



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".

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.

LOT 1 C.S.M.
N.O.
157,253 SQ. FT.
OR 3.61 ACRES

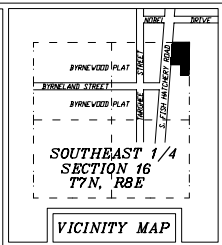
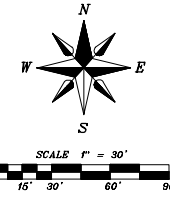
LOT 2 C.S.M.
N.O.
RONALD J. JOSEPHSON
2546 S. FISH HATCHERY RD.

LOT NOT INCLUDED

LANDS
STRASSMAN LIVING TRUST
2534 S. FISH HATCHERY RD.

LANDS
BOWMAN FARMS INC.

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:

- 1) Corresponding to Schedule B-Section Two of Commitment No. NES-821370-1NDY issued by First American Title Insurance Company with an effective date of November 7, 2016.
- 2) Condition Use Restrictions recorded in Volume 29666 of Records, Page 39, as Document No. 265772; (SHOWN ON MAP)
- 3) Easement contained in Transportation Project No. 06-SR-101-0-4202 recorded as Document No. 448741; (DOES NOT AFFECT SUBJECT PROPERTY. ALL EASEMENTS PER DOCUMENT NO. 448741 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. 50606C0858 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 OBLSCURED 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. 1-800-842-8911. DIGGERS HOTLINE TICKET 2017-0300510 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 VERBICHER 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:

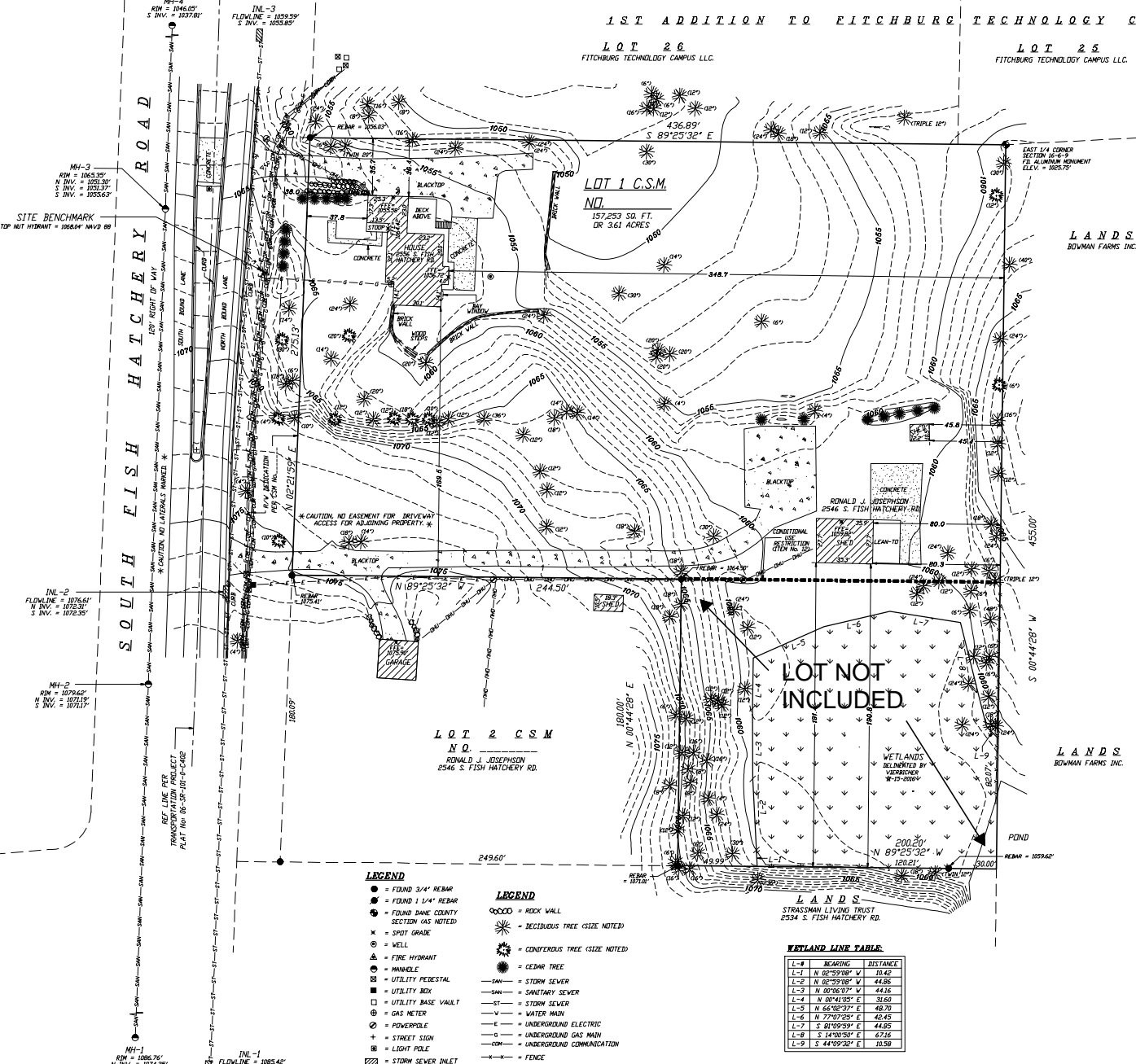
TD Herman & Kittle Properties, Inc. and its successors and assigns, and First American Title Insurance Company.

