

Mayor Gonzalez
Introduced by

Planning
Prepared by

Plan Commission
Referred to

June 13, 2017
Date

RESOLUTION R-115-17

A RESOLUTION APPROVING AMENDMENT 13 TO ORCHARD POINTE COMPREHENSIVE DEVELOPMENT PLAN

WHEREAS, Tim Neitzel, agent for MMI Inc., has submitted a request to amend the Orchard Pointe Comprehensive Development Plan (CDP) for Lot 8 Orchard Pointe; and

WHEREAS, Amendment 13 involves the addition of a 1,500 square foot fast food restaurant with drive thru, as well as an increase in Medium Format Retail building space of 2,250 sq ft on Lot 8 Orchard Pointe; and

WHEREAS, the Plan Commission following a public hearing has reviewed the request on June 20, 2017,

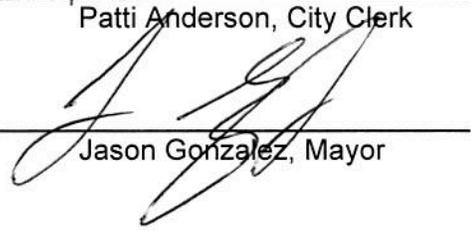
NOW BE IT HEREBY RESOLVED, by the Fitchburg Common Council approves amendment 13 to the Comprehensive Development Plan for Orchard Pointe subject to the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) City approval of Conditional Use Permit, CU-2158-17.

Adopted by the Common Council of the City of Fitchburg this 27th day of June, 2017.



Patti Anderson, City Clerk



Jason Gonzalez, 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

- 2. Proposed Land Use (Check all that Apply):**
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: Unchanged

4. No. Of Buildable Lots Proposed: Unchanged

5. Zoning District: B-H (Highway Business)

6. Current Owner of Property: Tim Neitzel

Address: 5301 Voges Road, Madison, WI 53718 **Phone No:** (608) 257-2600

7. Contact Person: Tim Neitzel, MMI Inc.

Email: Jreff@airtemperature.com

Address: 5301 Voges Road, Madison, WI 53718 **Phone No:** (608) 257-2600

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 currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: _____

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:** 5/23/2017

Ordinance Section No. _____ **Fee Paid:** \$450.00

Permit Request No. CDP(A)-2157-17

R# 1-14023
 8/ 5-23-17

Orchard Pointe
Comprehensive Development Plan
Amendment Thirteen

Prepared for:
Tim Neitzel

JSD Professional Services
161 Horizon Drive, Suite 101
Verona, WI

Project 17-7957

Submitted: 23 May 2017

INTRODUCTION AND 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 improvement, architectural character, traffic circulation, stormwater management and open space preservation.

During the course of discussion on the CDP, the City and the property owners recognized that the scope of development in this area would need to be dynamic and responsive to market changes, consumer expectations and regulatory goals. To meet its intended purpose as the framework for managing the development within Orchard Pointe, it was generally accepted that reasonable amendments to the CDP would be necessary.

This proposal is the thirteenth amendment of the CDP and focusses on Lot 8 of the Orchard Point Plat (this is the development area surrounding Gold's Gym and is located just east of Hardrock Road.

Orchard Pointe Chronology

2002 through 2006	General Planning
April 2006	Orchard Pointe Comprehensive Development Plan approved.
July 2006	Rezoning of Orchard Pointe approved (Ord # 2006-O-17 and Ord # 2006-O-18)
September	Super Target Store site plan and land division approved
January 2007	CDP Amendment One – Relating to lands east of Fitchrona Road, the re-alignment of Hardrock Road (Orchard Point II Preliminary Plat), and the Rezoning of McKee Road frontage east from Fitchrona Road (Ord # 2007-O-05)
January 2008	CDP Amendment Two – Relating to uses and open space for Phase One of the Shoppes at Orchard Pointe
July 2008	CDP Amendment Three – Relating to uses and open space for Phase Two of the Shoppes at Orchard Pointe
September 2008	CDP Amendment Four – Relating to the gross floor area permitted on Lot 1 of CSM 11969 (UW Credit Union)
December 2008	CDP Amendment Five – Relating to the uses and development of The Shoppes at Orchard Pointe (Lot 3) and amendment of the land uses allowed on Lot 8

