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TRANSMITTAL

Date: August 22, 2023

To: City of Fitchburg - Planning/Zoning Department
Attn. Deanna Schmidt, City Planner & Zoning Administrator
5520 Lacy Road
Fitchburg, Wisconsin 53711
via email delivery only

Project Name: Hartung Fields Lots 6-8 Development High Density Residential Development
(Hartung Fields Apartments)

JLA Project: W22-0913

Message:

On behalf of our client, Ned Hoyt of Woronora Ventures LLC, attached you will find our submittal for a request of minor change to the PDD-GIP of this development. The request for review is that of a revised building outline for Building C on lot 6, and also an increase in the total multi-family development density from 500-525 to 525-550 units. To be held at the September 19, 2023 Plan Commission Meeting. The address for the proposed development are Lots 6-8 at 2622 Blaney Road.

If you should have any questions or comments, please feel free to contact me at (608)442-3828 or rzdanowski@jla-ap.com.

Sincerely,

Rob Zdanowski
Project Manager

Enc.: GIP Rezoning Application
GIP Submittal Electronic Copy (pdf format)

Cc: Ned Hoyt



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 PDD-GIP district to the PDD-GIP district the following described property:

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

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

LOT #6-~~8~~ Final Plat Request FP-2514-23, as approved at 15 Aug 2023 plan commission hearing)

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

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

Multi-Family Development.
 Request for a minor change to GIP that is revised building outline for Building C ^{on lot 6} and also increasing the total multi-family development density from 500-525 units to 525-550 units.

3. **Proposed Development Schedule:** Construction to start 2024-26

***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): Multi-Family

Total Dwelling Units Proposed: 525-550 **No. Of Parking Stalls:** _____

Type of Non-residential Development (If Applicable): N/A

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

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

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

Current Owner of Property: Hartung Brothers, Inc.

Address: 2662 Blaney Road **Phone No:** 608-852-8772

Contact Person: Woronora Ventures LLC (Edward Hoyt)

Email: ned@happenstancegroup.com.au

Address: 3101 Fish Hatchery Road #411, Fitchburg WI 53713 **Phone No:** 608-949-2151

Respectfully Submitted By: *Edward Hoyt* **Print Owner's or Authorized Agent's Name** Edward Hoyt
 Owner's or Authorized Agent's Signature

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:** _____ **Publish:** _____ and _____
Ordinance Section No. _____ **Fee Paid:** _____
Permit Request No. _____



