

R18.000648



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 PD-GIP district to the PD-GIP district the following described property:

1. **Location of Property/Street Address:** 2991 County Highway MM

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

See Attached

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

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

Amend existing PD-GIP for a mixed residential and commercial neighborhood, per attached documents

3. **Proposed Development Schedule:** 2023-2028

***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): Owner_occupied,rental,and_senior_housing

Total Dwelling Units Proposed: 280-300 **No. Of Parking Stalls:** TBD

Type of Non-residential Development (If Applicable): Neighborhood retail, community services

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

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

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

Current Owner of Property: Nine Springs Hill, inc.

Address: 2721 Stevens Street, Madison, WI 53704 **Phone No:** _____

Contact Person: Terrell Walter

Email: T.Walter@RoyalCapital.net

Address: 710 North Plankington Avenue, Milwaukee, WI 53203 **Phone No:** 414.847.6275

Respectfully Submitted By: **Terrell Walter**
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:** 12-14-2022 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** 900⁰⁰

Permit Request No. PZ-22/91-23

Receipt No: 18.000648

Dec 15, 2022

WALTER, TERELL

LICENSES & PERMITS

RZ-2491-23 900.00

Total: 900.00

=====

CHECK

Check No: 2384 900.00

Payor:

TOYAL CAPITAL GROUP LLC

Total Applied: 900.00

Change Tendered: .00

=====

12/15/2022 09:40AM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200

ROYAL CAPITAL
Venture & Holdings Ltd

ROYAL CAPITAL GROUP LLC
710 N PLANKINTON AVE., SUITE 300
MILWAUKEE, WI 53203

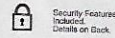
79-1784/759

2384



12/13/2022
Date

Pay to the order of City of Fitchburg \$ 900.00
Nine Hundred _____ *dollars*



TOWN BANK

A WINTRUST COMMUNITY BANK

for PB-GIP Amendment

Trent

MP

⑆075917843⑆ ⑆430633⑆

2384

PROJECT INFORMATION

PROJECT NAME

Nine Springs Development

PROJECT OWNER

Nine Springs Hill, Inc.
2721 Stevens Street
Madison, WI 53704

CONTACTS

Applicant

Royal Capital Group LLC
710 North Plankinton Avenue
Milwaukee, WI 53203

Terrell Walter T.Walter@RoyalCapital.Net
414.847.6275

Design Team

Architecture/Master Plan

Engberg Anderson Architects
611 North Broadway
Milwaukee, WI 53202

Mark Ernst marke@engberganderson.com
Eric Huberty ehuberty@engberganderson.com

Engineering

JSD Professional Services, Inc.
161 Horizon Drive
Verona, WI 53593

Kevin Yeska Kevin.Yeska@jsdinc.com

Entitlement

Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Brian Munson bmunson@vandewalle.com

EXISTING CONDITIONS

Project Location: The Nine Spring Property is located between Highway MM and Highway 14 southwest of the Highway MM/Clayton Road intersection.

Existing Conditions

Topography The site topography has been significantly modified and filled, resulting in more than 100' of grade change across the property.

Fill The site has undergone significant fill with clean construction debris. Significant soils investigations have been undertaken to verify this condition and are part of a separate submittal.

Existing Trees The trees located on site are soft wood invasive species (box elder, cottonwood) and are not of sufficient value to protect due to the existing conditions and complications of grading the site. New tree plantings will be focused on species diversity and habitat enhancement.



View along MM to north



View along MM to south



View along MM



Interior View



Interior Photo



Interior Photo



Interior Photo



Interior Photo

Existing Zoning: PD-GIP

Existing Parcels: 0609-013-9540-4 2991 County Highway MM
0609-013-9940-0
0609-013-8170-4

Legal Description: See Legal Description

Adopted Plans: Comprehensive Plan:
G2 Controlled Growth Sector
Mixed Use

Northeast Neighborhood Plan (amended 8.22.17):
Mixed Use

Lot Area: 32.789 acres

ZONING REQUEST

Amended General Implementation Plan (PD-GIP)

PROJECT TIMELINE

Concept Plan: Plan Commission Presentation	October 19, 2021
General Implementation Plan: Plan Commission	April 19, 2022
General Implementation Plan: Parks Commission	May 5, 2022
General Implementation Plan: Common Council	May 10, 2022
Neighborhood Meetings:	April 6, 2022
	October 8, 2022

ZONING REQUEST JUSTIFICATION

PD Justification Requirements:

A statement of rationale as to why the planned development district zoning is proposed. The proposal shall detail in text, graphic, and statistical forms the lack of other available chapter 22 zoning districts to provide the development intended. The statement shall identify barriers that the developer perceives in other chapter 22 zoning districts and opportunities for community betterment the developer suggests are available through the proposed planned development district zoning.

The PD district zoning is proposed to allow for coordination of building design, placement, and infrastructure due to the challenges present in the existing site conditions and grade. The resulting urban design pattern benefits from the reduced setbacks and overall building placements allowed under the PD district. The PD also allows for the close integration of residential and commercial uses within the neighborhood, offering neighborhood serving retail, office, and community services in close proximity to residents.

An analysis of social and economic impacts on the community of the project.

The project is consistent with the Comprehensive Plan & the Northeast Neighborhood Plan for the City of Fitchburg and will implement the City's growth strategy in support of housing needs. The full buildout of the project will create approximately \$68 million dollars of valuation.

In addition to the redevelopment and activation of an underutilized site, this project will include the following:

- Introduce additional housing opportunities within the City of Fitchburg.
- Developer evaluating this as a mixed-income campus.
- As a best practice, Royal Capital applies self-imposed workforce and participation goals centered around hiring unemployed and underemployed persons, and contracting with subcontractors that hold the following certifications:
 - Minority Owned Business
 - Emerging Business
 - Women Owned Business
 - Small Business Enterprise
 - Disadvantaged Business

An analysis of how the proposal is consistent with, and will advance the goals, policies and objectives of the comprehensive plan.

The project is consistent with the Comprehensive Plan & the Northeast Neighborhood Plan for the City of Fitchburg and will further the City's stated goals of facilitating mixed residential neighborhoods featuring a variety of housing options including a range of market rate, senior, and affordable housing in both for sale and rental formats

A detailed analysis discussing the intended specific environmental design, the amenities to be gained by the planned development district zoning proposal, and, specifically, a statement as to why such benefits and amenities would not be realized under any other chapter 22 zoning district.

The existing site is currently vacant with heavily manipulated topography. The existing site conditions require careful planning and implementation present in the Planned Development district to incorporate the grade change and existing fill conditions.

General outline of the intended organizational structure for a property owners association, if any; proposed condominium documents, if any; deed restrictions and all agreements necessary to accommodate private provision of common services, if any.

The project will be governed by a Homeowners Association and detailed Codes Covenants and Restrictions which will be recorded against each property.

For any project plan proposed, a schedule for completion of the public & private improvements proposed within the project plan.

This project is anticipated for initial construction in Fall 2022 with an anticipated build out over the course of 3-5 years, depending on market conditions.

Phase 1: Years 1-3

- All commercial buildings
- All Active & Mature (Independent Senior Living) buildings
- All Rental Units (includes live-work units)
- All roads, stormwater management, and site amenities
- Phase 1 presold townhomes

Phase 2: Years 3-5 (if applicable)

- For sale townhomes.

Neighborhood input:

The development team hosted neighborhood discussions for the project on April 6, 2022 and October 8, 2022 in the Fitchburg Community Center. These meetings, attended by 10-12 residents of the neighborhood received positive feedback on the configuration and overall program, with concerns raised about traffic distribution and access to the site.

CRITERIA FOR APPROVAL

(1) *Character and intensity of land use. The uses proposed and their intensity and arrangement on the site shall:*

- Respect the physical attributes of the site with particular concern for preservation of natural features, tree growth and open space. The project shall be accomplished in such a manner as to minimize grading of the existing terrain, by working with topographic conditions. Grading and improvements on slopes of 12 percent or greater shall be limited.*

This site is currently vacant and has been heavily manipulated and filled. The resulting project balances grading and development to create a walkable mixed-use project that utilizes the change in grade to create a unique aesthetic environment.

- b. *Produce an attractive environment of sustained aesthetic and ecological desirability, economic stability and functional practicality compatible with the development prospects for the area.*

The Nine Springs plan has been designed to comply with the Fitchburg Comprehensive Plan & the Northeast Neighborhood Plan while delivering a mixed income/mixed use neighborhood with unique open spaces on a challenging site. The resulting concept features a vibrant walkable streetscape with buildings fronting onto the sidewalks with useable entrances, articulated architectural expressions that step down the slope to create unique aesthetics. The design of the parks and open space system utilizes the slope areas to facilitate walking paths, passive and active use gathering areas and highlight the views from the site.

