



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

1. Location of Property/Street Address: 2735 Rimrock Rd., Section 36 Fitchburg

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

Section 36, Fitchburg, Dane County, Wisconsin (Parcel Numbers: 225/0709-363-9330-3 and 225/0709-363-9400-8)

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

2. Proposed Use of Property - Explanation of Request:

Planned Development District (PDD) General Implementation Plan (GIP) with 12 townhomes and 8 single family residential units. The total unit count for the project is 20.

3. Proposed Development Schedule: Construction to commence Summer 2025 following governmental approvals

***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): Townhomes and Single family homes

Total Dwelling Units Proposed: 20 **No. Of Parking Stalls:** 20 Garages, 20 Driveways.

Type of Non-residential Development (If Applicable): NA

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

Floor Area: NA **No. Of Parking Stalls:** 2

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

Current Owner of Property: Hoopoe Holdings LLC

Address: 5029 Saint Annes Dr., Middleton WI 53597 **Phone No:** (408) 797-6671

Contact Person: Ayesha Liaqat

Email: ayesha.liaqat@gmail.com

Address: 5029 Saint Annes Dr., Middleton WI 53597 **Phone No:** (408) 797-6671

Respectfully Submitted By:  **Ayesha Liaqat**
 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. _____

Hoopoe Holdings, LLC

January 20, 2024

Deanna Schmidt, AICP
City Planner and Zoning Administrator City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Olive Tree Residences Rimrock Rd., PDD-GIP

Dear Deanna:

On behalf of Hoopoe Holdings, LLC, the property owner, I am pleased to transmit the following information for your staff's review and consideration by the City of Fitchburg. I am requesting that this project be placed on the February 18, 2024, Planning Commission Agenda for PDD-GIP review and approval.

Please accept the following documents:

Rezoning Application

PDD-GIP Narrative

Site Location Aerial Photo Context Exhibit

Preliminary Civil Engineering Overall Site Plan, Sheet C300 Preliminary Civil Engineering Site Grading Plan, Sheet C400 Preliminary Civil Engineering Site Utility Plan, Sheet C500

Preliminary Landscape Plans, Sheets L100, L-101 & L-200

The project design consultants and I look forward to working with the City's staff on this project. Please feel free to contact me with questions and we will work to get the answers and additional information necessary to facilitate the review and approval process.

Sincerely,
HOOPOE HOLDINGS, LLC

Ayesha Liaqat, CEO

January 20, 2024

PDD-GIP

Introduction:

The City of Fitchburg, Wisconsin, adopted the Spring 2024 Comprehensive Plan Amendment on April 9, 2024, Amending Map 4.3 Future Land Use Plan Map for properties associated with 2735 Rimrock Road in Section 36, Fitchburg, Dane County, Wisconsin (Parcel Numbers: 225/0709-363-9330-3 and 225/0709-363-9400-8) from Low Density Residential (LDR) to Medium Density Residential (MDR) to allow for the development of twenty (20) residential units with a mix of 12 townhomes and eight (8) single-family homes.

The community, Olive Tree Residences, will consist of of twenty (20) residential units located on 2.27 acres situated at the intersection of Rimrock Rd. and Maloney Drive. It will be a quality residential community serving the increased demand for housing in the Fitchburg area over the next five years and beyond.

Rational for the PDD-GIP

We believe there is a need to take advantage of the option for planned development district zoning for Olive Tree Residences to accomplish the goals of providing a quality infill development and maintain the urban feel desired. Existing standard zoning districts do not allow for the mix of housing types, dimensional standards, unit count, and lot area coverage desired to construct this development.

This will allow flexibility in design and density in the development while ensuring compliance with the basic intent of zoning ordinance and with comprehensive plan. The project size is large enough to allow 20 units and establish coherence of design. The project envisions a higher level of design and amenity.

The planned development district requested for this general implementation plan is proposed to create a single cohesive environment composed of several single-family residential building types,

which provide the framework for a viable community of residents, as well as providing access to affordable owner-occupied single family and townhome units.

The planned development was proposed to address the minimum lot sizes and dimensional requirements including front, side and rear setbacks and to address the issue of homes not abutting the Rimrock Rd., Maloney Dr, and maximum lot area coverage. In addition, a central private drive is critical to the proposed development.

To accomplish the PDD zoning goals, we propose the following based on the Fitchburg, Wisconsin Code of Ordinances Title II Land Use and Development Chapter 22 Zoning with the following reasons:

- **Section 22-113 – Permitted Uses:** Only permits the residential occupancy of a two-family attached dwelling unit structure. We are proposing 20 units a mix of 2 residential townhome buildings with a total of 12 and 8 detached residential units. We feel there is a great need in the area.
- **Section 22-115 – Dimensional Standards:** Sets the minimum front setback to 30 feet. To keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum 20-foot setback.
- **Section 22-58 – Dimensional Standards:** Sets the minimum street side setback to 25 feet. To keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum 13.5-foot setback for townhomes and a 6-foot side yard setback for the single-family homes.
- **Section 22-58 – Dimensional Standards:** Sets the minimum rear setback to 35 feet. To keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum setback of 10.8 feet.
- **Section 22-115 – Lot Area Coverage & Buildings:** Sets the maximum lot area coverage and building to 35%. To keep with our desire to provide a more urban feel to multi-family residential developments, we propose a maximum of 53.1%.

Social and Economic Impacts

When completed, the Olive Tree Residences development will increase the housing stock by twenty homes through single family and townhome unit construction. This development is important as issues with suburban sprawl, housing stock, housing affordability and local tax base sources arise.

Upon competition, the development will have an estimated market value as follows:

12 Townhomes units at approximately \$399,000 each (see note) =	\$4,788,000
8 single family homes at approximately \$499,000 each (See Note) =	<u>\$3,992,000</u>
Total estimated market value	\$8,780,000

Note: Estimated market value using City of Fitchburg MLS average sales price listings of active newly built single-family homes and townhome units.

Economic Impacts

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

Property Values and Tax Revenue at total completion, it is estimated that this project would have a total value of approximately \$8,780,000. At this value, using the City’s 2024 property tax rate (\$8,780,000 x .017124296) approximately the following tax receipts to the community could be realized annually:

State of Wisconsin Real Estate Property Tax 2024:

Dane County:	\$24,290
City of Fitchburg:	\$150,138
Madison School District:	\$85,728
<u>Madison Area Tech. College:</u>	<u>\$5,914</u>

Total Projected Annual Property Tax: \$266,070

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 the following estimated Impact Fees to the City (2024 fees listed):

Park Improvement Fee:	\$7,280
Fire Protection Fee:	\$10,568
Water Impact Fee:	\$ 27,480

Total Projected Impact Fees: \$45,328

Plus, Permit, Applications, inspections and other fees.

Additionally, per Ordinances 24-2(d)(2)(a) and 24-2(d)(2)(e), there shall be Parkland Dedication & fee in-lieu of per dwelling unit. 20 units x 2,900 sf = 58,000 sf

Fee in lieu of parkland dedication: 20 dwelling units x \$4,330 = \$86,600

Per Ordinance 24-15(d)(5), 22-647(2), Parkland Improvement fee of \$160 per Multifamily dwelling unit. 20 units x \$160 = \$3,200

Social Impacts

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

- Improved perception of this neighborhood area as a nicer place to live.
- Provides additional housing options for existing Fitchburg residents as well as newcomers considering moving to the area.
- More residences in this area may spark other business owners to locate retail and commercial offerings nearby with an increased customer base.
- Olive Tree Residences could provide a new blueprint for how future Fitchburg developments could be modeled.

Consistency with the Comprehensive Development Plan

This project remains consistent with the recently approved Medium Density Residential (MDR) land use per the amended City of Fitchburg's Comprehensive Plan for this site. This project is consistent with the overall goals, objectives and policies of the comprehensive plan.

This project is in an Infill Sector. That consists of areas already developed and where appropriate transit service exists. This project will be the construction of new buildings in underutilized or vacant land lots within urban areas. This development is important as issues with suburban sprawl, housing stock, housing affordability and local tax base sources arise.

