

June 8, 2020

Sonja Kruesel, AICP

City of Fitchburg - City Planner & Zoning Administrator
5520 Lacy Road
Fitchburg, WI 53711-5318

RE: Limestone Ridge
Lot 10 Orchard Pointe
SIP Amendment

Dear Ms. Kruesel,

JT Klein Company, Inc. applied to WHEDA for 9% tax credits back in December to finance the construction of Limestone Ridge, a 111 unit workforce housing project in Fitchburg, WI. We were unsuccessful in obtaining those competitive tax credits, however with the recent drop in interest rates we intend to move the project forward using tax exempt debt and non-competitive 4% housing tax credits. In order to make the revised 4% project financially feasible we are requesting an amendment to the approved SIP. Upon approval of these changes we intend to start construction of this development in early fall 2020.

Please see the detailed changes to the project below in narrative form and attached site plan and building floor plans.

Unit Count:

Original Project:

135 Apartment Units
2 Buildings (3 and 4 story)
111 Unit Building 24 Unit Building

Revised Proposal:

116 Apartment Units
1 Buildings (4 story)

Please note that the exterior elevations of the 116 unit building do not change from the approved 111 unit building. The only change was switching 5 of the first floor 3 bedroom units to 10 one bedroom units for a net increase of 5 units in the same building footprint.

Parking:

Original Project:

178 Parking Stalls
54/135 Units Market Rate and 81 Units Affordable
1:31 per D/U
.83 per bedroom

Revised Proposal:

144 Parking Stall
116/116 Units Affordable
1.24 per D/U
.84 stalls per bedroom

Please note that the stalls per bedroom is in line with the original SIP. I have included an attachment that details our anticipated parking needs which are based on the AMI targeting of our new unit mix. The parking ratios based on AMI were gathered at our Meadow Ridge Middleton development which is a 95 unit workforce housing development in nearby Middleton. Please note that Middleton does have 70% AMI and 80% AMI targeted units so we used the market rate parking ratios for those units which we expect would be worst case scenario.

Stormwater Detention:

Original Project:

Underground Stormwater Detention System

Revised Proposal:

Wet Pond with Liner

Please refer Attached Site Plans to see the modification to the stormwater detention area. We are proposing to remove the detention that was in chambers underneath the surface parking lot and replace it where the Phase II building was located.

We look forward to continuing to work with the City of Fitchburg to bring this much needed housing to the City. In advance of the upcoming Plan Commission meet on June 16th please let us know if you have any questions on the changes we are proposing or any of the attachments included with this letter.

Sincerely,

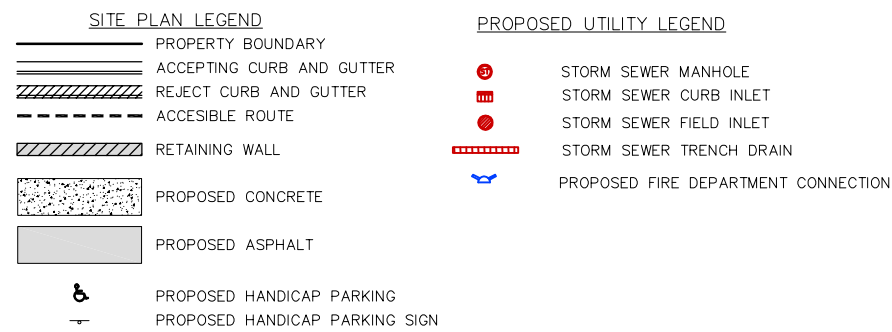


Jacob T. Klein
President

LIHTC Workforce Housing PARKING

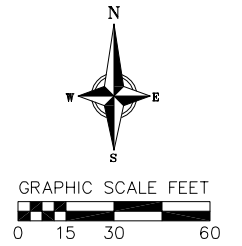
Limestone

1 Bedroom	Stalls Per Unit	Units	Total Needed	
30%	0.4	8	3.2	
50%	0.82	52	42.64	
60%	1	8	8	
70%	1.09	10	10.9	
2 Bedroom				
50%	1.58	0	0	
60%	1.8	0	0	
70%	2	21	42	
3 Bedroom				
50%	1.53	0	0	
60%	1.6	0	0	
80%	2	17	34	
		116	140.74	Stalls Needed

