



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

REZONING APPLICATION

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 _____ district to the _____ district the following described property:

1. Location of Property/Street Address: _____

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

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

2. Proposed Use of Property - Explanation of Request:

3. Proposed Development Schedule: _____

***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): _____

Total Dwelling Units Proposed: _____ **No. Of Parking Stalls:** _____

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: _____ **No. Of Parking Stalls:** _____

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: _____

Address: _____ **Phone No:** _____

Contact Person: _____

Email: _____

Address: _____ **Phone No:** _____

Respectfully Submitted By: Myo 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:** _____ **Publish:** _____ and _____

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

Permit Request No. _____



October 22, 2024
City of Fitchburg
Attn: Deanna Schmidt
5520 Lacy Road
Fitchburg, WI 53711

Dear Deanna:

The attached PDD-GIP request is 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 for a future institutional use as previously approved.

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

PDD-GIP Application
May 2, 2024

PROJECT

5335 Nobel Drive
Highfield Reserve – Lot 144 PDD

SUMMARY

The landowner is requesting the five-acre institutional site be divided into a 3.15 acre multi-family site and a 1.82 institutional site.

This submittal is to request PD-GIP zoning for the multi-family component of the development.

ORGANIZATIONAL STRUCTURE

Owner-
Applicant: 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

EXISTING CONDITIONS

Legal Description

Lot 144 Highfield Reserve

Existing Parcels

225/0609-154-1434-2

Existing Zoning

PDD

Adopted Plans and Approvals

Comprehensive Development Plan: (August 2024)

R2 & Institutional

PROPOSED LAND USE

The GIP was approved with a school proposed for this lot. The school project is not going forward, and the owner has not been able to find another user for a site this large. The owner is proposing to divide the lot into two parcels – a larger multi-family site and a smaller site that would better fit a smaller school or similar use.

The multi-family would be located along Fahey Glen and Noble Drive. A three-story garden style apartment would be on the corner, and a two-story apartment would front on the park that separates this site from the single-family homes to the southwest. The two-story building would be built as two separate buildings located above a common parking garage, further reducing the scale of the building and forming a transition to the single-family homes to the southwest.

PDD zoning allows the project to achieve density in a more compact format, providing needed housing while reserving an appropriately sized lot for a smaller private school or other community serving use. The bulk dimensions will allow for engaging architecture and attractive, activated streetscapes.

SITE DEVELOPMENT STATISTICS

Lot Area

CSM Lot 1	181,269 s.f.	3.15 acres
CSM Lot 2	35,260 s.f.	1.82 acres
Total:	216,529 s.f.	4.97 acres

Lot Coverage

CSM Lot 1:	45% Maximum
CSM Lot 2:	35% Maximum

Impervious Surface Ratio

CSM Lot 1:	70% Maximum
CSM Lot 2:	65% Maximum

Density

CSM Lot 1:	115 d.u..	36.5 du/acre
CSM Lot 2:	n/a	

Parking

On the multi-family lot a minimum of one structured parking stall per dwelling unit will be provided. In addition, off-street surface parking stalls will be provided such that the overall parking ratio will be 1.6 stalls / dwelling unit, minimum.

Parking on the institutional lot will comply with the zoning ordinance based on use.

ZONING REQUEST

Planned Development District - General Implementation Plan (PDD-GIP)

Zoning Request Justification

The PDD Planned Development District is established to encourage and promote diversification and variation through the implementation of comprehensive planning, and to facilitate cohesive, unified projects. The overall goal of the Highfield Reserve Development, which this site is a part of, seeks to create housing variety within the framework of a master planned community. Creating this multi-family site while reserving space for a future, community serving use will further those goals.

PDD Justification Requirements

1. *A statement of rationale as to why the planned development district zoning is proposed. The proposal shall detail in text, graphic and statistical forms the lack of other available chapter 22 zoning districts and opportunities for the community betterment the developer suggests are available through the proposed planned development district.*

The PDD district zoning is proposed because the setback and sideyard requirements of the nearest applicable residential district, R-H, would not permit the vibrant streetscape that has been established in the single family and twin-home district of the project to be continued through the multi-family site. Reducing the setbacks will permit a more engaging streetscape that is in harmony with the other residential uses within the project. Allowing a slightly higher lot coverage and impervious surface ratio will allow for increased density on the site and sufficient parking to serve the development.

2. *An analysis of social and economic impacts on the community of the project.*

This project will provide high quality housing to residents of the City of Fitchburg. The master planned nature of the project will provide various housing options and levels of affordability, while helping to mitigate a growing housing shortage. The variety of housing options, outdoor amenities, and recreational offerings provides an opportunity for enriched social interaction between citizens.

3. *An analysis of how the proposal is consistent with, and will advance the goals, policies and objectives of the comprehensive plan.*

The project is consistent with the overall goals of the Comprehensive Plan and the McGaw Park Neighborhood Plan. It will further the City's stated goals by providing housing options accessible to residents of various ages, income level, and family size. The project contributes to relieving existing and forecasted housing needs and supports a diverse and balanced community.

4. *A detailed analysis discussing the intended specific environmental design, the amenities to be gained by the planned development district zoning proposal, and, specifically, a statement as to why such benefits and amenities would not be realized under any other chapter 22 zoning district.*

The project will be designed to comply with storm water management requirements, capturing, cleaning and infiltrating runoff from parking and lawn areas. The multi-family development will have indoor and outdoor amenities to serve residents of the development.

