



CITY OF FITCHBURG

Planning Department

5520 Lacy Road
Fitchburg, WI 53711-5318

Phone: (608) 270-4256 ■ Fax: (608) 270-4275

www.fitchburgwi.gov

NOTICE PUBLIC HEARING February 20, 2024

PLEASE TAKE NOTICE that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a public hearing on Tuesday, February 20, 2024 at 6:30 p.m. in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 for the purpose of soliciting comments on:

A) A proposed Plan Commission Resolution PCR-01-24: Adopting and Recommending the Spring 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map, and Land Use Plan in the Nine Springs Neighborhood Plan, for Property located off E Cheryl Parkway in Section 11, City of Fitchburg in Dane County, Wisconsin (Lot 1 CSM 13827) (Parcel numbers: #225/0609-113-0117-2).

B) A proposed Ordinance 2024-O-03: An Ordinance to Adopt and Recommend the Spring 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map, and Land Use Plan in the Nine Springs Neighborhood Plan, for Property located off E Cheryl Parkway in Section 11, City of Fitchburg in Dane County, Wisconsin (Lot 1 CSM 13827) (Parcel numbers: #225/0609-113-0117-2).

This amendment would change the future land use designation in Map 4.3 Future Land Use Map, and Land Use Plan in the Nine Springs Neighborhood Plan, for property off E Cheryl Parkway, from MDR (Medium Density Residential) to HDR (High Density Residential).

A copy of this proposed 2023 Comprehensive Plan amendment may be obtained from the City Council or City Hall. You may contact Zack Jones, Associate Planner, for additional information regarding the proposed Comprehensive Plan Amendment Ordinance. You may also view the information on the City Website at: <https://www.fitchburgwi.gov/2646/Comprehensive-Plan-2030>.

At that time, all interested parties will be given an opportunity to speak.

January 31, 2024
Date

Zack Jones
Associate Planner

For publication in the Wisconsin State Journal legals on Tuesday, February 6, 2024 and Tuesday, February 13, 2024



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**NOTICE
PUBLIC HEARING
February 20, 2024**

PLEASE TAKE NOTICE that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a public hearing on **Tuesday, February 20th, 2024 at 6:30 p.m.** in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 on Comprehensive Development Plan amendment CDP-2532-23 by Fred DeVillers, Agent for IP Holdings LLC, to amend the Swan Creek Comprehensive Development Plan to allow the construction of 60 high-density detached units in the Swan Creek development on property located at the corner of E Cheryl Parkway and Crinkle Root Drive, more fully described as:

Lot 1 of CSM 13827

At the above indicated time, all interested persons will be given an opportunity to speak.

