



CRESCENT CROSSING

Fitchburg, Wisconsin

**PLANNED DEVELOPMENT
DISTRICT: SPECIFIC
IMPLEMENTATION PLAN**

November 15, 2019

 VANDEWALLE &
ASSOCIATES INC.


VERIDIAN
HOMES

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INTENT OF DOCUMENT

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

PROJECT NAME

Crescent Crossing

PROJECT OWNER

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

CONTACTS

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EXISTING CONDITIONS

Existing Zoning:

Planned Unit Development: General Implementation Plan (Adopted September 10, 2019)

65 Single Family Homes

56 Twin Home Units

Existing Parcels:

Agricultural

Legal Description:

See Exhibit A: Legal Description

Adopted Plans from City of Fitchburg Comprehensive Plan

Future Land Use Plan/North Stoner Prairie NDP

Project Area: The current designation sets the northern third of the site at 5-9 dwelling units per acre and 5-6 du/acre for the southern two thirds of the site.

Adjoining Parcels: Single Family Residential
Blackhawk Church
Agricultural
Employment

See Exhibit B: North Stoner Prairie Neighborhood Plan

Lot Area: 20.961 acres

SITE INFORMATION

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

See Exhibit C: Location Map

See Exhibit D: Existing Conditions

ZONING REQUEST

Planned Development District– Specific Implementation Plan (PDD-SIP)

VARIANCES FROM STANDARD ZONING

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

▪ Modifications to lot and bulk standards

- Lot sizes
- Lot width
- Setbacks
- Parking configurations

CONSISTENT WITH ADOPTED PD-GIP

The proposed PD-SIP is identical to the adopted PD-GIP land use, zoning standards, street grid, and open spaces; with the only modification being a reduction of two twin home sites (4 total units).

DEVELOPMENT CONCEPT

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

Proposed phasing plan/schedule:

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



PROPOSED LAND USE SUMMARY

See Exhibit E: Master Plan

Projected Construction: 2020-2025

Proposed Use:

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

SINGLE FAMILY HOMES

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

TWIN HOMES

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



DISTRICT DESCRIPTIONS/ ZONING TEXT

CRESCENT CROSSING: DISTRICT I

Single Family Homes

Carriage Lane accessed garage

See Exhibit E: Master Plan

See Exhibit F: District Plan

Description

Carriage lane homes enhance the urban setting through the use of single-family home sites served by alleys and designed with integrated architecture and reduced setbacks. These single-family homes create a strong pedestrian-focused district through the careful attention to building placement and details. By placing the homes closer to the street and creating an unbroken front façade of houses without garages, the streetscape begins to take on a human-based scale and texture in which the emphasis is placed on the pedestrian and front porches.

Proposed Dwelling Units 65 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback up to 6' to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are varied building placements along the length of the street.



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



District I Zoning Text (PUD: SIP)

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

Permitted Encroachments

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

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

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

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

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

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

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

Appropriate Architectural Styles (not limited to):

Victorian

Salt Box

Prairie

Cottage

Four Square

Traditional

Southern Traditional

Shingle

Craftsman

Modern

CRESCENT CROSSING: DISTRICT II

Twin homes/zero lot line single family
Carriage lane accessed garage
Flat site

Description

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

Proposed Dwelling Units 22 units

Character Guidelines

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



District II Zoning Text (PUD: SIP)

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

Permitted Encroachments

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

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

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

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

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

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

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

Appropriate Architectural Styles (not limited to):

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

CRESCENT CROSSING: DISTRICT III

Twin homes/zero lot line single family
Carriage lane accessed tuck under garage

Description

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

Proposed Dwelling Units 30 units

Character Guidelines

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



District III Zoning Text (PUD: SIP)

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

Permitted Encroachments

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

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

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

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

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

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

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

Appropriate Architectural Styles (not limited to):

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

ARCHITECTURAL STANDARDS

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

The following additional guidelines will also apply:

Massing

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

Styles

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

Materials

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

Parking

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

OPEN SPACE

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

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

Stormwater	~4 Acres
Private Open Space	~3 Acres

STORMWATER MANAGEMENT

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

The stormwater will be owned and maintained by the City.

