



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 PDD-GIP district the following described property:

1. Location of Property/Street Address: 2932 Fish Hatchery Road

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

Lot 2, CSM #555, recorded in Vol. 75 of Certified Survey Maps, on pages 11-18, as Doc. No. 4304437, Dane County Registry, City of Fitchburg, Dane County, Wisconsin.

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

2. Proposed Use of Property - Explanation of Request:

New mixed-use building with 5 stories of residential over 2 stories of parking. Residential levels include approximately 250-280 units with amenities. Approximately 9,500 s.f. of commercial tenant spaces along Fish Hatchery Drive. Coordinated access drive and parking with adjacent property.

3. Proposed Development Schedule: Construction Start Spring 2025 with Completion Summer 2026

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Multi-Family

Total Dwelling Units Proposed: 250-280 **No. Of Parking Stalls:** 335

Type of Non-residential Development (If Applicable): Mixed Use - Commercial

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

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

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

Current Owner of Property: BOWMAN FARMS INC

Address: 2932 Fish Hatchery Road **Phone No:** _____

Contact Person: Andy Bowman

Email: _____

Address: 2932 Fish Hatchery Road FITCHBURG WI 53713 **Phone No:** _____

Respectfully Submitted By: Robert Zdanowski Robert Zdanowski (JLA Architects)
 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. _____

Bowman Plaza – Mixed-Use, High Density Residential Development and City On A Hill Church Expansion

FITCHBURG, WISCONSIN



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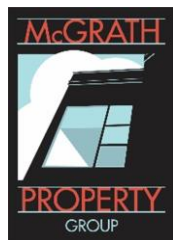
PROJECT TEAM:



INVENTURE CAPITAL, LLC
 3131 Fish Hatchery Road
 Fitchburg, Wisconsin 53713
 Contact: Ned Hoyt
 608.949.2151



JLA ARCHITECTS + PLANNERS
 800 West Broadway, Suite 200
 Monona, Wisconsin 53713
 Contact: Joe Lee
 608.442.3858



MCGRATH PROPERTY GROUP
 730 Williamson St. Suite 150
 Madison, WI 53703
 Contact: Mike Metzger
 608.515.5046



VIERBICHER
 999 Fourier Drive, Suite 201
 Madison, WI 53713
 Contact: Johnathan Lilley
 608.821.3983

PROJECT LOCATION & GENERAL DESCRIPTION

The Bowman Plaza – Mixed-Use Development will be a distinctive mixed-use development serving the increased demand for quality, higher-density housing and commercial/retail space in the Fitchburg area over the next five years and beyond. It will be located on the 2 plus-acre parcel containing the existing Bowman Plaza commercial property at 2932 Fish Hatchery Road.

In addition, this GIP submittal will include the proposed renovation and expansion of City on a Hill Church to north at 2920 Fish Hatchery Road.

Surrounding Context

The project site is in an urban neighborhood surrounded by existing businesses, a public golf course, elementary schools, several parks and recreation areas, with a mix of residential apartments and homes. The properties to the north, south, and east are predominantly commercial and the properties to the west are predominantly residential.

Existing Topography

The project site is slightly elevated relative to Fish Hatchery Road to the east, and is currently fully developed with an older commercial building, and asphalt driveway and parking covering virtually the whole site. There are no wetlands within the boundary of the parcel.

Existing Site Conditions

There is a Kelly's Market Gas Station to the south. The existing commercial building is only partially occupied by commercial tenants. Members of City on a Hill Church often use the parking at the existing commercial space during times of larger services.



City on a Hill Redevelopment

In conjunction with the Bowman Plaza Redevelopment, and its coordination of access and parking, the Church is seeking approval for renovation to its Church Hall, and redevelopment of the pastor house with a new religious and educational facility.

RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

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

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

- Section 22-144 – Permitted Uses (3): Only permits up to 8 units per building. While we realize dwelling structures having greater than eight dwelling units are allowed as a Conditional Use (per 22-145 (6)), we desire the long-term stability afforded under a permanent zoning classification.
- Section 22-146 – Dimensional Standards (2) b: Requires a minimum of 2,000 square feet of lot area per each Efficiency unit, 2,200 square feet of lot area per each 1 bedroom unit, 2,400 square feet per each 2 bedroom unit, and 2,700 square feet per each 3 bedroom unit, with the provision that each structured parking space reduces the minimum lot area by 500 square feet. With our proposed unit mix and total unit count of approximately 250-280 units, this standard would require a parcel substantially larger than our existing parcel size.
- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback (Fish Hatchery) at 30 feet. In order to fulfill our desire to provide a more urban feel, we propose a minimum setback of 10 feet.
- Section 22-146 – Dimensional Standards (5): Sets the minimum side setback at 10 feet. In order to fulfill our desire to provide a more urban feel, we propose a minimum setback of 5-10 feet depending on location.

- Section 22-146 – Dimensional Standards (8): Restricts the maximum building height to 45 feet or 3 stories, whichever is less. We are planning 5-stories of residential on top of 2 stories of a covered parking structure that is partially exposed due to grading on site. While we realize dwelling structures having greater than 3 stories is allowed as a Conditional Use (per 22-146 (8)), we desire the long-term stability afforded under a permanent zoning classification.

Beyond these code related rationales, we believe that there is a unique opportunity to coordinate parking and access between the City on a Hill Church to the north, and Bowman Plaza redevelopment to the south. Given guidance from City Staff, implementation of this shared and coordinated parking agreement would require approval under a PDD zoning application.

ECONOMIC & SOCIAL IMPACTS

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

Property Values and Tax Revenue

This project represents an expected total investment of \$70-80,000,000 through the redevelopment of Bowman Plaza. It is estimated that this project would have a total assessed value, upon full assessment, of over \$50,000,000. We believe that the project will generate significant additional property tax revenue for the City.

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees

This project should generate Impact Fees to the City in an amount exceeding \$1,000,000 as part of its development.

Social Impacts

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

- The addition of this quality mixed-use community should improve the perceived image of the immediate area.
- The addition of this quality mixed-use community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality mixed-use community could serve as a catalyst for other uses - such as retail & commercial - to locate in the immediate area.
- The addition of this quality mixed-use community could serve as an example for future development - creating higher standards in design & living amenities.

- This development will help to further the city's desire to create a vibrant urban feel to the North Fish Hatchery Road corridor and make productive use of a site which has been underutilized for a long time.
- This quality development will also help to create a welcoming environment for pedestrians with its residential, commercial, and retail mix replacing a mostly vacant site.

Encouragement of Further Redevelopment within the Corridor

We have included significant commercial space in this location which could provide for the potential relocation of other Fitchburg businesses within the North Fish Hatchery corridor, which could then facilitate the sequential redevelopment of multiple future sites, while retaining those businesses within Fitchburg.

Future Redevelopment of the City on a Hill Property

As part of this GIP submission, we include plans for the future redevelopment of the City on a Hill property, including enhancements to the Church Hall to add capacity, access, and amenities, and the replacement of the pastor house with a new education and religious facilities building.

The Church is very engaged with the Fitchburg community and this expansion will allow them to enhance their community support will improving amenities and services for the congregation.

We believe that our proposal does not hinder or limit future development in line with the City's North Fish Hatchery Visioning and Comprehensive Plan.

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

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

Reduction of Sprawl

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

Utilizing Existing Impervious Surface Area

As the site is essentially 100% developed, with virtually no pervious surfaces, the effective redevelopment of this site allows this existing impervious area to support a higher level of density. This allows population growth in the city to be accommodated with less clearing and development than other greenfield locations.

Enhanced Public Realm

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

CONSISTENCY WITH COMPREHENSIVE PLAN

We believe that this project complies with the City of Fitchburg’s Comprehensive Plan. It provides a high quality, well managed project that is an efficient use of existing resources. Specifically:

Housing Policy Framework Goal 1:

Provide balanced growth with a variety of housing types, to promote decent housing and a suitable living environment for all residents.

Objective 1.1: This project promotes the development of housing to meet the current and future needs of residents within the City as outlined in the Growing Fitchburg 2030 plan.

Policy 1.1.1: This project is being built with in short walking distance of existing mass transit routes on Fish Hatchery Road. In addition, it will have quick, easy access to main arterials servicing the larger metropolitan area.

Objective 1.3: This infill project will add value to the neighborhood by complimenting the existing housing developments on Index Road. In addition, it will add potential labor resources for the adjacent business district.

Policy 1.3.2: This project is focused on developing an under used parcel of land with a development that contributes to the existing neighborhood, meets goals of the North Fish Hatchery Road Vision plan, and provides affordable, market rate housing.

Housing Policy Framework Goal 2:

Promote the efficient use of land for housing.

Objective 2.1: This infill project provides a more efficient, compact use of the land with higher densities, quality amenities for the residents.

Policy 2.1.3 By utilizing a under used parcel located in an existing urban setting, this project will help to protect existing natural resources, environmental corridors, and open spaces.

Objective 2.2: This infill project provides the growth desired in Fitchburg without adding to sprawl at the periphery of the existing urban area.

Policy 2.2.1 This infill development will be fully served by existing urban services, including sanitary sewer and public water, and will provide convenient access to community facilities, areas of employment, and arterial highways.

Jobs and Education Policy Framework Goal 1:

Encourage economic development opportunities appropriate to the Resources, character, and service levels of the city.

Objective 1.1: This project will provide a compact residential development with onsite tenant amenities to serve both new and current area residents.

Policy 1.1.1: This project delivers a taller building with higher floor area ratios, as well as covered parking for the residents.

Policy 1.1.3 This development is located 1 block from Post Road, and 1 block from a controlled intersection with Fish Hatchery Road. Sidewalks included in this development will provide pedestrian access to existing mass transit lines on Fish Hatchery Road.

CONSISTENCY WITH NORTH FISH HATCHERY VISIONING

We believe that this project is consistent with the City of Fitchburg's Visioning for the North Fish Hatchery Redevelopment Area. We believe that this development will address the vision goals in the following ways.

Goal 1: Promote economic and tax base growth and stability.

- This project will add to the tax base as outlined earlier in this proposal.
- This development provides stability to the neighborhood as it will be owned and operated by the developers, who live and operate their business in the City of Fitchburg.

Goal 2: Transition corridor to an urban form.

- This infill development will transform an isolated undeveloped parcel into an urban environment.

Goal 3: Continue stabilization of existing residential development.

- This project will continue the development of the surrounding area as an urban residential center.
- This project will be maintained by the owners and utilize a local professional property management company, with onsite managers.

Goal 4: Position Post Road/Fish Hatchery Road as the primary community gateway.

- Additional residents will potentially provide more customers for existing business in this area, and an expanded labor pool for employers in the immediate area.

LAND USE

When complete, this project will contain multi-family residential use. This 2.85acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 250 to 280 market rate housing units along with their associated common amenity spaces. At the time of this General Implementation Plan, our plans show approximately 276 units with a mix of residential units is as follows:

- Studio Units: 05 %
- 1 Bedroom: 55 %
- 1 Bedroom + 15 %
- 2 Bedroom: 15 %
- 2 Bedroom + 05 %
- 3 Bedroom: 05 %

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 750 square feet. This mix of unit types & sizes will serve a variety of potential residents.

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

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

ESTIMATED DAILY WATER USAGE

ESTIMATED DAILY WATER USAGE CALCULATIONS					
UNIT TYPE	TENANTS/UNIT	NUMBER OF UNITS	TOTAL TENANTS	GALLONS/ DAY/ TENANT	TOTAL GALLONS/ DAY
STUDIOS	1.5	14	21	54	1,134
1 BEDROOM	1.5	193	289.5	54	15,633
2 BEDROOM	2.5	55	137.5	54	7,425
3 BEDROOM	2.5	14	35	54	1,890
TOTAL WATER USAGE PER DAY					26,082
TOTAL HOT WATER USAGE PER DAY					8,868
TOTAL COLD WATER USAGE PER DAY					17,214

SITE DESIGN & GENERAL INFORMATION

The Masterplan for the Bowman Plaza Re-Development Mixed Use Development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The building is located & orientated to address the street edge and to help define the public realm, while providing exposure to commercial businesses relocating to the site.
- Roughly 250 to 280 units of new high quality market rate apartments
- Roughly 9,500 sq-ft of new commercial space replaces the existing commercial space at Bowman Plaza while substantially upgrading its amenity.
- Five levels of residential development above the covered parking will provide a significant landmark for this Fitchburg corridor, “crowning” this high point of land, and which should provide significant amenity to residents via 360-degree views.
- Residential parking is designed to be primarily supported by covered parking through the use of two levels of covered parking.
- Surface parking is kept primarily for the shared use of the commercial tenants and adjacent City on a Hill Church.
- The site has and maintains pedestrian and vehicular access to the Fish Hatchery Road corridor.
- The site contains an elevated green roof that creates a private courtyard for resident use.

Off Street Parking:

The City’s typical parking requirements require 2.0 parking stalls per residential dwelling unit. Our experience with multi-family developments with this type of unit mix indicates that this requirement is unnecessary. We are proposing a minimum of 1.2 parking stalls per dwelling unit, and this initial design provides 1.21.

Our confirmed experience with existing properties in our portfolio indicates that this level of parking is appropriate for this project, as larger buildings inherently provide more flex capacity and less overlap of users.

Based on discussions with and guidance from City Staff, the two parking levels have separate access arrangements, with the upper level accessing via the north and the Ochalla Drive intersection, and the lower level accessing via the Post Road intersection to the south.

Bicycle Parking:

In addition to off-street vehicular parking, we are proposing dedicated bike storage areas that will provide storage of 180 bicycles in the covered parking area. In addition, there will be approximately 20 bike parking areas at the exterior of the building for use by visitors.

Site Density is currently conceived as roughly 117.45 units per acre, which is higher than other recent project approvals and proposals in the corridor. This is facilitated by shared parking with the Church, and the undergrounding of various stormwater requirements. We believe the sites location directly on Fish Hatchery Road and anticipated future Bus Rapid Transit makes this higher density feasible and appropriate.

Storm Water Management Overview:

The existing site is essentially fully impervious and drains to the Stormwater pond on Ochalla Drive. We will address incremental stormwater requirements during the permitting process via the addition of underground treatment and infiltration structures.

