

Rec. # 1.015189 11/21/17 RB



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 _____ district to the _____ district the following described property:

1. **Location of Property/Street Address:** Outlot 1 of 5329 Lacy Rd

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

Commencing at the Northeast corner of said Section 15 thence South 86°42'03" West, 664.60' along the north line of said Northeast 1/4; thence South 00°11'15" West, 40.07' to the northeast corner of said Certified Survey Map No. 14487; thence continue South 00°11'15" West, 225.00' along the east line of said Certified Survey Map No. 14487...

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

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

We propose this 3.24 acre parcel to be High Density Multi-Family Residential, which varies from the City's current Comprehensive Plan showing a future use of Low Density Residential. It will have 47 residential townhome units along with their associated common amenity spaces.

3. **Proposed Development Schedule:** Phase 1: 20-25 units in 2018; Phase 2: remaining units in 2019

***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): Townhomes for ownership

Total Dwelling Units Proposed: 47 **No. Of Parking Stalls:** 103

Type of Non-residential Development (If Applicable): n/a

Proposed Hours of Operation: n/a **No. Of Employees:** n/a

Floor Area: n/a **No. Of Parking Stalls:** n/a

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

Current Owner of Property: Joe Rueden

Address: 5329 Lacy Road, Fitchburg, WI 53711

Phone No: 608-212-4198

Contact Person: Jon De Fiebre

Email: jon@sjacquisitions.com

Address: P.O. Box 46073, Madison, WI 53744

Phone No: 608-417-9962

Respectfully Submitted By: Devin J. Engle
Owner's or Authorized Agent's Signature

Devin J. Engle
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. R2-2186-17

FITCHBURG TOWNHOMES
FITCHBURG, WISCONSIN

SJ Acquisitions, LLC



GENERAL IMPLEMENTATION PLAN

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PROJECT TEAM:

SJ Acquisitions, LLC SJ ACQUISITIONS, LLC
P.O. Box 46073
Madison, Wisconsin 53744
Contact: Jon de Fiebre
608.417.9962



JLA ARCHITECTS + PLANNERS
2418 Crossroads Drive - Suite 2300
Madison, Wisconsin 53718
Contact: Joseph Lee
608.241.9500

 **SNYDER**
& ASSOCIATES SNYDER & ASSOCIATES, INC.
5010 Voges Road
Madison, Wisconsin 53718
Contact: Scott Anderson
608.838.0444

PROJECT LOCATION & GENERAL DESCRIPTION

The Fitchburg Townhomes Development will be a quality residential community serving the increased demand for housing in the Fitchburg area over the next five years and beyond. It will be located on a 3.24 acre site near the Southwest corner of the intersection of Lacy Road and Notre Dame Drive.

- Outlot 1 of CSM 14487 - The 3.24 acre lot for residential uses of this project.

Surrounding Context

The project site is surrounded by existing residential and agricultural uses with future mixed use and residential zoning planned to the North, South, East, and West.

Existing Topography & Wetlands

The project site has a moderate change in elevation of about 16 feet from Southwest to Northeast.

There are no wetlands within the boundary of the parcel.

Existing Vegetation

The project site is currently framed with tree lines along the North and Northwest corner of the boundary of the parcel, as well as a tree line running down the center.