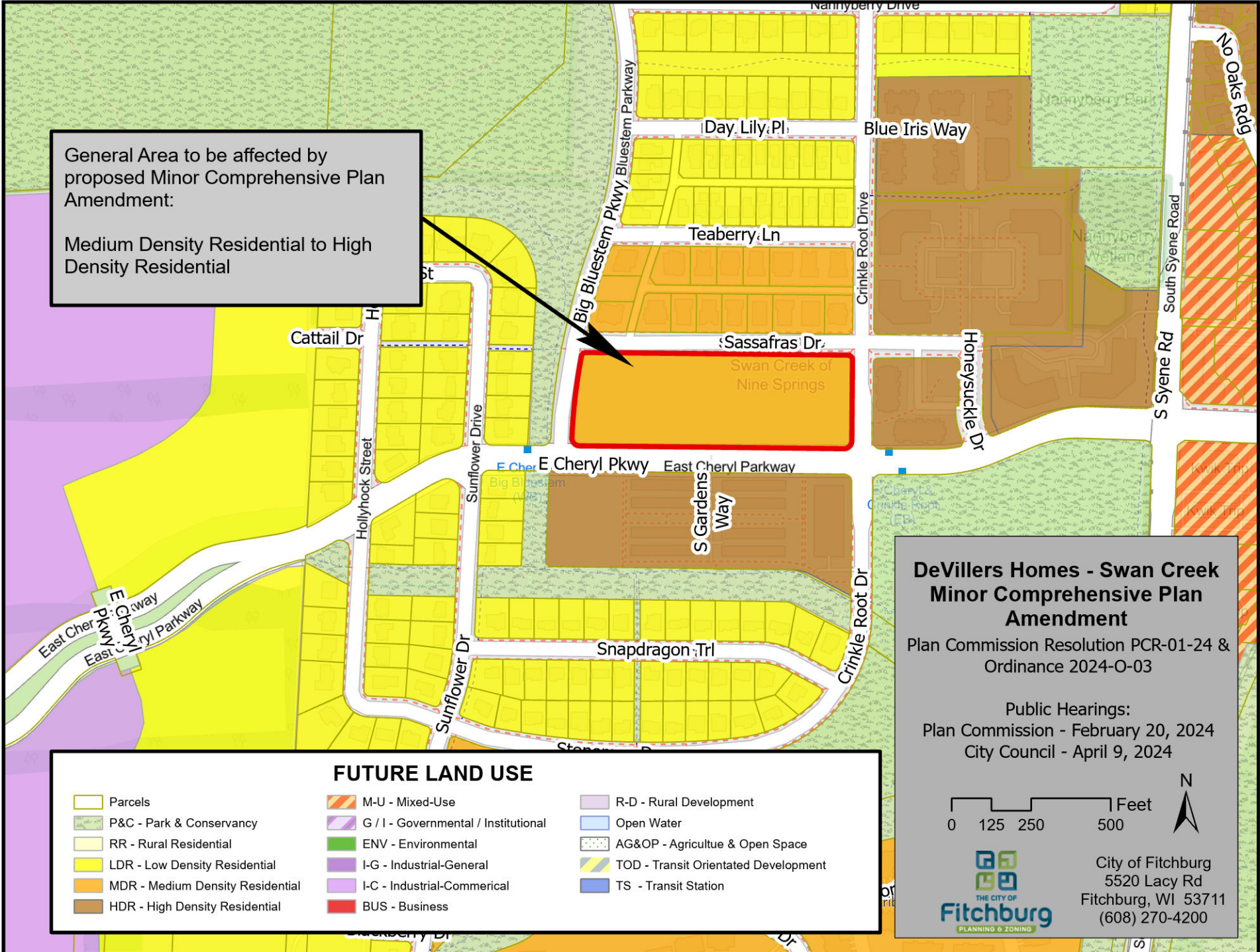
January 31, 2024
Date

Zack Jones
Associate Planner

For publication in the Wisconsin State Journal legals on Tuesday, February 6, 2024 and Tuesday, February 13, 2024.

General Area to be affected by proposed Minor Comprehensive Plan Amendment:

Medium Density Residential to High Density Residential



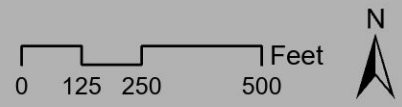
FUTURE LAND USE

- | | | |
|----------------------------------|--------------------------------------|--------------------------------------|
| Parcels | M-U - Mixed-Use | R-D - Rural Development |
| P&C - Park & Conservancy | G / I - Governmental / Institutional | Open Water |
| RR - Rural Residential | ENV - Environmental | AG&OP - Agriculture & Open Space |
| LDR - Low Density Residential | I-G - Industrial-General | TOD - Transit Orientated Development |
| MDR - Medium Density Residential | I-C - Industrial-Commerical | TS - Transit Station |
| HDR - High Density Residential | BUS - Business | |

**DeVillers Homes - Swan Creek
Minor Comprehensive Plan
Amendment**

Plan Commission Resolution PCR-01-24 &
Ordinance 2024-O-03

Public Hearings:
Plan Commission - February 20, 2024
City Council - April 9, 2024



City of Fitchburg
5520 Lacy Rd
Fitchburg, WI 53711
(608) 270-4200

City of Fitchburg

Comprehensive Plan Minor Amendment



Due: January 2024

A. Sponsored by:

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

- 1) Mayor Julia Arata-Fratta
- 2) Alder Jay Allen
- 3) Alder Shannon Strassman

B. Proposed Minor Amendment

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

The land parcel was zoned High Density Residential in the 2009 Comprehensive Plan and revised to Medium Density Residential in subsequent Comprehensive Plans (see the attached Future Land Use Plan Maps dated 2/2009 and Revised 08/2017, respectively). Medium Density Residential allows for up to nine (9) dwelling units per acre. The parcel is approximately six (6) acres, so 54 dwelling units are currently allowed on the property. Applicant is proposing to revise the future land use of the property from Medium Density Residential to High Density Residential so that 67 single-family residential homes can be developed on the property (see the attached September 2020 Future Land Use with the accompanying note).

C. Intent of the Minor Amendment

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


Attached is Site Plan C depicting the site improvements and the proposed 67 units of single-family residential housing. The site plan represents smaller single family home sites to promote lower housing costs providing more opportunity for first time home buyers to help meet the City's home ownership housing goals.


D. Property Information

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

Certified Survey Map No. 13827. All of Lots 109 and 110, First Addition to Swan Creek of Nine Springs, As Recorded in Volume 58-017B of Plats, on Pages 91-92, As Document Number 3672859, Dane County Registry, Located in the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin. Attached is the recorded CSM for reference.

