

Plan Commission
Initiated by

T Hovel
Drafted by

July 9, 2008
Date

RESOLUTION R-63-08
A RESOLUTION APPROVING AMENDMENT 3 TO ORCHARD POINTE
COMPREHENSIVE DEVELOPMENT PLAN

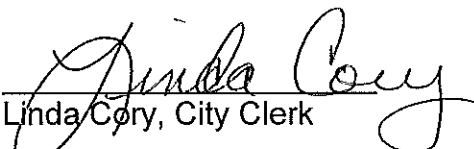
WHEREAS, EZ Nesbitt LLC has submitted a request to the City to amend the approved Comprehensive Development Plan (CDP) for Orchard Pointe, by a document entitled "Orchard Pointe Comprehensive Development Plan Amendment Three," and

WHEREAS, the Plan Commission has reviewed and recommended approval, with conditions, of amendment three to the comprehensive development plan,

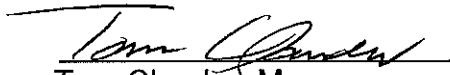
NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Fitchburg herewith approves the amendments to the comprehensive development plan for Orchard Pointe subject to the following conditions:

Note: Conditions may be inserted following Plan Commission review and consideration

Adopted by the City Council of the City of Fitchburg this 26th day of August, 2008.


Linda Cory, City Clerk

Approved: September 2, 2008


Tom Clauder, Mayor

Orchard Pointe

Comprehensive Development Plan

Amendment Three

PREPARED FOR

**EZ Nesbitt LLC
c/o Tim Neitzel
Air Temperature Services Inc.
5301 Voges Road
Madison, WI 53718**

PREPARED BY

**Mayo Corporation
600 Grand Canyon Drive
Madison, WI 53719**

July 8, 2008

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Attachments

- A. Orchard Pointe Final Plat
- B. Table 1 Development Parameters (with Final Plat Lot #s)
- C. The Shops at Orchard Pointe Parking Analysis
- D. Traffic Projection Reference Sources

Introduction/Background/Chronology

The Orchard Pointe Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg in April 2006 after extensive public review and discussion. The CDP established the framework for the commercial development of approximately 120 acres located in the southwest quadrant of the McKee Road x Verona Road intersection.

The Plan addressed various development issues and established parameters for land use, zoning, public improvements, architectural character, traffic circulation, storm water management and open space preservation.

During the course of discussion on the CDP, the City and the property owners acknowledged that the sequence of development in this area would require revision and amendment in order to incorporate property assembly, land uses, rezoning and land divisions that had not been completed or contemplated at the time of the initial CDP was approved.

This amendment is the third amendment of the CDP and focuses on Lot 8 of the Orchard Pointe Plat. This portion of Orchard Pointe is generally the area that was occupied by the former Urban Links indoor golf driving range and the EZ Gregory property. This lot is the southerly portion of *The Shops at Orchard Pointe* currently being developed by EZ Nesbitt LLC.

Orchard Pointe Chronology

2002 through 2005	General planning.
April 2006	Orchard Pointe Comprehensive Development Plan (CDP) approved.
July 2006	Rezoning of Orchard Pointe approved (Ord.# 2006-O-17) and (Ord.# 2006-O-18)
September 2006	Super Target Store site plan and land division approved.
January 2007	Orchard Pointe CDP Amendment One – Relating to lands east of Fitchrona Road, the re-alignment of Hardrock Road (Orchard Pointe II Preliminary Plat), and the Rezoning of McKee Road frontage easterly from Fitchrona Road approved (Ord.# 2007-O-05) Relating to Lots 1, 2, 3, 4 and 7 Orchard Pointe II Preliminary Plat.
January 2008	Orchard Pointe CDP Amendment Two – Relating to uses and open space for Phase One of <i>The Shops at Orchard Pointe</i> .
July 2008	Orchard Pointe CDP Amendment Three – Relating to uses and open space for Phase Two of <i>The Shops at Orchard Pointe</i> .

General Description

The initial Orchard Pointe CDP planned for the development of 70,000SF (square feet) of retail uses on Lot 8. At the time, these uses were anticipated to be two medium format retailers ("junior boxes") in a single structure with a common demising wall. After months of planning and marketing efforts, the owner has secured a firm interest from Gold's Gym to operate a health club at this location. The health club facility will have 35,000SF (GFA) of first floor space and 10,000 of second floor space. A future phase of the development on Lot 8 will include up to 42,500 SF of medium format retail or specialty retail uses to be constructed in the future. This CDP amendment is required because a two story health club was not contemplated at the time of the original Orchard Pointe CDP. A copy of the Orchard Pointe Final Plat is included for reference as Attachment A.

Other aspects of the development in the *Shops at Orchard Pointe* will be consistent with the architectural guidelines included in the adopted Orchard Pointe CDP, as amended, which continue to be applicable to this location.

Development parameters relating to zoning, building size, parking, open space, and traffic generation are summarized in Table 1 "Development Parameters". See Attachment B.

Sequence of Development Approvals

1. CDP Amendment.
2. Conditional Use Permit for proposed use/tenants as needed.
3. Conditional Use Permit review of site plan and Architectural Review of individual development sites.

Land Use Development and Zoning

No changes are proposed in the Orchard Pointe CDP Land Use Plan and Zoning relating to Orchard Pointe Lot 8. Lot 8 will be used for commercial purposes and has a B-H Business Highway zoning designation. A Conditional Use Permit for the Health Club use is being proposed concurrently with this CDP amendment.

Lot 8 is Phase Two *The Shops at Orchard Pointe* portion of the Orchard Pointe development area. This phase is planned to include a total of 87,500SF of building and 404 parking spaces along with pedestrian and landscaping amenities. 79 of the 404 of the parking spaces shown on the preliminary site plan have been built (as part of phase one) and are a portion of the parking required for the restaurant and retail uses that have been developed on Lot 7. See Attachment C.

