



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

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the R-D district to the PDD district the following described property:

1. **Location of Property/Street Address:** 2991 County Highway MM, Lot 3 CSM 3535 and Lot 1 & 2 CSM 3598

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

Lot 1 CSM 3598/PIN 225/060901399400 (1 acre)
 Lot 2 CSM 3598/PIN 225/060901395404 (14.108 acres)
 Lot 3 CSM 3535/PIN 225/060901381704 (17.68 acres)

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

2. **Proposed Use of Property - Explanation of Request:**

Rezoning request to establish a GIP - PDD for @Edge Live/Work for a residential / mixed-use development

3. **Proposed Development Schedule:** See attached exhibit provided with this application

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Market Rate Rental or Apartment Style Housing

Total Dwelling Units Proposed: 510 units **No. Of Parking Stalls:** 570 stalls

Type of Non-residential Development (If Applicable): Commercial/Retail

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

Floor Area: Refer to Unit Matrix Table for Buildings Breakdown **No. Of Parking Stalls:** 105

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

Current Owner of Property: Nine Springs Hill, Inc.

Address: 2991 County Highway MM **Phone No:** _____

Contact Person: Kevin Yeska

Email: kevin.yeska@jsdinc.com

Address: 161 Horizon Drive, Suite 101 Verona, WI 53593 **Phone No:** 608-848-5060

Respectfully Submitted By: **Print Owner's or Authorized Agent's Name** Kevin Yeska

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:** 8/22/2017 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$875

Permit Request No. RZ-2169-17

Recpt # 12.1316
 SA 8-23-17

Memorandum

www.jsdinc.com

To: Susan Badtke, Community Planner, City of Fitchburg
From: Kevin Yeska, JSD
Re: @Edge Live/Work
JSD Project #: 16-7678
Date: August 22, 2017
cc: Randy Alexander, Torque Real Estate; Chris Gosch, Populance; Hans Justeson, JSD

Overview

On behalf of Torque Companies, JSD Professional Services, Inc. (JSD) is requesting consideration and approval of a rezoning request to establish a General Implementation Plan - Planned Development District and Preliminary Plat for @Edge Live/Work, which is generally located south of the intersection of County Highway MM and McCoy Road, between Highway 14 and County Highway MM.

The project will propose multi-tenant work spaces, live-work units, and residential apartment complexes within the City of Fitchburg meant to cater to entrepreneurs and tech-oriented individual/groups. It is the goal of the development team to reinvest in this area with high quality architecture, enhanced amenities, and improved pedestrian connectivity while providing a high-density development that makes use of the unique topography and surrounding context of the project site.

Large and attractive employment bases as well as current demographics within the City of Fitchburg maintain a strong demand for high quality housing options that provide convenience to downtown attractions and multi-modal forms of transportation. The location of the project site provides a viable opportunity for market rate renters and owner occupied commercial uses. It is intended that the 22 proposed buildings will be planned and constructed to establish strong architectural massing along the public streets while catering to the residential tenant through enhanced streetscape landscaping, and on-site amenities.

Project Location

The project is comprised of 34.08 acres across three parcels of land situated at 2991 County Highway MM, Lot 3 CSM 3535, and Lots 1 & 2 CSM 3598, immediately southwest of E Clayton Road. The site is highly visible to automobile and bike commuters traveling on Highways MM and 14. Having been excavated approximately 30 years ago, for the construction of US Highway 14, and used as a construction fill site, the land is currently filled with a combination of soil, stone, brick, blacktop, concrete, and a limited amount of organic material such as tree trunks and shavings. A significant amount of concrete is laced with steel rebar and plastic duct work. In addition to being a visual blemish, the site is a hazard for anyone trying to traverse the steep grades of exposed concrete slabs, steel, and rusted metal. Site remediation and clean-up will occur as part of the development proposal.

Pre-Application Conference

On July 18, 2017, the Plan Commission held a Pre-Application conference regarding the @Edge Live/Work development proposal. At that meeting, the following key items were identified:

- General Project Description and Goals by Torque Companies
 - Create a development which caters to the creative class by establishing multiple live/work units (entrepreneurs, tech-oriented)
 - Create a sustainable community
- 400+ residential units
- 60,000 square-feet of commercial space
- Construction obstacles due to existing geotechnical conditions
- Attempt by Torque Companies and JSD to utilize SmartCode Zoning. Density constraints hindered SmartCode use.
- Site remediation involving the removal of 8-10 feet of soil and importing engineered fill and geotechnical grid for stabilization.
- Hillside remediation via the use of native grasses, garden plots, and walking paths.

Neighborhood Meeting - 5/18/17

On May 18, 2017, Randy Alexander and Danny Cardoso of Torque Companies met with 12-15 Fitchburg neighbors for the first of two neighborhood meetings.

Initially there was skepticism simply because of the site location and previous proposals of what to do with the landfill; including the proposal for a large concrete crushing operation. After the presentation outlining the preliminary plans and a discussion of the plans to remediate the site, the developer generated an immense amount of excitement for the project. Torque Companies collected emails from the attendee's and will continue to include them in the process while providing them up to date relevant project milestones.

Neighborhood Meeting Notes - 8/14/17

Eight neighboring residents attended the subsequent neighborhood meeting that was held on August 14, 2017, at the Fitchburg Community Center. Again, everyone who attended generally was in acceptance of the project. A few questions were raised regarding noise and traffic both during the construction and operation phase. Additional questions were brought forward regarding public utility improvements and the implementation timeline.

Preliminary Plat

The project site is currently comprised of three properties and unplatted lands totaling 34.08 acres, including:

- Lot 1 CSM 3598/PIN 225/060901399400 (1 acre)
- Lot 2 CSM 3598/PIN 225/060901395404 (14.108 acres)
- Lot 3 CSM 3535/PIN 225/060901381704 (17.68 acres)
- Unplatted lands adjacent to the west (1.29 acres)

A Preliminary Plat has been submitted for concurrent review with the rezoning request. The Preliminary Plat will result in the creation of 15 lots and two outlots for stormwater management and open space.

A petition for right-of-way discontinuance will be submitted to vacate the existing Loniello Court right-of-way. A formal petition will be submitted in the coming months.

There is a utility easement currently located on the existing Lot 1 per CSM No. 3598 that was dedicated to the Town of Fitchburg for ground reservoir per document no. 1676046. An application requesting the release of the easement will be submitted as well in the coming months.

Land Use

The project will mirror Fitchburg's tradition of recycling material, re-use, and reduction. It will be a national model for redevelopment into an environmentally conscious and vibrant community. Sustainability practices include a variety of live/work options, efficient building and site design, passive and active solar, water catchment, community gardens and recreational venues. The development will create a modern urban live/work environment where design, art, agriculture, community, and commerce are in balance with nature.

The development proposal includes the construction of a mixed-use development hosting a variety of non-residential uses, including commercial space (i.e. retail, restaurant, professional office) and residential apartment-style dwelling units, including efficiency, one- and two-bedroom, and live/work units. The development proposal includes:

- Five (5) two-story commercial buildings
 - Buildings A1, A2, A3, A4, A5

- Four (4) two-story live/work residential buildings (Live/Work)
 - Buildings B1, B2, B3, B4
 - 30 total units
 - 1 bedroom townhouse
 - 1 units
 - 2 bedroom live/work
 - 21 units
 - 2 bedroom live/work/loft
 - 8 units

- One (1) two-story live/work residential building (Live/Work)
 - Building C
 - 10 total units
 - 1 bedroom live/work
 - 7 units
 - 1 bedroom live/work loft
 - 3 units

- Four (4) two-story residential buildings (1 Bedroom/Loft)
 - Building E1, E2, E3, E4, E5
 - 186 total units
 - 1 bedroom flat
 - 144 units
 - 1 bedroom/loft
 - 42 units

- Eight (8) two-story residential buildings (Combo)
 - 284 total units

- Building G1, G2, G3, G4, G5, G6, G7, G8
 - 1 bedroom/loft
 - 84 units
 - 2 bedroom
 - 200 units

Refer to the Land Use and Parking Summary Table and Unit Matrix Summary Table provided below for additional development details.

