

**Orchard Pointe
Comprehensive
Development Plan
Amendment 19**

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5957377
04/18/2024 11:39 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 30

Return to: Fitchburg City Clerk
5520 Lacy Road
Fitchburg, WI 53711

Parcel No's:
225/0609-072-6175-2

Legal Description:

Lot 2 CSM 15759

R-39-24

30

**Orchard Pointe
Comprehensive
Development Plan
Amendment 19**

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225/0609-072-6175-2

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Lot 2 CSM 15759

R-39-24

30

Consent of the Property Owner


Name: Scott Faust

Date: 4/10/2024

Title Member

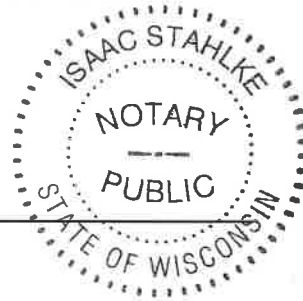
STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 10 day of April, 2024, the
above named Scott Faust to me known to
be member, of SFMA Deals, LLC and the person
who executed the foregoing instrument and acknowledged the same.



Notary Public, State of Wisconsin

Printed Name of Notary Public ISAAC Stahlke
My Commission Expires: 2/29/2028



DRAFTED BY THE CITY OF FITCHBURG
PLANNING DEPARTMENT

Mayor Arata-Fratta
Introduced by

Planning
Prepared by

Plan Commission
Referred to

February 20, 2024
Date

RESOLUTION R-39-24

APPROVING COMPREHENSIVE DEVELOPMENT PLAN REQUEST CDP-2531-24 BY RAVEEN SHAH, AGENT FOR SFMA DEALS LLC, HAS SUBMITTED A COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT TO ALLOW THE CONSTRUCTION OF A 100-ROOM HOTEL IN THE ORCHARD POINTE DEVELOPMENT ON PROPERTY LOCATED ON LOT 2 OF CSM 15759, LOCATED ON LIMESTONE LANE AND NESBITT ROAD

WHEREAS, Raveen Shah, Agent for SFMA Deals LLC, has submitted a Comprehensive Development Plan amendment to Allow the Construction of a 100-Room Hotel in the Orchard Pointe Development on property on Limestone Lane and Nesbitt Road on Lot 2 of CSM 15759; and

WHEREAS, the Plan Commission has reviewed and recommended approval of the Comprehensive Development Plan amendment with the following conditions; and

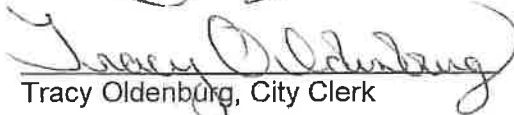
NOW BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it herewith approves CDP-2531-24 with the following conditions:

1. *No other approval or permit is waived or deemed satisfied except for the approval provided herein.*
2. *The CDP shall be recorded within 30 days of common council approval. No future major change in a recorded CDP may be made without approval. Future development applications shall be consistent with the recorded CDP.*
3. *Provide an updated traffic analysis reflecting the approval of Orchard Pointe CDP Amendment #15 in 2019.*
4. *Applicant's responsibility to comply with all Fire Department requirements.*
5. *Applicant's responsibility to comply with all Public Works requirements.*

Adopted this 27th day of February, 2024.



Julia Arata-Fratta Mayor



Tracy Oldenburg, City Clerk



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg WI 53711
Phone (608) 270-4200

LDIV-24-3

Land Division Conditions of Approval

- 1. Project Name:** Orchard Pointe CDP Amendment #19 - Springhill
- 2. Location:** 43.0115, -89.4775
- 3. Permit Request No.:** CDP-2531-24
- 4. Resolution No.:** R-39-24
- 5. Decision Date:** February 20, 2024
- 6. Type of Action Requested:** Comprehensive Development Plan Approval
- 7. Zoning District:** B-P
- 8. Legal Description:** Lot 2 of CSM 15759

Zoning Conditions

1. No other approval or permit is waived or deemed satisfied except for the approval provided herein.
2. The CDP shall be recorded within 30 days of common council approval. No future major change in a recorded CDP may be made without approval. Future development applications shall be consistent with the recorded CDP.
3. Provide an updated traffic analysis reflecting the approval of Orchard Pointe CDP Amendment. #15 in 2019.
4. Applicant's responsibility to comply with all Fire Department requirements.
5. Applicant's responsibility to comply with all Public Works requirements.



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg WI 53711
Phone (608) 270-4200

LDIV-24-3

Land Division Feedback Letter

Issued to: Raveen Shah

Issued Date: February 2, 2024

This feedback letter contains the comments from our internal departments in regards to your recently submitted Land Division Application.

Please read through the feedback and attach any adjusted materials to the form in our OpenGov portal.

Also submit an explanation of the changes you've made in a separate attachment.

We require response to feedback to be submitted within 1 week of issuing of this letter.

Only feedback with a status of Open needs a response.

Planning & Zoning Comments

Table with 4 columns: Submitted by, Date, Status, Comment. Row 1: Planning, 02/01/2024, Open, 10 numbered feedback items.

Administration Comments

Assessing Comments

Econ Dev Comments

Finance Comments

01/30/2024 **Open** UTILITY - N/A
RE-TAX - PAID
PP-TAX - N/A
INVOICE(S) - N/A
SA - N/A

Fire Comments

Parks Comments

Parks 01/29/2024 **Open** Parks has no comment on this request at this time.

Thank you

Scott

PW - General Comments

Tracy Foss 01/31/2024 **Open** 1. A right-of-way permit application is required for all work within the r/w, including driveways, excavation, and occupancy.
2. The City will plant the street trees in the terrace. The developer shall execute a waiver, in City approved form, for street tree planting.

