



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 _____ district to the _____ district the following described property:

1. Location of Property/Street Address: _____

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

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

2. Proposed Use of Property - Explanation of Request:

3. Proposed Development Schedule: _____

***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): _____

Total Dwelling Units Proposed: _____ **No. Of Parking Stalls:** _____

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

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

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

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

Current Owner of Property: _____

Address: _____ **Phone No:** _____

Contact Person: _____

Email: _____

Address: _____ **Phone No:** _____

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:** _____ **Publish:** _____ and _____

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

Permit Request No. _____

Southerly portion of Lot 1 CSM 8023

A part of Lot 1 Certified Survey Map no. 8023, recorded on November 16, 1995 in Volume 42 of Certified Survey Maps on Pages 313-316, as Document no. 2719369, excluding the portion of the Right-of-Way in Transportation Project Plat no. 1206-07-29-4.02 Recorded on July 31, 2012 as Document no. 4896305, being a part of the Southeast Quarter of the Southwest Quarter of Section 8, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

Commencing at the South Quarter corner of said Section 8, Thence North 01 degrees 38 minutes 21 seconds East along the East line of the Southwest Quarter of said Section 8, a distance of 40.04 feet to the northerly Right-of-Way line of Lacy Road, also being the Southeast corner of CSM No. 8023 and the Point of Beginning;

Thence along said northerly Right-of-Way of Lacy Road South 89 degrees 00 minutes 24 seconds West, 591.84 feet; thence continuing along said Right-of-Way North 88 degrees 10 minutes 03 seconds West, 201.69 feet; thence continuing along said Right-of-Way North 39 degrees 54 minutes 53 seconds West, 44.79 feet to the easterly Right-of-Way of South Seminole Highway; thence along said easterly Right-of-Way of South Seminole Highway North 11 degrees 03 minutes 43 seconds East, 410.84 feet; thence continuing along said easterly Right-of-Way North 11 degrees 04 minutes 57 seconds East 413.63 feet; thence South 78 degrees 55 minutes 03 seconds East, 97.77 feet; thence South 88 degrees 25 minutes 49 seconds East, 591.04 feet to the aforesaid East line of the Southwest Quarter of Section 8 also being the East line of said CSM No 8023; thence along said East line of the Southwest Quarter South 01 degrees 38 minutes 21 seconds West, 805.00 feet back to the Point of Beginning.

THE HARVEST AT STONER PRAIRIE - SOUTH

FITCHBURG, WISCONSIN

EHLERS DEVELOPMENT



GENERAL IMPLEMENTATION PLAN

CONTENTS:

- PAGE 3 PROJECT LOCATION & GENERAL DESCRIPTION
- PAGE 4 RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT
- PAGE 6 ECONOMIC & SOCIAL IMPACTS
- PAGE 8 SITE DESIGN & GENERAL INFORMATION
- PAGE 9 ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

EXHIBITS:

- A LOCATION MAP
- B CONCEPTUAL MASTERPLAN

PROJECT TEAM:

Ehlers Development

Ehlers Development
301 Blount Street, #201
Madison, WI 53703
Contact: Christopher Ehlers
480.570.8389



Wyser Engineering
312 E. Main Street
Mt. Horeb, WI 53572
Contact: Wade Wyse
608.437.1980

PROJECT LOCATION & GENERAL DESCRIPTION

The Harvest at Stoner Prairie will be a multifamily residential community servicing the current and future demand for multifamily townhome housing in the Fitchburg area. It will be located on a 13.42 acre site northeast of the intersection of Lacy Road and South Seminole Highway and south of future Minong Lane. The site will be Lot 2 of a CSM to be recorded. A public outlot will be located to the south of the development lot to provide stormwater management for the larger proposed CSM development.

Surrounding Context

The project site is surrounded by future multi-family apartments to the north, future single family housing to the east, a planned public Outlot for stormwater management treatment to the south and planned business district to the west across S. Seminole Highway. South of the Outlot for stormwater management will be an Outlot for bike path purposes. Further south across Lacy Road is agricultural lands, currently unplanned. A high power overhead electric (ATC) line runs north-south within a 100-foot wide easement along the east property line. An existing 6' wide public utility easement and an additional proposed 20' wide public utility easement will run north-south along South Seminole Highway for public storm sewer conveyance along with the existing electric and fiber optic lines.

