

Shawn Pfaff, Mayor
Introduced by

Planning/Zoning
Prepared by

Plan Commission
Referred To

August 20, 2013
Date

RESOLUTION R-64-13

**A RESOLUTION APPROVING AMENDMENT 11 TO ORCHARD POINTE
COMPREHENSIVE DEVELOPMENT PLAN**

WHEREAS, Michael Johnson has submitted a request to the City to amend the Comprehensive Development Plan (CDP) for Lot 14 Orchard Pointe; and

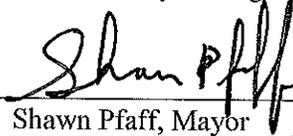
WHEREAS, the Plan Commission following a public hearing has reviewed the request on August 20, 2013; and

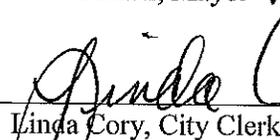
NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Common Council of the City of Fitchburg, Dane County, Wisconsin herewith approves amendment 11 to the Comprehensive Development Plan for Orchard Pointe subject to the following conditions:

1. No other permit or approval is waived or deemed satisfied except for the approval herein provided.
2. Approval of the Comprehensive Plan amendment by the Common Council.

Adopted by the Common Council of the City of Fitchburg this 27th day of August, 2013.

Approved: September 3, 2013


Shawn Pfaff, Mayor


Linda Cory, City Clerk

Orchard Pointe

Comprehensive Development Plan

Amendment Eleven

PREPARED FOR

Orchard Pointe Partners, LLC
6214 Schroeder Road
Madison, WI 53711

PREPARED BY

JSD *Professional Services, Inc.*

• Engineers • Surveyors • Planners

161 Horizon Drive, Suite 101
Verona, WI

Project 13-5734
Submittal: July 23, 2013

Effect of the Proposed CDP Amendment Eleven

Land Use. The proposed development of an 82 unit apartment complex would contain studio, one bedroom and two bedroom apartments. The two apartment buildings on the 4.11 acre parcel would consist of one 42 unit three story building and one 40 unit three story building. The 40 unit building would have a community room. 82 residential units would work out to a density of approximately 20 units per acre. In the community room there would be an onsite management and rental office, a room for resident gatherings, office services and a fitness room.

- An area of the parcel would contain a recreational amenity consisting of a multi use sport court, barbecue grill area, fire pit and sheltered gazebo.
- Orchard Pointe Apartments will be designed and built using high quality building components including nine foot ceilings, in-unit laundry and large floor plans. The buildings will have an elevator and underground parking.
- Johnson Properties and Orchard Pointe Partners, LLC will continue to own and manage the apartments upon completion.

The proposed use has been determined by the owner to be economically viable at this location and will expand the City’s tax base and employment opportunities.

Parking. City parking standards indicate the “Parking shall *generally* be provided in accord with the following standards.”

Residential: 2 stalls per dwelling unit

Orchard Pointe Partners, LLC is requesting the following modification of the parking standard for this site to more appropriately reflect unit occupancy:

Studio Apartments:	1 stall per dwelling unit
1 and 2 Bedroom Apartments:	2 stalls per dwelling unit

This ratio yields a total 158 parking stalls. Based on the current architectural plans being considered for the site, each of the two buildings will have 36 underground garage stalls available for a total of 72 underground stalls, and the site will have a total of 53 surface stalls for a total of 125 parking stalls. Another formula used by developers would be 1.25 stalls per unit. This would result in needing 103 total stalls.

Each building will also have 12 bicycle parking stalls in the underground garages. Experience has shown however that most tenants choose to store their bicycles within their residential unit or in the underground storage unit provided.

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Attachments

- A. Preliminary Site Plan (JSD dated: 07-16-2013)
- B. Table 1 Orchard Pointe Development Parameters comparing approved Orchard Pointe CDP (through Amendment 10 (JSD 7/18/2013))

Introduction/ Chronology

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

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

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

This proposal is the tenth amendment of the CDP and focuses on Lot 1 of the Orchard Pointe Plat. This site is the remaining vacant frontage lot located in front of the Super Target store.