STREETS

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

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

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

See Exhibit H: Street Cross Sections



MAILBOXES

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

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

See Exhibit I: CBU Location Map



HOMEOWNER ASSOCIATION

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

ARCHITECTURAL REVIEW COMMITTEE

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

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

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

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

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

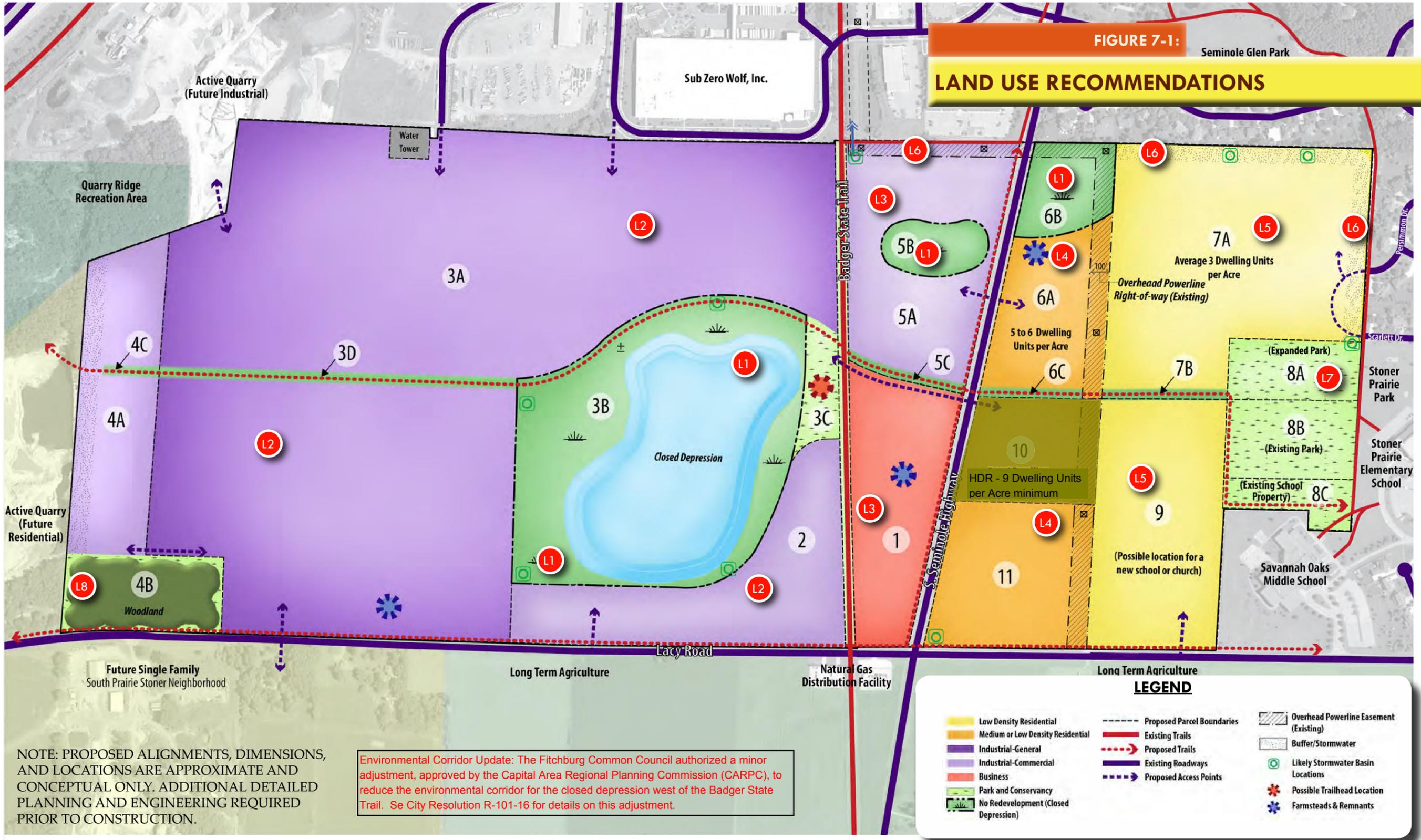
Architectural Review Committee, the Developer, acting alone, may exercise all of the rights and ceases to be the sole member of the Architectural Review Committee, the Architectural Review Committee shall thereafter consist of such persons as are elected pursuant to the Bylaws.