Existing Topography & Wetlands

The project site has a minimal change in elevation of about 10 feet from northeast to southwest. A culvert system under Lacy Road drains the site to the south side of Lacy Road and south along the north Seminole Highway drainage ditch. At the time of development, a regional stormwater basin will be constructed south of the site matching existing flow rates and typical storm volumes that will continue to drain through the culvert system under Lacy Road.

There are no wetlands within the boundary of the parcel.

Existing Vegetation

The project site is currently in agricultural production.

LEGAL DESCRIPTION

Lot 2 of a proposed CSM (Part of Lot 1 CSM 8023) all being a part of the Southeast Quarter of the Southwest Quarter of Section 8, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

REZONE LEGAL DESCRIPTION**Southerly portion of Lot 1 CSM 8023**

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RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to take advantage of the option for Planned Development District Zoning for The Harvest at Stoner Prairie project in order to accomplish the goals of providing a quality development with external lot density and a desired large shared open courtyard space.

Current Zoning: Rural Density District (R-R)

Possible Rezone: Medium Density District (R-L, R-LM or R-M Zoning)

Proposed Rezone: Planned Development District (PDD)

To accomplish the stated development goals, we reference the City's Ordinance for Medium Density Residential District with the following reasons they do and do not fit with the planned development goals. Deviations to the standards are shown in **bold below**:

DIVISION 2. - R-L LOW DENSITY DISTRICT

Sec. 22-55. - Permitted uses.

Sec. 22-58. - Dimensional standards.

DIVISION 3. - R-LM LOW TO MEDIUM DENSITY DISTRICT

Sec. 22-90. - Permitted uses.

Sec. 22-92. - Dimensional standards.

DIVISION 4. - R-M MEDIUM DENSITY DISTRICT

Sec. 22-113. - Permitted uses.

Sec. 22-115. - Dimensional standards.

- **Section 22-55; 22-90; 22-113 – Permitted Uses (1): Residential occupancy of a single-family detached dwelling unit structure; Residential occupancy of a single-family detached dwelling unit structure; Residential occupancy of a two-family attached dwelling unit structure. This development does not meet this requirement. The development will have three to six units per building.**
- **Section 22-58; 22-92; 22-115 – Dimensional Standards: The Dimensional Standards for the respective Possible Rezone Options do not allow for the lot size, dimensions or setbacks for the proposed development. To make this an integrated, vibrant community, we must have the design flexibility afforded in the PDD zoning for the drives, parking lots and open space. Front yard setback will be set to 16-feet to Minong and 27-feet to Seminole. Rear yard setback to the stormwater outlet will be set to 8-feet. The rear / side yard setback to the east lot line will be set to 100-feet to stay clear of the ATC easement.**

In addition to the City's Ordinance, we reference the North Stoner Prairie Neighborhood Plan with the following reasons the development fits with the planned development goals:

- **Section VII. – Plan Recommendations (Summary of Recommendations – Land Use) L4: Promote medium-density residential, or as an alternative low density residential uses along the east side of Seminole Highway at a density of up to 5-6 du per acre. The character of this development should recognize the setting on Seminole Highway and be oriented toward interior roads. Access to Seminole Highway will be limited. This development meets this standard by providing an internal roadway that does not have a Seminole Highway Connection, facing the front of the outside buildings towards Seminole Highway and Lacy Road.**

ECONOMIC & SOCIAL IMPACTS

We believe that this project will have positive economic & social impacts on the area.

