



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 B-G district to the PDD-GIP district the following described property:

1. **Location of Property/Street Address:** Orchard Pointe Lot 11 (Approximately 6270 Nesbitt Rd.)

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

ORCHARD POINTE LOT 11 SUBJ TO PUBL BIKE PATH ESMT

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

2. **Proposed Use of Property - Explanation of Request:**

Construction of a new multi-family rental residential housing development. The development will consist of approximately 180 units with amenities, within two (2) buildings, each building will be four (4) stories.

3. **Proposed Development Schedule:** Phase I construction starting in Spring of 2026 and completing in Summer of 2027.

***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: 180 **No. Of Parking Stalls:** 214

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

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

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

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

Current Owner of Property: ORCHARD POINTE DEVELOPMENT COMPANY INC

Address: 625 N. Segoe Rd. Unit 1100 Madison, WI 53705 **Phone No:** _____

Contact Person: Robert Shea

Email: _____

Address: 625 N. Segoe Rd. Unit 1100 Madison, WI 53705 **Phone No:** _____

Respectfully Submitted By: **Print Owner's or Authorized Agent's Name** Robert M. Shea

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. _____

August 18, 2025

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



Dear Deanna:

The attached PDD-GIP submittal outlines a revised development plan for Orchard Pointe Lot 11 northwest of Nesbit Road and southeast of Fitchrona Road.

The proposed development would consist of Orchard Pointe Lot 11, which is approximately 3.7 acres. The development would incorporate two (2) 4-story buildings, an 80 unit senior building and a 100 unit building for a total of 180 units. Each building will have underground parking and the development will also have surface parking.

At the March 18th, 2025 Plan Commission Meeting, the comprehensive plan was amended to have this site identified as High Density Residential land use.

Project Name: Oak Ridge Fitchburg

Development Team:

Owner:

JT Klein
818 S. Park St.
Madison, WI 53715



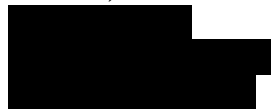
Architect:

Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562



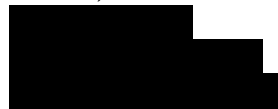
Engineer:

D'Onofrio Kottke and Associates
7530 Westward Way
Madison, WI 53717



Landscape Design:

Olson Toon
3570 Pioneer Road
Verona, WI 53593



Project:

The proposed project is a residential development consisting of 180 dwelling units. Both buildings are 4 stories. Both buildings are partially integrated into the hillside, easing the building's height adjacent to the bike path. To promote a connection between residents and their surroundings, both buildings feature generous balconies and Building 2 offers a large exterior plaza overlooking the bike path. The exterior design features an assortment of horizontal and vertical materials creating a varied architectural composition. Color selection is based on natural earth tones, with lapped siding in two shades of brown and two shades of grey. Corner and entry elements on Building 2 are further defined with off-white composite panel siding. The buildings are anchored to the site with buff-colored brick veneer.

Parking is provided at the basement levels within each building; surface parking is accessed via two access points from Nesbitt Road and underground parking is accessed from the parking lot accessed from Nesbitt Road.

City and Neighborhood Input:

The neighborhood meeting requirement was fulfilled on March 13th 2025. The meeting was attended by several City of Fitchburg staff, an Alder, and the owner of a neighboring restaurant. Most of the questions were informational in nature and there were not any voices of opposition. The development team was asked to consider transportation to the senior center and connectivity to the park path adjacent to the site.

City staff has asked the development team to maximize building frontage on Nesbitt Road, and to carefully analyze stormwater. Engineering staff has stated that the development will not be able to tie into existing stormwater management and will need to contain all stormwater onsite. Staff has inquired on the possibility to have a second access point on Fitchrona Road. Currently the design team believes that the grade in this area will be too steep to provide a functional access point and the additional impervious surface would add additional stormwater constraints.

The design team will continue to analyze the grade and stormwater. The current site design attempts to address both stormwater and design preferences from City staff.

Site Development Data (Overall):

Existing Zoning:	B-G – Business General
Existing Parcel:	060907257112
Lot Area	163,654 S.F. / 3.7 acres
Dwelling Units	180 D.U.
Lot Area / D.U.	904 S.F. / D.U.
Density	49 units / acre
Lot Coverage	88,464 S.F. / 54%
Total Pervious	68,287 S.F. / 42%
Building I Height:	4 Stories / 50'-0"
Building II Height:	4 Stories / 49'-0"

Preliminary Unit Mix:

	Building I	Building 2	Total per unit type	%
Studio	0	12	12	6.1%
One Bedroom	45	49	94	52.8%
Two Bedroom	35	36	71	39.4%
Three Bedroom	0	3	3	1.7%
Total per Building	80	100	180	100%

List of amenity spaces:

- Multiple Community Rooms
- Outdoor Patio & Grilling Area
- Connection to Fitchburg Parks Path
- Community Fireplace
- Seating Area
- Multiple Fitness Areas (senior specific equipment)
- Leasing Office
- Mail Areas with parcel room in each building
- Adjacent to the Badger State Trail

Vehicle Parking:

Underground	157
<u>Surface parking lots</u>	<u>57</u>
Total	214 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	Per SIP submittal
Garage Floor-Mount	Per SIP submittal

Surrounding Context:

Directly surrounding the site are several commercial uses including: Gymfinity Gymnastics, Ten Pin Alley, Quivey's Grove Restaurant, and Country Inn & Suites. There is also a City of Fitchburg bike path bordering the site that leads directly to several parks. To the West and North are several similar density multi-family developments: The Pointe Luxury Apartments, Quarry Ridge Retirement Community, and the Limestone Ridge Apartments.

Existing Site Conditions & Topography:

The existing site is an open field that covers a former quarry. There are no existing buildings or significant landscaping features onsite. There is significant grade change of approximately 20' from the Northwest down to the Southeast parts of the site.

Legal Description:

ORCHARD POINTE LOT 11 SUBJ TO PUBL BIKE PATH ESMT

Landscape Design

Attached to this application is a preliminary landscaping plan for the site designed by Olson Toon. The landscape design for this project will meet all City of Fitchburg landscape design requirements. This plan will be further developed and additional information will be provided with the subsequent Specific Implementation Plan submittals.

Olson Toon will create a design that incorporates as many native species as possible. In doing so, it will help keep ecological harmony by providing food and shelter for birds, butterflies, bees and other wildlife. Additionally this design will create sustainable low-maintenance spaces that can help with water conservation, reduced pollution, and erosion control. Once established native plants require less water and maintenance, providing cost savings in both water conservation and a reduction in time caring for

them. By integrating more native species in an urban landscape it creates a positive impact on the local environment.

Zoning Request:

Planned Development District – General Implementation Plan (PDD-GIP)

Reasoning for pursuing PDD-GIP status:

While the current zoning of B-G allows residential housing units, it will not allow the proposed development to proceed. There is not a City of Fitchburg standard zoning district available that will permit the requested density and height. The closest standard district R-H would not allow the requested density and setbacks. Additionally, the subject site is too large to be rezoned R-H.

We believe there is a need to use Planned Development District to facilitate a cohesive and integrated development community, the use of a PDD will allow division of the overall lot, building placement, and building design to be optimized. PDD zoning will also aid in addressing site constraints including, density, stormwater optimization, parking ratios, and building height.

To accomplish these goals, summarized below are specific City Ordinances with supporting data.

Sec. 22-279. - Conditional uses and Sec. 22-145. - Conditional uses Residential. Residential units located above the sidewalk level floor

The proposed development will be entirely residential and will not provide any commercial on the sidewalk level.

Sec. 22-280. - Dimensional standards.

(7) Maximum building height: The lesser of 42 feet or three stories. Height over three stories or 42 feet is subject to conditional use approval

Proposed development will be 4 stories or 50'0" 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 two lots; Lot 1 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.

Building 1 has been oriented parallel to Nesbitt Road to maximize frontage along the road. We feel this orientation will provide the best aesthetic appeal along Nesbitt. This orientation also allowed us to locate most of the surface parking away from the street and screened behind building 1. To achieve this, Building 1 is setback approximately 20' from Nesbitt Rd.

Maximum building height: 45 feet or three stories

Each building is proposed as 4 stories and a maximum of 50' in height.

Maximum lot area coverage: 35 percent.

Lot area coverage on this site is 54%.

Economic & Social Impacts:

Each year, Fitchburg and the greater Dane County area continue to experience population growth that far exceeds the housing units being built. This has created a housing shortage that disproportionately

affects vulnerable populations, such as seniors. Fitchburg has a substantial need for senior housing, specifically the West Side of Fitchburg where this development is located.

Oak Ridge Fitchburg aims to help close the housing gap by developing 180 new apartment units to the Fitchburg market. The first building of Oak Ridge Fitchburg will utilize competitive WHEDA 9% tax credits and provide housing units specifically aimed at low income seniors ranging between 30%-80% of the area median income (AMI). The second building will provide non-age restricted and non-income restricted housing units. Both buildings will have high level finishes such as, granite countertops, stainless steel appliances, and community amenities.

As outlined in the City's Comprehensive Plan, housing is a critical component to the success of Fitchburg. Thousands of people relocate to the greater Dane County area, drawn by its thriving economy. Fitchburg and its surrounding communities actively compete to attract these new residents and workforce additions by promoting high-quality residential development projects. The proposed development encourages residents to settle in Fitchburg, where they can live, work, and establish long-term roots.

Amid a housing shortage, this project will introduce 180 new apartment units to the Fitchburg market. The developer aims to maximize the use of existing nearby infrastructure, notably the Orchard Pointe shopping district. Residents will enjoy access to thoughtfully designed amenities, including community spaces, gyms, outdoor patio, grilling areas, and organized events. Whether socializing with neighbors or maintaining a quieter lifestyle, this carefully curated amenity package offers flexibility to suit different preferences.

Environmental Benefits of Planned Development:

The proposed development makes efficient use of space, accommodating 180 dwelling units within approximately 3.7 acres, resulting in a small footprint per resident. High-density apartments enhance material and energy efficiency through shared walls, floors, and ceilings. Additionally, the development incorporates a stormwater management system, which is described below, that is expected to outperform those of conventional sprawling subdivisions.

Higher-density housing optimizes infrastructure usage by reducing the need for extensive utility lines, thereby minimizing leaks and energy loss. Moreover, the development will consolidate waste collection to three locations, which will save time and energy.

Stormwater Management:

The original Community Development Plan (CDP) states that Lot 11 falls within the Jamestown Storm Water Assessment District and that this lot should not need to provide onsite retention. However, after discussion with City engineering staff, the Jamestown basin is at capacity, and the proposed development will need to provide stormwater management onsite.