- c. *Not adversely affect the anticipated provision of school or municipal services.*

This property has already been planned for the proposed residential use and density within the Oregon School District. Municipal services exist adjacent to the site and will be extended to serve the neighborhood. Implementation of the project will create additional sewer and water connections which will enhance the overall municipal network.

- d. *Not create traffic or parking demand incompatible with the existing or proposed facilities to serve it.*

This plan has been designed to meet the parking demand per the residential uses identified in the adopted City Plans and will not negatively impact traffic in the area. A traffic impact analysis has been submitted outlining the traffic expectations for the site.

- e. *Produce a transportation network that emphasizes connectivity and reduction of motor vehicle trips.*

This plan has been designed to complete the network of streets in the neighborhood and will feature pedestrian-oriented streets and development patterns. Neighborhood trail connections will be extended through the site to offer both sidewalk and trail connections with the region.

- f. *Provide a block structure appropriate to pedestrian activity.*

This plan has been designed to encourage & enhance the pedestrian experience through street and building design. The plan includes street trees and terraces to buffer the sidewalk.

- g. *Ensure environmental features are protected to a greater degree than that which would otherwise be required or occur.*

This site is currently vacant without substantive environmental features.

- h. *Provide an environmental design, including amenities, of buildings and site improvements that are greater than that which would otherwise occur or be required.*

The project will feature integrated landscape treatments and enhanced architectural character.

- i. *Provide a greater level of economic, social and other benefits than would otherwise be realized.*

The proposed project will deliver diverse housing opportunities in support of the adjoining neighborhood and employment areas. This project will implement the housing goals of the Comprehensive Plan and the Fitchburg Housing Plan by creating additional housing choices, formats, and price points for residents of the City.

- (2) *Economic feasibility and impact. The proponents of a planned development district shall provide evidence satisfactory to the plan commission and the common council that the project will not adversely affect the economic prosperity of the city or the values of surrounding properties.*

This project reflects the goals of the adopted Comprehensive Plan and Northeast Neighborhood Plan. The proposed project will deliver diverse housing opportunities and

neighborhood serving retail in support of the adjoining neighborhood and employment center needs.

- (3) *Engineering design standards. Streets and other ways, outdoor lighting, provision for stormwater drainage, sanitary sewer service, water supply, or other similar environmental and municipal engineering considerations of current ordinance requirements shall, at a minimum be met, but to advance environmental design will likely need to be exceeded. The plan commission and common council may require the use of higher levels of transportation and lighting improvements, stormwater management, or water conservation techniques than is required by current ordinance or other governmental guidelines. Such standards shall be appropriate to advancing environmental design objectives and the public health, safety and welfare as determined by the city.*

Engineering standards are addressed as part of a separate Preliminary Plat submittal.

- (4) *Preservation and maintenance of open space in a planned development district. Provision shall be made for the preservation and maintenance of open spaces either by public reservation or dedication to public entities or commitment to preservation by a private entity. PD contracts shall contain specific reference to the ownership of such open space areas and to the provision for maintenance.*

The project buffers, open spaces, and alleys shall be preserved & maintained by the Homeowners Association.

VARIANCES FROM STANDARD ZONING

The Nine Springs Development proposed plan most closely aligns with R-H High Density District.

- Modifications to lot and bulk standards
 - Lot Area
 - Reduced Yard Setbacks (Front, Side, Street Side)
 - Lot Area Coverage
 - Parking Ratios
 - Surface Parking or combination parking (surface/underground) options

DEVELOPMENT CONCEPT

The Nine Springs Project concept implements a mixed residential and commercial neighborhood set within a walkable network of streets and trails with unique open space amenities in support of the community. Built from the framework of the adopted plans, this project delivers a mixture of residential and commercial uses that utilize the sites topography to create a vibrant addition to the City of Fitchburg.

Proposed Use:

Multi-Family Units:	200-220 units
	2-3 stories in height
Senior Housing:	80 units
	2 stories in height
Mixed Use/Commercial	10,000-17,500 square feet
	1 story in height

Overall Gross Density: 10.6 du/acre

Projected Timeline: 2023-2028

MULTI-FAMILY HOMES

The Nine Springs Project seeks to deliver diverse housing within stacked flat, vertical townhome units and interior hallway options with both owner occupied and rental configurations. These units are designed to step with the grade changes while reinforcing the pedestrian environment and creating a unique walkable urban neighborhood.

Units within the multi-family homes will include two and three bedroom configurations, with the final bedroom distribution determined as part of future SIP submittals. This mix of units will greatly expand the available housing options as a majority of the units in the market focus on efficiencies, one bedroom, and two bedroom units.

SENIOR HOUSING

The housing within the project is further diversified through the integration of Age Targeted/Senior Housing along Highway MM. These units will feature surface parking with valet service, resident amenities, and an adjoining plaza space.

MIXED USE/COMMERCIAL USES

Commercial uses are designed to offer residents of the neighborhood and adjoining community with a wide range of commercial or community destinations. These commercial uses may range from ~~early childhood education~~, health & wellness, and event spaces to destination retail & professional service uses (see allowed uses list for detailed use descriptions).

PARKS AND OPEN SPACE

The project design features a range of passive and active open spaces interconnected with regional and neighborhood serving paths and sidewalks. These spaces will include opportunities for active uses such as pickleball courts and playgrounds along with walking paths, gathering areas, grill stations, and passive seating areas; all of which will be available for residents of the community or neighborhood.

The design team anticipates working with City Staff and commissions on the determination of public dedication or credit for park facilities.

The site landscape plan is intentionally designed to create activated nodes throughout the campus. These areas are strategically located to provide hubs for the following:

- Sports and active play
- Social gathering
- Designated walking and biking paths
- Linear parks.

The landscape materials and design will compliment and build on visual themes and styles established by the proposed architecture within the Nine Springs development. Landscaping and diverse outdoor spaces/amenities will be provided throughout the development to create welcoming places to sit or walk between the buildings.

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

RENTAL & FOR SALE UNITS

The Nine Springs project is designed to include both rental and owner-occupied units. The final distribution of unit tenure will be determined at time of SIP; however, the design team acknowledges the City's goal for additional homeownership opportunities and will work collaboratively with the City to further expand the housing options.

CLUSTER BOX UNITS (MAILBOXES)

The project will utilize Cluster Box Units (CBUs) for mail deliver and final locations will be determined at the time of SIP based on building placement and phasing.

REFUSE AND RECYCLING

Refuse and recycling containers will be finalized as part of the SIP submittals and will include size, screening, and landscape treatments.

MULTI-MODAL TRANSPORTATION

The development team looks forward to incorporating and providing access to several modes of transportation. This includes:

1. Zip Cars
2. Bike sharing service
3. Support for expansion other modes of transportation

BUILDING DESIGN

The buildings will have a modern design, emphasizing function and streamlined form. This will include flat roofs, rectilinear footprints with projecting bays above grade and occasionally building recesses. The material palette will follow the same modern design approach with neutral base colors and strategically located areas of color pop/interest. Material selections will be selected as the design progresses, but will consist of flat panel fiber cement siding, masonry veneer, aluminum balcony assemblies and fiberglass windows.

CIRCULATION

The site features private streets with access along three locations along Highway MM to disperse traffic to the regional network, sidewalk connections along the street network and between buildings, and local/regional trail connections throughout the site.

- Northern Intersection: Full access intersection designed to function as the primary entrance point
- Central Intersection: Right in/right out access point.
- Southern Intersection: Loniello Court
Full access intersection

PD: DISTRICT DESCRIPTIONS/ ZONING TEXT

ALLOWED USES:

Mixed Use (Residential/Commercial)

Multi-Family Housing

Office Uses:

Professions including health services, office or clinic basis.

Finance, real estate, insurance.

Business offices.

Business services including convenience printing, excluding services to buildings.

Educational services

Commercial Uses:

Day care

Food stores

Apparel and accessory stores.

Beauty shops and barbershops

Furniture; home furnishings and equipment.

Drugstores.

Miscellaneous shopping goods.

Miscellaneous retail stores

Other personal services.

Business services

Social service

Dance, fitness and health centers.

Miscellaneous services

Outdoor sales/display.

Amusement and recreation services

Restaurants

Medical, dental laboratories and health care services

Grocery stores

Live/Work Residential/Office/Commercial units

Senior Housing

LOT STANDARDS

Minimum Lot Area	Per adopted SIP Plans
Minimum Lot Width at Front Yard Setback	Per adopted SIP Plans
Minimum Lot Depth	Per adopted SIP Plans
Minimum Highway MM Setback	25 feet
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	7 feet from the street side right of way
Minimum Rear Yard Setback	15 feet

Minimum Paved Surface Setback	2 feet to side yard lot lines
Maximum Building Height	45 feet or 3 stories, whichever is greater
Required Off-street Parking and Loading	Per adopted SIP Plans
Maximum Impervious Surface Ratio	Per adopted SIP Plans

Parking Standards

Multi-Family: 2 stalls/unit

Parking will be met by a combination of surface, on-street (private), and garage parking throughout the neighborhood. Tandem stalls may be used to meet the parking requirements.

