

16.005363 1/24/22
\$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-HA district to the PDD district the following described property:

1. **Location of Property/Street Address:** Traceway Dr. (Parcel # 0609-032-9910-2)

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

LOT 1 CSM 15059 CS106/227&231-3/4/2019 F/K/A LOT 2 CSM 12276 CS76/75&77-10/8/2007 & ALSO F/K/A LOTS 3 & 4 CSM 12064 CS74/196&203-2/12/2007 DESCR AS SEC 3-6-9 PRT SE1/4NW1/4 & PRT SW1/4NE1/4 (5.273 ACRES)

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

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

Multi-story, Multi-family (residential)

3. **Proposed Development Schedule:** Construction start June 2022, End July 2023

***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): Multi-family

Total Dwelling Units Proposed: 178 **No. Of Parking Stalls:** 273

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

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

Floor Area: _____ **No. Of Parking Stalls:** _____

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

Current Owner of Property: Fitchburg Commercial Properties, LLC

Address: 6515 Grand Teton Plz 300 Madison, WI 53719 **Phone No:** 608-772-1043

Contact Person: Kirk Biodrowski

Email: kbiodrowski@jla-ap.com

Address: 800 W. Broadway, Ste 200 Monona, WI 53713 **Phone No:** 608-442-3874

Respectfully Submitted By: *Kirk Biodrowski* **Kirk Biodrowski**
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

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

For City Use Only: **Date Received:** 1/18/22 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$900

Permit Request No. RZ-2433-22

FCP II
INFILL REDEVELOPMENT
FITCHBURG, WISCONSIN

E. J. PLESKO

& ASSOCIATES, INC.

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E.J. PLESKO & ASSOCIATES, INC.
6515 Grand Teton Plaza, Suite 300
Madison, Wisconsin 53719
Contact: David Gevers
608.772.1043



JLA ARCHITECTS + PLANNERS
2418 Crossroads Drive, Suite 2300
Madison, Wisconsin 53718
Contact: Kirk Biodrowski
608.442.3874



D'ONOFRIO KOTKE & ASSOCIATES, INC.
7530 Westward Way
Madison, WI 53717
Contact: Bruce Hollar
608.833.7530

PROJECT LOCATION & GENERAL DESCRIPTION

FCP II will be a distinctive, infill redevelopment serving the increased demand for quality, higher density housing in the Fitchburg area over the next five years and beyond. It will be located on what is an approximately 5.27 acre parcel. Certified Survey Map recorded March 4th, 2019.

Surrounding Context

The project site is surrounded by existing businesses, a public golf course, an elementary school, several parks and recreation areas, nature preserves, and a mix of residential apartments and single family homes.

Existing Topography

The project site has a change in elevation of about 25 feet from the southern site boundary abutting Traceway Dr to the northern site boundary. There are no wetlands within the boundary of the parcel.

Existing Site Conditions

The project site currently has a few trees, a shed which will be demolished otherwise is vacant.

LEGAL DESCRIPTION See APPENDIX 'A'

LOT 1 CSM 15059 CS106/227&231-3/4/2019 F/K/A LOT 2 CSM 12276 CS76/75&77-10/8/2007 & ALSO F/K/A LOTS 3 & 4 CSM 12064 CS74/196&203-2/12/2007 DESCR AS SEC 3-6-9 PRT SE1/4NW1/4 & PRT SW1/4NE1/4 (5.273 ACRES)

SITE LOCATION



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to use Planned Development District Zoning for the infill redevelopment in order to accomplish the goals of providing a quality infill development and maintaining the more urban feel desired.

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

- Section 22-144 – Permitted Uses (3): Only permits up to 8 units per building. While we realize dwelling structures having greater than eight dwelling units are allowed as a Conditional Use (per 22-145 (6)), we desire the long-term stability afforded under a permanent zoning classification.
- Section 22-146 – Dimensional Standards (2) b: Requires a minimum of 2,000 square feet of lot area per each Efficiency unit, 2,200 square feet of lot area per each 1 bedroom unit, 2,400 square feet per each 2 bedroom unit, and 2,700 square feet per each 3 bedroom unit, with the provision that each structured parking space reduces the minimum lot area by 500 square feet. With our proposed unit mix and total unit count of 178 units, this standard would require a parcel of 409,900 square feet or 9.41 acres, considerably more than our parcel size of 5.27 acres.
- Section 22-146 – Dimensional Standards (2) c: Restricts lot size to a maximum of 90,000 square feet. We are utilizing one developable lot for this project with an area of 228,354 square feet, or 5.27 acres.

- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback (Traceway Dr) at 30 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, and to accommodate grade changes we propose an average minimum setback of 15 feet.
- Section 22-146 – Dimensional Standards (8): Restricts the maximum building height to 45 feet or 3 stories, whichever is less. We are planning 4-stories of residential on top of an underground parking structure that is partially exposed due to grading on site. While we realize dwelling structures having greater than 3 stories is allowed as a Conditional Use (per 22-146 (8)), we desire the long-term stability afforded under a permanent zoning classification. We propose maximum building height of 65 feet and 4 stories.