Orchard Pointe Chronology

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

- September 2008 **Orchard Pointe CDP Amendment Four** – Relating to the gross floor area permitted on Lot 1 of CSM 11969
- December 2008 **Orchard Pointe CDP Amendment Five** – Relating to uses and development of *The Shops at Orchard Pointe 2* (Lot 3) and an amendment of the land uses allowed on Lot 8.
- October 2009 **Orchard Pointe CDP Amendment Six** – Relating to uses and development of Lots 3, 4, 6 and 8.
- March 2011 **Orchard Pointe CDP Amendment Seven** – Relating to zoning, conditional uses for Lot 6 and site plan revision for frontage Lots 3, 4 and 6.
- July 2011/March 2012 **Orchard Pointe 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 at this location.
- Fall 2011 **Orchard Pointe CDP Amendment Nine** – Relating to the development of a full-service grocery store on Lot 5.
- Fall 2012/April 2013 **Orchard Pointe CDP Amendment Ten** – Relating to changing the permitted use on Lot 1 to allow Specialty Retail Uses (strip retail center) in place of limiting the lot exclusively to a single restaurant use.

Background

The Whitish Farm site was annexed to the City as part of the Orchard Pointe project in order to accommodate the extension of Fitchrona Road from Nesbitt Road to Mckee Road and to accommodate future improvements of the Nesbitt Road-Fitchrona Road intersection. The initial Orchard Pointe CDP planned for the potential development of the former Whitish Farm farmstead parcel (located at the westerly corner of Fitchrona Road and Nesbitt Road) as a mixed use development with commercial uses and up to 14 residential units.

The inclusion of residential uses into the Orchard Pointe project was a requirement for qualification of the TID district as a mixed use project. In addition to the Whitish Farm parcel (Lot 14 of Orchard Pointe), Lot 10 (at the intersection of Fitchrona Road and Limestone Lane) was designated as a mixed use site to accommodate commercial uses and up to 26 residential units.

Related to the residential component the Orchard Pointe development established two recreational sites totaling 2.65 acres – one site adjoins an existing 7.6 acre City of

Madison Neighborhood Park (located immediately north of Lot 14 and accessible via the Fitchrona Road bike path connector to Bradbury Road in Madison) and the other is a passive park site preserving a portion of the former quarry face along the south boundary of Lot 10 (also accessible from Fitchrona Road). There are numerous commercial recreation businesses in the area including two health clubs, a gymnastics facility and a bowling alley.

To date, there has been no private investor interest in the development of a mixed use project on Lot 14. This lack of interest is a result of reduced commercial access to the site due to traffic restrictions on Nesbitt Road, weak overall economic picture, the relatively difficult terrain characteristics of Lot 14 (an elevation change of 60 plus feet), the triangular lot configuration and the general character of the surrounding development which is historically “highway” oriented and commuter based travel. Site constraints including steep topography, delineated access points and lot configuration also create challenges in balancing square feet of developed area and parking allocations.

At the request of Orchard Pointe Partners, LLC on July 16, 2013 the Plan Commission recommended by a unanimous vote an amendment to the Comprehensive Plan to permit high-density residential use of the property instead of the mixed use designation established by the Orchard Pointe CDP. The recommended Comprehensive Plan Amendment is currently pending City Council adoption. (Note: Since this amendment to the Orchard Pointe CDP is proposing a zoning change, the amendment of the Comprehensive Plan needed to be initiated as the first step in the process).

Since its inception, the Orchard Pointe development area has been able to remain relatively true to its original design/concept as a community commercial center while being responsive to dynamic business and market conditions. Elsewhere within the Orchard Pointe development area, land uses and businesses have changed and expanded consistent with existing zoning and the City has approved several changes to the original land use plan (and development standards) in order to support and expand business opportunities.

One of the most substantive amendments to the Orchard Pointe General Development Plan was the 2011 amendment to permit the single use development of the 85,000 SF HyVee Supermarket on Lot 5 instead of the 78,500 SF retail center anchored by two medium format retail stores as initially planned.

