

Orchard Pointe 19th Amendment to
Comprehensive Development Plan
Land Use - Lot 2 CSM 15759

Prepared for

Revenue Management Strategies, LLC
DBA Cascade Revenue Management
W6353 Roe Lane
Fort Atkinson, WI 53538
ATTN: Raveen Shah

Prepared by

SiegerARCHITECTS
Bob Sieger
73 White Oaks Ln
Madison, WI
608-347-7332
siegerarchitectsbob@gmail.com

Jan 23, 2024

INTRODUCTION AND BACKGROUND

The Orchard Pointe Comprehensive Development Plan (CDP) was adapted by the City of Fitchburg April 11, 2006 and amendment July 20, 2006 to Realign the streets and expand and clarify Residential Development Opportunities. This CDP established the frame work for the Commercial Development of approximately 110 acres located in the Southwest quadrant of the McKee Road x Verona Road Intersection. These amendments with the road realignments basically created Lot 2 at the SE Corner of Limestone Lane and Nesbitt Road.

The CDP addresses issues and set development guidelines and parameters for land use, zoning, public improvements, architectural character, traffic circulation, stormwater management and open space preservation.

The City and Property owners have acknowledged that the sequence of development in this area would and has required revisions and amendments in order to incorporate property assembly, rezoning, land division, changes in building types and use that had not been contemplated for the future commercial needs and changing times.

This is the 19th amendment to the CPD and focuses on Lot 2 of the Orchard Pointe revised Plat CSM 15759, parcel 1100 in the original CDP. "Special Retail" is proposed land use with commercial zoning of B-G- General Business District. Lot 2, CSM 15759 is under a Purchase Contract with the intended use for a proposed 100 Guest Room SpringHill Suite Hotel. It is not the intent of this amendment to change existing zoning or other requirements of the current CDP design parameters, but only to allow a Hotel as the suggested and approved Land Use.

The proposed new owner and architect have met twice to date with City Staff, including City Planning and Zoning, Deanna Schmidt, Public Works, Tracy Foss, Economic Development, Michael Zimmerman, Building Department, John Crook. We have presented once on a "Pre-App" basis with the Planning Commission January 16,2024. Extensive deign of the Fire Department requires have been completed and reviewed by Mark Mlekush with preliminary approval as shown on the attached Site Design Concept.

ORCHARD POINTE CHRONOLOGY

Adopted CDP - April11, 2006 and Amendment July 20,2006 to Realign the Streets and Expand and Clarify Residential Development Opportunities.

September 2006 was Amendment #1 and thru 2023 there have been 18 Amendments to the CDP. This Proposal would be the 19th Amendment.

General Description and Land Use

Lot 2 CSM 15759 resulted from the division of Lot 1 prepared by Quam Engineering 2031.- (Plat Drawing attached). It is the intent of this project to be 100 Guest Room SpringHill Suite upscale Hotel built to Marriott Hotel Franchise requirements with quality design and materials on both the interior and exterior of the Building. The Hotel will include an excellent amenities package, including a Drive-Thru Canopy, Indoor Swimming Pool, Meeting Room, Luxury Lobby with F&B service, and a Upscale gated Plaza-Terrace at the Entry and the Street-side Frontage of the Building that includes BBQ grilles, and a lounge and eating area

ZONING

The current property zoning is B-G General Business. Hotels are approved in the B-G Zoning but will require a Conditional Use approval by the Fitchburg Planning and Architectural Review.

CDP PARAMETERS

LOT SIZE : 55,844 Square Feet = 1.282 acres

BUILDING FOOTPRINT : 13,350 Square feet -- @25% CDP Parameters = 13,961 maximum therefore Building Coverage OK

OPEN SPACE OF PROPOSED PLAN = 42,494 SQ. FT. = 76% -- @ CDP MINIMUM REQUIRED OF 35% therefore Open Space OK

