

Jamestown Quarry Comprehensive Development Plan



Owner:

Fitchburg Partners, LLC
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Submitted April 23rd, 2024



OVERVIEW

The Jamestown Quarry Comprehensive Development Plan (JQCDP) provides a framework for the implementation of the City of Fitchburg's vision for redevelopment along Fitchrona Road as detailed in the Anton Drive Redevelopment Plan adopted in 2017. The JQCDP contains approximately 33 acres of historically quarried lands within the current Wingra Stone site that is north and west of Fitchrona Road on the City's northwest side. Serving as a decision-making framework, the JQCDP is intended to aid in private and public decisions regarding land division, zoning, and infrastructure investment. Based on the development expectations expressed by City policies and published planning documents, the CDP proposes a blend of multifamily housing, commercial retail, and public open space that provides a coherent transition between the residential properties in the Jamestown neighborhood to the north, the commercial lands of Orchard Pointe to the south, and the residential properties of the Maple Prairie Neighborhood to the west.

As Wingra Stone's quarrying and materials processing operations are gradually exhausted, previously quarried areas are being rededicated to development opportunities such as those seen in the Orchard Pointe area. Fitchburg Partners LLC is a development group that intends to advocate the transition and development of the area into commercial, residential, and public open space land uses consistent with this CDP, the Anton Drive Redevelopment Plan, and the City's Comprehensive Plan Future Land Use Plan Map (Appendix D).

This submittal constitutes a Comprehensive Development Plan under the City of Fitchburg's Chapter 24 land division ordinances. Following feedback from the public and from City officials on this CDP, the development team intends to proceed with platting and rezoning the parcel.

EXISTING CONDITIONS

Site Context

The property is currently covered by brush and wooded areas that have remained largely undisturbed following the 2017 extension of Fitchrona Road through the quarry property. Wooded areas line the northern boundary and the western portion of the property and a small sediment pond is located on the site. The CDP area is bordered by the City of Fitchburg's Jamestown Neighborhood to the north and the City of Madison's Maple Prairie Neighborhood to the west. Further site context is provided in Appendix A.

Zoning

The existing site is zoned as Rural Development (R-D). See Appendix B.

Topography

As shown in Appendix C, the existing site has a wide range of elevations as a result of the historic quarry operations both excavating and backfilling materials on site. The lands immediately west of Fitchrona Road are gradually sloping fields that extend to wooded ridges climbing roughly 10-20' in elevation. The lands immediately north of Fitchrona Road rise steeply from the right-of-way to an elevation approximately 10-15' above the roadway before leveling to a more gradual grade. The western and northeastern portions of the site generally sit higher than the adjacent Maple Prairie neighborhood homes and Jamestown neighborhood homes respectively, while the northwestern portions of the site generally sit lower in elevation than the adjacent Jamestown neighborhood homes.

Historic quarry operations are primarily responsible for the large ridgeline within the western reaches of the site and for the drumlin-like topography parallel to McKee Road. The placement of fill materials on the site sourced from various construction projects and general quarry operations in the area contribute to the irregular topography of the development area.

Surface Water and Drainage

While no natural water features are present within the planning area, an existing sediment pond effectively captures stormwater runoff for approximately 15% of the site. The majority of the wooded western ridgeline and southwest corner of the planning area drains an additional 20% of the site to City of Madison stormwater infrastructure. The remaining lands drain to the City of Fitchburg stormwater network by way of Fitchrona Road and the Jamestown Neighborhood.

Utilities

Connections to City of Fitchburg sanitary sewer, storm sewer, and water utilities are available to serve the JQCDP area with many stubbed laterals already installed at the property lines along Fitchrona Road. While many of the public utilities serving the site were installed in 2017 and of adequate size to serve development in the area, the capacity of the existing storm sewer infrastructure is limited and the City of Fitchburg has no immediate plans to expand said capacity. Therefore, any development on the site will require extensive stormwater retention practices to limit discharges to the public sewer. Private utility connections for telecommunications, gas, and power are widely available in the region and are expected to readily serve the proposed site.

DEVELOPMENT PLAN

Overview

The JQCDP anticipates land users consisting of medium density residential, high density residential, mixed retail, and land dedicated to stormwater management and public open space. Types of commercial businesses that will be considered for the area will be retailers and businesses that would serve nearby residential neighborhoods and highway travelers, including hotels, retailers, car washes, financial offices, limited- and full-service restaurants, and other similar commercial uses. As part of this CDP, two master plan concepts have been prepared as shown in Appendix E and Appendix F. Both concepts correspond with the intentions of the future land use map published in the 2017 Anton Drive Redevelopment Plan as well as the more recent citywide future land use map published in 2020.

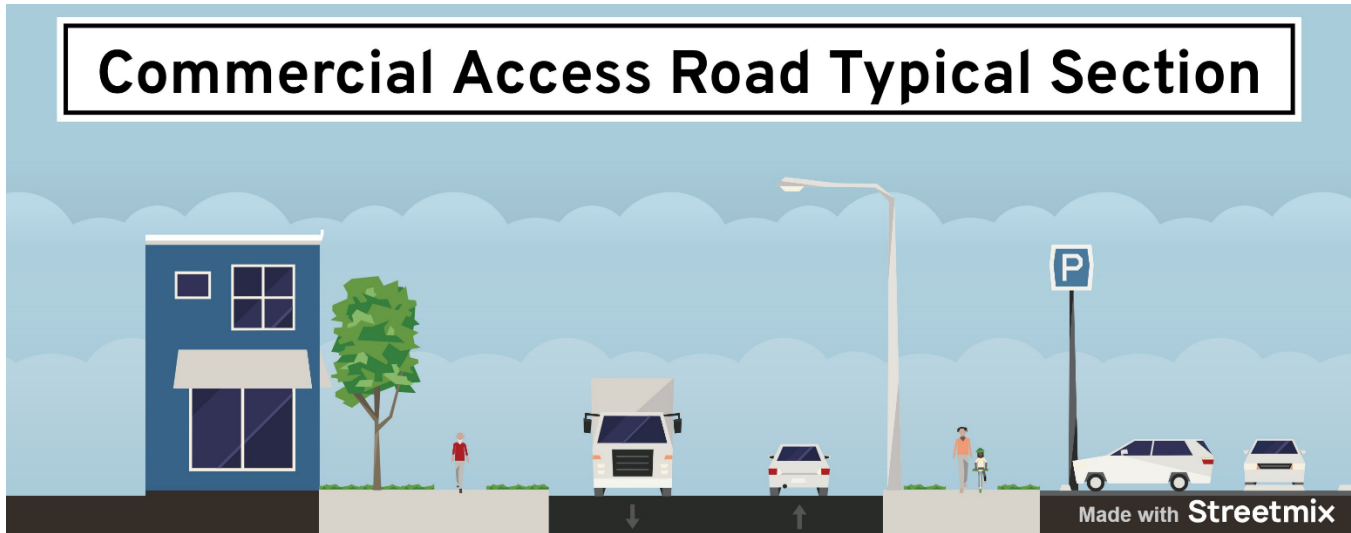
Zoning

The Planned Development classification is proposed for this site to provide the flexibility that both the developer and the City of Fitchburg need to successfully implement a cohesive commercial and residential district. This flexibility will promote more efficient use of the developable lots for prospective tenants while maintaining design controls that facilitate a consistent aesthetic for the area.