EXHIBITS

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

Exhibit A Legal Description:

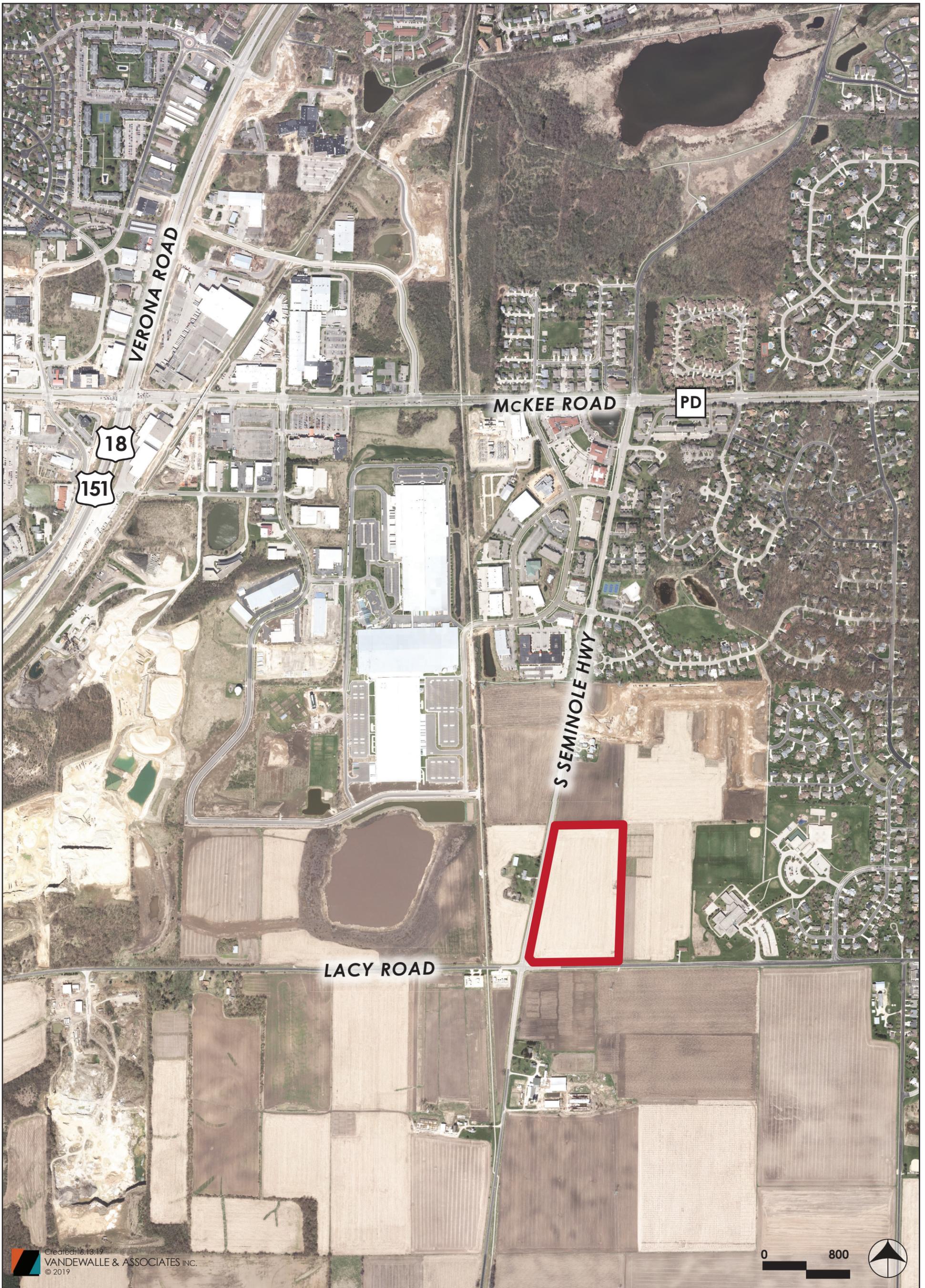
Lot 1 CSM #8023, recorded November 16, 1995 in Volume 42 of Certified Survey Maps of Dane County, on pages 313-316, as Document No. 2719369, located in the City of Fitchburg, Dane County, Wisconsin, excepting therefrom that portion deeded to the State of Wisconsin Department of Transportation in Warranty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