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

Landscape Design:

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

Refuse & Recycling Storage & Removal:

This building will have a refuse & recycling room in the Upper Parking Level with room for a minimum of (12) – 2 yard containers for refuse and recycling. A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

General Implementation Plan Data

At the time of this General Implementation Plan, the Masterplan Data is as follows. This data is subject to change as the design of the project proceeds. However, final Masterplan Data will meet the “Planned Development Zoning Standards” listed below.

The landscape area in the table below does not include the landscaped roof decks over the 1st level parking.

DEVELOPMENT VALUES		
ZONING REQUIREMENT	CURRENT DESIGN VALUE	CALCULATIONS
SITE DENSITY	117.45 Units/Acre	276 Units / 2.35 AC. = 117.45
BUILDING COVERAGE	64.96 % of Parcel	66,543 S.F. / 102,431 S.F. = 64.96%
LANDSCAPE AREA	9.70 % of Parcel	9,935 S.F. / 102,431 S.F. = 9.70%
IMPERVIOUS SURFACE	90.30 % of Parcel	92,500 S.F. / 102,431 S.F. = 90.30%
FLOOR AREA RATIO	2.40 of Parcel	245,426 S.F. / 102,431 S.F. = 2.40

Proposed Planned Development Zoning Standards

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

- Residential Density: 119 units per acre (maximum)
- Building Height: Maximum of 7 Stories and Maximum 85 feet
- Front Street Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 80% of Parcel Area (maximum)
- Floor Area Ratio: 3.0 (maximum)
- Impervious Surface Ratio: 95% of Parcel Area (maximum)
- Off-Street Parking: 1.2 Auto Spaces per Dwelling Unit (minimum)
- Bicycle Parking: Short Term - .05 per bed (minimum)
Long Term - .5 per bed (minimum)
- Permitted Uses: Multi-family Residential / Mixed-Use

BICYCLE PARKING						
BUILDING		BICYCLE PARKING				
NAME	BEDS	COVERED	SURFACE	TOTAL	REQUIRED	
RESIDENTIAL	360	180	22	202	Short Term (.05 Bed)	Long Term (0.5 Bed)
					18	180
COMMERCIAL	0	2	2	4	Short Term (Min. 2 Spaces)	Short Term (Min. 2 Spaces)
					2	2

ORGANIZATIONAL STRUCTURE – INVENTURE CAPITAL

Inventure Capital is an investment group whose broad range of assets include Multi-Family and Mixed-Use development. Their team has experience developing properties in both the United States and Australia, with its most recent projects being:

Bella Spring in Fitchburg – Located at 2876 Index Road, this was an infill project that replaced an existing vacant parcel with a high density residential development that included on site amenities similar to those proposed with this project.

Ochalla Springs in Fitchburg – Located at Ochalla and Index Road, this was an infill project that replaced an existing vacant parcel with a mixed use development that included on site amenities similar to those proposed with this project.

Terrace Point in Fitchburg – Located at 3101 South Fish Hatchery Road, this was also an infill project that replaced an outdated manufacturing facility with a mixed use development that included on site amenities similar to those proposed with this project.

PROPERTY MANAGEMENT- MCGRATH PROPERTY GROUP

At McGrath Property Group, we manage our clients' properties from an owner's perspective with expertise that has developed during an extended period of property ownership by the company's principals. We apply the same thoughtful, aggressive, goal-oriented approach to the management of our clients' properties as we do in successfully managing our own. We understand the importance of protecting their assets, providing customer service to their tenants and being cost efficient. Our residential management group manages residential apartment homes throughout the Madison area with extensive experience in market rate and mixed use developments.

McGrath is a Madison-based company; our management group and owners reside locally and are long time area residents. We *know* the market, we *know* the vendors, and most importantly we *know* how to manage real estate at the highest level.

Property Management Team

McGrath Property Group continuously recruits individuals that have a passion for real estate, an unwavering commitment to continuous improvement, and an understanding that integrity and excellence are the cornerstones of success. We believe that our associates are our most valuable resource, enabling us to maintain a distinct advantage within our industry.

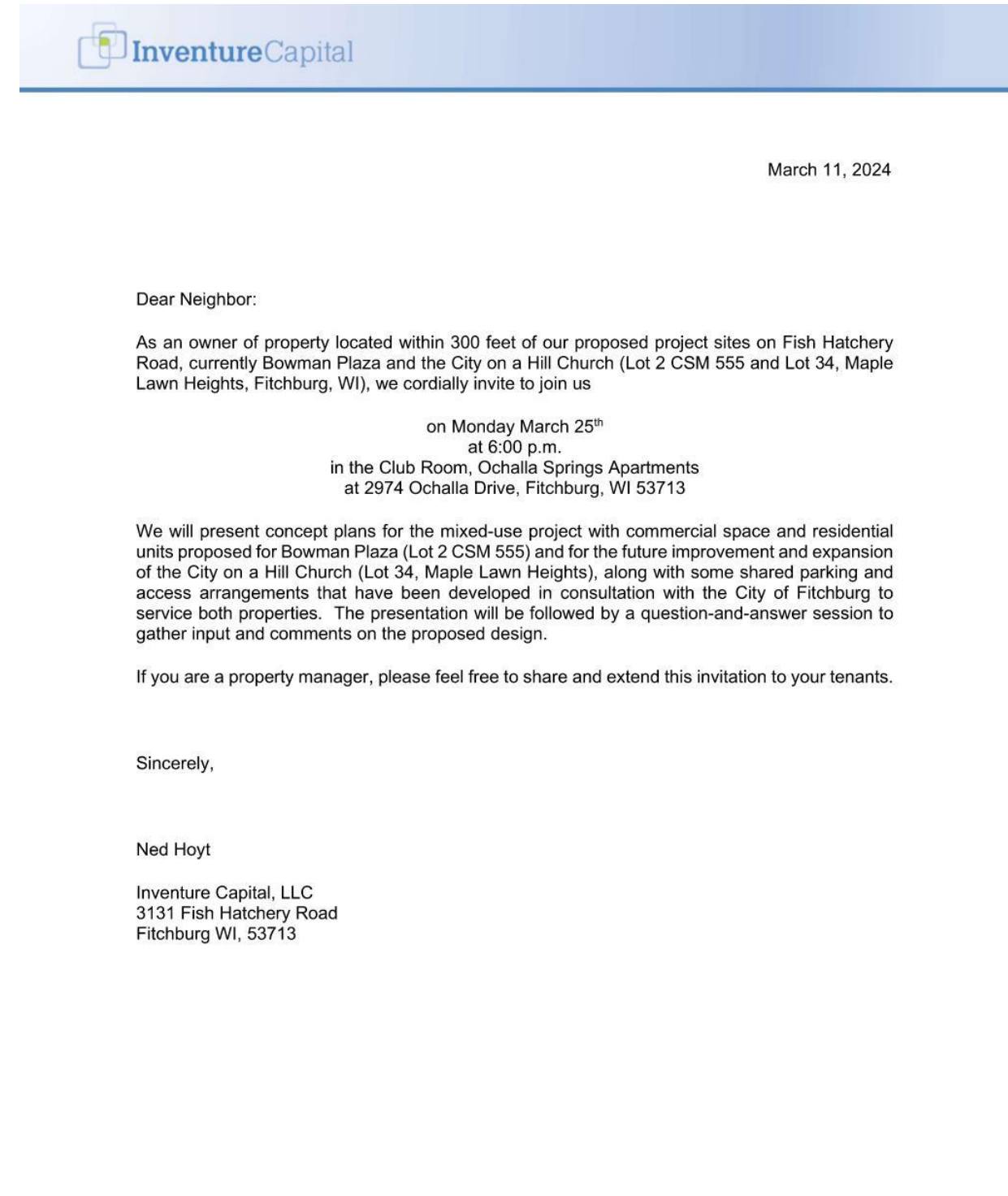
PROJECT IMPLEMENTATION

The construction of the project located on Fish Hatchery Road is anticipated to maintain a schedule that allows for all improvements to be done completion in spring/summer of 2026. We anticipate the following stages for development:

1. Summer 2024. Completion of northern access drive and new parking on church site
2. Autumn 2024. Demolition of Existing Bowman Plaza and Preparation of Footings and Foundations.
3. Winter 2024 to Spring 2026. Construction of New Bowman Plaza development.
4. Future TBD. Redevelopment and Expansion of Church site

NEIGHBORHOOD INPUT

We have already worked with our immediate neighbors to incorporate their feedback on this design. Inventure is hosting a scheduled neighborhood meeting on March 25th, 2024, to provide a public forum for further feedback prior to the scheduled plan commission hearing. Adjacent on this page, is a sample of the invitation sent out to all property owners within a 300' radius of the project for the meeting. Feedback from the meeting will be available for the Plan Commission Hearing.



LAND USE

No change of use is proposed for the City on a Hill Church parcel.

The site is intended to remain a Church with a range of worship, administrative, educational and community uses.

The current facilities consist of a 4610 sft church hall, with a 2000 sft office/pastorage.

The Church intends to expand and improve these facilities over a series of stages.

Stage 1. Redevelopment of shared access drive and additional parking in conjunction with the development of Bowman Plaza to the south.

Stage 2. Addition of roughly 3100 sft of additional office and administrative facilities adjacent to the southwest portion of the existing church hall.

Stage 3. Addition of a new roughly 4000 sft multipurpose welcome center and entrance with additional amenity and facilities, connected by a roughly 2000 sft circulation hall to the existing church hall. This addition should free up additional seating and worship space within the existing church hall as well.

Stage 4. Demolition of the existing office/pastorage and construction of a new roughly 10,000 sft worship hall, with associated entrance and patio areas, and a new parking and drop off location.

Total existing building space is roughly 6,610 sft, with a congregation capacity of roughly 300 people and xxx parking spaces.

The completion of all stages should allow a total of roughly 21,600 of facility spaces, with two church halls, anticipated to host up to roughly 400 people per service with 212 parking spaces.

PROJECT SITE



SITE DESIGN & GENERAL INFORMATION

The Masterplan for the City on A Hill Expansion Plan has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The expansion stages have been thoughtfully designed to support the existing church hall and allow development to progress in manageable stages, while allowing all of the access and parking work to be complete upfront in conjunction with the Bowman Plaza redevelopment.
- The New additions extend towards Fish Hatchery Road allowing additional massing and urban feel to be added as the expansion progresses in keeping with the City's North Fish Hatchery Visioning.
- Significant additional parking and access is added in advance to allow the expanded facilities to be fully parked.
- Expansion of the church facilities should allow the Church to conduct more outreach and support activities within the Fitchburg community.
- More?

Off Street Parking:

We are proposing a minimum of 1 parking stalls per 200 sft of Church facilities.

On the basis of a final projected size of 21,600 sft, 108 parking spaces would be required, while 212 parking spaces are proposed.

Cross referencing to an expected maximum attendance of roughly 500 people with 2.5 people per car, the expansion provides sufficient parking to provide for those maximum attendance events as well.

Approximately 58 parking spaces are intended to be shared with the Bowman Plaza redevelopment to the south. As the anticipated usage of the Bowman

Plaza commercial space would typically be during business hours, and most church parking will be used for evenings and weekends, we believe this is an effective synergy.

Storm Water Management Overview:

The existing site has essentially no stormwater treatment areas, and significant vacant grass area. We will address incremental stormwater requirements during the permitting process via the addition of underground treatment and infiltration structures.

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

Landscape Design:

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

General Implementation Plan Data

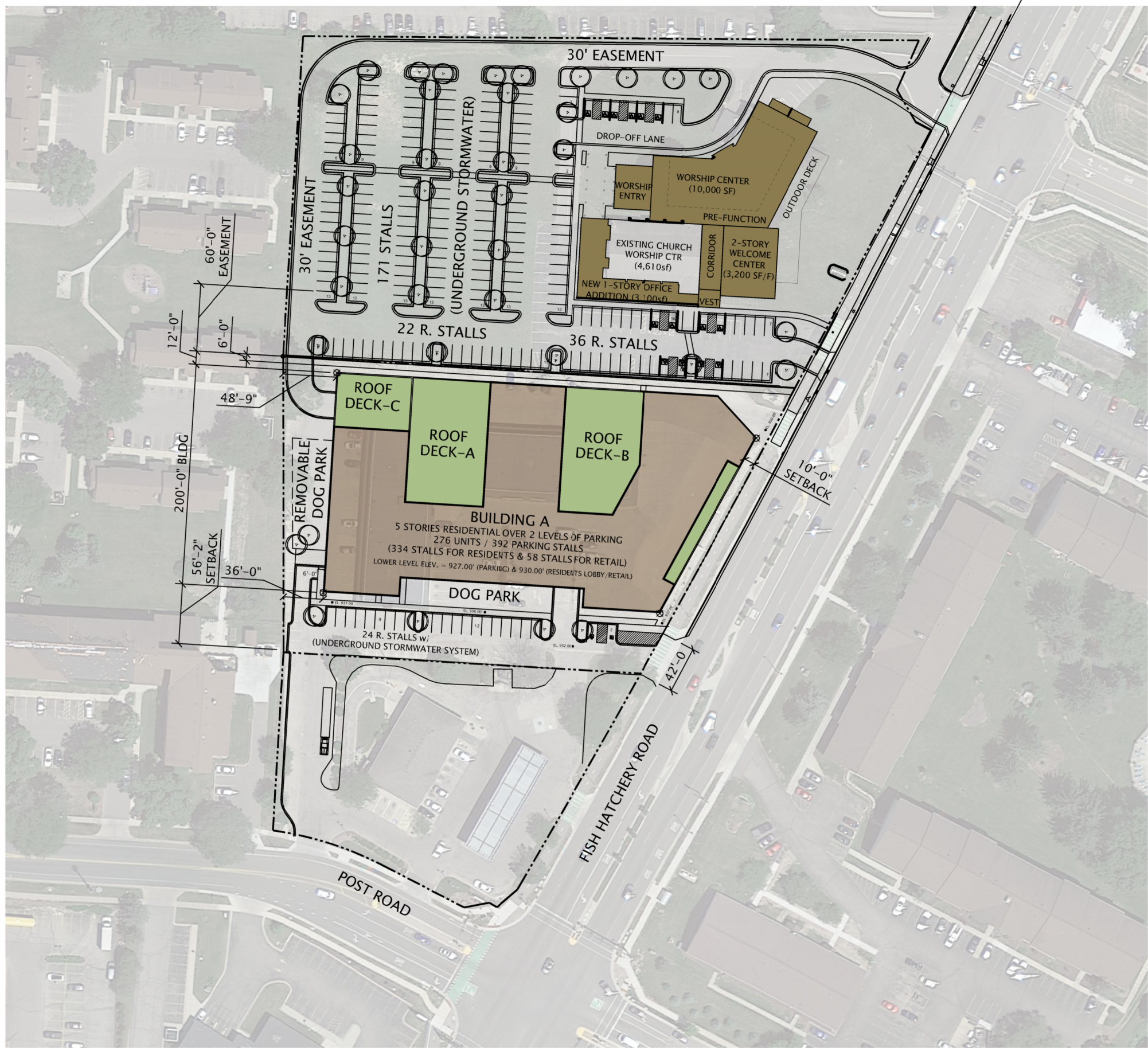
At the time of this General Implementation Plan, the Masterplan Data is as follows. This data is subject to change as the design of the project proceeds. However, final Masterplan Data will meet the “Planned Development Zoning Standards” listed below.

