



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
August 20, 2024**

PLEASE TAKE NOTICE that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a public hearing on **Tuesday, August 20th, 2024 at 6:30 p.m.** in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 on Comprehensive Development Plan amendment CDP-2559-24 by Greg Held, Agent for Fahey Land LLC, to amend the Highfield Reserve Comprehensive Development Plan to allow for a high density residential development on property located at 5335 Nobel Drive, more fully described as:

Lot 144 of Highfield Reserve

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

July 24, 2024
Date

Zack Jones
Associate Planner

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



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: _____

4. No. Of Buildable Lots Proposed: _____

5. Zoning District: _____

6. Current Owner of Property: _____

Address: _____ **Phone No:** _____

7. Contact Person: _____

Email: _____

Address: _____ **Phone No:** _____

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: Myra J. Hehl _____

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. _____



July 23, 2024
City of Fitchburg
Attn: Deanna Schmidt
5520 Lacy Road
Fitchburg, WI 53711

Dear Deanna:

The attached Comprehensive Development Plan submittal outlines a revised development plan for Lot 144 of Highfield Reserve. The intent of this proposal is to divide Lot 144 into a multi-family residential component while maintaining a lot more appropriately sized for a future daycare or similar use permitted in the R-L zoning district.

Please let me know if you have any questions or need additional information regarding this proposal.

Thank you,

A handwritten signature in blue ink that reads 'Greg J. Held'.

Greg J Held, AIA, CSI
Member

Cc: David Fahey
Tony Heinrichs



HIGHFIELD RESERVE LOT 144

Rezone & CSM

Comprehensive Development Plan

July 23, 2024

ORGANIZATIONAL STRUCTURE

Applicant/Owner:	Fahey Land LLC 5376 Irish Lane Fitchburg, WI 53711	Contact:	David Fahey faheysd@gmail.com 608.658.0174
Architect:	Knothe & Bruce Architects, LLC 7601 University Ave. Middleton, WI 53562	Contact:	Greg Held gheld@knothebruce.com 608.836.3690
Engineer:	D'Onofrio Kottke 7530 Westward Way Madison, WI 53717	Contact:	Ron Klaas rklaas@donofrio.cc 608.833.7530

INTRODUCTON

Lot 144 is approximately 5-acres and was approved for a school as part of the Highfield Reserve development. The school project was subsequently canceled, and the site remains vacant. Other potential users have come forward, but the current site is too large for most private users. The applicant is proposing to divide the site via CSM and rezone it to PDD.

DEVELOPMENT TIMELINE

City Staff Meeting:	April 10, 2024
Neighborhood Meeting:	July 10, 2024
Comprehensive Development Plan Submittal:	July 23, 2024

EXISTING CONDITIONS**Legal Description**

Lot 144 Highfield Reserve

Existing Parcel

5335 Nobel Drive 0609-154-1434-2

Adopted Plans

Comprehensive Plan:	G / I Government /Institutional
McGaw Park Neighborhood Plan:	I – Institutional

Existing Zoning

R-L Low Density Residential

PROPOSED LAND USE

Lot 1 of the CSM would be for up to 116 dwelling units in two buildings. The building on the corner of Nobel Drive and Fahey Glen would be Garden Style Apartments, three stories tall with up to 92 units and underground parking. Southwest along Fahey Glen a second apartment building would feature walk-up style units, two stories tall, also with underground parking.

Lot 2 use is undetermined at this time, but applicant proposes to restrict the lot to permitted and conditional uses allowed in the R-L zoning district.

Proposed Zoning

Planned Development District – PDD

Proposed Land Use Summary

- R2 120 Multi-Family Apartments
- R1 .81 acres, use consistent with R-L zoning.

R2 Multi-Family Apartments

The multi-family includes garden-style (interior hallway) and townhome-style (individual direct access) options.

Unit Mix:	Garden-style:	Townhome-style:	Total:
Efficiency:	12	--	12 (10%)
1-Bedroom:	48	--	48 (40%)
<u>2-Bedroom:</u>	<u>32</u>	<u>24</u>	<u>56 (50%)</u>
Total:	92	24	116

Density: 28 d.u. / acre

R1 Use

The R1 site use will be determined when a user comes forward. Use of the site will be consistent with permitted and conditional uses in the R-L zoning district.

