



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

LDIV-23-1

Land Division Conditions of Approval

- 1. Project Name:** Hartung Fields Preliminary Plat Amendment PP
- 2. Location:** 2622 BLANEY RD, Fitchburg, WI, 53711
- 3. Permit Request No.:** PP-2500-23
- 4. Resolution No.:** R-108-23
- 5. Decision Date:** May 16, 2023
- 6. Type of Action Requested:** Preliminary Plat Approval
- 7. Zoning District:** PDD-GIP
- 8. Legal Description:** Metes and bounds

Zoning Conditions

1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2. Outstanding fees and special assessments must be paid prior to the City signing the final plat.
3. Blaney Road shall be vacated. The developer will be required to pay for relocation of facilities within Blaney Road to new dedicated easement(s) along Botanical Drive and the new Blaney Road.
4. A title report will be required to be furnished for lands to be dedicated to the public in order to obtain approval of the Final Plat.
5. All easements shall be shown on the final plat, as required by the City.
6. Concurrence from utilities (gas, electric, cable, phone) shall be provided with regards to the easement locations shown on the plat. An email or letter from the utilities is sufficient.
7. 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.
8. If deemed necessary by Public Works staff, a Traffic Impact Analysis (TIA) will be required to be conducted and improvements agreed to by City staff in order to obtain approval for the Final Plat.
9. Park dedication and/or fees shall be paid or deferred prior to the City signing the final plat.
10. Final construction plans shall include bike parking in conformance with the City's Bike & Ped Plan as long-term bike parking within the buildings and short-term bike parking on the surface.
11. Subdivision Improvement Agreement shall be approved and executed prior to the City signing the final plat.
12. Erosion Control and Stormwater Management (ECSWM) permit shall be obtained prior to any land disturbance.
13. A recorded Stormwater Maintenance Agreement for private stormwater facilities shall be provided.
14. Approval of Rezone RZ-2501-23 by Common Council.
15. Applicant's responsibility to comply with all Fire Department requirements.
16. Applicant's responsibility to satisfy all Planning requirements prior to the City signing the final plat.
17. In lieu of the street connection via Harvester Pass, a designed, wide pedestrian easement will be required to connect Botanical Drive and the newly proposed Blaney Road.
18. Applicant's responsibility to satisfy all Public Works requirements prior to the City signing the final plat.



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

LAND DIVISION APPLICATION

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

3. No. of Parcels Proposed: 19

4. No. Of Buildable Lots Proposed: 14

5. Zoning District: PDD/GIP

6. Current Owner of Property: Hartung Brothers, Inc.

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

7. Contact Person: Dan Day, D'Onofrio, Kottke & Associates

Email: dday@donforio.cc

Address: 7530 Westward Way, Madison WI **Phone No:** 608-833-7530

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: *[Signature]* Daniel J HARTUNG
 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:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

Memorandum

Date: April 7, 2023

To: Deanna Schmidt, City of Fitchburg

From: Daniel N. Day, P.E. *DND*

cc: Jonathan Stevens, SARA Investment Real Estate
Brian Munson, Vandewalle Associates

Re: Hartung Fields
Developer Responses to Staff Comments on Preliminary Plat

Planning and Zoning Comments (Developer Responses in Red)

1. Be prepared to provide an overview of your project to the Plan Commission and to be available for questions. In-person or virtual attendance for applicants is permitted. Be sure to contact Deanna Schmidt or Zack Jones in the Planning office for virtual attendance registration in advance of the meeting.

Noted

2. Will the proposed travelway that previously was occupied by Harvester Pass be accessible to general traffic? Access, integration, and traffic friction between the other uses on the site as well as the development on the other side of Lacy Road are a concern.

We are planning on providing public pedestrian access in this location from the new Blaney Road to Botanical Drive via a standard sidewalk

3. Exposed surface level parking along Lacy Road is undesirable. Reorientation of the structure to mask the parking is the most desirable and aesthetic solution. If infeasible, landscaping to provide cover and screening should be included in the SIP and/or ADR submittals to create a more aesthetic urban scale/form.

