



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: 542 units **No. Of Parking Stalls:** 603 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:** 125

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: 
 Owner's or Authorized Agent's Signature

Dan Cardoso
 Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 11/20/2017 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$ 875.⁰⁰

Permit Request No. RZ-2183-17

Recpt # 1.15204
 GA 11-21-17

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: Rev. November 20, 2017
cc: Randy Alexander, Torque Real Estate; Chris Gosch, Populance; Hans Justeson, JSD; Rachel Holloway, 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. This submittal consists of an amended GIP based on changes made to the associated Preliminary Plat lots.

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 19 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 (refer to Exhibit 02 – Existing Conditions Survey).

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 plan to remediate the site, the developer generated an immense amount of excitement for the project. Torque Companies collected emails from the attendees and will continue to include them in the process while providing them up to date relevant project milestones.

Neighborhood Meeting - 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 - and Changes from the September 2017 Submittal

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, currently owned by Dale Osborn)

A Preliminary Plat has been submitted for concurrent review with the rezoning request. The Preliminary Plat will result in the creation of 17 lots and three outlots for stormwater management and open space. The September 2017 plat submittal contained 15 lots and 3 outlots; the change is the result of further subdividing

former lot 1 in the southwest (now lots 1 and 2), former lot 10 (the interior block, which is now lots 11, 12, 13) and former lot 11 (now lots 14, 15, 16). Some lot sizes have been adjusted; however the overall lot layout is the same as originally proposed. In addition, the right-of-way for the main collector street Collab Drive has been widened by two feet. See the enclosed data tables for details.

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. In addition there is a 30' wide access easement dedicated to the Town of Fitchburg per document no. 1676938 which will also be released in the coming months.

Future Subdividing of Lands

At a future date the ownership group may wish to subdivide Lots 10 and 11 via CSM to establish up to 3 additional lots on Lot 10 and up to 3 additional lots on Lot 11. Building G1, G2, G3 and Building G4, G5, G6, although connected, will be designed to accommodate a property line division with a fire wall separation. The architectural team has been working closely with the City of Fitchburg Fire Department to accommodate this potential future subdivision.

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

- Five (5) two-story live/work residential buildings (Live/Work)
 - Buildings B1, B2, B3, B4-A, B4-B, B5
 - ♣ B4-A and B4-B has a 2nd story connection making this all one building
 - 41 total units
 - ♣ 2 bedroom live/work
 - 41 units

- Four (4) two-story residential buildings
 - Building E1, E2, E3, E4
 - 187 total units
 - ♣ 1 bedroom flat
 - 137 units

- ♣ 1 bedroom/loft
 - 50 units
- Five (5) two-story residential buildings
 - Building G1, G2, G3, G4, G5, G6, G7, G8
 - ♣ Buildings G1, G2, G3 has a 2nd story connection making this all one building
 - 314 total units
 - ♣ 1 bedroom flat
 - 24 units
 - ♣ 1 bedroom/loft
 - 51 units
 - ♣ 2 bedroom
 - 239 units

Refer to the following Exhibits for additional development details:

- 04 – Concept Land Use Master Plan
- 04.1 – Land Use and Vehicular Parking Count Summary Tables
- 04.2 - Unit Mix Summary Tables
- 04.4 – Open Space Summary Table

A list of permitted uses, both by-right and as conditional uses is also attached (refer to Exhibit 04.5 – Land Use Summary Table).

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 planned to remain in its current location with the exception of the bulb of the cul-de-sac, which will be eliminated with the street's extension. As part of the replatting, a large portion of the existing right-of-way of Loniello Court will be replatted for the 84' right-of-way of Collab Drive. A CSM will also be submitted to vacate two small half-moon remnant portions of the cul-de-sac bulb.

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 at County MM and Collab Drive; including right turn tapers into and out of the development. The County Hwy MM and Bier Road intersection has been revised to a right-in, right-out only intersection with the incorporation of a median in County Highway MM. All access points will be confirmed with City and County staff prior to the recording of the Final Plat; coordination is still in progress at the time of this submittal.

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 Collab Drive 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 Captial 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

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. Refer to Exhibit 04.3 – Bike Parking Count Summary Tables for additional detail.

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Bicycle Rack – Example Images



Topography

The @Edge Live/Work development project site includes significant topography; an estimated 80' of grade change occurs across the site. The proposed grading of the land utilizes cut/fill techniques to create topography suitable for development as well as minimize material export. Walls and steep slopes will be necessary to create developable building pad sites as well as site stabilization on the east. These features will be created with the use of permanently vegetated slopes, including tiered or stepped slope stabilization techniques when necessary as an alternative to utilizing large, flat stone or masonry retaining walls.

Building Design

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 542 residential units of which 41 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 38,000 square-feet of technology focused, shared work spaces for start-up economy, creatives, and small businesses.

Intended Fencing Design

To establish a form of privacy for residents the development will propose a number of 6' and 8' tall privacy fences. An 8' tall perimeter screening fence will be constructed between the @Edge development and the Osborn fill/excavation property to the south during Phase 1. A 6' tall fence with the same architectural style will also be proposed at the "B" Live/Work units to separate backyards and create privacy between neighbors. The fence will be comprised of 4'x4' wood posts with white flashing over black stained slats.

Intended Landscape Design

The 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 diverse outdoor spaces/amenities will be provided throughout the development to create welcoming places to sit or walk between the buildings.

A variety of plantings will be used to highlight and define the edges of the overall development and architecture. An emphasis will be placed on low maintenance practices by using a biodiversity of native perennial species, particularly grasses and wildflowers, around building foundations. The species provided will be carefully selected to provide four season interest throughout the development by use of texture, flower color, fall color, and form. Open space areas and courtyards throughout the development will be highlighted with trees, shrubs and perennials that soften the hardscape/density of buildings and create outdoor rooms for various amenities highlighted in the site amenities plan.

Refer to the sample list of plant species, precedent photos of landscape design intent and Exhibit 06 – General Landscape Plan for additional detailed information.

Sample Plant List

COMMON NAME	BOTANICAL NAME
OVERSTORY DECIDUOUS TREES	
<i>Prairie Pride Common Hackberry</i>	<i>CELTIS occidentalis 'Prairie Pride'</i>
<i>Swamp White Oak</i>	<i>QUERCUS bicolor</i>
<i>Redmond Linden</i>	<i>TILIA americana 'Redmond'</i>
<i>Draves Honey Locust</i>	<i>GLEDITSIA tricanthos 'Draves'</i>
<i>Royal Red Maple</i>	<i>ACER platanoides 'Royal Red'</i>
<i>Red Sunset Maple</i>	<i>ACER rubrum 'Franksred'</i>
<i>State Street Maple</i>	<i>ACER miyabei 'Morton'</i>
<i>Espresso Cofeetree</i>	<i>GYMNOCLADUS dioicus 'Espresso'</i>
<i>Autumn Gold Ginkgo</i>	<i>GINKGO biloba 'Autumn Gold'</i>
<i>Whitespire Birch</i>	<i>BETULA populifolia 'Whitespire'</i>
<i>River Birch</i>	<i>BETULA nigra</i>
<i>New Horizon Elm</i>	<i>ULMUS x 'New Horizon'</i>
<i>Siouxland Poplar</i>	<i>POPULUS deltoides 'Siouxland'</i>
TALL EVERGREEN TREES	
<i>Black Hills Spuce</i>	<i>PICEA glauca var. densata</i>
<i>White Pine</i>	<i>PINUS strobus</i>
ORNAMENTAL DECIDUOUS TREES	
<i>Crabapple spp.</i>	<i>MALUS spp.</i>
<i>Serviceberry spp.</i>	<i>AMELANCHIER spp.</i>
<i>Hawthorn spp.</i>	<i>CRATAEGUS spp.</i>
<i>Pear spp.</i>	<i>PYRUS spp.</i>
<i>Japanese Tree Lilac</i>	<i>SYRINGA reticulata</i>
<i>Fox Valley Dwarf River Birch</i>	<i>BETULA nigra 'Little King'</i>
UPRIGHT EVERGREEN TREES	
<i>Arborvitae spp.</i>	<i>THUJA spp.</i>
<i>Juniper spp.</i>	<i>JUNIPER spp.</i>
DECIDUOUS SHRUBS	
<i>Dogwood spp.</i>	<i>CORNUS spp.</i>
<i>Viburnum spp.</i>	<i>VIBURNUM spp.</i>
<i>New Jersey Tea</i>	<i>CEANOTHUS americana</i>
<i>Winterberry spp.</i>	<i>ILEX spp.</i>
<i>Little Devil Ninebark</i>	<i>PHYSOCARPUS opulifolius 'Donna May'</i>
<i>Wine & Roses Weigela</i>	<i>WEIGELA florida 'Alexandra'</i>