Senior Housing: 1 stall/unit

Parking will be supplied by surface parking with valet service.

Commercial: 4 stalls/1,000 square feet

Parking will be supplied by surface parking, or as defined in adopted SIP submittals.

Bike Parking

The development will provide a total of 1.5 bike stalls/unit with a minimum ratio of 1-to-1 enclosed/interior. Final bike parking locations and quantities will be determined in adopted SIP submittals.

EXHIBITS

Exhibit A: Legal Description

Exhibit B: Adopted Land Use Map

Exhibit C: Existing Conditions

Exhibit D: Master Plan

Exhibit E: Conceptual Architectural Renderings

NINE SPRINGS PLAT BOUNDARY

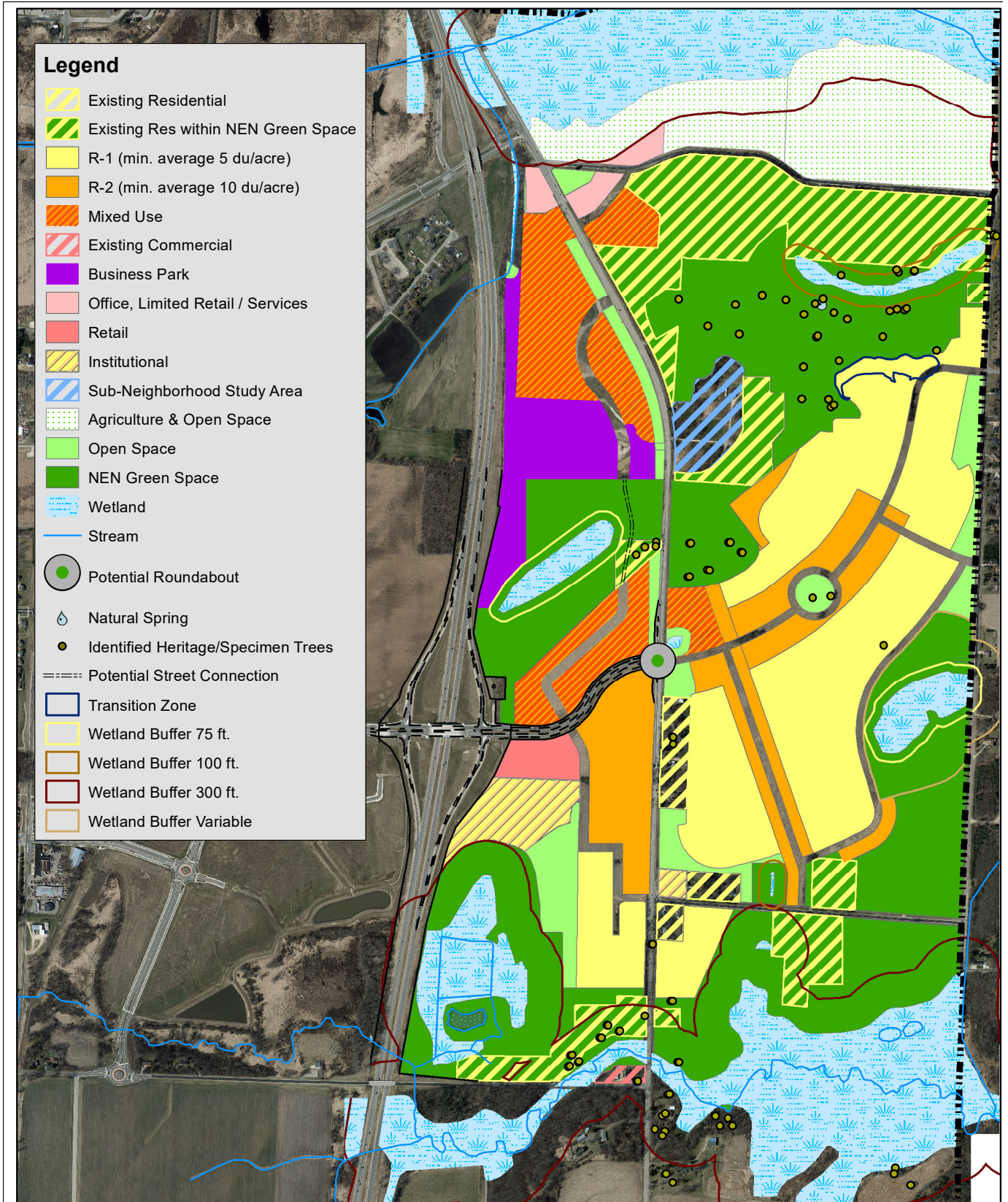
Legal Description

Lots 1 and 2, Certified Survey Map No. 3598, recorded in Volume 14, pages 234-235, as Document No. 1691387, and Lot 3, Certified Survey Map No. 3535, recorded in Volume 14, pages 124-125, as Document No. 1676937, located in the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter, Section 01, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South Quarter corner of Section 01, aforesaid; thence North 85 degrees 59 minutes 25 seconds West along the South line of the Southwest Quarter of Section 01, aforesaid, 45.66 feet to the Westerly right-of-way line of County Trunk Highway 'MM'; thence North 02 degrees 18 minutes 17 seconds East along said right-of-way line, 153.40 feet to a point of curve; thence Northwesterly 153.47 feet along an arc of a curve to the left, having a radius of 1863.34 feet, the chord bears North 00 degrees 03 minutes 21 seconds West, 153.43 feet to the Southeast corner of Lot 2, aforesaid, a point on the Northerly right-of-way line of Loniello Court, and the Point of Beginning; thence North 87 degrees 10 minutes 24 seconds West along said line, 96.55 feet to a point of curve; thence Northwesterly 136.65 feet along an arc of curve to the right, having a radius of 174.00 feet, the chord bears North 64 degrees 40 minutes 24 seconds West, 133.17 feet; thence North 42 degrees 10 minutes 24 seconds West along said line, 40.00 feet to a point of a non-tangent curve; thence Northwesterly 153.55 feet along an arc of curve to the left, having a radius of 60.00 feet, the chord bears North 58 degrees 51 minutes 24 seconds West, 114.95 feet to a point on the Southerly line of Lot 2, aforesaid; thence North 42 degrees 10 minutes 24 seconds West along said line, 279.41 feet; thence North 87 degrees 10 minutes 24 seconds West along said line, 749.81 feet to a point on the West line of the East half of the Southwest Quarter of Section 01, aforesaid; thence North 02 degrees 49 minutes 36 seconds East along said line, 1594.58 feet to the Northwest corner of Lot 3, aforesaid; thence South 87 degrees 10 minutes 24 seconds East along the Northerly line of said Lot 3, 163.00 feet; thence North 61 degrees 26 minutes 52 seconds East along said line, 155.39 feet to the Westerly right-of-way line of County Trunk Highway 'MM'; thence South 28 degrees 33 minutes 08 seconds East along said line, 1413.59 feet to a point of curve; thence Southeasterly 850.01 feet along an arc of curve to the right, having a radius of 1863.34 feet, the chord bears South 15 degrees 29 minutes 01 seconds East, 842.66 feet to the Point of Beginning.

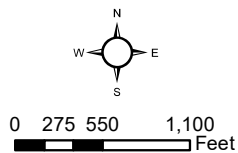
Parcel contains 1,428,270 S.F. or 32.789 acres.

