



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:** 46

**4. No. Of Buildable Lots Proposed:** 42

**5. Zoning District:** PDD/SIP

**6. Current Owner of Property:** Nine Springs Hill, Inc.

**Address:** 2721 Stevens St. , Madison, WI. 53705 **Phone No:** \_\_\_\_\_

**7. Contact Person:** Christopher Gosch

**Email:** [REDACTED]

**Address:** 1 Sherman Terrace, Madison, WI. 53704 **Phone No:** 608.333.1926

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto: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:**  Christopher Gosch

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.** \_\_\_\_\_

# SYNCOPTION

## Syncopation Development Summary

Fairchild Development, L.L.C.

Fitchburg, Wisconsin

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The **Syncopation** project sits on roughly 34 acres at one of Fitchburg's most recognizable gateways. Positioned along County Highway MM and Highway 14 is an elevated, rugged stretch of land with steep slopes and scattered concrete left over from decades past. The site has been patiently waiting for its second life.

Nearly 30 years ago, when Highway 14 was constructed, this property was excavated and later used as a construction fill area. What's beneath the surface reflects that history: layers of soil, stone, brick, blacktop, concrete. Residents know the site as a visual blemish and as something that simply hasn't matched Fitchburg's momentum.

Now, with updated civil, geotechnical, structural, and environmental solutions in hand, the reality is clear: a development there needs significant intervention. But that challenge is also the opportunity. **Syncopation** is a chance to take a complicated site and finally give it the attention it has needed for decades.





## COMPLIANCE WITH MUNICIPALITY’S COMPREHENSIVE PLAN

### Properties are designated as “M-U”; Mixed Use

#### *(M-U) definition:*

This category includes a variety of housing units, types and densities along with neighborhood scale retail businesses and offices, sometimes all located in mixed-use buildings. All buildings are set close to the sidewalk with doors and windows facing the street with parking located beneath the buildings and surface parking at strategic locations. In some instances, based on the Plan Commission’s discretion, stand alone buildings may be permitted within a mixed use category depending on the comprehensive development plan for the area. Mixed Use falls primarily in the Planned Development Zoning District – General Implementation Plan (PDD-GIP) and Planned Development Zoning District-Specific Implementation Plan (PDD-SIP), although in some instances a General Business Zoning District (B-G) may serve some of the anticipated purposes.

**All proposed uses meet the stated goals of the Comprehensive Plan.**

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## Project Vision

**Syncopation** is a full reimagining of a key entrance into Fitchburg. The vision blends modern living, thoughtful commercial spaces, trails, community areas, and natural features into one cohesive and walkable environment.

The guiding principles remain constant:

- Sustainability and adaptive reuse: Maximize recycling of onsite materials, reduce waste, and incorporate passive and active solar strategies.
- Community-centered living: Provide a mix of upscale apartments, townhomes, single-family homes, and a senior living continuum.
- Creative, entrepreneurial culture: design spaces that support artists, makers, remote workers, and technology-driven residents.
- Integrated commercial activity: attract small, high-quality businesses such as a coffee shop, daycare, workout facility, and other services that will support both residents and neighbors.

### *Lifestyle and Amenities*

The development includes a comprehensive amenity offering that supports long-term community vibrancy:

- Preferred purchasing partnerships
- Electric and hybrid charging stations
- Music rehearsal space
- Ultra-high-speed WiFi
- Community engagement services
- Package and parcel center
- Coffee bar
- Community gardens with harvest exchange
- Bike path connectivity with service stations
- Pet walking areas
- Pet washing station

## Components

The project is proposed to consist of the following:

### SITE:

- 1: Sitework, prep, and remediation
- 2: Installation of private roads and utilities
- 3: Construction of privately maintained stormwater facilities
- 4: Construction of pedestrian and bicycle pathways, trails, and connections to regional bike and pedestrian networks
- 5: Construction of common areas and green spaces

### BUILDINGS:

- 1: Construction of a continuum of care facility containing the following unit types:

INDEPENDENT LIVING: 17  
ASSISTED LIVING: 40 (LICENSED AS CBRF)  
MEMORY CARE: 16 (LICENSED AS CBRF)  
SKILLED: 46

GRAND TOTAL: 119

- 2: Construction of two phases of rental housing with a portion of affordable units to be set aside contingent upon an agreement with the City of Fitchburg regarding the type and administration of program terms and goals.

*Proposed: at least 10% of rental units will be affordable to households earning  $\leq 60\%$  County AMI for a minimum 15-year term, secured by land-use agreement recorded prior to final plat.*

Total for both phases to be approx. **312 units.**

- 3: Construction of approximately **40** townhome style residences, both for sale and rental
- 4: Construction of approximately **30-35** owner occupied single family homes

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## Stabilization Plan

Fairchild Development is prepared to carry out the full scope of work required to make the land buildable. This includes:

- Removing approximately 60–80,000 cubic yards of unstable material from all building footprints, future roads, and utility corridors.
- Crushing and reusing masonry debris as base material once steel and plastics are removed.

- Importing engineered fill material where needed.
- Installing a geosynthetic stabilization grid across all structural areas.
- Clearing steep slopes of invasive vegetation and reworking them into terraced, stabilized, walkable spaces.

Where old debris once dominated the hillside, the new landscape will include native, drought-resistant plantings, improved grading, and spaces designed for residents to actually enjoy. Stormwater will be handled through on-site settlement basins and reused for community gardens, pet amenities, and other shared features.

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## **Project Positioning**

Fitchburg's growth has created demand for high-quality, flexible housing supported by a strong employment base and a growing creative and professional sector.

**Syncopation** meets that demand with a smart, walkable mix of residential, commercial, and senior living options that appeal to a wide range of residents and tenants.

The two main residential buildings will include approximately 312 apartments and 15,000 square feet of commercial space, designed with active street-level orientation and modern, community-focused architecture.

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## **Location and Land Framework**

The project spans 34.08 acres across CSM 3535 and CSM 3598. The Preliminary Plat creates 42 buildable lots and two outlots for stormwater and open space. Existing utility easements will be addressed through a release application. The land use plan blends:

- Two mixed-use residential/commercial buildings
- 36 single-family lots from 5,250 to 21,000 square feet
- A Trilogy senior living facility
- Two 20–25-unit townhome buildings

This layout brings together diverse housing options, community amenities, and integrated commercial activity in a cohesive framework.

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## Mobility, Access, and Parking

**Syncopation** will include two primary access points from County Highway MM, with improvements to align new drives with topography and circulation patterns. Bicyclists will have a fully connected multi-use path running through the site with links to the Capital City Trail and the Lacy Road system. All residential units include long-term and short-term bike parking, secure storage, and modern bike-friendly features based on City of Fitchburg standards.

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## Topography & Landscape Approach

The site's nearly 80-foot elevation change will be transformed through balanced cut-and-fill engineering, stabilized terraces, and vegetated slopes. What has long been an inaccessible and unsafe hillside will become a walkable network of outdoor spaces, views, and native landscaping.

The landscape plan incorporates drought-resistant plantings, outdoor rooms, courtyards, gathering areas, and gardens that soften the density and reinforce the development's community-centered identity.

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## Pre-Application History

Early municipal engagement began in 2017, before Fairchild Development took over. Those discussions identified key site challenges—remediation needs, topography, and mixed-use opportunities—alongside early neighborhood conversations. When residents understood the remediation requirements and long-term benefits, support for a comprehensive plan grew.

Fairchild Development has since advanced the vision with updated engineering, market-aligned planning, and a more robust, community-focused development framework.

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## Summary

**Syncopation** brings purpose back to a site that has needed it for decades. It repairs long-standing issues, aligns with Fitchburg's growth, and delivers a modern, sustainable, community-focused district at one of the city's most visible entry points. Every part of the plan reflects the belief that this land can, and should, serve Fitchburg in a meaningful way moving forward.

Mark Fairchild  
Fairchild Development

# SYNCOPATION

Fairchild Development hosted a one-hour neighborhood meeting on August 28, 2025 at the Fitchburg Public Library to introduce the Syncopation mixed-use project and walk through the preliminary site layout, phasing, and overall development timeline.