<i>Spring Red Compact Cranberrybush Vib.</i>	<i>VIBURNUM trilobum 'Spring Red'</i>
<i>Bloomerang Lilac</i>	<i>SYRINGA x 'Penda'</i>
<i>Alpine Currant</i>	<i>RIBES alpinum</i>
<i>Gro-low Sumac</i>	<i>RHUS aromatica 'Gro-Low'</i>
<i>Purpleleaf Sandcherry</i>	<i>PRUNUS x cistena</i>
<i>Barberry spp.</i>	<i>BERBERIS spp.</i>
<i>Black Chokeberry</i>	<i>ARONIA melanocarpa</i>

EVERGREEN SHRUBS

<i>Yew spp.</i>	<i>TAXUS x media spp.</i>
<i>Juniper spp.</i>	<i>JUNIPERUS spp.</i>

ORNAMENTAL GRASSES

<i>Korean Feather Reed Grass</i>	<i>CALAMAGROSTIS brachytricha</i>
<i>Prairie Dropseed</i>	<i>SPOROBOLOUS heterolepis</i>
<i>Flame Grass</i>	<i>MISCANTHUS purpurascens</i>
<i>Indiangrass</i>	<i>SORGHASTRUM nutans</i>
<i>Autumn Moor Grass</i>	<i>SESLERIA autumnalis</i>
<i>Tufted Hairgrass</i>	<i>DESCHAMPIA cespitosa</i>
<i>Northwind Switch Grass</i>	<i>PANICUM virgatum 'Northwind'</i>
<i>Heavy Metal Switch Grass</i>	<i>PANICUM virgatum 'Heavy Metal'</i>
<i>Dwarf Fountain Grass</i>	<i>PENNISETUM alopecuroides 'Hameln'</i>

PERENNIALS

<i>Brown-eyed Susan</i>	<i>RUDBECKIA triloba</i>
<i>Yellow Coneflower</i>	<i>RATIBIDA pinnata</i>
<i>Coneflower spp.</i>	<i>ECHINAEA pallida</i>
<i>Little Spire Russian Sage</i>	<i>PEROVSKIA atriplicifolia 'Little Spire'</i>
<i>Coral Bells Palace Purple</i>	<i>HEUCHERA micranatha var. diversifolia 'Palace Purple'</i>
<i>May Night Perennial Salvia</i>	<i>SALVIA nemorosa 'Mainacht'</i>
<i>Ornamental Onion spp.</i>	<i>ALLIUM spp.</i>
<i>Sedum spp.</i>	<i>SEDUM spp.</i>
<i>Sky Blue Aster</i>	<i>ASTER azureus</i>
<i>False Blue Indigo</i>	<i>BAPTISIA australis</i>
<i>Prairie Blazing Star</i>	<i>LIATRIS pycnostachya</i>
<i>Fireworks Goldenrod</i>	<i>SOLIDAGO rugosa 'Fireworks'</i>
<i>Daylily spp.</i>	<i>HEMEROCALLIS spp.</i>
<i>Catmint spp.</i>	<i>NEPETA spp.</i>

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 a 10-foot wide public multi-use path along the south side of Collab Drive 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 3,400 linear feet of public roadways incorporating varying right-of-way widths, parallel parking stalls, and reverse angle parking (refer to Exhibit 07, Street Section Exhibit);
- 5-foot wide sidewalks adjacent to proposed right-of-way;
- 10-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 93,000 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 PDD Zoning

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 (refer to Exhibit 03 – Zoning Context Map).

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

Refer to Exhibit 05 – Site Amenities Plan for additional information on where these amenities relate in relation to the master plan development

Schedule of Completion

Construction is anticipated to begin summer 2018 with initial occupancy anticipated for late summer 2019. Overall, construction is estimated to take approximately three years, with an anticipated completion date of July 2021. Occupancy would be absorbed equally over the course of construction (refer to Exhibit 08 – Concept Phasing Plan and Exhibit 09 - Milestone Schedule).

Exhibits

- 02 – Existing Conditions Survey
- 03 – Existing Zoning Context Map
- 04 – Concept Land Use – Master Plan
- 04.1 – Land Use and Vehicular Parking Count Summary Tables
- 04.2 - Unit Mix Summary Tables
- 04.3 – Bike Parking Count Summary Tables
- 04.4 – Open Space Summary Table
- 04.5 – Land Use Summary Table
- 05 – Site Amenities Plan
- 06 – General Landscape Plan
- 07 – Street Sections Exhibit
- 08 – Concept Phasing Plan
- 09 – 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
 - 5" REBAR FOUND
 - ▲ CONTROL POINT
 - SETTING PLATE
 - ISOLAND
 - SIGN
 - ENHANCED/IN OF PPE
 - STORM MANHOLE
 - POWER POLE W/OUY
 - TELEPHONE FIBER/STAL
 - DECEADUOUS TREE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PARCEL BOUNDARY
 - EASEMENT LINE
 - FENCE LINE
 - EDGE OF GRAVEL
 - STORM SEWER
 - OVERHEAD LINE
 - UNDERGROUND TELEPHONE
 - EDGE OF WOODS OR BRUSH
 - 855- INDEX CONTOUR
 - 854- INTERMEDIATE CONTOUR
 - 853- SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - GRAVEL
 - EDGE OF BITUMINOUS
 - SPOT ELEVATION DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
1. FIELD WORK COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 10, 2017.
 2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCS), THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 01-08-09, BEARS N 85°52'25" W.
 3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). BENCHMARK IS A RAIL ROAD SPICE MARKING THE SOUTH 1/4 CORNER OF SECTION 01, TOWN, RANGE, ELEVATION = 846.82.
 4. CONTOUR INTERVAL IS ONE FOOT.
 5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND APPROPRIATELY LOCATING QUASAR HOTLINE FIELD MARKERS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. QUASAR HOTLINE TICKET NO. 20171001794, 20171003835, 20171003839, AND 20171003910, WITH A CLEAR DATE OF MARCH 10, 2017.
 6. UTILITY COMPANIES CONTACTED THRU QUASAR HOTLINE: CHARTER COMMUNICATIONS (CABLE); WISCONSIN INDEPENDENT NETWORK (WISCONSIN ELECTRIC AND GAS); WISCONSIN TELEPHONE NETWORK.
 7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT QUASAR HOTLINE, AT 1-800-445-8111.
 8. 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.
 9. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 10. LOT 2, CERTIFIED SURVEY MAP NO. 3588-"ANY FUTURE DEVELOPMENT OF LOT 2 SHALL CONFORM TO THE CITY OF FITCHBURG SUBDIVISION REGULATIONS."
 11. LOT 1, CERTIFIED SURVEY MAP NO. 3098-"LOT 1 SHALL ONLY BE USED FOR A WELL AND UNDERGROUND RESERVOIR PIT."
 12. COUNTY TRUNK HIGHWAY MM IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79 OF THE DANE COUNTY CODE OF ORDINANCES.
 13. U.S.A. "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 SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