Stormwater management for this site will comply with all aspects of Chapter 30, Article II - Erosion Control and Stormwater Management of Fitchburg's ordinances. It will meet or exceed all requirements of rate control, water quality, infiltration, oil/grease and thermal control. Site runoff will be controlled in a stormwater basin at the southwest corner of the site that is enhanced with two bioretention basins for water quality and infiltration. Native plants will be provided to enhance the subsoils' ability to infiltrate water. Discharge from the basin will connect into the existing street inlet and storm sewer system under Nesbitt Road that ultimately flows into the pond between Bavaria Sausage and Ten Pin Alley.

Consistency with Comprehensive Plan:

On March 18, 2025, the City of Fitchburg Plan Commission adopted Ordinance 2025-O-02 & Plan Commission Resolution PCR-01-25 which modified the future land use designation in Map 4.3 Future Land Use Map, for property off Nesbitt Road, from BUS (Business) to HDR (High Density Residential). The density of a High Density Residential area should be over 15 housing units / acre; this development would be approximately 48.65 units/acre

Oak Ridge Fitchburg will address the following Comprehensive Plan goals:

Goal 1: Provide for balanced residential growth in the City with a variety of housing types, to promote decent housing and a suitable living environment for all residents, regardless of age, income or family size, and to encourage an adequate supply of affordable housing in each new urban neighborhood.

Objective 1.1: Promote development of housing to meet forecasted needs.

Objective 1.2: Promote the development and preservation of long-term entry-level housing for low to moderate income residents.

(Adopted Comprehensive Plan 2030 Page 2A-8 – 2A-9)

Goal 2: Promote the efficient use of land for housing.

Objective 2.1: Encourage compact neighborhood and development patterns.

Objective 2.2: 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.

(Adopted Comprehensive Plan 2030 Page 4-39)

Objective 2.6: Promote development in areas that encourages options to alternative transit modes.

Policy 2.6.1: The City will seek to develop transit-oriented development along the eastern rail corridor, and existing bus routes, by planning high density mixed-uses around current or future transit stops.

Land Use:

This development will include two buildings which will exceed the B-G designation. Within Lot 11, there will be (2) 4-story multi-family buildings, consisting of 180 total residential dwelling units.

Proposed Planned Development Zoning Standards:

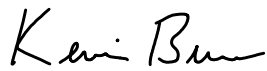
Residential Density:	49 units per acre maximum
Building Height:	4 Stories and 50'
Minimum Front Street Setback:	20'
Minimum Side Yard Setback:	15'

Minimum Rear Yard Setback:	10'
Maximum Lot Coverage:	54%
Maximum Impervious Surface Ratio:	58%
Bicycle Parking:	Per SIP Documents
Permitted Uses:	Multi-Family Residential

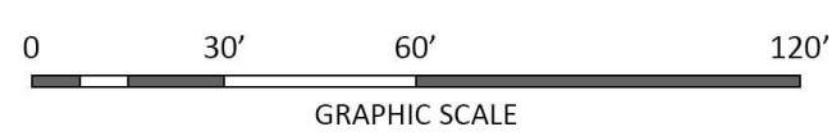
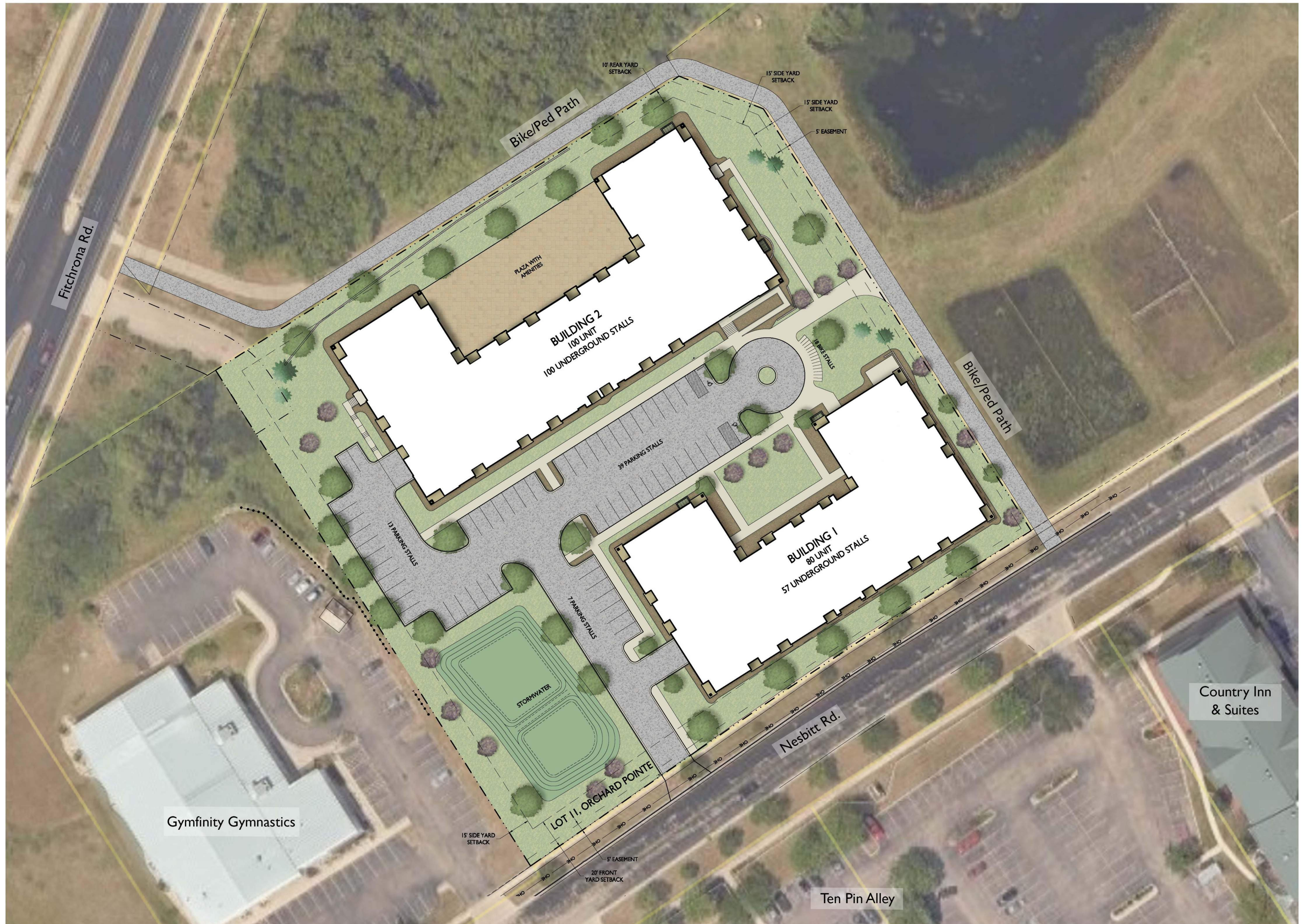
It is anticipated that the first phase of construction will start in Spring 2026 and be completed in Summer 2027

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

Thank you,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member

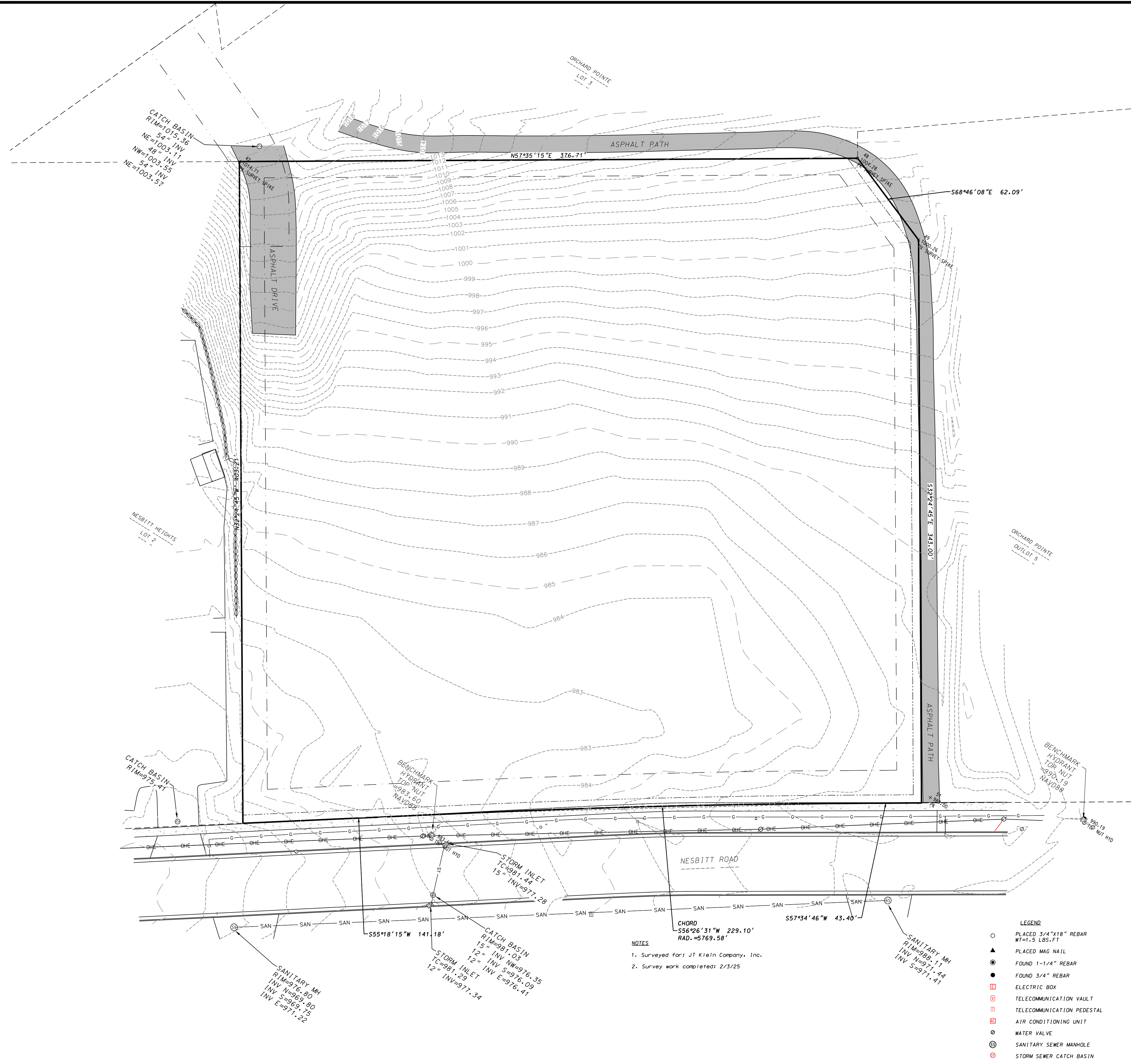


Conceptual Site Plan

Nesbitt Road Development
 Nesbitt Rd., Fitchburg, WI

GIP SUBMITTAL | 2025.08.18 | 2448





CATCH BASIN
RIM=970.5, 36
NE=1003.11
NW=1003.55
59' INV
NE=1003.52

NESBITT HEIGHTS
LOT 2

CATCH BASIN
RIM=977.41

BENCHMARK
HYDRANT
TOP NUT
=923.60
NAVD88

STORM INLET
15" INV=977.28
15" INV=977.28

SANITARY MH
RIM=968.11
INV S=971.44
INV E=977.41

CATCH BASIN
RIM=981.03
12" INV NW=976.35
12" INV S=976.09
12" INV E=976.41

STORM INLET
12" INV=971.29
12" INV=977.34

NOTES
1. Surveyed for: JT Klein Company, Inc.
2. Survey work completed: 2/3/25

CHORD
S56°26'31"W 229.10'
RAD.=5769.58'