Land Use and Vehicular Parking Count Summary Table

Type	I.D.	Footprint SF	Stories	Residential SF	Parking SF	Total SF	Roof	Parking	Parking Stalls Required By Ordinance	Parking Stalls Proposed
Commercial	A1	5,500	2	N/A	N/A - Surface	TBD	TBD	Surface	18.3	18
Commercial	A2	4,656	2	N/A	N/A - Surface	TBD	TBD	Surface	15.0	24
Commercial	A3	9,160	2	N/A	N/A - Surface	TBD	TBD	Surface	30.5	24
Commercial	A4	7,925	2	N/A	N/A - Surface	TBD	TBD	Surface	26.4	15
Commercial	A5	9,996	2	N/A	N/A - Surface	TBD	TBD	Surface	33.3	24
Total		37,237		0	0	0			123.5	105

Type	I.D.	Footprint SF	Stories	Residential SF	Parking SF	Total SF	Roof	Parking	Parking Stalls Required By Ordinance	Parking Stalls Proposed
Live/Work	B1	10,510	2	15,775	5,245	21,020	TBD	Unit Garage	18	18
Live/Work	B2	7,680	2	11,520	3,840	15,360	TBD	Unit Garage	14	14
Live/Work	B3	6,912	2	10,368	3,456	13,824	TBD	Unit Garage	12	12
Live/Work	B4	10,212	2	15,318	5,106	20,424	TBD	Unit Garage	16	16
Total		35,314		52,981	17,647	70,628			60	60

Type	I.D.	Footprint SF	Stories	Residential SF	Parking SF	Total SF	Roof	Parking	Parking Stalls Required By Ordinance	Parking Stalls Proposed
Live/Work	C	5,759	2	11,518	N/A - Unit Garage	11,518	TBD	Unit Garage	20	20
Total		5,759		11,518		11,518			20	20

Type	I.D.	Footprint SF	Stories	Residential SF	Parking SF	Total SF	Roof	Parking	Parking Stalls Required By Ordinance	Parking Stalls Proposed
1 Bed Room/Loft	E1	27,313	2	44,650	9,976	54,626	Wedge	Internal	88	42
1 Bed Room/Loft	E2	31,420	2	56,276	6,564	62,840	Flip	Internal	96	52
1 Bed Room/Loft	E3	31,420	2	52,864	9,976	62,840	Wedge	Internal	96	52
1 Bed Room/Loft	E4	27,362	2	33,258	10,733	43,991	Teton	Internal	92	37
Total		117,515		187,048	37,249	224,297			372	183

Type	I.D.	Footprint SF	Stories	Residential SF	Parking SF	Total SF	Roof	Parking	Parking Stalls Required By Ordinance	Parking Stalls Proposed
Combo	G1	10,648	2	21,296	15,200	36,496	Wedge	Below grade	48	23
Combo	G2	14,191	2	28,382	15,200	43,582	Wedge	Below grade	72	34
Combo	G3	14,191	2	28,382	15,200	43,582	Wedge	Below grade	72	34
Combo	G4	22,744	2	45,488	15,200	60,688	Wedge	Below grade	120	72
Combo	G5	21,074	2	42,148	15,200	57,348	Wedge	Below grade	88	42
Combo	G6	14,130	2	28,260	11,452	39,712	TBD	Below grade	56	34
Combo	G7	14,130	2	28,260	11,452	39,712	TBD	Below grade	56	34
Combo	G8	14,130	2	28,260	11,452	39,712	TBD	Below grade	56	34
Total		125,238		250,476	110,356	360,832			256	307

	Buildings	Footprint SF	Stories	Residential SF	Parking SF	Total SF	Roof	Parking	Parking Stalls Required By Ordinance	Private Parking Stalls Proposed
Total	22	321,063	2	502,023	165,252	667,275	N/A	N/A	832	675

	Surface	Unit Garage	Internal	Below Grade	Parking Stalls Required By Ordinance	Total Stalls Proposed
Residential	0	80	183	307	700	570
Commercial	125	0	0	0	125	125
Public On-Street	248	N/A	N/A	N/A	N/A	248
Total	353	80	183	307	831.5	923

Unit Matrix Summary Table

Type	I.D.	Total Unit Count	Studio	SF	1 BR Flat	SF	1 BR TH	SF	1BR/LOFT	SF	2 BR	SF	L/W 1 BR	SF	L/W 1 BR LOFT	SF	L/W 2 BR	SF	L/W 2 BR LOFT	SF
Live/Work	B1	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1763	2	1955
Live/Work	B2	7	0	0	0	1	0	0	0	0	0	0	0	0	0	0	4	1763	2	1955
Live/Work	B3	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1763	2	1955
Live/Work	B4	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	1763	2	1955
Total		30				1											21			8

Type	I.D.	Total Unit Count	Studio	SF	1 BR Flat	SF	1 BR TH	SF	1BR/LOFT	SF	2 BR	SF	L/W 1 BR	SF	L/W 1 BR LOFT	SF	L/W 2 BR	SF	L/W 2 BR LOFT	SF
Live/Work	C	10	0	0	0	0	0	0	0	0	0	0	7	720	3	912	0	0	0	0
Total		10											7		3					

Type	I.D.	Total Unit Count	Studio	SF	1 BR Flat	SF	1 BR TH	SF	1BR/LOFT	SF	2 BR	SF	L/W 1 BR	SF	L/W 1 BR LOFT	SF	L/W 2 BR	SF	L/W 2 BR LOFT	SF
1 Bed Room/Loft	E1	44	0	32	575	0	0	12	767	0	0	0	0	0	0	0	0	0	0	0
1 Bed Room/Loft	E2	48	0	36	575	0	0	12	767	0	0	0	0	0	0	0	0	0	0	0
1 Bed Room/Loft	E3	48	0	36	575	0	0	12	767	0	0	0	0	0	0	0	0	0	0	0
1 Bed Room/Loft	E4	46	0	40	575	0	0	6	767	0	0	0	0	0	0	0	0	0	0	0
Total		186		144				42												

Type	I.D.	Total Unit Count	Studio	SF	1 BR Flat	SF	1 BR TH	SF	1BR/LOFT	SF	2 BR	SF	L/W 1 BR	SF	L/W 1 BR LOFT	SF	L/W 2 BR	SF	L/W 2 BR LOFT	SF
Combo	G1	24	0	0	0	0	0	6	880	18	1080	0	0	0	0	0	0	0	0	0
Combo	G2	36	0	0	0	0	0	9	880	27	1080	0	0	0	0	0	0	0	0	0
Combo	G3	36	0	0	0	0	0	9	880	27	1080	0	0	0	0	0	0	0	0	0
Combo	G4	60	0	0	0	0	0	20	880	40	1080	0	0	0	0	0	0	0	0	0
Combo	G5	44	0	0	0	0	0	16	880	28	1080	0	0	0	0	0	0	0	0	0
Combo	G6	28	0	0	0	0	0	8	880	20	1080	0	0	0	0	0	0	0	0	0
Combo	G7	28	0	0	0	0	0	8	880	20	1080	0	0	0	0	0	0	0	0	0
Combo	G8	28	0	0	0	0	0	8	880	20	1080	0	0	0	0	0	0	0	0	0
Total		284						84		200										

Total	Studio	1 BR Flat	1 BR TH	1BR/Loft	2 BR	L/W 1 BR	L/W 1 BR Loft	L/W 2 BR	L/W 2 BR Loft
510	0	144	1	126	200	7	3	21	8
Unit Percentage	0.0%	28.2%	0.2%	24.7%	39.2%	1.4%	0.6%	4.1%	1.6%

Site Access, Circulation, and Parking

@Edge Live/Work will be served by three points of access from County Highway MM. Today, the site is served by three points of access, however, due to layout studies and topographic constraints two of the three existing access drives will be relocated. The access point furthest south, Loniello Court, is an existing access from County Highway MM that is, today a cul-de-sac, and is anticipated to remain in its current location.

Torque Companies and JSD have had preliminary discussions with City and County regarding the anticipated intersections proposed. At this time, JSD has proposed full movement access points; all including right turn tapers in to and out of the development. All access points will be confirmed with City and County staff prior to the recording of the Final Plat.

Bicycle Transportation and Parking

@Edge Live/Work is excited to bring forward a development with multi-modal forms of transportation for residents of and visitors to the City of Fitchburg. A multi-use path is proposed for this development on the west side of Collaboration Way that will provide connectivity through the development as well as future connectivity to the larger multi-use path system, including the Lacy Road/County MM bike path and Capital City Trail located at the corner of East Clayton Road and County MM. The proposed multi-use path will improve pedestrian and bicycle safety in the area by diverting pedestrian and bike traffic away from County MM into the project site, allowing them to experience the @Edge Live/Work development first-hand.

Residents of @Edge Live/Work will have the opportunity to park their bicycles in either long-term secure bicycle parking within the buildings or in short-term, public bike parking spaces. One (1) bicycle stall will be incorporated for every one (1) residential unit both inside and outside the building at a ratio of 90 percent and 10 percent, respectively. For space efficiencies, it is anticipated that interior bicycle stalls will be mounted to the walls and hung vertically inside the building. Exterior stalls will be focused near the entrances of buildings at both the residential and commercial buildings. These exterior stalls will be in compliance with the "City of Fitchburg Bicycle Parking Requirements" (Page 66, 2008 Bicycle and Pedestrian Plan):

- Support the bicycle in two places – regardless of the bicycle frame style
- Enable the frame with both wheels to be secured
- Allow the use of a cable and a U-shaped lock
- Allow locking the front wheel with the down tube
- Allow locking the rear wheel with the seat tube
- Consist of a grouping of several racks
- Be securely attached to a mounting surface (unless it is so large and heavy that it cannot be easily moved)
- Provide easy access – a minimum of 2.5' on-center, between mounting sites
- Have a minimum of 4' wide aisles between groups of racks
- Be sheltered from bad weather, if possible
- If used at night, be in a well-lit location
- Be visibly located, and conveniently close to the building entrance it serves
 - No farther than 120' from the entrance and preferably within 50'
- Not obstruct pedestrian or motor vehicle circulation
- Be available at each active building entrance

Bicycle Parking Count Summary Table

Type	I.D.	Footprint SF	Total Bike Stalls Required @ 1 per 2,000 SF	Exterior Bike Stall Proposed
Commercial	A1	5,500	2.75	>3
Commercial	A2	4,656	2.328	>3
Commercial	A3	9,160	4.58	>5
Commercial	A4	7,925	3.9625	>4
Commercial	A5	9,996	4.998	>5
	Total	37237	18.6185	>20