5. *General outline of the intended organizational structure for a property owners association, if any; proposed condominium documents, if any; deed restrictions and all agreements necessary to accommodate private provision of common services, if any.*

The project will be privately owned and managed. The development team has extensive property development and management experience. They typically provide on-site management and employ a long-term hold strategy for their properties.

Specifics on the ownership and management of the institutional site will be detailed when that site is brought forward at a later date.

6. *For any project plan proposed, a schedule for completion of the public and private improvements proposed within the project plan.*

Public infrastructure would be constructed with the public streets. Private utilities and vehicular circulation would be built with construction of the multi-family site. The anticipated start date for the multi-family site is late 2025 or early 2026, depending on market conditions.

7. *Neighborhood input.*

The conceptual project plan was presented at a neighborhood meeting on July 10, 2024. No concerns regarding the project were raised at this meeting.

Criteria for Approval

1. *Character and intensity of land use. The uses proposed and their intensity and arrangement on the site shall:*
 - a. *Respect the physical attributes of the site with particular concern for preservation of natural features, tree growth and open space. The project shall be accomplished in such a manner as to minimize grading of the existing terrain, by working with topographic conditions. Grading and improvements on slopes of 12 percent or greater shall be limited.*

The proposed site is currently cropland with no remarkable natural features, tree growth or landscaping. Grading of the site will be limited to that required to achieve proper drainage and storm water management.

- b. *Produce an attractive environment of sustained aesthetic and ecological desirability, economic stability and functional practicality compatible with the development prospects for the area.*

This project will provide an opportunity for a cohesive, integrated design that will feature engaging architecture, attractive streetscapes that at the same time provide housing options while retaining a site for a future institutional use. The project complies with the goals and strategies outlined in the Fitchburg Comprehensive Plan and the McGaw Park Neighborhood Plan.

- c. Not adversely affect the anticipated provision of school or municipal services.*

The density proposed by this development has already been anticipated by the Oregon School District. Multi-family development of this type typically puts less of a burden on schools due to the relatively small number of children versus other housing types. Municipal services are adjacent to the site and will be extended to serve the development.

- d. Not create traffic or parking demand incompatible with the existing or proposed facilities to serve it.*

The on-site parking is designed to meet the demand for the residential uses proposed. The roads proposed as part of the development will improve the traffic network in the area.

- e. Produce a transportation network that emphasizes connectivity and reduction of motor vehicle trips.*

The streets have been designed to encourage pedestrian and bicycle travel. A bike path through the site will connect to the existing network of bike trails that connect to nearby parks and to other communities throughout Dane County.

- f. Provide a block structure appropriate to pedestrian activity*

The block dimensions and integrated pedestrian and bicycle paths promote pedestrian activity.

- g. Ensure environmental features are protected to a greater degree than that which would otherwise be required or occur.*

This development provides an opportunity to add landscape which can sequester carbon. Stormwater management will be improved.

- h. Provide an environmental design, including amenities, of buildings and site improvements that are greater than that which would otherwise occur or be required.*

The project has been designed to concentrate open space into useable areas. Outdoor amenities and extensive landscaping will be provided. Final amenities are yet to be determined but are expected to include a swimming pool and outdoor gathering places.

- i. Provide a greater level of economic, social and other benefits than would otherwise be realized.*

The multi-family component of this proposal will further the goals of the overall development, which is to increase housing opportunities in the City of Fitchburg. This will meet the needs of a multi-generational neighborhood and support nearby employment centers, local businesses, and the community as a whole.

- 2. Economic feasibility and impact. The proponents of a planned development district shall provide evidence satisfactory to the plan commission and the common council that the project will not adversely affect the economic prosperity of the city or the values of surrounding properties.*

The multifamily development has been designed to meet the needs of the local Fitchburg community. The development team is experienced and has developed, owns, and maintains many units in Dane County and throughout southern Wisconsin. They can ensure this project is successfully completed and meets the highest standards, both for themselves and the City of Fitchburg.

3. *Engineering design standards. Streets and other ways, outdoor lighting, provision for stormwater drainage, sanitary sewer service, water supply, or other similar environmental and municipal engineering considerations of current ordinance requirements shall, at a minimum be met, but to advance environmental design will likely need to be exceeded. The plan commission and common council may require the use of higher levels of transportation and lighting improvements, stormwater management, or water conservation techniques than is required by current ordinance or other governmental guidelines. Such standards shall be appropriate to advancing environmental design objectives and the public health, safety and welfare as determined by the city.*

The design team will work with city staff to meet all specified requirements.

4. *Preservation and maintenance of open space in a planned development district. Provision shall be made for the preservation and maintenance of open spaces either by public reservation or dedication to public entities or commitment to preservation by a private entity. PD contracts shall contain specific reference to the ownership of such open space areas and to the provision for maintenance.*

The storm water features, green and open spaces in this development will be privately owned and maintained.

Variations From Standard Zoning

The multi-family site of the Fahey South Development most closely resembles the R-H zoning district, however variations from this district are requested to allow a design that is in harmony with and complements the residential development on the rest of the site. The multi-family site is requesting modifications to the standards of the R-H zoning district:

- Number of multiple family dwelling units per lot.
- Maximum lot size.
- Setbacks (front, side, street side).
- Maximum building height.
- Maximum lot coverage and impervious surface ratio.

See proposed zoning text on the following page.

Zoning Text

Lot Area Requirements:

Efficiency	2,000 square feet
1 bedroom	2,200 square feet
2 bedrooms	2,400 square feet
3 bedrooms	2,700 square feet
4 bedrooms or more	3,100 square feet

Exceptions:

If more than half of the dwelling units in a building are efficiency units, those in excess of half shall be counted as one bedroom units.

