
Request Details

Print Date: Wed 04/20/2022

Category: CDP

Location: South of Haight Road, West of State Highway 14

Request ID: CDP-2446-22

Metes and Bounds:

Decision Date: 4/19/2022

Section: 14

House Number:

Project Name: Hartung CDP

Street: Blaney Road

Comments:

Lot:

Zoning Conditions

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

- 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 Unless recorded within the required time, the CDP approval shall be deemed withdrawn.

- 3 Redevelopment of the Hartung Facility will require amendment to the CDP. No major change in a recorded CDP or its exhibit 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 the procedures identified in Sec. 24-2 of the Land Division Ordinance.

- 4 Future approvals will required and are not limited to: land division, rezoning, conditional use permit approval, architectural design review, signage permits, subdivision improvement agreements, traffic impact analysis, and erosion control and stormwater management permit approval. Additional staff comments will provided for these applications upon submittal. The Syene Interceptor will need to be installed to service properties within this development.

- 5 The Northeast Neighborhood Plan has specific stormwater performance standards that shall be met.

- 6 It is the applicant's responsibility to comply with Fire Code requirements prior to issuance of permits including apparatus access and turning movements, hydrant and FDC locations. Applicant shall work with the Fire Department directly.

- 7 Applicant's responsibility to comply with the requirements and respond to the comments in Public Works Review #1.

R 16,005.622 3/23/2022
71,730.00 RB

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

LAND DIVISION APPLICATION 
~~REZONING APPLICATION~~
 COMPREHENSIVE DEVELOPMENT PLAN

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the R-D/A-T district to the CDP district the following described property:

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

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

See attached document

LOTS (BUILDABLE) 12
 OUTLOTS 5

 TOTAL 17

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

2. Proposed Use of Property - Explanation of Request:

Residential, Employment, Agricultural uses, per attached document

3. Proposed Development Schedule: 2023-2013

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Multifamily apartments and townhomes

Total Dwelling Units Proposed: 425-475 No. Of Parking Stalls: TBD

Type of Non-residential Development (If Applicable): Commercial, Employment

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

Floor Area: See attached No. Of Parking Stalls: TBD

Sewer: Municipal Private Water: Municipal Private

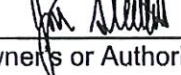
Current Owner of Property: Hartung Brothers, Inc.

Address: 708 Heartland Trail, Madison WI 53717 Phone No: _____

Contact Person: Jonathan Stevens, Sara Investment Real Estate

Email: jstevens@sarainvestment.com

Address: 1955 Atwood Avenue, Madison WI 53704 Phone No: 608.852.8772

Respectfully Submitted By:  _____
 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: 03/22/22 Publish: _____ and _____

Ordinance Section No. 2476 Fee Paid: \$1,930

Permit Request No. CDP - 2246 - 22



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: 17

4. No. Of Buildable Lots Proposed: 12

5. Zoning District: R-D, A-T

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

Address: 708 Heartland Trail, Madison WI 53717 **Phone No:** _____

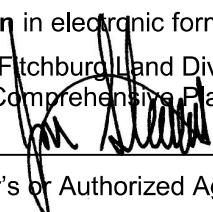
7. Contact Person: Jonathan Stevens, Sara Investment Real Estate

Email: jstevens@sarainvestment.com

Address: 1955 Atwood Ave., Madison, WI 53704 **Phone No:** 608.852.8772

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:  Jonathan Stevens
 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. _____



VANDEWALLE & ASSOCIATES INC.

March 22, 2022

City of Fitchburg
Attn: Deanna Schmidt
5520 Lacy Road
Fitchburg, Wisconsin 53711

Re: Hartung Property
Comprehensive Development Plan

Dear Deanna:

The attached Comprehensive Development Plan outlines the proposed development of the Hartung Brothers Property, located southeast of the Syene Road/Lacy Road intersection. This mixed use, employment project implements the City's goals for a mixture of housing, retail, and employment uses built around the framework of a walkable street and strong environmental/open space preservation system.

We look forward to discussing the project further with the Neighborhood, Staff, and Commissions.

Sincerely,

Brian Munson
Principal

Cc: Jonathan Stevens
Dan Day

**Hartung Property – South of Lacy, east of Rail Road, west of
USH 14
Public Works Review #1**

The following comments are based on the Concept Development Plan (CDP 2446-22) submitted by Hartung Brothers dated March 24, 2022 for A parcel of land and Blaney Road to be vacated by the City of Fitchburg, located in all ¼'s of the NE1/4, the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 14, T6N, R14E, City of Fitchburg, Dane County, Wisconsin. TF 3-31-22; TB 3-29-22; AMc 3-29-22 BB x-xx-22. Additional comments beyond these may be required on future reviews.

General Comments

1. A developer agreement will be needed for the public improvements.

Transportation Comments

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 expect at internal or external intersections, additional analysis may be needed.
 - a. Specifically staff are concerned about left turn movements at "A" Street. Traffic analysis should be conducted to verify there is a less than 5% chance of queue spill back into the roundabout. Alternatively "A" street could include left turn access restrictions at Lacy Road.
2. Entry Street needs to be Nobel Drive? (TMF)

Water Main and Sanitary Sewer Comments

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 the 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.
5. The Syene Interceptor will need to be extended to service properties within this development. Timing of this development will be dependent on the timing of the installation of this interceptor extension. The Subdivider shall work with the City on the location of this interceptor through Hartung's land. Hard surfaces will be required adjacent to this interceptor for maintenance purposes. This interceptor will need to be installed to the plat limits. Subdivider will need to provide a minimum 30' easement, centered on the pipe, for this interceptor. Initial concept is preliminary and may need to be adjusted as design progresses.
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

Hartung Property – South of Lacy, east of Rail Road, west of USH 14 Public Works Review #1

based on this review. For information purposes, please provide capacity needs for the structures that will discharge to the east.

7. A manhole is needed on street A for Blaney Road. Sanitary shall be extended to end of the new dedicated Blaney Road r/w within this plat.
8. For informational purposes, please provide anticipated water usages within this development.
9. Remove 8" water main on street D. Proposed buildings can be serviced from other streets.

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>.
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.
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.
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.
5. This site is within the Northeast Neighborhood Plan which has specific stormwater performance standards (e.g. demonstrate a reduction of existing agricultural phosphorus loading to creeks or similar water bodies by at least 50% at fully developed, stabilized conditions, etc.) described in the approved plan at: <http://wi-fitchburg.civicplus.com/404/Northeast-Neighborhood-Plan>. The designer may contact Fitchburg's Environmental Engineer at 270-4262 or claudia.guy@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.
6. Stormwater facilities should be designed using DNR's post-construction technical standards, available at: https://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html.
7. 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.

**Hartung Property – South of Lacy, east of Rail Road, west of
USH 14
Public Works Review #1**

8. 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>.
9. 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.
10. Staff do not recommend allowing privately-maintained stormwater facilities in residential areas. Stormwater facilities should be located on outlots dedicated to the public for stormwater management purposes, to be maintained by the Stormwater Utility.



VANDEWALLE & ASSOCIATES INC.

Monday, April 11, 2022

Deanna Schmidt
City Planner & Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Deanna:

Attached please find a summary of the Design Team responses and exhibits summarizing the comments raised by Staff in regard to the Comprehensive Development Plan Submittal.

Sincerely,

Brian Munson
Principal

Cc: Jonathan Stevens, Sara Investment
Dan Day, D'Onofrio Kottke

City Staff Comments:

1. 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 Deanna Schmidt in the Planning office for virtual attendance registration in advance of the meeting.

OK

2. Describe neighborhood meeting / outreach.

The project is scheduled for a neighborhood meeting on May 4th. The design team has worked closely with City Staff, Alders Wheeler and Udell, along with Mayor Richardson in the development of the submittal.

3. Refer to [Section 24-7](#) and provide this additional information:

- a. "...shows all lands under the control of the applicant which are contiguous." I know that the Hartung facility will not be redeveloped at this time, but to properly address the requirements of the code and the goals of the McGaw Neighborhood Plan, additional consideration of the Hartung site is necessary. See #12 below.

The entire property is included in the Comprehensive Development Plan with the existing Hartung Facility noted as an existing employment/agricultural facility. If this property redevelops in the future it will require a separate submittal.

- b. The plan should show the information required by Sec. 24-4(a) and (b).

OK

- c. The multifamily dwelling units broken down into the number of units in each bedroom category on a percentage basis.

Final bedroom configurations will be determined with future submittals and will likely include a range of one, two, and three bedroom units.

- d. 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 the requirements of the comprehensive plan.

The project will be developed in multiple phases based upon market demand and will meet the requirement of no more than 4 phases. The initial phase of construction will be focused on the northwest corner of the property that can be served by the existing utility network with future phases delivering both residential and employment uses.

