Mayor Arnold
Introduced by

Planning
Prepared by

Plan Commission, TTC
Referred to

January 26, 2016
Date

RESOLUTION R-40-16

A RESOLUTION APPROVING AMENDMENT 12 TO ORCHARD POINTE COMPREHENSIVE DEVELOPMENT PLAN TO ALLOW FOR A HOTEL ON LOT 9 ORCHARD POINTE.

WHEREAS, Robert Sieger, agent for KR, LLC, has submitted a request to amend the Comprehensive Development Plan (CDP) for Lot 9 Orchard Pointe; and

WHEREAS, the Plan Commission following a public hearing has reviewed the request on February 16, 2016,

NOW BE IT HEREBY RESOLVED, by the Fitchburg Common Council approves amendment 12 to the Comprehensive Development Plan for Orchard Pointe subject to the following conditions:

1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2.) A Conditional Use Permit (CUP) and Architectural Design Review (ADR) approval shall be obtained prior to the issuance of any permit.
3.) Applicant shall obtain an Erosion Control & Stormwater Management Permit (ECSWM) prior to the issuance of any permit.
4.) A stormwater maintenance agreement will be required for the necessary private stormwater management practices approved by the City.
5.) 80% Total Suspended Solids (TSS) Reduction and 90% Stay-On Infiltration Volume Control will need to be handled on site unless the developer works out a regional approach that meets these requirements.
6.) Applicant shall provide updated Orchard Pointe Development Parameters Table (11 x 17) to staff for review and approval.

Adopted by the Common Council of the City of Fitchburg this 23rd day of February, 2016.

Patti Anderson

Patti Anderson, City Clerk

Stephen L. Arnold, Mayor

City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	**LAND DIVISION APPLICATION**

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:

- ☐ Certified Survey Map Approval
- ☐ Preliminary Plat Approval
- ☐ Final Plat Approval
- ☐ Replat
- ☒ Comprehensive Development Plan Approval of AMENDMENT to ORCHARD Pointe

2. Proposed Land Use (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☐ Multi-Family Residential
- ☒ Commercial/Industrial

3. No. of Parcels Proposed: ONE

4. No. Of Buildable Lots Proposed: ONE

5. Zoning District: B-4

6. Current Owner of Property: by Contract: KR, LLC

Address: W6353 ROE Lane Fort Atkinson **Phone No:** 608-449-3725

7. Contact Person: Bob Sieger - SiegerARCHITECTS

Email: siegerarchitects@sbcglobal.net

Address: 73 White Oaks ln Madison WI 53711 **Phone No:** 608 347 7332

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currentlyadopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: [signature] Robert J. Sieger

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:** 1/19/2016

Ordinance Section No. _____ **Fee Paid:** $470.00

Permit Request No. CDP(A) - 2100 - 16

APPROVED
by Plan Comm
on 2/16/2016

ORCHARD POINTE

COMPREHENSIVE DEVELOPMENT PLAN

AMENDMENT TWELVE

LOT 9 LAND USE

PREPARED FOR

THE SHAH FAMILY
KR,LLC
W6353 ROE LANE
FORT ATKINSON, WI 53538
608-449-3725

PREPARED BY

SiegerARCHITECTS
73 WHITE OAKS LANE
MADISON, WI 53711
698-347-7332
Bob Sieger

January 15, 2016

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KL ENGINEERING REPORT with attachments A and B	KL1-6

ATTACHMENTS

- ORCHARD POINTE FINAL PLAT MAP W/ LOT#9 LOCATION
- FITCHBURG ZONING MAP OF LOT #9
- ORCHARD POINTE MAP 1-AMENDMENT 1 JULY 2006

INTRODUCTION AND BACKGROUND

THE Orchard Pointe Comprehensive Development Plan (CDP) was adapted by the City April 11, 2006 and amendment July 20, 2006 to Realign the streets and Expand and Clarify Residential Development Opportunities. These CDP established the frame work for the commercial development of approximately 110 acres located in the southwest quadrant of the McKee Road x Verona Road intersection. The July, 2006 amendment with the street realignment basically created this subject lot #9

The CDP addresses issues and set development guidelines and parameters for land use, zoning, public improvements, architectural character, traffic circulation, storm water management and open space preservation.

The City and Property owners have acknowledged that the sequence of development in this area would and has required revisions and amendments in order to incorporate property assembly, rezoning, land division, changes in building types and use that had not been contemplated for the future commercial needs and changing times.

This amendment is the 12th of the CPD and focuses only on lot #9 of the Orchard Pointe final revised plat. The CDP amendment July 2006 notes *"Speciality Retail"* as the proposed Land Use with a commercial zoning of **B-G** - General Business District. Lot 9 is under a purchase contract with an intended use for a proposed medium scale 100 Room Hotel. It is ***not*** the intent of this amendment to change the existing zoning or other requirements of the CDP design parameters, but only the suggested Land Use of *"Specialty Retail"*.

The new owner group has met with City officials Tom Hovel and Michael Zimmerman and presented the basic concept of their proposed Hotel. The meeting was productive and positive relating to the requirements to have a Hotel approved by the City at this site.

ORCHARD POINTE CHRONOLOGY

ADOPTED CDP -April 11, 2006 and amendment July 20, 2006 to Realign the Streets and Expand and Clarify Residential Development Opportunities.

SEPTEMBER 2006 Amendment #1 - AUGUST 2013 Amendment #11
Details of all amendments are on the City of Fitchburg website
http:/www.fitchburgwi.gov/249/private-development-projects

GENERAL DESCRIPTION and LAND USE

LOT #9 resulted from the street re-alignment as a result of the July 2006 amendment, which also included the basic parameters. It is the intent of project to be a 100 room upscale "StayBridge" Hotel, built with quality materials including brick and stone exteriors. It is a franchise prototype designed by Holiday Inn known as IHG. This is an extended stay product with limited service food and beverage service for the Hotel guests only. It will have an exceptional amenities package including an indoor pool, conference room for 80 people, exercise and laundry room plus numerous outdoor plazas featuring, a golf putting green, pool sun deck, BBQ grilles and eating areas.

ZONING

The current property zoning is B-G. Hotels are approved in the B-G zoning but will require a Conditional Use approval by Fitchburg Planning and Architectural Review Committee.

CDP PARAMETERS

LOT SIZE = 2.59 ACRES - 112,781 SQUARE FEET

BUILDING FOOTPRINT = 18,000 SF -- CDP MAX FLR COVERAGE = 28,000 SF

OPEN SPACE OF PROPOSAL PLAN = 84% -- CDP MINIMUM REQUIRED = 35%

GREEN SPACE- PERVIOUS = 53.7%

PARKING = 100 CARS and PER B-G ZONING

STORM WATER MANAGEMENT

Preliminary analysis of the site and project have been researched by the Storm Water Consultant, Debra Hatfield P.E. with Montgomery Associates Resource Solutions, LLC to ensure the proposed development can meet City of Fitchburg and the CDP requirements for storm water management.

Debra has conferenced with Rick Eilerson of Fitchburg Environmental Staff. It is the preliminary agreement between professionals that peak control and detention is not required on site. We will provide infiltration and sediment control on site. The attached site plan shows an extensive 18,000 sf grass space at the low end of the site to accommodate this need.

TRAFFIC IMPACT - SEE KL ENGINEER REPORT

KL Engineering
[A] Better Experience

TECHNICAL MEMORANDUM

5950 Seminole Centre Ct. Suite 200
Madison, Wisconsin 53711
608-663-1218
www.klengineering.com

To: Robert Sieger
Sieger Architects, Inc.

From: Mike Scarmon, P.E., PTOE
KL Engineering, Inc.