This project will promote City land use theme that states the need to “develop or redevelop its major corridors, or gateways, in a manner that recognizes their geographical significance and potential economic value and “Place making” capacity.” *Fitchburg comprehensive plan. pg. 131.* This project will also meet the overall goals, objectives and policies that state the need to promote development of housing to meet forecasted needs, efficient use of land, compact neighborhood,

and promote residential development in areas with existing infrastructure and sewer prior to promoting growth at the periphery where new utility and service expansion are needed. *Id. pg.32.*

The proposed development is on the bus route, easy commute to downtown Madison, convenient access to community facilities, employment centers and arterial highways. It is surrounded by an extensive transportation network i.e., US HWY 12, 14 and 18 (Beltline). The Comprehensive Plan “encourages an overall net neighborhood density that is transit-friendly, promotes to create appropriate transition between higher densities and existing lower density areas, locate housing in areas that are served by full urban services, including sanitary sewers and public water, with convenient access to community facilities, employment centers and arterial highways”. *Id. pg. 32-34.*

This project complies with the City of Fitchburg's Comprehensive Plan. Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan – Growing Fitchburg 2030:

Housing Policy Framework Section:

- Goal 1: This project will provide a variety of housing types, decent housing and a suitable living environment for all residents.
 - Objective 1.1: This project will meet forecasted needs.
 - Policy 1.1.1: This will provide an overall net neighborhood density that is transit friendly.
 - Policy 1.1.2: This project will promote a variety of housing options within neighborhoods, including those that provide for diversity in cost, tenure, and type.
 - Policy 1.1.3: This will provide a higher level of owner-occupied housing compared to renter - occupied units within this neighborhood.
 - Policy 1.1.4: Provide housing consistent with the economic opportunities provided within the City.
 - Objective 1.2: Promote the development and preservation of long-term entry-level housing for low to moderate income residents.
 - Policy 1.2.6: Promote opportunities for first time buyers.
 - Policy 1.3.3: Create appropriate transitions between higher densities and existing lower densities.
- Goal 2: This project will be efficient land use for housing.
 - Objective 2.1: This project is a good example of compact neighborhood and development pattern.

- Policy 2.1.1: This project will Promote Traditional Neighborhood Design (TND) developments to create compactness, efficiency, livability and multi-modal transportation.
- Policy 2.1.4: The project is a plan for unused and underutilized land in the existing urban service area to promote in-fill development.
- Policy 2.1.5: This development is at higher but livable densities that will promote wise use of the land resource.
- Policy 2.1.6: This project will Provide sound sustainable housing design through application of land zoning and architectural review measures.
- Objective 2.2: This project is in an area with existing infrastructure and sewer.

Resources, Energy & Communications Policy Framework Section:

- Goal 1: This project will protect the natural environment & natural resources Policies:
 - Objective 1.3:
 - Policy 1.3.1: This project will meet all current City storm water control requirements.
 - Policy 1.3.2: This project will meet all current City erosion control requirements.
- Goal 5: Existing urban services will be extended within the urban development boundary area as part of this project. Sewer and water will remain public services.
 - Policy 5.1.4: Our entire project will be served with gravity flow sanitary sewer.

Transportation Policy Framework Section:

- Goal 1: This project is part of a coordinated land use and transportation system.
 - Objective 1.1: This project is a compact, urban development.
 - Policy 1.1.1: This project features buildings closer to the sidewalks, sidewalks throughout the property, street trees, lower parking ratios, and two stall attached garages to each unit.

Site Planning Analysis:

The development area has no natural or man-made features. Prior to this proposal there was a single family-home on site that has been removed. A few trees and grassy open areas that are not part of an environmental corridor or wetland remain. The townhomes have been located along the west side of the property to provide for a transitional architectural massing between the multistory apartments to the west and the single-family houses towards east. The storm water retention to the southwest is consistent with the natural flow of surface water runoff and is in a naturally occurring low lying area of the property. There are Madison Metro bus stops immediately adjacent to the site on the north and south bound sides near the corner of Rimrock Road and Maloney Drive. As

part of the proposed development, in coordination with Madison Metro, a bench will be provided at the existing bus stop on the east side of Rimrock Road. In addition, the bus stop will remain open during the site construction process of the development.

The surrounding properties on the eastside are currently designated Low Density Residential. Immediately west of Rimrock Road, the properties are designated Business, high density apartments and townhomes. The current layout of the proposed development with townhome buildings on Rimrock Rd., towards the western portion of the development and single-family homes towards the eastern side of the development fits within the context, fabric and physical character of the neighborhood. This proposed configuration and mix of housing types would not be allowed under existing Chapter 22 zoning districts.

The private drive was designed to improve access to and circulation around the site for vehicles, cyclists, and pedestrians to access the homes. The seemingly “dead end” section of the road running east-west on the eastern portion of the property is designed so that emergency service vehicles like a fire truck have a turn around location in the development. There are sidewalks adjoining the roadways which lead to each home and connect with the existing City sidewalks and roads.

Organizational Structure

This project will be a typical condominium structure where units will be individually owned, and the common area amenities will be owned and managed by the condominium association.

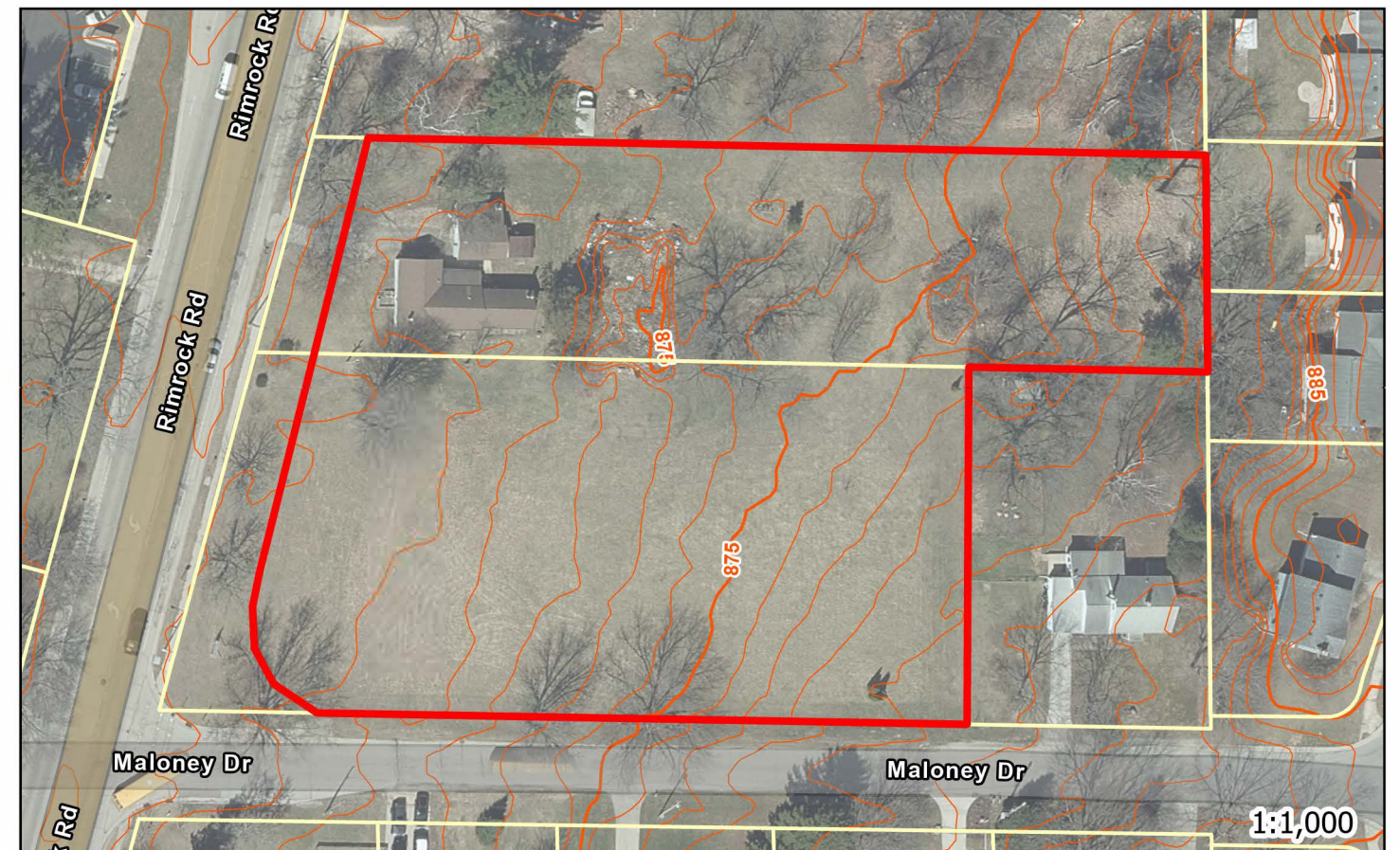
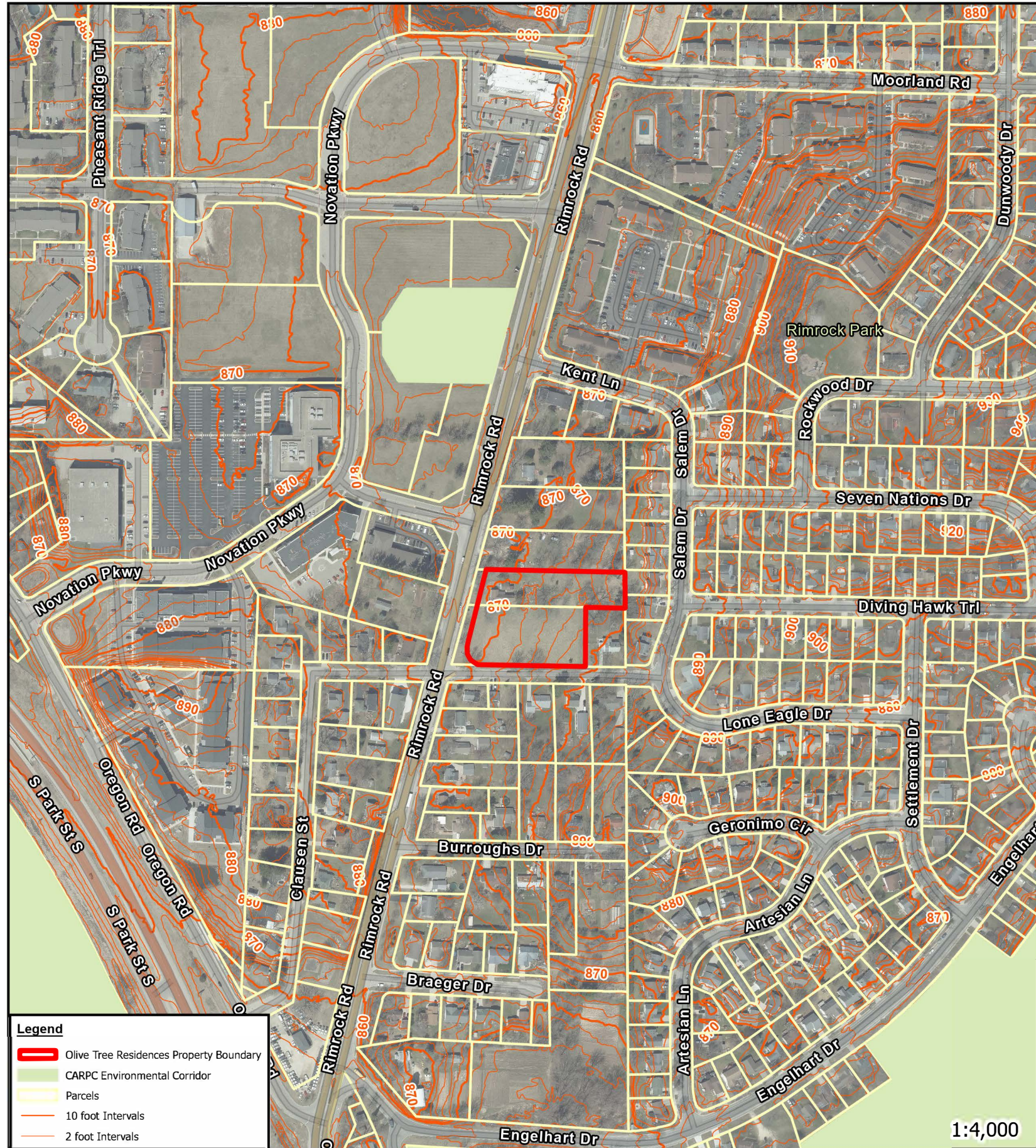
Some examples of the common elements include stormwater management, private drive, private sidewalks, cluster mailboxes, off-street parking stalls, and bicycle parking. Maintenance of these areas will be the responsibility of a Homeowner’s Association that the townhome and single-family units’ owners will be members of.

