

Rec # 16.001421 \$900.00  
7/24/19 RB



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

# REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the Ag district to the PDD district the following described property:

1. Location of Property/Street Address: NE Corner of Seminole Highway & Lacy Road

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

Lot 1 CSM #8023, recorded November 16, 1995 in Volume 42 of Certified Survey Maps of Dane County, on pages 313-316, as Document No. 2719369, located in the City of Fitchburg, Dane County, Wisconsin, EXCEPTING therefrom that portion deeded to the State of Wisconsin Department of Transportation in Warranty Deed recorded January 8, 2014 as Document No. 4947990 .

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

2. Proposed Use of Property - Explanation of Request:

PDD Submittal: Single Family & Twin Home development

3. Proposed Development Schedule: 2020-2025

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

Type of Residential Development (If Applicable): Single family and twin homes

Total Dwelling Units Proposed: 121 No. Of Parking Stalls: NA

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

Proposed Hours of Operation: NA No. Of Employees: NA

Floor Area: NA No. Of Parking Stalls: NA

Sewer: Municipal  Private  Water: Municipal  Private

Current Owner of Property: Fitchburg Campus II LLC

Address: 301 Blount Street #210 Phone No: \_\_\_\_\_

Contact Person: Brian Munson, Vandewalle & Associates

Email: bmunson@vandewalle.com

Address: 120 East Lakeside Street, Madison WI Phone No: 608-255-3988

Respectfully Submitted By:  David Simon, Veridian Homes  
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: 7/23/19 Publish: \_\_\_\_\_ and \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$ 900.00

Permit Request No. R2-2308-19

Receipt No: 16.001421

Jul 24, 2019

FITCHBURG CAMPUS II LLC

LICENSES & PERMITS

RZ-2308-19 900.00

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Total: 900.00

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CHECK

Check No: 14041 900.00

Payor:

VERIDIAN MANAGEMENT SOLUTIONS LLC

Total Applied: 900.00

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Change Tendered: .00

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07/24/2019 12:17PM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200



# **CRESCENT CROSSING**

Fitchburg, Wisconsin

## **PLANNED DEVELOPMENT DISTRICT: GENERAL DEVELOPMENT PLAN**

July 23, 2019

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## **INTENT OF DOCUMENT**

The intent of this document is to provide the City of Fitchburg with a Planned Development District: General Development Plan that summarizes the components of the proposed Crescent Crossing Project.

## **PROJECT NAME**

Crescent Crossing

## **PROJECT OWNER**

Fitchburg Campus II LLC  
310 Blount Street #210  
Madison, WI 53703

## **CONTACTS**

### **Applicant:**

VH Acquisitions, LLC  
6801 South Town Drive  
Madison, WI 53713  
David Simon  
President  
dsimon@veridianhomes.com  
Phone: 608.226.3100  
Fax: 608.235.4701

### **Design Team:**

#### *Engineering & Surveying:*

D'Onofrio Kottke  
7530 Westward Way  
Madison, WI 53717  
Phone: 608.833.7530  
Fax: 608.833.1089  
Dan Day  
dday@donofrio.cc

#### *Planning:*

Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Phone: 608.255.3988  
Fax: 608.255.0814  
Brian Munson  
bmunson@vandewalle.com

## **EXISTING CONDITIONS**

### **Existing Zoning:**

Undeveloped Land                      R-R (Rural Residential)

### **Existing Parcels:**

Agricultural

### **Legal Description:**

See Exhibit A: Legal Description

### **Adopted Plans from City of Fitchburg Comprehensive Plan**

#### Future Land Use Plan/North Stoner Prairie NDP

Project Area:                      As originally adopted, the Comprehensive Plan (via the Stoner Prairie Neighborhood Plan) shows HDR (minimum of 9 du/ac) for the northern third of the site and MDR (defined as 5-6 du/ac) for the southern two thirds of the site. The designation for the northern third of the site has been modified to a maximum of 5-9 dwelling units per acre.

Adjoining Parcels:                Single Family Residential  
    Blackhawk Church  
    Agricultural  
    Employment

See Exhibit B: North Stoner Prairie Neighborhood Plan

**Lot Area:**                              20.961 acres

## **SITE INFORMATION**

The Crescent Crossing land is comprised of agricultural fields and is mostly flat. The site is surrounded by other employment to the West, Blackhawk Church to the North, residential, Savanna Oaks Middle School & Stoner Prairie Elementary School to the East, and agricultural uses to the south.

See Exhibit C: Location Map

See Exhibit D: Existing Conditions

# ZONING REQUEST

Planned Development District– General Development Plan (PDD-GDP)

## *ZONING REQUEST JUSTIFICATION*

*A statement of rationale as to why the planned development district zoning is proposed. The proposal shall detail in text, graphic, and statistical forms the lack of other available chapter 22 zoning districts to provide the development intended. The statement shall identify barriers that the developer perceives in other chapter 22 zoning districts and opportunities for community betterment the developer suggests are available through the proposed planned development district zoning.*

The PDD district zoning is proposed because the nearest applicable residential districts do not accommodate alley format housing. Utilizing PDD zoning for this property will create opportunities to implement the adopted Comprehensive Plan while maintaining a focus on home ownership, diversifying the housing price points and configurations available in the neighborhood, and implementing the goals of the Fitchburg housing plan.

*An analysis of social and economic impacts on the community of the project.*

The project is consistent with the Comprehensive Plan & the North Stoner Prairie Neighborhood Plan for the City of Fitchburg and will implement the City's growth strategy in support of housing needs.

*An analysis of how the proposal is consistent with, and will advance the goals, policies and objectives of the comprehensive plan.*

The project is consistent with the Comprehensive Plan & the North Stoner Prairie Neighborhood Plan for the City of Fitchburg. The neighborhood plan calls for medium density residential for this site, which is reflected in this project.

