



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 PDD-GIP district to the PDD-GIP district the following described property:

1. **Location of Property/Street Address:** 5216 Lacy Road

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

Lot 1, Sunflower Estates

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

2. **Proposed Use of Property - Explanation of Request:**

15 duplexes (30 residential units)

3. **Proposed Development Schedule:** Spring 2018-2020, depending on market

***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. Additional information may be requested.

Type of Residential Development (If Applicable): Duplex

Total Dwelling Units Proposed: 30 **No. Of Parking Stalls:** 9 visitor + individual units

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: _____ **No. Of Parking Stalls:** _____

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: Swan Creek Development 2017 LLC

Address: 2960 Triverton Pike, Madison, WI 53711

Phone No: 608-277-8887

Contact Person: Jake Fleming

Email: jfleming@flemingdevelopment.com

Address: same

Phone No: 608-333-8961

Respectfully Submitted By: 
 Owner's or Authorized Agent's Signature

Jake Fleming
 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:** 11/17/2017 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$875.00

Permit Request No. RZ-2181-17

Receipt # 1.15181
 ya 11-20-17



FLEMING

DEVELOPMENT

November 17, 2017

Mr. Thomas Hovel
Zoning Administrator/City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Sunflower Estates: GIP Amendment Request

Dear Mr. Hovel,

Enclosed you will find the site plan, preliminary grading plan, preliminary utility schematic, GIP amendment request and rezoning application to amend the GIP (Ordinance 2002-O-45) for Lot 1 of Sunflower Estates. The amendment includes constructing two unit buildings instead of four unit buildings as anticipated in the original GIP. We believe the amended plan will serve the market and surrounding neighborhoods better because they are intended to be owner occupied condominium homes rather than rental units. The impervious surface ratio is less than the previous plan, giving the development more open space which fits in well with the surrounding parks and walking paths.

The application is being submitted for the December 19, 2017 Plan Commission meeting.

Thank you for taking time to review this proposal.

Sincerely,

Jake Fleming
Fleming Development Inc.

Sunflower Estates

General Implementation Plan Amendment Request #1:

In 2002, Ordinance 2002-O-45 created a General Implementation Plan (GIP) for Lot 1, Sunflower Estates. The GIP established specific criteria for Lot 1, including but not limited to:

- 4 unit residential buildings
- 30-32 dwelling units
- Building elevations next to Lacy Road shall not be greater than 1-1/2 stories in height
- Signage shall be limited to one landscape ground sign for each lot,
- Open Space ratios between 66.2% and 59.7%
- Floor area ratios between 20.9% and 22.9% including garages
- Four parking stalls per unit
- Maximum height is 30' or two stories, except along Lacy Road.

This proposal is to amend the GIP as follows:

Original GIP	GIP Amendment
4 Unit residential buildings	2 unit residential buildings
Signage limited to one landscape ground sign per lot	Signage includes one landscape ground sign per building or unit and up to two monument signs
Floor Area Ratios between 20.9% and 22.9%	FAR between 19.5 and 22.5%

The amendments are requested to accommodate market conditions.

The remainder of the provisions are not changing. See site development data detailed below.

Proposed Development

The proposed development is for condominium housing development on Lot 1 of the Sunflower Estates Plat. The site will consist of 15 duplex buildings, totaling 30 condominiums. The condominiums will be ranch style with open floor plans and square footages ranging from 1,564 to 1,580. Buyers will have the option to finish the basements. There will be 3 different elevations with 3 assorted color schemes offered throughout the 15 buildings to create a unique and diverse community. Landscaping will be integrated to manage storm water, enhance the building architecture and provide beautiful common areas. The combination of the popular ranch style condominiums, open floor plans and the site surrounded by walking paths and parks, makes this project very desirable for the market. The anticipated development is expected to begin construction in spring, 2018 with approximately 8 buildings being constructed per year, subject to market conditions.