Proposed Planned Development Zoning Standards

Under the proposed Planned Development Zoning (R-L Low Density District), the project shall meet the following Zoning Standards:

- Building Height: Maximum of 3 Stories or 35 feet, whichever is less.
- Front Street Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 35% of Parcel Area (maximum)
- Off-Street Parking: 1.2 Auto Spaces per Dwelling Unit (minimum)
- Permitted Uses: Churches, Residential-all district conditional uses

APPENDIX “A”
GENERAL IMPLEMENTATION PLAN
CONCEPTUAL MASTER PLAN FOR COMBINED SITES



APPENDIX 'B'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY CIVIL, SITE DEMOLITION, NEW SITE, GRADING, AND UTILITY PLANS

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING CURB INLET
EXISTING FIELD INLET
EXISTING ROOF DRAIN CLEANOUT
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING UNIDENTIFIED UTILITY VAULT
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING ADA DETECTABLE WARNING FIELD

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
EXISTING RETAINING WALL
EXISTING CHAIN LINK FENCE
EXISTING GENERAL FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING EDGE OF TREES
EXISTING WATER MAIN (SIZE NOTED)
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING EDGE OF PAVEMENT
EXISTING CONCRETE SURFACE
EXISTING ASPHALT SURFACE

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
ASPHALT REMOVAL
CONCRETE REMOVAL
BUILDING REMOVAL
TREE REMOVAL
SAWCUT
UTILITY STRUCTURE REMOVAL
UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS table with symbols for TC, FF, FL, SW, TW, BW.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS I, TYPE A
EROSION MAT CLASS II, TYPE B
EROSION MAT CLASS III, TYPE C
EROSION MAT CLASS II, TYPE A
TRACKING PAD
RIP RAP

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

ABBREVIATIONS table with symbols for STMH, FI, CI, CB, EW, SMH.

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY...
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY...
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO INSTALLATION OF SUCH ITEM.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE...
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS...
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION...
7. RETAINING WALLS TO BE DESIGNED BY OTHERS
8. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS...

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION...
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION...
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT...
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS...
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY...
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS...
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION...

SITE PLAN NOTES:

- 1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE...
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE...
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION...
7. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS...

GRADING NOTES:

- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL NOT EXCEED 2.0% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

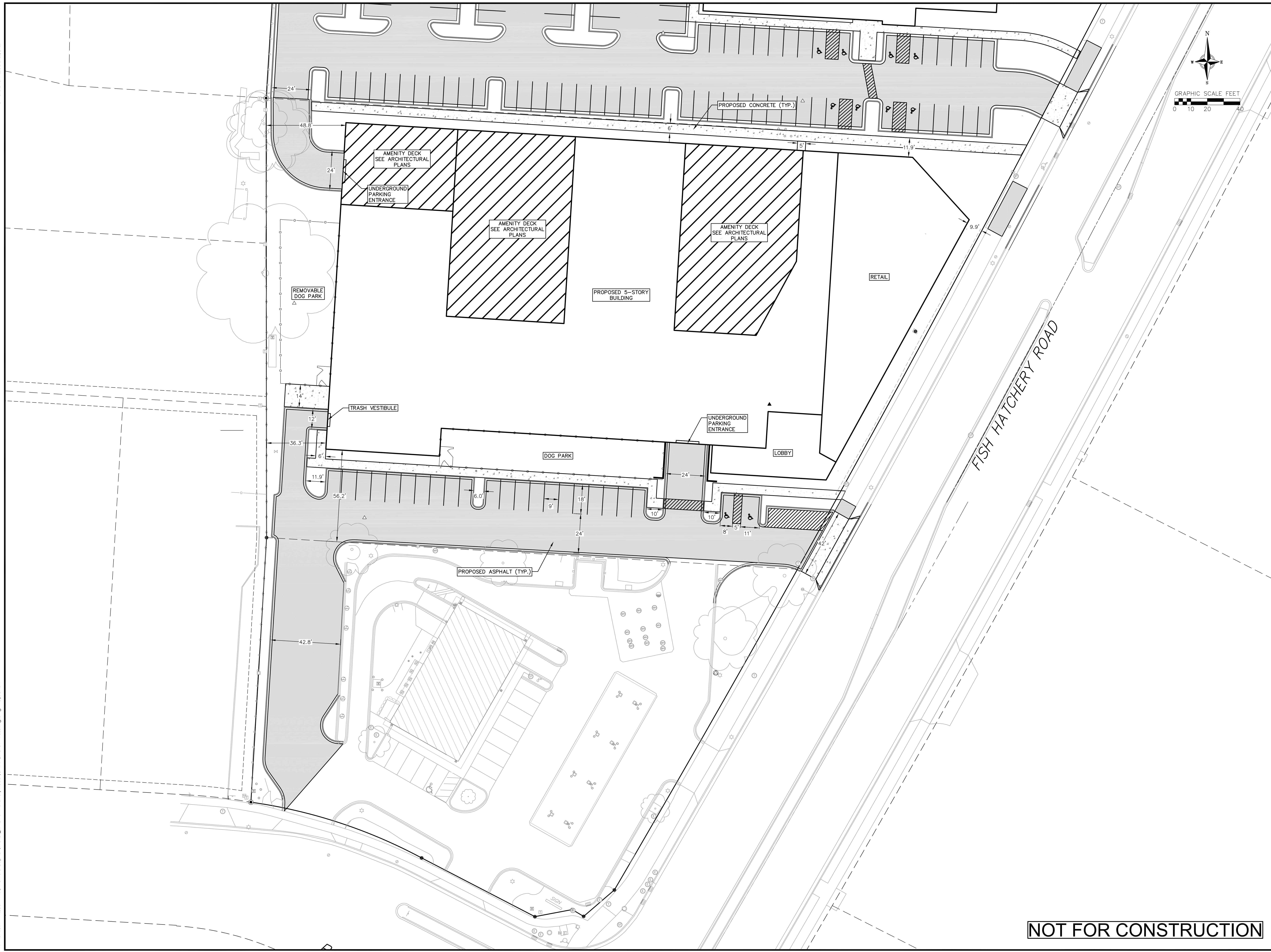
UTILITY NOTES:

- 1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS...
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(D).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS...
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING...
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION...
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES...
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS...
21. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE...
22. PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES...
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP...
24. OPEN PICK HOLES ARE PROHIBITED ON SANITARY MANHOLES.
25. INSTALL 1 SHEET OF 4'X8'X4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
26. CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

Table with columns for REVISIONS, NO., DATE, REMARKS.

NOT FOR CONSTRUCTION

C0.0

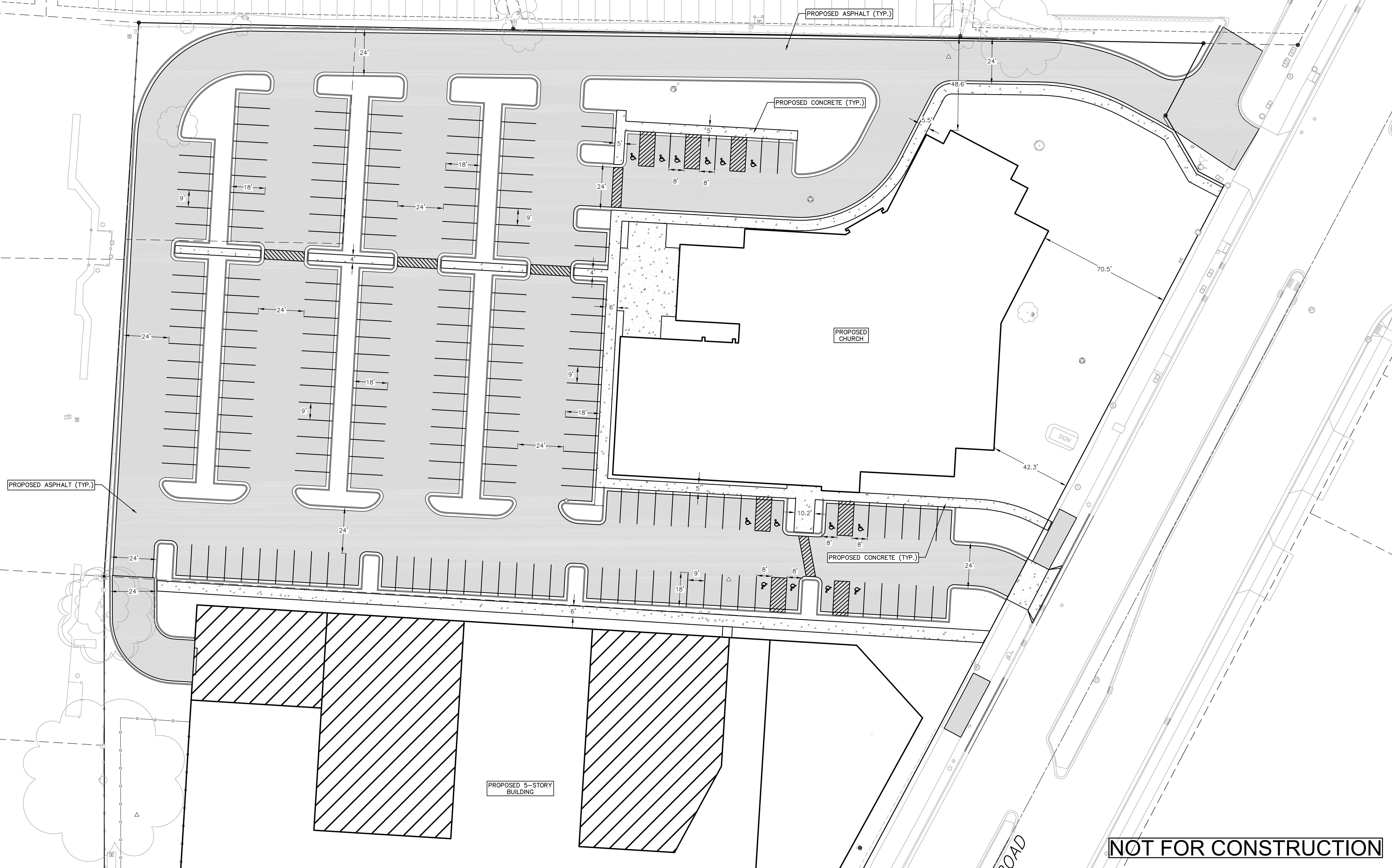
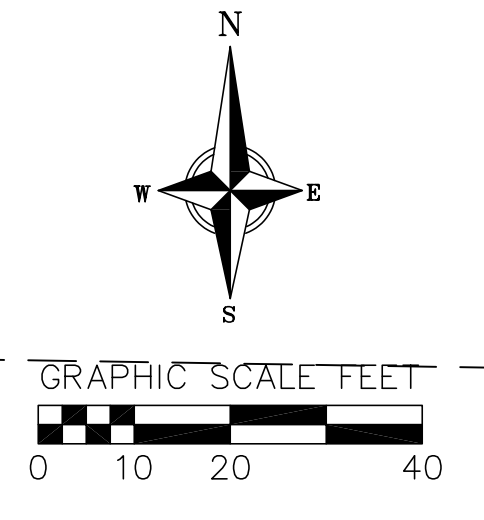


Site Plan - South
BOWMAN PLAZA
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

