



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

SMARTCODE NEW COMMUNITY REGULATING PLAN APPLICATION (ARTICLE 3)

1. Location of Property:

Street Address: Larsen Road, Goodland Park Road and CTH MM

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

See attached metes and bounds descriptoin

2. Community Unit Type (mark all that apply): CLD or TND or TOD

3. Applicant shall submit one or more maps, explanatory text and statistical information describing the following for each Community Unit in the Regulating Plan area:

- 1. Transect zones & allocations
- 2. Density calculations (anticipated)
- 3. Civic zones
- 4. Thoroughfare network (include thoroughfare types and block sizes)
- 5. Special Districts, if any
- 6. Special Requirements, if any
- 7. All requests for Administrative Waivers, if any
- 8. All requests for Administrative Approvals, if any

*** Also submit all mapping in either CADD or GIS files

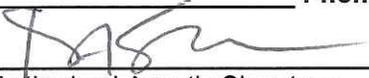
4. Aerial photo of existing site

Current Owner(s) of Property: Fitchburg Lands, LLC

Address: 2920 Marketplace Drive, Suite 202 **Phone No.:** 608-288-3339

Contact Person: Phil Sveum **E-mail:** psveum@cbsuccess.com

Address: Same **Phone No.:** Same

Respectfully Submitted By:  **Date:** 8-23-16

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

*Application shall be accompanied by one (1) PDF document of complete submittal, one (1) full-size set of plans, two (2) reduced sets of plans (11" x 17"), and the required CADD or GIS files for mapping.

FOR CITY USE ONLY

Date Received: 8/23/2016 **Permit Request No.:** Smartcode Article 3

Comments: See attached conditions.

APPROVED ^{8EB}
 w/conditions
 dated 8/13/2018.

Terravessa Article 3 Conditions – August 13, 2018

1. No other permit or approval is waived or deemed satisfied except for the approval herein provided.
2. Approval is based on Article 3 plan set dated January 19, 2018 and associated approved Administrative Wavers and Approvals.
3. Shall comply with all requirements of Chapter 23 SmartCode.
4. Density calculations shall comply with section 3.8 of the SmartCode Ordinance.

SmartCode Article 3 Submittal
Terravessa

Fitchburg Lands, LLC.
Fitchburg, WI
January 19, 2018

Montgomery Associates
Resource Solutions, LLC • ma-rs.org



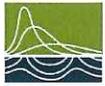


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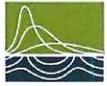
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Development Team

Owner

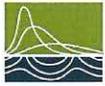
Fitchburg Lands, LLC
Phil Sveum
2920 Marketplace Drive, Suite #202
Fitchburg, WI 53719
psveum@cbsuccess.com

Project Engineer

Montgomery Associates, Resource Solutions, LLC
Deborah J. Hatfield
119 South Main Street
Cottage Grove, WI 53527
608-839-4422
debbie@ma-rs.org

Project Planner

Tim Anderson Consulting, LLC
Tim Anderson
2126 Yahara Place
Madison, WI 53704
tander2126@gmail.com



1 Introduction

This SmartCode Article 3 Application has been prepared for the development land approved in the April 19, 2016 Settlement Agreement between the Wisconsin Department of Natural Resources (DNR), Fitchburg Lands, LLC and the Town of Dunn.

The Fitchburg Lands portion of the Northeast Neighborhood development plan now known as Terravessa has been prepared to meet requirements of the City of Fitchburg's SmartCode District and the following goals:

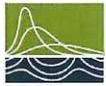
- Affordability
- Sustainability
- Connectivity
- Density
- Diversity of housing types
- Mix of ownership and rental housing
- Multi-generational housing including a senior housing component

The following narrative describes the proposed development plan and is divided into seven sections with accompanying tables. Exhibits for each section are attached at the end of the narrative. The application sections include:

- Neighborhood Area and Project Site
- Neighborhood Master Plan
- Transect Zones
- Civic Spaces
- Thoroughfares
- Blocks/Densities
- Stormwater Plan

2 Neighborhood Area and Project Site

The total size of the Fitchburg Lands, LLC parcel is 243 ac. The approved development area is 146 ac, with the remainder of the parcel designated as environmental corridor (**Exhibit 1**).



3 Neighborhood Master Plan

The project site is proposed as Traditional Neighborhood Development (TND). **Exhibit 2** illustrates the Terravessa master plan including the proposed pattern of neighborhood entrances, development blocks, streets and alleys, and parks and open spaces. The total urbanized area for Terravessa (net developable area without streets and civic spaces) is 83.3 ac.

4 Transect Zones

The development plan is divided into four transect zones - T1, T3, T4 and T5 (**Tables 4.1 and 4.2, Exhibit 3**). A linear pedestrian-shed encompasses the development area. **We are requesting an Administrative Waiver (AW2) for having three transect areas (T3 – SW, T4 – Center and T5) with unmatched perimeters greater than 15%.**

Table 4.1: Transect Zone Percentage

	Transect Zone			Total
	T3	T4	T5	
Net Area (acres)	19.9	30.9	32.5	83.3
Required (%)	[5-30]	[30-65]	[5-40]	
Provided (%)	24	37	39	

Table 4.2: Unmatched Transect Zones

Transect Zone	Total Zone Perimeter (ft)	Unmatched Perimeter (ft)	Unmatched (%)
T3 (SW)	1,804	293	16
T3 (W)	3,952	118	3
T3 (NE)	2,986	0	0
T4 (S)	858	18	2
T4 (Center)	7,389	1,400	19
T4 (N)	5,062	452	9
T5	7,897	1,460	18

5 Civic Spaces

The proposed development includes a mix of primary and secondary civic spaces and general open spaces (**Exhibit 4, Tables 5.1 and 5.2**). Key details include:

- Total Primary Civic Spaces: 10.0 ac
- Total Secondary Civic Spaces: 27.6 ac
- Total General Open Spaces: 76.9 ac
- Total Civic Spaces and Open Spaces: 114.5 ac
- Percentage of Primary Civic Space to Urbanized Area: 12.0% (exceeds 5% minimum)

We are requesting an Administrative Approval (AA1) for establishing a conservancy (8a) next to a T5 transect zone. We are also requesting an Administrative Waiver (AW1) for not reserving a civic building lot for an elementary school.