PROPOSED PHASING

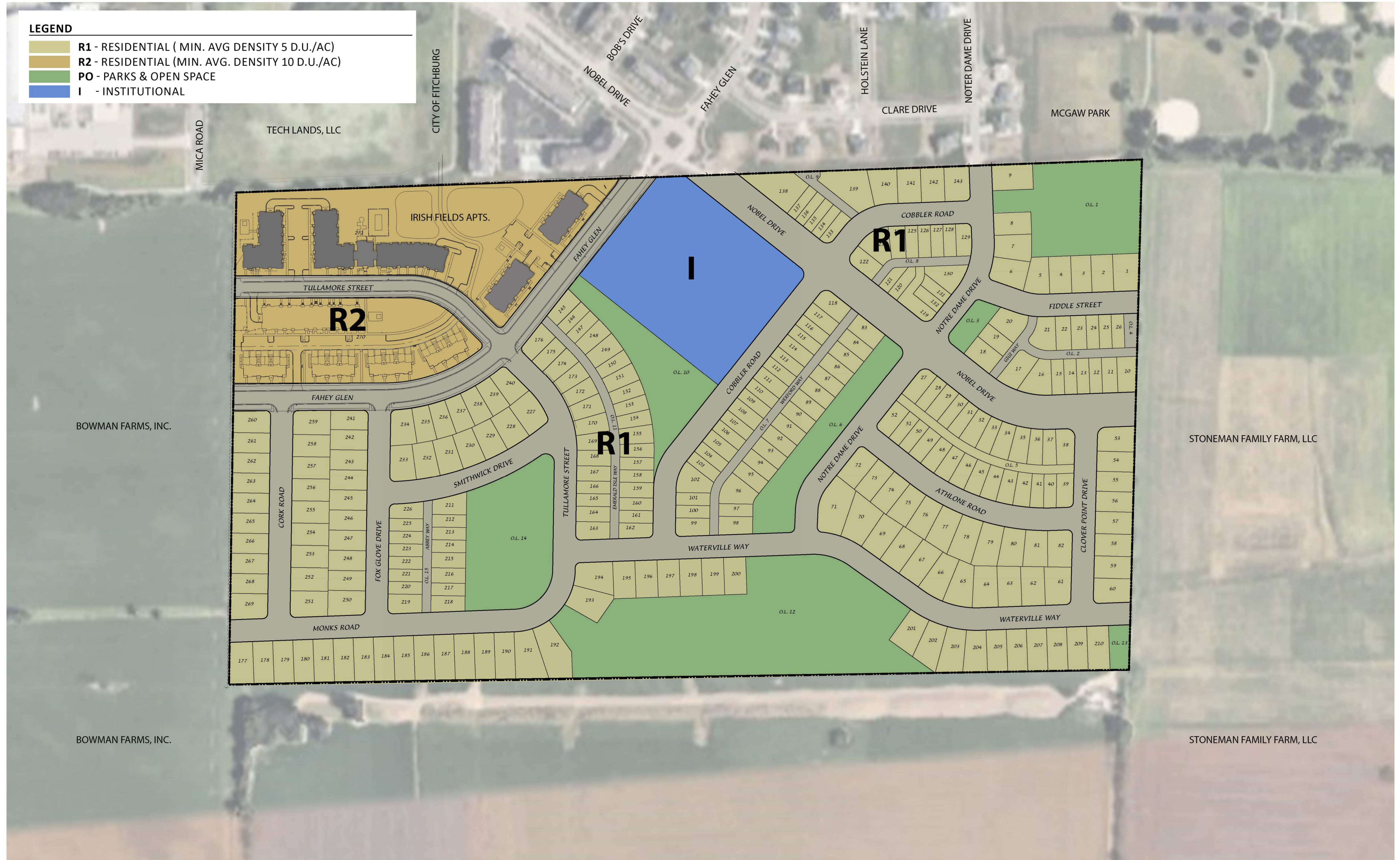
The initial phase of apartment construction could commence in fall 2025, dependent upon market conditions. Detailed development plans for the R1 parcel would be brought forward for approval after a user is identified.

