

1. Agenda

Documents: [PLAN\\_20150616\\_AG.PDF](#)

2. Complete Packet

Documents: [PLAN\\_20150616\\_PK.PDF](#)



## CITY OF FITCHBURG

Planning Department

5520 Lacy Road  
Fitchburg, WI 53711-5318

Phone: (608) 270-4256 ■ Fax: (608) 270-4275

[www.fitchburgwi.gov](http://www.fitchburgwi.gov)

### NOTICE PLAN COMMISSION June 16, 2015

PLEASE TAKE NOTICE that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a meeting on **Tuesday, June 16, 2015 at 7:00 p.m.** in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 for the purposes of:

1. Call to order and approval of minutes of 05/19/2015.
2. Public Appearances – non agenda items
3. Agenda Review
4. Public hearing and consideration of rezone and conditional use permit request RZ/CU-2058-15 by Tom Weigand, to rezone property from the B-G (General Business) District to the B-H (Business Highway) District and a Conditional Use Permit to allow for storage, distribution and light production at 5352 King James Way, Lot 2 CSM 10250.
5. Public hearing and consideration of conditional use permit request, CU-2059-15, by Carl Ruedebusch, agent for TechLands LLC, to allow for agriculture use on property along Nobel Drive, Lot 25 TechLands.
6. Public hearing and consideration of rezone request, RZ-2061-15, by John Seamon, agent for Benjamin Properties, to rezone from the B-H (Business Highway) district to the B-G (General Business) district, to allow for an office/retail building at 5400 King James Way, Lot 2 CSM 05649.
7. Public hearing and consideration of rezone request, RZ-2063-15, by Hawk Sullivan of Atomic Koi, to amend the PDD-SIP (Planned Development District – Specific Implementation Plan) zoning to allow for a blade sign with metal starbursts at 2685 Research Park Drive, Lot 32, Fitchburg Technology Campus – 1<sup>st</sup> Addition.
8. Public hearing and consideration of rezone request, RZ-2064-15, by James Anderson, agent for Pranke Holding LLC, to amend the PDD-SIP (Planned Development District – Specific Implementation Plan) zoning to allow for a Convenience Cash Business (EZ Money is an existing tenant in the building who is looking to relocate into a different suite) at 5401 Caddis Bend, Lot 4 Hatchery Hill.
9. Public hearing and consideration of rezone request, RZ-2065-15, by Thomas Sanford, agent for Homeville Fitchburg/Bill Clemens, to amend the PDD-GIP (Planned Development District – General Implementation Plan) zoning for Lot 1 CSM 12135.
10. Certified Survey Map request, CS-2060-15, by Randall Guenther of Downtown Fitchburg II LLC, to divide property at Syene Road and Clayton Road, property in Section 11, into 3 parcels.
11. Certified Survey Map request, CS-2062-15, by Robert Blettner, agent for Marketplace of Fitchburg LLC, to reconfigure lots 2 & 3 of CSM 9367 into a new two-lot CSM.

(Additional items on page 2)

12. Sign waiver request by Kenneth Jahn, agent for A1 Furniture, for an additional 25 square feet of signage under Section 26-7 Verona Road Reconstruction Project, at 5302 Verona Road.
13. Pre-application request by Ron Klaas, agent for Subzero, for review of a concept site plan for proposed facility expansion.
14. Resolution R-62-15, Adopting Capitol Improvement Program – 2016 through 2020.
15. Resolution R-63-15, A Resolution Directing the City's Agriculture and Rural Affairs Committee to Development the Agriculture Plan.
16. Election of Plan Commission Vice Chair
17. Appointment of Plan Commission representative to the Agriculture and Rural Affairs Committee.
18. Appointment of Plan Commission representative to the Transportation and Transit Commission.
19. Planning Department Report
20. Announcements
  - a. Next Plan Commission Meeting Scheduled for July 21, 2015 at 7:00 p.m.
  - b. Other
21. Adjournment

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Full coverage of this meeting is available through FACTv and Streaming Video, accessible on the city web site at <http://factv.city.fitchburg.wi.us/Cablecast/Public/Main.aspx?ChannelID=3>

Note: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Clerk's office (270-4200), Fitchburg City Hall, 5520 Lacy Rd, Fitchburg, WI 53711



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# DRAFT MINUTES



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## MINUTES PLAN COMMISSION May 19, 2015

Plan Commission Members Present: Mayor Steve Arnold, Ed Kinney, Carol Poole, Tony McGrath, Rachel Lee

Others Present: Thomas Hovel – City Planner/Zoning Administrator, Susan Badtke – Community Planner

### 1. Call to order and approval of minutes of 4/21/2015.

Chair Arnold called the meeting to order at 7:03 p.m.

Motion by Kinney, second by Poole, to approve the minutes of 4/21/2015 was carried unanimously.

### 2. Public Appearances – non agenda items – None.

### 3. Agenda Review – No changes.

### 4. Public Hearing regarding the proposed project plan, boundaries, and creation of Tax Incremental District No. 9 (See the Public Hearing Notice which was published on May 5, 2015 and May 12, 2015).

Chair Arnold opened the public hearing.

Tony Fox, 9015 Bentley Green Verona, representing Sub-Zero Group, Inc., spoke in support of the proposed TID and provided a presentation of the Subzero Facilities and the proposed expansion.

Clinton Collins, 4717 Hammersley Road Madison, representing Sub-Zero Group, Inc., registered in support of the proposed TID and was available to answer questions.

Angela Kinderman, 5540 Research Park Drive Fitchburg, representing the Fitchburg Chamber of Commerce, registered in support of the TID.

Dorothy Krause, 2105 Apache Drive Fitchburg, District 1 Alder, registered in support.

Shawn Pfaff, 5205 Day Lily Place Fitchburg, spoke in support of the request and spoke on other issues.

The Mayor also identified a letter from David Phillips, Director of the Dane County Office of Economic and Workforce Development, who encouraged the Commission's approval of the creation of TID 9 noting that it will pay dividends not just to Fitchburg but to Dane County as well.

Phil Sveum, 5500 E Chery Pkwy Fitchburg, registered in support.

Chair Arnold closed the public hearing.

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## 5. Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 9, City of Fitchburg, Wisconsin”.

Jim Mann, Ehlers Associates, walked the Commission through the Project Plan and called out the proposed improvements. He stated that the main reason why the investment is high and the assessment is low is due to the manufacturing equipment. He noted that the expansion is proposed to create 300 jobs over the next several years which could also mean 300 consumers making purchases in the City.

Tony McGrath questioned whether the Plan met all of the requirements. Mann responded yes, but noted that additional due diligence would be done to make sure that the City’s investment meets the “but for” text, prior to the Council’s creation of the district.

Ed Kinney pointed out a large gap in the funding between the TIF and what funding is needed for the project. Kate Crowley of Baker Tilley, who is a consultant to Sub-Zero, stated she is working on the cost analysis for this project. She stated that the 6.7 million in infrastructure costs cannot all come from TIF so they have applications into WEDA and DOT for additional funding; conversations with both have been positive to this point.

City Planner Tom Hovel stated that the Joint Review Board met and appointed its citizen member. They will meet again on June 16 to consider the formal TID request after the Council action on June 9.

Motion by Lee, second by Poole, to approve Plan Commission Resolution PCR-02-15.

Carol Poole commented that she wrote a letter to the Fitchburg Star in support of this project as it is an extremely important project for the City. She urged the Commission to support the resolution.

Chair Steve Arnold stated that while he had reservations about the North Stoner Prairie Neighborhood, he has always supported this area that is designated north of the proposed east/west road as a suitable and valuable area for the expansion of Sub-Zero and that he supports the creation of TID 9.

McGrath stated that Wolf/Subzero is a marquee employer and appreciates the City being in play for this expansion.

Chair Arnold stated that the benefits of this expansion extend throughout the region and the state and it is gratifying that Dane County is supporting the project and that two state agencies are poised to help the project come to completion.

Motion to approve PCR-02-15 was carried unanimously.

## 6. Public hearing and consideration of Ordinance 2015-O-12, An Ordinance Amending Chapter 23 to Amend Article 1 Table 2(g), Article 5 Section 5.6.2(f)(vi), Article 5 Section 5.6.2(g) and Article 5 Table 21.

**[Proposed amendments include T4 Single-family Edgeyard building Frontage Buildout reduction, Civic Spaces as public or private, setbacks with bicycle or pedestrian easement and changes to the use table.]**

Chair Arnold opened the public hearing.

Don Esposito, 4868 High Crossing Madison, representing Neumann Companies/Tim O'Brien Homes, registered in support of the ordinance amendment and was available to answer questions.

Chair Arnold closed the public hearing.

City Planner Tom Hovel provided a staff report and walked the Commission through the proposed changes to the SmartCode. He stated that the main amendment deals with frontage buildout, which was discussed with Susan Henderson who didn’t have a problem with the change.

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Carol Poole questioned whether you can have a tandem garage in SmartCode; Hovel responded yes.

Motion by Poole, second by McGrath, to recommend approval of Ordinance 2015-O-12.

Arnold stated that he finds the proposed amendments useful and narrow to handle situations without opening up a can of unintended consequences. McGrath commented that the Commission will likely see several changes to the SmartCode over the next several years.

Carol Poole questioned whether the Commission would still be having a SmartCode workshop; Hovel stated yes but that staff is waiting for appointment of the new commissioners.

Motion to recommend approval was carried unanimously.

## **7. Public hearing and consideration of rezone and conditional use permit request RZ/CU-2056-15, by Samina Khan, to rezone property from the B-G (General Business) district to the B-P (Professional Office) district, and conditional use permits to allow for a personal training/health club (existing) and daycare, at 6200 Nesbitt Road.**

Chair Arnold opened the public hearing.

Kent Yan, 2801 International Lane Suite 216 Madison, representing Plato Commercial Real Estate LLC, spoke in support of the requests and was available to answer questions.

Zafeer Dim, 2903 Richardson Street Fitchburg, registered in support of the requests.

Chair Arnold closed the public hearing.

City Planner Tom Hovel provided the staff report noting that the requests include rezoning the property and then conditional use permits for a daycare and health club facility. He stated that the main concern is parking, which they have addressed by adding on additional parking stall on-site and also an agreement to leave some of the stalls at Jung Seed Co.

Motion by Poole, second by Kinney, to recommend approval of RZ/CU-2056-15 with the following conditions:

### *Rezone Conditions:*

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

### *Conditional Use Permit:*

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.  
Approval is based on the submitted application materials.
- 2.) The rezoning portion of RZ/CU-2056-15 is approved by the Common Council.

Tony McGrath stated that these approvals are not changing the terms for Orange Shoe Gym.

Chair Arnold commented that he is glad we can accommodate the applicant.

Motion carried unanimously.

## **8. Architectural Design Review request by Paul Reines to add an additional parking stall at 6200 Nesbitt Road.**

Motion by Kinney, second by McGrath, to approve ADR with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.  
Approval is based on the submitted application materials.
- 2.) Parking stall and proposed walkway

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Motion carried unanimously.

**9. Public hearing and consideration of rezone request, RZ-2057-15, by Craig Raddatz of Fiduciary Real Estate Development, to rezone from the PDD-GIP (Planned Development District – General Implementation Plan) to the PDD-SIP (Planned Development District – Specific Implementation Plan) district, to allow for site and structural development of 152 multi-family dwelling units on proposed Lot 15 of Quarry Vista Plat.**

Chair Arnold opened the public hearing.

Craig Raddatz, 789 N Water Street Milwaukee, representing Fiduciary Real Estate Development, spoke in support of the request noting that they had received unanimous approval in 2014 of their GIP and are now requesting SIP approval.

Joe Lee and Leah Teske, team members for the project, were also available for questions.

Phil Sveum, 5500 E Cheryl Pkwy Fitchburg, registered in support of this request.

Shawn Pfaff, 5205 Day Lily Place Fitchburg, registered in support of this request.

Tony McGrath questioned the plan with the water main. City Planner Tom Hovel noted that the Board of Public Works recommended approval to the Common Council.

Chair Arnold closed the public hearing.

City Planner Tom Hovel provided the staff memo noting that staff recommended approval based on a draft ordinance that was provided in the Commission packet.

Motion by McGrath, second by Kinney, to recommend approval of RZ-2057-15 with the following conditions:

- (A) PDD-SIP zoning is hereby granted in accord with submitted plans and responses dated May 6, 2015, which are hereby part of this ordinance, to allow the following:
  - 1. No other permit or approval is waived or deemed satisfied except for the approval herein provided.
  - 2. All Public Works items shall be addressed prior to issuance of any permit.
  - 3. No early start permit shall be issued for this site until aware of the Fitchrona Road Water Main bid is approved by the Fitchburg Common Council.
  - 4. Necessary public improvements shall be installed and accepted prior to any building construction, unless approvals are granted to allow early start under section 24-14(b) – (e). (An operable public water supply is one necessary condition under section 24.14.)
  - 5. Project is approved for 152 dwelling units in 3 structures per the submitted plans.
  - 6. Zoning standards shall follow those outlined in the report titled “Quarry Vista Apartment Homes Specific Implementation Plan – Amended May 6, 2015”.
  - 7. All park requirements and fees shall be satisfied prior to or with the execution of the Quarry Vista plat and subdivider agreement.
- (B) This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-SIP zoning to take effect.
- (C) Recording and effective date of this SIP Ordinance shall not occur or take effect until after the recording of the Quarry Vista final plat.
- (D) Applicant shall pay cost of publication to avoid a two Council meeting approval process.

Motion was carried unanimously.

# DRAFT MINUTES

## **10. Architectural Design Review request by Craig Raddatz of Fiduciary Real Estate Development for site and structural development of 152 multi-family dwelling units on proposed Lot 15 of Quarry Vista.**

Phil Sveum, 5500 E Cheryl Pkwy Fitchburg, registered in support of this request.

Shawn Pfaff, 5205 Day Lily Place Fitchburg, registered in support of this request.

Joe Lee of Joe Lee Associates provided an overview of the proposed site plan and architectural design perspectives. He stated that the building area of a traditional design and in some ways similar to the Vue but are distinctly different. There are three buildings and all will be three stories with underground parking.

Mayor Arnold pointed out that the bicycle rack shown in the design perspective was a wave rack, which is not recommended by the City's Bicycle and Pedestrian Plan. He suggested an inverted U of post and ring rack type.

Rachel Lee questioned whether there is an accessible entrance for each project. Joe Lee responded that every building must have an accessible entrance.

Some discussion was had on the color of the signs and whether they fit with the rest of the project.

City Planner Tom Hovel provided the staff report noting that staff recommended approval of the request with conditions.

Motion by Poole, second by Kinney, to approve ADR request with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Approved is based on plans dated May 6, 2015.
- 3.) Subject to approval of rezoning request RZ-2057-15 by the Common Council.
- 4.) 80 dwelling units shall be occupied within the first six months of the first dwelling unit being occupied. Applicant understands this requirement. No building permit or permit to start shall be issued until status of water main construction is known, and then only after the developer has necessary approvals if construction is to proceed prior to water main improvement having been completed, accepted and operational.

Carol Poole and Tony McGrath commented that the buildings look great.

Motion carried unanimously.

## **11. Architectural Design Review request by Dan Bertler of Supreme Structures for exterior modifications to the existing building at 5264 Verona Road, Lot 2 Willow Run.**

Dan Bertler, 2906 Marketplace Drive Fitchburg, representing MadPower, spoke in support of the request and was available to answer questions. He noted that the current owners of the facility would like to keep everything that is there but the arch and side window are structurally rotted out and require replacement.

Ed Kinney questioned the color of EIFS. Bertler responded that the intent is to maintain earthtone colors but they have not decided on a final color.

City Planner Tom Hovel provided the staff report noting that Alder Krause had pointed out that the access to the site will change with the Verona Road reconstruction. The applicant has stated they do not have money at this point in time to make changes to the Anton Drive side of the building but Hovel mentioned over time people might start making upgrades to the local street sides of buildings.

Motion by Poole, second by Lee, to approve ADR request with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approvals provided herein.

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- 2.) Approval is based on submitted plans and materials.
- 3.) Color selection is subject to approval by planning staff.

Chair Arnold mentioned that there is a planning study planned for the Anton Drive area.

Carol Poole thanked the applicant for cleaning up the building and that the new use will be a permit fit for the building and an improvement to the neighborhood.

Motion carried unanimously.

**12. Planning Department Report** - Nothing to report.

## **13. Announcements**

The next Plan Commission meeting is scheduled for June 16, 2015. Chair Arnold stated that he will not be able to attend the June meeting and asked Carol Poole to chair the June Plan Commission meeting.

## **14. Adjournment**

Motion by Poole, second by Kinney, to adjourn at 8:26 p.m. was carried unanimously.

Submitted By,  
Susan Badtke, Community Planner



## MEMORANDUM

CITY OF FITCHBURG  
PLANNING DEPARTMENT  
5520 LACY ROAD  
FITCHBURG, WI 53711  
(608) 270-4200  
FAX: (608) 270-4275  
EMAIL: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

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TO: Plan Commission  
FROM: Tom Hovel, Zoning Administrator/City Planner  
Susan Badtke, Community Planner  
DATE: June 11, 2015  
SUBJECT: June 16, 2015 Plan Commission Items

4. **Public hearing and consideration of rezone and conditional use permit request RZ/CU-2058-15 by Tom Weigand, to rezone property from the B-G (General Business) District to the B-H (Business Highway) District and a Conditional Use Permit to allow for storage, distribution and light production at 5352 King James Way, Lot 2 CSM 10250.**

Site Details:

Acres: .92  
Existing Use: Commercial  
Current Zoning: B-G (General Business)

Background & Application Description:

Applicant is requesting approval to rezone property associated with 5352 King James Way from the B-G to the B-H zoning district and also for a conditional use permit to allow for storage, distribution and light production.



The site currently contains a primarily 1-story building with a second-story on a portion of the building near King James Way. The building is approximately 19,000 square feet.

Staff Evaluation:

Applicant is requesting to rezone the property to the B-H district and also obtain a Conditional Use Permit to allow for some storage, distribution and light production on the property, and related office use. The applicant has indicated that since about 2012, the majority of the building has been vacant. Retailers have looked at the space but have had concerns about surviving the Verona Road construction and the impacts that the road improvements may have on the property (retaining wall, etc).

Per the submittal, the property leases about 8,000 sq ft to a specialty wine distributor and wine storage/distribution. The building also currently houses some administrative offices for a chocolate business and for a Fitchburg based coffee roasting operation.

Staff's main concern with this request is the level of truck traffic that comes from more light industrial type of uses. The applicant has estimated that there will be about 2-4 semi deliveries a month, 4-6 straight truck deliveries a month and 10-15 panel truck deliveries a month. The applicant has also noted that some truck drivers do back in from King James Way, but the time for them to complete the

maneuver into the site is typically less than a minute. While the applicant notes that traffic volumes on King James and Anton are significantly lower, this might change with the Verona Road project.

As the Commission is aware, the City is in the process of reviewing consultants for the Anton Drive Planning Study. This study will help identify the most appropriate future land uses given the proposed Verona Road improvements. However, until this study is completed, staff recognizes the challenges of filling vacancies given the proposed construction.

Consistency with Comprehensive Plan:  
Future Land Use Plan: BUS (Business)

Staff has not identified any inconsistencies with the proposed requests. The property will be within a business zoning district.

Staff Recommendation:

*Rezoning:*

Staff recommends approval of rezoning portion of RZ/CU-2058-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

*Conditional Use:*

Staff recommends approval of conditional use portion of RZ/CU-2058-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) The rezoning portion of RZ/CU-2058-15 is approved by the Common Council.

Attachments:

- RZ/CU-2058-15 application materials

**5. Public hearing and consideration of conditional use permit request, CU-2059-15, by Carl Ruedebusch, agent for TechLands LLC, to allow for agriculture use on property along Nobel Drive, Lot 25 TechLands.**

Site Details:

Acres: 5.7

Existing Use: Vacant

Current Zoning: I-S (Industrial Specialized)

Background & Application Description:

Applicant is requesting approval to allow for agriculture use on Lot 25 TechLands.

Staff Evaluation:

Lot 25, located along Nobel Drive and directly to the west of the Promega processing facility under construction, is close to 6 acres.



Staff questioned whether they will be using a driveway opening to access the property and if not, how they will protect the sidewalk from the weight of the equipment. Applicant responded that the buffer plan shows the location for farm equipment access; which is near the midpoint of the lot width along Nobel Drive. They have noted that 4x4 posts will be set next to the curb to protect the curb when driving equipment over the curbs and the do not feel the sidewalk will be damaged. If the sidewalks are damaged, they will be replaced at the time of a

building project on the lot unless there is extreme damage in which case they would replace immediately.

Public Works has commented that a permanent buffer needs to be installed along the north and east side of Lot 25 per the buffer plan approved by Public Works on 5-20-15. A copy of this buffer plan is included with the submittal materials and according to the applicant, planting of this buffer started on 6/3/15.

According to Assessing, this is a new parcel for 2015 because of the land division that was done for Promega, and will be ag-use with a value of \$1,400. What was Lot 3 CSM 12188 for 2014 was ag-use as well so there is essentially no value change per acre. The applicant has indicated that this area has been farmed in the past. There are a few differences with this situation than with the request for agricultural use in Orchard Pointe. First, the use has a recent history of agriculture, and was even assessed for ag use last year, hence no value change to the TID. Second, farm fields exist on farm property to the south, and on other lots farmed for part of the prior year last year. Third, this is not a retail commercial area and hence there is less concern about traffic conflict, although residential development (Fahey Fields) will be located east of the site. Yet, due to ag use on other lots, farm equipment will be in the area anyway.

Consistency with Comprehensive Plan:  
Future Land Use Plan: I-C (Industrial Commercial)

While this property is slated on the Future Land Use Plan map for I-C (Industrial Commercial) use, the agricultural use is a temporary use so staff does not see any conflicts with the comprehensive plan.

Staff Recommendation:

Staff recommends approval of CU-2059-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) A permanent buffer needs to be installed along the north and east side of Lot 25 per the buffer plan approved by Public Works on 5-20-15.
- 3.) Per the approved buffer plan, 4x4 posts shall be placed adjacent to the curb at access points prior to mounting curb.
- 4.) Applicant shall be responsible for any repair or replacement necessary if damage occurs to the public sidewalks as a result of equipment driving over.

Attachments:

- CU-2059-15 application materials

**6. Public hearing and consideration of rezone request, RZ-2061-15, by John Seamon, agent for Benjamin Properties, to rezone from the B-H (Business Highway) district to the B-G (General Business) district, to allow for an office/retail building at 5400 King James Way, Lot 2 CSM 05649.**

Site Details:

Acres: 1.85  
Existing Use: Commercial  
Current Zoning: B-H (Business Highway)

Background & Application Description:

Applicant is requesting approval to rezone property at 5400 King James Way, near the intersection of McKee Road and Verona Road, from the B-H district to the B-G district to allow for



future development of an office/retail building.

Staff Evaluation:

Staff has not identified any concerns with rezoning the property from the B-H to the B-G District. The submitted application includes a site plan showing the proposed location of the 39,850 square foot two story office/retail building with underground parking.

The proposed building, as shown on the submitted site plan, appears to comply with the required minimum setbacks for the B-G zoning district.

Staff has made the applicant aware of several items that will need to be satisfied with the Architectural Design Review process. These items include:

- o Maximum ISR is 65% for the site; proposed ISR is higher than this so infiltration techniques/measures will need to be taken to offset the increased impervious surface.
- o At the time of development approval, a cross easement will be required from the lot to the north for access to underground parking for the building on the site.
- o Applicant will need to submit a Construction Demolition Reuse/Recycling Plan to Public Works.
- o The applicant will need to submit a driveway permit to the Public Works department.
- o Water service for 5400 King James Way shall extend from the water main on King James Way, not from McKee. Sanitary sewer service for this lot shall be extended from the sanitary sewer in the easement along the west side of this lot or from King James Way.
- o Water impact fees will need to be paid prior to release of any building permit.
- o Any outstanding MMSD fees will need to be paid prior to the release of building permits.
- o Utility site layouts shall be provided with ADR submittals.
- o A new Erosion Control & Storm Water Management permit application will need to be submitted for review and approval by Public Works.
- o A stormwater maintenance agreement will be required for the necessary private stormwater practices approved by the City.

Consistency with Comprehensive Plan:

Future Land Use Plan: BUS (Business)

Staff has not identified any conflicts between this application and the Comprehensive Plan.

Staff Recommendation:

Staff recommends approval of RZ-2061-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

Attachments:

- RZ-2061-15 application materials

**7. Public hearing and consideration of rezone request, RZ-2063-15, by Hawk Sullivan of Atomic Koi, to amend the PDD-SIP (Planned Development District – Specific Implementation Plan) zoning to allow for a blade sign with metal starbursts at 2685 Research Park Drive, Lot 32, Fitchburg Technology Campus – 1<sup>st</sup> Addition.**

Site Details:

Acres: 1.75

Existing Use: Commercial

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

Background & Application Description:



Applicant is requesting approval to amend the PDD-SIP zoning to allow for a new sign at 2685 Research Park Drive. The SIP zoning for the property includes specific regulations for signage. Per the ordinance there are specific sign bands identified and “signage is to be within the sign bands and shall be individually mounted letters, and any illumination shall be accomplished with back lighting”. The proposed blade sign, with metal starbursts, does not fall within the approved sign regulations.

Staff Evaluation:

The proposed sign is to be located on the Research Park Drive side of the site, just above the entry doors. The proposed sign is 11.67 square feet and is a blade sign, which is an urban type of sign and fits well with the urban building format. The sign is simple and fits well with the character of the street and building.

Atomic Koi currently has approval for three signs totaling 51.245 sq ft: 19.6 sq ft detached sign, 14.77 sq ft attached sign on the parking lot side, and a 16.875 sq ft attached sign on the Research Park Drive side. This sign would bring the business to just approximately 63 sq ft of signage.

In addition to the sign, the applicant is also requesting approval to install some metal starbursts on the building along Research Park Drive. These starbursts are shown on the plan sheet included with the application. Per the application, these starbursts would add some depth; he states that the wall looks plain without something.

Consistency with Comprehensive Plan:

Future Land Use Plan: I-C (Industrial – Commercial)

Staff has not identified any inconsistencies with the submitted SIP Amendment and the Comprehensive Plan.

Staff Recommendation:

Staff recommends approval of RZ-2063-15 with the conditions outlined in the attached draft PDD-SIP Zoning Ordinance.

Attachments:

- RZ-2063-15 application materials
- Draft PDD-SIP Amendment Ordinance

- 8. Public hearing and consideration of rezone request, RZ-2064-15, by James Anderson, agent for Pranke Holding LLC, to amend the PDD-SIP (Planned Development District – Specific Implementation Plan) zoning to allow for a Convenience Cash Business (EZ Money is an existing tenant in the building who is looking to relocate into a different suite) at 5401 Caddis Bend, Lot 4 Hatchery Hill.**

Site Details:

Acres: 2.0

Existing Use: Commercial

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

Background & Application Description:

Applicant is requesting approval to allow for a Convenience Cash Business at 5401 Caddis Bend. EZ Money, an existing tenant in the building, is looking to relocate to a different suite in the building.

As the application states, the owner of the shopping center has requested that EZMoney relocate to another suite within the shopping center in order for another tenant in the shopping center to expand its premises. Given that the use is non-conforming as it was once allowed but is now a conditional



use under the zoning, the applicant is requesting to amend the PDD-SIP zoning for the site to allow the use.

Staff Evaluation:

As mentioned above, EZ Money is an existing tenant at 5401 Caddis Bend. The SIP zoning for the property, which was issued in 2003, specifies that "The remaining building square footage shall be occupied by general or specialty retail that are permitted uses within the B-G zoning district (section 22.45 of the Fitchburg Municipal Code) as that code currently exists and as may be amended in the future". At the time of this ordinance, Convenience Cash Businesses were a permitted use in the B-G district and allowed for EZ Money to locate without any special approvals.

In 2014 the Council approved Ordinance 2015-O-02, which made Convenience Cash Businesses a conditional use in the B-G District. Given this, they are no longer permitted through the PDD-SIP zoning ordinance. EZ Money, in the current space, is considered a legal non-conforming use, as the use was permitted when they became established at the location but it is no longer permitted. Given they are looking to relocate to a different space they are required to amend the PDD-SIP to allow for their use.

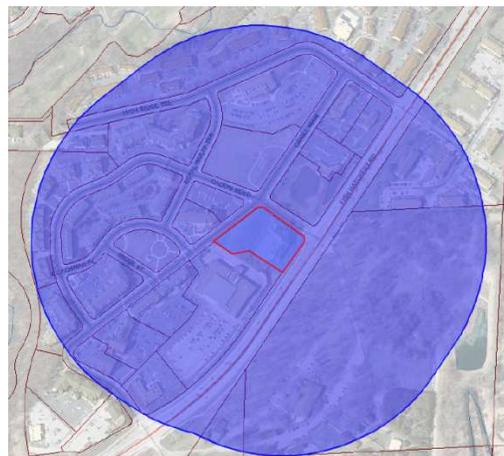
Ordinance 2015-O-02, while specific to the B-G district, provides standards that the Plan Commission shall apply when looking at Convenience Cash Businesses. These standards include:

- (a) Distance to any other Convenience Cash Business or Secondhand Business

Staff is not aware of any other Convenience Cash Business or Secondhand Business within 1,000 feet of this location.

- (b) Distance to an existing residential zoning district or residential use

The map to the right shows the 1,000 foot distance from the site. As can be seen, there are residences within 1,000 feet of the property, including some of the Valley View property, The Pines and other residential properties at Hatchery Hill.



1000 foot buffer from 5401 Caddis Bend

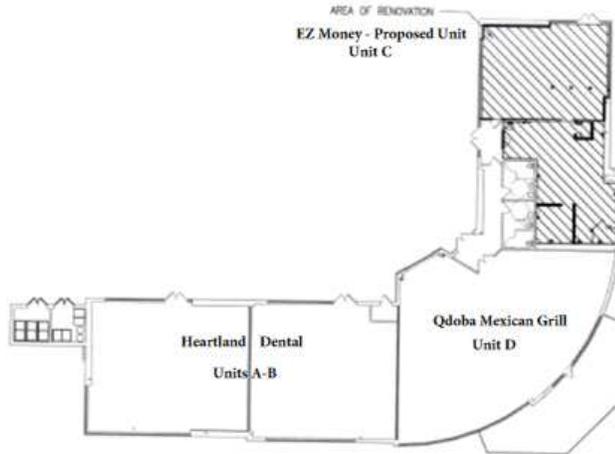
- (c) Distance to a school

There is no school within 1,000 feet of this site.

In its review of the application the Plan Commission shall avoid concentrations of these uses within any one locale, or to be detrimental to a neighborhood. Any distance of less than 1000 feet shall be presumed to be detrimental.

While there are residential uses within the 1,000 foot buffer, EZ Money, the current user, is existing on the site; this relocation would simply allow another user to expand or locate on the site. According to the applicant Heartland Dental is looking to locate in both the existing vacant end cap unit and the current EZ Money space; they will occupy 3,139 square feet. EZ Money currently occupies 1,539 square feet; the proposed space is 1,852 square feet. While the proposed space is slightly larger, they have stated that there are no planned changes or staff increases.

The proposed uses and locations are shown in the image on the following page.



There were no comments from other City Departments.

Consistency with Comprehensive Plan:

Future Land Use Plan: BUS (Business) and P&C (Park & Conservancy)

Staff Recommendation:

Staff recommends approval of RZ-2065-15 with the conditions outlined in the attached draft PDD-SIP Zoning Ordinance.

Attachments:

- RZ-2064-15 application materials
- Draft PDD-SIP Amendment Ordinance

**9. Public hearing and consideration of rezone request, RZ-2065-15, by Thomas Sanford, agent for Homeville Fitchburg/Bill Clemens, to amend the PDD-GIP (Planned Development District – General Implementation Plan) zoning for Lot 1 CSM 12135.**

Site Details:

Acres: 1.4

Existing Use: Vacant

Current Zoning: PDD-GIP (Planned Development District – General Implementation Plan)

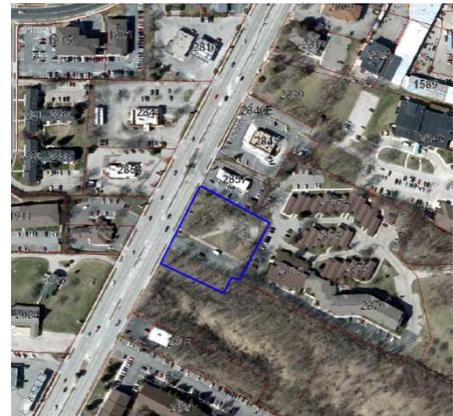
Background & Application Description:

Applicant is requesting approval to amend the PDD-GIP zoning for the site in front of Avalon, Lot 1 CSM 12135, to allow for various mixed-use development options.

Staff Evaluation:

The submittal includes two alternate development options.

- Alternate 1: Utilizing the existing property, the project will consist of two commercial buildings with structural 2<sup>nd</sup> floors and parking.
  - o Building A (north building): 4,477 sq ft first floor with a 3,797 sq ft second floor OR an 1,898 sq ft mezzanine in lieu of a full structural second floor



- o Building B (south building): 4,500 sq ft main floor with 4,500 sq ft second floor OR a 2,250 sq ft mezzanine rather than a full structural second floor
- Alternate 2: Existing property and a portion of the property to the south allows for modifications.
  - o Building A: same as Alternate 1 with potential 1,900 sq ft third story
  - o Building B: same as Alternate 2 but relocated to the south

Proposed uses under both alternate development options above include Building A containing of two commercial tenant spaces: a coffee shop with drive-thru and either a fast food or retail use to the south; the second floor will consist of up to 5 apartments, offices or a combination of both. Building B is proposed as a credit union.

Public Works and Planning staff has identified traffic and trip generation as the largest concern. Per Public Works, the Traffic Impact Analysis (TIA) that was completed in 2014 for the redevelopment of the Church property on the west side of Fish Hatchery Road included some traffic analysis for the future redevelopment of the Avalon and Bowman property. The uses designated for this specific property were based off of the April 2014 rezone request. The table below provides a comparison for the trip generation assumptions between the 2014 proposal (included in the TIA) and the new proposal:

	2014 TIA Trip Assumptions (Avalon and Bowman)	New Proposal Trip Generation (Avalon only)
AM Peak	356 trips (156 out, 200 in)	240-320 trips
PM Peak	298 trips (140 out, 158 in)	230-275 trips

The higher range of trip generation from the Avalon proposal, based on the alternate development options listed above, uses almost all of the trips that were allocated to the east street extension in the TIA report. The TIA analysis resulted in Level of Service (LOS) D, in year 2025, for the side street approaches (Pike Drive extension) during the peak am and pm hours. For this reason, staff favors the lower-volume scenarios identified in Tables 1, 2 and 5 of the GIP report. This would "save" some trips for the redevelopment of the Bowman property to the east, as staff does not know what specific uses will be proposed for this property.

The City's Transportation Engineer has also pointed out that the Valley View access on Fish Hatchery Road will likely need to be restricted to a right-in/right-out operation with a new driveway access constructed to the north to connect with the Pike Drive extension. This will add additional volume to the signalized intersection. The 2014 TIA also determined that a new signalized intersection on Fish Hatchery Road will increase delay on Fish Hatchery Road by as much as 45% at full build-out in 2025. Controlling trip generation to not exceed the values that were used in the 2014 TIA is strongly advised to avoid significant delays and congestion along the Fish Hatchery Road corridor.

To address these concerns and help control the levels of trips, staff is proposing conditions as part of the SIP ordinance, specific to land use and drive-through lanes, that should help control the traffic levels. The approval allows for the south building as a financial institution of office space with four drive-through lanes for the financial institution. The north building is approved for a 1,940 sq ft coffee shop with one drive-through lane, other retail uses may be allowed as identified in the submittal, but any additional restaurant or food/beverage use shall require specific Plan Commission approval and be treated as a conditional use.

Consistency with Comprehensive Plan:  
Future Land Use Plan: MU (Mixed Use)

Staff has not identified any inconsistencies with the Comprehensive Plan.

Staff Recommendation:

Staff recommends approval of RZ-2065-15 with the conditions outlined in the draft PDD-GIP amendment ordinance that is included as an attachment.

Attachments:

- RZ-2065-15 application materials
- Draft SIP Amendment Ordinance

**10. Certified Survey Map request, CS-2060-15, by Randall Guenther of Downtown Fitchburg II LLC, to divide property at Syene Road and Clayton Road, property in Section 11, into 3 parcels.**

Site Details:

Acres: ~48  
Existing Use: Agriculture  
Current Zoning: SC-NC (SmartCode – New Community)

Background & Application Description:

Applicant is requesting approval to divide land near Syene Road and Clayton Road into three parcels; one lot is for the proposed fire station while the other two parcels are proposed as outlots for future development.



Staff Evaluation:

Lot 1 proposed at 5 acres is the site that the City is intended to purchase for the new fire station. Outlot 1 of 31.3 acres and Outlot 2 of 11.3 acres, would need to be re-platted in the future for development.

The Nine Springs Article 3 SmartCode Plan has also been amended to reflect these proposed changes.

Consistency with Comprehensive Plan:

Future Land Use Plan: HDR (High Density Residential), MU (Mixed Use) and P&C (Park & Conservancy)  
Sector Plan: G3 – Intended Growth Sector

Staff Recommendation:

Staff recommends approval of CS-2060-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) CSM shall be signed and recorded within 90 days of this approval; application shall provide a copy of the recorded CSM to the City within 10 days of recording.

Attachments:

- CS-2060-15 application materials

**11. Certified Survey Map request, CS-2062-15, by Robert Blettner, agent for Marketplace of Fitchburg LLC, to reconfigure lots 2 & 3 of CSM 9367 into a new two-lot CSM.**

Site Details:

Acres: ~7.3  
Existing Use: Commercial  
Current Zoning: B-P (Professional Office)

Background & Application Description:



Applicant is requesting approval for a Certified Survey Map to reconfigure the boundaries of two existing lots.

Staff Evaluation:

The proposed CSM contains two lots and reconfigures the two existing lots to place each associated building on a separate lot. Proposed Lot 1, which would contain building addressed as 2908 Marketplace Drive, is proposed as 264,404 square feet; Proposed Lot 2 would contain the building addressed as 5961 Schumann Drive and contains 56,862 square feet.

Both sites are currently zoned B-P (Professional Office). Both of the proposed lots meet the required minimum lot area and setbacks for the B-P zoning district.

Proposed lot 1 has an impervious surface ratio of 58%, proposed lot 2 has an impervious surface ratio of 76%; however, these are existing developed sites.

Consistency with Comprehensive Plan:

Future Land Use Plan: BUS (Business)

Staff has not identified any conflicts between the proposed CSM and the Comprehensive Plan.

Staff Recommendation:

Staff recommends approval of CS-2062-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Access Easement Agreement shall be executed and recorded before or with the CSM.
- 3.) CSM shall be signed and recorded within 90 days of this approval; application shall provide a copy of the recorded CSM to the City within 10 days of recording.

Attachments:

- CS-2062-15 Application materials

**12. Sign waiver request by Kenneth Jahn, agent for A1 Furniture, for an additional 25 square feet of signage under Section 26-7 Verona Road Reconstruction Project, at 5302 Verona Road.**

Site Details:

Acres: 1.7

Existing Use: Commercial

Current Zoning: B-G (General Business)

Background & Application Description:

Applicant is requesting a waiver to the Sign Ordinance to allow for an additional 25 square feet of signage, beyond the 150 square feet allowance, at 5352 Verona Road.



Staff Evaluation:

The applicant is requesting a sign waiver under section 26-7 of the Sign Ordinance, which is specific to the Verona Road Reconstruction Project #1206-07-05. This section was added to the ordinance in 2014 as a pro-active measure from the City to assist with allowing specific sign waivers for sites that will be obscured by the construction of retaining walls related to the Verona Road project. One of the possible waivers is for up to an additional 25 square feet of total signage area per business, to allow 175 square feet compared to the standard 150 square feet of signage.

The applicant received two sign permit approvals in May for a 55 sq ft attached sign and a 60 sq ft detached sign. The Sign Ordinance allows for a business to have a maximum of 150 square feet.

Under the currently regulation, A1 has 35 square feet of signage remaining; they are requesting an additional 25 square feet of signage to allow them to have a 60 square foot sign box beneath the existing approved detached sign.

Section 26-7 of the Ordinance specifies the following shall be applicable to any waiver request:

- a. Application to the plan commission shall be made in writing in accord with standard procedures and timing of requests.

The request was made in accord with the standard procedures and timing of Plan Commission request.

- b. Evidence of the obstruction(s) caused by the project.

Staff does not find that this item was satisfied and requested that the applicant provide evidence showing the specific impacts that will be blocking visibility. The applicant responded that because of on/off ramping, the visibility is definitely going to be affected even though the elevations and direction in front of the store are not changing more than 3-5 feet, give or take. The applicant stated that "It is the up and down that will alter the visibility that is there at the existing time compared to when the construction not to mention the accessibility which is completely going to change in terms of a major disadvantage. Therefore any amount of signage we can gain to let customers know who, what, where we are is crucial."

The DOT's stage 2 drive-through simulation, available at <http://projects.511wi.gov/veronard/resources/stage2drive-through/>, appears to show that the existing building (identified as Thomasville in the video) will be visible to both south- and north-bound traffic. The DOT's consultant for the Verona Road project has provided information on the improvements that are proposed and how they will impact this specific property. At the far southern end of this property, the proposed roadway is approximately 11 feet above existing ground. The retaining wall exposed height (including the 41-inch tall traffic barrier) is approximately 9 feet. As you move north, the proposed roadway is above existing ground by approximately 9 feet, but is nearly at the same height as this property. The proposed roadway remains nearly at the same height with the property for a distance in which the roadway then begins to be lower than the existing ground.

- c. The proposed signage plan shall include, at a minimum: requested waivers, size, area, height, and wording of the sign(s). If attached, building elevation(s) showing proposed signs. Explanation and drawings showing or explaining the effect of retaining walls or grade alteration to current visibility, how the proposed signage, and requested waivers will appropriately mitigate the obstruction. The solution shall be proportional to the obstruction.

The submitted request includes a copy of the proposed sign area, which is an advertising sign box beneath the existing approved detached sign.

- d. Information on whether the business or land owner received any payment or other compensation from the acquisition authority for signage or obstruction of the business.

The applicant has stated that the property owner has not received any sort of compensation as of yet as no action has been taken.

- e. Applicant may be made no sooner than the Wisconsin DOT preliminary construction plans have been approved, which plans shall clearly note retaining walls which affect visibility of the business.

The Design Review Study (DRS) has been completed by the DOT, which is the measure that staff is using for WISDOT's preliminary approval.

- f. Besides applying the proportionality test in point 3, the plan commission shall also apply impact of the increase in height or sign area will negatively impact other property owners or the use and enjoyment of their property; that the waiver will not impair or substantially diminish value of property value within the area; the requested waiver will not be out of character with the surrounding area or uses; change of grade or construction of retaining walls will cause such an obstruction that use of the standard sign code provisions would not be effective.

Based on the information presented, staff does not find that the proposed road improvements at this location will cause an obstruction in visibility to this property.

Staff Recommendation:

Staff recommends denial of the submitted request for sign waiver as the request does not meet the criteria for a waiver as specified in the ordinance.

Attachments:

- Waiver request materials
- Response to comments

**13. Pre-application request by Ron Klaas, agent for Subzero, for review of a concept site plan for proposed facility expansion.**

Site Details:

Existing Use: Agriculture

Current Zoning: R-D (Rural Development)

Background & Application Description:

As the Commission is aware, through action taken at the last meeting for creation of TID 9, Subzero is planning and expansion of its current facility near Marketplace Drive and Buds Drive. Before proceeding with formal approvals, Subzero has requested a pre-application review of a conceptual site plan for the expansion. A conceptual site plan is included in the packet materials.

Staff Evaluation:

As can be seen in the site plan, the proposed building addition is 305,000 square feet with a future building expansion shown of 100,000 square feet. The proposed improvements are located south of the existing building at 2866 Buds Drive.

The proposal includes vacating the existing Buds Drive and installing a new east/west road that would extend from Commerce Park Drive at the west to their eastern property border, with future intent of bringing over to S Seminole Highway when that property is developed.

There are two main concerns by staff: stormwater management and transportation connectivity.

Stormwater Management:

The proposed development is within an area, as identified in the North Stoner Prairie Neighborhood (NSPN) Plan, which has its storm water flow to a closed depression (see portion of Future Land Use Plan from NSPN that shows the closed depression). This closed depression serves much of the NSPN area west of Seminole Highway. Even after the use of best management storm water practices, and 100% stay-on, the plan notes an area of about 43 acres being required to handle back-to-back 100 year events, which stormwater area (flood area) was established to be at elevation 1022.8.

Transportation Connectivity:



The second major area of concern regarding the proposed conceptual plan is the lack of transportation connectivity. The conceptual site plan, as currently drafted, shows the vacation of Buds Drive, a new east/west street is proposed to the south of the expansion with Commerce Park Drive also extending south on the far west side of the property.

Marketplace Drive will need to be connected to the proposed road at the southern end of the project. If Marketplace Drive terminates, as shown in the concept plan, all of the traffic for the Subzero facility will have only one point of access, that being Commerce Park Drive and will all funnel to McKee Road. If the north-south connection is made on the east side of the Badger State Trail, the designer will need to evaluate how to replace/relocate the stormwater pond.

WisDNR and WisDOT approval will be required for anew street crossing of the Badger State Trail, as desired with the proposed road. Planning and Public Works staff met with the DNR and DOT on June 2, 2015 to discuss the proposed trail crossing of proposed road. At this meeting the agencies indicated that two public crossings will not be allowed on the trail; they would prefer to see the crossing at proposed drive rather than at Marketplace. The Rail Commission holds quarterly meetings and would not take action on the proposed drive trail crossing until September. If the City takes action to vacate Buds Drive in July, and the proposed road crossing over the Badger State Trail is not approved by the Rail Commission, this would leave the City with an extremely long cul-de-sac as well as all traffic having only one access of Commerce Park Drive to McKee Road.

Staff Recommendation:

Given this is not a formal request no formal action should be taken from the Plan Commission. However, staff would recommend that the following comments be considered when preparing a forthcoming formal submittal.

- 1.) A developer's agreement will be required for the public improvements.
- 2.) Marketplace Drive needs to be connected to the proposed road. If this north-south connection is made on the east side of the Badger State Trail, the designer will need to evaluate how to replace/relocate the pond.
- 3.) WisDNR and WisDOT approval shall be required for anew street crossing of the Badger State Trail.
- 4.) The timing of the street improvements needs to be coordinated with the adjacent land owner to the east to ensure street connectivity to Seminole Highway and Marketplace Drive.
- 5.) A 10' wide shared use path will be required along the south side of proposed road in accordance with the approved North Stoner Prairie Neighborhood Plan.
- 6.) The designer shall meet with the Fitchburg Utility to discuss public utility designs once street layouts are determined.
- 7.) The 18" Seminole Hwy Interceptor extension and water main loop from Marketplace to Lacy Road will need to be coordinated with the adjacent land owners.
- 8.) A new Erosion Control and Stormwater Management permit application will need to be submitted to Fitchburg Public Works Department for review and approval.
- 9.) A stormwater maintenance agreement will be required for the necessary private stormwater managment practices approved by the City.
- 10.) This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) as described in the plan.

Attachments:

- Subzero conceptual site plan
- Staff comments and responses

**14. Resolution R-62-15, Adopting Capital Improvement Program – 2016 through 2020.**

Background & Resolution Description:

The five year Capital Improvement Program (CIP) is updated annually in accordance with the City's Finance Ordinance. Wisconsin Statutes requires CIPs to be referred to the Plan Commission.

Staff Evaluation / Staff Recommendation:

To make the Plan easier for review by the Commission, Planning staff has limited comments to a few projects that have overall implications on the growth and development of the City and the Comprehensive Plan.

Item #	Description	Purpose	Planning Comments
1034	Anton Drive Planning Study	Analyze impacts and opportunities for land uses in the Anton Drive area due to the Verona Road reconstruction project.	<p>Staff is currently in the process of selecting a consultant for this study. An RFP was sent out and staff has chosen to continue conversations with two firms. There is currently \$50,000 in the 2015 budget for this project with additional funding in 2016. The original program was to have \$50,000 in 2016, \$30,000 from a grant (possibly Dane Co BUILD) and \$35,000 from a landowner (Wingra). This CIP removes the landowner contribution and instead places \$85,000 from City levy for 2016.</p> <p>Based on the RFP responses, staff believes that the proposed funding is necessary for a comprehensive well-developed plan.</p>
3428	Bicycle and Pedestrian Plan Update	Update the 2008 Bicycle and Pedestrian Plan	<p>The adopted 2008 Plan recommends updating the plan every 5 years to recognize new needs and changing conditions. Funding was amended in 2014 to move the project from 2015 to 2016. The proposed CIP maintains this funding for 2016.</p> <p>As the City continued to develop, particularly with development to the east (Uptown, North Park, etc), redevelopment on the northern side of the City and with the addition of the NSPN and portion of the NEN to the Urban Service Area, it is important that the City reevaluate the needs of its residents and development standards.</p>
3103	Intersection Signalization	Two projects are identified under one request: Signalization of the (1) Fitchrona Rd intersection at Nesbitt Road when warrants are met; (2) intersection of the future extension of Pike Drive at Fish	<p>With increased development in Orchard Pointe, including the multi-family development on Lot 14 and Quarry Vista, this signalization at Fitchrona/Nesbitt will be important. The Plan Commission has previously asked what the plan was for this intersection.</p> <p>Additionally, the redevelopment of the Church site at 2920 Fish Hatchery Road will</p>

		Hatchery Rd.	likely include extension of Pike Drive to Fish Hatchery Rd and would likely warrant a traffic signal. Public Works has also noted that the intersection at Kapec Road will meet warrants for signals within 5 years.
3365	Herman Road Realignment/Extension	Realign Herman Road to align with proposed road from Uptown. West Clayton Rd would also be realigned to connect to the new Herman Road.	This project, which is scheduled for 2017-2018, will provide a secondary ingress and egress to Uptown.
4712	Nine Bark / Central Park Place Construction	Extend Ninebark into the Uptown development.	This project extends Ninebark Drive into Uptown; the extension would improve access and provide opportunities for additional development of the neighborhood as it extends through the Vanta, Holmes and Avante properties (a map of the alignment is included in the CIP). It also completed the final Railroad crossing within the proposed "Quiet Zone" area which enables the city to apply for the "Quiet Zone" designation. Funding is proposed for 2016.
4518	Well House 12 and Pump house	Drill new high capacity well and construct the well pump house.	Project sheet states that the well location will be in a location consistent with the Comprehensive Plan. With the projected future growth and the abandonment of Well No. 9, and additional well will be needed to meet demands. Well location has not yet been determined.
4524	Greenfield Watermain Ext.	Extend watermain from Lacy Road to the Greenfield neighborhood.	This watermain would occur during reconstruction of Syene Road, development of McGaw Park neighborhood or with development of Hartung. Staff has not identified any concerns with this extension.

4532	Water Tower D	Install new elevated water storage tower, primarily for the Uptown development.	With the anticipated future development in the City, with Uptown, Quarry Vista, NSPN, and potentially a portion of NEN, additional water storage is needed to meet projected growth demands. Per the City's capacity analysis additional water storage is needed to meet project growth demands by 2018. Any site would need to comply with the Comprehensive Plan.
4630	Verona Road Utility Relocations and Related Work	Relocate water and sanitary sewer and other utilities as part of the Verona Road reconstruction. Also provide funds for the Verona Road Business Coalition, for a business program to assist businesses affected by the construction.	The majority of dollars from this proposal is for utility relocation work, a portion is proposed to help assist with this business program, including additional signage, PR firm, etc. Planning and Economic Development have been working with the Verona Road Business Coalition on measures to help businesses in the corridor prepare for impacts from construction.
4631	North Water Main Loop to NE Neighborhood	Install water main from Ninebark in Swan Creek, north on Syene, east on W Clayton, across Hwy 14, and south on MM, to connect to the water main on Haight Farm Road.	This water main will provide water system reliability and fire flow for the Northeast Neighborhood. Given that the NEN USA request was not approved by the DNR this project was pushed back to 2019 and 2020.
4634	Fire Station Utility Extension	Extend water main and sanitary sewer to service the proposed fire station at the corner of South Syene Road and West Clayton Road.	The City plans to build a fire station at the southeast corner of South Syene Road and West Clayton Road. If development to the south of the fire station site does not occur prior to or during construction of this station, the Utility will need to install the water main and sanitary sewer to service this station.

4635	Woods Hollow Interceptor Extension	Extend sewer from E Cheryl Pkwy to Lacy Road through Fitchburg Research Park property in the future Fahey Glen right-of-way.	This new interceptor would service Waterford Glen, TechLands and the east portion of Quarry Hill are being temporarily serviced by the Syene Interceptor, which is near capacity. The Woods Hollow Interceptor, which is the ultimate service for these areas, will need to be extended with the development of the area or sooner to service future developments to the south.
4636	Seminole Highway Interceptor Extension	Extend the Seminole Highway Sewer Interceptor from Marketplace Drive to Lacy Road.	This interceptor is needed to service lands in the North Stoner Prairie neighborhood. Development in this neighborhood is expected to being in 2015.

Attachments:

- Resolution R-62-15

**15. Resolution R-63-15, A Resolution Directing the City’s Agriculture and Rural Affairs Committee to Development the Agriculture Plan.**

Background & Resolution Description:

As the referral states, the City’s Agriculture & Rural Affairs Committee, an advisory Committee to the City’s Plan Commission, is proposing development and adoption of a City “Agriculture Plan”, to provide coordinated and consistent direction towards preserving the City’s agricultural resource and sustaining and enhancing its agricultural community and economy.

Fitchburg is unique among cities in the state as we have approximately 11,000 acres of land current in agricultural use, which is about half the City’s total acreage. Agricultural is vital to the history, identity and economic and ecosystem health of the City.

This Resolution would direction the AGR Committee to develop a *City of Fitchburg Agriculture Plan* that would, being consistent with the City’s Comprehensive Plan, provide a holistic and integrated approach to agriculture in the City. The Plan would include an agricultural inventory as well as provide goals and recommendations to address City ag issues.

Staff Evaluation:

Staff is supporting of the creation of an Agricultural Plan that is consistent with the City’s Comprehensive Plan and the long-term growth boundary that is contained within the Plan.

Staff Recommendation:

Staff recommends the Plan Commission recommend approval of Resolution R-63-15.

Attachments:

- Resolution R-63-15

**16. Election of Plan Commission Vice Chair**

The Commission will need to elect a nice Vice Chair to run the meeting, should the Chair be absent from a meeting. Ed Kinney was Vice Chair in the past.

**17. Appointment of Plan Commission representative to the Agriculture and Rural Affairs Committee.**

City Ordinance requires the Commission to appoint one person from District 4 to serve on the Agriculture & Rural Affairs Committee. Ed Kinney is the current representative and the only Commission member, besides the Mayor, to reside in District 4. The Committee is scheduled to meet the third Tuesday of every month (8 times a year) at 4:00 p.m.

**18. Appointment of Plan Commission representative to the Transportation and Transit Commission.**

City Ordinance requires the Commission to appoint one person to serve on the Transportation and Transit Commission. Tony McGrath is the current representative. The Commission is scheduled to meet the second Thursday of every month at 6:30 p.m.

Rect 1-9673

 <p><b>Fitchburg</b> THE CITY OF</p>	<p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)</p>	<h2>REZONING APPLICATION</h2>
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The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the B9 district to the B-H district the following described property:

1. Location of Property/Street Address: 5352 KING JAMES WAY

Legal Description - (Metes & Bounds, or Lot No. And Plat):

LOT 2 OF CSM # 10250, RECORDED 12/3/2001 IN VOL 60 OF CERTIFIED SURVEYS, PG 111, DOC. 340884B

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

2. Proposed Use of Property - Explanation of Request:

ADDITIONAL OFFICE, STORAGE AND DISTRIBUTION USES.

3. Proposed Development Schedule: EXISTING BUILDING

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

Type of Residential Development (If Applicable): \_\_\_\_\_

Total Dwelling Units Proposed: \_\_\_\_\_ No. Of Parking Stalls: \_\_\_\_\_

Type of Non-residential Development (If Applicable): \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_ No. Of Employees: \_\_\_\_\_

Floor Area: 15,000 SF FOOTPRINTING 19,000 TOTAL No. Of Parking Stalls: 36

Sewer: Municipal  Private  Water: Municipal  Private

Current Owner of Property: BASE CAMP VENTURES, LLC

Address: 5352 KING JAMES WAY Phone No: \_\_\_\_\_

Contact Person: TOM WEIGAND

Email: TOM@TFWVENTURES.COM

Address: 5352 KING JAMES WAY Phone No: 608-345-8788

Respectfully Submitted By: *Thomas Weigand* THOMAS WEIGAND  
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 5/15/2015 Publish: \_\_\_\_\_ and \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$725.00

Permit Request No. RZ/CU-2058-15



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608) 270-4200

## CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

**1. Location of Property:**

Street Address: 5352 KING JAMES WAY

Legal Description - (Metes & Bounds, or Lot No. And Plat): LOT #2 OF CSM #10250

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [PLANNING@FITCHBURGWI.GOV](mailto:PLANNING@FITCHBURGWI.GOV)

2. Current Use of Property: OFFICE, STORAGE, SOME VACANT

3. Proposed Use of Property: ADDITIONAL OFFICE STORAGE & LIGHT PRODUCTION &

4. Proposed Development Schedule: EXISTING BUILDING DISTRIBUTION

5. Zoning District: \_\_\_\_\_

6. Future Land Use Plan Classification: \_\_\_\_\_

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov).

Additional information may be requested.

Type of Residential Development (If Applicable): \_\_\_\_\_

No. of Dwelling Units by Bedroom: 1 BR  2 BR  3 BR  4 or More

No. Of Parking Stalls: \_\_\_\_\_

Type of Non-residential Development (If Applicable): \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_ No. Of Employees: \_\_\_\_\_

Floor Area: 15,000 SF FOOTPRINT, 19,000 No. Of Parking Stalls: 30

Sewer: Municipal  Private  Water: Municipal  Private

Current Owner of Property: BASE CAMP VENTURES, LLC

Address: 5352 KING JAMES WAY

Phone No: \_\_\_\_\_

Contact Person: TOM WEIGAND

Email: TOM@TFWVENTURES.COM

Address: 5352 KING JAMES WAY

Phone No: 608-345-9788

Respectfully Submitted By: \_\_\_\_\_

Owner's or Authorized Agent's Signature

\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 5/15/2015 Publish: \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Permit Request No. \_\_\_\_\_

## **SUMMARY**

### Rezoning and Conditional Use Application

5352 King James Way

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#### **Background**

Constructed in 2002, the 19,000 square foot building at 5352 King James Way was designed to house the Amish Furniture Gallery retail sales, storage and offices. In later years this business failed and the property leased for a short time to a second furniture store retailer and a Dollar Store retailer. Since about 2012, the majority of the building has been vacant. Base Camp Ventures, LLC purchased the building in 2013 out of foreclosure from a local bank. Since that time, the owners have attempted for some time to lease the first floor of the building to other viable retail uses ranging from other furniture stores, bike shops, and music stores. Nearly a dozen retail operations toured the property and conducted their site analyses. In nearly all cases, they rejected the property stating concerns about surviving with 3 plus years of Verona Road construction forthcoming, and their primary concern was that the property will look into a 28 foot high retaining wall when Verona Road is completed. Visibility would be greatly diminished, and as a result, they deemed it not to be a viable retail location now or into the future.

As a result, the owners decided they needed to pursue alternative uses for the property to make the building a productive business space once again. Clearly, the building will likely never again support full retail, but with a loading dock, open floor plan, and second floor offices, it was well suited to serve a variety of office, storage, light production, and distribution businesses that are not dependent on high visibility or customer traffic.

#### **Current and Future Building Plans**

The property recently leased about 8,000 SF to a specialty wine distributor for offices and wine storage/distribution. The building also currently houses the administrative offices for DB Infusion Chocolates that has a retail location in Hilldale Mall. Growth in seasonal sales and internet distribution has resulted in this business leasing about 3,000 SF for storage and order fulfillment. As business continues to grow, some light chocolate packaging and production could be located in the space. The building also houses the administrative offices for a Fitchburg based coffee roasting operation that may need additional space to expand small batch roasted coffees and provide storage and fulfillment of orders. Approximately 3,000 SF would be used for such expansion. The rezoning and conditional use permit would provide the flexibility to expand these operations in Fitchburg, and fully occupy the building once again. Such uses would not be negatively impacted by Verona Road reconstruction, and existing parking and loading dock are well suited to accommodate these uses.





Please find responses below to the questions provided by the Fitchburg Planning staff:

1. What type, and amount (week or daily) of trucks are estimated to deliver to or pick up product from the site?

The wine distributor, chocolate, and potentially coffee roasting will have product deliveries from 3 types of trucks. They include full semi-trailer, straight trucks (shorter flatbeds), and panel trucks (UPS type). In discussions with the tenants, we estimate that they collectively will have about 2 to 4 semi deliveries a month, 4 to 6 straight truck deliveries a month, and 10 to 15 panel truck deliveries a month. All outgoing product is sent in small delivery vans or via UPS.

2. Does the site have sufficient space on-site to accommodate truck traffic for the proposed operations, or will the trucks have to back in from King James Way?

Some truck drivers do back in from King James Way, but the time for them to complete this maneuver is typically less than a minute. Also, since we share a driveway easement with Mounds Pet Food Warehouse, we have a "good neighbor" relationship whereby some of their trucks use our parking area to stage and back in to their loading dock, some of our truck drivers use the loop road behind Mounds to position their truck for docking at our loading dock, thereby not impacting King James Way. A great deal depends upon the truck driver and what they prefer, but based upon the low volume of truck deliveries, the impact to King James Way is minimal. Furthermore, traffic volumes on King James Way versus Anton seem to be significantly lower, and to date we have not witnessed any long disruption of traffic as a result of truck deliveries. Straight trucks and panel trucks do not impact King James Way.

3. If the trucks have to back in from King James Way, please identify estimated times of truck operation (we need to avoid traffic conflicts on King James Way).

If a truck driver decides to back in from King James Way, they all come from the south to the north, pull up to the King James Way/Anton stop sign tight to the curb, and back into the loading dock. This maneuver typically takes less than a minute, as the space and radius to do so is good. Vehicles on King James Way, or vehicles entering our shared driveway with Mounds may be delayed for a minute. Also, we estimate that 80% of truck deliveries occur between 8:00 am and 11:00 am Monday through Friday, as this tends to be the times that work best for their delivery schedules. Customer traffic and road traffic tend to be much lower in these morning hours. Out-going product typically involves one UPS or FedEx truck in the late afternoon, or a panel van that delivers wine.

4. What are the intended hours of operation per each day of the week?

All the businesses only operate Monday through Friday from 8:00 am to 5:00 pm. Businesses may have increased weekend hours during seasonal peaks, but this would only impact employees and not truck traffic.

5. Have you consulted neighbors, Mayor and alderpersons?

Yes. I spoke to Brad Steven's, owner of Steven's Design, and he indicated he has no concern about the rezoning. I have a call into both Tim Walton, Owner of Mounds, and his Sales Manager Katie Van Altena regarding the rezoning. Tim is apparently traveling out of town for several weeks, and his sales manager has not responded with any questions or concerns.

I have also sent emails to Mayor Arnold and Alderperson Krause explaining the need for rezoning, provided my contact information, and asked them to call me if they had any questions

or concerns. To date (June 1), they have not called me. I also realized today that District 1 has two alderpersons, so I will also be reaching out to Alderperson Poole.

6. The current and future building plan section of the summary references occupancy for about 14,000 sq ft of the building; are there any plans for the remaining 5000 sq ft?

The 14,000 SF was referencing the useable first floor space of the building and the uses and tenants that do or may occupy the space. The remaining roughly 4,500 SF of useable space is the second floor in the back of the building. This space is occupied by the offices that currently support the businesses that will be using the first floor for storage, fulfillment and light production.

Rec # 1-9691

T.O. 5-19-15



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608) 270-4200

### CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property: LOT 25, NOBEL DRIVE  
Street Address: \_\_\_\_\_  
Legal Description - (Metes & Bounds, or Lot No. And Plat): (SEE ATTACHED PLAT)

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [PLANNING@FITCHBURGWI.GOV](mailto:PLANNING@FITCHBURGWI.GOV)

2. Current Use of Property: FARMING  
3. Proposed Use of Property: FARMING  
4. Proposed Development Schedule: UNKNOWN  
5. Zoning District: I-S

6. Future Land Use Plan Classification: \_\_\_\_\_

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov).

Additional information may be requested.

Type of Residential Development (If Applicable): N/A

No. of Dwelling Units by Bedroom: 1 BR  2 BR  3 BR  4 or More

No. Of Parking Stalls: \_\_\_\_\_

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: \_\_\_\_\_ No. Of Employees: \_\_\_\_\_

Floor Area: \_\_\_\_\_ No. Of Parking Stalls: \_\_\_\_\_

Sewer: Municipal  Private  Water: Municipal  Private

Current Owner of Property: TECH LANDS LLC

Address: 4605 DONETAIL DR. MADISON 53704 Phone No: 608-249-2012

Contact Person: CARL ZUEDEBUSCH

Email: CARL@ZUEDEBUSCH.COM

Address: (SAME) Phone No: (SAME)

Respectfully Submitted By: \_\_\_\_\_

Owner's or Authorized Agent's Signature

\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 5/19/2015 Publish: \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$445.00

Permit Request No. CW-2059-15



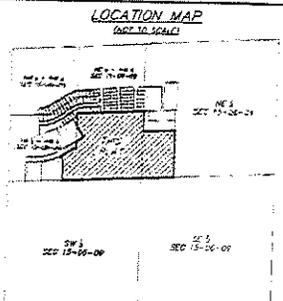
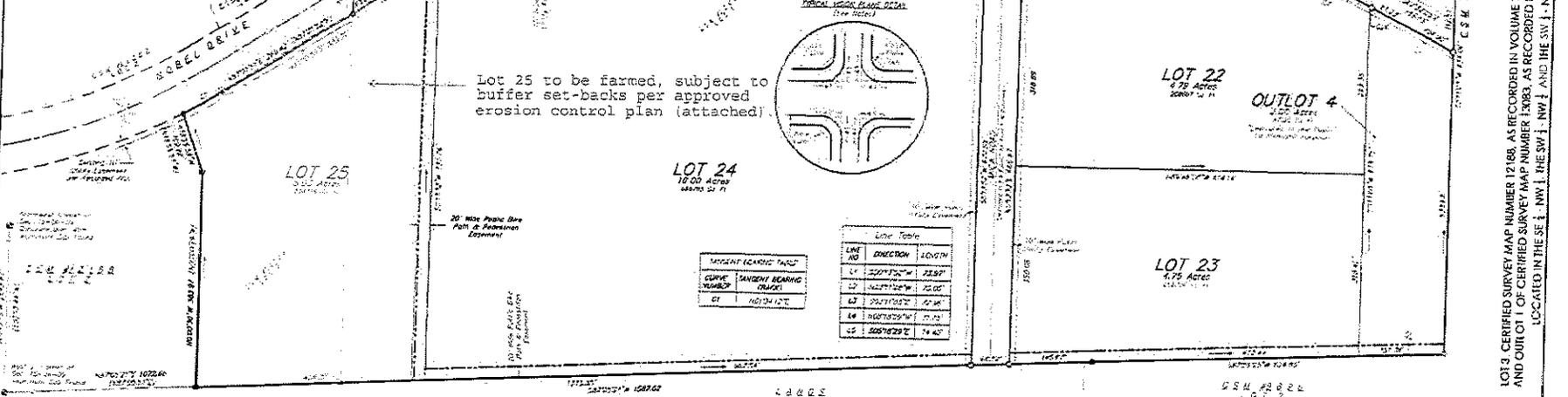
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	77.90	1183.00	034823°	1453.57	72.81°	77.90
C2	228.27	422.00	127422°	403.52	127.20°	228.27
C3	153.27	422.00	083703°	403.52	127.20°	153.27
C4	112.97	400.00	0171102°	414.31	119.82°	112.97
C5	14.27	25.00	0902202°	24.46	25.26°	14.27
C6	28.27	25.00	0902202°	24.46	25.26°	28.27
C7	120.12	400.00	0277403°	370.00	158.13°	120.12
C8	227.64	200.00	0277403°	476.99	223.47°	227.64
C9	284.7	25.00	0902202°	24.46	25.26°	284.7
C10	22.77	12.00	0867424°	24.24	22.61°	22.77
C11	22.52	15.00	0897491°	24.82	22.18°	22.52
C12	22.87	12.00	0867424°	24.24	22.61°	22.87
C13	26.82	12.00	0867424°	24.24	22.61°	26.82
C14	27.64	63.00	0474531°	24.73	119.20°	27.64
C15	79.77	21.25	0547614°	24.70	126.71°	79.77
C16	42.26	21.00	0474531°	24.73	119.20°	42.26
C17	14.41	12.00	0867424°	24.24	22.61°	14.41
C18	20.77	25.00	0902202°	24.46	25.26°	20.77
C19	242.37	500.00	0227429°	472.92	217.21°	242.37
C20	214.13	250.00	0227429°	472.92	217.21°	214.13
C21	284.38	140.00	0227429°	472.92	217.21°	284.38
C22	102.27	200.00	0867424°	24.24	22.61°	102.27
C23	252.47	200.00	0277403°	476.99	223.47°	252.47
C24	102.27	200.00	0867424°	24.24	22.61°	102.27
C25	105.15	400.00	0277403°	476.99	223.47°	105.15
C26	2.97	400.00	0027701°	146.49	13.97°	2.97
C27	1.64	12.00	0867424°	24.24	22.61°	1.64
C28	11.07	200.00	0867424°	24.24	22.61°	11.07

**SURVEY LEGEND**  
 (A) FOUND 1" x 1" IRON PIN  
 (B) FOUND 1" x 1" IRON ROD  
 (C) FOUND 1" x 1" IRON ROD OF 200' WITH CAP (LONG)  
 (D) SET 1" x 1" x 1" 2" IRON ROD  
 (E) SET 1" x 1" x 1" 2" IRON ROD WITH ALL DIMENSIONS MEASURED TO THE NEAREST HUNDRETH OF A FOOT  
 DIMENSIONS ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT  
 DIMENSIONS ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT  
 DIMENSIONS ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT

There are no objections to this plan with respect to Secs. 236 14, 236 16, 236 20 and 236 21 (1) and (2).  
 V. S. Secs. as provided by: 236 12, 236 13, 236 15, 236 17, 236 18, 236 19, 236 21 (1) and (2), 236 22, 236 23, 236 24, 236 25, 236 26, 236 27, 236 28, 236 29, 236 30, 236 31, 236 32, 236 33, 236 34, 236 35, 236 36, 236 37, 236 38, 236 39, 236 40, 236 41, 236 42, 236 43, 236 44, 236 45, 236 46, 236 47, 236 48, 236 49, 236 50, 236 51, 236 52, 236 53, 236 54, 236 55, 236 56, 236 57, 236 58, 236 59, 236 60, 236 61, 236 62, 236 63, 236 64, 236 65, 236 66, 236 67, 236 68, 236 69, 236 70, 236 71, 236 72, 236 73, 236 74, 236 75, 236 76, 236 77, 236 78, 236 79, 236 80, 236 81, 236 82, 236 83, 236 84, 236 85, 236 86, 236 87, 236 88, 236 89, 236 90, 236 91, 236 92, 236 93, 236 94, 236 95, 236 96, 236 97, 236 98, 236 99, 236 100.

Catharine May 2014  
 Brian M. Dow  
 Department of Administration

RECORDING INFORMATION  
 COUNTY OF MILWAUKEE  
 REC. NO. 15862  
 DATE: 10/14/2014  
 SHEET 1 OF 2  
 DRAWING SCALE: 1" = 40'



LOT 3, CERTIFIED SURVEY MAP NUMBER 12168, AS RECORDED IN VOLUME 75 OF CERTIFIED SURVEY MAPS, ON PAGES 168-170, AS DOCUMENT NUMBER 4328586, DANE COUNTY REGISTRY, ALSO LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 12083, AS RECORDED IN VOLUME 83 OF CERTIFIED SURVEY MAPS, ON PAGES 350-352, AS DOCUMENT NUMBER 4354901, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4, NW 1/4, THE SW 1/4, AND THE SW 1/4, NE 1/4 IN SECTION 16, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MILWAUKEE, DANE COUNTY, WISCONSIN.

TechLands

# TechLands

LOT 3, CERTIFIED SURVEY MAP NUMBER 12188, AS RECORDED IN VOLUME 75 OF CERTIFIED SURVEY MAPS, ON PAGES 168-170, AS DOCUMENT NUMBER 4328586, DANE COUNTY REGISTRY, ALSO LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 13063, AS RECORDED IN VOLUME 83 OF CERTIFIED SURVEY MAPS, ON PAGES 350-352, AS DOCUMENT NUMBER 4758431, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 - NW 1/4, THE SW 1/4 - NW 1/4 AND THE SW 1/4 - NE 1/4, ALL IN SECTION 15, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

### NOTES

- The final grade established by the subdivisor on the utility easements shall not be altered by more than six inches by the subdivisor, agent, or subsequent owners of the lots on which such utility easements are located except with written consent of the utility or utilities involved.
- Utility easements, no poles or wires except as to an extent shown that the installation would disturb any survey stake, or construct along the lot line. The disturbance of a survey monument by anyone is a violation of section 236.32 of Wisconsin Statutes. Utility easements as shown set forth are for the use of public poles and private public utilities having the right to serve the area.
- Subject to Development Agreement between Fitchburg Technology Campus, LLC and the City of Fitchburg, Wisconsin, recorded as Doc. #1887446.
- Minimum Open Space and Maximum Impervious Surface Ratios shall be as follows for Lots 1, 2, 3, 4, 20, 21, 22 & 23: Minimum Open Space=30.00%, Maximum Impervious Surface=70.00%.
- When plans are required at or direct intersections, 15'x15' signs to be placed by the 45 foot legs along the curb intersecting at the intersection corner. When signs areas shall have no printing or obstructions over two (2) feet in height.
- Lots 1 & 2 will be required to share a median opening onto Nobel Drive. Lots 3 & 4 will be required to share a median opening onto Nobel Drive. The exact location of the median openings shall be determined at the time of the specific site plan review/approval process by the Public Works Department.
- Lots 1, 2, 3, 4, 21, 22, 24 & 25 are obligated to design and construct stormwater management facilities that infiltrate, evapotranspire or reuse a minimum of 100% of development site-run volume on a lot-by-lot basis unless a regional facility is designed and constructed to fulfill this requirement. Stormwater management facilities shall be in place and functioning properly prior to requesting building occupancy inspection.
- Drainage Arrows: Arrows indicate the direction of surface drainage at individual property lines and easement lines shall be created with the construction of each structural structure and mentioned by the lot owner unless modified with the approval of the City Engineer. Lots with two or more lots may change direction of flow from the front property line.
- Outlot 2 of this plat is subject to a Prior to any development of this Outlot, a Request for Certified Survey Map will be required to be submitted to the City for review and approval. Park dedication, park improvement fee, or park street right-of-way fee are provided for this property and will be based on the time of construction of the Request for Survey Map for Outlot 2. Excess parking dedication shall be applied per the Subdivision Improvement Agreement.