E. Required Signatures

Property Owner's Signature 

Alder's Signature 

Alder's Signature _____

Alder's Signature _____

Mayor's Signature 

F. Applicant Contact Information

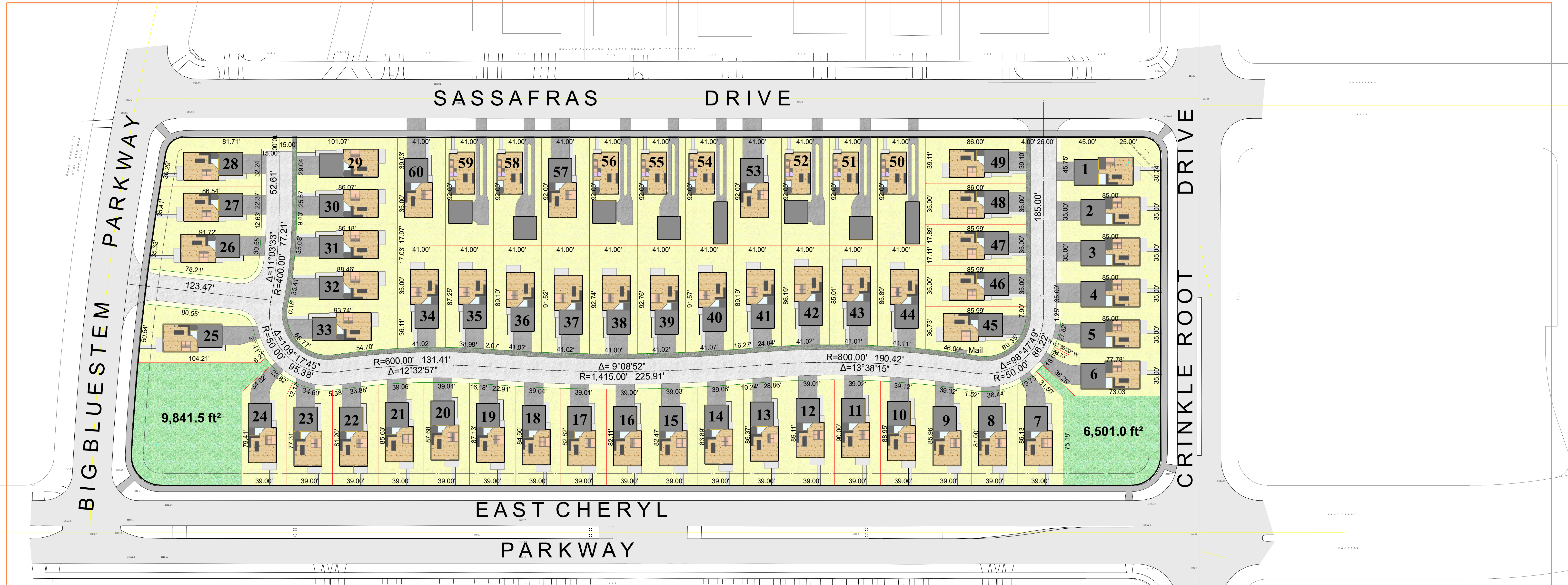
Name Fredric A. DeVillers

Company IP Holdings, LLC

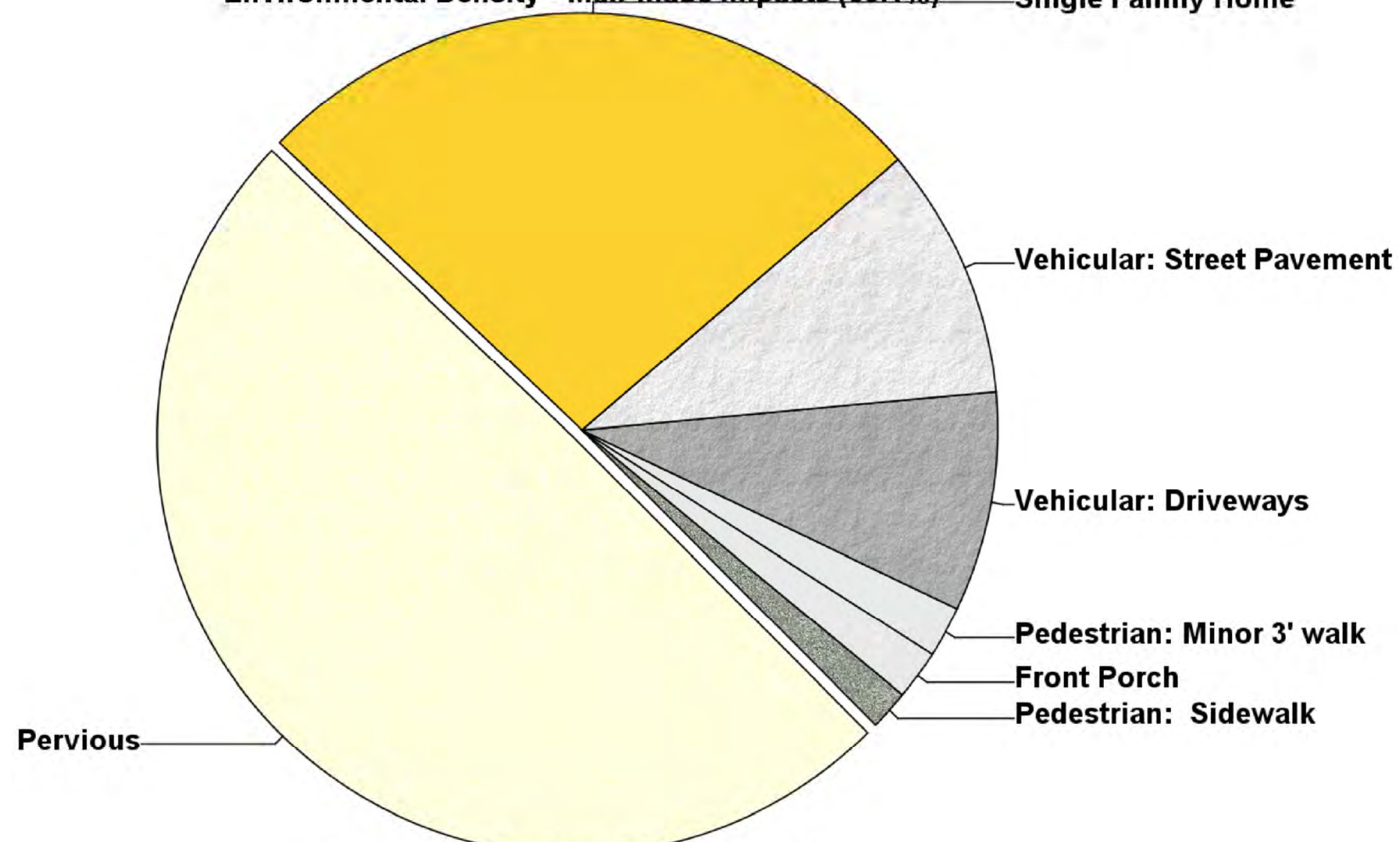
Address 5210 Siggelkow Road, Madison, WI 5371

Phone Number (608) 220-6129

Email Fred@Forward-Development.com



Environmental Density - Man-made Impacts (50.4%) — Single Family Home



Total Site: 257,243 ft² (5.9055 acres)

■ Pedestrian: Sidewalk.....	1.5%	3,936 ft ²	(0.0904 acres)
■ Front Porch.....	1.9%	4,889 ft ²	(0.1122 acres)
■ Pedestrian: Minor 3' walk.....	2.0%	5,150 ft ²	(0.1182 acres)
■ Vehicular: Driveways.....	8.5%	21,928 ft ²	(0.5034 acres)
■ Vehicular: Street Pavement.....	9.8%	25,157 ft ²	(0.5775 acres)
■ Single Family Home.....	26.7%	68,564 ft ²	(1.5740 acres)
■ Pervious.....	49.6%	127,619 ft ²	(2.9297 acres)



