

1. Agenda

Documents: [PLAN\\_20150721\\_AG.PDF](#)

2. Complete Packet

Documents: [PLAN\\_20150721\\_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 July 21, 2015

PLEASE TAKE NOTICE that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a meeting on **Tuesday, July 21, 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 06/16/2015.
2. Public Appearances – non agenda items
3. Agenda Review
4. Public hearing and consideration of Conditional Use Permit request, CU-2066-15, by William Kohl, agent for MadPower Training Center, LLC, to allow for sale of beer and wine in the private fitness studio at 5264 Verona Road, Lot 2 Willow Run.
5. Public hearing and consideration of Rezone and Conditional Use Permit request, RZ/CU-2067-15, by Traci Dalsin, agent for SO Nesbitt LLC, to rezone property addressed as 6250 Nesbitt Road from the B-G (General Business) District to the B-H (Business Highway) District and a conditional use permit to allow for light manufacturing use of a distillery and food/drink uses in the existing building, property at Lot 2 CSM 13244.
6. Public hearing and consideration of Comprehensive Development Plan amendment request, CDP-2045-14A, by Tony Heinrichs, agent for Fahey Land LLC, for a residential development for the Fahey Fields development project on Lot 2 CSM 9896.
7. Preliminary Plat request PP-2054-15A, for a revised preliminary Plat for Fahey Fields development project on Lot 2 CSM 9896.
8. Public hearing and consideration of Ordinance 2015-O-22, An Ordinance Amending Chapter 26 Sign Ordinance to Amend Section 26-121(2) of Chapter 26 Sign Ordinance Relative to Size of Sign Identifying Apartment/Townhouse Complex.
9. Public hearing and consideration of 2015 Comprehensive Plan Amendments, Plan Commission Resolution 03-15 and Ordinance 2015-O-16, an Ordinance to Adopt the 2015 Amendments to the Comprehensive Plan for the City of Fitchburg in Dane County, Wisconsin.
10. 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.

(additional items on page 2)

11. Final Plat request FP-2069-15 by Deborah Hatfield, agent for Hamm Fam Land LLC, for the Final Plat of First Addition to Quarry Vista.
12. Request by Craig Raddatz of Fiduciary Real Estate Development for early issuance of an Early Start Permit for the three proposed multi-family buildings associated with the Elan project on proposed Lot 15 Quarry Vista.
13. Architectural Design Review request by Bob Feller of Iconica for approval of site and structural development of a two-story office/retail building with underground parking at 5400 King James Way, Lot 2 CSM 5649.
14. Architectural Design Review request by Bradley Werginz of Angus Young & Associates, agent for the City of Fitchburg Parks Department, for a new park shelter at Huegel-Jamestown park, 5810 Williamsburg Way.
15. Resolution R-65-15, Release of Utility Rights in Platted and Dedicated Right of Way for Bud's Drive and a Portion of Marketplace Drive.
16. Resolution R-66-15, Final Resolution to Discontinue a Portion of Marketplace Drive and all of Bud's Drive, Remove from Official Map and Convey Title to Property Owner.
17. Resolution R-74-15, A Resolution Granting A Private Sanitary Sewer Easement on Lot 2 of CSM 445 (McGaw Park) to 5267 Lacy Road, City of Fitchburg, Wisconsin.
18. Update on Parks Plan 5-year update.
19. Planning Department Report
20. Announcements
  - a. Next Plan Commission Meeting Scheduled for August 18, 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 June 16, 2015

Plan Commission Members Present: Carol Poole, Ed Kinney, Tony McGrath, Rachel Lee, Ron Johnson

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

### 1. Call to order and approval of minutes of 5/19/2015.

Alder Carol Poole, acting as Chair for Mayor Arnold as he was unable to attend, called the meeting to order at 7:00 p.m.

Motion by Kinney, second by McGrath, to approve the minutes of 5/19/2015. Poole requested one minor correction to page 6 of the minutes so the text reads a “good fit” instead of “permit fit”.

Motion, with correction, was carried unanimously.

### 2. Public Appearances – non agenda items –

None.

### 3. Agenda Review –

Chair Poole informed the Commission that the applicant for item 12 was not able to be present and requested that their item be postponed until the July Commission meeting.

The Commission provided unanimous consent for the amended agenda (postponing item 12 to the July meeting).

### 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.

Chair Poole opened the public hearing.

Tom Weigand, representing Base Camp Venture, explained his request to rezone property along Verona Road and to allow for office, warehouse and distribution uses in the building. He stated that historically the property has been retail but retailers have concerns with the construction and end results of the Verona Road reconstruction project.

Chair Poole closed the public hearing.

# DRAFT MINUTES

City Planner Tom Hovel provided the staff report noting that the biggest concern was deliveries and truck traffic but that the applicant has stated that there are 16-25 deliveries per month. The changing uncertainty of the corridor makes it difficult to locate users. Staff recommended approval with conditions.

Ed Kinney recused himself from all votes associated with this request due to a conflict of interest.

Rach Lee stated that she thinks it is great that the City can allow flexibility during this challenging time to allow for viable uses.

Motion by Lee, second by McGrath, to recommend approval of the 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.

Motion carried with Kinney recusing himself from vote.

Motion by McGrath, second by Lee, to approve 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.

Motion carried with Kinney recusing himself from vote.

## **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.**

Chair Poole opened and closed the public hearing as there were no registrants.

City Planner Tom Hovel provided the staff report noting that the lot proposed for agricultural use is to the east of the data center on Nobel Drive. He stated that this request is different from the request for ag use in Orchard Pointe as this site does not have any retail nearby, and the site backs up to a farm field.

Ed Kinney questioned whether the TID analysis factored in interim ag uses. Hovel responded that because the property already has ag use value it doesn't cause a decrease into the TID. This is another difference between this request and the request in Orchard Pointe.

Motion by Johnson, second by Kinney, to approve 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.

Motion was carried unanimously.

## **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.**

Chair Poole opened the public hearing.

# DRAFT MINUTES

Dale Benjamin, 5396 King James Way Fitchburg, representing Benjamin Investments LLC, registered in support of the request.

Bob Feller, 6917 Ramsey Road, representing Iconica and Benjamin Properties, was available to answer questions. He noted that they plan to remove two existing buildings and provide two new office space buildings.

Chair Poole closed the public hearing.

City Planner Tom Hovel provided the staff memo noting that there is uncertainty with the Verona Road project and businesses are having to adjust due to the project.

Ron Johnson pointed out that one property close by is going from B-G to B-H while this is going from B-H to B-G and questioned why this was occurring. Hovel commented that the other property had trouble marketing for retail due to the construction and what the end product may be; in this case, the state is acquiring some of the property.

Ed Kinney commented that it is a great use for the corner and it is great to see the property redevelop.

Motion by Lee, second by Kinney, to recommend 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.

Motion was carried unanimously.

## **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.**

Chair Poole opened the public hearing.

Hawk Sullivan, 4613 Maher Avenue Madison, representing Atomic Koi, spoke in support of the request and was available to answer questions. He provided an overview of his request for a blade sign with metal starbursts on the street entrance along Research Park Drive.

Chair Poole closed the public hearing.

City Planner Tom Hovel provided the staff memo noting that staff recommended approval with conditions.

Motion by Kinney, second by Johnson, to recommend approval of RZ-2063-15 with the following conditions:

- (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.

## DRAFT MINUTES

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

Motion was carried unanimously.

**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.**

Chair Poole opened the public hearing.

Robert Rowe, 4914 W Wildwood Avenue Whitefish Bay, representing Pranke Holding LLC, spoke in support of the request and was available to answer questions. He noted that Pranke has an opportunity to fill out the space; a dental clinic would like to locate in the building but needs a larger space than that which is available. The option that Pranke is looking to proceed with is to relocate EZ Money to a different location in the building to allow the dentist to have a contiguous space.

Chair Poole closed the public hearing.

City Planner Tom Hovel provided the staff memo noting that the PDD zoning for the property references the BG zoning which now requires a Conditional Use Permit for Convenience Cash Businesses. He stated that the business is relocating to help another business.

McGrath stated that the approval should include a clear statement that the Commission is overlooking the 1,000 foot distance from a residential use because it is an existing business as the Commission should not be locked into this in the future. Staff noted they would make reference in the minutes and include a new whereas clause to this effect in the ordinance.

Motion by Lee, second by Kinney, to recommend approval of RZ-2064-15 with the following conditions:

- (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:
4. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
  5. 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.

Motion carried unanimously.

**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.**

Chair Poole opened the public hearing.

# DRAFT MINUTES

Alder Dan Carpenter, 3590 Breckenridge Ct Fitchburg, spoke in support of the request noting that the N Fish Hatchery Road corridor is a gateway into the City and could use reinvestment like the proposed project.

Tom Sanford, 533 D'Onofrio Drive St 275 Madison, representing Homeville Fitchburg LLC, spoke in support of the request and was available to answer questions. He explained his request to amend the PDD-GIP zoning to allow for two buildings on the property. The northern building will contain coffee with a drive thru as well as retail; if a restaurant or food service use wishes to locate they would need a conditional use due to the additional trips. The south building is proposed as a financial institution; UW Credit Union is looking to locate but requires the signalized intersection.

Paul Palzkill, 2917 Fish Hatchery Road Fitchburg, registered in support of the request.

John Jackson, 2917 Fish Hatchery Road Fitchburg, spoke in support of the request but requested that there be consistency in the neighborhood. He stated that he has been after for something like this to get going in the corridor for quite some time.

Chair Poole closed the public hearing.

City Planner Tom Hovel provided the staff memo noting that engineering is working through various issues related to the intersection design and roadway connections. He stated that there were a number of options identified in the request but the biggest concern was the second restaurant or food service use, which is addressed by making it a conditional use so that it can be further evaluated if proposed.

Chair Poole stated that this is a good project to start getting redevelopment of the corridor.

Motion by Kinney, second by Johnson to recommend approval of RZ-2065-15 with the following conditions:

- (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

## DRAFT MINUTES

- 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.

Motion carried unanimously.

### **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.**

City Planner Tom Hovel provided the staff report. He explained that the CSM would divide the land into 3 parcels – one lot for the possible fire station site and two outlots for future development.

Motion by McGrath, second by Lee, to recommend 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; applicant shall provide a copy of the recorded CSM to the City within 10 days of recording.

### **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.**

City Planner Tom Hovel provided the staff memo explaining the request to reconfigure and divide off the existing daycare building onto a separate lot.

Motion by Johnson, second by Kinney, to recommend 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.

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Motion carried unanimously.

## **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.**

At the request of the applicant this item was postponed until the July Plan Commission meeting.

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

Clinton Collins, W8373 County Road K Arlington, representing SubZero, was available to answer questions.

Ron Klaas of D'onofrio Kottke, 7530 Westward Way Madison, representing Sub-Zero, registered in support and was available to answer questions. He explained the proposed expansion plan for Subzero which includes an approximately 300,000 square foot addition onto the building.

Chair Poole stated that the North Stoner Prairie Neighborhood Plan identifies areas for stormwater management. Klaas stated that there is a low area around the wetland for stormwater but that they are also incorporating infiltration basins to infiltrate water.

Collins provided information on the corporate garden which is used to provide vegetables or cooking demonstrations.

Ed Kinney questioned whether Klaas was aware of the conditions recommended by staff. Klaas stated that the conditions are pretty clear and that they will be working with the city to resolve the outstanding items.

Rachel Lee questioned whether there is the potential for the east/west connector to not be able to be finished and wondered about timing of road connections.

City Planner Tom Hovel provided the staff memo pointing out the main issues, which include stormwater and transportation connections. The Neighborhood Plan discusses stormwater and states that about 43-44 acres are needed to handle back-to-back 100 year events. He stated that staff met with the DNR and DOT and in urban areas they only allow a crossing of a public trail every half mile. They are not against relocating the public crossing down to the proposed east/west road but Subzero would need to apply for their own private crossing if they wanted to retain the private crossing at Marketplace Drive. He also stated that timing is an issue as not certain when property to east will develop and allow for connection out to Seminole Highway. SubZero prefers to have a connection on the east side of the trail but it would need to go between a road and storm pond and there's no guarantee that there is enough room. If it is not feasible, SubZero would look to grant a temporary easement up to Marketplace Drive with the street to be vacated sometime in the future when additional connection is provided. Hovel also noted that there are issues with timing of utilities. He stated there are challenges but staff is working through them as best as they can.

Poole requested that Klaas provide an explanation on a 100-year event. Klaas stated that a 100-year event in this area is a little over 6 inches of rain in a 24-hour period. It does happen throughout the County in spot areas from time to time. Hovel commented that MARS, a consultant on the Neighborhood Plan, said that the Dells flood of 2008 was two 100-year events back to back.

Chair Poole stated that this is a good project for Fitchburg and would be a great addition to the City.

Kinney questioned how FEMA has this area mapped. Klaas commented that the building will be well above any floodplain levels.

Staff will continue to work with the consultant and SubZero to get these issues resolved.

# DRAFT MINUTES

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

Chair Poole informed the Commission that the staff report contains the main projects from the CIP that are germane to the Plan Commission. City Planner Tom Hovel walked the Commission through the select projects.

John Jackson, 2917 Fish Hatchery Road, spoke in opposition to project number 3103, Intersection Signalization, noting that he does not want Fitchburg to become a stoplight community and does not see a need for a stoplight at the Pike Drive extension. He emphasized the need for the City to have a program and a plan for development in the corridor rather than having it come in little by little. Chair Poole responded that the City is somewhat limited by what comes in for review but that the City does need a comprehensive study to bring the area together.

City Planner Tom Hovel commented that he has been in discussions about the possibility of hiring a consultant next year to help formulate some things based on the work and plans that have already been completed. The consultant would help formulate what else the city needs to do to help have a stronger vision for the area. Kinney stated it might be nice at a future meeting to recap the studies that have been done for the area.

Chair Poole stated that it is a very ambitious Capitol Improvement Plan and that there will be amendments. McGrath expressed concerns with the amount of spending.

After discussion and a motion/withdrawal of motion, motion by Kinney, second by Johnson, to state that "The Plan Commission reviewed the following projects from a landuse standpoint: 1034, 3428, 3103, 3365, 4712, 4518, 4524, 4532, 4630, 4631, 4634, 4635, and 4636. If these projects are to be included in the CIP, the Commission finds these projects to be consistent with the Comprehensive Plan."

Roll call vote: Poole – aye, Kinney – aye, McGrath – nay, Lee – aye, Johnson – aye

Motion carried.

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

City Planner Tom Hovel explained the resolution which directs the Ag & Rural Affairs Committee to develop an Agriculture Plan that would be consistent with the Comprehensive Plan and Farmland Preservation Plan.

Ed Kinney commented that farming has changed a lot and continues to change. He stated that the plan should recognize ag infrastructure issues and look at different issues that make farming workable or not workable.

Tony McGrath stated he would like the Plan to look at the urban/rural interface and the issues that it presents. Kinney stated that the Plan would look at this and also consider borders with neighboring jurisdictions.

Motion by Kinney, second by McGrath, to recommend approval of R-63-15, was carried unanimously.

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

Motion by Kinney, second by McGrath, to elect Alder Carol Pool as Vice Chair and if she is unable to serve to elect Ed Kinney. Motion carried unanimously.

# DRAFT MINUTES

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

Motion by Lee, second by Johnson, to nominate Ed Kinney to the Agriculture and Rural Affairs Committee was carried unanimously.

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

Tony McGrath stated he would not volunteer for TTC again because the vast majority of items are updates, chats, etc. He said that as a whole, TTC is worthless and purposeless. McGrath recommended that the Commission not appoint anyone to TTC.

Chair Poole commented that it is possible that TTC would have more action in the next two years as the City is looking at an overhaul of bus service and bus alternative service as well as the update to the Bike & Ped Plan. Rachel Lee commented that perhaps the City could look to have different committees for specific efforts.

Ron Johnson volunteered to serve on TTC.

Motion by Johnson, second by Kinney, to appoint Ron Johnson to Transportation and Transit Commission was carried unanimously.

## **19. Planning Department Report**

City Planner Tom Hovel informed the Commission that the Joint Review Board had approved TID 9 for Subzero. He also noted that there is a Lacy Road reconstruction project kickoff meeting open house schedule for 6:30 – 8:00 p.m. at the Quarry Hill Park Shelter next week Thursday, June 25.

Chair Poole commented that there is also a Verona Road project open house scheduled for June 25.

## **20. Announcements**

The next Plan Commission meeting is scheduled for July 21, 2015.

## **21. Adjournment**

Motion by Lee, second by McGrath, to adjourn at 9:17 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  
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TO: Plan Commission  
FROM: Tom Hovel, Zoning Administrator/City Planner  
Susan Badtke, Community Planner  
DATE: July 16, 2015  
SUBJECT: July 21, 2015 Plan Commission Items

**4. Public hearing and consideration of Conditional Use Permit request, CU-2066-15, by William Kohl, agent for MadPower Training Center, LLC, to allow for sale of beer and wine in the private fitness studio at 5264 Verona Road, Lot 2 Willow Run.**

Site Details:

Acres: ~1.2

Existing Use: Mad Power Training (yoga, nails, etc)

Current Zoning: B-G (General Business)

Background & Application Description:

MadPower Training Center, located at 5264 Verona Road (former Dry Bean building) is requesting approval to serve beer and wine at the private fitness and yoga club.



Staff Evaluation:

MadPower Training is located in the former Dry Bean building at 5264 Verona Road. The business is a hot fitness studio that offers its members fitness, yoga and barre classes. As part of the remodeling for the new business, the owners have decided to preserve the bar as a front desk; they would also like this to be an area where members can sit and enjoy a glass of wine or beer. The facility is no open to the public and is by membership only.

Section 22-640(c) of the Zoning Ordinance identifies the standards by which the Plan Commission shall review conditional use permits. No conditional use shall be approved by the plan commission unless the commission shall find:

- (1) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (4) That adequate utilities, access road, drainage and/or necessary facilities have been or are being provided.

- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

Staff has not identified any concerns with this request.

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

Staff has not identified any inconsistencies with the proposed CUP and the Comprehensive Plan.

Staff Recommendation:  
Staff recommends approval of CU-2066-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Applicant shall obtain appropriate liquor license approvals prior to serving any wine or beer on the property.
- 3.) Serving of any beer or wine is limited to members of the private fitness club.

Attachments:

- CU-2066-15 Application Materials

5. **Public hearing and consideration of Rezone and Conditional Use Permit request, RZ/CU-2067-15, by Traci Dalsin, agent for SO Nesbitt LLC, to rezone property addressed as 6250 Nesbitt Road from the B-G (General Business) District to the B-H (Business Highway) District and a conditional use permit to allow for light manufacturing use of a distillery and food/drink uses in the existing building, property at Lot 2 CSM 13244.**

Site Details:  
Acres: ~3.2  
Existing Use: Commercial/Office  
Current Zoning: B-G (General Business)

Background & Application Description:  
Applicant is requesting approval to rezone property from the B-G district to the B-H district as well as a Conditional Use Permit to allow for a light manufacturing of a distillery use as well as food and drink uses in the existing building at 6250 Nesbitt Road.

Staff Evaluation:  
Staff has not identified any major concerns with the submitted requests.

*Rezone Portion:*  
The property is currently zoned B-G (General Business). The applicant is looking to locate a distillery with tasting room (Yahara Bay Distillery) in the existing building; light manufacturing is not allowed under the B-G district so the owner is requesting to rezone the property to another Business zoning district, the B-H (Highway Business) district. Light industrial uses, including manufacturing of food products, are a Conditional Use in the B-H district.

As the application states, the building currently contains Anytime Fitness, True Coffee Shop and Stafford, Neal & Soule SC and has 15,264 square feet of vacant space. Yahara Bay Distillery would



occupy 17,142 sq ft in the building, as True Coffee will be reducing their space. The applicant has indicated that the distillery plans to eventually expand into the entire building and add a banquet hall and larger tasting room.

Under the B-H zoning all of the proposed uses, with the exception of Stafford, Neal & Soule SC, would be a permitted or conditional use. The applicant is aware that this existing office use will be brought into a state of non-compliance with the rezoning and that office use is not permitted under B-H zoning.

*Conditional Use Portion:*

In addition to rezoning the property, applicant is requesting approval of a CUP to allow for the proposed distillery (light manufacturing use). Food and drink uses, including the True Coffee Café, are a conditional use in the B-H district; the user already has a conditional use permit from the B-G zoning and the CUP remains in effect for the café use. Anytime Fitness was also a conditional use in the B-G district.

As stated above, Yahara Bay Distillery would occupy 17,142 sq ft in the building. The initial plan, as shown in the phasing plan provided with the application, is to occupy space toward the rear of the building for inventory, shipping, manufacturing and bottling. In December 2016 they anticipate opening a tasting room, retail space and gallery space to showcase local artists. As the application states, as part of their 10-year lease, the company plans to expand into the entire building and would add a banquet hall and larger tasting room at that time. A new CUP would be required in the future for the expansion into this additional phase 2 and 3 spaces.

| Use                    | Sq Ft | Req'd Parking |
|------------------------|-------|---------------|
| Anytime Fitness        | 5637  | 23            |
| Stafford, Neal & Soule | 4160  | 14            |
| Yahara Bay Distillery  | 17142 | 26            |
| True Coffee Café       | 2121  | 13            |
| ALL USERS              | 29060 | 75            |

Per the uses and square footages provided by the applicant, the site will require 75 parking stalls. With the parking lot easement that the site has with the Sara Investment property to the west, there are a total of 233 parking stalls.

Section 22-640(c) of the Zoning Ordinance identifies the standards by which the Plan Commission shall review conditional use permits. No conditional use shall be approved by the plan commission unless the commission shall find:

- (1) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (4) That adequate utilities, access road, drainage and/or necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

Staff has not identified any conflicts with the proposed use and the above standards.

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

Staff has not identified any inconsistencies between the proposed requests and the Comprehensive Plan.

Staff Recommendation:

On Thursday, July 16, 2015, the applicant contacted staff and requested that action on these items be postponed to the August Plan Commission meeting. Given that the public hearing notice had already been published and distributed, staff suggests that the Plan Commission proceed with the public hearing but postpone action on the items until the August 18, 2015 Plan Commission meeting. The applicant is satisfied with this approach.

Staff recommends that the Commission postpone action on these items to the August Plan Commission meeting; however, the conditions identified below are those that staff recommends be placed on approval of these items for the August meeting.

Rezone portion of RZ/CU-2067-15:

Staff recommends approval of rezone portion of RZ/CU-2067-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Applicant shall recognize that the existing office use will be brought into a state of non-compliance with this rezoning.

Conditional Use Portion of RZ/CU-2067-15:

Staff recommends approval of conditional use permit portion of RZ/CU-2067-15 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-2067-15 is approved by the Common Council.
- 3.) Building owner shall confirm that the sprinkler system in the building is capable of providing required protection per the Code and address all Fire Department requirements prior to establishing use in the building.

Attachments:

- RZ/CU-2067-15 Application Materials

**6. Public hearing and consideration of Comprehensive Development Plan amendment request, CDP-2045-14A, by Tony Heinrichs, agent for Fahey Land LLC, for a residential development for the Fahey Fields development project on Lot 2 CSM 9896.**

**AND**

**7. Preliminary Plat request PP-2054-15A, for a revised preliminary Plat for Fahey Fields development project on Lot 2 CSM 9896.**

Site Details:

Acres: ~79.5

Existing Use: Agriculture

Current Zoning: (Transitional Agriculture)

Background & Application Description:

Applicant is requesting approval of an amended Comprehensive Development Plan (CDP) and amended Preliminary Plat (PP) for the Fahey



Fields Development. The development plan calls for a mix of single-family residential and multi-family residential.

The City approved a CDP for Fahey Fields in 2014 under Resolution R-115-14 and a Preliminary Plat for the development in 2015 under Resolution R-51-15. The Mayor vetoed the Preliminary Plat and provided some detailed suggestion to the applicant to help improve the design of the subdivision and better meet the goals and objectives of the McGaw Park Neighborhood Plan.

Staff Evaluation:

The following items were requested by the Mayor in regards to what he'd like to see changed to the CDP and Preliminary Plat:

1. More units to better meet the 10 du/acre requirement within the current Urban Service Area.
2. 100% public frontage for McGaw park in the east.
3. More lot size variety.
4. Some LEED-ND features.

Since the Mayoral veto, the applicant has met with the Mayor and staff to work to identify potential changes to the plans. The revised plans call for 121 single-family dwelling units located on 29.9 acres and 324 multi-family units on 14.6 acres.

Park fees are handled at the time of final platting. Based on the full preliminary plat and the anticipated 445 dwelling units, the development requires 29.6 acres of parkland dedication. There are 283 dwelling units proposed for the lands inside the Urban Service Area (USA); these units require approximately 18.8 acres of parkland; with the proposed approximately 11.67 acres of parkland dedication there will be a deficiency of approximately 7.17 acres for the development in the USA.

The proposed development has been revised to remove and redistribute some of the lots along the west edge of the McGaw Park addition. There is not 100% public frontage along the Park, but the plan does work to provide better park frontage along Notre Dame Drive.

In reviewing the revised plat, there is some variety in lot size. Additionally, the proposed net density for the lands inside the USA has increased to 8.4 du/ac; the proposed net density for the entire preliminary plat is 10.0 du/ac, which is what the McGaw Plan Neighborhood called for this property.

Public Works commented on the roundabout design at Fahey Glen/Nobel Drive noting that the design may require right-of-way adjustments during design. The applicant acknowledged this and stated that the roundabout design and right-of-way will be revised according to WisDOT standards, as needed. Additionally, the applicant is continuing to work with the utility companies on the utility easement locations; these will be required to be provided on the final plat.

The applicant has stated that there has been communication with the Crossing Condominiums, as well as with the Alders who represent the neighborhood, but as of the writing of this memo, no response has been received from the Crossings on the revised plan.

*Park Commission:* The Parks Commission reviewed the CDP and PP submittals at their July 9, 2015 meeting. A memo from the Park Commission, detailing the conditions placed upon the CDP and PP approvals from this meeting, is included in the packet materials. Most of the conditions placed on the Park Commission approval are carried over from previous approvals. One additional condition was put on by the Commission; "Lots #95 and #96 shall be converted to additional parkland dedication". These two lots are located at the southern end of the plat along the proposed parkland.

Staff and the Mayor have suggested that Smoky Trail continue south down to Nobel Drive rather than curving and connecting over to Bob's Drive. This would reduce the amount of street length and pavement and also provide better connectivity to the development. The developer and architect for the project has expressed a strong desire to keep Smoky Trail as shown on the proposed plat as it

provide more options for the site. The applicant provided a preliminary site design for the multi-family parcels; staff finds it interesting that the preliminary layout shows a private street running through the lot where staff desires to have Smoky Trail continue. Additionally, staff questions some of the design choices for the multi-family layouts, and would prefer to see different layouts, for example, single-family should not be next to a larger multi-family building, rather the townhouses should provide a transition between these two areas. These aspects could be handled in the future whereas the Smoky Trail continuance would need to be handled with the plat.

Consistency with Comprehensive Plan:

Future Land Use Plan: This property is located within the McGaw Park Neighborhood and therefore follows the detailed planning of the McGaw Park Neighborhood Plan. The majority of the land is designated as R2 in the plan, which is required to meet a minimum net density of 10 du/acre; the submitted plan achieves this minimum density requirement.

Staff Recommendation:

*CDP-2045-14A:*

1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2. Approval is granted based on CDP document provided dated July 9, 2015 along with all responses, comments and supplemental information associated with this application.
3. Park fees will be calculated at the time of platting.
4. Compliance with conditions of CARPC Resolution 2009-15.
5. Shall address comments from the July 9, 2015 Park Commission meeting.
6. The plat may be adjusted depending on the design of the roundabout at Fahey Glen and Nobel Drive.
7. Proposed utility plan shall be updated to note that 10" sanitary sewer shall be installed on Fahey Glen, from the north plat line to the south plat line, and 8" sanitary sewer shall be installed throughout the remainder of the plat.
8. Removal of proposed lots 95 and 96 and convert area to park land to address Park Commission requirement.

*PP-2054-15A:*

1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2. A Subdivision Improvement Agreement and park fees will be required to be executed prior to the City signing the final plat.
3. Utility easements shall be shown on the final plat.
4. Drainage arrow modifications to lots 50 & 90 shall be provided and approved by Public Works.
5. Rezoning of the property at the time of the final plat to accommodate the uses herein anticipated.
6. Applicant shall work with Public Works on sanitary sewer and watermain layout and sizing.
7. Compliance with conditions of CARPC Resolution 2009-15.
8. The plat may be adjusted depending on the design of the roundabout at Fahey Glen and Nobel Drive.
9. All park fees will be calculated at the time of final platting.
10. Shall address comments from the July 9, 2015 Park Commission meeting.
11. Applicant shall provide updated construction plan and profile sheets to Public Works for review and approval prior to submitting a final plat request.
12. Removal of proposed lots 95 and 96 and convert area to park land to address Park Commission requirement.

Attachments:

- CDP-2045-14A Submittal Materials
- PP-2054-15A Submittal Materials
- Responses to staff comments
- July 9, 2015 Park Commission conditions memo

**8. Public hearing and consideration of Ordinance 2015-O-22, An Ordinance Amending Chapter 26 Sign Ordinance to Amend Section 26-121(2) of Chapter 26 Sign Ordinance Relative to Size of Sign Identifying Apartment/Townhouse Complex.**

Background & Ordinance Description:

The Addison apartments, located in the North Park development, are interested in installing an approximately 72 square foot sign on the wall of the pool for the complex. The development is zoned SmartCode, but the proposed sign faces Syene Road, which is considered a B-Street and uses Chapter 26 Sign Ordinance for sign regulations.

Chapter 26 Sign Ordinance currently limits a sign identifying an apartment/townhouse complex to a maximum of 40 square feet per sign. The developer of the Addison has stated that due to the location of the stormwater detention pond and the setback from the street/intersection that they would like a larger sign to fit the scale of the project. Staff met with the developers and is proposing this amendment to address this issue.

This ordinance amendment would amend the ordinance to allow for a maximum 80 square foot sign if certain criteria are satisfied, including setback from street or street intersection due to a publicly dedicated stormwater facility, sign is placed on a water feature or retaining wall, other aspects of Chapter 26 are met.

Staff Evaluation:

Staff is supportive of the proposed amendment as it is written as such to apply in limited situations and also does not jeopardize the SmartCode.

The proposed sign is very comparable to the sign on the retaining wall for The Vue At Pinnacle Park on Post Road. The Vue sign, which is set on a retaining wall behind a stormwater pond, was included in the PDD zoning provisions for the project.

Per the applicant, there will be more urban style signs (i.e. blade sign) as part of the project, but this specific sign would be the larger sign identifying the project and the size is necessary to fit the setback and scale. Staff does not have any specific concerns with this desired change.

Staff Recommendation:

Staff recommends that the Plan Commission recommend approval of Ordinance 2015-O-22.

Attachments:

- Ordinance 2015-O-22

**9. Public hearing and consideration of 2015 Comprehensive Plan Amendments, Plan Commission Resolution 03-15 and Ordinance 2015-O-16, an Ordinance to Adopt the 2015 Amendments to the Comprehensive Plan for the City of Fitchburg in Dane County, Wisconsin.**

Background & Ordinance Description:

The City's Comprehensive Plan states that amendments to the Plan will be processed no more frequently than one time per year. The Planning Department, Mayor or three members of the Common Council are the only ones that may recommend minor modifications to be considered as an amendment to the plan. The 2015 amendments include a few amendments from staff,

The Plan Commission Resolution and Ordinance would adopt the 2015 amendments to the Comprehensive Plan.

Staff Evaluation:

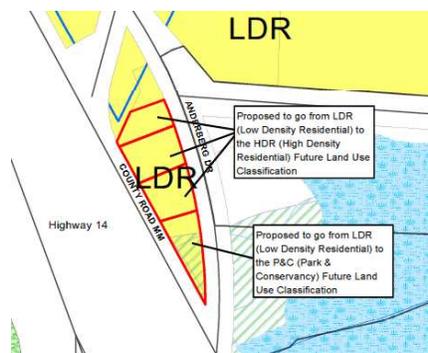
**Staff Amendments:**

Staff has proposed a few minor amendments to the Comprehensive Plan. Specific details on the proposed amendments can be found in the packet materials.

- **Figure 4-10 Future Land Use Plan Map**  
This proposed amendment changes the future land use designation for a few parcels to recognize more detailed planning or to better reflect the current zoning and land use for the site. Parcels included in this change include 6291 & 6295 Lacy Road, Quarry Vista development area and Sub-Zero parcels along McKee Road.
- **Text update on page 2-3, Land Use Goal 2, Objective 3, Policy 5**  
Staff is proposing that text be amended to allow structures existing as of August 2015 may have a permitted or conditional land use under zoning, provided that the intended use is consistent with other aspects of the plan. This proposed amendment would allow some flexibility in the use of properties.
- **Text update on page 4-16, alternate land uses**  
This proposed amendment would allow parcels with an I-C land use classification in the Arrowhead Plan to be considered for a change to the I-G land use designation by the Plan Commission provided that no negative effects are anticipated to nearby land uses.
- **Figure 4-2 Existing Land Use Map and corresponding text**  
Staff proposes adding text to the Existing Land Use Map to allow planning staff to update the map to reflect changes in land use and also updates Figure 4-2, Existing Land Use Map, to recognize various development approvals/construction that has taken place in the last few years as well as recognize the Urban Service Area boundary adjustment that took place for the NSPN and portion of the NEN.
- **Figure 4-11 Sector Plan & Future Land Use Plan**  
Updates these maps to recognize the Urban Service Area boundary adjustment that took place for the NSPN and portion of the NEN.

**Anderberg Drive Parcels (Sponsored by Mayor Arnold)**

This proposed amendment would allow for higher density residential development on three parcels along Anderberg Drive and park and conservancy on the southern parcel. The four parcels along Anderberg Drive are currently designated as LDR (Low Density Residential) in the Comp Plan; this amendment would change the future land use on the northern three parcels to HDR (High Density Residential) and from LDR to P&C (Park & Conservancy) for the southern parcel. The current owner has been unable to find a buyer under the current land use classification (LDR) which is predominantly for single family use.



Per the amendment submittal, a developer has expressed interest in pursuing a development on these parcels that would contain three four-unit buildings for a total of 12 dwelling units.

*Staff Comments:*

Staff has not identified any concerns with this request. The applicant met with staff a few times to discuss the possibilities on the site and staff is supportive of this request.

### **Thermo Fisher Property (Sponsored by Mayor Arnold)**

This proposed amendment would change the Future Land Use designation from I-C (Industrial-Commercial) to I-G (Industrial-General) for site 8 in the Arrowhead Neighborhood Plan.

The purpose of this amendment is to allow for a classification to accommodate a business highway or light industrial use, more specifically an intended transportation repair facility (i.e. truck maintenance terminal) for a nearby user.



#### *Staff Comments:*

Planning staff has reservations with this proposed amendment. The Arrowhead Plan was based on this area being of the I-C land uses, which per the Comprehensive Plan is a “category for an aesthetically attractive working environment for offices, research and development institutions, specialized manufacturing biotechnology businesses...”. Staff has some concerns that this change from a more specialized industrial classification to a general industrial classification may change the character of the area and not produce the intended results of the plan.

### **Fitchburg Farms - 1839 CTH MM (Sponsored by Carpenter, Johnson, Hartmann)**

This proposed amendment changes the future land use designation on a 4 acre portion of property at 1839 CTH MM, Fitchburg Farms Greenhouse from the AG&OS (Ag & Open Space) to the R-D (Rural Development) classification.

The intent of this amendment is to allow the property owner the ability to request a conditional use permit for Landscape sales and services to allow for a full service garden center on this portion of property.

#### *Staff Comments:*

Planning staff does not support this proposed amendment.



As some of the Commission members might recall, the operator of Fitchburg Farms, Mike Nauta, came in to the City in 2012, and then again in 2013, for a wholesale agricultural greenhouse. The application materials specified that the operation was wholesale in nature, not for retail sales. Upon inspection of the greenhouse, staff was made aware that the greenhouse appeared to be set up for retail sales as there were cash registers in the facility and other products beyond was raised on-site (pergola, mulch, etc). Staff notified Mr. Nauta and has several discussions with him about his non-compliant use. The property is currently zoned R-D (Rural Development), which allows for agricultural uses by permitted use and landscape services by conditional use, but does not allow for landscape sales (i.e. a garden center). The wholesale greenhouse was allowed under the zoning, but a full service garden center, which is how the greenhouse is publicly advertised as, is not allowed.

The property is designated as Ag & OS (Ag & Open Space) future land use in the Comprehensive Plan. By state statute, any zoning decision that the City takes must be consistent with this plan. At the present, it would be inconsistent for the City to approve a conditional use or a rezoning to something other than an agricultural use. The proposed amendment is to change the future land use plan designation, for the approximate 4 acre area where the green house lies, from Ag&OS to R-D (Rural Development). If the Commission & Council support this use at this location, staff would then

look to amend the R-D zoning district to allow for landscape sales by conditional use permit and then Mr. Nauta could come back with a conditional use permit request in the future.

This property is located within the Future Urban Growth Area Neighborhood, specifically the Southeast neighborhood. While it will likely be several years before the City does neighborhood planning for this area, it is important to recognize that today's planning decisions due impact future planning and land uses; planning is long-term thinking, not for short-term gain. Past practice has shown that scattered business uses do have an impact on future neighborhoods and development; Action Fence is a prime example of this. The scattered businesses along CTH MM is another example as are the businesses along Syene Road next to Uptown. These types of uses impact the ability for future planning and growth. Mr. Nauta often points to other greenhouses such as Kopke's and America's Best Flowers as being located in rural areas; these were established prior to today's planning principles. When the City created its first land use plan in the 1970's, it developed the urban service area concept to place these types of businesses inside the urban service area. This would avoid the conflicts that become present with growth next to pre-established uses.

Some have compared this user to Eppelgarden; it should be noted that Eppelgarden is a pre-existing use that was established before limits were placed on current A-X zoning.

Staff Recommendation:

The Plan Commission and Council have to approve substantially the same document.

Attachments:

- PCR-03-15 & 2015-O-16
- Proposed 2015 amendments to the City of Fitchburg Comprehensive Plan

**10. 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.

There has been some concern noted to staff regarding the fact that this request is the first to come forward for the Verona Road Corridor. Staff's understands this concern, but it is important to view the request on the basis of the ordinance standards, not whether this is the first request or whether a business may disagree. In fact, because this is the first request, it is more important to hold the ordinance standards. What will users who meet the standards think if a use that does not meet the standards is granted a greater level of signage? It is bad practice to counter the standards of your own ordinance. The Commission is charged with making an opinion as to whether the waiver being requested is warranted, based on the above standards, and in staff's opinion the proposal does not meet the standards of the ordinance.

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

**11. Final Plat request FP-2069-15 by Deborah Hatfield, agent for Hamm Fam Land LLC, for the Final Plat of First Addition to Quarry Vista.**

Site Details:

Acres: ~20.15

Existing Use: Vacant

Current Zoning: R-LM, PDD-SIP and P-R

Background & Application Description:

Applicant is requesting approval of a final plat for the First Addition to Quarry Vista. The plat contains 52 parcels, 44 of which would be buildable. This is the second phase of the Quarry Vista Development.

Staff Evaluation:

The proposed final plat is consistent with the approved Quarry Vista Preliminary Plat.

The plat contains 15 duplex lots that are under PDD-SIP (Planned Development District – Specific Implementation Plan) zoning as well as 29 single-family dwelling units that are zoned R-LM (Residential Low-Medium Density). The proposed lots comply with the requirements set forth under the zoning.

Consistency with Comprehensive Plan:

Future Land Use Plan: LDR (Low Density Residential) with more detailed planning done in the Quarry Vista Comprehensive Development Plan.

Staff has not identified any conflicts with the proposed plat and the Comprehensive Plan.

Staff Recommendation:

Staff recommends approval of FP-2069-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) A Subdivision Improvement Agreement will need to be executed prior to the City signing of the final plat.
- 3.) The City will need confirmation from the utility companies that all required easements are on the plat prior to the city signing of the final plat.
- 4.) Drainage arrows shall be updated and approved by Public Works prior to the City signing of the final plat.
- 5.) Applicant shall provide written recognition from WI DNR that all landfill materials have been consolidated onto Outlot 9 and the landfill boundary adjusted to the consolidated municipal waste site boundary identified on Outlot 9.
- 6.) Park Fees shall be satisfied prior to the City signing of the final plat:
  - a. Parkland dedication: There is a deficiency in parkland dedication of 60,066 sq ft or 20.71 dwelling units. Fee in-lieu for 20.71 du's is \$89,684.75 (fee is in 2015 dollars, if paid in a different year the fee will be adjusted in accord with the City fee schedule for that year). This fee will be required to be paid prior to the City signing of the final plat.
  - b. Park Improvement: Total park improvement fee due for the plat is \$27,720 (fee is in 2015 dollars, if paid in a different year the fee will be adjusted in accord with the City fee schedule for that year). This fee will be required to be paid prior to the City signing of the final plat.
  - c. Park Street Frontage: This proposed final plat provides sufficient park street frontage for the dwelling units included in the plat.

Attachments:

- FP-2069-15 Application Materials
- Responses to staff comments

**12. Request by Craig Raddatz of Fiduciary Real Estate Development for early issuance of an Early Start Permit for the three proposed multi-family buildings associated with the Elan project on proposed Lot 15 Quarry Vista.**

Site Details:

Acres: ~4.8

Existing Use: Vacant

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

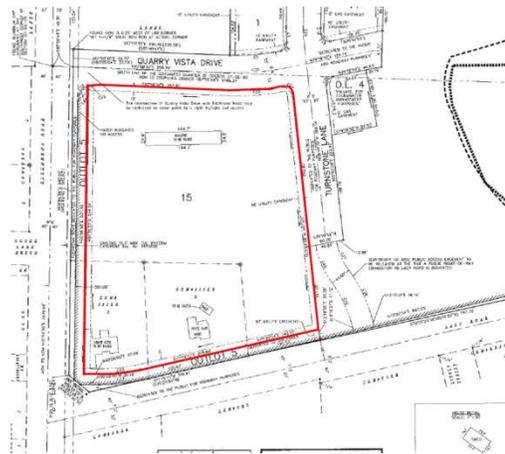
Background & Application Description:

Fiduciary Real Estate is requesting approval for early issuance of an early start permit for their three multi-family residential buildings on lot 15 Quarry Vista.

Staff Evaluation:

The Fitchburg Land Division Ordinance requires that all required improvements be installed, inspection and accepted prior to building permit issuance, unless special approval is granted by the City's Plan Commission. Fiduciary is only asking for the early start and understand that any work beyond that will need to wait until the public improvements have been installed and accepted.

Section 24-14(b) of the Land Division Ordinance specifies that the Plan Commission may authorize the issuance of building permits for major construction projects if, in the opinion of the plan commission, the proposed building is a major undertaking such that under normal construction circumstances and pacing, construction would be expected to last approximately seven months and the commission finds and determines that:



- (1) Sufficient water service exists, in the opinion of the fire chief, so that proper fire service can be provided;

*There is currently no water service to the site; water main will be installed over the next few months with installation anticipated by late August. In the event of a fire, water will need to be hauled to the site. The acting Fire Chief has indicated that he is comfortable with footings and foundation work but that no combustible materials shall be stored on the site nor any construction beyond footings and foundation.*

- (2) The subdivider provides and maintains temporary roads that meet at a minimum the requirements of the fire department and are sufficient to permit access by emergency vehicles;

*The acting Fire Chief has reviewed and approved the proposed access plan.*

- (3) All required fees have been paid and proper security posted, and barricades provided. Applicant will need to satisfy this item prior to issuance of any permit.

As part of the submittal, applicant has provided a timeline showing the proposed subdivision improvement work along with the proposed Fiduciary work. Staff has pointed out that the timeline shows carpentry work beginning near the end of September; this will not be allowed until the improvements have been fully accepted (punch list completed).

An access plan for public safety has also been submitted. The plan includes an access drive off of Lacy Road into the construction site. This would be 20' wide with 10" of crushed stone base course; Keith Hammersley has provided a letter, which is provided in your packet, agreeing to allow Fiduciary to construct and maintain a stone access drive as shown in the plan.

Staff Recommendation:

If the Commission wishes to issue early start approval for the three proposed multi-family residential buildings on Lot 15 Quarry Vista, staff would recommend the following conditions be placed upon approval:

Requirements prior to the release of early start permit:

1. No other permit or approval are waived or deemed satisfied except for the approval provided herein.
2. Applicant shall provide an agreement to be recorded whereby the applicant agrees to indemnify and save the city harmless from any and all claims, actions, demands, or judgments for personal injuries or property damages, together with the actual expenses incurred in connection therewith, arising out of or in any way related to the issuance of such building permits, or construction within the subdivision including any such claim, action, demand or judgment premised upon the negligence of the city or any of its officers, agents, servants, or employees.
3. The public improvements within the plat will need to be accepted and all punchlist items, except surface layer of asphalt and native vegetation maintenance, will need to be completed, inspected and accepted, prior the release of an building permits within the Quarry Vista plat.
4. Approval is limited to footings and foundation only; no construction beyond footing and foundation may occur until public improvements have been completed and fully accepted.
5. Access into the project area must comply with FBG Sec. 44-371; applicant shall receive approval from fire department prior to issuance of any permit.
6. 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 2015 impact fee rate is \$729/Unit.
7. Applicant shall be aware that the Quarry Vista plat conditions require 80 units to be occupied within six months of occupancy of the first unit/single family home within the Quarry Vista plat.

Attachments:

- Early Start request materials

**13. Architectural Design Review request by Bob Feller of Iconica for approval of site and structural development of a two-story office/retail building with underground parking at 5400 King James Way, Lot 2 CSM 5649.**



Site Details:

Acres: 1.85

Existing Use: Commercial

Current Zoning: B-G (General Business)

Background & Application Description:

Applicant is requesting Architectural Design Review (ADR) for a new two-story office/retail building with underground parking and associated site development (parking, landscaping, etc.) at 5400 King James Way. This property was rezoned to the B-G (General Business) zoning district in June to allow for office/retail uses on the property.

Staff Evaluation:

The proposed building has a 20,067 square foot building footprint with the second-story being slightly smaller due to the lobby being a two-story space. Per the applicant, the net square footage of the building, first and second floor, is 38,419 square feet. The building height is 32' at the main parapet.

As shown on the building elevation plan sheets, the building is comprised primarily of a NICHHA panel, which is a fiber cement product, along with brick masonry veneer and glass. The applicant has indicated that the NICHHA material provides a look and feel similar to metal panels and that the product is being installed as a rain screen, meant to control water intrusion and increase the durability of the wall system.

Applicant has confirmed that all exterior lighting is full-cut off or dark sky compliant.

At a parking rate of 1 stall per 300 sq ft of gross building area for office use, the 38,419 sq ft building requires 128 parking stalls. The site provides for a total of 127 parking stalls (86 surface and 41 underground).

The proposed building meets the setback requirements for the B-G zoning district. The B-G district requires a minimum of 25% open space; the proposed site provides for 31% open space.

The proposed Impervious Surface Ratio (ISR) for the site is 68.8%, which is higher than the City's standard of 65%. The applicant has commented that the bio retention facilities are designed to hold water for removal of solids before release which will also help to offset the impervious. Applicant has indicated that due to parking requirements and the loss of land to the DOT's improvements with the proposed Verona Road project, that the site is challenged to meet the 65% ISR requirement. Staff would like the applicant to consider other possible treatments for reducing the ISR, such as permeable pavers, etc.

Staff questioned whether the proposed building plans considered the height of the proposed Verona Road interchange and the land that the state may need to acquire for the project. The applicant responded that the Verona Road overpass will contain a wall at a maximum height of 29.5 feet in height above finished grade. The wall is to be located east of the existing Benjamin Plumbing building and will not affect this proposed building.

Staff would prefer to see the addition of some parking islands in the parking lot to help screen against south and westerly sun. The applicant noted that the reason for leaving the tree islands out was to provide enough parking to meet city requirements. Additionally, the design team has concerns over the longevity of the trees planted in the smaller "Target" type tree islands. Staff informed the

applicant that the Plan Commission can grant a waiver for a parking reduction, but after discussing it further the applicant prefers to not have the parking island as the building needs the parking level proposed.

Staff Recommendation:

Staff recommends approval of ADR request with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Approval is based on submitted plans and materials dated July 9, 2015 and responses to staff comments.
- 3.) Prior to issuance of any permit, applicant shall obtain an Erosion Control and Stormwater Management permit from Fitchburg Public Works Department.
- 4.) Prior to issuance of any permit, applicant shall sign a street tree waiver for street trees to be planted by the City along King James Way.
- 5.) Signage is not approved under this ADR request; signage shall follow Chapter 26 Sign Ordinance and a permit shall be obtained for each requested sign.
- 6.) Prior to issuance of any permit, applicant shall address all outstanding Public Works comments, which are detailed in the memo provided to the applicant on 7/14/2015.

Attachments:

- ADR Materials
- Responses to staff comments

**14. Architectural Design Review request by Bradley Werginz of Angus Young & Associates, agent for the City of Fitchburg Parks Department, for a new park shelter at Huegel-Jamestown park, 5810 Williamsburg Way.**

Site Details:

Acres: ~9 (Fitchburg portion of park – additional acreage for the park in City of Madison)

Existing Use: Park

Current Zoning: P-R (Park & Recreation)

Background & Application Description:

The City of Fitchburg Parks Department is requesting Architectural Design Review (ADR) approval for a new park shelter at the Huegel-Jamestown Park.

Staff Evaluation:

The proposed park shelter is 1,400 square feet and would contain restrooms along with an indoor shelter area with tables and chairs as shown on plan sheet A101.



Staff has worked with the applicant to address both planning and public works concerns. The main concern that staff had was regarding some of the materials used on the building and clearance requirements; this concern was addressed and materials were updated. The building will primarily be comprised of engineered wood with the base of the building being an 8" fiber cement band and a masonry wall base. The west side of the building contains overhead doors for the indoor shelter seating area while the east side contains the hollow metal doors for the restrooms. Staff questioned whether it made more sense for the restroom doors to be on the westerly elevation so that when you drive west on the street you are not viewing plain restroom doors. The applicant responded that the west elevation offered better site lines to the ice skating areas, therefore large windows and doors were located there. Additionally, locating the restroom doors on a more visible side, facing the street,

allows for better visibility and user safety; the applicant noted that this layout was reviewed with the City Police Department.

A bike parking pad was added to the site at the south corner of the building. Public Works recommends placing three of the custom leaf racks on the pad for bike parking at the shelter.

Planning staff inquired as to whether the water fountain will have a type that allows filling a water bottle. This detail is not yet determined but the applicant did indicate that water cooling capability was omitted to reduce fixture cost and that the addition of a bottle filling fixture will add cost to the project.

The proposed building complies with the setback standards for the P-R (Park & Recreation) District.

There will not be any on-site parking; vehicular parking will be on-street. A new 9' asphalt walkway will have a curb opening in the street to allow for bikers and maintenance workers to access the facility.

Staff does not have any outstanding concerns with the proposed ADR request.

Staff Recommendation:

Staff recommends approval of ADR request with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approved provided herein.
- 2.) Prior to the issuance of any permit, applicant shall obtain Erosion Control & Storm Water Management Permit from Fitchburg Public Works Department.
- 3.) Applicant shall provide to Public Works a tree waiver signed by the owner for street trees to be planted by the City along King James Way.
- 4.) Any outstanding MMSD fees will need to be paid prior to the release of any permit.

Attachments:

- ADR Materials
- Responses to staff comments

**15. Resolution R-65-15, Release of Utility Rights in Platted and Dedicated Right of Way for Bud's Drive and a Portion of Marketplace Drive.**

Background & Resolution Description:

As the referral states, for the possible Sub-Zero expansion to occur in Fitchburg, they are requesting to discontinue (i.e. vacate) Bud's Drive and the portion of Marketplace Drive that is west of the Badger Trail. This resolution releases the City utility rights in the current corridors that are to be vacated.

Staff Evaluation:

This Resolution would release the City's utility rights in the current corridors that area looking to be vacated (Bud's Drive and portion of Marketplace Drive) to allow for the possible Sub-Zero expansion to occur. This item is tied to the next agenda item, R-66-15, which would approve the discontinuance of said sections of street.

Staff Recommendation:

Staff recommends that the Commission recommend approval of Resolution R-65-15.

Attachments:

- Resolution R-65-15

**16. Resolution R-66-15, Final Resolution to Discontinue a Portion of Marketplace Drive and all of Bud's Drive, Remove from Official Map and Convey Title to Property Owner.**

Background & Resolution Description:

As the referral states, for the possible Sub-Zero expansion to occur in Fitchburg, they are requesting to discontinue (i.e. vacate) Bud's Drive and the portion of Marketplace Drive that is west of the Badger Trail. This Resolution would discontinue a portion of Marketplace Drive and All of Bud's Drive, remove the street from the official map and convey the title to the property owner.

Staff Evaluation:

The Resolution provides a map showing the areas of Marketplace Drive and Bud's Drive that would be vacated. Sub-Zero provided an overview of their request at the June Plan Commission meeting. As was discussed, there are questions surrounding timing of infrastructure and development and the challenges to providing connectivity in the area. If these sections of street are vacated, there is no current guarantee as to the timing of future streets. The construction of the streets west of the Badger Trail will not occur until 2016. With the discontinuance of Marketplace Drive west of the Badger Trail and Buds Drive, this means that Commerce Park Drive, Cottonwood and Basswood will form a very long cul-de-sac (with its only access being at Commerce Park Dr. and McKee Road) for probably a year. Staff has pointed out this issue to other departments. Policy makers need to be aware of the difficulty this could pose. If there is an incident at or near McKee and Commerce Park Drive, no one in that area is getting in or out, as there will be no other public street service. Once the streets going in as part of the Sub-Zero project are completed, and if access across the Badger Trail has and the other street connections east of the Badger Trail are not in place, Sub-Zero has said they are open to granting a public easement on part of their driveway east of the building addition until such full street connectivity is in place.

The discontinuance has a number of conditions to be met, including an agreement for street replacement. Given that the streets associated with Sub-Zero (west of Badger Trail) are receiving state money, these street installations may become a project of the City and not the developer. A public hearing on the street discontinuance is required at the Council on July 28.

Staff Recommendation:

If the Commission supports discontinuing this portion of Marketplace Drive at this time staff would recommend that the Plan Commission recommend approval of Resolution R-66-15.

Attachments:

- Resolution R-66-15

**17. Resolution R-74-15, A Resolution Granting A Private Sanitary Sewer Easement on Lot 2 of CSM 445 (McGaw Park) to 5267 Lacy Road, City of Fitchburg, Wisconsin.**

Background & Resolution Description:

As the referral states, per Ordinance 40-631, parcels are required to connect to public sanitary sewer and abandon their septic system within 90 days of notification if they are located with the utility adjacent to a utility sewer. A public sanitary sewer is located adjacent to 5267 Lacy Road along Lacy Road. The sanitary sewer service study for this property is terminated on the west side of the McGaw Park entrance within the right-of-way. In order to accommodate this sanitary sewer connection, an easement across McGaw Park property is needed. The DNR is agreeable to this easement as long as there will not be any ground structures, the site will be restored to pre-existing conditions or better within 12 months of ground disturbance, and there will not be present or future impacts to the outdoor recreational opportunities in the recreational area.

**Staff Evaluation:**

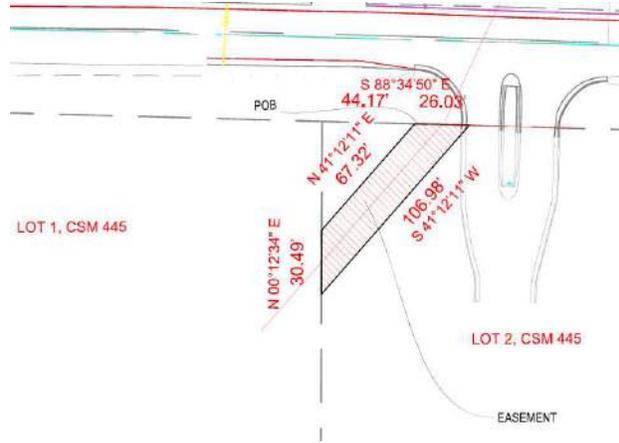
The exhibit, which is included in the easement document, shows the specific boundaries of the proposed easement.

**Staff Recommendation:**

Staff recommends that the Plan Commission recommend approval of Resolution R-74-15, which would provide an easement to 5267 Lacy Road to allow for sanitary sewer connection for this property.

**Attachments:**

- Resolution R-74-15



**18. Update on Parks Plan 5-year update.**

The City's Comprehensive Park, Open Space, and Recreation Plan is updated every five years. The last plan update was completed in 2010. As such, City staff has begun the process of developing the 2015-2020 update. Planning and Zoning Department staff is coordinating the plan update process, in conjunction with the Parks, Recreation, and Forestry Department.

In the update process, City staff will engage City officials and the general public in exploring enhancement of existing and development of new park lands and recreational services that meet the needs of City residents, create new opportunities that bring people to City park lands and recreational facilities, and develop the City's park and recreation system in a manner that further enhances the City's identity.

**Attachments:**

- City Committees discussion – Parks Plan Update
- The Goal of Public Open Space



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:** \_\_\_\_\_

**Legal Description - (Metes & Bounds, or Lot No. And Plat):** Lot 2 Willow Run

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

**2. Current Use of Property:** \_\_\_\_\_

**3. Proposed Use of Property:** \_\_\_\_\_

**4. Proposed Development Schedule:** \_\_\_\_\_

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

**Sewer:** Municipal \_\_\_\_\_    Private \_\_\_\_\_    **Water:** Municipal \_\_\_\_\_    Private \_\_\_\_\_

**Current Owner of Property:** \_\_\_\_\_

**Address:** \_\_\_\_\_    **Phone No:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_    **Phone No:** \_\_\_\_\_

**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:** \_\_\_\_\_    **Publish:** \_\_\_\_\_

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

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

Tom Hovel. Zoning Administrator  
City of Fitchburg

June 22, 2015

Dear Mr. Hovel.

In February, my husband and I purchased the property located at 5264 Verona Road in Fitchburg (the former Dry Bean). We are in the process of renovating the building and putting in a Hot Fitness studio so that I can move from my current location in Verona to this one in Fitchburg. The name of my business is MadPower Training. We are a private club which offers members only Fitness, Yoga and Barre classes. We are preserving the bar in the new building and will utilize it as our front desk. You will see from the attached blue prints that the hot studios will be directly behind the front desk. In addition to this being where members sign in, grab a towel before a shower or buy a yoga mat, we'd like it to be a place where members can sit and enjoy a glass of wine or a beer. We are not requesting a CUP for spirits. We simply request permission to serve Beer and Wine. It is important to note that this facility is not open to the public and our hours of operation rarely go past 8:30 PM Monday – Thursday and we are closed after 7 PM Friday, Saturday and Sunday.

We have scheduled a neighborhood meeting for Friday July 10<sup>th</sup> from 4:30 – 6:00 PM. I have the list of addresses for all property within 300 feet of our building and will either send invites or deliver them personally by the end of this week. As the new kids on the block, we want everyone to know what we're planning for the facility.

Thank you and the planning commission for your consideration.

Very Sincerely yours,

  
Amy J. Sanborn

**MadPower Training**

[www.madpowertraining.com](http://www.madpowertraining.com)

411 Prairie Heights Drive, Verona, WI 53593  
608.497.31.34





## Susan Badtke

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**From:** Traci Dalsin <tdalsin@sarainvest.com>  
**Sent:** Thursday, July 16, 2015 12:19 PM  
**To:** Susan Badtke; Thomas Hovel  
**Subject:** RE: Nesbitt Road/Yahara Bay rezoning application

That sounds great. Thank you for your help.

Traci J. Dalsin  
President

### **SARA INVESTMENT REAL ESTATE LLC**

BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT | INVESTMENT SERVICES

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6264 NESBITT ROAD | MADISON, WI 53719  
[tdalsin@sarainvest.com](mailto:tdalsin@sarainvest.com) | [www.sarainvest.com](http://www.sarainvest.com)

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**From:** Susan Badtke [<mailto:Susan.Badtke@fitchburgwi.gov>]  
**Sent:** Thursday, July 16, 2015 10:30 AM  
**To:** Traci Dalsin; Thomas Hovel  
**Subject:** RE: Nesbitt Road/Yahara Bay rezoning application

Hi Traci,

Thank you for the information.

As I mentioned in our phone conversation this morning, given that the public hearing has already been noticed, I think it would be best to hold the public hearing for your requests at the July 21, 2015 Plan Commission meeting and then ask the Commission to postpone action on the requests until the August 18 Plan Commission meeting. Staff will update the staff memo to explain this request as well. Tom is comfortable with this path of action.

Let me know if this is suitable for you and if you have any questions.

Regards,

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

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**From:** Traci Dalsin [<mailto:tdalsin@sarainvest.com>]  
**Sent:** Thursday, July 16, 2015 9:31 AM  
**To:** Thomas Hovel  
**Cc:** Susan Badtke  
**Subject:** Nesbitt Road/Yahara Bay rezoning application  
**Importance:** High

Hi Tom and Susan,

We need to move the rezoning application request from this month's upcoming meeting to the August 18 meeting. We have a few final lease points that we need to finalize and attorneys are on vacation so we won't be able to get through them prior to Tuesday. Please let me know if that'll be an issue to push it to August 18. Thank you.

Traci J. Dalsin  
President

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6264 NESBITT ROAD | MADISON, WI 53719

[tdalsin@sarainvest.com](mailto:tdalsin@sarainvest.com) | [www.sarainvest.com](http://www.sarainvest.com)

Transmission from Sara Investment Real Estate LLC and may contain information which is privileged, confidential, and protected by work product privileges. If you are not the addressee, note that any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you have received this transmission in error, please destroy it and notify us immediately at our telephone number (608) 852-8777.



SARA INVESTMENT REAL ESTATE

June 22, 2015

City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711

RE: Request for Rezoning of 6250 Nesbitt Road

Dear Planning Commission,

Thank you for taking the time to review the enclosed Rezoning Application and Conditional Use Permit Application for the property located at 6250 Nesbitt Road.

Currently, the property is zoned as Business General (B-G), and houses Anytime Fitness, True Coffee Shop, and Stafford, Neal & Soule S.C., and has 15,264 SF of vacant space. Our request, is to have the property reclassified to Business Highway (B-H), in order to allow a prospective tenant, Yahara Bay Distillery, to inhabit 17,142 SF of the premises, as True Coffee has desired to reduce their space to 2,121 SF.

Yahara Bay Distillery is one of the nation's largest import bottling operations, featuring 50 unique spirits from all over the world. Nick Quint, owner, has expressed his strong desire to expand and relocate into the Fitchburg area in order to conduct light manufacturing of their hand-crafted spirits. In addition to manufacturing, the company will offer distillery tours, a tasting room to sample spirits and enjoy small appetizers, as well as host a gallery space to showcase local artists.

Initially, Yahara Bay will inhabit the remaining vacant space at the property. However, as part of their 10-year lease, the company plans to expand into the entire building. With this expansion, it will add on a banquet hall and larger tasting room.

Based on the proven success and vast potential for growth the company has displayed, we ask that the commission approve our request for rezoning at 6250 Nesbitt Road. By allowing a proven company like Yahara Bay Distillery to join the Fitchburg Community, we feel you will increase the traffic to the area in the face of a strenuous road construction project; a result the entire community can benefit from.

Sincerely,

Traci Dalsin  
President

**SARA INVESTMENT REAL ESTATE LLC**

Sara Investment Real Estate | 6264 Nesbitt Road | Madison, WI 53719

Tel: (608) 852-8777 | Fax: (608) 237-7695

**CONFIDENTIAL**



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:** 6250 Nesbitt Road, Fitchburg, WI 53719

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

Lot Two (2), Certified Survey Map No. 13244, recorded in Volume, 85 of Certified Survey Maps, Page 184, as Document No. 4848684, in the City of Fitchburg, Dane County, Wisconsin.

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

**2. Current Use of Property:** (B-G) Office/ Retail/ Restaurant

**3. Proposed Use of Property:** (B-H) Distillery/ Light Manufacturing & Retail/ Restaurant, all classes, drinking places.

**4. Proposed Development Schedule:** Construction to begin Fall 2015. Completion end 2016.

**5. Zoning District:** Six (6)

**6. Future Land Use Plan Classification:** Business Highway (B-H)

\*\*\*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):** NA

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

**No. Of Parking Stalls:** NA

**Type of Non-residential Development (If Applicable):** Distillery/ Light manufacturing/ Retail/ Restaurant/ Drink

**Proposed Hours of Operation:** Business Hours **No. Of Employees:** Eight (8)

**Floor Area:** 17,142 SF **No. Of Parking Stalls:** 233

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

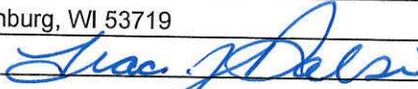
**Current Owner of Property:** SO Nesbitt LLC

**Address:** 6264 Nesbitt Road, Fitchburg, WI 53719 **Phone No:** 608-852-8777

**Contact Person:** Traci Dalsin

**Email:** tdalsin@sarainvest.com

**Address:** 6264 Nesbitt Road, Fitchburg, WI 53719 **Phone No:** 608-852-8777

**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:** 6/22/2015 **Publish:** \_\_\_\_\_

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

**Permit Request No.** R2/CU-2067-15



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-G district to the B-H district the following described property:

1. **Location of Property/Street Address:** 6250 Nesbitt Road, Fitchburg, WI 53719

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

Lot Two (2), Certified Survey Map No. 13244, recorded in Volume 85 of Certified Survey Maps, Page 184, as Document No. 4848684, in the City of Fitchburg, Dane County, 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:**

Rezone to accommodate Yahara Bay Distillery's relocation to the above stated Property. Distillery will do light manufacturing and distribution along with tasting room and gallery.