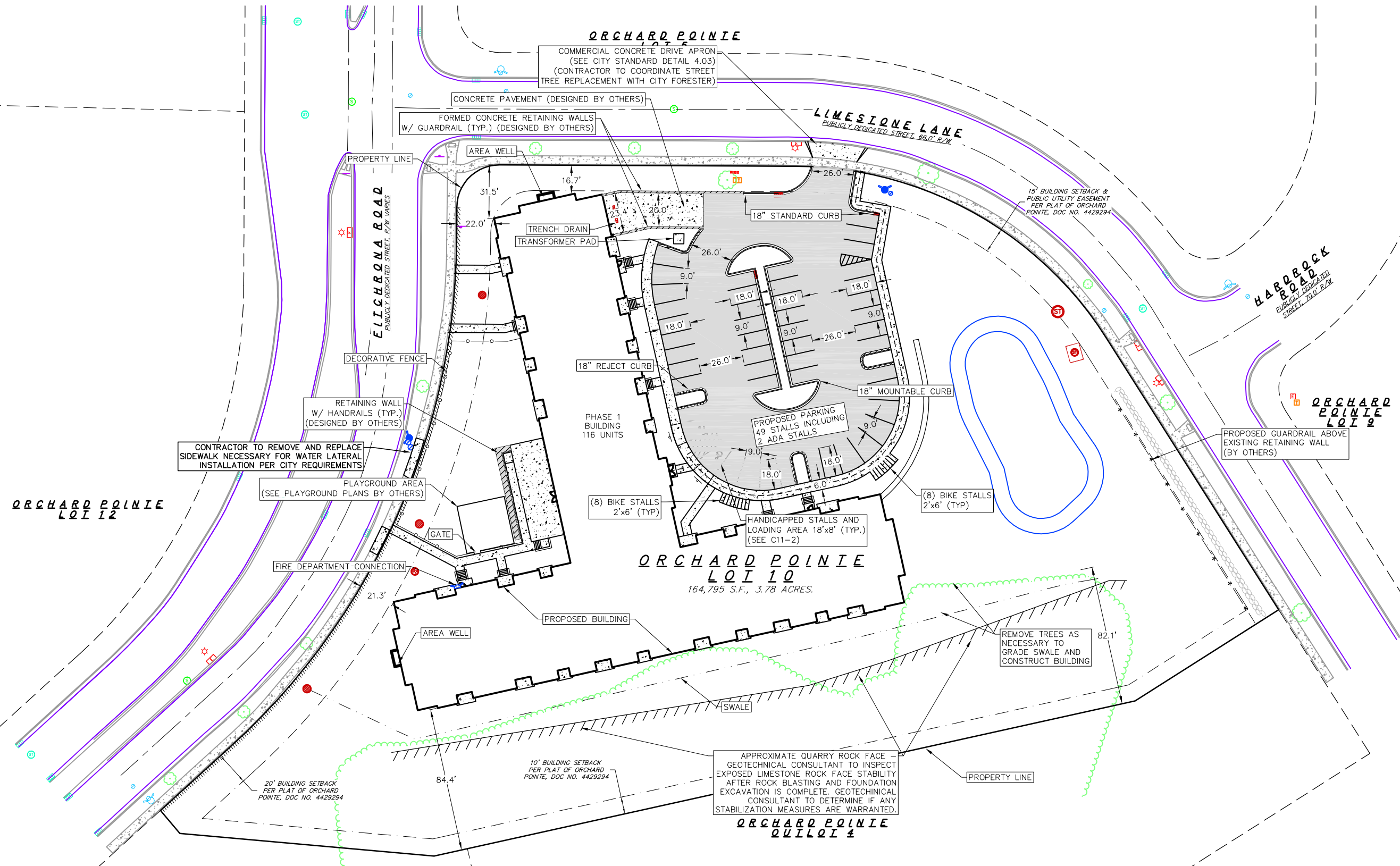


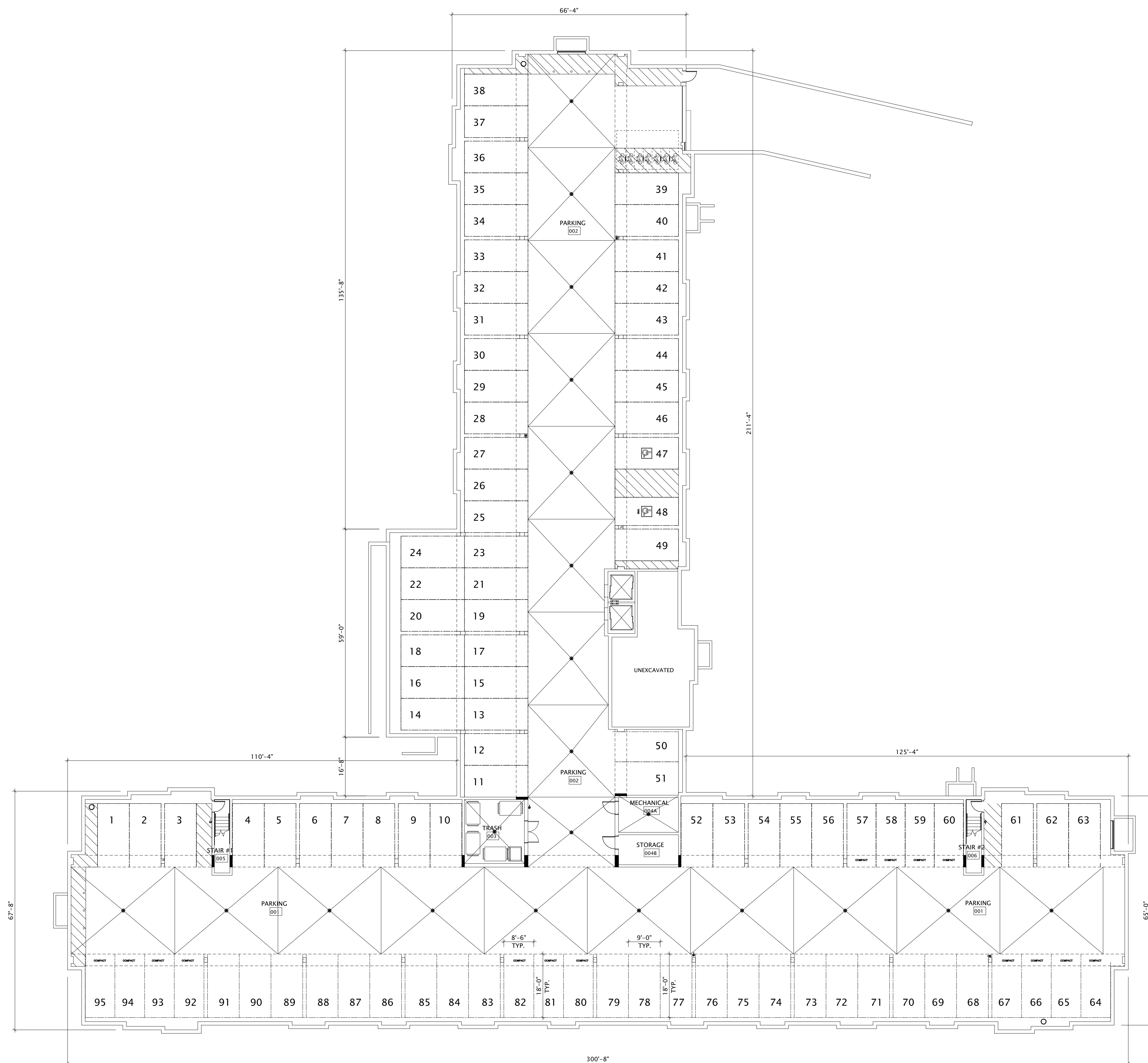
NOTE:
ALL PARKING LOT DIMENSIONS GIVEN
ARE TO FACE OF CURB.