Table 5.1: Primary Civic Spaces

Civic Space	Type	Area (acres)	Permitted Area (acres)	Thoroughfare Perimeter Provided	Thoroughfare Perimeter Required
8c.1	Neighborhood Park	4.0	4 min, 5 max	78%	50% (3.5.3.f.i)
8c.2	Neighborhood Park	4.0	4 min, 5 max	50%	50% (3.5.3.f.i)
8d.1	Green	1.4	0.5 min, 8 max	51%	50% (3.5.3.f.i)
8e	Square	0.5	0.5 min, 5 max	61%	50% (3.5.3.f.i)
Total		10.0			

Table 5.2: Secondary Civic Spaces

Civic Space	Type	Area (acres)	Permitted Area (acres)	Thoroughfare Perimeter Provided	Thoroughfare Perimeter Required
8a	Conservancy	14.0	8 min	25%	-
8d.2	Green	3.5	0.5 min, 8 max	27%	20% (3.5.3.f.ii)
8g.1	Playground	0.3	no min/max	50%	-
8g.2	Playground	0.2	no min/max	18%	-
8g.3	Playground	0.3	no min/max	50%	-
8g.4	Playground	0.2	no min/max	25%	-
8g.5	Playground	0.2	no min/max	50%	-
8h	Community Gardens	9.1	no min/max	50%	-
Total*		27.6			

* Civic Space 8g.5 is not included in this total because it is embedded within Civic Space 8c.2

6 Thoroughfares

The transportation system for the proposed development includes a framework of streets, lanes, alleys, passages and a bicycle network (Exhibit 5). All ST-58-30 street types provide for on-street bicycle use as part of the bicycle network. We are requesting an Administrative Approval (AA2) for using rear alleys adjacent to T4 transect zones in blocks containing both T4 and T5 zones and an Administrative Approval (AA3) for installing continuous planters instead of tree wells in sections of ST-60-34 streets not adjacent to commercial areas. We are also requesting an Administrative Waiver (AW4) for modifying street type RA-24-24 to have 23' of pavement (back-to-back), and an Administrative Waiver (AW5) for increased thoroughfare width on Lacy Rd. at its intersection with CTH MM to accommodate turn lanes.

The majority of principle lot frontage in the proposed development occurs along vehicular thoroughfares, with the exception being lots facing the large central passage. The percentage of lots whose principal frontages fall along a passage or civic space is below the 20% threshold for each transect zone (Table 6.1).

Table 6.1: Non-Thoroughfare Lots

Transect Zone	Area (acres)	Area of Lots Not Facing Thoroughfare (acres)	Percentage
T3	19.9	0.5	3%
T4	30.9	1.0	3%
T5	32.5	2.6	8%

Short lengths of exterior streets have been designated as “B-Grid Streets” to accommodate neighborhood signage. The frontage assigned to the B-Grid does not exceed 30% of the total length of frontages within the community unit (Table 6.2).

Table 6.2: B-Grid Frontage

B-Grid Frontage (ft)	Total Frontage (ft)	B-Grid Frontage Percentage
1,310	65,650	2%

7 Blocks and Densities

There are a total of 42 blocks in the proposed development with a total of approximately 1,600 dwelling units (Exhibit 6, Tables 7.1-7.3). Where blocks are split between multiple transect zones, the zone with the highest area sets the maximum block perimeter. All blocks meet both the block perimeters and block densities required for each transect zone.

Blocks 1-2, 14-16, 20-21, 25, 28-31 and 34-37 are partially defined by a passage to meet the allowed perimeter requirements. The perimeter of each block defined by passages does not exceed 20% for any transect zone.

Table 7.1: Split Block Perimeters

Block #	Transect Zone (acres)			Perimeter Max (ft)	Block Perimeter (ft)
	T3	T4	T5		
3	-	0.46	0.60	2050	923
4	-	0.64	0.65	2050	1048
13	-	1.64	0.26	2300	1669
21	-	0.24	2.50	2050	1480
23	-	0.22	1.94	2050	1324
24	-	0.53	1.28	2050	1728
27	1.26	1.38	-	2300	1487
28	-	1.52	1.61	2050	1680
34	1.22	1.29	-	2300	1486
35	-	1.29	1.38	2050	1680
39	2.03	0.89	-	2400	2172
40	2.45	0.26	-	2400	1666
41	1.39	0.32	-	2400	1616

Table 7.2: Density Calculations

Transect Zone	Area (acres)	Allowed Dwelling Units / Acre		Total Dwelling Units	
		<i>Minimum</i>	<i>Maximum</i>	<i>Minimum</i>	<i>Maximum</i>
T3	19.9	3	8	60	159
T4	30.8	6	12	185	370
T5	32.5	12	n/a	390	n/a
Total				635	919+

Table 7.3: Passage Perimeter Reduction

Transect Zone	Block Perimeter (ft)	Perimeter Reduced by Passage (ft)	Percentage
T3	12,520	339	3%
T4	25,176	1,014	4%
T5	21,630	2,224	10%

8 Stormwater Plan

The project stormwater management plan will be an important element in the neighborhood's landscape design and will support the environmental management objectives of the Fitchburg Lands portion of the Northeast Neighborhood. The stormwater management plan will meet City of Fitchburg, DNR and project-specific performance criteria for stormwater volume, stormwater peak discharge, and stormwater quality. The implementation of the stormwater plan will be unique, in that the design and performance analysis will be supplemented by stormwater runoff monitoring.

The conceptual elements of the stormwater management plan are illustrated in **Exhibit 7**. The stormwater management system will include distributed practices in the development area, plus regional stormwater management facilities in open space areas. These areas will also be integrated into the landscape and aesthetic design of the open space to support the creation and restoration of a natural landscape including restored / enhanced wetlands.