1" = 40 feet

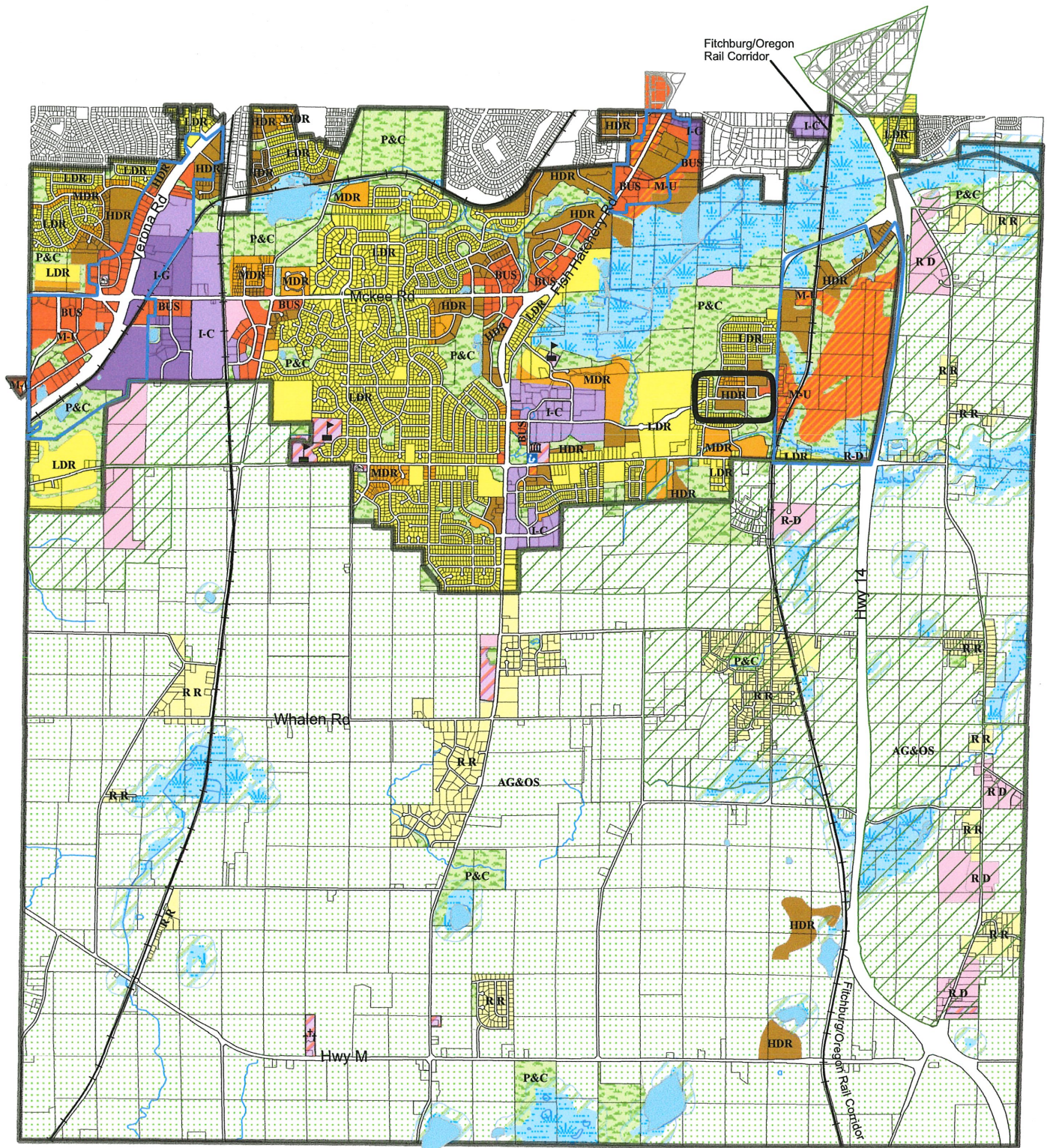
Note:
Homes shown for graphical purposes only.

