

R 16.004831 8/23/21
\$900.00 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 R-M district to the PDD-GIP district the following described property:

1. **Location of Property/Street Address:** Lots 53 and 54 in Chapel Valley

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

See attached legal descriptions and exhibits.

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

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

Lot 53 to be developed as a 72 unit CBRF licensed assisted living facility.
Lot 54 to be developed as a 36 unit CBRF licensed memory care facility.

3. **Proposed Development Schedule:** Construction to commence within 120 days of receipt of final approvals.

***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): Senior Assisted Living (licensed CBRF)

Total Dwelling Units Proposed: 108 beds **No. Of Parking Stalls:** 53

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: 24/7/365 **No. Of Employees:** TBD

Floor Area: 89,185 **No. Of Parking Stalls:** 53

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

Current Owner of Property: McKee Family I, LLC

Address: 5704 Barbara Drive, Fitchburg, WI 53711 **Phone No:** (608) 271-4900

Contact Person: Brian McKee

Email: brianmckee@midwesthomesinc.com

Address: Same as above. **Phone No:** Same as above.

Respectfully Submitted By: *Michael A. Samuels* **Phone No:** Same as above.
Owner's or Authorized Agent's Signature Michael Samuels, purchaser's agent as*
Print Owner's or Authorized Agent's Name
*authorized by Owner in the purchase contract

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

For City Use Only: **Date Received:** 8/24/21 **Publish:** _____ and _____
Ordinance Section No. _____ **Fee Paid:** \$ 900
Permit Request No. R2-2398-21

The Courtyard at Fitchburg

General Implementation Plan

Prepared for:



680 N. Lake Shore Dr. Unit 1103
Chicago, IL 60611

Prepared by:



161 Horizon Drive, Suite 101
Verona, WI 53593

August 24, 2021

Introduction - Project Team

ANDEV Group, along with Encore Management & Development, is pleased to introduce its newest senior community, The Courtyard at Fitchburg. The proposed senior housing development is comprised of 108 senior housing units, 72 assisted living units and 36 memory care units to be located within two buildings.

ANDEV Group is a Midwest developer of senior housing, having developed multiple sites located in Wisconsin and Illinois. Encore Management & Development, one of Wisconsin's largest and most successful senior living operators, will serve as a development partner and manager of the proposed senior housing facilities.

Project Site Location

Located just east of McKee Farms Park, the project site is generally located at the southeast intersection of Chapel Valley Road and Wilshire Drive. The project site is comprised of two parcels bifurcated by a city-owned outlot that provides access to the park, as well as city utilities. Considered together, the two sites make up the "project site" that is roughly 5.6 acres in size. Today, the project site is primarily vacant with the exception of mature vegetation. Refer to **Attachment A**, General Implementation Plan Materials for additional information.

Project Site Parcel Summary				
	Parcel ID No.	Parcel Size	Zoning	Owner
1	060909205845	3.0 acres	R-M	McKee Family I LLC
2	060909205738	2.6 acres	R-M	McKee Family I LLC

Project Site Context

Overall, the general character of the surrounding area is residential in nature with commercial activity centers being located along McKee Road to the northeast of the project site. Land uses immediately adjacent to the project site include McKee Farms Park to the east, residential two-family (duplex condominium units) and single-family housing in both the Chapel Valley and Sterling Meadows subdivision, as well as the Remington Park Condominiums to the south and west, and other senior housing to the north along Chapel Valley Road, including Sylvan Crossings of Chapel Valley, Sylvan Crossing of Fitchburg, and Chapel Valley Senior Apartments.

The project site is located within proximity (three-mile radius) of several larger-scale activity centers providing additional services, including those located within Orchard Pointe, along Verona Road and McKee Road and at the intersection of South Seminole Highway and McKee Road west of the project site, and those located along the Fish Hatchery Road corridor, including Hatchery Hill.

The project site is also served by Metro Transit with bus stops within a one-quarter mile of the project site. Routes 75 and 49 provide peak hour service to the Fish Hatchery Road and McKee Road corridors.

Project Background

Given the development's team commitment to being a good neighbor, and desire to collaboratively plan and design a development with the surrounding neighborhood that is both successful and compatible, the development team has hosted two neighborhood meetings. The first was held on May 13, 2021. At the initial neighborhood meeting, the following key issues were identified, including:

- Parking on street,
- Stormwater handling and control,
- Sanitary sewer capacity,
- Business activity on site,
- Impact on property valuation, and
- Other senior housing developments located within the area.

A Concept Plan was submitted to the City on June 21, 2021, and subsequently reviewed by the Plan Commission on July 20, 2021. As part of the Plan Commission's review of the Concept Plan, as well as the public comment that was offered at the meeting, the following key issues were identified:

- Streetscape, including street trees and building screening,
- Parking, refuse area, and loading area orientation and location,
- Maintaining connectivity to McKee Farms Park through the city-owned outlot,
- Providing additional information relative to traffic and anticipated use trip generation, and
- Ensuring that stormwater will be adequately addressed on-site.

Following the Concept Plan review, at the recommendation of staff and district alders, a second neighborhood meeting was held on August 11, 2021. An updated site plan was presented to the neighborhood that addressed many of the key issues that had been identified at the previous two meetings and those as of result of the Concept Plan review and comment, including those related to site improvements, traffic, and landscaping and screening.

Site Improvements

- The loading and refuse areas were relocated with the goal of maintaining separation from the city-owned outlot and providing adequate screening.
- Paving was removed from the city-owned outlot.

Traffic

- A trip generation analysis was commissioned and presented that provided an analysis between a traditional residential use and the proposed senior housing facility. Refer to **Attachment B**, Residential Trip Generation Comparison Technical Memo.
- Overall, the trip generation report indicated that the proposed assisted living and memory care facilities would generate 210 fewer daily trips than a 44-unit duplex development, which would be permitted by-right under the current R-M zoning.

Landscaping and Screening

- An undulating planted berm two to four feet in height was incorporated into the streetscape to assist in screening the parking areas, as well as breaking down building mass.
- On the southernmost project site, the building was shifted slightly to accommodate a larger landscape buffer for the adjacent multi-use path and residential neighbors.
- In addition, the site circulation was updated to reflect angled parking and one-way traffic circulation. This allowed for a larger front yard as well as an overall decrease in site paving.

Stormwater

- Stormwater facilities have been confirmed and will be provided in the form of on-site infiltration basins on each parcel.
- In addition, underground storage chambers will be utilized to meet treat/storage requirements.

Overall, the updated site plan and supplemental information was favorably received by the neighborhood. It is this site plan that is being submitted for the General Implementation Plan (GIP).

The Courtyard at Fitchburg - General Implementation Plan Overview

Overall, the General Implementation Plan for The Courtyard at Fitchburg is designed to be sensitive to the existing residential context, including drawing upon the existing character of the area for building design and materials, landscape, and screening. Based on the proposed residential use, site access and circulation, and landscaping features, we believe the impact on neighboring parcels will be minimal.

- Permitted Uses. The proposed development will include two types of senior housing, specifically designed for and restricted to residents over the age of 55. The two-story northern building and site will house assisted living residents with 72 studio and one-bedroom units. The southern lot will be improved with a single-story 36-unit memory care community. Both buildings will be licensed as Community Based Residential Facilities

("CBRF") under Wisconsin statutes. Both buildings will complement each other architecturally in residential style to integrate with the existing neighborhood.

Overall, the development proposal is comprised of roughly 5.6 acres and 108 CBRF residential units, including 36 memory care units and 76 assisted living units.

Planned Development Permitted Uses
Senior Housing, including assisted living and memory care units
Accessory uses applicable to residential districts

- Site Access, Circulation, and Parking. Two access points will be provided on each site, which will allow for ease of circulation of staff, visitors, and service vehicles. While two-way access and site circulation will be maintained for the northern site, the southern site has limited its access and circulation to one-way. Doing so has allowed the overall impervious surface for the site to be reduced.

On both sites parking has been oriented towards the buildings to limit headlight intrusion/glare onto adjacent residential properties to the west. In addition, a robust landscape screen, including planted berm has been incorporated into the site design along Wilshire Drive to screen surface parking areas and reduce the overall mass of the proposed buildings.

Off-street parking will be provided adequate to accommodate the facility's staff and visitors as residents are not permitted to have private vehicles. Visitation is typically light, with an increase on certain holidays or special events. The day shift is the maximum staffed shift and includes approximately 40 employees. Shifts will most likely operate on a 7-3, 3-11, and 11-7, 24-hour rotation. The proposed parking ratio of 0.5 parking stalls per resident is proposed. The proposed parking ratio is based on previous projects of this type, which has demonstrated to adequately serve the demand generated by staff and visitors. In an effort to confirm that adequate parking facilities are being provided at The Courtyard at Fitchburg, the Project Team conducted an inventory of the parking provided on-site and documented usage at three other facilities owned and managed by the Project Team. The table below provides a summary of that inventory and usage.

Parking Inventory and Usage Data			
Facility	Parking Provided	Parking Usage/Notes (Based on August 19 inventory)	Percent Used
Kenosha Place (80 CRBF units)	42	20 spaces occupied	47%
Sage Meadow in Middleton (96 CRBF units)	56	17 spaces occupied	30%
Deforest Place (20 CRBF units)	20	12 spaces occupied	60%
Average	35	17	47%

Based on the data collected, a parking ratio of 0.5 is adequate to serve demand.

Residential transportation will be primarily provided by the operator by van or bus service. The service will be available to both facilities. One parking space will be reserved for the service.

A designated loading area is located on each parcel for delivery vehicles.

In addition, a 10-foot fire access lane, meeting fire department requirements, has been incorporated into the site design to ensure fire safety requirements are met.

- Building and Architectural Elements. The existing neighborhood includes an eclectic collection of suburban residential homes, condominiums, apartments and assisted living buildings without a singular design style. Our buildings will include residential elements such as hip roofs, architectural asphalt shingles, transom windows, horizontal siding, and brick detailing that will relate to the neighborhood.

Building height is held at one to two stories on the south and north buildings respectively, in order to relate to the adjacent neighborhood. Overall building design will also incorporate the horizontal lines, earthy tones and landscape elements of Prairie Style to embrace the natural setting of this site. Thus, creating a balance between the adjoining neighborhood, as well as the park setting to the east.

Although the primary entrance and main orientation of both buildings is toward Wilshire Drive, the rear or park side of the buildings are equally important and visible. Therefore, the building is designed with four-sided architecture.

In addition, in recognizing that both sites are relatively long and narrow, the buildings themselves are also relatively long and narrow. In order to break up the appearance of a long and mundane building, the buildings will be broken down through the use of offsets in the exterior walls. These offsets also create multiple roof lines, which in turn reduces the visual linearity of the roof. In addition, the roof lines are broken vertically by varying eave heights to create more visual interest.

- Landscape. The site landscaping has been designed to be complementary to the proposed building architecture and detailing, provide screening and visual interest both on-site and along the street frontage, as well as adding year-round texture and color.

Refer to **Attachment C**, GDP Sample Plant List for a preliminary list of plant species and precedent photos of the landscape design intent.

- Lighting. While site lighting is anticipated, lighting details will be provided as part of the Specific Implementation Plan application. Any proposed lighting will be full cut-off and dark skies compliant.
- Signage. A total of three monument signs are proposed. Two on the northern site and one on the southern site.

Additional development specific land use details are provided in the table below.

Land Use Summary Table				
	Assisted Living Site	Memory Care Site	Total	Percent Total
Site Area	3.0 acres	2.6 acres	5.6 acres	100
Site Impervious (Paved areas)	37,393 sq. ft.	31,663 sq. ft.	69,056 sq. ft.	28
Open Space (Including landscape areas, open areas, second floor decks, patios, etc.)	61,537 sq. ft. (533 sq. ft. 2 nd story decks)	52,272 sq. ft.	113,256 sq. ft. (2.6 acres)	46
Stormwater Management	2,625 sq. ft.	4,028 sq. ft.	6,653 sq. ft.	2
Building Coverage (including port cochere)	32,303 sq. ft. (758 sq. ft. port cochere)	29,321 sq. ft. (756 sq. ft. port cochere)	61,624 sq. ft.	25
FAR	0.46	0.25	N/A	N/A
Number of Units	72 beds	36 beds	108 beds	N/A
Parking (Proposed ratio 0.5 stalls per bed)	36	18	54	N/A
Density (beds/acre)	24 beds/acre	13.8 beds/acre	Average: 6.75 beds/acre	N/A

Building Summary Table			
	Floor Area (sq. ft.)	Number of Stories	Total Units/beds
Assisted Living	31,545 - First Floor 29,075 - Second Floor 60,620 - Total	2	72
Memory Care	28,565	1	36
Total	89,185	N/A	108

Refer to **Attachments A and D**, General Implementation Plan Materials and General Implementation Plan Engineering Plans for additional information.

Land Use Entitlements - Rationale for Rezoning

Currently, the project site is a Zone R-M, Medium Density zone district. This General Implementation Plan proposes to rezone the project site from R-M to PDD-GIP, utilizing the High Density zone district as a frame of reference for justification and establishing zoning code modifications.

Consistency with the City of Fitchburg Comprehensive Plan and Social and Economic Impacts Analysis

As noted in the City’s Comprehensive Plan (the “Plan”), the project site is recommended for High Density Residential development, which is defined as “...all townhouses, buildings greater than two dwelling units and all forms of apartment buildings...” (page 4-17, City of Fitchburg Comprehensive Plan). The Plan notes that densities within the High Density Residential land use recommendation are intended to be in excess of nine dwelling units per acre. The Plan also notes that Planned Development Zoning District-General Implementation Plan and Planned Development Zoning District – Specific Implementation Plan as being appropriate within the High Density Residential land use recommendation.

In addition, as noted in the City’s Plan, there is a perceived need for additional senior housing facilities within proximity to services. As such, the proposed development is generally consistent with the following comprehensive plan goals and objectives related to housing, as well as social, economic, and environmental benefits, including:

- Providing and maintaining facilities and services to support that city’s senior residents. The site’s location in proximity to community services and amenities, including McKee Farm Park and commercial activity centers and services.
- Promoting development of housing to meet forecasted needs. While there are a number of senior housing related units in proximity to the project site, the proposed development provides services not currently offered at the other facilities, including memory care and assisted living arrangements.
- Providing a variety of housing options within neighborhoods, including those that provide for diversity in cost, tenure, and type. The proposed senior housing development will allow existing neighborhood residents to age in place.
- Encouraging compact neighborhood and development patterns and creating plans for unused and underutilized lands within the existing urban service area.
- Promoting residential development in areas with existing infrastructure and sewer prior to promoting growth at the periphery where new utility and service expansion are needed.
- Creating walkable communities by providing jobs in proximity to housing.

Consistency with Planned Development Standards

Planned Development zoning is typically utilized to allow for flexibility in the development standards in exchange for an enhanced design aesthetic or community benefit. Generally, the applicable Planned Development criteria for approval as noted in the City Zoning Code, which speaks to encouraging development that not only provides a community benefit, but that is also designed with sensitivity to the existing character, ensuring compatibility between land uses and intensity, including mass and scale, and in protecting natural features; providing a “*higher level of design and amenity.*”

Factors contributing to the rezoning request for Planned Development zoning include:

- Conventional zoning in Fitchburg is not possible. Based on review of the City’s Ordinances, conventional zoning is problematic for a number of reasons, including those related to permitted uses and lot area requirements.

Proposed Land Use. First, within both the R-M and the R-H zone districts, permitted residential uses are limited to group homes, two-family attached dwelling unit structures, zero-lot line single-family attached dwelling units, residential occupancy of dwelling unit structures having three to eight dwelling units, residential occupancy of dwelling structures having greater than eight dwelling units, etc. None of which are specific to the proposed senior housing development. The proposed General Implementation Plan would specifically outline the unit count and density provided and ensure future changes would result in additional review and approval.

Lot Area Requirements. Within the City of Fitchburg, the only zoning district that permits higher density multi-family residential development is the High Density, R-H zoning district. Based on the proposed units on the project site, within the R-H zone district, a total of 3.3 acres would be required for the assisted living facility where 3.0 acres is the size of the project site. With regard to the memory care facility, the proposed development does not encompass true dwelling units, but rooms instead. So, determining the density calculation is difficult and not specifically addressed in the conventional zoning districts.

- Smart Code in Fitchburg is not possible. The minimum lot area required is 40 acres, a standard that neither project site meets.
- Sensitivity to surrounding existing development. The proposed development will be consistent in both materials and mass and scale to the surrounding residential development. Landscape buffers will be incorporated to provide adequate screening for parking areas.
- Providing community benefit. Additional senior housing located within the city will provide a community benefit, as well as ensuring the long-time community residents can remain in their communities as they age.
- Providing consistent zoning across two project sites. The project site, while two separate lots, is intended to be managed as one cohesive development, similar to a campus-style setting.
- Maintain consistency and compatibility with surrounding neighborhood. Utilizing the planned development zoning, ensure that any change in land use or site improvements within the proposed planned development would undergo review and approval as part of a General Implementation Plan Amendment.