TAX KEY NO: 225/0609-01-8170-4, 225/0609-01-3-9940-0, 225/0609-01-9504-4

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	ELEVATION	DESCRIPTION
BM-200	856.85	3/4" REBAR
BM-201	844.88	3/4" REBAR
BM-202	857.35	3/4" REBAR
BM-203	915.54	3/4" REBAR

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N87°12'24"W (N87°12'24"W)	88.55' (88.55')
L-2	N03°23'07"W (NR)	23.31' (NR)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	136.66' (NR)	174.00' (4439'53")	44°39'53" (133.17°)	133.17' (133.17')	N84°40'24"W (N87°03'27"W)
C-2	69.88' (NR)	62.00' (62.00')	86°44'01" (NR)	46.00' (NR)	S47°42'36"W (NR)
C-3	128.36' (NR)	540.00' (NR)	12°37'17" (NR)	128.26' (NR)	N35°21'47"W (NR)
C-4	850.01' (NR)	1863.34' (1863.34')	26°05'13" (842.88°)	842.88' (842.88')	S19°29'07"E (S19°29'49"E)



JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

CREATING VALUE THROUGH REAL ESTATE
BY PROVIDING QUALITY SERVICE TO
WISCONSIN PROFESSIONAL SURVEYORS
AND ARCHITECTS THROUGH THE
WISCONSIN SURVEYORS ASSOCIATION

MADISON REGIONAL OFFICE
BY PROVIDING QUALITY SERVICE TO
WISCONSIN PROFESSIONAL SURVEYORS
AND ARCHITECTS THROUGH THE
WISCONSIN SURVEYORS ASSOCIATION

**TORQUE FOCUSED
REAL ESTATE**

CLIENT ADDRESS:
2787 LAYLOR ROAD
OCHSUNG, WI 53078

PROJECT:
EDGE LIFEWORX

PROJECT LOCATION:
FITCHBURG, WI
DANE COUNTY

SCALE IN FEET
0 0 60

DATE:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

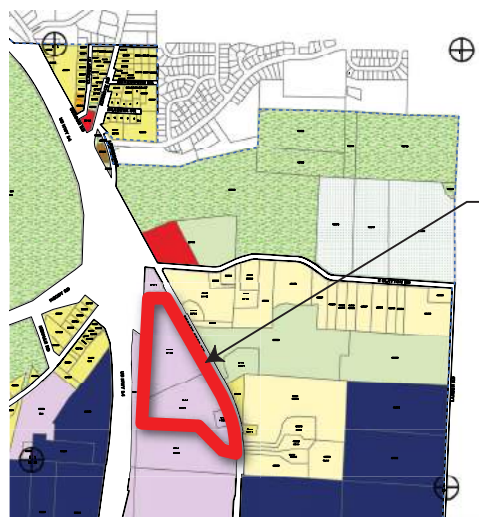
DESIGNER:

APPROVER:

SHEET TITLE:
EXISTING CONDITIONS SURVEY

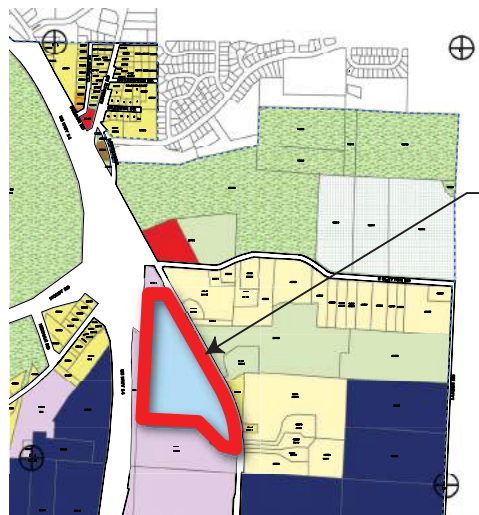
SHEET NUMBER:
1 OF 1

EXHIBIT NO.:



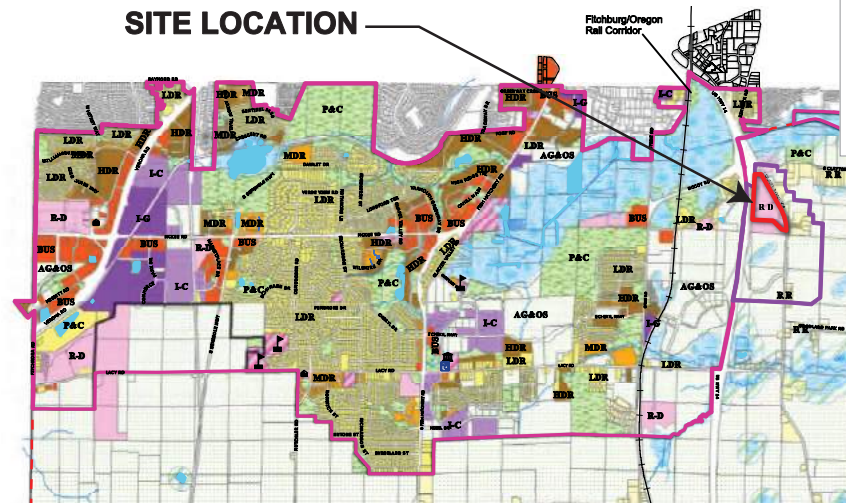
SITE LOCATION

EXISTING ZONING MAP RURAL DEVELOPMENT



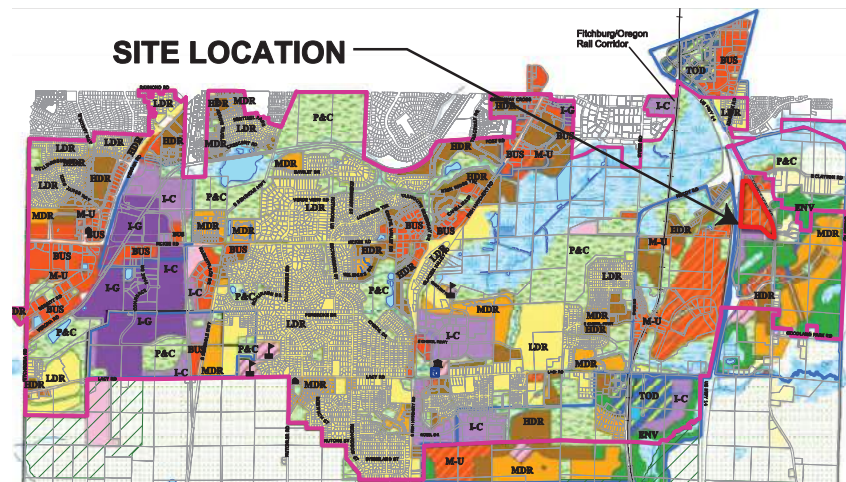
SITE LOCATION

PROPOSED ZONING MAP PLANNED DEVELOPMENT DISTRICT



SITE LOCATION

EXISTING LAND USE MAP INDUSTRIAL-COMMERCIAL (IC)



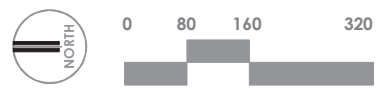
SITE LOCATION

PROPOSED LAND USE MAP MIXED-USE (MU)

- COMMERCIAL
- LIVE/WORK
- RESIDENTIAL



@EDGE LIVE/WORK City of Fitchburg, Wisconsin
GENERAL IMPLEMENTATION PLAN
 November, 2017



MASTER PLAN
Exhibit 04

Land Use and Vehicular Parking Count Summary Table

Phase	Type	I.D.	Footprint SF	Stories	Residential SF	Internal Parking SF	Total SF	Roof	Parking	Parking Stalls Provided	Parking Stalls Required By Ordinance	Lot Size	Building s.f.	FAR
Phase 3	Commercial	A1	5,500	2	N/A	N/A - Surface	TBD	TBD	Surface	23	18	27,662	5,500	0.20
Phase 3	Commercial	A2	4,656	2	N/A	N/A - Surface	TBD	TBD	Surface	25	16	27,397	4,656	0.17
Phase 1	Commercial	A3	8,475	2	N/A	N/A - Surface	TBD	TBD	Surface	22	28	30,401	8,475	0.28
Phase 1	Commercial	A4	9,193	2	N/A	N/A - Surface	TBD	TBD	Surface	35	31	48,429	9,193	0.19
Phase 4	Commercial	A5	9,996	2	N/A	N/A - Surface	TBD	TBD	Surface	20	33	32,804	9,996	0.30
Total			37,820							125	126	166,693	37,820	