NOT FOR CONSTRUCTION



SCALE		REPRODUCTION		REPRODUCTION	
AS SHOWN		NO. DATE		NO. DATE	
DATE		REMARKS		REMARKS	
06/08/2020					
DRAWN BY					
CHECKED					
PROJECT NO.					
180231					
C					
02					





16 LOWER LEVEL PLAN
1/16" = 1'-0"



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0424



LIMESTONE RIDGE APARTMENTS

DATE OF ISSUANCE: JUNE 5, 2020

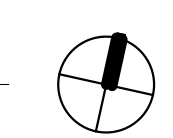
REVISION SCHEDULE		
Mark	Description	Date

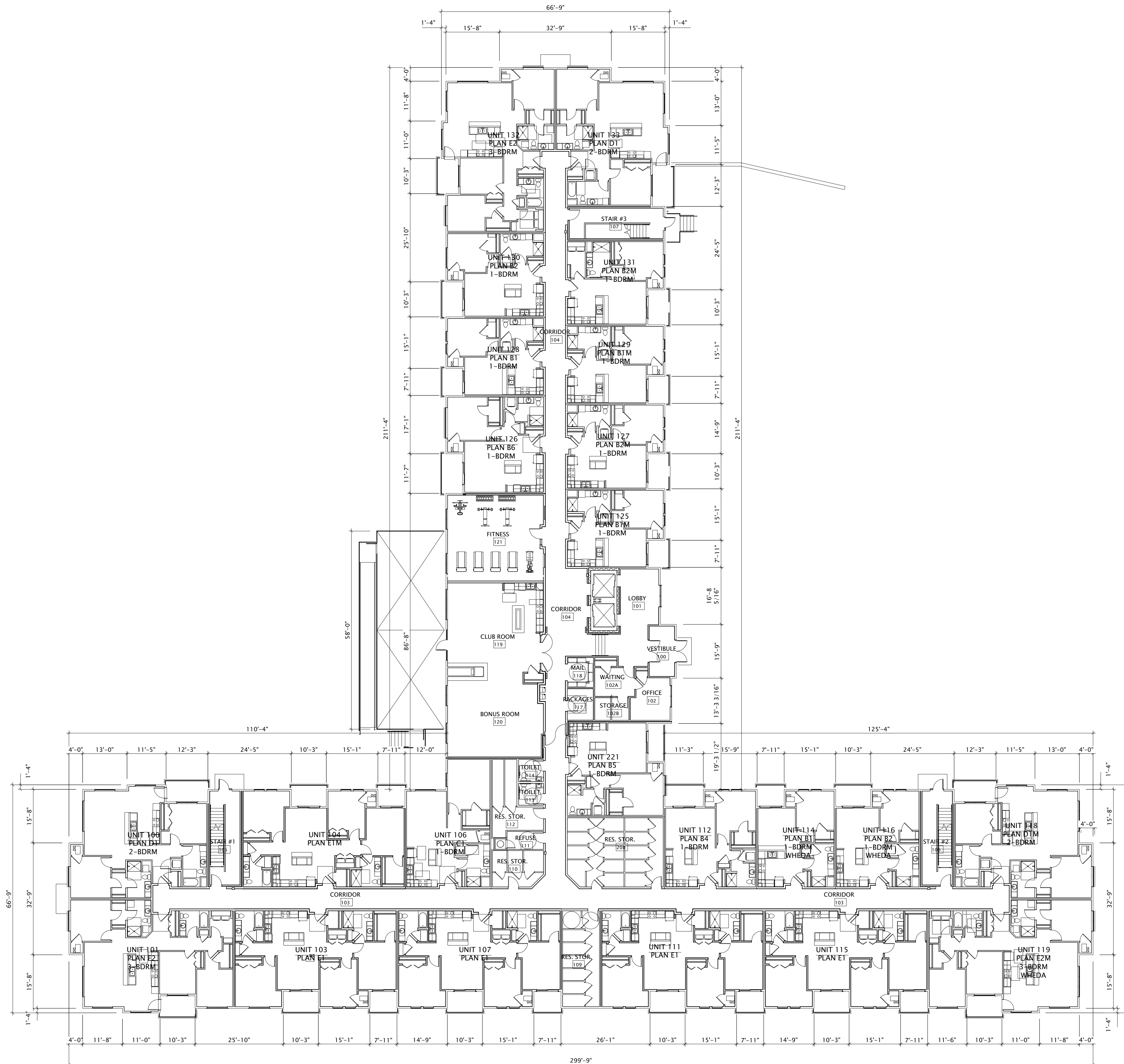
SHEET TITLE

LOWER LEVEL
PLAN - OVERALL

SHEET NUMBER

A100