Zoning Code Modifications

City of Fitchburg (RH Zoning)

Section 22-144-145, Permitted Uses and Conditional Uses to allow assisted living and memory care senior housing
Section 22-146, Dimensional Standards, including lot area requirements

City of Fitchburg Parking Requirements and Driveway Standards, Revised July 2010, two parking stalls per residential dwelling unit are required.

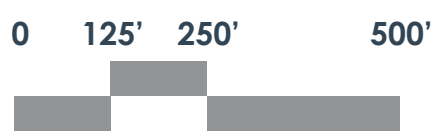
Section 26-121, Multi-family residential districts, Maximum sign area

Schedule of Completion

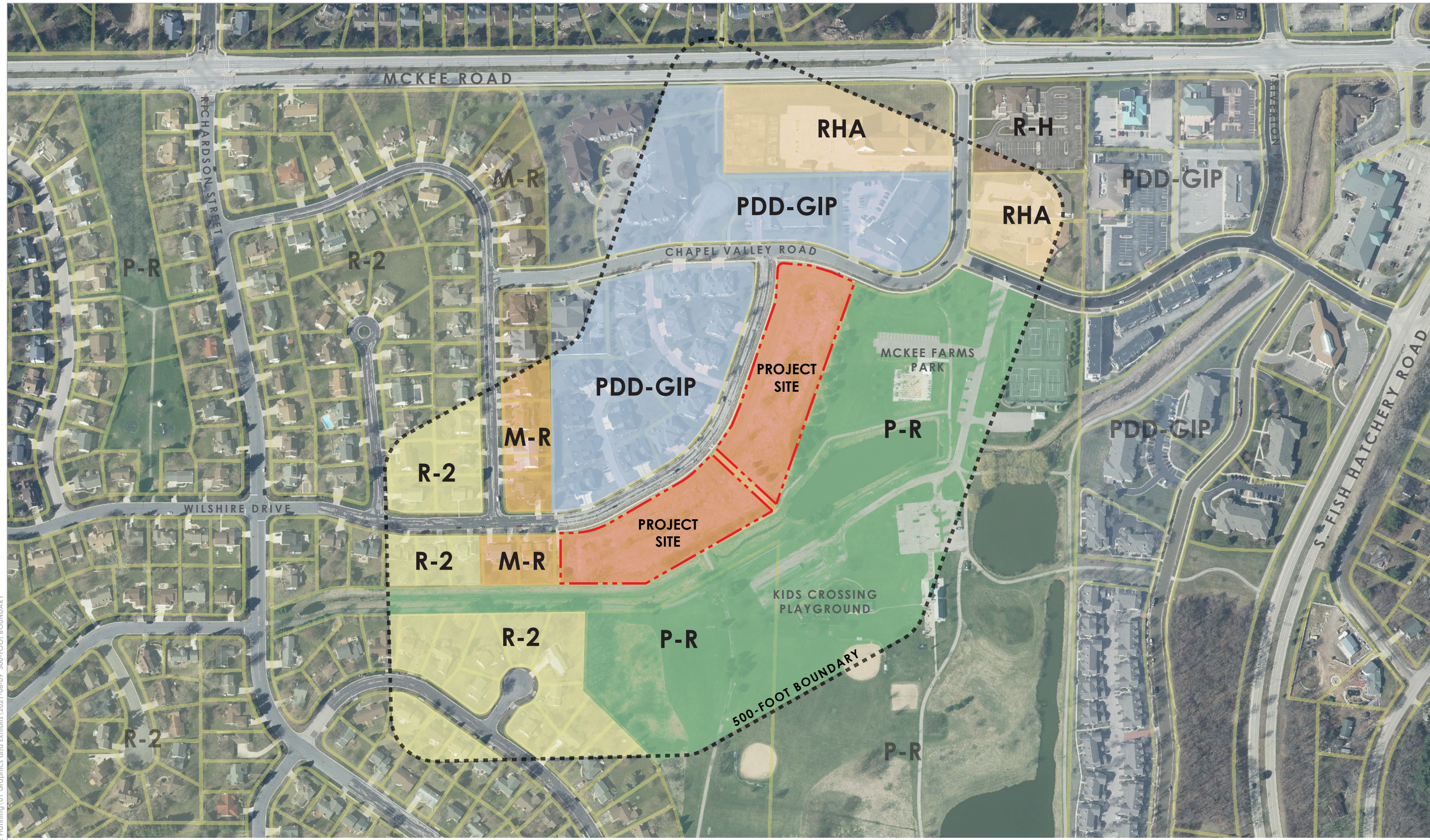
Construction is anticipated to begin fall/winter 2021 with site improvements for both facilities. The overall construction timeline is anticipated to take 13 months to complete.

Attachments:

- Attachment A: General Implementation Plan Materials
- Attachment B: Residential Trip Generation Comparison Technical Memo
- Attachment C: GIP Sample Plant List
- Attachment D: GIP Engineering Plans



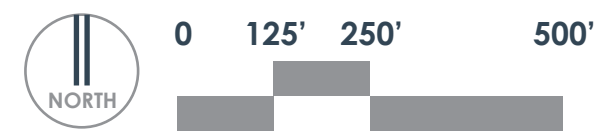
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THE COURTYARD AT FITCHBURG
FITCHBURG, WI **DATE: 08-24-2021**

GENERAL IMPLEMENTATION PLAN
500-FOOT CONTEXT



JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners



PLANTED LANDSCAPED BERMS

10-FOOT FIRE ACCESS LANE

MONUMENT SIGN
W/ PLANTINGS

ASSISTED LIVING
72-UNITS

REFUSE COLLECTION AREA
STORMWATER INFILTRATION BASINS

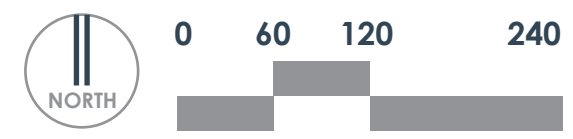
PLANTED LANDSCAPED BERMS

SHED
RESIDENT PATIO
EXISTING LINDEN TREES TO REMAIN
PROPOSED PATH CONNECTION

LANDSCAPE BUFFER

MEMORY CARE
36-UNITS

PROPOSED PATH CONNECTION
EXISTING OAK TREE TO REMAIN



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PLANTED LANDSCAPED BERMS

MONUMENT SIGN
W/ PLANTINGS

PLANTED LANDSCAPED BERMS

LANDSCAPE BUFFER

PROPOSED PATH CONNECTION

EXISTING OAK TREE TO REMAIN

ASSISTED LIVING
72-UNITS

MEMORY CARE
36-UNITS

10-FOOT FIRE ACCESS LANE

REFUSE COLLECTION AREA

STORMWATER INFILTRATION BASINS

SHED

RESIDENT PATIO

EXISTING LINDEN TREES TO REMAIN

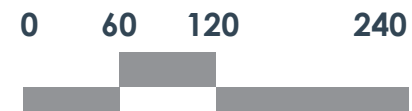
PROPOSED PATH CONNECTION

THE COURTYARD AT FITCHBURG

FITCHBURG, WI

DATE: 08-24-2021

**GENERAL IMPLEMENTATION PLAN
SITE PLAN**





ASSISTED LIVING



THE COURTYARD AT FITCHBURG

FITCHBURG, WI

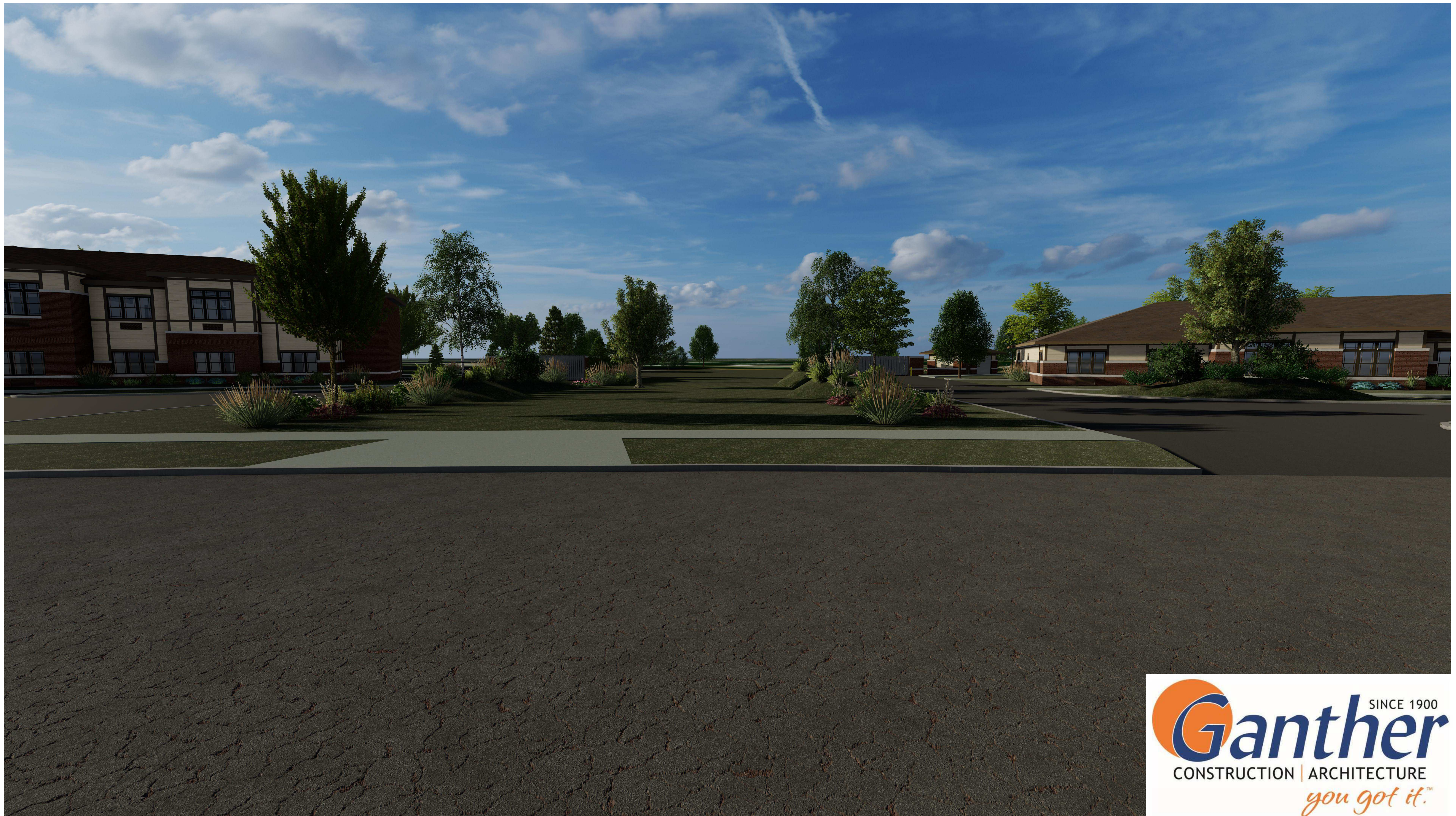


MEMORY CARE



THE COURTYARD AT FITCHBURG

FITCHBURG, WI



THE COURTYARD AT FITCHBURG

FITCHBURG, WI



MEMORY CARE REAR

THE COURTYARD AT FITCHBURG

FITCHBURG, WI



ASSISTED LIVING REAR

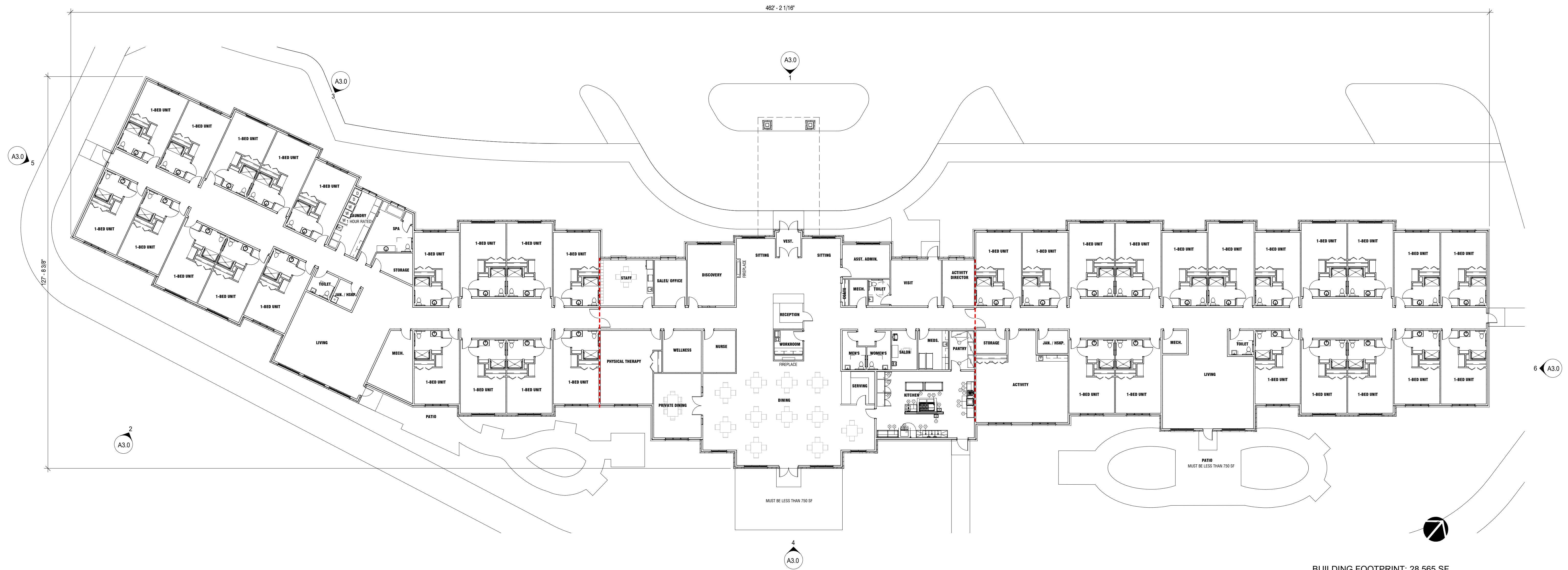
THE COURTYARD AT FITCHBURG

FITCHBURG, WI



**Ganter Construction
Architecture, Inc.**
4825 County Road A
Oshkosh, Wisconsin 54901
tel. 920.426.4774 fax 920.426.4788
www.ganter.com

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BUILDING FOOTPRINT: 28,565 SF
36 SINGLE OCCUPANT STUDIO UNITS

1 OVERALL FLOOR PLAN
A2.0 SCALE: 1/16" = 1'-0"

THE COURTYARD AT FITCHBURG
FITCHBURG, WI

PROPOSED PROJECT:

REVISIONS

#	DATE

Project Number 21-1005
Date 08-18-21
Drawn By VP
Checked By KK

A2.0

NOT FOR CONSTRUCTION



Ganter Construction Architecture, Inc.
 4825 County Road A
 Oshkosh, Wisconsin 54901
 tel. 920.426.4774 fax 920.426.4788
 www.ganter.com

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1 EXTERIOR FRONT
A3.0 SCALE: 1/16" = 1'-0"



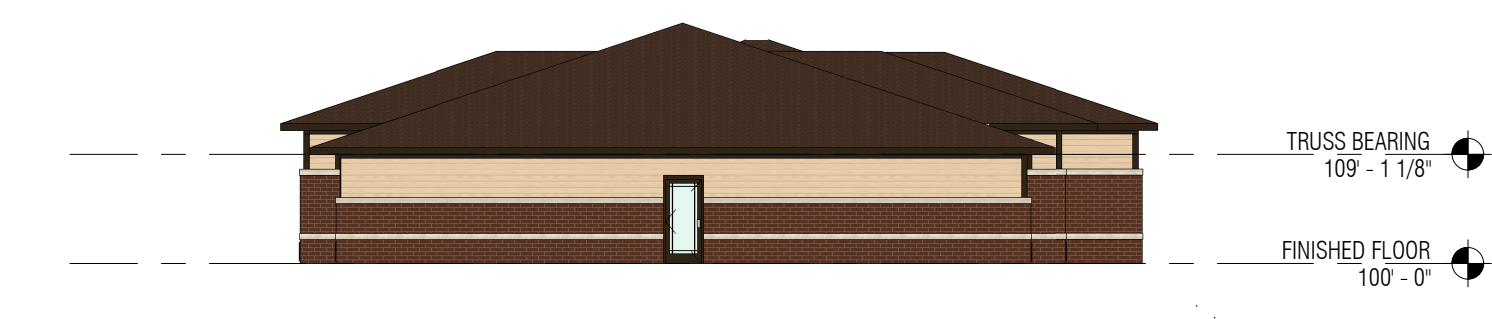
2 EXTERIOR REAR - LEFT
A3.0 SCALE: 1/16" = 1'-0"