*A detailed analysis discussing the intended specific environmental design, the amenities to be gained by the planned development district zoning proposal, and, specifically, a statement as to why such benefits and amenities would not be realized under any other chapter 22 zoning district.*

The existing site is currently in agricultural use and predominately flat. The development of this site will create additional housing diversity and will significantly improve the stormwater runoff generated by the property while implementing buffering landscapes and a small neighborhood green.

*General outline of the intended organizational structure for a property owners association, if any; proposed condominium documents, if any; deed restrictions and all agreements necessary to accommodate private provision of common services, if any.*

The project will be governed by a Homeowners Association and detailed Codes Covenants and Restrictions which will be recorded against each property, as detailed in this document.

*For any project plan proposed, a schedule for completion of the public & private improvements proposed within the project plan.*

This project is anticipated for initial construction in Spring/Summer 2020 with an anticipated build out over the course of 3-5 years, depending on market conditions.

*Neighborhood input:*

This project was presented at a neighborhood meeting on June 17<sup>th</sup> and a Concept Plan Commission review on June 18<sup>th</sup>, and received supportive comments through both meetings

### **CRITERIA FOR APPROVAL**

(1) *Character and intensity of land use. The uses proposed and their intensity and arrangement on the site shall:*

- a. *Respect the physical attributes of the site with particular concern for preservation of natural features, tree growth and open space. The project shall be accomplished in such a manner as to minimize grading of the existing terrain, by working with topographic conditions. Grading and improvements on slopes of 12 percent or greater shall be limited.*

This site is currently being farmed with no substantive existing landscaping.

- b. *Produce an attractive environment of sustained aesthetic and ecological desirability, economic stability and functional practicality compatible with the development prospects for the area.*

The Crescent Crossing plan has been designed to comply with the Fitchburg Comprehensive Plan & the North Stoner Prairie Neighborhood Plan

- c. *Not adversely affect the anticipated provision of school or municipal services.*

This property has already been planned for the proposed residential use and density within the Verona School District and has been discussed with the District Municipal services exist adjacent to the site and will be extended to serve the neighborhood. Implementation of the project will create additional sewer and water connections which will enhance the overall municipal network.

- d. *Not create traffic or parking demand incompatible with the existing or proposed facilities to serve it.*

This plan has been designed to meet the parking demand projected for in the adopted City Plans and will not negatively impact traffic in the area.

- e. *Produce a transportation network that emphasizes connectivity and reduction of motor vehicle trips.*

This plan has been designed to complete the network of streets in the neighborhood and will feature pedestrian oriented streets and development patterns. The internal streets will include sidewalks along each side as well as a pedestrian connection to Lacy Road. The Crescent Crossing ROW will be improved with a sidewalk and Lacy Road will feature a bike path abutting the project. There will also be a path on the north end of the property.

- f. *Provide a block structure appropriate to pedestrian activity.*

This plan has been designed to encourage & enhance the pedestrian experience through street and building design. The plan includes street trees and terraces to buffer the sidewalk.

- g. *Ensure environmental features are protected to a greater degree than that which would otherwise be required or occur.*

The open space will offer residents passive buffering from the adjoining streets and a small neighborhood gathering space. The green spaces & buffers will be maintained by the Homeowners Association

- h. *Provide an environmental design, including amenities, of buildings and site improvements that are greater than that which would otherwise occur or be required.*

The project will feature integrated landscape treatments and buffers along with enhanced architectural character.

- i. *Provide a greater level of economic, social and other benefits than would otherwise be realized.*

The proposed project will deliver diverse housing opportunities in support of the adjoining neighborhood and employment center. This project will implement the housing goals of the Comprehensive Plan and the Fitchburg Housing Plan by creating additional housing choices, formats, and price points that are attainable for residents of the City.

- (2) *Economic feasibility and impact. The proponents of a planned development district shall provide evidence satisfactory to the plan commission and the common council that the project will not adversely affect the economic prosperity of the city or the values of surrounding properties.*

This project reflects the goals of the adopted Comprehensive Plan and North Stoner Neighborhood Plan. The proposed project will deliver diverse housing opportunities in support of the adjoining neighborhood and employment center needs.

- (3) *Engineering design standards. Streets and other ways, outdoor lighting, provision for stormwater drainage, sanitary sewer service, water supply, or other similar environmental and municipal engineering considerations of current ordinance requirements shall, at a minimum be met, but to advance environmental design will likely need to be exceeded. The plan commission and common council may require the use of higher levels of transportation and lighting improvements, stormwater management, or water conservation techniques than is required by current ordinance or other governmental guidelines. Such standards shall be appropriate to advancing environmental design objectives and the public health, safety and welfare as determined by the city.*

A separate engineering packet will be attached to the Preliminary Plat, submitted in concert with this zoning request.

- (4) *Preservation and maintenance of open space in a planned development district. Provision shall be made for the preservation and maintenance of open spaces either by public reservation or dedication to public entities or commitment to preservation by a private entity. PD contracts shall contain specific reference to the ownership of such open space areas and to the provision for maintenance.*

The project buffers, open spaces, and alleys shall be preserved & maintained by the Homeowners Association.

## *VARIANCES FROM STANDARD ZONING*

The Crescent Crossing proposed plan most closely aligns with the R-LM to Medium Density District or the R-M Medium Density District; however, variances from these standard zoning districts would be required to accommodate carriage land housing. This proposed plan would meet the lot standards of the Smart Code Transect 3 district; however, is being proposed as a PUD due to the parcel size.