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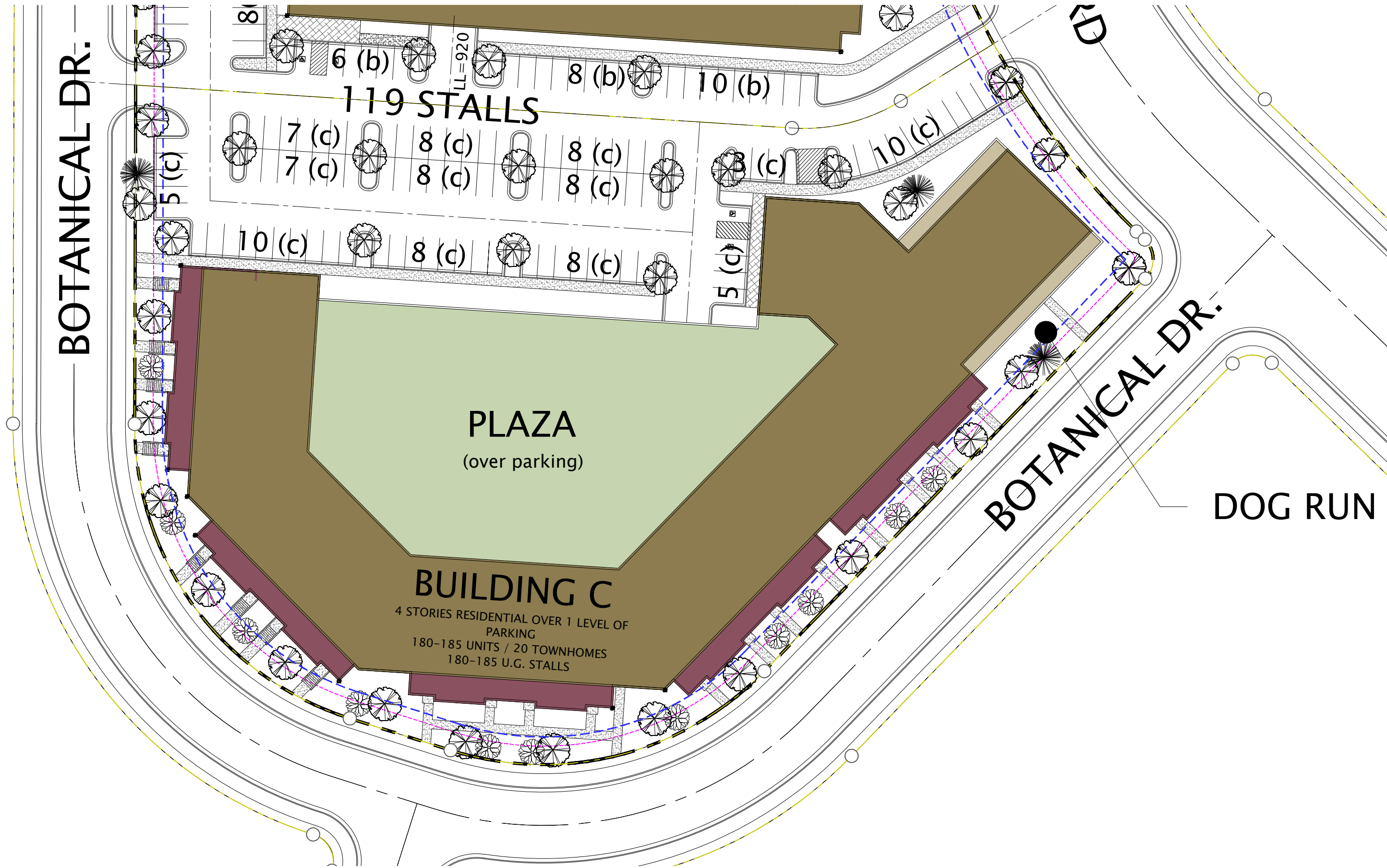
HARTUNG FIELDS - APARTMENTS