Property Values and Tax Revenue

At total completion, it is estimated that this project would have a total value of approximately \$23,500,000. At this value, using the City's 2016 property tax rate the following tax receipts to the community could be realized annually:

State of Wisconsin (0.02%):	\$4,700
Dane County (0.32%)	\$75,200
City of Fitchburg (0.85%):	\$199,750
Verona School District (1.0%):	\$235,000
<u>Madison Area Tech. College (0.10%):</u>	<u>\$23,500</u>
Total Projected Annual Property Tax:	\$538,150

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees

This project should generate the following estimated Impact Fees to the City (2017 fees listed):

Park Improvement Fee	80 units x \$155 =	\$12,400
Park Dedication Fee	80 units x \$4,330 =	\$364,400
Park Street Frontage Fee	$((80 \times 2900)^{1/2}) \times 0.13 \times \$360 =$	\$22,542
Fire Protection Fee	(80) 2BR x \$466 =	\$37,280
<u>Water Impact Fee:</u>	<u>80 units x \$1166 =</u>	<u>\$93,280</u>
Total Projected Impact Fees:		\$529,902

Social Impacts

Although social impacts cannot be predicted or quantified, we believe that this project will also have a positive social impact on the area.

- The addition of this quality residential community will help to keep existing residents in Fitchburg and offer an "Ownership Opportunity" for current renters who want to become first time home owners.

- This development is part of a Master Plan Community that will allow condo owners the opportunity to walk to work, school and church.
- There is a large demand for “attainable entry level housing” in the City of Fitchburg with very few ownership opportunities available. Many other developments are owned by a single entity and rented to families instead of allowing opportunities for ownership.
- Current design offers potential for a pocket park with pedestrian paths connecting to local bike trails and schools.

CONSISTENCY WITH COMPREHENSIVE PLAN

The project complies with the City of Fitchburg's Comprehensive Plan and the associated North Stoner Prairie Neighborhood Plan.

Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

Land Use Goal 1: This project preserves and enhances the natural features of the City as follows:

- The project is being served by gravity flow sanitary sewer
- The project (growth) is consistent with the neighborhood plan
- There are no wetlands in the project area.
- A regional stormwater basin will service this area that includes a groundwater recharge component.
- The project is not in a floodplain and the improvements will be constructed above the flood elevation created by the regional stormwater facility.

Land Use Goal 2: This project develops a compact urban community that is visually and functionally distinct from its rural and agricultural community.

- The development is consistent with the medium density residential planned for within the North Stoner Prairie Neighborhood Plan.
- The project will provide needed ownership condominiums.
- The site is within the urban service area.
- The project utilities and infrastructure are being extended to this project in an efficient manner.
 - The project is on the intersection of two existing major roadways. One minor roadway will be required that will extend to a future residential neighborhood.
 - There are existing electric, gas and fiber optic lines adjacent to the development.
 - The sanitary sewer will be extended to the development from the existing interceptor main to the west along Lacy Road that will also serve the future residential development to the east of the project.
 - The water main will be installed as part of a needed loop connection to the future well house to be located to the east of the development.
- The project is located in close proximity to the Badger State Trail, a major bike commuter trail.
- **The project is located in the last phase for development east of Seminole Highway as anticipated in the Neighborhood Plan. However, the previous phase has either already been completed or is in the design / approval stages. In addition, the utility connections and transportation network is already in place making this the next available residential development location.**

Natural Resources Goal 1: This project will protect the natural environment:

- The project will be screened for endangered resources through the WDNR and historical resources through the State Historical Society. There are no known endangered resources or historical sites in this area.
- There are no established environmental corridors in this area.
- The site is served by a proposed regional stormwater basin to meet all applicable City and State requirements as well as additional requirements placed on the site by the Capital Area Regional Planning Commission.
- The site will meet all required erosion control standards during construction.

- The site is not located in a wetland area or floodplain area.
- All sanitary sewer will be on the public system. No private septic systems will be allowed.
- There are no existing trees in the site area.
- Higher density condominium units allow for a larger pervious site area to promote infiltration on the site. The regional stormwater facility provides more focused infiltration.

Natural Resources Goal 2: There are no unique natural areas on the site.

Natural Resources Goal 3: The location of this site at the intersection of two major intersections near residential and school lands is not conducive to the harvest of significant commercial natural resources.

Agricultural Resources: The site will convert an agricultural field into a residential development consistent with the North Stoner Prairie Neighborhood Plan.