 Total Project Area: 243 Acres
 Approved Development Area: 146 Acres

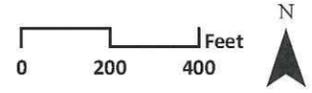


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Exhibit 1: Site Map
 Terravessa - Article 3 Smart Code Submission
 City of Fitchburg, WI

 Wetland Delineated On-site
 WDNR Intermittent Stream

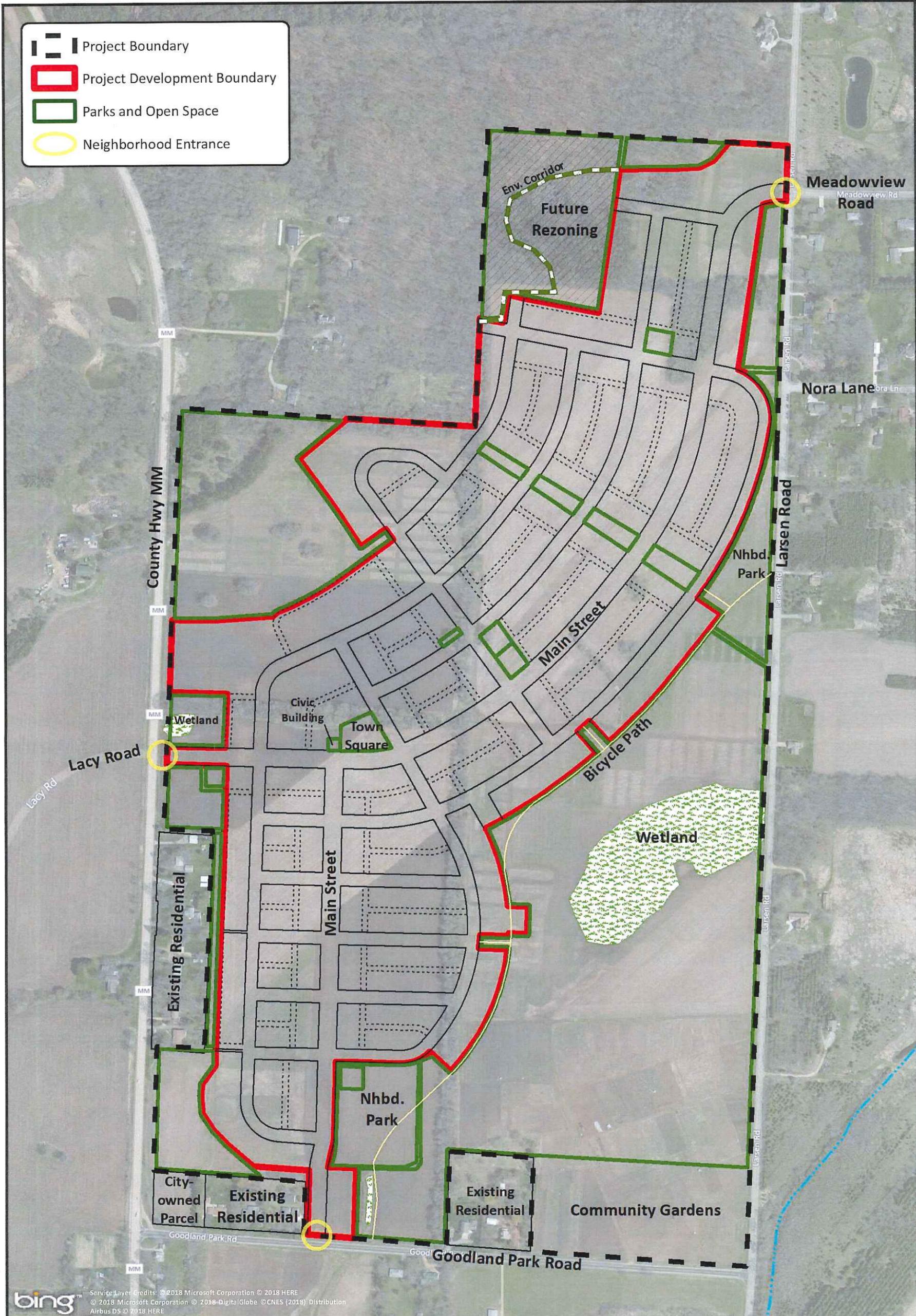


Main Map Projection:
 NAD 1983 Dane Co. CRS
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Montgomery Associates
 119 South Main Street
 Cottage Grove, WI 53527
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-  Project Boundary
-  Project Development Boundary
-  Parks and Open Space
-  Neighborhood Entrance

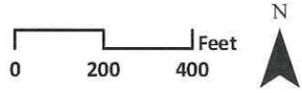


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Exhibit 2: Master Plan
 Terravessa - Article 3 Smart Code Submission
 City of Fitchburg, WI