Figure 5 - 1: Future Land Use Map



Northeast Neighborhood Future Land Use

November 2009
Amended August 22, 2017



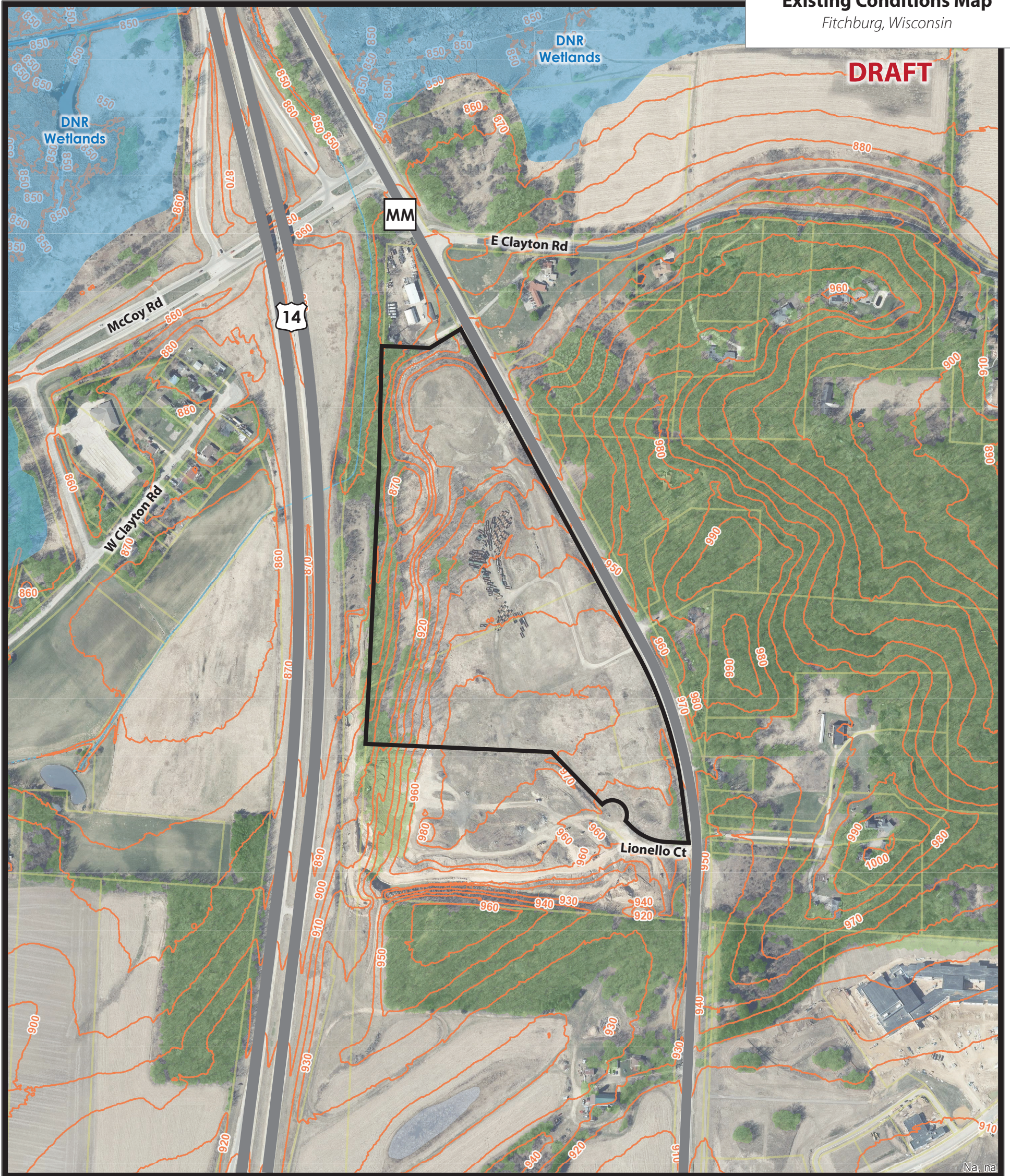
Sources:
Natural Resources Consulting, Inc.
Ruekert-Mielke
Schreiber Anderson Associates
City of Fitchburg
Dane County LIO



Nine Springs Project Existing Conditions Map

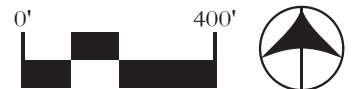
Fitchburg, Wisconsin

DRAFT



Source: DCiMaps (Dane County)

Revised: March 18, 2022
VANDEWALLE & ASSOCIATES INC.
 © 2022



Dane County Mask

□ Dane County Mask

10 foot Intervals

- Index
- Index Depression
- Parcels

Rivers and Streams

- Perennial Stream; Hidden Perennial Stream
- Intermittent Stream; Hidden Intermittent Stream
- Constructed Drainage

Lakes and Ponds

□ Lakes and Ponds

Tree Cover

□ Tree Cover



JUICE BAR - 1,200 SF
 BUSINESS CENTER - 1,800 SF
 GOLF SIMULATORS - 4,000 SF
 SENIOR ACTIVITY CENTER
 2,500 SF

COUNTY HWY MM

UTILITY EASEMENT

10' MAINTENANCE PATH TO STORMWATER PONDS

U.S. HWY 14

12/14/2022

BLDG. NAME	UNIT TYPES			TOTAL UNITS	TOTAL RETAIL GSF
	1 BR	2 BR	3 BR		
PHASE I					
B1	-	-	-	-	8,000
B2	38	-	-	38	2,500
B3	42	-	-	42	-
B4	-	9	15	24	-
B5	-	9	12	21	-
B6	-	9	12	21	-
B7	-	9	12	21	-
B8	-	3	9	12	-
B9	-	3	9	12	-
B10	3	6	9	9	-
B11	-	-	-	-	7,000
TOTAL	80	45	75	200	17,500
PHASE II (PER BLDG.)					
B12	-	6	12	18	-
B13	-	4	8	12	-
B14	-	4	8	12	-
B15	-	2	6	8	-
B16	-	2	6	8	-
B17	-	2	6	8	-
B18	-	3	9	12	-
B19	-	2	6	8	-
B20	-	4	10	14	-
TOTAL	-	29	71	100	-
				(33%)	
TOTAL	80	74	146	300	17,500

- LEGEND**
- A** STORMWATER MANAGEMENT
 - B** WALKING TRAILS
 - C** EAST/WEST AXIS PATHS
 - D** FLEXIBLE EVENT SPACE
 - E** PLAYGROUND
 - F** OBSERVATION DECK
 - G** MULTIPURPOSE PATH

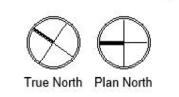
- COMMERCIAL
- SENIOR LIVING APARTMENTS
- FAMILY APARTMENTS
- FOR SALE TOWNHOUSES