PW - Stormwater/Erosion Control Comments

Ben Schulte 01/25/2024 **Open** 1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval if land disturbance will exceed 4,000 s.f. The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.
3. Infiltration is required to meet the ECSWM requirements. Follow the DNR's Site Evaluation for Stormwater Infiltration (1002) guidelines to determine the infiltration rate used for modeling prior to submitting the Stormwater Report.
4. Stormwater facilities should be designed using DNR's post-construction technical standards, available at: https://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html.
5. Proposed grades cannot block offsite water that drained through the lot in pre-development conditions. Localized ponding should not be created, and drainage of offsite properties should not be impacted by proposed development.

PW - Transportation Comments

PW - Utilities Comments

Tracy M. Foss 01/31/2024 **Open** 1. Water impact fees will need to be paid prior to release of any building permits. These fees will be included with the permit fee. Please provide the total number of employee hours per week at this facility.
2. The City is strongly encouraging property owners to find ways to reduce chloride levels in their wastewater. Costly wastewater treatment plant upgrades will be required if the peak chloride levels are not reduced. MMSD has a grant program available for water softening. For

more information in regards to this grant program please visit <https://www.madsewer.org/Programs-Initiatives/Chloride-Reduction>.

3. Water main between the City's main up to private hydrants shall be 8" in diameter per the Fire Suppression Ordinance. In addition, this main, including the private hydrant, shall be installed per the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction.

4. Per the City's records there are no water and sewer laterals extended to this lot. In addition, there is no public water and sanitary sewer along Limestone. The designer will need to coordinate the location and installation requirements of proposed laterals with Public Works. These laterals will need to be installed per the City's standard specifications.

5. The following notes will be required on the utility plan sheet:

- a. Per City Ordinance, Contractors are not allowed to operate City owned valves. The Contractor shall call the Fitchburg Utility at 270-4270 for operation of these valves.
- b. Safe sample results need to be provided to the Fitchburg Utility prior to pressure testing the private water mains.
- c. It is the contractor's responsibility to verify that the existing valves will hold the pressure test prior to connection. The City is not responsible for any costs incurred due to the contractor not verifying that the existing valve will hold the pressure test prior to connection. If a new valve is required, the applicant will be required to install one at their expense at the point of connection.
- d. A right-of-way permit is required prior to the start of any work within the right-of-way. All work within the right-of-way shall be performed in accordance with the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction.

Zack Jones

From: Julia Arata-Fratta
Sent: Friday, January 26, 2024 5:21 AM
To: Zack Jones
Subject: Re: Plan Commission Application Reviews - 2/20/24

Gracias Zach.
Sent from my iPhone. Excuse my typos

On Jan 24, 2024, at 5:25 PM, Zack Jones <Zack.Jones@fitchburgwi.gov> wrote:

Good afternoon,

Please visit [this link to our website](#) to access this month's Plan Commission applications. If you have comments on your relevant applications within your aldermanic district, please forward those comments to me. Please submit your comments **no later than end of day, February 1st**. Let me know if you have any questions and I'll be happy to assist.

Best,

Zack Jones
Associate Planner
City of Fitchburg
608-270-4256
<image001.jpg>

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

FAR CALCULATIONS

LOT SIZE : 55,844 Square Feet = 1.282 acres

BUILDING FOOTPRINT RATIO : 13,350 Square feet FOOT PRINT / 55,844 LAND SIZE = 23.0% (.230)

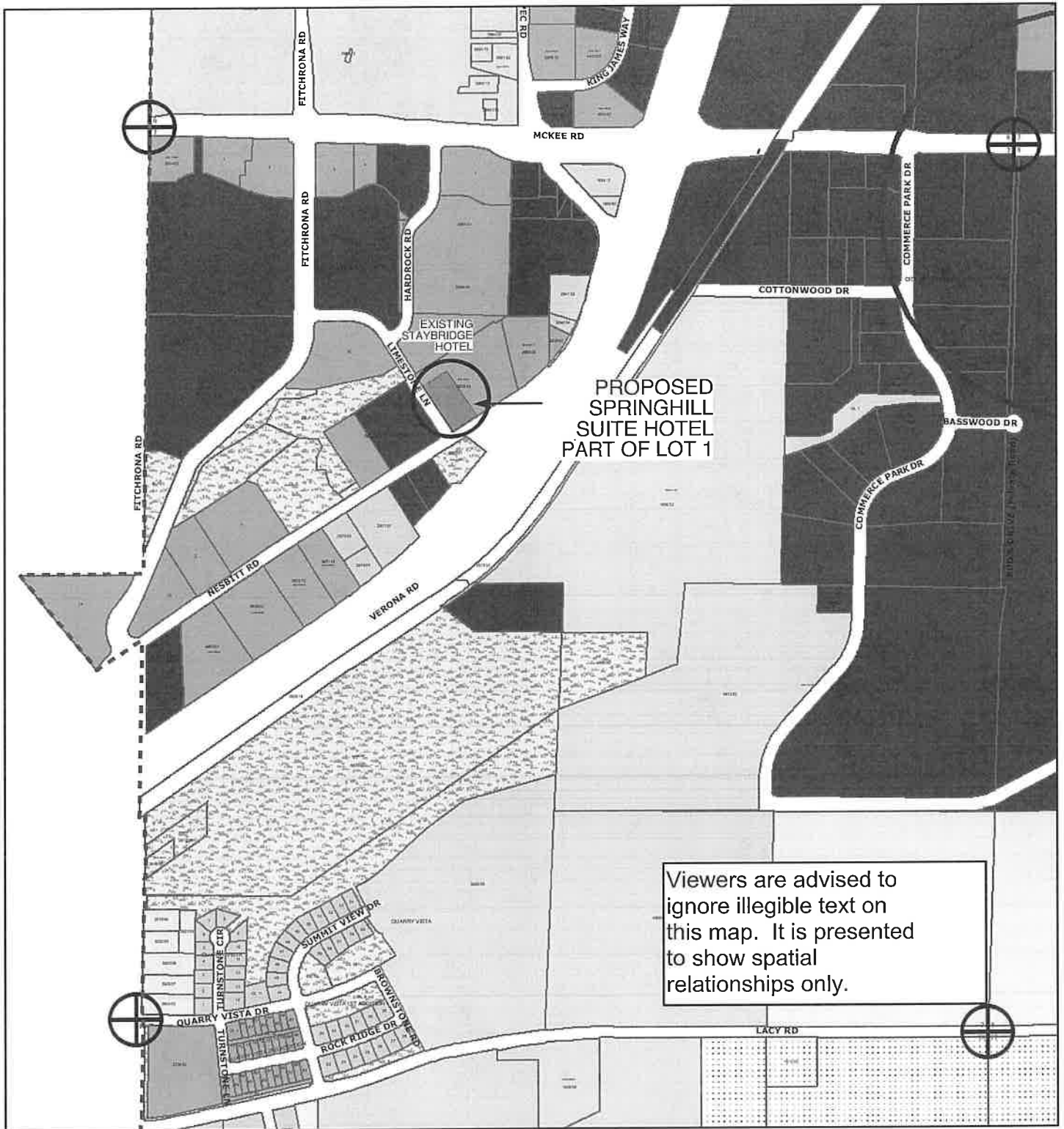
BUILDING TOTAL FLOOR RATIO : 58,830 SQUARE TOTAL BUILDING (5 STORIES) / 55,844 LAND SIZE = 105% (1.05)