16 FIRST FLOOR PLAN
1/16" = 1'-0"



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0424



LIMESTONE RIDGE APARTMENTS

DATE OF ISSUANCE: JUNE 5, 2020

REVISION SCHEDULE

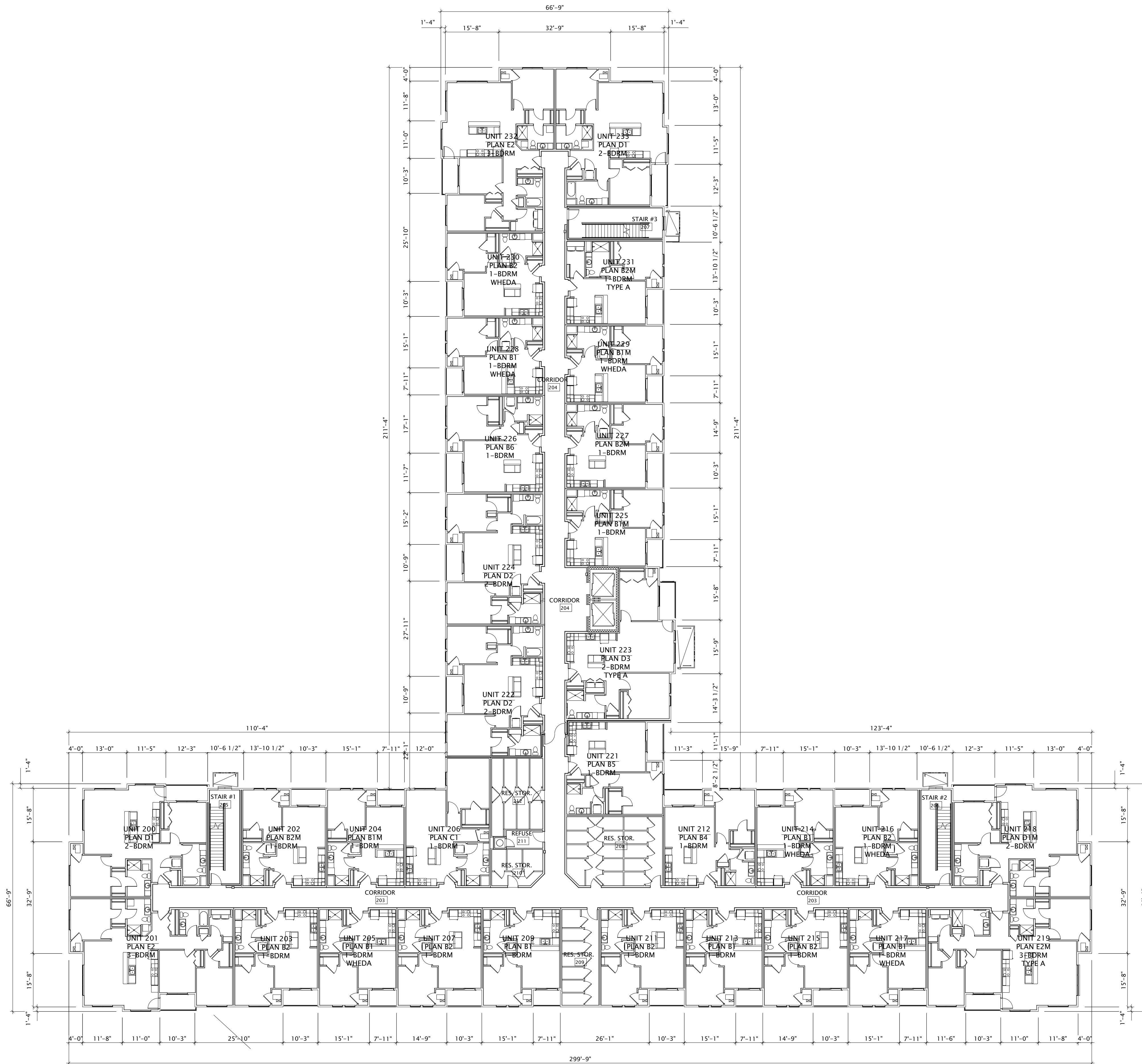
Mark	Description	Date
------	-------------	------

SHEET TITLE

FIRST FLOOR
PLAN - OVERALL

SHEET NUMBER

A101



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0424



LIMESTONE RIDGE APARTMENTS

DATE OF ISSUANCE: JUNE 5, 2020

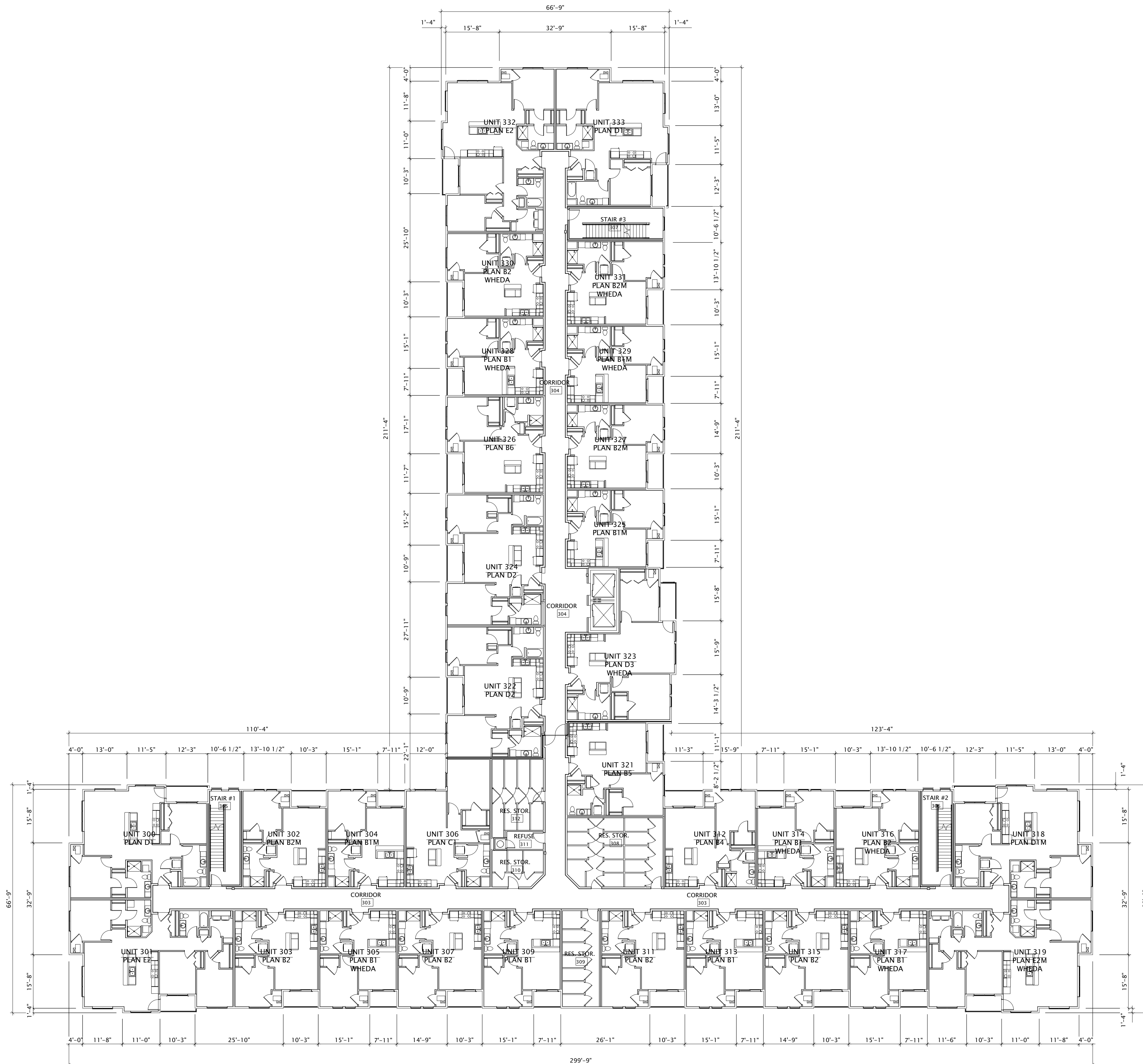
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR
PLAN - OVERALL