Transportation

A private road will serve as the primary access for the commercial outlot properties proposed along the site's McKee Road frontage. This road will also serve as a vital access route for the proposed mixed retail development, which will have additional driveway access points along Fitchrona Road. Proposed residential developments within the JQCDP will have dedicated driveway access connecting to Fitchrona Road.

Commercial Access Road Typical Section



It is anticipated that additional right-of-way will need to be dedicated as part of the JQCDP area's development in order to accommodate the turn bays and other features associated with proposed access points along Fitchrona Road. Access to and from McKee Road will be restricted to right-in/right-out turning movements with no additional right-of-way dedications necessary. Modifications to the existing median(s) and travel-ways will be designed to accommodate projected traffic volumes and movements detailed in a Traffic Impact Analysis currently underway for the JQCDP area.

Aligning with the recommended mobility improvements suggested in the Anton Drive Redevelopment Plan, a multi-use path is proposed to traverse the JQCDP area and extend to the Jamestown Neighborhood to the north. Further definition of this path's location and the overall pedestrian routing within the planning area will require consideration of the final grading plan for the site and future SIP submittals. An 8'-wide sidewalk will be installed along the McKee Road right of way and will extend west to the municipal boundary where it is anticipated a pedestrian connection to the City of Madison will be constructed in the future.

Utilities

Private sanitary sewer main and water main serving the small commercial lots will be installed beneath the proposed commercial access road and will connect to available facilities on Fitchrona Road. Further private sanitary and water connections serving the large commercial and residential sites will be installed as extensions of existing stubbed laterals. The installation of water loops and private fire hydrants will follow the guidance of the Fitchburg Utility District and the requirements of applicable fire codes.

Stormwater Management

Stormwater management practices for the development will primarily include regional ponds located in multiple locations throughout the site. Due to the extensive deposits of fill material that occurred throughout the lifetime of the historic quarry, much of the development is exempt from infiltration standards and will instead manage the quality and quantity of stormwater runoff on the site, including the use of proprietary filtering devices where practicable. There are, however, locations on the site where undisturbed native soil coincides with the desired location of stormwater treatment devices. In such locations, infiltration practices will be implemented to the extent possible. In all cases, stormwater treatment devices will follow the standards and guidelines set forth by the Wisconsin DNR, Dane County, and the City of Fitchburg.

Historically, the quarry located within the planning area was considered to be internally drained and no stormwater infrastructure was installed to serve the site. Following the extension of Fitchrona Road in 2017, runoff from the planning area now enters the public right of way and is collected by stormwater infrastructure installed during road construction. Areas downstream of the planning area such as Kapec Road and King James Way experience periodic flooding during large rain events, therefore stormwater discharge from the proposed development must be limited so as not to exacerbate these flooding hazards. As individual parcels develop, Fitchburg Public Works staff and other city officials will be consulted to determine whether runoff can be properly contained or if additional measures will be required to supplement the proposed regional ponds.

Land Use Density and Intensity

Commercial

Due to the variety of acceptable end users for the commercial lots within the JQCDP area, individual lots are anticipated to differ in open space ratios and parking requirements. The commercial mixed retail lot is anticipated to have a maximum building footprint of 160,000 square feet while the commercial outlots within the planning area are anticipated to have building footprints generally between 4,000 and 6,000 square feet. All commercial buildings will be between 1-3 stories in height.

Residential

The northeast multi-family lot proposes 250-300 apartments for a density of approximately 38-46 dwelling units per acre(du/ac). These units will offer a wide range of market rate apartments for employees, families, and general community renters, all served by a variety of on-site amenities. The proposed multi-family building is anticipated to be 3-5 stories in height.

The northwest mixed use lot shown in Concept A (Appendix E) proposes approximately 32-58 units (5-9 du/ac) if developed for residential land use. These units will offer a wide range of market rate apartments distributed between multiple building structures that are 1-3 stories in height.

SIP applications will address land use densities and intensities of each individual lot within the planning area.

Management and Maintenance

The on-going management and maintenance of areas within private lot boundaries will be the responsibility of site owners. Maintenance of pedestrian areas, sidewalks, stormwater management facilities, utilities, etc. within the development and along the public streets will be the responsibility of the developer, association or private lot owner. The maintenance of the multi-use trails in the right-of-way of the public streets and within the dedicated public open space of the site after the developer installs them will be the responsibility of the City. A Developer's Agreement will be negotiated with the City to establish the assignment of these responsibilities.

Timeline and Phasing

It is estimated that a complete buildout of the planning area may take three to five years. Construction of the internal commercial access road, installation of utilities to serve the various users of the planning area, and mass grading on the site is anticipated to begin within one year of adoption of the proposed JQCDP and subsequent GIP. This construction will also include the public right of way improvements necessary to properly serve the overall development.

The commercial outlots along McKee Road are expected to be the first tenants to improve on the site and will proceed immediately following the installation of the access road and utilities serving each lot. The multifamily

development in the northeast of the planning area is anticipated to begin construction within one year of the adoption of the JQCDP and subsequent GIP. The final phase of development for the planning area will be associated with the 19-acre mixed retail/residential lot, which is anticipated to begin construction within three to five years of the JQCDP approval.



Developer Involvement

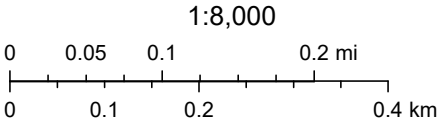
The developer, Fitchburg Partners, LLC, is an established development group located in Grand Rapids, Michigan. They plan on being the long-term leaseholder of the smaller commercial properties and selling the larger commercial property and multifamily property to users whose intended developments are compatible with the guidelines contained within this CDP. The representatives of Fitchburg Partners have a history of implementing successful and high-quality retail clusters throughout the Midwest, including within Dane County. Previous developments have attracted high quality brands including users like Meijer, Costco, Hy-vee, Target, Home Depot and many others.

