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# Request Details

*Print Date: Wed 10/20/2021*

**Category:** CDP

**Location:**

**Request ID:** CDP-2406-21

**Metes and Bounds:**

**Decision Date:** 10/19/2021

**Section:** 15

**House Number:**

**Project Name:** Fahey South

**Street:** Nobel Drive

**Comments:**

**Lot:**

## Zoning Conditions

- 1 No other permit or approval is waived or deemed satisfied except for the approval provided herein.

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- 2 The CDP shall be recorded within three months after it has been approved by the Common Council. Unless recorded within the required time, the CDP approval shall be deemed withdrawn.

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- 3 No major change in a recorded CDP or its exhibits can be made without the approval of the common council. Any proposed change shall be submitted, and the Plan Commission shall determine whether the change is major and follow procedures identified in Sec 24-3 of the Land Division Ordinance.

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- 4 Future approvals will require and are not limited to land division, rezoning, conditional use permit approval, architectural design review, signage permits, subdivision improvement agreements, and erosion control and stormwater management permit approval. Additional staff comments will be provided for these applications upon submittal.

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- 5 Comply with conditions of WI DNR approval of Sewer Service Area Amendment Request #1803.

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- 6 The applicant shall update the sanitary exhibits to match sanitary sewer concept and sewer shed boundaries provided by the City.

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- 7 Water main layout and zones shall be shown in the CDP per the Fahey South Water System Review provided by Public Works Staff.

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- 8 A note shall be added to the CDP that reads, "The Fahey South subdivider ("subdivider") is responsible for all costs to upsize the Syene Sub-Interceptor from a 12" main to a 15" main on South Syene Road, just north of Lacy Road. This work shall be complete prior to acceptance of the first phase of construction within this development or as part of the reconstruction of S. Syene Road, whichever comes first. If this work is completed as part of the S. Syene Road reconstruction project, the costs will be assessed to the subdivider and shall be paid by subdivider within 30 days of invoice. Subdivider shall sign a waiver of assessment and hearing."

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- 9 Grading and stormwater plans shall be submitted with the preliminary plat.

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R 16.004934 10/8/21  
\$27,480.00 RB

 <p><b>Fitchburg</b> THE CITY OF</p>	<p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)</p>	<p><b>LAND DIVISION APPLICATION</b></p>
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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/Institutional

**3. No. of Parcels Proposed:** 286

**4. No. Of Buildable Lots Proposed:** 271

**5. Zoning District:** ~~PD, RL~~ A-X, A-S

**6. Current Owner of Property:** Fahey Land LLC.

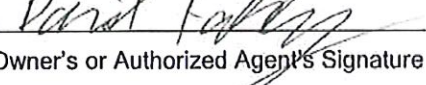
**Address:** 5376 Irish Lane, Fitchburg, WI 53711 **Phone No:** 608-658-0174

**7. Contact Person:** Brian Munson, Vandewalle & Associates

**Email:** bmunson@vandewalle.com

**Address:** 120 East Lakeside Street, Madison, WI 53715 **Phone No:** 608-609-4410

**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:**  David Fahey  
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:** 9/21/21

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$ 27,480

**Permit Request No.** CDP-2406-21



# VANDEWALLE & ASSOCIATES INC.

Tuesday, October 12, 2021

City of Fitchburg  
Attn: Sonja Kruesel  
5520 Lacy Road  
Fitchburg, Wisconsin 53711

Dear Sonja:

The attached Comprehensive Development Plan submittal outlines the future development of the Fahey South Parcel. Built around the full spectrum of housing, this project integrates first-time homebuyer, move up, and luxury single family housing, attached single family housing, neighborhood supporting institutional uses, and neighborhood scale rental multi-family housing; set within a framework of walkable streets, parks, open space and trails. This CDP application is the first step towards facilitating the mixed residential and institutional development as called for in the City of Fitchburg Comprehensive Development Plan and McGaw Park Neighborhood Plan.

Sincerely,

Brian Munson  
Principal

Cc: David Fahey  
Tony Heinrichs  
Chris Ehlers  
Grant Emmel

## **Applicant/Owner**

Fahey Land LLC  
5376 Irish Lane  
Fitchburg, Wisconsin 53711  
David Fahey  
[faheysd@gmail.com](mailto:faheysd@gmail.com)  
608-658-0174

## **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

Knothe Bruce Architects  
7601 University Avenue  
Middleton, Wisconsin 53562  
Greg Held  
[gheld@knothebruce.com](mailto:gheld@knothebruce.com)  
608-836-3690

Ron Klass  
[rklass@donofrio.cc](mailto:rklass@donofrio.cc)  
608-833-7530

## **Development Timeline**

City Staff Meeting:	September 14, 2021
Neighborhood Meeting:	September 16, 2021
Comprehensive Development Plan Submittal:	September 21, 2021

## **Neighborhood Meeting Summary**

The design team presented the conceptual project plan at a meeting with the adjoining neighborhood association and abutting property owners. Discussion at the meeting, held on September 16, 2021 at the Swan Creek Park Shelter, included questions in regards to the overall housing mix, price point, and character along with questions regarding off-site stormwater management and construction phasing.

## **Existing Conditions:**

The 89.2 acre parcel contains rolling topography and is currently used for agriculture crop production. The soils on the site include Griswold loam (GwB), Plano silt loam (PnB), Ringwood silt loam (RnB), St. Charles silt loam (ScB), and Troxel silt loam (TrB). The soils on site are comparable to the developed Fahey Fields Neighborhood and do not present limitations on the development of the site. The environmental corridors mapped on site are a reflection of the adopted neighborhood plan's stormwater and parks designations and are not based on site conditions.

The property is part of the adopted Urban Service Area and is located in the McGaw Park Neighborhood Growth Zone, immediately adjacent to the Fahey Fields Neighborhood.

### Existing Zoning:

A-S Small Lot Agriculture  
A-X Exclusive Agriculture

### Existing Plan Designations:

Comprehensive Plan (amended 6.8.21):

R1: High Density Residential (9+ du/acre)  
R2: Medium Density Residential (5-9 du/acre)

McGaw Park Neighborhood Plan (amended 6.8.21):

R1: Residential (minimum average 5 du/acre)  
R2: Residential (minimum average 10 du/acre)  
I: Institutional  
PO: Planned Open Space

### Proposed Zoning (See Zoning Plan):

R1:	Single Family & Twin Homes	PDD
R2:	Multi-Family	PDD
Institutional:	Institutional Uses	RL

### Proposed Land Use Summary:

R1:	257	Single Family Homes
	12	Attached Single Family (for sale twin homes)
R2:	228	Multi-Family Apartments
Institutional	5 acres	Institutional (School)

Gross Density: 5.6 du/acre  
Net Density: 10.6 du/ developed residential acre (excludes school site)

### Land Use Description:

#### Single Family Homes:

The single-family homes within the neighborhood offer a wide range of floor plans, elevation, and configurations for home buyer preferences. These homes include carriage and conventional accessed garages with price points spanning from first time homebuyer to move up and luxury options.

257 Single Family Homes  
136 carriage lane accessed  
121 conventional street accessed

Gross Density: 3.8 du/acre  
Net Density: 7.3 du/acre

**Twin Homes:**

The twin-homes offer attached single-family home ownership options for homebuyers. These carriage-lane accessed lots will feature for sale homes with a zero lot line configuration.

12 Attached Single Family (for sale twin homes)

Gross Density: 4.4 du/acre

Net Density: 9.4 du/acre

**Multi-Family:**

The multi-family includes interior hallway and townhome rental options for the neighborhood.

228	Multi-Family Apartments	
30	Efficiencies	(13%)
114	1 Bedroom	(50%)
60	2 Bedroom	(26%)
24	3 Bedroom	(11%)

Gross Density: 17.7 du/acre

Net Density: 22.0 du/acre

**Institutional Uses:**

The institutional site is designed for incorporation of the Saint Ambrose Academy school within the neighborhood.

Acreage:	5 acres
Proposed Square Footage (phased):	35,000-55,000 square feet
Height:	1-2 stories, with final details determined at time of Conditional Use application
Projected Attendance	200-350 students

**Open Space:**

The project includes stormwater management, public park space, and private open space components spread throughout the project. See draft preliminary plat for specific parcels, uses, and ownership. Portions of the stormwater management, open space, and park spaces will be designated as environmental corridors as part of the final platting approvals (approximately 13.5 acres).

**Proposed Phasing:**

Initial Phase Spring 2022

5-10 year buildout

The implementation of the project will facilitate the orderly delivery of a variety of housing types and price points set within a walkable network of streets, paths, and open spaces; in keeping with the goals of the adopted Comprehensive Plan. Phasing the project allows the project to match the housing demand within the community by delivery housing types and price points that are currently not available within the community, logical extensions of existing utility networks, and contiguous growth of the adjoining neighborhood; while limiting public infrastructure costs and cost of service extension, as stated in Policy 2.7.4 of the Comprehensive Plan.

**Exhibits:**

Legal Description  
CARPC Resolution  
Location Map  
Existing Conditions  
Soils Map  
Land Use Map (Comp Plan Style)  
Master Plan  
Zoning Map  
Phasing Plan  
Open Space Plan  
Preliminary CBU Locations  
Draft Preliminary Plat  
Preliminary Sanitary Sewer Schematic  
Flows to Sanitary Sewer Interceptors North of Fahey South  
Conceptual Multi-Family Master Plan  
Conceptual Institutional Master Plan

**Legal Description:**

Outlot 8, Fahey Fields and Part of Lot 2, Certified Survey Map No. 9896, located in the all 1/4's of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:  
Beginning at the East 1/4 Corner of said Section 15; thence S01°03'52"W, 1499.88 feet along the East line of said SE1/4; thence S88°48'56"W, 1034.18 feet; thence S88°43'47"W, 1079.00 feet; thence S88°22'58"W, 524.97 feet; thence N00°27'55"E, 1443.37 feet; thence N87°32'50"E, 624.57 feet; thence N87°28'11"E, 2031.60 feet to the point of beginning. Containing 89.202 acres.