ECONOMIC & SOCIAL IMPACTS

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

Property Values and Tax Revenue

This project represents a total investment of \$37,000,000.00. It is estimated that this project would have a total assessed value, upon full assessment, of approximately \$33,300,000.00. Using the City's 2020 property tax rate the following estimated tax receipts could be realized annually:

Dane County:	\$ 94,641.00
City of Fitchburg:	\$ 255,934.00
Madison Metropolitan School District:	\$ 375,440.00
<u>Madison Area Tech. College:</u>	<u>\$ 285,248.00</u>
Total Projected Annual Property Tax:	\$ 1,011,236.00

The surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees

This project should generate the following estimated Impact Fees to the City (2020 fees listed):

Land Dedication Fee	Land Dedication in lieu of fee*
Park Improvement Fee:	178 units x \$160 = \$ 28,480.00
Fire Protection Fee:	(93) 1BR x \$311 = \$ 28,923.00
	(85) 2BR x \$466 = \$ 39,610.00
<u>Water Impact Fee:</u>	<u>178 units x \$907 = \$161,446.00</u>
Total Projected Impact Fees:	\$258,459.00

Any fee in lieu of Street Frontage for Parks per Ordinance 24-15(e) and 22-647(3), or Parkland Dedication per Ordinances 24-2(d)(2)(a) and 24-2(d)(2)(e) shall be established by the time of the Final Plat.

*Developer proposes to utilize 60 units of Parkland credits from the adjacent property (Fairways Apartments), and the remainder of the parkland/fee-in-lieu will be satisfied with dedication of approximately .75 acres of land from the Fairways for the new HUB community center and an expanded parking easement for public parking for the HUB at the main Fairways clubhouse parking lot. This improves the feasibility and reduces the costs for the HUB by removing the proposed parking lot and improves the per capita access to green space in a dense urban area with very high utility.

Social Impacts

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

- The addition of this quality community should improve the perceived image of the immediate area.
- The addition of this quality community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality community could serve as a catalyst for other uses - such as new retail & commercial - to locate in the immediate area.
- The addition of this quality community could serve as an example for future development - creating higher standards in design & living amenities.
- This development will help to further the city's desire to create a vibrant urban feel in the North Fish Hatchery Road corridor and make use of a vacant site that has been underutilized for more than a decade.
- This quality development will also help to create more of a welcoming environment for pedestrians with its residential, office, and retail mix replacing a vacant site.

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

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

Reduction of Sprawl

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

Enhanced Public Realm

With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm.

COMPREHENSIVE PLAN CONSISTENCY

This project complies with the City of Fitchburg's Comprehensive Plan. Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

Land Use Goal 1:

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

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

Policies: (2) This project will be served by gravity flow sanitary sewer
 (3) This project is being developed on an urban infill site within the urban growth boundary and is not replacing high quality agricultural lands.

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

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

Land Use Goal 2:

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

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

Policies: (1) This is a redevelopment of land in accord with the Future Land Use map.

Objective 2: This is a project that will restore underutilized land within current commercial and residential neighborhoods.

Policies: (2) A plan for redevelopment has been established to help guide the use of City resources.

Objective 3: This is a compact development that will have a logical and sustainable mix of uses and will preserve open space and natural areas within the surrounding area by utilizing higher density design.

Policies: (1) This project fits in well with the existing and planned infrastructure and land uses.

Objective 4: Utilities and infrastructure are being extended to this project in an efficient manner.

Policies: (1) This project is within the urban growth boundary.
 (3) This high-density project is located near the intersection of Traceway Drive and Fish Hatchery Road and is therefore consistent with proposed functional roadway classifications.

Objective 5: This project's location encourages options to alternative transit modes.

Policies: (1) This project falls along an existing bus route.

Objective 6: This project is within the urban service area.

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

Objective 7: This project is consistent with the Future Land Use map.

Policies: (1) PDD zoning is consistent with the High Density Residential land use designation and the Future Land Use map.

Natural Resources Goal 1:

This project will protect the natural environment.

Objective 8: This project will protect natural resources

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

Housing Goal 1:

This project will provide a much in-demand housing choice: market rate housing.

Objective 1: This project promotes the development of housing to meet the current and future forecasted needs.

- Policies:
- (1) This project is an efficient use of land in the urban service area and provides for multi-modal friendly densities.
 - (2) This project adds variety to the area.
 - (3) Provides housing consistent with the economic opportunities within the City.

Objective 3: Recognize the value of existing housing and established neighborhoods.

- Policies:
- (2) Undertaking redevelopment plans to focus on specific areas of the City.
 - (3) Create appropriate transitions between higher and existing lower densities.

Housing Goal 2:

This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

- Policies:
- (1) This project creates compactness and efficiency which helps preserve rural land resources.
 - (2) This project will provide a variety of housing types by offering Studios, one-bedroom, two-bedroom units as well as 2 and 3 bedroom townhouses.
 - (3) The boundary of this project site does not fall within an environmental corridor.
 - (4) This infill project makes wise use of underutilized land in the current urban service area, where service provisions already occur.
 - (5) We are proposing higher but livable residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.
 - (6) By utilizing the PDD design review process, the City will be allowed to ensure sound, sustainable housing design.

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

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

Utilities Goal 1:

This project will provide and maintain high quality public utility services.

Objective 1: This project will provide and maintain an adequate supply of safe water for drinking and fire protection needs.

Policies: (1) This project will meet all requirements of the Safe Drinking Water Act.

Utilities Goal 2:

This project will maintain and extend existing public utility systems within the urban development boundary.

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

Policies: (4) This project will be served with gravity flow sanitary sewer.

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

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

Park and Open Space Goal 1:

This project will improve the Fitchburg park and open space system.

Objective 1: This project will provide park space to help meet outdoor recreation needs.

Policies: (3) This project will meet the requirements of dedication of park land or park fees.

Transportation Goal 1:

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

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

Policies: (1) This project features buildings closer to the sidewalks, street trees, street lighting, lower parking ratios, structured parking, and parking behind buildings.