EXHIBITS

- | | |
|----------------------------|--|
| Location Map | Proposed Zoning Plan |
| Existing Neighborhood Plan | Concept Grading & Erosion Control Plan |
| Proposed Neighborhood Plan | Concept Utility Plan |
| Concept Site Plan | Concept Stormwater Plan |

LEGEND

- R1 - RESIDENTIAL (MIN. AVG DENSITY 5 D.U./AC)
- R2 - RESIDENTIAL (MIN. AVG. DENSITY 10 D.U./AC)
- PO - PARKS & OPEN SPACE
- I - INSTITUTIONAL



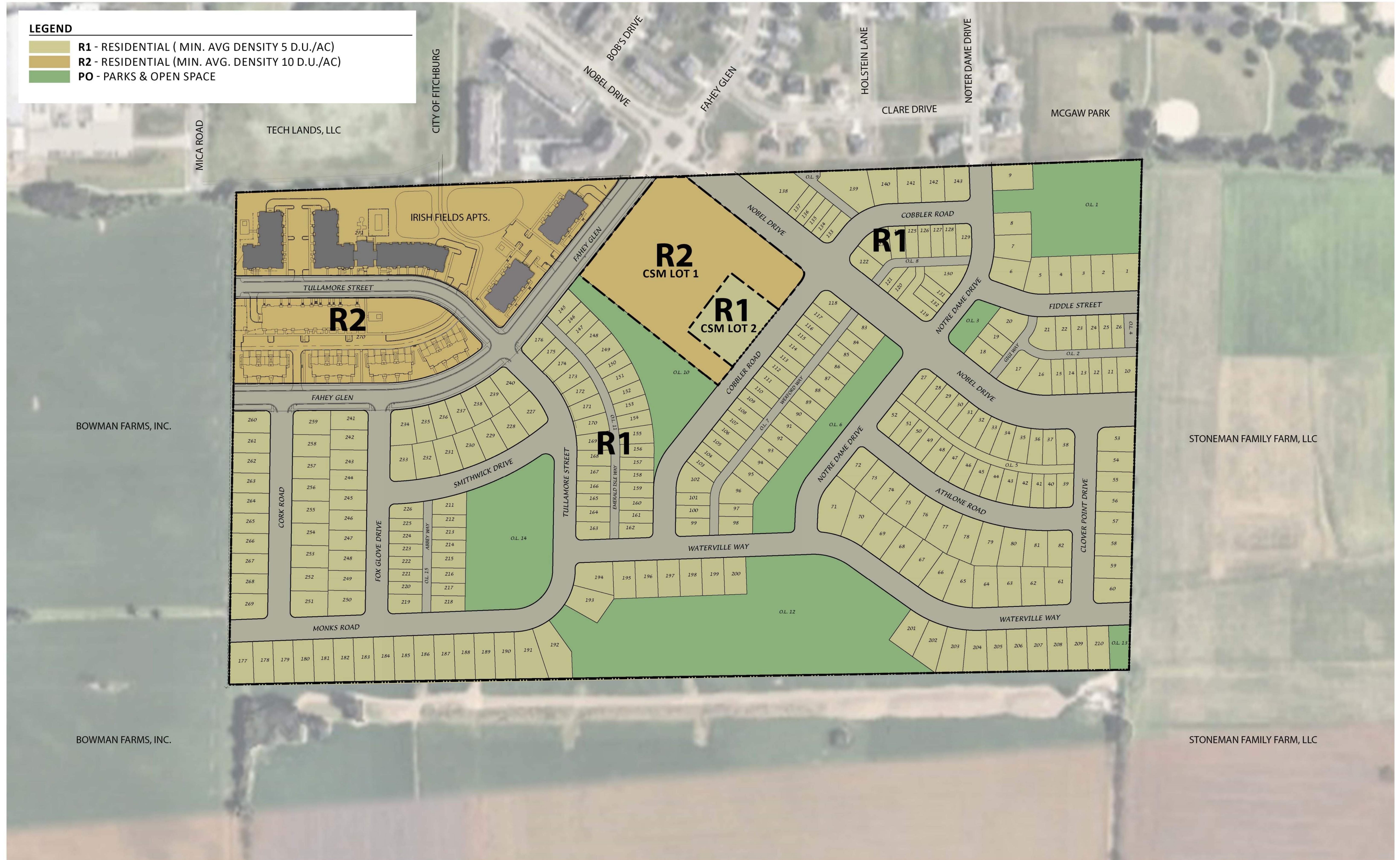
Existing Neighborhood Plan

Highfield Reserve Lot 144
5335 Nobel Dr., Fitchburg, WI



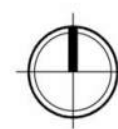
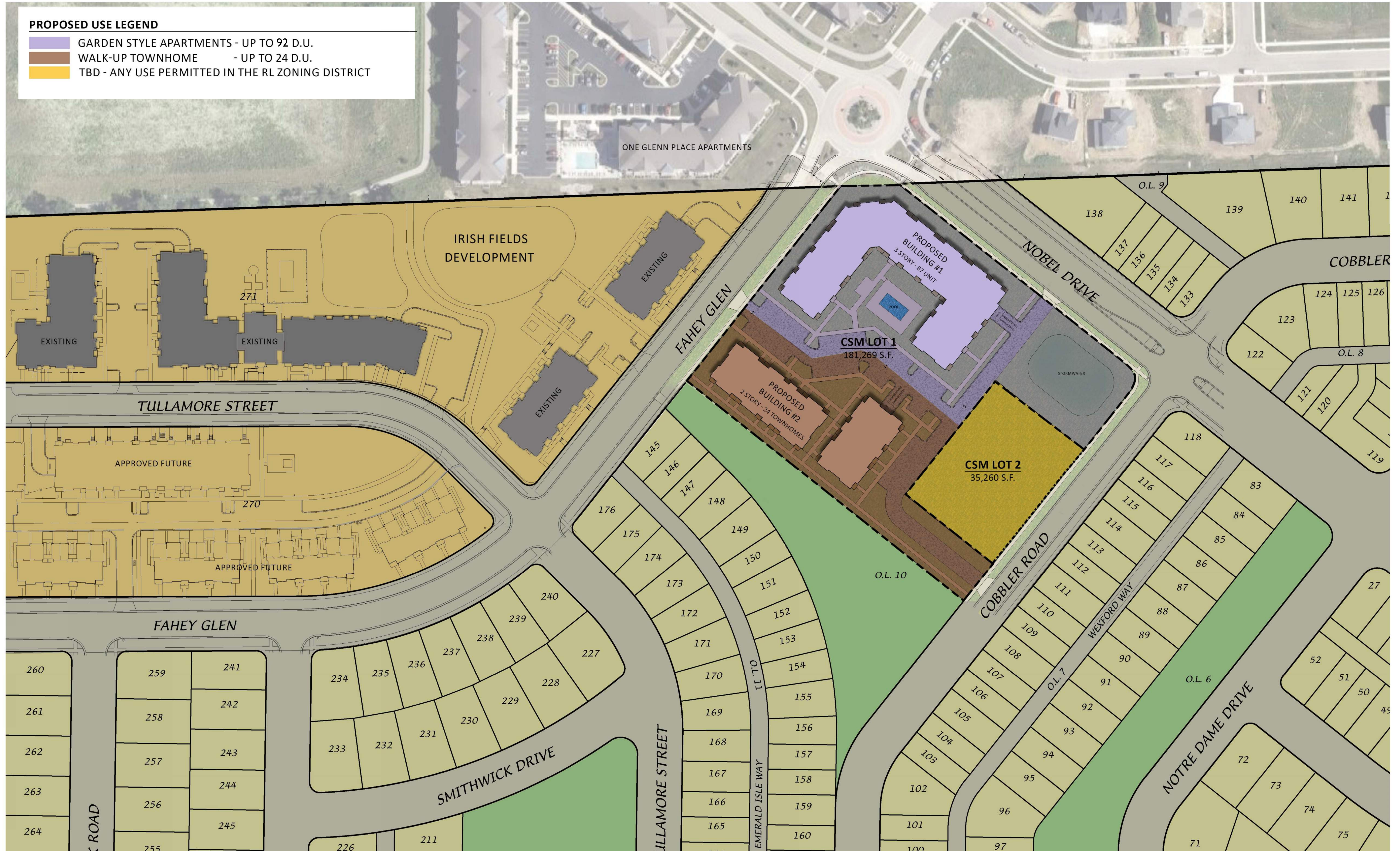
LEGEND

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- PO - PARKS & OPEN SPACE



PROPOSED USE LEGEND

- GARDEN STYLE APARTMENTS - UP TO 92 D.U.
- WALK-UP TOWNHOME - UP TO 24 D.U.
- TBD - ANY USE PERMITTED IN THE RL ZONING DISTRICT