September 10, 2020

DNR Project No. DC-0206

Mr. Mike Rupiper, PE  
Director of Environmental Resources Planning  
Capital Area Regional Planning Commission  
100 State Street, Suite 400  
Madison, WI 53703

*Subject: Water Quality Management Letter for Sewer Service Area Amendment Request #1803 – Central USA (Fitchburg)*

Dear Mr. Rupiper:

We have completed our review of the amendment request from the City of Fitchburg received on June 10, 2020. The proposed amendment is currently in the City of Fitchburg, in the Lake Waubesa-Yahara River (HUC 12: 070900020703) watershed. It includes the addition of approximately 89.2 acres of land, including approximately 5.8 acres of proposed environmental corridor, for a net of approximately 83.4 developable acres to the Central Urban Service Area. A public hearing was held on the proposed amendment at the July 9, 2020, Regional Planning Commission meeting. At August 13, 2020 meeting, the Capital Area Regional Planning Commission voted to recommend approval of this amendment to the Wisconsin Department of Natural Resources (WDNR), based on the land uses and services proposed, and in recognition of the state and local requirements. The Commission identified conditions and recommendations associated with this approval.

The Department finds the proposed amendment is consistent with water quality standards under section 281.15, Wis. Stats., and approves this amendment conditioned on the continued commitment of the City of Fitchburg to pursue the following:

1. Submit a detailed stormwater management plan for Regional Planning Commission staff review and approval (in conjunction with DCL&WCD staff) as part of the sewer extension review process for the amendment area. The stormwater management plan shall include the following:
  - a. Install stormwater and erosion control practices prior to other land disturbing activities. Protect infiltration practices from compaction and sedimentation during land disturbing activities.
  - b. Control peak rates of runoff for the 1-, 2-, 10-, and 100-year 24-hour design storms to “pre-development” levels, in accordance with the City of Fitchburg and Dane County Stormwater Ordinances.
  - c. Provide at least 80% sediment control for the amendment area based on the average annual rainfall, with a minimum of 60% of that control occurring prior to infiltration, in accordance with the City of Fitchburg and Dane County Stormwater Ordinances.
  - d. Maintain the post development stay-on volume to at least 90% of the pre- development stay-on volume for the average annual rainfall period, in accordance with the City of Fitchburg and Dane County Stormwater Ordinances.
  - e. Treat the first 0.5 inches of run-off using best management practices to provide oil and grease control at commercial and industrial sites, in accordance with the City of Fitchburg and Dane County Stormwater Ordinances.

- f. Maintain pre-development groundwater recharge rates from the Wisconsin Geological and Natural History Survey's 2012 report, Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model (a range of 9 to 10 inches/year for the amendment area or by a site specific analysis, when required by the City of Fitchburg and Dane County Stormwater Ordinances.
2. Stormwater management facilities shall be placed in public outlots whenever feasible and designated as environmental corridor. Easements and perpetual legal maintenance agreements with the City, to allow the City to maintain stormwater management facilities if owners fail to do so, shall be provided for any facilities located on private property.
3. Delineate environmental corridors to include the park and open space, and stormwater management areas to meet the Environmental Corridor Policies and Criteria adopted in the Dane County Water Quality Plan.
4. Continue to encourage the responsible use of deicers and water softeners by participating in the trainings and outreach activities of the Wisconsin Salt Wise Partnership.
5. Construct the sanitary sewer capacity improvements identified for the Woods Hollow and Syene Interceptors.

In addition to the above conditions, it is recommended that the City pursue the following to further improve water quality and environmental resource management:

1. Request a formal Endangered Resources Review by the WDNR or one of their certified reviewers for potential impacts to endangered resources like rare plants, animals and natural communities and take necessary habitat protection measures if species are found.
2. Work with the development team to design stormwater infiltration practices to achieve greater than 90% of pre-development infiltration where economically feasible based on soil conditions.
3. Encourage the use of native flora in landscaping to provide suitable pollinator habitat and increased infiltration, where appropriate.
4. Work to implement a system for citizens to report erosion control concerns on the City's website.
5. Provide informational and educational resources through a variety of outreach methods to watershed residents and businesses about water quality and the Waubesa Wetlands.
6. Work with the USGS to fund and implement a monitoring station on Swan Creek at Lalor Road, as recommended by the UW WRM Waubesa Wetlands Study.

Note: Recommendations 4, 5, and 6 were initially recommended to the Department as conditions of approval. We have moved these proposed conditions to recommendations because they are not directly related to pollution control activities and compliance with water quality standards under s. 281.15, Wis. Stats, as required under s.283.83(1m). The Clean Water Act requires states to adopt water quality standards to protect, maintain and improve the quality of our nation's surface waters. Water quality standards are comprised of designated uses, water quality criteria, and an antidegradation policy, codified in Wisconsin under s. 281.15, Wis. Stats. The recommendations in question are related to development of a city website, public educational outreach, and city funding of a gaging station to address broader watershed concerns. While these recommendations are considered good practices and supported by the Department, we have determined that they are not appropriate to include as conditions of approval for this amendment to the Dane County Areawide Water Quality Management Plan. We look forward to working with CARPC, the City of Fitchburg, and other interested parties to explore other opportunities to protect and improve water quality in the Swan Creek watershed and the Waubesa Wetlands as recommended by the UW WRM Practicum.

This amendment is a formal update to the state's Areawide Water Quality Management Plan and the *Dane County Water Quality Plan* and will be forwarded to the US Environmental Protection Agency to meet the requirements of the Clean Water Act of 1987 (Public Law 92-500 as amended by Public Law 95-217) and outlined in the federal regulations 40 CFR, Part 35. This review is an integrated analysis action under s. NR 150.20 (2) (a) 3, Wis. Adm. Code. By means of this review, the Department has complied with ch. NR 150, Wis. Adm. Code, and with s. 1.11, Wis. Stats. The approval of this environmental corridor amendment does not constitute approval of any other local, state, or federal permit that may be required for sewer construction or associated land development activities.

**Appeal Rights:**

Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., a party has 30 days after the decision is mailed, or otherwise served by the Department, to file a petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Wis. Stats., a party has 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with section NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with section NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing does not extend the 30-day period for filing a petition for judicial review.

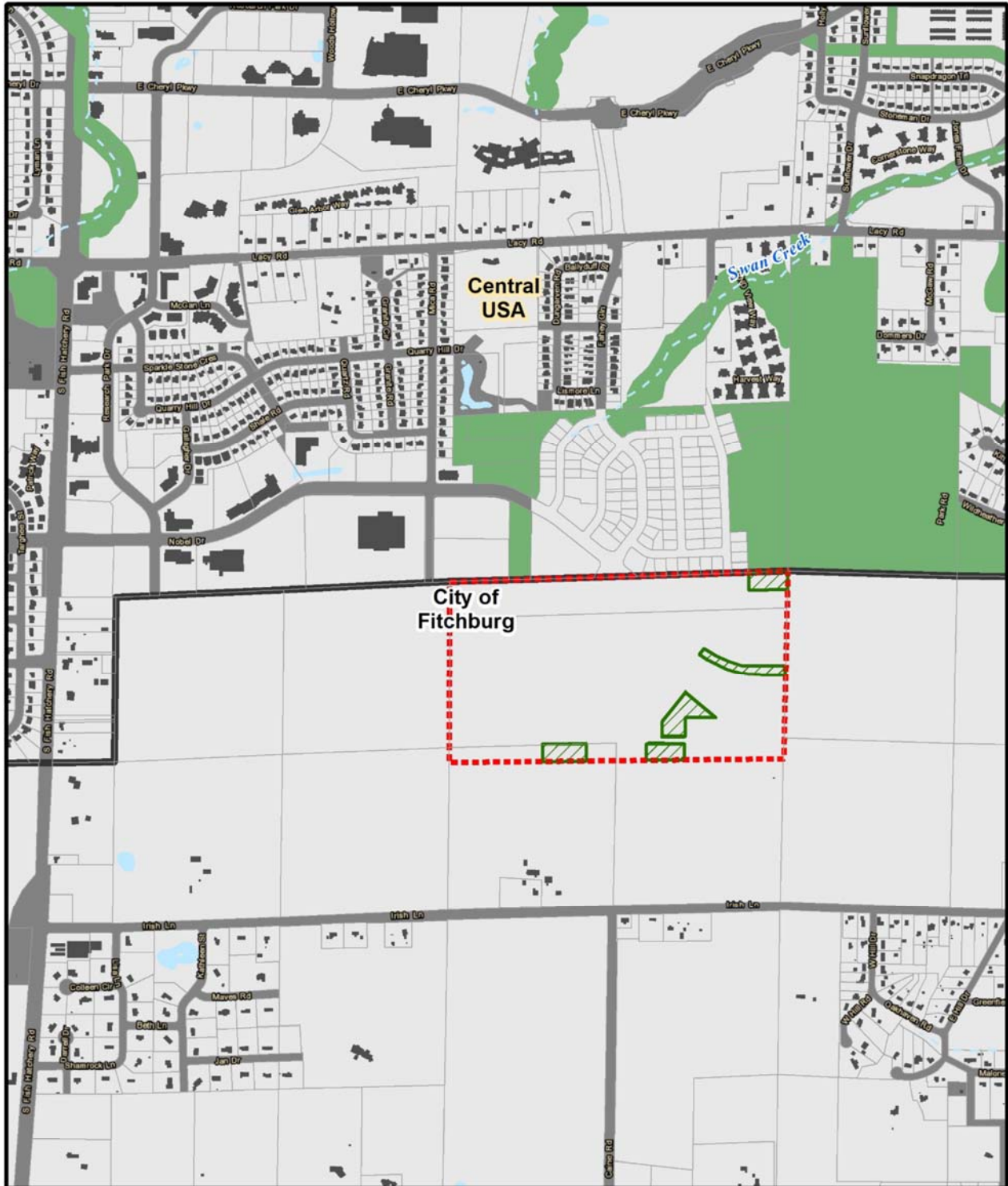
Sincerely,




Timothy R. Asplund, Chief  
Monitoring Section, Bureau of Water Quality  
Wisconsin DNR