CRESCENT CROSSING
FITCHBURG, WISCONSIN

EXHIBIT B:
NORTH STONER
PRAIRIE
NEIGHBORHOOD
PLAN





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EXHIBIT C:
LOCATION
MAP

CRESCENT CROSSING

FITCHBURG, WISCONSIN





EXHIBIT D:
EXISTING
CONDITIONS

CRESCENT CROSSING
FITCHBURG, WISCONSIN



LEGEND

Carriage Lane Access

	Single Family	65
	Twin Homes	22
	Twin Homes (tuck under garage)	30

Total Units 117



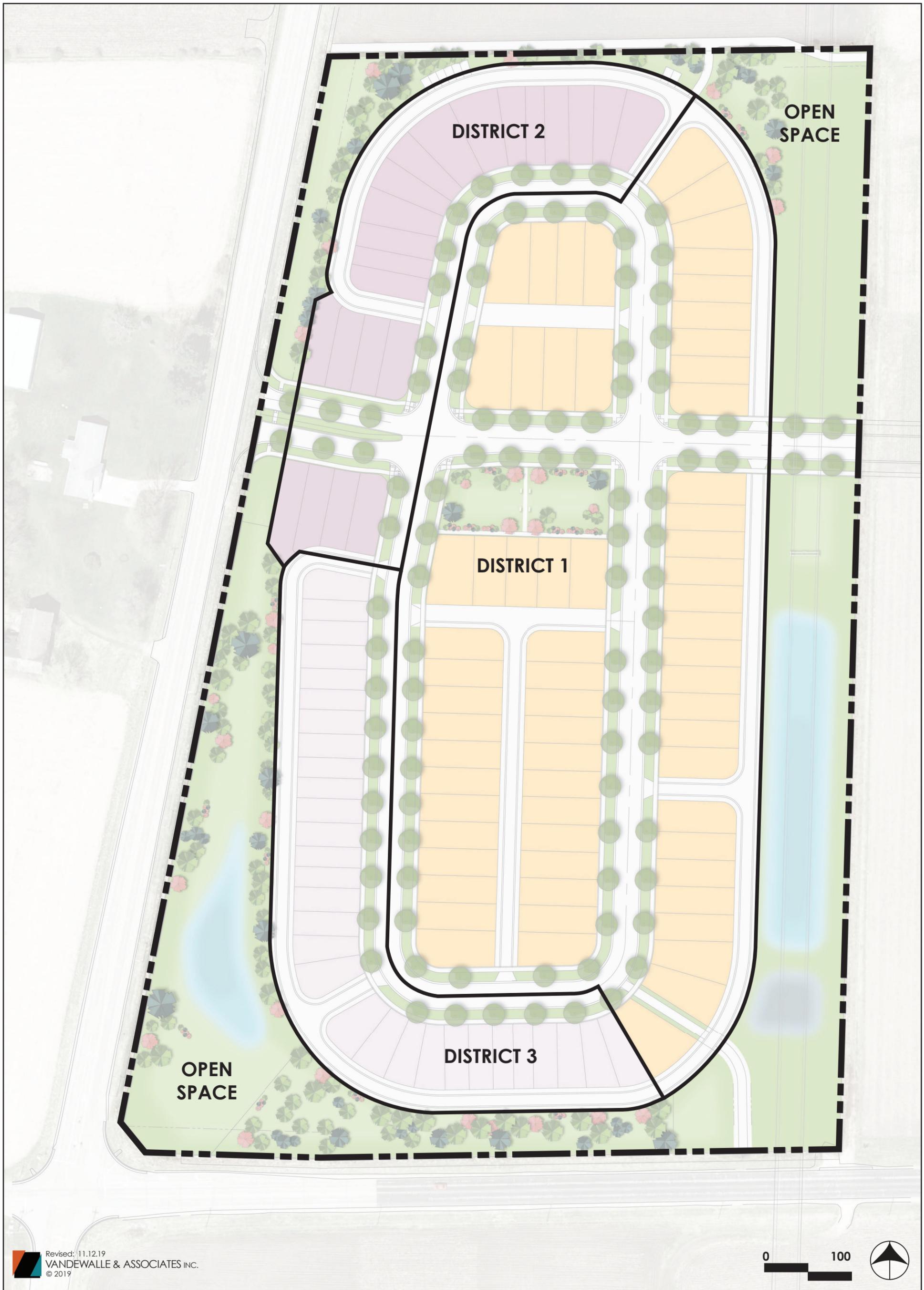
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EXHIBIT E:
MASTER
PLAN