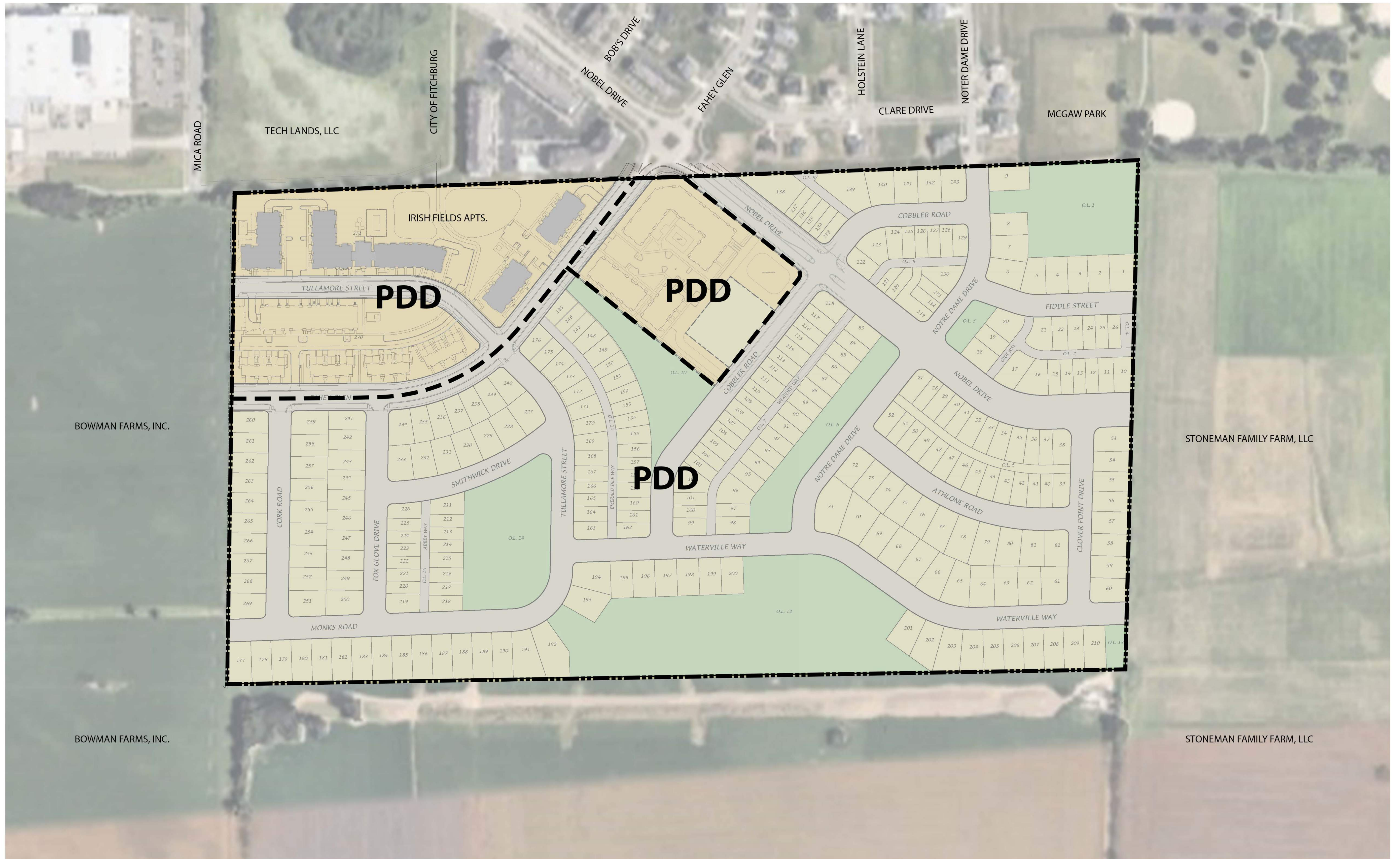


CONCEPT SITE PLAN

Highfield Reserve Lot 144
5335 Nobel Dr., Fitchburg, WI

COMPREHENSIVE DEVELOPMENT PLAN SUBMITTAL | 2024.07.23 | 2370



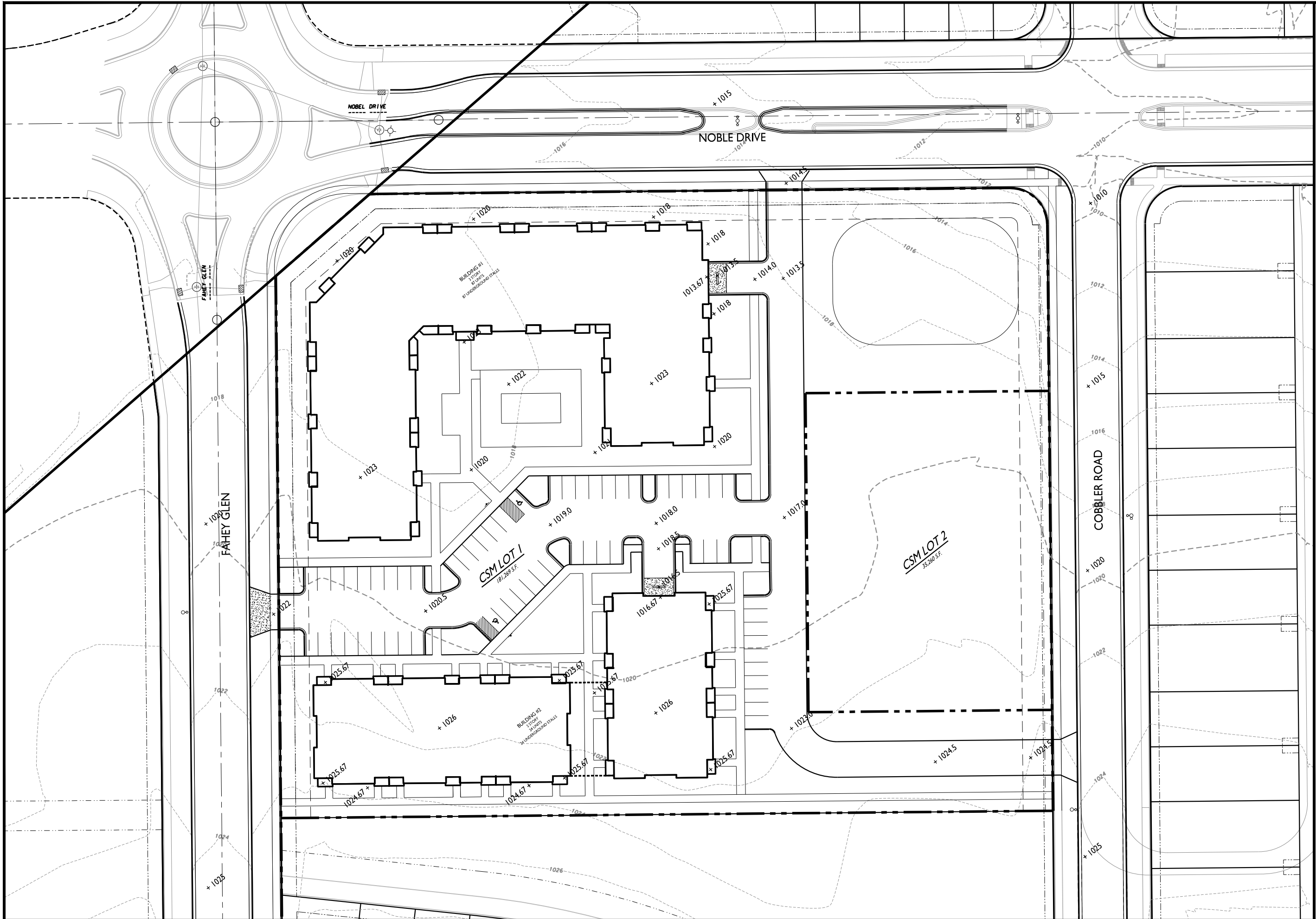


Zoning Plan

Highfield Reserve Lot 144
5335 Nobel Dr., Fitchburg, WI

COMPREHENSIVE DEVELOPMENT PLAN SUBMITTAL | 2024.07.23 | 2370





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 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRADING & EROSION CONTROL PLAN