SANITARY MH
RIM=968.11
INV S=971.44
INV E=977.41

- LEGEND
- PLACED 3/4"x18" REBAR
 - PLACED MAG NAIL
 - ⊙ FOUND 1-1/4" REBAR
 - FOUND 3/4" REBAR
 - ELECTRIC BOX
 - TELECOMMUNICATION VAULT
 - TELECOMMUNICATION PEDESTAL
 - AIR CONDITIONING UNIT
 - WATER VALVE
 - ⊙ SANITARY SEWER MANHOLE
 - STORM SEWER CATCH BASIN

- STORM SEWER INLET
- WATER VALVE MANHOLE
- HYDRANT
- GAS METER
- FLAG POLE
- LIGHT POLE
- POWER POLE
- SIGN
- GUY WIRE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SANITARY SEWER

- V — WATER MAIN
- ST — STORM SEWER
- OH — OVERHEAD ELECTRIC
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELECOMMUNICATION LINE
- FO — UNDERGROUND FIBER OPTIC
- G — GAS MAIN
- X — FENCE
- R — RETAINING WALL
- C — CONCRETE CURB AND GUTTER
- S — CONCRETE
- () RECORDED AS INFORMATION

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXISTING CONDITIONS SURVEY
OAK RIDGE FITCHBURG
LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

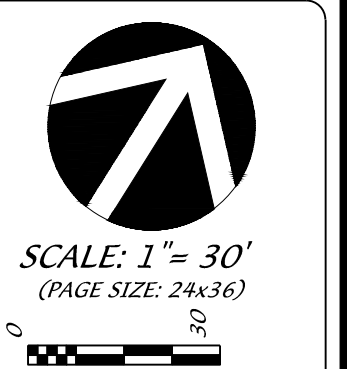
SCALE: 1" = 30'
(PAGE SIZE: 24x36)

DATE:
REVISED: 08/18/25

DRAWN BY: DWS

FN: 25-03-101

Sheet Number:
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DATE:
 REVISED: 08/18/25
 DRAWN BY: DWS
 FN: 25-03-101
 Sheet Number:
 C200

SEQUENCE OF CONSTRUCTION

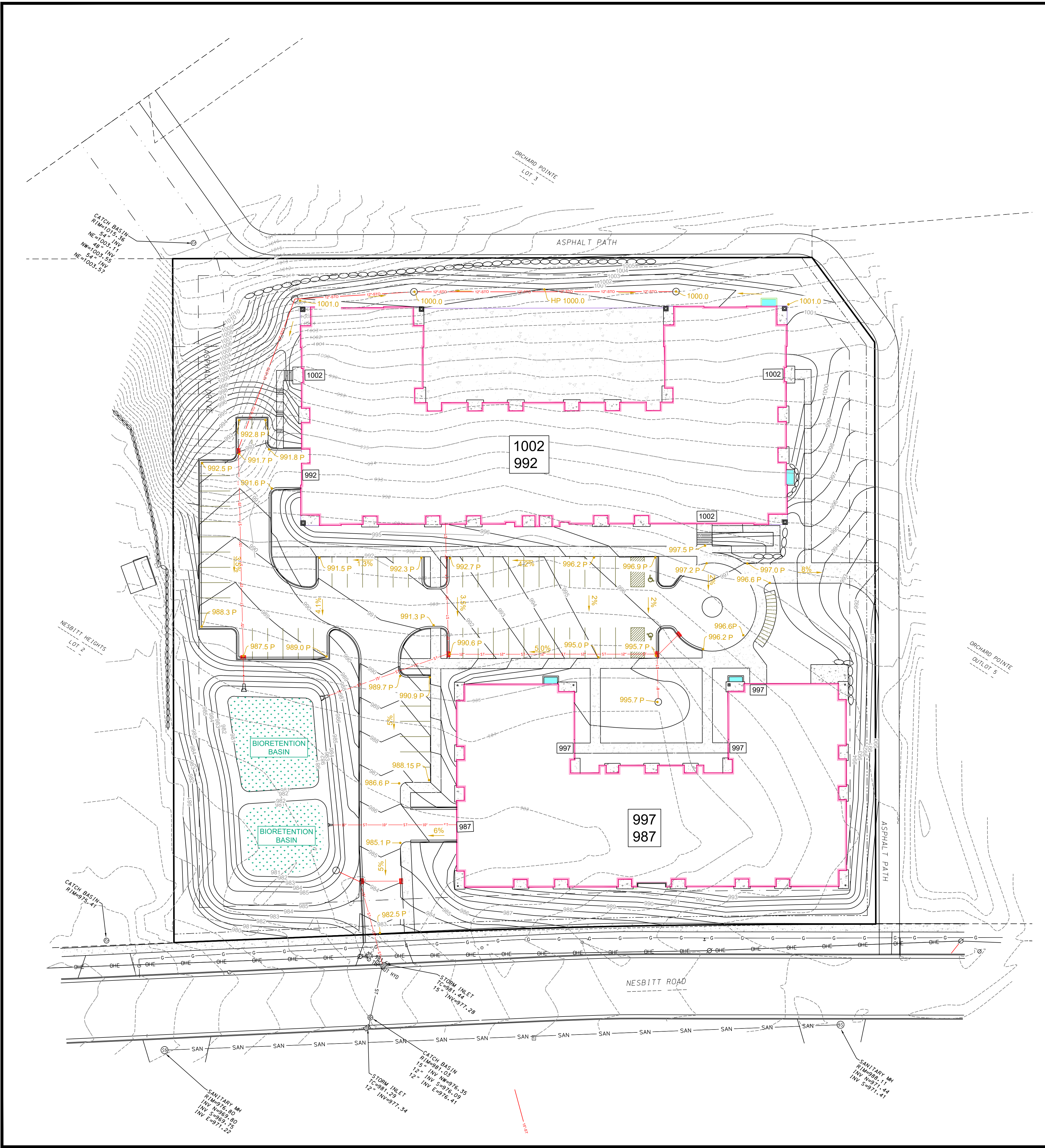
1. INSTALL EROSION CONTROL	09/15/25
2. ROUGH SITE GRADING	09/16/25 - 10/01/25
3. UTILITIES, FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT PAVEMENT	10/01/25 - 11/15/25
4. RE-SPREAD TOPSOIL AND FINAL SEEDING	05/11/26 - 06/01/26
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED	08/01/26

GRADING PLAN LEGEND

	PROPOSED CONTOURS
	EXISTING CONTOURS
	PAVEMENT GRADE
	SIDEWALK
	DISTURBED AREA
	SILT SOCK OR SILT FENCE
	CLEAR STONE TRACKING PAD
	INLET PROTECTION
LIMITS OF DISTURBANCE = 44,461 SQ FT = 1.02AC	

- GENERAL NOTES**
- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. A CITY OF FITCHBURG RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

- GRADING AND EROSION CONTROL NOTES:**
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
 - INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDMR TECHNICAL STANDARDS.
 - EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 - INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
 - INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
 - NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE.
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
 - CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTREAM INLET OF THE CULVERT. AREAS OF 2:1 SLOPES AND NO LONGER THAN 30 FEET CAN BE STABILIZED USING CLASS-1 TYPE-B EROSION MAT OR OTHER THAN FOLLOW WISDOT FDM 10-5 EROSION CONTROL MATRIX.
 - SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS 1, TYPE B EROSION MATTING.
 - ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
 - ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
 - PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
 - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
 - AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.1 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
 - CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.





