

October 18, 2021
Specific Implementation Plan (SIP)
Lot 1 of CSM 13827

Introduction

Lot 1 of CSM 13827 was originally approved for Planned Development – General Implementation Plan (PDD-GIP) zoning in 2002. The Comprehensive Plan and PDD-GIP were amended in August 2013 amending this lot from (HDR) High Density Residential to the current (MDR) Medium Density Residential.

In 2015, an amendment to the GIP was approved as well as a Specific Implementation Plan (SIP). The proposed use of the site has changed since 2015. Instead of amending the nearly 20-year-old GIP, a new GIP was submitted in June and approved in July 2021.

The enclosed plans represent the SIP submittal for the entire project site, exhibiting all three (3) housing types that were approved in the PDD-GIP, namely the duplex and townhome buildings as well as the assisted living CBRF building.

The Planned Development District Granting General Implementation Plan Zoning for Lot 1 CSM 13827, Ordinance No. 2021-O-15, Zoning Ordinance Amendment was approved by the Fitchburg Common Council on Tuesday, July 27, 2021, and submitted to the Dane County Register of Deeds on Thursday, August 12, 2021. Upon recording, the Ordinance was to be returned to the City of Fitchburg Planning Department.

Project Development Plan

The site will be developed as a privately owned multi-generational land condominium project with three (3) housing types including owner-occupied duplexes and townhomes, as well as a 48-resident assisted living building. The owner-occupied duplex and townhome housing is being developed to encourage a live / work scenario to minimize traffic impacts. Since the owner-occupied housing product being developed is duplexes and townhomes, the sales prices will be lower than the typical single-family home. The project is designed to provide more affordable workforce housing, potentially for those employees working at the assisted living buildings. As such, market acceptance should be realized, positively influencing the absorption. The anticipated schedule for site infrastructure followed by building construction is to begin in fall 2021, with completion dependent on market absorption, but anticipated in 2023.

Enclosed is the civil engineering plan set including the following:

- 1) Existing Conditions Plan
- 2) Site Plan
- 3) Grading Plan
- 4) Utility Plan

Also enclosed is the Condominium Plat.

Submitted separately for Architectural Design Review (ADR) are architectural plans for the 5 and 6-unit townhome buildings, as well as the assisted living CBRF building. Those plans include the following:

- 1) Townhome architectural plans (5 and 6-unit buildings) that have exterior elevations, foundation, and floor plans.
- 2) CBRF Building:
 - a. Civil engineering plans for the entire project site.
 - b. Landscaping plans for the entire project site as well as detailed plans for the three (3) building types and the plant schedule.
 - c. Architectural plans that have exterior elevations and the CBRF floor plan.

The project sponsor is planning to sell the land condominium units associated with the duplexes to a select list of reputable home builders. Per Fitchburg's ordinances, the duplexes do not require ADR approval.

Upon receiving the SIP approval in September, the first phase of the underground utilities, mass grading and the roadway will be constructed, beginning from the water and sanitary sewer connections within Big Bluestem Parkway and extending eastward approximately 450 linear feet. Depending on the fall weather, asphaltic binder course will be paved with the finish course completed later following building construction. The site will be stabilized with seed and mulch and detailed landscape plantings will be installed with the construction of each building. Market research has indicated that there is significant demand for more affordable housing. As such, it is anticipated that the home builder(s) will begin construction of the duplexes concurrent or immediately following the installation of the site infrastructure. The project sponsor also intends on commencing the construction of the townhomes this fall, followed by the construction of the assisted living CBRF in 2022. Regarding the assisted living CBRF building, as the mechanical systems are designed, consideration will include the incorporation of solar generated power.

Consistency with the Comprehensive Development Plan

This proposed development remains consistent with the MDR usage per the amended Comprehensive Development Plan for this site. It should be noted that although the total unit count has remained the same (54) as the previously approved GIP in 2014 and 2015, the overall bedroom count between the prior project's site plan was 303 versus the current project's bedroom count of 202 for a reduction of 101 bedrooms overall, thus a significant reduction in the overall occupants residing within the development. Therefore, the intensity of the site regarding traffic patterns, waste production, etc. is notably reduced. The currently proposed project plan also includes more affordable owner-occupied housing types (i.e., duplexes and townhomes) versus more expensive single-family homes. The previous plan did not include any owner-occupied housing. The proposed buildings have an architectural mass that is less than the neighboring apartments to the east and larger row townhomes to the south.

Project Analysis

Site Planning Considerations

The building layout has been carefully considered to work with the site's existing topography instead of against the site's natural features. To that end, the CBRF building has been located in the northeast section of the parcel since the existing elevations work best with the needs of the CBRF buildings. The existing elevations provide the grade difference needed to have accessible pedestrian access to the first floor while providing car access to the underground parking below.