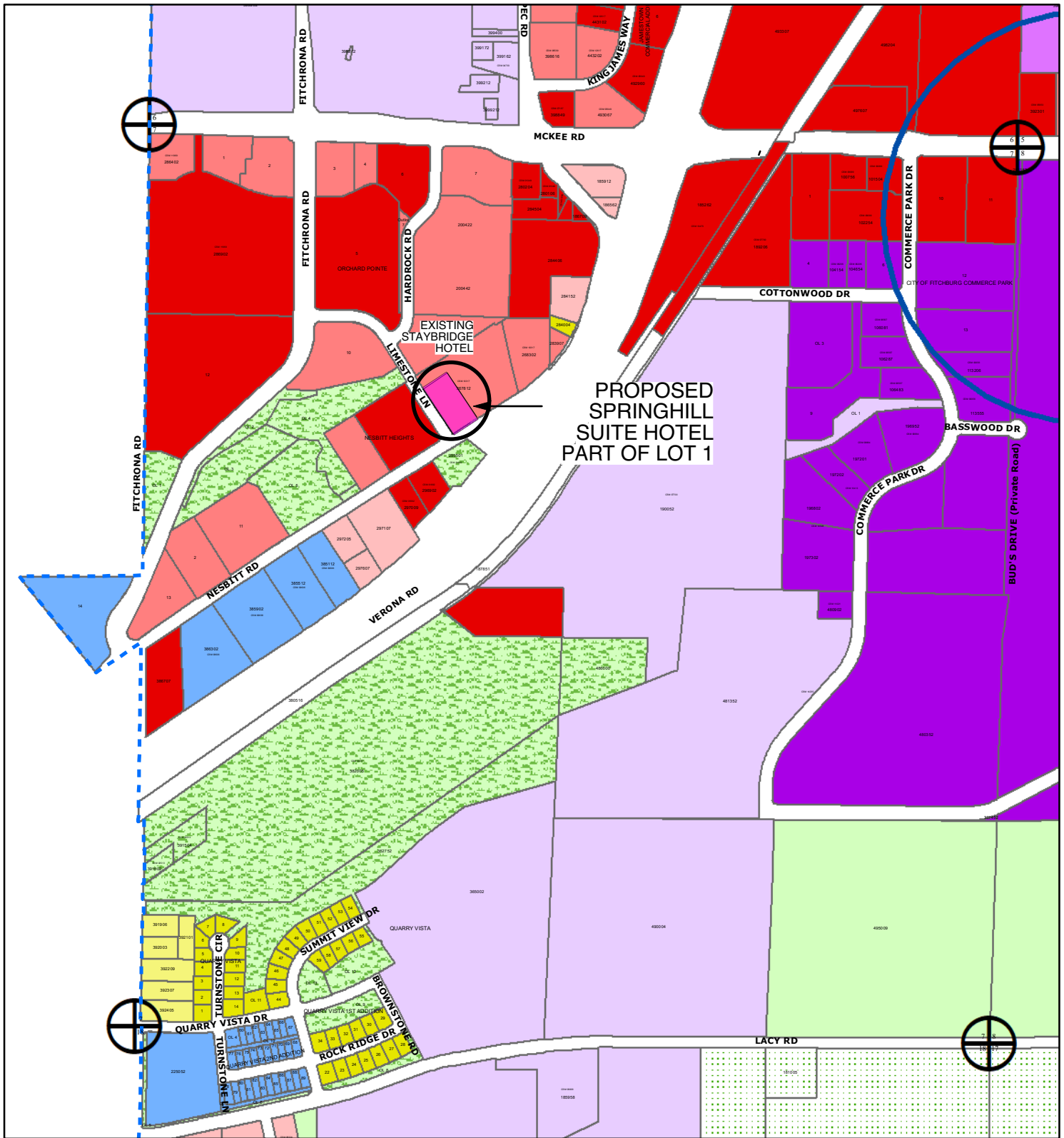
GREEN SPACE : PERVIOUS = 41%

PARKING: 101 AUTOS per B-G 100 Auto Required. Also 2 Hotel Van Parking.

STORM WATER MANAGEMENT

Preliminary analysis of the site and proposed project have been reviewed by Svet Roussev of Roussev Engineering Solutions, LLC Verona,WI as it relates to the soil borings, Proposed Site Plan, and City Storm Water requirements. It is the preliminary findings of the engineer that the peak control and detention as City required can be met.

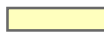
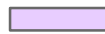







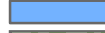









attachment: Traffic Study, Zoning Map, CSM 15759, Architectural Site Plan





CITY OF FITCHBURG


SECTION 7 TOWNSHIP 6N RANGE 9E

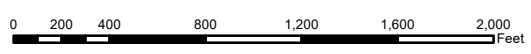
Zoning Districts

| | | | |
|---|---|---|--|
|  | R-R; Rural Residential |  | R-D; Rural Development |
|  | R-L; Low Density Residential |  | I-S; Specialized Industrial |
|  | R-LM; Low to Medium Density Residential |  | I-G; General Industrial |
|  | R-HA; Former R-4 Residential |  | PDD-GIP; Planned Development District - General Implementation Plan |
|  | R-M; Medium Density Residential |  | PDD-SIP; Planned Development District - Specific Implementation Plan |
|  | R-H; High Density Residential |  | P-R; Park and Recreation District |
|  | B-P; Professional Business |  | A-T; Transitional Agriculture |
|  | B-G; General Business |  | A-X; Exclusive Agriculture |
|  | B-H; Highway Business |  | A-S; Small Lot Agriculture |
| | |  | SC-NC; SmartCode - New Community |

 City Limits

 Wellhead Protection Area

 Section Corner



**DANE COUNTY
CERTIFIED SURVEY MAP # 15759**

Part of Lot 1 of Certified Survey Map No. 10317 and a part of Lot 9 of Orchard Points, being located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin

C.S.M. No. 15759

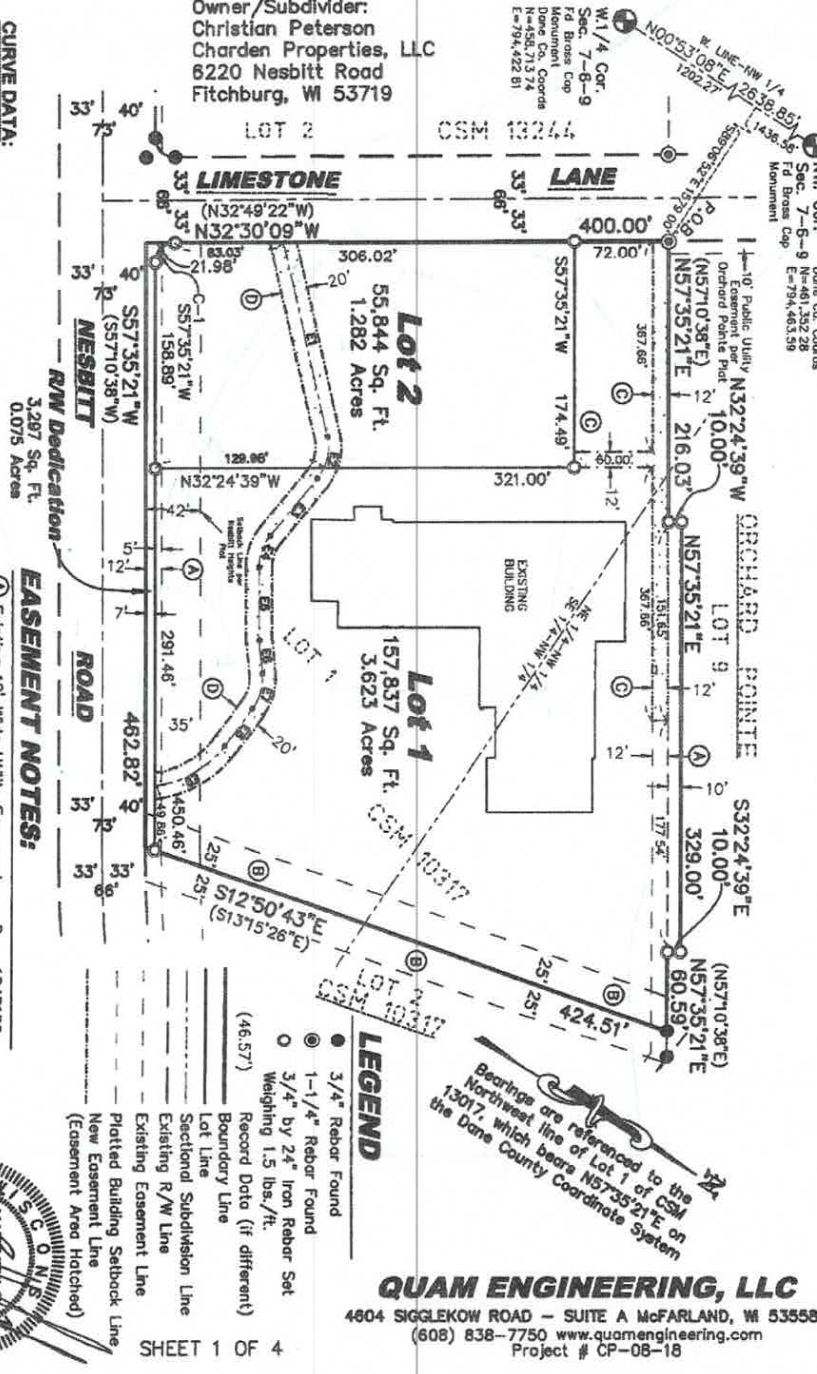
Doc. No. 5750474

Vol. 114 Page 327

Owner/Subdivider:
Christian Peterson
Charden Properties, LLC
6220 Nesbitt Road
Fitchburg, WI 53719

SEE SHEET 2 FOR NOTES.

CURVE DATA:
C-1 Radius=15.00'
Delta=69°54'30"
L=23.64'
CH=17°27'24"W
21.20'



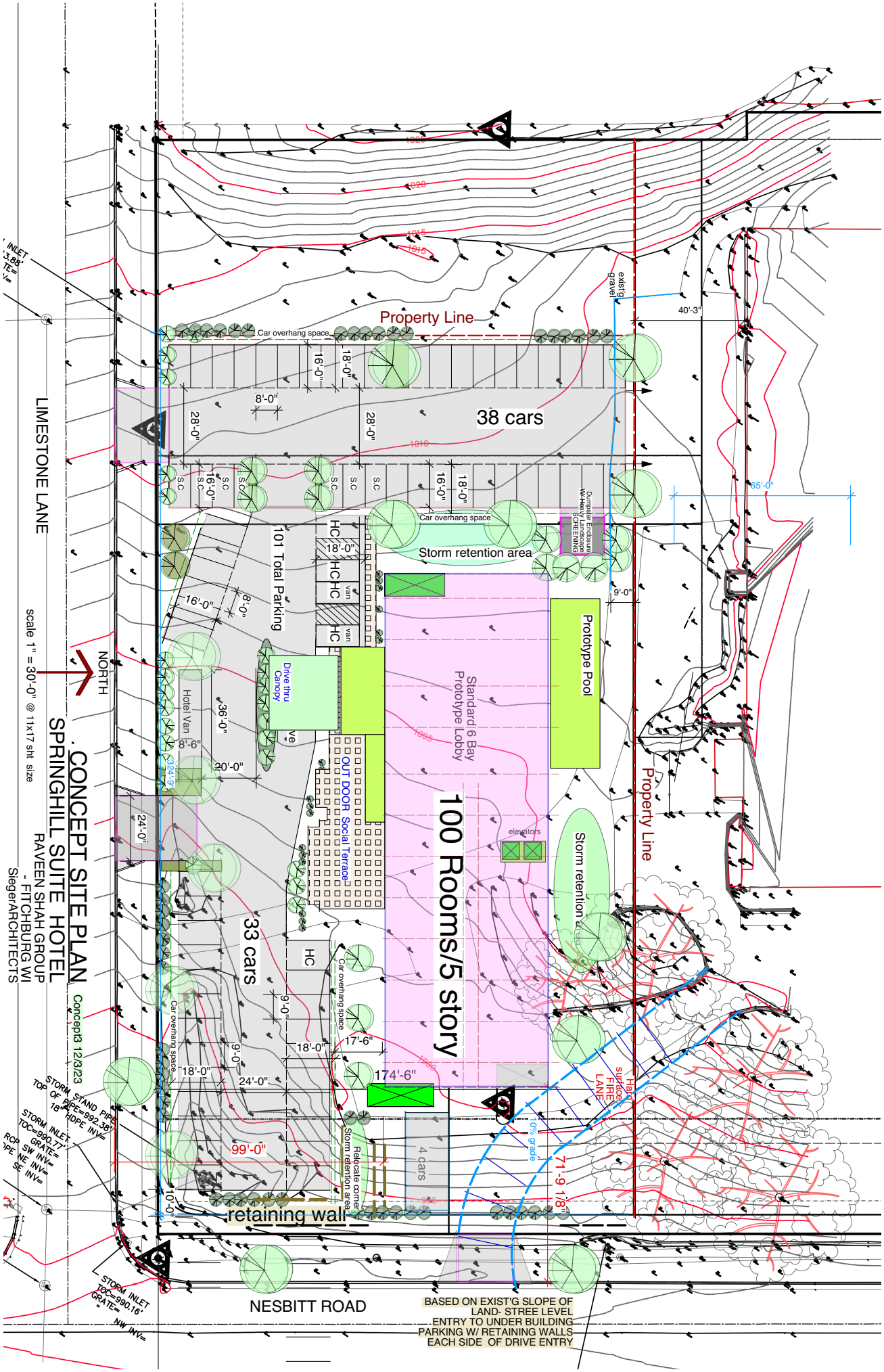
- EASEMENT NOTES:**
- (A) Existing 12' Wide Utility Easement per Doc. 1949106
 - (B) Existing 50' Wide Public Storm & Sanitary Easmt. per Doc. 1949106
 - (C) 12' Wide Public Utility Easement dedicated hereon. (See Note #2)
 - (D) Non-encroachable Emergency Access Easement to be granted by separate Instrument heron, to be granted Data shown on Sheet 2 heron.
- Easement areas, excluding R/W Dedication hereon, are as follows:
 (A) 5,124 sq. ft. (B) 10,427 sq. ft. (C) 5,132 sq. ft. (D) 9,569 sq. ft.