Phase	Type	I.D.	Footprint SF	Stories	Residential SF	Internal Parking SF	Total SF	Roof	Parking	Parking Stalls Provided	Parking Stalls Required By Ordinance	Lot Size	Building s.f.	FAR
Phase 3	Live/Work	B1	10,510	2	15,775	5,245	21,020	TBD	Unit Garage	18	18	67,531	27,293	0.40
Phase 3	Live/Work	B2	5,759	2	11,518	N/A - Unit Garage	11,518	TBD	Unit Garage	20	20			
Phase 1	Live/Work	B3	8,770	2	11,520	3,840	17,540	TBD	Unit Garage	14	14	47,705	21,888	0.46
Phase 1	Live/Work	B4	9,956	2	15,318	3,840	20,112	TBD	Unit Garage	18	18	31,189	15,318	0.49
Phase 1	Live/Work	B5	7,400	2	10,368	3,455	14,800	TBD	Unit Garage	12	12	47,705	21,888	0.46
Total			42,395		64,499	16,381	84,990			82	82	154,130	86,387	

Phase	Type	I.D.	Footprint SF	Stories	Residential SF	Internal Parking SF	Total SF	Roof	Parking	Parking Stalls Provided	Parking Stalls Required By Ordinance	Lot Size	Building s.f.	FAR
Phase 3	1 Bed Room/Lcft	E1	27,313	2	44,650	5,976	54,626	Wedge	Internal	42	88	57,315	44,650	0.78
Phase 2	1 Bed Room/Lcft	E2	31,420	2	56,276	6,564	62,840	Flip	Internal	52	96	49,857	56,276	1.13
Phase 2	1 Bed Room/Lcft	E3	31,420	2	52,864	5,976	62,840	Wedge	Internal	52	96	46,774	52,864	1.13
Phase 1	1 Bed Room/Lcft	E4	30,750	2	40,034	10,733	50,767	Teton	Internal	42	94	42,756	40,034	0.94
Total			120,903		193,824	37,249	231,073			188	374	156,702	193,824	

Phase	Type	I.D.	Footprint SF	Stories	Residential SF	Below Grade Parking SF	Total SF	Roof	Parking	Parking Stalls Provided	Parking Stalls Required By Ordinance	Lot Size	Building s.f.	FAR
Phase 1	Combo	G1	10,950	2	21,900	15,200	37,100	Wedge	Below grade	23	60	93,704	87,050	0.96
Phase 1	Combo	G2	14,455	2	28,910	15,200	44,110	Wedge	Below grade	34	78			
Phase 1	Combo	G3	18,120	2	36,240	15,200	51,440	Wedge	Below grade	34	72	71,228	116,546	1.64
Phase 2	Combo	G4	22,744	2	45,488	15,200	60,688	Wedge	Below grade	72	82			
Phase 2	Combo	G5	21,074	2	42,148	15,200	57,348	Wedge	Below grade	34	66	39,225	28,260	0.72
Phase 1	Combo	G6	14,455	2	28,910	15,200	44,110	Wedge	Below grade	34	72			
Phase 4	Combo	G7	14,130	2	28,260	11,452	39,712	TBD	Below grade	34	66	28,973	28,260	0.98
Phase 4	Combo	G8	14,130	2	28,260	11,452	39,712	TBD	Below grade	34	66	29,114	28,260	0.97
Phase 4	Combo	G9	14,130	2	28,260	11,452	39,712	TBD	Below grade	34	66	25,260	28,260	0.97
Total			144,188		288,376	125,556	413,932			333	628	259,264	84,780	

	Buildings	Footprint SF	Stories	Residential SF	Interior Parking SF	Total SF	Roof	Parking	Parking Stalls Provided	Parking Stalls Required By Ordinance
Total	22	345,306	2	546,699	179,186	729,995	N/A	N/A	728	1,210

	Surface	Unit Garage	Internal	Below Grade	Total Stalls
Residential	0	82	188	333	603
Commercial	125	N/A	N/A	N/A	125
Public On-Street	255	N/A	N/A	N/A	255
Private On-Street (Edge Way)	18	N/A	N/A	N/A	18
Total	398	82	188	333	1001

Unit Matrix Summary Table

Type	I.D.	Total Unit Count	1 BR Flat	BR	BTH	SF	1BR/LOFT	BR	BTH	SF	2 BR	BR	BTH	SF	L/W 2 BR	BR	BTH	SF
Live/Work	B1	9	0	0	0	0	0	0	0	0	0			0	9	2	2.5	2294
Live/Work	B2	10	0	0	0	0	0	0	0	0	0			0	10	2	2.5	2294
Live/Work	B3	7	0	0	0	0	0	0	0	0	0			0	7	2	2.5	2294
Live/Work	B4	9	0	0	0	0	0	0	0	0	0			0	9	2	2.5	2294
Live/Work	B5	6	0	0	0	0	0	0	0	0	0			0	6	2	2.5	2294
	Total	41													41			

Type	I.D.	Total Unit Count	1 BR Flat	BR	BTH	SF	1BR/LOFT	BR	BTH	SF	2 BR	BR	BTH	SF	L/W 2 BR	BR	BTH	SF
1 Bed Room/Loft	E1	44	32	1	1	575	12	1	2	797	0	0	0	0	0	0	0	0
1 Bed Room/Loft	E2	48	36	1	1	575	12	1	2	797	0	0	0	0	0	0	0	0
1 Bed Room/Loft	E3	48	36	1	1	575	12	1	2	797	0	0	0	0	0	0	0	0
1 Bed Room/Loft	E4	47	33	1	1	575	14	1	2	797	0	0	0	0	0	0	0	0
	Total	187	137				50											

Type	I.D.	Total Unit Count	1 BR Flat	BR	BTH	SF	1BR/LOFT	BR	BTH	SF	2 BR	BR	BTH	SF	L/W 2 BR	BR	BTH	SF
Combo	G1	30	2	1	1	736	6	1	2	946	22	2	2	1104	0	0	0	0
Combo	G2	39	3	1	1	736	5	1	2	946	31	2	2	1104	0	0	0	0
Combo	G3	36	2	1	1	736	7	1	2	946	27	2	2	1104	0	0	0	0
Combo	G4	41	3	1	1	736	6	1	2	946	32	2	2	1104	0	0	0	0
Combo	G5	33	3	1	1	736	5	1	2	946	25	2	2	1104	0	0	0	0
Combo	G6	36	2	1	1	736	7	1	2	946	27	2	2	1104	0	0	0	0
Combo	G7	33	3	1	1	736	5	1	2	946	25	2	2	1104	0	0	0	0
Combo	G8	33	3	1	1	736	5	1	2	946	25	2	2	1104	0	0	0	0
Combo	G9	33	3	1	1	736	5	1	2	946	25	2	2	1104	0	0	0	0
	Total	314	24				51				239							

	Total	1 BR Flat			1BR/Loft			2 BR			L/W Loft
Total Units	542	161			101			239			41

	1 BR Flat			1BR/Loft			2 BR			L/W Loft
Unit Percentage	29.7%			18.6%			44.1%			7.6%

Bike 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	8,475	4.2375	>5
Commercial	A4	9,193	4.5965	>4
Commercial	A5	9,996	4.998	>5
	Total	37,820	18.91	>20

Type	I.D.	Total Unit Count	Total Bike Stalls Required (1 per dwelling unit)	Interior Stalls Proposed (90% of Required)
Live/Work	B1	9	9	8
Live/Work	B2	10	10	9
Live/Work	B3	7	7	6
Live/Work	B4	9	9	8
Live/Work	B5	6	6	5
	Total	41	41	29

