



HERMAN & KITTLE PROPERTIES, INC.

Real Estate Development • General Contracting • Property Management

February 20, 2017

Mr. Thomas Hovel
5520 Lacy Road
Fitchburg, WI 53711

RE: The Oaks at Fitchburg
2556 S Fish Hatchery Road
Fitchburg, WI 53713

1. Introduction

Herman & Kittle Properties, Inc. (HKP) is submitting this letter to start the rezoning of two parcels of land located at 2556 S Fish Hatchery Road (PIN 060916480016 and 060916480203) from R-R Rural Residential to PDD Planned Development District with a pre-application meeting.

2. Development and Programming Description

The proposed apartment community in Fitchburg, Wisconsin is a 64 unit development consisting of one three-story elevator- equipped building with a mix of 29 one-, 27 two-, and 8 three-bedroom units. The development will target households with incomes of up to 30%, 50%, and 60% of Area Median Household Income. There will also be approximately 15% market rate apartment homes without rent or income restrictions. The 30% AMI apartment homes are intended for residents who will receive supportive services with a priority for veterans. Residents living in other apartment homes will also have access to services if they express an interest.

The Oaks at Fitchburg will offer superior on-site amenities including an exercise room, business center, community room with terrace, media room, storage, leasing office, and laundry facilities. The apartments will have modern kitchens with dishwashers, refrigerators, and stove/ranges, garbage disposals and large living spaces and bedrooms. All appliances will be Energy Star rated. There will be one covered parking space per apartment home, and surface parking will also be available to residents and their guests. The development will be constructed to the standards of either the Wisconsin Green Built Home program or the Enterprise Green Communities program.

3. Rationale for Changing the Zoning District

HKP is pursuing PDD zoning for the site as it will permit the highest and best use of the site and allows development in accordance with the future land use of High Density Residential. The current R-R zoning is not compatible with the proposed future land use. The R-H High Density Residential District code, in Section 22-146 specifies that "no R-H zoned lot created after October 12, 2010 shall exceed 90,000

square feet in area.” The combined area of the lots for the development is 121,224 square feet, and therefore does not qualify for the R-H.

Further, the City’s Parking Requirements require two parking stalls per residential dwelling unit. Based on HKP’s extensive experience in owning and managing similarly sized multi-family developments, 1.8 parking stalls per unit is being proposed, which will include one covered parking space per unit. In total, this plan provides 64 covered parking stalls and 51 surface stalls.

Rezoning to PDD will also integrate well with the future and actual commercial and residential uses to the north of the development on Fish Hatchery Road, and will include innovative design, appropriate parking, and a complimentary streetscape.

4. Economic, Social and Environmental Impacts

The proposed redevelopment of the site will generate substantially increased tax revenues. In 2016, the current single family use of the site generated \$8,870 in tax revenue. When completed, The Oaks at Fitchburg is estimated to generate between \$50,000 and \$70,000 in tax revenue annually for the City of Fitchburg.

The 2014 City of Fitchburg Housing Assessment sets goals 1.) to provide for balanced residential growth in the City with a variety of housing types, to promote decent housing and a suitable living environment for all residents, regardless of age, income or family size, and to encourage an adequate supply of affordable housing in each new urban neighborhood and 2.) to promote the efficient use of land for housing. The proposed project meets both of these goals by providing quality housing for residents with a mix of incomes and a range of family sizes and maximizes the housing potential of the site per the R-H zoning density requirements.

The redevelopment is expected to have minimal environmental impacts. Storm water management will be included in the construction plans for the development, and HKP has confirmed the City of Fitchburg’s sewer system has the capacity for a 66 unit apartment building. A wetlands determination has concluded there are no observable wetlands on the development site. As mentioned previously, the building will be constructed per the green building standards of either the Wisconsin Green Built Home program or the Enterprise Green Communities program and will be Energy Star certified.

5. Consistency with Comprehensive Plan

Per the Future Land Use Map included in the Comprehensive Plan, the subject site is designated as High Density Residential, which is consistent with HKP’s proposal.

6. Schedule for Completion

The development will be applying for Rental Housing Tax Credits, the largest source of funding for the development, in December 2017. Closing and construction start are anticipated in summer 2018, with construction completion and the commencement of occupancy slated for Fall 2019.

7. Traffic

The development will be served by two points of ingress and egress from Fish Hatchery Road. Due to the median on Fish Hatchery, the northern entrance will have right in, right out access only and the southern entrance will provide full access.

The site does not have access to other means of ingress/egress from other roads. The owners of adjacent properties to the north and west of the site who have access to Research Park Drive have not been interested in or have not responded to attempts to discuss selling land for the road to be extended. Further, given the growth barrier to the south of the site, we anticipate more drivers exiting the developments will be making right turns on Fish Hatchery Road, minimizing the impact of traffic accessing and exiting the site.