October 2009	CDP Amendment Six – Relating to the uses and development of Lots 3, 4, 6, and 8
March 2011	CDP Amendment Seven – Relating to zoning and conditional uses on Lot 6 and revising the site plan pertaining to Lots 3, 4, and 6
July 2011-March 2012	CDP Amendment Eight – Relating to changing the land use on Lot 1 from restaurant to a bank with drive-thru lanes and specialty retail center uses. This proposed amendment was denied by the City Plan Commission in order to maintain the opportunity for a restaurant use to be developed.
Fall 2011	CDP Amendment Nine – Relating to developing the Hy-Vee Grocery Store on Lot 5
Fall 2012-April 2013	CDP Amendment Ten – Relating to revising the permitted use on Lot 1 to allow Specialty Retail Center in place of the single restaurant use restriction.
July 2013	CDP Amendment Eleven. Relating to increasing permitted residential densities to enable the development of an apartment complex on Lot 14
January 2016	CDP Amendment Twelve – Relating to revising the uses permitted on Lot 9 to allow the development of the Staybridge Suites Hotel

DESCRIPTION

The development on Lot 8 is structured as a commercial condominium. Amendment Thirteen proposes to expand the type and size of the permitted uses on Lot 8 to include:

- A Fast Food Restaurant with a Drive-thru lane. This is proposed to be a 1,500 square foot Freshii Restaurant on a 15,500 square foot “outlot” located north of the Pet Supplies store site. The development will include 23 parking stalls, bike racks, an outdoor patio, and a drive-thru pickup lane, and
- An Increase in the gross floor area for Medium Format Retail space to an aggregate total of 33,750 Square Feet. This will allow for the future buildout of the vacant area between the Gold’s Gym building and the Pet Supplies building with up to 25,000 square feet of retail space.

Zoning

The Restaurant and Drive-thru use will require approval of a Conditional Use Permit under the current B-H Highway Business zoning district.

Stormwater Management.

No additional stormwater management facilities are required since this site is already impervious area that has been accounted for in the design and function of the existing stormwater basin located east of Lot 8.

Traffic Impact

The projected trip generation for the existing and proposed land uses within boundary of the subarea of Orchard Pointe that was analyzed by Strand Associates in 2006 have been updated using the ITE Trip Generation Manual, 9th Edition. This area includes Orchard Pointe Lots 6, 7, and 8. The independent variables for calculating trip generation was the approved/proposed gross floor area of each use category. Based on the analysis methodology applied for the traffic analysis in CDP Amendment 9 and previous studies, a 5% reduction in the projected total and projected PM Peak Trips was applied to reflect use of alternate travel modes (bicycling, mass transit, ride-share) and linked trips (to multiple destinations within the sub-area – going to Gold’s Gym and to the Freshii Restaurant in the same “trip” from home or work).

This trip generation analysis indicates that the addition of the fast-food restaurant and the potential future addition of 25,000 SF of retail space are projected to generate that is less than the “Cap” of 742 PM Peak Trips established for this sub area of the Orchard Pointe development. The projected traffic is not expected to produce any noticeable impact to traffic operations on the adjoining street network.

Parking

There are 404 existing parking stalls on Lot 8. Of these, 79 stalls are allocated to support the high-turn restaurant use (Buffalo Wild Wings) on the adjoining Lot 7. The proposed restaurant location will eliminate 38 stalls. The remaining 287 stalls are more than sufficient to minimum parking demand for existing and projected future retail uses on the lot as well as the health club (total of 78,750 square feet at 3.3 stalls per 1000 square feet, plus 9 stalls for the restaurant use, yields a minimum parking requirement of 269 stalls.

TABLE 1 Reformatted

Orchard Pointe Development Parameters

Comparison of Approved Comprehensive Development Plan and Proposed Amendment THIRTEEN

Orchard Pointe Development Parameters

Proposed Amendment THIRTEEN (traffic cap per approved amendment 9)

Current Approved CDP (including Amendments 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, and 12)

