



Emerson
 East
 Eken
 Park
 Yahara
 Neighborhood Plan
 Key Area #1

Emerson East Eken Park Yahara Neighborhood Plan

Key Area #1 DRAFT CONCEPT A Site Statistics

SITE 1 - (Approx. 0.90 Acres)
10,000 sf Retail/Office
25 Parking Stalls Req'd
25 Parking Stalls Shown

16 Residential Units
3 Stories
20 Parking Stalls Req'd
20 Parking Stalls Shown

Total

4 Story Building
18 Res. Units and Acre
45 Parking Stalls

SITE 2 - (Approx. 0.91 Acres)
9,000 sf Retail/Office
23 Parking Stalls Req'd
23 Parking Stalls Shown

24 Residential Units
3 Stories
36 Parking Stalls Req'd
36 Parking Stalls Shown
(34 Underground)

Total

4 Story Building
26 Res. Units an Acre
65 Parking Stalls

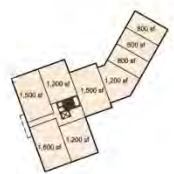
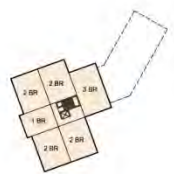
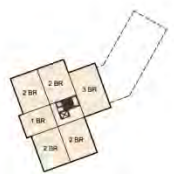
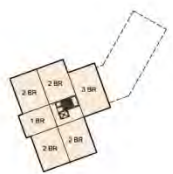

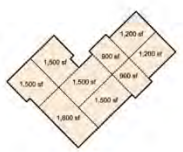





LUNDE - WILLIAMS
2642 Penwell Circle
Fitchburg, Wisconsin 53711

February, 2015
0 30' 60' 120'

**Emerson
East
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Neighborhood Plan

Key Area #1
DRAFT CONCEPT A
Building Footprints

| | | | | |
|---|--|---|---|---|
| <p>No Lower Level</p> |  <p>1st Floor 10,000 sf Retail/Office Space</p> |  <p>2nd Floor 6 Residential Units</p> |  <p>2nd Floor 6 Residential Units</p> |  <p>2nd Floor 6 Residential Units</p> |
|  <p>Lower Level 34 Parking Stalls</p> |  <p>1st Floor 9,000 sf Retail/Office Space</p> |  <p>2nd Floor 8 Residential Units</p> |  <p>2nd Floor 8 Residential Units</p> |  <p>2nd Floor 8 Residential Units</p> |

Emerson East Eken Park Yahara Neighborhood Plan

Key Area #1 DRAFT CONCEPT B Site Statistics

SITE 1 - (Approx. 0.90 Acres)
12,000 sf Retail/Office
30 Parking Stalls Req'd
33 Parking Stalls Shown

16 Residential Units
3 Stories
20 Parking Stalls Req'd
20 Parking Stalls Shown

Total

4 Story Building
18 Res. Units and Acre
53 Parking Stalls

SITE 2 - (Approx. 0.91 Acres)
10,000 sf Retail/Office
25 Parking Stalls Req'd
25 Parking Stalls Shown

26 Residential Units
3 Stories
33 Parking Stalls Req'd
22 Parking Stalls Shown

Total

4 Story Building
28 Res. Units an Acre
58 Parking Stalls

SITE 3 - (Approx. 0.61 Acres)
8,500 sf Retail/Office
21 Parking Stalls Req'd
21 Parking Stalls Shown

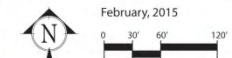
15 Residential Units
3 Stories
19 Parking Stalls Req'd
16 Parking Stalls Shown

Total

4 Story Building
24 Res. Units an Acre
37 Parking Stalls



LUNDE • WILLIAMS
2642 Penwell Circle
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February, 2015

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Key Area #1
DRAFT CONCEPT B
Building Footprints



| | | | | |
|-----------------------|---|---|---|---|
| <p>No Lower Level</p> |  <p>1st Floor 12,000 sf Retail/Office Space</p> |  <p>2nd Floor 6 Residential Units</p> |  <p>2nd Floor 6 Residential Units</p> |  <p>2nd Floor 6 Residential Units</p> |
| <p>No Lower Level</p> |  <p>1st Floor 10,000 sf Retail/Office Space</p> |  <p>2nd Floor 9 Residential Units</p> |  <p>2nd Floor 9 Residential Units</p> |  <p>2nd Floor 9 Residential Units</p> |





**Emerson
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Neighborhood Plan
Key Area #4

 LUNDE - WILLIAMS
2647 Penwall Circle
Fitchburg, Wisconsin 53711

January, 2015





**Emerson
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Neighborhood Plan

Key Area #4
CONCEPT A
Site Statistics

SITE - (Approx. 7.82 Acres)
 32 Duplex Units
 2 Stories
 48 Parking Stalls Req'd
 57 Parking Stalls Shown