NINE SPRINGS

SITE PLAN
 SCALE: 1" = 60'-0"
 12/14/2022



Engberg Anderson Project No. 213326

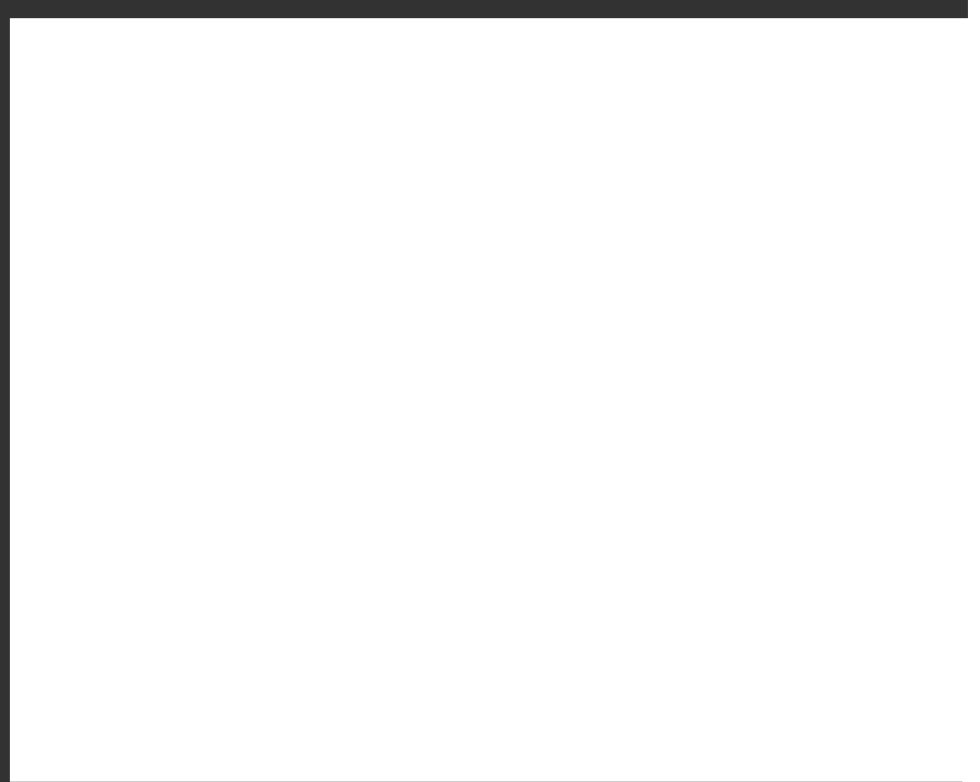
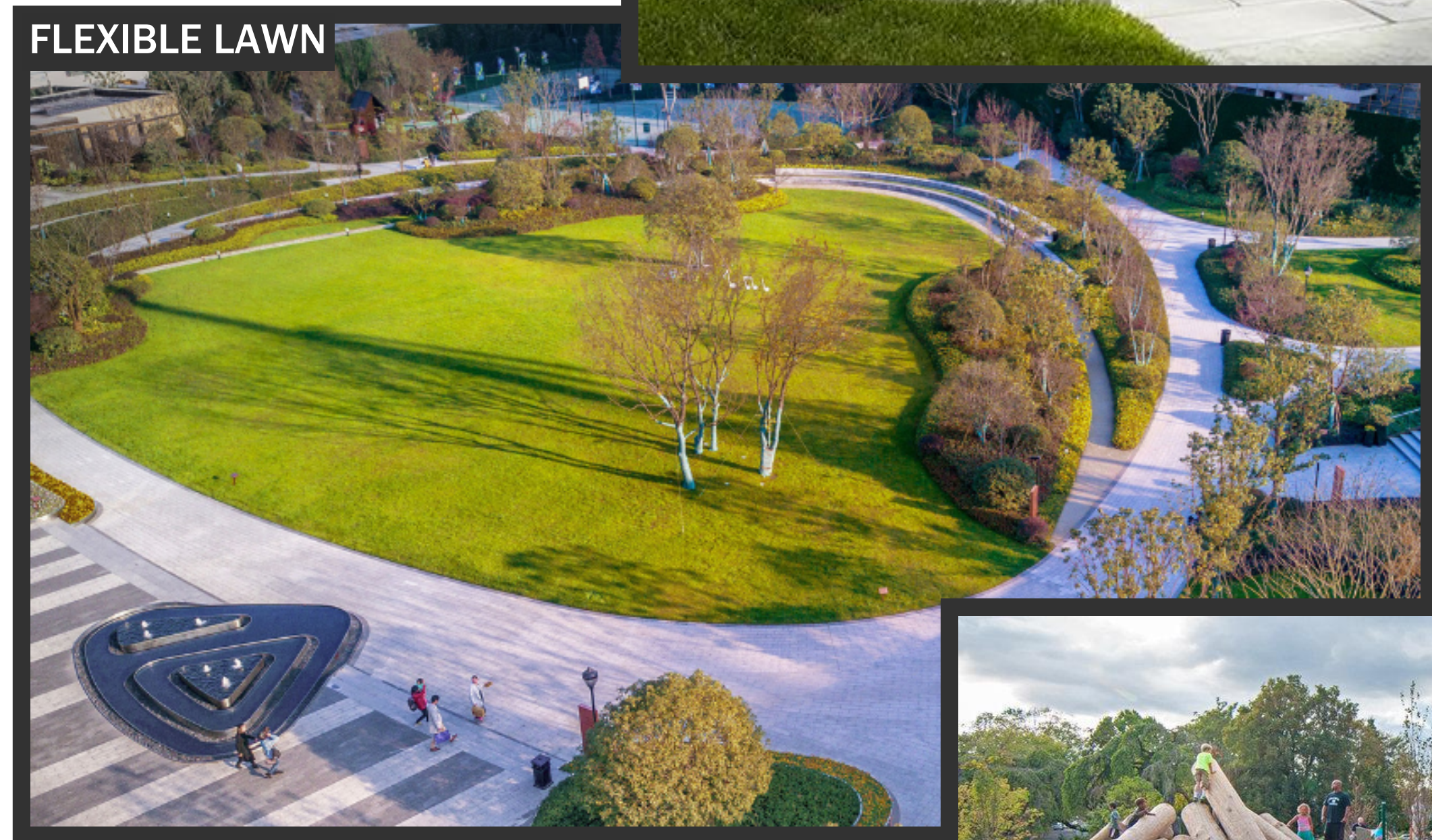
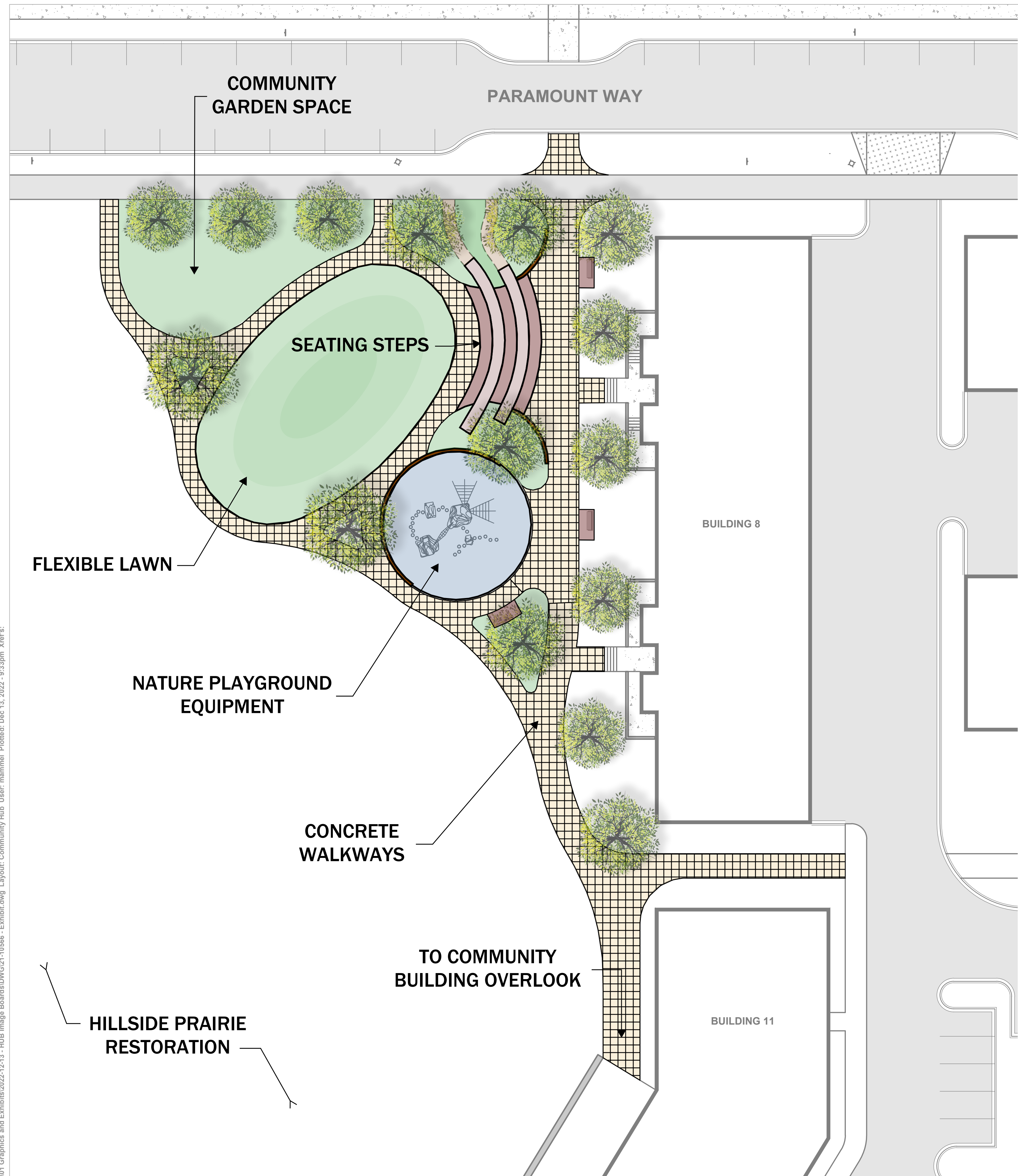