4. A key goal of the McGaw Neighborhood Plan was to design the neighborhood to compliment environmental projection. How can the future development support LEED-ND certification and related sustainability efforts?

The Hartung Project delivers a unique combination of employment, residential, and neighborhood commercial interwoven into a walkable street and trail network. This mixed use development pattern is further supported through

sustainable open space, stormwater management, and habitat restoration. The resulting land use pattern offers opportunities for multi-modal destinations and complete neighborhoods, similar to LEED-ND goals.

Building construction and sustainability techniques will be evaluated as part of future submittals.

5. Is this correct – the plat will not include the Hartung site? Sec. 24-7(a)(5) – Draft preliminary plat shall include the area to be platted within 18 months.

The existing Hartung Brothers facility is included as lot 12 in the draft preliminary plat, which includes the entire Hartung facility and property that will remain in agricultural uses.

6. Please show the CARPC environmental corridor and 300-foot, and 75-foot buffer on the Site Concept for reference.

Maps added.

7. Per the McGaw Neighborhood Plan (MGNP) – stormwater detention and treatment need to be engineered to protect the South Branch of Swan Creek wetlands. The plan recommends distributed outfalls. The buffer shall average 300 feet and a minimum of 200’ from the wetlands. The stormwater facilities shall be designed and planted to support native wetland ecological communities.

Maps added.

The buffer design expands the setback adjacent to the high-quality wetlands beyond 300’ and modulate along the farmed wetlands. The resulting setback averages greater than 300’ as noted in the acreage calculations. This buffer is also greater than 300’ from the stream in all cases and no less than 200’ from all wetlands.

The buffer landscape design will incorporate native wetland plant communities into the buffer and stormwater management facilities, expanding and enhancing the natural habitat along the stream.

8. Outlot 3 is provided as public park for the trail. Why is this necessary here and not for other trails?

The other lots include stormwater management, public open space, and buffer uses while OL 3 is for trail purposes to facilitate additional trail looping within the neighborhood.

9. Consult the Parks Commission regarding parkland dedication.

OK

10. Street standards:

- a. Principal & primary arterials – 120 feet
- b. Collector – 80 feet
- c. Local streets – 66 feet

- d. Cul de sac right-of-way in commercial, industrial, and manufacturing areas – 130 feet radius
OK

- 11. Provide the housing density. What is the possibility of creating for-sale townhomes?
Can have townhomes fronting on both sides of the street, with apartments to the rear?
You might look at that again.
Map added.

The residential component of the project is designed as a master planned residential complex featuring a range of rental units in interior hallway and townhome components, targeted at delivering high quality rental housing in support of the adjoining employment uses and neighborhood. The final design of these buildings will be part of future submittals; however, the scale and placement of the interior hallway and townhomes feature compatible building scales, individual entrances, and lot configurations that allow the units to create common architectural expressions. This strategy has been reviewed in several meetings with alders, staff, and the mayor.

- 12. The MGNP identified the location for a future transit station. The CDP shall address how a future transit station can be integrated as show in the MGNP.

The future transit station identified in the MGNP is located on the Hartung Facility. This existing facility will remain a component of the site; however, future redevelopment could incorporate the recommendations within the neighborhood plan, including the potential placement of the transit station.

- 13. Reach out to Tracy Foss (Public Works) and Kari Miller (Accounting) regarding outstanding fees due at land sale, transfer, or development.
OK

- 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

Hartung Site Concept

Fitchburg, Wisconsin

Environmental Corridor Location

CARPC environmental corridor

New delineated wetland boundary

New 75' wetland buffer

Original CARPC environmental corridor (300' from previous wetland delineation)

New delineated wetland boundary

New 300' wetland buffer

New 200' wetland buffer

Stream

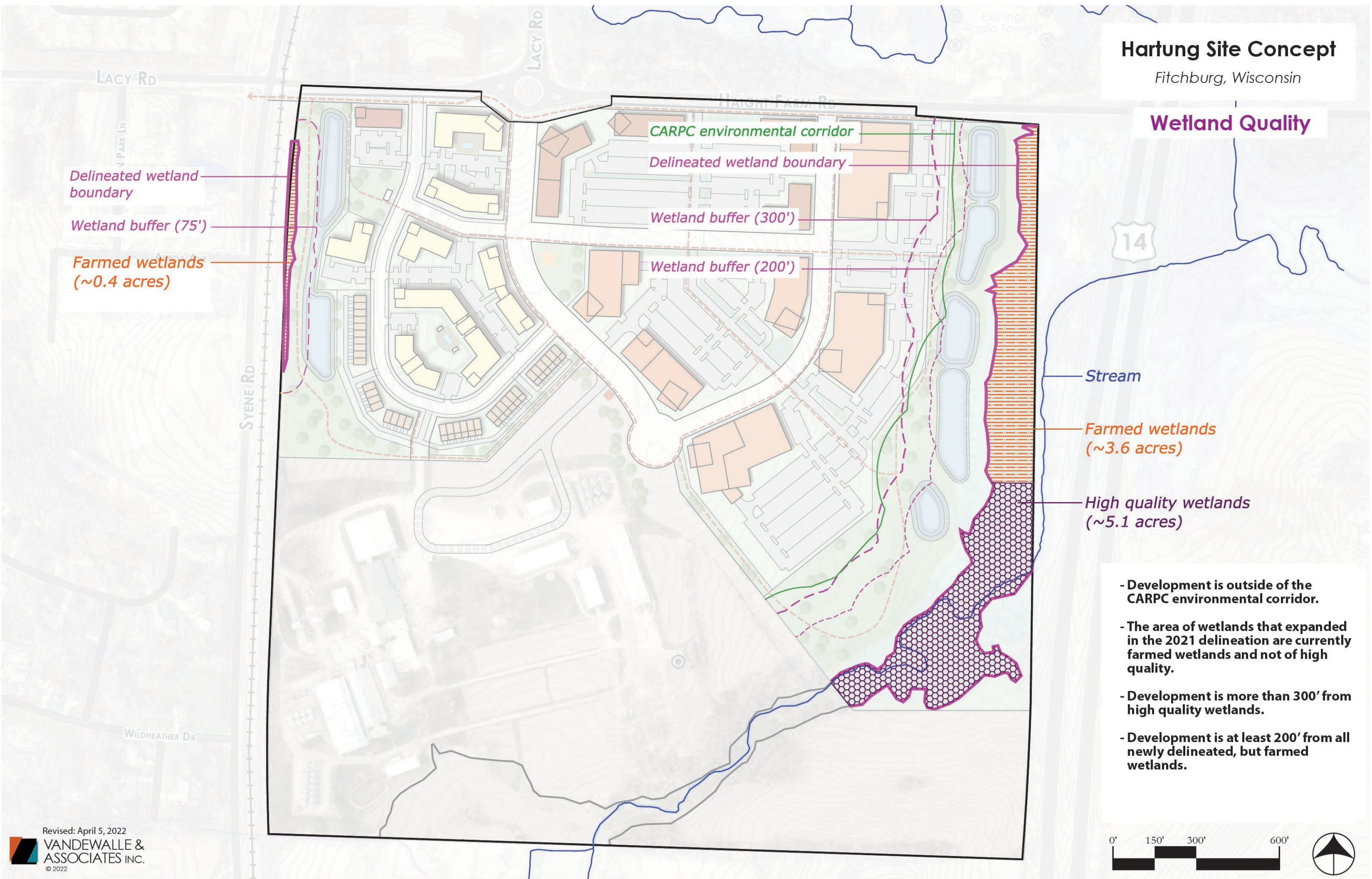
- Development is shown outside of the original CARPC environmental corridor.
- When the current wetlands were delineated in 2021 they expanded in the northeast corner of the site. This is a change from when CARPC environmental corridor was mapped.



Hartung Site Concept

Fitchburg, Wisconsin

Wetland Quality



Delineated wetland boundary

Wetland buffer (75')

Farmed wetlands (~0.4 acres)

CARPC environmental corridor

Delineated wetland boundary

Wetland buffer (300')

Wetland buffer (200')

Stream

Farmed wetlands (~3.6 acres)

High quality wetlands (~5.1 acres)

- Development is outside of the CARPC environmental corridor.

- The area of wetlands that expanded in the 2021 delineation are currently farmed wetlands and not of high quality.

- Development is more than 300' from high quality wetlands.

- Development is at least 200' from all newly delineated, but farmed wetlands.