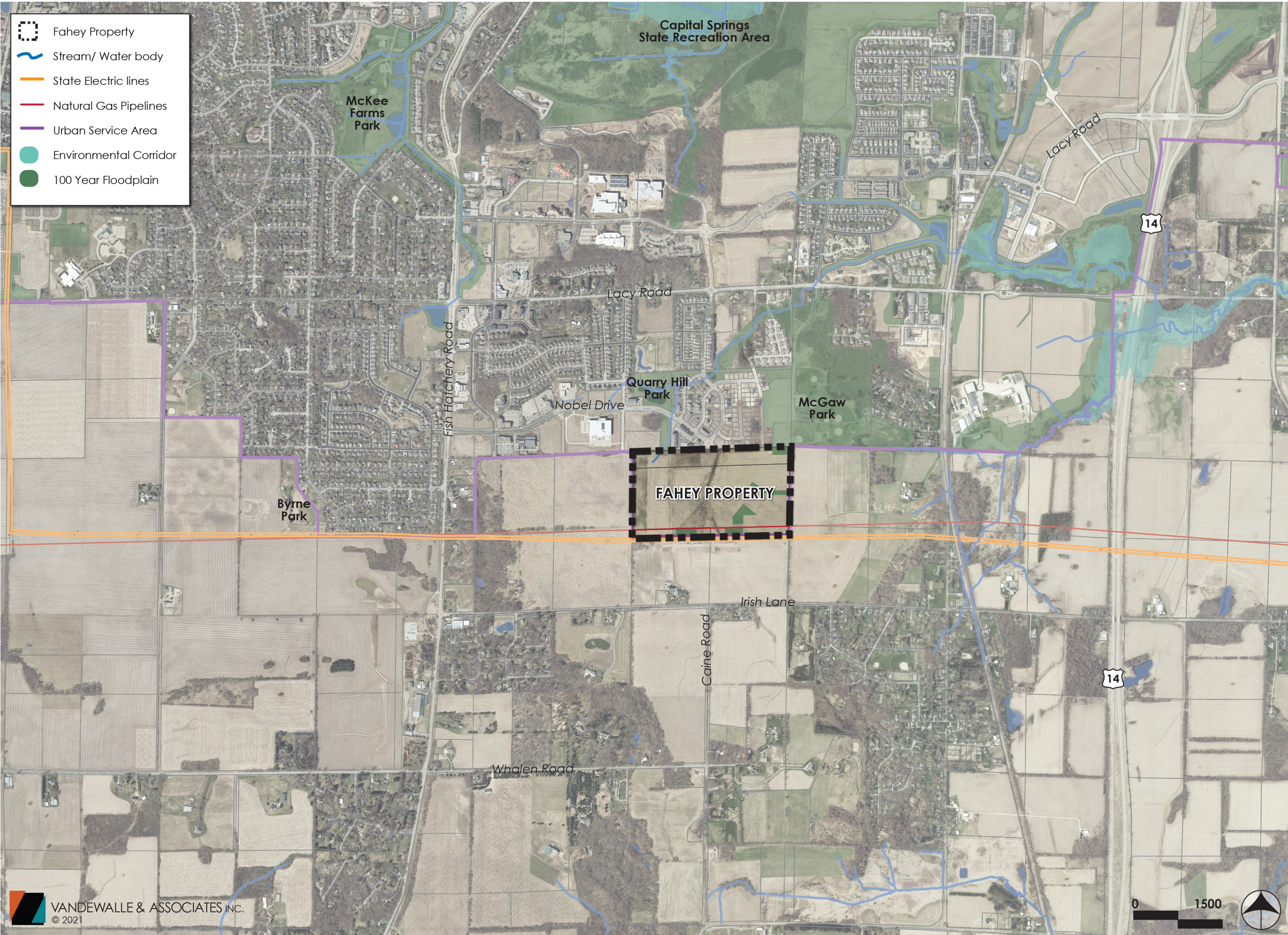
**Electronic Copy:**

Larry Palm – Executive Chairperson, CARPC  
Kris Hampton – Secretary, CARPC  
Ms. Sonja Kruesel, City Planner & Zoning Administrator, City of Fitchburg  
Lisa Helmuth – Water Resources Management Specialist, DNR  
Matt Droese – Wastewater Engineer, DNR  
Mike Sorge – South District Water Resources Supervisor, DNR  
Jim Amrhein -- South District Water Quality Biologist, DNR  
Tim Ryan – South District Wastewater Supervisor, DNR



<p><b>Map 1 Amendment Area</b> Proposed Amendment to the Dane County Water Quality Plan, Revising the Sewer Service Area Boundary and Environmental Corridors in the Central Urban Service Area</p>		Service Area To Be Added (89.5 acres)	<p>Date: 8/3/2020</p> <p>0 1,000 Feet</p> <p>Prepared by staff of the CARPC.</p>
		Existing Service Area	
		Environmental Corridor To Be Added (5.8 acres)	
		Existing Environmental Corridors	

-  Fahey Property
-  Stream/ Water body
-  State Electric lines
-  Natural Gas Pipelines
-  Urban Service Area
-  Environmental Corridor
-  100 Year Floodplain



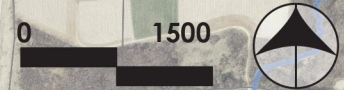
# FAHEY PROPERTY

FITCHBURG, WISCONSIN

CREATED : 1.20.21

SCALE : 1"=1,500'

**LOCATION  
MAP**





-  Fahey Property
-  Stream
-  2 ft contours
-  Steep Slope
-  State Electric lines
-  Natural Gas Pipelines
-  Urban Service Area
-  Environmental Corridor



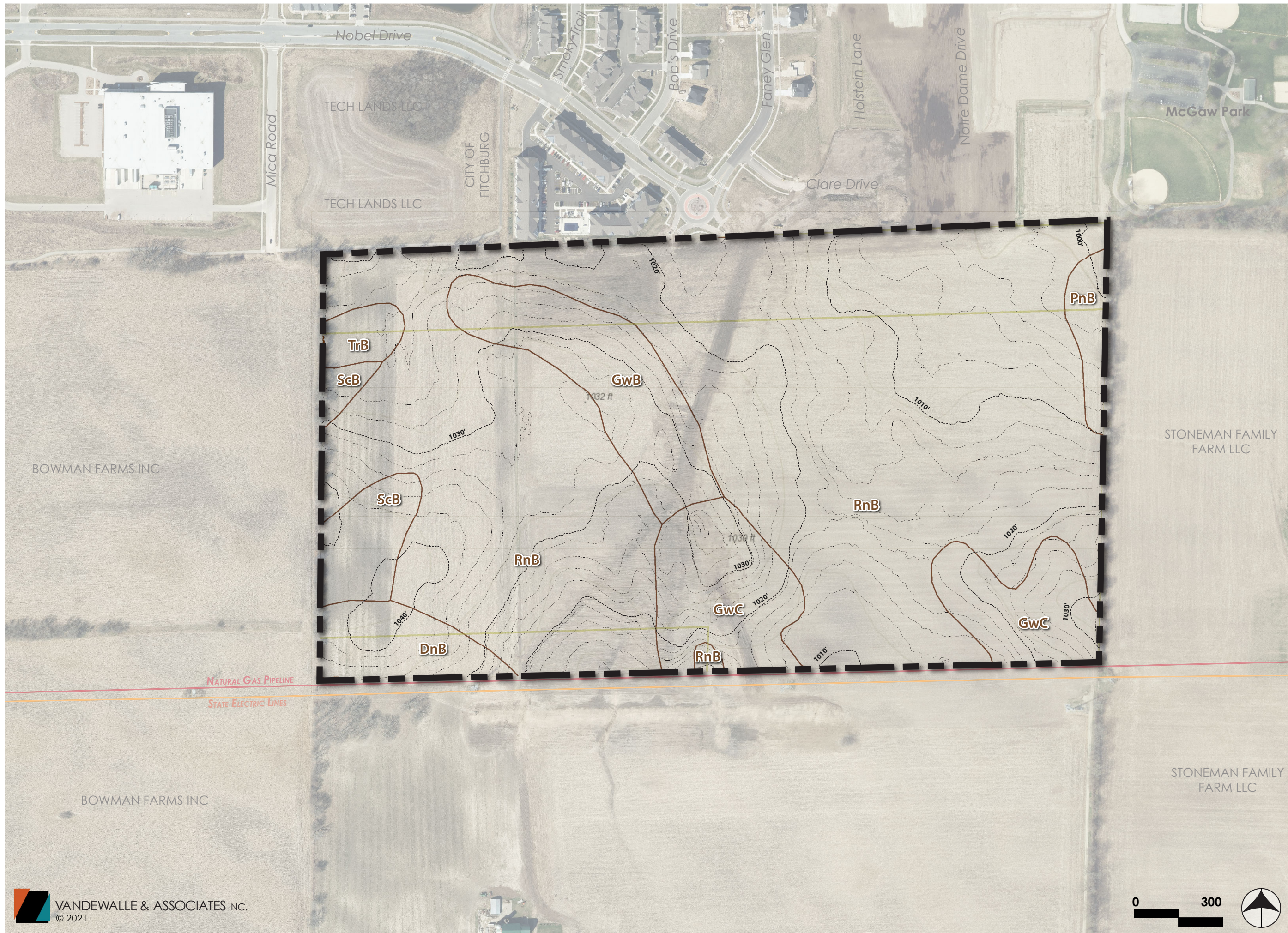
# FAHEY PROPERTY

FITCHBURG, WISCONSIN

CREATED : 1.20.21

SCALE : 1"=400'