Re-orientation of the buildings is not feasible. The final design of the buildings, including exposure, landscape, and configuration will be set as part of a future SIP

4. Utilities have been notified of the application for comment. Any comments from utilities will be required to be satisfied prior to the recordation of the final plat.

Noted

5. Blaney Road will need to be vacated prior to recording the final plat.

Noted

6. Is the overhead electricity line in an easement along existing Blaney Road? How will this electricity line be addressed?

Overhead line is in the road right of way. This line is planned to be relocated during the development process

7. Outlots 1 & 5 shall be noted as "Stormwater management, Open space, and Pedestrian/Bike Path. This Outlot is in the environmental corridor."

Noted

8. Which outlots will be dedicated to the public?

The outlots are designated in the notes section of the preliminary plat

9. Is there a purpose for the odd corner at Lot 11 next to Lot 12?

The jog is in response to the wetland setbacks

10. Access easements for trails shown in the CDP and PDD are needed. Will these be public or private?

- a. Extension of Harvester Pass to Outlot 5 between Lots 1 & 2
- b. Extension of Harvester Pass to Outlot 2 between Lots 5 & 4
- c. Between Lots 12 & 13
- d. Through Lots 9 & 10

The were all envisioned as public trails on easements dedicated with SIPs and or final plat

11. Street naming standards are in Sec. 24-8(b). "Way" is used for a private street. If Hybrid Way is to be a public street, a new name is required.

Noted

12. Several Special Assessments apply. The Developer can request current assessments that have been levied / paid against a parcel with the form Special-Assessment-Form (civicplus.com) One form per parcel.

Noted

13. Given the future TOD land use designation of the existing Hartung facility, conders a wider Outlot 3 - 30-feet seems small.

Outlot 3 is a path connection to the west. Access for the Hartung facility will be accomplished on lot 14

14. Show the environmental corridor on the preliminary plat.

Noted

15. Consult with the Fire Chief regarding his comments.

Noted

16. Streets shall conform to the street standards of Sec. 24-8(d).

Noted

17. A Title Report is required for lands to be dedicated to the public.

Noted and will be provided with Final Plat

18. This application shall reference PP-2462-22, approved by Plan Commission on July 19, 2022. Documents from the approved PP-2462-22 not updated in this submission shall be referenced for compliance with any future approvals of this application - LDIV-23-1, PP-2500-23.

Noted

General Comments (Developer Responses in Red)

1. A Subdivision Improvement Agreement will be needed for the public improvements.

Noted and will be provided with Final Plat

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.

Noted and will be provided with Final Plat

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.

Noted and will be provided with Final Plat

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.

Noted and will be provided with Final Plat

5. Label square footage for all City easements and dedicated ROW on the Plat.

Noted and will be provided with Final Plat

6. Developer needs to provide a designated location for US Postal Service Centralized Mode of Delivery.

Noted and will be provided with Final Plat

Stormwater/Erosion Control Comments (Developer Responses in Red)

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>.

Noted

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.

Noted

Stormwater facilities should be designed using DNR's post-construction technical standards, available at: https://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html.

Noted

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.

Noted

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>.

Noted

Show minimum unprotected opening elevations (MUOE) for any at lot (including, but not limited to, lots adjacent to ponds). The MUOE shall be 2-feet above the 100-year flood elevation.

Noted

Given the proximity of the eastern stormwater facilities to the regulatory floodplain, ensure that all development complies with the County's Floodplain Zoning Ordinance.

Noted

Stormwater facilities should maintain the designed active storage volume during a 100-yr flood. Ensure that the pond berm and outlet structure design enable the ponds meet the necessary performance criteria even during downstream flood events.

Noted

Storm sewer running along lot lines will require a 20' easement (10' each side). Note that many storm sewer outfall locations appear to follow the proposed locations for shared-use paths in the CDP. The easement width may need to increase to accommodate both the path and the storm sewer improvements.