City ordinance requires a minimum of 406 to 466 parking stalls for the uses proposed in Phases 1 and 2 of *The Shops at Orchard Pointe* (Lots 7 and 8). A maximum of 582 stalls is permitted by the approved CDP in order to limit the total impervious area. The approved site plan for Lot 7 together with the proposed site plan for Lot 8 indicate a total of only 499 parking stalls, which is within the approved range.

Traffic Generation and Circulation

The approval of the initial Orchard Pointe CDP included a provision that the projected traffic impacts of future land uses would need to be generally consistent with, but could not exceed, the vehicle trip generation projections which were included in the Traffic Impact Analysis report and supplemental information prepared by Strand and Associates, and RLK Engineering. These projections and the anticipated vehicle trips for the various uses and building sizes in Orchard Pointe have been included in Table 1 in order to monitor the potential impacts of this development. For reference, copies of the Strand Associates and RLK Engineering information is included as Attachment D

The proposed tenants/uses on Lot 8, are projected to generate 346 vehicle trips during the afternoon peak hour travel period. Total afternoon peak hour trips generated by approved and proposed uses within *The Shops at Orchard Pointe* are now projected at 617 trips. This is 125 trips (17%) less than the maximum established in the Strand Report.

Open Space Preservation

Orchard Pointe is required by the approved CDP to have at least 35% of the total area to be open space. This goal is achieved by the requirement that each lot, at a minimum, maintain at least 20% of its area as pervious open space, with additional open space provided in the permanently preserved non-developable outlots located throughout the development. It was anticipated in the Orchard Pointe CDP that as site plans are finalized, some lots may either be required to add additional area or to secure an "interest" in the permanently preserved open space in the designated outlots within the Plat in order to achieve the required 35% open space.

Based on the proposed site plan (see the Conditional Use Permit application), there will be 101,092 SF (2.32 acres) of open space on Lot 8 – approximately 28% of the lot area. To satisfy the 35% goal, the proposed development of Lot 8 requires 25,706SF of additional open space. EZ Nesbitt LLC, has secured an interest in an equivalent area from the owner of the Orchard Pointe open space outlots for this purpose.

Storm Water Management

This amendment does not propose any changes relating to the approved stormwater management design for Orchard Pointe. All of the lands owned by EZ Nesbitt LLC are part of the Jamestown Storm Water Management Assessment area and drain to the existing basins maintained by the City. Consequently, these lots only need to satisfy City storm water infiltration, and oil and grease control requirements. Each lot will be encouraged to maximize infiltration of clean roof water and treated parking lot water beyond the minimum standards if feasible.

Attachment A

[illegible]

All of Lots 4 through 7, and part of Lots 2 and 3 of Nadeitt Heights, also all of Lots 2 and 4, Certified Survey Map Number 11989, ASO lands located in all quarters of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter all in Section 7, Township 6 North, Range 5 East, City of Fritchburg, also lands located in the Northeast Quarter of the Southwest Quarter of Section 12, Township 6 North, Range 5 East, City of Fritchburg, all located in Dore County, Wisconsin.

Stamp: 1st Province

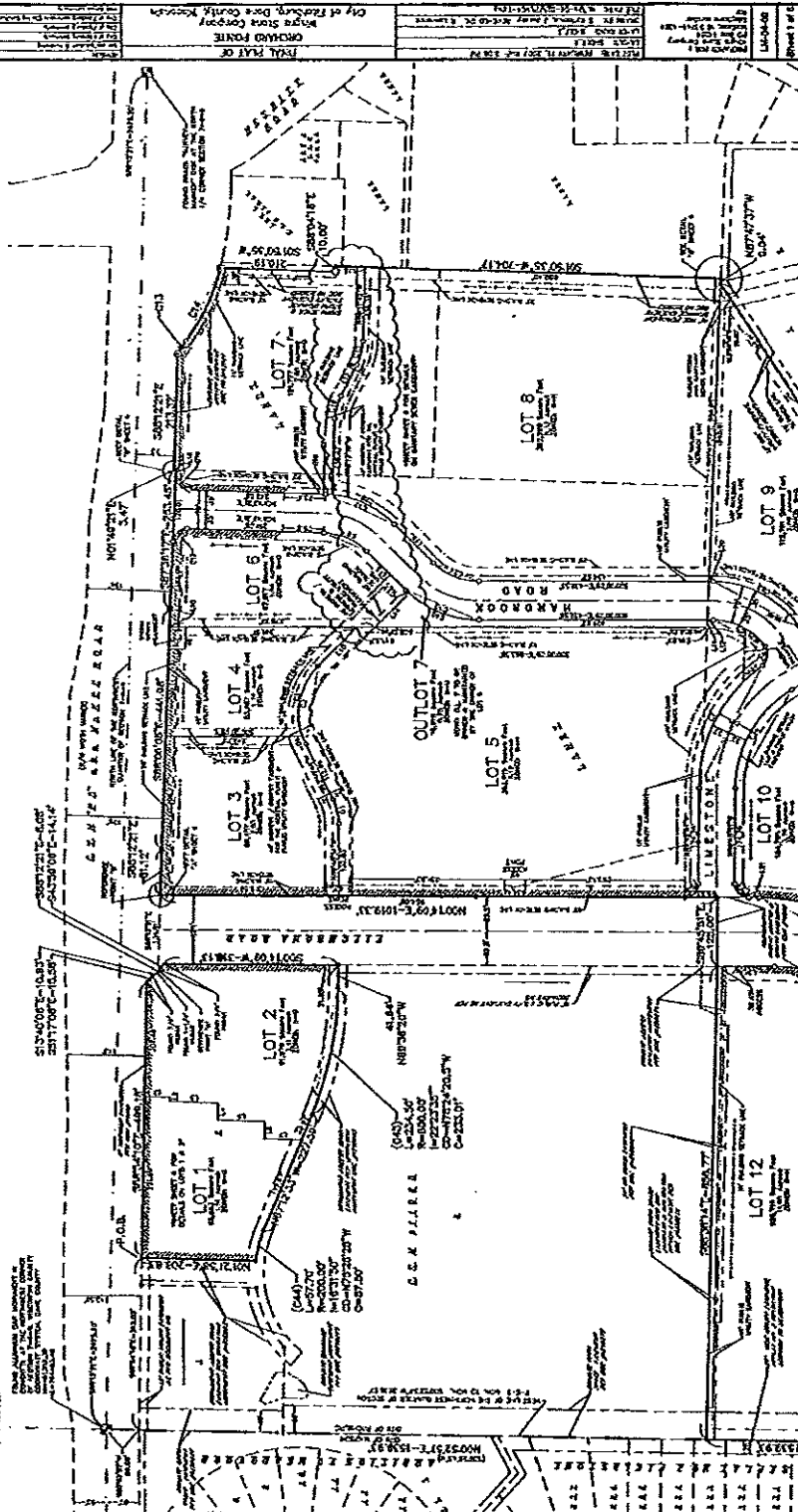
TOTAL LOT AREA 3,063,984 SQUARE FEET = 70.344 ACRES
TOTAL DESIGNATED RLDW AREA 40,186 SQUARE FEET = 0.924 ACRES
TOTAL DESIGNATED AREA 3,467,478 SQUARE FEET = 79.414 ACRES

