



Highfield Reserve

Fitchburg, Wisconsin

Zoning Submittal:
Planned Development: Specific Implementation Plan
(Single Family & Twin Homes)

Submitted: February 15, 2022



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INTENT OF DOCUMENT

The intent of this document is to provide the City of Fitchburg with a rezoning submittal that summarizes the Single Family, Twin Home, and School components of the proposed Highfield Reserve Neighborhood.

PROJECT NAME

Highfield Reserve Neighborhood

PROJECT OWNER

Fahey Land LLC
5376 Irish Lane
Fitchburg, Wisconsin 53711

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CONTACTS

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EXISTING CONDITIONS

Existing Zoning:

Comprehensive Development Plan (Adopted 11.9.21)

Planned Development: General Implementation Plan (Adopted 1.11.22)

Existing Parcels:

5282 Irish Lane 0-609-154-9501-2

0-609-154-2050-2

Legal Description:

See Legal Description

Adopted Plans from City of Fitchburg

Comprehensive Plan (amended 6.8.21):

R1: High Density Residential (9+ du/acre)

R2: Medium Density Residential (5-9 du/acre)

McGaw Park Neighborhood Plan (amended 6.8.21):

R1: Residential (minimum average 5 du/acre)

R2: Residential (minimum average 10 du/acre)

I: Institutional

PO: Planned Open Space

Lot Area:

70.14 acres

ZONING REQUEST

Single Family & Twin Homes: Specific Implementation Plan (PD-SIP)

ZONING REQUEST JUSTIFICATION

The PD Planned Development District for the single family and twin home units is established to encourage and promote diversification and variation through the implementation of comprehensive, and to facilitate cohesive unified projects. The design of the Highfield Reserve Neighborhood, facilitated by the PD zoning, seeks to create housing variety within the framework a master planned community. This variety allows the project to create a wide spectrum of housing types and price points including first time homebuyer to move up/luxury options. This variety of housing will be enhanced through the creation of detailed zoning standards, available through the application of the PD zoning district.

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.

Using sound planning and design principles, the Highfield Reserve neighborhood will expand the range of housing options in Fitchburg by creating the full spectrum of housing set within a cohesive and vibrant new neighborhood. This unique housing mix is further accented through the integration of a parks & open space system that brings unique parks, open spaces, trails, integrated stormwater management, and neighborhood amenities into close proximity to the residents of the neighborhood.

The Planned Development District (PD) zoning district is the most appropriate zoning approach for the Highfield Reserve site, as it allows for the comprehensive planning and design of the multifaceted project. The PD process will also benefit the City of Fitchburg in that it will maximize the opportunities for review and input into the planning process, implement community goals, offer housing diversity in price and format, and facilitate the creation of a vibrant walkable mixed residential neighborhood.

The PD district zoning is proposed because the nearest applicable residential districts do not accommodate alley format housing. Utilizing PD zoning for this property will create opportunities to implement a common framework of housing setbacks and diverse lot sizes and configurations; furthering the adopted Comprehensive Plan while maintaining a focus on home ownership, diversifying the housing price points and configurations available in the neighborhood, and implementing the goals of the Fitchburg housing plan.

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

The project is consistent with the Comprehensive Plan & the McGaw Park Neighborhood Plan for the City of Fitchburg and will implement the City's growth strategy in support of housing needs.

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 McGaw Park 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.

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 in agricultural use with rolling topography. The project utilizes this rolling nature to create a modified street grid that works with the topography to create view lines and places stormwater management & open space amenities throughout the site. The street network forms the framework for housing that spans entry level to move up options with carriage and street accessed formats that benefit from the uniform setback requirements & building guidelines possible with the PD zoning.

The development of this site will create additional housing diversity and will significantly improve the stormwater runoff generated on the property by creating integrated infiltration and sediment treatment prior to release, versus the current un-treated runoff. This stormwater treatment system is further integrated into a network of walking paths and a variety of open space elements that expand the passive and active recreation opportunities for the neighborhood.

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, as detailed in this document.

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 Spring 2022 with an anticipated build out over the course of 5-10 years, depending on market conditions.

Neighborhood input:

The design team presented the conceptual project plan at a meeting with the adjoining neighborhood association and abutting property owners. Discussion at the meeting, held on September 16, 2021 at the Swan Creek Park Shelter, included questions in regards to the overall housing mix, price point, and character along with questions regarding off-site stormwater management and construction phasing. The Comprehensive Development Plan for the project was reviewed and approved by the Parks Commission, Plan Commission, and Common Council.

CRITERIA FOR APPROVAL

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

- a. *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 being farmed with no substantive existing landscaping. The design of the neighborhood works with the existing grade to create a modified street grid that responds to the adjoining development while working with the rolling topography of the site.

The site does not contain slopes greater than 12%.

- 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 Highfield Reserve plan has been designed to comply with the Fitchburg Comprehensive Plan & the McGaw Park Neighborhood Plan

- 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.

- 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 being farmed with no substantive environmental features. The powerlines to the south of the property will be buffered through landscape treatments with additional depth built into the adjoining single-family lots.

- 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.

Anticipated prices points:

Twin Homes:	High \$200,000s to low \$300,000s
Carriage Single Family:	Low \$300,000s to \$400,000s
Conventional Single Family:	High \$300,000s to \$700,000s
Overall Project Valuation:	Approximately \$115 Million

- (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 McGaw Park Neighborhood Plan. The proposed project will deliver diverse housing opportunities 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.*

A separate engineering packet will be attached to the Preliminary Plat, submitted in concert with the formal PDD 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.*

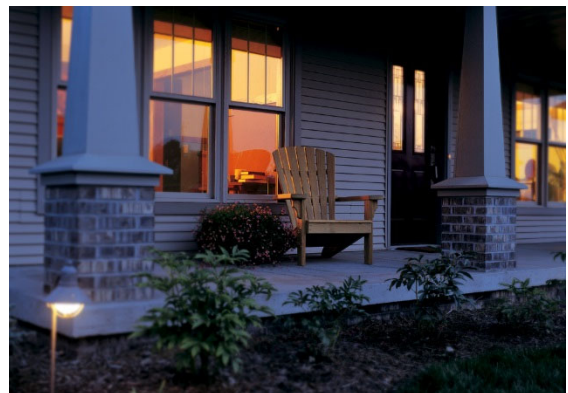
The project buffers, open spaces, and alleys shall be preserved & maintained by the Homeowners Association.