TOTAL OPEN SPACE OF PROPOSED PLAN = 42,494 SQ. FT. = 76%

TOTAL BUILDING AND HARD SURFACES = 32,948 SQ.FT = 59% LAND COVERAGE W/ BUILDING AND HARD SURFACE

GREEN SPACE : PERVIOUS = 41%= 22,896 SQ. FT.

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



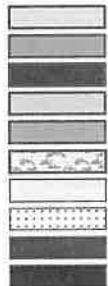
CITY OF FITCHBURG

SECTION 7 TOWNSHIP 6N RANGE 9E

Zoning Districts



- R-R; Rural Residential
- R-L; Low Density Residential
- R-LM; Low to Medium Density Residential
- R-HA; Former R-4 Residential
- R-M; Medium Density Residential
- R-H; High Density Residential
- B-P; Professional Business
- B-G; General Business
- B-H; Highway Business



- R-D; Rural Development
- I-S; Specialized Industrial
- I-G; General Industrial
- PDD-GIP; Planned Development District - General Implementation Plan
- PDD-SIP; Planned Development District - Specific Implementation Plan
- P-R; Park and Recreation District
- A-T; Transitional Agriculture
- A-X; Exclusive Agriculture
- 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 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.8N., 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=23.64'
CH=177°27'24"W
21.20'



- EASEMENT NOTES:**
- Ⓐ Existing 12' Wide Utility Easement per Doc. 1949106
 - Ⓑ Existing 50' Wide Public Storm & Sanitary Easmt. per Doc. 1949106
 - Ⓒ 12' Wide Public Utility Easement dedicated hereon. (See Note #2)
 - Ⓓ Non-exclusive Emergency Access Easement to be granted. (See Note #2)
- Easement areas, excluding R/W Dedication hereon, are as follows:
 Ⓐ 5,124 sq. ft. Ⓑ 10,427 sq. ft. Ⓒ 5,132 sq. ft. Ⓓ 9,589 sq. ft.

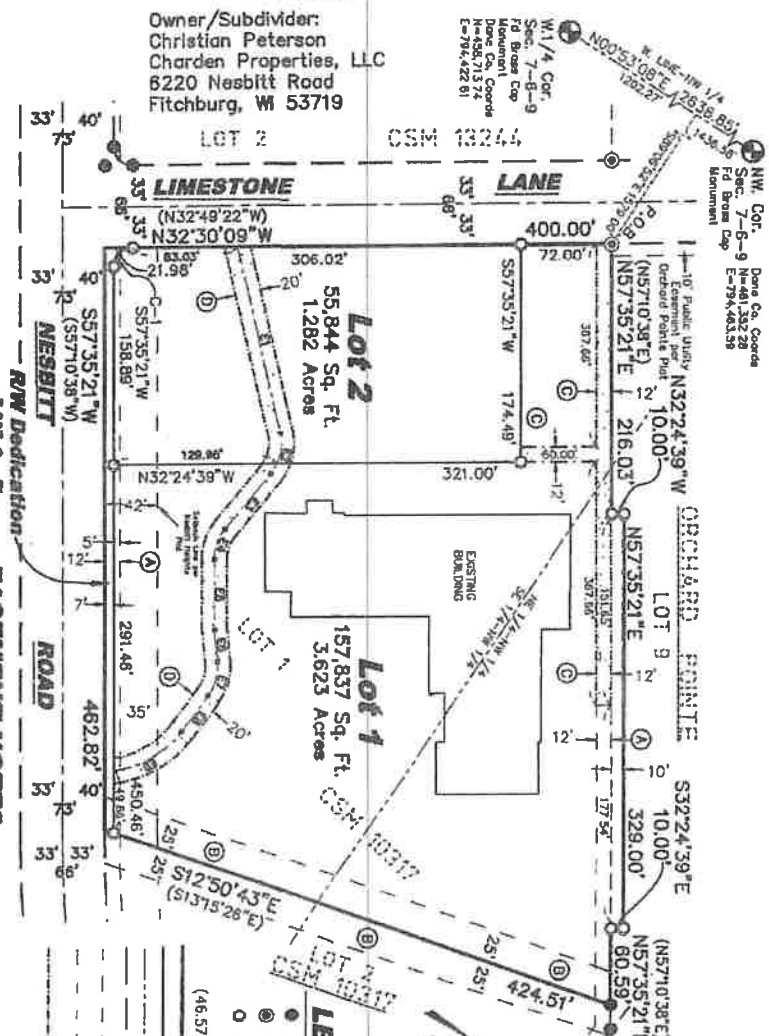
EASEMENT NOTES:

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

SHEET 1 OF 4

QUAM ENGINEERING, LLC

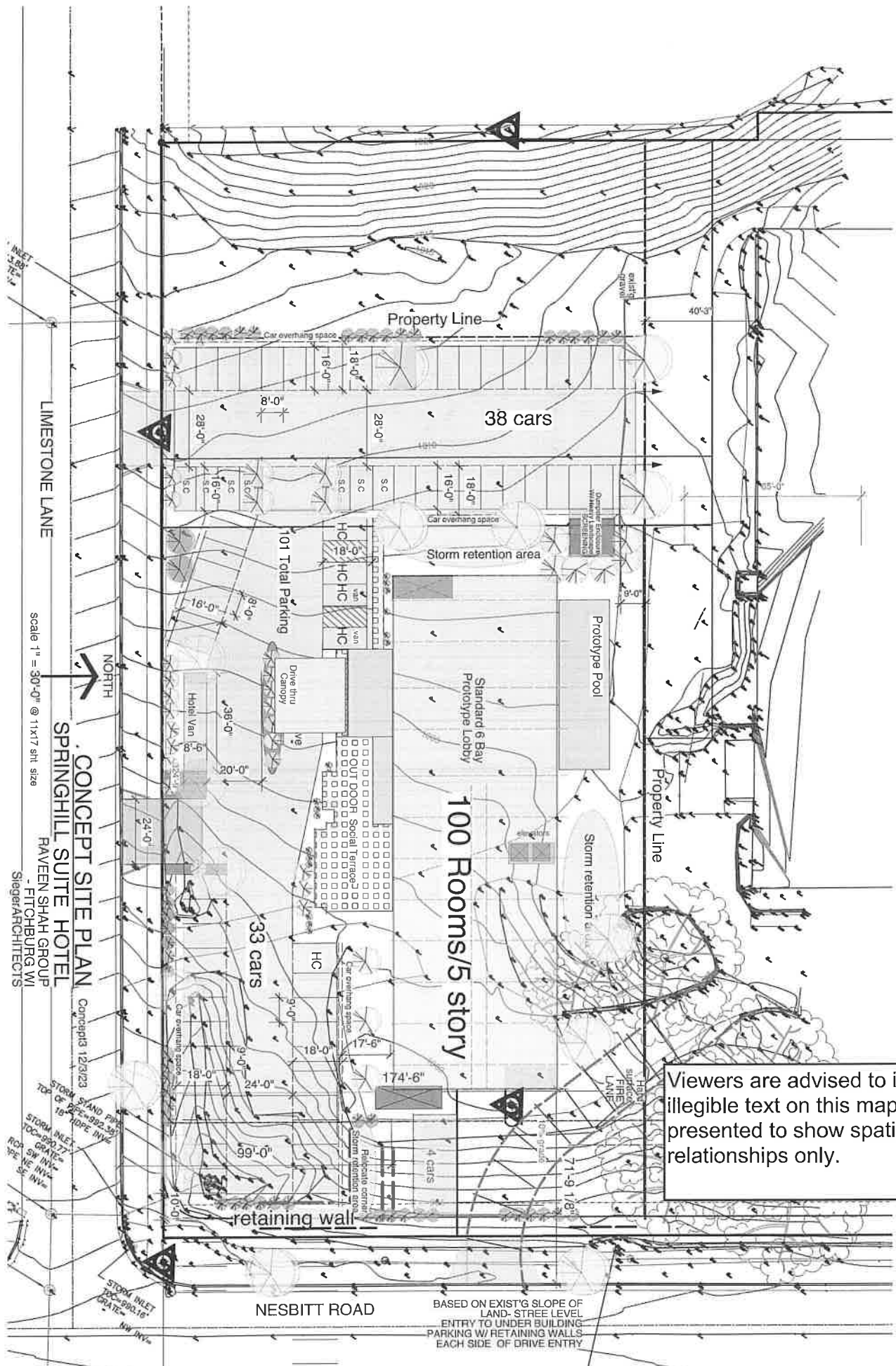
4804 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
(608) 838-7750 www.quamengineering.com
Project # CP-08-18



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

Dane Co. Corde
Sec. 7-8-9
E-7944138
NW Cor.
E-7944138

W. 1/4 Cor.
Sec. 7-8-9
RD Bona Cop
Fitchburg, WI
Dane Co. Corde
E-148,713.72
E-794,422.81



INLET
100-980.16
TOP OF 16" HOPE INVT

LIMESTONE LANE

scale 1" = 30'-0" @ 11x17 sht size



CONCEPT SITE PLAN
SPRINGHILL SUITE HOTEL

RAVEN SHAH GROUP
- FITZBURG WI
SIEGER ARCHITECTS

Concept 13 12/21/23

STORM STAND PIPE
TOP OF 24" HOPE INVT
100-980.16

STORM INLET
TOP OF 16" HOPE INVT
100-980.16
GRATE NW INV

NESBITT ROAD

BASED ON EXIST'G SLOPE OF
LAND- STREET LEVEL
ENTRY TO UNDER BUILDING
PARKING W/ RETAINING WALLS
EACH SIDE OF DRIVE ENTRY

Viewers are advised to ignore illegible text on this map. It is presented to show spatial relationships only.