### CONVEYOR INFORMATION

I, Michael S. Marty, Professional Land Surveyor No. 2452 hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the City of Fitchburg and under the direction of Tech Lands, LLC, owner of said land, I have surveyed, created, and mapped Tech Lands, Inc. that said plat correctly represents all relevant boundaries and the subdivision of the lands surveyed; and that this land is Lot 3, Certified Survey Map (CSM) Number 12188, as recorded in Volume 75 of Certified Survey Maps, on Pages 168-170, as Document Number 4328586, Dane County Registry, also Lot 1 & Outlot 1, CSM Number 13063, as recorded in Volume 83 of Certified Survey Maps, on Pages 350-352, as Document Number 4758431, Dane County Registry, located in the SE 1/4 - NW 1/4 and the SW 1/4 - NE 1/4 all in Section 15, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 15; thence N87°25'21"E along the south line of the NW 1/4 of said Section 15, 1972.66 feet to the southwest corner of said Lot 3 and the Point of Beginning; thence along the boundary of said Lot 3 for the next four (4) courses 1-thence N00°00'30"W, 352.97 feet, 2-thence N18°35'58"W, 108.82 feet to a point of non-terminating curvature, 3-thence 77.90 feet along the arc of a curve to the left, through a central angle of 04°02'11" to a radius of 1101.00 feet, and a chord bearing N69°32'01"E, 77.58 feet; 4-thence N57°31'51"E, 268.42 feet to the northerly boundary of said Certified Survey Map Number 12188; thence along the boundary of said CSM #12188 for the next ten (10) courses, 1-N00°05'27"E, 178.86 feet, 2-thence N57°31'51"E, 168.20 feet, 3-thence N27°11'35"W, 258.18 feet, 4-thence N00°05'27"E, 242.80 feet, 5-thence N85°39'36"E, 122.17 feet, 6-thence S00°15'43"E, 388.97 feet, 7-thence N85°39'37"E, 831.84 feet, 8-thence S00°11'05"W, 935.06 feet, 9-thence S87°24'05"W, 524.62 feet, 10-thence S87°24'21"W along the south line of said CSM #12188 and its westerly extension thereof, 1587.82 feet to the Southwest corner of said CSM #12188 and the Point of Beginning. Total occupation contains 2,451,023 square feet or 55.73 acres more or less.

Verbatim Associates Inc

by Michael S. Marty, P.L.S. No. 2452

Dated this 12<sup>th</sup> day of May, 2014

Rw 4112010

Rw 511211010

Signed

Michael S. Marty, P.L.S. No. 2452



Engineer of Record  
Verbatim Associates, Inc.  
By Michael S. Marty  
301 North Drive  
Suite 201  
Fitchburg, WI 53707  
(608) 875-5555  
www.verbatim.com

There are no objections to this plat with respect to Sections 236, 236.10, 236.20 and 236.21(1) and (2). This Note is provided by s. 236.17, Wis. Stat.

Certified May 12, 2014

Benjamin M. Davis

Department of Administration

### OWNER'S CERTIFICATE

Tech Lands, LLC, as owner, does hereby certify that they caused the here described plat to be surveyed, divided, mapped, and depicted as represented on this plat.

Tech Lands, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration  
Common Council, City of Fitchburg  
Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, Tech Lands, LLC, has caused these presents to be signed by Carl Kuebelweiser, its Manager, of Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Tech Lands, LLC

By Carl Kuebelweiser, Manager

State of Wisconsin )

County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, Carl Kuebelweiser, its Manager to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent \_\_\_\_\_

### WITNESSES

The First Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgages of the above described land, does hereby consent to the surveying, dividing, mapping, and depicting of the land described on this plat, and does hereby consent to the above certificate of Tech Lands, LLC, owner.

IN WITNESS WHEREOF, The First Bank, has caused these presents to be signed by \_\_\_\_\_ of Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

State of Wisconsin )

County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent \_\_\_\_\_

### CITY OF FITCHBURG APPROVAL

Resolved, that the plat of TechLands, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution Number \_\_\_\_\_ adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

and further resolved that the conditions of said approval were fulfilled on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, and that said Resolution further provided for the accomplishment of these lands described and rights conveyed by said plat of TechLands to the City of Fitchburg for public use.

By \_\_\_\_\_, City Clerk

City of Fitchburg, Dane County, Wisconsin

### CITY OF FITCHBURG TREASURER APPROVAL

As duly appointed City Treasurer at the City of Fitchburg, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of TechLands, as of this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, Wisconsin

My commission expires/is permanent \_\_\_\_\_

### DANE COUNTY REGISTER APPROVAL

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of TechLands, as of this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, Wisconsin

My commission expires/is permanent \_\_\_\_\_

### CONTENTS OF BOOKS IN THIS RECORDING DATA

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_ in and recorded in Volume \_\_\_\_\_ of Page \_\_\_\_\_

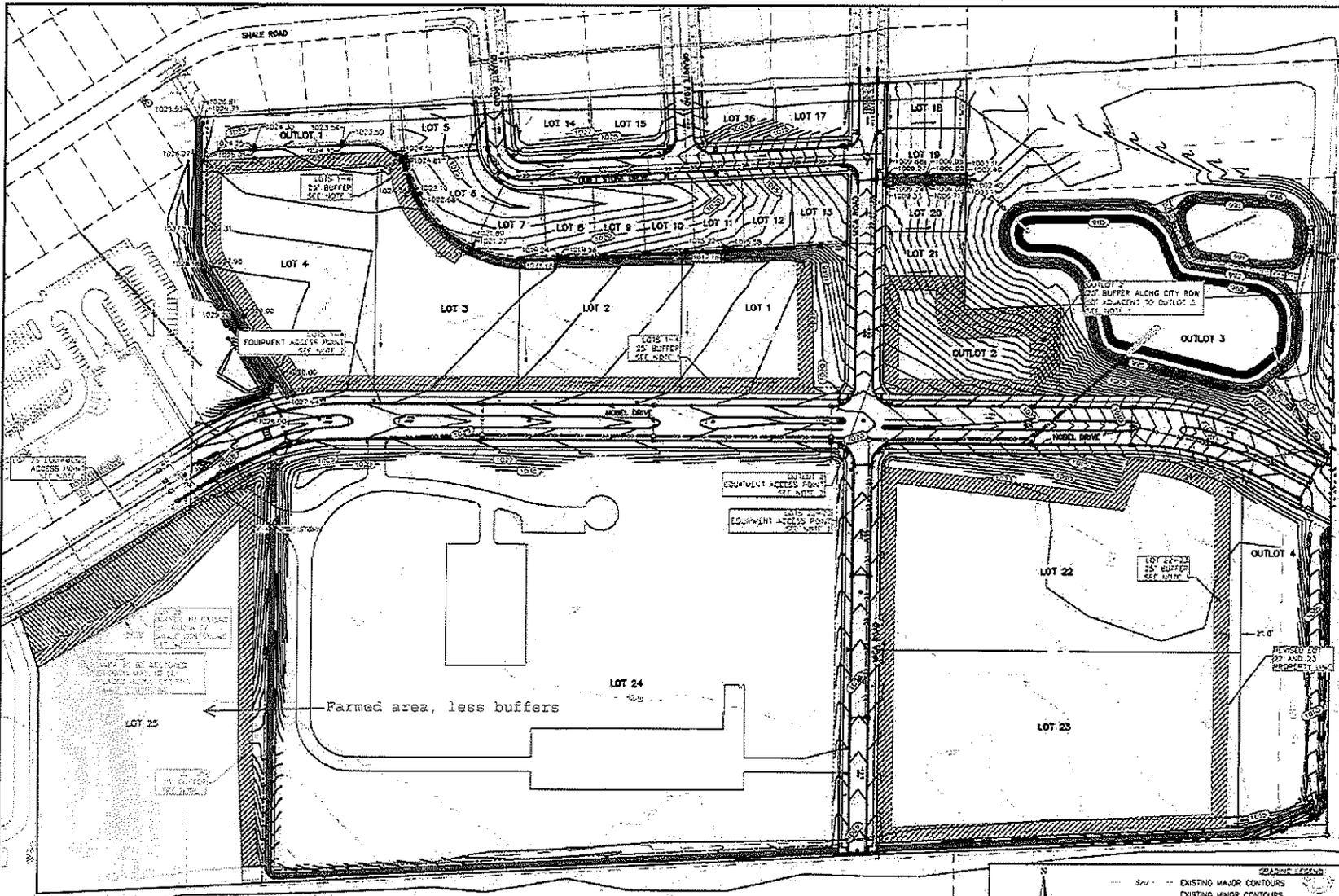
Notary Public, Dane County, Register of Deeds



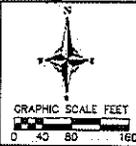
SEARCHED	INDEXED
SERIALIZED	FILED
MAY 12 2014	
FITCHBURG, WISCONSIN	
COUNTY CLERK	

2014

15 May 2015 - 1.Dwg V:\landscapes\15107490\_FTC\_Phase II\AutoCAD\Drawings\_7490.dwg By: bcr



GENERAL NOTE  
 1. BUFFER TO BE PLANTED WITH TURF GRASS SEED MIX FOR SUNNY TO PARTIAL SHADE AREAS AS DEFINED IN THE CITY OF FITCHBURG STANDARD SPECIFICATIONS  
 2. 4x4 TO BE PLACED ADJACENT TO CURB AT ACCESS POINTS PRIOR TO MOUNTING CURB



- DASHED --- EXISTING MAJOR CONTOURS
- DASHED --- EXISTING MINOR CONTOURS
- SOLID --- PROPOSED MAJOR CONTOURS
- SOLID --- PROPOSED MINOR CONTOURS
- SOLID --- SILT FENCE
- SOLID --- RIPRAP
- SOLID --- EROSION SALLS
- SOLID --- INLET PROTECTION
- SOLID --- TRACKING PAD
- SOLID --- EROSION MAT
- SOLID --- VEGETATIVE BUFFER

  
**vierbicher**  
 landscape architecture  
 1000 W. KILBUCK RD., SUITE 100  
 WAUKESHA, WI 53186

**AGRICULTURAL BUFFER PLAN**  
**Teachlands**  
**CITY OF FITCHBURG**  
**DANE COUNTY, WISCONSIN**

NO.	DATE	REVISIONS

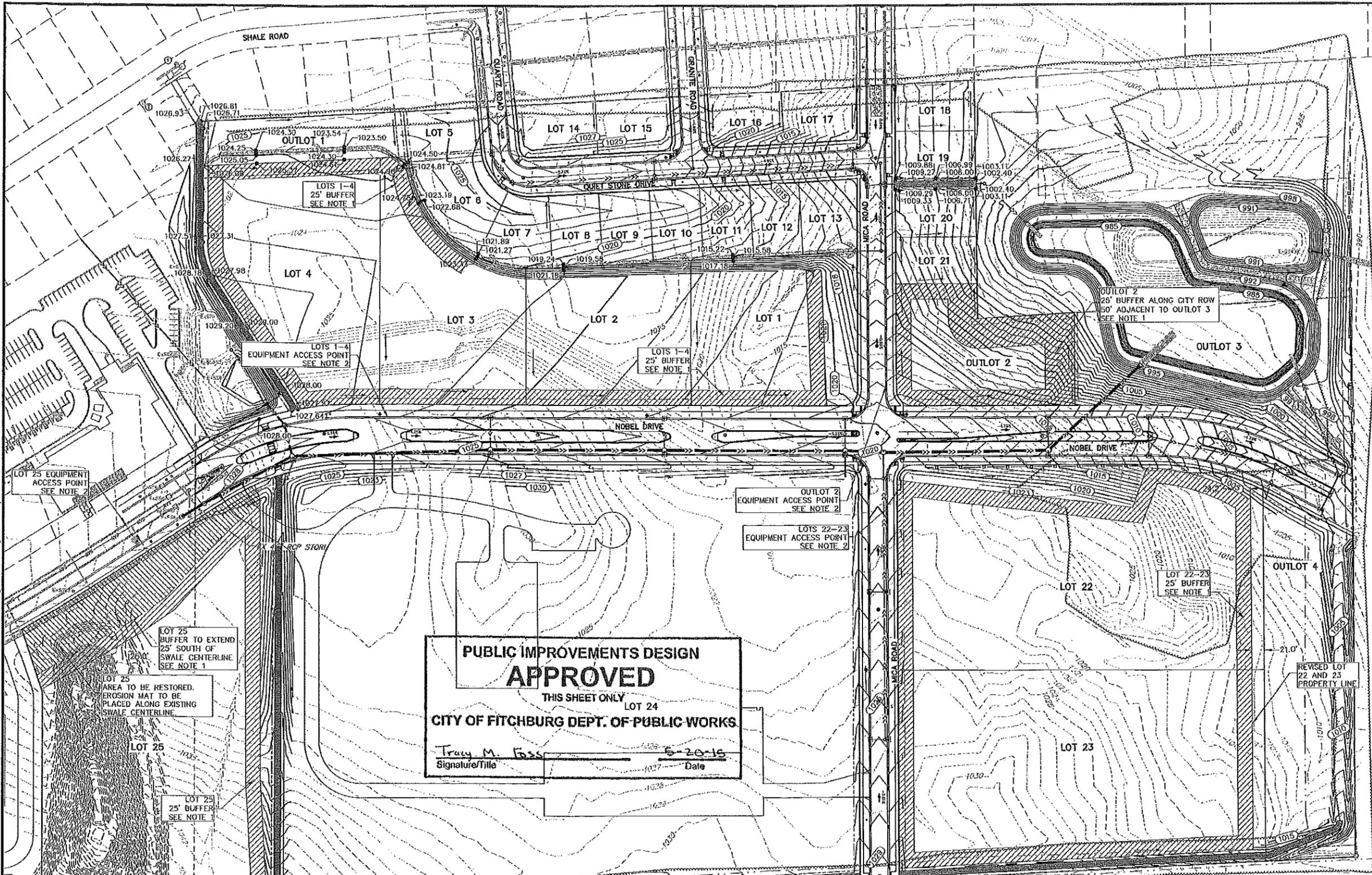
DATE: 11/10/2015  
 DRAWN BY: bcr  
 CHECKED BY: jcb  
 PROJECT NO.: 15107490  
 SHEET: 1 OF 1  
 SCALE: AS SHOWN

© 2009 Vierbicher Associates, Inc.

by: tvn

M:\Ruedebusch\33107490\_FTIC Phase II\AutoCAD\_BaseEng\_7490.dwg

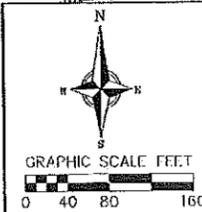
15 May 2015 1:08p



**PUBLIC IMPROVEMENTS DESIGN**  
**APPROVED**  
 THIS SHEET ONLY  
**LOT 24**  
**CITY OF FITCHBURG DEPT. OF PUBLIC WORKS**

Tracy M. Foss  
 Signature/Title \_\_\_\_\_ Date 5-20-15

GENERAL NOTE:  
 1. BUFFER TO BE PLANTED WITH TURF GRASS SEED MIX FOR SUNNY TO PARTIAL SHADE AREAS AS DEFINED IN THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.  
 2. 4x4 TO BE PLACED ADJACENT TO CURB AT ACCESS POINTS PRIOR TO MOUNTING CURB.



**GRADING LEGEND**

— 820 —	EXISTING MAJOR CONTOURS		EROSION BALES
— 619 —	EXISTING MINOR CONTOURS		INLET PROTECTION
— 820 —	PROPOSED MAJOR CONTOURS		TRACKING PAD
— 818 —	PROPOSED MINOR CONTOURS		EROSION MAT
— [Symbol] —	SILT FENCE		VEGETATIVE BUFFER
	RIPRAP		

**vierbicher**  
 planners | engineers | advisors  
 REDBURG - MADISON - WAUKESHA - WAUWATOSA, WISCONSIN  
 999 Franklin Drive, Suite 201  
 Wauwatosa, WI 53226  
 Phone: (414) 254-4332 Fax: (414) 254-8550

**AGRICULTURAL BUFFER PLAN**  
 TechLands  
 CITY OF FITCHBURG  
 DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS
1	5/20/15		CITY SUBMITTAL

SCALE: 1"=20' (24"x36")  
 DATE: 06/10/2014  
 DRAFTER: RKOL  
 CHECKED: JODY  
 PROJECT NO.: 33107490  
 SHEET: 1 of 1  
 DWG. NO.:

**RECEIVED**  
 6/13/2015

## Susan Badtke

---

**From:** Greg Manzetti <gmanzetti@ruedebusch.com>  
**Sent:** Wednesday, June 03, 2015 8:26 AM  
**To:** Susan Badtke  
**Cc:** Carl Ruedebusch; Dave Nelsen  
**Subject:** Tech Lands- CU-2059-15  
**Attachments:** Buffer Plan.pdf

Susan,

I was not aware of your questions regarding this application until this morning, so we apologize for not getting back to you. Here is our response:

**Public Works comment:** See attached approved buffer plan by the City. Planting of this buffer area begins today.

**Planning staff comments:**

1. The buffer plan shows location for farm equipment access. 4x4 posts will be set next to the curb to protect the curb when driving equipment over the curbs. We do not feel the sidewalks will be damaged. If sidewalks are damaged, they will be replaced at the time of a building project on the lot. (unless extreme damage occurs when may cause a tripping hazard, which would require immediate replacement)
2. The buffer plan is underway. We also have silt fence installed on Outlot 3, which has the steepest slopes next to the pond and is proving to be very affective.
3. Correct, this area has been farmed in the past. We were told by the City a C.U. permit is required because the 'entire' lot was not farmed, just a portion of the lot.

Sincerely,

***Greg L. Manzetti, Director of Internal Operations***

**RUEDEBUSCH DEVELOPMENT & CONSTRUCTION, INC.**

**P 608.249.2012 EXT. 202**

**F 608.249.2032**

**C 608.444.4243**

**[greg@ruedebusch.com](mailto:greg@ruedebusch.com)**



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the B-H district to the B-G district the following described property:

1. **Location of Property/Street Address:** 5400 King James Way Madison, WI 53719

**Legal Description - (Metes & Bounds, or Lot No. And Plat):**

Lot #2 Plat 05649; CSM 05649 CS26/163&164

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

2. **Proposed Use of Property - Explanation of Request:**

New 2 story office and retail building with underground and surface parking.

3. **Proposed Development Schedule:** Construction start Fall 2015. Completion Spring 2016.

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

**Type of Residential Development (If Applicable):** N/A

**Total Dwelling Units Proposed:** N/A

**No. Of Parking Stalls:** N/A

**Type of Non-residential Development (If Applicable):** Office & Retail

**Proposed Hours of Operation:** Normal business hours

**No. Of Employees:** To Be determined

**Floor Area:** 39,650 GSF

**No. Of Parking Stalls:** 131

**Sewer:** Municipal  Private

**Water:** Municipal  Private

**Current Owner of Property:** Benjamin Properties

**Address:** 5396 King James Way Madison, WI 53719

**Phone No.:** (608) 271-7071

**Contact Person:** John Seamon

**Email:** john.seamon@iconiccreates.com

**Address:** 901 deming way Madison, WI 53717

**Phone No.:** 608.664.3550

**Respectfully Submitted By:**  \_\_\_\_\_  
 Agent's Signature

John A. Seamon  
 Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only:** **Date Received:** 5/19/2015 **Publish:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$580.00

**Permit Request No.** RZ-2061-15  
Recpt # 19693

**SITE PLAN INFORMATION**

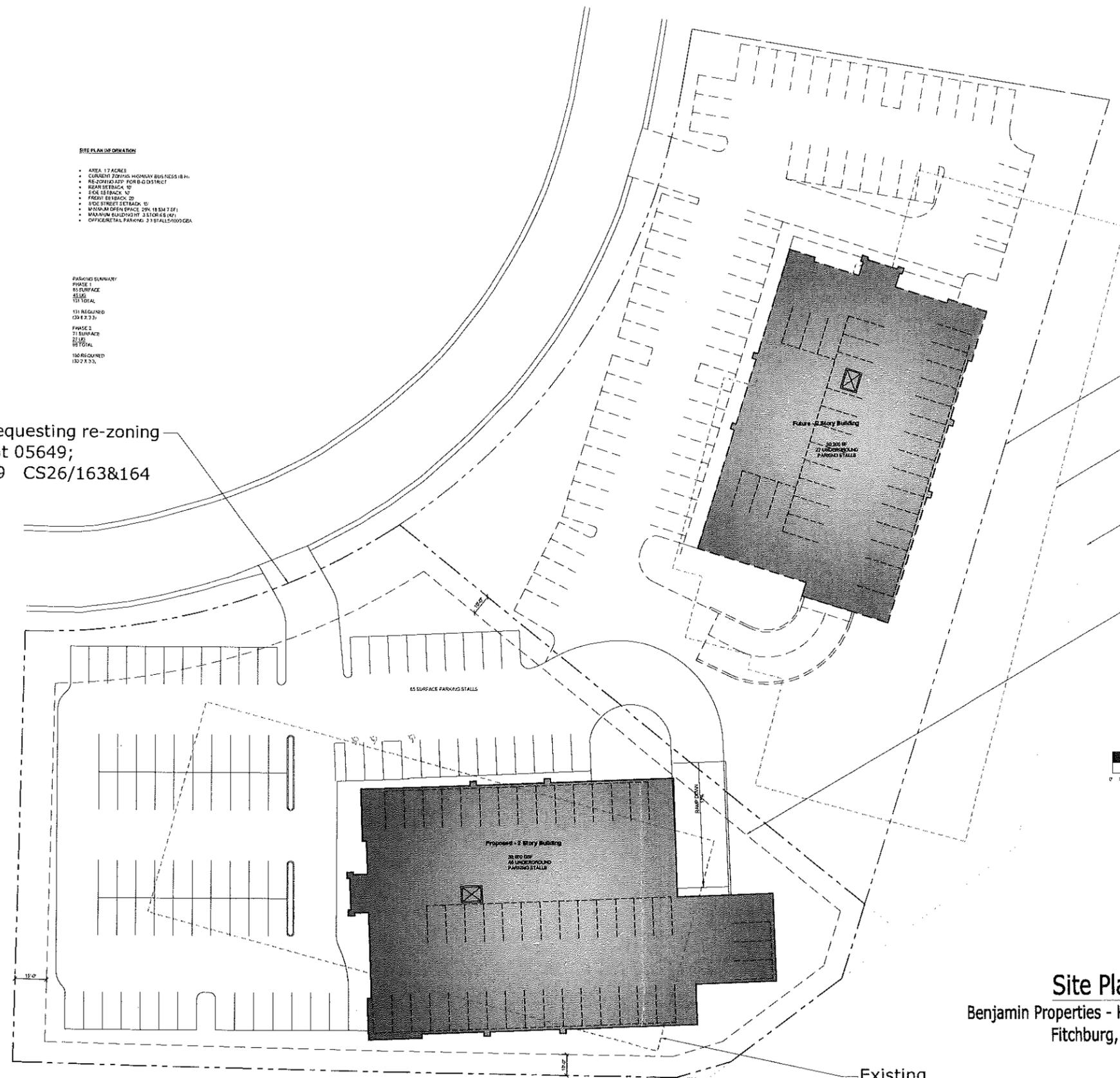
- AREA: 17 ACRES
- CURRENT ZONING: HIGHWAY BUSINESS (H)
- RE-ZONING: APP. FOR B.D. DISTRICT
- REAR SETBACK: 10'
- SIDE SETBACK: 10'
- FRONT SETBACK: 20'
- SIDE STREET SETBACK: 10'
- MAXIMUM OPEN SPACE: 29% (18,347 SF)
- MAXIMUM BUILDING FOOTPRINT: 21,000 SQ. FT.
- OFFICE/RETAIL PARKING: 21 STALLS/1000 GSA

**PARKING SUMMARY**

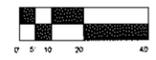
PHASE 1  
 85 SURFACE  
 4510 TOTAL  
 100 REQUIRED (24.2:1)

PHASE 2  
 21 SURFACE  
 2100 TOTAL  
 100 REQUIRED (10.2:1)

Property requesting re-zoning  
 Lot #2 Plat 05649;  
 CSM 05649 CS26/163&164



New property line  
 Existing Building  
 Original property line  
 setback line



N  
 Scale: 1" = 20'

**Site Plan**  
 Benjamin Properties - King James Way  
 Fitchburg, WI



5.11.2015

Existing Building

**5400 King James Way  
Public Works Review #1**

RECEIVED  
5/29/2015

The following comments are based on the plans submitted for a rezone request for 5400 King James Way, dated May 19, 2015. RE, 5-26-15; GV, 5-26-15; AB, 5-26-15; TF 5-26-15. Additional comments beyond these may be required on future reviews.

**General Comments**

1. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works.

Response: A Construction and Demolition Reuse/Recycling Plan will be submitted prior to Construction Permitting.

**Transportation Comments**

1. The applicant will need to submit a driveway permit to the Public Works department. The driveway should follow the Commercial Driveway Standards of the City of Fitchburg, consisting of a concrete apron and straight tapers to meet the public street. This drawing can be found in the City's Standard Specifications document, available on our website:

<http://www.city.fitchburg.wi.us/departments/cityHall/publicWorks/documents/StandardSpecifications.pdf>

Response: At the time of Construction Permitting, an application for driveway permit will be submitted to Public Works. The Civil engineer will design driveway access to City of Fitchburg Standards.

**Water Main and Sanitary Sewer**

1. Water service for 5400 King James Way shall extend from the water main on King James Way, not from McKee. Sanitary sewer service for this lot shall be extended from the sanitary sewer in the easement along the west side of this lot or from King James Way.

Response: The Civil engineer will coordinate utility connections per directions listed in this requirement.

2. Water impact fees will need to be paid prior to release of any building permits. These fees will be included with the permit fee. The total number of employee hours per week at these facilities along with a detailed description of what these facilities will be used for shall be submitted with the Architectural Design Review (ADR) submittals.

Response: Water impact fees will be paid prior to release of building permits. Calculations for total number of employee hours per week, with detailed description of facilities use shall be submitted with the ADR submittals.

3. Any outstanding MMSD fees will need to be paid prior to the release of building permits.

Response: Outstanding MMSD fees will be paid prior to release of building permits.

4. Utility site layouts shall be provided with ADR submittals.

Response: Site Utility Layouts are being designed and will be included with ADR submittals

**5400 King James Way  
Public Works Review #1**

**Erosion Control and Stormwater Management (ECSWM) Comments**

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>.  
Response: A new Erosion Control and Stormwater Management permit application will be submitted at the proper time. This will be created by the Civil engineer.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.  
Response: We will work with our Civil engineer and City staff to assist with the creation of a stormwater maintenance agreement at the appropriate time.

RECEIVED  
5/29/2015



CITY OF FITCHBURG  
PLANNING DEPARTMENT  
5520 LACY ROAD  
FITCHBURG, WI 53711  
(608) 270-4200  
FAX: (608) 270-4275  
EMAIL: [planning@city.fitchburg.wi.us](mailto:planning@city.fitchburg.wi.us)

---

Application: RZ-2061-15  
Property Location: 5400 King James Way  
Review Date: May 26, 2015  
*Planning Staff Review #1*

---

Planning staff has reviewed your submitted rezone request for 5400 King James Way, submitted on 5/19/2015. The following comments are based on this review. Please respond to these comments with a detailed written response along with appropriate revised plans by Noon on Tuesday, June 2, 2015. Further comments or questions may arise as additional review occurs.

1.) What is the intended Impervious and Open Space ratios for the subject property?

Response: The building and site are designed with the following areas:

Building footprint = 19,812 sf

Parking/walks = 35,757 sf

Pervious = 21,164 sf

Total = 76,733 sf

Impervious ratio = 72.4%

2.) AT the time of development approval, a cross easement will be required from the lot to the north for access to underground parking for the building on this site.

Response: The need for a cross access easement is understood and will be put into place prior to Construction Permitting.

## Susan Badtke

---

**From:** Susan Badtke  
**Sent:** Wednesday, June 03, 2015 9:37 AM  
**To:** 'Bob Feller'  
**Cc:** Jim Pientka; John Seamon; 'dale@benjaminplumbing.com'; Hans Justeson (hans.justeson@jsdinc.com)  
**Subject:** RE: RZ-2061-15 Review Comments

Hi Bob,

Thank you for the responses to staff review comments.

The City's standard for maximum ISR is 65%. Where your proposed development is over 65% you will need to include infiltration techniques or measures to offset the increased impervious area. Some potential techniques are described in a Stormwater Management Report which was prepared for the City in 2012; this study is available on the web at <http://wifitchburg.civicplus.com/DocumentCenter/Home/View/6412>. This will be evaluated in further detail with a forthcoming Architectural Design Review submittal but you should be aware of this requirement.

Regards,

Susan B. Badtke, Community Planner  
(608) 270-4256

**From:** Bob Feller [<mailto:Bob.Feller@iconiccreates.com>]  
**Sent:** Friday, May 29, 2015 5:00 PM  
**To:** Susan Badtke  
**Cc:** Jim Pientka; John Seamon; 'dale@benjaminplumbing.com'; Hans Justeson ([hans.justeson@jsdinc.com](mailto:hans.justeson@jsdinc.com))  
**Subject:** RE: RZ-2061-15 Review Comments

Good afternoon Susan,

Per our earlier conversation, attached are responses to the staff review comments sent earlier this week. Responses are stitched into to the original word documents and colored light blue..

Let me know if you require any additional information

Sincerely,

**Bob Feller, AIA, NCARB, LEED AP**

ARCHITECTURAL DIRECTOR  
ICONICA | D: 608.664.3591 | C: 608.444.6988  
901 DEMING WAY, MADISON WI 53717  
[www.iconiccreates.com](http://www.iconiccreates.com)

**From:** Susan Badtke [<mailto:Susan.Badtke@fitchburgwi.gov>]  
**Sent:** Wednesday, May 27, 2015 8:32 AM  
**To:** Bob Feller  
**Subject:** FW: RZ-2061-15 Review Comments

Bob,

I received an out of office reply from John. See below for email along with the attached files. Hoping that you can help keep this application moving along and provide comments to me by Tuesday.

 <p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)</p>	<h2>REZONING APPLICATION</h2>
---	-------------------------------

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the \_\_\_\_\_ district to the \_\_\_\_\_ district the following described property:

1. Location of Property/Street Address: 2605 Research Park Dr.

Legal Description - (Metes & Bounds, or Lot No. And Plat):

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

2. Proposed Use of Property - Explanation of Request:

*New blade sign installed  
Sand metal star bursts on wall*

3. Proposed Development Schedule:

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

Type of Residential Development (If Applicable): \_\_\_\_\_

Total Dwelling Units Proposed: \_\_\_\_\_ No. Of Parking Stalls: \_\_\_\_\_

Type of Non-residential Development (If Applicable): \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_ No. Of Employees: \_\_\_\_\_

Floor Area: \_\_\_\_\_ No. Of Parking Stalls: \_\_\_\_\_

Sewer: Municipal  Private  Water: Municipal  Private

Current Owner of Property: Avante Properties

Address: 120 Lakeside St Madison, WI 53715 Phone No: (608) 445-2769

Contact Person: Chris Armstrong

Email: Chris@avanteproperties.com

Address: \_\_\_\_\_ Phone No: (608) 445-2769

Respectfully Submitted By: [Signature] Phone No: (608) 347-0295  
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 5/19/2015 Publish: \_\_\_\_\_ and \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$825.00

Permit Request No. RZ-2003-15  
Recpt #1-9697

*Interior Illumination*

Hawk Sullivan  
Atomic Koi  
2685 Research Park Drive  
Fitchburg, WI 53711

May 19, 2015

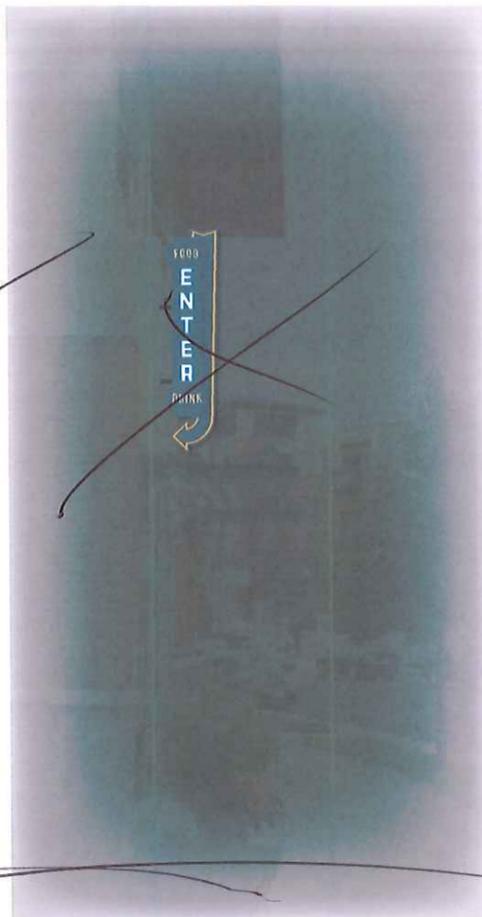
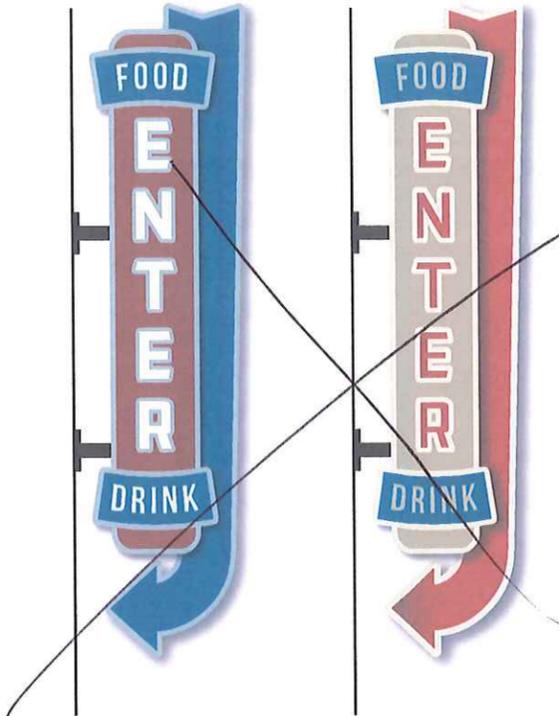
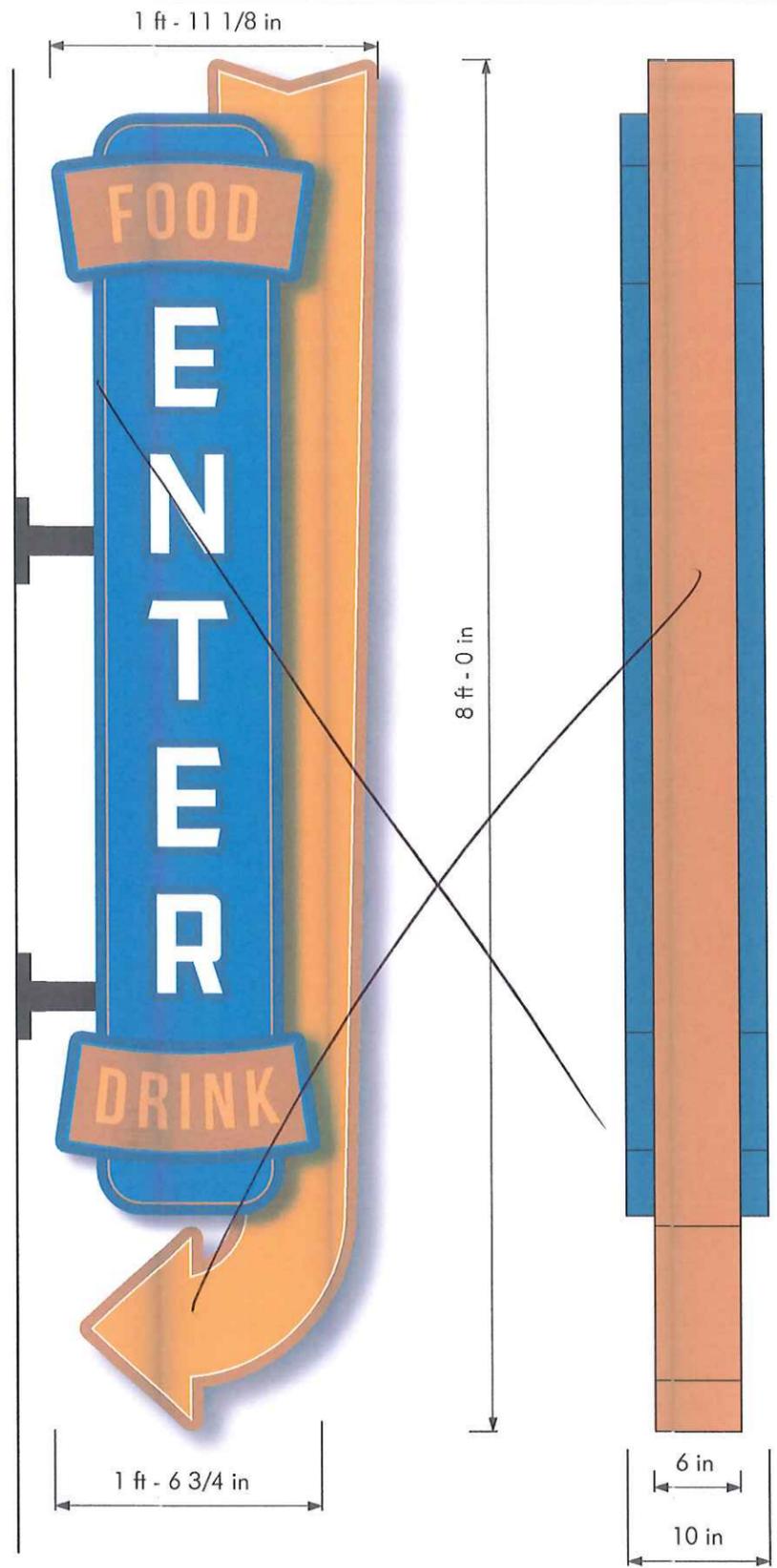
To Whom It May Concern:

I would like to install a new blade sign at 2685 Research Park Drive. Included are renderings. The sign is not business specific. I believe this sign can help drive customers to both our business's or whatever future business's may exist in these spaces. It is illuminated. I would also like to install some small metal star bursts on the wall to add some depth. The wall just looks a little plain without something. Dan Yoder at Sign Art will be installing it.

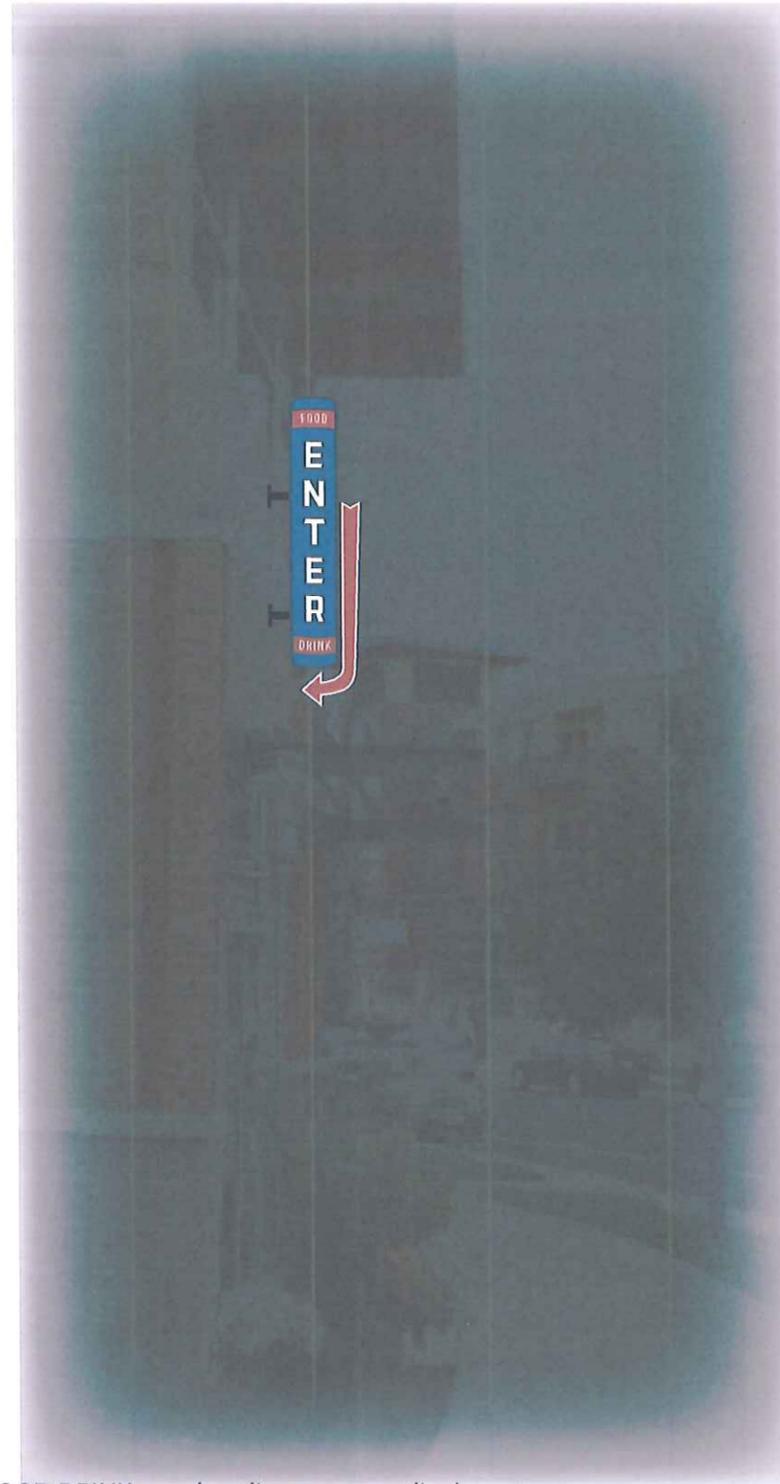
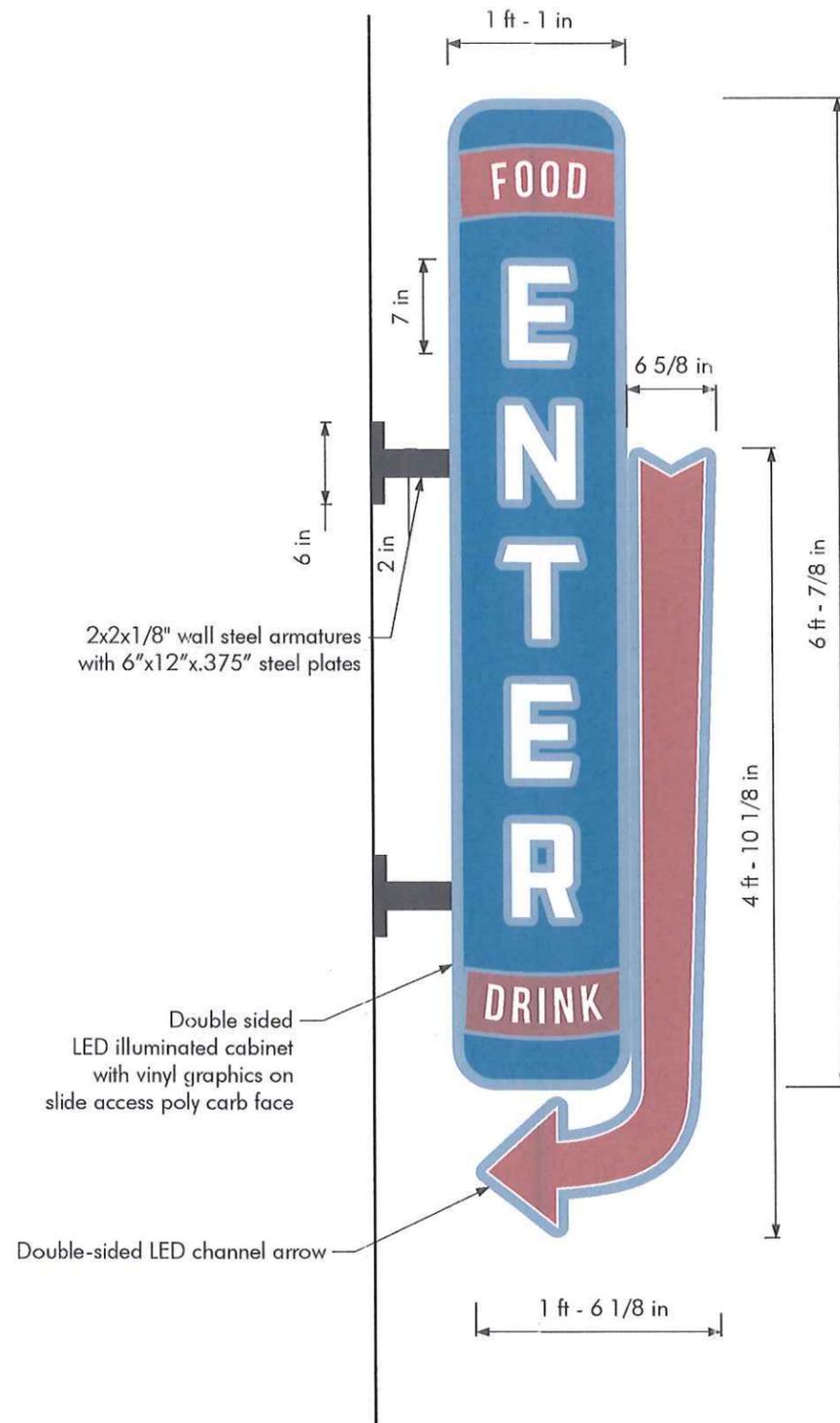
Any questions,  
Please feel free to contact me.

Hawk Sullivan  
Owner  
Atomic Koi

[hawk@hawksbar.com](mailto:hawk@hawksbar.com)  
608-347-4295



For sign see other sheet



- 3m Wedgwood Blue ("ENTER" outline, FOOD DRINK panel outline, arrow outline)
- Matthews Satin- To Match 3m Wedgwood Blue (Cabinet, trim cap and returns on channel letter)
- Matthews Satin- Black (Steel armatures)  3M Trans Dark Red

**DRAFT 6/10/2015**

**Planned Development District  
Amending Specific Implementation Plan  
Zoning for Lot 32 Fitchburg Technology  
Campus – First Addition**

**Legal Description: Lot 32 Fitchburg  
Technology Campus -  
First Addition**

Return to: Fitchburg City Clerk  
5520 Lacy Road  
Fitchburg, WI 53711

Parcel No's: 060915230922

Plan Commission  
Initiated By

Susan B. Badtke  
Drafted By

6/16/2015  
Date

**ORDINANCE NO. 2015-O-XX  
ZONING ORDINANCE AMENDMENT  
AMENDING SPECIFIC IMPLEMENTATION PLAN ZONING  
FOR LOT 32 FITCHBURG TECHNOLOGY CAMPUS – FIRST ADDITION**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Hawk Sullivan of Atomic Koi, has submitted an application (RZ-2063-15) to amend Planned Development District Specific Implementation Plan (PDD-SIP) zoning for Lot 32 Fitchburg Technology Campus – First Addition to allow modify signage regulations and allow for architectural starburst features, and

WHEREAS, PDD-SIP zoning was originally granted by Ordinance No. 2003-O-33 (Rezoning request RZ-1150-02SIP32) granted for lot 32 and part of lot 31 Fitchburg Technology Campus along with the issuing of SIP (file # RZ-1150SIP32a) granted for lot 32 and part of lot 31 Fitchburg Technology Campus by Ordinance 2004-O-09, and as amended under Ordinance 2010-O-05 (file #RZ-1858-10), and

WHEREAS, PDD-SIP zoning under Ordinance No. 2003-O-33 specifies that “Signage to be within the sign band shall be individually mounted letters, and any illumination shall be

accomplished with back lighting. There shall be no more than two main colors and one accent color to be used in the signs allowed for the subject property.”, and

WHEREAS, existing signage for the use is 51.25 square feet over three different signs, and

WHEREAS, the applicant desires to place a 12 square foot blade sign on the Research Park Drive building elevation along with metal starburst accents, which would bring the total signage for the business to 63.24 square feet, and

WHEREAS, the Plan Commission has reviewed the application in accord with ordinance standards and recommends approval of the amending PDD-SIP zoning for Lot 32 Fitchburg Technology Campus – First Addition.

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

(A) PDD-SIP zoning is hereby amended to allow for a 12 square foot blade sign with metal starbursts on lot 32 Fitchburg Technology Campus – First Addition in accord with submitted plans and information which accompanied the rezoning application received on May 19, 2015, which is hereby made a part of this ordinance, and with the following additional requirements:

1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2. Approval is based on the submitted plans (plans associated with application submitted on May 19, 2015).
3. This approval is for one 12 square foot blade sign on the Research Park Drive building elevation and associated metal starbursts; all aspects of the original approvals, and previous amendments, remain in force and effect except for those specifically altered herein.

(B) This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to take effect.

(C) Applicant shall pay cost of publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Patti Anderson, City Clerk

Approved: \_\_\_\_\_

\_\_\_\_\_  
Stephen L. Arnold, Mayor

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, the above named Patti Anderson, and Stephen L. Arnold to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Consent of the Property Owner**

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title \_\_\_\_\_

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, the above named \_\_\_\_\_ to me known to be \_\_\_\_\_, of \_\_\_\_\_ and the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Consent of Mortgage Holder:**

\_\_\_\_\_

Date: \_\_\_\_\_

Mortgage Holder

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, the above named

\_\_\_\_\_ to me known to be the \_\_\_\_\_  
of \_\_\_\_\_ and the person who executed the foregoing instrument  
and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	<h2>REZONING APPLICATION</h2>
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The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the \_\_\_\_\_ district to the \_\_\_\_\_ district the following described property:

1. **Location of Property/Street Address:** 5401 Caddis Bend, Fitchburg WI 53711

**Legal Description - (Metes & Bounds, or Lot No. And Plat):**

Lot Four (4) in Hatchery Hill, located in the Northwest One-quarter (1/4), Northeast One quarter (1/4), Southeast One quarter (1/4), of the Southwest One quarter (1/4), of section Three (3), in Township Six (6) North, Range Nineteen (19) East, in the City of Fitchburg, County of Dane, State of Wisconsin.

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

2. **Proposed Use of Property - Explanation of Request:**

Move current Tenant, EZ Money to the vacant space within the same building, to accomodate the leasing of their current space along with the adjacent vacant space.

3. **Proposed Development Schedule:** Upon approval

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

**Type of Residential Development (If Applicable):** N/A (non-residential)

**Total Dwelling Units Proposed:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development (If Applicable):** Relocation within existing retail center

**Proposed Hours of Operation:** M-Th: 10am-6pm/Fri 9am-7pm/Sat 9am-3pm **No. Of Employees:** approximately 3-5

**Floor Area:** 1,825 SF of space in 7,854 SF building **No. Of Parking Stalls:** Use of available 58 spaces

**Sewer:** Municipal  Private  **Water:** Municipal  Private

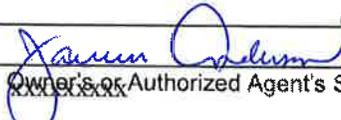
**Current Owner of Property:** Pranke Holding LLC

**Address:** 241 N Broadway Suite 501, Milwaukee WI 53202 **Phone No:** (414) 962-4200 x111

**Contact Person:** Lorrie Jesmok

**Email:** ljesmok@roaring-fork.com

**Address:** \_\_\_\_\_ **Phone No:** (414) 962-4200

**Respectfully Submitted By:**  **Phone No:** \_\_\_\_\_  
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name  
XXXXXXXXXX JAMES ANDERSON

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only:** **Date Received:** \_\_\_\_\_ **Publish:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

# EZCORP®

May 18, 2015

Mr. Thomas Hovel  
Zoning Administrator/City Planner  
City of Fitchburg  
Planning and Zoning Commission

RE: Relocation of EZMONEY store located at 5401 Caddis Bend, Fitchburg, WI

Dear Mr. Hovel:

EZMONEY is currently a tenant in the shopping center located at 5401 Caddis Bend. The owner of the shopping center has requested that EZMONEY relocate to another suite within the shopping center in order for another tenant in the shopping center to expand its premises. EZMONEY has agreed to do so and respectfully requests that the Commission grant the necessary approvals for such relocation. Please consider the following:

1. EZMONEY has been a tenant in the shopping center since August 2006.
2. EZMONEY's parent company, EZCORP, Inc., is publicly traded on NASDAQ under the symbol "EZPW." Through EZCORP, Inc.'s affiliates and subsidiaries, EZCORP operates over 1,200 stores in the U.S., Canada and Mexico.
3. EZMONEY's short term loans provide a quick and easy alternative to bank overdrafts, prevent credit card delinquent payment fees and are a means to cover unexpected expenses.
4. EZMONEY's stores are clean and bright with advanced information systems to provide superior customer service.
5. EZMONEY's relocation to the adjacent space will eliminate a vacancy allowing for 100% leased shopping center.

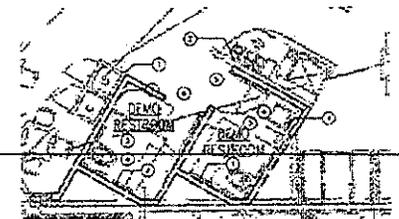
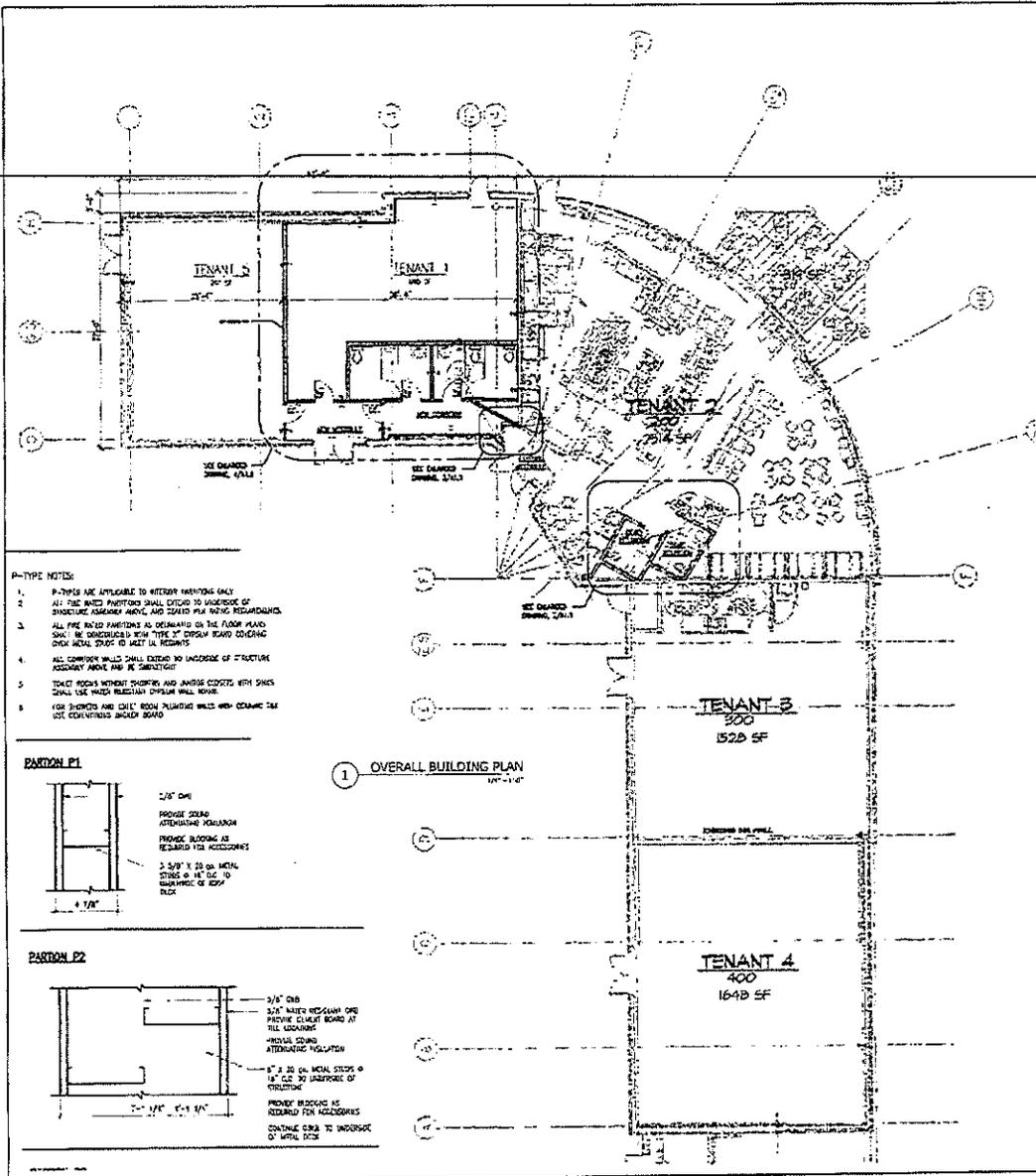
Thank you for your consideration.

Sincerely,



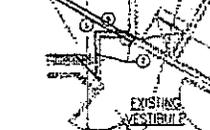
Barbara Lampley  
Director of Real Estate - USFS



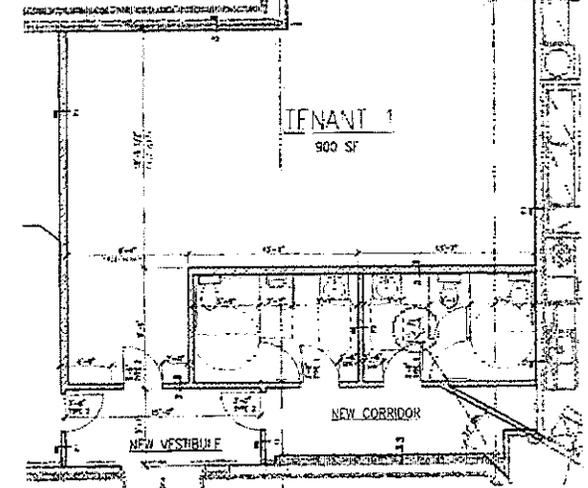


- DEMOLITION NOTES:**
- REMOVE WALL, WINDOWS AND DOORS AS INDICATED. BRACKET STUDS AND JOISTSOLE PLUMBING SHALL TO REMAIN.
  - DO NOT REMOVE EXISTING WALL TO EXPOSE STUDS. PATCH WALL AS NEEDED.
  - REMOVE ALL UNLIT ROOM FIXTURES, CAP OFF EXISTING PLUMBING AS REQUIRED BY CODE.
  - REMOVE SCHEDULES, TRAYS AND ACCESSORIES. RETURN TO OWNER.
  - PATCH FLOOR AS NEEDED AND MATCH EXISTING FLOOR FINISH.
  - PATCH WALL AND CEILING TO MATCH EXISTING EXPOSED AND PAINT FINISH.
  - REMOVE WALL TO JOB SUBJECT TRIMM SPACE, FOR NEW VESTIBULE WITH FINISHING AS DEMAND. PATCH WALL, REMOVE 2 1/2" DIA. OPENING @ 10"

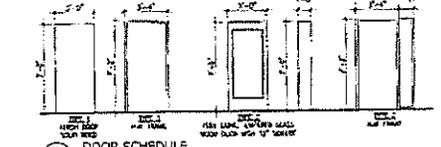
**2 PLAN ENLARGEMENT**  
BOARD FLOOR  
1/4" = 1'-0"



**3 PLAN ENLARGEMENT**  
CONCRETE FLOOR  
1/4" = 1'-0"



**4 RESTROOM PLAN ENLARGEMENT**  
CONSTRUCTION PLAN  
1/4" = 1'-0"



**5 DOOR SCHEDULE**  
1/4" = 1'-0"

- DOOR NOTES:**
- PROVIDE WITH TRIM TO MATCH EXISTING UNLESS TO PATCH WALL THE.
  - NET SHALL BE FINISHED IN CORNER TILE TO 4" MIN. ALL.
  - DOORS TO BE FINISHED TO MATCH EXISTING RESTROOM CORNERING.

## Susan Badtke

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**From:** Lorrie Jesmok <ljesmok@roaring-fork.com>  
**Sent:** Wednesday, June 10, 2015 9:01 AM  
**To:** Susan Badtke  
**Subject:** RE: Rezoning Application - Submittal Package

Hi Susan,

Please see comments below.  
Let me know if you need any other info.

Thank you,

*Lorrie Jesmok*  
Property Manager / Senior Real Estate Accountant



*Pranke Holding LLC & Associated Entities*  
241 N Broadway Suite 501  
Milwaukee WI 53202-5819  
p (414) 962-4200 x111  
c (414) 405-4658  
f (414) 962-4500  
e [ljesmok@roaring-fork.com](mailto:ljesmok@roaring-fork.com)

---

**From:** Susan Badtke [<mailto:Susan.Badtke@fitchburgwi.gov>]  
**Sent:** Wednesday, June 10, 2015 8:47 AM  
**To:** Lorrie Jesmok  
**Subject:** RE: Rezoning Application - Submittal Package

Hi Lorrie,

Staff is in the process of preparing the staff memo regarding your submitted request for 5401 Caddis Bend and has a few questions.

- 1.) What is the business that is proposed for the space that EZ Money currently occupies? My understanding is that it is a new tenant for the building, but please confirm.

Heartland Dental will be moving in both the vacant end cap unit and the current EZ Money space. They will occupy 3,139SF.

- 2.) What is the area of the space (square feet) that EZ Money currently occupies?  
EZ Money currently occupies 1,539SF

- 3.) What is the area of the space (square feet) that EZ Money is proposed to occupy?  
The proposed space is 1,852SF

If you could provide this information to me by the end of today it would be greatly appreciated.

Regards,

Susan B. Badtke, Community Planner  
(608) 270-4256

---

**From:** Lorrie Jesmok [<mailto:ljesmok@roaring-fork.com>]

**Sent:** Tuesday, May 19, 2015 1:05 PM

**To:** Susan Badtke

**Subject:** Rezoning Application - Submittal Package

Good afternoon,

Attached is a copy of the Rezoning application submittal for Pranke Holding LLC; for the property located 5401 Caddis Bend, Fitchburg WI 53711.

Please let me know if you require any other additional informaton or copies.

Best Regards,

*Lorrie Jesmok*

Property Manager / Senior Real Estate Accountant



*Pranke Holding LLC & Associated Entities*

241 N Broadway Suite 501

Milwaukee WI 53202-5819

p (414) 962-4200 x111

c (414) 405-4658

f (414) 962-4500

e [ljesmok@roaring-fork.com](mailto:ljesmok@roaring-fork.com)

**DRAFT 6/10/2015**

**Planned Development District  
Amending Specific Implementation Plan  
Zoning for Lot 4 Hatchery Hill**

**Legal Description: Lot 4 Hatchery Hill**

Return to: Fitchburg City Clerk  
5520 Lacy Road  
Fitchburg, WI 53711

Parcel No's: 060903308147

Plan Commission  
Initiated By

Susan B. Badtke  
Drafted By

6/16/2015  
Date

**ORDINANCE NO. 2015-O-XX  
ZONING ORDINANCE AMENDMENT  
AMENDING SPECIFIC IMPLEMENTATION PLAN ZONING  
FOR LOT 4 HATCHERY HILL**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Pranke Holding, LLC, has submitted an application (RZ-2064-15) to amend Planned Development District SPECIFIC Implementation Plan (PDD-SIP) zoning for Lot 4 Hatchery Hill to allow for a Convenience Cash Business, and

WHEREAS, PDD-SIP zoning was originally granted by Ordinance No. 2003-O-32 (Rezoning request RZ-0664-96SIP4) recorded as document #3992741 and amended by Ordinance 2008-O-12 (Rezoning request RZ-1774-08) recorded as document #4502384, and

WHEREAS, PDD-SIP zoning granted under Ordinance No. 2003-O-32 specifies that "The remaining building square footage shall be occupied by general or specialty retail that are permitted uses within the B-G zoning district (section 22.45 of the Fitchburg Municipal Code) as that code currently exists and as may be amended in the future.", and

WHEREAS, under Ordinance 2015-O-02, the Common Council amended the B-G zoning district standards to allow Convenience Cash Businesses (CCBs) as a Conditional Use, and

WHEREAS, EZ Money is an existing tenant in the building who the building owner desires to relocate to a new space within the building to make room for a new tenant,

WHEREAS, the Plan Commission has reviewed the application in accord with ordinance standards and recommends approval of the amending PDD-SIP zoning amendment for Lot 4 Hatchery Hill.

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

(A) PDD-SIP zoning is hereby amended to allow EZ Money, or an equivalent use, in a tenant space of 1,852 square feet on lot 4 Hatchery Hill in accord with submitted plans and information which accompanied the rezoning application received on May 19, 2015 and supplemental information provided via email on June 10, 2015, which is hereby made a part of this ordinance, and with the following additional requirements:

1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2. All aspects of Ordinance 2003-O-32 and 2008-O-12 remain in place, except for the amendment provided herein to allow for one Convenience Cash Business (CCB) user of a maximum of 1,852 square feet.

(B) This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to take effect.

(C) Applicant shall pay cost of publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Patti Anderson, City Clerk

Approved: \_\_\_\_\_

\_\_\_\_\_  
Stephen L. Arnold, Mayor

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, the above named Patti Anderson, and Stephen L. Arnold to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Consent of the Property Owner**

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title \_\_\_\_\_

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, the

above named \_\_\_\_\_ to me known to

be \_\_\_\_\_, of \_\_\_\_\_ and the person  
who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Consent of Mortgage Holder:**

\_\_\_\_\_  
Mortgage Holder

Date: \_\_\_\_\_

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, the above named

\_\_\_\_\_ to me known to be the \_\_\_\_\_

of \_\_\_\_\_ and the person who executed the foregoing instrument  
and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

Ordinance 2015-O-XX

Page 4 of 4

My Commission Expires: \_\_\_\_\_

Rec # 1-9701  
T.O 5-19-15

Print Form



City of Fitchburg  
Planning/zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711 (608-270-4200)

# REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the GIP district to the GIP district the following described property:

1. Location of Property / Street Address: Lot 1 Avalon Senior Campus (2875 Fish Hatchery Road)

Legal Description - (Metes & Bounds, or Lot No. And Plat):

LOT 1 CSM 12135 CS75/11&18-5/1/2007 F/K/A LOTS 23, 24 & PRT LOTS 21, 25, 27, 28 MAPLE LAWN HEIGHTS DESCR AS SEC 3-6-9 PRT NE1/4NE1/4 & PRT NW1/4NE1/4 (1.383 ACRES)

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: planning@city.fitchburg.wi.us

2. Proposed Use of Property - Explanation of Request:  
Mixed Use / Commercial Center

3. Proposed Development Schedule: Late Fall 2015 Construction Start. Spring 2016 Opening

4. Future Land Use Plan Classification: PDD-GIP with Amended Use Restrictions

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@city.fitchburg.wi.us. Additional information may be requested.

Type of Residential Development (If Applicable): Option for apartments above commercial

Total Dwelling Units Proposed: 5 to 9 No. Of Parking Stalls: 11 / 14

Type of Non-residential Development (If Applicable): Coffee Shop, Restaurant, Retail, Credit Union

Proposed Hours of Operation: TBD No. Of Employees: TBD

Floor Area: 17,274 / 19,174 No. Of Parking Stalls: 27

Sewer: Municipal  Private  Water: Municipal  Private

Current Owner of Property: Homeville Fitchburg LLC / Bill Clemens

Address: P.O. Box 457 Waunakee, WI 53597 Phone No: 608-575-8642

Contact Person: Tom Sanford

Email: Tom@SEICommercial.com

Address: 555 D'Onofrio Drive, Ste 275, Madison, WI 53719 Phone No: 608-347-8299

Respectfully Submitted By: *Thomas B. Sanford* Thomas B. Sanford/Sanford Enterprises  
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 5/19/2015 Publish: \_\_\_\_\_ and \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$850.00

Permit Request No. RZ-2005-15

Planned Development District  
General Implementation Plan (GIP) Submittal  
Lot 1 Avalon Senior Campus

**1. Introduction**

The Owner, Homeville Fitchburg LLC, is submitting an application for rezoning the existing PDD-GIP for Lot 1 Avalon Senior Campus.

**2. Project Description**

Proposed Development: Homeville Fitchburg LLC proposes to develop the property as an upscale mixed use commercial center. The owner is in the process of negotiating on the purchase of contiguous property to the south. If that property is acquired the project scope will remain the same but the size of the property will increase by approximately 6,362 square feet based on current assumptions. Therefore, two alternates will be submitted for consideration and approval.

The property may be subdivided prior to submittal of the SIP. The existing CSM may be modified to show a new land division through subdivision. The proposed land division would run east – west (please see attached Site Plans and Land Use Tables). If the land division does occur, any required maintenance agreement for stormwater and easement for cross access will be submitted with the SIP.

Alternate 1: Utilizing the existing property, the project will consist of two (2) commercial buildings with structural 2<sup>nd</sup> floors and requisite parking. Building A (the north building) will consist of a 4,477 square foot first floor with a 3,797 sq ft second storey. Optionally, Building A could have an 1,898 sq ft mezzanine - half of the second floor square footage - in lieu of a full structural second floor. Building B (the south building) will consist of a 4,500 square foot main floor with 4,500 square foot second storey which also would have the option of a 2,250 square foot mezzanine rather than a full structural second floor.

Alternate 2: Combining a portion of the property to the south will allow Building B to shift south and closer to the proposed Pike Drive extension. This will allow for an additional row of (covered) parking stalls on Lot A, which in turn will allow for the construction of a third storey for Building A, which will be approximately 1,900 sq ft. Building B will remain the same as in Alternate 1 except for its relocation to the south.

Proposed Uses: Building A will consist of two commercial tenant spaces on the ground floor: the north tenant space will be a coffee shop with drive-thru, the other will either be fast food or retail use. The second floor will consist of up to 5 apartments, offices or a combination of both, except that Alternate 2 will be two-storey apartments only utilizing the second and third floors. The proposed use for Building B is a credit union.

Existing Conditions: The property consists of a ±1.38 acre parcel of land that has approximately 260 feet of frontage on Fish Hatchery Road, with the rear lot line contiguous to the western property line of the Avalon Senior Campus.

Currently the site is undeveloped but contains the entrance drive to Avalon Senior Campus, parking spaces along the entrance drive, and open space.

Existing Redevelopment Restrictions:

Please see Zoning Ordinance Amendment (attached)

Proposed Redevelopment Restrictions:

"The frontage parcel along Fish Hatchery Road (Lot 1) is intended primarily for development as a commercial lot for retail businesses or agencies that will provide goods or services that serve the residents of Fitchburg and the greater Madison metro area. Allowable uses include those generally permitted in the B-P and B-G districts including, but not limited to; restaurants, fast food, coffee shops, hair salons, general office, banks, credit unions and financial institutions, medical / dental and other general retail businesses and commercial services. Apartments will also be permitted as part of a mixed-use development. One automobile drive-thru will be allowed for each building for food, coffee, bank, credit or financial institution use. A bank, credit union or financial institution may include up to four (4) drive lanes, including the drive-thru window located on the building, as part of its drive-thru.

The Specific Implementation Plan (SIP) will be submitted for consideration by the Plan Commission and Common Council at a later session.

**3. Neighborhood Input**

Within the last year, all adjacent property owners have been notified of the Owner's intention of developing the property. This includes Tom Chambasian, the owner of the lube / car wash to the north; Bowman Farms, the owner of a parcel of land contiguous to the south; and Ridgeline Management, the owner of Avalon Assisted Living. Additionally, Chuck Chvala, who is redeveloping the Fitchburg Christian Fellowship property on the west side of Fish Hatchery for commercial use, has also been contacted.

**4. Rationale for Change of Zoning Restrictions**

1. Because of its convenient location to Fitchburg residents and greater Madison, the zoning change will allow for a variety of commercial uses including neighborhood supporting retail and banking services.
2. The rezoning and subsequent completion of the mixed use commercial center will compliment the other proposed commercial uses along the north Fish Hatchery Road corridor and is the highest and best use for the property.
3. The parcel, which has continued to sit vacant for many years, will greatly enhance the attractiveness of the streetscape by creating tall buildings set close to the road with parking in the rear. This is in stark contrast to the myriad of existing one story buildings that sit back off of the street and have parking in the front.
4. The current PDD Zoning requires a structural second floor and the proposed amended zoning embraces that requirement.

## **5. Social, Environmental and Economic Impacts**

- The project will generate substantial tax revenues for the City of Fitchburg and will provide much needed employment opportunities for local residents in an area with double digit unemployment.
- The development is expected to have minimal environmental impacts. The soil conditions and topography are suitable for development and the project will utilize the existing storm water management area designated as Outlot 1 on the Avalon Senior Campus General Development Plan.
- In keeping with the North Fish Hatchery Road Opportunity Analysis & Concept Planning study, the development will create a sense of place instead of just being an area that people drive past. The retail portion will provide for a coffee shop and possible restaurant, which in turn will serve as a much needed social center and gathering place for local residents, seniors and area businesses. Additionally, many local residents will be able to walk or bike to the development.
- This commercial development will be especially appealing to the existing Valley View apartment complex as well as the brand new 286 unit Vue at Pinnacle Park apartment homes just east of the property.

## **6. Traffic Flow and Trip Analysis**

Initially, the proposed mixed use building will be served by the existing private entrance drive to Avalon Assisted Living Community that runs through the subject property off of Fish Hatchery Rd. There is an existing median break on Fish Hatchery at the point where the existing private roadway intersects with Fish Hatchery Road.

If the proposed Pike Drive extension is constructed on the Bowman property, which lies contiguous and to the south of the subject property, then the main access for the subject property as well as Avalon Assisted Living Community will be off of the new Pike Drive extension. Once the road improvements have been completed, along with a signalized intersection, the existing private entrance drive to Avalon will be relocated along Fish Hatchery Road approximately 60 feet to the north. The entrance drive will no longer service the Avalon Assisted Living Community but will be utilized solely by the mixed use development. The relocated Avalon entrance drive will then become a right turn in – right turn out only. Drivers wishing to make a left hand turn (south) onto Fish Hatchery Rd from the proposed development will do so at the signalized intersection of Pike Drive and Fish Hatchery Rd.

Construction of the Credit Union (Building B) on the south end of the subject property is conditioned up assurance from the Owner and the City of Fitchburg that the signalized intersection and Pike Drive extension will be constructed within the next two years. If the Pike Drive extension is not constructed another use for that portion of the property will most likely be required and Owner will resubmit for an amended PDD-GIP.

There is an easement agreement with the property that is contiguous to the north (2857 Fish Hatchery Rd) which will allow cars leaving the drive-thru to exit north onto Fish Hatchery Road

via the adjacent property's existing curb cut. There will be cross easements for shared parking benefiting the owners of each parcel. City Staff has requested a trip analysis as part of the GIP submittal, which is attached to this submittal.

## **7. Parking Requirements**

A total of 68 parking spaces will be provided for the Alternate 1 and 78 for Alternate 2. Although both alternates allow for restaurant or retail in addition to coffee for Building A, parking for the commercial tenant spaces has been calculated using restaurant parking ratios of 6 stalls / 1,000 square feet of gross building area. Office and apartment parking for Alternate 1 has been calculated using 3 stalls per 1,000 square feet of gross building area. This equates to 2.2 parking stalls per dwelling unit in Alternate 1. The parking ratio is 2.00 stalls per dwelling unit for Alternate 2. All parking will be shared parking throughout the development, regardless of whether the property is subdivided.

**8. Storm Water Management:** The pond located on Outlot 1 of the Avalon Senior Campus that will be utilized for Stormwater Management will be modified and / or expanded to accommodate additional impervious areas.

## **9. Appendix A**

- Contact List
- Zoning Ordinance
- Land Use Table
- Trip Analysis
- Location Map
- Existing Site Plan
- Proposed Site Plan
- Grading Plan



Contact List  
Lot 1 Avalon Senior Campus

- a. Owner: Homeville Fitchburg LLC  
c/o Bill Clemens  
P.O. Box 457  
Waunakee, WI 53597  
Phone: 608-575-8642
  
- b. Architect: Jerry Bourquin  
Dimension IV Madison  
6515 Grand Teton Plaza, Ste 120  
Madison, WI 53719  
Phone: 608-829-4444 ext. 18
  
- c. Civil Engineer: Quam Engineering  
Ryan Quam  
4893 Larson Beach Rd  
McFarland, WI 53719  
Phone: 608-838-7750
  
- d. Project Contact Person: Tom Sanford  
Sanford Enterprises, Inc  
555 D'Onofrio Dr, Ste 275  
Madison, WI 53703  
Phone: 608-347-8299

**Planned Development District  
Amending General Implementation Plan  
Zoning for Lot 1 CSM 12135**

**Legal Description: Lot 1 CSM 12135**

Return to: Fitchburg City Clerk  
5520 Lacy Road  
Fitchburg, WI 53711

Parcel No's: 060903113052

Plan Commission  
Initiated By

Thomas D. Hovel  
Drafted By

4/15/2014  
Date

**ORDINANCE NO. 2014-O-14  
ZONING ORDINANCE AMENDMENT  
AMENDING GENERAL IMPLEMENTATION PLAN ZONING  
FOR Lot 1 CSM 12135, AVALON SENIOR CAMPUS**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Homeville Fitchburg, LLC has submitted an application (RZ-2004-14) to amend Planned Development District General Implementation Plan (PDD-GIP) zoning for lot 1 CSM 12135, and

WHEREAS, PDD-GIP zoning was originally granted by Ordinance No. 2007-O-09 (Rezoning request RZ-1649-07) recorded as document #4335531, and

WHEREAS, the Plan Commission has reviewed the application in accord with ordinance standards and recommends approval of the amending PDD-GIP zoning for lot 1 CSM 12135.

