1. Agenda

   Documents: PLAN_20150818_AG.PDF

2. Complete Packet

   Documents: PLAN_20150818_PK.COMPRESSED.PDF

CITY OF FITCHBURG
Planning Department

5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608) 270-4256 ■ Fax: (608) 270-4275
www.fitchburgwi.gov

NOTICE
PLAN COMMISSION
August 18, 2015

PLEASE TAKE NOTICE that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a meeting on **Tuesday, August 18, 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 07/21/2015.

2. Public Appearances – non agenda items

3. Agenda Review

4. Public hearing and consideration of Conditional Use Permit request, CU-2068-15, by Lucas N. Roe, agent for Realty Income Corporation, to allow for alcoholic beverage sales at AMC Theater, 6091 McKee Road, Lots 10 & 11 Fitchburg Commerce Park.

5. Public hearing and consideration of Rezone request, RZ-2071-15, by Adam Helt-Baldwin of Habitat for Humanity, to amend the Planned Development District – Specific Implementation Plan (PDD-SIP) zoning, regarding housing development plans, on property in the First and Second Additions to Renaissance on the Park.

6. Public hearing and consideration of Comprehensive Development Plan request, CDP-2072-15, by Chris Ehlers of William Ryan Homes and James Spahr of Lionshare Group, LLC, agent for William Dunn and O'Brien Family LTD Partnership, for a residential and industrial development in the North Stoner Prairie Neighborhood (O'Brien and Dunn Properties) on the east and west sides of Seminole Highway, north of Lacy Road.

7. Public hearing and consideration of Conditional Use Permit request, CU-2073-15, by Andy Fitz of Mastec Network Solutions, to allow for telecommunications upgrades and new generator at 2827 Commerce Park Drive, Lot 1 CSM 11021.

8. Architectural Design Review request by AT&T by Andy Fitz of Mastec Network Solutions, to allow for telecommunications upgrades and new generator at 2827 Commerce Park Drive, Lot 1 CSM 11021.

9. Public hearing and consideration of Comprehensive Development Plan request, CDP-2074-15, by Kevin Unbehaun, agent for Sub-Zero Wolf Inc, for industrial development in the North Stoner Prairie Neighborhood, lands in Section 7 & 8 City of Fitchburg.

10. Certified Survey Map request, CS-2075-15, by Ronald Klaas, agent for Sub -Zero Wolf Inc., to divide property associated with Lot 1 CSM 9217, Lots 1 & 2, CSM 10031, Lot 2 CSM 11021, vacated/discontinued portion of Marketplace Drive and all of Bud's Drive, into three lots and one outlot, along with new street dedication.

(additional items on page 2)

11. Public hearing and consideration of Rezone request, RZ-2076-15, by Ron Klaas, agent for Sub-Zero Wolf Inc, to rezone property from the Rural Development (R-D) to the Industrial General (I-G) district, Lot 2 CSM 10031.

12. Architectural Design Review and early issuance of permit for construction requests by Boyd E. Coleman, III, agent for Sub-Zero Wolf Inc., for a south building addition and associated site improvements to 2866 Bud's Drive.

13. Erosion Control and Stormwater Management Permit request by Debbie Hatfield, agent for Saris, for approval to grade out stockpiles of excess material created as part of the Spoke and Sprocket project at 5253 Verona Road.

14. Pre-application request by Robert Williams, agent for Aspen Park Apartments, for the use of Planned Development District (PDD) zoning for a multi-family redevelopment of the Sun Valley Apartments, Breckenridge Court.

15. Resolution R-81-15, General Beverage Permit for Parking Within City Property.

16. Resolution R-82-15, A Resolution Granting An Underground Electric Right-of-Way Grant to Madison Gas and Electric Company on Outlot 16, Nine Springs, City of Fitchburg, Wisconsin.

17. Planning Department Report

18. Announcements
    a. Next Plan Commission Meeting Scheduled for September 15, 2015 at 7:00 p.m.
    b. Other

19. Adjournment

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

CITY OF FITCHBURG
Planning Department

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Fitchburg, WI 53711-5318

Phone: (608) 270-4255 ■ Fax: (608) 270-4275

www.fitchburgwi.gov

MINUTES
PLAN COMMISSION
July 21, 2015

Plan Commission Members Present: Steve Arnold, Carol Poole, Ed Kinney, Tony McGrath, Rachel Lee, Ron Johnson, and Bill Tishler

Others Present: Thomas Hovel – City Planner/Zoning Administrator, Wade Thompson – Resource/Project Planner

1. Call to order and approval of minutes of 6/16/2015.

Chair Arnold called the meeting to order at 7:10 p.m.

Motion by Kinney, second by Johnson, to approve the minutes of 6/16/2015, carried. Chair Arnold abstained.

2. Public Appearances – non agenda items – None.

3. Agenda Review – Hovel stated that the applicant for Agenda Item #10 requested said item be tabled, with no date certain requested as to when the item would be brought before the Plan Commission again. Motion by Poole, second by Lee, to table Agenda Item #10 until such time the applicant brings the application back before the Commission, carried unanimously.

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.

Hovel gave an overview of the request and stated staff recommended approval with three conditions as stated in the written staff report.

Chair Arnold opened the public hearing.

Bill Kohl, 724 Forest View Drive, Verona, WI, registered in support of the request and to answer questions if needed.

Chair Arnold closed the public hearing. Poole stated she thought the proposed use would be a good addition to the neighborhood.

Motion by Kinney, second by McGrath, to approve Conditional Use Permit request, 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.

Motion carried unanimously.

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.

Hovel gave an overview of the request and stated staff recommended approval with five conditions as stated in the written staff report.

Chair Arnold opened the public hearing.

Nick Quint, 2455 Fairview St., Stoughton, WI and Kyle Kopplin, 6264 Nesbitt Road, Fitchburg, WI registered to answer questions if needed. Deana Porter, 6264 Nesbitt Road, Fitchburg WI registered in support of the request.

Chair Arnold closed the public hearing.

Poole stated she thought the proposed use would be a good addition to the neighborhood.

Motion by McGrath, second by Poole, to approve the Rezone portion of the request, RZ/CU-2067-15, with the following conditions:

<u>Rezone</u>
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.

Motion carried. Kinney recused himself from the vote.

Motion by McGrath, second by Poole, to approve the Conditional Use portion of the request, RZ/CU-2067-15, with the following conditions:

<u>Conditional Use</u>
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.

Motion carried. Kinney recused himself from the vote.

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.

Chair Arnold opened the public hearing.

Michael Fahey, 425 Ash St., Oregon, WI, representing Fahey Fields, and Tony Heinrichs, 1113 Cohiba Court, Verona, WI, registered in support of the request and to answer questions if needed. Sue Brouillette, 31 Harvest Way, Fitchburg, WI and Richard Stern, 2937 Ivanhoe Glen, Fitchburg, WI registered in support of the request.

Joe Rueden, 5329 Lacy Road/5848 Timber Land Circle, Fitchburg, WI, spoke in support of the request and stated now was the best opportunity to address water-related issues at the adjacent Crossings Condominiums.

Richard Collins, 27 Harvest Way, Fitchburg, WI representing the Crossing Condominiums Homeowners Association, spoke in support of the request with reservations, including concerns about the timeline for final plat submittal, and contents thereof, and ensuring no negative impact on the previous water-related work undertaken by the Association.

Patrick Cheney, 5211 Kitty Crest, Fitchburg WI, spoke in opposition to the request and stated that lots 94, 95, and 96 should not be included as residential lots and should be designated as park space. Cheyney also requested removal of all residential lots east of Notre Dame.

Ron Klaas, 7500 Westward Way, Madison, WI, civil engineer representing Fahey Fields, registered in support of the request and identified major changes to the previous submitted plat, including adding multi-family units on the southwest portion of the plat, minor adjustments to street layout in the southwest portion of the plat, addition of lots in the eastern portion of the plat, and routing of stromwater to the north, Klaas stated design of stormwater basins are subject to DNR and City review/approval, and after said approval, the City becomes responsible for maintenance. Klaas also stated submittal of final plat should take place sometime yet in 2015.

Chair Arnold closed the public hearing.

Hovel gave an overview of the request and stated staff recommended approval with eight conditions as stated in the written staff report.

Poole and McGrath asked why residential lots were being proposed for removal. Chair Arnold stated that he supported removal of residential lots, as recommended by the Parks Commission, to ensure additional street frontage for McGaw Park, and to ensure adherence to parkland dedication requirements. McGrath stated he did not support removal of the aforementioned residential lots and that applicable land development ordinances need to be administered and interpreted consistently. Hovel stated the development is currently deficient in parkland dedication requirements.

Kinney asked what type of uses have been identified for the eastern edge of park land identified in the plat. Scott Endl, City Parks Director, stated the amenity requirements for that area of the park land, per the McGaw Park Master Plan, are being met. Endl also clarified parking areas for the new park land and stated there is adequate parking available.

Tishler stated he thought the plat layout was sub-standard. Kinney stated he thought the revised plat was improved from the previous version, and that he supports inclusion of lots 95 and 96 as residential lots.

Lee stated stormwater facility locations will be confirmed by various parties, including the City, to ensure appropriate siting. Mayor Arnold provided further detail on some potential street layout revisions to Smoky Drive, and desired residential unity type as it relates to said revisions, that could be incorporated in to the final plat. Klass clarified that stormwater modeling was based on the standard “peak 100-year storm event.”

Motion by Kinney, second by Johnson, to approve Comprehensive Development Plan amendment request, CDP-2045-14A, with the following conditions:

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.

Motion carried. Chair Arnold and Tishler opposed.

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

Chair Arnold opened the public hearing.

Michael Fahey, 425 Ash St., Oregon, WI and Ron Klaas, 7500 Westward Way, Madison, WI, both representing Fahey Fields, Tony Heinrichs, 1113 Cohiba Court, Verona, WI, Joe Rueden, 5329 Lacy Road/5848 Timber Land Circle, Fitchburg, WI, Sue Brouillette, 31 Harvest Way, Fitchburg, WI and Richard Stern, 2937 Ivanhoe Glen, Fitchburg, WI, and Paul Schulte, 31 Harvest Way, Fitchburg, WI registered in support of the request. Richard Collins, 27 Harvest Way, Fitchburg, WI representing the Crossing Condominiums Homeowners Association, registered in support of the request with reservations and to answer questions if needed. Patrick Cheney, 5211 Kitty Crest, Fitchburg WI, registered in opposition to the request.

Chair Arnold closed the public hearing.

Hovel gave an overview of the request and stated staff recommended approval with twelve conditions as stated in the written staff report.

Motion by Poole, second by Kinney, to approve Preliminary Plat request, PP-2054-54A, 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 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.

Motion carried. Chair Arnold and Tishler opposed.

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.

Chair Arnold opened the public hearing.

Ronald Fedler, 2379 University Ave., Madison, WI and Michael Filkouski, 7266 County Road V, Sun Prairie, WI, both representing Goldlleaf Development, registered and spoke in support of the ordinance amendment. Mary Beth Growney Selene, 3007 Perry St., Madison, WI registered to answer questions as needed. Fedler stated that he wishes to put a sign identifying the apartment complex in close proximity to a stormwater pond. Fedler stated he feels placement of the sign would enhance the esthetic of the area.

Chair Arnold closed the public hearing.

Hovel gave an overview of the ordinance amendment and stated staff recommended approval, as the amendment would help enhance the esthetic of stormwater features. Johnson asked if this amendment would be applicable to other developments. Hovel stated he thought it would potentially be applicable to other developments.

Motion by Poole, second by Tishler, to approve Ordinance, 2015-O-22, carried unanimously.

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.

Chair Arnold opened the public hearing.

Jacob Mike Nauta, 1839 County Road MM, Fitchburg, WI, representing Nauta Properties/Fitchburg Farms, registered and spoke in support of the Comprehensive Plan amendments. Nauta submitted five letters of support of the amendments. Nauta stated various factors have necessitated development of his Fitchburg Farms facility as a limited retail outlet. Nauta stated the amendment is related to identifying 4 acres of the site to allow said landscape sales and services. Nauta also stated he believes his business is unique, multi-generational, and provides value to the City.

Poole stated that Fitchburg Farms is a unique agricultural business and helps to enhance the City's agricultural identity. McGrath asked Nauta to differentiate the difference between Fitchburg Farms and other potential non-agricultural related businesses. Nauta elaborated on the agriculture nature of this business. Nauta also stated that the majority of neighboring landowners support the Fitchburg Farm business, and that he has submitted five letters of support of the amendments. Nauta provided further detail on his customer base, including the U.S. Highway 14 corridor, from Madison to Janesville. Nauta also provided further detail on the driveway access and potential congestion issues.

Amanda Hall, Fitchburg Fields, and Tony Hartmann, City Alder – District 4, registered and spoke in support of the request, both stating the Fitchburg Farms business adds value and identity to the City. Kinney stated allowance of additional conditional uses on A-X zoned lands should be discussed at some point in the future. Hovel stated the land in question is not zoned A-X. Chair Arnold stated Rick and Deb Vanden Huevel, Lynn Hubert, Scott Stanley, Brad Tarkenton, Mike Schuke have submitted letters of support for the Fitchburg Fields amendment.

Bob Sieger, 73 White Oaks, Madison, WI, Joanne, V. Jenson, 2830 S. Syene Road, Fitchburg, WI, and Rob Helm, 1603 Cypress Trail, Middleton, WI, representing Schuepbach-Jenson familes, registered in support of the Anderberg amendment. Helm spoke and distributed a flyer identifying the concept for the Anderberg properties, identifying a multi-family project consisting of 12 residential units.

Chair Arnold closed the public hearing.

Hovel gave an overview of the amendment, stating there was five separate requests. Hovel clarified that the Anderberg parcels are not part of any parkland dedication requirement. The Commission agreed to separate the Fitchburg Farms amendment from the rest of the amendments.

Motion by Poole, second by Lee, to approve all amendments, except the Fitchburg Farms – 1839 CTH MM amendment, carried unanimously.

McGrath asked for a timeline of the issues related to the Fitchburg Farms business. Hovel stated staff became aware of the business being used as a commercial retail operation after application approvals, with said applications not identifying retail operations. Hovel also stated staff had made Nauta aware that said retail uses on the site were in violation of the City zoning ordinance.

Poole asked if the business would be allowed to sell local foods produced on site. Hovel stated yes, but that the applicant has not stated an intent to do so. Chair Arnold stated his concern about certain retail-orientated facilities being located outside the City's urban service area. Kinney stated his concerns about the proximity of the business in close proximity to a roundabout and potential congestion issues related to retail sales.

Kinney also stated that the City should explore allowance of agricultural-related retail uses in A-X zoning districts, McGrath concurred with Kinney on this statement. McGrath asked why the use couldn't be identified as a conditional use in the A-X zoning district. Hovel stated that revision of the existing R-D zoning district was identified as the most suitable avenue in which to address the issue. Chair Arnold stated the Agriculture and Rural Affairs Committee should examine the potential of future agriculture-related retail in the City's agricultural zoning districts. Poole stated that as the City assists in development of agricultural-related businesses, thought should be given to uses and businesses that would attract a diverse customer base.

Motion by Poole, second by Kinney, to approve Fitchburg Farms – 1839 CTH MM amendment, carried. Chair Arnold opposed.

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.

Item tabled, per Agenda Item #3 herein.

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.

Debbie Hatfield, 119 S. Main St., Cottage Grove, WI, representing Ham Fam Land LLC, registered and spoke in support of the request. Hatfield identified the general location of the plat, including the former landfill site.

Hovel gave an overview of the request and stated staff recommended approval with six conditions as stated in the written staff report.

Motion by Tishler, second by Poole, to approve Final Plat request 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.

Motion carried unanimously.

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.

Craig Raddatz, 789 N. Water St., Suite 200, Milwaukee, WI, representing Fiduciary Real Estate registered to answer questions on the request if needed.

Hovel gave an overview of the request and stated staff recommended approval with seven conditions as stated in the written staff report.

Motion by Johnson, second by Poole, to approve a request for an Early Start Permit on Lot 15 Quarry Vista with the following conditions:

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.

Motion carried unanimously.

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.

Bob Feller and Dale Benjamin, 6660 Purcell Road, Belleville, WI, representing Benjamin Investments LLC, registered in support of the request and to answer questions if needed. Feller spoke in support of the project and provided further detail on the building material.

Chair Arnold stated he would like to see more tree islands in the parking lot. Poole asked if the project called for a third story. Benjamin stated that they are currently in the process of soliciting bids for a third story with underground parking. Poole stated she thought the building serves as an “anchor” and would set the tone for re-development of the area. Poole also stated she hoped that a third story would be considered for the building. Chair Arnold stated it would be valuable to see the reconstructed Verona Road depicted on the design plans to help inform signage placement.

Hovel gave an overview of the request and stated staff recommended approval with six conditions as stated in the written staff report. Hovel clarified that the street tree waiver indicates that the landowner is waiving any objection to future assessment for new street trees.

Motion by Poole, second by Kinney, to approve Architectural Design Review request at 5400 King James Way, Lot 2 CSM 5649, 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.

Motion carried unanimously.

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.

Endl provided an overview of the proposed shelter at Huegel-Jamestown and stated the desire for a new shelter was the result of public surveying done in the neighborhood. Endl stated Parks staff consulted with various other City departments, including the Police Department, on shelter design.

Tishler asked if the roof design could be modified. Endl stated staff could discuss a potential roof modification with the architect, subject to current budget constraints. Poole stated she did not want to see the project delayed based on minor architectural modifications. The Commission discussed various issues related to roof modification. Arnold stated he would like to see consideration of additional bike parking options and a water bottle filler. Poole asked if the proposed modifications would delay the construction timeline. Endl stated he did not think the modifications would delay the timeline.

Motion by Poole, second by Tishler, to approve Architectural Design Review request at 5810 Williamsburg Way, 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.
5.) Staff to work with architect to examine potential roof design changes, addition of a water bottle filler, and additional bike parking options, subject to staff approval and current budget constraints.

Motion carried unanimously.

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.

Hovel gave an overview of the resolution and stated the City's Board of Public Works did not have quorum at their last meeting and therefore did not take action on the resolution. Hovel also stated there would be a public hearing, regarding the resolution, at a Common Council meeting scheduled for July 28, 2015. Hovel stated action on the resolution would take place at the August 11 Council meeting, after action by the Board of Public Works.

Motion by McGrath, second by Poole, to approve Resolution R-65-15, carried unanimously.

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.

Motion by Poole, second by McGrath, to approve Resolution R-65-15, carried unanimously.

Arnold clarified that given the discontinuance of Marketplace and Bud's Drive, there will be an extended period of time in which Commerce Park and McKee Road intersection would be subject to increased traffic volume, until such time a replacement road is constructed.

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.

Sam Cooke, 5267 Lacy Road, Fitchburg, WI, registered to speak and in support of the resolution. Cooke gave an overview of the easement request, stating the easement is needed as a result of a property transfer, with said easement required to run through McGaw Park. Cooke also stated he is asking the easement request be modified to include water.

Cooke also mentioned the necessity for a driveway easement. Hovel stated a driveway easement would need to be a request separate from the current easement request.

Motion by Poole, second by Johnson, to approve Resolution R-74-15 and to amend it to include water, carried unanimously.

18. Update on Parks Plan 5-year update.

Endl and Wade Thompson, City Resource/Project Planner, provided an overview on the update to the Parks Plan. Endl stated the plan is updated every five years, and Parks and Planning staff are currently working on the 2015-2020 update. Thompson stated staff has been informing various relevant City committees/commissions of the update, and gathering feedback from said committees/commissions. Thompson stated the next step will be to gather public input through a survey and various meeting/workshops.

The Commission brought up various issues related to the plan update, including development of “urban” parks, the benefit of ecosystem services, identifying emerging trends for recreational uses for children, and efficient use and placement of City park lands.

19. Planning Department Report.

None.

20. Announcements

The next Plan Commission meeting is scheduled for August 18, 2015.

21. Adjournment

Motion by Johnson, second by Kinney, to adjourn at 10:25 p.m., carried unanimously.

Submitted By,
Wade Thompson, Resource/Project Planner

MEMORANDUM

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

TO: Plan Commission
FROM: Tom Hovel, Zoning Administrator/City Planner
Susan Badtke, Community Planner
DATE: August 13, 2015
SUBJECT: August 18, 2015 Plan Commission Items

4. Public hearing and consideration of Conditional Use Permit request, CU-2068-15, by Lucas N. Roe, agent for Realty Income Corporation, to allow for alcoholic beverage sales at AMC Theater, 6091 McKee Road, Lots 10 & 11 Fitchburg Commerce Park.

Site Details:
Acres: ~6.8
Existing Use: Movie Theater
Current Zoning: B-H (Highway Business)

Background & Application Description:
Applicant is requesting approval to allow for the sale of alcoholic beverages at the movie theater located at 6091 McKee Road. A drinking establishment, where alcoholic beverages are served, is a Conditional Use in the B-H zoning district.

Staff Evaluation:
AMC Theatre is proposing to renovate the interior of the theatre located at 6091 McKee Road. As part of the renovations they would like to sell beer, wine and spirits for on-site consumption. The alcohol would be sold at the "MacGuffins" space, which is separate from the concession stand and ticket stand. The MacGuffins area is identified on the plans and shows approximately 6 seats in the bar area.

The applicant has provided information on the company's alcohol policies and has identified a few additional safeguards implemented by AMC to ensure a pleasurable viewing experience:
- Alcoholic beverages are sold to ticketed guests only.
- Everyone is carded.
- Alcoholic beverages are sold in distinctive cups.
- Compliance is monitored with Mystery Shops.
- Video surveillance is installed in the bar area.

As part of the renovations, new 60" recliners will be installed; the proposed capacity of the theater after renovations will be 1678 as opposed to the current capacity of 3735. The theater, at a capacity of 1678, requires 420 parking stalls; the site currently has 831 parking stalls. Staff inquired about the number of parking stalls and whether the theater has any plans to capture extra value from the extra land area. The applicant responded that AMC is not currently contemplating any modification to the

parking area; while the overall seat count would be reduced, AMC is not anticipating a reduction in overall attendance.

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 with the submitted Conditional Use Permit and the Comprehensive Plan.

Staff Recommendation:
Staff recommends approval of CU-2068-15 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.

Attachments:
- CU-2068-15 Application Materials
- Responses to staff comments

5. Public hearing and consideration of Rezone request, RZ-2071-15, by Adam Helt-Baldwin of Habitat for Humanity, to amend the Planned Development District – Specific Implementation Plan (PDD-SIP) zoning, regarding housing development plans, on property in the First and Second Additions to Renaissance on the Park.

Site Details:
Existing Use: Residential
Current Zoning: PDD-SIP (Planned Development District – Specific Implementation Plan)

Background & Application Description:
Habitat for Humanity purchased the 24 remaining undeveloped lots in 2014 and is planning to develop the lots over the next 3 years.

The current PDD-SIP zoning ordinance for the development assigned a specific home type for each lot; these house types were then used to calculate impervious surface and other development parameters. Habitat for Humanity, as described in their cover letter, has a library of house plans designed to accommodate volunteers during construction and meet families' needs after closing. Since purchasing the lots Habitat for Humanity has selected house plans that will complement the lot sizes and topography of each site; in some cases they will utilize 1 story house plans with exposed lower levels. All of the proposed house plans have a one care garage. Habitat is requesting changes to the previously approved plans to allow the lots to develop under their library of house plans.

There are twenty four lots that Habitat for Humanity is looking to make changes to. The changes include:

- Assigning new house plans to each lot.
- Allowing the front porch to encroach into the 20' front yard setback up to 5'.
- Modify the garage setbacks for the lots; all of the subject lots will have either a 0-4' garage setback or be setback greater than 4 feet from the front face of the house.
- Update the ISR table to reflect the new impervious area and remaining available area.
- Allow Lot 76 to face Unity Lace with a rear setback of 12'.

Staff Evaluation:
Staff has not identified any outstanding concerns with the request. Staff worked with the applicant to diversify the building styles and intermix them along the street; the applicant also noted that siding, trim and roof shingle colors will also add variation to the development.

Habitat has stated that they do not include a potential deck or patio in any impervious surface calculations; any future owner would be responsible for obtaining separate approvals for a patio/deck and ensure compliance with the ISR requirements.

Consistency with Comprehensive Plan:
Future Land Use Plan: MDR (Medium Density Residential)

Staff has not identified any inconsistencies with this request and the Comprehensive Plan.

Staff Recommendation:
Staff recommends approval of RZ-2071-15 with the conditions identified in the draft SIP ordinance included in the Commission packet.

Attachments:

- RZ-2071-15 Materials
- Draft PDD-SIP Amendment Ordinance

6. Public hearing and consideration of Comprehensive Development Plan request, CDP-2072-15, by Chris Ehlers of William Ryan Homes and James Spahr of Lionshare Group, LLC, agent for William Dunn and O'Brien Family LTD Partnership, for a residential and industrial development in the North Stoner Prairie Neighborhood (O'Brien and Dunn Properties) on the east and west sides of Seminole Highway, north of Lacy Road.

Site Details:
Acres: ~95
Existing Use: Agriculture
Current Zoning: A-T (Transitional Agriculture)

Background & Application Description:
Applicant is requesting approval of a Comprehensive Development Plan for the Stoner Prairie development, which

is to be located in the North Stoner Prairie neighborhood. The proposed development consists of residential development to the east with commercial/industrial development on the west.

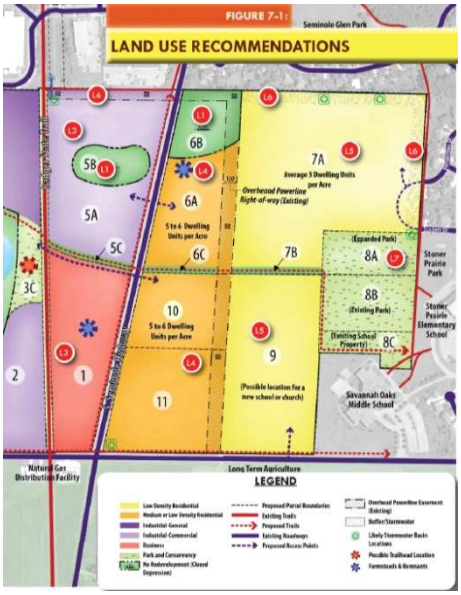
The residential neighborhood, which is proposed for the O'Brien property and part of the eastern Dunn property, consists of 146 lots on 68 acres; 30 townhomes are proposed on 5 acres of the Dunn property. The 22-acres on the western Dunn property will consist of businesses compatible with Industrial – Commercial land uses.

Staff Evaluation:
As described below, this development is located in the North Stoner Prairie Neighborhood which has specific land use provisions under the Neighborhood Plan. Section 3.10 of the CDP provides the proposed land use data. Per this data, the full development will contain 176 total dwelling units (146 single-family with 30 townhomes) with additional industrial-commercial development.

In general staff has not identified any large concerns with the proposed development as the applicant worked with staff to address most items. Public Works would like the east west path that is near the current quarter-section line to be located further south as a mid-block crossing. The Parks Director has agreed to this change. The applicants propose a 5' wide sidewalk east and west of the cul-de-sac in a private easement. At only 5' the city will neither own nor maintain this type of path. If they retain the 5' width in a private easement, they will need to specify ownership and maintenance responsibilities. Public Works is also suggesting a path along the north line of the added area to Stoner Prairie Park. This east-west path would provide a direct connection from the neighborhood to the school bike path and delineate the northern park boundary from the adjacent residential properties.

One issue likely to arise is stop signs on Scarlet and Persimmon at the existing path location. Public Works points out that the city has a number of paths that cross mid-block. More than that, however, is that placement of stop signs in such a location does not meet the Manual for Uniform Traffic Control Devices (MUTCD). Second, it becomes a compliance issue which can undermine the value of stop signs. The city Transportation Engineer suggests that raised pedestrian crosswalk be installed (which forms a speed table) and that the width of the road in those locations be narrowed (removes some parking); this will increase visibility and minimize exposure of crossing the street.

Parkland:
The Parks Commission reviewed the submittal on August 6, 2015 and recommended approval, with conditions; see memo from the Parks Director that is included in the packet. While park calculations are completed as part of the platting process, staff has performed calculations based on the information provided in the CDP.



Parkland Dedication: The proposed 176 dwelling units require approximately 11.7 acres of parkland dedication. The proposed development includes one park area, as directed under the Neighborhood Plan, of approximately 3.8 acres with additional dedication of some trails and mid-block crossings, providing for a total of approximately 4.86 acres, leaving a deficiency of approximately 6.85 acres. The final calculations will be performed with the plat but the applicant is aware of this deficiency.

Parkland Improvement: Based on the 2015 fee schedule the park improvement fee due for the proposed development is $96,330; this may be adjusted depending on the year of payment and platting.

Parkland Street Frontage: The proposed CDP requires 689 feet of parkland street frontage; the CDP does not provide specifics on the amount of street frontage being provided but some street frontage is provided along Scarlet Drive as well as along the new Street B. The applicant has recognized that it will be deficient in this area and is anticipating paying a fee in-lieu for parkland street frontage. This will be calculated at the time of platting.

Phasing:
A phasing plan is included in the CDP submittal; see Exhibit 9. Four total phases are proposed with the first phase starting in the northern portion of the residential development; the industrial-commercial land is included in phase 2. Section 3.11 of the submittal provides a development schedule with phase one being accomplished in 2016-2017.

The applicant has noted that the neighborhood seemed generally supportive of the proposed plan at the July neighborhood meeting where the plan was presented.

Consistency with Comprehensive Plan:
Future Land Use Plan: This development area is located in the North Stoner Prairie Neighborhood Plan, which was adopted into the Comprehensive Plan in November 2013 and recently added into the Urban Service Area. The North Stoner Prairie Neighborhood plan prescribes detailed provisions for development of the area.

The Land Use Recommendations map shows the intended uses for the property. The eastern portion of the CDP area is designated as residential with an average of 3 dwelling units per acre (light yellow); to the east of the bike trail is designated as residential of 5-6 dwelling units per acre (orange) with Industrial-Commercial development (light purple) to the west of the bike trail.

The plan appears to meet the requirements of the Neighborhood Plan, including achieving the proposed residential net densities called for under the plan, parkland, trails and buffer areas.

Staff Recommendation:

1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2.) Proposed public shared-use path and mid-block crossings shall be located in 20’ wide outlots rather than the proposed easements in locations acceptable to the city Transportation Engineer; the preliminary and final plat shall reflect these areas as outlots. Maintenance and responsibility for any private paths shall be delineated, and acceptable to the Public Works Director and City Attorney prior to approval of the preliminary plat.
3.) Rezonings are required to be accomplished prior to the final platting.
4.) Seminole Highway Interceptor, McKee Interceptor and MMSD fees shall be paid for at the time of platting.
5.) Park calculations and fees will be handled at the time of platting.
6.) Applicant shall work with Public Works and Parks to provide the required path along the north edge of the Public Park, connecting Street B east to the existing school bike path.
7.) A developer agreement will be needed for the public improvements.
8.) Wetland determinations and delineations (and related environmental corridors) shall be accomplished prior to submittal of the preliminary plat.
9.) Erosion Control and Stormwater Management Permit, meeting the requirements of City Ordinances and the North Stoner Prairie Neighborhood Plan, shall be submitted and approved prior to platting.
10.) A stormwater maintenance agreement will be required for the necessary private stormwater management practices approved by the City.
11.) Stormwater Management Plan shall comply with the stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the North Stoner Prairie Neighborhood Plan.

Attachments:

- CDP-2072-15 Materials
- Responses to staff comments
- Parks Commission action memo

7. Public hearing and consideration of Conditional Use Permit request, CU-2073-15, by Andy Fitz of Mastec Network Solutions, to allow for telecommunications upgrades and new generator at 2827 Commerce Park Drive, Lot 1 CSM 11021.

AND

8. Architectural Design Review request by AT&T by Andy Fitz of Mastec Network Solutions, to allow for telecommunications upgrades and new generator at 2827 Commerce Park Drive, Lot 1 CSM 11021.

Site Details:
Acres: ~.7
Existing Use: City Water Tower
Current Zoning: I-G (General Industrial)

Background & Application Description:
AT & T is requesting approval to locate telecommunications equipment on the City Water tower and a new generator on the site at 2827 Commerce Park Drive.

Staff Evaluation:
The proposed facilities include six panel antennas on a pod that will provide the additional height necessary to achieve AT&T's needed network coverage. The centerline of AT&T's antennas is 135 feet with a lightning road that is 6 feet long making the topmost height at 141 feet. A generator is also proposed to be place on the site next to the existing generator that is already on site. The applicant has stated that the generator will be constructed with a level 2 sound enclosure that limits the dBA to 71, measure at 23' and without ambient noise. This will be the second generator on the site. The current generator provides back-up for the municipal emergency communication system.

While staff does not have large concerns with the proposed generator it questions what happens when the next user desires a generator. Under the City's Telecommunications Ordinance a new telecommunications site was to provide a generator suitable for all potential users on the site; State Statute dismisses many aspects of the Telecommunications Ordinance, making this an invalid requirement of approval. A condition could be placed in the agreement with the utility making the user provide a generator suitable for more users so that each user doesn't continue to request an individual generator.

Public Works reviewed the plans and had several comments that the applicant will need to address prior to the release of any permit.

Conditional Use Permit:
Section 22-640(c) of the Zoning Ordinance provides 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 above standards. Public Works, as part of their review comments, will look to ensure that the proposed improvements do not interfere with the existing equipment.

Architectural Design Review:
As mentioned above, the proposal includes a pod type of structure with six panel antennas. The proposed centerline of the antennas is 135' with the overall height to the top of lightening rod at 141'. Sheet C2.1 shows the proposed profile of the water tower with the requested equipment.

A vinyl gate is proposed to be located around the generator area as shown on sheet C3.1.

Consistency with Comprehensive Plan:
Future Land Use Plan: I-G (General Industrial)

Staff has not identified any inconsistencies with the proposal and the comprehensive plan.

Staff Recommendation:
Conditional Use Permit CU-2073-15:
Staff recommends approval of CU-2073-15 with the following conditions:
1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2.) Applicant shall address all Public Works items, specifically those identified in their review #1 comments, prior to the issuance of any permit.
3.) Approval is based on submitted plans provided July 22, 2015 and responses to staff comments.

Architectural Design Review:
1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2.) Applicant shall address all Public Works items, specifically those identified in their review #1 comments, prior to the issuance of any permit.
3.) Approval is based on submitted plans provided July 22, 2015 and responses to staff comments.

Attachments:
- CU-2073-15 & ADR Materials
- Staff review comments

9. Public hearing and consideration of Comprehensive Development Plan request, CDP-2074-15, by Kevin Unbehaun, agent for Sub Zero-Wolf Inc, for industrial development in the North Stoner Prairie Neighborhood, lands in Section 7 & 8 City of Fitchburg.
AND
10. Certified Survey Map request, CS-2075-15, by Ronald Klaas, agent for Sub-Zero Wolf Inc., to divide property associated with Lot 1 CSM 9217, Lots 1 & 2, CSM 10031, Lot 2 CSM 11021,

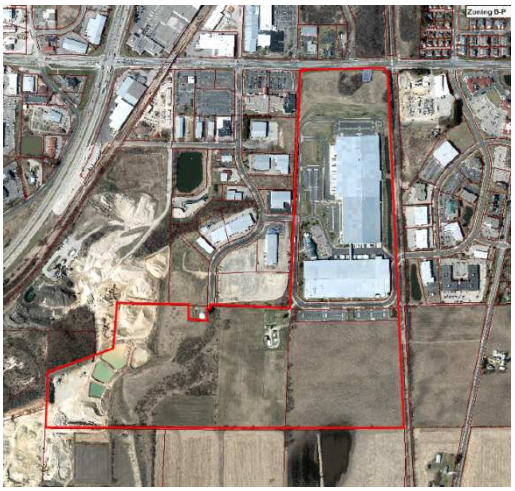
vacated/discontinued portion of Marketplace Drive and all of Bud's Drive, into three lots and one outlot, along with new street dedication.

AND

11. Public hearing and consideration of Rezone request, RZ-2076-15, by Ron Klaas, agent for Sub Zero-Wolf Inc, to rezone property from the Rural Development (R-D) to the Industrial General (I-G) district, Lot 2 CSM 10031.

AND

12. Architectural Design Review and early issuance of permit for construction requests by Boyd E. Coleman, III, agent for Sub-Zero Wolf Inc., for a south building addition and associated site improvements to 2866 Bud's Drive.



Site Details:
Acres: ~168
Existing Use: SubZero
Current Zoning: I-G (General Industrial), R-D (Rural Development), B-P (Professional Office)

Background & Application Description:
As the Commission is aware, SubZero Wolf is looking to expand their existing building at 2866 Bud's Drive. They have requested the following approvals as part of this expansion process:

- Comprehensive Development Plan (CDP) for the lands within their control.
- Certified Survey Map to divide the CDP area into three lots and one outlot.
- Rezoning from R-D to I-G to allow for the building expansion.
- Architectural Design Review (ADR) for the proposed building addition and site improvements as well as early issuance of permit for construction.

Staff Evaluation:
Comprehensive Development Plan:
The proposed CDP anticipates a 400,000 sf addition on the south side of the existing SubZero building, with a corporate garden on the previous Harvest Haven site. The remainder of the site will be used for future expansion of the Sub-Zero campus, to include manufacturing, warehousing and possibly offices. Plan sheet C 102 of the submittal shows the overall plan for the project including a building pad and several parking pads to be added to the site.

There are several items that have yet to be addressed in the CDP, as most comments were responded to as "Acknowledged" by the applicant and very few status updates were provided as to how the applicant would address the comments. The biggest concern to staff is the stormwater management, which staff has pointed out several times as a critical issue needing to be addressed prior to City approval. The North Stoner Prairie Neighborhood Plan identified a storm water inundation level of 1022.6 (and below) to handle back-to-back 100 year storm events in closed depression (CD1) that is on part of lot 2 CSM 10031 and Payne and Dolan land to the south. The submitted CDP shows the proposed road and some improvements located in and below this stormwater inundation level. The applicant, while has been made aware of this several times, responded that the stormwater management plan will be submitted on August 18, 2015, which is the date of Plan Commission review.

Additionally, staff has requested a status update on an agreement between Sub-Zero and Payne & Dolan, since the Payne & Dolan property will be the recipient of the anticipated increase in storm water peak flow and volume. Applicant has responded that Sub-Zero is working with Payne and Dolan on an agreement and has agreed to provide a status update prior to the Plan Commission meeting.

Certified Survey Map:
Applicant is requesting a Certified Survey Map to divide the area into three lots and one outlot and also provide new road dedications. The CSM included in the packet shows the proposed lot layout. The CSM provides for an east/west street with a north/south connection extending south from Commerce Park Drive.

Similar to the CDP, there are some items that have yet to be addressed by the applicant; applicant has indicated that some of these items will be addressed with an 8/18/15 submittal, which is the day of the Plan Commission meeting. These items, which primarily relate to street crossings and naming, along with wetland permitting, will need to be addressed prior to the City signing of the CSM.

Rezoning:
To accomplish the proposed building expansion, the applicant is requesting approval to rezone a portion of the land (which will be the southern part of proposed Lot 1) from the R-D (Rural Development) to the I-G (General Industrial) district. A concept plan showing the proposed development on this area to be rezoned is included in the packet.

There are several items that have yet to be addressed, including addressing and street naming. Additionally, due to a lack of information, staff was not able to review for compliance of the proposed site plan with the I-G zoning district standards, including the open space and impervious surface ratios (ISR). The applicant will need to comply with all of the zoning standards for the respective zoning district.

Architectural Design Review:
Applicant is requesting approval of ADR for the proposed building addition and site improvements for the SubZero expansion.

The applicant failed to provide information on a number of staff comments noting that these were "acknowledged" or would be provided on 8/18/15, the evening of the Plan Commission meeting. Given this, staff has proposed a number of conditions, including that the applicant respond to planning and public works comments to the satisfaction of the City Engineer and City Planner.

This is a large building, and with the major open space area to accommodate stormwater being located south, it will be highly visible from the rural area, and hence staff would like to see landscaping to help buffer the view of the building and site improvements from the south view.

<u>Consistency with Comprehensive Plan:</u>
Future Land Use Plan: This property is located within the City's North Stoner Prairie Neighborhood Plan which was adopted into the Comprehensive Plan in November 2013 and recently added into the Urban Service Area.

The NSPN prescribes the intended land uses, along with specific recommendations related to stormwater, transportation, etc. While the intended use is not inconsistent with the neighborhood plan, staff does have concerns regarding the closed depression and ensuring that the stormwater requirements are satisfied.

Staff Recommendation:
As mentioned above, the applicant failed to provide information for several of staff's questions and rather stated that these items were "acknowledged" or would be provided on 8/18/2015, which does not leave staff time to review prior to the Plan Commission meeting. Given this, staff has proposed a number of conditions for each application, as identified below.

Comprehensive Development Plan CDP-2074-15:

1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2.) Applicant shall obtain an Erosion Ctonrol and Stormwater Management (ECSWM) Permit approval from Public Works. In addition to the normal performance standards from Chapter 30, Article II of Fitchburg's Municipal Code, stormwater performance requirements M1, M5, M7, M8, M10, M11, M13, M14, and M15 from the North Stoner Prairie Neighborhood Plan (Pages 113-116 of http://fitchburgwi.gov/468/North-Stoner-Prairie-Neighborhood-Plan) need to be met.
3.) The timing of the street improvements needs to be coordinated with the adjacent land owner to the east to ensure street connectivity to Seminole Highway and Marketplace Drive. Until the streets are constructed on the east side of the Badger State Trail, a temporary road shall be provided and maintained to ensure connectivity between Marketplace Drive and Commerce Park Drive.
4.) Applicant shall address all public works comments to the satisfaction of the City Engineer.
5.) Applicant shall address all planning comments to the satisfaction of the City Planner.

Certified Survey Map CS-2075-15:

1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2.) A developer's agreement for all public improvements will need to be executed prior to the City signing of the CSM.
3.) Prior to the City signing of the CSM, the applicant shall sign a street tree waiver for street trees to be planted by the City along the public streets.
4.) Prior to the City signing of the CSM, applicant shall obtain an Erosion Control and Stormwater Management (ECSWM) Permit approval from Public Works. In addition to the normal performance standards from Chapter 30, Article II of Fitchburg's Municipal Code, stormwater performance requirements M1, M5, M7, M8, M10, M11, M13, M14 and M15 from the North Stoner Prairie Neighborhood Plan (Pages 113-116 of http://fitchburgwi.gov/468/North-Stoner-Prairie-Neighborhood-Plan) need to be met.
5.) Prior to the City signing of the CSM, applicant shall obtain WisDNR and WisDOT approval for a new street crossing of the Badger State Trail. The final alignment and location will need to be approved and signed off by both agencies.
6.) Prior to the City signing of the CSM, applicant shall provide and obtain approval from Public Works of preliminary plan and profile sheets for Street A, Commerce Park Drive and Marketplace Drive relocation. If not identified on the CSM, provide easements for existing hydrants and public main connection to the Badger Trail.
7.) CSM shall be updated to dedicate a 15' wide strip of right-of-way along McKee Road for future l and expansion and a 30' wide strip of right-of-way at the corner of McKee Road and the Badger State Trail for future connection of the sidewalk to the proposed tunnel under McKee Road.
8.) If the Badger Trail crossing and the roads east of the Badger Trail are not completed by the time Commerce Park and what is identified as A Street open, the applicant will be required to provide an easement along the east north-south drive for public access.

9.) Applicant shall address all public works comments to the satisfaction of the City Engineer prior to the City signing of the CSM.
10.) Applicant shall address all planning comments to the satisfaction of the City Planner prior to the City signing of the CSM.
11.) Applicant shall provide, prior to the city signing the CSM, a fully executed agreement between them and Payne and Dolan for stormwater storage and limitations on the Payne and Dolan property at a level to handle the back-to-back 100 year storm events for the contributing storm water area. Or, in lieu of the above, the applicant, Sub-Zero, shall show that the current project (see ADR project application) will not cause the storm water storage elevation to be greater than the 1022.6 on the Payne and Dolan property, and if that is the case, shall provide an agreement that they will not construct on lots 2 and 3 of the CSM until a new storm water area is established and consented to through an agreement with the required property owners.
12.) To facilitate building construction, the City may allow an approximate 100' section of future public water main to be installed prior to a developer agreement. In order for the City to consider this section of water main for being part of the future public system, the design and installation shall be in accordance with the City of Fitchburg Specifications. The design of the water main section shall be reviewed and approved prior to construction. The City shall be notified a minimum of 48-hours prior to construction in order to allow for observation of the installation. The developer shall reimburse the City for all costs associated with the review and observation of the installation of the water main. The developer shall post a letter of credit at 115% of the cost of the water main construction and City estimated costs.
13.) The water main easements for the existing public mains to remain need to extend 10 feet on all sides of the public water system. The public system includes main, hydrants, and services up to and including the service valves. Revise easements on Bud's Drive and at Marketplace, west of the Badger Trail, to meet this requirement.

Rezoning RZ-2076-15:
1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

Architectural Design Review and early issuance of permit for construction:
1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2.) Applicant shall address all public works comments to the satisfaction of the City Engineer prior to the issuance of any permit.
3.) Applicant shall address all planning comments to the satisfaction of the City Planner prior to the issuance of any permit.
4.) Applicant shall obtain an Erosion Control and Stormwater Management Permit prior to the issuance of any permit.
5.) Applicant shall provide proper landscaping, acceptable to zoning administrator, to screen the south side of the building and parking lots from the view from Lacy Road and over the storm water storage area.
6.) The building and site improvements shall meet all aspects of the zoning code.
7.) Rezoning of the property is approved by the Common Council.
8.) The current Marketplace Drive crossing of the Badger Trail shall be abandoned within 90 days of the opening of the proposed east-west street (A street on the CSM) connection to Seminole Highway.
9.) Approval includes early issuance of permit for construction, prior to recording of the CSM and completion of public improvements. Prior to any issuance of a permit, applicant shall:
    a. Obtain written approval from the Fire Department that sufficient water service exists, in the opinion of the fire chief, so that proper fire service can be provided;
    b. Obtain written approval from the Fire Department and Public Works of an access plan that 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;
    c. All required fees have been paid and proper security posted, and barricades provided;

d. Applicant shall provide an agreement to be recorded whereby the subdivider agrees to indemnify and hold 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; and
e. The building owner shall agree in a written affidavit that occupancy shall not occur, nor shall occupancy permits be issued, prior to the completion, inspection and acceptance of all required public improvements.
f. Public and private watermain on SubZero's site shall meet the approval of the Fire Department and City Utility Engineer prior to the receipt of any permit.

Attachments:
- CDP-2074-15, CS-2075-15, RZ-2076-15 & ADR Materials
- Responses to staff comments

13. Erosion Control and Stormwater Management Permit request by Debbie Hatfield, agent for Saris, for approval to grade out stockpiles of excess material created as part of the Spoke and Sprocket project at 5253 Verona Road.

Site Details:
Acres: ~10.5
Existing Use: Industrial
Current Zoning: B-H (Highway Business)

Background & Application Description:
As stated in the application, as part of the Spoke and Sprocket project, excess material generated during construction was stockpiled on the Saris property. Saris had identified a future need for the material and stockpiling the material on Saris' property provided an economical way for the City to dispose of the excess material. A new Erosion Control Permit is needed for Saris to grade out the stockpiles, hence the submitted request. Because the site is over 5 acres and does not have an approved plan through design review requires Plan Commission approval.

Staff Evaluation:
Staff has not identified any outstanding concerns with the submitted request. Public Works reviewed the materials and the applicant addressed their comments. The City's Environmental Engineer has stated that the applicant's responses seem adequate.

Consistency with Comprehensive Plan:
Future Land Use Plan: I-G (General Industrial)

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

Staff Recommendation:
Staff recommends approval of the Erosion Control Permit for 5253 Verona Road 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 materials dated July 21, 2015 and responses to staff comments provided August 4, 2015.

Attachments:
- Erosion Control & Stormwater Management Materials

14. Pre-application request by Robert Williams, agent for Aspen Park Apartments, for the use of Planned Development District (PDD) zoning for a multi-family redevelopment of the Sun Valley Apartments, Breckenridge Court.

Site Details:
Acres: ~12
Existing Use: Multi-Family Residential
Current Zoning: R-HA (Residential High Density)

Background & Application Description:
Applicant is requesting preliminary feedback on a request to proceed with the use of PDD zoning for redevelopment of the Sun Valley Apartments on Breckenridge Court.

Staff Evaluation:
The proposed project consists of 412 units across 11 buildings with both underground and surface parking. The submitted plans provide a site plan as well as details on the mix of units per building.

Five of the buildings are proposed for five stories above grade and one parking level below grade along Fish Hatchery Road; six buildings would contain two stories with attached garages and individual direct entries and there would be a single-story building to house the club house, office and maintenance for the complex.

In general, staff thinks that the proposed project does a nice job bringing the buildings closer to Fish Hatchery and working to achieve an urban vision for the N Fish Hatchery Road corridor. Building density is placed closer to S Fish Hatchery Road and is reduced as the site moves to the open space located to the east. Details on the plans will come through the PDD and ADR review processes. One of the questions that staff had on the project was whether there was any concern over the displacement of residents and whether they will be able to afford the new rent levels. The applicant responded that two of the five-story buildings will provide much needed senior housing for the community. There will also be a variety of unit types. Additionally, the applicant has indicated that through the phasing process there would be minimal displacement of existing tenants.

The applicant is looking to utilize PDD zoning for the project. The R-H zoning is not an option for the project as it limits each site to two buildings as well as other constraints. The Mayor questioned whether SmartCode zoning is an option for the property; staff does not believe that it is given that there are no “other uses” planned for the project.

Consistency with Comprehensive Plan:
Future Land Use Plan: HDR (High Density Residential)

Staff has not identified any inconsistencies with the proposed project and the comprehensive plan.

Staff Recommendation:
No formal action is required for this item, but the Commission should provide the applicant feedback, particularly on the use of PDD zoning. Staff provided several detailed comments that the applicant shall take into consideration when preparing the formal PDD-GIP submittal.

Attachments:
- Pre-application materials
- Staff comments and responses

15. Resolution R-81-15, General Beverage Permit for Parking within City Property.

Background & Resolution Description:
As the referral states, General Beverage is seeking additional parking to accommodate their current and future operations. They have requested to utilize City property adjacent to their facility to allow for parking. This Resolution would allow General Beverage to construct private parking in the railroad corridor.

Staff Evaluation:
This is a policy decision as to whether the City wishes to allow private business parking on the trail corridor.

Public Works provided a memo with the Resolution noting that the corridor was a rails-to-trails conversion and grant funding was utilized for the purchase of the property. Private use of the corridor would require a conversion and suitable replacement land and amenities would need to be provided to offset the loss of land in the corridor. Due to the grant constraints and other agreements, the parking would be allowed under a permit rather than selling the land outright.

Public Works commented that the conversion could potentially result in an overall better amenity for the City/bicycle users. Planning staff questioned what the potential benefits could be. Public Works responded that the conversion could be beneficial in that the replacement area will provide as good or better amenities and area (DNR requirement). The example they provided is that the land replacement may be larger size with better amenities such as additional trail connections. The land that would be utilized for General Beverage parking would reduce the green space around the trail (the trail remains in its current location).

Planning staff is concerned that the Resolution does not specify the area where the parking will be located and provides no guarantee that the current trail remains as it is in place today. The City Transportation Engineer suggests adding new Condition 1 to read:

1. The existing Military Ridge Path alignment will not be altered or impeded by the addition of parking, drives, or any other allowed private use within the railroad corridor.
All other conditions would be re-numbered accordingly.

Staff Recommendation:
If the Plan Commission wishes to allow private business parking on the trail corridor, the Commission could recommend approval of the Resolution.

Attachments:
- Resolution R-81-15 materials

16. Resolution R-82-15, A Resolution Granting An Underground Electric Right-of-Way Grant to Madison Gas and Electric Company on Outlot 16, Nine Springs, City of Fitchburg, Wisconsin.

Background & Resolution Description:
As the referral states, in the fall of 2014 the east railroad corridor, owned by the Wisconsin Department of Transportation and operated by Wisconsin and Southern Railroad Co., adjacent to South Syene Road was reactivated. Gates and warning lights are required by the Order of the Commissioner of Rails for rail crossing at E Cheryl Pkwy. In order for Madison Gas and Electric Co to extend power to the gates and warning lights at E Cheryl Pkwy an underground electric right-of-way grant is necessary across outlot 16 in Nine Springs.

Staff Evaluation:
Staff has not identified any concerns with the proposed easement as the easement is necessary for the operation of the gates and warning lights.

Staff Recommendation:
Staff recommends that the Plan Commission recommend approval of Resolution R-82-15.

Attachments:
- Resolution R-82-15 materials

Reinhart
Attorneys at Law

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 600
Madison, WI 53703-4225

Telephone: 608-229-2200
Fax: 608-229-2100
Toll Free: 800-728-6239
reinhartlaw.com

June 22, 2015

Lucas N. Roe
Direct Dial: 608-229-2251
lroe@reinhartlaw.com

DELIVERED BY FEDEX

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

Dear Sir or Madam:

Re: Application for Conditional Use Permit
AMC Theatre, 6091 McKee Road,
Fitchburg, Wisconsin

Enclosed please find the following in connection with a request for a conditional use permit for alcoholic beverage sales at the AMC Theatre located at 6091 McKee Road in Fitchburg, Wisconsin:

1. Conditional Use Permit Application
2. Check in the amount of $445
3. Three (3) 11 x 17 copies of plans for the project showing the proposed interior renovation. No exterior renovation is proposed. Alcoholic beverages are planned to be sold in the area labeled "MACGUFFINS" on the plans, which is located separate from the general concession stand and following the ticket booth.
4. Project Summary

Copies of the above are also being submitted electronically to planning@fitchburgwi.gov. If you have any questions regarding the application, please feel free to call me at (608) 229-2251. We look forward to working with you on this project.

Sincerely,

Lucas N. Roe

32278381

Encs.

THE CITY OF Fitchburg	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:**
   Strset Address: 6091 McKee Rd., Fitchburg, WI 53719

   Legal Description - (Metes & Bounds, or Lot No. And Plat):
   See attached Exhibit "A"

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

2. **Current Use of Property:** Motion picture theatre
3. **Proposed Use of Property:** Motion picture theatre with alcoholic beverage sales (no change to site plan)
4. **Proposed Development Schedule:** Complete construction by approximately December 2015
5. **Zoning District:** B-H Highway Business District
6. **Future Land Use Plan Classification:** Business

***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 thei ocation 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.

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): Motion picture theatre

Proposed Hours of Operation: 9:00am-3:00am (alcoholic beverage sales will comply with statutory closing hours) **No. Of Employees:**

Floor Area: 85,100 **No. Of Parking Stalls:** No change from existing

Sewer: Municipal ☑ **Private** ☐ **Water: Municipal** ☑ **Private** ☐

Current Owner of Property: Realty Income Corporation

Address: 11995 El Camino Corporation, San Diego, CA 92130 **Phone No:** 800-375-6700

Contact Person: Bridget A. Holton-Deere

Email: bholton-deere@amctheatres.com

Address: 11500 Ash Street, Leawood, KS 66211 **Phone No:** 913-213-2461

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. _____

Exhibit "A"

PARCEL A:

LOTS TEN (10) AND ELEVEN (11), CITY OF FITCHBURG COMMERCE PARK, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

LOT 10--PARCEL NO. 225-0609-071-0910-4
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE

LOT 11--PARCEL NO. 225-0609-071-1005-8
ADDRESS PER TAX ROLL: 6091 MCKEE RD., FITCHBURG, WI.

PARCEL B:

LOTS ONE (1) AND TWO (2) OF CERTIFIED SURVEY MAP NO. 9099, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 51 OF CERTIFIED SURVEY MAPS, PAGES 93 AND 94 AS DOCUMENT NUMBER 3044592, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SUBJECT TO AND TOGETHER WITH INGRESS-EGRESS EASEMENT OVER THE SOUTHERLY SIDE OF SAID LOTS 1 AND 2 AS SHOWN ON RECORDED CERTIFIED SURVEY MAP NO. 9099.

LOT 1--PARCEL NO. 225-0609-071-0075-6
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE

LOT 2--PARCEL NO. 225-0609-071-0150-4
ADDRESS PER TAX ROLL: 6101 MCKEE RD., FITCHBURG, WI.

PARCEL C:

LOT THREE (3) OF CERTIFIED SURVEY MAP NO. 9099, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 51 OF CERTIFIED SURVEY MAPS, PAGES 93 AND 94 AS DOCUMENT NUMBER 3044592, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SUBJECT TO AND TOGETHER WITH INGRESS-EGRESS EASEMENT OVER THE NORTHERLY SIDE OF SAID LOT AS SHOWN ON RECORDED CERTIFIED SURVEY MAP NO. 9099.

LOT 3--PARCEL NO. 225-0609-071-0225-4
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE

AMERICAN MULTI-CINEMA, INC.
Theatre Support Center
11500 Ash Street
Leawood,KS, 66211

CHECK NO: 651916

DATE: 5/14/2015 **VENDOR NAME:** CITY OF FITCHBURG **VENDOR NO:** 127702

INVOICE NO	INVOICE DATE	DESCRIPTION	DISCOUNT AMOUNT	NET AMOUNT
951505122015445	2015-05-12	CONDITIONAL USE PERMIT FEE	.00	445.00
			.00	445.00

PLEASE DETACH AND RETAIN THIS STATEMENT AS YOUR RECORD OF PAYMENT. **Thank You**

WARNING: Original document has an artificial watermark on reverse side.