3. **Proposed Development Schedule:** Construction to begin Fall 2015. Completion end of 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):** NA

**Total Dwelling Units Proposed:** NA

**No. Of Parking Stalls:** NA

**Type of Non-residential Development (If Applicable):** Distillery/ Light manufacturing/ Retail/ Restaurant/ Drink

**Proposed Hours of Operation:** Business Hours

**No. Of Employees:** Eight (8)

**Floor Area:** 17,142 SF

**No. Of Parking Stalls:** 233

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

**Current Owner of Property:** SO Nesbitt LLC

**Address:** 6264 Nesbitt Road, Fitchburg, WI, 53719

**Phone No:** 608-852-8777

**Contact Person:** Traci Dalsin

**Email:** tdalsin@sarainvest.com

**Address:** 6264 Nesbitt Road, Fitchburg, WI 53719

**Phone No:** 608-852-8777

**Respectfully Submitted By:** *Traci Dalsin*  
 Owner's or Authorized Agent's Signature

*Traci Dalsin*  
 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:** 6/22/2015 **Publish:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$725.<sup>00</sup>

**Permit Request No.** RZ/CU-2067-15

6264 Nesbitt

Total Parking: 233 stalls

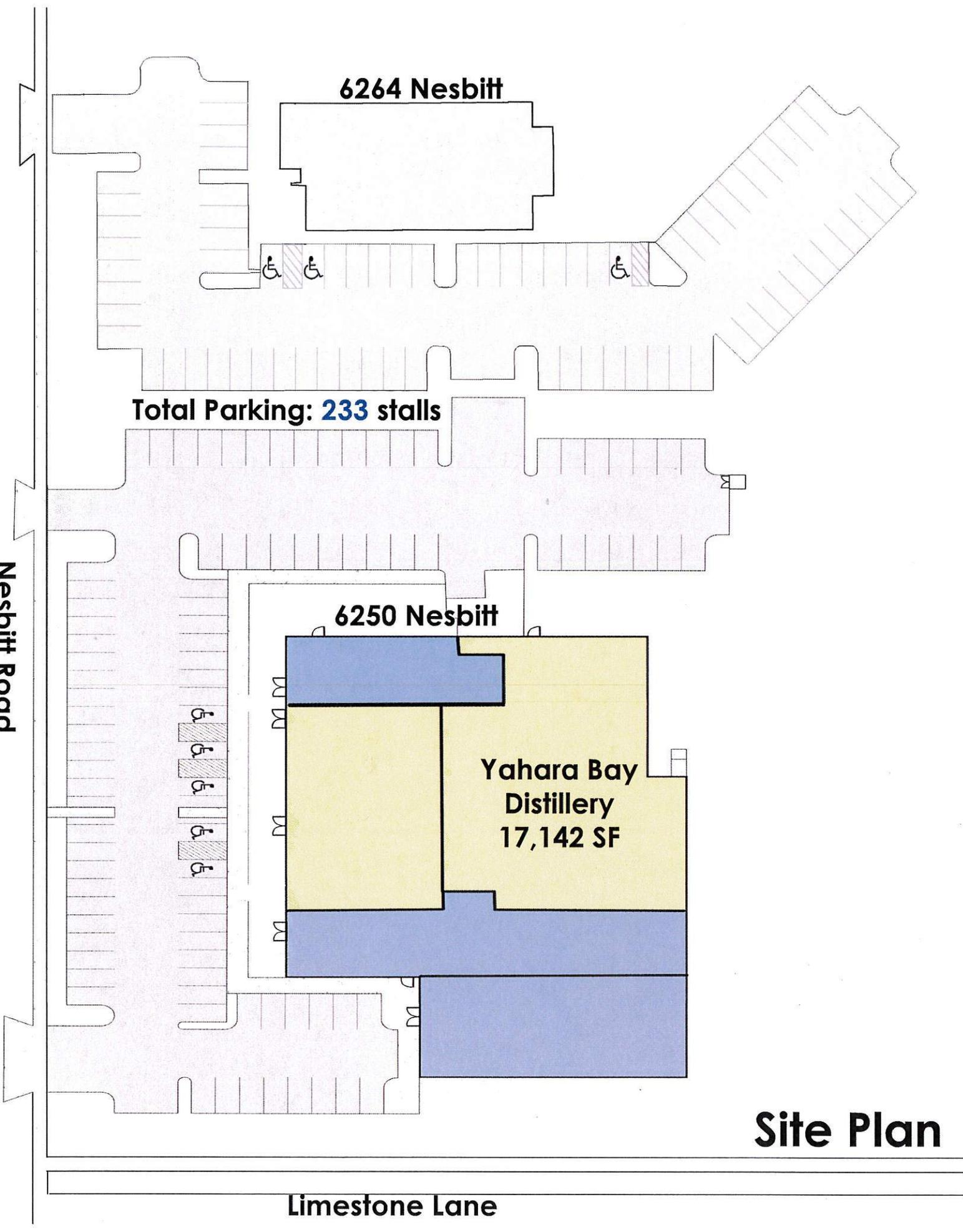
6250 Nesbitt

Yahara Bay  
Distillery  
17,142 SF

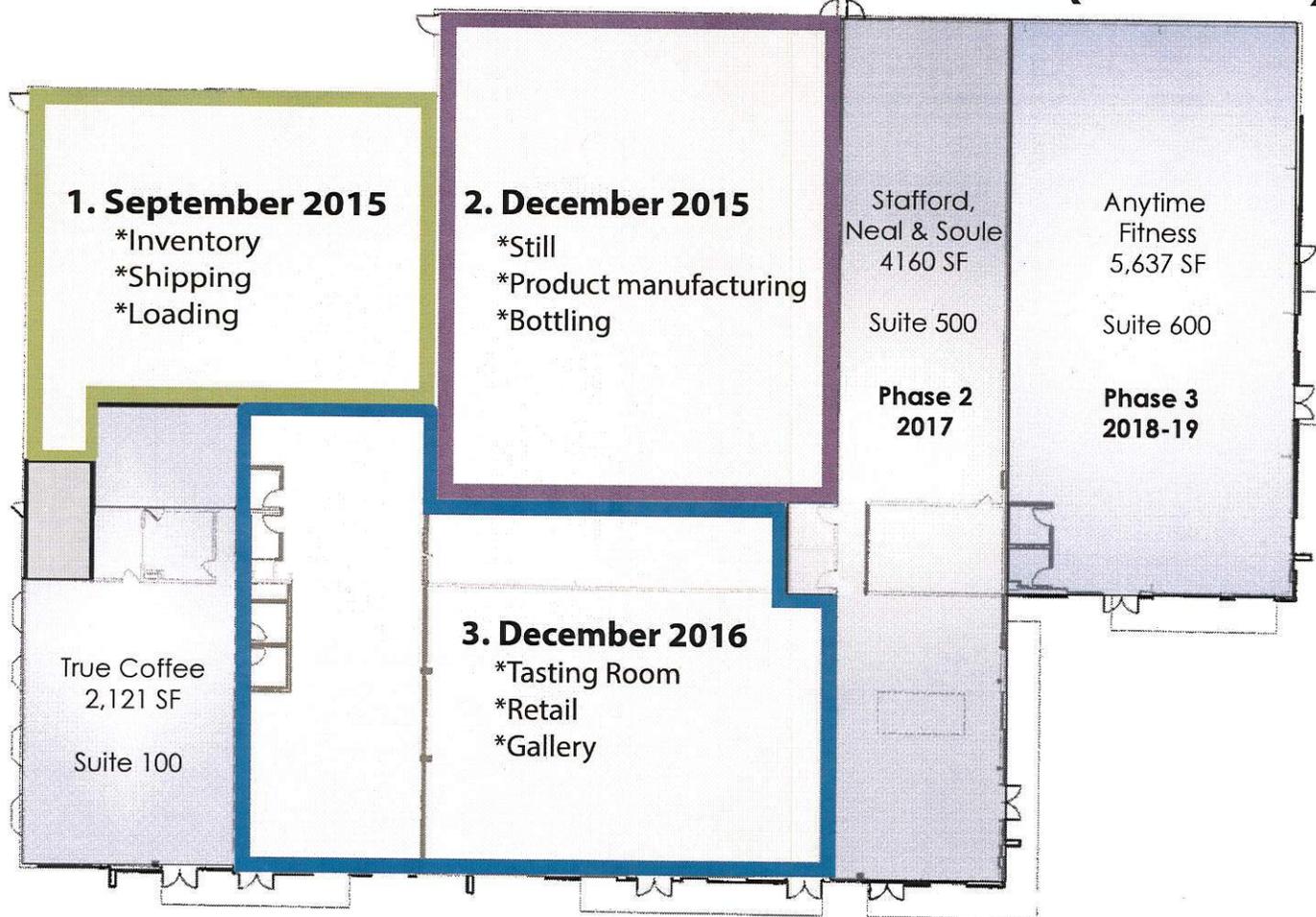
Site Plan

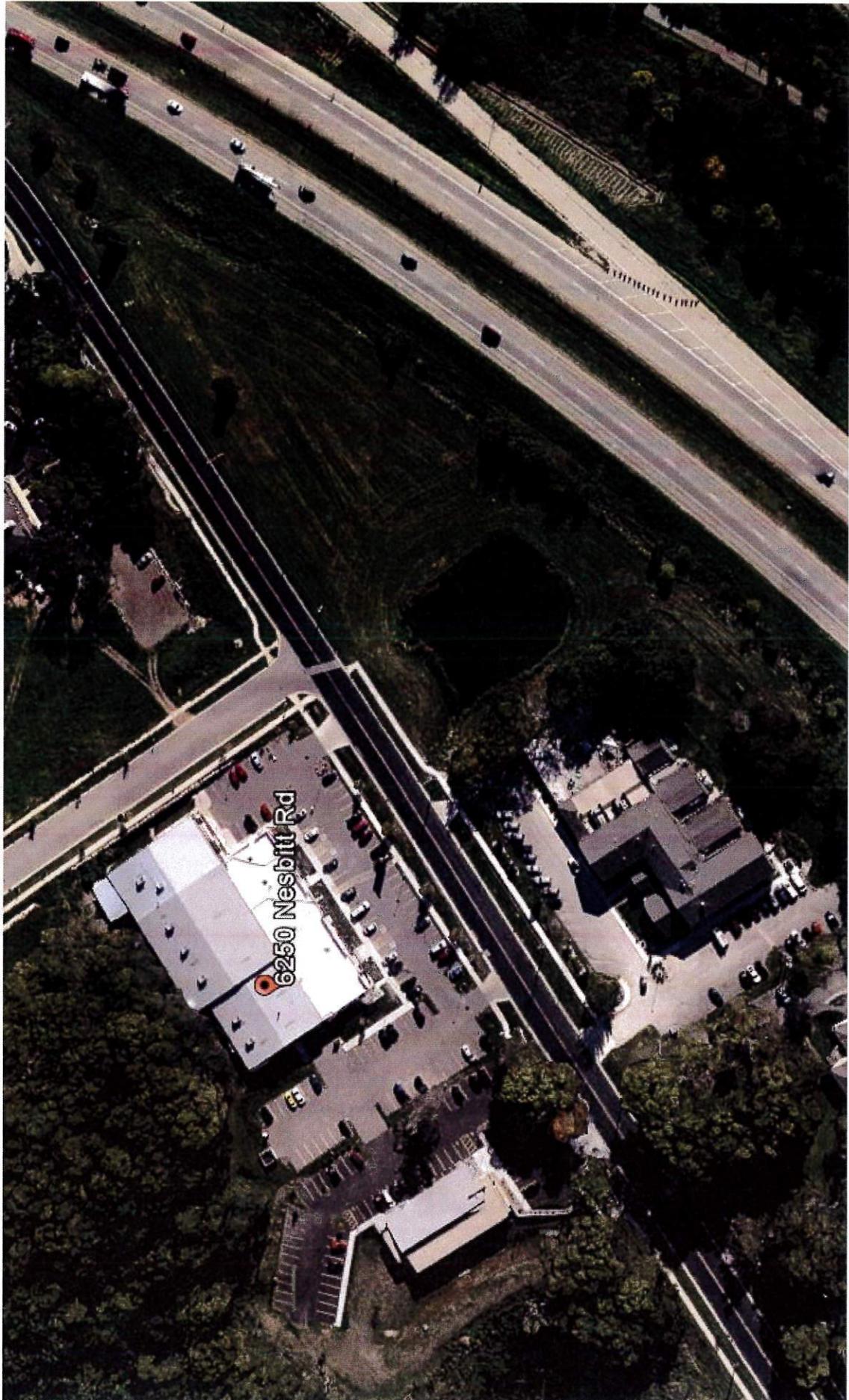
Nesbitt Road

Limestone Lane



# Yahara Bay Distillery - 17,142 SF - Phase One (2015-2016)

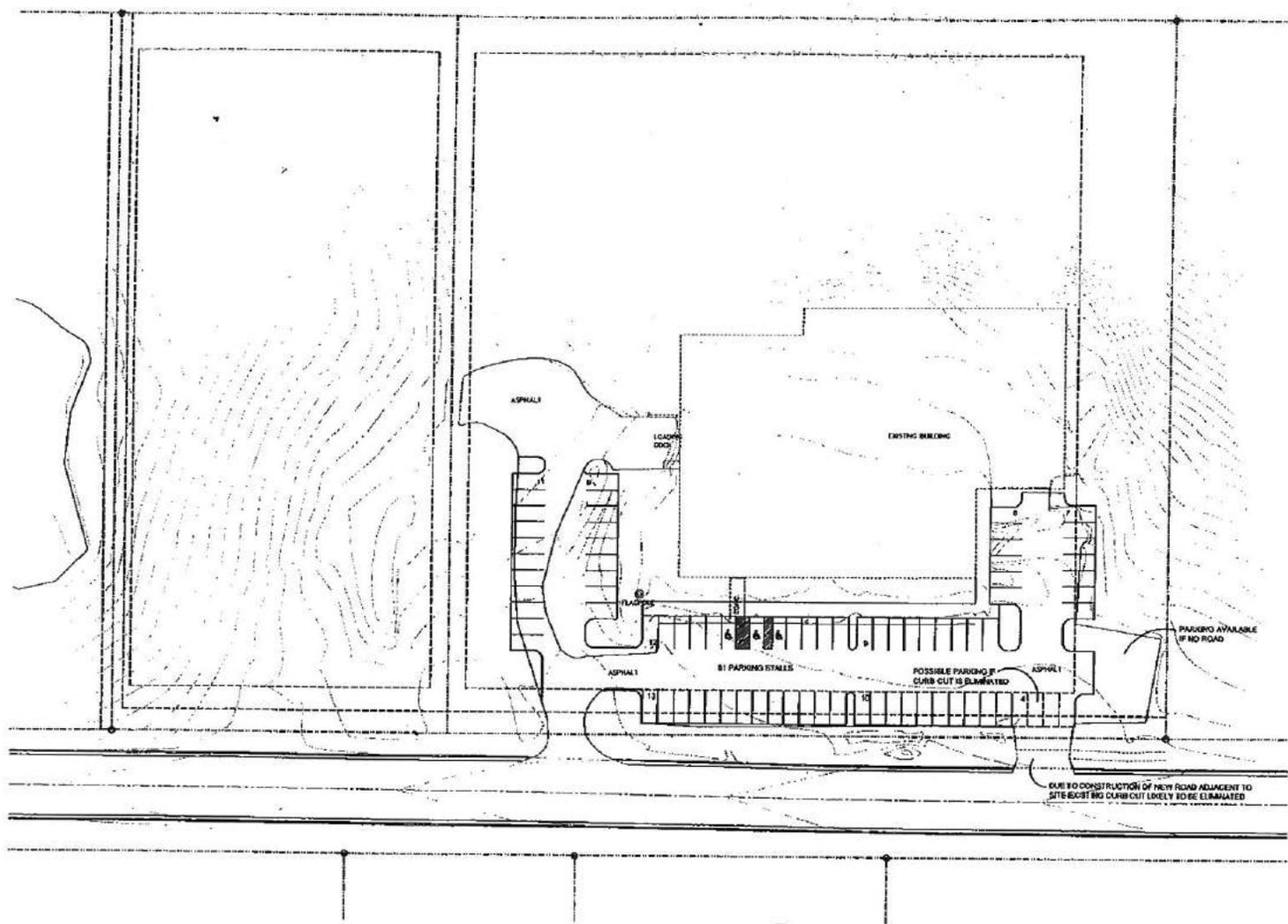




Architecture  
Planning

Dorschner Associates, Inc.  
512 E. Washington Ave., Ste. 112  
Madison, Wisconsin 53725

ISSUED



PROJECT  
HESSITT ROAD  
TOWN OF WISCONSIN  
SARA INVESTMENT REAL  
ESTATE

DRAWING  
SITE PLAN -  
PARKING OPTION B

DATE  
04.05.07

C1.0B

1 SITE PLAN - PARKING OPTION B



PARKING LOT EASEMENT



8 3 5 1 4 8 7  
Tx:8212434

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
4848683

03/05/2012 08:37 AM  
Trans. Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 7

THIS PARKING LOT EASEMENT AGREEMENT (the "Agreement") is between SO Nesbitt LLC, a Wisconsin limited liability company ("Parcel A Owner") and Nesbitt Office LLC, a Wisconsin limited liability company ("Parcel B Owner").

RECITALS:

1. Parcel A Owner is the owner of certain real property located in Dane County, Wisconsin, as described on the attached Exhibit "A" and referred to on the exhibit and in this Agreement as "Parcel A."

2. Parcel B Owner is the owner of certain real property also located in Dane County, Wisconsin, adjoining Parcel A, as described on the attached Exhibit "B" and referred to on the exhibit and in this Agreement as "Parcel B."

3. Parcel A Owner and Parcel B Owner wish to grant each other certain easement rights as more fully set forth below.

Name and Return Address:

John W. Van Note  
20 North Carroll Street  
Madison, WI 53703

225/0609-072-6610-2  
(Parcel Identification Number)

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Grant by Parcel A Owner. Parcel A Owner grants to Parcel B Owner for the benefit of Parcel B Owner and Parcel B and all present and future owners of Parcel B and their occupants, agents, employees, guests, licensees, and invitees (collectively "Users") a perpetual nonexclusive easement

A. To use any portions of Parcel A that are used as drive aisles and pedestrian walkways for vehicular and pedestrian ingress and egress over, on, and across such portions of Parcel A to obtain access to and from Parcel B and public rights-of-way; and

B. To park vehicles on any portion of Parcel A that is used for vehicular parking.

The areas described in (A) and (B), above, are referred to in this Agreement as the "Parcel A Easement Areas."

2. **Grant by Parcel B Owner.** Parcel B Owner grants to Parcel A Owner for the benefit of Parcel A Owner and Parcel A and all present and future owners of Parcel A and their occupants, agents, employees, guests, licensees, and invitees (collectively "**Users**") a perpetual nonexclusive easement

A. To use any portions of Parcel B that are used as drive aisles and pedestrian walkways for vehicular and pedestrian ingress and egress over, on, and across such portions of Parcel B to obtain access to and from Parcel A and public rights-of-way; and

B. To park vehicles on any portion of Parcel B that is used for vehicular parking.

The areas described in (A) and (B), above, are referred to in this Agreement as the "**Parcel B Easement Areas.**"

3. **Maintenance.** Parcel A Owner and Parcel B Owner shall at all times maintain the easements and parking areas and all driveways, walkways, and exits and appurtenances thereto as are located on their respective properties in good condition and repair and at the similar properties in the City of Fitchburg, Wisconsin, including periodic patching, resurfacing, and restriping, and keep them in a neat and safe condition free of accumulated paper, debris, other refuse, snow, and ice for the uses and purposes described in this Agreement. Maintenance shall be performed by the owner of the particular property at the owner's expense. Each party shall have the right, but not the duty, to perform any maintenance for which the obligation of performance is imposed on the other party to this Agreement. This right may only be exercised if within 30 days of delivery of written notice to the responsible party, sent by registered or certified mail and describing the maintenance to be performed by the party, the responsible party has continued to fail to perform the maintenance that is the subject of the notice. A party performing maintenance imposed on the other party to this Agreement shall be entitled to reimbursement from the other party upon the performing party's presentation of an invoice for the maintenance cost incurred.

4. **Consistent Uses Allowed.** Parcel A Owner and Parcel B Owner shall each have the rights to use the surface area of their respective properties in any way not inconsistent with the grant in this Agreement.

5. **Indemnity.** Each party to this Agreement who exercises rights under the easement granted by this Agreement (the "**Dominant Owner**") over the lands owned by the other party (the "**Servient Owner**") shall indemnify and defend the Servient Owner and its officers, agents, and employees from all liability, suits, actions, claims, costs, damages, and expenses of every kind and description, including court costs and legal fees, for claims of any character, including liability and expenses in connection with the loss of life, personal injury, or damage to property, brought because of any injuries or damages received or sustained by any person, persons, or property on account of or arising out of the use of the Servient Owner's property (the "**Servient Property**") by the Dominant Owner or its agents, contractors, subcontractors, invitees, or employees.

6. **Barriers.** The parties intend that Parcel A and Parcel B shall be served by a single continuous parking lot and that ingress and egress between the portion of the parking lot located on Parcel B and the portion of the parking lot located on Parcel A shall be open and unobstructed at all times. Accordingly, neither party shall do anything to interfere with the use of

the easements granted under this Agreement by the other party or by the Users. No curbs, barriers, fences, dividers, or other obstructions shall be constructed on or across any driveway or parking area to prevent, prohibit, or discourage the free and uninterrupted flow of vehicular and pedestrian traffic. Notwithstanding anything set forth in this Agreement to the contrary, the foregoing prohibitions and limitations shall not apply to: (a) speed bumps, speed limit signs, and the like; (b) curbs and landscape islands; and (c) other temporary structures, enclosures, and fencing erected in connection with outdoor sales of merchandise within the parking lot, provided that such structures, enclosures, and fencing do not unreasonably obstruct traffic or unreasonably limit the availability of parking spaces to members of the general public.

7. **Reasonable Rules and Regulations.** Parcel A Owner and Parcel B Owner shall each have the right to promulgate reasonable rules, restrictions, and regulations governing the use, maintenance, operation, and enjoyment of the parking lot and employee parking within the parking lot, so long as the rules, restrictions, and regulations are of general applicability and are not designed or implemented in such a manner as to discriminate against the other party to this Agreement or that party's Users. Each party to this Agreement agrees to honor any rules, restrictions, and regulations promulgated under this Agreement by the other party.

8. **Covenants Run with Land.** All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Parcel A Owner and Parcel B Owner and their respective successors and assigns as owners of Parcel A and Parcel B, respectively. The easements granted under Section 1 of this Agreement are easements appurtenant to Parcel B and may not be transferred separately from, or severed from, title to Parcel B. The easements granted under Section 2 of this Agreement are easements appurtenant to Parcel A and may not be transferred separately from, or severed from, title to Parcel A. Furthermore, the benefits of the easements granted under this Agreement shall not be extended to any properties other than Parcel A and Parcel B without the consent of the owners of the fee simple interest of all of Parcel A and all of Parcel B. The specific parties named as Parcel A Owner and Parcel B Owner in this Agreement, and each of their respective successors and assigns as fee simple owners of Parcel A and Parcel B, respectively, or any portion of Parcel A or Parcel B, shall cease to have further liability under this Agreement with respect to facts or circumstances first arising after the party has transferred its fee simple interest in Parcel A or Parcel B, respectively, except, however, for obligations that accrued during the party's period of ownership of title.

9. **Non-Use.** Non-use or limited use of the easement rights granted in this Agreement shall not prevent the benefiting party from later use of the easement rights to the fullest extent authorized in this Agreement.

10. **Governing Law.** This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

11. **Entire Agreement.** This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Dane County, Wisconsin.

12. **Notices.** All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send

a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

**13. Invalidity.** If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term 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 and condition shall be valid and enforceable to the fullest extent permitted by law.

**14. Waiver.** No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. 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 or conditions of this Agreement.

**15. 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 term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.

**16. No Public Dedication.** Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the easements granted under this Agreement to the general public or for any public purpose whatsoever. Parcel B Owner and Parcel A Owner agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the Parcel B Easement Areas or the Parcel A Easement Areas, whether by express grant, implication, or prescription. These measures may include, without limitation, the posting of "Private Road," "No Through Traffic," or "No Trespassing" signs. Such measures shall not, however, unreasonably interfere with the easement rights granted under this Agreement.

Dated the 1<sup>st</sup> day of MARCH, 2012.

**\* PARCEL A OWNER \***

**SO Nesbitt LLC**

By: \_\_\_\_\_

Eric M. Schwartz, Manager

**\* PARCEL B OWNER \***

**Nesbitt Office LLC**

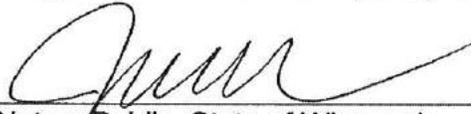
By: \_\_\_\_\_

Eric M. Schwartz, Manager

STATE OF WISCONSIN )  
 )ss  
COUNTY OF DANE )

Personally came before me this 1<sup>st</sup> day of MARCH, 2012, the above named Eric M. Schwartz, to me known to be the person who executed the foregoing instrument on behalf of SO Nesbitt LLC and acknowledged the same in the capacity and for the purposes therein intended.

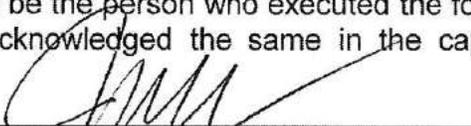
JOHN W. VAN NOTE  
NOTARY PUBLIC  
STATE OF WISCONSIN

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires:  
IS PERMANENT

STATE OF WISCONSIN )  
 )ss  
COUNTY OF DANE )

Personally came before me this 1<sup>st</sup> day of MARCH, 2012, the above named Eric M. Schwartz, to me known to be the person who executed the foregoing instrument on behalf of Nesbitt Office LLC and acknowledged the same in the capacity and for the purposes therein intended.

JOHN W. VAN NOTE  
NOTARY PUBLIC  
STATE OF WISCONSIN

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires:  
IS PERMANENT

## EXHIBIT "A"

### Legal Description of Parcel A

Commencing at the West  $\frac{1}{4}$  corner of Section 7, T6N, R8E, City of Fitchburg, Dane County; thence N51°43'25"E, 1354.28 feet to point of beginning; thence N57°27'59"E, 206.40 feet; thence S32°32'01"E, 393.00 feet; thence S57°27'59"W, 206.40 feet; thence N32°32'01"W, 393.00 feet to point of beginning.

## EXHIBIT "B"

### Legal Description of Parcel B

Commencing at the West  $\frac{1}{4}$  corner of Section 7, T6N, R8E, City of Fitchburg, Dane County; thence N51°43'25"E, 1354.28 feet; thence N57°27'59"E, 206.40 feet to the point of beginning; thence N57°27'59"E, 360.10 feet to west line of Limestone Lane; thence S32°32'01"E, 393.00 feet; thence S57°27'59"W, 360.10 feet; thence N32°32'01"W, 393.00 feet to point of beginning.



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
  - Replet
  - 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:** 137

4. **No. Of Buildable Lots Proposed:** 125

5. **Zoning District:** Existing: A-T; Transitional Agriculture Proposed: R-LM; Low to Medium Density Residential

6. **Current Owner of Property:** Fahey Land LLC

**Address:** 5370 Irish Lane, Fitchburg, WI 53711 **Phone No:** (608) 271-3878

7. **Contact Person:** Tony Heinrichs

**Email:** tonyheinrichs@aol.com

**Address:** 702 N. High Point Road, Suite 200, Madison, WI 53717 **Phone No:** (608) 235-9220

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: *Tony Heinrichs* Tony Heinrichs  
 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:** \_\_\_\_\_

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

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

# **Comprehensive Development Plan Fahey Fields Fitchburg, WI**

**Irish 1855 Development LLC  
Fitchburg, WI  
July 9th, 2015**

**Prepared by:  
D'Onofrio, Kottke & Associates Inc.  
7530 Westward Way  
Madison, WI 53717  
608-833-7530  
Nathan G. Oswald, E.I.T.**

**FN: 15-05-103**

## Contact Information Sheet for Fahey Fields

**Land Owner/Subdivider**

Tony Heinrichs  
702 N. High Point Road, Suite 200  
Madison, WI 53717  
Phone: 608-836-9444  
Email: [tonyheinrichs@aol.com](mailto:tonyheinrichs@aol.com)

**Land Owner/Subdivider**

David Fahey  
5376 Irish Lane  
Madison, WI 53711  
Phone: 608-658-0174  
Email: [faheyfields1@gmail.com](mailto:faheyfields1@gmail.com)

**Planner/Surveyor/Civil Engineer**

D'Onofrio, Kottke & Associates, Inc  
Ron Klaas, P.E.  
Brett Stoffregan, R.L.S.  
7530 Westward Way  
Madison, WI 53719  
Phone: 608-833-7530  
Email: [rklaas@donofrio.cc](mailto:rklaas@donofrio.cc)  
[bstoffregan@donofrio.cc](mailto:bstoffregan@donofrio.cc)

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# **1 Introduction**

D’Onofrio, Kottke & Associates Inc. has prepared this Comprehensive Development Plan (CDP) for the proposed Fahey Fields development project. The CDP will be used as the guide for developing the former 80 acre parcel owned by Fahey Land LLC located near Nobel Drive. A mix of residential neighborhood, park land, and a potential school site are included in the proposed development, which will meet the City of Fitchburg’s and the McGaw Park Neighborhood Plan’s minimum standards and requirements.

This CDP is submitted for review and approval by the City of Fitchburg under Zoning Ordinance Chapter 22.

## **2 Existing Conditions**

### **2.1 Site Location**

The subject property is composed of 80 acres and is located north of Irish Lane and south of Lacy Road. It is the northerly 80 acres of Lot 2, CSM 9896, within Section 15 of the City of Fitchburg. The property is approximately bounded by:

- South: Fahey family farm and Irish Lane.
- North: The Crossing Condominium property, Waterford Glen, and vacant land owned by Joe and Karen Rueden.
- East: McGaw Park and the Stoneman family farm
- West: Fitchburg Technology Campus and Bowman farms

**Figure 1** illustrates the project location and the surrounding existing area.

### **2.2 Zoning**

The property is currently zoned as A-T (Transitional Agriculture) development as shown in **Figure 2**. **Figure 3** illustrates the location of the development within the McGaw Park Neighborhood Plan future development map. We plan on zoning the single family lots as R-LM (Low to Medium Density District) and multi-family lots as PDD (Planned Development District) as defined by Chapter 22 in the City of Fitchburg’s ordinances. The multi-family development is planned to have a density similar to The Vue and the density proposed at Quarry Vista.

### **2.3 Topography**

**Figure 4** displays the existing conditions of the project site which currently functions as cultivated farmland.

### **2.4 Soil Information**

The project site’s existing soil consists of mostly Ringwood silt loam (65%) at 6 to 12 percent slopes, Griswold loam (25%) at 2 to 6 percent slopes, and small amount of Plan silt loam (10%) at 2 to 6 percent slopes, according to the Natural Resources Conservation Service Web Soil Survey

(<http://websoilsurvey.nrcs.usda.gov>). Based on the web soil survey, all of the existing soils are assigned to a hydrologic soil group B, which consists of “soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.” **Figure 5** shows the location of the different soil types.

Prior to construction of the proposed development, soil borings will be performed and analyzed.

## **2.5 Natural Features**

The “Heritage and Specimen Tree Assessment” section on page 3-41 of the McGaw Park Neighborhood Plan states that National Resource Consultants (NRC) has located 33 heritage trees and 56 specimen trees in the study area of the McGaw Park Neighborhood Plan. However, there are no specimen or heritage trees located within the proposed development according to the McGaw Park Neighborhood Plan. This was confirmed with a site visit as well.

## **2.6 Environmental Designations**

According to the Wisconsin Wetland Inventory on the DNR Surface Water Data Viewer, the proposed project site contains a “small area of wetland too small to delineate”. Approximately 300 feet to the west of the proposed site contains a wetland indicator which will not influence construction of the proposed development. **Figure 6** displays the existing wetland and wetland indicators. However, during the site visit, no wetland vegetation was observed, and therefore, we do not believe there is any wetland within the project.

Existing environmental corridor locations within and near the project site are shown in **Figure 7** and are incorporated in the development design to be unbuildable land.

## **2.7 Surface Runoff**

The storm water surface runoff of the pre-developed site currently drains to the north which eventually drains to the McGaw regional detention basin. Fahey Fields is located within the Yahara River and Lake Monona watershed within the Lower Rock watershed as shown in **Figure 8** according to Dane County Land & Water Resources.

# **3 Proposed Development**

## **3.1 Proposed Site Plan**

The proposed Fahey Fields development consists of a mixed residential neighborhood with approximately 121 single family dwelling units located on 29.9 acres and 324 multi-family units on 14.6 acres. Since the proposed development is located in a residential area with a minimum average density of 10 DU/Ac according to the McGaw Neighborhood Plan Growth Model (page 1-12), the gross density for the proposed site will meet or exceed the minimum required DU/Ac for each respective zone.

A north-south path is planned to be constructed through the Techlands Park to the south of Nobel Drive. We plan to construct a bike path north of Nobel Drive through outlot 1 to the northern property line and continue the path east, to McGaw Park.

### **3.2 Proposed Utility Plan**

The western half of the proposed development will be serviced by the 10” sanitary sewer stubbed to the plat line from Fahey Glen (by the Woods Hollow Interceptor). The eastern half of the development will be serviced by the 8” sanitary sewer that is stubbed to the west end of Harvest Way in The Crossing (by the Syene Interceptor). 10” sanitary sewer shall be installed on Fahey Glen, from the north plat line to the intersection of Nobel Drive, and 8” sanitary sewer shall be installed throughout the remainder of the plat.

A 10-inch sanitary sewer with a minimum slope of 0.4% has a capacity of 1.63 cfs. Using 150 gpd for multi-family units (180 units) and 225 gpd for single family residential units (47 units) with a peak factor of 4, the development will produce 0.23 cfs during peak periods.

An 8-inch sanitary sewer with a minimum slope of 0.4% has a capacity of 0.90 cfs. Using 150 gpd for multi-family units (0 units) and 225 gpd for single family residential units (68 units) with a peak factor of 4, the development will produce 0.09 cfs during peak periods.

MMSD fees, Woods Hollow Interceptor fees, and Syene Interceptor fees will be paid for at the time of platting.

Public water main will be extended from Nobel Drive and Fahey Glen and looped throughout the project. All buildings at an elevation of 1007’ or less that have water services fed from Nobel Drive and Fahey Glen plat connections will require pressure reducing valves. Those buildings will have water pressures greater than 80 psi.

Water impact fees will be paid for prior to the City of Fitchburg’s release of any building permits. These fees are included with each building permit.

The proposed sanitary sewer and water main layout will be reviewed by the City of Fitchburg’s Utility Project Engineer prior to construction.

### **3.3 Proposed Street Plan**

All streets located within the proposed project will be designed to meet all of the public road specification requirements for the City of Fitchburg (Chapter 27, division 6) and McGaw Park Neighborhood Plan.

We would like to propose a reduced speed limit of 25 mph for both Notre Dame Drive and Fahey Glen through this neighborhood. This would assist with traffic calming at intersections and at the mid-block path crossings. Table-top type speed bumps are proposed at the mid-block path crossings.

### **3.4 Proposed Park**

McGaw Park is located to the east of the proposed Fahey Fields development site, and is designed to be expanded approximately 12 acres in order to better serve the recreational needs of the neighborhood residents. This park expansion will be dedicated and meet the McGaw Park Neighborhood park dedication requirements. Fees in lieu of park dedication may be paid at a rate of \$4,330 per dwelling unit or approximately \$65,000 per acre per the City of Fitchburg's Chapter 24-2 (d)(2)(e) ordinance.

Within outlots 1 and 3, the park area will consist of a 20' wide strip of land for the recreational trail running the length of each outlet.

### **3.5 Proposed Development Plan**

The Fahey Fields development project is anticipated to be developed over a 10-year time frame in 6 phases. The exact number of phases and their corresponding time frame will be determined based on market demand. The staging areas for Fahey Fields are to be addressed prior to each construction phase on an individual basis.

We are proposing a buffer on the multi-family lot (south of Nobel Drive) along with the 104' boulevard street, which will provide a buffer between the proposed single family lots and multi-family lots.

A neighborhood meeting that included town residents has already occurred on August 5<sup>th</sup>, 2014 which discussed the proposed development of Fahey Fields.

### **3.6 Storm Water Management Plan**

The proposed storm water management system for the development site will be designed to meet all of the City of Fitchburg's requirements as described in Ordinance Chapter 30-28. The "McGaw Basin Stormwater Charge Report" includes this project within its boundaries. An erosion control and storm water management permit application along with a storm water management maintenance agreement will be submitted to the Public Works Department prior to construction of the development.

Since this project is located within the McGaw Neighborhood Plan, stormwater performance standards will need to be met within the proposed plat boundary.

A large portion of our project that is within the watershed draining to The Crossing is park land, which will not increase the flow. The Crossing, which is downstream of the proposed project, has a known stormwater capacity restriction. If The Crossing cannot find a way to handle off-site flow, then we will look at diverting a portion of this project within this watershed to the Rueden channel.

### 3.7 Proposed Land Use Data

#### Site within USA = 62 Acres

| <u>Proposed land use area and units</u> | <u>Ac</u>   | <u>units</u> | <u>Density</u> |
|---|-------------|--------------|----------------|
| Low Density Single Family Residential   | 25.8        | 103          | 4.0            |
| High Density Apartments                 | 7.8         | 180          | 23.1           |
| <b>Total</b>                            | <b>33.6</b> | <b>283</b>   | <b>8.4</b>     |
| <u>Residential density</u>              |             |              |                |
| Net Density                             | 8.4 DU / Ac |              |                |
| Gross Density                           | 4.6 DU/Ac   |              |                |

#### Total Site = 80 Acres

| <u>Proposed land use area and units</u> | <u>Ac</u>   | <u>units</u> | <u>Density</u> |
|---|-------------|--------------|----------------|
| Low Density Single Family Residential   | 29.9        | 121          | 4.0            |
| High Density Apartments                 | 14.6        | 324          | 22.2           |
| <b>Total</b>                            | <b>44.5</b> | <b>445</b>   | <b>10.0</b>    |

| <u>Residential density</u> |              |
|----------------------------|--------------|
| Net Density                | 10.0 DU / Ac |
| Gross Density              | 5.6 DU/Ac    |

| <u>Multifamily Breakdown</u> | <u>Total</u> |
|------------------------------|--------------|
| 1 – bedroom                  | 25%          |
| 2 – bedroom                  | 50%          |
| 3 – bedroom                  | 25%          |

| <u>Area by land use</u>               |                               |
|---------------------------------------|-------------------------------|
| Total Residential Development Acreage | 44.5 Ac (55.6% of total site) |
| Proposed Parks & Open Space           | 12.4 Ac (15.5% of total site) |
| Stormwater Facilites                  | 4.9 Ac (6.1% of total site)   |
| Total Public Streets                  | 15.8 Ac (19.8% of total site) |
| Institutional                         | 2.4 Ac (3.0% of total site)   |
| <b>Total</b>                          | <b>80.0 Ac</b>                |

## 4 Estimated Assessed Value

| <u>Development Type</u>               | <u>Estimated Assessed Value</u> |
|---------------------------------------|---------------------------------|
| 121 SF Homes @ \$300,000              | \$36,300,000                    |
| 324 Apartments @ \$70,000             | \$22,680,000                    |
| <b>Total Estimated Assessed Value</b> | <b><u>\$58,980,000</u></b>      |

# Figures

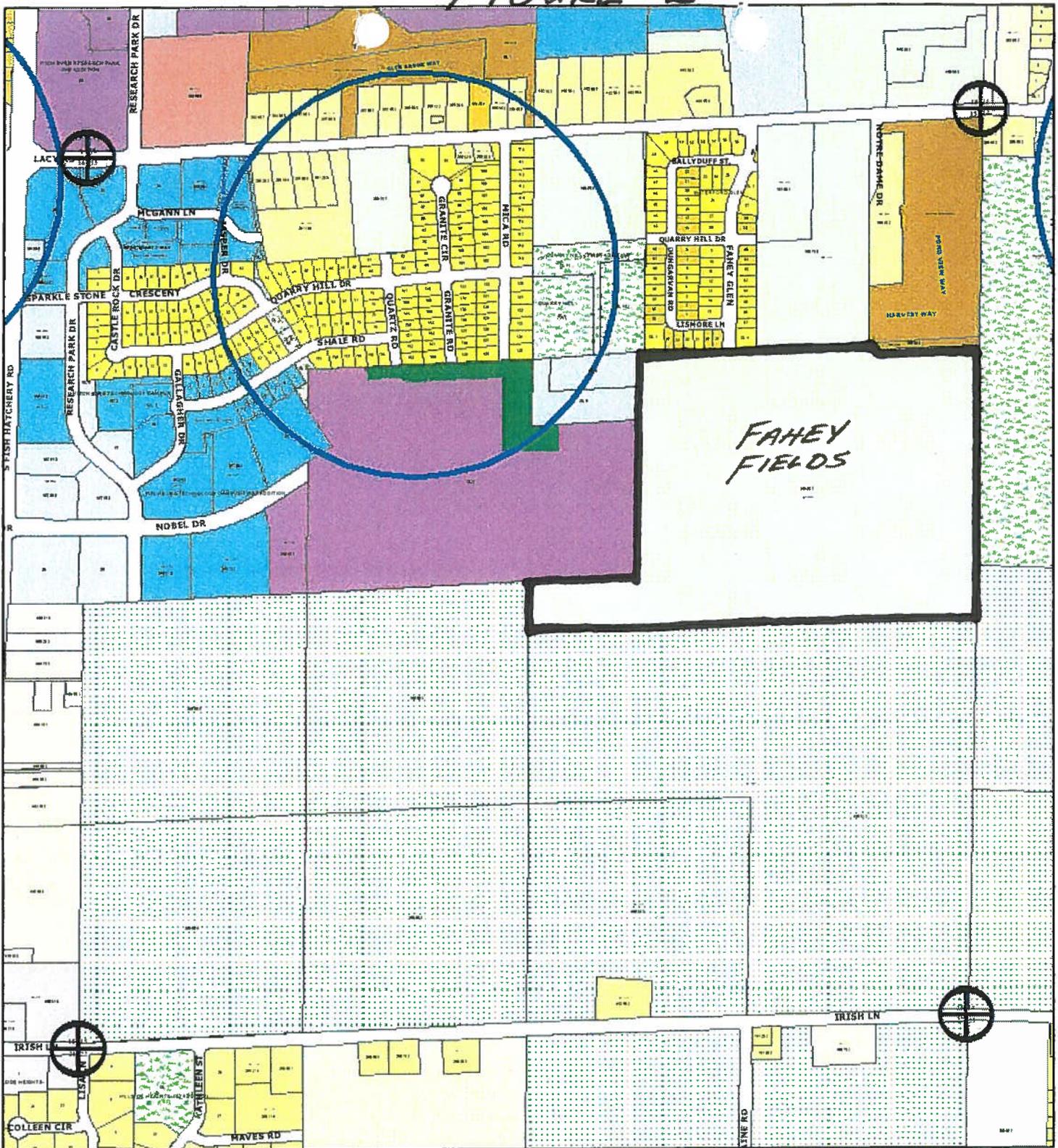
|                |                                    |
|----------------|------------------------------------|
| Figure 1       | Project Location                   |
| Figure 2       | Zoning Map                         |
| Figure 3       | McGaw Park Neighborhood Plan Map   |
| Figure 4       | Existing Topography                |
| Figure 5       | Web Soil Survey Map                |
| Figure 6       | Wetland Map                        |
| Figure 7       | Environmental Corridors            |
| Figure 8       | Watershed Map                      |
| Figure 9       | Draft Preliminary Plat             |
| Figure 10      | On-Site Watershed Map              |
| Figure 11      | Off-Site Watershed Map             |
| Figure 12      | Urban Service Area Map             |
| Figure 13      | Phase Map                          |
| Figure 14 & 15 | Preliminary Street & Utility Plans |



Google earth



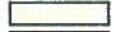
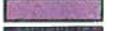
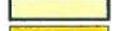
FIGURE 2



CITY OF FITCHBURG

SECTION 15 TOWNSHIP 6N RANGE 9E

Zoning Districts

|  |   |   |  |   |                          |
|--|---|---|--|---|--------------------------|
|  | R-R, Rural Residential                  |  | R-D, Rural Development   |  | City Limits              |
|  | R-L, Low Density Residential            |  | I-S, Specialized Industrial  |  | Wellhead Protection Area |
|  | R-LM, Low to Medium Density Residential |  | I-G, General Industrial  |  | Reduced Setbacks         |
|  | R-HA, Former R-4 Residential            |  | PDD-GIP, Planned Development District - General Implementation Plan  |  | Section Corner           |
|  | R-M, Medium Density Residential         |  | PDD-SIP, Planned Development District - Specific Implementation Plan |   |                          |
|  | R-H, High Density Residential           |  | P-R, Park and Recreation District                                    |   |                          |
|  | B-P, Professional Business              |  | A-T, Transitional Agriculture  |   |                          |
|  | B-G, General Business                   |   | A-X, Exclusive Agriculture   |   |                          |
|  | B-H, Highway Business                   |   | A-S, Small Lot Agriculture   |   |                          |
|  |   |   | SC-NC, SmartCode - New Community                                     |   |                          |





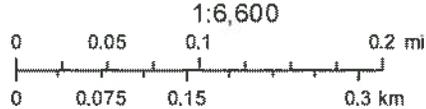
# Fahey Fields



FIGURE 4

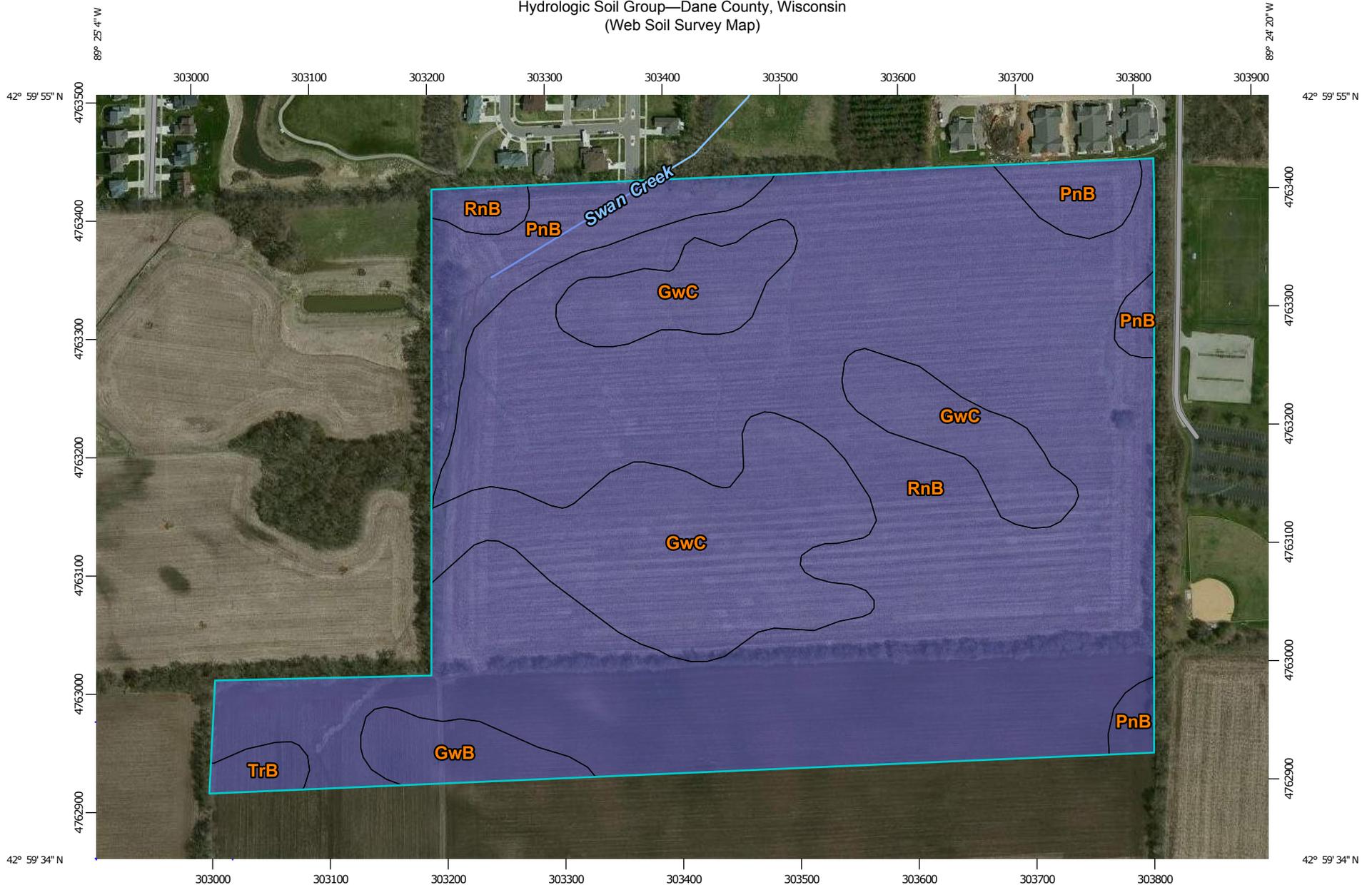
November 7, 2014

- Contours - 10 ft Intervals
- Rivers and Streams
- DNR Wetlands
- Special Flood Hazard Text
- ▨ Floodway Areas in Zone AE
- (A; AE)
- 0.2 Percent Annual Flood Chance Area
- ▨ Tax Parcels

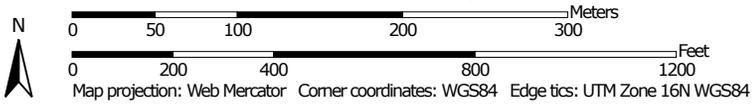


Planning  
Geophysical

Figure 5  
 Hydrologic Soil Group—Dane County, Wisconsin  
 (Web Soil Survey Map)



Map Scale: 1:4,550 if printed on A landscape (11" x 8.5") sheet.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin  
 Survey Area Data: Version 12, Sep 18, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2011—Sep 10, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

| Hydrologic Soil Group— Summary by Map Unit — Dane County, Wisconsin (WI025) |   |        |              |                |
|---|---|--------|--------------|----------------|
| Map unit symbol   | Map unit name   | Rating | Acres in AOI | Percent of AOI |
| GwB   | Griswold loam, 2 to 6 percent slopes                    | B      | 2.0          | 2.5%           |
| GwC   | Griswold loam, 6 to 12 percent slopes                   | B      | 16.5         | 20.4%          |
| PnB   | Plano silt loam, till substratum, 2 to 6 percent slopes | B      | 6.8          | 8.4%           |
| RnB   | Ringwood silt loam, 2 to 6 percent slopes               | B      | 54.8         | 67.8%          |
| TrB   | Troxel silt loam, 1 to 3 percent slopes                 | B      | 0.7          | 0.9%           |
| <b>Totals for Area of Interest</b>  |   |        | <b>80.8</b>  | <b>100.0%</b>  |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

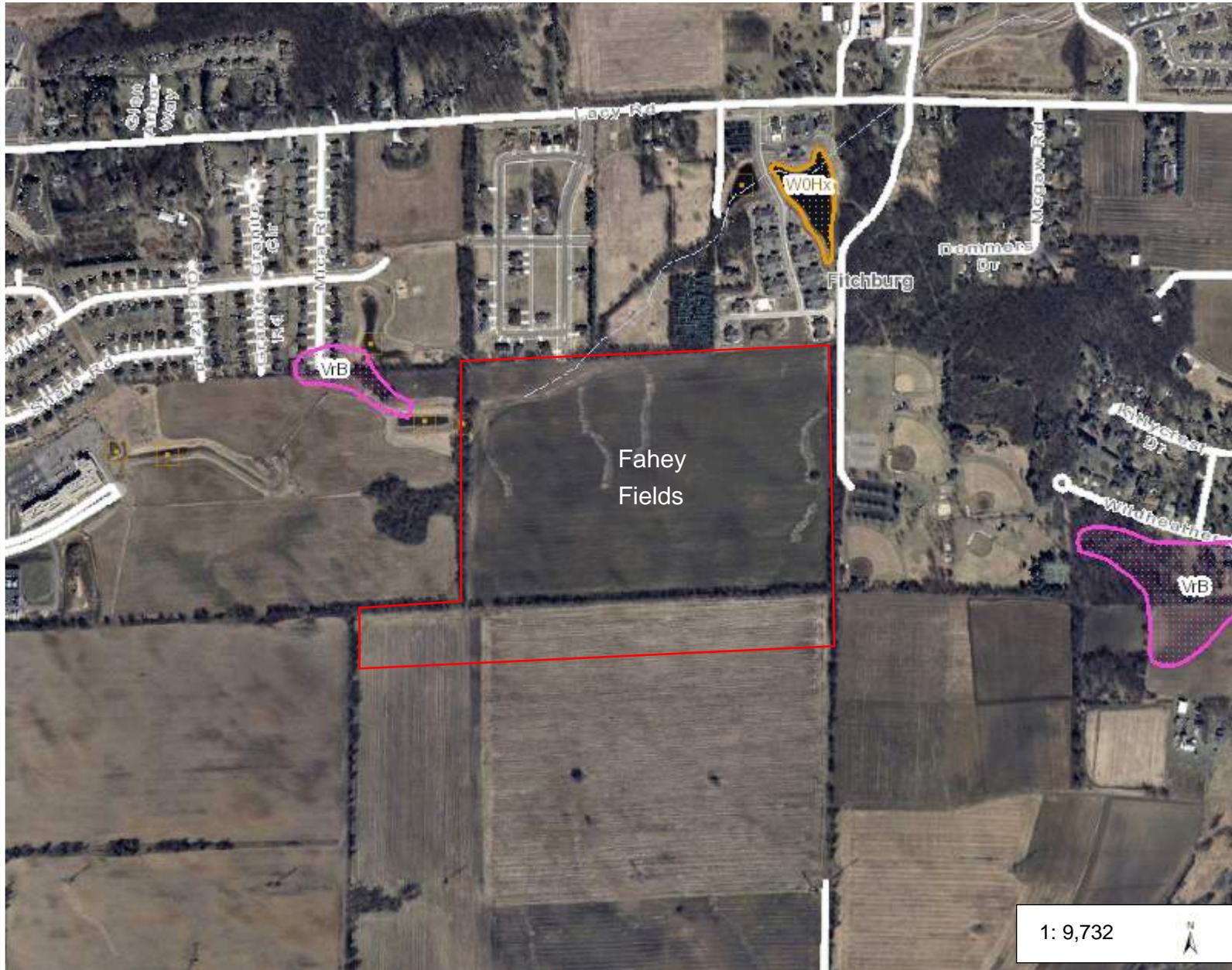
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



Figure 6 - Surface Water Data Viewer Map



**Legend**

- Wetland Class Points**
    - Dammed pond
    - Excavated pond
    - Filled excavated pond
    - Filled/draind wetland
    - Wetland too small to delineate
  - Filled Points**
    - Filled Points
  - Wetland Class Areas**
    - Wetland
    - Upland
  - Filled Areas**
    - Filled Areas
  - Other Features**
    - NRCS Wetspots
    - Wetland Indicators
    - Rivers and Streams
    - Open Water
- 2010 Air Photos (WROC)

1: 9,732

0.3 0 0.15 0.3 Miles

NAD\_1983\_HARN\_Wisconsin\_TM  
© Latitude Geographics Group Ltd.

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

**Notes**

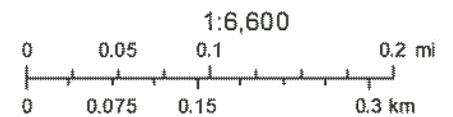
# Fahey Fields



FIGURE 7

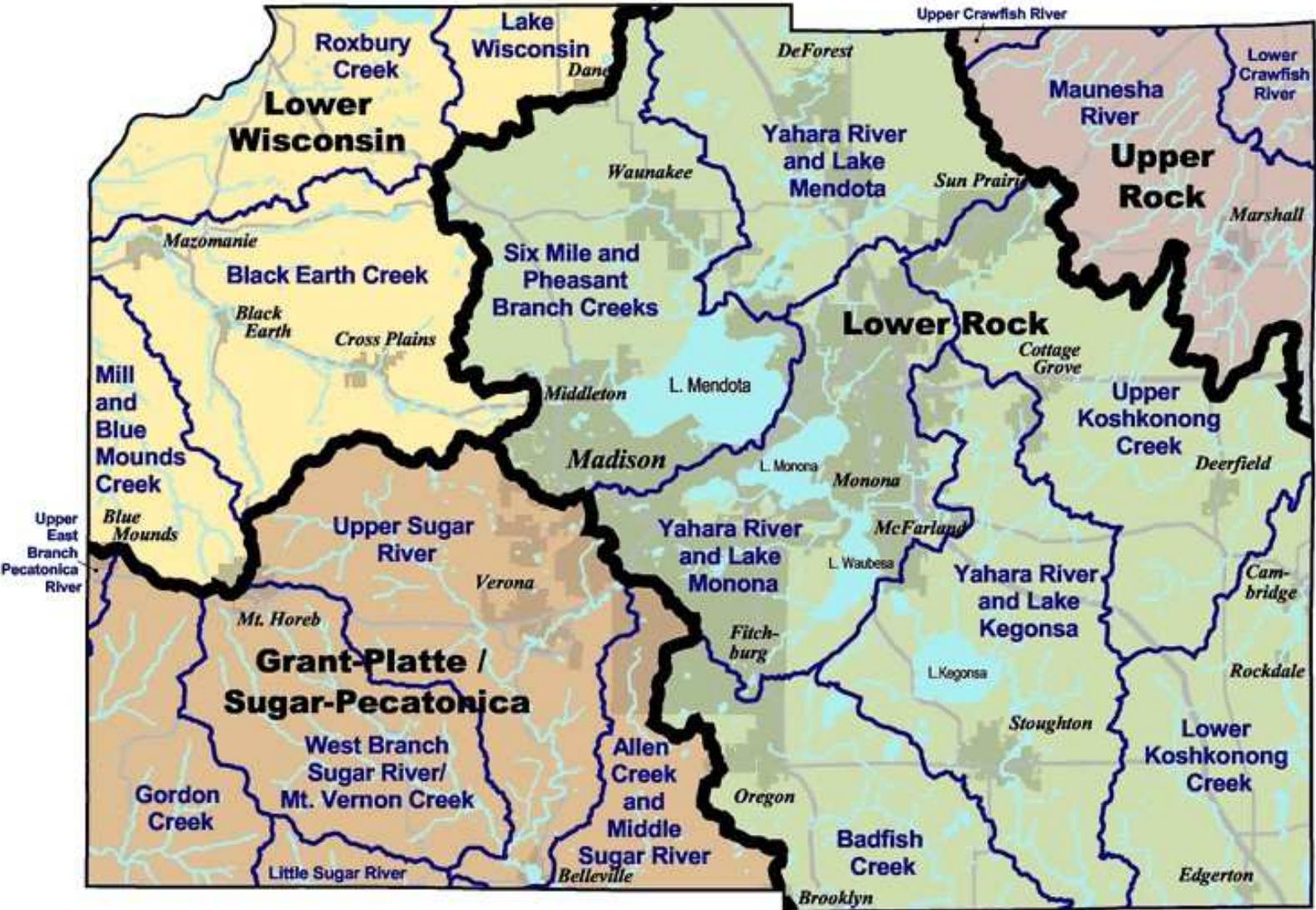
November 7, 2014

- Rivers and Streams
- DNR Wetlands
- Special Flood Hazard Text
- Floodway Areas in Zone AE (A; AE)
- 0.2 Percent Annual Flood Chance Area
- Environmental Corridor
- Tax Parcels



Planning  
Geophysical

Figure 8 – Watershed Map



**LEGAL DESCRIPTION**

Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318 and Lands located in the SW1/4 and the NE1/4 of the NE1/4 and in the NE1/4 and the NW1/4 of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Beginning at the East 1/4 corner of said Section 15; thence S01°03'52"W, 296.08 feet along the East line of said SE1/4; thence S87°29'16"W, 2653.06 feet to the West line of said SE1/4; thence N00°27'55"E, 295.90 feet to the South line of Techlands; thence N87°32'50"E, 624.57 feet along said South line to the Southeast corner of Outlot 4, said Techlands; thence N00°11'51"E, 1334.63 feet along the East line of said Techlands and the East line of Outlot 8 and Outlot 5; First Addition to Fitchburg Technology Campus to the Northeast corner of said Outlot 9; thence N86°42'47"E, 31.85 feet along the South line of Outlot 12, said First Addition to Fitchburg Technology Campus to the Southeast corner of said Outlot 12; thence S76°29'03"E, 4.04 feet to the Southwest corner of Outlot 1, Waterford Glen; thence N86°57'59"E, 1378.91 feet along the South line of Waterford Glen and the South line of Lot 2, Certified Survey Map No. 3060; thence S17°03'07"E, 47.93 feet; thence N86°57'59"E, 603.25 feet to the East line of said NE1/4; thence S00°10'56"W, 1304.90 feet along said East line also being the West line of Lot 2, Certified Survey Map No. 445 to the point of beginning, containing 3,479,442 square feet (79.877 acres).

**NOTES**

- Existing Zoning: A-T
- Proposed Zoning: Lots 2-30, 32-105: R-LM  
Lot 1, 31, 106 and 107: Outlot 8: PDD  
Outlots 1-7: P-R
- Future Development: Lots 108-125, Outlots 9-12

3. Owner and Subdivider: Fahey Fields, LLC  
Surveyor, Engineer, and Professional Land Planner: D'Onofrio, Kottke & Assoc., Inc.

**SURVEYOR'S CERTIFICATE**

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.

Dated this 9th day of July, 2015.

*Brett T. Stoffregan*  
Brett T. Stoffregan, Professional Land Surveyor, S-2742



**LEGEND**

- PLACED 1-1/4" IRON REBAR
- FOUND 1-1/4" IRON REBAR
- ⊙ FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR
- SS SS SANITARY SEWER
- W W WATER MAIN
- ST ST STORM SEWER
- E ELECTRIC TRANSFORMER
- T TELEPHONE PEDESTAL
- MANHOLE
- ⊙ CATCH BASIN/INLET
- VALVE
- HYDRANT
- EDGE OF TREELINE
- CONCRETE CURB AND GUTTER
- EXISTING CONTOUR (NAVD 88)
- ( ) "RECORDED AS" INFORMATION

LOT 23  
TECHLANDS

FOUND 3/4" REBAR CENTER SEC. T6N, R9E  
BIT. PATH  
(S87°29'03"W 624.85')  
(N87°32'50"E 624.57')

LOT 2  
CSM 9896  
A-X

OUTLOT 4  
TECHLANDS  
P-R

OUTLOT 3  
TECHLANDS  
P-R

OUTLOT 8  
FIRST ADD. TO  
FITCHBURG TECH.  
CAMPUS  
P-R

OUTLOT 9  
FIRST ADD. TO  
FITCHBURG TECH.  
CAMPUS  
P-R

OUTLOT 12  
FIRST ADDITION TO  
QUARRY HILL  
P-R

OUTLOT 1  
4.04  
89074 SF  
22336 SF PARK  
R-LM

OUTLOT 4  
R-M

OUTLOT 10  
11004 SF  
R-M

OUTLOT 11  
10008 SF  
R-M

OUTLOT 12  
79979 SF  
R-M

OUTLOT 13  
11923 SF  
R-M

OUTLOT 14  
8269 SF  
R-M

OUTLOT 15  
8402 SF  
R-M

OUTLOT 16  
8434 SF  
R-M

OUTLOT 17  
8412 SF  
R-M

OUTLOT 18  
8450 SF  
R-M

OUTLOT 19  
11950 SF  
R-M

OUTLOT 20  
10725 SF  
R-M

OUTLOT 21  
11795 SF  
R-M

OUTLOT 22  
10245 SF  
R-M

OUTLOT 23  
9936 SF  
R-M

OUTLOT 24  
9536 SF  
R-M

OUTLOT 25  
9289 SF  
R-M

OUTLOT 26  
8516 SF  
R-M

OUTLOT 27  
8389 SF  
R-M

OUTLOT 28  
8016 SF  
R-M

OUTLOT 29  
9574 SF  
R-M

OUTLOT 30  
27377 SF  
R-M

OUTLOT 31  
108234 SF  
R-M

OUTLOT 32  
8706 SF  
R-M

OUTLOT 33  
12107 SF  
R-M

OUTLOT 34  
9919 SF  
R-M

OUTLOT 35  
9997 SF  
R-M

OUTLOT 36  
10249 SF  
R-M

OUTLOT 37  
9341 SF  
R-M

OUTLOT 38  
8322 SF  
R-M

OUTLOT 39  
11663 SF  
R-M

OUTLOT 40  
9984 SF  
R-M

OUTLOT 41  
9856 SF  
R-M

OUTLOT 42  
9856 SF  
R-M

OUTLOT 43  
9856 SF  
R-M

OUTLOT 44  
10240 SF  
R-M

OUTLOT 45  
10400 SF  
R-M

OUTLOT 46  
10240 SF  
R-M

OUTLOT 47  
10240 SF  
R-M

OUTLOT 48  
10240 SF  
R-M

OUTLOT 49  
10192 SF  
R-M

OUTLOT 50  
8719 SF  
R-M

OUTLOT 51  
10380 SF  
R-M

OUTLOT 52  
9677 SF  
R-M

OUTLOT 53  
10341 SF  
R-M

OUTLOT 54  
8706 SF  
R-M

OUTLOT 55  
8375 SF  
R-M

OUTLOT 56  
10000 SF  
R-M

OUTLOT 57  
9625 SF  
R-M

OUTLOT 58  
9657 SF  
R-M

OUTLOT 59  
9970 SF  
R-M

OUTLOT 60  
11828 SF  
R-M

OUTLOT 61  
11631 SF  
R-M

OUTLOT 62  
11349 SF  
R-M

OUTLOT 63  
8800 SF  
R-M

OUTLOT 64  
8800 SF  
R-M

OUTLOT 65  
8800 SF  
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OUTLOT 66  
8800 SF  
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OUTLOT 67  
8800 SF  
R-M

OUTLOT 68  
9677 SF  
R-M

OUTLOT 69  
10673 SF  
R-M

OUTLOT 70  
9562 SF  
R-M

OUTLOT 71  
8873 SF  
R-M

OUTLOT 72  
10019 SF  
R-M

OUTLOT 73  
10140 SF  
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OUTLOT 74  
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OUTLOT 75  
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11520 SF  
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11520 SF  
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11521 SF  
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185059 SF  
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OUTLOT 112  
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OUTLOT 114  
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OUTLOT 118  
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OUTLOT 120  
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R-M

OUTLOT 121  
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OUTLOT 193  
10302 SF  
R-M

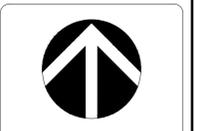
OUTLOT 194  
10302 SF  
R-M

OUTLOT 195  
10302 SF  
R-M

OUTLOT 196  
10302 SF  
R-M

OUTLOT 19

PRELIMINARY PLAT  
**FAHEY FIELDS**  
 PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LAND LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E, AND IN THE NW1/4 AND THE SW1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

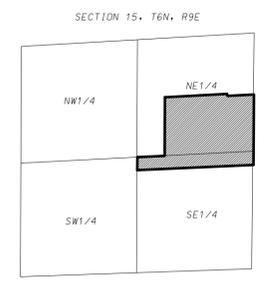
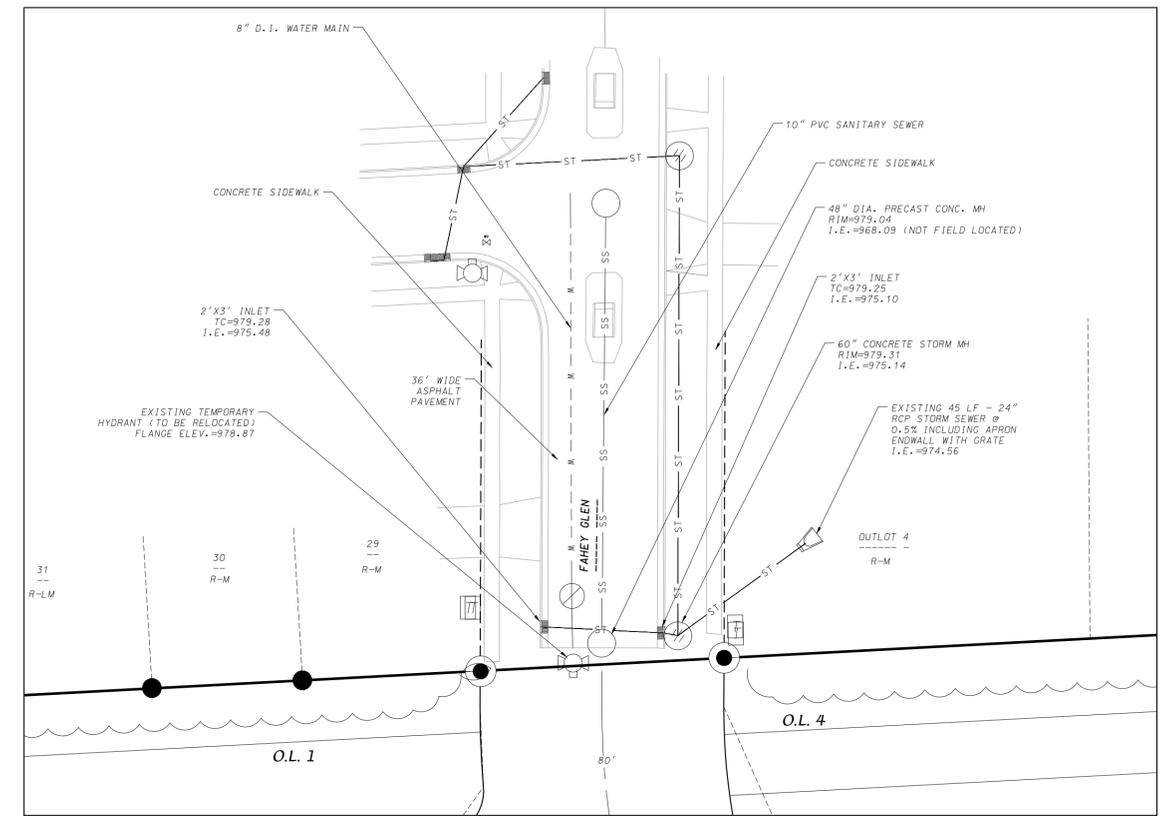
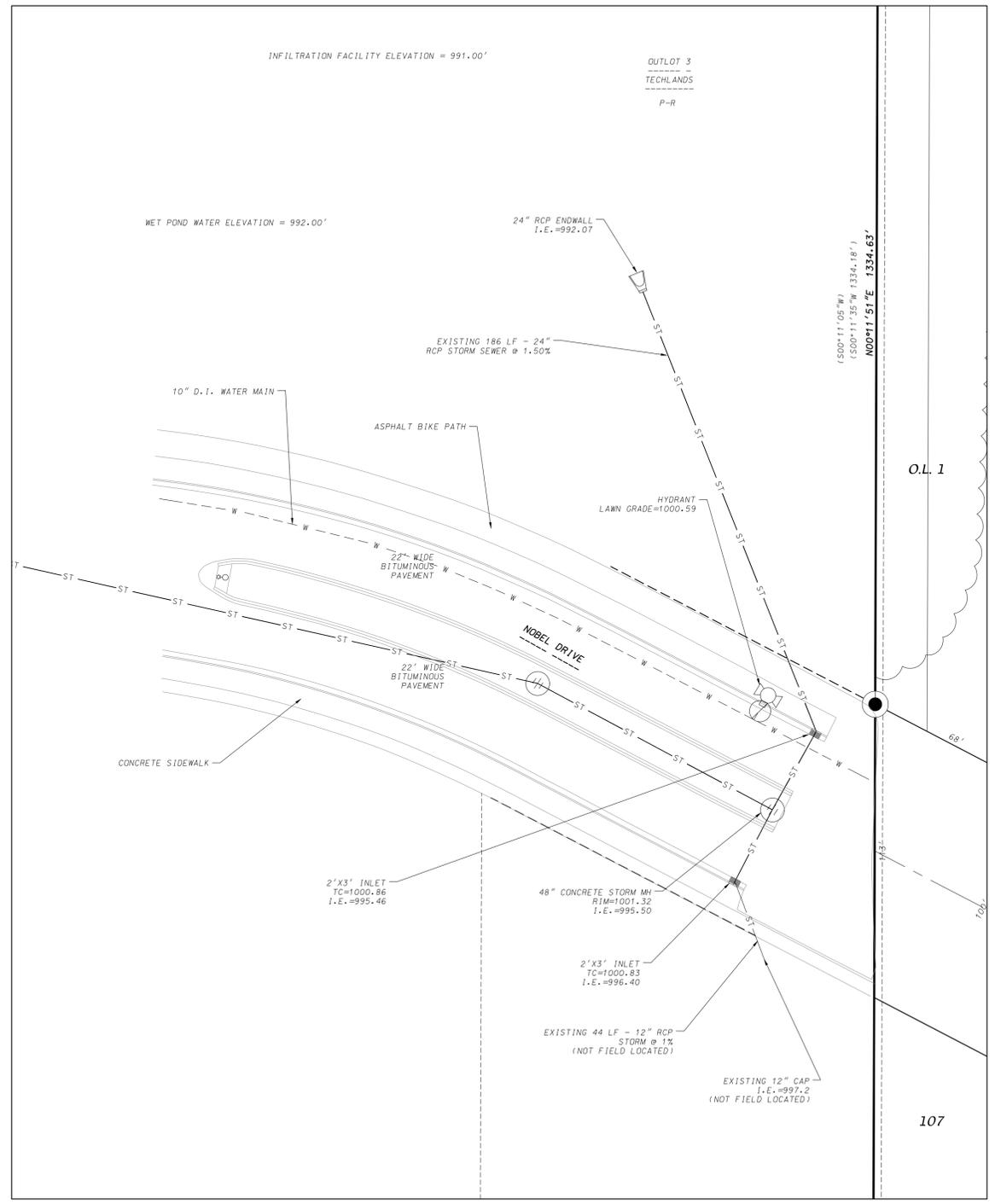


THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E ASSUMED TO BEAR S103°52'W

SCALE: 1" = 30'

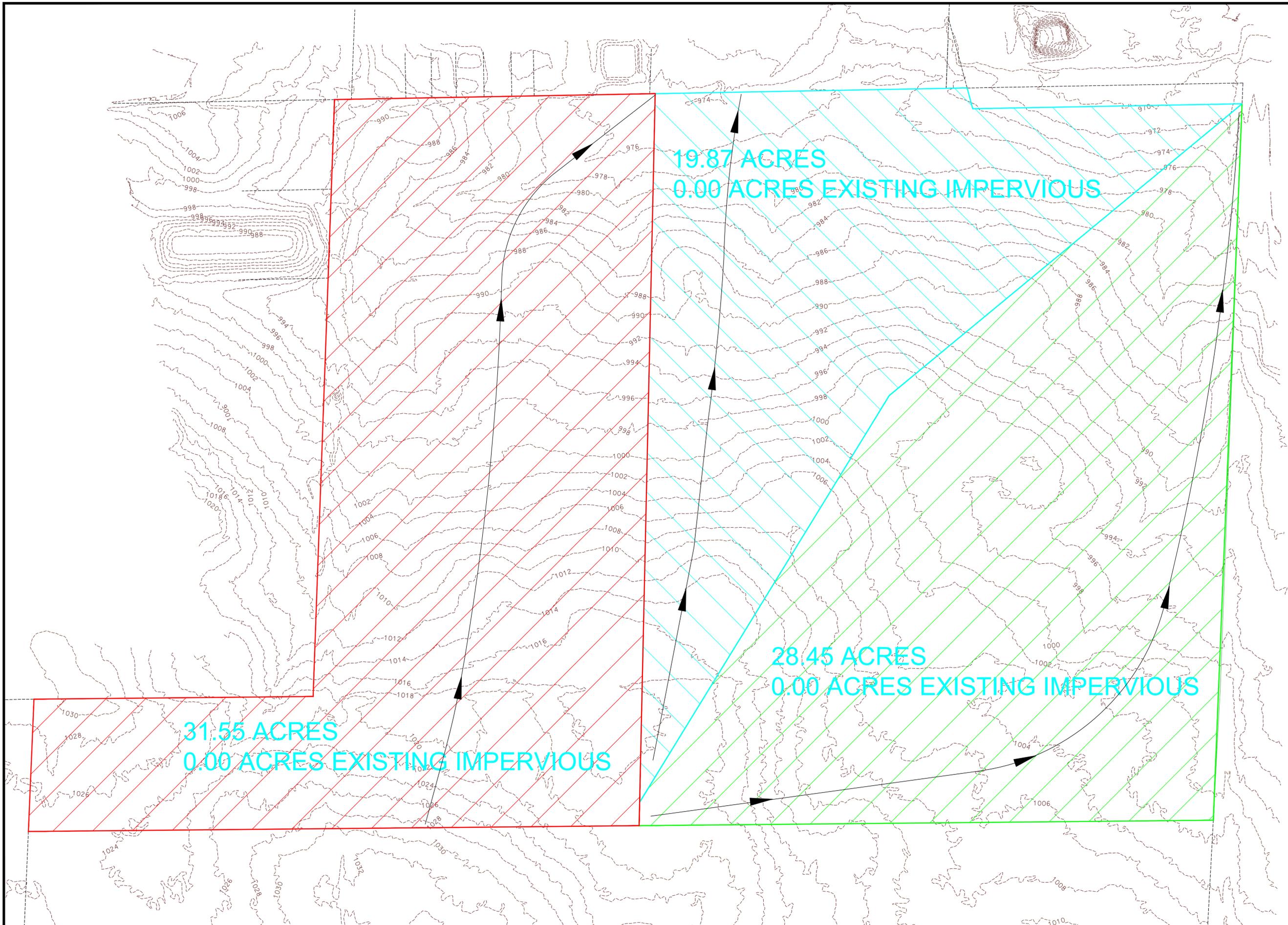
DATE: 07-09-15  
 REVISED:

FN: 14-07-113  
 Sheet Number:  
 2 of 2



LEGEND

|         |                           |
|---------|---------------------------|
| ○       | PLACED 1-1/4" IRON REBAR  |
| ●       | FOUND 1-1/4" IRON REBAR   |
| ⊙       | FOUND 1" IRON PIPE        |
| ●       | FOUND 3/4" IRON REBAR     |
| SS      | SANITARY SEWER            |
| W       | WATER MAIN                |
| ST      | STORM SEWER               |
| E       | ELECTRIC TRANSFORMER      |
| T       | TELEPHONE PEDESTAL        |
| ○       | MANHOLE                   |
| ⊙       | CATCH BASIN/INLET         |
| ⊙       | VALVE                     |
| ⊙       | HYDRANT                   |
| ~~~~~   | EDGE OF TREELINE          |
| ====    | CONCRETE CURB AND GUTTER  |
| - - - - | EXISTING CONTOUR          |
| ( )     | "RECORDED AS" INFORMATION |



EXISTING WATERSHED AREA MAP

**FAHEY FIELDS**

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



SCALE: 1" = 100'  
 (PAGE SIZE: 22x34)

DATE: 11-26-14  
 REVISED:

DRAWN BY: NGO

FN: 14-07-113

Sheet Number:

C100



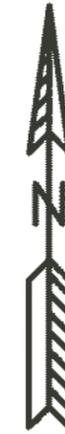
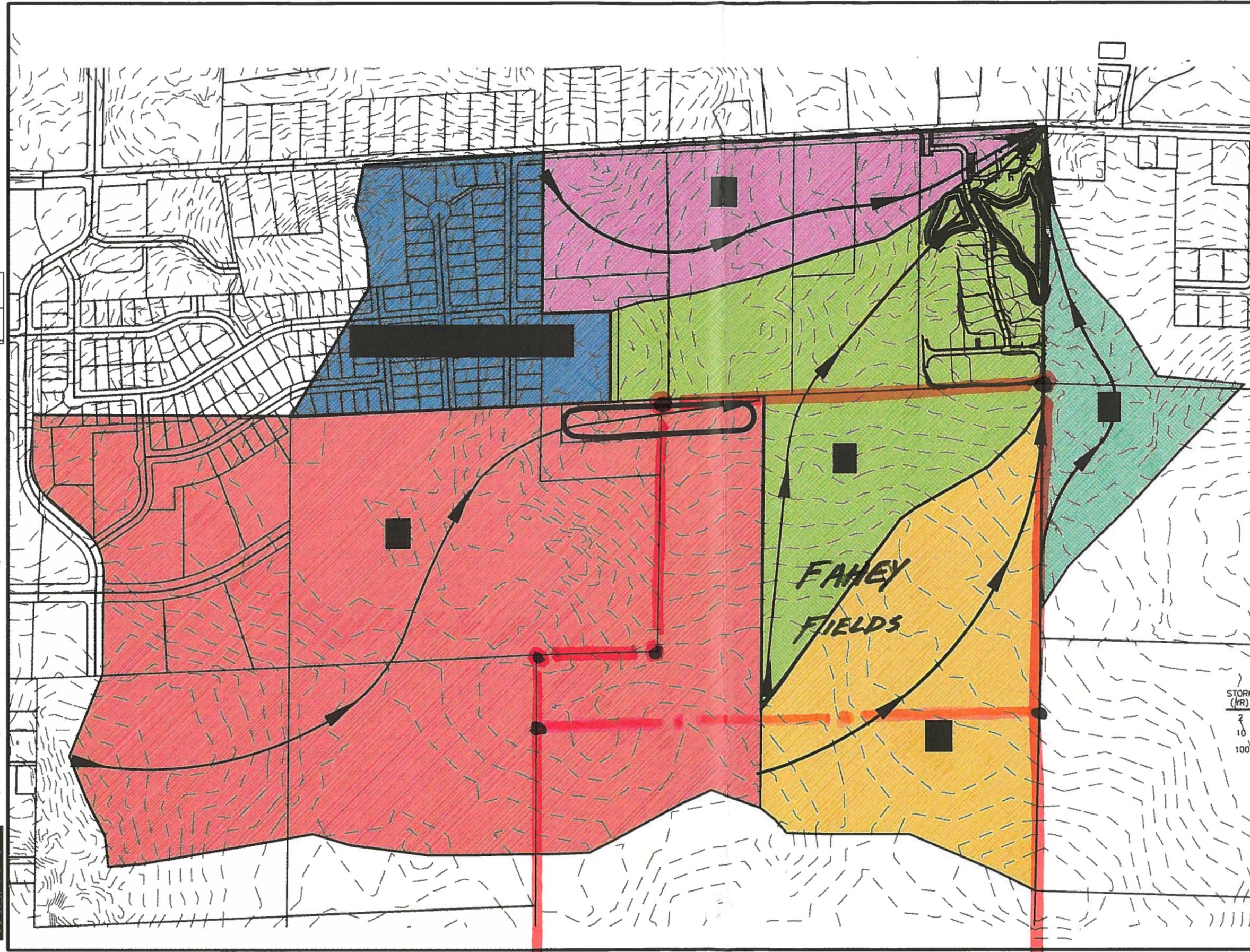


(608) 833-0628

Engineers - Surveyors - Architects - Planners, 600 Grand Canyon Dr. Madison, Wisconsin 53719

**MAYO** Corporation

DRAWING NAME: M:\V3705\CIVIL\VP3705BASE.DWG  
VIEW: DRAIN AREA



**DRAINAGE AREA INFORMATION**

| NAME                    | AREA (AC) | EX CN | EX TC (MIN) | PRO CN | PRO TC (MIN) |
|-------------------------|-----------|-------|-------------|--------|--------------|
| A                       | 36.16     | 68    | 28.50       | 78     | 17.12        |
| B                       | 69.25     | 68    | 51.83       | 78     | 23.99        |
| C                       | 54.13     | 68    | 40.94       | 78     | 19.07        |
| D                       | 189.42    | 68    | 53.89       | 78     | 25.05        |
| E                       | 21.17     | 68    | 47.21       | 78     | 25.05        |
| QUARRY HILL TO EX. POND | 30.00     | 68    | 45.30       | 75     | 8.00         |

**POND SIZE**

TOP OF WEST POND = 949 = 44,907 sqft = 1.03 ac.

