

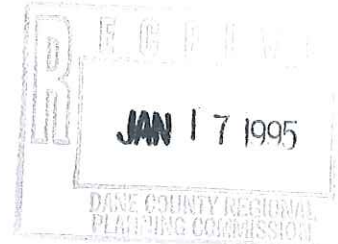


OFFICE OF THE MAYOR

2377 S. FISH HATCHERY ROAD
FITCHBURG, WISCONSIN 53711
PH. 275-7141 • FAX 275-7154

January 16, 1995

Mr. Thomas Favour, Executive Director
Dane County Regional Planning Commission
217 S. Hamilton, Suite 400
Madison, WI 53703-3238



Re: Proposed Central Urban Service Area amendment for Verona
Area School District

Dear Mr. Favour:

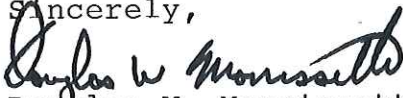
Please accept this letter as a formal request by the City of Fitchburg to amend its portion of the Central Urban Service Area (CUSA). The request is to accommodate the Verona Area School District in its siting of a new elementary school on lands known as Outlot 5, Lacy Heights. The proposed amendment involves adding 9.65 acres located in the E 1/2 of the SW 1/4 SE 1/4, T6N, R9E.

The enclosed "Proposed Central Urban Service Area Amendment for the Verona Area School District" report provides additional information concerning this request.

If you have any questions or require additional information, please contact myself or City Planner Tom Hovel at 275-7141. Please inform us of any hearings on this request.

Thank you for your consideration.

Sincerely,


Douglas W. Morrissette
Mayor

cc: Tom Hovel
Verona Area School District



2377 S. FISH HATCHERY ROAD

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Mr. Thomas Favour, Executive Director
Dane County Regional Planning Commission
217 South Hamilton, Suite 400
Madison, WI 53703-3238

RE: Proposed Central Urban Service Area amendment for Verona
Area School District

Dear Mr. Favour:

The City respectfully requests that, in order to expedite the process for this urban service area amendment, you waive your 30 day hearing notice. The site does not affect any other municipality, and the city is holding a public hearing this evening on the required conditional use permit for the site under which nearby property owners have been notified.

Thank you for your attention to this matter.

Sincerely,

Thomas D. Hovel
Zoning Administrator/City Planner

cc: Mayor Morrissette
Verona Area School District

PROPOSED CENTRAL URBAN SERVICE AREA AMENDMENT
FOR VERONA AREA SCHOOL DISTRICT SITE
CITY OF FITCHBURG

Prepared by
City of Fitchburg
Planning & Zoning Department
January 1995

INTRODUCTION

The City of Fitchburg requests that the Central Urban Service Area ("C.U.S.A.") be amended to include 9.65 acres ("site") for the siting of a Verona Elementary School on Outlot 5, Lacy Heights. The total proposed site is approximately 18 acres. The 9.65 acres also includes a portion of Lacy Road right-of-way.

The Verona Area School District ("VASD") has been attempting to locate an elementary school site for over one year. Two sites in the Jamestown neighborhood faced significant opposition and the VASD has now obtained an option to purchase Outlot 5. As proposed, the school will be about 88,000 sq. ft. in size, with a first floor square footage of 56,000 sq. ft. The proposed site is currently zoned residential low-medium density (R-LM).

DESCRIPTION AND PURPOSE

The proposed 9.65 acre addition to the C.U.S.A. is located in the E 1/2 of the SW 1/4 SE 1/4 Section 8, T6N, R9E. The specific legal description for the site is attached as Exhibit A.

The site is very level and no stream course, wetland or floodplain is associated with it. The predominant soil type Plano (PoA), which has a seasonal highwater table of greater than 5 feet below surface. The soil type does not appear to present any severe difficulties to development as a school or for the provision of urban services.

The property is currently vacant, but has a recent history of agricultural use. Due to its location outside the C.U.S.A., the land was not platted into single family lots when the adjacent subdivision was created. Part of Outlot 5 is within the C.U.S.A., but such area provides limited space to properly site the school, hence the need for this amendment request.

Proposed Central Urban Service Area Amendment
for Verona Area School District Site
City of Fitchburg
Page 2

The proposed land use is for a public school. Initially the school will accommodate elementary students, but the school will be designed to potentially become a middle school if growth and population warrant the change.

The purpose of the amendment is to provide public services, including public sanitary sewer and public water to the proposed site.

NEED

The VASD has attempted to locate this school on other sites within the C.U.S.A. that met its siting criteria. Two other sites within the C.U.S.A. faced significant opposition and this site was then considered. The school will provide not only educational services for VASD residents, but will also provide additional athletic fields and indoor recreation space for the City of Fitchburg.

The Stoner Prairie Elementary School, located adjacent to this site, is the only other school in the City.

The proposed site is within a future expansion area as identified by the City's 1984 General Land Use Plan and the 1986 Density Plan amendment.

The City, with the assistance of the Dane County Regional Planning Commission (DCRPC), is currently in the process of revising its General Land Use Plan and it is during this process that future growth areas will be decided. However, a need has been established for another VASD site in the City and this site has been recommended by the District Board.

The proposed 1994 General Land Use Plan notes that "only 680 acres of vacant developable land in the U.S.A. are not part of an on-going development project." The proposed plan further notes that the City has a potential to add almost 1500 acres to C.U.S.A. based on 1990 census, RPC land use inventory and population forecasts.