AMERICAN MULTI-CINEMA, INC.
Theatre Support Center
11500 Ash Street
Leawood,KS, 66211

Bank of America
Atlanta, GA US
64-1278 / 611 GA

No. 651916

CHECK DATE	CHECK NUMBER	CHECK AMOUNT
2015-05-14	651916	***$445.00

PAY Four Hundred Forty-Five Dollars And Zero Cents*****

TO THE ORDER OF
CITY OF FITCHBURG
TREASURER
5520 LACY RD
FITCHBURG, WI 53711

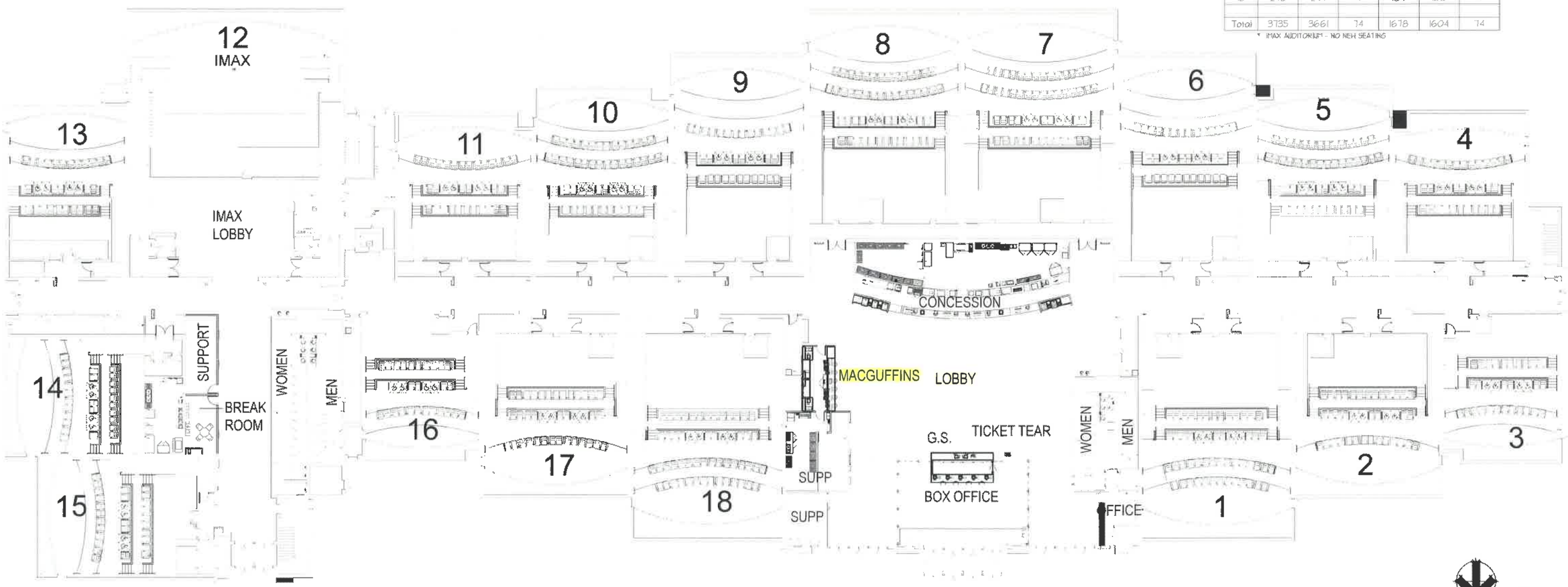
AMERICAN MULTI-CINEMA, INC.

Authorized Signature

⑈651916⑈ ⑆061112788⑆ 3299114183⑈

AUD.	Existing			New 60" seats w/ 84" row spacing		
	Total	Fixed	WCS	Total	Fixed	WCS
1	219	215	4	104	100	4
2	201	197	4	78	74	4
3	106	102	4	51	47	4
4	156	152	4	66	62	4
5	200	196	4	84	80	4
6	238	234	4	88	84	4
7	290	286	4	104	100	4
8	266	262	4	104	100	4
9	238	234	4	88	84	4
10	200	196	4	84	80	4
11	153	149	4	66	62	4
12*	352	346	6	352	346	6
13	157	153	4	59	55	4
14	157	153	4	59	55	4
15	157	153	4	59	55	4
16	106	102	4	50	46	4
17	201	197	4	78	74	4
18	218	214	4	104	100	4
Total	3735	3661	74	1678	1604	74

* IMAX AUDITORIUM - NO NEW SEATING

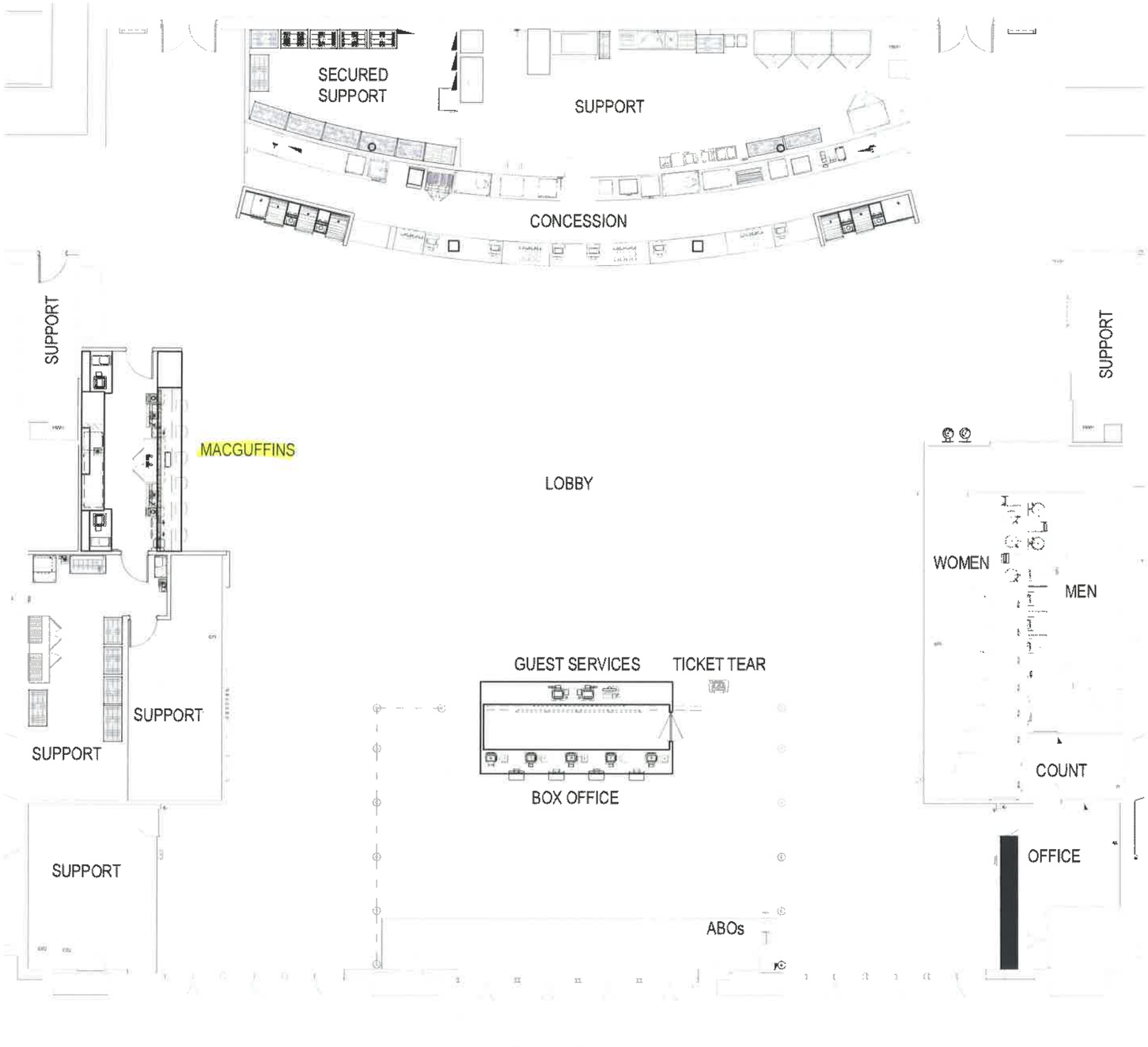


AMC FITCHBURG 18

6091 MCKEE ROAD
FITCHBURG, WI 53719

NEW ENTRY FLOOR PLAN

06.03.15



AMC FITCHBURG 18	6091 MCKEE ROAD FITCHBURG, WI 53719	ENLARGED LOBBY PLAN	06.03.15

AMC FITCHBURG 18	6091 MCKEE ROAD FITCHBURG, WI 53719	BOX OFFICE	06.03.15

AMC FITCHBURG 18	6091 MCKEE ROAD FITCHBURG, WI 53719	GUEST SERVICES	06.03.15

AMC FITCHBURG 18	6091 MCKEE ROAD FITCHBURG, WI 53719	LOBBY / CONCESSION	06.03.15	

amc	AMC FITCHBURG 18	6091 MCKEE ROAD FITCHBURG, WI 53719	MACGUFFINS BAR	06.03.15

PROJECT SUMMARY

AMC THEATRE - 6091 MCKEE ROAD, FITCHBURG, WISCONSIN

American Multi-Cinema, Inc. is proposing to completely renovate the interior of its theatre located at 6091 McKee Road. The renovation is planned to include:

- Conversion to 60" luxury power recliners in all standard auditoriums.
- Availability of reserved seating.
- Sight and sound upgrades, including replacing carpeting and refreshing auditoriums and common areas.
- Expanding and upgrading concessions to include Coca-Cola Freestyle dispensers.
- Sale of beer, wine and spirits for on-site consumption.
- No modifications to the exterior of the building or parking are proposed.

Beer, wine and spirits for on-site consumption are planned to be sold at the "MacGuffins" located separate from the concession stand following the ticket booth (as shown on the enclosed plans).

With over 100 theatres in the United States licensed to serve alcoholic beverages, AMC has developed considerable experience in the safe and controlled service of beer, wine and spirits, which includes strict operational guidelines, corporate training (in addition to TIPS training) and a zero tolerance policy. The following are a few of the additional safeguards implemented by AMC to ensure a pleasurable viewing experience:

- Alcoholic beverages are sold to ticketed guests only.
- Everyone is carded.
- Alcoholic beverages are sold in distinctive cups.
- Compliance is monitored with Mystery Shops.
- Video surveillance is installed in the bar area.

Susan Badtke

From: Lucas N. Roe <lroe@reinhartlaw.com>
Sent: Thursday, July 02, 2015 10:35 AM
To: Susan Badtke
Cc: Frank Lewis (FLewis@amctheatres.com)
Subject: RE: CU-2068-15 Review Comments (6091 McKee Rd Fitchburg)
Attachments: Section F-a140 -- Alcohol Policies - Associate (11.14.14).pdf; Section F-a141 -- Alcohol Policies - Operational (11.14.14).pdf

Hi Susan,

I've included answers to your questions below. Please let me know if you have any further questions/comments. Thanks for your assistance and I hope you have a great holiday weekend!

1. What is the current number of parking stalls? **831**
2. With the reduction to a capacity of 1678 (from 3735) the parking standards required 420 parking stalls. Do you have any plans to capture extra value from the extra land area? **AMC is not currently contemplating any modification to the parking area. While the overall seat count would be reduced, AMC is not anticipating a reduction in overall attendance.**
3. Provide a summary of alcohol serving protocol and employee training. **I've attached two excerpts from AMC's employee handbook that describe the general operational and associate training policies related to alcohol sales.**

Lucas N. Roe
Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 600 | Madison, WI 53703
Office: 608-229-2251 | Cell: 414-940-4532 | Fax: 608-229-2100
lroe@reinhartlaw.com | bio | vCard | reinhartlaw.com
Legal Secretary: Mary E. Reindl-Frey | 608-229-2264 | mreindl@reinhartlaw.com

---

From: Susan Badtke [mailto:Susan.Badtke@fitchburgwi.gov]
Sent: Tuesday, June 30, 2015 9:00 AM
To: Lucas N. Roe
Subject: FW: CU-2068-15 Review Comments (6091 McKee Rd Fitchburg)

Hi Lucas,

See email below regarding staff review comments on the submitted conditional use permit request for 6091 McKee Road. I received an email back from Bridget stating she is on vacation until July 7 so I'm hoping you can help compile responses to staff comments or redirect to the appropriate person.

Thanks,

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

From: Susan Badtke
Sent: Tuesday, June 30, 2015 8:47 AM
To: 'bholton-deere@amctheatres.com'
Subject: CU-2068-15 Review Comments (6091 McKee Rd Fitchburg)

Hi Bridget,

Staff is in the process of reviewing the submitted conditional use permit request, CU-2068-15, to allow for alcoholic beverage sales at the AMC theatre at 6091 McKee Road. Below are comments from the Planning Department; additional comments may be provided after further review.

Planning Department:

1. What is the current number of parking stalls?
2. With the reduction to a capacity of 1678 (from 3735) the parking standards required 420 parking stalls. Do you have any plans to capture extra value from the extra land area?
3. Provide a summary of alcohol serving protocol and employee training.

Please respond to these comments with a detailed written response, along with any appropriate revised plans, by 4:00 p.m. on Monday, July 6. An emailed response is sufficient.

Feel free to contact me with any questions.

Regards,

Susan Badtke
Community Planner
City of Fitchburg, WI | 5520 Lacy Road | Fitchburg, WI 53711
susan.badtke@fitchburgwi.gov
ph: 608.270.4256
fax: 608.270.4275

Fitchburg

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ALCOHOL POLICIES – ASSOCIATE

Theatres that serve alcoholic beverages must adhere to the policies outlined in this document and ensure compliance with all local, state, and federal regulations and provide an overall safe experience. The General Manager is ultimately responsible for ensuring all theatre associates are aware of applicable regulations and overseeing the enforcement of them.

Any person who violates the policies listed on the following pages will be appropriately disciplined. Violations also include assisting someone else in inappropriate conduct, failing to report any violation, and impeding an investigation. Possible disciplinary action may range from a verbal warning, up to and including termination. You may also be responsible in a criminal or civil suit for losses or other damages caused by your conduct. In addition, referral of the matter may be made to the appropriate government agencies.

DEFINITIONS

AMC Theatres has various types of alcohol concepts; however there is one key factor that fundamentally influences our policies and procedures for operating our bars. This factor is the type of service provided:

- **Full Service Bar**: This concept has either a full service bar area with consumption of alcohol restricted to specific auditoriums and/or servers take orders and/or alcohol is delivered to guests inside auditoriums or bar/restaurant area. The guest admission age policy to these areas is either 18 years of age (or accompanied by a parent or legal guardian) or older or 21 years of age or older. (These concepts are often referred to MacGuffins℠, Fork & Screen℠, Cinema Suites℠, Red Kitchen℠ or Premiums.)
- **Counter Service**: This concept (often internally referred to as Mini-Macs) has a bar in which a guest may order an alcoholic beverage and then consume the drink inside an auditorium with the general public. Typically, the admission policy has no age restrictions and there is no seat-side service provided inside the auditoriums.

BACKGROUND CHECKS

Because of the additional responsibilities that accompany maintaining a liquor license, AMC conducts background checks on all Bartenders, Supervisors and managers assigned to locations with alcohol operations. However, depending on the local or state regulations, theatres may be required to complete background checks for all associates.

To determine whether and for whom background checks are required for your locality, please e-mail Talent Acquisition. Instructions and training on how to complete a background check will be provided to the theatre at that time.

ASSOCIATE AGE POLCIES

Please reference F-142, *Theatre Specific Alcohol Laws and Regulations* for information specific to each theatre.

- **Age to Manage:** All managers assigned to a location that sells alcohol must be 21 years of age or older.
- **Age to Supervise:** Supervisors must be at least 18 years of age or older. However if a Supervisor is under 21, he or she may not be involved in **any** aspect of bar operations. Supervisors under 21 may not have access to secured alcohol storage areas, accept deliveries, transport alcohol, assist with inventory process or even step behind the bar to conduct a cash-pull.
- **Age to Transport & Access:** All associates that may receive alcohol deliveries, have access to alcohol storage areas, or help with the inventory of alcohol must be 21 years of age or older.
- **Age to Bartend:** Associates must be at least 21 years of age or older to mix or pour alcoholic beverages..
- **Age to Serve:** Associates must be 18 years of age or older to serve (at Full Service Bars) alcohol unless regulations in your state stipulate otherwise.
- **Age to Clean Auditoriums:** Associates must be 18 years of age or older to pick up open containers of alcohol while cleaning an auditorium unless regulations in your state stipulate otherwise.

  Open containers are defined as any vessel used to consume alcoholic beverages that contains any amount of alcohol or once contained alcohol. For example, an empty wine cup is considered an open container and may not be disposed of by

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an associate under the age of 18. If associates on duty are not old enough to pick up opened containers of alcohol, they must request assistance from a manager or Supervisor.

RESTRICTIONS – BAR PURCHASES

Associates on or off duty are not permitted to purchase or consume alcoholic drinks at their assigned theatre, nor are discounts on alcohol permitted at anytime. Associates are not allowed to sit at the bar at anytime.

ALCOHOL AWARENESS TRAINING

All associates play a vital role in enforcing alcohol policies and all associates are involved in compliance monitoring throughout the building to prevent underage drinking. Therefore, associates assigned to theatres that serve alcoholic beverages must complete *Training for Intervention Procedures* (TIPS) training within 21 days of hire. The following associates are required to receive TIPS training:

- **Full-Service Bar (DIT/Red Kitchen/Premium)**: All managers, Supervisors, and front-of-house staff (including but not limited to: Servers, Greeters/Host, Bartender, Box Cashiers, Bussers, and Porters). Exceptions are made for back-of-house associates who never have contact with guests, such as dishwashers and cooks.
- **Counter Service (Non –DIT)**: All associates and members of management must complete TIPS training. Exceptions may be considered for associates that never work operational shifts on the floor with guest contact (projectionist). If there is a request for an accommodation, the General Manager should contact Talent Acquisition.

Online Training

To determine whether online training is permitted in your locality, check the *www.gettips.com* website:

1. From the left menu select: **Get Training**, then **State Regulations** and either **Classroom** or **Online Training**.
2. **Select** your state from the *On Premise eTIPS State Regulations Map* to determine state requirements.

Follow these steps if online training is permitted in your locality:

1. **Purchase *eTips Pre-Paid Passports***: A "Passport" is needed for each associate to access online training. Each passport has a unique registration code with instructions on how to access the course. To purchase passports (you may purchase several at a time), contact Health Communications at (800) 438-8477 or e-mail *eTIPS Online Training Department*.
2. **Issue Each Associate an *eTIPS Pre-Paid Passport***: The best practice is to issue the pre-paid passport during basic Film Crew training.
3. **Track Purchase and Issuance of Passports**: In order to enable follow-up with trainees, and due to the value of the passports, you must track when passports are purchased and issued using the *eTIPS Pre-Paid Passport Log*.
4. **Associates Complete Online Training**: Ensure that associates are clocked in and paid for time spent on online training. Online TIPS training is completed as follows:
   a. Open *www.gettips.com* website
   b. Select **Get Training** from the left menu
   c. Select **Online Training** from the left menu
   d. Select **Pre-Paid Passport Holders** to access class

Participants will receive results immediately. A copy of certification materials (card, certificate, etc.) must be maintained in each associate's file.

In the event of technical problems, please contact Health Communications at (800) 438-8477.

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Classroom Training

To schedule classroom training, first locate a certified TIPS trainer in your area at *www.gettips.com*:

1. Select **Get Training** from the left menu.
2. Select **scheduled TIPS sessions** – In some areas, trainers will advertise scheduled classes **OR**

   Select **Request training** – In some areas, you will need to initiate contact with a trainer to schedule classes

Since TIPS trainers are private contractors, pricing may vary. If you are unable to locate a certified trainer in your area, contact Health Communications at **(800) 438-8477**. If they are unable to assist you, contact *Training* immediately for additional options.

Participants in TIPS classroom training should receive test results within 4-6 weeks of the class. A copy of all the certification materials (card, certificate, etc.) must be maintained in each associate's employment file.

Note: *AMC uses third party vendors for TIPS certification. However, you may continue to contact Training to assist with questions.*

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ALCOHOL POLICIES – OPERATIONAL

Theatres that serve alcoholic beverages must adhere to the policies outlined in this document and ensure compliance with all local, state, and federal regulations and provide an overall safe experience. The General Manager is ultimately responsible for ensuring all theatre associates are aware of applicable regulations and overseeing the enforcement of them.

Any person who violates the policies listed on the following pages will be appropriately disciplined. Violations also include assisting someone else in inappropriate conduct, failing to report any violation, and impeding an investigation. Possible disciplinary action may range from a verbal warning, up to and including termination. You may also be responsible in a criminal or civil suit for losses or other damages caused by your conduct. In addition, referral of the matter may be made to the appropriate government agencies.

DEFINITIONS

AMC Theatres has various types of alcohol concepts; however there is one key factor that fundamentally influences our policies and procedures for operating our bars. This factor is the type of service provided:

- **Full Service Bar**: This concept has either a full service bar area with consumption of alcohol restricted to specific auditoriums and/or servers take orders and/or alcohol is delivered to guests inside auditoriums or bar/restaurant area. The guest admission age policy to these areas is either 18 years of age (or accompanied by a parent or legal guardian) or older or 21 years of age or older. (These concepts are often referred to MacGuffins℠, Fork & Screen℠, Cinema Suites℠, Red Kitchen℠ or Premiums.)
- **Counter Service**: This concept (often internally referred to as Mini-Macs) has a bar in which a guest may order an alcoholic beverage and then consume the drink in an auditorium with the general public. Typically, the admission policy has no age restrictions and there is no seat-side service provided inside the auditoriums.

ALCOHOL SALES

The guidelines below must be adhered to when serving alcoholic beverages to guests, unless local law differs.

Age Verification

The minimum legal age for purchasing and consuming alcoholic beverages in the US is 21 years. **Associates must require positive, valid proof of age from all guests purchasing alcohol regardless of age**. Techniques for determining the validity of an ID can be found in the *Concession* and *Usher Lesson Plans* of the *Film Crew Training Program.*

In most states valid IDs may be driver's licenses, state IDs, military and active military IDs, passports, passport cards, or visas. However, refer to F-142, *Theatre Specific Alcohol Laws and Regulations* for any local exceptions. Also, a booklet containing examples, descriptions, and the security features of valid IDs from the US and Canada called *ID Checking Guide* may be obtained by ordering from www.idcheckingguide.com or by calling (800) 227-8827. Since this booklet is updated annually, a subscription can be ordered at a savings.

When checking a government-issued ID, inspect the following information:

- Photograph of bearer
- Signature
- Height
- Date of Birth
- Expiration Date
- Watermark

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If an associate believes an ID is fake, the following steps must be taken:

- Alert a manager – the manager must complete a review of the ID using the F.L.A.G. technique. F.L.A.G. stands for Feel, Look, Ask, and Give Back.
- Notify Security if the ID appears to be fake.
- If Security is not present, return the card to the guest, unless local law requires a different procedure. (Please reference *F-142, Theatre Specific Alcohol Laws and Regulations* for specific laws and regulations.)
- Do not serve the guest.

Exceptions to Age Verification Policy (Limited Use)

When a guest requests an exception to AMC's age verification policy, the highest-ranking manager in the building can review the request. However, **at no time** should any associate communicate to the guest that we make exceptions to this policy.

The highest-ranking manager must complete the following actions prior to giving approval:

- Visual Check (**required**) – Manager must be present to determine if the guest looks over the age of 40. If the guest looks younger than 40, no exceptions should be made to the age verification policy and valid ID for proof age is required.
- Limit Order Quantity – Guest can only purchase one beverage per order if an exception is made.
- Documentation – If applicable, denote the exception on the *Alcohol Compliance Monitoring Worksheet*. (Details about the worksheet are in MAC-05 of the *Directors' Guide* and copies can be found on *ClipBoard* in *Theater Blank Forms & Templates* (Operations, Alcohol Enforcement).
- Verify that it is legal to serve a guest without identification in your location. (Refer to *F-142, Theatre Specific Alcohol Laws and Regulations* for local exceptions.)

In the event that the associate did not follow the outlined procedures, disciplinary action up to and including termination may occur.

Note: Supervisors or Film Crew may **never** make this exception. Only the highest-ranking manager may do so.

Quantity of Alcoholic Beverages Purchased

Alcohol sales limits are subject to the maximum imposed by local or state jurisdictions. An associate must NEVER serve more alcoholic beverages than the approved limit. Refer to *F-142, Theatre Specific Alcohol Laws and Regulations* for local restrictions that may differ from the general AMC policy.

- **Full Service Bar**: Guests (with ID) may purchase multiple alcoholic beverages at the same time (for example, a "bucket of beer" as advertised on the DIT MacGuffins Bar menu), unless where local regulations differ.
- **Counter Service**: AMC limits alcohol sales to two drinks per person (with ID) within a single transaction, unless where local regulations are more restrictive.

Building Restrictions and Container Requirements

Alcoholic beverages must always be served in the AMC approved containers and may never be poured into "traditional" fountain beverage vessels. Certain localities may require alcoholic beverages to stay within a designated area. Guests must be monitored to ensure they do not violate these requirements.

If Full-Service Bars (MacGuffins and DITs), are approved to transfer an alcoholic beverage to the 'traditional' side of the building, guests must have their alcoholic beverage poured into a plastic cup by a bartender before exiting the bar area.

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Sales to Non-Ticketed Guests

- **Full Service Bar**: An admission ticket is not required to purchase alcoholic beverages at DIT MacGuffins.
- **Counter Service**: Only ticketed guests may purchase alcoholic beverages at bars at traditional theatres (Mini-Macs).

OPERATING HOURS AND ALCOHOL CUF-OFF REQUIREMENTS

The following are AMC policies. However, each theatre must adhere to the specific, local regulations to ensure that sales cease by the required time (refer to F-142, *Theatre Specific Alcohol Laws and Regulations).*

- **Operating Hours**: Bar operating hours should be part of the weekly business planning to ensure the most return and compliance to local laws.
- **Sales Cut-Off**: Each theatre has specific, local sales cut-off requirements. AMC's policy is to stop sales at 12:30 A.M or (1) hour prior to sales cut off, whichever is earlier and post signage.
- **Consumption Cut-Off**: Unless restrictions are different per local laws, consumption of alcohol must cease when sales are required to end. Closing the bar at the appropriate time is imperative to ensure consumption is not occurring past the cut-off time.
- **Container Pick-Up Time**: At DIT locations, containers must be picked up and disposed of when sales are required to end, unless local law differs.

SIGNAGE

Signage requirements often vary by locality and may include topics such as fetal alcohol, underage drinking and weapons. (Refer to F-142, *Theatre Specific Alcohol Laws and Regulations).*

AMC requires the following signage:

- **ID Policy - Guest Facing:** Place signage at the counter and POS to notify guests of AMC's policy to check the ID of all guests purchasing alcohol. Order these materials on the *Standard Materials Ordering and Fulfillment* site by searching for "alcohol."
- **Age Check - Associate Facing:** Place age check signage on POS to help associates quickly identify whether a guest is 21 years of age or older. Order the *Quick Age Check* cue cards on the *Standard Materials Ordering and Fulfillment* site by searching for "age."
- **Hours of Operation Cue Cards – Associate Facing:** Place Hours of Operation Cue Cards on each bar POS to help associates quickly know the hours of operation in which they are allowed to sell and serve alcohol. Hours of Operation Cue Cards can be found on the Alcohol Landing Page.
- **Weapons Free:** Ensure that the appropriate *No Weapons* door clings are displayed per SEC-40, *Weapons-Free Guidelines* in the *Directors' Guide*.

ALCOHOL INVENTORY

- All beer, wine and liquor must be delivered by a vendor and at no time is it allowable for an AMC Theatre associate to go off site to acquire it. At no time is it allowed for theatres to transfer liquor, beer, or wine inventory between locations. All liquor, beer, and wine inventory must be kept in a secure location that is only accessible by managers and Supervisors who are 21 years of age or older. When stocking the bar, we use a "Bottle-for-Bottle Exchange" system, in which a bottle does not leave the closet without an empty one in its place. Immediately following the close of the building, a manager must verify that all alcohol is secure.

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Based on theatre design and layout, securing alcohol may require moving bottles to locked storage, locking behind counters, etc. E-mail *0411 – MacGuffins* for questions and/or direction.

ALCOHOL COMPLIANCE MONTIORING

Whenever the bar is open, a manager must oversee the bar operations as part of managing the floor to ensure quality of service and alcohol compliance by observing the flow of guests and bartender execution. Management must also be available to investigate anything unusual reported by bartenders, other associates, or guests.

All associates who serve, sell, or handle alcohol and those who monitor for compliance play a vital role in enforcing alcohol policies. Compliance monitoring occurs throughout the building by all associates using the tactics provided by TIPS training. All associates are required to check ID for any guests consuming alcohol who appear to be under the legal drinking age of 21 in areas outside and inside the auditoriums.

Associates, who perform auditorium checks for presentation quality, SIG, and comfort, also need to monitor for alcohol compliance. Proper planning is essential and depending on film bookings and expected audience draw, it may be necessary at to increase frequency of auditorium checks for specific films. Assignment of duties to specific associates should be noted on the Daily Game Plan.

Monitoring for alcohol compliance includes these responsibilities:

- Ensure guest compliance with alcohol enforcement policies
- Monitor and prevent alcohol consumption by minors
- Ensure alcohol is consumed in designated areas only
- Ensure guests do not leave the premises with alcoholic beverages

Dedicated Alcohol Compliance Monitor (ACM): Some theatres are required to schedule dedicated associates to monitor for alcohol compliance as their primary responsibility. The ACM must be at least 18 years of age and be TIPS certified. Refer to *F-142, Theatre Specific Alcohol Laws and Regulations*.

Even with ACM(s) on duty, **all associates** share responsibility for immediately reporting non-compliance with requirements for the sale, handling, and/or consumption of alcoholic beverages to a manager or Supervisor.

<u>The following must occur whenever the bar is operating</u>:

Schedule the ACM in Workbrain using the ACM job code.

Denote the ACM on the Daily Game Plan (Film Crew or Manager Leadership Schedule)

ACM must wear name lanyard with “Alcohol Compliance Monitor” as their role/title.

UNDERAGE DRINKING

Individuals under 21 years of age may not purchase nor consume alcoholic beverages on AMC property. In the event that an underage guest is caught with an alcoholic beverage, a manager must be notified ***immediately***.

The following steps must be taken to ensure we address the issue correctly:

1. Remove the guest from the auditorium.
2. Verify the guest’s age.

If the guest is determined to be underage:

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3. Take the drink from the guest.
4. Notify law enforcement.
5. If the guest is under the age of 18, contact a parent or legal guardian.
6. Complete the *Alcohol Compliance Monitoring Worksheet* and submit an *Incident Report*.

If it is determined that an associate failed to properly review valid proof of age or allowed an guest under 21 years of age to purchase and/or to consume an alcoholic beverage, due to AMC's zero tolerance policy that associate will be terminated.

INTOXICATED GUESTS

In the event that an associate encounters a guest that appears intoxicated, a manager must be notified ***immediately***.

The following steps must be taken to ensure we address the issue correctly:

1. Remove the guest from the auditorium.
2. Ask the guest to not leave the building.
3. Ask the guest to sit down and provide water or food. This is designed to diffuse the situation as well as provide time for making alternative arrangements to get the guest home. This is not a tactic to help the guest "sober" up before driving home.
4. Make alternate arrangements for the guest to get home.
5. If the guest does not follow your instructions, monitor the guest's location.
6. Notify law enforcement if you are unable to keep the guest from leaving.
7. Complete the *Alcohol Compliance Monitoring Worksheet* and submit an *Incident Report*.

UNDERCOVER ALCOHOL COMPLIANCE CHECKS

At any time, theatres may receive undercover alcohol compliance checks. Theatre teams should be prepared by always adhering to all AMC policies and local regulations.

Government Agencies

Alcohol compliance checks are investigations into the purchase of alcohol by minors at businesses that sell alcohol. If your location receives an undercover alcohol compliance check by a government agency regardless of pass or fail, please e-mail *0411-MacGuffins* and *0411-Inspections*. Follow the notification instructions outlined in OPS-90a, *Government Inspections Notifications*.

The sting operations will involve a minor, under the age of 21 years, (with undercover officers nearby) attempting to buy an alcoholic beverage from an associate. In some states, there is no legal standard that requires the minor to be truthful about their age and the minor may not present any identification.

- If identification is used, the underage purchaser may lie about his or her age. This demonstrates whether the Bartender is relying upon the valid ID presented or a verbal representation of age.
- If identification is not used, the underage purchaser, if asked, will likely respond with a reasonable excuse, such as "I lost it," or "I forgot it."
- If refused purchase, the underage purchaser shouldn't make any further attempt to convince the server or Bartender to provide alcohol.

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Remember, the underage purchaser may lie about his or her age if asked. Never complete an alcohol sale unless a valid ID is presented and the birthdate documents him or her to be 21 years of age or older.

If the associate sells alcohol to a minor, the following actions may occur:

- Fines (associate, business, etc.)
- Arrest (associate)
- Conviction (misdemeanor)
- Civil penalties
- Additional sting operations (multiple offenses)
- Loss of liquor license (multiple offenses)

If it is determined that an associate failed to properly review valid proof of age or allowed a guest under 21 years of age to purchase and/or to consume an alcoholic beverage, due to AMC's zero tolerance policy that associate will be terminated.

AMC Mystery Shop

As part of AMC's Mystery Shop program, there is a unique shop that is specific to locations that serve alcohol. Theatres will receive one alcohol mystery shop every month. This is an internal check to ensure compliance with local, state, and federal laws regarding alcohol enforcement. These shops are graded on a pass/fail system. Theatres that fail may receive additional checks. E-mail *0411-Mystery Shop* if you have questions regarding your mystery shop results.

If it is determined that an associate sold an alcoholic beverage during an alcohol mystery shop, without properly reviewing valid proof of age for the guest, that associate must be terminated due to AMC's zero tolerance policy.

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10103
7/22/15
RB

THE CITY OF Fitchburg 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 _____ district to the_____district the following described property:

1. **Location of Property/Street Address:** First and Second additions to Renaissance on the Park

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

Lots 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 55, & 56, First Addition to Renaissance on the Park

Lots 76, 77, 78, & 79, Second Addition to Renaissance on the Park

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

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

Updating the Specific Implemenatation Plans for Zoning Ordinance Numbers: 2005-O-27 and 2007-O-26, First and Second Additions to Renaissance on the Park to include new house designs, garage setback tables, and impervious surface calculations; to allow porch encroachment into setbacks; and to rotate the home on lot 76 to face Unity Lane

3. **Proposed Development Schedule:** Phase I Infr. by 10/15, Phase II Infr. by 10/17, final homes complete by 6/21

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezonings 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**. Additional information may be requested.

Type of Residential Development (If Applicable): Single family - detached

Total Dwelling Units Proposed: 24 **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: Habitat for Humanity of Dane County, Inc

Address: 1014 Fiedler Lane #29, Madison, WI 53713 **Phone No:** 608-255-1549

Contact Person: Adam Helt-Baldwin - Construction Manager

Email: ahelt-baldwin@habitatdane.org

Address: 1014 Fiedler Lane #29, Madison, WI 53713 **Phone No:** 608-516-1194

Respectfully Submitted By: AHelt-Baldwin
Owner's or Authorized Agent's Signature

Adam Helt-Baldwin
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:** 7-21-15 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** 1825

Permit Request No. RZ 2021-15

Habitat for Humanity®
of Dane County, Inc.

City of Fitchburg
Planning & Zoning
5520 Lacy Rd
Fitchburg, WI 5371

July 21, 2015

Re: Development of the final phases of Renaissance on the Park

Habitat for Humanity of Dane County's (HFH-DC) mission is to bring people together to build homes, communities and hope. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. These homes are then sold to partner families at no profit, and are financed with affordable, no-interest loans.

HFH-DC purchased the 24 remaining undeveloped lots in the Renaissance on the Park Subdivision in 2014 and is planning on developing the remaining land in 2 separate phases, over the next 3 years. This Planned Development District was zoned and platted in 2005 by the original owner, and each lot was assigned a model home. These models were then used to calculate the ratio of open space to impervious surface and to determine whether garage setbacks conformed to the ratios set forth in the Specific Implementation Plan (SIP).

HFH-DC has a library of house plans designed under the guidelines of Habitat for Humanity International to accommodate volunteers during construction and to meet families' needs after closing. From this library we have chosen models that complement the lot sizes and topography of this site. Due to the topography of the land and ease of volunteer labor HFH-DC plans will utilize 1 story plans with exposed lower levels where possible. In some cases the front porch will encroach into the front yard setback.

The attached Exhibit A is an updated plat showing the locations of the new house models as well as the plans of each model referenced.

The attached Exhibits B & C are updated garage setback and impervious surface tables showing that these new proposed homes at least meet the requirements set forth in the initial SIP, and more often, improve upon the plans of the former developer.

HFH-DC requests approval of the following:

- Phase 1 development schedule of 12 lots 37-46,52 & 53 and Phase 2 of 12 lots 34-36,50 & 51,54-56, 76-79
- Front porch may encroach into 20' front yard setback up to 5'
- Exhibit A house plan designs, elevations, square footage
- Exhibit B garage setback table
- Exhibit C impervious surface table
- Lot 76 shall face Unity Lane with a rear setback of 12'

Thank you for your consideration.

Regards,

Adam Helt-Baldwin
Construction Manager | **Habitat for Humanity of Dane County**. 608-255-1549, ext. 105 | ahelt-baldwin@habitatdane.org

Habitat for Humanity®
of Dane County, Inc.

EXHIBIT A

HOUSE PLANS

VOL 59-001B PLATS PAGE 5

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 January 19, 2006

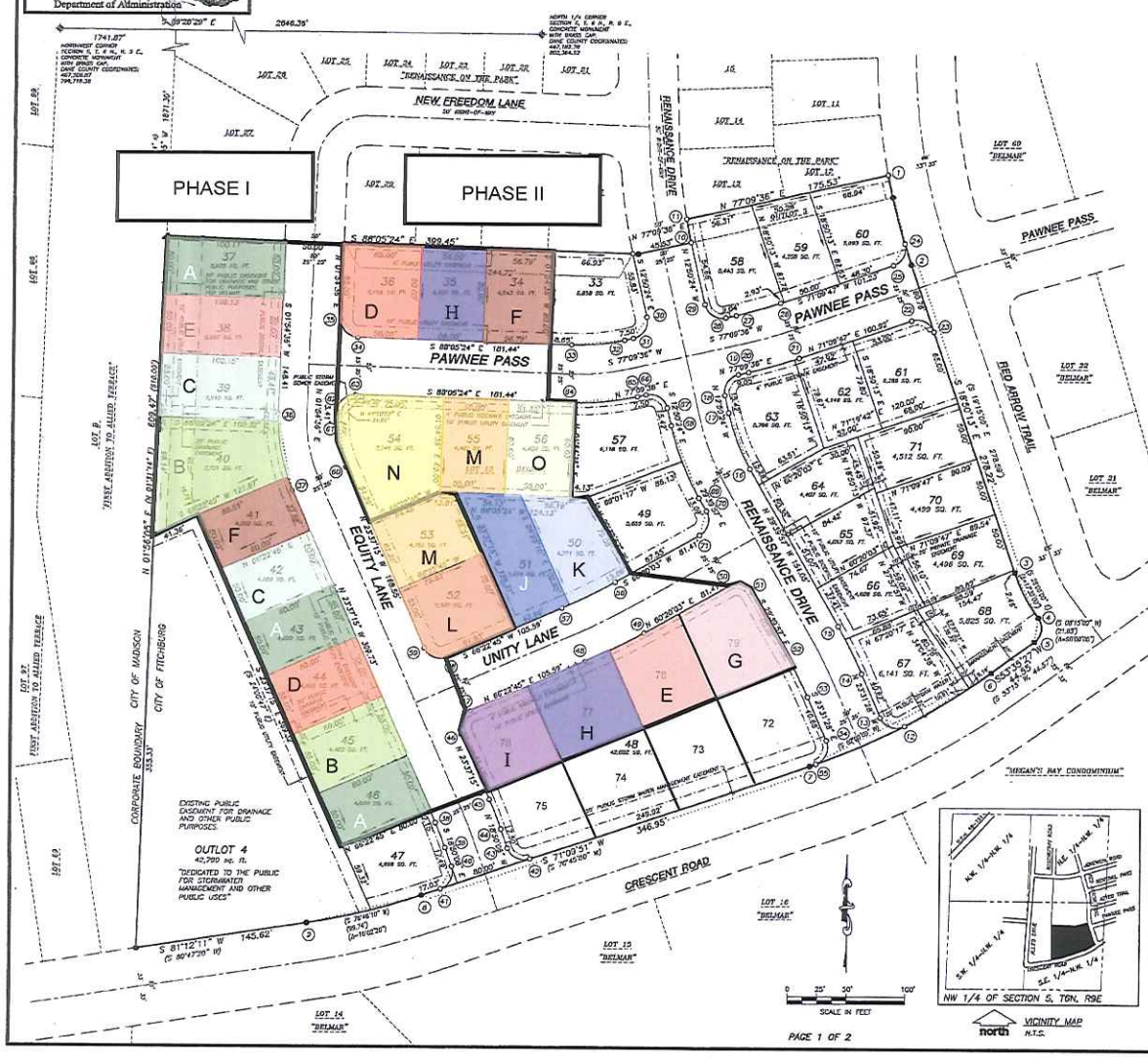
Kenneth Power

Department of Administration

FIRST ADDITION TO RENAISSANCE ON THE PARK

OUTLOT 3, RENAISSANCE ON THE PARK AND LOT 13, BELMAR, BEING A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, T. 6 N., R. 9 E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

Doc # 4164156



LEGEND

- SECTION CORNER, FOUND AS NOTED
- 3/4" REBAR FOUND
- 1 1/4" PIPE FOUND
- 1 1/4" REBAR FOUND
- 1 1/4" x 30" IRON REBAR SET, (4.30 LBS/FT). ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 24" IRON REBAR (1.50 LBS/FT).
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- CHORD
- EASEMENT LINE
- VISION TRIANGLE

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 NOTED SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

( ) PREVIOUSLY RECORDED INFORMATION

ANGLES ARE TO THE NEAREST SECOND AND DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL CURVE DISTANCES SHOWN ARE CHORD DISTANCES.

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. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT WRITTEN CONSENT OF THE CITY ENGINEER.

NOTES

1.) LOT COVERAGE BY IMPERVIOUS SURFACES INCLUDING ROOFS, PATIOS, DRIVEWAYS, WALKS, ETC. SHALL BE LIMITED TO 50 PER CENT OF THE TOTAL RESIDENTIAL LOT AREA, EXCEPT THAT PUBLIC SIDEWALKS IN EASEMENTS AT THE FRONT OF THE LOTS SHALL NOT BE INCLUDED IN THE CALCULATIONS FOR IMPERVIOUS AREAS.

2.) SETBACKS ARE IN ACCORDANCE WITH PLANNED DEVELOPMENT DISTRICT (PDD) ZONING, RECORDED AS DOCUMENT No. 4026553.

3.) RIGHT-OF-WAY, STREET AND LOT CONFIGURATION AND WIDTHS WERE APPROVED IN ORDINANCE 2003-0-19 APPROVING PLANNED DEVELOPMENT DISTRICT GENERAL IMPLEMENTATION PLAN ZONING.

4.) BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 5, T.6N., R.9E., BEARS S 89°28'29" E.

WISCONSIN DAVE M. JENKINS S-2255 MADISON, WI LAND SURVEYOR

HABITAT FOR HUMANITY OF DANE CO. JULY 21st, 2015

CURVE TABLE

CURVE	LOT	RADIUS	LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD	TANGENT	TANGENT
1-2		568.29'	79.83'	08°02'54"	S 14°49'28" E	79.76'	S 18°50'56" E	
	60	568.29'	61.08'	06°09'28"	S 15°35'45" E	61.05'	S 18°48'01" E	S 15°57'31" E
	ROADWAY	568.29'	18.75'	01°53'26"	S 17°54'13" E	18.75'	S 18°57'31" E	S 16°59'55" E
3-4		142.49'	43.68'	17°33'22"	S 27°39'15" E	43.49'	S 18°42'24" E	S 36°15'36" E
4-5		14.97'	23.26'	89°37'22"	S 66°38'02" W	20.96'	S 20°09'49" E	S 53°27'33" W
6-7		570.00'	174.10'	17°30'00"	S 52°24'01" W	173.42'	S 33°39'31" W	S 71°09'31" W
	68	570.00'	29.42'	02°57'31"	S 54°47'36" W	29.42'	S 53°38'31" W	S 56°56'31" W
	67	570.00'	63.82'	06°25'11"	S 59°02'57" W	63.85'	S 55°56'21" W	S 62°20'32" W
	ROADWAY	570.00'	82.23'	08°15'58"	S 66°28'31" W	82.16'	S 62°20'32" W	S 70°36'30" W
	48	570.00'	3.53'	00°36'20"	S 70°53'11" W	3.53'	S 71°09'21" W	S 71°09'21" W
8-9		570.00'	99.87'	10°02'19"	S 76°11'01" W	99.74'	S 71°09'21" W	S 81°12'11" W
	69	570.00'	44.72'	04°29'39"	S 73°24'01" W	44.72'	S 71°09'21" W	S 75°39'50" W
	OUTLOT 4	570.00'	55.19'	05°32'20"	S 78°26'00" W	55.08'	S 75°39'50" W	S 81°12'11" W
10-11		483.00'	20.01'	02°21'51"	N 17°56'51" W	20.01'	S 08°45'56" E	S 12°07'47" E
12-13		15.00'	24.64'	94°08'00"	N 70°35'26" W	21.96'	S 82°20'32" W	N 23°31'28" W
14-15		425.00'	43.33'	06°02'26"	N 26°25'43" W	60.33'	N 23°31'28" W	N 29°39'57" W
	67	425.00'	32.94'	04°26'29"	N 29°44'42" W	32.94'	N 31°52'26" W	N 33°57'27" W
	66	425.00'	12.61'	01°42'00"	N 28°45'02" W	12.61'	N 27°57'27" W	N 28°39'27" W
16-17		125.00'	51.39'	16°49'13"	N 21°15'10" W	51.21'	N 29°39'57" W	N 19°50'24" W
18-19		15.00'	23.56'	90°00'00"	N 32°09'36" E	21.21'	N 12°50'24" W	N 77°09'36" E
20-21		425.00'	44.48'	06°00'49"	N 74°09'41" E	44.46'	N 77°09'36" E	N 71°08'47" E
	63	425.00'	40.49'	05°28'47"	N 74°26'12" E	40.38'	N 77°09'36" E	N 71°42'49" E
	62	425.00'	4.08'	00°33'02"	N 71°26'16" E	4.08'	N 71°42'49" E	N 71°09'47" E
22-23		15.00'	23.56'	90°00'00"	S 63°50'13" E	21.21'	N 71°09'47" E	S 18°50'13" E
24-25		15.00'	23.07'	88°07'16"	S 27°06'29" W	20.86'	N 34°03'58" W	S 05°52'27" E
26-27		375.00'	39.25'	05°59'49"	S 74°09'41" W	39.23'	S 77°09'36" W	S 77°09'36" W
28-29		15.00'	23.56'	90°00'00"	N 57°50'24" W	21.21'	S 77°09'47" W	N 12°50'24" W
30-31		15.00'	23.56'	90°00'00"	S 32°09'36" W	21.21'	S 12°50'24" E	S 77°09'36" W
32-33		175.00'	45.00'	14°43'30"	S 84°32'06" W	44.87'	S 77°09'36" W	S 89°00'24" W
34-35		15.00'	23.56'	90°00'00"	N 43°55'24" W	21.21'	N 89°00'24" W	N 01°34'36" E
36-37		150.00'	66.64'	25°31'31"	S 10°51'19" E	66.09'	S 01°34'36" W	S 23°37'15" E
	39	150.00'	6.60'	02°31'11"	S 02°39'00" W	6.60'	S 01°34'36" W	S 00°56'35" W
	40	150.00'	47.80'	18°15'26"	S 09°44'23" E	47.60'	S 00°36'35" W	S 18°52'11" E
	41	150.00'	15.44'	06°45'04"	S 21°14'43" E	15.43'	S 18°37'11" E	S 23°37'15" E
38-39		275.00'	22.93'	04°47'06"	S 21°13'42" E	22.92'	S 23°37'15" E	S 18°50'08" E
40-41		15.00'	23.56'	89°59'59"	S 26°09'31" W	21.21'	S 18°50'08" E	S 71°09'51" W
42-43		15.00'	23.56'	90°00'01"	N 63°50'00" W	21.21'	S 71°09'51" W	N 18°50'08" W
44-45		325.00'	27.13'	04°47'06"	N 21°13'42" W	27.13'	N 18°50'08" W	N 23°37'15" W
46-47		15.00'	23.56'	90°00'00"	N 21°26'45" E	21.21'	N 23°37'15" W	N 66°22'45" E
48-49		525.00'	55.19'	06°02'42"	N 63°21'24" E	55.17'	N 66°22'45" E	N 69°20'03" E
50-51		15.00'	23.56'	90°00'00"	S 74°39'57" E	21.21'	N 69°20'03" E	S 20°39'57" E
52-53		375.00'	40.16'	06°08'09"	S 26°35'47" E	40.16'	S 29°39'52" E	S 23°31'28" E
54-55		15.00'	24.84'	94°07'08"	S 23°33'02" W	21.96'	S 23°31'28" E	S 70°36'30" W
56-57		475.00'	50.11'	06°02'42"	S 63°21'24" W	50.08'	S 69°20'03" W	S 66°22'45" W
	50	475.00'	43.49'	05°14'47"	S 62°27'22" W	43.48'	S 69°20'03" W	S 66°34'50" W
	51	475.00'	6.62'	00°47'55"	S 65°08'48" W	6.62'	S 66°34'50" W	S 66°22'45" W
58-59		15.00'	23.56'	90°00'00"	N 68°37'15" W	21.21'	N 66°22'45" W	N 23°37'15" W
60-61		100.00'	44.56'	25°31'31"	N 10°51'19" W	44.19'	N 23°37'15" W	N 01°54'36" E
62-63		15.00'	23.56'	90°00'00"	N 46°54'06" E	21.21'	N 01°54'36" E	S 88°05'24" E
64-65		225.00'	57.92'	14°45'00"	N 94°32'06" E	57.76'	S 88°05'24" E	N 77°09'36" E
	56	225.00'	3.61'	00°55'11"	S 88°32'59" E	3.61'	S 88°05'24" E	S 88°05'35" E
	57	225.00'	54.31'	13°49'49"	N 84°04'31" E	54.18'	S 89°00'35" E	N 77°09'36" E
66-67		15.00'	23.56'	90°00'00"	S 57°50'24" E	21.21'	N 77°09'36" E	S 12°50'24" E
68-69		225.00'	66.07'	16°49'13"	S 21°15'10" E	65.84'	S 12°50'24" E	S 29°39'57" E
	57	225.00'	31.98'	08°08'19"	S 18°54'34" E	31.93'	S 12°50'24" E	S 20°34'43" E
	49	225.00'	34.11'	08°41'14"	S 25°19'20" E	34.09'	S 20°39'43" E	S 29°39'27" E
70-71		15.00'	23.56'	90°00'00"	S 15°20'33" W	21.21'	S 29°39'57" E	S 60°20'03" W

DATED: OCTOBER 16, 2005
REVISED: DECEMBER 08, 2005
REVISED: JANUARY 09, 2006

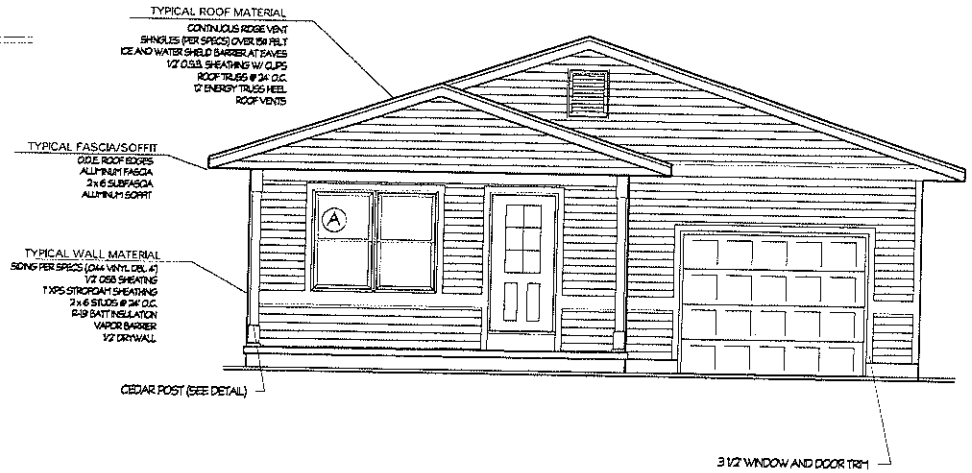
PROJECT NO:	05-1867	SURVEYED BY:	JK
FILE NO:	5-3	DRAWN BY:	JK/DJ
FIELDBOOK/PG:	174/47	CHECKED BY:	DJS
		APPROVED BY:	DMJ

PREPARED FOR:
UNITY FOR COMMUNITY 11, LLC
C/O THE ELLERSON COMPANIES
1016 DAMON LANE
SUITE 100
MADISON, WISCONSIN 53719
608-274-1594

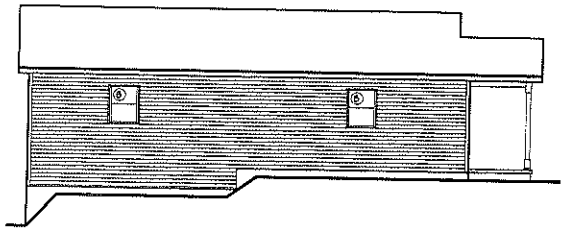
PREPARED BY:
JENKINS SURVEY & DESIGN, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5000
JSD • Engineers • Surveyors
Jenkins Survey & Design, Inc.

ROOF TRUSS HEEL HEIGHTS

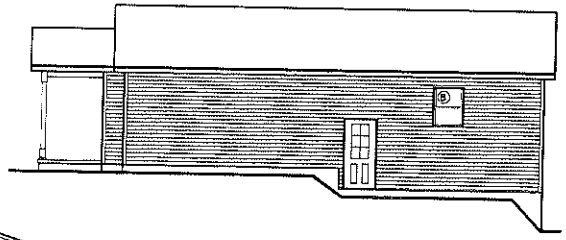
4/12 PITCH - 12' HEEL - 24' OVHG



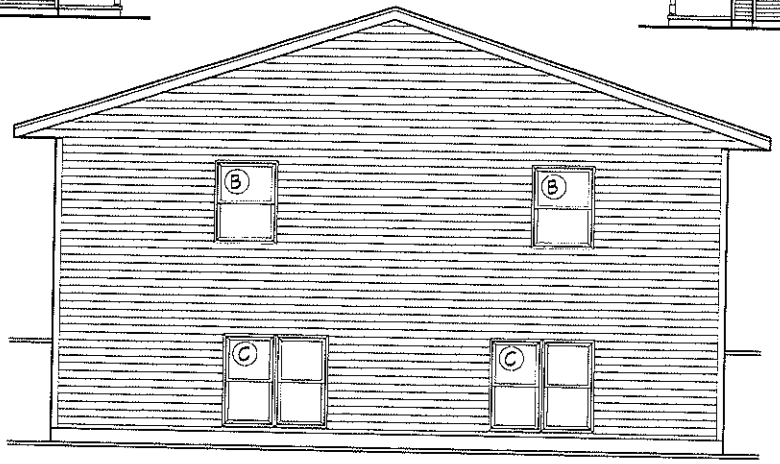
FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/8"=1'-0"

A

NOTE TO CLIENT/CONTRACTOR:

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PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE	BY	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY ARNOLD MODEL

TITLE: ELEVATIONS

DATE: 1/22/13

SQ. FEET: 1515

F-UNIT #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

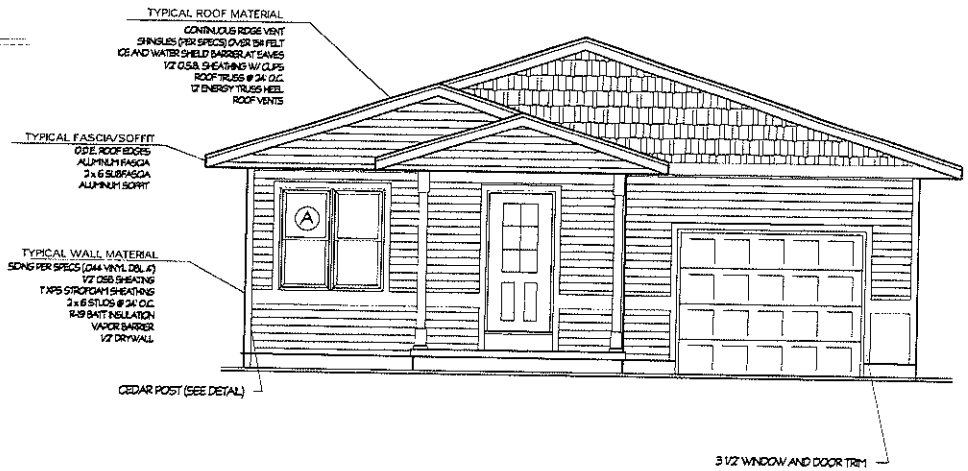
PAGE #: 1 of 6

Habitat for Humanity of Dane County, Inc.

