

Print Form



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 PDD-GIP district to the Same district the following described property:

1. **Location of Property / Street Address:** Lots 109, 110 and 117 Swan Creek

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

First Addition to Swan Creek of Nine Springs, Lot 109
First Addition to Swan Creek of Nine Springs, Lot 110
First Addition to Swan Creek of Nine Springs, Lot 117

***Also submit in electronic format (MS WORD or plain text) by email to: planning@city.fitchburg.wi.us

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

Amend approved PDD-GIP Use: Lots 109 and 110 (From HDR to MDR); Lot 117 (From BUS to HDR)

3. **Proposed Development Schedule:** No set schedule for Lots 109 and 110; Lot 117 early Fall 2013

4. **Future Land Use Plan Classification:** Lots 109 and 110 (MDR); Lot 117 (HDR)

***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@city.fitchburg.wi.us. Additional information may be requested.

Type of Residential Development (If Applicable): Single Family, Two Family and/or Multi-Family Residential

Total Dwelling Units Proposed: Lots 109 & 110: (54) Lot 117: (95) **No. Of Parking Stalls:** per city

Type of Non-residential Development (If Applicable): n/a

Proposed Hours of Operation: n/a **No. Of Employees:** n/a

Floor Area: n/a **No. Of Parking Stalls:** n/a

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

Current Owner of Property: Fitchburg Lands, LLC

Address: 5500 E. Cheryl Parkway, Suite #106, Fitchburg, WI 53711 **Phone No:** 608-276-3161

Contact Person: Randy Christianson

Email: rc@cbcworldwide.com

Address: 7609 Elmwood Avenue, Suite #102, Middleton, WI 53562 **Phone No:** 608-288-3328

Respectfully Submitted By:  Randy Christianson
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:** _____ **Publish:** _____ and _____

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

Permit Request No. _____

INTRODUCTION:

An amendment to the Comprehensive Plan amending Lots 109, 110 and 117 is currently in the review process and was granted approval at the Plan Commission on 7-16-13.

We are requesting to amend for approval the previously approved PDD-GIP dated in November of 2002. Fitchburg Lands, LLC respectfully requests to amend the designated use for Lots 109, 110 and 117 in the First Addition to Swan Creek of Nine Springs. The current use of Lots 109 and 110 is (HDR) High Density Residential and the current use for Lot 117 is (BUS) Business, this amendment looks to change those usages to (MDR) Medium Density Residential for Lots 109 and 110, and to (HDR) High Density Residential for Lot 117.

RATIONALE FOR PLANNED DEVELOPMENT DISTRICT:

We are looking to place multi-family apartment use on Lot 117 in Swan Creek to accommodate multi-family buildings. The adjacent multi-family developer/owner of Lot 111 in Swan Creek is looking to add additional units to what they currently own in order to have an onsite manager, leasing office and exercise room.

SOCIAL AND ECONOMIC IMPACTS:

The development at build-out will have an estimated assessed value as follows:

- 95 High Density Residential Apartment Units at \$90,000 to \$95,000 each = \$ 8,550,000 to \$ 9,025,000
- 54 Medium Density Residential Units at \$100,000 to \$120,000 each = \$ 5,400,000 to \$ 6,480,000
- \$ 13,950,000 to \$ 15,505,000

CONSISTENCY WITH COMPREHENSIVE DEVELOPMENT PLAN:

Staying consistent with the approved Comprehensive Development Plan for Swan Creek which placed a cap on the number of units that could be built in the subdivision at 910 dwelling units there are currently 149 units left under the cap...to accommodate the apartment buildings for Lot 117 and staying within the allowed cap we are looking to transfer some of the approved units from Lots 109 & 110 (currently at 114 units) to Lot 117, which would increase the density on Lot 117 to 95 Units and reduce the density on Lots 109 & 110 to 54 Units.

Further...in advancing the goals and objectives of the Comprehensive Plan Swan Creek provides a great balance and mix of housing choices to meet the demand for a number of markets, from Large to Small Single Family Lots, Multi-Family Rental Options, Multi-Family Condominium Options (Larger Dense Buildings to 3 and 4 Unit Buildings) and Senior Housing Options. We feel the addition of this project of Multi-Family Rental Housing creates the balance and mix that's compatible with the intended uses the Swan Creek Subdivision set out to accomplish in its inception and following the goals and objectives the Comprehensive Plan laid out.

