

City of Fitchburg

Comprehensive Plan Minor Amendment



Due: September 27, 2023

A. Sponsored by:

(Sponsors must include a minimum of three alders and/or the mayor. Please list sponsors below. Sponsor's signatures are required in Item E below)

Mayor Julia Arata-Fratta

B. Proposed Minor Amendment

(Refer to the page numbers, table numbers or other specific references within the Adopted Comprehensive Plan 2030 that would be changed by the proposed minor amendment. Provide additional documents and maps as needed.)

This amendment includes two tax parcels along the north side of Lacy Road, parcel #s 0609-073-6500-2 and 0609-074-9015-2. The existing future land uses for these parcels are I-C Industrial Commercial, I-G Industrial General, LDR Low Density Residential and P&C Park & Conservancy.

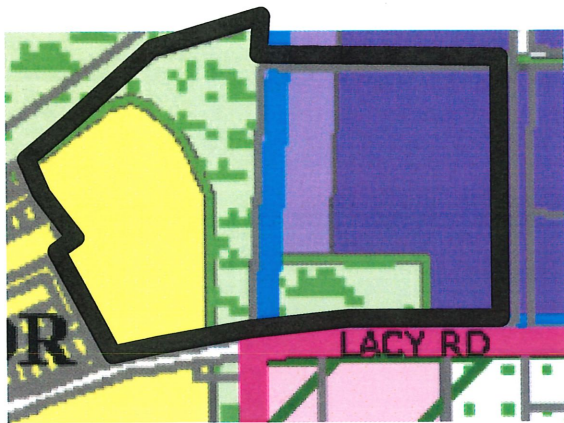
The intent of the amendment is to change the future land uses for these parcels to remove the I-C Industrial Commercial and retain the I-G Industrial General, LDR Low Density Residential and P&C Park & Conservancy uses.

The amendment would change the borders of the I-G, LDR and P&C uses as outlined on the attached concept development plan (and as shown below).

The amendment would also change the existing future land use categories for Parcel # 0609-074-9015-2 which is also governed by the North Stoner Prairie Neighborhood Plan. The existing future land use categories in this plan are consistent with the Comprehensive Plan.

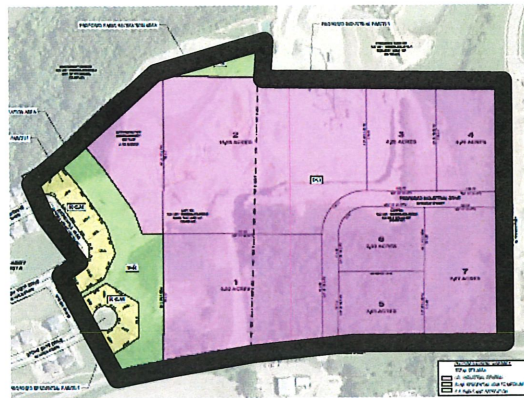
The Comprehensive Plan would be amended as follows:

- Amend Map 4.3: Future Land Use on Page 4-15 of the Comprehensive Plan



Page 4-15, Comprehensive Plan

I-C Industrial Commercial (light purple)
 I-G Industrial General (dark purple)
 LDR Low Density Residential (yellow)
 P&C Park & Conservancy (green)



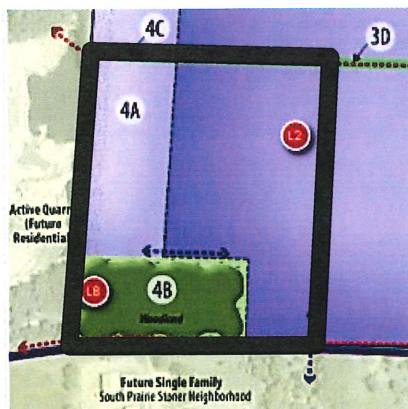
Proposed Amendment

I-G Industrial General (purple)
 LDR Low Density Residential (yellow)
 P&C Park & Conservancy (green)

- Amend the Future Land Use Map – Notes on Page 4-16 of the Comprehensive Plan.

The tenth area includes Quarry Vista Outlot 2 and Outlot 1 CSM 15053, which are currently designated I-C Industrial Commercial, I-G Industrial General, LDR Low Density Residential and P&C Park & Conservancy.

- Amend Figure 7-1 Land Use Recommendations on Page 157 of the North Stoner Prairie Neighborhood Plan.



Page 157, North Stoner Prairie Neighborhood Plan



Proposed Amendment

C. Intent of the Minor Amendment

(Refer to [Chapter 5, page 5-4](#) of the Comprehensive Plan for Minor Amendment Review Guidelines. attach proposed site plans and related information to describe the intent.)