1014 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128

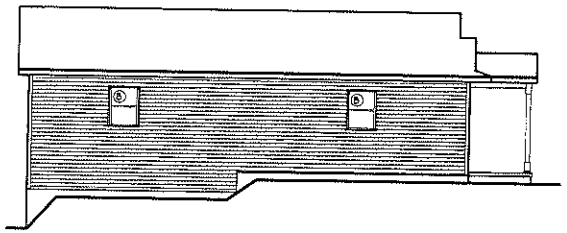
ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12" HEEL - 24" OVHG



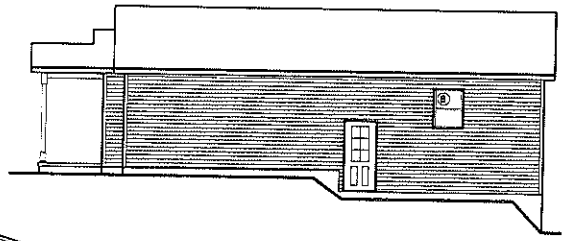
FRONT ELEVATION

VB4-0



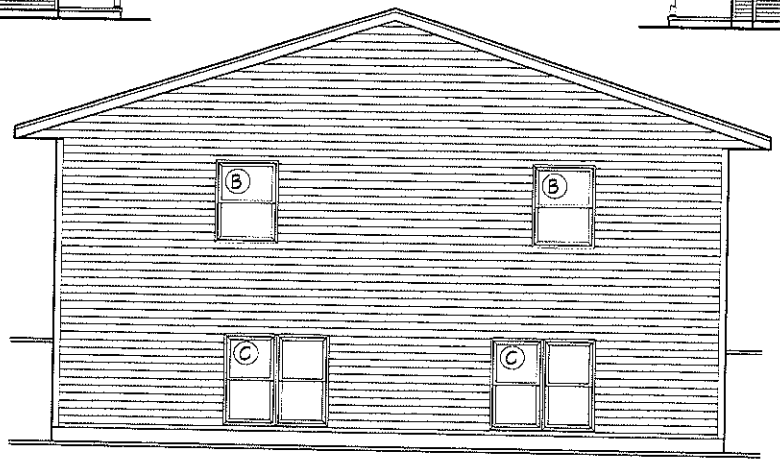
LEFT ELEVATION

VB4-0



RIGHT ELEVATION

VB4-0



REAR ELEVATION

VB4-0

B

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PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY ARNOLD MODEL OPTION B

TITLE: ELEVATIONS

DATE: 1/22/13

SQ. FEET: 1515

PROJ #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

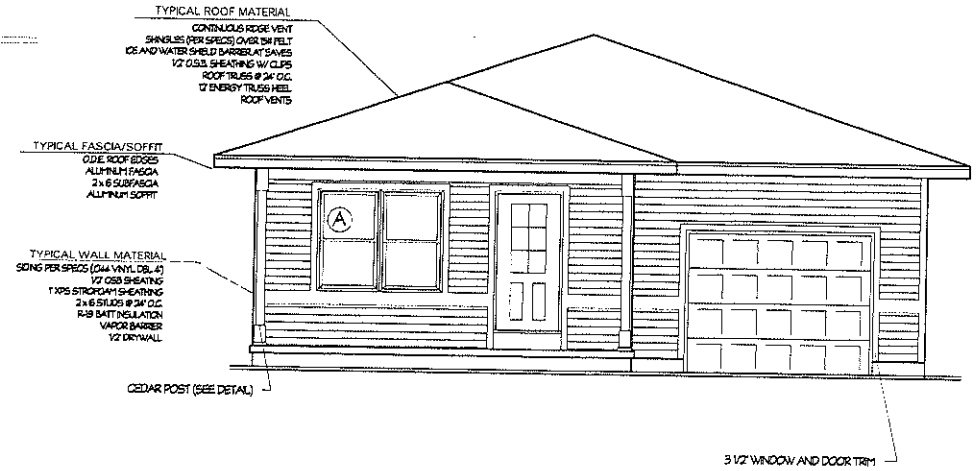
PAGE #: 1 of 6

Habitat for Humanity of Dane County, Inc.

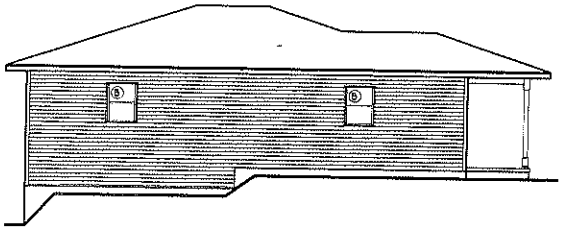
1014 Fedley Lane #20
PO Box 258126
Madison, WI 53725-8126

ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12" HEEL - 24" OVHG



FRONT ELEVATION
1/8"=1'-0"



LEFT ELEVATION
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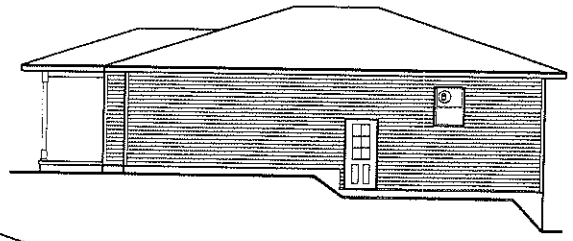
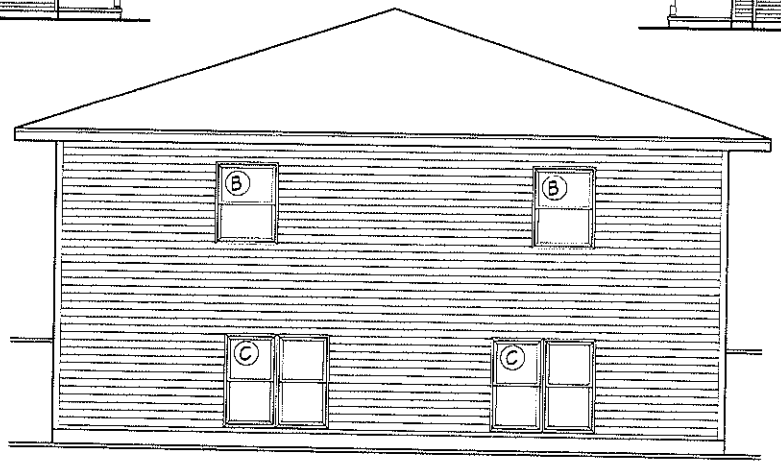


RIGHT ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/8"=1'-0"

C

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PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION:

CLIENT: HABITAT FOR HUMANITY ARNOLD MODEL

TITLE: ELEVATIONS

DATE: 1/22/13

SQ. FEET: 1515

PRINT #:

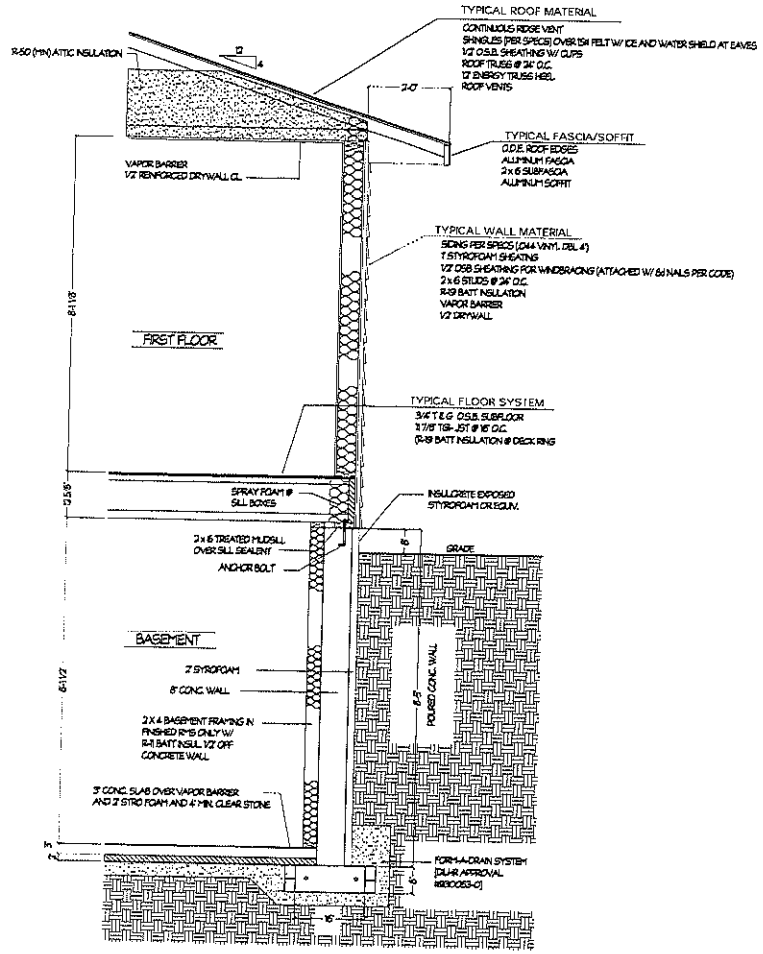
DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

PAGE #: 1 of 6

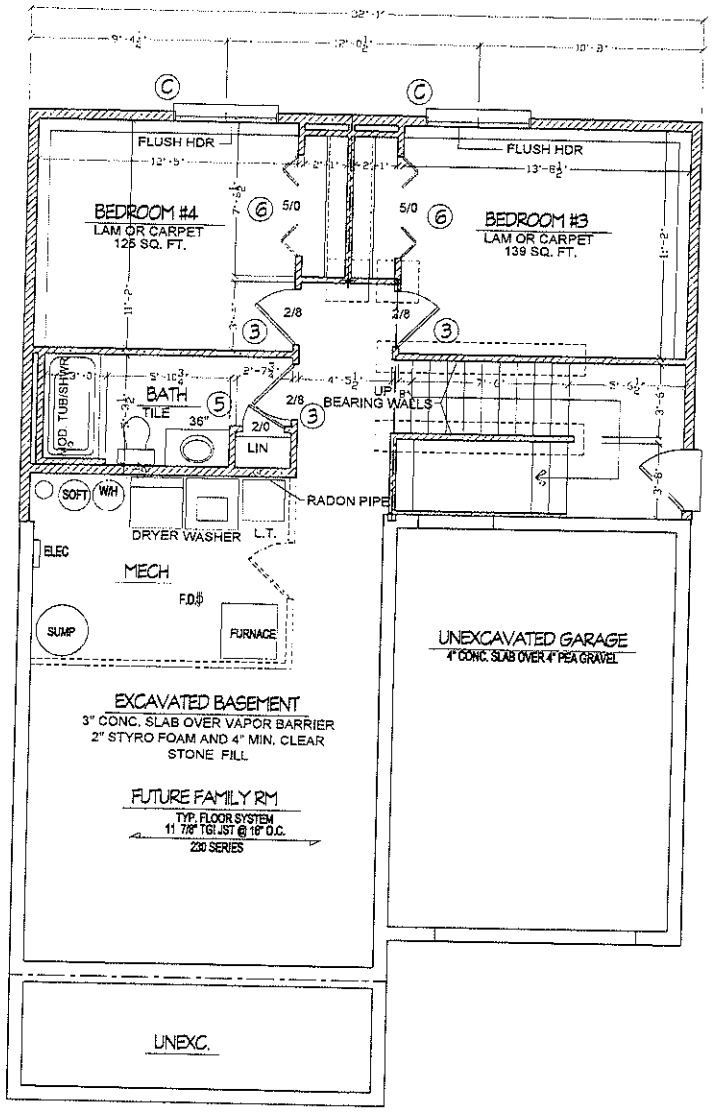
Habitat for Humanity of Dane County, Inc.

1014 Fiedler Lane #29
PO Box 259128
Madison, WI 53725-9128



WALL SECTION

SCALE= 1/2"=1'-0"



A, B & C

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PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY ARNOLD MODEL

TITLE: FOUNDATION

DATE: 1/22/13

SQ FEET: 474

PRINT #:

DRAWN BY: JCOOK

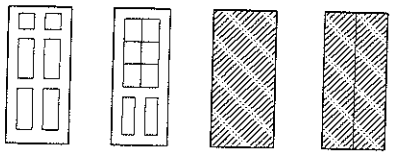
SCALE: 1/4"=1'-0"

PAGE #: 3 of 6

Habitat for Humanity of Dane County, Inc.
1914 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128

DOOR SCHEDULE

NO.	TYPE	QTY	WIDTH	HGT	THK	MTL	REMARKS
1	B	2	5'-0"	6'-8"	1 3/4"	MTL	W/ GLASS
2	A	1	3'-0"	6'-8"	1 3/4"	MTL	FIRE RATED DOOR
3	C	6	2'-6"	6'-8"	1 3/4"	WD	
4	C	1	2'-6"	6'-8"	1 3/4"	WD	
5	C	1	2'-0"	6'-8"	1 3/4"	WD	
6	D	4	5'-0"	6'-8"	1 3/4"	WD	4 PANEL BI-FOLD
7							
8							
9							
10							



(A) EMBOSSED MT'L INSUL. NO LITE

(B) EMBOSSED MT'L INSUL. W/ LITE

(C) 6 PANEL EMBOSSED

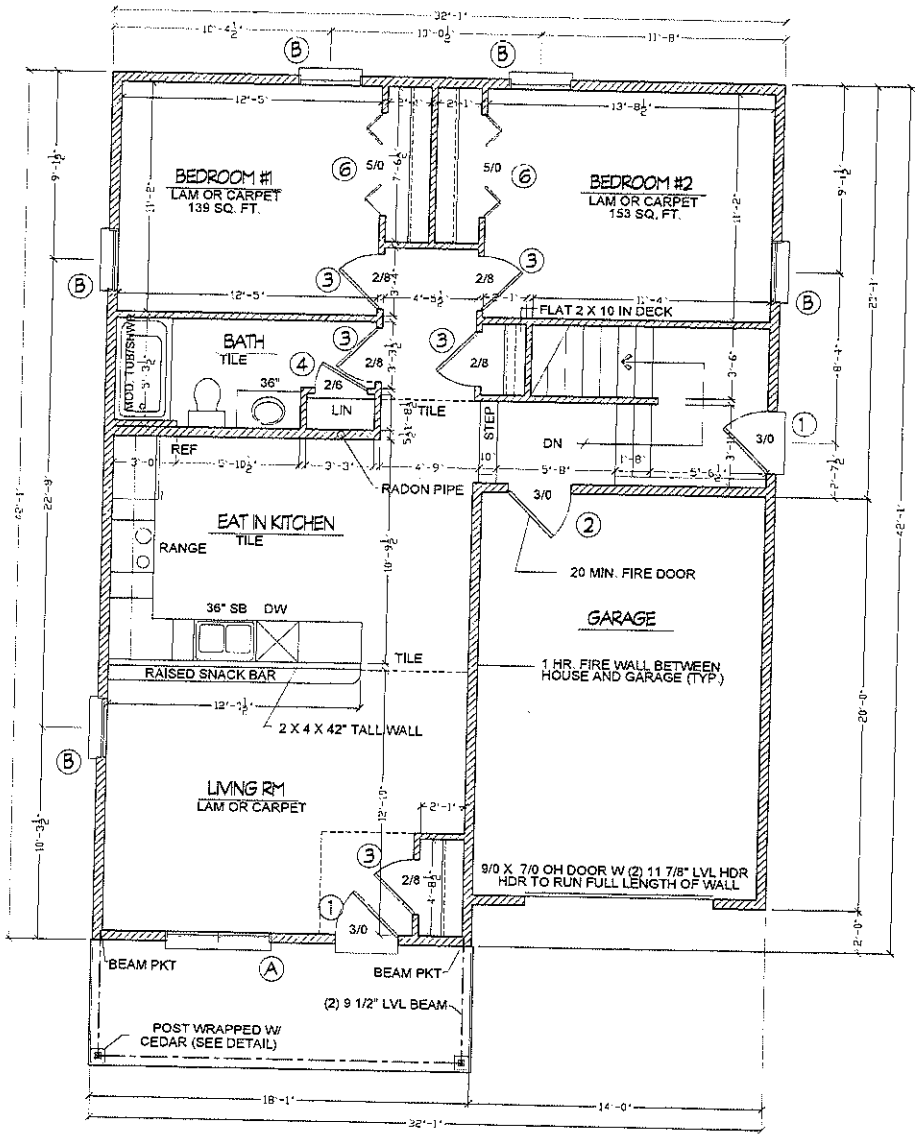
(D) WD FLUSH HOLLOW CORE BI-FOLD

WINDOW SCHEDULE

MANUF. - VISION 3000 ☐ WHITE ☐ SANDSTONE ☐ BROWN

SYM.	QTY.	NAME	RO.		
A	1	SGL HUNG	5'-0"	x	5'-0"
B	3	SGL HUNG	3'-0"	x	4'-0"
C	2	SGL HUNG	5'-0"	x	4'-0"
D				x	
E				x	
F				x	
G					

A, B & C



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" 1042 SQ FT

PLANS CURRENT AS OF 7/19/15

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REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY ARNOLD MODEL

TITLE: FIRST FL

DATE: 1/22/13

SQ. FEET: NOTED

PRINT #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

PAGE # 4 of 6

Habitat for Humanity of Dane County, Inc.

1914 Fieldfox Lane #29
PO Box 258128
Madison, WI 53725-8128

ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12" HEEL - 24" OVHG
4/12 PITCH - STD HEEL - 12" OVHG (PORCH)

TYPICAL ROOF MATERIAL
CONTINUOUS RIDGE VENT
SHINGLES (PER SPECS) OVER 15# FELT
ICE AND WATER SHIELD BARRIER AT EAVES
1/2" O.S.B. SHEATHING W/ CLIPS
ROOF TRUSS @ 24" O.C.
12" ENERGY TRUSS HEEL
ROOF VENTS

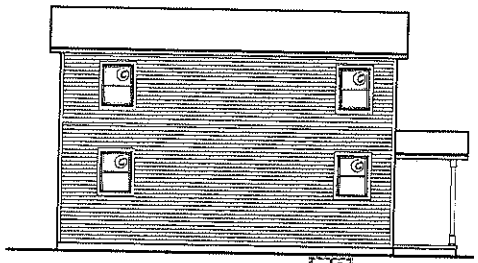
TYPICAL FASCIA/SOFFIT
O.D.E. ROOF EDGES
ALUMINUM FASCIA
2 x 6 SUBFASCIA
ALUMINUM SOFFIT

TYPICAL WALL MATERIAL
SIDING PER SPECS (D44 VINYL, DBL 4")
1/2" OSB SHEATHING
TYPS STYROFOAM SHEATHING
2 x 6 STUDS @ 24" O.C.
R-19 BATT INSULATION
VAPOR BARRIER
1/2" DRYWALL

3 1/2" WINDOW AND DOOR TRIM

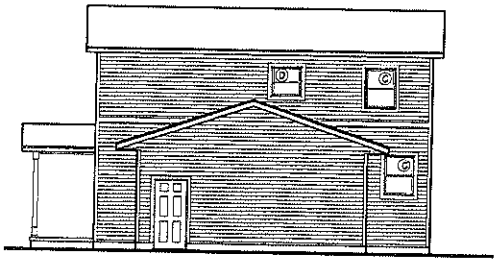
CEDAR POST (SEE DETAIL)

FRONT ELEVATION
1/8"=1'-0"

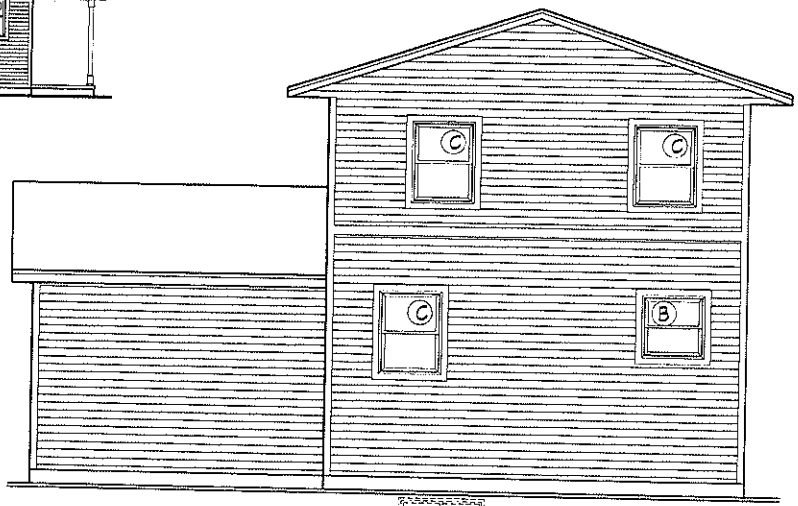


LEFT ELEVATION
1/8"=1'-0"

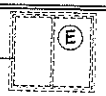
OPTIONAL
EGRESS BASEMENT WINDOW
W/ ESCAPE WELL



RIGHT ELEVATION
1/8"=1'-0"



OPTIONAL
EGRESS BASEMENT WINDOW
W/ ESCAPE WELL



REAR ELEVATION
1/8"=1'-0"

D

NOTE TO CLIENT/CONTRACTOR:
THE DESIGNER HAS MADE EVERY ATTEMPT TO INSURE THAT THESE DRAWINGS MEET OR EXCEED ALL STATE CODES. THE CLIENT/CONTRACTOR SHALL VERIFY ALL DIMENSIONS. THE DESIGNER WILL NOT ASSUME ANY LIABILITY FOR ERRORS ONCE CONSTRUCTION BEGINS.

PLANS CURRENT
AS OF 7/21/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT A

TITLE: ELEVATIONS

SQ. FEET: 1280

DATE: 5/31/12

PRINT #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

PAGE #: 1 of 7

Habitat for Humanity
of Dane County, Inc.
1014 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128

ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12" HEEL - 24" OVHG
4/12 PITCH - STD HEEL - 24" OVHG (PORCH)

TYPICAL ROOF MATERIAL
CONTINUOUS RIDGE VENT
SHINGLES (PER SPECS) OVER 15# FELT
ICE AND WATER SHIELD BARRIER AT EAVES
1/2" O.S.B. SHEATHING W/ CLIPS
ROOF TRUSS @ 24" O.C.
12" ENERGY TRUSS HEEL
ROOF VENTS

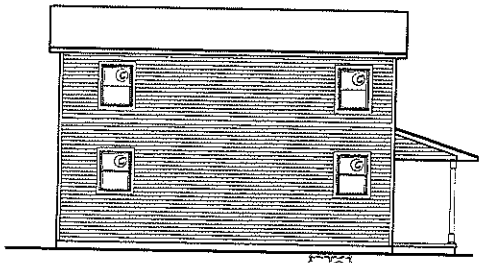
TYPICAL FASCIA/SOFFIT
O.D.E. ROOF EDGES
ALUMINUM FASCIA
2 x 6 SUBFASCIA
ALUMINUM SOFFIT

TYPICAL WALL MATERIAL
SIDING PER SPECS (.044 VINYL DBL 4")
1/2" OSB SHEATHING
1" XPS STYROFOAM SHEATHING
2 x 6 STUDS @ 24" O.C.
R-19 BATT INSULATION
VAPOR BARRIER
1/2" DRYWALL

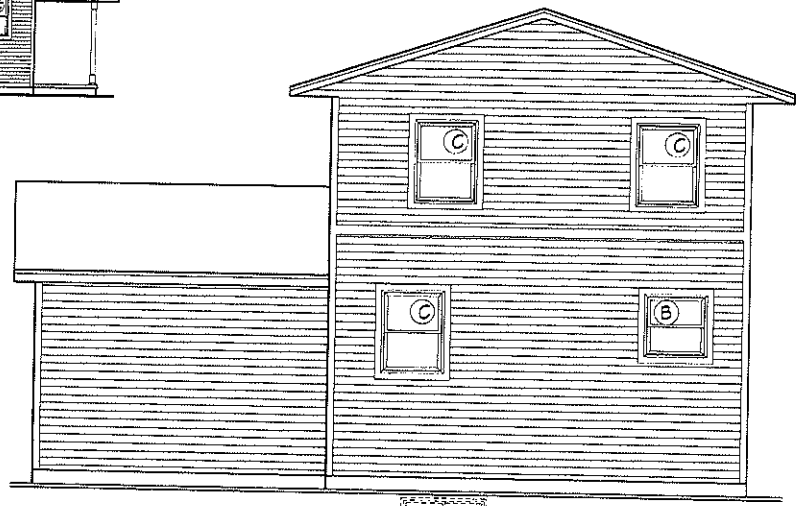
3 1/2" WINDOW AND DOOR TRIM

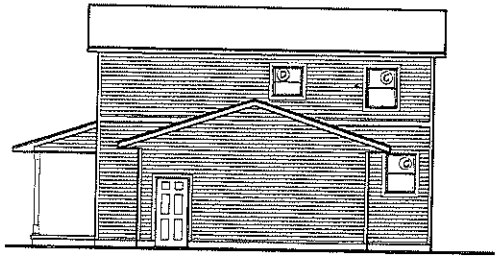
CEDAR POST (SEE DETAIL)

FRONT ELEVATION
1/4"=1'-0"



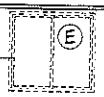
LEFT ELEVATION
1/8"=1'-0"





RIGHT ELEVATION
1/8"=1'-0"

OPTIONAL
EGRESS BASEMENT WINDOW
W/ ESCAPE WELL



REAR ELEVATION
1/4"=1'-0"

E

NOTE TO CLIENT/CONTRACTOR:
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PLANS CURRENT AS OF 7/20/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT B

TITLE: ELEVATIONS

DATE: 5/31/12

SQ. FEET: 1280

PRINT #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

PAGE #: 1 of 6

Habitat for Humanity
of Dane County, Inc.
1014 Fiedler Lane #218
PO Box 258128
Madison, WI 53725-8128

ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12" HEEL - 24" OVHG
4/12 PITCH - STD HEEL - 24" OVHG (PORCH)

TYPICAL ROOF MATERIAL
CONTINUOUS RIDGE VENT
SHINGLES (PER SPECS) OVER 15# FELT
ICE AND WATER SHIELD BARRIER AT EAVES
1/2" OSB SHEATHING W/ CLIPS
ROOF TRUSS @ 24" O.C.
12" ENERGY TRUSS HEEL
ROOF VENTS

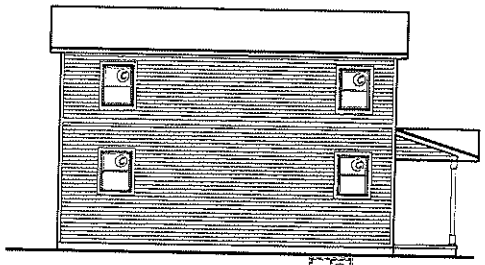
TYPICAL FASCIA/SOFFIT
2" DIE ROOF EDGES
ALUMINUM FASCIA
2 x 6 SUBFASCIA
ALUMINUM SOFFIT

TYPICAL WALL MATERIAL
SIDING PER SPECS (D44 VINYL DBL 4")
1/2" OSB SHEATING
1" XPS STROFOAM SHEATHING
2 x 6 STUDS @ 24" O.C.
R-19 BATT INSULATION
VAPOR BARRIER
1/2" DRYWALL

3 1/2" WINDOW AND DOOR TRIM

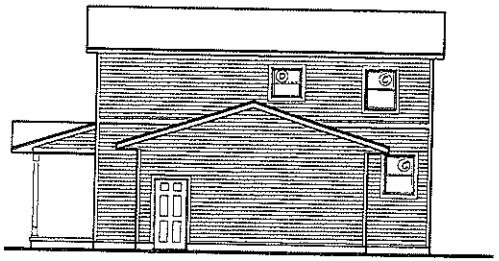
CEDAR POST (SEE DETAIL)

FRONT ELEVATION
1/4"=1'-0"

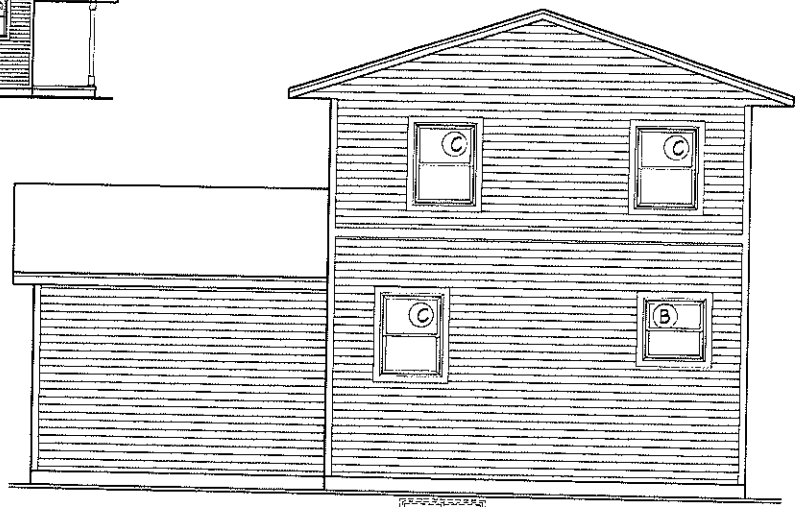


LEFT ELEVATION
1/8"=1'-0"

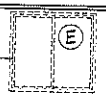
OPTIONAL
EGRESS BASEMENT WINDOW
W/ ESCAPE WELL



RIGHT ELEVATION
1/8"=1'-0"



OPTIONAL
EGRESS BASEMENT WINDOW
W/ ESCAPE WELL



REAR ELEVATION
1/8"=1'-0"

F

NOTE TO CLIENT/CONTRACTOR:
THE DESIGNER HAS MADE EVERY ATTEMPT TO INSURE THAT THESE DRAWINGS MEET OR EXCEED ALL STATE CODES. THE CLIENT/CONTRACTOR SHALL VERIFY ALL DIMENSIONS. THE DESIGNER WILL NOT ASSUME ANY LIABILITY FOR ERRORS ONCE CONSTRUCTION BEGINS.

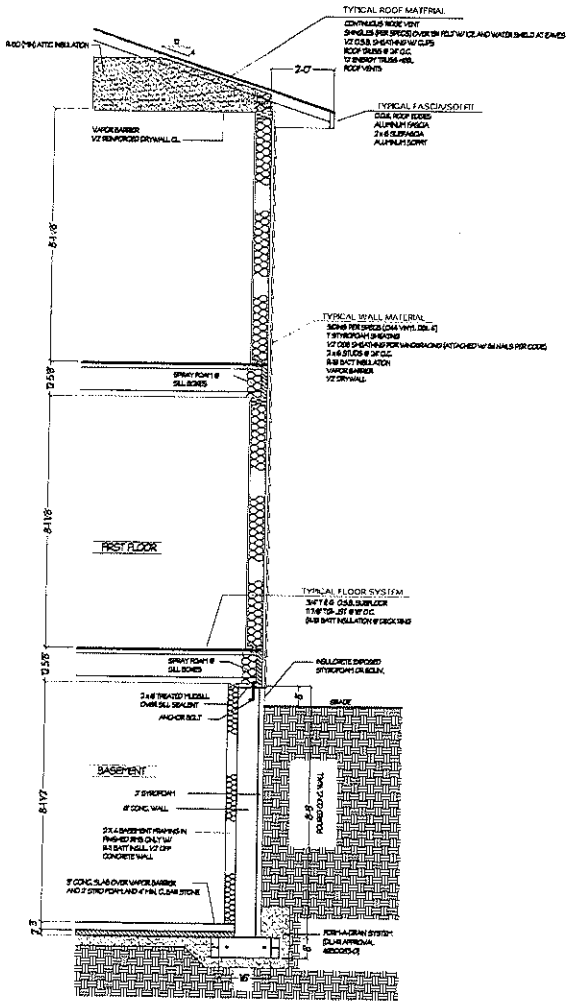
PLANS CURRENT
AS OF 7/21/15

REVISIONS

DATE:	BY:	DESCRIPTION

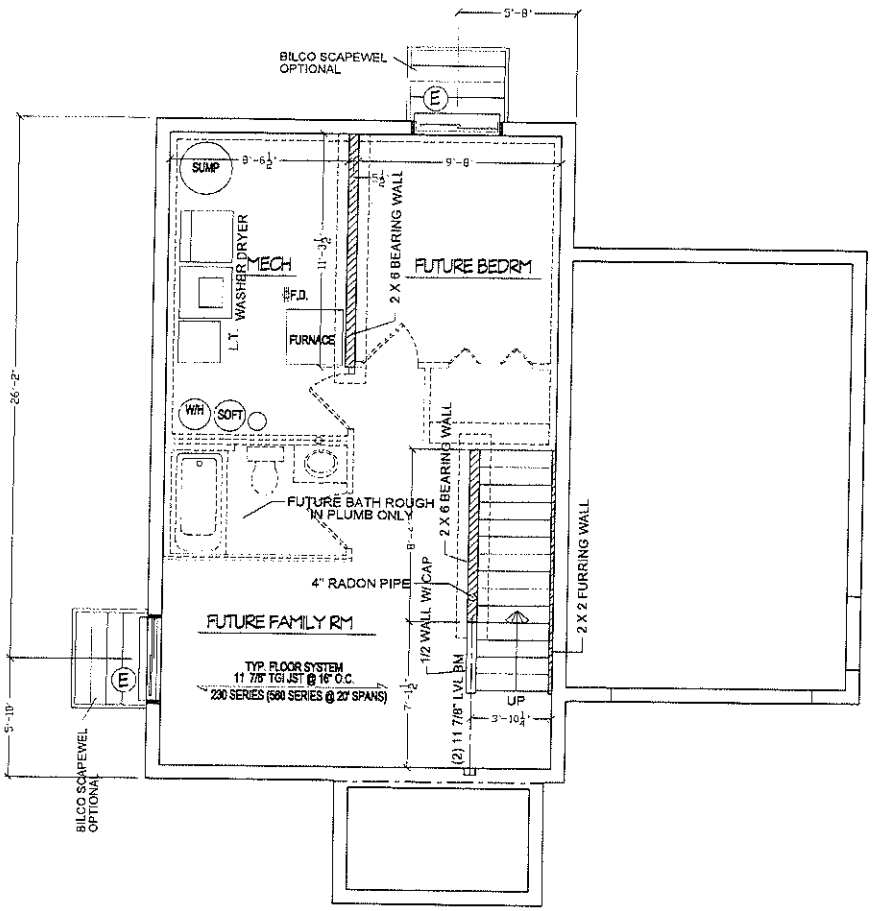
CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT C			
TITLE: ELEVATIONS	DATE: 5/31/12	SQ. FEET: 1280	
PRINT #:	DRAWN BY: JCOOK	SCALE: 1/4"=1'-0"	PAGE #: 1 of 6

Habitat for Humanity
of Dane County, Inc.
1014 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128



WALL SECTION

SCALE= 3/8"=1'-0"



BASEMENT PLAN

SCALE: 1/4"=1'-0"

NOTE TO CLIENT/CONTRACTOR:

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D, E & F

NOTE:

WEIGHT BEARING HEADERS INCORPORATED INTO WINDOW AND DOOR ASSEMBLIES SHALL BE BUILT OF DBL 2 X 10 FASTENED W/ 16d NAILS PER CODE, EXCEPT AT THE GARAGE DOOR, WHERE THE HEADER SHALL BE BUILT OF DBL 1 3/4" X 11 7/8" LVL ATTACHED W/ 16d NAILS PER CODE

PLANS CURRENT AS OF 7/21/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT C

TITLE: BASEMENT

DATE: 5/31/12

SQ. FEET: NA

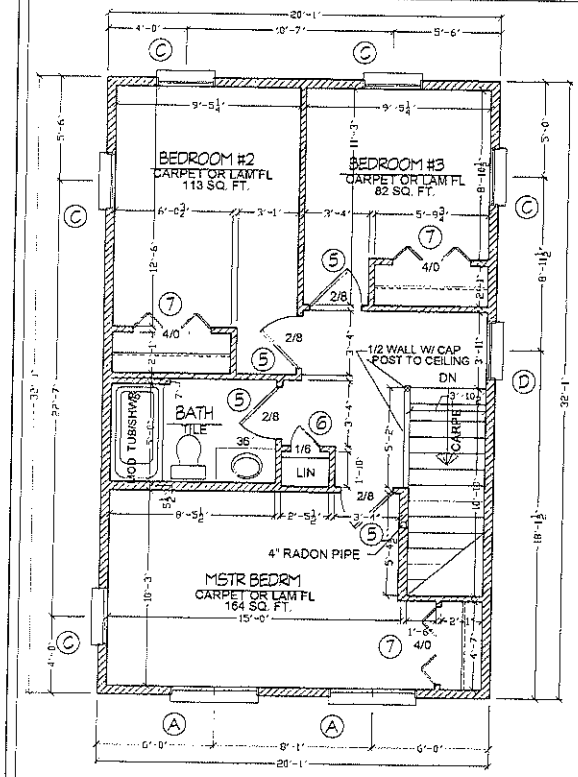
PRINT #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

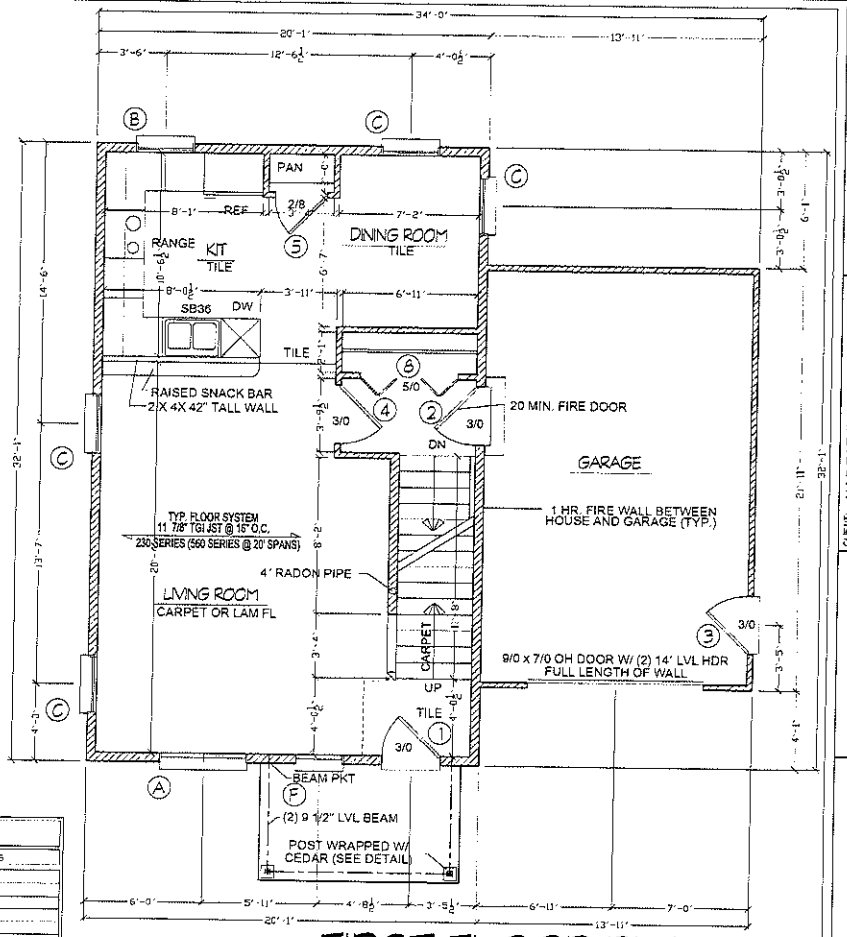
PAGE #: 3 of 7

Habitat for Humanity of Dane County, Inc
1014 Fischer Lane #29
PO Box 258128
Madison, Wi 53725-8128



SECOND FLOOR PLAN

SCALE:1/4"=1'-0" 640 SQ FT



FIRST FLOOR PLAN

SCALE:1/4"=1'-0" 640 SQ FT

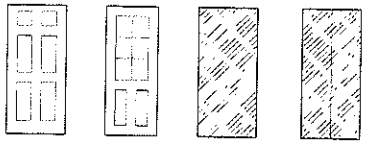
DOOR SCHEDULE

NO	TYPE	QTY	WIDTH	HGT	THK	MTL	REMARKS
1	B	1	3-0	6-8	1 3/4	HTL	W/ GLASS
2	A	1	3-0	6-8	1 3/4	HTL	FIRE RATED
3	A	1	3-0	6-8	1 3/4	HTL	
4	C	1	3-0	6-8	1 3/4	HTL	
5	C	5	2-8	6-8	1 3/4	HTL	
6	C	1	1-6	6-8	1 3/4	HTL	
7	D	3	4-0	6-8	1 3/4	WD	4 PANEL B-FOLD
8	D	1	5-0	6-8	1 3/4	WD	4 PANEL B-FOLD
9							
10							

WINDOW SCHEDULE

MANUF.: VISION 3000 ☐ WHITE ☐ SANDSTONE ☐ BROWN

SYM	QTY	NAME	RO	
A	3	SGL HUNG	4-6	x 5-0
B	1	SGL HUNG	2-0	x 3-0
C	9	SGL HUNG	3-0	x 4-0
D	1	SGL HUNG (EM)	3-0	x 5-0
E	1	OPT EGRESS SLIDE-BY	4-0	x 3-6
F	1	SGL HUNG	2-6	x 5-0



(A) EMBOSSED MT'L INSUL. NO LITE

(B) EMBOSSED MT'L INSUL. W/ LITE

(C) 6 PANEL EMBOSSED

(D) WD FLUSH HOLLOW CORE BI-FOLD

D, E & F

PLANS CURRENT AS OF 7/21/15

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REVISIONS

DATE	BY	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT C

TITLE: FLOOR PLANS | DATE: 5/31/12 | SQ FEET: NOTED

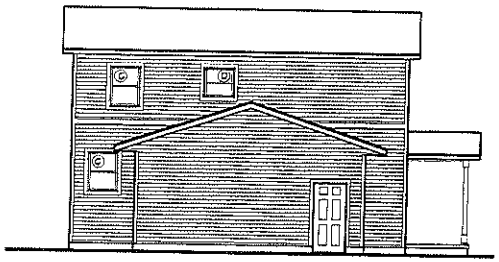
FILENAME: | DRAWN BY: JCOOK | SCALE: 1/4"=1'-0" | PAGE # 4 of 7

Habitat for Humanity of Blue Ridge, Inc.
1014 Fleet Lane #29
PO Box 259128
Lynchburg, VA 23225-9128

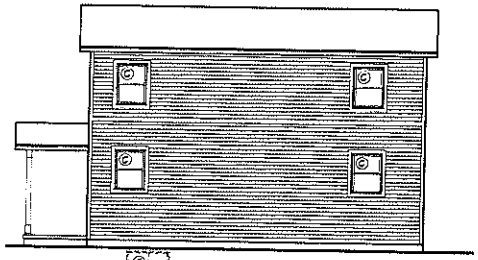
ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12" HEEL - 24" OVHG
4/12 PITCH - STD HEEL - 12" OVHG (PORCH)

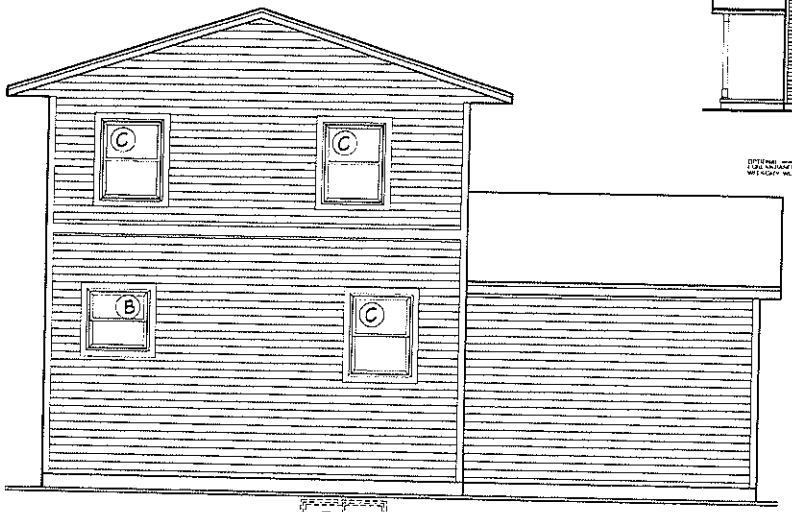
FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

OPTIONAL
EGRESS BASEMENT WINDOW
W/ ESCAPE WELL

G

NOTE TO CLIENT/CONTRACTOR:
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PLANS CURRENT AS OF 7/21/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT A

TITLE: ELEVATIONS

SQ. FEET: 1280

DATE: 5/31/12

PRINT #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

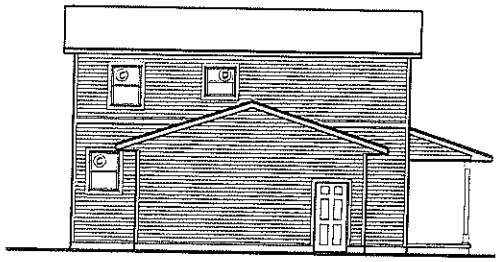
PAGE #: 1 of 7

Habitat for Humanity
of Dane County, Inc.
1014 Fiedler Lane #23
PO Box 258126
Madison, WI 53725-8128

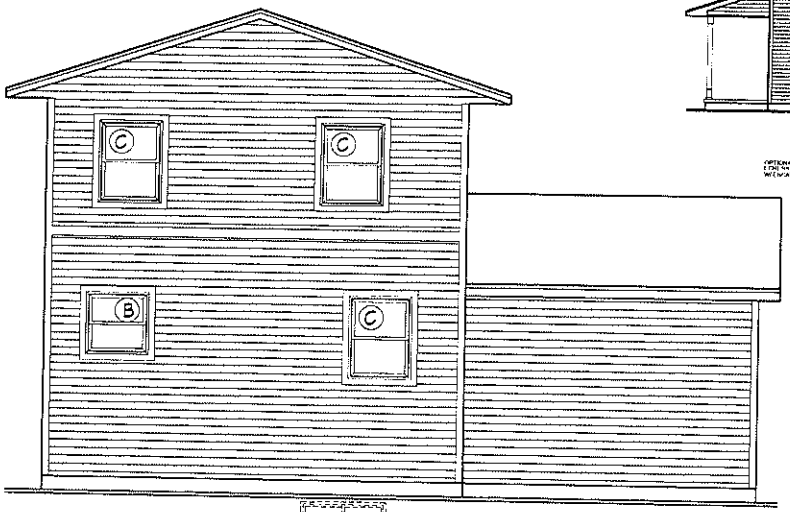
ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12" HEEL - 24" OVHG
4/12 PITCH - STD HEEL - 24" OVHG (PORCH)

FRONT ELEVATION
1/4"=1'-0"

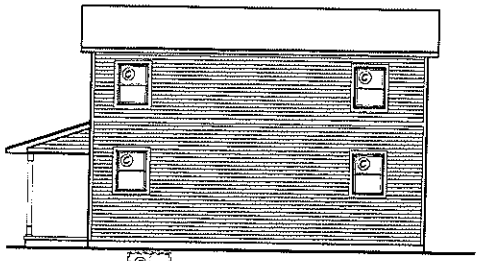


LEFT ELEVATION
1/8"=1'-0"



OPTIONAL
EGRESS BASEMENT WINDOW
W/ ESCAPE WELL

REAR ELEVATION
1/8"=1'-0"



OPTIONAL
EGRESS BASEMENT WINDOW
W/ ESCAPE WELL

RIGHT ELEVATION
1/8"=1'-0"

H

NOTE TO CLIENT/CONTRACTOR:
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PLANS CURRENT AS OF 7/20/15

REVISIONS

DATE:	BY:	DESCRIPTION

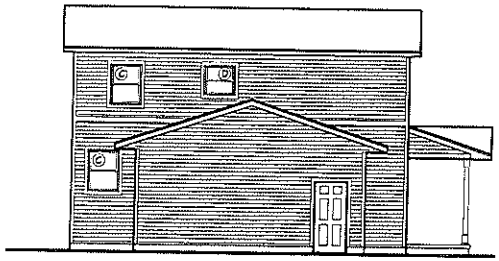
CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT B			
TITLE: ELEVATIONS	DATE: 5/31/12	SQ. FEET: 1280	
PRINT #:	DRAWN BY: JCOOK	SCALE: 1/4"=1'-0"	PAGE #: 1 of 6

Habitat for Humanity
of Dane County, Inc.
1014 Fiedler Lane #20
PO Box 258128
Madison, WI 53725-8128

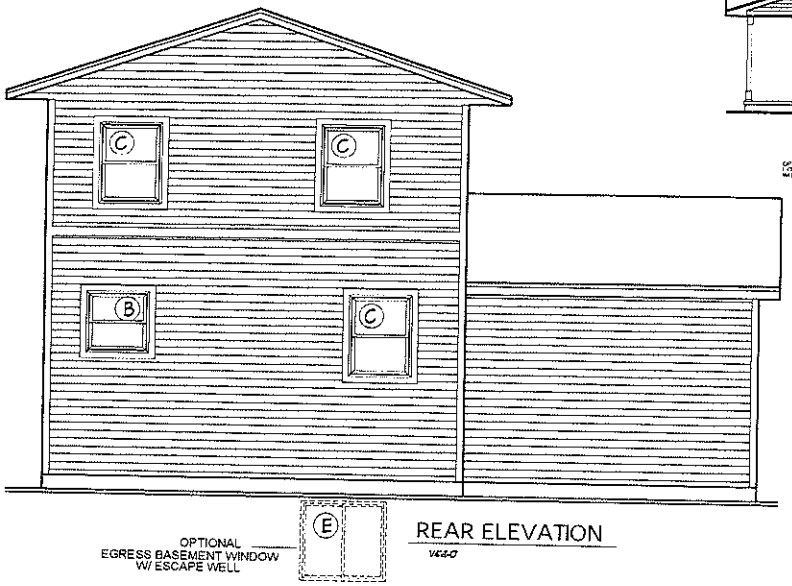
ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12" HEEL - 24" OVHG
4/12 PITCH - STD HEEL - 24" OVHG (PORCH)

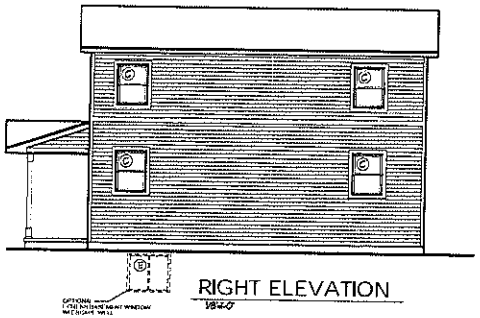
FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"

NOTE TO CLIENT/CONTRACTOR:

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PLANS CURRENT AS OF 7/21/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT C

TITLE: ELEVATIONS

DATE: 5/31/12

SQ. FEET: 1280

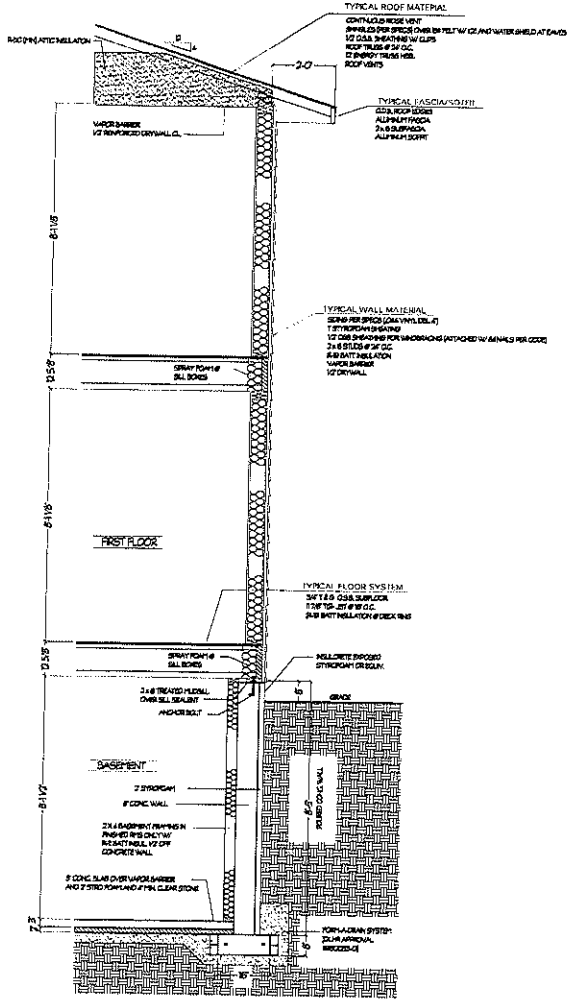
PRINT #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

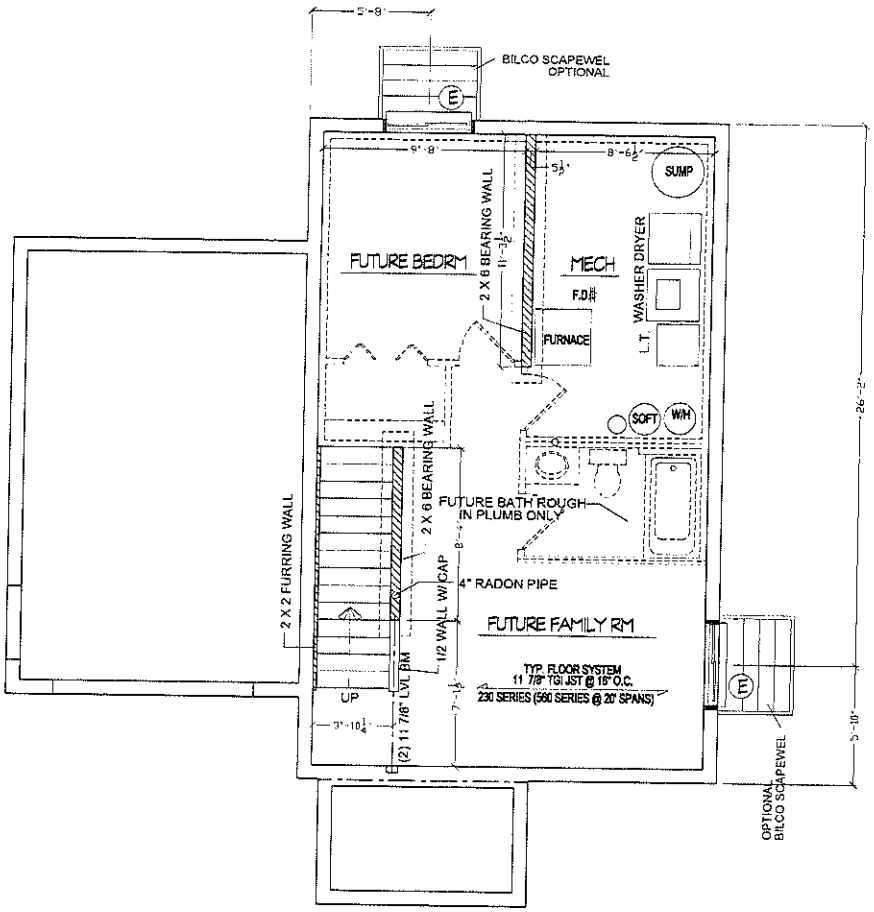
PAGE #: 1 of 6

Habitat for Humanity of Dane County, Inc
1014 Fiedler Lane #29
PO Box 259128
Madison, WI 53725-9128



WALL SECTION

SCALE= 3/8"=1'-0"



BASEMENT PLAN

SCALE: 1/4"=1'-0"

NOTE TO CLIENT/CONTRACTOR:

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G, H & I

NOTE:

WEIGHT BEARING HEADERS INCORPORATED INTO WINDOW AND DOOR ASSEMBLIES SHALL BE BUILT OF DBL 2 X 10 FASTENED W/ 16d NAILS PER CODE, EXCEPT AT THE GARAGE DOOR, WHERE THE HEADER SHALL BE BUILT OF DBL 1 3/4" X 11 7/8" LVL ATTACHED W/ 16d NAILS PER CODE

PLANS CURRENT AS OF 7/21/15

REVISIONS

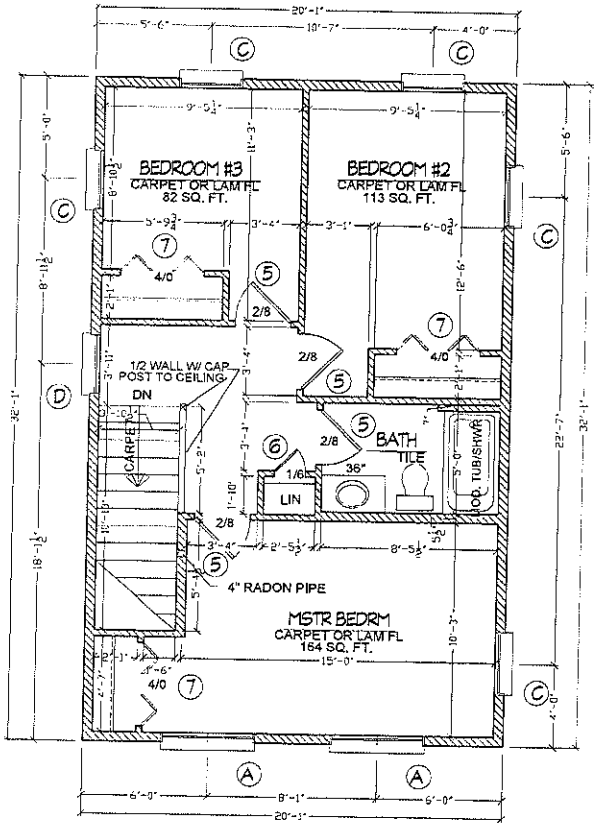
DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT A

TITLE: BASEMENT | DATE: 5/31/12 | SQ. FEET: N/A

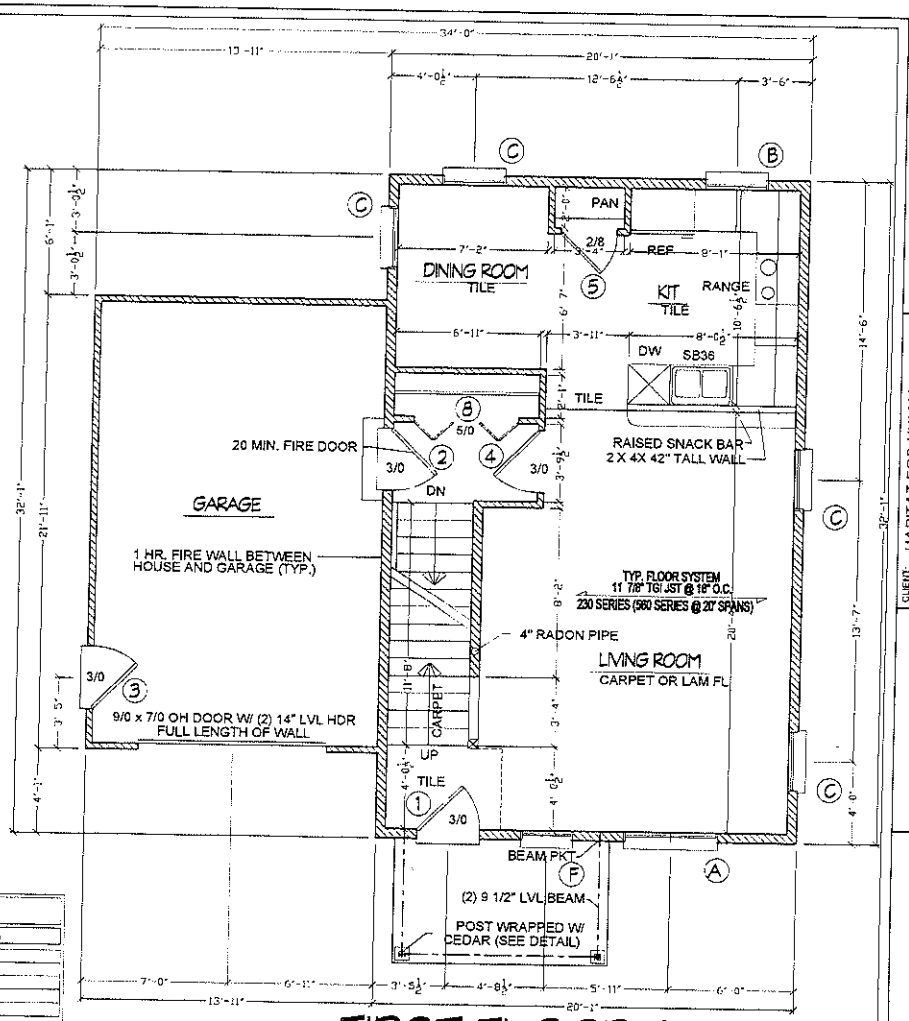
PRINT #: | DRAWN BY: JCOOK | SCALE: 1/4"=1'-0" | PAGE #: 3 of 7