There are no objections to this plan with regard to
Sess. 224.13, 224.14, 224.29 and 224.21(1) and (2).
Wife, same, as provided by s. 224.12, 1976, Stat.

Confidential Session, Nov. 22-25, 2015

Renee M. Papp
Department of Administration

Office of Inspector of Customs
China Customs, P.O. Box 100,
Beijing, P.R. China

[illegible]

All of Lots 4 through 7, and part of Lots 2 and 3 of Norbitt Heights, also all of Lots 2 and 4, Certified Survey Map Number 11869, A330 lands located in all quarters of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of all Section 7, Township 6 North, Range 9 East, City of Pittsburgh, also lands located in the Northwest Quarter of the Southeast Quarter of Section 12, Township 6 North, Range 8 East, City of Pittsburgh, all located in Deane County, Wisconsin.

All of Lots 4 through 7, and part of Lots 2 and 3 of Norbitt Heights, also all of Lots 2 and 4, Certified Survey Map Number 11869, A330 lands located in all quarters of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of all Section 7, Township 6 North, Range 9 East, City of Pittsburgh, also lands located in the Northwest Quarter of the Southeast Quarter of Section 12, Township 6 North, Range 8 East, City of Pittsburgh, all located in Deane County, Wisconsin.

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ORCHARD POINTE
Kings Stone Company
City of Fairbury, Boone County, Missouri

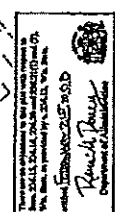
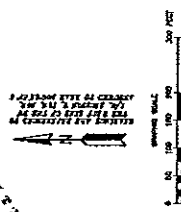
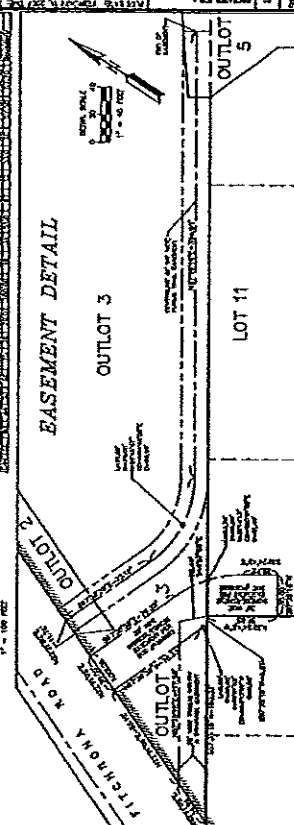
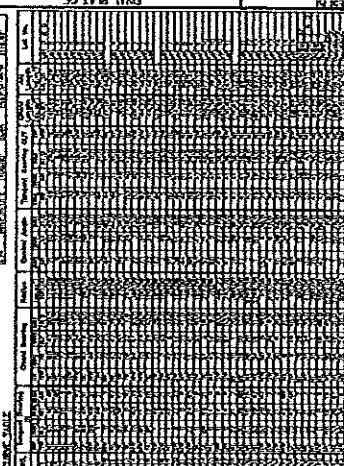
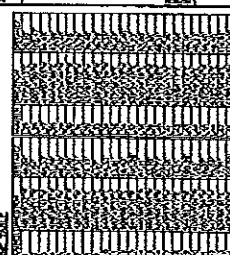
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LETTERHEAD

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COMPANY'S CONTRIBUTION OF FINANCIAL

RE: WILSON WILSON, JR. (WILSON WILSON, JR.) was arrested on 2/15/64 at 2:15 PM.