The intent of the Minor Amendment is to allow the property owner to seek City approval for further development of the property (see attached concept development plan). The amendment will help prepare the sites for development when current quarry activities cease and the sites are reclaimed. This amendment would allow more flexibility to develop the property in a manner that is consistent with existing site conditions and allows for a more viable transition to the planned uses for the properties.

D. Property Information

(Provide the legal description of the parcel or parcels subject to the change future land use change. Also please provide the Dane County Parcel numbers. If a survey of the parcel(s) is available please attach.)

There are two parcels subject to the future land use change included in this Comprehensive Plan Minor Amendment request:

- 1. Parcel #225/0609-073-6500-2 owned by Hamm Fam Land LLC

QUARRY VISTA OUTLOT 2 EXC TO CITY OF FITCHBURG IN DOC 5842234 & DOC 5908496

- 2. Parcel #225/0609-074-9015-2 owned Payne & Dolan, Inc.

OUTLOT 1 CSM 15053 CS106/204&209-2/19/2019 DESCR AS SEC 7-6-9 PRT SW1/4SE1/4 & PRT SE1/4SE1/4 & SEC 8-6-9 PRT SW1/4SW1/4 & PRT SE1/4SW1/4 (35.680 ACRES) EXC TO CITY OF FITCHBURG FOR R/W IN DOC # 5894236

E. Required Signatures

Property Owner's Signature

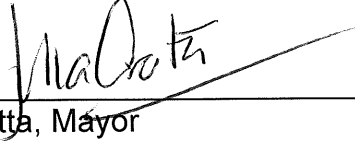

Hamm Fam Land LLC
Keith Hammersley, Member

Property Owner's Signature _____



Payne & Dolan, Inc.
Steve Higgins, Vice President

Sponsor's Signature _____



Julia Arata-Fratta, Mayor

F. Applicant Contact Information

Clint Weninger, Land Resources Manager
Payne & Dolan, Inc.
N3W23650 Badinger Road
Waukesha, WI 53187
Cell: (262) 366-5429
Email: cweninger@walbecgroup.com

**COMPREHENSIVE PLAN MINOR AMENDMENT
FULL LEGAL DESCRIPTIONS**

HAMM FAM LAND LLC

Part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, and the Northeast 1/4 of the Northwest 1/4 of Section 18, all in Township 6 North, Range 9 East, in the City of Fitchburg, Dane County Wisconsin, described as follows:

Outlot 2 of Quarry Vista, a Subdivision recorded in the Dane County Register of Deeds office as Document No. 5164639, excepting therefrom lands dedicated for Right-Of-Way purposes, described in Document No. 5842234 and Document No. 5908496; more particularly described as:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 7; Thence N 1°56'26" E along the East line of said Southwest 1/4, 34.59 feet to the North line of Lacy Road and the Point Of Beginning; Thence continuing N 1°56'26" E along said East line of the Southwest 1/4, 1494.45 feet; Thence S 73°28'26" W, 546.67 feet; Thence S 54°14'58" W, 188.34 feet; Thence S 50°29'06" W, 95.54 feet; Thence S 46°57'11" W, 73.67 feet; Thence S 46°57'44" W, 242.33 feet; Thence S 47°57'16" W, 73.67 feet; Thence S 54°12'06" W, 68.66 feet; Thence S 60°50'35" W, 71.92 feet; Thence S 27°43'25" E, 191.00 feet; Thence S 62°30'08" W, 24.15 feet; Thence S 33°47'01" E, 87.39 feet; Thence Southeasterly 53.69 feet along the arc of a curve concave to the Northeast, with a Radius of 62.00 feet, shoes chord bears S 58°35'36" E, 52.03 feet; Thence S 5°32'58" E, 18.79 feet; Thence S 33°46'48" E, 127.41 feet; Thence S 58°08'39" W, 110.00 feet; Thence S 28°47'24" E, 290.74 feet; Thence S 22°19'21" E, 81.97 feet; Thence S 28°36'06" E, 185.02 feet to the North line of Lacy Road; Thence N 77°53'29" E along said North line of Lacy Road, 206.56 feet; Thence Easterly, 510.19 feet along the North line of Lacy Road, being the arc of a curve concave to the South, with a Radius of 5896.00 feet, whose chord bears N 80°22'13" E, 510.03 feet to the East line of the Southwest 1/4 and the Point Of Beginning.

Said Parcel contains 29.658 Acres or 1,291,892 Square Feet, more or less.

PAYNE & DOLAN, INC.