Description

Amendment Eleven proposes to change the CDP land use plan and zoning district designation for Lot 14 of Orchard Pointe to permit the development of a two building apartment complex. The initial site plan analysis indicates that Lot 14 can accommodate two three-story residential buildings each with ~36 parking stalls in the basement level, ~53 surface parking stalls, a tenant recreation amenity (sports court and a patio area with cooking grill) and required storm water management facilities.

Traffic Generation and Circulation. The approval of the initial Orchard Pointe CDP gave strong consideration to managing traffic impacts along the adjoining Mckee Road corridor through limitations on land uses and potential vehicle trips generated from within the development area. Generally, the projected traffic impacts of future land uses were to be generally consistent with, but could not exceed, the vehicle trip generation projections which were included in the Traffic Impact Analysis report and supplemental information prepared by Strand and Associates, and RLK Engineering (2006). These traffic impact projections were calculated utilizing the accepted multipliers found in Trip Generation (7th Edition) published by the Institute of Traffic Engineers (ITE) in 2003.

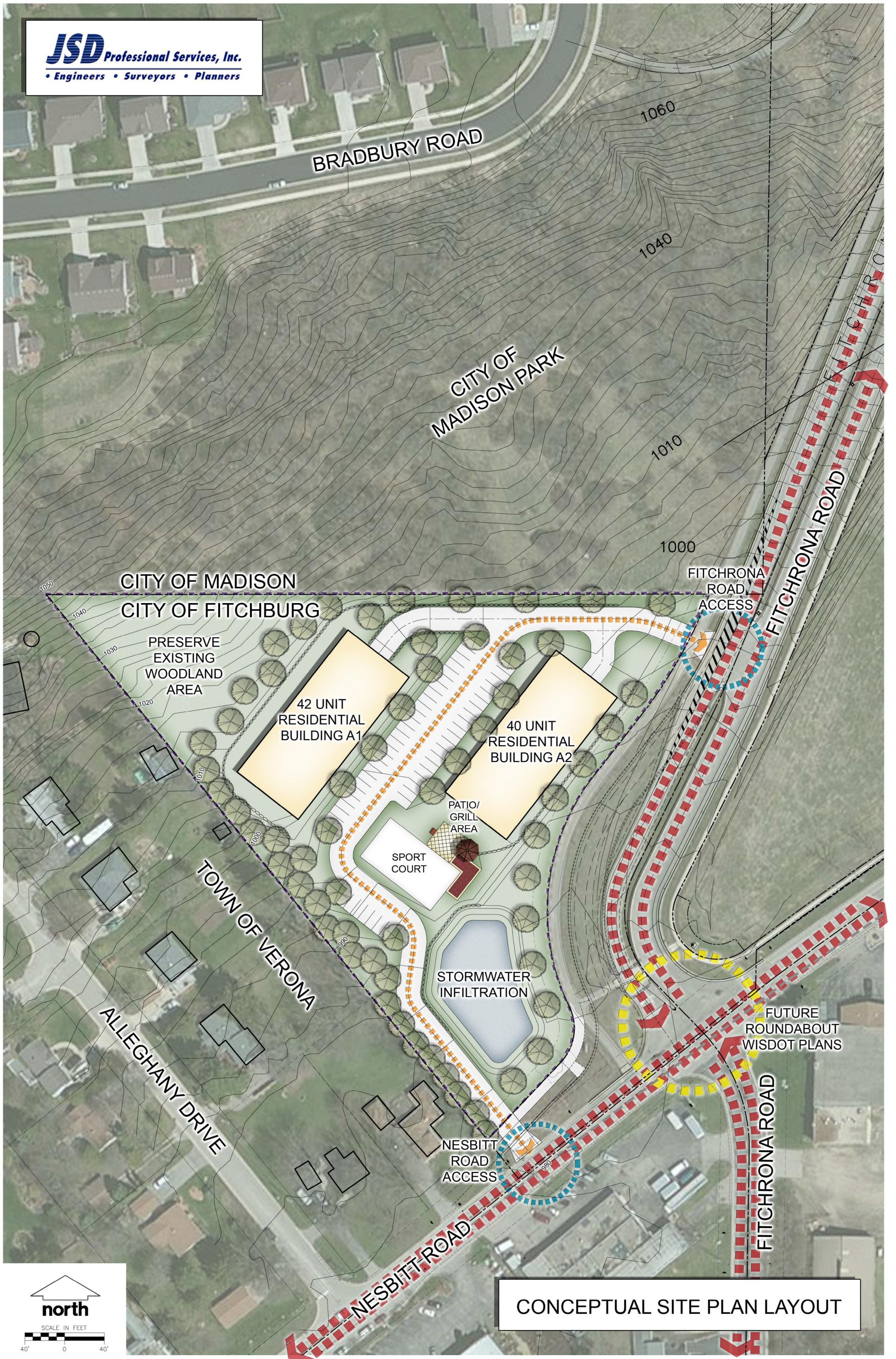
Though Lot 14 was not part of the original traffic impact analysis, trip generation projections were established for its potential development as a commercial-residential mixed use site. As shown in the attached table, Lot 14 as a mixed use site was projected to generate 74 vehicle trips in the afternoon peak hour. The traffic analysis of Lot 14 as a high density residential site projects the afternoon peak hour trip volume at only 51 vehicle trips.