NOTHING TO BE DONE



JUDY A. MORRISON
 Attorney at Law
 10000 Sunset Blvd., Suite 200
 Los Angeles, CA 90068
 (310) 471-1111

There are no subscriptions in this year's report to
 Issue 2011-12, 2012-13 and 2013-14 and 47.
 We thank as provided by a 334,374, 474, 504, 514, 524, 534, 544, 554, 564, 574, 584, 594, 604, 614, 624, 634, 644, 654, 664, 674, 684, 694, 704, 714, 724, 734, 744, 754, 764, 774, 784, 794, 804, 814, 824, 834, 844, 854, 864, 874, 884, 894, 904, 914, 924, 934, 944, 954, 964, 974, 984, 994, 1004, 1014, 1024, 1034, 1044, 1054, 1064, 1074, 1084, 1094, 1104, 1114, 1124, 1134, 1144, 1154, 1164, 1174, 1184, 1194, 1204, 1214, 1224, 1234, 1244, 1254, 1264, 1274, 1284, 1294, 1304, 1314, 1324, 1334, 1344, 1354, 1364, 1374, 1384, 1394, 1404, 1414, 1424, 1434, 1444, 1454, 1464, 1474, 1484, 1494, 1504, 1514, 1524, 1534, 1544, 1554, 1564, 1574, 1584, 1594, 1604, 1614, 1624, 1634, 1644, 1654, 1664, 1674, 1684, 1694, 1704, 1714, 1724, 1734, 1744, 1754, 1764, 1774, 1784, 1794, 1804, 1814, 1824, 1834, 1844, 1854, 1864, 1874, 1884, 1894, 1904, 1914, 1924, 1934, 1944, 1954, 1964, 1974, 1984, 1994, 2004, 2014, 2024, 2034, 2044, 2054, 2064, 2074, 2084, 2094, 2104, 2114, 2124, 2134, 2144, 2154, 2164, 2174, 2184, 2194, 2204, 2214, 2224, 2234, 2244, 2254, 2264, 2274, 2284, 2294, 2304, 2314, 2324, 2334, 2344, 2354, 2364, 2374, 2384, 2394, 2404, 2414, 2424, 2434, 2444, 2454, 2464, 2474, 2484, 2494, 2504, 2514, 2524, 2534, 2544, 2554, 2564, 2574, 2584, 2594, 2604, 2614, 2624, 2634, 2644, 2654, 2664, 2674, 2684, 2694, 2704, 2714, 2724, 2734, 2744, 2754, 2764, 2774, 2784, 2794, 2804, 2814, 2824, 2834, 2844, 2854, 2864, 2874, 2884, 2894, 2904, 2914, 2924, 2934, 2944, 2954, 2964, 2974, 2984, 2994, 3004, 3014, 3024, 3034, 3044, 3054, 3064, 3074, 3084, 3094, 3104, 3114, 3124, 3134, 3144, 3154, 3164, 3174, 3184, 3194, 3204, 3214, 3224, 3234, 3244, 3254, 3264, 3274, 3284, 3294, 3304, 3314, 3324, 3334, 3344, 3354, 3364, 3374, 3384, 3394, 3404, 3414, 3424, 3434, 3444, 3454, 3464, 3474, 3484, 3494, 3504, 3514, 3524, 3534, 3544, 3554, 3564, 3574, 3584, 3594, 3604, 3614, 3624, 3634, 3644, 3654, 3664, 3674, 3684, 3694, 3704, 3714, 3724, 3734, 3744, 3754, 3764, 3774, 3784, 3794, 3804, 3814, 3824, 3834, 3844, 3854, 3864, 3874, 3884, 3894, 3904, 3914, 3924, 3934, 3944, 3954, 3964, 3974, 3984, 3994, 4004, 4014, 4024, 4034, 4044, 4054, 4064, 4074, 4084, 4094, 4104, 4114, 4124, 4134, 4144, 4154, 4164, 4174, 4184, 4194, 4204, 4214, 4224, 4234, 4244, 4254, 4264, 4274, 4284, 4294, 4304, 4314, 4324, 4334, 4344, 4354, 4364, 4374, 4384, 4394, 4404, 4414, 4424, 4434, 4444, 4454, 4464, 4474, 4484, 4494, 4504, 4514, 4524, 4534, 4544, 4554, 4564, 4574, 4584, 4594, 4604, 4614, 4624, 4634, 4644, 4654, 4664, 4674, 4684, 4694, 4704, 4714, 4724, 4734, 4744, 4754, 4764, 4774, 4784, 4794, 4804, 4814, 4824, 4834, 4844, 4854, 4864, 4874, 4884, 4894, 4904, 4914, 4924, 4934, 4944, 4954, 4964, 4974, 4984, 4994, 5004, 5014, 5024, 5034, 5044, 5054, 5064, 5074, 5084, 5094, 5104, 5114, 5124, 5134, 5144, 5154, 5164, 5174, 5184, 5194, 5204, 5214, 5224, 5234, 5244, 5254, 5264, 5274, 5284, 5294, 5304, 5314, 5324, 5334, 5344, 5354, 5364, 5374, 5384, 5394, 5404, 5414, 5424, 5434, 5444, 5454, 5464, 5474, 5484, 5494, 5504, 5514, 5524, 5534, 5544, 5554, 5564, 5574, 5584, 5594, 5604, 5614, 5624, 5634, 5644, 5654, 5664, 5674, 5684, 5694, 5704, 5714, 5724, 5734, 5744, 5754, 5764, 5774, 5784, 5794, 5804, 5814, 5824, 5834, 5844, 5854, 5864, 5874, 5884, 5894, 5904, 5914, 5924, 5934, 5944, 5954, 5964, 5974, 5984, 5994, 6004, 6014, 6024, 6034, 6044, 6054, 6064, 6074, 6084, 6094, 6104, 6114, 6124, 6134, 6144, 6154, 6164, 6174, 6184, 6194, 6204, 6214, 6224, 6234, 6244, 6254, 6264, 6274, 6284, 6294, 6304, 6314, 6324, 6334, 6344, 6354, 6364, 6374, 6384, 6394, 6404, 6414, 6424, 6434, 6444, 6454, 6464, 6474, 6484, 6494, 6504, 6514, 6524, 6534, 6544, 6554, 6564, 6574, 6584, 6594, 6604, 6614, 6624, 6634, 6644, 6654, 6664, 6674, 6684, 6694, 6704, 6714, 6724, 6734, 6744, 6754, 6764, 6774, 6784, 6794, 6804, 6814, 6824, 6834, 6844, 6854, 6864, 6874, 6884, 6894, 6904, 6914, 6924, 6934, 6944, 6954, 6964, 6974, 6984, 6994, 7004, 7014, 7024, 7034, 7044, 7054, 7064, 7074, 7084, 7094, 7104, 7114, 7124, 7134, 7144, 7154, 7164, 7174, 7184, 7194, 7204, 7214, 7224, 7234, 7244, 7254, 7264, 7274, 7284,