- LEGEND**
- 3/4" Rebar Found
 - 1-1/4" Rebar Found
 - 3/4" by 24" Iron Rebar Set
 - (46.57) Weighing 1.5 lbs./ft.
 - Record Data (if different)
 - Lot Line
 - Sectional Subdivision Line
 - Boundary Line
 - Existing R/W Line
 - Existing Easement Line
 - Platted Building Setback Line
 - New Easement Line
 - (Easement Area Hatched)

Bearings are referenced to the Northwest line of Lot 1 of CSM 13017, which bears N57°35'21"E on the Dane County Coordinate System

QUAM ENGINEERING, LLC
 4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
 (608) 838-7750 www.quamengineering.com
 Project # CP-08-18



INLET 3.8' x 7.5' x 1/2"

LIMESTONE LANE

Scale 1" = 30'-0" @ 11x17 sheet size

NORTH

CONCEPT SITE PLAN

SPRINGHILL SUITE HOTEL

RAVEEN SHAH GROUP
- FITCHBURG, WI
SiegerARCHITECTS

Concept 12/23/23

STORM STAND PIPE
TOP OF PIPE = 992.30'

STORM INLET
TOP = 990.77'
GRATE = SW INV = WE INV = SE INV =

ROF 1/2"

STORM INLET
GRATE = 990.18'

NW INV =

BASED ON EXIST'G SLOPE OF LAND - STREET LEVEL

ENTRY TO UNDER BUILDING

PARKING W/ RETAINING WALLS EACH SIDE OF DRIVE ENTRY

NESBITT ROAD

100 Rooms/5 story

38 cars

33 cars

Storm retention area

Storm retention area

Prototype Pool

Standard 6 Bay Prototype Lobby

101 Total Parking

Drive thru Canopy

Hotel Van

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

TRAFFIC MEMORANDUM

Date: January 17, 2024

To: Raveen Shah
Cascade Revenue Management

From: Daniel C. Bieberitz, P.E., PTOE
Traffic Analysis & Design, Inc.

Subject: Spring 1 Hill Hotel Trip Generation Comparison
City of Fitchburg, Wisconsin

INTRODUCTION

Cascade Revenue Management is proposing to construct a 100-room hotel on the northeast corner of Nesbitt Road and Limestone Lane, just south of the existing Staybridge Suites Hotel (see [Figure 1](#) below). This technical memorandum has been prepared to compare the trip generation of the original planned use of commercial to that of a new 100-room hotel development. The proposed development site plan is shown on [Exhibit 1](#).

Figure 1: Site Location



TRIP GENERATION COMPARISON

The Orchard Pointe (also called Fitchburg Commons) Comprehensive Development Plan (CDP), which encompasses the proposed development parcel, was completed in December 2005. This CDP shows the proposed hotel site under Land Use Section 1100 (see CDP development plan on [Exhibit 2](#)). The following land uses were assumed from the Orchard Pointe CDP:

- High Turn-Over Restaurant – 5,000 sq. ft.
- General Office – 15,000 sq. ft.
- Specialty Retail – 20,000 sq. ft.

From these uses, the trip generation estimates were completed for Section 1100 (5.3 acres) using the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 7th Edition*, which was the latest edition during the time of the December 2005 CDP. These estimate trips are shown in [Table 1](#) below and are also found on page 14 of the Fitchburg Commons CDP. Only the PM peak hour was analyzed in the CDP, as that is usually the most critical hour in areas with retail and restaurant type businesses.

Table 1
Fitchburg Commons Trip Generation Table - from Dec. 2005

| Land Use | ITE Code | Proposed Size | Weekday Daily | PM Peak | | |
|-------------------------------------|----------|-------------------|---------------|-------------|-------------|--------------|
| | | | | In | Out | Total |
| High-Turnover (Sit-Down) Restaurant | 932 | 5,000 x 1,000 SF | 636 | 33 (61%) | 21 (39%) | 54 (9.05) |
| General Office Building | 710 | 15,000 x 1,000 SF | 165 | 4 (17%) | 18 (83%) | 22 FCE |
| Specialty Retail | 814 | 20,000 x 1,000 SF | 886 | 24 (45%) | 30 (55%) | 54 FCE |
| Total New Trips | | | 1,687 | 61 | 69 | 130 |

From ITE Trip Generation, 7th Edition

For the proposed 100-room hotel, the expected amount of generated trips are based on the *ITE Trip Generation Manual, 11th Edition*, which are shown below on [Table 2](#).

Table 2
On-Site Trip Generation Table

| Land Use | ITE Code | Proposed Size | Weekday Daily | AM Peak | | | PM Peak | | |
|------------------------|----------|---------------|---------------|-------------|-------------|--------------|-------------|-------------|--------------|
| | | | | In | Out | Total | In | Out | Total |
| Hotel - All Suites | 311 | 100 Rooms | 440 (4.40) | 20 (53%) | 15 (47%) | 35 (0.34) | 20 (50%) | 15 (50%) | 35 (0.36) |
| Total New Trips | | | 440 | 20 | 15 | 35 | 20 | 15 | 35 |

Since Land Use Section 1100 in the CDP included the area where the existing retail center is located (6220 Nesbitt Road), the trip generation comparison will include this existing retail center as well as the new hotel. The existing businesses in the retail center include the following:

- Pancake Café
- Grand Appliance and TV
- Infinity Martial Arts
- SwimWest Swim School

Since the ITE Trip Generation Manual does not have land uses for martial arts or swim schools, these businesses will be included in the Specialty Retail land use. Both of these uses do not generate a significant amount of peak hour traffic, but are more spread out in the weekday afternoon and early evening hours. Table 3 shows the expected trips for the existing retail center (6220 Nesbitt Road) and the proposed hotel for the PM peak hour. Since the Pancake Cafe' is only open from 7:00 am to 2:00 pm, there will be no generated trips for this land use in the PM peak hour. Also, the current ITE Trip Generation, 11th Edition, does not include the Specialty Retail Center land use; therefore, the older ITE Trip Generation, 9th Edition, was used for this land use to make a more uniform comparison between the original land use trip generation from the Orchard Pointe CPD and the current retail center/proposed development.