## SITE ANALYSIS

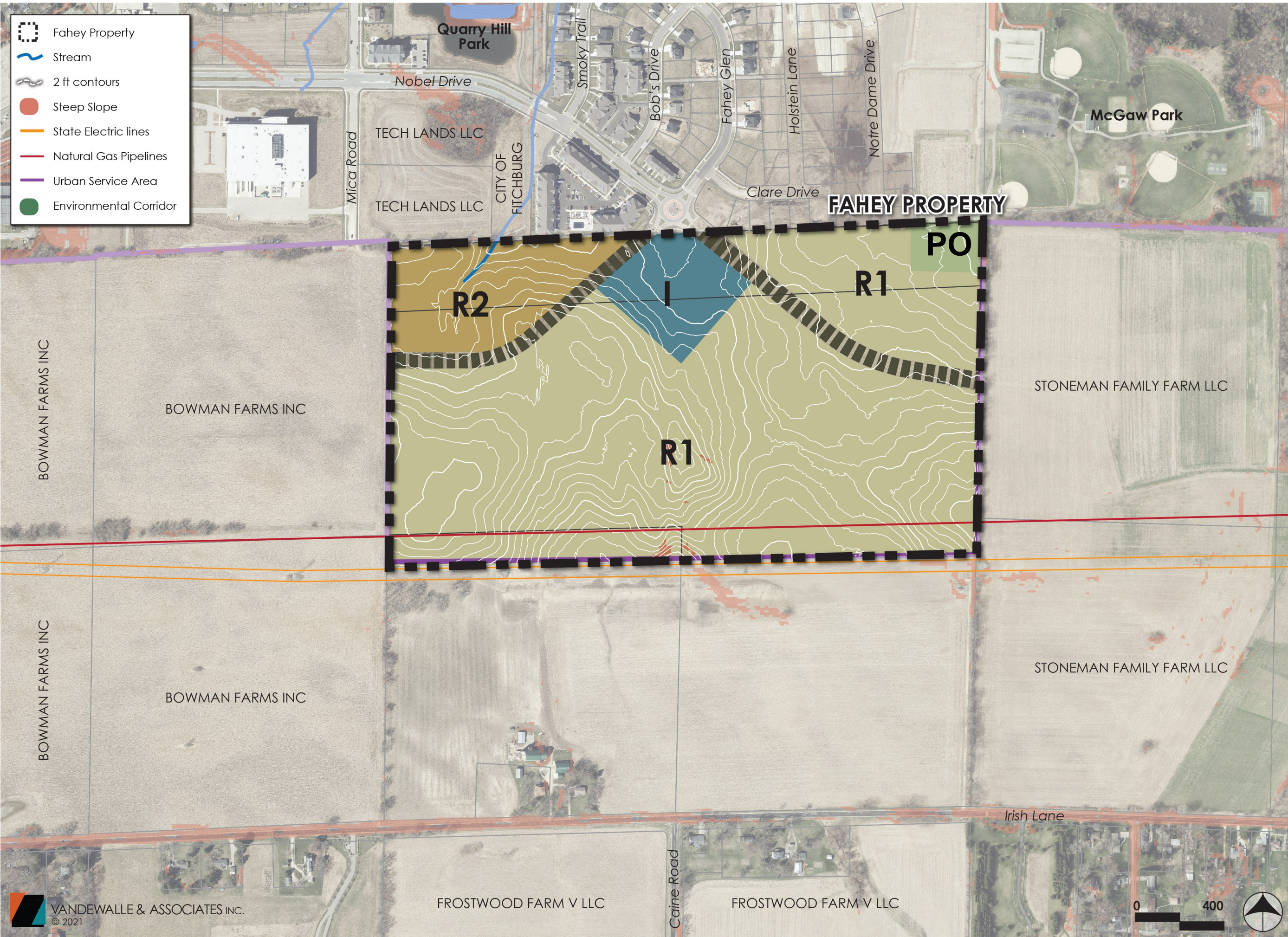


**FAHEY PROPERTY**  
FITCHBURG, WISCONSIN

REVISED: 10.1.21

SCALE : 1" = 300'

**SOILS &  
TOPOGRAPHY**



-  Fahey Property
-  Stream
-  2 ft contours
-  Steep Slope
-  State Electric lines
-  Natural Gas Pipelines
-  Urban Service Area
-  Environmental Corridor

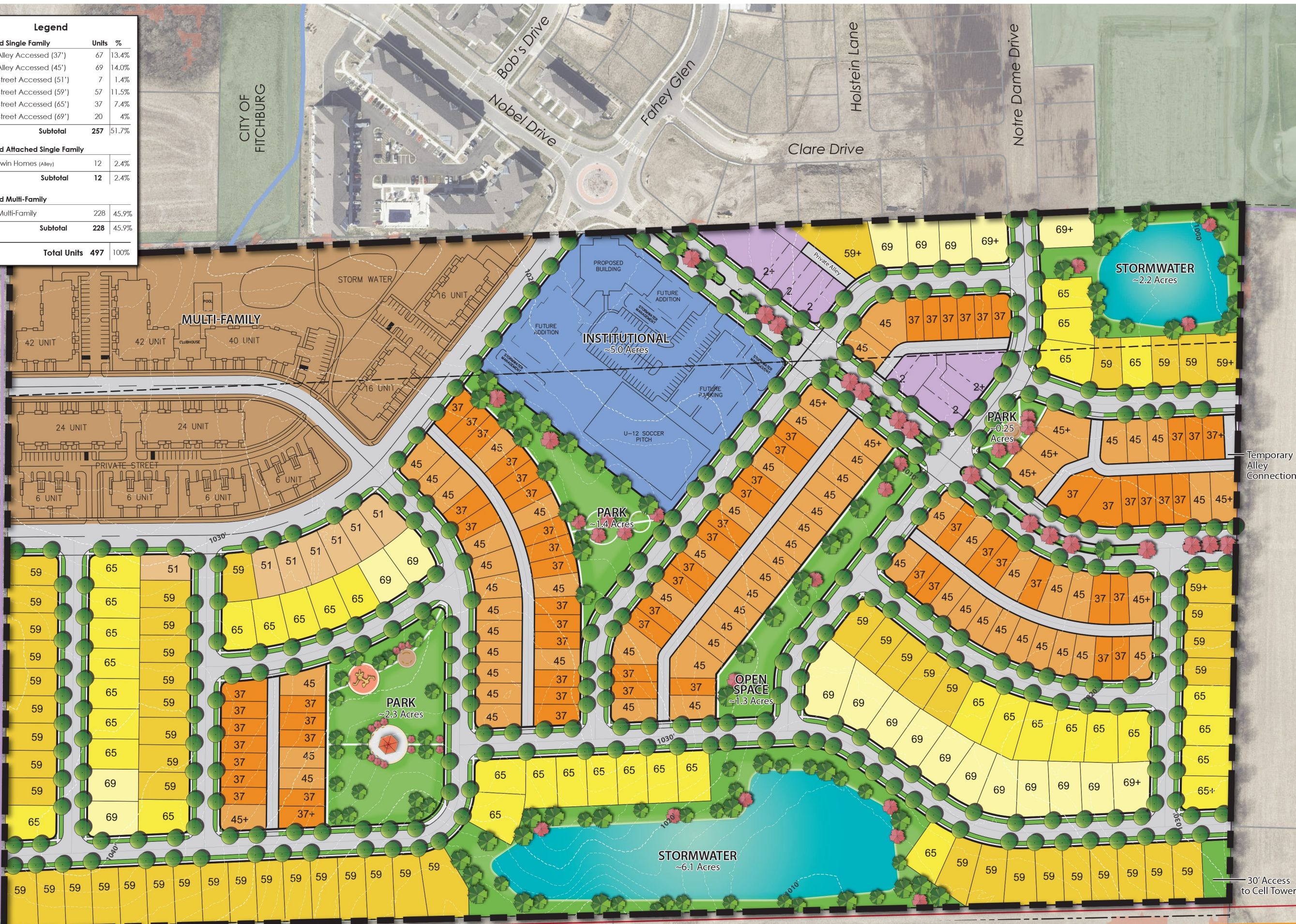
**FAHEY PROPERTY**  
FITCHBURG, WISCONSIN

REVISED : 9.15.21

SCALE : 1"=400'

**SITE  
ANALYSIS &  
NEIGHBORHOOD  
PLAN OVERLAY**

Legend		
<b>Proposed Single Family</b>		
Alley Accessed (37')	67	13.4%
Alley Accessed (45')	69	14.0%
Street Accessed (51')	7	1.4%
Street Accessed (59')	57	11.5%
Street Accessed (65')	37	7.4%
Street Accessed (69')	20	4%
<b>Subtotal</b>	<b>257</b>	<b>51.7%</b>
<b>Proposed Attached Single Family</b>		
Twin Homes (Alley)	12	2.4%
<b>Subtotal</b>	<b>12</b>	<b>2.4%</b>
<b>Proposed Multi-Family</b>		
Multi-Family	228	45.9%
<b>Subtotal</b>	<b>228</b>	<b>45.9%</b>
<b>Total Units</b>	<b>497</b>	<b>100%</b>











# FAHEY PROPERTY

FITCHBURG, WISCONSIN

REVISED: 10.5.21  
SCALE : 1:200'

## CONCEPT PLAN



Legend		
<b>Proposed Single Family</b>		
 Alley Accessed (37')	67	13.4%
 Alley Accessed (45')	69	14.0%
 Street Accessed (51')	7	1.4%
 Street Accessed (59')	57	11.5%
 Street Accessed (65')	37	7.4%
 Street Accessed (69')	20	4%
<b>Subtotal</b>	<b>257</b>	<b>51.7%</b>
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 Twin Homes (Alley)	12	2.4%
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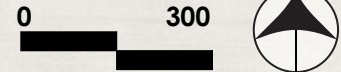
# FAHEY PROPERTY