500 square feet of lot area per structured parking space shall be deducted from the minimum lot area for any building that provides structured parking on-site, either within the building or in a detached underground parking structure.

Minimum Lot Width: 80 feet.

Minimum Front Setback: 20 feet, except that an open front porch or stoop may protrude to within 15 feet of the front lot line.

Minimum Side Setback: 10 feet.

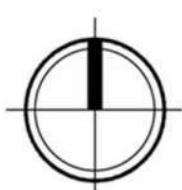
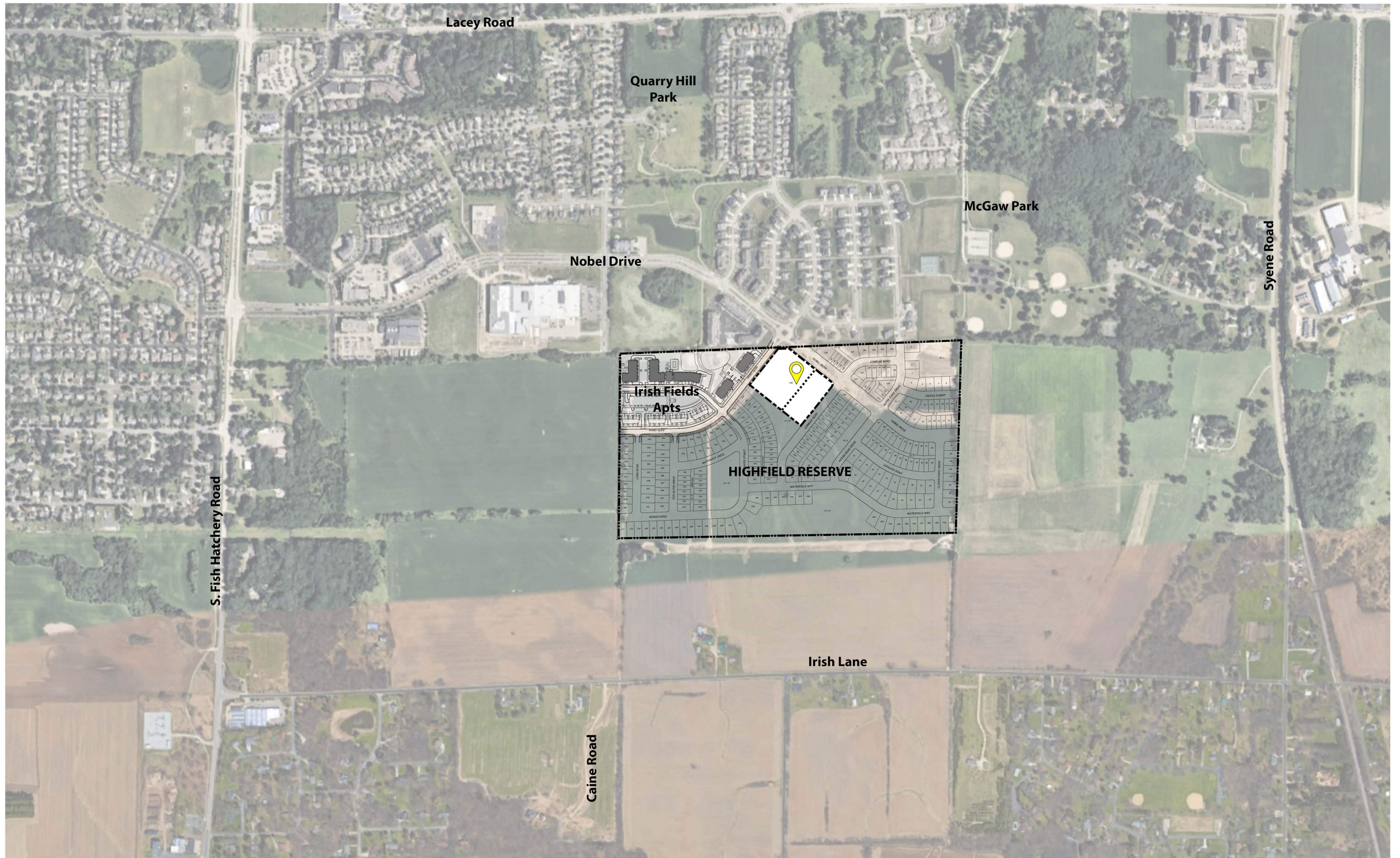
Minimum street side setback: 20 feet.

Minimum rear setback: 25 feet.

Maximum building height: 50 feet or three stories, whichever is less unless a conditional use is approved for additional stories up to six or 75 feet whichever is less.

Maximum lot coverage: 45 percent.

Maximum impervious surface ratio: 70 percent.