In attendance from the Development team were:

Mark Fairchild

Kevin Visel

and Architect Christopher Gosch

The discussion included an overview of the planned single-family portion, the mixed-use multifamily phases, and anticipated key dates, most notably the projected land closing in late January to early February 2026 and a targeted groundbreaking in late spring 2026.

Meaningful support came directly from property seller **Jim Foseid**, who relayed through his broker **Tyson Hall**, reaffirming confidence in the project direction and long-term vision. Additional support came from neighbors **Dave Wood** and **Dale Osborn**, both of whom expressed interest in the project's progress and alignment with the neighborhood.

While they raised thoughtful, high-level questions related to density, traffic flow, and long-term access, their overall tone and comments were supportive and collaborative.

The meeting also surfaced valuable historical insights into the land itself. Both Dave and Dale shared background on how the site has evolved over time. Dale specifically noted that the soil is a **clean site**, sharing firsthand observations of the fill process over many years. He described the earthwork activity he has personally completed nearby and affirmed his confidence in the underlying soils. Dale also expressed a willingness—along with Dave—to cooperate with Fairchild Development should any future access or coordination between neighboring properties be required.


Overall, the meeting was constructive, supportive, and aligned with the project's goals of transparency, community engagement, and early communication as Syncopation moves toward entitlement, closing, and construction.

Thank You,

Mark Fairchild

President – Fairchild Development

(608)-778-4337



# SYNCOPATION

## REVISED LAND USES, PHASING, and UNIT COUNTS

REV. 11.21.25

### BUILDINGS:

- 1: Construction of a continuum of care facility containing the following unit types:  
INDEPENDENT LIVING: 17  
ASSISTED LIVING: 40 (LICENSED AS CBRF)  
MEMORY CARE: 16 (LICENSED AS CBRF)  
SKILLED: 46  
GRAND TOTAL: 119
  
- 2: Construction of two phases of rental housing with a portion of affordable units to be set aside contingent upon an agreement with the City of Fitchburg regarding the type and administration of program terms and goals.  
*Proposed: at least 10% of rental units will be affordable to households earning  $\leq 60$  % County AMI for a minimum 15-year term, secured by land-use agreement recorded prior to final plat.*  
Total for both phases to be approx. **315 units.**
  
- 3: Construction of approximately **40** townhome style residences, both for sale and rental
  
- 4: Construction of approximately **30-35** owner occupied single family homes

# SYNCOPTION

## **Syncopation Site Legal Description**

**Fairchild Development, L.L.C.**

Fitchburg, Wisconsin

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### **LEGAL DESCRIPTION**

LOT 3, CERTIFIED SURVEY MAP NO. 3535, RECORDED IN VOLUME 14 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 124-125 AS DOCUMENT NUMBER 1676937 AND LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 3598, RECORDED IN VOLUME 14 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 234-235 AS DOCUMENT NUMBER 1691387, TOWN OF FITCHBURG (NOW CITY OF FITCHBURG) LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01 TOWNSHIP 06 NORTH RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WI  
TAX KEY NO: 225/0609-013-8170-4, 225/0609-013-9940-0, 225/0609-013-9540-4

**CURRENT ZONING**  
 PDD-GIP (PLANNED DEVELOPMENT)  
 DISTRICT - GENERAL  
 IMPLEMENTATION PLAT

**LOT AREA AND ZONING**

LOT #	PROPOSED ZONING	AREA
LOT 1		4.47 ACRES
LOT 2		2.19 ACRES
LOT 3		2.95 ACRES
LOT 4		0.69 ACRES
LOT 5		0.74 ACRES
LOT 6		0.12 ACRES
LOT 7		0.13 ACRES
LOT 8		0.16 ACRES
LOT 9		0.20 ACRES
LOT 10		0.21 ACRES
LOT 11		0.24 ACRES
LOT 12		0.19 ACRES
LOT 13		0.19 ACRES
LOT 14		0.62 ACRES
LOT 15		0.20 ACRES
LOT 16		0.21 ACRES
LOT 17		0.20 ACRES
LOT 18		0.21 ACRES
LOT 19		0.21 ACRES
LOT 20		0.20 ACRES
LOT 21		0.20 ACRES
LOT 22		0.28 ACRES
LOT 23		0.36 ACRES
LOT 24		0.41 ACRES
LOT 25		0.50 ACRES
LOT 26		0.23 ACRES
LOT 27		0.21 ACRES
LOT 28		0.20 ACRES
LOT 29		0.26 ACRES
LOT 30		0.16 ACRES
LOT 31		0.24 ACRES
LOT 32		0.16 ACRES
LOT 33		0.15 ACRES
LOT 34		0.16 ACRES
LOT 35		0.18 ACRES
LOT 36		0.14 ACRES
LOT 37		0.17 ACRES
LOT 38		0.25 ACRES
LOT 39		0.17 ACRES
LOT 40		0.17 ACRES
OUTLOT 1		0.81 ACRES
OUTLOT 2		0.05 ACRES
OUTLOT 3		5.97 ACRES
OUTLOT 4		1.91 ACRES
OUTLOT 5		0.23 ACRES

**UNITE STATES HIGHWAY "14"**  
 RIGHT OF WAY VARIES

**CURVE TABLE:**

C-#	RADIUS	CHORD BEARING AND DISTANCE	ARC	DELTA
C-1	1,863.34'	S 15°29'07" E 842.66' N 65°03'12" W 133.17'	850.01'	(26°08'14") (45°00'00")
C-2	174.00'	N 64°40'24" W 106.44'	136.66'	44°59'55"
C-3	60.00'	S 58°37'50" W 22.40'	22.53'	21°30'50"

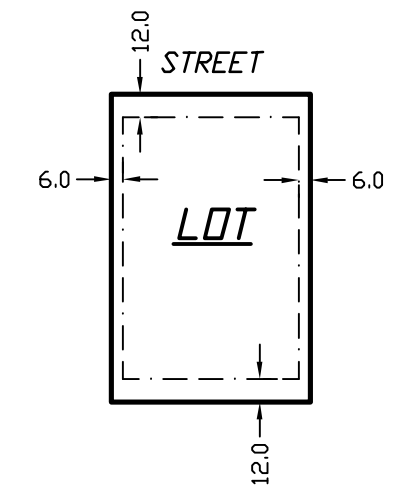
**LINE TABLE:**

L-#	BEARING	DISTANCE
L-1	N 87°33'12" W	96.57'
L-2	N 42°09'51" W	40.02'
L-3	N 48°07'01" W	106.44'

**NOTE:**  
 OUTLOTS 2 AND 3 ARE DEDICATED TO THE PUBLIC FOR PARK PURPOSES.

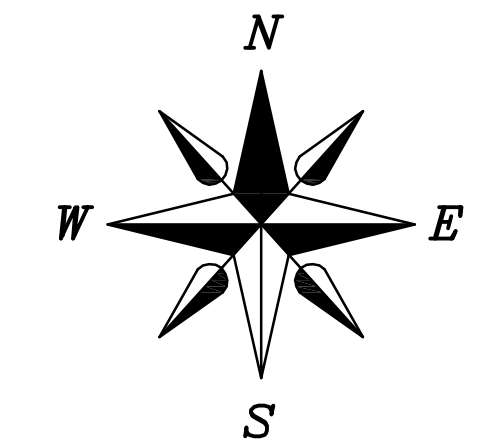
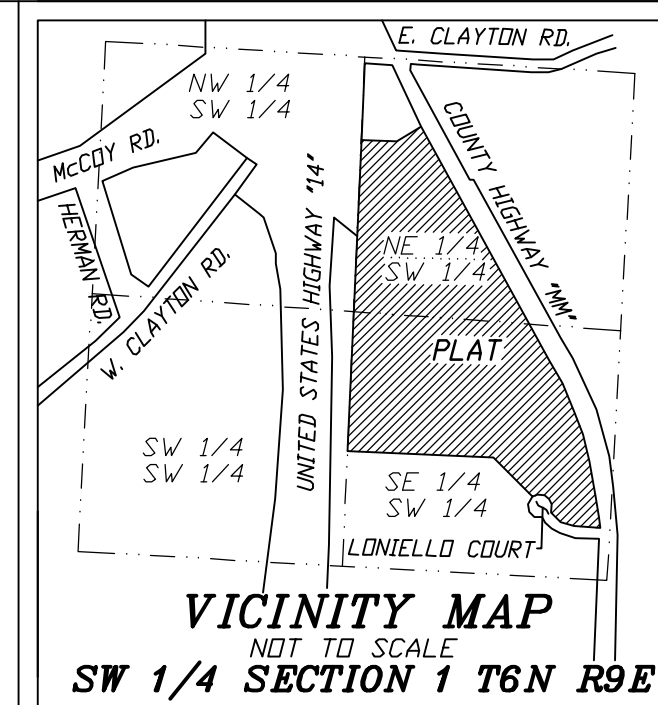
**TYPICAL UTILITY EASEMENT**