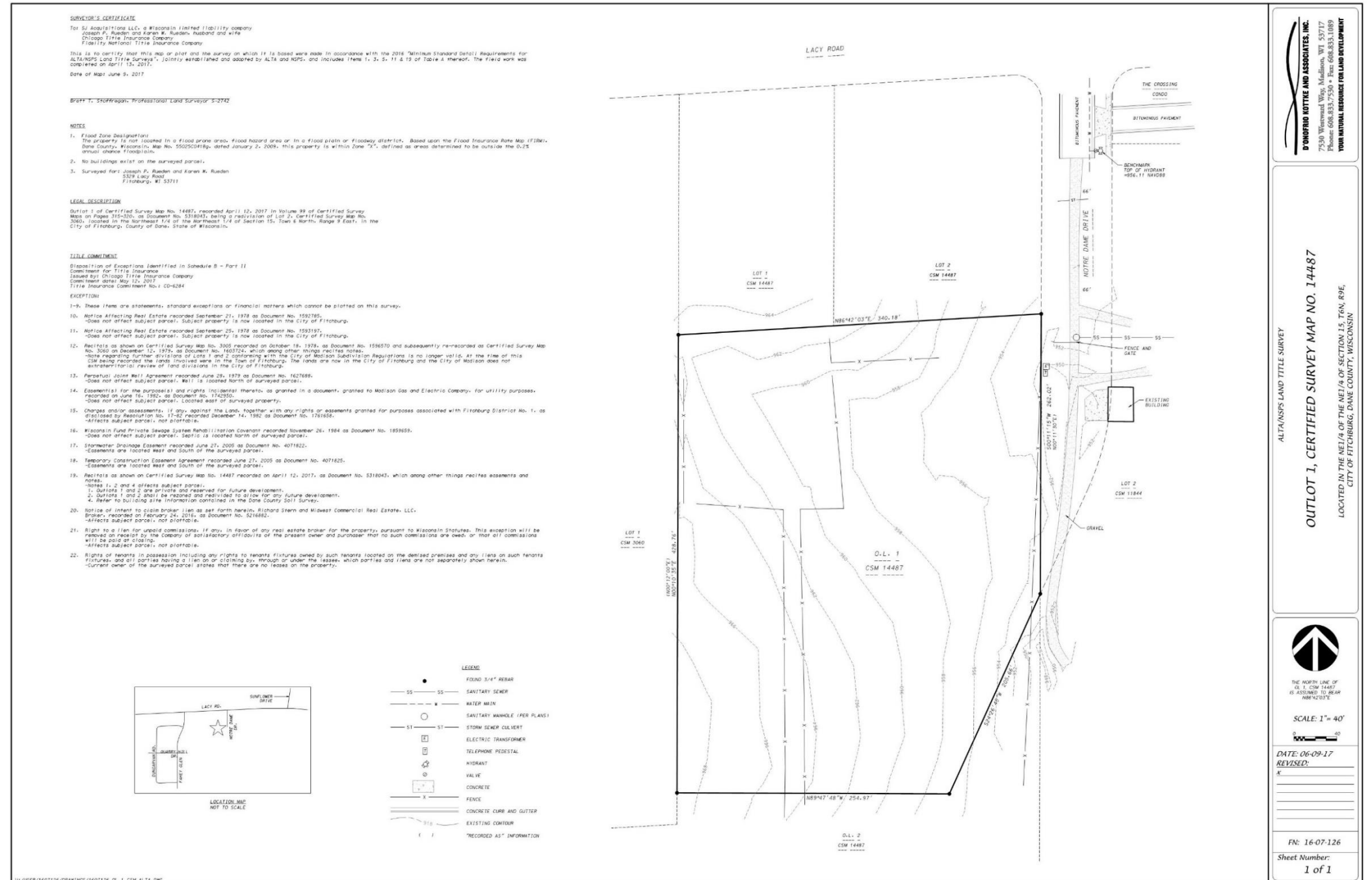


LEGAL DESCRIPTION

Outlot 1 of Certified Survey Map No. 14487 as recorded in the Office of the Register of Deeds for Dane County in Volume 99 of Certified Survey Maps, on Pages 315-320, as Document No. 5318043 and located in the Northeast 1/4 of the Northeast 1/4 of Section 15, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, further described as follows:

Commencing at the Northeast corner of said Section 15 thence South 86°42'03" West, 664.60' along the north line of said Northeast 1/4; thence South 00°11'15" West, 40.07' to the northeast corner of said Certified Survey Map No. 14487; thence continue South 00°11'15" West, 225.00' along the east line of said Certified Survey Map No. 14487 to the northeast corner of said Outlot 1 and the point of beginning; thence continue South 00°11'15" West, 262.02' along the easterly line of said Outlot 1; thence South 24°26'45" West, 205.66' along said easterly line to the southeast corner of said Outlot 1; thence North 89°47'48" West, 254.97' along the south line of said Outlot 1 to the southwest corner of said Outlot 1; thence North 00°10'35" East, 428.76' along the west line of said Outlot 1 to the northwest corner of said Outlot 1; thence North 86°42'03" East, 340.18' along the north line of said Outlot 1 to the point of beginning.