CRESCENT CROSSING
FITCHBURG, WISCONSIN





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EXHIBIT F:
 DISTRICT
 PLAN

CRESCENT CROSSING
 FITCHBURG, WISCONSIN



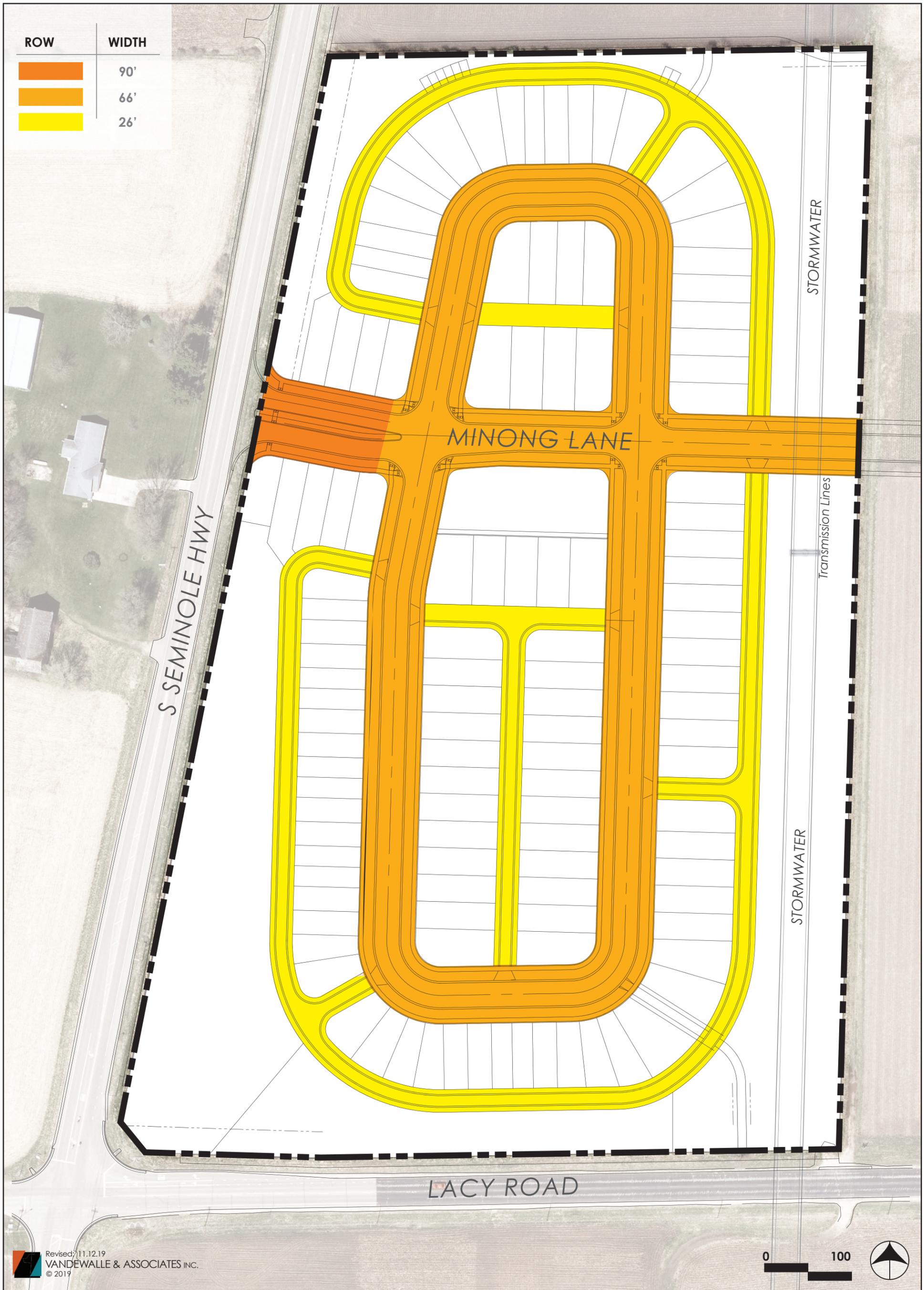
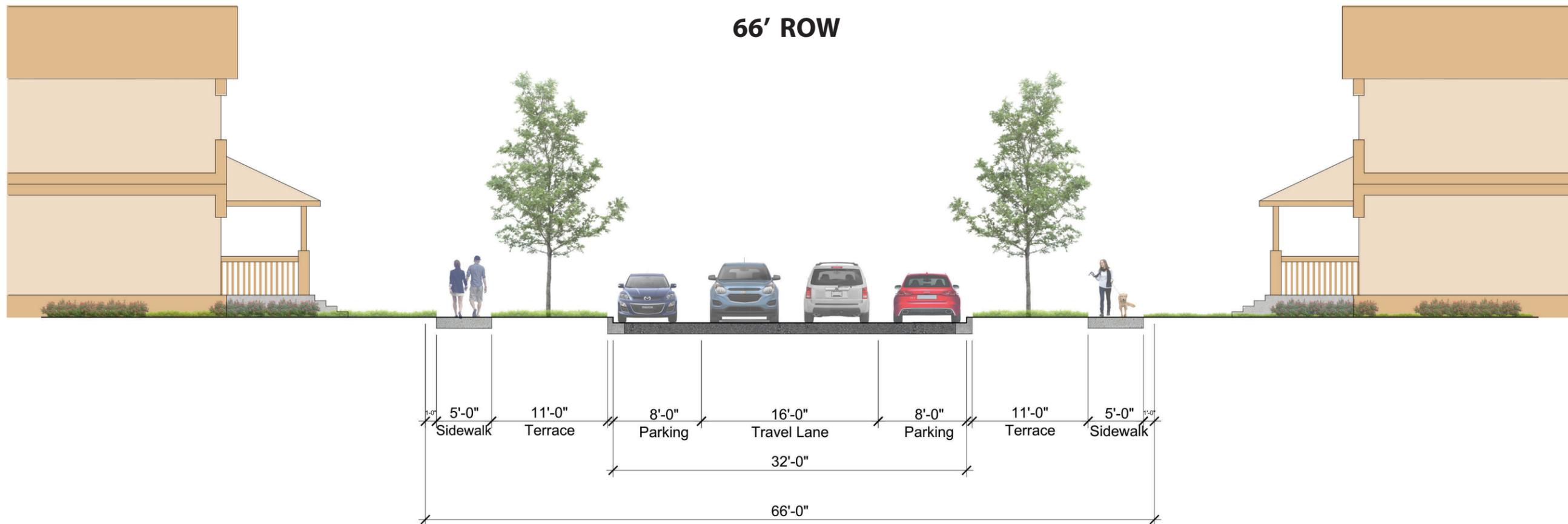
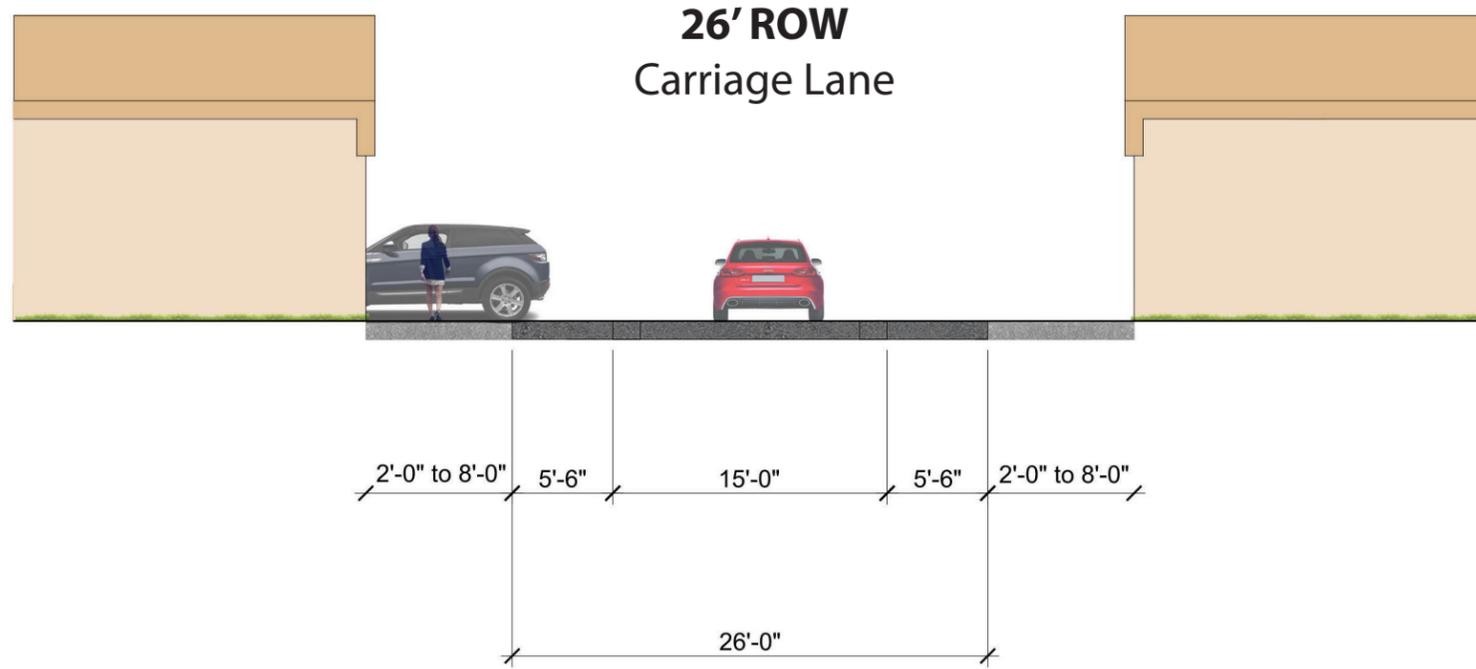