Project Schedule

The anticipated schedule for site infrastructure improvements including public and private improvements proposed within the project plan followed by building construction is to begin in summer 2025.

Neighborhood Outreach

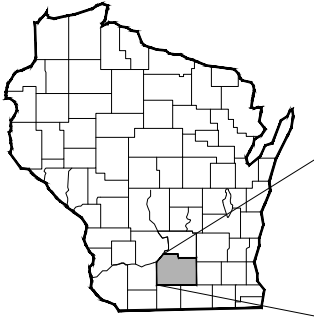
A neighborhood meeting was held on Saturday, January 04, 2025. The meeting had approximately seven participants. All attendees were supportive of the plans. The neighborhood had previously provided their feedback and support in writing during the comprehensive plan amendment hearing.



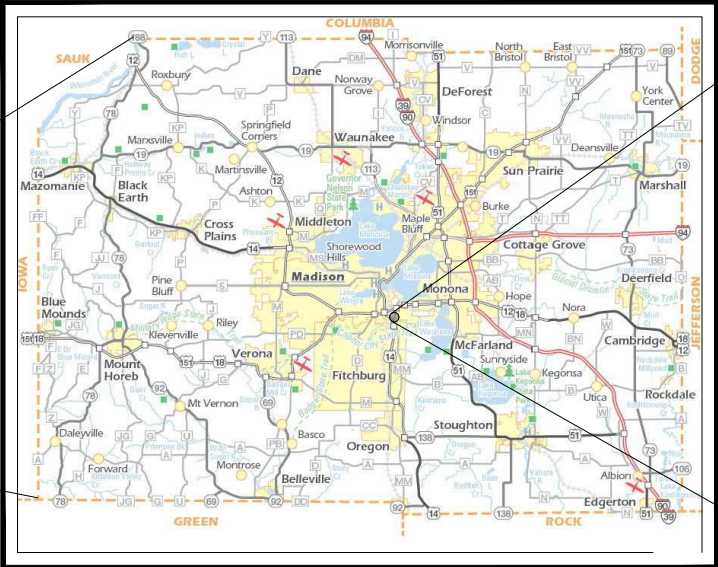
Site Location Aerial Photo Context Exhibit

OLIVE TREE RESIDENCES CITY OF FITCHBURG

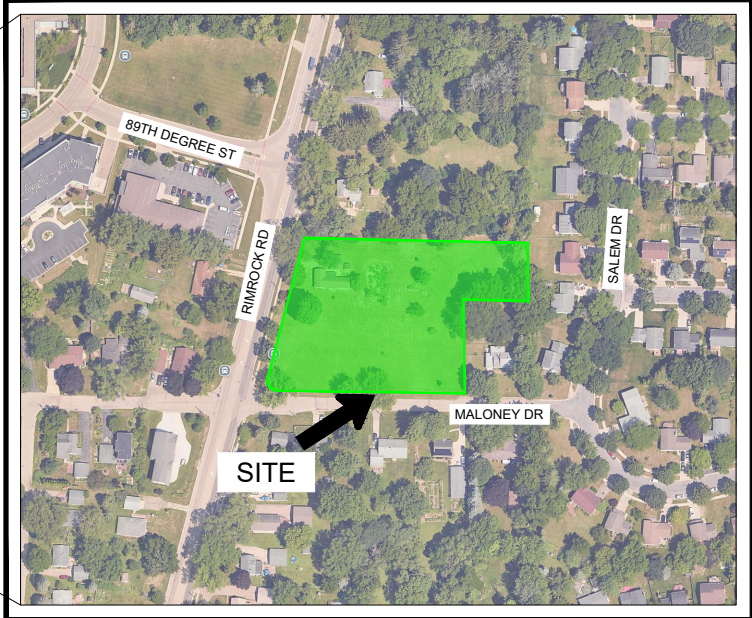
SECTION 11, TOWNSHIP 6N, RANGE 9E



REGIONAL MAP



DANE COUNTY
DANE COUNTY, WISCONSIN



SITE LOCATION MAP
CITY OF FITCHBURG,
DANE COUNTY, WISCONSIN



CONTACT INFORMATION

ENGINEER:
SNYDER & ASSOCIATES
BRIAN ARCAND
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444 EXT. 3224

LAND OWNER
HOOPOE HOLDINGS, LLC
AYESHA LIAQAT
5029 SAINT ANNEES DRIVE
MIDDLETON, WI 53562

ARCHITECT
CONCEPTS IN ARCHITECTURE, LLC
W125 AMIDON ROAD
BROOKLYN, WI 53521
608-698-3196

CITY OF FITCHBURG
TIM VOELKER - DIRECTOR OF PUBLIC WORKS
608-270-4261
TRACY FOSS - ASSISTANT DIRECTOR OF PUBLIC WORKS
608-270-4272
5520 LACY RD
FITCHBURG, WI 53711

UTILITY CONTACT INFORMATION

AT&T
CONTACT : LISA GUNDLACH
152 DIXON STREET
MADISON WI 53704
608-252-2006

SPECTRUM
CONTACT : BRANDON STORM
2701 DANIEL STREET
MADISON WI 53718
608-444-9493

MG&E - ELECTRIC
CONTACT : JIM HERFEL
133 BLAIR STREET
MADISON WI 53703
608-252-7224

MG&E - GAS
CONTACT : JANE ROSSING
133 BLAIR STREET
MADISON WI 53703
608-252-7233

Sheet List Table

Sheet Number	Sheet Title
C100	TITLE SHEET
C200	EXISTING CONDITIONS & DEMO PLAN
C300	SITE PLAN
C400	GRADING PLAN
C401	EROSION CONTROL PLAN
C500	UTILITY PLAN
L-100	LANDSCAPE NOTES
L-101	LANDSCAPE DETAILS
L-200	PLANTING PLAN

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSTANCES FEATURES SHOWN ARE IN EXACT LOCATION INDICATED.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