UNLESS NOTED OTHERWISE



PRELIMINARY PLAT OF  
**SYNCOPATION**

Lot 3, Certified Survey Map No. 3535, Lots 1 and 2, Certified Survey Map No. 3598 and part of vacated Loniello Court, per Document No. 1676937. All located in part of the Southeast and Northeast 1/4's of the Southwest 1/4 of Section 1, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.



W.C.S. - DANE ZONE  
 BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 1.  
 LINE TO BEAR = N 85°59'25" W  
 SCALE 1" = 100'

**PREPARED BY:**  
 WILLIAMSON SURVEYING AND ASSOCIATES, LLC  
 104A WEST MAIN STREET  
 WAUNAKEE, WI 53597

**OWNER:**  
 NINE SPRINGS HILL, INC.  
 2721 STEVENS STREET  
 MADISON, WI 53705

**SUBDIVIDER**  
 FAIRCHILD DEVELOPMENT

POPULANCE LLC

**CIVIL ENGINEER**  
 SMITHGROUP  
 44 E. MIFFLIN STREET  
 MADISON, WI 53703

**PROFESSIONAL PLANNER**  
 FAIRCHILD DEVELOPMENT

POPULANCE LLC

**LEGEND**

- = SET 1 1/4"x18" REBAR
- WT 417 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- ⊙ = FOUND SECTION CORNER
- (\*\*\*) = RECORDED AS

**NOTES:**

- 1) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED FROM FIRST AMERICAN TITLE COMMITMENT NUMBER NCS-1274519x1-MAD DATED NOVEMBER 28TH, 2025.
- 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4) ELEVATIONS SHOWN ON THIS SURVEY ARE REFERENCED TO NAVD83.
- 5) CONTOURS SHOWN WERE PROVIDED BY OTHERS. FIELD WORK WAS PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY AND SEPTEMBER 2017. CONTOURS SHOWN ON THIS MAP ARE IN TWO FOOT INTERVALS.
- 6) COUNTY TRUNK HIGHWAY "MM" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79 OF THE DANE COUNTY CODE OF ORDINANCES.
- 7) UNITED STATES HIGHWAY "14" IS A CONTROLLED ACCESS HIGHWAY PER STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION 233.

**DESCRIPTION:**

Lot 3, Certified Survey Map No. 3535, recorded in the Dane County Register of Deeds Office in Volume 14 of Certified Surveys, Pages 124 and 125, as Document No. 1676937, Lots 1 and 2, Certified Survey Map No. 3598 recorded in the Dane County Register of Deeds Office in Volume 14 of Certified Survey Maps, Pages 234 and 235 as Document No. 1691387 and part of vacated Loniello Court per Document No. 1676937. All located in part of the Southeast and Northeast 1/4's of the Southwest 1/4 of Section 1, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.

Commencing at the South 1/4 Corner of said Section 1; thence N 85°59'25" W along the south line of the said Southwest 1/4 of Section 1, 1,351.52 feet; thence N 02°49'36" E, 611.00 feet to the Southwest Corner of said Lot 2 Certified Survey Map No. 3598 also being the point of beginning.

Thence continue N 02°49'36" E along the west line of said Lot 2, Certified Survey Map and the west line of said Lot 3, Certified Survey Map No. 3535, 1,594.58 feet; thence along said Lot 3, Certified Survey Map No. 3535 for the next 3 courses S 87°10'24" E, 163.00 feet; thence N 61°26'52" E, 155.39 feet to the west right of way of County Highway "MM"; thence along said west right of way for the next 2 courses S 28°33'08" E, 1,413.59 feet to the point of curvature of said Certified Survey Map No. 3598; thence along said Certified Survey Map No. 3598 for the next 4 courses along an arc of a curve concave southwesterly having a radius of 1,863.34 feet and a long chord bearing and distance of S 15°29'07" E, 842.66 feet to the north line of Loniello Court; thence along said north line of Loniello Court for the next 5 courses N 87°10'45" W, 96.57 feet; thence along an arc of a curve concave northeasterly having a radius of 174.00 feet and a long chord bearing and distance of N 64°40'24" W, 133.17 feet; thence N 42°09'51" W, 40.02 feet to the southeast corner of said vacated Loniello Court; thence N 48°07'01" W along the west line of said vacated Loniello Court, 106.44 feet to the north line of Loniello Court also being a point on said Lot 2, Certified Survey Map No. 3598; thence along said north line of Loniello Court along an arc of a curve concave southeasterly having a radius of 60.00 feet and a long chord bearing and distance of S 58°37'50" W, 22.40 feet to the south line of said Lot 2, Certified Survey Map No. 3598; thence along said Certified Survey Map No. 3598 for the next 2 courses N 42°10'13" W, 279.44 feet; thence N 87°10'24" W, 749.81 feet to the point of beginning. This parcel contains 1,430,740 sq. ft. or 32.84 acres.

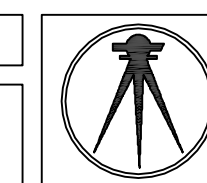
**SURVEYOR'S CERTIFICATE:**

I certify that this preliminary plat is a correct representation of all existing land divisions and features and fully complies with the City of Fitchburg Chapter 24 of Land Division, Section 24-4.

Williamson Surveying and Associates, LLC  
 by Neil F. Bortz

Date \_\_\_\_\_  
 Neil F. Bortz S-3241  
 Professional Land Surveyor

SURVEYORS SEAL



**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597  
 NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PRELIMINARY PLAT OF  
**SYNCOPATION**

Lot 3, Certified Survey Map No. 3535, Lots 1 and 2, Certified Survey Map No. 3598 and part of vacated Loniello Court, per Document No. 1676937. All located in part of the Southeast and Northeast 1/4's of the Southwest 1/4 of Section 1, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.

DATE	JANUARY 20TH, 2026	REVISION DATE:	CHECK BY:	N.T.P.
SCALE:	1" = 100'		DRAWING NO.:	25W-295
DRAWN BY:	NEIL BORTZ		SHEET:	1 OF 1

SOUTHWEST CORNER SECTION 1, T6N, R9E  
 F.D. BRASS CAP MONUMENT

SOUTH 1/4 CORNER SECTION 1, T6N, R9E  
 F.D. SURVEY SPIKE

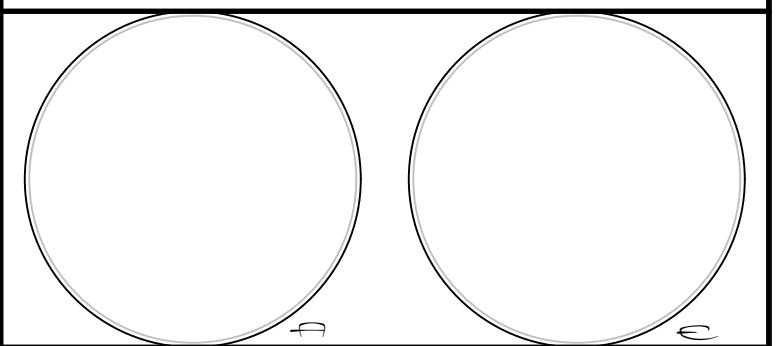
PRELIMINARY ONLY

GENERAL NOTES

DRAWING NOTES

CODE NOTES

**SMITHGROUP**



**popul|ance**  
SHERMAN TERRACE  
MADISON, WI 53704

Sheet Title  
*Existing Site*

Project Manager	CMN	Project ID	Project ID
Drawn By		Scale	1:1200
Reviewed By			
Date	12/1/25		<b>C0.01</b>