Finally, the goals and objectives of the current land use plan (and proposed plan) are pertinent to this issue. The more pertinent goals and objectives are:

- To encourage public and private educational facilities to be located in Fitchburg.
- To provide indoor community facilities which are available to all Fitchburg residents for meetings, activities, recreational and social events.

The City has consistently directed its growth to the C.U.S.A. This represents a logical extension of the C.U.S.A. to accommodate a required---and desired---public facility. The facility itself will represent the provision of better services to current and future Fitchburg and VASD residents.

LAND USE

Site: Residential Low-Medium Density Zoning (R-LM). Vacant and agricultural use.

<u>Direction</u>	<u>Zoning</u>	<u>Predominant Use</u>
North	Park & Recreation (P-R) Agric. Transitional (A-T)	City Parkland Agricultural
South	Agric. Exclusive (A-X)	Agricultural
East	R-LM A-T	Single Family Lots Stoner Prairie School
West	A-T	Agricultural

The site is adjacent to platted and improved single family lots. The improvements were installed in 1994, and only one dwelling unit is under construction on nearby Chicory Drive.

6.6 acres of city parkland exist adjacent or near to the site. The park is an extension of the current Stoner Prairie School athletic fields.

Proposed Central Urban Service Area Amendment
for Verona Area School District Site
City of Fitchburg
Page 4

With the 6.6 acre park, 16 acre Stoner Prairie site, and the proposed VASD purchase of Outlot 5 (which is 17.96 acres), an over 40 acre complex will be provided to Fitchburg and VASD residents for educational and recreational purposes.

A conditional use permit is required for a school in the R-LM zoning district. A public hearing has been scheduled for January 17, 1995 on the VASD conditional use permit request.

URBAN SERVICE PROVISIONS

It is intended that this land will be provided the full range of urban services when development occurs. The full range of urban services includes provision of public water and public sanitary sewer, and a higher level of other services such as police and fire. Addition of this site to the C.U.S.A. will allow provision of public sanitary sewer and public water.

Sanitary Sewerage

An existing public sanitary sewer line in Chicory Drive can serve the proposed school. The school may need a grinder pump to assist in connection to the existing sanitary sewer. The Chicory Drive line ultimately feeds into the City's McKee Interceptor, which connects to the Nine Springs Interceptor of the Madison Metropolitan Sewerage District (MMSD). The site is within the MMSD boundary.

Stormwater

In accord with Chapter 27 of the municipal code, a stormwater detention pond will be required of the school by the City. The site is at the Yahara Sugar River drainage divide, but is within the Sugar River Basin.

Water Supply and Distribution

Public water supply can be provided by extension of a 12" watermain currently in Chicory Drive.

Emergency Services

Police service will be provided by the Fitchburg Police Department. The Police Department is headquartered only 1/4 mile away at 5791 Lacy Road.

Fire service will be primarily provided by the Fitchburg Fire Department's Station #1 located about 1/4 mile away from the site at 5791 Lacy Road. Response time will be within 8 minutes, depending on weather and time of day for this mainly on-call staffed department. Current Fitchburg Fire Code requires the school building to be sprinklered.

Emergency medical services are provided by the Fitchrona EMS headquartered at 5415 King James Way. EMS response time is estimated at less than 5 minutes.

Streets and Sanitation

The City's Highway Division provides street maintenance, snow & ice removal and street clean-up on the adjoining public streets. Because this is a commercial facility, solid waste collection will be by a private hauler. City ordinance, however, requires that the following materials be recycled: newspaper, corrugated cardboard, aluminum, tin and bi-metal cans, #1 and #2 plastic bottles and jars, glass and mixed paper.

Schools

This site is to serve the elementary school needs (with potential conversion to a middle school) for the Verona Area School District.

Parks and Recreation

The 6.6 acre Stoner Prairie Park is adjacent or near this site. This park, combined with the Stoner Prairie School and the proposed school, will provide an over 40 acre open space, educational and recreational complex.

Proposed Central Urban Service Area Amendment
for Verona Area School District Site
City of Fitchburg
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The City will provide open space, play equipment, shelter, volleyball, soccer and ball fields in Stoner Prairie Park. Money obtained from the City's park improvement fee, from the Lacy Heights Plat, will provide the main source of funding for the improvements. The schools add soccer fields, play equipment and gymnasium space.

Transportation

The school is being site to be primarily served from Lacy Road to avoid traffic disruption and conflicts with traffic going the the adjoining Stoner Prairie Elementary School. A hard surfaced bicycle path runs northerly to connect the Stoner Prairie site to the Seminole Forest Neighborhood; this bike path will probably be extended south to connect to the proposed school.

FUTURE PLANNING

The City is in the process of revising its land use plan. One of the major elements of the plan will be to determine future urban service area locations. If additional lands in this area are brought into the urban service area in the future, a neighborhood plan will be prepared for that addition. Further, any environmental corridors will be examined on a comprehensive basis at that point in time.

CONCLUSION

The provision of public school facilities is vital to the community for educational, recreational, social and institutional purposes. This site makes a great deal of sense for a school based on current land use patterns. The City of Fitchburg is a young city, and the provision of schools is important to the continued development and character of the community.