OLIVE TREE RESIDENCES

TITLE SHEET

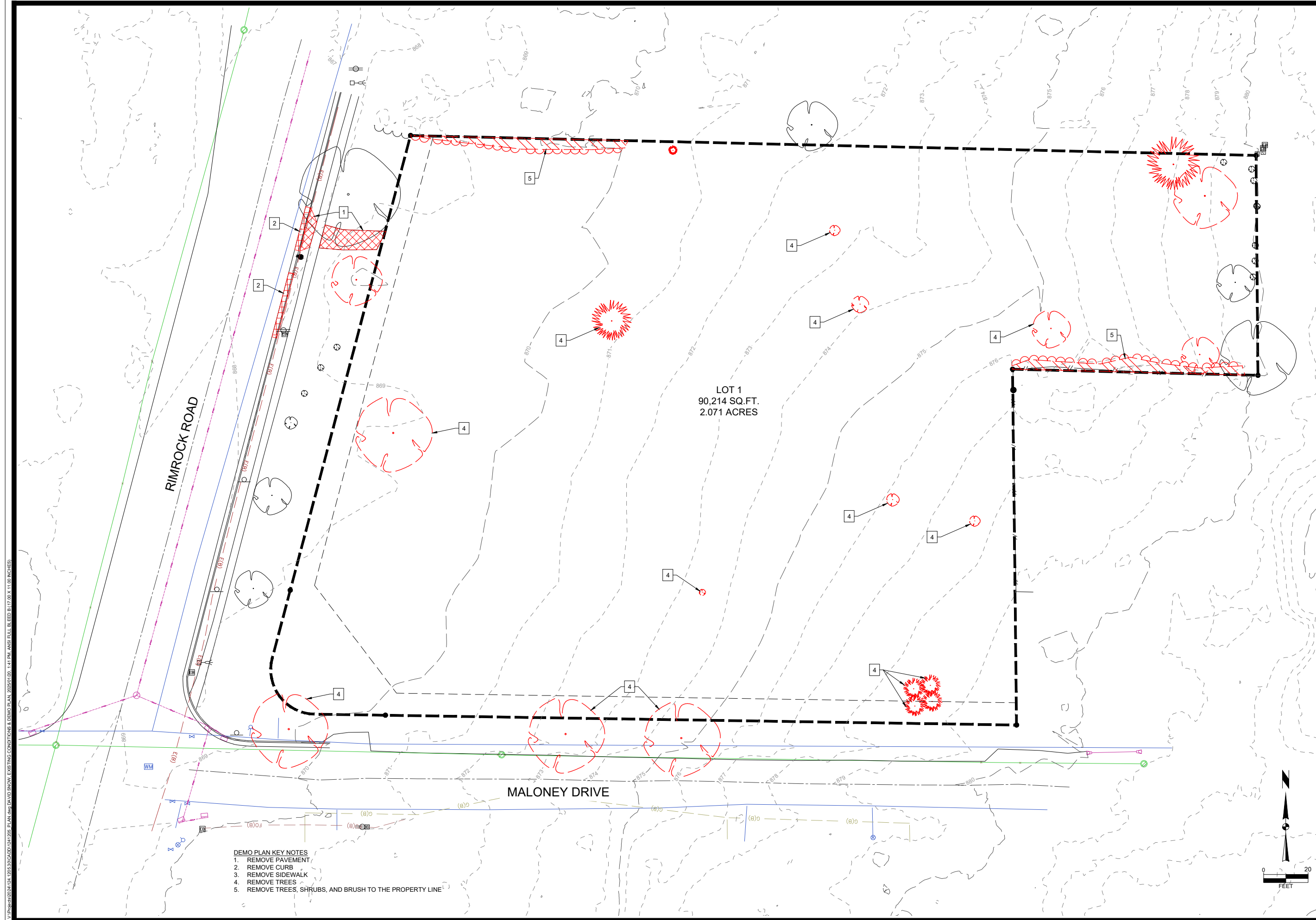
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.



MARK	GIP SUBMITTAL	DATE	BY
Engineer: BCA	CITY COMMENTS	12-06-24	BCA
Checked By: MLC	REVISION	Scale: 1" = 20'	
Technician: DMS	Date: 11-04-2024	T-R-S: TTN+RRW-SS	
			Sheet C100
			Project No: 124.1205.30

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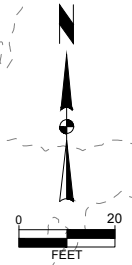


RIMROCK ROAD

LOT 1
90,214 SQ.FT.
2.071 ACRES

MALONEY DRIVE

- DEMO PLAN KEY NOTES**
1. REMOVE PAVEMENT
 2. REMOVE CURB
 3. REMOVE SIDEWALK
 4. REMOVE TREES
 5. REMOVE TREES, SHRUBS, AND BRUSH TO THE PROPERTY LINE



MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 20'	
Technician: DMS	Date: 11-04-2024	T-R-S: TTN+RRW-SS	
Project No: 124.1205.30			Sheet C200

OLIVE TREE RESIDENCES
EXISTING CONDITIONS & DEMO PLAN CITY OF FITCHBURG, DANE COUNTY, WISCONSIN
SNYDER & ASSOCIATES, INC.

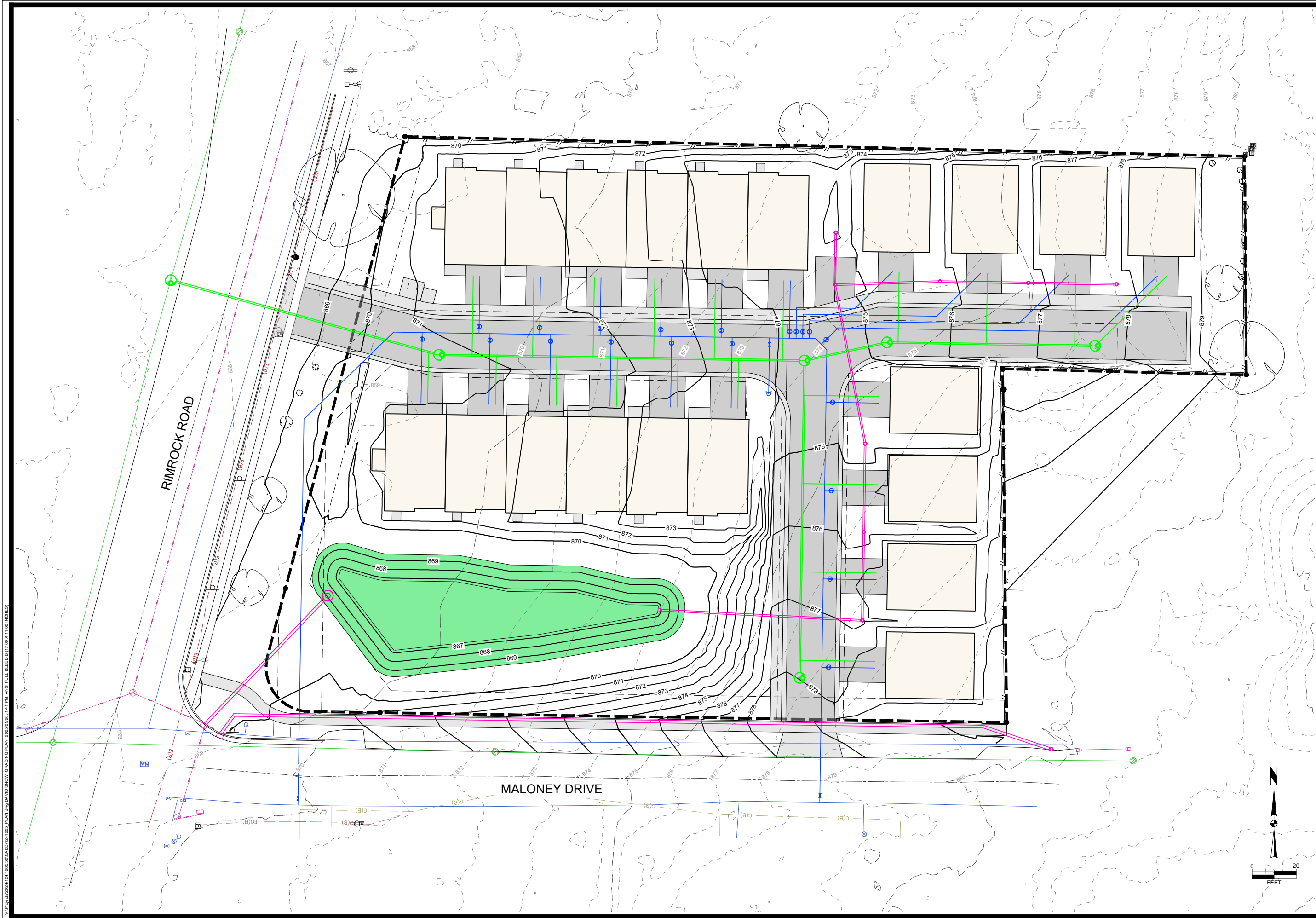
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124.1205.30
Sheet C200

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OLIVE TREE RESIDENCES

GRADING PLAN

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.