Date: January 26, 2016

Subject: **Staybridge Suites – Traffic Impact Evaluation**

Introduction

The purpose of this memo is to summarize the traffic impacts of the proposed Staybridge Suites extended stay hotel, located on Lot 9 of the Orchard Pointe development in Fitchburg, Wisconsin. The proposed hotel is a four-story building containing 100 guest rooms, a conference center, an exercise area, and an indoor swimming pool. The proposed concept site plan includes two access locations to the hotel on Limestone Lane, and one access location on Hardrock Road.

Previous Studies

Traffic impacts of the Orchard Pointe Development have been studied extensively, with new analysis completed as detailed development information becomes available. The pageoriginal analysis was completed by Strand Associates in 2006, to accompany the original Orchard Pointe Comprehensive Development Plan (CDP). After several amendments to the CDP, the most recent extensive traffic analysis was performed by SRF Consulting Group in 2011 as part of the Hy-Vee grocery store approval outlined in CDP Amendment 9.

Trip Generation and Distribution

The projected trip generation of the proposed hotel was calculated using the ITE *Trip Generation Manual, 9th Edition*. Based on feedback from the property owner, the land use description from the *Manual* which best fit the expected use of Staybridge Suites was an All Suites Hotel. The ITE code for this land use designation is 311, and the independent variable for calculating trip generation was the number of rooms. Patrons accessing the hotel may also use alternate modes of transportation. Coordination with City of Fitchburg staff on previous traffic studies has indicated that an expected 5 percent reduction in vehicle trips due to alternate modes of transportation is acceptable. Under these conditions, the hotel is expected to generate 466 daily vehicle trips, 38 of which occur during the PM peak hour.

Vehicles are expected to access Limestone Lane and Hardrock Road – and ultimately the hotel – via three main routes: Fitchrona Road and County PD to the west (35%), Nesbitt Road to the north and County PD from the east (55%), and Nesbitt Road to the south (10%). Percentages of trip distribution are in accordance with previous CDP analysis.

Although the original analysis completed by Strand Associates did not include trip generation for Lot 9, later versions of the CDP projected this lot to include 9,000 square feet of specialty retail space. This anticipated land use resulted in a projected 399 daily vehicle trips and 24 PM peak hour trips. The projected trip generation includes an increase of 67 daily vehicle trips, and an increase of 14 trips during the PM peak hour.

Traffic Impacts

Because the expected number of trips is higher for the hotel than for previous land use projections, the impacts of this traffic should be discussed. The 38 PM peak hour trips are expected to be split into 17 vehicles entering and 21 vehicles exiting the hotel. With the directional distribution discussed above, the maximum expected trips along any given travel route is 12 trips during the PM peak hour, or one vehicle every 5 minutes. Furthermore, the increase in trip generation over previous projections in the CDP amounts to a maximum of 5 additional vehicles along any given travel route during the PM peak hour, or one vehicle every 12 minutes. This increase in traffic volumes is not expected to impact traffic operations as projected in previous versions of the CDP.

Access and Parking Accommodations

City of Fitchburg Parking Requirements and Driveway Standards indicate that a hotel should provide one parking stall per room, plus one stall per employee on the largest shift. The proposed concept site plan shows 99 parking stalls.

Fitchburg's Driveway Standards indicate a desired driveway width of 24 feet, which is consistent with the site concept plan. Additionally, the Driveway Standards indicate that only one access point shall be allowed in most cases, although the Plan Commission may grant additional access if necessary. Given the size and nature of the parking lot concept, including parking stalls on three sides of the building, the driveway configuration in the proposed concept site plan is recommended. Furthermore, the minimum 100 feet of available street frontage on Limestone Lane is surpassed, which allows for consideration of a second access point at that location.

The Driveway Standards also indicate that access points shall be located as far away from intersections as possible. This study finds the proposed 25-foot separation between Hardrock Road and the nearest driveway on Limestone Lane to be acceptable. The minimum two foot separation between driveways and neighboring property lines is also met according to the proposed concept site plan.

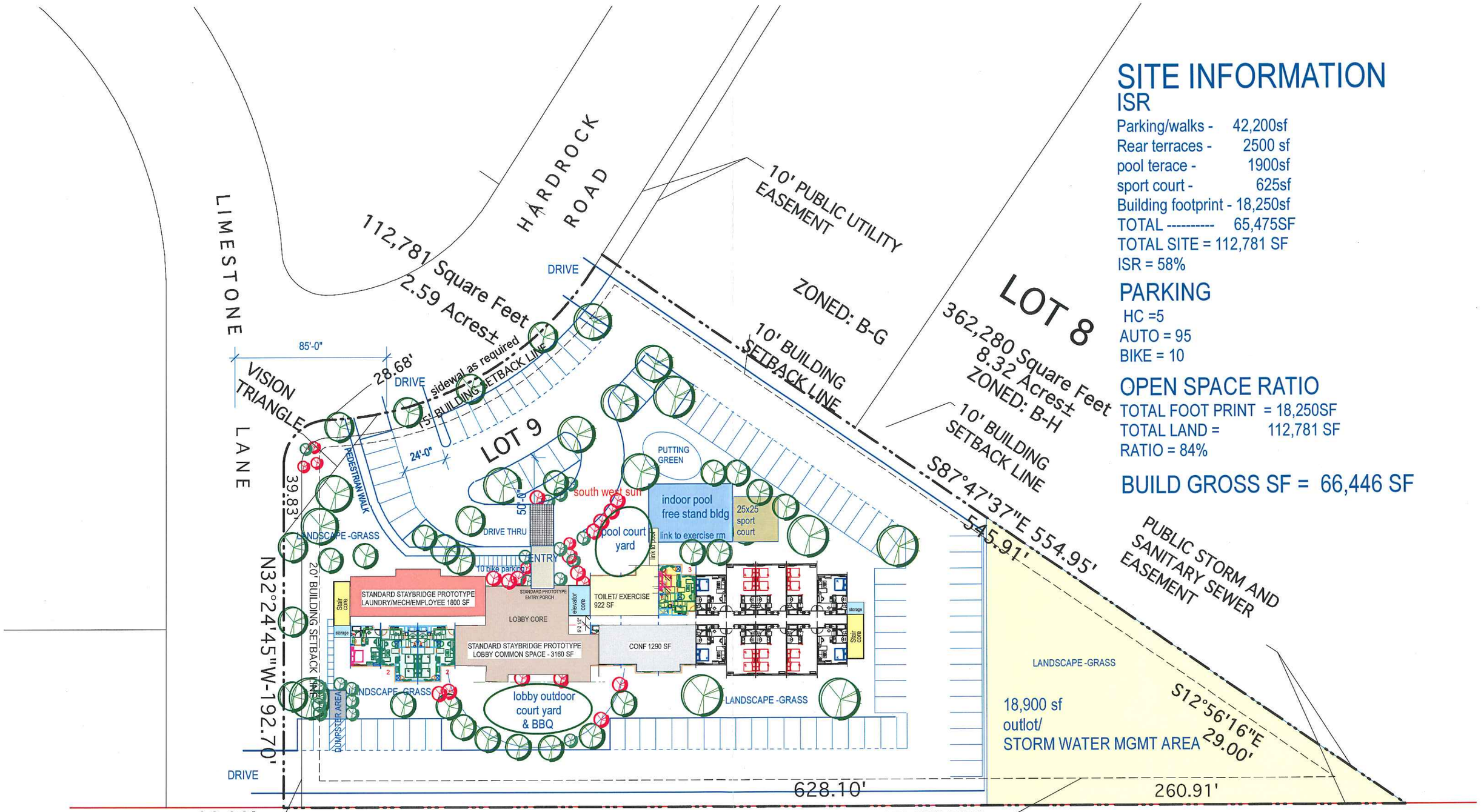
Conclusions

The conclusions and recommendations relating to the impacts of the proposed Staybridge Suites hotel are summarized as follows:

- Hotel is expected to generate 466 daily vehicle trips
- Hotel is expected to generate 38 vehicle trips during the PM peak hour
- 14 PM peak hour trip increase over previous trip generation is not expected to significantly affect operations projected in previously completed versions of the CDP
- Number of parking stalls should be maximized in final site plans to allow for full occupancy of the hotel
- Driveway and access locations are acceptable as indicated on the proposed concept site plan