May 31, 2002

There are no subscriptions in this year's report to
 Issue 2011-12, 2012-13 and 2013-14 and 47.
 We thank as provided by a 334,374, 474, 504, 514, 524, 534, 544, 554, 564, 574, 584, 594, 604, 614, 624, 634, 644, 654, 664, 674, 684, 694, 704, 714, 724, 734, 744, 754, 764, 774, 784, 794, 804, 814, 824, 834, 844, 854, 864, 874, 884, 894, 904, 914, 924, 934, 944, 954, 964, 974, 984, 994, 1004, 1014, 1024, 1034, 1044, 1054, 1064, 1074, 1084, 1094, 1104, 1114, 1124, 1134, 1144, 1154, 1164, 1174, 1184, 1194, 1204, 1214, 1224, 1234, 1244, 1254, 1264, 1274, 1284, 1294, 1304, 1314, 1324, 1334, 1344, 1354, 1364, 1374, 1384, 1394, 1404, 1414, 1424, 1434, 1444, 1454, 1464, 1474, 1484, 1494, 1504, 1514, 1524, 1534, 1544, 1554, 1564, 1574, 1584, 1594, 1604, 1614, 1624, 1634, 1644, 1654, 1664, 1674, 1684, 1694, 1704, 1714, 1724, 1734, 1744, 1754, 1764, 1774, 1784, 1794, 1804, 1814, 1824, 1834, 1844, 1854, 1864, 1874, 1884, 1894, 1904, 1914, 1924, 1934, 1944, 1954, 1964, 1974, 1984, 1994, 2004, 2014, 2024, 2034, 2044, 2054, 2064, 2074, 2084, 2094, 2104, 2114, 2124, 2134, 2144, 2154, 2164, 2174, 2184, 2194, 2204, 2214, 2224, 2234, 2244, 2254, 2264, 2274, 2284, 2294, 2304, 2314, 2324, 2334, 2344, 2354, 2364, 2374, 2384, 2394, 2404, 2414, 2424, 2434, 2444, 2454, 2464, 2474, 2484, 2494, 2504, 2514, 2524, 2534, 2544, 2554, 2564, 2574, 2584, 2594, 2604, 2614, 2624, 2634, 2644, 2654, 2664, 2674, 2684, 2694, 2704, 2714, 2724, 2734, 2744, 2754, 2764, 2774, 2784, 2794, 2804, 2814, 2824, 2834, 2844, 2854, 2864, 2874, 2884, 2894, 2904, 2914, 2924, 2934, 2944, 2954, 2964, 2974, 2984, 2994, 3004, 3014, 3024, 3034, 3044, 3054, 3064, 3074, 3084, 3094, 3104, 3114, 3124, 3134, 3144, 3154, 3164, 3174, 3184, 3194, 3204, 3214, 3224, 3234, 3244, 3254, 3264, 3274, 3284, 3294, 3304, 3314, 3324, 3334, 3344, 3354, 3364, 3374, 3384, 3394, 3404, 3414, 3424, 3434, 3444, 3454, 3464, 3474, 3484, 3494, 3504, 3514, 3524, 3534, 3544, 3554, 3564, 3574, 3584, 3594, 3604, 3614, 3624, 3634, 3644, 3654, 3664, 3674, 3684, 3694, 3704, 3714, 3724, 3734, 3744, 3754, 3764, 3774, 3784, 3794, 3804, 3814, 3824, 3834, 3844, 3854, 3864, 3874, 3884, 3894, 3904, 3914, 3924, 3934, 3944, 3954, 3964, 3974, 3984, 3994, 4004, 4014, 4024, 4034, 4044, 4054, 4064, 4074, 4084, 4094, 4104, 4114, 4124, 4134, 4144, 4154, 4164, 4174, 4184, 4194, 4204, 4214, 4224, 4234, 4244, 4254, 4264, 4274, 4284, 4294, 4304, 4314, 4324, 4334, 4344, 4354, 4364, 4374, 4384, 4394, 4404, 4414, 4424, 4434, 4444, 4454, 4464, 4474, 4484, 4494, 4504, 4514, 4524, 4534, 4544, 4554, 4564, 4574, 4584, 4594, 4604, 4614, 4624, 4634, 4644, 4654, 4664, 4674, 4684, 4694, 4704, 4714, 4724, 4734, 4744, 4754, 4764, 4774, 4784, 4794, 4804, 4814, 4824, 4834, 4844, 4854, 4864, 4874, 4884, 4894, 4904, 4914, 4924, 4934, 4944, 4954, 4964, 4974, 4984, 4994, 5004, 5014, 5024, 5034, 5044, 5054, 5064, 5074, 5084, 5094, 5104, 5114, 5124, 5134, 5144, 5154, 5164, 5174, 5184, 5194, 5204, 5214, 5224, 5234, 5244, 5254, 5264, 5274, 5284, 5294, 5304, 5314, 5324, 5334, 5344, 5354, 5364, 5374, 5384, 5394, 5404, 5414, 5424, 5434, 5444, 5454, 5464, 5474, 5484, 5494, 5504, 5514, 5524, 5534, 5544, 5554, 5564, 5574, 5584, 5594, 5604, 5614, 5624, 5634, 5644, 5654, 5664, 5674, 5684, 5694, 5704, 5714, 5724, 5734, 5744, 5754, 5764, 5774, 5784, 5794, 5804, 5814, 5824, 5834, 5844, 5854, 5864, 5874, 5884, 5894, 5904, 5914, 5924, 5934, 5944, 5954, 5964, 5974, 5984, 5994, 6004, 6014, 6024, 6034, 6044, 6054, 6064, 6074, 6084, 6094, 6104, 6114, 6124, 6134, 6144, 6154, 6164, 6174, 6184, 6194, 6204, 6214, 6224, 6234, 6244, 6254, 6264, 6274, 6284, 6294, 6304, 6314, 6324, 6334, 6344, 6354, 6364, 6374, 6384, 6394, 6404, 6414, 6424, 6434, 6444, 6454, 6464, 6474, 6484, 6494, 6504, 6514, 6524, 6534, 6544, 6554, 6564, 6574, 6584, 6594, 6604, 6614, 6624, 6634, 6644, 6654, 6664, 6674, 6684, 6694, 6704, 6714, 6724, 6734, 6744, 6754, 6764, 6774, 6784, 6794, 6804, 6814, 6824, 6834, 6844, 6854, 6864, 6874, 6884, 6894, 6904, 6914, 6924, 6934, 6944, 6954, 6964, 6974, 6984, 6994, 7004, 7014, 7024, 7034, 7044, 7054, 7064, 7074, 7084, 7094, 7104, 7114, 7124, 7134, 7144, 7154, 7164, 7174, 7184, 7194, 7204, 7214, 7224, 7234, 7244, 7254, 7264, 7274, 7284,