3570 Pioneer Road
Verona, WI 53593
(608) 827-9401
www.olsontoon.com

OAK RIDGE FITCHBURG-MULTI-FAMILY

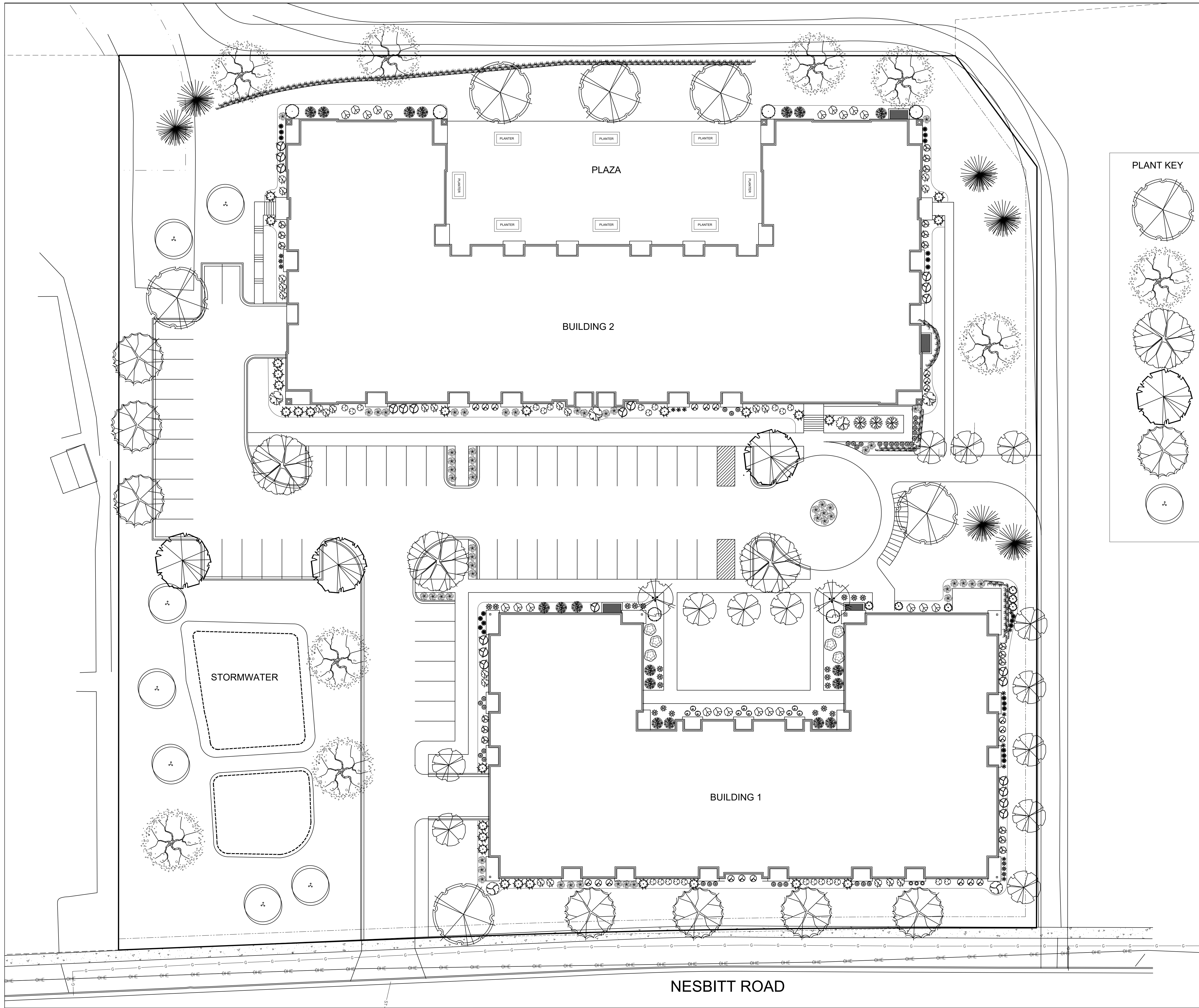
Nesbitt Road
Fitchburg, Wisconsin

Date: August 13, 2025
Scale: 1" = 20'-0"
Designer: kms
Job #

Seal:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

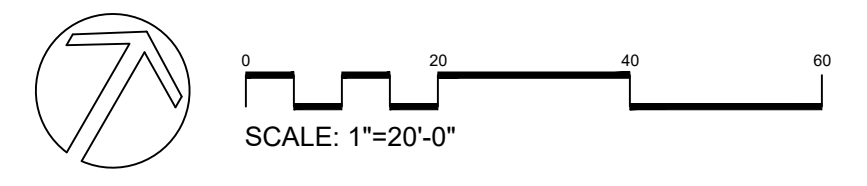
Revisions:

Reference Name:
JTKlein



PLANT KEY

	SUGAR MAPLE		EASTERN WHITE PINE
	SWAMP WHITE OAK		SERVICEBERRY TREE
	COMMON HACKBERRY		COCKSPUR HAWTHORNE
	MCHENRY LINDEN		UPRIGHT JUNIPER
	RIVER BIRCH		EMERALD GREEN ARBORVITAE
			TAUNTAN YEW
			GLOSSY BLACK CHOKEBERRY
			RAFINESQUE VIBURNUM
			REDOSEIER DOGWOOD
			EASTERN WAHOO
			KINKADEE
			INKBERRY HYDRANGEA
			MEADOWSWEEP
			SHRUBBY ST. JOHN SWORT
			STEEPLEBUSH
			COMMON SNOWBERRY
			NEW JERSEY TEA
			DWARF BUSH HONEYSUCKLE
			BIG BLUESTEM
			PURPLE CONEFLOWER
			ROUGH BLAZING STAR
			SAND COREOPSIS
			RED COREOPSIS
			PRAIRIE DROPSEED
			HOSTA
			ASTILBE



L100

CONCEPT LANDSCAPE PLAN

NESBITT ROAD



knothe + bruce
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

SITE DEVELOPMENT DATA:		
ZONING	B-G (PDD) GENERAL BUSINESS (PDD REZONE)	
DENSITIES:	163,654 S.F. / 3.7 ACRES	
LOT AREA	181 UNITS	
DWELLING UNITS	904 S.F. / D.U.	
LOT AREA / D.U.	49 UNITS / ACRE	
DENSITY		
LOT COVERAGE	88,464 S.F. (54%)	
PERVIOUS (GREEN) SPACE	68,287 S.F. (42%)	
BUILDING HEIGHT	BUILDING 1 4 STORIES / 50'-0"	BUILDING 2 4 STORIES / 49'-0"
DWELLING UNIT MIX:		
STUDIO	0	12
ONE BEDROOM	45	49
TWO BEDROOM	35	36
THREE BEDROOM	0	3
TOTAL	80 D.U.	100 D.U.
VEHICLE PARKING STALLS:		
UNDERGROUND GARAGE	57 (INCL 1 ADA)	100 (INCL 2 ADA)
SURFACE	28 (INCL 1 ADA)	29 (INCL 1 ADA)
TOTAL	85 VEHICLE STALLS	129 VEHICLE STALLS
BICYCLE PARKING:		
GARAGE	10	46
SURFACE	9	9
TOTAL	19 BICYCLE STALLS	55 BICYCLE STALLS

SHEET INDEX	
SITE	EXISTING CONDITIONS SURVEY
C001	GRADING & EROSION CONTROL PLAN
C200	
CA101	ARCHITECTURAL SITE PLAN
CA102	OVERALL SITE LIGHTING PLAN
CA103	LOT COVERAGE
CA104	PERVIOUS (GREEN) SPACE
L101	CONCEPT LANDSCAPE PLAN
ARCHITECTURAL	
BUILDING 1	
AC100.1	COLOR FLOOR PLANS
AC101.1	BASEMENT PLAN
AC102.1	FIRST FLOOR PLAN
AC103.1	SECOND FLOOR PLAN
AC104.1	THIRD FLOOR PLAN
AC201.1	FOURTH FLOOR PLAN
AC202.1	EXTERIOR ELEVATIONS
AC203.1	ELEVATIONS COLORED
BUILDING 2	
AC100.2	COLOR FLOOR PLANS
AC101.2	BASEMENT PLAN
AC102.2	FIRST FLOOR PLAN
AC103.2	SECOND FLOOR PLAN
AC104.2	THIRD FLOOR PLAN
AC201.2	FOURTH FLOOR PLAN
AC202.2	EXTERIOR ELEVATIONS
AC203.2	ELEVATIONS COLORED

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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

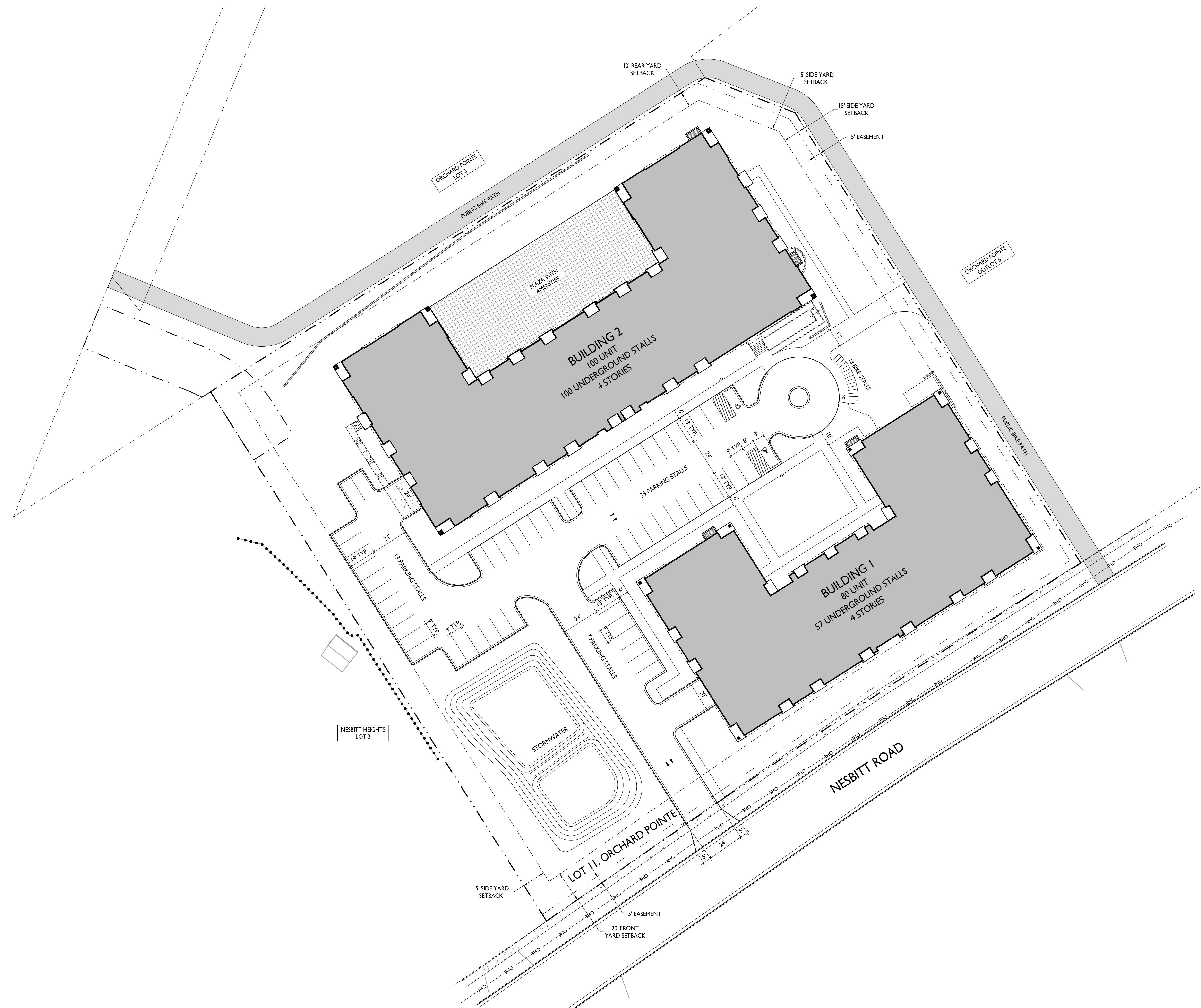
SHEET TITLE
**Architectural
Site Plan**

SHEET NUMBER

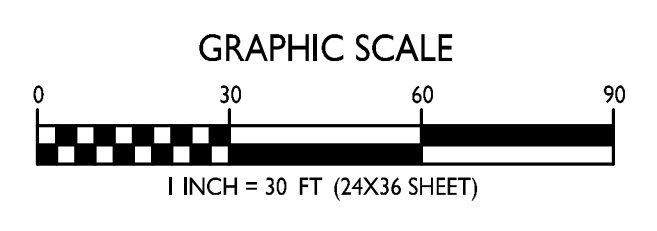
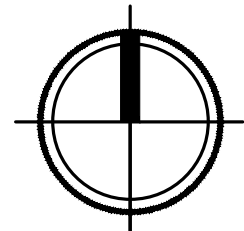
CA101