PROVIDING TRAFFIC ENGINEERING SOLUTIONS

TRAFFIC MEMORANDUM

Date: March 8, 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 and the latest Amendment (Amendment 18) was completed in December 2022. 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.
- 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. 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 Amendment 18**

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)
Specialty Retail	814	26,120 x 1,000 SF	1,157	32 (45%)	39 (55%)	71 FCE
Total New Trips			1,793	65	60	125

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 Amendment 18 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 477 additional weekday trips; however, during the PM peak hour, it would generate 25 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)
	Specialty Retail	814	26,120 x 1,000 SF	1,157	32 (45%)	39 (55%)	71 FCE
	Total New Trips			1,793	65	60	125
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 =				477	(15)	(10)	(25)

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 25 fewer trips in the PM Peak Hour as compared to the original Orchard Point CPD with the Amendment 18 changes. 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 into architecture
- Encourage use of regional materials (limestone) in building facade
- Encourage use of recycled material for site grading and parking lots

Linkage and reuse of environmental areas

- Protection and restoration of natural areas and wetlands to reduce fragmentation of open space

Redevelopment of quarry

- Redevelopment of existing concrete slabs
- Encourage use of mass transit
- Encourage bicycle and pedestrian travel and walk within the site

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

Plant trees in parking islands to reduce heat islands

Plant trees and building lighting to reduce light pollution

Fitchburg Commons Comprehensive Development Plan

Land Use Development Plan

Key to Planned Uses

100	Target Store 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 uses
1000	Expanded commercial uses
1100	Mixed-use commercial
2000 thru 2004	Open space and storm water management

Viewers are advised to ignore illegible text on this map. It is presented to show spatial relationships only.

LEGEND

● Proposed Hotel Location



NOT TO SCALE

EXHIBIT 2 ORCHARD POINTE OVERVIEW MAP

SPRING 1 HILL HOTEL, FITCHBURG, WI

**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

W 1/4 Cor.
Sec. 7-8-9
Fd Brass Cap
Monument
N=456°21'37.4"
E=794°422.61'

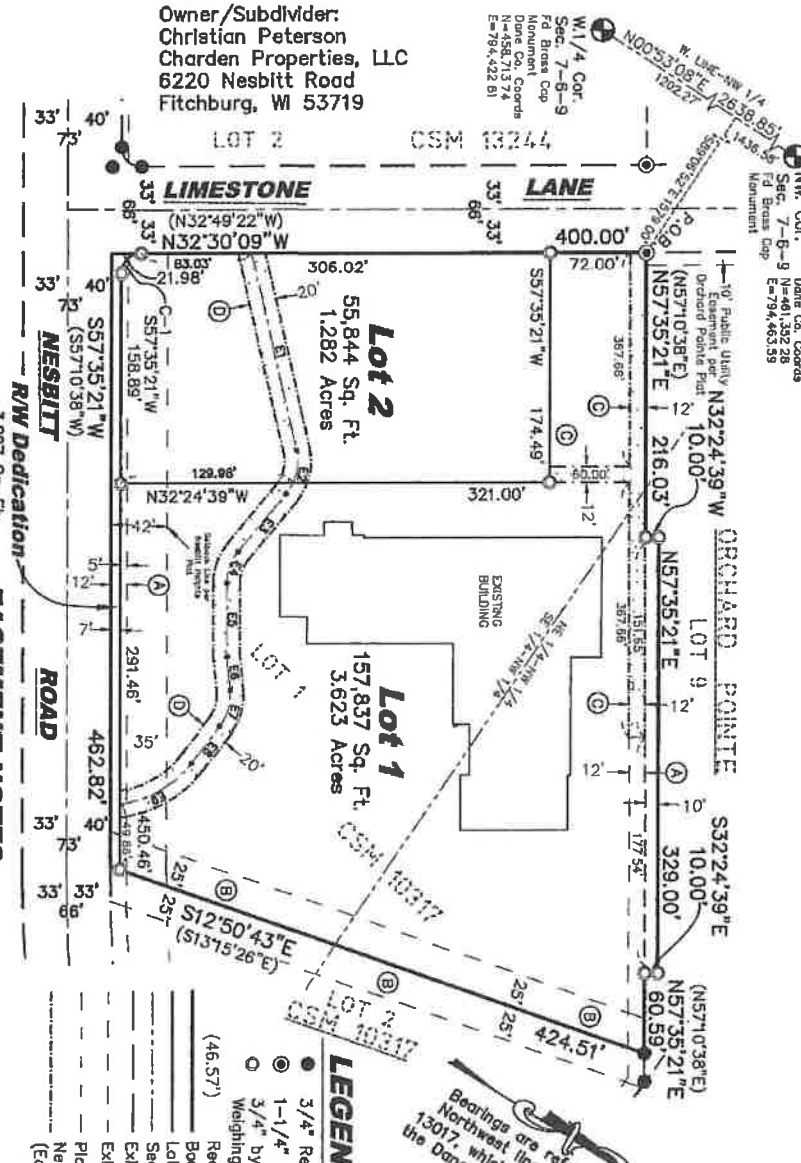
NW Cor.
Dane Co. Cor.
Sec. 7-8-9
N=461°32'28"
E=794°463.39'

SEE SHEET 2 FOR NOTES.

CURVE DATA:
C-1 Radius=15.00'
Delta=89°54'30"
L=23.64'
CH=N77°27'24"W
21.20'



- EASEMENT NOTES:**
- Ⓐ Existing 12' Wide Utility Easement per Doc. 1949106
 - Ⓑ Existing 50' Wide Public Storm & Sanitary Eamt. per Doc. 1949106
 - Ⓒ 12' Wide Public Utility Easement dedicated hereon. (See Note #2)
 - Ⓓ 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:
Ⓐ 5,124 sq. ft. Ⓑ 10,427 sq. ft. Ⓒ 5,132 sq. ft. Ⓓ 9,669 sq. ft.



LEGEND

- 3/4" Rebar Found
- 1-1/4" Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (46.57') Record Data (if different)
- Boundary Line
- Lot Line
- Sectional Subdivision 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

**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 80 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, 60.69 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°30'08" 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, 2024.



Matthew E. Hoglund
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"	9.56'	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	60.00'	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 - 66.28'
E5	N57°24'55"E - 65.77'
E6	N61°42'22"E - 26.66'
E8	S84°37'18"E - 34.18'

C.S.M. No. 15759

Doc. No. 5750474

Vol. 114 Page 328

SHEET 2 OF 4

QUAM ENGINEERING, LLC
4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
(608) 838-7750 www.quamengineering.com
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.8N., 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 WISCONSIN 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.