Noted

Transportation Comments (Developer Responses in Red)

1. A traffic impact analysis is desired for developments exceeding 100 peak hour vehicle trips. At a minimum, this analysis should include predicted vehicle trip generation, trip distribution, and assignment. If significant impacts are expected at internal or external intersections, additional analysis may be needed. Specifically staff is concerned about left turn movements at Botanical Drive. Traffic analysis should be conducted to verify there is a less than 5% chance of queue spill back into the roundabout. Alternatively Botanical Drive could include left turn access restrictions at Lacy Road.

We will work with City Staff to develop a TIA for this project and the turn movements at Botanical will need to be included. The TIA will be submitted prior to the final plat submittal

2. Please verify current utility, stormwater, roadway, and path design is coordinated with S. Syene Road project. Work on this project will begin again on April 3rd and is scheduled to be complete in May/June.

Noted

3. OL 2 and OL 3 designations appear to be incorrectly identified and should be swapped.

Noted and will be revised

4. ROW widths on Harvester Pass and Hybrid Way should be widened from 70' to 80' to be a standard right-of-way width and accommodate the shared use path within the ROW, as indicated in the CDP.

Noted

5. The CDP and Rezone Application included an internal path system. These are not currently shown on the preliminary plat. Please include additional public outlots for any additionally identified trail connection outside the ROW (e.g. between Lots 12 and 13, between lots 11 and 12, bisecting lot 9, bisecting lot 10, etc.).

Additional trails to be supplied via easement as necessary

6. Blaney Road shall be called East Nobel Drive.

We are proposing Blaney Road so that it is not called Nobel at the request of Emergency Services because of the disconnect of the two ends and the future potential of this roadway not going through due to the Railroad and wetland concerns. In the event the connection is made a renaming could be undertaken at that time if desired.

7. With this being a Transit-Oriented Design area, considerations should be made as to where/how future bus service would be accommodated within the plat to serve both the employment and residential components of the plat. This would include ensuring turning movements are accommodated, pavement thicknesses, opportunities for bus bump-outs/bus stops, and preferred streets/access in the plat.

Noted

Utility Comments (Developer Responses in Red)

1. MMSD fees shall be paid prior to the City signing the plat.

Noted but MMSD fees are do prior to extension of the mains in phase

2. Syene Interceptor fees shall be paid within 30 days of invoice or prior to City signing of the plat, whichever comes later.

Noted

3. All final water and sewer assessments shall be paid prior to the City signing the plat. If an assessment is not finalized prior to signing of the plat, the assessment shall be paid within 30 days of invoice.

Noted

4. Water impact fees shall be paid for each building prior to the release of each building permit. The 2023 water impact rate is \$908 per residential equivalent connection. This fee is adjusted annually.

Noted

5. The Syene Interceptor will need to be extended to service eastern and southern properties within this development. Timing of this development will be dependent on the timing of the installation of this interceptor extension. The Subdivider shall continue to work with the City on the location of this

interceptor through Hartung's land. This interceptor will need to be installed to the plat limits. Hard surfaces will be required adjacent to this interceptor for maintenance purposes. Subdivider will need to provide a minimum 30' easement, centered on the pipe, for this interceptor. In addition to this 30' public sanitary sewer easement, temporary 10' construction easements may need to be provided on both sides of this 30' easement. If needed, 10' construction easements shall terminate upon completion of the interceptor installation. Initial concept is preliminary and may need to be adjusted as design progresses. Design of this interceptor extension will begin once this land is final platted.

Noted, the interceptor timing is important to the success of this project as having a time frame for the installation will provide some level of certainty to potential purchasers on the east side of the project.

6. Please provide capacity needs for the structures proposed to discharge into the sanitary sewer at Lacy and S. Syene. The City will review available capacity at this intersection. Sanitary boundaries may need to be modified based on this review. For information purposes, please provide capacity needs for the structures that will discharge to the east.