GENERAL DEVELOPMENT PLAN:

Lots 109 and 110:

We request the approval to amend Lots 109 and 110 from High Density Residential (HDR) to Medium Density Residential (MDR). This amendment looks to only adjust the number of units to reflect a maximum of 9 dwelling units per acre per the MDR designation for a total of 54 units for these two lots. The attached site map shows this adjustment to the existing and approved PDD-GIP approval from November of 2002...all other documents on file with the city related to original approval whether narrative or site/building drawings shall refer to the attached site map and this amendment and reflect the adjustment for density under the MDR designation.

We understand this is a PDD-GIP amendment approval only. When there are plans to develop, which could change and/or be adjusted/alterd, to new density to develop said lots the owner understands a PDD-GIP/SIP approval will be required.

Lot 117:

We request the approval to amend Lot 117 from Business (BUS) to High Density Residential (HDR) to include one 48 unit apartment building and one 47 unit apartment building with a leasing office and exercise room (Please refer to full submittal package PDD-GIP/SIP on all details for this Lot). Both buildings are three stories with underground parking accommodating each building. Off street surface parking remains internalized on the backside of the buildings with buildings acting as screening from the site perimeter. The total parking spaces of 172 will provide 1.81 stalls per residential unit.

Site landscaping plantings will include a mix of trees, shrubs and ground covers. Storm water infiltration ponds will be provided to facilitate on-site storm water infiltration.

Site lighting will include a combination of pedestrian scale light standards and building mounted fixtures to light the driveway and parking area. All fixtures are "full cut off". Trash rooms are inside the parking garage.

The exterior of the buildings incorporate vertical elements establishing a residential scale and urban architecture. The architectural detailing and use of materials reinforce the vernacular architecture of the neighborhood. Quality, low maintenance, durable exterior materials are being used.

Statistical Data: per attached site map

Lot 109:

<u>Building #</u>	<u>Number of Units</u>
6	8
7	8
8	8
9	8
10	<u>10</u>
Total Units:	42
Density: 10.8 Dwelling Units per Acre	

Lot 110:

<u>Building #</u>	<u>Number of Units</u>
17	12
Density: 8.9 Dwelling Units per Acre	

Combined Density for 109 and 110 is 9.1 Dwelling Units per Acre.

Lot 117: Please see PDD-SIP submittal for specifics.

NEIGHBORHOOD MEETINGS:

The owner/developer and its representatives held a neighborhood meeting in May and the Mayor held a meeting in June including city staff from Planning and Public Works. Those meetings provided information and input to allow us to get to this point in the approval process.

SCHEDULE PLAN FOR PROPOSED PROJECT:

Lots 109 and 110

No time schedule for development at this time.

Lot 117

The anticipated schedule for construction is to begin in the early fall of 2013, pending approvals, with completion in the late spring/early summer of 2014.

August 7, 2013

To: Tom Hovel
Planning & Zoning Administrator
City of Fitchburg
2377 S. Fish Hatchery Road
Fitchburg, WI 53711

From: Phil Sveum
Fitchburg Lands, LLC
5500 E. Cheryl Parkway, Suite #106
Fitchburg, WI 53711

Re: CDP Amendment & Rezone: Lots 109,110 and 117 Swan Creek

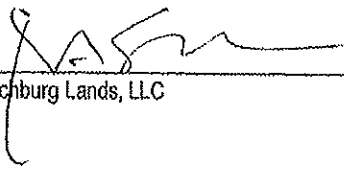
Dear Mr. Hovel,

Please find below an agreement relating to City of Fitchburg Planning Department Comments to:

Application #: CDP-1968-13 & RZ-1969-13 item #3 (a) Fee in lieu of dedication 14 dwelling units at \$4330 each (2013 fee) = \$60,620.