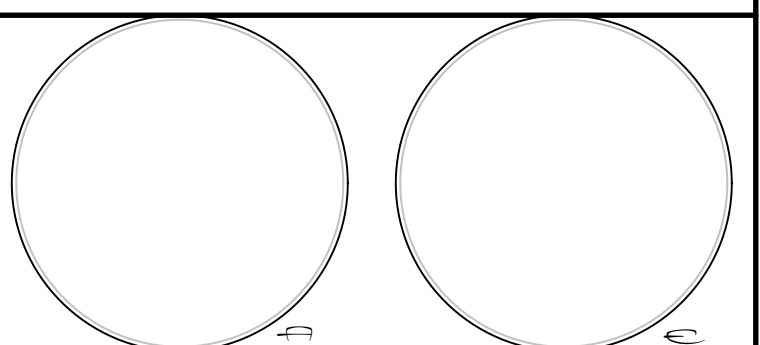
SYNCOPTION

GENERAL NOTES

DRAWING NOTES

CODE NOTES

SMITHGROUP



popul<sup>ance</sup>  
SHERMAN TERRACE  
MADISON, WI 53704

Short Title  
Site Demolition

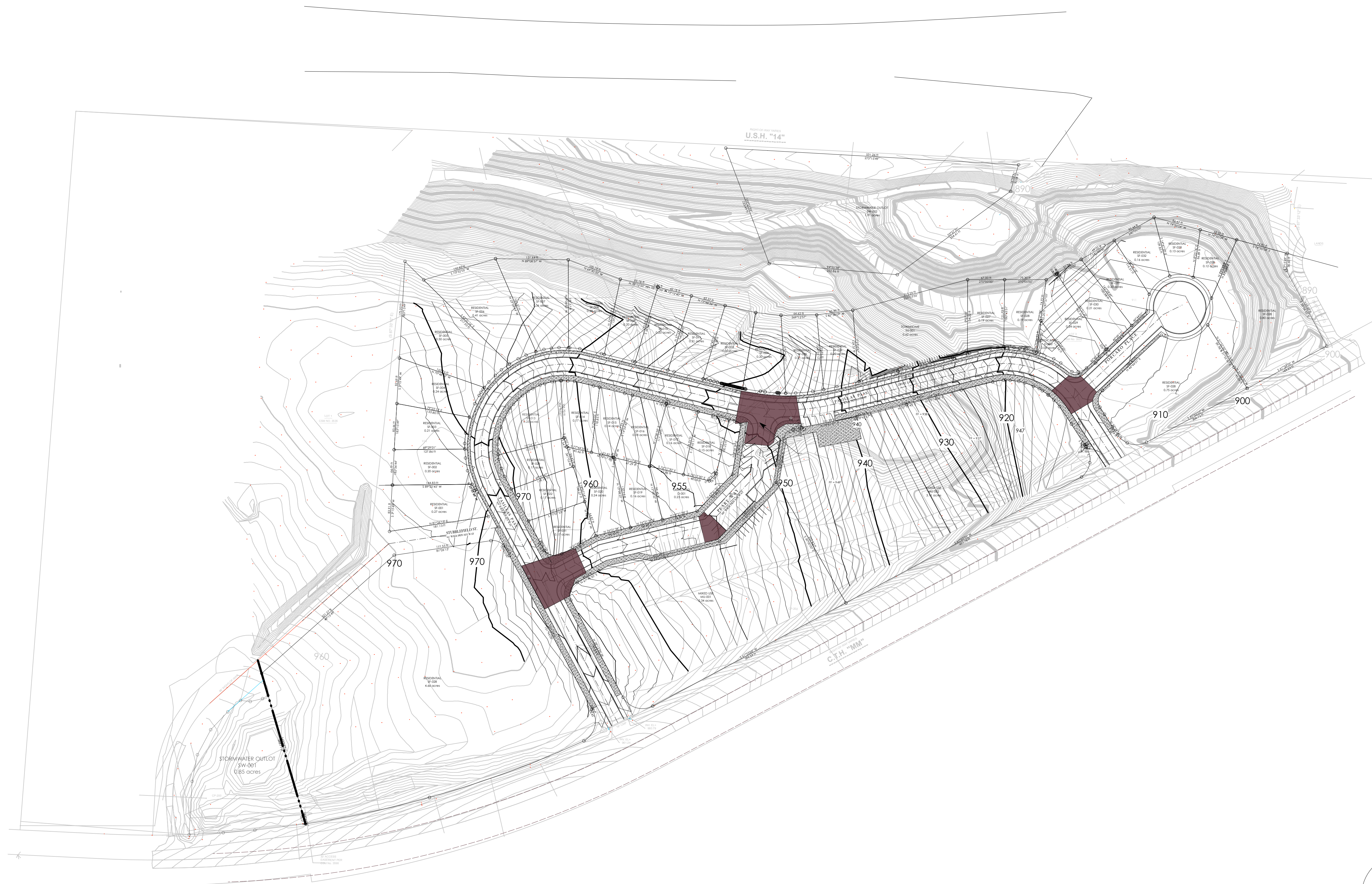
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Drawn By		Scale	1:1200
Reviewed By			
Date	12/3/25		<b>C0.02</b>



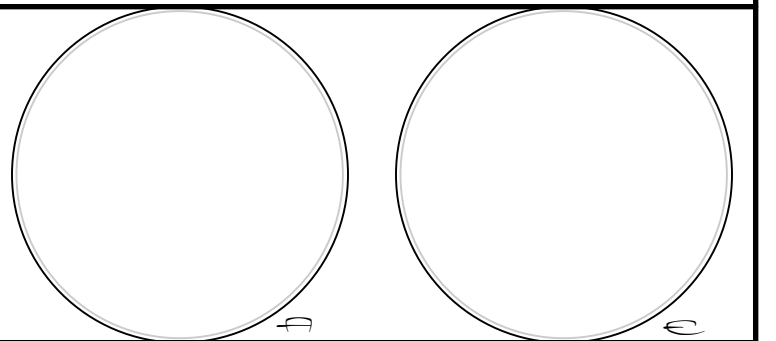
GENERAL NOTES

DRAWING NOTES

CODE NOTES



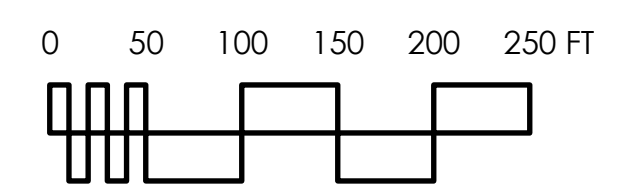
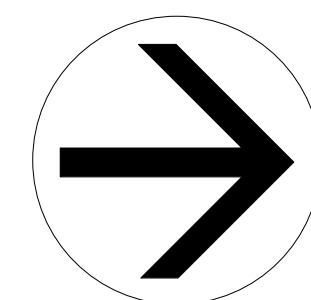
SMITHGROUP



populace  
SHERMAN TERRACE  
MADISON, WI 53704

Sheet Title  
\* Proposed Grading

Project Manager	CMN	Project ID	Project ID
Drawn By		Scale	1:1200
Reviewed By			
Date	12/3/25		<b>C2.01</b>