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 162-A-2, 260-7, 6, 8, 11, 13, 14, 15, 17, 18, 19 and 20 of Table A thereof. The field work was completed on _____

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

Date of Map: _____

Noa T. Prieve S-2499
Professional Land Surveyor



LEGEND

- = FOUND 3/4" REBAR
- = FOUND 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
- = ROCK WALL
- ⊙ = DECIDUOUS TREE (SIZE NOTED)
- ⊙ = CONIFEROUS TREE (SIZE NOTED)
- ⊙ = CEDAR TREE
- S— = SANITARY SEWER
- ST— = STORM SEWER
- W— = WATER MAIN
- E— = UNDERGROUND ELECTRIC
- G— = UNDERGROUND GAS MAIN
- C— = UNDERGROUND COMMUNICATION
- F— = FENCE

WETLAND LINE TABLE:

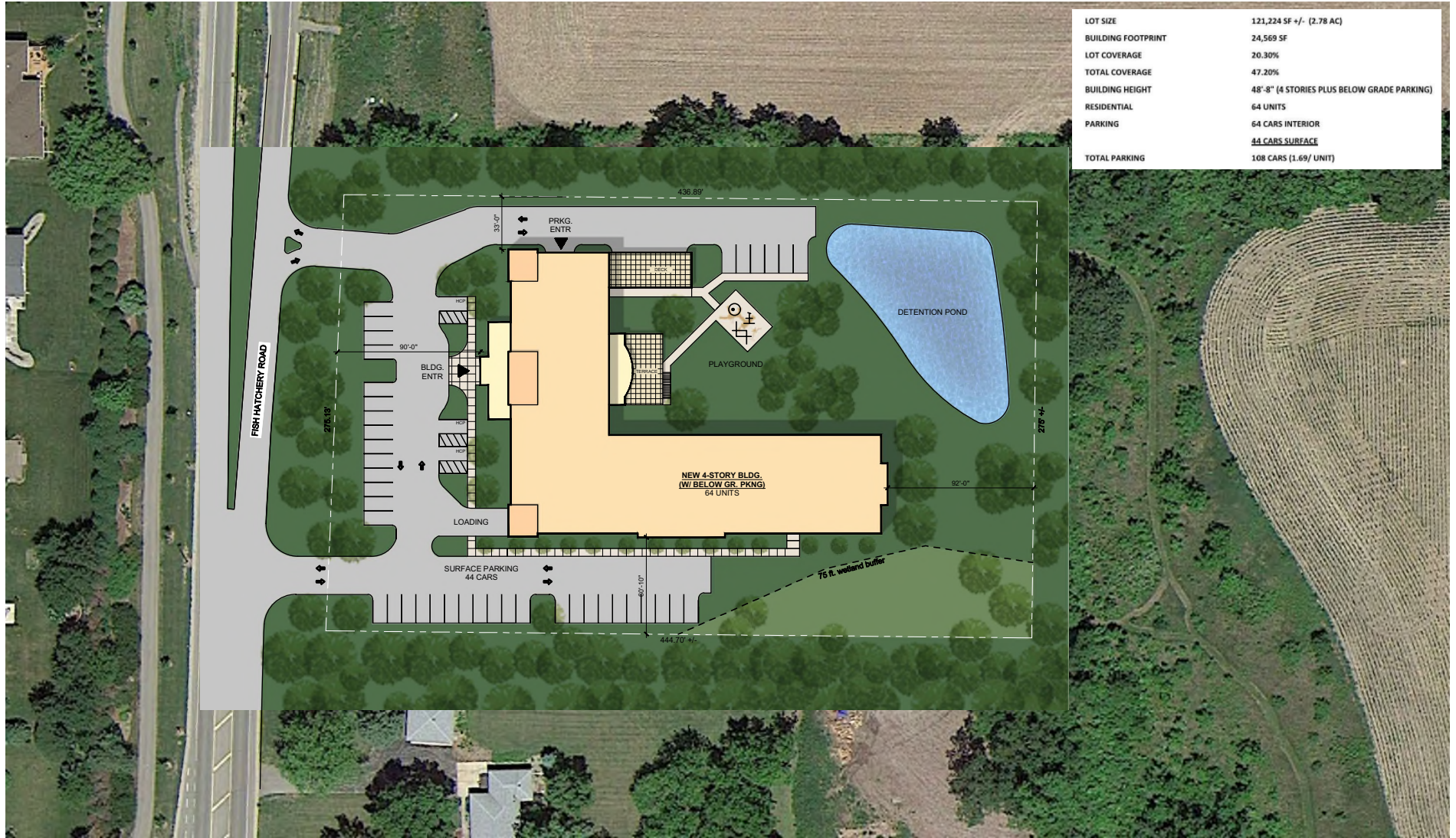
L-#	BEARING	DISTANCE
L-1	N 02°07'08" W	33.65
L-2	N 02°53'08" W	44.86
L-3	N 00°06'07" W	44.16
L-4	N 00°43'25" E	31.65
L-5	N 66°02'37" E	48.70
L-6	N 77°02'29" E	42.45
L-7	S 01°00'50" E	44.85
L-8	S 14°00'50" E	67.16
L-9	S 44°09'32" E	10.58