Thank you for the opportunity to meet with Plan Commission to discuss the proposed development. Please contact me if there is additional information I can provide in advance of the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Beck". The signature is fluid and elegant, with the first letters of "Sarah" and "Beck" being significantly larger and more decorative than the rest of the letters.

Sarah Beck
Development Director
Herman & Kittle Properties, Inc.

February 15, 2017

TO: The City of Fitchburg, Planning and Zoning Department
5520 Lacy Road
Fitchburg, WI 53711

RE: 2556 S Fish Hatch Road, Fitchburg, WI, 53711 (PIN 060916480016 and 060916480203)

I, the owner of the above described real property, authorize Herman & Kittle Properties, Inc. to act as an agent for the purpose of creating, filing, and managing any land use or entitlements necessary to construct, operate, or otherwise gain approval for a project. I acknowledge that any application may be denied, modified, or approved with conditions.

The undersigned hereby certified to being the fee owner of the property described herein; that to the best of my knowledge the information contained within this authorization is true and correct.


Signature


Print Name

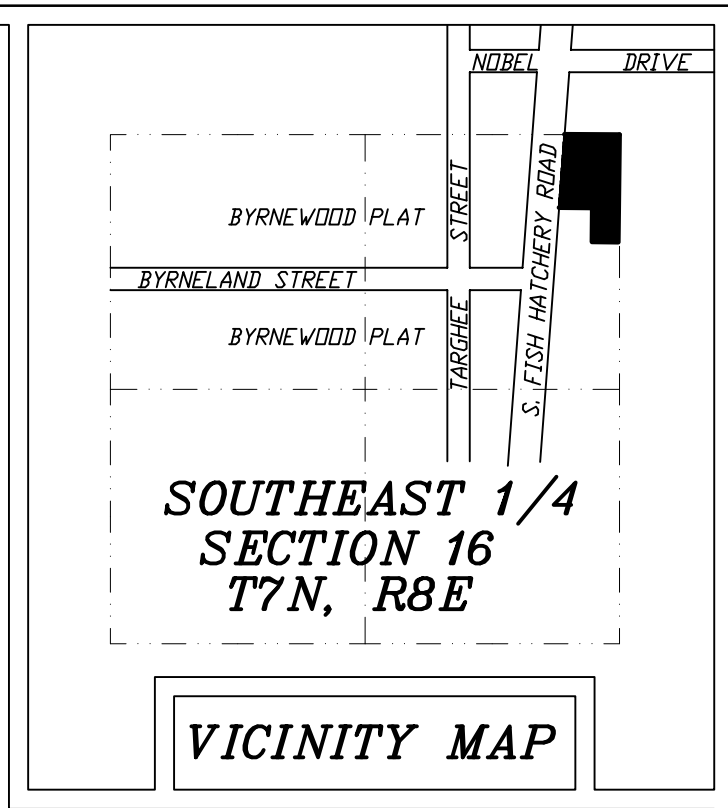
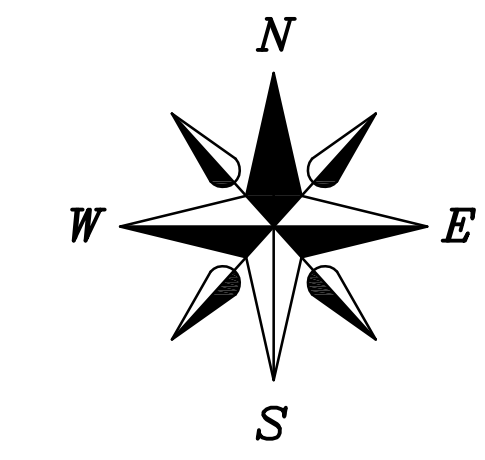
Zoning Matrix
 February 20, 2017

Item	R-H High Density District	Proposed: Planned Development Dist.	Notes
Min. Lot area	Varies by Unit size (144,400 SF)	121,224 SF	R-H zoned lots are restricted to 90,000 SF (created after 10/12/10)
Lot Coverage (building)	35%	20.30%	Building coverage only
Lot Coverage (bldg./ paving)		58.30%	Calculation includes the detention basin in the lot coverage
Front Setback	30 feet	85'-8" feet	
Rear Setback	25 feet	97'-0" feet	
Side Setback	10 feet	35'-2" / 60'-10" feet	20 feet if parcel abuts an R-L zoned parcel
Max. Ht./ Stories	45 feet or 3 stories	48'-6" / 4 stories (measured from 1st Flr.)	48'-6" to top of typ. parapet. Conditional Use: 6 stories or 75 feet
Parking requirements	2 spaces/ unit	1.8 spaces/ unit	Parking count includes interior and surface spaces
Landscaping design		Per ordinance	To be determined
Lot area requirements	1 BR: 2,000 SF	29 x 2,000 SF=	58,000
	2 BR: 2,400 SF	27 x 2,400 SF=	64,800
	3 BR: 2,700 SF	8 x 2,700 SF=	21,600
		Min. Lot area=	144,400