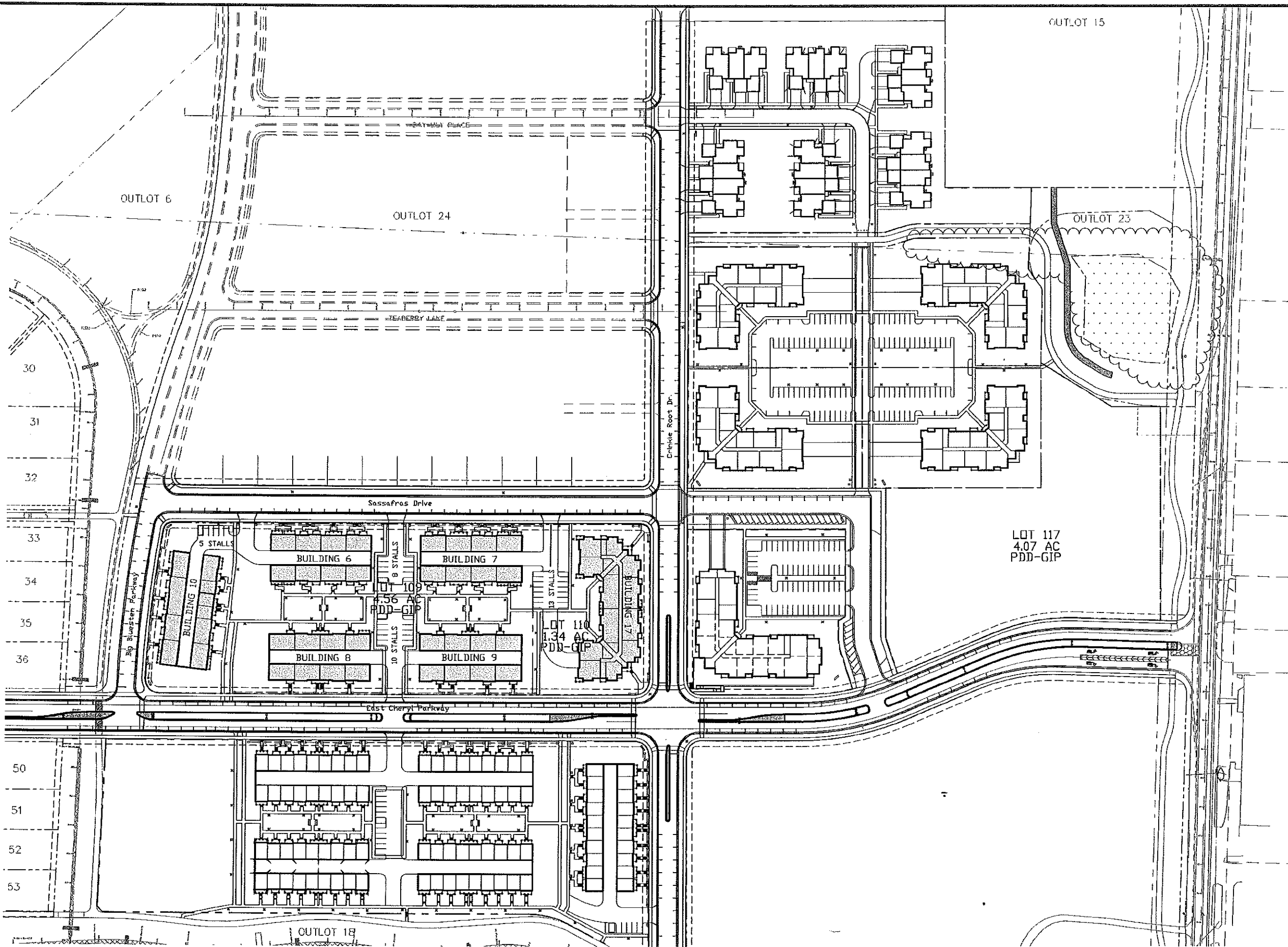
It is agreed upon between Fitchburg Lands, LLC, the developers for Lot 117 Swan Creek and the City of Fitchburg that the fee of \$60,620 shall be allocated as follows.

- a. Developers of 117 shall pay prior to the issuance of building permit for said lot \$40,413 of said fee.
- b. Fitchburg Lands, LLC and/or future developer/buyer for Lots 109 and 110 Swan Creek shall pay the remaining \$20,207 of said fee prior to the issuance of a building permit once that would occur. However, said fee shall be only applied and payable on developed units of 40 or more and not exceeding 54 units.



Phil Sveum, Fitchburg Lands, LLC

8/7/13
Date



550 Sunrise Drive, Suite 201
 Post Office Box 1024
 Spring Green, WI 53588
 Phone: 608-588-3691
 Fax: 608-588-3582

Lot 109, 110
 Swan Creek
 Fitchburg, WI

GIP - Site
 07-23-2013

THIS DOCUMENT, THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF AVENUE ARCHITECTS, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF AVENUE ARCHITECTS, INC.

Drawing Name
OVERALL SITE PLAN

Project Number 1304	Sheet No. C-1.1
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