PRELIMINARY FOR REVIEW

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-253-5765 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

2556 SOUTH FISH HATCHERY ROAD AL.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, 2022	REVISION DATE	CHECK BY	N.T.A.
SCALE	1" = 30'	DRAWING NO.	17W-15	
DRAWN BY	NEIL BRITZ	SHEET	1	1 OF 1



LOT SIZE	121,224 SF +/- (2.78 AC)
BUILDING FOOTPRINT	24,569 SF
LOT COVERAGE	20.30%
TOTAL COVERAGE	47.20%
BUILDING HEIGHT	48'-8" (4 STORIES PLUS BELOW GRADE PARKING)
RESIDENTIAL	64 UNITS
PARKING	64 CARS INTERIOR <u>44 CARS SURFACE</u>
TOTAL PARKING	108 CARS (1.69/ UNIT)

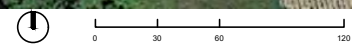


Architecture + Planning
 343 W Erie Suite #220
 Chicago, IL 60654
 888.456.5849
 Mtgy.com

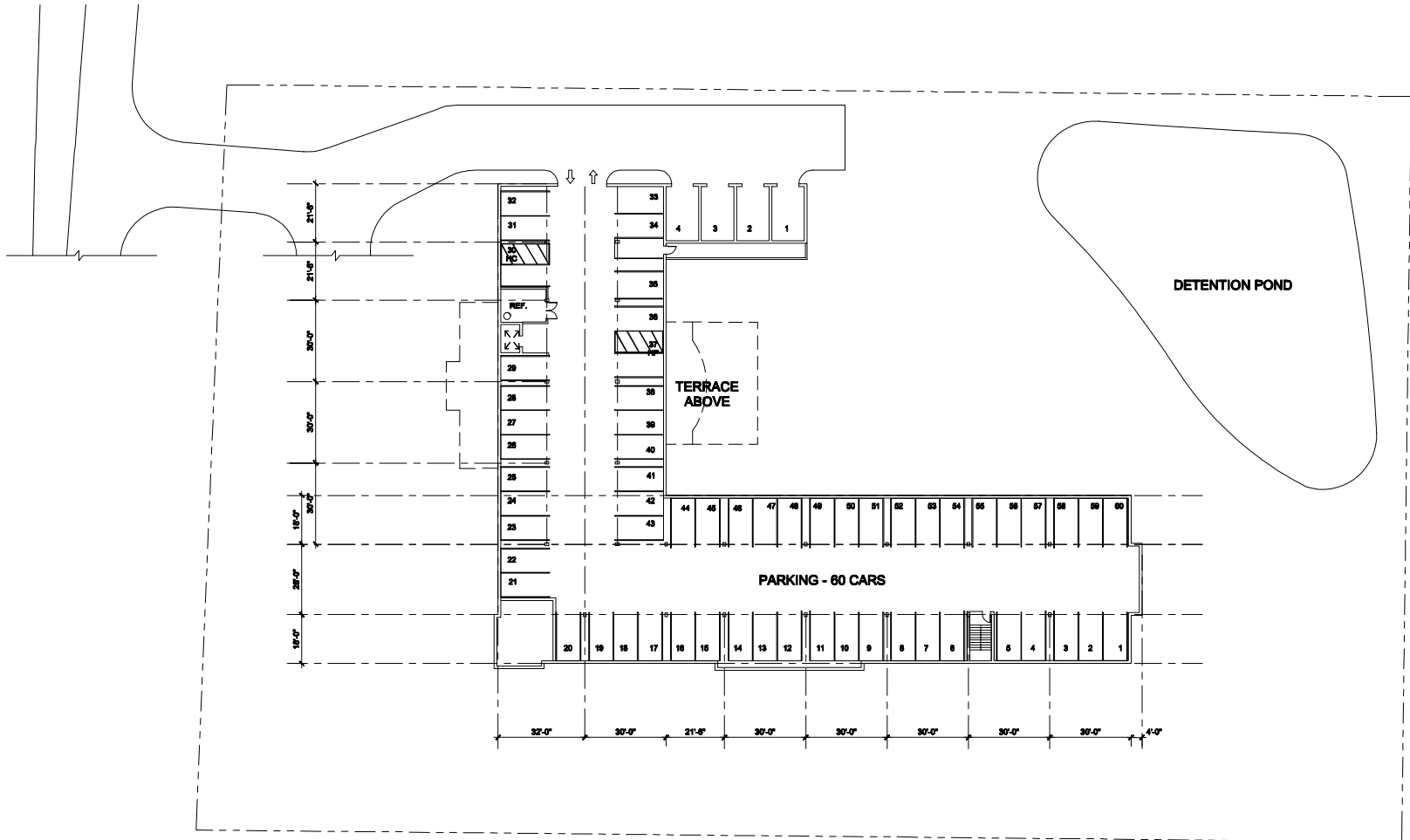
HERMAN & KITTLE PROPERTIES, INC.
 500 E. 96th St. #300
 Indianapolis, IN 46240