Location Map

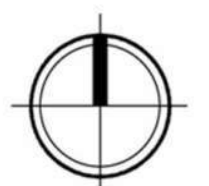
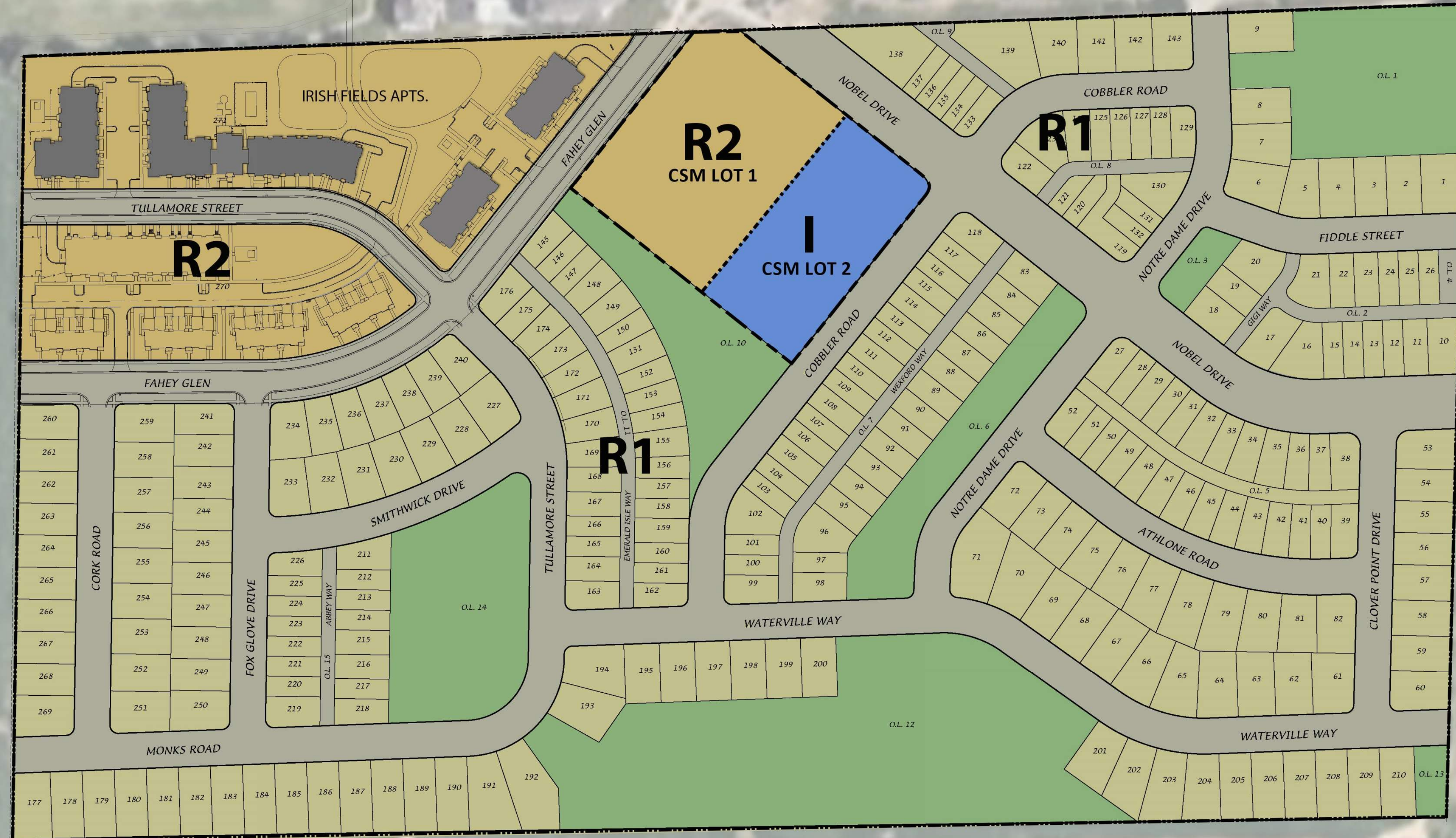
Highfield Reserve Lot 144
5335 Nobel Dr., Fitchburg, WI

PD-GIP SUBMITTAL | 2024.10.22 | 2370



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



Approved Comprehensive Development Plan

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

PD-GIP SUBMITTAL | 2024.10.22 | 2370





Zoning Plan

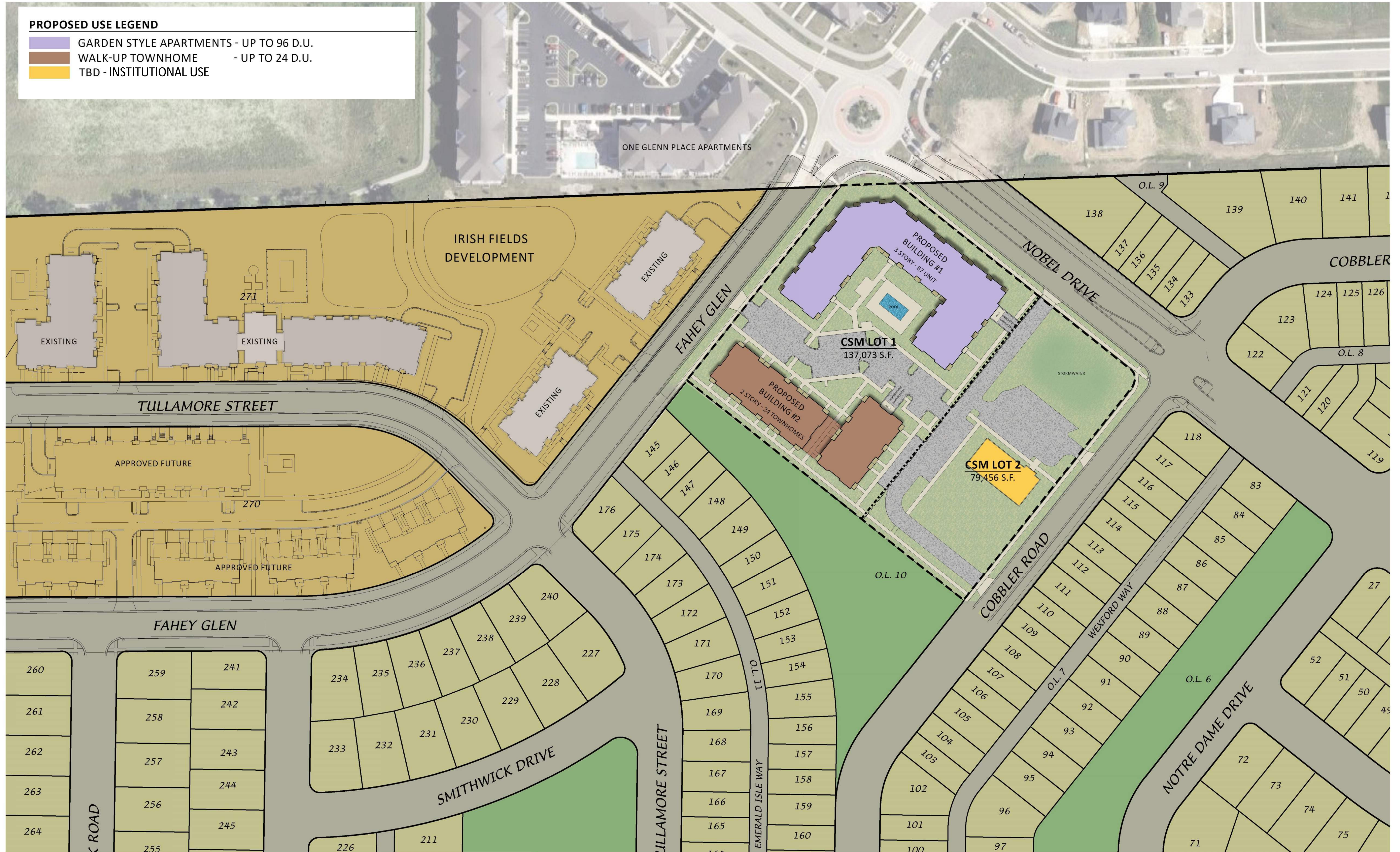
Highfield Reserve Lot 144
 5335 Nobel Dr., Fitchburg, WI