SHEET NUMBER

A102



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0424



LIMESTONE RIDGE APARTMENTS

DATE OF ISSUANCE: JUNE 5, 2020

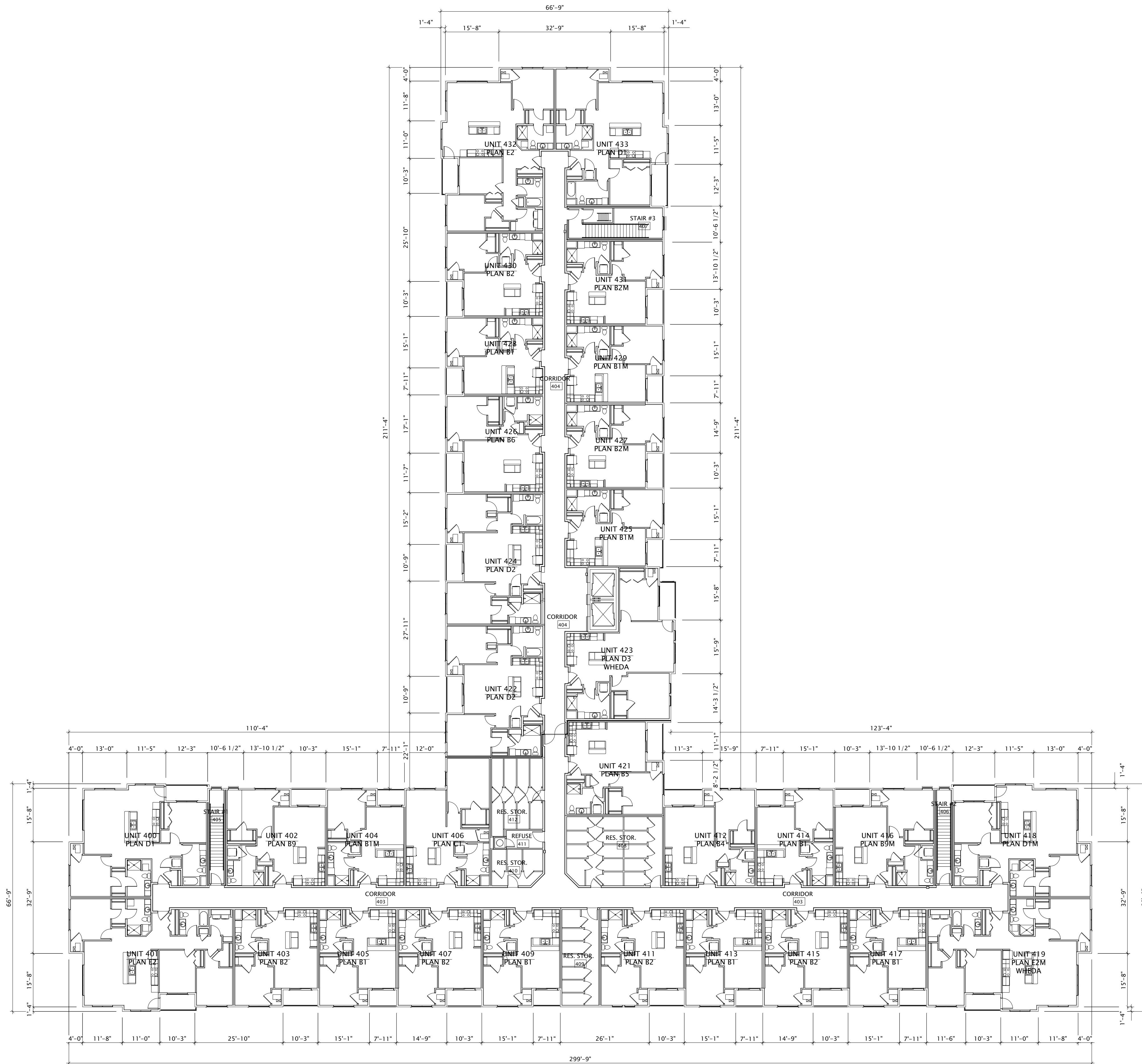
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR
PLAN - OVERALL

SHEET NUMBER

A103



MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0424



LIMESTONE RIDGE APARTMENTS

DATE OF ISSUANCE: JUNE 5, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR
PLAN - OVERALL