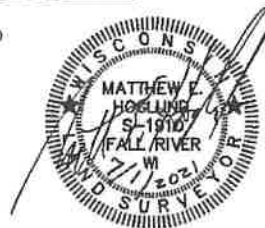
(Notary Seal)



Notary Public,

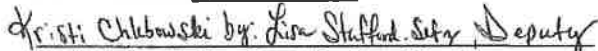
 IL
Wisconsin

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, 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

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 re-alignment 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

Orchard Pointe Development Parameters

Orchard Pointe Development Parameters

Current Approved CDP (including Amendments 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18)

Original CDP Reference Parcels	Final Plat or CSM Lot	Amendment History (Initial CDP unless noted)	Building Site (for reference)	Area (acres)	Zoning	ITE Code (Note 1)	General Use Category Approved CDP Uses and Status Approved and Built Designated use but un-improved Subject to CUP &/or Site Plan Approval	FAR Range (Final As Built)	Rend. Open-space on-site	Projected Gross Floor Area (GFA)	Projected Lanes	Rate/1000 GFA or per unit	Parking Rate/1000 GFA or (surface)	Projection Unit	Projected Traffic (1)			Cap PM Peak Tip Projection (Note 2)	Net Difference versus Cap
															Avg Daily Traffic Rate per 1000 GFA	Weekday Traffic (ADT)	PM Peak Rate/1000 GFA, Lanes or Units		
100	Development Area																		
	20.32			20.32	20%	0.25 - 0.28	0.24	211,340	976	11,621	965	1,042	(77)						
	Commercial	Calculated FAR based on site plans:																	
CSM 11969-1	Amend 5	UWCU	1.50 B-G	912	Bank w/ 4 drive-thru lanes	5,500	4	4.5	25	411.17	1,645	51.08	204						
OP-1	Amend 10	Retail Center	1.51 B-G	814	Specialty Retail	13,290			61	1,000 GFA	44.32	589	2.71	36					
OP-2		Retail Center	2.11 B-G/CUP	814	Specialty Retail Center (small shops & restaurant uses)	18,000			105	1,000 GFA	44.32	798	2.71	49					
CSM 11969-3		Target	15.20 B-H/CUP	813	Large Format Department Retail Store w/ Grocery	174,550			4.5	786	1,000 GFA	49.21	8,500	3.87	676				
200	10.53			10.53	35%	0.15 - 0.25	0.26	117,825	544	6,734	1,047	594	453						
	Commercial	Calculated FAR based on site plans:																	
Neibel OP-3	Amend 4.6		1.66 B-G	814	Specialty Retail Center (small shops) Second Floor Office/Future (see note 4)	17,000			subtotal -> 142	0	150	46							
OP-4	Amend 4.6		0.75 B-G	934	Fast Food with Drive-thru	3,000	1	15.0	45	1,000 GFA	498.12	0	34.64	104					
Peterson OP-5		Hy-Vee	8.12 B-H		Supermarket	85,425			subtotal -> 401	8734	897								
								4.7	401	1,000 GFA	102.24	8,734	10.50	897					
300	11.95			11.95	20%	0.25 - 0.28	0.62	323,000	240	681	66	228	(182)						
	HD Residential	Calculated FAR based on site plans:																	
Former OP-12 CSM 15267 Lot 1	Amend 15	Quarry Ridge	8.10 B-H	252	Senior/Adult Residential Apartments	130	130	198,000	1.15	150	Units	2.84	369	0.20	26				
CSM 15267 Lot 2	Amend 18		3.85 B-H	254	Assisted Living	125,000			0.8	90	Units	2.60	312	0.33	40				
400	3.78			3.78	20%	0.25 - 0.30	0.97	160,000	48	914	99	227	(126)						
	HD Residential	Estimated FAR: Originally designated for Mixed Use Building and site. Specialty Retail, Quality Restaurant, Office, and a mix of 24 dwelling units (upper stories) 220 Apartments 136 160,000 L garage parking stalls 128																	
OP-10	Amend 14	Linebrite Ridge	3.78 B-G					3,800	1.3	48	Units	6.72	914	0.62	99				
500	2.13			2.13	20%	0.05 - 0.06	0.20%	3,800	13	2,654	199	385	(185)						
	Commercial	Convenience Market (No Fuel)																	
OP-13			2.13 B-H	851		3,800			3.3	13	1,000 GFA	737.99	2,804	52.41	199				
600	3.74			3.74	20%	0.25 - 0.45	0.24	30,000	60	445	38	75	(37)						
	Mixed Use Commercial/Warehousing	Calculated FAR based on site plans:																	
OP-11			3.74 B-H	614	Specialty Retail Center (small shops)	6,000			3.3	20	1,000 GFA	44.32	266	2.71	16				
			BH	710	General Office	10,000			3.3	33	1,000 GFA	11.01	110	1.49	15				
			BH	130	Warehousing	14,000			0.5	7	1,000 GFA	4.96	69	0.47	7				
700	13.52			13.52	35%	0.25 - 0.28	0.24	138,625	708	9,275	762	742	20						
	Commercial	Calculated FAR based on site plans:																	
OP-7		Retail BW3	2.80 B-G	934	Coffeshop with drive-thru	1,760			10.0	16	1,000 GFA	496.12	868	32.55	57				
			B-G	814	High-Turn Restaurant	6,500			15.0	66	1,000 GFA	127.15	826	9.85	64				
			B-G	814	Specialty Retail Center (small shops)	7,426			3.3	25	1,000 GFA	44.32	329	2.71	20				
			B-G	932	High-Turn Restaurant/Specialty Retail	4,600			15.0	68	1,000 GFA	127.15	572	9.85	44				
			B-G	814	Specialty Retail Center (small shops)	7,200			3.3	24	1,000 GFA	44.32	319	2.71	20				
OP-8 (Comm. Cont'd)	Amend 3, 4, 6		6.32 B-H	876	Med Format Retail Store (apparel store) (projected area available)	25,000			4.0	100	1,000 GFA	66.40	1,660	3.83	91				
			B-H/CUP	934	Fast Food w/ drive-thru	1,500	1		15.0	23	1,000 GFA	496.12	744	34.64	49				
			B-H/CUP	876	Med Format Retail Store (apparel store)	8,760			4.0	35	1,000 GFA	66.40	581	3.83	34				