PD-GIP SUBMITTAL | 2024.10.22 | 2370



PROPOSED USE LEGEND

- GARDEN STYLE APARTMENTS - UP TO 96 D.U.
- WALK-UP TOWNHOME - UP TO 24 D.U.
- TBD - INSTITUTIONAL USE



CONCEPT SITE PLAN

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





knothe • bruce
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

SHEET INDEX	
SITE	CA101 CONCEPT ARCHITECTURAL SITE PLAN
C101	PRELIMINARY GRADING & EROSION CONTROL PLAN
C102	PRELIMINARY UTILITY PLAN
C103	PRELIMINARY ENGINEERING - STORMWATER
L101	CONCEPT LANDSCAPE PLAN

SITE DEVELOPMENT DATA:	
PDD-GIP ZONING TEXT:	
MINIMUM FRONT YARD SETBACK:	20' (FRONT PORCHES 15')
MINIMUM SIDE YARD SETBACK:	10'
MINIMUM STREET SIDE SETBACK:	20'
MINIMUM REAR SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	50' OR 3 STORIES
REQUIRED OFF-STREET PARKING:	COMPLY WITH ZONING STANDARDS
CSM LOT 1	
PROPOSED ZONING	PDD-GIP
PROPOSED USE	MULTI-FAMILY
LOT AREA	137,073 SF / 3.15 Acre
DWELLING UNITS	115 UNITS
DENSITY	36.5 UNITS/ACRE
LOT COVERAGE:	45% MAX.
IMPERVIOUS SURFACE AREA	70% MAX.
PROPOSED BUILDING HEIGHT	2-3 STORIES, 50' MAX.
CSM LOT 2	
PROPOSED ZONING	PDD-GIP
PROPOSED USE	INSTITUTIONAL
LOT AREA	79,456 SF / 1.82 Acre
LOT COVERAGE:	35% MAX.
IMPERVIOUS SURFACE AREA	65% MAX.
PROPOSED BUILDING HEIGHT	2 STORIES, 50' MAX.