-  Wetland Delineated On-site
-  WDNR Intermittent Stream

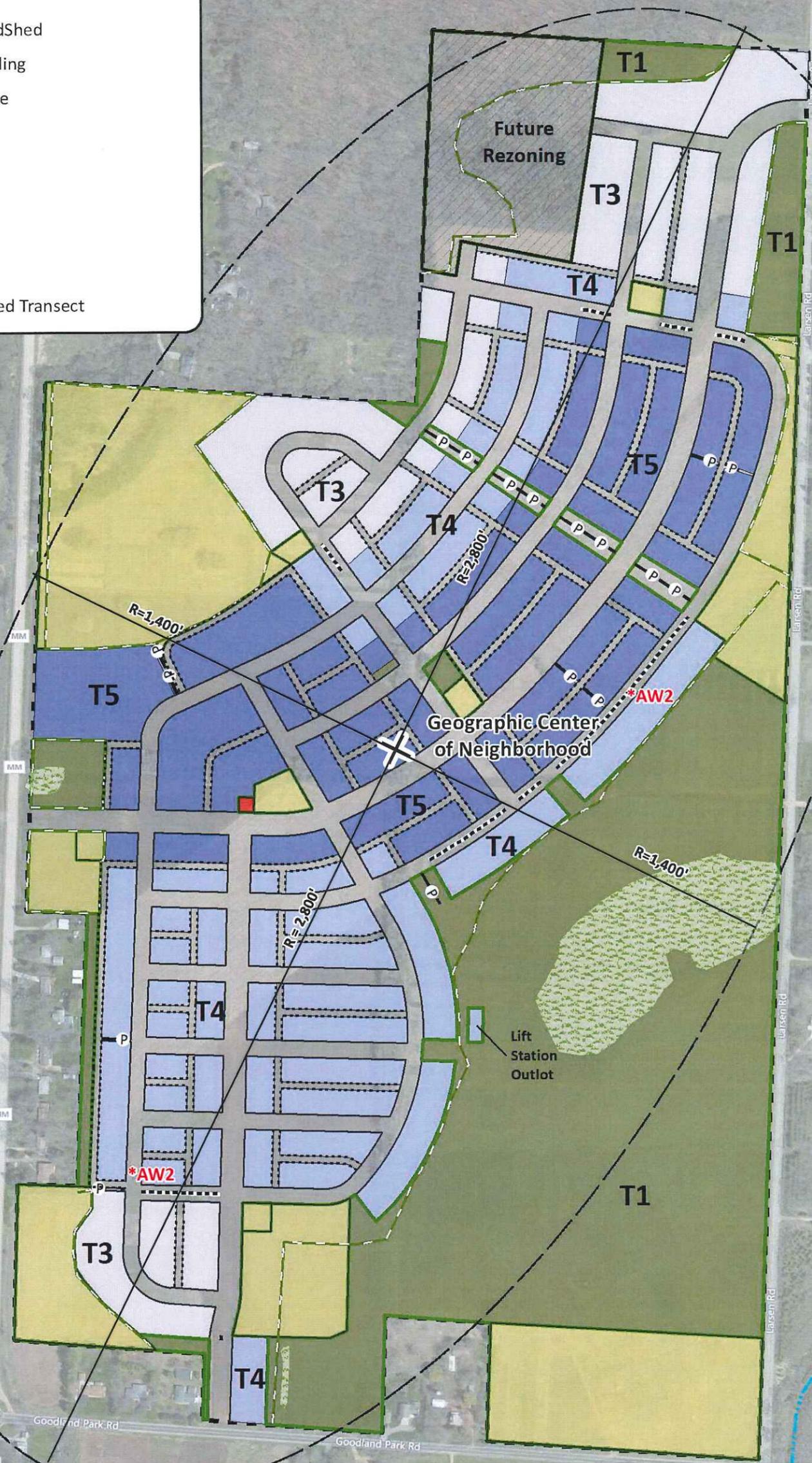


Main Map Projection:
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Project Boundary
 Environmental Corridor Boundary
 P-P Passage
 Linear PedShed
 Civic Building
 Civic Space
Transect Zone
 T1
 T3
 T4
 T5
 Unmatched Transect

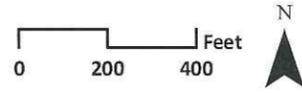


***AW2 - Administrative Waiver (prior approval) required for unmatched transect exceeding 15% of transect perimeter**



Exhibit 3: Transect Areas
 Terravessa - Article 3 Smart Code Submission
 City of Fitchburg, WI

- Wetland Delineated On-site
- WDNR Intermittent Stream



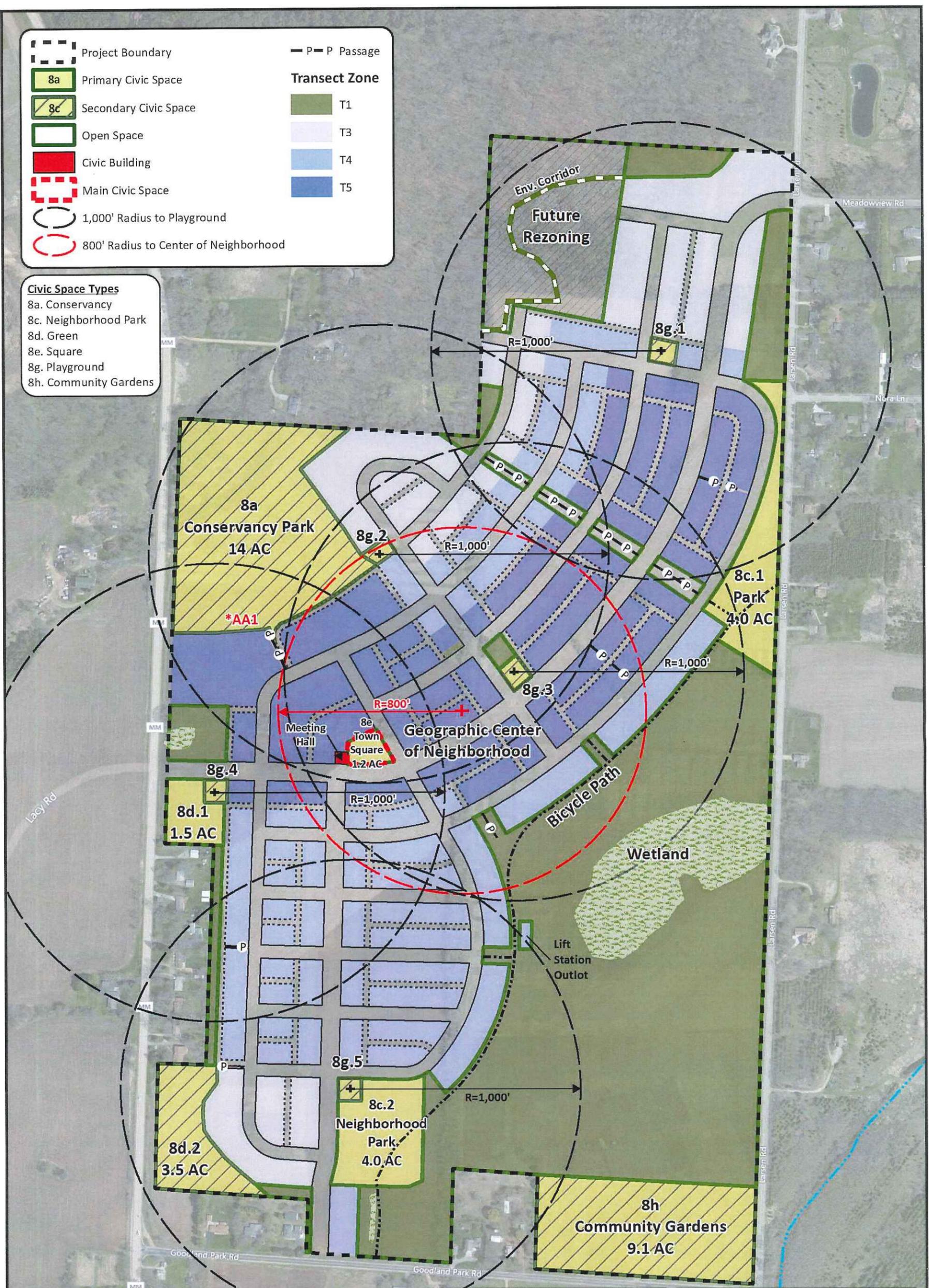
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	Project Boundary		P Passage
	8a Primary Civic Space	Transect Zone	
	8c Secondary Civic Space		T1
	Open Space		T3
	Civic Building		T4
	Main Civic Space		T5
	1,000' Radius to Playground		
	800' Radius to Center of Neighborhood		