Site Development Data:

Lot Area	310,227 Sq. Ft. (7.12 Acres)
Dwelling Units	30 Units
Lot Area/D.U.	10,341 Sq. Ft./D.U.
Density	4.2 Units/Acre

Impervious Surface: Ratio:

Building Coverage	62,730 Sq. Ft.	20%
Pavement Coverage	40,524 Sq. Ft.	13%
Total	103,254 Sq. Ft.	33%

Open Space Ratio: 67%

Floor Area Ratio:

Living Space	47,160 Sq. Ft.	15%
Garage Space	14,370 Sq. Ft.	4.5%
Total	61,530 Sq. Ft.	20%

Parking Provided: Total Per Unit

Garage	60 Stalls	2 Stalls
Driveway	60 Stalls	2 Stalls
Parking Pads	9 Stalls	
Total	129 Stalls	

Building Setbacks:

Greenway	Minimum – 20 Feet
Sunflower Drive	Minimum – 40 Feet
Lacy Road	Minimum – 60 Feet
Jones Farm Drive	Minimum – 40 Feet

OPTION F

14' BETWEEN EACH DUPLEX, 18' LONG DRIVEWAYS

SWAN CREEK CONDOMINIUMS

BEING LOT 1, SUNFLOWER ESTATES LOCATED IN THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF SECTION 11, T6N, R8E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN
NOVEMBER 14, 2017
SCALE 1"=80'

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2018 AT _____ O' CLOCK _____ M., AND RECORDED IN VOLUME _____ OF CONDOMINIUM PLATS ON PAGES _____ AS DOCUMENT NUMBER _____

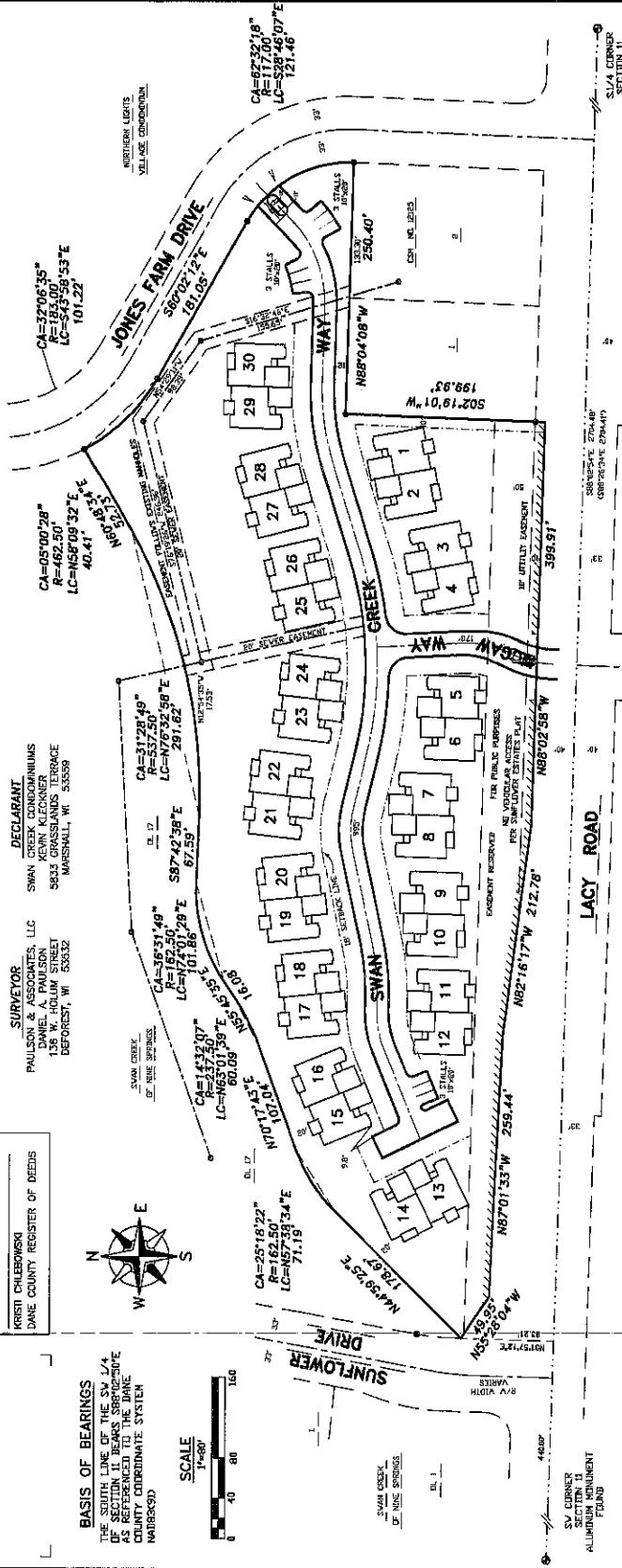
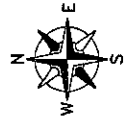
KRISTI CHLEBOWSKI
DANE COUNTY REGISTER OF DEEDS

SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 W. HOLM STREET
DEFOREST, WI 53532

DECLARANT
SWAN CREEK CONDOMINIUMS
SWAN KEVIN KLOPFER
5633 GRASSLANE TERRACE
MARSHALL, WI 53559



BASIS OF BEARINGS
THE SOUTH LINE OF THE SW 1/4 OF SECTION 11 BEARS S87°20'30"E AS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM NAD83/03



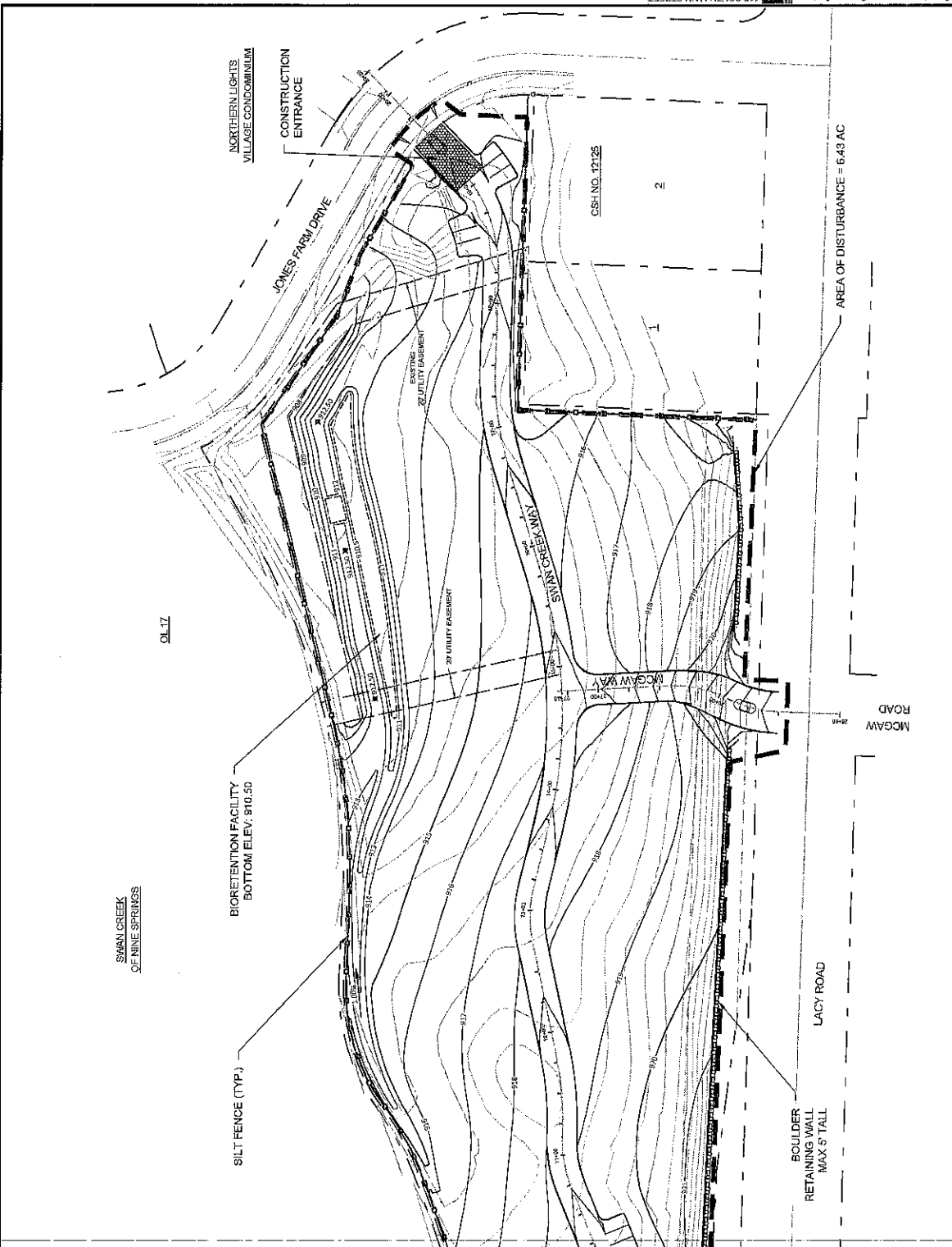
- LEGEND**
- SECTION CORNER MONUMENT (FOUND)
 - 3/4" ROUND IRON REBAR (FOUND)
 - 1 1/4" ROUND IRON REBAR (FOUND)
 - 3/4" X 24" ROUND IRON REBAR (SET) WEIGHING 150 LBS/LF
 - C.E. CONCRETE ELEMENT
 - BUILDING SETBACK LINE

SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Professional Land Surveyor No. S-1689 of the State of Wisconsin, do hereby certify that by the direction of Kevin Klopfers, as representative of Swan Creek Condominiums, I have surveyed and mapped according to the official records, condominiums as described and pictured hereon. I do further certify that this plat is a true scaled and dimensional representation of the boundaries, buildings and improvements.

Daniel A. Paulson, Professional Land Surveyor No. S-1689
August 28, 2017

- LEGEND**
- SILT FENCE
 - FLOW DIRECTION
 - RIPRAP MEDIUM
 - LIMITS OF DISTURBANCE
 - EXISTING CONTOURS (5-FT)
 - PROPOSED CONTOURS (5-FT)
 - BERM DETAIL
 - CONSTRUCTION ENTRANCE
 - ROCK CHECK DAM



PROJECT: SUNFLOWER ESTATES
 FILE NAME: PAT292 - SUNFLOWER ESTATES (SUNFLOWER ESTATES) SHEETS (EROSION GRADING AND EROSION CONTROL) LAYOUT NAME: GEEF.1

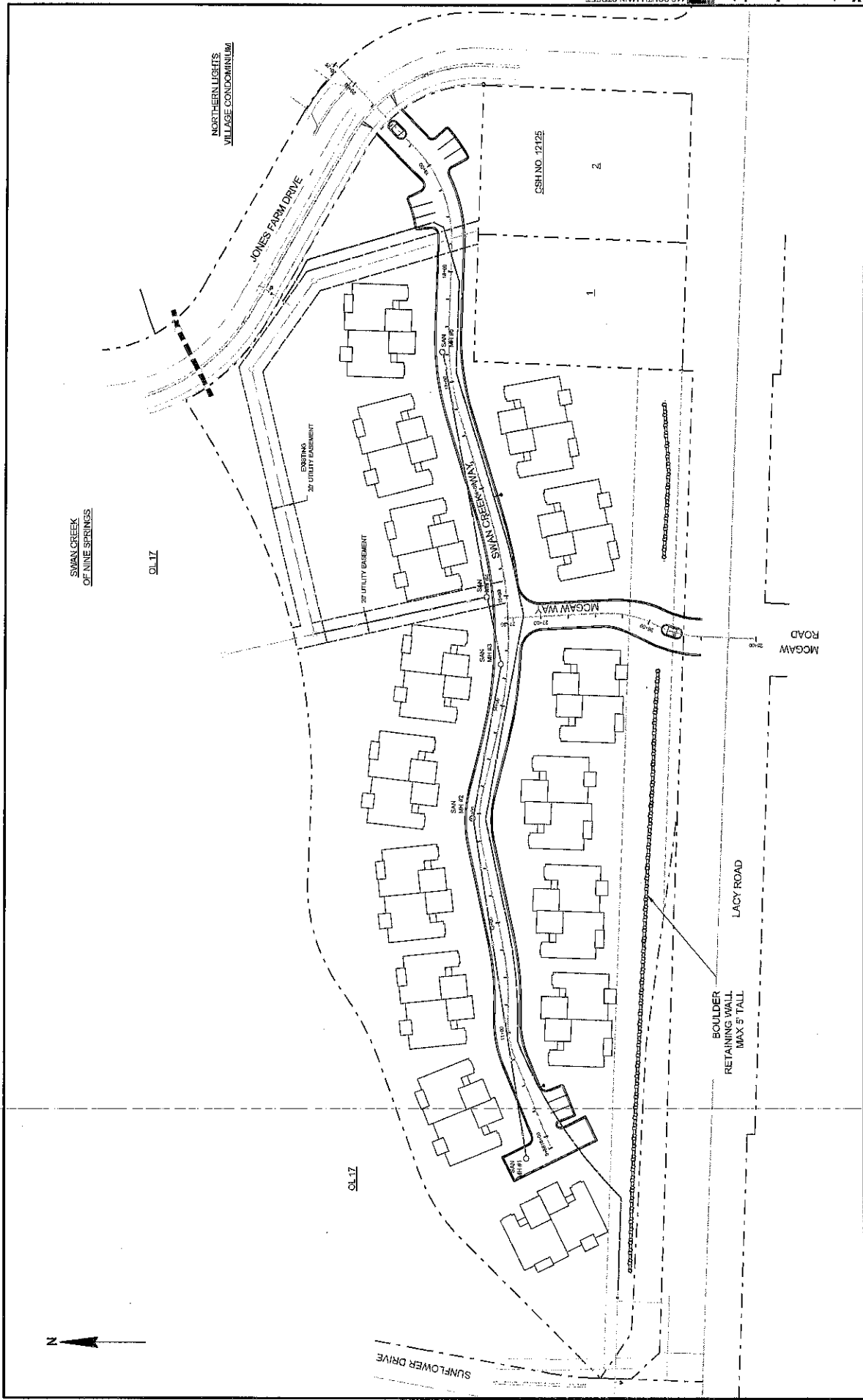
OWNER: SWAN CREEK CONDOMINIUMS
 COUNTY: DANE