ISSUED
2024.10.22 PD-GIP Rezoning Submittal

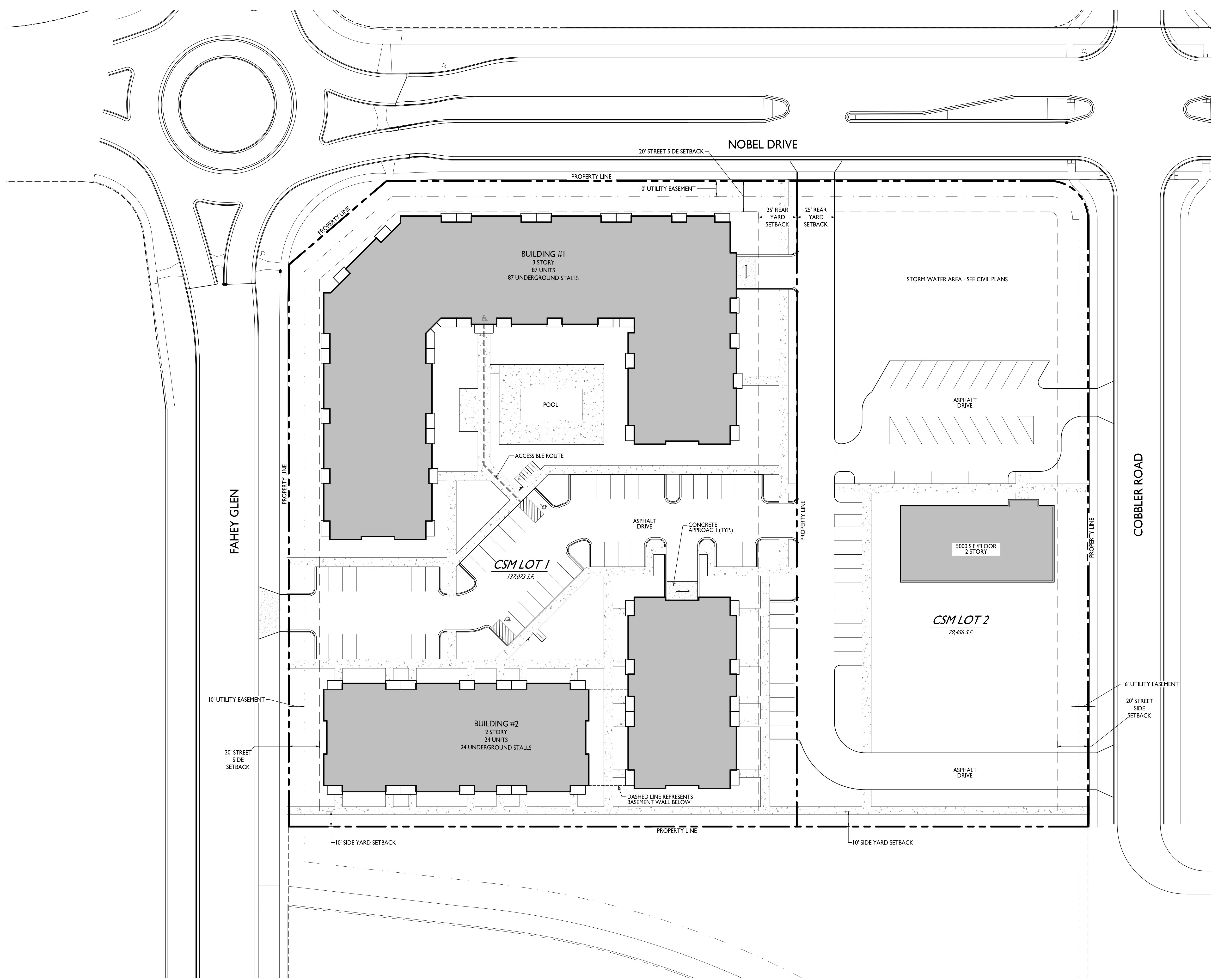
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Highfield Reserve
Lot 144 PD-GIP

5335 Nobel Drive
Fitchburg, Wisconsin
SHEET TITLE
Concept
Architectural
Site Plan

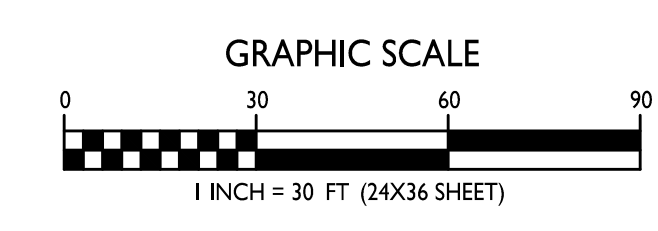
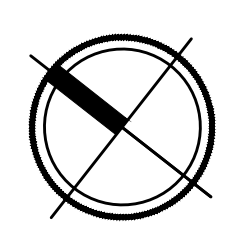
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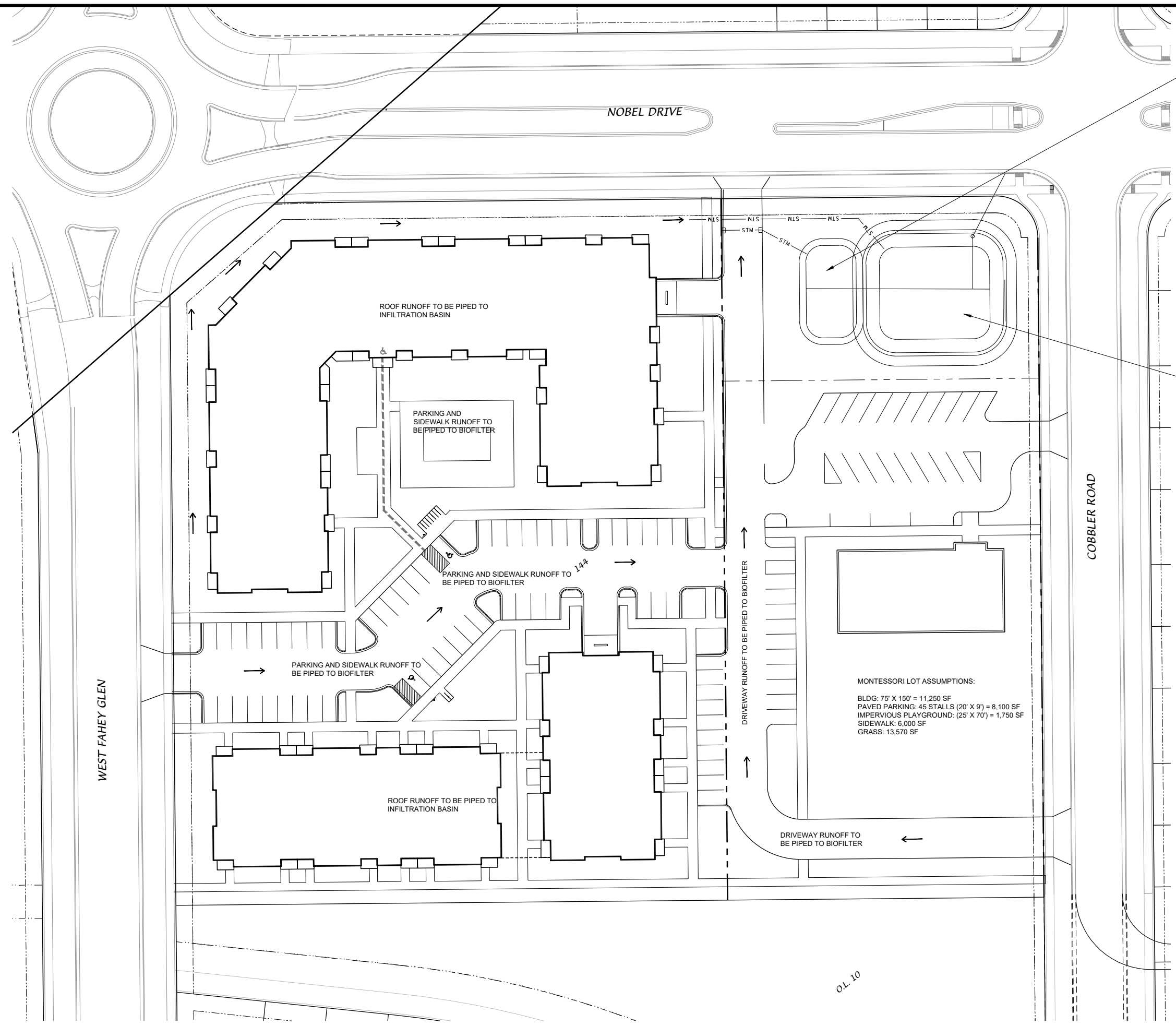
CA101