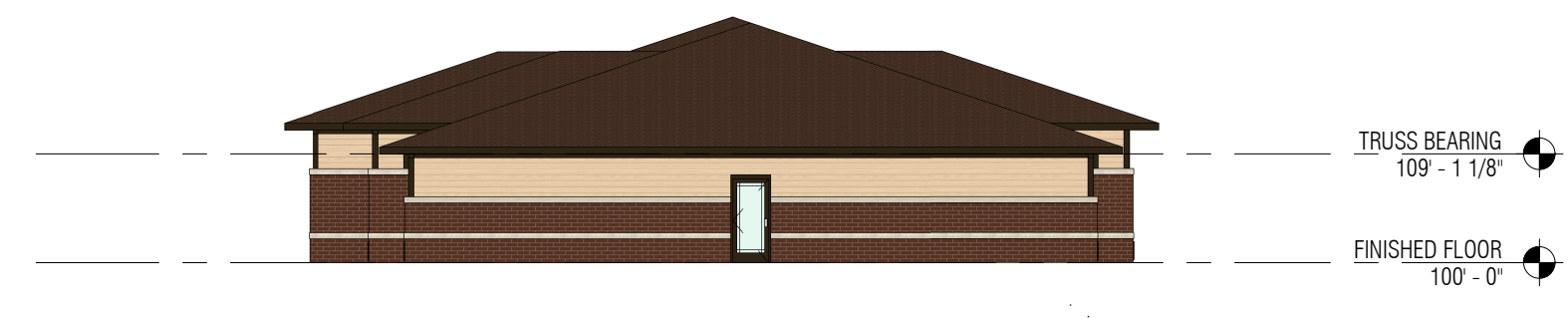
3 EXTERIOR FRONT - RIGHT
A3.0 SCALE: 1/16" = 1'-0"



4 EXTERIOR REAR
A3.0 SCALE: 1/16" = 1'-0"



5 EXTERIOR SIDE
A3.0 SCALE: 1/16" = 1'-0"



6 EXTERIOR SIDE
A3.0 SCALE: 1/16" = 1'-0"

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THE COURTYARD AT FITCHBURG
 FITCHBURG, WI

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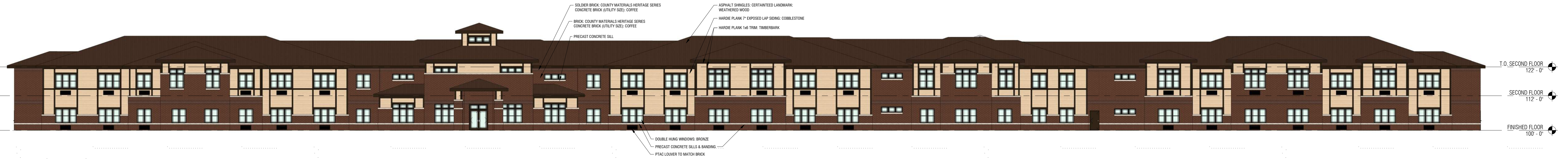
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1 EXTERIOR FRONT
A3.0 SCALE: 1/16" = 1'-0"



2 EXTERIOR REAR
A3.0 SCALE: 1/16" = 1'-0"



3 EXTERIOR SIDE
A3.0 SCALE: 1/16" = 1'-0"



4 EXTERIOR SIDE
A3.0 SCALE: 1/16" = 1'-0"

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THE COURTYARD AT FITCHBURG
 FITCHBURG, WI

REVISIONS

#	DATE

Project Number 21-1005
Date 08/18/2021
Drawn By VP
Checked By KK

A3.0

NOT FOR CONSTRUCTION

TECHNICAL MEMORANDUM

Date: July 26, 2021

To: Michael Samuels
Andev Group

From: Tammi Czewski, P.E., PTOE
Traffic Analysis & Design, Inc.

Subject: Residential Trip Generation Comparison

PURPOSE

This technical memorandum was prepared to show the number of trips expected to be generated by either senior housing (assisted living & memory care) or multi-family (duplex) land uses on the same development site.

TRIP GENERATION

The trip generation for each land use type was evaluated based on the trip rates or fitted curve equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 10th Edition, 2017*. The use of trip rates or fitted curve equations is based on the procedures set forth in the *ITE Trip Generation Handbook, 3rd Edition*.

Trips for the senior housing development were estimated using the "Assisted Living" land use code. Based on ITE, the Assisted Living land use includes facilities with separate memory care areas. Trips for the multi-family development were estimated using the "Single-Family Detached Housing" land use code. The "Multifamily Housing" land use codes are only used for buildings with four or more units. With only two units per building, duplexes are therefore evaluated as single-family residential.

Table 1 shows the trip generation for a potential assisted living/memory care development and a potential duplex development. Trips were generated for a typical weekday, the weekday AM peak hour (peak traffic hour between 7:00 and 9:00 a.m.) and the weekday PM peak hour (peak traffic hour between 4:00 and 5:00 p.m.).

Table 1 - Trip Generation Table

Land Use	ITE Code	Size	Weekday Daily	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Assisted Living & Memory Care	254	108 Beds	280 (2.60)	15 (63%)	5 (37%)	20 (0.19)	10 (38%)	20 (62%)	30 (0.26)
Single-Family Detached Housing (Duplex)	210	44 Units	490 FCE	10 (25%)	25 (75%)	35 FCE	30 (63%)	15 (37%)	45 FCE
Difference in Trips			-210	5	-20	-15	-20	5	-15

Based on national trip data published by ITE, a 44-unit duplex development generates about 490 trips on a typical weekday, with 35 trips in the AM peak hour and 45 trips in the PM peak hour. In comparison, a 108-bed assisted living facility generates about 280 trips on a typical weekday, with 20 trips in the AM peak hour and 30 trips in the PM peak hour.

CONCLUSION

Based on national trip data, a 108-bed assisted living and memory care use on site would generate about 210 fewer daily trips, 15 fewer weekday AM peak hour trips, and 15 fewer weekday PM peak hour trips than a 44-unit duplex development.

**Attachment A:
Artisan Village GDP
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 platanooides '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>SPOROBOLUS 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



THE COURTYARD AT FITCHBURG

CITY OF FITCHBURG, WISCONSIN

SE 1/4, NW 1/4, SECTION 09, TOWNSHIP 06 NORTH, RANGE 09 EAST

DRAWING INDEX

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L1.3	LANDSCAPE PLAN - DETAILED
L2.0	LANDSCAPE DETAILS & NOTES



PROJECT AREA

NOT TO SCALE



PROJECT INFORMATION

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CLIENT:
ANDEV GROUP, LLC

CLIENT ADDRESS:
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 CHICAGO, IL 60611

PROJECT:
**THE COURTYARD
 AT FITCHBURG**

PROJECT LOCATION:
 FITCHBURG, WISCONSIN
 DANE COUNTY

PLAN MODIFICATIONS:

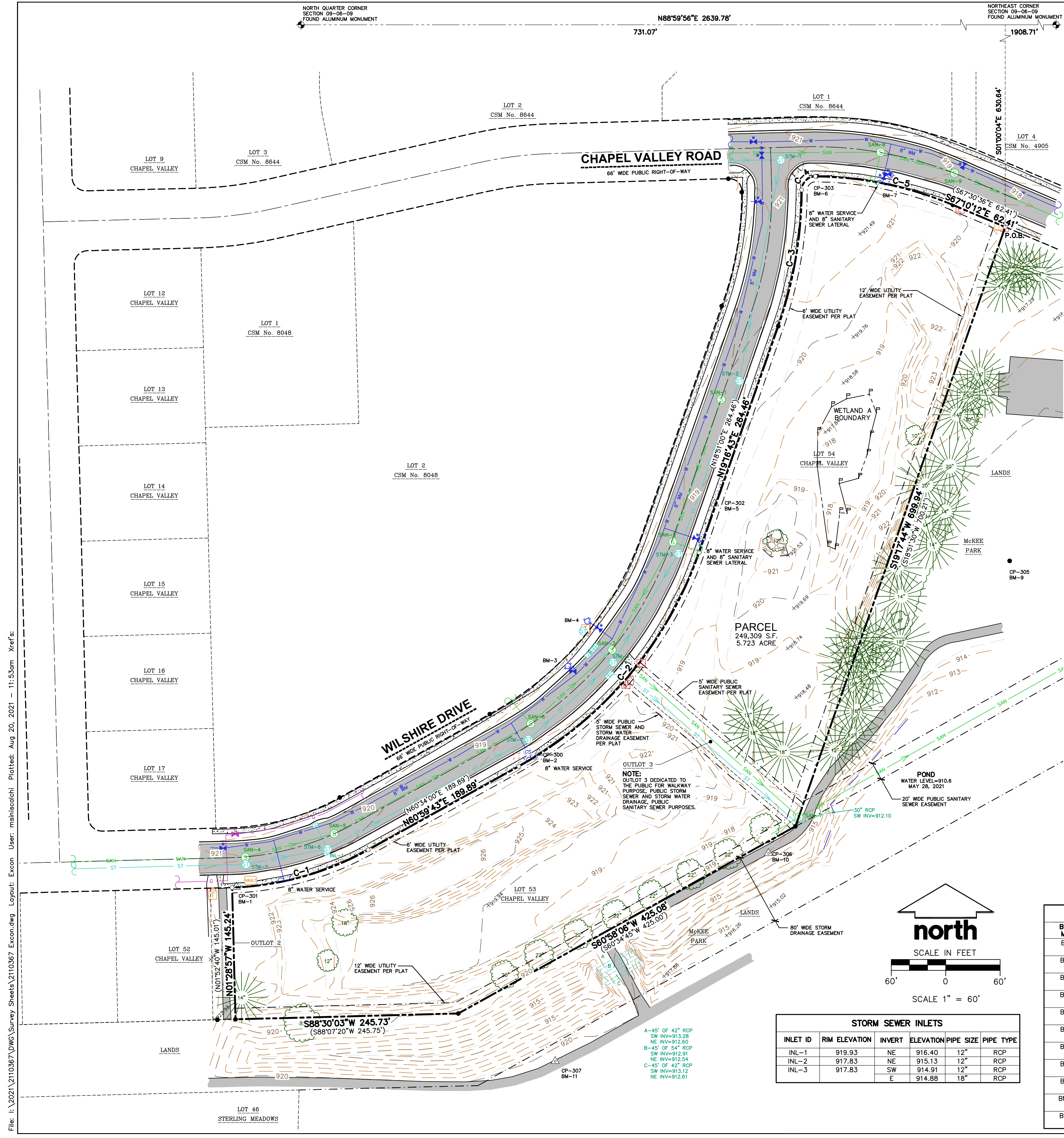
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Designed By: IRN
 Reviewed By: PMP
 Approved By: PMP

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TITLE SHEET

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EXISTING CONDITIONS SURVEY

LOT 53, 54 AND OUTLOT 3, CHAPEL VALLEY, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

- LEGEND**
- GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - BENCHMARK
 - CONTROL POINT
 - SIGN
 - SANITARY MANHOLE
 - HYDRANT
 - WATER VALVE
 - CURB STOP/SERVICE VALVE
 - STORM MANHOLE
 - CURB INLET
 - ENDWALL/END OF PIPE
 - GAS VALVE
 - ELECTRIC TRANSFORMER
 - ELECTRIC PEDESTAL
 - LIGHT POLE
 - VAULT
 - TELEPHONE PEDESTAL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - PARCEL BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - PLATTED LOT LINE
 - CHORD LINE
 - EDGE OF FLAGGED UTILITIES
 - EASEMENT LINE
 - EDGE OF WATER
 - DELINEATED WETLANDS
 - CONCRETE CURB & GUTTER
 - EDGE OF BITUMINOUS
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - EDGE OF WOODS OR BRUSH
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BITUMINOUS PAVEMENT
 - CHORD LINE
 - END OF FLAGGED UTILITIES
 - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 27 AND 28, 2021.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 09-06-09, RECORDED AS N88°59'56"E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A ALUMINUM MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 09, T06N, R09E, ELEVATION = 944.16'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET N)'s 20212102541, 20212102790 AND 20212102895, WITH A CLEAR DATE OF MAY 20, 2021.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - CITY OF FITCHBURG
 - MGE (ELECTRIC AND GAS)
 - CHARTER COMMUNICATIONS
 - MCI
 - AT&T
 - TDS METROCOM
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
 - ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF FITCHBURG. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
 - WETLAND BOUNDARY BY OTHERS. WETLAND 'A' CONTAINS 6,085 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION

LOT 53, 54 AND OUTLOT 3, CHAPEL VALLEY, RECORDED IN VOLUME 56-131A OF PLATS, ON PAGES 385-386, AS DOCUMENT No. 2366292, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

TAX KEY No.'s: 225/0609-092-0573-8 (LOT 53); 225/0609-092-0584-5 (LOT 54); 225/0609-092-0623-7 (OL-3)

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF ANDEV GROUP THIS EXISTING CONDITIONS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	157.16'	333.00'	27°02'26"	N74°30'57"E	155.70'
()	157.15'	333.00'	27°02'22"	N74°05'11"E	155.70'
C-2	315.27'	433.00'	41°43'03"	N40°08'13"E	308.35'
()	315.26'	433.00'	41°43'00"	N39°42'30"E	308.35'
C-3	152.87'	460.67'	19°00'48"	N09°46'20"E	152.17'
()	152.87'	460.67'	19°00'48"	N09°20'37"E	152.17'
C-4	23.63'	15.00'	90°15'11"	N45°22'59"E	21.26'
()	23.62'	15.00'	90°14'04"	N44°57'16"E	21.26'
C-5	155.90'	398.51'	22°24'54"	S78°15'20"E	154.61'
()	155.93'	398.51'	22°25'06"	S78°43'09"E	154.93'

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	919.73	SW	910.16	8"	PVC
SAN-2	918.84	NE	909.34	8"	PVC
		SE	909.29	8"	PVC
		SW	909.23	8"	PVC
SAN-3	918.39	NE	908.66	8"	PVC
		SW	908.69	8"	PVC
		NW	908.94	8"	PVC
SAN-4	921.06	SE	908.56	8"	PVC
		W	911.71	8"	PVC
		NE	911.66	8"	PVC
SAN-5	920.46	SW	911.15	8"	PVC
		NE	910.92	8"	PVC
		SW	909.43	8"	PVC
SAN-6	918.82	NW	909.53	8"	PVC
		NE	909.30	8"	PVC
		NW	907.15	8"	PVC
SAN-7	916.48	SW	907.15	8"	PVC
		NE	907.10	8"	PVC
		W	911.25	12"	PVC
SAN-8	920.14	S	911.23	8"	PVC
		SE	911.13	12"	PVC
		NW	909.46	12"	PVC
SAN-9	919.01	SE	909.31	12"	PVC

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	921.56	CP-301, CUT CROSS IN SIDEWALK, SOUTHEAST CORNER OF SITE
BM-2	919.47	CP-300, CUT CROSS IN SIDEWALK NORTHEASTERLY SIDE OF LOT 53
BM-3	920.53	BURY BOLT ON HYDRANT NORTHEAST SIDE OF WILSHIRE DRIVE NEAR ENTRANCE TO CONDOMINIUM
BM-4	920.37	BURY BOLT ON HYDRANT, ENTRANCE TO CONDOMINIUM
BM-5	919.65	CUT CROSS IN SIDEWALK, MIDDLE OF LOT 54 ALONG WILSHIRE DRIVE
BM-6	921.36	CUT CROSS IN SIDEWALK CORNER OF WILSHIRE DRIVE AND CHAPEL VALLEY ROAD
BM-7	922.47	TOP NUT ON HYDRANT ON CHAPEL VALLEY ROAD
BM-8	917.15	CP-304, CUT CROSS IN SIDEWALK, NORTHEAST OF SITE ON CHAPEL VALLEY ROAD
BM-9	913.88	3/4" REBAR IN MCKEE PARK EAST OF LOT 54
BM-10	917.05	CP-306, M.A.G. NAIL IN PEDESTRIAN PATH NEAR NORTHEAST CORNER OF LOT 53
BM-11	920.41	CP-307, M.A.G. NAIL IN PEDESTRIAN PATH, SOUTH SIDE OF LOT 53.