The above-described parcel containing 141,173 square feet (3.241 acres) of land more or less.



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to take advantage of the option for Planned Development District Zoning for the Fitchburg Townhomes project in order to accomplish the goals of providing a quality infill development and maintain the urban feel desired.

To accomplish these goals, we reference the City's Ordinance with the following reasons:

- Section 22-55 – Permitted Uses (1): Only permits the residential occupancy of a single family detached dwelling unit structure. We are proposing 7 residential townhome buildings with a total of 47 units to achieve the high density development we feel there is a great need for in the area.

Section 22-58 – Dimensional Standards (3): Sets the minimum front setback to 30 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum 10 foot setback.

- Section 22-58 – Dimensional Standards (5): Sets the minimum street side setback to 25 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum 10 foot setback.
- Section 22-58 – Dimensional Standards (6): Sets the minimum rear setback to 35 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum setback of 25 feet.
- Section 22-58 – Dimensional Standards (7): Restricts the maximum building height to 35 feet or three stories, whichever is less. We are

planning 3-stories of residential with connected parking for each unit. Although we have not yet developed the architectural building elevation, given the site topography and the need to work with the land, the maximum building height will likely be exceeded.

- Section 22-146 – Dimensional Standards (1): Does not allow more than two multiple family dwelling unit structures per lot. We are proposing 7 residential townhome buildings on one lot. To make this an integrated, vibrant community, we must have the design flexibility afforded in the PDD zoning for the drives, parking lots, and walking connections between buildings.
- Section 22-146 – Dimensional Standards (2): Restricts lot size to a maximum of 90,000 square feet. We are purchasing one developable lot for this project with an area of 141,134 square feet, or 3.24 acres.
- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback at 30 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum 10 foot setback.
- Section 22-146 – Dimensional Standards (6): Sets the minimum street side setback at 25 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum 10 foot setback.

ECONOMIC & SOCIAL IMPACTS

We believe that this project will have positive economic & social impacts on the area.

Property Values and Tax Revenue

At total completion, it is estimated that this project would have a total value of approximately \$14,300,000. At this value, using the City's 2016 property tax rate the following tax receipts to the community could be realized annually:

State of Wisconsin:	\$2,500
Dane County:	\$45,800
City of Fitchburg:	\$122,100
Oregon School District:	\$144,900
<u>Madison Area Tech. College:</u>	<u>\$14,100</u>
Total Projected Annual Property Tax:	\$329,400

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees

This project should generate the following estimated Impact Fees to the City (2017 fees listed):

Park Improvement Fee	47 units x \$155 =	\$7,285
Fire Protection Fee	(47) 2BR x \$466 =	\$21,902
<u>Water Impact Fee:</u>	<u>47 units x \$1166 =</u>	<u>\$54,802</u>
Total Projected Impact Fees:		\$83,989

Additionally, per Ordinances 24-2(d)(2)(a) and 24-2(d)(2)(e), there shall be a Parkland Dedication of 2,900 square feet per dwelling unit and a fee in-lieu of \$4,330 per dwelling unit in deficit.

47 units x 2,900 sf = 136,300 sf (3.13 acres)

47 units x \$4,330 = \$203,510 fee in lieu of parkland dedication

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

Per Ordinance 24-15(d)(5), 22-647(2), there shall be a Parkland Improvement fee of \$155 per Multi-family dwelling unit.

47 units x \$155 = \$7,285

Social Impacts

Although social impacts cannot be predicted or quantified, we believe that this project will also have a positive social impact on the area.

- The addition of this quality residential community should improve the perceived image of the immediate area.
- The addition of this quality residential community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality residential community could serve as a catalyst for other uses - such as retail & commercial - to locate in the immediate area.
- The addition of this quality residential community could serve as an example for future development - creating higher standards in design & quality.

CONSISTENCY WITH COMPREHENSIVE PLAN

This project complies with the City of Fitchburg's Comprehensive Plan.

Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

Land Use Goal 1:

This project preserves and enhances the natural features of the City as follows:

Objective 1: This project is consistent with the long term urban growth map and related phasing plan.