FITCHBURG URBAN SERVICE AREA EXPANSION

January 12, 1995
FI-10-95

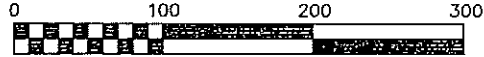
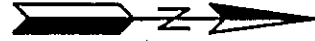
CITY OF FITCHBURG URBAN SERVICE AREA EXPANSION

Part of Outlot 5 of LACY HEIGHTS as recorded in Volume 56-146B of Plats, on pages 436-438 as Document Number 2426003 and part of the Southwest Quarter of the Southeast Quarter of Section 8, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Beginning at the South quarter corner of said Section 8; thence North 88 degrees 32 minutes 05 seconds East along the south line of the Southeast Quarter of said Section 8, 654.73 feet to the point of beginning; thence North 01 degree 10 minutes 44 seconds East, 692.32 feet; thence South 88 degrees 49 minutes 16 seconds East, 452.59 feet; thence South 11 degrees 27 minutes 32 seconds East, 128.86 feet to a point of curvature; thence along a non-tangential curve to the right through a central angle of 12 degrees 35 minutes 46 seconds, an arc distance of 51.22 feet, a radius of 233.00 feet and a chord bearing North 84 degrees 50 minutes 20 seconds East, 51.12 feet to a point of tangency; thence South 88 degrees 51 minutes 47 seconds East, 122.29 feet; thence South 01 degree 09 minutes 52 seconds West, 542.11 feet to the south line of the Southeast Quarter of said Section 8; thence South 88 degrees 32 minutes 05 seconds West along said south line, 654.71 feet to the point of beginning. Containing 420,208.2 square feet or approximately 9.65 acres.

FITCHBURG URBAN SERVICE AREA EXPANSION

FOUND CITY OF MADISON BRASS CAP
IN CONCRETE MONUMENT AT THE SOUTH
1/4 CORNER OF SEC. 8, T 6 N, R 9 E
WISCONSIN STATE PLANE COORDS.
(SOUTH ZONE) ARE :
N 365,368.74 E 2,145,578.46
AS PUBLISHED BY THE CITY OF MADISON



SCALE : ONE INCH = ONE HUNDRED FEET
REDUCED MAP

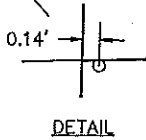
654.73
N88°32'05"E

L O I 1
C. S. M. #
3 2 2 9

L A N D S

N01°10'44"E
692.32

33'
40'



O U I L O I 5

South line of the Southeast Quarter

S88°32'05"W
654.71

O U I L O I 5

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	51.22	012°35'46"	233.00	N84°50'20"E	51.12

○ = FOUND IRON

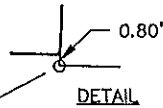
S88°49'16"E 452.59

111.59

S11°27'32"E
128.86

O. L. 6

S88°51'47"E
122.29



S01°09'52"W
542.11

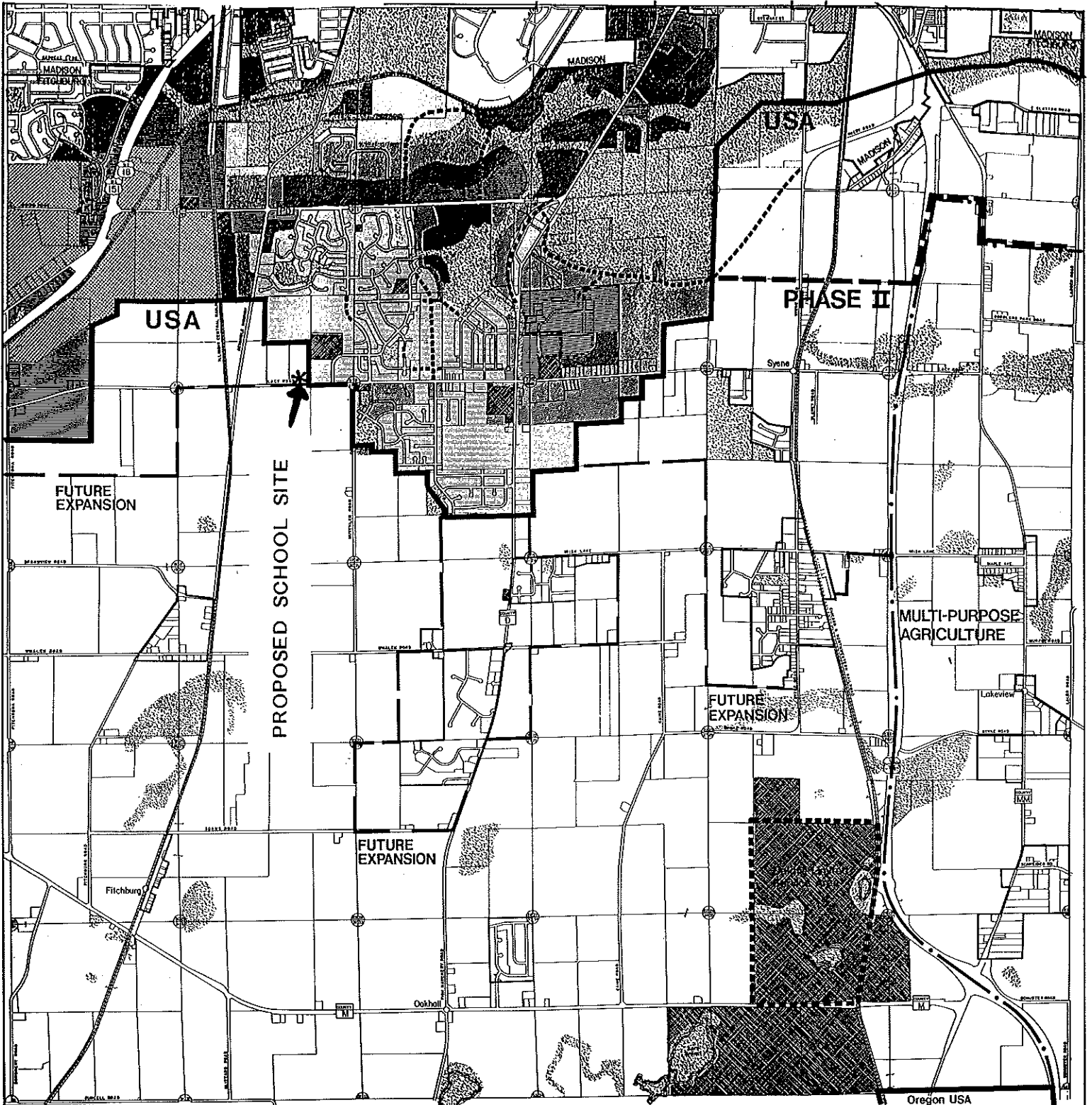
O U I L O I 5

L A C Y
R O A D

33'
40'