ATTACHMENT A

Proposed Concept – Site Plan



SITE INFORMATION

ISR

Parking/walks - 42,200sf
Rear terraces - 2500 sf
pool terace - 1900sf
sport court - 625sf
Building footprint - 18,250sf
TOTAL ---------- 65,475SF
TOTAL SITE = 112,781 SF
ISR = 58%

PARKING

HC =5
AUTO = 95
BIKE = 10

OPEN SPACE RATIO

TOTAL FOOT PRINT = 18,250SF
TOTAL LAND = 112,781 SF
RATIO = 84%

BUILD GROSS SF = 66,446 SF

PROPOSED CONCEPT - SITE PLAN

_STAYBRIDGE EXTENDED STAY - FITCHBURG, WISCONSIN

SHAH FAMILY - FORT ATKINSON, WISCONSIN

RECEIVED 2/5/16

SiegerARCHITECTS - MADISON WI
siegerarchitects@sbcglobal.net 2/2/2015

ATTACHMENT B

Trip Generation Tables

Staybridge Suites Trip Generation

ITE Land Use Type: **All Suites Hotel**
ITE Code: **311**
Independent Variable: **Rooms**
Size: **100**

Weekday Average						
Base Trip Generation Rate	Base Number of Trips	Trips after Alternate Mode Reduction (5%)	In %	In Trips	Out %	Out Trips
4.90	**490**	**466**	50%	233	50%	233

AM Peak Hour						
Base Trip Generation Rate	Base Number of Trips	Trips after Alternate Mode Reduction (5%)	In %	In Trips	Out %	Out Trips
0.38	**38**	**36**	55%	20	45%	16

PM Peak Hour						
Base Trip Generation Rate	Base Number of Trips	Trips after Alternate Mode Reduction (5%)	In %	In Trips	Out %	Out Trips
0.40	**40**	**38**	45%	17	55%	21

Orchard Pointe Lot 9 - Land Use Comparison								
	ITE Land Use Type	ITE Code	Size	Units	Trip Generation			
					Daily Rate	**Daily Trips**	PM Rate	**PM Trips**
OP-9 Under Previously Approved CDP	Specialty Retail Center*	826*	9	1000 SF	44.32	**399**	2.71	**24**
Proposed OP-9 Staybridge Suites	All Suites Hotel	311	100	ROOMS	4.90	**466^**	0.40	**38^**
				NET DIFFERENCE		67		14

* From ITE Trip Generation Manual, 9th Edition. Previous versions of the CDP used the 7th Edition, which lists this category as "Specialty Retail" under ITE Code 814.

^ Includes a 5% alternate mode reduction

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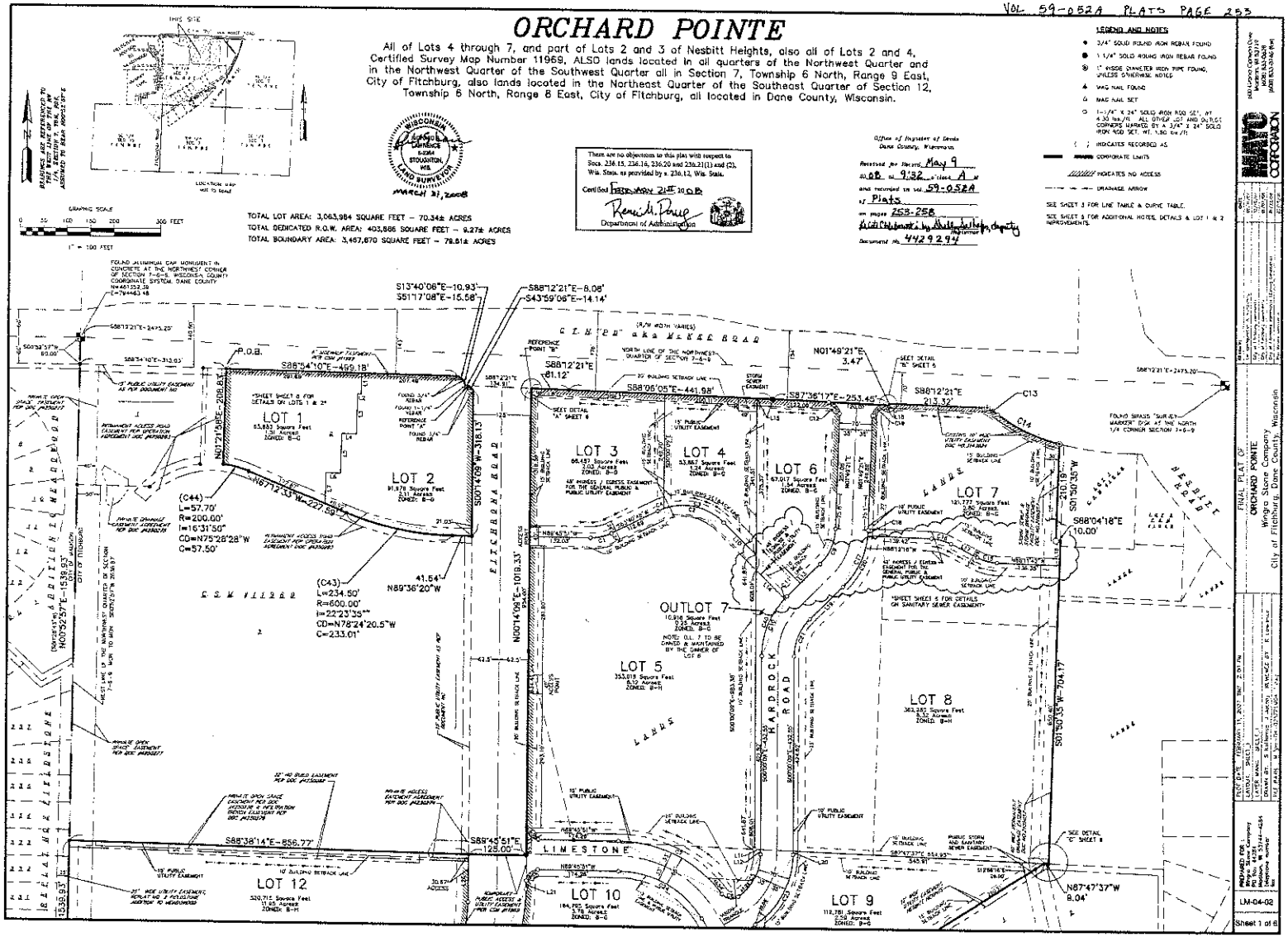
ORCHARD POINTE

All of Lots 4 through 7, and part of Lots 2 and 3 of Nesbitt Heights, also all of Lots 2 and 4, Certified Survey Map Number 11969, 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 Southeast Quarter of Section 12, Township 6 North, Range 8 East, City of Fitchburg, all located in Dane County, Wisconsin.