Policies: (1) This project is being developed in close proximity to the Fitchburg-Oregon East rail corridor.
 (2) This project will be served by gravity flow sanitary sewer.
 (5) This project (growth) is consistent with the neighborhood plan.

Objective 2: This project is protecting environmental resources by using sustainable development and revitalization of underutilized land.

Policies: (2) This project is not within or near identified wetlands
 (7) This project is not within or near identified floodplains

Land Use Goal 2:

This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

Objective 1: This is a project that is a significant reinvestment in the community as a redevelopment of underutilized land.

Policies: (1) This is a redevelopment of an existing farm field.

Objective 3: This is a development that will have a logical and sustainable building type for the area.

Policies: (1) This project provides needed residential units.
 (2) This project fits in well with the existing and planned infrastructure and land uses.

Objective 5: Utilities and infrastructure are being extended to this project in an efficient manner.

Policies: (1) This project is within the urban area.
 (3) This project is located on a future minor collector street.

Objective 6: This project is in the vicinity of alternative transit modes.

Policies: (1) This project is within the vicinity of the eastern rail corridor.
 (3) This project provides adequate connectivity to multiple transit modes.

Objective 7: This project is within the urban service area.

Policies: (3) This project is within the urban service area.

Natural Resources Goal 1:

This project will protect the natural environment.

Objective 3: This project will protect natural resources

Policies: (1) This project will meet all current City storm water control requirements.
 (2) This project will meet all current City erosion control requirements.
 (3) This project will meet all current Floodplain and Wetland ordinances. There are no floodplains or wetlands within the project boundary.
 (5) This project is not developed on private septic.

Housing Goal 1:

This project will provide an in-demand housing choice: reasonably priced for-sale units.

Objective 1: According to the South-Central Wisconsin Multiple Listing Service (MLS), Dane County is currently experiencing a severe lack of single-family housing supply (inclusive of condominium units). As noted in their September 2017 Monthly Statistical Report, there are currently 2.17 months of inventory available for sale. This is significantly below what many consider to be a balanced housing market, typically 4 to 8 months of inventory. Also, according to MLS, as of October 16, 2017, the median single-family home list price in Fitchburg was \$372,00 and the median condominium list price was \$289,900. The median list price for new construction (built 2016 or later) single-family homes was \$379,350 and the median list price for new construction condominiums was \$369,900. Our anticipated sales price range of \$280,00 to \$300,00 would offer an affordable option for younger professionals, families, and first-time homebuyers compared to other new construction options currently on the market.

Policies: (1) This project is an efficient use of land in the urban service area
 (2) This project adds variety to the existing and planned housing stock in the neighborhood.
 (3) This project provides affordable for-sale units.
 (4) This project will meet the demands of new employees within the Fitchburg/ Verona/ Oregon area.

Housing Goal 2:

This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

Policies: (1) This project has an efficient layout and this preserves rural land resources.

(4) This infill project makes wise use of land in the current urban service area, where service provisions already occur.

(5) We are proposing higher but livable residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.

(6) By utilizing the PDD design review process, the City will be allowed to ensure sound sustainable housing design.

Objective 2: This residential development is occurring in an area with existing infrastructure and sewer.

Policies: (1) This residential housing project is located in an area served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers, and to arterial highways.
 (2) This project is not an un-sewered subdivision.

Utilities Goal 2:

Existing urban services will be extended within the urban development boundary area as part of this project.

Objective 1: This project will improve the condition of the existing sanitary sewer and water infrastructure.

Policies: (2) As part of the Fitchburg Townhomes development, Notre Dame Drive will have segments improved and expanded
 (4) Our entire project will be served with gravity flow sanitary sewer.

Objective 2: This project is being developed within the existing urban service area and adjacent to existing public infrastructure.

Policies: (1) Utilities will not be extended across substantial vacant land.
 (2) Water and sewer will be extended concurrently with new streets.

(3) Utilities will not be placed in wetlands or other environmentally sensitive areas.

Transportation Goal 1:

This project is part of a coordinated land use and transportation system.

Objective 1: This project is a compact, urban development.