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

- (A) PDD-GIP zoning is hereby amended for lot 1 CSM 12135 in accord with submitted plans and information which accompanied the rezoning application received on March 18, 2014, and as amended by additional information in response to staff comments received on April 1, 2014 which is hereby made a part of this ordinance, and with the following additional requirements:

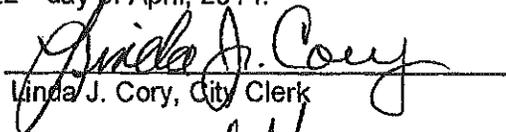
1. The site shall provide for a minimum Open Space Ratio (OSR) as set forth in the Land Use Table received April 1, 2014. This is a decrease in open space from the originally approved 35%. At this time no specific calculations have been submitted to indicate the sufficiency of the storm water management system to handle the decrease in OSR, and an increase in the Impervious Surface Ratio (ISR). Verification of storm water sufficiency will required with the Planned Development District Specific Implementation zoning application. Alterations to the site plan may be necessary depending upon the results of the storm water calculations.
2. The current drive access to Fish Hatchery Road allows both left and right turns onto Fish Hatchery Road, but a potential extension of Pike Drive east of Fish Hatchery Road through the property south of Lot 1 CSM 12135 may affect driveway access. In particular, if the Pike Drive extension is built, and this property (Lot 1 CSM 12135) obtains access to the Pike Drive extension, left turns from the current drive onto Fish Hatchery Road may be prohibited.
3. In no case shall there be more than 6800 gross sq. ft. of building area dedicated to food service or restaurant use. One drive-up facility is allowed for lot 1 CSM 12135.
4. Cross easement agreement to allow the use of the property to the north of lot 1 CSM 12135 shall be recorded, if not already done so, and a copy of the recorded agreement provided to the City of Fitchburg Planning Department.
5. This approval involves two buildings on lot 1 CSM 12135. The north building shall be two stories, with a first floor of 8200 sq. ft., and a second floor of between 3200 and 6400 sq ft. However, any building area between 3200 sq. ft. and 6400 sq. ft. that does not have a second floor shall provide mezzanine space making it a functional two-story use and construction (further definition of the mezzanine space shall occur at the time of the Planned Development District Specific Implementation Plan). The south building shall be at 2000 sq. ft. first floor and a second floor between 500 and 1000 sq. ft.
6. Uses for each building, and parking for each building shall be as noted within the revised Land Use Table and as further refined in the Trip Analysis received April 1, 2014.
7. Building height of two stories is allowed, but height shall not exceed 35 feet.
8. If a land division is approved dividing the site into two properties, an option retained by the owner in the submitted information, the site information as described herein in relation to lot 1 CSM 12135 shall carry forward.

(B) This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to take effect.

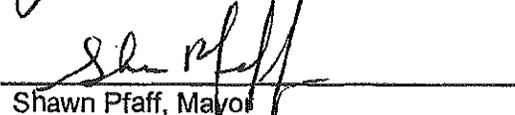
(C) Applicant shall pay cost of publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 22<sup>nd</sup> day of April, 2014.

Published: 4/29/2014

  
Linda J. Cory, City Clerk

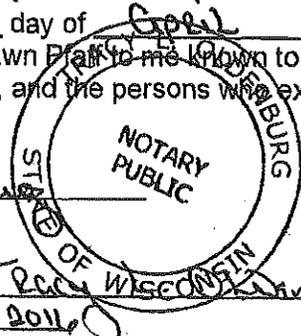
Approved: 4-28-14

  
Shawn Pfaff, Mayor

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this 20<sup>th</sup> day of April, 2014, the above named Linda J. Cory, and Shawn Platt to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

Tracy S. Oldenburg  
Notary Public, State of Wisconsin



Printed Name of Notary Public Tracy S. Oldenburg  
My Commission Expires: Dec. 18, 2011

**Consent of the Property Owner**

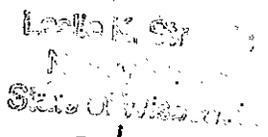
Name: William R. Clemens  
Title owner

Date: 5/9/14

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

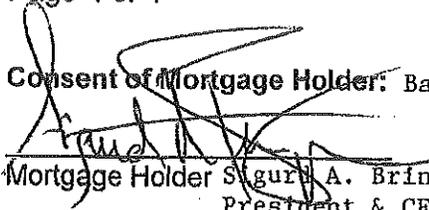
Personally came before me this 19<sup>th</sup> day of May, 2014, the above named William R. Clemens to me known to be owner of Lot C1 CSM 12135 and the person who executed the foregoing instrument and acknowledged the same.

Leslie K. Stroede  
Notary Public, State of Wisconsin



Printed Name of Notary Public Leslie K. Stroede  
My Commission Expires: 10<sup>th</sup> of Feb 2018

Consent of Mortgage Holder: Bank of Deerfield

  
Mortgage Holder Sigurd A. Bringe  
President & CEO

Date: May 20, 2014

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this 20th day of May, 2014, the above named

Sigurd A. Bringe to me known to be the President & CEO

of Bank of Deerfield and the person who executed the foregoing instrument  
and acknowledged the same.

  
\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public Christopher Z. Reithmeyer

My Commission Expires: March 29, 2015



### Land Use Table - Lot 1 Avalon Senior Campus (Alternate 1)

Item	Existing	Proposed		
		Combined	Lot A	Lot B
1 Lot Area (Square Feet)	60,259	60,259	28,802	32,257
2 Maximum Allowable Impervious Area:	65% 39,168	85% 50,951	82% 23,613	85% 27,337
3 Min Open Space Requirement	35% 21,091	15% 9,309	15% 4,389	15% 4,920
4 Actual Impervious / Actual Open Space Area	37,811 / 22,448		23,613 / 4,389	27,337 / 4,920
5 Actual ISR / O5R	63% / 37%	85% / 15%	82% / 15%	85% / 15%
<b>6 Use</b>				
7 Existing	Parking	Parking	Parking	Parking
8 Proposed	Commercial	Commercial	Commercial	Commercial
<b>9 Development Phase</b>				
	Future	-	-	-
<b>10 Max Footprint Area</b>				
10 Max Footprint Area	7,350	8,977	4,477	4,500
<b>11 Max Building Area</b>				
11 Max Building Area	12,900	17,274	8,274	9,000
<b>12 Floor Area Ratio</b>				
12 Floor Area Ratio	21% - 34%	29%	29%	28%
<b>13 Number of Storeys</b>				
13 Number of Storeys	2 to 3	2	2	2
<b>14 Tenant Spaces (approximate)</b>				
	-	8	7	1
<b>15 Parking</b>				
16 Existing	46 Surface	0	0	0
17 Required	43 @ 1:300	65	38	27
18 Proposed Restaurant/Retail - 6:1000	-	27	27	0
Office 3:1000 / 5 Apartments	-	11	11	0
Credit Union 3:1000	-	<u>27</u>	<u>0</u>	<u>27</u>
19 Total Proposed	43	65	38	27
20 Banked	0	3	-3 **	6
Total	43	68	35	33
<b>21 Setbacks</b>				
22 Front Setback	15	5 / 15	5 / 15	15
23 Sideyard Setback	15	5 / 15	15	5
24 Rear Yard Setback	10	10	10	10
25		** Deficit Illiminated Using 3 Shared Parking Spaces From Lot B		



## Land Use Table - Lot 1 Avalon Senior Campus (Alternate 2)

Item	Existing	Proposed			
		Combined		Lot A	Lot B
1 Lot Area (Square Feet)	60,259	66,549	37,355	29,194	
2 Maximum Allowable Impervious Area:	65% 39,168	84% 55,666	86% 31,952	81% 23,714	
3 Min Open Space Requirement	35% 21,091	16% 10,883	14% 5,403	19% 5,480	
4 Actual Impervious / Actual Open Space Area	37,811 / 22,448		31,952 / 5,480	23,714 / 5,480	
5 Actual ISR / O5R	63% / 37%	84% / 16%	86% / 14%	81% / 19%	
6 <u>Use</u>					
7 Existing	Parking	Parking	Parking	Parking	
8 Proposed	Commercial	Commercial	Commercial	Commercial	
9 Development Phase	Future	-	-	-	
10 Max Footprint Area	7,350	8,977	4,477	4,500	
11 Max Building Area	12,900	19,174	10,174	9,000	
12 Floor Area Ratio	21% - 34%	29%	27%	31%	
13 Number of Storeys	2 to 3	2 / 3	3	2	
14 Tenant Spaces (approximate)	-	12	11	1	
15 <u>Parking</u>					
16 Existing	46 Surface	0	0	0	
17 Required	43 @ 1:300	72	45	27	
18 Proposed Restaurant/Retail sq ft 6:1000	-	27	27	0	
Apartment: 9 Units	-	18	18	0	
Credit Union 3:1000	-	<u>27</u>	<u>0</u>	<u>27</u>	
19 Total Proposed	43	72	45	27	
20 Banked	0	6	0	6	**
Total	43	78	45	33	
21 <u>Setbacks</u>					
22 Front Setback	15	5 / 15	5 / 15	15	
23 Sideyard Setback	15	5 / 15	15	5	
24 Rear Yard Setback	10	10	10	10	
25					

Trip Analysis - Lot 1 Avalon Senior Campus

Mixed Use Development

Fitchburg, Wisconsin

**Trip Generation Summary**

The trip generation for the proposed mixed use development is based on the size and type of proposed land uses, and on trip data published in the Institute of Transportation Engineer's (ITE's) *Trip Generation, 9th Edition (2014)*.

Alternate 1 Development (2 Story Retail & Office)

The expected trip generation for Alternate 1 (2 Story Retail & Office) is shown in Table 1.

**Table 1  
Alternate 1 (2 Story Retail and Office) Trip Generation**

1A

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Retail	820	1,945 SF	85	5	0	5	0	5	5	5	5	10
Office	710	3,000 SF	35	5	0	5	0	5	5	0	0	0
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>2,265</b>	<b>130</b>	<b>110</b>	<b>240</b>	<b>110</b>	<b>120</b>	<b>230</b>	<b>145</b>	<b>145</b>	<b>290</b>

As shown in Table 1, Alternate 1 (2 Story Retail & Office) development is expected to generate 240 total trips during the weekday morning peak hour, 230 total trips during the weekday evening peak hour and 290 total trips during the Saturday midday peak hour.

Alternate 1 Development (2 Story Retail & Apartments)

The expected trip generation for Alternate 1 (2 Story Retail & Apartments) is shown in Table 2

**Table 2  
Alternate 1 (2 Story Retail & Apartments) Trip Generation**

13

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Retail	820	1,945 SF	85	5	0	5	0	5	5	5	5	10
Apartments	220	5 Units	35	0	5	5	5	0	5	5	0	5
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>2,265</b>	<b>125</b>	<b>115</b>	<b>240</b>	<b>115</b>	<b>115</b>	<b>230</b>	<b>150</b>	<b>145</b>	<b>295</b>

As shown in Table 2, Alternate 1 (2 Story Retail & Apartments) development is expected to generate 240 total trips during the weekday morning peak hour, 230 total trips during the weekday evening peak hour and 295 total trips during the Saturday midday peak hour.

Trip Analysis - Lot 1 Avalon Senior Campus

Mixed Use Development

Fitchburg, Wisconsin

Alternate 1 Development (2 Story Fast Food & Office)

The expected trip generation for Alternate 1 (2 story Fast Food & Office) is shown in Table 3.

**Table 3**  
**Alternate 1 (2 Story Fast Food & Office)**

1C

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Fast Food Restaurant without Drive Through	933	1,945 SF	1395	50	35	85	25	25	50	45	45	90
Office	710	3,000 SF	35	5	0	5	0	5	5	0	0	0
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>3,575</b>	<b>175</b>	<b>145</b>	<b>320</b>	<b>135</b>	<b>140</b>	<b>275</b>	<b>185</b>	<b>185</b>	<b>370</b>

As shown in Table 3, Alternate 1 (2 Story Fast Food & Office) development is expected to generate 320 total trips during the weekday morning peak hour, 275 total trips during the weekday evening peak hour and 370 total trips during the Saturday midday peak hour.

Alternate 1 Development (2 Story Fast Food & Apartments)

The expected trip generation for Alternate 1 (2 Story Fast Food & Apartments) is shown in Table 4.

**Table 4**  
**Alternate 1 (2 Story Fast Food & Apartments) Trip Generation**

1D

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Fast Food Restaurant without Drive Through	933	1,945 SF	1395	50	35	85	25	25	50	45	45	90
Apartments	220	5 Units	35	0	5	5	5	0	5	5	0	5
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>3,575</b>	<b>170</b>	<b>150</b>	<b>320</b>	<b>140</b>	<b>135</b>	<b>275</b>	<b>190</b>	<b>185</b>	<b>375</b>

As shown in Table 4, Alternate 1 (2 Story Fast Food & Apartments) development is expected to generate 320 total trips during the weekday morning peak hour, 275 total trips during the weekday evening peak hour and 375 total trips during the Saturday midday peak hour.

Trip Analysis - Lot 1 Avalon Senior Campus

Mixed Use Development

Fitchburg, Wisconsin

Alternate 2 Development (3 story Retail & Apartments)

The expected trip generation for Alternate 2 (3 Story Retail & Apartments) is shown in Table 5.

**Table 5  
Alternate 2 (3 Story Retail and Apartments) Trip Generation**

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Retail	820	1,945 SF	85	5	0	5	0	5	5	5	5	10
Apartments	220	9 Units	60	0	5	5	5	0	5	5	0	5
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>2,290</b>	<b>125</b>	<b>115</b>	<b>240</b>	<b>115</b>	<b>115</b>	<b>230</b>	<b>150</b>	<b>145</b>	<b>295</b>

As shown in Table 5, Alternate 2 (3 Story Retail & Apartments) development is expected to generate 240 total trips during the weekday morning peak hour, 230 total trips during the weekday evening peak hour and 295 total trips during the Saturday midday peak hour.

Alternate 2 Development (3 Story Fast Food & Apartments)

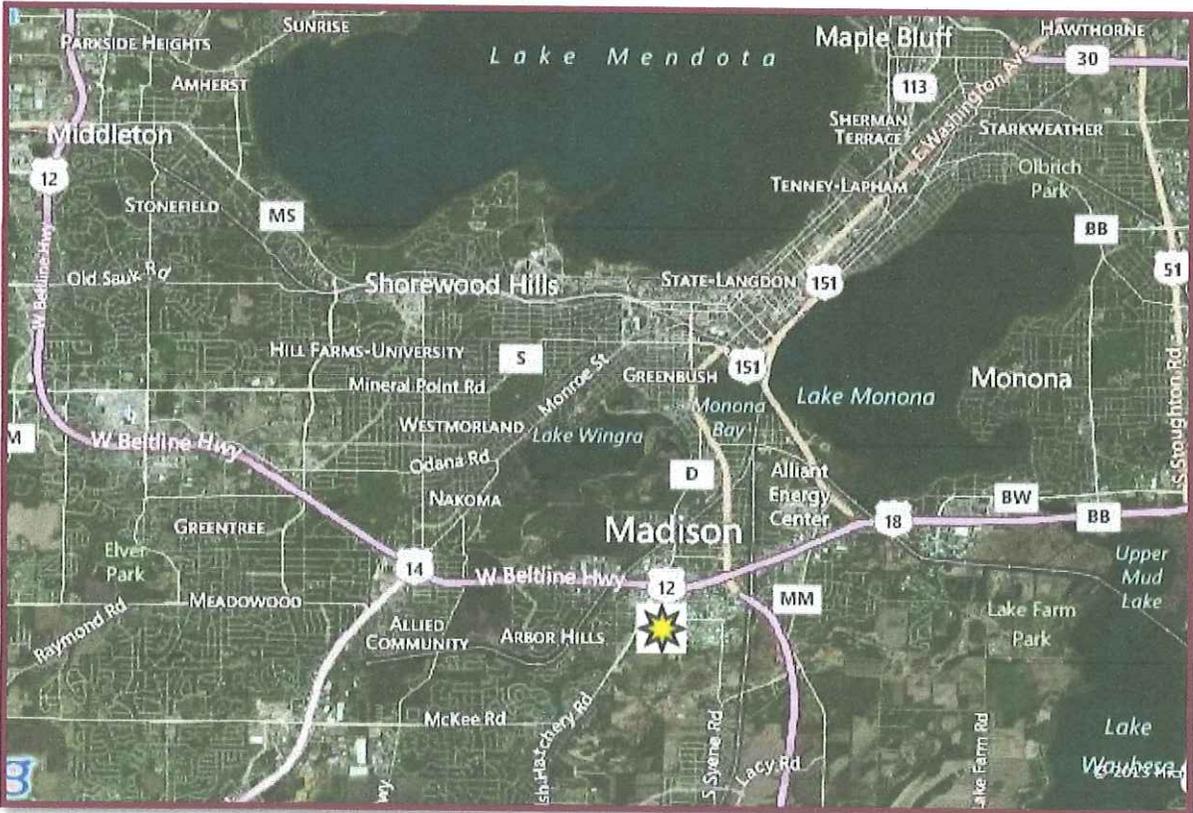
The expected trip generation for Alternate 2 (3 Story Fast Food & Apartments) is shown in Table 6.

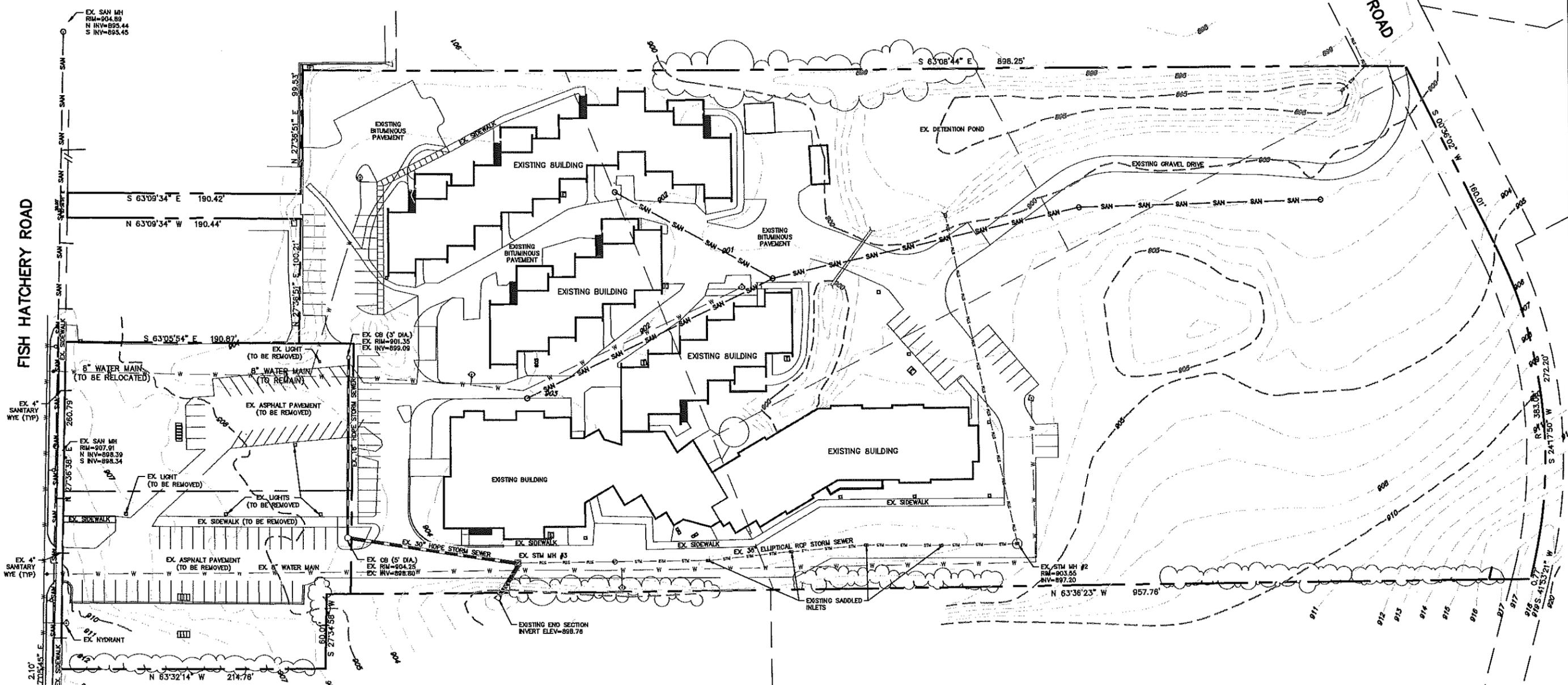
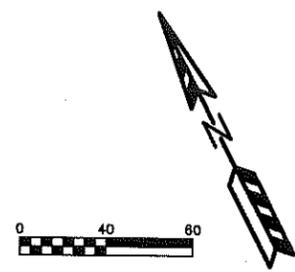
**Table 6  
Alternate 2 (3 Story Fast Food & Apartments) Trip Generation**

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Fast Food Restaurant without Drive Through	933	1,945 SF	1395	50	35	85	25	25	50	45	45	90
Apartments	220	9 Units	60	0	5	5	5	0	5	5	0	5
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>3,600</b>	<b>170</b>	<b>150</b>	<b>320</b>	<b>140</b>	<b>135</b>	<b>275</b>	<b>190</b>	<b>185</b>	<b>375</b>

As shown in Table 6, Alternate 2 (3 Story Fast Food & Apartments) development is expected to generate 320 total trips during the weekday morning peak hour, 275 total trips during the weekday evening peak hour and 375 total trips during the Saturday midday peak hour.

# FITCHBURG COMMERCIAL LOCATION MAP

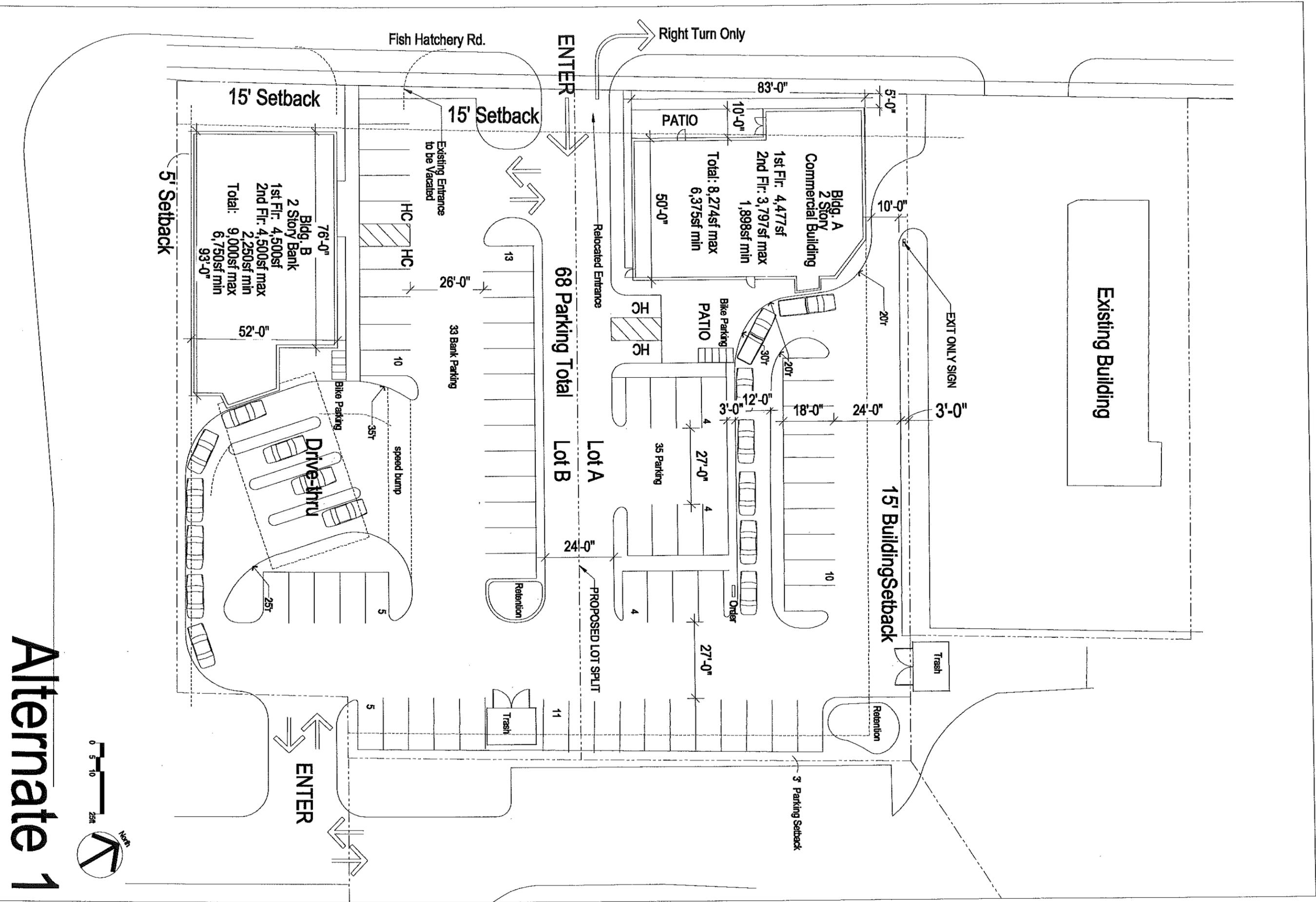




**FISH HATCHERY RETAIL - 2875 FISH HATCHERY ROAD**  
 EXISTING SITE PLAN  
 EXHIBIT #1  
 DATED: JUNE 3, 2015

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

4604 Siggeikow Road, Suite A, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

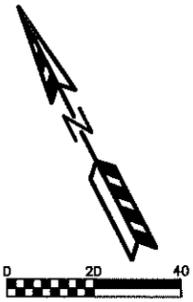
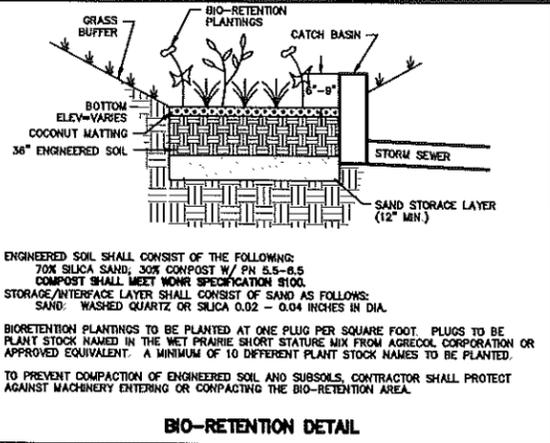


Fish Hatchery Rd Commercial

Fish Hatchery Rd., Fitchburg, WI

Site Plan Study

1 May 2015  
1570



EX. 4" SANITARY WYE,  
EXTENO PRO. 4" SANITARY LATERAL TO BUILDING  
(SEE UTILITY NOTE)

EX. SAN MH  
RIM=907.91  
N INV=B9B.39  
S INV=B9B.34

EX. POWER POLE

PROPOSED CONCRETE  
ENTRANCE PER CITY  
STANDARDS

EX. 4" SANITARY WYE  
(TO BE ABANDONEO)

EX. 4" SANITARY WYE  
(TO BE ABANDONEO)

EX. 4" SANITARY WYE  
(TO BE ABANDONEO)

EX. HYDRANT

EX. 4" SANITARY WYE,  
EXTEND PRO. 4" SANITARY LATERAL  
TO BUILDING AS SHOWN  
(SEE UTILITY NOTE)

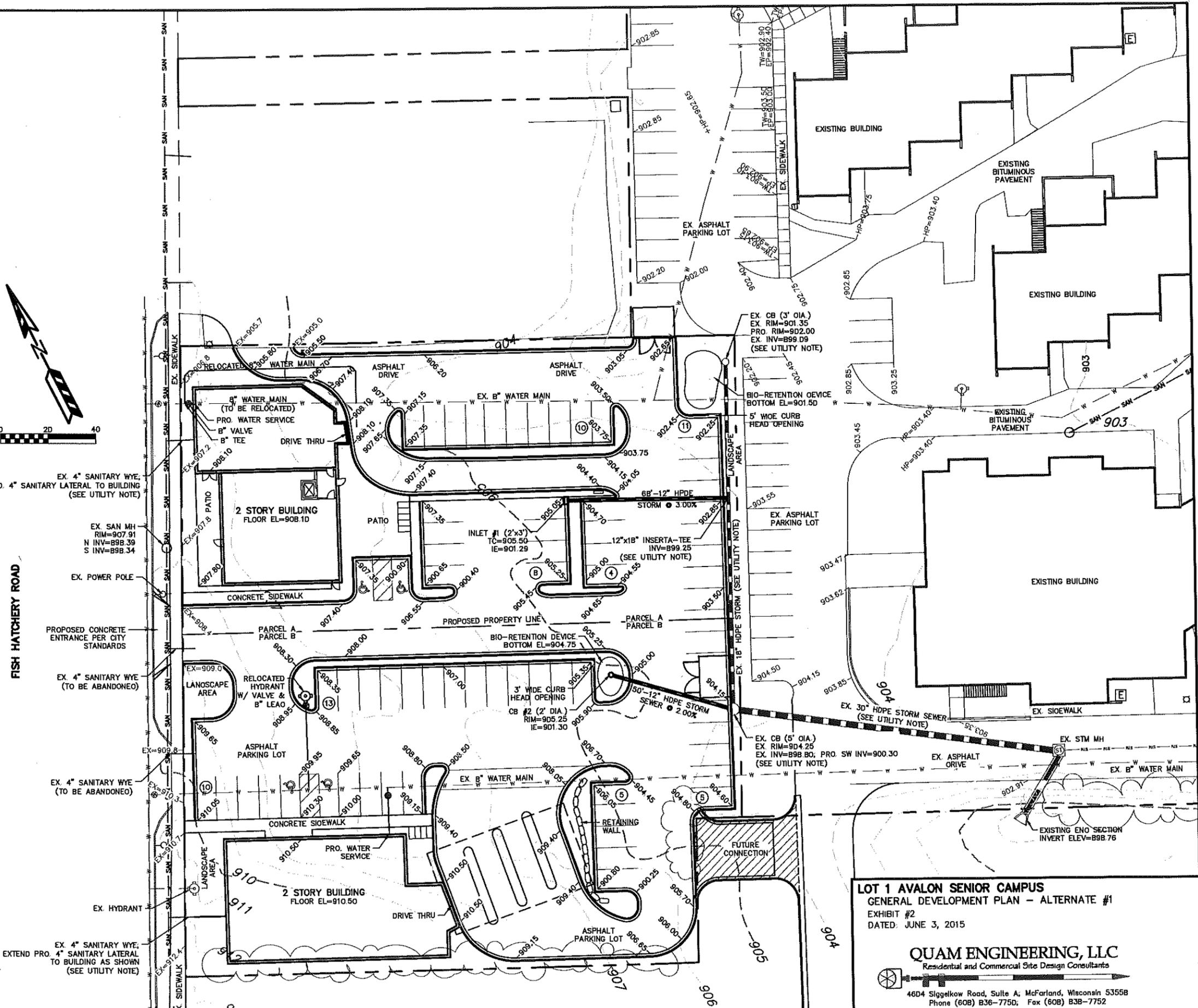
**UTILITY NOTES:**  
 CONTRACTOR SHALL VERIFY UTILITY LOCATIONS, ELEVATIONS, SIZES, AND MATERIALS  
 PRIOR TO CONSTRUCTION.

WATER MAINS AND SERVICES UP TO AND INCLUDING PRIVATE HYDRANTS SHALL BE  
 8" DIAMETER AND INSTALLED PER LATEST EDITION OF THE CITY OF FITCHBURG  
 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED  
 VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR  
 OPERATION OF THESE VALVES.

SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR  
 TO PRESSURE TESTING THE PRIVATE WATER MAINS.

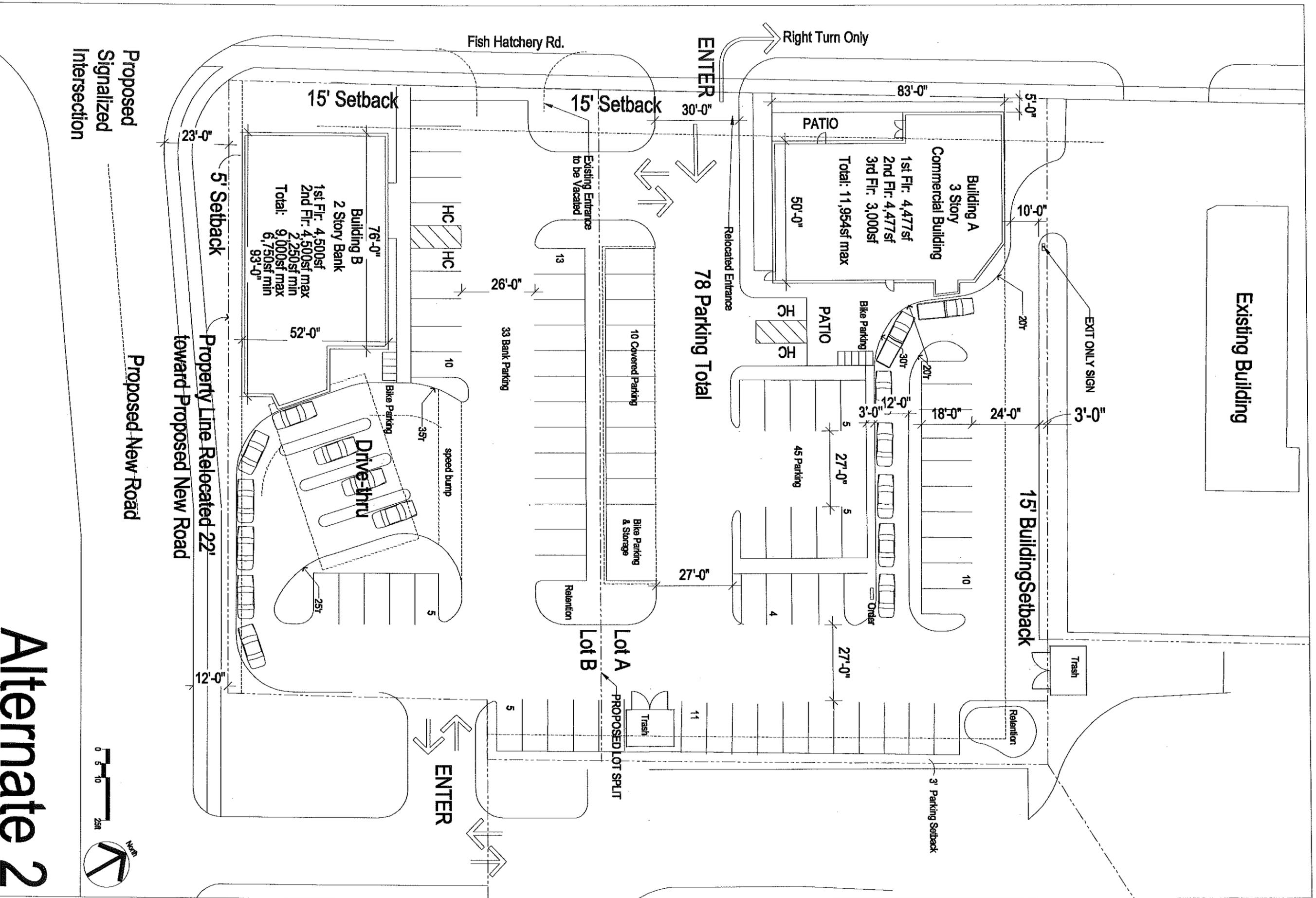
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL  
 HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE  
 FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE  
 EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW  
 VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR  
 EXPENSE AT THE POINT OF CONNECTION.



**LOT 1 AVALON SENIOR CAMPUS**  
 GENERAL DEVELOPMENT PLAN - ALTERNATE #1  
 EXHIBIT #2  
 DATED: JUNE 3, 2015

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

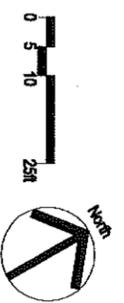


Proposed  
Signalized  
Intersection

Proposed New Road  
toward Proposed New Road

Property Line Relocated 22'  
toward Proposed New Road

# Alternate 2



Fish Hatchery Rd Commercial

Fish Hatchery Rd., Fishburg, WI

Site Plan Study  
1 June 2015  
1570



Emailed Tom Sanford  
5/28/15



CITY OF FITCHBURG  
PLANNING DEPARTMENT  
5520 LACY ROAD  
FITCHBURG, WI 53711  
(608) 270-4200  
FAX: (608) 270-4275  
EMAIL: [planning@city.fitchburg.wi.us](mailto:planning@city.fitchburg.wi.us)

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Application: RZ-2065-15  
Property Location: Avalon Lot 1 CSM 12135  
Review Date: May 26, 2015  
*Planning Staff Review #1*

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Planning staff has reviewed your submitted PDD-GIP amendment for Lot 1 CSM 12135, submitted on 5/19/2015. The following comments are based on this review. Please respond to these comments with a detailed written response along with appropriate revised plans by Noon on Wednesday, June 3, 2015. Further comments or questions may arise as additional review occurs.

- 1.) Please clearly call out the proposed property lines on the site drawings if a land division is to occur.
- 2.) You had an ISR of 63% total in the 2007 plan. This was increased to 76% in the April 2014 approval, and now you are asking for 85% in the current application. Please explain whether or not the current stormwater treatment has sufficient capacity to meet the higher level ISR, and what, if any modifications are being accomplished to account for the higher level impervious surface ratio. Rick Eilertson, the City's Environmental Engineer, may have insight on this.
- 3.) You have also noted a significant increase in traffic that will come from the site. The weekday ADT for the 2007 plan had 437 trips; the April 2014 plan approval had two options of 2,340 and 1,760 ADT. In addition, the AM, PM peak and Sat midday peak also increase. Public Works may have comments on the sufficiency of the improvements and the proposed traffic levels.

## Lot 1 Avalon Senior Campus 2875 Fish Hatchery Road Public Works Review #2

The following comments are based on the plans submitted for a rezone request for Lot 1 Avalon Senior Campus (2875 Fish Hatchery Road), dated May 21, 2015. RE, 5-27-15; GV, 5-27-15; AB, 5-28-15; TF 5-27-15. Additional comments beyond these may be required on future reviews.

### General Comments

1. Please confirm that refuse and recycling container(s) are located and sized properly.
2. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works.
3. A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along Fish Hatchery Road.

### Transportation Comments

1. The Traffic Impact Analysis (TIA) that was completed in 2014 for the redevelopment of the Church property on the west side of Fish Hatchery Rd included some traffic analysis for the future redevelopment of the Avalon and Bowman property. The uses were based off of the April 2014 rezone request. The table below provides a comparison for the trip generation assumptions between the 2014 proposal (included in the TIA) and the new proposal:

	2014 TIA Trip Assumptions (Avalon and Bowman)	New Proposal Trip Generation (Avalon only)
AM Peak	356 trips (156 out, 200 in)	240-320 trips
PM Peak	298 trips (140 out, 158 in)	230-275 trips

As you can see, the higher range of trip generation from the Avalon proposal uses almost all of the trips that were "assigned" to the east street extension in the TIA report. The TIA analysis resulted in Level of Service (LOS) D, in year 2025, for the side street approaches (Pike Drive extension) during the peak am and pm hours. For this reason, staff favors the lower-volume scenarios identified in Tables 1, 2, and 5 of the report. This would "save" some trips for the redevelopment of the Bowman property to the east.

It should also be noted that the Valley View access on Fish Hatchery Road will likely need to be restricted to a right-in/right-out operation with a new driveway access constructed to the north to connect with the Pike Drive extension. This will add additional volume to the signalized intersection. The 2014 TIA also determined that a new signalized intersection on Fish Hatchery Road will increase delay on Fish Hatchery Road by as much as 45% at full-build out in 2025. Controlling the trip generation to not exceed the values that were used in the 2014 TIA is strongly advised to avoid significant traffic delays and congestion along the Fish Hatchery Road corridor.

2. With the traffic volumes that are projected with this redevelopment, it will be even more important to connect the Pike Drive extension east to Index Road. This street connection will increase access and minimize the need to use Fish Hatchery Road for all access to the area.
3. The Alternate 2 sketch shows 2 driveways; the existing driveway for Avalon and the relocated entrance to the north. Both of these driveways will not be allowed at the

**Lot 1 Avalon Senior Campus  
2875 Fish Hatchery Road  
Public Works Review #2**

same time. They are located too close together and will be problematic along the busy corridor of Fish Hatchery Road.

4. It appears that the site plan will accommodate a future driveway access to the Pike Drive extension – as shown on Alternate 2. Confirm that this would work with Alternate 1 scenarios as well.
5. Although a final decision has not been made for the location of the signalized intersection, staff's initial recommendation is to plan for the new intersection at the southern-most alternative, or Alternative 3. This alternative minimizes the skew angle and creates the best geometric design for the intersection. For the Alternate 2 concept, this may result in Building B not being located at the corner of the signalized intersection.
6. Driveways should follow the Commercial Driveway Standards of the City of Fitchburg, consisting of a concrete apron and straight tapers to meet the public street. This drawing can be found in the City's Standard Specifications document, available on our website:  
<http://www.city.fitchburg.wi.us/departments/cityHall/publicWorks/documents/StandardSpecifications.pdf>
7. Provide outdoor bicycle parking and consider indoor bicycle parking. Outdoor parking should follow the standards of the City's Bicycle and Pedestrian Plan (on the city's website at:  
<http://www.city.fitchburg.wi.us/departments/cityHall/publicWorks/transportation/BicycleTransportation.php>) with regards to location and style. Indoor parking should be considered to accommodate convenient bicycle storage for those choosing to commute by bike.

**Water Main and Sanitary Sewer**

1. A private water main easement will need to be recorded for the water main that will service multiple lots.
2. A water access agreement will need to be recorded that gives Fitchburg Utility rights to operate service valves to each building on the property.
3. Water impact fees will need to be paid prior to release of any building permits. These fees will be included with the permit fee. Please provide the total number of employee hours per week at the proposed facilities for use to calculate these fees.
4. MMSD fees are paid for this lot.
5. The Existing Site Plan does not label the existing water main from Fish Hatchery Road to be removed, however the General Development Plan does. Please coordinate.
6. The plans note to remove and reuse existing water main, however do not show where it is to be relocated to. Show the location of this relocated main on the plans. Note that Avalon is serviced from Fish Hatchery Road, not Index.
7. The City's sanitary televising report indicates that there is a lateral wye capped 88' south of the manhole in front of Parcel A. For Parcel B, please note on the plans to connect to this existing wye verses adding a new connection.
8. Private water mains between the public water main up to and including private hydrants are required to be 8" in diameter and installed per the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction. Private hydrants are required to have a valve on the lead. Please modify and note accordingly.

**Erosion Control and Stormwater Management (ECSWM) Comments**

**Lot 1 Avalon Senior Campus  
2875 Fish Hatchery Road  
Public Works Review #2**

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>).
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.



Lot 1 Avalon Senior Campus  
Answers to Staff Comments:

RECEIVED  
6/3/2015

Planning Staff Review #1

1. See revised site plan.
2. The engineering calcs and the design of the stormwater basin will be part of the SIP submittal. This was also acceptable to City Staff when we submitted the GIP in 2014.
3. See Comments under Public Works Review #2, Transportation Item #1.

Public Works Review #2

General Comments

1. Refuse / Recycling Containers will be sized according to the requirements of the specific tenant (e.g. restaurants are big trash generators, retailers are not). We will show the locations on the SIP.
2. We will submit a Construction, Reuse / Recycling Plan prior to construction
3. We will sign the Street Tree Waiver prior to construction

Transportation Comments

1. We understand that Staff prefers retail for the tenant space next to coffee for Building A. Because of the overall cost of the development, the lack of food options in the area, and the lack of an approved development plan for Bowman, we want to make sure that we keep the restaurant for this smaller space available.
2. We understand the need for connectivity.
3. Please see the revised Site Plan Alternate 1 & 2 attached.
4. The corrected GDP Plan was resubmitted on 05/21 and is also attached for your review.
5. We are hoping that Alternative 2 will be the final location as it is critical to our development – and just as critical, if not more so, for the Chvala development on the west side of Fish Hatchery Rd.
6. OK
7. Please see revised site plans.

Water Main and Sanitary Sewer

1. Yes and before construction starts.
2. Yes and before construction starts.
3. We will submit an estimate of employee hours when we know who the tenants are.
4. That is good
5. Please see revised GDP Plans
6. Please see revised GDP Plans
7. Please see revised GDP Plans
8. Please see revised GDP Plans



Lot 1 Avalon Senior Campus  
Answers to Staff Comments:

Erosion Control / Stormwater Management

1. We will submit the permit application for Erosion Control / Storm after approval of the SIP.
2. We will submit a draft Stormwater Maintenance Agreement for Staff review when we submit for the SIP.

**Draft 6/4/2015**  
**Planned Development District**  
**Amending General Implementation Plan**  
**Zoning for Lot 1 CSM 12135**

**Legal Description: Lot 1 CSM 12135**

Return to: Fitchburg City Clerk  
5520 Lacy Road  
Fitchburg, WI 53711

Parcel No's: 060903113052

Plan Commission  
Initiated By

Susan B. Badtke  
Drafted By

6/16/2015  
Date

**ORDINANCE NO. 2015-O-XX**  
**ZONING ORDINANCE AMENDMENT**  
**AMENDING GENERAL IMPLEMENTATION PLAN ZONING**  
**FOR LOT 1 CSM 12135**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Homeville Fitchburg, LLC has submitted an application (RZ-2065-15) to amend Planned Development District General Implementation Plan (PDD-GIP) zoning for lot 1 CSM 12135, and

WHEREAS, PDD-GIP zoning was originally granted by Ordinance No. 2007-O-09 (Rezoning request RZ-1649-07) recorded as document #4335531 and amended under Ordinance No. 2014-O-14 (Rezoning request RZ-2004-14), and

WHEREAS, the Plan Commission has reviewed the application in accord with ordinance standards and recommends approval of the amending PDD-GIP zoning for lot 1 CSM 12135.

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

- (A) PDD-GIP zoning is hereby amended for lot 1 CSM 12135 in accord with submitted plans and information which accompanied the rezoning application received on May 19, 2015, and as amended by additional information in response to staff comments received on June 3

and 4, 2015 which is hereby made a part of this ordinance, and with the following additional requirements:

1. The proposed project allows for development of lot 1 CSM 12135 (subject property or site), with an option to add approximately 6400 sq ft of land to the south of lot 1 CSM 12135. One option shall be selected and submitted with the Planned Development District Specific Implementation Plan (PDD-SIP) zoning request. If the option adding 6,400 sq ft is chosen, a Planned Development District General Implementation Plan (PDD-GIP) shall be submitted for the property prior to or with the PDD-SIP.
2. The submitted proposal provides the possibility of either retaining one lot for both buildings or dividing the subject property to place each building on a separate lot. If the site is to be divided into two lots, a land division request shall be submitted prior to or with the PDD-SIP zoning request, and such division specifically recognized as part of the PDD-SIP.
3. The submitted proposal increases the Impervious Surface Ratio (ISR) of the site from 63% that was allowed in the 2007 approval, up to 85% (as detailed in the submission). At this time no specific calculations have been submitted to indicate sufficiency of the storm water system to handle the increase in impervious surface. Verification of storm water sufficiency, including any calculations as may be required by the City Engineer, shall be submitted prior to or with the PDD-SIP zoning request. Depending upon the results of the storm water analysis, site plan changes may be required.
4. Applicant shall obtain, prior to the Plan Commission or Common Council approving any PDD-SIP for the subject property, an Erosion Control and Storm Water Management Permit.
5. Second (and possible third floor if a residential use) of the north building may have up to 5 dwelling units or about 3,000 sq ft of office space. The use option for floor area above the first floor shall be submitted with the PDD-SIP zoning application. If the residential option is selected, all required park fees shall be paid prior to the city signing the PDD-SIP zoning document.
6. This approval allows for: (a) South building as a financial institution or office space with up to four drive-through lanes for the financial institution. (b) a number of options are identified for the north building in the submitted documents, however, the only food, restaurant or beverage use specifically approved is 1940 sq ft for a coffee shop with one drive-through lane. Other uses may be allowed as identified in the submittal for the first floor (second floor use shall be chosen by time of PDD-SIP submittal as noted in point 5, above), except that any additional restaurant, food service or beverage use shall require specific Plan Commission approval and treated as if it were a conditional use under section 22-640. Of specific concern is the traffic generation of an additional restaurant, food service or beverage user at the site and the ability of the existing traffic system, and the proposed Pike Drive extension to sufficiently handle the peak hour traffic. The city may require more specific transportation analysis by the applicant for the restaurant, food service or beverage use that is subject to treatment as a conditional use.
7. Provide, prior to submission of the PDD-SIP zoning request, a waiver for the installation of street trees.
8. Maintain provision of access to a future Pike Drive extension (which would run south of the south lot line of the subject property).
9. Obtain all necessary other permits as may be required or necessitated by the state, county or city. This approval does not grant approval for any other permits or approvals other than Planned Development District Zoning.

- 10. Provide prior to submission of the PDD-SIP zoning request, the following executed documents which are to have been approved as to content by the Public Works Department: (a) Private water main easement; (b) a water access agreement for municipal or utility employees to operate valves for each building on the property. The City Attorney and City Engineer are hereby authorized to approve and have the appropriate officials execute such agreement.
- 11. Water impact fees shall be required to be paid prior to receipt of any building permit.
- 12. Building height shall not exceed 45 feet. Proper screening of mechanical equipment shall be provided on the PDD-SIP rezoning submission.

(B) This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to take effect.

(C) Applicant shall pay cost of publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Patti Anderson, City Clerk

Approved: \_\_\_\_\_

\_\_\_\_\_  
Stephen L. Arnold, Mayor

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, the above named Patti Anderson, and Stephen L. Arnold to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Consent of the Property Owner**

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title \_\_\_\_\_

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, the  
above named \_\_\_\_\_ to me known to  
be \_\_\_\_\_, of \_\_\_\_\_ and the person  
who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Consent of Mortgage Holder:**

\_\_\_\_\_

Date: \_\_\_\_\_

Mortgage Holder

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, the above named  
\_\_\_\_\_ to me known to be the \_\_\_\_\_  
of \_\_\_\_\_ and the person who executed the foregoing instrument  
and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
  - Preliminary Plat Approval
  - Final Plat Approval
  - Replat
  - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Commercial/Industrial

3. No. of Parcels Proposed: Three

4. No. Of Buildable Lots Proposed: Three

5. Zoning District: SC-NC Smart Code New Community

6. Current Owner of Property: Downtown Fitchburg II, LLC; c/o Vanta Commercial Properties, LLC, attn: Jeff Lee

Address: 708 Heartland Trail, Suite 1600, Madison, WI 53717 Phone No: 608-347-5338

7. Contact Person: Paul Knudson - Vierbicher

Email: pknu@vierbicher.com

Address: 999 Fourier Drive, Suite 201, Madison, WI 53717 Phone No: 608-821-3949

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

*Downtown Fitchburg II LLC by Vanta Commercial Properties LLC, its Manager*  
 Respectfully Submitted By: *[Signature]* Paul R. Knudson

*Randall J. Guenther, CEO & CFO*      Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only:      Date Received: 5/19/2015

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$985.00

Permit Request No. CS-2060-15  
Receipt # 1-9692



999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
[www.vierbicher.com](http://www.vierbicher.com)

May 18, 2015

Thomas Hovel, City Planner  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Re: Certified Survey Map – Syene Road

Dear Mr. Hovel:

On behalf of the land owner, Downtown Fitchburg II, LLC, please accept the attached Certified Survey Map (CSM) for review and approval. We are requesting that the attached CSM be placed on the Plan Commission agenda for approval and recommendation at the June 16<sup>th</sup> meeting.

The intent of the CSM is the creation of three (3) parcels, with Lot 1 being created for a potential fire station site, containing 5 acres. Outlots 1 and 2 will be further subdivided in the future to accommodate development.

Please contact me at 821-3949 or [pknu@vierbicher.com](mailto:pknu@vierbicher.com) with any questions.

Sincerely,

Paul Knudson, PLS

CC: Jeff Lee

Attachments: CSM (10 copies)  
Land Division Application  
Application Fee (\$985 check)  
Legal Description (MS Word)

## LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter and part of the North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

Beginning at the North Quarter corner of said Section 11; thence S 88°42'33" E, 633.27 feet along the north line of the Northeast Quarter of said Section 11; thence S 01°40'41" W, 33.00 feet; thence N 88°42'33" W, 157.36 feet to the northwest corner of Certified Survey Map (CSM) Number 10702, recorded in Volume 63 of Certified Surveys on Pages 285-286, as Document Number 3677110; thence S 01°40'41" W, 497.51 feet along the west line of said CSM No. 10702 to the southwest corner of Lot 1, CSM No. 10702; thence S 88°42'33" E, 519.01 feet along the south line of said Lot 1 to the intersection with the westerly right-of-way of the Wisconsin Department of Transportation lands described in a Quit Claim Deed, recorded as Document Number 5123697; thence S 05°32'02" W, 1491.13 feet along said westerly right-of-way to the intersection with the south line of said North Half of the Southwest Quarter of the Northeast Quarter; thence N 88°10'19" W, 933.48 feet along the south line of the North Half of the Southwest Quarter of the Northeast Quarter to the intersection with the west line of said Northeast Quarter; thence N 02°47'09" E, 2009.47 feet along the west line of said Northeast Quarter to the Point of Beginning.

and ALSO,

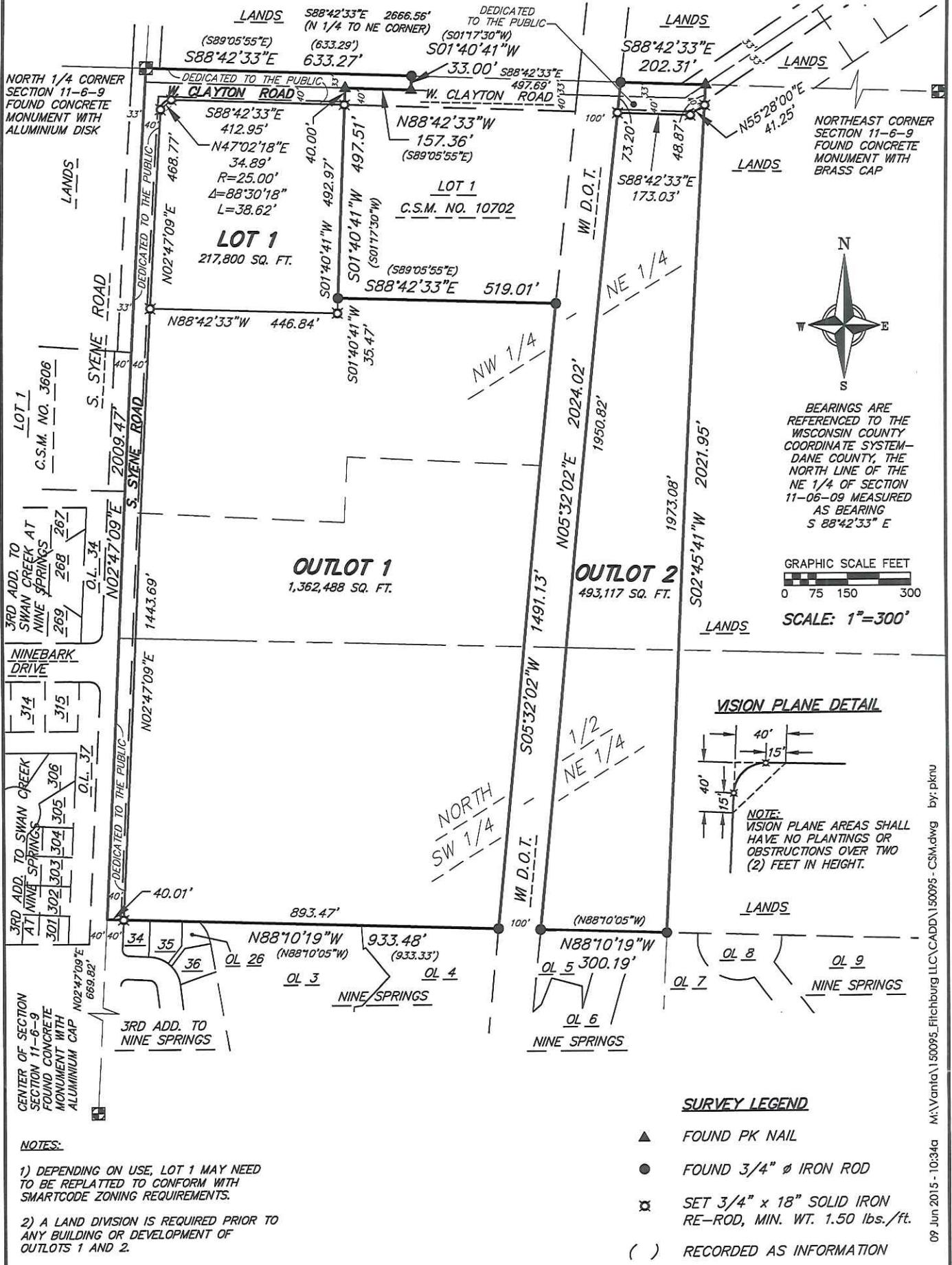
Part of the Northwest Quarter of the Northeast Quarter and part of the North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 11; thence S 88°42'33" E, 1130.96 feet along the north line of the Northeast Quarter of said Section 11 to the intersection with the easterly right-of-way of the Wisconsin Department of Transportation lands described in a Quit Claim Deed, recorded as Document Number 5123697 and the Point of Beginning; thence S 88°42'33" E, 202.31 feet along the north line of said Northeast Quarter to the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 11; thence S 02°45'41" W, 2021.95 feet along the east line of said Northwest Quarter of the Northeast Quarter and the east line of said North Half of the Southwest Quarter of the Northeast Quarter to the southeast corner of said North Half of the Southwest Quarter of the Northeast Quarter; thence N 88°10'19" W, 300.19 feet along the south line of said North Half of the Southwest Quarter of the Northeast Quarter to the intersection with said easterly right-of-way; thence N 05°32'02" E, 2024.02 feet along said easterly right-of-way to the Point of Beginning.

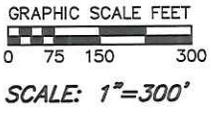
Said parcels containing 2,205,483 square feet or 50.6309 acres, more or less.

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

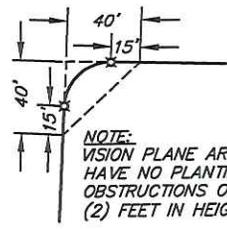
PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, THE NORTH LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING S 88°42'33\"/>



**VISION PLANE DETAIL**



**SURVEY LEGEND**

- ▲ FOUND PK NAIL
- FOUND 3/4" Ø IRON ROD
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) RECORDED AS INFORMATION

**NOTES:**  
 1) DEPENDING ON USE, LOT 1 MAY NEED TO BE REPLANTED TO CONFORM WITH SMARTCODE ZONING REQUIREMENTS.  
 2) A LAND DIVISION IS REQUIRED PRIOR TO ANY BUILDING OR DEVELOPMENT OF OUTLOTS 1 AND 2.

**vierbicher**  
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Foucher Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 5/18/2015  
 REV: 6/9/2015  
 Drafted By: PKNU  
 Checked By: PKNU

**SURVEYED FOR:**  
 Downtown Fitchburg II, LLC  
 708 Heartland Trail  
 Suite 1600  
 Madison, WI 53717

Doc. No. \_\_\_\_\_  
 C.S.M. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 6**

09 Jun 2015 - 10:34a M:\Vantia\150095\_Fitchburg LLC\CADD\150095 - CSM.dwg by: pknu





# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NORTH 1/2 OF THE SW 1/4  
OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST,  
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, Paul R. Knudson, Professional Land Surveyor, S-1556, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Paul R. Knudson

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Paul R. Knudson, P.L.S. S-1556

## LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter and part of the North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

Beginning at the North Quarter corner of said Section 11; thence S 88°42'33" E, 633.27 feet along the north line of the Northeast Quarter of said Section 11; thence S 01°40'41" W, 33.00 feet; thence N 88°42'33" W, 157.36 feet to the northwest corner of Certified Survey Map (CSM) Number 10702, recorded in Volume 63 of Certified Surveys on Pages 285-286, as Document Number 3677110; thence S 01°40'41" W, 497.51 feet along the west line of said CSM No. 10702 to the southwest corner of Lot 1, CSM No. 10702; thence S 88°42'33" E, 519.01 feet along the south line of said Lot 1 to the intersection with the westerly right-of-way of the Wisconsin Department of Transportation lands described in a Quit Claim Deed, recorded as Document Number 5123697; thence S 05°32'02" W, 1491.13 feet along said westerly right-of-way to the intersection with the south line of said North Half of the Southwest Quarter of the Northeast Quarter; thence N 88°10'19" W, 933.48 feet along the south line of the North Half of the Southwest Quarter of the Northeast Quarter to the intersection with the west line of said Northeast Quarter; thence N 02°47'09" E, 2009.47 feet along the west line of said Northeast Quarter to the Point of Beginning.

and ALSQ,

Part of the Northwest Quarter of the Northeast Quarter and part of the North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

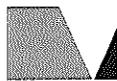
Commencing at the North Quarter corner of said Section 11; thence S 88°42'33" E, 1130.96 feet along the north line of the Northeast Quarter of said Section 11 to the intersection with the easterly right-of-way of the Wisconsin Department of Transportation lands described in a Quit Claim Deed, recorded as Document Number 5123697 and the Point of Beginning; thence S 88°42'33" E, 202.31 feet along the north line of said Northeast Quarter to the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 11; thence S 02°45'41" W, 2021.95 feet along the east line of said Northwest Quarter of the Northeast Quarter and the east line of said North Half of the Southwest Quarter of the Northeast Quarter to the southeast corner of said North Half of the Southwest Quarter of the Northeast Quarter; thence N 88°10'19" W, 300.19 feet along the south line of said North Half of the Southwest Quarter of the Northeast Quarter to the intersection with said easterly right-of-way; thence N 05°32'02" E, 2024.02 feet along said easterly right-of-way to the Point of Beginning.

Said parcels containing 2,205,483 square feet or 50.6309 acres, more or less.

18 May 2015 - 2:58p M:\Vantia\150095\Fitchburg LLC\CADD\150095 - CSM.dwg by: pknu

**vierbicher**  
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530



DATE: 5/18/2015

REV:

Drafted By: PKNU

Checked By: PKNU

**SURVEYED FOR:**  
Downtown Fitchburg II,  
LLC  
708 Heartland Trail  
Suite 1600  
Madison, WI 53717

Doc. No. \_\_\_\_\_

C.S.M. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
4 OF 6**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NORTH 1/2 OF THE SW 1/4  
OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST,  
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

Dawntown Fitchburg II, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. We further certify that this Certified Survey Map is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, the said Dawntown Fitchburg II, LLC, has caused these presents to be signed by Vanta Commercial Properties L.L.C., its Manager, Randall J. Guenther, Chief Executive Officer and Chief Financial Officer, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the Presence of:

Dawntown Fitchburg II, LLC  
By: Vanta Commercial Properties L.L.C., its Manager

By: \_\_\_\_\_  
Randall J. Guenther  
Chief Executive Officer and Chief Financial Officer

Witness: \_\_\_\_\_

State of Wisconsin )  
                                  ) ss  
County of Dane        )

Personally come before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named, Randall J. Guenther, Chief Executive Officer and Chief Financial Officer of the above named Vanta Commercial Properties L.L.C., to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

## MORTGAGEE CERTIFICATE

BMO Harris Bank, N.A., a banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said BMO Harris Bank, N.A., has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BMO Harris Bank, N.A.

By: \_\_\_\_\_  
(name), (title)

State of Wisconsin )  
                                  )ss  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, of the above named banking corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking corporation, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

18 May 2015 - 2:59p M:\Vanta\150095\_Fitchburg LLC\CADD\150095 - CSM.dwg by: pkn



planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 5/18/2015  
REV:  
Drafted By: PKNV  
Checked By: PKNV

SURVEYED FOR:  
Dawntown Fitchburg II,  
LLC  
708 Heartland Trail  
Suite 1600  
Madison, WI 53717

Doc. No. \_\_\_\_\_  
C.S.M. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
5 OF 6

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NORTH 1/2 OF THE SW 1/4  
OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST,  
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

## CITY OF FITCHBURG APPROVAL CERTIFICATE

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Patti Anderson, City Clerk

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in Volume \_\_\_\_\_ of Certified  
Surveys on Pages \_\_\_\_\_, as Document No. \_\_\_\_\_.

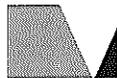
\_\_\_\_\_  
Dane County Register of Deeds

18 May 2015 - 3:01 p M:\Vantia\150095\_Fitchburg LLC\CADD\150095 - CSM.dwg by: pkn

**vierbicher**

planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fauter Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 824-0532 Fax: (608) 824-0530



DATE: 5/18/2015

REV:

Drafted By: PKN

Checked By: PKN

SURVEYED FOR:

Downtown Fitchburg II,  
LLC  
708 Heartland Trail  
Suite 1600  
Madison, WI 53717

Doc. No. \_\_\_\_\_

C.S.M. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
6 OF 6**

**CS-2060-15 - CSM at Syene Rd x W. Clayton Rd  
Public Works Review #1**

RECEIVED  
6/4/2015

The following comments are based on the CSM request, dated 05/18/15, that were submitted by Randall Guenther, Downtown Fitchburg II LLC. AB 5-28-15, EJE 5-26-15, GV 5-26-15, TMF 5-26-15. Additional comments beyond these may be required on future reviews.

***Please see Vierbicher responses below in blue italics, June 3, 2015.***

**General Comments**

1. A developer's agreement will be required for public improvements. *Vierbicher response: Vanta will respond to this item.*

**Transportation Comments**

1. Update adjacent road names to "S. Syene Road" and "W. Clayton Road". *Vierbicher response: The adjacent road names have been updated to include, "S." and "W."*
2. A 25' radius and 40' vision triangle are required at the intersection of West Clayton Road and S. Syene Road. See attached vision triangle detail. *Vierbicher response: A 25' radius and 40' vision triangle have been added to the CSM at the intersection. A vision triangle detail has been added to the CSM.*

**Water and Sanitary Comments**

1. Show existing 30' wide sanitary sewer easement (Doc. #3983529) on the CSM. *Vierbicher response: The existing 30' wide sanitary sewer easement (Doc #3983529) is currently depicted on the CSM dated 5/18/2015.*

**Erosion Control and Stormwater Management (ECSWM) Comments**

1. Sheet 3 of 6 shows a delineated wetland, dated May 7, 2015. Has this been performed by a WisDNR-assured wetland delineation professional? If not, has the wetland delineation been submitted to DNR and concurred with. Please submit the assured delineation professional name or copy of the concurrence letter, or anticipated date of concurrence. *Vierbicher response: No, the wetland delineation was not performed by a WDNR assured wetland delineator. No, the wetland delineation has not been submitted yet to the WDNR for concurrence. The Vierbicher wetland delineation report will be submitted to the WDNR for concurrence during the week of June 8th, 2015.*

RECEIVED  
6/4/2015



CITY OF FITCHBURG  
PLANNING DEPARTMENT  
5520 LACY ROAD  
FITCHBURG, WI 53711  
(608) 270-4200  
FAX: (608) 270-4275  
EMAIL: [planning@city.fitchburg.wi.us](mailto:planning@city.fitchburg.wi.us)

---

Application: CS-2060-15  
Property Location: Syene Road  
Review Date: May 26, 2015  
*Planning Staff Review #1*

---

Planning staff has reviewed your submitted Certified Survey Map for lands along Syene Road, submitted on 5/19/2015. The following comments are based on this review. Please respond to these comments with a detailed written response along with appropriate revised plans by 4:00 p.m. on Wednesday, June 3, 2015. Further comments or questions may arise as additional review occurs.

***Please see Vierbicher responses below in blue italics, June 3, 2015.***

- 1.) Is Vierbicher an Assured WIDNR wetland delineator? *Vierbicher response: No.*
- 2.) If not, has (or is) the wetland delineation being concurred to by the WIDNR? *Vierbicher response: The wetland delineation will be submitted to the WIDNR during the week of June 8th, 2015 for concurrence.*
- 3.) If no to the above, than a note should be placed on the CSM to the effect that the wetland delineation was not accomplished by a wetland delineator assured by the WIDNR and that WIDNR concurrence on the identified wetlands has not occurred. *Vierbicher response: A note has been added to the CSM.*

Rec # 1-9702



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

T.O. 5-20-15

# LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
  - Preliminary Plat Approval
  - Final Plat Approval
  - Replat
  - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Commercial/Industrial

3. No. of Parcels Proposed: Two (2)

4. No. Of Buildable Lots Proposed: Two (2)

5. Zoning District: B-P Professional Office District

6. Current Owner of Property: Marketplace of Fitchburg, LLC

Address: 3440 Mitchell Street Madison WI 53704 Phone No: (608) 819-8791

7. Contact Person: Darlene@blettner.com

Email: Darlene@blettner.com

Address: 3440 Mitchell Street Madison WI 53704 Phone No: (608) 819-8791

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Robert A. Blettner ROBERT A. BLETTNER  
Owner's or Authorized Agent's Signature      Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 9/18/2015

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$845.00

Permit Request No. CS-2062-15



LOT #1:  
 TOTAL LOT AREA = 56,862 SQ. FT.  
 TOTAL IMPERVIOUS AREA = 32,825 SQ. FT. (33,000 SQ. FT. (APPROX.))  
 PERCENT IMPERVIOUS = (33,000 SQ. FT.)/(56,862 SQ. FT.) = 58% IMPERVIOUS

NOTES:  
 1.) AERIAL IMAGE IS FROM GOOGLE MAPS. AERIAL SCALE AND ORIENTATION ARE APPROXIMATE.  
 2.) IMPERVIOUS AREAS SHOWN AND CALCULATIONS FOR PERCENT IMPERVIOUSNESS FOR LOTS ARE APPROXIMATE AND BASED OFF OF AERIAL IMAGE.

LOT 1 IMPERVIOUS AREA  
 (ORANGE HATCH), TYP.

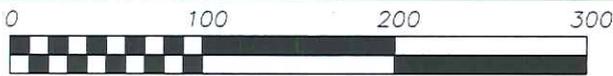
**LOT 1**  
 56,862 SQ. FT.

MARKETPLACE DR.

**LOT 2**  
 264,404 SQ. FT.

S. SEMINDLE HWY.

LOT 2 IMPERVIOUS AREA  
 (MAGENTA HATCH), TYP.