TOP OF EAST POND = 947 = 115,904 sqft = 2.66 ac.

**RESULTS USING TR-55**

| STORM (YR) | EX FLOW (CFS) | PRO FLOW (CFS) | WEST POND ROUTED FLOW (CFS) | POND ELEV. | EAST POND ROUTED FLOW (CFS) | POND ELEV. |
|------------|---------------|----------------|-----------------------------|------------|-----------------------------|------------|
| 2          | 101.08        | 186.98         | 107.63                      | 944.72     | 87.92                       | 943.43     |
| 10         | 306.95        | 393.70         | 234.71                      | 946.09     | 248.96                      | 945.09     |
| 100        | 577.36        | 714.33         | 440.16                      | 948.47     | 575.45                      | 946.01     |

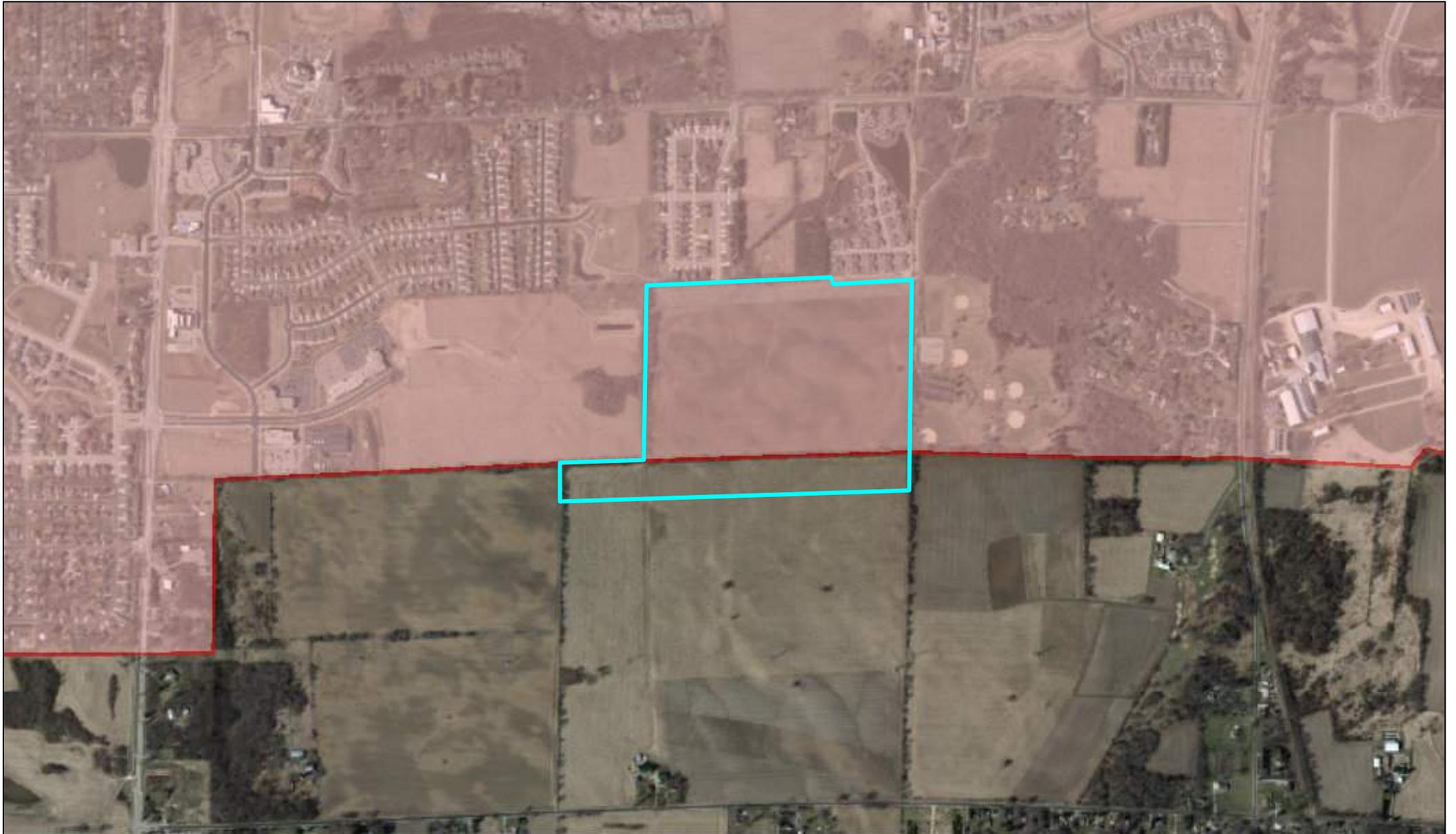
**TR-55 WEST POND OUTLET STRUCTURES**

3- 5'x4' RCP BOX CULVERTS @ 943.00

**TR-55 EAST POND OUTLET STRUCTURES**

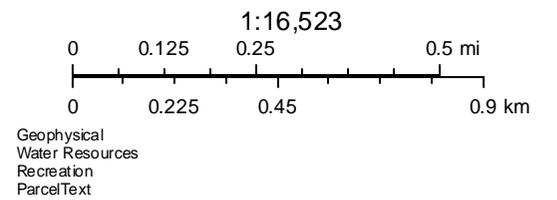
2- 4' X 3' RCP BOX CULVERTS @ 941.00  
1- 55' TRAPAZOIDAL WEIR @ 944.50

# Urban Service Area Map



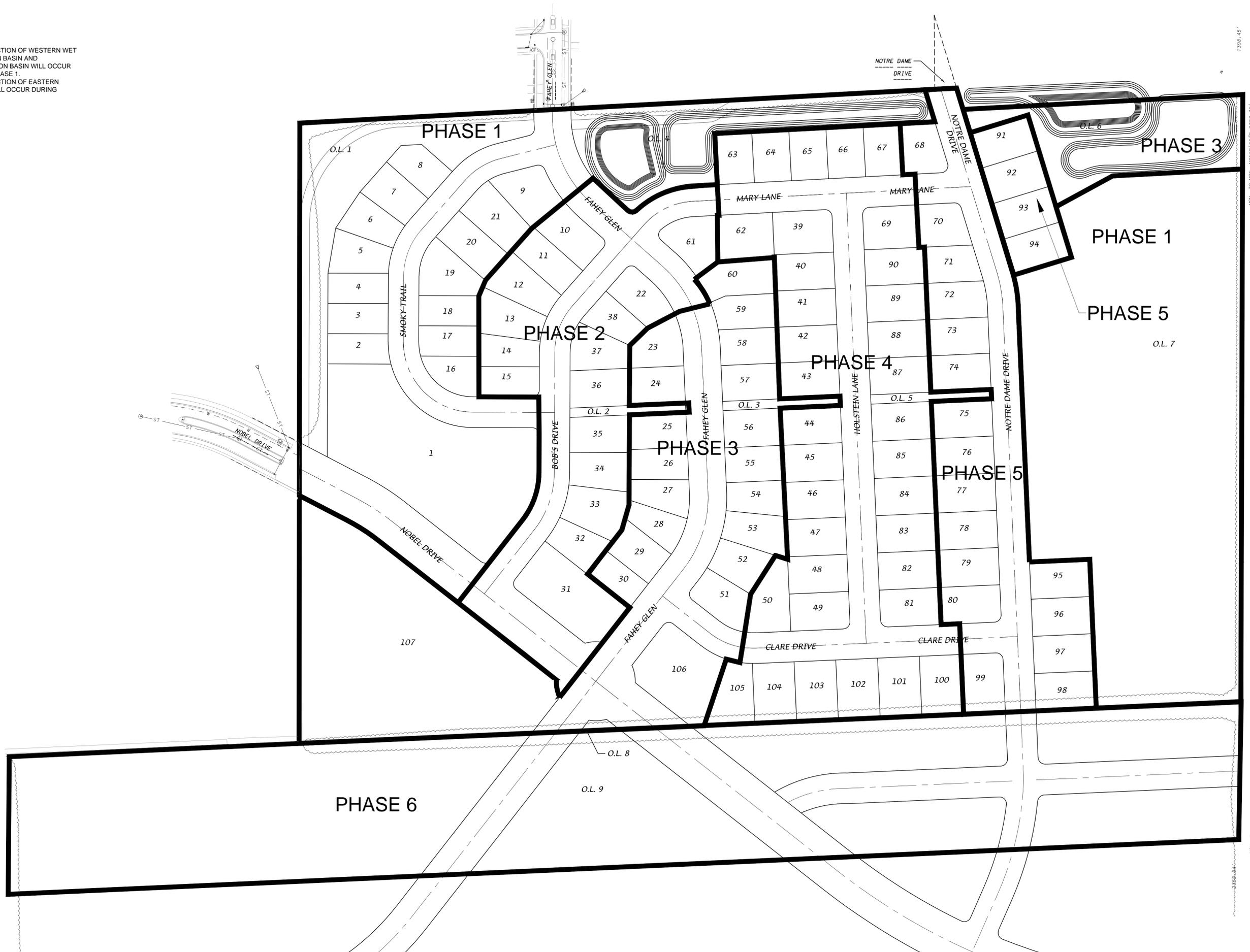
November 20, 2014

- Urban
- Limited



NOTES:

1. CONSTRUCTION OF WESTERN WET DETENTION BASIN AND INFILTRATION BASIN WILL OCCUR DURING PHASE 1.
2. CONSTRUCTION OF EASTERN BASINS WILL OCCUR DURING PHASE 3.



**D'ONOFRIO KOTTE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

PHASE MAP  
**FAHEY FIELDS**  
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1" = 100'  
 (PAGE SIZE: 22x34)

DATE: 07-08-15  
 REVISED:

DRAWN BY: NGO

FN: 15-05-103  
 Sheet Number:  
**C200**



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 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY STREET AND UTILITY PLAN

**FAHEY FIELDS**

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



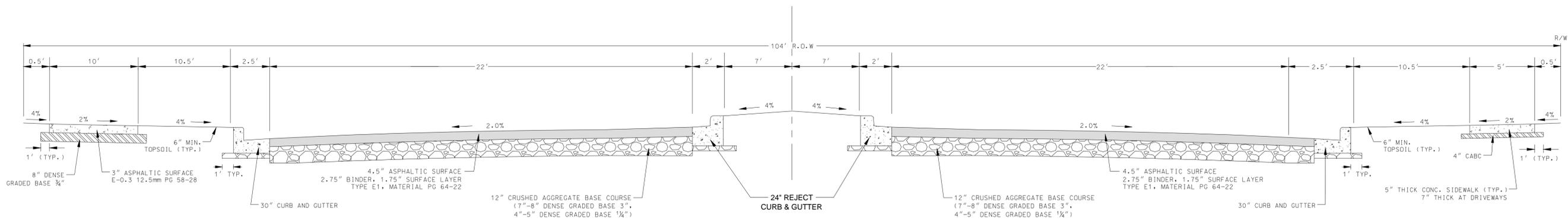
SCALE: 1" = 100'  
 (PAGE SIZE: 22x34)

DATE: 07-09-15  
 REVISED:

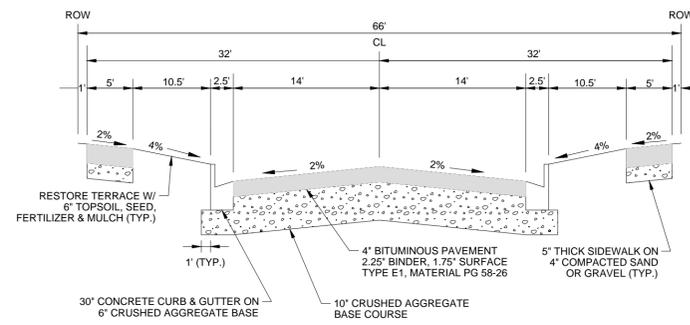
DRAWN BY: NGO

FN: 15-05-103

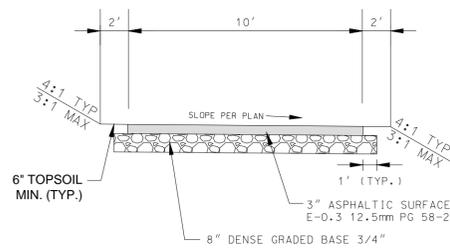
Sheet Number:



**TYPICAL FINISHED SECTION THROUGH BOULEVARD**  
NOBEL DRIVE



**TYPICAL FINISHED SECTION**  
PROPOSED 66' R.O.W STREETS



**MULTI-USE TRAIL**

PRELIMINARY STREET & UTILITY PLAN

**FAHEY FIELDS**

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



SCALE: NTS

DATE: 12-09-14  
REVISED:

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\_\_\_\_\_  
\_\_\_\_\_

DRAWN BY: NGO

FN: 14-07-113

Sheet Number:

2 OF 2

LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map No. 8886, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 1271318 and Land located in the SW1/4 and the SE1/4 of the NE1/4 and in the NE1/4 and the NW1/4 of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin 53501-1111.

NOTES

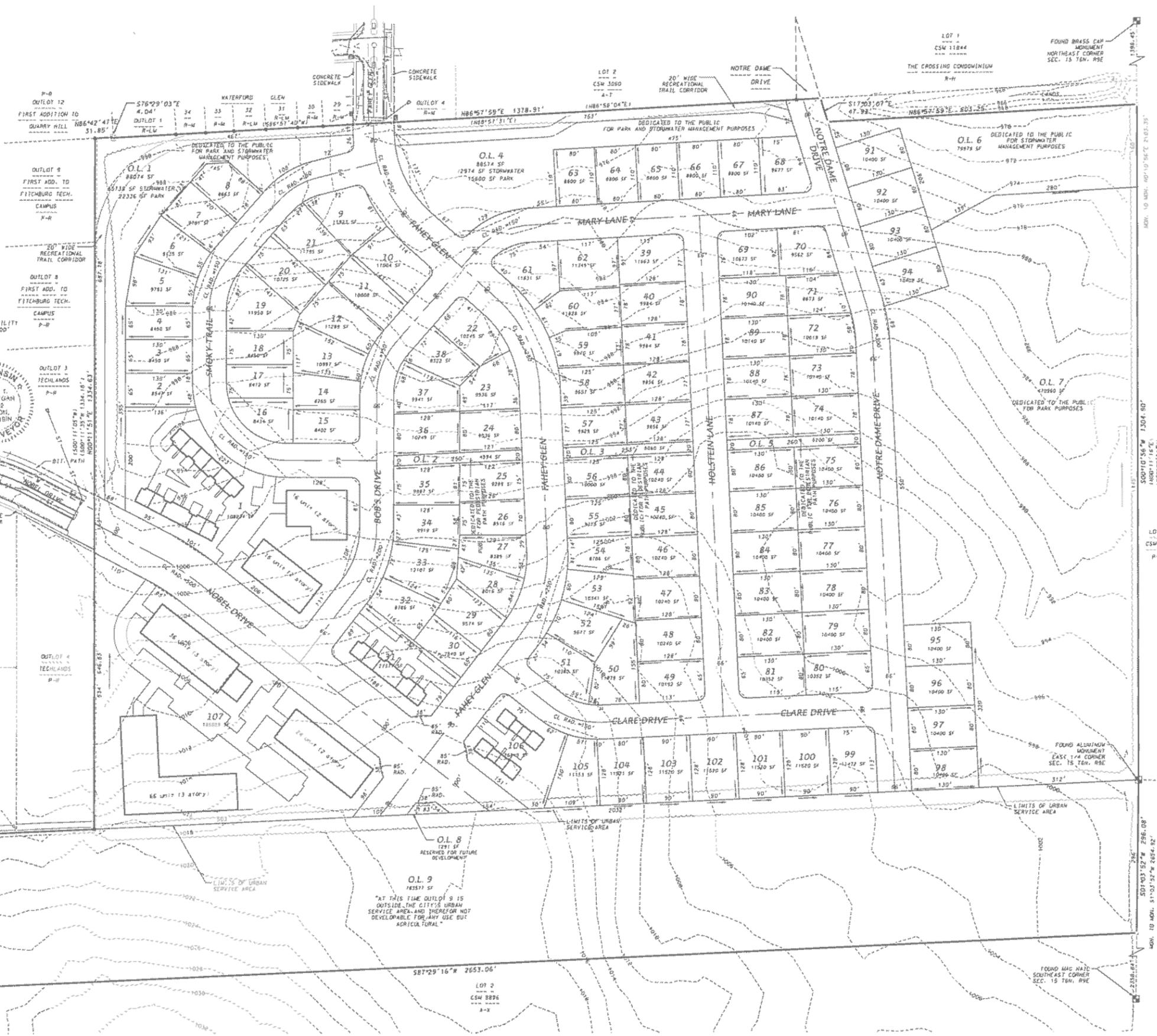
- 1. Existing Zoning: A-1
2. Proposed Zoning: Lots 2-30, 32-105: R-CM
Lot 1, 31, 106 and 107: Outlot 8: PBD
Outlots 1-7: P-B
Future Development: Lots 108-125, Outlots 9-12

SURVEYOR'S CERTIFICATE

I, Brett T. Stafforagan, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the proposed existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.

Brett T. Stafforagan, Professional Land Surveyor, S-2742

LEGEND
PLACED 1-1/4" IRON REBAR
FOUND 1-1/4" IRON REBAR
FOUND 1" IRON PIPE
FOUND 3/4" IRON REBAR
SANITARY SEWER
WATER MAIN
STORM SEWER
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
MANHOLE
CATCH BASIN/INLET
VALVE
HYDRANT
EDGE OF TREE LINE
CONCRETE CURB AND GUTTER
EXISTING CONTOUR (NAVD 86)
"RECORDED AS" INFORMATION



D'AMFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FRIENDLY LAND DEVELOPMENT

PRELIMINARY PLAT
FAHEY FIELDS
PART OF LOT 2, CERTIFIED SURVEY MAP NO. 8896 AND LAND LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E ASSUMED TO BEAR S103°32'W

SCALE: 1" = 100'

DATE: 06-22-15
REVISED:

FN: 14-07-113
Sheet Number: 1 of 2



**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: CDP-2045-14A / PP-2054-15A  
Property Address: TBD  
Property Location: Lot 2 CSM 9896  
Review Date: June 29, 2015  
*Planning Staff Review #1*

---

Planning staff has reviewed your submitted CDP and Preliminary Plat amendment requests, CDP-2045-14A & PP-2054-15A, for Fahey Fields, submitted on June 23, 2015. The following comments are based on this review. Please respond to these comments with a detailed narrative response, along with appropriate revised plans, by 4:00 p.m. on Monday, July 6, 2015. Further comments or questions may arise as additional review occurs.

DKA comments as of 07-07-15 are in **red**.

- 1.) CDP section 3.5 states that a neighborhood meeting that included town residents has already occurred on August 5, 2014 which discussed the proposed development of Fahey Fields.

Have any neighborhood meetings taken place since Aug 2014 to present the revised plans to the neighborhood?

**There has been communication with the Crossing Condominiums, as well as with the alders who represent the neighborhood, but no formal neighborhood meetings have taken place since Aug 2014.**

- 2.) The proposed phasing plan shows part of Outlot 7 being dedicated in Phase 1 and Phase 5. If Outlot 7 is not being dedicated in one single phase, it will need to be done as separate outlots.  
**Phase Map has been revised to show all of Outlot 7 being dedicated in Phase 1.**
- 3.) Section 3.1 on page 2 states that there will be 124 single-family dwelling units while page 5 of the CDP document indicates that there will be 121 total single-family units. Please clarify this inconsistency and update document to reflect accurate number of units.  
**CDP has been revised to be consistent. 121 total single-family dwelling units are proposed.**
- 4.) Park dedication and fees to be calculated at time of final platting.

Park Improvement: 2015 fees - \$630/single-family unit, \$145/multi-family unit

Parkland dedication: 2015 dedication - 2900 sq ft per dwelling unit; 2015 fee in-lieu of parkland - \$4,330 /dwelling unit

Park Street Frontage: For development projects or land divisions of 80 or more dwelling units, lineal street frontage shall be provided in accord with the following:

- a. Single-family: square root of the square footage required to be dedicated

- b. Two-family: square root of the square footage required to be dedicated with this factor multiplied by 0.50
- c. Multi-family: square root of the square footage required to be dedicated with this factor then multiplied by 0.13

Acknowledged.

- 5.) The 283 du will require a park dedication of 820,700 sq ft. Proposed dedication (by my math) is 524,150 sq ft, leaving a deficit of 296,550 sq ft or 102.26 dwelling units.  
Acknowledged and agree with the calculations.
- 6.) Zoning request has not yet been submitted.  
Per the CDP, the single family lots are requested to be standard single family zoning and the multi-family to be SIP.
- 7.) Has the Crossing responded to Ron K?  
No response to date.
- 8.) If Smoky Trail extended south, it would allow for a better block network, and even less length of street.  
Smoky Trail has been designed to provide more flexibility for the multi-family block.
- 9.) Of the 180 mf dwelling units, what is the estimated number of units on each of the multi-family lots, i.e. lots 1, 31, 106 and 107?  
Lot 1 = 44 du  
Lot 31 = 6 du  
Lot 106 = 4 du  
Lot 107 = 126 du
- 10.) Do you have a concept drawing of you can fit the 180 mf units on the four lots?  
A concept drawing of the proposed mf lots has been attached.
- 11.) Are the storm basins designed to handle the storm water runoff for the land area in the CDP, but outside of the current urban service area?  
Post-Development Watershed Boundary Plan has been attached.
- 12.) Have you met with area residents regarding the revised plan?  
There has been communication with the Crossing Condominiums, as well as with the alders who represent the neighborhood, but no formal neighborhood meetings have taken place since Aug 2014.

# **Fahey Fields Plat CDP & Preliminary Plat Public Works Review #3**

The following comments are based on the revised Comprehensive Development Plan (CDP) and Preliminary Plat for Fahey Fields, dated July 9, 2015. RE, 7-10-15; AB, 7-09-15; TF 7-13-15; GV 7-10-15; CH, 7-14-15. Additional comments beyond these may be required on future reviews.

## **General Comments**

1. A Subdivision Agreement is required for construction of public improvements.  
[Applicant Response to PW #2 Comment: Acknowledged.](#)
2. Show utility easements on the plat. Provide certification letters, from all utility companies that will service this plat, that the easements shown on the plat are sufficient to service this plat. Only utility crossings are allowed within the right-of-way.  
[Applicant Response to PW #2 Comment: Acknowledged – utility easements have been added to the plat. Certification letters will be provided in the future.](#)

## **Transportation Comments**

1. Notre Dame Drive and Fahey Glen have a posted speed limit of 35 mph. The curvature of the roads should be designed for that posted speed limit.  
[Applicant Response to PW #2 Comment: The curvature of Notre Dame Drive and Fahey Glen have been designed with the posted speed limit, however we are proposing a speed limit reduction to 25 mph for Notre Dame Drive.](#)
2. The roundabout at Fahey Glen/Nobel Drive may still require right-of-way adjustments during design. Most often, roundabouts include a skewed approach into the circulating area. The middle circle is generally not located in the exact center of the intersecting roadways, as the design currently suggests. Staff would recommend working with a WisDOT-approved roundabout design engineer to ensure adequate right-of-way has been provided at the Fahey Glen/Nobel Drive intersection.  
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## **Water and Sanitary Sewer Comments**

1. CDP 3.2 Proposed Utility Plan - Note 10" sanitary sewer shall be installed on Fahey Glen, from the north plat line to the south plat line, and 8" sanitary sewer shall be installed throughout the remainder of the plat.  
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[PW #3 Comment: Please make the above change to the CDP.](#)

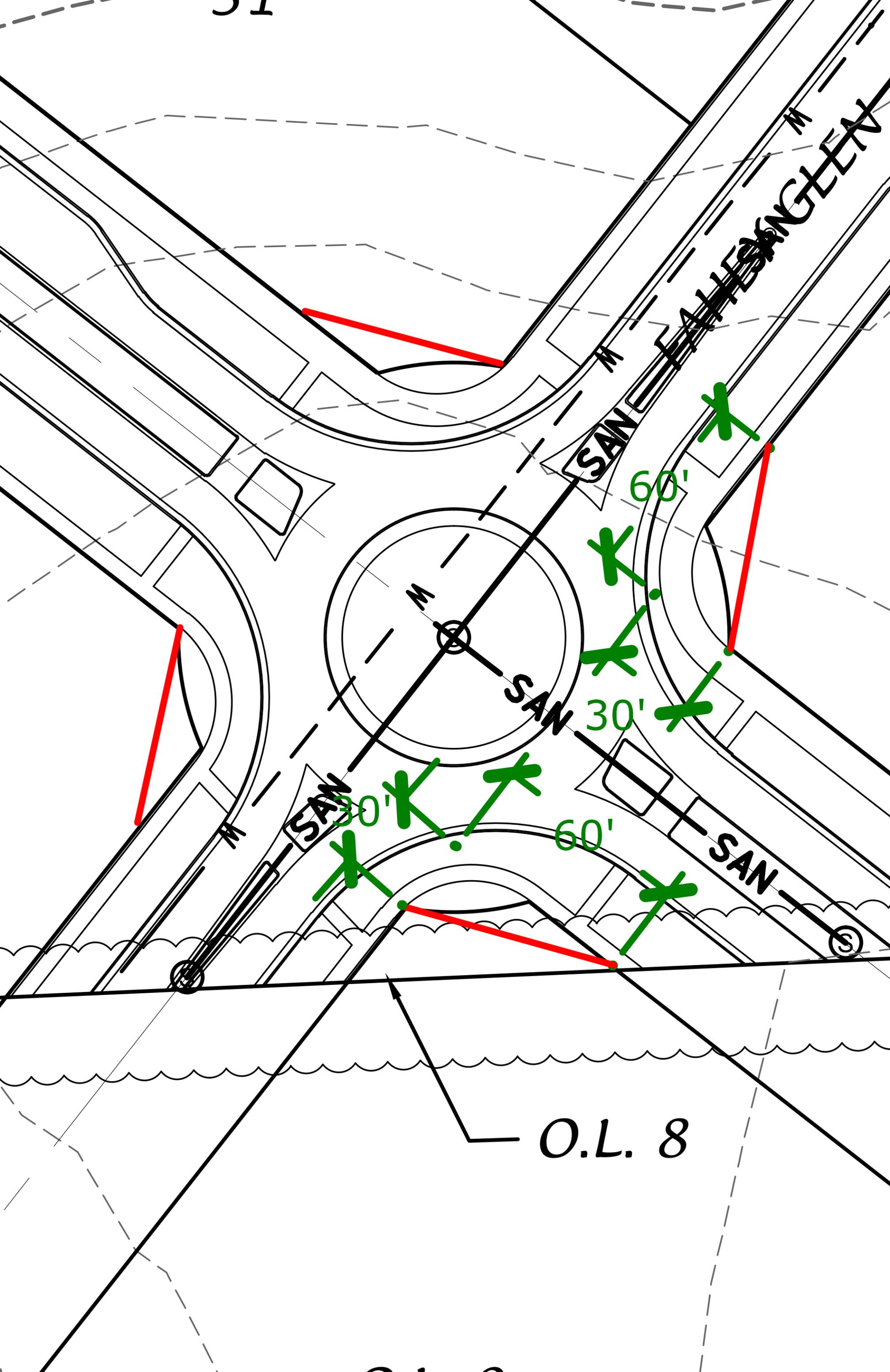
**Fahey Fields Plat  
CDP & Preliminary Plat  
Public Works Review #3**

2. It is strongly recommended that the designer meet with the Fitchburg Utility prior to the start of utility design to discuss requirements and layout.

[Applicant Response to PW #2 Comment: Acknowledged – Fitchburg Utility will be contacted prior to utility design.](#)

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

1. An 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>).  
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[Applicant Response to PW #2 Comment: None.](#)
3. This proposed plat is within the McGaw Neighborhood Plan which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) that need to be met within the proposed plat boundary. There are also known capacity restrictions for stormwater conveyance downstream that will need to be addressed during the stormwater planning. 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.  
[Applicant Response to PW #2 Comment: None.](#)
4. Preliminary Construction Plans, dated 6-22-2015, were received; however, no underground or aboveground stormwater conveyance routes are currently shown in the plan view or profile view. The plans need to be updated to reflect how stormwater conveyance will be handled throughout the plat as well as the proposed route to safely get flow to The Crossing West and/or East Ponds.  
[Applicant Response to PW #2 Comment: Preliminary construction plans have been updated to reflect stormwater piping.](#)  
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5. Drainage arrows are missing on the Preliminary Plat along Lots 2, 3, 5, 19, 27, 32, 50, 63-68, and 90-97. Improper right angle or acute bends in drainage are shown at the north edge of Lot 50 and the NE corner of Lot 90. These lot configurations should be modified to enable functional, maintainable swales.  
[Applicant Response to PW #2 Comment: Drainage arrows have been added. Lot configurations for lots 50 and 90 will be modified to provide maintainable swales.](#)  
[PW #3 Comment: This hasn't been done yet.](#)



July 10, 2015

Good morning,

The Park Commission approved Fahey Fields Comprehensive Development Plan CDP-2045-14A at their July 9, 2015 meeting with the following recommendations:

- FF and Fitchburg Park and Forestry Staff will work together to evaluate wooded fence lines on the western, northern, and eastern borders of development with the goal of creating areas that are free of invasive plant and tree species along with saving desirable species.
- FF will delineate property lines that interface with public property with 4x4 decorative posts.
- All paved paths will be located in the field to insure good placement as it relates to neighboring properties and storm water facilities
- OL 7 will be dedicated in Phase 1 of this project.
- FF and Parks Department will work to insure that OL 7 will be of ample size and appropriate grade to accommodate the McGaw Park Master Plan's western addition planned amenities and uses.
- The storm water facility on the northern boarder of OL 7 is approved – this facility will need to be a separate outlot and will not be credited towards parkland dedication.
- FF and Park Department will work together to insure:
  - Fees for parkland dedication deficiencies will be calculated as final size of parkland dedications are realized.
  - Fees for parkland improvements will be calculated as final plat is realized.
  - Fee in lieu of dedication will be calculated as final plat is realized.
- Lots #95 and #96 shall be converted to additional parkland dedication.

Please let me know if you have any questions.

Thank you.

Scott Endl  
City of Fitchburg Parks, Recreation & Forestry  
608-270-4288  
[Scott.endl@fitchburgwi.gov](mailto:Scott.endl@fitchburgwi.gov)



LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318 and Lands located in the SW1/4 and the SE1/4 of the NE1/4 and in the NE1/4 and the NW1/4 of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

- NOTES
1. Existing Zoning: A-T
2. Proposed Zoning: Lots 2-30, 32-105: R-LM
Lot 1, 31, 106 and 107, Outlot 8: PDD
Outlots 1-7: P-R

Future Development: Lots 108-125, Outlots 9-12
3. Owner and Subdivider: Fahey Fields, LLC
Surveyor, Engineer, and Professional Land Planner: D'Onofrio, Kottke & Assoc., Inc.

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Fitchburg Subdivision Ordinance.

Dated this 22th day of June, 2015.
Brett T. Stoffregan, Professional Land Surveyor, S-2742

LEGEND

- PLACED 1-1/4" IRON REBAR
FOUND 1-1/4" IRON REBAR
FOUND 1" IRON PIPE
FOUND 3/4" IRON REBAR
SS - SS SANITARY SEWER
W - W WATER MAIN
ST - ST STORM SEWER
E ELECTRIC TRANSFORMER
T TELEPHONE PEDESTAL
M MANHOLE
CATCH BASIN/INLET
VALVE
HYDRANT
EDGE OF TREELINE
CONCRETE CURB AND GUTTER
EXISTING CONTOUR (NAVD 88)
"RECORDED AS" INFORMATION

LOT 23
TECHLANDS

FOUND 3/4" REBAR CENTER
BIT. PATH
(87°29'05"W 624.85')
N87°32'50"E 624.57'

LOT 2
CSM 9896



D'ONOFRIO KOTKKE AND ASSOCIATES, INC.
7590 Westward Way, Madison, WI 53717
Phone: 608.835.7590 Fax: 608.835.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY PLAT
FAHEY FIELDS
PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LAND LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

North arrow pointing up.
Text: THE EAST LINE OF THE SE1/4 OF SECTION 15, T6N, R9E ASSUMED TO BEAR S1°03'52"W
SCALE: 1" = 100'
DATE: 07-09-15
REVISED:
FN: 14-07-113
Sheet Number: 1 of 2

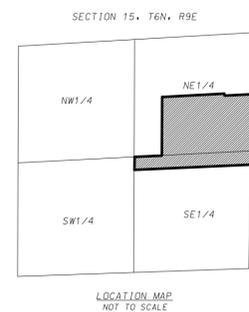
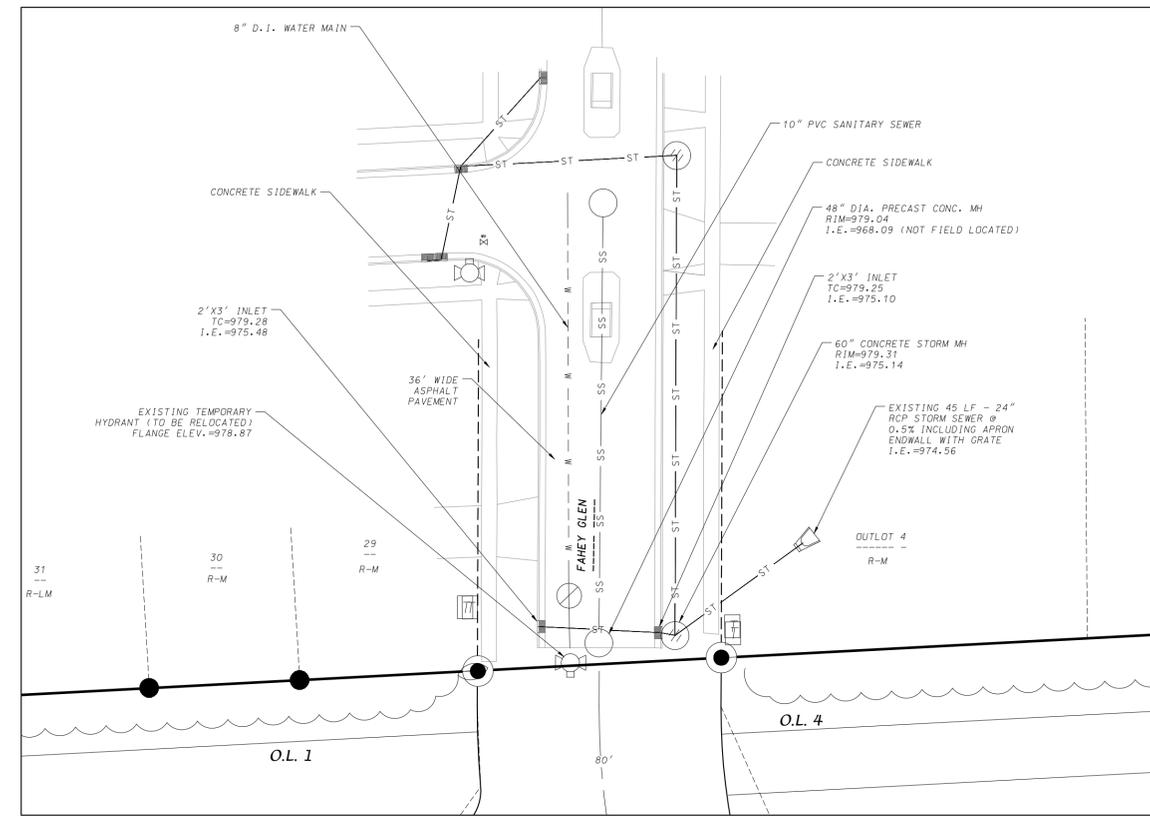
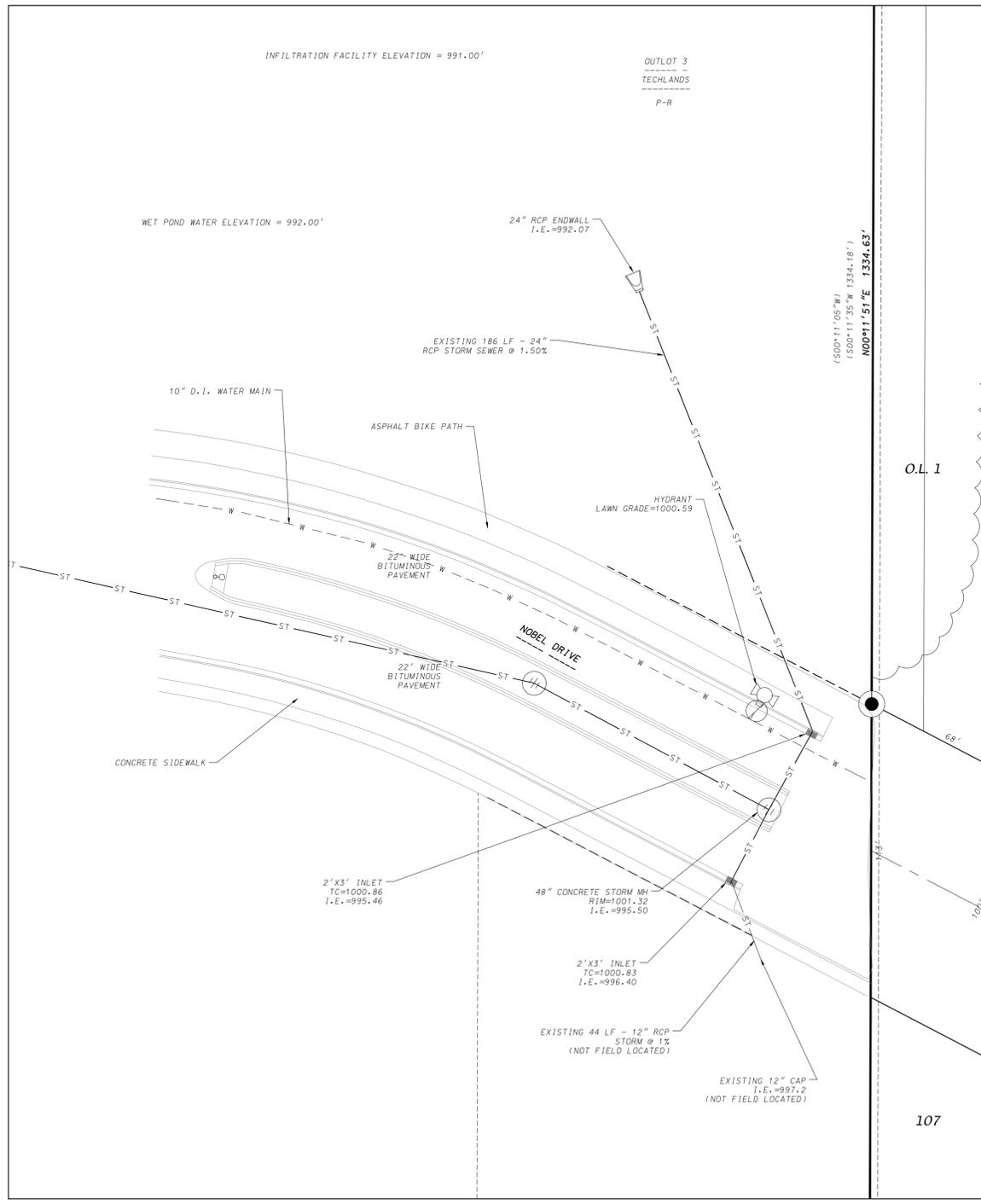
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 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E,  
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SCALE: 1" = 30'

DATE: 07-09-15  
 REVISED:

FN: 14-07-113  
 Sheet Number:  
 2 of 2



- LEGEND
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  - FOUND 1-1/4" IRON REBAR
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  - ⊞ HYDRANT
  - ~~~~~ EDGE OF TREELINE
  - ==== CONCRETE CURB AND GUTTER
  - - - - EXISTING CONTOUR
  - ( ) "RECORDED AS" INFORMATION



**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: CDP-2045-14A / PP-2054-15A  
Property Address: TBD  
Property Location: Lot 2 CSM 9896  
Review Date: June 29, 2015  
*Planning Staff Review #1*

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Planning staff has reviewed your submitted CDP and Preliminary Plat amendment requests, CDP-2045-14A & PP-2054-15A, for Fahey Fields, submitted on June 23, 2015. The following comments are based on this review. Please respond to these comments with a detailed narrative response, along with appropriate revised plans, by 4:00 p.m. on Monday, July 6, 2015. Further comments or questions may arise as additional review occurs.

DKA comments as of 07-07-15 are in **red**.

- 1.) CDP section 3.5 states that a neighborhood meeting that included town residents has already occurred on August 5, 2014 which discussed the proposed development of Fahey Fields.  
  
Have any neighborhood meetings taken place since Aug 2014 to present the revised plans to the neighborhood?  
**There has been communication with the Crossing Condominiums, as well as with the alders who represent the neighborhood, but no formal neighborhood meetings have taken place since Aug 2014.**
- 2.) The proposed phasing plan shows part of Outlot 7 being dedicated in Phase 1 and Phase 5. If Outlot 7 is not being dedicated in one single phase, it will need to be done as separate outlots.  
**Phase Map has been revised to show all of Outlot 7 being dedicated in Phase 1.**
- 3.) Section 3.1 on page 2 states that there will be 124 single-family dwelling units while page 5 of the CDP document indicates that there will be 121 total single-family units. Please clarify this inconsistency and update document to reflect accurate number of units.  
**CDP has been revised to be consistent. 121 total single-family dwelling units are proposed.**
- 4.) Park dedication and fees to be calculated at time of final platting.

Park Improvement: 2015 fees - \$630/single-family unit, \$145/multi-family unit  
Parkland dedication: 2015 dedication - 2900 sq ft per dwelling unit; 2015 fee in-lieu of parkland - \$4,330 /dwelling unit  
Park Street Frontage: For development projects or land divisions of 80 or more dwelling units, lineal street frontage shall be provided in accord with the following:  
a. Single-family: square root of the square footage required to be dedicated

- b. Two-family: square root of the square footage required to be dedicated with this factor multiplied by 0.50
- c. Multi-family: square root of the square footage required to be dedicated with this factor then multiplied by 0.13

Acknowledged.

- 5.) The 283 du will require a park dedication of 820,700 sq ft. Proposed dedication (by my math) is 524,150 sq ft, leaving a deficit of 296,550 sq ft or 102.26 dwelling units.  
Acknowledged and agree with the calculations.
- 6.) Zoning request has not yet been submitted.  
Per the CDP, the single family lots are requested to be standard single family zoning and the multi-family to be SIP.
- 7.) Has the Crossing responded to Ron K?  
No response to date.
- 8.) If Smoky Trail extended south, it would allow for a better block network, and even less length of street.  
Smoky Trail has been designed to provide more flexibility for the multi-family block.
- 9.) Of the 180 mf dwelling units, what is the estimated number of units on each of the multi-family lots, i.e. lots 1, 31, 106 and 107?  
Lot 1 = 44 du  
Lot 31 = 6 du  
Lot 106 = 4 du  
Lot 107 = 126 du
- 10.) Do you have a concept drawing of you can fit the 180 mf units on the four lots?  
A concept drawing of the proposed mf lots has been attached.
- 11.) Are the storm basins designed to handle the storm water runoff for the land area in the CDP, but outside of the current urban service area?  
Post-Development Watershed Boundary Plan has been attached.
- 12.) Have you met with area residents regarding the revised plan?  
There has been communication with the Crossing Condominiums, as well as with the alders who represent the neighborhood, but no formal neighborhood meetings have taken place since Aug 2014.

# **Fahey Fields Plat CDP & Preliminary Plat Public Works Review #3**

The following comments are based on the revised Comprehensive Development Plan (CDP) and Preliminary Plat for Fahey Fields, dated July 9, 2015. RE, 7-10-15; AB, 7-09-15; TF 7-13-15; GV 7-10-15; CH, 7-14-15. Additional comments beyond these may be required on future reviews.

## **General Comments**

1. A Subdivision Agreement is required for construction of public improvements.  
[Applicant Response to PW #2 Comment: Acknowledged.](#)
2. Show utility easements on the plat. Provide certification letters, from all utility companies that will service this plat, that the easements shown on the plat are sufficient to service this plat. Only utility crossings are allowed within the right-of-way.  
[Applicant Response to PW #2 Comment: Acknowledged – utility easements have been added to the plat. Certification letters will be provided in the future.](#)

## **Transportation Comments**

1. Notre Dame Drive and Fahey Glen have a posted speed limit of 35 mph. The curvature of the roads should be designed for that posted speed limit.  
[Applicant Response to PW #2 Comment: The curvature of Notre Dame Drive and Fahey Glen have been designed with the posted speed limit, however we are proposing a speed limit reduction to 25 mph for Notre Dame Drive.](#)
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## Fahey Fields Plat CDP & Preliminary Plat Public Works Review #3

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July 10, 2015

Good morning,

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- Lots #95 and #96 shall be converted to additional parkland dedication.

Please let me know if you have any questions.

Thank you.

Scott Endl  
City of Fitchburg Parks, Recreation & Forestry  
608-270-4288  
[Scott.endl@fitchburgwi.gov](mailto:Scott.endl@fitchburgwi.gov)



# City of Fitchburg

## Committee or Commission Referral

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Direct Referral Initiated by:  
 Direct Referral Approved by:

Date Referred: July 14, 2015                      Ordinance Number: 2015-O-22  
 Date to Report Back: **July 28, 2015**              Resolution Number:

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Sponsored by: Mayor                                      Drafted by: Planning/Zoning

**TITLE: AN ORDINANCE AMENDING CHAPTER 26 SIGN ORDINANCE TO AMEND SECTION 26-121(2) OF CHAPTER 26 SIGN ORDINANCE RELATIVE TO SIZE OF SIGN IDENTIFYING APARTMENT/TOWNHOUSE COMPLEX.**

**Background:** This amendment stems from conversations with the developer of North Park, who is looking to construct an approximately 72 square foot sign on the wall of the pool for The Addison apartment complex in the North Park development. The development is zoned SmartCode, but the proposed sign faces Syene Road, which is considered a B-Street, and uses Chapter 26 Sign Ordinance for sign regulations. Due to the location of the stormwater detention pond and the setback from the street and intersection, they are looking to exceed the allowed 40 square foot limitation so that the sign can be relative to the scale of the project. Staff met with the developers and is proposing an amendment that would allow for a larger sign is certain criteria are satisfied.

| Order | Referred To     | Staff Contact | Place on Agenda For | Action Taken On Referral |
|-------|-----------------|---------------|---------------------|--------------------------|
| 1     | Plan Commission | Hovel/Badtke  | July 21, 2015       |                          |
| 2     |                 |               |                     |                          |
| 3     |                 |               |                     |                          |
| 4     |                 |               |                     |                          |

Amendments:

Mayor Arnold  
Introduced By

Planning Dept.  
Drafted By

Plan Commission  
Referred to

June 17, 2014  
Date

**ORDINANCE NO. 2015-O-22**  
**AN ORDINANCE AMENDING CHAPTER 26 SIGN ORDINANCE TO AMEND SECTION 26-121(2) RELATIVE TO SIZE OF SIGN IDENTIFYING APARTMENT/TOWNHOUSE COMPLEX.**

**The Common Council of the City of Fitchburg, Dane County, Wisconsin hereby ordains as follows:**

SECTION 1: Section 26-121(2) Multifamily residential districts, is hereby amended to read:

- Section 26-121(2) A sign identifying an apartment/townhouse complex not to exceed a maximum of 40 square feet per sign. Total signage allowed shall not exceed 150 square feet. A sign identifying an apartment/townhouse complex may be allowed up to 80 square feet if the following criteria are met:
- a. Complex is set back a minimum of 150 feet from a street or street intersection due to a publicly dedicated stormwater facility; and
  - b. Sign is placed on a water feature or retaining wall that is incorporated into the design of the project; and
  - c. Total signage allowed for the complex, including this sign, shall not exceed 150 square feet; and
  - d. All other aspects of Chapter 26 sign ordinance are met.

SECTION 2: This ordinance shall take effect the day after its publication.

SECTION 3: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of a decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase thereof.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2015.

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

Attested: \_\_\_\_\_

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

Published: \_\_\_\_\_, 2015

# City of Fitchburg

## Committee of Commission Referral

---

Direct Referral Initiated by:

Direct Referral Approved by:

Date Referred: **June 23, 2015**

Ordinance Number: **2015-O-16**

Date to Report Back: **August 25, 2015<sup>1</sup>**

Resolution Number: **PCR-03-15**

Sponsored by: Mayor Steve Arnold

Drafted by: Planning

### TITLE:

**PLAN COMMISSION RESOLUTION: ADOPTING AND RECOMMENDING THE 2015 AMENDMENTS TO THE COMPREHENSIVE PLAN FOR THE CITY OF FITCHBURG IN DANE COUNTY, WISCONSIN.**

**ORDINANCE: AN ORDINANCE TO ADOPT THE 2015 AMENDMENTS TO THE COMPREHENSIVE PLAN FOR THE CITY OF FITCHBURG IN DANE COUNTY, WISCONSIN.**

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**Background:** The City's Comprehensive Plan, which was adopted on March 24, 2009, and has since been amended to incorporate the McGaw, Southdale, Northeast, Arrowhead and N Stoner Prairie Neighborhood Plans, the 2010, 2011, 2012, 2013 and 2014 amendments and allows the City to process amendments to the Comprehensive Plan no more frequently than one time per year, pursuant to Wisconsin Statutes, Section 66.1001(4). It specifies that the Planning Department, Mayor, or three members of the Common Council are the only ones that may recommend modifications to be considered as an amendment to the plan.

The attached document reflects the proposed 2015 Comprehensive Plan amendments. Staff recommended changes include amendments to the Future Land Use Plan map, text updates for alternate land uses, updates to the Existing Land Use map as well as the Sector Plan map. Three non-staff amendments have been submitted for consideration:

- 1.) Amendment to Future Land Use Classification for Certco I-C land in Arrowhead
- 2.) Amendment to Future Land Use Classification for Fitchburg Farms
- 3.) Amendment to Future Land Use Classification for parcels along Anderberg Drive

Specifics on these proposed amendments can be found in the attachments.

| Order | Referred To     | Staff Contact | Place on Agenda For | Action Taken On Referral |
|-------|-----------------|---------------|---------------------|--------------------------|
| 1     | Plan Commission | Hovel/Badtke  | July 21, 2015       |                          |
| 2     |                 |               |                     |                          |

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<sup>1</sup> This date is the earliest the Common Council would be acting on this Amendment, according to the schedule and the implementation requirements of the Comprehensive Plan.

Mayor Steve Arnold  
Introduced By

Planning  
Drafted by

Plan Commission  
Referred to

June 23, 2015  
Date

**PLAN COMMISSION RESOLUTION NO. PCR-03-15**

**ADOPTING AND RECOMMENDING THE 2015 AMENDMENTS TO THE COMPREHENSIVE PLAN FOR THE CITY OF FITCHBURG IN DANE COUNTY, WISCONSIN**

**WHEREAS**, pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the City of Fitchburg, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and

**WHEREAS**, the City of Fitchburg Comprehensive Plan allows the City to process amendments no more frequently than one time per year, and

**WHEREAS**, the State Comprehensive Planning Law requires that the City follow the same administrative procedures for adoption defined under Wisconsin Statutes, Section 66.1001(4), to amend the Comprehensive Plan, and

**WHEREAS**, the City of Fitchburg has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes, and provided numerous other opportunities for public involvement per the adopted public participation strategy and procedures, and

**WHEREAS**, the City of Fitchburg Plan Commission has ensured the amendments are in full compliance with the Comprehensive Plan.

**NOW THEREFORE, BE IT RESOLVED** that the City of Fitchburg Plan Commission hereby adopts, and recommends to the Fitchburg Common Council that the attached 2015 Comprehensive Plan Amendments, including maps and descriptive materials, be adopted by the Common Council pursuant to Wisconsin Statutes Sections 62.23(3) and 66.1001(4).

**BE IT FURTHER RESOLVED** that the City of Fitchburg Plan Commission hereby recommends that the Common Council approve Ordinance 2015-O-16, An Ordinance to Adopt the 2015 Amendments to the Comprehensive for the City of Fitchburg, Wisconsin in Dane County, Wisconsin.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Susan Badtke, Plan Commission Secretary

\_\_\_\_\_  
Stephen L. Arnold, Plan Commission Chair

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

Mayor Steve Arnold  
Initiated by

Planning  
Drafted by

Plan Commission  
Referred to

June 23, 2015  
Date

**ORDINANCE NO. 2015-O-16**  
**AN ORDINANCE TO ADOPT THE 2015 AMENDMENTS TO THE COMPREHENSIVE PLAN FOR THE CITY OF FITCHBURG IN DANE COUNTY, WISCONSIN.**

WHEREAS, pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the City of Fitchburg, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and

WHEREAS, the City of Fitchburg Comprehensive Plan allows the City to process amendments no more frequently than one time per year, and

WHEREAS, the State Comprehensive Planning Law requires that the City follow the same administrative procedures for adoption defined under Wisconsin Statutes, Section 66.1001(4), to amend the Comprehensive Plan, and

WHEREAS, the City of Fitchburg has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes, and provided numerous other opportunities for public involvement per the adopted public participation strategy and procedures, and

WHEREAS, the City of Fitchburg Plan Commission has ensured the amendments are in full compliance with the Comprehensive Plan.

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

**Section 1.** The City of Fitchburg, Wisconsin, does hereby adopt the 2015 Comprehensive Plan Amendments as outlined in the attached 2015 Comprehensive Plan Amendments document.

**Section 2.** This ordinance shall take effect upon passage by a majority vote of the Common Council and publication/posting as required by law.

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.

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

Attested: \_\_\_\_\_

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

Published: \_\_\_\_\_

**Proposed 2015 Planning Staff Amendments to the City of Fitchburg Comprehensive Plan:**

**1.) Map update on Page 4-23, Figure 4-10 Future Land Use Map**

Amend future land use map designation for parcels on the south side of Lacy Road, to the east of Fitchrona Road, that are currently used for office/business use. This amendment would also update the future land use designations on the north side of Lacy Road to reflect the approved Quarry Vista development.

6295 and 6291 Lacy Road

Parcel Identification Numbers: 060918287400, 060918287259

These parcels were designated in the Comp Plan as LDR, as that was carried over from the original plan, but staff is proposing to reclassify to the business designation. This will better reflect current zoning and land use for both sites. There has been some interest in a commercial kitchen locating on one of these sites.

Quarry Vista development area –

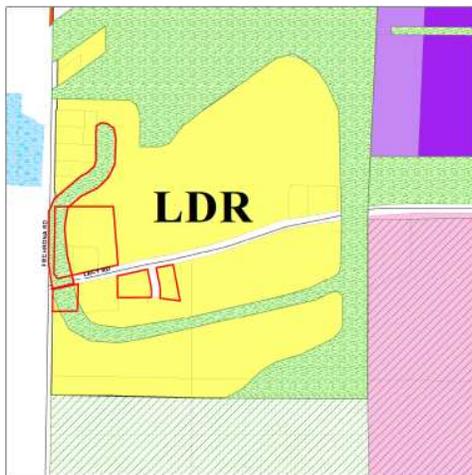
Parcel Identification Numbers: 060918285602, 060918285802 and part of 060918286002

These parcels were designated in the Comp Plan as LDR; these amendments are proposed to reflect the more detailed planning through the Quarry Vista CDP and the approvals that have been granted for the development.

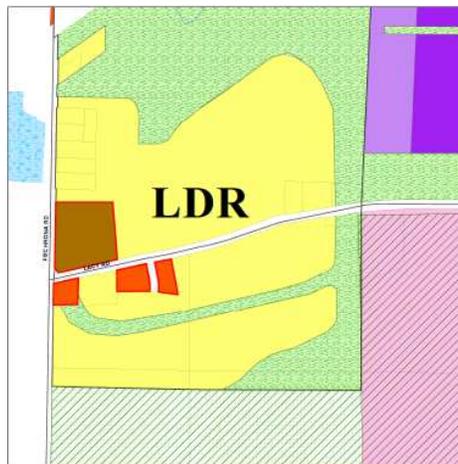
Also remove the park & conservancy strip that is shown in this area as there is no park or conservancy corridor in the area.

The area outlined in red in the maps below is the area to be re-designated.

***Current Designation***



***Proposed Designation***



## 2.) Map update on Page 4-23, Figure 4-10 Future Land Use Map

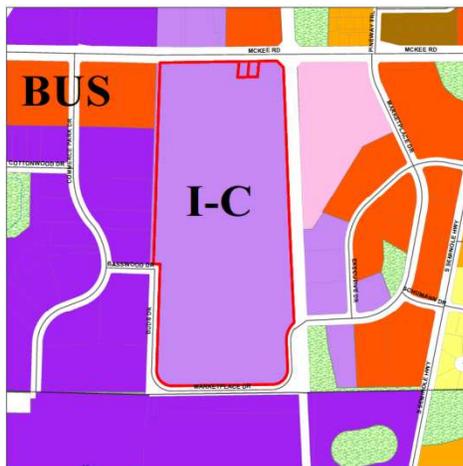
Amend future land use map designation for Subzero parcels on south side of McKee Road, that is currently used for General Industrial type uses.

2866 Buds Drive and 6041 McKee Road

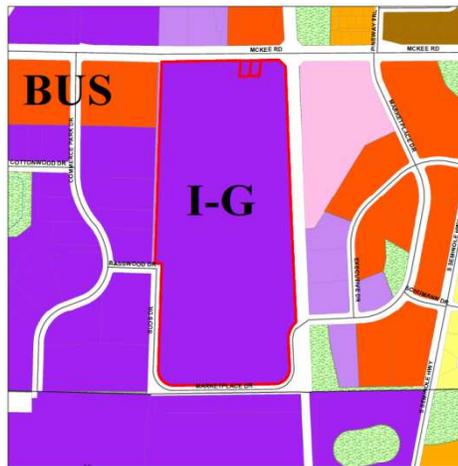
Parcel Identification Numbers: 060908285752, 060908285609, 060908285501

The large parcel is currently zoned I-G (General Industrial) with the two smaller parcels zoned B-P (Professional Office). Staff is recommending this amendment to make the future land use consistent with the current zoning of this larger parcel.

### *Current Designation*



### *Proposed Designation*



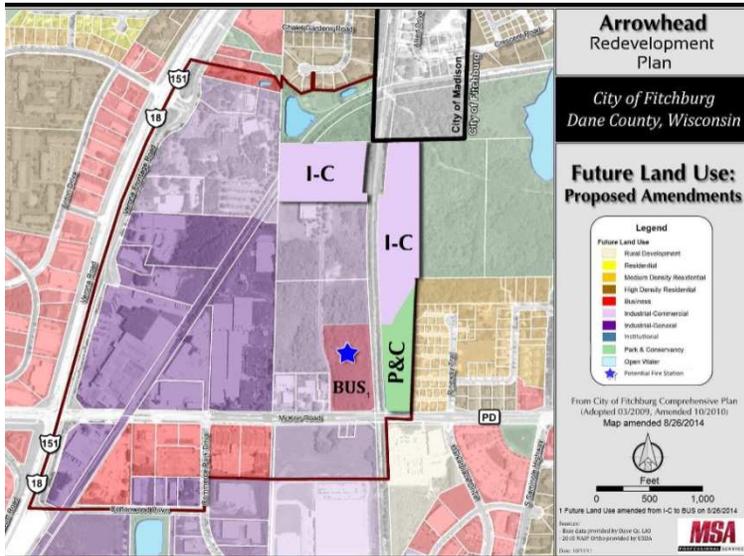
## 3.) Text update on page 2-3, Land Use Goal 2, Objective 3, Policy 5

Non-residential development outside the urban service area is to be limited to those in areas already appropriately zoned for the intended use. Structures existing as of August 2015 may have a permitted or conditional land use under zoning, provided the intended use is consistent with other aspects of the plan.

This amendment is intended to allow some flexibility in the use of properties. Staff has had some inquiries on properties that are currently zoned Rural Development or in a business classification, but designated as something other than Business or Rural Development on the Future Land Use Plan Map. These sites are developed as business sites and may be reasonably situated for a business user, depending on the proposed use.

#### 4.) Text update on page 4-16, alternate land uses.

The sixth area is the I-C land use classification in the Arrowhead Plan. Due to its relationship to the I-G land use classification, some I-C land use designation areas may, by approval of the Plan Commission, change to the I-G designation provided that no negative effects are anticipated to nearby land uses.



The map above from the Arrowhead Neighborhood Plan shows the areas that are currently designated as I-C (Industrial – Commercial) which are shown in light purple. There has been some interest in this site for more I-G type of uses. This amendment would allow city consideration of users on this site who may fall under the I-C or I-G district.

#### 5.) Page 4-1, first paragraph under Existing Land Use Map

The Existing Land Use Map (Figure 4-1) divides existing land uses in the community into several categories. These categories are representative of land uses as it existed in May 2015~~2014~~ and do not necessarily reflect the current zoning district designation or the desired future land use pattern. Planning staff may update this map to reflect changes in land use.

#### 6.) Page 4-2, Figure 4-1 Existing Land Use Map

Update Figure 4-1, Existing Land Use Map, to recognize various development approvals/construction that have taken place in the last few years, as well as recognize the Urban Service Area boundary adjustment that took place for the NSPN and portion of the NEN.

Specific changes include:

- Updating Urban Service Area to show NSPN and portion of NEN that were added into Urban Service Area
- Making the following updates to reflect the current land use on the following parcels:

| Location                         | Name                      | Current Designation | Proposed Designation |
|----------------------------------|---------------------------|---------------------|----------------------|
| Lot 14 Orchard Pointe            | Orchard Pointe Apartments | Ag & OS             | HDR                  |
| Lot 5 Orchard Pointe             | HyVee                     | Ag & OS             | BUS                  |
| Lot 1 CSM 11159                  | Hamm Fam                  | LDR                 | Ag & OS              |
| Lot 2 CSM 11159                  | Hamm Fam                  | LDR                 | Ag & OS              |
| Lot 1 CSM 13691                  | Madison Group             | Ag & OS             | I-C                  |
| Lot 24 TechLands                 | Promega                   | Ag & OS             | I-C                  |
| Lot 1 CSM 13647                  | Turnberry Apartments      | Ag & OS             | HDR                  |
| Outlot 1 CSM 13647               | Park                      | Ag & OS             | P & C                |
| Lot 3 North Park                 | Goldleaf Apartments       | Ag & OS             | HDR                  |
| Lot 4 North Park                 | Goldleaf Apartments       | Ag & OS             | HDR                  |
| Lot 117 Swan Creek               | Swan Creek Apartments     | Ag & OS             | HDR                  |
| Lot 13 Nine Springs              | RIVA                      | Ag & OS             | HDR                  |
| Lot 12 Nine Springs              | RIVA                      | Ag & OS             | HDR                  |
| Lot 54 Nine Springs              | RIVA                      | Ag & OS             | HDR                  |
| Lots 18-21                       | RIVA                      | Ag & OS             | HDR                  |
| Lots 49-53                       | RIVA                      | Ag & OS             | HDR                  |
| Lots 36-38, 31, 26-27, 40, 42-43 | Tim O'Brien Homes         | Ag & OS             | LDR                  |
| Outlot 1 CSM 13418               | Pinnacle Park             | Ag & OS             | P & C                |
| Outlot 2 CSM 13418               | Pinnacle Park             | Ag & OS             | P & C                |
| Lot 3 CSM 13677                  | The Vue                   | Ag & OS             | HDR                  |
| Lot 1 CSM 13677                  | The Vue                   | Ag & OS             | HDR                  |
| Lot 2 CSM 13677                  | The Vue                   | Ag & OS             | HDR                  |
| Lot 1 CSM 12135                  | Homeville                 | HDR                 | Ag & OS              |

See attached Existing Land Use Map for proposed changes.

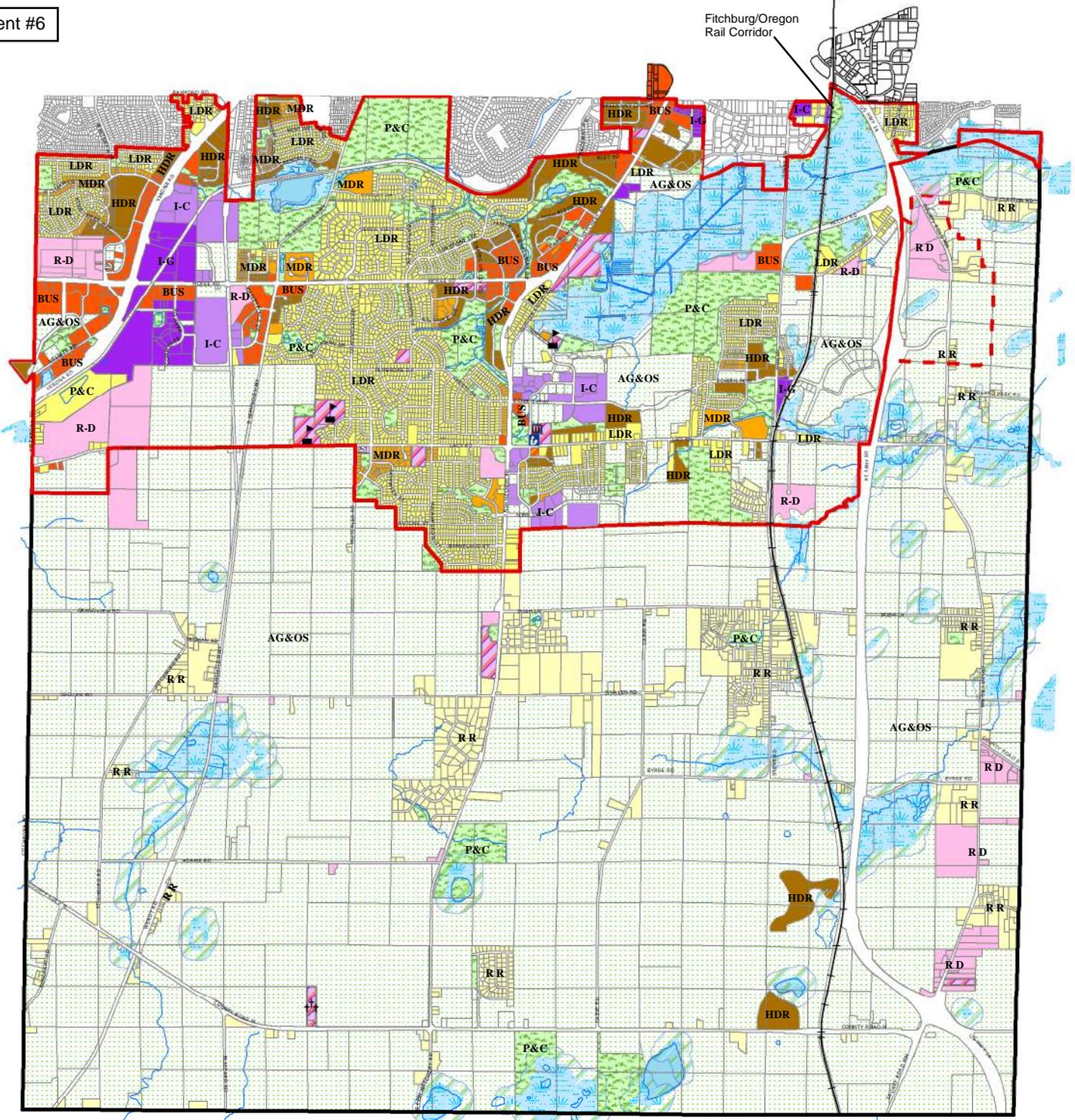
**7.) (a) Update Figures 4-10 (Future Land Use Plan) and (b) 4-11 (Sector Plan) to show new Urban Service Area boundary with the addition of the NSPN and portion of the NEN.**

See attached maps for changes. Note that this attachment does not include the other proposed Future Land Use amendments noted in this amendment proposal.

# EXISTING LAND USE MAP

Amendment #6

Fitchburg/Oregon Rail Corridor



|                                    |                                  |                                    |              |
|------------------------------------|----------------------------------|------------------------------------|--------------|
| P&C - PARK & CONSERVANCY           | I-G - INDUSTRIAL-GENERAL         | PARCELS                            | FIRE STATION |
| R-R - RURAL RESIDENTIAL            | I-C - INDUSTRIAL-COMMERCIAL      | URBAN SERVICE AREA (USA)           | LIBRARY      |
| LDR - LOW DENSITY RESIDENTIAL      | BUS - BUSINESS                   | NEN USA - DNR CONDITIONAL APPROVAL | CEMETERY     |
| MDR - MEDIUM DENSITY RESIDENTIAL   | R-D - RURAL DEVELOPMENT          | CITY LIMITS                        | SCHOOL       |
| HDR - HIGH DENSITY RESIDENTIAL     | AG&OS - AGRICULTURE & OPEN SPACE | STREAMS                            | CITY HALL    |
| M-U - MIXED-USE                    | OPEN WATER                       | WETLANDS W/ 300 FT BUFFER          |              |
| G / I - GOVERNMENT / INSTITUTIONAL |                                  |                                    |              |

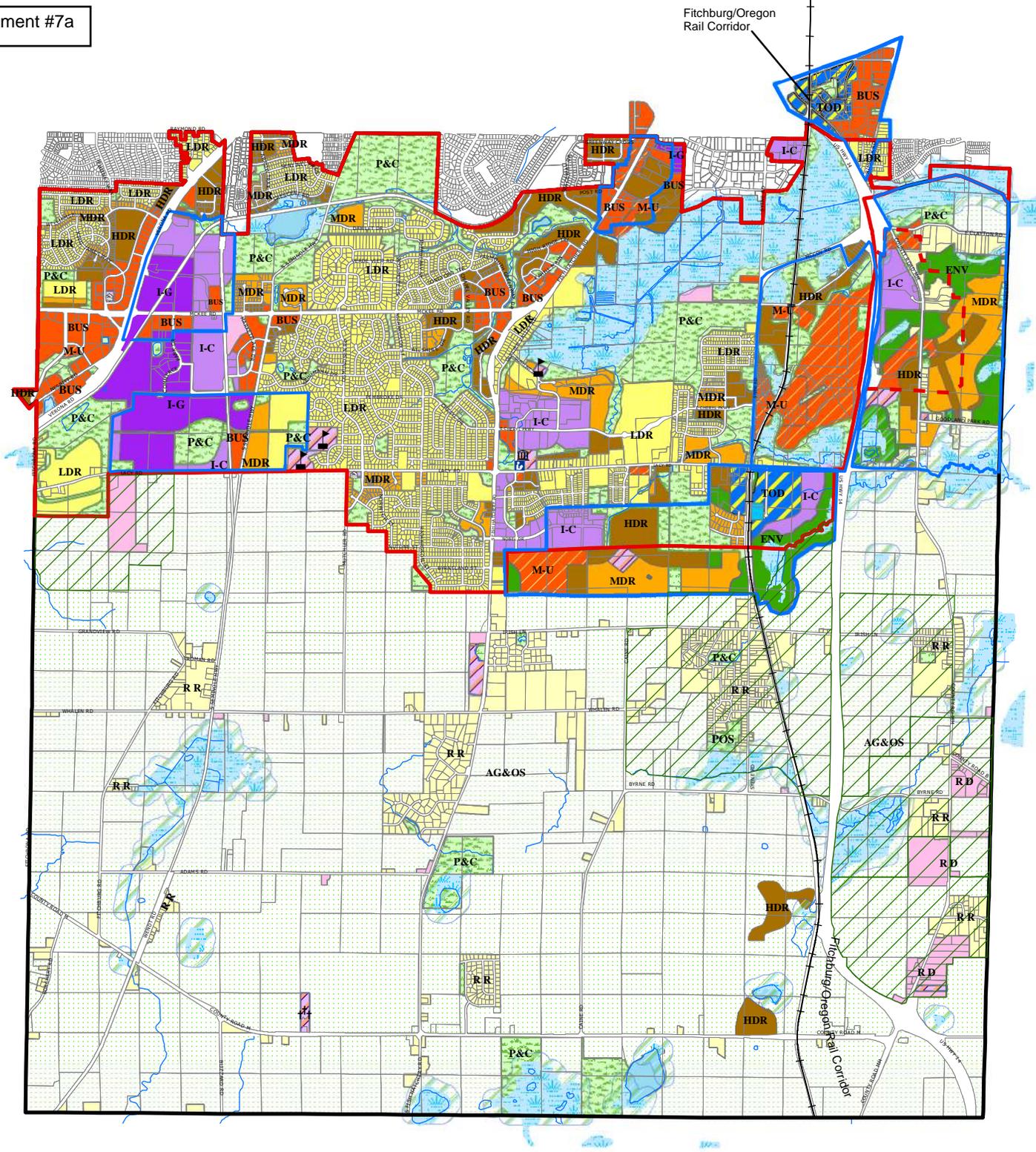
PREPARED BY: PLANNING/ZONING  
SOURCE: PLANNING/ZONING  
REVISED: 6/2015



# FUTURE LAND USE PLAN MAP

Amendment #7a

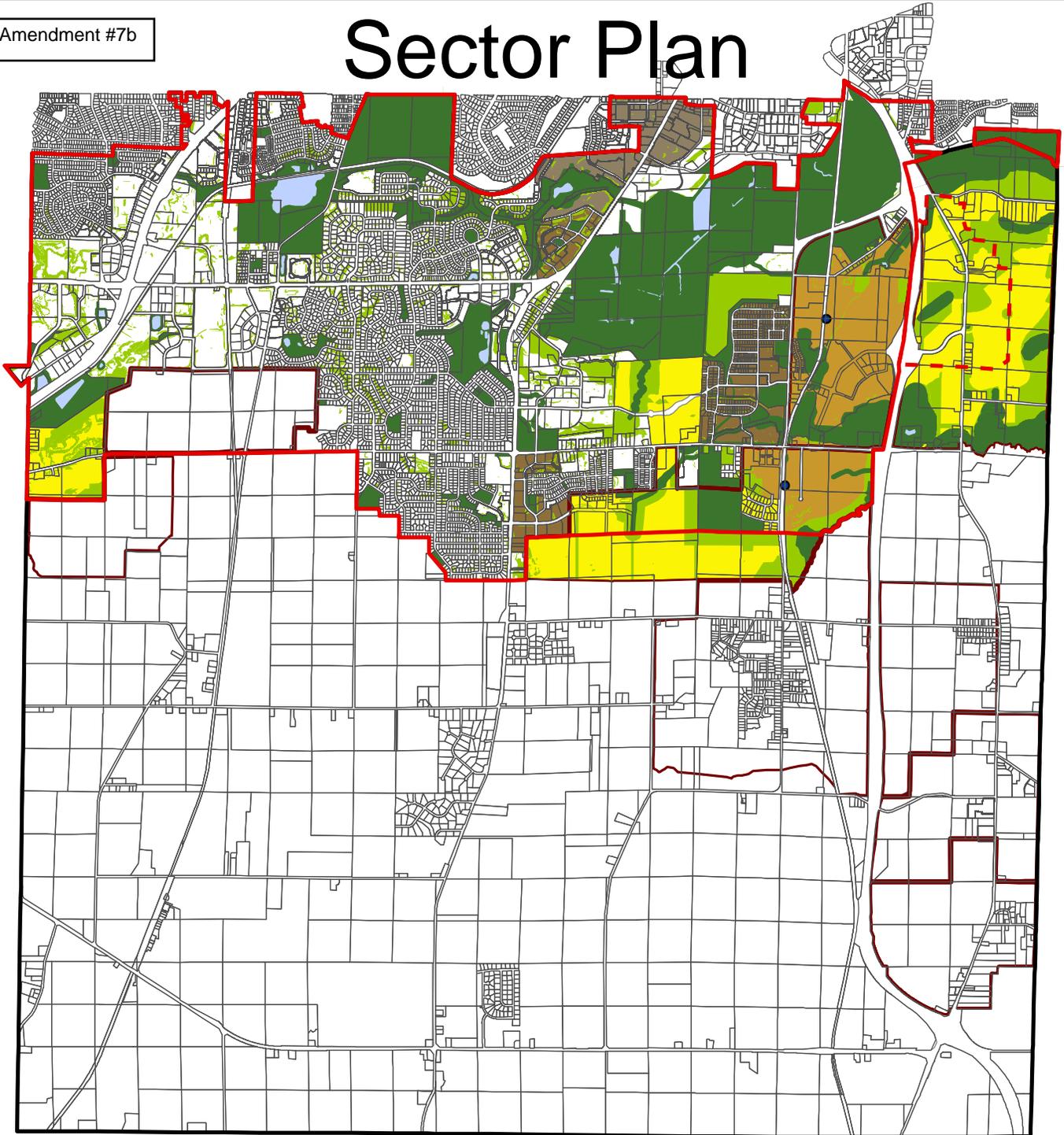
Fitchburg/Oregon Rail Corridor



|                                    |                             |                                  |                                    |              |
|------------------------------------|-----------------------------|----------------------------------|------------------------------------|--------------|
| P&C - PARK & CONSERVANCY           | ENV - ENVIRONMENTAL         | PARCELS                          | URBAN SERVICE AREA (USA)           | CITY LIMITS  |
| R-R - RURAL RESIDENTIAL            | TS - TRANSIT STATION        | OPEN WATER                       | NEN USA - DNR CONDITIONAL APPROVAL | CITY HALL    |
| LDR - LOW DENSITY RESIDENTIAL      | I-G - INDUSTRIAL-GENERAL    | STREAMS                          | WETLANDS W/ 300 FT BUFFER          | SCHOOL       |
| MDR - MEDIUM DENSITY RESIDENTIAL   | I-C - INDUSTRIAL-COMMERCIAL | AG&OS - AGRICULTURE & OPEN SPACE | TOD - TRANSIT ORIENTED DEVELOPMENT | FIRE STATION |
| HDR - HIGH DENSITY RESIDENTIAL     | BUS - BUSINESS              | POTENTIAL NEIGHBORHOODS          |                                    | LIBRARY      |
| M-U - MIXED-USE                    | R-D - RURAL DEVELOPMENT     |                                  |                                    | CEMETERY     |
| G / I - GOVERNMENT / INSTITUTIONAL | COMPLETED STUDY AREAS       |                                  |                                    |              |

N  
 Fitchburg  
 PREPARED BY: PLANNING/ZONING  
 SOURCE: PLANNING/ZONING  
 REVISED: 06/2015

# Sector Plan



## Legend

-  Urban Service Area (USA)
-  NEN USA - DNR Conditional Approval
-  Fitchburg City Limits
-  Fitchburg Parcels
-  Proposed Transit Stations
-  Future Urban Development Boundary
-  Water Bodies

## Open Space and Growth Sectors

-  01 - Preserved Open Sector
-  02 - Reserved Open Sector
-  G2 - Controlled Growth Sector
-  G3 - Intended Growth Sector
-  G4 - Infill Growth Sector
-  G5 - Repair Sector



Prepared by:  
Planning/Zoning  
Source:  
Planning/Zoning  
Dane County LIO  
Revised: 6/2015



# City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by: Mayor Arnold

A handwritten signature in blue ink, appearing to read 'Stephen Arnold'.

## Proposed Minor Amendment

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

Amend Figure 4-10 (page 4-23) Future Land Use Plan Map for:

- PIN 060901288208: From LDR to HDR
- PIN 060901288306: From LDR to HDR
- PIN 060901288502: From LDR to HDR
- PIN 060901290508: From LDR to P&C

Parcels whose future land use is to be amended are outlined in red on the maps below.

Current land use designation



Proposed land use designations



## Intent of the Minor Amendment

The intent of this amendment is to allow for the possibility of higher density residential development on three parcels along Anderberg Drive and park and conservancy on the southern parcel. All four parcels are currently designated in the Comprehensive Plan as LDR (Low Density Residential), which only allows for one dwelling unit per lot.

A developer has expressed interest in pursuing a development on these parcels that would contain three four-unit buildings, a total of 12 units. The proposed amendment would allow the developer to pursue and request approvals consistent with high density development on the three parcels with parkland on the southern parcel.

Property Owner's Signature

*Christa A. Schuepbach*  
*Joanna V. Jensen*

# City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by: Mayor Steve Arnold

## Proposed Minor Amendment Thermo Fisher Land

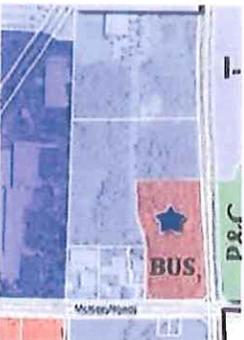
(Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)



This map is from the current Future Land Use Map showing site 8 and surrounding land. Site 8 is currently in the I-C land use category. It is also zoned I-C. The amendment is to reclassify the Future Land Use Map for site 8 in the Arrowhead Plan from I-C to I-G.



This map is part of the Arrowhead Redevelopment Master plan which more specifically identifies site 8. The Arrowhead Redevelopment Master plan map is located an Appendix of the Fitchburg Comprehensive Plan.



Map 3 shows the 2014 Amended Arrowhead Redevelopment Master plan Map, which altered the land east of Spoke to a Bus (Business) classification. This proposal would take the current I-G classification west of Spoke and south of Sprocket to an I-G rather than an I-C land use classification.

**Intent of the Minor Amendment**

The purpose of this comprehensive plan amendment is to allow for a broader classification to accommodate a business highway, or light industrial use, more specifically an intended transportation repair facility. There is an offer to purchase site 8 that is subject to comprehensive plan amendment. There will be a land division to split this parcel from Thermo Fisher. Acreage to be determined.

5/29/15

Future Property Owner's Signature: Randall M. Smor President CEO Certco Inc.

Property Owner's Signature: \_\_\_\_\_

**City of Fitchburg**  
**Comprehensive Plan Minor Amendment**

---



**Requested by**

**Jacob Michael (Mike) Nauta, Principal, Nauta Properties LLC, operating as Fitchburg Farms, LLC**



**Sponsored by (Council member names/signatures):**

**Dan Carpenter, Council President, District 3, Seat 6**



**Jake Johnson, District 4, Seat 7**



**Tony Hartmann, District 4, Seat 8**



**Proposed Minor Amendment**

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

**Amend Figure 4-10 Future Land Use Plan to redesignate from the AG&OS (Ag and Open Space) to the R-D (Rural Development) 4.0**

**acres associated with 1839 CTH MM, Lot 1 CSM 12929.**

## **Intent of the Minor Amendment**

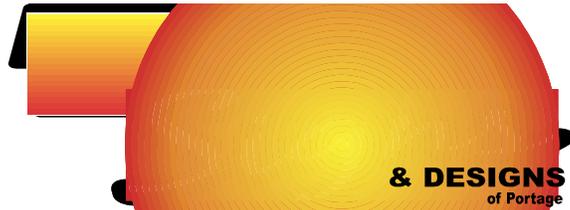
**Nauta Properties LLC, the property company at 1839 County Rd MM, is requesting that a portion of the property (see outlined map), have the future land use changed from Ag&OS (AG and open space) to Rural Development. (RD) A Zoning Ordinance amendment may be requested in the future by staff or the Council to include Landscape Sales and Services as a Conditional Use Permit (CUP) in the R-D District. This property is currently zoned R-D. Should this Comprehensive Plan Amendment be approved, and the zoning ordinance be amended, Fitchburg Farms could then request approval of a CUP for landscape sales and services.**

**The company is a primarily agriculturally focused company that will not need any additional city services in the years to come. Our focus is on water management and recovery via a water storage tank and pond to collect the water from the greenhouse roof. We have a small well, and new septic system.**

**Fitchburg Farms LLC has developed and will continue to develop strong community ties. The company currently provides land to Fitchburg Fields, a non-profit educational and food pantry grower. We would also like to work with City officials to offer our fields for higher-value agricultural enterprise such as aquaculture, orchards, vineyards, culinary herbs, hydroponic and organic vegetables, either on a share-cropping or cash rental basis.**

**Finally, Fitchburg Farms supports many local and civic organizations. The company plans to be an integral part of the local community for years to come.**





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)



---

**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





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@city.fitchburg.wi.us) 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 Parcele Proposed:** 52

**4. No. Of Buildable Lots Proposed:** 44

**5. Zoning District:** R-L AND R-D

**6. Current Owner of Property:** Hamm Fern Land LLC

**Address:** 6291 Lacy Road, Fitchburg, WI 53593

**Phone No:** (608) 845-7804

**7. Contact Person:** Phil Sveum

**Email:** psveum@cbsuccess.com

**Address:** 5500 E. Cheryl Parkway, Fitchburg, WI 53711

**Phone No:** 608-288-3339

**8. Submission of legal description in electronic format (MS Word or plain text) by email to:** planning@city.fitchburg.wi.us

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: Deborah J. Hatfield  
 Owner's or Authorized Agent's Signature

Deborah J. Hatfield  
 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:** \_\_\_\_\_

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

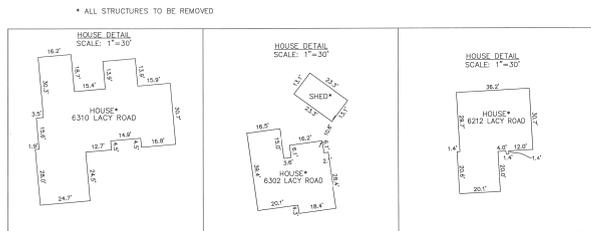
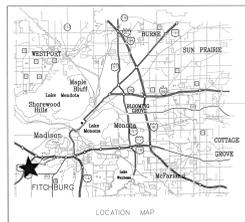
**Permit Request No.** \_\_\_\_\_

# PRELIMINARY PLAT OF QUARRY VISTA

ALL OF CERTIFIED SURVEY MAP NUMBER 61, RECORDED AS DOCUMENT NUMBER 1031106, DANE COUNTY REGISTRY AND ALL OF LOTS 1-3, CERTIFIED SURVEY MAP NUMBER 11159, AS RECORDED IN VOLUME 67 OF CERTIFIED SURVEY MAPS, ON PAGES 152-154, AS DOCUMENT NUMBER 3959694, DANE COUNTY REGISTRY, ALSO PART OF THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07, ALSO PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



GRIP PARTY  
REGISTERED SURVEYOR  
DANE COUNTY, WISCONSIN  
COMMERCIAL SYSTEMS (LTD. CO.)



**LEGEND**

|   |                    |    |                        |
|---|--------------------|----|------------------------|
| — | OVERHEAD UTILITY   | ○  | FIRE HYDRANT           |
| — | BURIED GAS MAIN    | ○  | ROUND CATCH BASIN      |
| — | WATER MAIN         | □  | STORM SEWER STRUCTURE  |
| — | SANITARY SEWER     | □  | RECTANGLE CATCH BASIN  |
| — | STORM SEWER        | □  | STORM SEWER INLET      |
| — | BURIED TELEPHONE   | □  | STORM SEWER MANHOLE    |
| — | BURIED ELECTRIC    | □  | TELECOMM. MANHOLE      |
| — | BURIED CABLE TV    | □  | STORM SEWER MANHOLE    |
| — | BURIED FIBER OPTIC | □  | SANITARY SEWER MANHOLE |
| + | WATER VALVE        | BT | BITUMINOUS PAVEMENT    |
| + | GAS VALVE          | OK | CONCRETE PAVEMENT      |
| ○ | CABLE TV PEDESTAL  | ○  | LIGHT POLE             |
| ○ | ELECTRIC PEDESTAL  | —  | GUY WIRE               |
| ○ | TELEPHONE PEDESTAL | ○  | INDICATES RECORDED AS  |
| ○ | UTILITY POLE       | ○  | INDICATES RECORDED AS  |
| ○ | SIGN               | ○  | CONIFEROUS TREE        |
| ○ | DECIDUOUS TREE     | ○  | DRAINAGE ARROW         |

**LOT AREA TABLE**

| LOT | NO.   | SQ. FT. | ACRES |
|-----|-------|---------|-------|
| 1   | 1092  | 2074    | 0.047 |
| 2   | 9035  | 2074    | 0.047 |
| 3   | 1719  | 2074    | 0.047 |
| 4   | 9203  | 2074    | 0.047 |
| 5   | 1828  | 2074    | 0.047 |
| 6   | 7792  | 1778    | 0.040 |
| 7   | 1272  | 2074    | 0.047 |
| 8   | 9458  | 2074    | 0.047 |
| 9   | 9277  | 2074    | 0.047 |
| 10  | 8410  | 1931    | 0.044 |
| 11  | 8410  | 1931    | 0.044 |
| 12  | 1339  | 2074    | 0.047 |
| 13  | 9267  | 2074    | 0.047 |
| 14  | 11629 | 2074    | 0.047 |
| 15  | 11138 | 2074    | 0.047 |
| 16  | 9236  | 2074    | 0.047 |
| 17  | 9576  | 2074    | 0.047 |
| 18  | 9236  | 2074    | 0.047 |
| 19  | 9576  | 2074    | 0.047 |
| 20  | 9236  | 2074    | 0.047 |
| 21  | 8284  | 2074    | 0.047 |
| 22  | 8953  | 2074    | 0.047 |
| 23  | 8977  | 2074    | 0.047 |
| 24  | 8953  | 2074    | 0.047 |
| 25  | 8153  | 2074    | 0.047 |
| 26  | 8216  | 1996    | 0.045 |
| 27  | 8159  | 1873    | 0.043 |
| 28  | 8216  | 1996    | 0.045 |
| 29  | 8040  | 1848    | 0.042 |
| 30  | 8216  | 1996    | 0.045 |
| 31  | 10444 | 2398    | 0.055 |
| 32  | 8216  | 1996    | 0.045 |
| 33  | 8952  | 2074    | 0.047 |
| 34  | 8952  | 2074    | 0.047 |
| 35  | 10444 | 2398    | 0.055 |
| 36  | 8952  | 2074    | 0.047 |
| 37  | 8952  | 2074    | 0.047 |
| 38  | 8952  | 2074    | 0.047 |
| 39  | 8952  | 2074    | 0.047 |
| 40  | 8952  | 2074    | 0.047 |
| 41  | 8952  | 2074    | 0.047 |
| 42  | 8952  | 2074    | 0.047 |
| 43  | 8952  | 2074    | 0.047 |
| 44  | 8952  | 2074    | 0.047 |
| 45  | 8952  | 2074    | 0.047 |
| 46  | 8952  | 2074    | 0.047 |
| 47  | 8952  | 2074    | 0.047 |
| 48  | 8952  | 2074    | 0.047 |
| 49  | 8952  | 2074    | 0.047 |
| 50  | 8952  | 2074    | 0.047 |
| 51  | 8952  | 2074    | 0.047 |
| 52  | 8952  | 2074    | 0.047 |
| 53  | 8952  | 2074    | 0.047 |
| 54  | 8952  | 2074    | 0.047 |
| 55  | 8952  | 2074    | 0.047 |
| 56  | 8952  | 2074    | 0.047 |
| 57  | 8952  | 2074    | 0.047 |
| 58  | 8952  | 2074    | 0.047 |
| 59  | 8952  | 2074    | 0.047 |
| 60  | 8952  | 2074    | 0.047 |
| 61  | 8952  | 2074    | 0.047 |
| 62  | 8952  | 2074    | 0.047 |
| 63  | 8952  | 2074    | 0.047 |
| 64  | 8952  | 2074    | 0.047 |
| 65  | 8952  | 2074    | 0.047 |
| 66  | 8952  | 2074    | 0.047 |
| 67  | 8952  | 2074    | 0.047 |
| 68  | 8952  | 2074    | 0.047 |
| 69  | 8952  | 2074    | 0.047 |
| 70  | 8952  | 2074    | 0.047 |
| 71  | 8952  | 2074    | 0.047 |
| 72  | 8952  | 2074    | 0.047 |
| 73  | 8952  | 2074    | 0.047 |
| 74  | 8952  | 2074    | 0.047 |
| 75  | 8952  | 2074    | 0.047 |
| 76  | 8952  | 2074    | 0.047 |
| 77  | 8952  | 2074    | 0.047 |
| 78  | 8952  | 2074    | 0.047 |
| 79  | 8952  | 2074    | 0.047 |
| 80  | 8952  | 2074    | 0.047 |
| 81  | 8952  | 2074    | 0.047 |
| 82  | 8952  | 2074    | 0.047 |
| 83  | 8952  | 2074    | 0.047 |
| 84  | 8952  | 2074    | 0.047 |
| 85  | 8952  | 2074    | 0.047 |
| 86  | 8952  | 2074    | 0.047 |
| 87  | 8952  | 2074    | 0.047 |
| 88  | 8952  | 2074    | 0.047 |
| 89  | 8952  | 2074    | 0.047 |
| 90  | 8952  | 2074    | 0.047 |
| 91  | 8952  | 2074    | 0.047 |
| 92  | 8952  | 2074    | 0.047 |
| 93  | 8952  | 2074    | 0.047 |
| 94  | 8952  | 2074    | 0.047 |
| 95  | 8952  | 2074    | 0.047 |
| 96  | 8952  | 2074    | 0.047 |
| 97  | 8952  | 2074    | 0.047 |
| 98  | 8952  | 2074    | 0.047 |
| 99  | 8952  | 2074    | 0.047 |
| 100 | 8952  | 2074    | 0.047 |
| 101 | 8952  | 2074    | 0.047 |
| 102 | 8952  | 2074    | 0.047 |
| 103 | 8952  | 2074    | 0.047 |
| 104 | 8952  | 2074    | 0.047 |
| 105 | 8952  | 2074    | 0.047 |
| 106 | 8952  | 2074    | 0.047 |
| 107 | 8952  | 2074    | 0.047 |
| 108 | 8952  | 2074    | 0.047 |
| 109 | 8952  | 2074    | 0.047 |
| 110 | 8952  | 2074    | 0.047 |
| 111 | 8952  | 2074    | 0.047 |
| 112 | 8952  | 2074    | 0.047 |
| 113 | 8952  | 2074    | 0.047 |
| 114 | 8952  | 2074    | 0.047 |
| 115 | 8952  | 2074    | 0.047 |
| 116 | 8952  | 2074    | 0.047 |
| 117 | 8952  | 2074    | 0.047 |
| 118 | 8952  | 2074    | 0.047 |
| 119 | 8952  | 2074    | 0.047 |
| 120 | 8952  | 2074    | 0.047 |
| 121 | 8952  | 2074    | 0.047 |
| 122 | 8952  | 2074    | 0.047 |
| 123 | 8952  | 2074    | 0.047 |
| 124 | 8952  | 2074    | 0.047 |
| 125 | 8952  | 2074    | 0.047 |
| 126 | 8952  | 2074    | 0.047 |
| 127 | 8952  | 2074    | 0.047 |
| 128 | 8952  | 2074    | 0.047 |
| 129 | 8952  | 2074    | 0.047 |
| 130 | 8952  | 2074    | 0.047 |
| 131 | 8952  | 2074    | 0.047 |
| 132 | 8952  | 2074    | 0.047 |
| 133 | 8952  | 2074    | 0.047 |
| 134 | 8952  | 2074    | 0.047 |
| 135 | 8952  | 2074    | 0.047 |
| 136 | 8952  | 2074    | 0.047 |
| 137 | 8952  | 2074    | 0.047 |
| 138 | 8952  | 2074    | 0.047 |
| 139 | 8952  | 2074    | 0.047 |
| 140 | 8952  | 2074    | 0.047 |
| 141 | 8952  | 2074    | 0.047 |
| 142 | 8952  | 2074    | 0.047 |
| 143 | 8952  | 2074    | 0.047 |
| 144 | 8952  | 2074    | 0.047 |
| 145 | 8952  | 2074    | 0.047 |
| 146 | 8952  | 2074    | 0.047 |
| 147 | 8952  | 2074    | 0.047 |
| 148 | 8952  | 2074    | 0.047 |
| 149 | 8952  | 2074    | 0.047 |
| 150 | 8952  | 2074    | 0.047 |
| 151 | 8952  | 2074    | 0.047 |
| 152 | 8952  | 2074    | 0.047 |
| 153 | 8952  | 2074    | 0.047 |
| 154 | 8952  | 2074    | 0.047 |
| 155 | 8952  | 2074    | 0.047 |
| 156 | 8952  | 2074    | 0.047 |
| 157 | 8952  | 2074    | 0.047 |
| 158 | 8952  | 2074    | 0.047 |
| 159 | 8952  | 2074    | 0.047 |
| 160 | 8952  | 2074    | 0.047 |
| 161 | 8952  | 2074    | 0.047 |
| 162 | 8952  | 2074    | 0.047 |
| 163 | 8952  | 2074    | 0.047 |
| 164 | 8952  | 2074    | 0.047 |
| 165 | 8952  | 2074    | 0.047 |
| 166 | 8952  | 2074    | 0.047 |
| 167 | 8952  | 2074    | 0.047 |
| 168 | 8952  | 2074    | 0.047 |
| 169 | 8952  | 2074    | 0.047 |
| 170 | 8952  | 2074    | 0.047 |
| 171 | 8952  | 2074    | 0.047 |
| 172 | 8952  | 2074    | 0.047 |
| 173 | 8952  | 2074    | 0.047 |
| 174 | 8952  | 2074    | 0.047 |
| 175 | 8952  | 2074    | 0.047 |
| 176 | 8952  | 2074    | 0.047 |
| 177 | 8952  | 2074    | 0.047 |
| 178 | 8952  | 2074    | 0.047 |
| 179 | 8952  | 2074    | 0.047 |
| 180 | 8952  | 2074    | 0.047 |
| 181 | 8952  | 2074    | 0.047 |
| 182 | 8952  | 2074    | 0.047 |
| 183 | 8952  | 2074    | 0.047 |
| 184 | 8952  | 2074    | 0.047 |
| 185 | 8952  | 2074    | 0.047 |
| 186 | 8952  | 2074    | 0.047 |
| 187 | 8952  | 2074    | 0.047 |
| 188 | 8952  | 2074    | 0.047 |
| 189 | 8952  | 2074    | 0.047 |
| 190 | 8952  | 2074    | 0.047 |
| 191 | 8952  | 2074    | 0.047 |
| 192 | 8952  | 2074    | 0.047 |
| 193 | 8952  | 2074    | 0.047 |
| 194 | 8952  | 2074    | 0.047 |
| 195 | 8952  | 2074    | 0.047 |
| 196 | 8952  | 2074    | 0.047 |
| 197 | 8952  | 2074    | 0.047 |
| 198 | 8952  | 2074    | 0.047 |
| 199 | 8952  | 2074    | 0.047 |
| 200 | 8952  | 2074    | 0.047 |

**NOTES:**

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made on a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public water facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: Between 11-19-2013 and 12-16-2013
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All buildings and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be depicted.
- 7) Total parcel area = 3,152,328 square feet or 72.3675 acres.
- 8) Contours were provided to the Surveyor by the client's engineer.
- 9) Current Phase 1 Zoning per C.D.P.:
  - (a) Lot 46 = P-D
  - (b) Lots 21 to 45, 47-52, Outlots 6, 7 and 8 = P-D
  - (c) Lots 1 to 20 and Lots 53 to 59 = P-R
  - (d) Lots 1, 2, 3, 4, 5, 9, 10 and 11 = P-R
- 10) Outlots 9, 10, 11 and 12 are dedicated to the public for park and open space, pedestrian/bike path, and public water main purposes.
- 11) Outlots 2, 4, 7, 15, 16, 18, 22 and 24 are private for stormwater management purposes owned by members of the Quarry Vista Home Owner's Association.
- 12) Outlots 3, 17, 18 and 23 are to be dedicated to the public for Park and Open Space.
- 13) Outlots 6, 8, 14, 16, 20, and 21 are Private Road Easement and Public Utility Easement owned by the HOA.
- 14) Outlots 1, 2, 3, 4, 17, 18, 23 and 24 are future environmental corridors.
- 15) Lot 46 of this Preliminary Plat is zoned P-D, but is expected to be used as some future date for up to 158 multi-family dwelling units (as approved by the Comprehensive Development Plan), and may be required to be rezoned and a permit to certified survey may be required to be submitted for review and approval prior to any potential development.
- 16) Outlot 13 is reserved for future development. Outlot 13 of this Preliminary Plat requires a tree inventory to assist in determining any development potential of the outlot. If the outlot does have potential for development, it would be for 2 to 15 dwelling units clustered in groups of 2 using a private road system. It will be required to rezone and a permit or a certified survey may be required to be submitted for review and approval prior to any potential development.
- 17) The intersection of Quarry Vista Drive with Fitchburg Road may be restricted as some point to a right of way for open space.
- 18) Arrows indicate the direction of surface drainage water at individual property lines. Solid drainage swales shall be graded with the construction of each principal structure and maintained by the lot owner unless modified by the City Engineer.
- 19) Subject to HOA's drainage plan and its subsequent modification(s) at the Hommersley Landfill. The location area shall be contained within Outlot 2.

**DESCRIPTIONS FURNISHED:**

**Title Report Number 698848: 6302 Lacy Road**  
Land situated in the City of Fitchburg, Dane County, State of Wisconsin, is described as follows: Lot Two (2) of Certified Survey Map No. 11159, recorded in the Dane County Register of Deeds Office in Volume 67 of Certified Survey Maps, page 152, as Document No. 3959694, in the City of Fitchburg, Dane County, Wisconsin.

**Title Report Number 698844: 6310 Lacy Road**  
Land situated in the City of Fitchburg, Dane County, State of Wisconsin, is described as follows: Lot One (1) of Certified Survey Map No. 11159, recorded in the Dane County Register of Deeds Office in Volume 67 of Certified Survey Maps, page 152, as Document No. 3959694, in the City of Fitchburg, Dane County, Wisconsin.

**Title Report Number 698846: 6292 Lacy Road**  
Land situated in the City of Fitchburg, Dane County, State of Wisconsin, is described as follows: Part of the Southwest 1/4 of the Southwest 1/4 of Section 7 and part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Beginning at an iron stake at the Northeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 18, thence North at right angles to Section line 157.6 feet to an iron stake, thence West parallel to Section line 238 feet to an iron stake, thence South at right angles to Section line 228.6 feet to the center of highway, thence North 81°57' East along center of highway 242.4 feet, thence North at right angles to Section line 18.7 feet to point of beginning.

**Title Report Number 698854: 6218 Lacy Road**  
Land situated in the City of Fitchburg, Dane County, State of Wisconsin, is described as follows: Part of the Southwest 1/4 of the Southwest 1/4 of Section 7 and part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Beginning at an iron stake on the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 18, 240 feet West of the Northeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 18, thence North at right angles to the Section line 157.6 feet to an iron stake, thence West parallel to the Section line 233 feet to an iron stake, thence South at right angles to Section line 214.3 feet to the center line of the Highway, thence North 80°22' East along center line of the highway 236.1 feet, thence North at right angles to the Section line 71.1 feet to the point of beginning. The description is certified to be correct as shown on the attached Certified Survey Map No. 61, as Document No. 1031106.

**Title Report Number 698851: 6291 Lacy Road**  
Land situated in the City of Fitchburg, Dane County, State of Wisconsin, is described as follows: Part of the Southwest 1/4 of the Southwest 1/4 of Section 7, Township 6 North, Range 9 East, and the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 6 North, Range 9 East, described as follows: Commencing at the South E corner of Section 7, thence West 407.4 feet to point of beginning, thence North 157.6 feet, thence West 152.6 feet, thence South to C.L. Quarry Vista (now Lacy Road), thence North along said C.L. Highway to a point 477 feet Southwest from the South E corner of Section 7 and the North E corner of Section 18, thence North to the point of beginning.

**SURVEYOR'S CERTIFICATE:**

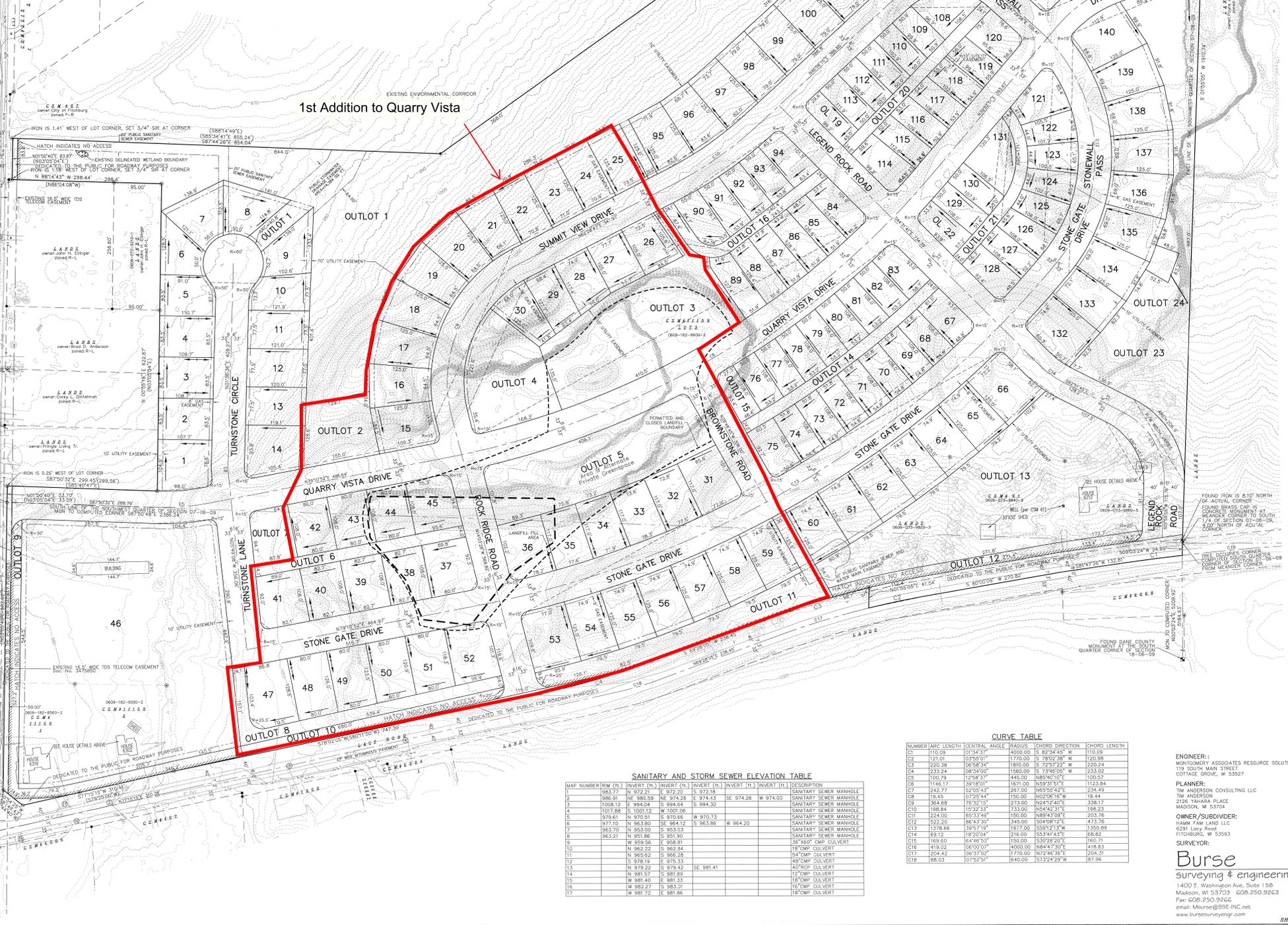
I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (AT-47), and the map hereon is correct to the best of my knowledge and belief.

Dated this 16th day of FEBRUARY, 2015

Signed: *Michelle L. Burse*  
Michelle L. Burse  
No. 2020  
Revised this 11th day of MARCH, 2015

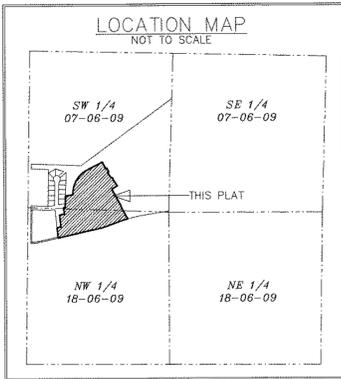
**MICHELLE L. BURSE**  
S-2020  
Sun Prairie  
WI  
LAND SURVEYOR

Date: 03-11-2015  
Plot View: PrelimPlat3648  
V:\NOI\CT\USE\698848\PRE\3648A.DWG



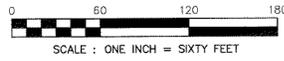
**CURVE TABLE**

| CURVE NO. | STARTING POINT | ENDING POINT | STARTING BEARING | ENDING BEARING | CHORD BEARING | CHORD LENGTH |
|-----------|----------------|--------------|------------------|----------------|---------------|--------------|
| 01        | 110.00         | 01°34'31"    | 400.00           | 182°34'45"     | W 110.00      | 110.00       |
| 02        | 121.01         | 02°55'01"    | 1                |                |               |              |



# FIRST ADDITION TO QUARRY VISTA

ALL OF OUTLOT 3, QUARRY VISTA AS RECORDED IN VOLUME 60-038A OF PLATS, ON PAGES 186-190, AS DOCUMENT NUMBER 5164639, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07 AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERRED TO THE CRUD NORTH (DANE ZONE) THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18-06-09 BEING 180°50'55.5\"/>

### NOTES

- 1) Outlot 12 is dedicated to the public for park, open space, and trails.
- 2) Outlots 6 and 8 are Dedicated to the public for park and open space, pedestrian/bike path, and public water main purposes.
- 3) UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 4) Given underground installation for electric and communications, the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.
- 5) Outlots 11 and 13 are private for stormwater management purposes. Each lot will have an apportioned ownership share.
- 6) Outlots 7 and 10 are Private Road Easement and Public Utility Easement. Each lot will have an apportioned ownership share.
- 7) Outlot 9 is a closed consolidated municipal waste site and will be used for private open space.

### CONSENT OF MORTGAGEE

Oak Bank, a banking association 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 plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Oak Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at Madison, Wisconsin. This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Oak Bank

State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and

of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires : \_\_\_\_\_

Notary Public, Wisconsin

### SURVEYOR'S CERTIFICATE

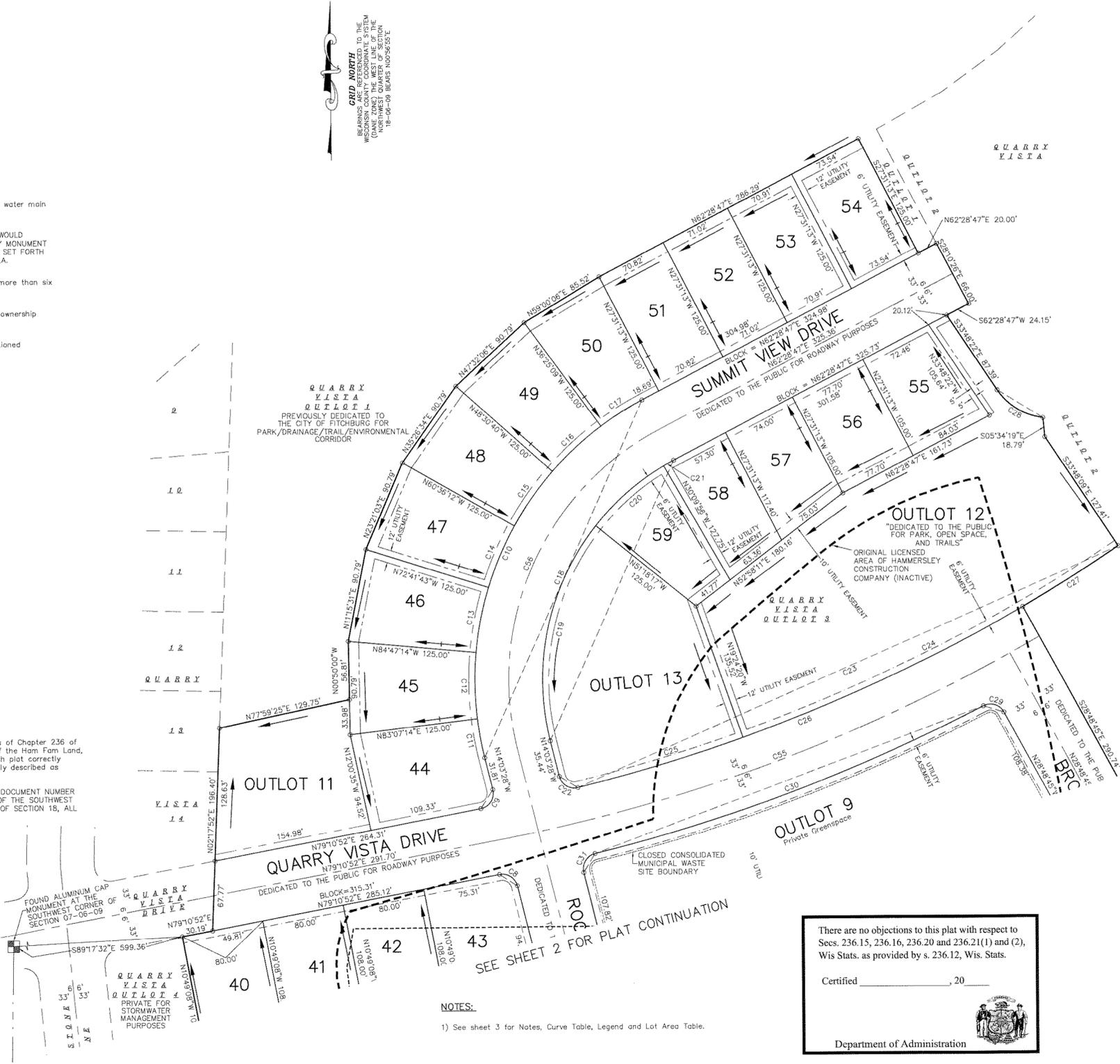
I, Michelle L. Burse, Professional Land Surveyor, hereby certify. That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of the Ham Fam Land, LLC, owner of said land, I have surveyed, divided and mapped FIRST ADDITION TO QUARRY VISTA; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

ALL OF OUTLOT 3, QUARRY VISTA AS RECORDED IN VOLUME 60-038A OF PLATS, ON PAGES 186-190, AS DOCUMENT NUMBER 5164639, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07 AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
 Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY:  
**Burse**  
 surveying & engineering inc.  
 2801 International Lane, Suite 101  
 Madison, WI 53704 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
 www.bursesurveying.com



- ### NOTES:
- 1) See sheet 3 for Notes, Curve Table, Legend and Lot Area Table.

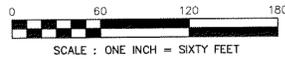
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

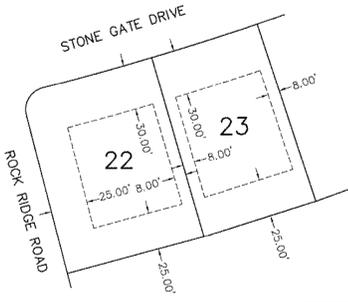
# FIRST ADDITION TO QUARRY VISTA

ALL OF OUTLOT 3, QUARRY VISTA AS RECORDED IN VOLUME 60-038A OF PLATS, ON PAGES 186-190, AS DOCUMENT NUMBER 5164639, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07 AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

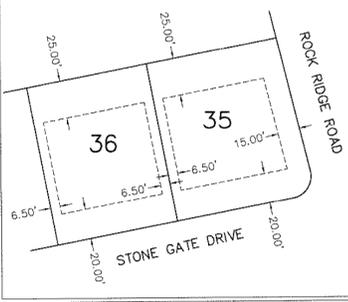


CRUD NORTH  
BEARINGS ARE REFERENCED TO THE  
NAD 83 NORTH AZIMUTHAL SYSTEM  
(DANE ZONE) THE WEST LINE OF THE  
NORTHWEST QUARTER OF SECTION  
18-06-09 BEARS AN AZIMUTH OF

TYPICAL CORNER LOT AND  
REGULAR LOT SETBACK DETAIL  
PER R-LM ZONING IN PLACE ON  
JUNE 21, 2015  
SCALE: 1"=60'

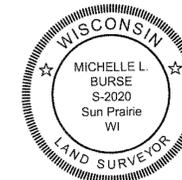


TYPICAL CORNER LOT AND  
REGULAR LOT SETBACK DETAIL  
PER P-D ZONING IN PLACE ON JUNE 21, 2015  
SCALE: 1"=60'



**NOTES:**

1) See sheet 3 for Notes, Curve Table, Legend and Lot Area Table.



There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



SURVEYED BY:

**Burse**

surveying & engineering inc.

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263

Fax: 608.250.9266

email: mburse@bse-inc.net

www.bursesurveyengr.com

**SHEET 2 OF 3**

# FIRST ADDITION TO QUARRY VISTA

ALL OF OUTLOT 3, QUARRY VISTA AS RECORDED IN VOLUME 60-038A OF PLATS, ON PAGES 186-190, AS DOCUMENT NUMBER 5164639, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07 AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

**LEGEND**

- 1" IRON PIPE FOUND UNLESS NOTED
- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- 1-1/4" x 30" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"x18" SOLID IRON ROD, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

| NUMBER | ARC LENGTH | CENTRAL ANGLE | RADIUS  | CHORD DIRECTION | CHORD LENGTH | T.B. IN     | T.B. OUT    |
|--------|------------|---------------|---------|-----------------|--------------|-------------|-------------|
| C1     | 39.88      | 91°24'22"     | 25.00   | S31°38'43"W     | 35.79        |             |             |
| C2     | 5.65       | 12°56'35"     | 25.00   | N07°35'10.5"W   | 5.64         |             | S01°06'53"E |
| C3     | 34.24      | 78°27'47"     | 25.00   | N38°07'00.5"E   | 31.62        |             | S01°06'53"E |
| C4     | 43.10      | 96°49'57"     | 25.50   | N54°14'06.5"W   | 38.15        |             |             |
| C5     | 22.71      | 86°45'40"     | 15.00   | S57°26'18"E     | 20.61        |             |             |
| C6     | 24.87      | 95°00'00"     | 15.00   | N53°19'08"W     | 22.12        |             |             |
| C7     | 74.41      | 93°14'20"     | 15.00   | S32°33'42"W     | 21.80        |             |             |
| C8     | 22.71      | 86°45'40"     | 15.00   | S57°26'18"E     | 20.61        |             |             |
| C9     | 24.41      | 93°14'20"     | 15.00   | S32°33'42"W     | 21.80        |             |             |
| C10    | 408.76     | 76°32'15"     | 306.00  | N24°12'39.5"E   | 379.04       |             |             |
| C11    | 38.34      | 07°10'42"     | 306.00  | S10°28'07"E     | 38.31        |             | N06°52'46"W |
| C12    | 64.58      | 12°05'31"     | 306.00  | S00°50'00.5"E   | 64.46        | N06°52'46"W | N05°12'46"E |
| C13    | 64.58      | 12°05'31"     | 306.00  | S11°15'31.5"W   | 64.46        | N05°12'46"E | N17°18'17"E |
| C14    | 64.58      | 12°05'31"     | 306.00  | S23°21'02.5"W   | 64.46        | N17°18'17"E | N29°23'48"E |
| C15    | 64.58      | 12°05'31"     | 306.00  | S35°26'34.5"W   | 64.46        | N29°23'48"E | N41°29'20"E |
| C16    | 64.58      | 12°05'31"     | 306.00  | S47°32'05.5"W   | 64.46        | N41°29'20"E | N53°34'51"E |
| C17    | 47.53      | 08°53'56"     | 306.00  | S38°01'49"W     | 47.48        |             |             |
| C18    | 320.60     | 76°32'15"     | 240.00  | N24°12'39.5"E   | 297.29       |             |             |
| C19    | 220.97     | 52°45'11"     | 240.00  | N12°19'07.5"E   | 213.25       |             | N38°41'43"E |
| C20    | 88.55      | 21°08'21"     | 240.00  | N49°15'53.5"E   | 88.05        | N38°41'43"E | N59°50'04"E |
| C21    | 11.08      | 02°38'44"     | 240.00  | N61°09'26"E     | 11.08        | N59°50'04"E |             |
| C22    | 23.42      | 89°27'27"     | 15.00   | N58°47'11.5"W   | 21.11        | S76°29'05"W |             |
| C23    | 579.98     | 20°17'14"     | 1638.00 | N66°20'28"E     | 576.96       | S56°11'51"W | S76°29'05"W |
| C24    | 411.59     | 14°23'49"     | 1638.00 | N63°23'45.5"E   | 410.51       | S56°11'51"W | S70°35'40"W |
| C25    | 168.39     | 05°53'25"     | 1638.00 | N73°32'22.5"E   | 168.32       | S70°35'40"W | S76°29'05"W |
| C26    | 469.96     | 15°26'19"     | 1638.00 | N81°15'55.5"E   | 468.35       | S60°02'46"W | S76°29'05"W |
| C27    | 110.02     | 03°50'55"     | 1638.00 | N88°07'18.5"E   | 110.00       | S56°11'51"W | S60°02'46"W |
| C28    | 53.69      | 49°37'10"     | 62.00   | N58°36'57"W     | 52.03        | N83°25'32"W |             |
| C29    | 23.14      | 88°23'15"     | 15.00   | S73°00'22.5"E   | 20.91        | N62°48'00"E |             |
| C30    | 406.09     | 13°39'16"     | 1704.00 | S69°37'38"W     | 405.13       | S62°48'00"W | S76°27'16"W |
| C31    | 23.70      | 90°30'44"     | 15.00   | N31°11'54"E     | 21.31        |             | N76°27'16"E |
| C32    | 23.44      | 89°32'37"     | 15.00   | N58°49'46.5"W   | 21.13        | S76°23'55"W |             |
| C33    | 23.94      | 91°26'12"     | 15.00   | S16°54'21"W     | 21.48        |             | S62°37'28"W |
| C34    | 467.35     | 13°46'27"     | 1944.00 | S59°30'41.5"W   | 466.23       | S62°37'28"W | S76°23'55"W |
| C35    | 77.89      | 02°17'43"     | 1944.00 | N63°46'20.5"E   | 77.89        | S62°37'28"W | S64°55'12"W |
| C36    | 77.49      | 02°17'02"     | 1944.00 | N66°03'43"E     | 77.49        | S64°55'12"W | S67°12'15"W |
| C37    | 78.29      | 02°18'27"     | 1944.00 | N68°21'28.5"E   | 78.28        | S67°12'15"W | S69°30'41"W |
| C38    | 77.89      | 02°17'45"     | 1944.00 | N70°39'33.5"E   | 77.89        | S69°30'41"W | S71°48'26"W |
| C39    | 77.58      | 02°17'12"     | 1944.00 | N72°57'02"E     | 77.58        | S71°48'26"W | S74°05'38"W |
| C40    | 78.20      | 02°18'17"     | 1944.00 | N75°14'46.5"E   | 78.20        | S74°05'38"W | S76°23'55"W |
| C41    | 23.68      | 90°26'05"     | 15.00   | N31°09'34.5"E   | 21.29        | S76°23'55"W | N76°22'37"E |
| C42    | 556.26     | 15°51'23"     | 2010.00 | S68°26'55.5"W   | 554.49       |             | S76°22'37"E |
| C43    | 30.00      | 00°51'19"     | 2010.00 | N60°56'53.5"E   | 30.00        | S61°22'33"W |             |
| C44    | 74.88      | 02°08'04"     | 2010.00 | N62°26'35"E     | 74.88        | S61°22'33"W | S63°30'37"W |
| C45    | 74.88      | 02°08'04"     | 2010.00 | N64°34'39"E     | 74.88        | S63°30'37"W | S65°38'42"W |
| C46    | 74.88      | 02°08'04"     | 2010.00 | N66°42'44"E     | 74.88        | S65°38'42"W | S67°46'46"W |
| C47    | 74.88      | 02°08'04"     | 2010.00 | N68°50'48"E     | 74.88        | S67°46'46"W | S69°54'50"W |
| C48    | 74.88      | 02°08'04"     | 2010.00 | N70°58'53"E     | 74.88        | S69°54'50"W | S72°02'55"W |
| C49    | 74.88      | 02°08'04"     | 2010.00 | N73°06'57"E     | 74.88        | S72°02'55"W | S74°10'59"W |
| C50    | 76.97      | 02°11'36"     | 2010.00 | N75°16'48"E     | 76.96        | S74°10'59"W | S76°22'37"W |
| C51    | 38.66      | 88°35'38"     | 25.00   | N58°21'17"W     | 34.92        | S76°22'37"W |             |
| C52    | 82.53      | 07°52'51"     | 600.00  | S73°24'29.5"W   | 82.46        |             |             |
| C53    | 145.92     | 04°37'09"     | 1810.00 | N71°46'39.5"E   | 145.88       |             | N74°05'14"E |
| C54    | 648.01     | 18°46'49"     | 1977.00 | S69°47'27.5"W   | 645.12       | S60°24'03"W |             |
| C55    | 557.40     | 19°06'45"     | 1671.00 | S69°37'29.5"W   | 554.82       | S60°04'07"W |             |
| C56    | 364.68     | 76°32'15"     | 273.00  | N24°12'39.5"E   | 338.17       |             |             |

| NAME      | SQ. FT. | ACRES  |
|-----------|---------|--------|
| 16        | 11839   | 0.2718 |
| 17        | 10176   | 0.2336 |
| 18        | 9972    | 0.2289 |
| 19        | 9767    | 0.2242 |
| 20        | 9562    | 0.2195 |
| 21        | 10543   | 0.2420 |
| 22        | 11666   | 0.2678 |
| 23        | 9832    | 0.2211 |
| 24        | 9832    | 0.2211 |
| 25        | 9632    | 0.2211 |
| 26        | 9632    | 0.2211 |
| 27        | 9632    | 0.2211 |
| 28        | 9632    | 0.2211 |
| 29        | 10444   | 0.2398 |
| 30        | 8812    | 0.2023 |
| 31        | 8902    | 0.2044 |
| 32        | 8857    | 0.2033 |
| 33        | 8822    | 0.2029 |
| 34        | 10655   | 0.2446 |
| 35        | 9971    | 0.2289 |
| 36        | 8932    | 0.2050 |
| 37        | 8932    | 0.2050 |
| 38        | 8932    | 0.2050 |
| 39        | 10065   | 0.2311 |
| 40        | 8640    | 0.1983 |
| 41        | 8640    | 0.1983 |
| 42        | 8640    | 0.1983 |
| 43        | 9953    | 0.2285 |
| 44        | 11135   | 0.2556 |
| 45        | 9576    | 0.2198 |
| 46        | 9576    | 0.2198 |
| 47        | 9576    | 0.2198 |
| 48        | 9576    | 0.2198 |
| 49        | 9576    | 0.2198 |
| 50        | 9384    | 0.2154 |
| 51        | 8853    | 0.2032 |
| 52        | 8877    | 0.2038 |
| 53        | 8864    | 0.2035 |
| 54        | 9193    | 0.2110 |
| 55        | 8216    | 0.1886 |
| 56        | 8159    | 0.1873 |
| 57        | 8229    | 0.1889 |
| 58        | 8040    | 0.1846 |
| 59        | 8298    | 0.1905 |
| outlot 6  | 10665   | 0.2448 |
| outlot 7  | 16282   | 0.3738 |
| outlot 8  | 32163   | 0.7384 |
| outlot 9  | 55325   | 1.2701 |
| outlot 10 | 10204   | 0.2342 |
| outlot 11 | 17692   | 0.4061 |
| outlot 12 | 68206   | 1.5658 |
| outlot 13 | 32468   | 0.7454 |

### OWNER'S CERTIFICATE OF DEDICATION

Hamm Fam Land, LLC, as owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the map hereon. We 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