Transportation Goal 2:

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

Objective 2: This project will maintain a transportation system that allows for proper traffic management.

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

LAND USE

When complete, this project will contain multi-family residential units and townhomes. This 5.27 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. The current plan has 149 market rate units and 29 loft style townhomes, along with their associated common amenity spaces. At the time of this General Implementation Plan, the mix of residential units is as follows:

- Studio Units: 9 %
- 1 or 1 Bedroom Plus Den Units: 44 %
- 2 or 2 Bedroom Plus Den Units: 39 %
- 3 Bedroom 8 %

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 900 square feet. This mix of unit types & sizes will serve a variety of potential residents.

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

- On-site Management/ Leasing Office
- Rooftop Community Room with Common Space Access
- Dog Washing Room
- Green Roof Common Space with the Following Amenities:
 - Extensive Landscaping
 - Fire Pit
 - Grilling Area for Tenant Use
- Fitness Center
- Other Green and/or Open Space for passive and active activities

ESTIMATED DAILY WATER USAGE

ESTIMATED DAILY WATER USAGE CALCULATIONS					
UNIT TYPE	TENANTS/ UNIT	# OF UNITS	TOTAL TENANTS	GAL/DAY/ TENANT	TOTAL GAL. / DAY
STUDIOS	1.5	16	24	54	1,296
1-BR	1.5	77	115.5	54	6,237
2-BR	2.5	70	175	54	9,450
3-BR	2.5	15	37.5	54	2,025
TOTAL WATER USE PER DAY					19,008

SITE DESIGN & GENERAL INFORMATION

See APPENDIX 'B-E'

The Masterplan for the FCP II multi-family Development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The building is located & orientated to address the street edge and to help define the public realm.
- Surface parking is kept to the back of the site to reduce its visual impact from the public streets and has been limited by the use of additional covered parking.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.
- The site contains an elevated green roof that creates a courtyard amenity for resident use over areas otherwise used for parking.

Off Street Parking:

The City's typical parking requirements require 2.0 parking stalls per residential dwelling unit. Based on our experience with multi-family developments, and considering the unit mix, we find that this requirement would be excessive. Therefore, we are proposing to provide approximately 180 covered parking spaces, along with approximately 95 surface spaces. This translates to a ratio of 1.54 stalls per unit. We believe that providing this level of parking will be appropriate for this project and will minimize the visual impact of surface parking lots on the site and the surrounding areas.

Bicycle Parking:

In addition to off-street vehicular parking, we are proposing dedicated bike storage areas that will provide wall hung and floor racks for the storage of bicycles in the covered parking area. In addition, there will be bike parking areas at the exterior of the building for use by visitors. The exact number of bike stalls is yet to be determined, but will be maintained at 0.25/ unit.

Storm Water Management Overview:

Storm water management for this site will be addressed at a later date, but will be through a series of underground retaining areas.

Maintenance of all storm sewer structures and pipes within the development parcel will be the responsibility of the property Owner.

Landscape Design:

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

Refuse & Recycling Storage & Removal:

This building will have a refuse & recycling room in the Lower Level. The number and size of containers is yet to be determined. A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

General Implementation Plan Data

At the time of this General Implementation Plan the building data is as follows. This data is subject to change as the design proceeds and will be finalized during the Specific Implementation Submittal. The final Masterplan Data will meet the “Planned Development Zoning Standards” listed here.

FCP II APARTMENTS – GENERAL IMPLEMENTATION PLAN CONCEPT						
BUILDING				PARKING		
FLOOR	USE	AREA	UNITS	COVERED	SURFACE	RATIO
FOURTH	RESIDENTIAL	54,404	54			
THIRD	RESIDENTIAL	58,778	58			
SECOND	RESIDENTIAL	69,300	37			
FIRST	RESIDENTIAL/ PARKING	99,011	29	180	93	1.53/ Unit
Total		281,493	178	180	93	34 Units/ acre

Planned Development Zoning Standards

Under the proposed Planned Development Zoning, the project shall meet the following Zoning Standards:

- Residential Density: 40 units per acre (maximum)
- Building Height: Maximum of 4 Stories and Maximum 65 feet
- Front Street Setback: 15' average (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback up to 5'-0"
- Side Yard Setback: 5' average (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback up to 5'-0"
- Rear Yard Setback: 10' average (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback up to 5'-0"
- Building Coverage: 45% of Parcel Area (maximum)
- Floor Area Ratio: 1.25 (maximum)
- Impervious Surface Ratio: 65% of Parcel Area (maximum)
- Off-Street Parking: 1.50 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: .25 Bike Spaces per Dwelling Unit (minimum)

PROJECT IMPLEMENTATION

The construction of the project located on Traceway Drive is anticipated to maintain a schedule that allows for all improvements to be done in one single phase with completion in July of 2023.