Table 3
On-Site Trip Generation Table

| Land Use | ITE Code | Proposed Size | Weekday Daily | PM Peak | | |
|--|----------|-------------------|------------------|-------------|-------------|--------------|
| | | | | In | Out | Total |
| Hotel - All Suites | 311 | 100 Rooms | 440 (4.40) | 20 (50%) | 15 (50%) | 35 (0.36) |
| High-Turnover (Sit-Down) Restaurant ¹ | 932 | 7,250 x 1,000 SF | 780 (107.20) | 0 (61%) | 0 (39%) | 0 (9.05) |
| Specialty Retail Center ² | 826 | 23,750 x 1,000 SF | 1,050 (44.32) | 30 (44%) | 35 (56%) | 65 (2.71) |
| Total New Trips | | | 2,270 | 50 | 50 | 100 |

- 1) Pancake Café closes at 2:00 pm; therefore, there are no PM trips associated with this restaurant.
- 2) From ITE Trip Generation, 9th Edition (Current 11th Edition does not have Specialty Retail Center.)

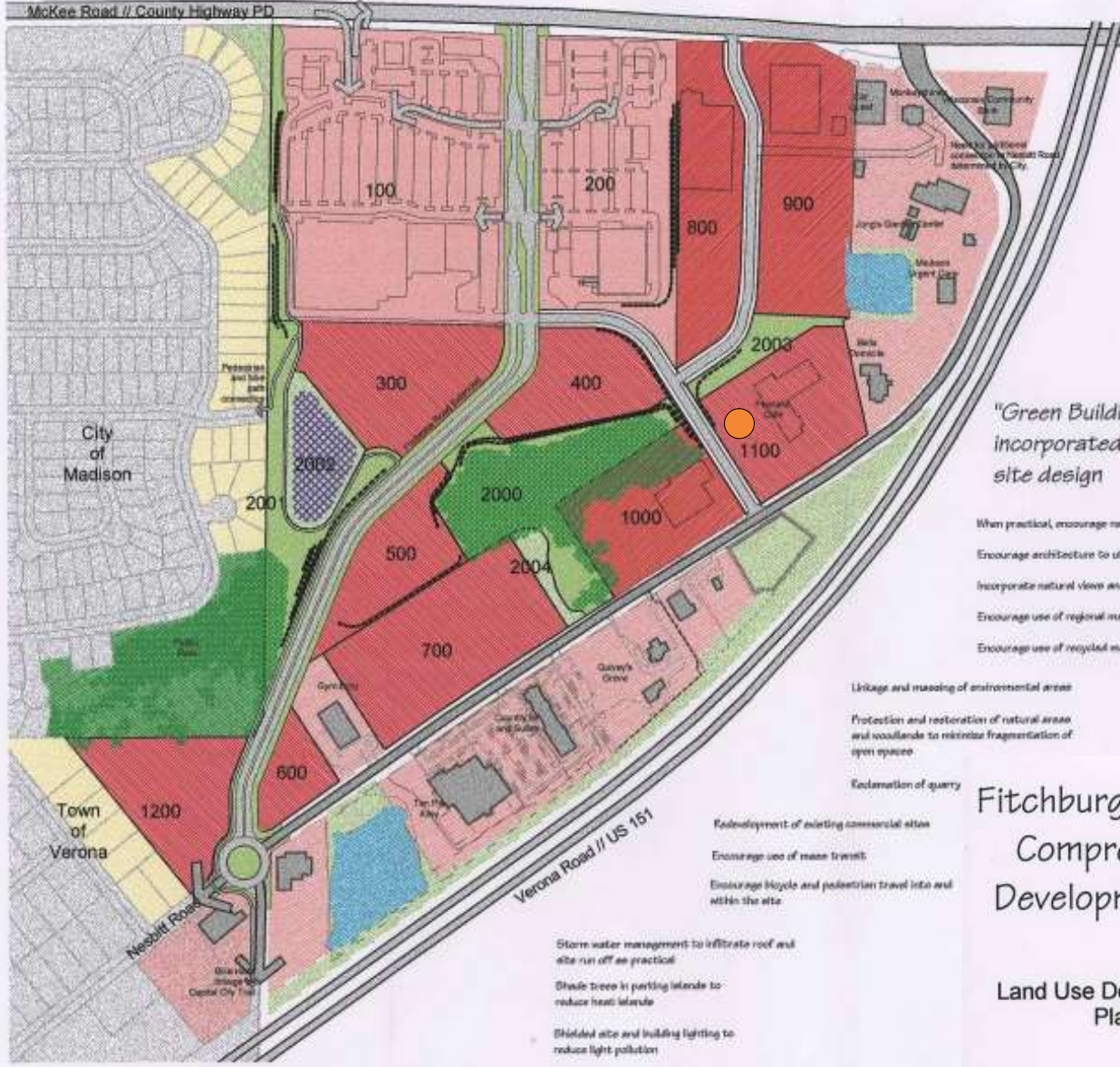
Table 4 shows the expected PM peak hour trips generated between the Orchard Pointe 2005 CPD and the current retail center and the proposed hotel. As shown in Table 4, the current retail center with the proposed hotel will generate approximately 580 additional weekday trips; however, during the PM peak hour, it would generate 30 fewer trips. The additional weekday trips are mostly due to the hotel traffic which tends to be more spread out throughout the day and with the Pancake Café closed during the PM peak hour, these trips will be spread out within the 7:00 am to 2:00 pm operating hours.