1ST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS

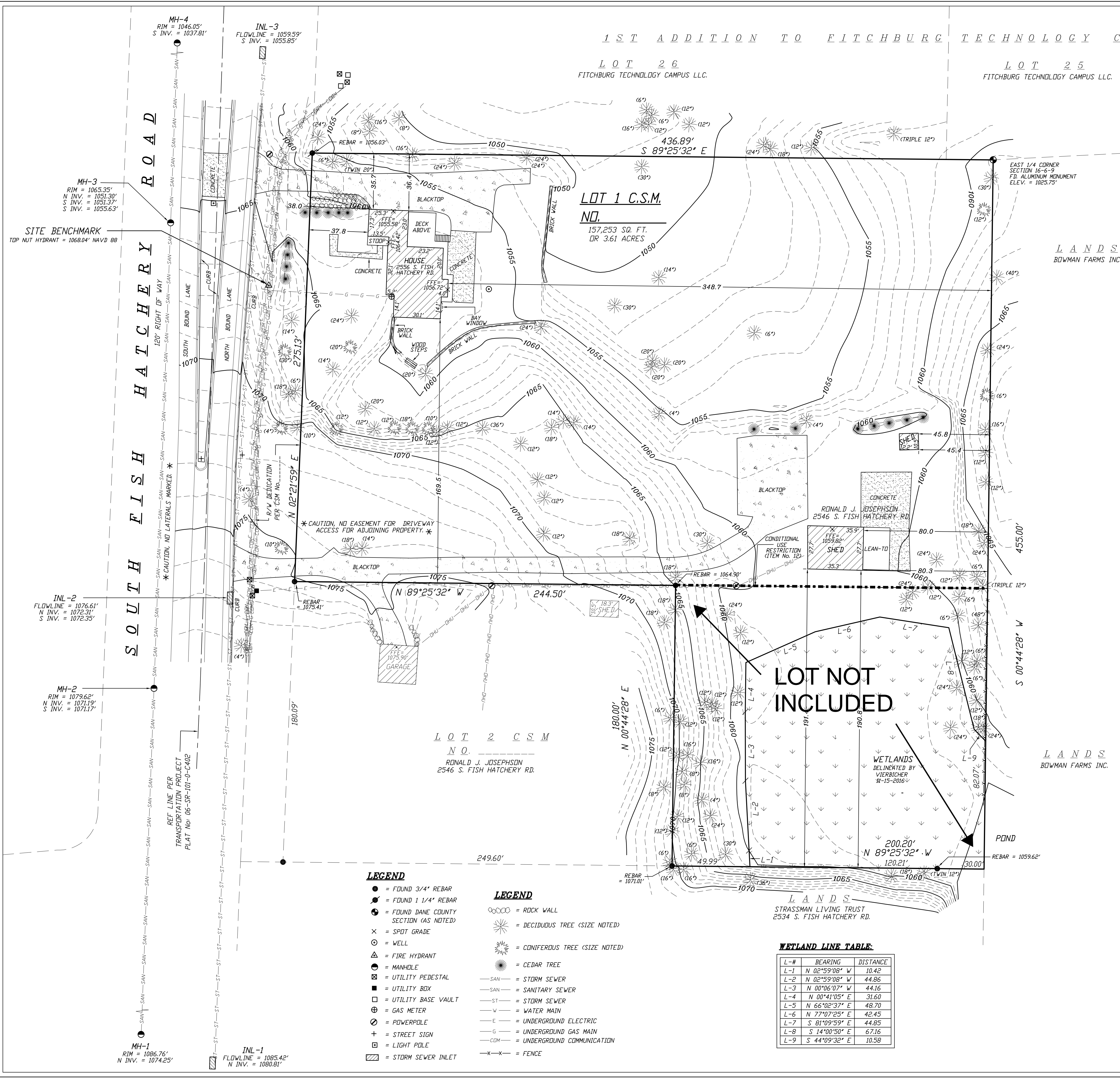
LOT 26
FITCHBURG TECHNOLOGY CAMPUS LLC.

LOT 25
FITCHBURG TECHNOLOGY CAMPUS LLC.