- Civic Space Types**
- 8a. Conservancy
 - 8c. Neighborhood Park
 - 8d. Green
 - 8e. Square
 - 8g. Playground
 - 8h. Community Gardens



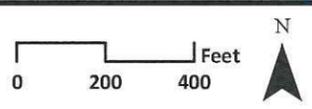
***AA1 - Administrative Approval required for Conservancy adjacent to T5**

***AW1 - Administrative Waiver required for not placing elementary school site**



Exhibit 4: Civic Spaces
Terravessa - Article 3 Smart Code Submission
City of Fitchburg, WI

- Wetland Delineated On-site
- WDNR Intermittent Stream



Main Map Projection:
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Administrative Waivers (Non-Location Specific)
 AW3 - Is not being pursued at this time
 AW4 - Administrative Waiver required for using 23' of pavement (back-to-back) in rear alleys (RA-24-24)

Public Street Types:
 AV-80-40 (CBL)
 ST-60-34
 ST-58-30
 ST-55-28

--- RA-24-24 (Rear Alley)	Transect Zone
--- RL-24-12 (Rear Lane)	T1
--- Project Boundary	T3
--- Neighborhood Entrance	T4
--- P-P Passage	T5
--- Bicycle Network	Civic Building
--- B-Grid Street Designation	Civic Space
--- ST-60-34 With Planters	



***AW5 - Administrative Waiver required for increased thoroughfare width (turn lane)**

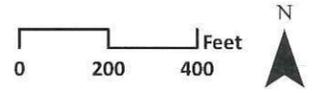
***AA3 - Administrative Approval required for continuous planters in ST-60-34 street**

***AA2 - Administrative Approval required for rear alley in T4 transect zone**



Exhibit 5: Thoroughfares
 Terravessa - Article 3 Smart Code Submission
 City of Fitchburg, WI

Wetland Delineated On-site
 WDNR Intermittent Stream



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Project Boundary

--- P --- P Passage

Block

Split Block

Civic Building

Civic Space

Transect Zone

T1

T3

T4

T5

Unmatched Transect

Block Perimeter

1 - 1,948'	22 - 1,410'
2 - 1,529'	23 - 1,324'
3 - 923'	24 - 1,728'
4 - 1,048'	25 - 2,328'
5 - 929'	26 - 881'
6 - 1,407'	27 - 1,487'
7 - 936'	28 - 1,680'
8 - 1,505'	29 - 1,701'
9 - 943'	30 - 1,294'
10 - 1,472'	31 - 1,293'
11 - 953'	32 - 1,724'
12 - 1,262'	33 - 581'
13 - 1,669'	34 - 1,486'
14 - 1,185'	35 - 1,679'
15 - 1,740'	36 - 1,899'
16 - 1,123'	37 - 1,295'
17 - 858'	38 - 1,228'
18 - 1,415'	39 - 2,172'
19 - 1,377'	40 - 1,666'
20 - 1,236'	41 - 1,617'
21 - 1,480'	42 - 1,879'