- Modifications to lot and bulk standards
  - Lot sizes
  - Lot width
  - Setbacks
  - Parking configurations

## **DEVELOPMENT CONCEPT**

Crescent Crossing will provide attainable, affordable housing and diversify the current housing options in Fitchburg. The density in this concept is designed to meet the amendments to the Stoner Prairie Neighborhood Plan.

## **WHY PLANNED DEVELOPMENT?**

Using sound planning and design principles, Crescent Crossing will expand the range of single-family options in Fitchburg. The Planned Development (PDD) zoning district is the most appropriate zoning approach for Crescent Crossing, as it allows for the comprehensive planning and design of this project. The PDD process will allow Crescent Crossing to plan, design, and implement a high-quality project in a manner that would be impossible to do through the use of the conventional zoning district. The PDD process will also benefit the City of Fitchburg in that it will maximize the opportunities for review and input into the planning process. Thus, the General Development and the Precise Development Plans will become an element of the city master plan and will control the type, location, quantity, and quality of all development within Crescent Crossing.



**Proposed phasing plan/schedule:**

The project is proposed to be implemented in 3-5 phase over the course of the next 5-8 years, based on market demand.

**PROPOSED LAND USE SUMMARY**

See Exhibit E: Master Plan

Projected Construction: 2019-2025

Proposed Use:

- 65 Carriage Lane Accessed Single Family Homes
- 24 Twin Home Units (carriage lane accessed garage)
- 32 Twin Home Units (carriage lane accessed tuck under garage)
- ~7 Acres of Open Space
- 5.77 Overall Dwelling Units per Acre

***SINGLE FAMILY HOMES***

Single family homes within the project will include the carriage lane accessed configuration that can accommodate a wide range of house types, architectural treatments, and price points.

***TWIN HOMES***

Twin homes with the neighborhood will include flat site and tuck under parking configurations. These homes will offer a density and character transition to the adjoining arterial streets and the Blackhawk Church site.





- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.



### District I Zoning Text (PUD: GDP)

Minimum Lot Area	2,790 square feet
Minimum Lot Width at Front Yard Setback	31 feet (36 feet corner lots)
Minimum Lot Depth	90 feet
Minimum Front Yard Setback	15 feet
Maximum Front Yard Setback	24 feet
Minimum Side Yard Setback	5 feet
Minimum Dwelling Unit Separation	10 feet minimum setback between buildings on adjacent lots
Sum of Side Yards	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Garage Rear Yard Setback	2 foot
Minimum Paved Surface Setback	2 feet to side yard lot lines
Maximum Building Height	35 feet
Required Off-street Parking and Loading	Two off-street parking stalls per lot
Maximum Impervious Surface Ratio	80%

## Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

Decks are considered part of the structure and cannot encroach on the side yard setback.

At grade patios may encroach up to the paved side yard setback allowance.

Front Yard Setbacks of 18-20' must utilize 6-8' porch encroachment

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows and fireplace chases may encroach a maximum of 2' into the side yard

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

## Appropriate Architectural Styles (not limited to):

Victorian

Salt Box

Prairie

Cottage

Four Square

Traditional

Southern Traditional

Shingle

Craftsman

Modern

## *CRESCENT CROSSING: DISTRICT II*

General Development Plan:

Twin homes/zero lot line single family

Carriage lane accessed garage

Flat site

### **Description**

District Two flat site twin homes offer attached housing at the single-family residential scale with rear loaded at grade garages.

Proposed Dwelling Units 24 units

### **Character Guidelines**

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which these are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.



## District II Zoning Text (PUD: GDP/ PIP)

Minimum Lot Area	2,070 (zero lot line attached single family)
Minimum Lot Width at Front Yard Setback	21 feet for zero lot line
Minimum Lot Depth	90 feet
Maximum Number of Units Per Lot	1 unit
Minimum Front Yard Setback	15 feet
Maximum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet 0 feet for zero lot line home sites (party wall)
Sum of Side Yard Setback	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Garage Rear Yard Setback	2 feet
Minimum Paved Surface Setback	2 feet
Maximum Building Height	35 feet
Required Off-Street Parking and Loading	One off-street parking stalls per unit minimum Note: Additional shared parking will be created along the alley serving these lots to facilitate guest parking
Maximum Impervious Surface Ratio	80%

## Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

Decks are considered part of the structure and cannot encroach on the side yard setback.

At grade patios may encroach up to the paved side yard setback allowance.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

**Additional Requirements** A minimum one-hour fire rated wall assembly division, separating all areas from the lowest level flush against the underside of the roof, is required between each dwelling unit.

## Appropriate Architectural Styles (not limited to):

Victorian  
Salt Box  
Prairie  
Cottage  
Four Square  
Traditional  
Southern Traditional  
Shingle  
Craftsman  
Modern

## *CRESCENT CROSSING: DISTRICT III*

General Development Plan:

Twin homes/zero lot line single family

Carriage lane accessed tuck under garage

### **Description**

District Three creates twin homes with tuck under garages. These units feature attached housing at the single-family residential scale.

Proposed Dwelling Units 32 units

### **Character Guidelines**

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which these are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.



### **District III Zoning Text (PUD: GDP/ PIP)**

Minimum Lot Area	2,070 (zero lot line single family)
Minimum Lot Width at Front Yard Setback	21 feet for zero lot line
Minimum Lot Depth	75 feet
Maximum Number of Units Per Lot	1 unit
Minimum Front Yard Setback	15 feet
Maximum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet 0 feet for zero lot line home sites (party wall)
Sum of Side Yard Setback	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Garage Rear Yard Setback	2 feet
Minimum Paved Surface Setback	2 feet
Maximum Building Height	35 feet
Required Off-Street Parking and Loading	Two off-street parking stalls per unit minimum
Maximum Impervious Surface Ratio	85%

## Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

Decks are considered part of the structure and cannot encroach on the side yard setback.