Type	I.D.	Total Unit Count	Total Bike Stalls Required (1 per dwelling unit)	Interior Stalls Proposed (90% of Required)	Exterior Bike Stall Proposed (10% of Required)
Live/Work	B1	9	9	8	1
Live/Work	B2	7	7	6	1
Live/Work	B3	6	6	5	1
Live/Work	B4	8	8	7	1
	Total	30	30	27	4

Type	I.D.	Total Unit Count	Total Bike Stalls Required (1 per dwelling unit)	Interior Stalls Proposed (90% of Required)	Exterior Bike Stall Proposed (10% of Required)
Live/Work	C	10	10	9	1
	Total	10	10	9	1

Type	I.D.	Total Unit Count	Total Bike Stalls Required (1 per dwelling unit)	Interior Stalls Proposed (90% of Required)	Exterior Bike Stall Proposed (10% of Required)
1 Bed Room/Loft	E1	44	44	40	4
1 Bed Room/Loft	E2	48	48	43	5
1 Bed Room/Loft	E3	48	48	43	5
1 Bed Room/Loft	E4	46	46	41	5
	Total	186	186	167	19

Type	I.D.	Total Unit Count	Total Bike Stalls Required (1 per dwelling unit)	Interior Stalls Proposed (90% of Required)	Exterior Bike Stall Proposed (10% of Required)
Combo	G1	24	24	22	2
Combo	G2	36	36	32	4
Combo	G3	36	36	32	4
Combo	G4	60	60	54	6
Combo	G5	44	44	40	4
Combo	G6	28	28	25	3
Combo	G7	28	28	25	3
Combo	G8	28	28	25	3
	Total	284	284	256	29

It's important that the aesthetic appearance of the exterior bicycle racks match the architectural character and theme of the development. A variety of bicycle stall models may be incorporated with a focus on "modern" and "sleek" design to fit the entrepreneurial spirit and creative class. A variety of bicycle rack types have been provided on the following page which will be considered during the detailed design phase of this project.

Bicycle Rack – Example Images



Building Design

The development proposal is comprised of twenty-two (22), two-story buildings. The built environment will incorporate a design aesthetic of artistic eccentric styles that will meet the expectations that the market is seeking while providing a collaborative community. The design will focus on creating and cultivating the artistic class and entrepreneurial spirit to create a culturally rich and creative space. The project plan incorporates a variety of housing types ranging from boutique studios to live/work townhomes, lofts, and row houses. There will be 510 residential units of which thirty-nine (39) are projected to be work-at-home units.

Overall, the development creates a building forward design, with buildings oriented towards the street with pedestrian scale detailing including, emphasized main entryways, awnings, and active entries located at the pedestrian level. The commercial component will consist of five (5) commercial pavilions creating roughly 40,000 square-feet of technology focused, shared work spaces for start-up economy, creatives, and small businesses.

Intended Landscape Design

Landscape materials and design will compliment and build on visual themes and styles established by the proposed architecture within the @Edge Live/Work development. Landscaping and outdoor spaces will be provided throughout the development to create welcoming places to sit or walk between the buildings. Plantings will be used to highlight and define the edges of the overall development and architecture. An emphasis will be placed on using native species, particularly perennial grasses and wildflowers, around building foundations.

Refer to the sample list of plant species and precedent photos of the landscape design intent included on the following page.

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Sample Plant List

COMMON NAME

BOTANICAL NAME

OVERSTORY DECIDUOUS TREES

Prairie Pride Common Hackberry
Swamp White Oak
Redmond Linden
Draves Honey Locust
Royal Red Maple
Red Sunset Maple
State Street Maple
Espresso Cofeetree
Autumn Gold Ginkgo
Whitespire Birch
River Birch
New Horizon Elm
Siouxland Poplar

CELTIS occidentalis 'Prairie Pride'
QUERCUS bicolor
TILIA americana 'Redmond'
GLEDITSIA tricanthos 'Draves'
ACER platanoides 'Royal Red'
ACER rubrum 'Franksred'
ACER miyabei 'Morton'
GYMNOCLADUS dioicus 'Espresso'
GINKGO biloba 'Autumn Gold'
BETULA populifolia 'Whitespire'
BETULA nigra
ULMUS x 'New Horizon'
POPULUS deltoides 'Siouxland'

TALL EVERGREEN TREES

Black Hills Spuce
White Pine

PICEA glauca var. densata
PINUS strobus

ORNAMENTAL DECIDUOUS TREES

Crabapple spp.
Serviceberry spp.
Hawthorn spp.
Pear spp.
Japanese Tree Lilac
Fox Valley Dwarf River Birch

MALUS spp.
AMELANCHIER spp.
CRATAEGUS spp.
PYRUS spp.
SYRINGA reticulata
BETULA nigra 'Little King'

UPRIGHT EVERGREEN TREES

Arborvitae spp.
Juniper spp.

THUJA spp.
JUNIPER spp.

DECIDUOUS SHRUBS

Dogwood spp.
Viburnum spp.
New Jersey Tea
Winterberry spp.
Little Devil Ninebark
Wine & Roses Weigela
Spring Red Compact Cranberrybush Vib.

CORNUS spp.
VIBURNUM spp.
CEANOTHUS americana
ILEX spp.
PHYSOCARPUS opulifolius 'Donna May'
WEIGELA florida 'Alexandra'
VIBURNUM trilobum 'Spring Red'

Bloomerang Lilac
Alpine Currant
Gro-low Sumac
Purpleleaf Sandcherry
Barberry spp.
Black Chokeberry

SYRINGA x 'Penda'
RIBES alpinum
RHUS aromatica 'Gro-Low'
PRUNUS x cistena
BERBERIS spp.
ARONIA melanocarpa

EVERGREEN SHRUBS

Yew spp.
Juniper spp.

TAXUS x media spp.
JUNIPERUS spp.

ORNAMENTAL GRASSES

Korean Feather Reed Grass
Prairie Dropseed
Flame Grass
Indiangrass
Autumn Moor Grass
Tufted Hairgrass
Northwind Switch Grass
Heavy Metal Switch Grass
Dwarf Fountain Grass

CALAMAGROSTIS brachytricha
SPOROBOLOUS heterolepis
MISCANTHUS purpurascens
SORGHASTRUM nutans
SESLERIA autumnalis
DESCHAMPIA cespitosa
PANICUM virgatum 'Northwind'
PANICUM virgatum 'Heavy Metal'
PENNISETUM alopecuroides 'Hameln'

PERENNIALS

Brown-eyed Susan
Yellow Coneflower
Coneflower spp.
Little Spire Russian Sage
Coral Bells Palace Purple
May Night Perennial Salvia
Ornamental Onion spp.
Sedum spp.
Sky Blue Aster
False Blue Indigo
Prairie Blazing Star
Fireworks Goldenrod
Daylily spp.
Catmint spp.

RUDBECKIA triloba
RATIBIDA pinnata
ECHINAEA pallida
PEROVSKIA atriplicifolia 'Little Spire'
HEUCHERA micranatha var. diversifolia 'Palace Purple'
SALVIA nemorosa 'Mainacht'
ALLIUM spp.
SEDUM spp.
ASTER azureus
BAPTISIA australis
LIATRIS pycnostachya
SOLIDAGO rugosa 'Fireworks'
HEMEROCALLIS spp.
NEPETA spp.

Landscape Design Intent – Example Images



Intended Open Space Design

Open space remains a critical component to the @Edge Live/Work development. The organization of buildings in the central block creates a communal courtyard space, functioning as an amenity that is usable space for residents and visitors.

The master plan incorporates an 8-foot wide public multi-use path along the south side of Collaboration Way to connect to anticipate future path development along CTH MM. Furthermore, the path provides a link to the Capital City Trail, which crosses CTH MM just north of the project site. Auxiliary walking paths linking to the multi-use path, creating an internal path network, are incorporated on the west side of the development. These paths will provide opportunities for both active and passive recreation, as well as safe routes for active recreation and walking pets.

Public Improvements

Public improvements associated with the development proposal include the construction of:

- Approximately 4,500 linear feet of public roadways incorporating varying right-of-way widths, parallel parking stalls, and reverse angle parking (refer to Appendix 05, Street Section Exhibit);
- 5-foot wide sidewalks adjacent to proposed right-of-way;
- 8-foot wide multi-use path;
- County Highway MM intersection improvements; and
- Sanitary, storm and water utilities to services the proposed buildings.

Stormwater Management, Utilities, and Environmental Remediation

Stormwater will be retained on-site by two settlement basins and a water catchment system that will provide water for the community gardens, community dog wash, and a community car wash station.

Remediation of the site will involve the removal (approximately 115,664 cubic yards) of unstable materials from all building footprint areas, road/drive areas, and utility trench areas. The concrete, blacktop, and other masonry materials will be crushed and re-utilized for roads, utility trenches, and building footprints once the steel and plastic materials are separated. Additional new, engineered fill will also be imported for the construction of roads, utility trenches, and building footprints. A geo-synthetic grid will be used to reinforce the new engineered fill.