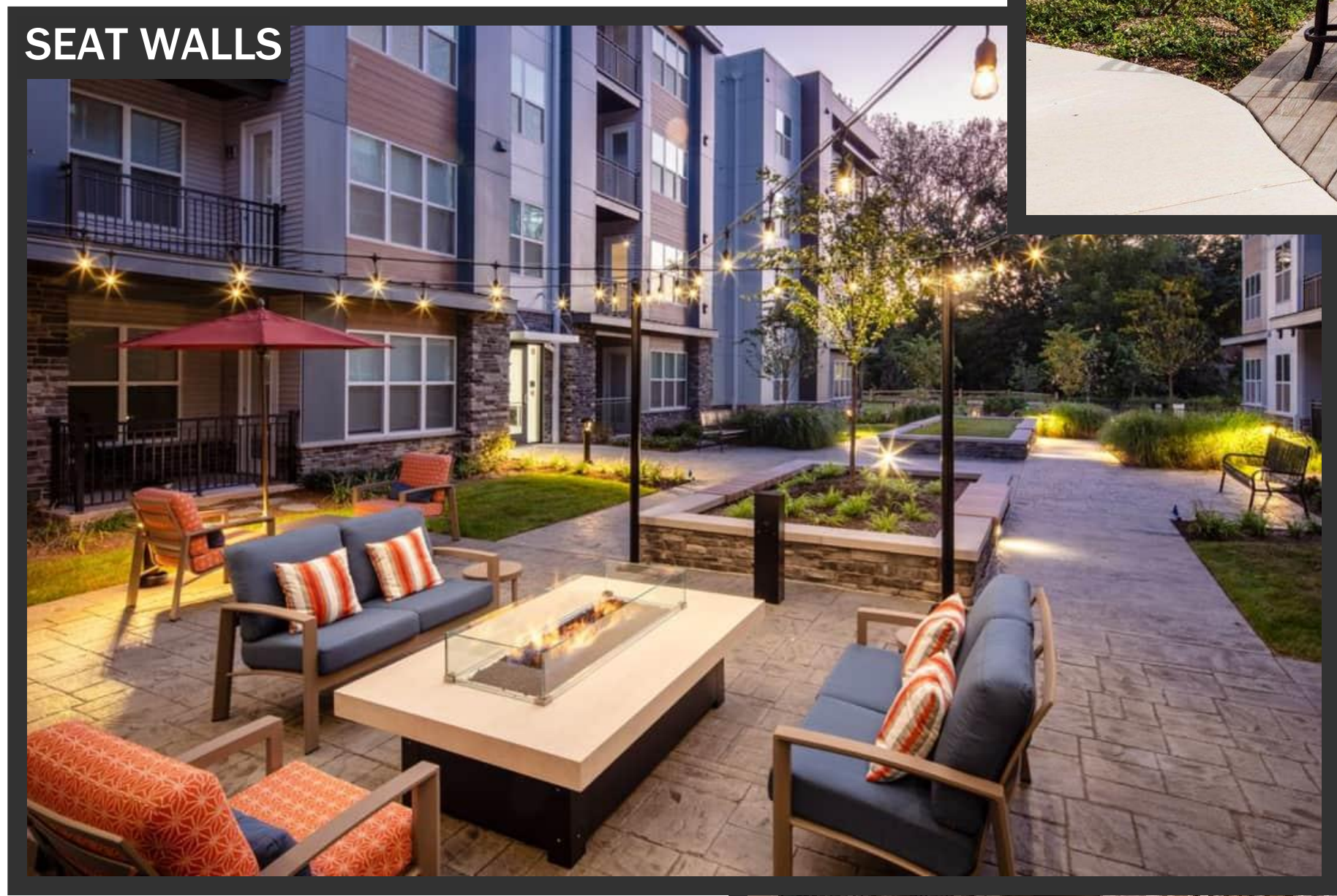
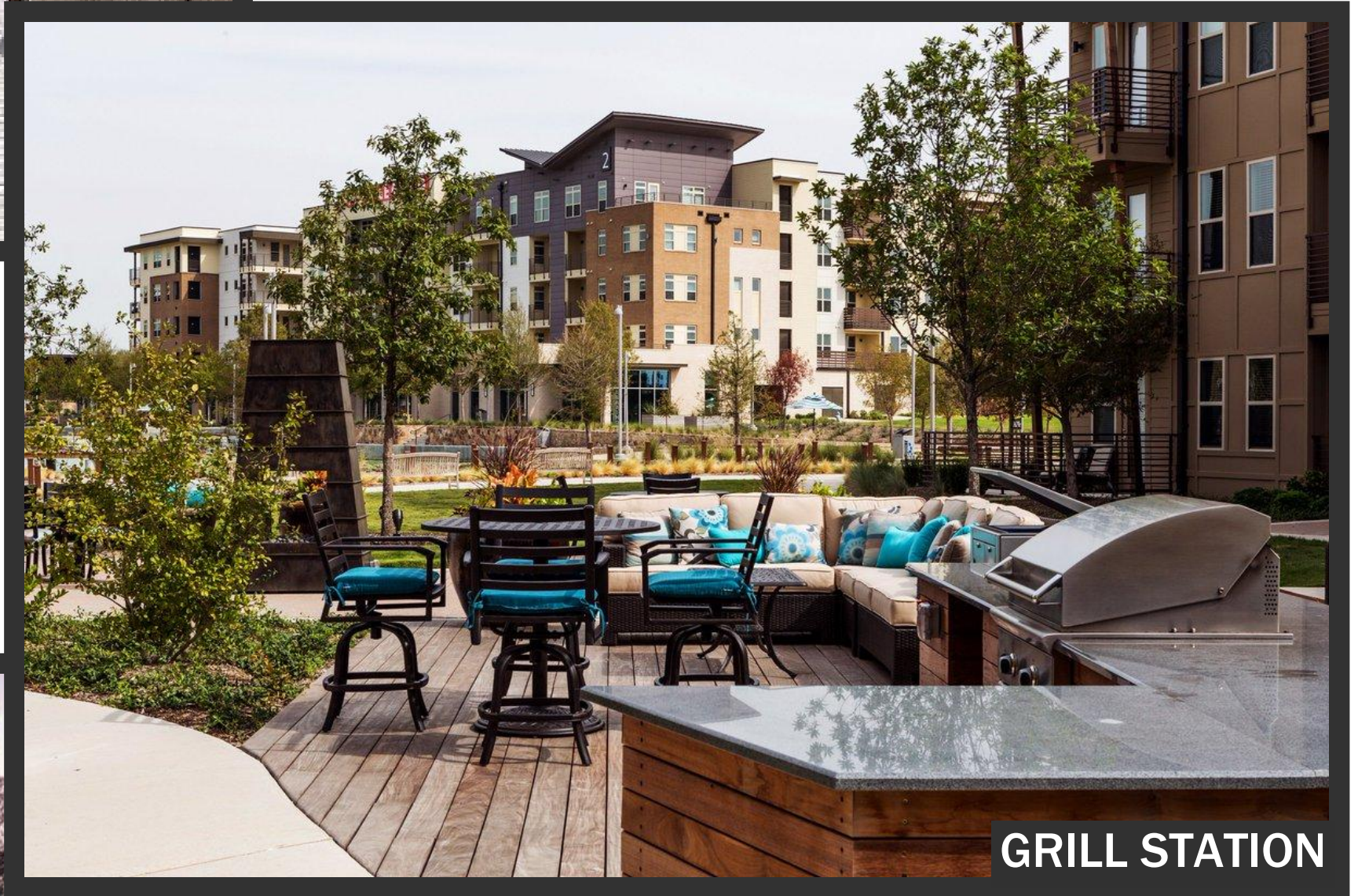