Table 4
On-Site Trip Generation Table

| | Land Use | ITE Code | Proposed Size | Weekday Daily | PM Peak | | |
|--|-------------------------------------|----------|-------------------|------------------|-------------|-------------|--------------|
| | | | | | In | Out | Total |
| Section 1100 Under Previously Approved CPD | High-Turnover (Sit-Down) Restaurant | 932 | 5,000 x 1,000 SF | 636 | 33 (61%) | 21 (39%) | 54 (9.05) |
| | General Office Building | 710 | 15,000 x 1,000 SF | 165 | 4 (17%) | 18 (83%) | 22 FCE |
| | Specialty Retail | 814 | 20,000 x 1,000 SF | 886 | 24 (45%) | 30 (55%) | 54 FCE |
| | Total New Trips | | | 1,687 | 61 | 69 | 130 |
| Proposed Section 1100 with 100-room Hotel | Hotel - All Suites | 311 | 100 Rooms | 440 (4.40) | 20 (50%) | 15 (50%) | 35 (0.36) |
| | High-Turnover (Sit-Down) Restaurant | 932 | 7,250 x 1,000 SF | 780 (107.20) | 0 (61%) | 0 (39%) | 0 (9.05) |
| | Specialty Retail Center | 826 | 23,750 x 1,000 SF | 1,050 (44.32) | 30 (44%) | 35 (56%) | 65 (2.71) |
| | Total New Trips | | | 2,270 | 50 | 50 | 100 |
| Net Trip Difference = | | | | 583 | (11) | (19) | (30) |

CONCLUSION

Based upon the generated trip comparison, the proposed hotel will not negatively impact the PM peak hour, as the hotel along with the current retail center at 6220 Nesbitt Road will generate approximately 30 fewer trips in the PM Peak Hour as compared to the original Orchard Point CPD. The total weekday trips are shown to be higher for this land area as compared Orchard Point CPD; however, this should not negatively affect the adjacent roadways and intersections as this traffic will be more spread out throughout the day.



"Green Building" Principles incorporated into the site design

- When practical, encourage natural lighting throughout architecture
- Encourage architecture to utilize light-colored roofing
- Incorporate natural views and daylighting within architecture
- Encourage use of regional materials (limestone) in building facades
- Encourage use of recycled material for site grading and parking lots

Linkage and mounding of environmental areas

Protection and restoration of natural areas and woodlands to minimize fragmentation of open space

Reclamation of quarry

Redevelopment of existing commercial sites

Encourage use of mass transit

Encourage bicycle and pedestrian travel into and within the site

Storm water management to infiltrate roof and site run off as practical

Shade trees in parking lots to reduce heat island

Shielded site and building lighting to reduce light pollution

Fitchburg Commons Comprehensive Development Plan

Land Use Development Plan

Key to Planned Uses

| | |
|----------------|---|
| 100 | Target Score with retail, dining, and bank |
| 200 | Supermarket with retail, dining, and credit union |
| 300 | Commercial uses |
| 400 | Commercial uses |
| 500 | Office |
| 600 | Commercial uses |
| 700 | Commercial and office |
| 800 | Redeveloped for commercial and office |
| 900 | Redeveloped for commercial |
| 1000 | Redeveloped for commercial uses |
| 1100 | Expanded commercial uses |
| 1200 | Mixed-use commercial |
| 2000 thru 2004 | Open space and storm water management |

LEGEND

○ Proposed Hotel Location

DANE COUNTY CERTIFIED SURVEY MAP # 15759

Part of Lot 1 of Certified Survey Map No. 10317 and a part of Lot 9 of Orchard Pointe, being located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin

C.S.M. No. 15759

Doc. No. 5750474

Vol. 114 Page 327

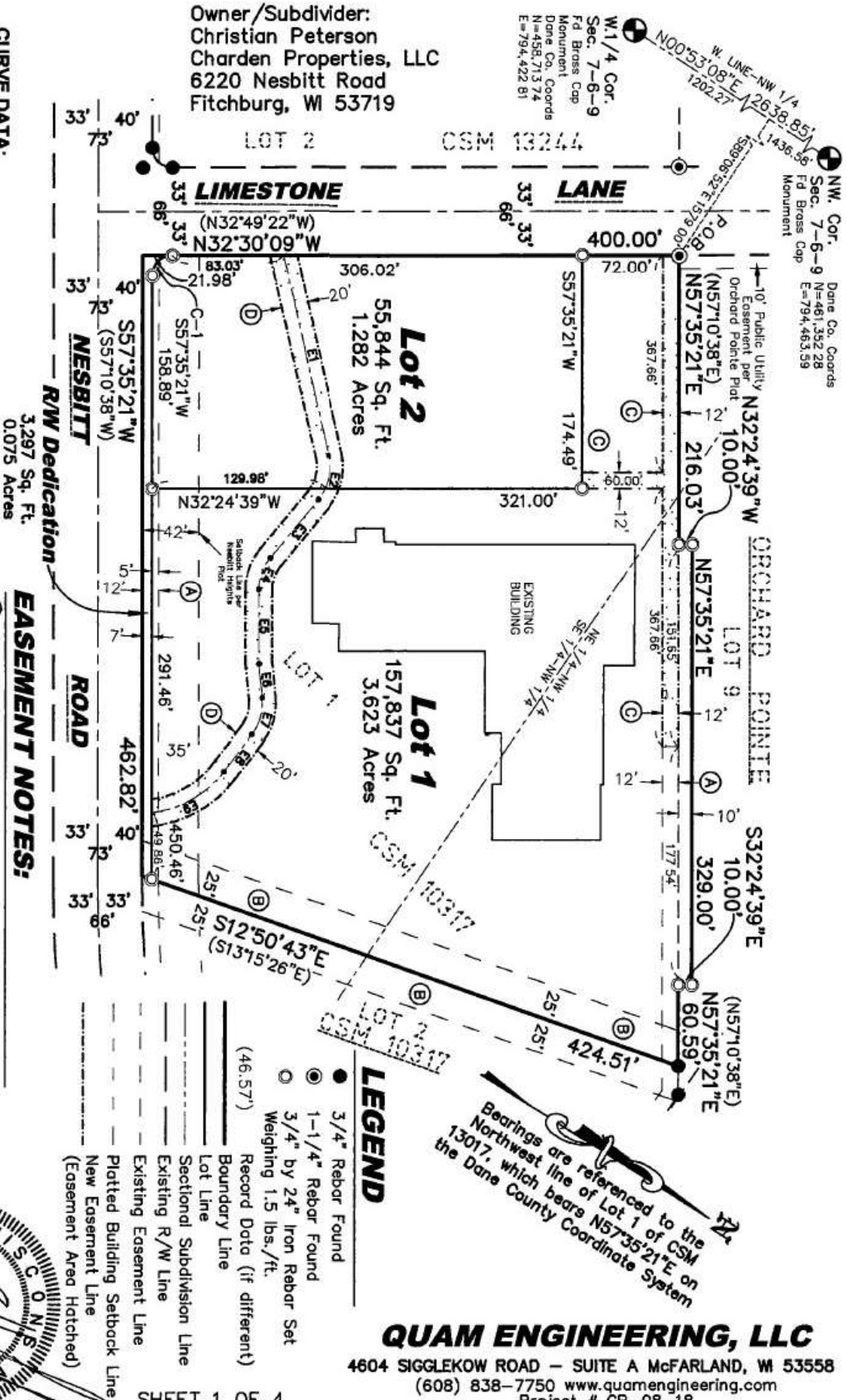
Owner/Subdivider:
Christian Peterson
Charden Properties, LLC
6220 Nesbitt Road
Fitchburg, WI 53719

SEE SHEET 2 FOR NOTES.