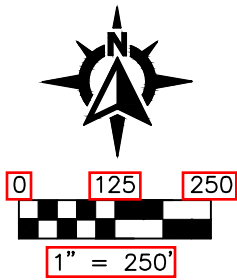
Part of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County Wisconsin, described as follows:

Outlot 1 of Certified Survey Map No. 15053, as recorded in the Dane County Register of Deeds office as Document No. 5470543, excepting therefrom lands dedicated for Right-Of-Way purposes, described in Document No. 5894236; more particularly described as:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 7; Thence N 1° 56'26" E along the West line of the Southeast 1/4, 36.93 feet to the North line of Lacy Road and the Point Of Beginning; Thence N 86°30'25" E along said North line of Lacy Road, 748.99 feet; Thence S 89°56'48" E along said North line of Lacy Road, 442.56 feet; Thence N 84°20'35" E along said North line of Lay Road, 42.28 feet; Thence S 89°31'54" E along said North line of Lacy Road, 9.50 feet to the West line of Commerce Park Drive; Thence Northerly, 0.75 feet along said West line of Commerce Park Drive, being the arc of a curve concave to the West, with a Radius of 25.00 feet; whose chord bears N 1°20'16" E, 0.75 feet; Thence N 0°29'04" E along said West line of Commerce Park Drive, 1227.90 feet to the South line of Lot 3 of Certified Survey Map No. 14235, recorded in the Dane County Register of Deeds office as Document No. 5232251; Thence N 89°15'20" W, along said South line of Lot 3, 1208.39 feet to the West line of said Southeast 1/4 of Section 7; Thence S 1°56'26" W along said West line, 1294.36 feet to the North line of Lacy Road and the Point Of Beginning.

Said Parcel contains 35.248 Acres or 1,535,416 Square Feet, more or less.

EXHIBIT - Parcel Map

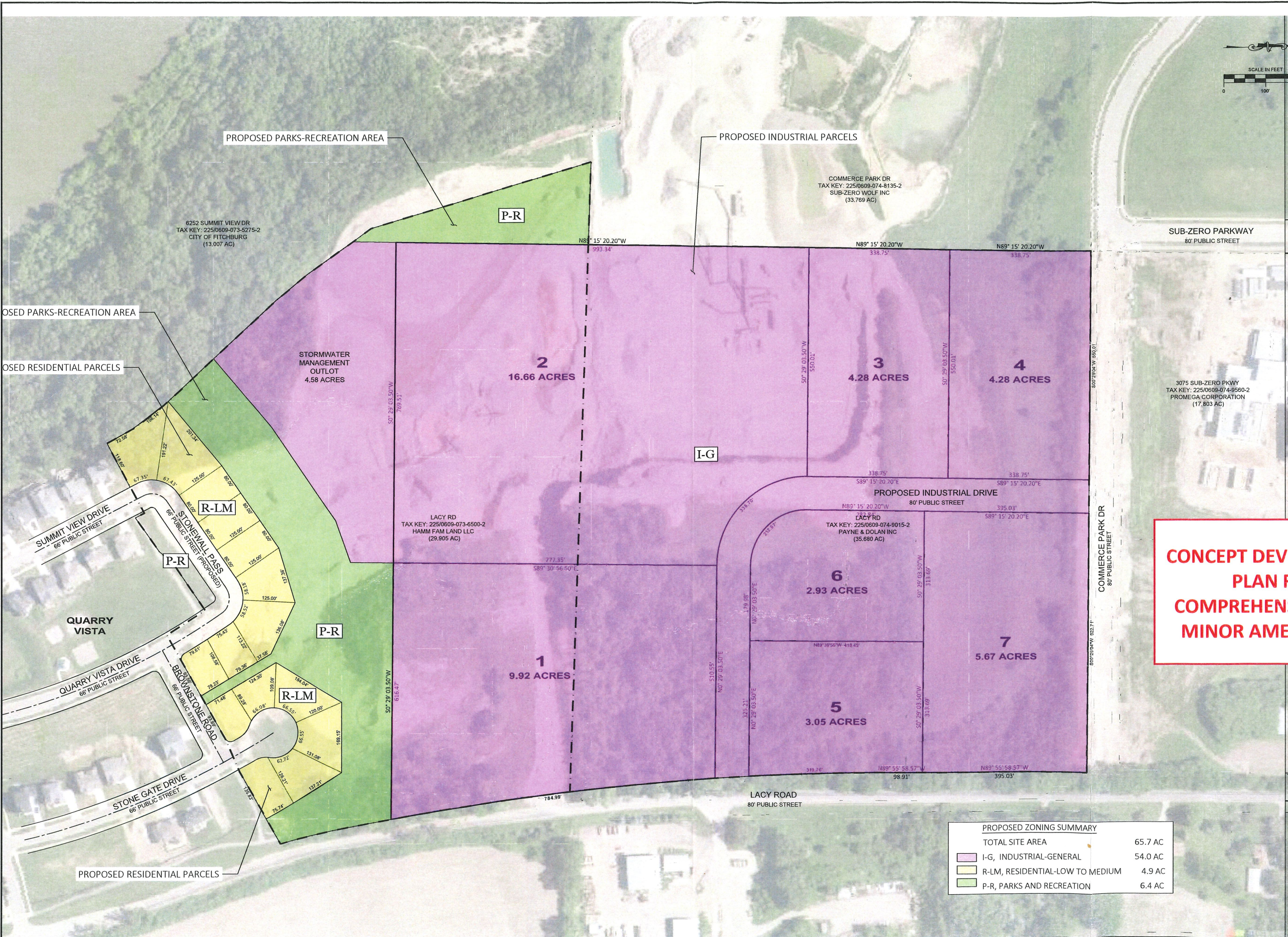
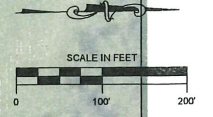