DATE: 03/18/2024
DRAFTER: JLL
CHECKED: BHAN
PROJECT NO.: 210401

NOT FOR CONSTRUCTION

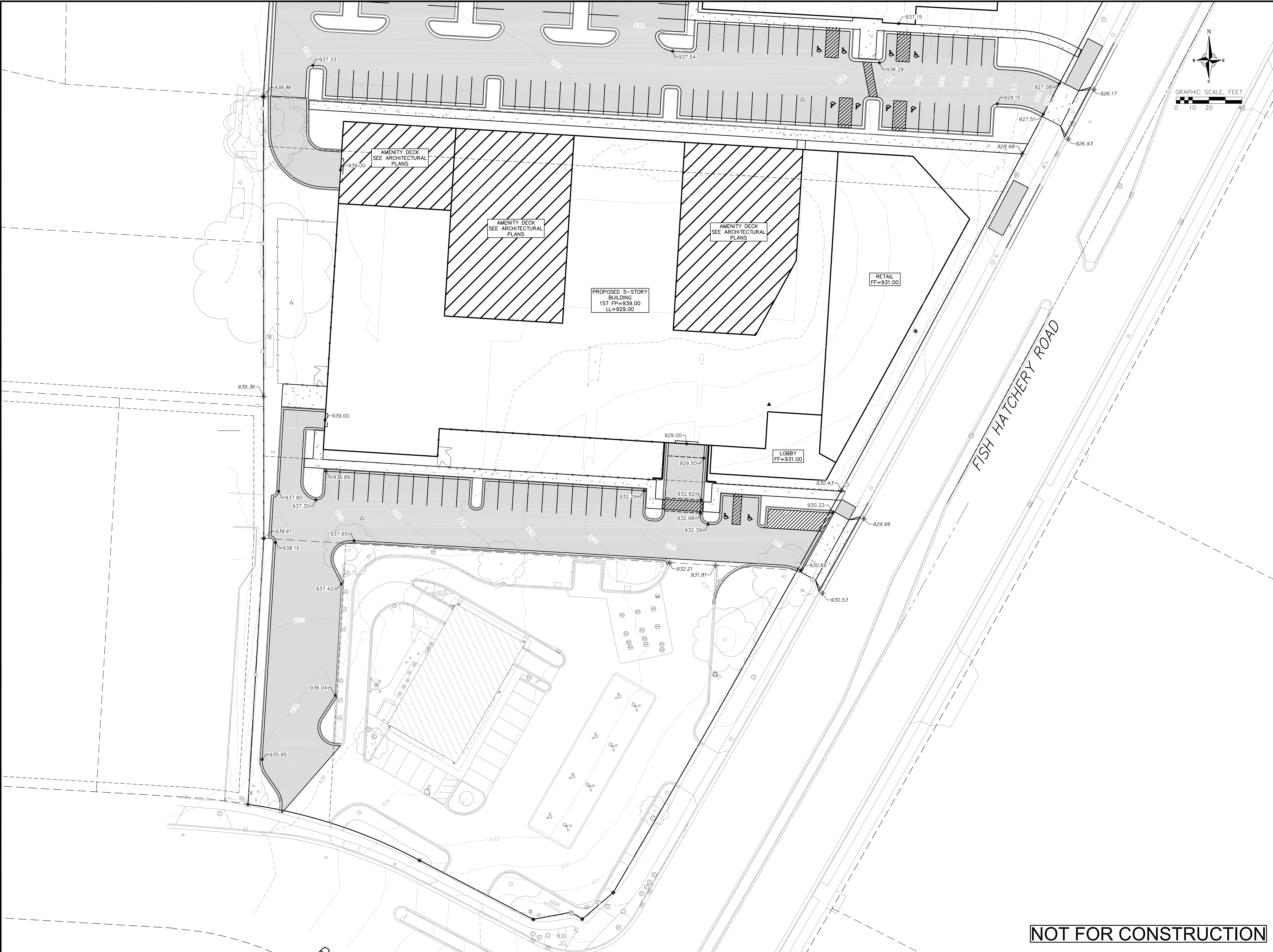


Site Plan - North
BOWMAN PLAZA
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

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 DRAFTER: JLL
 CHECKED: BHAN
 PROJECT NO.: 210401

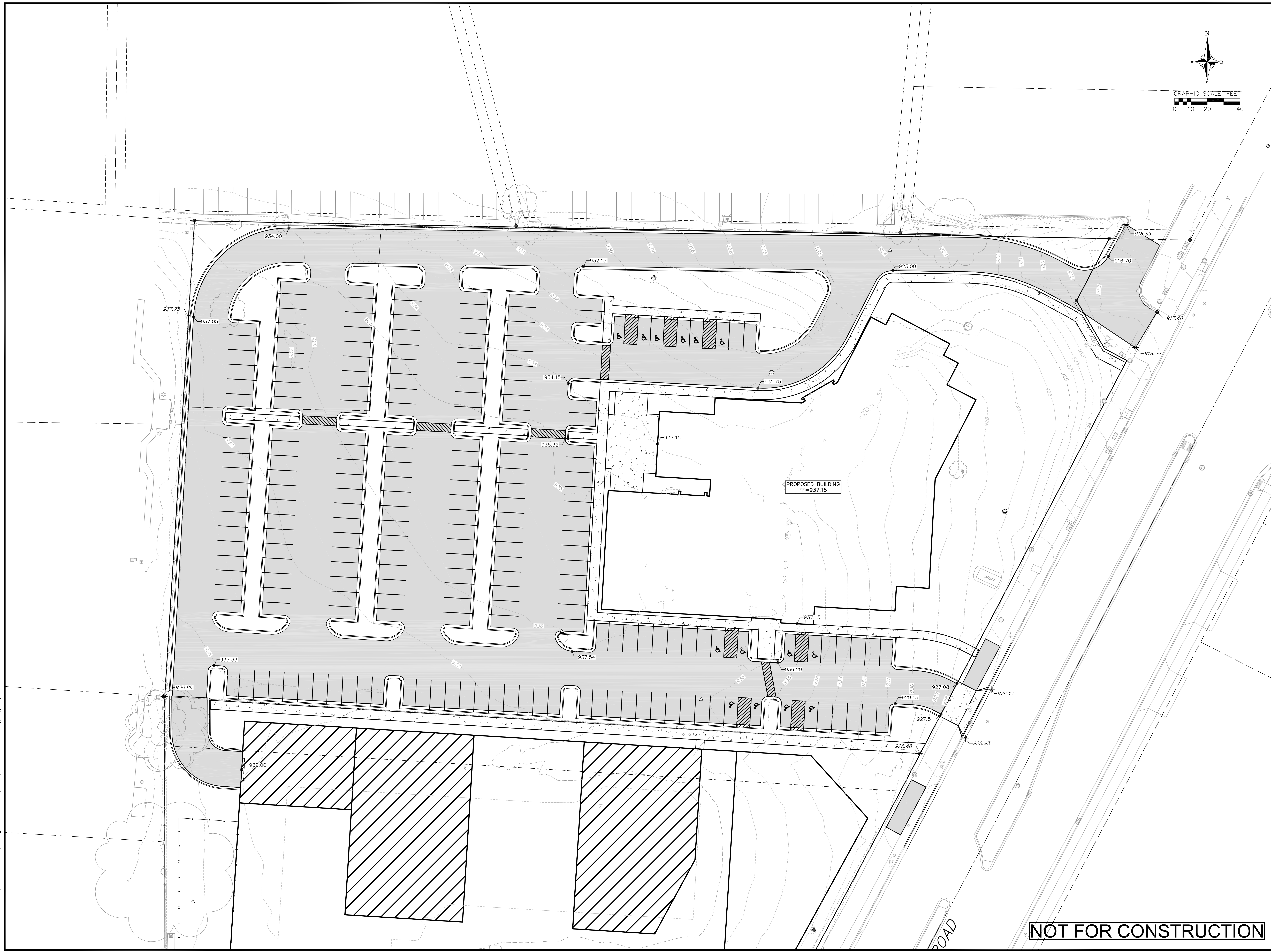
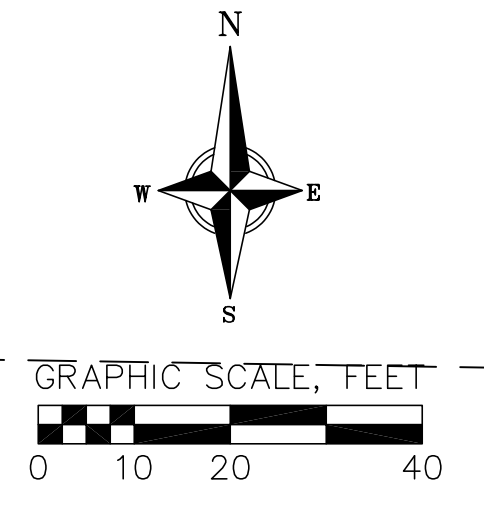
NOT FOR CONSTRUCTION



NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

DATE: 03/18/2024
DRAFTER: JLL
CHECKED: BHAN
PROJECT NO.: 210401

NOT FOR CONSTRUCTION



PROPOSED BUILDING
FF=937.15

NOT FOR CONSTRUCTION

Grading Plan - North
BOWMAN PLAZA
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

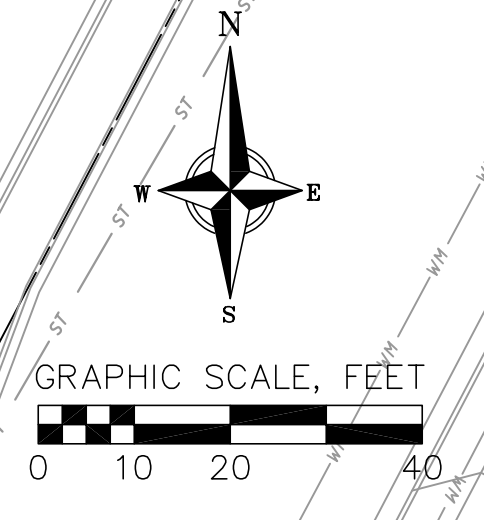
DATE
03/18/2024

DRAFTER
JLL

CHECKED
BHAN

PROJECT NO.
210401

C4.1

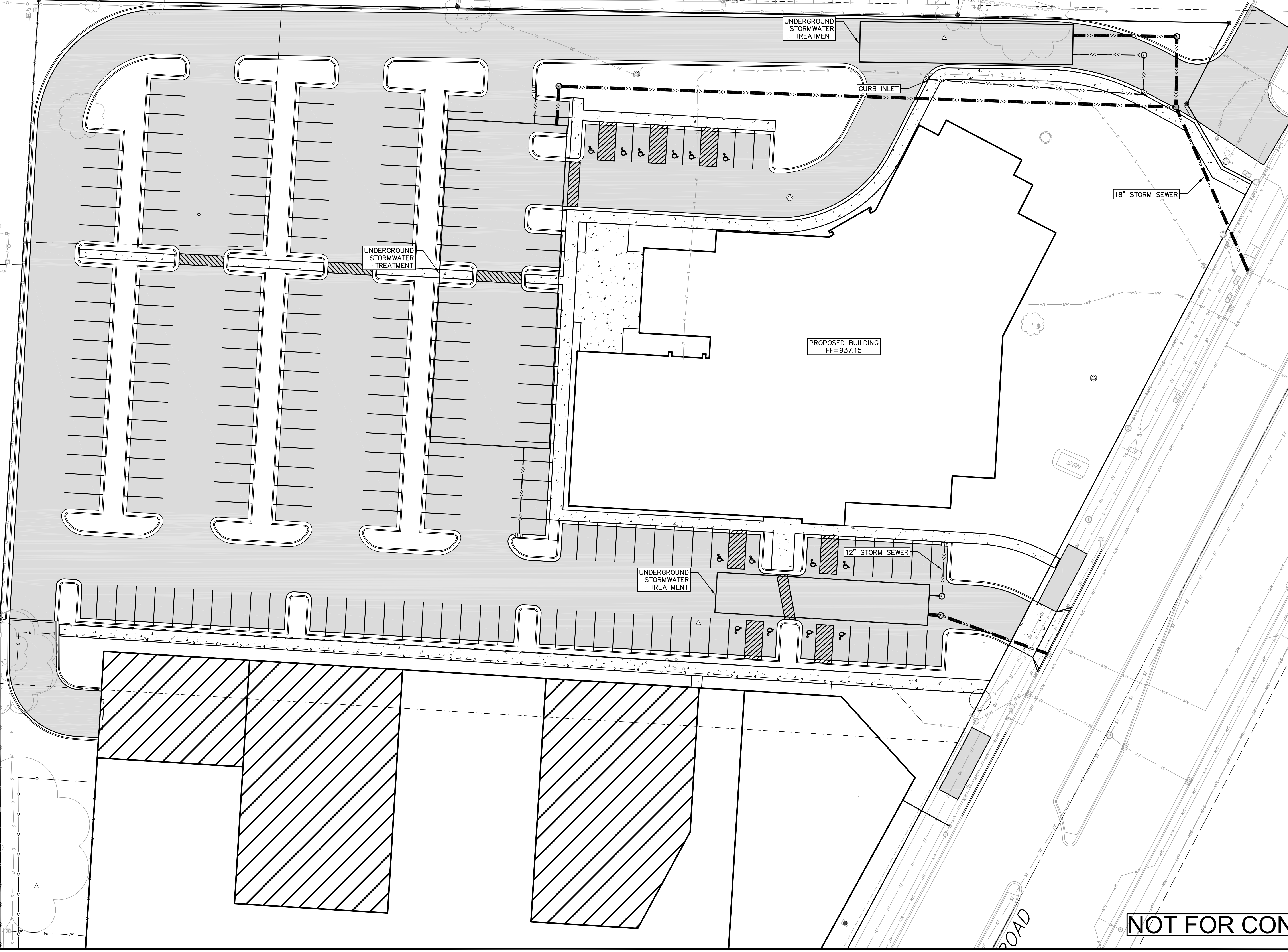
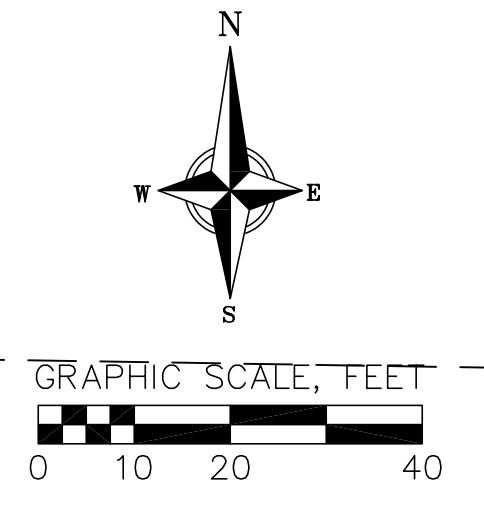


Utility Plan - South
BOWMAN PLAZA
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 03/18/2024
DRAFTER: JLL
CHECKED: BHAN
PROJECT NO.: 210401

