGINNING.
SUBJECT TO HIGHWAY OVER THE WESTERLY SIDE THEREOF.

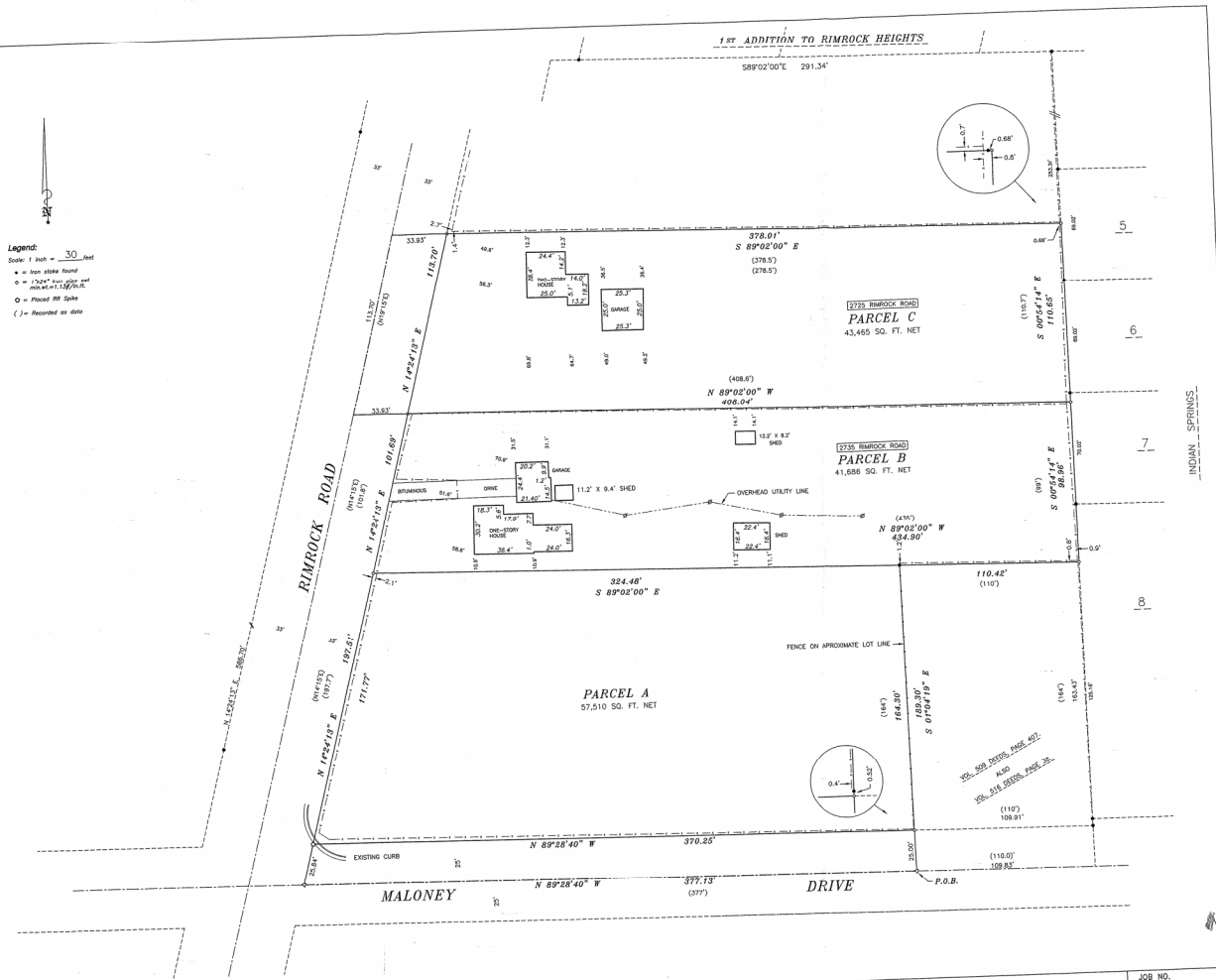
SURVEYOR'S CERTIFICATE
I, DANIEL V. BIRENKOTT, do hereby certify that this survey is in accordance with the laws of the State of Wisconsin, and that the same is a true and correct representation of the same as the same were made and measured by me or under my direction and supervision, and that the same is a correct representation of the same as the same were made and measured by me or under my direction and supervision, and that the same is a correct representation of the same as the same were made and measured by me or under my direction and supervision.



This survey is subject to any and all easements and agreements both recorded and unrecorded.
The disturbance of a survey stake by anyone is in violation of Section 238.22 of Wisconsin Statutes.
In witness whereof, I have hereunto set my hand and the seal of my office at Sun Prairie, Wisconsin, on this 1st day of November, 2006.
This survey shows visible above-ground improvements and, no guarantee is made for below-ground structures.

BIRENKOTT SURVEYING INC.
LAND SURVEYING & PERC TESTING
P.O. BOX 237
1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590
(608) 837-7463
FAX (608) 837-1081

PLAT OF SURVEY
NOVEMBER 1, 2006



SURVEYED BY RUSS
DRAWN BY MK
CHECKED BY D.V.B.
APPROVED BY D.V.B.

PREPARED FOR:
PHOEBE MALONEY
2735 RIMROCK ROAD
MADISON, WI 53713

JOB NO.
060879
SHEET 1 OF 1
FB 299/PD 65-68

2006-01501

RIMROCK ROAD DEVELOPMENT
CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title:
SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number: 22-0997

Set Type: SCHEMATIC

Date Issued: 04/21/2023

Sheet Number: **C100**



File: W:\2022\220997_Chaudry_Ali - 2735 Rimrock Rd Multifamily\dwg\220997_Civil Design.dwg Layout: Site Plan User: Adam Plotted: Apr 21, 2023 - 6:47am