CURVE DATA:
C-1 Radius=15.00'
Delta=89°54'30"
L=23.54'
CH=N77°27'24"W
21.20'



- EASEMENT NOTES:**
- (A) Existing 12' Wide Utility Easement per Doc. 1949106
 - (B) Existing 50' Wide Public Storm & Sanitary Esmt. per Doc. 1949106
 - (C) 12' Wide Public Utility Easement dedicated hereon. (See Note #2)
 - (D) 20' Non-exclusive Emergency Access Easement to be granted by separate Instrument. Easement centerline Course & Curve Data shown on Sheet 2 hereof.
- Easement areas, excluding R/W Dedication hereon, are as follows:
 (A) 5,124 sq. ft. (B) 10,427 sq. ft. (C) 5,132 sq. ft. (D) 9,569 sq. ft.



LEGEND

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- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
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- Platted Building Setback Line
- New Easement Line (Easement Area Hatched)

Bearings are referenced to the Northwest line of Lot 1 of CSM 13017, which bears N57°35'21"E on the Dane County Coordinate System

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 Project # CP-08-18



**DANE COUNTY
CERTIFIED SURVEY MAP # 15759**

Part of Lot 1 of Certified Survey Map No. 10317 and a part of Lot 9 of Orchard Pointe, being located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey, being a part of Lot 1 of Certified Survey Map No. 10317, recorded in Volume 60 of Certified Survey Maps on Pages 291 through 294 as Document No. 3443224 of Dane County Records and a part of Lot 9 of Orchard Pointe, recorded in Volume 59-052A of Plats on Page 253 as Document No. 4429294 of Dane County Records, being located in the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, being the same property as described in Document No. 5379453, being more particularly described, based on the field survey hereof, as follows:

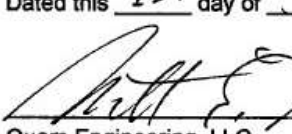
COMMENCING at the West one-quarter corner of said Section 7; thence, along the West line of said Northwest 1/4, North 00°53'08" East, 1202.27 feet; thence South 89°06'52" East, 1579.00 feet to the **POINT OF BEGINNING**, being the corner common to said Lot 1 and said Lot 9 lying on the Northeasterly right-of-way line of Limestone Lane; thence, along the line common to said Lot 1 and said Lot 9, North 57°35'21" East, 216.03 feet; thence North 32°24'39" West, 10.00 feet; thence North 57°35'21" East, 329.00 feet; thence South 32°24'39" East, 10.00 feet to said common line; thence, along said common line, North 57°35'21" East, 60.59 feet to the most Northerly corner of said Lot 1; thence, along the Easterly line of Lot 1, South 12°50'43" East, 424.51 feet to the corner common to said Lot 1 and Lot 2 of said Certified Survey Map No. 10317, lying on the Northwesterly right-of-way line of Nesbitt Road; thence, along said Northwesterly right-of-way line, South 57°35'21" West, 462.82 feet to its intersection with aforesaid Northeasterly right-of-way line of Limestone Lane; thence, along said Northeasterly right-of-way line, North 32°30'09" West, 400.00 feet to the **POINT OF BEGINNING**.


Said parcel contains 216,978 square feet or 4.981 acres, more or less.

BEING SUBJECT TO any other easements or agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Christian Peterson of Charden Properties LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 24 of the City of Fitchburg Land Division Regulations in surveying, dividing, and mapping the same.

Dated this 1st day of July, 2021.


 Quam Engineering, LLC
 By: Matthew E. Hoglund
 P.L.S. S-1910



NOTES:

1. Lot 2 is undeveloped at this time, except for the gravel driveways and parking areas. Note that future development of Lot 2 must comply with all applicable City of Fitchburg Codes and requirements for the use intended.

2. Public utility easements shown are granted to those utility entities that provide service to the Lots hereof. For underground electric, gas and communication facilities, the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.

3. Existing stormwater drainage patterns and facilities on and across Lots 1 and 2 and potential future changes are subject to the Declaration of Easements, a document recorded separately. Upon development of Lot 2, the appropriate stormwater management facilities and methods shall be constructed meeting the City of Fitchburg Redevelopment Standards.

| EASEMENT CENTERLINE CURVE DATA | | | | |
|--------------------------------|--------|-----------|--------|----------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| E2 | 38.00' | 52°20'31" | 34.71' | N70°58'29"E - 33.52' |
| LOT 2 | | 37°53'04" | 25.12' | N63°44'46"E - 24.67' |
| LOT 1 | | 14°27'27" | 9.59' | N89°55'01"E - 9.56' |
| E4 | 38.00' | 39°43'50" | 26.35' | N77°16'50"E - 25.83' |
| E7 | 38.00' | 43°40'20" | 28.96' | N73°32'32"E - 28.27' |
| E9 | 80.00' | 45°22'18" | 63.35' | S61°56'08"E - 61.71' |

| EASEMENT C/L COURSE DATA | |
|--------------------------|-----------------------|
| LINE | COURSE |
| E1 | N44°48'14"E - 153.29' |
| E3 | S82°51'15"E - 56.28' |
| E5 | N57°24'55"E - 65.77' |
| E6 | N51°42'22"E - 25.56' |
| E8 | S84°37'18"E - 34.18' |

C.S.M. No. 15759

Doc. No. 5750474

Vol. 114 Page 328

QUAM ENGINEERING, LLC

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 Project # CP-08-18

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CERTIFIED SURVEY MAP # 15759**

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of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin**