The duplexes and townhomes have been located around the south, northwest, and east sides of the property to mirror the existing buildings located across the adjacent streets.

The duplex units are anticipated to be the typical 3-bedroom, 2 ½ bathroom, 2-car garage units with the requisite common areas (i.e., kitchen, storage, closets, living, laundry etc.). The townhome units are also anticipated to be 3-bedroom, 2 ½ bathroom, 2-car garage units with the typical common areas. The applicant does not intend on developing the duplexes but will be selling the land units to a select group of residential builders. The design intent for the duplexes is to be comparable to the townhomes and the CBRF building, but to also complement the duplex buildings on the north side of Sassafra. As such, building materials (brick or stone masonry, vinyl siding, architectural asphalt shingles, white trim, and fascia, etc.) and colors shall be similar and complement the adjacent duplexes. Acceptable architectural styles shall be Craftsman, Prairie, Colonial or similar.

All building faces are parallel to the property line which is parallel to the public streets. The garages of the duplexes and the townhomes all face the private drive. All driveway widths and distances between the townhomes are indicated on the site plan (18’ and 5’ respectively). Duplex driveways shall be 18’ wide and are anticipated to be a minimum 5’ apart like the duplexes to the north. The main front porch for the CBRF building is within the building envelop. The ancillary emergency exits will have a minimal sized stoop covered by a gable roof for an improved architectural aesthetic. The townhomes will have porches and entrance stairs like the townhomes on the south side of East Cheryl Parkway. There will not be any accessory structures such as sheds allowed within the development. The CBRF building will require a dumpster enclosure. However, it is being located at the basement level out of public view. There will not be any window wells encroaching within the building setbacks for any of the buildings. An example of the landscaping around the duplexes was included in the initial SIP submittal. See detail 1 on plan sheet L-1.2.

The CBRF building is being designed with two major sections (i.e., east, and west), both each having four (4) separate wings that represent housing units, so there will be eight (8) total units. At the main assisted living floor, each unit will have its own living, dining, and entertainment (TV) rooms, along with five (5) bedrooms. Within each of the east and west sections of the building, there will be a main entrance, opening to a central common area with a manager’s office (east), conference room (west), kitchen, public bathroom, and requisite storage, etc. Within the partially exposed lower basement level, staff suites will be included below the assisted living units above to provide for a better continuum of care for the CBRF residents. Each five bedroom, six-resident CBRF unit (building wings A, B, C and D, east and west) will have three staff suite bedrooms associated with it. These staff suites will be designed differently from the assisted living duplex units previously approved in 2014 where care giving staff spaces were programmed on both the upper second floor (three bedrooms) and the partially exposed basement levels (three bedrooms) of each of the (former) duplex units. The design reflects the creation of an intergenerational household allowing for the care giving staff to establish residency in Fitchburg versus them traveling to and from their place of work, thus reducing the traffic in the neighborhood.

A summary of the building types are as follows:

Building Summary

Building Type	Count	Units / Bldg	Total Units	Building Height	
				Feet	Stories
Duplex	5	2	10	35’ max.	2
CBRF	1	8	8	25’ max	1 w/ exposed basement
5-Unit Townhome	6	5	30	35’-2"	3
6-Unit Townhome	1	6	6	35’-2"	3
Totals	13		54		

All the buildings will be designed to complement the surrounding architecture and will include horizontal profile siding, masonry accents at the foundation on the public street elevations, architectural shingles, and various siding trim boards to separate dissimilar siding patterns. The architectural plans submitted separately include exterior façade details and product descriptions.

The internal private drive has been designed with an alignment that reflects the natural grades of the site, as well as geometrics allowing the safe travel of pedestrians and vehicles to access all the buildings, but especially both the ADA compliant resident floor of the CBRF buildings, as well as the lower basement level staff suite areas. The project site's size at just under 6 acres allows for clustering of the duplex and assisted living building types along the northern area of the site, with the townhomes on the perimeter east and south sides of the site to balance with the existing adjacent multifamily buildings. With the meandering internal private drive, the interior of the site will result in a more favorable landscape design, creating a much more aesthetically appealing community as compared to the traditionally zoned housing blocks adjacent and to the north.

Neighborhood Context

Adjacent land uses include:

- Duplexes to the north
- Townhomes to the south
- Multi-family to the east

Natural and man-made features

The project area has no natural or man-made features. Prior to the Swan Creek development being constructed, the area was farm field. The block was seeded with lawn type vegetation with the original development. Since then, fast-growing low-quality trees and undergrowth have established on the site.

Vehicle, Pedestrian and Bike Circulation

The project site is surround by public streets, sidewalks and neighborhood pedestrian and bike trails. Within the site, each building will have private sidewalk connections to the public sidewalks.