Inspiration at Swan Creek

An I.P. Holdings Neighborhood



FUTURE LAND USE PLAN MAP



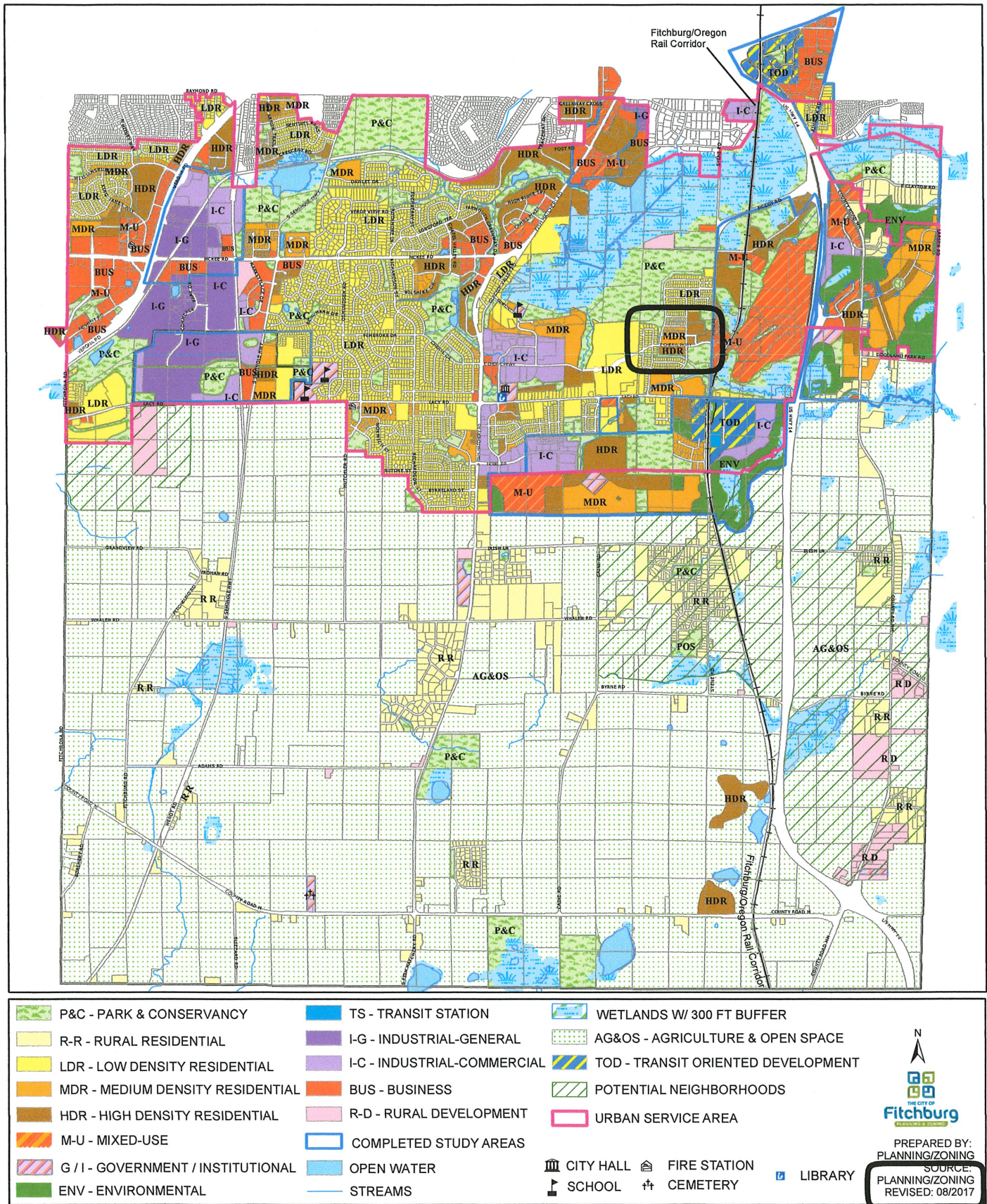
P&C - PARK & CONSERVANCY	I-G - INDUSTRIAL-GENERAL	PARCELS	CITY HALL	FIRE STATION
R-R - RURAL RESIDENTIAL	I-C - INDUSTRIAL-COMMERCIAL	STREAMS	SCHOOL	CEMETERY
LDR - LOW DENSITY RESIDENTIAL	BUS - BUSINESS	OPEN WATER	LIBRARY	
MDR - MEDIUM DENSITY RESIDENTIAL	R-D - RURAL DEVELOPMENT	WETLANDS W/ 300 FT BUFFER		
HDR - HIGH DENSITY RESIDENTIAL	AG&OS - AGRICULTURE & OPEN SPACE	COMPLETED STUDY AREAS		
M-U - MIXED-USE	POTENTIAL NEIGHBORHOOD OR SPECIAL STUDY AREAS			
G / I - GOVERNMENT / INSTITUTIONAL				