CONCEPTUAL MASTER PLAN

AUGUST 22, 2023

1"=150' @ 11x17

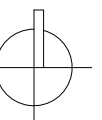


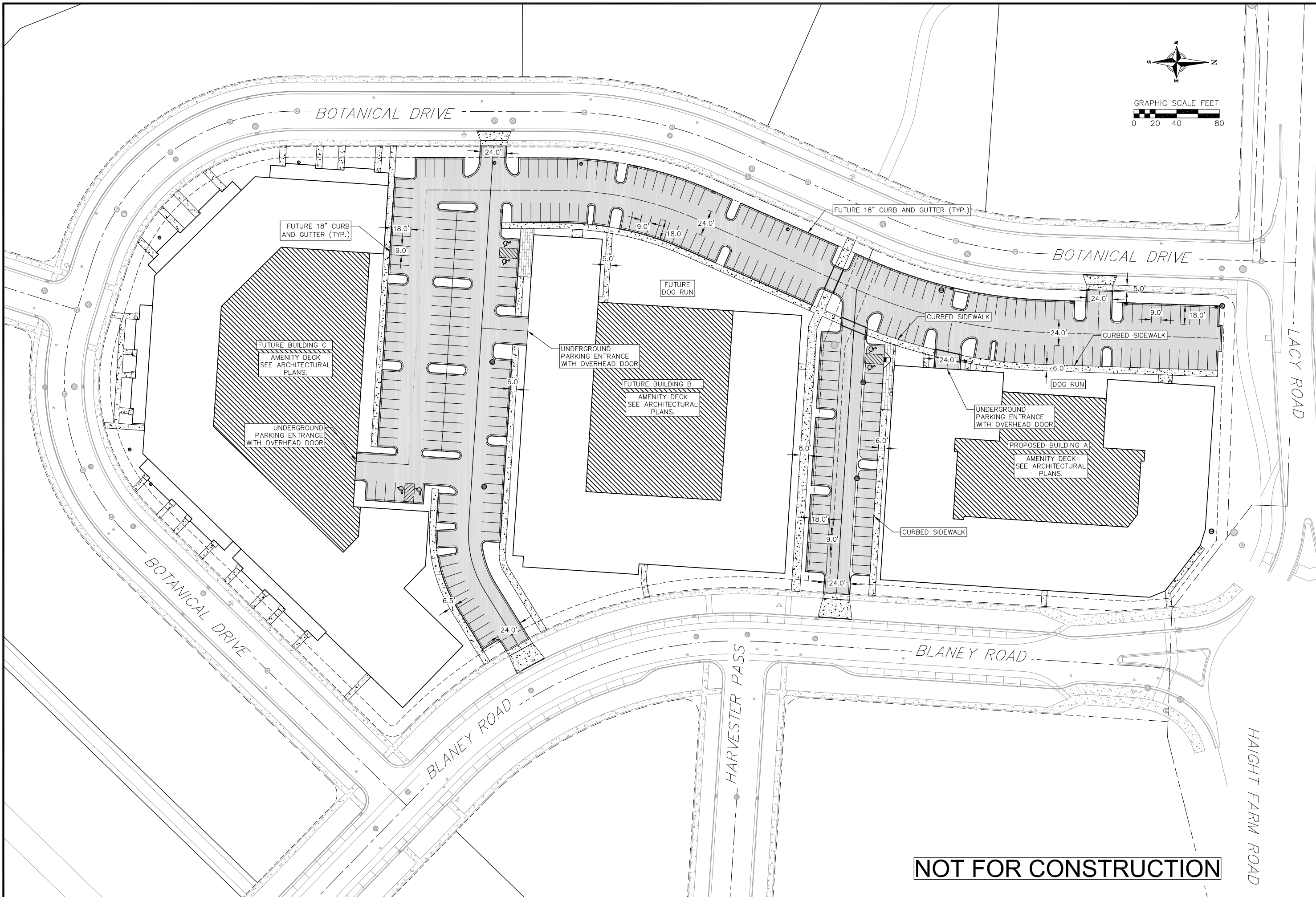


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HARTUNG FIELDS - APARTMENTS
CONCEPTUAL BUILDING C - SITE PLAN GIP AMENDMENT