CITY OF FITCHBURG INPUT

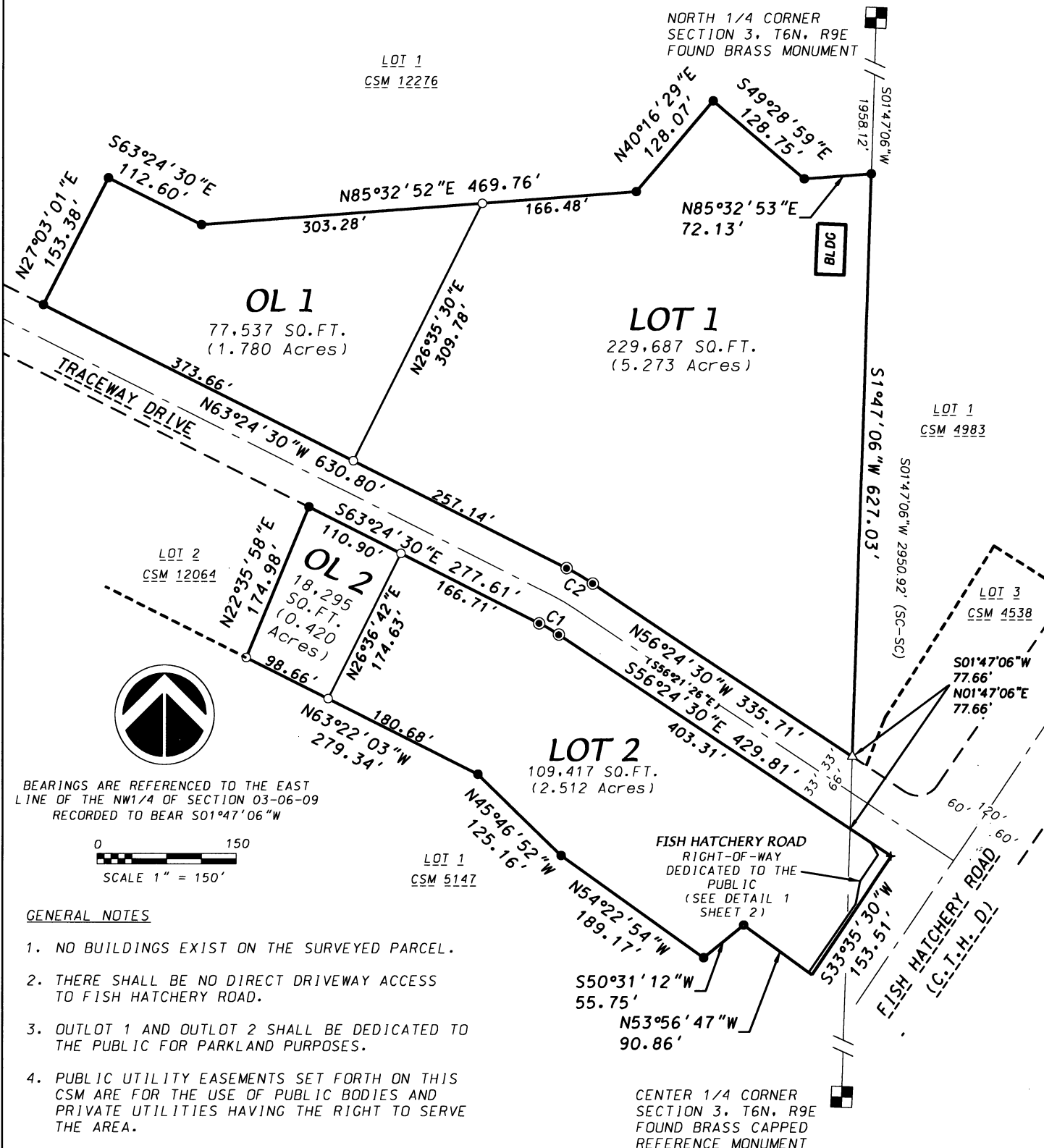
The owner has worked with city staff to solicit feedback from the city of Fitchburg and it's representatives. E.J. Plesko introduced the concept of the project to the city of Fitchburg in a meeting on September 8th, 2021. A pre-GIP meeting was held with the city of Fitchburg on December 21st, 2021. Feedback from this meeting, as well as any action that may be necessary based on the feedback, will be presented at the February 15th, meeting.

CERTIFIED SURVEY MAP

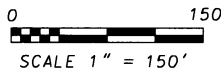
APPENDIX 'A' GENERAL IMPLEMENTATION PLAN

CERTIFIED SURVEY MAP

ALL OF LOT 3, CERTIFIED SURVEY MAP 12064, AND ALL OF LOT 2, CERTIFIED SURVEY MAP 12276,
BEING PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3,
T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE NW1/4 OF SECTION 03-06-09
RECORDED TO BEAR S01°47'06"W



GENERAL NOTES

1. NO BUILDINGS EXIST ON THE SURVEYED PARCEL.
2. THERE SHALL BE NO DIRECT DRIVEWAY ACCESS TO FISH HATCHERY ROAD.
3. OUTLOT 1 AND OUTLOT 2 SHALL BE DEDICATED TO THE PUBLIC FOR PARKLAND PURPOSES.
4. PUBLIC UTILITY EASEMENTS SET FORTH ON THIS CSM ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

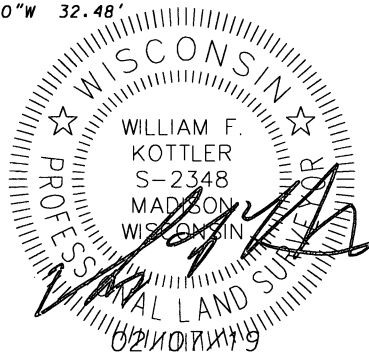
CURVE TABLE

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.43'	200.00'	7°00'00"	S59°54'30"E	24.42'
C2	32.50'	266.00'	7°00'00"	N59°54'30"W	32.48'

LEGEND

- PLACED 3/4" X 18" IRON REBAR (WT = 1.5LB/FT)
- FOUND 1-1/4" IRON REBAR
- FOUND 3/4" IRON REBAR
- + CHISELED 'X' FOUND
- △ PK NAIL FOUND