PREPARED BY: PLANNING/ZONING
 SOURCE: PLANNING/ZONING
 REVISED: 2/2009

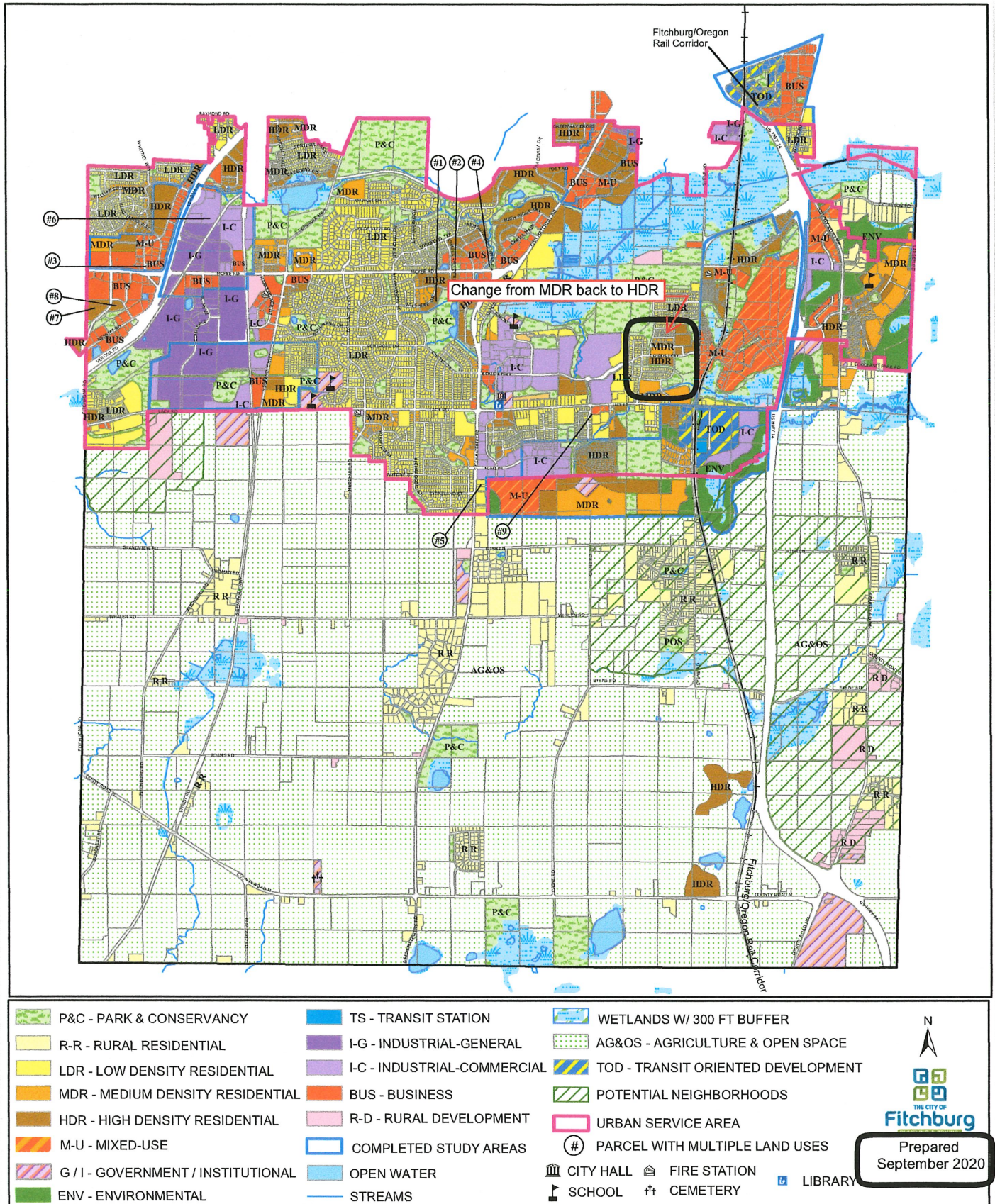


Figure 4 - 10

FUTURE LAND USE PLAN MAP



Map 4.3: Future Land Use



January 22, 2024

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

Re: Comprehensive Development Plan Minor Amendment
Swan Creek of Nine Springs

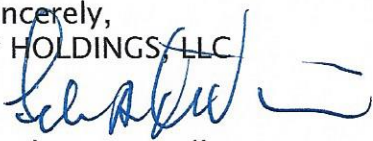
Dear Mrs. Schmidt:

Submitted electronically is the Land Division Application, and uploaded as attachments are the Land Use Map of Swan Creek of Nine Springs, Lot 1 of CSM 13827 and Site Plan D, depicting sixty home sites.

Per Ordinance No. 2013-O-20, the current Swan Creek Comprehensive Development Plan allows for 54 units on Lot 1, CSM 13827, formerly 42 dwelling units on lot 109 and 12 dwelling units on lot 110, totaling 54 units. The proposed Land Division Application proposes to amend the Swan Creen Comprehensive Development Plan to allow for the development of sixty (60) home sites with land condominium units on Lot 1, CSM 13827.

Please let me know if you have any questions or need any other information by calling or emailing at your convenience to the contact information listed below.