SOUTHEAST 1/4
SECTION 16
T7N, R8E

VICINITY MAP



LANDS
BOWMAN FARMS INC.

DESCRIPTION:

Lot 1 Certified Survey Map No. _____, recorded in the Dane County Register of Deeds Office in Volume _____, Pages _____, as Document No. _____. Located in the City of Fitchburg, Dane County, Wisconsin.

NOTES:

Corresponding to Schedule B-Section Two of Commitment No. NCS-821370-INDY issued by First American Title Insurance Company with an effective date of November 7, 2016.

- 12.) Condition Use Restrictions recorded in Volume 29266 of Records, Page 39, as Document No. 2657712. (SHOWN ON MAP)
- 13.) Easement contained in Transportation Project No. 06-SR-101-0-C402 recorded as Document No. 4487411. (DOES NOT AFFECT SUBJECT PROPERTY. ALL EASEMENTS PER DOCUMENT NO. 4487411 ON THIS PROPERTY WERE TEMPORARY LIMITED EASEMENTS.)

TABLE A NOTES:

- 3.) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MAP NO. 50025C0585H WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2014.
- 4.) THE GROSS LAND AREA OF THIS PROPERTY IS 157,253 SQ. FT. OR 3.61 ACRES.
- 5.) ELEVATIONS ARE REFERENCED TO NAVD88. SITE BENCHMARK IS THE TOP NUT OF HYDRANT LOCATED IN THE EAST RIGHT OF WAY OF FISH HATCHERY ROAD. TOP NUT OF HYDRANT = 1068.04' NAVD 88.
- 6.) NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
- 11.) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN OR OTHER OBSTACLES MAY HAVE OBTAINED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGERS HOTLINE PHONE NO. 1-800-242-8511. DIGGERS HOTLINE TICKET 2017-0300518 AND 2017-0300524.
- 14.) THIS PROPERTY IS LOCATED 228' NORTH OF THE INTERSECTION OF S. FISH HATCHERY ROAD AND BYRNELAND STREET.
- 16.) THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THIS PROPERTY.
- 17.) THERE IS NO KNOWN PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THIS PROPERTY.
- 18.) WETLANDS SHOWN ON THIS PROPERTY HAVE BEEN DELINEATED BY VIERBICHER AND ASSOCIATES ON NOVEMBER 15, 2016 AS SHOWN ON THIS MAP.
- 19.) THERE ARE NO KNOWN OFF SITE EASEMENTS THAT PERTAIN TO THIS PROPERTY.

GENERAL NOTES:

- 1.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ENGINEER TO FIELD VERIFY ALL ELEVATIONS AND MEASUREMENTS FOR ANY PROPOSED CONNECTIONS TO EXISTING STRUCTURES/SEWER PRIOR TO FINALIZING ANY PLANS FOR CONSTRUCTION. THE SURVEYOR ASSUMES NO LIABILITY FOR SAID CONNECTIONS IF THIS VERIFICATION IS IGNORED.
- 2.) THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. WILLIAMSON SURVEYING AND ASSOCIATES LLC DOES NOT WARRANT THE ACCURACY OF THESE POINTS AND BENCHMARKS. THE SURVEYOR SHALL BE NOTIFIED OF ANY DEVIATIONS AND/OR DISCREPANCIES.

SURVEYOR'S CERTIFICATE:

I, Herman & Kittle Properties, Inc. and its successors and assigns, and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19 and 20 of Table A thereof. The field work was completed on _____.

Williamson Surveying and Associates, LLC
by Noa T. Prievé & Chris W. Adams

Date of Map _____
Noa T. Prievé S-2499
Professional Land Surveyor

- LEGEND**
- = FOUND 3/4" REBAR
 - = FOUND 1 1/4" REBAR
 - = FOUND DANE COUNTY SECTION (AS NOTED)
 - × = SPOT GRADE
 - ⊙ = WELL
 - ⚠ = FIRE HYDRANT
 - ⊙ = MANHOLE
 - ⊙ = UTILITY PEDESTAL
 - = UTILITY BOX
 - = UTILITY BASE VAULT
 - ⊕ = GAS METER
 - ⊕ = POWERPOLE
 - ⊕ = STREET SIGN
 - ⊕ = LIGHT POLE
 - ⊕ = STORM SEWER INLET
- LEGEND**
- ⊙ = ROCK WALL
 - ⊙ = DECIDUOUS TREE (SIZE NOTED)
 - ⊙ = CONIFERUS TREE (SIZE NOTED)
 - ⊙ = CEDAR TREE
 - SAN— = STORM SEWER
 - SAN— = SANITARY SEWER
 - ST— = STORM SEWER
 - W— = WATER MAIN
 - E— = UNDERGROUND ELECTRIC
 - G— = UNDERGROUND GAS MAIN
 - COM— = UNDERGROUND COMMUNICATION
 - X—X— = FENCE