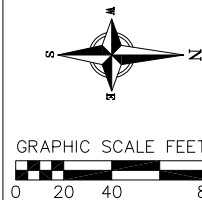
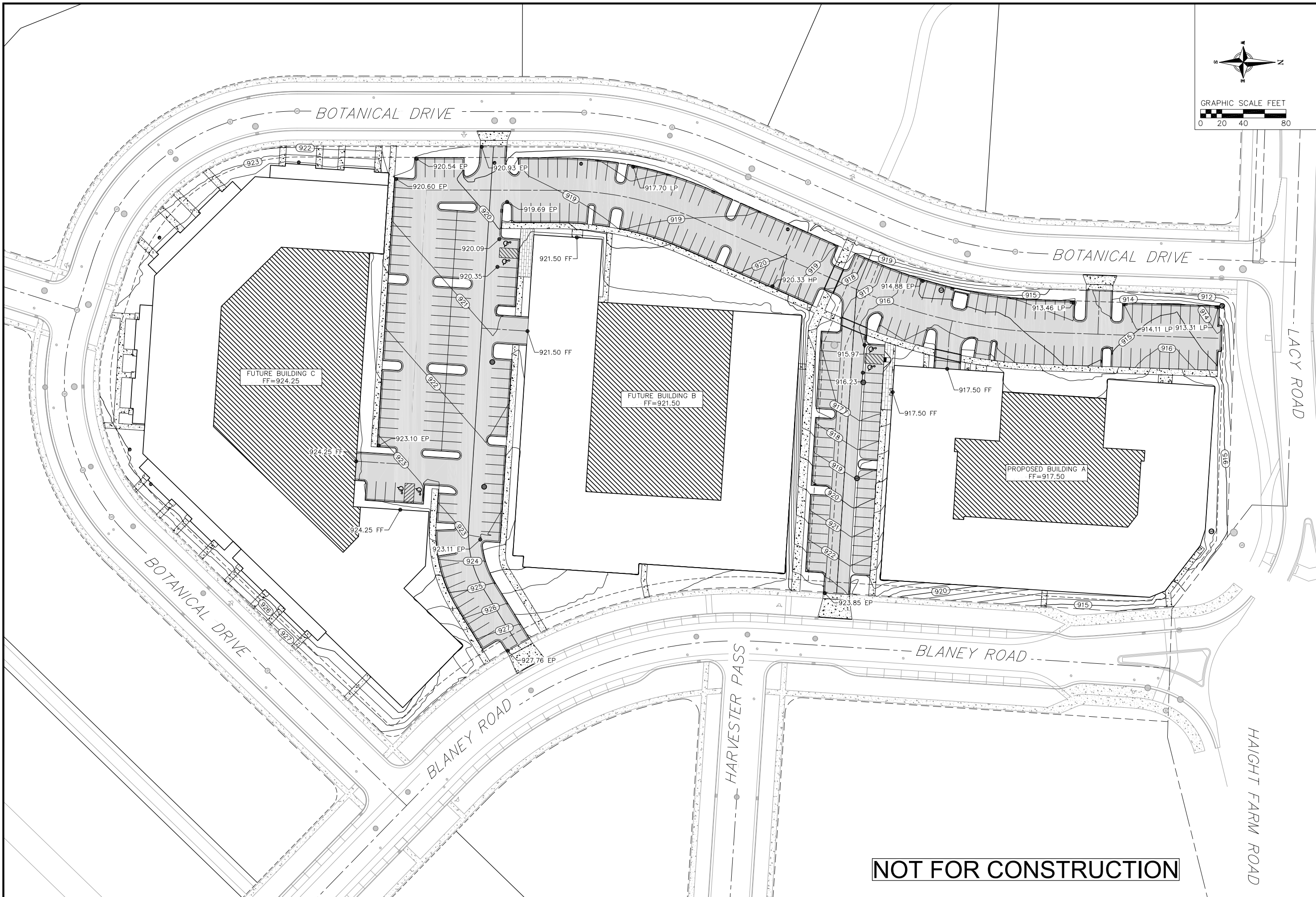
AUGUST 22, 2023
1"=50' @ 11x17





NOT FOR CONSTRUCTION

DATE	REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE
08/22/23				
DRAFTER	REMARKS		REMARKS	
BHAN				
CHECKED	REMARKS		REMARKS	
TSCH				
PROJECT NO.	REMARKS		REMARKS	
230003				