APPENDIX A - SITE CONTEXT MAP

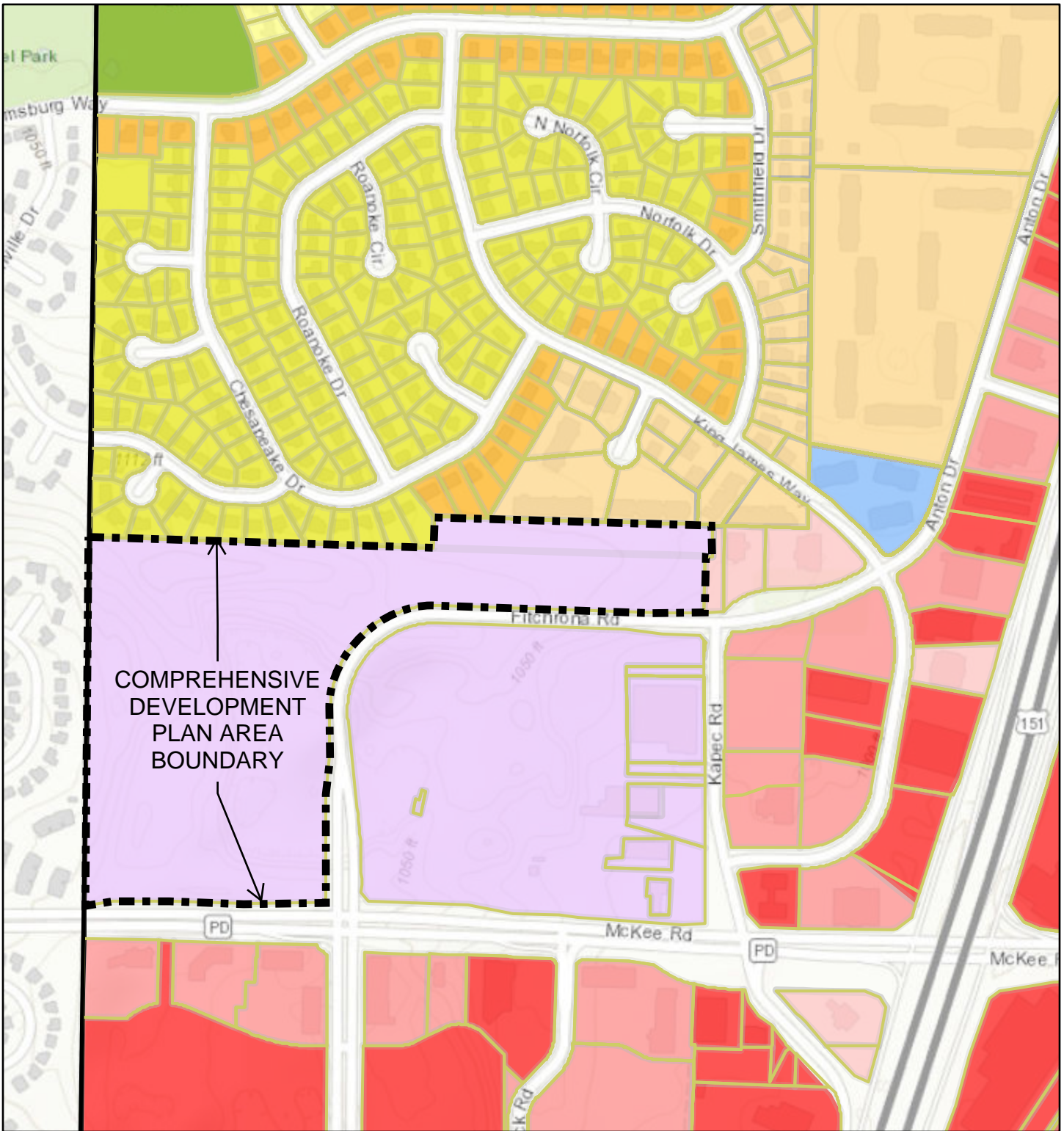


April 4, 2024

-  Parcels
-  Municipalities



APPENDIX B - EXISTING ZONING MAP

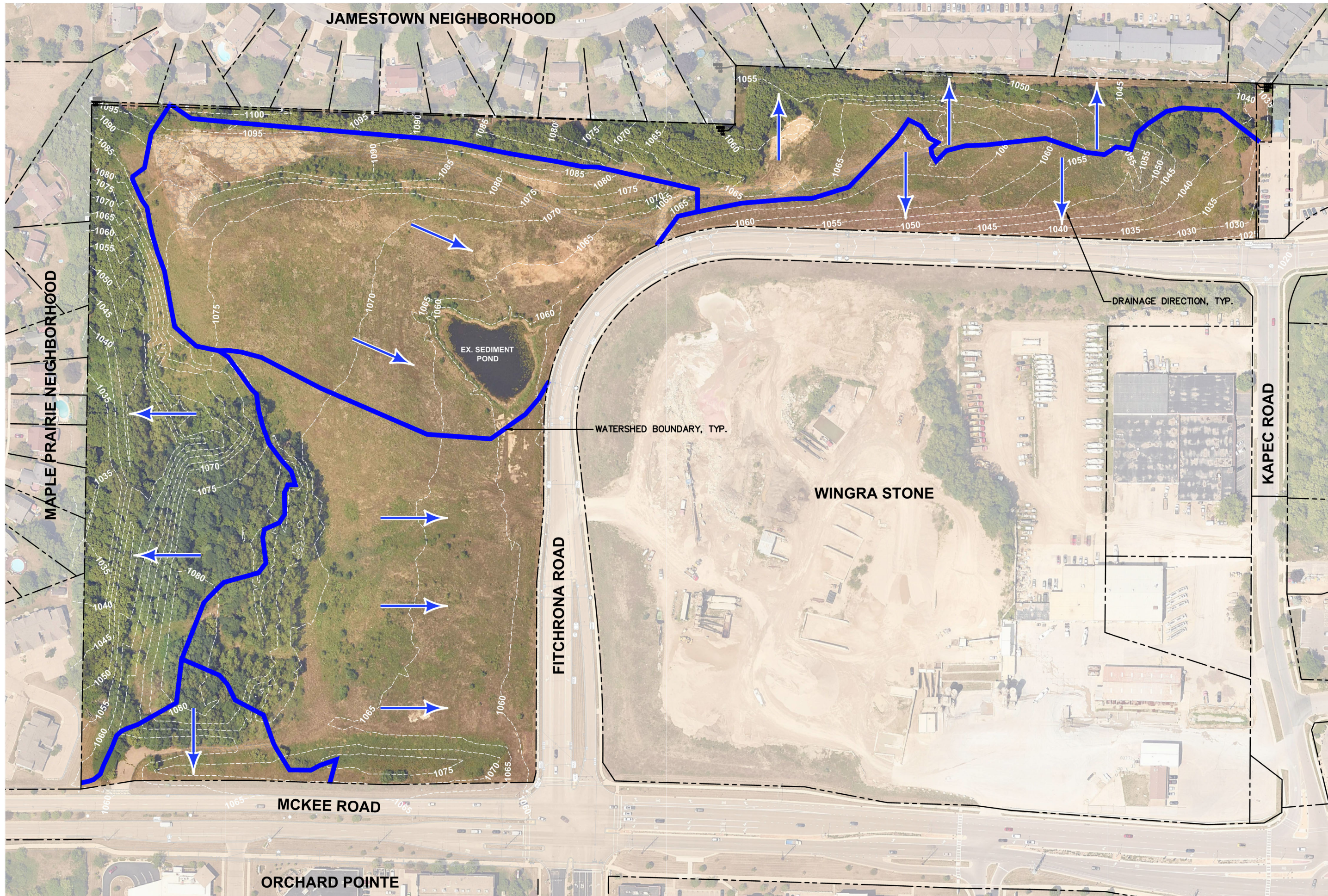


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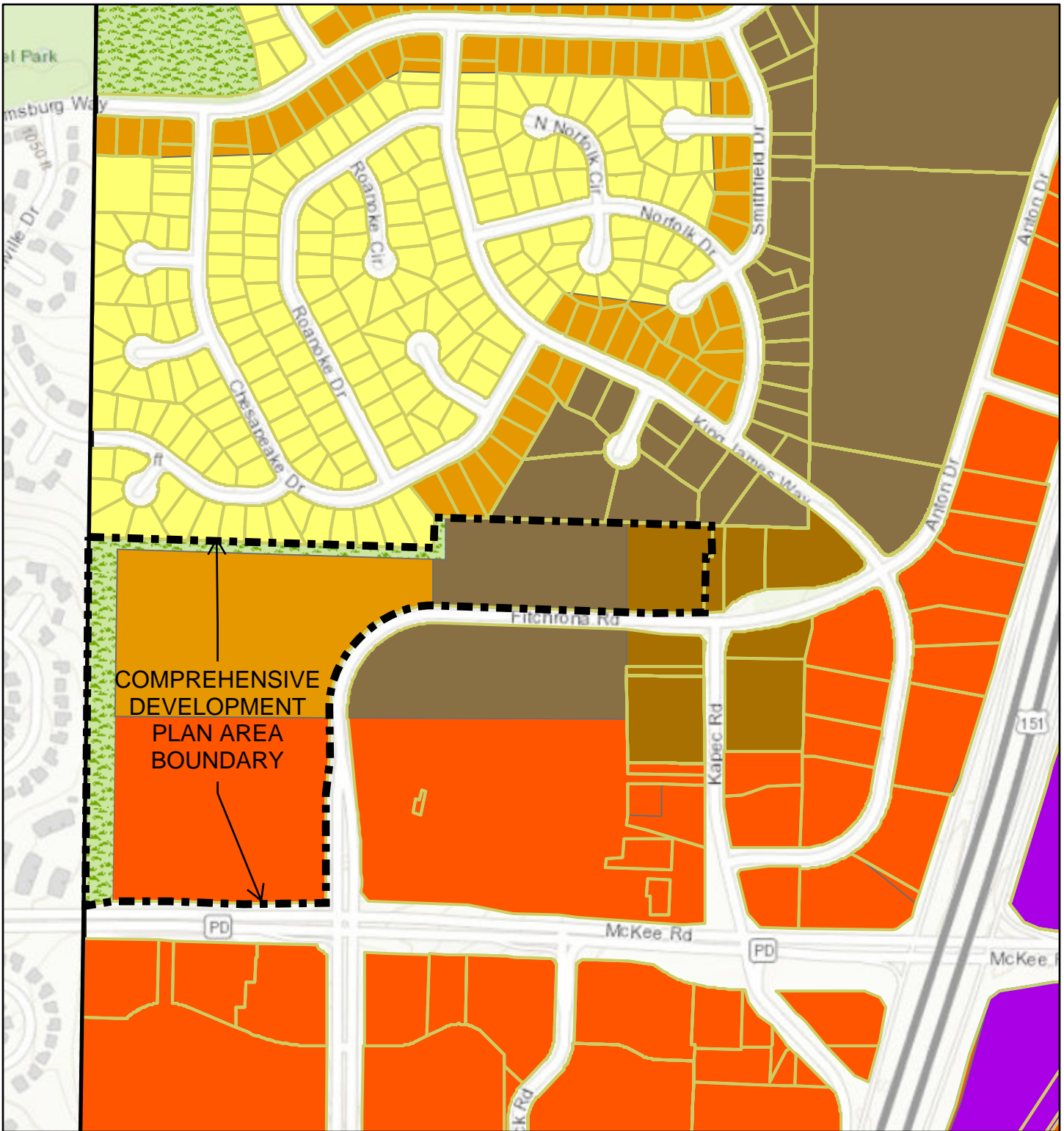


County of Dane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



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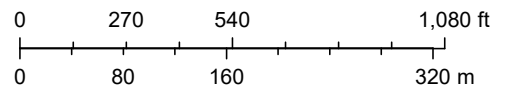
APPENDIX D - FUTURE LAND USE MAP



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- Parcels
- Future Landuse
- BUS - Business
- HDR - High Density Residential
- I-G - Industrial-General
- MDR - Medium Density Residential
- M-U - Mixed-Use
- P&C - Park & Conservancy
- LDR - Low Density Residential
- Completed Study Area
- City Limits



