

RECEIVED
5/25/2018

**City of Fitchburg
Comprehensive Plan Minor Amendment**

Sponsored by: *Jason C. Gonzalez, Mayor*
J.C. G 5/25/18



**Proposed Minor Amendment
(Provide page numbers, table numbers or other specific references within the
Adopted Comprehensive Plan)**

An amendment of the Future Land Use Plan Map on page 4-23, Figure 4-10 of the Fitchburg Comprehensive Plan which currently shows Lot 10 of the Orchard Pointe shopping center immediately south of Hy Vee at the intersection of Fitchrona Road and Limestone Lane designated as M-U (Mixed-Use). The requested amendment is to change this parcel from M-U (Mixed-Use) to HDR (High Density Residential). Please see exhibit A for reference.

Intent of the Minor Amendment

The purpose of this amendment is to allow for the development of a two phase workforce housing development utilizing tax credits as a funding source. In March, the State of Wisconsin approved a state affordable housing tax credit to be used in junction with the existing 4% Federal Tax Credit. On Friday May 18th, WHEDA released its underwriting criteria for 2018 which states that commercial income will not be considered when calculating the Debt Coverage Ratio. While Orchard Pointe Lot 10 is an ideal location for a workforce housing development because of its proximity to jobs and public transportation, not being able to underwrite commercial income to support the debt service will jeopardize the feasibility of the development. Amending the Future Land Use Plan to designate this property as High Density Residential would allow for the proposed workforce housing project to be feasibly financed utilizing the federal 4% tax credit and state tax credit.

We have commissioned a Traffic Impact Analysis of the site to better understand the impacts of this potential amendment, with results presented below in Exhibit B. The traffic study shows an increase in traffic at the property at a density of 228 units relative to traffic volumes anticipated in the Orchard Pointe Comprehensive Plan. A study done by Bill Dunlop with JSD Professional Services, Inc. concluded the following: "In order to meet the cap for multifamily without any other study, the number of units would need to be decreased to 150-155." The developer is currently proposing 130 units at this site. This density of units would result in a decrease in the amount of expected traffic relative to the estimates presented in the Orchard Pointe Comprehensive Plan. Please see exhibit B for the results of the Traffic Impact Analysis completed by JSD Professional Services.

promoted. Business uses should move toward such mixed use areas or be a high density balanced developments rather than land extensive business parks

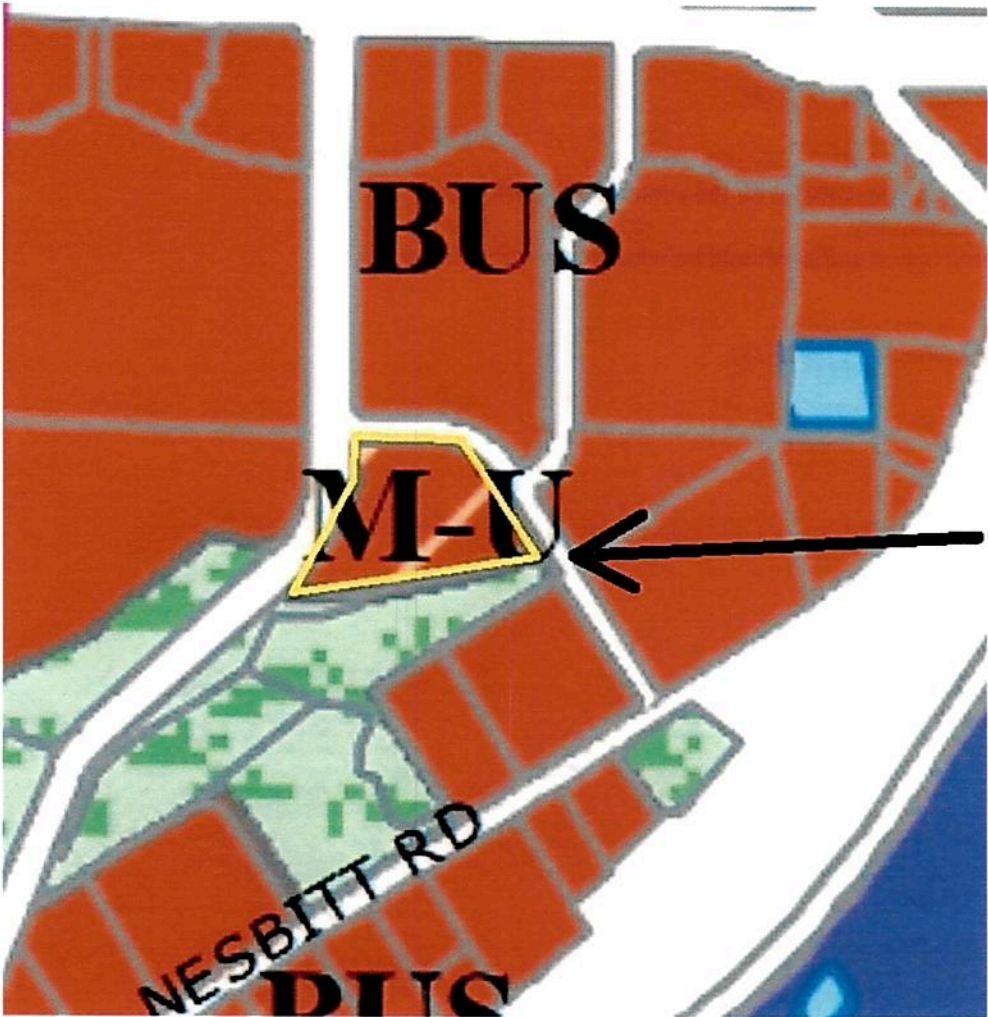
(Fitchburg Comprehensive Plan pg. 2-3)