At grade patios may encroach up to the paved side yard setback allowance.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

**Additional Requirements** A minimum one-hour fire rated wall assembly division, separating all areas from the lowest level flush against the underside of the roof, is required between each dwelling unit.

## Appropriate Architectural Styles (not limited to):

Victorian  
Salt Box  
Prairie  
Cottage  
Four Square  
Traditional  
Southern Traditional  
Shingle  
Craftsman  
Modern

# ARCHITECTURAL STANDARDS

Development of the property will require review and approval by the Architectural Review Committee for Crescent Crossing prior to submittal to the City of Fitchburg.

The following additional guidelines will also apply:

## Massing

- Awnings, bays, canopies, porches, stoops, towers and windows are encouraged to enhance the building scale.
- Primary façade rooflines are encouraged to be broken with bays, gables, and smaller roof forms to reduce the overall size of roof elements. Pitched or flat roof forms may be allowed, as appropriate to the overall style of the building.
- Façade breaks and wall recessions shall be used to further break up massing of buildings.

## Styles

- Each individual building shall select one style of architecture and apply appropriate details, massing, rooflines, façade breaks, colors, and materials on all of the buildings within the apartment site. Using a variety of architectural styles throughout the neighborhood will create more visual interest and appeal. The buildings should contain variations in materials and colors between buildings to enhance the overall character of the site.
- Appropriate styles:
  - Victorian
  - Salt Box
  - Prairie
  - Cottage
  - Four Square
  - Traditional
  - Southern Traditional
  - Shingle
  - Modern
  - Craftsman

## Materials

- Building design shall feature high quality, durable materials in a range of types and colors.
- Appropriate materials:
  - Brick
  - Stone and cast stone
  - Cement board, composite siding, or vinyl siding
  - Wood, composite, vinyl, or cement board shingle siding/ board & batten siding
  - Metal panels
  - Synthetic trim materials

## Parking

- Exposed lower level parking walls shall relate in scale to the entire building and shall use architectural grade finishes.
- Surface parking lots shall utilize a tree planting island of at least 8' in width to provide breaks in parking stalls after 12 stalls in a row.

## OPEN SPACE

The project includes buffer landscape areas, stormwater management (City), and a private open space along Minong Lane.

The buffers and green will be owned and maintained by the HOA with the stormwater management dedicated to the City.

Stormwater	~4 Acres
Private Open Space	~3 Acres

## *STORMWATER MANAGEMENT*

Stormwater management areas are designed not only to treat runoff but also to be a part of the open space system and viewed as an amenity with public access via the trail network.

The stormwater will be owned and maintained by the City.

## STREETS

Crescent Crossing features a complete street network with sidewalks along both sides of the public streets. Residential street widths have been used to meet both vehicle and pedestrian needs and will use the adopted street cross sections in the original GDP.

The Home Owners Association will be responsible for the maintenance of any planting islands within right-of-way, along with the private carriage lanes.

See Exhibit G: Street Right-of-Way Width Map

See Exhibit H: Street Cross Sections



## **MAILBOXES**

Per United States Postal Service, cluster mailboxes will be used and placed throughout the neighborhoods in private easements or private outlots.

The Home Owners Association will be responsible for the maintenance of the CBUs.

See Exhibit I: CBU Location Map



## **HOMEOWNER ASSOCIATION**

Crescent Crossing will be governed by a Home Owners Association. Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

## **ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee and The Crescent Crossing Covenants and Restrictions Code will be set up to ensure the continued development of high-quality design, architecture and site execution is carried throughout the neighborhood.

Architectural and Landscape plans for any site within Crescent Crossing shall be submitted to the Architectural Review Committee for review and approval prior to the issuance of any Building Permit, or prior to any site improvements.

The Committee will review all submitted plans to ensure the continuation of the distinct architectural character, and landscape quality established within the development. Plans will be reviewed based on the design guidelines as established in the Covenants and Restrictions guide and standards outlined for each zoning district. The Committee will review any future remodeling plans that will change the outward appearance of any structure found within Crescent Crossing. The Committee will not review any re-landscaping plans that take place more than one year after the original landscape plan is installed.

The Committee has the right to enforce all design guidelines and standards found within the Covenants and Restrictions, Design Guidelines, or zoning text. The Committee also retains the right to grant exceptions to the design guidelines and standards based on the merit of exceptional design that may not fall within or meet the technical requirements of the guidelines and standards, but generally accomplished the basic principles and intent of the aforementioned documents. Exceptions may also be made on a case-by-case evaluation of individual site context issues that would inhibit the practical implementation of these guidelines and standards.

The Architectural Review Committee shall initially be appointed by the Developer, and references in this Zoning Text to the Architectural Review Committee shall mean the Developer for such period of time as the Developer remains the only member of the Architectural Review Committee as provided in the Association Bylaws. As long as the Developer is the only member of the