County of Dane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



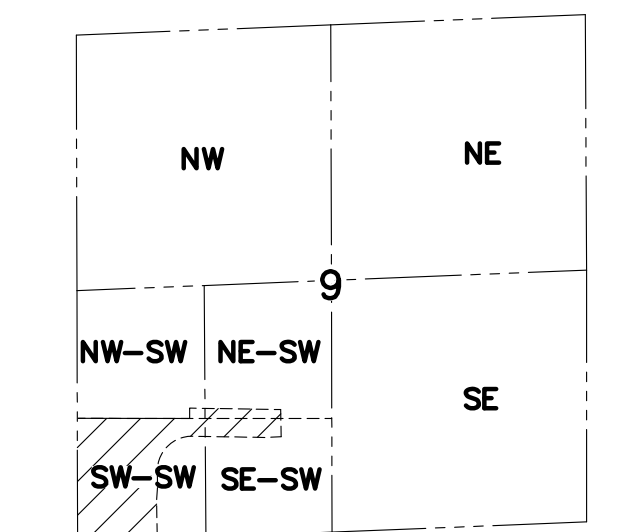


PARCELS	BUILDING FOOTPRINT/UNITS
Commercial Lot 1 19.5 acres	~160,000 sf
Multi-Family Lot 1 6.5 acres	~250-300 units
Outlot 1 1.5 acres	~4,000 sf
Outlot 2 1.2 acres	~6,000 sf
Outlot 3 1.8 acres	~6,000 sf
Outlot 4 1.1 acres	~4,000 sf
Storm Outlet 0.9 acres	

File: 1/20/2024 11:00:00 Planning\GIS\Graphics and Exhibits\2024\44-15_Master Plan Rendering\CAD\2024\1103 Exhibit.qxd, 7.1mg Layout: L:\network User: mmason Printed: Apr 22, 2024 8:56am Scale:

PRELIMINARY PLAT OF JAMESTOWN QUARRY

PART OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



LOCATION SKETCH SECTION 06, T06N, R09E, DANE COUNTY

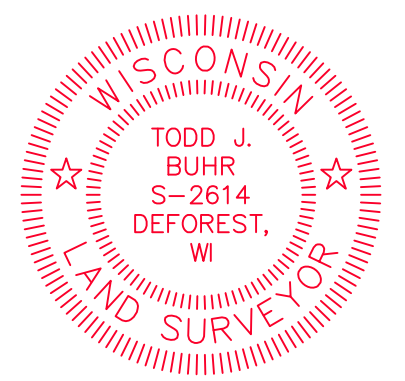
LOT SUMMARY TABLE		
LOT	TYPE	ACREAGE
LOT 1	MULTI FAMILY	21.067
LOT 2	MULTI FAMILY	6.524
OUTLOT 1	COMMERCIAL	0.368
OUTLOT 2	COMMERCIAL	0.496
OUTLOT 3	COMMERCIAL	0.368
OUTLOT 4	COMMERCIAL	0.496
OUTLOT 5	STORMWATER	0.368

LEGEND	
	GOVERNMENT CORNER
	1" IRON PIPE FOUND
	3/4" REBAR FOUND
	3/4" x 24" REBAR SET (1.50 LBS/LF)
	BENCHMARK
	SIGN
	SANITARY MANHOLE
	HYDRANT
	WATER VALVE
	STORM MANHOLE
	CURB INLET
	LIGHT POLE
	POWER POLE W/GUY
	VAULT
	TELEPHONE PEDESTAL
	PARCEL BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	CHORD LINE
	PLATTED LOT LINE
	EASEMENT LINE
	LANDSCAPE LIMITS
	FENCE LINE
	EDGE OF WATER
	CONCRETE CURB & GUTTER
	EDGE OF GRAVEL
	SANITARY SEWER
	WATER LINE
	STORM SEWER
	NATURAL GAS
	UNDERGROUND ELECTRIC
	EDGE OF WOODS OR BRUSH
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	BITUMINOUS PAVEMENT
	RETAINING WALL
	CONCRETE PAVEMENT
	GRAVEL
	END OF FLAGGED UTILITIES
	DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- FIELD WORK PERFORMED ON JUNE 21-24, AND JULY 06, 2022 AND SEPTEMBER 15, 2023.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 06-06-09, RECORDED AS S8812'32"E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 06, T06N, R09E, ELEVATION = 1058.3'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No. 20222426576, WITH A CLEAR DATE OF JUNE 15, 2022.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF FITCHBURG (AT&T DISTRIBUTION), MGE (ELECTRIC AND GAS) (MCI), CHARTER COMMUNICATIONS (WISCONSIN DOT-ITS EQUIPMENT), ALLIANT ENERGY (ELECTRIC AND GAS) (CITY OF MADISON ENGINEERING)
 - DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
 - OUTLOT 5 IS FOR PRIVATE STORMWATER USE AND TO BE RETAINED BY OWNER.
 - "COUNTY TRUNK HIGHWAY "PD" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES".

LINE TABLE			RECORDED LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N0°59'08"E	108.79'	()	N0°59'08"E	108.79'
L-2	S0°15'07"W	155.82'	()	S0°15'07"W	155.82'
L-3	S5°14'28"W	138.07'	()	S5°14'28"W	138.07'
L-4	S13°52'48"W	18.08'	()	S13°52'50"W	18.08'
L-5	S81°10'07"W	100.03'	()	S81°09'39"W	100.03'
L-6	S89°53'05"E	78.67'			
L-7	N29°34'11"W	82.71'			
L-8	N0°00'00"E	103.56'			
L-9	N29°34'11"W	36.00'			
L-10	N0°00'00"E	80.07'			

CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C-1	363.00'	91°47'03"	S46°08'43"W	521.29'	553.25'	N87°57'47"W	S00°15'07"W
(C-1)	363.00'	-	S46°08'43"W	521.29'	553.25'	-	-
C-2	363.00'	4°27'34"	S89°48'28"W	28.25'	28.25'	N87°57'47"W	S87°34'41"W
C-3	363.00'	87°19'29"	S43°54'56"W	501.24'	553.25'	S87°34'41"W	S00°15'07"W
C-4	44.00'	90°00'00"	S45°00'00"W	62.23'	69.12'	N90°00'00"W	S00°00'00"E
C-5	125.60'	29°34'11"	N75°12'54"E	64.10'	64.82'	N90°00'00"E	N60°25'49"E
C-6	174.40'	29°41'06"	S75°16'22"W	89.35'	90.36'	N89°53'05"W	S60°25'49"W
C-7	125.60'	25°11'31"	N77°24'14"E	54.78'	55.22'	N90°00'00"E	N64°48'29"E
C-8	125.60'	4°22'40"	N62°37'09"E	9.59'	9.60'	N64°48'29"E	N60°25'49"E
C-9	57.00'	29°34'11"	N14°47'06"W	29.09'	29.42'	N00°00'00"E	N29°34'11"W