NOT FOR CONSTRUCTION



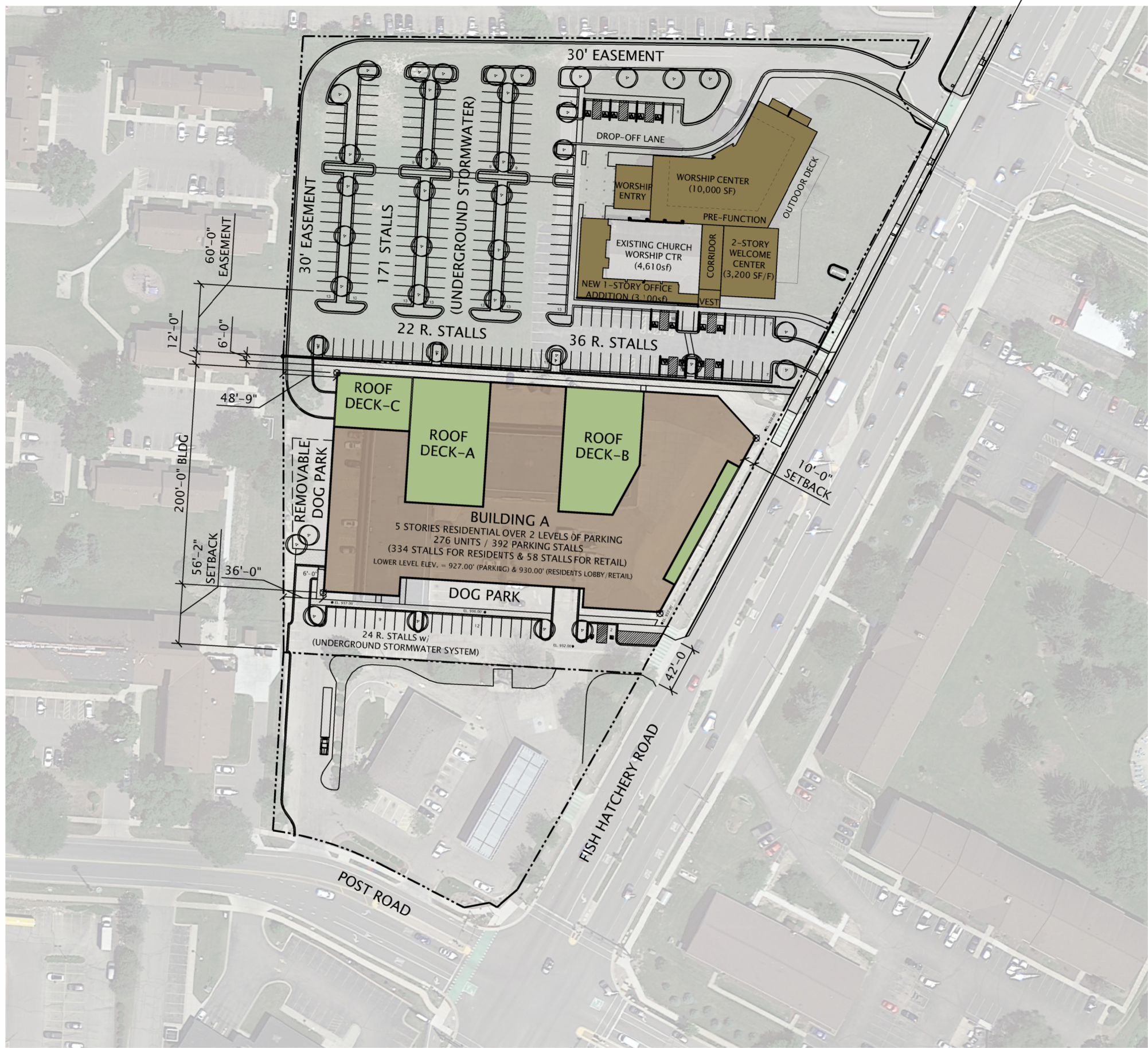
Utility Plan - North
BOWMAN PLAZA
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 03/18/2024
 DRAFTER: JLL
 CHECKED: BHAN
 PROJECT NO.: 210401

NOT FOR CONSTRUCTION

APPENDIX 'C'
GENERAL IMPLEMENTATION PLAN
BOWMAN PLAZA
CONCEPTUAL FLOOR PLANS



BOWMAN PLAZA - MIXED-USE

March 19, 2024

BUILDING DATA															
FLOORS	GROSS AREA PARKING	GROSS AREA FINISHED	NET AREA RESIDENTIAL	NET AREA COMMERCIAL	TOTAL NET AREA (S.F.)	EFFICIENCY	(1) TOTAL UNITS	COVERED PARKING	RETAIL PARKING	SURFACE PARKING	TOTAL PARKING	PARKING RATIO			
												PER UNIT	PER BR	COV UNIT	
F L O O R S	-	-	-	-	-	-	0	-	-	-	-	-	-	-	
	-	-	-	-	-	-	0	-	-	-	-	-	-	-	
	-	-	-	-	-	-	0	-	-	-	-	-	-	-	
	-	-	-	-	-	-	0	-	-	-	-	-	-	-	
	-	-	-	-	-	-	0	-	-	-	-	-	-	-	
	-	-	-	-	-	-	0	-	-	-	-	-	-	-	
	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-
	6th	-	46,250	38,850	-	38,850	84.0%	52	-	-	-	-	-	-	-
	5th	-	49,304	42,401	-	42,401	86.0%	57	-	-	-	-	-	-	-
	4th	-	49,304	42,401	-	42,401	86.0%	57	-	-	-	-	-	-	-
3rd	-	49,304	42,401	-	42,401	86.0%	57	-	-	-	-	-	-	-	
2nd	-	49,304	39,443	-	39,443	80.0%	53	-	-	-	-	-	-	-	
1st	54,825	-	-	-	-	100.0%	0	162	-	-	162	-	-	-	
LL	54,825	1,960	1,960	9,583	11,543	100.0%	0	149	58	23	172	-	-	-	
TOTALS	109,650	245,426	207,458	9,583	217,041	88.4%	276	311	58	23	334	1.21	0.93	1.13	

ASSUMPTIONS		
ASSUMED UNIT SIZE & MIX		
%	TYPE	ASF
5	STUDIO	425
55	1 BEDROOM	600
15	1 BEDROOM +	750
15	2 BEDROOM	1,050
5	2 BEDROOM +	1,250
5	3 BEDROOM	1,325
100	AVERAGE UNIT SIZE:	750
ESTIMATED UNIT COUNT		
14	STUDIO UNITS	
152	1 BEDROOM UNITS	
41	1 BEDROOM + UNITS	
41	2 BEDROOM UNITS	
14	2 BEDROOM + UNITS	
14	3 BEDROOM UNITS	
276	TOTAL UNITS	
ESTIMATED BEDROOM COUNT		
14	STUDIO UNITS	
152	1 BEDROOM UNITS	
41	1 BEDROOM + UNITS	
82	2 BEDROOM UNITS	
28	2 BEDROOM + UNITS	
43	3 BEDROOM UNITS	
360	TOTAL BEDROOMS	

NOTES:

- 1 TOTAL UNIT/FLOOR ASSUMES AVERAGE UNIT SIZE BASED ON ASSUMED UNIT MIX
- 2 DATA ASSUMES 4 UNITS ARE ELIMINATED ON THE 2nd FLOOR FOR AMENITY SPACES
- 3 DATA ASSUMES THAT 2 UNITS ARE ELIMINATED ON THE 6th FLOOR FOR CLUBROOM
- 4 SURFACE PARKING INCLUDES 24 RESIDENTIAL SPACES ON THE SOUTH & 58 RETAIL SPACES ON THE NORTH OF THE BUILDING

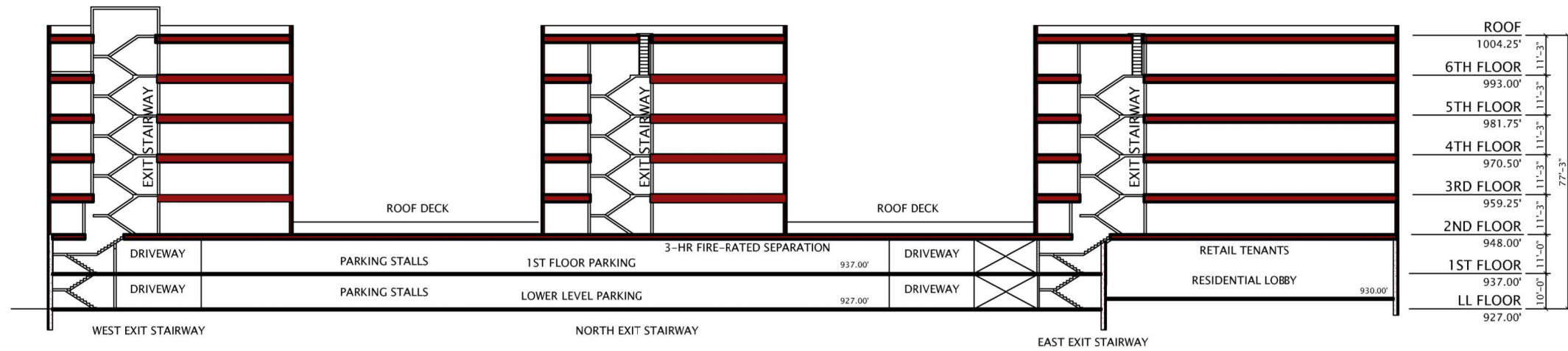
786 average N.S.F. per unit
889 average G.S.F per unit