WITNESS the hands and seals of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Hamm Fam Land, LLC  
By: Keith Hammersley, member

State of Wisconsin )  
                                  )ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, the above named Keith Hammersley, member of, Hamm Fam Land, LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

My Commission expires : \_\_\_\_\_

### CERTIFICATE OF CITY TREASURER

State of Wisconsin )  
                                  )ss.  
County of Dane )

I, Misty Dodge, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, on any of the lands included in the plat of FIRST ADDITION TO QUARRY VISTA.

Date \_\_\_\_\_ Misty Dodge, City Treasurer

### CERTIFICATE OF COUNTY TREASURER

State of Wisconsin )  
                                  )ss.  
County of Dane )

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 unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, affecting the lands included in the plat of FIRST ADDITION TO QUARRY VISTA.

Date \_\_\_\_\_ Adam Gallagher, County Treasurer

### CERTIFICATE OF CITY CLERK

State of Wisconsin )  
                                  )ss.  
County of Dane )

"RESOLVED that this plat known as FIRST ADDITION TO QUARRY VISTA, located in the City of Fitchburg was hereby approved by resolution No. \_\_\_\_\_, 201\_\_, and further resolved that the conditions of said approval were fulfilled on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, and that said resolution further provided for the acceptance of those lands and rights dedicated by said FIRST ADDITION TO QUARRY VISTA for public use."

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

### RECORDING DATA

### CERTIFICATE OF REGISTER OF DEEDS

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats, on pages \_\_\_\_\_, Doc. No. \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration

SURVEYED FOR :  
Hamm Fam Land, LLC  
c/o Keith Hammersley  
6291 Lacey Road  
Fitchburg, WI 53593

SURVEYED BY:

**Burse**  
surveying & engineering inc.  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com



July 9, 2015

Mr. Thomas Hovel  
Zoning Administrator/City Planner  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Re: 1<sup>st</sup> Addition to Quarry Vista  
Final Plat Response Letter  
MARS Project Number: 1613c

Dear Tom:

We received Planning and Public Works staff comments on July 2, 2015. We have prepared this letter to address the comments and have revised the Final Plat to incorporate necessary changes. Enclosed are three copies of the revised plat.

The staff comments are listed below with our response in red.

Planning Comments:

1. Subdivision Improvement Agreement will need to be drafted and executed prior to the city signing of the final plat.  
**Acknowledged.**
2. Sheet 2 of the plat provides typical corner lot and regular lot setback details for both R-LM and P-D zoning. It states that these are per the zoning in place on April 7, 2015. Please confirm this date.  
**The dates have been revised**
3. Please revise sheet 3 of the plat to contain the proper names of the City Treasurer and City Clerk.

City Treasurer: Misty Dodge  
City Clerk: Patti Anderson

**Names have been revised.**

4. Park requirements:
  - a. Parkland dedication:  
Required: 59 du \* 2900 sq ft/du = 171,100 square feet parkland required

Dedicated: OL 12 – 68,206 sf  
OL 8 – 32,163 sf  
OL 6 – 10,665 sf

Total dedicated = 111,034 sf, leaving a deficiency in parkland dedication of 60,066 sq ft or 20.71 du's. Fee in-lieu for 20.71 du's is \$89,684.75. This fee will be required to be paid prior to the City signing of the final plat. Fee is 2015 \$, if paid in a different year the fee will be adjusted in accord with the City fee schedule for that year.

**Acknowledged.**

- b. Park Improvement Fee: 29 sf du \* \$630 = \$18,270  
30 duplex du \* \$315 = \$9,450

Total park improvement due for plat: \$27,720. This fee will be required to be paid prior to the City signing of the final plat. Fee is 2015 \$, if paid in a different year the fee will be adjusted in accord with the City fee schedule for that year.

**Acknowledged.**

- c. Park Street Frontage:

Based on pro-rating park street frontage in preliminary plat for the single-family units, this final plat requires 281.39' of park street frontage. This final plat provides for 460.63' of park street frontage, leaving a surplus of 179.24'.

The Quarry Vista Plat had a park street frontage deficiency in the amount of 149.11 feet and as required under the Subdivision Improvement Agreement, provided an escrow to cover this deficiency. These escrow funds may be released from the City back to the Subdivider as sufficient street frontage will have been provided. Additionally, 30.13' of park street frontage will remain from this plat to be credited to a future phase of the development.

**Acknowledged.**

5. Please provide a statement on what Outlot 9 actually consists of for transparency purposes.

**Note #7 has been added to the plat. It says "Outlot 9 is a closed consolidated municipal waste site and will be used for private open space."**

6. What is the purpose of the public utility easement on Outlot 9 and other lots? Is it simply utility easement or a public (i.e. water & sewer) utility easement?

**It is just a utility easement. The easement labels have been updated to "utility easement" (the word "public" has been deleted.).**

7. Why are the private road outlots not owned by the benefitting properties rather than HOA?

Note #6 has been revised and now uses the same language as used in Note #5 (for stormwater management outlots).

## Public Works Comments

### **General Comments**

1. An amendment to the Quarry Vista subdivision agreement will be needed for the public improvements within this plat.  
**Acknowledged.**
2. Provide gas/electric/telephone/cable preliminary plans for review of utility easements.  
**The plat has been sent to the utility companies to confirm the easements. Easements were added to the plat per their input. I have asked the utility companies to provide their preliminary plans for your review.**
3. The current landfill area needs to be shown. Please re-insert the linework and descriptions similar to the Quarry Vista Final Plat unless the owner is planning to wait on filing the plat until DNR approves the landfill modification. You may want to consider noting that the owner is in the process of relocating landfill material from Area A to Area C.  
**The landfill linework and descriptions similar to the Quarry Vista Final Plat have been added to the plat.**

### **Transportation Comments**

1. Add "and Trail" to the description for Outlot 12.  
**"and Trail" has been add for Outlot 12.**

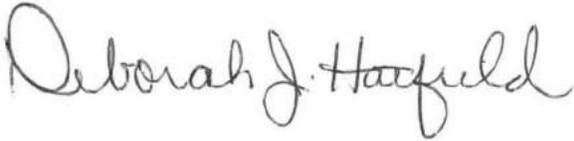
### **Erosion Control and Stormwater Management (ECSWM) Comments**

1. Drainage arrows are missing on Outlots 11, 12, & 13 and Lots 24-28, 44-49, & 52-54.  
**Drainage arrows have been added.**
2. An Erosion Control & Storm Water Management permit application has been received and staff is in the process of reviewing and approving the permit.  
**Acknowledged.**
3. 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. street terrace infiltration areas, bioretention devices, 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.  
**A stormwater maintenance agreement will be recorded. An application for the reduction in stormwater utility rates will be submitted.**

Please contact me at 608-839-4422 with any questions.

Sincerely,

Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE  
Project Engineer

Enclosures:

Copy, w/enclosures: Keith Hammersley  
Phil Sveum



789 N. Water Street, Suite 200, Milwaukee, Wisconsin 53202  
Phone 414.226.4535 • Fax 414.226.4523 • www.fred-inc.com

June 18, 2015

Mr. Thomas Hovel  
Zoning Administrator/City Planner  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Dear Tom:

We are requesting approval of an early start permit for footings and foundation for The Elan apartments at Quarry Vista. We ask to be placed on the July 21<sup>st</sup> Plan commission agenda for review and approval.

We will be scheduling a meeting with Chief Grossen to discuss the attached schedule, access, and water supply timing. We will inform you immediately of any changes that Chief Grossen deems appropriate.

Please contact me with any questions or concerns at 414-274-8226

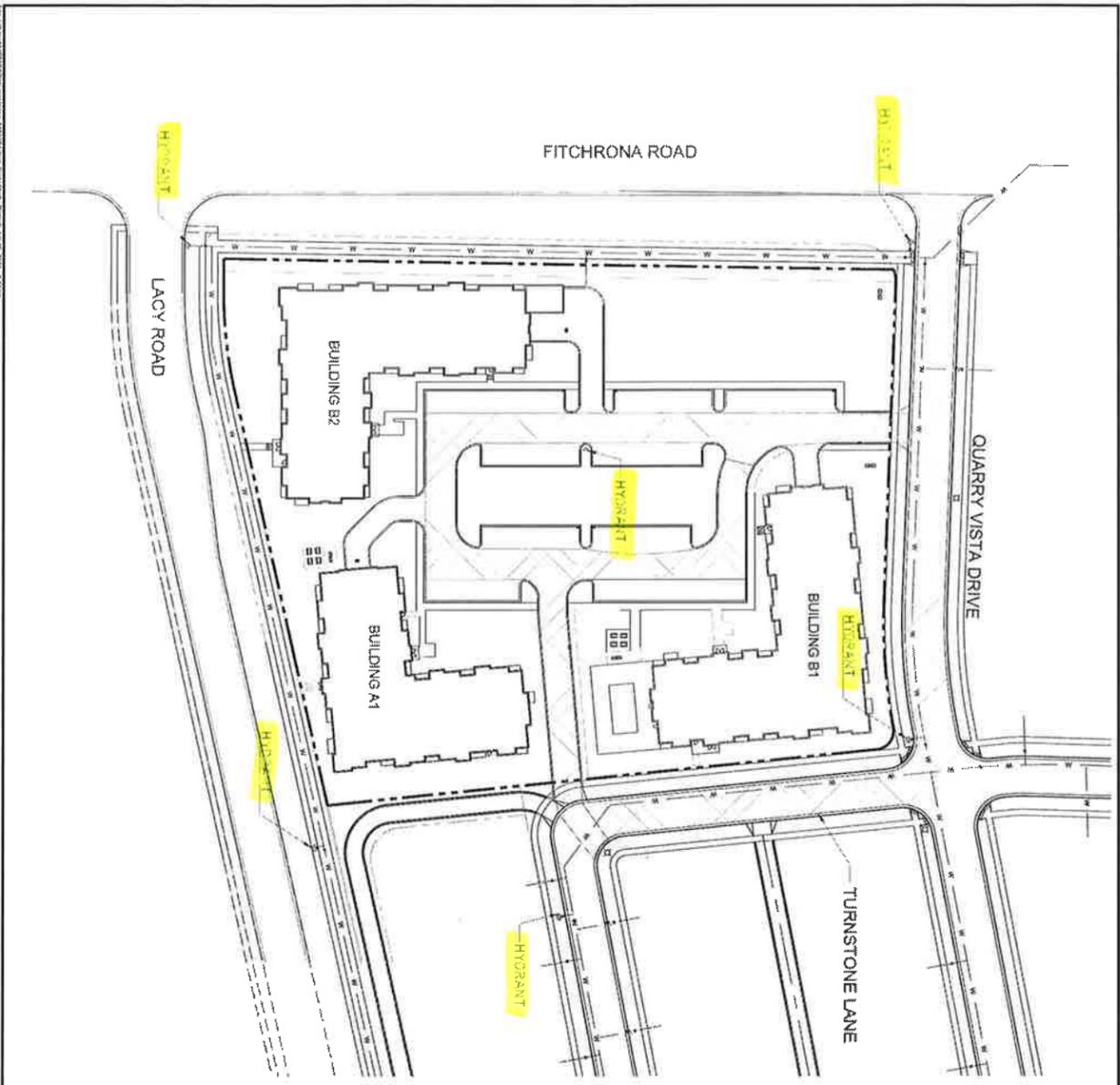
Sincerely,

A handwritten signature in black ink, appearing to read "Craig A. Ragdatz", written over a printed name.

Craig Ragdatz

Fiduciary Real Estate Development, Inc.  
414-274-8226





FIRE DEPT ACCESS DRIVE  
DURING CONSTRUCTION

DATE: 06/23/17  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO: 14431/16  
 SHEET NO: C300



**ELAN APARTMENTS**

LACY RD & FITCHRONA RD  
 FITCHRONA, MD 20725

**ENDRINO KOTTKE AND ASSOCIATES, INC.**  
 7536 Warmel Way, Madras, OR 97527  
 Phone: 503.835.0350 • Fax: 503.835.1509  
 WWW.ENDRINO-KOTTKE.COM



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

## ARCHITECTURAL & DESIGN REVIEW APPLICATION

**Applicant/Contact Person:** Bob Feller

**Address:** 901 Deming Way

**Phone Number of Contact Person:** 608-664-3591

**City, State, Zip Code:** Madison, WI 53717

**Email of Contact Person:** bob.feller@iconicacreates.com

**Project Address:** 5400 King James Way

**Lot:** \_\_\_\_\_ **Subdivision:** \_\_\_\_\_

**Project Type:** \_\_\_\_\_ **Multi-Family**     **Commercial**    \_\_\_\_\_ **Industrial**    \_\_\_\_\_ **Other**  
                   \_\_\_\_\_ **New**            \_\_\_\_\_ **Addition**

**Impervious Surface Ratio (ISR):** 62% (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

**Site Data:**

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details.
- 10. Lighting plan in footcandles and light fixture cut sheets.

**Building:**

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures.
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

**Ingress, Egress, Parking:**

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

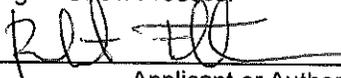
**Landscaping:**

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

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

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed:  Date: 6/23/15  
Applicant or Authorized Agent

**\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

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**FOR CITY USE ONLY**

Date Received: 6/23/15 Plan Commission Date: \_\_\_\_\_

**Comments:**

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June 23, 2015

Susan Badtke  
Community Planner  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Via: Hand Deliver

Re: Architectural and Design Review Application

Dear Ms. Badtke:

Please, find attached our Architectural and Design Review Application submission. We appreciate the assistance offered in recent weeks via timely answering of our questions.

One item to note in the application is the ISR proposed for the site. Under current design we are exceeding the percentage by approximately 3%. We are requesting consideration for a variance due to the fact that a portion of the existing site is being turned over to the DOT for the road improvements along Hwy 151. Additionally, the improvements to the site will improve the ISR from the current ratio of 86%. Lastly, if the improvements for the future phase of work are considered in tandem with this phase, the ISR will be 65% when complete.

Thank you for your consideration of this request and application. We look forward to Staff comments.

Sincerely,

Bob Feller, AIA  
Architectural Director

RGF/rgf

cc: File 4-20130230

JUNE 23, 2015

**BENJAMIN KING JAMES WAY**  
6400 KING JAMES WAY  
FITCHBURG, WI

**EXTERIOR LIGHTING  
FIXTURE CUT SHEETS**



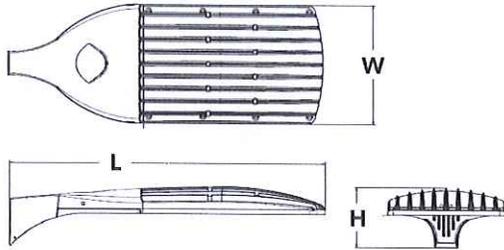
# D-Series Size 2 LED Area Luminaire

d"series



## Specifications

|                      |   |
|----------------------|---|
| <b>EPA:</b>          | 2.0 ft <sup>2</sup><br>(0.19 m <sup>2</sup> ) |
| <b>Length:</b>       | 40"<br>(101.6 cm)                             |
| <b>Width:</b>        | 15"<br>(38.1 cm)                              |
| <b>Height:</b>       | 7-1/4"<br>(18.4 cm)                           |
| <b>Weight (max):</b> | 36 lbs<br>(16.3 kg)                           |



Catalog Number

Notes

Type A

Fit the Dily key or mouse over the page to see all other series elements.

## Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE:** DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

### DSX2 LED

| Series   | LEDs                               | Drive current      | Color temperature              | Distribution        | Voltage                   | Mounting   |                          |
|----------|------------------------------------|--------------------|--------------------------------|---------------------|---------------------------|--|--------------------------|
| DSX2 LED | <b>Forward optics</b>              | 530 530 mA         | 30K 3000 K                     | T1S Type I Short    | TFTM Forward Throw Medium | <b>MVOLT</b> <sup>2</sup>  | <b>Shipped included</b>  |
|          | 80C 80 LEDs (four engine)          | 700 700 mA         | 40K 4000 K                     | T2S Type II Short   | TSVS Type V Very Short    | 120 <sup>2</sup>   | SPA Square pole mounting |
|          | 100C 100 LEDs (four engines)       | 1000 1000 mA (1 A) | 50K 5000 K                     | T2M Type II Medium  | TSS Type V Short          | 208 <sup>2</sup>   | RPA Round pole mounting  |
|          | <b>Rotated optics</b> <sup>1</sup> |                    | AMBPC Amber phosphor converted | T3S Type III Short  | TSM Type V Medium         | 240 <sup>2</sup>   | WBA Wall bracket         |
|          | 90C 90 LEDs                        |                    |                                | T3M Type III Medium | 277 <sup>2</sup>          | SPUMBA Square pole universal mounting adaptor <sup>3</sup>                   |                          |
|          |                                    |                    |                                | T4M Type IV Medium  | 347                       | RPUMBA Round pole universal mounting adaptor <sup>3</sup>                    |                          |
|          |                                    |                    |                                |                     | 480                       | <b>Shipped separately</b>  |                          |
|          |                                    |                    |                                |                     |                           | KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>4</sup> |                          |

### Control options

#### Shipped installed

|      |  |
|------|--|
| PER  | NEMA twist-lock receptacle only (no controls) <sup>5</sup>     |
| PER5 | Five-wire receptacle only (no controls) <sup>5,6</sup>         |
| PER7 | Seven-wire receptacle only (no controls) <sup>5,6</sup>        |
| DMG  | 0-10V dimming driver (no controls) <sup>7</sup>                |
| DCR  | Dimmable and controllable via ROAM® (no controls) <sup>8</sup> |
| DS   | Dual switching <sup>9,10</sup>                                 |
| PIRH | Motion sensor, 15-30' mounting height <sup>11</sup>            |

|         |   |
|---------|---|
| BL30    | Bi-level switched dimming, 30% <sup>10,12</sup> |
| BL50    | Bi-level switched dimming, 50% <sup>10,12</sup> |
| PNMTDD3 | Part night, dim till dawn <sup>12</sup>         |
| PNMTSD3 | Part night, dim 5 hrs <sup>12</sup>             |
| PNMTGD3 | Part night, dim 6 hrs <sup>12</sup>             |
| PNMT7D3 | Part night, dim 7 hrs <sup>12</sup>             |

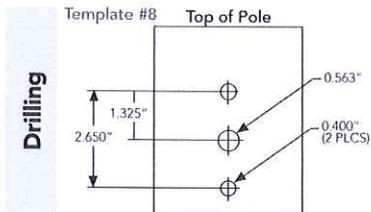
### Other options

#### Shipped installed

|     |   |
|-----|---|
| HS  | House-side shield <sup>13</sup>           |
| SF  | Single fuse (120, 277, 347V) <sup>2</sup> |
| DF  | Double fuse (208, 240, 480V) <sup>2</sup> |
| L90 | Left rotated optics                       |
| R90 | Right rotated optics                      |

### Finish (required)

|        |                           |
|--------|---------------------------|
| DDBXD  | Dark bronze               |
| DBLXD  | Black                     |
| DNAXD  | Natural aluminum          |
| DWHXD  | White                     |
| DDBTXD | Textured dark bronze      |
| DBLBXD | Textured black            |
| DNATXD | Textured natural aluminum |
| DWHGXD | Textured white            |



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

|        |             |        |              |
|--------|-------------|--------|--------------|
| DM19AS | Single unit | DM29AS | 2 at 90° *   |
| DM28AS | 2 at 180°   | DM39AS | 3 at 90° *   |
| DM49AS | 4 at 90° *  | DM32AS | 3 at 120° ** |

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

\*Round pole top must be 3.25" O.D. minimum.  
\*\*For round pole mounting (RPA) only.

## Controls & Shields

| Accessories        | Ordered and shipped separately.                                   |
|--------------------|---|
| DLL127F 1.5 JU     | Photocell - SSL twist-lock (120-277V) <sup>14</sup>               |
| DLL347F 1.5 CUL JU | Photocell - SSL twist-lock (347V) <sup>14</sup>                   |
| DLL480F 1.5 CUL JU | Photocell - SSL twist-lock (480V) <sup>14</sup>                   |
| SC U               | Shorting cap <sup>14</sup>  |
| DSX2HS 80C U       | House-side shield for 80 LED unit                                 |
| DSX2HS 90C U       | House-side shield for 90 LED unit                                 |
| DSX2HS 100C U      | House-side shield for 100 LED unit                                |
| PUMBA DDBXD U*     | Square and round pole universal mounting bracket (specify finish) |
| KMA8 DDBXD U       | Mast arm mounting bracket adaptor (specify finish) <sup>4</sup>   |

For more control options, visit **DTL** and **ROAM** online.

## Tenon Mounting Slipfitter \*\*

| Tenon O.D. | Single Unit | 2 at 180° | 2 at 90°  | 3 at 120° | 3 at 90°  | 4 at 90°  |
|------------|-------------|-----------|-----------|-----------|-----------|-----------|
| 2-3/8"     | AST20-190   | AST20-280 | AST20-290 | AST20-320 | AST20-390 | AST20-490 |
| 2-7/8"     | AST25-190   | AST25-280 | AST25-290 | AST25-320 | AST25-390 | AST25-490 |
| 4"         | AST35-190   | AST35-280 | AST35-290 | AST35-320 | AST35-390 | AST35-490 |

## NOTES

- Rotated optics option (L90, R90) required for 90C.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available as a separate combination accessory: PUMBA (finish) U. Round pole must have 4" O.D. minimum; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" O.D. mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- 347 or 480 voltage option with DMG requires 1000 mA.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. Not available with PIRH, DS, BL30, BL50, PER5, PER7, or part night options (PNMTxxx).
- Provides 50/50 luminaire operation via two independent drivers on two separate circuits. Not available with 80C 530, 90C 530, PER, PER5, PER7, DCR, BL30, BL50, or part night options (PNMTxxx).
- Requires an additional switched line.
- Specifies the **SensorSwitch SBGR-4-ODP** control; see **Motion Sensor Guide** for details. Dimming driver standard. Not available with BL30, BL50 or DCR.
- Dimming driver standard. Not available with 347V, 480V, DCR, DS, or PIRH.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER, PER5 or PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.



# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Forward Optics |                    |              |            |                      |     |        |        |     |                      |     |        |        |     |                      |     |        |        |     |                                  |    |    |   |     |
|----------------|--------------------|--------------|------------|----------------------|-----|--------|--------|-----|----------------------|-----|--------|--------|-----|----------------------|-----|--------|--------|-----|----------------------------------|----|----|---|-----|
| LEDs           | Drive Current (mA) | System Watts | Dist. Type | 30K (3000 K, 70 CRI) |     |        |        |     | 40K (4000 K, 70 CRI) |     |        |        |     | 50K (5000 K, 70 CRI) |     |        |        |     | AMBPC (Amber Phosphor Converted) |    |    |   |     |
|                |                    |              |            | Lumens               | B   | U      | G      | LPW | Lumens               | B   | U      | G      | LPW | Lumens               | B   | U      | G      | LPW | Lumens                           | B  | U  | G | LPW |
| 80C (80 LEDs)  | 530 mA             | 137 W        | T1S        | 14,438               | 3   | 0      | 3      | 108 | 15,360               | 3   | 0      | 3      | 115 | 15,415               | 3   | 0      | 3      | 115 | 10,752                           | 2  | 0  | 2 | 78  |
|                |                    |              | T2S        | 14,172               | 3   | 0      | 3      | 106 | 15,077               | 3   | 0      | 3      | 113 | 15,131               | 3   | 0      | 3      | 113 | 10,554                           | 2  | 0  | 2 | 77  |
|                |                    |              | T2M        | 14,196               | 3   | 0      | 3      | 106 | 15,102               | 3   | 0      | 3      | 113 | 15,156               | 3   | 0      | 3      | 114 | 10,571                           | 2  | 0  | 2 | 77  |
|                |                    |              | T3S        | 14,165               | 3   | 0      | 3      | 106 | 15,069               | 3   | 0      | 3      | 113 | 15,123               | 3   | 0      | 3      | 113 | 10,548                           | 2  | 0  | 2 | 77  |
|                |                    |              | T3M        | 14,193               | 3   | 0      | 4      | 106 | 15,099               | 3   | 0      | 4      | 113 | 15,153               | 3   | 0      | 4      | 114 | 10,569                           | 2  | 0  | 2 | 77  |
|                |                    |              | T4M        | 13,736               | 3   | 0      | 4      | 103 | 15,067               | 3   | 0      | 4      | 113 | 15,121               | 3   | 0      | 4      | 113 | 10,547                           | 2  | 0  | 2 | 77  |
|                |                    |              | TFTM       | 14,424               | 3   | 0      | 4      | 108 | 15,345               | 3   | 0      | 4      | 115 | 15,400               | 3   | 0      | 4      | 115 | 10,741                           | 1  | 0  | 2 | 78  |
|                |                    |              | TSVS       | 14,980               | 5   | 0      | 1      | 112 | 15,936               | 5   | 0      | 1      | 119 | 15,993               | 5   | 0      | 1      | 120 | 11,155                           | 3  | 0  | 0 | 81  |
|                |                    |              | TSS        | 14,972               | 4   | 0      | 2      | 112 | 15,927               | 4   | 0      | 2      | 119 | 15,985               | 4   | 0      | 2      | 120 | 11,149                           | 3  | 0  | 0 | 81  |
|                |                    |              | TSM        | 14,900               | 5   | 0      | 3      | 112 | 15,851               | 5   | 0      | 3      | 119 | 15,908               | 5   | 0      | 3      | 119 | 11,096                           | 3  | 0  | 2 | 81  |
|                |                    |              | TSW        | 14,713               | 5   | 0      | 3      | 110 | 15,652               | 5   | 0      | 3      | 117 | 15,709               | 5   | 0      | 3      | 118 | 10,957                           | 3  | 0  | 2 | 80  |
|                |                    |              | T1S        | 17,944               | 3   | 0      | 3      | 98  | 19,089               | 3   | 0      | 3      | 104 | 19,158               | 3   | 0      | 3      | 105 | 13,362                           | 2  | 0  | 2 | 71  |
|                |                    |              | T2S        | 17,613               | 3   | 0      | 3      | 96  | 18,738               | 3   | 0      | 3      | 102 | 18,805               | 3   | 0      | 3      | 103 | 13,116                           | 2  | 0  | 2 | 70  |
|                |                    |              | T2M        | 17,643               | 3   | 0      | 3      | 96  | 18,769               | 3   | 0      | 3      | 103 | 18,836               | 3   | 0      | 3      | 103 | 13,138                           | 2  | 0  | 2 | 70  |
|                |                    |              | T3S        | 17,604               | 3   | 0      | 3      | 96  | 18,728               | 3   | 0      | 3      | 102 | 18,795               | 3   | 0      | 3      | 103 | 13,110                           | 2  | 0  | 2 | 70  |
|                | T3M                | 17,639       | 3          | 0                    | 4   | 96     | 18,764 | 3   | 0                    | 4   | 103    | 18,832 | 3   | 0                    | 4   | 103    | 13,135 | 2   | 0                                | 3  | 70 |   |     |
|                | T4M                | 17,071       | 3          | 0                    | 4   | 93     | 18,725 | 3   | 0                    | 4   | 102    | 18,792 | 3   | 0                    | 4   | 103    | 13,108 | 2   | 0                                | 2  | 70 |   |     |
|                | TFTM               | 17,926       | 3          | 0                    | 4   | 98     | 19,071 | 3   | 0                    | 4   | 104    | 19,139 | 3   | 0                    | 4   | 105    | 13,349 | 2   | 0                                | 2  | 71 |   |     |
|                | TSVS               | 18,617       | 5          | 0                    | 1   | 102    | 19,805 | 5   | 0                    | 1   | 108    | 19,876 | 5   | 0                    | 1   | 109    | 13,864 | 3   | 0                                | 1  | 74 |   |     |
|                | TSS                | 18,607       | 4          | 0                    | 2   | 102    | 19,794 | 4   | 0                    | 2   | 108    | 19,866 | 4   | 0                    | 2   | 109    | 13,856 | 3   | 0                                | 1  | 74 |   |     |
|                | TSM                | 18,518       | 5          | 0                    | 3   | 101    | 19,700 | 5   | 0                    | 3   | 108    | 19,771 | 5   | 0                    | 3   | 108    | 13,790 | 3   | 0                                | 2  | 73 |   |     |
|                | TSW                | 18,286       | 5          | 0                    | 3   | 100    | 19,453 | 5   | 0                    | 3   | 106    | 19,523 | 5   | 0                    | 3   | 107    | 13,617 | 4   | 0                                | 2  | 72 |   |     |
|                | T1S                | 24,339       | 3          | 0                    | 3   | 85     | 25,892 | 3   | 0                    | 3   | 91     | 25,985 | 3   | 0                    | 3   | 91     | 18,125 | 2   | 0                                | 2  | 64 |   |     |
|                | T2S                | 23,891       | 3          | 0                    | 3   | 84     | 25,416 | 3   | 0                    | 3   | 89     | 25,507 | 3   | 0                    | 3   | 90     | 17,791 | 3   | 0                                | 3  | 63 |   |     |
|                | T2M                | 23,931       | 3          | 0                    | 3   | 84     | 25,458 | 3   | 0                    | 3   | 89     | 25,550 | 3   | 0                    | 3   | 90     | 17,821 | 3   | 0                                | 3  | 63 |   |     |
|                | T3S                | 23,879       | 3          | 0                    | 3   | 84     | 25,403 | 3   | 0                    | 3   | 89     | 25,494 | 3   | 0                    | 3   | 90     | 17,782 | 2   | 0                                | 2  | 63 |   |     |
|                | T3M                | 23,925       | 3          | 0                    | 4   | 84     | 25,452 | 3   | 0                    | 4   | 89     | 25,544 | 3   | 0                    | 4   | 90     | 17,817 | 3   | 0                                | 3  | 63 |   |     |
|                | T4M                | 23,155       | 3          | 0                    | 4   | 81     | 25,399 | 3   | 0                    | 4   | 89     | 25,490 | 3   | 0                    | 4   | 90     | 17,779 | 2   | 0                                | 3  | 63 |   |     |
|                | TFTM               | 24,315       | 3          | 0                    | 4   | 85     | 25,867 | 3   | 0                    | 4   | 91     | 25,960 | 3   | 0                    | 4   | 91     | 18,107 | 2   | 0                                | 3  | 64 |   |     |
|                | TSVS               | 25,252       | 5          | 0                    | 1   | 89     | 26,864 | 5   | 0                    | 1   | 94     | 26,960 | 5   | 0                    | 1   | 95     | 18,805 | 3   | 0                                | 1  | 67 |   |     |
| TSS            | 25,238             | 5            | 0          | 2                    | 89  | 26,849 | 5      | 0   | 2                    | 94  | 26,946 | 5      | 0   | 2                    | 95  | 18,794 | 3      | 0   | 1                                | 67 |    |   |     |
| TSM            | 25,118             | 5            | 0          | 3                    | 88  | 26,721 | 5      | 0   | 3                    | 94  | 26,817 | 5      | 0   | 3                    | 94  | 18,705 | 4      | 0   | 2                                | 66 |    |   |     |
| TSW            | 24,803             | 5            | 0          | 4                    | 87  | 26,386 | 5      | 0   | 4                    | 93  | 26,481 | 5      | 0   | 4                    | 93  | 18,470 | 4      | 0   | 2                                | 65 |    |   |     |
| T1S            | 17,592             | 3            | 0          | 3                    | 103 | 18,715 | 3      | 0   | 3                    | 110 | 18,782 | 3      | 0   | 3                    | 110 | 13,100 | 2      | 0   | 2                                | 75 |    |   |     |
| T2S            | 17,268             | 3            | 0          | 3                    | 101 | 18,370 | 3      | 0   | 3                    | 108 | 18,436 | 3      | 0   | 3                    | 108 | 12,859 | 2      | 0   | 2                                | 73 |    |   |     |
| T2M            | 17,297             | 3            | 0          | 3                    | 102 | 18,401 | 3      | 0   | 3                    | 108 | 18,467 | 3      | 0   | 3                    | 108 | 12,881 | 2      | 0   | 2                                | 74 |    |   |     |
| T3S            | 17,259             | 3            | 0          | 3                    | 101 | 18,361 | 3      | 0   | 3                    | 108 | 18,427 | 3      | 0   | 3                    | 108 | 12,853 | 2      | 0   | 2                                | 73 |    |   |     |
| T3M            | 17,293             | 3            | 0          | 4                    | 101 | 18,397 | 3      | 0   | 4                    | 108 | 18,463 | 3      | 0   | 4                    | 108 | 12,878 | 2      | 0   | 3                                | 74 |    |   |     |
| T4M            | 16,736             | 3            | 0          | 4                    | 98  | 18,358 | 3      | 0   | 4                    | 108 | 18,424 | 3      | 0   | 4                    | 108 | 12,851 | 2      | 0   | 2                                | 73 |    |   |     |
| TFTM           | 17,575             | 3            | 0          | 4                    | 103 | 18,697 | 3      | 0   | 4                    | 110 | 18,764 | 3      | 0   | 4                    | 110 | 13,088 | 2      | 0   | 2                                | 75 |    |   |     |
| TSVS           | 18,252             | 5            | 0          | 1                    | 107 | 19,417 | 5      | 0   | 1                    | 114 | 19,487 | 5      | 0   | 1                    | 114 | 13,592 | 3      | 0   | 1                                | 78 |    |   |     |
| TSS            | 18,242             | 4            | 0          | 2                    | 107 | 19,406 | 4      | 0   | 2                    | 114 | 19,476 | 4      | 0   | 2                    | 114 | 13,584 | 3      | 0   | 1                                | 78 |    |   |     |
| TSM            | 18,155             | 5            | 0          | 3                    | 107 | 19,314 | 5      | 0   | 3                    | 113 | 19,383 | 5      | 0   | 3                    | 114 | 13,520 | 3      | 0   | 2                                | 77 |    |   |     |
| TSW            | 17,927             | 5            | 0          | 3                    | 105 | 19,071 | 5      | 0   | 3                    | 112 | 19,140 | 5      | 0   | 3                    | 112 | 13,350 | 4      | 0   | 2                                | 76 |    |   |     |
| T1S            | 22,078             | 3            | 0          | 3                    | 97  | 23,487 | 3      | 0   | 3                    | 103 | 23,571 | 3      | 0   | 3                    | 104 | 16,441 | 2      | 0   | 2                                | 71 |    |   |     |
| T2S            | 21,671             | 3            | 0          | 3                    | 95  | 23,055 | 3      | 0   | 3                    | 101 | 23,137 | 3      | 0   | 3                    | 102 | 16,138 | 2      | 0   | 2                                | 70 |    |   |     |
| T2M            | 21,707             | 3            | 0          | 3                    | 96  | 23,093 | 3      | 0   | 3                    | 102 | 23,176 | 3      | 0   | 3                    | 102 | 16,165 | 2      | 0   | 3                                | 70 |    |   |     |
| T3S            | 21,660             | 3            | 0          | 3                    | 95  | 23,043 | 3      | 0   | 3                    | 101 | 23,126 | 3      | 0   | 3                    | 102 | 16,130 | 2      | 0   | 2                                | 70 |    |   |     |
| T3M            | 21,702             | 3            | 0          | 4                    | 95  | 23,088 | 3      | 0   | 4                    | 102 | 23,171 | 3      | 0   | 4                    | 102 | 16,161 | 2      | 0   | 3                                | 70 |    |   |     |
| T4M            | 21,004             | 3            | 0          | 4                    | 92  | 23,039 | 3      | 0   | 4                    | 101 | 23,122 | 3      | 0   | 4                    | 102 | 16,127 | 2      | 0   | 3                                | 70 |    |   |     |
| TFTM           | 22,056             | 3            | 0          | 4                    | 97  | 23,464 | 3      | 0   | 4                    | 103 | 23,549 | 3      | 0   | 4                    | 104 | 16,425 | 2      | 0   | 2                                | 71 |    |   |     |
| TSVS           | 22,906             | 5            | 0          | 1                    | 101 | 24,368 | 5      | 0   | 1                    | 107 | 24,456 | 5      | 0   | 1                    | 108 | 17,058 | 3      | 0   | 1                                | 74 |    |   |     |
| TSS            | 22,894             | 4            | 0          | 2                    | 101 | 24,355 | 4      | 0   | 2                    | 107 | 24,442 | 4      | 0   | 2                    | 108 | 17,048 | 3      | 0   | 1                                | 73 |    |   |     |
| TSM            | 22,784             | 5            | 0          | 3                    | 100 | 24,239 | 5      | 0   | 3                    | 107 | 24,326 | 5      | 0   | 3                    | 107 | 16,967 | 4      | 0   | 2                                | 73 |    |   |     |
| TSW            | 22,498             | 5            | 0          | 3                    | 99  | 23,935 | 5      | 0   | 3                    | 105 | 24,021 | 5      | 0   | 3                    | 106 | 16,754 | 4      | 0   | 2                                | 72 |    |   |     |
| T1S            | 28,465             | 3            | 0          | 3                    | 80  | 31,708 | 3      | 0   | 3                    | 89  | 32,074 | 3      | 0   | 3                    | 89  | 22,196 | 3      | 0   | 3                                | 62 |    |   |     |
| T2S            | 29,257             | 3            | 0          | 3                    | 82  | 31,125 | 3      | 0   | 3                    | 88  | 31,237 | 3      | 0   | 3                    | 87  | 21,787 | 3      | 0   | 3                                | 61 |    |   |     |
| T2M            | 29,306             | 3            | 0          | 3                    | 82  | 31,177 | 3      | 0   | 3                    | 87  | 31,289 | 3      | 0   | 3                    | 88  | 21,824 | 3      | 0   | 3                                | 61 |    |   |     |
| T3S            | 29,243             | 3            | 0          | 3                    | 82  | 31,109 | 3      | 0   | 3                    | 88  | 31,221 | 3      | 0   | 3                    | 87  | 21,776 | 3      | 0   | 3                                | 60 |    |   |     |
| T3M            | 29,299             | 3            | 0          | 4                    | 82  | 31,170 | 3      | 0   | 4                    | 87  | 31,282 | 3      | 0   | 4                    | 88  | 21,819 | 3      | 0   | 3                                | 61 |    |   |     |
| T4M            | 28,356             | 3            | 0          | 4                    | 79  | 31,104 | 3      | 0   | 4                    | 86  | 31,216 | 3      | 0   | 4                    | 87  | 21,773 | 3      | 0   | 3                                | 60 |    |   |     |
| TFTM           | 29,777             | 3            | 0          | 4                    | 83  | 31,678 | 3      | 0   | 4                    | 88  | 31,792 | 3      | 0   | 4                    | 89  | 22,175 | 3      | 0   | 3                                | 62 |    |   |     |
| TSVS           | 30,924             | 5            | 0          | 1                    | 87  | 32,898 | 5      | 0   | 1                    | 93  | 33,017 | 5      | 0   | 1                    | 92  | 23,029 | 4      | 0   | 1                                | 64 |    |   |     |
| TSS            | 30,908             | 4            | 0          | 2                    | 87  | 32,880 | 4      | 0   | 2                    | 91  | 32,999 | 4      | 0   | 2                    | 92  | 23,016 | 4      | 0   | 1                                | 64 |    |   |     |
| TSM            | 30,760             | 5            | 0          | 3                    | 86  | 32,723 | 5      | 0   | 3                    | 92  | 32,841 | 5      | 0   | 3                    | 92  | 22,906 | 4      | 0   | 2                                | 64 |    |   |     |
| TSW            | 30,374             | 5            | 0          | 3                    | 85  | 32,313 | 5      | 0   | 3                    | 91  | 32,429 | 5      | 0   | 3                    | 91  | 22,619 | 4      | 0   | 2                                | 63 |    |   |     |



## Performance Data

### L90 and R90 Rotated Optics

| LEDs          | Drive Current (mA) | System Watts | Dist. Type | 30K (3000 K, 70 CRI) |     |        |    |        | 40K (4000 K, 70 CRI) |    |        |    |        | 50K (5000 K, 70 CRI) |     |        |    |        | AMBPC (Amber Phosphor Converted) |     |        |    |     |
|---------------|--------------------|--------------|------------|----------------------|-----|--------|----|--------|----------------------|----|--------|----|--------|----------------------|-----|--------|----|--------|----------------------------------|-----|--------|----|-----|
|               |                    |              |            | Lumens               | B   | U      | G  | LPW    | Lumens               | B  | U      | G  | LPW    | Lumens               | B   | U      | G  | LPW    | Lumens                           | B   | U      | G  | LPW |
|               |                    |              |            | 90C (90 LEDs)        |     |        |    |        |                      |    |        |    |        |                      |     |        |    |        |                                  |     |        |    |     |
| 90C (90 LEDs) | 530 mA             | 150W         | T1S        | 15,409               | 3   | 0      | 3  | 103    | 16,392               | 3  | 0      | 3  | 109    | 16,451               | 3   | 0      | 3  | 110    | 11,475                           | 3   | 0      | 3  | 76  |
|               |                    |              | T2S        | 15,373               | 3   | 0      | 3  | 102    | 16,354               | 3  | 0      | 3  | 109    | 16,413               | 3   | 0      | 3  | 109    | 11,448                           | 3   | 0      | 3  | 76  |
|               |                    |              | T2M        | 15,399               | 4   | 0      | 4  | 103    | 16,381               | 4  | 0      | 4  | 109    | 16,440               | 4   | 0      | 4  | 110    | 11,467                           | 3   | 0      | 3  | 76  |
|               |                    |              | T3S        | 15,365               | 4   | 0      | 4  | 102    | 16,346               | 4  | 0      | 4  | 109    | 16,405               | 4   | 0      | 4  | 109    | 11,442                           | 3   | 0      | 3  | 76  |
|               |                    |              | T3M        | 15,395               | 4   | 0      | 4  | 103    | 16,378               | 4  | 0      | 4  | 109    | 16,437               | 4   | 0      | 4  | 110    | 11,464                           | 4   | 0      | 4  | 76  |
|               |                    |              | T4M        | 15,363               | 4   | 0      | 4  | 102    | 16,343               | 4  | 0      | 4  | 109    | 16,402               | 4   | 0      | 4  | 109    | 11,440                           | 4   | 0      | 4  | 76  |
|               |                    |              | TFTM       | 15,646               | 4   | 0      | 4  | 104    | 16,645               | 4  | 0      | 4  | 111    | 16,705               | 4   | 0      | 4  | 111    | 11,651                           | 4   | 0      | 4  | 78  |
|               |                    |              | TSVS       | 16,502               | 4   | 0      | 1  | 110    | 17,555               | 4  | 0      | 1  | 117    | 17,618               | 4   | 0      | 1  | 117    | 12,289                           | 3   | 0      | 1  | 82  |
|               |                    |              | TSS        | 16,085               | 4   | 0      | 1  | 107    | 17,112               | 4  | 0      | 1  | 114    | 17,174               | 4   | 0      | 1  | 114    | 11,978                           | 3   | 0      | 1  | 80  |
|               |                    |              | TSM        | 16,519               | 4   | 0      | 2  | 110    | 17,573               | 4  | 0      | 2  | 117    | 17,636               | 4   | 0      | 2  | 118    | 12,301                           | 4   | 0      | 2  | 82  |
|               |                    |              | TSW        | 16,260               | 4   | 0      | 2  | 108    | 17,298               | 5  | 0      | 3  | 115    | 17,360               | 5   | 0      | 3  | 116    | 12,109                           | 4   | 0      | 2  | 81  |
|               |                    |              | 700 mA     | 206W                 | T1S | 19,320 | 4  | 0      | 4                    | 94 | 20,553 | 4  | 0      | 4                    | 100 | 20,627 | 4  | 0      | 4                                | 100 | 14,387 | 3  | 0   |
|               | T2S                | 19,275       |            |                      | 4   | 0      | 4  | 94     | 20,506               | 4  | 0      | 4  | 100    | 20,579               | 4   | 0      | 4  | 100    | 14,354                           | 3   | 0      | 3  | 70  |
|               | T2M                | 19,307       |            |                      | 4   | 0      | 4  | 94     | 20,540               | 4  | 0      | 4  | 100    | 20,614               | 4   | 0      | 4  | 100    | 14,378                           | 4   | 0      | 4  | 70  |
|               | T3S                | 19,265       |            |                      | 4   | 0      | 4  | 94     | 20,495               | 4  | 0      | 4  | 99     | 20,569               | 4   | 0      | 4  | 100    | 14,347                           | 4   | 0      | 4  | 70  |
|               | T3M                | 19,303       |            |                      | 4   | 0      | 4  | 94     | 20,535               | 4  | 0      | 4  | 100    | 20,609               | 4   | 0      | 4  | 100    | 14,374                           | 4   | 0      | 4  | 70  |
|               | T4M                | 19,262       |            |                      | 4   | 0      | 4  | 94     | 20,492               | 5  | 0      | 5  | 99     | 20,566               | 5   | 0      | 5  | 100    | 14,344                           | 4   | 0      | 4  | 70  |
|               | TFTM               | 19,618       |            |                      | 4   | 0      | 4  | 95     | 20,870               | 4  | 0      | 4  | 101    | 20,945               | 4   | 0      | 4  | 102    | 14,609                           | 4   | 0      | 4  | 71  |
|               | TSVS               | 20,691       |            |                      | 4   | 0      | 1  | 100    | 22,011               | 4  | 0      | 1  | 107    | 22,090               | 4   | 0      | 1  | 107    | 15,408                           | 4   | 0      | 1  | 75  |
|               | TSS                | 20,168       |            |                      | 4   | 0      | 1  | 98     | 21,533               | 4  | 0      | 1  | 105    | 21,533               | 4   | 0      | 1  | 105    | 15,019                           | 4   | 0      | 1  | 73  |
|               | TSM                | 20,712       |            |                      | 4   | 0      | 2  | 101    | 22,034               | 5  | 0      | 3  | 107    | 22,113               | 5   | 0      | 3  | 107    | 15,424                           | 4   | 0      | 2  | 75  |
|               | TSW                | 20,388       |            |                      | 5   | 0      | 3  | 99     | 21,689               | 5  | 0      | 3  | 105    | 21,767               | 5   | 0      | 3  | 106    | 15,182                           | 4   | 0      | 2  | 74  |
|               | 1000 mA            | 320W         |            |                      | T1S | 25,901 | 4  | 0      | 4                    | 81 | 27,554 | 4  | 0      | 4                    | 86  | 27,653 | 4  | 0      | 4                                | 86  | 19,288 | 4  | 0   |
|               |                    |              | T2S        | 25,840               | 4   | 0      | 4  | 81     | 27,490               | 4  | 0      | 4  | 86     | 27,588               | 4   | 0      | 4  | 86     | 19,243                           | 4   | 0      | 4  | 60  |
| T2M           |                    |              | 25,883     | 4                    | 0   | 4      | 81 | 27,536 | 5                    | 0  | 5      | 86 | 27,635 | 5                    | 0   | 5      | 86 | 19,275 | 4                                | 0   | 4      | 60 |     |
| T3S           |                    |              | 25,827     | 4                    | 0   | 4      | 81 | 27,476 | 4                    | 0  | 4      | 86 | 27,574 | 4                    | 0   | 4      | 86 | 19,233 | 4                                | 0   | 4      | 60 |     |
| T3M           |                    |              | 25,877     | 5                    | 0   | 5      | 81 | 27,529 | 5                    | 0  | 5      | 86 | 27,628 | 5                    | 0   | 5      | 86 | 19,270 | 4                                | 0   | 4      | 60 |     |
| T4M           |                    |              | 25,823     | 5                    | 0   | 5      | 81 | 27,471 | 5                    | 0  | 5      | 86 | 27,570 | 5                    | 0   | 5      | 86 | 19,230 | 4                                | 0   | 4      | 60 |     |
| TFTM          |                    |              | 26,299     | 5                    | 0   | 5      | 82 | 27,978 | 5                    | 0  | 5      | 87 | 28,079 | 5                    | 0   | 5      | 88 | 19,585 | 4                                | 0   | 4      | 61 |     |
| TSVS          |                    |              | 27,738     | 5                    | 0   | 1      | 87 | 29,508 | 5                    | 0  | 1      | 92 | 29,614 | 5                    | 0   | 1      | 93 | 20,656 | 4                                | 0   | 1      | 65 |     |
| TSS           |                    |              | 27,038     | 5                    | 0   | 2      | 84 | 28,764 | 5                    | 0  | 2      | 90 | 28,867 | 5                    | 0   | 2      | 90 | 20,135 | 4                                | 0   | 1      | 63 |     |
| TSM           |                    |              | 27,766     | 5                    | 0   | 3      | 87 | 29,538 | 5                    | 0  | 3      | 92 | 29,645 | 5                    | 0   | 3      | 93 | 20,677 | 4                                | 0   | 2      | 65 |     |
| TSW           |                    |              | 27,332     | 5                    | 0   | 4      | 85 | 29,076 | 5                    | 0  | 4      | 91 | 29,181 | 5                    | 0   | 4      | 91 | 20,354 | 5                                | 0   | 3      | 64 |     |

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | Lumen Multiplier |
|---------|------------------|
| 0°C     | 1.04             |
| 10°C    | 1.02             |
| 20°C    | 1.01             |
| 25°C    | 1.00             |
| 30°C    | 0.99             |
| 40°C    | 0.97             |

### Electrical Load

| LEDs | Drive Current (mA) | System Watts | Current (A) |      |      |      |      |      |
|------|--------------------|--------------|-------------|------|------|------|------|------|
|      |                    |              | 120         | 208  | 240  | 277  | 347  | 480  |
| 80   | 530                | 137W         | 1.15        | 0.66 | 0.53 | 0.51 | 0.39 | 0.28 |
|      | 700                | 188W         | 1.58        | 0.92 | 0.81 | 0.73 | 0.55 | 0.41 |
|      | 1000               | 282W         | 2.37        | 1.35 | 1.18 | 1.04 | 0.83 | 0.61 |
| 100  | 530                | 175W         | 1.47        | 0.86 | 0.76 | 0.68 | 0.51 | 0.38 |
|      | 700                | 232W         | 1.95        | 1.13 | 0.99 | 0.88 | 0.67 | 0.49 |
|      | 1000               | 360W         | 3.03        | 1.72 | 1.49 | 1.3  | 1.05 | 0.77 |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LMF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

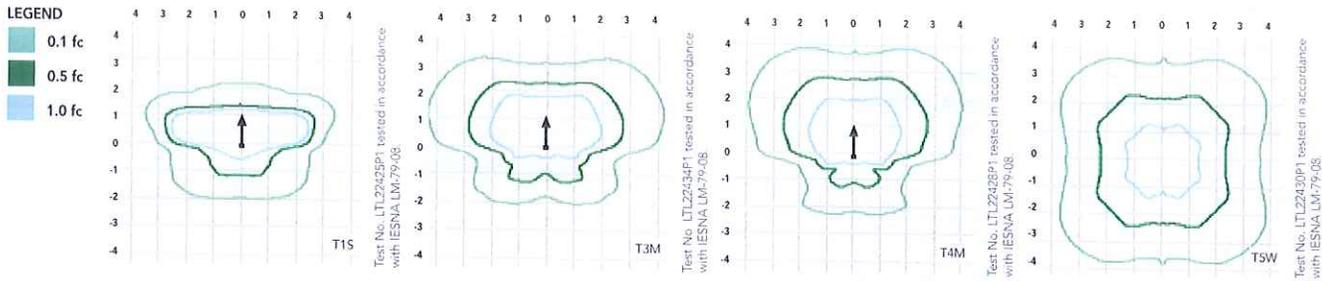
| Operating Hours          | 0                  | 25,000 | 50,000 | 100,000 |
|--------------------------|--------------------|--------|--------|---------|
| Lumen Maintenance Factor | DSX2 LED 80C 1000  |        |        |         |
|                          | 1.0                | 0.95   | 0.92   | 0.86    |
|                          | DSX2 LED 100C 700  |        |        |         |
|                          | 1.0                | 0.98   | 0.97   | 0.96    |
|                          | DSX2 LED 100C 1000 |        |        |         |
|                          | 1.0                | 0.94   | 0.90   | 0.84    |



## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big box retailers.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (2.0 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





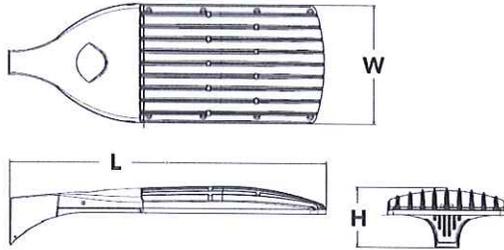
# D-Series Size 2 LED Area Luminaire

d<sup>2</sup>series



## Specifications

|                      |   |
|----------------------|---|
| <b>EPA:</b>          | 2.0 ft <sup>2</sup><br>(0.19 m <sup>2</sup> ) |
| <b>Length:</b>       | 40"<br>(101.6 cm)                             |
| <b>Width:</b>        | 15"<br>(38.1 cm)                              |
| <b>Height:</b>       | 7-1/4"<br>(18.4 cm)                           |
| <b>Weight (max):</b> | 36 lbs<br>(16.3 kg)                           |



Catalog Number

Notes

Type A

Hit the tab key to navigate over the page to view all dimensions information.

## Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE:** DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

### DSX2 LED

| Series   | LEDs                               | Drive current      | Color temperature              | Distribution        | Voltage                          | Mounting                  |  |
|----------|------------------------------------|--------------------|--------------------------------|---------------------|----------------------------------|---------------------------|--|
| DSX2 LED | <b>Forward optics</b>              | 530 530 mA         | 30K 3000 K                     | T1S Type I Short    | <b>TFTM</b> Forward Throw Medium | <b>MVOLT</b> <sup>2</sup> | <b>Shipped included</b><br>SPA Square pole mounting<br>RPA Round pole mounting<br>WBA Wall bracket<br>SPUMBA Square pole universal mounting adaptor <sup>3</sup><br>RPUMBA Round pole universal mounting adaptor <sup>3</sup><br><b>Shipped separately</b><br>KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>4</sup> |
|          | 80C 80 LEDs (four engine)          | 700 700 mA         | 40K 4000 K                     | T2S Type II Short   | T5VS Type V Very Short           | 120 <sup>2</sup>          |  |
|          | 100C 100 LEDs (four engines)       | 1000 1000 mA (1 A) | 50K 5000 K                     | T2M Type II Medium  | T5S Type V Short                 | 208 <sup>2</sup>          |  |
|          | <b>Rotated optics</b> <sup>1</sup> |                    | AMBPC Amber phosphor converted | T3S Type III Short  | T5M Type V Medium                | 240 <sup>2</sup>          |  |
|          | 90C 90 LEDs                        |                    |                                | T3M Type III Medium | T5W Type V Wide                  | 277 <sup>2</sup>          |  |
|          |                                    |                    |                                | T4M Type IV Medium  |                                  | 347                       |  |
|          |                                    |                    |                                |                     |                                  | 480                       |  |

### Control options

#### Shipped installed

|      |  |
|------|--|
| PER  | NEMA twist-lock receptacle only (no controls) <sup>5</sup>                 |
| PER5 | Five-wire receptacle only (no controls) <sup>5,6</sup>                     |
| PER7 | Seven-wire receptacle only (no controls) <sup>5,6</sup>                    |
| DMG  | 0-10V dimming driver (no controls) <sup>7</sup>                            |
| DCR  | Dimmable and controllable via ROAM <sup>®</sup> (no controls) <sup>8</sup> |
| DS   | Dual switching <sup>9,10</sup>   |
| PIRH | Motion sensor, 15-30' mounting height <sup>11</sup>                        |

|         |   |
|---------|---|
| BL30    | Bi-level switched dimming, 30% <sup>10,12</sup> |
| BL50    | Bi-level switched dimming, 50% <sup>10,12</sup> |
| PNMTDD3 | Part night, dim till dawn <sup>12</sup>         |
| PNMTSD3 | Part night, dim 5 hrs <sup>12</sup>             |
| PNMT6D3 | Part night, dim 6 hrs <sup>12</sup>             |
| PNMT7D3 | Part night, dim 7 hrs <sup>12</sup>             |

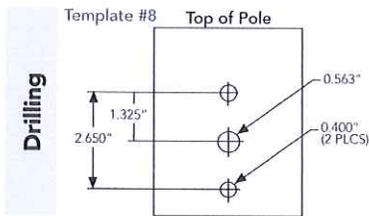
### Other options

#### Shipped installed

|     |   |
|-----|---|
| HS  | House-side shield <sup>13</sup>           |
| SF  | Single fuse (120, 277, 347V) <sup>2</sup> |
| DF  | Double fuse (208, 240, 480V) <sup>2</sup> |
| L90 | Left rotated optics                       |
| R90 | Right rotated optics                      |

### Finish (required)

|              |                           |
|--------------|---------------------------|
| DDBXD        | Dark bronze               |
| DBLXD        | Black                     |
| <b>DNAXD</b> | <b>Natural aluminum</b>   |
| DWHXD        | White                     |
| DDBTXD       | Textured dark bronze      |
| DBLTXD       | Textured black            |
| DNATXD       | Textured natural aluminum |
| DWHGXD       | Textured white            |



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

|        |             |        |              |
|--------|-------------|--------|--------------|
| DM19AS | Single unit | DM29AS | 2 at 90° *   |
| DM28AS | 2 at 180°   | DM39AS | 3 at 90° *   |
| DM49AS | 4 at 90° *  | DM32AS | 3 at 120° ** |

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

\*Round pole top must be 3.25" O.D. minimum.  
\*\*For round pole mounting (RPA) only.

## Controls & Shields

|                    |   |
|--------------------|---|
| DL127F 1.5 JU      | Photocell - SSL twist-lock (120-277V) <sup>14</sup>               |
| DL1347F 1.5 CUL JU | Photocell - SSL twist-lock (347V) <sup>14</sup>                   |
| DL1480F 1.5 CUL JU | Photocell - SSL twist-lock (480V) <sup>14</sup>                   |
| SCU                | Shorting cap <sup>14</sup>  |
| DSX2HS 80C U       | House-side shield for 80 LED unit                                 |
| DSX2HS 90C U       | House-side shield for 90 LED unit                                 |
| DSX2HS 100C U      | House-side shield for 100 LED unit                                |
| PUMBA DDBXD U*     | Square and round pole universal mounting bracket (specify finish) |
| KMA8 DDBXD U       | Mast arm mounting bracket adaptor (specify finish) <sup>4</sup>   |

For more control options, visit [DTL](#) and [ROAM](#) online.

## Tenon Mounting Slipfitter \*\*

| Tenon O.D. | Single Unit | 2 at 180° | 2 at 90°  | 3 at 120° | 3 at 90°  | 4 at 90°  |
|------------|-------------|-----------|-----------|-----------|-----------|-----------|
| 2-3/8"     | AST20-190   | AST20-280 | AST20-290 | AST20-320 | AST20-390 | AST20-490 |
| 2-7/8"     | AST25-190   | AST25-280 | AST25-290 | AST25-320 | AST25-390 | AST25-490 |
| 4"         | AST35-190   | AST35-280 | AST35-290 | AST35-320 | AST35-390 | AST35-490 |

## NOTES

- Rotated optics option (L90, R90) required for 90C.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available as a separate combination accessory: PUMBA (finish) U. Round pole must have 4" O.D. minimum; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" O.D. mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM<sup>®</sup> node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- 347 or 480 voltage option with DMG requires 1000 mA.
- Specifies a ROAM<sup>®</sup> enabled luminaire with 0-10V dimming capability, PER option required. Additional hardware and services required for ROAM<sup>®</sup> deployment; must be purchased separately. Call 1-800-442-6745 or email: [sales@roamservices.net](mailto:sales@roamservices.net). Not available with PIRH, DS, BL30, BL50, PER5, PER7, or part night options (PNMTxxx).
- Provides 50/50 luminaire operation via two independent drivers on two separate circuits. Not available with 80C 530, 90C 530, PER, PER5, PER7, DCR, BL30, BL50, or part night options (PNMTxxx).
- Requires an additional switched line.
- Specifies the **SensorSwitch SBGR-6-ODP** control; see **Motion Sensor Guide** for details. Dimming driver standard. Not available with BL30, BL50 or DCR.
- Dimming driver standard. Not available with 347V, 480V, DCR, DS, or PIRH.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER, PER5 or PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.



# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Forward Optics  |                    |              |            |                      |     |        |        |     |                      |     |        |        |     |                      |     |        |        |                                  |        |    |    |   |     |
|-----------------|--------------------|--------------|------------|----------------------|-----|--------|--------|-----|----------------------|-----|--------|--------|-----|----------------------|-----|--------|--------|----------------------------------|--------|----|----|---|-----|
| LEDs            | Drive Current (mA) | System Watts | Dist. Type | 30K (3000 K, 70 CRI) |     |        |        |     | 40K (4000 K, 70 CRI) |     |        |        |     | 50K (5000 K, 70 CRI) |     |        |        | AMBPC (Amber Phosphor Converted) |        |    |    |   |     |
|                 |                    |              |            | Lumens               | B   | U      | G      | LPW | Lumens               | B   | U      | G      | LPW | Lumens               | B   | U      | G      | LPW                              | Lumens | B  | U  | G | LPW |
| 80C (80 LEDs)   | 530 mA             | 137 W        | T1S        | 14,438               | 3   | 0      | 3      | 108 | 15,360               | 3   | 0      | 3      | 115 | 15,415               | 3   | 0      | 3      | 115                              | 10,752 | 2  | 0  | 2 | 78  |
|                 |                    |              | T2S        | 14,172               | 3   | 0      | 3      | 106 | 15,077               | 3   | 0      | 3      | 113 | 15,131               | 3   | 0      | 3      | 113                              | 10,554 | 2  | 0  | 2 | 77  |
|                 |                    |              | T2M        | 14,196               | 3   | 0      | 3      | 106 | 15,102               | 3   | 0      | 3      | 113 | 15,156               | 3   | 0      | 3      | 114                              | 10,571 | 2  | 0  | 2 | 77  |