Parking and Building Occupancies

On-site parking will consist of approximately 118 surface stalls and 112 covered garage stalls. Each of the duplex and townhome units will have a 2-car garage, as well as driveways to park an additional two (2) cars. The assisted living CBRF building will have multiple garages, both 1-car and 2-cars, incorporated into the basement floor design to allow for 20 cars to park inside. There are also 28 total surface parking stalls on the site in addition to driveway parking. On-site parking demand was evaluated based on the anticipated needs of anticipated visitors, employees of the assisted living and residents of the duplexes and townhomes and their guests.

Landscaping

Landscaping plans for the entire project site as well as detailed plans for the three (3) building types and the plant schedule are included in the ADR submittal for the assisted living CBRF building. The landscaping was designed to meet all City of Fitchburg requirements and includes various species of

canopy shade, ornamental, and evergreen trees, as well as deciduous shrubs, all Wisconsin native species.

Site Lighting

All the buildings will be designed to include the typical coach light fixtures on either side of the overhead garage door, as well as the front entries. Site lighting will include traditional style streetlights spaced to reflect the proposed 20-foot pole height.

Specific Implementation Plan

We request the approval of this Planned Development District to reflect the unique site vehicular and pedestrian circulation, aesthetically designed landscaping, parking, types, size, uses, and location of the various housing structures, utility plan, grading plan, use of open spaces, and other land use features as described in the attached supporting documents. The site plan represents a maximum dwelling unit count of 54 units, as previously approved.

PDD-SIP Development Parameters

Street Setback: 15 feet (Minimum)
 Maximum ISR: 65%
 Minimum Open Space: 30%

Infrastructure

Site Plan

The attached site plan exhibits the alignment of Inspiration Way, the private drive that serves all the driveways for each of the three building types. The building footprints for the townhomes and the assisted living CBRF building are included, as well as the land condominium units for the duplexes. All building setbacks are indicated on the site plan as well as included in the table below.

Building Setbacks

Unit #	Front		Rear	Side	Side Street		Building Type
	Dist.	Public Street	Private Drive		Dist.	Side Street	
1	15'	Sassafras Dr.	15'	5'	15'	Private Drive	CBRF
2	15'	Crinkle Root Dr.	22'	7'	18'	Sassafras Dr.	5 Unit Townhome
3	15'	Crinkle Root Dr.	20'	7'	18'	East Cheryl	5 Unit Townhome
4	15'	East Cheryl Pkwy	20'	7'	N/A		5 Unit Townhome
5	15'	East Cheryl Pkwy	20'	7'	N/A		5 Unit Townhome
6	15'	East Cheryl Pkwy	20'	7'	N/A		6 Unit Townhome
7	15'	East Cheryl Pkwy	20'	7'	N/A		5 Unit Townhome
8	15'	East Cheryl Pkwy	20'	7'	N/A		5 Unit Townhome
9	15'	Sassafras Dr.	22'	6'	N/A		Duplex
10	15'	Sassafras Dr.	22'	6'	N/A		Duplex
11	15'	Sassafras Dr.	22'	6'	N/A		Duplex
12	15'	Sassafras Dr.	22'	6'	N/A		Duplex
13	15'	Sassafras Dr.	22'	6'	N/A		Duplex

Grading Plan

Generally, the existing western 2/3 of the site slopes to the southwest while the eastern 1/3 of the site slopes to the southeast. The proposed grading generally follows the existing slope direction. The grading plan is attached.

Utility Plan

Water main for the site is proposed to be public. The water main will be extended from the existing water main within Sassafras Drive, connecting to the water main in Big Blue Stem. Sanitary sewer is also proposed to be public and will utilize existing sanitary sewer stubs off East Cheryl Parkway and Sassafras Drive. The utility plan is attached.

Stormwater Management

Most of the required peak rate control and sediment control are provided by the Swan Creek regional stormwater management facilities. Infiltration will be provided on site as well peak rate .

Property Owners Association Structure

The site will be organized as a horizontal land condominium structure with thirteen (13) units and a common element representing the surrounding landscaping treatments. The duplex units' owners, townhome units' owners and the entity that will own the assisted living building will be members of the Homeowners Association organized to manage the ongoing maintenance of the site.

Neighborhood Input

A neighborhood meeting, coordinated virtually to respect the ongoing COVID-19 pandemic's social distancing was scheduled on Friday, June 18, 2021, in advance of the PDD-GIP submittal. The meeting had approximately one dozen participants with only three participants asking questions regarding project timing, building height, landscaping, and traffic. All questions were answered and discussed without any concerns noted. Prior to the neighborhood meeting, a virtual meeting was also coordinated with the Swan Creek HOA. Similar questions were asked with no concerns noted.

Thank you for your time in reviewing this application.

Sincerely,



Fredric A. DeVillers
IP Holdings, LLC