SCALE: ONE INCH = ONE HUNDRED FEET

**S** **SNYDER & ASSOCIATES**  
 Engineers and Planners

LOT 2:  
 TOTAL LOT AREA = 264,404 SQ. FT.  
 TOTAL IMPERVIOUS AREA = 200,951 SQ. FT. (201,000 SQ. FT. (APPROX.))  
 PERCENT IMPERVIOUS = (201,000 SQ. FT.)/(264,404 SQ. FT.) = 76% IMPERVIOUS

PREPARED FOR:  
 The Blettner Group  
 3440 Mitchell Street  
 Madison, WI 53704

PREPARED BY:  
 Snyder & Associates, Inc.  
 5010 Voges Road  
 Madison, WI 53718  
 (608) 838-0444  
 www.snyder-associates.com

**IMPERVIOUS AREAS MAP**

5961 SCHUMANN DRIVE (POOH BEAR DAY CARE FACILITY) &  
 2908 MARKETPLACE DRIVE

CSM FOR LAND SPLIT

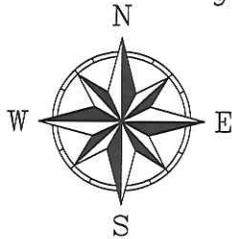
115.0341.30  
 DATE: 05-18-15

REVISIONS:

C1.1

# CERTIFIED SURVEY MAP No.

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 9367, AS RECORDED IN VOLUME 53 OF CERTIFIED SURVEY MAPS, ON PAGES 131-133, AS DOCUMENT NUMBER 3133891, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

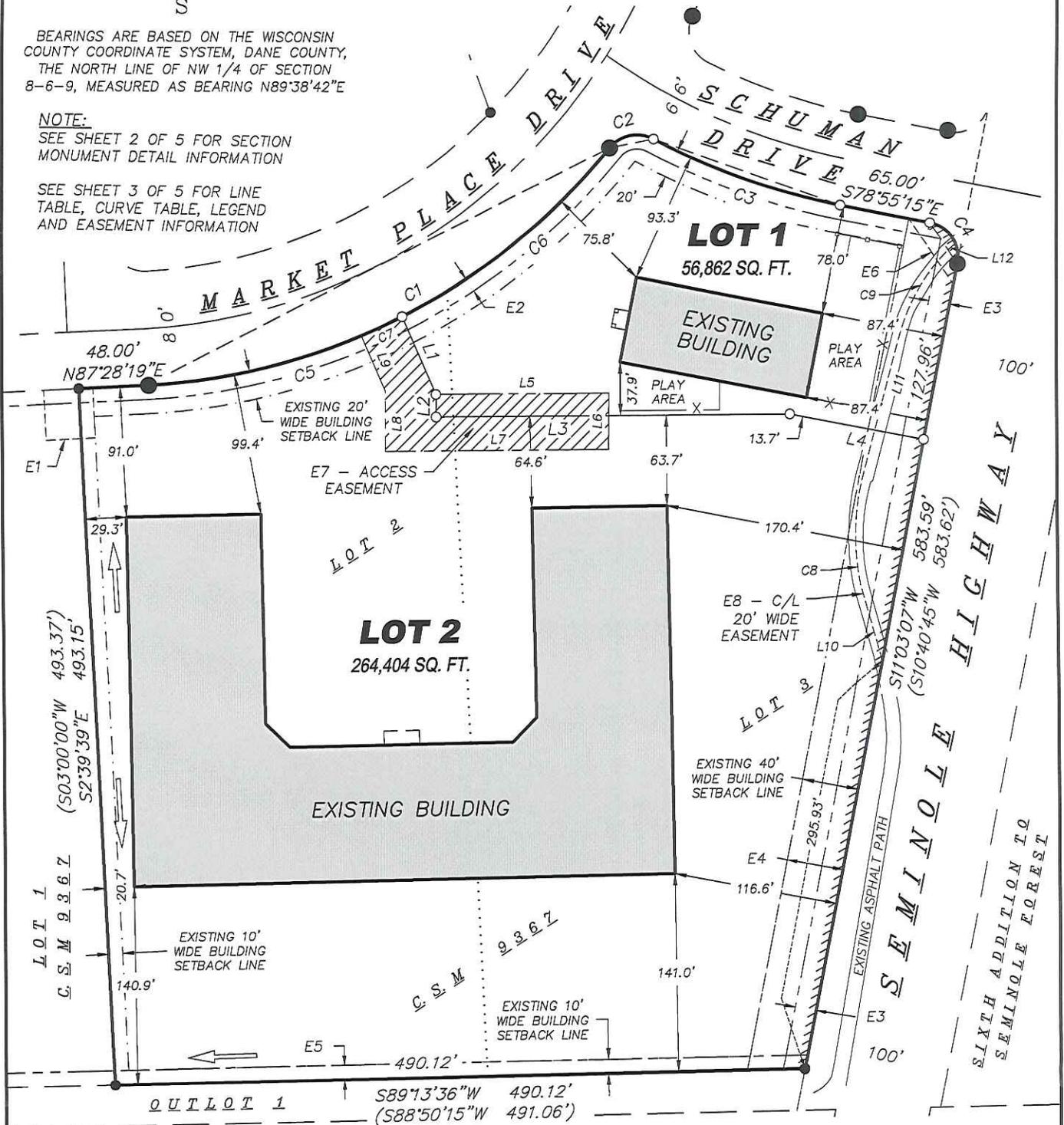


SCALE: ONE INCH = ONE HUNDRED FEET  
TOTAL PLATTED AREA = 321,266 SQ. FT.  
(7.3753 ACRES)

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF NW 1/4 OF SECTION 8-6-9, MEASURED AS BEARING N89°38'42"E

NOTE:  
SEE SHEET 2 OF 5 FOR SECTION MONUMENT DETAIL INFORMATION

SEE SHEET 3 OF 5 FOR LINE TABLE, CURVE TABLE, LEGEND AND EASEMENT INFORMATION



C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

LANDS

**SURVEYED FOR:**  
The Blettner Group  
3440 Mitchell Street  
Madison, WI 53704

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

FN: 115.0341.30  
DATE: 04-20-15

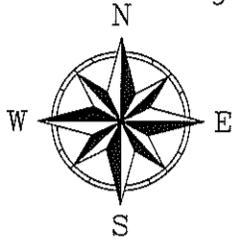
REVISIONS:  
DATE: 04-21-15  
DATE: 05-15-15  
DATE: 06-01-15  
DATE: 06-08-15

SHEET  
1 OF 5



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 9367, AS RECORDED IN VOLUME 53 OF CERTIFIED SURVEY MAPS, ON PAGES 131-133, AS DOCUMENT NUMBER 3133891, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

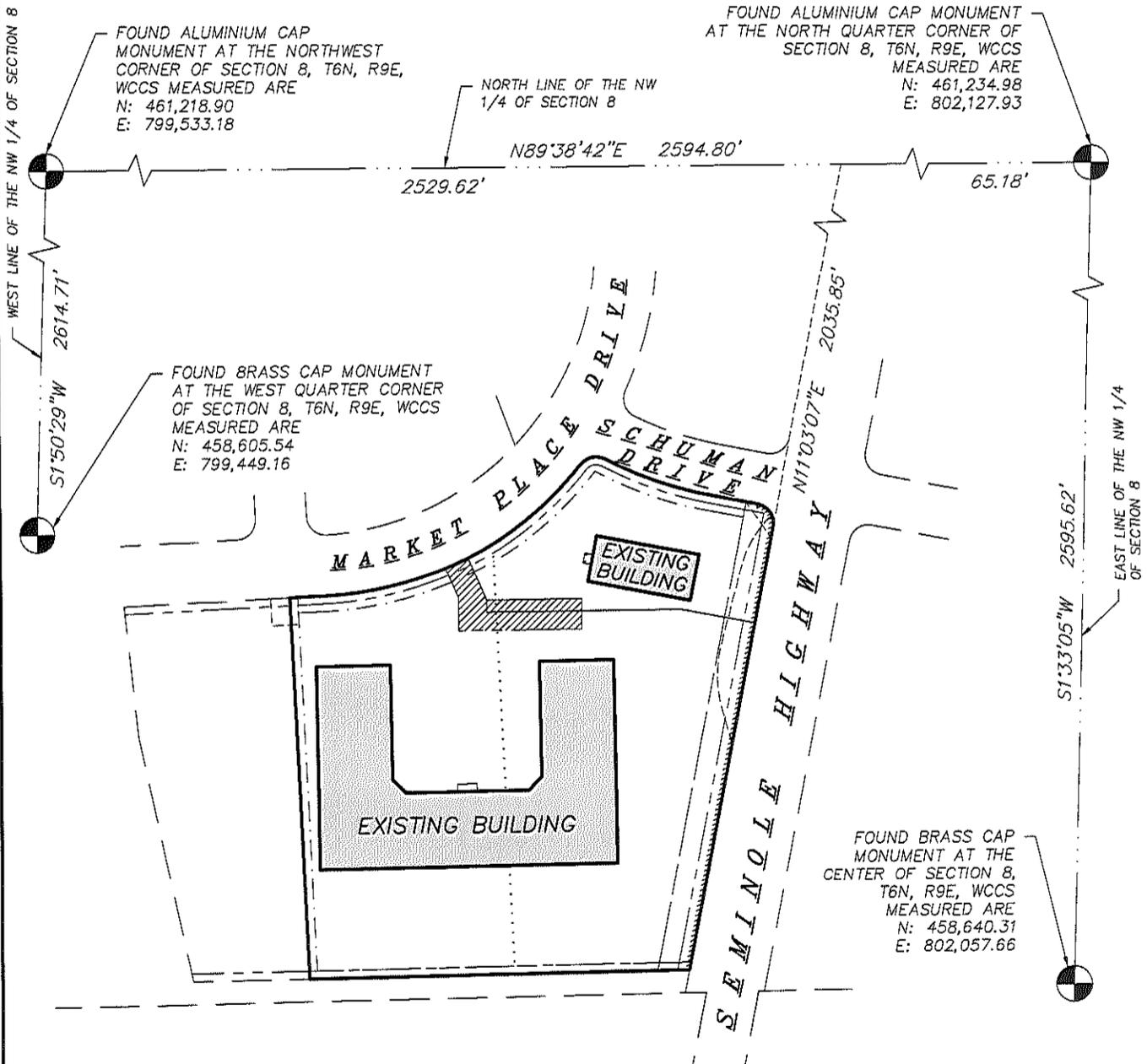


SCALE: ONE INCH = TWO HUNDRED FEET

**NOTE:**  
SEE SHEET 1 OF 5 FOR MAP INFORMATION

SEE SHEET 3 OF 5 FOR LINE TABLE, CURVE TABLE, LEGEND AND EASEMENT INFORMATION

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF NW 1/4 OF SECTION 8-6-9, MEASURED AS BEARING N89°38'42"E



## SECTION MONUMENT DETAILS

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
The Blettner Group  
3440 Mitchell Street  
Madison, WI 53704

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Vages Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

FN: 115.0341.30  
DATE: 04-20-15

REVISIONS:  
DATE: 04-21-15  
DATE: 06-01-15  
DATE: 06-08-15

SHEET  
2 OF 5

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 9367, AS RECORDED IN VOLUME 53 OF CERTIFIED SURVEY MAPS, ON PAGES 131-133, AS DOCUMENT NUMBER 3133891, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

**NOTE:**

SEE SHEET 1 OF 5 FOR MAP INFORMATION

SEE SHEET 2 OF 5 FOR SECTION MONUMENT DETAIL INFORMATION

**EASEMENT INFORMATION:**

- E1 - Existing Public Sanitary Sewer, Storm Sewer and Water Moin Eosement recorded os Document Number 3133891.
- E2 - Existing 10' wide Utility Eosement recorded as Document Number 2712519.
- E3 - Existing 15' wide Utility Eosement recorded as Document Number 2712519.
- E4 - Existing 40' wide Planting strips ore reserved for landscoping at the time of development of Lot 1. The amount ond level of landscoping shall be determined by the Plan Commission at the time of architectural ond design review. During the review the Plan Commission may reduce or eliminate the width of the 40' strip to be less then 40' recorded os Document Number 2712519.
- E5 - Existing 10' wide Easement to M.G.&E for High Voltage Transmission lines ond other uses recorded os Document Number 2712519.
- E6 - Existing Vision Corner (Vision Triangles shall not have plantings which grow over two feet in height) recorded as Document Number 3133891.
- E7 - Proposed Access Eosement for the benefit of Lot 1 of this Certified Survey Map. A seporote document will be recorded.
- E8 - Centerline of proposed 20' Wide Public Bike Poth ond Pedestrian Eosement as described by lines L10-L12 and curves C8-C9.

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 23°17'55" W	60.11'
L2	N 0°09'52" W	15.92'
L3	S 89°47'09" W	116.19'
L4	N 78°56'53" W	96.77'
L5	N 89°47'09" E	122.68'
L6	S 0°24'21" W	39.93'
L7	S 89°47'09" W	158.54'
L8	N 0°09'52" W	42.77'
L9	N 23°17'55" W	42.57'
L10	S 15°24'47" E	56.20'
L11	S 14°42'55" W	91.82'
L12	S 48°59'48" W	8.96'

**LEGEND**

- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" SOLID IRON ROD (S.I.R.) FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ⊗ CHISELED CROSS SET
- △ SURVEY MARKER NAIL SET
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ..... PREVIOUSLY PLATTED LINE
-  NO DIRECT VEHICULAR ACCESS TO SEMINOLE HIGHWAY PER C.S.M 9367 AND THE PLAT OF FITCHBURG BUSINESS PARK
-  DRAINAGE ARROWS. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES PER C.S.M. 9367

CURVE DATA					
NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING
C1	48°29'44"	380.88'	450.00'	369.61'	N 63°09'28" E
C2	78°51'00"	34.40'	25.00'	31.75'	S 78°22'49" W
C3	16°44'13"	141.09'	483.00'	140.59'	S 70°33'08" E
C4	89°45'37"	39.17'	25.00'	35.28'	N 33°49'20" W
C5	20°15'46"	159.14'	450.00'	158.32'	N 77°16'26" E
C6	24°18'05"	190.86'	450.00'	189.44'	N 51°03'38" E
C7	4°04'36"	32.02'	450.00'	32.01'	N 65°14'58" E
C8	27°49'38"	87.43'	180.02'	86.58'	S 3°12'39" W
C9	29°00'59"	70.74'	139.68'	69.99'	S 28°48'57" W

C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
 The Blettner Group  
 3440 Mitchell Street  
 Modison, WI 53704

**SURVEYED BY:**  
 Snyder & Associates, Inc.  
 5010 Voges Road  
 Madison, WI 53718  
 (608) 838-0444  
 www.snyder-associates.com



**SNYDER & ASSOCIATES**  
 Engineers and Planners

FN: 115.0341.30  
 DATE: 04-20-15

REVISIONS:  
 DATE: 04-21-15  
 DATE: 05-15-15  
 DATE: 06-01-15  
 DATE: 06-08-15

SHEET  
 3 OF 5



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 9367, AS RECORDED IN VOLUME 53 OF CERTIFIED SURVEY MAPS, ON PAGES 131-133, AS DOCUMENT NUMBER 3133891, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

Lots 2 and 3, Certified Survey Map Number 9367, as recorded in Volume 53 of Certified Survey Maps, on Pages 131-133, as Document Number 3133891, Dane County Registry, and located in the Northwest quarter of Section 8, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

## SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, S-3017, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with the City of Madison's Land Subdivision Regulations and Chapter 236.34 of the Wisconsin State Statutes in surveying, dividing and mapping the same.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Adam R. Gross, P.L.S. S-3017

## CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Patti Anderson, City Clerk

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_  
of Certified Survey Maps on pages \_\_\_\_\_, as Doc.  
No. \_\_\_\_\_

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
The Blettner Group  
3440 Mitchell Street  
Madison, WI 53704

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Vages Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

FN: 115.0341.30  
DATE: 04-20-15

REVISIONS:  
DATE: 04-21-15  
DATE: 06-01-15  
DATE: 06-08-15

SHEET  
5 OF 5

Document No.

**ACCESS EASEMENT AGREEMENT**

Prepared By and Return to:  
Angela Black  
Michael Best and Friedrich LLP  
P.O. Box 1806  
Madison, WI 53701

**Parcel ID:** Lots 1 & 2 CSM \_\_\_\_\_, crea  
from PINs 225/0609-082-6509-6 and  
225/0609-082-6506-9

THIS ACCESS EASEMENT AGREEMENT (“Agreement”) is made this \_\_\_\_ day of \_\_\_\_\_, 2015 by and between Marketplace of Fitchburg, LLC, a Wisconsin Limited Liability Company (“Grantor”), and \_\_\_\_\_, a \_\_\_\_\_ (“Grantee”).

**WITNESSETH:**

WHEREAS, Grantee owns “Lot 1” of Certified Survey Map No. No. \_\_\_\_\_, recorded as Document No. \_\_\_\_\_ in Volume \_\_\_\_\_ of Certified Surveys at pages \_\_\_\_\_ (“CSM \_\_\_\_\_”), recorded \_\_\_\_\_, 2015 in the Office of the Dane County Register of Deeds, as depicted on the attached **Exhibit A**;

WHEREAS, Grantor owns “Lot 2” of CSM \_\_\_\_\_, as depicted on the attached **Exhibit A** (each of Lot 1 and Lot 2 are sometimes referred to as a “property” and are collectively referred to as the “Properties”);

WHEREAS, there are 13 parking stalls located on Lot 1 which cannot currently be accessed from Lot 1 (“Parking Stalls”); and

WHEREAS, pursuant to a separate agreement of purchase and sale, Grantor sold Lot 1 to Grantee on the condition that Grantor will provide access between a public right of way and the Parking Stalls, across Lot 2, all in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, and for other good and valuable consideration the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Access and Use Easement. Grantor grants to Grantee, and Grantee's agents, employees, customers and invitees ("Users"), a non-exclusive "Access Easement" over the portion of Lot 2 depicted and legally described on the attached **Exhibit B**, for use as an accessway (the "Easement Area") for the purpose of vehicular and pedestrian ingress and egress, passage, and travel between the Parking Stalls and the nearest adjacent public right of way (Market Place Drive as of the date of this Agreement). Grantor has the right to relocate the Easement Area provided, however, that Grantor shall be obligated at all times to maintain a paved driveway providing legal ingress and egress between a public right of way and the Parking Stalls in accordance with the purposes set forth in this Agreement. Upon relocation by Grantor, the parties shall promptly execute and record an amendment to this Agreement depicting and legally describing the new location of the relocated Easement Area. The Access Easement shall be for the benefit of Lot 1 and all present and future owners thereof, and their agents, employees and invitees.

2. Reservation of Rights. Grantor and all future owners of Lot 2 shall have and hereby expressly reserve the right to use the portion of Lot 2 lying within the Easement Area in any way not inconsistent with the Access Easement granted by this Agreement.

3. Maintenance.

(a) Grantor agrees to maintain and repair the Easement Area and Grantee shall be obligated to maintain and repair the Parking Stalls. The Easement Area and Parking Stalls shall be maintained, repaired and replaced with the type and quality of materials as the original construction or such substitute materials as are considered in all respects to be equal or superior to such original materials in terms of quality, appearance and durability, in accordance with applicable industry standards. Grantor further agrees to keep the Easement Area and Grantee further agrees to keep the Parking Stalls free of debris, ice, snow and other hazards.

(b) Upon Grantee's request, Grantor shall provide for snow and ice removal from the Parking Stalls and bill Grantee a proportionate share for the service based on the square footage of the Parking Stalls to the total square footage of the area within which snow and ice removal services are provided. Grantee acknowledges and agrees if it elects to have Grantor perform snow and ice removal, Grantor shall provide such services as a convenience to Grantee and shall not be assuming any responsibility or liability for or in relation to performance (or failure to perform) those services. Grantee shall pay all invoices for snow and ice removal to Grantor within ten (10) days of receiving an invoice and in the event Grantee fails to pay within the time provided, in addition to all other remedies as a result of the default, Grantor shall have the right thereafter to refuse to provide the requested snow and ice removal services.

(c) Nothing herein shall require the parties to retain the same persons or contractors to perform the obligations of each party under this section. Notwithstanding anything to the contrary in this Agreement, Grantee shall be responsible for the costs and expenses of repairs or replacements necessitated by any damage to the Easement Area caused by Grantee or

Grantee's Users, which shall be performed by Grantor and billed to Grantee. Grantee shall pay any amounts billed by Grantor under the prior sentence within ten (10) days after receipt of an invoice.

4. Insurance; Indemnification. During the term of this Easement, Grantee shall keep and maintain, or shall cause any tenant of Lot 1 to keep and maintain, a policy of commercial general liability insurance with respect to use of the Access Easement in an amount not less than one million dollars (\$1,000,000) single limit and two million dollars (\$2,000,000) aggregate, naming Grantor (or a successor owner) as an additional insured. Grantor may, from time to time, request reasonable modifications as to amount or type of Grantee's insurance as then customary for similar commercial properties in Dane County, Wisconsin. Grantee shall update the name of the additional insured on its insurance policy upon receipt of notice of a change in ownership of Lot 2. Grantee shall indemnify, defend and hold Grantor and Grantor's officers, members, managers, partners, agents and employees harmless from all liability, suits, actions, claims, costs, damages and expenses of every kind and description including, but not limited to, court costs and attorney's fees, to the extent arising from or related to (a) Grantee's or its Users' access to and use of the Easement Area, (b) Grantee's breach or default of this Agreement, or (c) any snow and ice removal which Grantee has elected to have Grantor perform within the Parking Stalls if elected by Grantee pursuant to Section 3 above including, but not limited to, Grantor's failure to perform snow and ice removal, it being the intent of the parties that Grantor has offered to provide this service to Grantee as a convenience only and shall not be responsible or liable for any failure, delay or improper performance of such services or any resulting damage to property or injury to persons.

6. Obstructions. The parties shall not do anything to interfere with the use and enjoyment of the Access Easement in accordance with this Agreement provided, however, that temporary obstructions within the Easement Area as may be necessary for the performance of maintenance, repair or other obligations required under this Agreement shall be permitted to long as ingress and egress within the Easement Area is not completely prevented by such temporary access prevention or the party causing the obstruction provides alternate ingress and egress during any complete access prevention. Except as may be temporarily permitted pursuant to the previous sentence, no curbs, barriers, fences, dividers or other obstructions shall be constructed on or across the Easement Area which prevent, prohibit, impede or discourage the free and uninterrupted flow of vehicular and pedestrian traffic. The foregoing shall not prohibit speed bumps, speed limit signs and similar speed control mechanisms.

7. Term; Covenants Running with the Land. This Agreement, and the Access Easement, shall be perpetual and all the terms, conditions, covenants and other provisions contained in this Agreement, including the benefits and burdens, shall run with title to the Properties and shall be binding upon and inure to the benefit of and be enforceable by the parties, and their respective successors and assigns. The Access Easement granted under this Agreement is appurtenant to Lot 1 and may not be assigned, transferred or conveyed separately from, or severed from, the title to Lot 1. The parties, and their respective successors and assigns, as fee simple owners of the Properties, shall cease to have further liability under this Agreement after such party has transferred its fee simple interest in its respective portion of the Properties.

8. Non-Use. Non-use or limited use of the easement rights granted herein shall not prevent the benefiting party from later use of the same to the fullest extent authorized herein.

9. Governing Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

10. Amendment. This Agreement may not be changed except by a written document executed and acknowledged by the fee simple owners of Lot 1 and Lot 2 and duly recorded in the Office of the Register of Deeds of Dane County, Wisconsin.

11. Notices. All notices to any party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested to such party at such party's last known address. If a party's address is not known to the party desiring to send a notice, the address to which property tax bills for the property owned by such party are sent may be used. Any party may change its address for notice by written notice to the other party.

12. Severability. If any term, covenant, or condition of this Agreement or the application thereof to any person or circumstance shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby, and each term, covenant and condition shall be valid and enforceable to the fullest extent permitted by law.

13. Waiver. No delay or omission by any party in exercising any right or power accruing upon any default, non-compliance or failure of performance of any of the provisions of this Agreement shall be construed to be a waiver thereof. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms, covenants or conditions of this Agreement.

14. Enforcement. Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any covenant herein, either to restrain or prevent such violation or to obtain any other relief. In the event a suit should be brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees, from the non-prevailing party.

15. Not a Dedication. Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the easement granted hereunder to the general public or for any public purpose whatsoever.



Name: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Notary Public, State of Wisconsin  
My Commission:

**EXHIBIT A**

Certified Survey Map

## **EXHIBIT B**

### Legal Description and Depiction of Easement Area

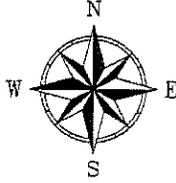
#### **EASEMENT AREA**

An Access Easement over, under and across part of Lots 1 & 2, Certified Survey Map Number XXXX, as recorded in Volume XX of Certified Survey Maps, on pages XX-XX, as Document Number XXXXXXXX, Dane County Registry and located in the Southeast Quarter of the Northwest Quarter of Section 8, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Beginning at the Northwesterly corner of said Lot 1, said point being on the Southeasterly right-of-way line of Market Place Drive; thence South 23 degrees 17 minutes 55 seconds East, along the West line of said Lot 1, 60.11 feet; thence North 89 degrees 47 minutes 09 seconds East, 122.68 feet; thence South 00 degrees 24 minutes 21 seconds West, 39.93 feet; thence South 89 degrees 47 minutes 09 seconds West, 158.54 feet; thence North 00 degrees 09 minutes 52 seconds West, 42.77 feet; thence North 23 degrees 17 minutes 55 seconds West, 42.57 feet to said Southeasterly right-of-way line and a point of curvature; thence along the arc of a curve to the left through a central angle of 04 degrees 04 minutes 36 seconds, an arc distance of 32.02 feet, a radius of 450.00 feet and a chord bearing North 65 degrees 14 minutes 58 seconds East, 32.01 feet to the point of beginning.

# CERTIFIED SURVEY MAP No.

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 9367, AS RECORDED IN VOLUME 53 OF CERTIFIED SURVEY MAPS, ON PAGES 131-133, AS DOCUMENT NUMBER 3133891, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

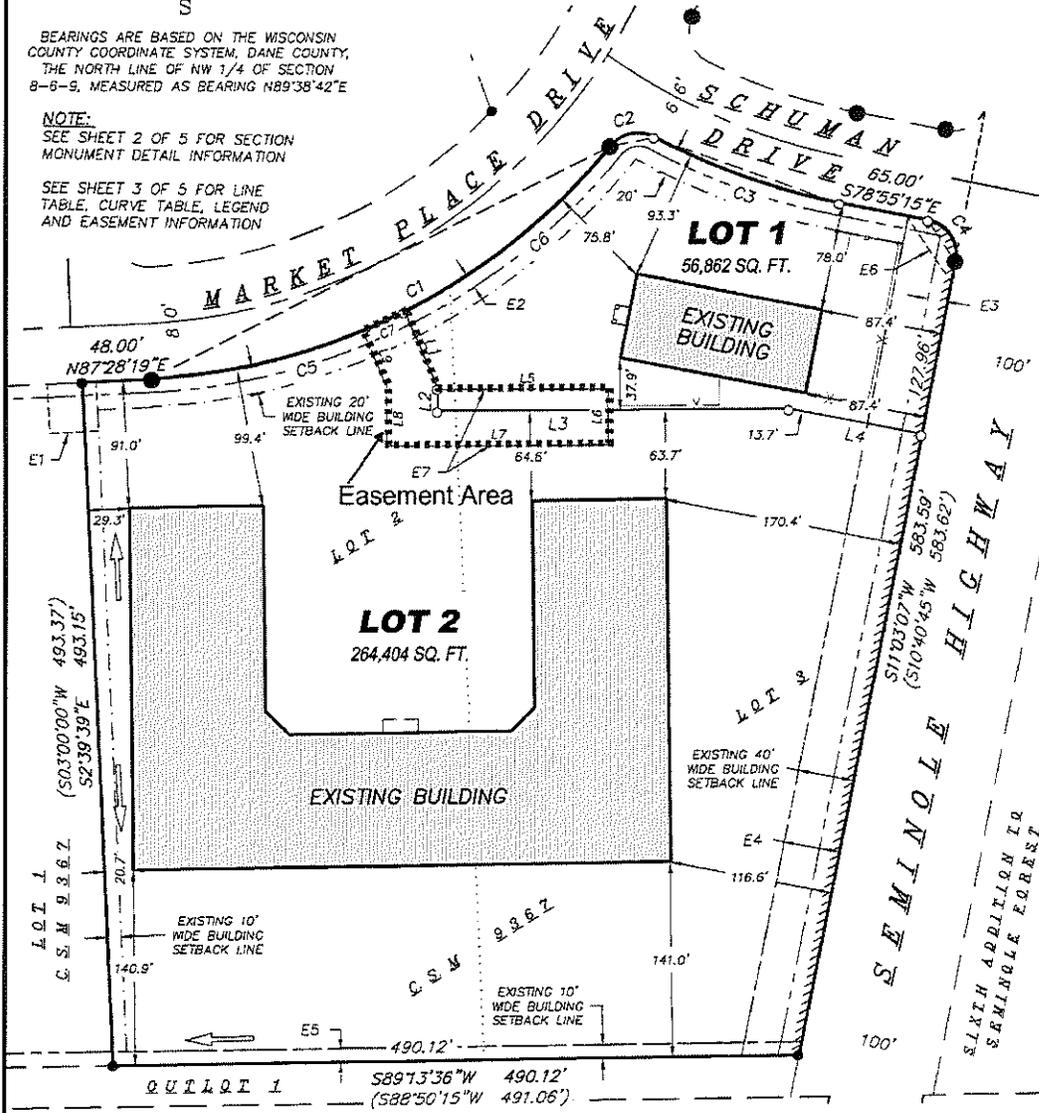


SCALE: ONE INCH = ONE HUNDRED FEET  
 TOTAL PLATTED AREA = 321,266 SQ. FT.  
 (7.3753 ACRES)

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF NW 1/4 OF SECTION 8-6-S, MEASURED AS BEARING N89°38'42"E

**NOTE:**  
 SEE SHEET 2 OF 5 FOR SECTION MONUMENT DETAIL INFORMATION

SEE SHEET 3 OF 5 FOR LINE TABLE, CURVE TABLE, LEGEND AND EASEMENT INFORMATION



LANDS

C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

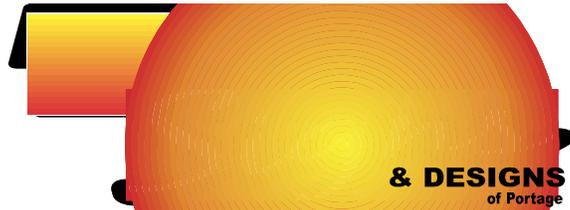
**SURVEYED FOR:**  
 The Bleitner Group  
 3440 Mitchell Street  
 Madison, WI 53704

**SURVEYED BY:**  
 Snyder & Associates, Inc.  
 501D Voges Road  
 Madison, WI 53718  
 (608) 838-0444  
 www.snyder-associates.com



PK: 115.0341.30  
 DATE: 04-29-15  
 REVISIONS:  
 DATE: 04-21-15

SHEET  
 1 OF 5



1316 Wauona Trail, Portage, WI 53901  
608-745-4242 or fax 608-745-4042  
[khjahn@tworiverssigns.com](mailto:khjahn@tworiverssigns.com)

May 18, 2015

City of Fitchburg  
City Hall - 5520 Lacy Road  
Fitchburg, WI 53711  
Ph: 608-270-4200 • Fax: 608-270-4212

RE: A-1Furniture waiver requested located at 5302 Verona Rd.

*Waiver for on-site sign(s).* A business use that will have its site obscured by construction of retaining walls related to project may apply for a waiver from the plan commission to allow any combination of the following: a roof sign; a detached sign exceeding 25 feet, but no greater height than that necessary to clear the retaining wall or grade obstruction, and/or up to an additional 25 square feet of total signage area per business, which also applies to a detached sign (allow 175 compared to standard 150 square feet). The following shall be applicable to any waiver request:

- a. Application to the plan commission shall be made in writing in accord with standard procedures and timing of requests.
- b. Evidence of the obstruction(s) caused by the project.
- c. The proposed signage plan shall include, at a minimum: requested waivers, size, area, height, and wording of the sign(s). If attached, building elevation(s) showing proposed signs. Explanation and drawings showing or explaining the effect of retaining walls or grade alteration to current visibility, how the proposed signage, and requested waivers will appropriately mitigate the obstruction. The solution shall be proportional to the obstruction.
- d. Information on whether the business or land owner received any payment or other compensation from the acquisition authority for signage or obstruction of the business.
- e. Application may be made no sooner than the Wisconsin DOT preliminary construction plans have been approved, which plans shall clearly note retaining walls which affect visibility of the business.
- f. Besides applying the proportionality test in point 3, the plan commission shall also apply impact of the increase in height or sign area will negatively impact other property owners or the use and enjoyment of their property; that the waiver will not impair or substantially diminish value of property value within the area; the requested waiver will not be out of character with the surrounding area or uses; change of grade or construction of retaining walls will cause such an obstruction that use of the standard sign code provisions would not be effective.

On behalf of Paul Cannarella of A1 Furniture, we are requesting the additional 25 square feet of sign that could be allowed for businesses that are impacted by the road construction. Even though your waiver requirements do not specifically address the situation that is occurring with the road construction for this property, this property indeed will be impacted when their customers will no longer be able to exit Verona Road and enter directly into the property from Carriage Rd. In addition a ramp will be placed in front of the business therefore blocking visibility of north bound traffic.

Our goal is to use the additional square footage at first to ensure our sign is visible to all direction of travel and to give the message that they are open for business and specifically selling the brands of furniture that they offer. When the front entrance at Carriage Rd. is closed we would hope to be able to re-utilize this additional square footage to direct the customer to effectively arrive at the front entrance of the business. When the road closes, we still want to have the signs up front to market the business and take advantage of the traffic that is generated with Verona Road. But we also want to address how to get to the property, as the front entrance will stay in its location as it is the entrance to the showroom. To change the show room and entrance from its present location is not feasible.

We respectfully request the waiver and the additional 25 square foot that the ordinance presently allows us to apply for.

Thank you in advance for your help in hearing this waiver request.

Respectfully

Kenneth H. Jahn  
President and owner  
Two Rivers Signs & Design of Portage

**A-1 FURNITURE & MATTRESS**

**4'x15'**

21' to top  
of sign from ground

*Locally Owned & Operated Since 1980*  
  
  

**6'x10'**  
**sign box,**

This area to be removed  
black is blocking out to simulate  
new look

**Total is 120 Sq feet** 2014.9.30

**180"**

**A-1 FURNITURE & MATTRESS**

**48"**

double sided internally illuminated  
dual matching plate mounting method  
sign box, painted blue box  
blue to match cobalt blue color as close as possible  
two options, white of circle and lettering illuminates or  
white is not illuminated and blue illuminated

**120"**

*Locally Owned & Operated Since 1980*  
  
  

**72"**

## Susan Badtke

---

**From:** Kenneth Jahn <khjahn@tworiverssigns.com>  
**Sent:** Tuesday, May 26, 2015 2:25 PM  
**To:** Susan Badtke  
**Subject:** RE: A1 Furniture Sign Waiver Request

Here are Paul's responses.

1. because of on / off ramping the visibility is definitely going to be affected even though the elevations and direction in front of the store are not changing more than 3-5 ft give or take. It is the up and down that will alter the visibility that is there at the existing time compared to when the construction is complete not to mention the accessibility which is completely going to change in terms of a major disadvantage. therefore any amount of signage we can gain to let customers know who, what, where we are is crucial.
2. we would like both directions of visibility on the signs. it will be the same message going both ways.
3. no the property owner has not received any sort of compensation as of yet. no action has been taken.

Ken Jahn  
Two Rivers Signs & Design of Portage, Inc.  
1316 Wauona Trail  
Portage, WI 53901

New email is [khjahn@tworiverssigns.com](mailto:khjahn@tworiverssigns.com)



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**From:** Susan Badtke [<mailto:Susan.Badtke@fitchburgwi.gov>]  
**Sent:** Tuesday, May 26, 2015 1:00 PM  
**To:** Kenneth H. Jahn ([khjahn@frontier.com](mailto:khjahn@frontier.com))  
**Subject:** A1 Furniture Sign Waiver Request

Hi Ken,

Staff is in the process of reviewing your waiver request for additional signage at 5302 Verona Road. Below are comments from the Planning Department; additional comments may be provided after further review.

- 1.) Your submittal states that a "ramp will be placed in front of the business therefore blocking visibility of north bound traffic". Do you have evidence showing the specific impacts that will be blocking visibility? The DOT's stage 2 drive-through simulation, available at <http://projects.511wi.gov/veronard/resources/stage2drive-through/>, appears to show that the building will be visible to both south- and north-bound traffic.
- 2.) Is it anticipated that the additional 25 square feet of signage being requested will be visible from both north – and south – bound traffic?
- 3.) Has the business or landowner received any payment or other compensation from the acquisition authority (WisDOT) for signage or obstruction of the business?

Please respond to these comments as soon as possible, by noon on Monday, June 1, 2014.

Regards,

*Susan Badtke*

Community Planner

City of Fitchburg, WI | 5520 Lacy Road | Fitchburg, WI 53711

[susan.badtke@fitchburgwi.gov](mailto:susan.badtke@fitchburgwi.gov)

ph: 608.270.4256

fax: 608.270.4275





**Proposed Sub-Zero Expansion  
2866 Buds Drive, Lots 1 and 2 CSM 10031  
Public Works Review #1**

The following comments are based on the Pre-application Concept Plan submitted by Ron Klaas for a proposed expansion of Sub-Zero Inc. at 2866 Buds Drive, submitted on May 21<sup>st</sup>, 2015. RE, 5-28-15; AB, 5-28-15; TF 5-28-15. Additional comments beyond these may be required on future reviews.

**General Comments**

1. A developer's agreement will be required for the public improvements.

**Acknowledged**

**Transportation Comments**

1. Marketplace Drive needs to be connected to the proposed road. If this north-south connection is made on the east side of the Badger State Trail, the designer will need to evaluate how to replace/relocate the pond.

**We are working with the City and the developer on the east side of the trail, Jim Spahr, to determine the best route for the north-south connecting street. If this road is on the east side of the trail, the existing pond will be modified or relocated so that it continues to function as necessary.**

2. WisDNR and WisDOT approval will be required for a new street crossing of the Badger State Trail. Staff has set-up a meeting for Tuesday, June 2 with both agencies to discuss this proposed crossing and the process for obtaining approval for the additional street crossing.

**It is our understanding that the DNR & DOT do not want to see Marketplace Drive cross the trail a second time, but they will work with the City on the process for approving a trail crossing for the planned east-west collector at the south end of the site.**

3. The timing of the street improvements needs to be coordinated with the adjacent land owner to the east to ensure street connectivity to Seminole Highway and Marketplace Drive.

**We will coordinate both the timing and the routing of the proposed neighborhood streets with the City and Jim Spahr so that there is a route from Marketplace Drive over to the proposed extension of Commerce Park Drive.**

4. A 10' wide shared use path will be required along the south side of proposed road in accordance with the approved North Stoner Prairie Neighborhood Plan.

**Said path will be included along the south side of the east-west collector street.**

**Proposed Sub-Zero Expansion  
2866 Buds Drive, Lots 1 and 2 CSM 10031  
Public Works Review #1**

**Water Main and Sanitary Sewer**

1. The designer shall meet with the Fitchburg Utility to discuss public utility designs once street layouts are determined.

**Acknowledged**

2. The 18" Seminole Hwy Interceptor extension and water main loop from Market Place to Lacy Road will need to be coordinated with the adjacent land owners.

**Acknowledged**

**Erosion Control and Stormwater Management (ECSWM) Comments**

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>).

**We will submit the permit application as grading and erosion control plans are completed, prior to any construction.**

2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.

**Acknowledged**

3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: <http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan>. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or [rick.eilertson@fitchburgwi.gov](mailto:rick.eilertson@fitchburgwi.gov) if he/she has any questions on ECSWM performance standards for this site.

**We will work with Rick to meet the performance standards.**

4. Please provide a copy of the wetland delineation report for the properties shown in the concept plan, including information on whether the delineation was prepared by an assured wetland professional or if not whether DNR has reviewed and provided a concurrence letter.

**Proposed Sub-Zero Expansion  
2866 Buds Drive, Lots 1 and 2 CSM 10031  
Public Works Review #1**

**Stantec has been retained to provide a wetland delineation for the entire wetland, and that report is expected prior to the Plan Commission meeting on June 16. Jeff Kraemer from Stantec is heading up this work, and he is an assured delineator.**



CITY OF FITCHBURG  
PLANNING DEPARTMENT  
5520 LACY ROAD  
FITCHBURG, WI 53711  
(608) 270-4200  
FAX: (608) 270-4275  
EMAIL: [planning@city.fitchburg.wi.us](mailto:planning@city.fitchburg.wi.us)

---

Application: Conceptual Site Plan  
Review Date: May 28, 2015  
*Planning Staff Review #1*

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Planning staff has reviewed your submitted conceptual site plan for the Subzero facility expansion, May 21, 2015. The following comments are based on this review. Please respond to these comments with a detailed written response along with appropriate revised plans by Noon on Thursday, June 4, 2015. Further comments or questions may arise as additional review occurs.

1. The proposed development is within an area, as identified in the North Stoner Prairie Neighborhood (NSPN) Plan, which has its storm water flow to a closed depression. This closed depression serves much of the NSPN area west of Seminole Highway. Even after the use of best management storm water practices, and 100% stay-on, the plan note an area of about 43 acres being required to handle back-to-back 100 year events, which storm water area (flood area) was established to be at elevation 1022.8 (see p. 352 of the NSPN Plan). It appears that the east – west road and part of the potential development site are located within the area set aside to contain the back-to-back 100 year storm events. Please provide an assessment as to the sufficiency of storm water storage for the Sub-Zero proposed development plan, and without negatively affecting property owned by others.

**We have reviewed the NSPN Plan, and acknowledge the need for 100% stay on, and handling the back to back 100 year events. We will coordinate the stormwater management within this closed depression with Payne and Dolan, since the majority of the planned storage is on their property to the south of Sub Zero. As part of the stormwater management for the project, we will look at a variety of measures such as infiltration basins, a wetland scrape to increase storage volume within the wetland area, and a pump/piping system. The east-west road and Sub Zero development will be adjusted as needed to accommodate the approved stormwater plan.**

# City of Fitchburg

## Committee or Commission Referral

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Direct Referral Initiated by:  
 Direct Referral Approved by:

Date Referred: **May 26, 2015** Ordinance Number:  
 Date to Report Back: **July 28, 2015** Resolution Number: R-62-15

Sponsored by: Mayor Arnold Drafted by: Dodge

**TITLE: ADOPTING CAPITAL IMPROVEMENT PROGRAM – 2016 Through 2020**

**Background:**

The five year Capital Improvement Program is updated annually in accordance with our Finance Ordinance. Public Hearing is scheduled for June 9, 2015. Property owners will be notified of the public hearing date if a project includes a potential special assessment to their property. The draft plan will also be reviewed by the Committee of the Whole meeting on June 24 to review the borrowing needs. The plan will be presented to the Board of Public Works, the Plan Commission and the Finance Committee to review the projects,

Order	Referred To	Staff Contact	Place on Agenda For:	Action Taken on Referral
1	Plan Commission	Hovel	June 16, 2015	
2	Board of Public Works & Finance Committee (Joint)	Horton, Dodge	June 15, 2015	
3				

Note: Public Hearing at Council meeting – June 9, 2015  
 Committee of the Whole – Review CIP impact on Five Year Financial Plan – June 24, 2015  
 Amendments Due – July 6, 2015 (4:30 pm)

Amendments:

Steve Arnold, Mayor  
Introduced By

Misty Dodge  
Drafted By

Plan Commission,  
Board of Public Works  
Finance Committee  
Referred To

May 26, 2015  
Date

RESOLUTION R-62-15

ADOPTING CAPITAL IMPROVEMENT PROGRAM - 2016 Through 2020

WHEREAS, Fitchburg Finance Ordinance Section 10.68 (a) requires adopting a Capital Improvement Program (CIP) setting forth the capital improvements, estimated costs and proposed funding sources for each project or capital expenditure; and

WHEREAS, Section 10.68 (c) requires the CIP to be reviewed each year by the Board of Public Works, Plan Commission and Finance Committee; and

WHEREAS, Section 10.68 (d) allows the CIP to be modified, supplemented, altered, extended or amended by the Common Council by majority vote after first referring the proposed changes to the City Plan Commission for comments and suggestions; and

WHEREAS, the Plan Commission, Board of Public Works and Finance have reviewed the 2016-2020 CIP which supplements, alters, extends and amends the original CIP adopted in Ordinance 90-O-21.

NOW THEREFORE BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approves the attached 2016-2020 CIP and that the City Clerk be directed to keep it on file permanently until the next revision.

Adopted this \_\_\_ day of July, 2015.

Approved: \_\_\_\_\_  
Steve Arnold, Mayor

Attest: \_\_\_\_\_  
Patti Anderson, City Clerk



# 2016-2020 Capital Improvement Plan





**2016-2020 Capital Improvement Plan (CIP)  
Mayor's Recommendation to Council  
June 5, 2015**

**Departments**

Parks, Recreation, & Forestry

Fitchrona EMS

Senior Center

FACTv

Fire Department

Library

Technology

Public Works

(general, buildings & grounds, parks, streets,  
refuse & recycling, stormwater, water & sewer)

Police Department

General Government

City of Fitchburg, WI  
*Capital Improvement Program*  
**2016 thru 2020**

**EXPENDITURES AND SOURCES SUMMARY**

<b>Department</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
EMS	34,207	183,861	47,144	112,865	84,090	462,167
FACTv (cable)	105,000	35,000			30,000	170,000
Fire Department	4,180,060	45,779	1,588,209		500,000	6,314,048
General Government	225,000	30,000	30,000	30,000	30,000	345,000
Library	17,000	17,000	18,000	18,000	18,000	88,000
Police Department	230,300	111,000	28,000	42,600	23,781,000	24,192,900
Public Works - B&G	348,000	125,000	150,000	125,000	380,000	1,128,000
Public Works - General	731,500	396,000	400,000	517,000	723,000	2,767,500
Public Works - Parks	534,000	665,500	234,500	221,500	407,500	2,063,000
Public Works - Refuse & Recycl		30,000				30,000
Public Works - Stormwater	362,000	735,000	485,000	635,000	225,000	2,442,000
Public Works - Streets	11,206,000	8,138,000	3,986,000	4,201,000	1,206,000	28,737,000
Public Works - Water & Sewer	3,229,900	2,300,000	1,287,250	330,000	1,635,000	8,782,150
Senior Center	19,000	16,000	10,000	10,000		55,000
Technology	291,200	223,000	241,200	233,000	246,200	1,234,600
<b>EXPENDITURE TOTAL</b>	<b>21,513,167</b>	<b>13,051,140</b>	<b>8,505,303</b>	<b>6,475,965</b>	<b>29,265,790</b>	<b>78,811,365</b>

<b>Source</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Assessed (non-util)	1,855,000	315,000	1,085,000	95,000	35,000	3,385,000
Borrowing (non-util, GO debt)	6,865,100	3,640,453	1,971,288	251,617	24,690,000	37,418,458
Cable Fund Transfer	105,000	35,000			30,000	170,000
Capital Project Levy	2,807,995	2,138,785	2,085,025	2,303,438	2,362,748	11,697,991
Contribution from Other Entities	2,561,627	250,000		425,000		3,236,627
Fire - Impact Fees	300,000					300,000
Grants/Donations (non-util)	70,000	2,055,000	507,000	1,205,000		3,837,000
Library Levy (transfer)	17,000	17,000	18,000	18,000	18,000	88,000
Parks Fund Transfer	35,000					35,000
Project Fund Balance Applied	1,333,000	63,000	25,000		60,000	1,481,000
Sale/Trade In (hwy)	27,000	25,000	37,000	37,000	83,500	209,500
Sale/Trade In (non-hwy, non-util)	1,087,000	27,500	121,000	20,100	36,000	1,291,600
TIF	673,333	167,000	750,000	1,140,000		2,730,333
Utility - Assessed (storm)	535,000	350,000	25,000	105,000	900,000	1,915,000
Utility - Assessed (W&S)	525,300	800,000	47,250			1,372,550
Utility - Borrowing (storm)	237,000	600,000				837,000
Utility - Borrowing (W&S)	140,000	500,000				640,000
Utility - Impact Fees	543,000	590,000	1,215,000	65,000	685,000	3,098,000
Utility - Rates (stormwater)	428,830	462,710	537,460	722,260	301,810	2,453,070

Utility - Rates (water & sewer)	1,360,482	984,692	78,780	88,550	62,232	2,574,736
Utility - Refuse and Recycling Fund		30,000				30,000
Utility - Sale/Trade In (storm)	2,000	0	0	0	500	2,500
Utility - Sale/Trade In (W&S)	4,500	0	2,500	0	1,000	8,000
<b>SOURCE TOTAL</b>	<b>21,513,167</b>	<b>13,051,140</b>	<b>8,505,303</b>	<b>6,475,965</b>	<b>29,265,790</b>	<b>78,811,365</b>

City of Fitchburg, WI  
*Capital Improvement Program*  
 2016 thru 2020

**PROJECTS BY FUNDING SOURCE**

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Assessed (non-util)</b>								
Intersection Signalization	3103	3	1,760,000	10,000	150,000			1,920,000
Street Resurfacing Program	3319	2	79,000	19,000	19,000	19,000	19,000	155,000
Herman Road Realignment/Extension	3365	3			900,000			900,000
Lacy Road -Comm Center to Syene Road	3468	4		270,000				270,000
McKee Road Reconstruction Phase II	3481	3				60,000		60,000
Sidewalk and Path Maintenance & Improvements - NEW	3486	2	16,000	16,000	16,000	16,000	16,000	80,000
<b>Assessed (non-util) Total</b>			<b>1,855,000</b>	<b>315,000</b>	<b>1,085,000</b>	<b>95,000</b>	<b>35,000</b>	<b>3,385,000</b>
<b>Borrowing (non-util, GO debt)</b>								
Library Solar Array	1029	5	150,000					150,000
Police Body Cameras - NEW	2140	1	95,800					95,800
New Police Facility - NEW	2141	2					23,760,000	23,760,000
Replacement of 1993 Aerial Ladder	2247	1	1,125,000					1,125,000
Future Fire Station Land & Buildings	2249	2	300,160					300,160
Fire Engine Replacement	2250	3			1,170,000			1,170,000
Replacement of 2005 Staff Vehicle	2253	3	51,000					51,000
Replacement of SCBA	2254	3			303,209			303,209
Fire Station Signal at Marketplace - McKee - NEW	2257	2	170,000					170,000
Replacement of Fire Department Squad - NEW	2260	3					470,000	470,000
Vehicle Exhaust Removal System - NEW	2262	1	96,140					96,140
EMS Vehicle Replacement	2302	2		115,453	25,079	101,617		242,149
Public Works Equipment Replace	3101	2	160,000	180,000	0	0	0	340,000
Street Resurfacing Program	3319	2	3,039,000					3,039,000
Herman Road Realignment/Extension	3365	3		150,000	300,000			450,000
Syene Road Reconstruction	3367	3	120,000	100,000	173,000			393,000
Lacy Road -Comm Center to Syene Road	3468	4	1,090,000	2,680,000				3,770,000
Seminole Highway Path	3477	3	50,000	250,000				300,000
Update Street Lighting	3479	3	183,000					183,000
Murphy Road Bridge Replacement - NEW	3483	1	135,000					135,000
Verona Rd Utility Relocations & Related	4630	1				150,000		150,000
McGaw Park Improvements	6211	3		165,000				165,000
Tennis Court Improvements - SPLIT	6263	3	100,000					100,000
Large Park Shelters - SPLIT	6264	3					210,000	210,000
City Campus Building Systems Replacement	6302	2					250,000	250,000
<b>Borrowing (non-util, GO debt) Total</b>			<b>6,865,100</b>	<b>3,640,453</b>	<b>1,971,288</b>	<b>251,617</b>	<b>24,690,000</b>	<b>37,418,458</b>
<b>Cable Fund Transfer</b>								
Cablecast Upgrade	1704	2	65,000					65,000
FACTv Facility & Equipment Upgrades	1710	3	40,000	35,000			30,000	105,000

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Cable Fund Transfer Total</b>			<b>105,000</b>	<b>35,000</b>			<b>30,000</b>	<b>170,000</b>
<b>Capital Project Levy</b>								
Computer Replacement Program	1005	2	35,000	35,000	35,000	35,000	35,000	175,000
Computer Replacement Program - Fire	1008	2	8,000	8,000	8,000	8,000	8,000	40,000
Information Technology Upgrade and Replacement	1012	2	70,000	75,000	80,000	85,000	85,000	395,000
Telephone System Replacement	1016	2	50,000	10,000	15,000	15,000	15,000	105,000
Enterprise Content Management System	1022	2	35,000	15,000	10,000	10,000	10,000	80,000
Election Equip - Four Polling Locations	1028	2	5,000	5,000	5,000	5,000	5,000	25,000
Logo Implementation and Wayfinding	1030	5	60,000	30,000	30,000	30,000	30,000	180,000
Exercise Equipment Replacement/Addition	1032	5	5,000				5,000	10,000
Anton Drive Planning Study	1034	1	85,000					85,000
Automated Timekeeping System - NEW	1036	2	50,000					50,000
GIS System Maintenance & Upgrades	2014	2	64,688	25,098	16,260	9,190	10,958	126,194
Police Mobile Computer Replace Program	2104	2		35,000	35,000	35,000	35,000	140,000
Computer Replacement Program - Police	2105	2		40,000	40,000	40,000	40,000	160,000
Replacement of Mobile Video Cameras	2109	2	36,000		28,000	21,000	21,000	106,000
Ballistic Vest Replacement	2121	1				21,600		21,600
Interview Recording Equipment	2124	2	15,000					15,000
Electronic Control Devices (ECD)	2126	1	19,500	21,000				40,500
Crime Scene Vehicle Replacement	2131	2	32,000					32,000
Fleet Vehicle Replacement #64	2136	2	27,000					27,000
Fleet Vehicle Replacement #65	2137	2		27,500				27,500
Fleet Vehicle Replacement #67	2138	2		23,000				23,000
Fleet Vehicle Replacement #69	2139	2		27,000				27,000
Fire Department Mobile Data Computers	2230	2	13,200		13,200		13,200	39,600
Flame Sim Training Program - NEW	2258	3	13,800					13,800
Replacement of Fire Department ATV - NEW	2259	3		20,839				20,839
Replacement of SCBA Facepiece Testing Unit - NEW	2261	3		15,940				15,940
EMS Vehicle Replacement	2302	2	18,815					18,815
Fitch-Rona Computer Replacement	2303	3	11,625	4,682	0	4,521	4,844	25,672
Protective Gear	2306	2		16,145	6,727	6,727		29,599
Replacement of Fitch-Rona Pagers/Radios	2307	2		13,993			21,527	35,520
Replacement of Medical Equipment - SPLIT	2308	3	3,767	33,588	15,338		57,719	110,412
Fleet Vehicle Replacement - Building Inspection	2408	2			24,000			24,000
Public Works Equipment Replace	3101	2	363,000	149,500	280,000	421,900	594,000	1,808,400
Street Resurfacing Program	3319	2	986,000	986,000	986,000	986,000	986,000	4,930,000
Pedestrian and Bike System Improvements	3427	3	57,000	96,000	55,000	62,000	73,000	343,000
Bicycle and Pedestrian Plan Update	3428	3	15,000					15,000
Traffic Calming Program	3450	3		2,000	15,000	15,000	15,000	47,000
McKee Road Reconstruction Phase II	3481	3		50,000		125,000		175,000
Confirmation Beacons for Traffic Signal - NEW	3484	3	20,000					20,000
Sidewalk and Path Maintenance & Improvements - NEW	3486	2	48,000	48,000	48,000	48,000	48,000	240,000
Maintenance Facility Repairs - NEW	3487	1	25,000					25,000
Verona Rd Utility Relocations & Related	4630	1	171,600	30,000	25,000	25,000		251,600
McGaw Park Improvements	6211	3	36,000	10,000	20,000			66,000
McKee Farms Park Improvement	6212	3	46,500	25,000	35,000	35,000		141,500
Neighborhood Forestry Improvements	6221	2	50,500	55,500	60,500	60,500	60,500	287,500
Recurring Park System Improvements	6259	2	64,000	64,000	64,000	64,000	64,000	320,000
Nine Springs Golf Course	6261	3	80,000					80,000
Parking Lot Resurfacing	6262	3	50,000	50,000	50,000	50,000	50,000	250,000
City Campus Building Systems Replacement	6302	2	118,000	75,000	75,000	75,000	75,000	418,000
Senior/Community Center Equipment/Furnishings	6351	2	19,000	16,000	10,000	10,000		55,000

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Capital Project Levy Total</b>			<b>2,807,995</b>	<b>2,138,785</b>	<b>2,085,025</b>	<b>2,303,438</b>	<b>2,362,748</b>	<b>11,697,991</b>
<b>Contribution from Other Entities</b>								
Vehicle Exhaust Removal System - NEW	2262	1	34,960					34,960
McKee Road Reconstruction Phase II	3481	3				425,000		425,000
Verona Rd Utility Relocations & Related	4630	1	250,000	250,000				500,000
Nine Bark/Central Park Place Construction - NEW	4712	3	2,276,667					2,276,667
<b>Contribution from Other Entities Total</b>			<b>2,561,627</b>	<b>250,000</b>		<b>425,000</b>		<b>3,236,627</b>
<b>Fire - Impact Fees</b>								
Future Fire Station Land & Buildings	2249	2	300,000					300,000
<b>Fire - Impact Fees Total</b>			<b>300,000</b>					<b>300,000</b>
<b>Grants/Donations (non-util)</b>								
Anton Drive Planning Study	1034	1	30,000					30,000
Street Resurfacing Program	3319	2		55,000		55,000		110,000
Syene Road Reconstruction	3367	3	40,000		507,000			547,000
Lacy Road -Comm Center to Syene Road	3468	4		2,000,000				2,000,000
McKee Road Reconstruction Phase II	3481	3				1,150,000		1,150,000
<b>Grants/Donations (non-util) Total</b>			<b>70,000</b>	<b>2,055,000</b>	<b>507,000</b>	<b>1,205,000</b>		<b>3,837,000</b>
<b>Library Levy (transfer)</b>								
Library Computers	5201	2	17,000	17,000	18,000	18,000	18,000	88,000
<b>Library Levy (transfer) Total</b>			<b>17,000</b>	<b>17,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>88,000</b>
<b>Parks Fund Transfer</b>								
McGaw Park Improvements	6211	3	35,000					35,000
<b>Parks Fund Transfer Total</b>			<b>35,000</b>					<b>35,000</b>
<b>Project Fund Balance Applied</b>								
Police Mobile Computer Replace Program	2104	2	35,000					35,000
Computer Replacement Program - Police	2105	2	40,000					40,000
Early Warning Sirens	2238	3			25,000			25,000
Future Fire Station Land & Buildings	2249	2	1,187,000					1,187,000
Traffic Calming Program	3450	3	15,000	13,000				28,000
Lacy Road -Comm Center to Syene Road	3468	4		50,000				50,000
Murphy Road Bridge Replacement - NEW	3483	1	56,000					56,000
Greenfield Watermain Extension	4524	4					60,000	60,000
<b>Project Fund Balance Applied Total</b>			<b>1,333,000</b>	<b>63,000</b>	<b>25,000</b>		<b>60,000</b>	<b>1,481,000</b>
<b>Sale/Trade In (hwy)</b>								
Public Works Equipment Replace	3101	2	27,000	25,000	37,000	37,000	83,500	209,500
<b>Sale/Trade In (hwy) Total</b>			<b>27,000</b>	<b>25,000</b>	<b>37,000</b>	<b>37,000</b>	<b>83,500</b>	<b>209,500</b>

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Sale/Trade In (non-hwy, non-util)</b>								
Crime Scene Vehicle Replacement	2131	2	3,000					3,000
Fleet Vehicle Replacement #64	2136	2	2,000					2,000
Fleet Vehicle Replacement #65	2137	2		2,500				2,500
Fleet Vehicle Replacement #67	2138	2		7,000				7,000
Fleet Vehicle Replacement #69	2139	2		3,000				3,000
Replacement of 1993 Aerial Ladder	2247	1	70,000					70,000
Future Fire Station Land & Buildings	2249	2	1,000,000					1,000,000
Fire Engine Replacement	2250	3			100,000			100,000
Replacement of 2005 Staff Vehicle	2253	3	2,000					2,000
Replacement of SCBA	2254	3			15,000			15,000
Replacement of Fire Department ATV - NEW	2259	3		7,500				7,500
Replacement of Fire Department Squad - NEW	2260	3					30,000	30,000
Replacement of SCBA Facepiece Testing Unit - NEW	2261	3		1,500				1,500
Fleet Vehicle Replacement - Building Inspection	2408	2			1,000			1,000
Public Works Equipment Replace	3101	2	10,000	6,000	5,000	20,100	6,000	47,100
<b>Sale/Trade In (non-hwy, non-util) Total</b>			<b>1,087,000</b>	<b>27,500</b>	<b>121,000</b>	<b>20,100</b>	<b>36,000</b>	<b>1,291,600</b>
<b>TIF</b>								
Fish Hatchery Road Left Turn Lane	3474	3		17,000				17,000
McKee Road Reconstruction Phase II	3481	3		150,000	750,000	1,140,000		2,040,000
Nine Bark/Central Park Place Construction - NEW	4712	3	673,333					673,333
<b>TIF Total</b>			<b>673,333</b>	<b>167,000</b>	<b>750,000</b>	<b>1,140,000</b>		<b>2,730,333</b>
<b>Utility - Assessed (storm)</b>								
Greenfield Watermain Extension	4524	4				35,000	215,000	250,000
Verona Rd Utility Relocations & Related	4630	1	500,000					500,000
North Water Main Loop to NE Neighborhood	4631	3				55,000	675,000	730,000
Nine Springs North Wet Pond	4705	3	35,000	350,000	25,000	15,000	10,000	435,000
<b>Utility - Assessed (storm) Total</b>			<b>535,000</b>	<b>350,000</b>	<b>25,000</b>	<b>105,000</b>	<b>900,000</b>	<b>1,915,000</b>
<b>Utility - Assessed (W&amp;S)</b>								
Lacy Road -Comm Center to Syene Road	3468	4		300,000				300,000
Verona Rd Utility Relocations & Related	4630	1		500,000				500,000
Fire Station Utility Extensions - NEW	4634	3	325,800					325,800
Woods Hollow Interceptor Extension - NEW	4635	n/a			47,250			47,250
Seminole Highway Interceptor Extension - NEW	4636	n/a	199,500					199,500
<b>Utility - Assessed (W&amp;S) Total</b>			<b>525,300</b>	<b>800,000</b>	<b>47,250</b>			<b>1,372,550</b>
<b>Utility - Borrowing (storm)</b>								
Street Resurfacing Program	3319	2	237,000					237,000
Lacy Road -Comm Center to Syene Road	3468	4		600,000				600,000
<b>Utility - Borrowing (storm) Total</b>			<b>237,000</b>	<b>600,000</b>				<b>837,000</b>
<b>Utility - Borrowing (W&amp;S)</b>								
Street Resurfacing Program	3319	2	140,000					140,000
Lacy Road -Comm Center to Syene Road	3468	4		500,000				500,000

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Utility - Borrowing (W&amp;S) Total</b>			<b>140,000</b>	<b>500,000</b>				<b>640,000</b>
<b>Utility - Impact Fees</b>								
Well 12 and Pump house	4518	2	400,000	400,000				800,000
Greenfield Watermain Extension	4524	4				25,000	325,000	350,000
Water Tower D	4532	2		50,000	1,200,000			1,250,000
Verona Rd Utility Relocations & Related	4630	1	125,000	125,000				250,000
North Water Main Loop to NE Neighborhood	4631	3				25,000	345,000	370,000
Water Main Oversizing Costs	4632	3	15,000	15,000	15,000	15,000	15,000	75,000
Fire Station Utility Extensions - NEW	4634	3	3,000					3,000
<b>Utility - Impact Fees Total</b>			<b>543,000</b>	<b>590,000</b>	<b>1,215,000</b>	<b>65,000</b>	<b>685,000</b>	<b>3,098,000</b>
<b>Utility - Rates (stormwater)</b>								
GIS System Maintenance & Upgrades	2014	2	1,830	710	460	260	310	3,570
Public Works Equipment Replace	3101	2	23,000	0	0	25,000	9,500	57,500
Street Resurfacing Program	3319	2	77,000	77,000	77,000	77,000	77,000	385,000
Schumann Drive Storm Sewer	4527	3		60,000				60,000
Stormwater Pond Dredging and Retrofits	4702	3	75,000	85,000	115,000	390,000	210,000	875,000
Greenway Restoration & Pond Enlargement	4708	3	225,000	15,000	10,000	5,000		255,000
Fish Hatch Rd/Sun Valley Pond	4710	3			320,000	215,000		535,000
Traceway Drive Storm Sewer Reroute	4711	3	27,000	225,000	15,000	10,000	5,000	282,000
<b>Utility - Rates (stormwater) Total</b>			<b>428,830</b>	<b>462,710</b>	<b>537,460</b>	<b>722,260</b>	<b>301,810</b>	<b>2,453,070</b>
<b>Utility - Rates (water &amp; sewer)</b>								
GIS System Maintenance & Upgrades	2014	2	24,982	9,692	6,280	3,550	4,232	48,736
Public Works Equipment Replace	3101	2	50,500	0	27,500	0	13,000	91,000
Street Resurfacing Program	3319	2	45,000	45,000	45,000	45,000	45,000	225,000
McKee Road Reconstruction Phase II	3481	3				40,000		40,000
Effluent Return Line Study	4523	5	40,000					40,000
Verona Rd Utility Relocations & Related	4630	1	1,200,000	930,000				2,130,000
<b>Utility - Rates (water &amp; sewer) Total</b>			<b>1,360,482</b>	<b>984,692</b>	<b>78,780</b>	<b>88,550</b>	<b>62,232</b>	<b>2,574,736</b>
<b>Utility - Refuse and Recycling Fund</b>								
Compost Facility	4650	3		30,000				30,000
<b>Utility - Refuse and Recycling Fund Total</b>				<b>30,000</b>				<b>30,000</b>
<b>Utility - Sale/Trade In (storm)</b>								
Public Works Equipment Replace	3101	2	2,000	0	0	0	500	2,500
<b>Utility - Sale/Trade In (storm) Total</b>			<b>2,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>2,500</b>
<b>Utility - Sale/Trade In (W&amp;S)</b>								
Public Works Equipment Replace	3101	2	4,500	0	2,500	0	1,000	8,000
<b>Utility - Sale/Trade In (W&amp;S) Total</b>			<b>4,500</b>	<b>0</b>	<b>2,500</b>	<b>0</b>	<b>1,000</b>	<b>8,000</b>

<b>Source</b>	<b>Project#</b>	<b>Priority</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
<b>GRAND TOTAL</b>			21,513,167	13,051,140	8,505,303	6,475,965	29,265,790	78,811,365

City of Fitchburg, WI  
*Capital Improvement Program*  
 2016 thru 2020

**PROJECTS BY DEPARTMENT**

Department	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>EMS</b>								
EMS Vehicle Replacement	2302	2	18,815	115,453	25,079	101,617		260,964
Fitch-Rona Computer Replacement	2303	3	11,625	4,682		4,521	4,844	25,672
Protective Gear	2306	2		16,145	6,727	6,727		29,599
Replacement of Fitch-Rona Pagers/Radios	2307	2		13,993			21,527	35,520
Replacement of Medical Equipment - SPLIT	2308	3	3,767	33,588	15,338		57,719	110,412
<b>EMS Total</b>			<b>34,207</b>	<b>183,861</b>	<b>47,144</b>	<b>112,865</b>	<b>84,090</b>	<b>462,167</b>
<b>FACTv (cable)</b>								
Cablecast Upgrade	1704	2	65,000					65,000
FACTv Facility & Equipment Upgrades	1710	3	40,000	35,000			30,000	105,000
<b>FACTv (cable) Total</b>			<b>105,000</b>	<b>35,000</b>			<b>30,000</b>	<b>170,000</b>
<b>Fire Department</b>								
Replacement of 1993 Aerial Ladder	2247	1	1,195,000					1,195,000
Future Fire Station Land & Buildings	2249	2	2,787,160					2,787,160
Fire Engine Replacement	2250	3			1,270,000			1,270,000
Replacement of 2005 Staff Vehicle	2253	3	53,000					53,000
Replacement of SCBA	2254	3			318,209			318,209
Flame Sim Training Program - NEW	2258	3	13,800					13,800
Replacement of Fire Department ATV - NEW	2259	3		28,339				28,339
Replacement of Fire Department Squad - NEW	2260	3					500,000	500,000
Replacement of SCBA Facepiece Testing Unit - NEW	2261	3		17,440				17,440
Vehicle Exhaust Removal System - NEW	2262	1	131,100					131,100
<b>Fire Department Total</b>			<b>4,180,060</b>	<b>45,779</b>	<b>1,588,209</b>		<b>500,000</b>	<b>6,314,048</b>
<b>General Government</b>								
Logo Implementation and Wayfinding	1030	5	60,000	30,000	30,000	30,000	30,000	180,000
Anton Drive Planning Study	1034	1	115,000					115,000
Automated Timekeeping System - NEW	1036	2	50,000					50,000
<b>General Government Total</b>			<b>225,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>345,000</b>
<b>Library</b>								
Library Computers	5201	2	17,000	17,000	18,000	18,000	18,000	88,000
<b>Library Total</b>			<b>17,000</b>	<b>17,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>88,000</b>
<b>Police Department</b>								
Replacement of Mobile Video Cameras	2109	2	36,000		28,000	21,000	21,000	106,000
Ballistic Vest Replacement	2121	1				21,600		21,600
Interview Recording Equipment	2124	2	15,000					15,000
Electronic Control Devices (ECD)	2126	1	19,500	21,000				40,500

Department	Project#	Priority	2016	2017	2018	2019	2020	Total
Crime Scene Vehicle Replacement	2131	2	35,000					35,000
Fleet Vehicle Replacement #64	2136	2	29,000					29,000
Fleet Vehicle Replacement #65	2137	2		30,000				30,000
Fleet Vehicle Replacement #67	2138	2		30,000				30,000
Fleet Vehicle Replacement #69	2139	2		30,000				30,000
Police Body Cameras - NEW	2140	1	95,800					95,800
New Police Facility - NEW	2141	2					23,760,000	23,760,000
<b>Police Department Total</b>			<b>230,300</b>	<b>111,000</b>	<b>28,000</b>	<b>42,600</b>	<b>23,781,000</b>	<b>24,192,900</b>
<b>Public Works - B&amp;G</b>								
Library Solar Array	1029	5	150,000					150,000
Exercise Equipment Replacement/Addition	1032	5	5,000				5,000	10,000
Early Warning Sirens	2238	3			25,000			25,000
Maintenance Facility Repairs - NEW	3487	1	25,000					25,000
Parking Lot Resurfacing	6262	3	50,000	50,000	50,000	50,000	50,000	250,000
City Campus Building Systems Replacement	6302	2	118,000	75,000	75,000	75,000	325,000	668,000
<b>Public Works - B&amp;G Total</b>			<b>348,000</b>	<b>125,000</b>	<b>150,000</b>	<b>125,000</b>	<b>380,000</b>	<b>1,128,000</b>
<b>Public Works - General</b>								
GIS System Maintenance & Upgrades	2014	2	91,500	35,500	23,000	13,000	15,500	178,500
Fleet Vehicle Replacement - Building Inspection	2408	2			25,000			25,000
Public Works Equipment Replace	3101	2	640,000	360,500	352,000	504,000	707,500	2,564,000
<b>Public Works - General Total</b>			<b>731,500</b>	<b>396,000</b>	<b>400,000</b>	<b>517,000</b>	<b>723,000</b>	<b>2,767,500</b>
<b>Public Works - Parks</b>								
Pedestrian and Bike System Improvements	3427	3	57,000	96,000	55,000	62,000	73,000	343,000
Bicycle and Pedestrian Plan Update	3428	3	15,000					15,000
Seminole Highway Path	3477	3	50,000	250,000				300,000
McGaw Park Improvements	6211	3	71,000	175,000	20,000			266,000
McKee Farms Park Improvement	6212	3	46,500	25,000	35,000	35,000		141,500
Neighborhood Forestry Improvements	6221	2	50,500	55,500	60,500	60,500	60,500	287,500
Recurring Park System Improvements	6259	2	64,000	64,000	64,000	64,000	64,000	320,000
Nine Springs Golf Course	6261	3	80,000					80,000
Tennis Court Improvements - SPLIT	6263	3	100,000					100,000
Large Park Shelters - SPLIT	6264	3					210,000	210,000
<b>Public Works - Parks Total</b>			<b>534,000</b>	<b>665,500</b>	<b>234,500</b>	<b>221,500</b>	<b>407,500</b>	<b>2,063,000</b>
<b>Public Works - Refuse &amp; Recycl</b>								
Compost Facility	4650	3		30,000				30,000
<b>Public Works - Refuse &amp; Recycl Total</b>				<b>30,000</b>				<b>30,000</b>
<b>Public Works - Stormwater</b>								
Schumann Drive Storm Sewer	4527	3		60,000				60,000
Stormwater Pond Dredging and Retrofits	4702	3	75,000	85,000	115,000	390,000	210,000	875,000
Nine Springs North Wet Pond	4705	3	35,000	350,000	25,000	15,000	10,000	435,000
Greenway Restoration & Pond Enlargement	4708	3	225,000	15,000	10,000	5,000		255,000
Fish Hatch Rd/Sun Valley Pond	4710	3			320,000	215,000		535,000
Traceway Drive Storm Sewer Reroute	4711	3	27,000	225,000	15,000	10,000	5,000	282,000
<b>Public Works - Stormwater Total</b>			<b>362,000</b>	<b>735,000</b>	<b>485,000</b>	<b>635,000</b>	<b>225,000</b>	<b>2,442,000</b>
<b>Public Works - Streets</b>								

Department	Project#	Priority	2016	2017	2018	2019	2020	Total
Fire Station Signal at Marketplace - McKee - NEW	2257	2	170,000					170,000
Intersection Signalization	3103	3	1,760,000	10,000	150,000			1,920,000
Street Resurfacing Program	3319	2	4,603,000	1,182,000	1,127,000	1,182,000	1,127,000	9,221,000
Herman Road Realignment/Extension	3365	3		150,000	1,200,000			1,350,000
Syene Road Reconstruction	3367	3	160,000	100,000	680,000			940,000
Traffic Calming Program	3450	3	15,000	15,000	15,000	15,000	15,000	75,000
Lacy Road -Comm Center to Syene Road	3468	4	1,090,000	6,400,000				7,490,000
Fish Hatchery Road Left Turn Lane	3474	3		17,000				17,000
Update Street Lighting	3479	3	183,000					183,000
McKee Road Reconstruction Phase II	3481	3		200,000	750,000	2,940,000		3,890,000
Murphy Road Bridge Replacement - NEW	3483	1	191,000					191,000
Confirmation Beacons for Traffic Signal - NEW	3484	3	20,000					20,000
Sidewalk and Path Maintenance & Improvements - NEW	3486	2	64,000	64,000	64,000	64,000	64,000	320,000
Nine Bark/Central Park Place Construction - NEW	4712	3	2,950,000					2,950,000
<b>Public Works - Streets Total</b>			<b>11,206,000</b>	<b>8,138,000</b>	<b>3,986,000</b>	<b>4,201,000</b>	<b>1,206,000</b>	<b>28,737,000</b>
<b>Public Works - Water &amp; Sewer</b>								
Well 12 and Pump house	4518	2	400,000	400,000				800,000
Effluent Return Line Study	4523	5	40,000					40,000
Greenfield Watermain Extension	4524	4				60,000	600,000	660,000
Water Tower D	4532	2		50,000	1,200,000			1,250,000
Verona Rd Utility Relocations & Related	4630	1	2,246,600	1,835,000	25,000	175,000		4,281,600
North Water Main Loop to NE Neighborhood	4631	3				80,000	1,020,000	1,100,000
Water Main Oversizing Costs	4632	3	15,000	15,000	15,000	15,000	15,000	75,000
Fire Station Utility Extensions - NEW	4634	3	328,800					328,800
Woods Hollow Interceptor Extension - NEW	4635	n/a			47,250			47,250
Seminole Highway Interceptor Extension - NEW	4636	n/a	199,500					199,500
<b>Public Works - Water &amp; Sewer Total</b>			<b>3,229,900</b>	<b>2,300,000</b>	<b>1,287,250</b>	<b>330,000</b>	<b>1,635,000</b>	<b>8,782,150</b>
<b>Senior Center</b>								
Senior/Community Center Equipment/Furnishings	6351	2	19,000	16,000	10,000	10,000		55,000
<b>Senior Center Total</b>			<b>19,000</b>	<b>16,000</b>	<b>10,000</b>	<b>10,000</b>		<b>55,000</b>
<b>Technology</b>								
Computer Replacement Program	1005	2	35,000	35,000	35,000	35,000	35,000	175,000
Computer Replacement Program - Fire	1008	2	8,000	8,000	8,000	8,000	8,000	40,000
Information Technology Upgrade and Replacement	1012	2	70,000	75,000	80,000	85,000	85,000	395,000
Telephone System Replacement	1016	2	50,000	10,000	15,000	15,000	15,000	105,000
Enterprise Content Management System	1022	2	35,000	15,000	10,000	10,000	10,000	80,000
Election Equip - Four Polling Locations	1028	2	5,000	5,000	5,000	5,000	5,000	25,000
Police Mobile Computer Replace Program	2104	2	35,000	35,000	35,000	35,000	35,000	175,000
Computer Replacement Program - Police	2105	2	40,000	40,000	40,000	40,000	40,000	200,000
Fire Department Mobile Data Computers	2230	2	13,200		13,200		13,200	39,600
<b>Technology Total</b>			<b>291,200</b>	<b>223,000</b>	<b>241,200</b>	<b>233,000</b>	<b>246,200</b>	<b>1,234,600</b>
<b>GRAND TOTAL</b>			<b>21,513,167</b>	<b>13,051,140</b>	<b>8,505,303</b>	<b>6,475,965</b>	<b>29,265,790</b>	<b>78,811,365</b>

City of Fitchburg, WI  
*Capital Improvement Program*  
 2016 thru 2020

**PROJECTS & FUNDING SOURCES BY DEPARTMENT**

Department	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>EMS</b>								
EMS Vehicle Replacement	2302	2	18,815	115,453	25,079	101,617		260,964
Fitch-Rona Computer Replacement	2303	3	11,625	4,682		4,521	4,844	25,672
Protective Gear	2306	2		16,145	6,727	6,727		29,599
Replacement of Fitch-Rona Pagers/Radios	2307	2		13,993			21,527	35,520
Replacement of Medical Equipment - SPLIT	2308	3	3,767	33,588	15,338		57,719	110,412
<b>EMS Total</b>			<b>34,207</b>	<b>183,861</b>	<b>47,144</b>	<b>112,865</b>	<b>84,090</b>	<b>462,167</b>
<i>Borrowing (non-util, GO debt)</i>				115,453	25,079	101,617		242,149
<i>Capital Project Levy</i>				34,207	68,408	22,065	11,248	220,018
<b>EMS Total</b>			<b>34,207</b>	<b>183,861</b>	<b>47,144</b>	<b>112,865</b>	<b>84,090</b>	<b>462,167</b>
<b>FACTv (cable)</b>								
Cablecast Upgrade	1704	2	65,000					65,000
FACTv Facility & Equipment Upgrades	1710	3	40,000	35,000			30,000	105,000
<b>FACTv (cable) Total</b>			<b>105,000</b>	<b>35,000</b>			<b>30,000</b>	<b>170,000</b>
<i>Cable Fund Transfer</i>				105,000	35,000		30,000	170,000
<b>FACTv (cable) Total</b>			<b>105,000</b>	<b>35,000</b>			<b>30,000</b>	<b>170,000</b>
<b>Fire Department</b>								
Replacement of 1993 Aerial Ladder	2247	1	1,195,000					1,195,000
Future Fire Station Land & Buildings	2249	2	2,787,160					2,787,160
Fire Engine Replacement	2250	3			1,270,000			1,270,000
Replacement of 2005 Staff Vehicle	2253	3	53,000					53,000
Replacement of SCBA	2254	3			318,209			318,209
Flame Sim Training Program - NEW	2258	3	13,800					13,800
Replacement of Fire Department ATV - NEW	2259	3		28,339				28,339
Replacement of Fire Department Squad - NEW	2260	3					500,000	500,000
Replacement of SCBA Facepiece Testing Unit - NEW	2261	3		17,440				17,440
Vehicle Exhaust Removal System - NEW	2262	1	131,100					131,100
<b>Fire Department Total</b>			<b>4,180,060</b>	<b>45,779</b>	<b>1,588,209</b>		<b>500,000</b>	<b>6,314,048</b>
<i>Borrowing (non-util, GO debt)</i>				1,572,300		1,473,209	470,000	3,515,509
<i>Capital Project Levy</i>				13,800	36,779			50,579
<i>Contribution from Other Entities</i>				34,960				34,960
<i>Fire - Impact Fees</i>				300,000				300,000

Department	Project#	Priority	2016	2017	2018	2019	2020	Total
<i>Project Fund Balance Applied</i>			1,187,000					1,187,000
<i>Sale/Trade In (non-hwy, non-util)</i>			1,072,000	9,000	115,000		30,000	1,226,000
<b>Fire Department Total</b>			<b>4,180,060</b>	<b>45,779</b>	<b>1,588,209</b>		<b>500,000</b>	<b>6,314,048</b>