Policy 4: Provide housing consistent with the economic opportunities provided within the community.

Purpose: Jobs/Housing opportunities should be equal to provide a balanced community.

(Fitchburg Comprehensive Plan pg. 2-18)

Exhibit A:



Proposed Future Land Use Plan Amendment Area:
M-U to HDR



Exhibit B: Traffic Study for Proposed Site

Lot No.	Land Use	ITE Code	Size	Average Vehicle Trip Ends vs:	Weekday Daily	AM Peak			PM Peak			SAT Peak		
						In	Out	Total	In	Out	Total	In	Out	Total
1	Specialty Retail (Variety Store)	814	6.2	GSF	394	14	14	28	23	23	46	23	23	46
	Pass By Trips			5%	-20	-1	-1	-1	-1	-1	-2	-1	-1	0
2	General Office	710	16.0	GSF	156	21	3	24	4	19	23	5	4	9
	Pass By Trips			5%	-8	-1	0	-1	0	-1	-1	0	0	0
3	Quality Restaurant	931	5.2	GSF	47	19	5	23	26	17	43	33	23	56
	Pass By Trips			5%	-2	-1	0	-1	-1	-2	-2	-1	0	0
4	Residential	220	26	Unit	150	4	10	15	10	7	17	9	9	18
	Pass By Trips			5%	-10	0	-1	-1	-1	0	-1	0	0	0
Total Minus Pass By Trips					747	55	30	85	60	62	123	66	56	128
Minus Linked Trips					747	55	30	85	60	62	123	66	56	128
Total New Trips					0	0	0	0	0	0	0	0	0	0
Total New Trips					747	55	30	85	60	62	123	66	56	128

Notes
1) ITE v10 Used where codes provided.

Lot No.	Land Use	ITE Code	Proposed Size	Average Vehicle Trip Ends vs:	Weekday Daily	AM Peak			PM Peak			SAT Peak		
						In	Out	Total	In	Out	Total	In	Out	Total
1	Low Rise MultiFamily	220	228	Unit	1668	36	52	128	60	63	153	90	80	160
	Pass By Trips			5%	-53	-2	-5	-6	-5	-3	-8	-4	-4	0
					0	0	0	0	0	0	0	0	0	0
					0	0	0	0	0	0	0	0	0	0
Total Minus Pass By Trips					1586	34	87	121	86	60	145	76	76	160
Minus Linked Trips					1586	34	87	121	86	60	145	76	76	160
Total New Trips					0	0	0	0	0	0	0	0	0	0
Total New Trips					1586	34	87	121	86	60	145	76	76	160

Notes
1) ITE v10 Used where codes provided.

Limestone Ridge								
PM Peak Comparison with Orchard Point GDP (Amendment #9)								
ITE Code	Amendment 9 Basis	LSR Basis	Unit	Strand Peak PM Peak	Amendment 9 PM Peak (v8 ITE)	Amendment 9 PM Peak (v10 ITE)	LSR PM Peak	Increase/Decrease from Amendment 9
Land Use								
Specialty Retail (Variety Store)	814	6.2		GSF	17	46		
General Office	710	16.0		GSF	24	23		
Quality Restaurant	931	5.2		GSF	39	43		
Residential	220	26.0	228.0	Unit	16	17	145	
TOTAL					227	96	123	49
Overall Orchard Point TOTAL					3379	3617	New Total	3666

**City of Fitchburg
Comprehensive Plan Minor
Amendment**



Sponsored by: *Jason C. Gonzalez, Mayor*
J.C. G 5/25/18

Proposed Minor Amendment
(Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)

Intent of the Minor Amendment

Property Owner's Signature *[Signature]* 5/24/18
C:\Users\Jacob\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\E6JKY11A\2018ComprehensivePlanAmendmentSubmittal.doc