Habitat for Humanity of Dane County, Inc.
1014 Fischer Lane #29
PO Box 258128
Madison, Wis 53725-8128



SECOND FLOOR PLAN

SCALE:1/4"=1'-0" 640 SQ FT

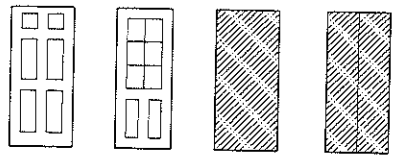


FIRST FLOOR PLAN

SCALE:1/4"=1'-0" 640 SQ FT

DOOR SCHEDULE							
NO.	TYPE	QTY	WIDTH	HGT	THK	MTL	REMARKS
1	B	1	3-0	6-8	1 3/4"	MTL	W/ GLASS
2	A	1	3-0	6-8	1 3/4"	MTL	FIRE RATED
3	A	1	3-0	6-8	1 3/4"	MTL	
4	C	1	5-0	6-8	1 3/4"	MTL	
5	C	5	2-8	6-8	1 3/4"	MTL	
6	C	1	3-6	6-8	1 3/4"	MTL	
7	D	3	4-0	6-8	1 3/4"	WD	4 PANEL BI-FOLD
8	D	1	5-0	6-8	1 3/4"	WD	4 PANEL BI-FOLD
9							
10							

WINDOW SCHEDULE					
MANUF. - VISION 3000				☐ WHITE ☐ SANDSTONE ☐ BROWN	
SYM.	QTY.	NAME	R.O.		
A	3	SGL HUNG	4-6	x	5-0
B	1	SGL HUNG	3-0	x	3-0
C	9	SGL HUNG	3-0	x	4-0
D	1	SGL HUNG (TEMP)	3-0	x	5-0
E	2	OPT. EGRESS SLIDE-BY	4-0	x	3-6
F	1	SGL HUNG	2-6	x	5-0



(A) EMBOSSED MT'L INSUL. NO LITE

(B) EMBOSSED MT'L INSUL. W/ LITE

(C) 6 PANEL EMBOSSED

(D) WD FLUSH HOLLOW CORE BI-FOLD

NOTE TO CLIENT/CONTRACTOR:

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G, H & I

PLANS CURRENT AS OF 7/21/15

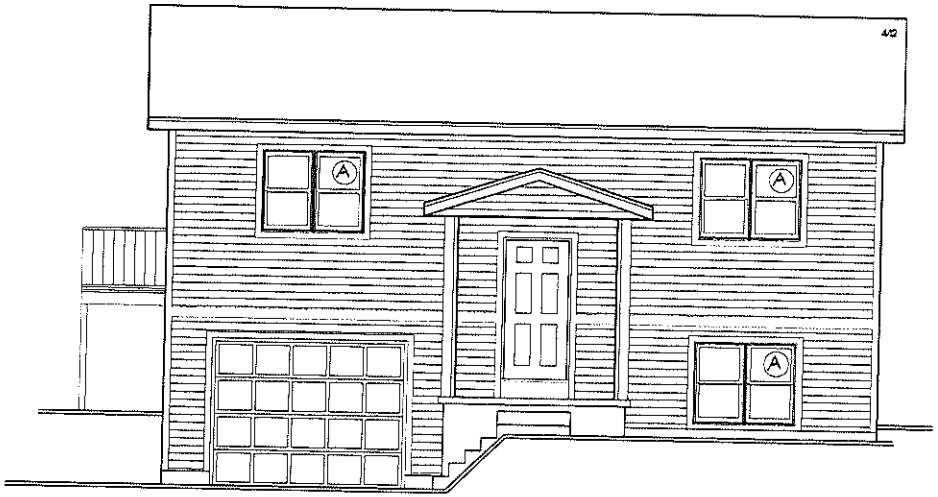
REVISIONS		
DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT A			
TITLE: FLOOR PLANS	DATE: 5/31/12	SQ FEET: NOTED	
PRINT #:	DRAWN BY: JCOOK	SCALE: 1/4"=1'-0"	PAGE #: 4 of 7

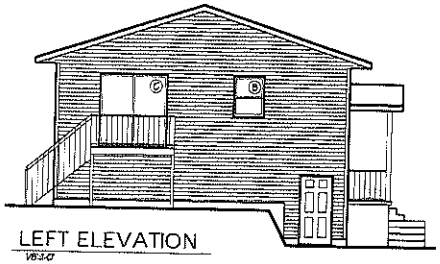
Habitat for Humanity of Dane County, Inc
1014 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128

ROOF TRUSS HEEL HEIGHTS

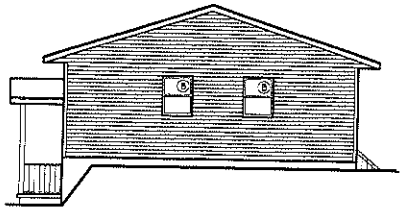
4/12 PITCH - 12" HEEL - 24" OVHG
4/12 PITCH - 4" HEEL - 12" OVHG (FRONT PORCH)



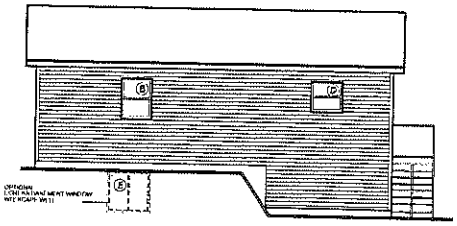
FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

J

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PLANS CURRENT AS OF 11/26/1

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: FRANCES MODEL HABITAT FOR HUMANITY

TITLE: ELEVATIONS

DATE: 3/13/12

SQ. FEET: 957

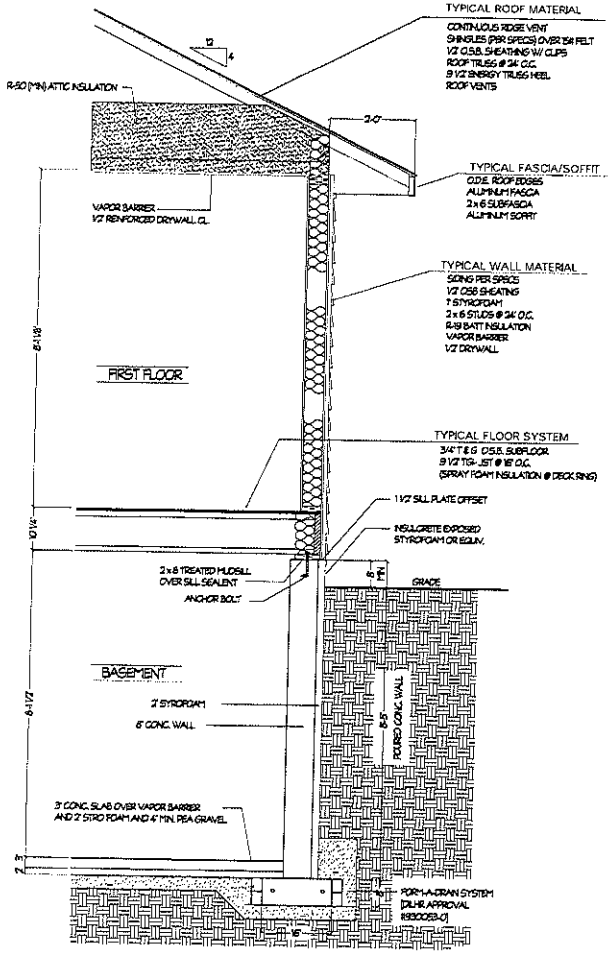
PRINT #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0

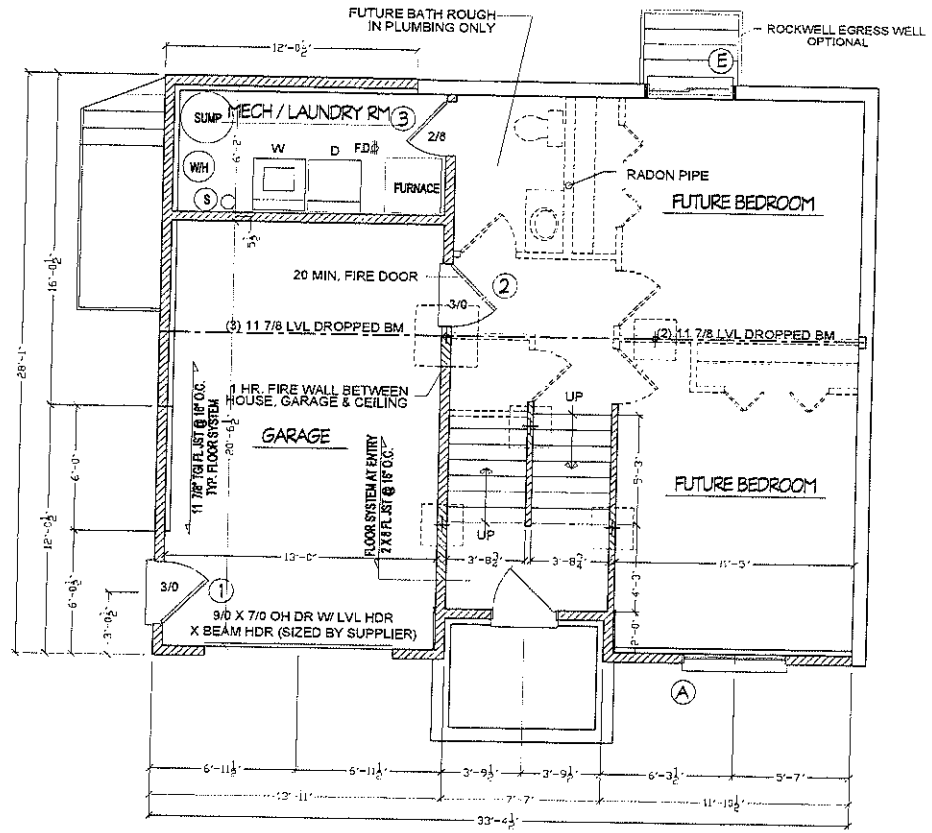
PAGE #: 1 of 5

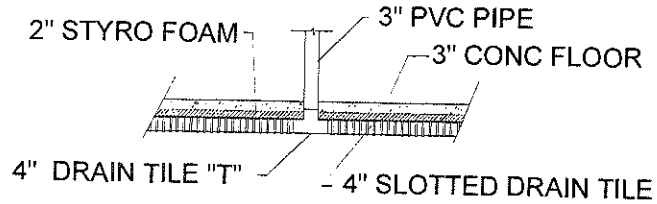
Habitat for Humanity
of Dane County, Inc.
1014 Fedler Lane #20
PO Box 259128
Madison, WI 53725-9128



WALL SECTION

SCALE= 1/2"=1'-0"





RADON PIPE DETAIL

SCALE= 1/2"=1'-0"

J

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PLANS CURRENT AS OF 11/26/1

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: FRANCES MODEL HABITAT FOR HUMANITY

TITLE: LOWER LEVEL | DATE: 3/13/12 | SQ. FEET:

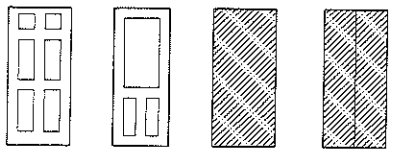
PRINT #: | DRAWN BY: JCOOK | SCALE: 1/4"=1'-0" | PAGE #: 3 of 5

1014 Fiedler Lane #23
PO Box 7581
Madison, WI 53725-8123

Habitat for Humanity
of Dane County, Inc.

DOOR SCHEDULE

NO.	QTY	WIDTH	HGT	THK	TYPE	MTL	REMARKS
1	2	3'-0"	6'-8"	13/4"	A	MTL	
2	1	3'-0"	6'-8"	13/4"	A	MTL	FIRE RATED DOOR
3	4	2'-8"	6'-8"	13/4"	C	MTL	
4	2	2'-6"	6'-8"	13/4"	C	WD	
5	1	3'-0"	6'-8"	13/4"	D	WD	2 PANEL BI-FOLD
6	1	5'-0"	6'-8"	13/4"	D	WD	4 PANEL BI-FOLD
7							
8							
9							
10							



A — EMBOSSED MT'L INSUL. NO LITE

B — EMBOSSED MT'L INSUL. W/ LITE

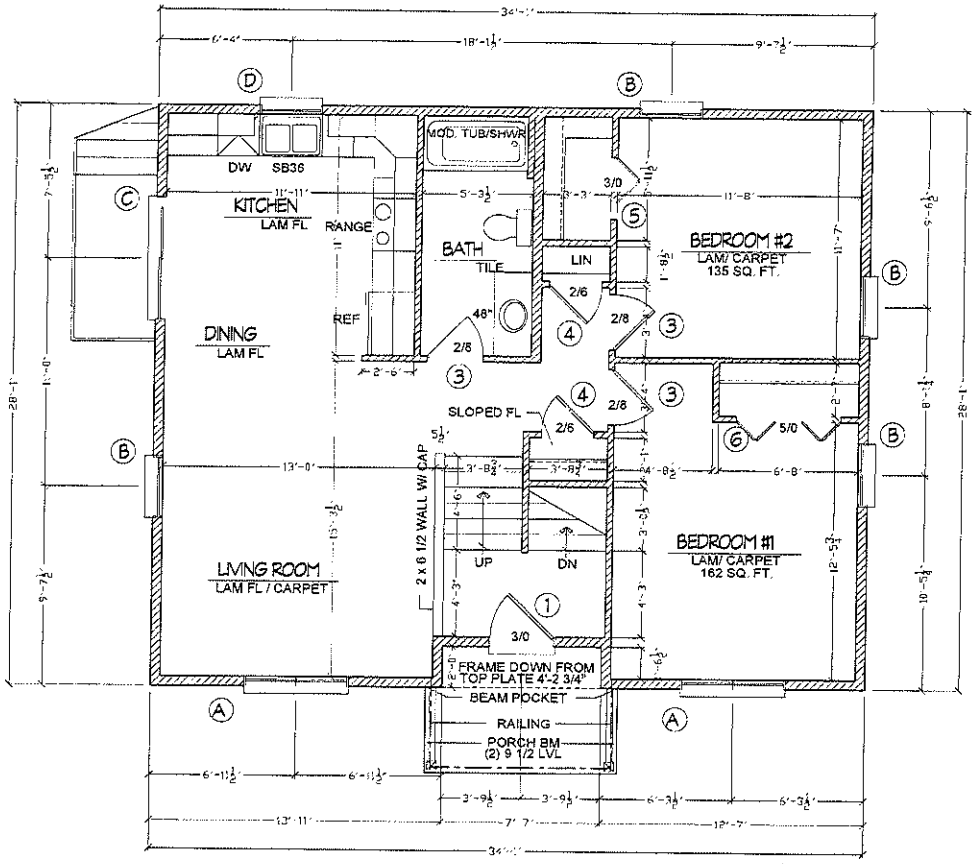
C — WD FLUSH HOLLOW CORE

D — WD FLUSH HOLLOW CORE BI-FOLD

WINDOW SCHEDULE

MANUF. - ☐ WHITE ☐ SANDSTONE ☐ BROWN

SYM.	QTY.	NAME	R.O.
A	3	SINGLE HUNG	5'-0" x 4'-0"
B	4	SINGLE HUNG	3'-0" x 4'-0"
C	1	SLIDING PATIO DR.	6'-0" x 6'-8"
D	1	SINGLE HUNG	3'-0" x 3'-0"
E	1	OPT EGRESS SLIDE BY	4'-0" x 3'-6"
			x



J

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PLANS CURRENT AS OF 11/26/1

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: FRANCES MODEL HABITAT FOR HUMANITY

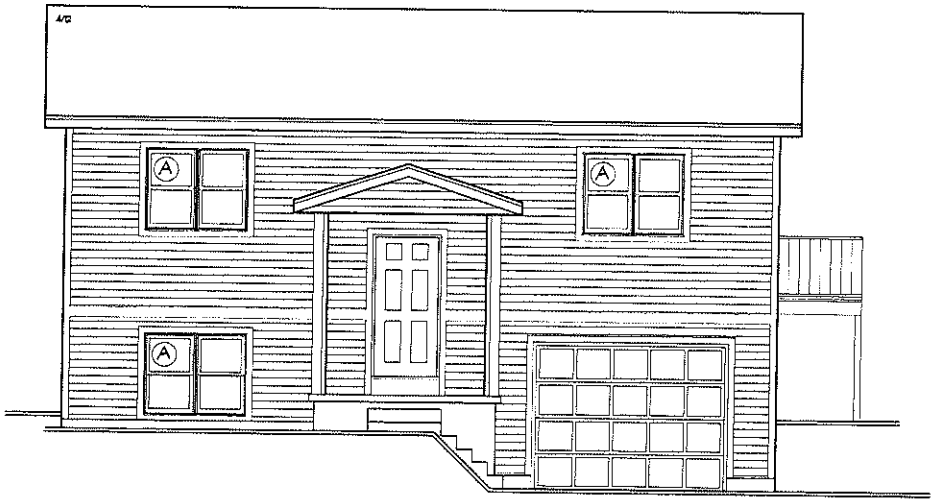
TITLE: UPPER LEVEL | DATE: 3/13/12 | SQ. FEET: 957

PRINT #: | DRAWN BY: JCOOK | SCALE: 1/4"=1'-0" | PAGE #: 4 of 5

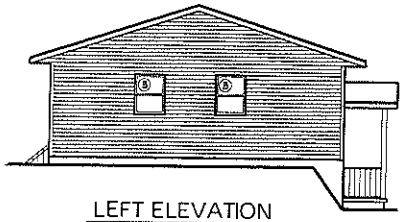
Habitat for Humanity of Dane County, Inc
1014 Fiedler Lane A20
PO Box 258128
Madison, WI 53725-8128

ROOF TRUSS HEEL HEIGHTS

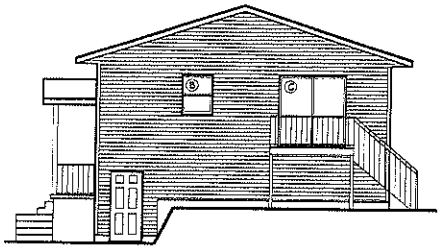
4/12 PITCH - 12" HEEL - 24" OVHG
4/12 PITCH - 4" HEEL - 12" OVHG (FRONT PORCH)



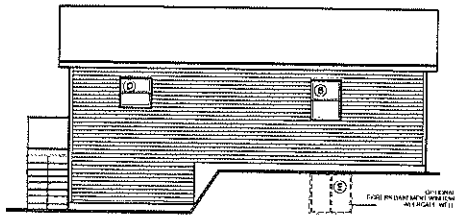
FRONT ELEVATION
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/8"=1'-0"

K

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PLANS CURRENT AS OF 7/18/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: FRANCES MODEL HABITAT FOR HUMANITY

TITLE: ELEVATIONS

DATE: 3/13/12

SQ. FEET: 957

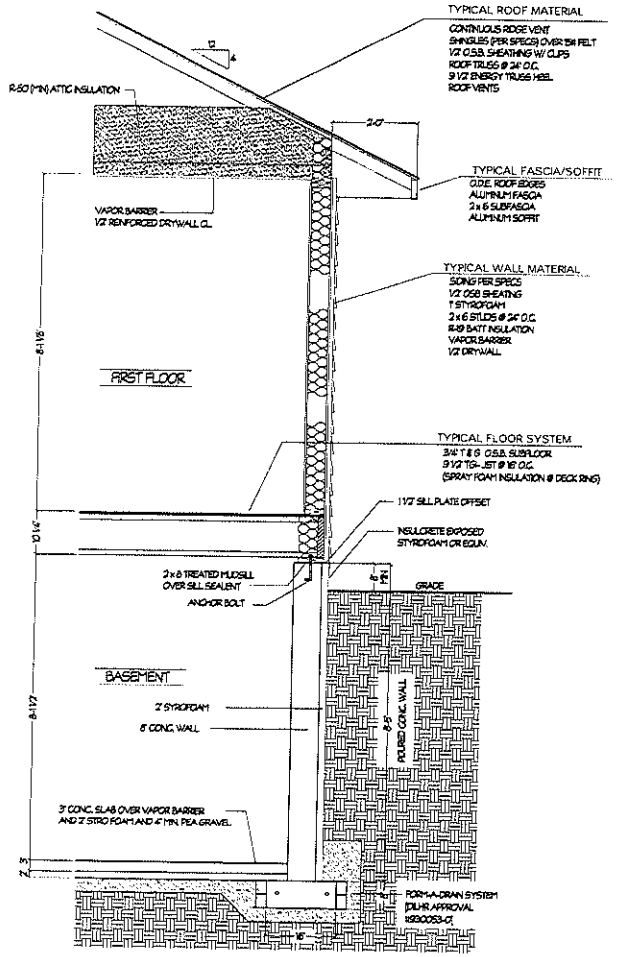
PRINT #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

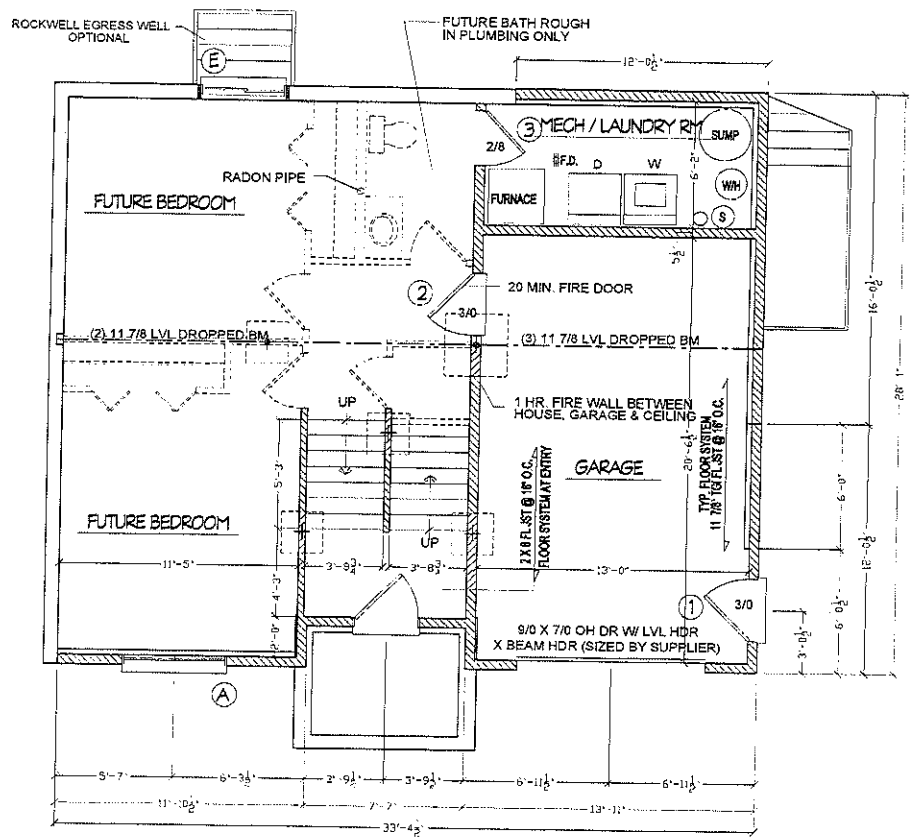
PAGE #: 1 of 5

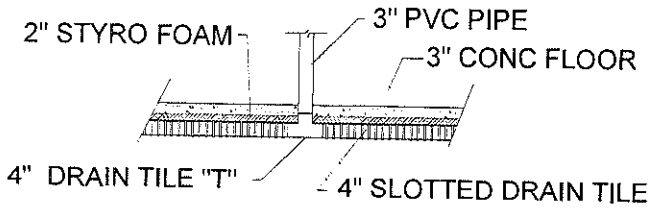
Habitat for Humanity of Dane County, Inc.
1014 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128



WALL SECTION

SCALE= 1/2"=1'-0"





RADON PIPE DETAIL

SCALE= 1/2"=1'-0"

K

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PLANS CURRENT
AS OF 7/18/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: FRANCES MODEL HABITAT FOR HUMANITY

TITLE: LOWER LEVEL

SQ FEET:

DATE: 3/13/12

SCALE: 1/4"=1'-0"

PAGE #: 3 of 5

ENGIN #:

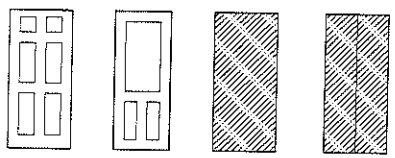
DRAWN BY: JCOOK

1014 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128

Habitat for Humanity
of Dane County, Inc

DOOR SCHEDULE

NO.	QTY	WIDTH	HGT	THK	TYPE	MTL	REMARKS
1	2	3'-0"	6'-8"	1 3/4"	A	MTL	
2	1	3'-0"	6'-8"	1 3/4"	A	MTL	FIRE RATED DOOR
3	4	2'-8"	6'-8"	1 3/4"	C	MTL	
4	2	2'-6"	6'-8"	1 3/4"	C	WD	
5	1	3'-0"	6'-8"	1 3/4"	D	WD	2 PANEL BI-FOLD
6	1	5'-0"	6'-8"	1 3/4"	D	WD	4 PANEL BI-FOLD
7							
8							
9							
10							



A — EMBOSSED MT'L INSUL. NO LITE

B — EMBOSSED MT'L INSUL. W/ LITE

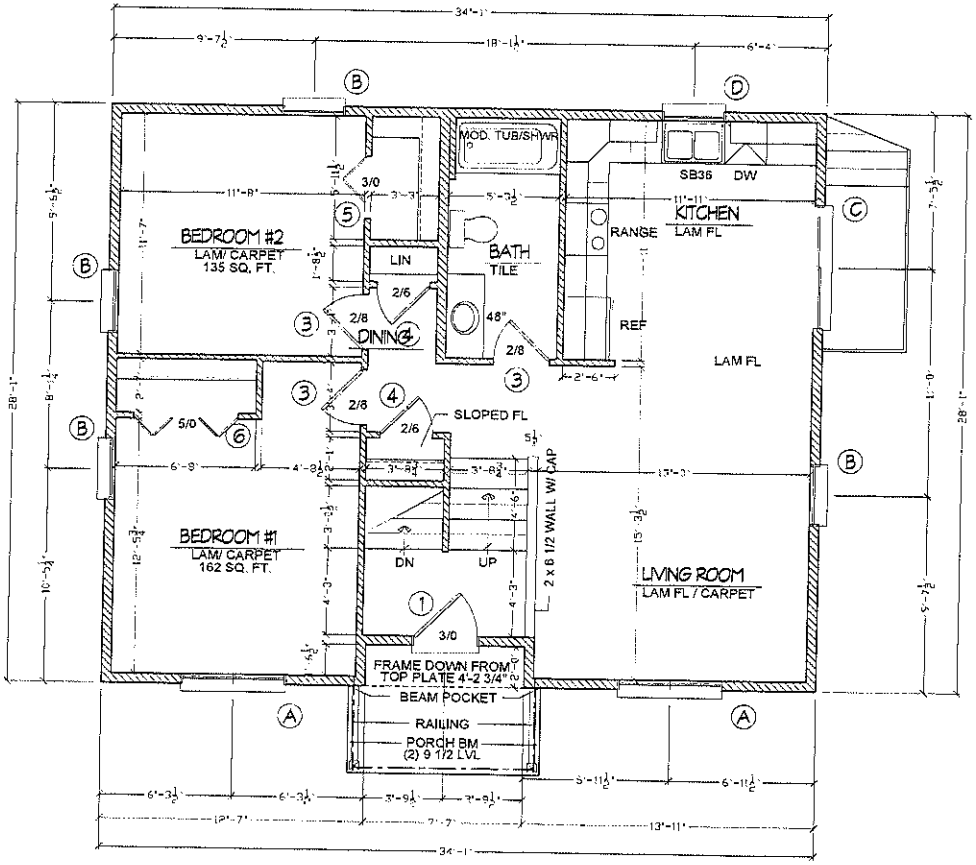
C — WD FLUSH HOLLOW CORE

D — WD FLUSH HOLLOW CORE BI-FOLD

WINDOW SCHEDULE

MANUF. - ☐ WHITE ☐ SANDSTONE ☐ BROWN

SYM.	QTY.	NAME	R.O.
A	3	SINGLE HUNG	5'-0" x 4'-0"
B	4	SINGLE HUNG	3'-0" x 4'-0"
C	1	SLIDING PATIO DR.	6'-0" x 6'-11"
D	1	SINGLE HUNG	3'-0" x 3'-0"
E	1	OPT EGRESS SLIDE-BY	4'-0" x 3'-6"
			x



K

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PLANS CURRENT AS OF 7/18/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: FRANCES MODEL HABITAT FOR HUMANITY

TITLE: UPPER LEVEL

SQ. FEET: 957

DATE: 3/13/12

PROJ. #:

DRAWN BY: JCOOK

SCALE: 1/4"=1'-0"

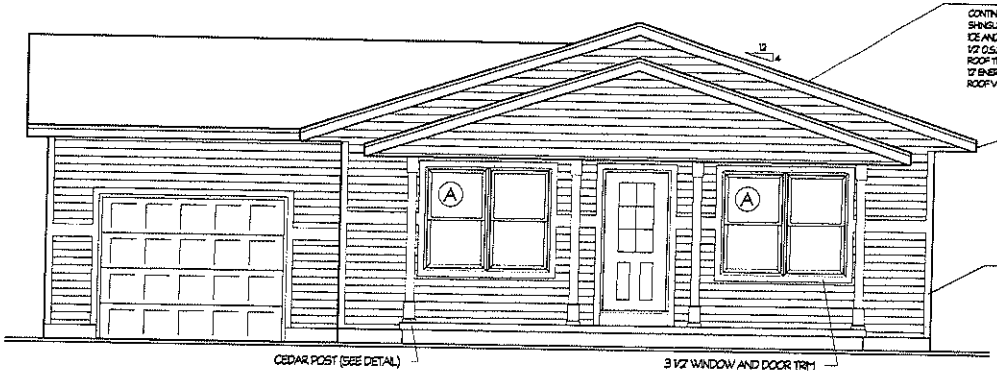
PAGE #: 4 of 5

Habitat for Humanity of Dane County, Inc

1014 Fiedler Lane #29
PO Box 259128
Madison, WI 53725-8128

ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12" HEEL - 24" OVHG
4/12 PITCH - STD HEEL - 24" OVHG (PORCH)

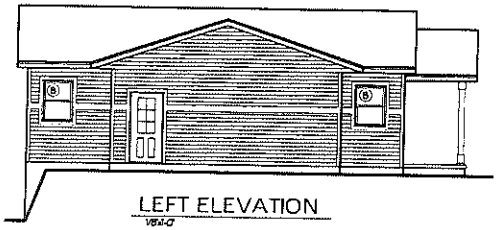


FRONT ELEVATION
1/4"=1'-0"

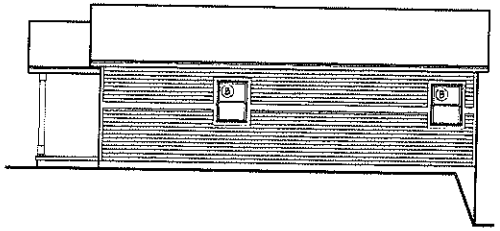
TYPICAL ROOF MATERIAL
CONTINUOUS RIDGE VENT
SHINGLES (PER SPECS) OVER 15# FELT
ICE AND WATER SHIELD BARRIER AT EAVES
1/2" O.S.B. SHEATHING W/ CLIPS
ROOF TRUSS @ 24" O.C.
12" ENERGY TRUSS HEEL
ROOF VENTS

TYPICAL FASCIA/SOFFIT
O.D.E. ROOF EDGES
ALUMINUM FASCIA
2 x 6 SUBFASCIA
ALUMINUM SOFFIT

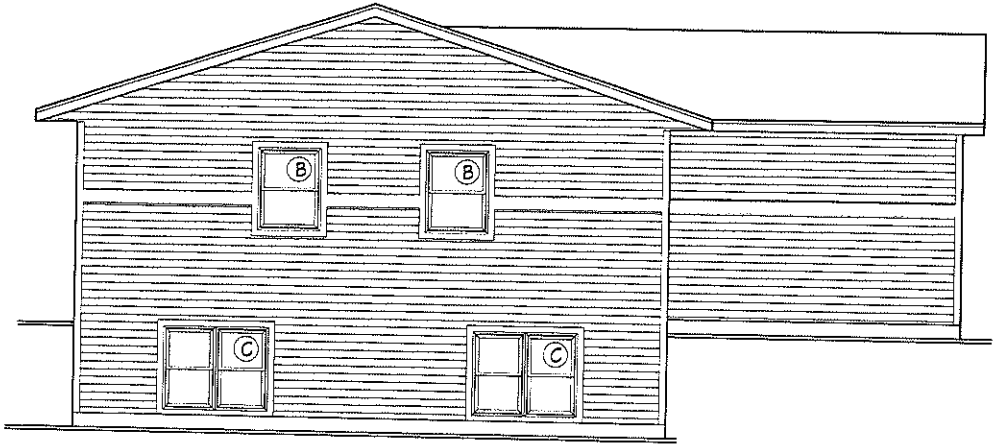
TYPICAL WALL MATERIAL
SIDING PER SPECS (.044 VINYL DBL 4")
1/2" OSB SHEATING
1"XPS STROFOAM SHEATHING
2 x 6 STUDS @ 24" O.C.
R-19 BATT INSULATION
VAPOR BARRIER
1/2" DRYWALL



LEFT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

L

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PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY HENRY KW GARAGE LEFT

TITLE: ELEVATIONS

DATE: 2/13/12

SQ. FEET: 1508

PRINT #:

DRAWN BY: JCOOK

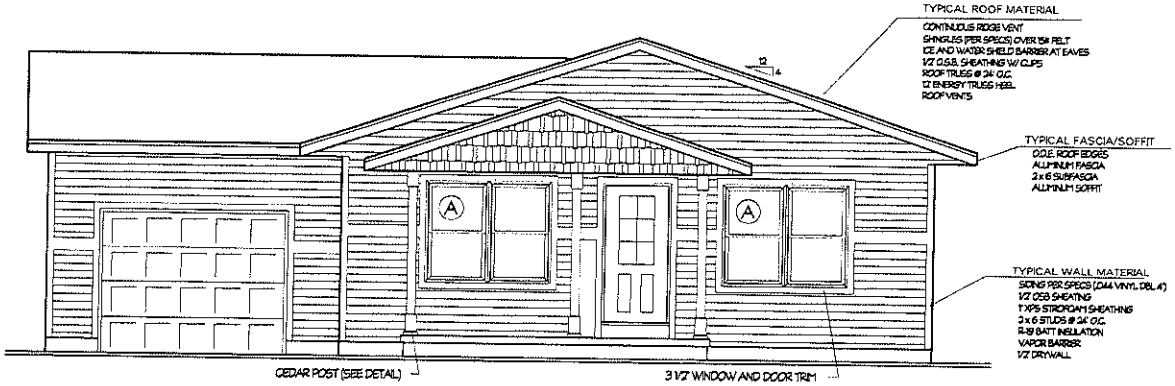
SCALE: NOTED

PAGE #: 1 of 6

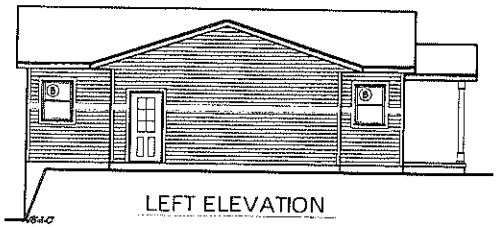
Habitat for Humanity of Dane County, Inc
1914 Fiedler Lane #29
PO Box 258128
Madison, WI 53726-8128

ROOF TRUSS HEEL HEIGHTS

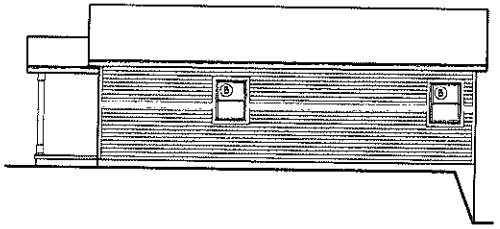
4/12 PITCH - 12" HEEL - 24" OVHG
4/12 PITCH - STD HEEL - 24" OVHG (PORCH)



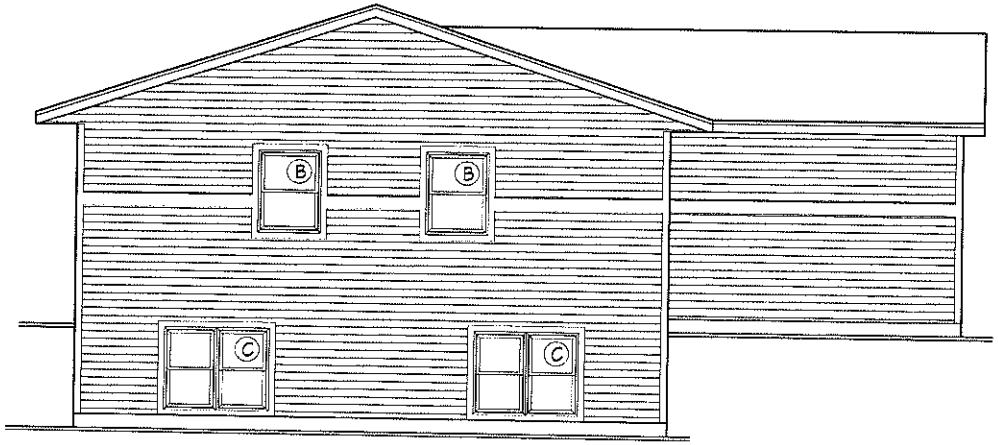
FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/4"=1'-0"

M

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PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY HENRY OPT B GARAGE LEFT

TITLE: ELEVATIONS

DATE: 2/13/12

SQ. FEET: 1508

PRINT #:

DRAWN BY: JCOOK

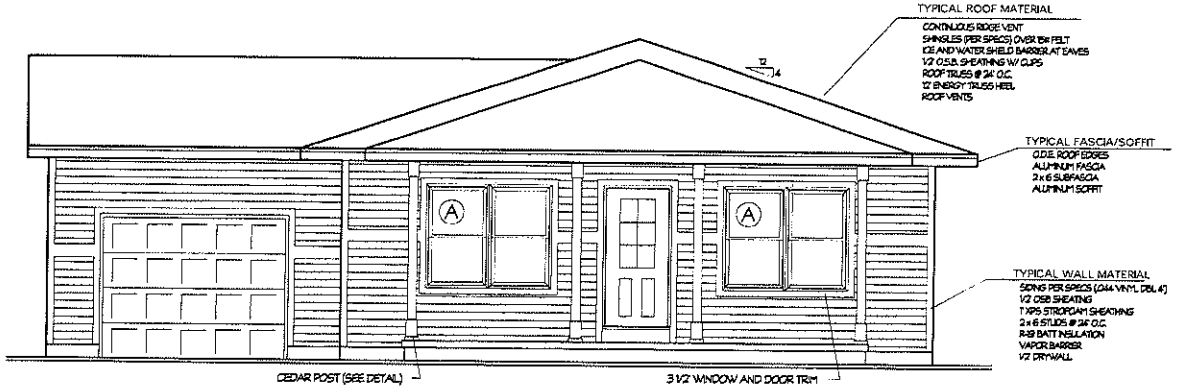
SCALE: NOTED

PAGE #: 1 of 6

Habitat for Humanity
of Dane County, Inc.
1614 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128

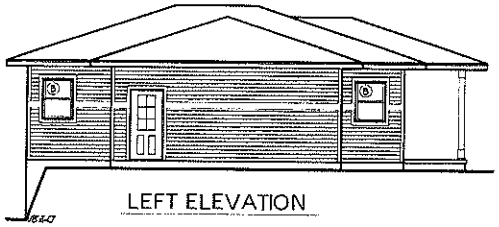
ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12" HEEL - 24" OVHG



FRONT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

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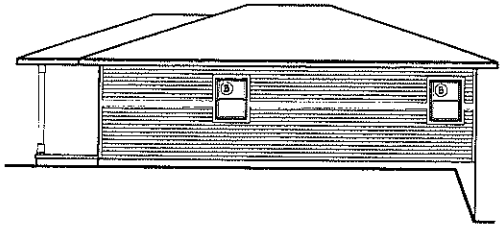
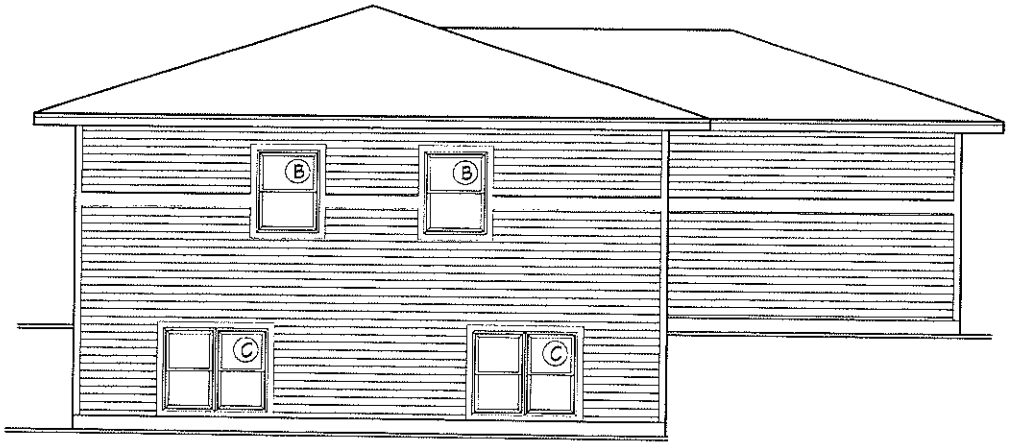


RIGHT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

N

NOTE TO CLIENT/CONTRACTOR:

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PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY HENRY ELEV OPT C

TITLE: ELEVATIONS

DATE: 2/13/12

SQ. FEET: 1508

PRJ#:

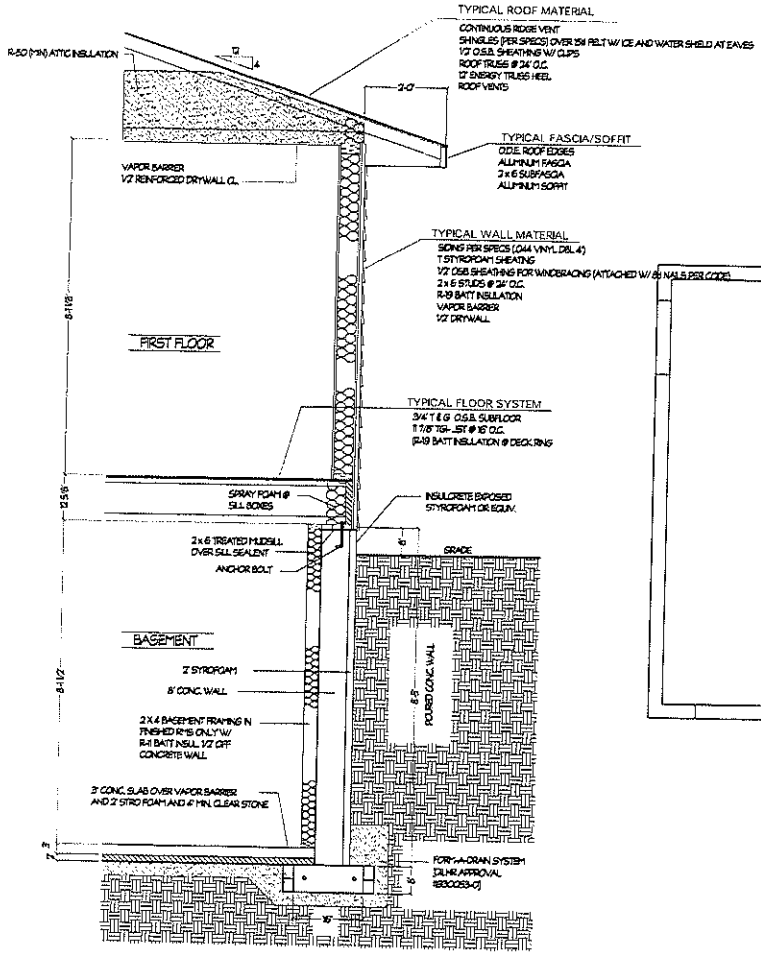
DRAWN BY: JCOOK

SCALE: NOTED

PAGE #: 1 of 6

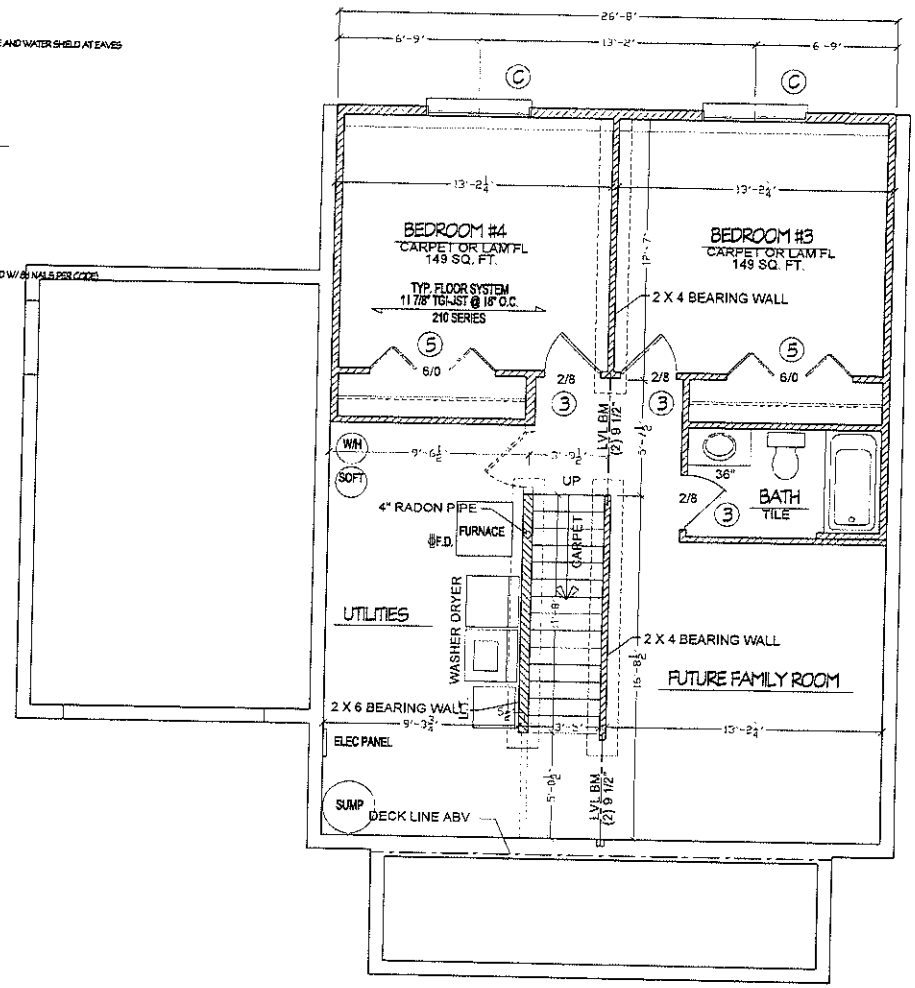
Habitat for Humanity of Dane County, Inc.

1014 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128



WALL SECTION

SCALE= 1/2"=1'-0"



BASEMENT PLAN

SCALE: 1/4"=1'-0"

NOTE TO CLIENT/CONTRACTOR:
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L, M & N

PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY HENRY KW GARAGE LEFT

TITLE: BASEMENT

DATE: 2/13/12

SQ FEET: 495

PRINT #:

DRAWN BY: JCOOK

SCALE: NOTED

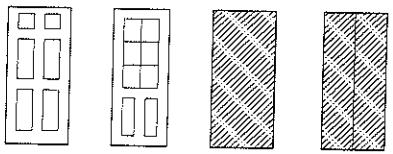
PAGE #: 3 of 6

1014 Fiedler Lane #23
PO Box 258128
Madison, WI 53725-8128

Habitat for Humanity
of Dane County, Inc.

DOOR SCHEDULE

NO.	TYPE	QTY	WIDTH	HGT	THK	MTL	REMARKS
1	B	2	3'-0"	6'-8"	1 3/4"	MTL	W/ GLASS
2	A	1	3'-0"	6'-8"	1 3/4"	MTL	FIRE RATED
3	C	9	2'-6"	6'-8"	1 3/4"	MTL	
4	D	2	4'-0"	6'-8"	1 3/4"	WD	4 PANEL BI-FOLD
5	D	2	6'-0"	6'-8"	1 3/4"	WD	4 PANEL BI-FOLD
6							
7							
8							
9							
10							



(A) EMBOSSED MT'L INSUL. NO LITE

(B) EMBOSSED MT'L INSUL. W/ LITE

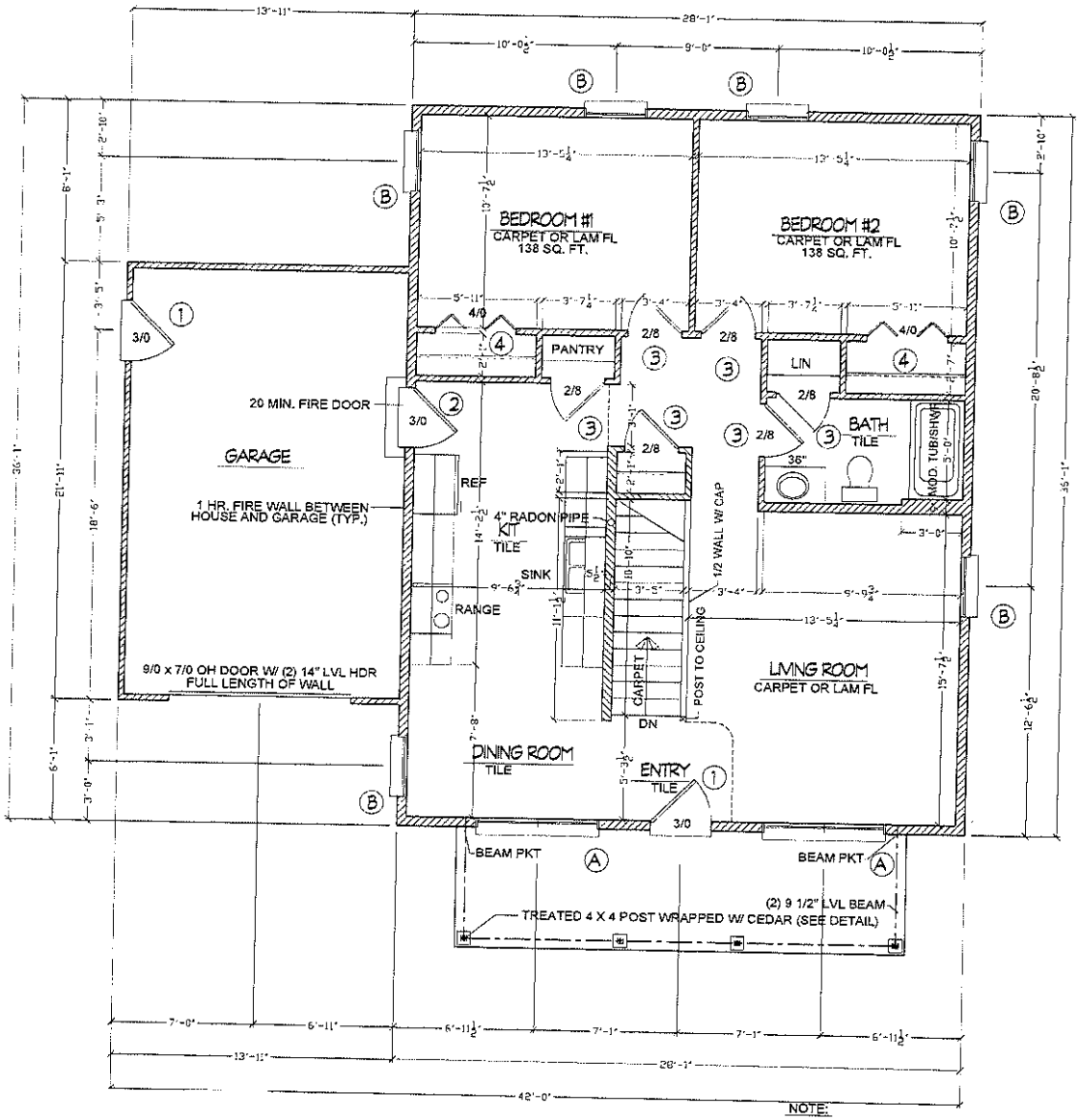
(C) 6 PANEL EMBOSSED

(D) WD FLUSH HOLLOW CORE BI-FOLD

WINDOW SCHEDULE

MANUF. - ☐ WHITE ☐ SANDSTONE ☐ BROWN

SYM.	QTY.	NAME	R.O.
A	2	SINGLE HUNG	6'-0" x 5'-0"
B	6	SINGLE HUNG	3'-0" x 4'-0"
C	3	SINGLE HUNG	5'-0" x 4'-0"
D			x
E			x
F			x



FLOOR PLAN

SCALE:1/4"=1'-0" 1013 SQ FT

NOTE:
WEIGHT BEARING HEADERS INCORPORATED INTO WINDOW AND DOOR ASSEMBLIES SHALL BE BUILT OF DBL 2 X 10 FASTENED W/ 16d NAILS PER CODE, EXCEPT AT THE GARAGE DOOR, WHERE THE HEADER SHALL BE BUILT OF DBL 1 3/4" X 11 7/8" LVL ATTACHED W/ 16d NAILS PER CODE

L, M & N

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PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY HENRY KW GARAGE LEFT

TITLE: FLOOR PLAN

SQ. FEET: 1013

DATE: 2/13/12

PAGE #: 4 of 6

PRINT #:

DRAWN BY: JCOOK

SCALE: NOTED

Habitat for Humanity of Dane County, Inc
1014 Fiedler Lane #29
PO Box 258128
Madison, WI 53726-8128

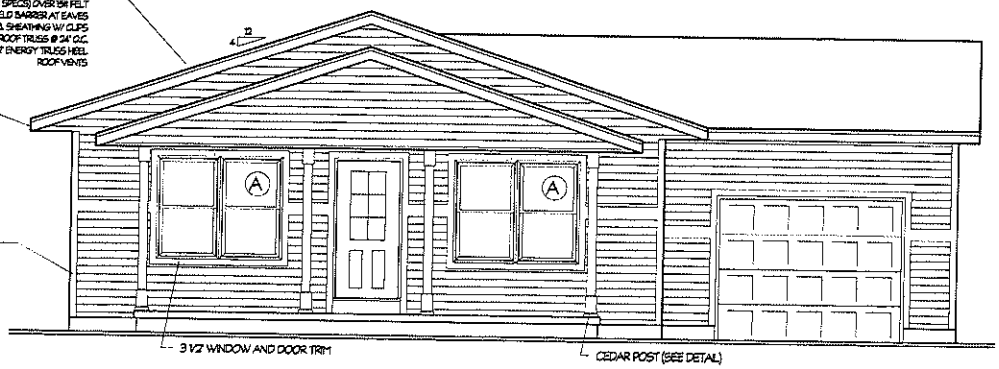
ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12' HEEL - 24' OVHG
4/12 PITCH - STD HEEL - 24' OVHG (PORCH)

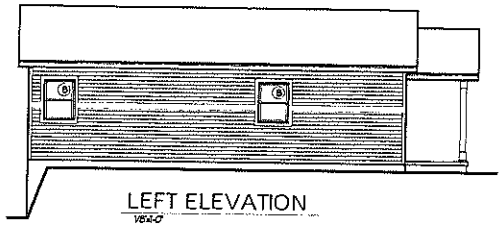
TYPICAL ROOF MATERIAL
CONTINUOUS RIDGE VENT
SHINGLES (PER SPECS) OVER 15# FELT
ICE AND WATER SHIELD BARRIER AT EAVES
1/2 O.S.B. SHEATHING W/ CLIPS
ROOF TRUSS @ 24" O.C.
12" ENERGY TRUSS HEEL
ROOF VENTS

TYPICAL FASCIA/SOFFIT
O.D.E. ROOF EDGES
ALUMINUM FASCIA
2 x 6 SUBFASCIA
ALUMINUM SOFFIT

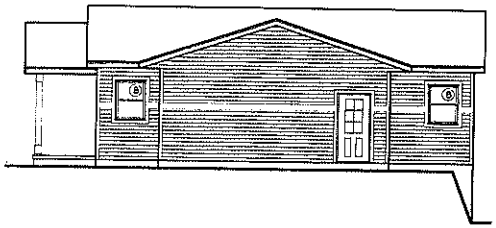
TYPICAL WALL MATERIAL
SIDING PER SPECS (DLM VINYL DBL 4")
1/2 OSB SHEATING
1" XPS STYROFOAM SHEATING
2 x 6 STUDS @ 24" O.C.
R-19 BATT INSULATION
VAPOR BARRIER
1/2 DRYWALL



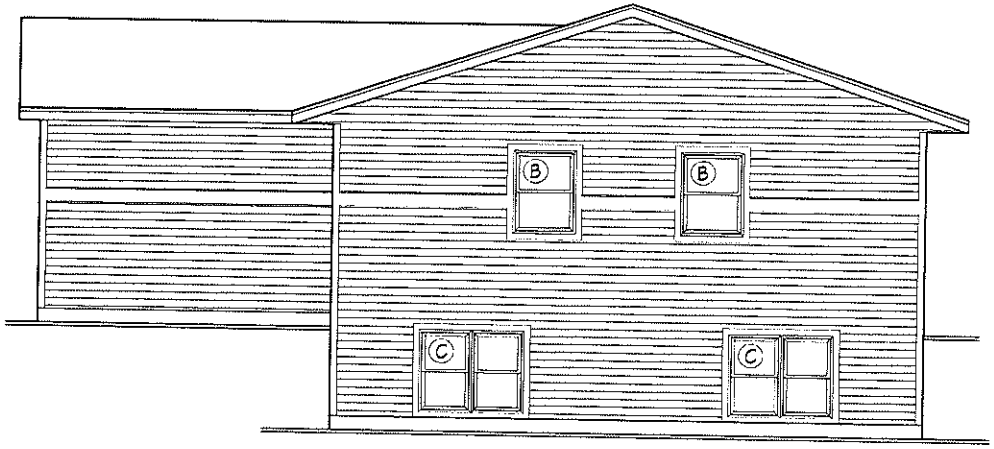
FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/4"=1'-0"