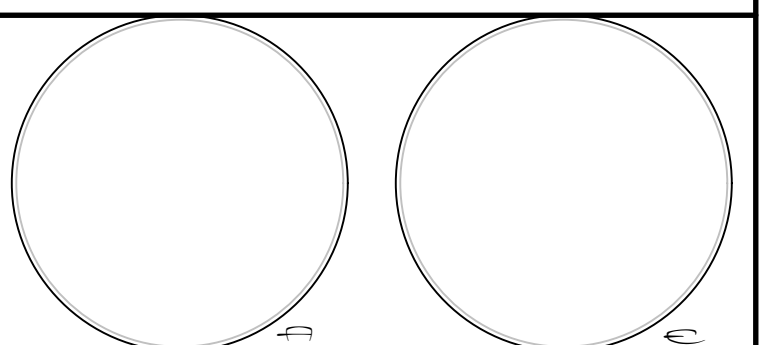
GENERAL NOTES

DRAWING NOTES

CODE NOTES

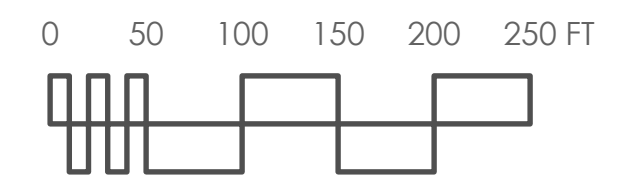
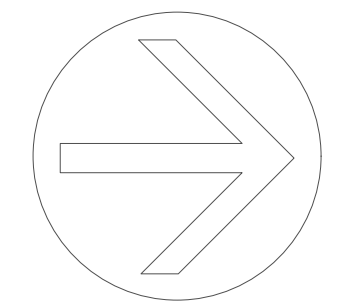


**SMITHGROUP**



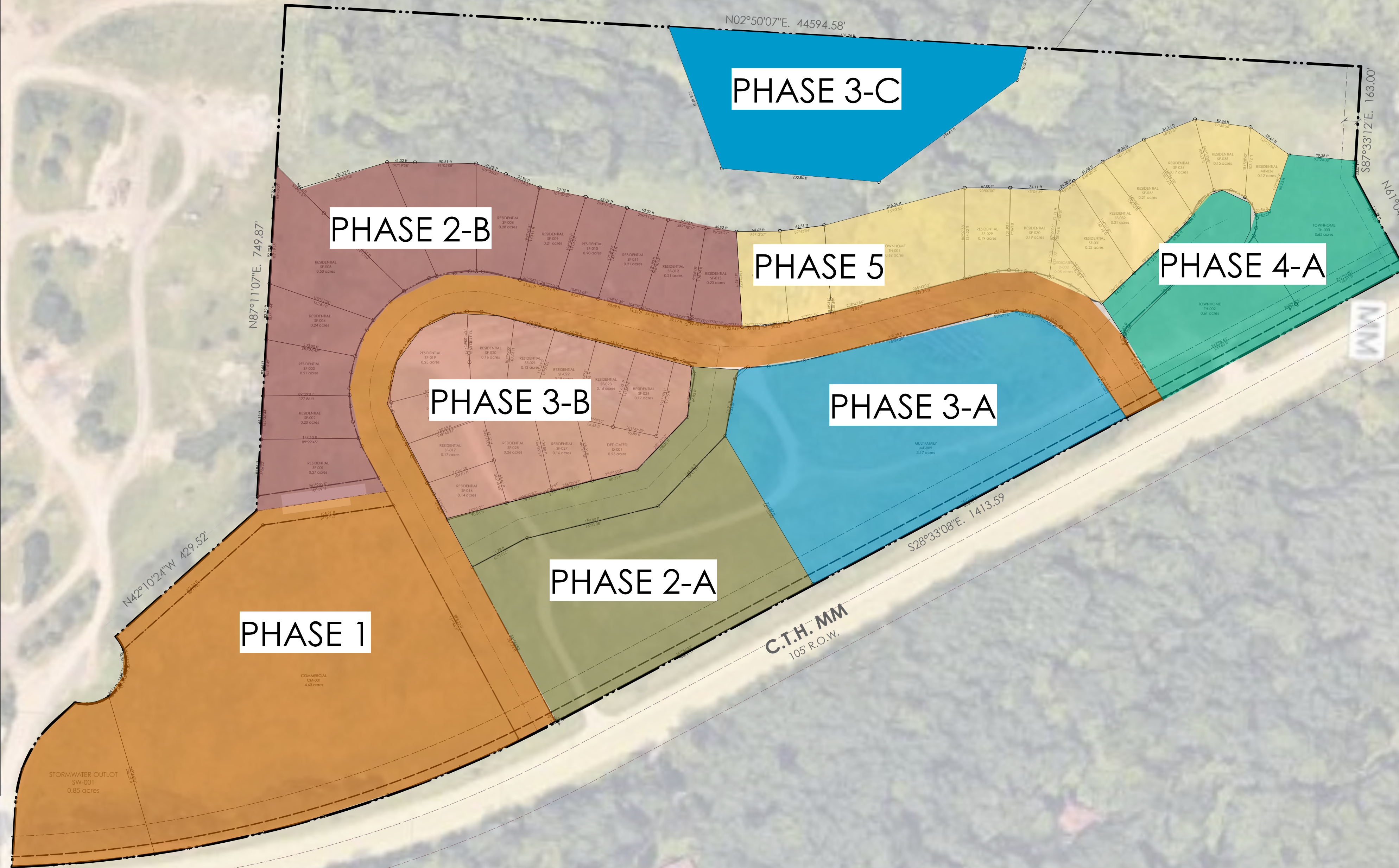
Sheet Title  
\* Overall Utility Plan

Project Manager:	CMN	Project ID:	Project ID
Drawn By:		Scale:	1:1200
Reviewed By:			
Date:	12/3/25		<b>C3.01</b>



**PHASING SCHEDULE**

- PHASE 1:**  
SITE GRADING AND STABILIZATION  
PRIMARY PRIVATE ROAD  
WATER AND SANITARY INFRASTRUCTURE  
LATERALS TO PROPERTY LINES  
STORMWATER POND #1  
*BUILT: ROADS, UTILITIES, TRILOGY*
- PHASE 2-A:**  
SITE GRADING AND STABILIZATION  
SECONDARY PRIVATE ROAD  
WATER AND SANITARY INFRASTRUCTURE  
*BUILT: ROADS, UTILITIES, MULTIFAMILY*
- PHASE 2-B:**  
SITE GRADING AND STABILIZATION  
*BUILT: SINGLE FAMILY LOTS*
- PHASE 3-A:**  
SITE GRADING AND STABILIZATION  
*BUILT: MULTIFAMILY*
- PHASE 3-B:**  
SITE GRADING AND STABILIZATION  
*BUILT: SINGLE FAMILY LOTS*
- PHASE 3-C:**  
SITE GRADING AND STABILIZATION  
STORMWATER POND #2
- PHASE 4-A:**  
SITE GRADING AND STABILIZATION  
SECONDARY PRIVATE ROAD  
WATER AND SANITARY INFRASTRUCTURE  
*BUILT: TOWNHOMES*
- PHASE 5:**  
SITE GRADING AND STABILIZATION  
WATER AND SANITARY INFRASTRUCTURE  
*BUILT: SINGLE FAMILY LOTS, TOWNHOMES*