Sincerely,
IP HOLDINGS, LLC

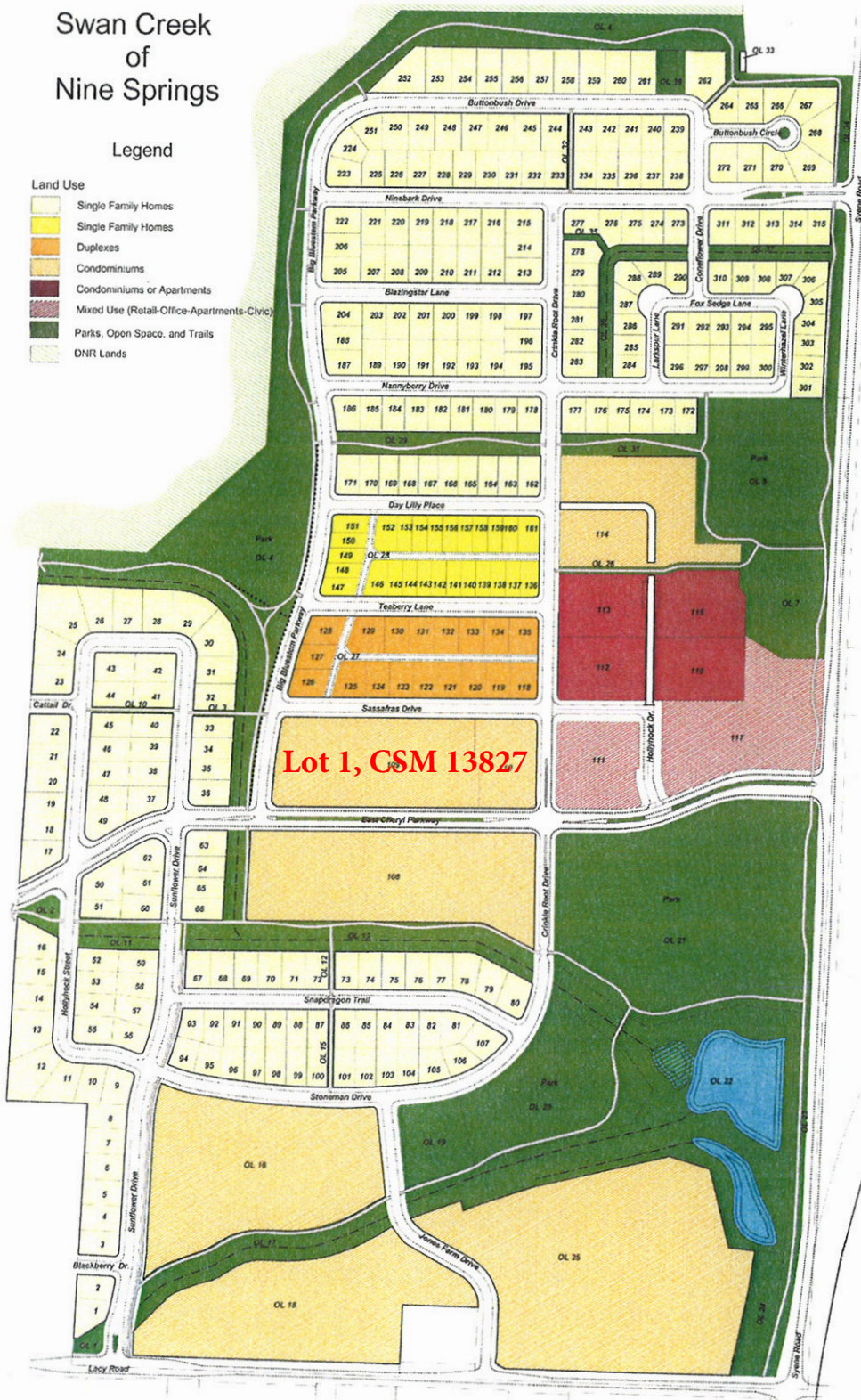


Fredric A. DeVillers
Member

Swan Creek of Nine Springs

Legend

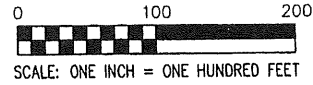
- Land Use
- Single Family Homes
 - Single Family Homes
 - Duplexes
 - Condominiums
 - Condominiums or Apartments
 - Mixed Use (Retail-Office-Apartments-Civic)
 - Parks, Open Space, and Trails
 - DNR Lands



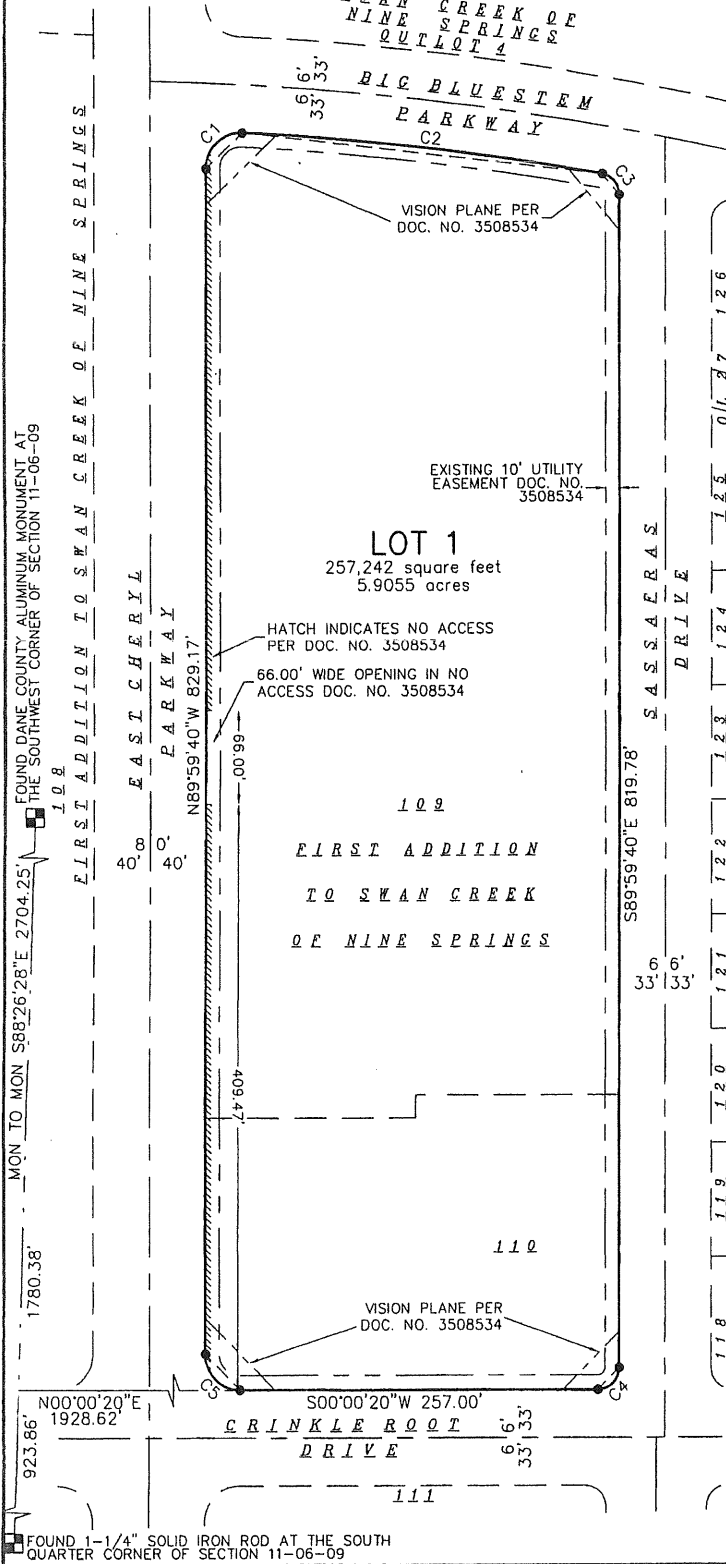
Lot 1, CSM 13827

CERTIFIED SURVEY MAP No. 13827

ALL OF LOTS 109 AND 110, FIRST ADDITION TO SWAN CREEK OF NINE SPRINGS, AS RECORDED IN VOLUME 58-017B OF PLATS, ON PAGES 91-92, AS DOCUMENT NUMBER 3672859, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