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PLANS CURRENT
AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION:

CLIENT: HABITAT FOR HUMANITY HENRY KW GARAGE RT

TITLE: ELEVATIONS

DATE: 2/13/12

SQ. FEET: 1508

PRINT #:

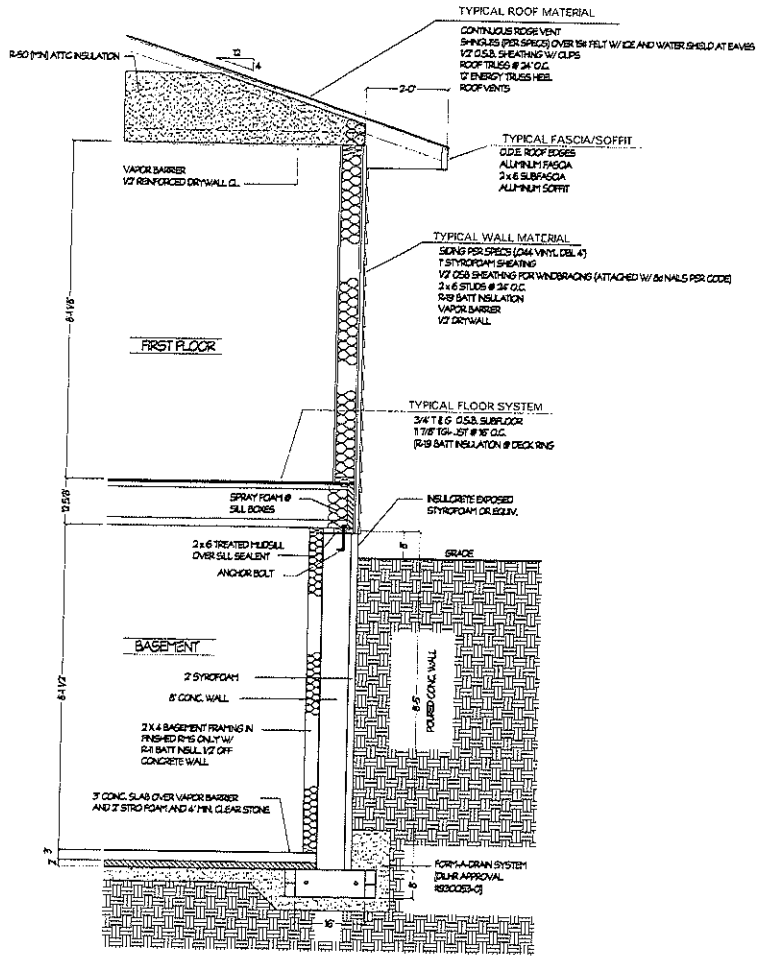
DRAWN BY: JCOOK

SCALE: NOTED

PAGE #: 1 of 6

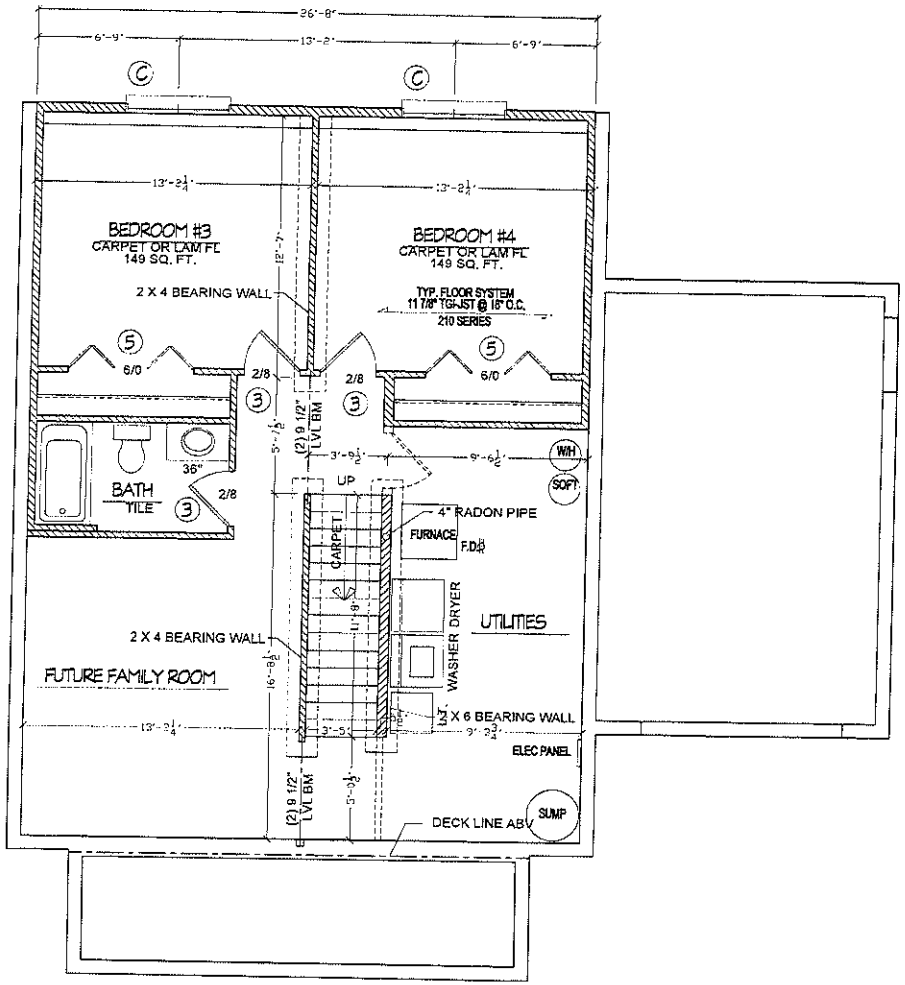
1014 Fiedler Lane #29
PO Box 255129
Madison, WI 53725-8129

Habitat for Humanity
of Dane County, Inc



WALL SECTION

SCALE= 1/2"=1'-0"



BASEMENT PLAN

SCALE: 1/4"=1'-0"

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PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION

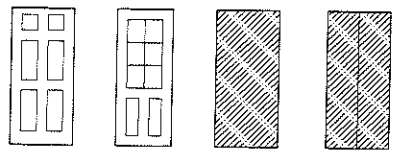
CLIENT: HABITAT FOR HUMANITY HENRY KW GARAGE RT

TITLE:	DATE:	SQ. FEET:
BASEMENT	2/13/12	495
PRINT #:	DRAWN BY:	SCALE:
	JCOOK	NOTED

PAGE #: 3 of 6

Habitat for Humanity of Dane County, Inc.
1014 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128

DOOR SCHEDULE							
NO.	TYPE	QTY	WIDTH	HGT	THK	MTL	REMARKS
1	B	2	3'-0"	6'-8"	1 3/4"	MTL	W/ GLASS
2	A	1	3'-0"	6'-8"	1 3/4"	MTL	FIRE RATED
3	C	9	2'-8"	6'-8"	1 3/4"	MTL	
4	D	2	4'-0"	6'-8"	1 3/4"	WD	4 PANEL BI-FOLD
5	D	2	6'-0"	6'-8"	1 3/4"	WD	4 PANEL BI-FOLD
6							
7							
8							
9							
10							



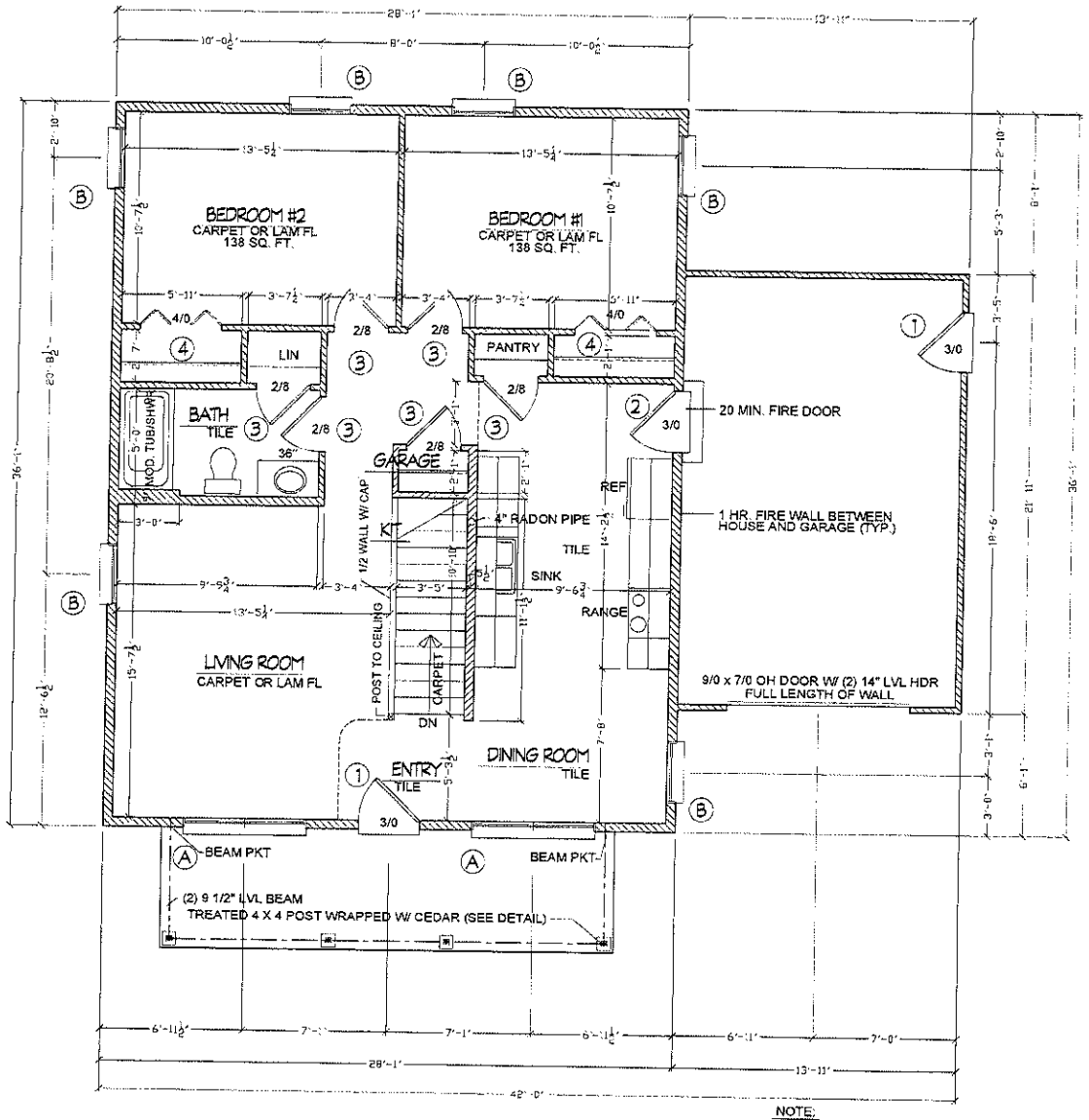
(A) EMBOSSED MT'L INSUL. NO LITE

(B) EMBOSSED MT'L INSUL. W/ LITE

(C) 6 PANEL EMBOSSED

(D) WD FLUSH HOLLOW CORE BI-FOLD

WINDOW SCHEDULE					
MANUF. -			☐ WHITE ☐ BROWN	☐ SANDSTONE	
SYM.	QTY.	NAME	R.O.		
A	2	SINGLE HUNG	6'-0"	x	5'-0"
B	6	SINGLE HUNG	3'-0"	x	6'-0"
C	2	SINGLE HUNG	5'-0"	x	4'-0"
D				x	
E				x	
F				x	



FLOOR PLAN

SCALE: 1/4"=1'-0" 1013 SQ FT

NOTE:
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PLANS CURRENT AS OF 7/19/15

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY HENRY KW GARAGE RT

TITLE: FLOOR PLAN

DATE: 2/13/12

SQ FEET: 1013

PRINT #:

DRAWN BY: JCOOK

SCALE: NOTED

PAGE #: 4 of 6

Habitat for Humanity of Dane County, Inc.
1014 Fiedler Lane #29
PO Box 258128
Madison, WI 53725-8128

Habitat for Humanity®
of Dane County, Inc.

EXHIBIT B

GARAGE SETBACK TABLE

Garage Conformance for First Addition to Renaissance on the Park 6/18/15

Lot #	Floorplan Name	Floorplan Type	Garage Forward	0'-4' Setback	4' + Setback
33	Stonebridge	Two Story		1	
34	Tamarack	Two Story			1
35	Tamarack	Two Story			1
36	Tamarack	Two Story			1
37	Arnold	Ranch			1
38	Tamarack	Two Story			1
39	Arnold	Ranch			1
40	Arnold	Ranch			1
41	Tamarack	Two Story			1
42	Arnold	Ranch			1
43	Arnold	Ranch			1
44	Tamarack	Two Story			1
45	Arnold	Ranch			1
46	Arnold	Ranch			1
47	Gordon	Two Story			1
48	*Re-Platted, See below*				
49	Stonebridge	Two Story		1	
50	Frances	Raised Ranch		1	
51	Frances	Raised Ranch		1	
52	Henry	Ranch			1
53	Henry	Ranch			1
54	Henry	Ranch			1
55	Henry	Ranch			1
56	Henry	Ranch			1
57	Stonebridge	Two Story		1	
58	Cedarbrook	Two Story			1
59	Jamestown	Ranch			1
60	Cedarbrook	Two Story			1
61	Stonebridge	Two Story		1	
62	Cedarbrook	Two Story			1
63	Stonebridge	Two Story		1	
64	Jamestown	Ranch			1
65	Stonebridge	Two Story		1	
66	Settlement	Trilevel	1		
67	Jamestown	Ranch			1
68	Cedarbrook	Two Story			1
69	Jamestown	Ranch			1
70	Settlement	Trilevel	1		
71	Jamestown	Ranch			1
Totals			**2**	**8**	**28**
		Percentages:	**5.26%**	**21.05%**	**73.68%**
	Old percentages from original SIP Zoning:		21.05%	36.84%	42.11%
		Redivision of Lot 48			
72	Schneider	Trilevel	1		
73	Henry	Ranch			1
74	Gordon	Two Story			1
75	Schneider	Trilevel	1		
76	Tamarack	2-story w/walk-out			1
77	Tamarack	2-story w/walk-out			1
78	Tamarack	2-story w/walk-out			1
79	Tamarack	2-story w/walk-out			1
Totals			**2**	**0**	**6**
		Percentages:	**25.00%**	**0.00%**	**75.00%**
		TOTAL NEW PERCENTAGES:	**8.70%**	**17.39%**	**73.91%**

Requirements per SIP:

At least 25% of homes must have setback of at least 4' from front face of house
At least 75% of homes must have setback of at least 2' from front face of house
Maximum of 25% of homes may have garage extending in front of house face

Habitat for Humanity®
of Dane County, Inc.

EXHIBIT C

IMPERVIOIUS SURFACE TABLE

Renaissance On the Park Addn. 1 Subdivision Impervious Surface Table 6/18/15

Lot #	Floorplan Type	Lot Area	Roof Area	Drive Area	Total Impervious Surface	Impervious Surface Ratio	Available Impervious Surface	Ratio from LOT 48 SIP (2007)	Difference
33	Two Story	5,858	1,406	431	1,837	31%	1,092	31%	0%
34	Two Story	4,543	1,283	288	1,571	35%	701	47%	-12%
35	Two Story	4,480	1,283	288	1,571	35%	669	40%	-5%
36	Two Story	5,151	1,283	288	1,571	30%	1,005	36%	-6%
37	Ranch	5,005	1,710	264	1,974	39%	529	41%	-2%
38	**Two Story**	**5,007**	**1,283**	**288**	**1,571**	**31%**	**933**	**36%**	**-5%**
39	Ranch	5,509	1,710	264	1,974	36%	781	33%	3%
40	Ranch	7,729	1,710	264	1,974	26%	1,891	27%	-1%
41	**Two Story**	**4,002**	**1,283**	**288**	**1,571**	**39%**	**430**	**45%**	**-6%**
42	Ranch	4,000	1,710	264	1,974	49%	26	45%	4%
43	Ranch	4,000	1,710	264	1,974	49%	26	44%	5%
44	**Two Story**	**4,400**	**1,283**	**288**	**1,571**	**36%**	**629**	**41%**	**-5%**
45	Ranch	4,400	1,710	264	1,974	45%	226	46%	-1%
46	Ranch	4,000	1,710	264	1,974	49%	26	45%	4%
47	Two Story	4,997	1,406	478	1,884	38%	615	38%	0%
48	*Re Platted, See Below*	42,000	11,039	2,773	13,812	33%	7,189	37%	-4%
49	Two Story	5,659	1,406	431	1,837	32%	993	32%	0%
50	Raised Ranch	4,771	1,188	240	1,428	30%	958	38%	-8%
51	Raised Ranch	5,674	1,188	240	1,428	25%	1,409	37%	-12%
52	Ranch	5,337	1,788	312	2,100	39%	569	35%	4%
53	Ranch	4,753	1,788	312	2,100	44%	277	38%	6%
54	Ranch	7,749	1,788	312	2,100	27%	1,775	23%	4%
55	Ranch	4,400	1,788	312	2,100	48%	100	47%	1%
56	Ranch	4,400	1,788	312	2,100	48%	100	41%	7%
57	Two Story	6,118	1,406	483	1,889	31%	1,170	31%	0%
58	Two Story	5,443	1,265	340	1,605	29%	1,117	29%	0%
59	Ranch	4,258	1,705	418	2,123	50%	6	50%	0%
60	Two Story	5,093	1,265	533	1,798	35%	749	35%	0%
61	Two Story	5,385	1,705	416	2,121	39%	572	39%	0%
62	Two Story	4,146	1,406	289	1,695	41%	378	41%	0%
63	Two Story	5,796	1,406	383	1,789	31%	1,109	31%	0%
64	Ranch	4,407	1,705	417	2,122	48%	82	48%	0%
65	Two Story	4,057	1,406	391	1,797	44%	232	44%	0%
66	Trilevel	4,028	1,456	345	1,801	45%	213	45%	0%
67	Ranch	6,141	1,705	399	2,104	34%	967	34%	0%
68	Two Story	5,825	1,265	521	1,786	31%	1,127	31%	0%
69	Ranch	4,496	1,705	502	2,207	49%	41	49%	0%
70	Trilevel	4,499	1,456	425	1,881	42%	369	42%	0%
71	Ranch	4,512	1,705	482	2,187	48%	69	48%	0%
				Redivision of Lot 48					
72	Trilevel	6,297	1,456	352	1,808	29%	1,341	34%	-5%
73	Ranch	4,887	1,730	415	2,145	44%	299	39%	5%
74	Two Story	4,911	1,265	502	1,767	36%	689	36%	0%
75	Trilevel	5,444	1,456	352	1,808	33%	914	33%	0%
76	Two Story	5,471	1,283	288	1,571	29%	1,165	39%	-10%
77	Two Story	4,372	1,283	288	1,571	36%	615	38%	-2%
78	Two Story	4,562	1,283	288	1,571	34%	710	41%	-7%
79	Two Story	6,056	1,283	288	1,571	26%	1,457	35%	-9%
Lot 48 Totals		42,000	11,039	2,773	13,812	33%	7,189	37%	-4%

TOTAL NEW AVAILABLE IMPERVIOUS SURFACE AREA: 31,140

FORMER AVAILABLE IMPERVIOUS SURFACE AREA: 28,496

TOTAL IMPROVEMENT TO AVAILABLE IMPERVIOUS SURFACE AREA: 2,644

RECEIVED 8/4/2015

Habitat for Humanity®
of Dane County, Inc.

City of Fitchburg
Planning & Zoning
5520 Lacy Rd
Fitchburg, WI 5371

August 4, 2015

Re: Application: RZ-2071-15 Planning Staff Review #1 Comments

1. Buildings A, B and C look very similar, would other building styles work to intermix along the west side of Equity Lane?
   A. **Yes. Please see adjusted "Exhibit A" attached showing models "E", "F", and "D" interspersed among the other models on this block. These are two story models that should give some added variety in the scale of the facades, while still having an interior layout that accommodates rear and side basement exposure for these sloping lots.**

      Siding, trim and roof shingle colors will also add variation for this subdivision. Homeowners will be able to choose from a multitude of color combinations, and Habitat will regulate so that adjacent homes will not be permitted to choose the same colors.

2. Do they landscape the buildings, or is landscaping left to the homeowner?
   A. **Habitat landscapes these properties. The homeowners are given some choices in plant species and tree or shrub locations.**

3. If they do landscape, can they have variation in landscape plantings to add variety to the home and individualize the property from other similar looking homes?
   A. **Yes. Habitat's current standard is to plant 4-6 shrubs in the front yard accenting the porch and front walks, and 1-2 trees if appropriate. The homeowner choices described above could be expanded for further variety, and/or limited so that adjacent owners would not choose the same plantings.**

4. Do they do decks or patios on the buildings, and if not have they accounted for that possibility in the impervious surface calculations for each lot?
   A. **Habitat does not build decks or patios and has not included a potential deck or patio in any impervious surface calculations. Owners would be responsible for obtaining separate planning/zoning approvals prior to building any such structures.**

      Also attached are the updated impervious surface and garage setback conformance tables reflecting the new models for Equity Lane

Regards,

Adam Helt-Baldwin
Construction Manager | **Habitat for Humanity of Dane County.**
608-255-1549, ext. 105 | ahelt-baldwin@habitatdane.org

DRAFT

Planned Development District Amending Specific Implementation Plan Zoning for Lots 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 55 & 56, First Addition to Renaissance on the Park AND Lots 76, 77, 78 & 79, Second Addition to Renaissance on the Park to modify the development parameters, including new house designs, garage setbacks, impervious surface calculations, and porch encroachments.

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

Parcel No's: See Exhibit A

Legal Description:

Lots 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 55& 56, First Addition to Renaissance on The Park AND Lots 76, 77, 78 & 79, Second Addition to Renaissance on the Park

Plan Commission
Initiated By

Susan B. Badtke
Drafted By

8/6/2015
Date

ORDINANCE NO. 2015-O-XX
ZONING ORDINANCE AMENDMENT AMENDING SPECIFIC IMPLEMENTATION PLAN ZONING FOR LOTS 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 55 & 56, FIRST ADDITION TO RENAISSANCE ON THE PARK AND LOTS 76, 77, 78 & 79, SECOND ADDITION TO RENAISSANCE ON THE PARK TO MODIFY THE DEVELOPMENT PARAMETERS, INCLUDING NEW HOUSE DESIGNS, GARAGE SETBACKS, IMPERVIOUS SURFACE CALCULATIONS, AND PORCH ENCROACHMENTS.

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

WHEREAS, Adam Helt-Baldwin, agent for Habitat for Humanity of Dane County, Inc., has submitted an application (RZ-2071-15) to amend Planned Development District Specific Implementation Plan (PDD-SIP) zoning for Lots 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 55 and 56, First Addition to Renaissance on the Park and Lots 76, 77, 78,

and 79 Second Addition to Renaissance on the Park, to modify development parameters, including new house designs, garage setbacks, impervious surface calculations and porch encroachments, and

WHEREAS, PDD-SIP zoning was originally granted by Ordinance No. 2005-O-27 (Rezoning request RZ-1425-05SIP) recorded as document #3992741, and

WHEREAS, the Plan Commission has reviewed the application in accord with ordinance standards and recommends approval of the amending PDD-SIP zoning amendment for the referenced lots in the First and Second Addition to Renaissance on the Park.

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

(A) PDD-SIP zoning is hereby amended to allow the development parameters for the referenced lots to be modified in the First and Second Additions to Renaissance on the Park in accord with submitted plans and information which accompanied the rezoning application received on July 21, 2015 and supplemental information provided via email on August 4, 2015, which is hereby made a part of this ordinance, and with the following additional requirements:

1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2. All aspects of Ordinance 2005-O-27 remain in place, except for the amendments provided herein to modify specific development parameters as detailed in the submittal materials of July 21, 2015 with additional information provided on August 4, 2015.
3. An agreement for subdivision improvements will need to be executed prior to the start of work on any public improvements. Public improvements will need to be installed and accepted prior to the release of any building permits.
4. Project may be completed in two phases with the following conditions:
    a. Phase II shall be completed within 12 months of completion of Phase I. A letter of credit will need to be submitted for both phases prior to starting Phase I.
    b. Phase I and Phase II asphalt surface shall be placed between August 15 and September 15 of the year following the public improvements acceptance of Phase II.
5. MMSD fees need to be paid prior to the start of construction of public improvements.
6. Water impact fees are due for each lot prior to the release of a building permit. These fees will be included with the building permit fees. The 2015 water impact fee rate is $1,104 per residential unit; fee may be adjusted annually.

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

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

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

_____
Patti Anderson, City Clerk

Approved: _____ _____
Stephen L. Arnold, Mayor

STATE OF WISCONSIN)ss.
COUNTY OF DANE

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

_____
Notary Public, State of Wisconsin

Printed Name of Notary Public_____
My Commission Expires: _____

Consent of the Property Owner

Name:_____ Date:_____

Title_____

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this ____ day of _____, 2015, the

above named _____ to me known to

be_____, of _____ and the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin

Printed Name of Notary Public_____
My Commission Expires:_____

Consent of Mortgage Holder:

_____ Date:_____
Mortgage Holder

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this ____ day of _____, 2015, the above named

_____ to me known to be the _____

of _____and the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin

Printed Name of Notary Public_____
My Commission Expires:_____

EXHIBIT A:

060905211472
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1-1016
T.O 7.22.15

THE CITY OF Fitchburg City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	**LAND DIVISION APPLICATION**

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

1. Type of Action Requested:

- ☐ Certified Survey Map Approval
- ☐ Preliminary Plat Approval
- ☐ Final Plat Approval
- ☐ Replat
- ☒ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☒ Single Family Residential
- ☐ Two-Family Residential
- ☒ Multi-Family Residential
- ☒ Commercial/Industrial

3. No. of Parcels Proposed: ~~152~~ 154

4. No. Of Buildable Lots Proposed: ~~150~~ 151

5. Zoning District: Existing A-T, Proposed R-L, R-H and I-S

6. Current Owner of Property: See Attached

Address: _____ **Phone No:** _____

7. Contact Person: Chris Ehlers

Email: cehlers@wmryan.com

Address: 5989 Monona Drive, Monona WI 53716 **Phone No:** 608 729 5366 ext 701

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 currentlyadopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: [signature] Christopher Ehlers

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:** 7-21-15

Ordinance Section No. _____ **Fee Paid:** Wm Ryan: $11,627.50; Orig Pl Dev: $1,767.50 $13,395.00

Permit Request No. CDP-2072-15

July 21, 2015

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

Re: O'Brien/Dunn CDP

Dear Tom:

As owner of the *O'Brien (Dunn)* property, I authorize William Ryan Homes and Lionshare Group to submit a Comprehensive Development Plan for the proposed O'Brien/Dunn development located in the North Stoner Neighborhood. I also authorize subsequent submittals required for the development including: the Preliminary Plat, Rezonings and ~~Final Plat~~ UCS

W.D.D.

Sincerely,

William D. Dunn
7-20-15

July 21, 2015

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

Re: O'Brien/Dunn CDP

Dear Tom:

As owner of the O'Brien property, I authorize William Ryan Homes and Lionshare Group to submit a Comprehensive Development Plan for the proposed O'Brien/Dunn development located in the North Stoner Neighborhood. I also authorize subsequent submittals required for the development including the Preliminary Plat, Rezonings and Final Plat

Sincerely,

Charlie O'Brien

Comprehensive Development Plan
Stoner Prairie Neighborhood
Fitchburg, Wisconsin

William Ryan Homes
Lionshare Group, LLC
Fitchburg, WI
Rev August 5, 2015

Montgomery Associates
Resource Solutions, LLC • ma-rs.org

Comprehensive Development Plan
Stoner Prairie Neighborhood

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Exhibit 1	Project Context
Exhibit 2	Existing Conditions
Exhibit 3	Environmental Designations
Exhibit 4	Project Plan and Conceptual Layout
Exhibit 5	Street Typical Sections
Exhibit 6	Utility Plan
Exhibit 7	Stormwater System Schematic Layout
Exhibit 8	Land Use Plan
Exhibit 9	Phasing Plan
Exhibit 10	Zoning Plan

Project Contacts

William Ryan Homes

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William Ryan Homes.
5989 Monona Drive
Monona, WI 53716

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cehlers@wmryan.com

Lionshare Group, LLC

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Lionshare Group, LLC.
5396 King James Way, Suite 220
Madison, WI 53719

608-235-6499
ajspahr@charter.net

Montgomery Associates: Resource Solutions (MARS)

Project Manager

Deb Hatfield
Montgomery Associates, Resource Solutions, LLC
119 South Main Street
Cottage Grove, WI 53527

608-839-4422
debbie@ma-rs.org

1 Introduction

William Ryan Homes and Lionshare Group, LLC have prepared this Comprehensive Development Plan (CDP) for the proposed Stoner Prairie Neighborhood project. The CDP will be used as the guide for developing the 95-acre project area located near the northeast and northwest quadrants of the Lacy Road/Seminole Highway intersection (Exhibit 1). William Ryan Homes is proposing to develop a residential neighborhood with single family lots on the O'Brien property and a portion of the Dunn property east of Seminole Highway (eastern Dunn Property). The O'Brien property has been designated by the City of Fitchburg for residential development since 1995. Lionshare Group is proposing to develop medium density residential on the remaining portion of the eastern Dunn Property. Lionshare Group is also proposing to develop the western Dunn property with a land use of land of Industrial - Commercial. Both properties are within the North Stoner Prairie Neighborhood Plan boundary.

This CDP is submitted for review and approval by the City of Fitchburg under Zoning Ordinance Chapter 24.

2 Existing Conditions

2.1 Site Location and Neighborhood Context

The O'Brien property occupies approximately 57 acres near the northeast corner of Lacy Road and Seminole Highway in Section 8 of the City of Fitchburg. The Dunn property includes 16 acres and 22 acres east and west of Seminole Highway, respectively. Both properties are currently cultivated cropland with few trees. An overhead 138 KV power line in a 100' wide easement runs north-south along the boundary between the O'Brien and Dunn parcels, and east-west along the northern boundary of the Dunn property. The project area is bounded by the following features:

- To the West: The Badger State Trail, with agricultural land farther west.
- To the North: Seminole Forest residential neighborhood.
- To the East: Lacy Heights residential neighborhood, Stoner Prairie Park, Savanna Oaks Middle School and Stoner Prairie Elementary School.
- To the South: Lacy Road, with agricultural land to the south of the road.

Exhibit 1 shows the project location and the surrounding neighborhood context.

2.2 Zoning

Both the O'Brien and Dunn properties are currently zoned A-T, Transitional Agricultural.

2.3 Soil Information

The project site's existing soil consists of mostly Plano silt loam. A small amount of Dodge silt loam is located adjacent to the north property line of the parcel according to the Natural Resources Conservation Service Web Soil Survey. Based on the web soil survey, all of the existing soils are assigned to hydrologic soil group B, defined as "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 1 shows the location of the different soil types.

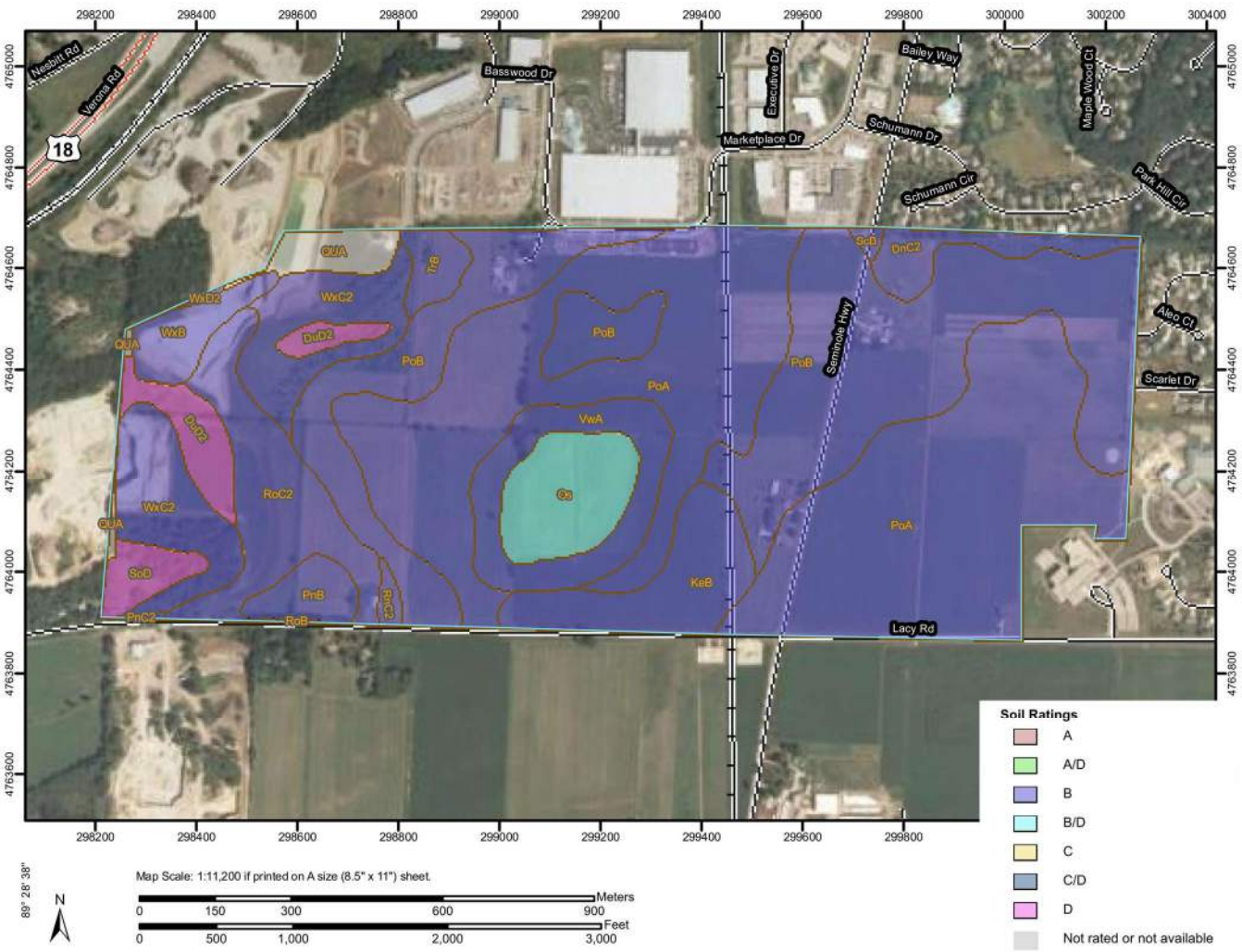


Figure 1. Soil survey map units and hydrologic soil groups (from NRCS).

2.4 Topography and Surface Water Hydrology

The O'Brien and Dunn properties are part of a glaciated landscape with numerous closed depression glacial kettles and few well-defined drainage ways. The Dunn property occupies a local high spot, with surface water drainage primarily to the north, west and south (Figure 2). Runoff from the northern part of the property flows to the north into the existing storm sewer system along Schuman Drive which drains to a kettle in Seminole Glen Park. Runoff from less than an acre near the northeast corner of the O'Brien property flows to the east across the paved trail, through a residential lot on Persimmon Drive, and farther east to a closed depression near the end of Osmundsen Court. Farther south at the end of Scarlet Drive, offsite runoff drains into a small closed depression on the O'Brien property (CD4 on Figure 2), with overflow to the east into the existing storm sewer under Scarlet Drive.

The central portion of the O'Brien property drains westward to the Dunn property. Runoff from the southern 20 acres drains southwest to Lacy Road, where a roadside ditch conveys water to the intersection of Lacy Road and Seminole Highway. From there runoff is conveyed through culverts under Lacy Road, then south approximately 1000 ft to a large closed depression on both sides of Seminole Highway.

Drainage on the Dunn property is generally toward the west, with two closed depressions near Seminole Highway (Figure 2 and Exhibit 2). The closed depression east of Seminole Highway (CD3) receives drainage primarily from the Dunn property but also from a small part of the residential development on Schumann Circle. The closed depression to the west of Seminole Highway (CD2) receives runoff from the northern part of the Dunn parcel west of Seminole Highway. Runoff on the southern part of the Dunn property drains west through a culvert under Seminole Highway and ponds where the Badger State Trail blocks the natural drainage.

Figure 2. Existing topography and surface drainage. "CD" indicates closed depressions identified in the North Stoner Prairie Neighborhood Plan.

2.5 Groundwater Hydrology

Three groundwater systems are present in this area: a shallow aquifer comprised of glacial deposits; an upper bedrock aquifer comprised of several Ordovician and Cambrian aged sandstones and dolomites; and a lower sandstone aquifer comprised of the lower Eau Claire Formation and the Mt. Simon Formation. A layer of shale approximately 12 feet thick in the Eau Claire Formation separates the two bedrock aquifers in this area, based on data compiled by the Wisconsin Geological and Natural History Survey for the forthcoming regional groundwater model. Many older wells, including Fitchburg Wells #7 and #8, are open

to both aquifers, creating a potential conduit for contaminants in the shallow aquifer to flow into the deep aquifer. Newer Fitchburg wells #9, #10, and #11 are open only below the Eau Claire shale to reduce the risk of cross contamination between the two aquifers. The water table map of Dane County (Wisconsin Geological and Natural History Survey Open-File Report 1999-04) shows that the regional groundwater flow direction is northeast toward Nine Springs Creek, as does a computer groundwater model constructed for the Nine Springs Creek (Swanson, 2000).

A monitoring well installed for the neighborhood plan in the large closed depression just west of the Dunn property (CD1 on Figure 2) provides the nearest groundwater elevation data. The water table elevation in this well ranged from 1005 ft during the 2012 drought to 1019 ft (above the ground surface) in the wet spring of 2013. The regional water table slope is to the northeast, so the water table elevation at the Dunn and O'Brien properties is almost certainly lower than at the monitoring.

Five soil borings on or near the Dunn and O'Brien properties in 2012 reached a depth of 20 ft without encountering groundwater. Comparing site grades with the high water table elevation measured at the monitoring well in 2013, it is likely that the water table is deeper than 10 ft at the Dunn property and deeper than 15 ft at the O'Brien property.

2.6 Natural Features

The site is cultivated farmland. There are no heritage or specimen trees within the O'Brien or Dunn parcels according to the Preliminary Natural Resource Assessment for the Proposed Site of the North Stoner Prairie Development prepared by Eco-Resource Consulting, LLC (ERC) in November, 2012.

2.7 Environmental Designations

The Wisconsin Wetland Inventory viewed in the DNR Surface Water Data Viewer in March 2015 shows an emergent/wet meadow wetland in closed depression CD3 on the Dunn property to the east of Seminole Highway. The Surface Water Data Viewer shows a wetland indicator in closed depression CD2 west of Seminole Highway but the Wisconsin Wetland Inventory does not include any wetlands in CD2. See Exhibit 3. The field screening performed by ERC in November, 2012 indicated potential wetland conditions in both closed depressions but no wetland determinations or delineations were conducted at that time. The Developers have contracted with a wetland consultant to perform wetland determinations and, if needed, wetland delineations. The wetland consultant has not yet completed the work.

2.8 Transportation

The main streets supporting development in this area of the city are Seminole Highway and Lacy Road.

Seminole Highway is the primary north-south route and is an important linkage between McKee Road/CTH PD and the Beltline to the north and areas to the south. Lacy Road is a major east-west arterial through the city. Currently, the area is not served by a transit system. The City of Madison has a contract to provide bus service in the City of Fitchburg, with the nearest bus stop approximately ½ mile from the northern site boundary. The Badger State Trail is immediately west of the project area. Bike lanes are provided on Seminole Highway and Lacy Road.

2.9 Availability of Water and Wastewater Services

Sanitary sewer is available in both Persimmon Drive and Scarlet Drive at the eastern edge of the O'Brien property to serve some of the O'Brien development. However, because of downstream sanitary sewer capacity issues only the eastern approximately 20 acres can drain to the east. The remainder of the O'Brien property and all of the Dunn property will need to be served by new sanitary sewer extended through the O'Brien/Dunn properties from the existing sanitary sewer adjacent to the northwest corner of the Dunn property. Water service is available from Persimmon Drive and Scarlet Drive for the areas east of Seminole Highway and from Marketplace Drive north of the western Dunn property.

2.10 Parks

The 7-acre Stoner Prairie Park is located immediately adjacent to the O'Brien property. North of the O'Brien property, connected by a bike path running along the east side of the O'Brien property, is the 16-acre Seminole Glen Park. Immediately adjacent to the west side of the western Dunn Property is the Badger State Trail. The Seminole Highway Bike Path runs along the north side of the western Dunn Property and connects Seminole Highway with the Badger State Trail.

2.11 Schools

The subject site is in the Verona School District and is located adjacent to Stoner Prairie Elementary School and Savanna Oaks Middle School.

3 Proposed Development

3.1 Proposed Site Plan

A residential neighborhood is proposed for the O'Brien property and part of the eastern Dunn property with 146 lots on 68 acres with a net density of 3.0 DU/Ac. Townhomes are proposed for the remaining eastern Dunn property with 30 units on 5.0 acres with a net density of 6.0 DU/AC. Exhibit 4 shows the proposed site plan.

The western Dunn property will consist of businesses compatible with Industrial – Commercial land use on 22 acres. Exhibit 4 illustrates the proposed plan including the proposed layout of lots, roadways and connecting greenspace. The site plan layout has been shaped in response to the City of Fitchburg's request to accommodate the proposed Sub Zero expansion. The closed depression in the western Dunn property may be greenspace or developed or be a combination of both, depending on the results of the wetland determination/delineation.

3.2 Proposed Planning Approach

The proposed Stoner Prairie Neighborhood project focuses on meeting the vision statement of the North Stoner Prairie Neighborhood plan. The vision statement states: *"North Stoner Prairie will be a vibrant, stable, and economically, environmentally, and socially sustainable neighborhood that is home to a diverse range of uses, from an employment center to housing to neighborhood schools. Through protecting natural resources, bikeways and open spaces, North Stoner Prairie will set an example for respecting water resources and the environment while promoting jobs and economic development…."*

The proposed CDP meets the vision statement by:

- Preservation of natural features, specifically the potential wetland in Closed Depression 3.
- A range of housing choices, lot sizes and building types to promote diversity and affordability.
- A system of active and passive recreation opportunities that includes an expanded Stoner Prairie Park and multi-use path connections to adjoining hiking/walking trails.
- Multi-use path connections to Savanna Oaks Middle School and Stoner Prairie Elementary School.
- Utilization of the site's open space system and residential back yards to maximize stormwater infiltration.
- Creation of businesses providing new employment opportunities.

3.3 Proposed Housing Mix

The Stoner Prairie Neighborhood proposes a mix of lot sizes and building types which are identified on Exhibit 4 and include the following designations. Note: The sizes for each designation are averages and may vary.

SF-A (24 lots) – 85' x 160' single family premium detached lots located along the north and east sides of the O'Brien property.

SF-B (77 lots) - 80' x 125' single family standard detached lots for part of the O'Brien property.

SF-C (45 lots) - 80' x 145' single family lots generally with utility and/or stormwater management easements.

TH-D (30 Townhomes) – 3 to 5 unit Townhome condo and/or rental buildings are proposed for part of the eastern Dunn property, adjacent to Seminole Highway.

3.4 Proposed Industrial – Commercial Development

The uses in the western Dunn property area will be similar in form, quality and scale to the existing Industrial-Commercial development found along Seminole Highway between McKee Road and the existing east-west power lines to the north of the property. This is consistent with the North Stoner Prairie Neighborhood Future Land Use Plan. The plan calls for offices, showrooms, warehouses and light industrial buildings that offer trade and/or services for businesses and individuals. The western Dunn development is expected to include a minimum of 120,000 sqft of buildings with a maximum 65% ISR for the property.

3.5 Proposed Transportation Plan

The proposed Stoner Prairie Neighborhood provides multiple connections to Lacy Road and Seminole Highway. The internal streets have been laid out to meet the North Stoner Prairie Neighborhood plan objective of discouraging "cut through" traffic from the proposed development to the adjoining neighborhoods. Multi-use paths provide connections to the schools east of the O'Brien property and existing trails adjacent to the O'Brien and Dunn properties.

3.5.1 Automobile

The primary means of transportation will be by private automobile. All streets within the proposed project will be designed to meet the City of Fitchburg's standard specifications and the North Stoner Prairie Neighborhood Plan.

The CDP proposes four entrances from the surrounding street system for the O'Brien and eastern Dunn property: one on Lacy Road, one on Seminole Highway, one connection with the existing Persimmon Drive and one connection with the existing Scarlet Drive. The CDP proposes one entrance to Seminole Highway for the western Dunn property. In addition, the western Dunn property will be served by the relocated Marketplace Drive.

The proposed street typical section is shown in Exhibit 5. The proposed streets will be 32 feet wide and

provide on-street parking and two travel lanes within a 66-foot right of way. Public streets will include a minimum 10.5 foot terrace for street trees and lighting.

Entrance features and signage will be provided at some of the entryways into the development.

3.5.2 Pedestrian and Bicycle

The proposed street system will provide a pedestrian and bicycle network that will connect all parts of the Stoner Prairie Neighborhood. This pedestrian/bike network will also connect to existing ped/bike facilities and provide connections to destinations in the surrounding neighborhood and the community. The proposed pedestrian and trail system is consistent with the transit objectives of the Parks & Conservancy areas shown on the 2013 land-use plan.

3.5.3 Transit

Currently, the area is not served by a transit system. The nearest stop is approximately one half mile away from the site.

3.6 Proposed Utility Service

The proposed layout of sanitary and water services are shown in Exhibit 6. The layout of utilities will be finalized with input from Public Works staff during the platting process.

The eastern most block will be serviced by the McKee Interceptor and the remainder will be serviced by a future extension to the Seminole Highway Interceptor. Within the development, 8-inch sanitary sewer mains will be installed within the street rights of way or public utility easements. Using a peak factor of 4 and 150 gpd for multi-family units and 225 gpd for simgle family residential units, the expected flow to the McKee Interceptor is 0.03 cfs. The expected flow from the single and multi-family residential units to the Seminole Highway Interceptor is 0.21 cfs.

The development will be serviced by the City's west zone. All water main extensions within the development will be looped. Water service to the development will be provided from existing water mains in Persimmon Drive and Scarlet Drive and from Marketplace Drive near the northwest corner of the western Dunn Property. According to the North Stoner Prairie Neighborhood Plan, a new well is proposed near the northwest corner of the school property. An option for the Fitchburg Utility to purchase a minimum ½ acre lot for the purposes of constructing a mumicipal well within this development will be included in the developer's agreement. The location and cost of this lot will be mutually agreed upon by both parties and included in this agreement. Water mains within the development are proposed to include a 12" watermain connecting with the new well, 10" watermain along the west boundary of the western Dunn property and 8" mains serving the majority of the development. The average day water usage within the development is expected to be approximately

40,600 gpd. The anticipated static pressures range between 60 and 70 psi.

3.7 Stormwater Management

The stormwater management system for the site will be designed to meet the following requirements of applicable ordinances and the service area amendment request approved by CARPC.

- Maintain 100% of the pre-development infiltration (stay on) volume based on the 1981 annual rainfall series.
- Confirm soil conditions at proposed stormwater infiltration areas with borings conducted according to DNR Conservation Practice Standard 1002, including determining if shallow groundwater is present.
- Avoid infiltration or detention of storm water within 400 feet of a new City water supply proposed in the neighborhood plan to be located in the southern part of the O'Brien property (Figure 3), as required by NR151 and NR811, or obtain a variance from this requirement from the DNR.
- Retain 80% of total suspended solids post-development compared to no controls.
- Control post-development peak discharge to pre-development rates for the 1, 2, 10 and 100-yr events.

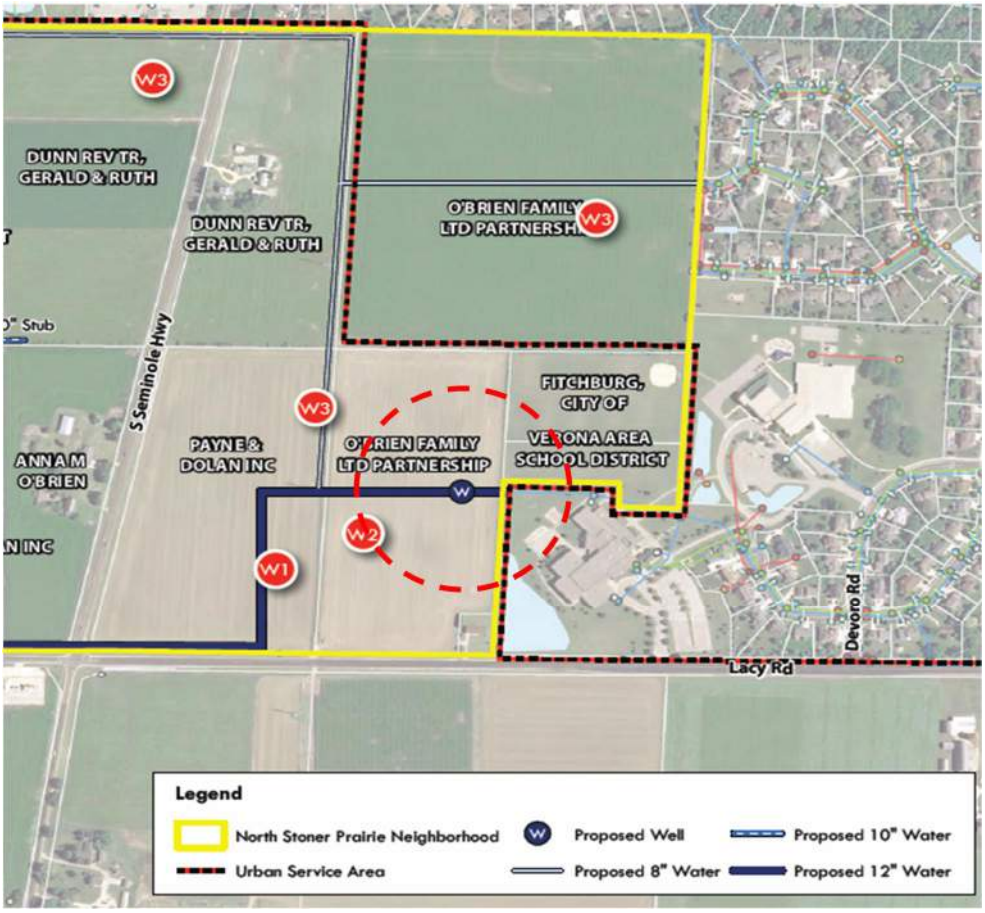


Figure 3. Proposed City water supply well showing approximate location of 400 ft setback (adapted from Figure 7-7 of North Stoner Prairie Neighborhood Plan)

A schematic plan of the anticipated stormwater management system is shown on Exhibit 7. The majority of the site will drain via storm sewer and graded swales to stormwater management facilities shown on the figure. The facilities will provide detention and sediment control. To meet the neighborhood plan requirement of maintaining 100% of existing infiltration (stay on), the required volume of storm water will be routed from the stormwater detention facilities to infiltration areas. Additional infiltration areas are planned in easements in the rear yards of some blocks. At all infiltration areas, shallow clay-rich soil that is present throughout much of the project area to a depth of 5 – 7 feet will be removed and replaced with sandy soil to enhance infiltration rates by providing a hydraulic connection to underlying sand. All stormwater management facilities and infiltration areas for the area east of Seminole Highway are anticipated to be in private outlots and/or private easements and will be privately maintained.

East of Seminole, for the northern section of the O'Brien property and for the eastern Dunn property, stormwater will be conveyed from the stormwater detention facilities and infiltration areas via storm

sewer to the new storm sewer proposed by the City of Fitchburg to be constructed from Schumann Drive to the northern plat boundary. The storm sewer and associated easement(s) are currently planned for the 2017 Capital Improvement Program. The expenditure may be able to be included in the 2016 CIP. Until the storm sewer is available, additional temporary stormwater facilities will be constructed to provide additional storage. The stormwater facility for the southern section of the O'Brien property will discharge into the Lacy Road Right-of-Way, as it currently does.

Stormwater management facilities will be provided for the western Dunn property in accordance with the neighborhood plan. Stormwater management for the site will be incorporated in the redesign of the City-owned stormwater management facility located north of the Dunn property. The existing public facility is proposed to be relocated onto the Dunn property because of the relocation of Marketplace Drive required by Sub Zero's proposed expansion. The City and Developer will work jointly to determine the size and location of the relocated City stormwater management pond, which will designed to provide the peak rate and sediment control needed for the western Dunn property.

3.8 Compatibility with Surrounding Land Uses

The residential uses and densities, street patterns and parks and open spaces proposed for the Stoner Prairie Neighborhood are compatible with surrounding land uses, both existing and future. These uses include single family residential uses bordering the east and north sides of the development, the Savanna Oaks Middle School and Stoner Prairie Elementary School bordering the east side of the development, and low density residential uses recommended in the *City of Fitchburg Comprehensive Plan* for the area west of the property. See Section 3.10 for a breakdown of proposed land uses by current property owners.

3.9 Consistency with Adopted Plans

The proposed Stoner Prairie Neighborhood is consistent with the *North Stoner Prairie Neighborhood Plan* and the *City of Fitchburg Comprehensive Plan* which designates the O'Brien site as Low Density Residential with 3 dwelling units per acre, the eastern Dunn property as Medium Density Residential or Low Density Residential with 5-6 dwelling units per acre and the western Dunn property as Industrial – Commercial land use. The CDP is also consistent with City of Fitchburg's *Comprehensive Park, Open Space, and Recreation Plan*.

3.10 Proposed Land Use Data

Exhibit 8 shows the proposed land uses.

Total Site Acreage 95.1 Acres

Dunn – West 22.1 Acres

Industrial-Commercial Development	13.2 Ac	
Includes 2.6 Ac of landscape buffer areas		
Stormwater Management Outlots	3.5 Ac	
Total Public Streets and Bike Paths	5.4 Ac	

Dunn – East 5.2 Ac

Town House Condominiums	5.0 Ac	30 units
Public Street R/W	0.2 AC	
Net Density	6.0 Du/Ac	
Gross Density	5.8 Du/Ac	

O'Brien/Dunn – East 67.9 Ac

Low Density Single Family Residential	48.8 Ac	146 units
Includes 12.7 Ac of open space (stormwater management facilities and buffer strips) in easements		
Public Outlot for Well	0.4 Ac	
Public Park	3.8 Ac	
Total Public Streets and Bike Paths	14.9 Ac	
Net Density	3.0 Du/Ac	
Gross Density	2.15 Du/Ac	

Dedications

Public Street Dedication	20.5 Ac	
Park Dedication	3.8 Ac	(11.8 Ac Required)

3.11 Development Schedule

The Stoner Prairie Neighborhood is anticipated to be developed over a 6-year time frame in four phases as shown in Exhibit 9. The suggested development phases are:

- Phase One — 2016-2017
- Phase Two — 2017-2018
- Phase Three – 2019-2020
- Phase Four - 2020-2022

This timing may change due to market conditions, availability of infrastructure or other reasons.

3.12 Proposed Zoning

Exhibit 10 shows the proposed final zoning for the Stoner Prairie Neighborhood. The zoning will be phased per the development schedule. The O'Brien and part of the eastern Dunn Properties will be zoned R-L. The remainder of the eastern Dunn property will be zoned PDD. The western Dunn property will be zoned I-S, Specialized Industrial District and B-G, Business - General.

Initially, the Phase One areas will be rezoned to their proposed zoning classifications. The remainder of the plat area will become outlot(s) and will be rezoned to A-S. During subsequent phases, outlot(s) will be platted and rezoned to their appropriate zoning categories.