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1
CA101
ARCHITECTURAL SITE PLAN
1" = 30'-0"



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	0.7 fc	1.8 fc	0.3 fc	6.0:1	2.3:1
Underground Driveway Entrance	+	2.4 fc	6.6 fc	0.6 fc	11.0:1	4.0:1
Egress Lighting - West Pathway	+	2.7 fc	6.5 fc	0.7 fc	9.3:1	3.9:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION

ISOLUX CONTOUR = 0.25 FC
ISOLUX CONTOUR = 0.5 FC
ISOLUX CONTOUR = 1.0 FC
LIGHT FIXTURE

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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

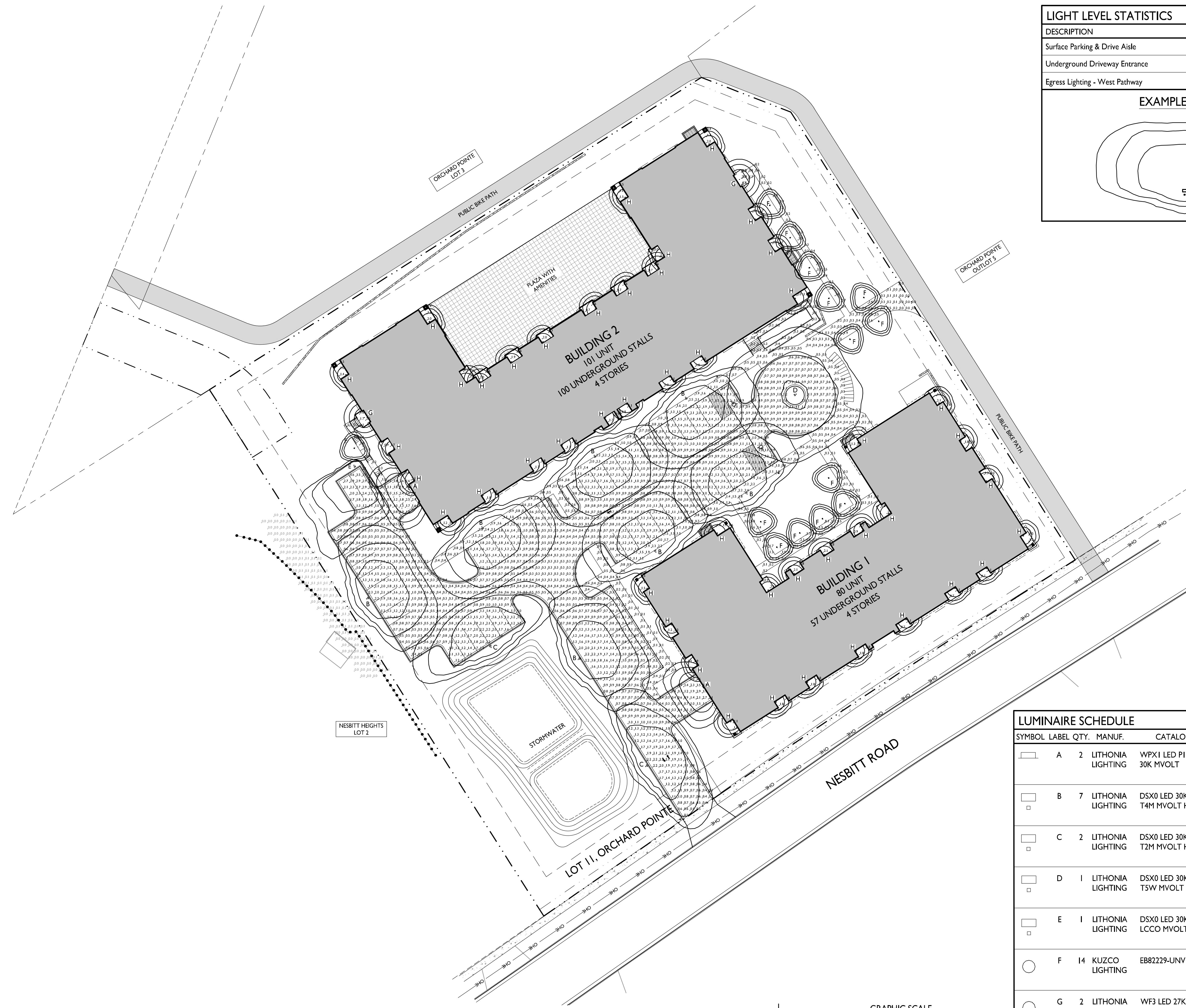
Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER

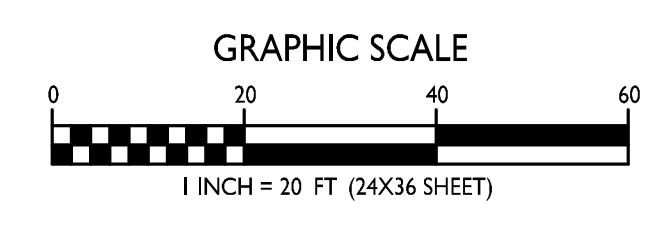
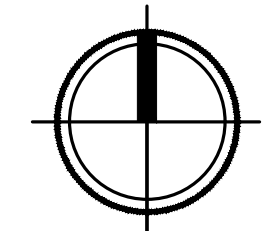
CA102

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LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	2	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK, 1500lm, 3000K, MVOLT, BLACK FINISH	WPX1_LED_P1_30K_MVOLT.ies	10'-0" ABOVE GRADE ON BUILDING
□	B	7	LITHONIA LIGHTING	DSX0 LED 30K T4M MVOLT HS	DSX0 LED LIGHT, T3M, 3000K AT 350mA, W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" CONC. BASE
□	C	2	LITHONIA LIGHTING	DSX0 LED 30K T2M MVOLT HS	DSX0 LED LIGHT, T3M, 3000K AT 350mA, W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" CONC. BASE
□	D	1	LITHONIA LIGHTING	DSX0 LED 30K T5W MVOLT	LED WALL MOUNT LIGHT, 2700K CCT, 80CRI MVOLT	PL241-L1L50-AYW.ies	14'-0" POLE ON 2'-0" CONC. BASE
□	E	1	LITHONIA LIGHTING	DSX0 LED 30K LCCO MVOLT	12" LED FROSTED OUTDOOR SCONCE, 2700K, 80 CRI	I1256-SMALL.ies	14'-0" POLE ON 2'-0" CONC. BASE
○	F	14	KUZCO LIGHTING	EB82229-UNV	36" LED BOLLARD, 3000K, 80CRI, 24W, BLACK FINISH	EB82229-BK-UNV.ies	3'-0" BOLLARD ON FLUSH CONC. BASE
○	G	2	LITHONIA LIGHTING	WF3 LED 27K	3" LED WAFER DOWNLIGHT, 3000K, BLACK FINISH	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
□	H	45	HUDSON VALLEY	B3909-TBK	LED WALL SCONCE, BLACK FINISH	B3909-TBK.ies	7'-0" ABOVE GRADE ON BUILDING

SITE LIGHTING PLAN
CA102 1" = 30'-0"





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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Lot Coverage

SHEET NUMBER

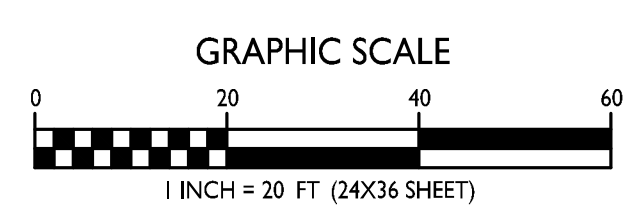
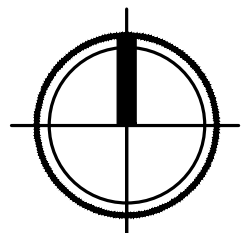
CA103

PROJECT NO. **2448**

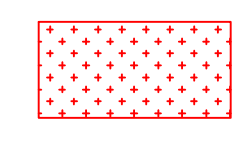
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LOT COVERAGE
1" = 30'-0"



LOT COVERAGE	
ZONING	B-G (PDD REZONE)
LOT AREA	163,654 S.F.
PROPOSED LOT COVERAGE	88,464 S.F. / 54%





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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Pervious
(Green) Space**

SHEET NUMBER

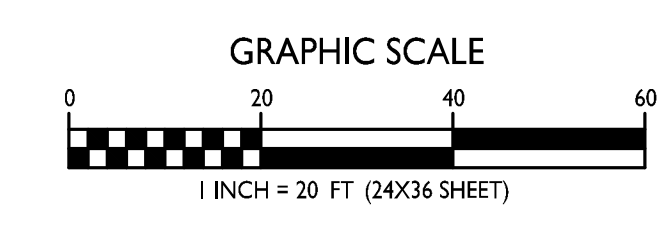
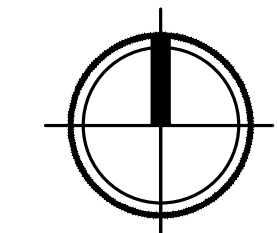
CA104