LOT 144 - HIGHFIELD RESERVE

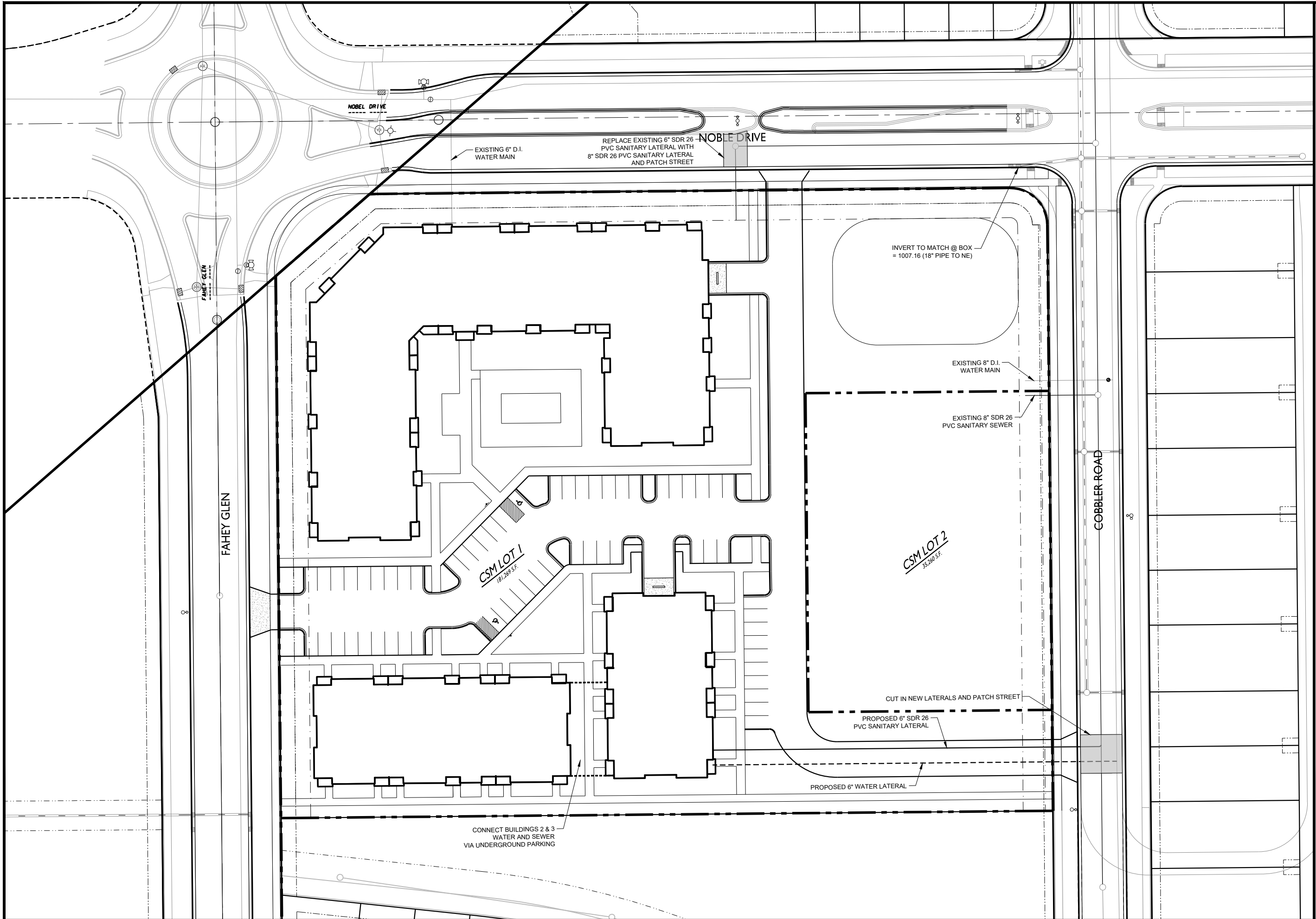
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