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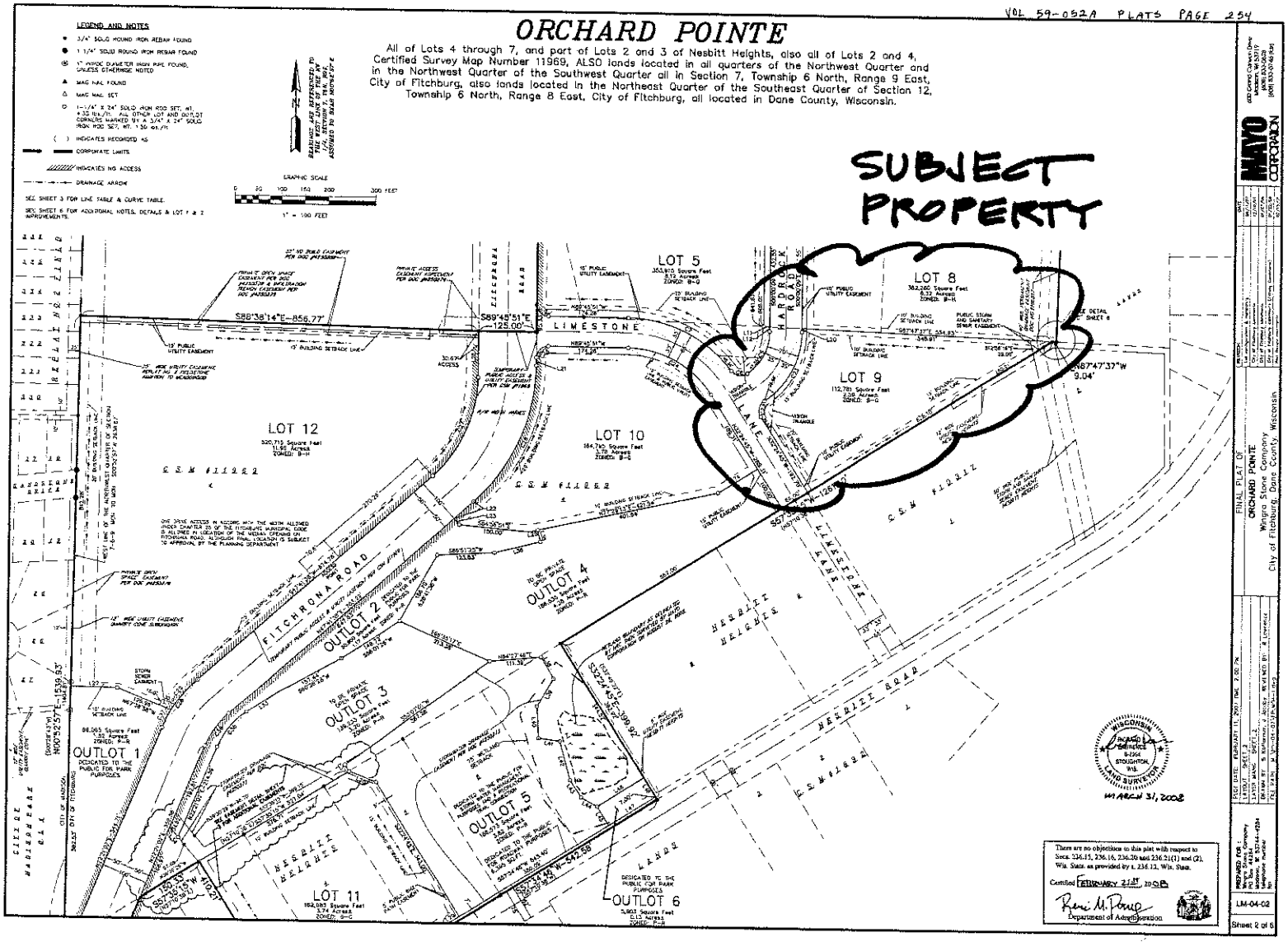
SUBJECT PROPERTY



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WISCONSIN REGISTERED LAND SURVEYOR S-2064 STOUGHTON, WIS.

MARCH 31, 2008

LEGEND AND NOTES

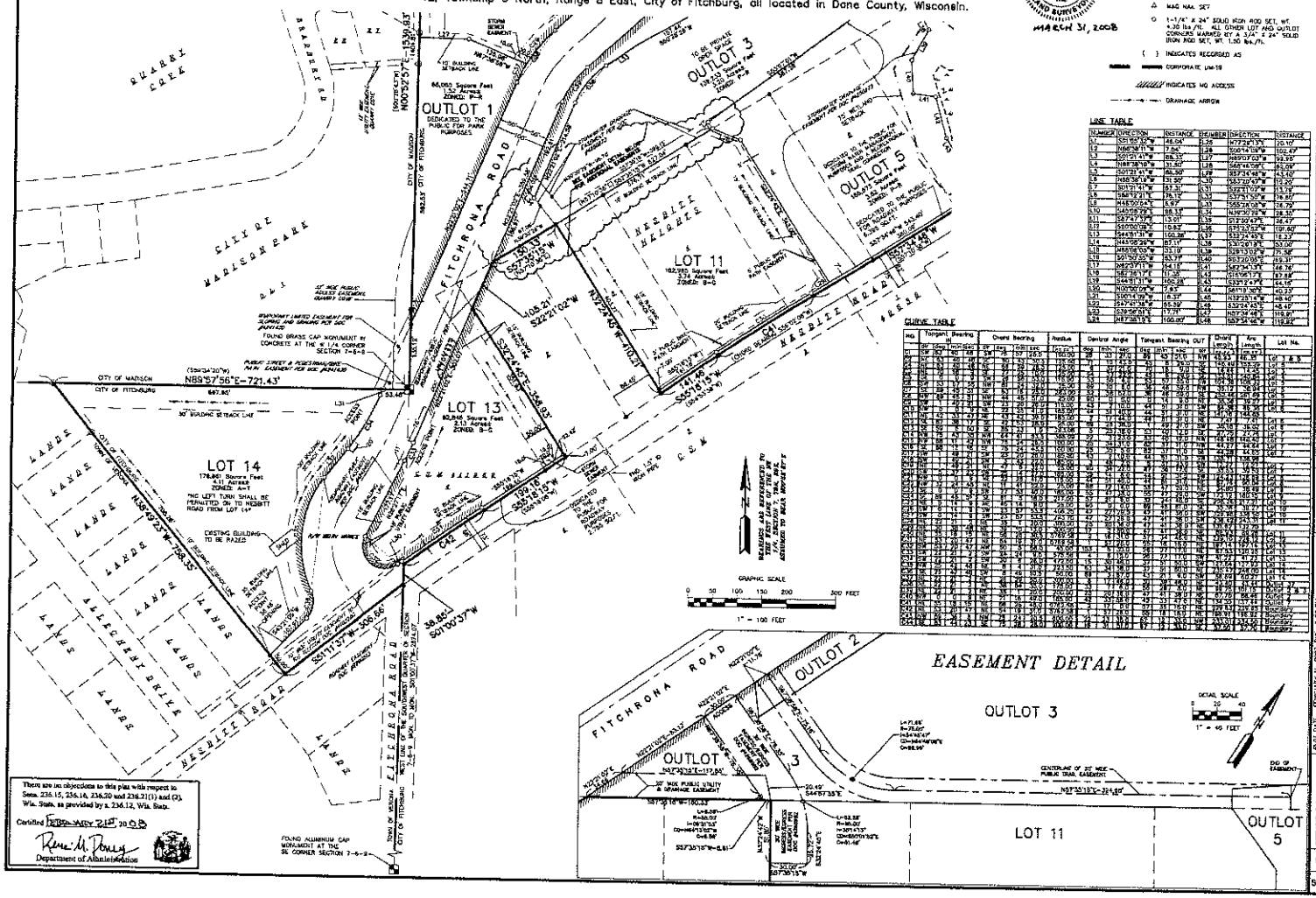
- 3/4" SOLID ROUND IRON REBAR FOUND
- 1 1/4" SOLID ROUND IRON REBAR FOUND
- 1" INSIDE DIAMETER IRON PIPE FOUND, UNLESS OTHERWISE NOTED
- MAG NAIL FOUND
- MAG NAIL SET
- 1-1/4" X 24" SOLID IRON ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" X 24" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS
- CORPORATE LIMIT
- INDICATES NO ACCESS
- DRAINAGE ARROW

LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S01°55'52"W	46.04'	L26	N72°21'33"E	20.10'
L2	N86°38'11"W	7.84'	L27	S04°14'09"W	102.47'
L3	S01°21'41"W	88.33'	L28	N85°07'03"W	93.95'
L4	N84°38'10"W	31.40'	L29	S49°45'39"E	80.10'
L5	S01°21'41"W	86.90'	L30	S57°34'48"E	43.10'
L6	N88°38'18"W	31.90'	L31	S85°20'43"W	112.20'
L7	S01°21'41"W	67.31'	L32	S22°17'07"W	13.11'
L8	S88°12'21"E	26.12'	L33	S37°51'50"W	19.85'
L9	N45°00'04"E	6.97'	L34	S55°10'08"W	24.79'
L10	S45°09'29"E	88.13'	L35	N29°30'59"W	28.30'
L11	S87°47'37"E	13.01'	L36	S12°20'43"E	26.47'
L12	S01°00'08"W	10.87'	L37	S31°20'02"W	101.60'
L13	S44°51'31"W	100.39'	L38	S33°24'43"E	18.37'
L14	N45°08'29"W	87.11'	L39	S31°20'13"E	53.00'
L15	N89°58'00"W	31.19'	L40	S28°13'13"W	71.56'
L16	S01°30'20"W	63.77'	L41	S01°20'08"E	69.31'
L17	N82°37'11"W	54.15'	L42	S82°34'13"E	46.76'
L18	N87°38'17"E	11.30'	L43	S01°00'17"E	67.88'
L19	S44°51'31"W	100.28'	L44	S33°12'47"E	64.15'
L20	N00°00'00"W	7.67'	L45	S41°13'38"E	40.23'
L21	S00°11'39"W	15.37'	L46	N37°21'18"W	48.40'
L22	S47°41'38"W	65.39'	L47	S32°24'43"E	48.49'
L23	S39°56'01"E	17.70'	L48	N37°34'48"W	110.81'
L24	N87°38'19"E	100.00'	L49	S57°34'48"E	110.22'

CURVE TABLE

NO.	Tangent Bearing IN				Chord Bearing				Radius	Central Angle			Tangent Bearing OUT				Chord Length	Arc Length	Lot No.
	DIR	DEG	MIN	SEC	DIR	DEG	MIN	SEC		DEG	MIN	SEC	DIR	DEG	MIN	SEC			
C1	SW	43	40	18	SW	45	57	45.5	100.00	28	33	27.0	NW	15.33	48	33.7	48.49'	48.49'	
C2	NE	15	33	48	NE	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C3	SE	15	33	48	SE	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C4	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C5	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C6	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C7	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C8	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C9	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C10	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C11	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C12	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C13	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C14	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C15	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C16	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C17	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C18	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C19	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C20	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C21	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C22	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C23	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C24	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C25	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C26	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C27	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C28	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C29	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C30	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C31	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C32	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C33	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C34	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C35	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C36	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C37	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C38	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C39	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C40	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C41	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C42	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C43	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	
C44	SW	15	33	48	SW	21	37	30.5	100.00	12	08	35.5	NW	27.42	42	09.2	210.20'	210.81'	



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified FEBRUARY 21st, 20 08

Department of Administration

MAYO CORPORATION
60 Grand Canyon Drive
Madison, WI 53719
(608) 833-0330
FAX (608) 833-0337
www.mayocorp.com

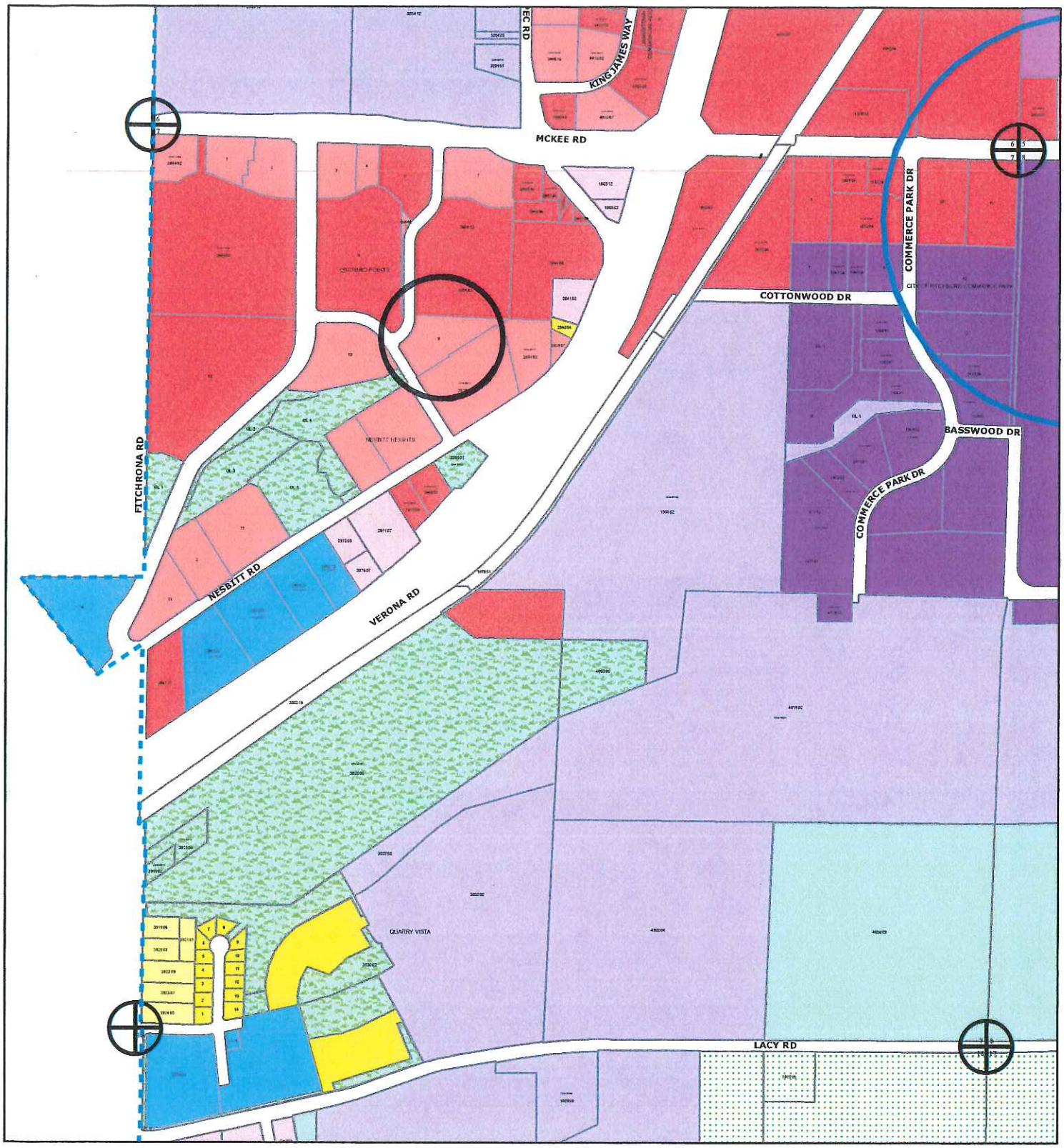
FINAL PLAT OF
ORCHARD POINTE
Wagner Stone Company
City of Fitchburg, Dane County, Wisconsin

PREPARED FOR:
Wagner Stone Company
7616 Big Sky Drive
Madison, WI 53714-4084
Attn: Mark Hoffman