SURVEYED FOR:
COLBURN HUNDLEY, INC.
80 OTTAWA AVENUE, NW STE 410
VERONA, WISCONSIN 53593
(xxx) xxx-xxxx

SURVEYED BY:
JSD PROFESSIONAL SERVICES, INC.
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
(608) 848-5060

JSD CREATE THE VISION TELL THE STORY
jsdinc.com

PRELIMINARY PLAT OF JAMESTOWN QUARRY

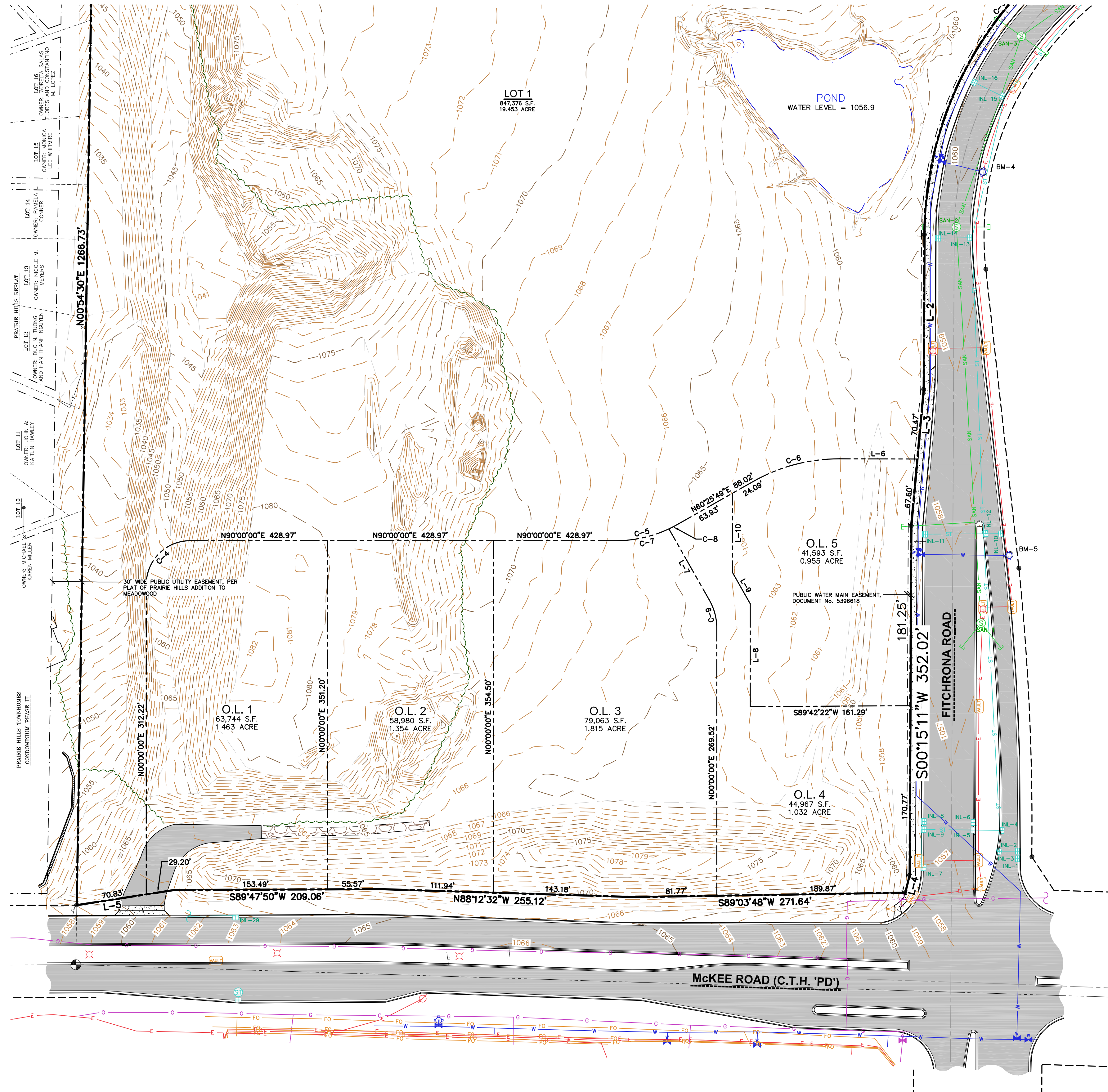
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REVISION RESUBMITTAL DATE: -
REVISION RESUBMITTAL DATE: -

SHEET 1 OF 3

DRAFT

PRELIMINARY PLAT OF JAMESTOWN QUARRY

PART OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 06 NORTH, RANGE 09 EAST,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 9 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N00°54'30"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 60.00 FEET TO THE POINT OF BEGINNING OF LANDS DESCRIBED HEREINAFTER; THENCE N00°54'30"E ALONG SAID WEST LINE 1260.95 FEET TO A POINT IN THE SOUTH LINE OF FOURTH ADDITION TO JAMESTOWN; THENCE S88°14'32"E ALONG SAID SOUTH LINE 1185.15 FEET TO A POINT; THENCE N00°59'08"E ALONG SAID SOUTH LINE 108.79 FEET TO A POINT; THENCE S88°02'32"E ALONG SAID SOUTH LINE 959.76 FEET TO A POINT; THENCE S00°07'28"W 287.03 FEET TO A POINT ON THE NORTH LINE OF FITCHRONA ROAD; THENCE S88°29'33"W ALONG SAID NORTH LINE 162.53 FEET TO A POINT; THENCE N87°57'47"W ALONG SAID NORTH LINE 773.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 581.50 FEET ALONG SAID NORTH LINE AND ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 363.00 FEET, AND WHOSE CHORD BEARS S46°08'43"W 521.29 FEET TO A POINT; THENCE S00°15'07"W ALONG SAID NORTH LINE 155.82 FEET TO A POINT; THENCE S05°14'28"W ALONG SAID NORTH LINE 138.07 FEET TO A POINT; THENCE S00°15'12"W ALONG SAID NORTH LINE 352.02 FEET TO A POINT; THENCE S13°52'50"W ALONG SAID NORTH LINE 18.08 FEET TO POINT "A" ON THE NORTH LINE OF MCKEE ROAD "CTH PD"; THENCE S89°03'48"W ALONG SAID NORTH LINE 271.64 FEET TO A POINT; THENCE N88°12'32"W ALONG SAID NORTH LINE 255.12 FEET TO A POINT; THENCE S89°47'50"W ALONG SAID NORTH LINE 209.06 FEET TO A POINT; THENCE S81°09'39"W ALONG SAID NORTH LINE 100.03 FEET TO THE POINT OF BEGINNING.