VARIANCES FROM STANDARD ZONING

The Highfield Reserve proposed plan most closely aligns with the R-LM to Medium Density District or the R-M Medium Density District. Variances from these standard zoning districts would be required to accommodate carriage land housing and attached single family.

The entire single-family and attached single-family portion of the site is being proposed for PD zoning to allow consistent setbacks and lot configurations throughout the neighborhood.

- Modifications to lot and bulk standards
 - Lot size
 - Lot width
 - Setbacks (Front, Side, Rear, Street Side)
 - Lot Area Coverage
 - Attached fee simple single family (twin homes)



DEVELOPMENT CONCEPT

The Highfield Reserve Neighborhood site concept plan provides opportunities for diverse residential housing options, pedestrian amenities, expansive open space & trail systems, and sustainable community practices. The Highfield Reserve Neighborhood site creates a seamless connection to the adjoining Quarry Hill and Fahey Fields neighborhoods, while offering new housing options in price, scale, and format.



PROPOSED LAND USE SUMMARY

Projected Construction: 2021-2031

Proposed Use:

- 257 Single Family Homes
 - 136 carriage lane accessed
 - 121 conventional street accessed
- 12 Attached Single Family (Twin homes)

Overall Gross Density: 3.8 du/acre

Overall Net Density: 7.9 du/acre



SINGLE FAMILY HOMES

Single family homes within the project will include both carriage lane accessed, and street accessed configuration that can accommodate a wide range of house types, architectural treatments, landscaping, floor plans, and price points. This will create a unique neighborhood that also blends easily into the surrounding Fitchburg neighborhoods. Price points within the single-family format will range from entry level/first time home buyer, to move up/missing middle, to luxury housing options.



TWIN HOMES

Twin homes within the neighborhood will offer attached fee simple single-family homes, offering both price point and format options for entry level housing in the neighborhood. Each half of the twin home will be platted and sold as an individual unit.



PARKS AND OPEN SPACE

The parks & open space components of the neighborhood offer residents several neighborhood scaled gathering areas while extending regional trails connection through the site to McGaw Park. Open space opportunities include several pocket parks for recreational use, passive use green space, and stormwater management. These open spaces are interconnected with sidewalk and regional trail connections.



**PD: DISTRICT DESCRIPTIONS/
ZONING TEXT**

GENERAL DEFINITIONS:

Front Yard Setback:

The front façade setback shall require that a minimum of 75% of the primary front façade of the house be placed within the setback range. The additional 25% may be allowed to be set back further than the range to accommodate architectural variation (stepbacks, porches, bays, etc.).

Covered front porches may be counted to meet the 75% rule, provided the front face of the porch falls within the required setback.



Appropriate Architectural Styles (not limited to):



- Victorian
- Salt Box
- Prairie
- Cottage
- Four Square
- Traditional
- Southern Traditional
- Shingle
- Craftsman
- Mid-Century Modern

HIGHFIELD RESERVE: DISTRICT I

Single Family Homes

Carriage Lane Alley accessed garage

Description

Carriage lane homes enhance the variety of housing and neighborhood character by integrating single-family home sites served by alleys. These homes are designed with integrated architecture and reduced setbacks which create an unbroken front façade of houses without garages that emphasize a human-based scale and texture in which the pedestrian and front porches become the focus.

Proposed Dwelling Units

136 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are varied building placements along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.



District I Zoning Text

Minimum Lot Area	2,790 square feet
Minimum Lot Width at Front Yard Setback	31 feet (36 feet corner lots)
Minimum Lot Depth	95 feet
Minimum Front Yard Setback	15 feet
Maximum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Garage Rear Yard Setback	2 feet
Minimum Paved Surface Setback	2 feet to side yard lot lines
Maximum Building Height	35 feet
Required Off-street Parking and Loading	Two off-street parking stalls per lot
Maximum Impervious Surface Ratio	80%
Permitted Encroachments	<p>Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.</p> <p>Decks are considered part of the structure and cannot encroach on the side yard setback.</p> <p>At grade patios may encroach up to the paved side yard setback allowance.</p> <p>Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.</p> <p>Bay windows and fireplace chases may encroach a maximum of 2' into the side yard</p> <p>Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.</p>

HIGHFIELD RESERVE: DISTRICT II

General Development Plan

Single Family Homes

Front-access garage

Description

This district's homes offer additional diversity and housing choices in a single-family format. Conventional single-family homes within the neighborhood will span from entry level/first time homebuyer, to luxury, and downsizer opportunities.

Proposed Dwelling Units 121 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.
- Garages will be set back a minimum of two feet from the front façade of the house to ensure that the garage does not dominate the façade of the house



District II Zoning Text

Minimum Lot Area	5,100 square feet
Minimum Lot Width at Front Yard Setback	51 feet (66 feet corner lots)
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet
Maximum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Rear Yard Setback	20 feet
Garage Setback	<p>Street Facing Garages 22 feet</p> <p>Side Entry Garages 20 Feet</p> <p>Street facing garages must be setback a minimum of 2' from front façade of the house</p> <p>Side entry garages may be allowed in front of façade but must have a minimum of 15% of the façade featuring architectural details consistent with the features of the living portion of the home (windows, door design, trim detail, materials).</p> <p>There shall not be more than (2) single car width and (1) double car width garage doors per street facing elevation. On street facing facades with a three-stall garage, one single width door must be setback on a new façade a minimum of 2' from the double width garage door's façade.</p>
Minimum Paved Surface Setback	2 feet
Bulk Mass	The width of the garage wing shall not exceed 50% of the total structure width
Maximum Building Height	35 feet
Required Off-street Parking and Loading	Three off-street parking stalls per lot
Maximum Impervious Surface Ratio	60%

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

Decks are considered part of the structure and cannot encroach on the side yard setback.