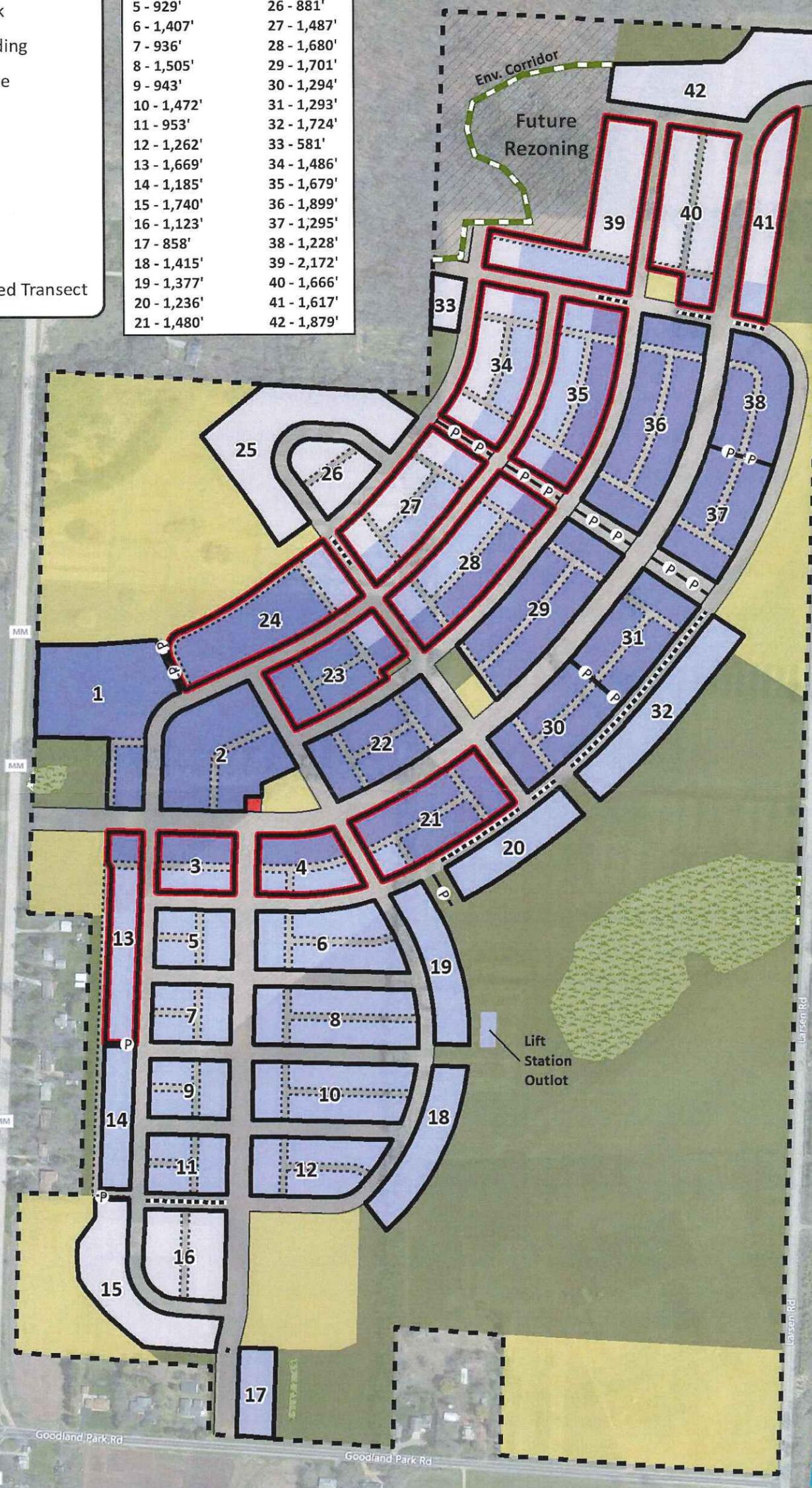
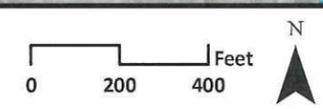


Exhibit 6: Blocks
 Terravessa - Article 3 Smart Code Submission
 City of Fitchburg, WI

Wetland Delineated On-site
 WDNR Intermittent Stream



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-  Project Boundary
-  Environmental Corridor Boundary
-  Stormwater Management Facility
-  Distributed Biofiltration
-  Bicycle Path
-  Civic and Open Spaces



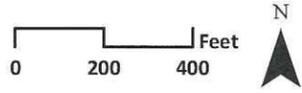
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Exhibit 7: Stormwater Management

Terravessa- Article 3 Smart Code Submission
City of Fitchburg, WI

-  Wetland Delineated On-site
-  WDNR Intermittent Stream



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

SMARTCODE ADMINISTRATIVE APPROVAL APPLICATION

Location of Property:

Street Address: Larsen Road, Goodland Park Road and CTH MM

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

See attached metes and bounds description

Administrative Approval Details:

1. Administrative Approval Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Approval(s) should be submitted with this application.

Administrative Approval Checklist:

- 1. Describe each specific Approval requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what is required by the Code and what is being proposed.
- 2. The effect of the approval on the overall Regulating Plan and how such requested approval will meet the standards of Section 1.6.5 of Chapter 23 SmartCode District.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

Current Owner(s) of Property: Fitchburg Lands, LLC

Address: 2920 Marketplace Drive, Suite 202 **Phone No.:** 608-288-3339

Contact Person: Phil Sveum **E-mail:** psveum@cbsuccess.com

Address: Same **Phone No.:** Same

Respectfully Submitted By:  **Date:** 8-23-16

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

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FOR CITY USE ONLY

Date Received: 8/23/2016

Comments: _____

APPROVED BBB
8/15/2018

Terravessa Article 3 Administrative Approvals – August 15, 2018

Admin Approval #1 – Conservancy next to T5 Transect

Per 3.5.3(b) and Table 8, Conservancy is allowed in T5 by Administrative Approval. The Conservancy is part of the environmental corridor and protects several heritage trees.

Admin Approval #2 – Rear Alleys adjacent to T4 in blocks with T4 & T5

Blocks 4, 5, 14, 22, 23, 24 and 25 contain T4 & T5 lands. A rear alley is required to serve the T5 land. RA-24-24 is allowed in these blocks where the T4 abuts T5, per Table 2d and Table 4 of Chapter 23.

Admin Approval #3 – Continuous planters instead of tree wells in ST-60-34

Per 3.7.1p, approved to use continuous planter instead of specified tree wells. The lots are for residential use, not commercial. Per the submittal, the continuous planters are more in keeping with the residential character of the neighborhood and allow for installation of terrace infiltration areas.

August 24, 2016
Rev. December 14, 2016

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

Re: Fitchburg Lands portion of NEN - Terravessa Plat
Administrative Approvals Request Revision 1
MARS Project Number: 1714

Dear Tom:

In August, 2016, an Administrative Approval request was submitted in conjunction with the Article 3 plan for the Fitchburg Lands portion of the Northeast Neighborhood now known as Terravessa. The request was to allow a conservancy adjacent to T5 and use of RA-24-24 in T4 adjacent to T5. This revision, Revision #1, adds a request to allow continuous planter instead of tree wells for ST-60-34 streets in non-commercial areas.

The following administrative approvals are requested:

Administrative Approval #1 – Conservancy adjacent to T5

Administrative approval is requested for having a conservancy civic space adjacent to T5. Table 8, section a, specifies conservancies to be located adjacent to T1, T2 and T3 zones but states that “Conservancies may be approved by Administrative Approval in all zones.” The requirement is also shown/stated in Section 3.5.3(b) and in Table 2, section e.