SURVEYED FOR :
CITY OF FITCHBURG
2377 S. FISH HATCHERY ROAD
MADISON, WI 53711

SURVEYED BY :
MAYO CORPORATION
CONSULTING ENGINEERING
600 GRAND CANYON DR.
MADISON, WI 53719



FITCHBURG PLAN AMENDMENT

- RESIDENTIAL 0.5 - 2 u/ac. (Rural)
- " 3 - 5 u/ac.
- " 5 - 9 u/ac.
- " 9 - 21 u/ac.
- PARK & OPEN SPACE
- AGRICULTURAL

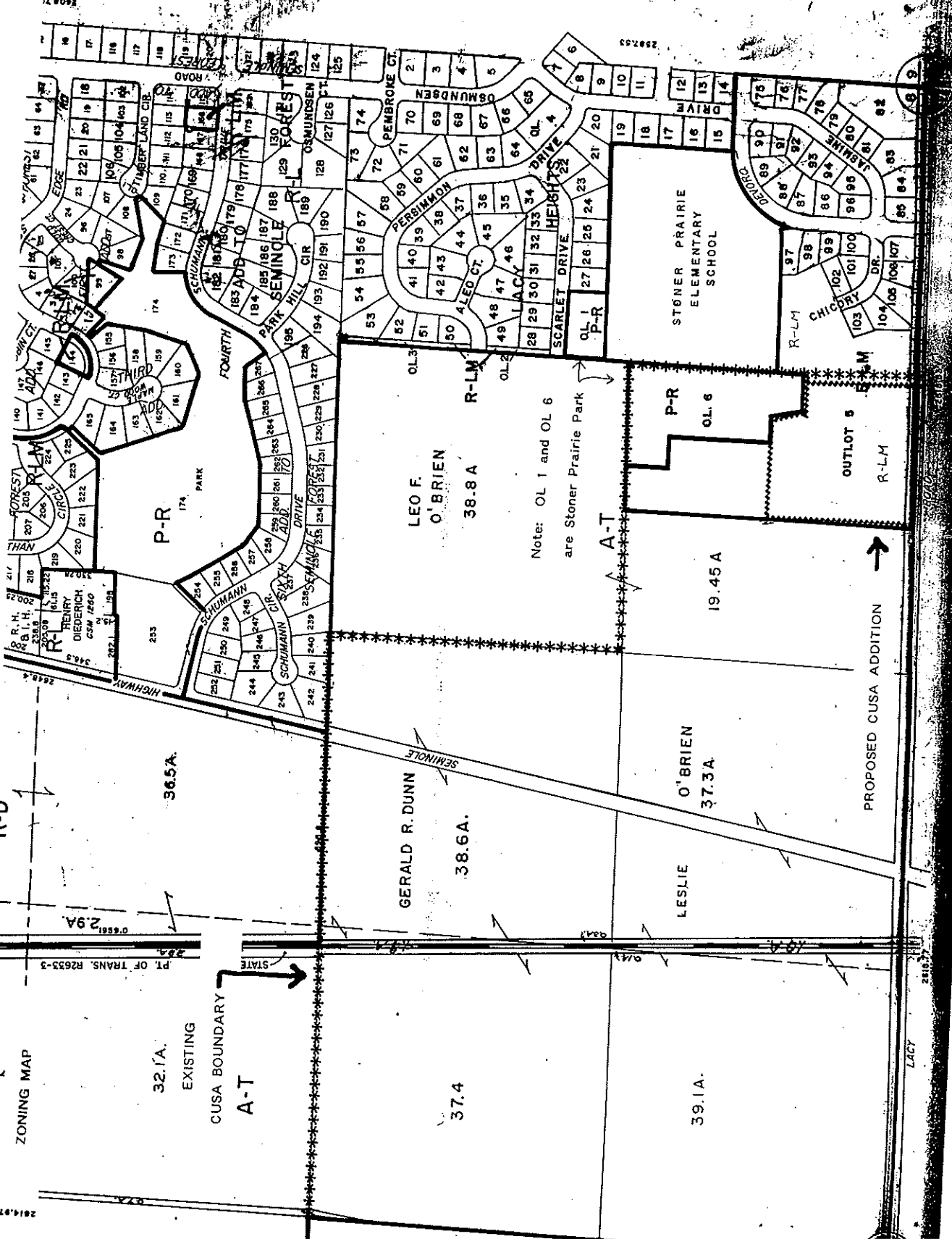
- COMMERCIAL
- BUSINESS PARK
- INDUSTRIAL
- GOV'T, INSTITUTIONAL & UTILITIES
- FUTURE STREETS
- URBAN SERVICE AREA

Prepared by: THE DADE COUNTY

 REGIONAL PLANNING ORGANIZATION

 Adopted: 6/24/86

 Revised: 12/88



A-T

GERALD R. DUNN 38.6A.