Decks may encroach up to 10' into rear yard setback

At grade patios may encroach up to the paved side yard setback allowance.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows and fireplace chases may encroach a maximum of 2' into the side yard

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

HIGHFIELD RESERVE: DISTRICT III

General Development Plan

Twin homes/zero lot line single family

Carriage lane accessed garage

Description

District III flat site twin homes offer attached housing at the single-family residential scale with rear loaded garages at grade.

Proposed Dwelling Units

12 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which these are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.



District III Zoning Text

Minimum Lot Area	2,400 feet (zero lot line home)
Minimum Lot Width at Front Yard Setback	25.5 feet (zero lot line home)
Minimum Lot Depth	95 feet
Maximum Number of Units Per Lot	1 unit for zero lot line home
Minimum Front Yard Setback	15 feet
Maximum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet (exterior building lot line) 0 feet for zero lot line home sites (party wall)
Sum of Side Yard Setback	10 feet minimum (combined building)
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Rear Yard Setback	2 feet
Minimum Paved Surface Setback	2 feet
Maximum Building Height	35 feet
Required Off-Street Parking and Loading	Two off-street parking stalls per unit minimum
Maximum Impervious Surface Ratio	80%

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

Decks are considered part of the structure and cannot encroach on the side yard setback.

At grade patios may encroach up to the paved side yard setback allowance.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows and fireplace chases may encroach a maximum of 2' into the side yard

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Additional Requirements A minimum one-hour fire rated wall assembly division, separating all areas from the lowest level flush against the underside of the roof, is required between each dwelling unit.

ARCHITECTURAL STANDARDS

Development of the property will require review and approval by the Architectural Review Committee for the Highfield Reserve Neighborhood prior to submittal to the City of Fitchburg.

The following additional guidelines will also apply:

Massing

- Awnings, bays, canopies, porches, stoops, towers and windows are encouraged to enhance the building scale.
- Primary façade rooflines are encouraged to be broken with bays, gables, and smaller roof forms to reduce the overall size of roof elements. Pitched or flat roof forms may be allowed, as appropriate to the overall style of the building.
- Building architecture should utilize a tripartite composition with base, middle, and top elements clearly defined with material and façade design changes.
- Façade breaks and wall recessions shall be used to further break up massing of buildings.

Styles

- Each individual building shall select one style of architecture and apply appropriate details, massing, rooflines, façade breaks, colors, and materials on all of the buildings within the apartment site. Using a variety of architectural styles throughout the neighborhood will create more visual interest and appeal. The buildings should contain variations in materials and colors between buildings to enhance the overall character of the site.
- Appropriate styles:
 - Victorian
 - Salt Box
 - Prairie
 - Cottage
 - Four Square
 - Traditional
 - Southern Traditional
 - Shingle
 - Mid-Century Modern
 - Craftsman

Materials

- Building design shall feature high quality, durable materials in a range of types and colors.
- Appropriate materials:
 - Brick
 - Stone and cast stone
 - Cement board, composite siding, or vinyl siding
 - Wood, composite, vinyl, or cement board shingle siding/ board and batten siding
 - Metal panels
 - Synthetic trim materials

OPEN SPACE

The open space system features integrated parks, stormwater management and open space. These spaces will be designed to offer a range of open space amenities with both passive and active uses integrated into the overall design. Trail and sidewalk connections will further integrate these spaces both within the neighborhood as well as extending the regional trail system.

The design team will work closely with the City Staff and Parks Commission on the final configuration and design of the parks and open space system.

Proposed Public Parks:

OL 14	2.3 acres
OL 3	.3 acres
OL 6	1.4 acres
OL 10	1.5 acres

Stormwater Management/Open Space:

OL 1	2.2 acres
OL 12	6.1 acres

STREETS

The Highfield Reserve Neighborhood features a complete street network, extending the adjoining street grid and allowing for east west connections in the future.

The Homeowners Association will be responsible for the maintenance of any planting islands within right-of-way.



MAILBOXES

Per United States Postal Service requirements, cluster mailboxes will be used and placed throughout the neighborhoods in private easements or private outlots. The final locations and signing will be determined on phase by phase basis.

The Home Owners Association will be responsible for the maintenance of the CBUs.



PHASING

Initial Phase Spring 2022

5-10 year buildout

The implementation of the project will facilitate the orderly delivery of a variety of housing types and price points set within a walkable network of streets, paths, and open spaces; in keeping with the goals of the adopted Comprehensive Plan. Phasing the project allows the project to match the housing demand within the community by delivery housing types and price points that are currently not available within the community, logical extensions of existing utility networks, and contiguous growth of the adjoining neighborhood; while limiting public infrastructure costs and cost of service extension, as stated in Policy 2.7.4 of the Comprehensive Plan.

HOMEOWNER ASSOCIATION

The Highfield Reserve Neighborhood will be governed by a Homeowners Association. Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee and the Highfield Reserve Neighborhood Covenants and Restrictions Code will be set up to ensure the continued development of high-quality design, architecture and site execution is carried throughout the neighborhood.

Architectural and Landscape plans for any site within the Highfield Reserve Neighborhood shall be submitted to the Architectural Review Committee for review and approval prior to the issuance of any Building Permit, or prior to any site improvements.

The Committee will review all submitted plans to ensure the continuation of the distinct architectural character, and landscape quality established within the development. Plans will be reviewed based on the design guidelines as established in the Covenants and Restrictions guide and standards outlined for each zoning district. The Committee will review any future remodeling plans that will change the outward appearance of any structure found within the Highfield Reserve Neighborhood. The Committee will not review any re-landscaping plans that take place more than one year after the original landscape plan is installed.

The Committee has the right to enforce all design guidelines and standards found within the Covenants and Restrictions, Design Guidelines, or zoning text. The Committee also retains the right to grant exceptions to the design guidelines and standards based on the merit of exceptional design that may not fall within or meet the technical requirements of the guidelines and standards, but generally accomplished the basic principles and intent of the aforementioned documents. Exceptions may also be made on a case-by-case evaluation of individual site context issues that would inhibit the practical implementation of these guidelines and standards.