Type	I.D.	Total Unit Count	Total Bike Stalls Required (1 per dwelling unit)	Interior Stalls Proposed (90% of Required)
1 Bed Room/Loft	E1	44	44	40
1 Bed Room/Loft	E2	48	48	43
1 Bed Room/Loft	E3	48	48	43
1 Bed Room/Loft	E4	47	47	42
	Total	187	187	168

Type	I.D.	Total Unit Count	Total Bike Stalls Required (1 per dwelling unit)	Interior Stalls Proposed (90% of Required)
Combo	G1	30	30	27
Combo	G2	39	39	35
Combo	G3	36	36	32
Combo	G4	41	41	37
Combo	G5	33	33	30
Combo	G6	36	36	32
Combo	G7	33	33	30
Combo	G8	33	33	30
Combo	G9	33	33	30
	Total	284	284	256













Exhibit 4.3

Open Space Summary Table

Parcel	Buildings	Impervious	Pervious	Total Lot	Open Space %
1	B4-A/B4-B	23,135	8,054	31,189	0.26
2	B3/B5	35,508	12,197	47,705	0.26
3	E4	34,878	7,878	42,756	0.18
4	A4	38,763	9,666	48,429	0.20
5	A2	21,969	5,428	27,397	0.20
6	B1/B2	46,849	20,682	67,531	0.31
7	E1	44,592	12,723	57,315	0.22
8	A1	19,837	7,825	27,662	0.28
9	A3	19,408	10,993	30,401	0.36
10	G1/G2/G3	56,811	33,893	90,704	0.37
11	G4/G5/G6	52,583	18,645	71,228	0.26
12	E2	34,660	15,197	49,857	0.30
13	E3	34,962	11,812	46,774	0.25
14	G9	15,122	14,012	29,134	0.48
15	G8	14,867	14,106	28,973	0.49
16	G7	14,347	24,878	39,225	0.63
17	A5	23,146	9,658	32,804	0.29

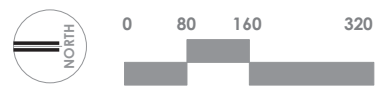
Land Use Summary Table

Use	Permitted	Conditional - Zoning Administrator Approval
Artisans (custom tailoring and dress making and sales, custom shoe making and sales, artisanal food making, photography studios, multi-media production, art, education)	X	
Apparel and accessory stores	X	
Business services (copy and small print shops, graphic design, sign shops)	X	
Cafe		X
Educational and instruction (including, but not limited to, business, computer, dance, martial arts, yoga)	X	
Florist	X	
Food, fast food/quick service restaurant, in-line only		X
Food, full service/sit down restaurant		X
Food, retail and carry out food store, in-line only		X
Food stores, including convenience markets		X
Furniture and home furnishings	X	
General merchandise/retail stores	X	
Live music (non-amplified) subject to the standards of Article IV Section 74-111	X	
Live music (amplified) subject to the standards of Article IV Section 74-112		X
Miscellaneous small repair services (including, but not limited to, computers, bikes, watches, clocks, jewelry)	X	
Nurseries and garden stores	X	
Office, professional (Medical, dental, etc.)	X	
Outdoor dining/seating areas		X
Outdoor displays or activities		X
Personal service, non-touch (including, but not limited to, laundry and dry cleaning with pick up and drop off only, shoe repair, travel agency, tailor)	X	
Personal service, touch (including, but not limited to, beauty parlor, nail salon, massage therapy)	X	