4 Estimated Assessed Value

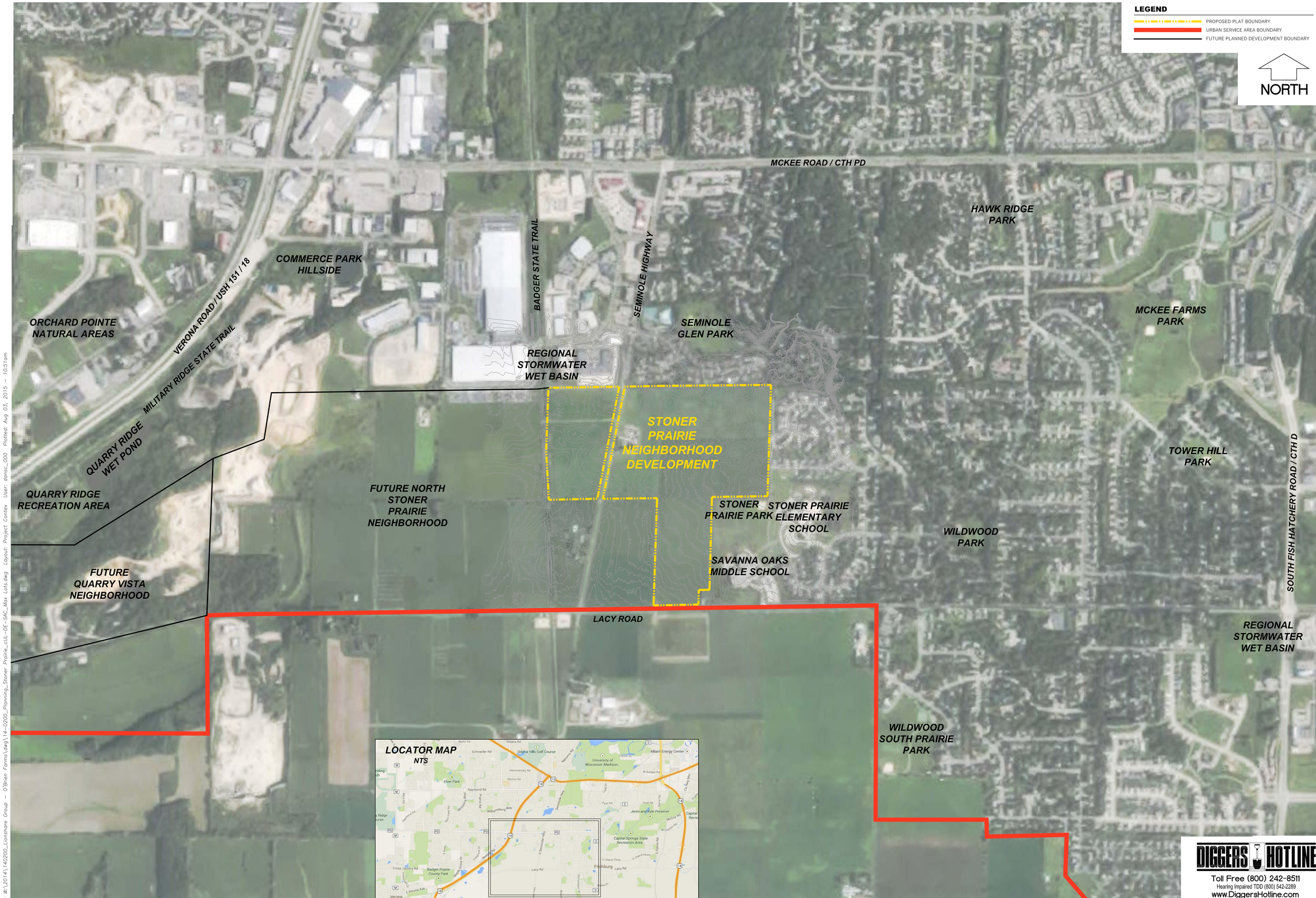
Development Type	Estimated Assessed Value
24 SF Homes @ $650,000 ("A" lots)	$15,600,000
77 SF Homes @ $450,000 ("B" lots)	$34,650,000
45 SF Homes @ $350,000 ("C" lots)	$15,750,000
30 Townhomes @ $180,000	$5,400,000
120,000 sqft of Industrial – Commercial @ $67.33/sqft	$8,080,000
Total Estimated Assessed Value	$79,480,000

5 References

1. *City of Fitchburg Comprehensive Plan*, Chapter Four: Land Use. adopted March 2009, rev. Dec 2013
2. *Comprehensive Park, Open Space, and Recreation Plan*, City of Fitchburg. January 2010
3. *Dane County Parks & Open Space Plan*, Chapter IX.6 Trails. March 2012
4. *North Stoner Prairie Neighborhood Plan.* November 2013

Exhibits

Exhibit 1	Project Context
Exhibit 2	Existing Conditions
Exhibit 3	Environmental Designations
Exhibit 4	Project Plan and Conceptual Layout
Exhibit 5	Street Typical Sections
Exhibit 6	Utility Plan
Exhibit 7	Stormwater System Schematic Layout
Exhibit 8	Land Use Plan
Exhibit 9	Phasing Plan
Exhibit 10	Zoning Plan



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LIONSHARE GROUP LLC
WILLIAM RYAN HOMES

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STONER PRAIRIE -
A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: PROJECT CONTEXT

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 500' 1000' 1500'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 1

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NORTH

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- PLATTED BOUNDARY
- EASEMENT
- CONTOUR MAJOR
- CONTOUR MINOR

MEETS AND BOUNDS DESCRIPTION (APPROXIMATE)

BEING THE ENTIRE NORTHWEST QUARTER(NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), PART OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER(SE1/4) EXCLUDING CSM 3229 AND RIGHT-OF-WAY OF LACY ROAD, PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) EXCLUDING THE RIGHT-OF-WAY OF SOUTH SEMINOLE HIGHWAY AND WISCONSIN DOT BIKE PATH RIGHT-OF-WAY FORMERLY A RAILROAD RIGHT-OF-WAY, AND THE REMAINING PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) THAT LIES EAST OF THE AND WISCONSIN DOT BIKE PATH RIGHT-OF-WAY FORMERLY A RAILROAD RIGHT-OF-WAY.

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CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: EXISTING CONDITIONS

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 150' 300' 450'
Wyser Number	14–0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 2

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A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: ENVIRONMENTAL DESIGNATIONS

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 150' 300' 450'
Wyser Number	14–0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 3

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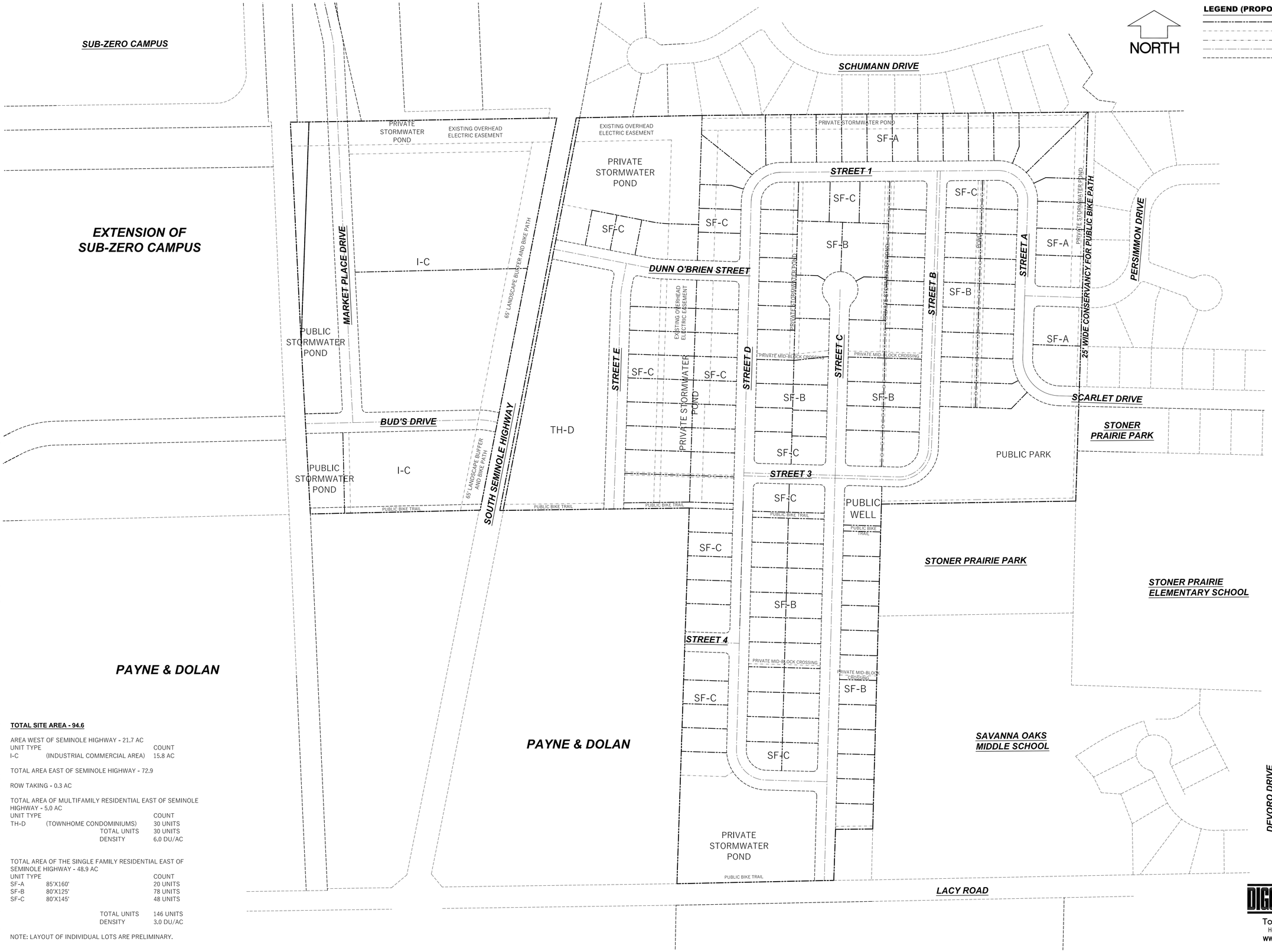

TOTAL SITE AREA - 94.6

AREA WEST OF SEMINOLE HIGHWAY - 21.7 AC

UNIT TYPE		COUNT
I-C	(INDUSTRIAL COMMERCIAL AREA)	15.8 AC

TOTAL AREA EAST OF SEMINOLE HIGHWAY - 72.9

ROW TAKING - 0.3 AC

TOTAL AREA OF MULTIFAMILY RESIDENTIAL EAST OF SEMINOLE HIGHWAY - 5.0 AC

UNIT TYPE		COUNT
TH-D	(TOWNHOME CONDOMINIUMS)	30 UNITS
	TOTAL UNITS	30 UNITS
	DENSITY	6.0 DU/AC

TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL EAST OF SEMINOLE HIGHWAY - 48.9 AC

UNIT TYPE		COUNT
SF-A	85'X160'	20 UNITS
SF-B	80'X125'	78 UNITS
SF-C	80'X145'	48 UNITS
	TOTAL UNITS	146 UNITS
	DENSITY	3.0 DU/AC

NOTE: LAYOUT OF INDIVIDUAL LOTS ARE PRELIMINARY.

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CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: PROJECT PLAN & CONCEPTUAL LAYOUT

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 150' 300' 450'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 4

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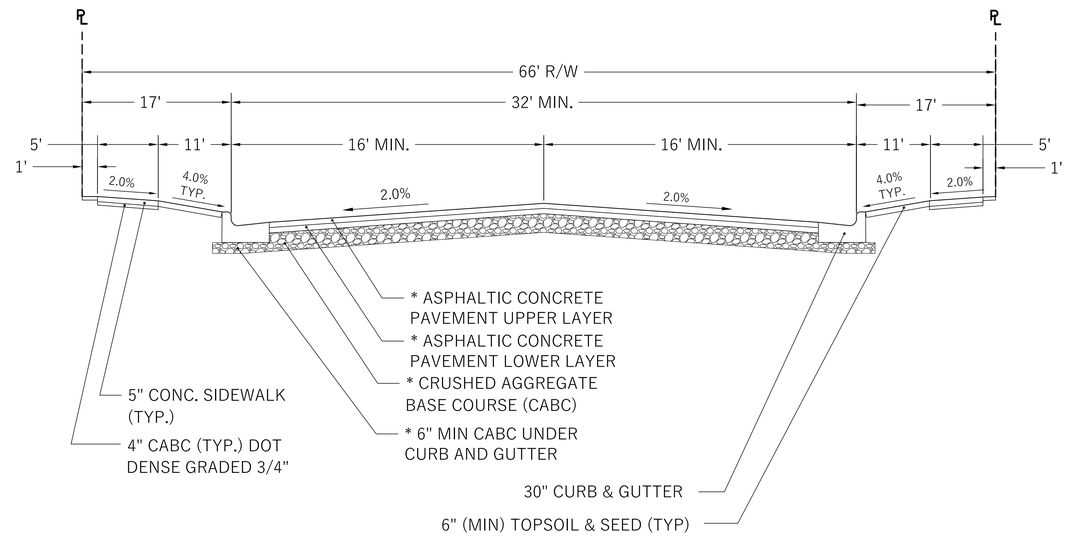

RESIDENTIAL STREETS:
66' RIGHT-OF-WAY
32' STREET WIDTH

* CITY OF FITCHBURG MINIMUM NEW PAVEMENT DESIGN

TYPE	CRUSHED AGGREGATE BASE COURSE		ASPHALTIC CONCRETE PAVEMENT				ASPHALT MATERIAL
	LOWER LAYER DENSE 3":	UPPER LAYER DENSE 1-1/4":	LOWER LAYER		UPPER LAYER		
			TYPE	THICKNESS	TYPE	THICKNESS	
RESIDENTIAL	7"-8"	4"-5"	E-1	2-1/4"	E-1	1-3/4"	PG 58-28
COLLECTOR	7"-8"	4"-5"	E-1	2-3/4"	E-1	1-3/4"	PG 64-22
ARTERIAL	7"-8"	4"-5"	E-3	3"	E-3	2-1/4"	PG 64-22

* NOTE: ALL CUL-DE-SAC BULBS SHALL INCREASE BINDER AND SURFACE BY 1/4"
- A TOTAL OF 4" IN THIS AREA.

STREET TYPE

BASED ON THE CITY OF FITCHBURG
STANDARD DETAIL SHEET 5.01

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CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: STREET TYPICAL SECTIONS

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	NTS
Wyser Number	14–0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 5

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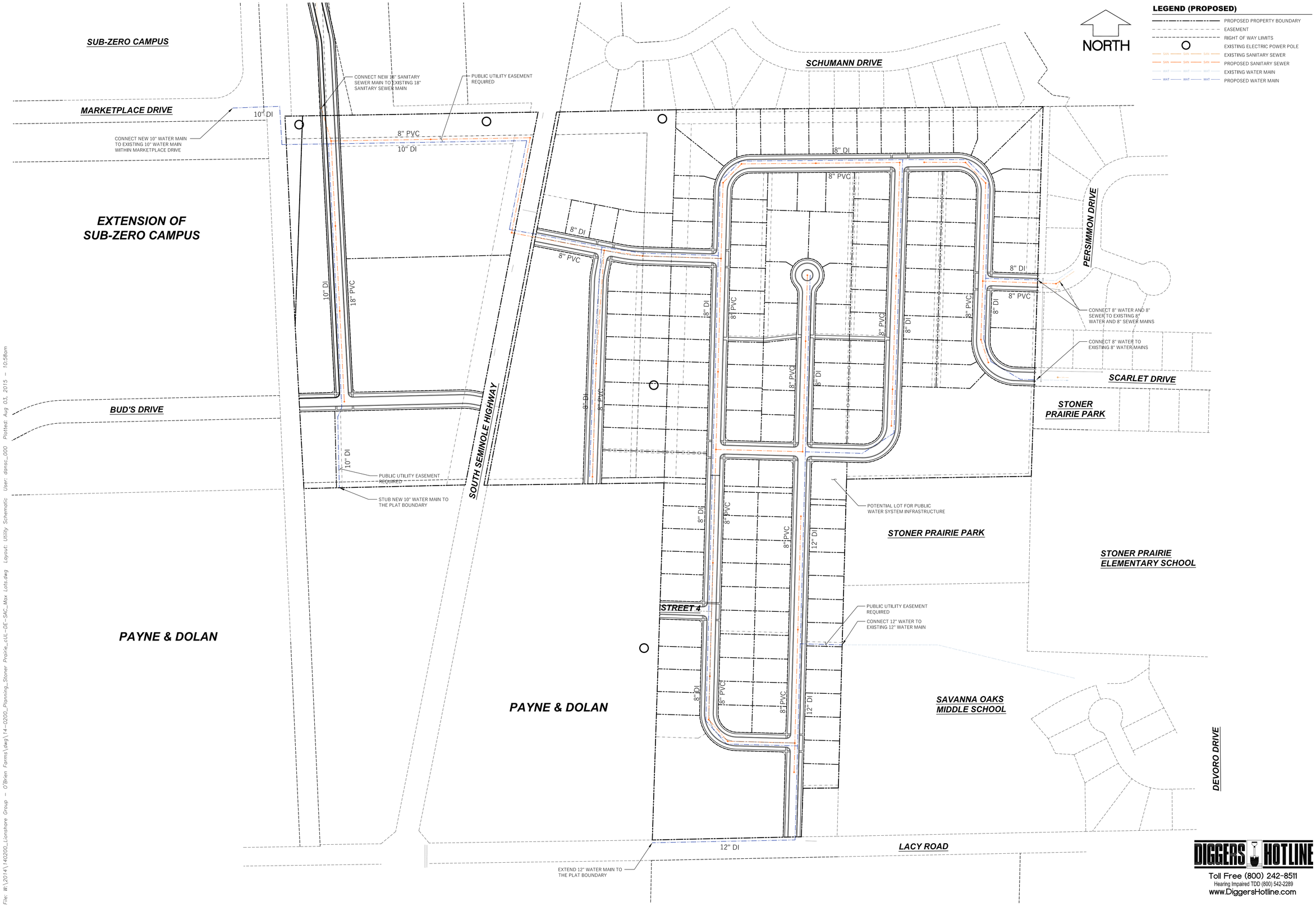

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Sheet Title: UTILITY SCHEMATIC

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 150' 300' 450'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 6

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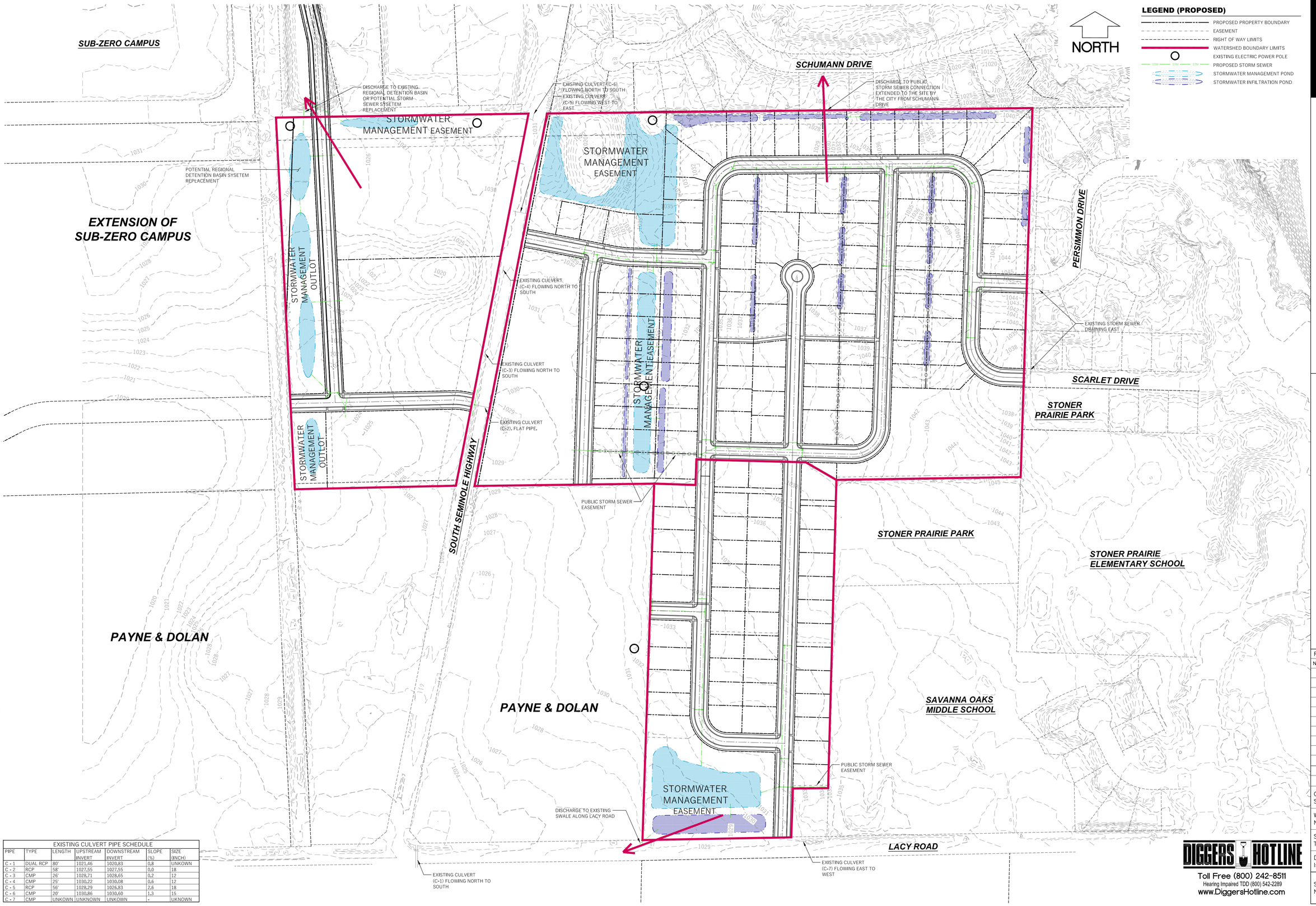

EXISTING CULVERT PIPE SCHEDULE						
PIPE	TYPE	LENGTH	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE (%)	SIZE (INCH)
C - 1	DUAL RCP	80'	1021,46	1020,83	0,8	UNKOWN
C - 2	RCP	58'	1027,55	1027,55	0,0	18
C - 3	CMP	26'	1028,71	1028,65	0,2	12
C - 4	CMP	25'	1030,22	1030,08	0,6	12
C - 5	RCP	56'	1028,29	1026,83	2,6	18
C - 6	CMP	20'	1030,86	1030,60	1,3	15
C - 7	CMP	UNKOWN	UNKNOWN	UNKOWN	-	UNKOWN

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Sheet Title: STORMWATER SYSTEM SCHEMATIC LAYOUT

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 75' 150' 225'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 7

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_CUL-DE-SAC_Max Lots.dwg Layout: Stormwater Schematic User: dansc_000 Plotted: Aug 03, 2015 - 11:02am

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A WALK TO SCHOOL NEIGHBORHOOD
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Sheet Title: LAND USE

Revisions:

No.	Date:	Description:

Graphic Scale	0' 75' 150' 225'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 8

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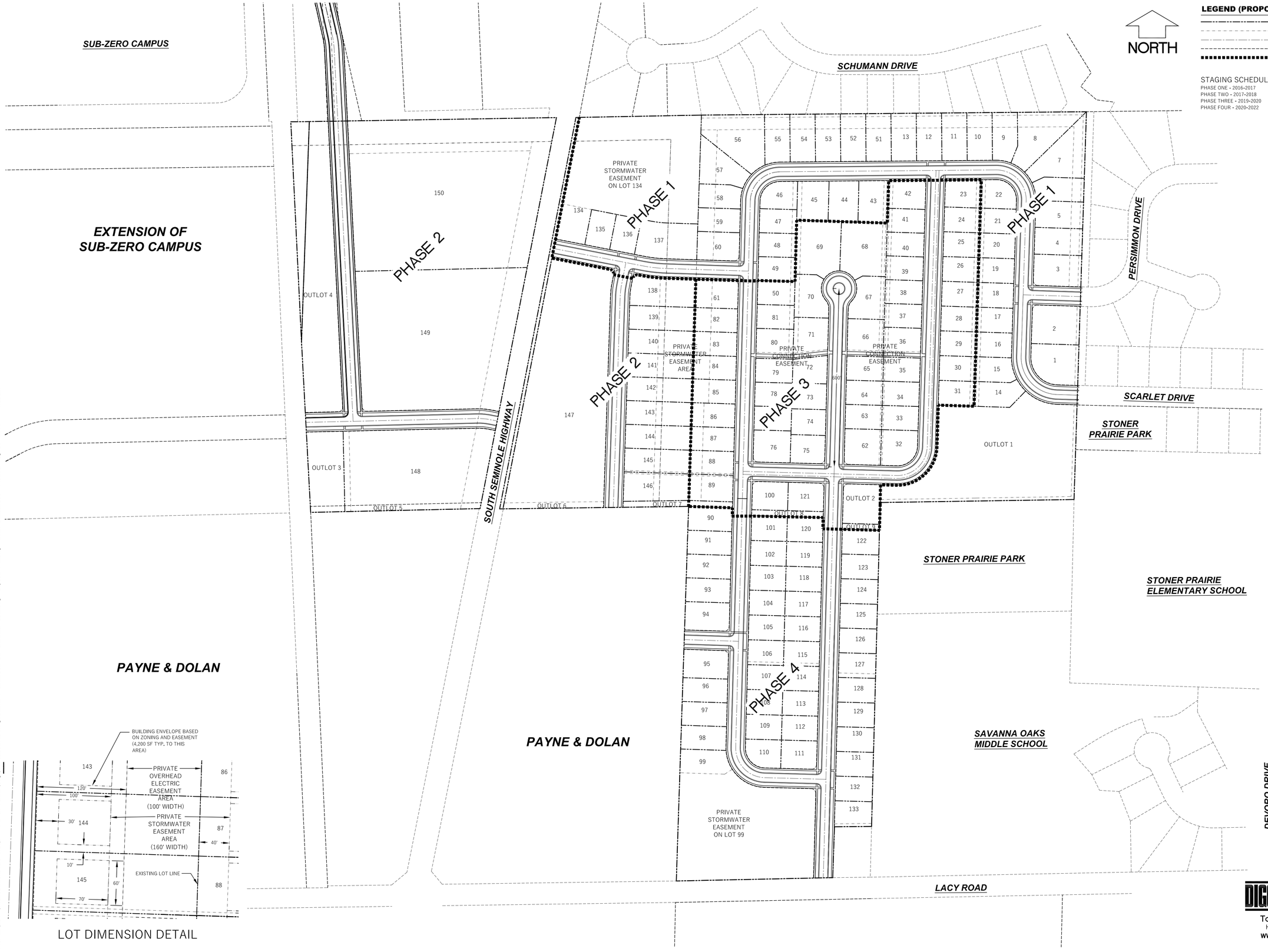

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- ROADWAY CENTER LINE
- RIGHT OF WAY LIMITS
- PHASING LIMITS

STAGING SCHEDULE
PHASE ONE - 2016-2017
PHASE TWO - 2017-2018
PHASE THREE - 2019-2020
PHASE FOUR - 2020-2022

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A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: PHASING PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 75' 150' 225'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 9

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_cUL-DE-SAC_Max Lots.dwg Layout: Phasing User: dansc_000 Plotted: Aug 03, 2015 - 11:03am

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CITY OF FITCHBURG, DANE COUNTY, WI

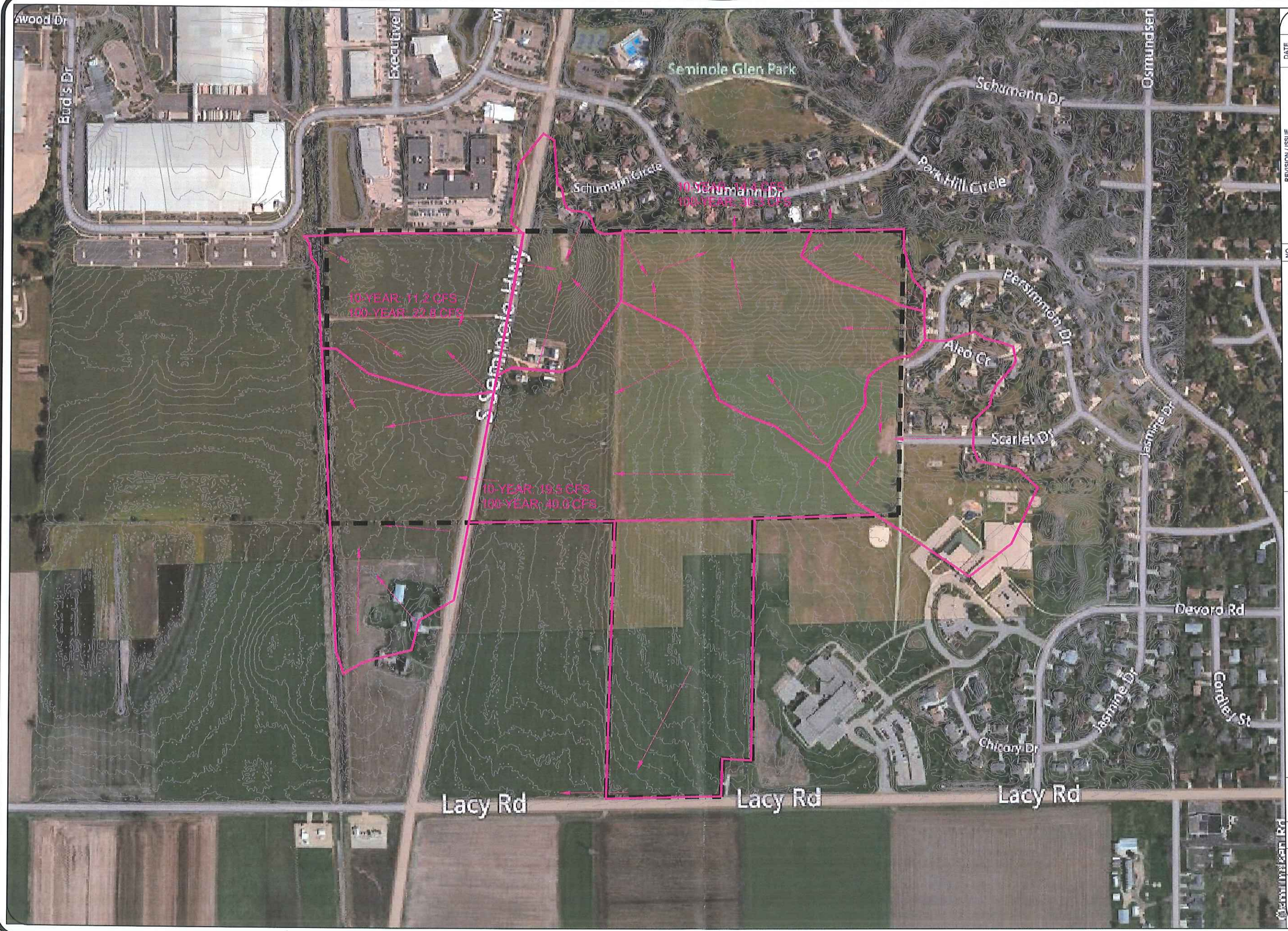
Sheet Title:
ZONING PLAN

Revisions:

No.	Date:	Description:
	08/05/15	City Comments

Graphic Scale	0' 75' 150' 225'
Wyser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015
Sheet Number	EX. 10

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner Prairie_cUL-DE-SAC_Max Lots.dwg Layout: Zoning User: dansc_000 Plotted: Aug 04, 2015 - 10:55am



DRAWN BY	CHECKED BY
LMS	DJH

NO.	REVISION / ISSUE	DATE

MONTGOMERY ASSOCIATES:
RESOURCE SOLUTIONS, LLC
119 S. MAIN ST., SUITE A
COTTAGE GROVE, WI 53527
ph 608.223.9586 | fx 608.223.9586
www.ma-rs.org

PRE-DEVELOPMENT SUBWATERSHEDS
STONER PRAIRIE DEVELOPMENT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

0 ½ 1

SCALE

PROJECT NO.	DATE
1666	1"=200'

SHEET NO.
1/3

File: P:\1666 - O'Brien Development\Drawings\Basemap 03-11-15.dwg Layout: Figure-1 User: Severson1 Plotted: Mar 12, 2015 - 10:08am

Montgomery Associates
Resource Solutions, LLC

RECEIVED 8/5/2015

August 5, 2015

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

Re: Stoner Prairie
CDP Response Letter
MARS Project Number: 1666

Dear Tom:

We received Planning and Public Works staff comments on July 30, 2015. We have prepared this letter to address the comments and have revised the CDP to incorporate necessary changes. Enclosed are two copies of the revised CDP with changes highlighted.

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

Planning Comments:

1. Please provide a map of the CDP at 1"=200' or better scale (see ordinance 24-7(a)(1))
   Response: A 1"=200' map of the CDP area is enclosed.
2. On page 11, 3.8 provide density (net and gross) of each specific land use area and by current property owner
   Response: Section 3.10 on page 12 provides the breakdown listed above. A reference to Section 3.10 has been added to 3.8.
3. The purpose of the large site near Lacy Road proposed to be zoned R-L is storm water, but yet other ponds are proposed to be P-R, why the difference?
   Response: All the stormwater management facilities within the O'Brien and eastern Dunn properties are proposed to be privately owned and maintained within easements on the lots. The zoning for the stormwater easements east of Seminole Highway will be the same as the lots, R-L. The facilities west of Seminole Highway are proposed to within public outlots assuming the plan goes through to relocate the existing public stormwater facility north of the Dunn property onto the Dunn property.
4. Why does that large area not have a lot number?
   Response: As explained above, the large area is an easement and is part of Lot 99.
5. Please provide a map showing current sub-basin drainage areas, and showing what the drainage areas will be with grading completed.
   Response: Exhibit 7 shows the proposed sub-basin drainage areas. An exhibit showing existing drainage areas is enclosed.
6. Have you met the standard for 100 year stay-on, and back-to-back 100 year events for the areas that drain to closed basins?
   Response: The proposed stormwater management plan is consistent with the North Stoner Neighborhood plan. The proposed infiltration areas provide 100% stay on for the average annual rainfall. The neighborhood plan allows specific discharge rates at the discharge points shown on

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Exhibit 7. The stormwater management areas shown are sufficient to reduce peak rate discharges to the rates established in the neighborhood plan. The Neighborhood Plan requires storage for back to back 100 year events only for CD1. CD1 is not within the Stoner Prairie CDP limits.

7. The townhouses on the Dunn property have single family across the street, it would be better to transition land use at rear yards, and not at the street. Can you put more townhomes on the east side of the unnamed street opposite the current townhouse area and still meet the 6 acre density for that area?
   Response: The net density for the area is right at 6 units/acre so adding more townhouses would create high densities. We would like to add townhouses on the east side if there is support for the higher density.
8. Has the Lacy Neighborhood and area residents accepted the plan?
   Response: Starting in January of this year, the Developer has held monthly meetings with representatives from Lacy and Seminole neighborhoods to review the proposed development plan as it evolved. A full Neighborhood meeting was held in April. The Developer addressed comments and concerns received during the 1st neighborhood meeting by revising the plan. A second neighborhood meeting was held in July where the revised plan was presented. The neighborhood seemed supportive of the revised plan as evidenced by the comments provided by District 4 Alder Hartmann.
9. What is the length of the cul-de-sac? They are limited to 600'.
   Response: The cul-de-sac is 600' as dimensioned on Exhibit 9. The dimension is from the north Right-of-Way line of Street 3 and the center of the cul-de-sac bulb.
10. Identify all public outlots and their purpose(s)
    Response: All public outlots and their purposes are identified on Exhibit 4.
11. Who will maintain the drainage ponds at the rear of the lots? How will can they be accessed to be maintained without ripping up people's lawns?
    Response: The infiltration areas proposed for the rear of the lots will be accessed from the easement connection to the public streets. All stormwater management facilities not in public outlots will be maintained by the homeowners,
12. Per ordinance 24-7(a) does the submittal meet all the requirements of 24-4?
    Response: To provide the information required in 24-4, ROW widths, Plat and CSM names on adjacent parcels and a meets and bounds description were added to Exhibit 2. Adjacent zoning was added to Exhibit 10.
13. Is sufficient area provided to meet all storm water requirements? Have you completed calculations?
    Response: We have completed preliminary calculations to determine the required areas. The required areas are sufficient to meet the stormwater requirements established in the neighborhood plan.
14. What is the purpose of the dashed line that is on the large lot next to Lacy Road? (e.g. see Exhibit 10)
    Response: The dashed line indicates the easement limit.
15. Identify distance between the power line easement and the front lot lines.
    Response: A detail showing dimensions has been added to Exhibit 9.
16. Have you discussed offset road connections on Seminole Hwy. with Public Works?
    Response: Various concept designs for the offset road connections on Seminole Highway were discussed with Public Works. It is noteworthy that Public Works did not comment on the offset road connections in their section.
17. How will there be a safe crossing of Seminole Hwy based on the location of the trail crossing? Have you discussed options for this crossing with Public Works?
    Response: Public Works, in their comments, requested that the trail crossing be redesigned so that it has a better alignment. The exhibits have been revised to show the realigned crossing. We will work with Public Works on a signage and stripping plan for the crossing.
18. Please show all wetlands and related environmental corridors on the plan sheets.
    Response: We will add the wetland and related environmental corridors to the plan sheets as soon as we have the information.

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19. If there are not wetlands, please provide concurrence from WIDNR to that decision
    Response: We will provide concurrence from the WDNR for areas determined not to be wetland.
20. Please note how recreation path will extend west of Seminole Hwy to the Badger Trail.
    Response: Exhibit 4 shows the path between Seminole Hwy and the Badger Trail.
21. What is the expected range of lot sizes? 80'x125' lots would produce a lot at the 10,000 sq ft minimum for R-L zoning.
    Response: The expected range of lot sizes is shown in Section 3.3 of the CDP. All of the lot sizes will meet the 10,000 sft minimum for R-L zoning.
22. Please review the R-H standards to assure they will meet your intended development option for the townhouse medium density area.
    Response: After reviewing the R-H standards, we feel PDD zoning will be a better fit for our intended development option. The CDP has been revised to show PDD zoning for that lot.
23. Park calculations and fees are handled with platting. Please refer to Land Division Ordinance for parkland requirements.
    Response: Understood.

Public Works Comments

General Comments

1. A developer agreement will be needed for the public improvements.
   Response: Understood.
2. Wetland determinations and delineations should be performed prior to approval of the CDP.
   Response: Acknowledged. A wetland consultant has been retained to perform the wetland determinations and delineations but has not completed them yet.

Transportation Comments

1. All shared-use path outlots should be 20' in width to allow for a 10' path and 5' grass shoulder.
   Response: Understood.
2. The mid-block east-west path that is provided south of Dunn O'Brien Street should continue across Streets D and B to maintain a continuous bike/ped connection between Street E and Scarlet Drive.
   Response: The proposed mdi-block path south of Dunn O'Brien Street is not intended to be the primary multi-use connection within the plat. The proposed path is only a 5' wide pedestrian path to break up the cul-de-sac length and to provide a natural divide between A lots and B lots proposed for the cul-de-sac.
3. The bike path that is planned for the south side of Bud's Drive on the west side of Seminole Highway should connect with the east-west bike path that is proposed on the east side of Seminole Highway. One of the paths should be realigned to allow those to line up.
   Response: The path on the west side of Seminole Highway has been realigned to connect to the path on the east side of Seminole Highway.
4. The bike path that is shown immediately south of Street 3, between Street D and the Stoner Prairie Park should be shifted south so that it is a mid-block cut through to the schools. It could be placed closer to Street 4.
   Response: The bike path is shown based on input received by Scott Endl. Our understanding is from a Parks perspective, they want the path to connect the Stoner Prairie Park to the Badger Trail.
5. Additional right-of-way dedication of 11' should be provided on the east side of S. Seminole Highway to match the width to the north. Concrete sidewalk should be provided on the east side of Seminole Hwy.
   Response: The additional right-of-way is shown on the exhibits. The additional right of way requires one less townhome to keep the net density below 6 units per acre. The exhibits and CDP have been revised to reflect the decrease in units.
6. A 10'-wide shared-use path should be provided on the north side of Lacy Road within the outlot for the Pond.
   Response: A path will be provided. The pond is not in a public outlot but in a private easement.
7. The 65' ROW Landscape Buffer on the west side of S. Seminole Hwy should also allow for the continuation of the shared-use path.

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Response: The landscape buffer callout has been changed to include the path. The landscape buffer was intended to be an easement on the lots.

8. A shared-use path should be provided through the Public Park to connect with the N-S school path.
   Response: There is an existing east-west sidewalk across the park. Our intent is to enhance and utilize that existing connection with input from Parks and School officials.

Water Main and Sanitary Sewer

1. The Designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets to review design requirements and layout.
   Response: We'll meet with Fitchburg Utility after CDP approval to discuss design requirements and layout.
2. Water impact fees will need to be paid prior to the release of each building permit within the development.
   Response: Understood.
3. Seminole Hwy Interceptor, McKee Interceptor, and MMSD fees shall be paid for at the time of platting.
   Response: Understood.
4. Provide the following additional information in Section 3.6 of the CDP:
   - The development will be serviced by the City's west zone. All water main extensions within the development will be looped. Provide anticipated static pressures and average day water usage within this development.
   - The option for the Fitchburg Utility to purchase a minimum ½ acre lot for the purposes of constructing a municipal well within this development will be included in the developer's agreement. The location and cost of this lot will be mutually agreed upon by both parties and included in this agreement.
   - The eastern most block will be serviced by the McKee Interceptor and the remainder will be serviced by a future extension to the Seminole Hwy interceptor. Provide anticipated sewer capacity needs for each of these service areas based on a peak factor of 4.

   Response: The additional information has been added in Section 3.6 of the CDP.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: http://www.fitchburgwi.gov/231/ECSWM-Requirements.
   Response: Understood.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: http://www.fitchburgwi.gov/230/Credit-Opportunities provides the application form and details on this program.
   Response: Understood.
3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.
   Response: Understood.

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Montgomery Associates
Resource Solutions, LLC

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

Sincerely,

Montgomery Associates: Resource Solutions, LLC

Deborah J. Hatfield

Deborah J. Hatfield, PE
Project Engineer

Enclosures:

Copy, w/enclosures: Chris Ehlers
Jim Spahr

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Stoner Prairie Neighborhood
Comprehensive Development Plan
Public Works Review #2

The following comments (in green) are based on the responses submitted by Deb Hatfield (in red) for the Comprehensive Development Plan Review #1 for Stoner Prairie, dated August 5, 2015. RE, 8-10-15; AB, 8-10-15; TF 7-28-15. Additional comments beyond these may be required on future reviews.

Responses by Debbie Hatfield have been added in blue.

General Comments

1. A developer agreement will be needed for the public improvements.
   Response: Understood.
2. Wetland determinations and delineations should be performed prior to approval of the CDP.
   Response: Acknowledged. A wetland consultant has been retained to perform the wetland determinations and delineations but has not completed them yet.

Transportation Comments

1. All shared-use path outlots should be 20' in width to allow for a 10' path and 5' grass shoulder.
   Response: Understood.
2. The mid-block east-west path that is provided south of Dunn O'Brien Street should continue across Streets D and B to maintain a continuous bike/ped connection between Street E and Scarlet Drive.
   Response: The proposed mdi-block path south of Dunn O'Brien Street is not intended to be the primary multi-use connection within the plat. The proposed path is only a 5' wide pedestrian path to break up the cul-de-sac length and to provide a natural divide between A lots and B lots proposed for the cul-de-sac. Applicant should be aware that the 5' wide pedestrian cut-through, south of O'Brien Street, shall be privately maintained.
   We understand from previous correspondence received after our initial response that all paths will be required to be 10' paved paths in 20' public outlots. We were also told at the Parks Commission meeting on August 6, 2015 that the public outlots would be accepted as parkland. As the project moves forward, we will comply with the requirement that all paths be in 20' public outlots.
3. The bike path that is planned for the south side of Bud's Drive on the west side of Seminole Highway should connect with the east-west bike path that is proposed on the east side of Seminole Highway. One of the paths should be realigned to allow those to line up.
   Response: The path on the west side of Seminole Highway has been realigned to connect to the path on the east side of Seminole Highway.
4. The bike path that is shown immediately south of Street 3, between Street D and the Stoner Prairie Park should be shifted south so that it is a mid-block cut through to the schools. It could be placed closer to Street 4.
   Response: The bike path is shown based on input received by Scott Endl. Our understanding is from a Parks perspective, they want the path to connect the Stoner Prairie Park to the Badger Trail. Public Works has spoken with Scott Endl regarding the path location. The applicant could consider 2 path connections, one where shown and one to the south, across from Street 4. If only one path is provided, there was concurrence that the path should be shifted south to provide a cut-through, as well as connect to the Stoner Prairie Park (or the Savannah Oaks property).This could be placed opposite of Street 4.
   The second path connection near Street 4 was shown on the revised exhibits. My original response did not make that clear.
5. Additional right-of-way dedication of 11' should be provided on the east side of S. Seminole Highway to match the width to the north. Concrete sidewalk should be provided on the east side of Seminole Hwy.
   Response: The additional right-of-way is shown on the exhibits. The additional right of way requires one less townhome to keep the net density below 6 units per acre. The exhibits and CDP have been revised to reflect the decrease in units.
6. A 10'-wide shared-use path should be provided on the north side of Lacy Road within the outlot for the Pond.
   Response: A path will be provided. The pond is not in a public outlot but in a private easement.

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7. The 65' ROW Landscape Buffer on the west side of S. Seminole Hwy should also allow for the continuation of the shared-use path.
   Response: The landscape buffer callout has been changed to include the path. The landscape buffer was intended to be an easement on the lots.
8. A shared-use path should be provided through the Public Park to connect with the N-S school path.
   Response: There is an existing east-west sidewalk across the park. Our intent is to enhance and utilize that existing connection with input from Parks and School officials. Public Works has spoken with Scott Endl regarding a path through the Public Park. There was consensus that a path should be provided along the north edge of the Public Park, connecting Street B east to the existing school Bike Path. Not only will this provide a direct path connection to the school path, but it will also define the park boundary from the residential lots to the north.
   We will work with Public Works and Parks to provide the required path through the Public Park as the project moves forward.

Water Main and Sanitary Sewer

1. The Designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets to review design requirements and layout.
   Response: We'll meet with Fitchburg Utility after CDP approval to discuss design requirements and layout.
2. Water impact fees will need to be paid prior to the release of each building permit within the development.
   Response: Understood.
3. Seminole Hwy Interceptor, McKee Interceptor, and MMSD fees shall be paid for at the time of platting.
   Response: Understood.
4. Provide the following additional information in Section 3.6 of the CDP:
   - The development will be serviced by the City's west zone. All water main extensions within the development will be looped. Provide anticipated static pressures and average day water usage within this development.
   - The option for the Fitchburg Utility to purchase a minimum ½ acre lot for the purposes of constructing a municipal well within this development will be included in the developer's agreement. The location and cost of this lot will be mutually agreed upon by both parties and included in this agreement.
   - The eastern most block will be serviced by the McKee Interceptor and the remainder will be serviced by a future extension to the Seminole Hwy interceptor. Provide anticipated sewer capacity needs for each of these service areas based on a peak factor of 4.

   Response: The additional information has been added in Section 3.6 of the CDP. Please calculate the peak sewer usage for the Seminole Hwy Interceptor for this development based on water usage and a peak factor of 4.
   Adding in the peak sewer usage for the Industrial-Commercial areas (based on the expected water usage and a peak factor of 4) to the peak sewer usage already calculated for the residential areas indicates a total of 0.23 CFS for the Seminole Highway Interceptor.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: http://www.fitchburgwi.gov/231/ECSWM-Requirements.
   Response: Understood.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: http://www.fitchburgwi.gov/230/Credit-Opportunities provides the application form and details on this program.
   Response: Understood.
3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.

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Montgomery Associates
Resource Solutions, LLC

Response: Understood.

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

Sincerely,

Montgomery Associates: Resource Solutions, LLC

Deborah J. Hatfield

Deborah J. Hatfield, PE
Project Engineer

Enclosures:

Copy, w/enclosures: Chris Ehlers
Jim Spahr

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COMMENT REQUEST FORM

The Fitchburg Plan Commission or the Board of Appeals will be considering action on the application described below. Your department's review and comments are requested. If additional space is needed, please attach extra sheets for your comments.

APPLICANTS NAME: Debbie Hatfield, Montgomery Associates, Chris Ehlers, agent for William Ryan Homes (O'Brien Property) and James Spahr, agent for Lionshare Group, L.L.C (Dunn Property)

PROPERTY ADDRESS: 2800 S. Seminole Highway, north of Lacy Road

PROPERTY LOCATION: Metes and Bounds

TYPE OF REQUEST: Comprehensive Development Plan (CDP) approval

FILE NO. CDP-2072-15

EXPLANATION OF REQUEST: Applicant is requesting approval of a Comprehensive Development Plan (CDP) for the Stoner Prairie Neighborhood's Dunn and O'Brien properties.

Comments requested from the following departments:

_X_ Assessing
_X_ Building Inspection
_X_ Fire
_X_ Parks
_X_ Police
_X_ Public Works
_X_ Economic Development

Other:

_X_ Mayor Arnold
_X_ City Administrator
_X_ Ald Hartmann
_X_ Ald Johnson
_X_ Light table

COMMENTS: *My take on the work done by the developers; to include the closest existing neighbors/neighborhoods, school district, commercial interests, and city government, is that they have done their homework. I have attended both public mtgs. (this spring and summer) and feel as though the proposed plan strikes a pretty good balance between, at times conflicting, interests. My take-away from the last public meeting was that the neighbors are now mostly in favor of what is proposed. For my part, I have but a few comments/questions remaining;*

1) *The plan for a partial holding pond, in the existing depression on the northwest side of the*

planned residential area (fronting Seminole Hwy., identified in plan as 'CD3' on Dunn portion of CDP) seems overly complicated, though I understand they may be dealing w/ DNR/NRCS wetland preservation and compliance issues.

2) *Section 3.7, should contain more detail about the plan for infiltration and recharge, specifically as it was presented at the first public mtg. (held at Stoner Prairie school). This strategy involved digging 10-15 ft. through a 'clay layer' of the uppermost soil horizon, along the northern boundary of the CDP, and refilling w/ a sandier, more permeable layer, to facilitate rapid infiltration and groundwater recharge rather than purely run-off management and surface channeling.*

That said, and as it stands in this most recent iteration, I am mostly in favor of the plan.

Signature_ __ Please return to Planning Dept. by: 12:00 p.m., July 28, 2015

Scott Endl, Director
Parks, Recreation and Forestry
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4288
Scott.Endl@city.fitchburg.wi.us

Memo
To: Susan Sloper – Community Planner
From: Endl – PRF
Ref.: Comments CDP-2072-15
Date: August 6, 2015

Comprehensive Development Plan Request CDP-2072-15 by Debbie Hatfield, Montgomery Associates, Chris Ehlers, Agent for William Ryan Homes (O'Brien Property) and James Spahr, Agent for Lionshare Group, LLC (Dunn Property), for a
Residential and Industrial Development in the North Stoner Prairie Neighborhood (O'Brien and Dunn properties)

Please find below Parks Department comments, per your request, on CDP-2072-15. This item will be taken to the Park Commission on August 6th, 2015 for additional comments and consideration. These calculations may adjust slightly due to adjustments to final plat.

- **Park Improvement Fee*:* There are 177 dwelling units proposed in the CDP (146 single family, 31 multi-family). Based off the 2015 park improvement fees, these 177 units require $96,475.00. If not paid in 2015 this amount would be adjusted to the year that it is being paid.**
- **Parkland Dedication*:* As noted in Section 3.10 of the CDP document, the full proposed CDP with 177 dwelling units requires 11.8 acres of parkland dedication; the development is providing a 3.8 acre park (Proposed Outlot 1), leaving a deficiency of 8 acres, or $519,600 in fee in-lieu of parkland dedication (2015 $).**
- **Parkland Street Frontage*:* This will be calculated at the platting stage as there is not enough detail in the CDP to calculate how much street frontage is being provided.**
- **20' mid block easements need to be outlots**
- **Encroachment issue needs to be discussed and worked on**
- **East West connection of Bike path on North side of Lacy Road**
- **Parks will work in partnership with developer as it relates to the design of the park**
- **Investigate naming rights of park to the O'Brien family**

Please feel free to contact me with any questions.

Respectfully,
Scott Endl

THE CITY OF Fitchburg	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: 2827 Commerce Park Drive

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

   Lot 1 of Certified Survey Map No. 11021.

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

2. **Current Use of Property:** Water Tank
3. **Proposed Use of Property:** Add AT&T antennas and equipment
4. **Proposed Development Schedule:** Fall of 2015
5. **Zoning District:** I-G, General Industrial
6. **Future Land Use Plan Classification:** I-G

***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 thel ocation 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.

Additional information may be requested.