Cultural Resources: The site does not contain any existing cultural resources. The housing development with large open courtyard area will encourage social activities and gatherings as a small development community and as a result the larger Fitchburg community.

Housing Goal 1: This project will provide an in-demand housing choice: reasonably priced ownership without needed personal exterior maintenance.

- Dane County and a whole and Fitchburg in particular have a shortage of residential housing. The supply of single-family housing is about 2 months. A balanced housing market is typically considered to be 6 months.
- The target starting sale price is under 300,000 dollars.
- This is a multi-family residential development maximizing density to be transit friendly.
- This development will have multiple unit sized buildings (3 unit to 6 unit) which will be different from the planned denser apartments to the north and single-family homes to the east within this larger neighborhood area.

Housing Goal 2: The project uses efficient use of land for housing.

- This project uses multi-unit buildings around the outside limits of the lot to meet a medium density for the overall lot area while maintaining a large central shared greenspace to promote neighborhood interaction.
- By utilizing the PDD design review process, the City will be allowed to ensure sound sustainable housing design.
- The development will be sewer and have public water.
- The project is located adjacent to Seminole Highway and Lacy Road providing easy access to Fitchburg and surrounding communities.

Economic Development: This project maintains the medium density residential area as outlined in the North Stoner Prairie Neighborhood Plan. The business development portion of the neighborhood will be located across Seminole Highway to the west.

Utilities and Community Facilities Goal 1: The development will further the public water supply, sanitary sewer system and stormwater management treatment.

- The development will be served by public water main. The system will be part of the neighborhood water loop that distributes the water through the larger City system including the proposed well located in the adjacent residential subdivision.
- The development will be part of the regional stormwater management system. This system will meet and exceed all City and State standards as well as the Capital Area Regional Planning requirements for this Neighborhood. This includes additional requirements for infiltration / recharge. In addition, the density of the buildings on the lot leaves significant open space to promote natural infiltration on the site itself.
- The neighborhood will have both refuse and recycling collection.

Utilities and Community Facilities Goal 2: The project is part of the urban development boundary area and is within the urban service area.

- The development will be serviced by a new public sanitary sewer service from the existing sanitary sewer interceptor main service that was already installed for the neighborhood within the Badger State Trail right-of-way. The extension for this development will also help to serve the future business area west of Seminole Highway and the future residential development east of this development all as outlined in the North Stoner Prairie Neighborhood Plan. The extension will be part of the development of the bike trail located south of this development.
- There are existing electric, gas and fiber optic facilities adjacent to the development.

Utilities and Community Facilities Goal 3: The project is located where it can support the goals of compact growth, promote active lifestyles, conservation of energy and sustainable neighborhood design.

- The development is located in an area that has existing or planned services that will be walkable, promoting active lifestyles and conservation of energy.
 - The development is located near bike trails and will be part of connected sidewalk networks.
 - The development is located near public schools and a planned church.
 - The development is located across from planned businesses.
- The development is medium density residential rather than single family residential, promoting compact growth.
- The development includes large community open spaces promoting active lifestyles.

Utilities and Community Facilities Goal 4: The project does not include any public part or open space. The design of the project includes a large community open space. The project will pay a fee to the City for use in creating public facilities in other areas of the City.

Transportation Goal 1, 2 and 3: The project is part of the coordinated land use and transportation system in the area as outlined in the North Stoner Prairie Neighborhood Plan.

- The existing Lacy Road and Seminole Highway networks will remain with improvements to Seminole for the proposed intersection of the public road north of the development area.
- The project will not have a connection onto Seminole Highway or Lacy Road.
- The project will include two connections onto the proposed minor collector street north of the project with a private loop road to serve the buildings. The two street connections are planned to maintain access in emergency situations.
- The minor collector street installed for the access of this project and the proposed project to the north will also serve the future residential lots as preliminary platted to the east.
- A 20' wide public outlot for a bike trail will be created south of the project along Lacy Road with easy access from this development.

LAND USE

When complete, this project will contain multi-family residential with ownership.