Noted

7. Please provide anticipated water usages within this development.

Noted

8. Note the following design requirements per the City's last review:

a. 12" water main is required on Blaney Road (Nobel Drive) and along Lacy from Haight Farm Road to the eastern plat limits. All other streets shall have 10" water main.

Noted

b. Water system shall be designed to eliminate the need for a water main on Harvester Pass.

We are concerned about the elimination of the main as it will reduce the flexibility of the potential site designs on lots 8-10 (on the submitted engineering plans) and potentially require more onsite water main for fire protection needs. We will need to work with the Fire Department to find the best overall solution for fire protection of these parcels as we begin design of these roadways.

c. Water main should remain on the eastern side of Hybrid, north of Harvester Pass.

Noted

d. Water main shall be extended to the southern limits of Blaney Road (Nobel Drive).

Noted

e. Water main at Haight/Lacy shall tie into the existing stubs provided.

Noted

f. The City will want a minimum of 8 feet between the sanitary and storm along Lacy. An easement may be needed for the storm to meet this requirement. There are parallel storm sewers in this location. Discuss the possibility of eliminating one of them.

Noted



City of Fitchburg
 Planning/Zoning Department
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LDIV-23-1

Land Division Feedback Letter

Issued to: Dan Day

Issued Date: March 31, 2023

This feedback letter contains the comments from our internal departments in regards to your recently submitted Land Division Application.

Please read through the feedback and attach any adjusted materials to the form in our OpenGov portal. Also submit an explanation of the changes you've made in a separate attachment.

We require response to feedback to be submitted within 1 week of issuing of this letter.

Only feedback with a status of Open needs a response.

Planning & Zoning Comments

<u>Submitted by</u>	<u>Date</u>	<u>Status</u>	<u>Comment</u>
Planning	03/29/2023	Open	<ol style="list-style-type: none"> 1. Be prepared to provide an overview of your project to the Plan Commission and to be available for questions. In-person or virtual attendance for applicants is permitted. Be sure to contact Deanna Schmidt or Zack Jones in the Planning office for virtual attendance registration in advance of the meeting. 2. Will the proposed travelway that previously was occupied by Harvester Pass be accessible to general traffic? Access, integration, and traffic friction between the other uses on the site as well as the development on the other side of Lacy Road are a concern. 3. Exposed surface level parking along Lacy Road is undesirable. Reorientation of the structure to mask the parking is the most desirable and aesthetic solution. If infeasible, landscaping to provide cover and screening should be included in the SIP and/or ADR submittals to create a more aesthetic urban scale/form. 4. Utilities have been notified of the application for comment. Any comments from utilities will be required to be satisfied prior to the recordation of the final plat. 5. Blaney Road will need to be vacated prior to recording the final plat. 6. Is the overhead electricity line in an easement along existing Blaney Road? How will this electricity line be addressed? 7. Outlots 1 & 5 shall be noted as "Stormwater management, Open space, and Pedestrian/Bike Path. This Outlot is in the environmental corridor." 8. Which outlots will be dedicated to the public? 9. Is there a purpose for the odd corner at Lot 11 next to Lot 12? 10. Access easements for trails shown in the CDP and PDD are needed. Will these be public or private? <ol style="list-style-type: none"> a. Extension of Harvester Pass to Outlot 5 between Lots 1 & 2 b. Extension of Harvester Pass to Outlot 2 between Lots 5 & 4 c. Between Lots 12 & 13 d. Through Lots 9 & 10 11. Street naming standards are in Sec. 24-8(b). "Way" is used for a private street. If Hybrid Way is to be a public street, a new name is required. 12. Several Special Assessments apply. The Developer can request current assessments that have been levied / paid against a parcel with the form Special-Assessment-Form (civicplus.com) One form per parcel. 13. Given the future TOD land use designation of the existing Hartung facility, conders a wider Outlot 3 - 30-feet seems small. 14. Show the environmental corridor on the preliminary plat. 15. Consult with the Fire Chief regarding his comments. 16. Streets shall conform to the street standards of Sec. 24-8(d).