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	919.93	NE	916.40	12"	RCP
INL-2	917.83	NE	915.13	12"	RCP
INL-3	917.83	SW	914.91	12"	RCP
		E	914.88	18"	RCP

JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

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KENOSHA | APPLETON | WAUSAU

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CLIENT:
ANDEV GROUP, LLC

CLIENT ADDRESS:
**680 N. LAKESHORE DR., UNIT 1103
CHICAGO, IL 60611**

DIGGERS HOTLINE
Toll Free (800) 242-8511

PROJECT:
**CITY OF FITCHBURG
DANE COUNTY, WISCONSIN**

PROJECT LOCATION:
**CITY OF FITCHBURG
DANE COUNTY, WISCONSIN**

PLAN MODIFICATIONS:

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Design/Drawn: **INIT 00/00/00**
Approved: **INIT 00/00/00**

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
S1.0

JSD PROJECT NO: 21-10367

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CLIENT:
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CLIENT ADDRESS:
**680 N. LAKE SHORE DR., UNIT 1103
CHICAGO, IL 60611**

PROJECT:
**THE COURTYARD
AT FITCHBURG**

PROJECT LOCATION:
**FITCHBURG, WISCONSIN
DANE COUNTY**

PLAN MODIFICATIONS:

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1	08.24.2021	GIP SUBMITTAL
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Designed By: IRN
Reviewed By: PMP
Approved By: PMP

SHEET TITLE:
SITE PLAN

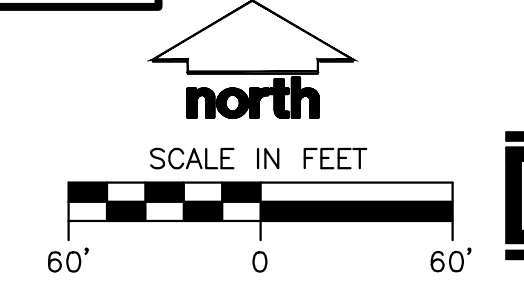
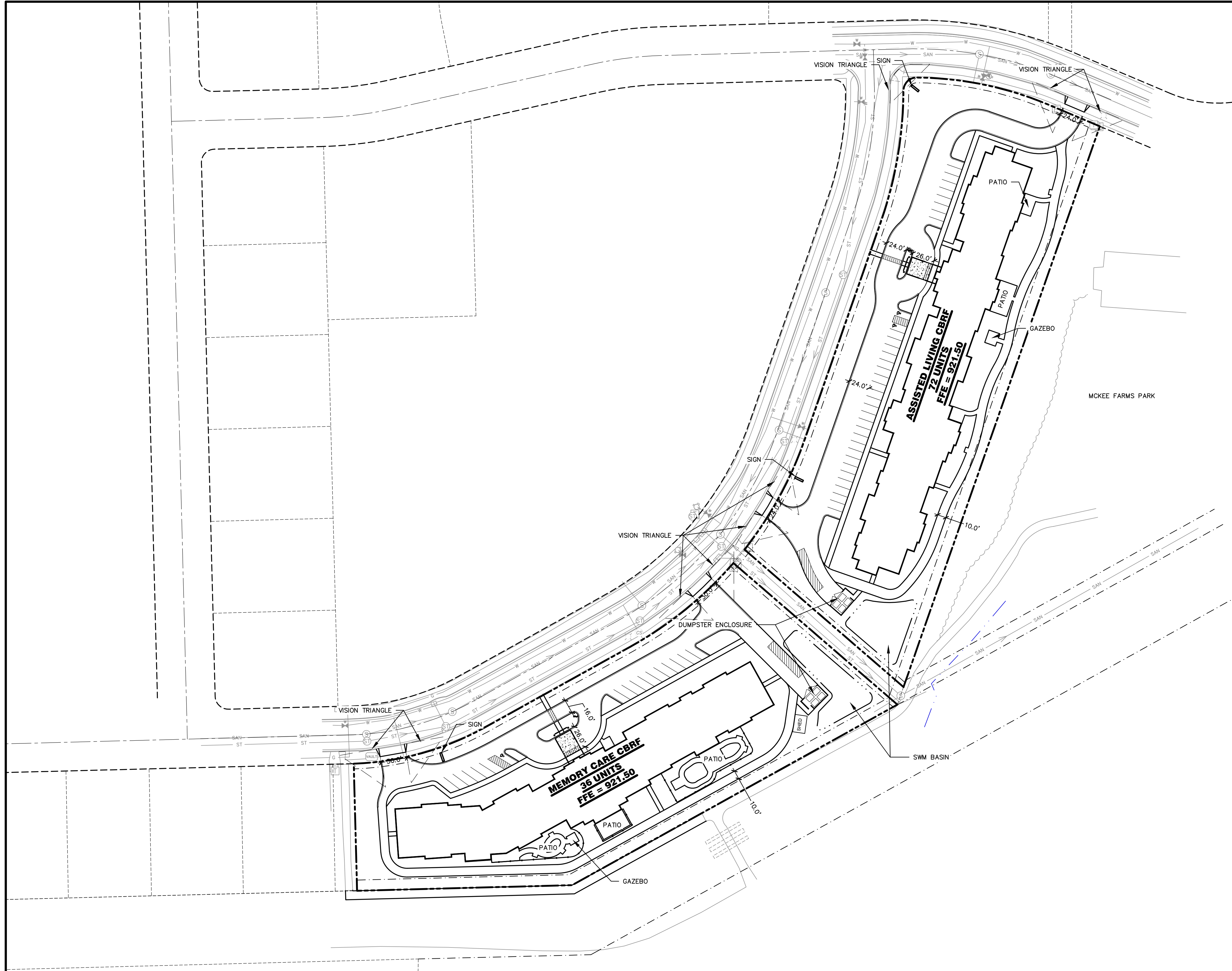
SHEET NUMBER:
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JSD PROJECT NO: 21-10367

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- FLAG POLE
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- SAWCUT EXISTING PAVEMENT

SITE INFORMATION BLOCK	
PROPERTY ACREAGE	5.6 ACRES
ASSISTED LIVING SITE	3.0 ACRES
MEMORY CARE SITE	2.6 ACRES
LOT COVERAGE	3.0 ACRES
ASSISTED LIVING SITE	1.6 ACRES
MEMORY CARE SITE	1.4 ACRES
OPEN SPACE	2.6 ACRES
ASSISTED LIVING SITE	1.4 ACRES
MEMORY CARE SITE	1.2 ACRES
STORMWATER MANAGEMENT	6653 SF
ASSISTED LIVING SITE	2625 SF
MEMORY CARE SITE	4028 SF
BUILDING COVERAGE	60128 SF
ASSISTED LIVING SITE	31545 SF
MEMORY CARE SITE	28563 SF
FAR	
ASSISTED LIVING SITE	0.46
MEMORY CARE SITE	0.25
NUMBER OF UNITS	108 UNITS
ASSISTED LIVING SITE	72 UNITS
MEMORY CARE SITE	36 UNITS
PARKING	54 STALLS (3 ADA)
ASSISTED LIVING SITE	36 STALLS (2 ADA)
MEMORY CARE SITE	18 STALLS (1 ADA)



File: I:\2021\2110367\DWG\Civil Sheets\C1.0 SITE PLAN.dwg Layout: C1.0 User: inewman Plotted: Aug 24, 2021 - 12:26pm Xref's:

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APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
ANDEV GROUP, LLC

CLIENT ADDRESS:
**680 N. LAKE SHORE DR., UNIT 1103
CHICAGO, IL 60611**

PROJECT:
**THE COURTYARD
AT FITCHBURG**

PROJECT LOCATION:
**FITCHBURG, WISCONSIN
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.24.2021	GIP SUBMITTAL
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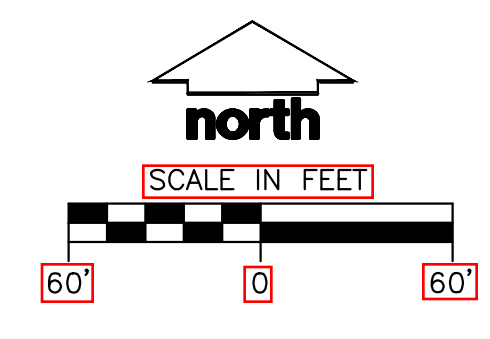
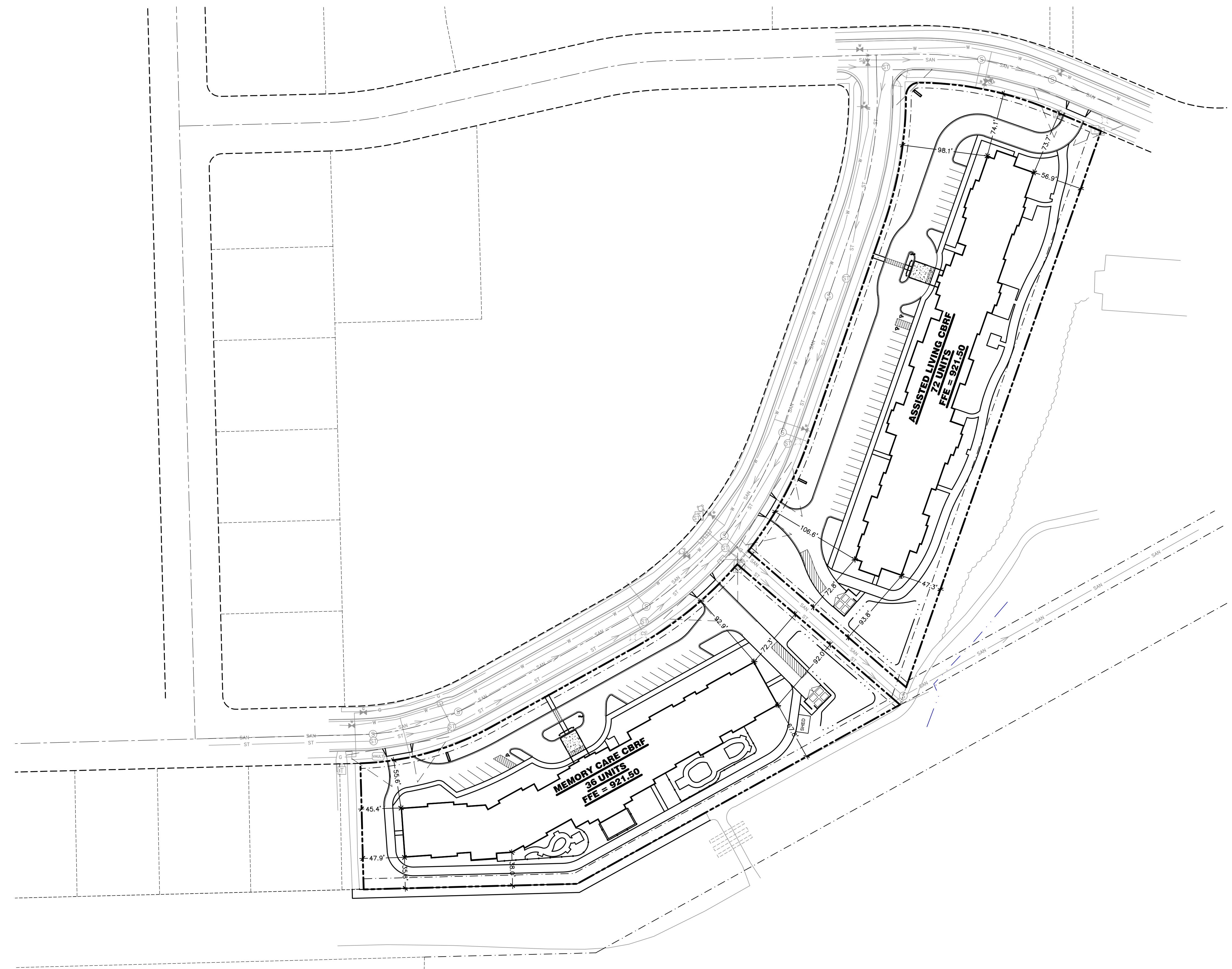
Designed By: IRN
Reviewed By: PMP
Approved By: PMP

SHEET TITLE:
**BUILDING SETBACK
EXHIBIT**

SHEET NUMBER:
C1.1

JSD PROJECT NO: 21-10367

File: I:\2021\2110367\DWG\Civil Sheets\C1.0 SITE PLAN.dwg Layout: C1.1 User: inewman Plotted: Aug 24, 2021 12:28pm Xref's:



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File: I:\2021\2110367\DWG\Civil Sheets\C2.0 GRADING PLAN.dwg Layout: Inerman Plotted: Aug 24, 2021 - 12:29pm Xrefs:



LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- · - · -	EASEMENT LINE
---	BUILDING OUTLINE
- - - -	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
X	FENCE



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CHICAGO, IL 60611**

PROJECT:
**THE COURTYARD
AT FITCHBURG**

PROJECT LOCATION:
**FITCHBURG, WISCONSIN
DANE COUNTY**


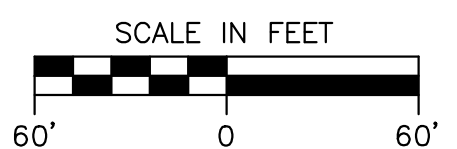
PLAN MODIFICATIONS:

#	Date:	Description:
1	08.24.2021	GIP SUBMITTAL
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Designed By: IRN
Reviewed By: PMP
Approved By: PMP

SHEET TITLE:
**PRELIMINARY GRADING
PLAN**

SHEET NUMBER:
C2.0


north
 SCALE IN FEET

DIGGERS HOTLINE
 Toll Free (800) 242-8511

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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
ANDEV GROUP, LLC

CLIENT ADDRESS:
**680 N. LAKE SHORE DR., UNIT 1103
CHICAGO, IL 60611**

PROJECT:
**THE COURTYARD
AT FITCHBURG**

PROJECT LOCATION:
**FITCHBURG, WISCONSIN
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.24.2021	GIP SUBMITTAL
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Designed By: IRN
Reviewed By: PMP
Approved By: PMP

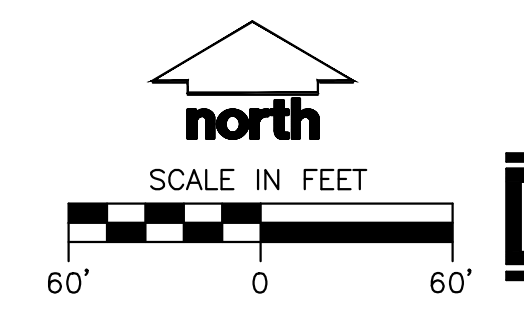
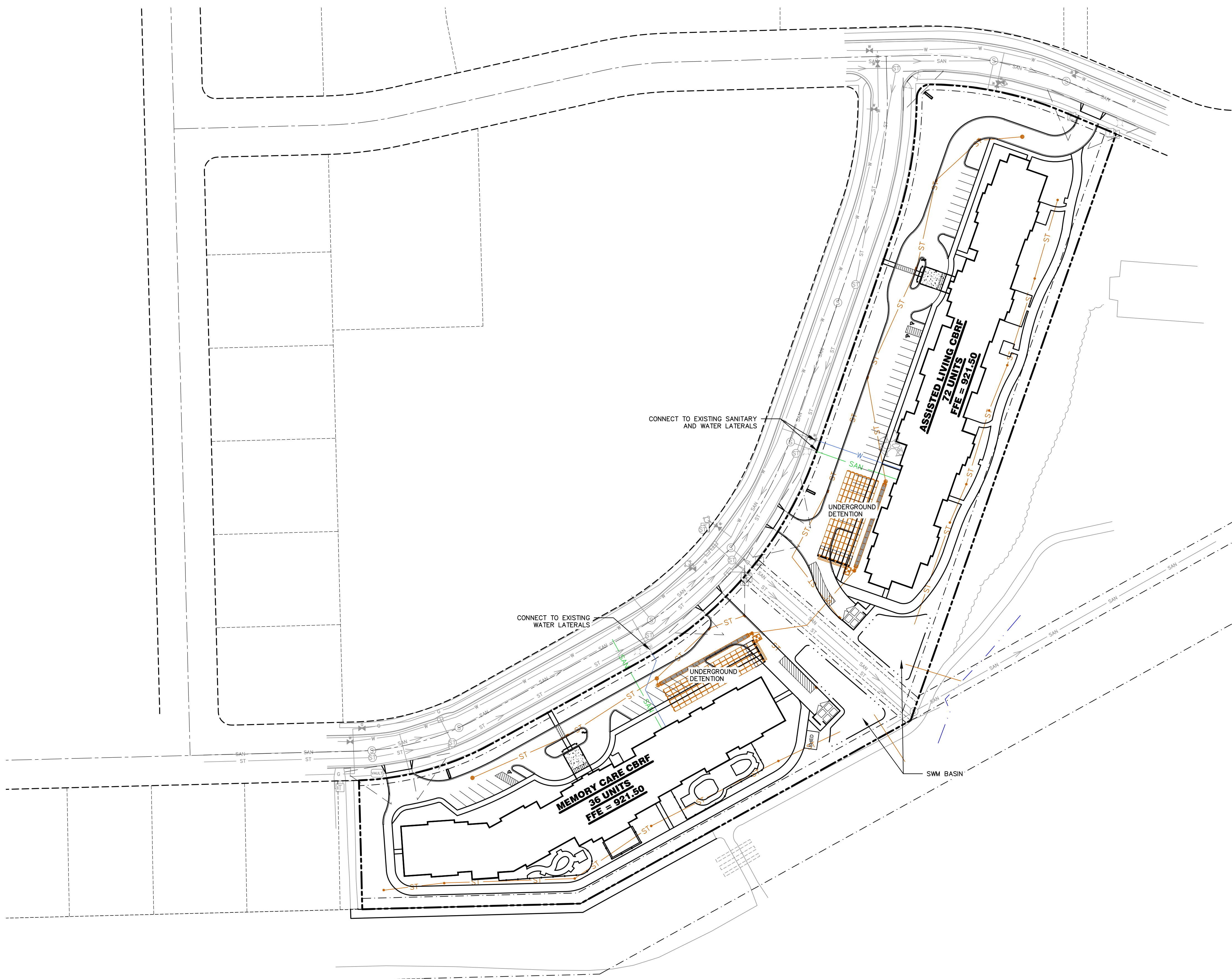
SHEET TITLE:
**PRELIMINARY
UTILITY PLAN**