The project site is marked by its significant topography as one moves across the site from the south to the north. Both the northern and western edges of the site are unbuildable, with very steep slopes. These slopes are comprised of concrete slabs, some the size of cars, that retain the 50-75 feet of fill on the balance of the site. Interspersed between the concrete and rubble are invasive trees and plants. Remediation of these areas will require the removal of these trees. The shavings from these trees will be used in the redeveloped landscape and gardens. After the removal of steel and plastics, the concrete will be broken into smaller aggregates. Recycling of these materials, along with construction waste, will be implemented, along with appropriate measures for erosion control. New soils will be placed on these slopes and planted with native species that are non-invasive and drought resistant. Terracing will create walking paths, a small amphitheater, and gardens for the site's future occupants.

Rational for Changing the Zoning District

Torque Companies is pursuing PDD zoning for the project site as it will permit the highest and best use of the site. Currently, the project site is zoned Rural Development (R-D), which is not compatible with the future land

use recommendation of Mixed Use (M-U). PDD zoning will allow greater flexibility in creating a viable mixed-use development while ensuring compliance with the basic intent of the City of Fitchburg zoning and land use goals and policies.

Specifically, the Planned Development District for @Edge Live/Work enables:

- Flexibility in the application of density standards and providing a mix of dwelling unit types, including apartment-style and live/work residential units, both one- and two-bedroom units.
- The reduction in setbacks to create a more urban, building forward, pedestrian oriented environment.
- Provision of safe and controlled access to parking areas and building entries.
- Flexibility in parking standards to encourage reduced parking, utilization of compact parking stalls, and utilization of on-street parking with the ultimate goal of reducing the site's overall impervious area.
- The creation of a mixed-use development that allows for a wider variety of uses/services to be located in proximity to residential units.
- The encouragement of multi-modal transportation with the provision of bike parking and multi-use path connectivity.
- Preservation of the existing site topography and the creation of unique shared and private open spaces/amenities.

Significant study and consideration was given to pursuing either SmartCode zoning or a conventional residential zoning designation. In both cases, the site constraints, including topography (with grades exceeding 30% in some locations), and the size and irregular shape of the project site, gave rise to the need for a higher level of flexibility in development standards than was able to be accomplished through a conventional residential zoning district or SmartCode.

Both the SmartCode and R-H zoning district set standards for lot sizes; a minimum of 40 acres for SmartCode and a maximum of 90,000 square-feet for Residential-High density. The project site, at roughly 33 acres does not meet the minimum lot area threshold for SmartCode, and several of the proposed lots are in excess of the maximum lot area for the R-H zoning district. In addition, given the irregular shape of the project site, several of the proposed lots within the subdivision are also irregularly shaped lots. Development on those lots would not be able to meet the development standards for the R-H zoning district, including lot width and setbacks.

The intent of the @Edge development is to create a cohesive, urban, mixed-use environment that focuses on sustainability, promotes multi-modal transportation, and maintains the existing unique site characteristics, including topography. Based on the analysis of the SmartCode and the R-H zoning district development standards, including permitted uses, minimum/maximum lot standards, pervious surface limitations, and setbacks, coupled with the intent of the proposed development and site limitations, the application of a conventional zoning district or SmartCode proved to be difficult.

Overall, the rezoning request will provide a level of flexibility in the regulatory framework for the development to provide an improved environmental design.

Consistency with the Comprehensive Plan

The project site is located within the Northeast Neighborhood (612 acres), which is identified as an area generally bounded by Nine Springs Creek on the north, US Highway 14 on the west, Town of Dunn on the east and Swan Creek to the south. The "City of Fitchburg Comprehensive Plan" identifies the Northeast Neighborhood as an area of future growth. The proposed @Edge Live/Work PDD-GIP is compatible with the

following land use, natural resources, cultural resources, housing, economic development and transportation goals, objectives and policies as articulated in the “City of Fitchburg Comprehensive Plan.”

Land Use

Goal 2: Develop a compact urban community that is visually and functionally distinct from its rural and agricultural community

- Objective 3: Preserve open space, natural areas, and rural and agricultural land by promoting compact development that contains a logical and sustainable mix of uses and building types.
 - Plan Proposes:
 - Preservation of existing steep slopes by providing sustainable vegetation solutions over-top of existing construction debris.
 - Commercial and residential units mixed in a high density fashion to promote live/work areas.

Natural Resources

Goal 2: Provide public access to unique natural areas

- Objective 1: Continue to require new developments or subdivisions to dedicate sufficient land acreage for recreational purposes, or contribute funds for future recreation and open space land acquisition.
 - Plan Proposes:
 - A fee in lieu of dedicating land acreage for recreational purposes will be contributed for future recreation and open space land acquisition.

Cultural Resources

Goal 1: Promote and preserve the City’s cultural resource base.

- Objective 1: Encourage the preservation of significant natural, cultural, and historical features.
 - Plan Proposes:
 - Preservation of existing steep slopes by providing sustainable vegetation solutions over-top of existing construction debris.
 - Preservation of existing steep slopes which create a vista to the rest of the surrounding areas.

Housing

Goal 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.

- Objective 1: Promote development of housing to meet forecasted needs.
 - Plan Proposes:
 - An overall neighborhood density that is transit friendly
 - A variety of housing options within the neighborhood and unique housing options within the City of Fitchburg as a whole.

Goal 2: Promote the efficient use of land for housing.

- Objective 1: Encourage compact neighborhood and development patterns.
 - Plan Proposes:
 - A residential density level to allow for mixed uses with a variety of housing types, complementary commercial and open space uses.
 - Preservation and enhancement of existing natural steep sloping features.

Economic Development

Goal 1: Encourage economic development opportunities appropriate to the resources, character, and service levels in the City.

- Objective 1: Encourage the creation of compact mixed-use activity centers as an alternative to suburban style, single use, and low density office and research parks.
 - Plan Proposes:
 - Strategic mix of uses including residential, commercial, neighborhood center and open space.
 - Structured parking in residential buildings. Building height is limited by site conditions.
 - Areas of commercial use placed in locations highly visible to HWY MM.

- Objective 4: Grow Fitchburg's economy while preserving the City's quality of life and protecting the environmental, natural and cultural resources.
 - Plan Proposes:
 - Mixture of housing and jobs to provide a balanced community.
 - High level of architectural design with a common theme to unify and complement the neighborhood.

Transportation

Goal 2: Provide a safe and efficient transportation system that allows for the convenient movement of people and goods.

- Objective 2: Maintain a transportation system that allows for proper traffic management and travel time reliability.
 - Plan Proposes:
 - Pattern of streets, sidewalks, bicycle facilities, and public transit facilities that maximizes connectivity of all proposed land uses within the neighborhood and to areas outside of the neighborhood
 - Interconnected roadway system that creates small blocks and to preserve mobility and avoid travel delays.
 - Off-street multi-use path centrally located to provide safe bike and pedestrian circulation within the development and connectivity to surrounding areas.

Goal 3: Develop and maintain a multi-modal transportation system that reduces automobile dependency and increases transportation choices.

- Objective 1: Plan for and consider the needs of all users within the existing transportation system and in new developments including roadway surfaces, safety, intersection design, and roadway width.
 - Plan Proposes:
 - Street cross sections using minimum pavement widths and planned for the needs and safety of vehicular, bicycle, and pedestrian traffic.
- Objective 2: Improve the pedestrian and bicycle transportation system to support a continuous, safe, and desirable walking and biking environment.
 - Plan Proposes:
 - Bicycle and pedestrian connections to commercial land uses and transit stops.
 - Connection of Capital City Trail.

Recently, the future land use recommendation for the project site has been changed from Industrial-Commercial (I-C) to Mixed Use (M-U). The M-U 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 behind the building. 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)...” (Page 4-18, Fitchburg Comprehensive Plan).

The development proposal and proposed PDD zoning, would be consistent with the Comprehensive Plan’s M-U land use category and Northeast Neighborhood’s area of future growth.

Economic, Social, and Environmental Impacts

Today, the project site is a brownfield that has most recently been utilized as a construction dump site. The development proposal would improve the appearance and condition of the site aesthetically; promote sustainability by reducing traffic volumes by providing places of employment in proximity to housing; support small business development; and conserve areas that are sensitive to development, including steep slopes.

The construction phase of the development will support nearly 1,700 jobs in the community during the entirety of the building process. During the operational phase of the project, @Edge will support an estimated 900 jobs within the larger Fitchburg community, with 480 of those jobs being located on the project site. @Edge will support the anticipated job creation on site as a result of the focused and friendly landscape for business through a variety of conveniences and amenities.

The cumulative effect of putting a large emphasis on supporting small business in the community is the overall health that a city will enjoy. Job creation and increased revenue are two large factors that are indicative of small businesses.

The shared office, or ‘makerspace’ will provide the tools and space in an environment where people gather to share resources and knowledge, work on projects, network, and socialize. ‘Hot Desking,’ an emerging trend in the business market for young entrepreneurs will allow for high speed internet connectivity, wireless printing, and flat screen monitors linked with computers, tablets, whiteboards, and smart phones.

The project’s diverse offering of styles, sizes, and price points will attract and sustain Fitchburg’s emerging businesses and creative class of residents. This will strengthen the social, environmental, and economic landscape of the community.