EXHIBIT G:
STREET RIGHT-
OF-WAY
WIDTH MAP

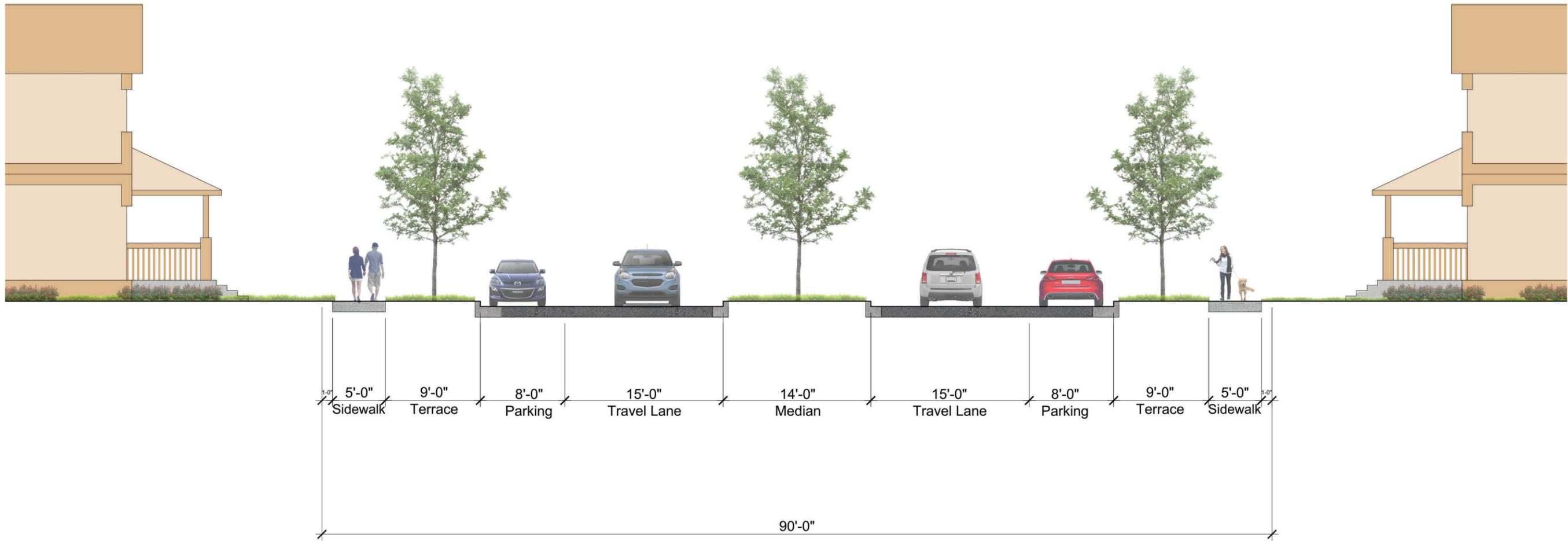
CRESCENT CROSSING

FITCHBURG, WISCONSIN





90' ROW



CRESCENT CROSSING