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

Initial analysis of the preliminary site plan for Lot 14 indicates that 35% of the lot will be pervious open space including lawn and landscape areas, preserved woodland and storm water management facilities.

Landscape Buffer. Orchard Pointe Partners, LLC is currently in the process of conducting a neighborhood meeting held to review the project and to develop and refine a recommended landscaping plan for the site. This meeting will specifically address the westerly edge of the property which borders two duplexes, one rental home and three owner occupied homes in the Town of Verona. Landscape plans will be designed to provide visual and noise screening to adjacent properties as well as functional and naturally themed open space.

Storm water Management. This amendment does not propose any changes relating to the approved stormwater management design for Orchard Pointe. All of the lands within Lot 14 drain to the storm sewer system in Nesbitt Road. The on-site storm water management facilities will include runoff rate control, oil and grease treatment and sediment treatment in compliance with City of Fitchburg requirements. New development storm water standards per the City of Fitchburg will be met in the event total impervious developed area exceeds 20,000 sq. ft.



CITY OF MADISON
CITY OF FITCHBURG

PRESERVE
EXISTING
WOODLAND
AREA

42 UNIT
RESIDENTIAL
BUILDING A1

40 UNIT
RESIDENTIAL
BUILDING A2

PATIO/
GRILL
AREA

SPORT
COURT

STORMWATER
INFILTRATION

TOWN OF VERONA

ALLEGHANY DRIVE

FITCHRONA
ROAD
ACCESS

FITCHRONA ROAD

FUTURE
ROUNDBOUT
WISDOT PLANS

NESBITT
ROAD
ACCESS

NESBITT ROAD

FITCHRONA ROAD

CONCEPTUAL SITE PLAN LAYOUT

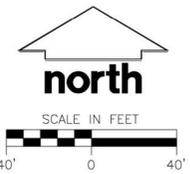


TABLE 1 Reformatted

Orchard Pointe
Development Parameters

Comparison of Approved Comprehensive Development Plan and Proposed Amendment ELEVEN