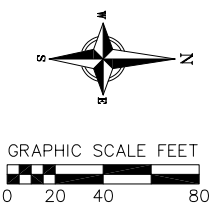
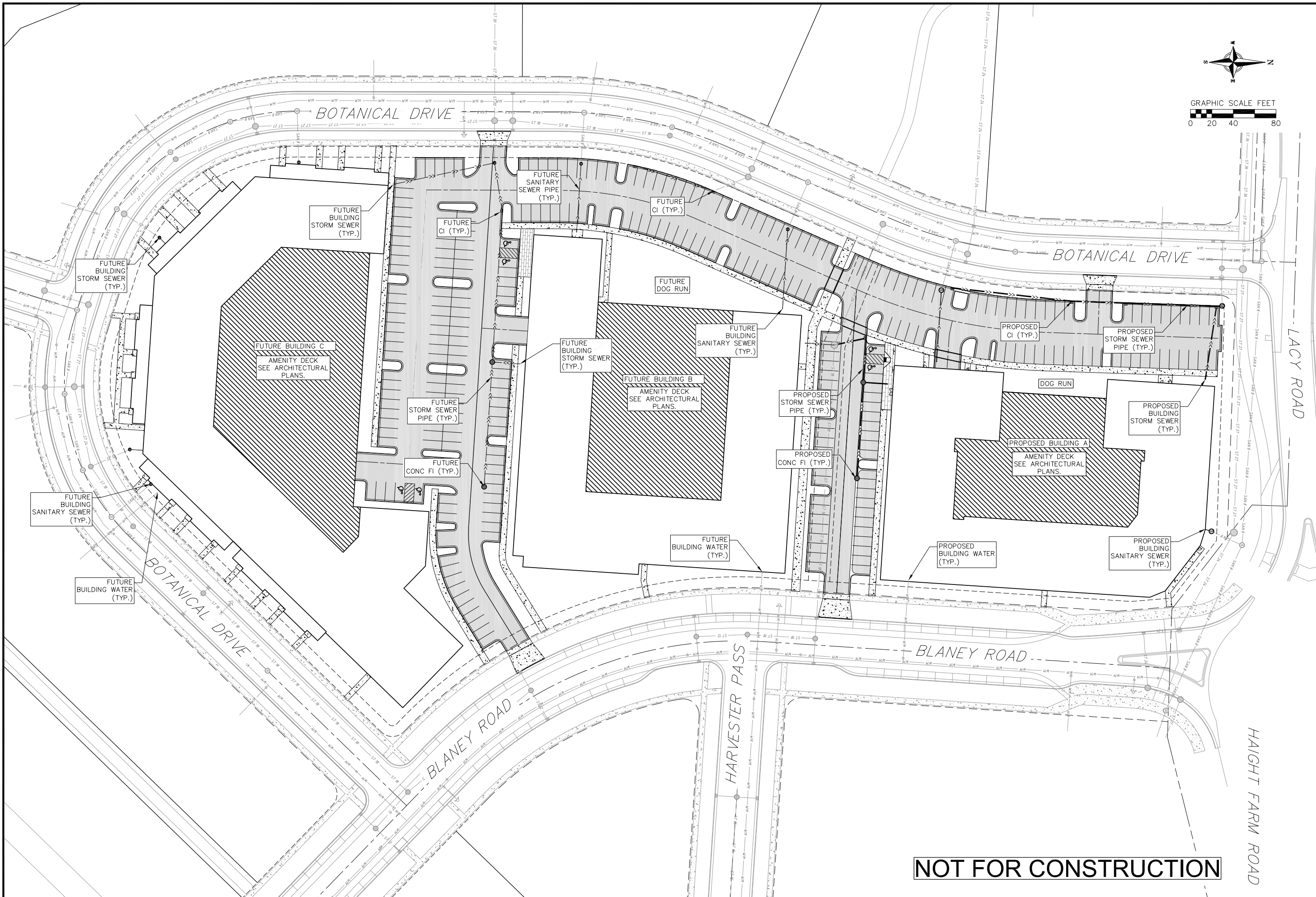


OVERALL GRADING PLAN

HARTUNG FIELDS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

DATE	REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE
08/22/23				
DRAFTER				
BHAN				
CHECKED				
TSCH				
PROJECT NO.				
230003				

NOT FOR CONSTRUCTION



OVERALL UTILITY PLAN
 HARTUNG FIELDS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 08/22/23
 DRAFTER: BHAN
 CHECKED: TSCH
 PROJECT NO.: 230003

NOT FOR CONSTRUCTION



Conditional Use - Owner or Authorized Agent Acknowledgement

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Edna Rhot 1/5

Owner's or Authorized Agent's Signature

22/08/2023

Date (DD/MM/YYYY)