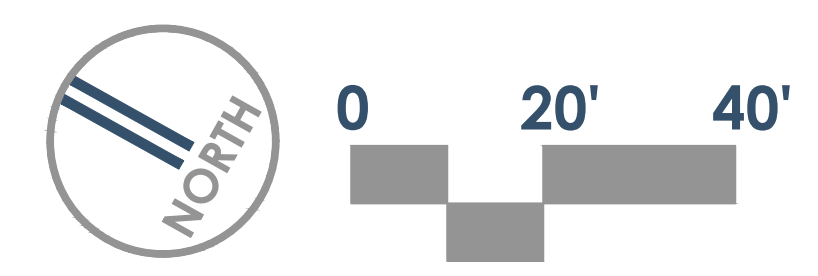


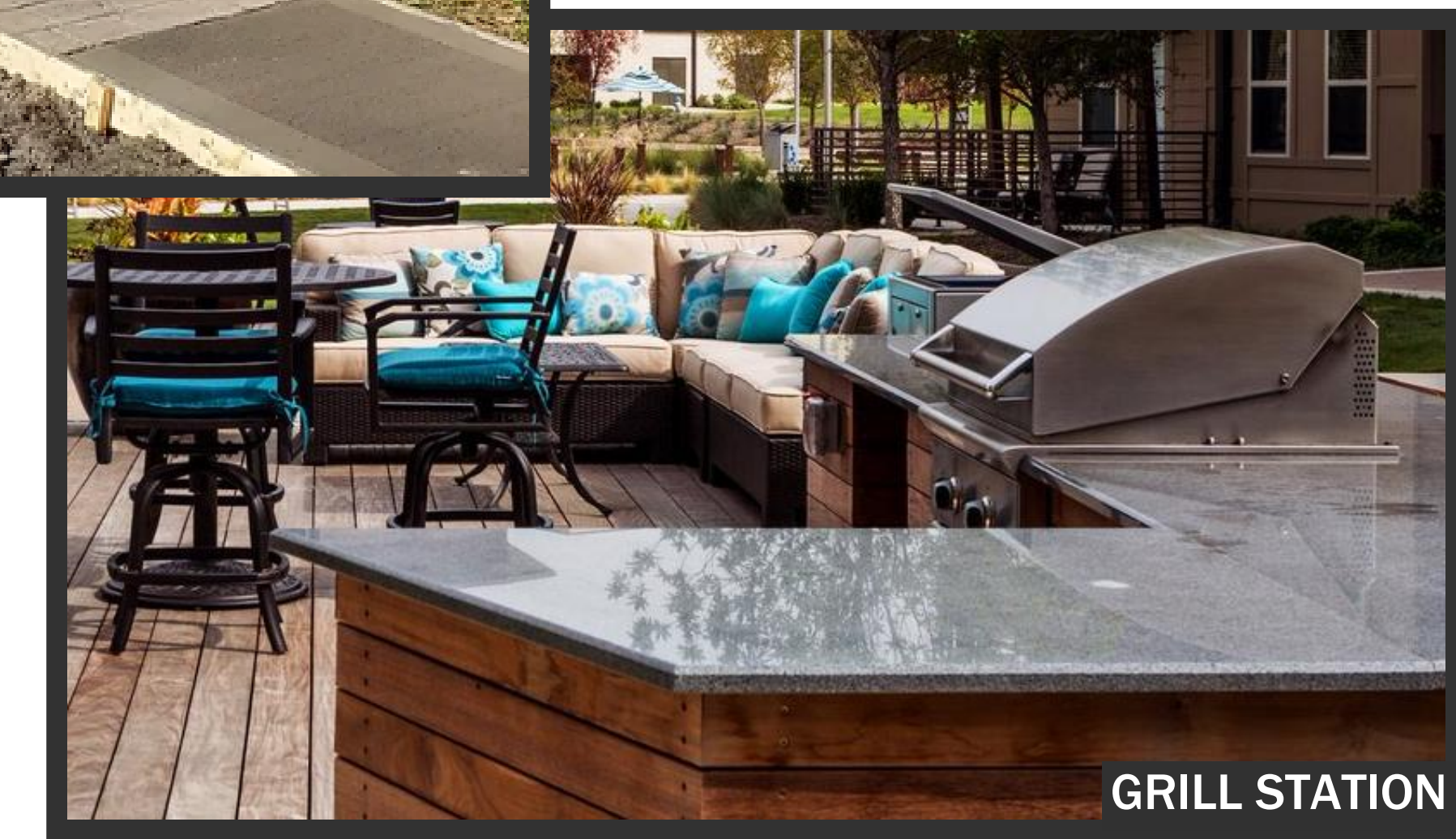
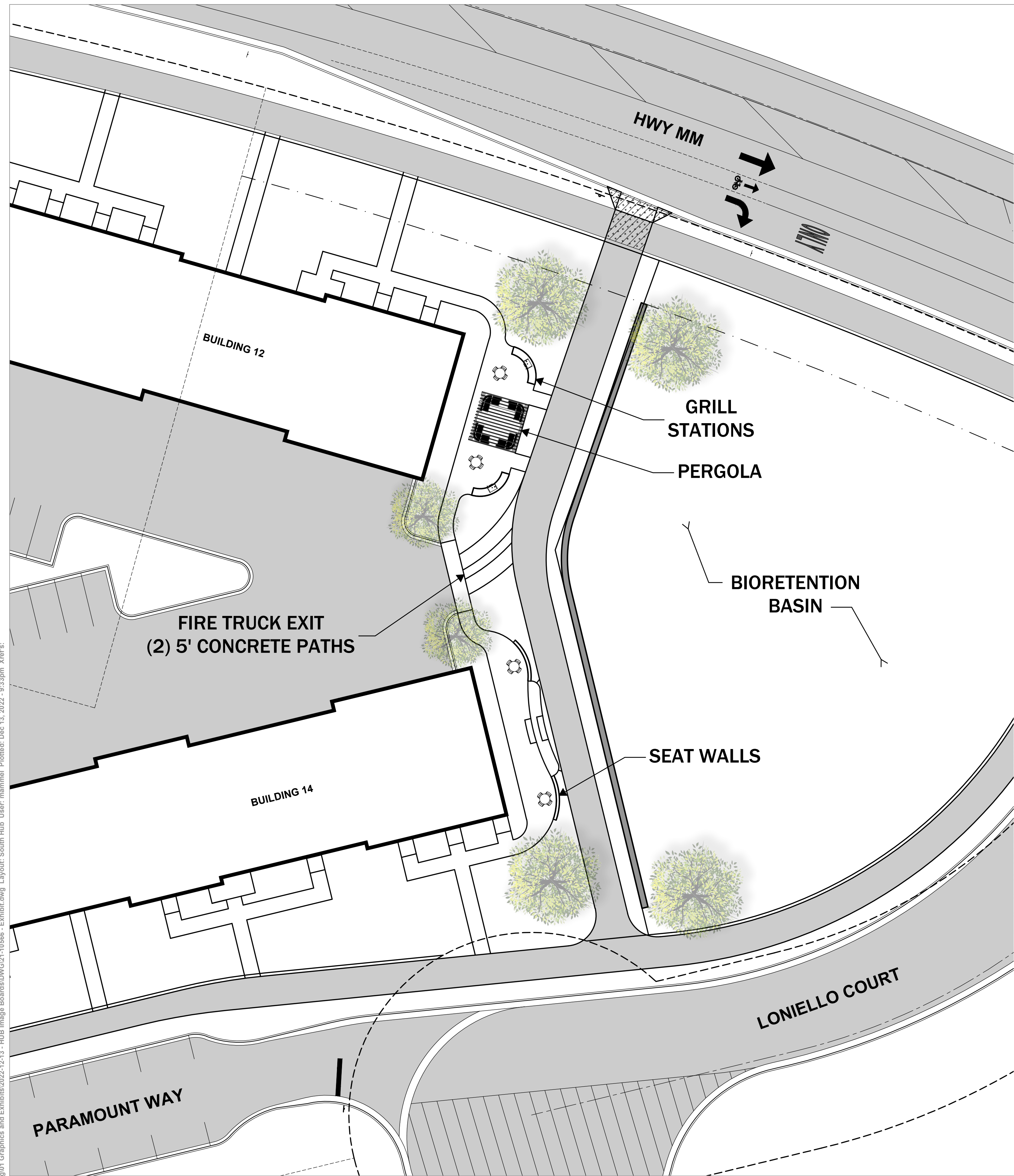
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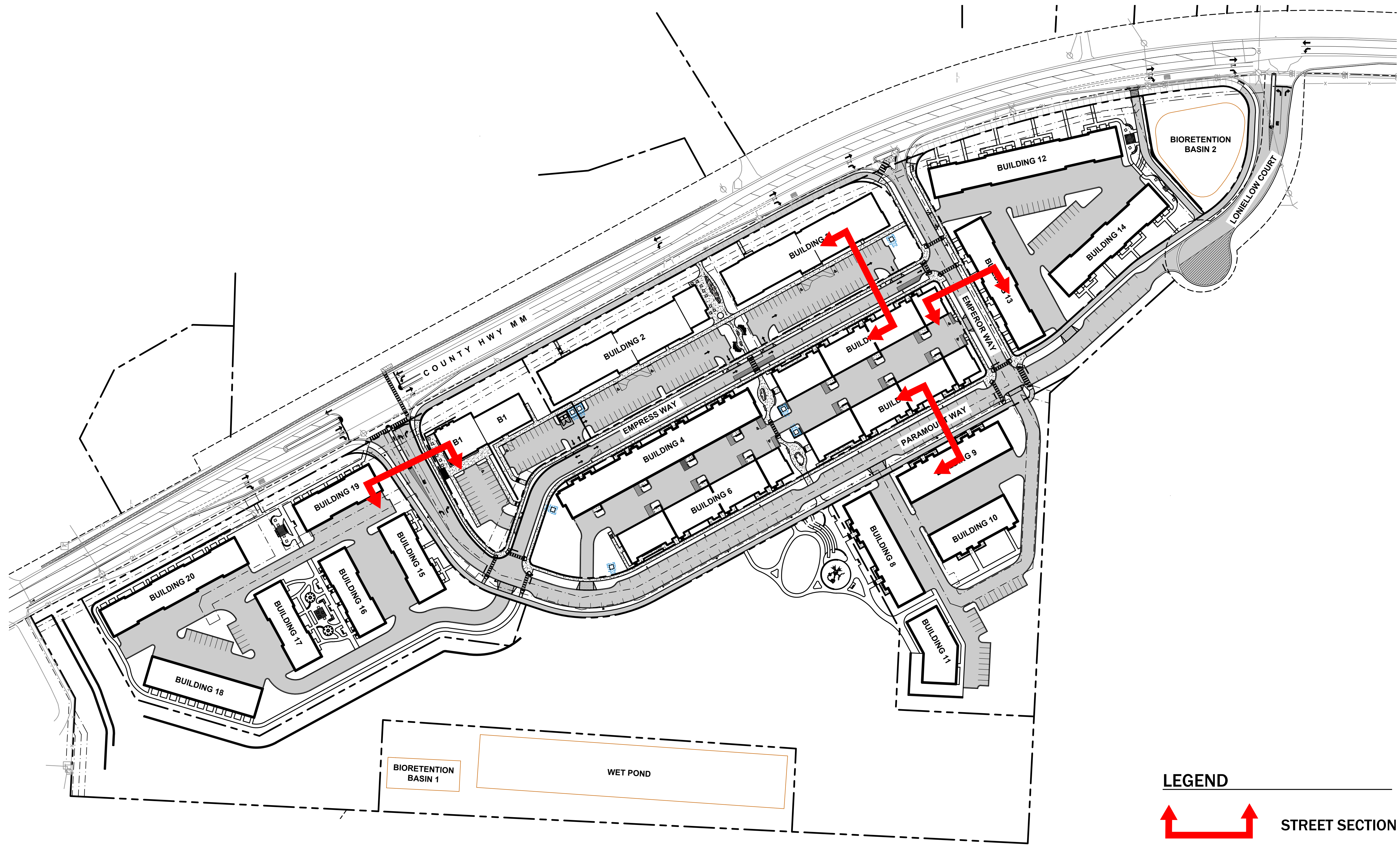