ASSUMED NORTH
BEARINGS ARE BASED UPON THE SOUTH LINE OF LOT 109.
ASSUMED TO BEAR N89°59'40"W



SURVEYED FOR :
Fitchburg Lands, LLC
5500 EAST CHERYL PARKWAY,
SUITE 106
FITCHBURG, WI 53711

Burse

surveying & engineering
1400 E. Washington Ave. Suite 156
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: mburse@BSE-INC.net
www.bursesurveying.com

SURVEYED BY :



Revsd: 10/14/2014 TMB

MAP NO. 13827
DOCUMENT NO. 5104760
VOLUME 91 PAGES 271-273
Date: Oct 14, 2014
PLOT VIEW: CSM
BSE1691/CSM/BSE1691CSM.DWG
SHEET 1 OF 3

FOUND 1-1/4" SOLID IRON ROD AT THE SOUTH QUARTER CORNER OF SECTION 11-06-09

CERTIFIED SURVEY MAP No. 13827

ALL OF LOTS 109 AND 110, FIRST ADDITION TO SWAN CREEK OF NINE SPRINGS, AS RECORDED IN VOLUME 58-017B OF PLATS, ON PAGES 91-92, AS DOCUMENT NUMBER 3672859, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	40.60	93°02'19"	25.00	N43°28'30.5"W	36.28
C2	260.14	06°59'28"	2132.00	N06°32'23"E	259.98
C3	20.94	79°58'14"	15.00	N50°01'13"E	19.28
C4	23.56	90°00'00"	15.00	S44°59'40"E	21.21
C5	39.27	90°00'00"	25.00	S45°00'20"W	35.36

LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- 3/4"x18" SOLID IRON ROD SET WT. 1.13 lbs/ft

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

NOTES:

1. DATE OF FIELD WORK: May 01, 2014.
2. Refer to Building Site Information contained in the Dane County Soil Survey.
3. There are no buildings on Lots 109 or 110 at the time of survey.

CITY OF FITCHBURG APPROVAL:

This certified survey, including any dedications shown thereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this 15th day of October, 2014
Pat Anderson
 City Clerk



SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped, ALL OF LOTS 109 AND 110, FIRST ADDITION TO SWAN CREEK OF NINE SPRINGS, AS RECORDED IN VOLUME 58-017B OF PLATS, ON PAGES 91-92, AS DOCUMENT NUMBER 3672859, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, under the direction of Fitchburg Lands, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Fitchburg in surveying, dividing, and mapping the same.

Dated this 21ST day of MAY, 2014

Signed: *Michelle L. Burse*
 Michelle L. Burse, R.L.S. No. 2020

Revised this 14TH day of OCTOBER, 2014 *MAB*

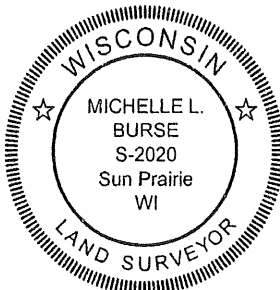
SURVEYED BY :

Burse

surveying & engineering s

1400 E. Washington Ave, Suite 15B
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: mburse@BSE-INC.net
 www.bursesurveyengr.com

Date: Oct 14, 2014
 PLOT VIEW: CSM
 BSE1691/CSM/BSE1691CSM.DWG



MAP NO. 13827
 DOCUMENT NO. 5104760
 VOLUME 91 PAGES 271-273

CERTIFIED SURVEY MAP No. 13827

ALL OF LOTS 109 AND 110, FIRST ADDITION TO SWAN CREEK OF NINE SPRINGS, AS RECORDED IN VOLUME 58-017B OF PLATS, ON PAGES 91-92, AS DOCUMENT NUMBER 3672859, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Fitchburg Lands, LLC, a Wisconsin limited liability company, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Fitchburg Lands, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the following for approval or objection:

City of Fitchburg

IN WITNESS WHEREOF, the said Fitchburg Lands, LLC has caused these presents to be signed by Phillip Sveum, its managing member on this 15th day of October, 2014.

Fitchburg Lands, LLC

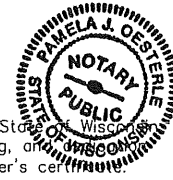
By: [Signature]
managing member

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this 15th day of October, 2014, Phillip Sveum, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said limited liability company, by its authority.

[Signature]
Notary Public, Wisconsin

My commission expires 7/23/18



CONSENT OF MORTGAGEE

AnchorBank, fsb, a banking association duly organized and existing under and by virtue of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and recording of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said AnchorBank, fsb, has caused these presents to be signed by Karl Sachtjen, its VICE PRESIDENT-CRE, at Madison, Wisconsin, this 15th day of October, 2014.

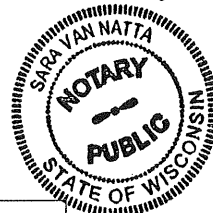
[Signature]
Authorized Representative

State of Wisconsin)
)ss
County of Dane)

Personally came before me this 15 day of October, 2014, Karl Sachtjen, VICE PRESIDENT-CRE of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association by its authority.

Notary Public: [Signature]

My commission expires/is permanent: May 10, 2015



REV'D: 10/14/2014 MAB

Date: Oct 14, 2014
PLOT VIEW: CSM
BSE1691/CSM/BSE1691CSM.DWG

Office of the Register of Deeds
Dane County, Wisconsin
Received for Record
16th October, 2014 at
09:14 o'clock AM as
Document No. 5104760
in Volume 91 of
Certified Survey Maps
Pages 271-273
Krzysztof Chlebowski, by,
Cherylann Meyer, Deputy
Register of Deeds

Received 10/15/14 at 4:15pm

MAP NO. 13827
DOCUMENT NO. 5104760
VOLUME 91 PAGES 271-273