90 Multi Family Res. Units
 4 Stories
 135 Parking Stalls Req'd
 135 Parking Stalls Shown
 (100 Underground, 35 surface)

Total
 122 Res. Units
 16 Units an Acre
 192 Parking Stalls
 (9 for Community Garden, etc.)
 55 Community Garden Plots

W LUNDE - WILLIAMS
 2647 Penwell Circle
 Fitchburg, Wisconsin 53711

February 2015
 0 30' 60' 120'



**Emerson
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Key Area #4
DRAFT CONCEPT B
Site Statistics

- SITE - (Approx. 7.82 Acres)
- 24 Duplex Units
- 2 Stories
- 36 Parking Stalls Req'd
- 41 Parking Stalls Shown

- 112 Multi Family Res. Units
- 4 Stories
- 168 Parking Stalls Req'd
- 168 Parking Stalls Shown
- (120 Underground, 48 surface)

- Total**
- 136 Res. Units
- 18 Units an Acre
- 208 Parking Stalls
- (5 for Community Garden, etc.)
- 48 Community Garden Plots

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2647 Penwell Circle
Fitchburg, Wisconsin 53711

February 2015



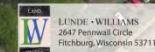
**Emerson
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Key Area #4
DRAFT CONCEPT C
Site Statistics

SITE 1 - (Approx. 3.92 Acres)
45,000 sf Office
113 Parking Stalls Req'd
142 Parking Stalls Shown


SITE 2 - (Approx. 3.90 Acres)
112 Multi Family Res. Units
4 Stories
168 Parking Stalls Req'd
168 Parking Stalls Shown
(108 Underground, 60 surface)



Total
112 Res. Units
31 Units an Acre





Emerson
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Key Area #5

 LUNDE - WILLIAMS
2647 Pennewell Circle
FITCHBURG, WISCONSIN 53711

 January, 2015
 0 30' 60' 120'



**Emerson
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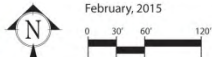
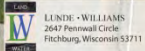
Key Area #5
DRAFT CONCEPT A
Site Statistics

SITE - 1 (Approx. 2.74 Acres)
87 Multi Family Res. Units
4-5 Stories
131 Parking Stalls Req'd
131 Parking Stalls Shown
(90 Underground, 41 surface)

28,000 sf Retail/Office
70 Parking Stalls Req'd
70 Parking Stalls Shown

Total
87 Res. Units
32 Units an Acre

SITE - 2 (Approx. 0.62 Acres)
Webcrafters Parking
71 Existing Parking Stalls
63 Parking Stalls Shown



February, 2015

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Key Area #5
DRAFT CONCEPT A
Building Footprints



Lower Level
40 Parking Stalls



1st Floor
16,000 sf Retail/Office Space



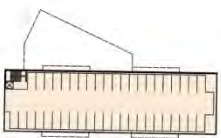
2nd Floor
15 Residential Units



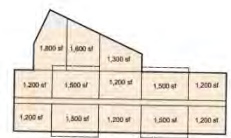
2nd Floor
15 Residential Units



2nd Floor
15 Residential Units



Lower Level
44 Parking Stalls



1st Floor
12,000 sf Retail/Office Space



2nd Floor
14 Residential Units



2nd Floor
14 Residential Units



2nd Floor
14 Residential Units

Emerson East Eken Park Yahara Neighborhood Plan

Key Area #5 DRAFT CONCEPT B Site Statistics

SITE 1 - (Approx. 1.46 Acres)
 48 Multi Family Res. Units
 4 Stories
 72 Parking Stalls Req'd
 72 Parking Stalls Shown
 (54 Underground, 18 Surface)

18,000 sf Retail/Office
 45 Parking Stalls Req'd
 50 Parking Stalls Shown

Total
 48 Res. Units
 33 Units an Acre

SITE 2 - (Approx. 1.55 Acres)
 33 Multi Family Res. Units
 4 Stories
 50 Parking Stalls Req'd
 50 Parking Stalls Shown
 (50 Underground)

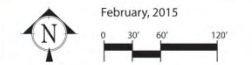
12,000 sf Office
 30 Parking Stalls Req'd
 30 Parking Shown

Webcrafter Parking
 71 Existing Parking Stalls
 72 Parking Stalls Shown

Total
 33 Res. Units
 21 Units an Acre



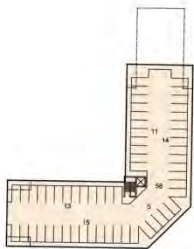
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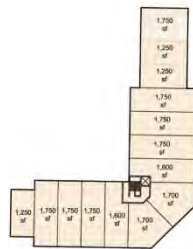
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Key Area #5
DRAFT CONCEPT B
Building Footprints