SHEET NUMBER:
C3.0

JSD PROJECT NO: 21-10367

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	STORMWATER MANAGEMENT AREA
	FENCE
	SAN SANITARY SEWER
	W WATERMAIN
	ST STORM SEWER



File: I:\2021\2110367\DWG\Civil Sheets\C3.0 UTILITY PLAN.dwg Layout: Layout1 User: newman Plotted: Aug 24, 2021 - 12:32pm Xref's:

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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
ANDEV GROUP, LLC

CLIENT ADDRESS:
**680 N. LAKE SHORE DR., UNIT 1103
CHICAGO, IL 60611**

PROJECT:
**THE COURTYARD
AT FITCHBURG**

PROJECT LOCATION:
**FITCHBURG, WISCONSIN
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.24.2021	GIP SUBMITTAL
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Designed By: MWS
Reviewed By: PMP
Approved By: PMP

**LANDSCAPE PLAN -
OVERALL**

SHEET NUMBER:
L1.0

JSD PROJECT NO: 21-10367

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	STORMWATER MANAGEMENT AREA
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	FENCE
	TREE PROTECTION FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC)
	POLYETHYLENE EDGING
	SEEDING LIMITS
	DECORATIVE STONE MULCH
	SEED - PRAIRIE
	SEED - RAINWATER RENEWAL
	BIORETENTION BASIN NATIVE VEGETATIVE MAT

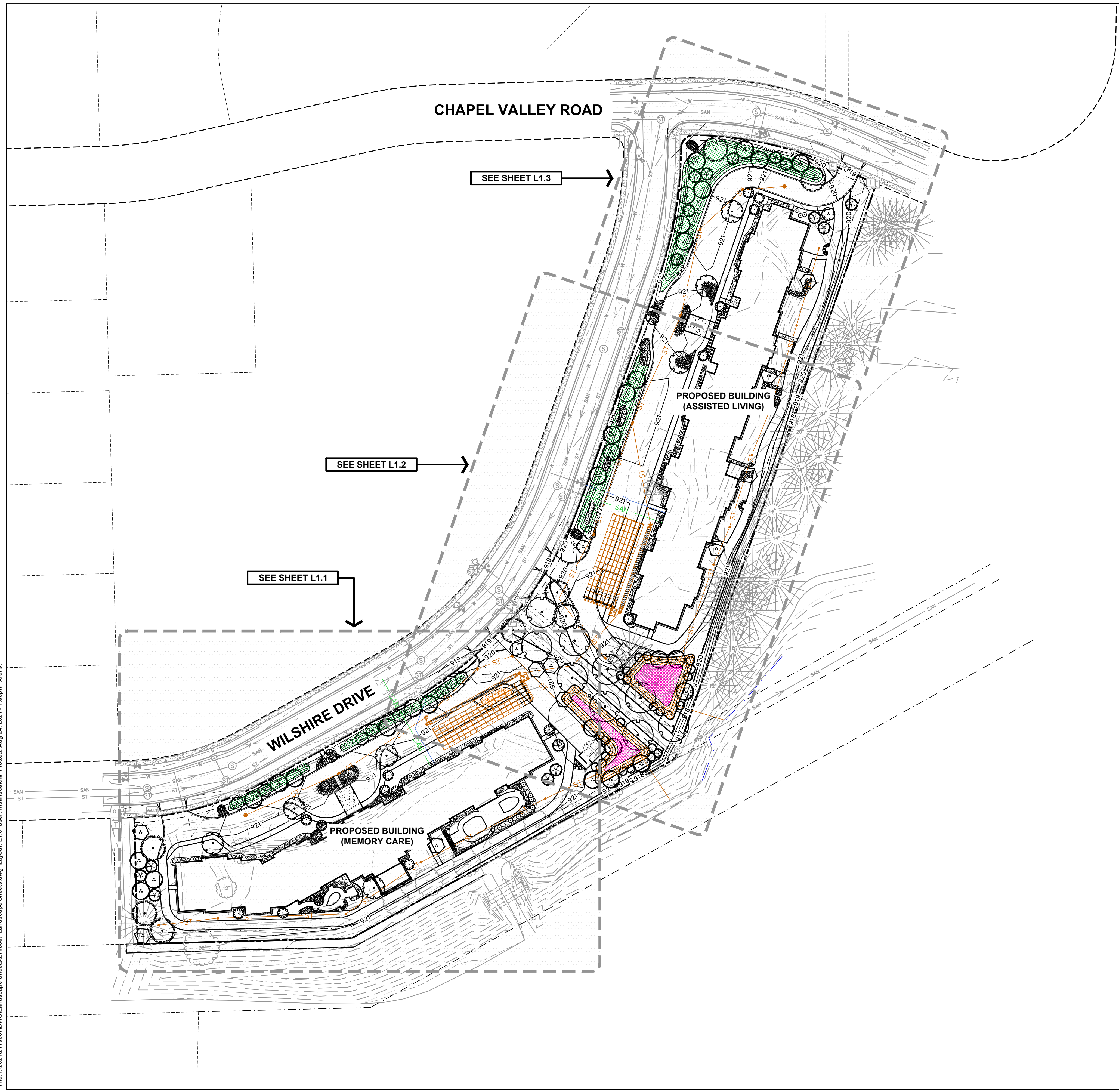
GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

CONTRACTOR NOTES:

- REFER TO SHEET L1.3 FOR COMPREHENSIVE PLANT SCHEDULE.
- SHREDDED HARDWOOD BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS UNLESS OTHERWISE DEPICTED.

Scale in feet: 0 to 60 feet. Includes north arrow and Diggers Hotline logo with Toll Free (800) 242-8511.



File: I:\2021\10367\DWG\Landscapes Sheets\L1.0 User: mainiacalchi Plotted: Aug 24, 2021 - 1:06pm Xref's:

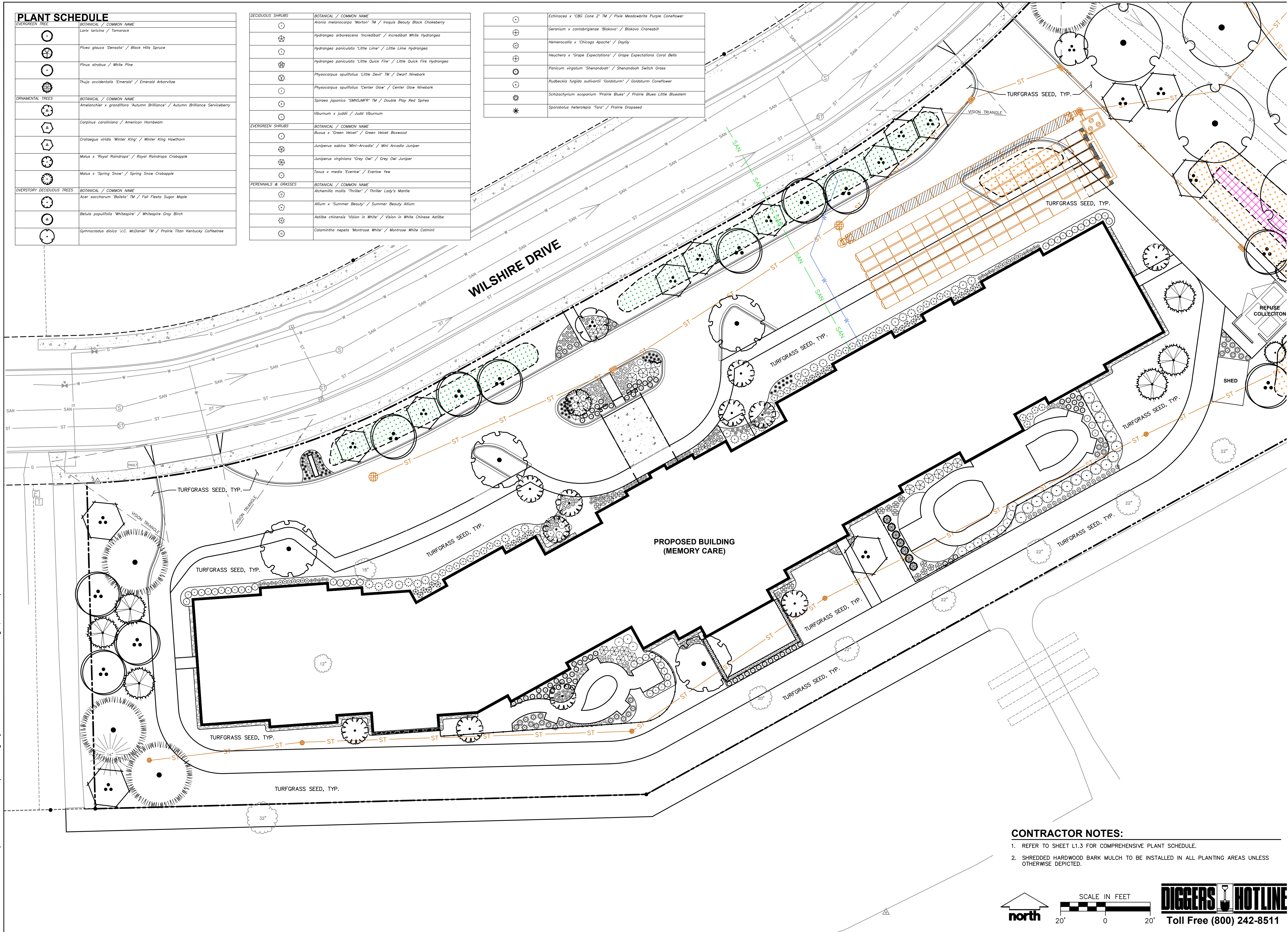
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PLANT SCHEDULE

EVERGREEN TREE	BOTANICAL / COMMON NAME
⊙	<i>Larix laricina</i> / Tamarack
⊙	<i>Picea glauca</i> 'Densata' / Black Hills Spruce
⊙	<i>Pinus strobus</i> / White Pine
⊙	<i>Thuja occidentalis</i> 'Emerald' / Emerald Arborvitae
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
⊙	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry
⊙	<i>Carpinus caroliniana</i> / American Hornbeam
⊙	<i>Crataegus viridis</i> 'Winter King' / Winter King Hawthorn
⊙	<i>Malus x 'Royal Raindrops'</i> / Royal Raindrops Crabapple
⊙	<i>Malus x 'Spring Snow'</i> / Spring Snow Crabapple
OVERSTORY DECIDUOUS TREES	BOTANICAL / COMMON NAME
⊙	<i>Acer saccharum</i> 'Ballista' TM / Fall Fiesta Sugar Maple
⊙	<i>Betula populifolia</i> 'Whitespire' / Whitespire Gray Birch
⊙	<i>Gymnocladia dioica</i> 'C.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
⊙	<i>Aronia melanocarpa</i> 'Marion' TM / Inquis Beauty Black Chokeberry
⊙	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea
⊙	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea
⊙	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea
⊙	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark
⊙	<i>Physocarpus opulifolius</i> 'Center Glow' / Center Glow Ninebark
⊙	<i>Spiraea japonica</i> 'SUNSPLR' TM / Double Play Red Spirea
⊙	<i>Viburnum x juddii</i> / Judd Viburnum
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
⊙	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood
⊙	<i>Juniperus sabinna</i> 'Mini-Arcadia' / Mini Arcadia Juniper
⊙	<i>Juniperus virginiana</i> 'Grey Owl' / Grey Owl Juniper
PERENNIALS & GRASSES	BOTANICAL / COMMON NAME
⊙	<i>Taxus x media</i> 'Everlow' / Everlow Yew
⊙	<i>Alchemilla mollis</i> 'Thriller' / Thriller Lady's Mantle
⊙	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium
⊙	<i>Astilbe chinensis</i> 'Vision in White' / Vision in White Chinese Astilbe
⊙	<i>Colerhintha nepeta</i> 'Montrose White' / Montrose White Catmint

⊙	<i>Echinacea x 'CBO Cone 2'</i> TM / Pixie Meadowrite Purple Coneflower
⊙	<i>Geranium x cantabrigiense</i> 'Blakava' / Blakava Cranesbill
⊙	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily
⊙	<i>Heuchera x 'Grape Expectations'</i> / Grape Expectations Coral Bells
⊙	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
⊙	<i>Rudbeckia fulgida</i> 'Goldsturm' / Goldsturm Coneflower
⊙	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem
⊙	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed



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COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
ANDEV GROUP, LLC

CLIENT ADDRESS:
**680 N. LAKE SHORE DR., UNIT 1103
CHICAGO, IL 60611**

PROJECT:
**THE COURTYARD
AT FITCHBURG**

PROJECT LOCATION:
**FITCHBURG, WISCONSIN
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.24.2021	GIP SUBMITTAL
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Designed By: MWS
Reviewed By: PMP
Approved By: PMP

SHEET TITLE:
**LANDSCAPE PLAN -
DETAILED**

SHEET NUMBER:
L1.1

JSD PROJECT NO: 21-10367

CONTRACTOR NOTES:

- REFER TO SHEET L1.3 FOR COMPREHENSIVE PLANT SCHEDULE.
- SHREDDED HARDWOOD BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS UNLESS OTHERWISE DEPICTED.

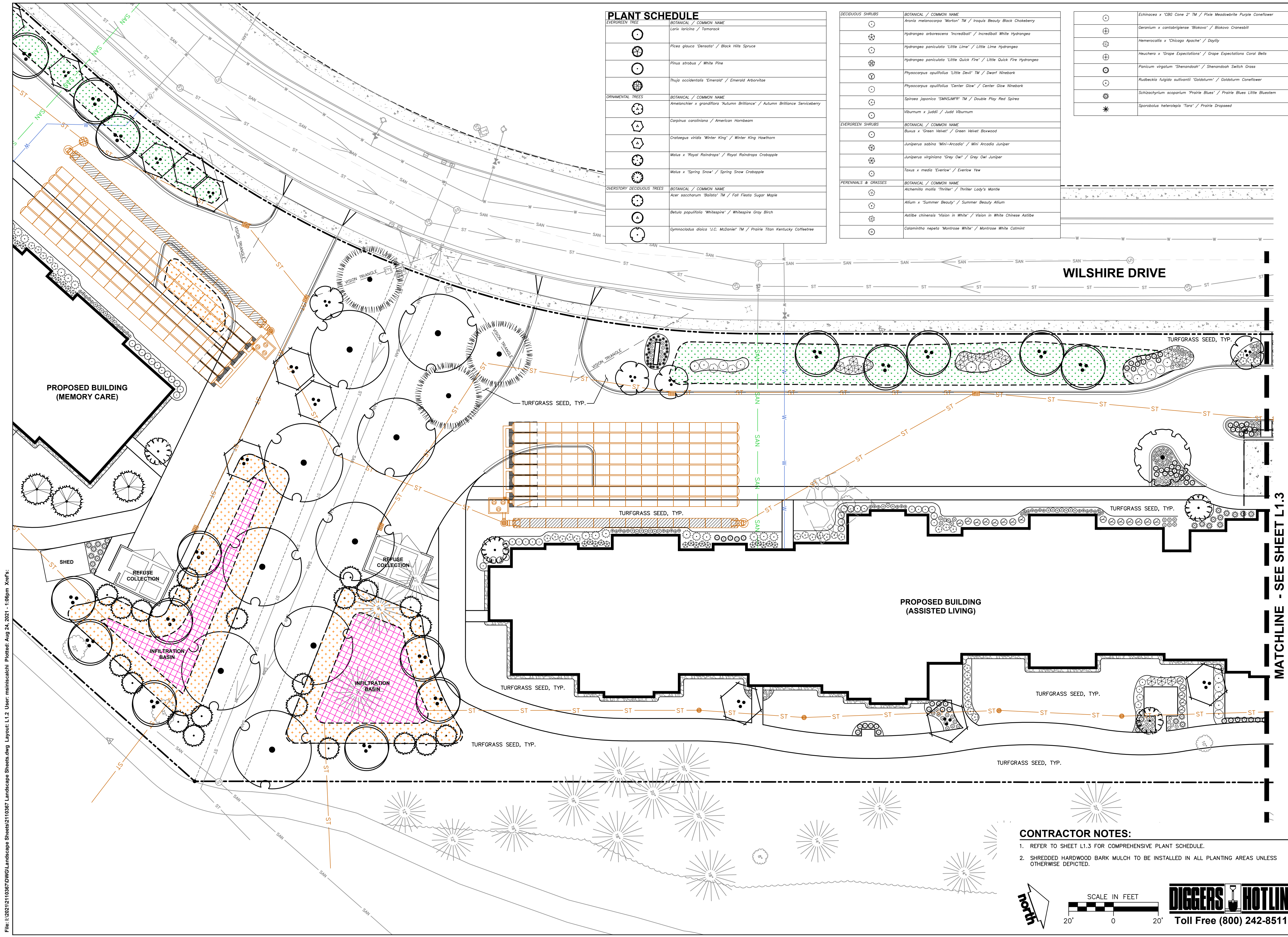
Scale in feet: 20' 0 20'

north

DIGGERS HOTLINE
Toll Free (800) 242-8511

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PLANT SCHEDULE	
EVERGREEN TREES	BOTANICAL / COMMON NAME
☉	<i>Aralia melanocarpa</i> "Merton"™ / Inquis Beauty Black Chokeberry
☉	<i>Larix laricina</i> / Tamarack
☉	<i>Picea glauca</i> "Densata" / Black Hills Spruce
☉	<i>Pinus strobus</i> / White Pine
☉	<i>Thuja occidentalis</i> "Emerald" / Emerald Arborvitae
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
☉	<i>Amelanchier x grandiflora</i> "Autumn Brilliance" / Autumn Brilliance Serviceberry
☉	<i>Carpinus caroliniana</i> / American Hornbeam
☉	<i>Crataegus viridis</i> "Winter King" / Winter King Hawthorn
☉	<i>Malus x "Royal Raindrops"</i> / Royal Raindrops Crabapple
☉	<i>Malus x "Spring Snow"</i> / Spring Snow Crabapple
OVERSTORY DECIDUOUS TREES	BOTANICAL / COMMON NAME
☉	<i>Acer spicatum</i> "Boisite"™ / Fall Fiesta Sugar Maple
☉	<i>Betula populifolia</i> "Whitespire" / Whitespire Gray Birch
☉	<i>Gymnocladia dioica</i> "J.C. McDaniel"™ / Prairie Titan Kentucky Coffeetree