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LEGEND

 STREET SECTION

NINE SPRINGS
FITCHBURG, WI

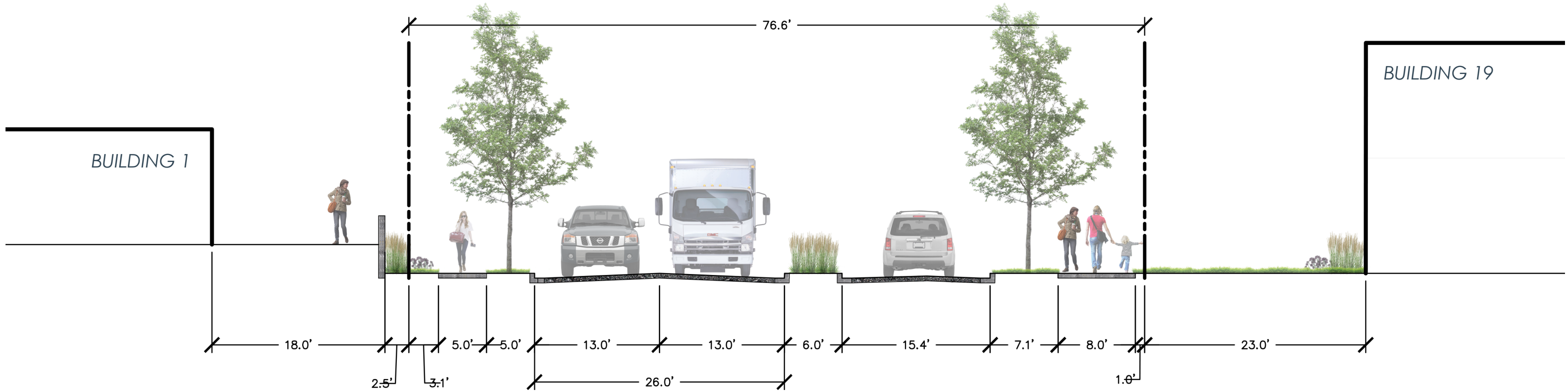
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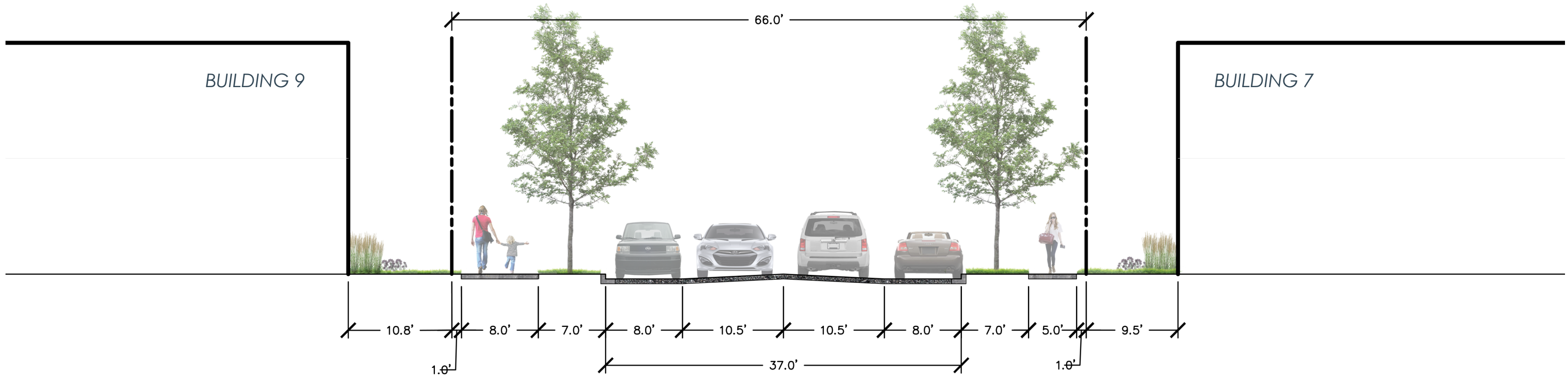


21-10566





PARAMOUNT WAY (LOOKING WEST)

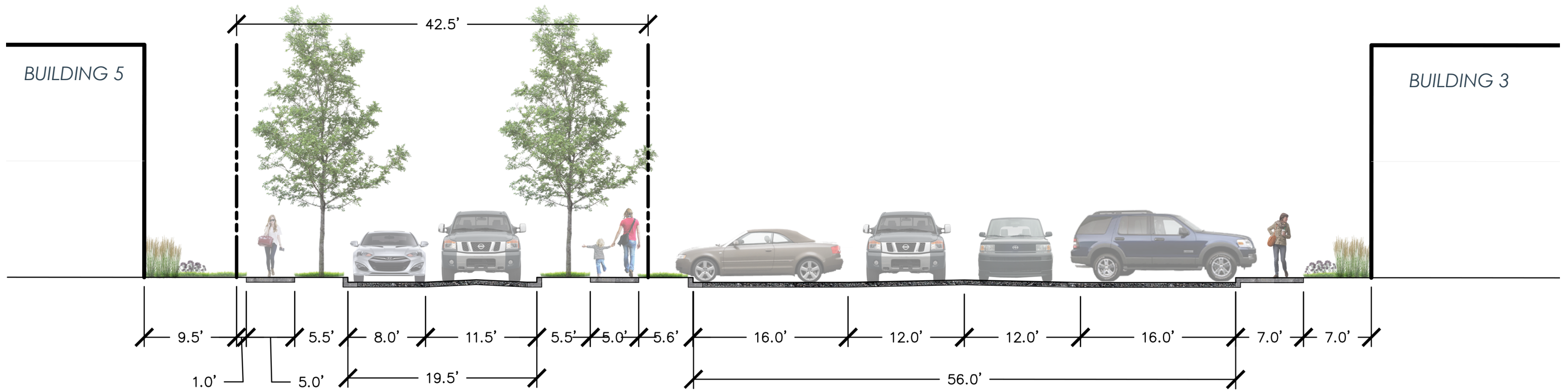


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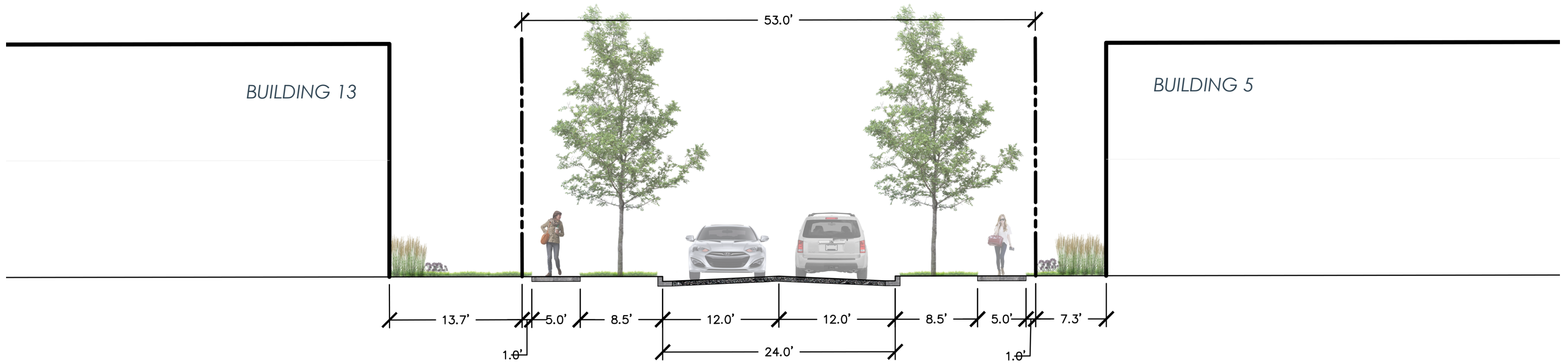
NINE SPRINGS STREET SECTIONS

FITCHBURG, WI DATE: 12.14.2022 SCALE: 1" = 10'





EMPRESS WAY (LOOKING NORTH)



EMPEROR WAY (LOOKING WEST)