Policies: (1) This project features buildings closer to the sidewalks, sidewalks throughout the property, street trees, lower parking ratios, and two stall attached garages to each unit.

Transportation Goal 2:

In conjunction with this project, a safe and efficient transportation system will be provided for the Fitchburg Townhomes neighborhood.

Objective 2: In conjunction with this project, proper traffic management and travel time reliability will be improved in the Fitchburg Townhomes neighborhood.

Policies: (1) The existing roads will be improved to provide sufficient travel capacity.
(2) The pattern of streets and sidewalks in the project area will maximize the connectivity of land uses within the neighborhood and to areas outside the neighborhood.
(4) The streets in this project area are interconnected to preserve mobility and avoid travel delays.
(6) This project is not located with direct access to major streets and roadways.

LAND USE

When complete, this project will contain multi-family residential uses.

Outlot 1 of CSM 14487 Land Use

We propose this 3.24 acre parcel to be High Density Multi-Family Residential, which is inconsistent with the City's current Comprehensive Plan showing a future use of Low Density Residential. It will have 47 residential townhome units along with their associated common amenity spaces. At the time of this General Implementation Plan, the mix of residential units is as follows:

- Studio Units: 0.0%
- 1 or 1 Bedroom+Den Units: 0.0%
- 2 or 2 Bedroom+Den Units: 100%
- 3 Bedroom Units: 0.0%

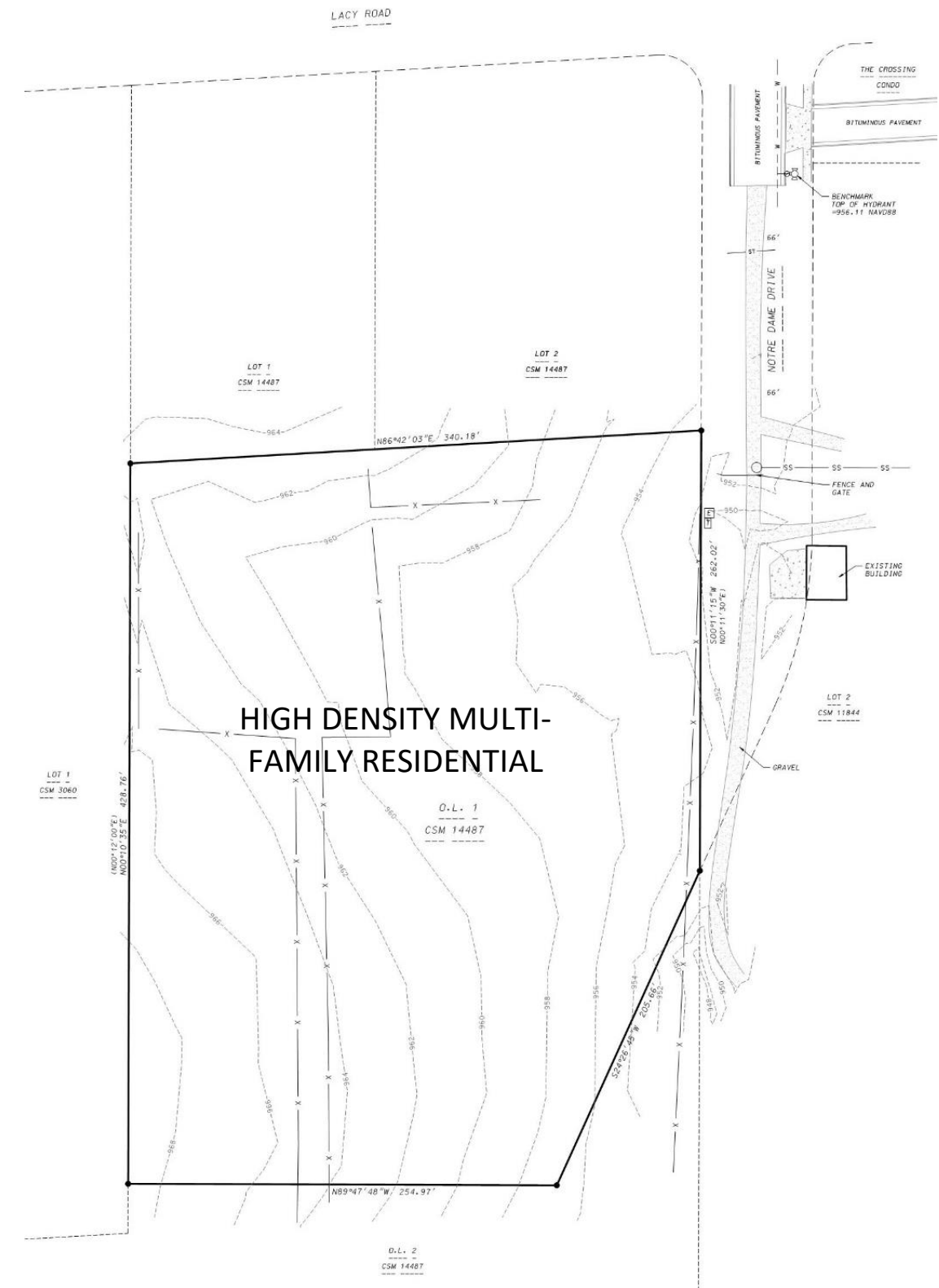
Each unit type will be the same unit size with an average unit size of approximately 2,138 square feet.