## FITCHBURG, WISCONSIN

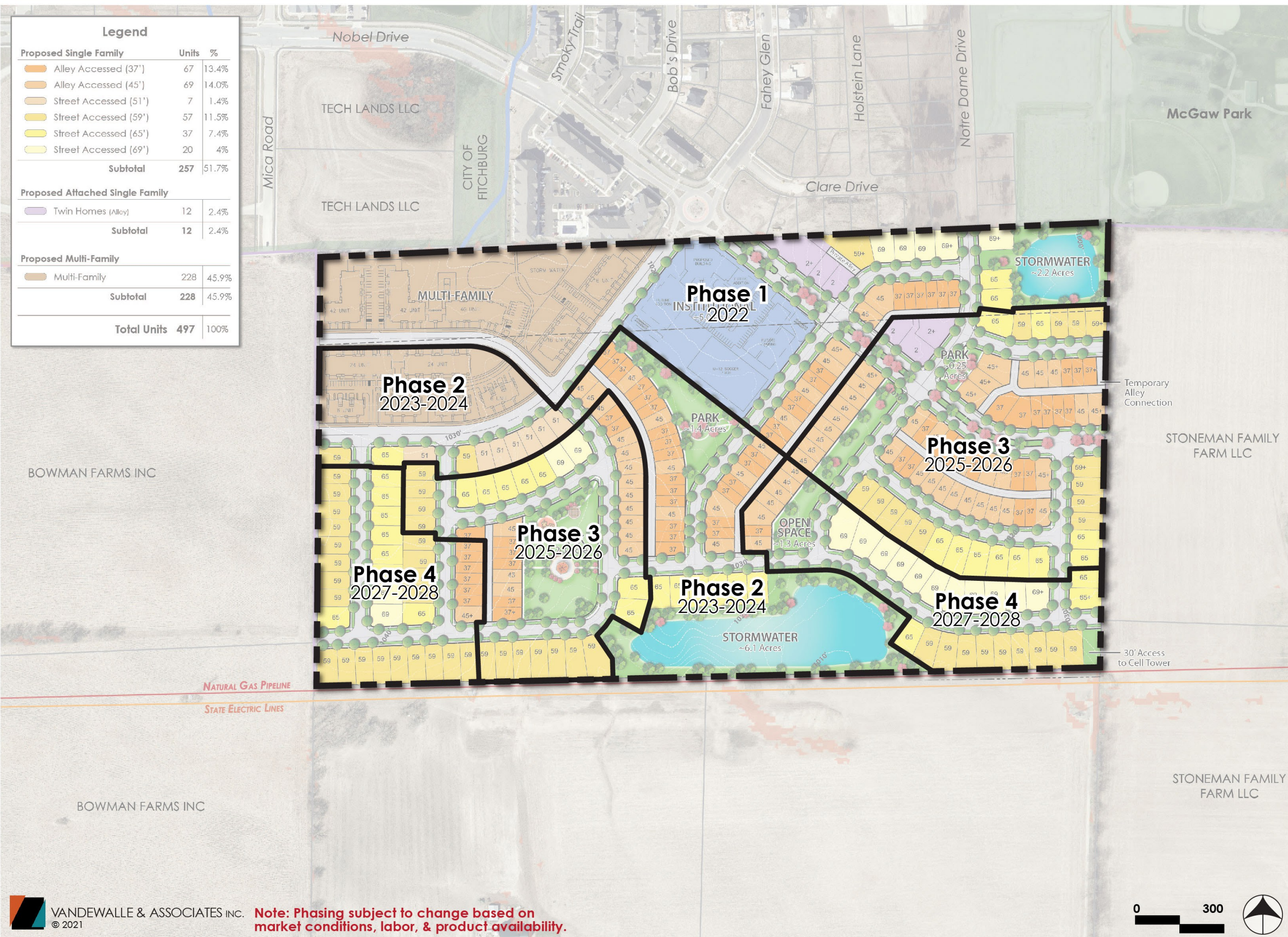
REVISED: 9.20.21

SCALE : 1"= 300'

### ZONING PLAN



Legend		
<b>Proposed Single Family</b>		
	Units	%
	67	13.4%
	69	14.0%
	7	1.4%
	57	11.5%
	37	7.4%
	20	4%
<b>Subtotal</b>	<b>257</b>	<b>51.7%</b>
<b>Proposed Attached Single Family</b>		
	Units	%
	12	2.4%
<b>Subtotal</b>	<b>12</b>	<b>2.4%</b>
<b>Proposed Multi-Family</b>		
	Units	%
	228	45.9%
<b>Subtotal</b>	<b>228</b>	<b>45.9%</b>
<b>Total Units</b>	<b>497</b>	<b>100%</b>



**FAHEY PROPERTY**  
FITCHBURG, WISCONSIN

REVISED: 10.6.21  
SCALE : 1"= 300'

**ESTIMATED  
PHASING  
PLAN**



# FAHEY PROPERTY

FITCHBURG, WISCONSIN

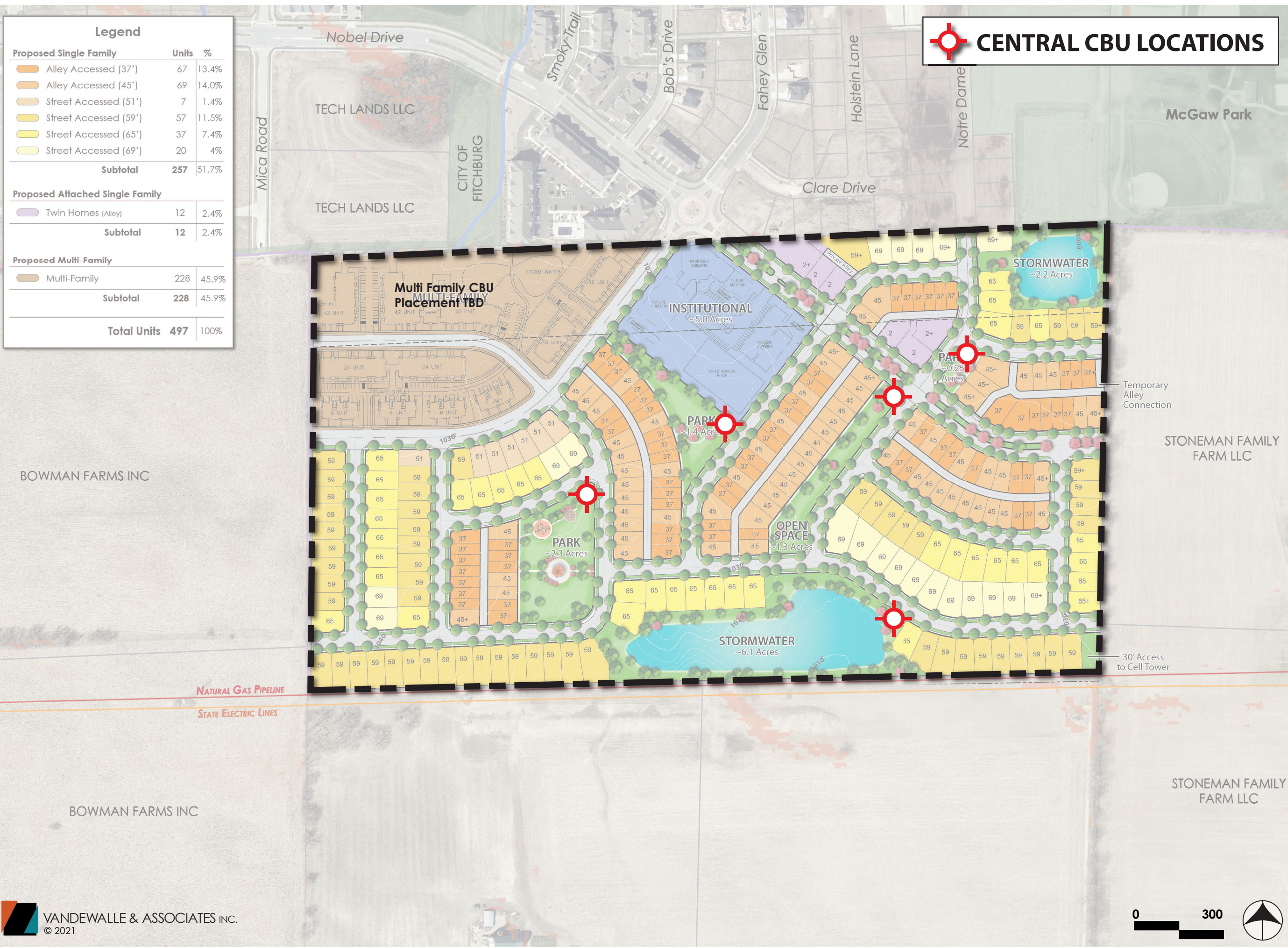
REVISED: 10.6.21  
 SCALE : 1" = 300'

## OPEN SPACE PLAN



Legend		
<b>Proposed Single Family</b>		
	Alley Accessed (37')	67 13.4%
	Alley Accessed (45')	69 14.0%
	Street Accessed (51')	7 1.4%
	Street Accessed (59')	57 11.5%
	Street Accessed (65')	37 7.4%
	Street Accessed (69')	20 4%
<b>Subtotal</b>	<b>257</b>	<b>51.7%</b>
<b>Proposed Attached Single Family</b>		
	Twin Homes (Alley)	12 2.4%
<b>Subtotal</b>	<b>12</b>	<b>2.4%</b>
<b>Proposed Multi-Family</b>		
	Multi-Family	228 45.9%
<b>Subtotal</b>	<b>228</b>	<b>45.9%</b>
<b>Total Units</b>	<b>497</b>	<b>100%</b>

**CENTRAL CBU LOCATIONS**



**FAHEY PROPERTY**  
FITCHBURG, WISCONSIN

REVISED: 10.6.21  
SCALE : 1"= 300'