368 LL s.f. per covered parking space

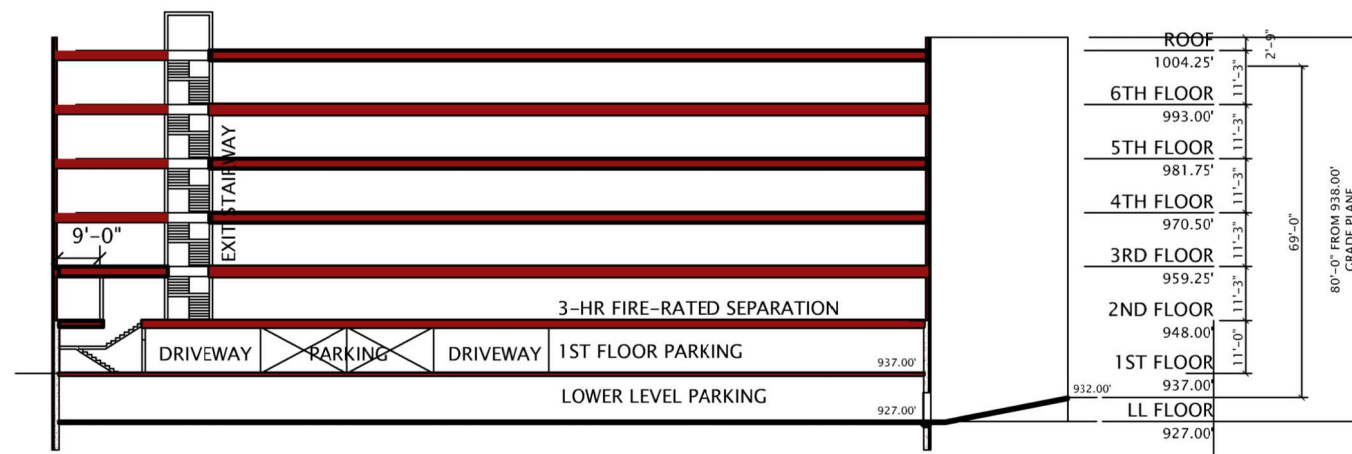
338 1st s.f. per covered parking space

6.1 / 1000 SF Commercial Parking



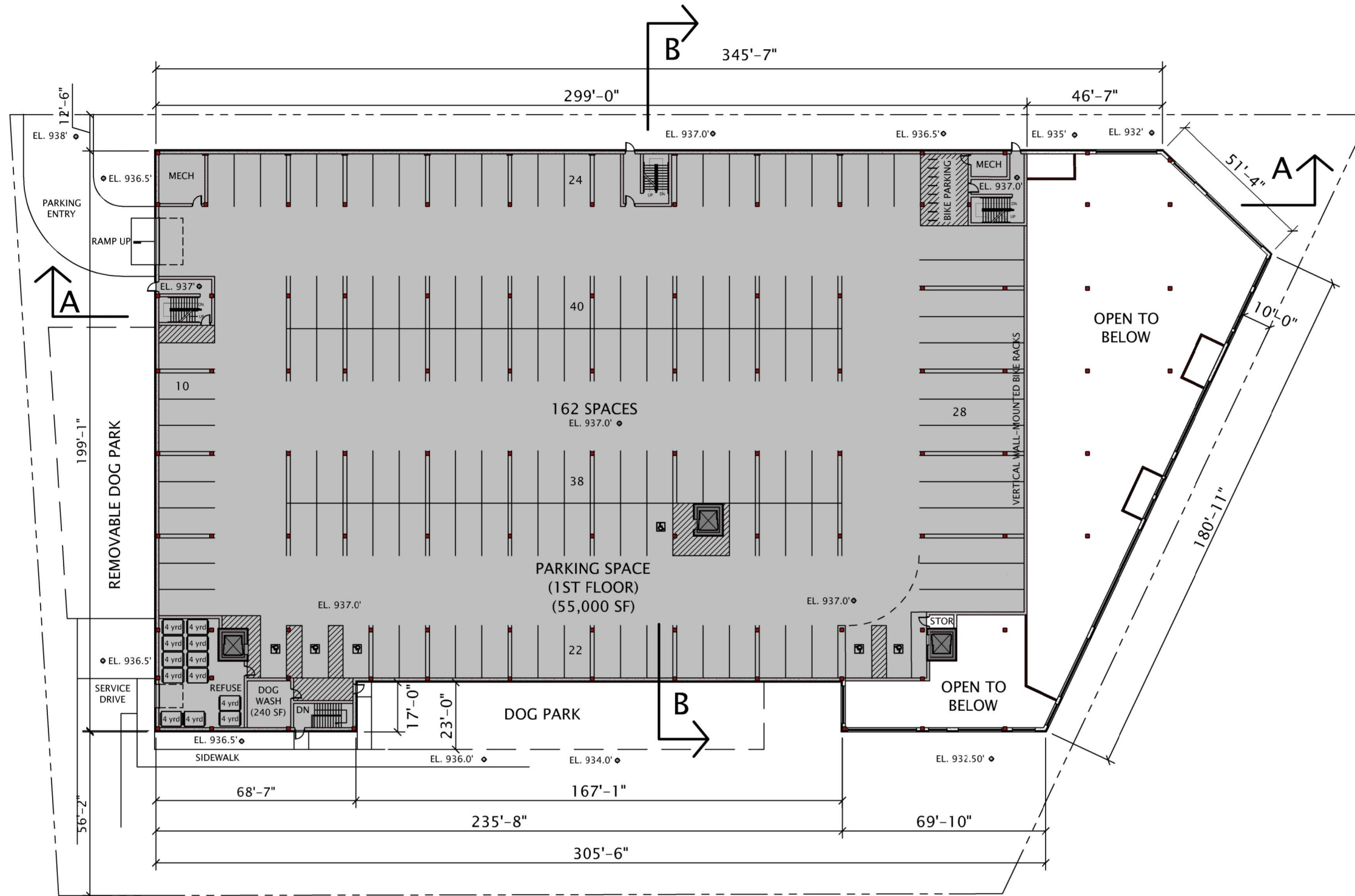


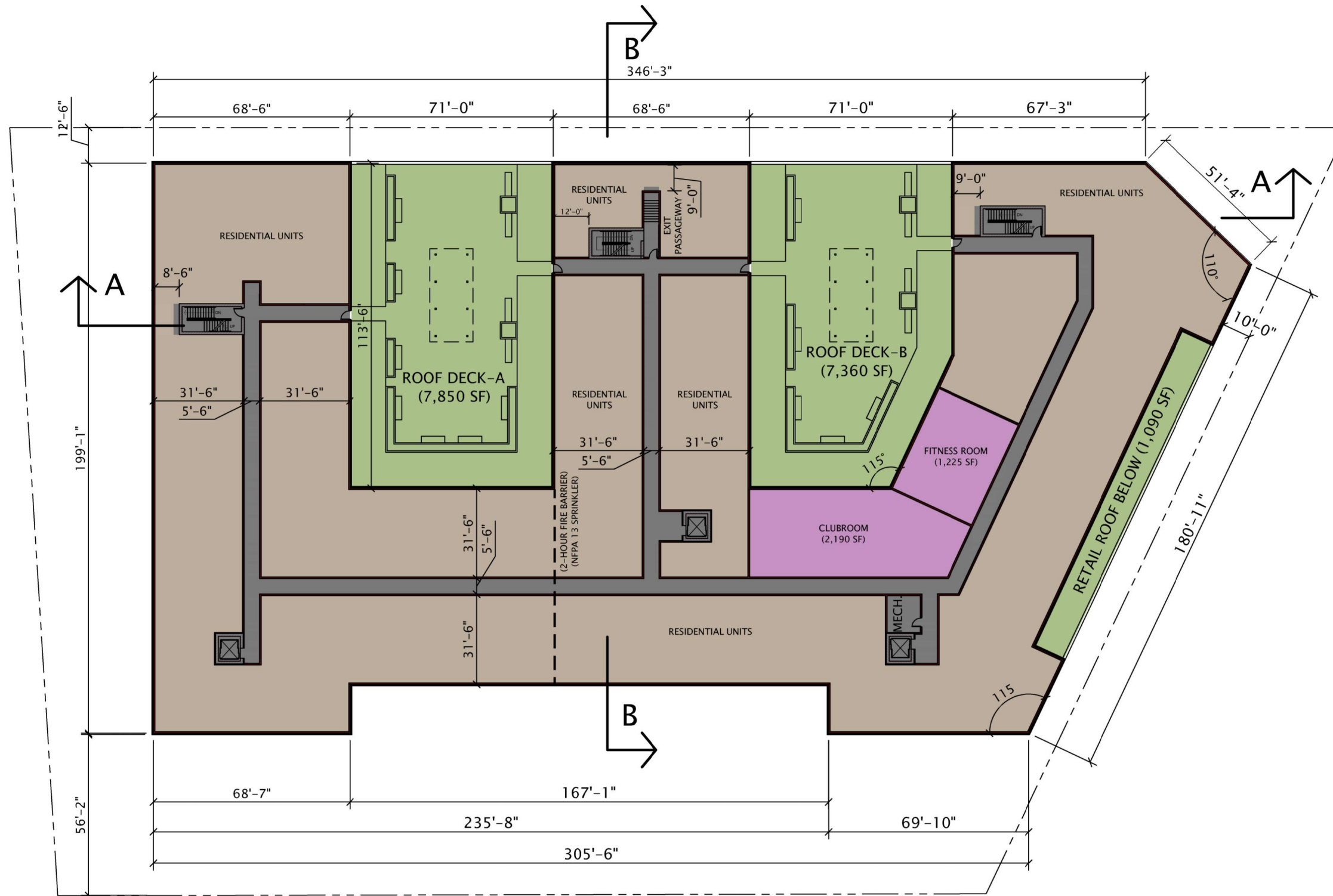
BUILDING SECTION "A"

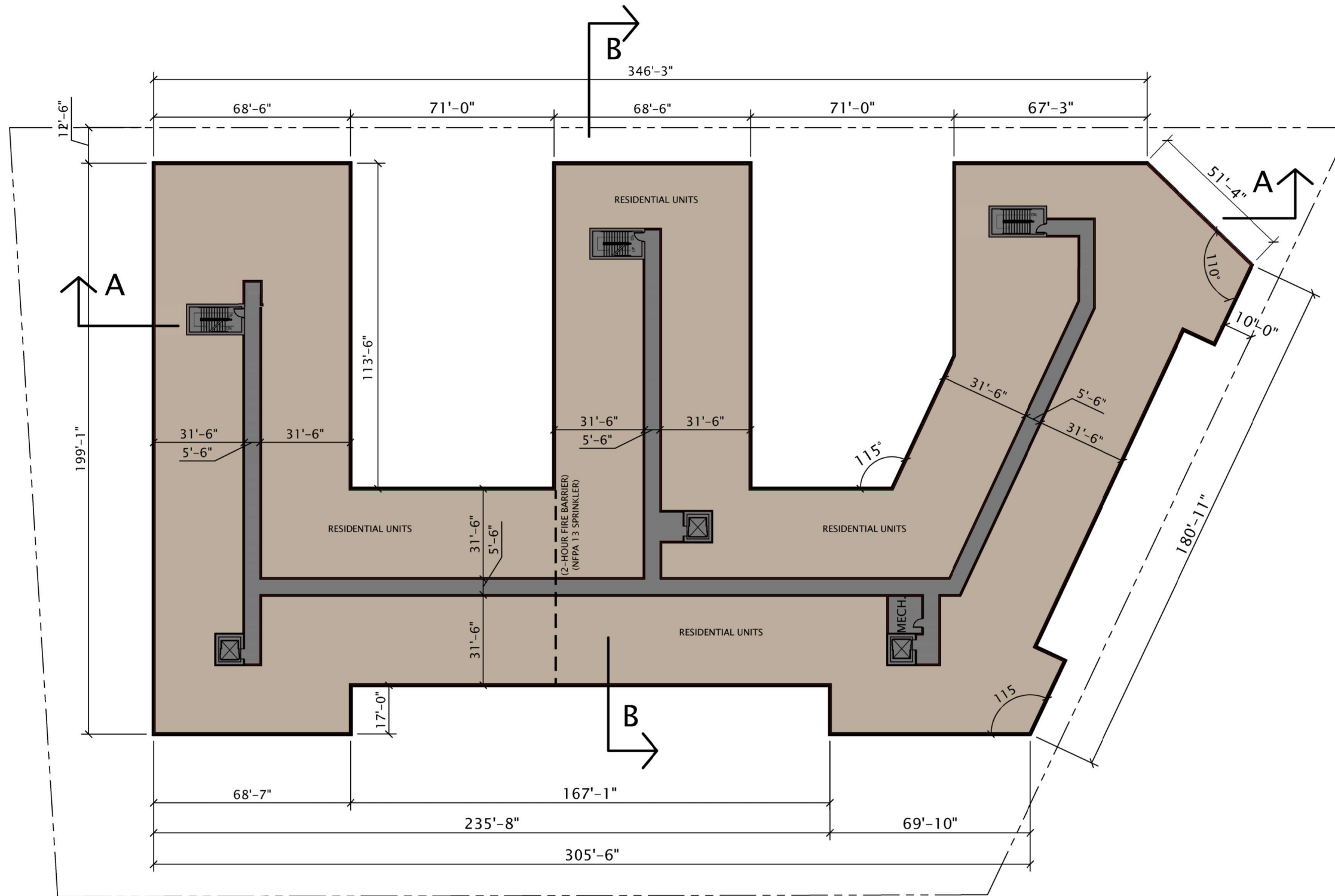


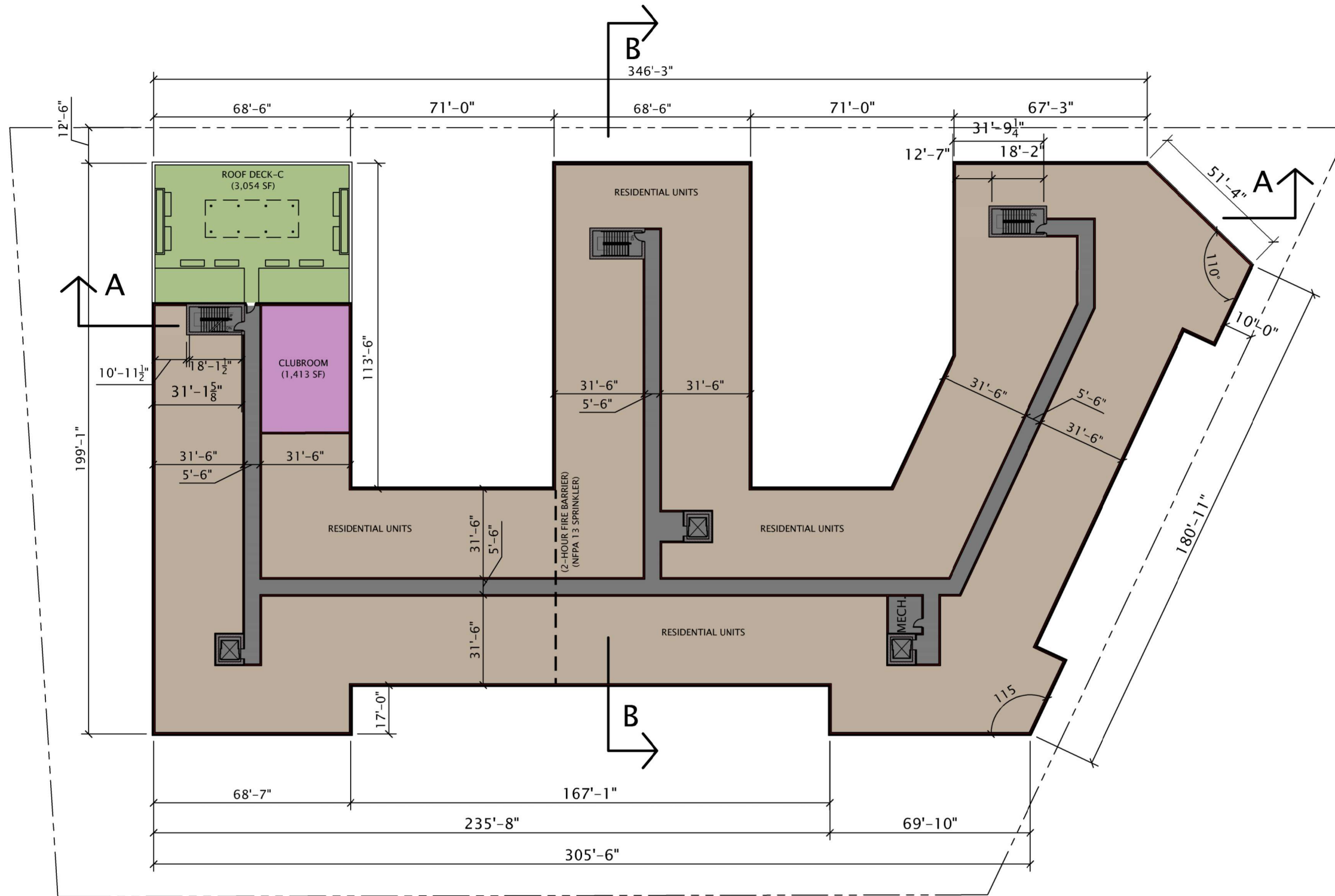
BUILDING SECTION "B"



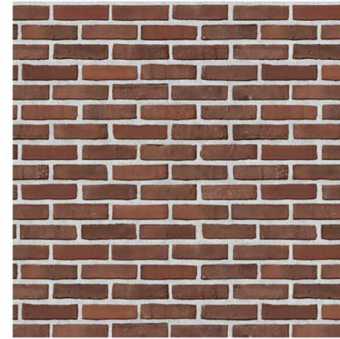




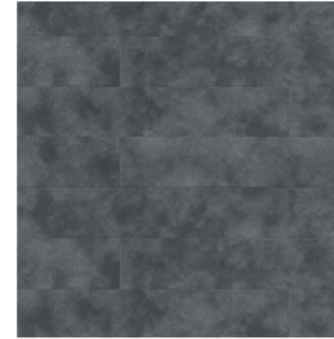




BRICK VENEER-1



FIBER-CEMENT PANEL-1



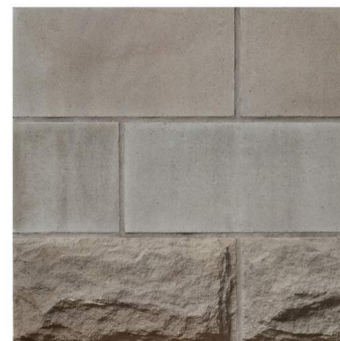
BRICK VENEER-2



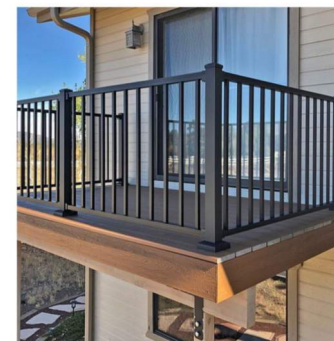
FIBER-CEMENT PANEL-2



STONE VENEER



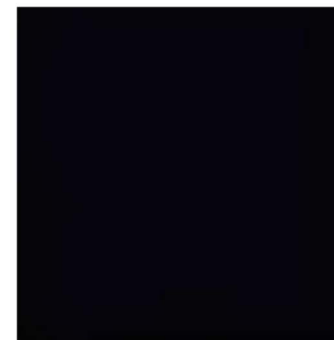
ALUMINUM RAILING
(MEDIUM BRONZE)