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
☉	<i>Hydrangea arborescens</i> "Incrediball" / Incrediball White Hydrangea
☉	<i>Hydrangea paniculata</i> "Little Lime" / Little Lime Hydrangea
☉	<i>Hydrangea paniculata</i> "Little Quick Fire" / Little Quick Fire Hydrangea
☉	<i>Physocarpus opulifolius</i> "Little Devil"™ / Dwarf Ninebark
☉	<i>Physocarpus opulifolius</i> "Center Glow" / Center Glow Ninebark
☉	<i>Spiraea japonica</i> "SMNSJMPF"™ / Double Play Red Spirea
☉	<i>Viburnum x Juddii</i> / Judd Viburnum
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
☉	<i>Buxus x "Green Velvet"</i> / Green Velvet Boxwood
☉	<i>Juniperus sabina</i> "Mini-Arcadia" / Mini Arcadia Juniper
☉	<i>Juniperus virginiana</i> "Grey Owl" / Grey Owl Juniper
☉	<i>Taxus x media</i> "Everlow" / Everlow Yew
PERENNIALS & GRASSES	BOTANICAL / COMMON NAME
☉	<i>Alchemilla mollis</i> "Thriller" / Thriller Lady's Mantle
☉	<i>Allium x "Summer Beauty"</i> / Summer Beauty Allium
☉	<i>Astilbe chinensis</i> "Vision in White" / Vision in White Chinese Astilbe
☉	<i>Calamintha nepeta</i> "Monrose White" / Monrose White Catmint

☉	<i>Echinacea x "CDB Cone 2"</i> ™ / Piva Meadowbrite Purple Coneflower
☉	<i>Geranium x cantabrigiense</i> "Bokovo" / Bokovo Cranesbill
☉	<i>Hemerocallis x "Chicago Apache"</i> / Daylily
☉	<i>Heuchera x "Grape Expectations"</i> / Grape Expectations Coral Bells
☉	<i>Panicum virgatum</i> "Stenandah" / Stenandah Switch Grass
☉	<i>Rudbeckia fulgida sultivanti</i> "Goldsturm" / Goldsturm Coneflower
☉	<i>Schizachyrium scoparium</i> "Prairie Blues" / Prairie Blues Little Bluestem
☉	<i>Sporobolus heterolepis</i> "Tara" / Prairie Dropseed

JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

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MADISON REGIONAL OFFICE
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P. 608.848.5060

CLIENT:
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CHICAGO, IL 60611**

PROJECT:
**THE COURTYARD
AT FITCHBURG**

PROJECT LOCATION:
**FITCHBURG, WISCONSIN
DANE COUNTY**

PLAN MODIFICATIONS:

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Designed By: MVS
Reviewed By: PMP
Approved By: PMP

SHEET TITLE:
**LANDSCAPE PLAN -
DETAILED**

SHEET NUMBER:
L1.2

JSD PROJECT NO: 21-10367

File: I:\2021\10367\DWG\Landscape Sheets\L1.2 User: mehincatchi Plotted: Aug 24, 2021 - 1:06pm Xref's:

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CONTRACTOR NOTES:

- REFER TO SHEET L1.3 FOR COMPREHENSIVE PLANT SCHEDULE.
- SHREDDED HARDWOOD BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS UNLESS OTHERWISE DEPICTED.

SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511



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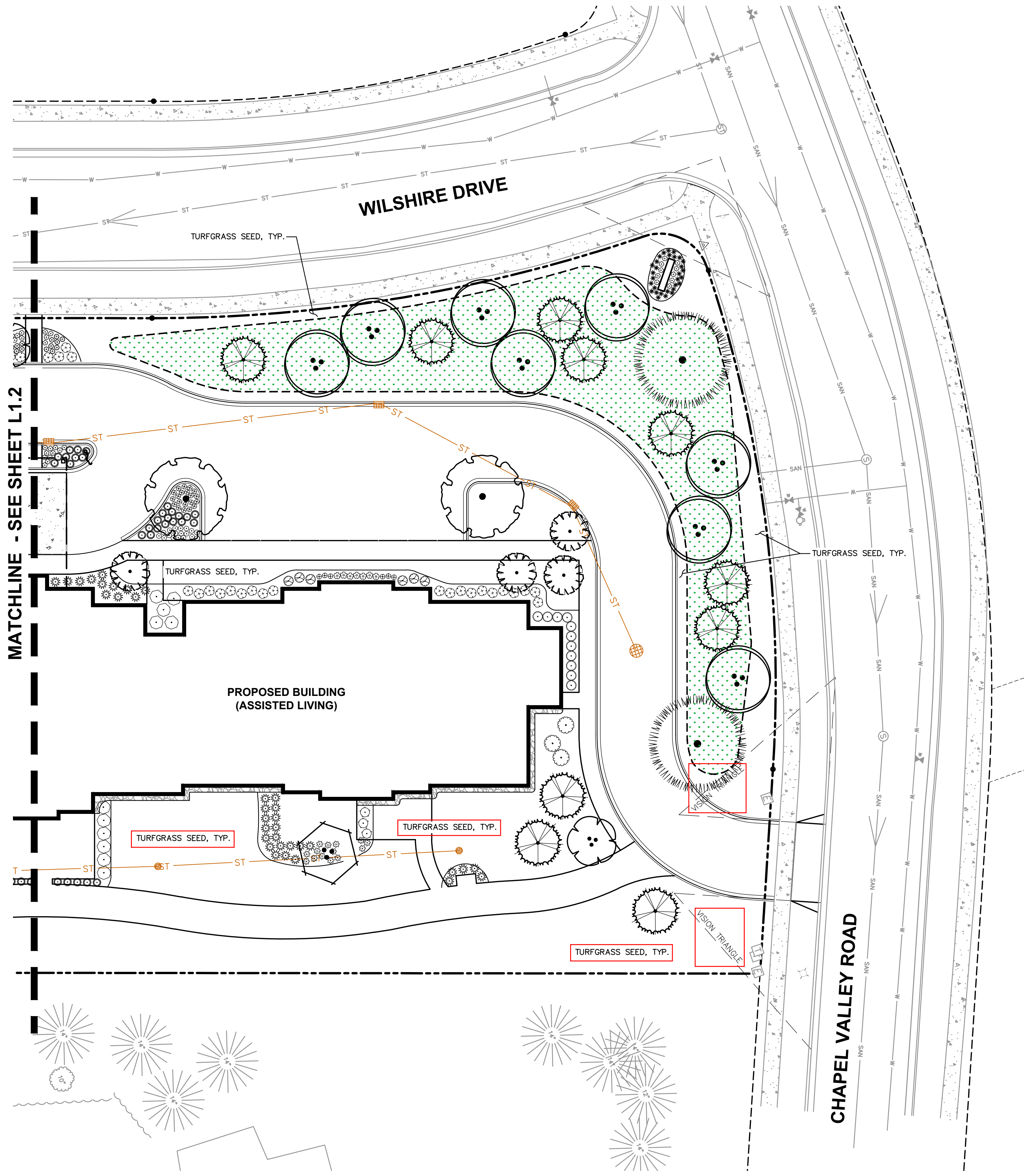
Designed By: MVS
Reviewed By: PMP
Approved By: PMP

SHEET TITLE:
**LANDSCAPE PLAN -
DETAILED**

SHEET NUMBER:

L1.3

JSD PROJECT NO: 21-10367

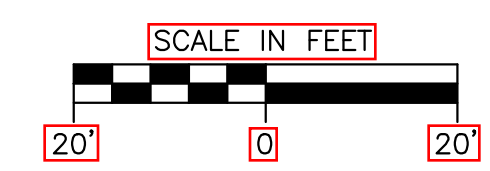
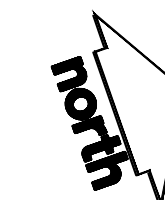


CONTRACTOR NOTES:

- SHREDDED HARDWOOD BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS UNLESS OTHERWISE DEPICTED.

COMPREHENSIVE PLANT SCHEDULE

EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Larix laricina</i> / Tamarack	B & B	Min. 6' Ht.	22
	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	B & B	Min. 6' Ht.	16
	<i>Pinus strobus</i> / White Pine	B & B	Min. 6' Ht.	8
	<i>Thuja occidentalis</i> 'Emerald' / Emerald Arborvitae	B & B	Min. 3' tall	7
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal (Multi-Stem)	6
	<i>Carpinus caroliniana</i> / American Hornbeam	B & B	Min. 6' Ht.	9
	<i>Crataegus viridis</i> 'Winter King' / Winter King Hawthorn	B & B	1.5" Cal (Multi-Stem)	8
	<i>Malus x 'Royal Raindrops'</i> / Royal Raindrops Crabapple	B & B	1.5" Cal	1
	<i>Malus x 'Spring Snow'</i> / Spring Snow Crabapple	B & B	1.5" Cal	18
OVERSTORY DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Acer saccharum</i> 'Balsata' TM / Fall Fiesta Sugar Maple	B & B	2.5" Cal (Multi-Stem)	7
	<i>Betula populifolia</i> 'Whitespire' / Whitespire Gray Birch	B & B	2.5" Cal	31
	<i>Gymnocladus dioica</i> 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree	B & B	2.5" Cal	9
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	#3	Min. 12"-24"	10
	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	#3	Min. 12"-24"	41
	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea	#3	Min. 12"-24"	15
	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	Min. 12"-24"	26
	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	#3	Min. 12"-24"	26
	<i>Physocarpus opulifolius</i> 'Center Glow' / Center Glow Ninebark	B & B	Min. 24"-36" Ht.	42
	<i>Spiraea japonica</i> 'SMNSJMFR' TM / Double Play Red Spirea	B & B	Min. 12"-24"	86
	<i>Viburnum x juddii</i> / Judd Viburnum	#3	Min. 12"-24"	23
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood	3 gal	Min. 12"-24"	80
	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	12
	<i>Juniperus virginiana</i> 'Grey Owl' / Grey Owl Juniper	B & B	Min. 18" Tall/Wide	26
	<i>Taxus x media</i> 'Everlow' / Everlow Yew	#3	Min. 12" Wide	37
PERENNIALS & GRASSES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Alchemilla mollis</i> 'Thriller' / Thriller Lady's Mantle	#1	Min. 8"-18"	54
	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium	#1	Min. 8"-18"	112
	<i>Astilbe chinensis</i> 'Vision in White' / Vision in White Chinese Astilbe	#1	Min. 8"-18"	16
	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint	#1	Min. 8"-18"	39
	<i>Echinacea x 'CBG Cone 2'</i> TM / Pixie Meadowbrite Purple Coneflower	#1	Min. 8"-18"	35
	<i>Geranium x cantabrigiense</i> 'Biokovo' / Biokovo Cranesbill	#1	Min. 8"-18"	56
	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily	#1	Min. 8"-18"	77
	<i>Heuchera x 'Grape Expectations'</i> / Grape Expectations Coral Bells	#1	Min. 8"-18"	84
	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	167
	<i>Rudbeckia fulgida</i> sullivanii 'Goldsturm' / Goldsturm Coneflower	#1	Min. 8"-18"	68
	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1	Min. 8"-18"	94
	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	120



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LANDSCAPE MATERIAL NOTES

- MATERIALS – PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS – TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS – SHREDDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS – DECORATIVE STONE MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 1.5" HERITAGE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS – TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS – POLYETHYLENE EDGING:** EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS – TREE PROTECTION:** ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS – (ALTERNATE 1) TREE WATERING BAGS:** ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