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

Original CDP Reference Parcels	Final Plat CSM Lot	Amendment History (Initial CDP unless noted)	Building Site (Acres)	Zoning	ITE Code (Note 1)	Approved and Built Approved Site Plan Subject to CUP & for 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	Weekly Traffic (ADT)		
Development Area																
200																
Commercial 0.25 - 0.28 20% 203,650 975 11,744 990 1042 821																
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			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		
600																
Commercial 0.15 - 0.25 35% 117,925 544 10,976 1,047 594 453																
Netzel 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		
OP-4	Amend 4.6		0.75 B-G	710	Second Floor Office/future	12,500		3.3	41	1000 GFA	496.12	1,488	34.64	104		
OP-4	Amend 4.6		0.75 B-G	914	Fast Food with Drive-Thru	3,000		15.0	45	1000 GFA	496.12	1,488	34.64	104		
Peterson OP-5			8.12 B-H		Supermarket			4.7	401	1000 GFA	102.24	8,734	10.50	897		
700																
Commercial 0.25 - 0.28 20% 88,000 386 2,739 218 228 110																
Wingra OP-12	TBD		11.95 B-H	862	Home Improvement Store	80,000		4.5	360	1000 GFA	20.80	2,384	2.45	196		
OP-12			B-H	814	Specialty Retail Center (small shops)	8,000		3.3	26	1000 GFA	44.32	355	2.71	22		
400																
Mixed Use Commercial-Office-Residential 0.25 - 0.30 20% 27,400 151 1,993 96 227 1311																
Wingra OP-10	TBD		3.78 B-G	814	Specialty Retail Center (small shops)	6,200		3.3	20	1000 GFA	44.32	275	2.71	17		
OP-10			B-G	710	General Office	16,000		3.3	53	1000 GFA	11.01	176	1.49	24		
OP-10			B-G	931	Quality Restaurant	5,200		15.0	78	1000 GFA	89.95	468	7.49	39		
OP-10			B-G	220	26 Upper Story Dwelling Units	26				Units	6.72	175	0.62	16		
500																
Note: This parcel (500) was eliminated to accommodate Filchona Road re-alignment																
600																
Commercial 0.05 - 0.06 20% 3,800 13 2,804 199 385 186																
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		
700																
Mixed Use Commercial-Warehousing 0.25 - 0.45 20% 30,000 60 445 38 75 371																
Wingra 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		
OP-11			B-H	710	General Office	10,000		3.3	33	1000 GFA	11.01	110	1.49	15		
OP-11			B-H	150	Warehousing	14,000		0.5	7	1000 GFA	4.96	69	0.47	7		
800,900																
Commercial 0.25 - 0.28 35% 131,275 664 7,787 718 742 241																
OP-7			2.80 B-G	934	Coffee Shop w/ drive-thru	1,750		10.0	18	1000 GFA	496.12	868	34.64	61		
OP-7			B-G	932	High-turn Restaurant	6,500		15.0	98	1000 GFA	127.15	826	10.92	71		
OP-7			B-G	814	Specialty Retail Center (small shops)	7,425		3.3	25	1000 GFA	44.32	329	2.71	20		
OP-7			B-G	932	High-turn Restaurant/Specialty Retail	4,500		15.0	69	1000 GFA	127.15	572	10.92	49		
OP-7			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		8.32 B-H/CUP	854	Med Format Retail Store	31,000		4.0	124	1000 GFA	45.04	1,396	3.83	119		
OP-8	Amend 4		B-H	814	General Office	0		0.0	0	0	0	0	0	0		
OP-8	Amend 3		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		
OP-6	Amend 7		B-H/CUP	814	Tire Store with 10 service bays	10,900		3.3	36	1000 GFA	24.87	348	4.15	45		
1000																
Mixed Use Commercial-Warehousing 0.25 - 0.28 35% 51,000 84 431 53 45 8																
Sara Investment 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		
OP-14			B-H	710	General Office	15,000		3.3	50	1000 GFA	11.01	165	1.49	22		
OP-14			B-H	150	Warehousing	30,000		0.5	15	1000 GFA	4.96	69	0.47	14		
1100																
Commercial 0.20 - 0.25 35% 40,000 191 2,020 143 41 102																
Wingra 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-14			B-H	710	General Office	5,000		3.3	17	1000 GFA	11.01	55	1.49	7		
OP-14			B-H	932	High-turn Restaurant	5,000		15.0	75	1000 GFA	127.15	636	10.92	55		
1200																
Mixed Use Commercial-Office-Residential 0.20 - 0.25 35% 24,000 79 1,158 74 N1 74																
OP-14			4.11 B-G	814	Specialty Retail (small shops)	24,000		3.3	79	1000 GFA	44.32	1,064	2.71	65		
OP-14			B-G	710	General Office	0		0	0	1000 GFA	11.01	0	1.49	0		
OP-14			B-G	220	14 Dwelling Units (2.5 acres)	14				Units	6.72	94	0.62	9		
2003																
Commercial 0.20 - 0.25 35% 9,000 30 399 24 N1 24																
Wingra 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	
Wingra OP OL 3	3.20 P-R Private Open Space
Wingra OP OL 4	4.28 P-R Private Open Space
Netzel OP OL 7	0.25 Private Open Space
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
Environmental Corridor	
OP OL 5	3.82 P-R Stormwater Management
Public Street Rights of Way	
12.19	Total
0.28	McKee Road
8.64	Filchona Road
0.48	Nesbitt Road
1.13	Limestone Lane
1.66	Hardrock Road