In addition to the residential units themselves, the Fitchburg Townhomes Development will contain various common space amenities integrated within the buildings or around the site. At the time of this General Implementation Plan, the anticipated common amenities are:

- Picnic Areas
- Connection to Walking Paths
- Other Green and/or Open Space for passive and active activities

Note:

The unit mix and common space amenities will be developed as the project's design is further developed. Final unit mix and specific common space amenities will be provided in the subsequent Specific Implementation Plans for this project.



SITE DESIGN & ZONING STANDARDS

The Masterplan of the Fitchburg Townhomes Development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The buildings are located & orientated to address the street edge and to help define the public realm.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.

Off Street Parking:

The City's typical parking requirements require two parking stalls per residential dwelling unit. We see this as a luxury and modern amenity we'd like to offer our tenants, therefore our unit design incorporates a two-car attached garage for each unit. Additionally, we include off-street parking for guests as well.

Off-Street Bicycle Parking:

In addition to off-street vehicular parking, we are proposing tenants take advantage of their spacious attached garage for use as short and long-term bicycle storage. As these units are to be purchased by the tenant, it is left to the decision of each tenant whether they'd like to install wall mount or ceiling mount bike hooks.

Storm Water Management Overview:

Storm water management for this site will be satisfied with a combination of a region detention facility and onsite infiltration. All City of Fitchburg storm water ordinances will be satisfied as part of this project. Maintenance of all storm water management facilities onsite will be the responsibility of the property owner.



Landscape Design:

The new landscape design for Fitchburg Townhomes Development will meet all City of Fitchburg landscape design requirements. This plan will be further developed, and additional detail and information will be provided, with the subsequent Specific Implementation Plan submittals.

Refuse & Recycling Storage & Removal:

A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

General Implementation Plan Data

At the time of this General Implementation Plan, the Fitchburg Townhomes Development Masterplan Data is as follows. Final Masterplan Data that meets the Planned Development Zoning Standards shown here will be provided in the subsequent Specific Implementation Plans for this project.

Planned Development Zoning Standards

Under the proposed Planned Development Zoning, Outlot 1 of CSM 14487 shall meet the following Zoning Standards:

- Residential Density: 20 units per acre (maximum)
- Building Height: Maximum of 3 Stories and Maximum 55 feet (to highest roof ridge)
- Front and Side Street Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 10' (minimum)
- Rear Yard Setback: 25' (minimum)
- Building Coverage: 35% of Parcel Area (maximum)
- Floor Area Ratio: 1.00 (maximum)
- Impervious Surface Ratio: 65% of Parcel Area (maximum)
- Off-Street Parking: 2 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: 1.0 Bike Spaces per Dwelling Unit (minimum)