WETLAND LINE TABLE:

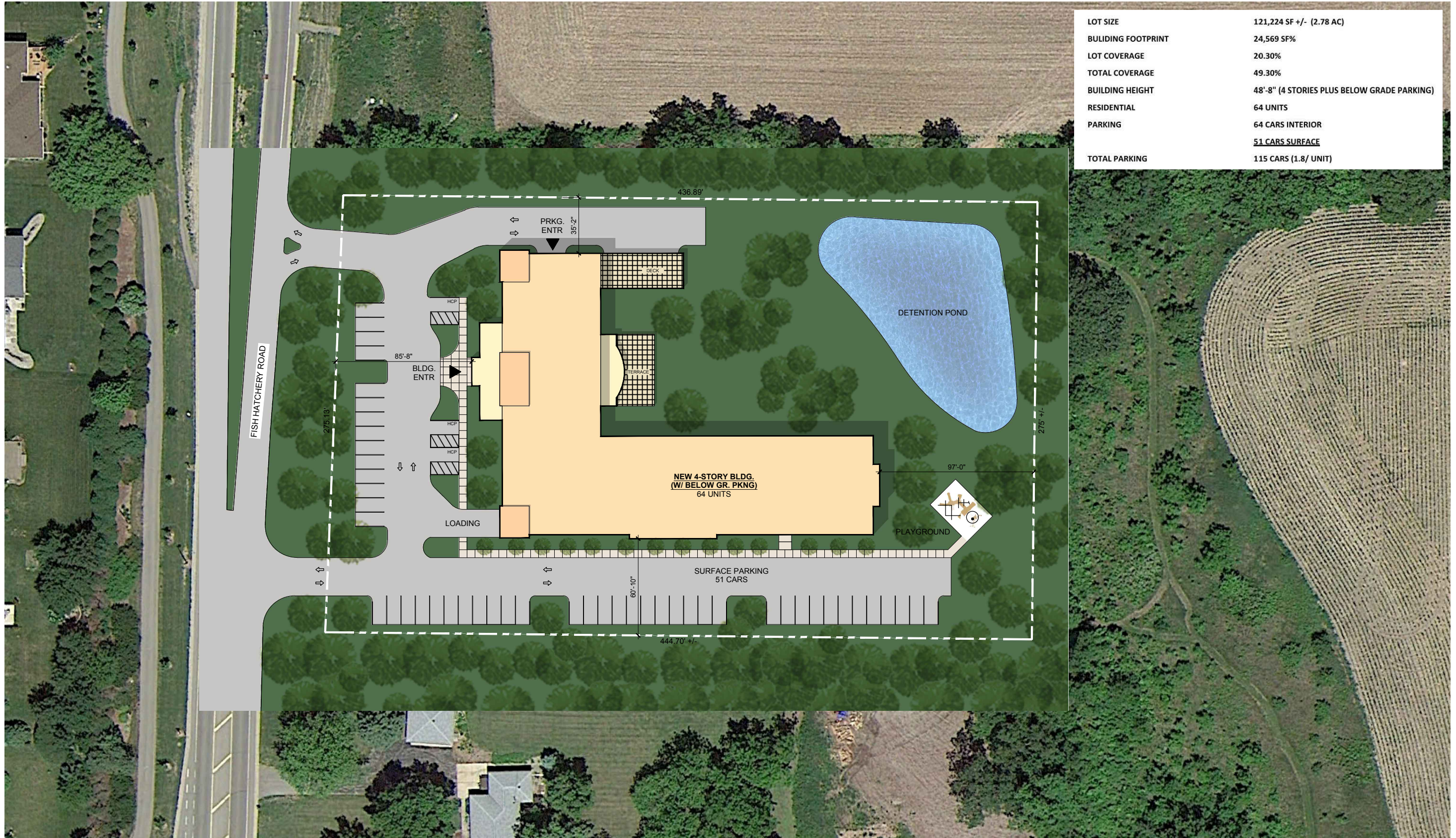
L-#	BEARING	DISTANCE
L-1	N 02°59'08" W	10.42
L-2	N 02°59'08" W	44.86
L-3	N 00°06'07" W	44.16
L-4	N 00°41'05" E	31.60
L-5	N 66°02'37" E	48.70
L-6	N 77°07'25" E	42.45
L-7	S 81°09'59" E	44.85
L-8	S 14°00'50" E	67.16
L-9	S 44°09'32" E	10.58

PRELIMINARY FOR REVIEW

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVÉ & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