PART OF TAXROLL PARCEL NUMBER: 225/0609-063-9920-2

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF COLBURN HUNDLEY, INC. THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

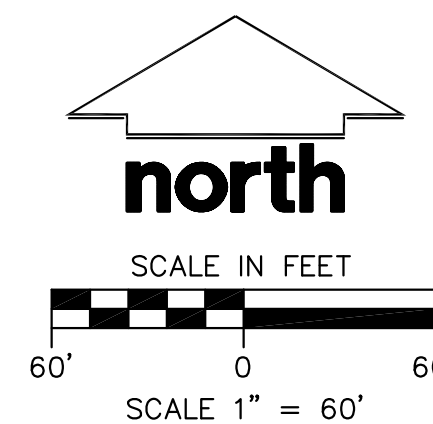
TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1036.54	BURY BOLT ON HYDRANT EAST OF INLET 22
BM-2	1052.66	BURY BOLT ON HYDRANT WEST OF INLET 20
BM-3	1063.46	BURY BOLT ON HYDRANT NORTHEAST OF INLET 17
BM-4	1062.07	BURY BOLT ON HYDRANT NORTH OF INLET 13
BM-5	1059.28	BURY BOLT ON HYDRANT SOUTH OF INLET 10

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



PROJECT LOCATION:
SECTION 06, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

JSD CREATE THE VISION TELL THE STORY
jsdinc.com

PRELIMINARY PLAT OF JAMESTOWN QUARRY

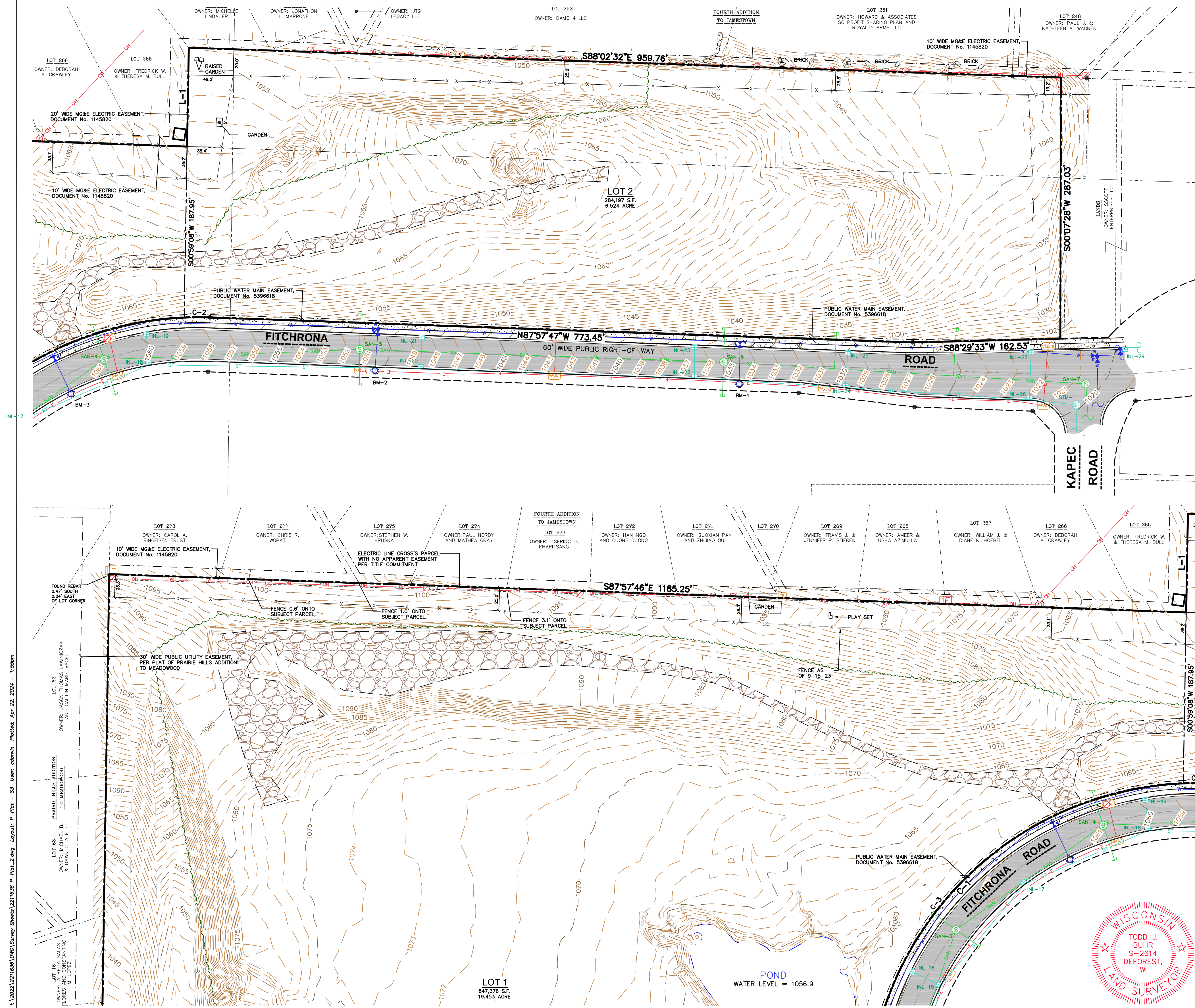
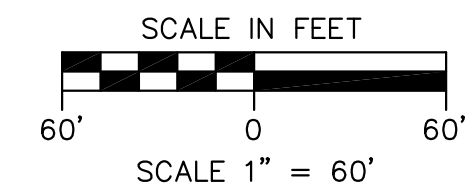
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FIELDBOOK/PG: -	SURVEYED BY: CMD	REVISION RESUBMITTAL DATE: -
		REVISION RESUBMITTAL DATE: -

SHEET 2 OF 3

DRAFT

PRELIMINARY PLAT OF JAMESTOWN QUARRY

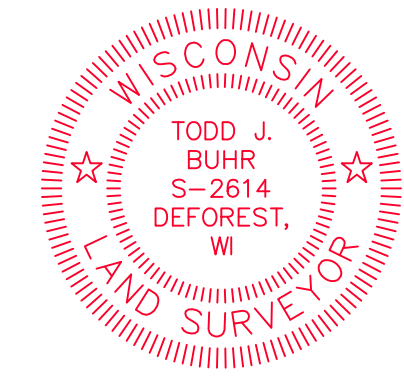
PART OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 06 NORTH, RANGE 09 EAST,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