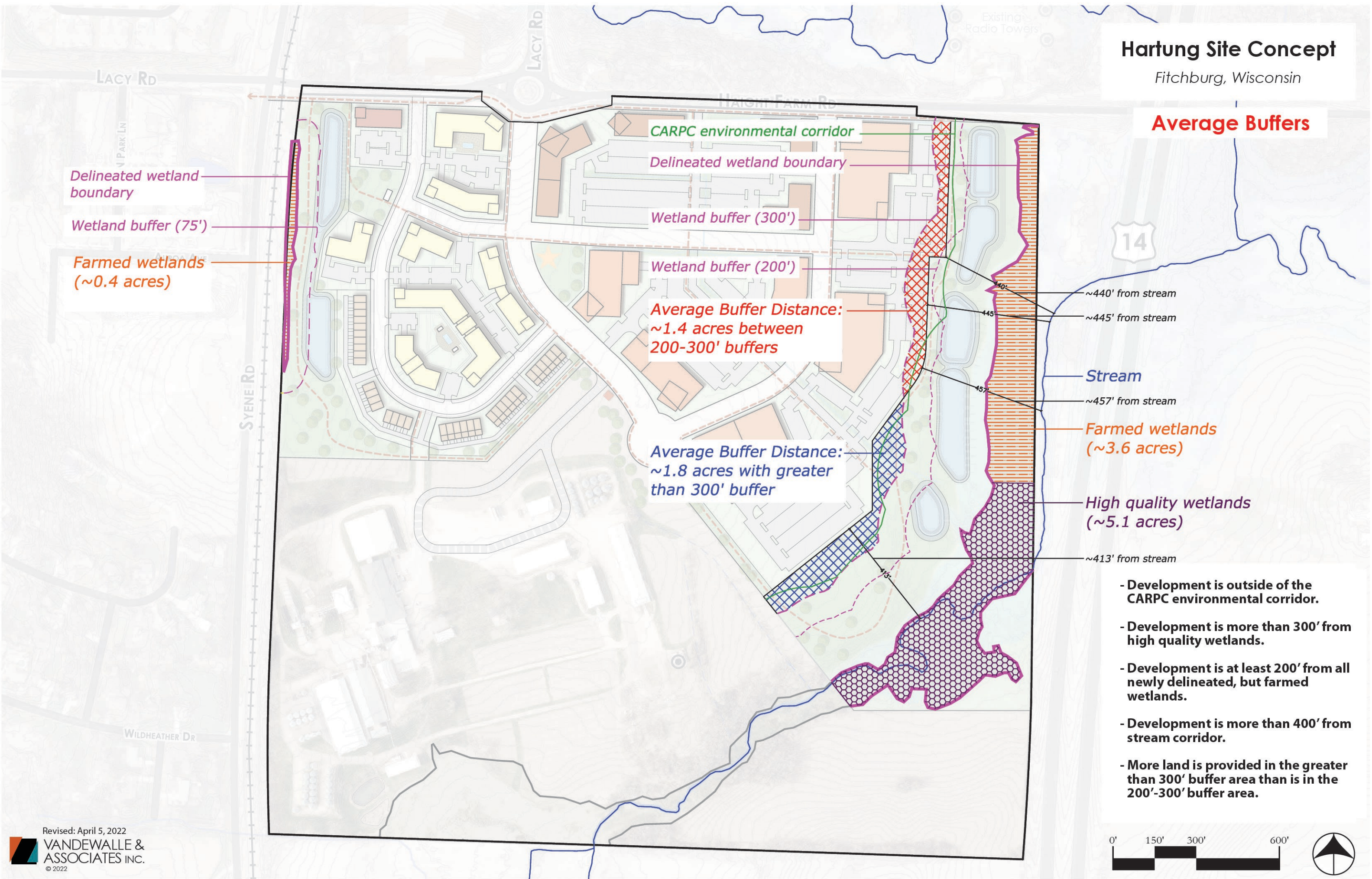
Revised: April 5, 2022



Hartung Site Concept

Fitchburg, Wisconsin

Average Buffers

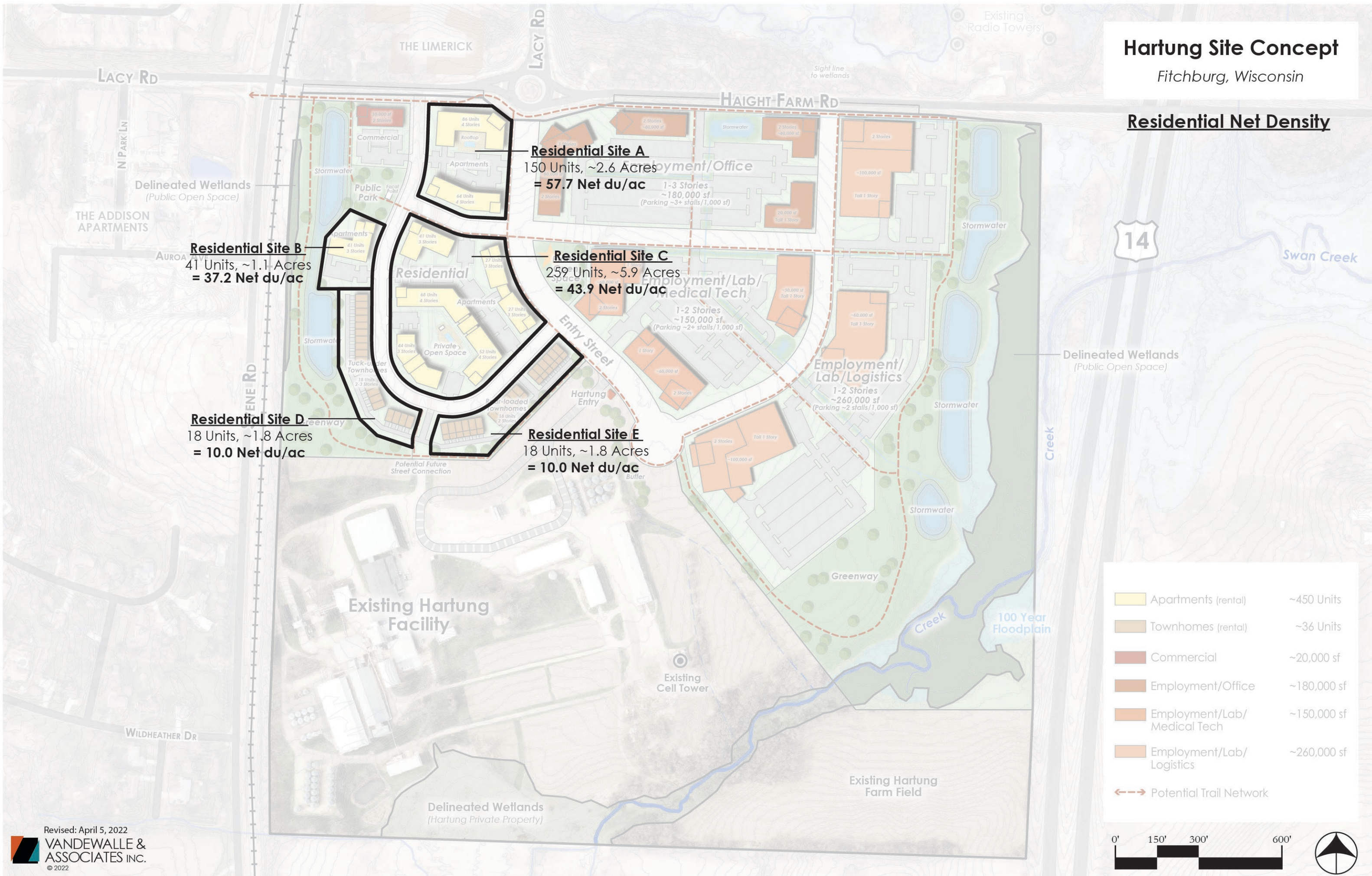


- Development is outside of the CARPC environmental corridor.
- Development is more than 300' from high quality wetlands.
- Development is at least 200' from all newly delineated, but farmed wetlands.
- Development is more than 400' from stream corridor.
- More land is provided in the greater than 300' buffer area than is in the 200'-300' buffer area.

Hartung Site Concept

Fitchburg, Wisconsin

Residential Net Density



Owner

Hartung Brothers Inc.
708 Heartland Trail
Suite 2000
Madison, WI 53717

Applicant

Hartung Brothers Inc.
c/o Sara Investment Real Estate
1955 Atwood Avenue, Suite 201
Madison, WI 53704
Jonathan Stevens
jstevens@sarainvest.com
608.852.8772

Design Team

Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Brian Munson
bmunson@vandewalle.com
608-609-4410

D'Onofrio Kottke
7530 Westward Way
Madison, Wisconsin 53717
Dan Day
dday@donofrio.cc
608-833-7530

Existing Conditions:

The property is currently used for agricultural purposes include the existing Hartung Brothers Inc. seed processing facility and cropland. The property also includes a south branch of Swan Creek with existing farmed wetlands, wetlands, woodlands, and floodplains associated with the environmental corridor.