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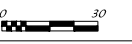
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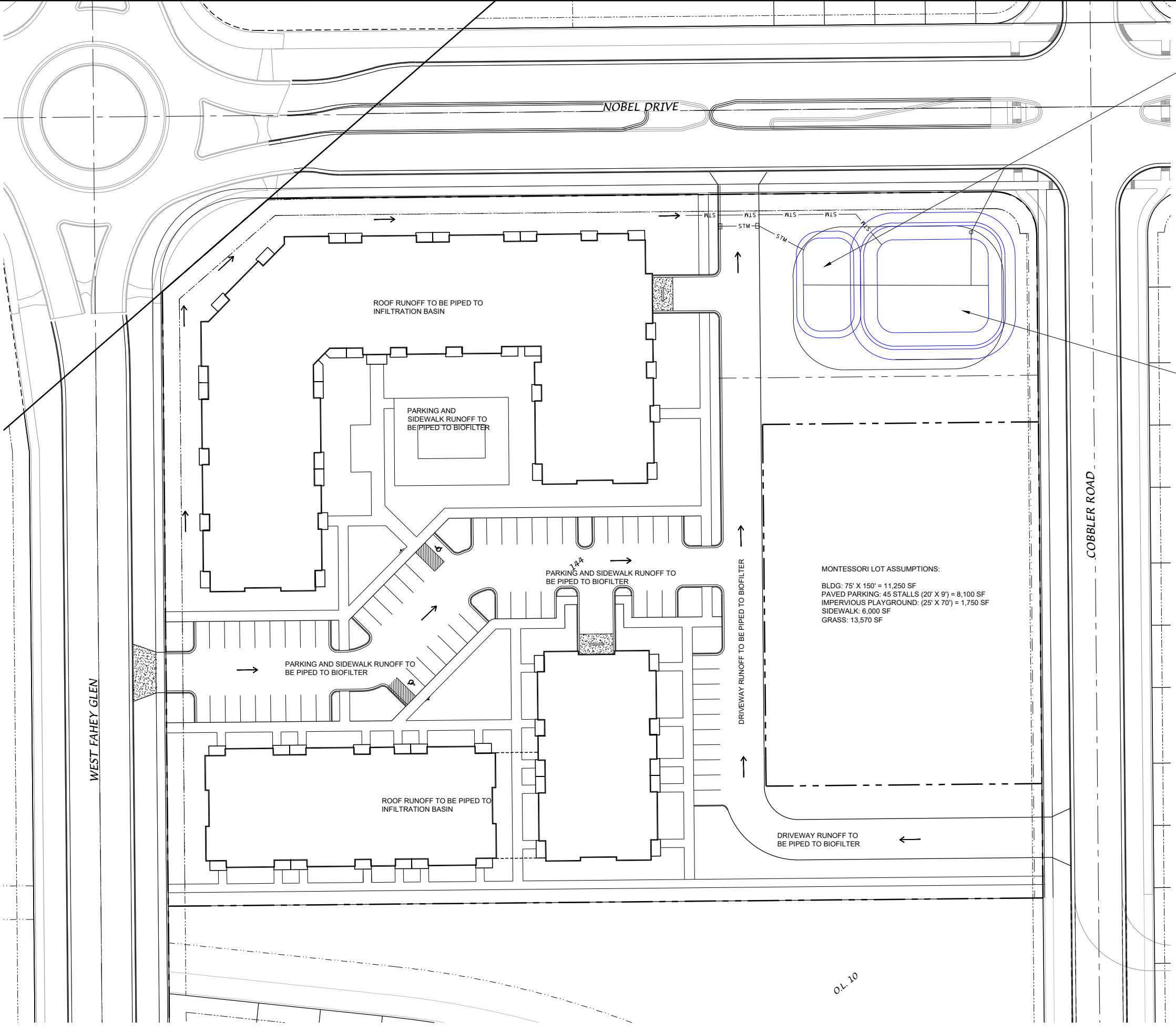
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 FN: 23-05-144
 Sheet Number:
 1 OF 3



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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

UTILITY PLAN
LOT 144 - HIGHFIELD RESERVE
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN


 SCALE: 1" = 60'
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 Sheet Number:
 2 OF 3



BIOFILTER
 BOTTOM BASIN = 1010.50
 TOP BANK = 1012.50
 OVERFLOW = 1011.5
 DRAINTILE @ 1008.0

INFILTRATION BASIN
 BOTTOM BASIN = 1008.0
 TOP BANK = 1012.0
 OVERFLOW = 1011.50
 24" OUTLET STRUCTURE
 RIM = 1010.0
 6" ORIFICE @ 1009.0
 DRAINTILE @ 1008.0
 12" OUTLET PIPE @ 1008.0

MONTESSORI LOT ASSUMPTIONS:
 BLDG: 75' X 150' = 11,250 SF
 PAVED PARKING: 45 STALLS (20' X 9') = 8,100 SF
 IMPERVIOUS PLAYGROUND: (25' X 70') = 1,750 SF
 SIDEWALK: 6,000 SF
 GRASS: 13,570 SF

WEST FAHEY GLEN

NOBEL DRIVE

COBBLER ROAD

ROOF RUNOFF TO BE PIPED TO INFILTRATION BASIN

PARKING AND SIDEWALK RUNOFF TO BE PIPED TO BIOFILTER

PARKING AND SIDEWALK RUNOFF TO BE PIPED TO BIOFILTER

PARKING AND SIDEWALK RUNOFF TO BE PIPED TO BIOFILTER

ROOF RUNOFF TO BE PIPED TO INFILTRATION BASIN

DRIVEWAY RUNOFF TO BE PIPED TO BIOFILTER

DRIVEWAY RUNOFF TO BE PIPED TO BIOFILTER

01-10

D'ONOFRIO NOTTKE AND ASSOCIATES, INC.
 7530 Westwood Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY ENGINEERING - STORMWATER

LOT 144 - HIGHFIELD RESERVE

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SCALE: 1" = 60'
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DATE: 07/22/2024
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Legal Description

Legal Description

Lot 144 Highfield Reserve

Address

5335 Nobel Drive

Existing Parcel

0609-154-1434-2