PRELIMINARY GRADING AND EROSION CONTROL PLAN
 PLOT NAME: GEEF.1

DATE: 11/17/2017 12:26 PM
 PLOT BY: RWAN MACE

SHEET 1
 PLOT SCALE: 1" = 80'

119 SOUTH MAIN STREET
 COTTAGE GROVE, WI 53527 (608) 639 4422
 REVISION DATE: 11/17/17
 Montgomery Associates



PROJECT: SUNFLOWER ESTATES FILE NAME: P:\2017 - SUNFLOWER ESTATES\DRAWINGS\SUNFLOWER ESTATES\SHEET\PRELIMINARY UTILITY PLAN.DWG LAYOUT NAME: Utility Plan	OWNER: SWAN CREEK CONDOMINIUMS COUNTY: DANE	PRELIMINARY UTILITY PLAN PLOT NAME: GEOP1 PLOT BY: RWN MCE PLOT DATE: 11/27/2017 12:24 PM	SHEET 2 1" = 80' PLOT SCALE:
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DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
3643509

01/30/2003 05:42:12PM

Trans. Fee:
Exempt #:

Rec. Fee: 19.00
Pages: 5

**Ordinance 2002-O-45 Rezoning
Outlot 18 Swan Creek of Nine Springs
to Planned Development District and issuing
General Implementation Plan**

RECEIVED

MAR 31 2003

**CITY OF FITCHBURG
CLERK'S OFFICE**

*To be
Replotted as
Lot 1 Sunflower
Estates*

003821

Return to:

Fitchburg City Clerk
5520 Lacy Road
Fitchburg, WI 53711

PIN: 060911347252

003822

CITY OF FITCHBURG

Administrative Offices

5520 Lacy Road
Fitchburg, WI 53711-5318

Phone: (608) 270-4200 ■ Fax: (608) 270-4212


www.city.fitchburg.wi.us



CLERK'S CERTIFICATION

I, Karen A. Peters, do hereby certify that the attached is a true and exact copy of the City of Fitchburg Ordinance Number 2002-O-45 Zoning Ordinance Amendment Re-zoning of Outlot 18 Swan Creek of Nine Springs to Planned Development District and Issuing General Implementation Plan.

Signed and sealed this 14th day of January, 2003.



Karen A. Peters, MMC
City Clerk

003823

Plan Commission
Initiated By

Planning and Zoning
Drafted By

November 22, 2002
Date

ORDINANCE NO. 2002-O-45
ZONING ORDINANCE AMENDMENT
REZONING OF OUTLOT 18 SWAN CREEK OF NINE SPRINGS TO PLANNED
DEVELOPMENT DISTRICT AND ISSUING GENERAL IMPLEMENTATION PLAN

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, section 3 Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Great Dane Development has submitted an application (RZ-1179-02) to amend The Zoning District Maps of the City of Fitchburg by classifying the lands from A-X to Planned Development District (PDD) and issue General Implementation Plan (GIP) for the property being known as outlot 18 of the Swan Creek of Nine Springs which is to be re-platted under FP-1177-02 to be known as lot 1 Sunflower Estates, and