Existing Zoning:

R-D Rural Development
A-T Agricultural Transition

Adopted Plan Designations:

Comprehensive Plan:

TOD Transit Oriented Development
I-C Industrial-Commercial
TS Transit Station
ENV Environmental

McGaw Park Neighborhood Plan:

TOD Transit Oriented Development
BP Business Park
TS Transit Station
ES Environmentally Sensitive Areas

Proposed Zoning (future submittal):

PD-Planned Development

Proposed Land Use Summary:

Employment

The employment district incorporates opportunities for office, laboratory, medical technology, and logistics uses with a range of scales and intensities stepping from the roundabout intersection at Lacy/Haight Farm Road to the environmental corridor along Highway 14.

Proposed Square Footage: 500,000-600,000 square feet

Proposed Heights: 1-3 stories (see master plan)

Existing Hartung Brother Facility

The southwest portion of the property is currently developed and used for the Hartung Brothers seed processing facility. This industrial/agricultural facility will remain as an existing use with any future redevelopment requiring a revised submittal.

Proposed Square Footage: Existing facility

Multi-Family

The northwest corner of the site offers mixed residential, rental apartments in both interior hallway and townhome configurations. These units will offer a wide range of market rate apartments for employees and general community renters, supported by amenities and the open space system.

Proposed Units: Rental Multi-Family: 425-475 units

Rental Townhomes: 30-40 units

Proposed Heights: 2-4 stories (see master plan)

Retail

Neighborhood retail uses are proposed along Lacy Road in the northwest corner of the site. These uses may range from restaurants and coffee shops to professional services and retail destinations.

Proposed Square Footage: 15,000-20,000 square feet

Proposed Heights: 1-2 stories (see master plan)

Environmental

The southern branch of Swan Creek and the associated wetlands will be preserved and enhanced through the creation of buffer/stormwater management features along the corridor. The open space buffer areas will be designed with restored native seed mixes, stormwater management facilities, walking trails, and open space gathering areas offering a recreational corridor for employees, residents, and the general community.

Proposed Phasing:

Initial Phase Spring 2023

5-10 year buildout

The project will be implemented in phases based upon market acceptance. Initial phases will include opportunities for residential and employment uses. The Hartung Facility will remain in operation with any future redevelopment requiring additional submittals.

Exhibits:

Legal Description
Location Map
Existing Conditions
Adopted Land Use Map
Master Plan
Open Space Master Plan
Draft Preliminary Plat

Legal Description:

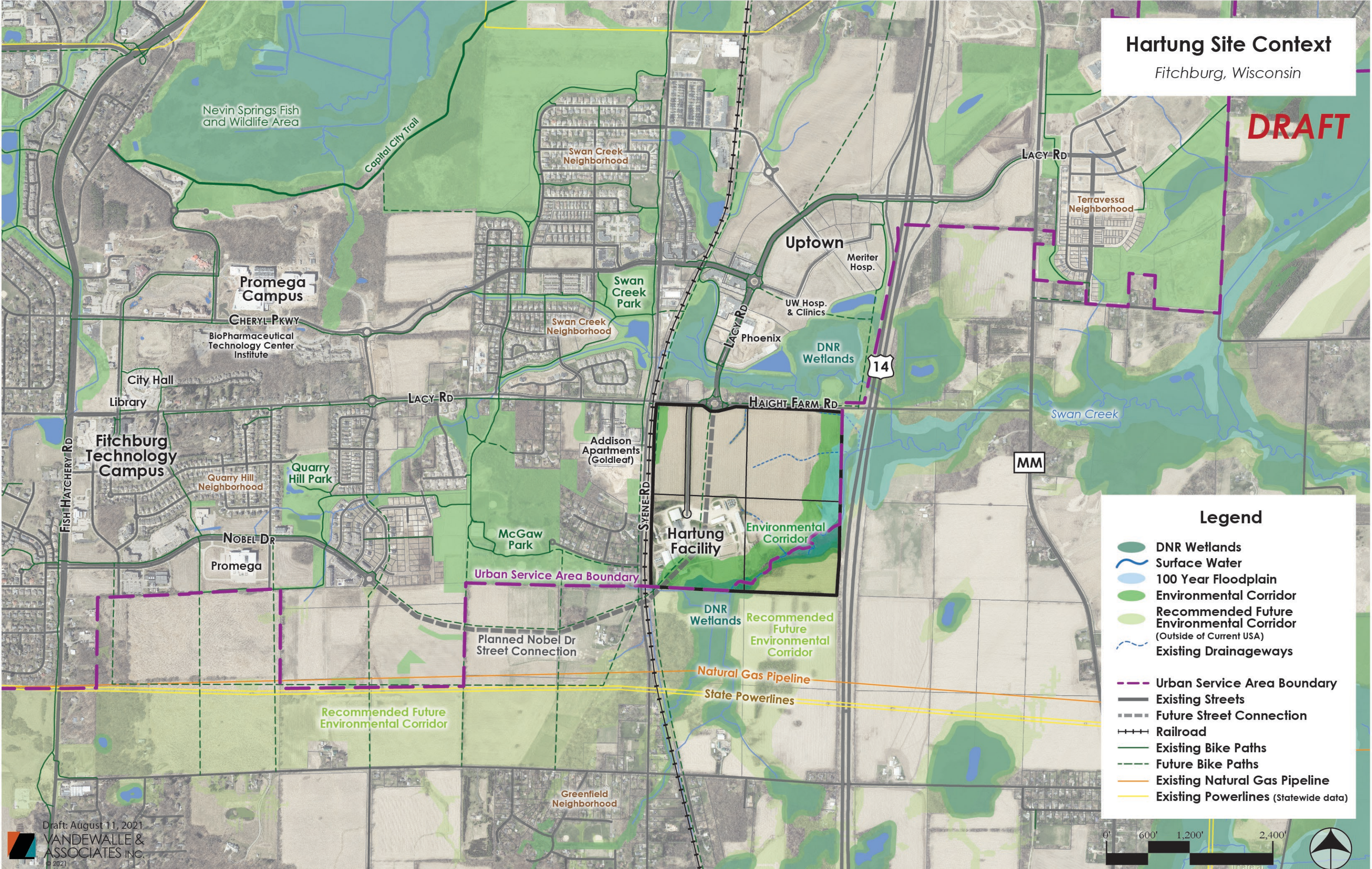
A parcel of land and Blaney Road to be vacated by the City of Fitchburg, located in all ¼'s of the NE1/4, the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 14, T6N, R14E, City of Fitchburg, Dane County, Wisconsin to-wit:

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 former Chicago & Northwestern Railroad 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 N05°17'17"E, 604.87 feet to the point of beginning. Containing 167.569 acres.