LEO F. O'BRIEN 38.8 A

Note: OL 1 and OL 6 are Stoner Prairie Park

LESLIE O'BRIEN 37.3 A

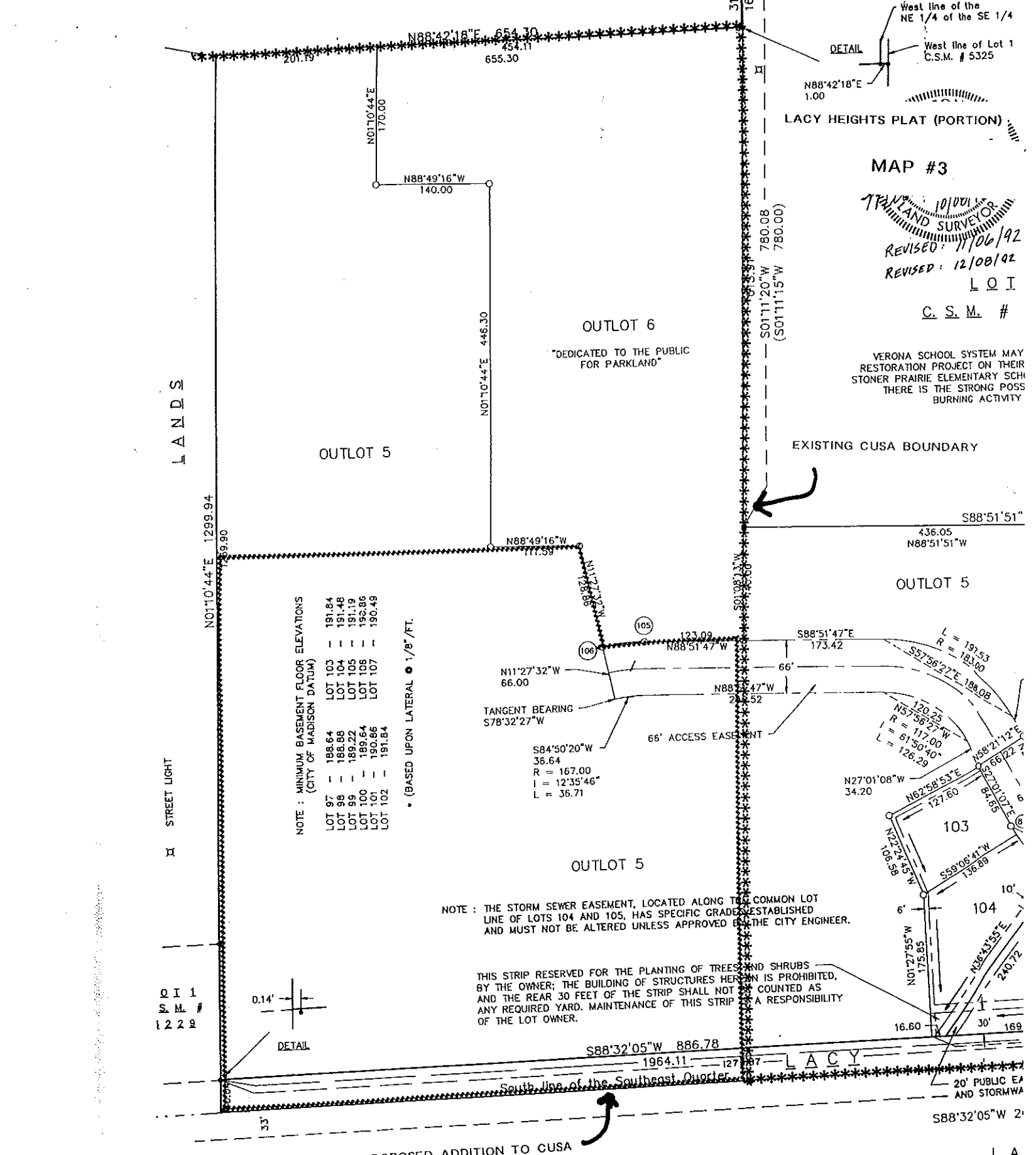
39.1A.

19.45 A

PROPOSED CUSA ADDITION

OUTLOT 5

STONER PRAIRIE ELEMENTARY SCHOOL

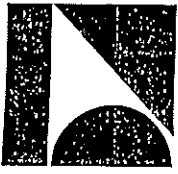


CERTIFICATE OF COUNTY TREASURER
STATE OF WISCONSIN
COUNTY OF DANE

I, James Amundson being duly elected, qualified and Acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 9th day of December, 1992, affecting the lands included in the plat of LACY HEIGHTS.