The Architectural Review Committee shall initially be appointed by the Developer, and references in this Zoning Text to the Architectural Review Committee shall mean the Developer for such period of time as the Developer remains the only member of the Architectural Review Committee as provided in the Association Bylaws. As long as the Developer is the only member of the Architectural Review Committee, the Developer, acting alone, may exercise all of the rights and ceases to be the sole member of the Architectural Review Committee, the Architectural Review Committee shall thereafter consist of such persons as are elected pursuant to the Bylaws.








EXHIBITS

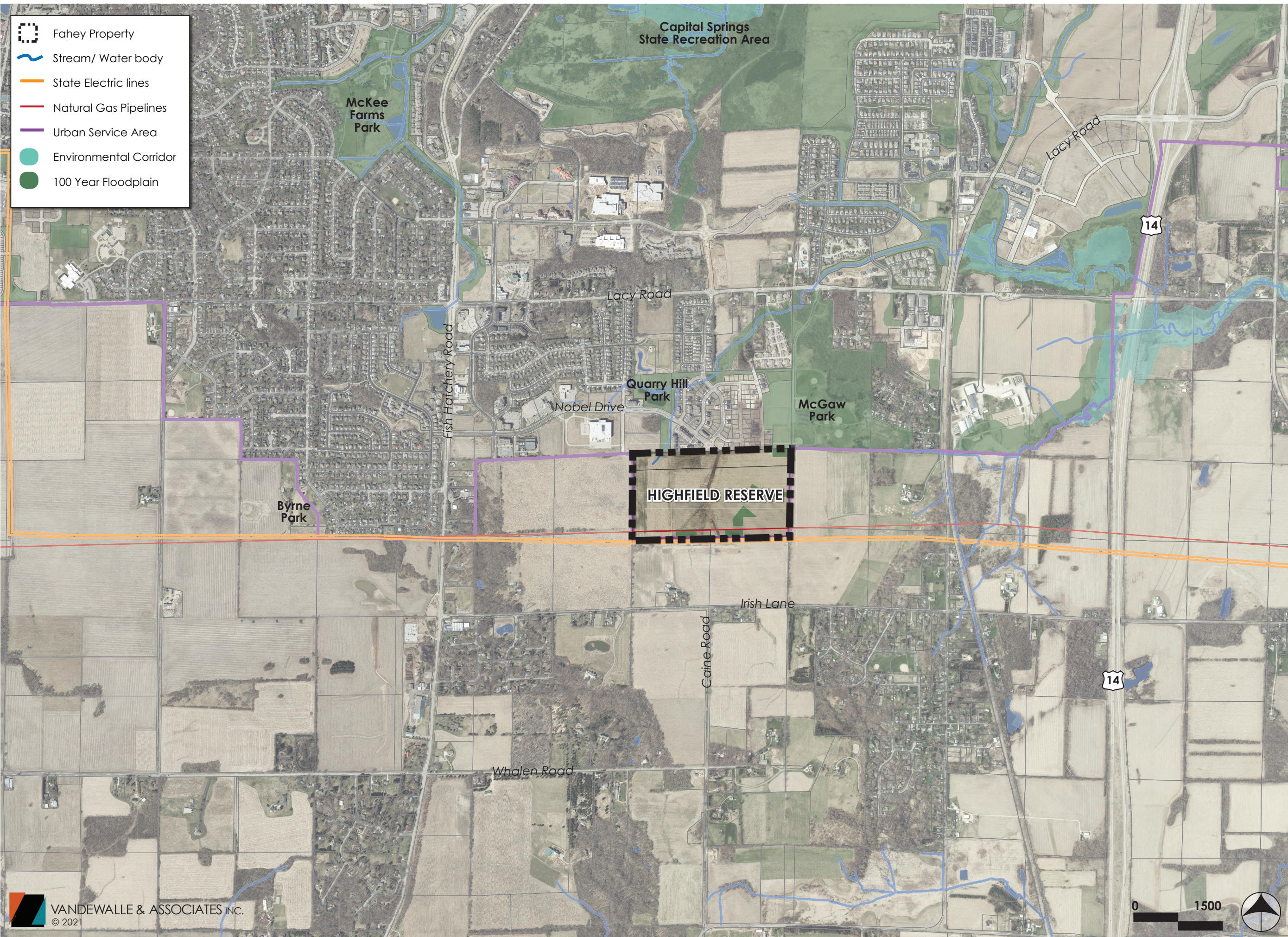
- Exhibit A:** Zoning Legal Description
- Exhibit B:** Location Map
- Exhibit C:** Existing Conditions
- Exhibit D:** Adopted Land Use Map
- Exhibit E:** Master Plan
- Exhibit F:** Zoning Plan
- Exhibit G:** District Plan
- Exhibit H:** Open Space Plan
- Exhibit I:** Phasing Plan
- Exhibit J:** Preliminary CBU Placement

Exhibit A: Zoning Legal Description**HIGHFIELD RESERVE – PDD - ZONING DESCRIPTION**

Part of Outlot 8, Fahey Fields and Part of Lot 2, Certified Survey Map No. 9896, located in the all 1/4's of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Beginning at the East 1/4 Corner of said Section 15; thence $S01^{\circ}03'52''W$, 1499.88 feet along the East line of said SE1/4; thence $S88^{\circ}48'56''W$, 1034.18 feet; thence $S88^{\circ}43'47''W$, 1079.00 feet; thence $S88^{\circ}22'58''W$, 524.97 feet; thence $N00^{\circ}27'55''E$, 843.29 feet; thence $N89^{\circ}25'46''E$, 443.53 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 490.00 feet and a chord which bears $N63^{\circ}44'44''E$, 424.74 feet; thence $N38^{\circ}03'41''E$, 251.80 feet; thence $S51^{\circ}56'19''E$, 593.00 feet; thence $N38^{\circ}03'41''E$, 470.00 feet; thence $N51^{\circ}56'19''W$, 430.97 feet; thence $N87^{\circ}28'11''E$, 1262.71 feet to the point of beginning. Containing 70.144 acres.