Hartung Site Context

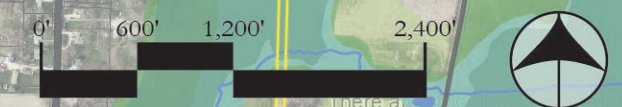
Fitchburg, Wisconsin

DRAFT



Legend

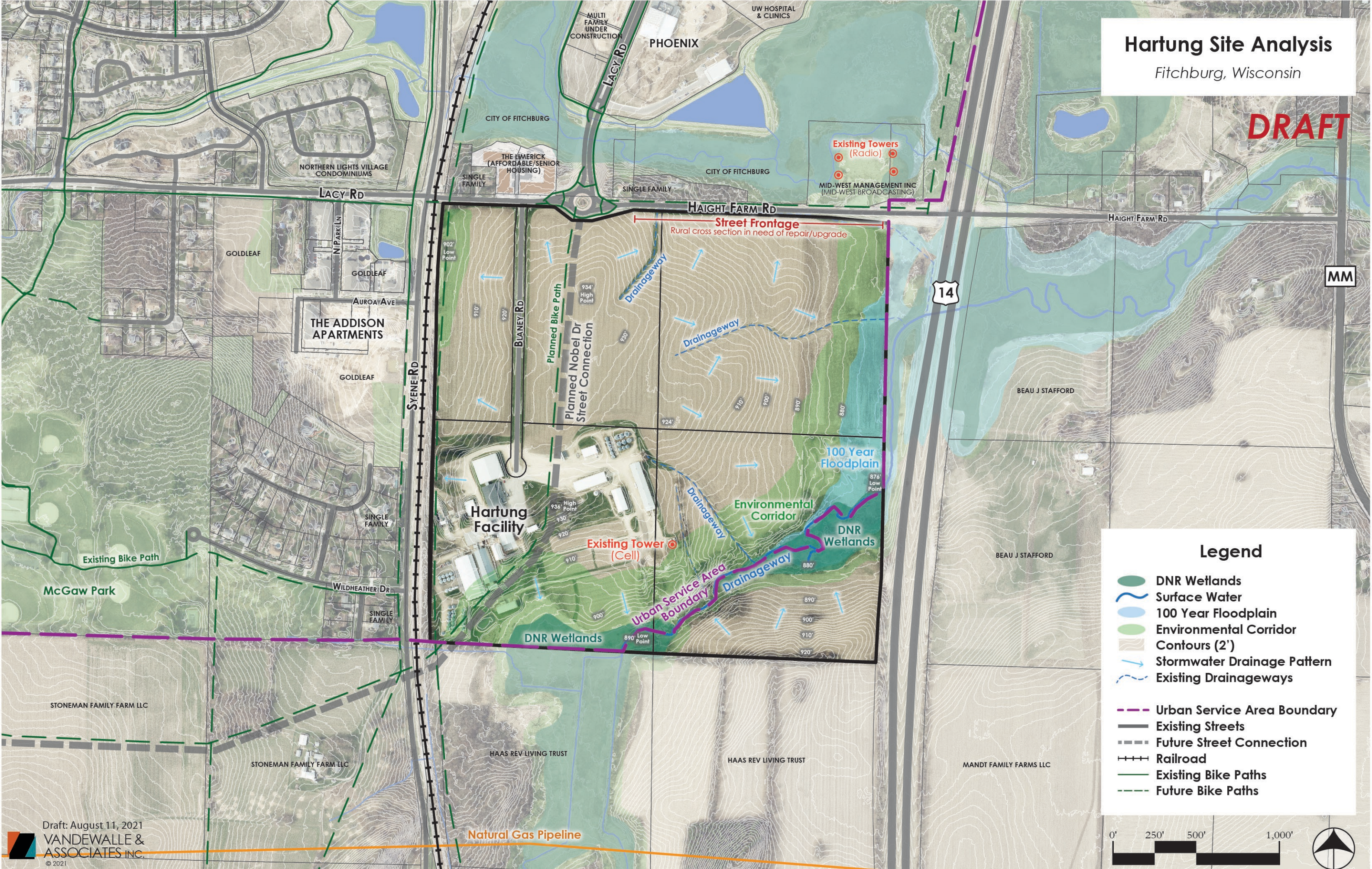
- DNR Wetlands
- ~ Surface Water
- 100 Year Floodplain
- Environmental Corridor
- Recommended Future Environmental Corridor (Outside of Current USA)
- - - Existing Drainageways
- - - Urban Service Area Boundary
- Existing Streets
- - - Future Street Connection
- + + + Railroad
- Existing Bike Paths
- - - Future Bike Paths
- Existing Natural Gas Pipeline
- Existing Powerlines (Statewide data)



Hartung Site Analysis

Fitchburg, Wisconsin

DRAFT



Legend

- DNR Wetlands
- ~ Surface Water
- 100 Year Floodplain
- Environmental Corridor
- Contours (2')
- Stormwater Drainage Pattern
- - - Existing Drainageways
- - - Urban Service Area Boundary
- Existing Streets
- - - Future Street Connection
- + + + Railroad
- Existing Bike Paths
- - - Future Bike Paths

Hartung Site

Fitchburg, Wisconsin

McGAW PARK Neighborhood Plan

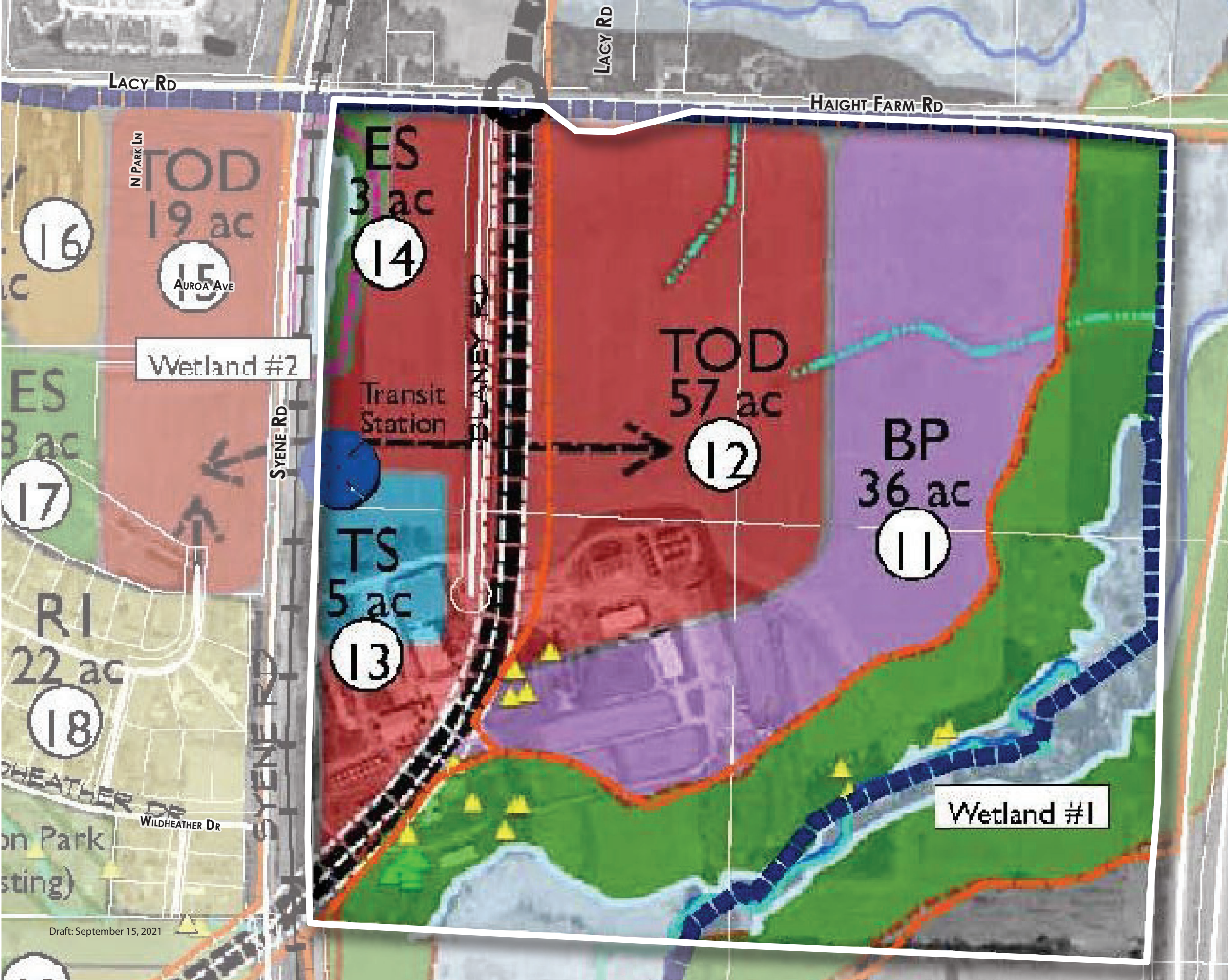
City of Fitchburg, WI

Growth Model

DRAFT

LEGEND

- Study Area Boundary
- TS Transit Station
- R2 Residential (minimum average density of 10 du/ac)
- R1 Residential (minimum average density of 5 du/ac)
- MU Mixed Use (Office/Residential)
- TOD Transit Oriented Development
- PO Parks & Open Space
- Existing Parks
- ES Environmentally Sensitive Areas
- BP Business Park
- Institutional
- Proposed Roads
- Existing Path (RPC)
- Existing Path
- Proposed Path
- Greenway/Pedestrian Trail
- Heritage Trees
- Specimen *
- Wetlands
- Wetland Buffer (75 ft)
- Wetland Buffer (300 ft)
- Creek/Waterway
- Drainageway
- Non-Navigable Drainageway