Value added amenities to sustain this market are as follows:

- Preferred Purchasing Rights with selected vendors and partners
- E/C Charging Stations
- Community Car Program
- Lounge/Library
- Fitness Center
- Indoor Theater
- Concierge Service

- Pool/Spa
- Commercial Kitchen Space/Community Dining
- Ultra-High Speed Internet
- Community Engagement App
- Event Space
- Business/Print Center
- Conference Rooms
- Shared Office Space
- Post Office/Package Center
- Coffee Bar
- Communal Gardens
- Garden Harvest Exchange & Tool Shed
- Bike Path Access with Bicycle Service Stations
- Outdoor Amphitheater
- Outdoor Pavilions and Kitchens
- Pet Walking Paths
- Pet and Car Washing Stations
- Outdoor Fire Place Gathering Areas

Schedule of Completion

Construction is anticipated to begin early 2018 with initial occupancy anticipated for late spring 2019. Overall, construction is estimated to take approximately three years, with an anticipated completion date of September 2021. Occupancy would be absorbed equally over the course of construction (refer to Appendix 07, Milestone Schedule).

Appendices

- 01 - Existing Conditions Survey
- 02 - Existing Zoning Context Map
- 03 - Concept Land Use - Master Plan
- 04 - Site Amenities Plan
- 05 - Street Section Exhibit
- 06 - Concept Phasing Plan
- 07 – Milestone Schedule

EXISTING CONDITIONS SURVEY

LOT 3, CERTIFIED SURVEY MAP No. 3535, RECORDED IN VOLUME 14, PAGES 124-125, AS DOCUMENT 1676937 AND LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 3895, RECORDED IN VOLUME 14, PAGES 234-235, AS DOCUMENT 1691387, 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, WISCONSIN.

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CONTROL POINT
- SETTLING PLATE
- BOLLARD
- SIGN
- ENDWALL/END OF PIPE
- STORM MANHOLE
- POWER POLE W/QUY
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- EDGE OF GRAVEL
- STORM SEWER
- OVERHEAD LINE
- UNDERGROUND TELEPHONE
- EDGE OF WOODS OR BRUSH
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DITCH LINE
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 10, 2017.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY ZONE, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 01-06-09, BEARS N 85°59'25" W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A RAIL ROAD SPIKE MARKING THE SOUTH 1/4 CORNER OF SECTION 01, TOWN, ROSE, ELEVATION = 946.82'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET NO. 20171003764, 20171003835, 20171003839, AND 20171003690, WITH A CLEAR DATE OF MARCH 13, 2017.
- UTILITY COMPANIES CONTACTED THRU DIGGERS' HOTLINE:
CITY OF FITCHBURG
MG&E (ELECTRIC AND GAS)
WISCONSIN INDEPENDENT NETWORK
AT&T
CHARTER COMMUNICATIONS
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS' HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE CONTROL POINT ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- LOT 2, CERTIFIED SURVEY MAP No. 3598-"ANY FUTURE DEVELOPMENT OF LOT 2 SHALL CONFORM TO THE CITY OF MADISON SUBDIVISION REGULATIONS."
- LOT 1, CERTIFIED SURVEY MAP No. 3598-"LOT 1 SHALL ONLY BE USED FOR A WELL AND UNDERGROUND RESERVOIR SITE."
- COUNTY TRUNK HIGHWAY WM IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 78 OF THE DANE COUNTY CODE OF ORDINANCES.
- U.S.H. "14" IS A CONTROLLED ACCESS HIGHWAY PER STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION 233.

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. 3895, 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, WISCONSIN.

TAX KEY NO: 225/0609-013-8170-4, 225/0609-013-9940-0, 225/0609-013-9540-4

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

BENCHMARKS

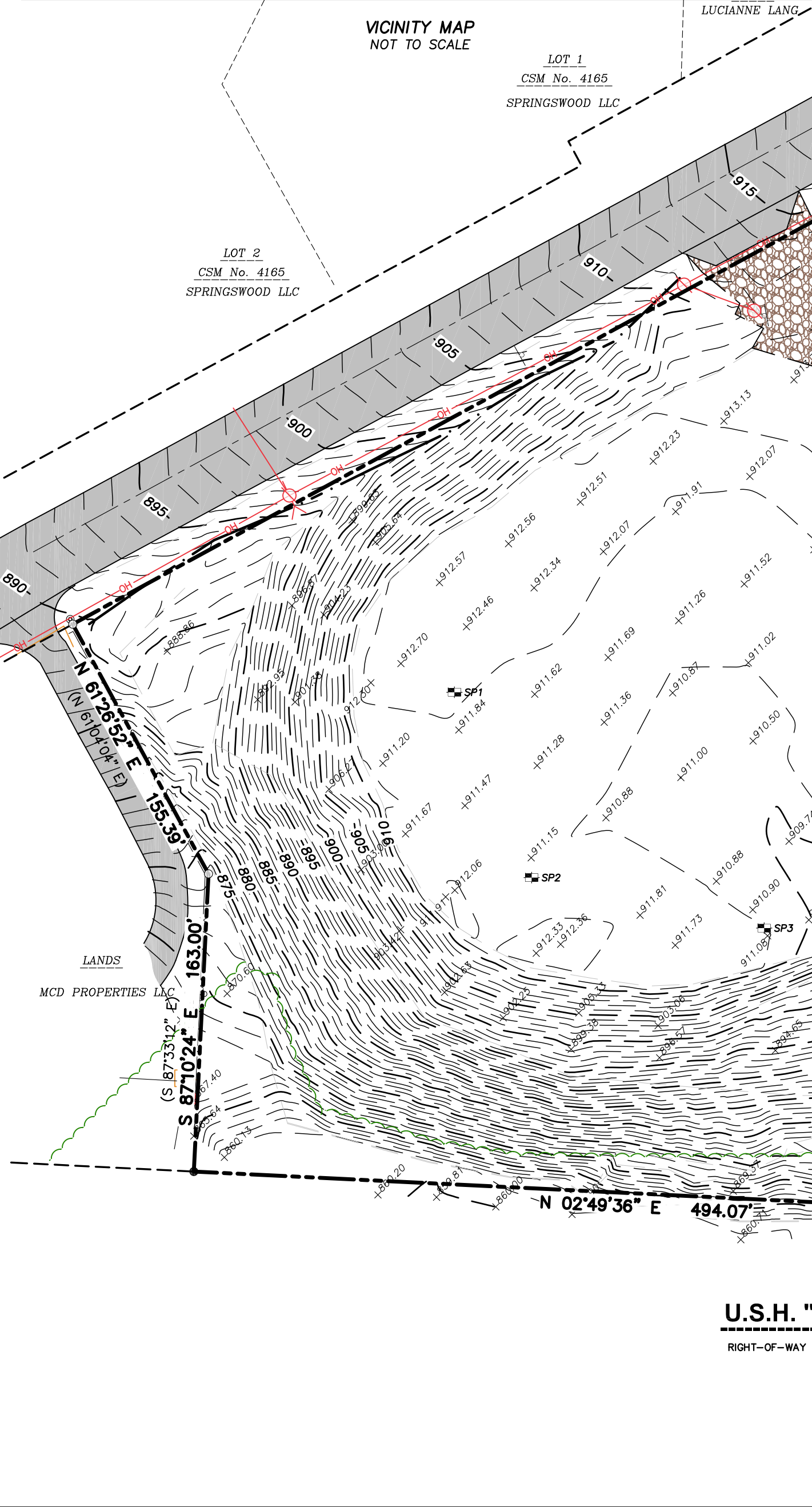
CONTROL POINT	ELEVATION	DESCRIPTION
BM-200	956.98	3/4" REBAR
BM-201	964.66	3/4" REBAR
BM-202	951.35	3/4" REBAR
BM-203	915.54	3/4" REBAR

LINE TABLE

LNE	BEARING	DISTANCE
L-1	N87°10'24"W (N87°33'12"W)	96.55' (96.55')
-2	S28°33'08"E (N42°33'12"W)	25.34' (40.00')

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	136.66' (NR)	174.00' (174.00')	44°59'55" (45°00'00")	133.17' (133.17')	S64°40'24"E (N65°03'12"W)
C-2	69.88' (NR)	60.00' (60.00')	66°44'01" (142°37'58")	66.00' (114.93')	N47°49'21"E (N52°14'12"W)
C-3	128.38' (NR)	540.00' (1863.34')	13°37'17" (26°08'14")	128.08' (842.67')	S33°21'47"E (S15°51'49"E)