PROJECT NO. **2370**
© Knothe & Bruce Architects, LLC



CONCEPT
ARCHITECTURAL SITE PLAN
1" = 30'-0"





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

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'
 (PAGE SIZE: 11x17)

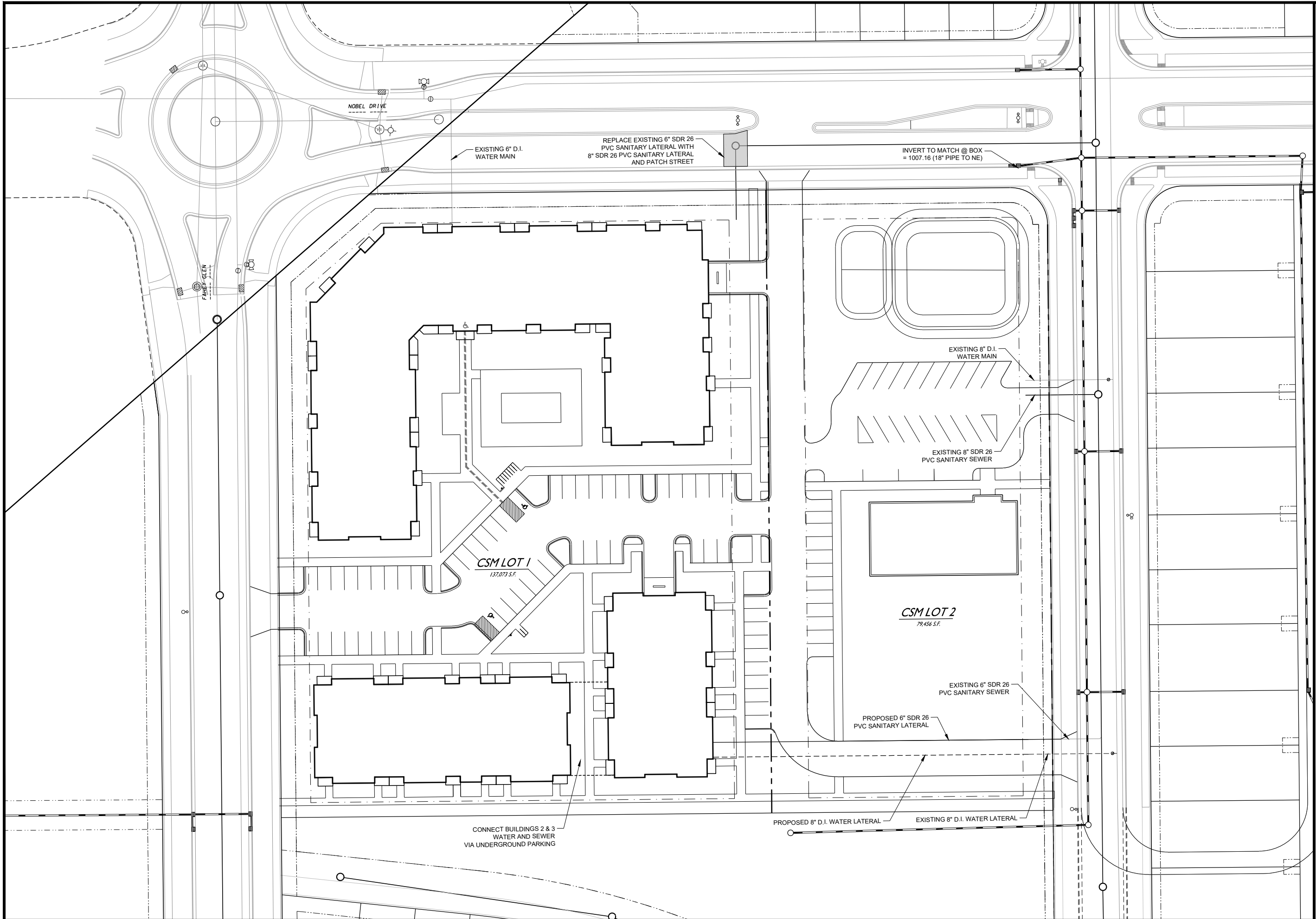
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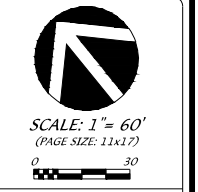
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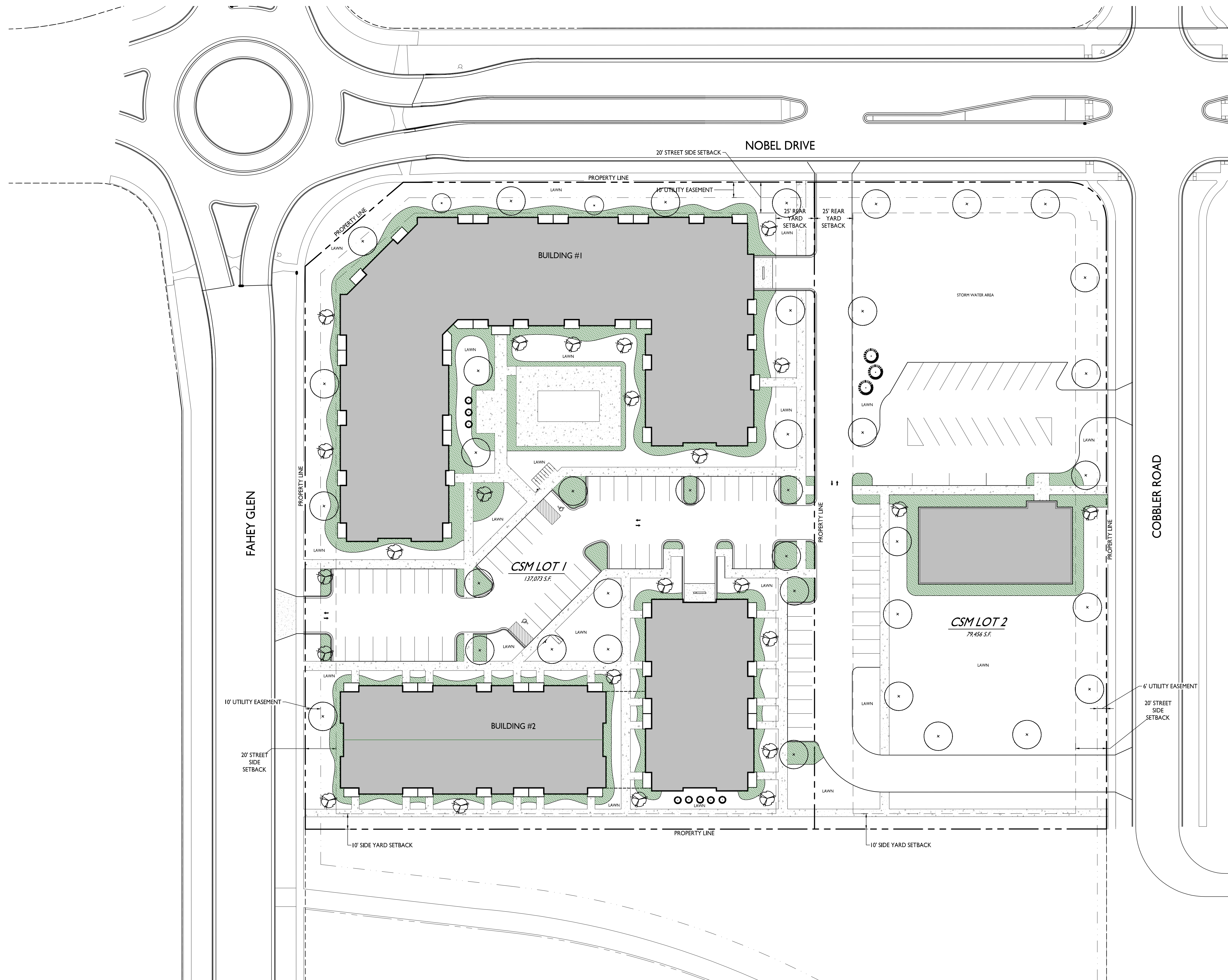
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 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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





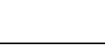


DATE: 10/21/2024
 REVISED:

DRAWN BY: TCF
 FN: 23-05-144