Hartung Site Concept

Fitchburg, Wisconsin



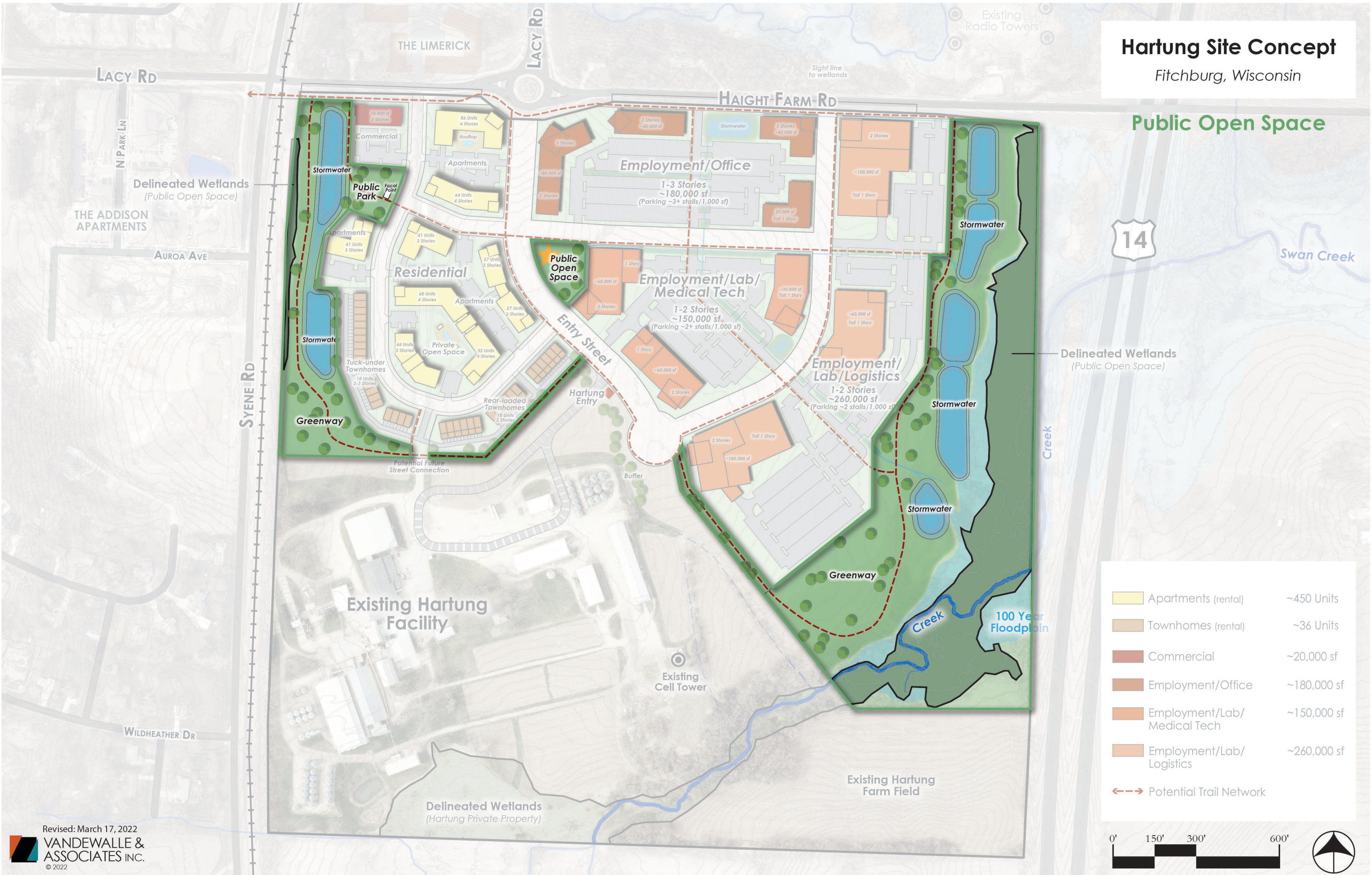
	Apartments (rental)	~450 Units
	Townhomes (rental)	~36 Units
	Commercial	~20,000 sf
	Employment/Office	~180,000 sf
	Employment/Lab/Medical Tech	~150,000 sf
	Employment/Lab/Logistics	~260,000 sf
	Potential Trail Network	



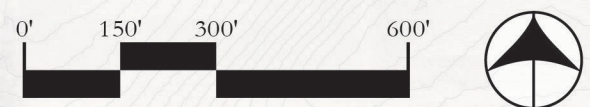
Hartung Site Concept

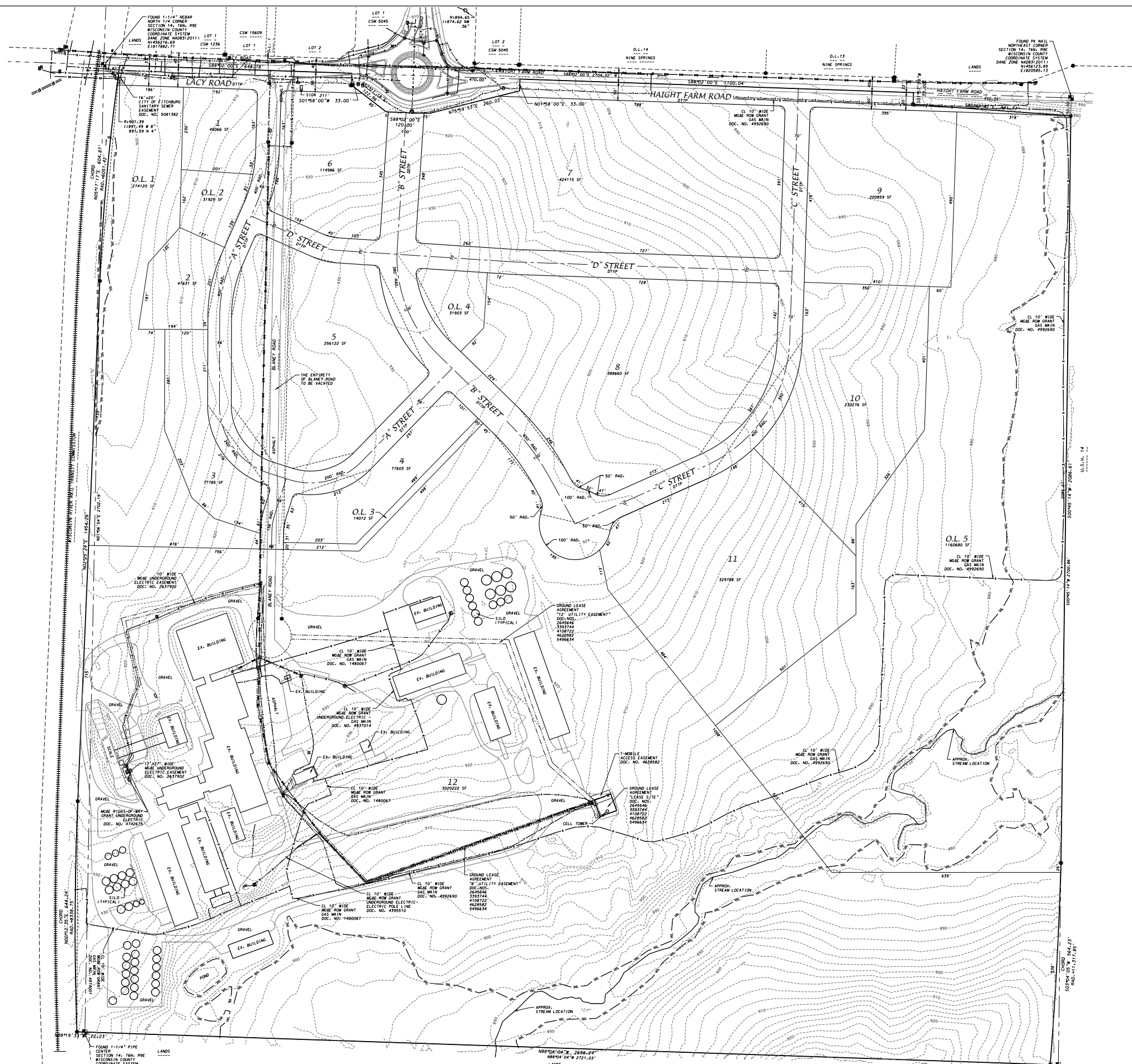
Fitchburg, Wisconsin

Public Open Space



	Apartments (rental)	~450 Units
	Townhomes (rental)	~36 Units
	Commercial	~20,000 sf
	Employment/Office	~180,000 sf
	Employment/Lab/Medical Tech	~150,000 sf
	Employment/Lab/Logistics	~260,000 sf
	Potential Trail Network	





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 boundaries of the jurisdictional area and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.
 Dated this ___ day of _____, 2022.

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

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, T18N, R14E, 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 south of beginning; thence continuing S88°02'00"E, 648.78 feet thence S01°58'00"W, 33.00 feet thence S52°07'18"E, 122.76 feet thence S88°02'00"E, 120.00 feet thence N75°59'53"E, 260.00 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°59'59"W, 33.00 feet thence S88°04'11"E, 447.77 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, 2086.41 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 S05°04'00"W, 642.21 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°19'37"W, 23.23 feet along the South line of said NE1/4 to a point of curve on the East right-of-way line of former Chicago & Northwestern Railroad; thence Northwesterly along said East right-of-way line on a curve to the right which has a radius of 8,336.75 feet and a chord which bears N02°15'25"E, 444.24 feet thence N02°05'24"E, 1454.26 feet along said East right-of-way line to a point of curve; thence Northwesterly 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 N05°17'17"E, 604.87 feet to the point of beginning, containing 147.569 acres.