500 Note: This parcel (500) was eliminated to accommodate Fichtona Road re-alignment

Amend	Op	Grade	Op	Area	Use	Est. FAR	Units	1000 GFA	1,462	4.06	183
Amend 3	B-H	482 Health/Fitness Club - 2 story	45,000	160	1,462	4.06	183				
Amend 6	B-H/CUP	854 Discount Grocery	17,000	94	80.86	8.34	142				
Amend 7	B-H/CUP	814 The Store with a Deli	14,000	45	24.87	4.15	58				
1000 State Investment											
		Mixed Use Commercial/Warehousing	51,000	54	431	4.51	53				
Neighborhood 8 and 9											
		814 Specialty Retail Center (small shops)	6,000	3.3	266	2.71	16				
		150 Warehousing	30,000	0.5	0.47	14					
		710 General Office	15,000	3.3	165	1.49	22				
1100 N. Hill Plaza											
		Commercial	31,120	66	1,793	4.1	54				
Former Amendment 8 and 10, CSM 103177											
		932 High-Turn Restaurant	5,000	15.0	636	10.92	55				
		914 Specialty Retail Center (small shops)	25,120	3.3	1,158	2.71	71				
		710 Health Club		3.3	0	1.49	0				
		1.28 B-P	0	0	0	0.00	0				
1200 Patterson											
		HD Residential	82	158	551	5.1	51				
		220 Apartments	82	158	551	0.62	51				
2003 Wings											
		Lodging	60,000	100	465	3.5	38				
		311 Lodging	100	100	468	0.40	38				
2003 Wings											
		Open Space Parcels									
		Environmental Corridor									
		Private Open Space									
		Private Open Space									
		Private Open Space									
		Environmental Corridor									
		Public Parkland									
		Public Parkland									
		Environmental Corridor									
		Stormwater Management									
Public Street Rights of Way											
		Total	12.19								
		McKee Road	0.28								
		Pichona Road	8.64								
		Nashbit Road	0.48								
		Limestone Lane	1.13								
		Harcroft Road	1.66								
Summary CDP											
		Commercial Area	97.44								
		Street Rights of Way	12.19								
		Total	109.33								
Total Projected Commercial Gross Floor Area 943,810 SF											
Total Residential Units 468											
Total Projected Commercial Average Daily Traffic (Raw Trips) 37,716											
Total Projected PVI Peak Trips (Raw Trips) Projection 3,442											
2005 Stand Projection Difference 63											

- Notes:
- (1) T10 Generation 7th Edition, Institute of Traffic Engineers
 - (2) From Strain Associates 10A and March 6, 2006 correspondence
 - (3) In Amendment One, "Apical Street" classification has been used to project traffic for Medium Format Retail Store when use is unknown.
 - (4) Resolution P-34-07 Specified 7,000 SF of Second Floor Office Space
 - (5) Unless specific remarks are shown, the parking ratio for Specialty Retail calculated at 4.51/1,000 GFA to account for restaurant uses.
 - (6) Site Plan approval added additional space for substituted restaurant uses in Sp. Retail Center Buildings
 - (8) Site area 800 and 800 updated with ITE 9th Edition trip