THE OAKS AT FITCHBURG
 FITCHBURG, WI # 160866

ZONING PRE - APPLICATION
 MARCH 3, 2017



SITE PLAN



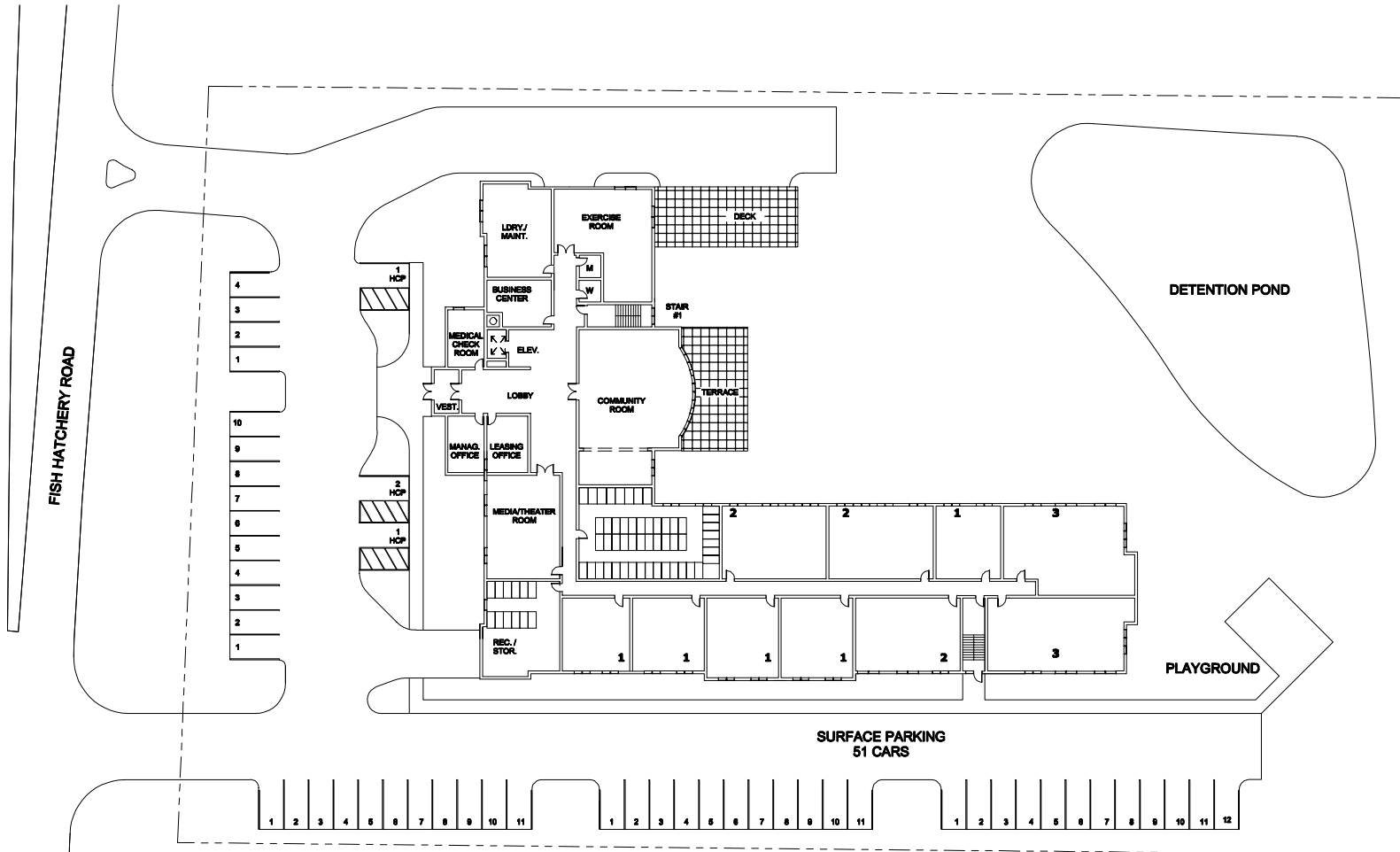
Architecture + Planning
 343 W Erie Suite 2220
 Chicago, IL 60654
 888.466.6848
 ktgy.com