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



- 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

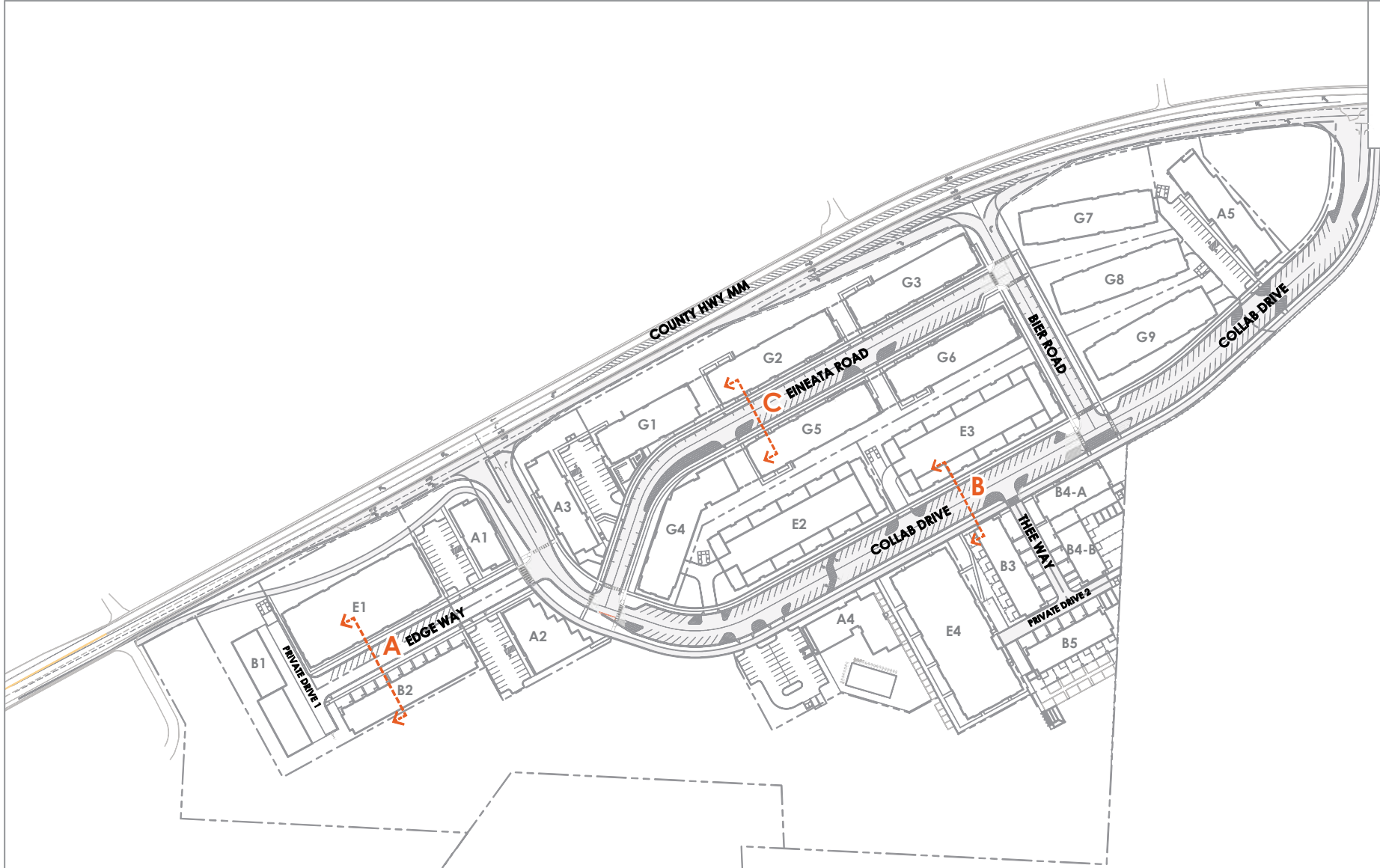


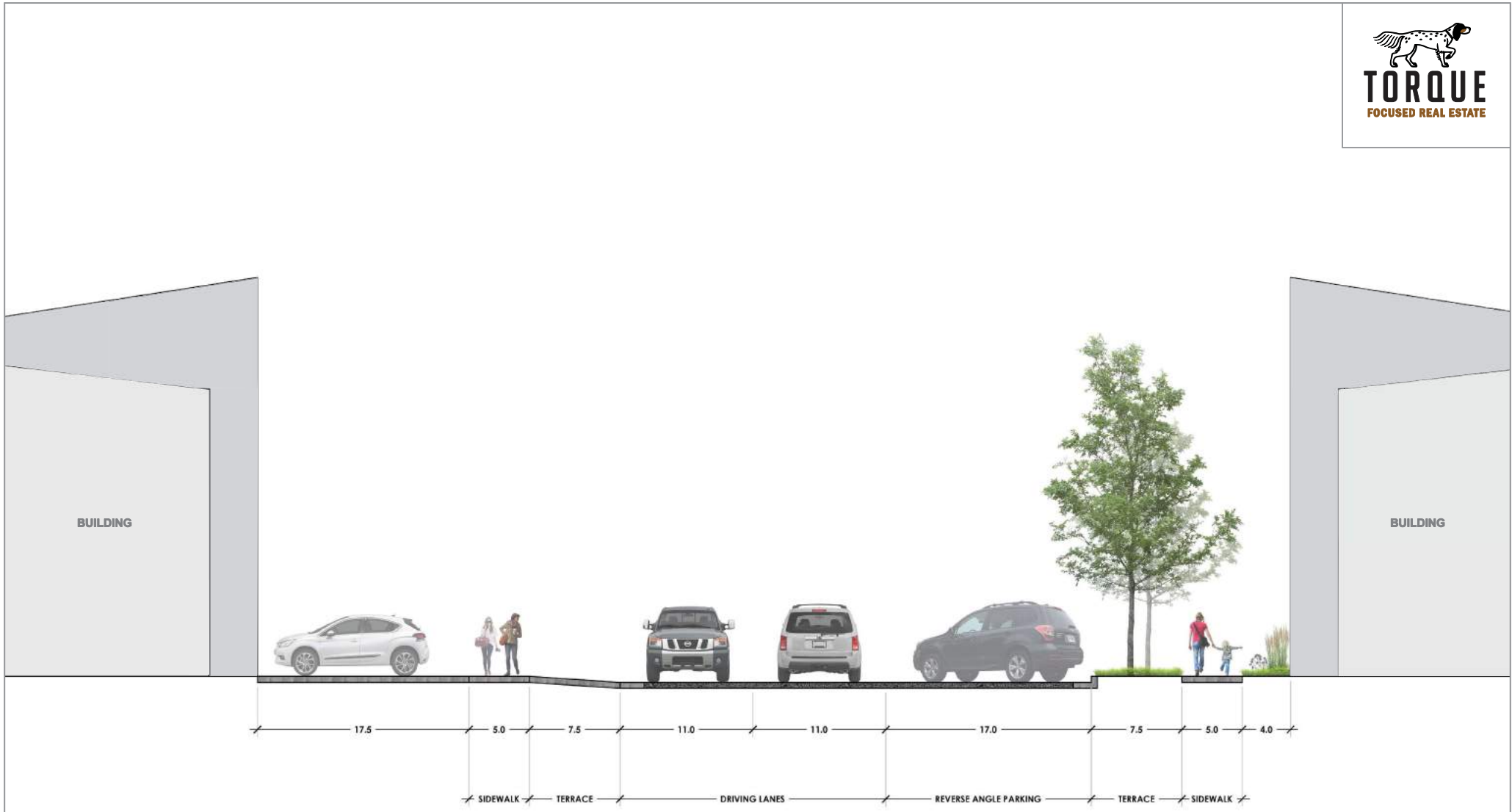


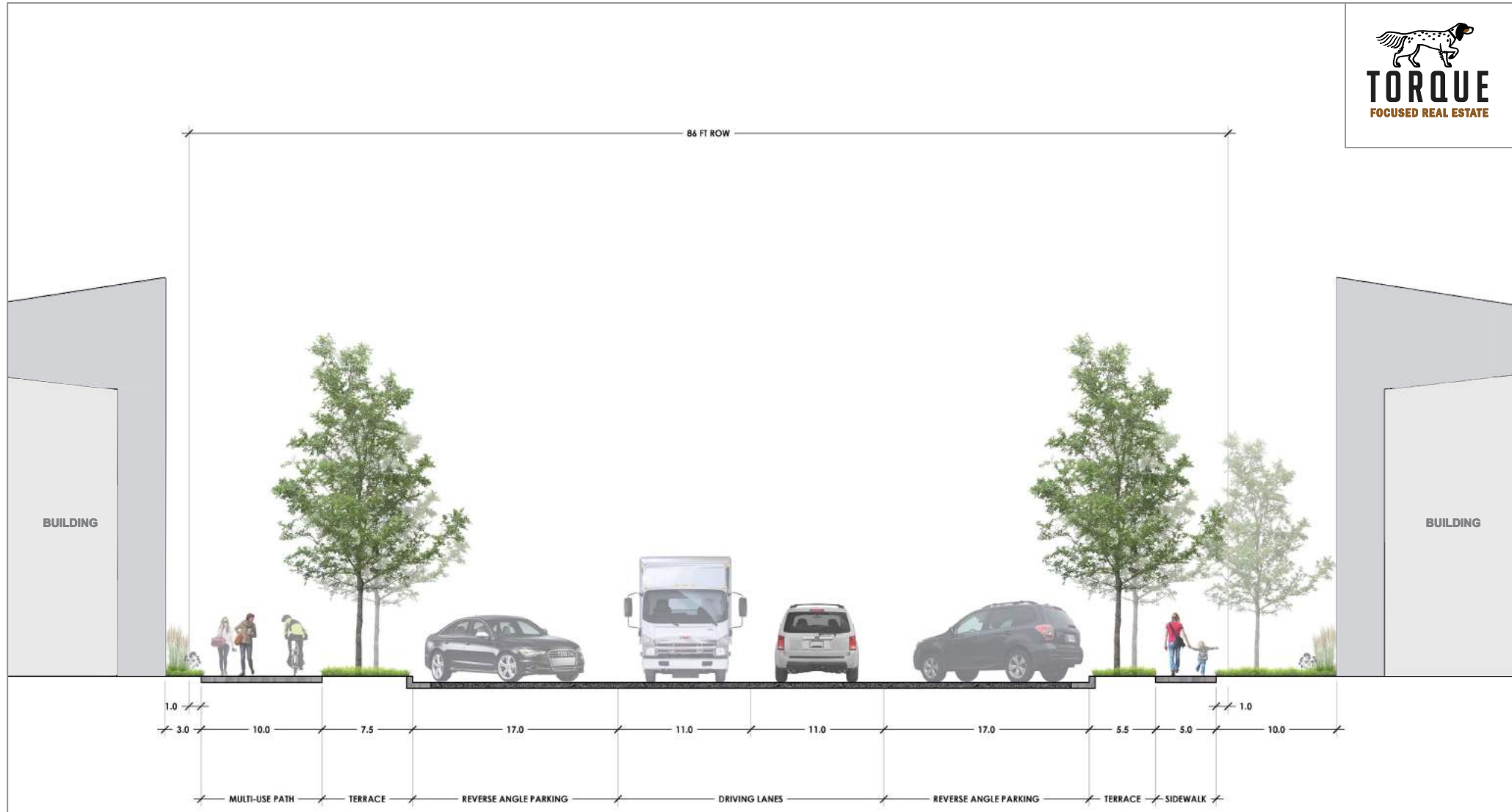
@EDGE LIVE/WORK City of Fitchburg, Wisconsin
GENERAL IMPLEMENTATION PLAN
 November, 2017