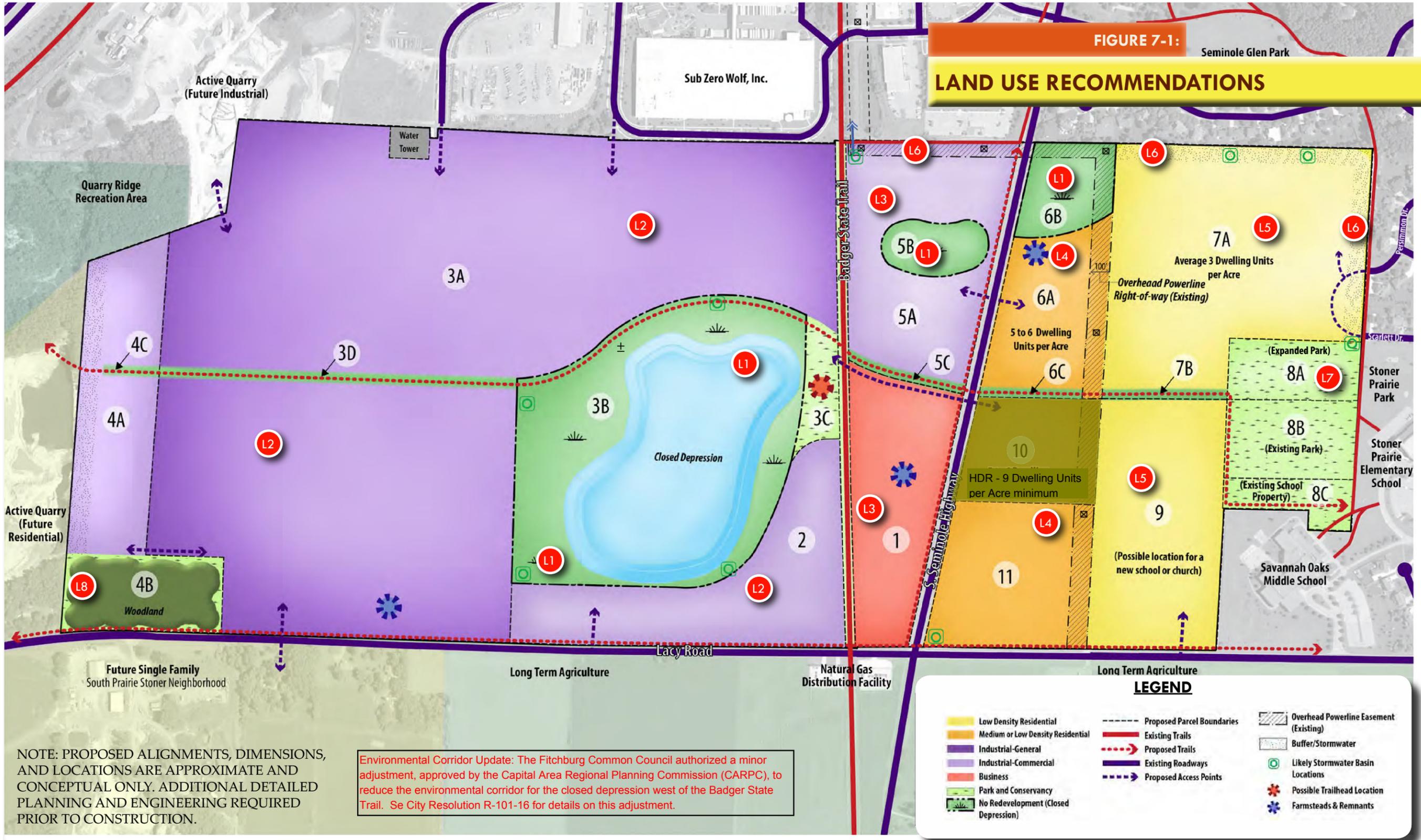
Architectural Review Committee, the Developer, acting alone, may exercise all of the rights and ceases to be the sole member of the Architectural Review Committee, the Architectural Review Committee shall thereafter consist of such persons as are elected pursuant to the Bylaws.

## **EXHIBITS**

- Exhibit A** Legal Description
- Exhibit B** North Stoner Prairie Neighborhood Plan
- Exhibit C** Location Map
- Exhibit D** Existing Conditions
- Exhibit E** Master Plan
- Exhibit F** District Plan
- Exhibit G** Street Right-of-Way Width Map
- Exhibit H** Street Cross Sections
- Exhibit I** CBU Location Map

**Exhibit A**      Legal Description:

Lot 1 CSM #8023, recorded November 16, 1995 in Volume 42 of Certified Survey Maps of Dane County, on pages 313-316, as Document No. 2719369, located in the City of Fitchburg, Dane County, Wisconsin, excepting therefrom that portion deeded to the State of Wisconsin Department of Transportation in Warranty Deed recorded January 8, 2014 as Document No. 4947990 .





Created: 6.13.19  
VANDEWALLE & ASSOCIATES INC.  
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EXHIBIT C:  
LOCATION  
MAP

# CRESCENT CROSSING

FITCHBURG, WISCONSIN





EXHIBIT D:  
EXISTING  
CONDITIONS

**CRESCENT CROSSING**  
FITCHBURG, WISCONSIN



# LEGEND

## Carriage Lane Access

	Single Family	65
	Twin Homes	24
	Twin Homes (tuck under garage)	32

**Total Units** **121**



Revised: 7.18.19  
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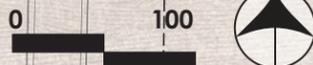