WHEREAS, the Plan Commission held a public hearing, with discussion on November 5, 2002 and again considered the request on November 19 and December 3, 2002, and

WHEREAS, the proposal is to allow for the following land use: 30 to 32 dwelling units on the site in four unit buildings. The expected density and site calculations are more specifically noted in the site regulatory standards that are attached, and

WHEREAS, this lot may be senior housing for which the applicants may ask for tax exempt status under a life estate housing, and

WHEREAS, the Plan Commission has reviewed the application according to the general standards outlined in the ordinance, and has determined the request, in conjunction with the proposed conditions, meets said criteria, and

WHEREAS, the Plan Commission has recommended approval, with conditions of rezoning request RZ-1179-02 for PDD zoning and issue a General Implementation Plan (GIP) for outlot 18 of the Swan Creek of Nine Springs which is to be re-platted under FP-1177-02 to be known as lot 1 Sunflower Estates (FP-1177-02).

Zoning Ordinance No. 2002-O-45
Page 2 of 3

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain that rezoning request RZ-1179-02 for PDD zoning and issue a General Implementation Plan (GIP) for outlot 18 of the Swan Creek of Nine Springs, which is to be replatted under FP-1177-02 to be known as lot 1 Sunflower Estates (FP-1177-02), be approved as indicated in the attached documents and plans dated 10-21-02, 11-1-02, and grading plan of 11-15-02 with such plans and documents to be subject to the following conditions:

1. No other permit or approval is waived or deemed satisfied except for the approvals herein conditionally granted.
2. The Final Plat for Sunflower Estates (FP-1177-02) is recorded prior to any permits being issued, and a public improvement agreement be put in place for any required public utility work, and allocation of park requirements, and payment of required park fees.
3. Appropriate screening for the utility boxes shall be approved by City Planning staff. Utility boxes shall be located behind the street facades of the building.
4. A Specific Implementation Plan (SIP) is and Architectural and Design Review is still required, and final building and landscape material usage shall occur at that stage.
5. In no case shall any elevation (of a building) next to Lacy Road right of way be greater than 1 1/2 stories in height, and the project statistics shall not exceed those identified in the 10-21-02 (date of cover letter) text. However, a greater height building may be allowed following a public hearing at the SIP stage.
6. Signage for the project shall be limited to one landscape ground sign for each lot, and such sign shall not exceed 40 sq. ft.
7. An agreement with the City for payment in lieu of taxes be reached, signed and recorded prior to any permit being issued if the site qualifies for tax exempt housing (such as life estate housing).
8. A final grading and utility plan indicating full grades to road rights of way be submitted and approved with architectural approval.
9. Agreement to be approved by staff for the maintenance and upkeep of the private driveways.

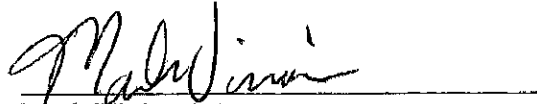
10. Approval of the PDD-GIP is based on submitted plans, reports, and representations made at the public meetings, and such documents and representations are part of this rezoning approval. Applicant shall pay publication costs to avoid two meeting process. Such plans and documents (11-1-02 letter and attachment from Randy Bruce) noting: 30-32 dwelling units; open space ratios between 66.2% and 59.7%; Floor area ratios of between 20.9% to 22.9% (including garages), and four total stalls per unit. Maximum height is 30' or two stories, except as amended by condition 5 above.

This ordinance shall take effect following its publication.

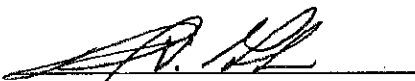
The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 10th day of December, 2002.


Karen Peters, City Clerk


Approved: 12/11/2002


Mark Vivian, Mayor

Approval of Property Owner


Owner

Date: 12-12-02


Mortgage Holder

Date: 12-12-02

KNOTHE & BRUCE ARCHITECTS

7811 Raymond Avenue Suite 102
 Philadelphia, Wisconsin 53143
 408.234.1100 Fax 408.234.2114

Contract

Notes
 ALL GARBAGE COLLECTION TO BE
 HANDLED BY AND PROVIDED BY INDIVIDUAL
 UNITS, WITH WEEKLY GARBAGE PICK-UP.