OWNER/SUBDIVIDER:
FITCHBURG COMMERCIAL PROPERTIES LLC
6515 GRAND TETON PLAZA SUITE 300
MADISON, WI 53719



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: February 07, 2019
F.N.: 18-05-128
C.S.M. NO. 15059
DOC. NO. 5472738
VOL. 106 PAGE 227

CONCEPTUAL MASTER PLAN

APPENDIX 'B' GENERAL IMPLEMENTATION PLAN



CITY PARK HUB PROJECT

APARTMENT BUILDING
4 STORIES

ROOF TOP PLAZA

ROOF TOP PUBLIC SPACE

ROOF TOP PUBLIC SPACE

CITY PARK HUB PROJECT

COMMUNITY CENTER
4,950 sq ft

CITY OPERATIONS
OR LEASABLE SPACE
1,500 sq ft

80 STALLS

12 STALLS

TRACEWAY DRIVE

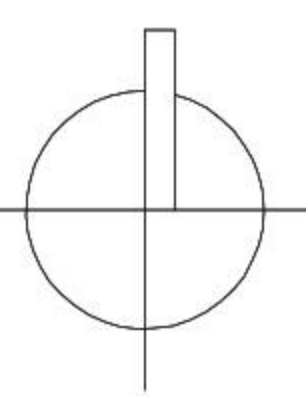
FISH HATCHERY ROAD



JLA
ARCHITECTS

FCP II - TRACEWAY NORTH APARTMENTS
CONCEPTUAL MASTERPLAN

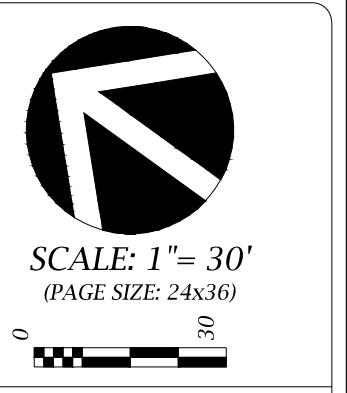
January 18, 2022
1" = 100'-0" @ 11x17



PRELIMINARY CIVIL SITE, GRADING & UTILITY PLAN

APPENDIX 'C' GENERAL IMPLEMENTATION PLAN

SITE PLAN
TRACEWAY NORTH APARTMENTS
 TRACEWAY DRIVE
 FITCHBURG, WISCONSIN



SCALE: 1" = 30'
 (PAGE SIZE: 24x36)