- NOTES**
- All intersection right-of-way radii are 15', unless noted.
 - Existing Zoning: Rural Development, Exclusive Agriculture
Proposed Zoning:
 - Land Owner/Subdividers:
Hartung Brothers, Inc. 708 Heartland Trail, Suite 2000, Madison, WI
Lundquist & Assoc., 120 E. Lakeside Street, WI
Succowick and Associates
D'Onofrio Korha & Assoc., 7530 Westwood Way, Madison, WI
 - Outlot Designations:
- O.L. 1: Dedicated to the Public for Stormwater Management
- O.L. 2: Dedicated to the Public for Bike/Pedestrian Path purposes
- O.L. 3: Dedicated to the Public for Park purposes
- O.L. 4: Dedicated to the Public for Park purposes
- O.L. 5: Dedicated to the Public for Stormwater Management

LEGEND

●	FOUND 1" IRON PIPE
⦿	FOUND 1-1/4" REBAR
⦿	FOUND 3/4" REBAR
SS	SANITARY SEWER
W	WATER MAIN
ST	STORM SEWER
C	GAS MAIN
DHE	OVERHEAD ELECTRIC
UHE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELECOMMUNICATION
□	ELECTRIC BOX
□	TELECOMMUNICATION PEDESTAL
□	TELECOMMUNICATION VAULT
○	MANHOLE
⊗	CATCH BASIN/INLET
⊕	POWER POLE
⊕	POWER POLE W/LIGHT
⊕	LIGHT POLE
⊕	VALVE
⊕	HYDRANT
□	CONCRETE
---	FENCE
---	CONCRETE CURB AND GUTTER
---	RAILROAD TRACK
---	WETLANDS

DRAFT

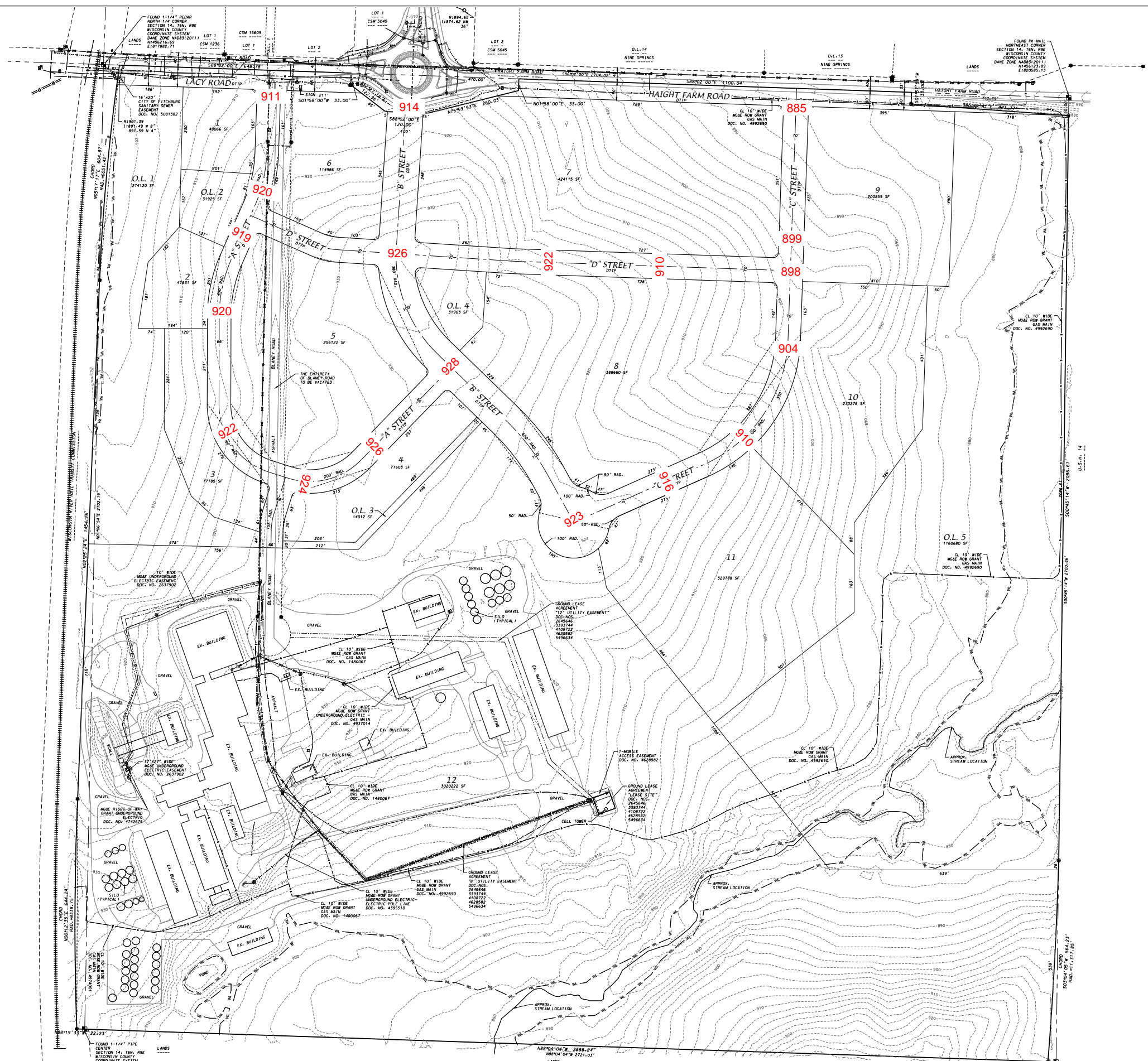
DATE: 03-21-22
 REVISIONS:
 FN: 21-07-130
 Sheet Number:
 1 of 1

SCALE: 1" = 100'
 (PAGE SIZE 34X44)

 GRID NORTH
 WISCONSIN COORDINATE
 REFERENCE SYSTEM (DANE ZONE)
 NAD83(2011)

PRELIMINARY PLAT
HARTUNG LANDS
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTYKE AND ASSOCIATES, INC.
 7289 Westwood Way, Madison, WI 53717
 Phone: 608.885.7288 • Fax: 608.885.1888
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



SURVEYOR'S CERTIFICATE
 I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that this preliminary plan is a true and correct representation of all the adjacent existing land divisions and of the boundaries of the preliminary plat and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.
 Dated this ___ day of _____, 2022.

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

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Proposed Zoning:
 - Land Owner/Subdivider:
Hartung Brothers, Inc. 708 Heartland Trail, Suite 2000, Madison, WI
Lands: Blaney Road
Succesor: H&S Development, LLC
D'Onofrio Korha & Assoc., 7530 Westwood Way, Madison, WI
 - Outlot Designations:
 - O.L. 1: Dedicated to the Public for Stormwater Management
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LEGEND

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○	FOUND 1-1/4" REBAR
○	FOUND 3/4" REBAR
—SS—SS—	SANITARY SEWER
—W—W—	WATER MAIN
—ST—ST—	STORM SEWER
—C—C—	GAS MAIN
—OHE—OHE—	OVERHEAD ELECTRIC
—E—E—E—	UNDERGROUND ELECTRIC
—T—T—T—	UNDERGROUND TELECOMMUNICATION
□	ELECTRIC BOX
□	TELECOMMUNICATION PEDESTAL
□	TELECOMMUNICATION VAULT
○	MANHOLE
○	CATCH BASIN/INLET
⊕	POWER POLE
⊕	POWER POLE W/LIGHT
⊕	LIGHT POLE
⊕	VALVE
⊕	HYDRANT
□	CONCRETE
—	FENCE
—	CONCRETE CURB AND GUTTER
—	RAILROAD TRACK
—	WETLANDS