 Sheet Number:
C103



LANDSCAPE LEGEND

-  DECIDUOUS CANOPY TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES
-  PLANTING BEDS
-  EDGING

ISSUED
 2024.10.22 PD-GIP REZONING SUBMITTAL

PROJECT TITLE
Highfield Reserve
Lot 144 PD-GIP

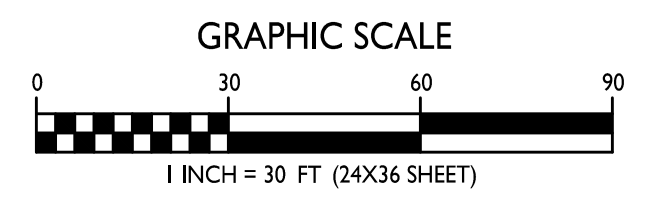
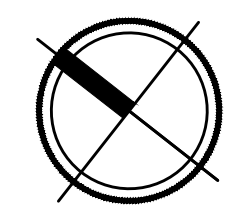
5335 Nobel Drive
 Fitchburg, Wisconsin
 SHEET TITLE
Concept
Landscape Plan

SHEET NUMBER

LI01

PROJECT NO. **2370**
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1
LI01 **CONCEPT LANDSCAPE PLAN**
 1" = 30'-0"





Conditional Use - Owner or Authorized Agent Acknowledgement

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner's or Authorized Agent's Signature

10-22-2024

Date (DD/MM/YYYY)