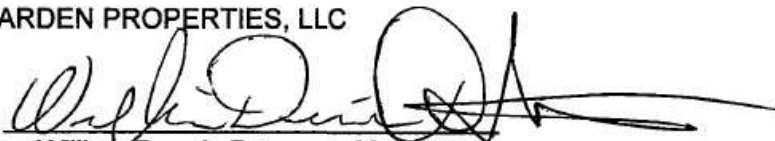
OWNER'S CERTIFICATE:

Charden Properties, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Charden Properties, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Fitchburg


IN WITNESS WHEREOF, the said Charden Properties, LLC has caused these presents to be signed by William Dennis Peterson, Manager at 220 NESBITT RD MADISON WI, and its company seal to be hereunto affixed on this 6, day of July, 2021

CHARDEN PROPERTIES, LLC

By: 
William Dennis Peterson, Manager

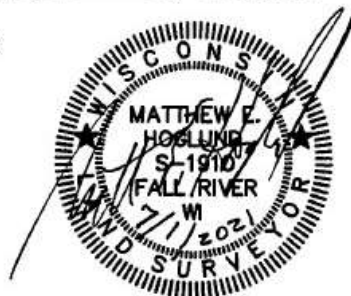
STATE OF IL
COUNTY COOK) SS

Personally came before me this 6 day of July, 2021, William Dennis Peterson, Manager of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be Manager of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer, as the deed of said company, by its authority.

(Notary Seal)  OFFICIAL SEAL
NANCY E CARROLL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/28/21

Notary Public,  IL (k)
Wisconsin

My commission expires 12-28-21.



REGISTER OF DEEDS CERTIFICATE:

Received for recording this 14th day of July, 2021, at 1:54 o'clock P.M. and recorded in Volume 114 of Certified Survey Maps on Pages 327-330 as Document No. 5750474.

Kristi Chlebowski by: Lisa Stafford, Setz, Deputy
Kristi Chlebowski, Dane County Register of Deeds

Received 7-14-21 8:30 am

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
(608) 838-7750 www.quamengineering.com
Project # CP-08-18



December 14, 2022

**RE: American House Fitchburg
Comprehensive Development Plan (CDP) Amendment Application
Orchard Pointe CDP Amendment Eighteen Narrative**

Introduction and Background

The Orchard Pointe Comprehensive Development Plan (“CDP”) was adopted by the City of Fitchburg (“City”) in April 2006 after extensive public review and discussion. The CDP established the framework for the commercial development of approximately 120 acres in the area located in the southwest quadrant of the McKee Road and Verona Road intersection.

The CDP addressed various development issues and established parameters for land use, zoning, public improvement, architectural character, traffic circulation, stormwater management and open space preservation.

During the course of discussion on the CDP, the City and the property owners recognized that the scope of development in this area would need to be dynamic and responsive to market changes, consumer expectations and regulatory goals. The CDP further highlighted that uses within the CDP Planning Area were intended to complement each other, rather than compete with one another. To meet its intended purpose as the framework for managing the development within Orchard Pointe, it was agreed that reasonable amendments to the CDP would be necessary.

This proposal is the eighteenth amendment of the CDP and focuses on Lot 2 of the Certified Survey Map No. 15267. This property is currently vacant/undeveloped land.

Orchard Pointe Chronology

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|----------|--|
| Apr 2006 | Orchard Pointe Comprehensive Development Plan approved |
| Jul 2006 | Rezoning of Orchard Pointe approved (Ord # 2006-0-17 and Ord # 2006-0-18). |
| Jan 2007 | CDP Amendment One – Relating to lands east of Fitchrona Road, the realignment of Hardrock Road (Orchard Pointe 11 Preliminary Plat), and |

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

p: 612-492-4000
ryancompanies.com



the Rezoning of McKee Road frontage east from Fitchrona Road (Ord # 2007-0- 05).

| | |
|--------------------|---|
| Jan 2008 | CDP Amendment Two – Relating to uses and open space for Phase One of the Shoppes at Orchard Pointe. |
| Jul 2008 | CDP Amendment Three – Relating to uses and open space for Phase Two of the Shoppes at Orchard Pointe. |
| Sep 2008 | CDP Amendment Four – Relating to the gross floor area permitted on Lot 1 of CSM 11969 (UW Credit Union). |
| Dec 2008 | CDP Amendment Five – Relating to the uses and development of The Shoppes at Orchard Pointe (Lot 3) and amendment of the land uses allowed on Lot 8. |
| Oct 2009 | CDP Amendment Six – Relating to the uses and development of Lots 3, 4, 6, and 8. |
| Mar 2011 | CDP Amendment Seven – Relating to zoning and conditional uses on Lot 6 and revising the site plan pertaining to Lots 3, 4, and 6. |
| Jul 2011-Mar 2012 | CDP Amendment Eight – Relating to changing the land use on Lot 1 from restaurant to a bank with drive -thru lanes and specialty retail center uses. This proposed amendment was denied by the City Plan Commission in order to maintain the opportunity for a restaurant use to be developed. |
| Fall 2011 | CDP Amendment Nine – Relating to developing the HyVee Grocery Store on Lot 5. |
| Fall 2012-Apr 2013 | CDP Amendment Ten – Relating to revising the permitted use on Lot 1 to allow Specialty Retail Center in place of the single restaurant use restriction. |
| Jul 2013 | CDP Amendment Eleven – Relating to increasing permitted residential densities to enable the development of an apartment complex on Lot 14. |
| Jan 2016 | CDP Amendment Twelve – Relating to revising the uses permitted on Lot 9 to allow the development of the Staybridge Suites Hotel. |
| Jun 2017 | CDP Amendment Thirteen – Relating to revising the use and gross floor area permitted on Lot 8 to allow for the development of a Freshii restaurant and buildout of additional retail space. |
| Nov 2018 | CDP Amendment Fourteen – Relating to revising the uses permitted on Lot 10 to allow for the development of a residential apartment complex. |
| Jan 2019 | CDP Amendment Fifteen – Related to a 130 unit independent senior living facility on Lot 12 of Orchard Pointe |
| Mar 2019 | CDP Amendment Sixteen – Related to splitting Lot 1 of CSM 10317 into 3 lots |