EXHIBIT E:  
 MASTER  
 PLAN

# CRESCENT CROSSING

FITCHBURG, WISCONSIN



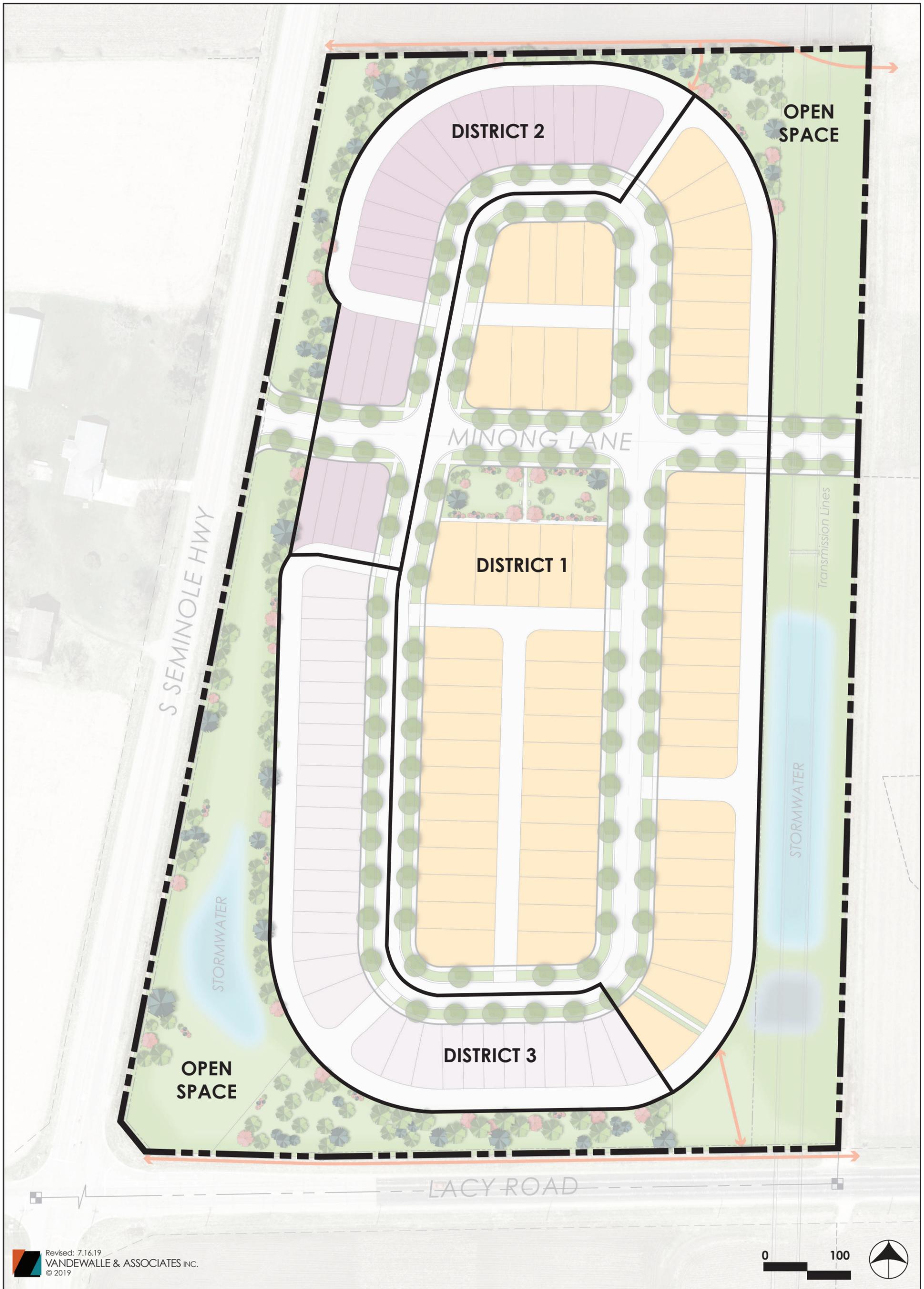
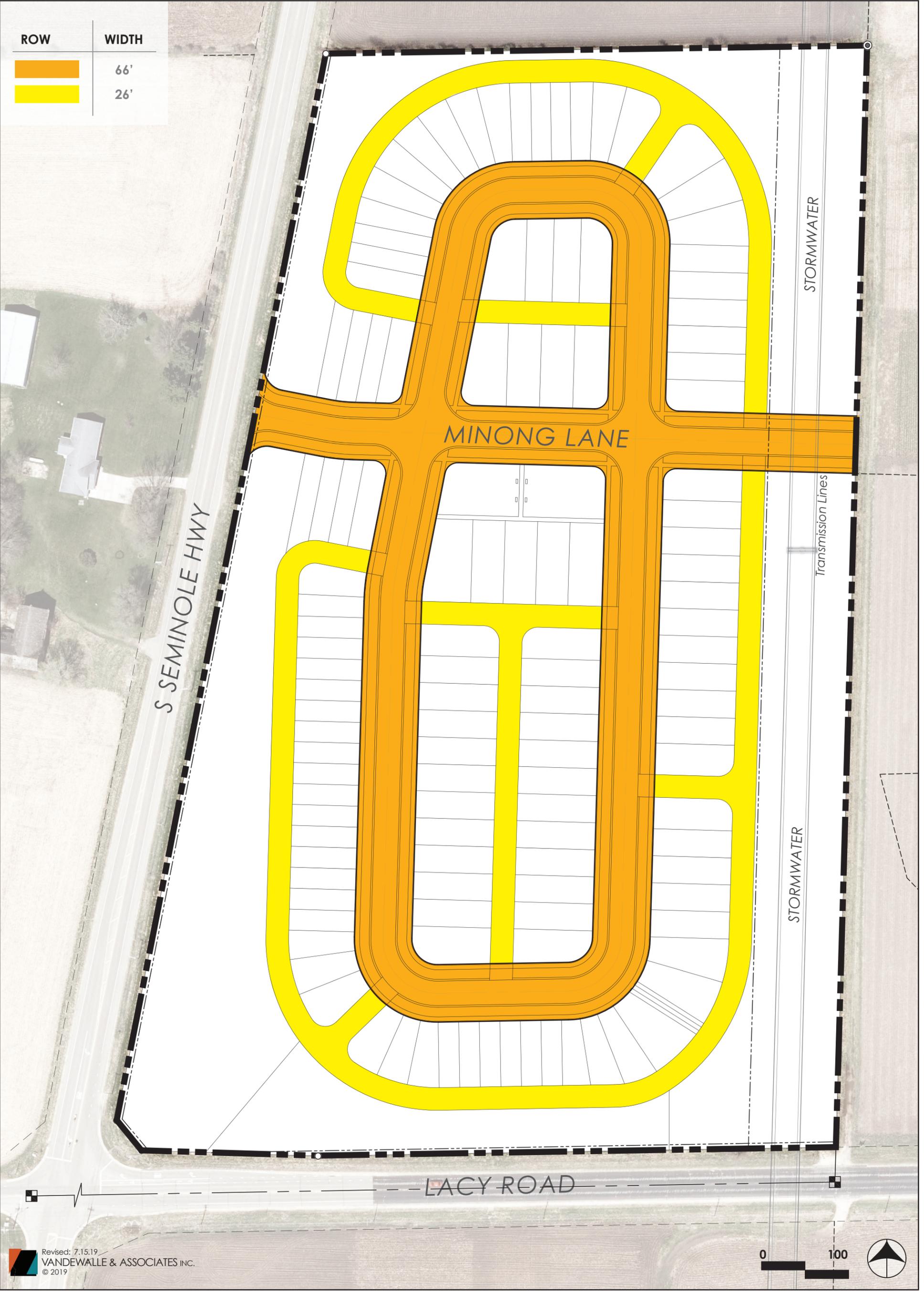