Lower Level
58 Parking Stalls



1st Floor
18,000 sf Retail/Office Space



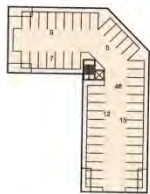
2nd Floor
14 Residential Units



2nd Floor
14 Residential Units



2nd Floor
12 Residential Units



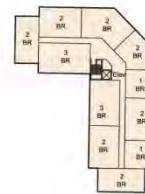
Lower Level
48 Parking Stalls



1st Floor
12,000 sf Retail/Office Space



2nd Floor
11 Residential Units

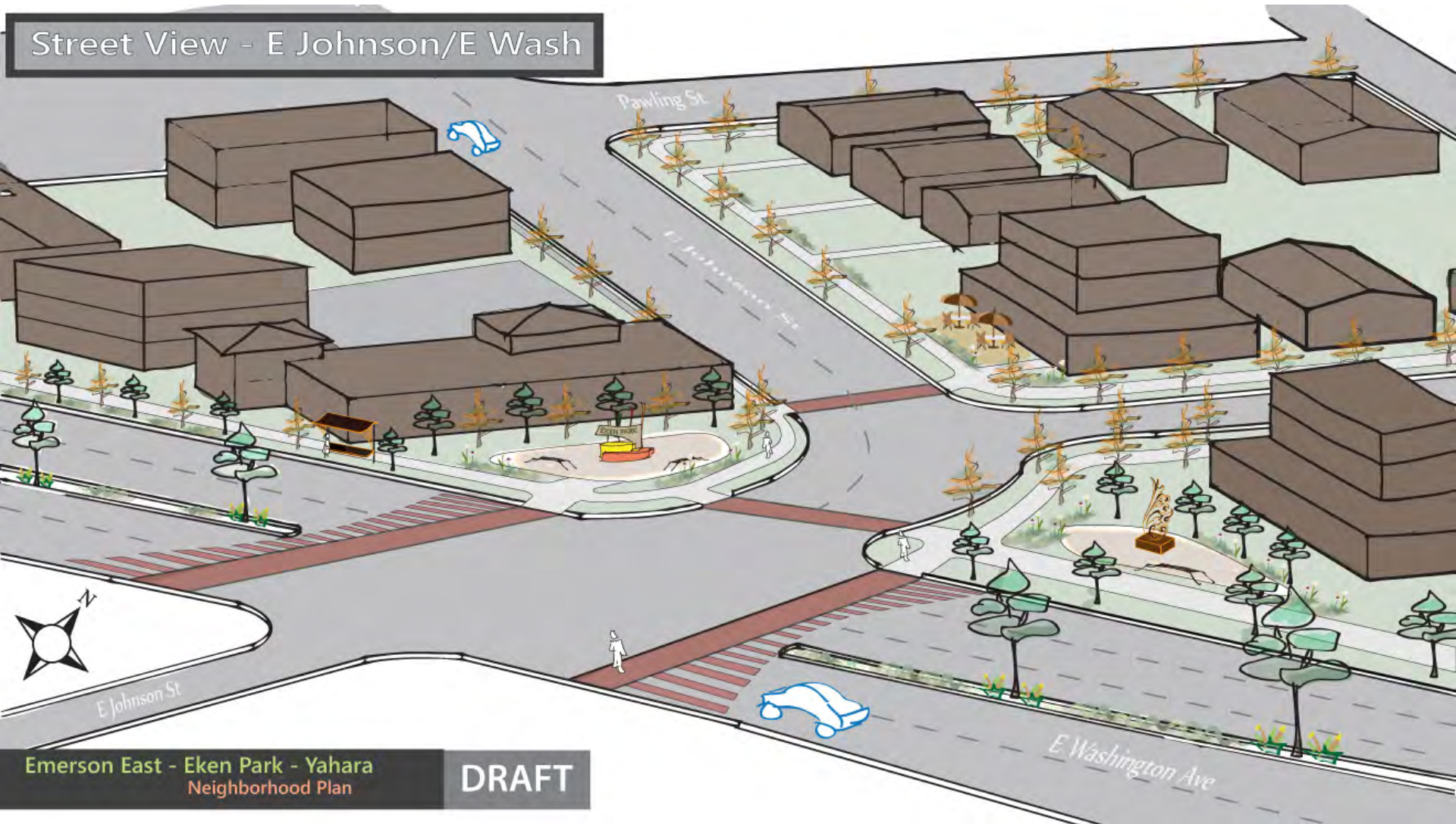


2nd Floor
11 Residential Units



2nd Floor
11 Residential Units

Street View - E Johnson/E Wash



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