-  Fahey Property
-  Stream/ Water body
-  State Electric lines
-  Natural Gas Pipelines
-  Urban Service Area
-  Environmental Corridor
-  100 Year Floodplain



HIGHFIELD RESERVE

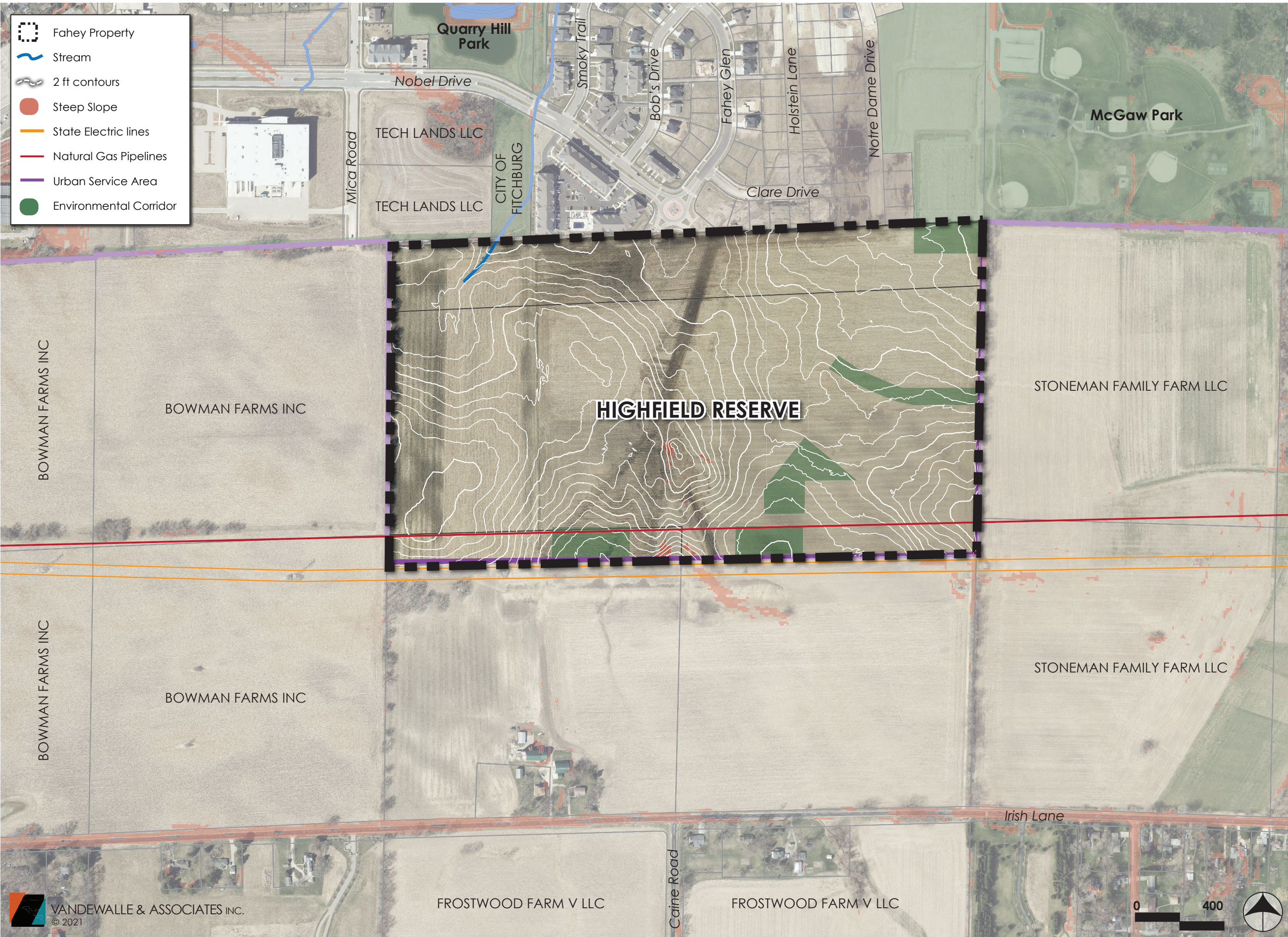
FITCHBURG, WISCONSIN



REVISED : 11.2.21

SCALE : 1"=1,500'

LOCATION
MAP





-  Fahey Property
-  Stream
-  2 ft contours
-  Steep Slope
-  State Electric lines
-  Natural Gas Pipelines
-  Urban Service Area
-  Environmental Corridor