2556 SOUTH FISH HATCHERY ROAD A.L.T.A
A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

DATE	JANUARY 31, 2017	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 30'	DRAWING NO.	17V-15	
DRAWN BY	NEIL BORTZ	SHEET	1 OF 1	



LOT SIZE	121,224 SF +/- (2.78 AC)
BUILDING FOOTPRINT	24,569 SF%
LOT COVERAGE	20.30%
TOTAL COVERAGE	49.30%
BUILDING HEIGHT	48'-8" (4 STORIES PLUS BELOW GRADE PARKING)
RESIDENTIAL	64 UNITS
PARKING	64 CARS INTERIOR 51 CARS SURFACE
TOTAL PARKING	115 CARS (1.8/ UNIT)

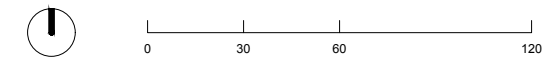


Architecture + Planning
343 W Erie Suite #220
Chicago, IL 60654
888.456.5849
ktgy.com

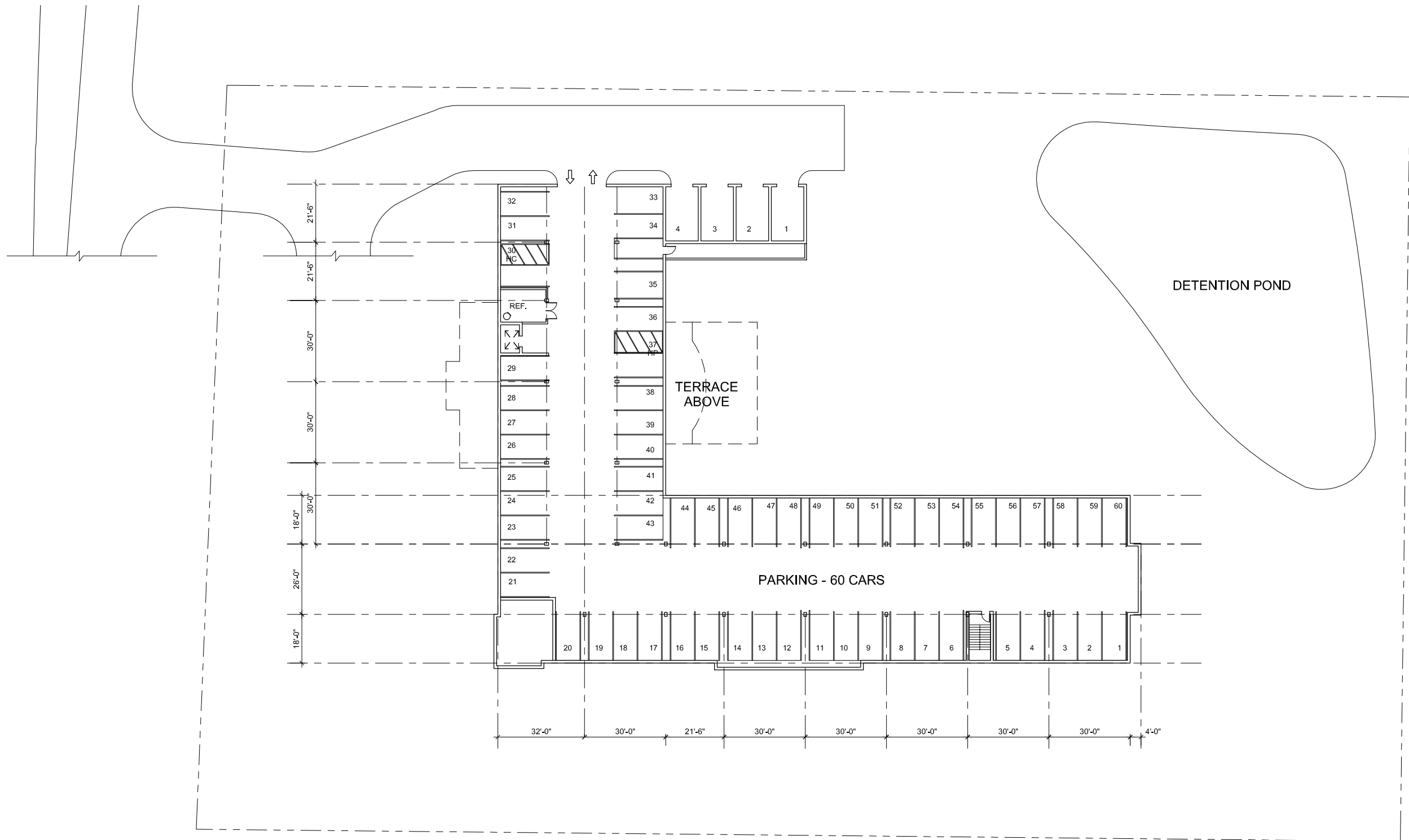
HERMAN & KITTLE PROPERTIES, INC.
2556 S. FISH HATCHERY RD.
FITCHBURG, WI 53711

THE OAKS AT FITCHBURG
FITCHBURG, WI # 160866

ZONING PRE - APPLICATION
FEBRUARY 20, 2017



SITE PLAN



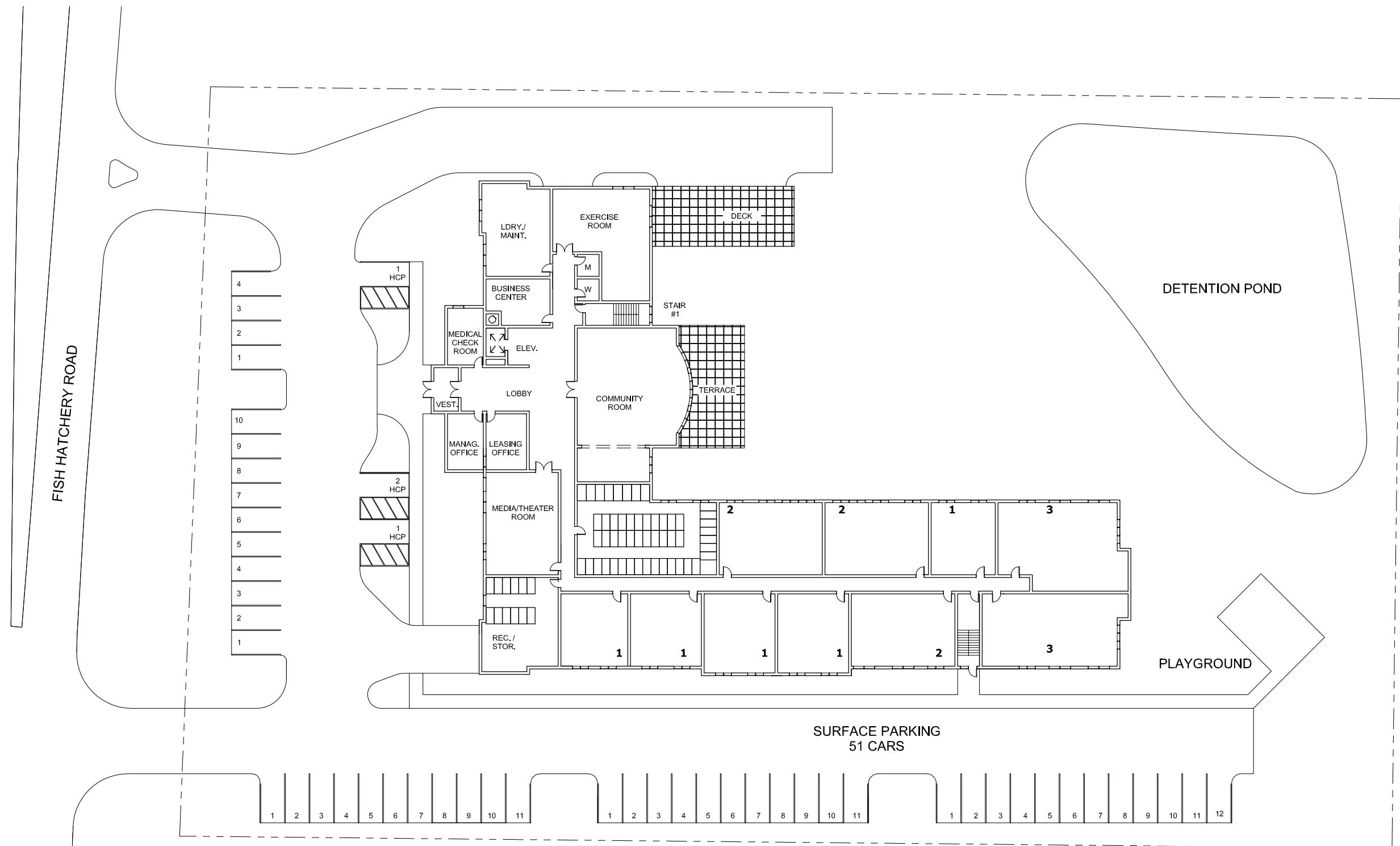
Architecture + Planning
 343 W Erie Suite #220
 Chicago, IL 60654
 888.456.5849
 ktgy.com

