



April 20, 2021

Ms. Sonja Kruesel
City Planner/Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

RE: Inspiration - Proposed Planned Development Zoning

Dear Ms. Kruesel:

IP Holdings, LLC. is requesting approval from the Fitchburg Plan Commission to establish Planned Development District zoning on Lot 1 of CSM 13827, a 5.9-acre parcel located between East Cheryl Parkway, Sassafras Drive, Crinkle Root Drive and Big Bluestem Parkway. IP Holdings requests consideration of this proposal at the May 18, 2021 Plan Commission Meeting.

INSPIRATION AT SWAN CREEK

Project Description

Inspiration Pointe is a privately developed community of assisted living environments designed to emulate the small, residential physical environment of Adult Family Home (AFH) residential units. However, to provide for more appropriate care and operational safety, there will be four (4) residential units programmed within a single Community Based Residential Facility (CBRF) building. Each of the residential units will have a dining room, living room and entertainment (TV) room, along with five (5) resident bedrooms. One of the bedrooms will be size for double occupancy to accommodate couples. The CBRF campus will also have a Community Center (CC) located proximate to the CBRF buildings to encourage the engagement of larger group activities.

The residential units and the community will be comprised of four (4) CBRF buildings totaling sixteen (16) residential units and the Community Resource Center which will have an Adult Day Center as well as ancillary offices. The community will be developed like a condominium project but comprising of the CBRF licensed housing to accommodate the physical and cognitive needs of the elderly residential population. The Community Center will provide amenities for both Inspiration residents as well as those offsite that may utilize the facility. A community garden and greenhouse will be incorporated into the Community Center's characteristics such that activities can be programmed to promote nutritious eating habits and advance resident's culinary skills. Adult day care services will also be offered for both Inspiration residents and non-residents from the neighboring areas.

Adjacent to the CBRF campus within the eastern area of the overall site, there will be programmed five (5) duplexes and four (4), five (5) unit townhomes, both housing types to be owner-occupied. These buildings are proposed to provide architectural massing that compliments the housing types located adjacent to the site on the opposite side of the surrounding roadways to the north, east and south. The goal is to create housing at lower price points than the typical single-family home, encouraging those currently living in the surrounding areas' multifamily rental housing to become Fitchburg residents.

The project will have requirements not unlike that of a condominium development. For the Homeowners Association, there will be one owner representing the entire CBRF development. Forward Community Partners will be the managing partner of the ownership entity. As such, all CRBF structures and site

conditions will be represented and managed by one controlling entity. The duplexes and townhomes at the eastern area of the site would have its own condominium association, but it is anticipated that both associations would share the same property maintenance vendors for continuity of the aesthetic upkeep.

The Inspiration project is being proposed on the land bounded by East Cheryl Parkway, Crinkle Root Drive, Sassafras Drive and Big Bluestem Parkway in the Swan Creek Neighborhood of eastern Fitchburg. East Cheryl Parkway is an arterial collector roadway that represents a connection to the Fitchburg Center Research Park to the west and the mixed-use Uptown Fitchburg development to the east. The site is served by all required municipal utilities as well as all private utilities (gas, electric, phone, CATV, internet). The site was previously entitled for 100 residential units programmed in townhome buildings. The allowable unit count on the land parcel was reduced to 54 units in 2013, so the proposed Inspiration project represents a significantly less intensive land use. Given the anticipated ages of the residents of the CBRF campus, traffic volumes generated are expected to be a significantly less than other residential land uses. The goal for the duplex and townhome units would be to encourage care giving employees working in the CBRF campus to reside on site.

The CBRF's within the Inspiration community will be closely supervised by InspireCare, (IC) who will support each CBRF building 24/7/365. CBRFs are also regulated by the State of Wisconsin, Department of Human Services (DHS) and the Wisconsin Bureau of Quality Assurance. To ensure compliance with state and/or county regulations and quality standards, the State of Wisconsin performs annual, and on an as-needed basis, unannounced inspections for state licensed Providers while DHS inspects more regularly.

The Community Center will be an approximately 6,000 SF facility that will be adjacent and within the CBRF campus. It will include an Adult Day Center as well as the operational offices of InspireCare. Office and meeting space for social workers and senior adult services professionals to meet with family members will also be included in the building's space programming.

The site is currently zoned Planned Development-Specific Implementation Plan (PD-SIP). The site was part of a 2002 Planned Development-General Implementation Plan (PD-GIP) zoning approval. In 2014, a PD-GIP amendment for a different development plan was approved. Because the original PD approval is nearly 20 years old, the decision was made to "start over" with the zoning process.

IP Holdings is proposing the site be re-zoned to Planned Development District to establish the regulatory framework for the site use and development described above and as shown on the attached exhibit. The proposed development does not fit within one of the standard zoning categories. Designation of the property as a Planned Development will allow IP Holdings to design and develop the property with the flexibility needed to accommodate the different building types proposed. When PDD zoning is accepted, a Planned Development-General Implementation Plan (PD-GIP) will be submitted for review and approval. Once the detailed site and building architectural design plans are completed, subsequent applications for Planned Development-Specific Implementation Plan (PD-SIP) and Architectural Design Review (ADR) will be submitted.

During the next few weeks, public outreach will occur. This will include reaching out to the neighborhood association(s) and scheduling a virtual open house discussion of the conceptual site development plan. Construction of the utilities and roadway on the site is expected to begin later this summer.