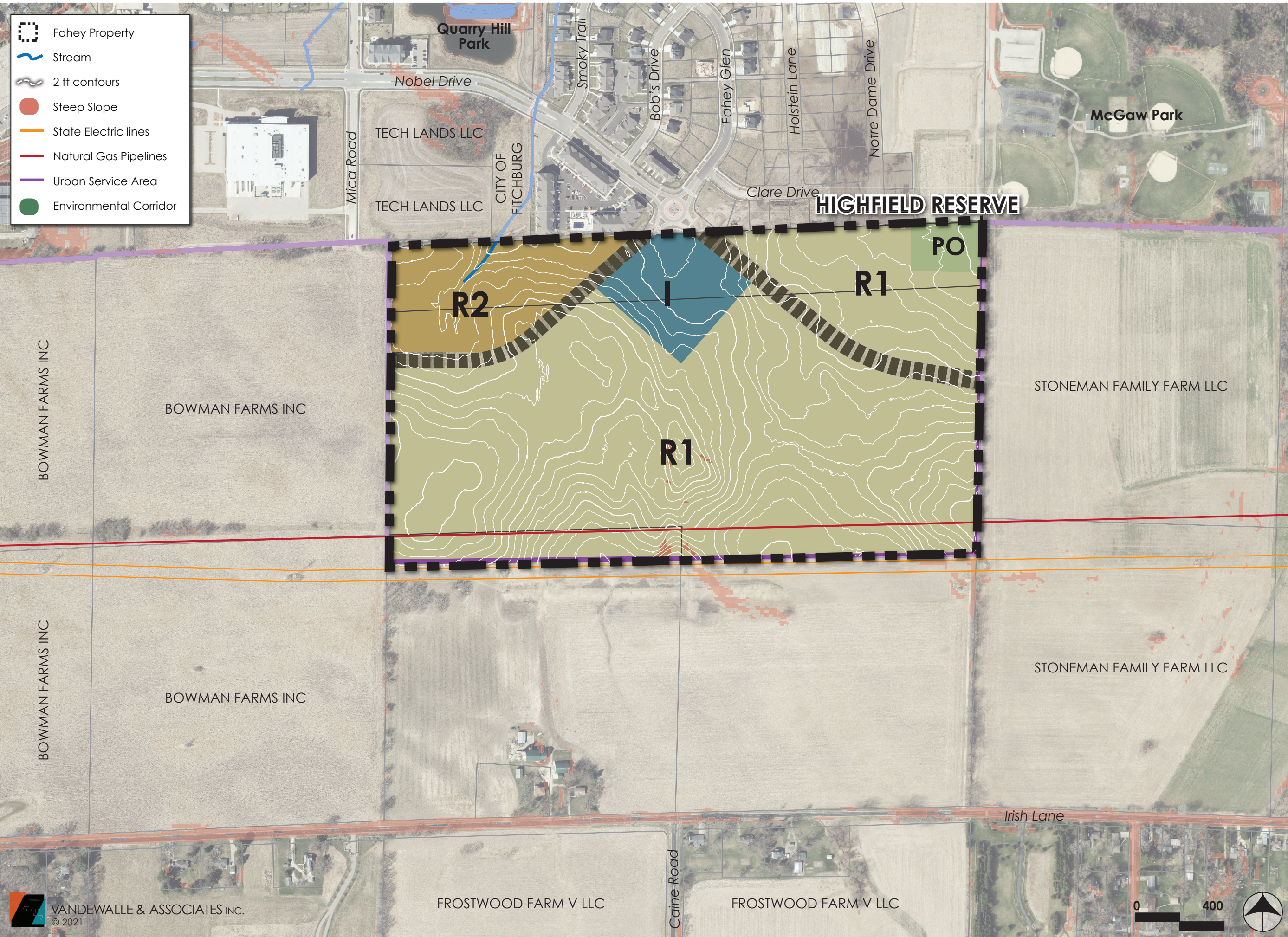
HIGHFIELD RESERVE

FITCHBURG, WISCONSIN

REVISED : 11.2.21

SCALE : 1"=400'

SITE ANALYSIS











HIGHFIELD RESERVE

FITCHBURG, WISCONSIN

REVISED : 11.2.21

SCALE : 1"=400'

**SITE
ANALYSIS &
NEIGHBORHOOD
PLAN OVERLAY**

Legend		
Proposed Single Family		
 Alley Accessed (37')	67	13.5%
 Alley Accessed (45')	68	13.7%
 Street Accessed (51')	8	1.6%
 Street Accessed (59')	56	11.3%
 Street Accessed (65')	37	7.5%
 Street Accessed (69')	20	4%
Subtotal	256	51.6%
Proposed Attached Single Family		
 Twin Homes (Alley)	12	2.4%
Subtotal	12	2.4%
Proposed Multi-Family		
 Multi-Family	228	46%
Subtotal	228	46%
Total Units	496	100%



HIGHFIELD RESERVE









FITCHBURG, WISCONSIN

REVISED : 4.21.22

SCALE : 1" = 300'

CONCEPT PLAN



Legend		
Proposed Single Family		
 Alley Accessed (37')	67	13.5%
 Alley Accessed (45')	68	13.7%
 Street Accessed (51')	8	1.6%
 Street Accessed (59')	56	11.3%
 Street Accessed (65')	37	7.5%
 Street Accessed (69')	20	4%
Subtotal	256	51.6%
Proposed Attached Single Family		
 Twin Homes (Alley)	12	2.4%
Subtotal	12	2.4%
Proposed Multi-Family		
 Multi-Family	228	46%
Subtotal	228	46%
Total Units	496	100%