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

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

No. Of Parking Stalls: N/A

Type of Non-residential Development (If Applicable)**:** Telecommunications Facility

Proposed Hours of Operation: N/A **No. Of Employees:** N/A

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

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

Current Owner of Property: City of Fitchburg

Address: 5520 Lacy Road **Phone No:** 680-270-4200

Contact Person: Andy Fitz/ Mastec Network Solutions

Email: andy.fitz@mastec.com

Address: 1351 E. Irving Park Road, Itasca, IL. 60143 **Phone No:** 847-463-5972

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. _____

DRIVING DIRECTIONS

FROM SUGAR RIDGE AIRPORT

1. HEAD EAST TOWARD RIVERSIDE RD 0.2 MI
2. TURN LEFT ONTO RIVERSIDE RD 1.5 MI
3. TURN LEFT ONTO WI-69 N 1.1 MI
4. TURN RIGHT TO MERGE ONTO US-151 N/US-18 E TOWARD MADISON 5.5 MI
5. TURN RIGHT ONTO MCKEE RD 0.3 MI
6. TURN RIGHT ONTO COMMERCE PARK DR DESTINATION WILL BE ON THE RIGHT 0.5 MI

SITE QUALIFICATION PARTICIPANTS

	NAME	COMPANY	PHONE
A/E	: NEBOJSA STANIC	FORGE INC.	312-804-9061
REAL ESTATE	: RICK COGSWELL	MASTEC	847-463-5953
RF	: KENT BERNER	AT&T	847-330-7592
PM	: MANUEL FERRA	MASTEC	678-477-6660
REGULATORY	: LAURA PYLE	MASTEC	847-463-5912
CM	: JIMMY FLOWERS	MASTEC	866-545-1782

CODE COMPLIANCE

MUNICIPAL CODE OF MADISON, WI

LIGHTNING PROTECTION CODE, NFPA 780-2000 LIGHTING PROTECTION CODE

SUBCONTRACTOR WORK SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES AS ACCEPTED BY THE LOCAL JURISDICTION WITH ALL ADOPTED CODES AND AMENDMENTS IN EFFECT ON THE DATE OF THE CONTRACT AWARDS SHALL GOVERN THE DESIGN

AMERICAN CONCRETE INSTITUTE (ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE)

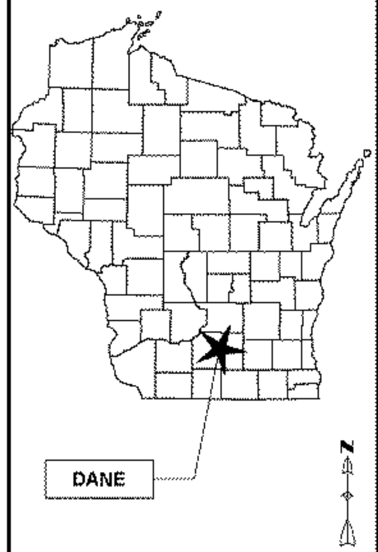
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS DO NOT APPLY

COUNTY MAP



APPROVED FOR CONSTRUCTION

NETWORK DEVELOPMENT ____________

SITE ACQUISITION ____________

RF ____________

CONSTRUCTION ____________

PROPERTY OWNER ____________

AT&T WIRELESS, INC.
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

WI2020
CITY OF FITCHBURG

2827 COMMERCE PARK DR
FITCHBURG, WI 53719

SITE TYPE

WATER TOWER

STRUCTURE HEIGHT:	**120'-5"H**
STRUCTURE TYPE:	**WATER TQWER**
ANTENNA QTY:	**6**
ANTENNA HEIGHT (CL):	**135'-0"**
LEASE AREA:	**304 SQ. FT.**
EQUIPMENT MOUNTING:	**EQUIPMENT BUILDING**

(6) ANTENNAS, (9) RRU'S, (3) DC6 BOXES, (3) DC2 BOXES, (2) HVAC UNITS, (1) GENERATOR

at&t APPROVALS

	PRINT NAME	SIGNATURE	DATE
SITE ACQUSITION MANAGER:			
MASTEC CONSTRUCTION MANAGER			
MASTEC SA PROJECT MANAGER:			
MASTEC SA SPECIALIST:			
MASTEC COMPLIANCE MANAGER:			
AT&T RF PROJECT MANAGER:			
AT&T PROJECT MANAGER:			

RFDS VERSION: THESE DRAWINGS ARE BASED ON RFDS DATED 05/28/2015

DRAWING INDEX

TOTAL PAGES: 22

NO.	SHEET NO.	SHEET TITLE	REVISIONS
1	T1.1	TITLE SHEET	
2	C1.1	SITE PLAN	
3	C1.2	ENLARGED SITE PLAN	
4	C2.1	EAST ELEV. & ANT. PLAN	
5	C3.1	FENCE DETAILS	
6	S1.1	STRUCTURAL NOTES	
7	S2.1	SLAB ON GRADE	
8	S3.1	WT STRUCTURAL NOTES	
9	S4.1	ANTENNA MOUNTING	
10	S5.1	DETAILS	
11	RF1.1	RF SCHEDULE	
12	E1.1	UTILITY PLAN	
13	E2.1	UTILITY RISER	
14	E3.1	ALARM TERMINATION	
15	M1.1	MECHANICAL PLAN	
16	G1.1	GROUNDING PLAN	
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FORGE PROJECT NO: **6657**

DRAWN BY: **AW, TL**

CHECKED BY: **FB**

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A	6/2/2015	ISSUED FOR V.1 LE
B	7/14/2015	ISSUED FOR V.1 90 CD'S

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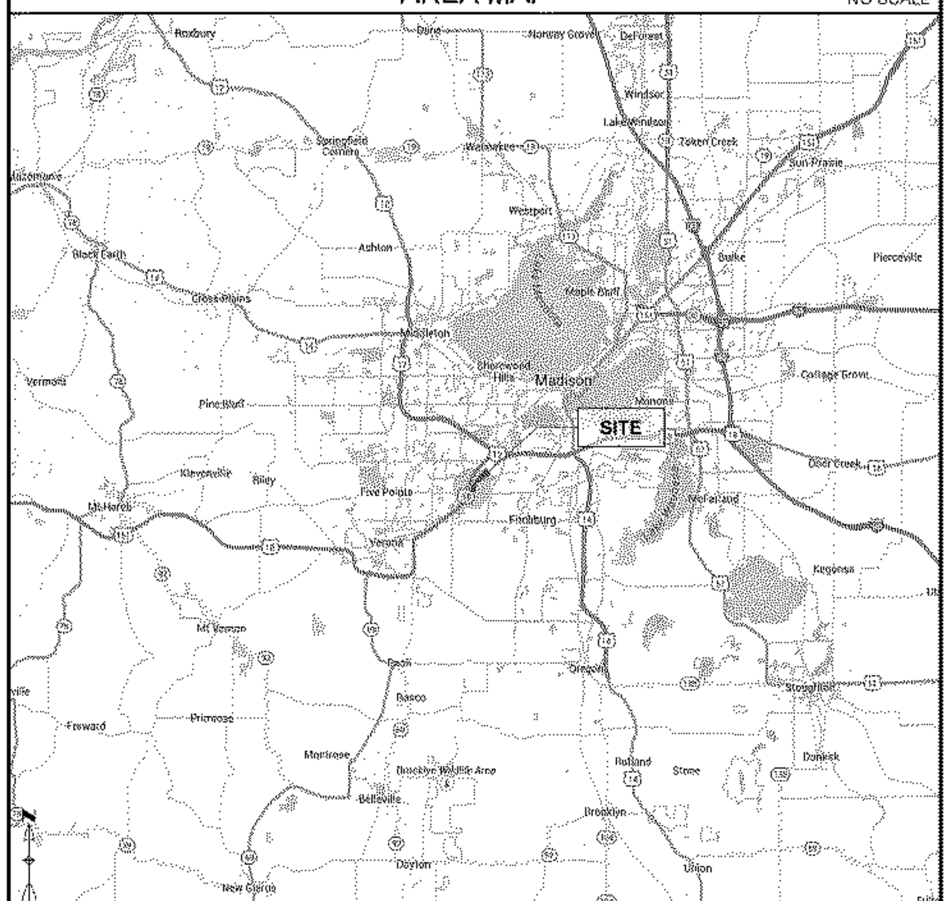
AREA MAP

NO SCALE



SITE INFORMATION

PROPERTY OWNER:	CITY OF FITCHBURG 5520 LACY RD FITCHBURG, WI 53711
OWNER CONTACT:	TRACY FOSS (608) 270-4272
SITE ADDRESS:	2827 COMMERCE PARK DR TOWER E FITCHBURG, WI 53719
APPLICANT:	AT&T WIRELESS, INC. 25000 GREAT NORTHERN COPR. STE. 444 CTR 1 NORTH OLMSTED, OH 44070
SITE CONTACT:	TRACY FOSS (608) 270-4272
COUNTY:	DANE
FA #:	13106801
PIN:	N/A
PROPOSED USE:	TELECOMMUNCATIONS FACILITY
ZONING CLASS:	N/A
ZONING JURISDICTION:	FITCHBURG
TELCO:	AT&T
POWER CO:	MADISON GAS & ELECTRIC
E911:	N/A
LATITUDE: (NAD 83)	43°00'29.03'N (43.008065°N)
LONGITUDE: (NAD 83)	089°28'08.68'W (089.469078°W)
GROUND ELEVATION: (NGVD 29)	N/A
DATASOURCE	APPROXIMATE

VICINITY MAP

NO SCALE

811 Know what's below. Call before you dig.

WISCONSIN ONE-CALL SYSTEM
CALL BEFORE YOU DIG

THIS NOTICE MUST BE AT LEAST 72 HOURS /THREE WORKING DAYS PRIOR TO THE START OF EXCAVATION

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WATER TOWER

TITLE SHEET

T1.1

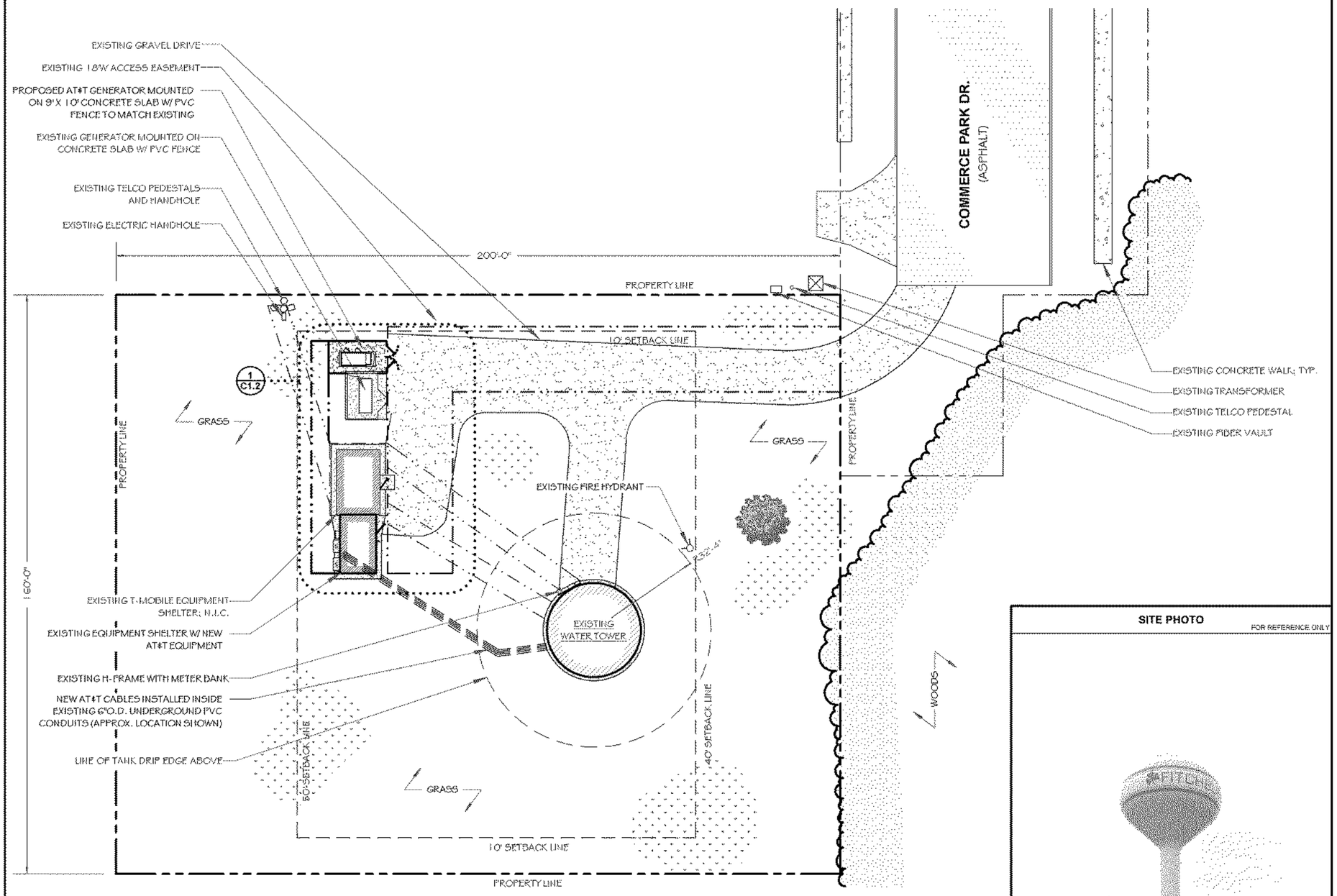
THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT "TABLOID")

LEGEND

- MANHOLE/VALVE VAULT
- CATCH BASIN
- CURB INLET
- VALVE (INDIVIDUAL SERVICE)
- FIRE HYDRANT
- STREET LIGHT/LIGHT POST
- UTILITY/POWER POLE
- GUY WIRE/ANCHOR
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- SIGN
- MAIL BOX
- HANDHOLE
- DRAINPIPE
- FES (AT END OF PIPE)
- CHAIN LINK FENCE
- WOOD FENCE
- DEPRESSED CURB
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- GAS LINE
- CABLE LINE
- BUSH/SHRUB
- TREE DECIDUOUS
- TREE NON-DECIDUOUS
- DRAINAGE ARROW
- CONTOUR LINE
- SPOT ELEVATION
- T/F TOP OF FOUNDATION
- T/C TOP OF CONCRETE/CAISSON
- FF FINISHED FLOOR
- A.G.L. ABOVE GROUND LEVEL
- BOUNDARY LINE
- CONCRETE
- ASPHALT
- GRAVEL
- BRICK
- NEW BUILDING/EQUIPMENT
- EXISTING BUILDING
- LEASE SITE
- ACCESS EASEMENT

1 SITE PLAN

SCALE: 1" = 30'-0"

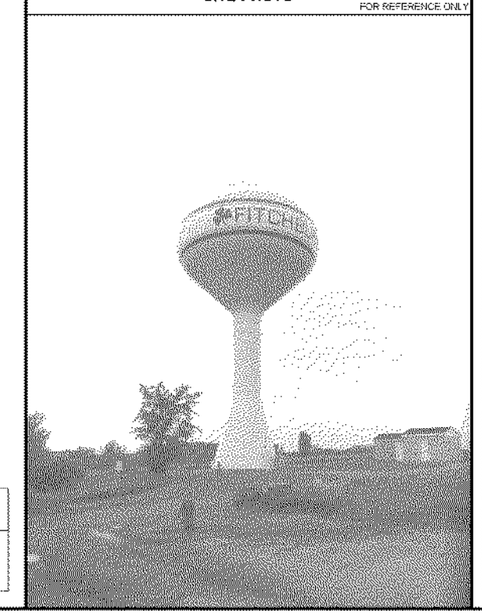


N

THESE DRAWINGS ARE BASED ON SETBACK INFORMATION PROVIDED BY CARRIER

FRONT YARD :	40'
SIDE YARD :	10'
REAR YARD :	50'

SITE PHOTO FOR REFERENCE ONLY



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WATER TOWER

SITE PLAN

C1.1

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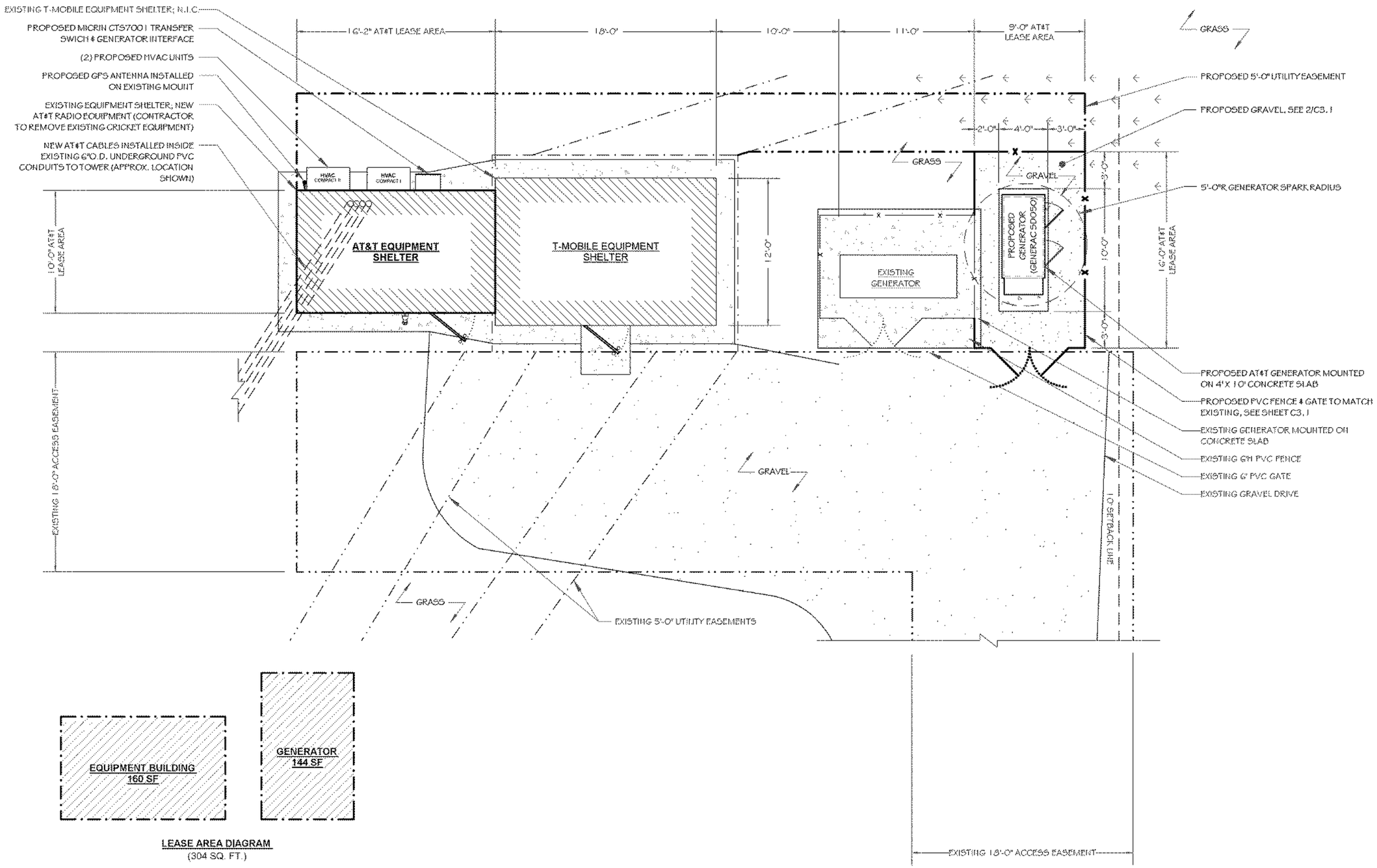
1 ENLARGED SITE PLAN

SCALE: 1" = 8'-0"



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WATER TOWER

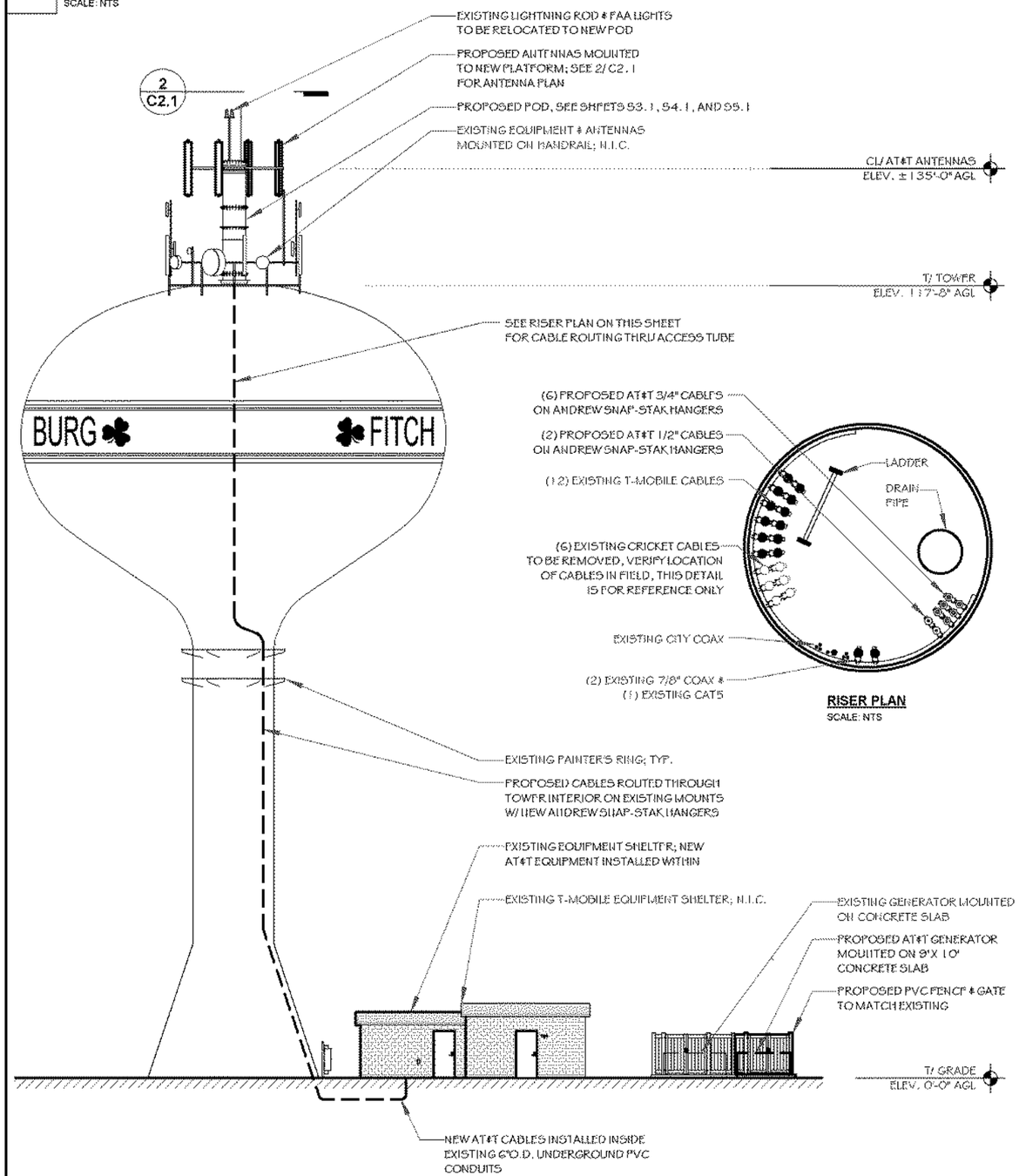
ENLARGED SITE PLAN

C1.2

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

1 EAST ELEVATION

SCALE: NTS



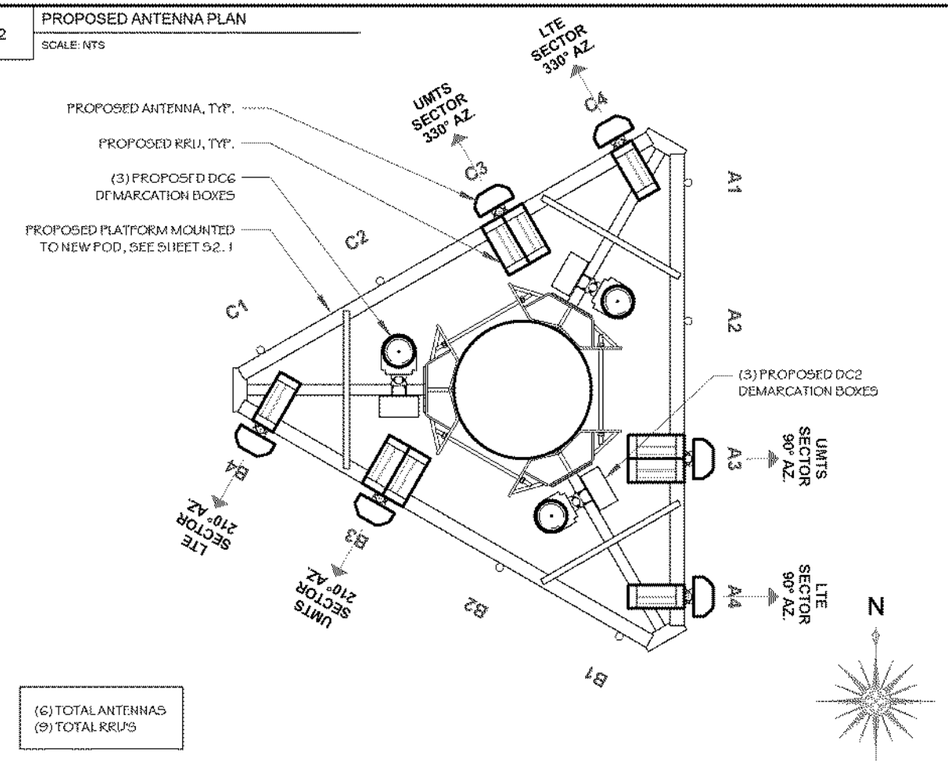
RISER PLAN

SCALE: NTS

CONTRACTOR TO VERIFY CABLING CONNECTION CONFIGURATION, ANTENNA AZIMUTHS RECEIPT OF FINAL RFDS, ALL CONNECTIONS, AND CONFORMANCE TO STRUCTURAL DESIGN; ALL DEVIATIONS TO BE REPORTED IMMEDIATELY TO ATT PERSONNEL

2 PROPOSED ANTENNA PLAN

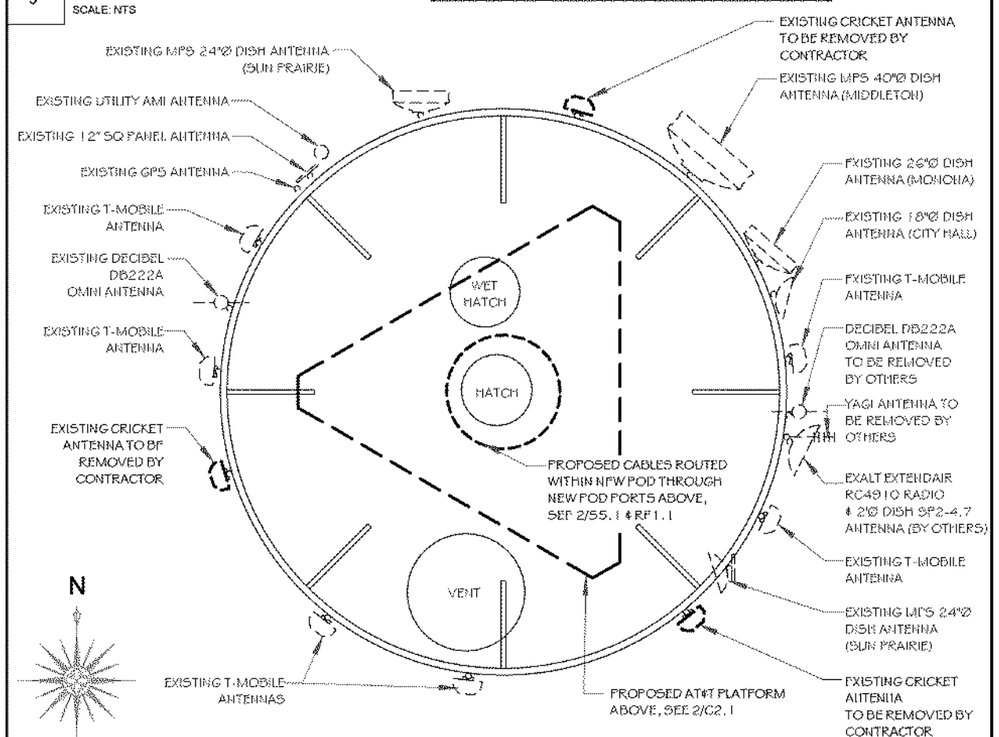
SCALE: NTS



3 EXISTING CAROUSEL PLAN

SCALE: NTS

(REF: PIVOTAL WIRELESS DRAWING SHEET S2 4/15/15)



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WATER TOWER

EAST ELEV. & ANT. PLAN

C2.1

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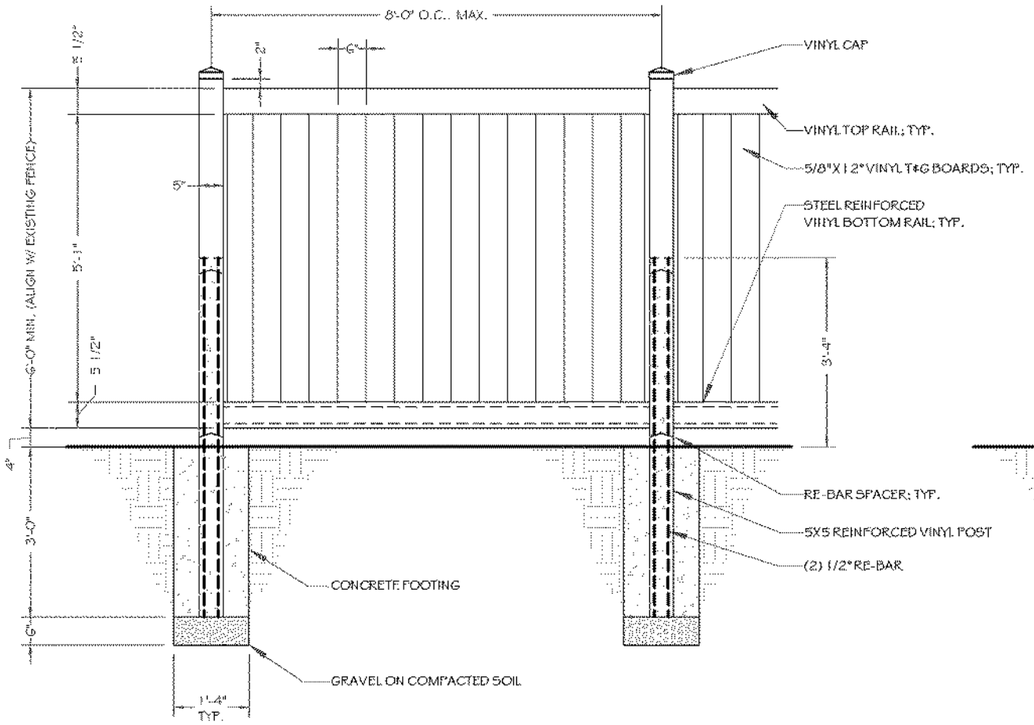
1 VINYL FENCE DETAILS

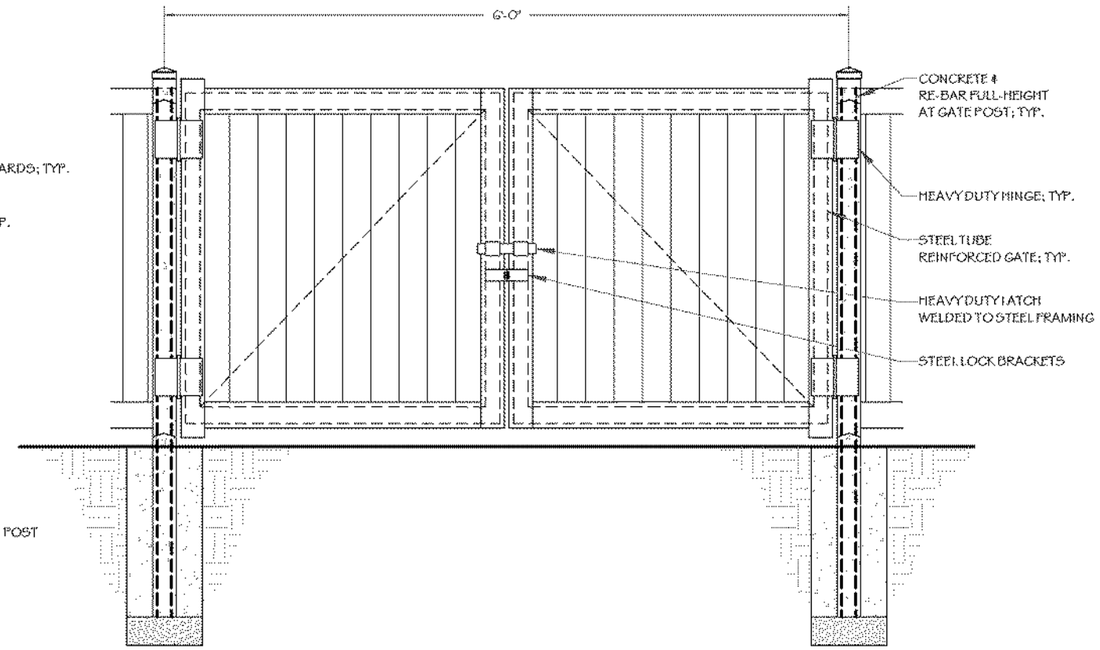
SCALE: NTS



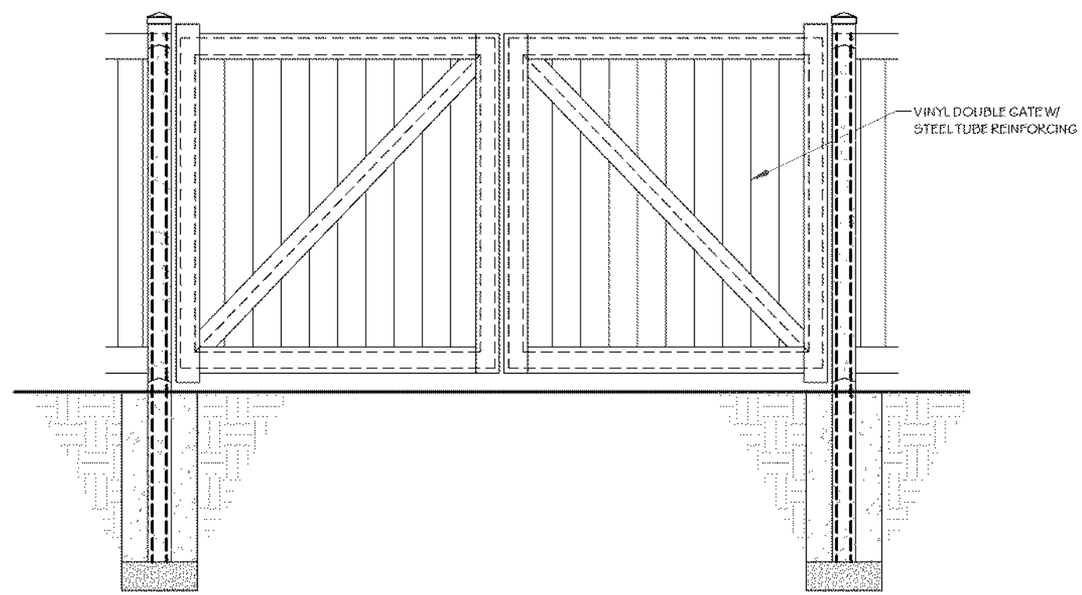
FENCE ELEVATION

FENCE NOTES:

1. VINYL FENCE TO BE ASTM F964-09 COMPLIANT
2. COLOR TO MATCH EXISTING. VERIFY COLOR WITH OWNER.
3. FENCE TO BE 100% OPAQUE



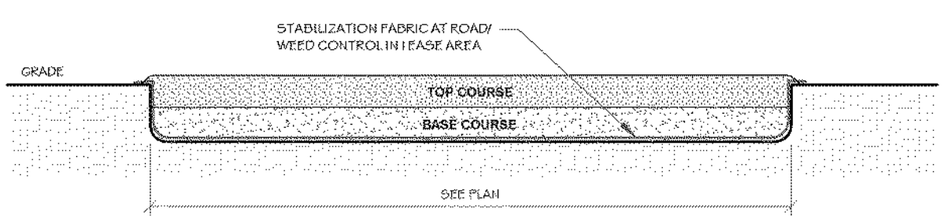
DOUBLE GATE FRONT ELEVATION



DOUBLE GATE REAR ELEVATION

2 GRAVEL DETAIL

SCALE: NTS



TOP COURSE: 4" MIN. OF COMPACTED CA-7 (NO FINES) COARSE AGGREGATE
BASE COURSE: 4" MIN. OF COMPACTED CA-6 COARSE AGGREGATE
GROUND PREP: MIRAFI 500 WEED CONTROL AND GROUND STABILIZATION FABRIC

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FENCE DETAILS

C3.1

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1

STRUCTURAL NOTES

SCALE: NTS

GENERAL REQUIREMENTS:

1. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING CODES/SPECIFICATIONS.

   A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
   B. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
   C. AMERICAN CONCRETE INSTITUTE (ACI).

2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

3. PRIOR TO THE SUBMISSION OF THE BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY IDENTIFIED BY THE CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING BEST SKILLED PERSONNEL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE OWNER'S AUTHORIZEDREPRESENTATIVE.

6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.

7. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.

8. KEEP THE CONSTRUCTION SITE CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

9. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS TO THE OWNER AFTER COMPLETION OF THE JOB.

10. MEANS AND METHODS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, THE DESIGN AND PLACEMENT OF FORMS AND SHORING ARE THE RESPONSIBILITY OF THE CONTRACTOR.

11. THE CONTRACTOR SHALL COORDINATE/ASSIST DIFFERENT TRADE CONTRACTORS IN TERMS OF COORDINATION AND SITE ACCESS.

CONCRETE:

1. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF F'C = 3000 PSI.

2. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ACI CODE.

3. CEMENT SHALL CONFORM TO ASTM C150 TYPE I AGGREGATES SHALL CONFORM TO ASTM C33 (REGULAR WEIGHT).

4. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

5. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.

6. 6. UNLESS NOTED OTHERWISE, ALL SLABS ON GRADE SHALL BE REINFORCED WITH ONE (1) LAYER OF X 6-W2.9 X W2.9 W.W.F. AT MID HEIGHT OF SLAB.

7. ALL REINFORCING SPLICES SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, LATEST EDITION BUT IN NO CASE SHALL BE LESS THAN 36 BARS DIAMETERS, UNLESS NOTED OTHERWISE. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AND TIES SECUREY. WHERE REQUIRED, DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING.

8. WELDING OF REINFORCEMENT IS NOT PERMITTED.

9. PLACE ALL SLABS ON GRADE WITH AN APPROVED PATTERN AND SEQUENCE OF CONSTRUCTION AND CONTROL JOINTS (MINIMUM OF 15'-0" O.C.) TO MINIMIZE SHRINKAGE CRACKS.

10. ALL EXPOSED EDGES OF CONCRETE SLABS SHALL BE ROUNDED OVER AND CHAMFERED 3/4".

11. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INSTALLATION PRACTICES.

12. CONCRETE SHALL BE PLACED IN MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS, AND INFILTRATION OF WATER, SOIL, AND OTHER OCCURRENCES WHICH MAY DECREASE THE STRENGTH OF DURABILITY OF THE FOUNDATION.

13. PROVIDE TEST CYLINDERS PER ASTM C.31 AND AS FOLLOWS: ONE SET OF CYLINDERS FOR EVERY TRUCK LOAD OF CONCRETE.

14. TESTING OF CONCRETE CYLINDERS SHALL CONFORM TO ASTM C-39 AND SHALL BE CONDUCTED BY INDEPENDENT LAB. COST SHALL BE BORNE BY THE OWNER. A COPY OF THE TEST REPORT SHALL BE SENT TO THE ENGINEER.

15. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

    MINIMUM COVER, IN.

    (A) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH .....3...

    (B) CONCRETE EXPOSED TO EARTH OR WEATHER:
    NO. 6 THROUGH NO. 18 BARS .....2..
    NO. 5 BAR, W31 OR D31 WIRE & SMALLER 1-1/2

    (C) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:

    SLABS, WALLS, JOISTS:
    NO. 14 AND NO. 18 BARS 1-1/2
    NO. 11 BAR AND SMALLER 3/4

    BEAMS, COLUMNS:
    PRIMARY REINFORCEMENT, TIES,
    STIRRUPS, SPIRALS 1-1/2

    SHELLS, FOLDED PLATE MEMBERS:
    NO. 6 BAR AND LARGER 3/4

    NO. 5 BAR, W31 OR D31 WIRE,
    AND SMALLER 1/2

16. CONTROL JOINTS FOR SLAB ON GRADE SHALL BE IN A SQUARE PATTERN AND NOT MORE THAN 20 FT. ON CENTER, UNLESS NOTED OTHERWISE ON PLAN

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REV	DATE	DESCRIPTION
A	5/2/2015	ISSUED FOR V1 LE
B	7/14/2015	ISSUED FOR V1 90 CD'S

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WATER TOWER

STRUCTURAL NOTES

S1.1

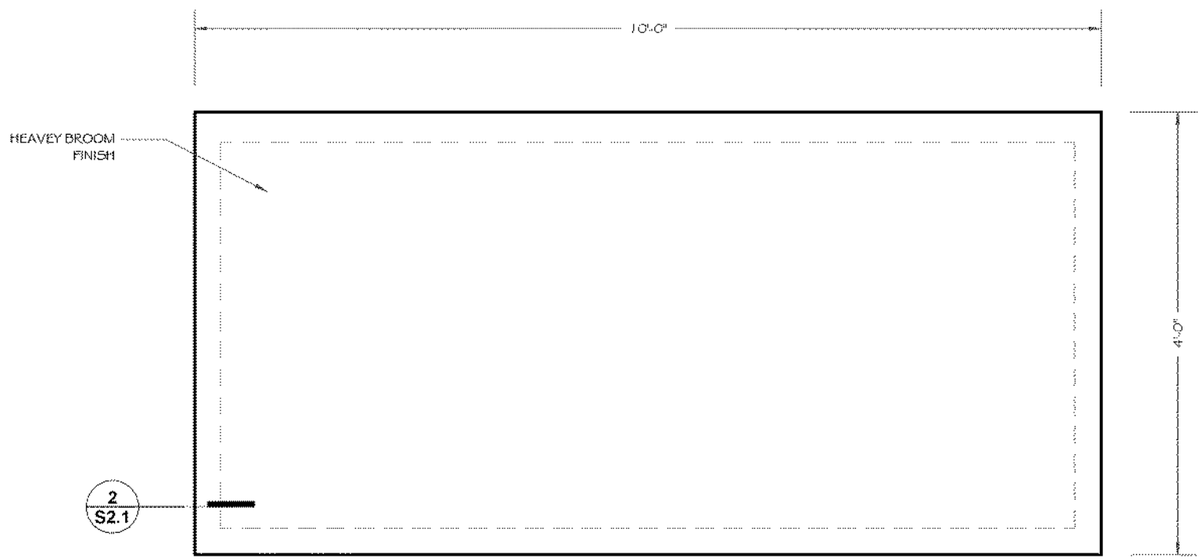
THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

1 EQUIPMENT FOUNDATION PLAN

SCALE: NTS

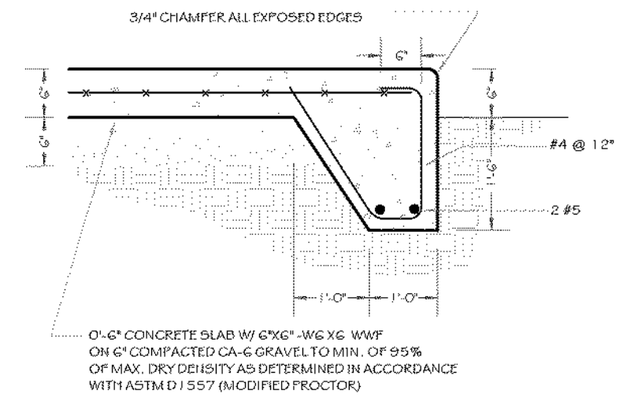
NOTE:
CONTRACTOR TO COORDINATE
SLAB OPENINGS
W/ GENERATOR MFR

NEW EQUIPMENT TO BE PLACED
IN CENTER OF FOUNDATION PAD



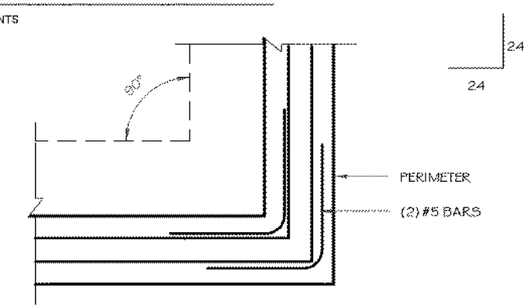
2 FOUNDATION SECTION

SCALE: NTS



3 FOUNDATION CORNER SECTION

SCALE: NTS



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WATER TOWER

SLAB ON GRADE

S2.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

1

STRUCTURAL NOTES FOR SHEETS S3.1, S4.1, & S5.1

SCALE: NTS

CODES AND STANDARDS

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS. IN ADDITION TO THE FOLLOWING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWING AND OBSERVING ALL LOCAL CODES AND REGULATIONS AS APPLICABLE FOR CONSTRUCTION.

IBC	INTERNATIONAL BUILDING CODE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NEC	NATIONAL ELECTRICAL CODE
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
NESC C2	NATIONAL ELECTRICAL SAFETY, CODE C2-1997
AWS D1.1	AMERICAN WELDING SOCIETY, STRUCTURAL WELDING CODE
ASHA	OCCUPATION SAFETY AND HEALTH ADMINISTRATION
SSPC	STRUCTURAL STEEL PAINTING COUNCIL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ACI 318	AMERICAN CONCRETE INSTITUTE, BUILDING CODE, 1995
AWWA	AMERICAN WATER WORKS ASSOCIATION

GENERAL NOTES

GENERAL REQUIREMENTS:

1. THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.

2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHER - WISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

3. PRIOR TO THE SUBMISSION OF THE BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS, AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY IDENTIFIED BY THE CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.

6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING BEST SKILLED PERSONNEL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.

7. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.

8. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

9. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.

10. KEEP THE CONSTRUCTION SITE CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

11. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS TO THE OWNER AFTER COMPLETION OF THE JOB.

12. MEANS AND METHODS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, THE DESIGN AND PLACEMENT OF FORMS AND SHORING ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STEEL NOTES

1. ALL THE WORK ON WATER TOWER SHALL BE PERFORMED BY OWNER (OWNER) APPROVED CONTRACTOR

2. ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, RODS SHALL CONFORM TO ASTM A36, Fy = 36 KSI, UNLESS NOTED OTHERWISE. ALL STRUCTURAL PIPES SHALL CONFORM TO ASTM A53 GRADE B, Fy = 35 KSI.

3. ALL STRUCTURAL FASTENERS SHALL BE OF DOMESTIC ORIGIN AND CONFORM TO ASTM A325, SUB CRITICAL STRUCTURAL BOLTS: HOLE SIZE SHALL BE 1/16 INCH IN DIAMETER LARGER THAN THE BOLT SIZE INDICATED. ALL H. HEX NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A563. ALL WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTMF436. ALL HOLES SHALL BE DRILLED OR PUNCHED.

4. UNLESS NOTED OTHERWISE ALL FASTENERS SHALL BE 3/4" Ø.

5. ALL STRUCTURAL STEEL MEMBERS SHALL BE TRUE, STRAIGHT AND PLUMB OR LEVEL UNLESS NOTED.

6. DIMENSIONS OF EXISTING CONSTRUCTION SHALL BE VERIFIED AND COORDINATED PRIOR TO FABRICATION OF ALL STEEL COMPONENTS.

7. FABRICATION AND ERECTION OF STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE AISC CODE OF STANDARD PRACTICE UNLESS OTHERWISE DETAILED.

8. ALL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM-A123-G120 SPECIFICATIONS FOR ZINC (HOT-GALVANIZED) COATINGS ON PRODUCTS FABRICATED FROM ROLLED, PRESSED AND FORGED STEEL SHAPES, PLATES, BARS AND STRIPS. FOLLOW ASTM-A780 PRACTICE FOR REPAIR OF DAMAGED HOT DIPPED GALVANIZED COATING.

9. PREPARE EXISTING STRUCTURAL COMPONENT SURFACES WHERE WELDING IS TO BE PERFORMED IN ACCORDANCE WITH SSPC-API AND SP3 AS A MINIMUM.

10. DO NOT GALVANIZE STEEL MEMBERS AT WELDS. PREPARE PER AWS AND AWWA D100 REQUIREMENTS. REPAIR AND RECOAT GALVANIZING AFTER WELDING. GALVANIZING MUST BE GROUND OFF FOR WELDING.

HEALTH AND SAFETY

1. CONTRACTOR SHALL PROVIDE ALL SAFETY EQUIPMENT AND FALL PROTECTION TO INSURE THE SAFETY OF ON SITE PERSONNEL DURING CONSTRUCTION.

2. ACCESS TO THE TANK INTERIOR WATER COMPARTMENT SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE WATER DEPARTMENT SUPERVISOR. PRECAUTIONS SHALL BE TAKEN TO PREVENT WATER CONTAMINATION.

3. THE PAINT SYSTEM SHALL BE CHECKED FOR HAZARDOUS METALS. WHERE HAZARDOUS METALS ARE FOUND IN THE PAINT SYSTEM, THE ENVIRONMENT AND WORKERS MUST BE PROTECTED FROM CONTAMINATION.

4. CONTRACTOR SHALL MAINTAIN ALL OSHA AND AWWA D100 SAFETY CLEARANCES BETWEEN THE LADDER AND COAX SUPPORT.

GENERAL WELDING

1. ALL THE WORK ON WATER TOWER SHALL BE PERFORMED BY OWNER APPROVED CONTRACTOR.

2. ALL WELDING SHALL BE IN ACCORDANCE WITH AWWA D100 SEC. 8. WELDING AND SEC. 11. INSPECTION AND TESTING.

3. ALL WELDS TO THE TANK SURFACE SHALL BE MADE WITH E7018 LOW HYDROGEN ROD AND SHALL BE SMOOTH AND FREE OF BURRS AND UNDERCUTS. UNACCEPTABLE WELDS SHALL BE REPAIRED AS REQUIRED TO MEET AWWA D100 REQUIREMENTS.

4. NO WELDING SHALL BE DONE WHEN THE AMBIENT TEMPERATURE IS BELOW 32 DEGREE FAHRENHEIT UNLESS THE REQUIREMENTS OF AWWA D100, SEC 10.2.1 ARE FOLLOWED.

5. WELDING TO THE TANK OR ACCESS TUBE OPPOSITE THE WATER LEVEL IS NOT PERMITTED. THE WATER LEVEL SHALL BE DRAWN DOWN TO A LEVEL TWO FEET BELOW THE POINT OF WELDING.

6. WELDING MAY CAUSE BLISTERING OF THE INTERIOR PAINT OPPOSITE THE WELD. DAMAGED PAINT SURFACES SHOULD BE TOUCHED UP WHEN THE TANK IS TAKEN OUT OF SERVICE FOR ITS ANNUAL INSPECTION. EXTERIOR PAINT DAMAGE SHALL BE REPAIRED AFTER COMPLETION OF THE ANTENNA INSTALLATION, AND SHALL BE COMPATIBLE WITH THE EXISTING PAINT SYSTEM.

7. GALVANIZED COMPONENTS SHALL NOT BE WELDED DIRECTLY TO THE TANK SURFACE. OTHER GALVANIZED SURFACES SHALL BE GROUND FREE OF GALVANIZING BEFORE WELDING.

8. TUBULAR COLUMNS ARE HERMETICALLY SEALED AND MUST NOT BE BREACHED (PUNCTURED) UNDER ANY CIRCUMSTANCES.

GENERAL PAINTING NOTES

1. AFTER WELDING, SPOT REPAIR ALL ABRADED AND WELDED AREAS BY POWER TOOL CLEANING TO A SSPC-SP11 GREY METAL FINISH EXTERIOR.

2. PAINTING AND PAINT TOUCH UPS SHALL BE PER THE VILLAGE SPECIFICATIONS.

3. APPLY PRIME COAT OF TNEMEC SERIES 20PC, INTERMEDIATE COAT OF TNEMEC SERIES 20PC, AND A FINAL COAT OF TNEMEC SERIES 74, TO A DFT OF 6 MILS. COLOR SHALL MATCH EXISTING EXTERIOR TOPCOAT COLOR.

4. SHOP ABRASIVE BLAST CLEAN TO A COMMERCIAL GRADE (SSPC-SP6) AND PRIME COAT NEW STEEL WITH A PRIME COAT OF TNEMEC SERIES 20PC EPOXY.

5. AN INTERMEDIATE COAT OF TNEMEC SERIES 20PC EPOXY, AND A TOP COAT ON TNEMEC SERIES 74 - URETHANE TO MATCHEXISTING COATING SYSTEM, TO A DFT OF 6 MILS. EDGES TO BE WELDED ARE NOT TO BE PRIMED.

6. PREPARE AND COAT ALL GALVANIZED ITEMS SPOT DAMAGED IN ACCORDANCE WITH ITEM 1 ABOVE USING SERIES 27 PRIMER.

7. ON GALVANIZED SURFACES NOT DAMAGED: NO PAINTING IS REQUIRED.

8. FOLLOW THE PAINT MANUFACTURERS RECOMMENDATIONS FOR AMBIENT CONDITIONS, FOR APPLICATION WET AND DRY FILM THICKNESS AND CURE TIME.

MISCELLANEOUS

VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION OF ALL STRUCTURAL AND MISCELLANEOUS STEEL COMPONENTS.

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DRAWN BY: **AW, TL**

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A	5/2/2015	ISSUED FOR V 1 LE
B	7/14/2015	ISSUED FOR V 1 90 CD'S

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WATER TOWER

WT STRUCTURAL NOTES

S3.1

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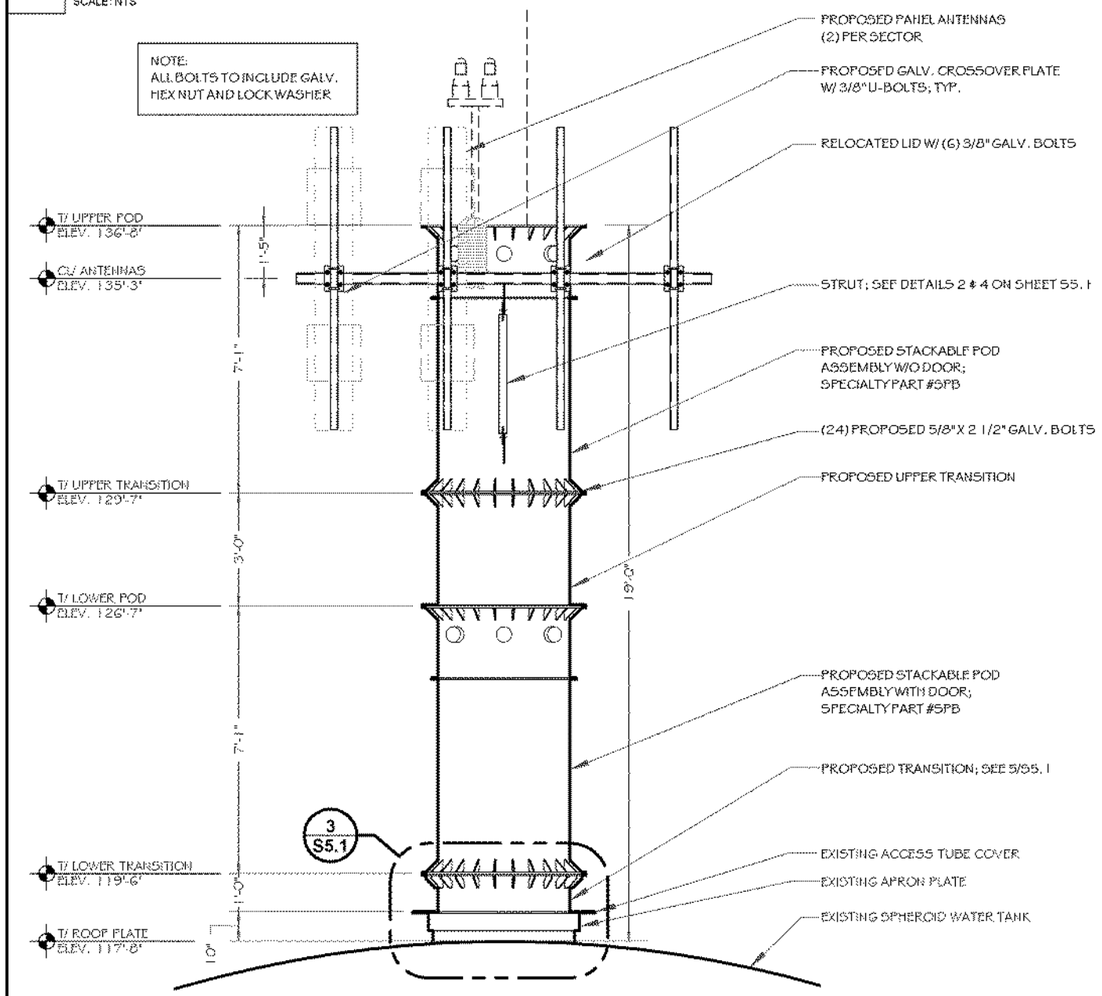
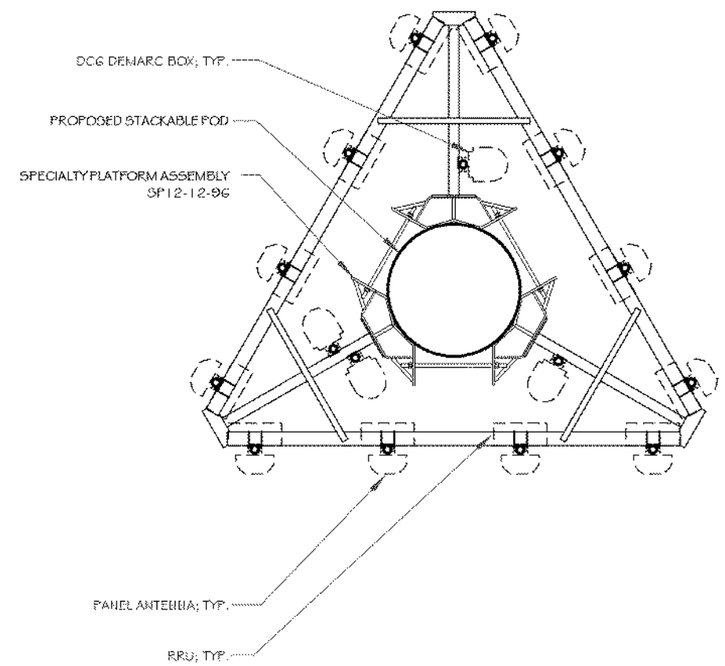
1 STACKABLE POD ELEVATION

SCALE: NTS



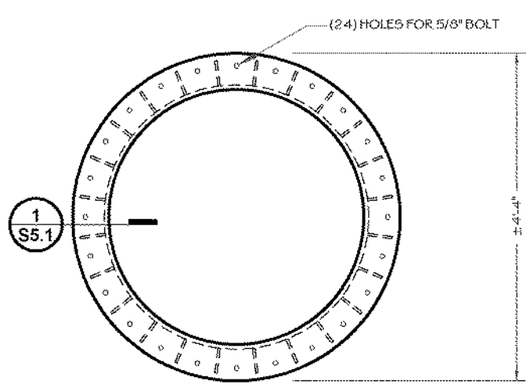
2 STACKABLE POD ELEVATION

SCALE: NTS



3 STACKABLE POD PLAN

SCALE: NTS



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WATER TOWER

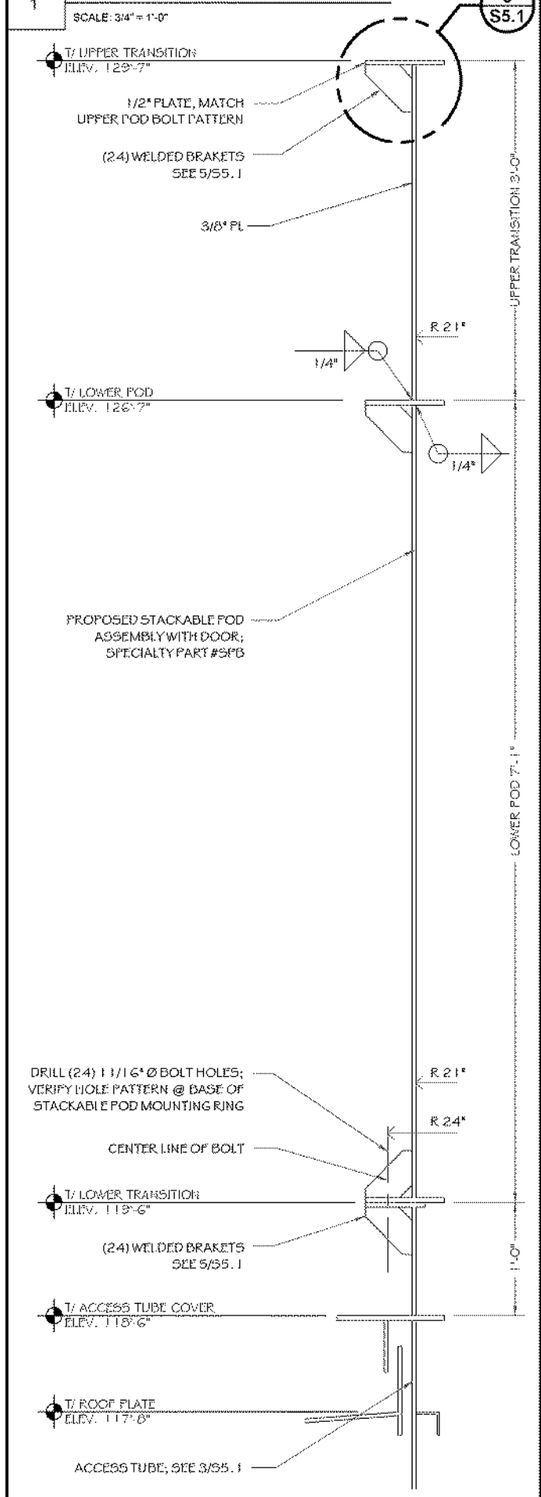
ANTENNA MOUNTING

S4.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

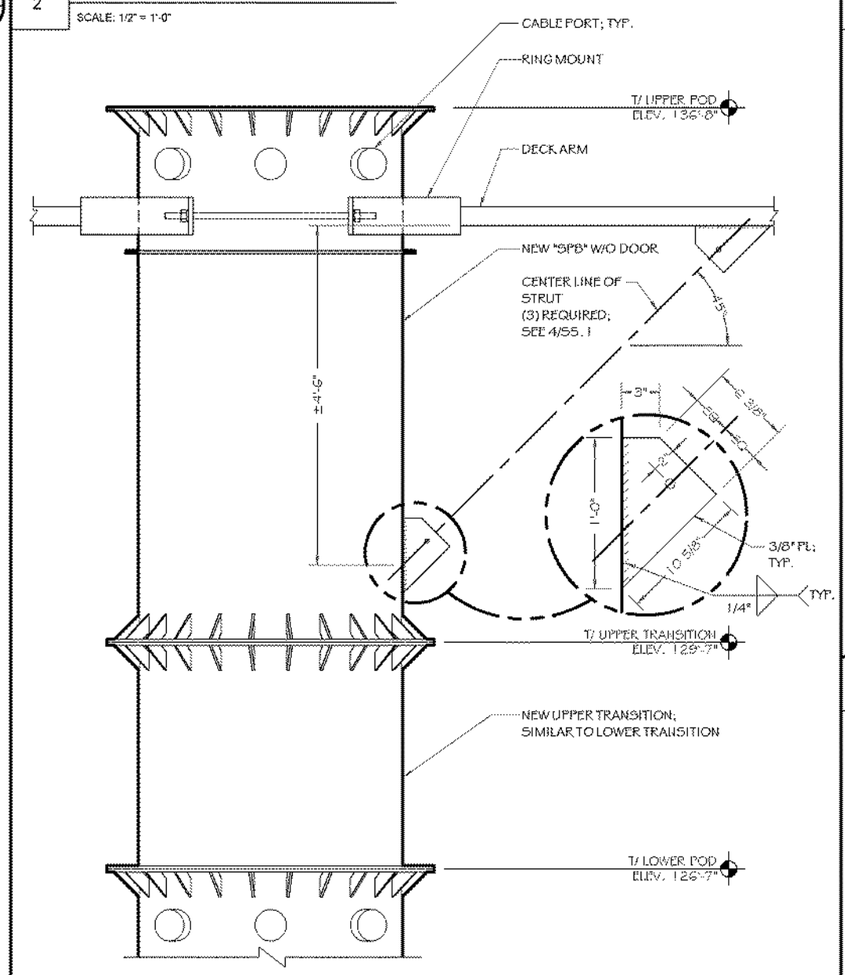
1 LOWER POD SECTION

SCALE: 3/4" = 1'-0"



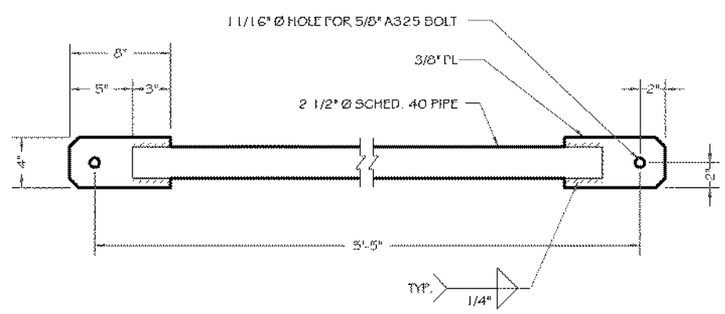
2 UPPER POD ELEVATION

SCALE: 1/2" = 1'-0"



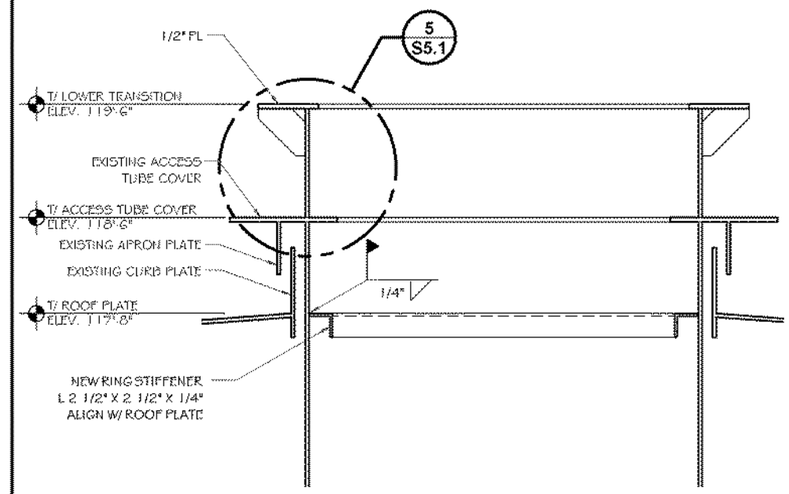
4 STRUT DETAIL

SCALE: 1" = 1'-0"



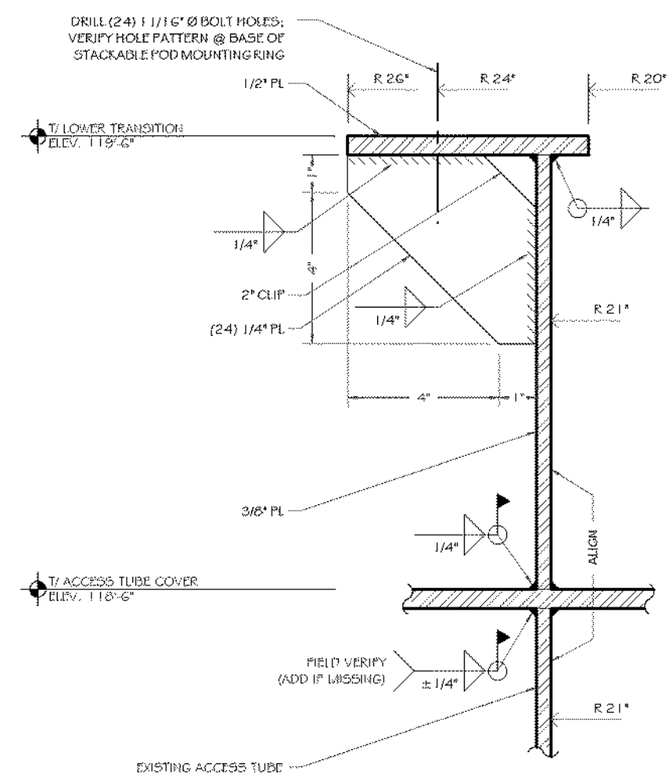
3 ACCESS TUBE SECTION

SCALE: 3/4" = 1'-0"



5 LOWER TRANSITION DETAIL

SCALE: 3" = 1'-0"



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WATER TOWER

DETAILS

S5.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

1 RF SCHEDULE

SCALE: NTS

ANTENNA CONFIGURATION SCHEDULE

SECTOR	ANTENNA NUMBER	ANTENNA VENDOR	ANTENNA MODEL NO.	TECH/FREQ. PORT1/PORT2	RRH LOCATION/ FEEDER TYPE	AZIMUTH	RAD	ANTENNA TIP HT. FROM GROUND	FEEDER SIZE	FEEDER LENGTH	ANTENNA GAIN	MECH. DOWN TILT	ELEC. DOWN TILT	NOTES
ALPHA	A1													
	A2													
	A3	ANDREW	SBNHH-1D65C	UMTS 850/1900	BOTTOM* / FIBER	90°	135 FT	139 FT	-	10 FT	15.69 / 17.29	0°	4° / 2°	(2) RRUS-11
	A4	ANDREW	SBNHH-1D65C	LTE 700	BOTTOM* / FIBER	90°	135 FT	139 FT	-	10 FT	15.89	0°	4°	(1) RRUS-11
BETA	B1													
	B2													
	B3	ANDREW	SBNHH-1D65C	UMTS 850/1900	BOTTOM* / FIBER	210°	135 FT	139 FT	-	10 FT	15.69 / 17.29	0°	4° / 2°	(2) RRUS-11
	B4	ANDREW	SBNHH-1D65C	LTE 700	BOTTOM* / FIBER	210°	135 FT	139 FT	-	10 FT	15.89	0°	4°	(1) RRUS-11
GAMMA	C1													
	C2													
	C3	ANDREW	SBNHH-1D65C	UMTS 850/1900	BOTTOM* / FIBER	330°	135 FT	139 FT	-	10 FT	15.69 / 17.29	0°	4° / 2°	(2) RRUS-11
	C4	ANDREW	SBNHH-1D65C	LTE 700	BOTTOM* / FIBER	330°	135 FT	139 FT	-	10 FT	15.89	0°	4°	(1) RRUS-11

RFDS V01.0 DATED 5/28/2015

*NOTE: RFDS SHOWS RRH AT BOTTOM WHICH MAY BE IN ERROR. VERIFY LOCATION OF RRH (RRU) WITH RF ENGINEER PRIOR TO CONSTRUCTION.