CONFIDENTIAL - OZ - UNRECORDED

Year	Percentage of Respondents (%)
1997	65
1998	75
1999	72
2000	85
2001	90
2002	92
2003	95
2004	98

Approximately 6000 miles below the surface of the Earth, in the
outer core, is a region of liquid iron and nickel. It is this
region that is thought to be the source of the Earth's magnetic field.

CAK:

My Competition number | 1620974

CONFIDENTIAL

Mr. Webb and Mrs. Webb arrived at the County Jail.

Q. was the person

2

Presently upon page no 20th of February 2006, Sh

10-10-76

My handwriting samples:

Act 1000 (2011) 0 00 Letter Summary / complete

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

— WILLIAM J. BAKER is Mayor, Newark, New Jersey, and President, National Association of Manufacturers.

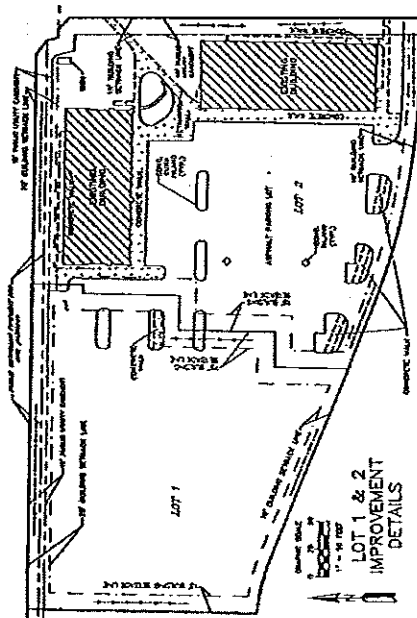
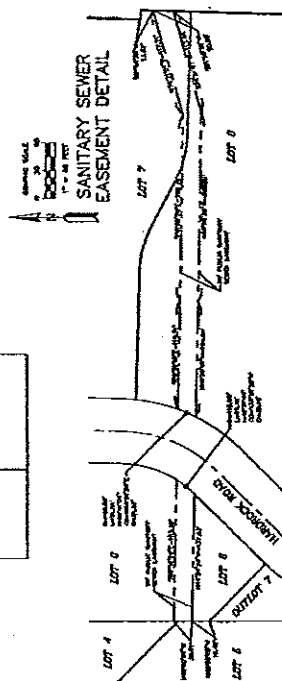
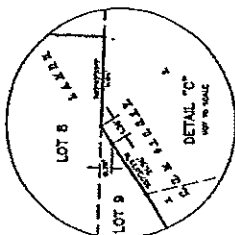
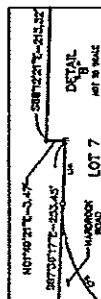
Page 10 of 20

Quantity of Goods	Price	Amount
100 lbs of Sugar	14	14.00
50 lbs of Coffee	14	7.00
25 lbs of Tea	14	3.50
10 lbs of Butter	14	1.40
5 lbs of Lard	14	.70
10 lbs of Flour	14	1.40
5 lbs of Rice	14	.70
10 lbs of Beans	14	1.40
5 lbs of Corn	14	.70
10 lbs of Potatoes	14	1.40
5 lbs of Onions	14	.70
10 lbs of Apples	14	1.40
5 lbs of Oranges	14	.70
10 lbs of Lemons	14	1.40
5 lbs of Limes	14	.70
10 lbs of Bananas	14	1.40
5 lbs of Pineapples	14	.70
10 lbs of Mangoes	14	1.40
5 lbs of Guavas	14	.70
10 lbs of Papayas	14	1.40
5 lbs of Avocados	14	.70
10 lbs of Tomatoes	14	1.40
5 lbs of Cucumbers	14	.70
10 lbs of Peppers	14	1.40
5 lbs of Carrots	14	.70
10 lbs of Potatoes	14	1.40
5 lbs of Onions	14	.70
10 lbs of Apples	14	1.40
5 lbs of Oranges	14	.70
10 lbs of Lemons	14	1.40
5 lbs of Limes	14	.70
10 lbs of Bananas	14	1.40
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10 lbs of Apples	14	1.40
5 lbs of Oranges	14	.70
10 lbs of Lemons	14	1.40
5 lbs of Limes	14	.70
10 lbs of Bananas	14	1.40
5 lbs of Pineapples	14	.70
10 lbs of Mangoes	14	