PREPARED BY: R. Lemmerle

LM-04-02

Sheet 3 of 6



CITY OF FITCHBURG SECTION 7 TOWNSHIP 6N RANGE 9E

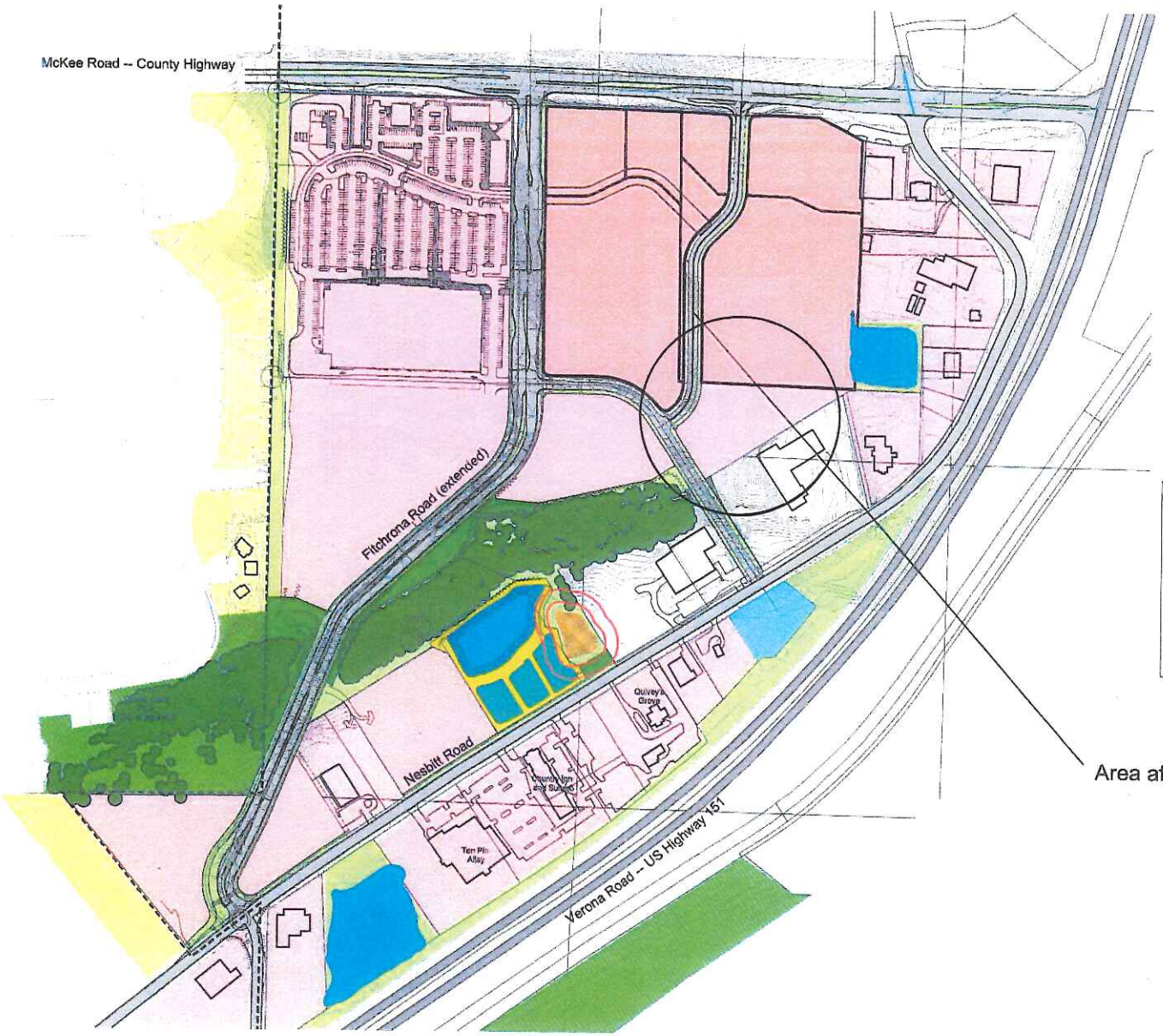
Zoning Districts

- R-R; Rural Residential
- R-L; Low Density Residential
- R-LM; Low to Medium Density Residential
- R-HA; Former R-4 Residential
- R-M; Medium Density Residential
- R-H; High Density Residential
- B-P; Professional Business
- B-G; General Business
- B-H; Highway Business
- R-D; Rural Development
- I-S; Specialized Industrial
- I-G; General Industrial
- PDD-GIP; Planned Development District - General Implementation Plan
- PDD-SIP; Planned Development District - Specific Implementation Plan
- P-R; Park and Recreation District
- A-T; Transitional Agriculture
- A-X; Exclusive Agriculture
- A-S; Small Lot Agriculture

- City Limits
- Wellhead Protection Area
- Section Corner

0 200 400 800 1,200 1,600 2,000 Feet

N



Comprehensive Development Plan

Orchard Pointe

CDP Amendment One

Map 1

Legend

Planned Land Use

- Commercial
- Parks & Open Space
- Storm Water Management

January 9, 2007

Date: 10 January 2013, 15 April 2013, 18 July 2013 (SS's and AB's comments),

TABLE 1 Reformatted

Orchard Pointe
Development Parameters

Comparison of Approved Comprehensive Development Plan and Proposed Amendment TWELVE

Current Approved CDP (including Amendments 1, 2, 3, 4, 5, 6, 7, 9, 10, and 11)