### General Government

Logo Implementation and Wayfinding	1030	5	60,000	30,000	30,000	30,000	30,000	180,000
Anton Drive Planning Study	1034	1	115,000					115,000
Automated Timekeeping System - NEW	1036	2	50,000					50,000
<b>General Government Total</b>			<b>225,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>345,000</b>

<i>Capital Project Levy</i>			195,000	30,000	30,000	30,000	30,000	315,000
<i>Grants/Donations (non-util)</i>			30,000					30,000
<b>General Government Total</b>			<b>225,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>345,000</b>

### Library

Library Computers	5201	2	17,000	17,000	18,000	18,000	18,000	88,000
<b>Library Total</b>			<b>17,000</b>	<b>17,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>88,000</b>

<i>Library Levy (transfer)</i>			17,000	17,000	18,000	18,000	18,000	88,000
<b>Library Total</b>			<b>17,000</b>	<b>17,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>88,000</b>

### Police Department

Replacement of Mobile Video Cameras	2109	2	36,000		28,000	21,000	21,000	106,000
Ballistic Vest Replacement	2121	1				21,600		21,600
Interview Recording Equipment	2124	2	15,000					15,000
Electronic Control Devices (ECD)	2126	1	19,500	21,000				40,500
Crime Scene Vehicle Replacement	2131	2	35,000					35,000
Fleet Vehicle Replacement #64	2136	2	29,000					29,000
Fleet Vehicle Replacement #65	2137	2		30,000				30,000
Fleet Vehicle Replacement #67	2138	2		30,000				30,000
Fleet Vehicle Replacement #69	2139	2		30,000				30,000
Police Body Cameras - NEW	2140	1	95,800					95,800
New Police Facility - NEW	2141	2					23,760,000	23,760,000
<b>Police Department Total</b>			<b>230,300</b>	<b>111,000</b>	<b>28,000</b>	<b>42,600</b>	<b>23,781,000</b>	<b>24,192,900</b>

<i>Borrowing (non-util, GO debt)</i>			95,800				23,760,000	23,855,800
<i>Capital Project Levy</i>			129,500	98,500	28,000	42,600	21,000	319,600
<i>Sale/Trade In (non-hwy, non-util)</i>			5,000	12,500				17,500
<b>Police Department Total</b>			<b>230,300</b>	<b>111,000</b>	<b>28,000</b>	<b>42,600</b>	<b>23,781,000</b>	<b>24,192,900</b>

### Public Works - B&G

Library Solar Array	1029	5	150,000					150,000
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Department	Project#	Priority	2016	2017	2018	2019	2020	Total
Exercise Equipment Replacement/Addition	1032	5	5,000				5,000	10,000
Early Warning Sirens	2238	3			25,000			25,000
Maintenance Facility Repairs - NEW	3487	1	25,000					25,000
Parking Lot Resurfacing	6262	3	50,000	50,000	50,000	50,000	50,000	250,000
City Campus Building Systems Replacement	6302	2	118,000	75,000	75,000	75,000	325,000	668,000
<b>Public Works - B&amp;G Total</b>			<b>348,000</b>	<b>125,000</b>	<b>150,000</b>	<b>125,000</b>	<b>380,000</b>	<b>1,128,000</b>

<i>Borrowing (non-util, GO debt)</i>			150,000				250,000	400,000
<i>Capital Project Levy</i>			198,000	125,000	125,000	125,000	130,000	703,000
<i>Project Fund Balance Applied</i>					25,000			25,000
<b>Public Works - B&amp;G Total</b>			<b>348,000</b>	<b>125,000</b>	<b>150,000</b>	<b>125,000</b>	<b>380,000</b>	<b>1,128,000</b>

### Public Works - General

GIS System Maintenance & Upgrades	2014	2	91,500	35,500	23,000	13,000	15,500	178,500
Fleet Vehicle Replacement - Building Inspection	2408	2			25,000			25,000
Public Works Equipment Replace	3101	2	640,000	360,500	352,000	504,000	707,500	2,564,000
<b>Public Works - General Total</b>			<b>731,500</b>	<b>396,000</b>	<b>400,000</b>	<b>517,000</b>	<b>723,000</b>	<b>2,767,500</b>

<i>Borrowing (non-util, GO debt)</i>			160,000	180,000	0	0	0	340,000
<i>Capital Project Levy</i>			427,688	174,598	320,260	431,090	604,958	1,958,594
<i>Sale/Trade In (hwy)</i>			27,000	25,000	37,000	37,000	83,500	209,500
<i>Sale/Trade In (non-hwy, non-util)</i>			10,000	6,000	6,000	20,100	6,000	48,100
<i>Utility - Rates (stormwater)</i>			24,830	710	460	25,260	9,810	61,070
<i>Utility - Rates (water &amp; sewer)</i>			75,482	9,692	33,780	3,550	17,232	139,736
<i>Utility - Sale/Trade In (storm)</i>			2,000	0	0	0	500	2,500
<i>Utility - Sale/Trade In (W&amp;S)</i>			4,500	0	2,500	0	1,000	8,000
<b>Public Works - General Total</b>			<b>731,500</b>	<b>396,000</b>	<b>400,000</b>	<b>517,000</b>	<b>723,000</b>	<b>2,767,500</b>

### Public Works - Parks

Pedestrian and Bike System Improvements	3427	3	57,000	96,000	55,000	62,000	73,000	343,000
Bicycle and Pedestrian Plan Update	3428	3	15,000					15,000
Seminole Highway Path	3477	3	50,000	250,000				300,000
McGaw Park Improvements	6211	3	71,000	175,000	20,000			266,000
McKee Farms Park Improvement	6212	3	46,500	25,000	35,000	35,000		141,500
Neighborhood Forestry Improvements	6221	2	50,500	55,500	60,500	60,500	60,500	287,500
Recurring Park System Improvements	6259	2	64,000	64,000	64,000	64,000	64,000	320,000
Nine Springs Golf Course	6261	3	80,000					80,000
Tennis Court Improvements - SPLIT	6263	3	100,000					100,000
Large Park Shelters - SPLIT	6264	3					210,000	210,000
<b>Public Works - Parks Total</b>			<b>534,000</b>	<b>665,500</b>	<b>234,500</b>	<b>221,500</b>	<b>407,500</b>	<b>2,063,000</b>

<i>Borrowing (non-util, GO debt)</i>			150,000	415,000			210,000	775,000
<i>Capital Project Levy</i>			349,000	250,500	234,500	221,500	197,500	1,253,000
<i>Parks Fund Transfer</i>			35,000					35,000

Department	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Public Works - Parks Total</b>			534,000	665,500	234,500	221,500	407,500	2,063,000
<b>Public Works - Refuse &amp; Recycl</b>								
Compost Facility	4650	3		30,000				30,000
<b>Public Works - Refuse &amp; Recycl Total</b>				30,000				30,000
<b>Utility - Refuse and Recycling Fund</b>				30,000				30,000
<b>Public Works - Refuse &amp; Recycl Total</b>				30,000				30,000
<b>Public Works - Stormwater</b>								
Schumann Drive Storm Sewer	4527	3		60,000				60,000
Stormwater Pond Dredging and Retrofits	4702	3	75,000	85,000	115,000	390,000	210,000	875,000
Nine Springs North Wet Pond	4705	3	35,000	350,000	25,000	15,000	10,000	435,000
Greenway Restoration & Pond Enlargement	4708	3	225,000	15,000	10,000	5,000		255,000
Fish Hatch Rd/Sun Valley Pond	4710	3			320,000	215,000		535,000
Traceway Drive Storm Sewer Reroute	4711	3	27,000	225,000	15,000	10,000	5,000	282,000
<b>Public Works - Stormwater Total</b>			362,000	735,000	485,000	635,000	225,000	2,442,000
<b>Utility - Assessed (storm)</b>			35,000	350,000	25,000	15,000	10,000	435,000
<b>Utility - Rates (stormwater)</b>			327,000	385,000	460,000	620,000	215,000	2,007,000
<b>Public Works - Stormwater Total</b>			362,000	735,000	485,000	635,000	225,000	2,442,000
<b>Public Works - Streets</b>								
Fire Station Signal at Marketplace - McKee - NEW	2257	2	170,000					170,000
Intersection Signalization	3103	3	1,760,000	10,000	150,000			1,920,000
Street Resurfacing Program	3319	2	4,603,000	1,182,000	1,127,000	1,182,000	1,127,000	9,221,000
Herman Road Realignment/Extension	3365	3		150,000	1,200,000			1,350,000
Syene Road Reconstruction	3367	3	160,000	100,000	680,000			940,000
Traffic Calming Program	3450	3	15,000	15,000	15,000	15,000	15,000	75,000
Lacy Road -Comm Center to Syene Road	3468	4	1,090,000	6,400,000				7,490,000
Fish Hatchery Road Left Turn Lane	3474	3		17,000				17,000
Update Street Lighting	3479	3	183,000					183,000
McKee Road Reconstruction Phase II	3481	3		200,000	750,000	2,940,000		3,890,000
Murphy Road Bridge Replacement - NEW	3483	1	191,000					191,000
Confirmation Beacons for Traffic Signal - NEW	3484	3	20,000					20,000
Sidewalk and Path Maintenance & Improvements - NEW	3486	2	64,000	64,000	64,000	64,000	64,000	320,000
Nine Bark/Central Park Place Construction - NEW	4712	3	2,950,000					2,950,000
<b>Public Works - Streets Total</b>			11,206,000	8,138,000	3,986,000	4,201,000	1,206,000	28,737,000
<b>Assessed (non-util)</b>			1,855,000	315,000	1,085,000	95,000	35,000	3,385,000
<b>Borrowing (non-util, GO debt)</b>			4,737,000	2,930,000	473,000			8,140,000
<b>Capital Project Levy</b>			1,054,000	1,086,000	1,049,000	1,174,000	1,049,000	5,412,000
<b>Contribution from Other Entities</b>			2,276,667			425,000		2,701,667
<b>Grants/Donations (non-util)</b>			40,000	2,055,000	507,000	1,205,000		3,807,000

Department	Project#	Priority	2016	2017	2018	2019	2020	Total
<i>Project Fund Balance Applied</i>			71,000	63,000				134,000
<i>TIF</i>			673,333	167,000	750,000	1,140,000		2,730,333
<i>Utility - Assessed (W&amp;S)</i>				300,000				300,000
<i>Utility - Borrowing (storm)</i>			237,000	600,000				837,000
<i>Utility - Borrowing (W&amp;S)</i>			140,000	500,000				640,000
<i>Utility - Rates (stormwater)</i>			77,000	77,000	77,000	77,000	77,000	385,000
<i>Utility - Rates (water &amp; sewer)</i>			45,000	45,000	45,000	85,000	45,000	265,000
<b>Public Works - Streets Total</b>			<b>11,206,000</b>	<b>8,138,000</b>	<b>3,986,000</b>	<b>4,201,000</b>	<b>1,206,000</b>	<b>28,737,000</b>

### Public Works - Water & Sewer

Well 12 and Pump house	4518	2	400,000	400,000				800,000
Effluent Return Line Study	4523	5	40,000					40,000
Greenfield Watermain Extension	4524	4				60,000	600,000	660,000
Water Tower D	4532	2		50,000	1,200,000			1,250,000
Verona Rd Utility Relocations & Related	4630	1	2,246,600	1,835,000	25,000	175,000		4,281,600
North Water Main Loop to NE Neighborhood	4631	3				80,000	1,020,000	1,100,000
Water Main Oversizing Costs	4632	3	15,000	15,000	15,000	15,000	15,000	75,000
Fire Station Utility Extensions - NEW	4634	3	328,800					328,800
Woods Hollow Interceptor Extension - NEW	4635	n/a			47,250			47,250
Seminole Highway Interceptor Extension - NEW	4636	n/a	199,500					199,500
<b>Public Works - Water &amp; Sewer Total</b>			<b>3,229,900</b>	<b>2,300,000</b>	<b>1,287,250</b>	<b>330,000</b>	<b>1,635,000</b>	<b>8,782,150</b>

<i>Borrowing (non-util, GO debt)</i>						150,000		150,000
<i>Capital Project Levy</i>			171,600	30,000	25,000	25,000		251,600
<i>Contribution from Other Entities</i>			250,000	250,000				500,000
<i>Project Fund Balance Applied</i>							60,000	60,000
<i>Utility - Assessed (storm)</i>			500,000			90,000	890,000	1,480,000
<i>Utility - Assessed (W&amp;S)</i>			525,300	500,000	47,250			1,072,550
<i>Utility - Impact Fees</i>			543,000	590,000	1,215,000	65,000	685,000	3,098,000
<i>Utility - Rates (water &amp; sewer)</i>			1,240,000	930,000				2,170,000
<b>Public Works - Water &amp; Sewer Total</b>			<b>3,229,900</b>	<b>2,300,000</b>	<b>1,287,250</b>	<b>330,000</b>	<b>1,635,000</b>	<b>8,782,150</b>

### Senior Center

Senior/Community Center Equipment/Furnishings	6351	2	19,000	16,000	10,000	10,000		55,000
<b>Senior Center Total</b>			<b>19,000</b>	<b>16,000</b>	<b>10,000</b>	<b>10,000</b>		<b>55,000</b>

<i>Capital Project Levy</i>			19,000	16,000	10,000	10,000		55,000
<b>Senior Center Total</b>			<b>19,000</b>	<b>16,000</b>	<b>10,000</b>	<b>10,000</b>		<b>55,000</b>

### Technology

Computer Replacement Program	1005	2	35,000	35,000	35,000	35,000	35,000	175,000
Computer Replacement Program - Fire	1008	2	8,000	8,000	8,000	8,000	8,000	40,000
Information Technology Upgrade and Replacement	1012	2	70,000	75,000	80,000	85,000	85,000	395,000
Telephone System Replacement	1016	2	50,000	10,000	15,000	15,000	15,000	105,000

<b>Department</b>	<b>Project#</b>	<b>Priority</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Enterprise Content Management System	1022	2	35,000	15,000	10,000	10,000	10,000	80,000
Election Equip - Four Polling Locations	1028	2	5,000	5,000	5,000	5,000	5,000	25,000
Police Mobile Computer Replace Program	2104	2	35,000	35,000	35,000	35,000	35,000	175,000
Computer Replacement Program - Police	2105	2	40,000	40,000	40,000	40,000	40,000	200,000
Fire Department Mobile Data Computers	2230	2	13,200		13,200		13,200	39,600
<b>Technology Total</b>			<b>291,200</b>	<b>223,000</b>	<b>241,200</b>	<b>233,000</b>	<b>246,200</b>	<b>1,234,600</b>
<i>Capital Project Levy</i>			216,200	223,000	241,200	233,000	246,200	1,159,600
<i>Project Fund Balance Applied</i>			75,000					75,000
<i>Technology Total</i>			<b>291,200</b>	<b>223,000</b>	<b>241,200</b>	<b>233,000</b>	<b>246,200</b>	<b>1,234,600</b>
<b>Grand Total</b>			<b>21,513,167</b>	<b>13,051,140</b>	<b>8,505,303</b>	<b>6,475,965</b>	<b>29,265,790</b>	<b>78,811,365</b>

City of Fitchburg, WI  
*Capital Improvement Program*  
**2016 thru 2020**

**PROJECTS BY FUNDING SOURCE**

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Borrowing (non-util, GO debt)</b>								
McGaw Park Improvements	6211	3		165,000				165,000
Tennis Court Improvements - SPLIT	6263	3	100,000					100,000
Large Park Shelters - SPLIT	6264	3					210,000	210,000
<b>Borrowing (non-util, GO debt) Total</b>			<b>100,000</b>	<b>165,000</b>			<b>210,000</b>	<b>475,000</b>
<b>Capital Project Levy</b>								
McGaw Park Improvements	6211	3	36,000	10,000	20,000			66,000
McKee Farms Park Improvement	6212	3	46,500	25,000	35,000	35,000		141,500
Neighborhood Forestry Improvements	6221	2	50,500	55,500	60,500	60,500	60,500	287,500
Recurring Park System Improvements	6259	2	64,000	64,000	64,000	64,000	64,000	320,000
Nine Springs Golf Course	6261	3	80,000					80,000
<b>Capital Project Levy Total</b>			<b>277,000</b>	<b>154,500</b>	<b>179,500</b>	<b>159,500</b>	<b>124,500</b>	<b>895,000</b>
<b>Parks Fund Transfer</b>								
McGaw Park Improvements	6211	3	35,000					35,000
<b>Parks Fund Transfer Total</b>			<b>35,000</b>					<b>35,000</b>
<b>GRAND TOTAL</b>			<b>412,000</b>	<b>319,500</b>	<b>179,500</b>	<b>159,500</b>	<b>334,500</b>	<b>1,405,000</b>

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Parks

## City of Fitchburg, WI

**Contact** Parks Director

**Project #** 6211  
**Project Name** McGaw Park Improvements

**Type** Improvement

**Useful Life** 50 yrs

**Category** Parks & Greenway Improvement

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$266,000

**Description**

2016 - Path from parking lot to shelter (\$11,000) / Pedestrian lighting (\$25,000) / Water and sewer for shelter (\$35,000)  
 2017 - Field lights-east (\$165,000)  
 2017 - Path from shelter to east parking lot (\$10,000)  
 2018 - Pedestrian lighting for path from shelter to east parking lot (\$20,000)

2015 Update: field lights postponed from 2016 to 2017 and cost increased from \$75,000 to \$165,000. All other projects listed above new to this CIP.

**Justification**

Continue to implement the McGaw Park Master Plan as adopted by the Common Council on January 12, 2012.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	36,000	175,000	20,000			231,000
Construction of New Facilities/Additions	35,000					35,000
<b>Total</b>	<b>71,000</b>	<b>175,000</b>	<b>20,000</b>			<b>266,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)		165,000				165,000
Capital Project Levy	36,000	10,000	20,000			66,000
Parks Fund Transfer	35,000					35,000
<b>Total</b>	<b>71,000</b>	<b>175,000</b>	<b>20,000</b>			<b>266,000</b>

**Budget Impact/Other**

Operational expenses will remain similar to the current facility. If new structures are constructed cost savings due to updated construction methods may be realized. With updated facilities and higher use possibility revenues may also increase.

# Implementation

Near Term- approximately 1-5 years

Mid to Long Term- approximately 5-20 years

Phase In- timing is undetermined and requires further study

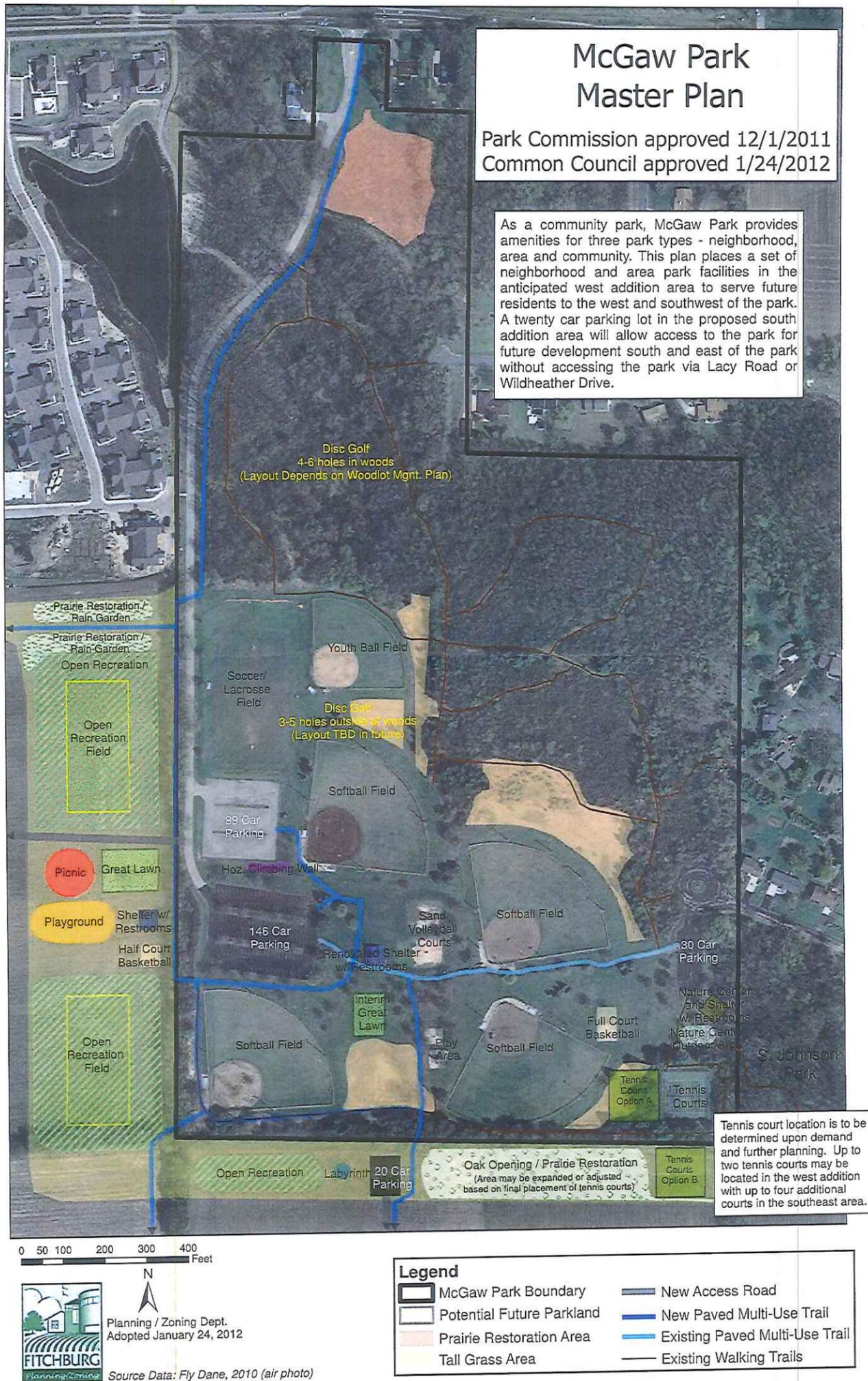
Ongoing- continues over time

**Figure 5-1: Recommended Implementation Timeframe**

Existing Park Property		
Category	Recommended Action/Amenity	Implementation Timeframe
Recreation	Convert half basketball court to full court	Near Term 2013
	Interim great lawn	Near Term
	Horizontal climbing wall	Mid to Long Term
	Nature center and outdoor area	Mid to Long Term
	Tennis courts (or southeast area)	Near Term
	Disc golf course	Mid to Long Term
	Evaluate traffic calming features	Near Term
Safety/ Accessibility	Improve/add parking lot and entry drive lighting	Near Term 2013
	New paved multi-use trail (Lacy Rd to soccer field)	Near Term 2013
	New paved multi-use trail (soccer field to shelters and south park entrance)	Phase In 2016
	Pedestrian level lighting of major multi-use trails	Phase In
	Create and implement a woodlot management plan	Near Term and Ongoing 2015
Natural Environment	Continue management of prairie restoration area	Ongoing
	Renovate existing shelter/public services	Near Term 2015
Infrastructure and Buildings	Nature center shelter and restrooms	Mid to Long Term
Potential West Park Addition		
Category	Recommended Action/Amenity	Implementation Timeframe (After Ownership)
Recreation	Picnic area	Near Term
	Playground	Near Term
	Great lawn	Near Term
	Open recreation areas	Near Term
	Tennis courts	Near Term
	Half basketball court	Near Term
Safety/ Accessibility	New paved multi-use trails	Phase In
	Pedestrian level lighting of major multi-use trails	Phase In
	Access driveway and lighting	Phase In
Natural Environment	Prairie restoration/rain garden	Near Term
Infrastructure and Buildings	Shelter with restrooms	Near Term

(TRANSFORMER 2014)

Figure 3-2: McGaw Park Master Plan



<Title> Total ~770' @ 13.50 per ft. \$10,395.  
 \$11,000 Budget.



**Fitchburg**

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Fitchburg City Limits</li> <li>Railroads</li> <li>Streets</li> <li>Neighborhoods</li> <li>Building Footprints</li> <li>Community Facilities           <ul style="list-style-type: none"> <li>City Hall</li> <li>Library</li> <li>Cemetery</li> <li>Public Works</li> <li>School</li> </ul> </li> </ul>	<p><b>Water Services</b></p> <ul style="list-style-type: none"> <li>Water Services</li> <li>Wards</li> <li>Parks</li> </ul> <p><b>Zoning</b></p> <ul style="list-style-type: none"> <li>A-1</li> <li>A-2</li> <li>A-3</li> <li>R-1</li> <li>R-2</li> <li>R-3</li> <li>R-4</li> <li>R-5</li> <li>R-6</li> <li>R-7</li> <li>R-8</li> <li>R-9</li> <li>R-10</li> <li>R-11</li> <li>R-12</li> <li>R-13</li> <li>R-14</li> <li>R-15</li> <li>R-16</li> <li>R-17</li> <li>R-18</li> <li>R-19</li> <li>R-20</li> <li>R-21</li> <li>R-22</li> <li>R-23</li> <li>R-24</li> <li>R-25</li> <li>R-26</li> <li>R-27</li> <li>R-28</li> <li>R-29</li> <li>R-30</li> <li>R-31</li> <li>R-32</li> <li>R-33</li> <li>R-34</li> <li>R-35</li> <li>R-36</li> <li>R-37</li> <li>R-38</li> <li>R-39</li> <li>R-40</li> <li>R-41</li> <li>R-42</li> <li>R-43</li> <li>R-44</li> <li>R-45</li> <li>R-46</li> <li>R-47</li> <li>R-48</li> <li>R-49</li> <li>R-50</li> </ul>	<p><b>School Districts</b></p> <ul style="list-style-type: none"> <li>Madison</li> <li>Oregon</li> <li>Washoula</li> </ul> <p><b>Police Districts</b></p> <ul style="list-style-type: none"> <li>Police District</li> </ul> <p><b>Hydrant Pressure</b></p> <ul style="list-style-type: none"> <li>200-220 PSI</li> <li>160-170 PSI</li> <li>120-130 PSI</li> <li>80-90 PSI</li> </ul>	<p><b>Water</b></p> <ul style="list-style-type: none"> <li>Main</li> <li>Hydrant</li> <li>Service</li> <li>Abandoned</li> </ul> <p><b>Water Pipe</b></p> <ul style="list-style-type: none"> <li>MAIN</li> <li>HYDRANT</li> <li>SERVICE</li> <li>ABANDONED</li> </ul> <p><b>Hydrants</b></p> <ul style="list-style-type: none"> <li>Fitchburg</li> <li>Madison</li> <li>Private</li> </ul>	<p><b>Storm Structures</b></p> <ul style="list-style-type: none"> <li>Inlets</li> <li>Storm Manholes</li> <li>Outlets</li> <li>Pond Release Structures</li> <li>Culverts</li> </ul> <p><b>Conveyance</b></p> <ul style="list-style-type: none"> <li>Stormwater Lines</li> <li>Drainage Ways</li> </ul> <p><b>Basins</b></p> <ul style="list-style-type: none"> <li>Well</li> <li>Dry</li> <li>Rain Garden</li> </ul>	<p><b>Sanitary Structures</b></p> <ul style="list-style-type: none"> <li>Manhole</li> <li>PUMP STATION</li> </ul> <p><b>Sanitary Pipe</b></p> <ul style="list-style-type: none"> <li>Force Main</li> <li>Sanitary Return</li> <li>Abandoned</li> <li>Laterals</li> </ul> <p><b>Streets</b></p> <ul style="list-style-type: none"> <li>Traffic Signals</li> <li>Street Sign</li> <li>Street Light</li> </ul>
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03/13/2016  
 Scale 1:1000

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Parks

## City of Fitchburg, WI

**Contact** Parks Director

**Project #** 6212  
**Project Name** McKee Farms Park Improvement

**Type** Improvement

**Useful Life** 20 Years

**Category** Parks & Greenway Improvement

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$141,500

**Description**

2016 - 3 additional lights adjacent to the skating rink (\$16,500)  
 2016 - Dumpster enclosure (\$30,000)  
 2017 - South path lighting (\$25,000)  
 2018 - West path lighting (\$35,000)  
 2019 - Path lighting to Richardson (\$35,000)

Note: Optimist Club is fundraising to purchase an additional Splashpad shade structure in addition to the one in this proposal. Area is in need of two shade structures.

2015 Update: budget amendment completed in 2015 to move up shade structure project from 2016 to 2015 with additional funding from Optimist Club. New projects slated for 2017 - 2020.

**Justification**

The McKee Farms Park shelter was constructed in 1997-1998.

Continue implementation of the McKee Park Master Plan as adopted by the Common Council on January 12, 2012.

Expenditures	2016	2017	2018	2019	2020	Total
Maint of Existing Facilities (non-hwy, non-util)	46,500	25,000	35,000	35,000		141,500
<b>Total</b>	<b>46,500</b>	<b>25,000</b>	<b>35,000</b>	<b>35,000</b>		<b>141,500</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	46,500	25,000	35,000	35,000		141,500
<b>Total</b>	<b>46,500</b>	<b>25,000</b>	<b>35,000</b>	<b>35,000</b>		<b>141,500</b>

**Budget Impact/Other**

The operational impact of open air shelter, approved in 2011, will include staff maintenance and maintenance supplies. Utilities cost for the new lights are also now included.

Budget Items	2016	2017	2018	2019	2020	Total
Maintenance	500	500	500	500		2,000
Other (Insurance, Utilities)	350	350	350	350		1,400
Staff Cost	600	600	600	600		2,400
<b>Total</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>		<b>5,800</b>

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Parks

## City of Fitchburg, WI

**Contact** Parks Director

**Project #** 6221  
**Project Name** Neighborhood Forestry Improvements

**Type** Improvement

**Useful Life** 25 years

**Category** Parks & Greenway Improvement

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$287,500

### Description

Annual projects for this account include:  
 Tree planting - 2016 (150), 2017 (175), 2018 (200), 2019 (200), 2020 (200) based on \$200 per tree  
 Woods restoration projects - (annually) \$7,500 including Mickelson, Nobel Woods, Gold Addition and Commerce Park  
 Annual EAB treatments \$13,000

### Justification

With the anticipation of EAB and the removal of ash trees there will need to be additional tree replacement. Tree planting numbers have increased to 150 in 2016, 175 in 2017, 200 in 2018, 2019 and 2020.

<u>Expenditures</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Total</u>
Equip/Vehicles/Furnishings (non-hwy, non-util)	50,500	55,500	60,500	60,500	60,500	287,500
<b>Total</b>	<b>50,500</b>	<b>55,500</b>	<b>60,500</b>	<b>60,500</b>	<b>60,500</b>	<b>287,500</b>

<u>Funding Sources</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Total</u>
Capital Project Levy	50,500	55,500	60,500	60,500	60,500	287,500
<b>Total</b>	<b>50,500</b>	<b>55,500</b>	<b>60,500</b>	<b>60,500</b>	<b>60,500</b>	<b>287,500</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Parks  
**Contact** Parks Director  
**Type** Improvement  
**Useful Life** 10-20 years  
**Category** Equipment Replace/ Resurface  
**Priority** 2 Very Important  
**Status** Active

**Project #** 6259  
**Project Name** Recurring Park System Improvements

**Total Project Cost:** \$320,000

### Description

This program began in 2013 to recognize the need to improve existing park facilities.

Small Gazebos: \$5,000 / year - replace 1 every 2 years  
 Basketball Court: \$4,000 / year - replace 1 every year  
 Playground Equipment: \$30,000 / year - replace 1 per year  
 Ball Fields: \$25,000 / year to support facilities as needed.

\*Note: McKee (#6212) and McGaw (#6211) parks have their own CIP projects. Tennis courts (#6263) and large shelters (#6264) also have their own CIP projects. Bike paths within the parks are included in project #3486.

See attached workplan for details on specific projects by year.

### Justification

As the City of Fitchburg Parks system ages many items need to be updated and replaced. The park system has a total of 30 playground structures, 25 1/2 court basketball courts (2 full court), 16 tennis courts, 14 small gazebos, 6 large shelters with bathrooms, 4 sand volleyball courts, and over 21 miles of paved recreational trail.

Expenditures	2016	2017	2018	2019	2020	Total
Maint of Existing Facilities (non-hwy, non-util)	64,000	64,000	64,000	64,000	64,000	320,000
<b>Total</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>320,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	64,000	64,000	64,000	64,000	64,000	320,000
<b>Total</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>320,000</b>

### Budget Impact/Other

**City of Fitchburg  
Parks Department Work Plan**

**2016 Work**

Re-Construct Wildwood south tennis courts	\$	100,000
Install Rubber chips in Swancreek Playground	\$	15,000
Install Rubber chips in Rosecommons Playground	\$	15,000
Repave between Edenberry and Stamford	\$	6,000
Repave from Capital City trail to Tree Line drive	\$	6,200
Install Rubber chips in Tower Hill Playground	\$	15,000
Add Bike Path to McGaw Park from Lower Parking lot to Shelter	\$	11,000
Paint shelter at Rosecommons	\$	4,000
Crack fill, seal and paint lines on Swan Creek Basketball court	\$	4,000
Maintenance on McGaw Volleyball courts	\$	500
General Path Maintenance of Bike Paths	\$	8,000
Ball Field Maintenance	\$	6,000
Update park lighting to LED	\$	5,000

**2017 Work**

New lighting for McGaw east ball diamond	\$	165,000
Repave portion of E. Cheryl Parkway	\$	17,225
Repave Woods Hollow	\$	6,200
Improve Chickroy West and East playgrounds including rubber chips	\$	30,000
Install new gazebo in Western Hills	\$	10,000
Crack fill, seal and paint lines on Jamestown Basketball court	\$	4,000
Maintenance on McKee volleyball courts	\$	500
Ball Field Maintenance	\$	6,000
Update park lighting to LED	\$	5,000
Stain/Paint Kids Crossing	\$	15,000
General Path Maintenance of Bike Paths	\$	8,000

**2018 Work**

Install New Gazebo in Briarwood	\$	10,000
Repave Arrowhead	\$	5,000
Install Rubber woodchips in Seminole Glen playground	\$	15,000
Improve Hatchery Hill playground including rubber chips	\$	15,000
Patch Wildwood south path	\$	9,000
Patch path along Fish Hatchery between Caddis Bend a and Cahill Main	\$	9,000
Maintenance on McGaw Volleyball courts	\$	500
Fill cracks, level, seal, and paint McKee tennis courts	\$	25,000
Ballfield Maintenance	\$	6,000
Update park lighting to LED	\$	5,000
General Path Maintenance of Bike Paths	\$	8,000

**2019 Work**

New lighting for McGaw west diamond	\$	175,000
Improve Quarry Hill playground including rubber chips	\$	15,000
Repave Hawk Ridge	\$	13,400
Repave west end of Chickory Meadows	\$	4,500
Maintenance on McKee volleyball courts	\$	500
Update park lighting to LED	\$	5,000
General Path Maintenance of Bike Paths	\$	8,000

**2020 Work**

Replace Tower Hill shelter	\$	210,000
Install new Gazebo in Schappe	\$	10,000
Maintenance on McGaw Volleyball courts	\$	500
Update park lighting to LED	\$	5,000
General Path Maintenance of Bike Paths	\$	8,000

# Capital Improvement Program

2016 thru 2020

Department Public Works - Parks

## City of Fitchburg, WI

Contact Parks Director

Project # 6261  
Project Name Nine Springs Golf Course

Type Improvement

Useful Life 25 - 30 yrs

Category Equipment Replace/ Resurface

Priority 3 Important

Status Active

Total Project Cost: \$80,000

### Description

Funds to be used to redo the Clubhouse including an additional patio and screened in area.

### Justification

There are two options presented for 2016 for the golf course. Proposal 1 is preferred by staff and the golf course operator and is included in the CIP. A memo describing the second option and the alternate project detail form is included in the support.

This project will assist the City in improving and maintaining this City park amenity. Additionally this project will assist in continuing our work in making NSGC a multi-use/multi-season facility. Under this preferred proposal, the following items would also apply:

A City reserves the patio (similar to Community Center) and coordinates rentals.

B City utilizes this facility for offering of recreational programming

C Mr. Larsen and NSCG LLC may rent this patio if he chooses.

D Mr. Larsen will be offered as a potential caterer for events held in this patio. City receives a 10 % of this catering fee.

E If City utilizes Mr. Larson as coordinator for activities he would qualify for the 80/20 program agreement.

F Here would be a resident / non-resident green fee rate structure.

Expenditures	2016	2017	2018	2019	2020	Total
Maint of Existing Facilities (non-hwy, non-util)	80,000					80,000
<b>Total</b>	<b>80,000</b>					<b>80,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	80,000					80,000
<b>Total</b>	<b>80,000</b>					<b>80,000</b>

### Budget Impact/Other

Additional rental income revenue would be generated through the reservations of the new facility through the City.

Budget Items	2016	2017	2018	2019	2020	Total
Additional Revenue	-1,000	-1,000	-1,000	-1,000	-1,000	-5,000
<b>Total</b>	<b>-1,000</b>	<b>-1,000</b>	<b>-1,000</b>	<b>-1,000</b>	<b>-1,000</b>	<b>-5,000</b>



2016 – 2020 CIP account # 6261

**\*\* These proposals are only for 2016 with no future CIP allocations proposed.**

Proposal 1 – (\$80,000) used to redo Clubhouse including additional patio and screened in area.

- a. City reserves the patio (similar to Community Center) and coordinates rentals.
- b. City utilizes this facility for offering of recreational programming
- c. Mr. Larsen and NSCG LLC may rent this patio if he chooses.
- d. Mr. Larsen will be offered as a potential caterer for events held in this patio. City receives a 10 % of this catering fee.
- e. If City utilizes Mr. Larson as coordinator for activities he would qualify for the 80/20 program agreement.
- f. There would be a resident / non-resident green fee rate structure.

Proposal 2 - \$55,000 used as Dan Larsen decides to improve golf operations including upgrades to Clubhouse for aesthetics and roof repairs, new park signage and rain shelter adjacent to hole #4.

- a. There would be a resident / non-resident green fee rate structure.
- b. Common Council would have final approval on these improvements
- c. Lease payments would be phased out over 5 year lease term.
- d. Current lease 5.6 and 5.7 sections would remain included:

5.6 Except tee boxes and greens, the City reserves the right to establish cross country ski, snow shoeing and walking trails and a skating pond or rink on the leased premises for public use between November 16 and March 14 (golf/disc golf season start is March 15, see Sec. 5.1) and to install facilities such as low-level lighting or plumbing, which may be necessary or desirable to facilitate such uses. The City also reserves the right to utilize the Clubhouse during this same timeframe (November 16 thru March 14<sup>th</sup>)

5.7 The City reserves the right to utilize the Nine Springs Golf Course 2 days per week for Recreational Programs from March 15 thru November 15<sup>th</sup> without substantial disruption to normal Golf/disc golf operations. The City further reserves the right to use Nine Springs Golf Course for Community events (2 minimum) as determined by City staff and Lessee.

**Project Name:** Nine Springs Golf Course  
**Department:** Parks & Recreation  
**Contact:** Parks Director

**Type:** Improvement  
**Category:** Equipment Replace/Resurface  
**Priority:** 3 Important  
**Useful Life:** 25-30 Years

**Description**  
 \$55,000 to be utilized by operator to improve facility as operator sees fit with Common Council approval. Options include but not limited to Clubhouse maintenance, park signage, and rain shelter facilities.

**Justification**  
 To continue improvements to the Nine Springs Golf Course amenities. This will assist in making the Nine Springs Golf Course facility a viable option for golf and other activities.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Construction/Maintenance	55,000					55,000
						-
						-
						-
<b>Expenditure Total</b>	<b>55,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	55,000					55,000
						-
						-
						-
						-
						-
						-
						-
<b>Funding Total</b>	<b>55,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55,000</b>
check	-	-	-	-	-	-

**Operational Impact/Other**  
 The annual lease fee for the operator would be phased out over the 5 year term of the lease.

	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Other Staff Costs (Wages & Ben)						-
Other (Insurance/Utilities)	(4,000)	(8,000)	(12,000)	(16,000)	(20,000)	(60,000)
Supplies & Materials						-
<b>Total Operating Budget</b>	<b>(4,000)</b>	<b>(8,000)</b>	<b>(12,000)</b>	<b>(16,000)</b>	<b>(20,000)</b>	<b>(60,000)</b>

# Capital Improvement Program

2016 *thru* 2020

Department Public Works - Parks

## City of Fitchburg, WI

### Contact

**Project #** 6263  
**Project Name** Tennis Court Improvements - SPLIT

**Type** Improvement  
**Useful Life** 10 yrs  
**Category** Unassigned  
**Priority** 3 Important  
**Status** Active

**Total Project Cost:** \$100,000

### Description

This CIP project is intended to fund replacement of our tennis courts that were previously included in CIP project # 6259. The City has 16 tennis courts that are on a 20 - 25 year replacement cycle, meaning one would be replaced every 2 years.

### Justification

Wildwood South is one of the City's 6 Area parks which provides park amenities to residents within a ½ mile radius. Park amenity standards for Area Parks include tennis courts. Wildwood South Park tennis courts were originally constructed in the fall of 1986. Recent repair projects were conducted in 2007 and 2011. With the cracks that are currently in the court, repair would be prohibitive due to the cost and lack of success. Life expectancy of newly constructed courts is in the 25 - 30 year range.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	100,000					100,000
<b>Total</b>	<b>100,000</b>					<b>100,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)	100,000					100,000
<b>Total</b>	<b>100,000</b>					<b>100,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

Department Public Works - Parks

## City of Fitchburg, WI

**Contact**

**Project #** 6264  
**Project Name** Large Park Shelters - SPLIT

**Type** Improvement  
**Useful Life** 10 Years  
**Category** Unassigned  
**Priority** 3 Important  
**Status** Active

**Total Project Cost:** \$210,000

**Description**

This CIP project is intended to fund replacement of our large park shelters with bathrooms that were previously included in CIP project # 6259. The City has 6 such shelters that are on a 30 year replacement cycle, meaning one would be replaced every 5 years. The shelters at McGaw and McKee, however, would be included in their separate park project numbers.

**Justification**

Tower Hill Park is one of the City's 6 Area parks which serve a radius of ½ mile. Park amenity standards for Area Parks include a shelter with bathroom facilities. Tower Hill Park is also one of the 6 parks that provide for a rentable shelter. The Tower Hill Park shelter was constructed in 1973 and has provided the City with a great amenity. General repair and updates are needed to bring this shelter back to an updated state so it can continue to serve our residents for many years to come.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)					210,000	210,000
<b>Total</b>					<b>210,000</b>	<b>210,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)					210,000	210,000
<b>Total</b>					<b>210,000</b>	<b>210,000</b>

**Budget Impact/Other**

City of Fitchburg, WI  
*Capital Improvement Program*  
**2016 thru 2020**

**PROJECTS BY FUNDING SOURCE**

<b>Source</b>	<b>Project#</b>	<b>Priority</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
<b>Borrowing (non-util, GO debt)</b>								
EMS Vehicle Replacement	2302	2		115,453	25,079	101,617		242,149
<b>Borrowing (non-util, GO debt) Total</b>				<b>115,453</b>	<b>25,079</b>	<b>101,617</b>		<b>242,149</b>
<b>Capital Project Levy</b>								
EMS Vehicle Replacement	2302	2	18,815					18,815
Fitch-Rona Computer Replacement	2303	3	11,625	4,682	0	4,521	4,844	25,672
Protective Gear	2306	2		16,145	6,727	6,727		29,599
Replacement of Fitch-Rona Pagers/Radios	2307	2		13,993			21,527	35,520
Replacement of Medical Equipment - SPLIT	2308	3	3,767	33,588	15,338		57,719	110,412
<b>Capital Project Levy Total</b>			<b>34,207</b>	<b>68,408</b>	<b>22,065</b>	<b>11,248</b>	<b>84,090</b>	<b>220,018</b>
<b>GRAND TOTAL</b>			<b>34,207</b>	<b>183,861</b>	<b>47,144</b>	<b>112,865</b>	<b>84,090</b>	<b>462,167</b>

# Capital Improvement Program

2016 *thru* 2020

**Department** EMS  
**Contact** EMS Director

## City of Fitchburg, WI

**Project #** 2302  
**Project Name** EMS Vehicle Replacement

**Type** Equipment  
**Useful Life** 6 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 2 Very Important  
**Status** Active

**Total Project Cost:** \$260,964

### Description

Based on 2014 figure of 53.8178% allocation of expenditure support for Fitch-Rona operation.

2016: 4 No Smoke Units (diesel exhaust removal systems) to be mounted on all vehicles that was determined necessary during the discussions for the new Fitchburg fire station. Total cost \$34,960 (Fitchburg cost \$18,815)

2017: ambulance replacement total cost \$214,526 (Fitchburg cost \$115,453).

2018: Command car replacement total cost \$46,600 (Fitchburg cost \$25,079).

2019: ambulance replacement total cost \$188,817 (Fitchburg cost \$101,617)

2015 Update: Added exhaust removal systems. Amended for new cost share allocation for Fitchburg (total costs for vehicle projects remained the same).

### Justification

Replacements are necessary in order to provide safe and reliable transport. Current fleet consists of two front line ambulances and two back up units. A third front line ambulance will be placed in service in 2017 and we will have one back up unit. Replacements take place at 120,000 miles. Ambulance chassis is being upgraded to a Medium Duty. The "box" of the 2019 ambulance will be re-mounted onto a new chassis.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	18,815	115,453	25,079	101,617		260,964
<b>Total</b>	<b>18,815</b>	<b>115,453</b>	<b>25,079</b>	<b>101,617</b>		<b>260,964</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Borrowing (non-util, GO debt)		115,453	25,079	101,617		242,149
Capital Project Levy	18,815					18,815
<b>Total</b>	<b>18,815</b>	<b>115,453</b>	<b>25,079</b>	<b>101,617</b>		<b>260,964</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** EMS  
**Contact** EMS Director

## City of Fitchburg, WI

**Project #** 2303  
**Project Name** Fitch-Rona Computer Replacement

**Type** Equipment  
**Useful Life** 3 - 8 Years  
**Category** Equipment Replace/ Resurface  
**Priority** 3 Important  
**Status** Active

**Total Project Cost:** \$25,672

### Description

Based on 2014 figure of 53.8178% allocation of expenditure support for Fitch-Rona operations. In 2016 we need to replace 6 desktop computers, 6 laptop computers, 3 mobile data computers and 3 field bridge Toughbook computers total cost \$21,600 (Fitchburg cost \$11,625). In 2017 we will add 7 desktop computers, 1 mobile data computer and 1 field bridge computer total cost \$8,700 (Fitchburg cost \$4,682). In 2019 replace 3 field bridge tough book computers total cost \$8,400 (Fitchburg cost \$4,521). In 2020 replace 6 laptops and three Mobile data total cost \$9,000 (Fitchburg cost \$4,844)

Note: Amended in 2015 to split computers (#2303) & medical equipment (#2308). Also number of units modified and cost increased in 2016 from prior CIP.

### Justification

Current systems are or will be out of date as we have had numerous challenges this past year. Scheduled replacements for desktops is every 5 years, laptops and mobile data computers every 4 years, and field bridge Toughbook computers every 3 years.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	11,625	4,682		4,521	4,844	25,672
<b>Total</b>	<b>11,625</b>	<b>4,682</b>		<b>4,521</b>	<b>4,844</b>	<b>25,672</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	11,625	4,682	0	4,521	4,844	25,672
<b>Total</b>	<b>11,625</b>	<b>4,682</b>	<b>0</b>	<b>4,521</b>	<b>4,844</b>	<b>25,672</b>

### Budget Impact/Other

# Capital Improvement Program

2016 thru 2020

Department EMS

## City of Fitchburg, WI

Contact EMS Director

**Project #** 2306  
**Project Name** Protective Gear

**Type** Equipment

**Useful Life** 10 Years

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$29,599

### Description

Based on 2014 figure of 53.8178% allocation of expenditure support for Fitch-Rona EMS operations. In 2017 replace 5 sets of Turn Out Gear total cost \$12,500 (Fitchburg cost \$6,727). In 2017 purchase Turn Out Gear for new hires for third front line ambulance total cost \$17,500 (Fitchburg cost \$ 9,418). In 2018 replace 5 sets of Turn Out Gear total cost \$12,500 (Fitchburg cost \$6,727). In 2019 Replace 5 sets of Turn Out Gear total cost \$12,500 (Fitchburg cost \$6,727)

2015 Update: reduce to 5 sets of turn out gear in 2017 and add projects for 2018 & 2019.

### Justification

Safety Equipment-Personal protective gear for full time staff which include coat, pants and boots at \$2,500 per set. Expected useful life is 10 years. We anticipate hiring 7 additional staff members at a cost of \$2,500 per set in 2017.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)		16,145	6,727	6,727		29,599
<b>Total</b>		<b>16,145</b>	<b>6,727</b>	<b>6,727</b>		<b>29,599</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy		16,145	6,727	6,727		29,599
<b>Total</b>		<b>16,145</b>	<b>6,727</b>	<b>6,727</b>		<b>29,599</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** EMS  
**Contact** EMS Director

## City of Fitchburg, WI

**Project #** 2307  
**Project Name** Replacement of Fitch-Rona Pagers/Radios

**Type** Equipment  
**Useful Life** 5 - 8 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 2 Very Important  
**Status** Active

**Total Project Cost:** \$35,520

### Description

Based on 2014 figure of 53.8178% allocation of expenditure support for Fitch-Rona operations. In 2017 three new portable radios total cost \$15,000 (Fitchburg cost \$8,073), seven pagers for new staff total cost \$3,500 (Fitchburg cost \$1,884) and the replacement of 15 pagers with a total cost of \$7,500 (Fitchburg cost of \$4,036). In 2020 replace five mobile radios with a total cost of \$12,250 (Fitchburg cost \$6,593) and replace 15 portable radios total cost \$27,750 (Fitchburg cost \$14,934).

2015 Update: Total cost for 2017 projects remain the same but Fitchburg's share was updated for current allocation.

### Justification

In 2017 we are adding three portable radios and 7 pagers as a result of adding a third front line ambulance. We also are replacing 15 pagers as they are replaced every five years. In 2020 we will replace the 5 mobile radios as well as 15 portable radios as we replace every eight years.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)		13,993			21,527	35,520
<b>Total</b>		<b>13,993</b>			<b>21,527</b>	<b>35,520</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy		13,993			21,527	35,520
<b>Total</b>		<b>13,993</b>			<b>21,527</b>	<b>35,520</b>

### Budget Impact/Other

# Capital Improvement Program

2016 thru 2020

Department EMS

## City of Fitchburg, WI

Contact EMS Director

**Project #** 2308  
**Project Name** Replacement of Medical Equipment - SPLIT

**Type** Equipment  
**Useful Life** 5 - 8 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 3 Important  
**Status** Active

**Total Project Cost: \$110,412**

**Description**

Based on 2014 figure of 53.8178% allocation of expenditure support for Fitch-Rona EMS. In 2016 we will need to replace 2 stair chairs total cost \$7,000 (Fitchburg cost \$3,767). 2017 needs include 4 CO monitors, 1 power cot, 1 cardiac monitor total cost \$62,410 (Fitchburg cost \$33,588). In 2018 replace 2 power cots total cost \$28,500 (Fitchburg cost \$15,338). In 2020 replace 4 cardiac monitors and 1 power cot total cost \$107,250 (Fitchburg cost \$57,719).

Note: Amended in 2015 to split computers (#2303) & medical equipment (#2308). Total cost for all projects remain the same but Fitchburg's share was updated for current allocation.

**Justification**

Stair chairs are replaced every 8 years. In 2017 we will add a power cot and cardiac monitor for the additional front line ambulance and replace 4 CO monitors which have an expected life of 5 years. In 2018 the power cots are replacing those purchased in 2010. In 2020 the cardiac monitors will replace the ones purchased in 2014 and the power cots will replace those purchased in 2012.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	3,767	33,588	15,338		57,719	110,412
<b>Total</b>	<b>3,767</b>	<b>33,588</b>	<b>15,338</b>		<b>57,719</b>	<b>110,412</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	3,767	33,588	15,338		57,719	110,412
<b>Total</b>	<b>3,767</b>	<b>33,588</b>	<b>15,338</b>		<b>57,719</b>	<b>110,412</b>

**Budget Impact/Other**

City of Fitchburg, WI  
*Capital Improvement Program*  
 2016 thru 2020

**PROJECTS BY FUNDING SOURCE**

<b>Source</b>	<b>Project#</b>	<b>Priority</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
<b>Capital Project Levy</b>								
Senior/Community Center Equipment/Furnishings	6351	2	19,000	16,000	10,000	10,000		55,000
<b>Capital Project Levy Total</b>			<b>19,000</b>	<b>16,000</b>	<b>10,000</b>	<b>10,000</b>		<b>55,000</b>
<b>GRAND TOTAL</b>			<b>19,000</b>	<b>16,000</b>	<b>10,000</b>	<b>10,000</b>		<b>55,000</b>

# Capital Improvement Program

2016 *thru* 2020

**Department** Senior Center

## City of Fitchburg, WI

**Contact** Senior Center Director

**Project #** 6351  
**Project Name** Senior/Community Center Equipment/Furnishings

**Type** Equipment

**Useful Life** varies

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$55,000

### Description

2016 - Tables/ Stoner Prairie dining room (\$14,000); projection screen and projector/Prairie View room (\$5,000 - new in 2015)  
 2017 - \$16,000 Upgrade lighting and sound system in Oak Hall Room  
 2018 - \$10,000 Ceiling mounted projector/Fitchburg Room  
 2019 - \$10,000 Unforeseen equipment expenses/furnishings

2015 update: Assigned projects to each year. Increased funding in 2016 by \$5,000 and in 2017 by \$6,000.

### Justification

Current tables are outdated (purchased in 1988). Lighting in the Oak Hall is outdated and inefficient. Replace fixtures to support LED lights. Sound system poor. The installation of projectors and projector screens is an attempt to update each meeting room based on demand and usage. Money allocated for the projector and screen in the Prairie View room for 2015 will be used to upgrade the AV in Syene and Tech Lab rooms in 2015. Installation of projector in Prairie View room postponed to 2016. Fitchburg room in need of a projector for programs and user groups. The upgrading of the floor in the Oak Hall room was proposed during the renovation of the building in 2011, but not put into the budget.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	19,000	16,000	10,000	10,000		55,000
<b>Total</b>	<b>19,000</b>	<b>16,000</b>	<b>10,000</b>	<b>10,000</b>		<b>55,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	19,000	16,000	10,000	10,000		55,000
<b>Total</b>	<b>19,000</b>	<b>16,000</b>	<b>10,000</b>	<b>10,000</b>		<b>55,000</b>

### Budget Impact/Other

City of Fitchburg, WI  
*Capital Improvement Program*  
**2016 thru 2020**

**PROJECTS BY FUNDING SOURCE**

<b>Source</b>	<b>Project#</b>	<b>Priority</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
<b>Cable Fund Transfer</b>								
Cablecast Upgrade	1704	2	65,000					65,000
FACTv Facility & Equipment Upgrades	1710	3	40,000	35,000			30,000	105,000
<b>Cable Fund Transfer Total</b>			<b>105,000</b>	<b>35,000</b>			<b>30,000</b>	<b>170,000</b>
<b>GRAND TOTAL</b>			<b>105,000</b>	<b>35,000</b>			<b>30,000</b>	<b>170,000</b>

# Capital Improvement Program

2016 thru 2020

Department FACTv (cable)

## City of Fitchburg, WI

Contact FACT Director

**Project #** 1704  
**Project Name** Cablecast Upgrade

**Type** Equipment

**Useful Life** varies

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$65,000

### Description

The Tightrope system accommodates all our live drop sites within the city campus including the Community Center, Senior Center, Library, and City Hall as well as off site locations throughout the city. Our system provides media to many different broadcasting outlets including Charter, AT&T, Live Streaming, and Video on Demand and other potential providers when their subscription base warrants it. Tightrope continues to upgrade their system every year to provide the best playback system to their clients and we will continue to upgrade this system on a regular schedule for years to come. The Tightrope system has a life of 5 to 7 years. We also are working with Charter Spectrum to improve our overall data transfer from FACTv to Charter. We hope to include this upgrade in the 2016 CIP

2016- Tightrope System Upgrade- Hardware/ Software  
 2016- Charter System Upgrade

2015 Update: 2016 cost increased from \$60,000 to \$65,000

### Justification

Video is created and delivered in a variety of formats from TV to the internet. Not only does it provide a playback of programming for our broadcasting system, it also includes our community bulletin board which provides the community a place to post events and get vital information to the community. Staying current with the most efficient and cost effective technologies and equipment ensures that the city's own programming is delivered in the best possible manner with multiple viewing options to the highest number of community members possible. It had been recommended by the design engineer that the 2 main servers be replaced every 5 to 7 years. We also are looking to improve our signal to our Charter viewers by improving outdated equipment with new signal delivery systems.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	60,000					60,000
Maint of Existing Facilities (non-hwy, non-util)	5,000					5,000
<b>Total</b>	<b>65,000</b>					<b>65,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Cable Fund Transfer	65,000					65,000
<b>Total</b>	<b>65,000</b>					<b>65,000</b>

### Budget Impact/Other

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Budget Items	2016	2017	2018	2019	2020	Total
Maintenance	5,000					5,000
<b>Total</b>	<b>5,000</b>					<b>5,000</b>

## **1704: Cablecast Upgrade**

### **Description:**

The Tightrope system accommodates all our live drop sites within the city campus including the Community Center, Senior Center, Library, and City Hall as well as off site location throughout the city. Our system provides media too many different broadcasting outlets including Charter, AT&T, Live Streaming, and Video on Demand and other potential providers when their subscription base warrants it. Tightrope continues to upgrade their system every year to provide the best playback system to their clients and we will continue to upgrade this system on a regular schedule for years to come. The Tightrope system has a life of 5 to 7 years. We also are working with Charter Spectrum to improve our overall data transfer from FACTv to Charter. We hope to include this upgrade in the 2016 CIP

2016- Tightrope System Upgrade- Hardware/ Software

2016- Charter System Upgrade

### **Justification:**

Video is created and delivered in a verity of formats from TV to the internet. Not only does it provide a playback of proframing for our broadcasting system it also includes our community bulletin board which provides the community a place to post events and get vital information to the community. Staying current with the most efficient and cost effective technologies and equipment ensures that the city's own proframing is delivered in the best possible manner with multiple viewing options to the highest community members possible. It had been recommended by the design engineer that the 2 main servers be replaced every 5 to 7 years. We also are looking to improve our signal to our Charter viewers by improving out dated equipment with new signal delivery systems.

# Capital Improvement Program

2016 *thru* 2020

**Department** FACTv (cable)

## City of Fitchburg, WI

**Contact** FACT Director

**Project #** 1710  
**Project Name** FACTv Facility & Equipment Upgrades

**Type** Equipment

**Useful Life** varies

**Category** Equipment Replace/ Resurface

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$105,000

**Description**

This project will include all equipment, services, and other related expenses for FACTv areas including City Hall, Community Center, and Library. This will include, but is not limited to: cameras, camera equipment/ accessories, post production equipment, video switching stations, audio system upgrades, audio supplies, cable supplies, video transmission, website, streaming, lighting, facility upgrades and other related needs. Some of our post production equipment upgrades and replacement would include Apple computers, editing software, computer monitors, storage devices, servers, other computer hardware, conversion and transcoding devices, and media libraries. See attachment for more information.

2016: FACTv Equipment Upgrades - FACTv offices located in City Hall, Library, Community Center

2016: NEW - purchase of Fitchburg Police Department's 2003 Ford Expedition Crime Scene Unit

2017: Replace Classroom Computer Lab

2020: Purchase Fitchburg Room for sole use of FACTv

2015 Update: 2016 cost increased from \$30,000 to \$40,000

**Justification**

Technology always changes, and with that comes newer and faster ways to complete projects and tasks. This also leads to better quality productions and keeps the department moving forward without technical mistakes. We are not just a PEG station; we are a multi-media department with many different types of projects to handle for the city. Also note that FACTv has multiple control rooms that will need to be upgraded as time goes on as the technology continues to change over time. New technologies and methods of operating will help keep FACTv up and running as we continue to grow and broadcast quality programing to the community and beyond.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	35,000	35,000				70,000
Maint of Existing Facilities (non-hwy, non-util)	5,000				30,000	35,000
<b>Total</b>	<b>40,000</b>	<b>35,000</b>			<b>30,000</b>	<b>105,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Cable Fund Transfer	40,000	35,000			30,000	105,000
<b>Total</b>	<b>40,000</b>	<b>35,000</b>			<b>30,000</b>	<b>105,000</b>

**Budget Impact/Other**

<b>Budget Items</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Other (Insurance, Utilities)	2,000					2,000
Supplies/Materials	5,000					5,000
<b>Total</b>	<b>7,000</b>					<b>7,000</b>

## **1710: FACTv Facility & Equipment Upgrades**

### **Description:**

This will include all equipment, services, and other related expenses for FACTv areas including the City Hall, Community Center, and Library. This will include but not limited to cameras, camera equipment/accessories, post production equipment, video switching stations, audio system upgrades, audio supplies, cable supplies, video transmission, website, streaming, lighting, facility upgrades and other related needs. Some of our post production equipment upgrades and replacement would include Apple Computers, editing software, computer monitors, storage devices, servers, other computer hardware, conversion and transcoding devices, and media libraries.

A new need that has grown for our department is a use for a vehicle. FACTv goes on productions outside of our office for more than 180 productions pre year. This number has increased over time and we expect it to continue to grow. Our hope is to purchase the Fitchburg Police Department's 2003 Ford Expedition Crime Scene Unit. The Fitchburg Police Department's CIP # 2131 show's that they will be replacing this vehicle in 2016 for a trade in value of around \$3,000.00. This would be the prefect vehicle for FACTv's use to move personnel and equipment to productions around our city.

Another ongoing need is to out right purchase the Fitchburg Room in the Community Center. The Fitchburg room is being used as a multi-purpose room for all departments. FACTv has paid several thousands of dollars to outfit the room as a studio space. FACTv would like to have control of the space for a few reasons including creating set pieces that don't need to be moved or taken down, rent the space out for a new revenue source, and continue to outfit the room as a full functional studio space.

2016: FACTv Equipment Updates- FACTv offices located in City Hall, Library, Community Center

2016: NEW- Purchase of Fitchburg Police Department's 2003 Ford Expedition Crime Scene Unit

2017: Replace Classroom Computer Lab

2020: NEW- Purchase of Fitchburg Room

### **Justification:**

Technology always changes, and with that comes newer and faster ways to complete projects and tasks. This also leads to better quality productions and keeps the department moving forward without technical mistakes. We are not just a PEG station; we are a multi-media department with many different types of projects to handle for the city. Also note that FACTv has multiple control rooms that will need to be upgraded as time goes on as the technology continues to change over time. New technologies and methods of operating will help keep FACTv up and running as we continue to grow and broadcast quality programing to the community and beyond.

City of Fitchburg, WI  
*Capital Improvement Program*  
 2016 thru 2020

**PROJECTS BY FUNDING SOURCE**

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Borrowing (non-util, GO debt)</b>								
Replacement of 1993 Aerial Ladder	2247	1	1,125,000					1,125,000
Future Fire Station Land & Buildings	2249	2	300,160					300,160
Fire Engine Replacement	2250	3			1,170,000			1,170,000
Replacement of 2005 Staff Vehicle	2253	3	51,000					51,000
Replacement of SCBA	2254	3			303,209			303,209
Replacement of Fire Department Squad - NEW	2260	3					470,000	470,000
Vehicle Exhaust Removal System - NEW	2262	1	96,140					96,140
<b>Borrowing (non-util, GO debt) Total</b>			<b>1,572,300</b>		<b>1,473,209</b>		<b>470,000</b>	<b>3,515,509</b>
<b>Capital Project Levy</b>								
Flame Sim Training Program - NEW	2258	3	13,800					13,800
Replacement of Fire Department ATV - NEW	2259	3		20,839				20,839
Replacement of SCBA Facepiece Testing Unit - NEW	2261	3		15,940				15,940
<b>Capital Project Levy Total</b>			<b>13,800</b>	<b>36,779</b>				<b>50,579</b>
<b>Contribution from Other Entities</b>								
Vehicle Exhaust Removal System - NEW	2262	1	34,960					34,960
<b>Contribution from Other Entities Total</b>			<b>34,960</b>					<b>34,960</b>
<b>Fire - Impact Fees</b>								
Future Fire Station Land & Buildings	2249	2	300,000					300,000
<b>Fire - Impact Fees Total</b>			<b>300,000</b>					<b>300,000</b>
<b>Project Fund Balance Applied</b>								
Future Fire Station Land & Buildings	2249	2	1,187,000					1,187,000
<b>Project Fund Balance Applied Total</b>			<b>1,187,000</b>					<b>1,187,000</b>
<b>Sale/Trade In (non-hwy, non-util)</b>								
Replacement of 1993 Aerial Ladder	2247	1	70,000					70,000
Future Fire Station Land & Buildings	2249	2	1,000,000					1,000,000
Fire Engine Replacement	2250	3			100,000			100,000
Replacement of 2005 Staff Vehicle	2253	3	2,000					2,000
Replacement of SCBA	2254	3			15,000			15,000
Replacement of Fire Department ATV - NEW	2259	3		7,500				7,500
Replacement of Fire Department Squad - NEW	2260	3					30,000	30,000
Replacement of SCBA Facepiece Testing Unit - NEW	2261	3		1,500				1,500

<b>Source</b>	<b>Project#</b>	<b>Priority</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Sale/Trade In (non-hwy, non-util) Total			1,072,000	9,000	115,000		30,000	1,226,000
<b>GRAND TOTAL</b>			<b>4,180,060</b>	<b>45,779</b>	<b>1,588,209</b>		<b>500,000</b>	<b>6,314,048</b>

**FROM THE DESK OF:  
Deputy Chief Chad Grossen  
City of Fitchburg Fire Department**

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**TO: Misty Dodge, Finance Director  
Tony Roach, City Administrator**

**DATE: April 20, 2015**

**RE: Fire Department 2016-2020 CIP**

On behalf of the members of the City of Fitchburg Fire Department, I am respectfully submitting the fire department's 2016 – 2020 Capital Improvement Projects (CIP). All projects have been added to the I:\Interdepartmental\CIP\2016 folder as directed per Administration's guidance memo. Following is a quick overview of the projects.

Projects 2247, 2250, 2253, and 2254 are amended projects, each in their respective years. The new projects for recommendation are: replacement of the SCBA face piece testing unit, ATV replacement, squad replacement, and Flame-Sims command training system.

We have removed project 2255 in 2017 and recommend replacing it with the replacement of the SCBA face piece testing unit and ATV replacement. I feel these two projects are more important at this time.

I look forward to discussing the CIP projects.

Thank you.

# Capital Improvement Program

2016 *thru* 2020

**Department** Fire Department

## City of Fitchburg, WI

**Contact** Fire Chief

**Project #** 2247  
**Project Name** Replacement of 1993 Aerial Ladder

**Type** Equipment

**Useful Life** 15 years

**Category** Apparatus & Equipment

**Priority** 1 Urgent

**Status** Active

**Total Project Cost:** \$1,195,000

Description
Replacement of the Fire Department's 1993 Aerial Ladder Truck. The Department currently uses a twenty-year (20-year) replacement cycle for large specialty fire apparatus. The current aerial ladder was purchased in 1993, and will be ready for replacement as the Department's primary Aerial Ladder device in 2014.
2010 Update: Cost estimates updated in 2010 to reflect current Aerial Ladder costs and increases associated with meeting new air quality emission standards.
2011 Update: Cost estimates updated in 2011 to reflect current Aerial Ladder costs and the addition of stand-alone equipment such as HURST extrication tools, ground ladders, axes, etc.
2012 Update: Project initially delayed from 2013 to 2014, then subsequently delayed to 2016.
2014 Update: Average costs for new fire apparatus are anticipated to increase approximately 5% year over year from current costs. The annual anticipated increase is to buffer items like EPA and NFPA costs that are unknown at this time.
2015 Update: Removed stand-alone equipment except for ground ladders.

Justification
The current Aerial Ladder reached its twenty-year usable life as a primary fire apparatus in 2013. For each of the past 8 years, starting with 2007, the department has spent an average of \$13,500 per year for repairs that are above and beyond routine maintenance on the current ladder truck such as fall and spring preventative maintenance, DOT testing and Underwriters Laboratory (UL) testing. During a few of these years, the current ladder truck has required significant structural repairs and rebuilding due to its age.
2015 Update: The department would like to recommend that the replacement cycle be changed from a 20-year cycle to a 15-year cycle due to an increase in call volume for which the ladder is requested, including the Town of Madison area that will be consolidated with the City of Fitchburg in the near future.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	1,195,000					1,195,000
<b>Total</b>	<b>1,195,000</b>					<b>1,195,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Borrowing (non-util, GO debt)	1,125,000					1,125,000
Sale/Trade In (non-hwy, non-util)	70,000					70,000
<b>Total</b>	<b>1,195,000</b>					<b>1,195,000</b>

Budget Impact/Other
There will be some increased maintenance cost driven by the new emission control systems that are now required, but vendors have not been able to provide any good estimates of what the recurring costs might be. The Department is estimating \$3500/year at this point.

Budget Items	2016	2017	2018	2019	2020	Total
Supplies/Materials		3,500	3,500	3,500	3,500	14,000
<b>Total</b>		<b>3,500</b>	<b>3,500</b>	<b>3,500</b>	<b>3,500</b>	<b>14,000</b>

# Capital Improvement Program

2016 *thru* 2020

**Department** Fire Department  
**Contact** Fire Chief  
**Type** Improvement  
**Useful Life** 50 yrs  
**Category** General Equipment  
**Priority** 2 Very Important  
**Status** Active

## City of Fitchburg, WI

**Project #** 2249  
**Project Name** Future Fire Station Land & Buildings

**Total Project Cost:** \$2,787,160

**Description**

The City contracted with Short-Elliott-Hendrickson, Inc (SEH) to conduct a Fire Station and EMS Unit Location Study which was presented to the Council in 2009. The Fire Station Steering Committee has confirmed the two sites model. Original timeline for construction:

2014-2015: Architectural, site design, acquire land and construction of new Northwest station and acquire land for Northeast station.

2015: Architectural and site design work for new Northeast station

2016-2017: Construct the new Northeast station

Amended in 2013 to cap total spending for two stations at \$10,500,000 (2011 \$9,712,840 debt authorized but not issued plus \$787,160 in 2015). Land cost in 2014 is anticipated to be \$1,000,000 for both sites and design costs by the end of 2014 is anticipated to be \$250,000.

Total project cost for both stations is estimated at \$12,500,000.  
 2011 \$9,712,840  
 2015 \$787,160  
 2016 \$2,000,000

Amended in 2014 to modify funding source to pay for land acquisition with General Fund Balance.

Amended in 2014 during 2015 operating budget process to delay 2015 amounts to 2016.

Total project cost for both stations is estimated at \$12,500,000.  
 2011: \$9,712,840  
 2015: \$-0-  
 2016: \$2,787,160

Amended in 2015 to following timeline:

2015: Design of west station  
 2015-2016: Construction of west station  
 2016: Design of east station  
 2017: Construction of east station.

Note: Subject to Fire Station Oversight Committee recommendation.

**Justification**

Response time is one of the most critical aspects to save lives and property. With continued growth in the east side of the city, but with a need to maintain response times for other parts of the community, fire station relocations were determined necessary by both S E H study and Fire Station Oversight Committee.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Construction of New Facilities/Additions	2,787,160					2,787,160
<b>Total</b>	<b>2,787,160</b>					<b>2,787,160</b>

# Capital Improvement Program

2016 *thru* 2020

Department Fire Department

## City of Fitchburg, WI

Contact Fire Chief

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)	300,160					300,160
Fire - Impact Fees	300,000					300,000
Project Fund Balance Applied	1,187,000					1,187,000
Sale/Trade In (non-hwy, non-util)	1,000,000					1,000,000
<b>Total</b>	<b>2,787,160</b>					<b>2,787,160</b>

### Budget Impact/Other

Undetermined until design is fully completed.

# Capital Improvement Program

2016 *thru* 2020

**Department** Fire Department

## City of Fitchburg, WI

**Contact** Fire Chief

**Project #** 2250  
**Project Name** Fire Engine Replacement

**Type** Equipment

**Useful Life** 14 Years

**Category** Apparatus & Equipment

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$1,270,000

### Description

Periodic replacement of the Fire Department's two reserve triple-combination pumpers ("engines"), two Rosenbauer engines (Engines 06a and 06b) purchased in 2005. The Department has been using a 5-year primary and 5-year reserve rotation for its engines, but based on the improved performance and reduced maintenance costs associated with the two Pierce Engines that these two engines will be replacing as primary, the Department is recommending the replacement schedule be adjusted to 7-Year primary and 7-Year reserve. Current vehicles (Engines 11a and 11b) will be kept as the reserve apparatus. The current reserve vehicles (Engines 06a and 06b) will be sold upon delivery of the new vehicles, and proceeds from the sale will be used towards funding for the new vehicles. Proceeds from the sale of the used vehicles is estimated at \$50,000 each.

Average costs for new fire apparatus are anticipated to increase approximately 3% year over year from current costs, and also need to compensate for an estimated \$35,000 per vehicle impact of new emission standards.

2014 Update: Estimated costs for new fire engines were updated. Average costs for new fire apparatus are anticipated to increase approximately 5% year over year from current costs. The annual anticipated increase is to buffer items like EPA and NFPA costs that are unknown at this time.

2014 Update: Moved from 2017 to 2018

2015 Update: Estimated costs for new fire engines were updated. Average costs for new fire apparatus are anticipated to increase approximately 5% year over year from current costs. The annual anticipated increase is to buffer items like EPA and NFPA costs that are unknown at this time.

### Justification

The current reserve apparatus will be 12-years old, and consistent with activity levels of cities similar to the City of Fitchburg and the performance and maintenance history of the Department's current Pierce Engines, the Department is recommending moving from a 10-year life expectancy to a 14-year expectancy; 7-years as a primary response apparatus and 7-years as a reserve apparatus.

The Department replaces its engines in pairs for the following reasons:

- Saving significant amounts of staff time by only having to manage one procurement process (spec writing, bidding, bid evaluation, contract negotiations, factory visits, and construction management).
- Cost savings for the purchase of two similar vehicles at the same time.
- Significant operational value, especially for a part-volunteer type department, of having both front-line engines (Stations 1 and 2) built and operate the same way. This cuts down tremendously on training having to only train personnel on one engine, and then being able to move personnel and apparatus between stations without having to worry about who is trained on which vehicle.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)			1,270,000			1,270,000
<b>Total</b>			<b>1,270,000</b>			<b>1,270,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Borrowing (non-util, GO debt)			1,170,000			1,170,000
Sale/Trade In (non-hwy, non-util)			100,000			100,000
<b>Total</b>			<b>1,270,000</b>			<b>1,270,000</b>

### Budget Impact/Other

There will be a minor impact expected to future operational budgets for maintenance of the new air quality emissions equipment that will be required on the new vehicles starting in 2018, but vendors are not able to give us realistic maintenance cost estimates at this time. The Department has been using \$3500 as an estimate.

# Capital Improvement Program

2016 *thru* 2020

Department Fire Department

## City of Fitchburg, WI

Contact Fire Chief

Budget Items	2016	2017	2018	2019	2020	Total
Supplies/Materials				3,500	3,500	7,000
<b>Total</b>				<b>3,500</b>	<b>3,500</b>	<b>7,000</b>

# Capital Improvement Program

2016 *thru* 2020

**Department** Fire Department  
**Contact** Fire Chief  
**Type** Equipment  
**Useful Life** 10 years  
**Category** Apparatus & Equipment  
**Priority** 3 Important  
**Status** Active

## City of Fitchburg, WI

<b>Project #</b>	<b>2253</b>
<b>Project Name</b>	<b>Replacement of 2005 Staff Vehicle</b>

**Total Project Cost: \$53,000**

### Description

Replacement of one of the Fire Department staff vehicles, Car 26. Car 26 is a 2005 Chevy Tahoe (VIN# 1GNEK13Z54J254570) and is used as one of the Department's command vehicles. This vehicle will be sold or traded-in in conjunction with the purchase of the new vehicle. Project costs include the cost of replacement warning lights and other miscellaneous equipment. This vehicle currently has 128,600 miles as of mid April, 2015.

2011 NOTE: This project was pushed back 1 Year as part of the 2011 CIP approval process

2015 Update: Adjusted the project cost, as approved through 2014 amendment discussions for this project. Initial project cost was \$63,000 and it was approved to reduce the cost to \$53,000.