HERMAN & KITTLE PROPERTIES, INC.
 2658 S. FISH HATCHERY RD.
 FITCHBURG, WI 53711

THE OAKS AT FITCHBURG
 FITCHBURG, WI # 160888

ZONING PRE - APPLICATION
 FEBRUARY 20, 2017

LOWER LEVEL: GARAGE PLAN



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



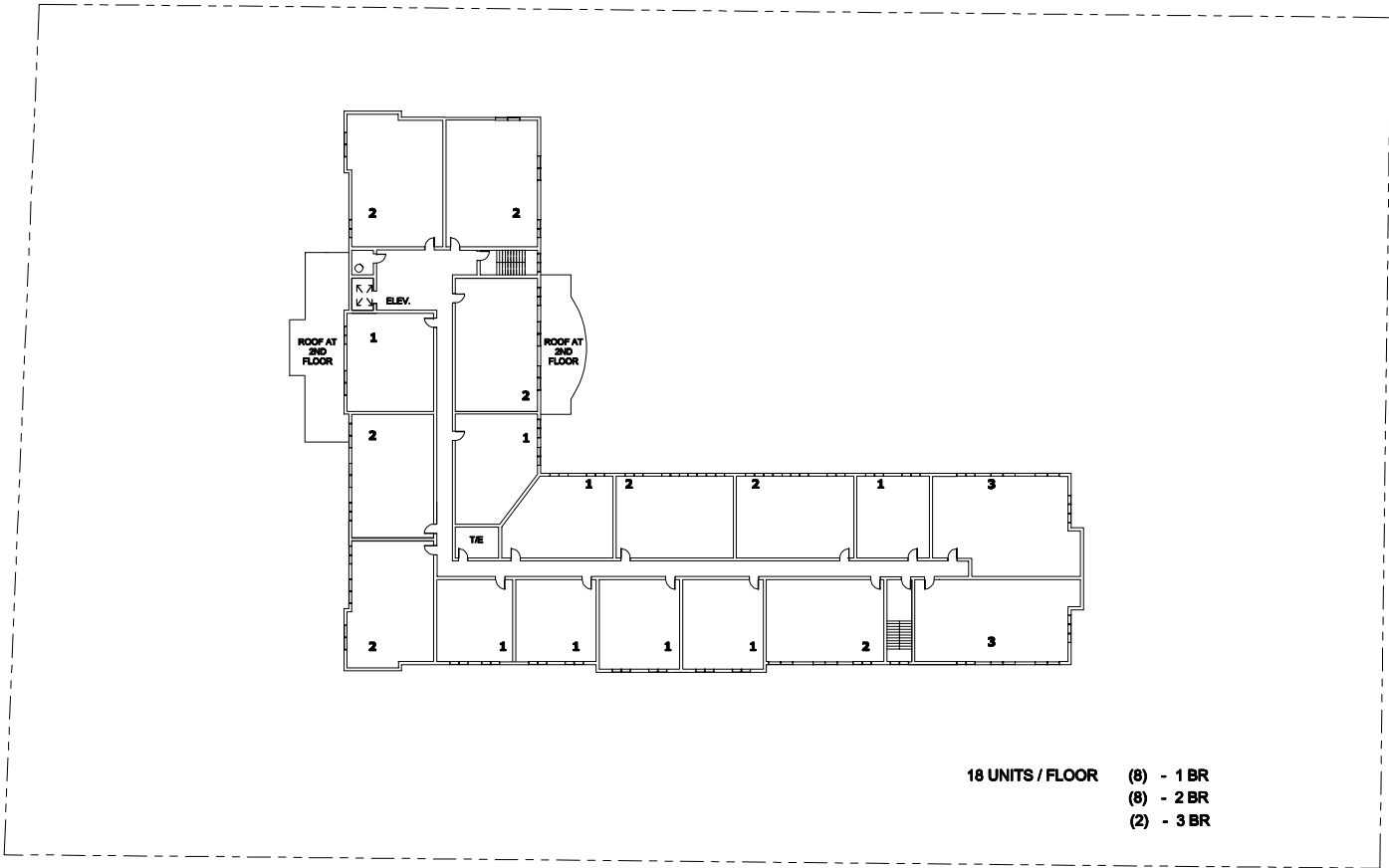
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 Chicago, IL 60654
 888.466.6848
 ktgy.com

HERMAN & KITTLE PROPERTIES, INC.
 2658 S. FISH HATCHERY RD.
 FITCHBURG, WI 53711

THE OAKS AT FITCHBURG
 FITCHBURG, WI # 160888

ZONING PRE - APPLICATION
 FEBRUARY 20, 2017

GROUND FLOOR



18 UNITS / FLOOR (8) - 1 BR
 (8) - 2 BR
 (2) - 3 BR



Architecture + Planning
 343 W Erie Suite #220
 Chicago, IL 60654
 888.466.6848
 ktgy.com

HERMAN & KITTLE PROPERTIES, INC.
 2658 S. FISH HATCHERY RD.
 FITCHBURG, WI 53711

THE OAKS AT FITCHBURG
 FITCHBURG, WI # 160988

ZONING PRE - APPLICATION
 FEBRUARY 20, 2017

FLOORS 2-4



CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@fitchburgwi.gov

Application: PDD Pre-application
Property Address: 2556 S Fish Hatchery Road
Review Date: February 24, 2017
Planning Staff Review #1

Planning staff has reviewed your submitted PDD pre-application request for 2556 S Fish Hatchery Road, submitted on February 21, 2017. The following comments are based on this review. Please respond to each item with a detailed written response, along with appropriate updated plans, by Noon on Friday, March 3, 2017. Further comments or questions may arise as additional review occurs.

1. Identify any wetland within 100' of the site and provide the minimum required environmental corridor. 75' is the minimum environmental corridor (buffer setback) from most self-contained wetlands.

Please see the attached site plan that includes the wetland identified by Vierbicher and the 75' foot setback and a site plan with topography and the 100' boundary around the site showing wetlands. The site plan included with the original pre-application had parking spots and the playground within 75' buffer of the wetland delineated by Vierbicher on the Josephson property. In order to accommodate the buffer, 13 parking spots, drive, and walks were eliminated from the southeast and the playground was relocated to the greenspace off of the terrace (which will be accessed from a stair from the terrace and through the garage at ground level). HKP added 5 surface parking spaces on the north end of the site to partially make up for the lost parking. The new parking ratio will be 1.67/unit, it was previously 1.8/unit. These changes are reflected on the attached updated site plan.