The conservancy area is part of the environmental corridor and protects several heritage trees. The NEN Article 3 application proposes a T5 transect zone at the intersection of County Highway MM and Lacy Road, near the geographic center of the neighborhood and bordering the large conservancy area. The relationship between higher density residential uses and the conservancy will be positive and compatible for several reasons.

- The conservancy provides open space for the passive recreation and enjoyment of a dense and diverse population, including families and seniors, in the T5 zone as well as the entire neighborhood.
- The sites and buildings proposed for the T5 zone will be designed to complement the visual character and cultural values of the conservancy area.
- The conservancy is a key part of an interconnected open space network that will support and enhance the entire neighborhood.

- The proposed development is consistent with the goals, objectives and policies of the Fitchburg Comprehensive Plan.

Administrative Approval #2 – use of RA-24-24 in T4 adjacent to T5

Administration approval is requested for the use of the thoroughfare type RA-24-24 in T4 areas adjacent to T5. Specific areas are within Blocks 4, 5, 14, 22, 23, 24 and 25. See attached Exhibit 6 “Blocks”. Table 4 “Thoroughfare Assemblies” specifies that RA-24-24 is allowed in T4 by Administrative Approval where T4 adjoins T5.

The use of RA-24-24 in T4 adjacent to T5 is consistent with the General Standards found in Section 1.6.5. It is consistent with Section 1.3 which requires the use of RA-24-24 in T5 and which requires transect zones to face each other on opposite sides of primary thoroughfares if possible, creating the need to change transect zones at minor thoroughfares such as RA-24-24. It advances the development and is consistent with the goals, objectives and policies of the Comprehensive Plan.

Administrative Approval #3 – use of continuous planters for ST-60-34 in non-commercial areas

Article 3.7.1p states “For non-commercial lots, an Administrative Approval may be obtained for ST-60-34 to use a continuous planter rather than tree wells.” Administration approval is requested for the use of continuous planters rather than tree wells for ST-60-34 for the designated blocks shown on Exhibit 5: Thoroughfares (see attached). The continuous planters are more in keeping with the residential character of the neighborhood, are similar to other streets (non-ST-60-34) in the neighborhood and allow the installation of terrace infiltration areas.

Please contact me at 608-839-4422 with any questions.

Sincerely,

Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE
Project Engineer

cc: Phil Sveum
Tim Anderson



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

SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

Location of Property:

Street Address: Larsen Road, Goodland Park Road and CTH MM
Legal Description - (Metes & Bounds, or Lot No. And Plat): _____
See attached metes and bounds description

Administrative Waiver Details:

1. Administrative Waiver Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Waiver(s) should be submitted with this application.

Administrative Waiver Checklist:

- 1. Describe each specific Waiver requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what was required by the Code, what is proposed and the difference.
- 2. Describe why each Waiver is requested. Why can the current regulations not be met?
- 3. Describe any mitigation strategies to offset the effect of the relief requested.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

Current Owner(s) of Property: Fitchburg Lands, LLC

Address: 2920 Marketplace Drive, Suite 202 **Phone No.:** 608-288-3339

Contact Person: Phil Sveum **E-mail:** psveum@cbsuccess.com

Address: Same **Phone No.:** Same

Respectfully Submitted By:  **Date:** 8-23-16

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

FOR CITY USE ONLY

Date Received: 8/23/2016

Comments: _____

APPROVED 
8/15/2016

Terravessa Article 3 Administrative Waivers – August 13, 2018

Admin Waiver #1 – No Civic building lot for elementary school

Per section 3.5.4(b), the requirement for an elementary school site may be waived by Administrative Waiver. The developer has been in contact with the Oregon School District, and has identified a potential school site in the development, but at this time no commitment has been made by the school to locate in the development.

Admin Waiver #2 – 3 Transect Areas with unmatched perimeters greater than 15%

Per 3.4.3, an Administrative Waiver may be obtained to allow for a greater level of unmatched T-Zone perimeters. There are three areas that have larger unmatched perimeters, as shown on the submitted plans.

Admin Waiver #4 – modify RA-24-24 to have 23' pavement (back to back)

Table 4 Thoroughfares allows a reduced pavement width for RA-24-24 to as low as 18 feet. Applicant has proposed a pavement width of 23 feet, measured back of curb to back of curb. This is to allow placement of property irons and replacement of curb and gutter.

August 24, 2016
Rev. November 15, 2016
Rev. December 14, 2016

Ms. Susan Badtke
Community Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Fitchburg Lands portion of NEN – Terravessa Plat
Administrative Waiver Request
MARS Project Number: 1747

Dear Susan

We are requesting the following administrative waiver:s for Terravessa:

Administrative Waiver #1

Section 3.5.4(b) requires reserving one civic building lot for an elementary school site. The Oregon School District has expressed an interest in the potential of including an elementary school site but hasn't begun planning for the school. No plans or a timetable for the potential new school have been developed. We are requesting a waiver for the requirement of including a school site within the proposed plan because of the lack of information regarding the size of the site needed, timing for the new school and commitment to building a school within the development.

However, the Developer would welcome a school in this neighborhood to serve the whole area. The attached exhibit shows an alternate plan with a school site which could be accommodated with minimal changes. If the Oregon School District decides to pursue a new school in this area within the 5-year requirement of Section 3.5.4(b), the Article 3 plan could be amended.

In the alternative layout the road network and transect areas are altered slightly, but the transect percentages still meet SmartCode requirements (**Table 1.1**).

Table 1.1: Transect Zone Percentage – School Site Alternative

	Transect Zone			Total
	T3	T4	T5	
Net Area (acres)	17.8	53.6	11.3	82.7
Required (%)	[5-30]	[30-65]	[5-40]	
Provided (%)	21	65	14	

Administrative Waiver #2

Section 3.4.3 requires Transect zones, to the extent practical, be designed so that the same Transect zone designation is on opposite sides of a primary thoroughfare. Where this is not practicable, such

August 24, 2016
Rev. November 15, 2016
Rev. December 14, 2016
Page 2

arrangement shall be limited to no more than 15% of the respective Transect zone block perimeter, unless a greater level is allowed by Administrative Waiver. We are requesting an Administrative Waiver for three transect areas (T3 – SW; T4-Center and T5) which have unmatched perimeters greater than 15%.