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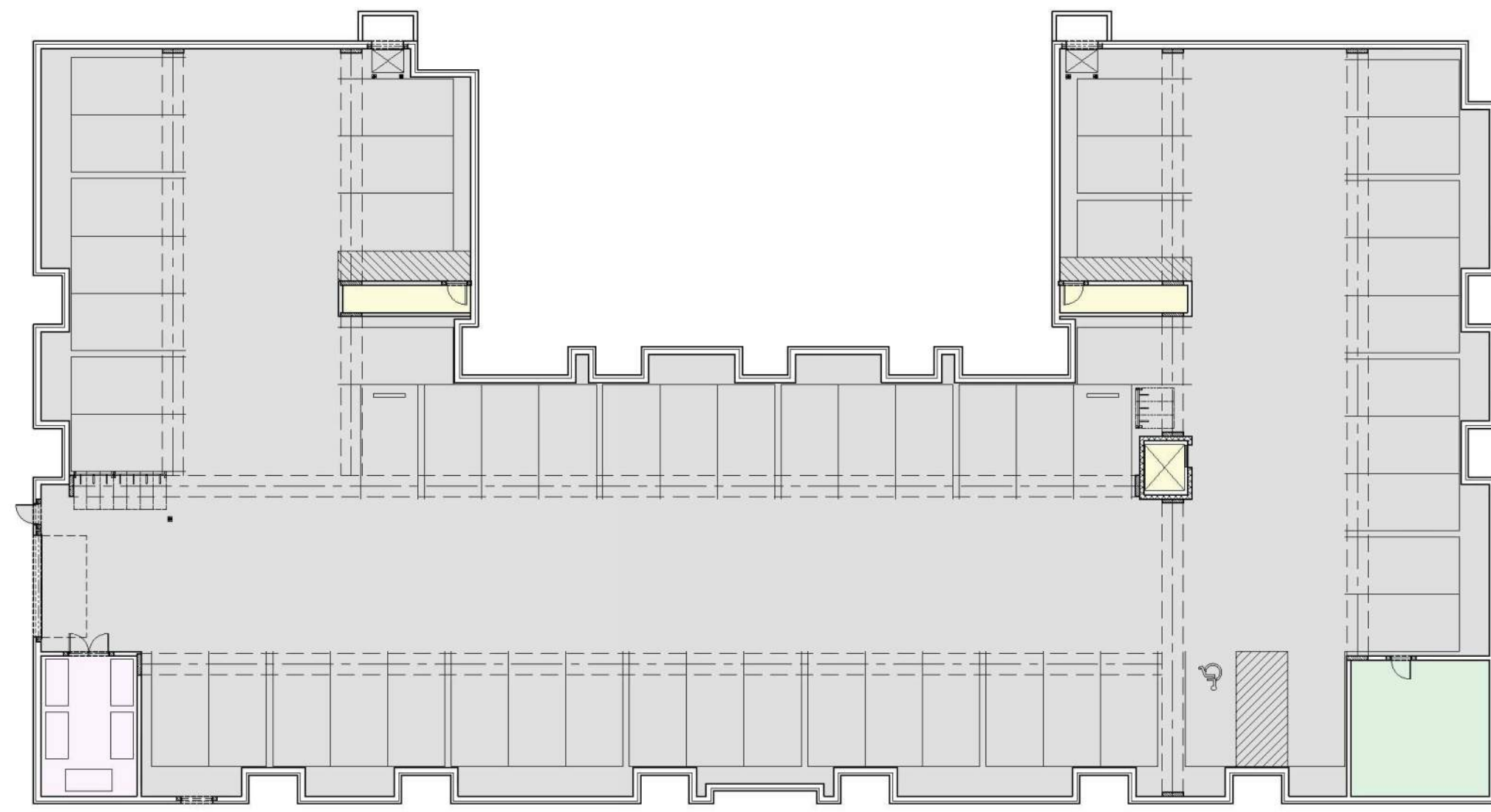


PERVIOUS (GREEN) SPACE
CA104 1" = 30'-0"



PERVIOUS (GREEN) SPACE	
ZONING	B-G (PDD REZONE)
LOT AREA	163,654 S.F.
PROPOSED LOT COVERAGE	68,287 S.F. / 42%





BASEMENT



FIRST FLOOR



SECOND & THIRD FLOOR



FOURTH FLOOR

UNIT MIX	
1 BEDROOM	45
2 BEDROOM	35
TOTAL	80



Building I

Oak Ridge Fitchburg
Nesbitt Road, Fitchburg, WI

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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

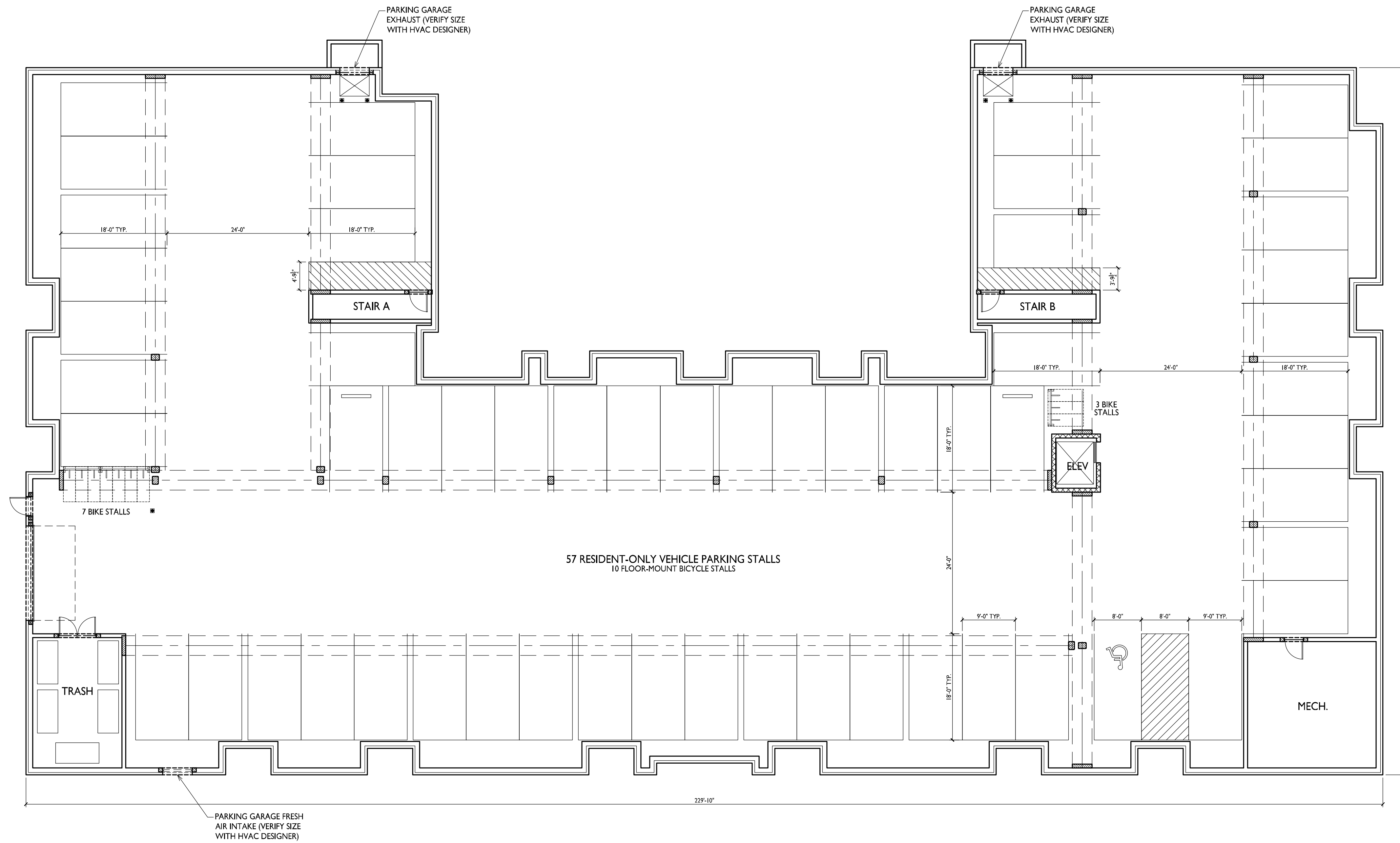
SHEET TITLE
**Building I
Basement Floor
Plan**

SHEET NUMBER

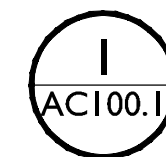
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PROJECT NO. **2448**

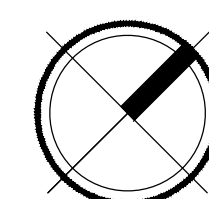
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**BUILDING I
BASEMENT FLOOR PLAN**



3/32" = 1'-0"





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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building I
First Floor Plan**

SHEET NUMBER

ACI01.1

PROJECT NO. **2448**

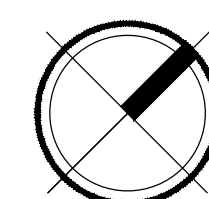
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**BUILDING I
FIRST FLOOR PLAN**



3/32" = 1'-0"





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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building I
Second Floor Plan**

SHEET NUMBER

AC102.1

PROJECT NO. **2448**

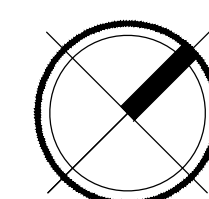
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**BUILDING I
SECOND FLOOR PLAN**



3/32" = 1'-0"





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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building I
Third Floor Plan**

SHEET NUMBER

ACI03.1

PROJECT NO. **2448**

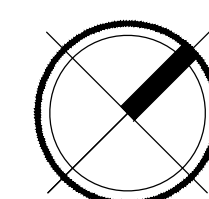
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**BUILDING I
THIRD FLOOR PLAN**



3/32" = 1'-0"





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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building I
Fourth Floor Plan**

SHEET NUMBER

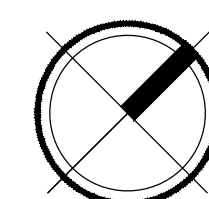
ACI04.1

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**BUILDING I
FOURTH FLOOR PLAN**
ACI04.1 3/32" = 1'-0"





BUILDING I
SOUTHEAST ELEVATION ALONG NESBITT
 2
 AC201.1 3/32" = 1'-0"

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BUILDING I
SOUTHWEST ELEVATION
 1
 AC201.1 3/32" = 1'-0"

PROJECT TITLE
**Oak Ridge Fitchburg
 Multi-Family
 Development**

Nesbitt Rd.
 Fitchburg, WI

SHEET TITLE
Building I
Exterior Elevations

SHEET NUMBER

AC201.1

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**BUILDING I
NORTHWEST ELEVATION**
2
AC202.1 3/32" = 1'-0"

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**BUILDING I
NORTHEAST ELEVATION**
1
AC202.1 3/32" = 1'-0"

PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building I
Exterior Elevations**