17. A Title Report is required for lands to be dedicated to the public.
18. This application shall reference PP-2462-22, approved by Plan Commission on July 19, 2022. Documents from the approved PP-2462-22 not updated in this submission shall be referenced for compliance with any future approvals of this application - LDIV-23-1, PP-2500-23.

Administration Comments

Assessing Comments

Econ Dev Comments

Finance Comments

Finance

03/29/2023

Open

PARCEL: 0609-141-9000-2

UTILITY - PAID

RE-TAX - FIRST 1/2 IS PAID 01/23/2023

PP-TAX - NA

INVOICE(S) - NA

SA - PRELIMINARY -

GREENFIELD WATER MAIN EXTENSION -

PARCEL: 0609-141-9500-7

UTILITY - NA

RE-TAX - FIRST 1/2 IS PAID 01/23/2023

PP-TAX - NA

INVOICE(S) - NA

SA - NA

PARCEL: 0609-141-8000-4

UTILITY - NA

RE-TAX - FIRST 1/2 IS PAID 01/23/2023

PP-TAX - NA

INVOICE(S) - NA

SA - NA

PARCEL: 0609-141-8500-9 (THE ASSESSMENT VALUE FOR THIS YEAR INCLUDES VALUES FROM PARCEL 0609-142-8390-2)

UTILITY - NA

RE-TAX - FIRST 1/2 IS PAID

PP-TAX - NA

INVOICE(S) - NA

SA -

1- PRELIMINARY -

GREENFIELD WATER MAIN EXTENSION - PRELIMINARY

2- PRELIMINARY -

2022 LACY ROAD SANITARY SEWER AND WATER MAIN IMPROVEMENTS - PRELIMINARY

3- NINE SPRINGS LACY RD WATER MAIN - UTILITY **** FINAL AMOUNT DUE WILL BE CALCULATED UPON REQUEST.

Trigger: Sale, Transfer, development or no longer actively farmed or being used for Ag purpose

4- LACY RD SANITARY SEWER IMPROVEMENTS **** FINAL AMOUNT DUE WILL BE CALCULATED UPON REQUEST.

Trigger: Sale or transfer

Parks Comments

Endl

03/30/2023

Closed

This development will fall under all Parkland dedication and Park Improvement fee Ordinances. I would request, as this project continues, that work with Park Staff and Park Commission members continue. This work will include locations of parkland along with amenities to be included. Thank you Scott

PW - General Comments

Tracy Foss

03/29/2023

Open

1. A Subdivision Improvement Agreement will be needed for the public improvements.
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.
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.
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.
5. Label square footage for all City easements and dedicated ROW on the Plat.
6. Developer needs to provide a designated location for US Postal Service Centralized Mode of Delivery.

PW - Stormwater/Erosion Control Comments

Ben Schulte

03/30/2023

Open

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>.

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.

Stormwater facilities should be designed using DNR's post-construction technical standards, available at:
https://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html.

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.

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>.

Show minimum unprotected opening elevations (MUOE) for any at lot (including, but not limited to, lots adjacent to ponds). The MUOE shall be 2-feet above the 100-year flood elevation.

Given the proximity of the eastern stormwater facilities to the regulatory floodplain, ensure that all development complies with the County's Floodplain Zoning Ordinance.

Stormwater facilities should maintain the designed active storage volume during a 100-yr flood. Ensure that the pond berm and outlet structure design enable the ponds meet the necessary performance criteria even during downstream flood events.

Storm sewer running along lot lines will require a 20' easement (10' each side). Note that many storm sewer outfall locations appear to follow the proposed locations for shared-use paths in the CDP. The easement width may need to increase to accommodate both the path and the storm sewer improvements.