GENERAL NOTES

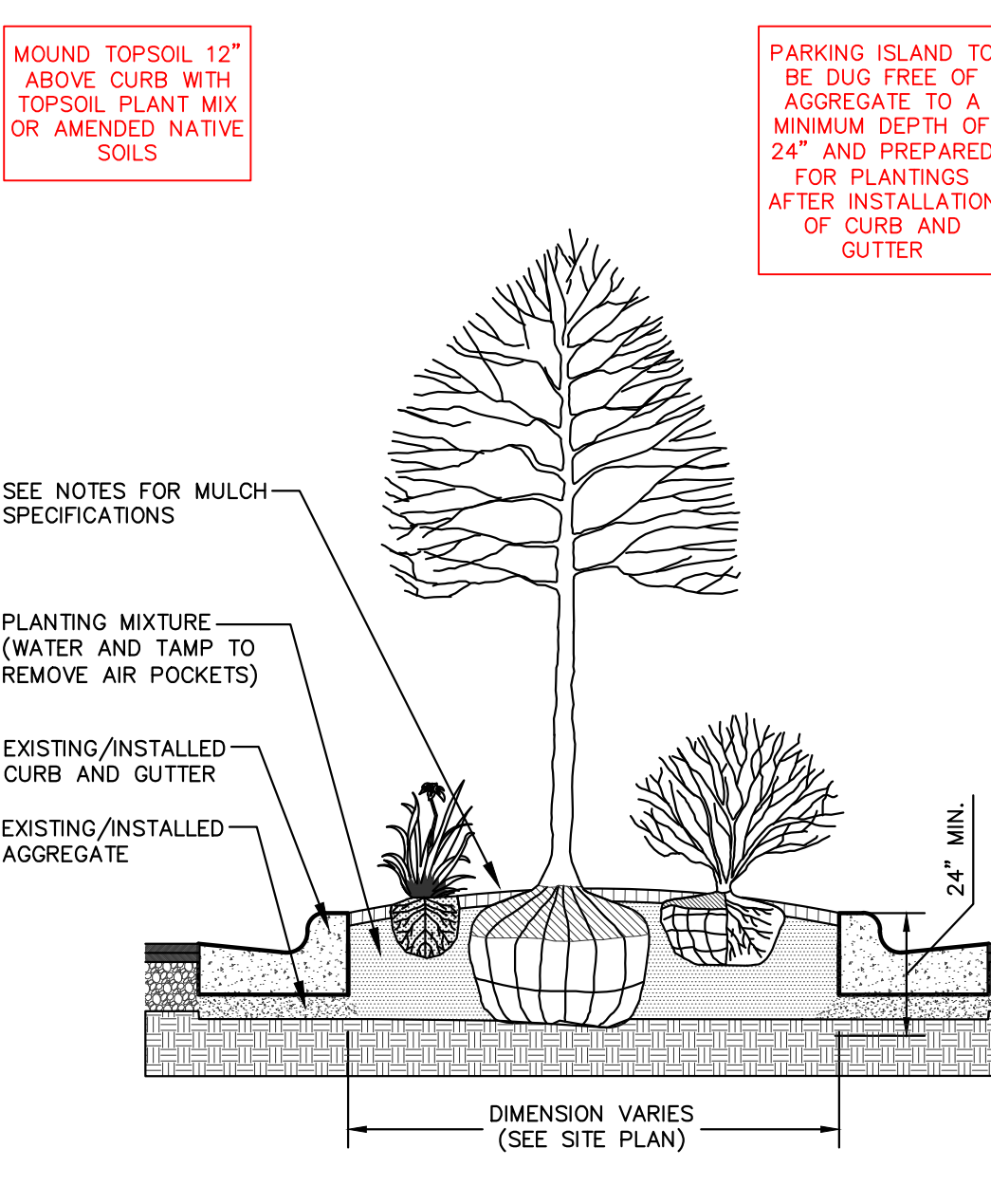
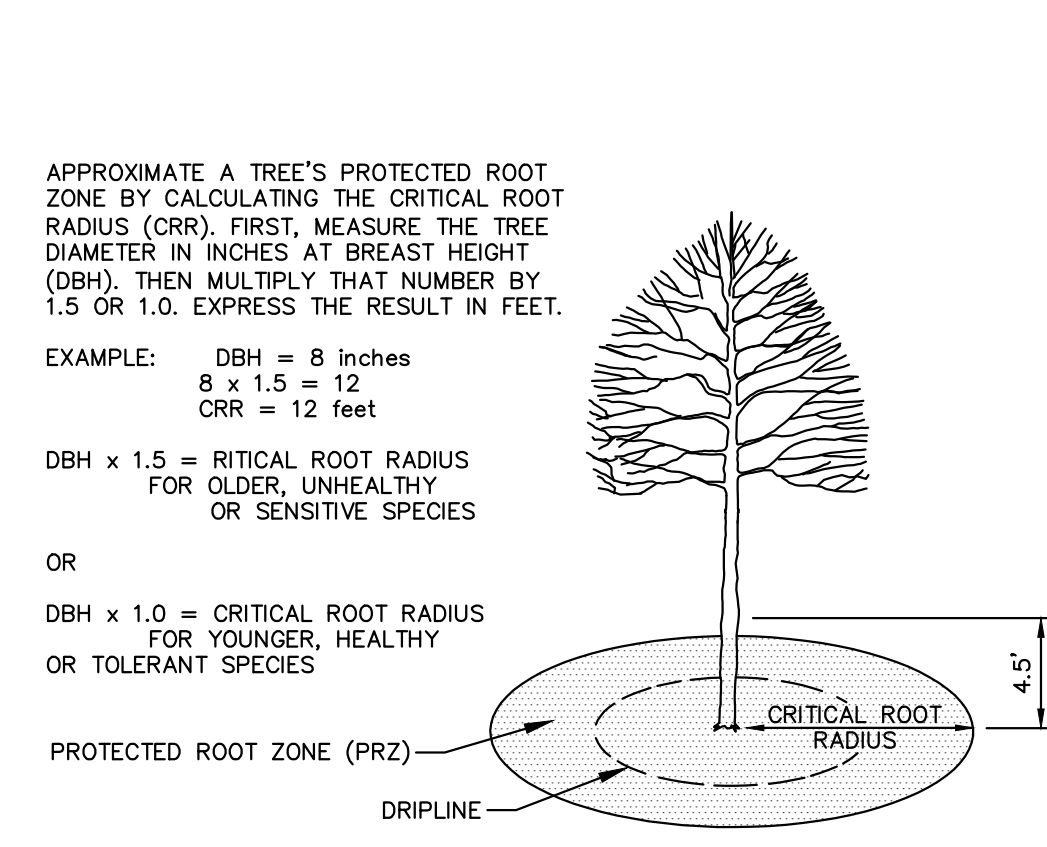
- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS – PLANTS:** ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CULTIVATION CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP:** THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

SEEDING & POND VEGETATION NOTES

- MATERIALS – PRAIRIE SEED MIX:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53984, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS – TURFGRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS – RAINWATER RENEWAL SEED MIX:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEED WITH "RAINWATER RENEWAL" SEED MIX, AS PROVIDED BY AGRECOL, LLC. (WWW.AGRECOL.COM) OR APPROVED EQUAL. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS – BIORETENTION BASIN NATIVE VEGETATED MAT (NVM):** AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL'S "RAINWATER RENEWAL" NATIVE VEGETATED MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE NVM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

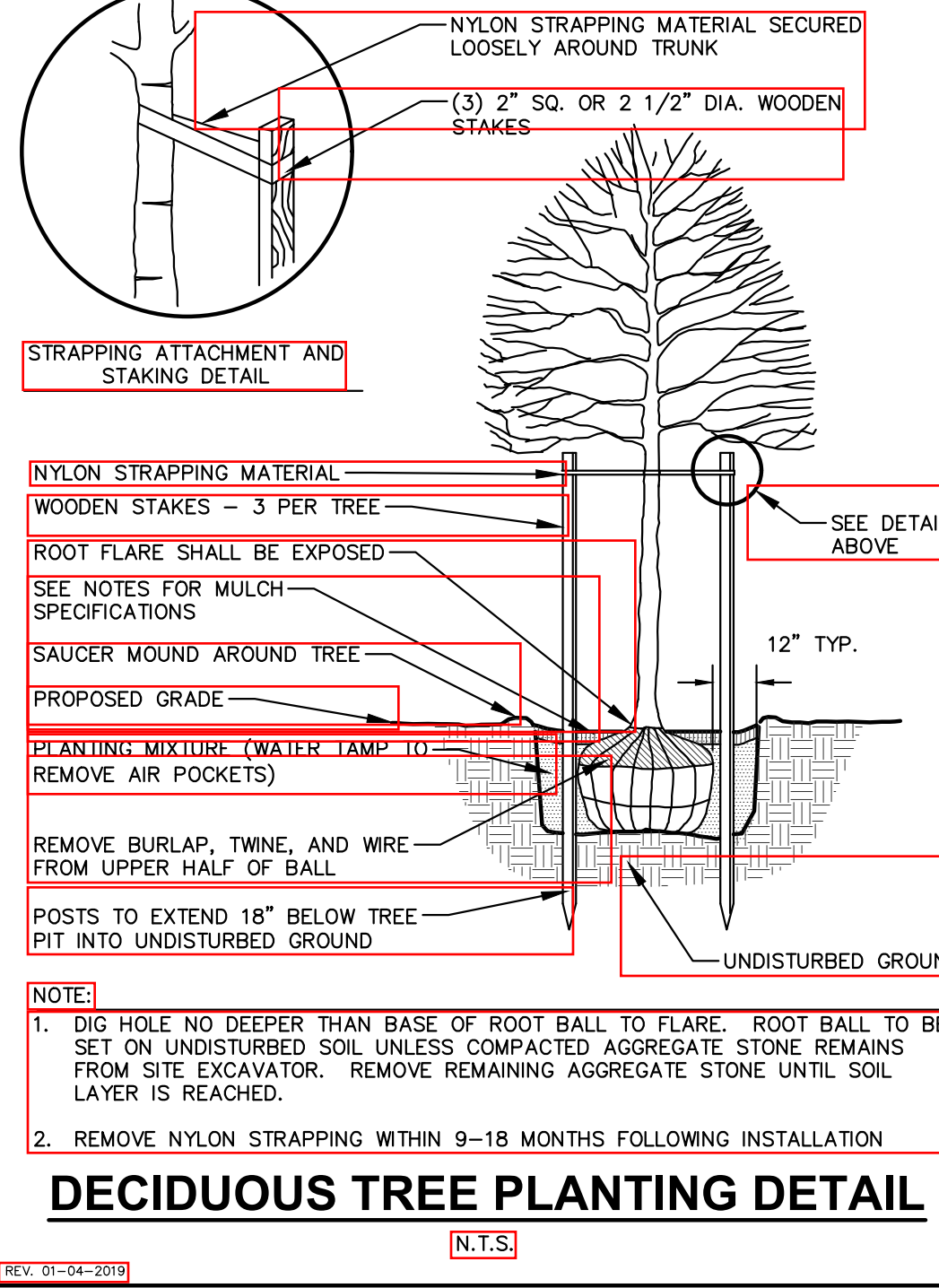
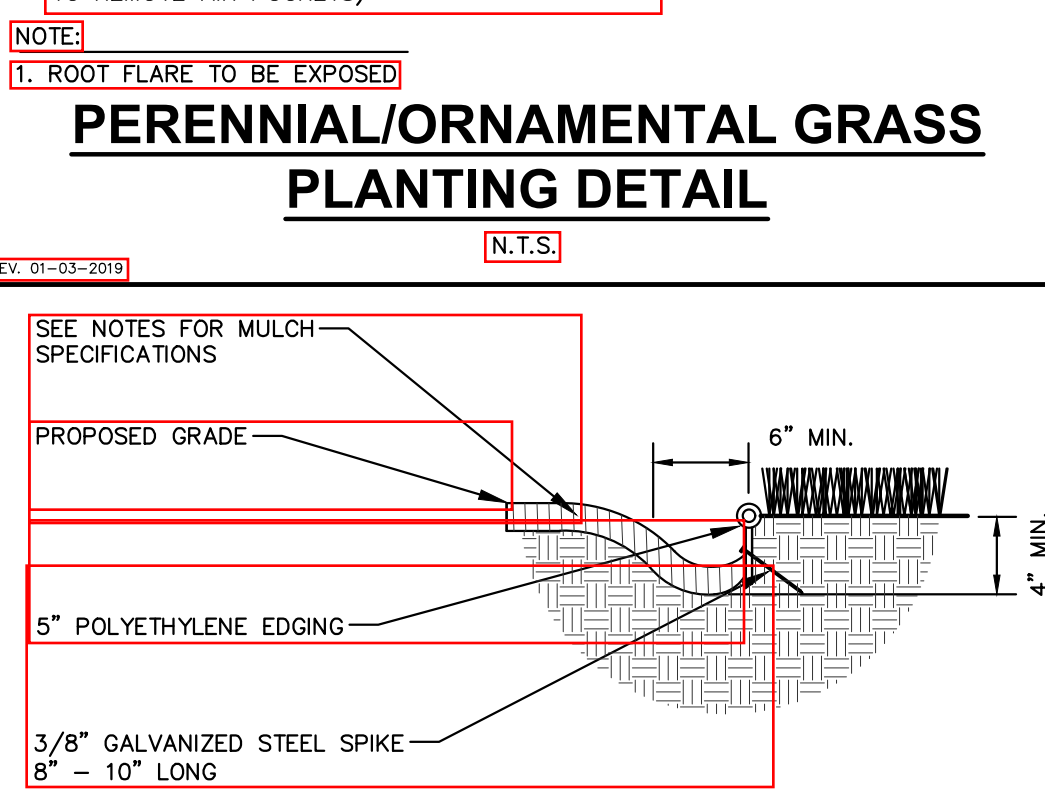
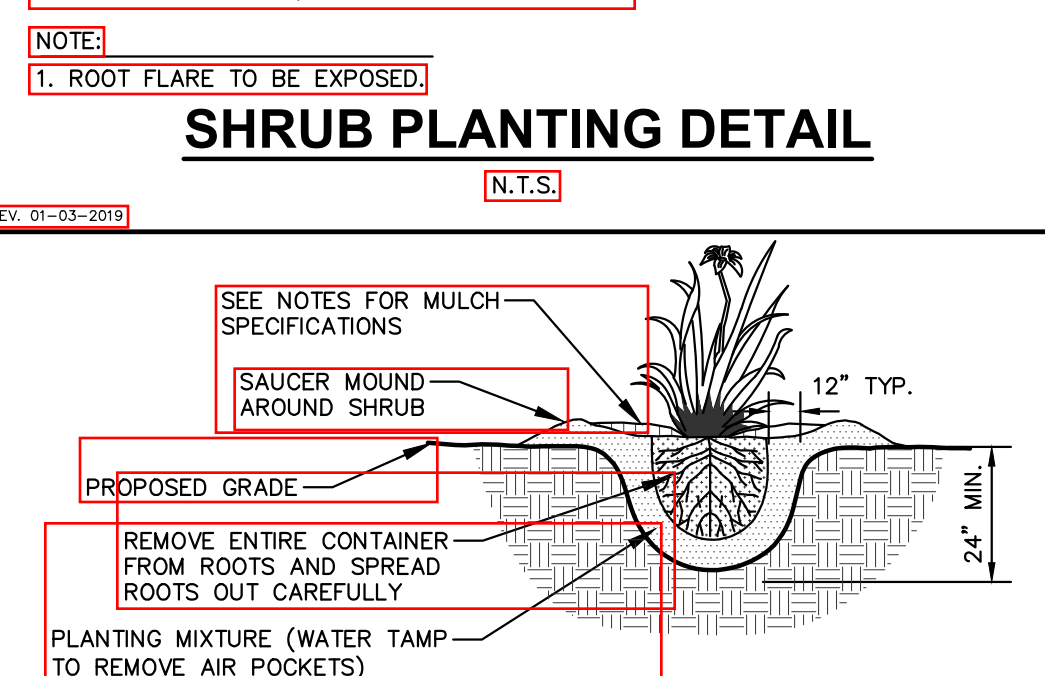
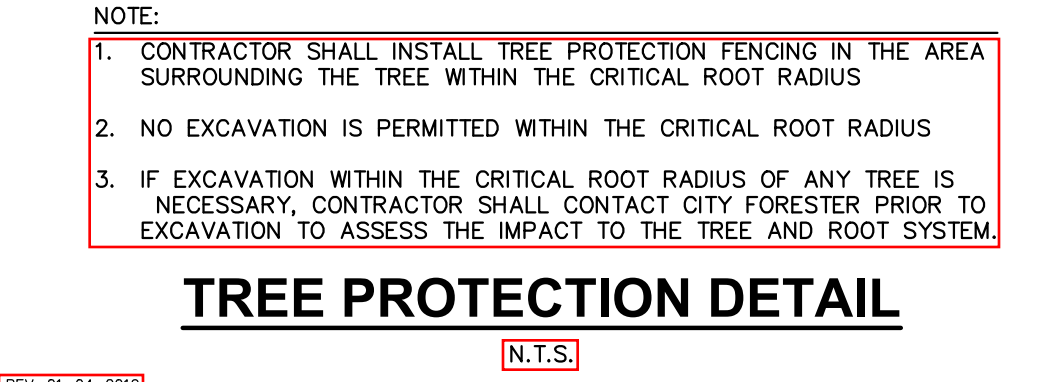
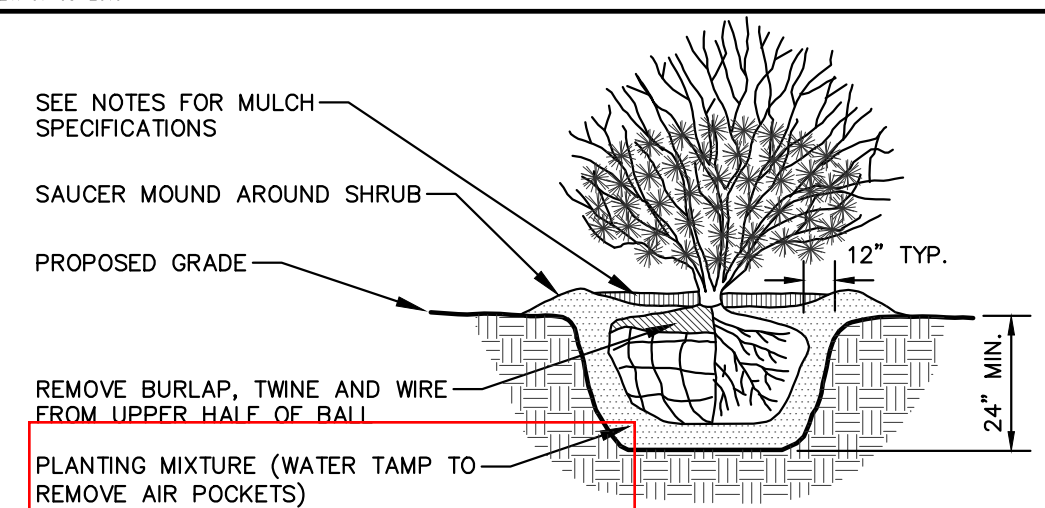
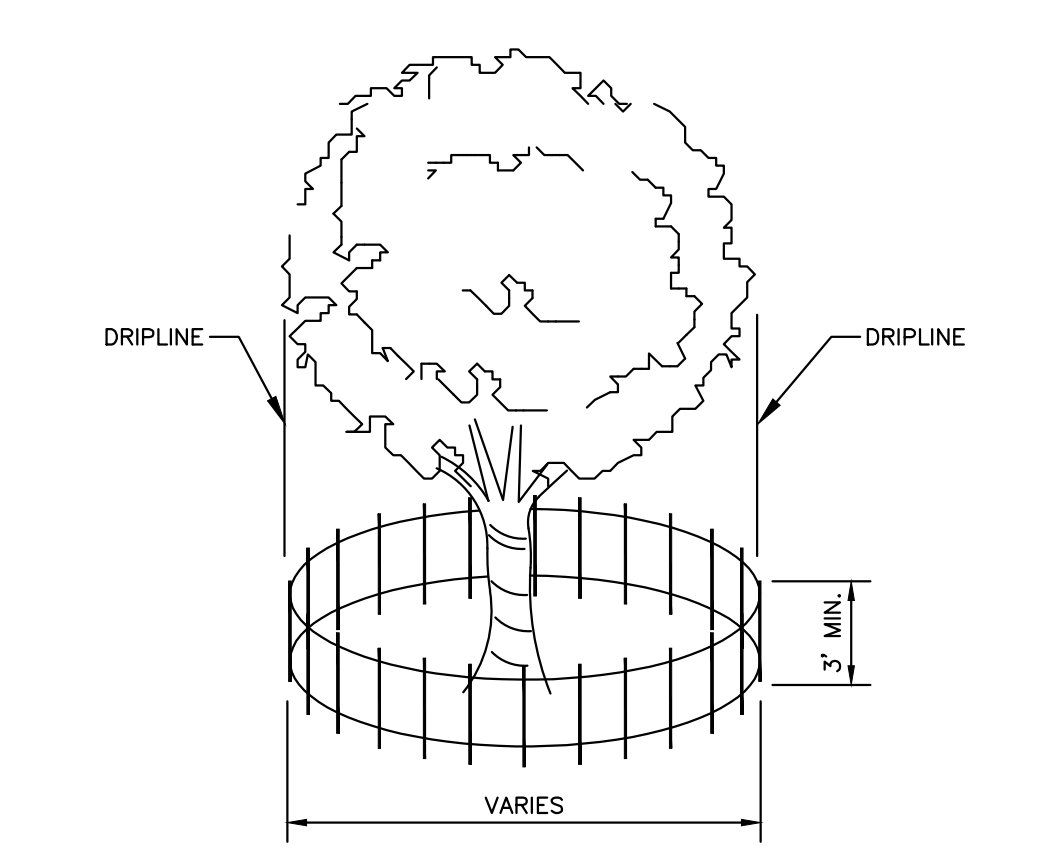
CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