WINDOW FRAME-1



WINDOW FRAME-2



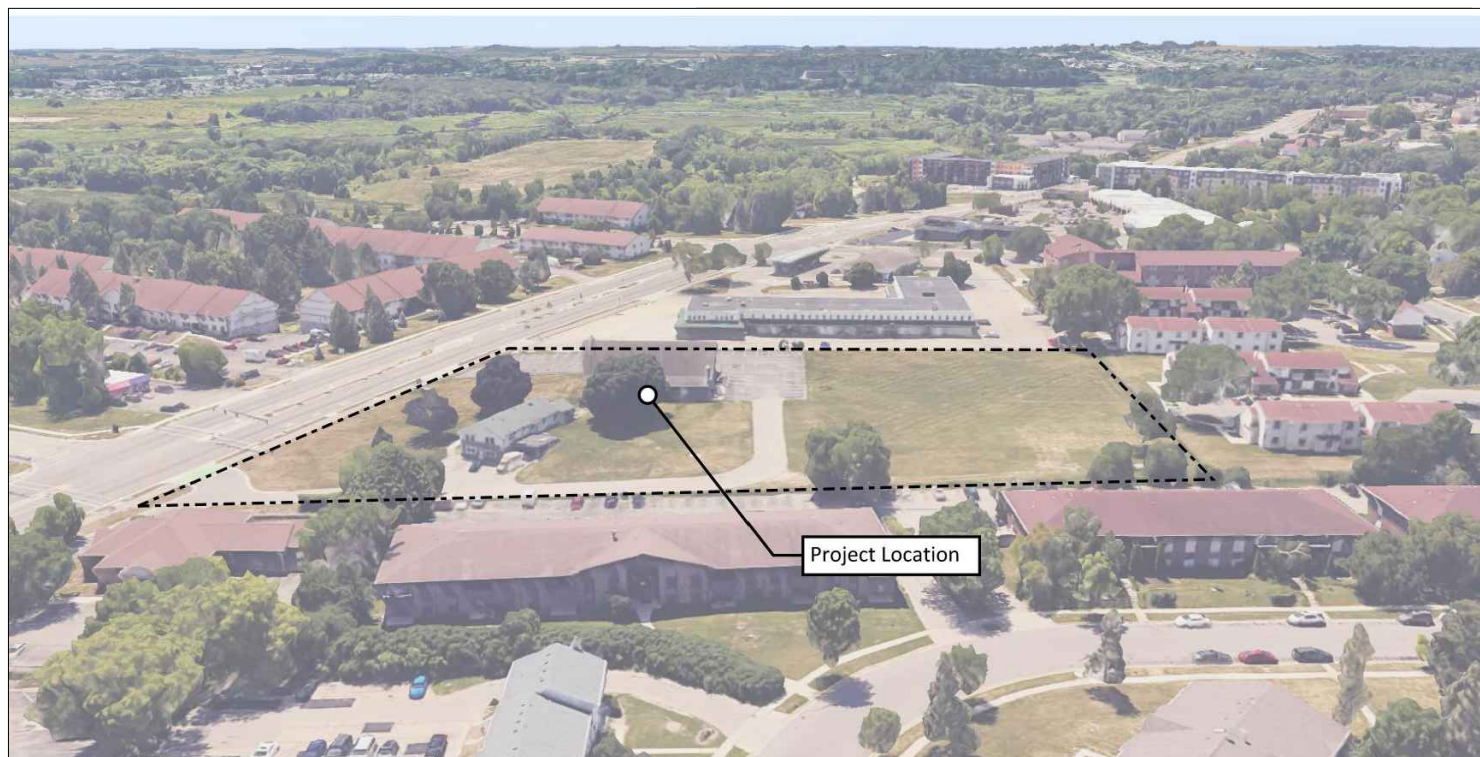
APPENDIX 'D'
GENERAL IMPLEMENTATION PLAN
CITY ON A HILL
REDEVELOPMENT PLANS



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING EAST



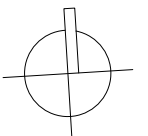
AERIAL VIEW LOOKING SOUTH

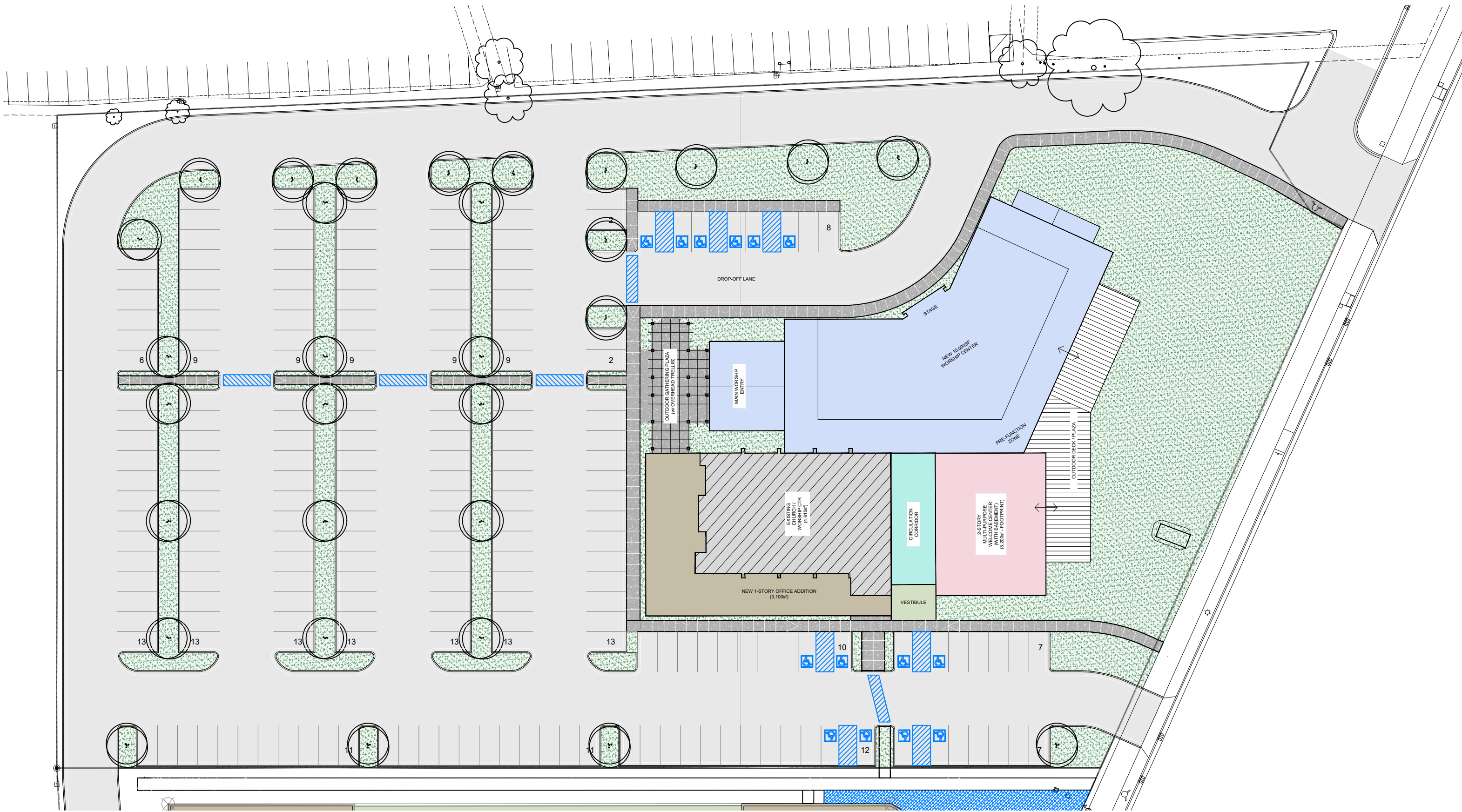


AERIAL VIEW LOOKING WEST

OVERALL AERIAL SITE VIEWS

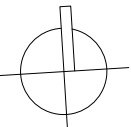
MARCH 02, 2024
SCALE: NONE



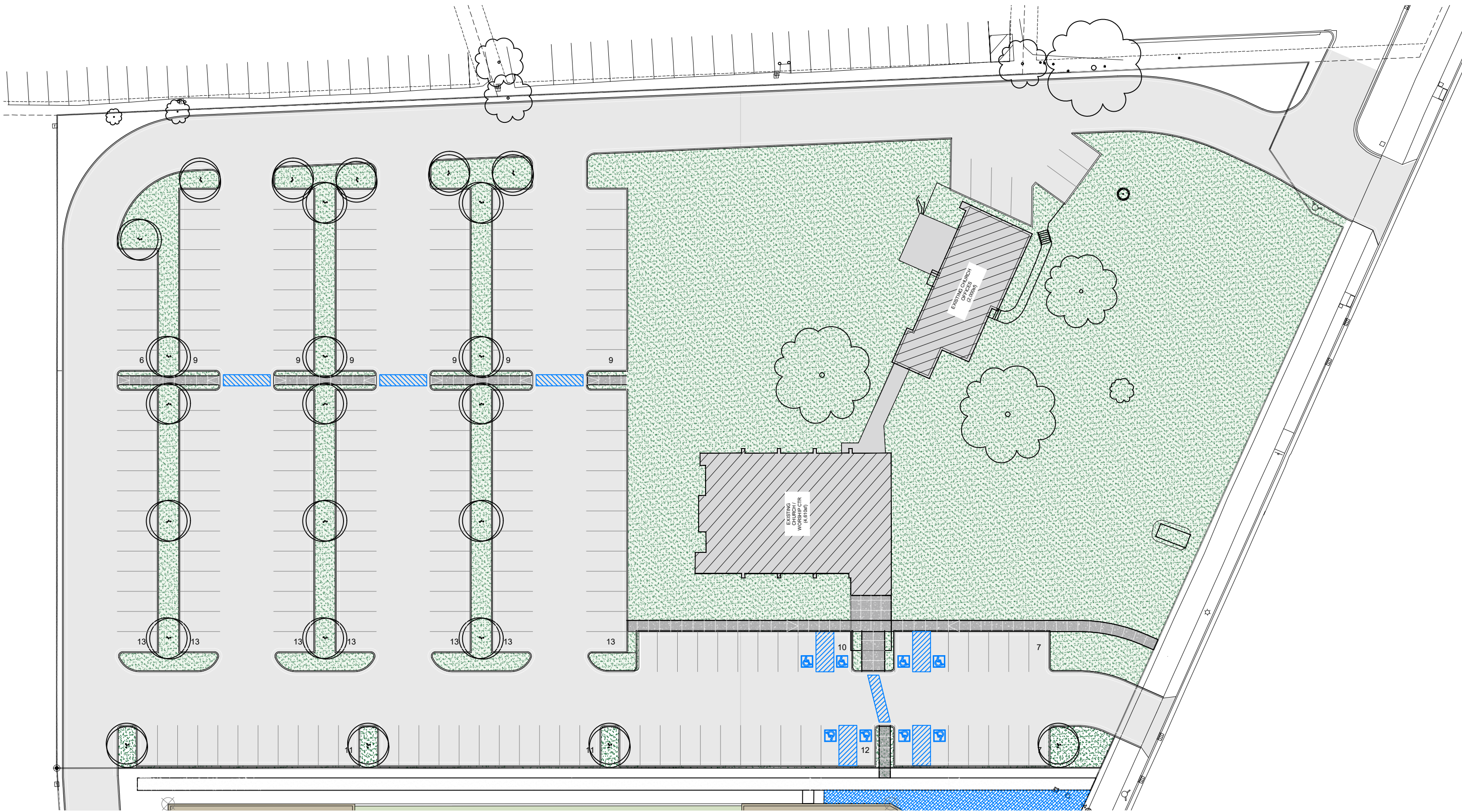


OVERALL MASTER SITE PLAN (ALL PHASES)

MARCH 02, 2024
 1"=40' @ 11x17

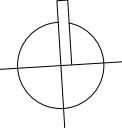


CITY ON A HILL CHURCH (FUTURE DEVELOPMENT)
 2924 FISH HATCHERY ROAD, FITCHBURG, WISCONSIN 53713



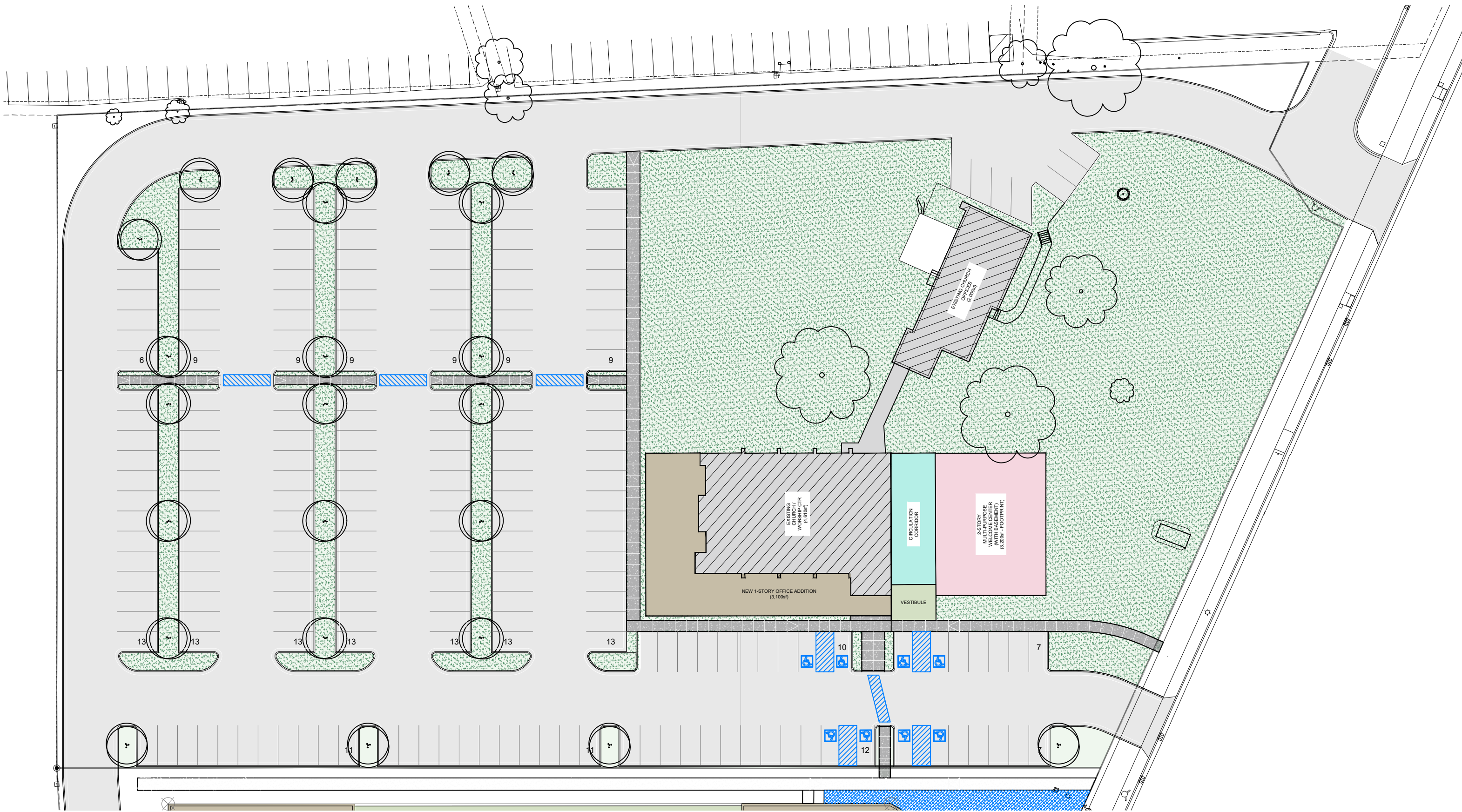
PHASE 1A SITE PLAN

MARCH 02, 2024
 1"=40' @ 11x17



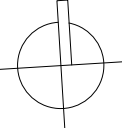
CITY ON A HILL CHURCH (FUTURE DEVELOPMENT)