PW - Transportation Comments

Tracy Foss

03/29/2023

Open

1. A traffic impact analysis is desired for developments exceeding 100 peak hour vehicle trips. At a minimum, this analysis should include predicted vehicle trip generation, trip distribution, and assignment. If significant impacts are expected at internal or external intersections, additional analysis may be needed. Specifically staff is concerned about left turn movements at Botanical Drive. Traffic analysis should be conducted to verify there is a less than 5% chance of queue spill back into the roundabout. Alternatively Botanical Drive could include left turn access restrictions at Lacy Road.
2. Please verify current utility, stormwater, roadway, and path design is coordinated with S. Syene Road project. Work on this project will begin again on April 3rd and is scheduled to be complete in May/June.
3. OL 2 and OL 3 designations appear to be incorrectly identified and should be swapped.
4. ROW widths on Harvester Pass and Hybrid Way should be widened from 70' to 80' to be a standard right-of-way width and accommodate the shared use path within the ROW, as indicated in the CDP.
5. The CDP and Rezone Application included an internal path system. These are not currently shown on the preliminary plat. Please include additional public outlots for any additionally identified trail connection

outside the ROW (e.g. between Lots 12 and 13, between lots 11 and 12, bisecting lot 9, bisecting lot 10, etc.).

6. Blaney Road shall be called East Nobel Drive.

7. With this being a Transit-Oriented Design area, considerations should be made as to where/how future bus service would be accommodated within the plat to serve both the employment and residential components of the plat. This would include ensuring turning movements are accommodated, pavement thicknesses, opportunities for bus bump-outs/bus stops, and preferred streets/access in the plat.

PW - Utilities Comments

Tracy Foss

03/29/2023

Open

1. MMSD fees shall be paid prior to the City signing the plat.

2. Syene Interceptor fees shall be paid within 30 days of invoice or prior to City signing of the plat, whichever comes later.

3. All final water and sewer assessments shall be paid prior to the City signing the plat. If an assessment is not finalized prior to signing of the plat, the assessment shall be paid within 30 days of invoice.

4. Water impact fees shall be paid for each building prior to the release of each building permit. The 2023 water impact rate is \$908 per residential equivalent connection. This fee is adjusted annually.

5. The Syene Interceptor will need to be extended to service eastern and southern properties within this development. Timing of this development will be dependent on the timing of the installation of this interceptor extension. The Subdivider shall continue to work with the City on the location of this interceptor through Hartung's land. This interceptor will need to be installed to the plat limits. Hard surfaces will be required adjacent to this interceptor for maintenance purposes. Subdivider will need to provide a minimum 30' easement, centered on the pipe, for this interceptor. In addition to this 30' public sanitary sewer easement, temporary 10' construction easements may need to be provided on both sides of this 30' easement. If needed, 10' construction easements shall terminate upon completion of the interceptor installation. Initial concept is preliminary and may need to be adjusted as design progresses. Design of this interceptor extension will begin once this land is final platted.

6. Please provide capacity needs for the structures proposed to discharge into the sanitary sewer at Lacy and S. Syene. The City will review available capacity at this intersection. Sanitary boundaries may need to be modified based on this review. For information purposes, please provide capacity needs for the structures that will discharge to the east.

7. Please provide anticipated water usages within this development.

8. Note the following design requirements per the City's last review:

a. 12" water main is required on Blaney Road (Nobel Drive) and along Lacy from Haight Farm Road to the eastern plat limits. All other streets shall have 10" water main.

b. Water system shall be designed to eliminate the need for a water main on Harvester Pass.

c. Water main should remain on the eastern side of Hybrid, north of Harvester Pass.

d. Water main shall be extended to the southern limits of Blaney Road (Nobel Drive).

e. Water main at Haight/Lacy shall tie into the existing stubs provided.

f. The City will want a minimum of 8 feet between the sanitary and storm along Lacy. An easement may be needed for the storm to meet this

requirement. There are parallel storm sewers in this location. Discuss the possibility of eliminating one of them.