### Justification

The Department recommends moving to a 10-Year replacement cycle of staff vehicles, 6-years as a primary vehicle and 4 years as a reserve vehicle. Previous experience using a 8-year primary cycle has lead to excessive mileage and increased maintenance costs over time.

Staff vehicles are all designed to be multi-purpose, and are used for day-to-day and emergency activities. Day-to-day activities include fire inspections, public education and training activities, as well as being available to pull non-emergency trailers used to move mowers and snow removal equipment between stations. Emergency activities include serving as the Officer-in-Charge (OIC's) duty vehicle, acting as the initial command post, being used to shuttle personnel to and from an emergency scene.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	53,000					53,000
<b>Total</b>	<b>53,000</b>					<b>53,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)	51,000					51,000
Sale/Trade In (non-hwy, non-util)	2,000					2,000
<b>Total</b>	<b>53,000</b>					<b>53,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 thru 2020

**Department** Fire Department  
**Contact** Fire Chief  
**Type** Equipment  
**Useful Life** 7 years  
**Category** Apparatus & Equipment  
**Priority** 3 Important  
**Status** Active

## City of Fitchburg, WI

**Project #** 2254  
**Project Name** Replacement of SCBA

**Total Project Cost:** \$318,209

**Description**

Replacement of the Fire Department's Self Contained Breathing Apparatus (SCBAs) and breathing air bottles worn by firefighters who are entering a hazard zone. The current SCBAs and breathing air bottles were replaced in 2011 and have a seven-year primary service life for a Department with Fitchburg's level of activity. Current SCBA and breathing air bottles will be traded-in or sold based on where the Department can realize the greatest financial value for the City. Trade-in and/or sale estimated to generate \$15,000 based on previous experience.

2014 Update: Replacement includes: 38 packs, 96 total air bottles, 81 facepieces, and 81 voice amplifiers. Retail prices per unit are \$4,315, \$955, \$265 and \$388 respectively. With anticipated discount for placing entire order at once, total cost of equipment is expected to be \$308,543, less anticipated trade-in/resale value of \$15,000, results in final borrowing amount of \$293,543.

2015 Update: Based on updated pricing from our authorized dealer, the total cost of equipment is expected to be \$318,209, less anticipated trade-in/resale value of \$15,000, results in a final borrowing amount of \$303,209.

**Justification**

The National Fire Protection Association (NFPA) issued its 2013 edition of NFPA 1981 which dictates specifications regarding the functional requirements of SCBA units. Included in the 2013 edition is an improvement to the alerting threshold for bottles, requiring packs to alert the user when a bottle has 33% capacity remaining as opposed to 25% capacity (the Department's current packs alert at the 25% level). This change to the required alerting threshold improves firefighter safety when working or training in a live fire environment. The 2013 edition of NFPA 1982 requires the use of a universal Personal Alert Safety System (PASS) alarm sound. The institution of a universal PASS alarm will help departments operating alongside mutual aid partners to better identify when a firefighter is in need of assistance. The Department is also interested in maximizing the resale value of its current packs, the value of which will only continue to decrease over future years. All current SCBA bottles are due for hydrostatic testing in 2018, at a estimated cost of \$30.50 per bottle for a total of about \$3,000 (this is based on current pricing, and the cost per bottle may increase by 2018). This would be an estimated operational cost for 2018 if they are not replaced.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)			318,209			318,209
<b>Total</b>			<b>318,209</b>			<b>318,209</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)			303,209			303,209
Sale/Trade In (non-hwy, non-util)			15,000			15,000
<b>Total</b>			<b>318,209</b>			<b>318,209</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Fire Department

## City of Fitchburg, WI

**Contact** Fire Chief

**Project #** 2258  
**Project Name** Flame Sim Training Program - NEW

**Type** Equipment

**Useful Life** 10 years

**Category** General Equipment

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$13,800

### Description

Implementation of software-based incident command and fireground decision-making training program. Project costs include: software at a one-time purchase price of \$1,799 per workstation license (no annual renewal fees apply) for a total of four (4) workstation licenses; and four (4) laptops purchased through the city's IT department at a cost of approximately \$1,650 per unit.

### Justification

In its 2014 Leadership & Organizational Assessment, Ethical Leaders in Action (ELA) recommended that the department send its sworn officers and authorized acting officers through Blue Card training. When looking into Blue Card training the costs included: 1) \$4,500 to send one member through the out-of-state train-the-trainer program (the program recommends sending multiple members to this training); 2) approximately \$12,000 for 6 laptops and Digital Combustion software (per minimum setup recommendations of the program); 3) annual program and software renewal costs for each instructor (\$2,000 for the 1st, \$500 for 2nd and 3rd, \$100 for additional) and each software license (\$90 per license); 4) \$385 per member every two years to meet online training requirements. An alternative method of implementing Blue Card training would require a mix of online instruction and out-of-state classroom instruction spread over five years and would be similarly cost prohibitive. The alternative to Blue Card is Flame-Sim, software-based training tool that allows a department to perform unscripted, high pressure, full-scale training scenarios. Tactics and scenarios can be tailored specifically to the department and community. Flame-Sim's unique technology, combined with real-life firefighter experience, has proven to provide more effective fireground training than videos and/or verbal instruction. Flame-Sim will also allow the department to conduct in-house incident command training for those expected to serve in an officer and/or command role, without the added expenses incurred with out-of-state training.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	13,800					13,800
<b>Total</b>	<b>13,800</b>					<b>13,800</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	13,800					13,800
<b>Total</b>	<b>13,800</b>					<b>13,800</b>

### Budget Impact/Other

# Capital Improvement Program

2016 thru 2020

**Department** Fire Department

## City of Fitchburg, WI

**Contact** Fire Chief

**Project #** 2259  
**Project Name** Replacement of Fire Department ATV - NEW

**Type** Equipment

**Useful Life** 10 years

**Category** Apparatus & Equipment

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$28,339

### Description

Replacement of the Department's 2003 John Deere Gator 6x4 Diesel ATV, EMS slide-in unit, and firefighting slide-in unit with a new crew-cab, 4-wheel drive ATV, and custom combination firefighting/patient transport slide-in unit. The department is looking to replace the current ATV with a new crew-cab style ATV. The current gator with EMS and firefighting slide-in units will become surplus equipment and recommended to be sold.

### Justification

The Fire Department is recommending the replacement of its 2003 all-terrain vehicle. In 2003, the Fire Department purchased a John Deere 6x4, diesel engine Gator ATV and trailer. Along with custom slide-in firefighting and patient transport units, this unit gave us motor access to the growing number of bike paths and off-road areas that were inaccessible with standard vehicles for brush fires and medical emergencies. The total cost of the project was almost \$20,000. The Gator 6x4 was one of the first 4-wheel drive, two-seat, all-terrain vehicles produced. This vehicle has served the Department well for many years but the total package is in need of an upgrade.

The Gator 4-wheel drive system consists of the four rear wheels pushing the ATV. As most of the weight (engine and payload) is over the rear wheels, the two front steer wheels tend to skid straight ahead, especially in wet or slippery conditions. The vehicle's width and low center of gravity provides good stability on hills and rough terrain but sacrifices ground clearance and a suspension system. Just a few inches of wet snow or mud can cause the vehicle to get hung up or stuck.

The existing separate firefighting and patient transport modules provide versatility but must be swapped out from the vehicle depending on what type of call the ATV will be used for. With the firefighting unit in place, the ATV can carry only two personnel. With the Patient transport module in place, it can carry 3 personnel plus a patient strapped to a long board. When used at special events such as Fitchburg Days, Concerts in the Park, or the Berby Derby, we are locked in to one mode or the other. In any case, neither the crews nor the patients are protected from the elements.

Fitchburg has hundreds of acres of park land and open spaces plus a large network of paved paths and recreational trails being used by an ever-growing population. Today's population is more health-conscious and uses these areas ever more frequently. Along with this higher use comes the increased potential for fire and medical emergencies. The ATV is often used to assist law enforcement and EMS to access these off-road areas to deliver their services as well.

The replacement ATV being proposed would be a true 4-wheel drive vehicle with both front and rear wheels being powered. The single cylinder, 40 hp, gasoline engine will provide more power yet be more environmentally friendly than the current 3-cylinder 18 hp diesel engine. Four-wheel, independent suspension and improved ground clearance will allow the vehicle to better operate in rough terrain, deeper snow, mud and slippery conditions while providing a smoother ride for patients. The crew-cab design will increase the personnel capacity to up to six people seated or 4 seated plus one strapped to a long board. The roof and windshield will give the riders some much needed protection from the elements.

The proposed custom combination firefighting/patient transport module will equip the ATV to be capable of performing either evolution without the need to switch out one module for another and potentially reducing response time.

Just as the Police Department and EMS have added bicycle patrols to improve their service delivery in some instances, the ATV will continue to be an important tool for the Fire Department to fulfill its mission to protect the life and safety of all who live, work, and visit our City.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)		28,339				28,339
<b>Total</b>		<b>28,339</b>				<b>28,339</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy		20,839				20,839
Sale/Trade In (non-hwy, non-util)		7,500				7,500

**Capital Improvement Program**

**2016 thru 2020**

**Department** Fire Department

**City of Fitchburg, WI**

**Contact** Fire Chief

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<b>Total</b>	<b>28,339</b>	<b>28,339</b>
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<b>Budget Impact/Other</b>
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# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Fire Department  
**Contact** Fire Chief  
**Type** Equipment  
**Useful Life** 15 years  
**Category** Apparatus & Equipment  
**Priority** 3 Important  
**Status** Active

**Project #** 2260  
**Project Name** Replacement of Fire Department Squad - NEW

**Total Project Cost:** \$500,000

### Description

This project involves the replacement of the fire department's 2000 Spartan chassis (with a 2000 Saulsbury custom-built squad body) with another custom built chassis. The squad body layout is still ideal for the operations of the department, but would need to be refurbished and placed on the new chassis. Refurbished items would consist of: new electrical wiring, reconditioning of internal compartments, new roll-up doors, new LED internal and external lighting.

### Justification

By purchasing this vehicle, the fire department will be able to provide the vital functions of a Squad Company, which are: Vehicle Extrication; Search and Rescue; Ventilation; Overhaul; Salvage; and Firefighter Rescue Operations. The replacement of the chassis would enable the department to comply with current applicable safety standards of the National Fire Protection Association Standard 1901, Standard for automotive fire apparatus. This standard has required increased safety for the firefighters in the cab. The squad is also designed to provide on-scene power and area lighting to public safety scenes (fires, traffic crashes, law enforcement assistance). The squad also will have an on-board self-contained breathing apparatus (SCBA) breathing air cascade system with spare SCBA bottles. This provides on-scene breathing air that the firefighters use when operating in oxygen deficient areas.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)					500,000	500,000
<b>Total</b>					<b>500,000</b>	<b>500,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)					470,000	470,000
Sale/Trade In (non-hwy, non-util)					30,000	30,000
<b>Total</b>					<b>500,000</b>	<b>500,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Fire Department

## City of Fitchburg, WI

**Contact** Fire Chief

**Project #** 2261  
**Project Name** Replacement of SCBA Facepiece Testing Unit - NEW

**Type** Equipment

**Useful Life** 10 years

**Category** General Equipment

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$17,440

### Description

Replacement of the department's TSI Portacount Respiratory Fit tester Model 8020 with Portacount Model 8038. The model 8038 conducts both industrial and N95 testing. Project costs include the cost of the testing unit and a bumper-to-bumper 5-year warranty. The vendor is offering a \$1,500 trade-in for the current model 8020.

### Justification

Members of the fire department are required to have their SCBA facepieces tested per National Fire Protection Association (NFPA) 1500: Standard on Fire Department Occupational Safety and Health Program. In addition, section SPS 330.12 (1) (c), Wis. Admin. Code, requires the fire department to adopt and maintain a firefighter respiratory protection program that satisfies the requirements of 29 CFR 1910.134 as adopted by reference in Chapter SPS 332, Wis. Admin. Code. Our current TSI Portacount Model 8020 Respiratory Fit tester was purchased in 2007 and is no longer in production; therefore, replacement parts are no longer available. The proposed replacement unit is capable of performing testing as required by NFPA 1500 and 29 CFR 1910.134 (the current unit is only capable of testing per NFPA 1500). As the department continues moving toward becoming a Wisconsin licensed Emergency Medical Response (EMR) unit, an infectious control policy will be required as part of the licensure. Per the department's operational plan, personnel will be fitted for an N95 mask that provides protection as specified per our policy.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)		17,440				17,440
<b>Total</b>		<b>17,440</b>				<b>17,440</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy		15,940				15,940
Sale/Trade In (non-hwy, non-util)		1,500				1,500
<b>Total</b>		<b>17,440</b>				<b>17,440</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Fire Department  
**Contact** Fire Chief  
**Type** Equipment  
**Useful Life** 10  
**Category** Apparatus & Equipment  
**Priority** 1 Urgent  
**Status** Active

## City of Fitchburg, WI

<b>Project #</b>	<b>2262</b>
<b>Project Name</b>	<b>Vehicle Exhaust Removal System - NEW</b>

**Total Project Cost: \$131,100**

Description
The department is recommending the installation of Ward NO SMOKE or NO SMOKE 2 Diesel Filter Systems for each diesel engine apparatus. This system is directly attached to the vehicle's exhaust system to remove the products of vehicle exhaust when started in the firehouses. A total of 15 NO SMOKE systems are needed for the various apparatus between the fire department and Fitch-Rona EMS; purchasing all systems at once allows us a price break. Borrowing is recommended for the 11 systems for the fire department. The "other" funding source will be monies reimbursed to the City for four systems required for Fitch-Rona EMS.
FD: \$8,740/system x 11 apparatus = \$96,140 EMS: \$8,740/system x 4 apparatus = \$34,960

Justification
Exhaust emissions from a cold-start engine can reach toxic levels within a building. Even though the vehicles are running for a short time indoors and with open doors, the odorless carbon monoxide gas and particulates (vehicle exhaust) builds-up in the building. Without control and removal of the vehicle exhaust fumes they can lead to employee illness, increased facility maintenance and damage to other building systems. The most effective method of capturing and removing of vehicle exhaust fumes is to capture at the source. Capturing the vehicle exhaust gases and particulates provides a safer and healthier working environment.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	131,100					131,100
<b>Total</b>	<b>131,100</b>					<b>131,100</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Borrowing (non-util, GO debt)	96,140					96,140
Contribution from Other Entities	34,960					34,960
<b>Total</b>	<b>131,100</b>					<b>131,100</b>

Budget Impact/Other
Five of the existing apparatus will be required to have the NO SMOKE systems using regeneration filters. Filters are changed every two years on average. The operational impact is the cost for the filters and shipping. Per Unit Price: \$295 Estimated Shipping Cost: \$45 Estimated Return Shipping Cost: \$45

Budget Items	2016	2017	2018	2019	2020	Total
Supplies/Materials			1,925		1,925	3,850
<b>Total</b>			<b>1,925</b>		<b>1,925</b>	<b>3,850</b>

## Gary Heberling

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**From:** Linda Holloway <linda.holloway@warddiesel.com>  
**Sent:** Tuesday, April 14, 2015 2:58 PM  
**To:** Gary Heberling  
**Cc:** mike.tolmer@warddiesel.com; 'Mike Oakley'  
**Subject:** Ward Diesel\_Fitchburg Fire Department, WI  
**Attachments:** FILTER REGENERATION PROCESS-LtrHd.pdf

Dear Chief Heberling,

Thank you for your interest in Ward Diesel and NO SMOKE systems.

We are preparing a price quote for you and will send that with additional information to you in a separate email.

I also wanted to send you one more document that details our filter exchange program. Please find it attached. You will see that our systems require very little maintenance.

On average 70% - 75% of our customers change out a Standard NO SMOKE Filter once every 2 – 4 years. The cost is \$295.00 plus shipping each way. There is a back pressure sensor and a red light on the dash that indicates a filter change is needed once it reaches 1.5 PSI in the filter. Call us and we ship you a clean filter. Install the clean filter, place the dirty one back in the same box the clean one arrived in and ship it back to us. Then we regenerate the filter. It is an exchange program.

There also is a safety feature with the back pressure sensor. If it ever gets to 1.8 PSI for 3 – 4 seconds it will divert back to the standard exhaust. This way there are no issues of backpressure ever getting into the engine itself.

Any vehicle that has the NO SMOKE 2 Filter System virtually never needs to be changed. We will still offer the same program if ever needed.

The NO SMOKE 2 Filter System is a flow-through substrate that is always on. It is in-line and a great benefit of this is any time the After-Treatment-Device (ATD) regenerates, the NO SMOKE 2 will be automatically regenerated as well.

I have copied Mike Tolmer , your Territory Sales Manager on this email and he can be reached by phone at 607-259-6453. Mike Oakley is your Inside Sales contact here at Ward Diesel Corporate Office and can be reached at 607-796-0149.

Please feel free to reach out to either if you have any questions. Both gentlemen will be attending FDIC and will be looking forward to meeting with you there.

Again, we look forward to the next steps.

All the best,

*Linda*

Linda Holloway  
Inside Sales Support  
[linda.holloway@warddiesel.com](mailto:linda.holloway@warddiesel.com)  
**Ward Diesel Filter Systems [www.warddiesel.com](http://www.warddiesel.com)**  
1580 Lake Street

**WARD** DIESEL FILTER

## Quotation

**Ward Diesel Filter Systems**

1580 Lake Street  
 Elmira, NY 14901  
 Phone: 800-845-4665  
 Fax: 607-739-7092

**Date:** April 15, 2015  
**Quotation #:** 6364R3

**To:** Fitchburg Fire Department  
 5791 West Lacy Road  
 Madison, WI 53711

*Quotation valid until:* July 14, 2015  
*Prepared by:* MJKMW

Attention: Gary Heberling, Division Chief

Quantity	Description	Per Unit Price	Total Price
1	NO SMOKE diesel exhaust removal system, installed, excluding taxes	\$10,037.73	\$10,037.73
2	NO SMOKE diesel exhaust removal systems, installed, excluding taxes	\$9,444.31	\$18,888.62
3	NO SMOKE diesel exhaust removal systems, installed, excluding taxes	\$9,242.81	\$27,728.43
4	NO SMOKE diesel exhaust removal systems, installed, excluding taxes	\$9,041.31	\$36,165.24
5	NO SMOKE diesel exhaust removal systems, installed, excluding taxes*	\$8,739.06	\$43,695.30
<p>*Price is based on the installation of five (5) or more systems</p> <p><u>Warranty:</u> One (1) year.</p> <p><u>End User:</u> Fitchburg Fire Department</p> <p><u>Installation Site:</u> Fitchburg Fire Department, Madison, WI</p> <p><u>Terms:</u> Net upon completion</p> <p><u>Notes:</u> Proposal does not include bid and/or performance bond cost. If paying with a credit card there will be an additional 5% charge</p>			

Mike Tolmer  
 Sales Representative

## **FILTER REGENERATION**

Filter regenerating has been a part of Ward Diesel Filter Systems from its inception in 1987. Ward Diesel NO SMOKE Filter Systems have been installed on fire apparatus and other emergency vehicles to filter diesel exhaust, improve air quality in the firehouse, as well as, on-scene and protecting the health of emergency responders. Currently, there are thousands of NO SMOKE exhaust filtration systems used in the United States and abroad.

Ward Diesel NO SMOKE uses a complete turnkey solution to provide the most environmentally clean, least obtrusive and most efficient process to clean and regenerate diesel particulate filters.

The proprietary process is a multi step process that includes baking the ceramic, blowing the ash and completely regenerating the filters. We have a specialized ash collection system that captures and contains the ash and then is disposed of through proper environmental procedures.

Ward Diesel NO SMOKE continues to be committed to the health and safety of emergency workers, drivers, and communities, as well as, to our environment.

When the filter indicator light comes on, call Ward Diesel NO SMOKE at 800-845-4665 and a clean regenerated filter will be shipped to your location. Once the clean filter is installed, the dirty filter is sent back to our location at 1580 Lake Street, Elmira NY 14901 for regeneration. The current cost for a regenerated filter is \$295.00 plus shipping.

**WARD** DIESEL FILTER





City of Fitchburg, WI  
*Capital Improvement Program*  
**2016 thru 2020**

**PROJECTS BY FUNDING SOURCE**

<b>Source</b>	<b>Project#</b>	<b>Priority</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
<b>Library Levy (transfer)</b>								
Library Computers	5201	2	17,000	17,000	18,000	18,000	18,000	88,000
<b>Library Levy (transfer) Total</b>			<b>17,000</b>	<b>17,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>88,000</b>
<b>GRAND TOTAL</b>			<b>17,000</b>	<b>17,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>88,000</b>

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Library

**Contact** Library Director

**Type** Equipment

**Useful Life** 5 yrs

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$88,000

**Project #** 5201

**Project Name** Library Computers

### Description

Replacing 20% of computers (15 per year).

### Justification

The library has adopted a 5 year replacement schedule for computers. This is in accordance with the guidelines set by South Central Library System, who maintain and support the library computers. It is important to provide our patrons with fully functioning computers that receive regular software updates. Computers that are older than 5 years will no longer receive updates or repairs and are considered out of compliance.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	17,000	17,000	18,000	18,000	18,000	88,000
<b>Total</b>	<b>17,000</b>	<b>17,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>88,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Library Levy (transfer)	17,000	17,000	18,000	18,000	18,000	88,000
<b>Total</b>	<b>17,000</b>	<b>17,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>88,000</b>

### Budget Impact/Other

City of Fitchburg, WI  
*Capital Improvement Program*  
 2016 thru 2020

**PROJECTS BY FUNDING SOURCE**

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Capital Project Levy</b>								
Computer Replacement Program	1005	2	35,000	35,000	35,000	35,000	35,000	175,000
Computer Replacement Program - Fire	1008	2	8,000	8,000	8,000	8,000	8,000	40,000
Information Technology Upgrade and Replacement	1012	2	70,000	75,000	80,000	85,000	85,000	395,000
Telephone System Replacement	1016	2	50,000	10,000	15,000	15,000	15,000	105,000
Enterprise Content Management System	1022	2	35,000	15,000	10,000	10,000	10,000	80,000
Election Equip - Four Polling Locations	1028	2	5,000	5,000	5,000	5,000	5,000	25,000
Police Mobile Computer Replace Program	2104	2		35,000	35,000	35,000	35,000	140,000
Computer Replacement Program - Police	2105	2		40,000	40,000	40,000	40,000	160,000
Fire Department Mobile Data Computers	2230	2	13,200		13,200		13,200	39,600
<b>Capital Project Levy Total</b>			<b>216,200</b>	<b>223,000</b>	<b>241,200</b>	<b>233,000</b>	<b>246,200</b>	<b>1,159,600</b>
<b>Project Fund Balance Applied</b>								
Police Mobile Computer Replace Program	2104	2	35,000					35,000
Computer Replacement Program - Police	2105	2	40,000					40,000
<b>Project Fund Balance Applied Total</b>			<b>75,000</b>					<b>75,000</b>
<b>GRAND TOTAL</b>			<b>291,200</b>	<b>223,000</b>	<b>241,200</b>	<b>233,000</b>	<b>246,200</b>	<b>1,234,600</b>

# Capital Improvement Program

2016 *thru* 2020

**Department** Technology

## City of Fitchburg, WI

**Contact** IT Coordinator

**Project #** 1005  
**Project Name** Computer Replacement Program

**Type** Equipment

**Useful Life** 3-5 Years

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$175,000

### Description

This project includes annual replacement for about 25% of City Hall computers per year based on a schedule that considers the type and amount of use, equal to a 3.5 - 4 year replacement schedule. Beginning in 2007, the project was expanded to include computers & peripherals for new employees. This project also includes all PC related hardware purchased as needed throughout the year: monitors, label makers, media readers, cables, optical drives, and increasingly, mobile devices and accessories. The annual amount does not increase, as hardware becomes less expensive; over time, we need more as new employees are hired.

### Justification

To insure the City's computer hardware remains consistent with current technology, all computers are on a 3.5 to 4 year replacement cycle, depending on funding available and the hardware needs of a particular department or individual. Throughout the process, the business needs define the user's software needs; the software needs in turn drive hardware needs. The longer replacement cycle is due to the use of thin clients replacing PC's. Users with thin clients will see longer replacement cycles, while those still using PC's will continue to be on a 3.5 year replacement cycle.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	35,000	35,000	35,000	35,000	35,000	175,000
<b>Total</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>175,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	35,000	35,000	35,000	35,000	35,000	175,000
<b>Total</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>175,000</b>

### Budget Impact/Other



April 14, 2015

**CIP Project # 1005**

From: Matt Prough, IT Manager

Project Name: Computer Replacement Program

Project Description: This project includes the annual replacement of approximately 25% of City Hall computers per year based on a schedule that considers the type of computer and amount of use, as well as provides computer equipment for new city positions. This project includes all new and replacement hardware including PC's, laptops, tablets, monitors, label makers, media readers, and mobile devices and accessories. While prices have remained steady or in some cases decreased, the amount of equipment provided by the city has increased as positions are added to the city, and as more technology is required by existing employees.

Project Justification: To ensure that City employees have access to computer equipment that is consistent with current technology, all computers, laptops, and tablets are on a three to four year replacement cycle. Over the last two years the replacement cycle has been stretched out for some devices to four years as thin clients have been introduced.

Five Year Budget Plan:

	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
PC/Laptop/Tablet Replacement	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Paperless Device Replacement	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
Printer Replacement	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Misc. Equipment Replacement	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800
<b>Total:</b>	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000

PC/Laptop/Tablet Replacement: \$1,000 per device (including monitors, keyboard, mouse, etc...) – 25 devices per year.

Paperless Device Replacement: \$800 per device – 4 devices per year.

Misc. Equipment Replacement: Includes other user-based equipment. Historical spending indicates approximately \$5,800 in replacement item spending per year.

# Capital Improvement Program

2016 *thru* 2020

**Department** Technology

## City of Fitchburg, WI

**Contact** IT Coordinator

**Project #** 1008  
**Project Name** Computer Replacement Program - Fire

**Type** Equipment

**Useful Life** 3-5 Years

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$40,000

### Description

This project includes annual replacement for Fire Department computers per year based on a schedule that considers the type and amount of use, equal to a 3.5 - 4 year replacement schedule. Beginning in 2007, the project was expanded to include computers & peripherals for new employees. This project also includes all PC related hardware purchased as needed throughout the year: monitors, label makers, media readers, cables, optical drives, and increasingly, mobile devices and accessories. The annual amount does not increase, as hardware becomes less expensive; over time, we need more as new employees are hired.

### Justification

Beginning in 2015 the replacement schedule as proposed is stretched to 4 years for thin client users, and 3.5 years for PC/laptop users. To insure the City's computer hardware remains consistent with current technology, computers are on a 3.5 to 4 year replacement cycle, depending on funding available and the hardware needs of a particular department or individual. Throughout the process, the business needs define the user's software needs; the software needs in turn drive hardware needs.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	8,000	8,000	8,000	8,000	8,000	40,000
<b>Total</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>40,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	8,000	8,000	8,000	8,000	8,000	40,000
<b>Total</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>40,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Technology

## City of Fitchburg, WI

**Contact** IT Coordinator

**Project #** 1012  
**Project Name** Information Technology Upgrade and Replacement

**Type** Equipment

**Useful Life** 5 yrs

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$395,000

### Description

This project provides funding for annual equipment replacement and upgrades. Hardware replacement and upgrades include network-specific hardware such as servers, routers, switches, wireless networking, and other interdepartmental equipment. Annual maintenance costs are included for network equipment when necessary. Beginning in 2011, includes network storage (SAN) devices.

### Justification

This continues to provide for the ongoing expense of network hardware replacement and maintenance. This amount increases annually. Although hardware costs continue to decrease, the amount of data we store increases annually at a rate faster than the rate of decreasing hardware costs. More users store more data in increasingly larger file sizes.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	70,000	75,000	80,000	85,000	85,000	395,000
<b>Total</b>	<b>70,000</b>	<b>75,000</b>	<b>80,000</b>	<b>85,000</b>	<b>85,000</b>	<b>395,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	70,000	75,000	80,000	85,000	85,000	395,000
<b>Total</b>	<b>70,000</b>	<b>75,000</b>	<b>80,000</b>	<b>85,000</b>	<b>85,000</b>	<b>395,000</b>

### Budget Impact/Other



April 14, 2015

**CIP Project # 1012**

From: Matt Prough, IT Manager

Project Name: Information Technology Upgrade and Replacement Program

Project Description: This project provides funding for the annual replacement and upgrades for City of Fitchburg network equipment such as servers, data storage devices, firewalls, routers, switches, wireless networking systems, and other equipment generally used by multiple departments. This project is important to ensure the City's information technology infrastructure can support the ever expanding needs of the organization.

Project Justification: This project continues to provide for the replacement and upgrades for important network systems. The amount of data being housed in city systems has increased dramatically over the past few years, and that increase will drive replacement projects over the next five years. Additionally, city staff are becoming more mobile, and the need to ensure access throughout City buildings is essential to keep staff as efficient and effective as possible.

Five Year Budget Plan:

	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Virtual Server Host Replacement	\$20,000	\$20,000			\$35,000
Firewall Replacement		\$35,000			
Storage Addition/Replacement	\$20,000		\$85,000		
Wireless System Addition/Replacement	\$10,000	\$5,000		\$10,000	\$5,000
Backup System	\$25,000			\$60,000	\$20,000
Network Software		\$10,000		\$5,000	\$10,000
Switch Addition/Replacement		\$10,000		\$10,000	\$15,000
<b>Total:</b>	\$75,000	\$80,000	\$85,000	\$85,000	\$85,000

Virtual Server Host Replacement: Physical servers that host all City servers and applications – Two hosts at \$10,000 each. An additional host is anticipated in 2020.

Storage Addition/Replacement: Replacement/upgrade the Storage Area Network that houses all City data.

Network Software: Replacement/Upgrade of various city applications.

Switch Addition/Replacement: Replacement/upgrade of City network switches.

# Capital Improvement Program

2016 thru 2020

Department Technology

## City of Fitchburg, WI

Contact IT Coordinator

**Project #** 1016  
**Project Name** Telephone System Replacement

**Type** Equipment

**Useful Life** 10 yrs

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$105,000

### Description

The current telephone system at City Hall was purchased in 1998. The current phone system has an anticipated useful life of 10+ years. This project will replace the existing telephone systems at City Hall Campus (City Hall, Police, Community Center & Library); Fire Stations #1 & #2; and Maintenance Facility Complex (Maintenance Facility and Evidence Building). A new system will likely be Voice Over IP (VOIP) based, which may require network and/or other infrastructure upgrades. \$100,000 was approved in 2015 with system purchase and implementation to be tied to occupancy of the west side fire station. An annual amount of \$10,000 is added for system capacity expansion and equipment replacement after the 2016 & 2017 purchases.

### Justification

The telephone system is critical to City Hall, Police and Fire operations, and must be replaced proactively before major problems occur.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	50,000	10,000	15,000	15,000	15,000	105,000
<b>Total</b>	<b>50,000</b>	<b>10,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>105,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	50,000	10,000	15,000	15,000	15,000	105,000
<b>Total</b>	<b>50,000</b>	<b>10,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>105,000</b>

### Budget Impact/Other

Annual maintenance and support costs for the new system is expected to be a percentage of the original purchase price.

Budget Items	2016	2017	2018	2019	2020	Total
Supplies/Materials	25,000	26,000	27,000	28,000	29,000	135,000
<b>Total</b>	<b>25,000</b>	<b>26,000</b>	<b>27,000</b>	<b>28,000</b>	<b>29,000</b>	<b>135,000</b>

# Capital Improvement Program

2016 thru 2020

Department Technology

## City of Fitchburg, WI

Contact IT Coordinator

**Project #** 1022  
**Project Name** Enterprise Content Management System

**Type** Equipment

**Useful Life** 10 Years

**Category** General Equipment

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$80,000

### Description

Includes implementation of an Enterprise Content Management System (ECM) for City-wide use for storage of long-term records, vital records (i.e., records vital to City operation), and records with high-retrieval use and ease of access issues (e.g., construction and building records, payroll records, accounting records, public works plans, zoning documents).

Streamlining processes and increasing efficiency are fundamental concerns for the City. By implementing an ECM system, City Departments can realize many benefits that will noticeably improve organizational efficiency. The addition of this system will make it possible for the City IT department to improve integration of, and access to, departmental data, leveraging the considerable investment the City has made in acquiring and maintaining these data.

Includes \$35,000 for additional workflows (2016) and \$10,000 to \$15,000 per year thereafter for system upgrades and expansion.

Prior approvals: 2013 - \$125,000; 2014 - \$88,500

2015 Update: Increased funding in 2016 from \$15,000 to \$35,000. Reduced funding in 2018 and beyond from \$15,000/year to \$10,000/year.

### Justification

An ECM system can help the City by: reduction of paper handling and error-prone manual processes; reduction of paper storage; reduction of lost documents; faster access to information; online access to information that was formerly available only on paper; improved control over documents; streamlining of business processes; improved document security; a reliable and accurate audit trail; and ability to identify bottlenecks and modify the system to improve efficiency. Implementing an ECM system saves the City money. According to the Gartner Group, when an organization implements a digital document management solution, overall document-related costs can be reduced by 40 percent. Most of these savings can be attributed to employee time savings and increased efficiency and productivity. Along with increased employee efficiency, organizations implementing ECM can expect increased inter-departmental and inter-organizational communication and collaboration. Finally, automating business processes can result in huge efficiency gains.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	35,000	15,000	10,000	10,000	10,000	80,000
<b>Total</b>	<b>35,000</b>	<b>15,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>80,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	35,000	15,000	10,000	10,000	10,000	80,000
<b>Total</b>	<b>35,000</b>	<b>15,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>80,000</b>

### Budget Impact/Other

The ECM system will include annual maintenance and support costs, which are calculated as a percentage of the total cost of the licenses purchased. These maintenance costs will result in an operating budget increase in 2016 and beyond.

Budget Items	2016	2017	2018	2019	2020	Total
Supplies/Materials	14,000	17,000	18,000	19,000	20,000	88,000
<b>Total</b>	<b>14,000</b>	<b>17,000</b>	<b>18,000</b>	<b>19,000</b>	<b>20,000</b>	<b>88,000</b>



April 14, 2015

**CIP Project # 1022**

From: Matt Prough, IT Manager

Project Name: Enterprise Content Management System

Project Description: Implementation of an Enterprise Content Management system for city-wide use. Purpose of the ECM system is to streamline processes and increase the efficiency of various city workflows such as accounts payable and agenda management. The addition of the ECM system will make it possible for the City IT department to improve upon the integration of and access to departmental data.

Project Justification: A total of \$213,500 has been previously authorized for this project, and that amount is sufficient for the purchase and implementation of the base ECM system, and for the development and implementation of the accounts payable and agenda management workflows. Additional ECM workflows in the future may be worthwhile, therefore funding for this project should continue until all desired workflows are implemented. Approximately \$35,000 will remain after the two initial workflows are implemented. A breakdown of the existing budget follows the five year budget plan.

Five Year Budget Plan:

	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Additional License Purchases	\$10,000	\$2,500	\$2,500	\$2,500	\$2,500
Implementation Services	\$25,000	\$7,500	\$7,500	\$7,500	\$7,500
<b>Total:</b>	\$35,000	\$10,000	\$10,000	\$10,000	\$10,000

Existing project budget details:

<b>Item</b>	<b>Cost</b>
Core Software Licenses	\$16,000
Agenda Management Licenses	\$25,000
Agenda Management Services	\$35,000
Accounts Payable Licenses	\$7,000
Accounts Payable Services	\$72,000
Training	\$9,000
Maintenance SLA (Year 1)	\$14,000
<b>Total:</b>	<b>\$178,000</b>

Remaining balance after initial implementation: \$35,500

# Capital Improvement Program

2016 *thru* 2020

**Department** Technology

## City of Fitchburg, WI

**Contact** IT Coordinator

**Project #** 1028  
**Project Name** Election Equip - Four Polling Locations

**Type** Equipment

**Useful Life** 10 years

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$25,000

**Description**

Replacement of election laptops, printers, switches, and other equipment to provide sufficient resources for the 2016 Presidential election and beyond. These laptops can also be used for large group training sessions.

**Justification**

During the last Presidential election we needed to borrow laptops from various departments to provide acceptable service during peak voter registration times. Ten laptops per polling location will allow us to have the flexibility to automate registration and poll book sign-in, which is being encouraged by the Government Accountability Board.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	5,000	5,000	5,000	5,000	5,000	25,000
<b>Total</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>25,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	5,000	5,000	5,000	5,000	5,000	25,000
<b>Total</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>25,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Technology

## City of Fitchburg, WI

**Contact** IT Coordinator

**Project #** 2104  
**Project Name** Police Mobile Computer Replace Program

**Type** Equipment

**Useful Life** 5 yrs

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$175,000

**Description**

Annual replacement for about one third of Mobile Data Computers and related equipment.

2015 Update: Changed funding source to fund balance in 2016 and levy in future years (previously a portion fund balance and a portion levy each year).

**Justification**

Laptops in the patrol vehicle increase the productivity of the officers, as having a laptop brings the officer's desk to them in the patrol vehicle. Patrol laptops are put through environmental as well as physical demands. Laptops are used by the officer to check local, state and federal contacts on persons in question, as well as for issuing citations, completing field interviews, report dictations, license plate recognition, video recording, checking e-mail, etc. Laptops are used intensely by all three shifts, and 24 hours per day. Because of the intense use and demands placed upon these units it has become necessary to shorten the replacement cycle to 3 years. This project also includes mobile docking stations; installation services; peripherals (mobile printers); interface to squad car video cameras; and any non-warranty repairs.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	35,000	35,000	35,000	35,000	35,000	175,000
<b>Total</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>175,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy		35,000	35,000	35,000	35,000	140,000
Project Fund Balance Applied	35,000					35,000
<b>Total</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>175,000</b>

**Budget Impact/Other**



April 14, 2015

**CIP Project # 2104**

From: Matt Prough, IT Manager

Project Name: Police Mobile Computer Replacement Program

Project Description: Annual replacement of one third of police mobile data computers and related equipment.

Project Justification: The laptop computers and related equipment in the police squad cars operate in a difficult environmental and physical environment. These machines are often also in use 16 to 24 hours per day, and provide critical information to officers on the street. The replacement schedule is three years for this equipment due to the intense demands and severe operating environment.

Five Year Budget Plan:

	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Laptop Replacement	\$26,000	\$26,000	\$26,000	\$26,000	\$26,000
Docking Station Replacement	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Modem/GPS Replacement	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Printer Replacement	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Other Squad Equipment	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
<b>Total:</b>	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000

# Capital Improvement Program

2016 *thru* 2020

**Department** Technology

## City of Fitchburg, WI

**Contact** IT Coordinator

**Project #** 2105  
**Project Name** Computer Replacement Program - Police

**Type** Equipment

**Useful Life** 5 yrs

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$200,000

### Description

Annual replacement for about one third of Police Department computers per year based on a schedule that considers the type and amount of use. This project also includes servers; network switches; printers; Dispatch Center computer equipment; personal computers; and peripherals like monitors, media readers, optical drives, mobile devices and accessories, etc.

Beginning in 2015, this schedule lengthens the replacement cycle from 3.5 to 4 years for thin client users, and remains at 3.5 years for laptop and desktop users, a decrease of about 5% from the 2009 CIP.

2015 Update: Included a flat \$40,000 per year for future purchases rather than a small increase each year. Also changed the funding source for 2016 to fully project fund balance and will use levy in future years.

### Justification

To insure the Police Department's computer hardware remains consistent with current technology, all computers are on a 3.5 to 4 year replacement cycle, depending on funding available and the hardware needs of a particular department or individual. Throughout the process, the business needs define the user's software needs; the software needs in turn drive hardware needs. Most Police Department computers are in use by all three shifts, 24 hours per day; a typical office PC is used 2080 hours per year. Many Police Department computers are in use 8760 hours per year.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	40,000	40,000	40,000	40,000	40,000	200,000
<b>Total</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>200,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy		40,000	40,000	40,000	40,000	160,000
Project Fund Balance Applied	40,000					40,000
<b>Total</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>200,000</b>

### Budget Impact/Other



April 14, 2015

**CIP Project # 2105**

From: Matt Prough, IT Manager

Project Name: Computer Replacement Program - Police

Project Description: Annual replacement for about 33% of Police Department computers per year based on a schedule that considers the type and amount of use. This project also includes police-specific servers, network switches, printers, dispatch computer equipment, and other peripherals.

Project Justification: To ensure the Police Department's computer hardware remains consistent with current technology, all equipment is on a three to four year replacement cycle depending on use. Many of the police computers are used 24 hours per day, resulting in more use than the typical City computer.

Five Year Budget Plan:

	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
PC/Laptop/Tablet Replacement	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000
Printer Replacement	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Network Equipment Replacement	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Other Equipment Replacement	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
<b>Total:</b>	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000

PC/Laptop/Tablet Replacement: \$1,000 per device (including monitors, keyboard, mouse, etc...) – 16 devices per year.

Network Equipment Replacement: \$7,500 per year for switches and other network equipment.

Other Equipment Replacement: Includes other user-based equipment. Historical spending indicates approximately \$10,000 in replacement item spending per year.

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Technology  
**Contact** IT Coordinator  
**Type** Equipment  
**Useful Life** 5 yrs  
**Category** General Equipment  
**Priority** 2 Very Important  
**Status** Active

**Project #** 2230  
**Project Name** Fire Department Mobile Data Computers

**Total Project Cost:** \$39,600

### Description

Planned replacement of Fire Department Mobile Data Computers based on a four year replacement cycle.

### Justification

The Department has nine (9) Mobile Data Computers installed in primary apparatus. This project included planned replacement of the computers themselves on a four-year basis. These computers do not face the same level of use, or environmental conditions, as squad cars, and therefore have a longer replacement cycle.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	13,200		13,200		13,200	39,600
<b>Total</b>	<b>13,200</b>		<b>13,200</b>		<b>13,200</b>	<b>39,600</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	13,200		13,200		13,200	39,600
<b>Total</b>	<b>13,200</b>		<b>13,200</b>		<b>13,200</b>	<b>39,600</b>

### Budget Impact/Other

City of Fitchburg, WI  
*Capital Improvement Program*  
 2016 thru 2020

**PROJECTS BY FUNDING SOURCE**

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Assessed (non-util)</b>								
Intersection Signalization	3103	3	1,760,000	10,000	150,000			1,920,000
Street Resurfacing Program	3319	2	79,000	19,000	19,000	19,000	19,000	155,000
Herman Road Realignment/Extension	3365	3			900,000			900,000
Lacy Road -Comm Center to Syene Road	3468	4		270,000				270,000
McKee Road Reconstruction Phase II	3481	3				60,000		60,000
Sidewalk and Path Maintenance & Improvements - NEW	3486	2	16,000	16,000	16,000	16,000	16,000	80,000
<b>Assessed (non-util) Total</b>			<b>1,855,000</b>	<b>315,000</b>	<b>1,085,000</b>	<b>95,000</b>	<b>35,000</b>	<b>3,385,000</b>
<b>Borrowing (non-util, GO debt)</b>								
Library Solar Array	1029	5	150,000					150,000
Fire Station Signal at Marketplace - McKee - NEW	2257	2	170,000					170,000
Public Works Equipment Replace	3101	2	160,000	180,000	0	0	0	340,000
Street Resurfacing Program	3319	2	3,039,000					3,039,000
Herman Road Realignment/Extension	3365	3		150,000	300,000			450,000
Syene Road Reconstruction	3367	3	120,000	100,000	173,000			393,000
Lacy Road -Comm Center to Syene Road	3468	4	1,090,000	2,680,000				3,770,000
Seminole Highway Path	3477	3	50,000	250,000				300,000
Update Street Lighting	3479	3	183,000					183,000
Murphy Road Bridge Replacement - NEW	3483	1	135,000					135,000
Verona Rd Utility Relocations & Related	4630	1				150,000		150,000
City Campus Building Systems Replacement	6302	2					250,000	250,000
<b>Borrowing (non-util, GO debt) Total</b>			<b>5,097,000</b>	<b>3,360,000</b>	<b>473,000</b>	<b>150,000</b>	<b>250,000</b>	<b>9,330,000</b>
<b>Capital Project Levy</b>								
Exercise Equipment Replacement/Addition	1032	5	5,000				5,000	10,000
GIS System Maintenance & Upgrades	2014	2	64,688	25,098	16,260	9,190	10,958	126,194
Fleet Vehicle Replacement - Building Inspection	2408	2			24,000			24,000
Public Works Equipment Replace	3101	2	363,000	149,500	280,000	421,900	594,000	1,808,400
Street Resurfacing Program	3319	2	986,000	986,000	986,000	986,000	986,000	4,930,000
Pedestrian and Bike System Improvements	3427	3	57,000	96,000	55,000	62,000	73,000	343,000
Bicycle and Pedestrian Plan Update	3428	3	15,000					15,000
Traffic Calming Program	3450	3		2,000	15,000	15,000	15,000	47,000
McKee Road Reconstruction Phase II	3481	3		50,000		125,000		175,000
Confirmation Beacons for Traffic Signal - NEW	3484	3	20,000					20,000
Sidewalk and Path Maintenance & Improvements - NEW	3486	2	48,000	48,000	48,000	48,000	48,000	240,000
Maintenance Facility Repairs - NEW	3487	1	25,000					25,000
Verona Rd Utility Relocations & Related	4630	1	171,600	30,000	25,000	25,000		251,600
Parking Lot Resurfacing	6262	3	50,000	50,000	50,000	50,000	50,000	250,000
City Campus Building Systems Replacement	6302	2	118,000	75,000	75,000	75,000	75,000	418,000

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Capital Project Levy Total</b>			<b>1,923,288</b>	<b>1,511,598</b>	<b>1,574,260</b>	<b>1,817,090</b>	<b>1,856,958</b>	<b>8,683,194</b>
<b>Contribution from Other Entities</b>								
McKee Road Reconstruction Phase II	3481	3				425,000		425,000
Verona Rd Utility Relocations & Related	4630	1	250,000	250,000				500,000
Nine Bark/Central Park Place Construction - NEW	4712	3	2,276,667					2,276,667
<b>Contribution from Other Entities Total</b>			<b>2,526,667</b>	<b>250,000</b>		<b>425,000</b>		<b>3,201,667</b>
<b>Grants/Donations (non-util)</b>								
Street Resurfacing Program	3319	2		55,000		55,000		110,000
Syene Road Reconstruction	3367	3	40,000		507,000			547,000
Lacy Road -Comm Center to Syene Road	3468	4		2,000,000				2,000,000
McKee Road Reconstruction Phase II	3481	3				1,150,000		1,150,000
<b>Grants/Donations (non-util) Total</b>			<b>40,000</b>	<b>2,055,000</b>	<b>507,000</b>	<b>1,205,000</b>		<b>3,807,000</b>
<b>Project Fund Balance Applied</b>								
Early Warning Sirens	2238	3			25,000			25,000
Traffic Calming Program	3450	3	15,000	13,000				28,000
Lacy Road -Comm Center to Syene Road	3468	4		50,000				50,000
Murphy Road Bridge Replacement - NEW	3483	1	56,000					56,000
Greenfield Watermain Extension	4524	4					60,000	60,000
<b>Project Fund Balance Applied Total</b>			<b>71,000</b>	<b>63,000</b>	<b>25,000</b>		<b>60,000</b>	<b>219,000</b>
<b>Sale/Trade In (hwy)</b>								
Public Works Equipment Replace	3101	2	27,000	25,000	37,000	37,000	83,500	209,500
<b>Sale/Trade In (hwy) Total</b>			<b>27,000</b>	<b>25,000</b>	<b>37,000</b>	<b>37,000</b>	<b>83,500</b>	<b>209,500</b>
<b>Sale/Trade In (non-hwy, non-util)</b>								
Fleet Vehicle Replacement - Building Inspection	2408	2			1,000			1,000
Public Works Equipment Replace	3101	2	10,000	6,000	5,000	20,100	6,000	47,100
<b>Sale/Trade In (non-hwy, non-util) Total</b>			<b>10,000</b>	<b>6,000</b>	<b>6,000</b>	<b>20,100</b>	<b>6,000</b>	<b>48,100</b>
<b>TIF</b>								
Fish Hatchery Road Left Turn Lane	3474	3		17,000				17,000
McKee Road Reconstruction Phase II	3481	3		150,000	750,000	1,140,000		2,040,000
Nine Bark/Central Park Place Construction - NEW	4712	3	673,333					673,333
<b>TIF Total</b>			<b>673,333</b>	<b>167,000</b>	<b>750,000</b>	<b>1,140,000</b>		<b>2,730,333</b>
<b>Utility - Assessed (storm)</b>								
Greenfield Watermain Extension	4524	4				35,000	215,000	250,000
Verona Rd Utility Relocations & Related	4630	1	500,000					500,000
North Water Main Loop to NE Neighborhood	4631	3				55,000	675,000	730,000
Nine Springs North Wet Pond	4705	3	35,000	350,000	25,000	15,000	10,000	435,000

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Utility - Assessed (storm) Total</b>			<b>535,000</b>	<b>350,000</b>	<b>25,000</b>	<b>105,000</b>	<b>900,000</b>	<b>1,915,000</b>
<b>Utility - Assessed (W&amp;S)</b>								
Lacy Road -Comm Center to Syene Road	3468	4		300,000				300,000
Verona Rd Utility Relocations & Related	4630	1		500,000				500,000
Fire Station Utility Extensions - NEW	4634	3	325,800					325,800
Woods Hollow Interceptor Extension - NEW	4635	n/a			47,250			47,250
Seminole Highway Interceptor Extension - NEW	4636	n/a	199,500					199,500
<b>Utility - Assessed (W&amp;S) Total</b>			<b>525,300</b>	<b>800,000</b>	<b>47,250</b>			<b>1,372,550</b>
<b>Utility - Borrowing (storm)</b>								
Street Resurfacing Program	3319	2	237,000					237,000
Lacy Road -Comm Center to Syene Road	3468	4		600,000				600,000
<b>Utility - Borrowing (storm) Total</b>			<b>237,000</b>	<b>600,000</b>				<b>837,000</b>
<b>Utility - Borrowing (W&amp;S)</b>								
Street Resurfacing Program	3319	2	140,000					140,000
Lacy Road -Comm Center to Syene Road	3468	4		500,000				500,000
<b>Utility - Borrowing (W&amp;S) Total</b>			<b>140,000</b>	<b>500,000</b>				<b>640,000</b>
<b>Utility - Impact Fees</b>								
Well 12 and Pump house	4518	2	400,000	400,000				800,000
Greenfield Watermain Extension	4524	4				25,000	325,000	350,000
Water Tower D	4532	2		50,000	1,200,000			1,250,000
Verona Rd Utility Relocations & Related	4630	1	125,000	125,000				250,000
North Water Main Loop to NE Neighborhood	4631	3				25,000	345,000	370,000
Water Main Oversizing Costs	4632	3	15,000	15,000	15,000	15,000	15,000	75,000
Fire Station Utility Extensions - NEW	4634	3	3,000					3,000
<b>Utility - Impact Fees Total</b>			<b>543,000</b>	<b>590,000</b>	<b>1,215,000</b>	<b>65,000</b>	<b>685,000</b>	<b>3,098,000</b>
<b>Utility - Rates (stormwater)</b>								
GIS System Maintenance & Upgrades	2014	2	1,830	710	460	260	310	3,570
Public Works Equipment Replace	3101	2	23,000	0	0	25,000	9,500	57,500
Street Resurfacing Program	3319	2	77,000	77,000	77,000	77,000	77,000	385,000
Schumann Drive Storm Sewer	4527	3		60,000				60,000
Stormwater Pond Dredging and Retrofits	4702	3	75,000	85,000	115,000	390,000	210,000	875,000
Greenway Restoration & Pond Enlargement	4708	3	225,000	15,000	10,000	5,000		255,000
Fish Hatch Rd/Sun Valley Pond	4710	3			320,000	215,000		535,000
Traceway Drive Storm Sewer Reroute	4711	3	27,000	225,000	15,000	10,000	5,000	282,000
<b>Utility - Rates (stormwater) Total</b>			<b>428,830</b>	<b>462,710</b>	<b>537,460</b>	<b>722,260</b>	<b>301,810</b>	<b>2,453,070</b>
<b>Utility - Rates (water &amp; sewer)</b>								
GIS System Maintenance & Upgrades	2014	2	24,982	9,692	6,280	3,550	4,232	48,736
Public Works Equipment Replace	3101	2	50,500	0	27,500	0	13,000	91,000
Street Resurfacing Program	3319	2	45,000	45,000	45,000	45,000	45,000	225,000
McKee Road Reconstruction Phase II	3481	3				40,000		40,000

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
Effluent Return Line Study	4523	5	40,000					40,000
Verona Rd Utility Relocations & Related	4630	1	1,200,000	930,000				2,130,000
<b>Utility - Rates (water &amp; sewer) Total</b>			<b>1,360,482</b>	<b>984,692</b>	<b>78,780</b>	<b>88,550</b>	<b>62,232</b>	<b>2,574,736</b>
<b>Utility - Refuse and Recycling Fund</b>								
Compost Facility	4650	3		30,000				30,000
<b>Utility - Refuse and Recycling Fund Total</b>				<b>30,000</b>				<b>30,000</b>
<b>Utility - Sale/Trade In (storm)</b>								
Public Works Equipment Replace	3101	2	2,000	0	0	0	500	2,500
<b>Utility - Sale/Trade In (storm) Total</b>			<b>2,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>2,500</b>
<b>Utility - Sale/Trade In (W&amp;S)</b>								
Public Works Equipment Replace	3101	2	4,500	0	2,500	0	1,000	8,000
<b>Utility - Sale/Trade In (W&amp;S) Total</b>			<b>4,500</b>	<b>0</b>	<b>2,500</b>	<b>0</b>	<b>1,000</b>	<b>8,000</b>
<b>GRAND TOTAL</b>			<b>15,999,400</b>	<b>12,070,000</b>	<b>6,363,250</b>	<b>5,870,000</b>	<b>4,242,000</b>	<b>44,544,650</b>

# Capital Improvement Program

2016 thru 2020

Department Public Works - General

## City of Fitchburg, WI

Contact Director of Public Works

**Project #** 2014  
**Project Name** GIS System Maintenance & Upgrades

**Type** Equipment  
**Useful Life** 5 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 2 Very Important  
**Status** Active

**Total Project Cost:** \$178,500

### Description

Continued operation of the GIS system to assist Public Works, Planning, Assessing, Building Inspection, Police, Fire, Clerks, Economic Development, and Finance Departments with decision making and day to day operation. This project includes, but is not limited to application development, and software programming. In 2017 the aerial imagery and terrain model (1' contours) will be updated. In 2018 the large format plotter and scanner will be replaced. In 2020 the aerial imagery will be updated.

2015 Update: funding sources split with utilities; included in 2016 the replacement of fund balance for \$78,500 for three years of operating costs that were paid out of this project but not budgeted in either capital nor operating.

### Justification

With the drop in the cost of aerial photography and the rate of growth in Dane County, Fly Dane has decided to go to a three year collection cycle. The last collection flight for Fly Dane was in 2014. In 2017 the terrain model which is needed for the accuracy of the aerial imagery will also need to be updated. The large format plotter and scanner was purchased in 2011, and the old 2004 plotter went to the Fire Department. In 2018 the plotter currently in use in city hall will go the Fire Department and the plotter currently in use at the Fire Department will be 14 years old and will be disposed of.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	13,000	35,500	23,000	13,000	15,500	100,000
Other	78,500					78,500
<b>Total</b>	<b>91,500</b>	<b>35,500</b>	<b>23,000</b>	<b>13,000</b>	<b>15,500</b>	<b>178,500</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	64,688	25,098	16,260	9,190	10,958	126,194
Utility - Rates (stormwater)	1,830	710	460	260	310	3,570
Utility - Rates (water & sewer)	24,982	9,692	6,280	3,550	4,232	48,736
<b>Total</b>	<b>91,500</b>	<b>35,500</b>	<b>23,000</b>	<b>13,000</b>	<b>15,500</b>	<b>178,500</b>

### Budget Impact/Other

The GIS Enterprise license costs will be shifted to the operating budget in 2016 and beyond, which will result in budget increases.

Budget Items	2016	2017	2018	2019	2020	Total
Supplies/Materials	27,500	27,500	27,500	27,500	27,500	137,500
<b>Total</b>	<b>27,500</b>	<b>27,500</b>	<b>27,500</b>	<b>27,500</b>	<b>27,500</b>	<b>137,500</b>

**City of Fitchburg  
GIS Project #2014  
2016-2020**

Seat Breakdown		<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>total</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
		<b>ESRI</b>	<b>ESRI</b>	<b>ESRI</b>	<b>costs</b>	<b>2016</b>	<b>costs</b>	<b>costs</b>	<b>costs</b>	<b>costs</b>
General Fund	70.70%	18,029	18,029	19,443	9,191	64,692	25,099	16,261	9,191	10,959
Water Utility	16.65%	4,246	4,246	4,579	2,165	15,236	5,911	3,830	2,165	2,581
Storm Water	10.65%	2,716	2,716	2,929	1,385	9,746	3,781	2,450	1,385	1,651
Solid Waste	2.00%	510	510	550	260	1,830	710	460	260	310
		<b>25,500</b>	<b>25,500</b>	<b>27,500</b>	<b>13,000</b>	<b>91,500</b>	<b>35,500</b>	<b>23,000</b>	<b>13,000</b>	<b>15,500</b>
Capital Levy (includes rounding)						<b>64,688</b>	<b>25,098</b>	<b>16,260</b>	<b>9,190</b>	<b>10,958</b>
Utility Rates (W&S)						24,982	9,692	6,280	3,550	4,232
Utility Rates (storm)						1,830	710	460	260	310
						<u>91,500</u>	<u>35,500</u>	<u>23,000</u>	<u>13,000</u>	<u>15,500</u>

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - General  
**Contact** Director of Public Works  
**Type** Equipment  
**Useful Life** 20 Years  
**Category** Equipment Replace/ Resurface  
**Priority** 2 Very Important  
**Status** Active

**Project #** 2408  
**Project Name** Fleet Vehicle Replacement - Building Inspection

**Total Project Cost:** \$25,000

**Description**

Replacement of 2006 Ford Taurus in 2018

Vin# 1FAFP53V66A117303

Mileage approx. 9,800 per year.

**Justification**

Building Inspection Department has 3 staff vehicles used for inspections. Replacement schedule of the 2006 Taurus will be 2018. Current estimated mileage at replacement is 108,000.

Due to long snowy winters and accessing job sites a hybrid 4x4 would be purchased.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)			25,000			25,000
<b>Total</b>			<b>25,000</b>			<b>25,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy			24,000			24,000
Sale/Trade In (non-hwy, non-util)			1,000			1,000
<b>Total</b>			<b>25,000</b>			<b>25,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 thru 2020

**Department** Public Works - General

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 3101  
**Project Name** Public Works Equipment Replace

**Type** Equipment

**Useful Life** varies

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$2,564,000

**Description**

The Public Works Department follows a replacement schedule that allows a yearly budget amount for replacement of street and parks operations equipment. Utility operations equipment replacement follows a similar schedule, but not an even amount due to the limited amount of equipment. This replacement schedule was started in 1996 for streets. Originally, \$145,000 a year was budgeted for street operations equipment. The dollar amount needs to be increased to keep up with the replacement schedule and increased equipment costs. Plow trucks have increased in cost over \$45,000 in the last 5 years. This CIP item now includes parks equipment to reflect the joint operations (formerly Project 6210). An additional plow truck is scheduled beyond the annual amount in 2016. This truck is needed to accommodate the plowing of McKee Road and other newer developed roads such as Orchard Pointe and Uptown that have divided 4 lane roadways.

2015 Update: projects updated and new items added - see supporting spreadsheet for details.

**Justification**

It is important that a yearly replacement plan is followed to avoid having large future fiscal impacts because of replacement backlogs. This reduces the maintenance and repair account funds needed on a yearly basis. By having the necessary equipment, we are able to respond with our own crews to snowstorm events, repair water main breaks faster and eliminate the need to call in outside resources.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	116,000	90,500	85,000	104,000	82,500	478,000
Equip/Vehicles/Furnishings (highway)	444,000	270,000	237,000	375,000	601,000	1,927,000
Equip/Vehicles/Furnishings (water/sewer utilities)	55,000	0	30,000	0	14,000	99,000
Equip/Vehicles/Furnishings (stormwater utility)	25,000	0	0	25,000	10,000	60,000
<b>Total</b>	<b>640,000</b>	<b>360,500</b>	<b>352,000</b>	<b>504,000</b>	<b>707,500</b>	<b>2,564,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Borrowing (non-util, GO debt)	160,000	180,000	0	0	0	340,000
Capital Project Levy	363,000	149,500	280,000	421,900	594,000	1,808,400
Sale/Trade In (hwy)	27,000	25,000	37,000	37,000	83,500	209,500
Sale/Trade In (non-hwy, non-util)	10,000	6,000	5,000	20,100	6,000	47,100
Utility - Rates (stormwater)	23,000	0	0	25,000	9,500	57,500
Utility - Rates (water & sewer)	50,500	0	27,500	0	13,000	91,000
Utility - Sale/Trade In (storm)	2,000	0	0	0	500	2,500
Utility - Sale/Trade In (W&S)	4,500	0	2,500	0	1,000	8,000
<b>Total</b>	<b>640,000</b>	<b>360,500</b>	<b>352,000</b>	<b>504,000</b>	<b>707,500</b>	<b>2,564,000</b>

**Capital Improvement Program**

**2016 *thru* 2020**

**Department** Public Works - General

**City of Fitchburg, WI**

**Contact** Director of Public Works

**Budget Impact/Other**

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2015 Public Works Equipment Inventory- Engineering & Streets

VEHICLE NUMBER	DESCRIPTION	MANUFACTURER	MODEL	MODEL YEAR	ACQUIRED YEAR	REPLACE YEAR	CURRENT VALUE	CIP TRADE VALUE	COST OF REPLACE	NET COST	Vehicle Type
<b>ENGINEERING DIVISION</b>											
1	Utility Vehicle 4X4	Jeep	Cherokee	2013	2012	Rotation 1	\$20,000		\$26,000		
3	1/2 Ton Pickup Truck extended cab	Chev.	Colorado	2012	2012	2024	\$15,000		\$25,000		
4	3/4 Ton Pickup Truck	GMC	2500	2002	2002	2020	\$2,000	\$1,000	\$45,000	\$44,000	
<b>STREET DIVISION</b>											
Light Duty Trucks											
10	1 Ton Truck w/platform & dump box	Ford	F450	2004	2004	2016	\$15,000	\$5,000	\$55,000	\$50,000	
11	3/4 Ton Pickup Truck	GMC	2500	2011	2011	2021	\$10,000		\$30,000		
12	3/4 Ton Pickup Truck	GMC	2500	2008	2008	Rotation	\$5,000		\$30,000		
13	1 Ton Truck w/platform & dump box	Ford	F550	2012	2012	2026	\$35,000		\$55,000		
Heavy Duty Trucks											
15	Aerial Basket-38' reach	GMC	3500	1999	1999	2017	\$8,000	\$5,000	\$70,000	\$65,000	
16	17 Yard dump truck	International	7600	2008	2011	2030	\$65,000		\$125,000		U
17	Aerial Basket-75' reach	GMC	C8500	2000	2011	2019	\$45,000	\$25,000	\$175,000	\$150,000	U
NEW	Tandem Plow Truck	International	7400	2015	2016	2028			\$170,000	\$170,000	
Plow Trucks											
20	Plow Truck	International	7400	2009	2008	2020	\$50,000	\$25,000	\$166,000	\$141,000	
21	Plow Truck	International	7400	2014	2013	2024	\$130,000		\$175,000		
22	Plow Truck	International	Diamond	2004	2003	2015	\$20,000	\$15,000	\$150,000	\$135,000	
25	Plow Truck	International	7400	2010	2009	2021	\$60,000		\$166,000		
24	Plow Truck	International	7400	2011	2010	2022	\$75,000		\$170,000		
28	Plow Truck	International	7400	2008	2008	2020	\$40,000	\$25,000	\$166,000	\$141,000	
26	Plow Truck	International	Diamond	2006	2006	2018	\$30,000	\$15,000	\$165,000	\$150,000	
23	Plow Truck	International	Diamond	2004	2004	2016	\$20,000	\$15,000	\$160,000	\$145,000	
27	Plow Truck	International	Diamond	2002	2002	Rotation	\$10,000	\$10,000	\$150,000	\$140,000	
29	Pretreater	International	7400	2003	2000	2014	\$25,000	\$25,000			
NEW	New plow truck				2016				\$160,000	\$160,000	
30	<b>Heavy Equipment</b>										
31	Tractor Crawler	John Deere	450B	1970	1983	2020	\$5,000	\$2,000	\$40,000	\$38,000	U
33	Loader	Case	821F	2013	2013	2026	\$175,000		\$200,000		
34	4 Wheel Drive Excavator	Volvo	EW 180B	2005	2005	2020	\$50,000	\$30,000	\$180,000	\$150,000	
35	Skidsteer Loader	Case	1840	2005	2005	2016	\$5,000	\$5,000	\$20,000	\$15,000	
36	Road Grader (W/Wing&Plow)	John Deere	772 BH	1989	1989	2017	\$30,000	\$20,000	\$200,000	\$180,000	
37	Tractor plow				2019	2019		\$0	\$25,000	\$25,000	
40	<b>Rollers &amp; Tractors</b>										
42	Roller	Wacker		1996	1996	unknown	\$5,000		\$10,000		U
43	Tractor	Farmall	75C	2012	2012	2024	\$20,000		\$30,000		
44	Tractor and broom	Farmall	75C	2012	2012	2024	\$20,000		\$40,000		
45	Tractor	John Deere	6430	2008	2011	2030	\$40,000		\$60,000		U
46	Tractor	Case IH	125	2009	2009	2019	\$45,000	\$10,000	\$60,000	\$50,000	
48	Tractor Loader Backhoe w/cab	Caterpillar	426C	1997	1999	2018	\$25,000	\$20,000	\$65,000	\$45,000	U
50	<b>Attachments</b>										
50	Mower	Alamo Tiger	Side Arm	2011	2011	2030	\$20,000		\$60,000		
51	Mower	Landpride	6 foot	2013	2013	2019	\$4,000	\$250	\$5,000	\$4,750	
52	Mower	Landpride	6 foot	2013	2013	2019	\$4,000	\$250	\$5,000	\$4,750	
52a	Mower	Landpride	10 foot	2013	2013	2019	\$11,000	\$500	\$10,000	\$9,500	
53	Pre-treater	Varitech	4L300-TFK-6V	2011	2011	2021	\$5,000		\$8,000		
54	Brush Chipper	Vermeer	BC 1400	2002	2002	2015	\$10,000	\$5,000	\$50,000	\$45,000	
55	Machine Shouldering	Wausau	SM2	1967	1967	2016	\$3,000	\$2,000	\$25,000	\$23,000	U
56	Front End Loader w/front grapple	Westendorff	TA29	2011	2011	2030	\$12,000		\$14,000		
57	Trailer-12 Ton	Miller		1979	1983	2019	\$3,000	\$1,000	\$10,000	\$9,000	
58	Trailer-Sign trailer	Gator		2004	2004	2020	\$2,500	\$500	\$4,000	\$3,500	
59	Trailer Skidsteer	Olympic	14	2009	2009	unknown	\$5,000		\$5,000		
<b>Accessory Equipment</b>											
60	Indoor sweeper	Advance	Captor	2008	2008	2020	\$25,000		\$50,000		
60a	Indoor sweeper	American Lincoln	114 ES	1999	1999	unknown	\$500		\$15,500		
61	Air Compressor	Ingersoll Rand		1996	1996	unknown	\$5,000		\$10,000		U
62	Card & Roll system for pumps		K800	1992	1992	unknown	\$1,000		\$7,000		
63	Diesel Pump	Gil Barco	625-5	1992	1992	unknown	\$500		\$5,500		
64	Gas Pump (double)	Gil Barco	655-1	1992	1992	unknown	\$500		\$5,500		
65	Steamer	M1-T-M Corp.		1990	1990	unknown	\$1,000		\$8,000		
66	Striper			2007	2007	2018	\$4,000	\$2,000	\$7,000	\$5,000	
67	Sign Board #1	SMC	mini 4000	2014	2014	unknown	\$11,500				
68	Sign Board #2	SMC	mini 4000	2014	2014	unknown	\$11,500				
69	Snow Blower				2019	2019	\$0	\$0	\$60,000	\$60,000	
	Forklift				2021				\$15,000		
70	Mini Backhoe				2019	2019	\$0	\$0	\$25,000	\$25,000	
NEW	Sign Board #3	SMC	mini 4000		2016	2016	\$12,000	\$0	\$12,000	\$12,000	
NEW	Sign Board #4	SMC	mini 4000		2016	2016	\$12,000	\$0	\$12,000	\$12,000	
<b>STREET TOTALS</b>							<b>\$1,264,000</b>		<b>\$3,828,500</b>		
Total forStreets		2016	\$27,000	\$444,000	\$417,000						
		2017	\$25,000	\$270,000	\$245,000						
		2018	\$37,000	\$237,000	\$200,000						
		2019	\$37,000	\$375,000	\$338,000						
		2020	\$83,500	\$601,000	\$517,500						
Total					\$1,717,500						

\*\*U stands for equipment purchased used. 1. Vehicle rotates into the Rec Vehicle Rotation

**2015 Public Works Equipment Inventory-Utility**

VEHICLE NUMBER	DESCRIPTION	MANUFACTURER	MODEL	MODEL YEAR	ACQUIRED YEAR	REPLACE YEAR	CURRENT VALUE	CIP TRADE VALUE	COST OF REPLACE	NET COST
	<b>UTILITY DIVISION</b>									
	<b>Heavy Duty Trucks</b>									
101	Sewer Vacuum Cleaner	International	2554	2000	2000	2015	\$25,000	\$25,000	\$310,000	\$285,000
120	<b>Light Duty Trucks</b>									
120	3/4 Ton Pickup Truck w/utility box	Ford	F350	2004	2004	2015	\$2,500	\$4,000	\$30,000	\$26,000
121	3/4 Ton Pickup Truck w/utility box	GMC	2500	2008	2008	2018	\$8,000	\$2,500	\$30,000	\$27,500
122	3/4 Ton 4X4 Pickup Truck	GMC	2500	2005	2005	rotation	\$5,000		\$30,000	
123	3/4 Ton Pickup Truck w/utility box	GMC	Sierra	2002	2002	2016	\$2,000	\$2,500	\$30,000	\$27,500
124	3/4 Ton Pickup Truck w/utility box	Chev	Silverado	2012	2012	2024	\$15,000		\$30,000	
125	1/2Ton Pickup Truck	Dodge	Dakota	2003	2003	2016	\$4,000	\$2,000	\$25,000	\$23,000
160	<b>Accessories</b>									
161	Portable Welder	Miller	40	1976	1976	unknown	\$2,000		\$5,000	
163	Generator Inland Diesel	Kohler	300RZDD1	1992	1992	Unknown	\$8,000		\$40,000	
	Trench box trailer	unknown	7'x12'	1986		unknown	\$500		\$1,500	
	Water main break trailer	Olympic	8'x14'	2006	2006	unknown	\$2,500		\$2,500	
	Mower Trailer	Olympic	7'x13'	2005	2005	unknown	\$1,500		\$2,000	
164	Valve Exerciser	TBD			2013		\$25,000		\$25,000	
	Scag Mower	Scag	SSV-52	1995	1995	2015	\$500	\$500	\$8,000	\$7,500
	Tar Kettle	Seal Master	CP-60	2012	2012	2020	\$11,000	\$1,000	\$14,000	\$13,000
	<b>UTILITY TOTALS</b>						<b>\$112,500</b>		<b>\$583,000</b>	

		Trade value	Cost	Net
Total for Utility	2016	\$4,500	\$55,000	\$50,500
	2017	\$0	\$0	\$0
	2018	\$2,500	\$30,000	\$27,500
	2019	\$0	\$0	\$0
	2020	\$1,000	\$14,000	\$13,000
				<b>\$78,000</b>

VEHICLE NUMBER	DESCRIPTION	MANUFACTURER	MODEL	MODEL YEAR	ACQUIRED YEAR	REPLACE YEAR	CURRENT VALUE	CIP TRADE VALUE	COST OF REPLACE	NET COST
	<b>STORMWATER UTILITY DIVISION</b>									
	<b>Accessory Equipment</b>									
	Hydroseeder	Doolittle		2004	2004	2020	\$5,000	\$500	\$10,000	\$9,500
14	Street Sweeper	Schwarze	A7000	2008	2008	2015	\$50,000	\$20,000	\$200,000	\$180,000
NEW	Mini Backhoe				2019				\$25,000	\$25,000
2	1/2 Ton Pickup	Dodge	Dakota	2002	2002	2016	\$5,000	\$2,000	\$25,000	\$23,000
	<b>STORMWATER UTILITY TOTALS</b>						<b>\$60,000</b>		<b>\$260,000</b>	

		Trade value	Cost	Net
Total for Stormwater utility	2016	\$2,000	\$25,000	\$23,000
	2017	\$0	\$0	\$0
	2018	\$0	\$0	\$0
	2019	\$0	\$25,000	\$25,000
	2020	\$500	\$10,000	\$9,500
				<b>\$57,500</b>

**2015 Public Works Equipment Inventory-Parks**

VEHICLE NUMBER	DESCRIPTION	MANUFACTURER	MODEL	MODEL YEAR	ACQUIRED YEAR	REPLACE YEAR	CURRENT VALUE	CIP TRADE VALUE	COST OF REPLACE	NET COST
<b>Parks Division</b>										
<b>Vehicles</b>										
250	Forestry 4X4	Dodge	Dakota	2002	2002	2016	\$5,000	\$2,000	\$30,000	\$28,000
251	1 ton Pick-up with plow	Ford	F-350	2015	2014	2014	\$30,000		\$35,000	
252	1 ton dump with plow	Ford	F-350	2008	2008	2020	\$15,000	\$4,000	\$55,000	\$51,000
253	Jeep 4x4 with plow	Jeep	Wrangler	2003	2003	2015	\$5,000	\$2,000	\$30,000	\$28,000
254	3/4 Ton with plow	GMC	2500	2004	2004	2017	\$10,000	\$2,000	\$35,000	\$33,000
255	1 ton with dump box w/plow	GMC	3500	1997	1997	2015	\$3,000	\$2,500	\$55,000	\$52,500
256	1 Ton with plow	GMC	3500	2011	2011	2021	\$20,000		\$30,000	
256	1ton Flat Bed with plow	Ford	F-350	2015	2014	2014	\$44,000		\$45,000	
257	1 ton dump with chipper box	Ford	F-350	1999	1999	2018	\$8,000	\$5,000	\$55,000	\$50,000
258	1/2 Ton Silverado	Chevy	1500	2000	2000	Rotation	\$2,000			
259	4/4 SUV	Ford	Explorer	2003	2003	Rotation	\$5,000		\$0	
<b>Trailers</b>										
260	Double D Trailer	Double D		2000	2000	unknown	\$2,000		\$4,000	
261	Double D Trailer	Double D		2001	2001	unknown	\$2,000		\$5,000	
262	Double D Trailer	Double D		2009	2009	unknown	\$1,500		\$2,500	
<b>Mowers</b>										
270	6' Zero Turn	Toro	Z master	2003	2003	2014	\$2,000	\$1,000	\$10,000	\$9,000
271	6' Mower w/cab	John Deere	1435	2006	2006	2016	\$5,000	\$3,000	\$33,000	\$30,000
272	6' Mower w/cab	John Deere	1445	2008	2008	2016	\$15,000	\$5,000	\$33,000	\$28,000
273	16' wing mowers	Toro	Groundsmaster	2013	2013	2023	\$80,000		\$100,000	
274	16' wing mowers	Toro	Groundsmaster	2009	2009	2019	\$50,000	\$20,000	\$100,000	\$80,000
275	36" Scag	Scag	V-Ride	2013	2013	2013	\$6,000		\$7,000	
276	60" Zero Trun	Toro	Z master	2014	2014	2014	\$8,900		\$9,000	
277	6' Mower w/cab	John Deere	F1145	2000	?	Rotation	\$2,000	\$1,000	\$30,000	
<b>Equipment</b>										
280	Bobcat Toolcat	Bobcat	5600	2012	2012	2024	\$35,000		\$55,000	
281	Skidsteer	Case	60XT	2006	2006	2017	\$12,000	\$3,000	\$45,000	\$42,000
282	Ball Diamond Conditioner	Toro	5040	2006	2011	2020	\$5,000	\$1,000	\$22,000	\$21,000
283	Morbark Chipper	Morbark	M15R	2012	2012	2024	\$35,000		\$50,000	
<b>Attachments</b>										
290	Snowblower for skidsteer	Erskine	1812	unknown	unknown	2014	\$7,000	\$0	\$7,000	\$7,000
291	Snowblower for JD mower	John Deere		2008	2008	2019	\$2,500	\$100	\$4,000	\$3,900
292	Harley Rake	Glenmac	T-8	?	?	?	\$4,000		\$10,000	
293	Broom for JD mowers	John Deere		2006	2006	2017	\$1,500	\$1,000	\$6,000	\$5,000
294	Pretreater	SnowEx	VSS3000	2010	2010	2020	\$5,000	\$1,000	\$5,500	\$4,500
295	Skidsteer Auger	McMillen	X1975	?	?	?	\$2,000		\$4,500	
296	Tractor Seeder	Cosmo	500	?	?	?	\$500		\$1,000	
297	Zamboni	Homemade		2010	2010	2010	\$2,500		\$3,000	
298	Toolcat V Plow	Bobcat	72"	2012	2012	2022	\$2,500		\$3,000	
299	Toolcat Fork Grapple	Bobcat	66"	2012	2012	2022	\$3,000		\$3,000	
300	Snowblower SB240	Bobcat	72"	2014	2014	2024	\$5,500		\$5,500	
301	Stump Grinder	Bobcat	SG60	2012	2012	2024	\$6,000		\$6,500	
	Forestry Mower	NEW				2018			\$30,000	\$30,000
	Top Dresser	NEW			2016		\$20,000		\$20,000	\$20,000
	Roller	NEW			2017	2017	\$4,500		\$4,500	\$4,500
<b>PARKS TOTALS</b>							<b>\$474,900</b>		<b>\$989,000</b>	
		Trade value	Cost	Net						
		2016	\$10,000	\$116,000	\$106,000					
		2017	\$6,000	\$90,500	\$84,500					
		2018	\$5,000	\$85,000	\$80,000					
		2019	\$20,100	\$104,000	\$83,900					
		2020	\$6,000	\$82,500	\$76,500					
<b>Total</b>					<b>\$430,900</b>					

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - B&G  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** 20 yrs  
**Category** Utility & Urban Services  
**Priority** 5 Future Consideration  
**Status** Active

**Project #** 1029  
**Project Name** Library Solar Array

**Total Project Cost:** \$150,000

### Description

This project consists of constructing solar photovoltaic panels on the Fitchburg Public Library. Design 2015 (\$20,000 approved) with full construction in 2016.