|                 |                    |              | T3S        | 14,165               | 3   | 0      | 3      | 106 | 15,069               | 3   | 0      | 3      | 113 | 15,123               | 3   | 0      | 3      | 113                              | 10,548 | 2  | 0  | 2 | 77  |
|                 |                    |              | T3M        | 14,193               | 3   | 0      | 4      | 106 | 15,099               | 3   | 0      | 4      | 113 | 15,153               | 3   | 0      | 4      | 114                              | 10,569 | 2  | 0  | 2 | 77  |
|                 |                    |              | T4M        | 13,736               | 3   | 0      | 4      | 103 | 15,067               | 3   | 0      | 4      | 113 | 15,121               | 3   | 0      | 4      | 113                              | 10,547 | 2  | 0  | 2 | 77  |
|                 |                    |              | TFTM       | 14,424               | 3   | 0      | 4      | 108 | 15,345               | 3   | 0      | 4      | 115 | 15,400               | 3   | 0      | 4      | 115                              | 10,741 | 1  | 0  | 2 | 78  |
|                 |                    |              | TSVS       | 14,980               | 5   | 0      | 1      | 112 | 15,936               | 5   | 0      | 1      | 119 | 15,993               | 5   | 0      | 1      | 120                              | 11,155 | 3  | 0  | 0 | 81  |
|                 |                    |              | T5S        | 14,972               | 4   | 0      | 2      | 112 | 15,927               | 4   | 0      | 2      | 119 | 15,985               | 4   | 0      | 2      | 120                              | 11,149 | 3  | 0  | 0 | 81  |
|                 |                    |              | T5M        | 14,900               | 5   | 0      | 3      | 112 | 15,851               | 5   | 0      | 3      | 119 | 15,908               | 5   | 0      | 3      | 119                              | 11,096 | 3  | 0  | 2 | 81  |
|                 | TSW                | 14,713       | 5          | 0                    | 3   | 110    | 15,652 | 5   | 0                    | 3   | 117    | 15,709 | 5   | 0                    | 3   | 118    | 10,957 | 3                                | 0      | 2  | 80 |   |     |
|                 | T1S                | 17,944       | 3          | 0                    | 3   | 98     | 19,089 | 3   | 0                    | 3   | 104    | 19,158 | 3   | 0                    | 3   | 105    | 13,362 | 2                                | 0      | 2  | 71 |   |     |
|                 | T2S                | 17,613       | 3          | 0                    | 3   | 96     | 18,738 | 3   | 0                    | 3   | 102    | 18,805 | 3   | 0                    | 3   | 103    | 13,116 | 2                                | 0      | 2  | 70 |   |     |
|                 | T2M                | 17,643       | 3          | 0                    | 3   | 96     | 18,769 | 3   | 0                    | 3   | 103    | 18,836 | 3   | 0                    | 3   | 103    | 13,138 | 2                                | 0      | 2  | 70 |   |     |
|                 | T3S                | 17,604       | 3          | 0                    | 3   | 96     | 18,728 | 3   | 0                    | 3   | 102    | 18,795 | 3   | 0                    | 3   | 103    | 13,110 | 2                                | 0      | 2  | 70 |   |     |
|                 | T3M                | 17,639       | 3          | 0                    | 4   | 96     | 18,764 | 3   | 0                    | 4   | 103    | 18,832 | 3   | 0                    | 4   | 103    | 13,135 | 2                                | 0      | 3  | 70 |   |     |
|                 | T4M                | 17,071       | 3          | 0                    | 4   | 93     | 18,725 | 3   | 0                    | 4   | 102    | 18,792 | 3   | 0                    | 4   | 103    | 13,108 | 2                                | 0      | 2  | 70 |   |     |
|                 | TFTM               | 17,926       | 3          | 0                    | 4   | 98     | 19,071 | 3   | 0                    | 4   | 104    | 19,139 | 3   | 0                    | 4   | 105    | 13,349 | 2                                | 0      | 2  | 71 |   |     |
|                 | TSVS               | 18,617       | 5          | 0                    | 1   | 102    | 19,805 | 5   | 0                    | 1   | 108    | 19,876 | 5   | 0                    | 1   | 109    | 13,864 | 3                                | 0      | 1  | 74 |   |     |
|                 | T5S                | 18,607       | 4          | 0                    | 2   | 102    | 19,794 | 4   | 0                    | 2   | 108    | 19,866 | 4   | 0                    | 2   | 109    | 13,856 | 3                                | 0      | 1  | 74 |   |     |
| T5M             | 18,518             | 5            | 0          | 3                    | 101 | 19,700 | 5      | 0   | 3                    | 108 | 19,771 | 5      | 0   | 3                    | 108 | 13,790 | 3      | 0                                | 2      | 73 |    |   |     |
| TSW             | 18,286             | 5            | 0          | 3                    | 100 | 19,453 | 5      | 0   | 3                    | 106 | 19,523 | 5      | 0   | 3                    | 107 | 13,617 | 4      | 0                                | 2      | 72 |    |   |     |
| 100C (100 LEDs) | 530 mA             | 175 W        | T1S        | 24,339               | 3   | 0      | 3      | 85  | 25,892               | 3   | 0      | 3      | 91  | 25,985               | 3   | 0      | 3      | 91                               | 18,125 | 2  | 0  | 2 | 64  |
|                 |                    |              | T2S        | 23,891               | 3   | 0      | 3      | 84  | 25,416               | 3   | 0      | 3      | 89  | 25,507               | 3   | 0      | 3      | 90                               | 17,791 | 3  | 0  | 3 | 63  |
|                 |                    |              | T2M        | 23,931               | 3   | 0      | 3      | 84  | 25,458               | 3   | 0      | 3      | 89  | 25,550               | 3   | 0      | 3      | 90                               | 17,821 | 3  | 0  | 3 | 63  |
|                 |                    |              | T3S        | 23,879               | 3   | 0      | 3      | 84  | 25,403               | 3   | 0      | 3      | 89  | 25,494               | 3   | 0      | 3      | 90                               | 17,782 | 2  | 0  | 2 | 63  |
|                 |                    |              | T3M        | 23,925               | 3   | 0      | 4      | 84  | 25,452               | 3   | 0      | 4      | 89  | 25,544               | 3   | 0      | 4      | 90                               | 17,817 | 3  | 0  | 3 | 63  |
|                 |                    |              | T4M        | 23,155               | 3   | 0      | 4      | 81  | 25,399               | 3   | 0      | 4      | 89  | 25,490               | 3   | 0      | 4      | 90                               | 17,779 | 2  | 0  | 3 | 63  |
|                 |                    |              | TFTM       | 24,315               | 3   | 0      | 4      | 85  | 25,867               | 3   | 0      | 4      | 91  | 25,960               | 3   | 0      | 4      | 91                               | 18,107 | 2  | 0  | 3 | 64  |
|                 |                    |              | TSVS       | 25,252               | 5   | 0      | 1      | 89  | 26,864               | 5   | 0      | 1      | 94  | 26,960               | 5   | 0      | 1      | 95                               | 18,805 | 3  | 0  | 1 | 67  |
|                 |                    |              | T5S        | 25,238               | 5   | 0      | 2      | 89  | 26,849               | 5   | 0      | 2      | 94  | 26,946               | 5   | 0      | 2      | 95                               | 18,794 | 3  | 0  | 1 | 67  |
|                 |                    |              | T5M        | 25,118               | 5   | 0      | 3      | 88  | 26,721               | 5   | 0      | 3      | 94  | 26,817               | 5   | 0      | 3      | 94                               | 18,705 | 4  | 0  | 2 | 66  |
|                 | TSW                | 24,803       | 5          | 0                    | 4   | 87     | 26,386 | 5   | 0                    | 4   | 93     | 26,481 | 5   | 0                    | 4   | 93     | 18,470 | 4                                | 0      | 2  | 65 |   |     |
|                 | T1S                | 17,592       | 3          | 0                    | 3   | 103    | 18,715 | 3   | 0                    | 3   | 110    | 18,782 | 3   | 0                    | 3   | 110    | 13,100 | 2                                | 0      | 2  | 75 |   |     |
|                 | T2S                | 17,268       | 3          | 0                    | 3   | 101    | 18,370 | 3   | 0                    | 3   | 108    | 18,436 | 3   | 0                    | 3   | 108    | 12,859 | 2                                | 0      | 2  | 73 |   |     |
|                 | T2M                | 17,297       | 3          | 0                    | 3   | 102    | 18,401 | 3   | 0                    | 3   | 108    | 18,467 | 3   | 0                    | 3   | 108    | 12,881 | 2                                | 0      | 2  | 74 |   |     |
|                 | T3S                | 17,259       | 3          | 0                    | 3   | 101    | 18,361 | 3   | 0                    | 3   | 108    | 18,427 | 3   | 0                    | 3   | 108    | 12,853 | 2                                | 0      | 2  | 73 |   |     |
|                 | T3M                | 17,293       | 3          | 0                    | 4   | 101    | 18,397 | 3   | 0                    | 4   | 108    | 18,463 | 3   | 0                    | 4   | 108    | 12,878 | 2                                | 0      | 3  | 74 |   |     |
|                 | T4M                | 16,736       | 3          | 0                    | 4   | 98     | 18,358 | 3   | 0                    | 4   | 108    | 18,424 | 3   | 0                    | 4   | 108    | 12,851 | 2                                | 0      | 2  | 73 |   |     |
|                 | TFTM               | 17,575       | 3          | 0                    | 4   | 103    | 18,697 | 3   | 0                    | 4   | 110    | 18,764 | 3   | 0                    | 4   | 110    | 13,088 | 2                                | 0      | 2  | 75 |   |     |
|                 | TSVS               | 18,252       | 5          | 0                    | 1   | 107    | 19,417 | 5   | 0                    | 1   | 114    | 19,487 | 5   | 0                    | 1   | 114    | 13,592 | 3                                | 0      | 1  | 78 |   |     |
|                 | T5S                | 18,242       | 4          | 0                    | 2   | 107    | 19,406 | 4   | 0                    | 2   | 114    | 19,476 | 4   | 0                    | 2   | 114    | 13,584 | 3                                | 0      | 1  | 78 |   |     |
| T5M             | 18,155             | 5            | 0          | 3                    | 107 | 19,314 | 5      | 0   | 3                    | 113 | 19,383 | 5      | 0   | 3                    | 114 | 13,520 | 3      | 0                                | 2      | 77 |    |   |     |
| TSW             | 17,927             | 5            | 0          | 3                    | 105 | 19,071 | 5      | 0   | 3                    | 112 | 19,140 | 5      | 0   | 3                    | 112 | 13,350 | 4      | 0                                | 2      | 76 |    |   |     |
| 100C (100 LEDs) | 700 mA             | 232 W        | T1S        | 22,078               | 3   | 0      | 3      | 97  | 23,487               | 3   | 0      | 3      | 103 | 23,571               | 3   | 0      | 3      | 104                              | 16,441 | 2  | 0  | 2 | 71  |
|                 |                    |              | T2S        | 21,671               | 3   | 0      | 3      | 95  | 23,055               | 3   | 0      | 3      | 101 | 23,137               | 3   | 0      | 3      | 102                              | 16,138 | 2  | 0  | 2 | 70  |
|                 |                    |              | T2M        | 21,707               | 3   | 0      | 3      | 96  | 23,093               | 3   | 0      | 3      | 102 | 23,176               | 3   | 0      | 3      | 102                              | 16,165 | 2  | 0  | 3 | 70  |
|                 |                    |              | T3S        | 21,660               | 3   | 0      | 3      | 95  | 23,043               | 3   | 0      | 3      | 101 | 23,126               | 3   | 0      | 3      | 102                              | 16,130 | 2  | 0  | 2 | 70  |
|                 |                    |              | T3M        | 21,702               | 3   | 0      | 4      | 95  | 23,088               | 3   | 0      | 4      | 102 | 23,171               | 3   | 0      | 4      | 102                              | 16,161 | 2  | 0  | 3 | 70  |
|                 |                    |              | T4M        | 21,004               | 3   | 0      | 4      | 92  | 23,039               | 3   | 0      | 4      | 101 | 23,122               | 3   | 0      | 4      | 102                              | 16,127 | 2  | 0  | 3 | 70  |
|                 |                    |              | TFTM       | 22,056               | 3   | 0      | 4      | 97  | 23,464               | 3   | 0      | 4      | 103 | 23,549               | 3   | 0      | 4      | 104                              | 16,425 | 2  | 0  | 2 | 71  |
|                 |                    |              | TSVS       | 22,906               | 5   | 0      | 1      | 101 | 24,368               | 5   | 0      | 1      | 107 | 24,456               | 5   | 0      | 1      | 108                              | 17,058 | 3  | 0  | 1 | 74  |
|                 |                    |              | T5S        | 22,894               | 4   | 0      | 2      | 101 | 24,355               | 4   | 0      | 2      | 107 | 24,442               | 4   | 0      | 2      | 108                              | 17,048 | 3  | 0  | 1 | 73  |
|                 |                    |              | T5M        | 22,784               | 5   | 0      | 3      | 100 | 24,239               | 5   | 0      | 3      | 107 | 24,326               | 5   | 0      | 3      | 107                              | 16,967 | 4  | 0  | 2 | 73  |
|                 | TSW                | 22,498       | 5          | 0                    | 3   | 99     | 23,935 | 5   | 0                    | 3   | 105    | 24,021 | 5   | 0                    | 3   | 106    | 16,754 | 4                                | 0      | 2  | 72 |   |     |
|                 | T1S                | 28,465       | 3          | 0                    | 3   | 80     | 31,708 | 3   | 0                    | 3   | 89     | 32,074 | 3   | 0                    | 3   | 89     | 22,196 | 3                                | 0      | 3  | 62 |   |     |
|                 | T2S                | 29,257       | 3          | 0                    | 3   | 82     | 31,125 | 3   | 0                    | 3   | 88     | 31,237 | 3   | 0                    | 3   | 87     | 21,787 | 3                                | 0      | 3  | 61 |   |     |
|                 | T2M                | 29,306       | 3          | 0                    | 3   | 82     | 31,177 | 3   | 0                    | 3   | 87     | 31,289 | 3   | 0                    | 3   | 88     | 21,824 | 3                                | 0      | 3  | 61 |   |     |
|                 | T3S                | 29,243       | 3          | 0                    | 3   | 82     | 31,109 | 3   | 0                    | 3   | 88     | 31,221 | 3   | 0                    | 3   | 87     | 21,776 | 3                                | 0      | 3  | 60 |   |     |
|                 | T3M                | 29,299       | 3          | 0                    | 4   | 82     | 31,170 | 3   | 0                    | 4   | 87     | 31,282 | 3   | 0                    | 4   | 88     | 21,819 | 3                                | 0      | 3  | 61 |   |     |
|                 | T4M                | 28,356       | 3          | 0                    | 4   | 79     | 31,104 | 3   | 0                    | 4   | 86     | 31,216 | 3   | 0                    | 4   | 87     | 21,773 | 3                                | 0      | 3  | 60 |   |     |
|                 | TFTM               | 29,777       | 3          | 0                    | 4   | 83     | 31,678 | 3   | 0                    | 4   | 88     | 31,792 | 3   | 0                    | 4   | 89     | 22,175 | 3                                | 0      | 3  | 62 |   |     |
|                 | TSVS               | 30,924       | 5          | 0                    | 1   | 87     | 32,898 | 5   | 0                    | 1   | 93     | 33,017 | 5   | 0                    | 1   | 92     | 23,029 | 4                                | 0      | 1  | 64 |   |     |
|                 | T5S                | 30,908       | 4          | 0                    | 2   | 87     | 32,880 | 4   | 0                    | 2   | 91     | 32,999 | 4   | 0                    | 2   | 92     | 23,016 | 4                                | 0      | 1  | 64 |   |     |
| T5M             | 30,760             | 5            | 0          | 3                    | 86  | 32,723 | 5      | 0   | 3                    | 92  | 32,841 | 5      | 0   | 3                    | 92  | 22,906 | 4      | 0                                | 2      | 64 |    |   |     |
| TSW             | 30,374             | 5            | 0          | 3                    | 85  | 32,313 | 5      | 0   | 3                    | 91  | 32,429 | 5      | 0   | 3                    | 91  | 22,619 | 4      | 0                                | 2      | 63 |    |   |     |



## Performance Data

### L90 and R90 Rotated Optics

| LEDs   | Drive Current (mA) | System Watts | Dist. Type | 30K (3000 K, 70 CRI) |     |        |     |        | 40K (4000 K, 70 CRI) |     |        |     |        | 50K (5000 K, 70 CRI) |     |        |     |        | AMBPC (Amber Phosphor Converted) |    |   |    |     |
|--------|--------------------|--------------|------------|----------------------|-----|--------|-----|--------|----------------------|-----|--------|-----|--------|----------------------|-----|--------|-----|--------|----------------------------------|----|---|----|-----|
|        |                    |              |            | Lumens               | B   | U      | G   | LPW    | Lumens               | B   | U      | G   | LPW    | Lumens               | B   | U      | G   | LPW    | Lumens                           | B  | U | G  | LPW |
|        |                    |              |            | 90C (90 LEDs)        |     |        |     |        |                      |     |        |     |        |                      |     |        |     |        |                                  |    |   |    |     |
| 530 mA | 150 W              | T1S          | 15,409     | 3                    | 0   | 3      | 103 | 16,392 | 3                    | 0   | 3      | 109 | 16,451 | 3                    | 0   | 3      | 110 | 11,475 | 3                                | 0  | 3 | 76 |     |
|        |                    | T2S          | 15,373     | 3                    | 0   | 3      | 102 | 16,354 | 3                    | 0   | 3      | 109 | 16,413 | 3                    | 0   | 3      | 109 | 11,448 | 3                                | 0  | 3 | 76 |     |
|        |                    | T2M          | 15,399     | 4                    | 0   | 4      | 103 | 16,381 | 4                    | 0   | 4      | 109 | 16,440 | 4                    | 0   | 4      | 110 | 11,467 | 3                                | 0  | 3 | 76 |     |
|        |                    | T3S          | 15,365     | 4                    | 0   | 4      | 102 | 16,346 | 4                    | 0   | 4      | 109 | 16,405 | 4                    | 0   | 4      | 109 | 11,442 | 3                                | 0  | 3 | 76 |     |
|        |                    | T3M          | 15,395     | 4                    | 0   | 4      | 103 | 16,378 | 4                    | 0   | 4      | 109 | 16,437 | 4                    | 0   | 4      | 110 | 11,464 | 4                                | 0  | 4 | 76 |     |
|        |                    | T4M          | 15,363     | 4                    | 0   | 4      | 102 | 16,343 | 4                    | 0   | 4      | 109 | 16,402 | 4                    | 0   | 4      | 109 | 11,440 | 4                                | 0  | 4 | 76 |     |
|        |                    | IFTM         | 15,646     | 4                    | 0   | 4      | 104 | 16,645 | 4                    | 0   | 4      | 111 | 16,705 | 4                    | 0   | 4      | 111 | 11,651 | 4                                | 0  | 4 | 78 |     |
|        |                    | TSVS         | 16,502     | 4                    | 0   | 1      | 110 | 17,555 | 4                    | 0   | 1      | 117 | 17,618 | 4                    | 0   | 1      | 117 | 12,289 | 3                                | 0  | 1 | 82 |     |
|        |                    | T5S          | 16,085     | 4                    | 0   | 1      | 107 | 17,112 | 4                    | 0   | 1      | 114 | 17,174 | 4                    | 0   | 1      | 114 | 11,978 | 3                                | 0  | 1 | 80 |     |
|        |                    | T5M          | 16,519     | 4                    | 0   | 2      | 110 | 17,573 | 4                    | 0   | 2      | 117 | 17,636 | 4                    | 0   | 2      | 118 | 12,301 | 4                                | 0  | 2 | 82 |     |
|        |                    | TSW          | 16,260     | 4                    | 0   | 2      | 108 | 17,298 | 5                    | 0   | 3      | 115 | 17,360 | 5                    | 0   | 3      | 116 | 12,109 | 4                                | 0  | 2 | 81 |     |
|        |                    | T1S          | 19,320     | 4                    | 0   | 4      | 94  | 20,553 | 4                    | 0   | 4      | 100 | 20,627 | 4                    | 0   | 4      | 100 | 14,387 | 3                                | 0  | 3 | 70 |     |
|        |                    | T2S          | 19,275     | 4                    | 0   | 4      | 94  | 20,506 | 4                    | 0   | 4      | 100 | 20,579 | 4                    | 0   | 4      | 100 | 14,354 | 3                                | 0  | 3 | 70 |     |
|        |                    | T2M          | 19,307     | 4                    | 0   | 4      | 94  | 20,540 | 4                    | 0   | 4      | 100 | 20,614 | 4                    | 0   | 4      | 100 | 14,378 | 4                                | 0  | 4 | 70 |     |
|        |                    | T3S          | 19,265     | 4                    | 0   | 4      | 94  | 20,495 | 4                    | 0   | 4      | 99  | 20,569 | 4                    | 0   | 4      | 100 | 14,347 | 4                                | 0  | 4 | 70 |     |
| T3M    | 19,303             | 4            | 0          | 4                    | 94  | 20,535 | 4   | 0      | 4                    | 100 | 20,609 | 4   | 0      | 4                    | 100 | 14,374 | 4   | 0      | 4                                | 70 |   |    |     |
| T4M    | 19,262             | 4            | 0          | 4                    | 94  | 20,492 | 5   | 0      | 5                    | 99  | 20,566 | 5   | 0      | 5                    | 100 | 14,344 | 4   | 0      | 4                                | 70 |   |    |     |
| IFTM   | 19,618             | 4            | 0          | 4                    | 95  | 20,870 | 4   | 0      | 4                    | 101 | 20,945 | 4   | 0      | 4                    | 102 | 14,609 | 4   | 0      | 4                                | 71 |   |    |     |
| TSVS   | 20,691             | 4            | 0          | 1                    | 100 | 22,011 | 4   | 0      | 1                    | 107 | 22,090 | 4   | 0      | 1                    | 107 | 15,408 | 4   | 0      | 1                                | 75 |   |    |     |
| T5S    | 20,168             | 4            | 0          | 1                    | 98  | 21,533 | 4   | 0      | 1                    | 105 | 21,533 | 4   | 0      | 1                    | 105 | 15,019 | 4   | 0      | 1                                | 73 |   |    |     |
| T5M    | 20,712             | 4            | 0          | 2                    | 101 | 22,034 | 5   | 0      | 3                    | 107 | 22,113 | 5   | 0      | 3                    | 107 | 15,424 | 4   | 0      | 2                                | 75 |   |    |     |
| TSW    | 20,388             | 5            | 0          | 3                    | 99  | 21,689 | 5   | 0      | 3                    | 105 | 21,767 | 5   | 0      | 3                    | 106 | 15,182 | 4   | 0      | 2                                | 74 |   |    |     |
| T1S    | 25,901             | 4            | 0          | 4                    | 81  | 27,554 | 4   | 0      | 4                    | 86  | 27,653 | 4   | 0      | 4                    | 86  | 19,288 | 4   | 0      | 4                                | 60 |   |    |     |
| T2S    | 25,840             | 4            | 0          | 4                    | 81  | 27,490 | 4   | 0      | 4                    | 86  | 27,588 | 4   | 0      | 4                    | 86  | 19,243 | 4   | 0      | 4                                | 60 |   |    |     |
| T2M    | 25,883             | 4            | 0          | 4                    | 81  | 27,536 | 5   | 0      | 5                    | 86  | 27,635 | 5   | 0      | 5                    | 86  | 19,275 | 4   | 0      | 4                                | 60 |   |    |     |
| T3S    | 25,827             | 4            | 0          | 4                    | 81  | 27,476 | 4   | 0      | 4                    | 86  | 27,574 | 4   | 0      | 4                    | 86  | 19,233 | 4   | 0      | 4                                | 60 |   |    |     |
| T3M    | 25,877             | 5            | 0          | 5                    | 81  | 27,529 | 5   | 0      | 5                    | 86  | 27,628 | 5   | 0      | 5                    | 86  | 19,270 | 4   | 0      | 4                                | 60 |   |    |     |
| T4M    | 25,823             | 5            | 0          | 5                    | 81  | 27,471 | 5   | 0      | 5                    | 86  | 27,570 | 5   | 0      | 5                    | 86  | 19,230 | 4   | 0      | 4                                | 60 |   |    |     |
| IFTM   | 26,299             | 5            | 0          | 5                    | 82  | 27,978 | 5   | 0      | 5                    | 87  | 28,079 | 5   | 0      | 5                    | 88  | 19,585 | 4   | 0      | 4                                | 61 |   |    |     |
| TSVS   | 27,738             | 5            | 0          | 1                    | 87  | 29,508 | 5   | 0      | 1                    | 92  | 29,614 | 5   | 0      | 1                    | 93  | 20,656 | 4   | 0      | 1                                | 65 |   |    |     |
| T5S    | 27,038             | 5            | 0          | 2                    | 84  | 28,764 | 5   | 0      | 2                    | 90  | 28,867 | 5   | 0      | 2                    | 90  | 20,135 | 4   | 0      | 1                                | 63 |   |    |     |
| T5M    | 27,766             | 5            | 0          | 3                    | 87  | 29,538 | 5   | 0      | 3                    | 92  | 29,645 | 5   | 0      | 3                    | 93  | 20,677 | 4   | 0      | 2                                | 65 |   |    |     |
| TSW    | 27,332             | 5            | 0          | 4                    | 85  | 29,076 | 5   | 0      | 4                    | 91  | 29,181 | 5   | 0      | 4                    | 91  | 20,354 | 5   | 0      | 3                                | 64 |   |    |     |

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient |       | Lumen Multiplier |
|---------|-------|------------------|
| 0°C     | 32°F  | 1.04             |
| 10°C    | 50°F  | 1.02             |
| 20°C    | 68°F  | 1.01             |
| 25°C    | 77°F  | 1.00             |
| 30°C    | 86°F  | 0.99             |
| 40°C    | 104°F | 0.97             |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours          | 0                  | 25,000 | 50,000 | 100,000 |
|--------------------------|--------------------|--------|--------|---------|
| Lumen Maintenance Factor | DSX2 LED 80C 1000  |        |        |         |
|                          | 1.0                | 0.95   | 0.92   | 0.86    |
|                          | DSX2 LED 100C 700  |        |        |         |
|                          | 1.0                | 0.98   | 0.97   | 0.96    |
|                          | DSX2 LED 100C 1000 |        |        |         |
|                          | 1.0                | 0.94   | 0.90   | 0.84    |

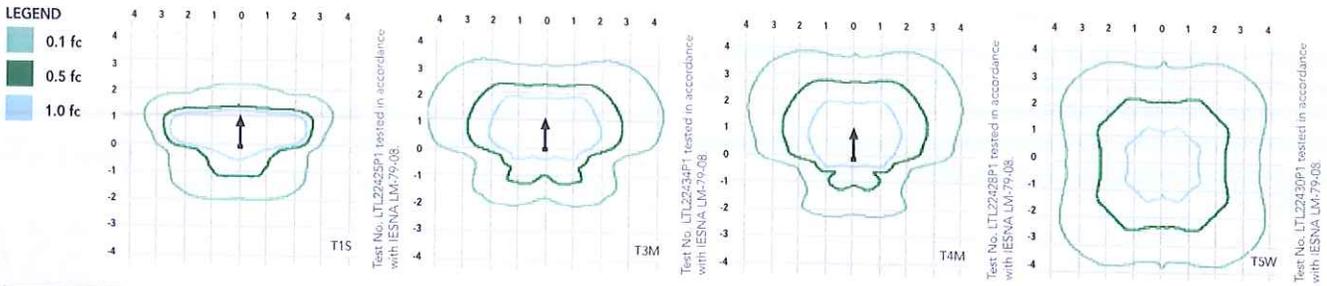
### Electrical Load

| LEDs | Drive Current (mA) | System Watts | Current (A) |      |      |      |      |      |
|------|--------------------|--------------|-------------|------|------|------|------|------|
|      |                    |              | 120         | 208  | 240  | 277  | 347  | 480  |
| 80   | 530                | 137W         | 1.15        | 0.66 | 0.53 | 0.51 | 0.39 | 0.28 |
|      | 700                | 188W         | 1.58        | 0.92 | 0.81 | 0.73 | 0.55 | 0.41 |
|      | 1000               | 282W         | 2.37        | 1.35 | 1.18 | 1.04 | 0.83 | 0.61 |
| 100  | 530                | 175W         | 1.47        | 0.86 | 0.76 | 0.68 | 0.51 | 0.38 |
|      | 700                | 232W         | 1.95        | 1.13 | 0.99 | 0.88 | 0.67 | 0.49 |
|      | 1000               | 360W         | 3.03        | 1.72 | 1.49 | 1.3  | 1.05 | 0.77 |

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big box retailers.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (2.0 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



## FEATURES & SPECIFICATIONS

**INTENDED USE** — Square straight aluminum general purpose pole for up to 35 foot mounting heights.

**CONSTRUCTION** — Shaft: Made from extruded 6063-T6 or 6061-T6 aluminum alloy, square tube is uniform in cross-section down length of shaft with no taper.

Hand hole: Reinforced rectangular hand hole is located 18" above base, 4" poles have 2" x 4" hand hole; 5" and 6" poles have 2.5" x 4" hand hole. Hand-hole cover plate made from aluminum alloy.

Hardware: Stainless steel

Top cap: Removable top cap provided with drill-mount poles.

Bolt covers: Nut cover discs provided. Optional cast aluminum base cover available.

**FINISH** — Must specify finish.

**GROUNDING** — Provision located inside hand hole rim. Grounding hardware is not included (provided by others).

**ANCHOR BOLTS** — Fabricated from carbon steel bar with minimum-yield strength of 55,000 psi. Upper portion of anchor bolt is galvanized per ASTM A-153. Each anchor bolt is furnished with two hex nuts and two flat washers.

|                       |
|-----------------------|
| Catalog Number        |
| Notes                 |
| Type<br><b>A-POLE</b> |



Anchor Base Poles

# SSA

SQUARE STRAIGHT ALUMINUM

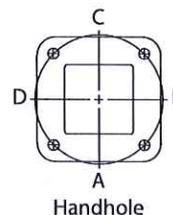
**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative. **Example: SSA 20 4C DM19 BA**

| Series | Nominal fixture mounting height           | Nominal shaft base size/wall thickness | Mounting <sup>1</sup>  | Options   | Finish <sup>10</sup>   |
|--------|---|--|--|---|--|
| SSA    | 8 – 35 feet<br>(See back page.)<br><br>20 | (See back page.)<br><br>4G             | <b>Tenon mounting</b><br>PT Open top<br>T20 2-3/8" O.D. (2" NPS)<br>T25 2-7/8" O.D. (2-1/2" NPS)<br>T30 3-1/2" O.D. (3" NPS) <sup>2</sup><br>T35 4" O.D. (3-1/2" NPS) <sup>2</sup><br><b>Drill mounting<sup>3</sup></b><br>DM19 1 at 90°<br>DM28 2 at 180°<br>DM28PL 2 at 180° with one side plugged<br>DM29 2 at 90°<br>DM39 3 at 90°<br>DM49 4 at 90°<br><b>CSX/DSX/AERIS™/OMERO™ Drill mounting<sup>3</sup></b><br>DM19AS 1 at 90°<br>DM28AS 2 at 180°<br>DM29AS 2 at 90°<br>DM39AS 3 at 90°<br>DM49AS 4 at 90°<br><b>AERIS™ Suspend drill mounting<sup>3,4</sup></b><br>DMxxAST_<br><b>OMERO™ Suspend drill mounting<sup>3,4</sup></b><br>DMxxMRT_ | <b>Shipped installed</b><br>L/AB Less anchor bolts<br>FBC Full base cover<br>VD Vibration damper<br>TP Tamper proof<br>H1-18Axx Horizontal arm bracket (1 fixture) <sup>5,6</sup><br>FDLxx Festoon outlet less electrical <sup>7</sup><br>CPL12xx 1/2" coupling <sup>5</sup><br>CPL34xx 3/4" coupling <sup>5</sup><br>CPL1xx 1" coupling <sup>5</sup><br>NPL12xx 1/2" threaded nipple <sup>5</sup><br>NPL34xx 3/4" threaded nipple <sup>5</sup><br>NPL1xx 1" threaded nipple <sup>5</sup><br>EHHxx Extra handhole <sup>5,7</sup><br>MAEX Match existing <sup>8</sup><br>USPOM United States point of manufacture <sup>9</sup> | <b>Standard colors</b><br>DDB Dark bronze<br>DWH White<br>DBL Black<br>DMB Medium bronze<br>DNA Natural aluminum<br>BA Brushed aluminum<br><b>Classic colors</b><br>DSS Sandstone<br>DGC Charcoal gray<br>DTG Tennis green<br>DBR Bright red<br>DSB Steel blue<br><b>Class 1 architectural anodized</b><br>ABL Black<br>ADB Dark bronze<br>ANA Natural<br><b>Architectural colors (powder finish)<sup>10</sup></b> |

**NOTES**

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- 3-1/2" and 4" tenons available on 5" and 6" shafts only.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Specify location and orientation when ordering option. For 1st "x": Specify the height in feet above base of pole. Example: 5ft = 5 and 20ft = 20  
For 2nd "x": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram on this page.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount includes extra handhole.
- Must add original order number
- Use when mill certifications are required.
- Finish must be specified. Additional colors available; see [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors) or Architectural Colors brochure (Form No. 794.3).

**HANDHOLE ORIENTATION**

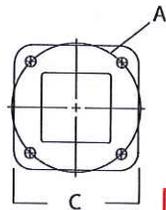
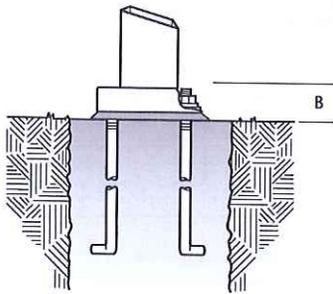


**IMPORTANT INSTALLATION NOTES:**

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

# SSA Square Straight Aluminum Poles

| TECHNICAL INFORMATION |                        |                           |                 |                                      |        |         |      |                  |                             |                         |
|-----------------------|------------------------|---------------------------|-----------------|--------------------------------------|--------|---------|------|------------------|-----------------------------|-------------------------|
| Catalog Number        | Nominal mount ht. (ft) | Pole Shaft Size (in x ft) | Wall Thick (in) | EPA (ft <sup>2</sup> ) with 1.3 gust |        |         |      | Bolt Circle (in) | Bolt Size (in. x in. x in.) | Approximate ship (lbs.) |
|                       |                        |                           |                 | 80 mph                               | 90 mph | 100 mph | Max. |                  |                             |                         |
| SSA 8 4C              | 8                      | 4.0 x 8.0                 | 0.125           | 16.5                                 | 12.6   | 9.9     | 300  | 8.5-9.625        | 3/4 x 18 x 3                | 32                      |
| SSA 10 4C             | 10                     | 4.0 x 10.0                | 0.125           | 11.5                                 | 8.6    | 6.5     | 230  | 8.5-9.625        | 3/4 x 18 x 3                | 37                      |
| SSA 12 4C             | 12                     | 4.0 x 12.0                | 0.125           | 12.4                                 | 9.2    | 6.9     | 160  | 8.5-9.625        | 3/4 x 18 x 3                | 40                      |
| SSA 14 4C             | 14                     | 4.0 x 14.0                | 0.125           | 9.3                                  | 6.7    | 4.8     | 120  | 8.5-9.625        | 3/4 x 18 x 3                | 50                      |
| SSA 15 4C             | 15                     | 4.0 x 15.0                | 0.125           | 8                                    | 5.6    | 3.9     | 100  | 8.5-9.625        | 3/4 x 18 x 3                | 52                      |
| SSA 16 4C             | 16                     | 4.0 x 16.0                | 0.125           | 6.9                                  | 4.7    | 3.1     | 90   | 8.5-9.625        | 3/4 x 18 x 3                | 54                      |
| SSA 16 4G             | 16                     | 4.0 x 16.0                | 0.188           | 11.8                                 | 8.5    | 6.2     | 130  | 8.5-9.625        | 3/4 x 30 x 3                | 74                      |
| SSA 16 5G             | 16                     | 5.0 x 16.0                | 0.188           | 15                                   | 11.1   | 7.5     | 280  | 10.5-11.5        | 3/4 x 30 x 3                | 83                      |
| SSA 18 4C             | 18                     | 4.0 x 18.0                | 0.125           | 4.9                                  | 3      | 1.7     | 70   | 8.5-9.625        | 3/4 x 18 x 3                | 57                      |
| SSA 18 4G             | 18                     | 4.0 x 18.0                | 0.188           | 9.2                                  | 6.4    | 4.4     | 100  | 8.5-9.625        | 3/4 x 30 x 3                | 80                      |
| SSA 18 5G             | 18                     | 5.0 x 18.0                | 0.188           | 16.8                                 | 12.2   | 8.9     | 230  | 10.5-11.5        | 3/4 x 30 x 3                | 91                      |
| SSA 20 4C             | 20                     | 4.0 x 20.0                | 0.125           | 3.3                                  | 1.7    | 0.5     | 40   | 8.5-9.625        | 3/4 x 18 x 3                | 62                      |
| SSA 20 4G             | 20                     | 4.0 x 20.0                | 0.188           | 7                                    | 4.6    | 2.9     | 80   | 8.5-9.625        | 3/4 x 30 x 3                | 85                      |
| SSA 20 5G             | 20                     | 5.0 x 20.0                | 0.188           | 13.6                                 | 9.5    | 6.6     | 180  | 10.5-11.5        | 3/4 x 30 x 3                | 107                     |
| SSA 20 6G             | 20                     | 6.0 x 20.0                | 0.188           | 22                                   | 15.9   | 11.6    | 230  | 12-13            | 1 x 36 x 4                  | 155                     |
| SSA 20 6J             | 20                     | 6.0 x 20.0                | 0.25            | 30.4                                 | 22.6   | 17      | 300  | 12-13            | 1 x 36 x 4                  | 202                     |
| SSA 25 5G             | 25                     | 5.0 x 25.0                | 0.188           | 7.2                                  | 4.2    | 2       | 110  | 10.5-11.5        | 3/4 x 30 x 3                | 130                     |
| SSA 25 6G             | 25                     | 6.0 x 25.0                | 0.188           | 13.2                                 | 8.6    | 5.4     | 180  | 12-13            | 1 x 36 x 4                  | 180                     |
| SSA 25 6J             | 25                     | 6.0 x 25.0                | 0.25            | 19.7                                 | 13.8   | 9.5     | 250  | 12-13            | 1 x 36 x 4                  | 224                     |
| SSA 30 6G             | 30                     | 6.0 x 30.0                | 0.188           | 7                                    | 3.4    | 0.8     | 130  | 12-13            | 1 x 36 x 4                  | 210                     |
| SSA 30 6J             | 30                     | 6.0 x 30.0                | 0.25            | 12.2                                 | 7.5    | 4.1     | 170  | 12-13            | 1 x 36 x 4                  | 258                     |
| SSA 32 6J             | 32                     | 6.0 x 32.0                | 0.25            | 9.7                                  | 5.4    | 2.3     | 160  | 12-13            | 1 x 36 x 4                  | 272                     |
| SSA 35 6J             | 35                     | 6.0 x 35.0                | 0.25            | 6.4                                  | 2.6    | --      | 200  | 12-13            | 1 x 36 x 4                  | 294                     |
| SSA 35 7J             | 35                     | 6.75 x 35.0               | 0.25            | 7.6                                  | 3.1    | --      | 150  | 14.625           | 1 x 36 x 4                  | 290                     |



| POLE DATA       |               |                   |               |                      |                         |
|-----------------|---------------|-------------------|---------------|----------------------|-------------------------|
| Shaft base size | Bolt circle A | Bolt projection B | Base square C | Template description | Anchor bolt description |
| 4"C             | 8.5" - 9.625" | 3.125"            | 9.938"        | ABTEMPLATE PJ50045   | AB18-0                  |
| 4"G             | 8.5" - 9.625" | 3.125"            | 9.938"        | ABTEMPLATE PJ50045   | AB30-0                  |
| 5"              | 10.5" - 11.5" | 3.25"             | 11.563"       | ABTEMPLATE PJ50046   | AB30-0                  |
| 6"              | 12" - 13"     | 4"                | 12.25"        | ABTEMPLATE PJ50044   | AB36-0                  |
| 7"              | 14.625"       | 4.125"            | 15"           | ABTEMPLATE PJ50130   | AB36-0                  |

**IMPORTANT:**

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



POLE-SSA



# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| LEDs             | Drive Current (mA) | System Watts | Dist. Type | 30K (3000 K, 70 CRI) |   |   |    |       | 40K (4000 K, 70 CRI) |   |   |    |       | 50K (5000 K, 70 CRI) |   |   |    |     |
|------------------|--------------------|--------------|------------|----------------------|---|---|----|-------|----------------------|---|---|----|-------|----------------------|---|---|----|-----|
|                  |                    |              |            | Lumens               | B | U | G  | LPW   | Lumens               | B | U | G  | LPW   | Lumens               | B | U | G  | LPW |
| 20C<br>(20 LEDs) | 530                | 36 W         | T2S        | 3,649                | 1 | 0 | 1  | 101   | 3,876                | 1 | 0 | 1  | 108   | 3,429                | 1 | 0 | 1  | 95  |
|                  |                    |              | T2M        | 3,478                | 1 | 0 | 1  | 97    | 3,694                | 1 | 0 | 1  | 103   | 3,267                | 1 | 0 | 1  | 91  |
|                  |                    |              | T3S        | 3,609                | 1 | 0 | 1  | 100   | 3,833                | 1 | 0 | 1  | 106   | 3,390                | 1 | 0 | 1  | 94  |
|                  |                    |              | T3M        | 3,572                | 1 | 0 | 1  | 99    | 3,794                | 1 | 0 | 1  | 105   | 3,356                | 1 | 0 | 1  | 93  |
|                  |                    |              | T4M        | 3,500                | 1 | 0 | 2  | 97    | 3,717                | 1 | 0 | 2  | 103   | 3,288                | 1 | 0 | 1  | 91  |
|                  |                    |              | TFIM       | 3,638                | 1 | 0 | 1  | 101   | 3,864                | 1 | 0 | 1  | 107   | 3,418                | 1 | 0 | 1  | 95  |
|                  |                    |              | ASYDF      | 3,252                | 1 | 0 | 2  | 90    | 3,454                | 1 | 0 | 2  | 96    | 3,056                | 1 | 0 | 2  | 85  |
|                  | 700                | 47 W         | T2S        | 4,502                | 1 | 0 | 1  | 96    | 4,776                | 1 | 0 | 1  | 102   | 4,794                | 1 | 0 | 1  | 102 |
|                  |                    |              | T2M        | 4,290                | 1 | 0 | 1  | 91    | 4,552                | 1 | 0 | 1  | 97    | 4,569                | 1 | 0 | 1  | 97  |
|                  |                    |              | T3S        | 4,452                | 1 | 0 | 1  | 95    | 4,723                | 1 | 0 | 2  | 100   | 4,741                | 1 | 0 | 2  | 101 |
|                  |                    |              | T3M        | 4,407                | 1 | 0 | 2  | 94    | 4,675                | 1 | 0 | 2  | 99    | 4,693                | 1 | 0 | 2  | 100 |
|                  |                    |              | T4M        | 4,318                | 1 | 0 | 2  | 92    | 4,581                | 1 | 0 | 2  | 97    | 4,598                | 1 | 0 | 2  | 98  |
|                  |                    |              | TFIM       | 4,488                | 1 | 0 | 2  | 95    | 4,761                | 1 | 0 | 2  | 101   | 4,779                | 1 | 0 | 2  | 102 |
|                  |                    |              | ASYDF      | 4,012                | 1 | 0 | 2  | 85    | 4,257                | 1 | 0 | 2  | 91    | 4,273                | 1 | 0 | 2  | 91  |
|                  | 1000               | 74 W         | T2S        | 5,963                | 2 | 0 | 2  | 81    | 6,327                | 1 | 0 | 1  | 84    | 6,351                | 1 | 0 | 1  | 85  |
|                  |                    |              | T2M        | 5,683                | 2 | 0 | 2  | 77    | 6,029                | 1 | 0 | 2  | 80    | 6,052                | 1 | 0 | 2  | 81  |
|                  |                    |              | T3S        | 5,896                | 1 | 0 | 2  | 80    | 6,256                | 1 | 0 | 2  | 83    | 6,280                | 1 | 0 | 2  | 84  |
|                  |                    |              | T3M        | 5,837                | 2 | 0 | 3  | 79    | 6,193                | 1 | 0 | 2  | 83    | 6,216                | 1 | 0 | 2  | 83  |
|                  |                    |              | T4M        | 5,719                | 1 | 0 | 2  | 77    | 6,067                | 1 | 0 | 2  | 81    | 6,090                | 1 | 0 | 2  | 81  |
|                  |                    |              | TFIM       | 5,944                | 1 | 0 | 2  | 80    | 6,307                | 1 | 0 | 2  | 84    | 6,330                | 1 | 0 | 2  | 84  |
|                  |                    |              | ASYDF      | 5,314                | 1 | 0 | 2  | 72    | 5,638                | 2 | 0 | 2  | 75    | 5,660                | 2 | 0 | 2  | 75  |
| 30C<br>(30 LEDs) | 530                | 54 W         | T2S        | 4,333                | 1 | 0 | 1  | 80    | 5,280                | 1 | 0 | 1  | 98    | 5,769                | 1 | 0 | 1  | 107 |
|                  |                    |              | T2M        | 4,216                | 1 | 0 | 1  | 78    | 5,137                | 1 | 0 | 2  | 95    | 5,613                | 1 | 0 | 2  | 104 |
|                  |                    |              | T3S        | 4,279                | 1 | 0 | 1  | 79    | 5,214                | 1 | 0 | 1  | 97    | 5,696                | 1 | 0 | 1  | 105 |
|                  |                    |              | T3M        | 4,349                | 1 | 0 | 2  | 81    | 5,298                | 1 | 0 | 2  | 98    | 5,789                | 1 | 0 | 2  | 107 |
|                  |                    |              | T4M        | 4,291                | 1 | 0 | 1  | 79    | 5,228                | 1 | 0 | 2  | 97    | 5,712                | 1 | 0 | 2  | 106 |
|                  |                    |              | TFIM       | 4,287                | 1 | 0 | 1  | 79    | 5,223                | 1 | 0 | 2  | 97    | 5,707                | 1 | 0 | 2  | 106 |
|                  |                    |              | ASYDF      | 5,314                | 1 | 0 | 2  | 72    | 5,638                | 2 | 0 | 2  | 75    | 5,660                | 2 | 0 | 2  | 75  |
|                  | 700                | 71 W         | T2S        | 5,346                | 1 | 0 | 1  | 75    | 6,513                | 1 | 0 | 1  | 92    | 7,118                | 2 | 0 | 2  | 100 |
|                  |                    |              | T2M        | 5,201                | 1 | 0 | 2  | 73    | 6,337                | 2 | 0 | 2  | 89    | 6,925                | 2 | 0 | 2  | 98  |
|                  |                    |              | T3S        | 5,279                | 1 | 0 | 1  | 74    | 6,431                | 1 | 0 | 2  | 91    | 7,028                | 1 | 0 | 2  | 99  |
|                  |                    |              | T3M        | 5,365                | 1 | 0 | 2  | 76    | 6,536                | 1 | 0 | 2  | 92    | 7,143                | 2 | 0 | 3  | 101 |
|                  |                    |              | T4M        | 5,293                | 1 | 0 | 2  | 75    | 6,449                | 1 | 0 | 2  | 91    | 7,047                | 1 | 0 | 2  | 99  |
|                  |                    |              | TFIM       | 5,289                | 1 | 0 | 2  | 74    | 6,444                | 1 | 0 | 2  | 91    | 7,042                | 1 | 0 | 2  | 99  |
|                  |                    |              | ASYDF      | 7,137                | 2 | 0 | 2  | 65    | 8,697                | 2 | 0 | 2  | 80    | 9,501                | 2 | 0 | 2  | 87  |
| 1000             | 109 W              | T2M          | 6,944      | 2                    | 0 | 2 | 64 | 8,462 | 2                    | 0 | 2 | 78 | 9,244 | 2                    | 0 | 2 | 85 |     |
|                  |                    | T3S          | 7,047      | 1                    | 0 | 2 | 65 | 8,588 | 1                    | 0 | 2 | 79 | 9,381 | 2                    | 0 | 2 | 86 |     |
|                  |                    | T3M          | 7,162      | 2                    | 0 | 3 | 66 | 8,728 | 2                    | 0 | 3 | 80 | 9,534 | 2                    | 0 | 3 | 87 |     |
|                  |                    | T4M          | 7,066      | 1                    | 0 | 2 | 65 | 8,611 | 1                    | 0 | 2 | 79 | 9,407 | 2                    | 0 | 2 | 86 |     |
|                  |                    | TFIM         | 7,060      | 1                    | 0 | 2 | 65 | 8,604 | 2                    | 0 | 2 | 79 | 9,399 | 2                    | 0 | 2 | 86 |     |

**Note:** Available with phosphor converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient |       | Lumen Multiplier |
|---------|-------|------------------|
| 0°C     | 32°F  | 1.02             |
| 10°C    | 50°F  | 1.01             |
| 20°C    | 68°F  | 1.00             |
| 25°C    | 77°F  | 1.00             |
| 30°C    | 86°F  | 1.00             |
| 40°C    | 104°F | 0.98             |

### Electrical Load

| LEDs | Drive Current (mA) | System Watts | Current (A) |      |      |      |      |      |
|------|--------------------|--------------|-------------|------|------|------|------|------|
|      |                    |              | 120V        | 208V | 240V | 277V | 347V | 480V |
| 20C  | 350                | 25 W         | 0.23        | 0.13 | 0.12 | 0.10 | -    | -    |
|      | 530                | 36 W         | 0.33        | 0.19 | 0.17 | 0.14 | -    | -    |
|      | 700                | 47 W         | 0.44        | 0.25 | 0.22 | 0.19 | -    | -    |
|      | 1000               | 73 W         | 0.68        | 0.39 | 0.34 | 0.29 | -    | -    |
| 30C  | 350                | 36 W         | 0.33        | 0.19 | 0.17 | 0.14 | -    | -    |
|      | 530                | 54 W         | 0.50        | 0.29 | 0.25 | 0.22 | -    | -    |
|      | 700                | 71 W         | 0.66        | 0.38 | 0.33 | 0.28 | 0.23 | 0.16 |
|      | 1000               | 109 W        | 1.01        | 0.58 | 0.50 | 0.44 | -    | -    |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW2 LED 30C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

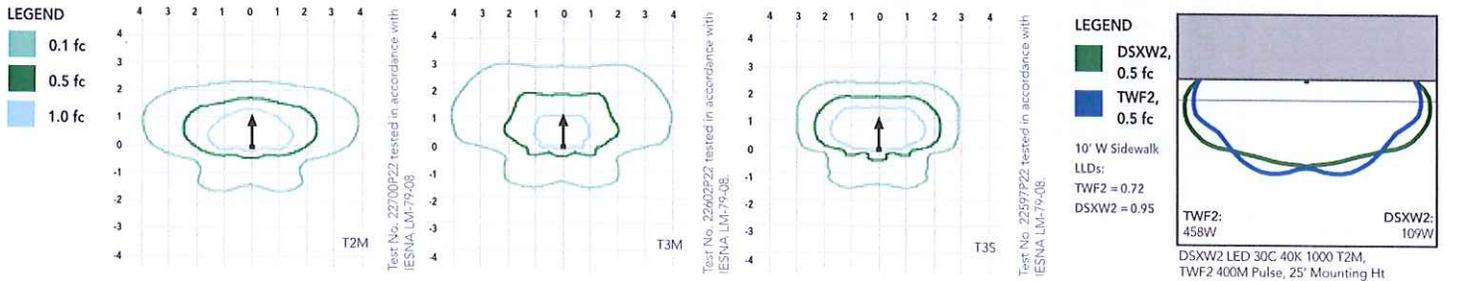
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours          | 0   | 25,000 | 50,000 | 100,000 |
|--------------------------|-----|--------|--------|---------|
| Lumen Maintenance Factor | 1.0 | 0.95   | 0.92   | 0.87    |

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isfootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

### CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 CRI) configurations.

### ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

### LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

~~Color: Bronze-~~

Weight: 4.5 lbs

**Project:**  
**BENJAMIN**

**Type:**  
**C**

**Prepared By:**

**Date:**

#### Driver Info

Type: Constant Current  
120V: 0.12A  
208V: 0.08A  
240V: 0.07A  
277V: 0.06A  
Input Watts: 14W  
Efficiency: 86%

#### LED Info

Watts: 12W  
Color Temp: 4000K (Neutral)  
Color Accuracy: 82 CRI  
L70 Lifespan: 100,000  
Lumens: 1,372  
Efficacy: 99 LPW

## Technical Specifications

### Listings

#### UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

#### ADA Compliant:

SLIM™ is ADA Compliant.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

#### Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

### Construction

#### IP Rating:

Ingress Protection rating of IP66 for dust and water.

#### Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

#### Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

#### Thermal Management:

Superior heat sinking with internal Air-Flow fins.

#### Housing:

Precision die-cast aluminum housing.

#### Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

#### Recommended Mounting Height:

Up to 8 ft.

#### Lens:

Tempered glass lens.

#### Reflector:

Specular thermoplastic.

#### Gaskets:

High-temperature silicone.

#### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

#### Green Technology:

Mercury and UV free, and RoHS compliant.

### LED Characteristics

#### LED:

Multi-chip, long-life LED.

#### Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

#### Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

#### Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

#### Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

### Electrical

#### Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

#### THD:

10.1% at 120V

### Other

#### HID Replacement Range:

The SLIM12 can be used to replace 70W MH based on delivered lumens.

#### California Title 24:

SLIM12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM12/PC for a model that complies as a commercial outdoor non-pole-mounted fixture%\_≤ %\_30 Watts.

## Technical Specifications (continued)

### Other

#### Patents:

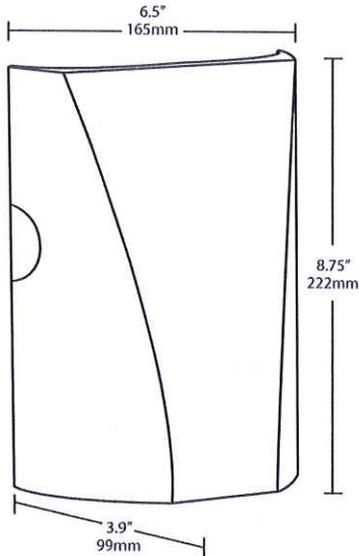
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

### Optical

#### BUG Rating:

B1 U0 G0

### Dimensions



### Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

### Ordering Matrix

| Family | Watts                            | Color Temp                              | Finish   | Photocell   | Dimming                               |
|--------|----------------------------------|---|--|---|---------------------------------------|
| SLIM   | 26 = 26W<br>18 = 18W<br>12 = 12W | Blank = Cool<br>Y = Warm<br>N = Neutral | Custom Color<br>Natural Aluminum<br><del>Blank = Bronze</del><br>W = White | Blank = No Photocell<br>/PC = 120V Button<br>/PC2 = 277V Button | Blank = No Dimming<br>/D10 = Dimmable |





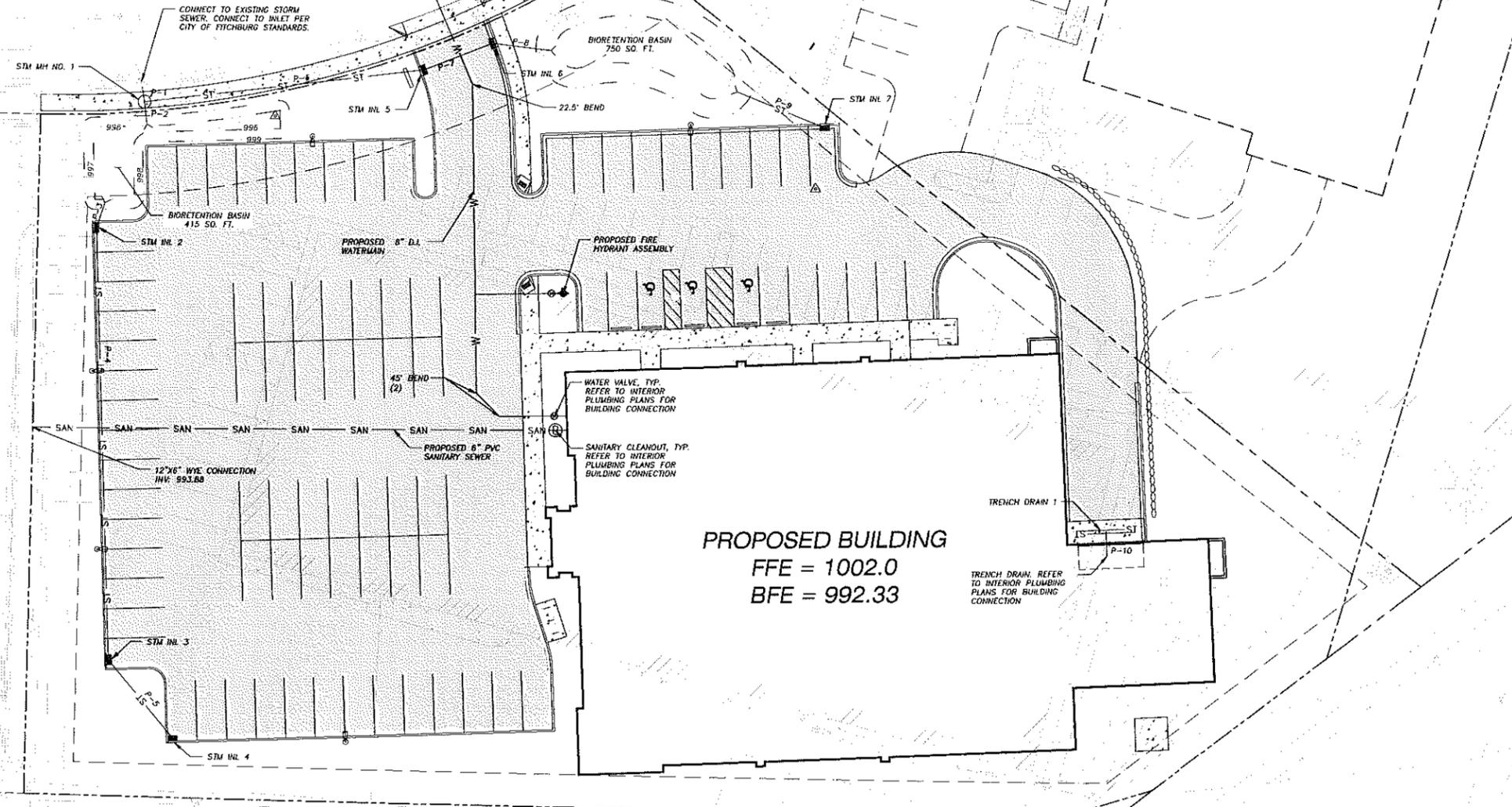


| PROPOSED STORM SEWER STRUCTURES SCHEDULE |                   |                |            |                         |  |
|--|-------------------|----------------|------------|-------------------------|--|
| LABEL                                    | INVERT ELEV. (FT) | RIM ELEV. (FT) | DEPTH (FT) | STRUCTURE DESCRIPTION   | GRATE  |
| STM#1 NO 1                               | 994.56            | 998.50         | 3.94       | 48" DIA MANHOLE         | R-1550 FRAME, NON-ROCKING SOLID LID            |
| STM#1 NO 2                               | 997.10            | 998.70         | 1.60       | 2X3 BOX                 | R-3067 INLET FRAME, TYPE R GRATE               |
| STM#1 NO 3                               | 996.67            | 998.01         | 1.34       | 2X3 BOX                 | R-3067 INLET FRAME, TYPE R GRATE               |
| STM#1 NO 4                               | 997.38            | 998.70         | 1.32       | 2X3 BOX                 | R-3067 INLET FRAME, TYPE R GRATE               |
| STM#1 NO 5                               | 993.57            | 998.02         | 4.45       | 2X3 BOX                 | R-3067 INLET FRAME, TYPE R GRATE               |
| STM#1 NO 6                               | 996.83            | 998.80         | 2.03       | 2X3 BOX                 | R-3067 INLET FRAME, TYPE R GRATE               |
| STM#1 NO 7                               | 997.22            | 999.22         | 2.00       | 2X3 BOX                 | R-3067 INLET FRAME, TYPE R GRATE               |
| TRENCH DRAIN                             | 995.70            | 992.33         | 2.63       | 18" HEENAH TRENCH DRAIN | R-4900 CX TYPE C GRATE (24" STANDARD SECTIONS) |

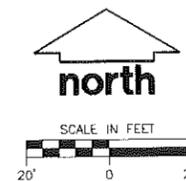
| PROPOSED STORM SEWER PIPE SCHEDULE |              |                |             |        |           |       |           |
|------------------------------------|--------------|----------------|-------------|--------|-----------|-------|-----------|
| PIPE LABEL                         | FROM         | TO             | LENGTH (FT) | INVERT | DISCHARGE | SLOPE | PIPE SIZE |
| P-1                                | STM#1 NO 1   | EX STM#1 NO 1  | 6           | 994.50 | 994.50    | 1.00% | 12" RCP   |
| P-2                                | BIORETENTION | STM#1 NO 1     | 7           | 996.50 | 996.43    | 1.00% | 10" PVC   |
| P-3                                | STM#1 NO 3   | BIORETENTION   | 7           | 996.67 | 995.80    | 1.00% | 10" PVC   |
| P-4                                | STM#1 NO 2   | STM#1 NO 3     | 131         | 997.10 | 996.77    | 0.25% | 8" PVC    |
| P-5                                | STM#1 NO 4   | STM#1 NO 3     | 74          | 997.38 | 997.20    | 0.25% | 8" PVC    |
| P-6                                | STM#1 NO 5   | STM#1 NO 1     | 86          | 993.57 | 994.71    | 1.00% | 12" RCP   |
| P-7                                | STM#1 NO 6   | STM#1 NO 5     | 23          | 996.83 | 995.72    | 0.50% | 10" PVC   |
| P-8                                | BIORETENTION | STM#1 NO 6     | 16          | 996.70 | 995.98    | 4.00% | 10" PVC   |
| P-9                                | STM#1 NO 7   | BIORETENTION   | 29          | 997.22 | 997.00    | 1.00% | 8" PVC    |
| P-10                               | TRENCH DRAIN | BUILDING SEWER | 10          | 989.70 | 989.30    | 2.00% | 12" PVC   |

CONNECT 8" DIA PRIVATE WATERMAIN TO EXISTING WATERMAIN. CONTRACTOR TO VERIFY SIZE, LOCATION, AND DEPTH OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION. ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG STANDARD SPECIFICATIONS.

CONNECT TO EXISTING STORM SEWER. CONNECT TO INLET PER CITY OF FITCHBURG STANDARDS.



MCKEE ROAD



| LEGEND |                              |
|--------|------------------------------|
| (---)  | PROPERTY LINE                |
| (---)  | RIGHT-OF-WAY                 |
| (---)  | EASEMENT LINE                |
| (---)  | PROPOSED BUILDING ADDITION   |
| (---)  | EDGE OF PAVEMENT             |
| (---)  | 18" STANDARD CURB AND GUTTER |
| (---)  | PROPOSED CONCRETE            |
| (---)  | PROPOSED ASPHALT PAVEMENT    |
| (---)  | ST - STORM SEWER             |
| (---)  | SAN - SANITARY SEWER         |
| (---)  | WATER MAIN                   |

- GENERAL NOTES**
- REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
  - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
  - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
  - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
  - ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF FITCHBURG AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
  - THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
  - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WSDPS, AND WDMR.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
    - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY IN INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
    - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
    - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
    - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
  - THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
  - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
  - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
  - WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
  - ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
  - COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF FITCHBURG.
  - DEWATERING SHALL BE CONDUCTED PER WDMR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061. CONTRACTOR SHALL COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS TO PROTECT STREAM BANKS DURING CONSTRUCTION DEWATERING.
  - CONTRACTOR SHALL COMPLY WITH WISDOT AND CITY OF FITCHBURG PERMITS FOR WORK IN ROW.
  - ALL EXISTING WATER SERVICES SHALL BE ABANDONED AT THE EXISTING CURB STOP LOCATION.
  - CONTRACTOR SHALL COORDINATE WITH UTILITY FOR TRANSFORMER PAD REQUIREMENTS AND SPECIFICATIONS.

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**BENJAMIN INVESTMENTS**  
 5400 KING JAMES WAY  
 MADISON, WI 53719