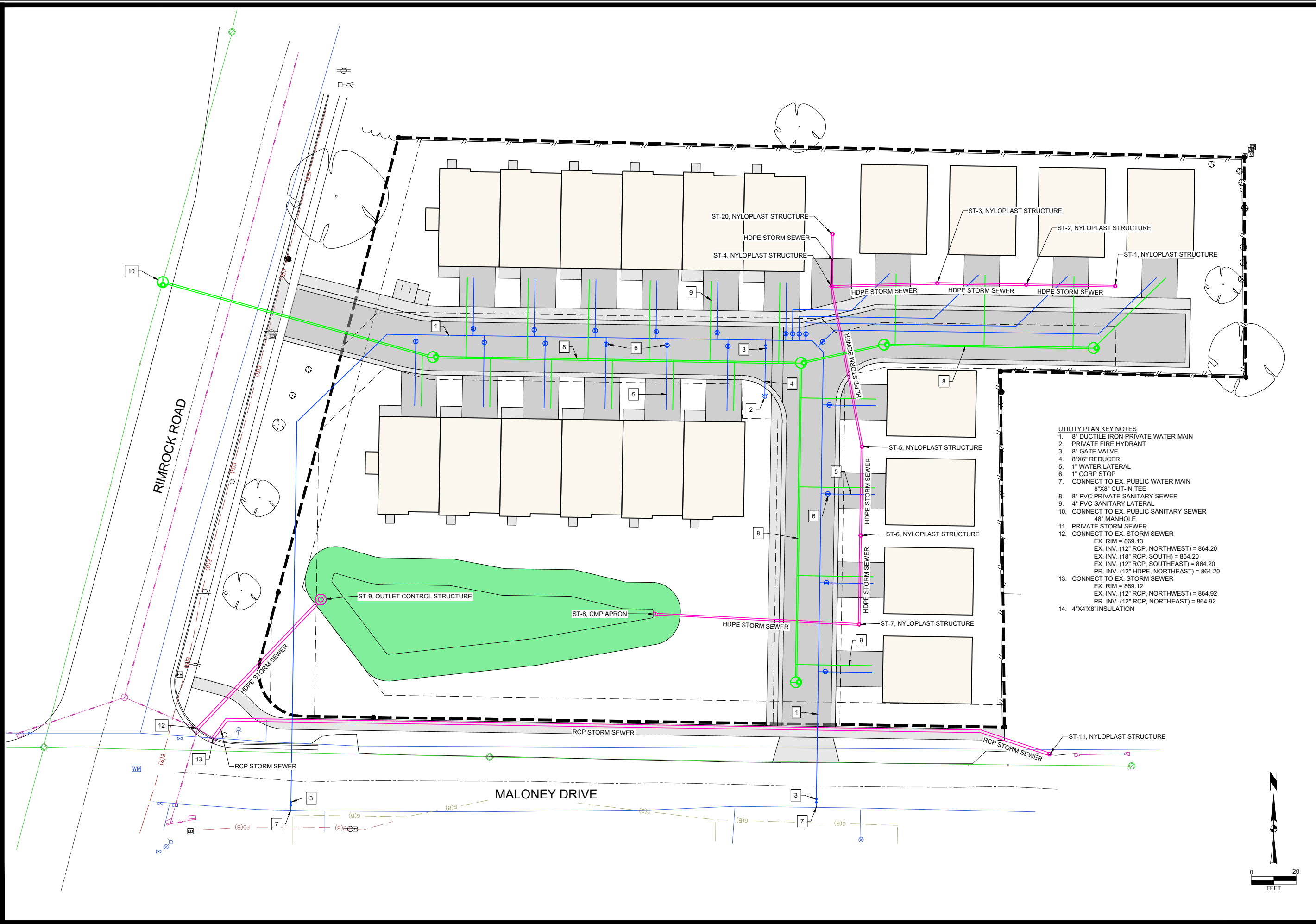


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Sheet C400

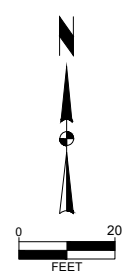
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Engineer: BCA	Checked By: MLC	Scale: 1" = 20'	
Technician: DMS	Date: 11-04-2024	T-R-S: TTN+RRW+SS	
GIP SUBMITTAL			01-20-25 BCA
CITY COMMENTS			12-05-24 BCA
Project No: 124.1205.30			
Sheet C400			

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-835-0444 | www.snyder-associates.com

U:\Projects\124.1205\124.1205_Plan.dwg, DAVID SHOWN, UTILITY PLAN, 2025/01/20, 1:41 PM, ANSI FULL BLEED, 8 (17.00 X 11.00 INCHES)



- UTILITY PLAN KEY NOTES**
1. 8" DUCTILE IRON PRIVATE WATER MAIN
 2. PRIVATE FIRE HYDRANT
 3. 8" GATE VALVE
 4. 8"x8" REDUCER
 5. 1" WATER LATERAL
 6. 1" CORP STOP
 7. CONNECT TO EX. PUBLIC WATER MAIN
8"x8" CUT-IN TEE
 8. 8" PVC PRIVATE SANITARY SEWER
 9. 4" PVC SANITARY LATERAL
 10. CONNECT TO EX. PUBLIC SANITARY SEWER
48" MANHOLE
 11. PRIVATE STORM SEWER
 12. CONNECT TO EX. STORM SEWER
EX. RIM = 869.13
EX. INV. (12" RCP, NORTHWEST) = 864.20
EX. INV. (18" RCP, SOUTH) = 864.20
EX. INV. (12" RCP, SOUTHEAST) = 864.20
PR. INV. (12" HDPE, NORTHEAST) = 864.20
 13. CONNECT TO EX. STORM SEWER
EX. RIM = 869.12
EX. INV. (12" RCP, NORTHWEST) = 864.92
PR. INV. (12" RCP, NORTHEAST) = 864.92
 14. 4"x4"x8" INSULATION



MARK	Engineer: BCA	Checked By: MLC	Scale: 1" = 20'
REVISION	Date: 11-04-2024	T-R-S: TTN-RRW-SS	
CITY COMMENTS			
GIP SUBMITTAL	01-20-25 BCA		
	12-06-24 BCA		

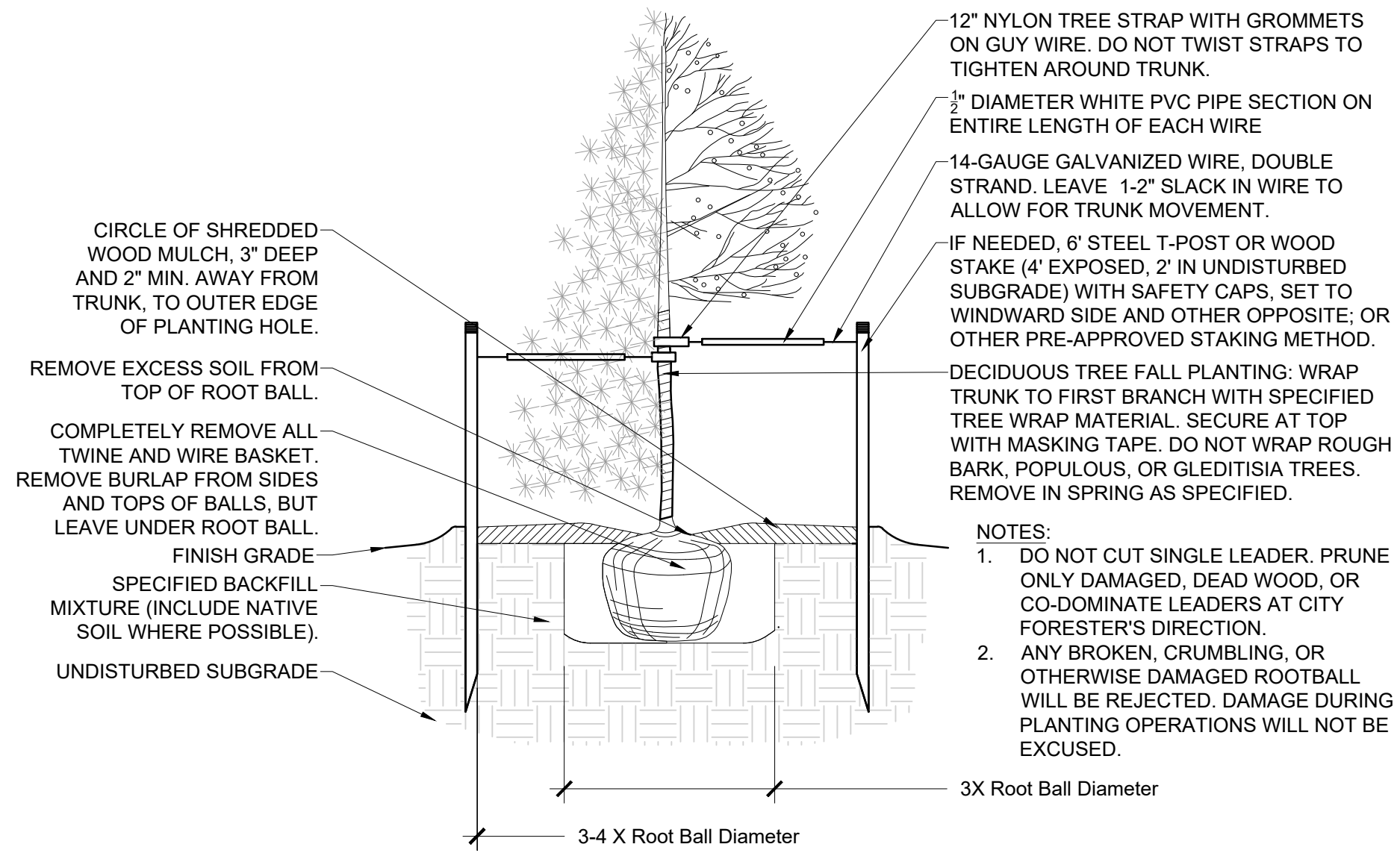
OLIVE TREE RESIDENCES
UTILITY PLAN
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN
SNYDER & ASSOCIATES, INC.