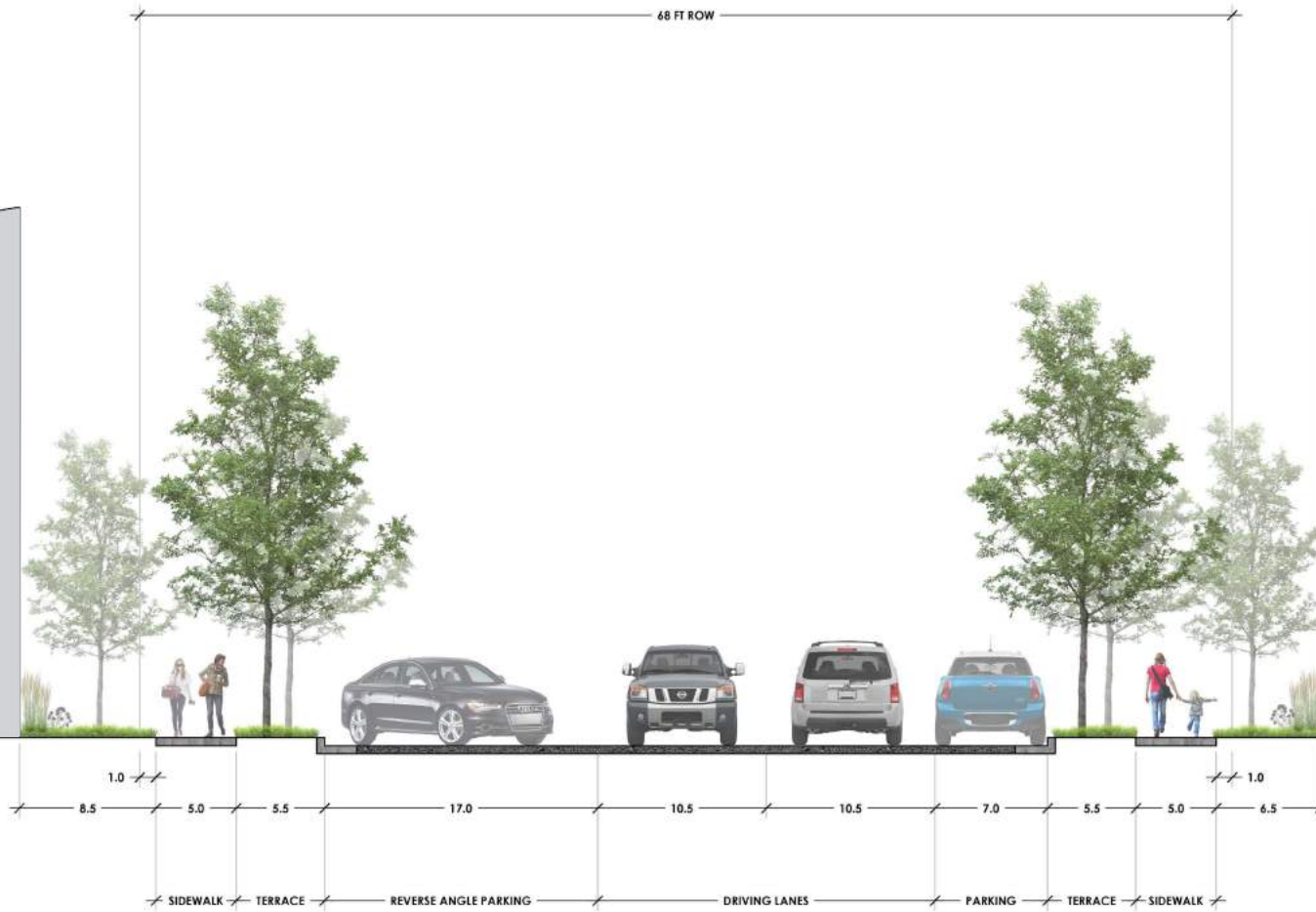


LANDSCAPE PLAN
 Exhibit 06

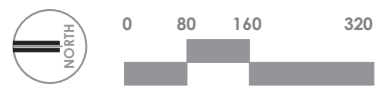
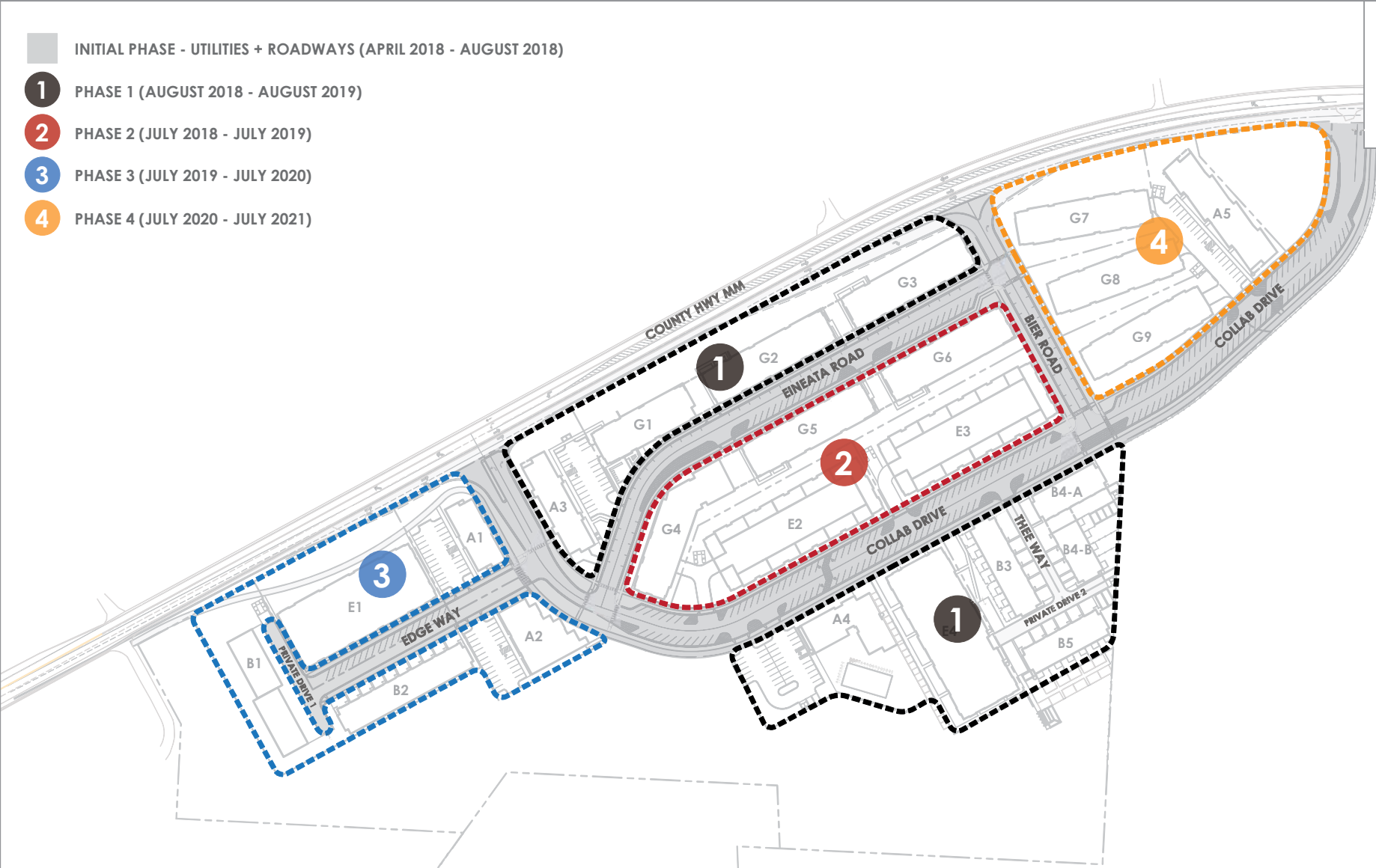








- INITIAL PHASE - UTILITIES + ROADWAYS (APRIL 2018 - AUGUST 2018)
- 1 PHASE 1 (AUGUST 2018 - AUGUST 2019)
- 2 PHASE 2 (JULY 2018 - JULY 2019)
- 3 PHASE 3 (JULY 2019 - JULY 2020)
- 4 PHASE 4 (JULY 2020 - JULY 2021)