Herman & Kittle Properties, Inc. (HKP) had a preliminary wetland delineation completed by an assured delineator (Theran Stautz with R.A. Smith National, Inc.) for the subject property on 10/25/2016 (it did not include the Josephson property which is not part of our site) and no areas of the site would qualify as a wetland. Theran informed us that since no wetlands were found on the site, there was nothing to submit to WIDNR. Please see the attached letter. Theran notes that the wooded area to the east of the site is not a wetland.

2. Has the wetland delineated by Vierbicher on 11/15/2016 accomplished by an assured delineator and been accepted by WIDNR?

Randy Koth (current owner) hired Vierbicher to complete a wetland delineation on 11/15/16, but this was outside the growing season and cannot be evaluated by WIDNR until the spring. However, as this is not on the project site, this would continue to be the responsibility of the owner of that parcel.

3. An existing driveway to a home on adjoining property to south, is on this property, will an easement be provided?

No, there is no current legal easement for the driveway access for the adjoining property at this time, and no easement will be provided. The site plan removes access to this garage. However, the garage is still fully accessible on the Josephson property.

4. What was the reaction during your public meeting to your subsidized housing proposal?

HKP held a neighborhood meeting on December 8th, and it was well attended by neighbors. As you know, we reached out to all neighbors within 600 feet of the site, local neighborhood organizations, the Mayor, and Aldermen. We discussed our plan for the site, how the project would be financed, income and rent restrictions, and timeline. Neighbors came with many questions ranging from whether the property would be tax exempt to traffic to fit with neighboring uses. Overall I feel the meeting went well, and ended only after all questions from those in attendance were answered. Both the Mayor and one of the Aldermen were in attendance and expressed support.

5. How will storm water be handled? There is a pond area to the southeast of this site, but it is on a different property, for which there is no outfall. You should discuss storm water with public works.

Storm water will be held in an on-site pond as indicated on the site plan. Our civil engineer will calculate and design a storm water management system to release storm water as required by local ordinances. It is early in the Conceptual Design Phase, so we will indicate the pond size, but not the system design until the design is finalized.

6. Single loaded parking is very inefficient, is there a way to redesign to obtain double loaded parking?

The site dimensions make the design of double loaded parking difficult. We understand the efficiency issue but we are also concerned about head in parking facing the building as we are planning to have some housing units on the Ground Floor. If we add double loaded parking, it would be on the east side of the building and not conveniently located to access the building entrances.

7. We prefer to not have parking in front of the building. Is there a way to redesign to move parking to the side of or behind the building?

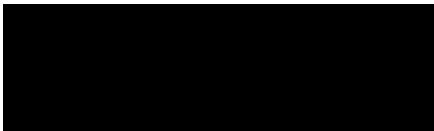
The parking in the front of the building allows for the best access for guest parking and accessible units. As we cannot add parking within 75' of the wetland on the Josephson site, moving that parking to the north side of the site would add guest and resident parking quite far from the building to the east. Also, due to the slope of the site, adding additional parking to the north would most likely result in parking one level below the entrance floor, making access even more difficult. While we also prefer to keep parking on the sides of the building instead of the front, we find the current design to be the best for guests and residents.

8. Will you be able to screen parking from Fish Hatchery Road? Your parking setback from right-of-way does not seem too great.

On the attached updated site plan, we moved the building and all associated drives and parking five feet to the east to allow for a larger landscape buffer at the road.

9. Did you try to obtain access from Fitchburg Technology Campus as suggested by the Mayor?

Herman & Kittle reached out to the two property owners whose land abuts Research Park Drive and the Project Site. I have called and left several messages for Chris Armstrong, owner of Parcel #060915243452, and have not received a return communication. I have also spoken with Andrew Bowman, owner of Parcel #060915385005, and he is not interested in expanding the road on his property or selling a portion of his parcel.



November 18, 2016

Sara Beck
Development Director
Herman & Kittle Properties, Inc.
1951 North Whipple Street, Apartment 3
Chicago, Illinois 60647

Re: Preliminary Wetland Assessment for 2256 North Fish Hatchery Road, City of Fitchburg, Dane County,
Wisconsin

Dear Ms. Beck:

On October 25, 2016, I conducted a preliminary wetland assessment for 2256 North Fish Hatchery Road in the City of Fitchburg, Wisconsin. During the site investigation, I walked the entire property and did not identify any areas that would qualify as wetland. The area mapped as freshwater forested wetland (PFO1C) on the National Wetland Inventory, is in fact a forested ridge dominated by several large bur oaks. There is a pond approximately 140 feet south of the property line. This pond and potential associated wetlands may require shoreland zoning setbacks that could encumber the focus property. The pond and potential associated wetlands can be further investigated in the spring of 2017 if allowed by the owner of the adjacent property. Please contact me if you have any questions about the wetland determination.