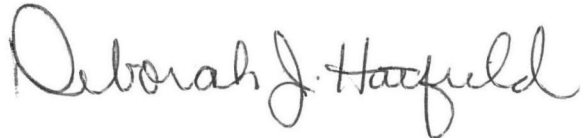
Developed by Forward Community Partners, LLC, the Inspiration at Swan Creek community will deliver an outstanding assisted living environment in separate intimate residential settings within the CBRF buildings. It represents benefits for all residents, care providers, government agencies and community advocacy groups as well as the adjacent neighborhoods and local populations.

Inquiries regarding the development of the project may be directed to Fredric DeVillers of Forward Community Partners at the contact information listed below.

Fredric A. DeVillers
C: (608) 220-6129
Fred@Forward-Development.com

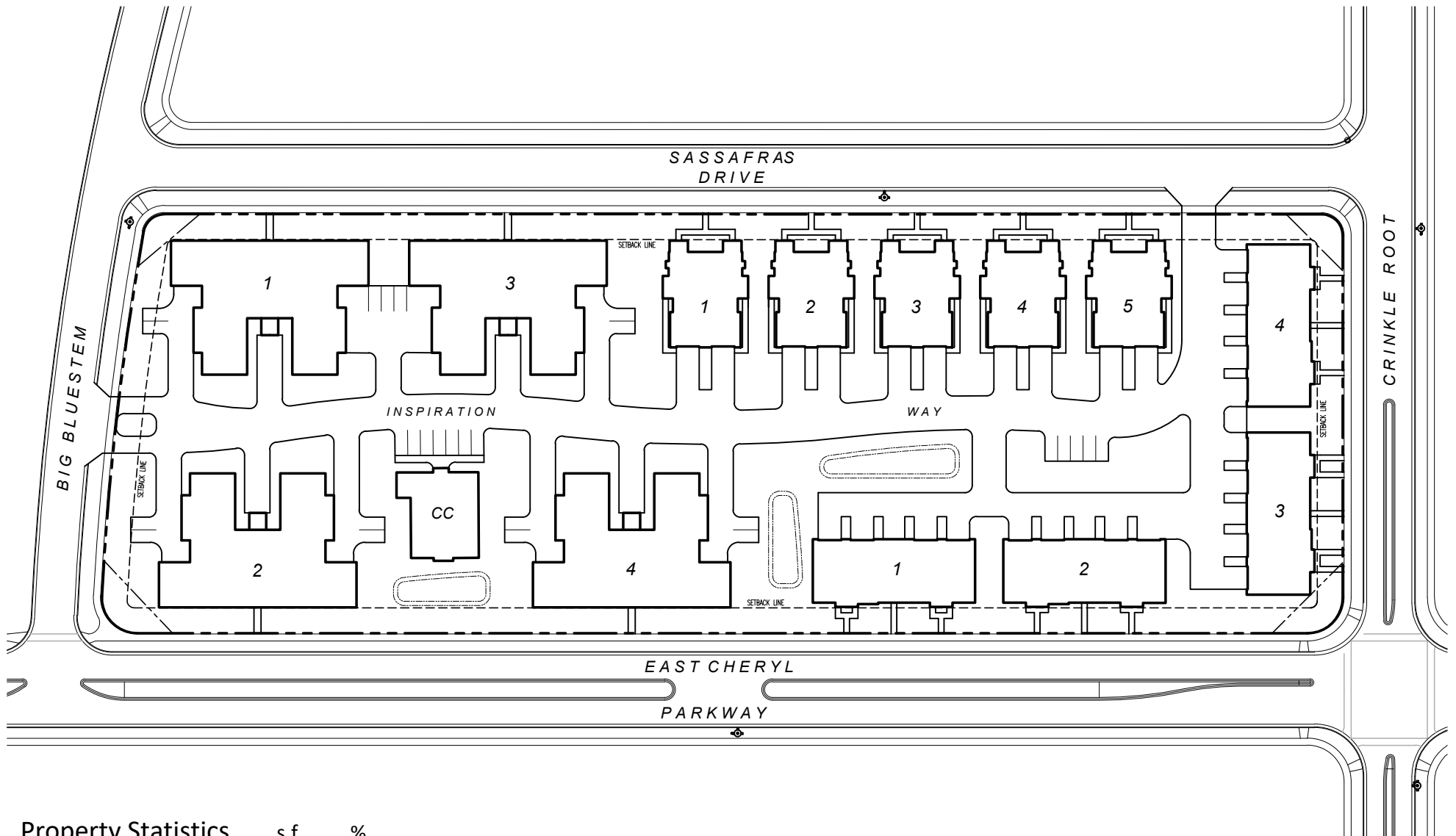
Sincerely,

Emmons & Olivier Resources, Inc.

A handwritten signature in black ink that reads "Deborah J. Hatfield". The signature is written in a cursive style with a large initial 'D' and a distinct 'H'.

Deborah J. Hatfield, P.E.
Senior Civil Engineer

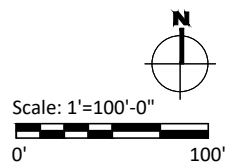
Enclosures



Property Statistics	s.f.	%
Lot Area	257,242	100
Building Area	81,500	32%
Pavement area	72,000	28%
Open Space	103,742	40%

East Cheryl Parkway
Fitchburg, WI

Inspiration - Site Plan (Concept 1A)



September 19, 2019

(4) 24-resident CBRFs, (1) Community Center, (5) duplexes, (4) - 5-unit townhomes