### Justification

This project will help the City of Fitchburg work towards its 25 by '25 goal of utilizing renewable energy and will reduce long-term operating costs.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Construction/Maintenance - old	150,000					150,000
<b>Total</b>	<b>150,000</b>					<b>150,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)	150,000					150,000
<b>Total</b>	<b>150,000</b>					<b>150,000</b>

### Budget Impact/Other

The proposed solar photovoltaic panels would reduce long-term operating costs.

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - B&G  
**Contact** Director of Public Works  
**Type** Equipment  
**Useful Life** 5 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 5 Future Consideration  
**Status** Active

**Project #** 1032  
**Project Name** Exercise Equipment Replacement/Addition

**Total Project Cost:** \$10,000

### Description

In 2008, fitness equipment was purchased for the workout room located in the basement of City Hall. Since the initial purchase, no equipment has been replaced. A new treadmill was purchased in 2015 so that we would have 2 treadmills . In 2016 the original treadmill is planned for replacement. In 2020 we would need to replace the 2015 model.

### Justification

The 2015 equipment purchase was through the State Contract and we were able to capitalize on that to get a health club type treadmill. We would like to investigate some type of ongoing equipment replacement/maintenance fund for the fitness center. Both treadmills have a large demand. These treadmills have about a 5 year life cycle.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	5,000				5,000	10,000
<b>Total</b>	<b>5,000</b>				<b>5,000</b>	<b>10,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	5,000				5,000	10,000
<b>Total</b>	<b>5,000</b>				<b>5,000</b>	<b>10,000</b>

### Budget Impact/Other



# PROPOSAL

Quote: 00001040  
 Date: 1/20/2015  
 Expires On: 2/19/2015

## CUSTOMER INFORMATION

**Bill To:**  
 City of Fitchburg  
 5520 Lacy Road  
 Fitchburg, Wisconsin 53711

**Ship To:**  
 City of Fitchburg

**Prepared By:**  
 Todd Mork

**Prepared For:**  
 Joyce Frey

### Treadmill

Product Code	Product Description	Line Item Description	Quantity	List Price	Sales Price	Total Price
PRE TRM 811 V2	PRECOR Treadmill- New Experience Series P10 Console 120V		1.00	\$7,395.00	\$4,645.00	\$4,645.00

### Elliptical

Product Code	Product Description	Line Item Description	Quantity	List Price	Sales Price	Total Price
TRADE EFX 3-6 LIFE	DFS Trade-In Life Fitness Elliptical 3-6 Years	9100 xtrainer	1.00	(\$250.00)	(\$150.00)	(\$150.00)

### Freight

Product Code	Product Description	Line Item Description	Quantity	List Price	Sales Price	Total Price
FREIGHT	Freight		1.00	\$0.00	\$250.00	\$250.00

### Installation

Product Code	Product Description	Line Item Description	Quantity	List Price	Sales Price	Total Price
IN			1.00	\$0.00	\$250.00	\$250.00

<b>Subtotal</b>	\$4,995.00
<b>Tax</b>	
<b>Grand Total</b>	\$4,995.00



# PROPOSAL

Quote: 00001040  
Date: 1/20/2015  
Expires On: 2/19/2015

## TERMS & CONDITIONS

**PAYMENT TERMS:**

*ALL FINAL PAYMENTS DUE BEFORE DELIVERY*

With payment terms of: 50% Deposit/Balance Due. Any other payment terms are subject to credit approval. Authorized purchase orders are required for: Leases, Hospitals, Military, School Systems, Municipalities and Corporate Facilities. Proof of tax exempt status required if applicable. Estimated Sales Tax - final tax will be billed at the time of shipment based on the prevailing rates. Please make all checks payable to: Direct Fitness Solutions, 600 Tower Rd, Mundelein, IL 60060. All major credit cards are accepted.

**DISCLAIMER:**

No representation or statements and no warranties, expressed or implied, other than Manufacturer's Warranty, Arises apart from this quote concerning the above items except as stated in writing on this quote. All quotes are valid for 30 days.

**TERMS AND CONDITIONS OF SALE:**

Customer is responsible for the following on Entertainment, Cardio & Strength products: TV's with fixed or variable analog audio output jack and speaker off functions (if digital audio output, a converter will need to be purchased). Live cable and dedicated electrical to each TV/Personal Viewing Screen location prior to installation. Installation is not included unless specified. XTV receivers require a CSafe port for power or 110 VAC outlet per piece Confirmation of treadmill electrical requirements (dedicated 20amp branch circuit to each treadmill).

Please note: Unless product is defective or the return is a direct result of a Direct Fitness Solutions error, a 10% restocking fee for all orders and a 20% restocking fee on all custom orders will be charged. All shipping and installation costs are nonrefundable.

**Acceptance:**

**These prices, specifications and conditions are satisfactory and are hereby accepted.**

<p><b>Account Name:</b> City of Fitchburg _____</p> <p><b>Print Name:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Title:</b> _____</p> <p><b>Date:</b> _____</p>	<p><b>Company Name:</b> _____</p> <p><b>Print Name:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Title:</b> _____</p> <p><b>Date:</b> _____</p>
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# PROPOSAL

Quote: 00001040  
 Date: 1/20/2015  
 Expires On: 2/19/2015

Delivery Information	
Requested Delivery Date: 1/12/2015	Payment Type:
Hours Available to Accept Delivery: 8-5	Purchase Order #:
Ship Via: DFS Truck	Site Survey Date: 11/3/2014
Ship Via Other:	Floor Plan Included: No
Delivery Point of Contact Name: Joyce Frey	Dimensions of Access Ways: 34
Delivery Point of Contact Phone: (608) 270-4246	Stairs: No
Delivery Point of Contact Email: joyce.frey@fitchburgwi.gov	Elevator: No
Multiple Delivery Locations: No	Color of Upholstery:
Locations:	Color of Frames:
Possible Delays in Delivery Time? No	Trade-In's? No
Delay Reasons:	Third Party Involved? No
	Third Party Purchase Order #:



EXPERIENCE™ SERIES  
810 Line



#### BASIC ESSENTIALS

The 810 Line provides all the essential features with a premium feel.

# TRM 811

## Treadmill

Like every piece of equipment in our Experience Series 810 Line, the TRM 811 adds value to your facility by combining essential reliability and ease-of-use with a feeling that's personalized to every step. The 810 Line is our most affordable and whether on its own or alongside the rest of the Experience Series cardio equipment, the 810 Line offers the essential features with a premium feel.

At Precor, we recognize that a great workout is the sum of many parts. In your hands, the products, services and technologies we offer can be combined in countless ways to complement the programs, and atmosphere you're creating.

**PRECOR®**

# TRM 811

Treadmill

EXPERIENCE™ SERIES  
810 Line



The TRM 811 combines thoughtful design and performance to deliver an exerciser experience that feels right. Our TRM 811 makes it easier for you to provide a customer-focused environment. Quiet and efficient, we've streamlined the assembly and included diagnostic tools to increase uptime and keep operating costs down.

## PRODUCT HIGHLIGHTS

- 1 Console**  
Created to complement the entire Experience Series™ line, the P10 console features an LED-based console that focuses on the essential fitness stats that keep users moving.
- 2 Power Factor Correction (PFC)**  
Our highly efficient 4 HP AC motor drives are optimized with PFC for increased efficiency, improved performance and up to 30% reduction in energy consumption.
- 3 Integrated Footplant Technology™**  
Recognizes exercisers natural foot speeds and matches every stride for an ultra-smooth feel that enhances their workout experience.
- 4 Ground Effects® Impact Control System**  
Our patented system combines ideal cushioning, support, and stability for exercisers. Precor decks are designed to provide more absorption in the front where exercisers feet hit the belt and added rigidity at the back for a firm-push off.
- 5 Active Status Light**  
To increase up-time an external status light lets you and your staff know at a glance the operating condition of your treadmill and when to perform life-extending maintenance.



Optional wireless entertainment cap

P10 Console



P10 Console with optional 15" Personal Viewing System

## PRODUCT SPECIFICATIONS

**Dimensions (L x W x H):** 83 x 35 x 62 in / 211 x 89 x 157.5 cm  
**Product Height with PVS:** 78 in / 198 cm  
**Weight:** 420lbs / 190kg  
**Power:** Powered; 120V/20 amp, dedicated circuit  
 Optional - 240V/20 amp, dedicated circuit

**Total Workouts:** 7  
**Motor Drive:** Power Factor Correction (PFC)  
**Speed Range:** 0.5 - 12 mph / 0.8 - 20 km/h  
**Elevation Range:** 0% - 15% (0.5% increments)  
**Language Selection:** English, Dutch, French, German, Italian, Portuguese, Romanized Russian, and Spanish

**Entertainment:** Optional - 15" Personal Viewing System (PVS)  
 Optional - Wireless entertainment cap

**Accessories:** Accessories holder  
 Reading rack  
 Optional - Cable management

**Warranty:** Frame - 7 years  
 Parts (Mechanical & Electronic) - 2 years  
 Labor - 1 year

**PRECOR**

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - B&G  
**Contact** Director of Public Works  
**Type** Equipment  
**Useful Life** 10-20 years  
**Category** General Equipment  
**Priority** 3 Important  
**Status** Active

## City of Fitchburg, WI

**Project #** 2238  
**Project Name** Early Warning Sirens

**Total Project Cost:** \$25,000

**Description**  
 Expand early warning coverage to new neighborhoods by installing 1 new siren in the Nine Springs neighborhood in 2018.

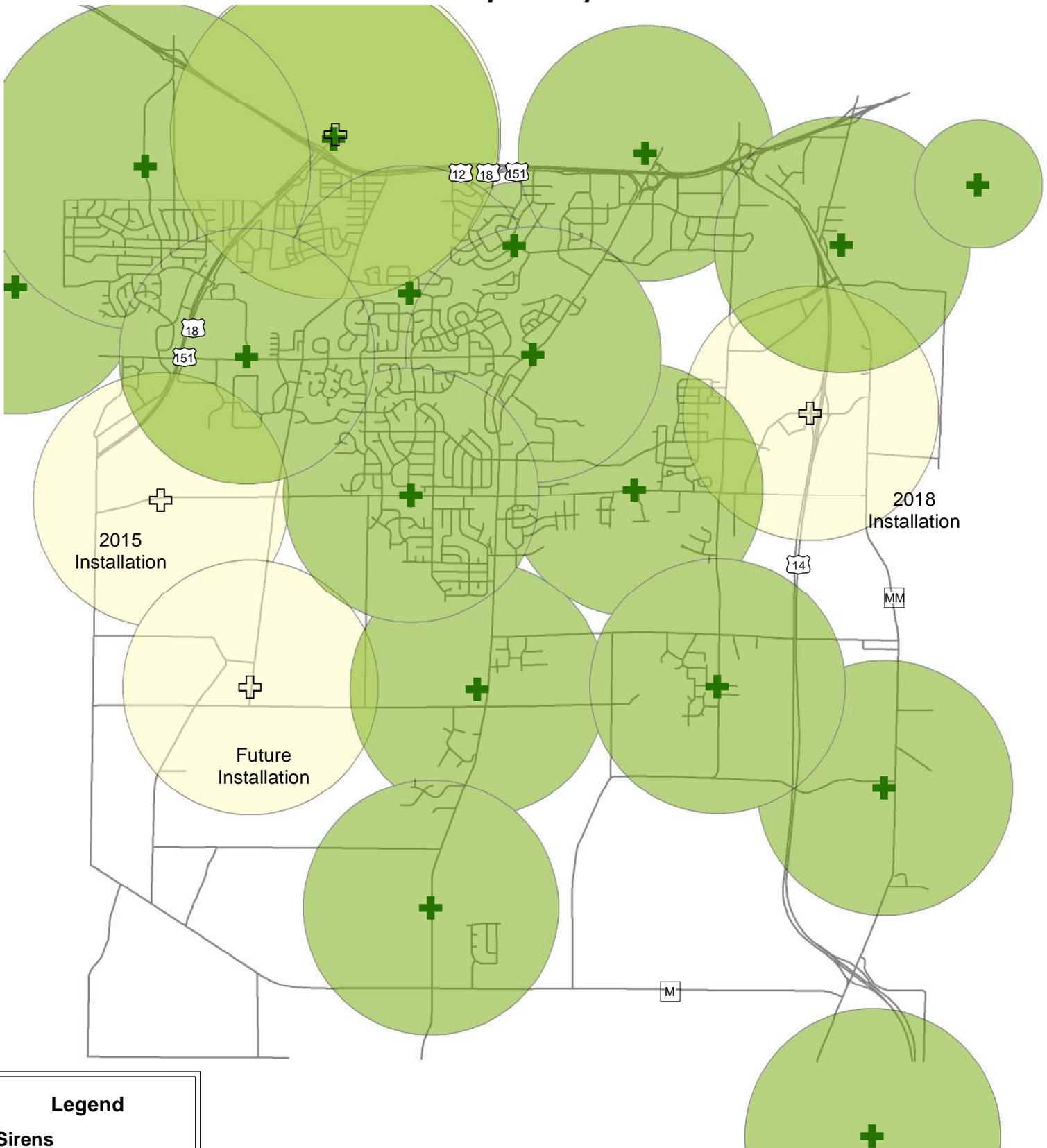
**Justification**  
 Provide early warning coverage for newly populated areas of the City.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)			25,000			25,000
<b>Total</b>			<b>25,000</b>			<b>25,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Project Fund Balance Applied			25,000			25,000
<b>Total</b>			<b>25,000</b>			<b>25,000</b>

**Budget Impact/Other**

# Fitchburg Warning Sirens 2016-2020 Capital Improvements



**Legend**

**Sirens STATUS**

- + Active
- + Proposed
- Active Coverage
- Proposed Coverage
- Streets



# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - B&G  
**Contact** Director of Public Works  
**Type** Equipment  
**Useful Life** 15 years  
**Category** Equipment Replace/ Resurface  
**Priority** 1 Urgent  
**Status** Active

**Project #** 3487  
**Project Name** Maintenance Facility Repairs - NEW

**Total Project Cost:** \$25,000

**Description**

This project is to replace the air make-up unit that serves the meter office areas of the Maintenance Facility . The system is non functional and is critical to providing heat and fresh air to office areas .

**Justification**

This replacement is needed to heat offices in winter that are occupied by our water utility staff. Parts for original unit are not available any more .

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	25,000					25,000
<b>Total</b>	<b>25,000</b>					<b>25,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	25,000					25,000
<b>Total</b>	<b>25,000</b>					<b>25,000</b>

**Budget Impact/Other**

This project would save staff time from having to reset system several times each day . The new system would also be more efficient . Safety concerns would also be eliminated, as they have to run electric milk house heaters to ensure area doesn't freeze .

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - B&G  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** 15 - 20 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 3 Important  
**Status** Active

**Project #** 6262  
**Project Name** Parking Lot Resurfacing

**Total Project Cost:** \$250,000

**Description**  
 Parking lot maintenance  
 2016 - \$50,000  
 2017 - \$50,000  
 2018 - \$50,000  
 2019 - \$50,000  
 2020 - \$50,000

**Justification**  
 With the city parking lots aging the need to do periodic maintenance is realized. These city parking lots include City Hall campus, Public Works facility and parking lots in parks - Greenfield, McKee, and McGaw Park.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	50,000	50,000	50,000	50,000	50,000	250,000
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	50,000	50,000	50,000	50,000	50,000	250,000
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - B&G  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** 10 years  
**Category** Facilities Projects  
**Priority** 2 Very Important  
**Status** Active

## City of Fitchburg, WI

**Project #** 6302  
**Project Name** City Campus Building Systems Replacement

**Total Project Cost:** \$668,000

**Description**

This fund was created in 2006 to plan for the replacements of building systems and to set aside funds on an annual basis for system replacements . As the City campus buildings continue to age, it is necessary to plan for replacement of large scale projects.

2016 Repairs to gutters/roof repairs/soffits/ac compressor/parking lot striping; replace front entry door into Community Center  
 2017 Replace carpet and paint 1st floor City Hall  
 2018 Replace carpet and paint 2nd floor City Hall  
 2019 Replace carpet and paint 3rd floor City Hall  
 2020 Restripe Parking Lot  
 2020 Oak Hall Room flooring (\$250,000)

\* Note - This schedule can be altered if necessary and does not include unexpected repairs needed to the buildings that would also be included in this project.

2015 Update: Add Community Center exterior door to 2016 (\$18,000); increase 2017 - 2020 from \$50,000 to \$75,000

**Justification**

The City Hall building is 18 years old and the exterior has not been re-stained. All wood exterior surfaces need to be resealed and gutters need to be added in some areas to redirect water away from building.

Not all mechanicals were updated with the addition to the Community Center.

Replacement of the front doors will make the building more secure. The doors are no longer weather-tight and will help keep a more consistent temperature in the Community Center corridor.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	118,000	75,000	75,000	75,000	325,000	668,000
<b>Total</b>	<b>118,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>325,000</b>	<b>668,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)					250,000	250,000
Capital Project Levy	118,000	75,000	75,000	75,000	75,000	418,000
<b>Total</b>	<b>118,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>325,000</b>	<b>668,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Parks

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 3427  
**Project Name** Pedestrian and Bike System Improvements

**Type** Improvement

**Useful Life** varies

**Category** Street Improvements

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$343,000

### Description

This project includes improvements that have been recommended in the 2008 Bicycle and Pedestrian Plan. The projects consist of the addition of 4' paved shoulders on the uphill side of hills on the rural roads. All of these roads are recommended for paved shoulders in the current Bike and Ped Plan. Prior funding of 12,000 was in the 2011 CIP plan for planning a bicycle park and trail head in Historic Fitchburg (Wendt Road). Dollar amounts are not included below as this debt has been authorized.

2015 update: bike/ped projects changed based on project changes in the street resurfacing projects. The City attempts to coordinate these projects in rural areas as best as can. Moved \$1,000 per year for public-private partnership for bike parking pads to project #3427

### Justification

The City would like to promote alternate modes of transportation, as established by the adopted City of Fitchburg Comprehensive Plan and 2008 Bicycle and Pedestrian Plan. These projects meet those goals by improving the safety, convenience, and connectivity of the bicycle and pedestrian transportation system.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	57,000	96,000	55,000	62,000	73,000	343,000
<b>Total</b>	<b>57,000</b>	<b>96,000</b>	<b>55,000</b>	<b>62,000</b>	<b>73,000</b>	<b>343,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	57,000	96,000	55,000	62,000	73,000	343,000
<b>Total</b>	<b>57,000</b>	<b>96,000</b>	<b>55,000</b>	<b>62,000</b>	<b>73,000</b>	<b>343,000</b>

### Budget Impact/Other

## 2016 Projects

Road	Description	Limits	Length (ft)	Estimated Cost		Assessed
				Price/FT: \$	26.00	
Irish Lane	Add 4' paved shoulders on inclines	USH 14 bridge to CTH MM	2200	\$	57,200.00	
<b>Total</b>				\$	<b>57,200.00</b>	

## 2017 Projects

Road	Description	Limits	Length (ft)	Estimated Cost		Assessed
				Price/FT: \$	26.00	
Byrne Road	Add 4' paved shoulders on inclines and curve	CTH MM to S. Syene Road	3700	\$	96,200.00	
<b>Total</b>				\$	<b>96,200.00</b>	

## 2018 Projects

Road	Description	Limits	Length (ft)	Estimated Cost		Assessed
				Price/FT: \$	26.00	
Irish Lane	Add 4' paved shoulders on inclines	Fish Hatchery Road to S. Syene Road	2100	\$	54,600.00	
<b>Total</b>				\$	<b>54,600.00</b>	

## 2019 Projects

Road	Description	Limits	Length (ft)	Estimated Cost		Assessed
				Price/FT: \$	26.00	
S. Syene Rd	Add 4' paved shoulders on inclines	Byrne Road north to Irish Lane	2400	\$	62,400.00	
<b>Total</b>				\$	<b>62,400.00</b>	

## 2020 Projects

Road	Description	Limits	Length (ft)	Estimated Cost		Assessed
				Price/FT: \$	26.00	
S. Syene Rd	Add 4' paved shoulders on inclines	Irish Lane to Lacy Road	1650	\$	42,900.00	
Irish Lane	Add 4' paved shoulders on inclines	Syene Road to USH 14	1160	\$	30,160.00	
<b>Total</b>				\$	<b>73,060.00</b>	

## 2016 Projects

Road	Description	Limits
Irish Lane	Add 4' paved shoulders on inclines	USH 14 bridge to CTH MM

## 2017 Projects

Road	Description	Limits
Byrne Road	Add 4' paved shoulders on inclines and curve	CTH MM to S. Syene Road

## 2018 Projects

Road	Description	Limits
Irish Lane	Add 4' paved shoulders on inclines	Fish Hatchery Road to S. Syene Road

## 2019 Projects

Road	Description	Limits
S. Syene Rd	Add 4' paved shoulders on inclines	Byrne Road north to Irish Lane

## 2020 Projects

Road	Description	Limits
S. Syene Road	Add 4' paved shoulders on inclines	Irish Lane to Lacy Road
Irish Lane	Add 4' paved shoulders on inclines	Syene Road to USH 14

2010 Sidewalk Priority Rank

May 24, 2010

Sidewalk recommendations based on 2008 City of Fitchburg Bicycle and Pedestrian Plan

Rank	Street Name	Limits/Description	Prop Imp	Point Assignment	* Comment
1	Whitney Way	Williamsburg Way & north city limits	Add SW on west side	124	2011 - Proposed
2	McKee Road	South side, west of Verona Road	Extend SW to intersection	117	Complete with DOT project
3	Lacy Road	Syene Road to Community Center	Add SW on north side	110	Complete with Reconstruction project
4	McKee Road	Chapel Valley Road & Yarmouth Greenway	Add SW on north side	109	2012 - Proposed
5	Williamsburg Way	Anton Drive & Whitney Way	Add SW on north side	106	2011 - Proposed
6	Williamsburg Way	West city limits to Smithfield Dr	Add SW on south side	105	2012 - Proposed
7	Nesbitt Road	City Limit to McKee Road	Complete SW on both sides	94	2013 - Proposed
8	Richardson Street	Lacy Road to South end	Add SW on both sides	94	2014 - Proposed to Lacy to Modenaire
9	E. Cheryl Pkwy	Fish Hatchery Road to Roundabout	Add SW on north side	91	2012 - Proposed
10	Cheryl Drive	Charleston to Fish Hatchery	Add SW on north side	90	Already submitted, Declined
11	Lacy Road	Richardson to Oak Knoll	Complete SW on south side	88	2014 - Proposed
12	Anton Drive	Williamsburg Way & Kapec Rd	Add SW on east side	87	Already submitted, Declined
13	Lacy Road	Savannah Oaks School to Osmundsen	Complete SW on north side	85	2015 - Proposed Devoro to Osm.
14	Richardson Street	Raritan to McKee Road	Add SW on both sides	85	
15	Osmundsen Road	Mutchler to Lacy	Add SW on east side	83	2015 - Proposed
16	Osmundsen Road	Jasmine to McKee Road	Add SW on both sides	77	
17	McGaw Park Entrance	Lacy Road to proposed Shared-use path	Add SW on east side	71	
18	High Ridge Trail	Royal Wulf Terrace and Cahill Main	Add SW on south side	70	
19	Richardson Street	Raritan to Lacy Road	Add SW on east side	70	
20	Fahey Glen	Lacy Rd & Quarry Hill Dr	Add SW on east side	69	
21	Kapec Road	King James Way & Anton	Complete SW on east side	68	
22	Schumann Drive	Seminole to Osmundsen	Add SW on north side	65	
23	Lacy Road	Fish Hatchery Road & Osmundsen Rd	Add SW on the north side	63	
24	King James Way	Kapec to Norfolk	Complete SW on both sides	61	Already submitted, Declined
25	Yarmouth Greenway Dr	Guilford Rd & McKee	Complete SW on east side	59	
26	Osmundsen Road	Lacy to Jasmine	Add SW on both sides	57	
27	Crescent Road	East City limit to Apache	Add SW on south side	56	
28	E. Cheryl Pkwy	Roundabout to Hollyhock Street	Add SW on north side	56	
29	Devoro Road	Osmundsen Rd & Jasmine Dr	Continue SW on north side	54	
30	King James Way	Kapec to Anton	Complete SW on east side	54	
31	Purdy Station Rd	Bantry Ln & Guilford Rd	Complete SW on both sides	54	
32	Claredon Drive	Richardson Street & Chapel Valley	Add SW on north side	53	
33	Jasmine Dr	Osmundsen Road & Devoro Road	Add SW on east side	53	
34	Apache Drive	Crescent Drive & Marlborough Park	Add SW on east side	52	
35	King James Way	Norfolk to Williamsburg Way	Add SW on both sides	51	Already submitted, Declined
36	Schumann Drive	Osmundsen to Richardson Street	Add SW on north side	51	
37	Jenewein Dr	Red Arrow Trail to Apache Drive	Add SW on south side	50	
38	Guilford Road	Triverton Pike Rd & Yarmouth Greenway	Add SW on both sides	49	
39	Woods Edge Rd	CTH PD & Osmundsen Rd	Add SW on both sides	48	
40	Devoro Road	Jasmine Dr & Lacy Rd	Add SW on east side	45	
41	Triverton Pike Drive	Chapel Valley & McKee	Complete SW on east side	44	
42	Pembroke Dr	Osmundsen Rd & Richardson St	Add SW on north side	39	
43	Norwich Street	Osmundsen & Nutone	Add SW on west side	36	
44	Nutone Street	Norwich St to Richardson	Add SW on north side	33	
45	Nutone Street	Richardson St & Placid St	Complete SW on south side	33	
46	Penwall St	Targhee St & Richardson	Complete SW on both sides	30	

\* The construction year selected is based on other factors besides the point assignment including the proximity of the projects and budget impacts.

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Parks  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** varies  
**Category** Street Improvements  
**Priority** 3 Important  
**Status** Active

**Project #** 3428  
**Project Name** Bicycle and Pedestrian Plan Update

**Total Project Cost:** \$15,000

### Description

The current Bicycle and Pedestrian Plan was adopted in 2008. This project provides funding to hire a consultant to update existing conditions, manage a process for public input, and develop a draft updated plan for Common Council consideration.

Amended in 2014 to move project from 2015 to 2016.

### Justification

The adopted 2008 Plan recommends updating every 5 years, to recognize completed projects, newly discovered needs, and changed conditions. The update is overdue, and the current plan conflicts with a Common Council Resolution on retrofitting sidewalks into existing neighborhoods, a conflict that needs to be resolved.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering	15,000					15,000
<b>Total</b>	<b>15,000</b>					<b>15,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	15,000					15,000
<b>Total</b>	<b>15,000</b>					<b>15,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Parks  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** 50 yrs  
**Category** Street Improvements  
**Priority** 3 Important  
**Status** Active

## City of Fitchburg, WI

**Project #** 3477  
**Project Name** Seminole Highway Path

**Total Project Cost:** \$300,000

**Description**

This project includes the design and construction of a 10' wide asphalt path along Seminole Highway to connect the Capital City State Trail (CCST) to the Cannonball Path. It is expected that the path will be constructed on the east side of Seminole Highway to minimize impacts to nearby wetlands and will include a section of boardwalk where wetlands are prevalent, north of Dawley Drive.

**Justification**

Although Seminole Highway has dedicated on-street bike lanes from the Cannonball Path south to the CCST, there is a strong interest to provide an off-road path connection between these 2 paths to better accommodate pedestrians, families, and recreational cyclists. An off-road path will provide convenient access between the Cannonball Path (which is assumed to become the more heavily used path over CCST given its flat topography and straight alignment) and the Dawley Bike Hub, which will be located just south of the CCST in the existing Dawley Park.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering	50,000					50,000
Maint of Existing Facilities (non-hwy, non-util)		250,000				250,000
<b>Total</b>	<b>50,000</b>	<b>250,000</b>				<b>300,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)	50,000	250,000				300,000
<b>Total</b>	<b>50,000</b>	<b>250,000</b>				<b>300,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Streets  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** 50 yrs  
**Category** General Equipment  
**Priority** 2 Very Important  
**Status** Active

**Project #** 2257  
**Project Name** Fire Station Signal at Marketplace - McKee - NEW

**Total Project Cost:** \$170,000

**Description**  
 Installation of new signal at McKee - Marketplace to allow left turns of fire/ems onto McKee.

**Justification**  
 The new fire station at Marketplace Drive will require a signal at McKee to enable left turn movements on McKee.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Construction of New Facilities/Additions	170,000					170,000
<b>Total</b>	<b>170,000</b>					<b>170,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)	170,000					170,000
<b>Total</b>	<b>170,000</b>					<b>170,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Streets

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 3103  
**Project Name** Intersection Signalization

**Type** Improvement

**Useful Life** 20 Years

**Category** Street Improvements

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$1,920,000

### Description

This proposal would involve signalization of the Fitchrona Road intersection at Nesbitt Road when warrants are met. Also, the intersection of the future extension of Pike Drive and Fish Hatchery Road.

2014 Update during 2015 Operating Budget: \$160,000 for new traffic signals at Pike Drive and Fish Hatchery Road changed from TID funding to debt funding.

2015 Update: Included \$1.1 million in land acquisition and \$500,000 for the new signal in 2016

### Justification

The traffic on Fitchrona Road continues to increase. We are anticipating the intersection at Kapec Road will meet warrants for signals within 5 years. Potentially install in 2018. The redevelopment of 2920 Fish Hatchery Road may require a traffic signal for the intersection of future Pike Drive extended with Fish Hatchery Road.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering	10,000	10,000				20,000
Land Acquisition	1,100,000					1,100,000
Contingency	25,000		25,000			50,000
Construction of New Facilities/Additions	500,000					500,000
Maint of Existing Facilities (non-hwy, non-util)	125,000		125,000			250,000
<b>Total</b>	<b>1,760,000</b>	<b>10,000</b>	<b>150,000</b>			<b>1,920,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Assessed (non-util)	1,760,000	10,000	150,000			1,920,000
<b>Total</b>	<b>1,760,000</b>	<b>10,000</b>	<b>150,000</b>			<b>1,920,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 thru 2020

Department Public Works - Streets

## City of Fitchburg, WI

Contact Director of Public Works

**Project #** 3319  
**Project Name** Street Resurfacing Program

**Type** Improvement  
**Useful Life** varies  
**Category** Equipment Replace/ Resurface  
**Priority** 2 Very Important  
**Status** Active

**Total Project Cost:** \$9,221,000

### Description

This funding is for the annual street resurfacing program. We currently resurface approximately 2.5 to 3.0 miles of roadway per year. Utility non-assessed is for utility work associated with the resurfacing program. This would include manhole adjustments, fire hydrant replacements, water valve adjustments, and necessary storm sewer improvements.

2015 Update: project includes \$3,476,000 "catch-up" amount to be funded by debt to address all of the roads from 1989 and older. Future annual contributions to this project will be based on a 30 year lifecycle of roads and will be fully paid through rates and tax levy (no longer borrowing). The annual amount of \$1,127,000 (\$986,000 from levy) is what is needed using 2015 estimated costs and does not include a construction cost inflationary amount.

### Justification

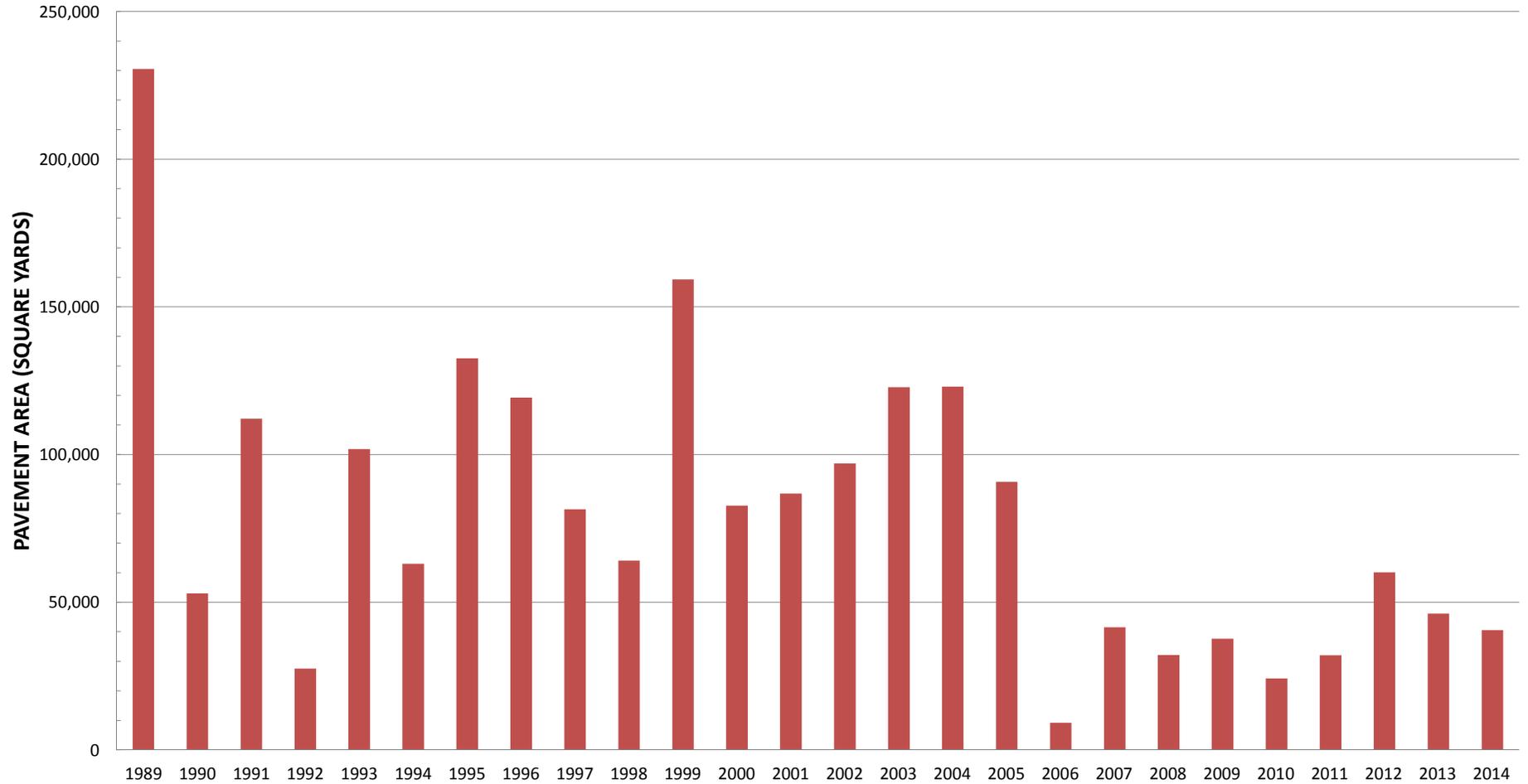
It is important to fund a yearly resurfacing program to avoid an expensive backlog of streets needing work and to reduce future maintenance costs. We have approximately 120 centerline miles of roadway. We had been spending \$350,000 since 1990. Our mileage in 1990 was only 80 centerline miles. In 2009, we increased the year's funding to \$375,000 and in 2012 to \$750,000. The 2013 Budget reduced funding for this program to \$700,000. Due to the increased amount of street mileage to resurface and an 8% increase in asphalt costs, the yearly funding needed to be increased. With 120 miles of road and a 30 year life cycle, we should be resurfacing 4 miles of roadway per year. This will require additional funds over the next 5 years. Offsetting this is the approximately \$1,071,680 in transportation aids from the gas tax for street maintenance and other transportation programs.

Expenditures	2016	2017	2018	2019	2020	Total
Maint of Existing Facilities (highway)	4,104,000	1,060,000	1,005,000	1,060,000	1,005,000	8,234,000
Maint of Existing Facilities (util W&S)	185,000	45,000	45,000	45,000	45,000	365,000
Maint of Existing Facilities (util storm)	314,000	77,000	77,000	77,000	77,000	622,000
<b>Total</b>	<b>4,603,000</b>	<b>1,182,000</b>	<b>1,127,000</b>	<b>1,182,000</b>	<b>1,127,000</b>	<b>9,221,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Assessed (non-util)	79,000	19,000	19,000	19,000	19,000	155,000
Borrowing (non-util, GO debt)	3,039,000					3,039,000
Capital Project Levy	986,000	986,000	986,000	986,000	986,000	4,930,000
Grants/Donations (non-util)		55,000		55,000		110,000
Utility - Borrowing (storm)	237,000					237,000
Utility - Borrowing (W&S)	140,000					140,000
Utility - Rates (stormwater)	77,000	77,000	77,000	77,000	77,000	385,000
Utility - Rates (water & sewer)	45,000	45,000	45,000	45,000	45,000	225,000
<b>Total</b>	<b>4,603,000</b>	<b>1,182,000</b>	<b>1,127,000</b>	<b>1,182,000</b>	<b>1,127,000</b>	<b>9,221,000</b>

### Budget Impact/Other

## AREA OF PAVEMENT BY YEAR



# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Streets  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** 50 yrs  
**Category** Road Improvements  
**Priority** 3 Important  
**Status** Active

## City of Fitchburg, WI

**Project #** 3365  
**Project Name** Herman Road Realignment/Extension

**Total Project Cost:** \$1,350,000

**Description**

Realign Herman Road to align with proposed road from the Nine Springs Neighborhood. Includes extending Herman Road across city owned property adjacent to the proposed Nine Springs basin. West Clayton Road would be realigned to connect to the new Herman Road.

Amended in 2014 to move project from 2016/2017 to 2017/2018

**Justification**

The connection of Herman Road would provide a secondary ingress and egress to the Nine Springs Neighborhood. The cost of the road could potentially be charged as an area wide assessment to the Nine Springs Neighborhood.

Expenditures	2016	2017	2018	2019	2020	Total
Planning/Design/Engineering		150,000				150,000
Contingency			100,000			100,000
Maint of Existing Facilities (non-hwy, non-util)			1,100,000			1,100,000
<b>Total</b>		<b>150,000</b>	<b>1,200,000</b>			<b>1,350,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Assessed (non-util)			900,000			900,000
Borrowing (non-util, GO debt)		150,000	300,000			450,000
<b>Total</b>		<b>150,000</b>	<b>1,200,000</b>			<b>1,350,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Streets

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 3367  
**Project Name** Syene Road Reconstruction

**Type** Improvement

**Useful Life**

**Category** Road Improvements

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$940,000

### Description

From McCoy Road to Post Road pulverize existing pavement and add 5' paved shoulders that would be designated as bike lanes.

It would cost an additional \$160,000 to replace culverts with a large box culvert and raise the grade to accommodate non motorized boats. These costs are not included below. (note: see 2015 update)

Amended in 2014 to add the following description: Dane County has adopted a master plan for the Capital Springs State Recreation Area, including the Lewis E-Way Unit, which adjoins Syene Road to the east, and the Jenni & Kyle Preserve Unit, which adjoins Syene Road to the west. In the planning and execution of this project, every effort shall be made to jointly plan and coordinate with Dane County Parks to maximize the recreational opportunities for Fitchburg and Dane County residents while meeting the transportation needs of the City of Fitchburg.

2015 Update: An additional \$160,000 was added to the project to replace culverts with a large box culvert and raise the grade to accommodate non motorized boats. Expected to be funded through a 25% PARC grant through Dane County.

### Justification

The 2008 Bicycle and Pedestrian Plan includes a high priority project to conduct a feasibility study for paved shoulders to N. Syene Road from McCoy Road north to Post Road. With the connection of Post Road between Fitchburg and Madison, and the potential for a Perry Street Overpass over the beltline, the addition of paved shoulders on N. Syene Road becomes more critical. The paved shoulders would provide continuity in a bike connection between Madison and Fitchburg, the Capital City State Trail, and the Nine Springs Neighborhood.

Expenditures	2016	2017	2018	2019	2020	Total
Planning/Design/Engineering		100,000	75,000			175,000
Contingency			50,000			50,000
Maint of Existing Facilities (non-hwy, non-util)			555,000			555,000
Maint of Existing Facilities (highway)	160,000					160,000
<b>Total</b>	<b>160,000</b>	<b>100,000</b>	<b>680,000</b>			<b>940,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Borrowing (non-util, GO debt)	120,000	100,000	173,000			393,000
Grants/Donations (non-util)	40,000		507,000			547,000
<b>Total</b>	<b>160,000</b>	<b>100,000</b>	<b>680,000</b>			<b>940,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Streets  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** varies  
**Category** Street Improvements  
**Priority** 3 Important  
**Status** Active

**Project #** 3450  
**Project Name** Traffic Calming Program

**Total Project Cost:** \$75,000

**Description**

This proposal involves the installation of traffic calming devices at various locations in the City. Engineering criteria is used to determine the location priority and type of devices needed. All projects will follow the Neighborhood Traffic Management Process including neighborhood acceptance.

**Justification**

There exists a desire by some residents to calm the traffic in their neighborhoods.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	15,000	15,000	15,000	15,000	15,000	75,000
<b>Total</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>75,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy		2,000	15,000	15,000	15,000	47,000
Project Fund Balance Applied	15,000	13,000				28,000
<b>Total</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>75,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Streets  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** 50 yrs  
**Category** Road Improvements  
**Priority** 4 Less Important  
**Status** Active

**Project #** 3468  
**Project Name** Lacy Road -Comm Center to Syene Road

**Total Project Cost:** \$7,490,000

**Description**

Reconstruction of Lacy Road to replace deteriorating pavement and provide for bicycle and pedestrian safety. Final design of the improvements to be determined after public input from neighborhood. The project may include a roundabout at Fahey Glen. The overhead power lines may be placed underground. In accordance with the special assessment policy, the cost of the curb & gutter and driveway aprons is partially assessed to benefitting properties. The cost of the roundabout would be partially funded by the adjoining developments. Beginning in CIP 2014-2018, Utility project 4618 was combined with this project. The 2015 public design process may result in construction in either 2016 or 2017 depending on citizen input and safety considerations. Fund Balance is from Waterford Glen contribution to roundabout cost.

**Justification**

Improve deteriorating pavement and provide for bicycle and pedestrian safety.

Expenditures	2016	2017	2018	2019	2020	Total
Planning/Design/Engineering	690,000					690,000
Right of Way Acquisition	400,000					400,000
Maint of Existing Facilities (non-hwy, non-util)		6,400,000				6,400,000
<b>Total</b>	<b>1,090,000</b>	<b>6,400,000</b>				<b>7,490,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Assessed (non-util)		270,000				270,000
Borrowing (non-util, GO debt)	1,090,000	2,680,000				3,770,000
Grants/Donations (non-util)		2,000,000				2,000,000
Project Fund Balance Applied		50,000				50,000
Utility - Assessed (W&S)		300,000				300,000
Utility - Borrowing (storm)		600,000				600,000
Utility - Borrowing (W&S)		500,000				500,000
<b>Total</b>	<b>1,090,000</b>	<b>6,400,000</b>				<b>7,490,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Streets  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** 50 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 3 Important  
**Status** Active

**Project #** 3474  
**Project Name** Fish Hatchery Road Left Turn Lane

**Total Project Cost:** \$17,000

**Description**  
 Improvements to the existing left turn bay on Fish Hatchery Road, in the SB direction, at E. Cheryl Parkway. This project would include extending the turn bay an additional 70 feet. This project will not be undertaken until warranted by traffic volume and turning movements.  
 2015 Update: Project postponed from 2016 to 2017

**Justification**  
 As part of the planning process for the McGaw Park Neighborhood Plan, a Traffic Impact Analysis (TIA) was conducted to determine the traffic impacts associated with this development. In the TIA, the existing traffic conditions were analyzed to understand the base conditions for the existing road network. Based on that analysis, a recommendation was made to extend the Fish Hatchery Road southbound left-turn lane.

Expenditures	2016	2017	2018	2019	2020	Total
Contingency		2,000				2,000
Maint of Existing Facilities (non-hwy, non-util)		15,000				15,000
<b>Total</b>		<b>17,000</b>				<b>17,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
TIF		17,000				17,000
<b>Total</b>		<b>17,000</b>				<b>17,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 thru 2020

Department Public Works - Streets

## City of Fitchburg, WI

Contact Director of Public Works

**Project #** 3479  
**Project Name** Update Street Lighting

**Type** Improvement  
**Useful Life** 20 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 3 Important  
**Status** Active

**Total Project Cost:** \$183,000

### Description

2016 - Add 3 street lights on Greenway Cross /Coho/Pike (\$15,000) (new in 2015)

2016 - The City has over 1,200 street lights of which about 1,060 are owned by the City and 140 owned by MGE. This project would replace most of the high pressure sodium fixtures on McKee & Fish Hatchery Rd. There are about 160 poles containing about 280 fixtures of either 150 watts or 250 watts.

### Justification

The DOE estimates that the cost of LED street lighting has dropped more than 25 percent since 2011, so it is becoming more economical to replace inefficient fixtures. The City currently pays about \$7,600 per month for energy charges and \$2,100 for maintenance of street lights. Energy savings of 25% - 50% would be achieved for the light fixtures being replaced. The fixture price is estimated at \$600. with a 35% increase in efficiency the return on investment will vary depending on the final design and the rate structure negotiated with MGE. MGE currently does not have a published rate structure for LED street lights.

Expenditures	2016	2017	2018	2019	2020	Total
Maint of Existing Facilities (non-hwy, non-util)	183,000					183,000
<b>Total</b>	<b>183,000</b>					<b>183,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Borrowing (non-util, GO debt)	183,000					183,000
<b>Total</b>	<b>183,000</b>					<b>183,000</b>

### Budget Impact/Other

Budget Items	2016	2017	2018	2019	2020	Total
Contractual Services - General Fund	-7,400	-7,400	-7,400	-7,400		-29,600
Contractual Services - Utilities	91,000	91,000	91,000	91,000		364,000
<b>Total</b>	<b>83,600</b>	<b>83,600</b>	<b>83,600</b>	<b>83,600</b>		<b>334,400</b>

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Streets

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 3481  
**Project Name** McKee Road Reconstruction Phase II

**Type** Improvement

**Useful Life** 50 yrs

**Category** Road Improvements

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$3,890,000

**Description**

Expansion of McKee Rd from 4 lanes to 6 lanes from Commerce Park Dr. east to Spoke Drive. Some of the costs will be paid for by the Tax Increment District 6 amendment from Spoke Drive to Market Place. Work includes overpass of Badger Trail with precast structure and mill & overlay from Marketplace to Seminole Highway. Contribution from Other Entities represents the local match from Dane County, as specified in the HWY PD MOU.

Amended in 2014 to change the phasing of the project to align with the MPO and County Work from 2015/2016/2017 to 2017/2018/2019.

Amended in 2015 to include utility portion of project for \$40,000.

**Justification**

This road improvement will be done in conjunction with the expansion of McKee Rd from Nesbitt Rd to Commerce Park Dr. as part of the Wisconsin Department of Transportation Verona Rd project.

Expenditures	2016	2017	2018	2019	2020	Total
Planning/Design/Engineering		200,000				200,000
Land Acquisition			750,000			750,000
Contingency				400,000		400,000
Maint of Existing Facilities (non-hwy, non-util)				2,540,000		2,540,000
<b>Total</b>		<b>200,000</b>	<b>750,000</b>	<b>2,940,000</b>		<b>3,890,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Assessed (non-util)				60,000		60,000
Capital Project Levy		50,000		125,000		175,000
Contribution from Other Entities				425,000		425,000
Grants/Donations (non-util)				1,150,000		1,150,000
TIF		150,000	750,000	1,140,000		2,040,000
Utility - Rates (water & sewer)				40,000		40,000
<b>Total</b>		<b>200,000</b>	<b>750,000</b>	<b>2,940,000</b>		<b>3,890,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Streets

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 3483  
**Project Name** Murphy Road Bridge Replacement - NEW

**Type** Improvement

**Useful Life** 50 yrs

**Category** Road Improvements

**Priority** 1 Urgent

**Status** Active

**Total Project Cost:** \$191,000

### Description

Murphy Road Bridge over Murphy's creek is in need of replacement. This project is to conduct the design and construction of a new bridge.  
 Fund balance applied from excess debt proceeds from Haight Farm Road Bridge project.

### Justification

Bridge inspections were conducted in 2015. The inspections identified that the outer girders of the bridge were experiencing 100% section loss in places from corrosion. The bridge condition necessitates that the traffic is only allowed in the center of the bridge, and the bridge will be reduced to single lane of traffic. The age and condition of the bridge components make replacement the only option.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering	26,000					26,000
Contingency	15,000					15,000
Maint of Existing Facilities (non-hwy, non-util)	150,000					150,000
<b>Total</b>	<b>191,000</b>					<b>191,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)	135,000					135,000
Project Fund Balance Applied	56,000					56,000
<b>Total</b>	<b>191,000</b>					<b>191,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Streets  
**Contact** Director of Public Works  
**Type** Equipment  
**Useful Life** 25 years  
**Category** General Equipment  
**Priority** 3 Important  
**Status** Active

**Project #** 3484  
**Project Name** Confirmation Beacons for Traffic Signal - NEW

**Total Project Cost:** \$20,000

### Description

This project is to retrofit the existing pre-emption devices at the traffic signals to include a confirmation beacon to notify emergency responders that they have been detected by the pre-emptive device and the signal will be giving a green light in that direction.

### Justification

Emergency responders have requested this confirmation device for several years. Madison Traffic Engineering has indicated that they can retrofit the pre-emption devices to provide this confirmation to drivers. This improvement will greatly improve the certainty to emergency responders that the pre-emptive device is working and will give them the green light to improve their response time.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	20,000					20,000
<b>Total</b>	<b>20,000</b>					<b>20,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	20,000					20,000
<b>Total</b>	<b>20,000</b>					<b>20,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Streets

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 3486  
**Project Name** Sidewalk and Path Maintenance & Improvements - NEW

**Type** Improvement

**Useful Life** 50 yrs

**Category** Road Improvements

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$320,000

### Description

The City is broken into 5 zones based on the length of sidewalk that exists in each area. Each year, staff walks the sidewalk within each zone and prepares a Concrete Contract to allow for the replacement of damaged sidewalk and the elimination of trip hazards. This project also corrects non-compliant handicap ramps as funding allows. The replacement costs for sidewalk are assessed through a special charge. Single and dual-family residential properties share the cost 50/50 with the City. Multi-family and business/commercial properties pay for 100% of the replacement costs. The replacement of the handicap ramps is paid for 100% with City funds.

This project also continues funding \$1,000 each year for implementing a public-private partnership for bicycle parking pads in urban commercial districts.

Finally, this project includes \$35,000 per year for bike path maintenance within the parks. 2016: Repave trail between Edenberry and Stamford; repave trail between Cap City and Treeline Drive

### Justification

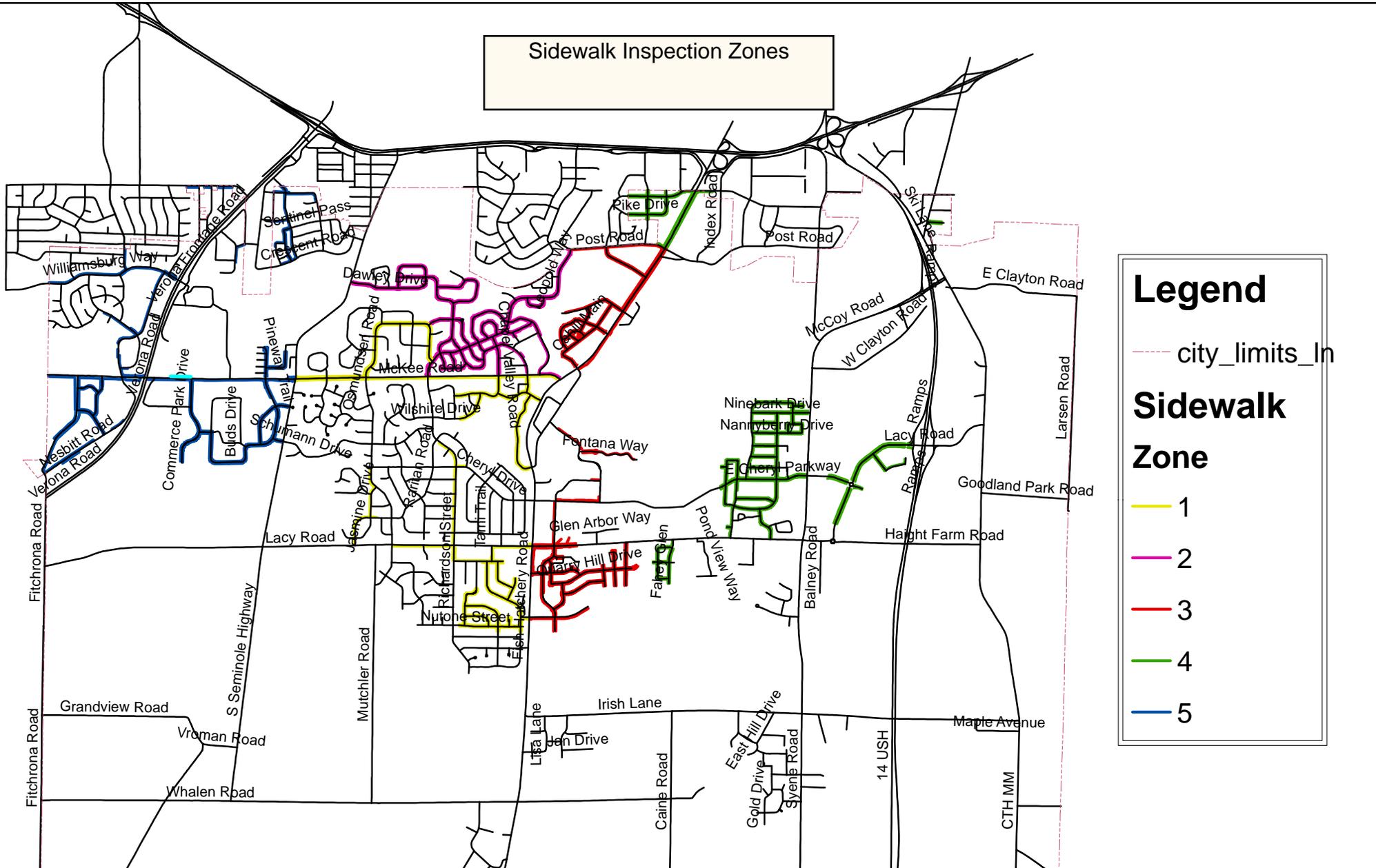
To maintain safety for pedestrians who use the sidewalk, it is necessary to properly maintain the concrete sidewalk and replace defective squares and eliminate trip hazards. This CIP follows the policy of the 2008 Bicycle and Pedestrian Plan that the City should properly maintain pedestrian facilities in the City.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Construction of New Facilities/Additions	1,000	1,000	1,000	1,000	1,000	5,000
Maint of Existing Facilities (non-hwy, non-util)	63,000	63,000	63,000	63,000	63,000	315,000
<b>Total</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>320,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Assessed (non-util)	16,000	16,000	16,000	16,000	16,000	80,000
Capital Project Levy	48,000	48,000	48,000	48,000	48,000	240,000
<b>Total</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>320,000</b>

### Budget Impact/Other

# Sidewalk Inspection Zones



## Legend

--- city\_limits\_In

### Sidewalk Zone

- 1
- 2
- 3
- 4
- 5

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Streets  
**Contact** Director of Public Works  
**Type** Improvement  
**Useful Life** 50 yrs  
**Category** Street Improvements  
**Priority** 3 Important  
**Status** Active

**Project #** 4712  
**Project Name** Nine Bark/Central Park Place Construction - NEW

**Total Project Cost:** \$2,950,000

**Description**

Extension of Nine Bark into the Uptown development area to improve access and opportunity for further development. This project will complete the final RR crossing within the proposed "Quiet Zone" area which will enable the city to apply for this designation. The cost of the crossing and approaches will be paid by TID. Funding sources listed as "contribution from other entities" are developer funded.

Estimated costs:  
 Road/Utilities \$2.354 million  
 RR Crossing .596 million  
 Total 2.95 million

**Justification**

Extension of this road and related utilities is necessary to provide access to the new North East Fire Station. It will open up other opportunities for residential and provide the necessary connection to Central Park Place in Uptown.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering	200,000					200,000
Contingency	200,000					200,000
Internal Staff Charges - Engineering	60,000					60,000
Construction of New Facilities/Additions	2,490,000					2,490,000
<b>Total</b>	<b>2,950,000</b>					<b>2,950,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Contribution from Other Entities	2,276,667					2,276,667
TIF	673,333					673,333
<b>Total</b>	<b>2,950,000</b>					<b>2,950,000</b>

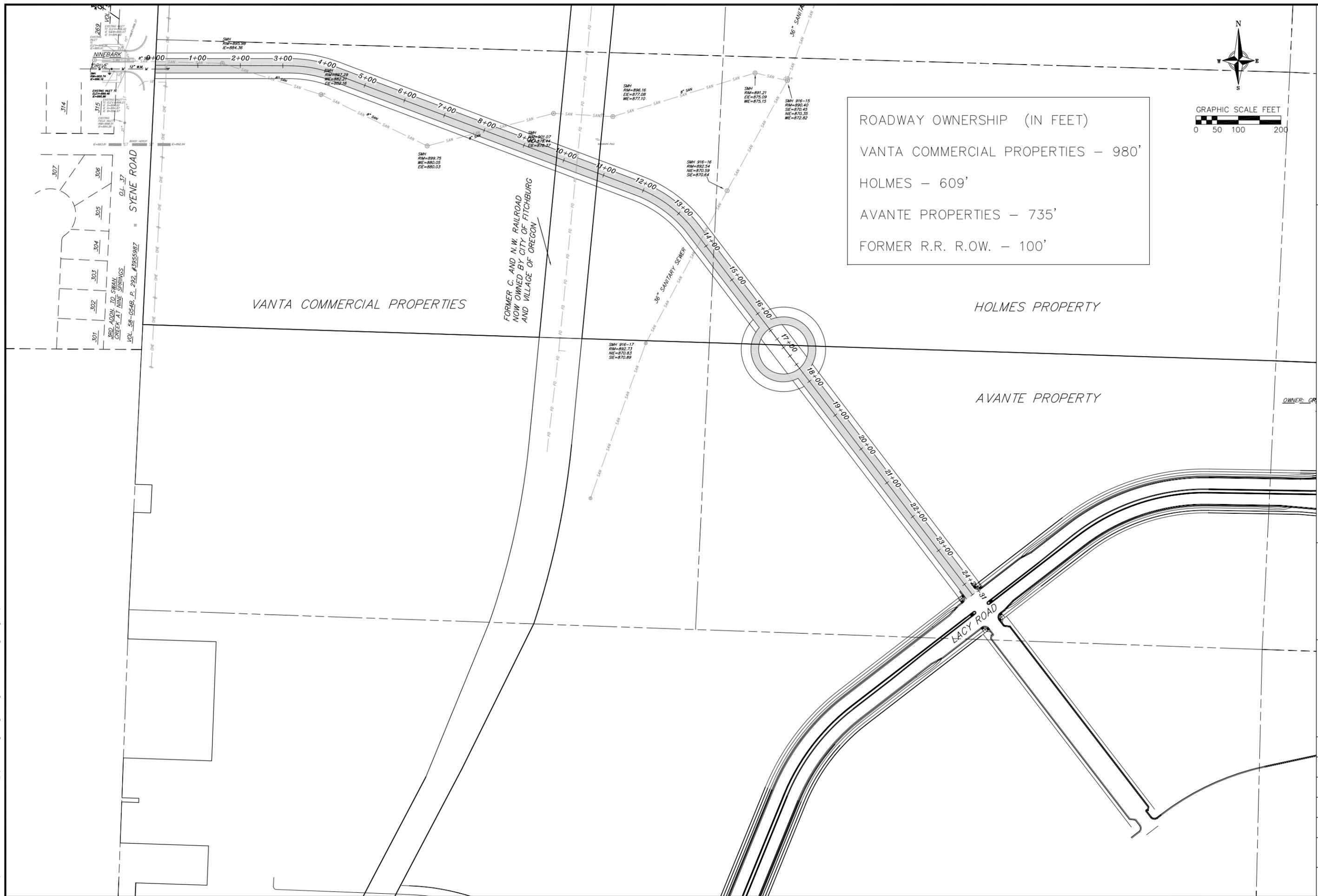
**Budget Impact/Other**

Ninebark Drive Extension  
 Engineer's Opinion of Probable Cost  
 Ninebark Drive/Central Park Place (Syene to Lacy Road - 2,400 lineal feet)  
 May 8, 2015

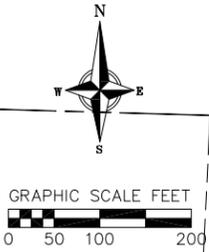
Item No.	Description	Estimated Quantity	Unit	Unit Price	Estimated Amount
<b>SANITARY SEWER</b>					
C-1	8" PVC SDR-35 Sanitary Sewer	1400	LF	\$ 40.00	\$ 56,000.00
C-2	48" Sanitary Sewer Manhole	4	EA	\$ 3,500.00	\$ 14,000.00
C-3	Additional Manhole Depth	10	VF	\$ 190.00	\$ 1,900.00
C-4	Sanitary Sewer Manhole - Adjustment	3	EA	\$ 250.00	\$ 750.00
C-5	6" PVC Sanitary Sewer Lateral	700	LF	\$ 34.00	\$ 23,800.00
C-6	Connect to Existing Manhole - Core	1	EA	\$ 2,000.00	\$ 2,000.00
C-7	Select Granular Backfill - Sanitary Sewer	1,575	LF	\$ 18.00	\$ 28,350.00
<b>SANITARY SEWER SUBTOTAL:</b>					<b>\$ 126,800.00</b>
<b>WATERMAIN</b>					
C-8	6" Ductile Iron Watermain - Hydrant Lead	120	LF	\$ 55.00	\$ 6,600.00
C-9	8" Ductile Iron Watermain	260	LF	\$ 50.00	\$ 13,000.00
C-10	12" Ductile Iron Watermain	2,400	LF	\$ 72.00	\$ 172,800.00
C-11	6" Gate Valve at Hydrant Leads	8	EA	\$ 1,700.00	\$ 13,600.00
C-12	8" Gate Valve	9	EA	\$ 2,000.00	\$ 18,000.00
C-13	12" Gate Valve	7	EA	\$ 2,550.00	\$ 17,850.00
C-14	Hydrant	8	EA	\$ 3,600.00	\$ 28,800.00
C-15	Select Granular Backfill - Watermain	2,085	LF	\$ 14.00	\$ 29,190.00
<b>WATERMAIN SUBTOTAL:</b>					<b>\$ 299,840.00</b>
<b>STORM SEWER</b>					
C-16	12" RCP Storm Sewer	220	LF	\$ 35.00	\$ 7,700.00
C-17	18" RCP Storm Sewer	430	LF	\$ 40.00	\$ 17,200.00
C-18	36" RCP Storm Sewer	750	LF	\$ 64.00	\$ 48,000.00
C-19	48" Storm Manhole	5	EA	\$ 2,000.00	\$ 10,000.00
C-20	72" Storm Manhole	2	EA	\$ 4,000.00	\$ 8,000.00
C-21	2'x3' Storm Inlet	10	EA	\$ 1,600.00	\$ 16,000.00
C-22	Storm Sewer Structure - Adjustment	2	EA	\$ 250.00	\$ 500.00
C-23	36" RCP Endwall - New	3	EA	\$ 2,000.00	\$ 6,000.00
C-24	Select Granular Backfill - Storm Sewer	1,400	LF	\$ 6.00	\$ 8,400.00
C-25	Inlet Protection	10	EA	\$ 100.00	\$ 1,000.00
<b>STORM SEWER SUBTOTAL:</b>					<b>\$ 122,800.00</b>
<b>STREETS</b>					
C-26	Excavation Below Subgrade - Streets	750	CY	\$ 25.00	\$ 18,750.00
C-27	Rock Excavation - Utilities	200	CY	\$ 50.00	\$ 10,000.00
C-28	Crushed Aggregate Base Course	6,000	TON	\$ 12.00	\$ 72,000.00
C-29	30" Concrete Curb & Gutter	4,600	LF	\$ 12.00	\$ 55,200.00
C-30	5" Concrete Sidewalk (5")	56,000	SF	\$ 3.80	\$ 212,800.00
C-31	2-1/2" Asphaltic Binder Course	8,700	SY	\$ 8.15	\$ 70,905.00
C-32	1-1/2" Asphaltic Surface Course	8,700	SY	\$ 4.90	\$ 42,630.00
C-33	ADA Truncated Domes	10	EA	\$ 250.00	\$ 2,500.00
C-34	Terrace Restoration - Streets	711	SY	\$ 2.80	\$ 1,990.80
C-35	Finish Grading	24	ST	\$ 500.00	\$ 12,000.00
C-36	Signage - Per Intersection	4	EA	\$ 1,000.00	\$ 4,000.00
C-37	Type III Barricades - Remove & Replace	1	EA	\$ 400.00	\$ 400.00
C-38	Roundabout	1	LS	\$ 50,000.00	\$ 50,000.00
<b>STREETS SUBTOTAL:</b>					<b>\$ 553,175.80</b>
<b>SITE GRADING &amp; EROSION CONTROL</b>					
C-39	Pro-rated Site Grading and Erosion Control	1	LS	\$ 225,000.00	\$ 225,000.00
<b>CONSTRUCTION SUBTOTAL:</b>					<b>\$ 1,327,615.80</b>
<b>15% CONTINGENCY:</b>					<b>\$ 199,142.37</b>
<b>CONSTRUCTION TOTAL:</b>					<b>\$ 1,526,758.17</b>
<b>FEES</b>					
F-1	Electric	4,800	LF	\$ 20.00	\$ 96,000.00
F-2	Street Lights	10	EA	\$ 4,300.00	\$ 43,000.00
F-3	Gas	2,400	LF	\$ 20.00	\$ 48,000.00
F-4	Street Trees	160	EA	\$ 500.00	\$ 80,000.00
F-5	City Engineering Fees - 4%				\$ 61,070.33
F-6	Project Management - 5%				\$ 76,337.91
F-7	Survey/Engineering/Staking - 12%				\$ 183,210.98
<b>FEES SUBTOTAL:</b>					<b>\$ 587,619.22</b>
<b>Estimated Total:</b>					<b>\$ 2,114,377.39</b>

Notes:

- 1) Sanitary sewer lateral and water service sizes have been approximated
- 2) Select Granular Backfill is assumed to be required for 75% of the length of sanitary sewer and water main, and 100% of the length of storm sewer.
- 3) Assumed Crushed Aggregate Base Course is 12" Thick
- 4) EBS assumes 1' undercut - 25% of the roadway
- 5) Tree spacing per Smart Code District Thoroughfare Assemblies (30' o.c.)
- 6) Landscape elements and features are not included as a part of this estimate (benches, hardscape, stamped concrete, irrigation, etc.)
- 7) Park Fees, Traffic Impact fees and Water System Impact Fees have not been included.
- 8) MMSD Interceptor Fees and Syene Interceptor Fees and Erosion Control and Stormwater Management Fees are not included
- 9) Existing soil borings show rock a minimum of 14' below the existing surface. With the uncertainty of the road and utility profile at this time, the rock excavation quantity is estimated to be 200 CY.
- 10) Streets lights are assumed to be spaced every 250' alternating sides of the street.
- 11) Stormwater Management has not been included in this estimate.
- 12) It was assumed gas will be installed in the public sidewalk/terrace on one side of the street.
- 13) It was assumed electric will be installed in the public sidewalk/terrace one on side of the street and also in the rear utility easement.
- 14) Site Grading and Erosion Control (C-40) costs have been pro-rated based on right-of-way areas.
- 15) Mobilization costs were not included.
- 16) Costs for any asphalt bike paths have not been included.
- 17) Sanitary sewer assumed to run from railroad corridor to Lacy Road only
- 18) Sanitary laterals assumed 20 - 35' long
- 19) Railroad crossing improvements are not included
- 20) Roundabout estimate is based on a 2-leg roundabout with 18' asphalt width. Includes costs for asphalt, base, curb and gutter, and contingencies
- 21) Estimate does not include intersections to any future streets.
- 22) Future 2035 Lacy Road turn lanes are not included in this estimate.



ROADWAY OWNERSHIP (IN FEET)  
 VANTA COMMERCIAL PROPERTIES – 980’  
 HOLMES – 609’  
 AVANTE PROPERTIES – 735’  
 FORMER R.R. R.O.W. – 100’



Ninebark Drive/Central Park Place Ownership Exhibit  
 City of Fitchburg  
 Dane County, Wisconsin

REVISIONS	REVISIONS
NO.	NO.
DATE	DATE
REMARKS	REMARKS

SCALE AS SHOWN
DATE 4/29/13
DRAFTER DEHL
CHECKED RZUB
PROJECT NO. Uptown Village
SHEET 1 OF 1
DWG. NO.

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Refuse & Recy

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4650  
**Project Name** Compost Facility

**Type** Improvement

**Useful Life** 5 - 20 years

**Category** Unassigned

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$30,000

### Description

In 2015, finish grading and installation of a gravel/pulverized asphalt pad (~150' x ~150') for the proposed Fitchburg Compost Facility at 2373 S. Fish Hatchery Road, just north of the Salt Shed. Pave a ~3" thick asphalt pad in 2017.

### Justification

By processing yard waste into compost onsite, this facility significantly reduces the hauling costs for our staff to haul to a contracted compost facility. It also provides a useful material that can be used for city projects (e.g. engineered soil, compost that can be spread on parks playing fields to reduce fertilizer applications, and compost that can be blended with soil to make topsoil) as well as for residents to utilize.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)		30,000				30,000
<b>Total</b>		<b>30,000</b>				<b>30,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Refuse and Recycling Fund		30,000				30,000
<b>Total</b>		<b>30,000</b>				<b>30,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Stormwater

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4527  
**Project Name** Schumann Drive Storm Sewer

**Type** Improvement

**Useful Life** 50 yrs

**Category** Utility & Urban Services

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$60,000

### Description

This project consists of purchasing stormwater easements, designing and installing new storm sewer (~12"-18" storm sewer) across private properties south of Schumann Drive to pick up stormwater from the agricultural fields south of the Seminole Forest subdivision. As part of the 2012 street resurfacing program storm sewer and inlets along Schumann Drive were installed to accommodate this work.

2015 Update: Note - this project may be delayed or eliminated depending on development to the south (North Stoner Prairie)

### Justification

No provision for stormwater drainage was made with this addition to the Seminole Forest plat was made, resulting in numerous drainage concerns from residents in the area. In February and March 2011, a significant manure runoff occurred, mobilizing residents to request that the city assist with determining solutions for improved stormwater conveyance.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering		5,000				5,000
Land Acquisition		20,000				20,000
Maint of Existing Facilities (non-hwy, non-util)		35,000				35,000
<b>Total</b>		<b>60,000</b>				<b>60,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Rates (stormwater)		60,000				60,000
<b>Total</b>		<b>60,000</b>				<b>60,000</b>

### Budget Impact/Other

New storm sewer will be installed with this project; however, maintenance of this storm sewer is anticipated to be minimal and should be offset by fewer drainage concerns and reduced cleanup costs.

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Stormwater

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4702  
**Project Name** Stormwater Pond Dredging and Retrofits

**Type** Improvement

**Useful Life** 20 Years

**Category** Utility & Urban Services

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$875,000

**Description**

This project consists of dredging and retro fits of existing stormwater facilities to provide water quantity and/or water quality benefits. Anticipated ponds to receive full or partial dredging include the following:

2016 - Lacy Heights Pond Conversion (convert to bioretention facility ~\$30k), Chapel Valley West Pond Partial Dredging (~\$20k), and 2016 Veg Mgmt (~\$25k)

2017 Byrne Pond Conversion (convert to bioretention facility ~\$50k), 2017 Veg Mgmt (~\$35k)

2018 - Triverton Greenway Restoration and Bioretention Facilities (~\$85k), 2018 Veg Mgmt (~\$30k)

2019 - McKee Farms Southwest Pond (~\$366k), and 2019 Veg Mgmt (~\$30k)

2020 - Seminole Village Pond Improvements (add berm to create upper pond ~\$75k), McKee Farms Alum Injection (~\$105k) and 2020 Veg Mgmt (~\$30k)

2015 Update: Removed Seminole Village pond improvements for \$75,000 in 2016 and removed McKee Farms Alum Injection for \$105,000 in 2019

**Justification**

Stormwater ponds need occasional dredging when excessive sediment builds up. For wet ponds, a minimum of 3' pond depth is necessary to obtain water quality credit for the pond to meet DNR water quality permit requirements. Dry ponds receive no water quality credit from DNR, which is why Fitchburg has historically converted dry ponds into wet ponds. During the Nine Springs Creek Watershed Master Planning process, options for converting dry ponds to bioretention facilities were evaluated. Since bioretention facilities provide stormwater volume control through infiltration/recharge, the current recommendations for Lacy Heights Pond and Byrne Pond are to convert them to bioretention facilities.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	75,000	85,000	115,000	390,000	210,000	875,000
<b>Total</b>	<b>75,000</b>	<b>85,000</b>	<b>115,000</b>	<b>390,000</b>	<b>210,000</b>	<b>875,000</b>
<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Rates (stormwater)	75,000	85,000	115,000	390,000	210,000	875,000
<b>Total</b>	<b>75,000</b>	<b>85,000</b>	<b>115,000</b>	<b>390,000</b>	<b>210,000</b>	<b>875,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Stormwater

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4705  
**Project Name** Nine Springs North Wet Pond

**Type** Improvement

**Useful Life** 20 Years

**Category** Utility & Urban Services

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$435,000

### Description

This project consists of constructing a new stormwater pond for the Nine Springs Neighborhood. This pond would be designed and constructed on lands purchased by the City of Fitchburg in 2008 for stormwater detention for the Nine Springs Neighborhood. Design is anticipated in 2016 and construction in 2017. Costs for 2018-2020 include anticipated vegetation management to get native vegetation established.