Original CDP Reference Parcels	Final Plat CSM Lot	Amendment History (initial CDP unless noted)	Building Site	Area (acres)	Zoning	ITE Code (Note 1)	Use Approved and Built Approved Site Plan Subject to CUP & /or Site Plan Approval	FAR Range	Req'd Open-space on-site	Projected Gross Floor Area (GFA)	Drive Box Lanes	Parking Rate/1000 GFA	Parking Spaces	Projected Traffic (1) Projection Unit	Avg Daily Traffic Rate per 1000 GFA, Lanes or Units	Average Weekday Traffic (ADT)	PM Peak Rate/1000 GFA , Lanes or Units	PM Peak Trips (raw trips)	Strand PM Peak Trip Projection (Note 2)	Net Difference versus Strand Projection
	Development Area																			
100				20.32			**Commercial**	0.25 - 0.28	20%	203,650			975			11,744		990	1042	(52)
	CSM 11969-1	Amend 5		1.50	B-G	912	**Bank w/ 4 drive-thru lanes**			5,500	4	4.5	25	Lanes	411.17	1,645	51.06	204		
	OP-1			1.51	B-G	932	*High-turn restaurant*			5,600		15.0	84	1000 GFA	127.15	712	10.92	61		
	OP-2		1 & 2	2.11	B-G/CUP	814	**Specialty Retail Center (small shops & restaurant uses)**			18,000		4.5 *	81	1000 GFA	44.32	798	2.71	49		
	CSM 11969-3			15.20	B-H/CUP	813	**Large Scale Discount Store w/ Grocery**			174,550		4.5	786	1000 GFA	49.21	8,590	3.87	676		
200				10.53			**Commercial**	0.15 - 0.25	35%	117,925			544			10,976		1,047	594	453
	Neitzel											subtotal-->	142			2,242		150		
	OP-3	Amend 4,6		1.66	B-G	914	**Specialty Retail Center (small shops)**			17,000		3.3	56	1000 GFA	44.32	753	2.71	46		
		Amend 4,6				710	*Second Floor Office(future) (see note 4)*			12,500		3.3	41	1000 GFA						
	OP-4	Amend 4,6		0.75	B-G	914	**Fast Food with Drive-thru**			3,000	1	15.0	45	1000 GFA	496.12	1,488	34.64	104		
	Peterson											subtotal-->	401			8,734		897		
	OP-5			5.12	B-H		**Supermarket**			85,425		4.7	401	1000 GFA	102.24	8,734	10.50	897		
300	Winora			11.95			**Commercial**	0.25 - 0.28	20%	88,000			386			2,739		218	228	(10)
	OP-12		TBD	11.95	B-H	862	*Home Improvement Store*			80,000		4.5	360	1000 GFA	29.80	2,384	2.46	196		
					B-H	814	*Specialty Retail Center (small shops)*			8,000		3.3	26	1000 GFA	44.32	355	2.71	22		
400	Winora			3.78			**Mixed Use Commercial-Office-Residential**	0.25 - 0.30	20%	27,400			151			1,093		98	227	(131)
	OP-10		TBD	3.78	B-G	814	*Specialty Retail Center (small shops)*			8,200		3.3	20	1000 GFA	44.32	275	2.71	17		
					B-G	710	*General Office*			16,000		3.3	53	1000 GFA	11.01	176	1.49	24		
					B-G	931	*Quality Restaurant*			5,200		15.0	78	1000 GFA	89.95	468	7.49	39		
					B-G	220	*26 Upper Story Dwelling Units*			26		==		Units	5.72	175	0.62	16		
500	Note: This pacel (500) was eliminated to accommodate Fitchrona Road re-alignment																			
600	Winora			2.13			**Commercial**	0.05 - 0.08	20%	3,600			13			2,804		199	385	(186)
	OP-13		1	2.13	B-H	851	*Convenience Market (No Fuel)*			3,600		3.3	13	1000 GFA	737.99	2,804	52.41	199		
700	Winora			3.74			**Mixed Use Commercial-Warehousing**	0.25 - 0.45	20%	30,000			60			445		38	75	(37)
	OP-11		TBD	3.74	B-H	814	*Specialty Retail Center (small shops)*			6,000		3.3	20	1000 GFA	44.32	266	2.71	16		
					B-H	710	*General Office*			10,000		3.3	33	1000 GFA	11.01	110	1.49	15		
					B-H	150	*Warehousing*			14,000		0.5	7	1000 GFA	4.96	69	0.47	7		
800,900	Neitzel			13.52			**Commercial**	0.25 - 0.28	35%	131,275			664			7,787		718	742	(24)
	OP-7		1	2.80	B-G	934	Coffee Shop w/ drive-thru			1,750		10.0	18	1000 GFA	495.12	868	34.64	61		
			1		B-G	932	**High-turn Restaurant**			6,500		15.0	98	1000 GFA	127.15	826	10.92	71		
			1		B-G	814	**Specialty Retail Center (small shops)**			7,425		3.3	25	1000 GFA	44.32	329	2.71	20		
			2		B-G	932	**High-turn Restaurant/Specialty Retail**			4,500		15.0	68	1000 GFA	127.15	572	10.92	49		
			2		B-G	814	**Specialty Retail Center (small shops)**			7,200		3.3	24	1000 GFA	44.32	319	2.71	20		
	OP-8	Amend 3, 4,6	2	5.32	B-H/CUP	854	Med Format Retail Store			31,000		4.0	124	1000 GFA	45.04	1,396	3.83	119		
		Amend 4			B-H	814							0	1000 GFA	0.00	0		0		
		Amend 3	2		B-H	492	**Health/Fitness Club - 2 story**			45,000		4.0	180	1000 GFA	32.93	1,482	4.06	183		
	OP-6	Amend 6		2.40	B-H/CUP	854	**Discount Grocery**			17,000		5.5	94	1000 GFA	96.82	1,646	8.90	151		
		Amend 7			B-H/CUP	814	**Tire Store with 10 service bays**			10,900	10	3.3	36	1000 GFA	24.87	348	4.15	45		
1000	Sara Investment			5.20			**Mixed Use Commercial-Warehousing**	0.25 - 0.28	35%	51,000			84			431		53	45	8
	Nesbitt Hts 8.9			5.20	B-H	814	*Specialty Retail Center (small shops)*			6,000		3.3	20	1000 GFA	44.32	266	2.71	16		
					B-H	710	**General Office**			15,000		3.3	50	1000 GFA	11.01	165	1.49	22		
					B-H	150	**Warehousing**			30,000		0.5	15	1000 GFA			0.47	14		
1100	Nesbitt Place			5.30			**Commercial**	0.20 - 0.25	35%	40,000			191			2,020		143	41	102
	CSM 10317-1			5.30	B-H	814	**Specialty Retail Center (small shops)**			30,000		3.3	99	1000 GFA	44.32	1,330	2.71	81		
					B-H	710	**General Office**			5,000		3.3	17	1000 GFA	11.01	55	1.49	7		
					B-H	932	**High-turn Restaurant**			5,000		15.0	75	1000 GFA	127.15	636	10.92	55		
							Expansion Area													
1200	Peterson			9			**High Density Residential**	0.40 - 0.50	35%				158			551		51	NR	51
	OP-14	Amend 11	TBD	4.11	R-H	220	*Apartments*			82				Unit	8.72	551	0.62	51		
							Studio			6		1.0	6							
							1 and 2 BDR			76		2.0	152							
2003	Winora			2.59			**Commercial**	0.20 - 0.25	35%	9,000			30			399		24	NR	24
	OP-9			2.59	B-G	814	*Specialty Retail (small shops)*			9,000		3.3	30	1000 GFA	44.32	399	2.71	24		

Open Space Parcels			
	7.73		**Environmental Corridor**
Winora	OP OL 3	3.20 P-R	Private Open Space
Winora	OP OL 4	4.28 P-R	Private Open Space
Neitzel	OP OL 7	0.25	Private Open Space
	2.82		**Environmental Corridor**
	OP OL 1	1.52 P-R	Public Parkland
	OP OL 2	1.17 P-R	Public Parkland
	OP OL 6	0.13 P-R	Public Parkland
	3.82		**Environmental Corridor**
	OP OL 5	3.82 P-R	Stormwater Management

Public Street Rights of Way	
12.19	Total
0.28	McKee Road
6.64	Fitchrona Road
0.48	Nesbitt Road
1.13	Limestone Lane
1.66	Hardcock Road

Summary CDP	Acres	Total Projected Gross Floor Area	Total Projected Average Daily Traffic (Raw Trips)	Total Projected PM Peak Trips (Raw Trips)	2005 Strand Projection	Net Difference
Commercial Area	93.43	702,050 SF	40,990	3,577	3,379	198
Street Rights of Way	12.19					
Total	105.62					

Notes:
(1) Trip Generation 7th Edition, Institute of Traffic Engineers
(2) From Strand Associates TIA and March 6, 2006 correspondence
Projected trips from the former parcel 500 were added to parcel 300
Oct 21, City Approved increased caps for Ref Parcel 100 and 200
(3) In Ammendment One,"Apparel Store" classification has been used to project traffic for Medium Format Retail Store when use is unknown.
(4) Resolution R-34-07 Specified 7,000 SF of Second Floor Office Space
(5) Unless specific tenmants are known, the parking ratio for Specialty Retail calculated at 4.5/1000 GFA to account for restaurant uses.
* Site Plan approval added additional spaces for anticipated restaurant uses in Sp. Retail Center Buildings

Developed/Planned Use Mix		Sites' GFA	
Large Format Retail	1	174,550	24.9%
Med. Format Retail	3	121,500	17.4%
Specialty Retail & Small Restauran	15	134,451	19.1%
Stand-alone Restaurant	3	15,800	2.3%
Discount Super Market	2	102,425	14.6%
Health club	1	45,000	6.4%
General Office	5	58,500	8.3%
Banks/Credit Union	1	5,500	0.8%
Warehousing	1	44,000	6.3%
Dwelling Units	###		
		Gross Floor Area 702,126	

Orchard Pointe
Development Parameters

The proposed amendments are highlighted

Proposed Ammendment Twelve (traffic cap per approved amendment 9 see Note 2)