72" WIDE STRUCTURE HAS NO
HOLE IN TOP ONLY
TOP = 870.91
IN = 864.62 24"
V. PIPE TOP = 866.15

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OREGON, WI 53575

PROJECT:
BNH LIVE/WORK LLC

PROJECT LOCATION:
CITY OF FITCHBURG
DANE COUNTY, WI

JSD PROJECT NO.: 16-7678

north

SCALE IN FEET
60 0 60

DESIGN:
DRAWN: CJS/MD 03/28/17
APPROVED: TJB 05/11/17

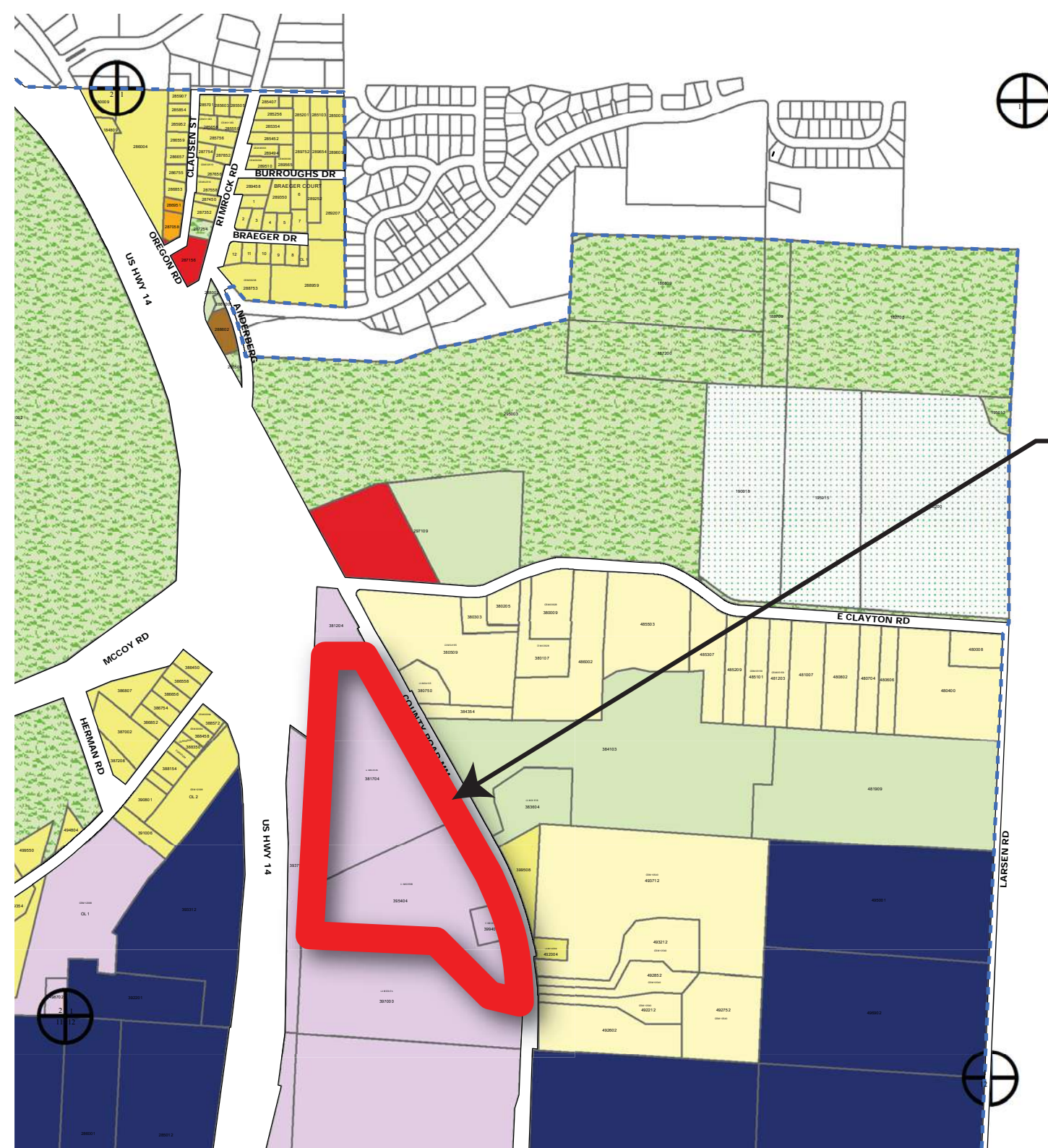
PLAN MODIFICATIONS:

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
EXISTING CONDITIONS SURVEY

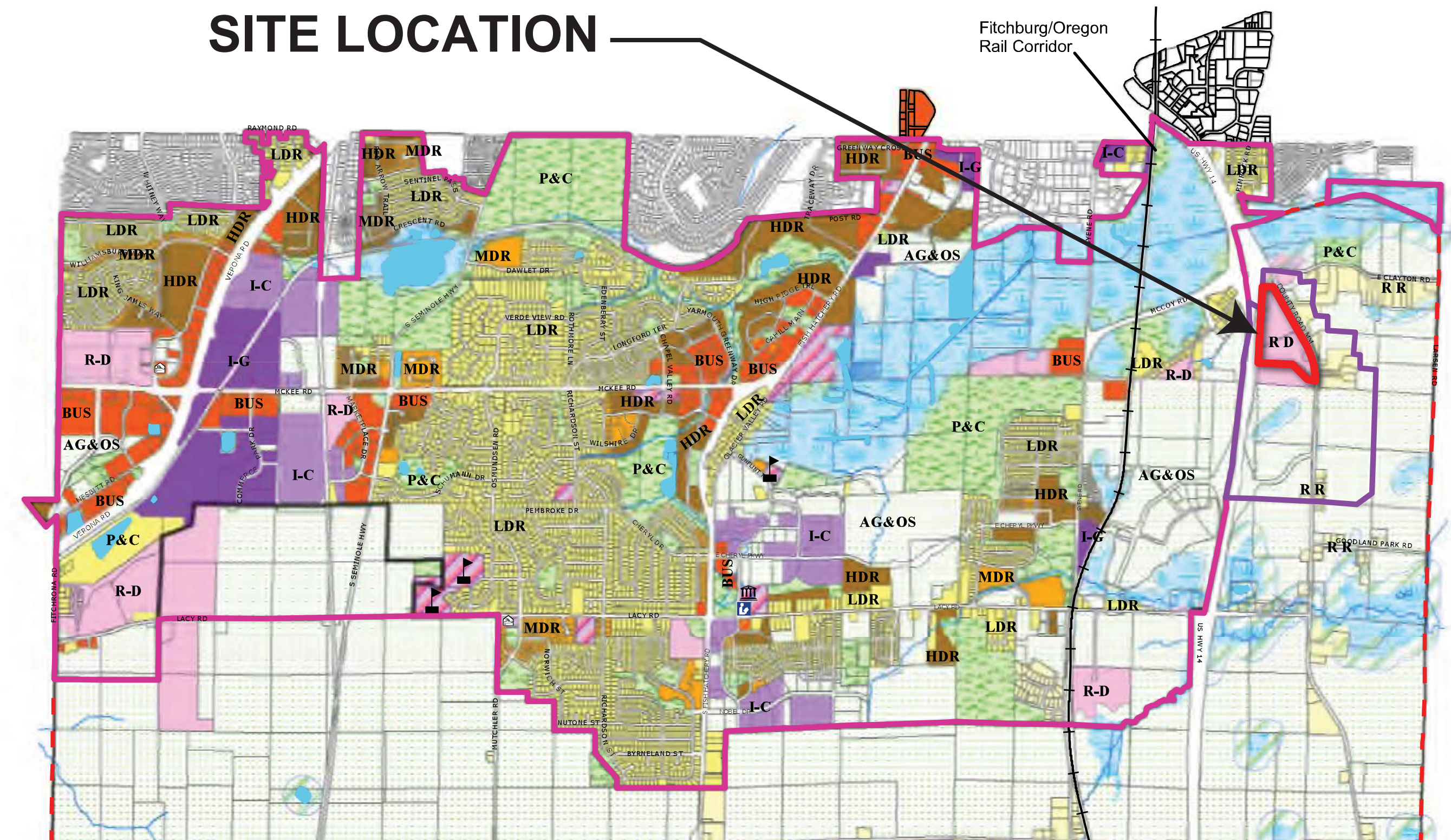
MAP NO.: E-364
SHEET NUMBER:
1 OF 1

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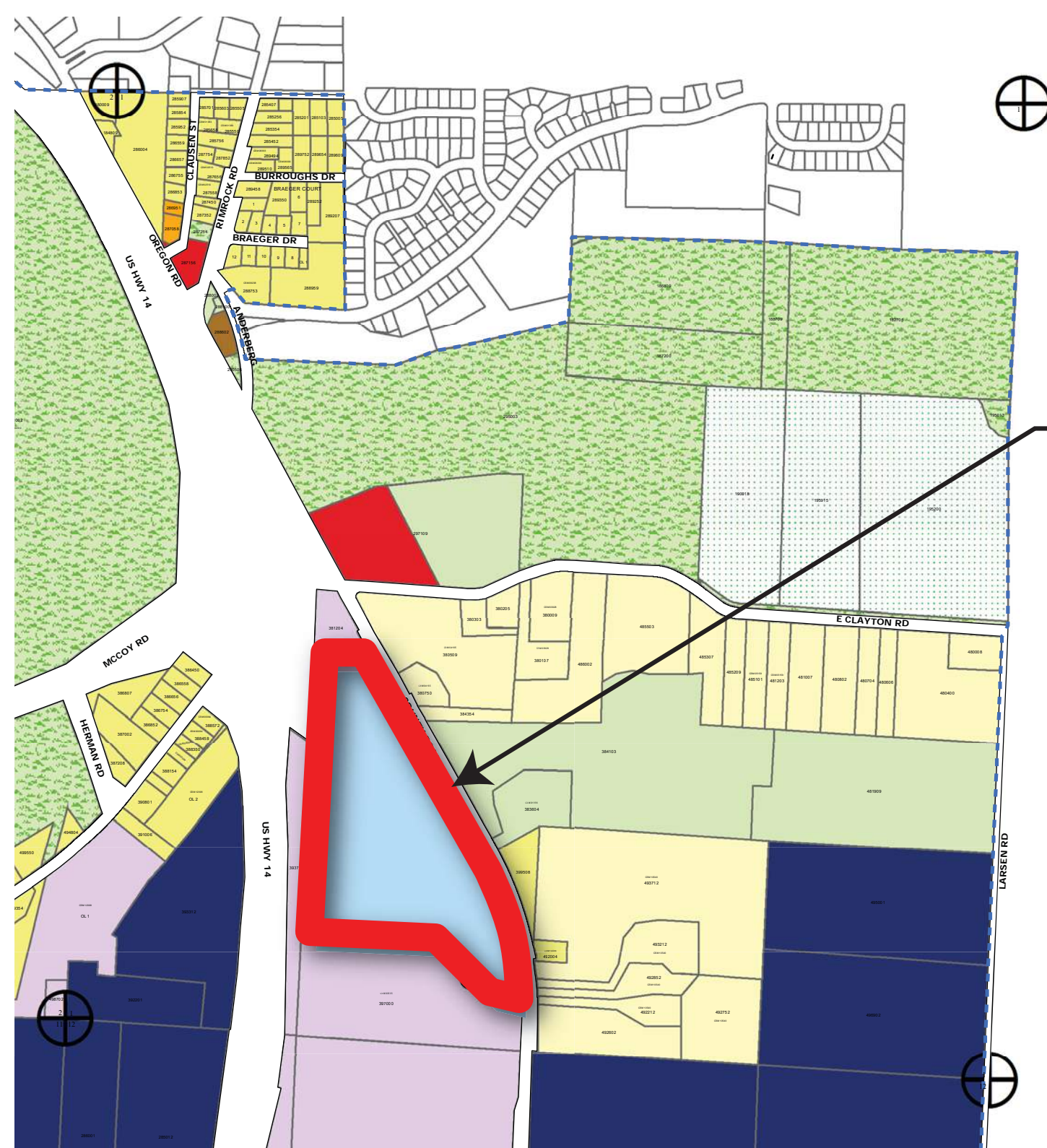
SITE LOCATION