Dated this 9th day of December, 1992.
J. Amundson

PRELIMINARY SCHOOL PLANS



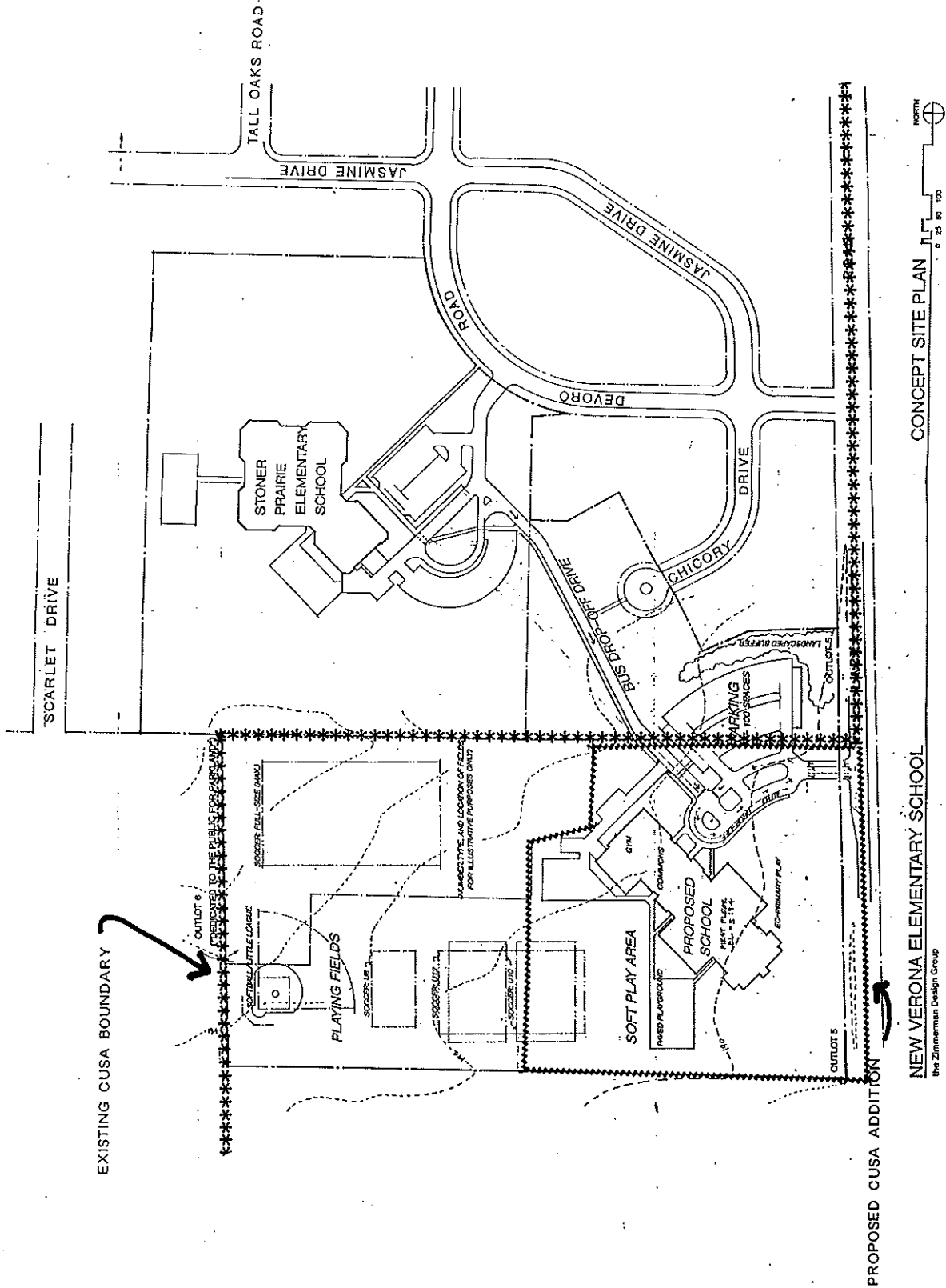
7702 Newwood Avenue
 Verona, NJ 08841
 908.476.8620

Revisions

Sheet
 CONCEPTUAL
 SITE PLAN

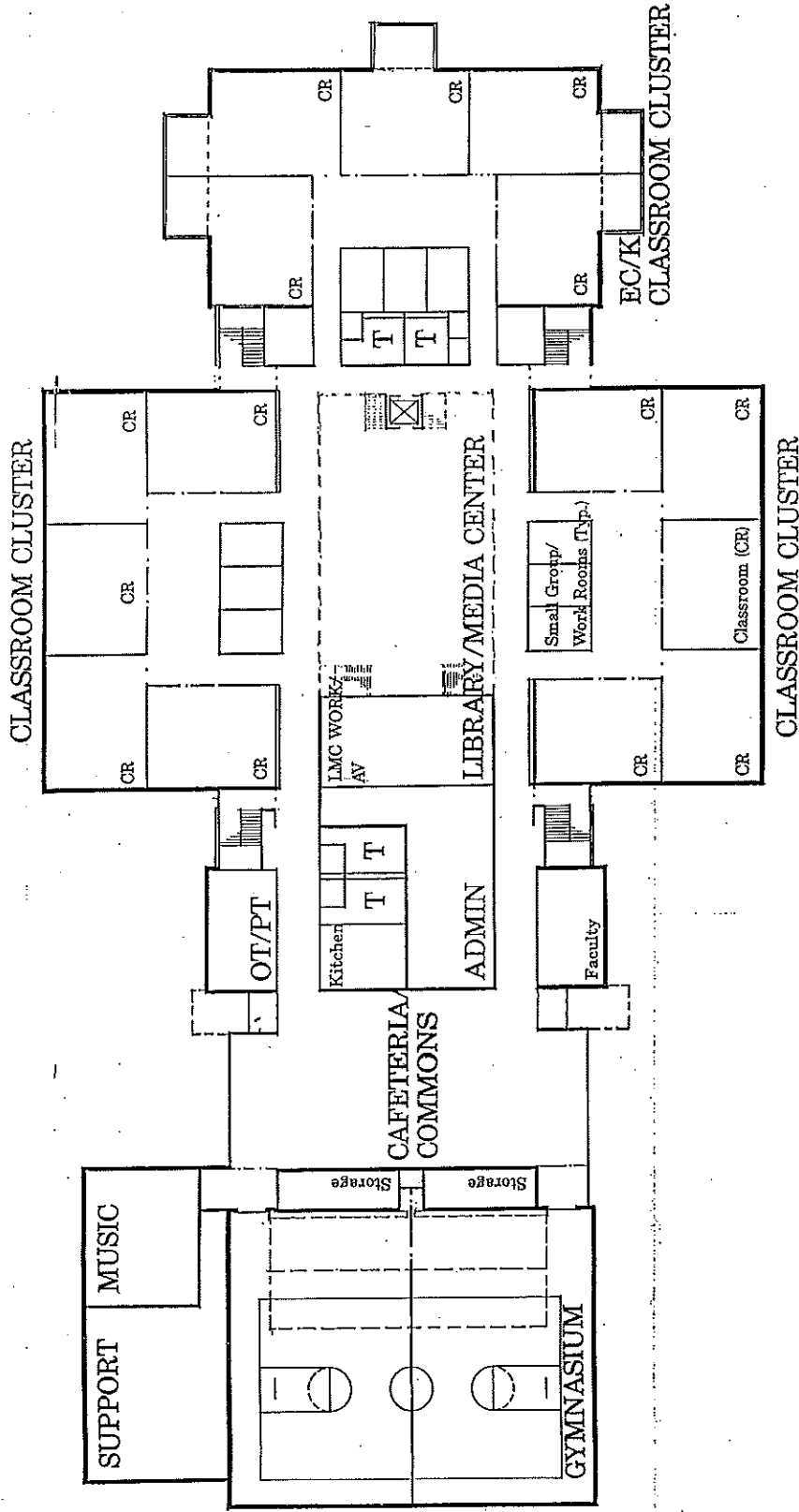
Project
 NEW SCHOOL FOR
 VERONA AREA
 SCHOOLS