Original CDP Reference Parcels	Final Plat CSM Lot	Amendment History (Initial CDP unless noted)	Building Site	Area (acres)	Zoning	ITE Code (Note 1)	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)	Parking Rate/1000 GFA	Parking Spaces	Projected Traffic (1)				Strand PM Peak Trip Projection (Note 2)	Net Difference versus Strand Projection							
													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)						
Development Area													20.32	Commercial	0.25 - 0.28	20%	211,340	951		11,621	965	1042	(77)		
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	51.08	204
OP-1 Amend 10													1.51	B-G	814	Specialty Retail	13,290		4.5	60	1000 GFA	44.32	589	2.71	36
OP-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
Neitzel OP-3 Amend 4, 8 Amend 4, 6 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
OP-4													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 OP-5													8.12	B-H		Supermarket	85,425		4.7	401	1000 GFA	102.24	8,734	10.50	897
Wingra OP-12													11.95	B-H	882	Home Improvement Store	80,000		4.5	360	1000 GFA	29.80	2,384	2.45	196
OP-12													11.95	B-H	814	Specialty Retail Center (small shops)	8,000		3.3	26	1000 GFA	44.32	355	2.71	22
Wingra OP-10													3.78	B-G	814	Specialty Retail Center (small shops)	5,200		3.3	20	1000 GFA	44.32	275	2.71	17
OP-10													3.78	B-G	710	General Office	15,000		3.3	53	1000 GFA	11.01	178	1.49	24
OP-10													3.78	B-G	931	Quality Restaurant	5,200		15.0	78	1000 GFA	89.55	468	7.49	39
OP-10													3.78	B-G	229	28 Upper Story Dwelling Units	26				Units	6.72	175	0.82	16
Wingra OP-13													2.13	B-H	851	Convenience Market (No Fuel)	3,800		3.3	13	1000 GFA	737.99	2,804	52.41	199
Wingra OP-11													3.74	B-H	814	Specialty Retail Center (small shops)	6,000		3.3	20	1000 GFA	44.32	296	2.71	16
OP-11													3.74	B-H	710	General Office	10,000		3.3	33	1000 GFA	11.01	110	1.49	15
OP-11													3.74	B-H	150	Warehousing	14,000		0.5	7	1000 GFA	4.96	69	0.47	7
Neitzel OP-7													2.80	B-G	934	Coffee Shop w/ drive-thru	1,750		10.0	18	1000 GFA	496.12	865	34.64	81
OP-7													2.80	B-G	932	High-Turn Restaurant	6,500		15.0	98	1000 GFA	127.15	828	10.92	71
OP-7													2.80	B-G	814	Specialty Retail Center (small shops)	7,425		3.3	25	1000 GFA	44.32	329	2.71	20
OP-7													2.80	B-G	932	High-Turn Restaurant/Specialty Retail	4,500		15.0	68	1000 GFA	127.15	572	10.92	48
OP-7													2.80	B-G	814	Specialty Retail Center (small shops)	7,200		3.3	24	1000 GFA	44.32	319	2.71	20
OP-8 (Comm. Condo) Amend 3, 4, 6													8.32	B-H/CUP	854	Med Format Retail Store	22,250		4.0	89	1000 GFA	45.04	1,126	3.83	85
OP-8													8.32	B-H	834	Fast Food with Drive Thru	1,500	1	15.0	23	1000 GFA	496.12	707	34.64	49
OP-8													8.32	B-H	876	Med Format Retail Store (appearal store)/projected area available	25,000		4.0	100	1000 GFA	66.40	1,577	3.83	91
OP-8													8.32	B-H	834	Fast Food with Drive Thru	1,500	1	15.0	23	1000 GFA	496.12	707	34.64	49
OP-8													8.32	B-H	876	Med Format Retail Store (appearal store)	8,750		4.0	35	1000 GFA	66.40	552	3.83	22
OP-8													8.32	B-H	492	Health/Fitness Club - 2 story	45,000		4.0	180	1000 GFA	32.93	1,408	4.06	174
OP-6 Amend 3													2.40	B-H/CUP	854	Discount Grocery	17,000		5.5	94	1000 GFA	96.82	8,900	15.1	135
OP-6 Amend 6 Amend 7													2.40	B-H/CUP	814	Tire Store with 10 service bays	10,000	10	3.3	36	1000 GFA	24.87	348	4.15	45
Sara Investment Nesbitt Hts 8,9													5.20	B-H	814	Specialty Retail Center (small shops)	8,000		3.3	20	1000 GFA	44.32	266	2.71	16
OP-9													5.20	B-H	710	General Office	15,000		3.3	50	1000 GFA	11.01	165	1.49	22
OP-9													5.20	B-H	150	Warehousing	30,000		0.5	15	1000 GFA	4.96	69	0.47	7
Nesbitt Place 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
OP-1													5.30	B-H	710	General Office	5,000		3.3	17	1000 GFA	11.01	55	1.49	7
OP-1													5.30	B-H	932	High-Turn Restaurant Expansion Area	5,000		15.0	75	1000 GFA	127.15	636	10.92	55
Peterson OP-14 Amend 11													4.11	B-G	220	Apartments	82				Units	6.72	551	0.62	51
OP-14													4.11	B-G	220	Apartments	82				Units	6.72	551	0.62	51
Wingra OP-9 Amend 12													2.59	B-G	311	Lodging	100				rooms	4.90	466	0.40	38
OP-9													2.59	B-G	311	Lodging	100				rooms	4.90	466	0.40	38