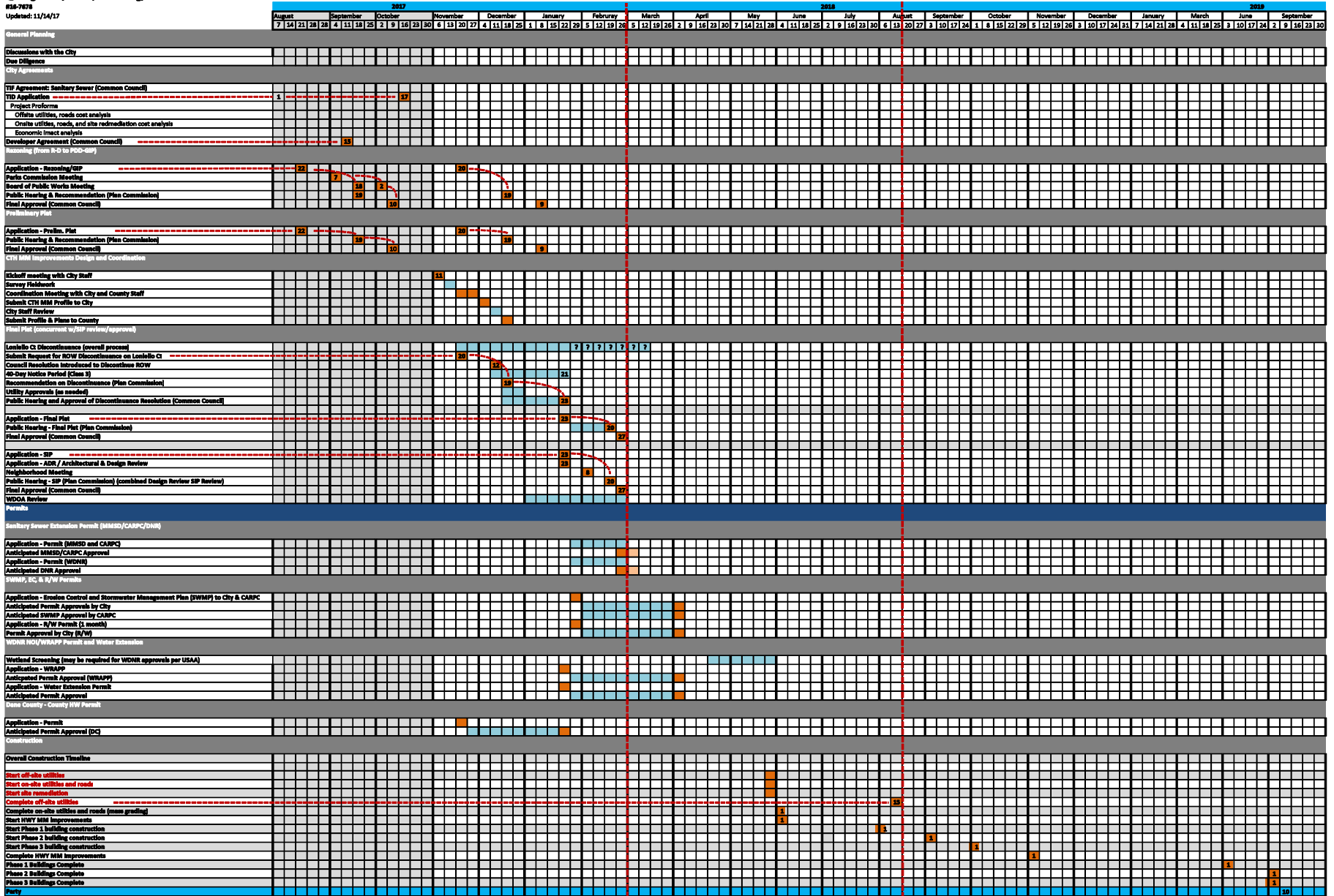


Milestone Schedule - On-Site

@ Edge Live/Work, Fitchburg, WI Schedule

RS-7878

Updated: 11/14/17



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

Submittals due at least 4 weeks prior to PC meeting

ENTITLEMENTS

PERMITTING & SITE WORK

VERTICAL CONSTRUCTION

Milestone Schedule - Off-Site

Northeast Utilities Draft City Schedule		
11/2	Release RFP for Consultant	
11/16	RFP Due	
11/17	Review RFPs	
11/27	Interview Consultants	
12/1	Pre-Approval Consultant	
12/7	Resolution/Memo Consultant	
12/12	Refer Consultant	
12/18	BPW Approval Consultant	
1/9	Finance/Council Approval Consultant	
1/11	Kick-off Meeting	
2/27	30% Plans (Plan layout)	
	(10 days Digger's Hotline, 2 weeks survey, 3 weeks draft plans - no profiles)	
3/6	PW Review	
3/7	Request Soil Boring Quotes	
3/20	70% Plans (Plan and Profile)	
3/21	WI DOT, WATCO R.R., MMSD, and Dane County Coordination Meeting	
3/29	Utility Coordination Meeting	
3/27	PW Review	
~4/6	Perform Soil Borings	
4/10	90% Plans (Plan and Profile)	
4/17	PW Review	
4/19	Submit Preliminary Assessment Resolution	
4/24	Release for Bid	
4/24	Refer Preliminary Assessment Resolution	
4/27	ECSWM/WATCO - R.R./ DNR Wetland Permit Applications, ETC.	
5/7	BPW Preliminary Assessment Approval	
5/8	Finance/Council Approval Assessment Resolution	
5/10	Bid Opening	
5/11	Pre-Approval	
5/17	Resolution/Memo/Bid Tab	
5/22	Refer Bids	
5/23	Submit Assessment Notice to WSJ for 5/28 Publication	
5/25	Send Assessment Notice to Residents	
6/4	BPW (Bid Approval & Assessment Hearing)	
6/12	Finance/Council Bid Approval	
6/19	Preconstruction Meeting	
6/27	Start Construction	
10/31	Complete Construction	

- * This is an anticipated best case schedule. The schedule will be determined during contract negotiations.
- ** Portions of this schedule are not under the control of the City.
- *** Acquisition of easements is not included in schedule.

Northeast Utilities Draft Developer Schedule		
11/13	Release RFP for Consultant	
12/01	RFP Due	
12/4 - 12/8	Review RFPs	
12/4 - 12/8	Interview Consultants	
12/11	Pre-Approval Consultant	
12/15	Resolution/Memo Consultant	
12/15	Refer Consultant	
12/18	BPW Approval Consultant	
1/9	Finance/Council Approval Consultant	
1/2	Kick-off Meeting	
1/2	WI DOT, WATCO R.R., MMSD, and Dane County Coordination Meeting #1	
1/2 - 2/2	30% Plans (Plan layout)	
1/2	10 days Digger's Hotline	
1/8 - 1/22	2 weeks survey	
2/2 - 2/9	PW Review	
2/2	Request Soil Boring Quotes	
2/2 - 2/19	70% Plans (Plan and Profile)	
2/14	WI DOT, WATCO R.R., MMSD, and Dane County Coordination Meeting #2	
2/14	Utility Coordination Meeting	
2/19 - 2/23	PW Review	
2/12 - 2/23	Perform Soil Borings (Report Due By 2/23)	
2/19 - 3/5	90% Plans (Plan and Profile)	
3/5-3/19	PW Review	
3/19	Submit Preliminary Assessment Resolution	
3/20	Release for Bid	
3/20	Refer Preliminary Assessment Resolution	
4/12 - 5/31	ECSWM/WATCO - R.R./ DNR Wetland Permit Applications, ETC.	
4/2	BPW Preliminary Assessment Approval	
4/10	Finance/Council Approval Assessment Resolution	
4/11	Bid Opening	
4/12	Pre-Approval	
4/16 - 4/20	Resolution/Memo/Bid Tab	
4/23 - 4/27	Refer Bids	
4/23 - 4/27	Submit Assessment Notice to WSJ for 5/28 Publication	
4/23 - 4/27	Send Assessment Notice to Residents	
5/7	BPW (Bid Approval & Assessment Hearing)	
5/8	Finance/Council Bid Approval	
5/8 - 5/11	Preconstruction Meeting	
6/4	Start Construction	
8/17	Complete Construction	

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