PARKING ISLAND LANDSCAPE DETAIL

REV. 01-03-2019





August 24, 2021

Ms. Sonja Kruesel, City Planner/Zoning Administrator
City of Fitchburg

VIA email: sonja.kruesel@fitchburgwi.gov; lisa.mcnabola@fitchburgwi.gov

RE: Ordinance Exception Request - ANDEV Group - Proposed Senior Assisted Living Community

Dear Ms. Kruesel,

For your review and consideration, please accept this letter as a formal request for an exception to State Statute 62.23(7)(i)(1), for the Courtyard at Fitchburg senior housing campus. We look forward to discussing this request, along with a General Implementation Plan rezoning request for the proposed senior housing development with the city further.

Over the course of the last several months, Andev Group has worked collaboratively with local realtors and landowners, and city staff in an effort to identify an appropriate site for the proposed senior housing development. Several sites in various areas of the city were considered, in total 17; however, those sites were ultimately found to be unsuitable based location, proximity to city services and amenities, as well as site context, cost, existing infrastructure improvements, etc. After an exhaustive search, it is with great pleasure that we are excited to be presenting the enclosed conceptual development plan to the city!

Based on review of the state statutes, an exception to the State Statute 62.23(7)(i), which specifies two stipulations for siting community living arrangements such as the senior housing facility being proposed. The first stipulation is that "no community living arrangement may be within 2,500 feet, or any lesser distance of any other facility," and the second is that "Community living arrangements shall be permitted...without restriction so long as the total occupancy of such community living arrangement does not exceed 25 or one percent of the city's population, whichever is greater...In any city, when that capacity of community living arrangement in an aldermanic district reaches 25 or one percent of the population, whichever is great, of the district, the city may prohibit additional community living arrangement from being located within the district" (SS 62.23(7)(i)(1) and SS 62.23(7)(i)(2), respectively). A discussion of each as it applies to the project site is provided below, as well as a justification for the requested exception.

Distance Stipulation.

The project site is located just east of McKee Farms Park, at the southeast intersection of Chapel Valley Road and Wilshire Drive. The project site is comprised of two parcels bifurcated by a city-owned outlet that provides access to the park, as well as city utilities. Considered together the two sites make up the project site that is roughly 5.6 acres in size. Within proximity to the project site there are two other facilities that offer assisted living and/or memory care services, Sylvan Crossings of Fitchburg, located at 5784 Chapel Valley Road, and Sylvan Crossing at Chapel Valley, located at 5765 Chapel Valley Road, both



of which are less than 1,000 feet from the project site. With that, an exception to the distance stipulation is being requested.

Population Stipulation.

As noted in the state statutes, community living arrangements shall be permitted without restriction so long as the total occupancy of such community living arrangement does not exceed 25 or one percent of the city’s population, whichever is greater. In addition, as noted in the state statutes, municipalities may limit concentration of community living arrangements within an aldermanic district when that capacity reaches 25 or one percent of the population, whichever is greater, of the district.

In order to determine if an exception is necessary, population estimates were gathered utilizing the 2019 census data for the city, as well as the block group data for the aldermanic district. It is important to note that the aldermanic district population was estimated based on census block groups, which did not completely align with the aldermanic district. It is also important to note that the 2019 census data was used to estimate population since 2020 census data was not available at the time of report drafting.

Based on the 2019 census data, the City of Fitchburg’s population is roughly 29,450.

The project site is located within Aldermanic District No. 2, which has an estimated population of 10,500 people, based on the 2019 census block group data. In looking at the 2010 census data the population in this area grew by roughly 1,100 people.

While there are several facilities within the Aldermanic District No. 2 that cater to senior citizen population (i.e., age restricted, age restricted affordable housing options) there are only two additional facilities within the district that provide assisted living and/or memory care services (Sylvan Crossings of Fitchburg and Sylvan Crossing at Chapel Valley). The population of these facilities is estimated to be 40 beds, 19 and 21 beds respectively, based on State of [Wisconsin Department of Health Services, Division of Quality Assurance Public Directory, published August 2, 2021.](#)

The population of the proposed assisted living community (including memory care facility) is 108.

Community Living Arrangement - Population Summary Table		
	City Population Percentage	Aldermanic District Population Percentage
Courtyard at Fitchburg – 108 units (Proposed development)	0.36%	1.02%
Sylvan Crossing of Fitchburg – 19 beds (Existing facility)	0.06%	0.18%
Sylvan Crossing at Chapel Valley – 21 beds (Existing facility)	0.07%	0.20%
Total	0.43%	3.21%

Based on available resources and published information, it is our opinion that only an exception to the second part of the stipulation pertaining to the percentage of the population of the aldermanic district would be required.

Justification for the Requested Exceptions.

As part of the exhaustive due diligence process in locating a viable project site for the proposed development several factors were considered in selecting a viable project site, including location, context, cost, infrastructure to serve the development, access to amenities and services, etc. The project site quickly became the favorite given its:

- Community benefit. The proposed residential development within an established neighborhood will contribute to and enhance the existing sense of place and community, as well as maintaining the residential character and design. The proposed development will be consistent in terms of use, building mass and scale and architectural detailing with the existing residential land uses and will have minimal impacts. In addition, the proposed would afford current surrounding residents the opportunity to age in place.
- Provides housing to meet forecasted community needs. As noted in the City's adopted Comprehensive Plan, there is a growing demand for a variety of housing types. In order to determine and better assess the demand for senior housing, especially pertaining to assisted living facilities, the ANDEV Group commissioned a professional market study. The market study was completed by an internationally recognized auditing firm, Plante Moran. After a thorough analysis of the age and income-qualified demographics, and including provision for planned and under-construction facilities in the market area, Plante Moran concluded and reported that:

"As a rule of thumb, it is recommended that a project not exceed 80% of the total calculated unit potential. The Andev project considered herein (74 units of AL, 40 units of MC) would capture 52%, well below the recommended 80%, of the 220 units of total unit potential found in this report."

This, of course, was based on the original unit count of 114 which has now been reduced to 108. Based on the finding of the market study, there was found to be demand within the City of Fitchburg.

- Resident and employee benefit. The project site is located within proximity to services and commercial centers.
- Proximity to open space, trails, and amenities.
- Existing infrastructure to serve the site. The project site is currently underused, vacant lands located within the city's existing urban service area. As such, development of the site would be considered urban infill versus sprawl.
- Site accessibility. The project site is close to transit services and major thoroughfares.
- Sustainability. The project site promotes sustainable practices as it is walkability and opportunities to utilize multi-modal transit to get to and from the site for employees as well as create a place of employment in proximity to housing.



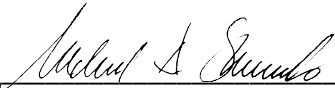
The statute affords municipalities the authority to grant exceptions at their discretion. We understand that the city may elect to make an exception to the state statute for both of the described conditions at its discretion. Therefore, a formal request for an exception to State Statute 62.23(7)(i) is being requested in conjunction with the GIP application.

We look forward to the opportunity to work with the City of Fitchburg and to hopefully add a premier, quality community for Fitchburg's senior housing portfolio. Please do not hesitate to contact me.

Thank you for your time and consideration.

Very truly yours,

ANDEV Group, LLC

By: 
Michael D. Samuels, General Counsel

LOT 53, CHAPEL VALLEY
REZONE FROM R-M TO PD-GIP
Legal Description

Lot 53, Chapel Valley, recorded in Volume 56-131A of Plats, on page 385, as Document No. 2366292, located in part of the Southwest Quarter of the Northeast Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 09, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of Section 09, Township 06 North, Range 09 East; thence North 88 degrees 59 minutes 56 seconds East along the North line of the Northeast Quarter of Section 09, aforesaid, 303.80 feet; thence South 01 degrees 00 minutes 04 seconds East, 1122.22 feet to the Northerly corner of Lot 53, Chapel Valley, aforesaid, also being the Point of Beginning; thence South 49 degrees 12 minutes 28 seconds East along the Northeasterly line of Lot 53, Chapel Valley, 247.42 feet; thence South 60 degrees 58 minutes 06 seconds West along the Southeasterly line of Lot 53, Chapel Valley, 425.08 feet; thence South 88 degrees 30 minutes 03 seconds West along the South line of Lot 53 Chapel Valley, 245.73 feet to the Southwest corner of Lot 53, Chapel Valley; thence North 01 degrees 28 minutes 57 seconds West along the West line of Lot 53, Chapel Valley, 145.24 feet to a point on a curve; thence Northeasterly 157.16 feet along an arc of a curve to the left, having a radius of 333.00 feet, the chord bears North 74 degrees 30 minutes 57 seconds East, 155.70 feet; thence North 60 degrees 59 minutes 43 seconds East, 189.89 feet to a point of curve; thence Northeasterly 152.32 feet along an arc of a curve to the left, having a radius of 433.00 feet, the chord bears North 50 degrees 54 minutes 57 seconds East, 151.53 feet to the Point of Beginning.

Said parcel contains 113,543 square feet or 2.607 acres.

NORTH QUARTER CORNER
SECTION 09-06-09
FOUND ALUMINUM MONUMENT

$N88^{\circ}59'56''E$ 2639.78'

NORTHEAST CORNER
SECTION 09-06-09
FOUND ALUMINUM MONUMENT

303.80'

2335.98'

LOT 3
CSM No. 8644

LOT 2
CSM No. 8644

LOT 1
CSM No. 8644

LOT 4
CSM No. 4905

LOT 9

$S01^{\circ}00'04''E$ 1122.22'

CHAPEL VALLEY ROAD
66' WIDE PUBLIC RIGHT-OF-WAY

LOT 12

LOT 13

LOT 1
CSM No. 8048

LOT 14

LOT 2
CSM No. 8048

LOT 15

LOT 16

LOT 17

CHAPEL VALLEY

WILSHIRE DRIVE
66' WIDE PUBLIC RIGHT-OF-WAY

LOT 54
CHAPEL VALLEY

LANDS

McKEE
PARK

P.O.B. - OUTLOT 3

PARCEL
113,543 S.F.
2.607 ACRE
LOT 53
CHAPEL VALLEY
 $S60^{\circ}58'06''W$ 425.08'
($S60^{\circ}34'45''W$ 425.00')

McKEE
PARK



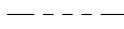
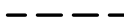
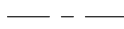


LANDS

LANDS

LOT 46

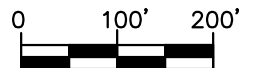
STERLING MEADOWS

LEGEND

-  GOVERNMENT CORNER
-  PARCEL BOUNDARY
-  SECTION LINE
-  RIGHT-OF-WAY LINE
-  CENTERLINE
-  CHORD LINE
-  PLATTED LOT LINE

NOTES

1. FIELD WORK PERFORMED ON MAY 27 AND 28, 2021.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 09-06-09, RECORDED AS $N88^{\circ}59'56''E$.



SCALE: 1" = 200'

File: I:\2021\2110367\DWG\Survey Sheets\2110367 Exhibit-Reszone(Lot 53).dwg Layout: Sheet 1 User: jk Plotted: Aug 10, 2021 - 4:09pm

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608-848-5060

PROJECT:
ANDEV GROUP, LLC
680 N. LAKESHORE DR., UNIT 1103
CHICAGO, IL 60611

SHEET TITLE:
**LOT 53, CHAPEL VALLEY
REZONE FROM R-M
TO PD-GIP**

JSD PROJECT NUMBER:
21-10367
DRAWN BY: JK CHECKED BY: TJB
DATE:
AUGUST 10, 2021

SHEET NUMBER:
1 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S49°12'28"E	247.42'
()	S49°35'16"E	247.82'
L-2	S88°30'03"W	245.73'
()	N01°52'40"W	145.01'
L-3	N01°28'57"W	145.24'
()	N60°34'00"E	189.89'
L-4	N60°59'43"E	189.89'
()	N18°51'00"E	189.89'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	157.16'	333.00'	27°02'26"	N74°30'57"E	155.70'
()	157.15'	333.00'	27°02'22"	N74°05'11"E	155.70'
C-2	152.32'	433.00'	20°09'18"	N50°54'57"E	151.53'
()	152.31'	433.00'	20°09'16"	N50°29'22"E	151.53'

LOT 54, CHAPEL VALLEY
REZONE FROM R-M TO PD-GIP
Legal Description

Lot 54, Chapel Valley, recorded in Volume 56-131A of Plats, on page 385, as Document No. 2366292, located in part of the Northwest Quarter of the Northeast Quarter of Section 09, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of Section 09, Township 06 North, Range 09 East; thence North 88 degrees 59 minutes 56 seconds East along the North line of the Northeast Quarter of Section 09, aforesaid, 731.07 feet; thence South 01 degrees 00 minutes 04 seconds East, 630.64 feet to the Northeast corner of Lot 54, Chapel Valley, aforesaid, also being the Point of Beginning; thence South 19 degrees 17 minutes 44 seconds West along the East line of Lot 54, Chapel Valley, 678.71 feet to the Southerly corner of Lot 54, Chapel Valley; thence North 49 degrees 09 minutes 33 seconds West along the Southwesterly line of Lot 54, Chapel Valley, 240.18 feet to a point on a curve; thence Northeasterly 142.94 feet along an arc of a curve to the left, having a radius of 433.00 feet, the chord bears North 28 degrees 44 minutes 09 seconds East, 142.30 feet; thence North 19 degrees 16 minutes 43 seconds East, 264.46 feet to a point of curve; thence Northeasterly 152.87 feet along an arc of a curve to the left, having a radius of 460.67 feet, the chord bears North 09 degrees 46 minutes 20 seconds East, 152.17 feet to a point of reverse curve; thence Northeasterly 23.63 feet along an arc of a curve to the right, having a radius of 15.00 feet, the chord bears North 45 degrees 22 minutes 59 seconds East, 21.26 feet to a point of compound curve; thence Southeasterly 155.75 feet along an arc of a curve to the right, having a radius of 398.51 feet, the chord bears South 78 degrees 15 minutes 58 seconds East, 154.76 feet; thence South 67 degrees 10 minutes 12 seconds East, 62.56 feet to the Point of Beginning.

Said parcel contains 130,953 square feet or 3.006 acres.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N49°09'33"W	240.18'
()	N49°35'16"W	240.18'
L-2	N19°16'43"E	264.46'
()	N18°51'00"E	264.46'
L-3	S67°10'12"E	62.56'
()	S67°30'36"E	62.41'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	142.94'	433.00'	18°54'55"	N28°44'09"E	142.30'
()	142.94'	433.00'	18°54'52"	N28°18'26"E	142.29'
C-2	152.87'	460.67'	19°00'48"	N09°46'20"E	152.17'
()	152.87'	460.67'	19°00'48"	N09°20'37"E	152.17'
C-3	23.63'	15.00'	90°15'11"	N45°22'59"E	21.26'
()	23.62'	15.00'	90°14'04"	N44°57'16"E	21.26'
C-4	155.75'	398.51'	22°23'37"	S78°15'58"E	154.76'
()	155.93'	398.51'	22°25'06"	S78°43'09"E	154.93'