EXISTING ZONING MAP RURAL DEVELOPMENT



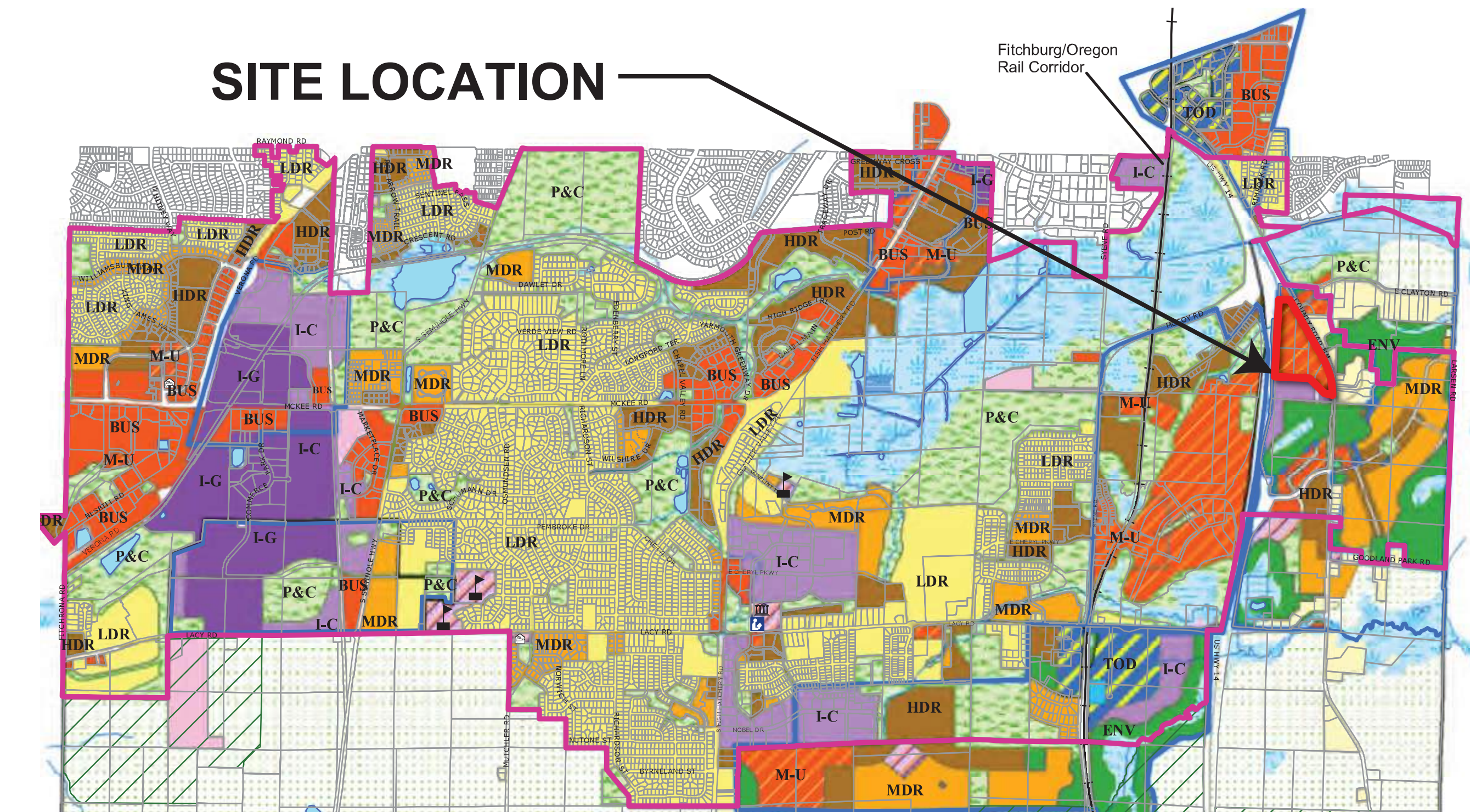
SITE LOCATION

EXISTING LAND USE MAP INDUSTRIAL-COMMERCIAL (IC)



SITE LOCATION

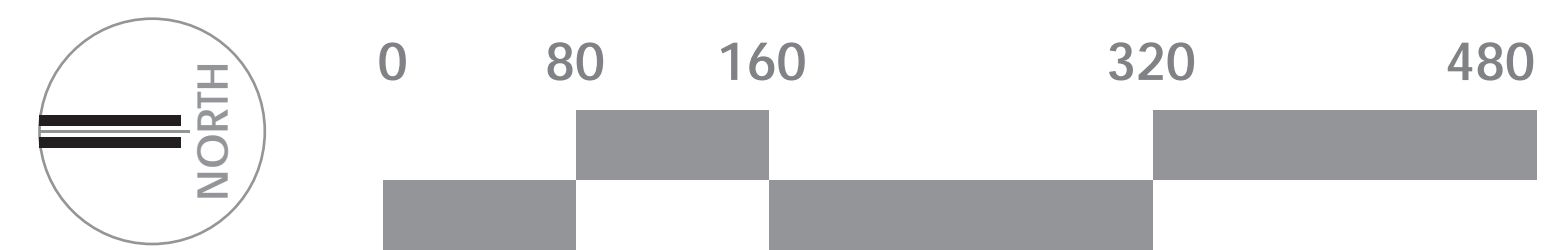
PROPOSED ZONING MAP PLANNED DEVELOPMENT DISTRICT














SITE LOCATION

PROPOSED LAND USE MAP MIXED-USE (MU)