The proposed amendments are highlighted

Proposed Amendment THIRTEEN (traffic cap per approved amendment 9)

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)	Parking Rate/1000 GFA	Projected Parking Spaces	Projection Unit	Projected Traffic (1, (6))				Cap PM Peak Trip Projection (Note 2)	Net Difference versus Cap						
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Neitzel OP-7											2.80	B-G	934	Coffee Shop w/ drive-thru	1,750		10.0	18	1000 GFA	496.12	825	32.65	54
OP-7											2.80	B-G	932	High-Turn Restaurant	6,500		15.0	98	1000 GFA	127.15	785	9.85	61
OP-7											2.80	B-G	814	Specialty Retail Center (small shops)	7,425		3.3	25	1000 GFA	44.32	313	2.71	19
OP-7											2.80	B-G	932	High-Turn Restaurant/Specialty Retail	4,500		15.0	68	1000 GFA	127.15	544	9.85	42
OP-7											2.80	B-G	814	Specialty Retail Center (small shops)	7,200		3.3	24	1000 GFA	44.32	303	2.71	19
OP-8 (Comm. Condo) Amend 3, 4, 6											8.32	B-H	854	Med Format Retail Store (appearal store)/projected area available	25,000		4.0	100	1000 GFA	66.40	1,577	3.83	91
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OP-1											5.30	B-H	932	High-Turn Restaurant Expansion Area	5,000		15.0	75	1000 GFA	127.15	636	10.92	55
Peterson OP-14 Amend 11											4.11	B-G	220	Apartments	82				units	6.72	551	0.62	51
OP-14											4.11	B-G	220	Apartments	82				units	6.72	551	0.62	51
Wingra OP-9 Amend 12											2.59	B-G	311	Lodging	100								

June 12, 2017

RECEIVED
6/18/17

RE: Freshii at Orchard Pointe
 Application CDP(A)-2157-17, CU-2158-17, ADR
 Dimension IV Madison - Project #16164

Per design review comments letter dated May 25, 2017, we have the following responses and revisions.

Planning Department

1. Please Provide a table with site statistics showing existing & proposed situation for lot 8 (not just part as Freshii site is not a legal lot) to include the following: Parking stalls, impervious surface area and ratio, pervious surface area & ratio, floor area ratio at existing, with Freshii & at full build-out.

	EXISTING	PROPOSED
PARKING STALLS	404	365
IMPERVIOUS SURFACE AREA AND RATIO	261,188 SF / 362,280 SF = 72%	259,532 SF / 362,280 SF = 71.6%
PERVIOUS SURFACE AREA AND RATIO	101,092 SF / 362,280 SF = 28%	102,982 SF / 362,280 SF = 28.4%
FLOOR AREA AND RATIO	73,750 SF / 362,280 SF = 20%	75,250 SF / 362,280 SF = 20.7%

2. On sheet 2 dimension setbacks from nearest part of building to nearest property line.
 - See Revised Sheet A.2. Setbacks from nearest part of building to property line have been dimensioned.
3. Can the dumpster area be reoriented so that the door does not face Hardrock?
 - See Revised Sheet A.3, A.5. Dumpster area has been reoriented and relocated so that the door does not face Hardrock. We have added employee bicycle parking at the location where dumpster used to be.
4. Can the loading area be relocated so that the truck does not face Hardrock?
 - The loading area needs to stay where it is to provide service access and not interfere with the parking and drive up lane. It will be rarely used.
5. There is no bypass lane for the drive-up, do you think that will not be important? Seven cars can stack, so that seems like a bypass lane would be important.
 - The lane is a pick up lane for orders placed online. No orders are placed at the line. Vehicles move through quickly.
6. Identify menu board and order location for the drive-up lane.
 - There is no menu board or order location, it is an online pickup lane only.