It goes to as early as to Memphis Street, the engine and had passengers

My Commission expires: 31/12/2014

All of Lots 4 through 7, and part of Lots 2 and 3 of Neesh's Heights, also all of Lots 2 and 4, Certified Survey Map Number 119989, ALSO lands located in all quarters of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter all in Section 7, Township 6 North, Range 9 East, City of Fitchburg, also lands located in the Northeast Quarter of the Southwest Quarter of Section 12, Township 6 North, Range 8 East, City of Fitchburg all located in Dona County, Wisconsin.



There are no objections to this just with respect to
Rene, JEFF, JILL, JERRY and JENNIFER and GJ.
We think as provided by 4, 204.57, 204.70, 204.71.
Rene, JEFF, JILL, JERRY and JENNIFER
Department of Justice

Survivor's Notes

- [illegible]

Attachment B

Comparison of Approved Comprehensive Development Plan and Proposed Amendment Three

Current Approved COPs (including Amendment 1 and 2)

[illegible][illegible]

Item	Unit Produced	Unit Cost	Unit Price	Total Cost	Total Price
1. Material	100	1.00	1.00	100.00	100.00
2. Labor	100	2.00	2.00	200.00	200.00
3. Overhead	100	1.00	1.00	100.00	100.00
4. Freight	100	0.50	0.50	50.00	50.00
5. Insurance	100	0.25	0.25	25.00	25.00
6. Interest	100	0.25	0.25	25.00	25.00
7. Depreciation	100	0.25	0.25	25.00	25.00
8. Taxes	100	0.25	0.25	25.00	25.00
9. Profit	100	1.00	1.00	100.00	100.00
Total	100	7.50	7.50	750.00	750.00

[illegible]

Proposed Amendment Three -- 8 July 2011

[illegible]

DATE	TIME	LOCATION	TYPE	REMARKS
07-01-01	1400 PM	Public Forum	Public Forum	
07-01-02	1400 PM	Public Forum	Public Forum	
07-01-03	1400 PM	Public Forum	Public Forum	
07-01-04	1400 PM	Public Forum	Public Forum	
07-01-05	1400 PM	Public Forum	Public Forum	
07-01-06	1400 PM	Public Forum	Public Forum	
07-01-07	1400 PM	Public Forum	Public Forum	
07-01-08	1400 PM	Public Forum	Public Forum	
07-01-09	1400 PM	Public Forum	Public Forum	
07-01-10	1400 PM	Public Forum	Public Forum	
07-01-11	1400 PM	Public Forum	Public Forum	
07-01-12	1400 PM	Public Forum	Public Forum	
07-01-13	1400 PM	Public Forum	Public Forum	
07-01-14	1400 PM	Public Forum	Public Forum	
07-01-15	1400 PM	Public Forum	Public Forum	
07-01-16	1400 PM	Public Forum	Public Forum	
07-01-17	1400 PM	Public Forum	Public Forum	
07-01-18	1400 PM	Public Forum	Public Forum	
07-01-19	1400 PM	Public Forum	Public Forum	
07-01-20	1400 PM	Public Forum	Public Forum	
07-01-21	1400 PM	Public Forum	Public Forum	
07-01-22	1400 PM	Public Forum	Public Forum	
07-01-23	1400 PM	Public Forum	Public Forum	
07-01-24	1400 PM	Public Forum	Public Forum	
07-01-25	1400 PM	Public Forum	Public Forum	
07-01-26	1400 PM	Public Forum	Public Forum	
07-01-27	1400 PM	Public Forum	Public Forum	
07-01-28	1400 PM	Public Forum	Public Forum	
07-01-29	1400 PM	Public Forum	Public Forum	
07-01-30	1400 PM	Public Forum	Public Forum	
07-01-31	1400 PM	Public Forum	Public Forum	

[illegible]

Case type	#	DATA	Mean Point Price
Large Format Retail	2	26,400	26.4%
Med. Format Retail	2	105,000	10.5%
Med. Format Retail - Supermarket	2	105,000	10.5%
Small-chain Supermarket	1	15,400	3.4%
Small Chain	1	43,000	4.3%
Convenience	1	180	0.1%
Convenience Supermarket	2	52,000	5.2%
Unbranded	2	44,000	4.4%
Clustering Units	56		7.1% (2)