2015 Update: project postponed by one year.

### Justification

This project will reduce the negative impacts of stormwater runoff from the proposed Nine Springs Neighborhood and will be undertaken when development in the Uptown area warrants these improvements.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering	35,000					35,000
Maint of Existing Facilities (non-hwy, non-util)		350,000	25,000	15,000	10,000	400,000
<b>Total</b>	<b>35,000</b>	<b>350,000</b>	<b>25,000</b>	<b>15,000</b>	<b>10,000</b>	<b>435,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Assessed (storm)	35,000	350,000	25,000	15,000	10,000	435,000
<b>Total</b>	<b>35,000</b>	<b>350,000</b>	<b>25,000</b>	<b>15,000</b>	<b>10,000</b>	<b>435,000</b>

### Budget Impact/Other

A new stormwater pond would be added as part of this project, increasing maintenance costs.

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Stormwater

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4708  
**Project Name** Greenway Restoration & Pond Enlargement

**Type** Improvement

**Useful Life** 20 - 50 yrs

**Category** Utility & Urban Services

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$255,000

**Description**

This project consists of restoring the Schumann Greenway from the intersection of Schumann Drive and Richardson Street easterly through McKee Farms Park up to and including the McKee Farms Northwest Pond. The Northwest Pond is also planned to be enlarged to include the existing greenway area. Excessive sediment built up in the greenway will also be removed and eroded ruts will be stabilized. Costs for 2017-2019 include anticipated vegetation management to get native vegetation established.

**Justification**

Significant erosion and sedimentation has occurred in this existing channel. The proposed design will address this erosion and sedimentation and make the greenway easier to maintain. The Northwest Pond enlargement would also significantly improve sediment and nutrient loading heading downstream.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	225,000	15,000	10,000	5,000		255,000
<b>Total</b>	<b>225,000</b>	<b>15,000</b>	<b>10,000</b>	<b>5,000</b>		<b>255,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Rates (stormwater)	225,000	15,000	10,000	5,000		255,000
<b>Total</b>	<b>225,000</b>	<b>15,000</b>	<b>10,000</b>	<b>5,000</b>		<b>255,000</b>

**Budget Impact/Other**

New storm sewer will be installed with this project; however, maintenance of this storm sewer is anticipated to be minimal and should be offset by reduced erosion and improved access to maintaining the greenway.

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Stormwater

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4710  
**Project Name** Fish Hatch Rd/Sun Valley Pond

**Type** Improvement

**Useful Life** 50 - 100 yrs

**Category** Utility & Urban Services

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$535,000

### Description

sewer from Fish Hatchery Road (CTH D) and the existing parking lot from Sun Valley Apartments into a new proposed pond on current Sun Valley Apartments property. The proposed project would include obtaining either a permanent limited easement or fee title. Design and easement/property acquisition are anticipated for 2018, with construction in 2019. Costs for vegetation management to establish native vegetation will be needed in future CIPs.

### Justification

Stormwater from a ~60 acre watershed currently drains into existing storm sewer that discharges directly into Nine Springs Creek with no detention or water quality treatment. During the Nine Springs Creek Watershed Master Planning process, a cost-effective solution to getting detention and treatment was identified as a potential storm sewer reroute from Fish Hatchery Road and the Sun Valley Apartments parking lot into a new stormwater pond on current Sun Valley Apartments property.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering			20,000			20,000
Land Acquisition			300,000			300,000
Maint of Existing Facilities (non-hwy, non-util)				215,000		215,000
<b>Total</b>			<b>320,000</b>	<b>215,000</b>		<b>535,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Rates (stormwater)			320,000	215,000		535,000
<b>Total</b>			<b>320,000</b>	<b>215,000</b>		<b>535,000</b>

### Budget Impact/Other

A new stormwater pond would be added as part of this project, increasing maintenance costs.

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Stormwater

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4711  
**Project Name** Traceway Drive Storm Sewer Reroute

**Type** Improvement

**Useful Life** 50 - 100 yrs

**Category** Utility & Urban Services

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$282,000

### Description

Reroute ~1,500 l.f. of 24" and 48" storm sewer from Traceway Drive to the existing stormwater/irrigation pond on the Nine Springs Golf Course property. The proposed route includes the need to obtain a ~305' long by ~20' wide permanent limited easement. Design and easement acquisition are anticipated for 2016, with construction in 2017. The project would include partial dredging at the existing storm pipe at the NW corner of the pond and improvements to the pond release structure. Costs for 2018 to 2020 are included for vegetation management to establish native vegetation.

### Justification

Stormwater from a ~70 acre watershed currently drains into existing storm sewer that discharges directly into Nine Springs Creek with no detention or water quality treatment. During the Nine Springs Creek Watershed Master Planning process, a cost-effective solution to getting detention and treatment was identified as a potential storm sewer reroute from Traceway Drive to the existing large stormwater/irrigation pond on the Nine Springs Golf Course property.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering	20,000					20,000
Land Acquisition	7,000					7,000
Maint of Existing Facilities (non-hwy, non-util)		225,000	15,000	10,000	5,000	255,000
<b>Total</b>	<b>27,000</b>	<b>225,000</b>	<b>15,000</b>	<b>10,000</b>	<b>5,000</b>	<b>282,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Rates (stormwater)	27,000	225,000	15,000	10,000	5,000	282,000
<b>Total</b>	<b>27,000</b>	<b>225,000</b>	<b>15,000</b>	<b>10,000</b>	<b>5,000</b>	<b>282,000</b>

### Budget Impact/Other

A new stormwater pond would be added as part of this project, increasing maintenance costs.

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Water & Sewer

**Contact** Director of Public Works

**Type** Improvement

**Useful Life** 50 yrs

**Category** Utility & Urban Services

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$800,000

**Project #** 4518  
**Project Name** Well 12 and Pump house

### Description

Drill new high capacity well (1500 gpm) and construct the Well pump house. Well location will be in a location consistent with the Comprehensive Plan.

\*\*Prior funding approval in 2011 for land acquisition - \$100,000

\*\*\*Prior funding approval in 2014 for design & construction - \$665,000

2015 update: Moved \$400,000 of 2016 funds to 2017

### Justification

Due to the projected future growth in the City per the Comprehensive Plan adopted in 2010 and the abandonment of Well No. 9, an additional well will be needed in order to meet water demands and fire protection needs.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	400,000	400,000				800,000
<b>Total</b>	<b>400,000</b>	<b>400,000</b>				<b>800,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Impact Fees	400,000	400,000				800,000
<b>Total</b>	<b>400,000</b>	<b>400,000</b>				<b>800,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Water & Sewer

**Contact** Director of Public Works

**Type** Improvement

**Useful Life**

**Category** Utility & Urban Services

**Priority** 5 Future Consideration

**Status** Active

**Total Project Cost:** \$40,000

**Project #** 4523

**Project Name** Effluent Return Line Study

### Description

Madison Metropolitan Sewerage District (MMSD), Wisconsin Geological and Natural History Survey (WGNHS), and City staff have been working on conceptual plans for recharging treated wastewater (effluent) within the City of Fitchburg limits to off-set groundwater withdrawal concerns. UW-Madison created a special Water Resources Management (WRM) Practicum for UW-Madison Masters Students to work on a pilot study. This WRM class started in September 2010 and continued through Spring 2012. The students developed a logo and project name (9 Springs Recharge Project) and created a web page to provide information on the project (<https://sites.google.com/site/9springsrecharge/>). MMSD and the City of Fitchburg agreed to cost share at a 50/50 split for this pilot project. Discussions with MMSD are ongoing and are anticipated to result in construction of a pilot effluent recharge project in 2016.

### Justification

There is growing concern that we are removing more water from the aquifers than we are putting in. Currently, we pump groundwater from the aquifers into our water distribution systems, this water is used by residents and businesses, and sent into the sanitary sewer collection system, routed to MMSD's Nine Springs Wastewater Treatment Plant for cleaning and then pumped to surface water discharges (~3 million gallons per day (mgd) to Badger Mill Creek and ~45 mgd to Badfish Creek).

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	40,000					40,000
<b>Total</b>	<b>40,000</b>					<b>40,000</b>
<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Rates (water & sewer)	40,000					40,000
<b>Total</b>	<b>40,000</b>					<b>40,000</b>

### Budget Impact/Other

Depending on ownership of the proposed infrastructure, it's possible this system could be set up to generate revenue from other MMSD rate payers who aren't able to recharge treated effluent into their communities.

Annual analysis costs are anticipated to be \$5,000 in 2017, 2018 and 2019

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Water & Sewer

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4524  
**Project Name** Greenfield Watermain Extension

**Type** Improvement

**Useful Life** 50 yrs

**Category** Utility & Urban Services

**Priority** 4 Less Important

**Status** Active

**Total Project Cost:** \$660,000

**Description**

Extend watermain from Lacy Road to the Greenfield neighborhood. This extension will be made during reconstruction of Syene Road, development of the McGaw Park neighborhood, and/or with development of Hartung.

Remove hydropneumatic tanks at Well 7 & 8 and resize pumps to service east zone.

2015 update: Postponed projects by 1 year.

NOTE: this project will continue to be moved to year four and five as this project is intended to address the future emergent situation when the existing infrastructure fails.

**Justification**

The Greenfield area (south system) is currently serviced by a 250gpm well, a 350gpm well, and two hydropneumatic tanks with a combined storage capacity of 6,500 gallons. Extension of watermain from Aurora Avenue to the Greenfield area will connect the Greenfield Neighborhood into the City's east zone. The City's east zone provides more redundancy than the south system; the wells in the east zone are deeper, higher capacity wells able to handle larger fluctuations in system demands. Also, there is significantly more storage for the fire protection in the east zone; 500,000 gallons verses 6,500 gallons.

Expenditures	2016	2017	2018	2019	2020	Total
Planning/Design/Engineering				60,000		60,000
Maint of Existing Facilities (non-hwy, non-util)					600,000	600,000
<b>Total</b>				<b>60,000</b>	<b>600,000</b>	<b>660,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Project Fund Balance Applied					60,000	60,000
Utility - Assessed (storm)				35,000	215,000	250,000
Utility - Impact Fees				25,000	325,000	350,000
<b>Total</b>				<b>60,000</b>	<b>600,000</b>	<b>660,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Water & Sewer

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4532  
**Project Name** Water Tower D

**Type** Improvement

**Useful Life** 100 Years

**Category** Utility & Urban Services

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$1,250,000

### Description

Install new elevated water storage tower. Two sites have been identified for future tower locations. Tower site selected will depend on timing of development in the neighborhoods proposed for development. This tower is primarily for the Uptown Development.

Prior funding for land purchase in 2009: \$150,000

### Justification

Per the City's capacity analysis additional water storage is needed to meet projected growth demands by 2018.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering		50,000				50,000
Maint of Existing Facilities (non-hwy, non-util)			1,200,000			1,200,000
<b>Total</b>		<b>50,000</b>	<b>1,200,000</b>			<b>1,250,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Impact Fees		50,000	1,200,000			1,250,000
<b>Total</b>		<b>50,000</b>	<b>1,200,000</b>			<b>1,250,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 thru 2020

**Department** Public Works - Water & Sewer

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4630  
**Project Name** Verona Rd Utility Relocations & Related

**Type** Improvement

**Useful Life** 100 Years

**Category** Utility & Urban Services

**Priority** 1 Urgent

**Status** Active

**Total Project Cost:** \$4,281,600

**Description**

Relocate water main and sanitary sewer on Verona Road and McKee Road. Fitchrona Road will also be extended from the intersection of McKee Road north then east to Kapec Road through Wingra's property. Utilities will be installed on Fitchrona Road as part of this project. Install water main across Verona Road at Carriage Street.

Also this request is for grants to assist the businesses that will be affected by the Verona Road Interchange Project and Verona Road Reconstruction. The Business Community has asked for assistance from the City in helping direct their customers via signage, marketing, way-finding and design concepts to their business prior to, during and after road construction project is completed. The Economic Development Department, Planning Department and Public Works Department have all been very actively working with the Fitchburg business community and the Wisconsin Department of Transportation on the best design concepts that have the least affect on business operations and relocations. As part of the road construction awareness, the WisDOT has a program called, "In This Together", which is a toolkit for businesses to use which offers tips on managing a business while a road construction project is underway.

Construction costs in 2019 for \$150,000 includes funding for Community Sensitive Solutions which involves enhancements to the local corridor.

2015 update: \$625,000 of 2016 costs moved to 2017. Project budget increased by \$1,140,000 due to increased number of conflicts. Added WisDOT compensable expense because of utility existence in right-of-way. Added additional costs for new street lighting on Verona Road frontage road (continuation of Sprocket Drive lighting) \$103,800 and new lighting on Fitchrona Road (similar to lights to the south) \$42,800.

**Justification**

The DOT is planning to reconstruct Verona Road at McKee Road with a grade separated crossing. Water main and sanitary sewer in conflict with this reconstruction will need to be relocated. In addition, Verona Road will be expanded to six lanes from McKee Road north to Raymond Road. There will be utility conflicts with this work as well.

Installation of water main connection across Verona Rd at Carriage St. will improve fire flow protection for all properties west of Verona Road as well as increase redundancy.

The funding for the grants is essential to maintaining ongoing business operations along Verona Road and other affected locations while a several year road construction project is active. Without assistance, we fear that we will lose some of our current businesses, which would result in loss in tax base and ultimately result in vacancies which would be extremely difficult to recruit new businesses to the area.

Expenditures	2016	2017	2018	2019	2020	Total
Planning/Design/Engineering	55,000	50,000	25,000	25,000		155,000
Construction of New Facilities/Additions	146,600					146,600
Maint of Existing Facilities (non-hwy, non-util)	2,045,000	1,785,000		150,000		3,980,000
<b>Total</b>	<b>2,246,600</b>	<b>1,835,000</b>	<b>25,000</b>	<b>175,000</b>		<b>4,281,600</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Borrowing (non-util, GO debt)				150,000		150,000
Capital Project Levy	171,600	30,000	25,000	25,000		251,600
Contribution from Other Entities	250,000	250,000				500,000
Utility - Assessed (storm)	500,000					500,000
Utility - Assessed (W&S)		500,000				500,000
Utility - Impact Fees	125,000	125,000				250,000
Utility - Rates (water & sewer)	1,200,000	930,000				2,130,000
<b>Total</b>	<b>2,246,600</b>	<b>1,835,000</b>	<b>25,000</b>	<b>175,000</b>		<b>4,281,600</b>

**Capital Improvement Program**

**2016 *thru* 2020**

**Department** Public Works - Water & Sewer

**City of Fitchburg, WI**

**Contact** Director of Public Works

**Budget Impact/Other**

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# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Public Works - Water & Sewer

**Contact** Director of Public Works

**Type** Improvement

**Useful Life** 100 Years

**Category** Utility & Urban Services

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$1,100,000

**Project #** 4631  
**Project Name** North Water Main Loop to NE Neighborhood

### Description

Install water main from Ninebark in Swan Creek, north on Syene, east on West Clayton Road, across Hwy 14, and south on MM, connecting to the water main on Lacy Road.

2015 update: Projects postponed by 1 year.

### Justification

This water main is need in order to provide water system reliability and better fire flow protection for the Northeast Neighborhood.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering				80,000	20,000	100,000
Maint of Existing Facilities (non-hwy, non-util)					1,000,000	1,000,000
<b>Total</b>				<b>80,000</b>	<b>1,020,000</b>	<b>1,100,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Assessed (storm)				55,000	675,000	730,000
Utility - Impact Fees				25,000	345,000	370,000
<b>Total</b>				<b>80,000</b>	<b>1,020,000</b>	<b>1,100,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Water & Sewer

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4632  
**Project Name** Water Main Oversizing Costs

**Type** Improvement

**Useful Life** 100 Years

**Category** Utility & Urban Services

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$75,000

### Description

The Utility pays the additional cost to increase the size of water main over 10 inches.

### Justification

Larger mains are need for transmission of water to meet fire flow needs. Per City Ordinance, the City reimburses developers for the additional cost to install water main larger than 10 inches.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	15,000	15,000	15,000	15,000	15,000	75,000
<b>Total</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>75,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Impact Fees	15,000	15,000	15,000	15,000	15,000	75,000
<b>Total</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>75,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Water & Sewer

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4634  
**Project Name** Fire Station Utility Extensions - NEW

**Type** Improvement

**Useful Life** 50 yrs

**Category** Utility & Urban Services

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$328,800

### Description

Extend water main and sanitary sewer to service the proposed fire station at the corner of South Syene Road and West Clayton Road. Water main will be extended from South Syene Road, just east of Ninebark Drive in Swan Creek, down future r/w corridors to the proposed fire station. 8" sewer main will be extended from the existing Ninebark Drive sewer extension or from the Syene Interceptor through future r/w corridors and easements, if needed, to service the fire station. The connecting location to existing sewer will depend on the final design elevations for this station.

### Justification

The City plans to build a fire station at the southeast corner of South Syene Road and West Clayton Road. If development to the south does not occur prior to or during construction of this station, the Utility will need to install the water main and sanitary sewer to service this station. The costs of these extensions, other than water main oversizing costs, will be assessed to the adjacent property owners. Oversizing costs will be paid for through impact fees.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering	54,800					54,800
Maint of Existing Facilities (non-hwy, non-util)	274,000					274,000
<b>Total</b>	<b>328,800</b>					<b>328,800</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Assessed (W&S)	325,800					325,800
Utility - Impact Fees	3,000					3,000
<b>Total</b>	<b>328,800</b>					<b>328,800</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Water & Sewer

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4635  
**Project Name** Woods Hollow Interceptor Extension - NEW

**Type** Improvement

**Useful Life** 100 Years

**Category** Unassigned

**Priority** n/a

**Status** Active

**Total Project Cost:** \$47,250

### Description

Extend 12" sewer main from East Cheryl Parkway to Lacy Road through Fitchburg Research Park property in the future Fahey Glen r/w. This extension will be made as part of development or earlier if needed to service development south of Lacy Road. The Utility pays the oversizing costs, difference between cost of 12" verses 8" pipe, and is reimbursed through the Woods Hollow Interceptor Fees.

### Justification

Currently Waterford Glen, TechLands, and the eastern portion of Quarry Hill are being serviced temporarily by the Syene Interceptor. These areas will ultimately be serviced by the Woods Hollow Interceptor. The Utility is concerned that the capacity of the 12" pipe that is temporarily servicing this area in Swan Creek is near capacity. Flow monitoring will be completed in the Spring of 2015 to determine the available Capacity. The main will either need to be extended with the development of this area or sooner to service future developments to the south.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)			47,250			47,250
<b>Total</b>			<b>47,250</b>			<b>47,250</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Assessed (W&S)			47,250			47,250
<b>Total</b>			<b>47,250</b>			<b>47,250</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Public Works - Water & Sewer

## City of Fitchburg, WI

**Contact** Director of Public Works

**Project #** 4636  
**Project Name** Seminole Highway Interceptor Extension - NEW

**Type** Unassigned

**Useful Life** 100 Years

**Category** Unassigned

**Priority** n/a

**Status** Active

**Total Project Cost:** \$199,500

**Description**  
 Extend the 18" Seminole Highway Sewer Interceptor from Market Place to Lacy Road. The Utility pays the oversizing costs, difference between cost of 18" sewer versus 8", and is reimbursed through the Seminole Highway Interceptor Fees.

**Justification**  
 Development in the North Stoner Prairie Neighborhood will begin in 2015. This interceptor is needed in order to service lands in this neighborhood.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Maint of Existing Facilities (non-hwy, non-util)	199,500					199,500
<b>Total</b>	<b>199,500</b>					<b>199,500</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Utility - Assessed (W&S)	199,500					199,500
<b>Total</b>	<b>199,500</b>					<b>199,500</b>

**Budget Impact/Other**

City of Fitchburg, WI  
*Capital Improvement Program*  
**2016 thru 2020**

**PROJECTS BY FUNDING SOURCE**

Source	Project#	Priority	2016	2017	2018	2019	2020	Total
<b>Borrowing (non-util, GO debt)</b>								
Police Body Cameras - NEW	2140	1	95,800					95,800
New Police Facility - NEW	2141	2					23,760,000	23,760,000
<b>Borrowing (non-util, GO debt) Total</b>			<b>95,800</b>				<b>23,760,000</b>	<b>23,855,800</b>
<b>Capital Project Levy</b>								
Replacement of Mobile Video Cameras	2109	2	36,000		28,000	21,000	21,000	106,000
Ballistic Vest Replacement	2121	1				21,600		21,600
Interview Recording Equipment	2124	2	15,000					15,000
Electronic Control Devices (ECD)	2126	1	19,500	21,000				40,500
Crime Scene Vehicle Replacement	2131	2	32,000					32,000
Fleet Vehicle Replacement #64	2136	2	27,000					27,000
Fleet Vehicle Replacement #65	2137	2		27,500				27,500
Fleet Vehicle Replacement #67	2138	2		23,000				23,000
Fleet Vehicle Replacement #69	2139	2		27,000				27,000
<b>Capital Project Levy Total</b>			<b>129,500</b>	<b>98,500</b>	<b>28,000</b>	<b>42,600</b>	<b>21,000</b>	<b>319,600</b>
<b>Sale/Trade In (non-hwy, non-util)</b>								
Crime Scene Vehicle Replacement	2131	2	3,000					3,000
Fleet Vehicle Replacement #64	2136	2	2,000					2,000
Fleet Vehicle Replacement #65	2137	2		2,500				2,500
Fleet Vehicle Replacement #67	2138	2		7,000				7,000
Fleet Vehicle Replacement #69	2139	2		3,000				3,000
<b>Sale/Trade In (non-hwy, non-util) Total</b>			<b>5,000</b>	<b>12,500</b>				<b>17,500</b>
<b>GRAND TOTAL</b>			<b>230,300</b>	<b>111,000</b>	<b>28,000</b>	<b>42,600</b>	<b>23,781,000</b>	<b>24,192,900</b>

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Police Department  
**Contact** Police Chief  
**Type** Equipment  
**Useful Life** 5 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 2 Very Important  
**Status** Active

**Project #** 2109  
**Project Name** Replacement of Mobile Video Cameras

**Total Project Cost:** \$106,000

**Description**  
 Replacement of 13 squad car video cameras

**Justification**  
 Life expectancy is five years. In 2016, we will need to replace 3 units and the server that stores all the video. 2018 - 4 units, 2019 - 3 units, and 2020 - 3 units.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	36,000		28,000	21,000	21,000	106,000
<b>Total</b>	<b>36,000</b>		<b>28,000</b>	<b>21,000</b>	<b>21,000</b>	<b>106,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	36,000		28,000	21,000	21,000	106,000
<b>Total</b>	<b>36,000</b>		<b>28,000</b>	<b>21,000</b>	<b>21,000</b>	<b>106,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Police Department  
**Contact** Police Chief  
**Type** Equipment  
**Useful Life** 5 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 1 Urgent  
**Status** Active

**Project #** 2121  
**Project Name** Ballistic Vest Replacement

**Total Project Cost:** \$21,600

**Description**  
 Replacement of Ballistic vests  
 2015 Update: Increased 2019 cost from \$20,400 to \$21,600

**Justification**  
 Ballistic vests have a five-year life expectancy. We will be replacing 24 vests.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)				21,600		21,600
<b>Total</b>				<b>21,600</b>		<b>21,600</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy				21,600		21,600
<b>Total</b>				<b>21,600</b>		<b>21,600</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Police Department  
**Contact** Police Chief  
**Type** Equipment  
**Useful Life** 5 yrs  
**Category** Equipment Replace/ Resurface  
**Priority** 2 Very Important  
**Status** Active

**Project #** 2124  
**Project Name** Interview Recording Equipment

**Total Project Cost:** \$15,000

**Description**  
 Replacement of recording equipment for Booking, Crime Prevention, Intoximeter and Interview Rooms.

**Justification**  
 Five year manufacturer life expectancy.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	15,000					15,000
<b>Total</b>	<b>15,000</b>					<b>15,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	15,000					15,000
<b>Total</b>	<b>15,000</b>					<b>15,000</b>

**Budget Impact/Other**

Budget Items	2016	2017	2018	2019	2020	Total
Sale of Proceeds/Trade-In				1,000		1,000
Supplies/Materials	1,000	1,000	1,000			3,000
<b>Total</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>		<b>4,000</b>

# Capital Improvement Program

2016 *thru* 2020

**Department** Police Department

## City of Fitchburg, WI

**Contact** Police Chief

**Project #** 2126  
**Project Name** Electronic Control Devices (ECD)

**Type** Equipment

**Useful Life** 5

**Category** Equipment Replace/ Resurface

**Priority** 1 Urgent

**Status** Active

**Total Project Cost:** \$40,500

### Description

Replacement of electronic control devices. Estimated unit cost, including video camera, is \$1,500.

### Justification

The electronic control devices (ECD) have a manufacturer life expectancy of five-years. In 2016 we will replace 13 units and in 2017 we replace 14 units.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	19,500	21,000				40,500
<b>Total</b>	<b>19,500</b>	<b>21,000</b>				<b>40,500</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	19,500	21,000				40,500
<b>Total</b>	<b>19,500</b>	<b>21,000</b>				<b>40,500</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Police Department

## City of Fitchburg, WI

**Contact** Police Chief

**Project #** 2131  
**Project Name** Crime Scene Vehicle Replacement

**Type** Equipment

**Useful Life** 10 years

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$35,000

**Description**  
 Replace our Crime Scene Vehicle (#61), which is currently a 2003 Ford Expedition. VIN: 1FMPU16L73B92901

**Justification**  
 Our current Crime Scene Vehicle will be 13 years old in 2016. Current mileage is 63,174, with an estimated trade-in mileage of 68,917. Concerns for rust and an increase in mechanical problems.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)	35,000					35,000
<b>Total</b>	<b>35,000</b>					<b>35,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	32,000					32,000
Sale/Trade In (non-hwy, non-util)	3,000					3,000
<b>Total</b>	<b>35,000</b>					<b>35,000</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Police Department

## City of Fitchburg, WI

**Contact** Police Chief

**Project #** 2136  
**Project Name** Fleet Vehicle Replacement #64

**Type** Equipment

**Useful Life** 10 yrs

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$29,000

### Description

Replacing our multi-use fleet vehicle (#64), which is currently a 2006 Ford Taurus. VIN: 1FAFP53U26A247434

### Justification

This vehicle will be 10 years old in 2016. Current mileage is 59,971, with an estimated trade-in mileage of 67,467. Concerns for rust and increase of mechanical problems.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	29,000					29,000
<b>Total</b>	<b>29,000</b>					<b>29,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	27,000					27,000
Sale/Trade In (non-hwy, non-util)	2,000					2,000
<b>Total</b>	<b>29,000</b>					<b>29,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Police Department

## City of Fitchburg, WI

**Contact** Police Chief

**Project #** 2137  
**Project Name** Fleet Vehicle Replacement #65

**Type** Equipment

**Useful Life** 10 yrs

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$30,000

### Description

Replacing our multi-use fleet vehicle (#65), which is currently a 2007 Ford Escape. VIN# 1FMYU93157KA36051

### Justification

This vehicle will be 10 years old in 2017. Current mileage is 63,770, with an estimated trade-in mileage of 81,990. Concerns for rust and an increase in mechanical issues.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Equip/Vehicles/Furnishings (non-hwy, non-util)		30,000				30,000
<b>Total</b>		<b>30,000</b>				<b>30,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy		27,500				27,500
Sale/Trade In (non-hwy, non-util)		2,500				2,500
<b>Total</b>		<b>30,000</b>				<b>30,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Police Department

## City of Fitchburg, WI

**Contact** Police Chief

**Project #** 2138  
**Project Name** Fleet Vehicle Replacement #67

**Type** Equipment

**Useful Life** 10 yrs

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$30,000

### Description

Replacing our Humane pickup truck, which is currently a 2007 Ford F150. VIN: 1FTRW14W37KC5063

### Justification

This vehicle will be 10 years old in 2017. The replacement vehicle will need to be a full-size extended cab 4-wheel drive pickup that is the proper size to fit our humane truck topper. Current mileage is 89,476, with an estimated trade-in mileage of 115,040. Concerns for rust and an increase in mechanical problems.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)		30,000				30,000
<b>Total</b>		<b>30,000</b>				<b>30,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy		23,000				23,000
Sale/Trade In (non-hwy, non-util)		7,000				7,000
<b>Total</b>		<b>30,000</b>				<b>30,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

**Department** Police Department

## City of Fitchburg, WI

**Contact** Police Chief

**Project #** 2139  
**Project Name** Fleet Vehicle Replacement #69

**Type** Equipment

**Useful Life** 10 yrs

**Category** Equipment Replace/ Resurface

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$30,000

### Description

Replacing our multi-use fleet vehicle (#69), which is currently a 2007 Dodge Charger. VIN: 2B3KK53H37H657545

### Justification

This vehicle will be 10 years old in 2017. Current mileage is 71,504, with an estimated trade-in mileage of 91,932. Concerns for rust and an increase in mechanical problems.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)		30,000				30,000
<b>Total</b>		<b>30,000</b>				<b>30,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy		27,000				27,000
Sale/Trade In (non-hwy, non-util)		3,000				3,000
<b>Total</b>		<b>30,000</b>				<b>30,000</b>

### Budget Impact/Other

# Capital Improvement Program

2016 *thru* 2020

## City of Fitchburg, WI

**Department** Police Department  
**Contact** Police Chief  
**Type** Equipment  
**Useful Life** 5 yrs  
**Category** Apparatus & Equipment  
**Priority** 1 Urgent  
**Status** Active

**Project #** 2140  
**Project Name** Police Body Cameras - NEW

**Total Project Cost:** \$95,800

**Description**  
 Purchase of Qty 47 body worn cameras at a cost of \$1,400/each. In addition, we need to purchase a video storage server at a cost of \$30,000.

**Justification**  
 The Fitchburg Police Department supports the implementation of a body worn video program in an effort to further enhance our existing levels of trust and transparency with our community. The recently released report from the President's Task Force on 21st Century Policing recommends police use technology in a way that strengthens their relationship with their community. Pairing the Task Force recommendations with the International Association of Chiefs of Police best practices on the use of body worn video is likely to lead to a stronger relationship between the Fitchburg Police Department and the community we serve.

Expenditures	2016	2017	2018	2019	2020	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	95,800					95,800
<b>Total</b>	<b>95,800</b>					<b>95,800</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Borrowing (non-util, GO debt)	95,800					95,800
<b>Total</b>	<b>95,800</b>					<b>95,800</b>

**Budget Impact/Other**

# Capital Improvement Program

2016 *thru* 2020

**Department** Police Department

## City of Fitchburg, WI

**Contact** Police Chief

**Project #** 2141

**Type** Equipment

**Project Name** New Police Facility - NEW

**Useful Life**

**Category** Facilities Projects

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$23,760,000

### Description

In 2014, a Space Needs Analysis and Project Building Program study was completed on the City Hall Campus by Dimension - Madison Design Group. The report was presented with recommendations on February 9, 2015. On February 17, 2015, a presentation was made before the Committee of the Whole. The estimate provided is for a stand alone facility. Land acquisition costs are not included. A minimum of 4 acres will be needed. A new off-site police facility would mitigate the need for City Hall and the Community/Senior Center expansion via abandoned space remodeling. Furniture and fixtures are not included in the requested amount.

### Justification

As described in the Space Needs Analysis and Project Building Program study.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Construction of New Facilities/Additions					23,760,000	23,760,000
<b>Total</b>					<b>23,760,000</b>	<b>23,760,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Borrowing (non-util, GO debt)					23,760,000	23,760,000
<b>Total</b>					<b>23,760,000</b>	<b>23,760,000</b>

### Budget Impact/Other

City of Fitchburg, WI  
*Capital Improvement Program*  
**2016 thru 2020**

**PROJECTS BY FUNDING SOURCE**

<b>Source</b>	<b>Project#</b>	<b>Priority</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
<b>Capital Project Levy</b>								
Logo Implementation and Wayfinding	1030	5	60,000	30,000	30,000	30,000	30,000	180,000
Anton Drive Planning Study	1034	1	85,000					85,000
Automated Timekeeping System - NEW	1036	2	50,000					50,000
<b>Capital Project Levy Total</b>			<b>195,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>315,000</b>
<b>Grants/Donations (non-util)</b>								
Anton Drive Planning Study	1034	1	30,000					30,000
<b>Grants/Donations (non-util) Total</b>			<b>30,000</b>					<b>30,000</b>
<b>GRAND TOTAL</b>			<b>225,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>345,000</b>

# Capital Improvement Program

2016 *thru* 2020

**Department** General Government

## City of Fitchburg, WI

**Contact** City Administrator

**Project #** 1030  
**Project Name** Logo Implementation and Wayfinding

**Type** Equipment

**Useful Life** 5 yrs

**Category** General Equipment

**Priority** 5 Future Consideration

**Status** Active

**Total Project Cost:** \$180,000

**Description**

Funding for updates to current monument signs, additional monument signs at Civic Campus, wayfinding throughout the City, snowflake and banner replacement and possible expansion to new developments, supplies for banners and snowflakes and additional cost of branding of items as needed.

Amended in 2015 to increase costs as follows:  
 2016: \$10,000 to \$60,000  
 2017-2020: new costs

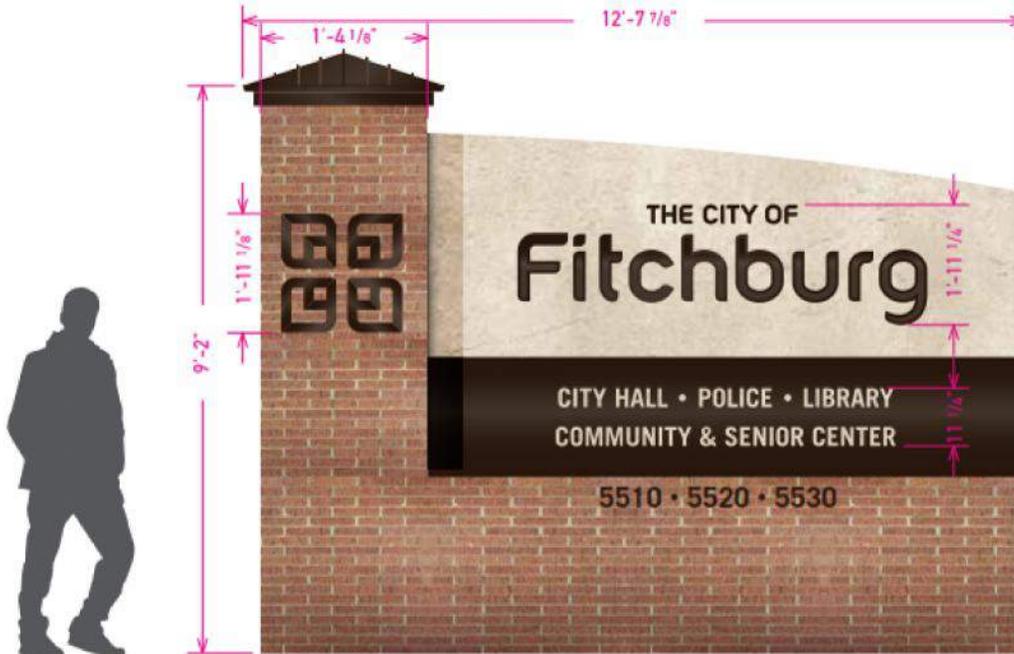
**Justification**

Implementation of logo is an important component of the Forward Fitchburg, marketing and economic development strategic plan completed by the City and the Fitchburg Chamber Visitor and Business Bureau. As usage increases in the many state bike paths and other corridors throughout the City, it is important to provide a uniform signage system that will continue to identify the City as an important destination. Signs would provide directions for City Campus trail users and historical landmarks. As we replace vehicles, the new logo will begin to be more prominent.

Expenditures	2016	2017	2018	2019	2020	Total
Other	60,000	30,000	30,000	30,000	30,000	180,000
<b>Total</b>	<b>60,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>180,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	60,000	30,000	30,000	30,000	30,000	180,000
<b>Total</b>	<b>60,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>180,000</b>

**Budget Impact/Other**



DOUBLE-FACED, INTERNALLY ILLUMINATED MONUMENT SIGN – ILLUMINATED WITH WHITE LEDS

TOP OF CABINET TO HAVE WHITE PUSH THROUGH LETTER WITH DARK BROWN TRANSLUCENT VINYL

CABINET PAINTED BEIGE WITH TEXCOAT AND DARK BROWN

BOTTOM OF CABINET TO HAVE ROUTED OUT LETTERS BACKED WITH BEIGE TRANSLUCENT VINYL

FLAT CUT ALUMINUM ADDRESS NUMBERS AND FITCHBURG LOGOS PAINTED DARK BROWN

SIGN BASE AND VERTICAL PILLAR TO BE BRICK TO MATCH EXISTING BUILDING

TOP CAP TO BE FOLDED ALUMINUM PAINTED DARK BROWN

# Capital Improvement Program

2016 *thru* 2020

**Department** General Government

## City of Fitchburg, WI

**Contact** Planning/Zoning

**Project #** 1034

**Type** Improvement

**Project Name** Anton Drive Planning Study

**Useful Life** varies

**Category** Apparatus & Equipment

**Priority** 1 Urgent

**Status** Active

**Total Project Cost:** \$115,000

### Description

During 2015 operating budget deliberations, the Common Council approved an amendment to add the Anton Drive Planning study with \$50,000 coming from the 2015 CIP, \$50,000 coming from the 2016 CIP, \$30,000 from a grant, and an estimated \$35,000 from a landowner.

2015 Update: Removed contribution from developer. TID funding possibility to be researched.

### Justification

Analyze impacts and opportunities for land use and public services due to the Verona Rd reconstruction project, and create strategies and identify action items. Please note that grants/donations may be received in 2015, and some of the funds from those sources may be expended in 2015. Total estimated cost is \$165,000 with an additional \$50,000 having been allocated in the 2015 CDP.

<b>Expenditures</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Planning/Design/Engineering	115,000					115,000
<b>Total</b>	<b>115,000</b>					<b>115,000</b>

<b>Funding Sources</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Total</b>
Capital Project Levy	85,000					85,000
Grants/Donations (non-util)	30,000					30,000
<b>Total</b>	<b>115,000</b>					<b>115,000</b>

### Budget Impact/Other

## Thomas Hovel

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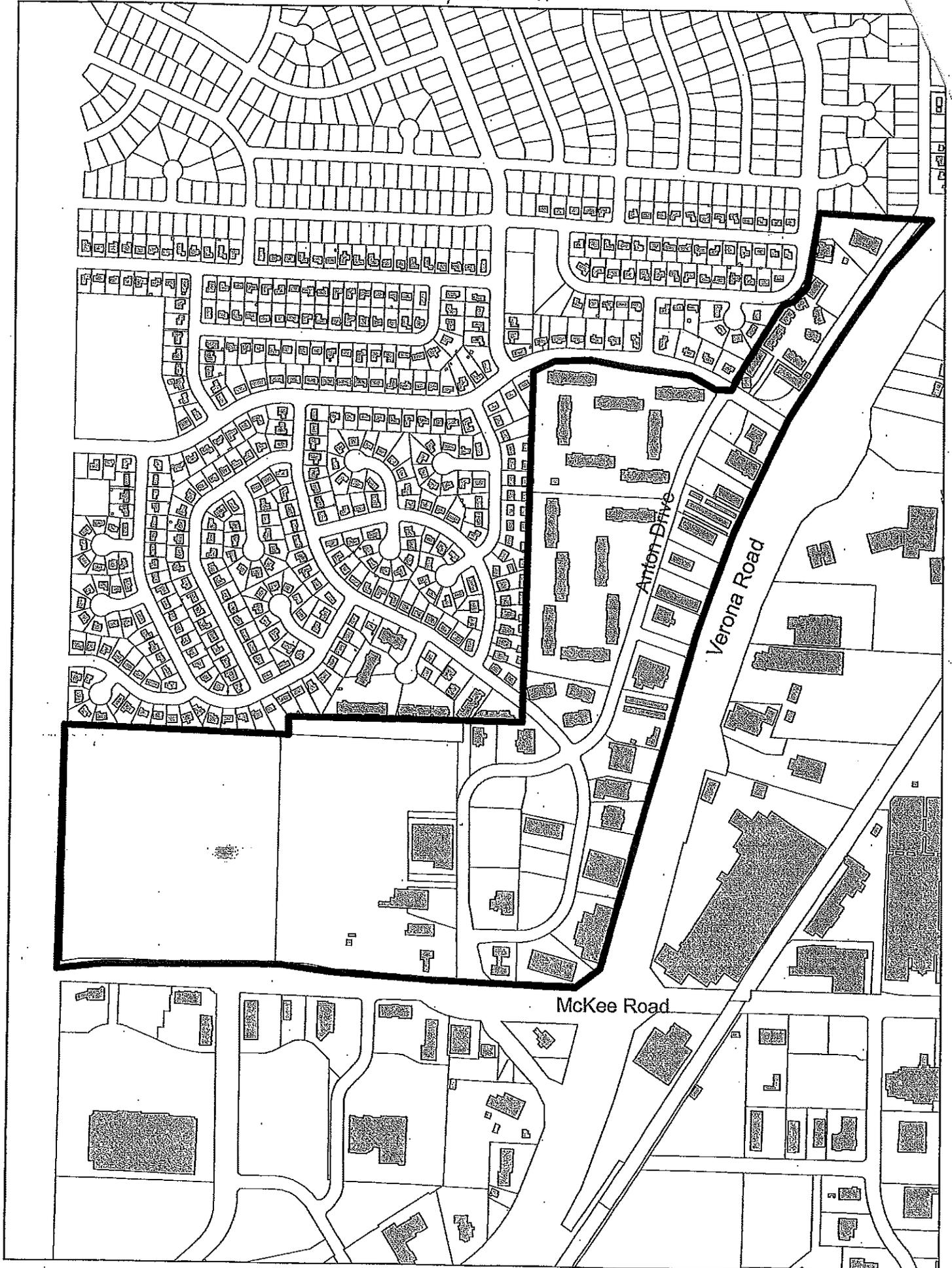
**From:** Michael Zimmerman  
**Sent:** Friday, October 03, 2014 12:48 PM  
**To:** Shawn Pfaff; Carol Poole; Tony Roach; Misty Dodge; Thomas Hovel; Susan Badtke; Joyce Frey  
**Subject:** Verona Road West/Anton Neighborhood Plan

I wanted to float the idea about revisiting how we could keep alive the Verona Road West/Anton Drive Neighborhood Plan in the current budget process. The reason being is the VRBC submitted a \$50,000 grant application request to WEDC that requires a 3 to 1 match and the neighborhood plan is identified in the grant application as our match. We will probably know in about a month if our grant application is successful.

With that possible grant in mind, could we break down the cost of neighborhood plan across both the 2015 and 2016 budgets to make it more manageable? We would start neighborhood plan process in second half of 2015 and finish by end of first half of 2016. I checked with Tony and Misty and the best approach so we don't jeopardize expenditure restraint would be to do it as an amendment to CIP. If total cost of study is \$165,000 could we break cost out \$80,000 in 2015 and \$85,000 in 2016 with CIP amendment. Then break down those respective CIP years even further with \$50,000 from TID # 6 each year from the Professional Services or Contribution to CDA Project Cost Categories. Tony, if those categories are identified in TID project plan but there is not a dollar amount line item is that possible? The remainder sources of funds would be to pursue a Dane County BUILD grant \$30,000 and then see if Bob Shea would participate with \$35,000 since this would provide some necessary planning analysis for development of his property on north side of PD. Shawn or Carol, have either of you ever had a conversation with Bob Shea about potentially participating financially on a neighborhood plan study? Obviously, if the ag use amendment request by Bob Shea is approved that may change financial capacity of the TID. Philosophically, I don't think ag use value should be allowed or supported in tax increment districts. The City of Fitchburg is not participating in the profits from land sales nor should we then shoulder the holding costs. The goal is to increase value not decrease it.

I know budget amendments are due October 14<sup>th</sup> so wanted to propose the idea so we can think about strategy and financial structure to make this a possibility for budget amendment consideration by Council. Hopefully, our internal staff team can put together a financial structure for neighborhood plan to share with Mayor and Carol to see if you are comfortable offering it as an amendment. Thank you for your consideration.

ANTON DRIVE PLAN - STUDY AREA



# Capital Improvement Program

2016 *thru* 2020

**Department** General Government

## City of Fitchburg, WI

**Contact** Unassigned

**Project #** 1036  
**Project Name** Automated Timekeeping System - NEW

**Type** Equipment

**Useful Life** 10 Years

**Category** Technology

**Priority** 2 Very Important

**Status** Active

**Total Project Cost:** \$50,000

### Description

This proposal provides for an automated timekeeping system, allowing a seamless flow of information from the point of hire (transferring information from NeoGov), through HR, and finally to Finance/HR for payroll processing (to Civic).

### Justification

The current payroll process is largely manual and paper driven. An automated timekeeping system would allow for a seamless transition of information from HR to Finance. We currently utilize two systems, one HR and one payroll, both requiring manual entry. An automated system would reduce paper and processing errors, save time, and reduce duplication of efforts ultimately freeing up staff time for other assignments.

Expenditures	2016	2017	2018	2019	2020	Total
Software	50,000					50,000
<b>Total</b>	<b>50,000</b>					<b>50,000</b>

Funding Sources	2016	2017	2018	2019	2020	Total
Capital Project Levy	50,000					50,000
<b>Total</b>	<b>50,000</b>					<b>50,000</b>

### Budget Impact/Other

There will be continuing software maintenance costs to maintain the licenses and receive support from the vendor. An estimated 3% increase each year is included.

Budget Items	2016	2017	2018	2019	2020	Total
Software Maintenance/Support		26,000	27,000	28,000	29,000	110,000
<b>Total</b>		<b>26,000</b>	<b>27,000</b>	<b>28,000</b>	<b>29,000</b>	<b>110,000</b>



# Workforce Ready Proposal

v17.2

Date: 4/15/2015  
Version #: 1  
Expires:

Customer PO #:  
Salesperson:

Bill To: Attn: Lisa Sigursfud  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI, 53711

Ship To: Attn: Lisa Sigursfud  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI, 53711

FOB: Shipping Point  
Shipping Method: FedEx Ground  
Currency: USD  
Payment Terms: N30

Email Contact:  
Phone #:

### SaaS Services

Item	License/Qty	Unit Price	Price
Workforce Ready Time Keeping	280	\$3.15	\$882.00
Workforce Ready Accruals	280	\$0.63	\$176.40
Workforce Ready Payroll	280	\$3.15	\$882.00
Workforce Ready HR	280	\$3.15	\$882.00
Workforce Ready Leave	280	\$0.95	\$266.00
Workforce Ready Compensation	280	\$0.63	\$176.40
<b>Minimum Monthly Total:</b>			<b>\$3,264.80</b>

Item	Qty	Unit Price	Price
Workforce Ready Tax Filing Powered by BSI			
0 - 200 Employees	200	\$150.00	\$150.00
201 - 500 Employees	80	\$0.53	\$42.40
501 - 1000 Employees	0	\$0.73	\$0.00
1001 - 2000 Employees	0	\$0.65	\$0.00
2001 - 5000 Employees	0	\$0.23	\$0.00
<b>Qty Total:</b>	<b>280</b>		<b>\$192.40</b>
<b>Minimum Monthly Total:</b>			<b>\$192.40</b>

### Equipment - Rental

Item	Qty	Unit Price	Monthly Price
Workforce Ready Rental InTouch 9000 H3, Standard, MID Prox	1	\$100.80	\$100.80
<b>Total Monthly:</b>			<b>\$100.80</b>

### Accessories

Item	Qty	Unit Price	Total Price
NORTH AMERICA POWER KIT FOR EXTERNAL OUTLET, INTOUCH STD	1	\$0.00	\$0.00
<b>Total Price:</b>			<b>\$0.00</b>

### Setup Fees

Item	Total Price
Workforce Ready Setup Fee	\$13,900.00
<b>Total Price:</b>	
	<b>\$13,900.00</b>

### Quote Summary

Item	Total Price
Minimum Monthly Fee	\$3,558.00
Minimum Annual Fee	\$42,696.00
One Time Setup Fees	\$13,900.00
Total Equipment Purchase and Accessories Fee	\$0.00

NOTICES: All legal notices required to be given hereunder shall be in writing and shall be deemed given if sent to the addressee specified herein: (a) by either registered or certified United States mail, return receipt requested, postage prepaid, three days after such mailing; or (b) by national overnight courier service and addressed to the persons set forth herein, the next business day. All other notices, including notices of non-payment, may also be sent via facsimile or email, and will be deemed given on the day delivery is electronically confirmed.

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Kronos Incorporated 297 Billerica Road Chelmsford, MA 01824 (800) 225-1561 (978) 250-9800 www.Kronos.com

# Service Agreement

Civic Systems, LLC  
Ten Terrace Court  
P.O. Box 7398  
Madison, WI 53707-7398

City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

You agree to purchase the software and services detailed below and Civic Systems, LLC agrees to provide them. **Payment is due upon execution of the contract unless other payment terms are negotiated.** The information provided in this proposal is valid for 90 days from issue date.

## INVESTMENT SUMMARY

License Fee – Timekeeping	\$ 3,000
Training and Setup Estimate – 8 Hrs	<u>1,200</u>
<b>TOTAL INVESTMENT</b>	<b>\$ 4,200</b>
<b>ANNUAL SUPPORT INCREASE</b>	<b>\$ 450</b>

\*Travel costs are not included.

## SIGNATURE AGREEMENT

The signatures below indicate each party's acceptance of this agreement.

### CITY OF FITCHBURG

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

### CIVIC SYSTEMS, LLC

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



STRONG SOFTWARE, STRONG COMMUNITY

# Software Purchase Agreement

Civic Systems, LLC  
Ten Terrace Court  
P.O. Box 7398  
Madison, WI 53707-7398

City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

You agree to purchase the software and services detailed below and Civic Systems, LLC agrees to provide them. **Payment is due upon execution of the contract unless other payment terms are negotiated.** The information provided in this proposal is valid for 90 days from issue date.

## INVESTMENT SUMMARY

License Fee - miExcel Time Import	\$	2,500
Setup and Training - 8 Hours		1,200
		<hr/>
TOTAL INVESTMENT	\$	<b>3,700</b>
		<hr/>
Annual Support	\$	500
		<hr/>

\*Above amounts do not include travel costs.

## SIGNATURE AGREEMENT

The signatures below indicate each party's acceptance of this agreement.

### CITY OF FITCHBURG

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

### CIVIC SYSTEMS, LLC

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



**STRONG SOFTWARE, STRONG COMMUNITY**

A SUBSIDIARY OF BAKER TILLY VIRCHOW KRAUSE, LLP

## Lisa Sigurslid

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**From:** Choroszy, Becky (ES) <becky.choroszy@adp.com>  
**Sent:** Wednesday, April 15, 2015 2:39 PM  
**To:** Lisa Sigurslid  
**Cc:** Boyum, Jeff (ES)  
**Subject:** ADP  
**Attachments:** ADP\_Corporate\_Overview\_\_Fact\_Sheet\_-\_Updated\_Aug\_2014[1].pdf;  
WFNV6Overview\_FactSheet\_FINAL[1].pdf; Municipalities Industry Collateral Kit[1].pdf;  
Ashwaubenon Final.pdf

Hi Lisa,

It was nice speaking to you yesterday and thanks for your interest in ADP. Based on our brief conversation, below are some rough estimates for your capital improvement process:

Payroll: \$15,000-\$24,000 Annualized (Recurring) and \$3,000-\$10,000 Implementation (One-Time Fee)  
HR/Benefits: \$15,000- \$62,000 Annualized and \$3,000-\$25,000 Implementation  
Time & Labor Management:\$34,000-\$76,000 and Annualized and \$22,000-\$65,000 Implementation

If you have any questions let me know. I look forward to speaking to you further about our services later this year.

Becky

### Becky Choroszy

ADP Workforce Management Consultant

[becky.choroszy@adp.com](mailto:becky.choroszy@adp.com)

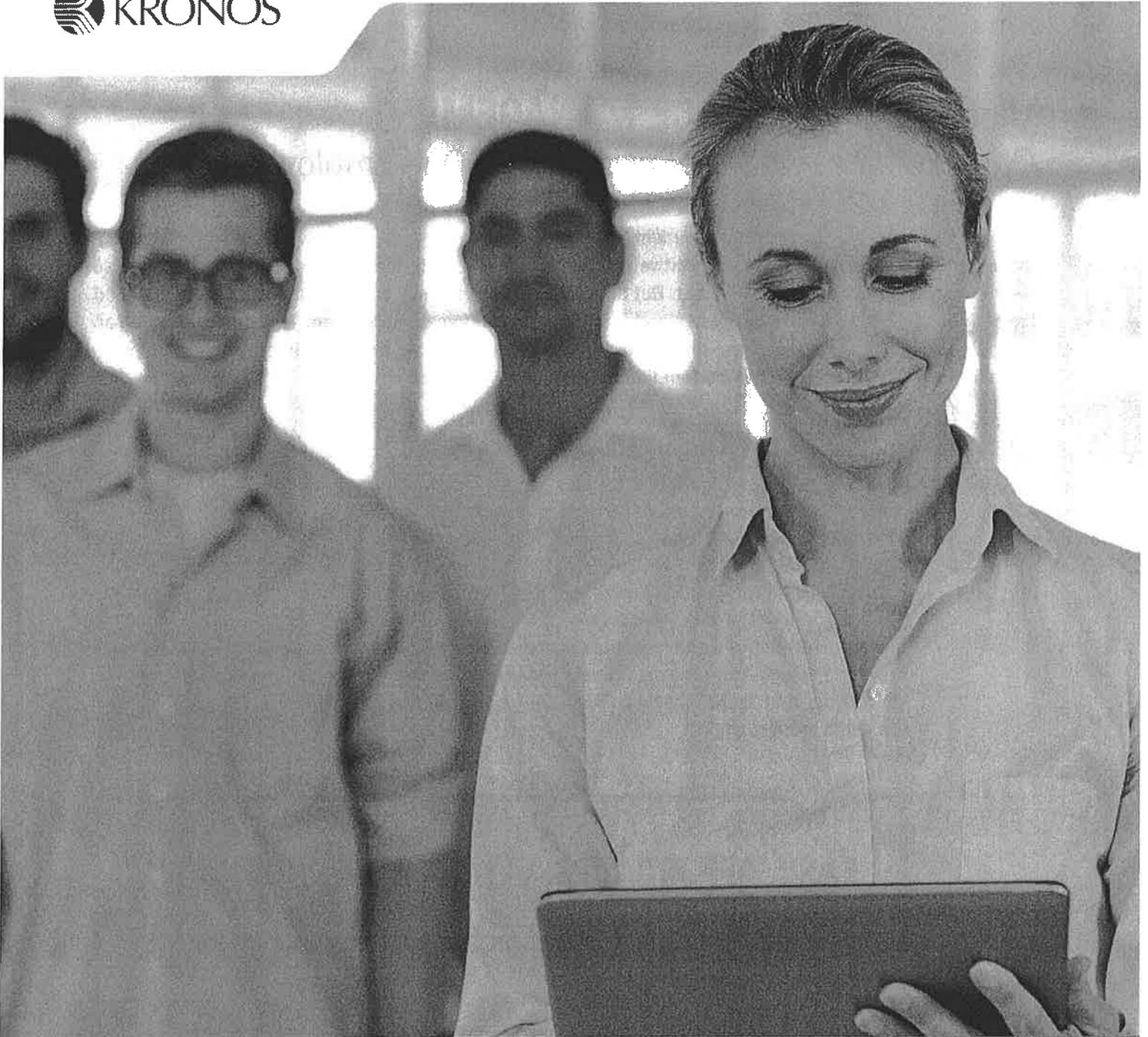
p 608.985.8656 f 608.237.2282

Healthcare Reform Updates- [www.adp.com/healthcare](http://www.adp.com/healthcare)



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## **▶ ENTER KRONOS WORKFORCE READY.**

Kronos Workforce Ready® provides the complete automation and high-quality information you need to manage your workforce — from pre-hire to retire — using a unified workforce management platform with a common user interface, database, and workflows. It provides the single-source, real-time data access you need — across time and attendance, HR, payroll, scheduling, and more — to control labor costs, minimize compliance risk, and improve workforce productivity.

### **EASY, AFFORDABLE, CLOUD-BASED DELIVERY.**

**AVOID INSTALLATION AND MAINTENANCE HEADACHES:** Unsurpassed solution expertise and operational support free your IT staff to focus on core business initiatives.

**GET THE LATEST TECHNOLOGY ADVANCES SOONER:** Cloud-based delivery enables more frequent upgrades, so you can take advantage of new features and enhancements quickly, effortlessly, and at no extra charge.

**PAY FOR ONLY WHAT YOU USE:** Our software-as-a-service (SaaS) delivery model delivers greater value through a predictable per-employee, per-month fee structure.

# KRONOS WORKFORCE READY

Taking you from pre-hire to punch to payroll

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**A FLEXIBLE, MODULAR SOLUTION.** Mix and match Workforce Ready modules to suit your current and future business needs. Leverage the complete, integrated workforce management suite from day one. Or buy what you require today and add more modules when you're ready.

**REAL-TIME VISIBILITY.** Access up-to-the-minute data for valuable insights that enable you to identify and resolve costly problems before they impact the bottom line. Dashboards, reports, and self-service tools help simplify data access, improve decision-making, and drive results.

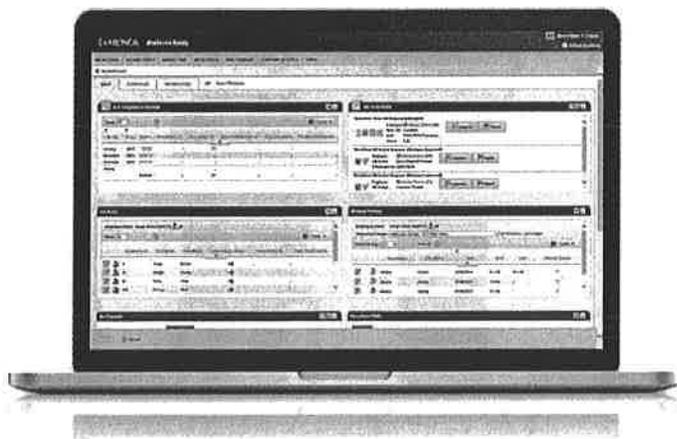
**EASY MOBILE ACCESS.** Empower mobile managers and remote employees to complete common tasks — from anywhere, at any time — using mobile applications for the Apple® iPhone®, Windows® Mobile, and Android™ platforms. It's the easy, convenient way to boost on-the-go efficiency.

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*"... Organizations are **turning to cloud-based delivery models** to enable workforce management automation and integration. Success for these organizations is about implementing the right functionality **to help drive organizational productivity**, without creating additional burden for HR and IT departments."<sup>1</sup>*

*Molli Lombardi, Vice President and Principal Analyst*

*Aberdeen Group's Human Capital Management Practice*



Kronos Workforce Ready provides single-source access to accurate employee data across HR, payroll, time and attendance, and more. The configurable dashboard offers a single view of employee data for simplified and real-time workforce management.

<sup>1</sup> Kronos Incorporated, "Kronos Extends Leadership in SMB with Latest Release of Workforce Ready," May 19, 2014, <http://www.kronos.com/pr/kronos-extends-leadership-in-smb-market-with-latest-release-of-workforce-ready.aspx>, accessed June 11, 2014.

# TIME AND ATTENDANCE

Control labor costs for bottom-line results

Workforce Ready includes powerful, flexible capabilities such as:

- Data collection from various sources
- Attendance policy administration
- Configurable workflows
- Ad hoc reporting
- Employee self-service
- Time-off requests and approvals
- Timesheet approvals
- Exception management

Workforce Ready Time Keeping streamlines time management processes to help you increase efficiency and reduce labor costs. It automatically captures time and attendance information from a variety of data collection sources, including the Kronos InTouch® time clock, web entry, telephony, and mobile applications.

With Workforce Ready, you can track and understand true labor costs by enforcing flexible, user-defined pay rules. Maintain compliance and improve payroll accuracy with simplified timecard management. Manage exceptions, including missed punches and early/late arrivals, in real time to avoid payroll errors and costly rework. Even track scheduled hours versus worked hours, as well projected hours, to more effectively budget labor costs, forecast overtime, and keep costs within expectations.

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*"Kronos real-time solutions help us to **manage time errors when they happen**, not a week or two later. Our information is much more timely and accurate now."*

*Tom Steele, CFO*  
**Texas Book Company**



# ACCRUAL & ABSENCE MANAGEMENT

Keep it fair and consistent for ongoing compliance

Workforce Ready delivers easy, single-source access to up-to-date information:

- Automatically enforce absence and leave policies to control labor costs
- Consistently apply absence and leave policies to minimize compliance risk
- Easily gain visibility into absence trends and take action to improve productivity

Employee absences — whether planned or unplanned — can have a big impact on your productivity. In fact, absenteeism costs U.S. companies billions of dollars annually in lost productivity, wages, quality issues, and excess management time.<sup>2</sup> Workforce Ready helps you control and mitigate the effects of absenteeism — before organizational performance suffers. Track eligibility based on tenure, hours worked, vacation, sick time, and other user-defined criteria. Prevent unauthorized time off and late returns with built-in notifications. And automatically calculate accrual balances so managers have immediate visibility into current status.

Workforce Ready automates the enforcement of federal, state, and employer-specific leave policies and requirements for a variety of leave types, including the Family and Medical Leave Act (FMLA), helping you reduce errors and avoid costly litigation and grievances. Automated legislative updates keep your system current with the latest regulations. Plus, one-click access to leave eligibility and availability information helps drive better decisions and minimize compliance risk.

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*“We implemented Workforce Ready Leave Manager to automate the enforcement and tracking of federal, state, and employer-specific leave policies and requirements, **reducing the time we spend on administering these complex and changing policies and our risk of noncompliance.**”*

*Stacey Crockett, ERP Systems and Database Administrator  
Mammoth Mountain Ski Area*



<sup>2</sup> Investopedia, "The Causes and Costs of Absenteeism in the Workplace," Forbes.com, July 10, 2013. <http://www.forbes.com/sites/investopedia/2013/07/10/the-causes-and-costs-of-absenteeism-in-the-workplace/>, accessed June 11, 2014.

# HR

## Manage the entire employment lifecycle

Workforce Ready automates core HR and talent functions:

- Store and track all employee data in one location
- Streamline applicant tracking, screening, and hiring
- Simplify benefit plan setup, enrollment, and changes
- Automate all steps in the performance review process
- Let employees view and update HR information using self-service
- Access real-time HR data via configurable reports, dashboards, and mobile tools

The ability to hire and retain the right employees is critical to your business success. Workforce Ready HR is an end-to-end solution that addresses the employee lifecycle from pre-hire to retire. Conduct online applications and track candidates throughout the recruiting process. Screen and hire best-fit candidates. Accelerate onboarding so new hires can become productive sooner. Even streamline benefits and performance management with self-service features. Fully integrated reports provide one-click access to HR information from a single screen.

Reduce the time you spend on administrative tasks with built-in workflows for new hire, termination, rehire, promotions, transfers, and more. Or take advantage of the configurable workflow engine to automate your unique business processes and drive more consistent policy enforcement.

Workforce Ready also supports proactive management of your Affordable Care Act (ACA) compliance strategy. It provides the tools you need to effectively manage healthcare benefit compliance for both regular and variable-hour employees, automate enrollment once they reach the eligibility threshold, and access both real-time and historical detail on ACA status.

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*"Employees have access at their fingertips to their paystubs and benefits information ... Enhancing our communication of employee information has improved our employee experience."*

**Brad Nycz, Director of Human Resources**  
**Pioneer Metal Finishing**



# PAYROLL

Deliver the perfect paycheck every time

Workforce Ready drives payroll accuracy by providing:

- Continuous payroll processing
- Real-time calculations
- Versatile pay rules engine
- Notifications and alerts that flag issues
- Automated tax table updates
- Perfect Paycheck Analysis report

Workforce Ready Payroll puts you in complete control of your entire payroll process — every step of the way. Continuous processing makes payroll available whenever you need it. Real-time calculations let you know exactly what your people are doing and what you're paying them to do it. A versatile pay rules engine makes it easy to determine pay for regular or overtime hours and supports any number of scenarios, such as shift differentials, order of importance, location, and more. And for optimal convenience, final pay statements are always just a click away.

Tax data is built into the system to support multiple regional requirements and tax structures. Automatic tax table updates help ensure the accuracy of employee withholdings. Workforce Ready Payroll includes everything you need to complete and file tax forms in-house. Or choose from outsourced options for tax filing, garnishment processing, and check printing.

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*“With Kronos, our **operating efficiencies** have improved tremendously and the length of our payroll process has been reduced from three days to one. Workforce Ready has **simplified our workforce management process**, saved us time and money, and helped us shape our long-term growth strategy.”*

*Ryan Baldwin, IT Director  
Rehab Resources*



# SCHEDULING

Schedule the right employee at the right time — every time

Workforce Ready provides the tools and visibility you need to:

- Minimize overstaffing, understaffing, and costly overtime without impacting productivity
- Adhere to scheduling policies to avoid grievances and reduce compliance risk
- Let employees access schedule, location, department, and job right from their timesheet

In today's dynamic workplace, you need a way to staff shifts with the right number and type of employees to maximize productivity and control labor costs. Need to replace someone who's called in sick? Find an employee to fill an extra shift? Minimize overscheduling to avoid labor cost overruns? Workforce Ready enables you to manage coverage with ease by spotting overlaps and exceptions and by making daily scheduling changes as needed.

With Workforce Ready, it's easy to assign daily, weekly, or configurable patterns to schedules. For added flexibility and convenience, you can assign employees to schedules or schedules to employees, view preferences, make adjustments on the fly, and give employees self-service access to the schedules from the web, a mobile app, or right from the time clock. In addition, visibility into "assumed job costing" helps ensure that each employee is paid the appropriate rate per cost center — without having to punch multiple times.

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*"Store managers now have **all schedule information in one place**, and area managers have better visibility. With Workforce Ready we've **empowered our managers** by giving them the tools to better manage their workforce."*

*Wayne Overla, HRIS Administrator  
Blarney Castle Oil*



# REAL-TIME VISIBILITY AND DATA ACCESS

Use dashboards, reports, and self-service tools to drive results

Workforce Ready delivers the real-time data you need:

- Access standard HR, timekeeping, payroll, and scheduling reports
- Filter, sort, or regroup report contents to suit your specific needs
- Modify report formats with ease using built-in tools
- Export reports to CSV, XLS, PDF, HTML, and XML formats
- Schedule and email reports to keep managers up to date

Take the guesswork out of workforce management once and for all. Workforce Ready's information-rich dashboards, reports, and decision-support tools provide organization-wide visibility and insights. Intuitive navigation features, including application tabs, quick links, and drill-downs, let you find critical information with maximum speed and ease. Instant access to timesheets, schedules, payroll, employee records, and other data empowers you to take immediate action and drive results.

With Workforce Ready, it's easy to tailor system tools and reports to reflect the way you do business. Modify dashboards or create your own. Configure more than 150 standard reports to meet your content and formatting needs. Give managers visibility into important employee data through self-service. And take the load off HR by enabling employees to access profiles, schedules, pay statements, time-off balances, and more — all through convenient self-service and mobile tools.

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*"Managers love having data at their fingertips now. With a single database, they can get **accurate data when they need it**, so we're not waiting to make critical business decisions."*

**Brad Nycz, Director of Human Resources**  
**Pioneer Metal Finishing**



# WORKFORCE READY MARKETPLACE

Extend functionality with pre-integrated add-on solutions

The Workforce Ready Marketplace includes best-in-class solutions for:

- Background checks
- Employment eligibility verification
- HR and payroll knowledge base
- Salary reports
- Talent acquisition
- Travel and expense report management

The Kronos Workforce Ready Marketplace is a portal that allows you to leverage pre-integrated, best-in-class solutions available from Kronos and third-party vendors — right from the Workforce Ready user interface. Similar to a mobile app store, the Marketplace is your one-stop shop for applications and services that extend the power and functionality of Workforce Ready for even more effective workforce management.

The Workforce Ready Marketplace is designed for convenience and ease of use. There's no need to download software, deal with configuration and integration, or execute sales contracts. Simply browse through the Marketplace, add solutions to your Workforce Ready account, and activate them directly from within the application. It's the fast, simple, and hassle-free way to extend your workforce management capabilities with complementary solutions.

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*"Having access to complementary products and services via the Marketplace is a **great value add.**"*

*Tim Amalfa, Vice President*

***SULCO Warehousing and Logistics***



How is

# **WORKFORCE READY**

helping businesses drive results?

## ▶ **TEXAS BOOK COMPANY**

- Improved consistency across company locations, using a single source of real-time workforce data
- Simplified seasonal transition from 300 to 600 employees with an intuitive interface, on-demand training, and cloud-based scalability
- Monitored performance, tracked sales per labor hour, and allocated employee time to different cost centers with configurable real-time reporting

## ▶ **WISCONSIN CHEESE COMPANIES**

- Managed timekeeping and reporting for multiple facilities from a single location, for improved accuracy and consistency
- Reconciled labor hours to payroll data to achieve 100 percent job costing and produce more competitive, profitable customer quotes
- Viewed hours by cost center daily or weekly to evaluate efficiency and drive more profitable operations

## ▶ **PIONEER METAL FINISHING**

- Saved time and minimized errors with automated accrual tracking and calculations
- Reduced errors and eliminated service bureau fees with streamlined, in-house payroll processing
- Increased HR efficiency and employee engagement with self-service tools and mobile applications

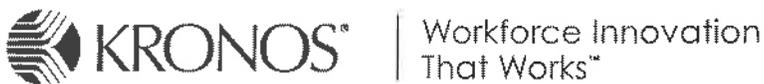


Kronos is the global leader in delivering workforce management solutions in the cloud. Tens of thousands of organizations in more than 100 countries — including more than half of the Fortune 1000® — use Kronos to control labor costs, minimize compliance risk, and improve workforce productivity. Learn more about Kronos industry-specific time and attendance, scheduling, absence management, HR and payroll, hiring, and labor analytics applications at [www.kronos.com](http://www.kronos.com). **Kronos: Workforce Innovation That Works™**.

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Put Kronos Workforce Ready to work for you:  
+1 800 225 1561 | [kronos.com/workforceready](http://kronos.com/workforceready)

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**City of Fitchburg  
Committee of Commission Referral**

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Direct Referral Initiated by:  
Direct Referral Approved by:

Date Referred: **May 26, 2015**

Date to Report Back: **June 23, 2015**

Resolution Number: **R-63-15**

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Sponsored by: Mayor Arnold

Drafted by: Wade Thompson

**TITLE: A Resolution Directing the City's Agriculture and Rural Affairs  
Committee to Develop the Agriculture Plan**

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**Background:**

The City of Fitchburg is unique among cities in the state, with approximately 11,000 acres of land within its municipal borders currently in agricultural use, about half the City's total acreage. Agriculture is vital to the history, identity, and economic and ecosystem health of the City.

The City's Agriculture and Rural Affairs Committee, an advisory Committee to the City's Plan Commission, is proposing development and adoption of a City "Agriculture Plan", to provide coordinated and consistent direction towards preserving the City's agricultural resources, and sustaining and enhancing its agricultural community and economy.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	June 16, 2015	

Amendments:

Mayor Steve Arnold  
Introduce by

Planning Dept.  
Drafted by

Plan Commission  
Referred To

May 26, 201  
Date

RESOLUTION R-63-15  
A RESOLUTION DIRECTING THE CITY'S AGRICULTURE AND RURAL AFFAIRS  
COMMITTEE TO DEVELOP THE AGRICULTURE PLAN

WHEREAS, the State of Wisconsin is known nationally and internationally for its agricultural industry; and,

WHEREAS, agriculture contributes approximately 88 billion dollars annually to the state's economy, and provides 413,500 jobs annually for state residents (11.9% of total state employment); and,

WHEREAS, agriculture accounts for 3.4 billion dollars annually of economic activity in Dane County, provides 17,294 jobs annually for County residents, with the County ranking first among all counties in the state in value of agricultural products sold, hosting the nation's premier dairy event (World Dairy Expo), serving as home to the nation's largest producer-only farmers market (Dane County Farmers Market), and known nationally for development of a "sustainable local food system", premised on processing and distributing agricultural commodities in close proximity to where they are produced; and,

WHEREAS, the City of Fitchburg (hereafter "City") is unique among cities in the state, with approximately 11,000 acres of land within its municipal borders currently in agricultural use, about half the City's total acreage; and,

WHEREAS, John Stoner, the first farmer of European descent in what is now the City, farmed the area near Seminole Highway and Lacy Road (now known as Stoner Prairie) in 1837, becoming the third farm in all of Dane County; and,

WHEREAS, the City's current agriculture and rural land use profile is as follows:

- Home to 4 dairy farms, 4 beef cattle farms, 5 vegetable/fruit farms, and 6 horse farms;
- 1.8 million gallons of milk produced annually;
- 14 million dollars in business income annually;
- 12 known small-scale agriculture or community garden operations;

WHEREAS, agriculture is vital to the history, identity, and economic and ecosystem health of the City, and preserving the City's agricultural resources and sustaining and enhancing its agricultural community and economy provides a path towards ensuring the following:

- Agriculture will remain a vital component of the City's economy, providing goods, services, and jobs;

- A healthier ecosystem in the City, providing for cleaner air and water, and sustaining valuable and unique plant and animal populations and their habitat;
- Opportunities for cooperation between the City and other local government units and non-profit organizations, advancing a regional agriculture vision for the benefit of all City residents;
- The City maintains and enhances its unique identity and history;

WHEREAS, the City's Agriculture and Rural Affairs Committee (hereafter "Committee") serves as an advisory committee to the City's Plan Commission, overseeing agricultural issues in the City as well as other issues affecting the City's rural areas and its residents, with Sec. 6-539 of the City's Code of Ordinances identifying the following as specific Committee powers, duties, and responsibilities:

- Study the potential future of agriculture in the City;
- Develop and recommend policies to promote sustainable and economically viable agriculture in the City;

WHEREAS, recent efforts by the Committee include development of the Rural Residential Development Criteria (RRDC), the Rural Cluster Zoning Ordinance, the Small-Scale Agriculture and Community Gardens Program, a partnership with UW-Madison's Graduate Program in Urban and Regional Planning to develop a study/report on development of the Fitchburg Agriculture Route (FAR), FAR interpretive/cultural signage, and the Agriculture Past and Present Bike Tour; and,

WHEREAS, to provide coordinated and consistent direction towards preserving the City's agricultural resources, and sustaining and enhancing its agricultural community and economy, and following in the example of other City plans developed to address specific land uses and/or City development issues, including the City's *Comprehensive Park, Recreation, and Open Space Plan* and *Forward Fitchburg*, the Committee is proposing development of the *City of Fitchburg Agriculture Plan* (hereafter "*Plan*"); and,

WHEREAS, the *Plan's* proposed general intent and purpose, conforming to and consistent with the City's Comprehensive Plan and long-term growth boundary contained therein, is to provide a holistic and integrated approach to agriculture in the City, and provide agricultural opportunities to City landowners, by undertaking the following:

- Inventory and analyze existing, historical, and future conditions in the City, and identify City agricultural issues;
- State goals and recommendations to address City agricultural issues over a 10-year period, and identifying procedures and work tasks to implement recommendations and achieve goals;

WHEREAS, the *Plan* is proposed to specifically identify, analyze, and address agriculture issues, as follows:

- Agricultural land protection and preservation;
- Existing and potential future market demands, including both large-scale and small-scale production;
- Agricultural land/operational costs;
- Agricultural support services and infrastructure;
- The relationship and compatibility between agriculture and urban/suburban development;
- The next generation of farmers and farm operators;
- Environmental aspects of agriculture, including natural resource protection;
- Cultural and “place-making” aspects of agriculture;

WHEREAS, the desired Common Council *Plan* adoption process will consist of a recommendation for adoption by the Agriculture and Rural Affairs Committee to the Plan Commission, a recommendation for adoption by the Plan Commission to the Common Council, and subsequent adoption by the Common Council.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Common Council of the City of Fitchburg herewith directs the City’s Agriculture and Rural Affairs Committee to develop the Agriculture Plan, in accordance with the aforementioned statements.

Adopted by the Common Council of the City of Fitchburg this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Patti Anderson, City Clerk

Approved: \_\_\_\_\_

\_\_\_\_\_  
Steve Arnold, Mayor