6515 Grand Teton Plaza, Suite 120
 Madison, Wisconsin 53719
 p 608.829.4444
 f 608.829.4445

7. The parking stalls east and south of the building will require persons accessing the building to cross the drive-up lane.
- The entrance is to the north. The crossing point of the drive up lane will be at the North end, where the drive up lane vehicle is stopped.
8. East parking lot stalls are not in a desirable position to access the building as persons need to go between cars. How many stalls does the Freshii think they will need?
- 10-12 Stalls. The East parking stalls are existing stalls that are shared by all the tenants.
9. Place a concrete pedestrian path in the parking lot median closer to the main entry. Can you reconfigure or lose a space and mark it as a pedestrian walk near where the current concrete median cross is shown, and the additional one suggested?
- A pedestrian path has been added to link the entire walk. A stall has also been deleted at the entrance area to open up connect to the walk.
10. Will the parking lot light relocation affect foot-candle distribution to the south?
- Parking lot light relocation is minimal, will have a very minor impact on the foot-candle distribution to the south.
11. Any exterior lights on the building? If so, please note the location and provide light type and light distribution plan.
- Building exterior lights not planned at this time.
12. Provide color/material board for the Plan Commission meeting.
- We will bring to the meeting.
13. Identify the type of brick, stone and trash enclosure CMU to be used.
- We will bring to the meeting.
14. What type of screening will be used for the rooftop mechanical units?
- Fiber Cement Panel siding to match the siding at roof soffit.
15. Can the proposed median plants handle snow load?
- The median plants are selected to handle the snow load.
16. Are the Tina Sgt. Crabs at the handicap area of sufficient height (or less spread) to not be in the way of vans, or SUV's or sidewalk users?
- The Tina Sgt. Crabs should be sufficient height and spread to avoid vehicle and sidewalk uses.
17. A SWD tree exists near the SW corner of the patio, but no SWD is in the plant list. Is this to be a SWO?
- The SWD tree is a SWO and has been revised.

Public Works: Water Main and Sanitary Sewer

1. The proposed water service is currently shown connecting into a private water main. The water service to service this building will need to connect directly to the municipal main. Please contact Tracy Foss at (608)270-4272 to discuss options.
 - o The water main service will be revised to connect directly to the municipal main.
2. The water Impact fee will be due prior to the release of a building permit. Please provide the number of employee hours per week for use in generating this fee.
 - o The water impact fee will be resolved prior to release of the building permit.
3. Please add the following notes to the Utility Plan sheet:
 - Contractor shall contact Fitchburg Public Works 48 Hours prior to connecting sanitary lateral and water service for inspection at 270-4260.
 - Sanitary Sewer water and sewer lateral connections shall be completed in accordance with the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction
 - A street opening permit is required for all work within the right-of-way.
 - Per City Ordinance contractors are prohibited from operating City valves. Contractor shall call the Fitchburg Utility at 270-4270 for operation of valves.
 - Water services may not be opened to the system until Fitchburg Utility is in receipt of safe water samples and passing pressure test results.
 - o Utility plan notes will be added to the utility plan sheet when completed for submission.

Public Works: Erosion Control and Storm water Management (ECSWM) Comments

1. A new Erosion Control & Storm water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval if land disturbance is greater than 4,000sf. The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements> Provide storm water management and erosion control plan, details, and supporting calculations in accordance with Chapter 30 of City Ordinances for review and approval.
 - o A new permit application will be submitted for review and approval.
2. A storm water maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private storm water management practices approved by the City (e.g. Private storm sewer, rain gardens, etc.) The owner(s) would be eligible for up to a 50% reduction in storm water utility rates for the proposed storm water practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> Provides the application form and details on this program.
 - o A new stormwater maintenance agreement will be submitted.
3. Provide detailed grading plan with proposed curb elevations to ensure existing drainage patterns are not blocked by new construction.
 - o A detailed grading plan will be submitted for review and approval.

Fire Department Comments

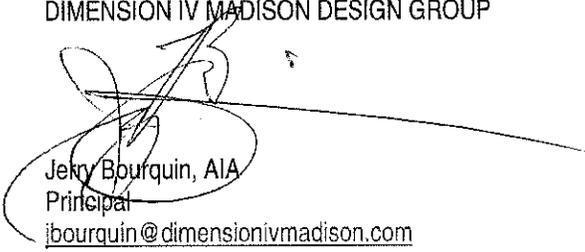
1. Comply with Fitchburg Ordinance Chapter 44, Article V, Division 2. – Fire Hydrants
 - Fire hydrant location will comply with Fitchburg ordinance applicable requirements.

2. All other building requirements must comply to the Wisconsin Enrolled Commercial Building Code.
 - The building will be designed to the Wisconsin Enrolled Commercial Code.

We have attached your letter for reference. Please call or email if you have any questions.

Sincerely,

DIMENSION IV MADISON DESIGN GROUP



Jerky Bourquin, AIA
Principal

jbouquin@dimensionivmadison.com

Attachment: Revised Design Review Drawing Set - Dated 6/6/17

cc: Tim Neitzel
Jack MaGee
Jim Bricker
Dean Slaby
Roxanne Johnson