For CDP Submittal

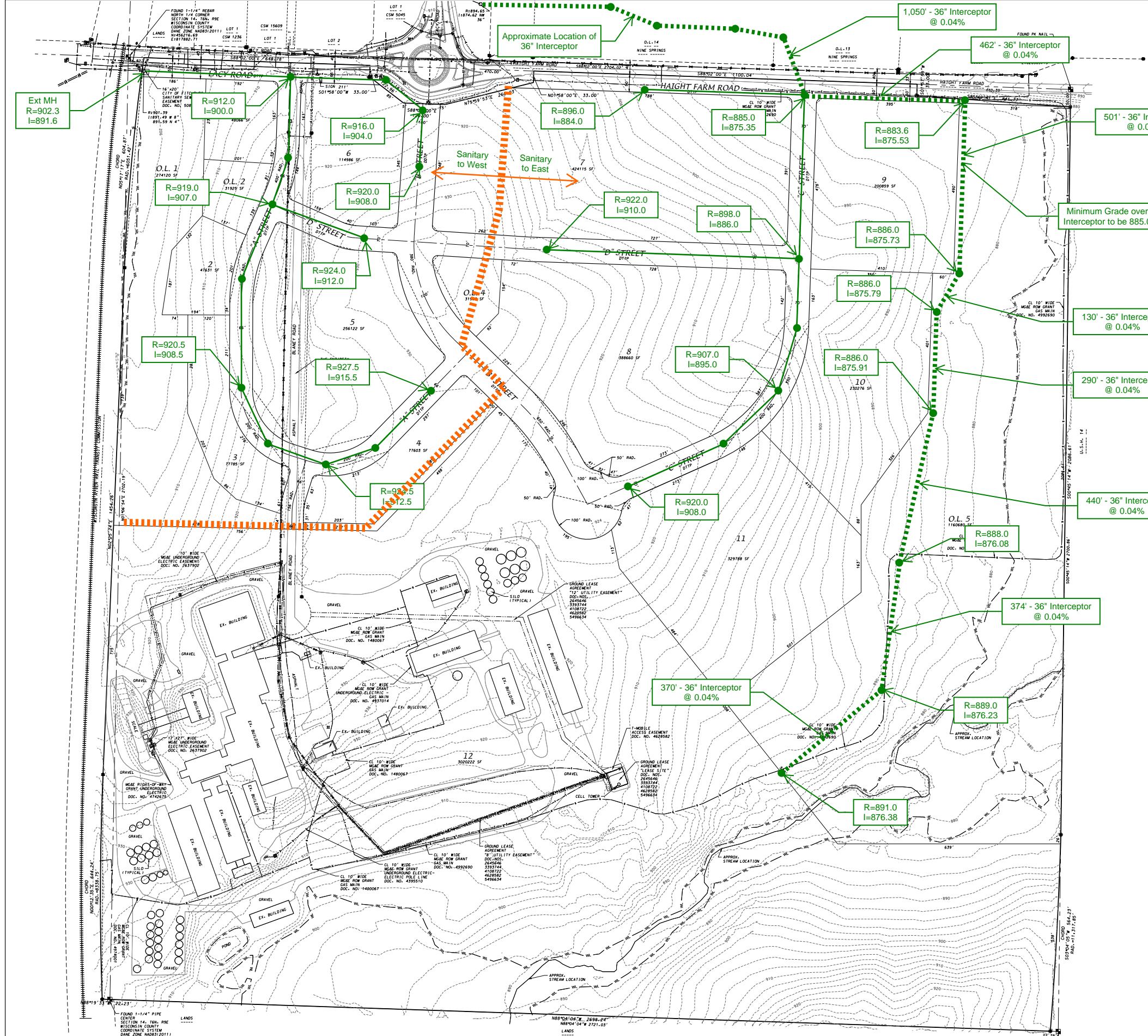
DRAFT
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ROADWAY
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 3/21/22

DATE: 03-21-22
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 7289 Westwood Way, Madison, WI 53717
 Phone: 608.885.7288 • Fax: 608.885.1888
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



Notes:

1. Proposed 36" Interceptor to be designed and installed by the City of Fitchburg.
2. All local sewers to 8" at minimum 0.40%.
3. 8" Sanitary Laterals to be provided to each building pad.

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, T18N, R14E, City of Fitchburg, Dane County, Wisconsin (referred to as the "Parcel"). The Parcel is bounded on the north by the North 1/4 of Section 14, T18N, R14E, City of Fitchburg, Dane County, Wisconsin, containing 44.82 acres, on the east by the North 1/4 of Section 14, T18N, R14E, City of Fitchburg, Dane County, Wisconsin, containing 44.82 acres, on the south by the North 1/4 of Section 14, T18N, R14E, City of Fitchburg, Dane County, Wisconsin, containing 44.82 acres, and on the west by the North 1/4 of Section 14, T18N, R14E, City of Fitchburg, Dane County, Wisconsin, containing 44.82 acres.

NOTES

1. All intersection right-of-way radii are 15', unless noted.
2. Existing Zoning Rural Development, Exclusive Agriculture, and Planned Savings.
3. **Land Owner/Subscriber:**
Hartung Brothers, Inc. 708 Heartland Trail, Suite 2000, Madison, WI
Lands: 20000
Succesor: 20000
D'Onofrio Korte & Assoc., 7530 Westwood Way, Madison, WI

Utility Designations

- O.L. 1: Dedicated to the Public for Stormwater Management
- O.L. 2: Dedicated to the Public for Stormwater Management
- O.L. 3: Dedicated to the Public for Stormwater Management
- O.L. 4: Dedicated to the Public for Stormwater Management
- O.L. 5: Dedicated to the Public for Stormwater Management

LEGEND

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- FOUND 3/4" REBAR
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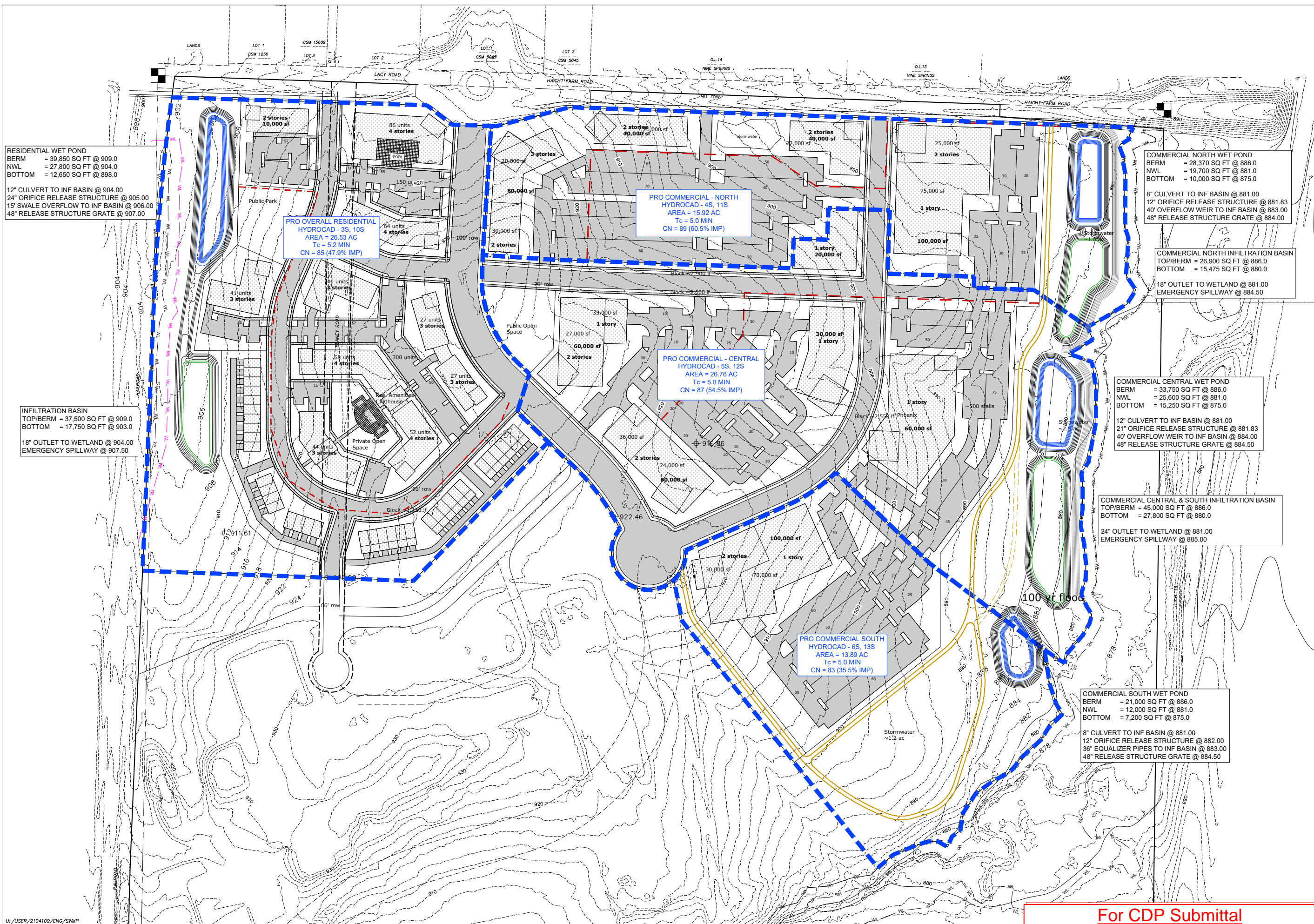
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For CDP Submittal

DRAFT

PRELIMINARY SANITARY SEWER SCHEMATIC

3/21/22



For CDP Submittal