**CBU  
LOCATION  
PLAN**



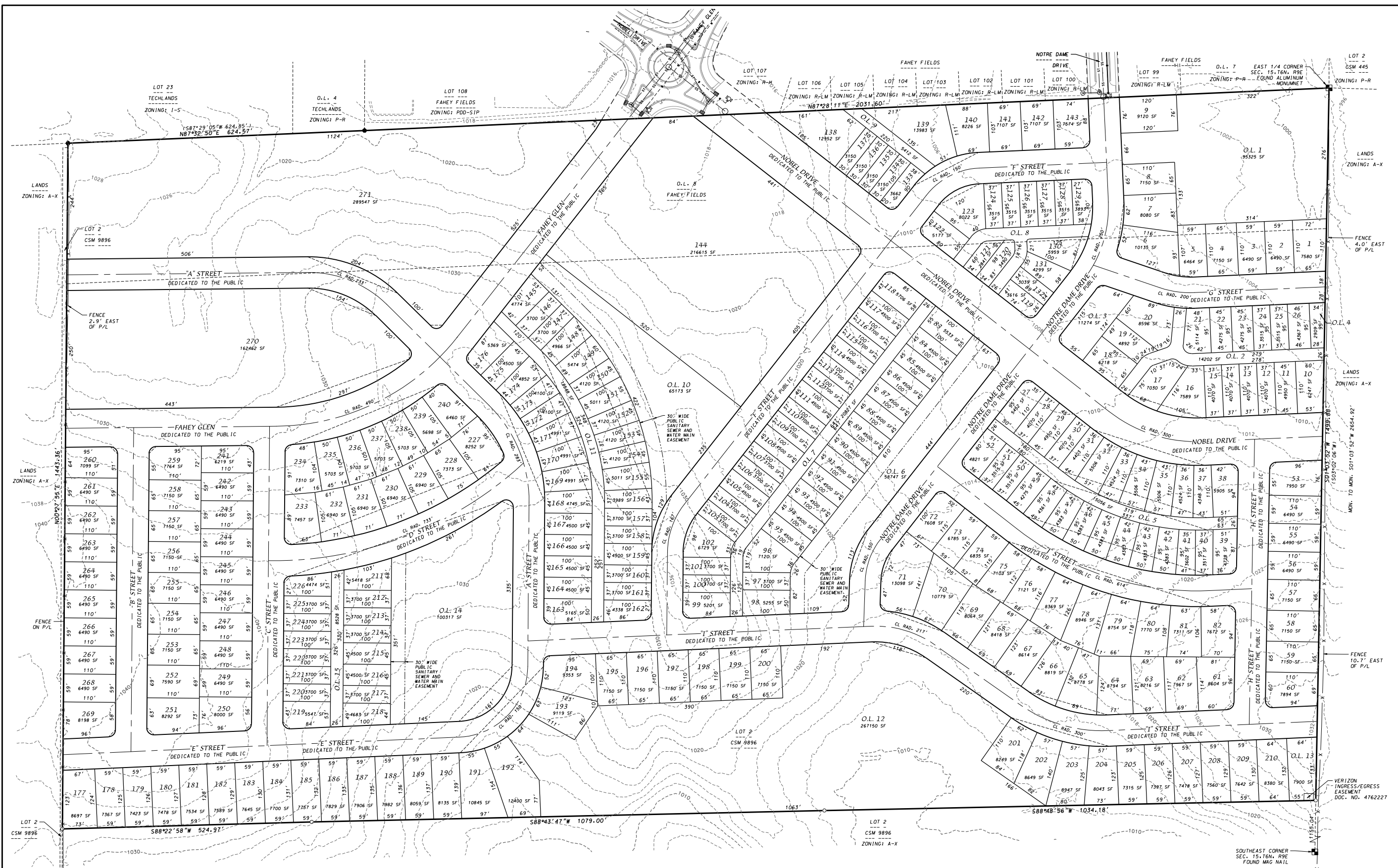


THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E IS ASSUMED TO BEAR S01°03'52"W

SCALE: 1" = 100'

DATE: 10-11-21  
 REVISED: \_\_\_\_\_

FN: 21-07-105  
 Sheet Number:  
 1 of 1



- OUTLOT DESIGNATIONS**
- OL 1 Dedicated to the Public for Stormwater Management, Park and Pedestrian Path Purposes
  - OL 2 Private Alley and Public Utility Easement
  - OL 3 Private Open Space
  - OL 4 Reserved for Future Development
  - OL 5 Private Alley and Public Utility Easement
  - OL 6 Private Open Space and Easement for Stormwater Management Purposes
  - OL 7 Private Alley and Public Utility Easement
  - OL 8 Private Alley and Public Utility Easement
  - OL 9 Private Alley and Public Utility Easement
  - OL 10 Private Open Space
  - OL 11 Private Alley and Public Utility Easement
  - OL 12 Dedicated to the Public for Stormwater Management and Pedestrian Path Purposes
  - OL 13 Reserved for Future Development
  - OL 14 Dedicated to the Public for Park Purposes
  - OL 15 Private Alley and Public Utility Easement

**SURVEYOR'S CERTIFICATE**  
 I, Brett T. Stoffregan, 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 boundary of the preliminary plat and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

- NOTES**
1. All intersection right-of-way radii are 15'.
  2. Existing Zoning: A-S, A-X  
 Proposed Zoning: Lots 1-143 and 145-269, Outlots 1-15: PDD  
 Lot 144 - RL

**LEGAL DESCRIPTION**  
 Outlot 8, Fahey Fields, recorded in Volume 60-0794 of Plats on pages 429-434 as Document Number 5349708 and Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318, Dane County Registry, located in all 1/4's of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Beginning at the East 1/4 corner of said Section 15; thence S01°03'52"W, 1499.88 feet along the East line of said SE1/4; thence S88°48'56"W, 1034.18 feet; thence S88°43'47"W, 1079.00 feet; thence S88°22'58"W, 524.97 feet; thence N00°27'55"E, 1443.36 feet to a point on the South line of Lot 23, Techlands; thence N87°32'50"E, 624.57 feet along the said line of said Lot 23 and Outlot 4, Techlands to the Southeast corner of said Outlot 4; thence N87°28'11"E, 2031.60 feet to the point of beginning, containing 89.201 acres.

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

**DRAFT**



THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E IS ASSUMED TO BEAR S01°03'52"W

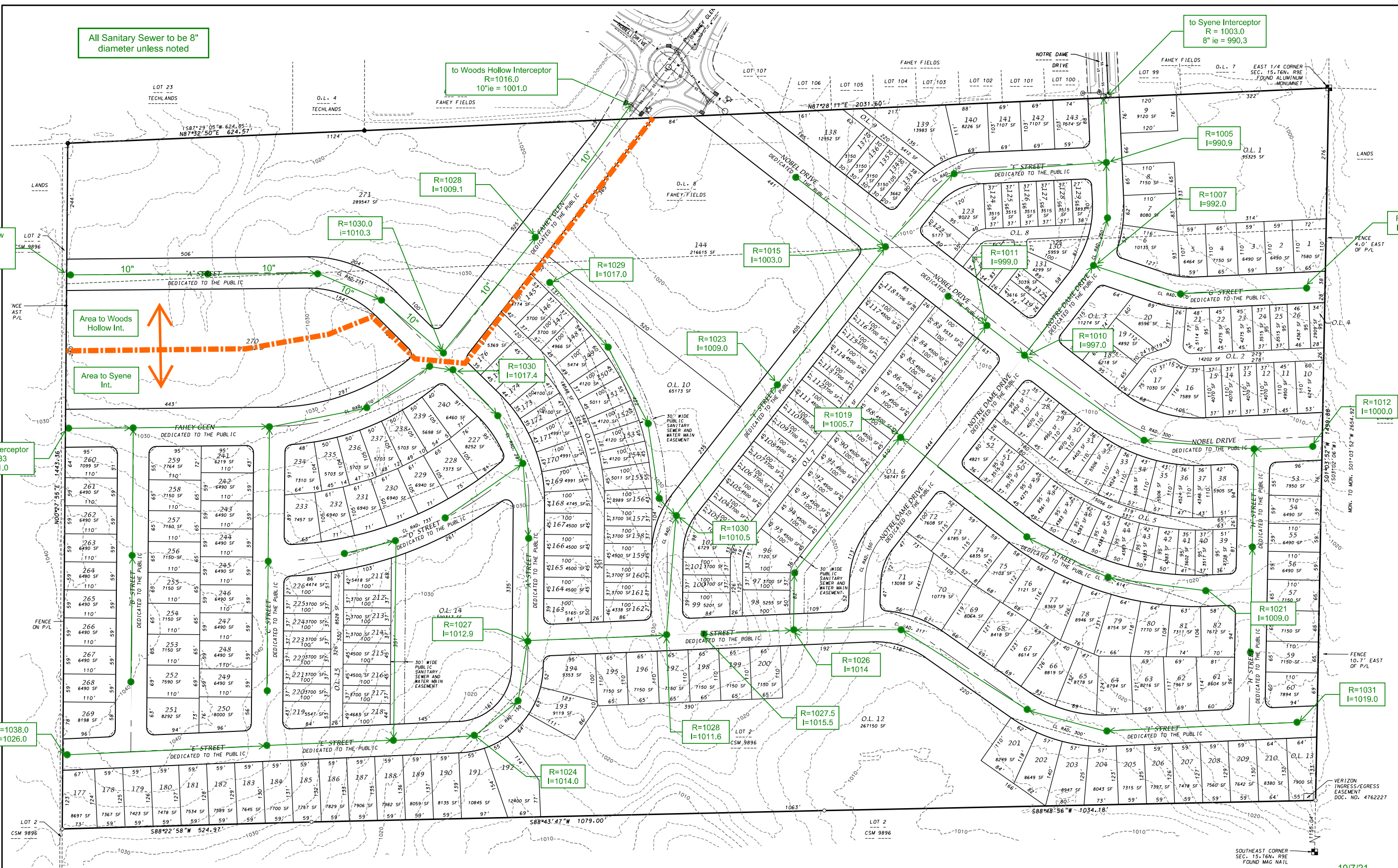
SCALE: 1" = 100'