**ISSUE DATES:**  
 CITY SUB: 06-23-15  
 CITY SUB: 07-09-15

**RF/ISI DATE:**

**Schematic Design Phase:**  
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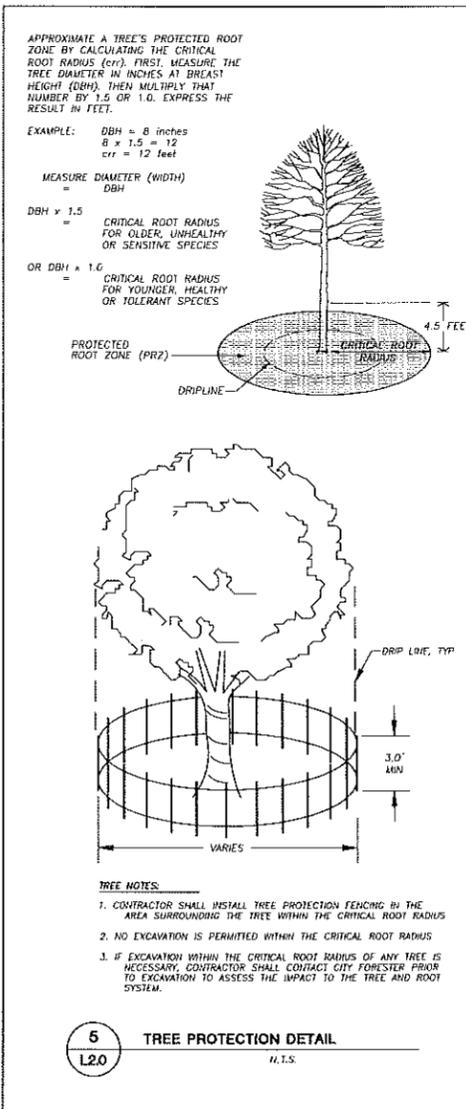
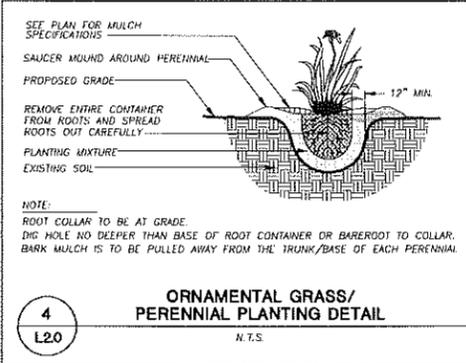
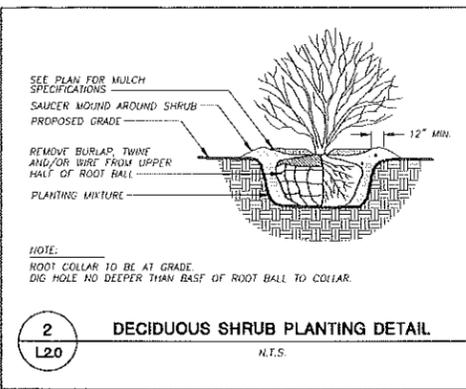
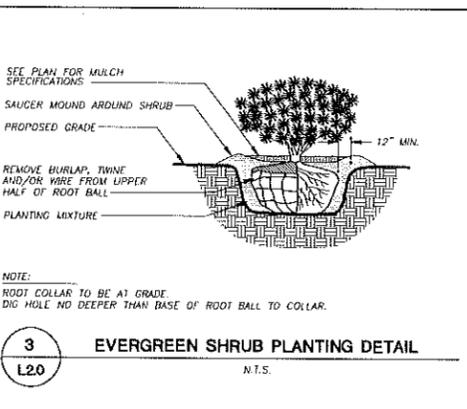
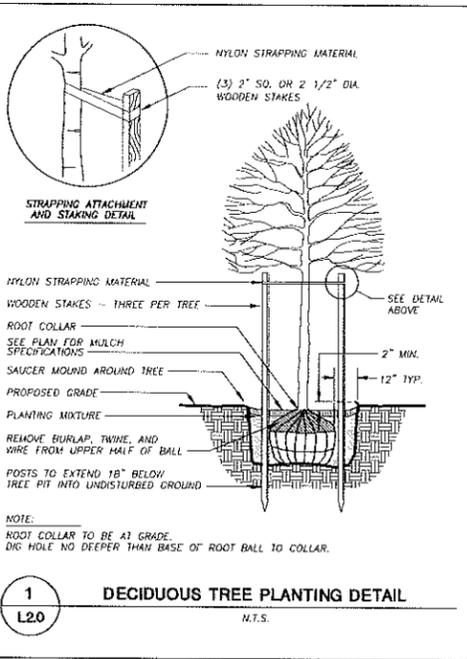
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**PROJECT #:**  
**SHEET NUMBER**  
**C-3.0**

UTILITY PLAN







**LANDSCAPE NOTES AND SPECIFICATIONS**

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR SHALL CALL 1-800-382-5344 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF BILLY, PARWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:  
A. PLANTING AREAS = 24"  
B. TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - FERTILIZER AND MULCH: ALL FOUNDATION AND PARKING INTERIOR PLANTING BED AREAS SHALL RECEIVE 1 1/2 INCH DECORATIVE WASHED STONE SPREAD TO A DEPTH OF THREE INCHES. OWNER SHALL APPROVE COLOR, TEXTURE AND SIZE EXAMPLE PRIOR TO INSTALLATION. AN APPROVED PROFESSIONAL GRADE WOVEN FABRIC WEED BARRIER SHALL BE INSTALLED PRIOR TO MULCH INSTALLATION. NO PLASTIC (IMPERVIOUS BARRIERS ACCEPTED) EX BLACK VISQUEEN FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5' DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING A PRE-EMERGENT GRANULE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - PRAIRIE SEED MIX: AREAS SPECIFIED ON PLAN TO BE HAND SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53984, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN SHALL BE HAND SEEDED WITH EARTH CARPET'S "MADISON PARKS" (OR APPROVED EQUIVALENT) AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH MAX GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES ON SCARS ON BARK, TRIM THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BIDDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADEQUATE WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

| QTY.                                     | COMMON NAME                          | BOTANICAL NAME                                     | SIZE           | ROOT      |
|--|--------------------------------------|--|----------------|-----------|
| <b>OVERSTORY DECIDUOUS TREES</b>         |                                      |  |                |           |
| 3  | Prairie Pride Common Hackberry       | CELTIS occidentalis 'Prairie Pride'                | 2" Cal         | B&B       |
| 1  | Crimson King Maple                   | ACER platanoides 'Crimson King'                    | 2" Cal         | B&B       |
| 2  | Swamp White Oak                      | QUERCUS bicolor                                    | 2" Cal         | B&B       |
| 2  | Swain's Glen Hopte                   | ACER x freemanii 'Swain's' (PP11322)               | 2" Cal         | B&B       |
| <b>TALL EVERGREEN TREES</b>              |                                      |  |                |           |
| 2  | Black Hills Spruce                   | PICEA glauca var. densata                          | 3-4' Ht        | B&B       |
| <b>MEDIUM DECIDUOUS TREES</b>            |                                      |  |                |           |
| 7  | Thornless Cockspur Hawthorn          | CRATAEGUS cuneata var. mermix                      | 1 1/2" Cal     | B&B       |
| 2  | Chanticleer Calisy Pear              | PYRUS Calleryana 'Chanticleer'                     | 1 1/2" Cal     | B&B       |
| <b>LOW DECIDUOUS TREES</b>               |                                      |  |                |           |
| 3  | Fox Valley Dwarf River Birch         | BETULA nigra 'Little King'                         | 4" Min. Ht     | B&B       |
| <b>UPRIGHT EVERGREEN SHRUBS</b>          |                                      |  |                |           |
| 18                                       | Jova Juniper                         | JUNIPERUS chinensis 'Jova'                         | 3-4' Ht        | B&B       |
| 4  | Gold Cargo Arborvitae                | THUJA occidentalis 'Gold Cargo'                    | 3-4' Ht        | B&B       |
| 15                                       | Techy Arborvitae                     | THUJA occidentalis 'Techy'                         | 3-4' Ht        | B&B       |
| <b>TALL DECIDUOUS SHRUBS</b>             |                                      |  |                |           |
| 12                                       | Pink Delight Butterfly Bush          | BUDDLEJA davidii 'Pink Delight'                    | 18-24" Min. Ht | # 3 Cont. |
| 3  | Redstar Dogwood                      | CORNUS sericea                                     | 18-24" Min. Ht | # 3 Cont. |
| <b>MEDIUM DECIDUOUS SHRUBS</b>           |                                      |  |                |           |
| 21                                       | Spring Red Compact Cranberrybush Vib | VIBURNUM Microbotum 'Spring Red'                   | 15-18" Min. Ht | # 3 Cont. |
| 8  | Magic Berry Coralberry               | SYMPHORICARPOS x doorenbosii 'Magic Berry'         | 15-18" Min. Ht | # 3 Cont. |
| 7  | Annabelle Hydrangea                  | HYDRANGEA arborescens 'Annabelle'                  | 15-18" Min. Ht | # 3 Cont. |
| 30                                       | Isanb Dogwood                        | CORNUS sericea 'Isanb'                             | 15-18" Min. Ht | # 3 Cont. |
| <b>MEDIUM EVERGREEN SHRUBS</b>           |                                      |  |                |           |
| 4  | Tanitol Yew                          | TAXUS x media 'Tanitol'                            | 15-18" Min. Ht | # 3 Cont. |
| <b>LOW DECIDUOUS SHRUBS</b>              |                                      |  |                |           |
| 20                                       | Intermedia Barberr                   | BERBERIS thunbergii var. atropurpurea 'Intermedia' | 15-18" Min. Ht | # 3 Cont. |
| 16                                       | Goldmound Spirea                     | SPIREA japonica 'Goldmound'                        | 15-18" Min. Ht | # 3 Cont. |
| 11                                       | Gold Star Potentilla                 | POTENTILLA fruticosa 'Gold Star'                   | 15-18" Min. Ht | # 3 Cont. |
| 10                                       | Green Velvet Boxwood                 | BUXUS 'Green Velvet'                               | 15-18" Min. Ht | # 3 Cont. |
| <b>LOW EVERGREEN SHRUBS</b>              |                                      |  |                |           |
| 29                                       | Blue Star Juniper                    | JUNIPERUS squamata 'Blue Star'                     | 10" Min. Ht    | # 3 Cont. |
| <b>PERENNIALS AND ORNAMENTAL GRASSES</b> |                                      |  |                |           |
| 43                                       | Korean Feather Reed Grass            | CALAMAGROSTIS brachytricha                         | 10-12" Ht      | # 1 Cont. |
| 9  | Bridal Veil Astilbe                  | ASTILBE x arendsii 'Bridal Veil'                   | 10-12" Ht      | # 1 Cont. |
| 7  | Stairway to Heaven Jacobs Ladder     | POLEMONIUM reptans 'Stairway to Heaven'            | 10-12" Ht      | # 1 Cont. |
| 42                                       | Pardon Me Daylily                    | HEMEROCALLIS 'Pardon Me'                           | 10-12" Ht      | # 1 Cont. |
| 21                                       | Prairie Dropseed                     | SPODOBOLOUS heterolepis                            | 10-12" Ht      | # 1 Cont. |
| 22                                       | Frame Grass                          | MISCANTHUS purpurascens                            | 10-12" Ht      | # 1 Cont. |
| 17                                       | Covennessis Lungwort                 | FULCANARIA longiloba 'Covennessis'                 | 10-12" Ht      | # 1 Cont. |
| 21                                       | Elgin Blue Fescue                    | FESTUCA glauca 'Elgin Blue'                        | 10-12" Ht      | # 1 Cont. |

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**ISSUE DATES:**

CITY SUB: 06-23-16

CITY SUB: 07-09-15

**RF/IS/ DATE:**

**Schematic Design Phase:**

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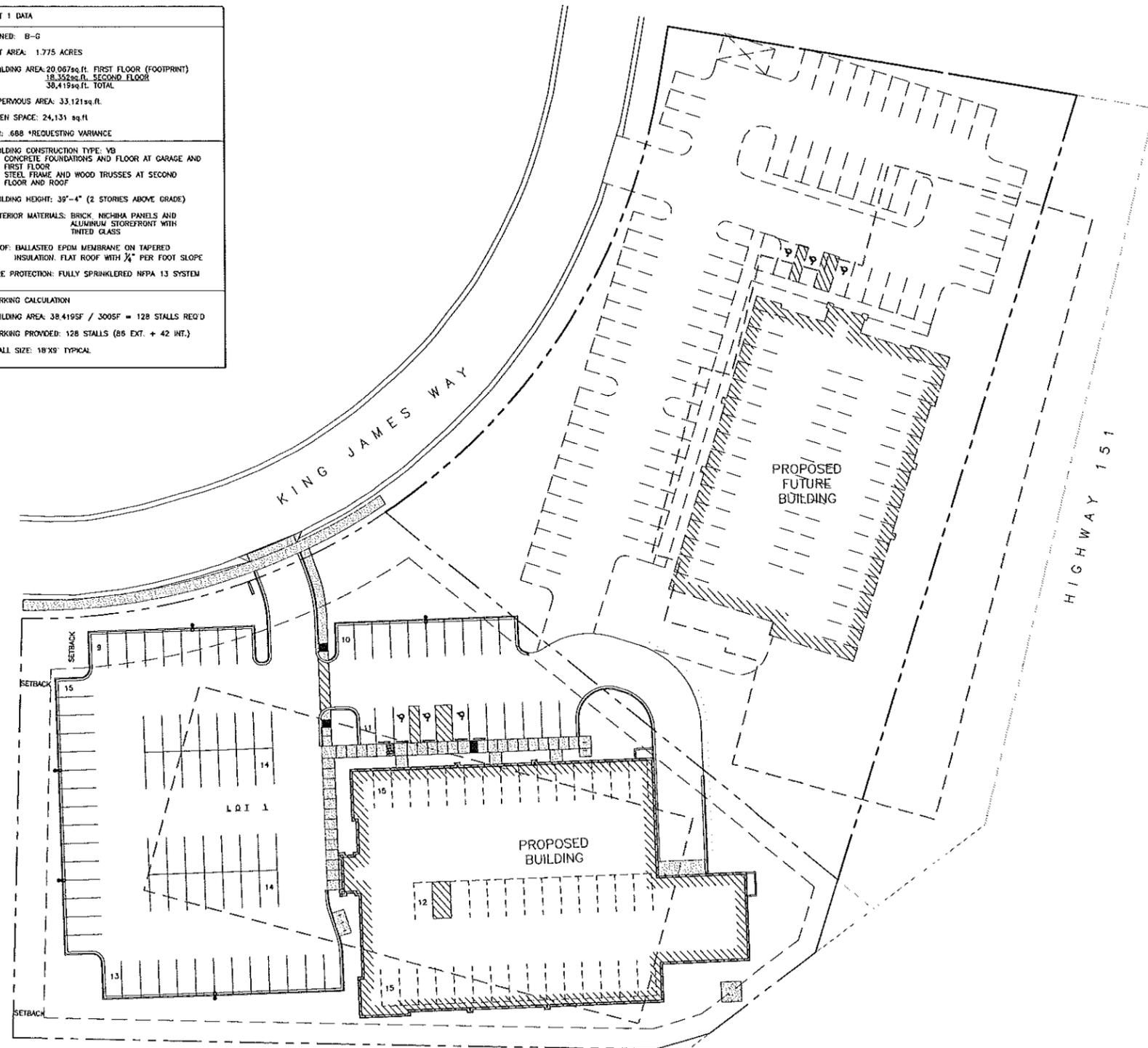
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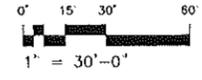
**SHEET NUMBER**

**L-2.0**

|   |
|---|
| <b>LOT 1 DATA</b>   |
| ZONED: B-G  |
| LOT AREA: 1.775 ACRES   |
| BUILDING AREA: 20,067sq.ft. FIRST FLOOR (FOOTPRINT)<br>18,352sq.ft. SECOND FLOOR<br>38,419sq.ft. TOTAL  |
| IMPERVIOUS AREA: 33,121sq.ft.   |
| OPEN SPACE: 24,131 sq.ft.   |
| ISR: 688 *REQUESTING VARIANCE   |
| BUILDING CONSTRUCTION TYPE: VB<br><ul style="list-style-type: none"> <li>CONCRETE FOUNDATIONS AND FLOOR AT GARAGE AND FIRST FLOOR</li> <li>STEEL FRAME AND WOOD TRUSSES AT SECOND FLOOR AND ROOF</li> </ul> |
| BUILDING HEIGHT: 39'-4" (2 STORIES ABOVE GRADE)   |
| EXTERIOR MATERIALS: BRICK, NICHIA PANELS AND ALUMINUM STOREFRONT WITH TINTED GLASS  |
| ROOF: BALLASTED EPDM MEMBRANE ON TAPERED INSULATION. FLAT ROOF WITH 1/4" PER FOOT SLOPE   |
| FIRE PROTECTION: FULLY SPRINKLERED NFPA 13 SYSTEM   |
| <b>PARKING CALCULATION</b>  |
| BUILDING AREA: 38,419SF / 300SF = 128 STALLS REQ'D  |
| PARKING PROVIDED: 128 STALLS (86 EXT. + 42 INT.)  |
| STALL SIZE: 18'X9' TYPICAL  |



M c K E E R O A D  
**1** SITE PLAN  
 A100 SCALE: 1" = 30'-0"



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 FITCHBURG, WI

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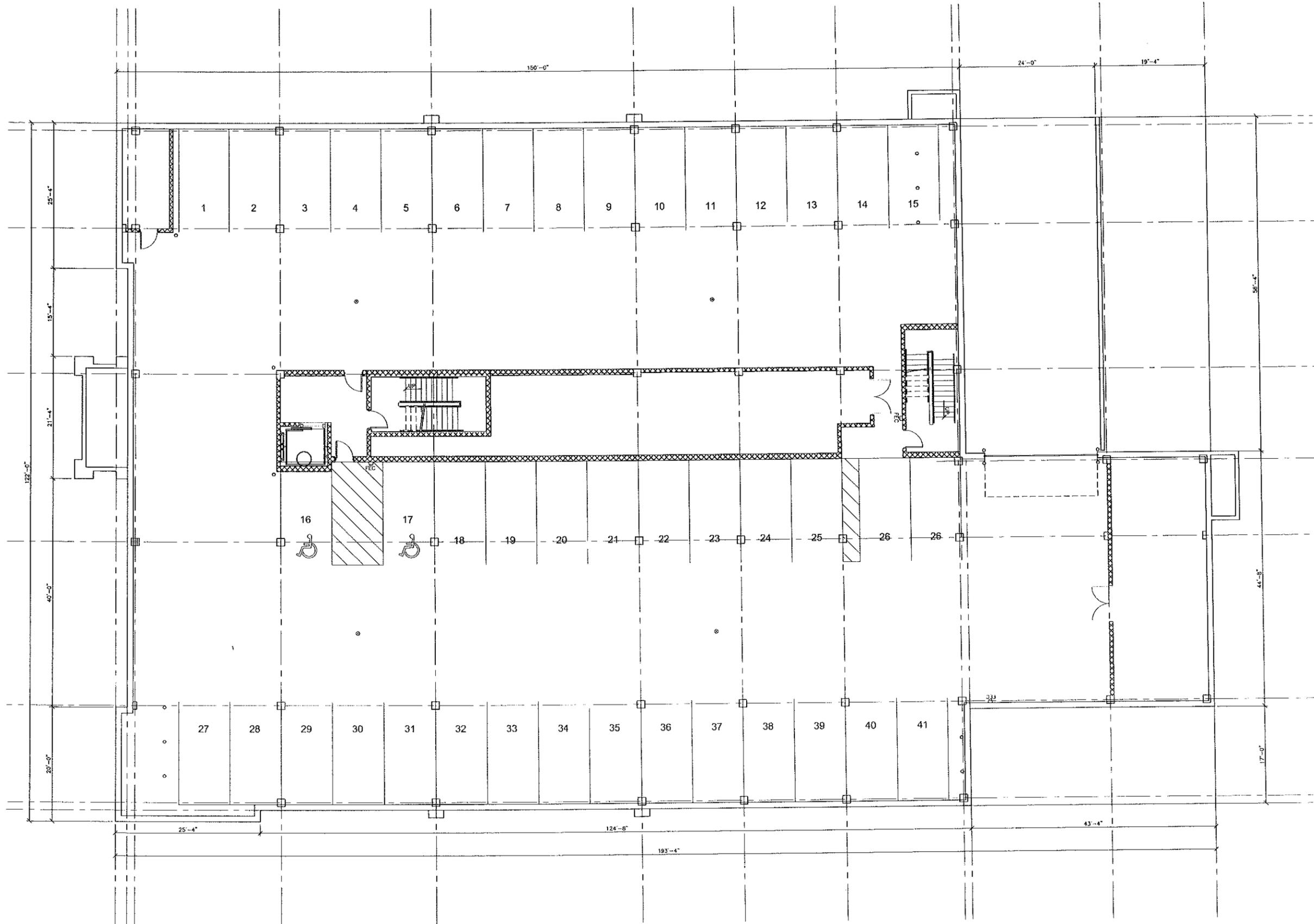
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 PLAN COMMISSION: 06-23-15  
 CITY SUB: 07-09-15

RFVSI DATE:

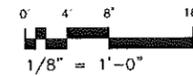
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PROJECT #: 20130230  
 SHEET NUMBER  
**A100**

PLOT DATE: 06/23/2016



**1** BASEMENT FLOOR PLAN  
 A200 SCALE: 1/8" = 1'-0"



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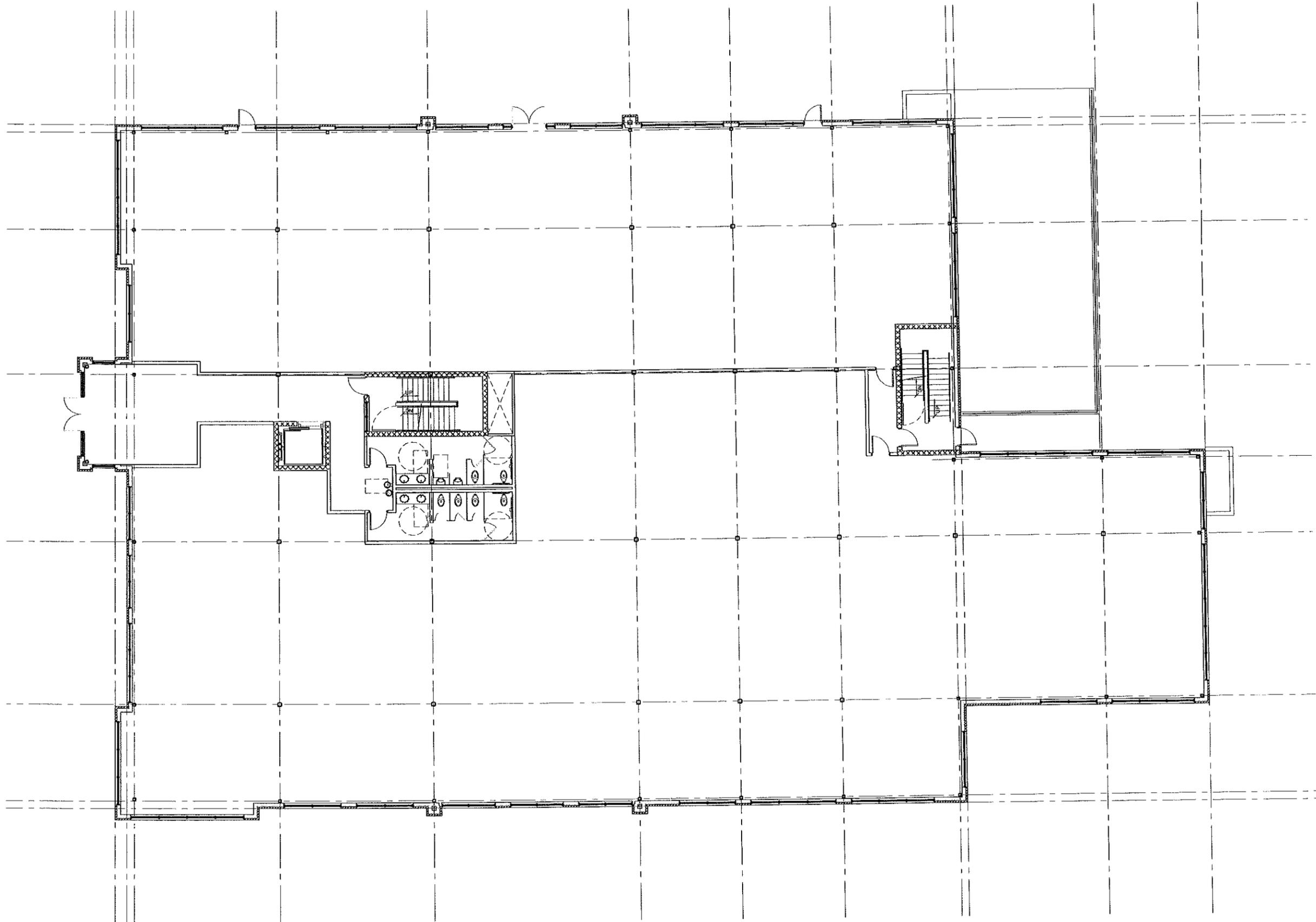
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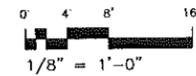
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PROJECT #: 20130230  
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**A200**



1 FIRST FLOOR PLAN  
A201 SCALE: 1/8" = 1'-0"



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ISSUE DATES:  
PLAN COMMISSION: 06-23-15

RF/SD DATE:

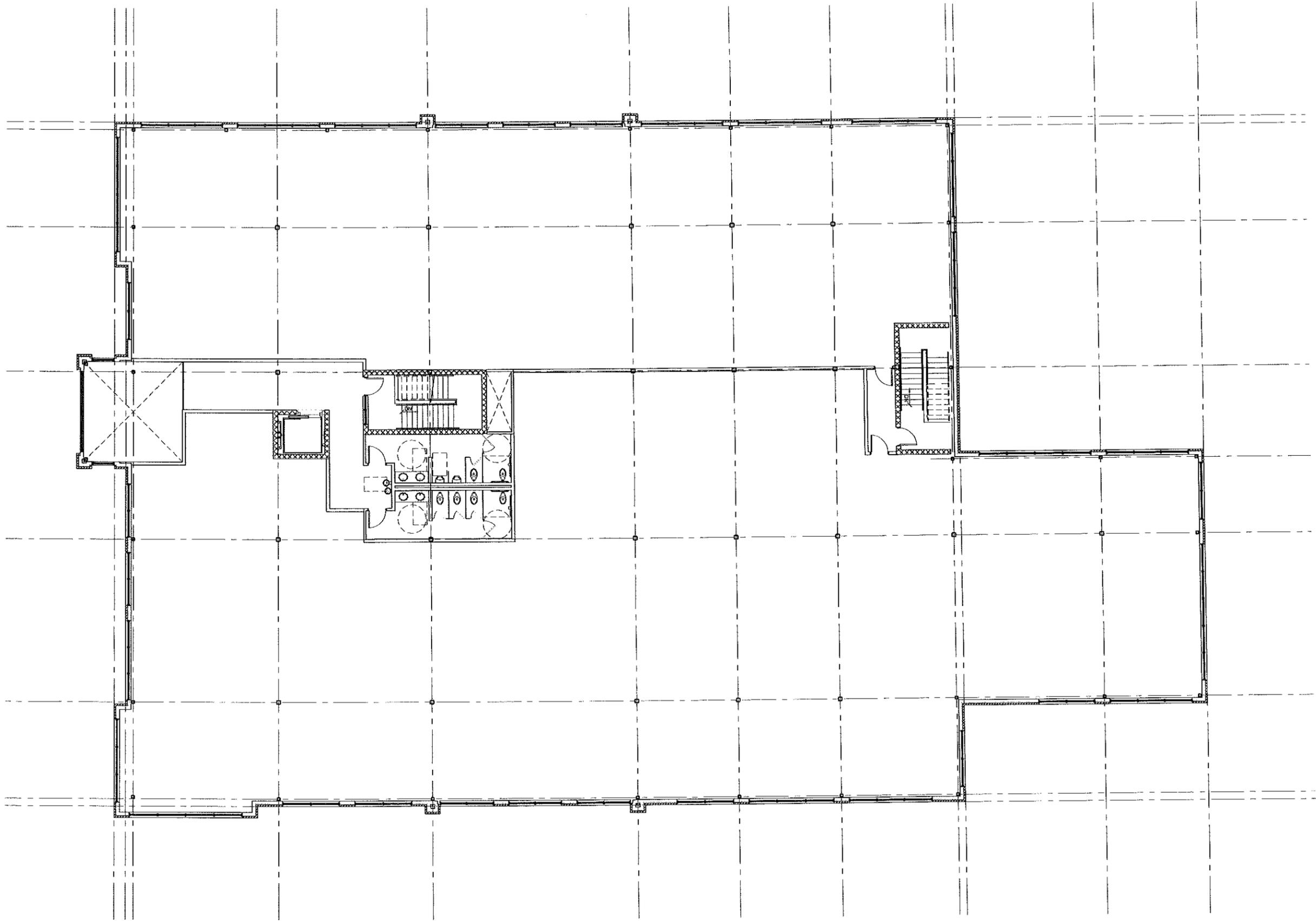
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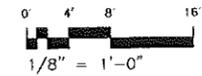
PROJECT #: 20130230  
SHEET NUMBER

A201

PLOT DATE: 06/23/2015



1 SECOND FLOOR PLAN  
 A202 SCALE: 1/8" = 1'-0"



901 Deming Way # Madison, WI 53717  
 Ph: 608.664.3500 # Fx: 608.664.3535  
 iconica.com

BENJAMIN KING JAMES WAY  
 5400 KING JAMES WAY  
 FITCHBURG, WI

BENJAMIN INVESTMENTS  
 5400 KING JAMES WAY  
 MADISON, WI 53719

ISSUE DATES:  
 PLAN COMMISSION: 06-23-15

RF/ISI DATE:

Schematic Design Phase:  
 This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

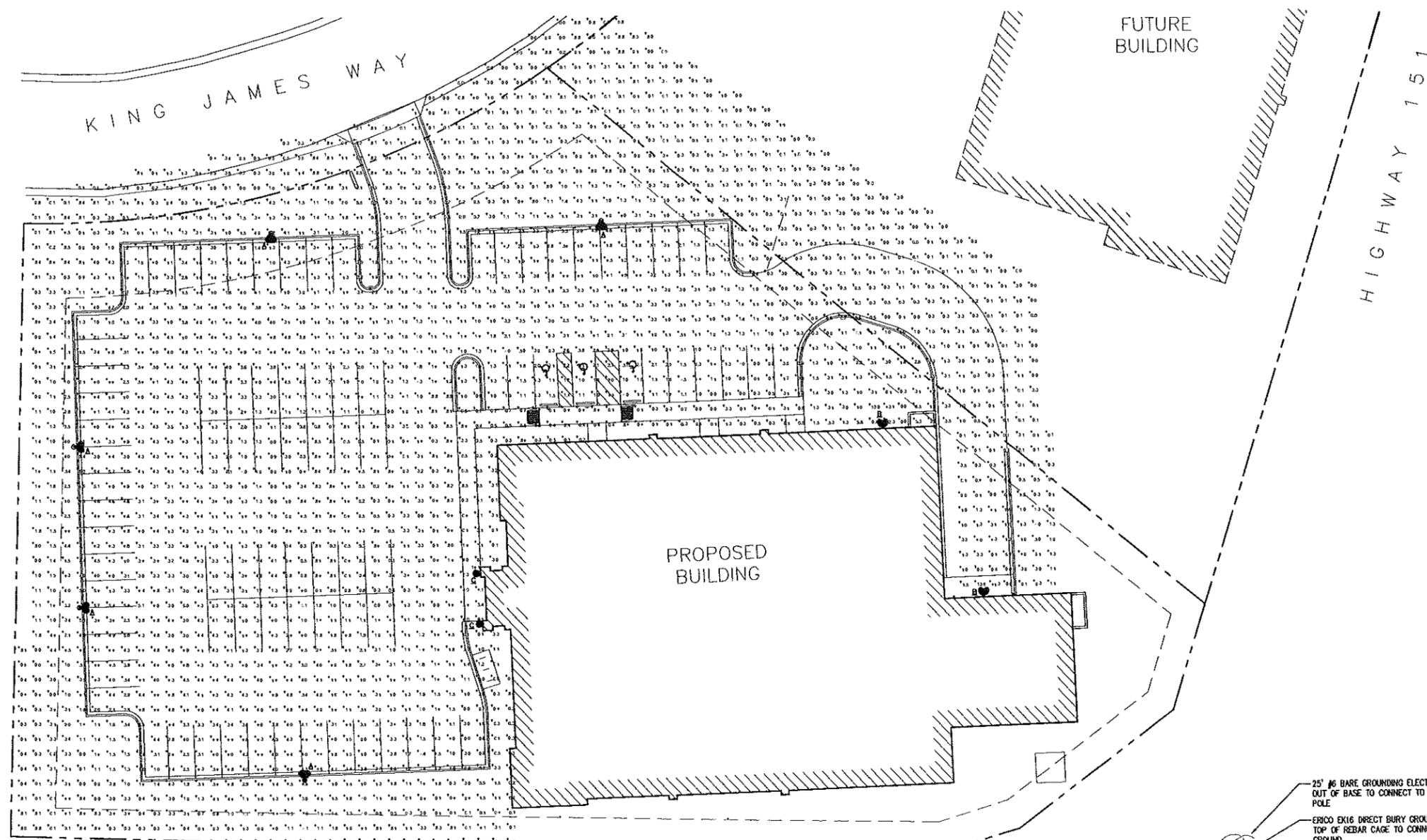
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PROJECT #: 20130230  
 SHEET NUMBER

A202

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ELECTRICAL - 08/28/2015



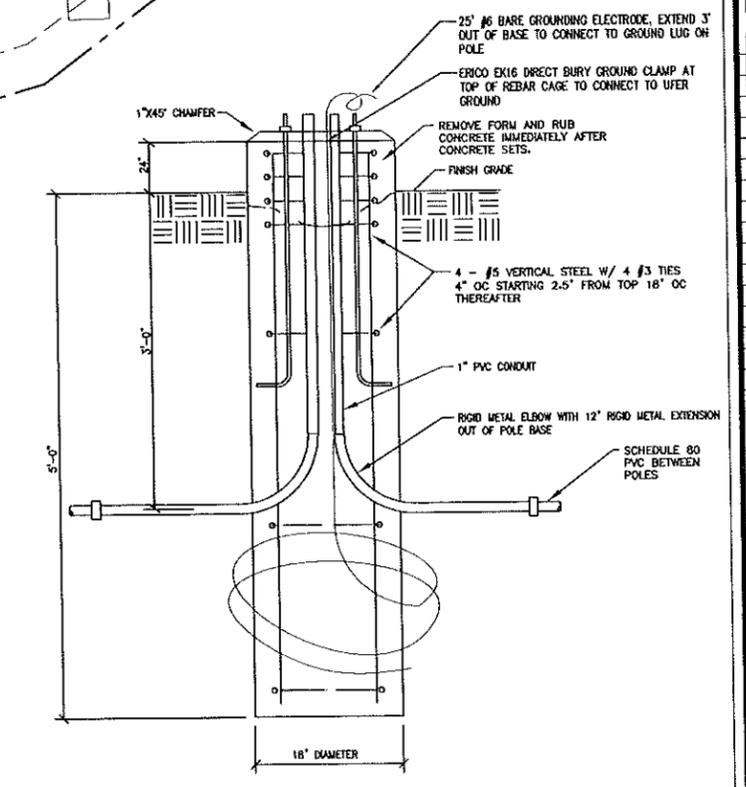
M C K E E R O A D

**1** SITE PHOTOMETRIC PLAN  
E100 SCALE: 1" = 20'-0"



| LIGHT FIXTURE SCHEDULE |  |                 |              |  |         |                           |   |  |
|------------------------|--|-----------------|--------------|--|---------|---------------------------|---|--|
| ID                     | Description                                  | Size            | Manufacturer | Model #                                      | Voltage | Lamps                     | Mounting  | Remarks                                |
| A                      | LED POST MOUNTED AREA LIGHT ON CONCRETE BASE | 40"x15"         | LITHONIA     | DSX2 LED 800 700 40K ITFM MVOLT SPA HS DNAXD | 120     | LED, 4000K, 188W, 19.071L | 20" SQUARE ALUMINUM POLE, LITHONIA SSA 2040 DIMING FIX. DIM | FIXTURE & POLE COLOR: NATURAL ALUMINUM |
| B                      | LED WALL MOUNTED AREA LIGHT                  | 10"x18.5"       | LITHONIA     | DSXW2 LED 300 1000 40K ITFM MVOLT HS DNAXD   | 120     | LED, 4000K, 109W, 8.604L  | WALL, SEE BUILDING ELEVATIONS                               | FIXTURE & POLE COLOR: NATURAL ALUMINUM |
| C                      | LED WALL MOUNTED AREA LIGHT                  | 3.9'x8.5'x8.75" | RAB          | SLM12  | 120     | LED, 4000K, 12W, 1.372L   | WALL, SEE BUILDING ELEVATIONS                               | CUSTOM COLOR: NATURAL ALUMINUM         |

| EXTERIOR LIGHTING POWER CALCULATION |                    |           |               |                |            |  |             |     |            |                |             |     |
|-------------------------------------|--------------------|-----------|---------------|----------------|------------|--|-------------|-----|------------|----------------|-------------|-----|
| BUILDING TYPE: OFFICE ZONE: 3       |                    |           |               |                |            |  |             |     |            |                |             |     |
| Description                         | Code               | Area (sf) | Allowable (W) | Light Fixtures |            |  |             |     |            |                |             |     |
|                                     |                    |           |               | ID             | # Fixtures | Watts /Fixture                         | Total Watts | ID  | # Fixtures | Watts /Fixture | Total Watts |     |
| PARKING LOT & DRIVES                | 0.1000             | W/SF      | 35,828        | 3583           | A          | 5                                      | 188         | 940 | B          | 2              | 109         | 218 |
| MAIN ENTRY                          | 6                  | W/LF      | 6             | 36             | C          | 2                                      | 12          | 24  | -          | 0              | 0           | 0   |
| OTHER DOORS                         | 20                 | W/LF      | 45            | 900            | -          | 0                                      | 0           | 0   | -          | 0              | 0           | 0   |
| SIDEWALK                            | 0.8                | W/LF      | 275           | 220            | -          | 0                                      | 0           | 0   | -          | 0              | 0           | 0   |
| PLAZA                               | 0.16               | W/SF      | 979           | 157            | -          | 0                                      | 0           | 0   | -          | 0              | 0           | 0   |
| TOTALS                              | LIGHTING ALLOWANCE |           | 4895          | DESIGN TOTAL   | 1182       |  |             |     |            |                |             |     |
|                                     |                    |           | 4895          | >              | 1182       | EXTERIOR COMPLIES WITH THE ENERGY CODE |             |     |            |                |             |     |



**1** POLE BASE DETAIL  
E100 SCALE: NOT TO SCALE



**ICONICA**  
True Design-Build

901 Denning Way v Madison, WI 53717  
Ph: 608.664.3500 // Fx: 608.664.3535  
iconicacreatives.com

**BENJAMIN KING JAMES WAY**  
5400 KING JAMES WAY  
FITCHBURG, WI

**BENJAMIN INVESTMENTS**  
5400 KING JAMES WAY  
MADISON, WI 53719

---

**ISSUE DATES:**  
PLAN COMMISSION: 06/23/15

---

**RFI/ISI DATE:**

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PROJECT #: 20130230  
SHEET NUMBER  
**E100**

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| EXTERIOR MATERIAL KEY |   |
|-----------------------|---|
| HATCH                 | NICHA PANEL   |
|                       | GLAZING WITH CLEAR ANODIZED STOREFRONT FRAMING      |
|                       | BRICK MASONRY VENEER WITH MASONRY SILLS AND LINTELS |

⊙ SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



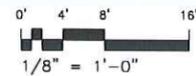
⊙ WEST ELEVATION  
SCALE: 1/8" = 1'-0"



⊙ EAST ELEVATION  
SCALE: 1/8" = 1'-0"



⊙ NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**CONCEPTUAL EXTERIOR ELEVATIONS**





RECEIVED  
7/9/15

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)

---

Application: ADR  
Property Address: 5400 King James Way  
Property Location: Lot 2 CSM 5649  
Review Date: June 29, 2015  
*Planning Staff Review #1*

---

Planning staff has reviewed your submitted ADR request for 5400 King James Way, submitted on June 23, 2015. The following comments are based on this review. Please respond to these comments with a detailed narrative response, along with appropriate revised plans, by Noon on Thursday, July 9, 2015. Further comments or questions may arise as additional review occurs.

1. Sheet C-1.0 in the site information block has the building total square feet at 20067. Sheet A100 has building footprint at that number. Sheet C-1.0 appears incorrect so please provide the actual total sq ft of the building not just the footprint.
  - a. The gross area for the building footprint is 20,067, the second story, however is smaller due to the lobby being a two story space. The total net square footage of the building, first and second floor is 38,419 sf.
2. If building is 40,000 sq ft you will be a few parking stalls short of what is required. You may request a waiver, if so please indicate the total amount of stalls the waiver is requested for. Standard stalls is 1 per 300 sq ft of gross building area for office use.
  - a. The net area of the first and second floors combined is 38,419 sf. Divided by 300 sf is how we came to the required quantity of 128 stalls.
3. Are the site plans absent of any land the state may need to acquire? If not, please show land area being requested (or anticipated to be requested) by the state, for permanent or temporary use.
  - a. The property lines shown on the plans reflect the removal of all land being turned over to the DOT.
4. Sheet C-1.0 site information block has building at three stories, when it is two, please correct.
  - a. JSD has revised the information block accordingly.
5. What type of material is NICHIIHA?
  - a. Nichiha is a fiber cement panel that gives a look and feel similar to metal panels. We will be installing the product as a rain screen. Attached is a link to the product.  
<http://www.nichiha.com/commercial/install>
6. Please provide a color/material board for the meeting.

- a. Exterior materials were submitted with the original ADR packet. Additional samples will be brought to the meeting.
7. ISR is slightly higher than 65%, will the bio-retention facilities properly offset the difference?
  - a. The bio retention facilities are designed to hold water for removal of solids before release which will also help to offset the impervious. Due to parking requirements and loss of land to the DOT improvements, the site is challenged to meet the ISR requirement of 65% and we hope to get a waiver for the +/-4%.
8. Had you thought of moving the building closer to the street?
  - a. With the limited space we have for stormwater management we don't think it will be possible to move the building footprint much farther to the north. If all utilities are to be abandoned on the west side of the site it may be possible to relocate the stormwater ponds to that area but it appears that the 12" sanitary main is to remain, therefore, stormwater ponds can't move to the western side of the site. The proposed future building will be considered for relocation closer to King James Way.
9. Have you looked at building height compared to height of interchange?
  - a. The Verona Road overpass will contain a wall at a maximum height of 29.5 feet in height above finished grade. The wall is to be located east of the existing Benjamin Plumbing building and will not affect the proposed Phase I building. From the preliminary design reviewed by JSD and Iconica, McKee road is to remain at its current elevation, therefore, a large wall will not be constructed south of the Phase I building.
10. Any utility easement on now, or will be required for the site?
  - a. There is an existing utility easement on the west side of the property. No other utility easements are proposed.
11. What is the utility pad for?
  - a. The utility pad is for the required electrical transformer.
12. Landscaping of utility pad extends into the highway right of way, do you have WIDOT approval?
  - a. The drawings have been revised to shift the transformer pad to the west such that landscaping will fall within the property lines of the site.
13. Sidewalk section in the drive entrance, or Public Works may ask for sidewalk along the frontage.
  - a. The drawings have been revised to add a sidewalk in the ROW along the property line facing King James Way.
14. Will the plantings at the southeast part of the building receive sufficient sun light given the proposed interchange and its shadow effect?
  - a. The Verona Road overpass will contain a wall at a maximum height of 29.5 feet in height above finished grade. The wall is to be located east of the existing Benjamin Plumbing building and will not affect the proposed Phase I building foundation plantings, especially during the high summer sun and southerly exposure.
15. Where is the trash/recycling area? If outside please identify location and screening type. If inside, please note on the plan sheets
  - a. The trash and recycling area will be located within the building. Trash trucks will pull to the basement door for emptying of dumpsters.
16. Provide a sidewalk from the King James Way to the building sidewalk system.
  - a. The requested sidewalk has been added to the plans.
17. Mechanical item location(s) and related screening? If rooftop mechanicals are present, what type of screening will be provided?

- a. Screening of mechanical roof top units will be provided with walls clad with Nichiha panels to match building cladding on the second floor.
18. It would be nice to have more screening of the parking lot areas from King James Way.
- a. Additional landscape screening has added to the plans
19. Can you build in some tree islands in the main parking lot to help screen against south and westerly sun? Could try Target like islands if necessary.
- a. The reason for leaving the tree islands out was to provide enough parking to meet city requirements. Additionally, the design team has concerns over the longevity of the trees planted in islands like those at Target.
20. What type of plants are in the storm water plant mix?

- a. See link: <http://www.prairienursery.com/store/seed-mixes/diverse-prairie-for-medium-soils#.VZqkaGd0x9A>

Specially designed to provide a wide variety of both short and tall prairie flowers and grasses. If your goal is to create a prairie with a diversity of native prairie plants, this mix is for you! This mix contains at least 30 different flowers and grasses, in carefully balanced proportions. Fantastic for attracting birds and butterflies.

**WILDFLOWERS:** Nodding Pink Onion / Butterflyweed for Clay / Sky Blue Aster / Smooth Aster / New England Aster / Canada Milk Vetch / Blue False Indigo / White False Indigo / Pale Indian Plantain / New Jersey Tea / Wild Senna / Lanceleaf Coreopsis / White Prairie Clover / Purple Prairie Clover / Shootingstar / Pale Purple Coneflower / Purple Coneflower / Rattlesnake Master / Showy Sunflower / Ox Eye / Sunflower / Roundhead Bushclover / Rough Blazingstar / Prairie Blazingstar / Bergamot / Wild Quinine / Smooth Penstemon / Great Solomon's Seal / Yellow Coneflower / Black Eyed Susan / Sweet Black Eyed Susan / Brown Eyed Susan / Rosinweed / Compassplant / Prairie Dock / Ohio Goldenrod / Stiff Goldenrod / Ohio Spiderwort / Blue Vervain / Culver's Root  
**GRASSES:** Big Bluestem / Sideoats Grama / Canada Wild Rye / Little Bluestem / Indiangrass / Prairie Dropseed

*Contains at least 25 wildflowers and 5 or more grasses*

21. Can you place some bike parking in parking level?
- a. Underground bike parking and showers are being developed with the design. Quantities are still being considered.
22. Are three bike racks sufficient for building area? Public Works may have an opinion on this.
- a. Additional bike parking is being shown on the north east side of the building.
23. Are exterior lights dark sky compliant or full cut-off?
- a. Yes.

What is the overall building height?

- b. The building height is 32'-0" at the main parapet and 36'-0" at the parapet projections. The elevations have been modified to reflect.

## 5400 King James Way Public Works Review #2

The following comments are based on the plans submitted for an Architectural Design Review (ADR) for 5400 King James Way, dated June 23, 2015. RE, 6-30-15; GV, 7-1-15; AB, 7-2-15; TF 6-30-15; CH 7-2-15. 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.  
**Applicant Response #1: A Construction and Demolition Reuse/Recycling Plan will be submitted prior to Construction Permitting.**
2. Please confirm that refuse and recycling container(s) are located and sized properly.
  - a. **Refuse and recycling containers will be stored in the basement level. Trash trucks will access the containers via the automobile ramp.**
3. A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along King James Way.
  - a. **The Owner understands that a tree waiver will need to be signed.**

### 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>  
**Applicant Response #1: 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.**
2. Show proposed sidewalk along King James Way for the entire length of the parcel. Sidewalk thickness shall be 5-inches with 4-inches CABC, 7-inches through the driveways.
  - a. **The requested sidewalk has been added to the revised plans and is delineated in the ROW along King James Way and extends through the driveway.**

### Water Main and Sanitary Sewer

1. 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.

## 5400 King James Way Public Works Review #2

- a. The Owner understands that water impact fees will need to be paid prior to receiving any permits. Calculations for employee hours and detailed description of the facility use will be submitted.
2. Any outstanding MMSD fees will need to be paid prior to the release of building permits.
  - a. The Owner understands that outstanding MMSD fees will need to be paid prior to receiving any permits.
3. Water service for 5400 King James Way shall extend from the water main on King James Way, not from McKee nor the water main to the west. Water main adjacent to the west end of the parcel will be abandoned as part of the Verona Road project.
  - a. The utility plan has been revised to show water connection for the building occurring on the King James Way side of the site.
4. Verify with the Fire Department whether or not private hydrants are required. Note there will not be any public hydrants within the terrace adjacent to this site on the east/west/south sides of the building after the Verona Road project is complete. If private hydrants are required, 8" water main is required between the City's water system up to and including the private hydrant.
  - a. A private hydrant will need to be provided on site for the Phase I building development. The exact hydrant location has not yet been specified for interior plumbing/location of fire department water hook up has not yet been determined.
5. Show existing services to be abandoned and label accordingly.
  - a. JSD will provide abandonment call outs within a future demolition plan
6. Note the following on the plans:
  - Water main from the point of connection up to and including private fire hydrants and connection of the new sanitary sewer service to the City's sewer system shall be installed per the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction.
  - Contractor shall contact Fitchburg Public Works 48 hours prior to connecting sanitary lateral and water service for inspection at 270-4260.
  - A street opening permit is required for all work within the right-of-way.
  - Per City Ordinance contractors are prohibited from operating City valves. Contractor shall call the Fitchburg Utility at 270-4270 for operation of valves.
  - Water services may not be opened to the system until Fitchburg Utility is in receipt of safe water samples and passing pressure test results.
  - Existing sewer and water laterals that will not be reused shall be abandoned at the main as directed by the City.

## 5400 King James Way Public Works Review #2

The items listed above are understood and will be address prior to construction.

### 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>.  
**Applicant Response #1: 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.  
**Applicant Response #1: We will work with our Civil engineer and City staff to assist with the creation of a stormwater maintenance agreement at the appropriate time.**
  
3. Confirm proposed stormwater facilities are outside of the proposed/future sidewalk locations.
  - a. **Stormwater facilities will not affect the sidewalk proposed 1' off of existing R-O-W.**
  
4. Where is the trench drain discharging into? This will not be allowed into the sanitary sewer system.
  - a. **Trench drain runoff will discharge into proposed building plumbing. Architect will coordinate with plumber the proper utility connections needed.**

## 5400 King James Way Public Works Review #3

The following comments are based on the plans submitted for an Architectural Design Review (ADR) for 5400 King James Way, dated July 9, 2015. RE, 7-10-15; GV, 7-10-15; AB, 7-09-15; TF 7-13-15; CH 7-13-15. 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.  
Applicant Response to PW #1 Comment: A Construction and Demolition Reuse/Recycling Plan will be submitted prior to Construction Permitting.
2. PW #2 Comment: Please confirm that refuse and recycling container(s) are located and sized properly.  
Applicant Response to PW #2 Comment: Refuse and recycling containers will be stored in the basement level. Trash trucks will access the containers via the automobile ramp.
3. PW #2 Comment: A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along King James Way.  
Applicant Response PW #2 Comment: The Owner understands that a tree waiver will need to be signed.

### 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>  
Applicant Response to PW #1 Comment: 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.
2. PW #2 Comment: Show proposed sidewalk along King James Way for the entire length of the parcel. Sidewalk thickness shall be 5-inches with 4-inches CABC, 7-inches through the driveways.  
Applicant Response to PW #2 Comment: The requested sidewalk has been added to the revised plans and is delineated in the ROW along King James Way and extends through the driveway.  
PW #3 Comment: The sidewalk needs to be shown connecting to the existing PDQ sidewalk without leaving a gap. The minimum terrace width should be 5.5', but more is preferred to allow proper street tree growth and snow storage. A sidewalk easement will be required.

### Water Main and Sanitary Sewer

1. PW #2 Comment: 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

## 5400 King James Way Public Works Review #3

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.  
Applicant Response to PW #2 Comment: The Owner understands that water impact fees will need to be paid prior to receiving any permits. Calculations for employee hours and detailed description of the facility use will be submitted.

2. PW #2 Comment: Any outstanding MMSD fees will need to be paid prior to the release of building permits.

Applicant Response to PW #2 Comment: The Owner understands that outstanding MMSD fees will need to be paid prior to receiving any permits.

3. PW #2 Comment: Water service for 5400 King James Way shall extend from the water main on King James Way, not from McKee nor the water main to the west. Water main adjacent to the west end of the parcel will be abandoned as part of the Verona Road project.

Applicant Response to PW #2 Comment: The utility plan has been revised to show water connection for the building occurring on the King James Way side of the site.

PW#3 Comment: Label water connection as an 8"x8" Live Tap w/ 8" Valve. Note another alternative may be to connect to the existing main on the west side of this lot and abandon the line to the south. This option will depend on the timing of this project with the timing of abandonment of the line along McKee as part of the 18/151 project. City anticipates the water main in McKee will be abandoned in early 2017.

4. PW #2 Comment: Verify with the Fire Department whether or not private hydrants are required. Note there will not be any public hydrants within the terrace adjacent to this site on the east/west/south sides of the building after the Verona Road project is complete. If private hydrants are required, 8" water main is required between the City's water system up to and including the private hydrant.

Applicant Response to PW #2 Comment: A private hydrant will need to be provided on site for the Phase I building development. The exact hydrant location has not yet been specified for interior plumbing/location of fire department water hook up has not yet been determined.

PW #3 Comment: The water main between the City's main and the private hydrant, including the lead, is required to be 8" DI. Please label correctly on the plans. Please finalize location with Fire Department.

5. PW #2 Comment: Show existing services to be abandoned and label accordingly.

Applicant Response to PW #2 Comment: JSD will provide abandonment call outs within a future demolition plan.

PW #3 Comment: Existing sanitary sewer service is not shown on the plans. Please show location on plans. Label services to be abandoned at the main.

6. PW #2 Comment: Note the following on the plans:

- Water main from the point of connection up to and including private fire hydrants and connection of the new sanitary sewer service to the City's

## 5400 King James Way Public Works Review #3

sewer system shall be installed per the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction.

- Contractor shall contact Fitchburg Public Works 48 hours prior to connecting sanitary lateral and water service for inspection at 270-4260.
- A street opening permit is required for all work within the right-of-way.
- Per City Ordinance contractors are prohibited from operating City valves. Contractor shall call the Fitchburg Utility at 270-4270 for operation of valves.
- Water services may not be opened to the system until Fitchburg Utility is in receipt of safe water samples and passing pressure test results.
- Existing sewer and water laterals that will not be reused shall be abandoned at the main as directed by the City.

Applicant Response to PW #2 Comment: The items listed above are understood and will be address prior to construction.

PW #3 Comments: The notes above need to be added to the plans.

### **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>.  
Applicant Response #1: 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.  
Applicant Response #1: We will work with our Civil engineer and City staff to assist with the creation of a stormwater maintenance agreement at the appropriate time.
3. PW #2 Comment: Confirm proposed stormwater facilities are outside of the proposed/future sidewalk locations.  
Applicant Response to PW #2 Comment: Stormwater facilities will not affect the sidewalk proposed 1' off of existing R-O-W.  
PW #3 Comment: See sidewalk notes above in Transportation comments and update plans to show that the proposed stormwater facilities are outside of proposed sidewalk location.
4. PW #2 Comment: Where is the trench drain discharging into? This will not be allowed into the sanitary sewer system.  
Applicant Response to PW #2 Comment: Trench drain runoff will discharge into proposed building plumbing. Architect will coordinate with plumber the proper utility connections needed.

**5400 King James Way  
Public Works Review #3**

PW #3 Comment: Coordination with the Stormwater Design Engineer is also needed prior to any approvals.



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

## ARCHITECTURAL & DESIGN REVIEW APPLICATION

**Applicant/Contact Person:** Angus Young & Associates / Bradley Werginz

**Address:** 555 South River Street **Phone Number of Contact Person:** 608-756-2326

**City, State, Zip Code:** Janesville, WI 53548 **Email of Contact Person:** bradw@angusyoung.com

**Project Address:** 5902 Williamsburg Way **Lot:** \_\_\_\_\_ **Subdivision:** \_\_\_\_\_

**Project Type:** \_\_\_\_\_ **Multi-Family**     **Commercial**    \_\_\_\_\_ **Industrial**    \_\_\_\_\_ **Other**  
                    **New**                    \_\_\_\_\_ **Addition**

**Impervious Surface Ratio (ISR):** less 50% (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

**Site Data:**

- 1. Lot or property dimensions. **Partial**
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands). **N/A**
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans. **Does not meet minimum**
- 9. Stormwater management plans and details. **N/A**
- 10. Lighting plan in footcandles and light fixture cut sheets.

**Building:**

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable) **N/A**
- 5. Additional proposed additions or new structures. **N/A**
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems. **N/A**

**Ingress, Egress, Parking:**

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces. **Street Parking.**
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s). **None provided.**

Landscaping:

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

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

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed:  Date: 06/22/2015  
Applicant or Authorized Agent

\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.

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FOR CITY USE ONLY

Date Received: 6/23/2015 Plan Commission Date: \_\_\_\_\_

Comments:

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# TRANSMITTAL

**To:** Ms. Susan Badtke  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

22-Jun-15  
Page 1 of 1

**From:** Bradley Werginz, Project Manager, AIA

**Re:** Architectural & Design Review Application

**Sent Via** Hand Delivered

**Project:** CoFitchburg Huegel-Jamestown Park Shelter

**Proj #:** 56790

Hi Susan,

Enclosed is our submittal for the Architectural & Design Review Application for the proposed Huegel-Jamestown Park Shelter. We have included the applicable data from the checklist, except for the following items:

- Total lot and property dimensions: The survey that we conducted for this park shelter did not include in the scope the entire park property boundaries. Because of this, we also do not have total impervious surface ratio; however, based on aerial photography we believe it is less than the maximum 50% required in accordance with zoning district P-R Park & Recreation District.
- This site will not increase the impervious surface on this site by 4,000 sf, and therefore is not required to meet the Stormwater Management Ordinance. This site will be obtaining an erosion control permit at a later date.
- There will not be any on-site parking; vehicular parking will be on-street. Therefore, no parking information is included. However, a new 9'-0" asphalt walkway will have a curb opening in the street to allow for bikers and maintenance workers to access the facility with ease.

Thanks for your help!

Sincerely,

Brad Werginz

Copy to: File

**If you have not received the items indicated above, please contact us at once.**

**Sent by:** \_\_\_\_\_ **cc:** \_\_\_\_\_

## DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 18W. The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C [-40°F to 104°F]. 18W and 26W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial

|             |   |      |            |
|-------------|---|------|------------|
| Catalog #   |   | Type |            |
| Project     | 56790                                   | OA   |            |
| Comments    | MOUNTING HEIGHT PER BUILDING ELEVATIONS | Date | 06/22/2015 |
| Prepared by | DLO                                     |      |            |

light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

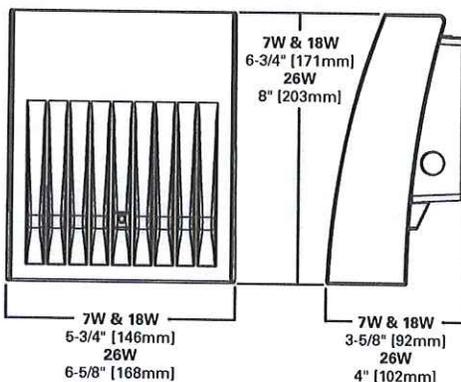
Five-year warranty.



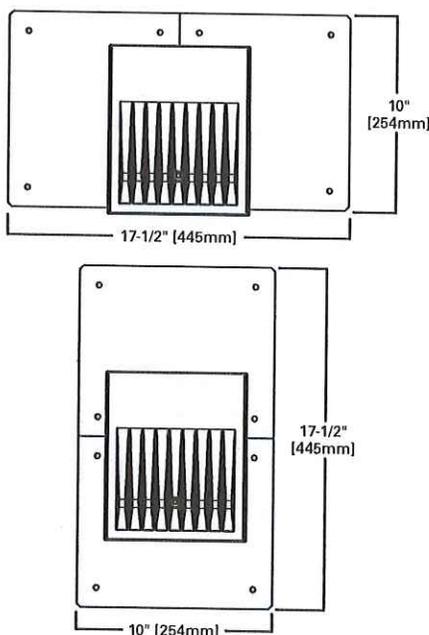
## XTOR CROSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



### CERTIFICATION DATA

UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingressed Protection Rated  
Title 24 Compliant  
DesignLights Consortium® Qualified\*

### TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

### EPA

Effective Projected Area (Sq. Ft.):  
XTOR1A/XTOR2A=0.34  
XTOR3A=0.45

### SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. (1.7 – 2.4 kgs.)

**LUMEN MAINTENANCE**

| Ambient Temperature | TM-21 Lumen Maintenance (72,000 Hours) | Theoretical L70 (Hours) |
|---------------------|--|-------------------------|
| <b>XTOR1A Model</b> |  |                         |
| 25°C                | > 92%                                  | > 290,000               |
| 40°C                | > 92%                                  | > 290,000               |
| 50°C                | > 91%                                  | > 270,000               |
| <b>XTOR2A Model</b> |  |                         |
| 25°C                | > 91%                                  | > 270,000               |
| 40°C                | > 90%                                  | > 260,000               |
| 50°C                | > 88%                                  | > 225,000               |
| <b>XTOR3A Model</b> |  |                         |
| 25°C                | > 91%                                  | > 280,000               |
| 40°C                | > 91%                                  | > 270,000               |
| 50°C                | > 89%                                  | > 240,000               |

**LUMENS - CRI/CCT TABLE**

| LED Information  | XTOR1A   | XTOR2A   | XTOR2A-N | XTOR3A   | XTOR3A-N |
|--|----------|----------|----------|----------|----------|
| Delivered Lumens (Wall Mount)                            | 722      | 1,633    | 1,523    | 2,804    | 2,284    |
| Delivered Lumens (With Flood Accessory Kit) <sup>1</sup> | 468      | 1,060    | 978      | 2,168    | 1,738    |
| B.U.G. Rating <sup>2</sup>                               | B0-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 |
| CCT (Kelvin)   | 5,000    | 5,000    | 3,500    | 5,000    | 3,500    |
| CRI (Color Rendering Index)                              | 65       | 65       | 70       | 65       | 70       |
| Power Consumption (Watts)                                | 7W       | 18W      | 18W      | 26W      | 26W      |

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

**CURRENT DRAW**

| Voltage | Model Series |        |        |
|---------|--------------|--------|--------|
|         | XTOR1A       | XTOR2A | XTOR3A |
| 120V    | 0.05A        | 0.15A  | 0.22A  |
| 208V    | 0.03A        | 0.08A  | 0.13A  |
| 240V    | 0.03A        | 0.07A  | 0.11A  |
| 277V    | 0.03A        | 0.06A  | 0.10A  |
| 347V    | 0.025A       | 0.058A | 0.082A |

**ORDERING INFORMATION**

Sample Number: XTOR2A-N-WT-PC1

| Series <sup>1</sup>   | LED Kelvin Color  | Housing Color                                       | Options (Add as Suffix)   | Accessories (Order Separately)  |
|---|---|---|---|---|
| XTOR1A=Small Door, 7W<br>XTOR2A=Small Door, 18W<br>XTOR3A=Small Door, 26W | [Blank]=Bright White (Standard) 5000K<br>N=Neutral Warm White, 3500K <sup>2</sup> | [Blank]=Carbon Bronze (Standard)<br>WT=Summit White | PC1=Photocontrol 120V <sup>3</sup><br>PC2=Photocontrol 208-277V <sup>3,4</sup><br>347V=347V <sup>5</sup><br>HA=50°C High Ambient <sup>5</sup> | WG/XTOR=Wire Guard <sup>6</sup><br>XTORFLD-KNC=Knuckle Floodlight Kit <sup>7</sup><br>XTORFLD-TRN=Trunnion Floodlight Kit <sup>7</sup><br>XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White <sup>7</sup><br>XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White <sup>7</sup><br>EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze<br>EWP/XTOR-WT=Escutcheon Wall Plate, Summit White |

NOTES: 1 DesignLights Consortium<sup>®</sup> Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details. 2 XTOR1A not available in 3500K. 3 Photocontrols are factory installed. 4 Order PC2 for 347V models. 5 Thru-branch wiring not available with HA option or with 347V. 6 Wire guard for wall/surface mount. Not for use with floodlight kit accessory. 7 Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

**STOCK ORDERING INFORMATION**

| 7W Series                                    | 18W Series                             | 26W Series                             |
|--|--|--|
| XTOR1A=7W, 5000K, Carbon Bronze              | XTOR2A=18W, 5000K, Carbon Bronze       | XTOR3A=26W, 5000K, Carbon Bronze       |
| XTOR1A-WT=7W, 5000K, Summit White            | XTOR2A-N=18W, 3500K, Carbon Bronze     | XTOR3A-N=26W, 3500K, Carbon Bronze     |
| XTOR1A-PC1=7W, 5000K, 120V PC, Carbon Bronze | XTOR2A-WT=18W, Summit White            | XTOR3A-WT=26W, Summit White            |
|  | XTOR2A-PC1=18W, 120V PC, Carbon Bronze | XTOR3A-PC1=26W, 120V PC, Carbon Bronze |

**5-DAY QUICK SHIP ORDERING INFORMATION**

| 7W Series                                      | 18W Series  | 26W Series  |
|--|---|---|
| XTOR1A-WT-PC1=7W, 5000K, Summit White, 120V PC | XTOR2A-PC2=18W, 5000K, 208-277V PC, Carbon Bronze     | XTOR3A-PC2=26W, 5000K, 208-277V PC, Carbon Bronze     |
|  | XTOR2A-WT-PC1=18W, 5000K, Summit White, 120V PC       | XTOR3A-WT-PC1=26W, 5000K, Summit White, 120V PC       |
|  | XTOR2A-WT-PC2=18W, 5000K, Summit White, 208-277V PC   | XTOR3A-WT-PC2=26W, 5000K, Summit White, 208-277V PC   |
|  | XTOR2A-N-WT=18W, 3500K, Summit White                  | XTOR3A-N-WT=26W, 3500K, Summit White                  |
|  | XTOR2A-N-PC1=18W, 3500K, 120V PC, Carbon Bronze       | XTOR3A-N-PC1=26W, 3500K, 120V PC, Carbon Bronze       |
|  | XTOR2A-N-PC2=18W, 3500K, 208-277V PC, Carbon Bronze   | XTOR3A-N-PC2=26W, 3500K, 208-277V PC, Carbon Bronze   |
|  | XTOR2A-N-WHT-PC1=18W, 3500K, Summit White, 120V PC    | XTOR3A-N-WHT-PC1=26W, 3500K, Summit White, 120V PC    |
|  | XTOR2A-N-WT-PC2=18W, 3500K, Summit White, 208-277V PC | XTOR3A-N-WT-PC2=26W, 3500K, Summit White, 208-277V PC |

**511/521**

# ALUMINUM DOOR SYSTEMS



ALUMINUM SECTIONAL DOORS



**VISUAL ACCESS.  
LIGHT INFILTRATION.  
CONTEMPORARY LOOK.**



INDUSTRY LEADING  
COMMERCIAL & INDUSTRIAL SOLUTIONS

**Cover image:**

Model 521, clear anodized finish with clear glass.

**Image above:**

Model 521, powder coat green finish.

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**Standard features at a glance**

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Overhead Door Corporation aluminum sectional doors offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

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**Durable construction for years of reliable operation**

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- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity

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**A variety of standard features and options**

---

- Doors up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high (Model 521)
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate and wire glass
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include bronze anodization or a variety of standard powder coat paint colors
- Manual pull rope operation with optional chain hoist or electric motor operator

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**Available In 197 powder coat colors**

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Choose from a selection of 197 powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.



Model 511, powder coat green finish with clear glass.

| General specifications        | Model 511                                      | Model 521                        |
|-------------------------------|--|----------------------------------|
| Panel thickness               | 1 3/4" (45 mm)                                 | 1 3/4" (45 mm)                   |
| Max. width                    | 16'2" (4928 mm)                                | 26'2" (4928 mm)                  |
| Max. height                   | 16'1" (4902 mm)                                | 20'1" (6121 mm)                  |
| Rails standard material       | 6063-T6 aluminum                               | 6063-T6 aluminum                 |
| Rails standard finish         | 204R-1 clear anodized                          | 204R-1 clear anodized            |
| Center stile widths           | 21/32" (17 mm)                                 | 2 11/16" (68 mm)                 |
| End stile widths              | 2 3/4" 2 3/4"                                  | 3 5/16" (85 mm)                  |
| Top rail widths               | 2 3/8", 3 3/4"<br>(60 mm, 95 mm)               | 2 3/8", 3 3/4"<br>(60 mm, 95 mm) |
| Intermediate rail pair widths | 1 3/8" (40 mm)                                 | 3 11/16" (94 mm)                 |
| Bottom rail widths            | 2 3/8", 3 3/4", 4 1/2"<br>(60 mm/95 mm/114 mm) | 3 3/4", 4 1/2"<br>(95 mm/114 mm) |

| Available options                             | Model 511 | Model 521 |
|---|-----------|-----------|
| 1/8" (3 mm) DSB                               | •         | •         |
| 1/8" (3 mm) or 1/4" (6 mm) acrylic            | •         | •         |
| 1/8" (3 mm) or 1/4" (6 mm) tempered           | •         | •         |
| 1/8" (3 mm) or 1/4" (6mm) clear polycarbonate | •         | •         |
| 1/4" (6 mm) wire glass                        | •         | •         |
| 1/2" (12mm) insulated glass                   | •         | •         |
| Electric operator                             | •         | •         |
| Bottom sensing edge                           | •         | •         |
| Chain hoist                                   | •         | •         |
| 3" track                                      | •         | •         |
| Bracket mounting                              | •         | •         |
| High-cycle springs                            | •         | •         |
| Posi-tension drums                            | •         | •         |
| Pass door                                     |           | •         |
| Exhaust ports                                 | •         | •         |
| Bronze anodization                            | •         | •         |
| Powder coat paint finish                      | •         | •         |

**ALUMINUM DOOR SYSTEMS MODEL 511**

doors are designed in sizes up to 16'2" wide and 16'1" high (4928 mm and 4902 mm). Featuring a narrow center stile width of 21/32" (17 mm), these doors are sleek, attractive and permit maximum visibility. An array of glazing choices, top-and bottom-rail widths, finishes and special options customizes the 511 Model to satisfy nearly any project requirement.

*Model 511, black powder coat finish, clear glass.*



## Standard features at a glance

|                                |  |
|--------------------------------|--|
| Panel thickness                | 1 3/4" (45 mm)   |
| Maximum standard width         | 16'2" (6147 mm)  |
| Maximum standard height        | 16'1" (4902 mm)  |
| Material                       | 6063-T6 aluminum   |
| Standard finish                | 204R-1 clear anodized  |
| Center stile width             | 21/32" (17 mm)   |
| End stile width                | 2 3/4" (70 mm)   |
| Top rail width                 | 2 3/8" (60 mm) or 3 3/4" (95 mm)   |
| Top intermediate rail width    | 3/4" (19 mm)   |
| Bottom intermediate rail width | 5/8" (16 mm)   |
| Bottom rail width              | 2 3/8" (60 mm) or 3 3/4" (95 mm) or 4 1/2" (114 mm)  |
| Weatherseals                   | Bottom, flexible PVC   |
| Standard springs               | 10,000 cycle   |
| Track                          | 2" (51 mm)   |
| Mounting                       | Angle  |
| Operation                      | Manual pull rope   |
| Hinges and fixtures            | Galvanized steel   |
| Lock                           | Galvanized, interior-mounted single unit   |
| Color palette                  | 197 powder coat finishes are available from your Overhead Door distributor<br> |
| Warranty                       | 12-month limited; 3-year powder coat finish  |

## Options

Glazing options\*: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

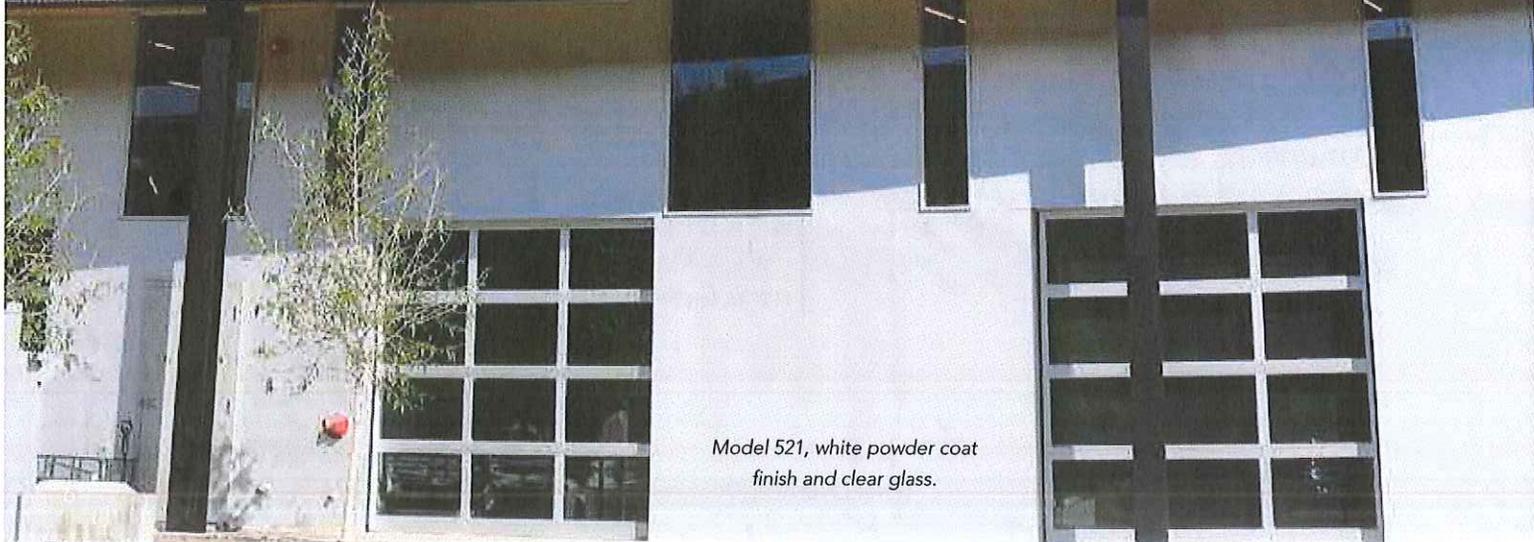
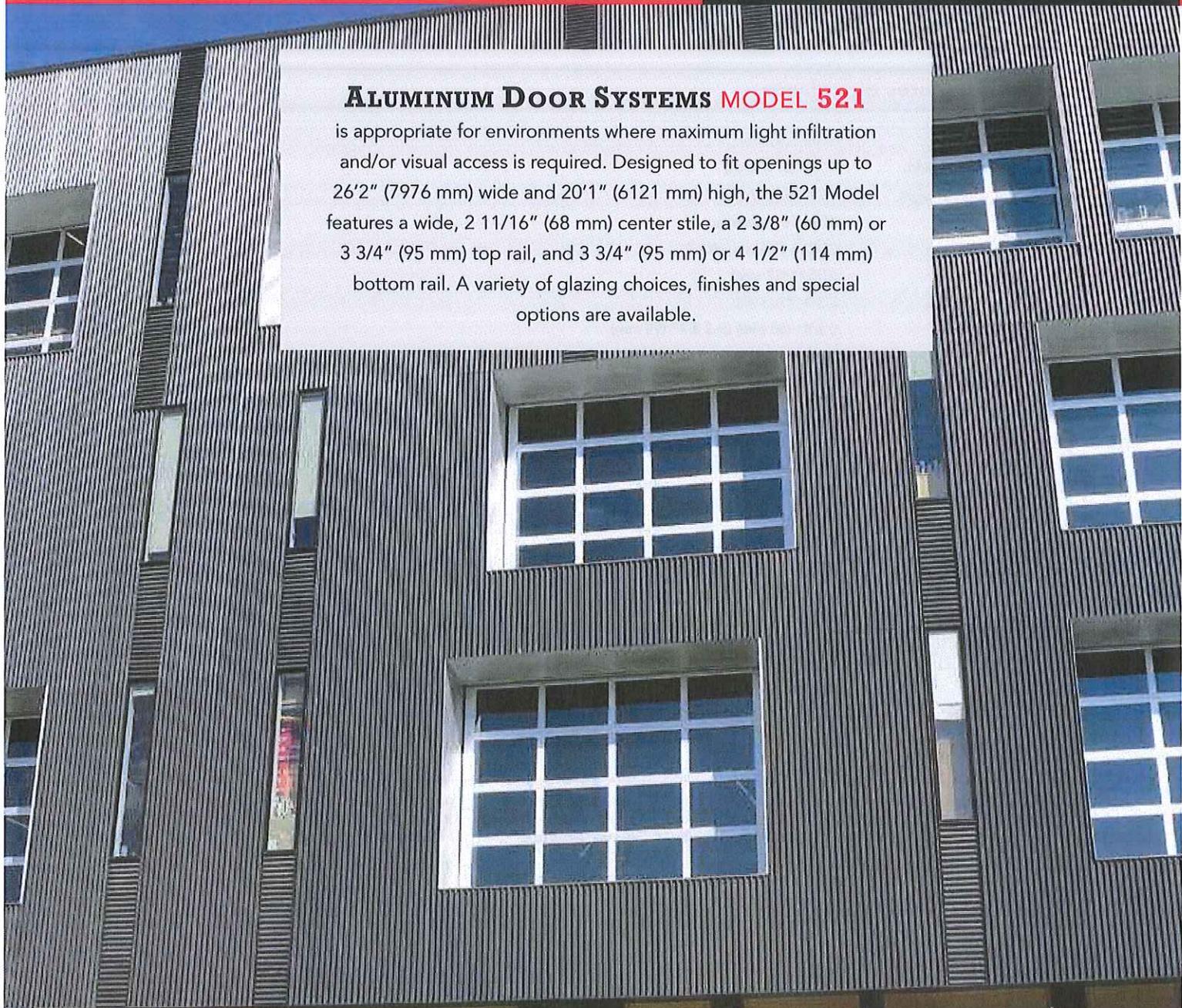
Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

| Panel schedule                       |                  | Section schedule                    |                    |
|--------------------------------------|------------------|-------------------------------------|--------------------|
| Door width                           | Number of panels | Door height                         | Number of sections |
| to 8'11" (2718 mm)                   | 2                | to 8'6" (2591 mm)                   | 4                  |
| 9'0" to 11'11" (2743 mm to 3632 mm)  | 3                | 8'7" to 10'1" (2616 mm to 3073 mm)  | 5                  |
| 12'0" to 14'11" (3658 mm to 4547 mm) | 4                | 10'2" to 12'1" (3099 mm to 3683 mm) | 6                  |
| 15'0" to 16'2" (4572 mm to 4928 mm)  | 5                | 12'2" to 14'1" (3708 mm to 4293 mm) | 7                  |
|                                      |                  | 14'2" to 16'1" (4318 mm to 4902 mm) | 8                  |

**ALUMINUM DOOR SYSTEMS MODEL 521**

is appropriate for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.



*Model 521, white powder coat finish and clear glass.*

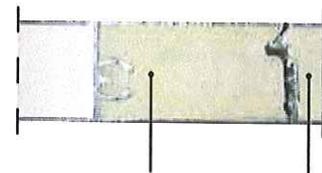


## Standard features at a glance

|                                |  |
|--------------------------------|--|
| Section thickness              | 1 3/4" (45 mm)   |
| Maximum standard width         | 26'2" (7976 mm)  |
| Maximum standard height        | Interior or exterior face-of-wall  |
| Material                       | 20'1" (6121 mm)  |
| Standard finish                | 204R-1 clear anodized (painted white at no charge)   |
| Center stile width             | 2 11/16" (68 mm)   |
| End stile width                | 3 5/16" (85 mm)  |
| Top rail width                 | 2 3/8" (60 mm) or 3 3/4" (95 mm)   |
| Top intermediate rail width    | 2 1/8" (54 mm)   |
| Bottom intermediate rail width | 1 19/32" (40 mm)   |
| Bottom rail width              | 3 3/4" (95 mm) or 4 1/2" (114 mm)  |
| Weatherseals                   | Bottom, flexible PVC   |
| Standard springs               | 10,000 cycle   |
| Track                          | 2" (51 mm)   |
| Mounting                       | Angle  |
| Operation                      | Manual pull rope   |
| Hinges and fixtures            | Galvanized steel   |
| Lock                           | Galvanized, interior-mounted single unit   |
| Color palette                  | 197 powder coat finishes<br> |
| Warranty                       | 12-month limited; 3-year powder coat finish  |

## Optional polyurethane insulation for stiles and rails

| Door size (ft)                    | R-value* of complete door (K m <sup>2</sup> /W) |
|-----------------------------------|---|
| <b>1/2" insulated glass</b>       |   |
| 10x10                             | 2.92  |
| 12x12                             | 2.84  |
| 14x14                             | 2.84  |
| <b>1/2" insulated Low E glass</b> |   |
| 10x10                             | 3.84  |
| 12x12                             | 3.4   |
| 14x14                             | 3.4   |



Polyurethane filled rails and stiles add R-value of up to 4.13 (for 10'x10" door with Solar Ban glass).

\*R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

## Options

Glazing options<sup>†</sup>: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Exhaust ports

Four-section pass door

<sup>†</sup>Contact your local Overhead Door Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

| Panel schedule                       |                  | Section schedule                    |                    |
|--------------------------------------|------------------|-------------------------------------|--------------------|
| Door width                           | Number of panels | Door height                         | Number of sections |
| to 8'2" (to 2489 mm)                 | 2                | to 8'6" (2591 mm)                   | 4                  |
| 8'3" to 12'2" (2515 mm to 3708 mm)   | 3                | 8'7" to 10'1" (2616 mm to 3073 mm)  | 5                  |
| 12'3" to 16'2" (3734 mm to 4953 mm)  | 4                | 10'2" to 12'1" (3099 mm to 3683 mm) | 6                  |
| 16'3" to 19'2" (4978 mm to 5842 mm)  | 5                | 12'2" to 14'1" (3708 mm to 4293 mm) | 7                  |
| 19'3" to 20'11" (5867 mm to 6375 mm) | 6**              | 14'2" to 16'1" (4318 mm to 4902 mm) | 8                  |
| 21'0" to 23'11" (6401 mm to 7290 mm) | 8**              | 16'2" to 18'1" (4928 mm to 5512 mm) | 9                  |
| 24'0" to 26'2" (7315 mm to 7976 mm)  | 10**             | 18'2" to 20'1" (5537 mm to 6121 mm) | 10                 |

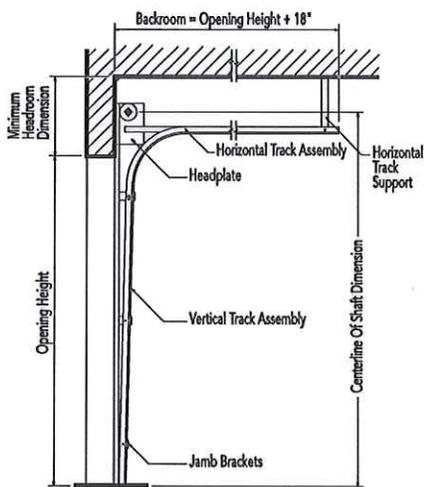
\*\*Special construction. Consult your local Overhead Door Distributor for additional information.

Track detail

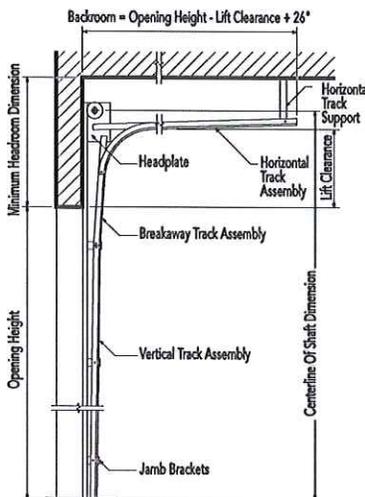
Any of the following track configurations can be selected for 511 and 521 Aluminum door models.

O.H.=Opening height L.C.=Lift clearance D.H.=Door height

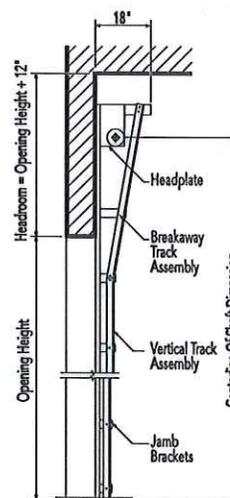
Standard lift track



Lift clearance track Standard



Full vertical track



| 2" (51 mm) Track [15" (381 mm) radius] |                         |                  |
|--|-------------------------|------------------|
| Door height                            | Centerline of shaft     | Minimum headroom |
| Thru 12'0" (3658 mm)                   | O.H. + 11 5/8" (295 mm) | 14 1/4" (362 mm) |
| Thru 16'0" (4877 mm)                   | O.H. + 12 5/8" (321 mm) | 20 1/2" (521 mm) |

| 3" (76 mm) Track [15" (381 mm) radius] |                         |                  |
|--|-------------------------|------------------|
| Door height                            | Centerline of shaft     | Minimum headroom |
| Thru 18'0" (5486 mm)                   | O.H. + 14 5/8" (372 mm) | 18" (457 mm)     |
| Thru 32'0" (9754 mm)                   | O.H. + 16 7/8" (429 mm) | 21 1/2" (546 mm) |

| 2" (51 mm) Track [15" (381 mm) radius] |                               |                         |
|--|-------------------------------|-------------------------|
| Door height                            | Centerline of shaft           | Minimum headroom        |
| Thru 12'0" (3658 mm)                   | O.H. + L.C. + 5 5/8" (143 mm) | L.C. + 8 3/4" (222 mm)  |
| Thru 16'0" (4877 mm)                   | O.H. + L.C. + 5 5/8" (143 mm) | L.C. + 11 1/4" (286 mm) |

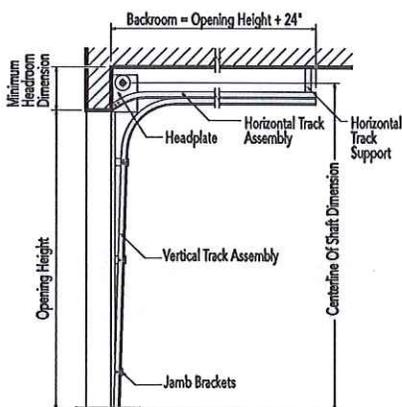
| 3" (76 mm) Track [15" (381 mm) radius] |                               |                         |
|--|-------------------------------|-------------------------|
| Door height                            | Centerline of shaft           | Minimum headroom        |
| Thru 22'0" (6706 mm)                   | O.H. + L.C. + 6 5/8" (168 mm) | L.C. + 11 1/2" (292 mm) |
| Thru 32'0" (9754 mm)                   | O.H. + L.C. + 6 5/8" (168 mm) | L.C. + 12 1/4" (311 mm) |

| 2" (51 mm) Track [15" (381 mm) radius] |                            |                         |
|--|----------------------------|-------------------------|
| Door height                            | Centerline of shaft        | Minimum headroom        |
| Thru 11'0" (3353 mm)                   | O.H. + O.H. + 3/8" (10 mm) | O.H. + 10 1/4" (260 mm) |
| Thru 16'0" (4877 mm)                   | O.H. + O.H. + 3/8" (10 mm) | O.H. + 10 1/4" (260 mm) |

| 3" (76 mm) Track [15" (381 mm) radius] |                            |                         |
|--|----------------------------|-------------------------|
| Door height                            | Centerline of shaft        | Minimum headroom        |
| Thru 18'0" (5486 mm)                   | O.H. + O.H. + 3/8" (10 mm) | O.H. + 10 1/4" (260 mm) |

Low headroom track Springs to front

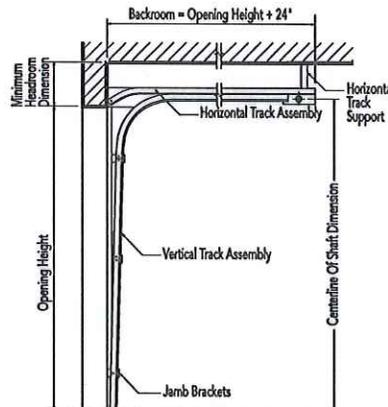


| 2" (51 mm) Track [15" (381 mm) radius] |                     |                  |
|--|---------------------|------------------|
| Door height                            | Centerline of shaft | Minimum headroom |
| Thru 12'0" (3658 mm)                   | D.H. + 8" (203 mm)  | 11 3/4" (299 mm) |
| Thru 16'0" (4877 mm)                   | D.H. + 8" (203 mm)  | 12 1/2" (318 mm) |

| 3" (76 mm) Track [15" (381 mm) radius] |                     |                  |
|--|---------------------|------------------|
| Door height                            | Centerline of shaft | Minimum headroom |
| Thru 12'0" (3658 mm)                   | D.H. + 9" (229 mm)  | 13" (330 mm)     |
| Thru 32'0" (9754 mm)                   | D.H. + 9" (229 mm)  | 13 3/4" (349 mm) |

Low headroom track Springs to rear



| 2" (51 mm) Track [15" (381 mm) radius] |                     |                  |
|--|---------------------|------------------|
| Door height                            | Centerline of shaft | Minimum headroom |
| Thru 12'0" (3658 mm)                   | O.H. + 2" (51 mm)   | 7 1/2" (191 mm)  |
| Thru 16'0" (4866 mm)                   | O.H. 2" (51 mm)     | 8" (203 mm)      |