SITE DEVELOPMENT DATA
 Legal Description: Lot #1
 of the Town of
 City of Madison

Lot Area: 80,231 Sq. Ft. (1.82 Acres)
 Building Area: 90,421 Sq. Ft.
 Lot Area / D.S.: 16,445 - 12,341 Sq. Ft. (1.0)
 Density: 4.2 / Acre

Building Coverage: 85,000 - 100,000 Sq. Ft. (1.1 - 2.2 A/C)
 Incl. Porch

Sideyard Coverage: 5,000 - 4,000 Sq. Ft.
 Driveway Coverage: 35,000 - 38,000 Sq. Ft.
 Street Coverage: 15,000 - 18,000 Sq. Ft.
 Total Pavement: 55,000 - 55,000 Sq. Ft. (1.1 - 1.1 A/C)

Open Space: 20,521 - 35,231 Sq. Ft. (0.23 - 0.41 A/C)

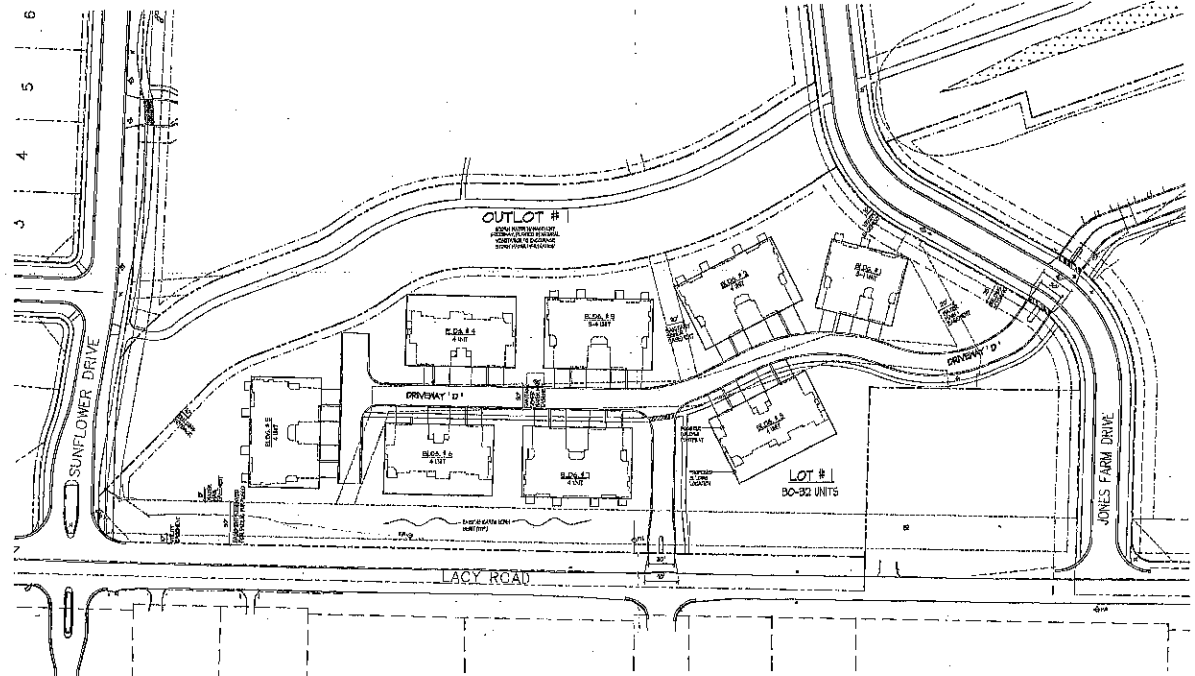
Dwelling Unit Mix:
 One Bedroom: 0
 Two Bedroom: 30-32
 TOTAL: 30-32

Parking Provided:
 Garage: 64
 On-Street: 64
 Total Parking: 128
 Parking / D.U.: 4.0 / D.U.

Permits:
 OCCUPANCY: 2003 - 2003 FOR NEW SUBMITTAL
 OCCUPANCY: 2003 - 2003 FOR NEW SUBMITTAL
 OCCUPANCY: 2003 - 2003 FOR NEW SUBMITTAL
 OCCUPANCY: 2003 - 2003 FOR NEW SUBMITTAL
 OCCUPANCY: 2003 - 2003 FOR NEW SUBMITTAL

From the
Sunflower Estates
 Lot # 1

82 Units
 Drawing:
Site Plan
 Scale: 1" = 50'
 Revision: 0220
 Drawing No: 2



SITE PLAN
 1" = 50'