FITCHBURG TOWNHOMES DEVELOPMENT – OUTLOT 1 OF CSM 14487 – GENERAL IMPLEMENTATION									
PLAN DATA									11/20/2017
BUILDING					PARKING				
NAME	USE	FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	RATIO	
(4) 8 UNIT	Multi-Family Residential	6,065 S.F.	18,190 S.F.	32	64	5	69	2.16	PER UNIT
(3) 5 UNIT	Multi-Family Residential	3,808 S.F.	11,420 S.F.	15	30	4	34	2.27	PER UNIT
TOTALS		35,684 S.F.	107,020 S.F.	47	94	9	103	2.19	PER UNIT

ZONING REQUIREMENT	DESIGN VALUE	CALCULATIONS
SITE DENSITY	17.94 Units/Acre	47 Units / 2.62 AC. = 17.94
BUILDING COVERAGE	31.3% of Parcel	35,684 S.F. / 114,173 S.F. = 31.3%
LANDSCAPE AREA	43.3% of Parcel	49,411 S.F. / 114,173 S.F. = 43.3%
IMPERVIOUS SURFACE	56.7% of Parcel	64,762 S.F. / 114,173 S.F. = 56.7%
FLOOR AREA RATIO	93.7% of Parcel	107,020 S.F. / 114,173 S.F. = 93.7%

BUILDING		BICYCLE PARKING			
NAME	UNITS	COVERED	SURFACE	TOTAL	RATIO
(4) 8 UNIT	32	32	0	32	1 PER UNIT
(3) 5 UNIT	15	15	0	15	1 PER UNIT
TOTALS	47	47	0	47	1 PER UNIT

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the City's High Density Residential Zoning.

Reduction of Sprawl

Because of PDD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would otherwise be required under the City's High Density Residential Zoning.

Less Impervious Surface Area

Because of PDD Zoning, there is greater flexibility in the amount setback from the property edge allowing the buildings to maintain the urban feel desired as well as providing additional space to the site's interior for water infiltration and retention, as well as public amenities and common space.

Enhanced Public Realm

With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm. This also provides additional land area behind the buildings - so surface parking can be kept to the interior of the site and reduce its visual impact on the public streets.

ORGANIZATIONAL STRUCTURE

This project will be a typical condominium structure where units will be individually owned and the common area amenities will be owned and managed by the condominium association.

PROJECT IMPLEMENTATION

The construction of the Fitchburg Townhomes Development is anticipated to occur in two phases:

<u>Phase</u>	<u>Buildings</u>	<u>Schedule</u>
Phase 1	20-25 units	(2018)
Phase 2	Remaining Units	(2019)

However, market demand will ultimately drive the overall schedule and could speed up or slow down the timeline for full build-out.

NEIGHBORHOOD INPUT

On (or around) August 23, 2017, we mailed out a letter regarding a meeting to all the residents within 300 feet, along with some major associations in the area recommended by staff. The meeting was held at the Fitchburg Library at 6 pm on August 31, 2017. A total of 14 people attended (13 on registration list and Alderman Richardson) and the project was reviewed. See attached the letter mailed and actual attendance list.

CONCEPTUAL MASTERPLAN DATA

TOTAL = 2.62 ACRES (47 UNITS @ 17.94 U/A)

BLDG.	BUILDING USE	BUILDING HEIGHT	AREA (G.S.F.)	RESIDENTIAL UNITS							PARKING PROVIDED			
				ST.	1BR	1BR+	2BR	3BR	TOTAL	BEDS	COVERED	DRIVEWAY	OVERFLOW	RATIO
TH-1	RESIDENTIAL TOWNHOMES	3 STORIES	11,420	0	0	0	5	0	5	10	10	0	1	1.1 / BR
TH-2	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	2	1.1 / BR
TH-3	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	2	1.1 / BR
TH-4	RESIDENTIAL TOWNHOMES	3 STORIES	11,420	0	0	0	5	0	5	10	10	0	1	1.1 / BR
TH-5	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	1	1.1 / BR
TH-6	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	1	1.1 / BR
TH-7	RESIDENTIAL TOWNHOMES	3 STORIES	11,420	0	0	0	5	0	5	10	10	0	1	1.1 / BR
TOTALS			107,018	0	0	0	47	0	47	94	94	0	9	1.1 / BR
				0%	0%	0%	100%	0%	100%					