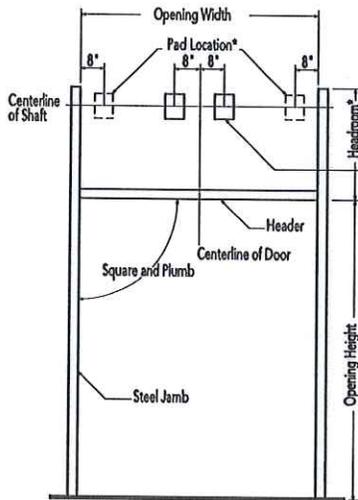
| 3" (76 mm) Track [15" (381 mm) radius] |                      |                  |
|--|----------------------|------------------|
| Door height                            | Centerline of shaft  | Minimum headroom |
| Thru 18'0" (5486 mm)                   | O.H. 6 3/4" (171 mm) | 9 3/4" (248 mm)  |



## Framing and pad detail

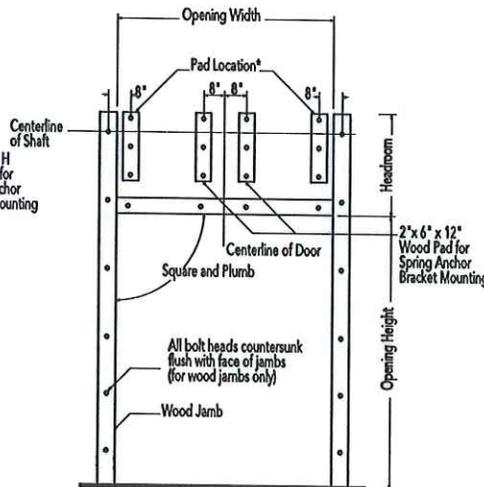
Framing and pad details for common installation of Aluminum doors in steel, wood, concrete and masonry jambs are provided here. If you require additional information or have special project requirements, refer to the Overhead Door Architectural Design Manual, ([www.OverheadDoor.com/ADM/base.html](http://www.OverheadDoor.com/ADM/base.html)) or consult with the Overhead Door Applications Engineering Group or your local Overhead Door distributor.

### Steel jambs



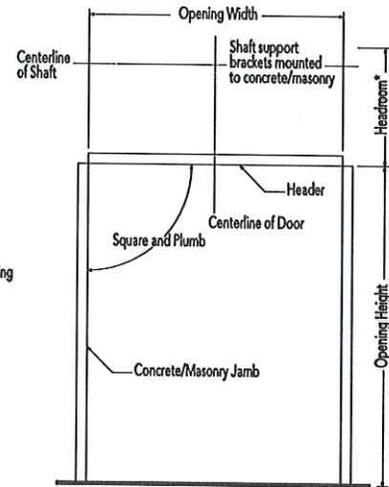
\* Pad Location for additional shaft support brackets for doors over 18'3" wide

### Wood jambs

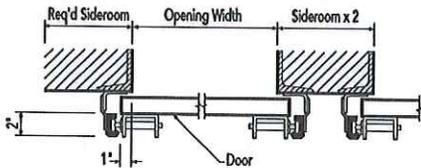


\* Pad Location for additional shaft support brackets for doors over 18'3" wide

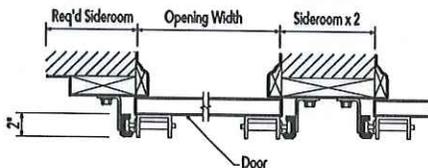
### Concrete/masonry jambs



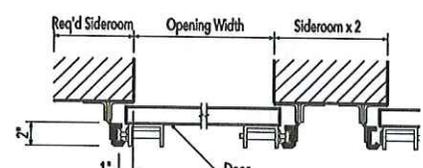
### 2" (51 mm) track



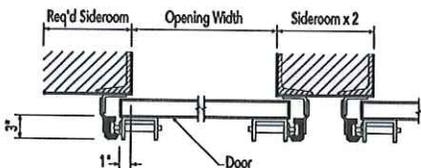
### 2" (51 mm) track



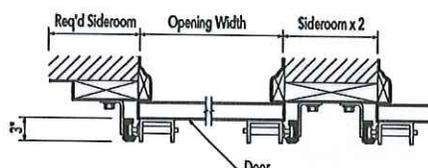
### 2" (51 mm) track



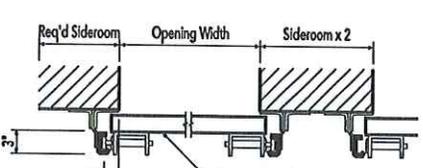
### 3" (76 mm) track



### 3" (76 mm) track



### 3" (76 mm) track



#### Minimum required sideroom

| Track type     | 2" Track (51 mm) | 3" Track (76 mm) |
|----------------|------------------|------------------|
| Standard lift  | 4 1/2" (114 mm)  | 6 1/2" (165 mm)  |
| Low headroom   | 9" (229 mm)      | 10" (254 mm)     |
| Lift clearance | 4 1/2" (114 mm)  | 6 1/2" (165 mm)  |
| Full vertical  | 4 1/2" (114 mm)  | 6 1/2" (165 mm)  |

#### Minimum required sideroom

| Track type     | 2" Track (51 mm) | 3" Track (76 mm) |
|----------------|------------------|------------------|
| Standard lift  | 3 1/2" (89 mm)   | 5 1/2" (140 mm)  |
| Low headroom   | 8" (203 mm)      | 9" (229 mm)      |
| Lift clearance | 3 1/2" (89 mm)   | 5 1/2" (140 mm)  |
| Full vertical  | 3 1/2" (89 mm)   | 5 1/2" (140 mm)  |

#### Minimum required sideroom

| Track type     | 2" Track (51 mm) | 3" Track (76 mm) |
|----------------|------------------|------------------|
| Standard lift  | 4 1/2" (114 mm)  | 6 1/2" (165 mm)  |
| Low headroom   | 9" (229 mm)      | 10" (254 mm)     |
| Lift clearance | 4 1/2" (114 mm)  | 5 1/2" (140 mm)  |
| Full vertical  | 4 1/2" (114 mm)  | 5 1/2" (140 mm)  |

**Electric operators**

Overhead Door Corporation offers the broadest line of electric operators to suit new construction and retrofit applications, as well as unusual or special requirements. In order to improve safety and enhance door and motor life, industry quality assurance guidelines recommend the choice of a single manufacturer for both door and operator applications.

Overhead Door Corporation is one of the only national manufacturers to offer a full line of commercial and industrial doors and operators specifically designed for integral applications.

**Model RHX®**

Model RHX® is a heavy duty commercial operator designed to operate doors up to 24' (7315 mm) in height and 3696 pounds (1676 kg). Available as either a trolley, sidemount or centermount.



**Model RMX®**

Model RMX® is our newest, most advanced medium-duty operator. It is designed for quicker installation and hassle-free operation and operates doors up to 14' (4267 mm) in height and 620 pounds (282 kg). It is available as a trolley-type or side-mounted unit.

**Model RSX®**

Model RSX® is a standard duty commercial operator designed to operate doors up to 24' (7315 mm) in height and 1620 pounds (735 kg). It offers unique features like LimitLock®, SuperBelt™ and 16 digit menu setup.

**Operator control options**

- Push-button, key or combination stations; surface- or flush-mounted for interior and/or exterior locations
- Vehicle detectors, key card reader, photocell and door timer controls
- Treadle or pull switch stations
- Telephone entry and coded keyboard stations
- Universal programmable door timer
- Radio control systems (24 VAC or 120 VAC)
- Explosion and dust ignition-proof systems

| Electric operator selection guide |                                     |                        |                             |                          |           |                      |                  |                 |                 |               |
|-----------------------------------|-------------------------------------|------------------------|-----------------------------|--------------------------|-----------|----------------------|------------------|-----------------|-----------------|---------------|
|                                   | Horsepower/<br>Newtons              | Max. height of<br>door | Max. weight of<br>door      | Super Belt™/<br>Polybelt | Worm gear | Adjustable<br>clutch | Totally enclosed | Continuous duty | Explosion proof | Mounting type |
| RHX®                              | 1/2 HP,<br>3/4 HP,<br>1 HP,<br>3 HP | 24'<br>(7315<br>mm)    | 3696<br>lbs<br>(1676<br>kg) |                          | •         | •                    |                  | •               | •               | T, S,<br>C    |
| RSX®                              | 1/2 HP,<br>3/4 HP,<br>1 HP          | 24'<br>(7315<br>mm)    | 1620<br>(735<br>kg)         | •                        |           | •                    | •                | •               |                 | T, S,<br>C    |
| RMX®                              | 1/2 HP                              | 14'<br>(4267<br>mm)    | 620<br>(281<br>kg)          | •                        |           |                      |                  |                 |                 | T, S          |

Mounting options:  
T=Trolley S=Side mount C= Center mount

**Safety recommendations**

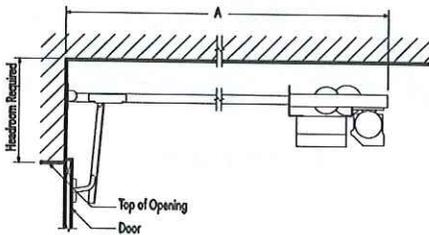
Overhead Door Corporation strongly recommends the use of a primary safety device as defined by UL325 2010. A primary safety device can be approved monitored photo-eyes or an approved monitored sensing edge. If a primary safety device is not installed, a constant contact control switch must be used to close the door. Contact Overhead Door for more information.



## Mounting details

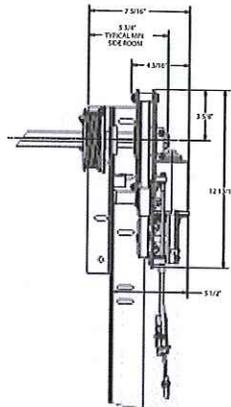
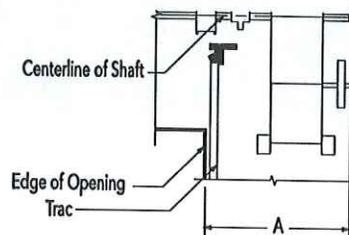
### Trolley-type (Drawbar) RMX®, RSX®, RHX®

Trolley-type (Drawbar) operators feature a power unit mounted between, above and to the rear of the horizontal tracks. The drawbar drive provides positive control of the door at all times, making this operator the preferred choice whenever possible. Maximum door width is 20' per drawbar. Door width over 20' requires dual drawbar installation. Available on Models RMX®, RSX® and RHX®.



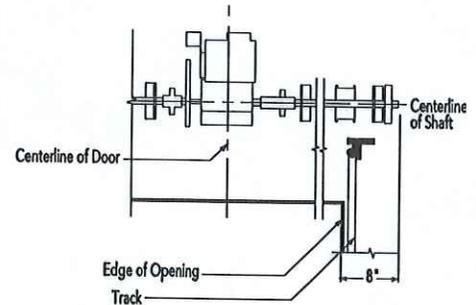
### Side mount type (Jackshaft) RMX®, RSX®, RHX®

Side-mounted (Jackshaft) RMX®, RSX®, and RHX® operators feature a power unit mounted on the inside front wall and connected to the crosshead shaft, with an adjustable coupling or drive chain and sprockets.



### Center mount type/Jackshaft RSX®, RHX®

Center-mounted (Jackshaft) operators feature a power unit on the front wall above the door opening. No additional backroom is required. Available on models RSX® and RHX®.



#### Minimum headroom requirements

|      |                                     |
|------|-------------------------------------|
| RMX® | Track requirements +4 1/2" (114 mm) |
| RSX® | Track requirements +5" (127 mm)     |
| RHX® | Track requirements +5" (127 mm)     |

#### Depth requirements - "A" dimension (backroom)

|      |                               |
|------|-------------------------------|
| RMX® | Door height +4' 0" (1219 mm)  |
| RSX® | Door height +4' 0" (1219 mm)  |
| RHX® | Door height +4' 10" (1219 mm) |

#### "A" dimension - minimum (sideroom)

|      | 2" track (51 mm) | 3" track (76 mm) |
|------|------------------|------------------|
| RMX® | 18 1/2" (470 mm) | 19 1/2" (495 mm) |
| RSX® | 21" (533 mm)     | 22" (559 mm)     |
| RHX® | 21" (533 mm)     | 22" (559 mm)     |

#### Minimum headroom requirements

|      |                                      |
|------|--------------------------------------|
| RSX® | Track requirements +14" (356 mm)     |
| RHX® | Track requirements +23 5/8" (600 mm) |



Model 511, white powder coat finish, clear and tempered glass.



## Architects Corner

A resource for commercial and residential architects, contains comprehensive technical and resource materials to support your project, including drawings for installing garage and overhead doors.

[www.OverheadDoor.com](http://www.OverheadDoor.com)

### The original, innovative choice for unequalled quality and service.

Overhead Door Corporation pioneered the upward-acting door industry, inventing the first upward-acting door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door Corporation products more often than any other brand. Our family of over 400 Overhead Door Distributors across the country not only share our name and logo, but also our commitment to excellence.



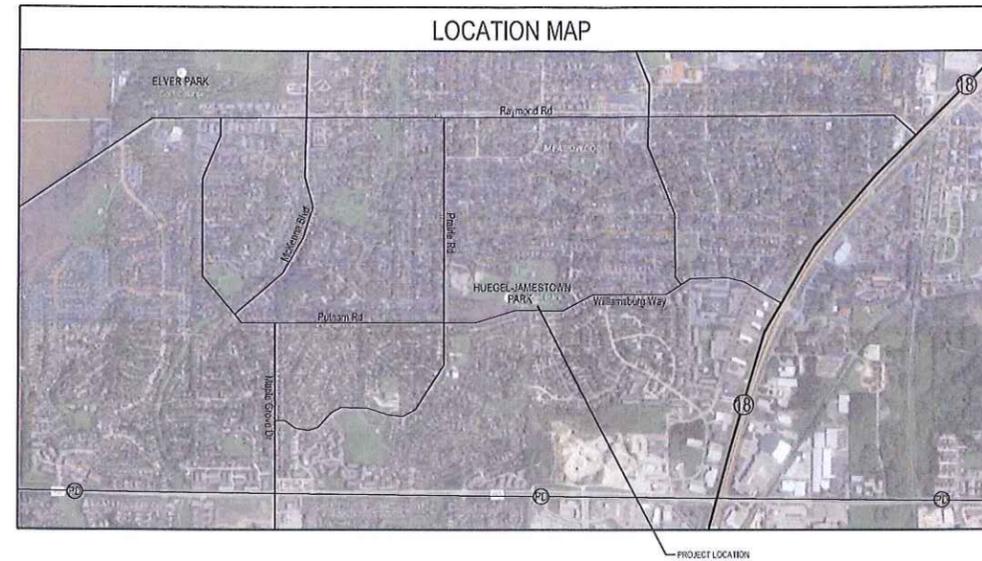
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[www.OverheadDoor.com](http://www.OverheadDoor.com)



# HUEGEL - JAMESTOWN PARK SHELTER CITY OF FITCHBURG FITCHBURG, WISCONSIN



| REGULATORY DATA                         |  |
|---|--|
| <b>PROJECT ADDRESS</b>                  | 5902 WILLIAMSBURG WAY<br>MADISON, WI 53719                                   |
| <b>BUILDING CODE</b>                    | WISCONSIN ENROLLED 2009 IBC  |
| <b>USE AND OCCUPANCY CLASSIFICATION</b> | A-3  |
| <b>GENERAL BUILDING HEIGHT AND AREA</b> | MAXIMUM AREA = 6,000 S.F.<br>MAXIMUM STORIES = 1<br>MAXIMUM HEIGHT = 40 FEET |
| <b>TYPE OF CONSTRUCTION</b>             | VB - NON SPRINKLED   |

| SHEET INDEX          |   |
|----------------------|---|
| <b>GENERAL</b>       | G001 COVER SHEET  |
| <b>CIVIL</b>         | C100 EXISTING SITE PLAN<br>C101 SITE LAYOUT AND UTILITY PLAN<br>C201 SITE GRADING PLAN<br>C601 SITE LIGHTING PHOTOMETRIC PLAN |
| <b>ARCHITECTURAL</b> | A101 FLOOR PLAN<br>A401 EXTERIOR ELEVATIONS<br>A501 BUILDING SECTIONS   |
| <b>STRUCTURAL</b>    |   |
| <b>PLUMBING</b>      |   |
| <b>MECHANICAL</b>    |   |
| <b>ELECTRICAL</b>    |   |

| SYMBOL LEGEND |  |
|---------------|--|
| 100           | DOOR NUMBER 100 SYMBOL REFERENCE DOOR SCHEDULE FOR SIZE AND TYPE OF DOOR   |
| 100           | ROOM NUMBER 100 SYMBOL REFERENCE ROOM FINISH SCHEDULE FOR FINISHES         |
| +             | ELEVATION MARK ELEV. 10.00'  |
| +             | FINISH TO FINISH (FINISH TO FACE TO FINISH TO FACE)                        |
| +             | CENTRISYS TO CENTERLINE (COL OR WALL)                                      |
| +             | FINISH TO NONFINISH MATERIAL   |
| 01            | BUILDING OR WALL SECTION CALL OUT SECTION NUMBER 01 ON SHEET 100           |
| 01            | DETAIL CALL OUT DETAIL NUMBER 01 ON SHEET 100                              |
| 01            | WALL TYPE DESIGNATION SEE WALL TYPE SCHEDULE                               |
| B.F.          | REFER TO SEE FEATURE SEE BACKSHEET FILE NUMBERING SCHEDULE FOR INFORMATION |

| MATERIAL SYMBOL LEGEND |                 |              |                |                      |                 |
|------------------------|-----------------|--------------|----------------|----------------------|-----------------|
| UNGRADED EARTH         | COMPACTED FILL  | METAL        | CONCRETE BLOCK | PLYWOOD              | ACOUSTICAL TILE |
| WOOD (BLOCKING)        | BATT INSULATION | WOOD (ROUGH) | WOOD (FINISH)  | LIGHTWEIGHT CONCRETE | BRICK           |
| SAND                   | GLASS           | CERAMIC TILE | GYPSON BOARD   | STONE OR MARBLE      | GRAVEL          |
| RIGID INSULATION       | FLOOR TILE      | PLASTER      | METAL STUD     | PLASTIC              | GLASS BLOCK     |

| REVISIONS |    |    |    |    |    |
|-----------|----|----|----|----|----|
| 24        | 20 | 16 | 12 | 08 | 04 |
| 23        | 19 | 15 | 11 | 07 | 03 |
| 22        | 18 | 14 | 10 | 06 | 02 |
| 21        | 17 | 13 | 09 | 05 | 01 |

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSULT THE DETAILS ON A GIVEN SHEET. MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

REGISTRATION STAMP AND SIGNATURE

★ NOT FOR CONSTRUCTION ★  
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★

**PRELIMINARY - NOT FOR CONSTRUCTION**

| HUEGEL - JAMESTOWN<br>PARK SHELTER<br>CITY OF FITCHBURG              |                    |
|--|--------------------|
| PROJECT NUMBER<br>56790  | REVIEWED BY<br>JCT |
| APPROVED BY<br>BTW   | DRAWN BY           |
| ISSUANCES  | REVISIONS          |
| Fitchburg Arch/Design Review - 06/22/15                              |                    |
| 6/22/2015  | 10:44:03 AM        |
| <b>G001</b>  |                    |
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ORIGINAL SIZE: 11" x 17"  
SCALE: AS SHOWN  
PLOTTED BY: [Name]  
DATE: 6/22/2015 10:44:03 AM



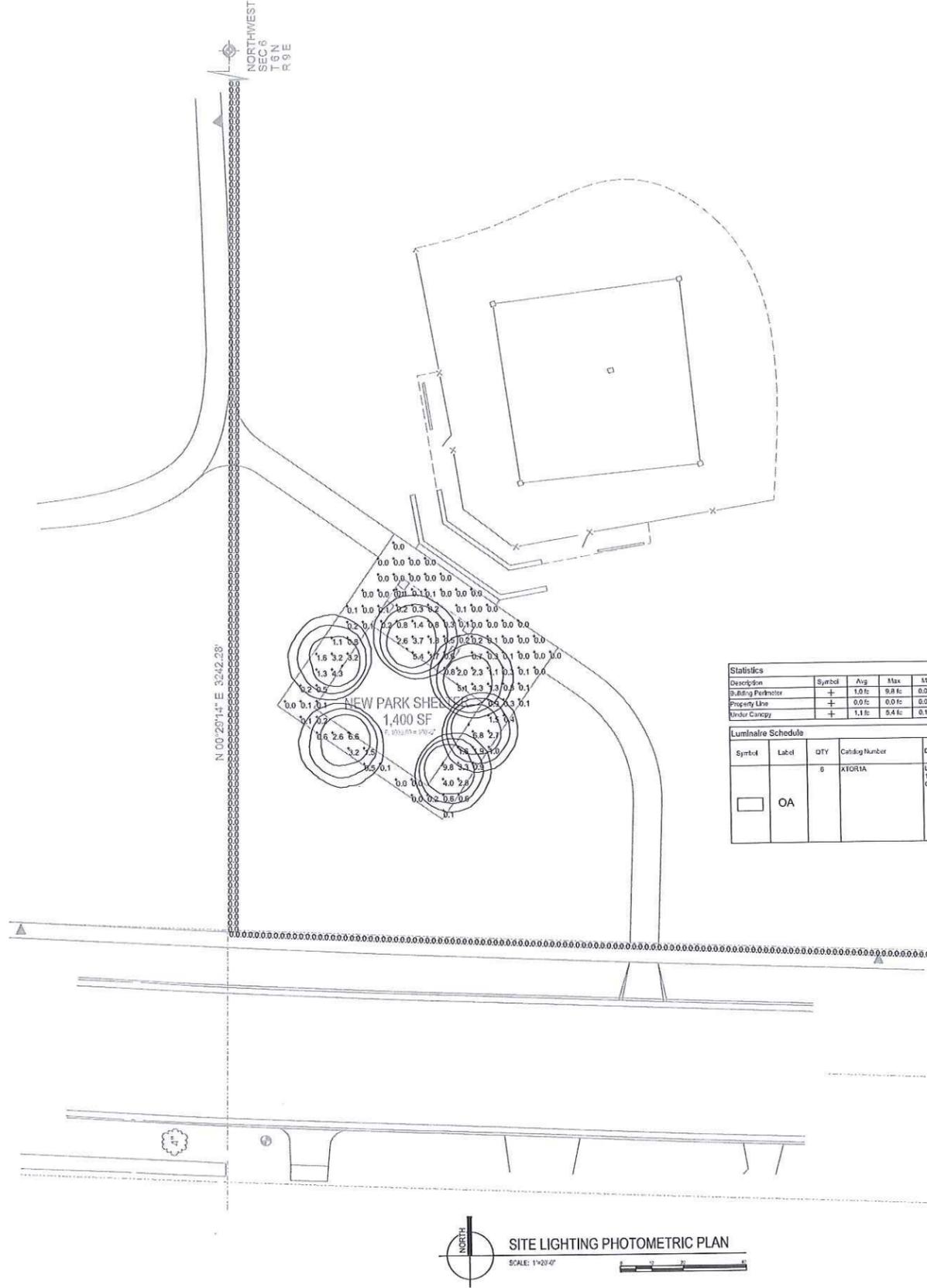






SCALE: 1"=20'-0"  
 PLOTTED BY: DMM/NO

ORIGINAL SIZE: 11" x 17"  
 XREF: \\nas01\p7\060001.dwg



**SITE LIGHTING PHOTOMETRIC PLAN**  
 SCALE: 1"=20'-0"

| Description        | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|--------------------|--------|--------|--------|--------|---------|---------|
| Building Perimeter | +      | 1.0 fc | 9.8 fc | 0.0 fc | N/A     | N/A     |
| Property Line      | +      | 0.0 fc | 0.0 fc | 0.0 fc | N/A     | N/A     |
| Under Canopy       | +      | 1.1 fc | 5.4 fc | 0.1 fc | 54.0:1  | 11.0:1  |

| Symbol | Label | QTY | Caning Number | Description  | Number Lamps | LLF  | Wattage |
|--------|-------|-----|---------------|--|--------------|------|---------|
| □      | OA    | 0   | XTORIA        | LUMARK CROSS HOUR LED WALL PACK - 101V - 500W WITH SPECULAR REFLECTOR, CLEAR LENS AND ALUMINUM HEAT SINK | 1            | 0.91 | 13.7    |

**SITE LIGHTING GENERAL NOTES**  
 1. MOUNTING HEIGHT OF BUILDING MOUNTED LIGHT FIXTURES PER BUILDING ELEVATIONS.



CALL TOLL FREE 1-800-242-8511  
 MILWAUKEE AREA 414-259-1181  
 FAX A LOCATE 1-800-338-3860  
 TDD (HEARING IMPAIRED) 1-800-542-2289  
 ONLINE: www.DiggersHotline.com  
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A RETURN OF  
 OF THREE (3) WORKING DAYS NOTICE PRIOR TO CANCELLATION.

**HUEGEL-JAMESTOWN  
 PARK SHELTER  
 CITY OF FITCHBURG  
 FITCHBURG, WI**

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PROJECT NUMBER: 58759  
 APPROVED BY: XXX  
 REVIEWED BY: XXX  
 DRAWN BY: DLO  
 DATE: 6/22/2015 10:21:06 AM

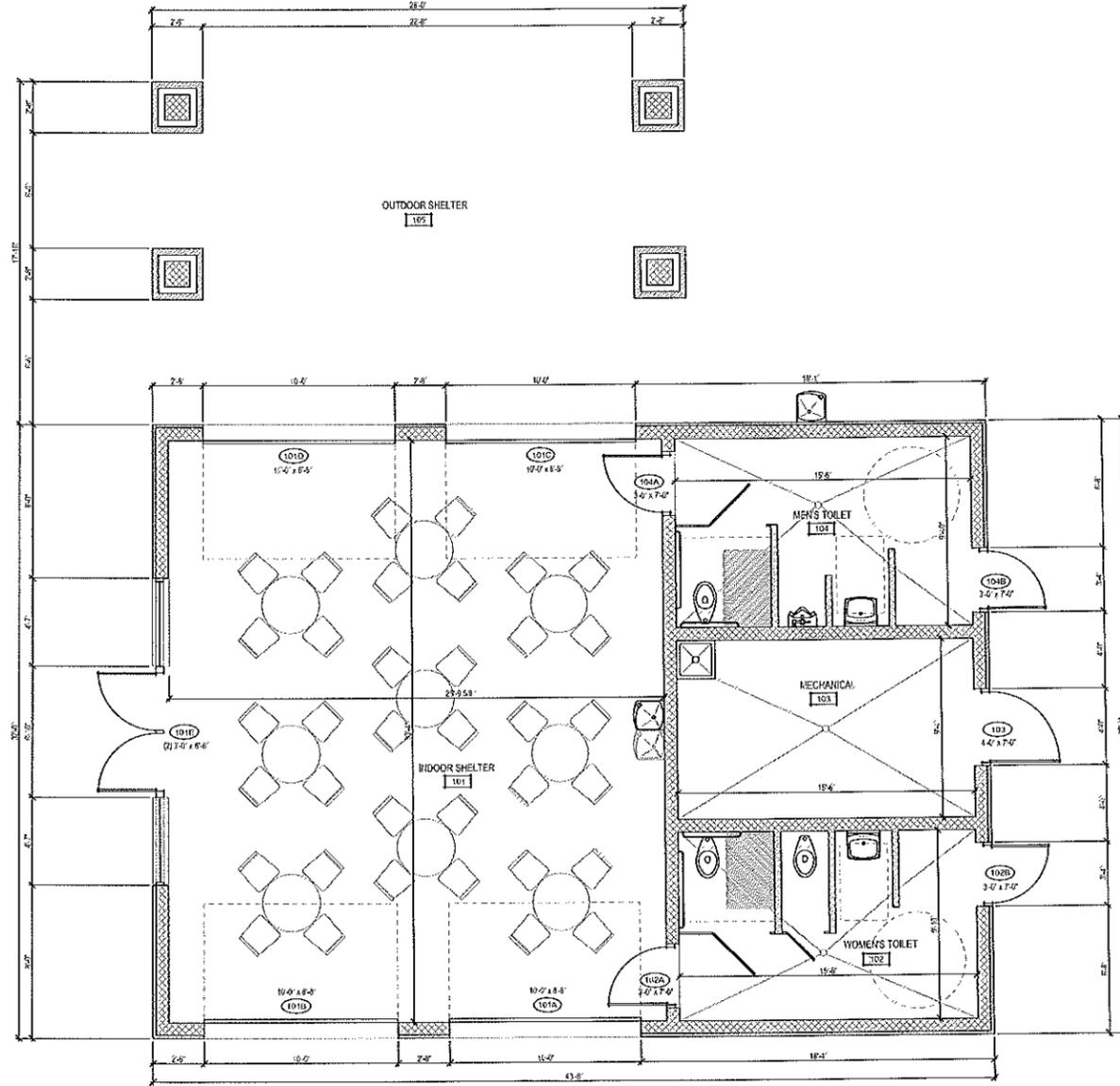
| ISSUANCES | REVISIONS |
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**C601**

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FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

1901 S.F.



**PRELIMINARY - NOT FOR CONSTRUCTION**

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

PROJECT NUMBER: 58790  
 APPROVED BY: XXX  
 REVIEWED BY: XXX  
 DRAWN BY: BTW  
 6/22/2015 10:38:47 AM

FLOORPLAN

HUEGEL-JAMESTOWN  
 PARK SHELTER  
 CITY OF FITCHBURG  
 FITCHBURG, WI

**Angus Young**  
 Architecture  
 Engineering  
 Interior Design  
 Balance in Creativity  
 555 South River Street, Janesville, WI 53404-7183  
 Ph: 608.746.1336 Fax: 608.746.0364  
 www.angusyoung.com

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| ISSUANCES | REVISIONS |
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A101





**SECTION 01 74 20  
CONSTRUCTION WASTE MANAGEMENT**

**PART 1 - GENERAL**

**1.01 DESCRIPTION**

- A. The Owner has established that this project shall include proactive measures for waste management participation by all parties to the contract.
1. The purpose of this program is to ensure that during the course of the Project all diligent means are employed to pursue practical and economically feasible waste management and recycling options.
  2. Upon award, each subcontractor shall be required to furnish documentation from suppliers or manufacturers regarding waste management and recycling options for those products and procedures furnished.
  3. Waste disposal to landfills shall be minimized.
- B. Definitions:
1. Waste: Any material that has reached the end of its intended use. Waste includes salvageable, returnable, recyclable and reusable construction materials that would otherwise be discarded or destroyed.
  2. Construction waste: Solid wastes including, but not limited to, building materials, packaging materials, debris and trash resulting from construction operations.
  3. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.
  4. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.
  5. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.
  6. Salvage and Reuse: Recovery of demolition or construction waste and subsequent incorporation in to the work.
  7. Hazardous waste: Any material or byproduct of construction that is regulated by the Environmental Protection Agency and that may not be disposed in any landfill or other waste end-source without adherence to applicable laws.
  8. Trash: Any product or material unable to be returned, reused, recycled or salvaged.
  9. Landfill: Any public or private business involved in the practice of trash disposal.
  10. Waste Management Plan: A Project-related plan for the collection, transportation, and disposal of the waste generated at the construction site.

**1.02 PERFORMANCE REQUIREMENTS**

- A. General: Develop waste management plan that results in end-of-Project rates for salvage/recycling of a minimum of 50% by weight of total waste generated by the Work.
- B. Salvage/Recycle Requirements: Owner's goal is to salvage and recycle as much non-hazardous construction waste as possible including the following materials:
1. Site clearing waste
  2. Masonry and CMU
  3. Lumber
  4. Wood sheet material
  5. Wood trim
  6. Metals
  7. Roofing

8. Insulation
9. Carpet and pad
10. Gypsum Board
11. Piping
12. Electrical conduit
13. Packaging: Regardless of salvage/recycle goal indicated above, salvage and recycle 100% of the following uncontaminated packaging materials:
  - a. Paper
  - b. Cardboard
  - c. Boxes
  - d. Plastic sheet and film
  - e. Polystyrene packaging
  - f. Wood crates
  - g. Plastic pails

### **1.03 SUBMITTALS:**

- A. Project information: Construction Waste Management Plan.
- B. Waste Reduction Progress Reports: Concurrent with each Application for Payment, submit copies of report. Include the following information:
  1. Material category
  2. Generation point of waste
  3. Total quantity of waste in tons
  4. Quantity of waste recycled, both estimated and actual in tons.
  5. Total quantity of waste recovered in tons.
  6. Total quantity of waste recovered as a percentage of total waste.
- C. Waste Reduction Calculations: Before request for Substantial Completion, submit copies of calculated and of Project rates for salvage, recycling, and disposal as a percentage of total waste generated by the Work.
- D. Record of Donations: Indicate receipt and acceptance of salvageable waste donated to individuals and organizations. Indicate whether organization is tax exempt.
- E. Record of Sales: Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax exempt.
- F. Recycling and processing Facility Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifest, weight tickets, receipts, and invoices.
- G. Qualification data: For refrigerant recovery technician.

### **1.04 QUALITY ASSURANCE**

- A. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Waste Management Conference: Environmental Project Manager shall conduct conference at Project site to review methods and procedures related to waste management including but not limited to, the following:
  1. Review and discuss Waste Management Plan.
  2. Review requirements for documenting quantities of each type of waste and its disposition.
  3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.

4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
5. Review waste management requirements for each trade.

#### **1.05 CONSTRUCTION WASTE MANAGEMENT PLAN**

- A. General: Develop plan consisting of waste identification, waste reduction work plan, and cost/revenue analysis. Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.
- B. Waste Identification: Indicate anticipated types and quantities of construction waste generated by the Work. Include estimated quantities and assumptions for estimates.
- C. Waste Reduction Work Plan: List each type of waste and whether it will be recycled, or disposed in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling of transportation procedures.
  1. Recycled Materials: Assign recycling to recycling subcontractor. Or list local receivers and processors, and type of recycled materials each will accept. Include names, addresses, and telephone numbers.
  2. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility. List hazardous material waste and disposal separately.
  3. Handling and Transportation Procedures: include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location on Project site where materials separation will be located.
- D. Cost/Revenue Analysis: Indicate total cost of waste disposal as if there was no waste management plan and net additional cost or net savings resulting from implementing waste management plan. Include the following:
  1. Total quantity of waste.
  2. Estimated cost of disposal (cost per unit). Include hauling and tipping fees and cost of collection containers for each type of waste.
  3. Total cost of disposal (with no waste management).
  4. Revenue from salvaged materials.
  5. Revenue from recycled materials.
  6. Savings in hauling and tipping fees by donating materials.
  7. Savings in hauling and tipping fees that are avoided.
  8. Handling and transportation costs. Include cost of collection containers for each type of waste.
  9. Net additional cost or net savings from waste management plan.
- E. Waste Management plan shall include locations of sorting and waste storage facilities on Site Plan of Project.

#### **PART 2 - PRODUCTS – NOT USED**

#### **PART 3 - EXECUTION**

##### **3.01 CONSTRUCTION WASTE MANAGEMENT PLAN IMPLEMENTATION:**

- A. Implement waste management plan as approved by Construction Manager. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract. Comply with the following procedures:
  1. Define specific areas to facilitate separation of materials for recycling, salvage, reuse or return.

2. Separate construction waste by type at Project site to maximum extent practical.
  3. Recycle and waste bin areas are to be maintained in an orderly manner and clearly marked to avoid contamination of materials. Inspect containers and bins weekly for contamination and remove contaminated materials found.
  4. Do not mix recyclable materials.
  5. Stockpile processed materials on site without intermixing with other materials. Place, grade, and shape stockpile to drain surface water. Cover to prevent windblown dust.
  6. Store materials away from construction area. Do not store within drip line or remaining trees.
  7. Store components off the ground and protect from weather.
  8. Remove construction waste off Owner's property and transport to appropriate receiver or processor.
- B. Hazardous Wastes: Store in secure areas and comply with following:
1. Hazardous wastes shall be separated, stored and disposed of in accordance with local and EPA regulations and additional criteria listed below:
    - a. Building products manufactured with PVC or containing chlorinated compounds shall not be incinerated.
    - b. Disposal of fluorescent tubes to open containers is not permitted.
- C. Unused fertilizers shall not be co-mingled with construction waste.
- D. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work occurring at the Project site.
1. Distribute waste management plan to everyone concerned within seven days of submittal return.
  2. Distribute waste management plan to entities when they first begin work on the site. Review plan procedures and locations established for salvage, recycle, and disposal.
- E. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged, recycled, reused, donated, and sold.
  2. Comply with environmental controls specified in Division 1 Section 01 50 00 "Temporary Facilities, Construction Controls and Facilities."
- F. Submit "Waste Reduction Progress Reports" each month as part of Application for Payment.
1. Materials identified in Report shall be reported by weight.
  2. Where weight is not applicable, Contractor shall report materials by units applicable to material recipient.
  3. Procure receipts or other validation of waste management procedures and include them as part of the submittal.

### **3.02 RECYCLING CONSTRUCTION WASTE – GENERAL**

- A. General: Recycle paper and beverage containers used by on site workers.
- B. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall be shared equally by owner and Contractor.

### **3.03 DISPOSAL OF WASTE**

- A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
  - 1. Except otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
  - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Burning: Do not burn waste materials on site.
- C. Disposal: Transport waste materials off Owner's property and legally dispose of them.

**END OF SECTION**

Wednesday, July 01, 2015

Ms. Susan Badtke  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Re: ADR Comment Responses  
CoFitchburg Huegel-Jamestown Park Shelter

Page 1 of 3

Dear Ms. Badtke:

The following comments have been received from City of Fitchburg staff in regards to the ADR request submitted for the proposed park shelter at Juegel Jamestown Park. Detailed written responses follow each of the listed comments. Revised plans with corresponding revisions accompany these comment responses.

Planning Staff Comments:

1. Landscape plan

A/E Response - Existing/Demo landscaping shown on sheet C100. Proposed new landscaping shown on sheet C101. New landscaping limited to additional swamp white oak tree at Northwest corner of new shelter. Lawn restoration will be conducted by the parks department at project completion.

2. Is the light fixture full cut off or dark sky?

A/E Response - Per the cutsheet included with the application package, "Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance."

3. It seems like a great deal of maintenance will be required. Will it be preferable to use an aluminum fascia, and soffit rather than engineered wood?

A/E Response - Material revised to aluminum per notes on revised sheet A401.

4. They use engineered wood to the base, some of these products have limitations that they need to be used a certain distance above grade. Does the wood you propose have such a limitation?

A/E Response - Base trim revised to cement board, for durability at base of wall. Notes revised on sheet A401.

5. Would the first foot or so be better off as a concrete masonry unit of some sort, rather than wood.

A/E Response - Base trim revised to cement board, for durability at base of wall. Notes revised on sheet A401. Masonry veneer omitted due to budget restraints.

6. Provide color and material board for the meeting.

A/E Response - Color board to be compiled.

7. Sheet A401, top drawing has the capstone cap arrow pointing to brick not to the cap.

A/E Response - Arrow has been repositioned to capstone location. Revised sheet A401 is attached.

8. What material are the overhead doors?

A/E Response - The overhead door material is aluminum with bronze anodized finish. Insulated glass panel inserts are proposed to maximize light infiltration and visibility. Product literature is attached for reference.

9. The water fountain should have be a type that allows filling of a water bottle. Hydration station as well as drinking fountain.

A/E response - Water fountain with bottle fill can be specified. Water cooling capability has already been omitted to reduce fixtur cost. Bottle fill will add cost.

10. Will the mower be able to drive between the retaining walls or will you need a hand mower? It seems like it could have issues given the angles.

A/E Response - Parks staff will finish these areas with appropriate material, based on desired maintenance. Grass or crushed stone have been proposed.

11. Would it not have made more sense for the restroom doors to be on the westerly elevation so that when you drive west on the street you are not viewing plain restroom doors? The west elevation is more pleasant to look at than the east.

A/E Response - The west elevation offered better site lines to the ice skating areas, therefore large windows and doors were located here. Locating toilet room doors on a more visible side, facing the street, allows for better visibility and user safety. Scott reviewed this layout with the City police department.

#### Public Works Comments:

##### General Comments

1. Please confirm the proposed size and location of the refuse and recycling container(s).

A/E Response - Rollable tote refuse and recycling containers are proposed for this site, similar to what is utilized at McKee and McGaw Park shelters. Containers will be kept outside of building, along exterior wall.

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

A/E Response - Construction waste management specifications have been attached for review.

#### Transportation Comments:

1. Provide a concrete pad for bike parking at the shelter. I would recommend placing 3 of our custom leaf racks. Details for the bike parking layout can be found in the 2008 Bicycle and Pedestrian Plan which is available on the City's website at: <http://wi-fitchburg.civicplus.com/228/Transportation-Planning>.

A/E response - Sheet C101 has been updated to include bike rack locations, at the South corner of the building.

#### 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>).

A/E Response - Design team will submit the ECSWM application once ADR is complete, as impervious areas and land disturbance could change depending on review comments.

Re: ADR Comment Responses  
CoFitchburg Huegel-Jamestown Park Shelter

Page 3 of 3

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley Werginz".

Bradley Werginz, Project Manager, AIA

Copy to: File  
Mr. Scott Endl  
Ms. Tracy Foss

Thursday, July 02, 2015

Ms. Susan Badtke  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Re: ADR - Secondary Review Comments  
CoFitchburg Huegel-Jamestown Park Shelter

Page 1 of 1

Dear Ms. Badtke:

The following comments have been received from City of Fitchburg staff as a follow up to A/E submitted comment responses from the initial ADR review for the proposed park shelter at Huegel Jamestown Park. Detailed written responses follow each of the listed comments. Revised plans with corresponding revisions accompany these comment responses.

Follow-up to comment 4: Some cementitious siding has some limitations as pre-engineered wood. Often the material has to be a certain distance above grade. Please comment on whether the selected material has such limitations.

A/E Response - Manufacturer recommends minimum 8" clearance between base trim/siding and adjacent grade. First course of exterior wall masonry will be modified to 10" deep unit, with trim and siding above, to accommodate this clearance recommendation. Elevations and wall sections have been updated accordingly.

Follow-up to comment 9: Regarding the water fountain - what is the opinion of the Parks Dept.?

A/E Response - Per Scott Endl, parks will respond to Susan next week regarding water fountain bottle fillers.

Sincerely,



Bradley Werginz, Project Manager, AIA

Copy to: File

# City of Fitchburg

## Committee or Commission Referral

---

Direct Referral Initiated by:  
Direct Referral Approved by:

Date Referred: 6/9/2015  
Date to Report Back: 7/28/2015

Ordinance Number:  
Resolution Number: R-65-15

---

Sponsored by: Mayor

Drafted by: Planning / Zoning

**TITLE:** Release of utility rights in platted and dedicated right-of-way for Bud's Drive and a portion of Marketplace Drive

**Background:** For the possible Sub-Zero expansion to occur in Fitchburg, they are requesting to discontinue (i.e. vacate) Bud's Drive and the portion of Marketplace Drive that is west of the Badger Trail. This resolution releases city utility rights in the current corridors.

| Order | Referred To           | Staff Contact | Place on Agenda For | Action Taken On Referral |
|-------|-----------------------|---------------|---------------------|--------------------------|
| 1     | Plan Commission       | Hovel/Badtke  | July 21, 2015       |                          |
| 2     | Board of Public Works | Horton        | July 20, 2015       |                          |

Amendments:

Common Council  
Initiated By

Thomas D. Hovel  
Drafted By

Plan Commission Public Works  
Refer to

5/29/2015 rev. 6/18  
Date

**RESOLUTION NO. R-65-15**  
**Release of Utility Rights in Platted and Dedicated Right of Way for**  
**Bud's Drive and a Portion of Marketplace Drive**

WHEREAS, Certified Survey Map No. 9217, recorded in Volume 52 of Certified Survey Maps, pages 96-99, as Document No. 3085565, created roadways on said Certified Survey Map known as Bud's Drive, and part of Marketplace Drive, and

WHEREAS, the sections of streets are an improved public roadway are more fully described in Exhibits A and B, and

WHEREAS, it is in the public interest to discontinue one section of Marketplace Drive (identified as parcel 2 in Exhibit A), and

WHEREAS, With the street discontinuance it is appropriate to for the Fitchburg Utility and the City of Fitchburg to release any rights they may have for utility construction in such right-of ways.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

- (A) That the Utility rights in the portion of Marketplace, more fully described as parcel 2 in Exhibit A and B, is hereby released.
- (B) That the Mayor and Clerk are hereby authorized to execute the necessary release documents to affect this resolution upon satisfaction of all conditions.
- (C) A fully executed agreement, to be recorded, having the replacement roads and utility easements with the city of Fitchburg is concluded prior to the signing and recording of the release document(s). The release of rights identified herein only takes effect upon the recording of the agreement and any required additional utility easements.
- (D) Due to discontinuance of street segments authorized by Resolution R-66-15, the applicant shall provide easements for existing public water main identified as parcels 1 and 3 in Exhibits A and B.

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

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

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

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

EXHIBIT A

LEGAL DESCRIPTIONS OF STREET TO BE DISCONTINUED

Utility Rights are being released for Parcel 2 only.

Parcel 1:

All of Bud's Drive located in the SW1/4 of the NW1/4 of Section 8, T9N, R8E, City of Fitchburg, Dane County, Wisconsin to-wit: Beginning at the West 1/4 corner of said Section 8; thence N01°26'48"E, 1005.17 feet; thence S89°10'20"E, 80.00 feet; thence S01°26'48"W, 1016.40 feet; thence S88°50'14"W, 51.76 feet; thence N08°15'53"E, 14.19 feet; thence S88°50'14"W, 30.00 feet to the point of beginning. Containing 81,008 square feet (1.860 acres).

Parcel 2:

A portion Marketplace Drive located in the SW1/4 of the NW1/4 of Section 8, T9N, R8E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the West 1/4 corner of said Section 8; thence N88°50'14"E, 30.00 feet; thence S08°15'53"W, 14.19 feet; thence N88°50'14"E, 51.76 feet to the point of beginning; thence N01°26'48"E, 195.52 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 110.30 feet and a chord which bears S44°51'30"E, 159.50 feet; thence N88°50'14"E, 779.98 feet to a point of curve; thence northeasterly along a curve to the left which has a radius of 117.00 feet and a chord which bears N42°55'11"E, 168.09 feet; thence S02°59'52"E, 200.84 feet; thence S88°50'14"W, 1022.44 feet to the point of beginning. Containing 87,605 square feet (2.011 acres).

Parcel 3:

A portion Marketplace Drive located in the SW1/4 of the NW1/4 of Section 8, T9N, R8E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the West 1/4 corner of said Section 8; thence N88°50'14"E, 30.00 feet; thence S08°15'53"W, 14.19 feet; thence N88°50'14"E, 1074.20 feet to the point of beginning; thence N02°59'52"W, 410.69 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 183.00 feet and a chord which bears N22°07'50"E, 155.42 feet; thence S02°59'52"E, 539.51 feet; thence N88°50'14"E, 17.01 feet; thence S02°59'52"E, 14.01 feet; thence S88°50'01"W, 83.05 feet to the point of beginning. Containing 33,871 square feet (0.778 acres).



RELEASE OF UTILITY RIGHTS IN PLATTED and  
DEDICATED RIGHT-OF-WAY

Legal Description: See Exhibit A

Recording Area

Return to:

City Clerk  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Parcel Number:

060908285752

1. The undersigned, hereby releases all right, title and interest which it may have in a certain public utility rights in dedicated right-of-ways of Bud's Drive and the portion of Marketplace Drive west of the Badger Trail, more particularly described as parcels 1 through 3 in Exhibit A.
2. Attached hereto as Exhibit B is a map showing the portion of the public utility easement to which the undersigned is relinquishing its rights.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

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

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

STATE OF WISCONSIN

COUNTY OF DANE

The forgoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2015, by the above-named Stephen L. Arnold and Patti Anderson to me known to be the Mayor and City Clerk (respectively) of the City of Fitchburg and the persons who executed and acknowledged the foregoing instrument, being duly authorized to do so.

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

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

My commission expires:\_\_\_\_\_.

This document is authorized by Resolution R-65-15 adopted on \_\_\_\_\_, 20\_\_.  
This document was drafted by the Planning Department, City of Fitchburg.

EXHIBIT A

LEGAL DESCRIPTIONS OF STREET TO BE DISCONTINUED  
And which Utility Rights are being released

Parcel 1:

All of Bud's Drive located in the SW1/4 of the NW1/4 of Section 8, T9N, R8E, City of Fitchburg, Dane County, Wisconsin to-wit: Beginning at the West 1/4 corner of said Section 8; thence N01°26'48"E, 1005.17 feet; thence S89°10'20"E, 80.00 feet; thence S01°26'48"W, 1016.40 feet; thence S88°50'14"W, 51.76 feet; thence N08°15'53"E, 14.19 feet; thence S88°50'14"W, 30.00 feet to the point of beginning. Containing 81,008 square feet (1.860 acres).

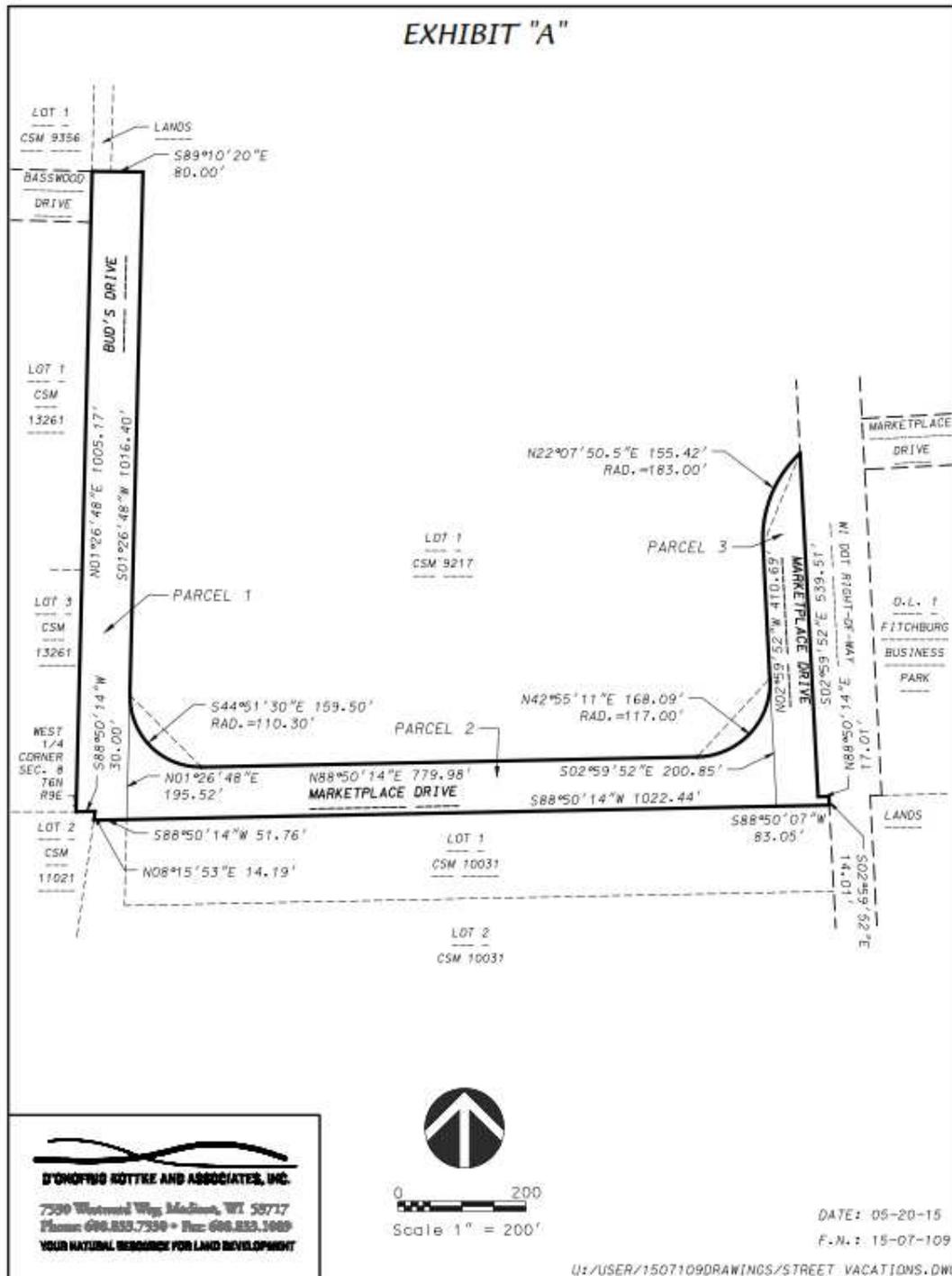
Parcel 2:

A portion Marketplace Drive located in the SW1/4 of the NW1/4 of Section 8, T9N, R8E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the West 1/4 corner of said Section 8; thence N88°50'14"E, 30.00 feet; thence S08°15'53"W, 14.19 feet; thence N88°50'14"E, 51.76 feet to the point of beginning; thence N01°26'48"E, 195.52 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 110.30 feet and a chord which bears S44°51'30"E, 159.50 feet; thence N88°50'14"E, 779.98 feet to a point of curve; thence northeasterly along a curve to the left which has a radius of 117.00 feet and a chord which bears N42°55'11"E, 168.09 feet; thence S02°59'52"E, 200.84 feet; thence S88°50'14"W, 1022.44 feet to the point of beginning. Containing 87,605 square feet (2.011 acres).

Parcel 3:

A portion Marketplace Drive located in the SW1/4 of the NW1/4 of Section 8, T9N, R8E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the West 1/4 corner of said Section 8; thence N88°50'14"E, 30.00 feet; thence S08°15'53"W, 14.19 feet; thence N88°50'14"E, 1074.20 feet to the point of beginning; thence N02°59'52"W, 410.69 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 183.00 feet and a chord which bears N22°07'50"E, 155.42 feet; thence S02°59'52"E, 539.51 feet; thence N88°50'14"E, 17.01 feet; thence S02°59'52"E, 14.01 feet; thence S88°50'01"W, 83.05 feet to the point of beginning. Containing 33,871 square feet (0.778 acres).

EXHIBIT B—MAP OF STREETS and UTILITY RIGHTS TO BE DISCONTINUED



Drawing electronically copied into document and is not to scale.

# City of Fitchburg

## Committee or Commission Referral

---

Direct Referral Initiated by:  
 Direct Referral Approved by:

Date Referred: **6/9/2015**  
 Date to Report Back: **7/28/2015**

Ordinance Number:  
 Resolution Number: **R-66-15**

Sponsored by: Mayor

Drafted by: Planning / Zoning

**TITLE:** Final Resolution to Discontinue a Portion of Marketplace Drive and All of Bud's Drive, Remove from Official Map and Convey Title to Property Owner

**Background:** For the possible Sub-Zero expansion to occur in Fitchburg, they are requesting to discontinue (i.e. vacate) Bud's Drive and the portion of Marketplace Drive that is west of the Badger Trail. Under the statutory procedure the council needs to introduce a resolution to discontinue the streets at least 40 days before the public hearing. Public hearing and action on the resolution is set for 7/28/2015. The hearing requires a class III public hearing notice as well as the service of the hearing to adjoining property owners at least 30 days prior to the hearing date.

| Order | Referred To     | Staff Contact | Place on Agenda For | Action Taken On Referral |
|-------|-----------------|---------------|---------------------|--------------------------|
| 1     | Plan Commission | Hovel/Badtke  | July 21, 2015       |                          |
| 2     |                 |               |                     |                          |

Amendments:

**FINAL RESOLUTION TO DISCONTINUE  
A PORTION OF MARKETPLACE DRIVE  
AND ALL OF BUD'S DRIVE AND  
CONVEY TITLE TO PROPERTY OWNER**

**Legal Description:**  
See Exhibit A

Common Council  
Initiated By

Plan Commission  
Refer to

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

Parcel No's: 060908285752

Thomas D. Hovel  
Drafted By

5/29/2015  
Date

**RESOLUTION NO. R-66-15  
FINAL RESOLUTION TO DISCONTINUE A PORTION OF MARKETPLACE DRIVE  
AND ALL OF BUD'S DRIVE, REMOVE FROM OFFICIAL MAP  
AND CONVEY TITLE TO PROPERTY OWNER**

WHEREAS, Certified Survey Map No. 9217, recorded in Volume 52 of Certified Survey Maps, pages 96-99, as Document No. 3085565, created roadways on said Certified Survey Map known as Bud's Drive, and part of Marketplace Drive, and

WHEREAS, the sections of streets are an improved public roadway are more fully described in Exhibits A and B, and

WHEREAS, it is in the public interest to discontinue Bud's Drive (identified as parcel 1 in Exhibit A) and the two sections of Marketplace Drive (identified as parcels 2 and 3 in Exhibit A), and

WHEREAS, the discontinuance of said street parcels (See Exhibit A) has been initiated by the Common Council of the City of Fitchburg, a fourth class city, by introduction of this resolution on June 9, 2015, and

WHEREAS, any lands now lying within such portion of Bud's Drive and Marketplace Drive have been found by the Plan Commission and this Council to be surplus lands, and

WHEREAS, a duly-noticed public hearing has been held on July 28, 2015 under Section 66.100 Wis. Stats, and under 62.23(6)(c) Wis. Stats.;

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

- (A) That the portion of Marketplace Drive which runs east-west lying west of the north to south segment of Marketplace Drive and east of Bud's Drive more fully described as parcel 2 in Exhibit A be, and the same hereby is, discontinued under Section 66.1003 Wis. Stats.
- (B) That Bud's Drive lying east of Basswood Drive and west of Marketplace Drive more fully described as parcel 1 in Exhibit A be, and the same hereby is, discontinued under Section 66.1003 Wis. Stats.
- (C) That said street sections noted in (A) and (B) above are hereby removed from the Official Map of the City of Fitchburg.
- (D) That the land now included within Bud's Drive and the east-west portion of Marketplace Drive, more fully described as parcels 1 and 2 in Exhibit A be, and the same hereby are, declared to be surplus lands, and that title to such lands shall revert pursuant to 66.1005(1) to the owner of lot 1 Certified Survey Map No. 9217.
- (E) Items (A) through (D), above, shall take effect upon a fully executed and recorded agreement for replacement and connectivity of roads as outlined in Exhibit B, the crossing of the Badger Trail (a rail to trail corridor) and utility extensions and/or easements with the city of Fitchburg.
- (F) The portion of Marketplace Drive which runs in a north-south direction west of, and parallel to, the Badger Trail, more fully described as parcel 3 in Exhibit A shall not be discontinued or declared surplus property in accord with item (D), above until item (E), above has been satisfied, and that the Commerce Park Drive extension and streets A, B and C noted in Exhibit B are fully installed, accepted and open for public use. An agreement for installation of Commerce Park Drive, street A and the temporary public access connection (see G) shall be required, including timing of the completion of such streets.
- (G) Sub-Zero shall provide a 28' wide paved temporary access road in a location as identified in Exhibit B, until such time as new streets B (including crossing of the Badger Trail) and C as shown in Exhibit B have been completed, accepted, and open to the public for use.
- (H) Approval of the Badger Trail crossing for streets A and B, from the Southwest Rail Transit Commission.

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

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

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

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

EXHIBIT A (p. 1 of 2)

LEGAL DESCRIPTIONS OF STREET TO BE DISCONTINUED

Parcel 1:

All of Bud's Drive located in the SW1/4 of the NW1/4 of Section 8, T9N, R8E, City of Fitchburg, Dane County, Wisconsin to-wit: Beginning at the West 1/4 corner of said Section 8; thence N01°26'48"E, 1005.17 feet; thence S89°10'20"E, 80.00 feet; thence S01°26'48"W, 1016.40 feet; thence S88°50'14"W, 51.76 feet; thence N08°15'53"E, 14.19 feet; thence S88°50'14"W, 30.00 feet to the point of beginning. Containing 81,008 square feet (1.860 acres).

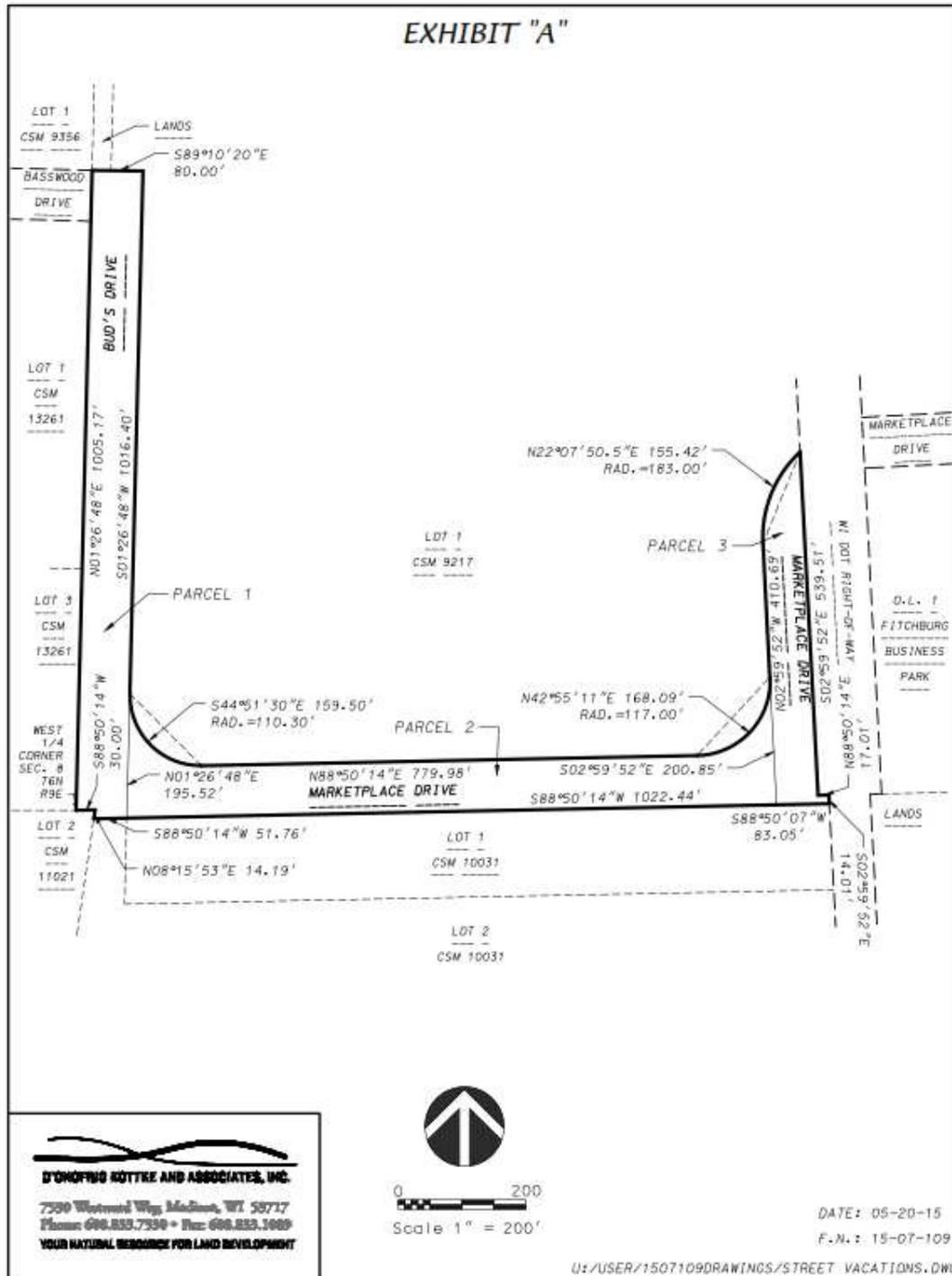
Parcel 2:

A portion Marketplace Drive located in the SW1/4 of the NW1/4 of Section 8, T9N, R8E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the West 1/4 corner of said Section 8; thence N88°50'14"E, 30.00 feet; thence S08°15'53"W, 14.19 feet; thence N88°50'14"E, 51.76 feet to the point of beginning; thence N01°26'48"E, 195.52 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 110.30 feet and a chord which bears S44°51'30"E, 159.50 feet; thence N88°50'14"E, 779.98 feet to a point of curve; thence northeasterly along a curve to the left which has a radius of 117.00 feet and a chord which bears N42°55'11"E, 168.09 feet; thence S02°59'52"E, 200.84 feet; thence S88°50'14"W, 1022.44 feet to the point of beginning. Containing 87,605 square feet (2.011 acres).

Parcel 3:

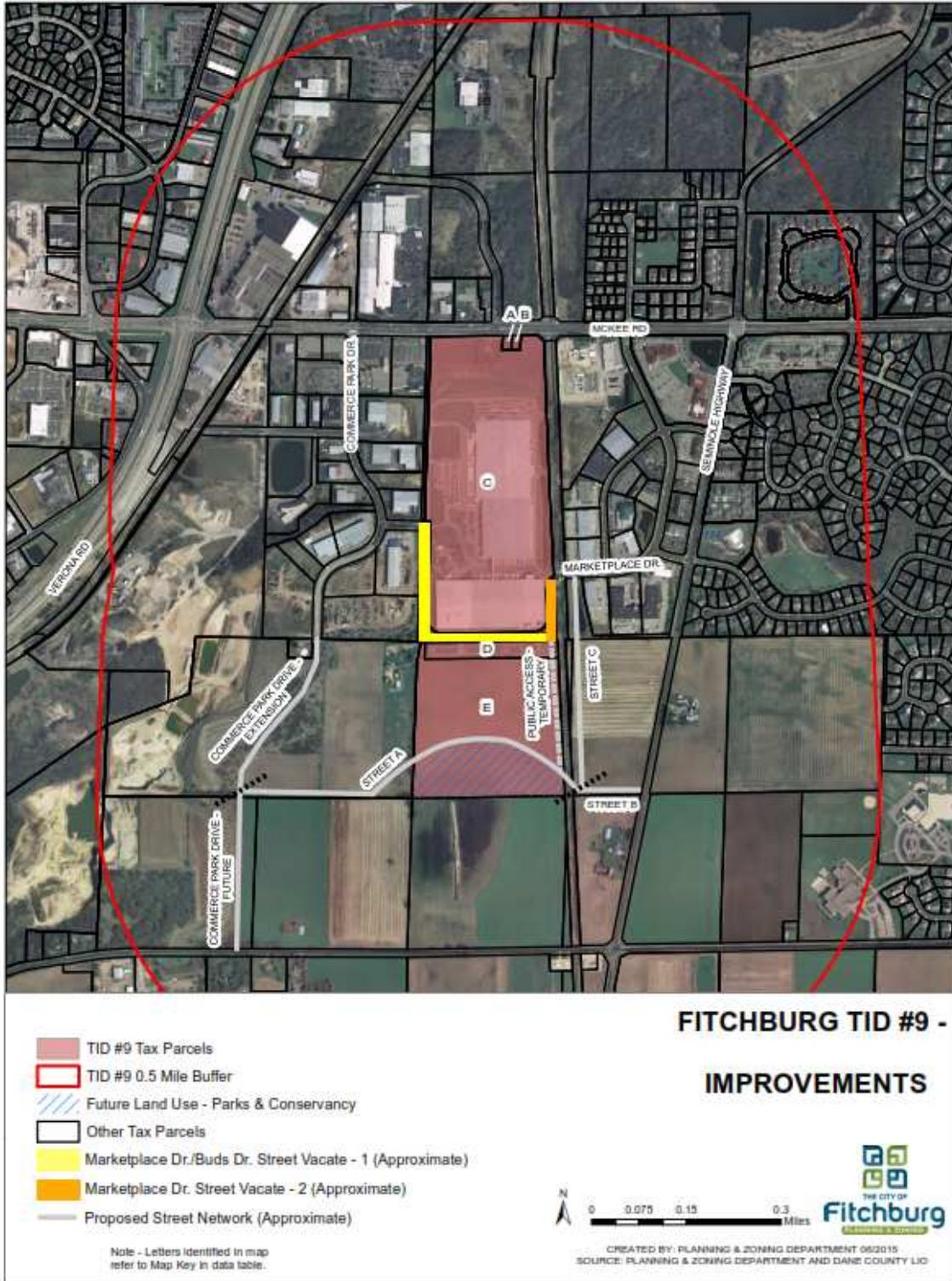
A portion Marketplace Drive located in the SW1/4 of the NW1/4 of Section 8, T9N, R8E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the West 1/4 corner of said Section 8; thence N88°50'14"E, 30.00 feet; thence S08°15'53"W, 14.19 feet; thence N88°50'14"E, 1074.20 feet to the point of beginning; thence N02°59'52"W, 410.69 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 183.00 feet and a chord which bears N22°07'50"E, 155.42 feet; thence S02°59'52"E, 539.51 feet; thence N88°50'14"E, 17.01 feet; thence S02°59'52"E, 14.01 feet; thence S88°50'01"W, 83.05 feet to the point of beginning. Containing 33,871 square feet (0.778 acres).

EXHIBIT A (p. 2 of 2)—MAP OF STREETS TO BE DISCONTINUED



Drawing electronically copied into document and is not to scale.

E XHIBIT B (p. 1 of 1)



Note Street vacation or discontinuance, under the resolution, requires certain conditions to be met for each different colored segment.

# City of Fitchburg

## Committee or Commission Referral

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Direct Referral Initiated by:  
Direct Referral Approved by:

Date Referred: **July 14, 2015**  
Date to Report Back: **July 28, 2015**

Ordinance Number:  
Resolution Number: R-74-15

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Sponsored by: Mayor

Drafted by: Public Works

**TITLE: A RESOLUTION GRANTING A PRIVATE SANITARY SEWER EASEMENT ON LOT 2 OF CSM 445 (MCGAW PARK) TO 5267 LACY ROAD, CITY OF FITCHBURG, WISCONSIN**

---

### Background:

Per Ordinance 40-631, parcels are required to connect to public sanitary sewer and abandon their septic system within 90 days of notification if they are located with the utility adjacent to a utility sewer. A public utility sanitary sewer is located adjacent to 5267 Lacy Road along Lacy Road. The sanitary sewer service stub for this property is terminated on the west side of the McGaw Park entrance within the right-of-way. In order to accommodate this sanitary sewer connection, an easement across McGaw Park property is needed. The DNR is agreeable to this easement as long as there will not be any above ground structures, the site will be restored to pre-existing conditions or better within 12 months of ground disturbance, and there will not be present or future impacts to the outdoor recreational opportunities in the recreational area.

5267 Lacy Road is in the process of being sold. To expedite this approval process this easement has been placed on the July 9, 2015 Parks Commission agenda for action.

| Order | Referred To         | Staff Contact | Place on Agenda For | Action Taken On Referral |
|-------|---------------------|---------------|---------------------|--------------------------|
| 1     | Planning Commission | Hovel         | 7/21/15             |                          |
| 2     |                     |               |                     |                          |
| 3     |                     |               |                     |                          |
| 4     |                     |               |                     |                          |

Amendments:

Stephen L. Arnold  
Introduced by

Public Works  
Drafted by

Planning  
Committee

July 14, 2015  
Date

**RESOLUTION R-74-15**

**A RESOLUTION GRANTING A PRIVATE SANITARY SEWER EASEMENT ON LOT 2 OF CSM 445 (MCGAW PARK) FOR 5267 LACY ROAD, CITY OF FITCHBURG, WISCONSIN**

**WHEREAS**, per Ordinance 40-631, parcels are required to connect to public sanitary sewer and abandon their septic system within 90 days of notification if they are located with the utility adjacent to a utility sewer; and

**WHEREAS**, a public sanitary sewer is located adjacent to 5267 Lacy Road along Lacy Road; and

**WHEREAS**, the sanitary sewer service stub for this property is terminated within the right-of-way on the west side of the McGaw Park entrance (Lot 2 of CSM 445); and

**WHEREAS**, in order to accommodate this sanitary sewer connection, an easement across McGaw Park property is needed; and

**WHEREAS**, the DNR is agreeable to this easement as long as there will not be any above ground structures within the easement, the site will be restored to pre-existing conditions or better within 12 months of ground disturbance, and there will not be present or future impacts to the outdoor recreational opportunities in the recreational area.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Common Council of the City of Fitchburg that it approves granting a private sanitary sewer easement on Lot 2 of CSM 445 (McGaw Park) for 5267 Lacy Road.

**BE IT FURTHER RESOLVED**, that the Mayor and City Clerk are hereby authorized to sign the necessary documents for the recording of the easement.

Adopted by the Common Council of the City of Fitchburg this \_\_\_ day of July, 2015.

Approved By: \_\_\_\_\_  
Stephen L. Arnold Mayor

Attested By: \_\_\_\_\_  
Patti Anderson, City Clerk

PRIVATE SANITARY SEWER EASEMENT

This Private Sanitary Sewer Easement (the "easement") is granted this \_\_ day of \_\_\_\_\_ 2015, by the City of Fitchburg, ("City") to the property owner of 5267 Lacy Road, Parcel Number 225/0609-142-8605-2 (the "Grantee").

RECITALS

- A. City is the fee holder of certain real property in the City of Fitchburg, Wisconsin, as more particularly described in Recital B, below.
- B. The Grantee desires a Private Sanitary Sewer Easement over, under and across, a part of Lot 2, CSM 445, in the northwest quarter of the northwest quarter of Section 14, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows (the "Easement Area"):

Commencing at the Northeast corner of Lot 1, CSM 445;  
Thence S88°34'50"E, 44.17' along the north line of Lot 2 CSM 445 to the Point of Beginning;  
Thence S88°34'50"E, 26.03' along the north line of Lot 2 CSM 445; Thence S41°12'11"W, 106.98' to the east line of said Lot 1; Thence N00°12'34"W, 30.49' along the east line of said Lot 1; Thence N41°12'11"E, 67.32' to the Point of Beginning.

NOW, THEREFORE, for good and valuable consideration, City is agreeable to granting a Private Sanitary Sewer Easement to the Grantee on the following terms and conditions:

1. Grant of Easement. City hereby grants to the Grantee an easement over, under, and across, a part of Lot 2, as legally described in Recital B above and depicted on Exhibit A attached hereto, for the purpose of constructing, installing, operating, repairing and replacing, an underground private sanitary sewer with no above ground structures.
2. Responsibility for Costs of Private Sanitary Sewer. Grantee shall be responsible for all costs of constructing and installing the private sanitary sewer and any related facilities (the "sanitary sewer"). The Grantee shall be responsible for the normal costs of operating the sanitary sewer after it has been installed and accepted. The Grantee shall repair at Grantee's expense any and all damage to Lot 2 caused by the construction and installation of the sanitary sewer within 14 days of installation of the sanitary sewer. If, after installation of the sanitary sewer is complete, the Grantee subsequently repairs the sanitary sewer and disturbs the surfaces of Lot 2, the Grantee shall, within 14 days of completing the repairs, fill in any dirt removed, and replace and/or repair any hard surfaces, gravel and/or vegetation disturbed by the repairs, but shall not repair and/or restore any structures built upon the easement, which shall be done by City, at City's sole expense.
3. Consistent Uses Allowed. The City reserves the right to use the Property for existing and future outdoor recreational purposes that will not interfere with the Grantee's full enjoyment of the easement rights granted in this Agreement.

Recording Area

Return to:

City Clerk  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Parcel Number: 225/0609-142-8591-2

4. Covenants Run with Land. All of the terms and conditions in this agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the City and the Grantee and their respective successors and assigns. The party named as "City" in this Agreement and any successor or assign to the City as fee simple owner of the Property shall cease to have any liability under this Agreement with respect to facts or circumstances arising after the party has transferred its fee simple interest in the Property.
5. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.
6. Entire Agreement. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Dane County, Wisconsin.
7. Invalidity. If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
 By:\_\_\_\_\_

STATE OF WISCONSIN

COUNTY OF DANE

The forgoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2015, by the above-named \_\_\_\_\_ to me known to be the person who executed and acknowledged the foregoing instrument, being duly authorized to do so.

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

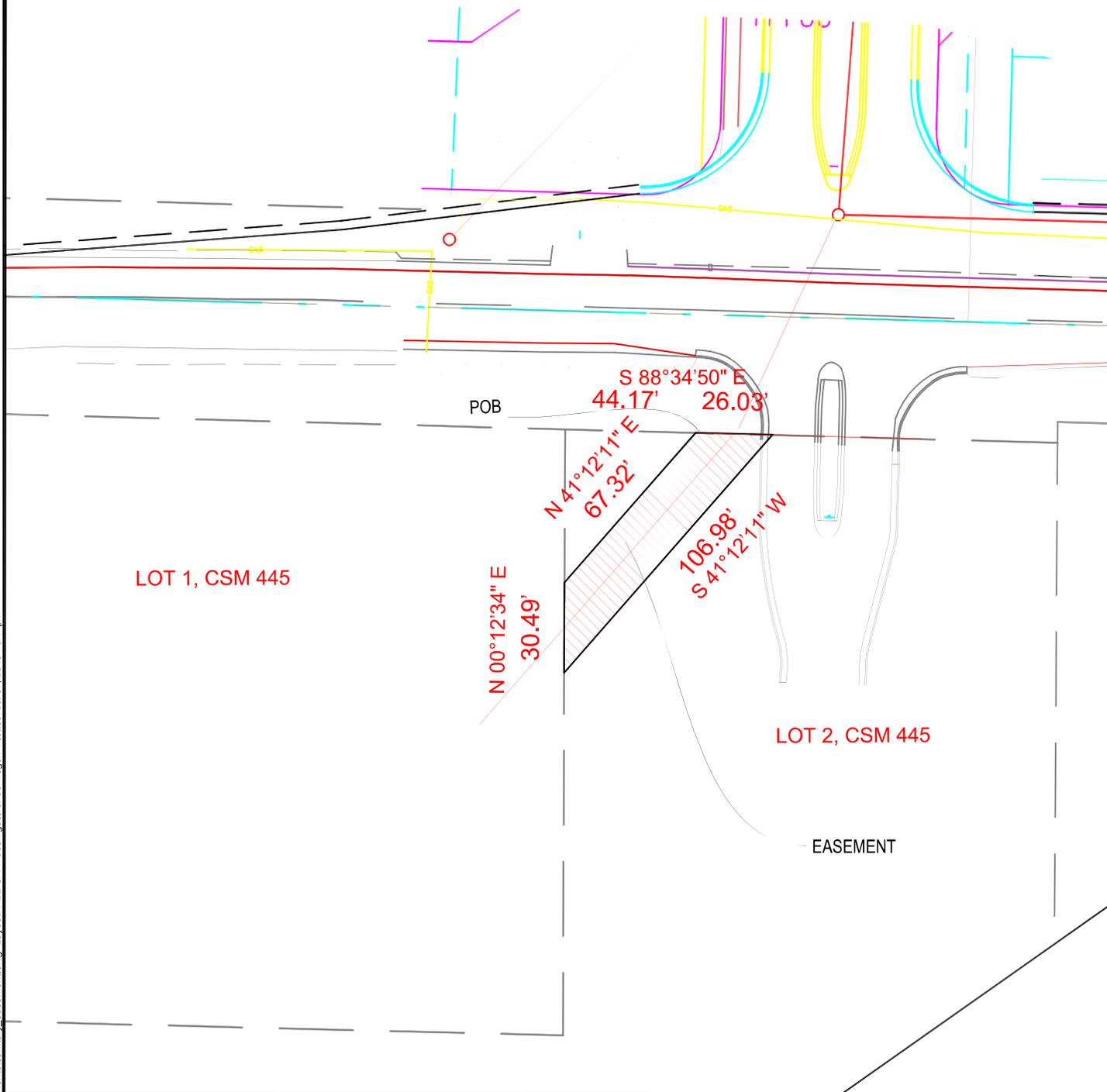
\_\_\_\_\_  
 Signature of Notary Public, State of Wisconsin  
 My Commission Expires:\_\_\_\_\_.

This document is authorized by Resolution R-74-15 adopted on \_\_\_\_\_, 2015.  
 This document was drafted by Department of Public Works, City of Fitchburg.

# EXHIBIT A

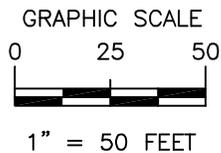
## PRIVATE SANITARY SEWER EASEMENT

PART OF LOT 2, CSM 445 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



File: M:\GIS\DATA\Plats\_CSMs\Easements\sanitary\_easement.dwg Layout: PLE-SAN User: gus.vanderwegen Plotted: Jul 07, 2015 - 6:14pm

DRAWN BY: G VanderWegen REVIEWED BY: T. FOSS



# **PARKS PLAN – 5-YEAR UPDATE – 2015-16**

- **PROPOSED TIMELINE AND PROCESS - June 2015 – February 2016**

1. Staff kick-off meeting – **Late May**
  2. Staff presentation of timeline/process to, and issues identification by:
    - Parks Commission – **June**
    - CEDA – **July**
    - Plan Commission – **July**
    - RCC - **July**
    - Board of Public Works – **August**
  3. Public opinion survey – **July**
  4. Public input meeting/workshop #1 – **August**
  5. Public input meeting/workshop #2 – **September**
  6. Staff update on timeline/process to COW – **September**
  7. Staff update on timeline/process and presentation of draft Plan to Parks Commission – **November**
  8. Staff presentation of draft plan to public (open house) – **December**
  9. Staff complete final draft – **January**
  10. Staff presentation of final draft plan and public hearing/adoption process (Relevant Committees and Council) – **February/March**
- 

- **MAJOR ISSUES**

- Standards revision (Appropriate new park/open space “placement” and identifying/prioritizing spaces and uses that reflect demographics of surrounding population, etc.)
- Emerging trends in park/open space uses as “third places” (activities for aging population, community gardens, for-profit vending, farmers markets, beer gardens, etc.)
- Taking advantage of attributes that make Fitchburg unique (trail system, agricultural identity, etc.)
- N. Fish Hatchery Road neighborhood center concept
- Long-term vision for Nine Springs property
- Trails as multi-functional (recreation, transportation, environmental corridors, etc.)

- Incorporating Recreation Dept. vision, Program Needs Study, etc.
  - Moraine Edge Park prospects
  - Heritage Circle Route concept
  - Staffing, etc.
  - “Themed” parks (one or two focused uses)
  - The preservation aspect of parks and open space
  - “Enhanced” stormwater facilities and reference to stormwater facility management documents/plans, etc.
  - Incorporation of Urban Forest Strategic Master Plan, etc.
  - Incorporation of operations/management map and development of management “plan/schedule”
  - Landscaping to ensure maximum use
  - Analysis of neighborhood park use
  - Integration of Smart Code “civic space”
  - Public-public partnerships (i.e. WDNR, Dane County lands in City)
  - User counts
- 

- **PLAN STRUCTURE/CONTENT**

1. Executive Summary
2. Introduction and Overview
3. Inventory (To include Assessment of Needs and Implementation)
4. Goals, Objectives, Policies, and Recommendations (To include Standards and Conceptual Park and Open Space Proposal)
5. Appendices

# THE OVERRIDING “GOAL” OF PUBLIC OPEN SPACE = OUTDOOR RECREATION

OUTDOOR RECREATION can take a lot of different forms and uses. “Conventional’ forms and uses include basketball/volleyball courts, baseball/softball diamonds, and play equipment.....these conventional forms and uses will always have a place in public open space. Let’s look beyond those conventional outdoor recreation forms and uses, and look at forms and uses through the following lenses:

## A. **SOCIABLE** (Think: People)



“What attracts people most, it would appear, is other people.” – William Whyte

## B. **SOLITUDE** (Think: Nature)



Solitude can include people....it’s more about surrounding environment and uses.

## C. **SEAMS** (Think: Transportation Corridors and Linkages)



Trails from home to “work” places (jobs, schools, etc.).....trails from home to “errand” places (shopping centers, etc.)....and trails from home to “play” places (parks, restaurants, etc.).

**A. SOCIABLE – What elements are needed to achieve?**

- I. ENVIRONMENT – Shelters/pavilions, amphitheaters, food/drink/vending services and facilities;
  - II. USES/ACTIVITIES – Festivals, concerts, contests/races, movie nights, “teaching” garden, farmers market pavilion, German beer garden;
  - III. ACCESS – Sound land use planning principles and techniques.
- 

**B. SOLITUDE – What elements are needed to achieve?**

- I. ENVIRONMENT – Water bodies, woodlots, prairies, gardens, and trails;
  - II. USES/ACTIVITIES – Walking, running, hiking, biking, sitting, gardening, land restoration, and education/interpretation;
  - III. ACCESS – Sound land use planning principles and techniques.
- 

**C. SEAMS – What elements are needed to achieve?**

- I. ENVIRONMENT – Trails serving as “links” and connecting people with places where they live, work, and play.
  - II. USES/ACTIVITIES – Walking, running, hiking, biking, sitting, and education/interpretation;
  - III. ACCESS – Sound land use planning principles and techniques.
- 

1. What has been your most enjoyable “sociable” experience in:

A. Any park:

B. A Fitchburg park:

2. What has been your most enjoyable “solitude” experience in:

A. Any park:

B. A Fitchburg park:

3. What has been your most enjoyable “seams” experience on:

A. Any trail:

B. A Fitchburg trail:

**DISCUSSION  
QUESTIONS**