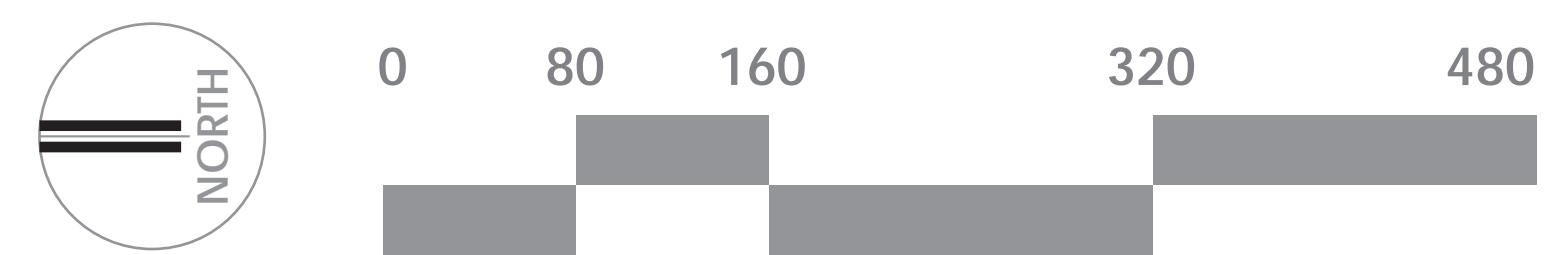
- COMMERCIAL
- LIVE/WORK
- RESIDENTIAL



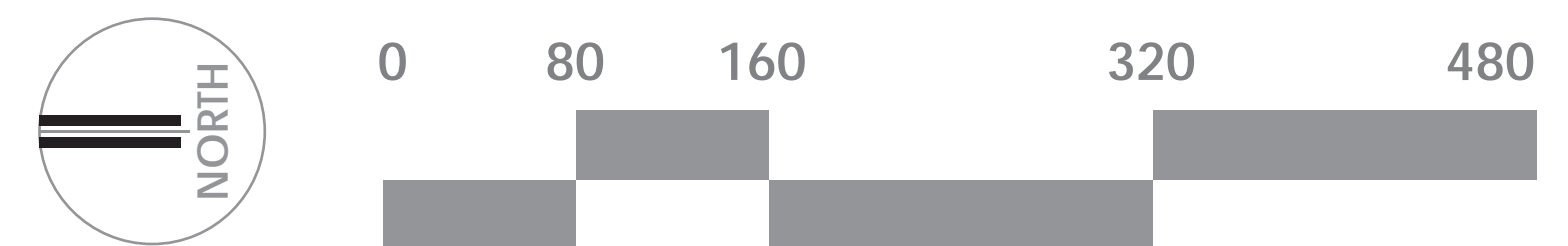
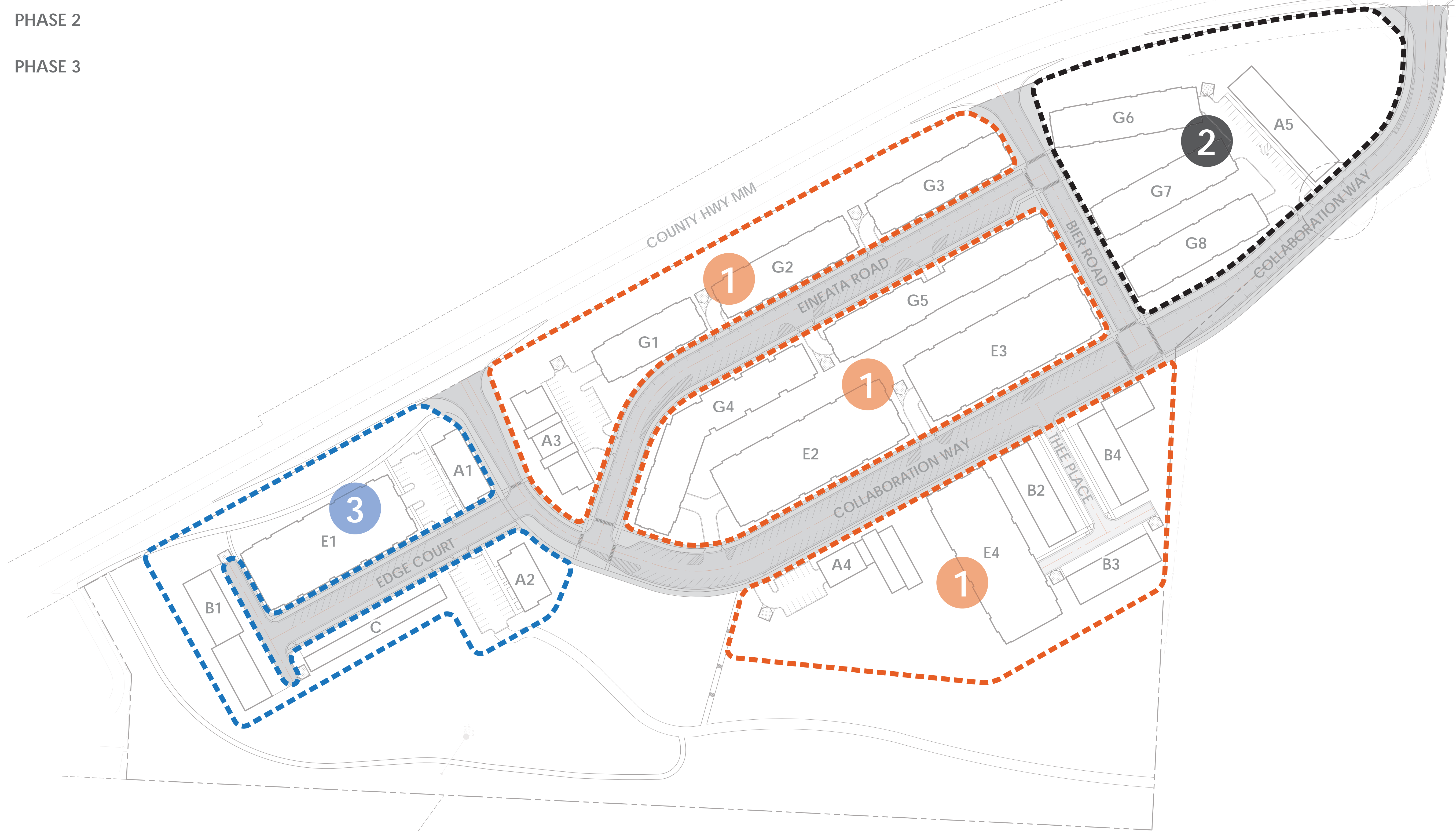
-  BIKE PARKING
-  TRASH RECEPTACLE
-  DOGGY SHOWER
-  ELECTRIC CAR CHARGING STATION
-  RAIN BARREL
-  OUTDOOR KITCHEN
-  FIRE PIT
-  AMPHITHEATRE
-  COMMUNITY GARDEN
-  CAR WASH
-  PET WALKING PATH



- LOUNGE/LIBRARY
- FITNESS CENTER
- INDOOR THEATER
- CONCIERGE SERVICE
- POOL/SPA
- COMMERCIAL KITCHEN/COMMUNITY DINING
- EVENT SPACE
- BUSINESS/PRINT CENTER
- CONFERENCE ROOMS
- POST OFFICE/PACKAGE CENTER
- COFFEE BAR
- GARDEN HARVEST EXCHANGE
- BIKE PATH ACCESS/BIKE SERVICE STATION

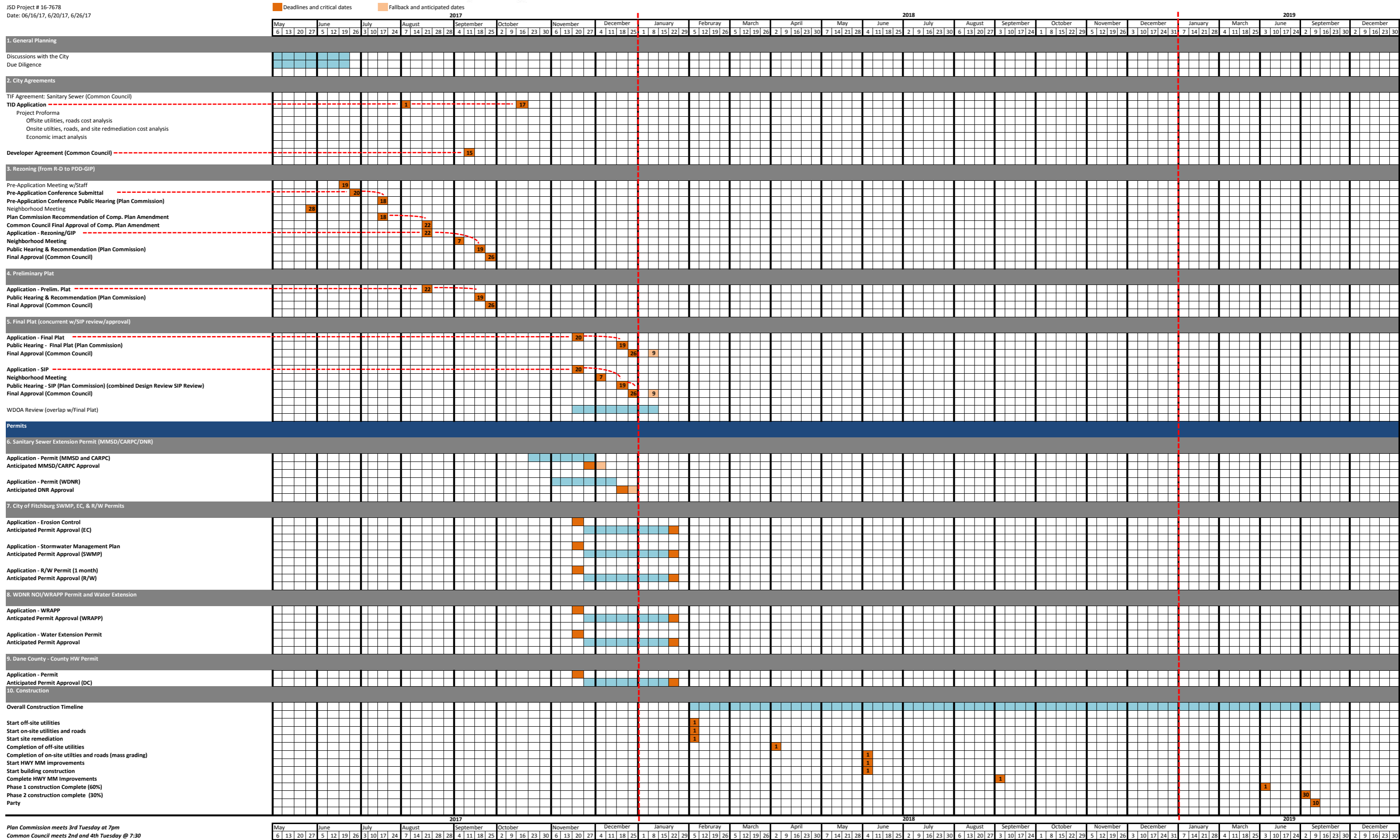


- INITIAL PHASE
- 1 PHASE 1
- 2 PHASE 2
- 3 PHASE 3





JSD Project # 16-7678
Date: 06/16/17, 6/20/17, 6/26/17



Plan Commission meets 3rd Tuesday at 7pm
Common Council meets 2nd and 4th Tuesday @ 7:30