Consistent with the North Stoner Prairie Neighborhood Plan, the project will be a 10.73 acre medium density residential development. **The site has a proposed density of 6 du per acre with the stormwater management facility included as part of the private development lands.** At the time of this General Implementation Plan, the mix of residential units is as follows:

- 2 Bedroom Units: 40
- 3 Bedroom Units: 40

Each unit type will be the same unit size with an average unit size of approximately 1,741 square feet of finished space on the first and second floors.

Each unit will contain its own garage, driveway, front entry and rear exit. There is a large central green / open space for passive and active activities.

Note: The unit mix and common space amenities will be developed as the projects design is further developed. Final unit mix and specific common space amenities will be provided in the subsequent Specific Implementation Plans for this project.

SITE DESIGN & ZONING STANDARDS

The Masterplan of The Harvest at Stoner Prairie development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The buildings are located & orientated to address the Seminole Highway street edge and to help define the public realm.
- The drive lane and associated individual driveways are kept to the interior of the site to reduce its visual impact from the public streets.
- Large central open space courtyard has been created to emphasize community space and outdoor recreation.
- The individual driveway and garage for each unit eliminate the need for any public parking spaces.
- The two drive lane connections to the public street provide the second entry point in case of emergencies.

Off Street Parking:

The City's typical parking requirements require two parking stalls per residential dwelling unit. We see this as a luxury and modern amenity we'd like to offer our tenants, therefore our unit design incorporates a one-car attached garage for each unit and a 24-foot long drive for a second car.

Off-Street Bicycle Parking:

In addition to off-street vehicular parking, we are proposing tenants take advantage of their spacious attached garage for use as short and long-term bicycle storage. As these units are to be purchased by the tenant, it is left to the decision of each tenant whether they'd like to install wall mount or ceiling mount bike hooks.

Storm Water Management Overview:

The site does not provide any active stormwater management. This is provided at the regional level. The design does allow for passive infiltration and stormwater reduction by massing the buildings to allow for large open space where stormwater can infiltrate into the ground as it currently does.

Landscape Design:

The landscape design for the development will meet all City of Fitchburg landscape design requirements. This plan will be developed, and detail provided, with the subsequent Specific Implementation Plan submittals.

Refuse & Recycling Storage & Removal

Refuse and Recycling will be in accordance with City requirements for public disposal. The containers themselves will be stored within the private garages.

General Implementation Plan Data

At the time of this General Implementation Plan, the Fitchburg Townhomes Development Masterplan Data is as follows. Final Masterplan Data that meets the Planned Development Zoning Standards shown here will be provided in the subsequent Specific Implementation Plans for this project.

Planned Development Zoning Standards:

Under the proposed Planned Development Zoning, Lot 2 of the future CSM shall meet the following Zoning Standards:

- Residential Density: 6.0 units per acre (maximum)
- Building Height: Maximum of 2 Stories and Maximum 35 feet (to highest roof ridge)
- Front Street Setback (Minong): 16' (min.)
- Side Street Setback (Seminole): 26' (min.)
- Rear Yard Setback (Outlot): 8' (min.)
- Side Yard Setback: 100' (min.)
- Building Coverage: 25% of Parcel Area (maximum)
- Impervious Surface Ratio: 65% of Parcel Area (maximum)
- Off-Street Parking: 2 Auto Spaces per Dwelling Unit (min.)
- Off-Street Bicycle Parking: 1 per Dwelling Unit (assumed within garage)

Current Zoning per the master plan:

Building					Parking			
Unit Name	Use	Footprint	Floor Area	Units	Covered	Surface	Total	Ratio
A1-A7	6 Unit Multi-Family Residential	8,133	10,446	42	12	6	18	3.0
B1-B10	4 Unit Multi-Family Residential	5,418	6,964	32	8	4	12	3.0
C1-C2	3 Unit Multi-Family Residential	4,071	5,223	6	6	3	9	3.0
Totals		108,417		80	160	80	240	3.0

Zoning Requirement	Design Value	Calculations
Site Density	6.0 units/acre	80 units / 13.42 acre = 5.96
Building Coverage	25% of Parcel	108,417 SF / 13.42 acre = 18.5%
Landscape Area	50% of Parcel	289,965 SF / 13.42 acre = 49.6%

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the City's High Density Residential Zoning.