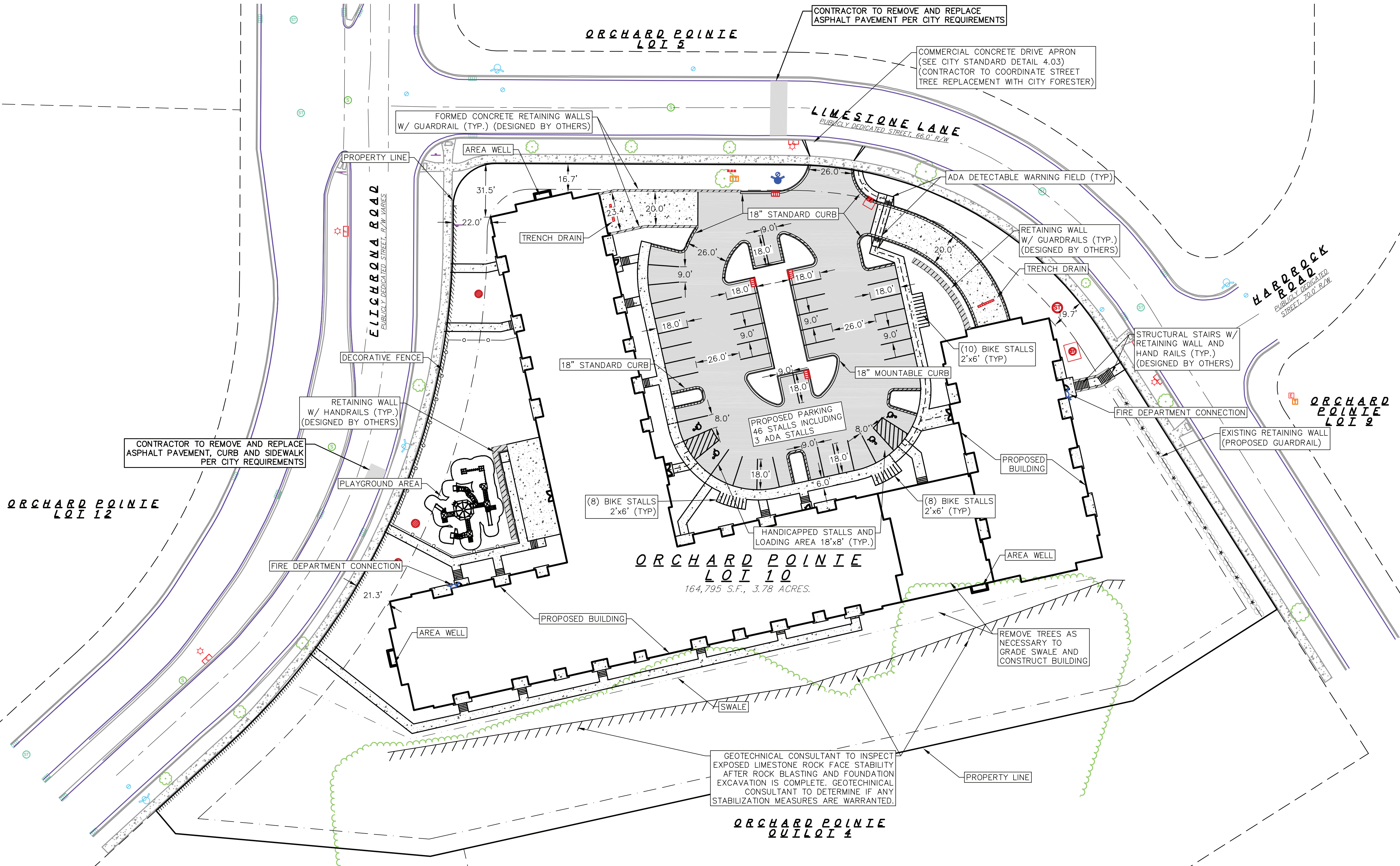
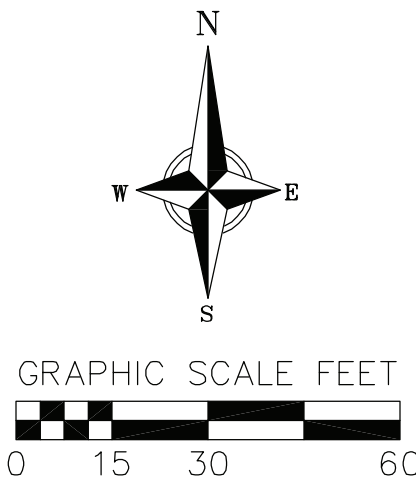
SHEET NUMBER

A104

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - ACCEPTING CURB AND GUTTER
 - REJECT CURB AND GUTTER
 - ACCESIBLE ROUTE
 - RETAINING WALL
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - EXISTING ASPHALT
 - PROPOSED HANDICAP PARKING