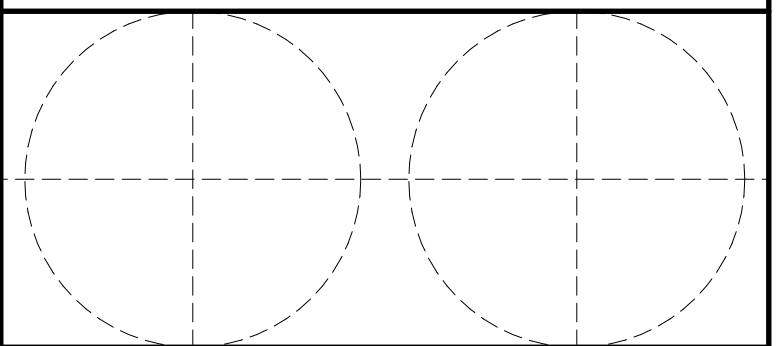


GENERAL NOTES

DRAWING NOTES

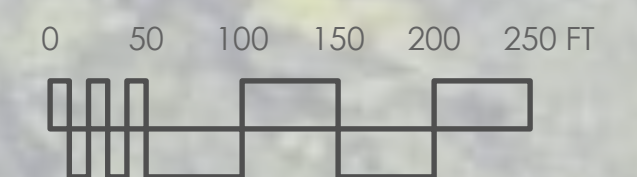
CODE NOTES

**SMITHGROUP**



**POPULANCE, LLC**  
1 SHERMAN TERRACE  
MADISON, WI 53704

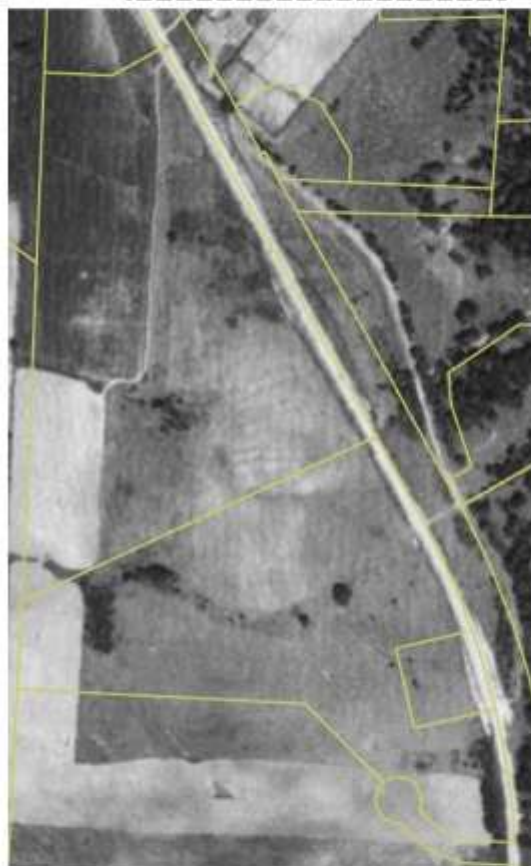
Sheet Title



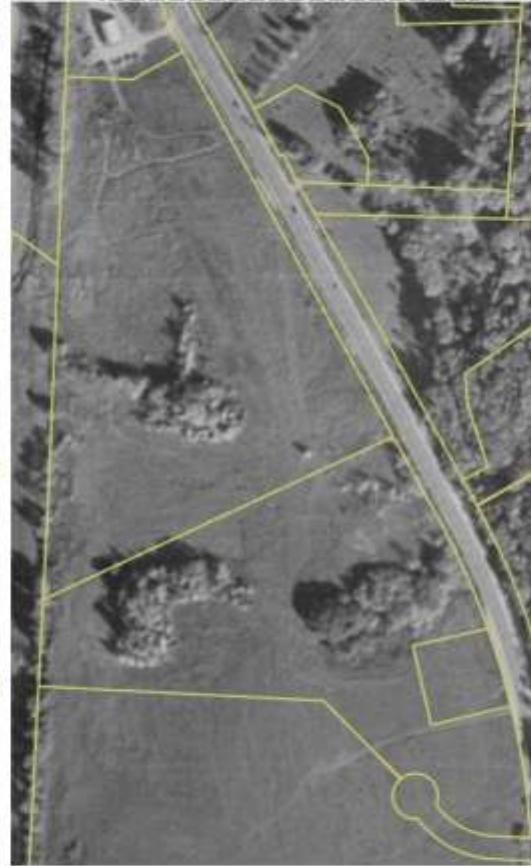
Project Manager	Project ID	Project ID
Drawn By	Scale	1:1200
Reviewed By		
Date	10/7/25	