STORM SEWER INLETS				
INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1055.06	N 1051.36	12"	RCP
INL-2	1055.00	S 1050.90	12"	RCP
		W 1051.02	12"	RCP
INL-3	1055.19	E 1050.84	12"	RCP
		N 1050.79	24"	RCP
INL-4	1055.29	S 1050.39	24"	RCP
		W 1050.40	18"	RCP
		N 1050.24	24"	RCP
INL-5	1056.88	N 1051.98	12"	RCP
INL-6	1056.24	S 1051.29	12"	RCP
INL-7	1056.28	N 1051.29	12"	RCP
		S 1051.31	12"	RCP
		E 1051.22	18"	RCP
INL-8	1056.26	S 1050.86	12"	RCP
INL-9	1056.19	W 1050.62	18"	RCP
		N 1050.81	12"	RCP
		E 1050.58	24"	RCP
INL-10	1057.08	W 1052.23	12"	RCP
INL-11	1057.58	E 1053.45	12"	RCP
INL-12	1057.46	S 1049.46	24"	RCP
		E 1052.56	12"	RCP
		W 1052.71	12"	RCP
		N 1049.41	24"	RCP
INL-13	1059.23	S 1048.52	24"	RCP
		W 1055.03	12"	RCP
		NE 1048.49	24"	RCP
INL-14	1059.26	W 1055.56	12"	RCP
INL-15	1060.01	SW 1048.07	24"	RCP
		NW 1055.85	12"	RCP
		SE 1048.02	24"	RCP
INL-16	1060.04	SE 1056.31	12"	RCP
INL-17	1060.91	SW 1047.71	24"	RCP
		NE 1047.70	24"	RCP
INL-18	1059.73	SW 1047.16	24"	RCP
		N 1055.25	12"	RCP
		E 1047.14	24"	RCP
INL-19	1059.60	S 1055.73	12"	RCP
INL-20	1048.26	W 1041.84	24"	RCP
		N 1043.51	12"	RCP
		E 1041.81	24"	RCP
INL-21	1048.24	S 1044.48	12"	RCP
INL-22	1036.18	W 1030.53	24"	RCP
		N 1031.74	12"	RCP
		E 1030.50	24"	RCP
INL-23	1036.20	S 1032.65	12"	RCP
INL-24	1029.46	W 1024.01	24"	RCP
		N 1024.96	12"	RCP
		E 1023.96	24"	RCP
INL-25	1029.40	S 1025.63	12"	RCP
INL-26	1021.81	W 1016.46	24"	RCP
		N 1017.39	12"	RCP
		E 1016.43	24"	RCP
INL-27	1022.17	S 1018.10	12"	RCP
INL-28	1019.61	E 1015.06	12"	RCP
INL-29	1062.56	W 1059.06	12"	RCP

STORM SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	1020.23	W 1013.95	24"	RCP
		S 1013.93	27"	RCP

SANITARY SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1057.71	SE 1041.71	8"	PVC
		SW 1041.66	8"	PVC
		N 1041.68	8"	PVC
SAN-2	1059.63	S 1039.74	8"	PVC
		E 1039.87	8"	PVC
		W 1039.80	8"	PVC
		NE 1039.70	8"	PVC
SAN-3	1060.80	SW 1038.86	8"	PVC
		E 1038.93	8"	PVC
		W 1039.00	8"	PVC
		NE 1038.84	8"	PVC
SAN-4	1061.01	SW 1038.03	8"	PVC
		SE 1038.05	8"	PVC
		NW 1038.03	8"	PVC
		E 1037.89	8"	PVC
SAN-5	1051.37	W 1036.67	8"	PVC
		S 1036.78	8"	PVC
		N 1036.87	8"	PVC
		E 1036.67	10"	PVC
SAN-6	1035.34	W 1023.29	10"	PVC
		S 1023.32	10"	PVC
		N 1023.39	10"	PVC
		E 1023.25	10"	PVC
SAN-7	1020.58	W 1010.71	10"	PVC
		N 1010.57	8"	PVC
		S 1010.57	10"	PVC



PROJECT LOCATION:
SECTION 06, TOWNSHIP 06 NORTH, RANGE 09 EAST,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

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PRELIMINARY PLAT OF JAMESTOWN QUARRY

PROJECT NO: 22-11636 DRAWN BY: CMD INITIAL SUBMITTAL DATE: 04-23-2024 (GDP SUBMITTAL)
FIELDBOOK/PG: SURVEYED BY: CMD REVISION RESUBMITTAL DATE: -
REVISION RESUBMITTAL DATE: -
REVISION RESUBMITTAL DATE: -

SHEET 3 OF 3

DRAFT

File: I:\2022\2211636\DWG\Survey\Sheets\2211636_P-Plat_3.dwg Layout: P-Plat - S3 User: cadwin Plotted: Apr 22, 2024 - 1:55pm



LEGAL DESCRIPTION

Part of the Southwest 1/4 of Section 06, Township 06 North, Range 09 East, in the City of Fitchburg, Dane County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of said Southwest 1/4; thence $N00^{\circ}54'30''E$ along the West line of said Southwest Quarter 60.00 feet to the point of beginning of lands described hereinafter; thence $N00^{\circ}54'30''E$ along said West line 1260.95 feet to a point in the South line of Fourth Addition to Jamestown; thence $S88^{\circ}14'32''E$ along said South line 1185.15 feet to a point; thence $N00^{\circ}59'08''E$ along said South line 108.79 feet to a point; thence $S88^{\circ}02'32''E$ along said South line 959.76 feet to a point; thence South $00^{\circ}07'28''$ West 287.03 feet to a point on the North line of Fitchrona Road; thence $S88^{\circ}29'33''W$ along said North line 162.53 feet to a point; thence $N87^{\circ}57'47''W$ along said North line 773.45 feet to a point of curvature; thence Southwesterly 581.50 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 363.00 feet, and whose chord bears $S46^{\circ}08'43''W$ 521.29 feet to a point; thence $S00^{\circ}15'07''W$ along said North line 155.82 feet to a point; thence $S05^{\circ}14'28''W$ along said North line 138.07 feet to a point; thence $S00^{\circ}15'12''W$ along said North line 352.02 feet to a point; thence $S13^{\circ}52'50''W$ along said North line 18.08 feet to point "a" on the North line of Mckee Road "CTH PD"; thence $S89^{\circ}03'48''W$ along said North line 271.64 feet to a point; thence $N88^{\circ}12'32''W$ along said North line 255.12 feet to a point; thence $S89^{\circ}47'50''W$ along said North line 209.06 feet to a point; thence $S81^{\circ}09'39''W$ along said North line 100.03 feet to the point of beginning.