SHEET NUMBER

AC202.1

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BUILDING 1
SOUTHEAST ELEVATION ALONG NESBITT
2
AC201.1
3/32" = 1'-0"

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BUILDING 1
SOUTHWEST ELEVATION
1
AC201.1
3/32" = 1'-0"

PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

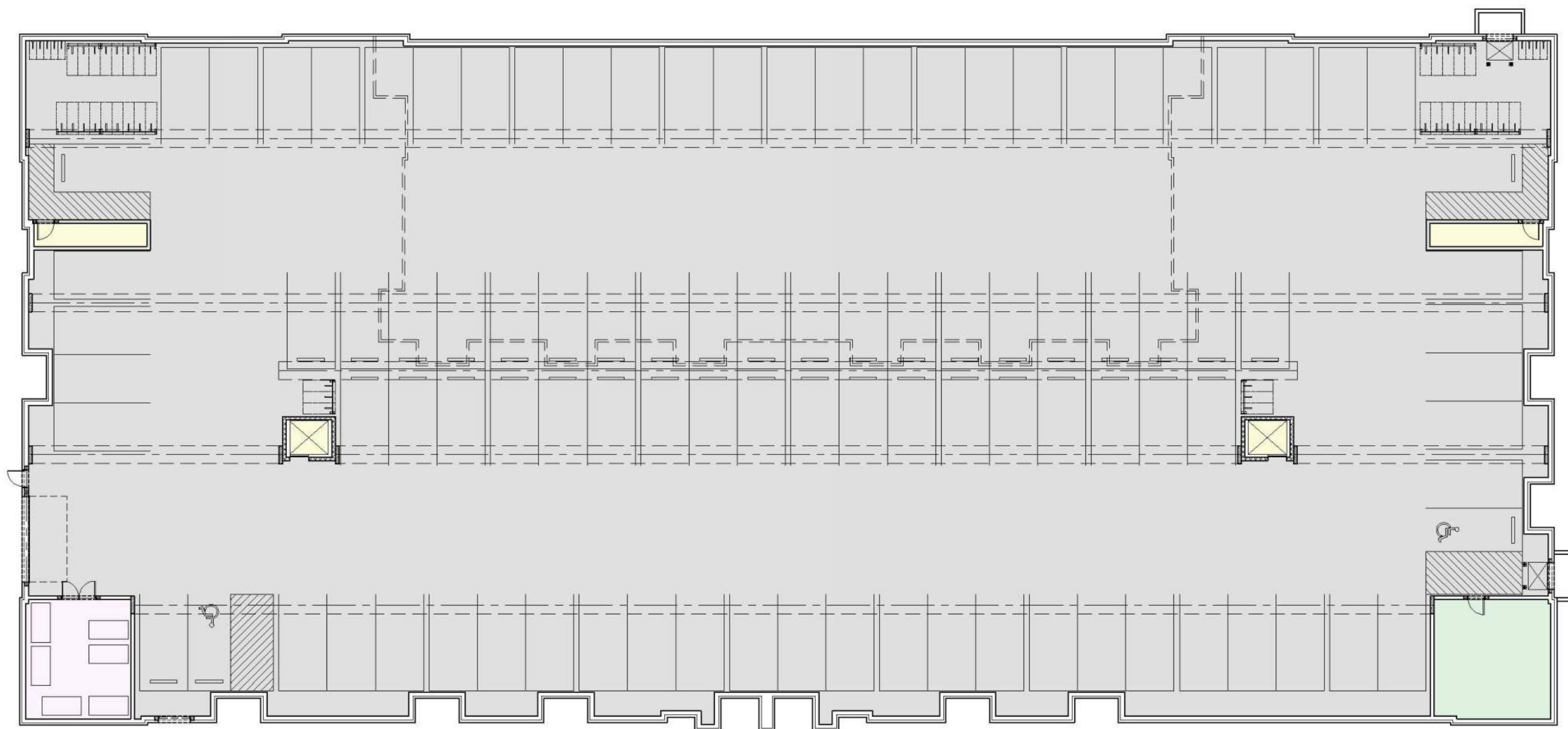
Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building 1
Exterior Elevations**

SHEET NUMBER

AC203.1

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BASEMENT



FIRST FLOOR



SECOND & THIRD FLOOR



FOURTH FLOOR

UNIT MIX	
STUDIO	12
1 BEDROOM	50
2 BEDROOM	36
3 BEDROOM	3
TOTAL	100

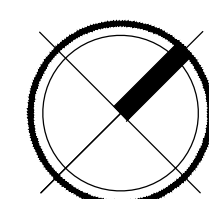
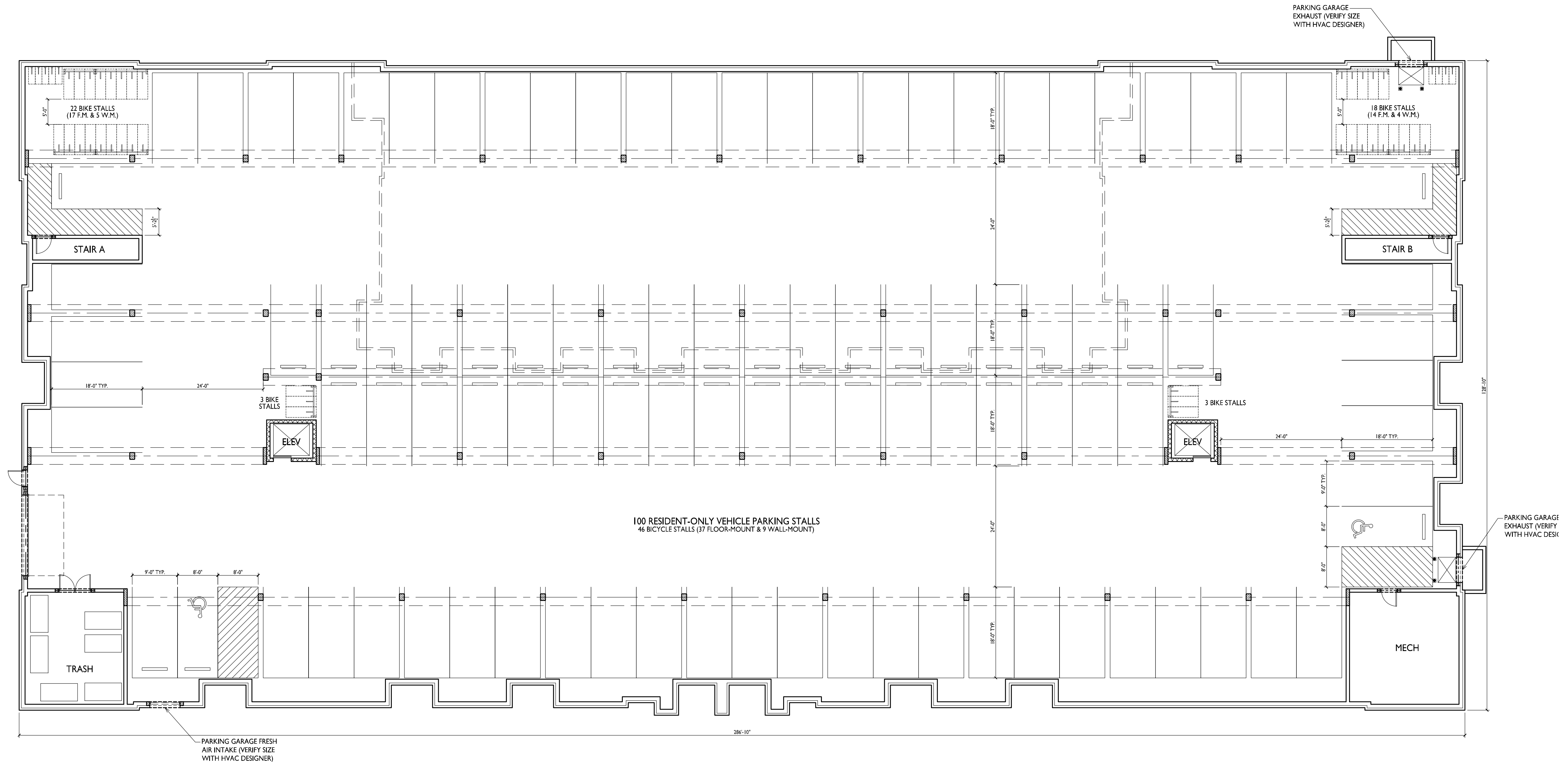


Building 2

Oak-Ridge Fitchburg
Nesbitt Road, Fitchburg, WI

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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

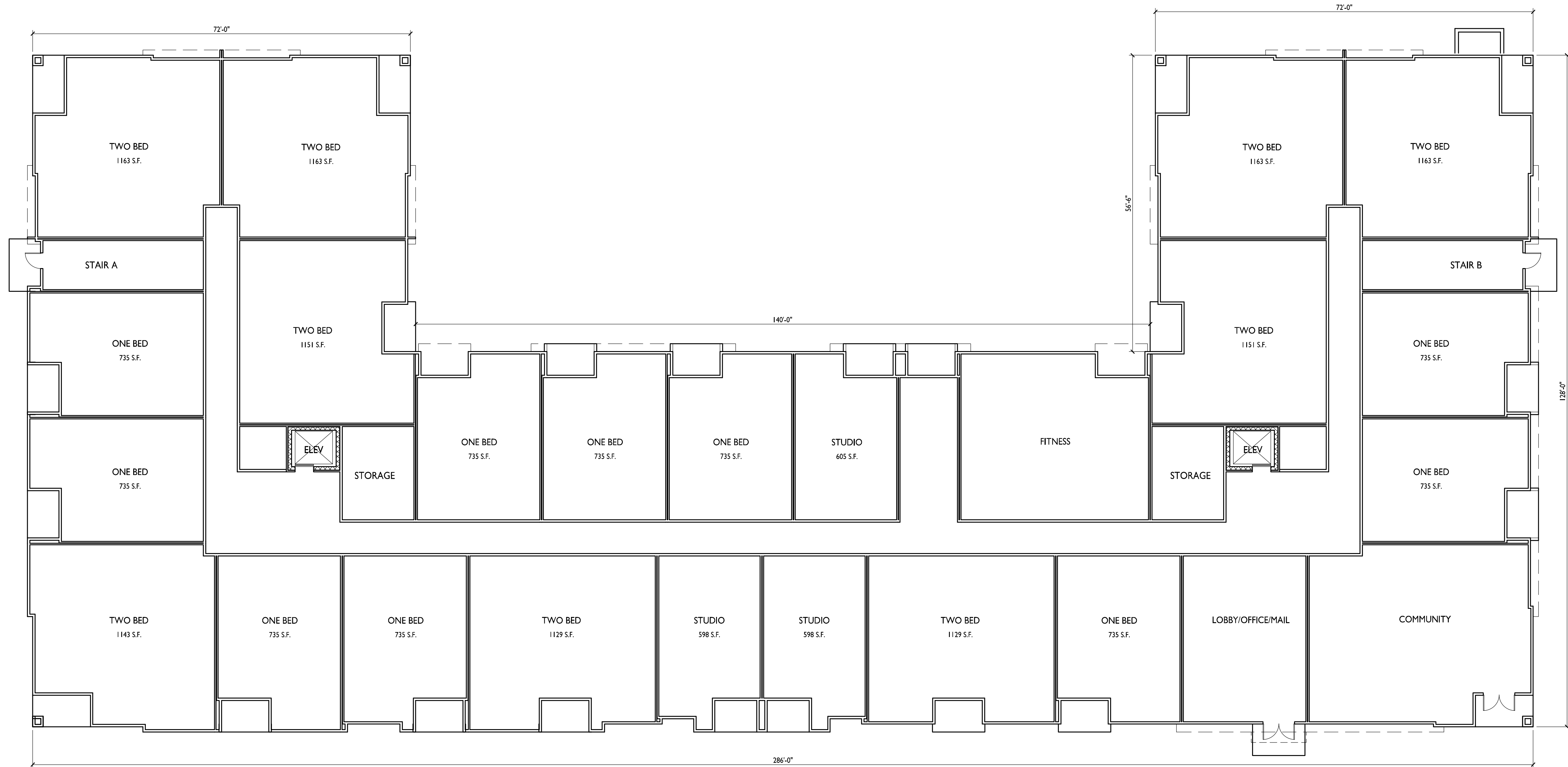
SHEET TITLE
**Building 2
First Floor Plan**