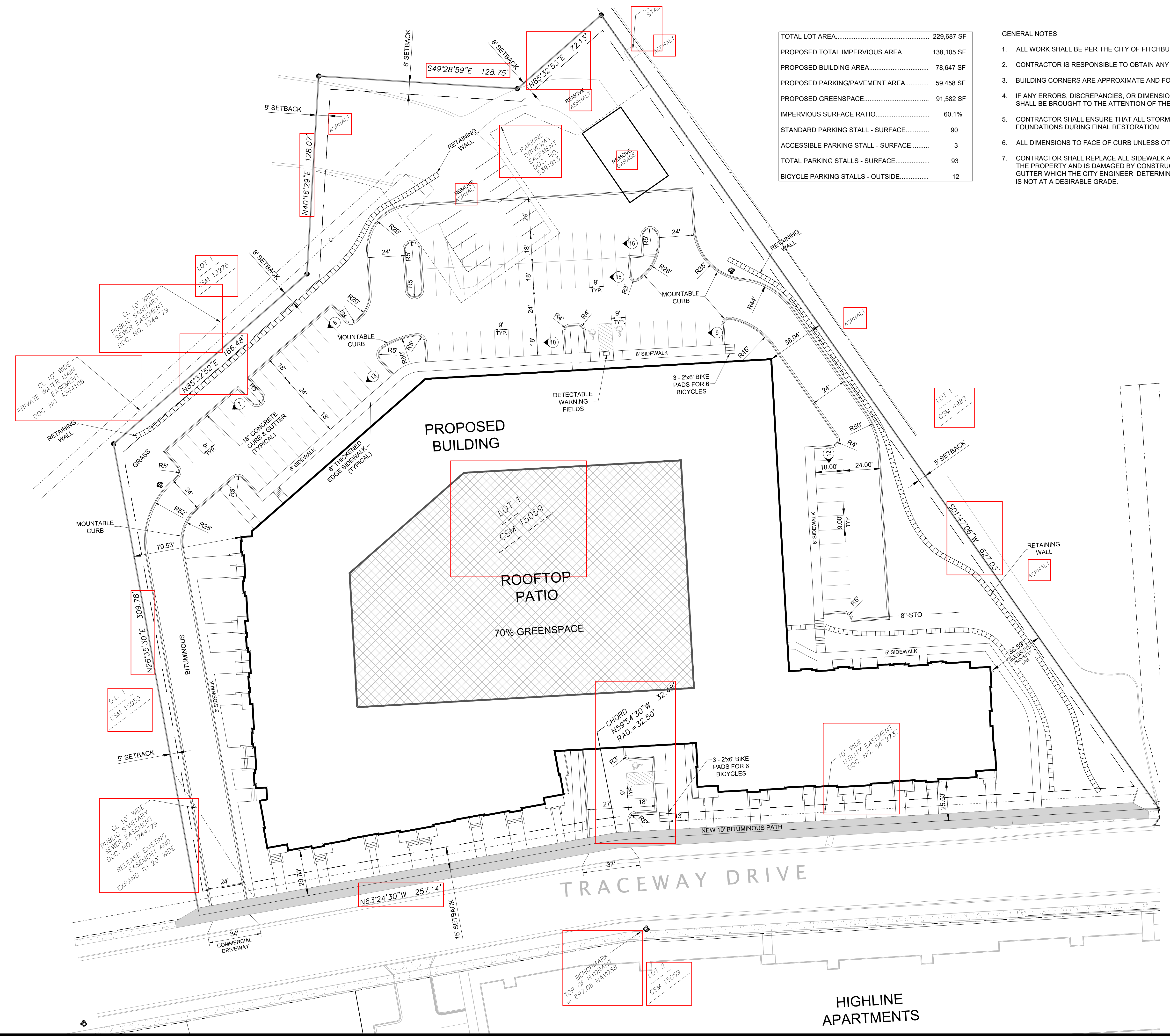
DATE: 01-17-2022

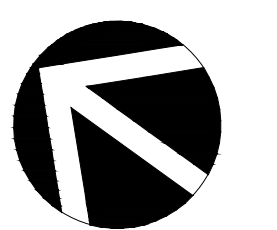
DRAWN BY: DWS
 FN: 21-05-156
 Sheet Number:
C100

TOTAL LOT AREA.....	229,687 SF
PROPOSED TOTAL IMPERVIOUS AREA.....	138,105 SF
PROPOSED BUILDING AREA.....	78,647 SF
PROPOSED PARKING/PAVEMENT AREA.....	59,458 SF
PROPOSED GREENSPACE.....	91,582 SF
IMPERVIOUS SURFACE RATIO.....	60.1%
STANDARD PARKING STALL - SURFACE.....	90
ACCESSIBLE PARKING STALL - SURFACE.....	3
TOTAL PARKING STALLS - SURFACE.....	93
BICYCLE PARKING STALLS - OUTSIDE.....	12

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.