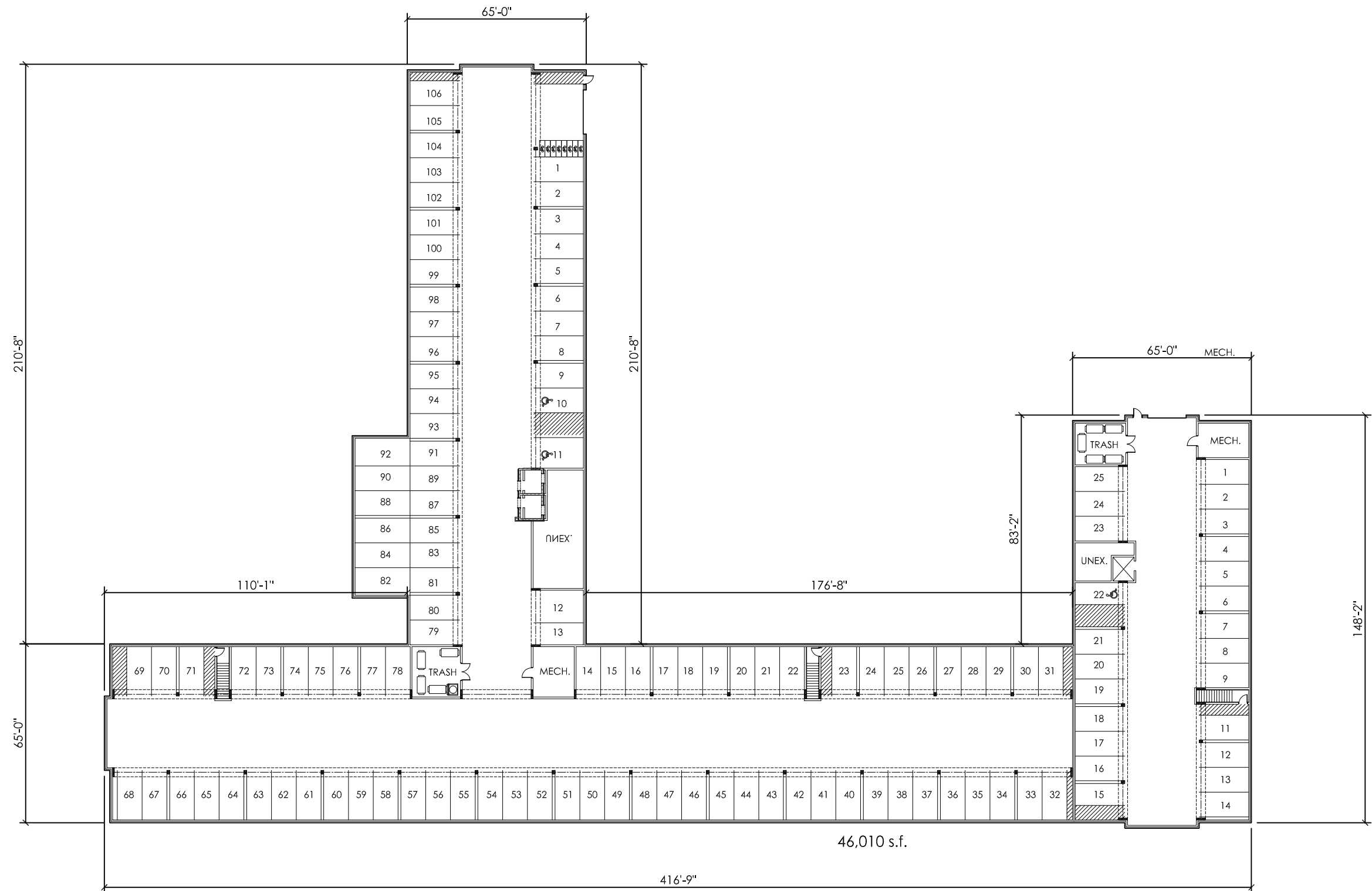
- PROPOSED UTILITY LEGEND**
- STORM SEWER MANHOLE
 - STORM SEWER CURB INLET
 - STORM SEWER FIELD INLET
 - STORM SEWER TRENCH DRAIN
 - PROPOSED FIRE DEPARTMENT CONNECTION

NOT FOR CONSTRUCTION



Site Plan
Limestone Ridge
City of Fitchburg
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
SCALE AS SHOWN			
DATE 02/26/2020			
DRAFTER AMEA			
CHECKED JDOY			
PROJECT NO. 180231			
C			
02			