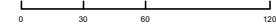
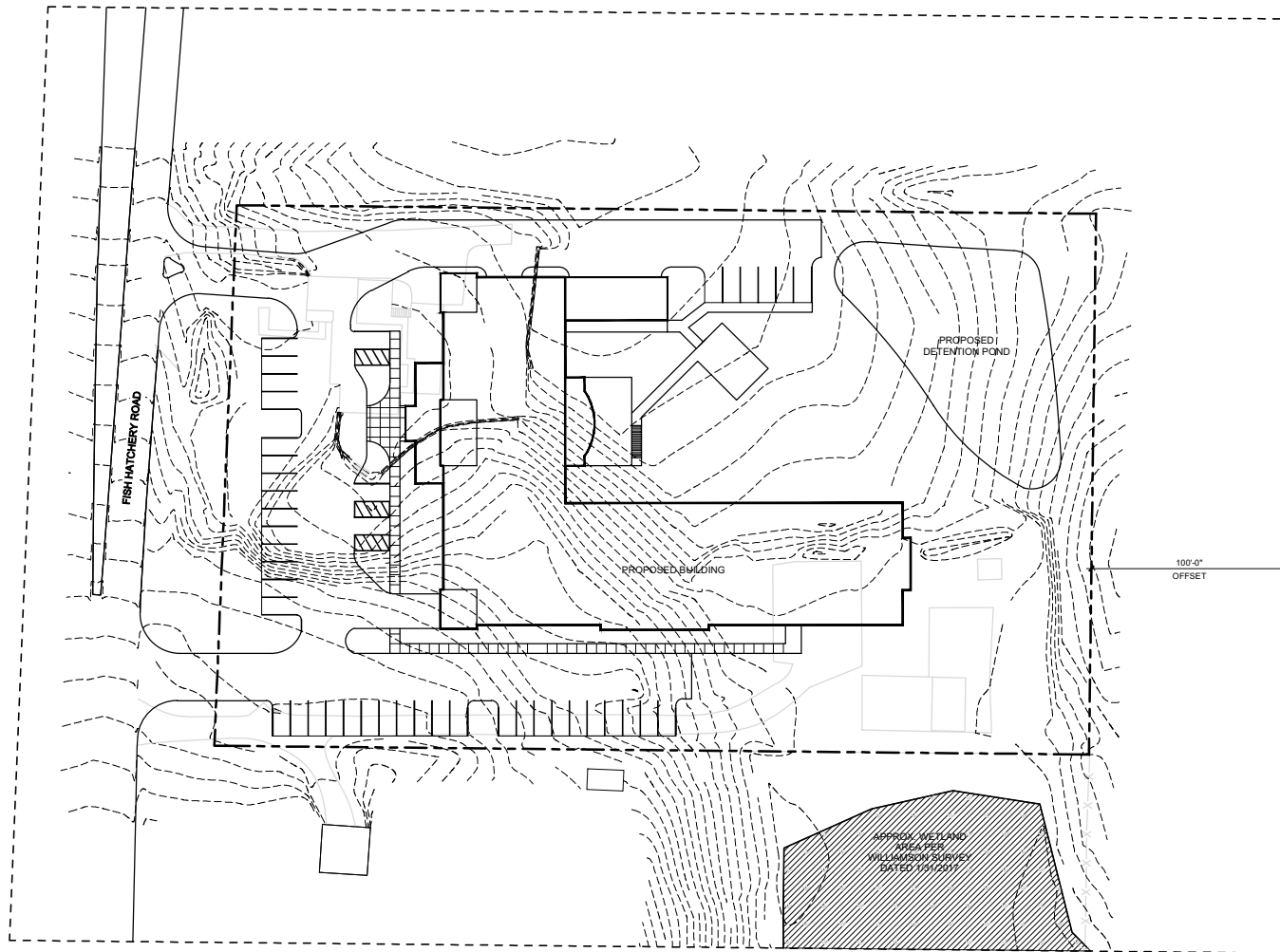
Sincerely,

R.A. Smith National, Inc.

Theran Stautz, PWS
Ecologist/Project Manager
WDNR Assured Wetland Delineator

Deliver excellence, vision, and responsive service to our clients.

5250 East Terrace Drive, Suite 108 • Madison, WI 53718-8345 • (608) 467-3034 • Fax (608) 467-3035
Corporate Office: Brookfield, WI • rasmithnational.com



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HERMAN & KITTLE PROPERTIES, INC.
 500 E. 96th St. #300
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THE OAKS AT FITCHBURG
 FITCHBURG, WI # 160866

ZONING PRE - APPLICATION
 MARCH 3, 2017

LOCAL WETLAND MAP



March 7, 2017

Susan Badtke
Community Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Herman & Kittle Properties, Inc. (HKP) response to comments received from the City of Fitchburg on March 3, 2017.

Public Works Department

- General Comments

1. The applicant will need to submit a Construction & Demolition Reuse/Recycling (CDRR) Plan to Public Works. CDRR Plans are required both for new construction and for demolition.

HKP understands we will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works prior to building permits being issued.

2. Please confirm the sizing and location of the refuse and recycling containers. If refuse and recycling collection will be via commercial truck, please confirm turning movements are acceptable to the hauler.

Refuse and recycling containers will be provided in the garage, accessed by wheeling the containers out of the garage entrance on the north side of the building. Sizing will be provided with the submission of the full zoning application. HKP will work with the waste hauler on truck size and maneuvering requirements.