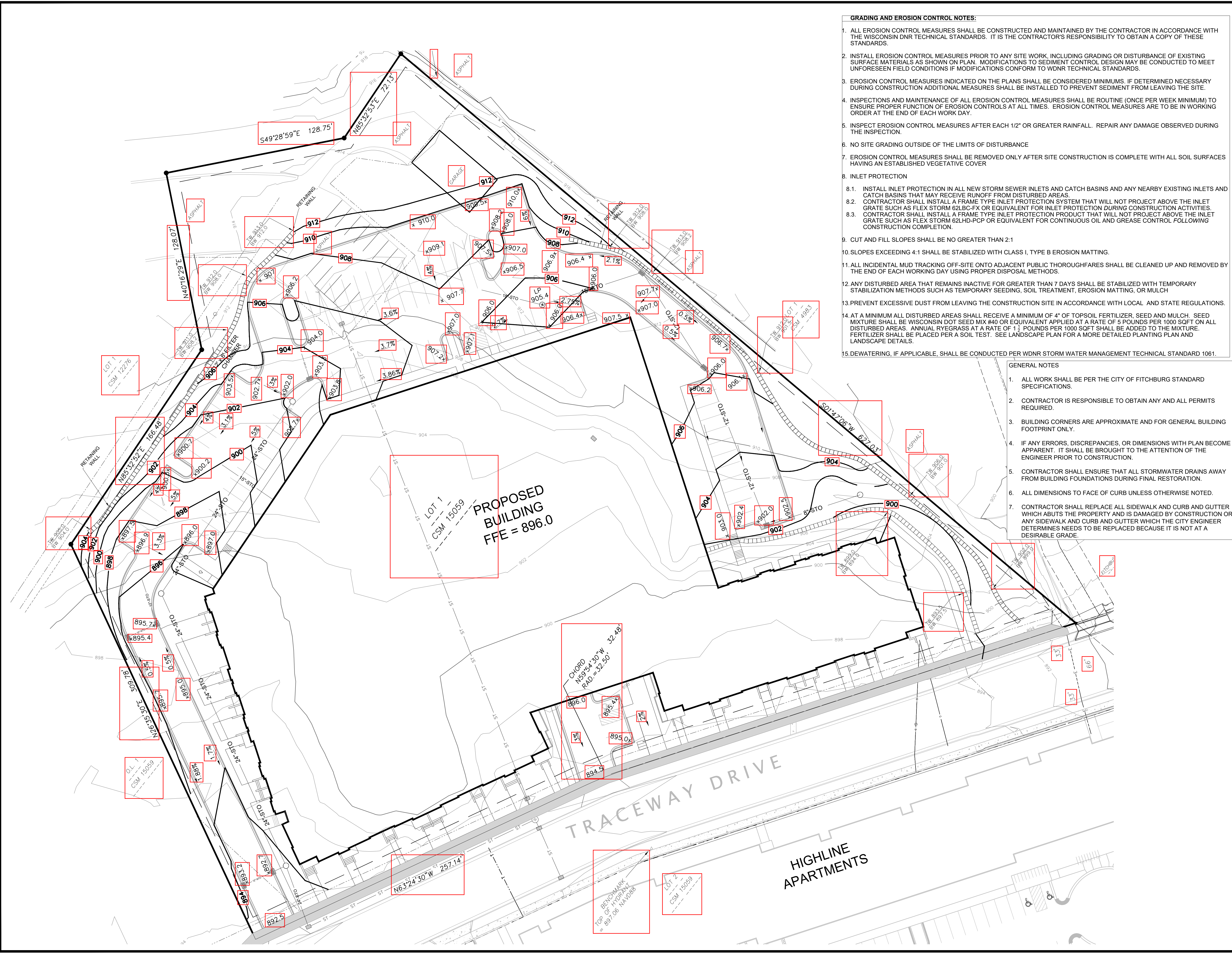
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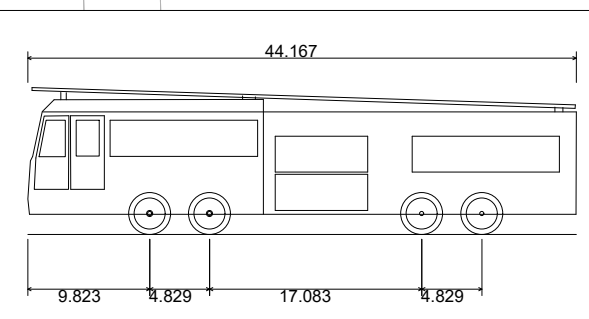
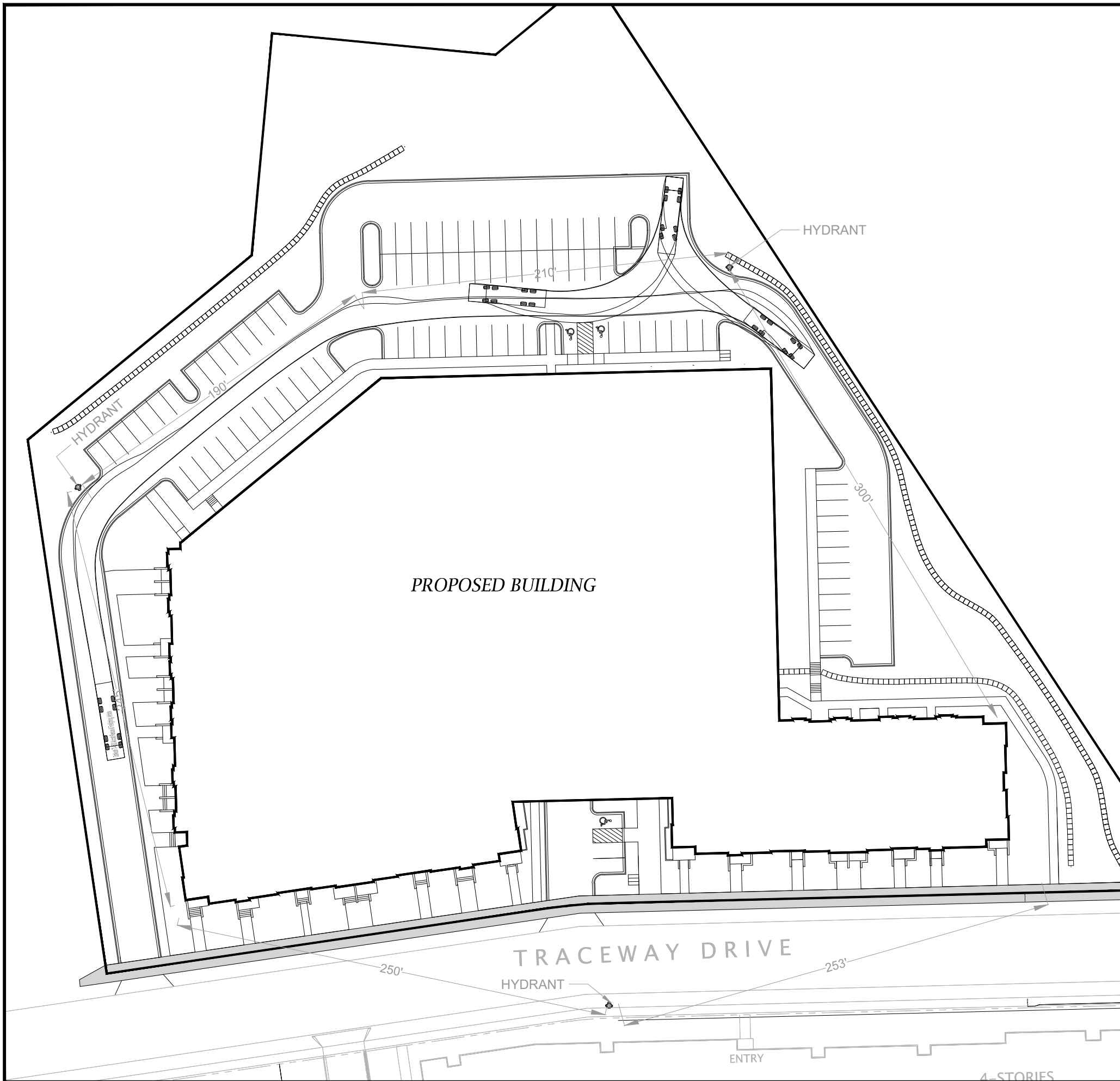
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 FN: 21-05-156
 Sheet Number:
 L100

- GRADING AND EROSION CONTROL NOTES:**
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
 - INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
 - EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 - INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
 - INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
 - NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
 - INLET PROTECTION
 - INSTALL INLET PROTECTION IN ALL NEW STORM SEWER INLETS AND CATCH BASINS AND ANY NEARBY EXISTING INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS.
 - CONTRACTOR SHALL INSTALL A FRAME TYPE INLET PROTECTION SYSTEM THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM 62LBC-FX OR EQUIVALENT FOR INLET PROTECTION DURING CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL INSTALL A FRAME TYPE INLET PROTECTION PRODUCT THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM 62LHD-PCP OR EQUIVALENT FOR CONTINUOUS OIL AND GREASE CONTROL FOLLOWING CONSTRUCTION COMPLETION.
 - CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1
 - SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING.
 - ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
 - ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
 - PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
 - AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
 - DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

