

March 17, 2024

City of Fitchburg  
Attn: Deanna Schmidt  
5520 Lacy Road  
Fitchburg, WI 53711



Dear Deanna:

The attached preapplication submittal outlines a revised development plan for Lot 3 north of Lacy Road and west of South Seminole Highway.

The proposed development would consist of Lot 3, which is approximately 7 acres. The development would incorporate four 4-story multi-family buildings with 43-88 units per building for a total of 300 units. The development will have both underground and surface parking areas.

At the October 10, 2024, Plan Commission Meeting, the comprehensive plan was amended to have this site identified as High Density Residential land use. Lot 3 would be divided into three lots.

#### Surrounding Context

To the east along South Seminole highway, the existing properties are designated Medium Density Residential and High Density Residential. To the west, the land is identified as Industrial – Commercial and Parks & Conservancy. To the south, the land is designated as Government / Institutional and Agriculture & Open Space.

#### Existing Site Conditions & Topography

The existing site is farmland with an existing residential home and numerous outbuildings. The site slopes gradually from north to south and from west to east.

#### Reasoning for pursuing PD status

*Sec. 22-144. - Permitted uses and Sec. 22-145. - Conditional uses  
Residential occupancy of dwelling unit structures having three to eight dwelling units.*

The proposed development will have buildings with 43-88 units.

*Sec. 22-146. - Dimensional standards.  
Each dwelling unit type minimum lot areas*

Based on our unit counts and types the table would require 683,100 square feet of lot area. We are anticipating approximately 220 underground parking stalls which would reduce the required lot area to 573,100 square feet. Our site has approximately 309,000 square feet.

*No R-H zoned lot created after October 12, 2010, shall exceed 90,000 square feet in area.*

It is proposed that Lot 3 will be divided into three lots; two of these lots would be over 90,000 square feet.

*Minimum front setback: 30 feet, except that an open front porch or stoop may protrude to within 25 feet of the front lot line.*

Buildings B, C, and D have been oriented parallel to the west property line and Badger State Trail. This is a similar orientation to many of the existing buildings to the north along Seminole Hwy. We feel this orientation will provide a consistent and less obtrusive experience for drivers and pedestrians navigating Seminole Highway. This orientation also allowed us to locate all of the surface parking away from the street and screened behind building B. To achieve this, the southern corners of Building B are approximately 14' from the eastern property line. This setback grows to 50' at the northernmost point of Building B, providing space between the buildings and street for stormwater infiltration.

*Minimum side setback: 10 feet.*

Due to the flag lot shape of Lot 1 to the north, 4' minimum setbacks are being used at the northern corners of the buildings B and C. Again, due to the orientation of the buildings and property lines not running parallel to these buildings, the setback dimensions grow as you continue into the site. Larger side setbacks are achieved at other locations on each building.

*Maximum building height: 45 feet or three stories*

Each building is proposed as 4 stories in height.

*Maximum lot area coverage: 35 percent.*

Lot area coverage on this site is 62%.

Please let me know if you have any questions or need additional information regarding this proposal.

Thank you,



Duane Johnson, AIA, Partner



SUB-ZERO HEADQUARTERS

WOLF APPLIANCE

SUB-ZERO GROUP INNOVATION CENTER

BLACKHAWK CHURCH

SUBZERO PKWY

S. SEMINOLE HWY

STONER PRAIRIE ELEMENTARY SCHOOL

PROMEGA

MINONG LN

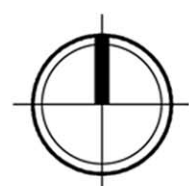
SAVANNAH OAKS MIDDLE SCHOOL

BADGER STATE TRAIL

LACY RD

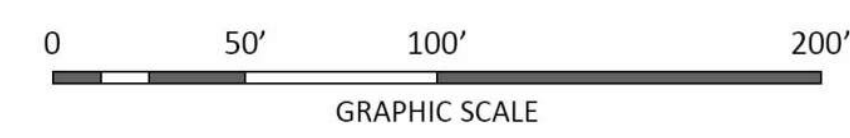
EDGEWOOD ATHLETICS & WELLNESS COMPLEX

VERONA HIGH SCHOOL



### Site Locator Map





# Conceptual Site Plan

Multi-Family Development  
 2747 S. Seminole Hwy, Fitchburg, WI

PRE-APPLICATION SUBMITTAL | 2025.03.17 | 2440