EXHIBIT F:  
DISTRICT  
PLAN

**CRESCENT CROSSING**  
FITCHBURG, WISCONSIN





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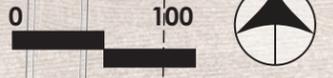
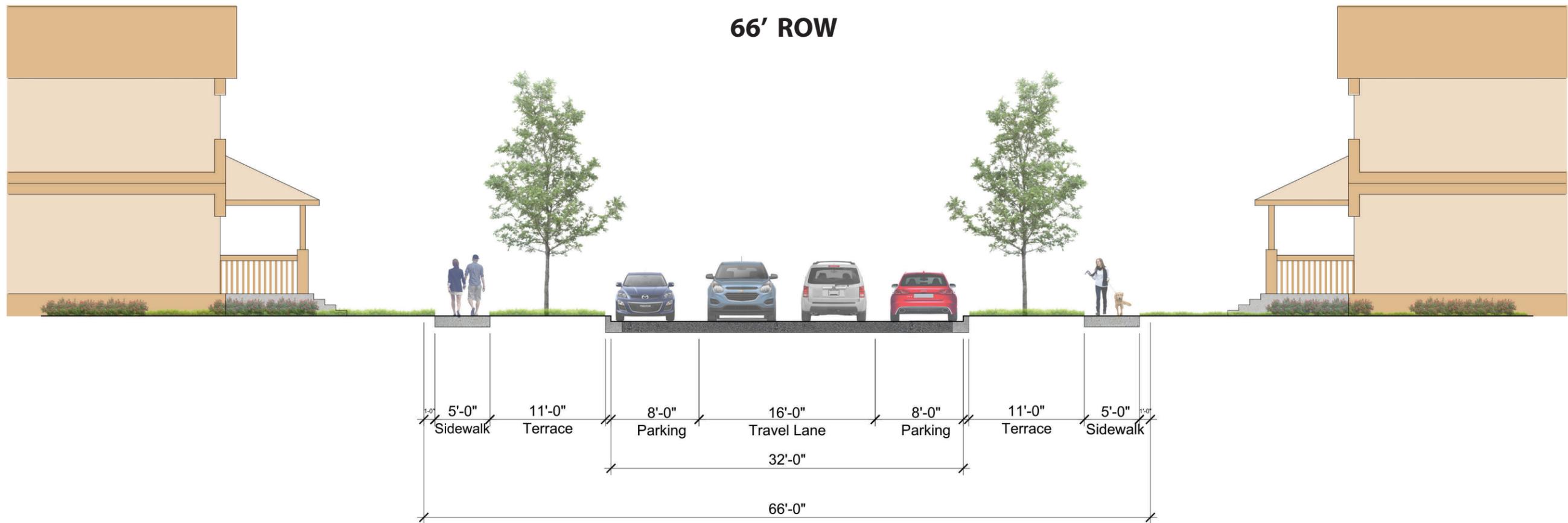
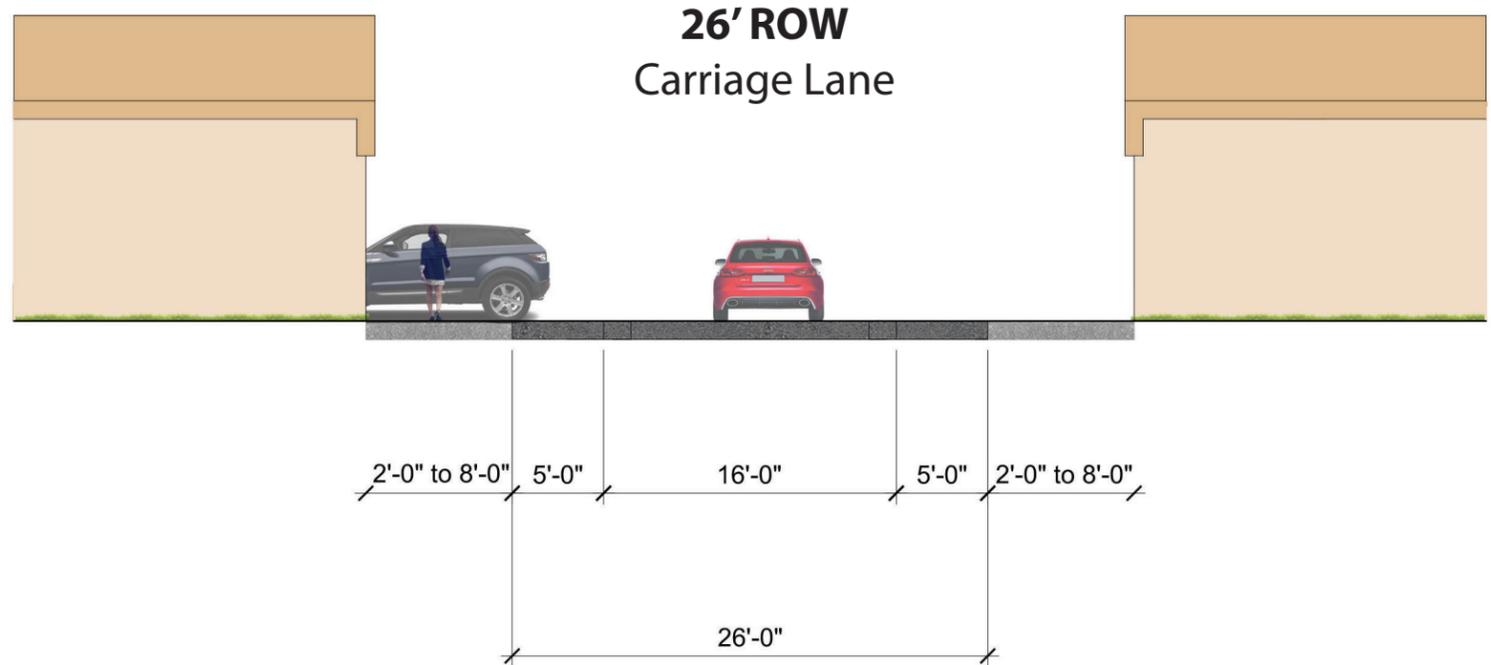
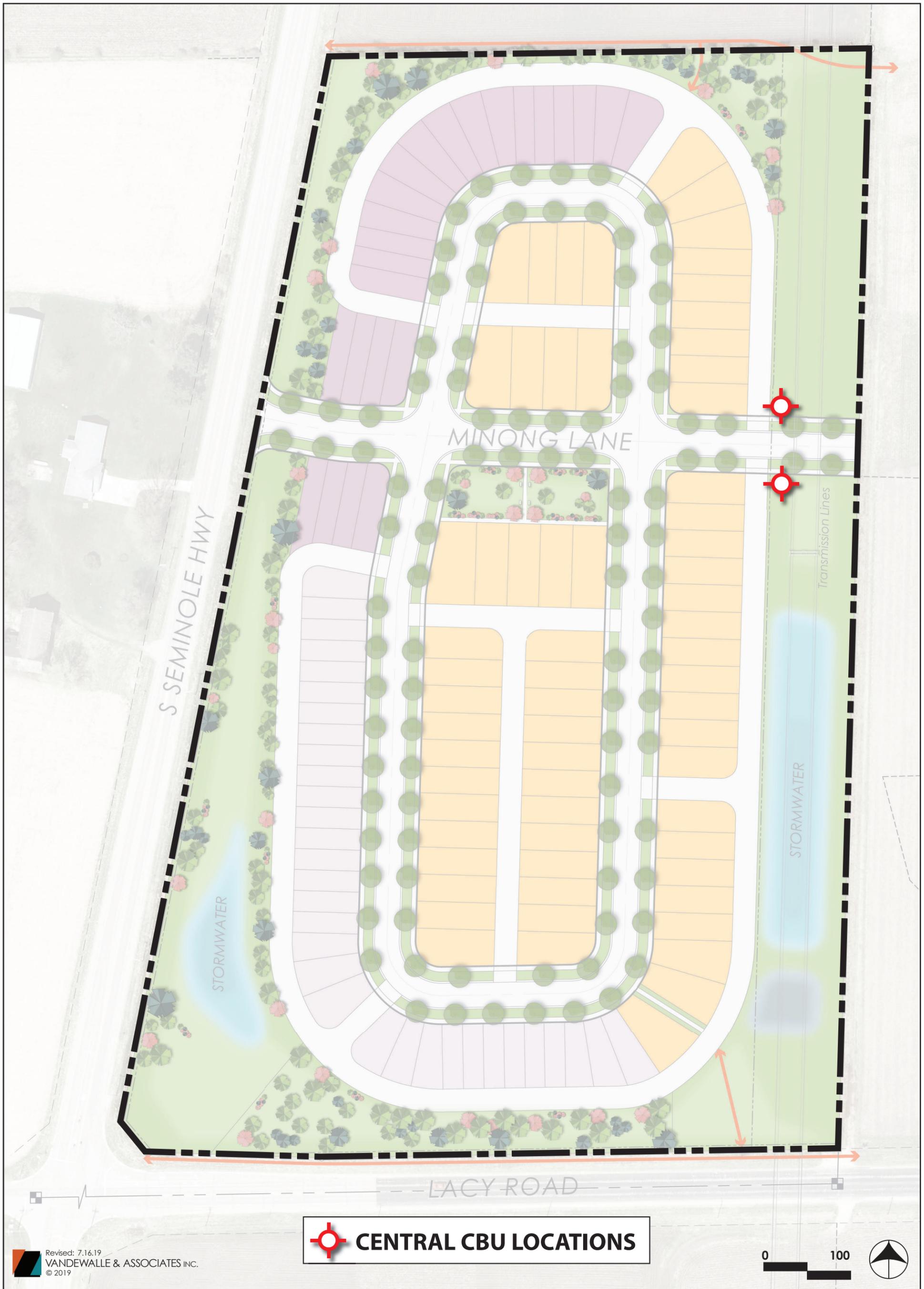


EXHIBIT G:  
 STREET RIGHT-  
 OF-WAY  
 WIDTH MAP

**CRESCENT CROSSING**  
 FITCHBURG, WISCONSIN







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 **CENTRAL CBU LOCATIONS**

0 100



EXHIBIT I:  
 CBU  
 LOCATION  
 MAP

**CRESCENT CROSSING**  
 FITCHBURG, WISCONSIN