HIGHFIELD RESERVE

FITCHBURG, WISCONSIN

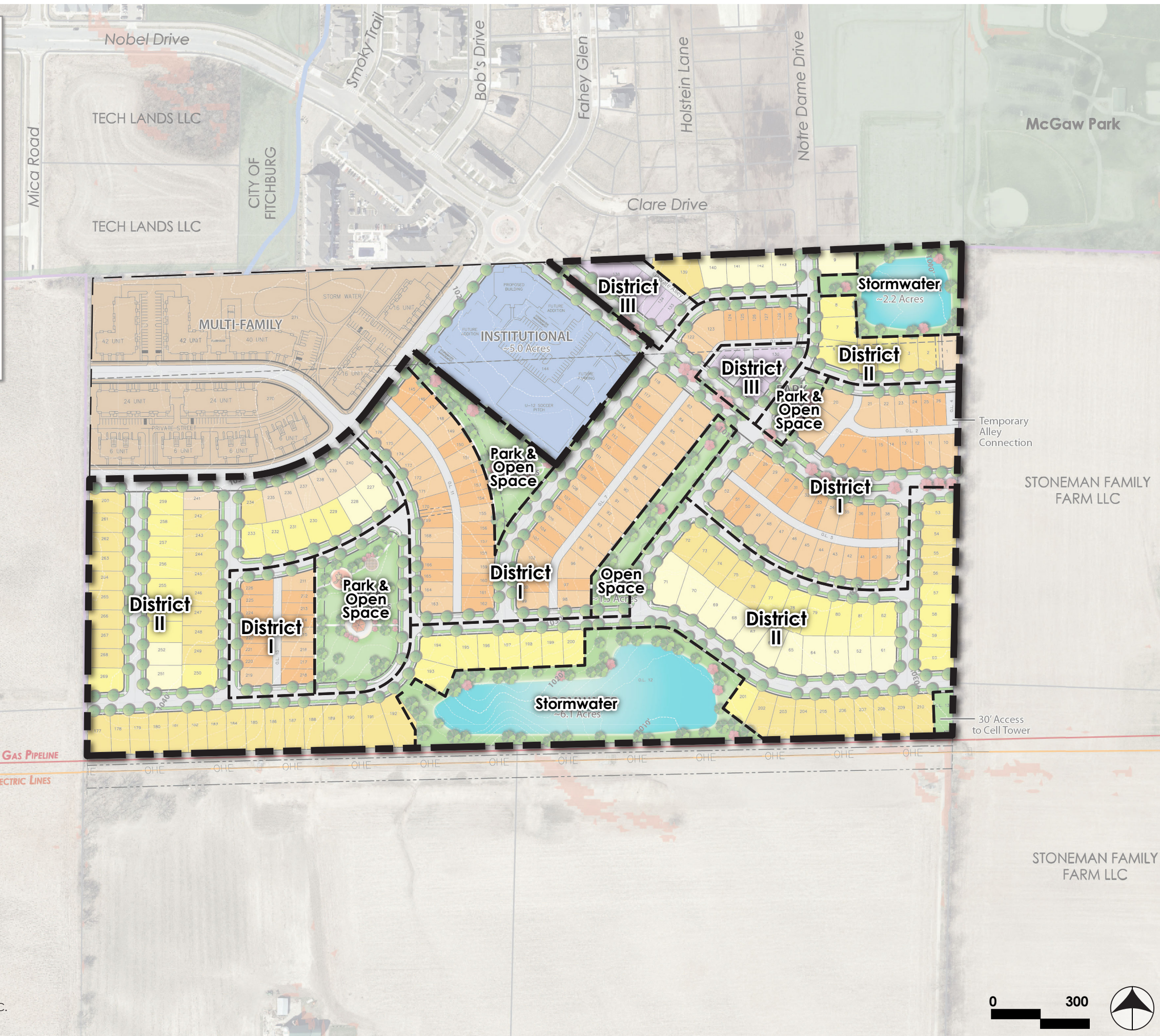
REVISED : 5.11.22

SCALE : 1"= 300'

ZONING PLAN



Legend		
Proposed Single Family		
	Alley Accessed (37')	67 13.5%
	Alley Accessed (45')	68 13.7%
	Street Accessed (51')	8 1.6%
	Street Accessed (59')	56 11.3%
	Street Accessed (65')	37 7.5%
	Street Accessed (69')	20 4%
Subtotal	256	51.6%
Proposed Attached Single Family		
	Twin Homes (Alley)	12 2.4%
Subtotal	12	2.4%
Proposed Multi-Family		
	Multi-Family	228 46%
Subtotal	228	46%
Total Units	496	100%



HIGHFIELD RESERVE



FITCHBURG, WISCONSIN

REVISED : 5.11.22

SCALE : 1"= 300'

DISTRICT PLAN



 Paved Trails (~7,410 linear feet)
 Mowed Trails (~1,950 linear feet)



HIGHFIELD RESERVE









FITCHBURG, WISCONSIN

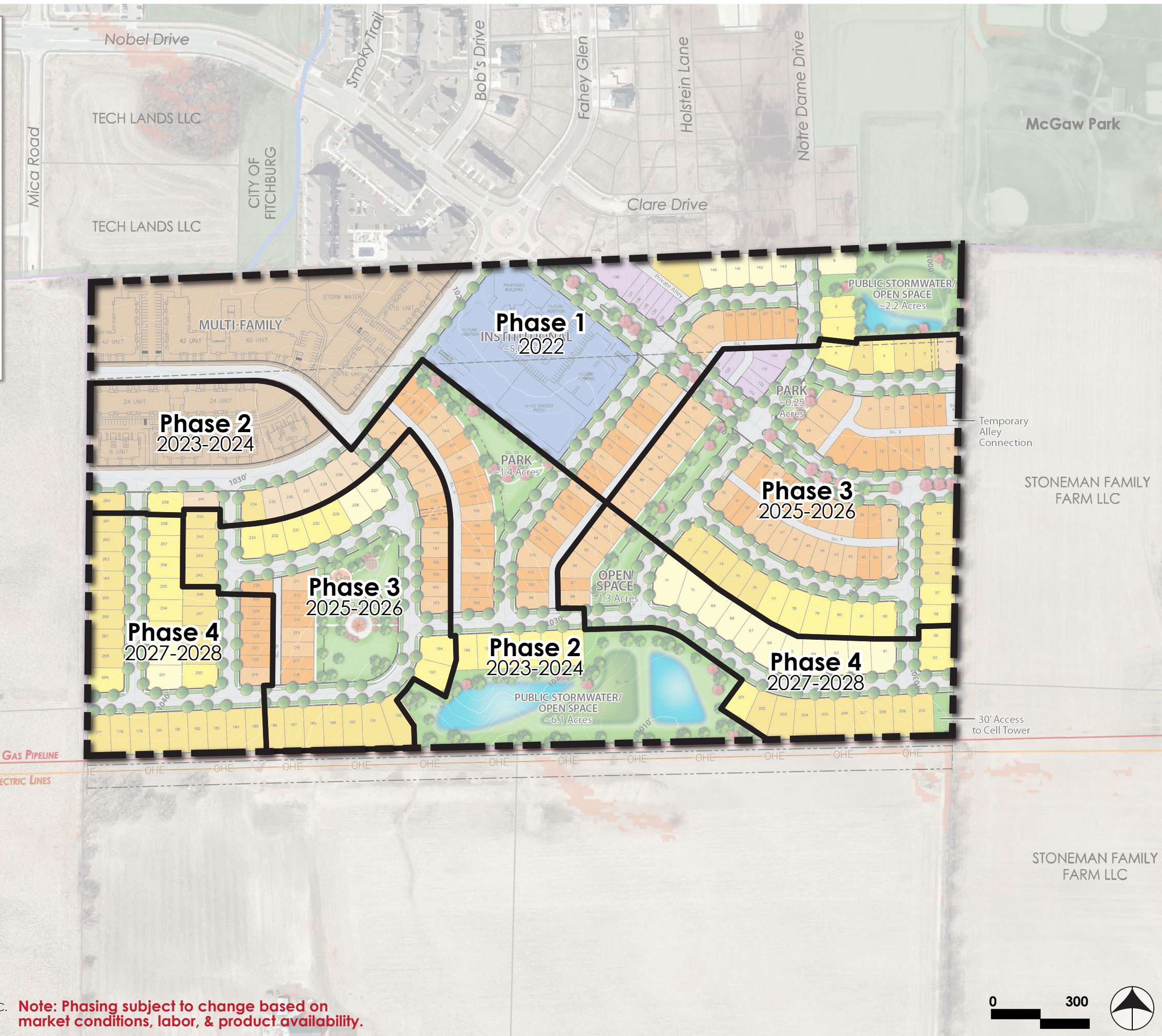
REVISED : 5.11.22

SCALE : 1" = 300'