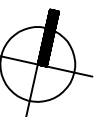


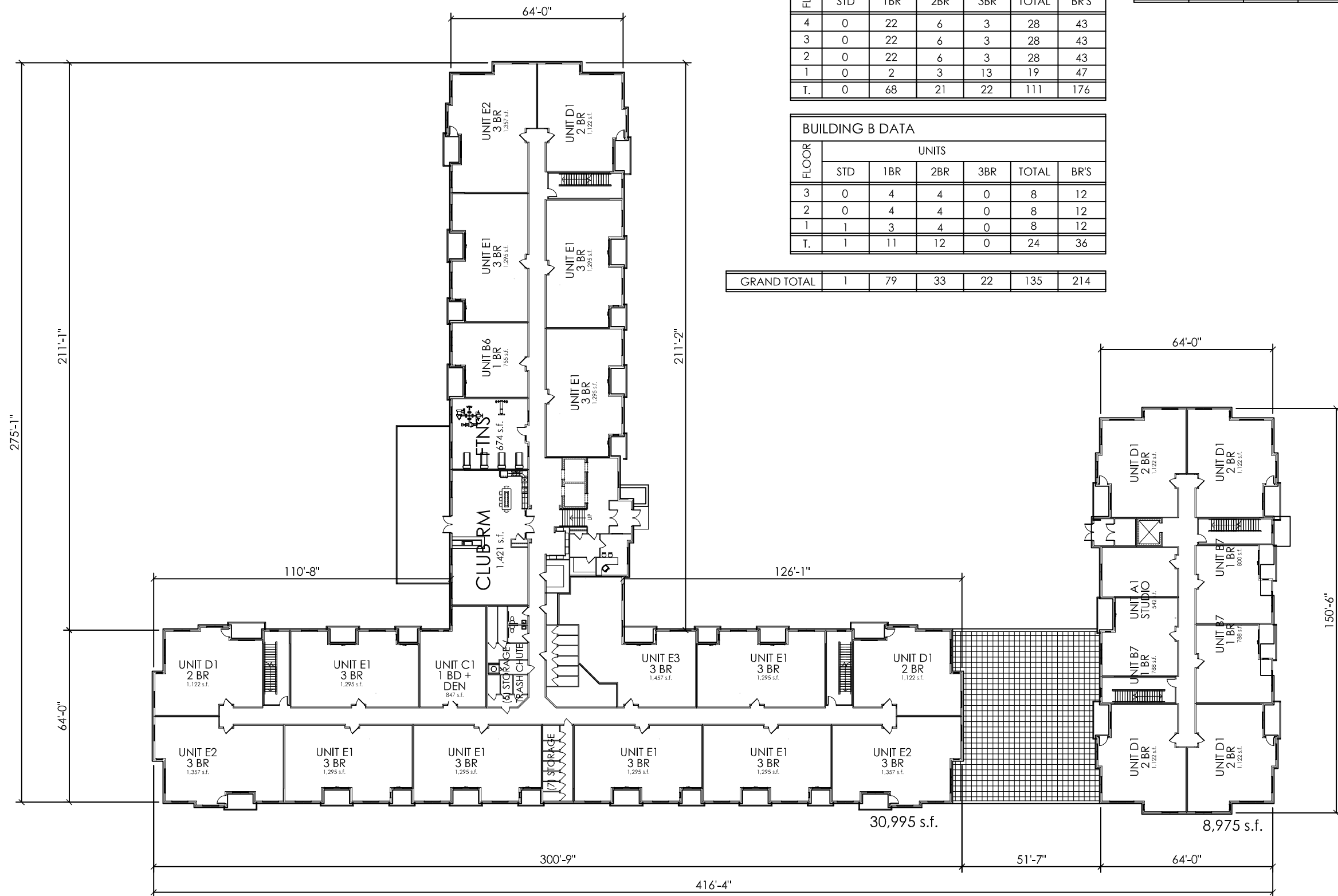
JLA
ARCHITECTS

LIMESTONE RIDGE APARTMENTS

LOWER LEVEL PLAN

JANUARY 24, 2020
1"=40' @ 11x17



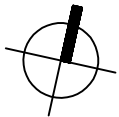


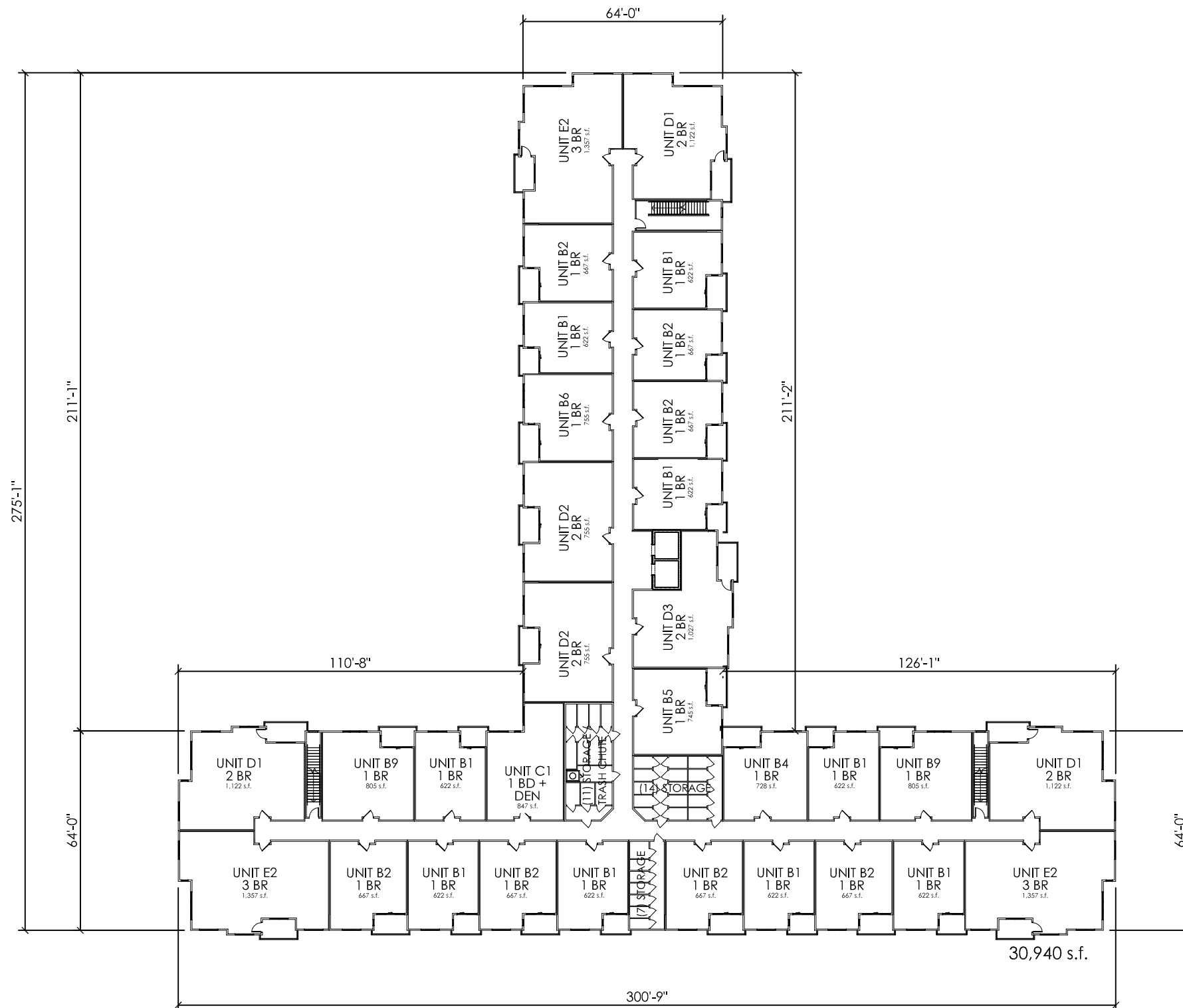
BUILDING A DATA						
FLOOR	UNITS					
	STD	1BR	2BR	3BR	TOTAL	BR'S
4	0	22	6	3	28	43
3	0	22	6	3	28	43
2	0	22	6	3	28	43
1	0	2	3	13	19	47
T.	0	68	21	22	111	176

BUILDING B DATA						
FLOOR	UNITS					
	STD	1BR	2BR	3BR	TOTAL	BR'S
3	0	4	4	0	8	12
2	0	4	4	0	8	12
1	1	3	4	0	8	12
T.	1	11	12	0	24	36

GRAND TOTAL	1	79	33	22	135	214
-------------	---	----	----	----	-----	-----

PARKING PROVIDED				
COVERED	SURFACE	TOTALS	RATIOS	
131	47	178	1.35/ D.U.	0.84 / BR





JLA
ARCHITECTS

LIMESTONE RIDGE APARTMENTS

FOURTH FLOOR PLAN

JANUARY 24, 2020
1"=40' @ 11x17