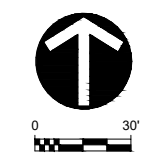
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FIRE ACCESS AUTOTURN
TRACEWAY NORTH APARTMENTS
 TRACEWAY DRIVE
 CITY OF FITCHBURG, WISCONSIN

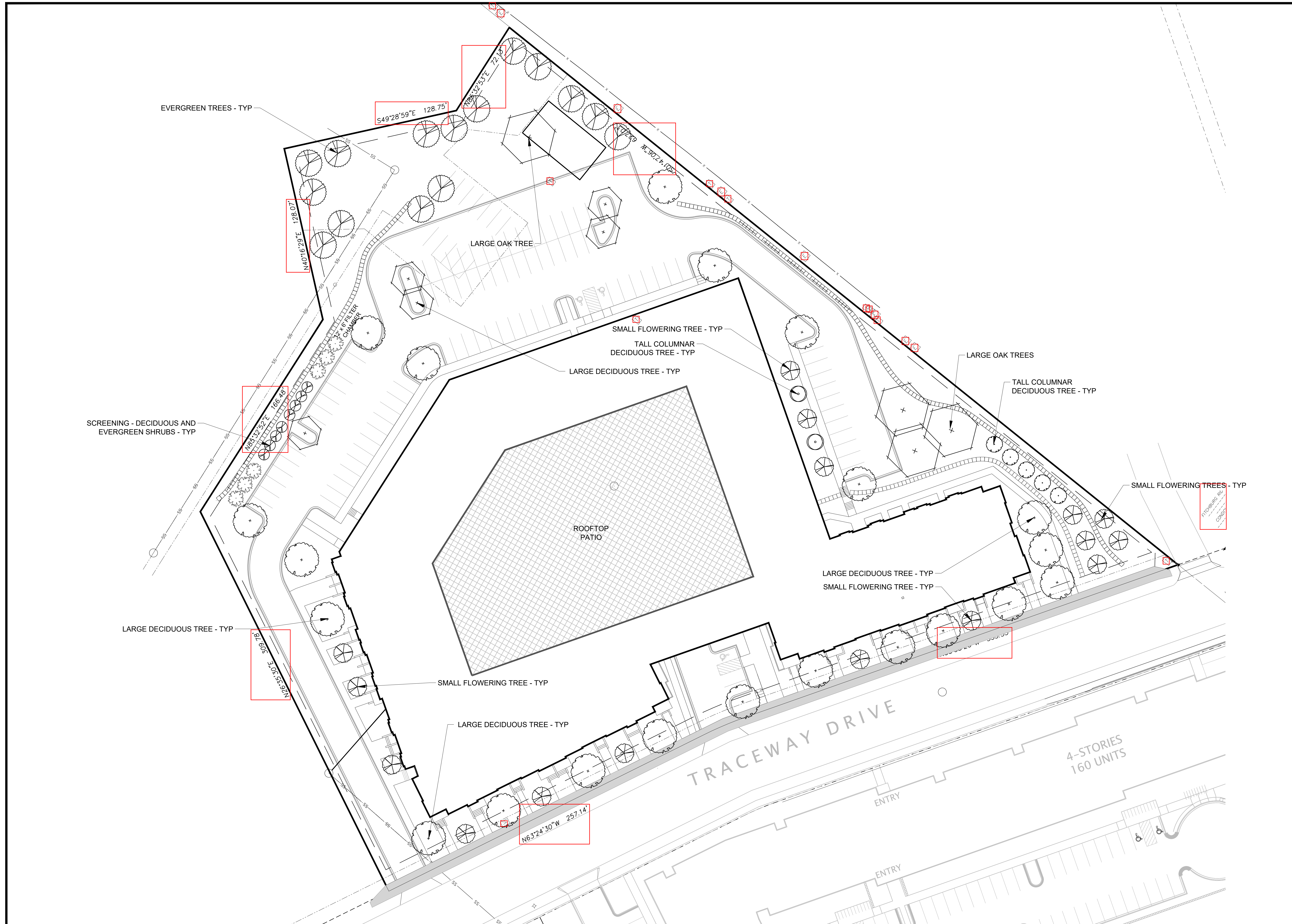


Oshkosh TI-4500 Aircraft Rescue & Firefighting Vehicle	
Overall Length	44.167ft
Overall Width	10.000ft
Overall Body Height	11.831ft
Min Body Ground Clearance	1.612ft
Track Width	9.583ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	67.323ft



DATE: 1/18/2022
 REVISED:

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 Sheet Number:
 C400



PRELIMINARY FLOOR PLAN

APPENDIX 'D' GENERAL IMPLEMENTATION PLAN



AREA:
69,300 SF

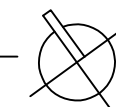


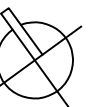
JLA
ARCHITECTS

FCP II – RESIDENTIAL DEVELOPMENT

CONCEPTUAL SECOND FLOOR PLAN

JANUARY 18, 2022
1"=40' @ 11x17





PRELIMINARY EXTERIOR PERSPECTIVES

APPENDIX 'E' GENERAL IMPLEMENTATION PLAN



JLA
ARCHITECTS

FCP II - TRACEWAY NORTH APARTMENTS
3D PERSPECTIVE - corner of Traceway Dr & Fish Hatchery Rd

January 18, 2022



JLA
ARCHITECTS

FCP II - TRACEWAY NORTH APARTMENTS
3D PERSPECTIVE - corner of Traceway Dr & Post Rd

January 18, 2022