CONCEPT PLAN



Legend		
Proposed Single Family		
 Alley Accessed (37')	67	13.5%
 Alley Accessed (45')	68	13.7%
 Street Accessed (51')	8	1.6%
 Street Accessed (59')	56	11.3%
 Street Accessed (65')	37	7.5%
 Street Accessed (69')	20	4%
Subtotal	256	51.6%
Proposed Attached Single Family		
 Twin Homes (Alley)	12	2.4%
Subtotal	12	2.4%
Proposed Multi-Family		
 Multi-Family	228	46%
Subtotal	228	46%
Total Units	496	100%



HIGHFIELD RESERVE









FITCHBURG, WISCONSIN

REVISED : 5.11.22

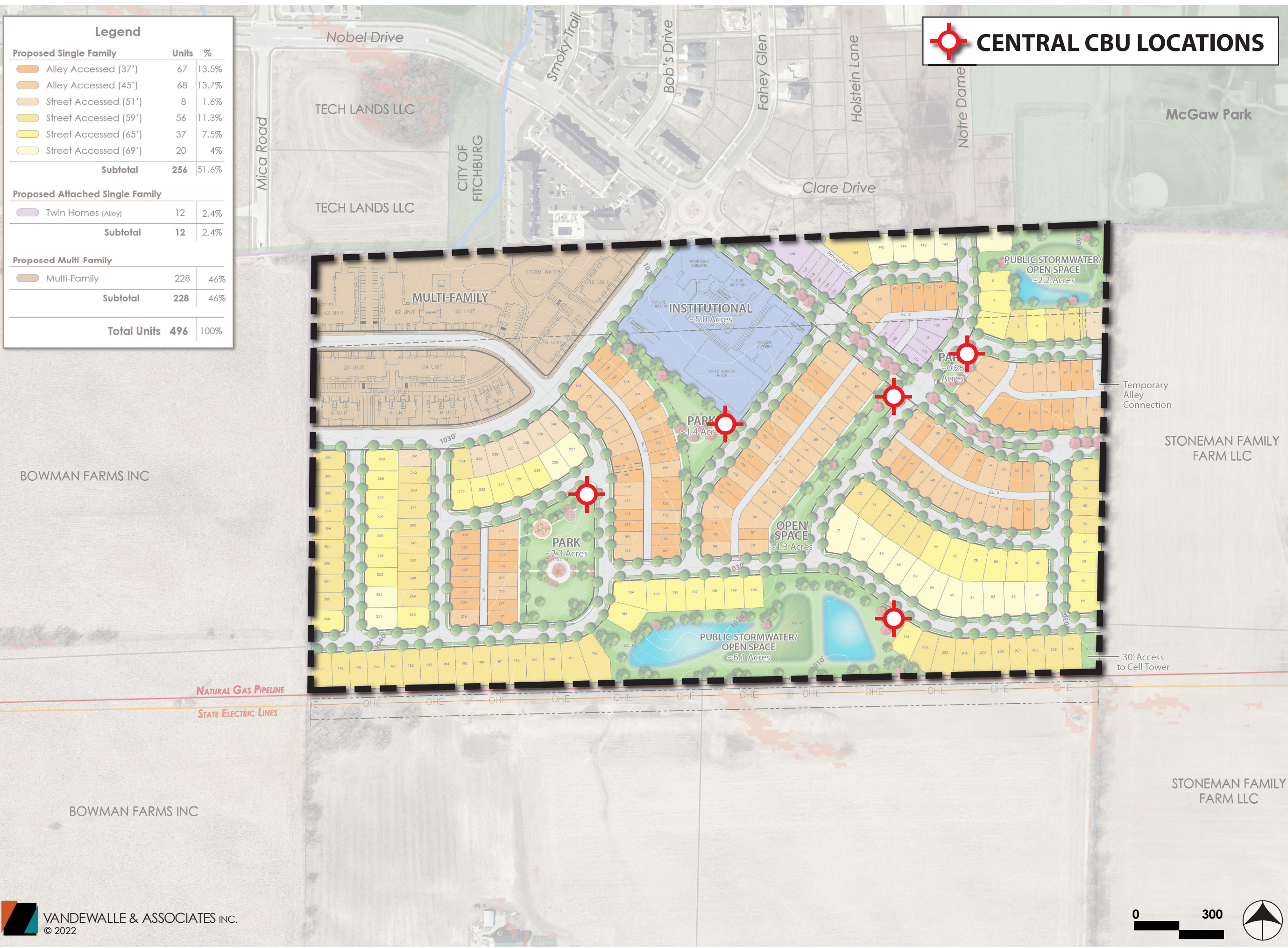
SCALE : 1"= 300'

ESTIMATED PHASING PLAN



Legend		
Proposed Single Family		
 Alley Accessed (37')	67	13.5%
 Alley Accessed (45')	68	13.7%
 Street Accessed (51')	8	1.6%
 Street Accessed (59')	56	11.3%
 Street Accessed (65')	37	7.5%
 Street Accessed (69')	20	4%
Subtotal	256	51.6%
Proposed Attached Single Family		
 Twin Homes (Alley)	12	2.4%
Subtotal	12	2.4%
Proposed Multi-Family		
 Multi-Family	228	46%
Subtotal	228	46%
Total Units	496	100%

 **CENTRAL CBU LOCATIONS**



HIGHFIELD RESERVE
FITCHBURG, WISCONSIN

REVISED : 5.11.22

SCALE : 1"= 300'

**CBU
LOCATION
PLAN**