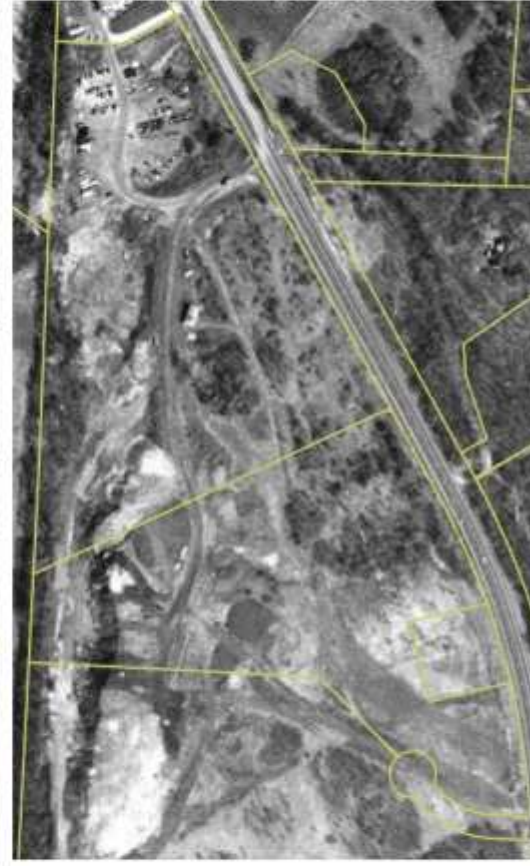
**1937 AERIAL**



**1974 AERIAL**



**1995 AERIAL**



**2005 AERIAL**



**2010 AERIAL**



**2024 AERIAL**



# Fairchild Development Property

**Property Address** 2991 County Highway MM  
Fitchburg, WI

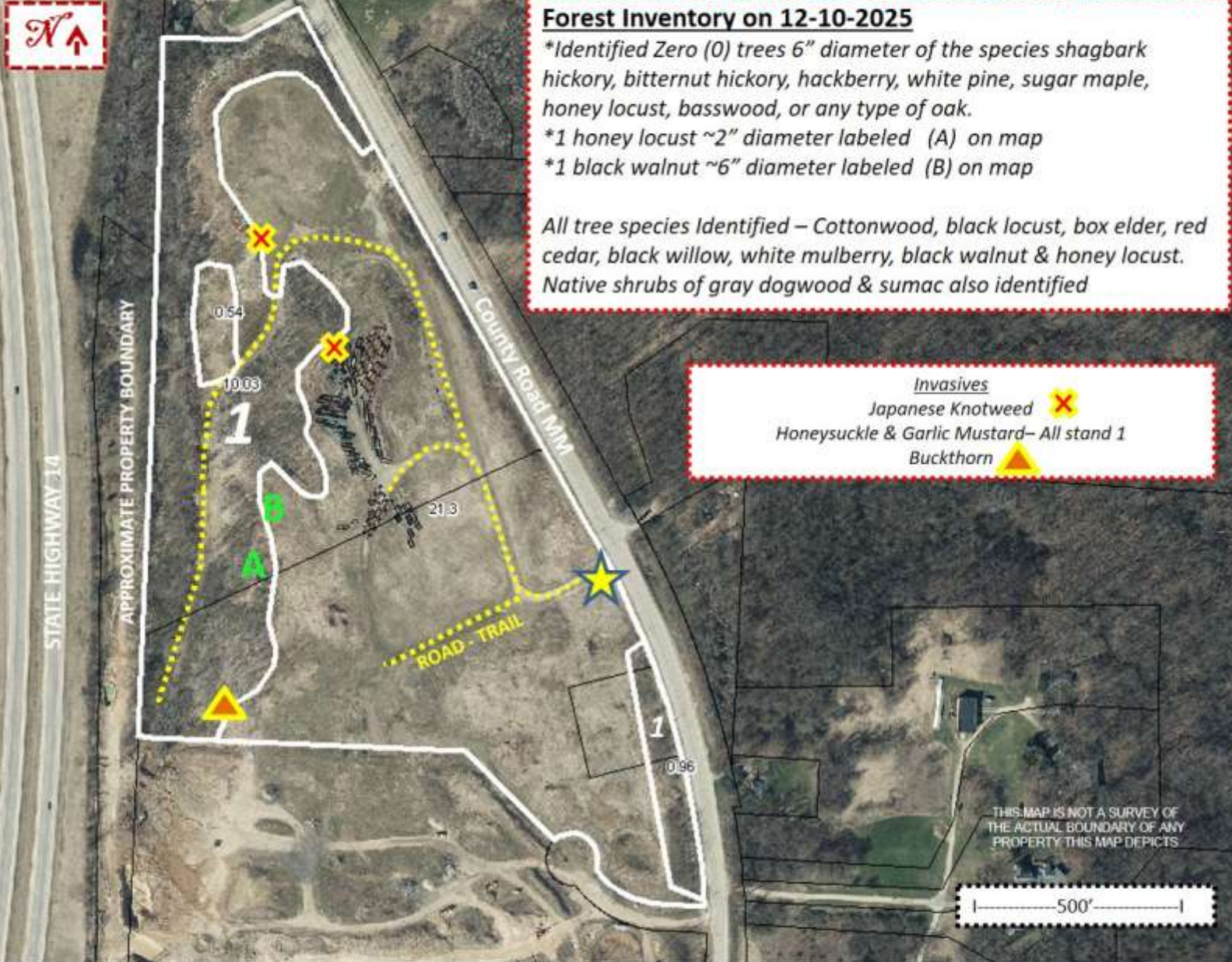


**Dane County**

6N - R 9 E - Sec 1

**City of Fitchburg**

SESW, NESW parts of



## Forest Inventory on 12-10-2025



\*Identified Zero (0) trees 6" diameter of the species shagbark hickory, bitternut hickory, hackberry, white pine, sugar maple, honey locust, basswood, or any type of oak.

\*1 honey locust ~2" diameter labeled (A) on map

\*1 black walnut ~6" diameter labeled (B) on map

All tree species Identified – Cottonwood, black locust, box elder, red cedar, black willow, white mulberry, black walnut & honey locust. Native shrubs of gray dogwood & sumac also identified

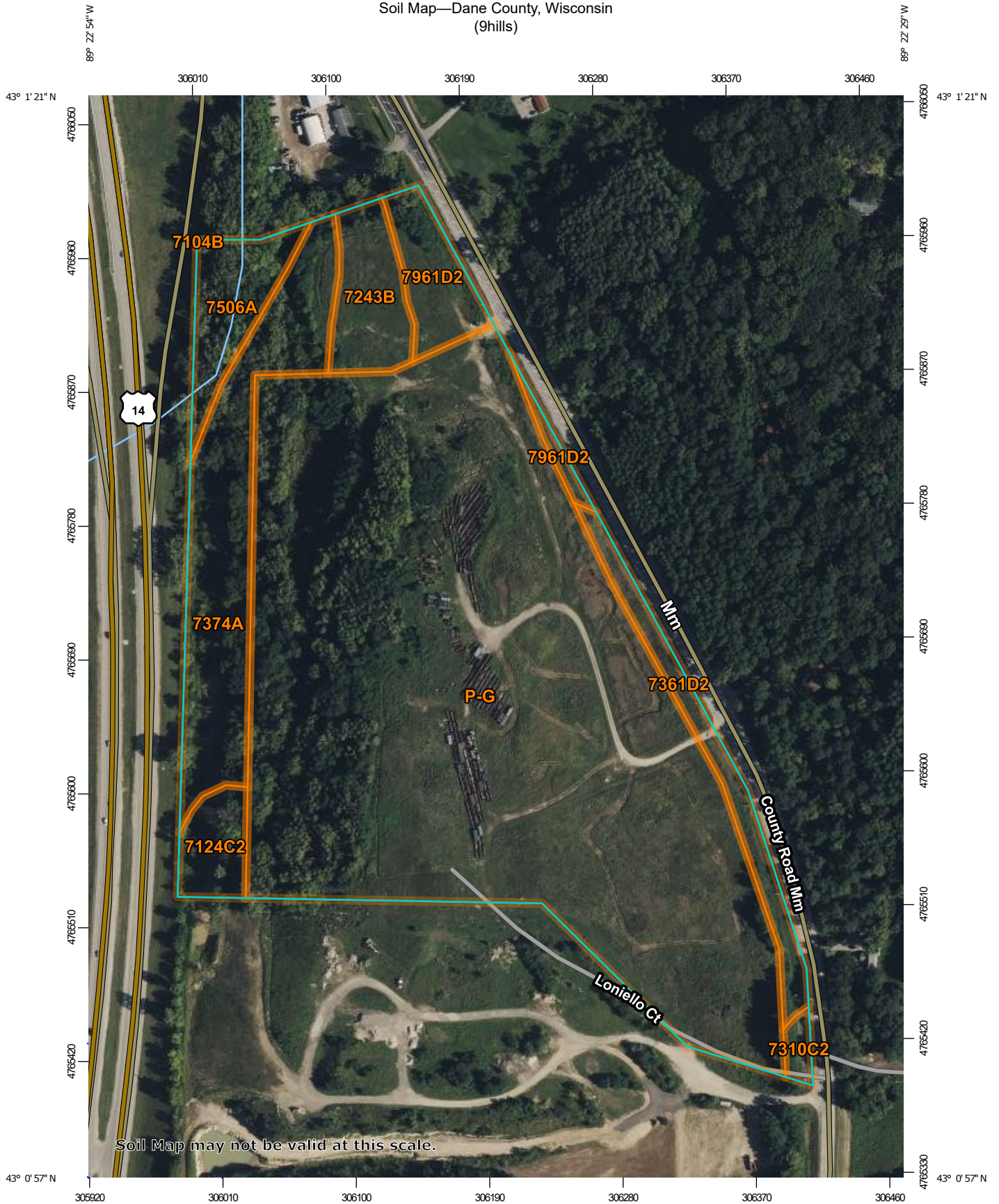
### Invasives

Japanese Knotweed   
Honeysuckle & Garlic Mustard– All stand 1  
Buckthorn 

## STANDS *Forest Type & Diameter Size Class*

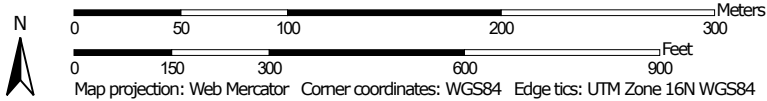
#1 Misc Deciduous 5-11 / Misc Deciduous 0-5 / brush (11 acres)

Soil Map—Dane County, Wisconsin  
(9hills)




Soil Map may not be valid at this scale.

Map Scale: 1:3,540 if printed on A portrait (8.5" x 11") sheet.





## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin

Survey Area Data: Version 24, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7104B	Virgil silt loam, 1 to 4 percent slopes	0.0	0.0%
7124C2	Dodge silt loam, 6 to 12 percent slopes, eroded	0.8	2.1%
7243B	St. Charles silt loam, 2 to 6 percent slopes	1.3	3.5%
7310C2	McHenry silt loam, 6 to 12 percent slopes, eroded	0.2	0.5%
7361D2	Kidder loam, 12 to 20 percent slopes, eroded	1.3	3.5%
7374A	Radford silt loam, 0 to 3 percent slopes	4.0	11.0%
7506A	Wacousta silty clay loam, 0 to 2 percent slopes	1.3	3.4%
7961D2	Kidder soils, 10 to 20 percent slopes, eroded	1.2	3.4%
P-G	Pits, gravel	26.5	72.5%
<b>Totals for Area of Interest</b>		<b>36.6</b>	<b>100.0%</b>



# Land Exam and Practices Report

Run Date: 12/12/2025

Page: 1 of 1

<b>Primary Owner</b> None specified	<b>Stewardship #</b>	<b>County</b> Dane	<b>Municipality</b> City of Fitchburg
	<b>1st Year</b> 2025	<b>Length</b> 10 Years	<b>Last Year</b> 12/31/2034
	<b>Property Goals</b> Miscellaneous		