HAMM FAM LAND LLC
#060907365002
QUARRY VISTA
OUTLOT 2
29.658 AC. - 1,291,892 S.F.

PAYNE & DOLAN INC.
#060907490152
CSM 15053
OUTLOT 1
35.248 AC. - 1,535,248 S.F.

COMMERCE PARK DRIVE

LACY ROAD



**CONCEPT DEVELOPMENT
PLAN FOR
COMPREHENSIVE PLAN
MINOR AMENDMENT**

PROPOSED ZONING SUMMARY	
TOTAL SITE AREA	65.7 AC
I-G, INDUSTRIAL-GENERAL	54.0 AC
R-LM, RESIDENTIAL-LOW TO MEDIUM	4.9 AC
P-R, PARKS AND RECREATION	6.4 AC

PROJECT
O'BRIEN QUARRY RECLAMATION

SHEET TITLE
GRADING CONCEPT

COPYRIGHT NOTICE
THESE DRAWINGS AS INSTRUMENTS OF SERVICE, REGARDLESS OF THE MANNER OF THEIR ACQUISITION, ARE THE PROPERTY OF PAYNE + DOLAN, INC. ANY REPRODUCTION, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE + DOLAN, INC.

Drawing Scale: 1"=100'
Drawn: GME
Checked:
P&D Project No: 490432
Sheet No:

C-1



Current Future Land Use

Re: Environmental Corridor - Parcel # 060907490152

Melissa Breyer <melissab@capitalarearpc.org>

Mon 7/24/2023 4:20 PM

To: Deanna Schmidt <Deanna.Schmidt@fitchburgwi.gov>

Cc: Zack Jones <Zack.Jones@fitchburgwi.gov>

Hello,

This EC was mapped in 2014 as part of the Fitchburg - North Stoner Prairie amendment for park/conservancy. There are no environmental sensitive areas mapped within this EC, so removal of this area from the EC mapping would be a minor change.

Thanks,



Melissa Breyer
ENVIRONMENTAL RESOURCES PLANNER

(608) 474-6020

capitalarearpc.org

[Newsletter](#) | [Facebook](#) | [LinkedIn](#)

From: Deanna Schmidt <Deanna.Schmidt@fitchburgwi.gov>

Sent: Monday, July 24, 2023 7:57 AM

To: Melissa Breyer <melissab@capitalarearpc.org>

Cc: Zack Jones <Zack.Jones@fitchburgwi.gov>

Subject: Environmental Corridor - Parcel # 060907490152

Hi Melissa;

Can you tell me anything about this environmental corridor? The property is currently owned by Payne and Dolan, north of Lacy Road. To release the designation, would it be a minor or major change?

Thank you,
d



Deanna Schmidt, AICP
 City Planner & Zoning Administrator
 City of Fitchburg
 5520 Lacy Road
 Fitchburg, WI 53711
 deanna.schmidt@fitchburgwi.gov
 608-270-4255



From: Melissa Breyer <melissab@capitalarearpc.org>
Sent: Thursday, June 1, 2023 2:40 PM
To: Deanna Schmidt <Deanna.Schmidt@fitchburgwi.gov>
Cc: Zack Jones <Zack.Jones@fitchburgwi.gov>
Subject: Re: Environmental Corridor - FITCHBURG RESEARCH PARK-2ND ADDITION LOT 20

EXTERNAL EMAIL: BEWARE OF UNKNOWN ATTACHMENTS AND LINKS.

Hello,

The SE portion of parcel #060910345941 is within an area currently mapped as EC for park (park EC designation = highlighted area in screenshot below) and does not contain any environmentally sensitive features. The EC to the west is mapped for the stream + associated buffer.