HERMAN & KITTLE PROPERTIES, INC.
 2556 S. FISH HATCHERY RD.
 FITCHBURG, WI 53711

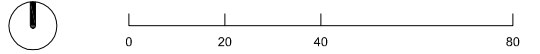
THE OAKS AT FITCHBURG
 FITCHBURG, WI # 160866

ZONING PRE - APPLICATION
 FEBRUARY 20, 2017

LOWER LEVEL: GARAGE PLAN



10 UNITS (5) - 1 BR
 (3) - 2 BR
 (2) - 3 BR



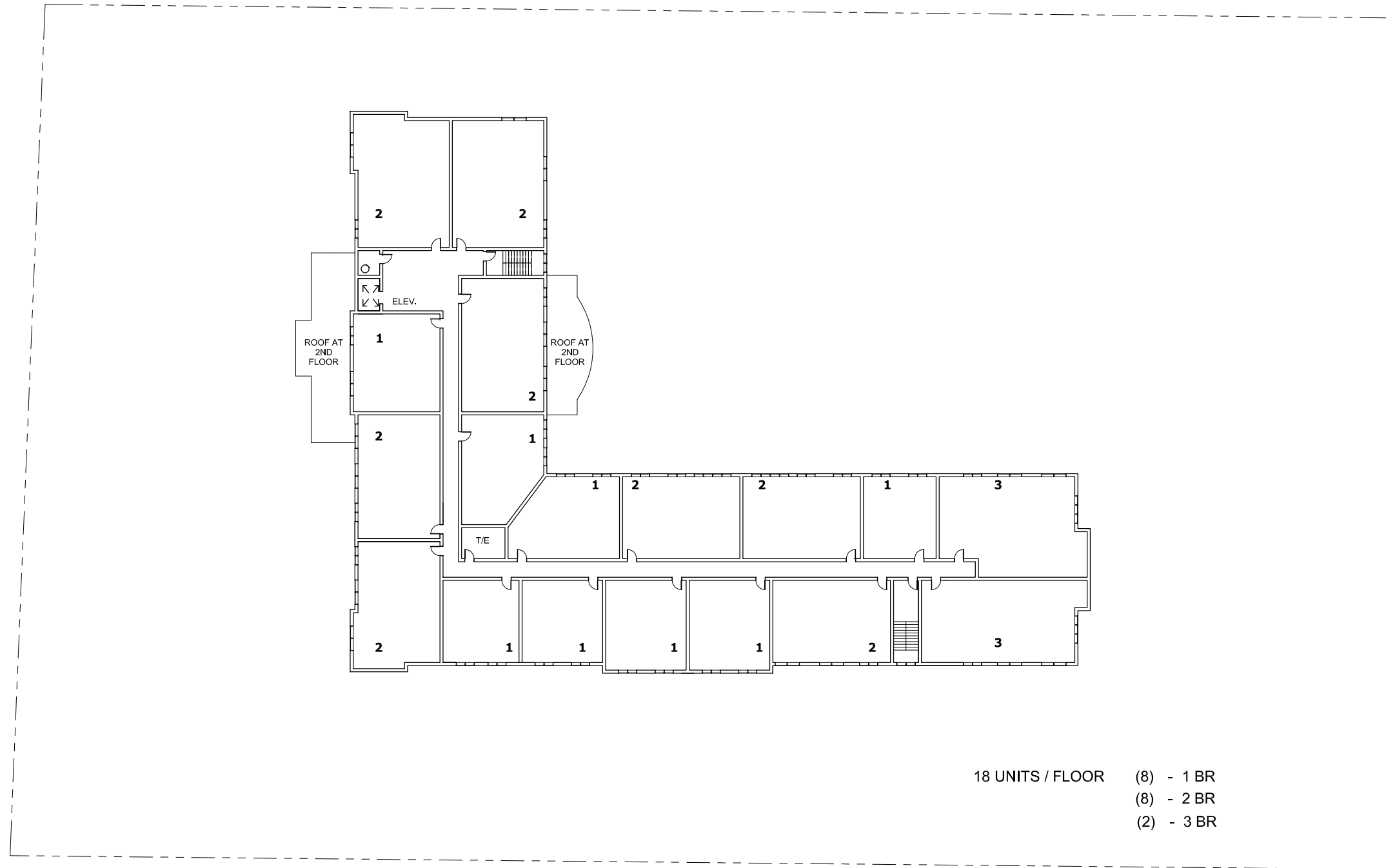
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THE OAKS AT FITCHBURG
 FITCHBURG, WI # 160866

ZONING PRE - APPLICATION
 FEBRUARY 20, 2017

GROUND FLOOR



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THE OAKS AT FITCHBURG
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ZONING PRE - APPLICATION
 FEBRUARY 20, 2017

FLOORS 2-4