Project No: 124.1205.30
 Sheet C500

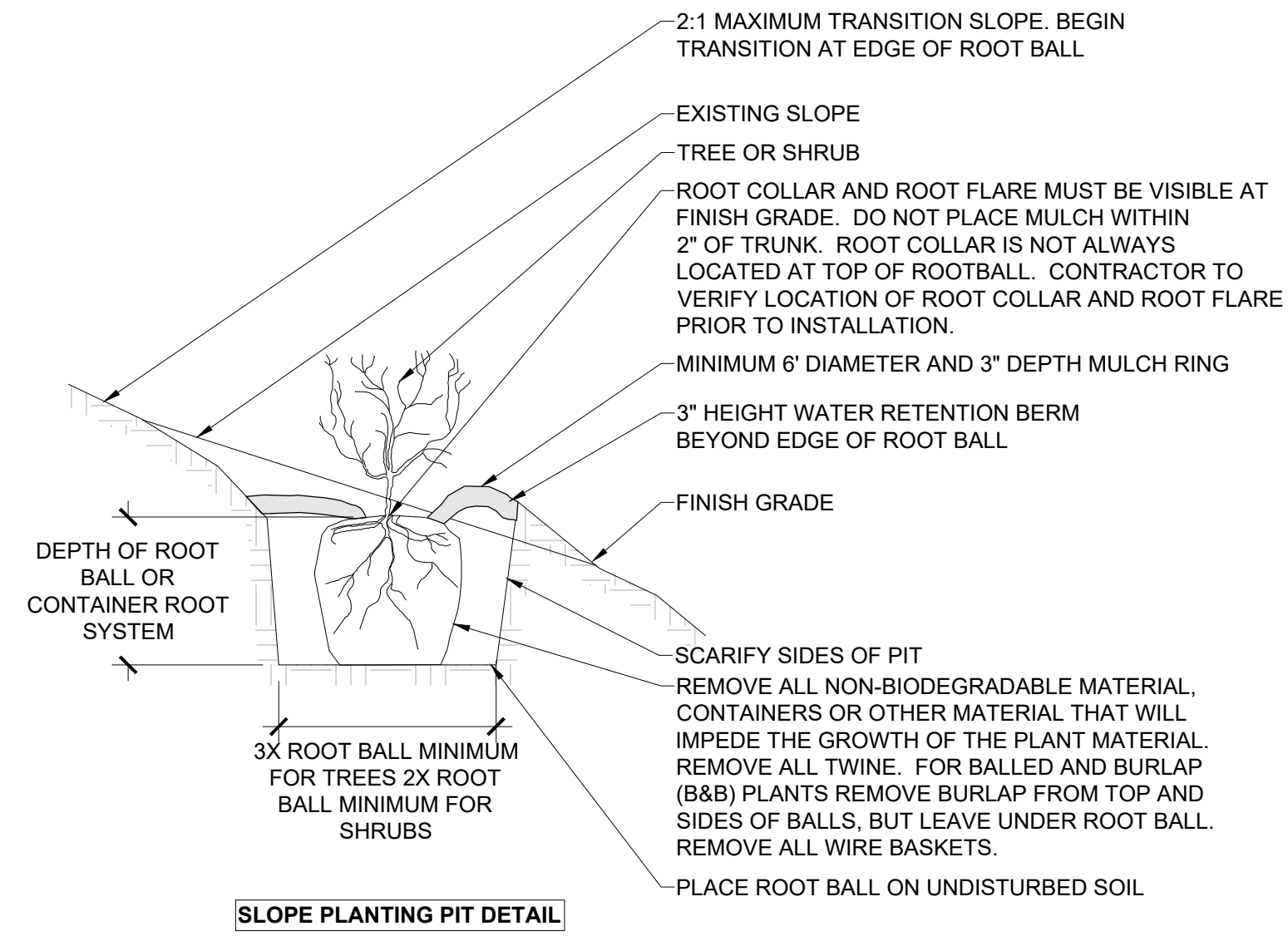
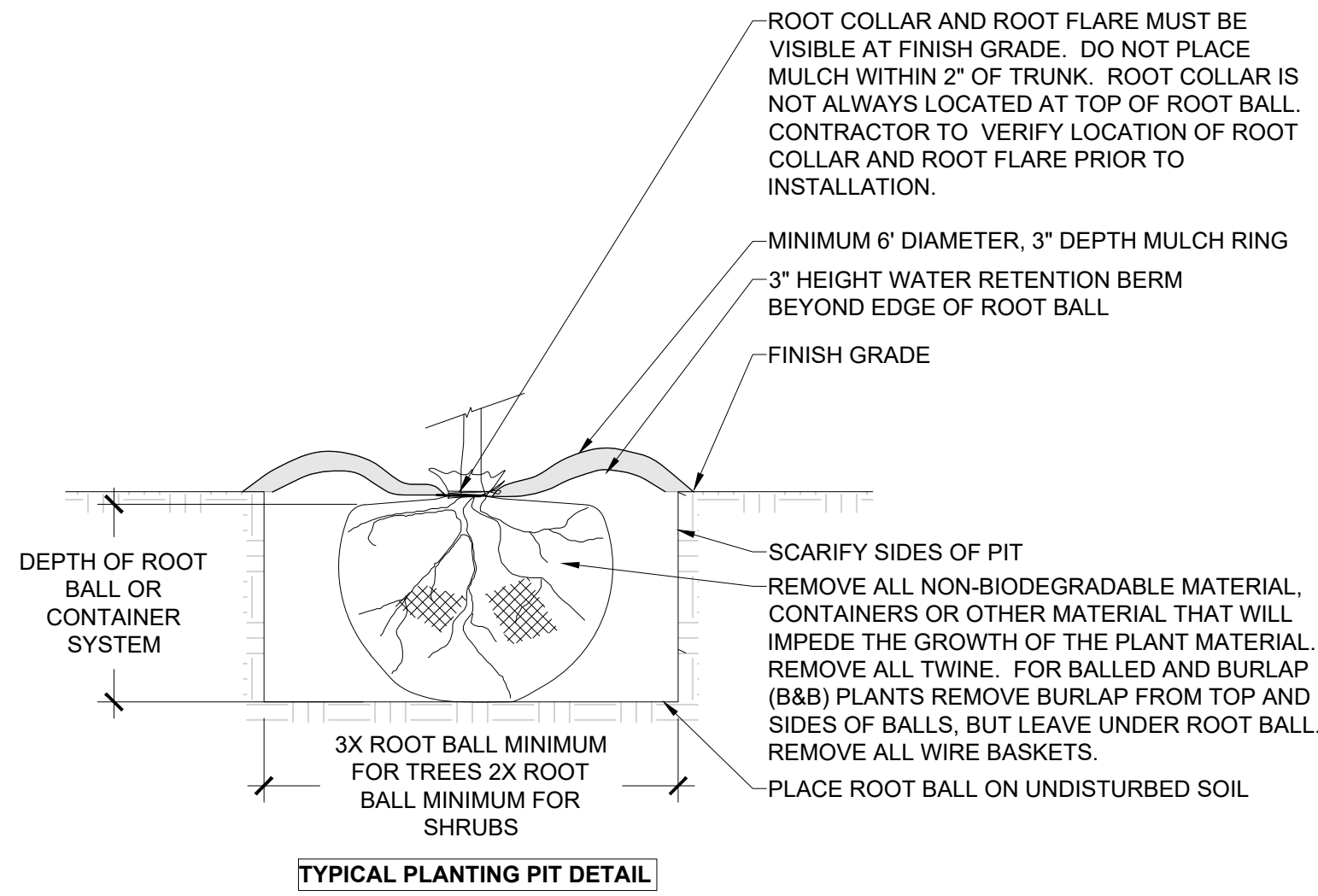
5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-835-0444 | www.snyder-associates.com