DATE: 09-20-21  
 REVISED: /

FN: 21-07-105  
 Sheet Number:  
 1 of 1

**PRELIMINARY SANITARY SEWER SCHEMATIC**  
**DRAFT**

10/7/21



All Sanitary Sewer to be 8" diameter unless noted

to Woods Hollow Interceptor  
 R=1016.0  
 10"ie = 1001.0

to Syene Interceptor  
 R = 1003.0  
 8" ie = 990.3

to Woods Hollow Interceptor  
 R=1026  
 I=1014.0

to Syene Interceptor  
 R=1033  
 I=1021.0

R=1038.0  
 I=1026.0

R=1028  
 I=1009.1

R=1030.0  
 I=1010.3

R=1027  
 I=1012.9

R=1024  
 I=1014.0

R=1029  
 I=1017.0

R=1028  
 I=1011.6

R=1015  
 I=1003.0

R=1030  
 I=1017.4

R=1027.5  
 I=1015.5

R=1023  
 I=1009.0

R=1026  
 I=1014

R=1019  
 I=1005.7

R=1028  
 I=1011.6

R=1011  
 I=999.0

R=1019  
 I=1005.7

R=1027.5  
 I=1015.5

R=1005  
 I=990.9

R=1007  
 I=992.0

R=1010  
 I=997.0

R=1021  
 I=1009.0

R=1012  
 I=1000.0

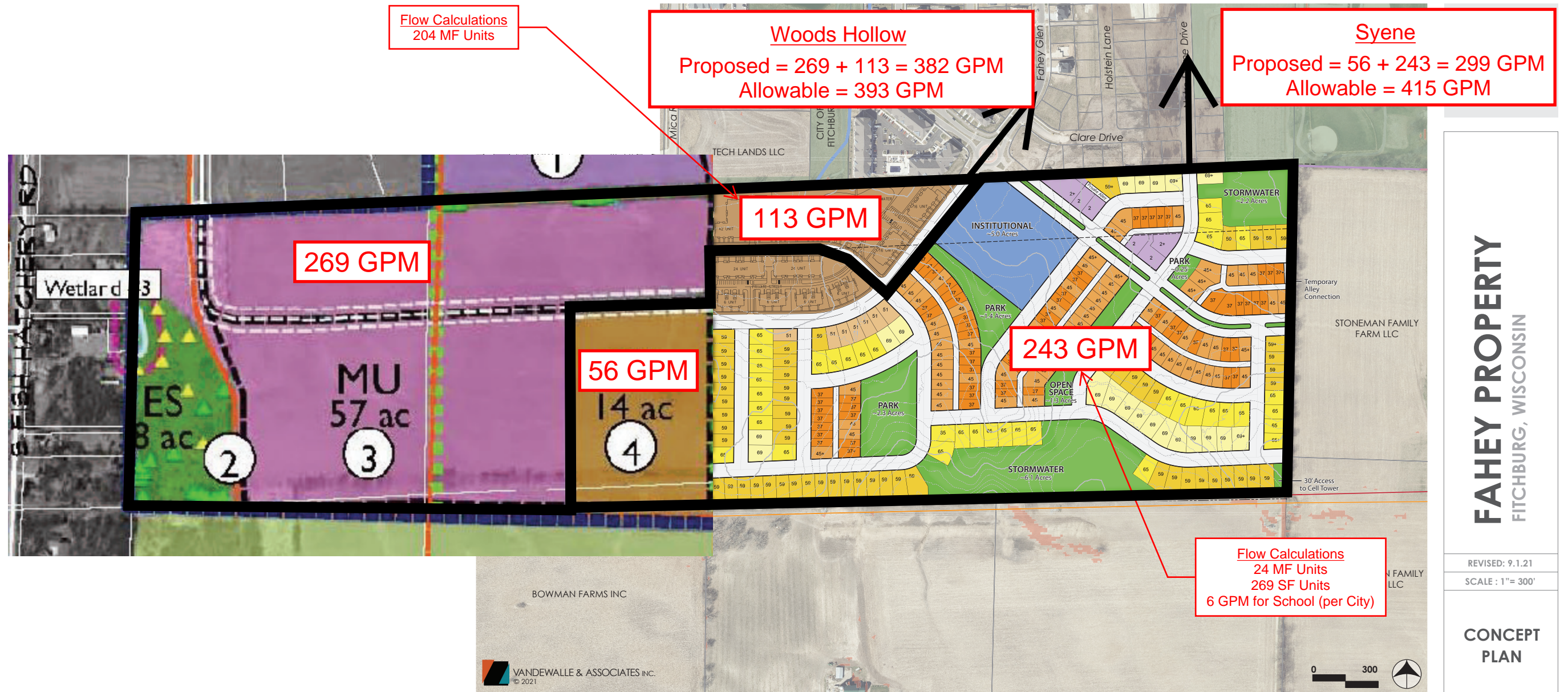
R=1031  
 I=1019.0

R=1006  
 I=994.0

**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 boundary of the preliminary plat and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.  
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**Flows to Sanitary Sewer Interceptors North of Fahey South**

ISSUED  
 Comprehensive Development Plan - 9-21-2021

PROJECT TITLE  
**Fahey Glen South Development**

Fitchburg, Wisconsin  
 SHEET TITLE  
**Site Plan**

SHEET NUMBER

**C-1.1**

PROJECT NO. **2104**  
 © Knothe & Bruce Architects, LLC



**I SITE PLAN**  
 C-1.1 1" = 50'-0"

**GRAPHIC SCALE**  
 0 50 100 150  
 1 INCH = 50 FT (24X36 SHEET)





# VANDEWALLE & ASSOCIATES INC.

To: Lisa McNabola  
Sonja Kruesel  
From: Brian Munson  
CC: Chris Ehlers  
Tony Heinrich  
David Fahey  
Grant Emmel  
Date: Friday, October 15, 2021  
Re: Fahey Property Comprehensive Development Plan Staff Comment

---

The following document and revised Comprehensive Plan Submittal addresses the staff comments received on October 5, 2021.

## **Planning Comments:**

1. The application does not comply with the submittal requirements listed in [Section 24-7](#), some of which are included below. If these items are not provided the application is considered incomplete.
  - (1) A plan, drawn to a scale of one inch equals 200 feet which shows all lands under the control of the applicant which are contiguous or separated only by existing public roads or railroad rights-of-way. The plan shall show the information required by [section 24-4\(a\) and \(b\)](#), and all proposed collector and arterial streets, and approximate number and layout of lots.

Incorporated into revised submittal document.
  - (2) Provide the projected population broken down into single-family and multifamily units. In addition, provide residential density for each development area. For nonresidential areas provide intended floor area ratio, and building stories, or other measures of density as may be required.

Incorporated into revised submittal document.
  - (3) Development schedule clearly indicating the time of completion for the proposed development and each phase thereof, if known. Discussion of how the development schedule will be in keeping with requirements of the comprehensive plan.

Incorporated into revised submittal document. The phasing for the project has been revised to contain 4 phases, per engineering comments.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631

[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

- (4) A draft preliminary plat, meeting the requirements of this chapter for the portion proposed to be platted within 18 months from the date of submittal. ([Section 24-4](#))  
Incorporated into revised submittal document.
- (5) Outlots proposed to be created for later replat to meet staging requirements of public improvements (if needed)  
Incorporated into revised submittal draft preliminary plat.
- (6) Soil conditions, slope, current ground cover and environmental corridor areas.  
Incorporated into revised submittal document.
- (7) Proposed public lands, and any proposed public or private outlots, and their purpose.  
Incorporated into revised draft preliminary plat.

2. Per the approved Sewer Service Area Amendment Request approximately 5.8 acres of environmental corridor would be provided, verify that you will meet this requirement.

The environmental corridors identified on the USAA request reflected anticipated parks and stormwater management components of the neighborhood plan and are not based upon existing environmental constraints. The revised neighborhood master plan anticipates approximately 13.5 acres of comparable open space within the neighborhood, a portion of which would be eligible for designation as environmental corridors.

3. Describe any neighborhood outreach and feedback received.

The design team presented the conceptual project plan at a meeting with the adjoining neighborhood association and abutting property owners. Discussion at the meeting, held on September 16, 2021 at the Swan Creek Park Shelter, included questions in regards to the overall housing mix, price point, and character along with questions regarding off-site stormwater management and construction phasing.

4. Provide net and gross density.

Incorporated into revised submittal document.

5. CDP should include information on school occupancy (for all phases) and square footage, stories, etc.

Incorporated into revised submittal document.

6. Will the stormwater facilities be dedicated to the public?

Yes.

7. Will there be a path by the stormwater facility adjacent to McGaw Park to provide direct access for residents?

Yes.

8. Will parkland be dedicated to the public? This item will be referred out to the Park Commission.

Portions of the open space will be dedicated to the public with some sections remaining private open space. The revised preliminary plat notes which OL would be dedicated for public use and which would remain private. All open spaces that are designated for private ownership will remain open for public use but maintained by the homeowners association.

9. Two points of access to the subdivision shall be provided during all phases

OK.

10. Concept plan – show lot lines for zero lot duplexes

Added

11. Site Analysis Exhibit – label P&O area

Added

12. Draft Preliminary Plat - Show private utility easements.

Proposed easements have not been supplied from Madison, Gas & Electric at this time. They will be shown on the plat once those are provided. In this proposed neighborhood, gas distribution will be along all road frontages will have 6' easements. For electric and communications all private alleys will be dedicated as public utility easements along with pad easements on the lots at appropriate corners where equipment will be located. For electrical and communications when the garage faces the street, easements will be dedicated along the rear property lines and on side property lines where system connections and street lights are required.

13. Update application to include correct zoning district (what they are currently zoned).

A-S Small Lot Agriculture  
A-X Exclusive Agriculture

14. The CDP shall be recorded within 30 days of common council approval. No future major change in a recorded CDP may be made without approval. Future development applications shall be consistent with the CDP.

Ok.

15. Be prepared to provide an overview of your project / request to the Plan Commission and to be available for questions. In-person or virtual attendance for applicants is permitted; be sure to contact Lisa McNabola in the Planning office for virtual attendance registration in advance of the meeting.

Ok.