Attachment C

The Shops at Orchard Pointe

Parking Analysis

Site Plan: 011603Revised
62708

Lot	Proposed Use	Seats	Gross Leasable Area (SF)	Gross Floor Area (SF)	City Requirements (Jan 1996) (Minimums*)			Orchard Pointe CDP (Maximums)			Proposed Conceptual Plan Parking			
					Spaces	Unit	Total or range	Spaces	Unit	Maximum # of Spaces	Total	Lot 6	Lot 7	Lot 8
Lot 6	Building 1 Specialty Retail Office		11,600 9,100	13,550 10,000	1.0 per 300 SF GLA	39	39	3.3/1000 SF GFA	45					
					1.0 per 300 SF GFA	33	33	3.3/1000 SF GFA	33					
						72 to 72	72		78	72	72			
Lot 7	Building 1 Specialty Retail High-turn Restaurant	294	7,425 6,500	7,425 6,500	1.0 per 300 SF GLA	25 to 25	25	3.3/1000 SF GFA	24					
					6.0 per 1000 SF GFA or 1.0 per 3 seats	98	39 to 98	15.0/1000 SF GFA	98					
	Building 2 Coffee Shop Specialty Retail	36	1,750 11,700	1,750 11,700	6.0 per 1000 SF GFA or 1.0 per 3 seats	11 to 12	12	10.0/1000 SF GFA	18					
					1.0 per 300 SF GLA	39 to 39	39	3.3/1000 SF GFA See note	32					
Lot 8	Building 1 Medium Format Retail Health Club		42,500 45,000	42,500 45,000	1.0 per 300 SF GLA	142 to 142	142	4.0/1000 SF GFA	178					
					1.0 per 300 SF GLA	150 to 150	150	4.0/1000 SF GFA	180					
						406 to 486	486		582	499				
					Total Project Range					478 to 538	538			
											Phase One			
											95 79			
											Phase Two			
											325			
											95 404			

Phase One
95 79

Phase Two
325

Notes: * Minimum parking stalls per city requirements
Maximum parking stalls per Orchard Pointe CDP intended to limit overbuilding of parking areas
** Phase One, 79 stalls on Lot 8 are deed restricted to benefit uses on Lot 7

Date: 021908
062708

Attachment D

No reduction factors used

Fitchburg Commons Trip Generation									
Land Use	20.7	Size	ITE Code	Trips	Land Use	35.1	Code	Size	Trips
100 Commercial		174,500	813	703	Development C				
Large Scale Discount		9,000	814	28	Home Improvement Superstore		802	102,000	1000 GFA
Specialty Retail		8,400	814	23	General Office Building		710	80,000	1000 GFA
Drive in Bank		5,000	812	220	Residential Condominium/Townhouses		200	50	DU
High Turn-over Restaurant		5,600	832	81					
300 Commercial	5.7	50,000	802	123					
Home Improvement		9,000	814	22					
Specialty Retail									
2002 Detention	4.0	251,160	GFA	1187	Total			227,860	GFA
Total									619
200 Commercial	11.5	20,000	679	124	Development B	8.7	912	5,000	1000 GFA
Arts and Crafts Store		25,000	867	85	Drive-in Bank		814	45,000	1000 GFA
Office Supply Superstore		20,000	814	54	Specialty Retail		710	45,000	1000 GFA
Specialty Retail		9,000	814	16	General Office Building				
Specialty Retail		7,500	814	20					
Specialty Retail		8,000	802	68					
High Turn-over Restaurant		5,000	812	220					
Drive in Bank - 3 Windows		85,000	GFA	684	Total			55,000	GFA
Total									418
800 Commercial Mixed Use	6.8	40,000	670	150	Development E	16.5	815	124,000	1000 GFA
Apparel Store		7,000	832	76	Free-Standing Discount Store		814	14,000	1000 GFA
High Turn-over Restaurant		3,000	804	104	Specialty Retail Center (Outlet 1)		814	11,500	1000 GFA
Fast Food with Drive Through					Specialty Retail Center (Outlet 2)		814	11,500	1000 GFA
					Specialty Retail Center (Outlet 3)		832	13,000	1000 GFA
300 Commercial	7.8	50,000	870	303	High-Turnover (Shl-Down) Restaurant				
Apparel Store		10,000	814	37	Total			14,000	
Specialty Retail		7,000	832	76	Subtotal Specialty Retail (Outlet 1)	+4.3		140,000	GFA
High Turnover Restaurant		147,000	GFA	742	Total				832
Total									
Porcels not Included in Fitchburg Commons but in January 2005 TIA					Development A	4.3	812	5,000	1000 GFA
Added Porcels Not in Fitchburg Commons	4.3	46,000		442	Drive-in Bank		832	15,000	1000 GFA
Jungle Redevelopment					High-Turnover (Shl-Down) Restaurant		312	80	Reserve
					Total			48,000	
					From Development E (Portion)	1.3		14,000	
CarQuest/Monkey Shines Roadway	1.3	14,000		38	Add Specialty Retail (Outlet 1)			62,000	
Total		62,000		480	Total				480
					Development D				
					Planned Unit Development	270		650	DU
					Total				407
									407
Grand Total Trips without Reduction				3410	Grand Total Trips without Reduction				2656

Added Parcels South of Area Analyzed in Original TLA

Added Parcels South of Area Analyzed in Original TIA									
	Land Use	20.7	Size	ITE Code	Total PM Trips	Land Use	Size	ITE Code	Total PM Trips
400	Commercial-Mixed Use	0.7							
	General Office		30,000	710	45				
	Specialty Retail		12,000	814	33				
	Quality Restaurant		6,000	831	45				
	Fast Food with Drive Through		3,000	834	104				
800	General Office	3.5							
	General Office		56,000	710	83				
800	Commercial	1.8							
	Office w/ Convenience		4,000	845	385				
700	Commercial Mixed Use	7.1							
	Specialty Retail		8,000	814	16				
	General Office		30,000	710	45				
	Warehousing		30,000	150	14				
1000	Commercial Mixed Use	5.2							
	Specialty Retail		6,000	814	16				
	General Office		13,000	710	22				
	Warehousing		15,000	150	7				
						Already Occurring Trips			
						Warehouse	5.2	44,000	150
								0.47	44
1100	Commercial Mixed Use	5.3							
	High-Turnover Restaurant			832	0				
	General Office			710	0				
	Specialty Retail		15,000	814	41				
						Already Occurring Trips			
						High-Turnover Restaurant	5.3	5,000	832
						Specialty Retail		24,000	814
						Warehousing		8,000	150
								10.82	16
								2.71	27
								0.47	6
1200	Omitted	4.5							
2000	Open Space	5.0							
2004	Open Space	1.7							