2924 FISH HATCHERY ROAD, FITCHBURG, WISCONSIN 53713



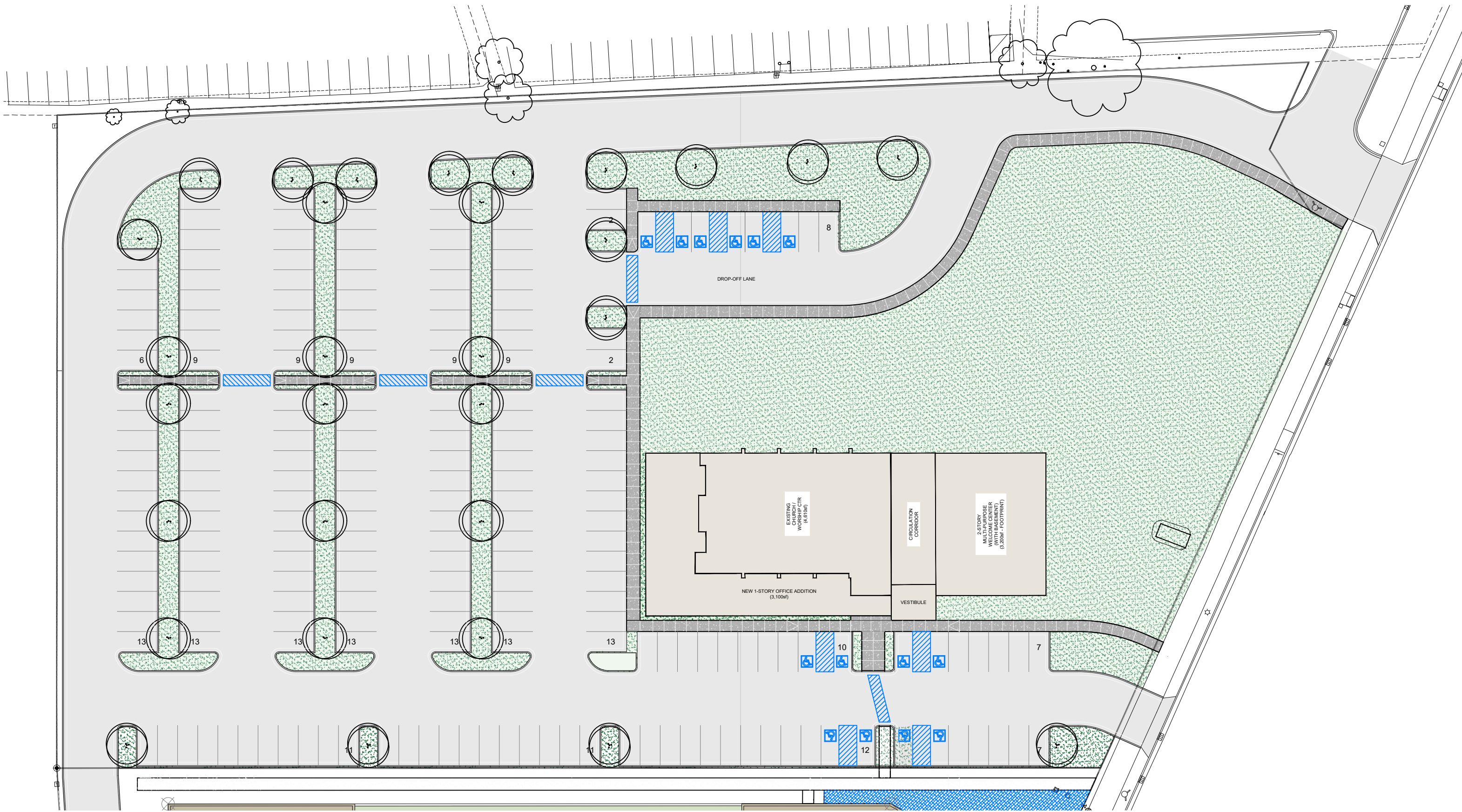
PHASE 1B SITE PLAN

MARCH 02, 2024
 1"=40' @ 11x17



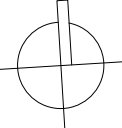
CITY ON A HILL CHURCH (FUTURE DEVELOPMENT)

2924 FISH HATCHERY ROAD, FITCHBURG, WISCONSIN 53713



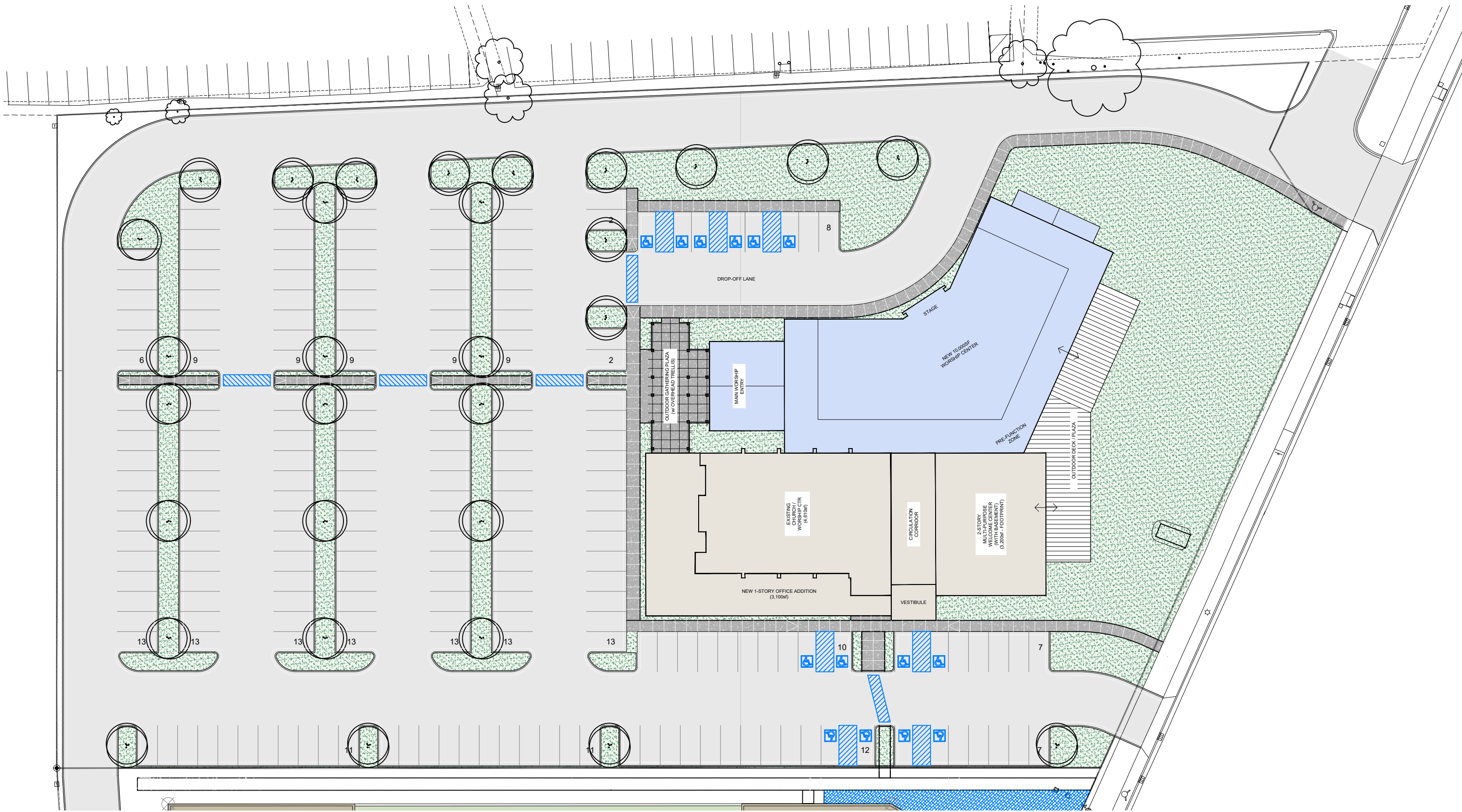
PHASE 2A SITE PLAN

MARCH 02, 2024
 1"=40' @ 11x17



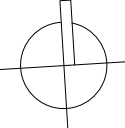
CITY ON A HILL CHURCH (FUTURE DEVELOPMENT)

2924 FISH HATCHERY ROAD, FITCHBURG, WISCONSIN 53713



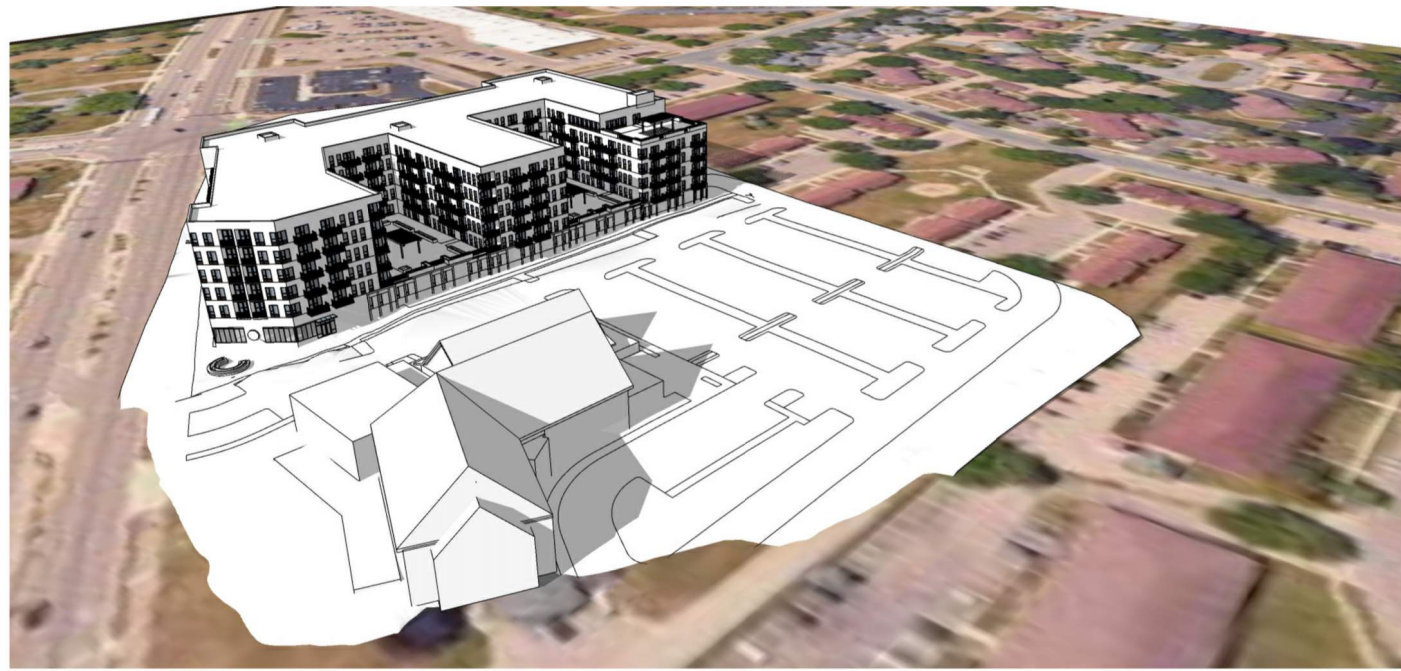
PHASE 2B SITE PLAN

MARCH 02, 2024
 1"=40' @ 11x17



CITY ON A HILL CHURCH (FUTURE DEVELOPMENT)
 2924 FISH HATCHERY ROAD, FITCHBURG, WISCONSIN 53713

APPENDIX 'E' PERSPECTIVES



JLA
ARCHITECTS

BOWMAN PLAZA – MIXED-USE
CONCEPTUAL EXTERIOR AERIAL VIEWS

MARCH 19, 2024



JLA
ARCHITECTS

BOWMAN PLAZA – MIXED-USE
CONCEPTUAL EXTERIOR STREET VIEWS

MARCH 19, 2024



Conditional Use -

Owner or Authorized Agent Acknowledgement

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Edwin R. H. H. H.

Owner's or Authorized Agent's Signature

19/03/2024

Date (DD/MM/YYYY)