Summary CDP	Acres	Total Projected Gross Floor Area	Total Projected Average Daily Traffic (Raw Trips)	Total Projected PM Peak Trips (Raw Trips) Projection	2006 Strand Projection	Net Difference
Commercial Area	97.54	726,050 SF	41,597	3,800	3,379	221
Street Rights of Way	12.19					
Total	109.73					

- Notes:
- 1) Trip Generation 7th Edition, Institute of Traffic Engineers
 - 2) From Strand Associates TIA and March 6, 2006 correspondence
 - 3) Oct 21, City Approved increased caps for Ref Parcel 100 and 200
 - 4) In Amendment One, "Apparel Store" classification has been used to project traffic for Medium Format Retail Store when use is unknown.
 - 5) Resolution R-34-07 Specified 7,000 SF of Second Floor Office Space.
 - 6) Unless specific tenants 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	
Use	# of Units
Large Format Retail	1 174,550
Med. Format Retail	3 121,900
Specialty Retail & Small Restaurant	16 158,375
Stand-alone Restaurant	3 15,800
Discount Super Market	2 102,425
Health Club	1 45,000
General Office	8 58,500
Banks/Credit Union	1 5,500
Warehousing	1 44,000
Dwelling Units	40
Gross Floor Area	726,050

Orchard Pointe
Development Parameters

Proposed Amendment ELEVEN (traffic cap per approved amendment 9)

The proposed amendments are highlighted																	
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	Avg Daily Traffic Rate per 1000 GFA, Lanes or Units	Average Weekly 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
200																	
Commercial 0.25 - 0.28 20% 211,340 976 11,621 965 1042 (77)																	
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	51.08	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		61	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				
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Netzel 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			
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OP-4	Amend 4.6		0.75 B-G	914	Fast Food with Drive Thru	3,000		15.0	45	1000 GFA	496.12	1,488	34.64	104			
Peterson OP-5			8.12 B-H		Supermarket			4.7	401	1000 GFA	102.24	8,734	10.50	897			
Wingra OP-12	TBD		11.95 B-H	862	Home Improvement Store	80,000		4.5	360	1000 GFA	20.80	2,384	2.45	196			
OP-12			B-H	814	Specialty Retail Center (small shops)	8,000		3.3	26	1000 GFA	44.32	355	2.71	22			
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Mixed Use Commercial-Office-Residential 0.25 - 0.30 20% 27,400 151 1,993 96 227 1311																	
Wingra OP-10	TBD		3.78 B-G	814	Specialty Retail Center (small shops)	6,200		3.3	20	1000 GFA	44.32	275	2.71	17			
OP-10			B-G	710	General Office	16,000		3.3	53	1000 GFA	11.01	176	1.49	24			
OP-10			B-G	931	Quality Restaurant	5,200		15.0	78	1000 GFA	89.95	468	7.49	39			
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600																	
Commercial 0.05 - 0.06 20% 3,800 13 2,804 199 385 186																	
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			
700																	
Mixed Use Commercial-Warehousing 0.25 - 0.45 20% 30,000 60 445 38 75 371																	
Wingra OP-11	TBD		3.74 B-H	814	Specialty Retail Center (small shops)	6,000		3.3	20	1000 GFA							