3. It does not appear that the design has considered the topography of the site. The slopes of driveways may be too adverse. The location of the stormwater detention is shown on a relatively high portion of the site. It may be difficult to tie into the topography of adjoining properties or require extensive retaining walls.

HKP has reviewed the topography, and the intention of our current site plan is to keep all of the road slopes to 5% or less. Site grading and detention location (which may need to be moved to the west to a lower elevation than currently shown on the site plan) will be confirmed by the civil engineer for the full zoning application submittal.

- Transportation Comments

1. Sidewalk must be provided along Fish Hatchery Road, located 1' inside of the road right-of-way. The sidewalk should extend for the length of the property that is being redeveloped.

HKP will add the walk as requested in the full zoning application submittal.

2. Driveway entrances must follow the City's commercial driveway standard with a tapered concrete apron. The island on the north entrance and the radius on the entrances would need to be removed.

HKP will update the plan per City Standards in advance of the full zoning application submittal.

3. The applicant will need to obtain driveway permits.

HKP understands that we will need to obtain driveway permits.

4. The driveway cut in the median of Fish Hatchery will need to be closed.

HKP had designed the north entrance to the site to be a right in, right out entrance that will not access the driveway cut in the median of Fish Hatchery Road. HKP requests clarification from the City of Fitchburg on whether HKP is responsible for closing the median in the public right of way.

5. Please clarify the intent for access to the garage at 2546 Fish Hatchery Road.

There is no current legal easement for the driveway access for the adjoining property at this time, and no easement will be provided. The site plan removes access to this garage. However, the garage is still fully accessible on the Josephson property.

6. Bike racks should be provided on the site for residents and visitors.

Bike racks will be added to the Site Plan for the full zoning application.

- Water Main and Sanitary Sewer Comments

1. Coordinate water and sewer lateral locations with the Utility.

HKP is in the design concept phase of the project. We will coordinate with water and were lateral locations as design progresses.

- Erosion Control and Stormwater Management (ECSWM) Comments

1. An Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval. The ECSWM application and information on requirements can be found at:
<http://www.fitchburgwi.gov/231/ECSWM-Requirements>.

HKP understands that we will need to obtain ECSWM permits.

2. The development will need to document compliance with wetland setback requirements

The site plan shows no improvements within the 75 foot buffer. HKP requests confirmation from the City of Fitchburg that the site plan submitted on March 3, 2017 is adequate for documenting compliance with wetland setbacks.

Parks Department

- Parkland Dedication

1. Parkland Dedication per Ordinance 24-2(d)(2)(a); Dedication of parks, playgrounds, recreation and open spaces – 2,900 square feet per dwelling unit. With 64 units planned 185,600 square feet, or 4.26 acres, of park land will need to be dedicated.
2. Fee in lieu of Parkland Dedication per Ordinance 24-2(d)(2)(e); \$4,330 per dwelling unit or approximately \$65,000 per acre of deficiency. If there was no suitable parkland dedication a fee in lieu of this dedication would be needed. The fee needed for this development would be $64 \times \$4,330 = \$277,120$.

HKP is prepared to pay the fee in lieu of Parkland Dedication.

- Parkland dedication outside the development area 24-2(d)(2)(c);

1. The city at its sole discretion may, acting upon a recommendation by the parks commission, identify lands outside of the development which it would accept as part of the parkland dedication requirements replacing all or part of the total dedication or fee-in-lieu of land dedication requirement. The city and sub divider may, by mutual consent, agree to an acre-to-acre or other equivalent basis.

As noted above, HKP is prepared to pay the fee in lieu of Parkland Dedication.

- Combination of parkland and fee-in-lieu 24-2(d)(2)(f)

1. The Park commission may, in its sole discretion. Permit the sub divider/developer to satisfy the requirements of subsection (d)(2)(a) of this section by combining a land dedication with a fee payment.

HKP notes the above comment.

2. Parkland Improvement fees per Ordinance 24-15(d)(5), 22-647(2); \$650 (2017 rate) per single family dwelling unit: $64 \text{ units} \times \$650 = \$41,600$.

HKP is prepared to pay the Parkland Improvement Fee.

3. Fee in lieu of Street Frontage for Parks per Ordinance 24-15(e), 22-647(3). This will be calculated at time of Final Plat or 6' for single lot.

HKP is prepared to pay the fee in lieu of Street Frontage for Parks.

Fire Department

1. Comply with Fitchburg Ordinance Sec. 44-371 –Access road for construction sites

2. Comply with Fitchburg Ordinance Chapter 44, Article IV, Division 2. – Fire Lanes
3. Comply with Fitchburg Ordinance Chapter 44, Article V, Division 2. – Fire Hydrants
4. All other building requirements must comply to the Wisconsin Enrolled Commercial Building Code

HKP will comply with all City of Fitchburg Ordinances referenced above. Chapter 44, Article IV, Division 2. – Fire Lanes require a turnaround for fire lanes that are in excess of 300 feet. The north and south drives on the subject site are less than 300 feet long from the property lines.

Please do not hesitate to contact me with any comments or questions on the responses provided.

Sincerely,

Sarah Beck
Development Director