Date
 DECEMBER 21, 1994
 Project No.
 09465100
 Sheet No.



NEW VERONA ELEMENTARY SCHOOL
 the Zimmerman Design Group

CONCEPT SITE PLAN

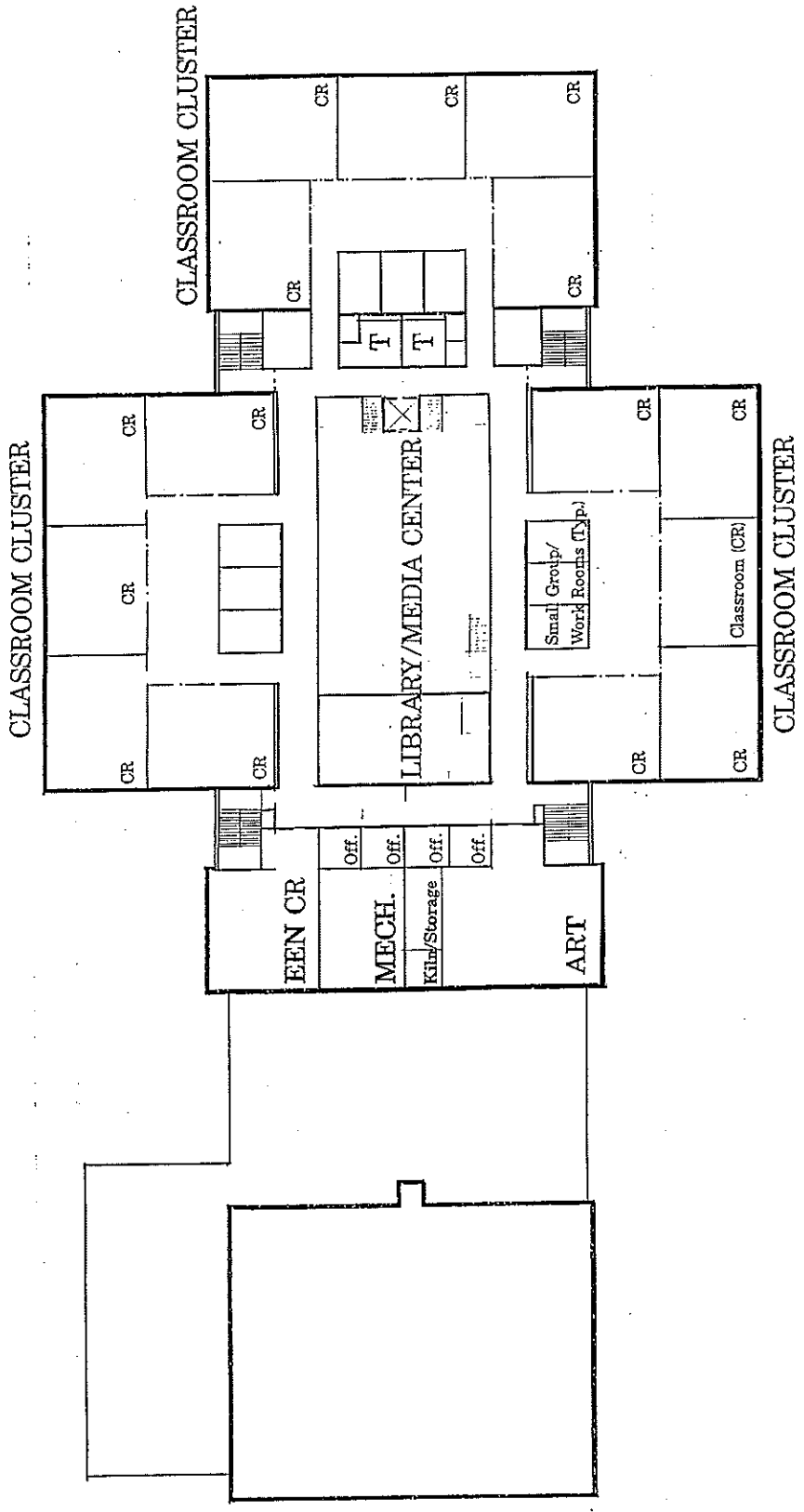


First Floor
 CONCEPT PLAN

DECEMBER 21, 1984

NEW VERONA ELEMENTARY SCHOOL

the Zimmerman Design Group

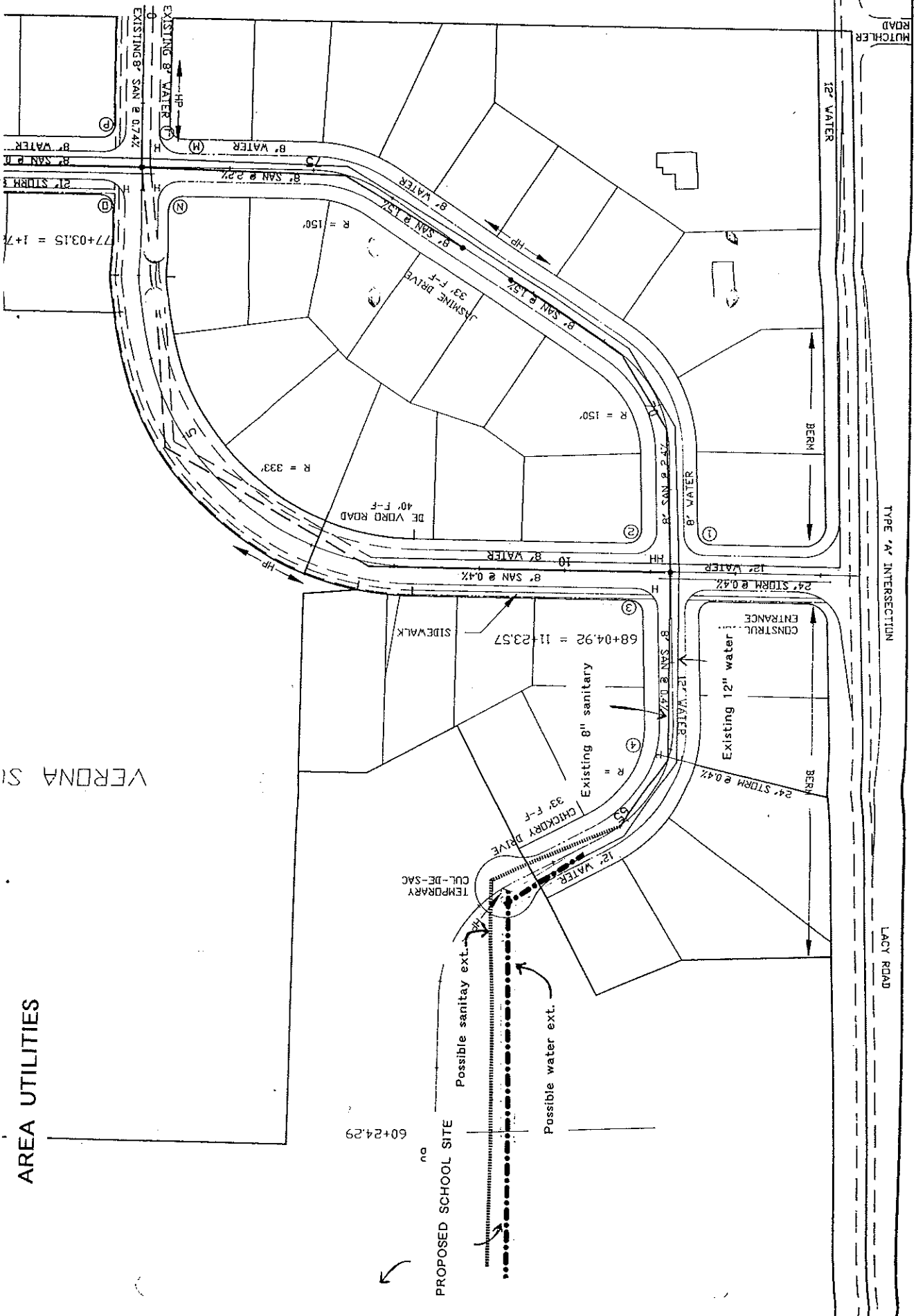


Second Floor
NEW VERONA ELEMENTARY SCHOOL
CONCEPT PLAN

DECEMBER 21, 1984

the Zimmerman Design Group

WILD



VERONA SI

AREA UTILITIES

60+24.29

PROPOSED SCHOOL SITE

Possible sanitay ext.
Possible water ext.

Existing 8" sanitary
CHICKORY DRIVE
33' F-F

Existing 12" water
CONSTRUC. ENTRANCE

TYPE 'A' INTERSECTION

LACY ROAD

12" WATER

BERM

12" WATER

24" STORM @ 0.4%

8" WATER

12" WATER

12" WATER

8" SAN @ 0.3%

8" SAN @ 0.4%

8" SAN @ 0.4%

40' F-F
DE VORD ROAD

33' F-F
JASMINE DRIVE

8" SAN @ 1.5%

8" SAN @ 1.5%

8" WATER

R = 150'

R = 150'

R = 333'

8" SAN @ 2.2%

8" WATER

EXISTING 8" WATER

EXISTING 8" SAN @ 0.74%

EXISTING 8" SAN @ 0.74%

8" WATER

21' STDRM

77+03.15 = 1+7

10' 8" WATER

8" SAN @ 1.5%

8" WATER

8" WATER

8" WATER