Reduction of Sprawl

Because of PDD Zoning, a more dense building coverage oriented on the outside of the lot allows for larger shared open space. Therefore, this development can help meet the increasing need for residential units at the highest allowed density while providing an attractive lot with a parkland feel that would otherwise be required under the City's High Density Residential Zoning.

Less Impervious Surface Area

Because of PDD Zoning, there is greater flexibility in the amount of vehicular parking that must be provided on site. In our Development Team's experience, the parking requirements of the City's High Density Residential Zoning District are excessive for this project - and would result in more impervious surface area across the site than what our plan proposes. Utilizing PDD Zoning for this project will decrease run-off and allow additional landscaped areas.

Enhanced Public Realm

With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the buildings can be located & orientated to address the street edge and to help define the public realm. This also provides additional land area behind the buildings - so surface parking can be kept to the interior of the site and reduce its visual impact on the public streets.

ORGANIZATION STRUCTURE

The project will be a typical condominium structure where units will be individually owned and the common area amenities will be owned and managed by the condominium association.

PROJECT IMPLEMENTATION

The construction of the project is anticipated to be in 4 phases:

<u>Phase</u>	<u>Buildings</u>	<u>Schedule</u>
Phase 1	20	(2019)
Phase 2	20	2020
Phase 3	20	2021
Phase 4	20	2022

However, market demand will ultimately drive the overall schedule and could speed up or slow down the timeline for full build-out.

NEIGHBORHOOD INPUT

The Developer has indicated a formal Neighborhood Meeting was held on 01/11/2018 in the Senior Center with follow up group meetings at the Fitchburg Library on 01/30/2018, 02/01/2018 and 02/05/2018. Additional individual meetings were held from February through May, 2018.

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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY



- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING, AS-BUILT DATA FROM WYSER ENGINEERING AND WYSER ENGINEERING DESIGN DATA. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG STANDARD SPECIFICATIONS, LATEST ADDITION.

SITE INFORMATION BLOCK:

SITE ADDRESS: SEMINOLE HIGHWAY AND LACY ROAD
 SITE ACREAGE: 13.42 AC
 USE OF PROPERTY: MULTI FAMILY RESIDENTIAL
 ZONING: PROPOSED DEVELOPMENT (PD)

SETBACKS:
 FRONT YARD (MINONG LANE): 16.0- FEET
 FRONT YARD (SEMINOLE HIGHWAY): 27.5- FEET
 REAR YARD (STORMWATER EASEMENT): 7.5- FEET
 SIDE YARD (100' WIDE ELECTRIC EASEMENT): 21.5- FEET

NUMBER OF UNITS: 80

TOTAL NUMBER OF PARKING STALLS: 160 (2 PER UNIT - ONE CAR PRIVATE GARAGE AND ONE PRIVATE DRIVEWAY)
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: N/A ALL PARKING PRIVATE DRIVEWAY AND GARAGE ASSOCIATED WITH INDIVIDUAL UNITS.

TOTAL BIKE PARKING STALLS: INDIVIDUAL UNIT GARAGE STORAGE.

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.
 ROOFTOP: 0 SQ.FT.
 PAVED: 0 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 398,500 SQ.FT.
 ROOFTOP: 108,500 SQ.FT.
 PAVED: 290,000 SQ.FT.
 PERCENT IMPERVIOUS: 68.2%

DISTURBANCE LIMITS: 550,000 SQ. FT.

EHLERS DEVELOPMENT

THE HARVEST AT
 STONER PAIRE (SOUTH)
 FITCHBURG, DANE COUNTY, WI

SEMINOLE HIGHWAY
 FITCHBURG, WI 53711

Sheet Title:
 SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 10' 20' 40' 60'
Wysér Number	17-0410
Set Type	GIP
Date Issued	06/19/2018
Sheet Number	C100

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