Transect Zone	Total Zone Perimeter (ft)	Unmatched Perimeter (ft)	Unmatched (%)
T3 (SW)	1,804	293	16
T3 (W)	3,952	118	3
T3 (NE)	2,986	0	0
T4 (S)	858	18	2
T4 (Center)	7,389	1,400	19
T4 (N)	5,062	452	9
T5	7,897	1,460	18

Administrative Waiver #3

AW #3 is not being pursued at this time.

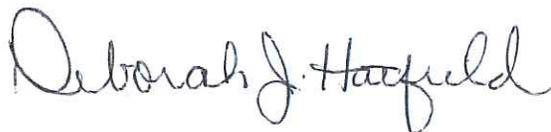
Administrative Waiver #4

Thoroughfare assembly RA-24-24 specifies a pavement width of 24 feet. We are requesting an Administrative Waiver to decrease the width to 23 feet, measured back of curb to back of curb. The reduction in width is to allow placement of property irons and so the curb and gutter can be replaced in the future without the need for temporary construction easements.

Please contact me at 608-839-4422 with any questions.

Sincerely,

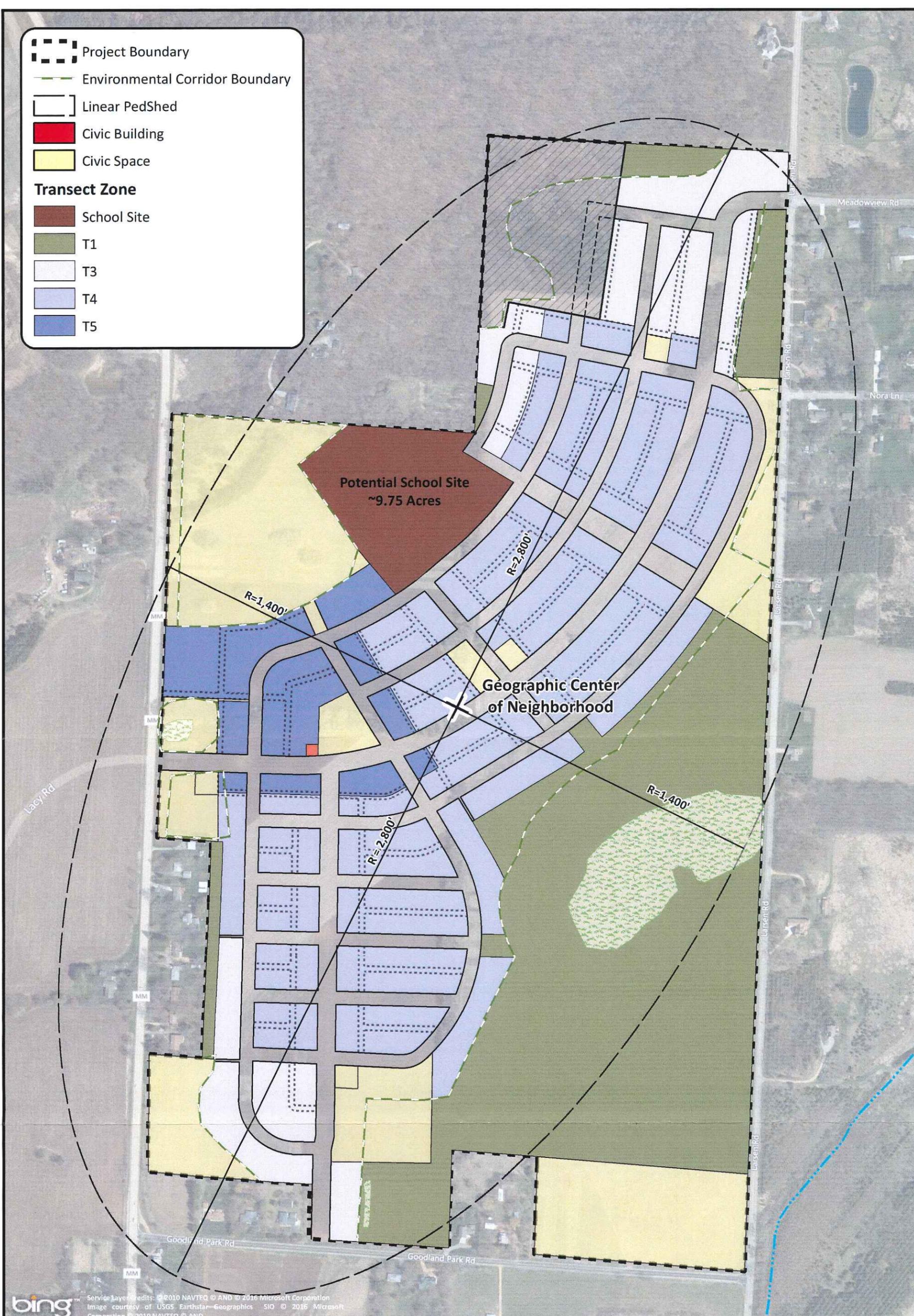
Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE
Project Engineer

cc w/enc: Phil Sveum
Tim Anderson

Project Boundary
 Environmental Corridor Boundary
 Linear PedShed
 Civic Building
 Civic Space
Transect Zone
 School Site
 T1
 T3
 T4
 T5

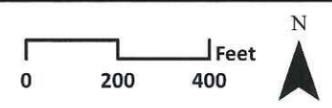


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Exhibit 1: School Site Alternative
 Fitchburg Lands portion of the NEN Development - Article 3 Smart Code Submission
 City of Fitchburg, WI

- Wetland Delineated On-site
- WDNR Intermittent Stream



Main Map Projection:
 NAD 1983 HARN Wisconsin
 CRS Dane Co.