City of Phoenix Provisional and Preliminary Worksheet

Proposed Amendment NINETEEN

The proposed amendments are highlighted

Final Plat or CSM Lot	Amendment History (Initial CDP unless noted)	Building Site (for reference)	Area (acres)	Zoning	ITE Code (Note 1)	Approved and Built Designated Use but un-improved Subject to CUP & for Site Plan Approval	General Use Category Approved CDP Uses and Status	FAR Range (Final As Built)	Ret'd Open-space on-site	Projected Gross Floor Area (GFA)	Rate/1000 GFA or per unit	Parking Spaces (surface)	Protection Unit	Projected Traffic (1)			Cap. Trip Projection (Note 2)	Net Difference versus Cap	
														Avg Daily Traffic Rate per 1000 GFA, Lanes or Units	Weekday Traffic (ADT)	PM Peak Rate/1000 GFA, Lanes or Units			
Development Area																			
Commercial 0.25 - 0.28 20% 211,340 4																			
CSM 11989-1	Amend 5	UWCU	1.50 B-G	912		Bank w/ 4 drive-thru lanes	Calculated FAR based on site plans:	0.24		5,500	4.5	25	Lanes	411.17	1,645	51.08	204		(177)
OP-1	Amend 10	Retail Center	1.51 B-G	814		Specialty Retail			13,280			61	1000 GFA	44.32	588	2.71	36		
OP-2		Retail Center	2.11 B-G/CUP	814		Specialty Retail Center (small shops & restaurant uses)			16,000			105	1000 GFA	44.32	798	2.71	49		
CSM 11989-3		Target	15.20 B-H/CUP	813		Large Format Department Retail Store w/ Grocery			174,580	4.5	766	1000 GFA		49.21	8,590	3.87	676		
Commercial 0.15 - 0.25 35% 117,925																			
Calculated FAR based on site plans:																			
Nilziel	Amend 4,6		1.66 B-G	814		Specialty Retail Center (small shops)			17,000	3.3	55	1000 GFA		44.32	0	2.71	150		
OP-3	Amend 4,6		710	710		Specialty Retail Center (small shops)			12,500	3.3	41						46		
OP-4	Amend 4,6		0.75 B-G	934		Fast Food with Drive-thru			3,000	15.0	45	1000 GFA		486.12	0	34.64	104		
Peterson		HyVee	8.12 B-H			Supermarket			85,425	4.7	401	1000 GFA		102.24	8,734	10.50	897		
OP-5																			
Commercial 0.25 - 0.26 20% 323,000																			
Calculated FAR based on site plans:																			
Wingra			11.95			HD Residential			323,000			240			881		56	228	(162)
Originally designated for Home Improvement Store and Specialty Retail																			
OP-6																			
OP-7	Amend 15	Quarry Ridge	8.10 B-H			252 Senior Adult Residential Apartments			190	1.15	150	Units		2.84	369	0.20	26		
CSM 15267 Lot 2	Amend 18		3.85 B-H			254 Assisted Living			120	0.8	90	Units		2.60	312	0.33	40		
Commercial 0.25 - 0.30 20% 160,000																			
Estimated FAR:																			
Wingra			3.78			HD Residential			160,000			48			814		99	227	(120)
Originally designated for Mixed Use Building and also Specialty Retail, Quality Restaurant, Office, and a mix of 24 dwelling units (upper stories)																			
OP-10	Amend 14	Limestone Ridge	3.78 B-G			220 Apartments			138	1.3	48	Units		6.72	914	0.62	99		
LL garage parking stalls 128																			
Commercial 0.05 - 0.06 20% 3,900																			
851 Convenience Market (No Fuel)																			
OP-13			2.13 B-H						3,900	3.3	13	1000 GFA		737.99	2,804	52.41	199		(185)
Mixed Use Commercial-Warehousing																			
Wingra			3.74						39,000			50			445		38	75	(37)
OP-11			3.74 B-H			814 Specialty Retail Center (small shops)			6,000	3.3	20	1000 GFA		44.32	266	2.71	16		
			B-H			710 General Office			10,000	3.3	33	1000 GFA		11.01	110	1.48	15		
			B-H			150 Warehousing			14,000	0.5	7	1000 GFA		4.96	69	0.47	7		
Commercial 0.25 - 0.28 35% 139,625																			
Calculated FAR based on site plans:																			
Nilziel			13.92						139,625			708			9,275		762	742	20
OP-7		Retail BW3	2.80 B-G			934 Coffeeshop with drive-thru			1,760	10.0	18	1000 GFA		496.12	868	32.65	57		
			B-G			932 High-turn Restaurant			6,900	15.0	98	1000 GFA		127.15	826	9.85	64		
			B-G			814 Specialty Retail Center (small shops)			7,425	3.3	25	1000 GFA		44.32	329	2.71	20		
			B-G			932 High-turn Restaurant/Specialty Retail			4,500	15.0	68	1000 GFA		127.15	572	9.85	44		
			B-G			814 Specialty Retail Center (small shops)			7,200	3.3	24	1000 GFA		44.32	319	2.71	20		
OP-8 (Comm. Amend)	Amend 3, 4, 6		8.32 B-H			876 Med Format Retail Store (apparel store)(projected area available)			25,000	4.0	20	1000 GFA		66.40	1,660	3.83	91		
	Amend 13	Foodal Restaurant	B-H/CUP			934 Fast Food w/ drive-thru			1,500	15.0	23	1000 GFA		496.12	744	34.64	49		
		Pet Supplies Plus	B-H/CUP			876 Med Format Retail Store (apparel store)			8,750	4.0	35	1000 GFA		66.40	581	3.83	34		

Note: This parcel (500) was eliminated to accommodate Eichrona Road re-alignment

Amend 3	Op-6	Amend 6	Amend 7	492 Health/Fitness Club - 2 story	854 Discount Grocery/Tire Store with 10 service bays	814	4.0	180	1000 GFA	32.93	1,482	4.06	183
Amend 3	Op-6	Amend 6	Amend 7	854 Discount Grocery/Tire Store with 10 service bays	814	5.5	94	1000 GFA	90.86	1,545	8.34	142	
Amend 3	Op-6	Amend 6	Amend 7	814	5.5	94	1000 GFA	90.86	1,545	8.34	142		
Amend 3	Op-6	Amend 6	Amend 7	814	3.3	46	1000 GFA	24.87	348	4.15	58		
Site Investment	5.20			Mixed Use Commercial-Warehousing	0.25 - 0.28	35%	51,000	84		431		53	45
Neckline 8 and 9	5.20 B-H			814 Specialty Retail Center (small shops)			6,000	20	1000 GFA	44.32	266	2.71	16
	2.40 B-H/CUP			150 Warehousing			30,000	15	1000 GFA			0.47	14
	B-H/CUP			710 General Office			15,000	50	1000 GFA	11.01	165	1.49	22
North Platte	4.80			Commercial	0.20 - 0.25	35%	69,930	179		2,270		107	41
Former Healthline 9 and 10, CSM 10317				532 High-Rise Restaurant			7,250	110	1000 GFA	107.20	780	10.92	0
CSM 15759 Lot 1	3.62 B-H			814 Specialty Retail Center (small shops)			23,750	79	1000 GFA	44.32	1,050	2.71	65
Amend 16	B-H			311 Hotel			58,830	100	Rooms	4.40	440	0.36	36
Amend 17	B-H												
CSM 15759 Lot 2	1.28 B-P												
Amend 19													
Paterson	4.11			HD Residential	0.20 - 0.50	35%	82	158		551		51	N/A
OP-14	4.11 B-G			220 Apartments			82	158	Unit	6.72	551	0.62	51
Wichita	2.58			Lodging	0.50 - 1.00	20%	60,000	100		466		38	N/A
OP-9	2.58 B-G			311 Lodging			100	100	rooms	4.90	466	0.40	38

Estimated FAR:

Originally designated for: Security retail, and a mix of 14 dwelling units.
L: garage parking stalls 38