Zack Jones

From: Gile, Adam <agile@mge.com>
Sent: Saturday, April 8, 2023 10:58 AM
To: Zack Jones
Subject: PP-2500-23
Attachments: 05531.pdf

EXTERNAL EMAIL: BEWARE OF UNKNOWN ATTACHMENTS AND LINKS.

Zach, for the Hartung property proposed development.

- 1) With the vacation of Blaney Road, developer will need to pay for relocation of facilities within Blaney road to new dedicated easement along Botanical Drive and E Street.

Attached agreement 5531 from 1929 may cover the facilities extending south from Blaney to Doc No 4395510. Final Plat should resolve this ambiguity by creating new PUE from South End of E Street to Doc No 4395510. Or wherever facilities will be relocated to, if that is the case.

- 2) All lots and OLs should have a 10' PUE along proposed roads, except #3
- 3) Along Lacy and Haight Farm PUE should be 12'
- 4) 5' each side of shared line between Lots 12-13
- 5) A 10' PUE allowing utility access to OL1. This can be all on one side of a line of split between 2 lots.
- 6) Does Fitchburg staff see any need for gas to be relocated from Haight Farm to PUE along Haight Farm? Lots 9, 11, and OL 5. Future Road widening/reconstruction? Gas is in easement now, and could stay. My concern is that with dedication of road, it may look to someone in the future that Fitchburg is the party responsible for compensation of relocation. Once these lots are sold, the owners wont be open to paying for the relocation if ever needed. My suggestion would be to move it now and avoid a future headache. Probably true for Telephone too?
- 7) Developer should determine extents of all existing easement shown on plat and all existing facilities not covered by easement should be addressed by new easement

Adam Gile PLS, CFedS

Supervisor - Rights-of-Way and Surveying
Madison Gas & Electric
623 Railroad St
Madison, WI 53703
608-252-7132 office
608-338-6850 mobile
AGile@mge.com

MEMORANDUM OF AGREEMENT

RECEIVED of William Blaney

the sum of \$ 500.00 which is the estimated cost of providing a twenty pole electric service connection to farm on Syene Road and located in the northeast quarter of Section 14, Range 9 east, Township 6N, Town of Fitchburg, Dane County, Wisconsin.

(Connection to Syene extension built for R. C. Eby et al)

it being understood that if the actual cost, including labor, material, superintendence, and miscellaneous expense, exceeds the estimated cost, the customer will pay such additional amount, and if the actual cost, including labor, material, superintendence, and miscellaneous expense is less than the estimated cost, the Madison Gas & Electric Company will refund such balance.

Madison, Wisconsin,

September 9th 1929

MADISON GAS & ELECTRIC COMPANY

By [Signature]
Vice-President and General Manager

Wm. Blaney
or E. O. Customer

Bill to R. #6, Madison, Wisconsin

Received \$ 500.00

By [Signature] Date 9/6/29

William Blaney
Seymour Road

Section 14, Town of Fitchburg

Sept. 9, 1929

Exec. Service Connection

LEGAL DESCRIPTION

A parcel of land and Blaney Road to be vacated by the City of Fitchburg, located in all 1/4's of the NE1/4, the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 14, T6N, R9E, 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 a Wisconsin River Trail Transit Commission 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 N04°00'50"E, 335.94 feet to a point on the Southerly right-of-way line of Lacy Road; thence N65°08'55"E, 87.62 feet along said Southerly right-of-way line; thence N05°05'38"E, 166.39 feet along said Southerly right-of-way line; thence N84°07'42"E, 164.60 feet along said Southerly right-of-way line; thence S88°02'04"E, 194.89 feet along said Southerly right-of-way line; thence N01°58'00"E, 7.00 feet; thence N88°02'00"W, 425.67 feet to a point on the East right-of-way line of a Wisconsin River Trail Transit Commission right-of-way; thence Northerly along said East right-fo-way line along a curve to the right which has a radius of 6,051.42 feet and a chord which bears N07°59'4"E, 33.18 feet to the point of beginning. Containing 167.107 acres.