Prelim Plat Lot	Building Site	Area (acres)	Zoning	ITE Code (Note 1)	Use	FAR Range	Req'd Open-space On-site	Projected Gross Floor Area (GFA)	Drive Box Lanes	Parking Rate/1000 GFA	Projected Parking Spaces	Projected Traffic (1) Projection Unit	Avg Daily Traffic Rate per 1000 GFA, Lanes or Units	Average Weekday Traffic (ADT)	PM Peak Rate/1000 GFA , Lanes or Units	PM Peak Trips (raw trips)	Cap PM Peak Trip Projection (Note 2)	Net Difference versus Cap
		20.32			**Commercial**	0.25 - 0.28	20%	211,340			978			11,621		965	1042	(77)
					Calculated FAR based on site plans	0.24												
CSM 11969-1	UWCU	1.50	B-G	912	Credit Union w/ 4 drive-thru lanes			5,500	4	4.5	25	Lanes	411.17	1,645	51.06	204		
Combined Lots 1 & 2								31,290		per site plan	166			1,387		85		
OP-1		1.51	B-G	814	*Specialty Retail*			13,290			81	1000 GFA	44.32	589	2.71	36		
OP-2	Retail Center	2.11	B-G/CUP	814	Specialty Retail Center (small shops & restaurant uses)			18,000			105	1000 GFA	44.32	798	2.71	49		
CSM 11969-3	Target Store	15.20	B-H/CUP	813	Large Scale Discount Store w/ Grocery			174,550		4.5	786	1000 GFA	49.21	8,590	3.87	676		
		10.53			**Commercial**	0.15 - 0.25	35%	117,925			544			10,976		1,047	594	453
					Calculated FAR based on site plans	0.26												
Neitzel										subtotal-->	142			2,242		150		
OP-3		1.66	B-G	914	Specialty Retail Center (small shops)			17,000		3.3	56	1000 GFA	44.32	753	2.71	46		
				710	*Second Floor Office(future)*			12,500		3.3	41	1000 GFA						
OP-4		0.75	B-G	934	Fast Food with Drive Thru			3,000	1	15.0	45	1000 GFA	496.12	1,488	34.64	104		
Peterson										subtotal-->	401			8,734		897		
OP-5	TBD	8.12	B-H		Supermarket			85,425		4.7	401	1000 GFA	102.24	8,734	10.50	897		
Winora		11.95			**Commercial**	0.25 - 0.28	20%	88,000			386			2,739		218	228	(10)
OP-12	TBD	11.95	B-H	862	*Home Improvement Store*			80,000		4.5	360	1000 GFA	29.80	2,384	2.46	196		
			B-H	814	*Specialty Retail Center (small shops)*			8,000		3.3	26	1000 GFA	44.32	355	2.71	22		
Winora		3.78			**Mixed Use Commercial-Office-Residential**	0.25 - 0.30	20%	27,400			151			1,093		98	227	(131)
OP-10	TBD	3.78	B-G	814	*Specialty Retail Center (small shops)*			8,200		3.3	20	1000 GFA	44.32	275	2.71	17		
			B-G	710	*General Office*			16,000		3.3	53	1000 GFA	11.01	176	1.49	24		
			B-G	931	*Quality Restaurant*			5,200		15.0	78	1000 GFA	89.95	468	7.49	39		
			B-G	220	*26 Upper Story Dwelling Units*			26		==		Units	5.72	175	0.62	16		
Winora		2.13			**Commercial**	0.05 - 0.08	20%	3,600			13			2,804		199	385	(186)
OP-13		2.13	B-H	851	*Convenience Market (No Fuel)*			3,600		3.3	13	1000 GFA	737.99	2,804	52.41	199		
Winora		3.74			**Mixed Use Commercial-Warehousing**	0.25 - 0.45	20%	30,000			60			445		38	75	(37)
OP-11	TBD	3.74	B-H	814	*Specialty Retail Center (small shops)*			6,000		3.3	20	1000 GFA	44.32	266	2.71	16		
			B-H	710	*General Office*			10,000		3.3	33	1000 GFA	11.01	110	1.49	15		
			B-H	150	*Warehousing*			14,000		0.5	7	1000 GFA	4.96	69	0.47	7		
Neitzel		13.52			**Commercial**	0.25 - 0.28	35%	134,375			675			7,787		731	742	(11)
					Calculated FAR based on site plans	0.23												
OP-7	1	2.80	B-G	934	Coffee Shop w/ drive-thru			1,750		10.0	18	1000 GFA	495.12	868	34.64	61		
	1		B-G	932	High-turn Restaurant			6,500		15.0	98	1000 GFA	127.15	826	10.92	71		
	1		B-G	814	Specialty Retail Center (small shops)			7,425		3.3	25	1000 GFA	44.32	329	2.71	20		
	2		B-G	932	High-turn Restaurant/Specialty Retail			4,500		15.0	68	1000 GFA	127.15	572	10.92	49		
	2		B-G	814	Specialty Retail Center (small shops)			7,200		3.3	24	1000 GFA	44.32	319	2.71	20		
OP-8	2	5.32	B-H/CUP	870	Med Format Retail Store			31,000		4.0	124	1000 GFA	45.04	1,396	3.83	119		
	1		B-H	492	Health/Fitness Club - 2 story			45,000		4.0	180	1000 GFA	32.93	1,482	4.06	183		
OP-6		2.40	B-H/CUP	854	Discount Grocery			17,000		5.5	94	1000 GFA	96.82	1,646	8.90	151		
			B-H/CUP	814	*Tire Store with 10 service bays*			14,000	10	3.3	46	1000 GFA	24.87	348	4.15	58		
Sara Investment		5.20			**Mixed Use Commercial-Warehousing**	0.25 - 0.28	35%	51,000			84			431		53	45	8
Nesbitt Hts 8.9		5.2	B-H	814	Specialty Retail Center (small shops)			6,000		3.3	20	1000 GFA	44.32	266	2.71	16		
			B-H	710	General Office			15,000		3.3	50	1000 GFA	11.01	165	1.49	22		
			B-H	150	Warehousing			30,000		0.5	15	1000 GFA			0.47	14		
Nesbitt Place		5.30			**Commercial**	0.20 - 0.25	35%	40,000			191			2,020		143	41	102
CSM 10317-1		5.30	B-H	814	Specialty Retail Center (small shops)			30,000		3.3	99	1000 GFA	44.32	1,330	2.71	81		
			B-H	710	General Office			5,000		3.3	17	1000 GFA	11.01	55	1.49	7		
			B-H	932	High-turn Restaurant			5,000		15.0	75	1000 GFA	127.15	636	10.92	55		
					Expansion Area													
Peterson		4.11			**High Density Residential**	0.40 - 0.50	35%				158			551		51	NR	51
OP-14	TBD	4.11	R-H	220	*Apartments*			82				Unit	8.72	551	0.62	51		
					Studio			6		1	6							
					1 and 2 BDR			76		2	152							
Winora		2.59			**Commercial**	0.50 - 1.00	20%	65,000			100			466		38	NR	38
OP-9		2.59	B-G	311	*Lodging*				*Guest Rooms*	100	1.0	100	See Traffic Analysis by KL Engineering					

Open Space Parcels			
	7.73		**Environmental Corridor**
Winora	OP OL 3	3.20	Private Open Space
Winora	OP OL 4	4.28	Private Open Space
Neitzel	OP OL 7	0.25	Private Open Space
	2.82		**Environmental Corridor**
	OP OL 1	1.52 P-R	Public Parkland
	OP OL 2	1.17	Public Parkland
	OP OL 6	0.13	Public Parkland
	3.82		**Environmental Corridor**
	OP OL 5	3.82 P-R	Stormwater Management

Public Street Rights of Way	
12.19	Total
0.28	McKee Road
6.64	Fitchrona Road
0.48	Nesbitt Road
1.13	Limestone Lane
1.66	Hardcock Road

Summary CDP Amendment 2	Acres	Total Projected Gross Floor Area	Total Projected Average Daily Traffic (Raw Trips)	Total Projected PM Peak Trips (Raw Trips)	2006 Strand Projection	Net Difference
Commercial Area	97.54	703,840 SF	40,934	3,578	3,379	199
Street Rights of Way	12.19					
Total	109.73					

Use Mix	#	GFA	
Large Format Retail	1	174,550	24.8%
Med. Format Retail	3	125,000	17.8%
Specialty Retail & Small Restaurant	15	125,457	17.8%
Stand-alone Restaurant	3	23,490	3.3%
Discount Supermarket	2	102,425	14.6%
Health Club	1	45,000	6.4%
General Office	5	58,500	8.3%
Banks/Credit Union	1	5,500	0.8%
Warehousing	1	44,000	6.3%
Dwelling Units	108		
		Gross Floor Area 703,922	

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