## Stand Number 1

<b>1. Stand Prefix</b>		<b>21. Tree Species</b>	<b>Species</b>	<b>BA</b>	<b>Cords</b>	<b>BF</b>
<b>2. Exam Date</b>	12/10/2025	<b>1st Major Tree Species</b>	Cottonwood, Eastern	29	4	125
<b>3. Current Age Structure</b>	Even-Aged	<b>2nd Major Tree Species</b>	Locust, Black	26	4	0
<b>4. Future/Desired Age Structure</b>		<b>3rd Major Tree Species</b>	Box Elder	8	1	0
<b>5. Cover Type - Primary</b>	Miscellaneous Deciduous	<b>4th Major Tree Species</b>	Willow (includes Black)	1	0	0
<b>6. Cover Type - Secondary</b>	Miscellaneous Deciduous	<b>22. Invasive Level</b>	Present			
<b>7. Cover Type - Understory</b>	Upland Brush	<b>Species</b>		<b>Density</b>	<b>Impact</b>	
<b>8. Acres</b>	11	<b>1st Invasive Species</b>	Rush Honeysuckle Spp.	Moderate		
<b>9. Year of Origin</b>	2005	<b>2nd Invasive Species</b>	Common Buckthorn	Low		
<b>10. Desired Rotation Age</b>		<b>3rd Invasive Species</b>	Japanese Knotweed	Low		
<b>11. Total Height</b>	51	<b>4th Invasive Species</b>	Garlic Mustard	Moderate		
<b>12. Mean Stand Diameter</b>	5	<b>23. Soil Type</b>	Loam (may include silt loam or silt)			
<b>13. Site Index &amp; Species</b>	85 - Cottonwood, Eastern	<b>24. Site Limitations</b>				
<b>14. Total Basal Area</b>	64					
<b>15. Total Volume - Cds/Acre</b>	9	<b>25. Last Changed</b>	12/12/2025 9:36:40 AM			
<b>16. Total Volume - BF/Acre</b>	125	<b>26. Management Objective</b>	Natural Regeneration of current cover type			
<b>17. Seedlings/Saplings Per Acre</b>	850					
<b>18. % Acceptable Growing Stock</b>		<b>27. Stand Goals</b>	Retain desirable tree species through development			
<b>19. % Unacceptable Growing Stock</b>						
<b>20. Browse Level</b>						

## Recommended Practices

Practice	Year	Status
Invasive Plant Control	ANY	Planned

## Stand History

Old quarry

## Stand Conditions, Special Features, and Characteristics

### Stand Number: 1

All tree species identified – Cottonwood, black locust, box elder, red cedar, black willow, white mulberry, black walnut & honey locust. Native shrubs of gray dogwood & sumac also identified

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## FOREST STEWARDSHIP PLAN COVER PAGE

The Forest Stewardship Program (FSP) encourages nonindustrial private forest landowners to actively plan for and manage their forests and related resources. The FSP provides landowners with professional planning and technical assistance to facilitate sustainable, long-term stewardship and management of important forest landscapes in Wisconsin.

The Forest Stewardship Program is a federal program that is authorized by the Cooperative Forestry Assistance Act of 1978, as amended, 16 U.S.C. 210sA. In Wisconsin the program is administered by the Wisconsin Department of Natural Resources Division of Forestry.

### LANDOWNER OVERVIEW

#### Landowner(s) as Shown on Deed:

FAIRCHILD DEVELOPMENT

#### Name and Address of Contact Person:

None specified

Plan Period: 10 years

Starting January 1, 2025 Ending December 31, 2034

### LAND LOCATION OVERVIEW

Town/Range/Section	Legal Description	Tax Parcel ID No.	Certified Survey Map Information	Plan Acreage
County: Dane		Municipality: City of Fitchburg		
06N-09E-01	NESW, PART OF	060901381704		6.000
06N-09E-01	SESW, PART OF	060901381704		1.000
06N-09E-01	SESW, PART OF	060901395404		4.000
			<b>Total Acreage:</b>	<b>11.000</b>

### PLAN PREPARER CONTACT INFORMATION

JOHN GRITT  
SUNSET FORESTRY LLC  
4655 COUNTY ROAD B  
OREGON, WI 53575  
(920) 912-8007

### DNR FORESTER CONTACT INFORMATION

LANDIN BROCKMAN  
DEPARTMENT OF NATURAL RESOURCES  
2514 MORSE ST  
JANESVILLE, WI 53545-0249  
(608) 815-5480

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## FOREST STEWARDSHIP PLAN TABLE OF CONTENTS

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### **Cover Page**

- Landowner Overview
- Land Location Overview
- Plan Writer Contact Information
- Integrated Forester Contact Information

### **Table of Contents**

- Table of Contents

### **Landowner Summary**

- General Property Overview
- Stand Level Overview

### **Stewardship Management Plan**

- General Property Information
- Stand Level Information
- Summary of Planned Management Activities
- Owners Acceptance and Agreement

### **Appendix A – Supplemental Information**

- Descriptions
- Additional Resource Management Information

### **Map**

- Stewardship Map

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## FOREST STEWARDSHIP PLAN LANDOWNER SUMMARY

### GENERAL PROPERTY OVERVIEW

**Location:** City of Fitchburg (Dane County)

**Total Enrolled Acres:** 11.000

Your plan blends your goals with site capabilities and Forest Stewardship program standards.

### **Additional Landowner Goals:**

- Miscellaneous

**Endangered, Threatened, Special Concern Species and Plant Communities Present:** No

**Archaeological, Historical and Cultural (AHC) Concerns Present:** No

### STAND LEVEL OVERVIEW

Stand Summary				
Stand Number	Primary Cover Type	Secondary Cover Type Stand Description	Acres	Site Limitations
1	Miscellaneous (Other) Deciduous Forest	Miscellaneous (Other) Deciduous Forest	11	

Recommended Practices Summary					
Stand Number	Primary Cover Type	Acres	Practice	Year Scheduled	Year Completed
1	Miscellaneous Deciduous	11	INVASIVE PLANT CONTROL	ANY	
**See Appendix A for additional information about each practice type.					

### Landowner Notes

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## FOREST STEWARDSHIP PLAN

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### **GENERAL PROPERTY INFORMATION**

#### **Landowner Property Goals**

Your management plan blends your goals with site capabilities and Forest Stewardship program standards to guide your land management. You identified the following as your overall management goals for the plan acreage:

- Miscellaneous - Other - Retain any desirable trees and protect them through development

**Ecological Landscape:** Your lands lie within a landscape known as:

- Southeast Glacial Plains

#### **Endangered, Threatened and Special Concern Species and Plant Communities**

The review has not been completed.

#### **Archaeological, Historical and Cultural (AHC) Resources**

The Archeological Resources Inventory has not yet been reviewed for possible resources on this property.

The Historical Resources Inventory has not yet been reviewed for possible resources on this property.

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**STAND LEVEL INFORMATION**

<b>STAND 1</b>		<b>11 Acres</b>
<b>Current Age Structure:</b> Even-Aged		
<b>Future/Desired Age Structure:</b>		
<b>Survey Date:</b> 12/10/2025		
<b>Primary Type:</b>	Miscellaneous (Other) Deciduous Forest -- Poletimber	<b>Year of Origin:</b> 2005
<b>Secondary Type:</b>	Miscellaneous (Other) Deciduous Forest -- Seedlings and Saplings	
<b>Primary Soil Type:</b>	Loam (may include silt loam or silt)	

**The most abundant tree species include:**

Cottonwood Eastern -- 45%  
 Black Locust -- 41%  
 Box Elder -- 13%  
 Willow (includes Black) -- 2%

**The following invasive species were found:**

Bush Honeysuckle Spp. -- Moderate density  
 Common Buckthorn -- Low density  
 Japanese Knotweed -- Low density  
 Garlic Mustard -- Moderate density

**Managment Goals for Stand**

- Retain desirable tree species through development

**Stand History**

Old quarry

**Stand Conditions, Special Features or Characteristics, BMP needs:**

All tree species identified – Cottonwood, black locust, box elder, red cedar, black willow, white mulberry, black walnut & honey locust. Native shrubs of gray dogwood & sumac also identified

**Management Objective**

Natural Regeneration of current cover type

**Recommended Management Practices**

Year Scheduled	Practice	NRCS Practice
ANY	INVASIVE PLANT CONTROL	

***\*\*See Appendix A for additional information about each practice type.***

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**SUMMARY RECOMMENDED MANAGEMENT ACTIVITIES**

Stand Number	Primary Cover Type	Acres	Practice	Year Scheduled	Year Completed
1	Miscellaneous Deciduous	11	INVASIVE PLANT CONTROL	ANY	