FITCHBURG, WISCONSIN

EXHIBIT H:
STREET CROSS
SECTIONS

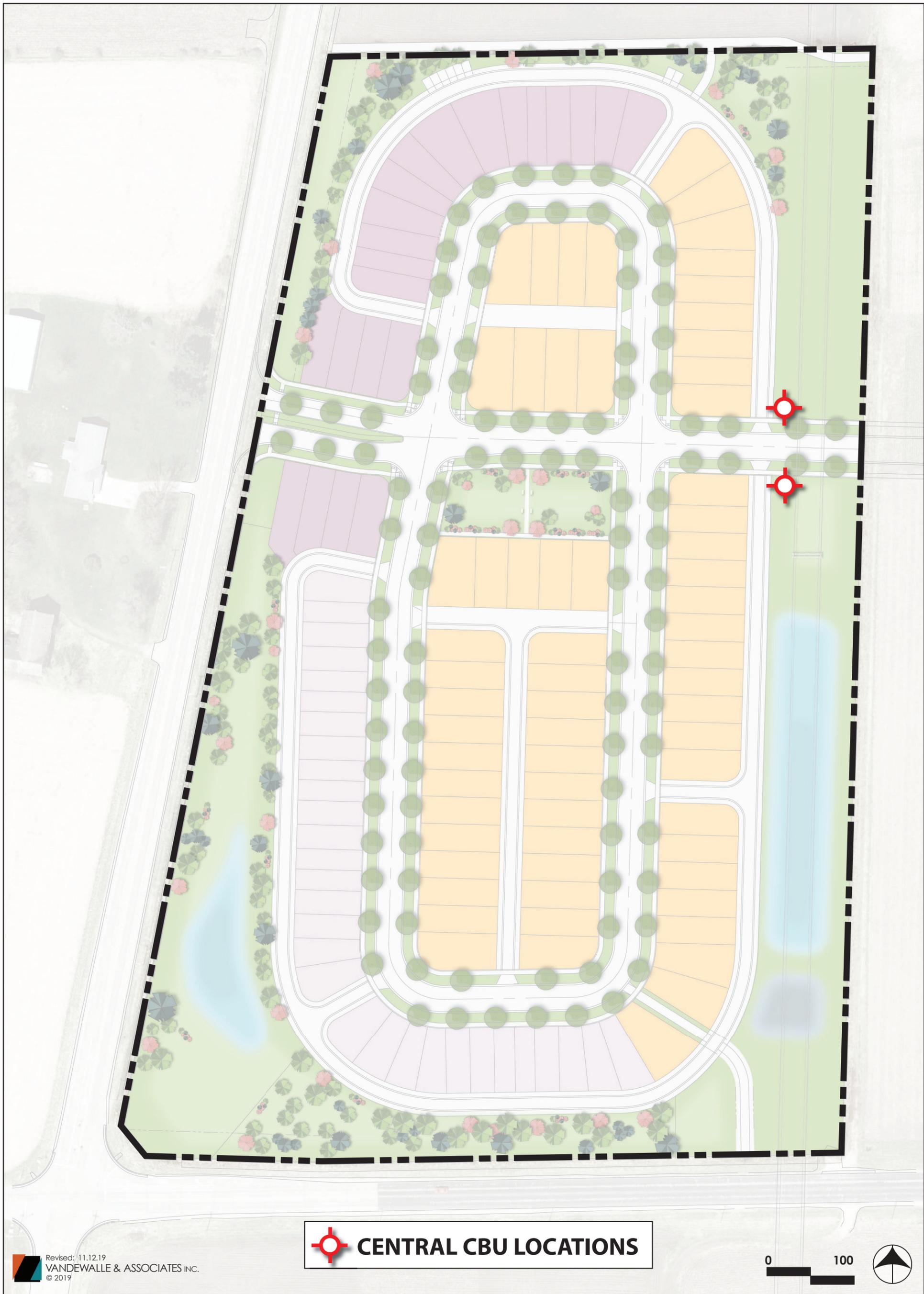


EXHIBIT I:
CBU
LOCATION
MAP

CRESCENT CROSSING
FITCHBURG, WISCONSIN