**Public Works Comments:**

**General Comments**

1. A developer agreement will be needed for the public improvements.  
Ok.
2. Concurrence from utilities (gas, electric, cable, phone) needs to be provided with regards to the utility easement locations shown on the plat. A letter from the utilities would be sufficient.  
Ok.
3. Given underground installation for electric and communications, a restriction shall be recorded with the Final Plat stating that the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.  
Ok.
4. Provide gas/electric/telephone/cable preliminary plans for review of utility easements. Minimum 6' public utility easements are required adjacent to all public streets, confirm width with utility companies.  
Ok.
5. Show areas of all easements and ROW on the Plat.  
Ok.
6. Developer needs to provide a designated location for US Postal Service Centralized Mode of Delivery.  
Incorporated into revised submittal document.
7. Phasing plan may not exceed 4 phases. Update accordingly.  
Incorporated into revised submittal document.

**Transportation Comments**

1. Alleys that provide access to lots with no street frontage will need to meet the minimum street width requirements for fire access lanes and be constructed per latest edition of the City of Fitchburg Standard Specifications for Public Works standard specifications construction for a public road. Verify turning movement requirements are met for fire access from public street to alley. Designer shall meet with Fire Department to review all ordinance requirements. TMF  
The design team will work with the Fire Department and Public Works Department to verify the constructions standards and turning radius of all proposed alleys.

### Water Main and Sanitary Sewer Comments

1. MMSD and Woods Hollow/Syene interceptor fees shall be paid prior to the City signing land division documents.

Ok.

2. Water impact fees shall be paid prior the release of each building permit for each lot.

Ok.

3. Easements for water and sanitary sewer shall extend 10' on all sides of public water (including hydrants and water service up to and including the curb stop) and sanitary mains not within the right of way. No other utilities may run parallel in these easements, they may only cross these easements. Sanitary sewers and water mains are required to be a minimum of 10' apart (center to center).

Ok.

4. A 10' wide paved bike path is required adjacent to or over sanitary sewer not within the r/w. Dead-end bike paths are prohibited.

Ok.

5. Water main layout and zones shall be per the attached Fahey South Water System – Review 1. Update drawings in CDP accordingly.

The layout of the proposed system in the southeast corner is simplified from our previous version but will require approximately 30 sites to have individual boosters. According to the plumbing designers for the homes for Veridian, anything under a static pressure 55 psi at the water meter will require a booster. Although the pressures in the proposed system meet minimum DNR requirements for static pressure, we would like to offer suggestions during the approval process to try to limit the number of boosters required for individual homes.

6. Provide complete sanitary sewer layout for review and comment.

Provided

7. Provide anticipated sanitary usages per sewershed and water usages per zone.

Incorporated into revised submittal document.

8. State in the CDP that the Fahey South subdivider (“subdivider”) is responsible for all costs to upsize the Syene Sub-Interceptor from a 12” main to a 15” main on South Syene Road, just north of Lacy Road. This work shall be complete prior to acceptance of the first phase of construction within this development or as part of the reconstruction of S. Syene Road, whichever comes first. If this work is completed as part of the S. Syene Road reconstruction

project, the costs will be assessed to the subdivider and shall be paid by subdivider within 30 days of invoice. Subdivider shall sign a waiver of assessment and hearing.

Although there have been discussions regarding the Syene Road upsizing, the development team would appreciate additional discussion with City Staff to clarify whether there are any additional properties that would benefit from the facility upgrade.

### **Erosion Control and Stormwater Management (ECSWM) Comments**

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval if land disturbance will exceed 4,000 s.f. The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>.

Ok.

2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). A draft copy of this agreement is due with the ECSWM application materials. After approval of the agreement language, a recorded copy must be provided to the City prior to issuance of the ECSWM Permit.

Ok.

3. If private stormwater measures are constructed on site, the owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.

Ok.

4. If infiltration is required to meet the ECSWM requirements, follow the DNR's *Site Evaluation for Stormwater Infiltration (1002)* guidelines to determine the infiltration rate used for modeling prior to submitting the Stormwater Report.

Ok.

5. Stormwater facilities should be designed using DNR's post-construction technical standards, available at: [https://dnr.wi.gov/topic/stormwater/standards/postconst\\_standards.html](https://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html).

Ok.

6. Proposed grades cannot block offsite water that drained through the lot in pre-development conditions. Localized ponding should not be created, and drainage of offsite properties should not be impacted by proposed development.

Ok.

7. Any stormwater facilities to be maintained by the City of Fitchburg's Stormwater Utility must be designed in accordance with DNR technical standards and must meet the requirements listed at the website below: <http://www.fitchburgwi.gov/DocumentCenter/View/21019/Requirements-for-New-Public-SW-Facilities>.

Ok.

8. There is at least 30 acres of drainage from the west that must be conveyed around/through the development to be considered.

The 30 acres draining to the west property line will be collected at the extension of A Street. The water will then be routed either overland or through a storm sewer separately from the on-site water to the drainage swale in outlot 4 of the Techlands. This water will be kept separate from the on-site water.

9. Provide the proposed grading plan for the development indicating the pond drainage basin treatment areas.

The draft storm water management plan will be submitted with the formal preliminary plat. This document will detail the grading and pond treatment in detail. We are showing areas on the plan for our proposed storm water management that match our rough sizing needed for the site.

**Fire Department Comments:**

The Design team will work with the Fire Department and Public Works to confirm fire access, turning radius, fire hydrant placement, and fire lane cross sections.

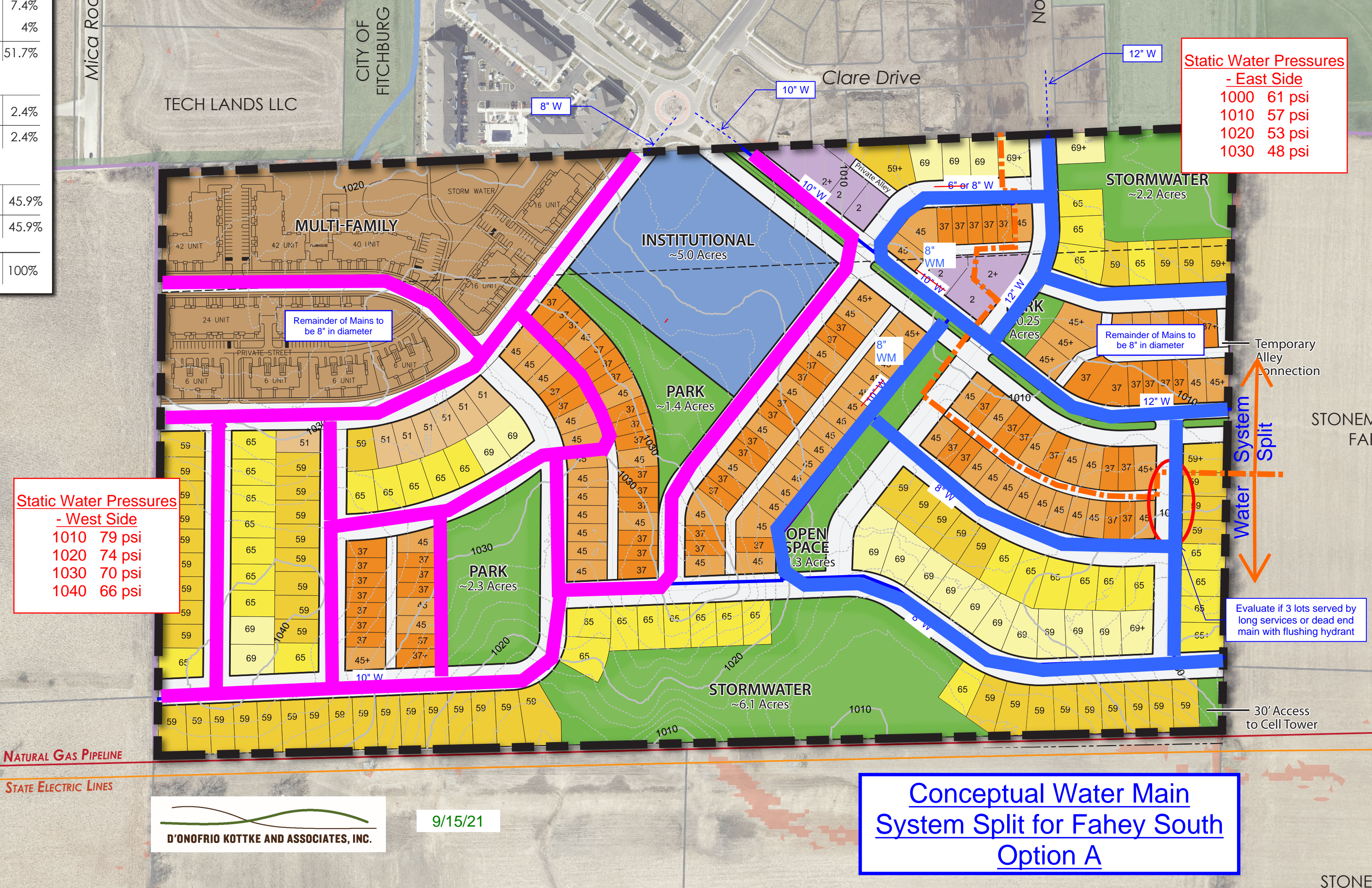
**Parks Comments:**

The development team anticipates a blend of dedication and fee in lieu of dedication fees to satisfy the park dedication requirements for the project.

7.4%
4%
51.7%
2.4%
2.4%
45.9%
45.9%
100%

Static Water Pressures - East Side	
1000	61 psi
1010	57 psi
1020	53 psi
1030	48 psi

Static Water Pressures - West Side	
1010	79 psi
1020	74 psi
1030	70 psi
1040	66 psi



Remainder of Mains to be 8" in diameter

Remainder of Mains to be 8" in diameter

Evaluate if 3 lots served by long services or dead end main with flushing hydrant

**Conceptual Water Main System Split for Fahey South Option A**



9/15/21