SHEET NUMBER

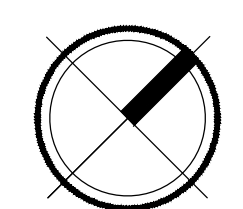
ACI01.2

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**BUILDING 2
FIRST FLOOR PLAN**



1
ACI01.2
3/32" = 1'-0"



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Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building 2
Second Floor Plan**

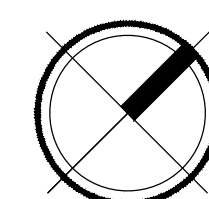
SHEET NUMBER

ACI02.2

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**BUILDING 2
SECOND FLOOR PLAN**
1
ACI02.2
3/32" = 1'-0"





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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building 2
Third Floor Plan**

SHEET NUMBER

ACI03.2

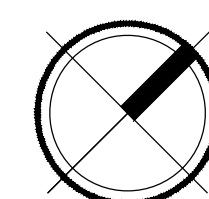
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**BUILDING 2
THIRD FLOOR PLAN**



3/32" = 1'-0"





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PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building 2
Fourth Floor Plan**

SHEET NUMBER

ACI04.2

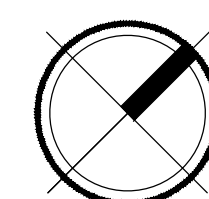
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**BUILDING 2
FOURTH FLOOR PLAN**



3/32" = 1'-0"





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BUILDING 2
SOUTHEAST ELEVATION
 2
 A201.2 3/32" = 1'-0"



BUILDING 2
SOUTHWEST ELEVATION
 1
 A201.2 3/32" = 1'-0"

PROJECT TITLE
**Oak Ridge Fitchburg
 Multi-Family
 Development**

Nesbitt Rd.
 Fitchburg, WI

SHEET TITLE
**Building 2
 Exterior Elevation**

SHEET NUMBER

AC201.2

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**BUILDING 2
NORTHWEST ELEVATION**
2
A202.2 3/32" = 1'-0"



PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building 2
Exterior Elevation**

**BUILDING 2
NORTHEAST ELEVATION**
1
A202.2 3/32" = 1'-0"

SHEET NUMBER

AC202.2

PROJECT NO. **2448**

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- TYPICAL MATERIALS**
- COMPOSITE HORIZONTAL SIDING
 - COMPOSITE PANELS
 - ALUMINUM RAILINGS
 - VINYL WINDOWS
 - COMPOSITE TRIM
 - COMPOSITE HORIZONTAL SIDING
 - CAST STONE BAND, SILLS
 - BRICK VENEER

BUILDING 2
SOUTHEAST ELEVATION
2
A201.2 3/32" = 1'-0"

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BUILDING 2
SOUTHWEST ELEVATION
1
A201.2 3/32" = 1'-0"

PROJECT TITLE
**Oak Ridge Fitchburg
Multi-Family
Development**

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
**Building 2
Exterior Elevation**

SHEET NUMBER

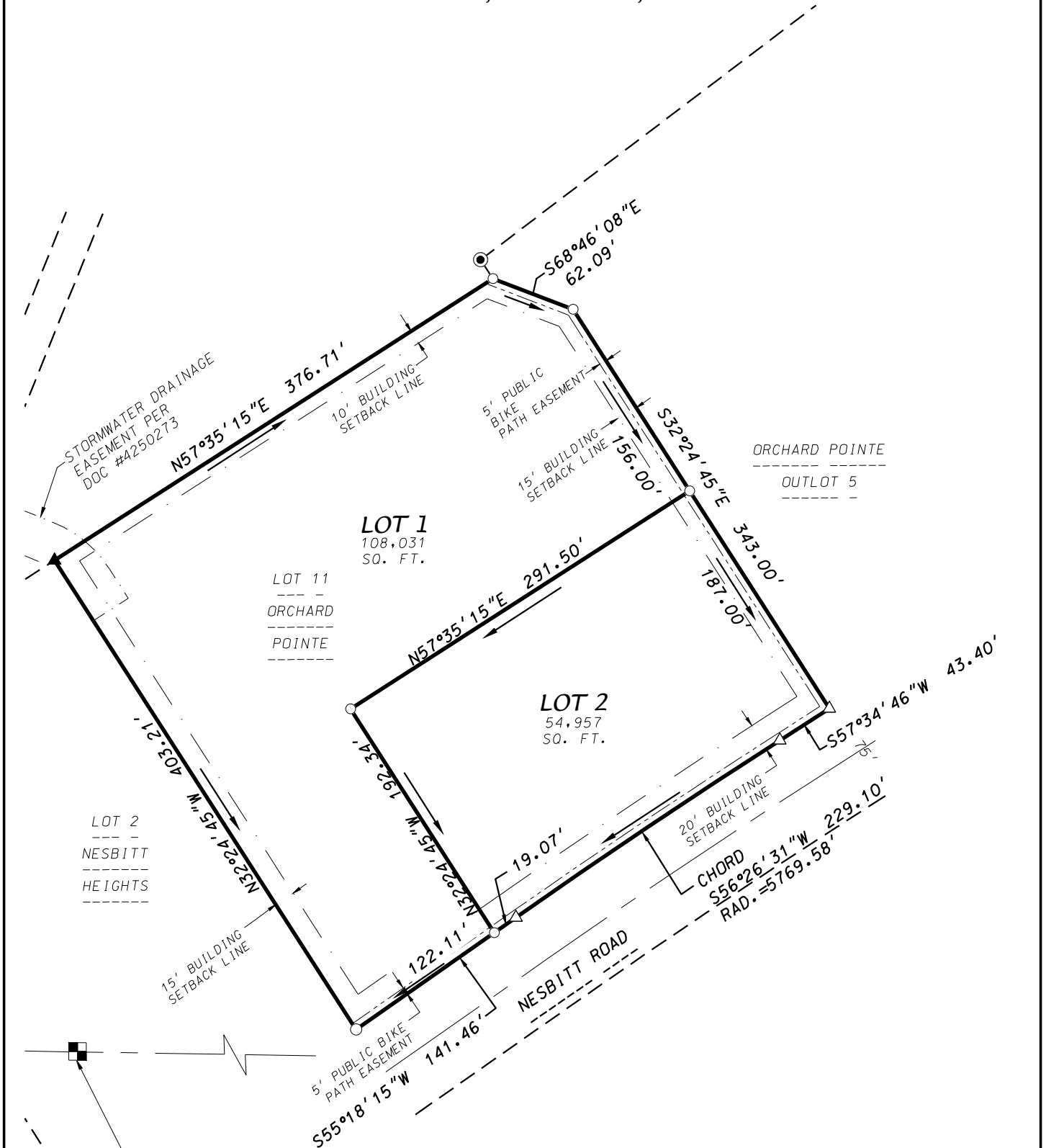
AC203.2

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Draft Print

CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



LOT 2
NESBITT
HEIGHTS

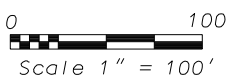
FOUND BRASS CAP MONUMENT
SECTION 12, T6N, R8E
WISCONSIN COORDINATE
REFERENCE SYSTEM
(WISCRS) DANE COUNTY
NAD83(2012)
N: 458713.74
E: 794422.81

ORCHARD POINTE
OUTLOT 5

- LEGEND**
- FOUND 1-1/4" REBAR
 - PLACED 3/4"x18" REBAR
WT = 1.5 LBS/FT
 - () RECORDED AS INFORMATION



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE NORTH LINE OF THE SE1/4
OF SECTION 15, T6N, R9E
BEARS S87°53'08"W



DATE: AUGUST 18, 2025
 F.N.: 25-03-101
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Draft Print

CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE


I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 11, Orchard Pointe, recorded in Volume 59-052A of Plats on pages 253-258 as Document Number 4429294 in the Dane County Register of Deeds Office, located in the SW1/4 of the NW1/4 of Section 7, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Containing 162,985 square feet (3.742 acres).

Dated this ____ day of _____, 2025.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1.  Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded prior to utility installation for each phase of the plat and maintained by the lot owner. Elevations of the drainage swale shall not be modified unless modified with the approval of the City Engineer.
2. The final grade within Public Utility Easements shall not be altered by more than six (6) inches without consent of the utilities involved.



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CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

TBD, a Wisconsin 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 limited liability company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

TBD, does further certify that this map is required by s.236.34 to be submitted to the City of Fitchburg for approval.


IN WITNESS WHEREOF, the said Fahey Glen, LLC has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2025.

TBD

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2025, the above named person to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____



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CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CITY OF FITCHBURG CERTIFICATE

This Certified Survey Map, including any dedications and public easements shown hereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

By: Tracy Oldenburg, City Clerk

Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2025 at _____ and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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