Project No: 124.1205.30
 Sheet C500



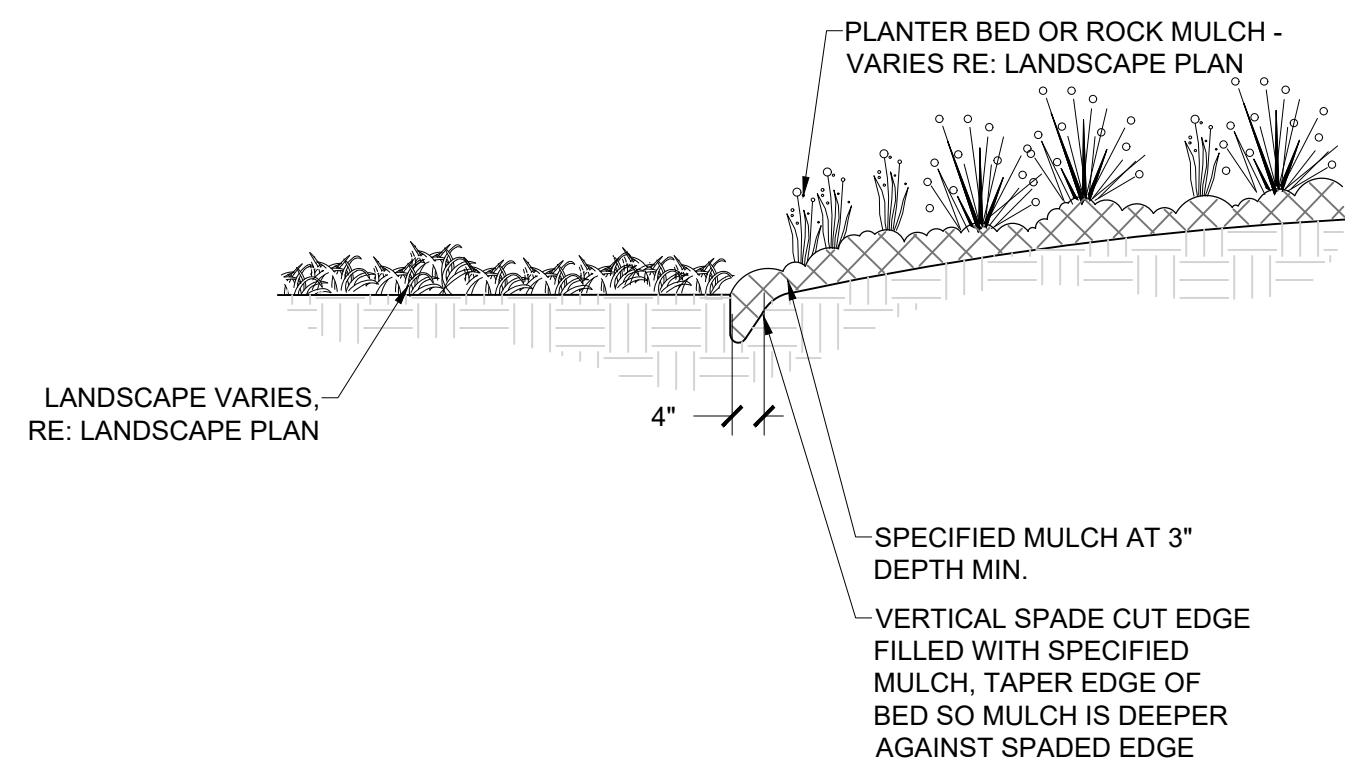
1 TREE PLANTING

SCALE: 1/2" = 1'-0"



2 PLANTING PIT

NO SCALE



NOTE:

- IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

3 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Date: 11-04-2024	Scale: 1" = 1' #
Technician: DMS	Date: 11-04-2024	T-R-S: TTN-RRW-SS	
Project No: 124.1205.30			Sheet L-101

OLIVE TREE RESIDENCES

LANDSCAPE DETAILS

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

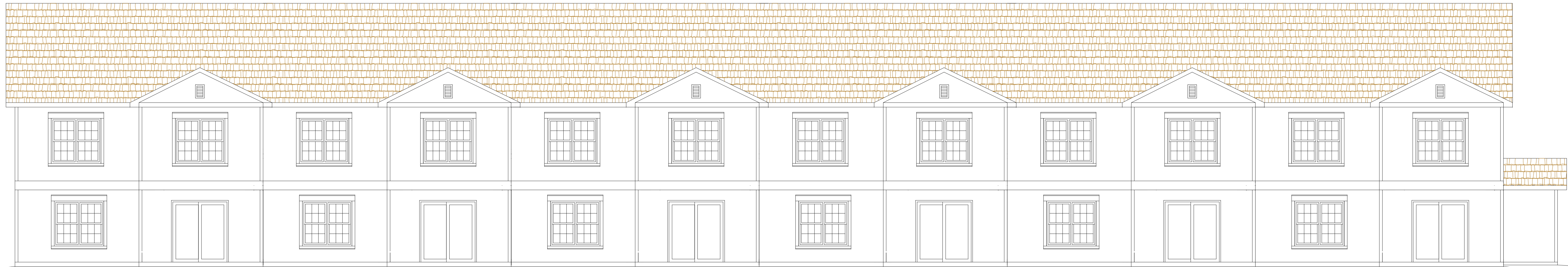


1/20/2024 12:14:23 PM 3064 RDD 124.1205.30 LAND PLAN AND PLAN JACK DAVIS LANDSCAPE DETAILS 20250120 2:26 PM ANSIFULL BLEED D (34.93 X 22.00 INCHES)



Front Elevation

Scale = 3/16"=1'-0"



Rear Elevation

Scale = 3/16"=1'-0"

Jeffery Groenier, Architect
 W125 Amidon Road
 Brooklyn, WI 53521
 608-698-3196

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Concepts
 in
 Architecture, LLC

Proposed for:

Address:

Project: 6 Unit
 Address: Fitchburg, WI

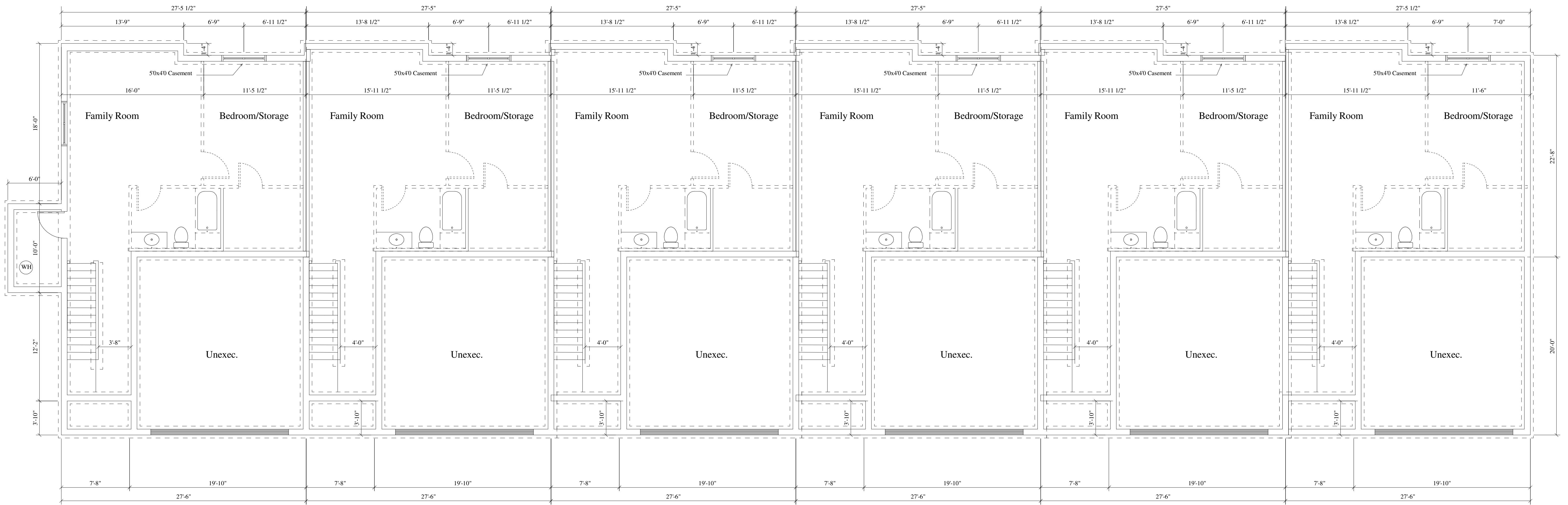
Sheet Title: Elevations

Date: 11-25-2024

Scale: As Noted

Job #: 13-01

SHEET
 A3



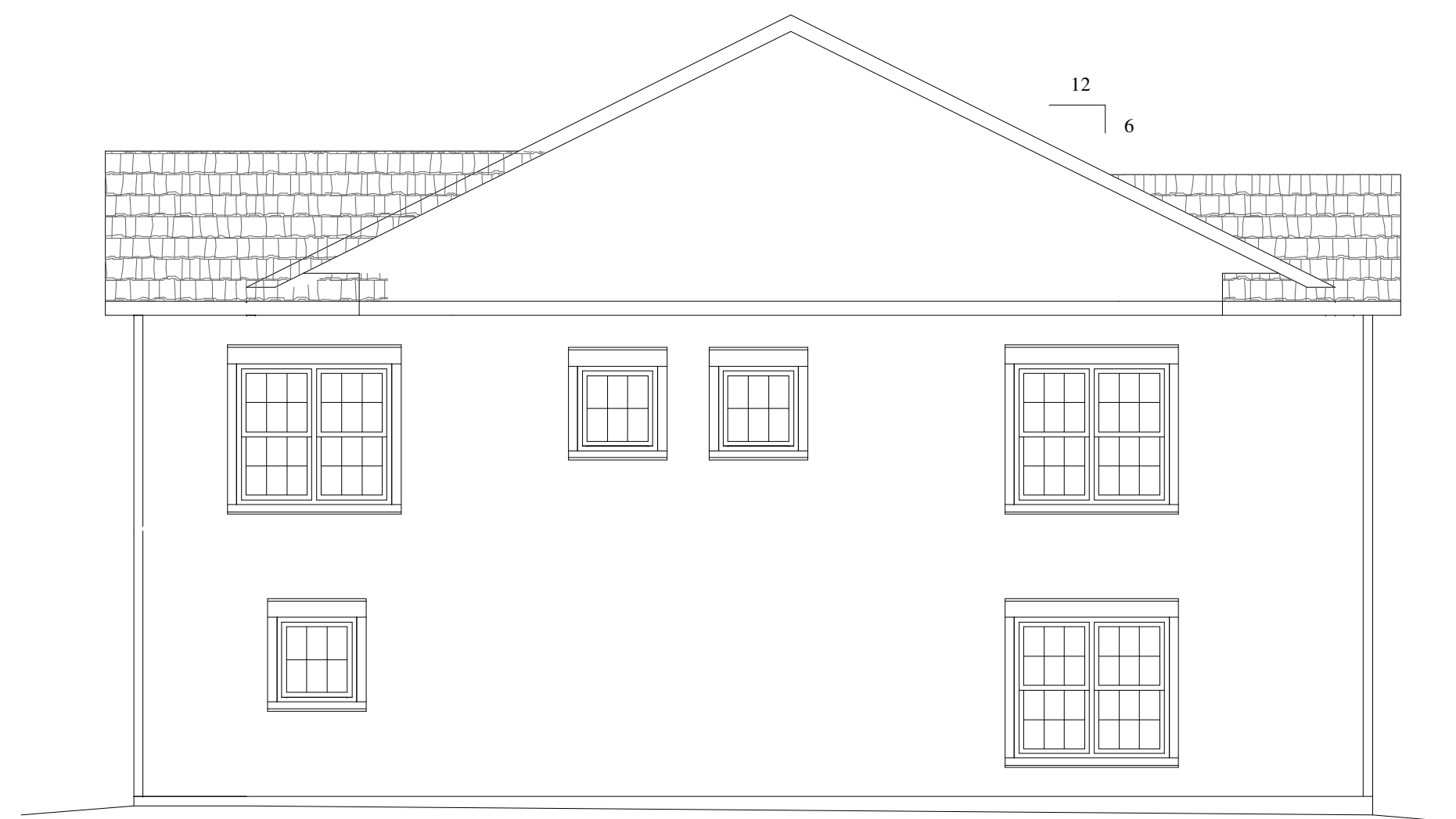
Lower Level Plan

Scale = 3/16"=1'-0"



Left Elevation

Scale = 3/16"=1'-0"



Right Elevation

Scale = 3/16"=1'-0"

Jeffery Groenier, Architect
 W125 Amidon Road
 Brooklyn, WI 53521
 608-698-3196

Concepts
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 Architecture, LLC

Proposed for:

Address:

Project: 6 Unit

Address: Fitchburg, WI

Sheet Title: Floor Plans

Date: 11-25-2024

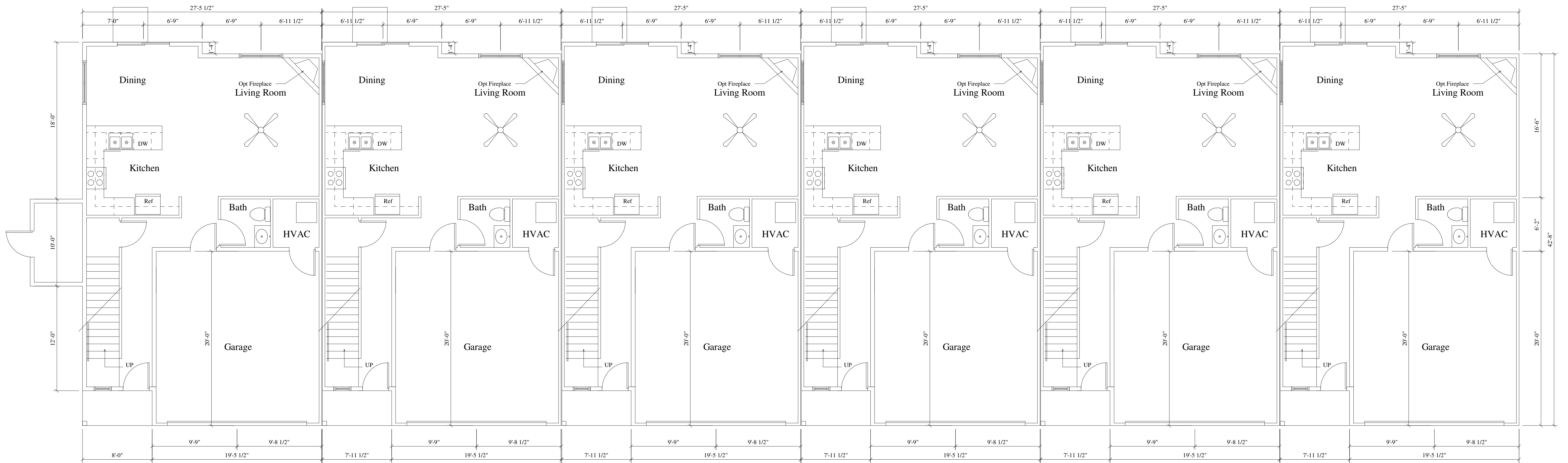
Scale: As Noted

Job #: 13-01

SHEET

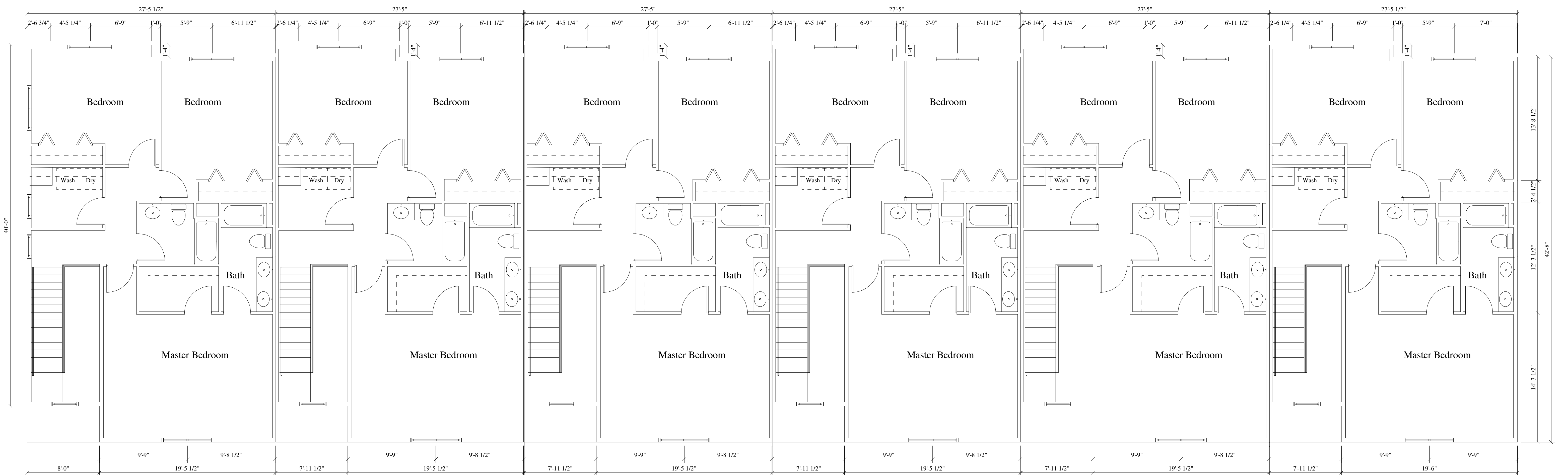
A1

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First Floor Plan

Scale = 3/16"=1'-0"



Second Floor Plan

Scale = 3/16"=1'-0"

Jeffery Groenier, Architect
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 Brooklyn, WI 53521
 608-698-3196

Concepts
 In
 Architecture, LLC

Proposed for:
 Address:

Project: **6 Unit**
 Address: Fitchburg, WI

Date: 11-25-2024
 Scale: As Noted
 Job #: 13-01

SHEET
A2

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Sheet Title: **Floor Plans**

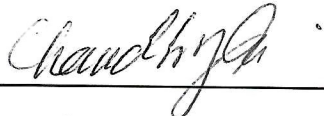


Conditional Use - Owner or Authorized Agent Acknowledgement

** 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.



Owner's or Authorized Agent's Signature

20-01-2025

Date (DD/MM/YYYY)