ANTENNA NOTES

1. AZIMUTHS ARE ORIENTED CLOCKWISE FROM TRUE NORTH.
2. ANTENNAS SHALL BE PLUMB AND ORIENTED TO AZIMUTHS INDICATED ON ANTENNA SCHEDULE.
3. ANTENNAS TO BE INSTALLED PER CARRIER STANDARDS.
4. CONTRACTOR TO VERIFY AZIMUTHS AND DOWN TILTS WITH CARRIER ENGINEER PRIOR TO CONSTRUCTION.
5. SECTORS SHALL BE DESIGNATED IN A CLOCKWISE MANNER: SECTOR 1 (ALPHA) CLOSEST TO 0° (NORTH), SECTOR 2 (BETA) AND SECTOR 3 (GAMMA) TO FOLLOW CLOCKWISE SEQUENCE U.N.O.
6. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST TO CARRIER FOR AMOUNT OF COAX (IN FEET) AS DETERMINED FROM THESE DRAWINGS AND BID WALK.
7. ANTENNAS SHALL BE PROCURED AND INSTALLED WITH DOWNTILT BRACKETS AND HEAVY DUTY CLAMPS PURCHASED FROM ANTENNA MANUFACTURER.

COAXIAL CABLE NOTES

1. CONTRACTOR TO VERIFY CABLE LENGTHS ON SITE. NO PRE-FABRICATION OF CABLE LENGTHS ALLOWED UNLESS FACTORY ORDERED TO LENGTH.
2. CONTRACTOR SHALL NOT EXCEED CABLE LENGTHS AS LISTED ON SCHEDULE WITHOUT RF APPROVAL.
3. EXCESSIVE DRIP LOOPS TO BE AVOIDED AT ENTRY TO WAVE GUIDE PORT (GREATER THAN 12" BELOW PORT).
4. CONTRACTOR SHALL MAINTAIN RFS MINIMUM BEND RADIUS STANDARDS.
5. COAXIAL CABLES SHALL BE SUPPORTED AT TOWER AND ICE BRIDGE USING SNAP IN HANGERS. PROVIDE BUTTERFLY CLAMPS WITH APPROPRIATE ADAPTERS ELSEWHERE.
6. COAX TERMINATION TO BE COORDINATED WITH CARRIER CONSTRUCTION MANAGER.
7. CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. COAXIAL CABLE SHALL BE LABELLED USING SCOTCH PROFESSIONAL GRADE COLOR CODING VINYL ELECTRICAL TAPE 35 (OR APPROVED EQUAL) AT TOP AND BOTTOM OF MAIN LINES, BOTH ENDS OF TOP JUMPER AND INSIDE SHELTER ACCORDING TO SCHEDULE COLOR CODING.
9. ALL CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED WITH RFS COLD SHRINK WEATHERPROOFING KITS.
10. GROUND KITS SHALL BE RFS GKSFEED20-158 SERIES AND PROVIDED AT THREE LOCATIONS PER COAXIAL CABLE: TOP TO GROUND BAR, BOTTOM AT GROUND BAR AND ENTRY TO SHELTER. GROUND KITS TO BE INSTALLED PARALLEL TO COAXIAL CABLE ROUTE.
11. ALL COAX RUN THROUGH EXISTING INTERIOR FLOORS OR WALLS TO BE RISER RATED.

CABLE BENDING RADIUS

CABLE Ø	COMMSCOPE (CORRUGATED)	COMMSCOPE (SMOOTHWALL)	RFS
1/2"	5"	4"	5"
7/8"	10"	8"	10"
1-1/4"	15"	--	15"
1-5/8"	20"	20"	20"

2 FIBER MARKING COLOR CONVENTION TABLE

SCALE: NTS

FIBER COLOR MARKING SCHEDULE

FIBER CABLE PAIR	TECHNOLOGY	BAND	SECTOR	RRH NUMBER	RADIO NAME	DC TRUNK	SOLID SURGE UNIT
1	LTE	700	A1	RRH-A1	LTE-700-A-RRH-A1	DC TRUNK #1 RED/BK - BLUE TRACER	MAIN A-1
2	LTE	AWS	A1	RRH-A2	LTE-AWS-A-RRH-A2	DC TRUNK #2 RED/BK - BLUE TRACER	MAIN B-1
3	LTE / UMTS	850/1900	A1	RRH-A3	LTE/UMTS-850/1900-A-RRH-A3	DC TRUNK #3 RED/BK - BLUE TRACER	FUTURE 4
4	SPARE	-	A1	-	SECTOR A SPARE	DC TRUNK #4 RED/BK - BLUE TRACER	FUTURE 4
5	LTE	700	B2	RRH-B1	LTE-700-B-RRH-B1	DC TRUNK #1 RED/BK - ORANGE TRACER	MAIN A-2
6	LTE	AWS	B2	RRH-B2	LTE-AWS-B-RRH-B2	DC TRUNK #2 RED/BK - ORANGE TRACER	MAIN B-2
7	LTE / UMTS	850/1900	B2	RRH-B3	LTE/UMTS-850/1900-B-RRH-B3	DC TRUNK #3 RED/BK - BLUE TRACER	FUTURE 4
8	SPARE	-	B2	-	SECTOR B SPARE	DC TRUNK #4 RED/BK - BLUE TRACER	FUTURE 4
9	LTE	700	C3	RRH-C1	LTE-700-C-RRH-C1	DC TRUNK #1 RED/BK - GREEN TRACER	MAIN A-3
10	LTE	AWS	C3	RRH-C2	LTE-AWS-C-RRH-C2	DC TRUNK #2 RED/BK - GREEN TRACER	MAIN B-3
11	LTE / UMTS	850/1900	C3	RRH-C3	LTE/UMTS-850/1900-C-RRH-C3	DC TRUNK #3 RED/BK - BLUE TRACER	FUTURE 4
12	SPARE	-	C3	-	SECTOR C SPARE	DC TRUNK #4 RED/BK - BLUE TRACER	FUTURE 4

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B	7/14/2015	ISSUED FOR V 1 90 CD/S

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WATER TOWER

RF SCHEDULE

RF1.1

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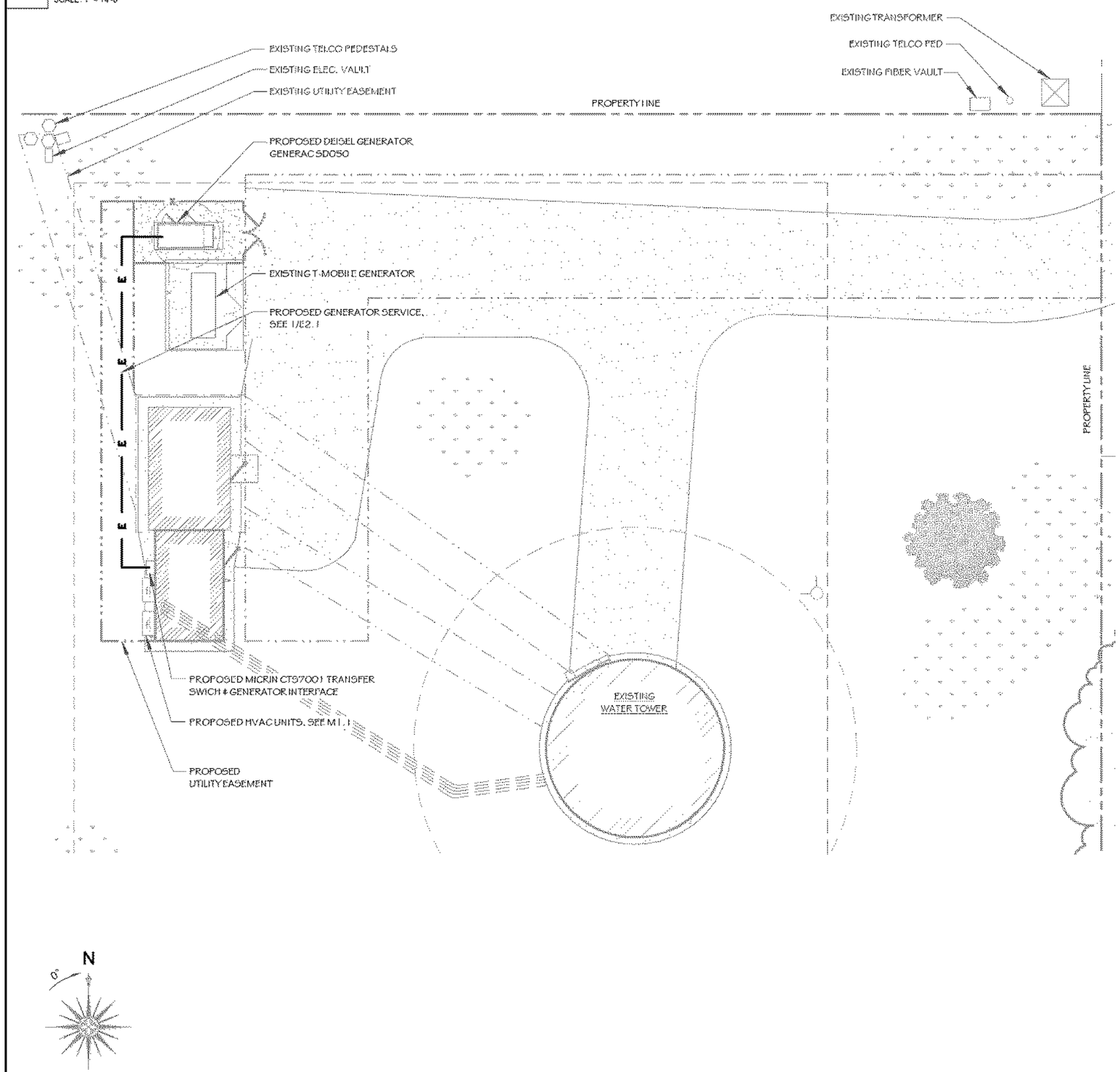
1 UTILITY PLAN

SCALE: 1" = 14'-0"



GENERAL NOTES:

1. PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF ALL CONDUITS. THE PULL STRINGS ARE TO BE 200 LB. TEST POLYETHYLENE CORD. PROVIDE CAP ON THE END OF EACH CONDUIT AND MARK AS SHOWN ON THIS SITE PLAN.

2. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UNDERGROUND POWER, TELCO, GROUNDING CONDUITS, AND ALL OTHER UTILITIES EASEMENTS AND/OR WIRES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. VERIFY WITH UTILITY NEW SERVICE HAS BEEN APPLIED FOR. THERE SHALL BE NO SPLICING OF GROUND CONDUCTORS BELOW GRADE.

3. UTILITY RACK AND CONDUIT SIZES TO BE FIELD DETERMINED BY CONTRACTOR IN ACCORDANCE WITH THE LOCAL JURISDICTION.

4. CONTRACTOR TO VERIFY IN FIELD AND PRIOR TO BID THAT EXISTING PULL BOXES, METER SOCKETS, CONDUITS, ROUTING, AND FACILITIES ARE ARE OF SUFFICIENT CONDITION.

5. THE OWNER OF THE COMMUNICATIONS FACILITY BEING INSTALLED AGREES TO OBTAIN AGREEMENT FROM THE PROPERTY OWNER ON THE SIZE AND LOCATION OF THE NEW UTILITY EASEMENTS

SERVICE NOTES:

A. ELECTRICAL PLANS, DETAILS, AND DIAGRAMS ARE DIAGRAMMATIC ONLY; VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS WITH OWNER. PLACEMENT AND ROUTING OF ALL COMPONENTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES

B. SERVICE EQUIPMENT SHALL HAVE A FAULT WITHSTAND RATING EQUAL TO OR EXCEEDING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL. INSTALLATION SHALL BE FREE FROM ALL FAULTS AND GROUNDS

C. ALL ELECTRICAL EQUIPMENT, CONDUITS, AND SUPPORT SHALL BE ABLE TO WITHSTAND 90 M.P.H. WIND SPEED, EXPOSURE C

D. ALL ELECTRICAL EQUIPMENT SHALL HAVE A AFFIXED NEOPRENE PLASTIC LABEL – BLACK ON WHITE; LETTER HEIGHT SHALL BE ¼"; ALL NAMEPLATES TO BE FASTENED WITH (2) STAINLESS STEEL SCREWS, NOT ADHESIVE

E. ALL WIRING SHALL BE COPPER WITH THHN/THWN DUAL RATED 600V, COLOR CODED, #12 AWG MINIMUM UNLESS NOTED OTHERWISE

CONDUIT NOTES:

F. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS, OR EXPOSED ON BUILDING EXTERIOR.

G. ELECTRICAL METALLIC TUBING SHALL BE U.L. LABEL; FITTING SHALL BE GLAND RING COMPRESSION TYPE

H. CORING THROUGH FLOORS AND WALLS SHALL NOT BE DONE WITHOUT FINAL APPROVAL OF BUILDING OWNER OR OWNER REPRESENTATIVE

I. CORING SHALL NOT BE PERFORMED DURING WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER

GENERAL NOTES:

J. SUBMITTAL OF BID INDICATES CONTRACTOR IS FAMILIAR WITH ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED AS DETAILED AND OUTLINED IN THESE DRAWINGS

K. THE ELECTRICAL PORTION OF THESE DRAWINGS IS ONLY A PART OF THE OVERALL DESIGN. IT IS NECESSARY FOR THE ELECTRICIAN TO CONSIDER ALL ASPECTS OF THIS PROJECT WHEN BIDDING AND PLANNING THE WORK

L. IN THE EVENT OF A CONFLICTING DESIGN OR NOTATION, THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OR RESTRICTIVE METHOD UNTIL A CLARIFICATION IS MADE

M. ALL THINGS, WHICH IN THE OPINION OF THE CONTRACTOR ARE DEFICIENCIES, OMISSIONS, CONTRADICTIONS, OR AMBIGUITIES, IN THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE SUBMISSION OF BID; ALL CLARIFICATIONS MUST BE RECEIVED IN WRITING IN ORDER FOR THE MATTER TO BE CONSIDERED RESOLVED

N. ELECTRICAL WORK SHALL INCLUDE BUT NOT LIMITED TO ALL MATERIALS AND LABOR TO COMPLETE ALL ELECTRICAL SYSTEMS INCLUDING LIGHTING, LOW VOLTAGE SYSTEMS, PANELS, POWER AND TELEPHONE DATA SERVICE, CONTROL WIRING, AND GROUNDING

O. ALL WORK TO BE EXECUTED IN A WORKMAN LIKE MANNER AND SHALL PRESENT A NEAT, UNIFORM, AND WELL INSTALLED APPEARANCE; THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION, CLEAN-UP AND RESTORATION OF OWNER FACILITIES ASSOCIATED WITH THE WORK

P. SUBMITTAL OF BID IMPLIES CONTRACTOR IS AWARE AND WILL CONFORM TO ALL LOADING AND UNLOADING RESTRICTIONS, ELEVATOR RESTRICTIONS, AND UNDERSTANDS OWNER EXPECTATION REGARDING TO THE SCHEDULE OF CORING AND OTHER TENANT IMPACTING ACTIVITIES

Q. CONTRACTOR TO VERIFY ACCEPTANCE OF THESE PLANS AND DESIGNS WITH THE LOCAL UTILITY COMPANY ENGINEER BEFORE THE START OF ANY WORK AND ORDERING OF ANY MATERIAL

R. CONTRACTOR TO VERIFY OWNER APPROVAL OF ANY PLANNED OUTAGES PRIOR TO SUBMITTAL OF BID

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DRAWN BY: AW, TL

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WATER TOWER

UTILITY PLAN

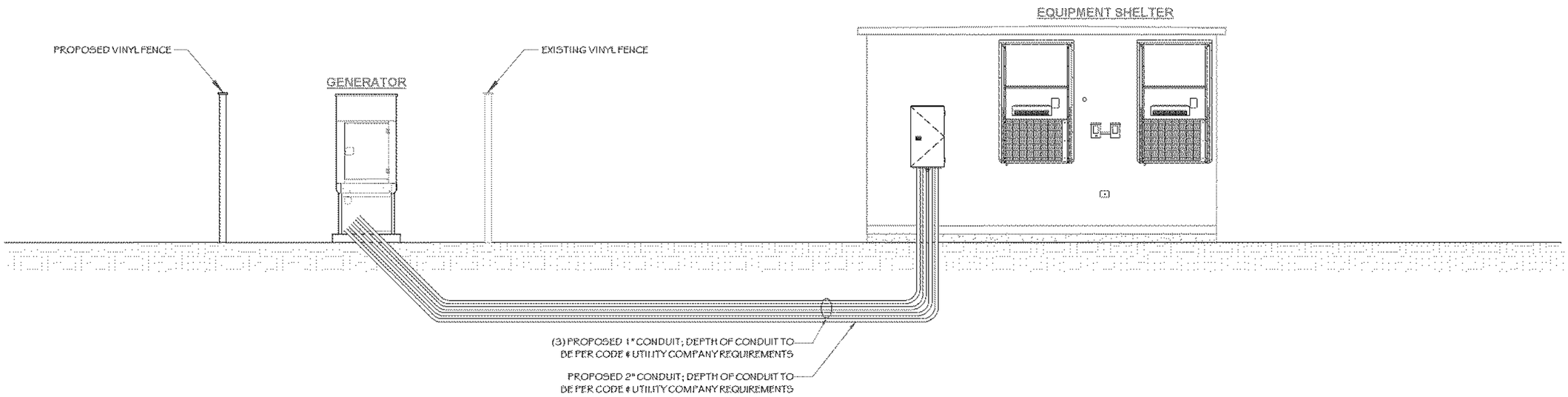
E1.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

1 RISER DIAGRAM

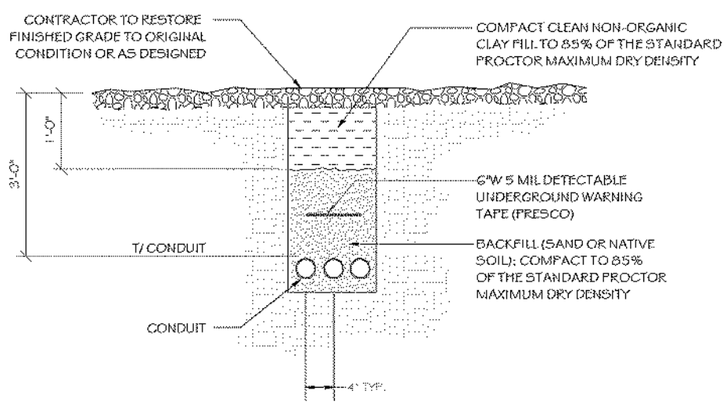
SCALE: NTS

ALL ELECTRICAL EQUIPMENT SHALL HAVE A PERMANTLY AFIXED NEOPRENE PLASTIC LABEL – BLACK ON WHITE; LETTER HEIGHT SHALL BE ¼"; ALL NAMEPLATES TO BE FASTENED W/ 100% CLEAR RTV SILICONE



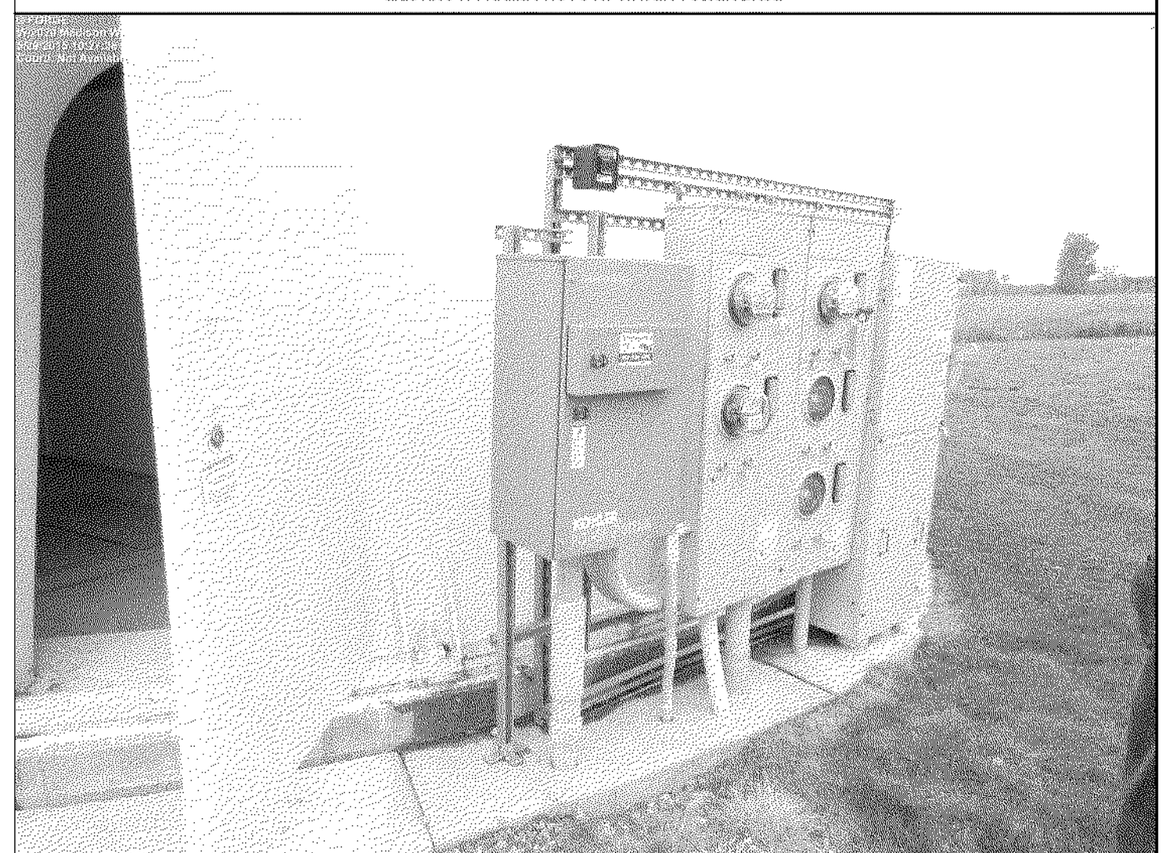
2 TRENCH SECTION

SCALE: NTS



* SEPARTION DIMENSION TO BE VERIFIED W/ LOCAL UTILITY CO. REQUIREMENTS. SEE CONDUIT(S) SIZE AS APPLICABLE IN THE POWER AND TELCO RISER DIAGRAM. NUMBER AND SIZES OF POWER AND TELCO CONDUITS MUST MEET ALL NEC AND UTILITY COMPANY REQUIREMENTS

EXISTING H-FRAME PHOTO AT WATER TOWER BASE



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WATER TOWER

UTILITY RISER

E2.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

1 ALARM TERMINATION DIAGRAM

SCALE: NTS

ALARM TERMINATION DIAGRAM (FOR REFERENCE ONLY)

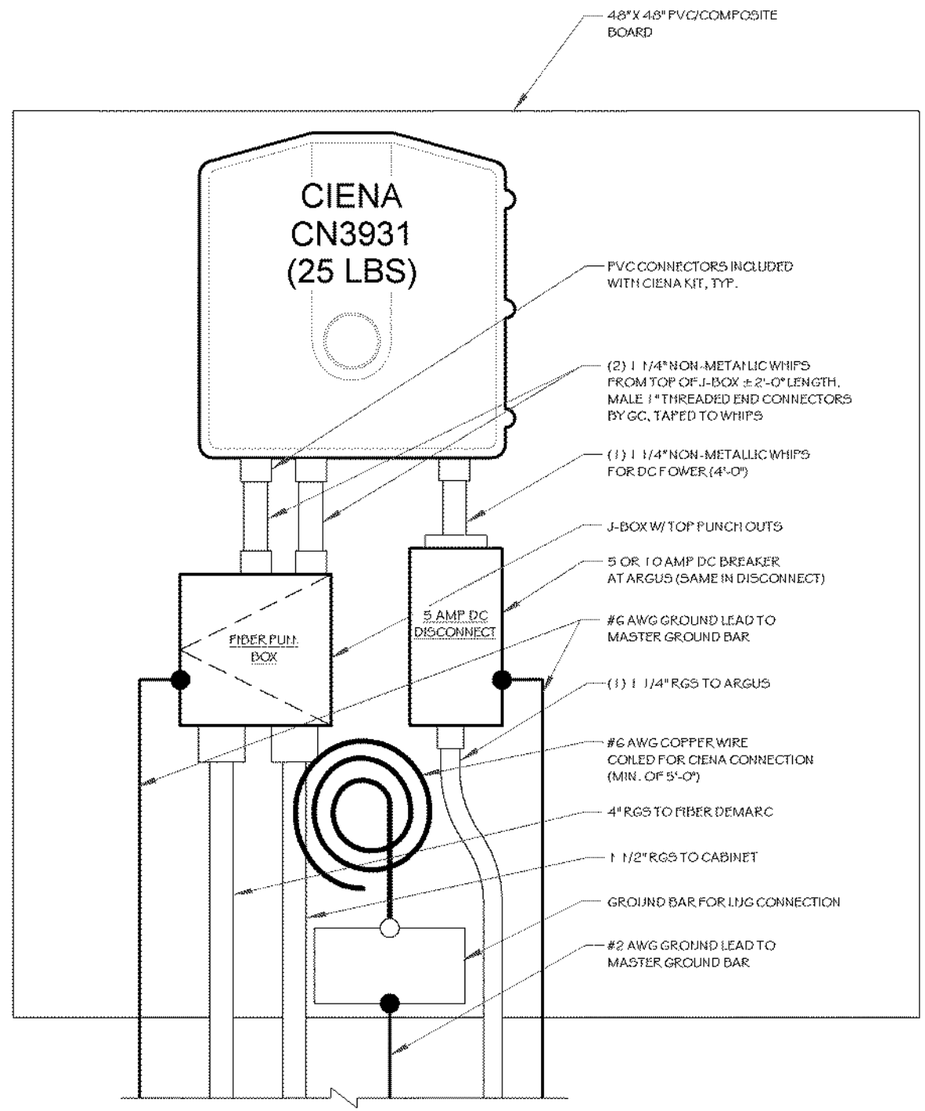
POS.	FROM BTS	ALARM DEFINITION	LEVEL / ID	STATE	ALARM SIDE	DEVICE
1	WHITE / BLUE	SITE DOOR OPEN	1 / 0	BREAKING	FACTORY INSTALLED	FACTORY INSTALLED
2	BLUE / WHITE					
3	WHITE / ORANGE	HI TEMP RADIO ROOM	1 / 1	BREAKING	FACTORY INSTALLED	FACTORY INSTALLED
4	ORANGE / WHITE					
5	WHITE / GREEN	AC SURGE ARRESTOR FAIL	1 / 2	BREAKING	FACTORY INSTALLED	FACTORY INSTALLED
6	GREEN / WHITE					
7	WHITE / BROWN	SMOKE DETECTOR	1 / 3	BREAKING	FACTORY INSTALLED	FACTORY INSTALLED
8	BROWN / WHITE					
9	RED / BLUE	AC DISTRIBUTION FAIL	1 / 4	BREAKING	FACTORY INSTALLED	FACTORY INSTALLED
10	BLUE / RED					
11	RED / ORANGE	LOW TEMP RADIO ROOM	1 / 5	BREAKING	FACTORY INSTALLED	FACTORY INSTALLED
12	ORANGE / RED					
13	RED / GREEN	24V BAT. DISCONNECT FAIL	1 / 6	BREAKING	WHITE / BLUE	NC COMMON
14	GREEN / RED				BLUE / WHITE	
15	RED / BROWN	RECT. SYSTEM A1 ALARM PECO	1 / 7	BREAKING	VIOLET / GREEN	MODULAR PLUG
16	BROWN / RED				VIOLET / ORANGE	
17	BLACK / BLUE	RECT. SYSTEM A2 ALARM PECO	1 / 8	BREAKING	YELLOW / BROWN	MODULAR PLUG
18	BLUE / BLACK				YELLOW / SLATE	
19	BLACK / ORANGE	OVER VOLTAGE PECO	1 / 9	BREAKING	WHITE / BROWN	MODULAR PLUG
20	ORANGE / BLACK				WHITE / SLATE	
21	BLACK / GREEN	BATTERY ON DISCHARGE PECO	1 / A	BREAKING	RED / ORANGE	MODULAR PLUG
22	GREEN / BLACK				RED / GREEN	
23	BLACK / BROWN	FUSE FAIL TELCO	1 / B	BREAKING	WHITE / BLUE	MODULAR PLUG
24	BROWN / BLACK				BLUE / WHITE	
25	YELLOW / BLUE	TMA TROUBLE	1 / C	BREAKING	WHITE	MODULAR PLUG
26	BLUE / YELLOW				BLUE	
27	YELLOW / ORANGE	WHITE STROBE FAIL	1 / D	BREAKING	WHITE / BLUE	NC COMMON (PUNCHDOWN BY CONTRACTOR)
28	ORANGE / YELLOW				BLUE / WHITE	
29	YELLOW / GREEN	RED STROBE FAIL	1 / E	BREAKING	WHITE / ORANGE	NC COMMON (PUNCHDOWN BY CONTRACTOR)
30	GREEN / YELLOW				ORANGE / WHITE	
31	YELLOW / BROWN	SIDE LIGHT FAILURE	1 / F	BREAKING	WHITE / GREEN	NC COMMON (PUNCHDOWN BY CONTRACTOR)
32	BROWN / YELLOW				GREEN / WHITE	

NOTE:

1. SCHEDULE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY ITS CONTENTS.
2. POSITIONS NOT SHOWN IN SCHEDULE ARE FOR FUTURE USE.
3. CONTRATOR TO RUN CAT5 CABLE FROM EQUIPMENT TO TERMINAL ON 66 BLOCK, LEAVE COILED AT 66 BLOCK FOR AT&T TO TERMINATE
4. CAT 5 CABLE TO RUN ALONG CABLE TRAY WITH TIE WRAPS; CUT TIE WRAPS WITH SHARP EDGES POINTED UPWARD. CAT 5 CABLE TO BE SECURED WITH STAPLES

2 CIENA MOUNTING DIAGRAM

SCALE: NTS



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WATER TOWER

ALARM TERMINATION

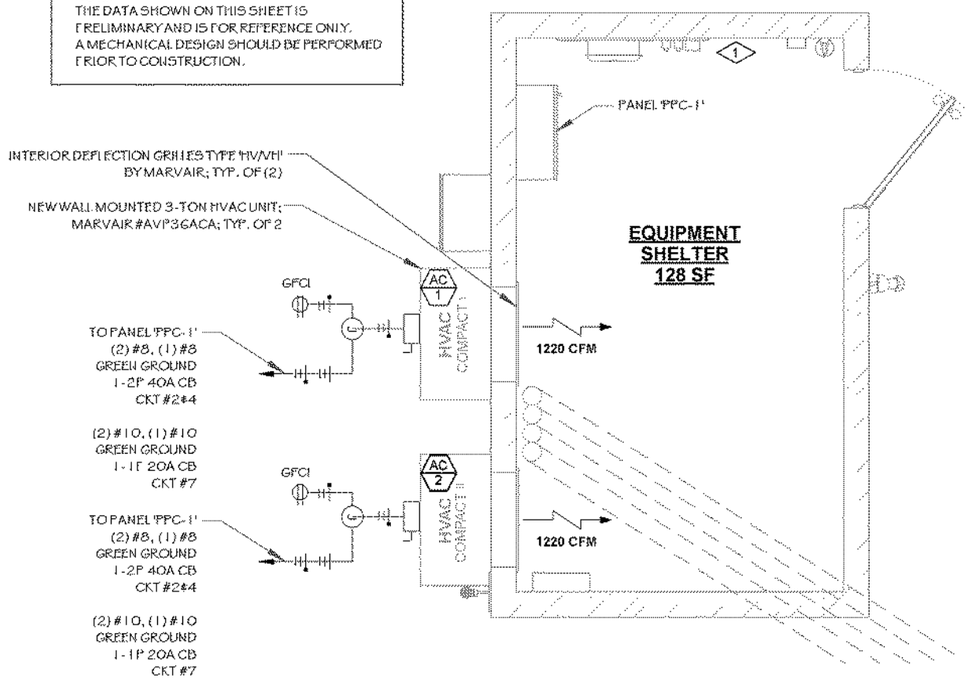
E3.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

1 MECHANICAL PLAN

SCALE: NTS

NOTE:
THE DATA SHOWN ON THIS SHEET IS PRELIMINARY AND IS FOR REFERENCE ONLY. A MECHANICAL DESIGN SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.



UNIT DATA												
TAG	INSTALL TYPE	MFR / MODEL NO	MODEL TYPE	AREA SERVED	AIR FLOW (CFM)	CAPACITY (TONS)	SIZE (BTU/H)	HEATING CAPACITY	OPER WEIGHT	ELECTRIC		
										VOLTS/PHASE/HZ	MIN CA	MAX OCP
AC 1	NEW	MARVAIR #AVP36ACA	COMPAC I	EQUIPMENT ROOM	1220	3	36,000	NONE	355 LBS	208-230/ 60	2.5 AMPS	40 AMP
AC 2	NEW	MARVAIR #AVP36ACA	COMPAC II (W/ ECONOMIZER)	EQUIPMENT ROOM	1220	3	36,000	NONE	365 LBS	208-230/ 60	2.5 AMPS	40 AMP

1 NEW THERMOSTAT WITH AUTOCHANGOVER/LEAD-LAG CONTROL; COMMSTATS CONTROLLER (#S/0453 1) SET THERMOSTAT AT 75° COOLING AND 40° HEATING

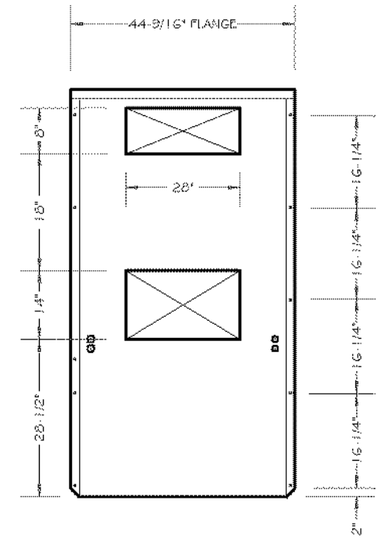
NOTE:
THE DATA SHOWN ON THIS SHEET IS PRELIMINARY AND IS FOR REFERENCE ONLY. A MECHANICAL DESIGN SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

MECHANICAL NOTES:

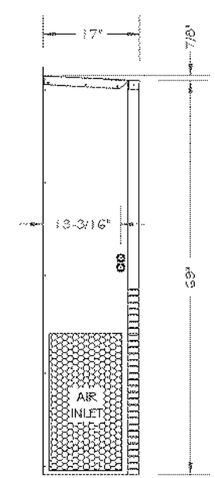
1. WARRANTY SHALL CONFORM TO THE STANDARD CONTRACT BETWEEN OWNER AND GENERAL CONTRACTOR BUT SHALL BE FOR AT LEAST 2-YEARS AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE OR FIRST DAY OF OPERATIONAL USE OF CELL SITE.
2. DESIGN AND CONFIGURATION OF ALL PIPING, SUPPORTS, TEMPERATURE CONTROLS, DUCTS, MOUNTING, SEQUENCING, AND OTHER RELATED COMPONENTS SHALL CONFORM TO MANUFACTURERS RECOMMENDATIONS. WHEN SAID RECOMMENDATIONS CONFLICT WITH THESE DESIGNS CONTRACTOR SHALL OBTAIN WRITTEN DIRECTION FROM ARCHITECT FOR PROCEEDING.
3. ALL DEVIATIONS FROM THE DESIGN DRAWINGS SHALL BE APPROVED BEFORE SUBMISSION OF BID.
4. ALL CONDENSATE DRAINS SHALL BE INDIRECT AND SHALL NOT BE ROUTED OVER ANY ELECTRONIC EQUIPMENT.
5. CONTRACTOR SHALL SUBMIT FOR, PAY, AND OBTAIN ALL SPECIAL PERMITS AND INSPECTIONS REQUIRED FOR THIS WORK – OWNER WILL ONLY SUPPLY THE GENERAL BUILDING PERMIT.
6. AFFIX MAINTENANCE LABEL TO SIDE OF EACH AIR HANDLER.
7. ALL WALL, FLOOR, AND CEILING PENETRATIONS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES.

2 HVAC ELEVATIONS

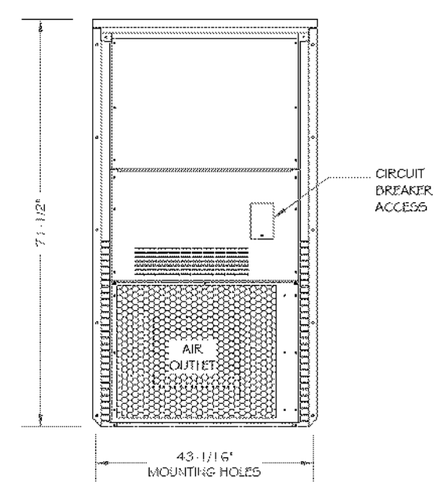
SCALE: NTS



WALL MOUNT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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WATER TOWER

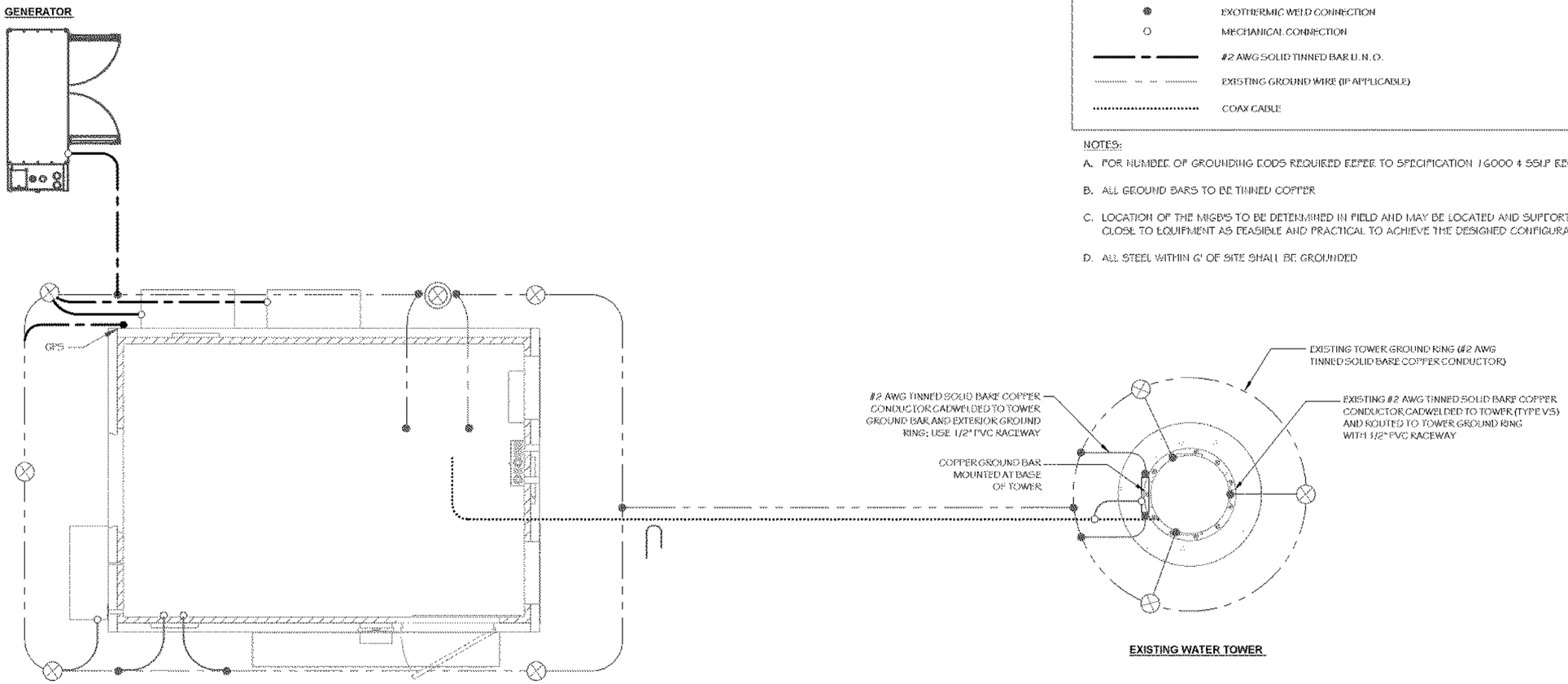
MECHANICAL PLAN

M1.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

1 GROUNDING PLAN

SCALE: NTS



LEGEND AND KEYNOTES

- 10"Ø × 42" DEEP INSPECTION WELL (ICV BY CARLSON INDUSTRIES OR APPROVED EQUAL ; INCLUDE SPECIFIED GROUND ROD INSIDE WELL W/ CADWELD CONNECTION5
- EXISTING 5/8"Ø × 10'-0" LONG COPPER CLAD GROUND ROD; MIN. 42" BELOW GRADE AT MINIMUM 10'-0" O.C. (WITH EXOTHERMIC WELD TO GROUND WIRE)
- EXOTHERMIC WELD CONNECTION
- MECHANICAL CONNECTION
- #2 AWG SOLID TINNED BAR U. N. O.
- EXISTING GROUND WIRE (IF APPLICABLE)
- COAX CABLE

NOTES:

A. FOR NUMBER OF GROUNDING RODS REQUIRED REFER TO SPECIFICATION 1 G000 4 SSLP REQUIREMENT.

B. ALL GROUND BARS TO BE TINNED COPPER

C. LOCATION OF THE MGB'S TO BE DETERMINED IN FIELD AND MAY BE LOCATED AND SUPPORTED AS CLOSE TO EQUIPMENT AS FEASIBLE AND PRACTICAL TO ACHIEVE THE DESIGNED CONFIGURATIONS.

D. ALL STEEL WITHIN 6' OF SITE SHALL BE GROUNDED

GROUNDING NOTES:

A. GROUNDING BAR MOUNTED ON TOWER FOR ANTENNA GROUNDING REQUIREMENTS. COORDINATE MOUNTING AND LOCATION WITH ANTENNA PLACEMENT.

B. 4/0 AWG GREEN INSULATED CONDUCTOR FROM ANTENNA GROUND BAR TO GROUND BAR MOUNTED AT TOWER BASE ON STRUCTURE.

C. BOND FENCE POST TO GROUND RING AS SHOWN USING EXOTHERMIC WELD. BOND FENCE GATE TO POST WITH A FLEXIBLE COPPER JUMPER STRAP, ERICO #FJ2G24 OR BURNDY TYPE "B". PROVIDE EXOTHERMIC WELDS AND ANY NECESSARY ACCESSORIES TO BOND STRAP TO GATE AND FENCE POST. PROVIDE LENGTH AS REQUIRED TO MAKE CONNECTION.

D. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UNDERGROUND POWER, TELCO, GROUNDING CONDUITS, AND ALL OTHER UTILITIES EASEMENTS AND/OR WIRES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. VERIFY WITH UTILITY NEW SERVICE HAS BEEN APPLIED FOR. THERE SHALL BE NO SPLICING OF GROUND CONDUCTORS BELOW GRADE.

E. ALL GROUNDING CABLE IN CONCRETE SHALL BE IN PVC OR NON-METALLIC SEAL-TIGHT. NO METALLIC CONDUIT IS TO BE USED FOR GROUNDING CONDUCTOR SLEEVES.

F. DO NOT INSTALL BURIED GROUND RING OUTSIDE OF PROPERTY LINE. NOTIFY THE CONSTRUCTION MANAGER 24 HOURS IN ADVANCE WHEN THE BURIED GROUND RING IS INSTALLED SO THAT A REPRESENTATIVE CAN INSPECT THE GROUND RING BEFORE IT IS BACK FILLED WITH SOIL.

G. ALL EXTERIOR GROUNDING CONDUCTORS SHALL CONFORM TO SECTION 4.1 OF SSEO 3.018.02.004.

H. ALL EXOTHERMIC WELDS TO BURIED GROUND RING SHALL BE THE PARALLEL TYPE, EXCEPT FOR THE GROUND RODS WHICH ARE SPLICE EXOTHERMIC WELDS.

I. ALL CADWELDS SHALL BE COLD GALVANIZED EXCEPT FOR COPPER TO COPPER. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY EXOTHERMIC WELDING.

J. WHERE MECHANICAL CONNECTORS (TWOHOLE OR CLAMP) ARE USED, APPLY A LIBERAL PROTECTIVE COATING OF KOPESHIELD OR BURNDY PENETROX-E ANTI-OXIDE COMPOUND ON ALL CONNECTORS. PROVIDE LOCK WASHERS ON ALL MECHANICAL CONNECTORS. NO OTHER ANTIOXIDANT IS ACCEPTABLE. USE STAINLESS STEEL HARDWARE THROUGHOUT. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS, REPAINT TO MATCH EXISTING AFTER CONNECTION IS MADE TO MAINTAIN CORROSION RESISTANCE. ALL GROUND CONNECTIONS SHALL BE APPROVED FOR THE TYPES OF METALS BEING ATTACHED TO.

K. EXOTHERMICALLY WELD GROUNDING CONDUCTOR TO COMMUNICATION STRUCTURE AT POLE-BASE FLANGE AND BOND TO BURIED GROUND SYSTEM WITHIN A 3/4" FLEXIBLE CONDUIT SLEEVE. VERIFY BEND IS 45 DEGREES FROM GROUND TO POLE.

L. THE TOP OF THE UTILITY METER GROUND ROD SHALL BE 6" ABOVE THE SUB-GRADE OR PER LOCAL JURISDICTION REQUIREMENTS.

M. CONTRACTOR SHALL PERFORM MEG TEST (GROUND RESISTANCE) ON THE GROUNDING SYSTEM. THESE TESTS SHALL BE OBSERVED BY THE CONSTRUCTION MANAGER. GROUND FIELD READING SHALL BE 5 OHMS MAXIMUM, OR ADDITIONAL GROUNDING METHODS APPLIED. SEE SSEO 3.018.10.002.

N. ALL GROUND RODS AND GROUNDING SYSTEM SHALL COMPLY WITH SSEO 3.018.10.002.

O. ALL CONDUCTORS SHALL BE COPPER TYPE THWN INSULATION UNLESS OTHERWISE NOTED.

P. ALL GROUNDING SYSTEM CONDUCTORS AND CONNECTIONS BELOW GRADE SHALL BE THERMAL WELDS AT GROUND RODS AND SHALL BE A MINIMUM OF 30" BELOW GRADE OR 6" BELOW FROST LINE, WHICHEVER IS DEEPER.

Q. GROUNDING SHALL BE IN ACCORDANCE WITH THE FOLLOWING AT&T PROJECT NUMBER PRACTICES (AS REQUIRED): K. SSEO 3.018.02.004 BOUNDING, GROUNDING AND TRANSIENT PROTECTION FOR CELL SITES.

R. SSEO 3.018.10.002 SITE RESISTANCE TO EARTH TESTING (3 POINT FALL OF POTENTIAL).

S. REFER TO DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

T. A MINIMUM OF 2 TEST RUNS SHALL BE MADE AT 90° (100 FOOT RUNS). TEST RESULTS SHALL BE GIVEN TO THE CONSTRUCTION MANAGER.

U. SEE AT&T STANDARD CONSTRUCTION SPECIFICATION FOR MORE DETAILS.

V. PROVIDE FOR ALL OTHER ADDITIONAL GROUNDING CONNECTIONS WHICH MAY BE REQUIRED AT THE SITE (I.E. FENCES, GATES METAL EQUIPMENT, ELECTRICAL SERVICE SYSTEMS, ETC.) TO COMPLY WITH ALL STAT LOCAL CODES, AND THE NATIONAL ELECTRICAL CODE 2008.

W. ALL GROUNDING CONNECTIONS AND INSTALLATIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS AND THE NATIONAL ELECTRICAL CODE 2008.

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WATER TOWER

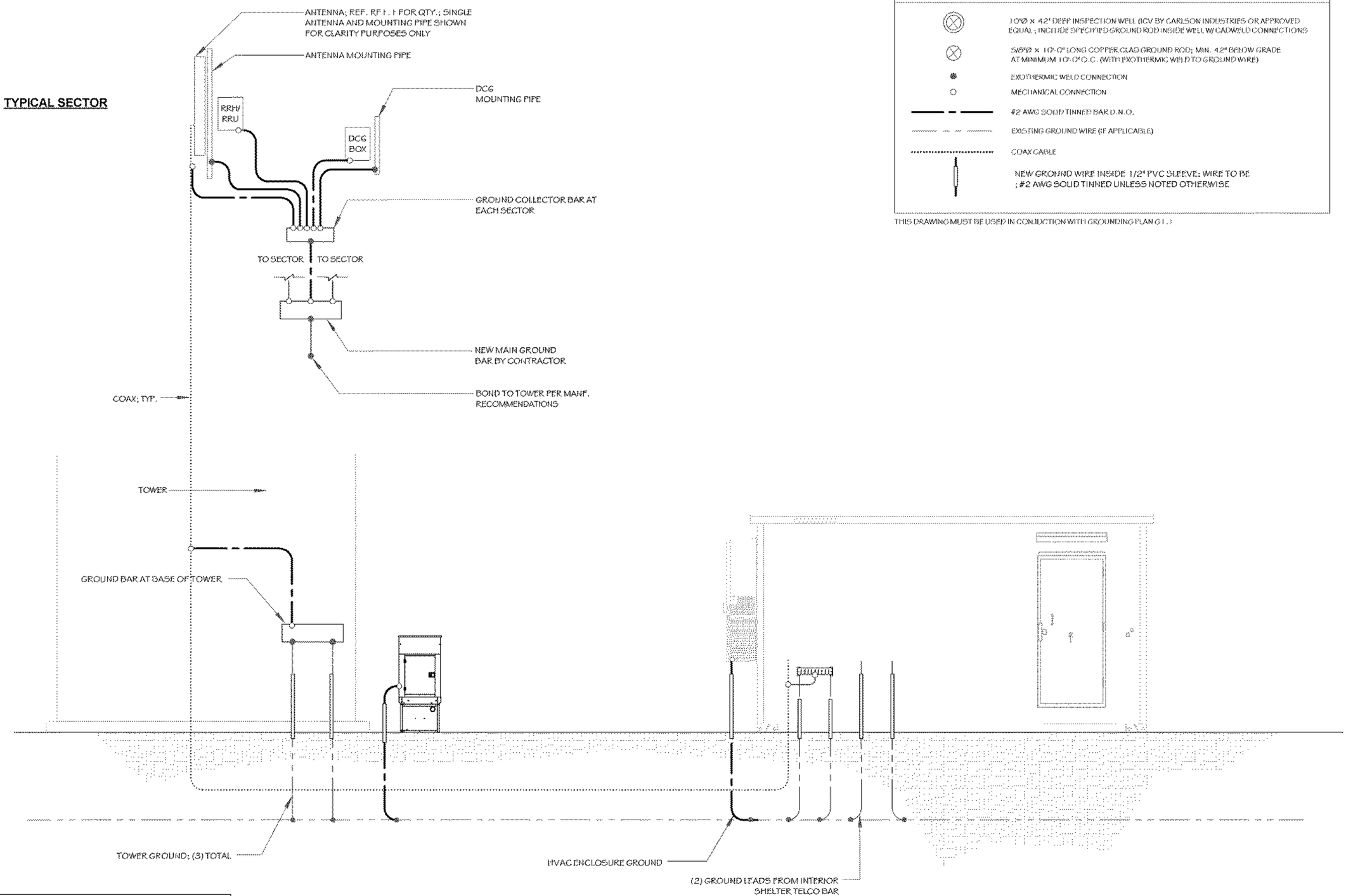
GROUNDING PLAN

G1.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

1 GROUNDING RISER DIAGRAM

SCALE: N/A



THIS DRAWING MUST BE USED IN CONJUCTION WITH GROUNDING PLAN G1.1

LEGEND AND KEYNOTES

- 10"Ø x 42" DEEP INSPECTION WELL (ICV BY CARLSON INDUSTRIES OR APPROVED EQUAL; INCLUDE SPECIFIED GROUND ROD INSIDE WELL W/ CADWELD CONNECTIONS
- 5/8"Ø x 10'-0" LONG COPPER CLAD GROUND ROD; MIN. 42" BELOW GRADE AT MINIMUM 10'-0" O.C. (WITH EXOTHERMIC WELD TO GROUND WIRE)
- EXOTHERMIC WELD CONNECTION
- MECHANICAL CONNECTION
- #2 AWG SOLID TINNED BAR D.N.O.
- EXISTING GROUND WIRE (IF APPLICABLE)
- COAX CABLE
- NEW GROUND WIRE INSIDE 1/2" PVC SLEEVE; WIRE TO BE #2 AWG SOLID TINNED UNLESS NOTED OTHERWISE

THIS DRAWING MUST BE USED IN CONJUCTION WITH GROUNDING PLAN G1.1

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FORGE PROJECT NO: **6657**

DRAWN BY: **AW, TL**

CHECKED BY: **FB**

REV.	DATE	DESCRIPTION
A	6/2/2015	ISSUED FOR V 1.0 LE
B	7/14/2015	ISSUED FOR V 1.00 CD'S

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DRAFT

DATE SIGNED: _____

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WI2020
CITY OF FITCHBURG

2827 COMMERCE PARK DR
FITCHBURG, WI 53719

WATER TOWER

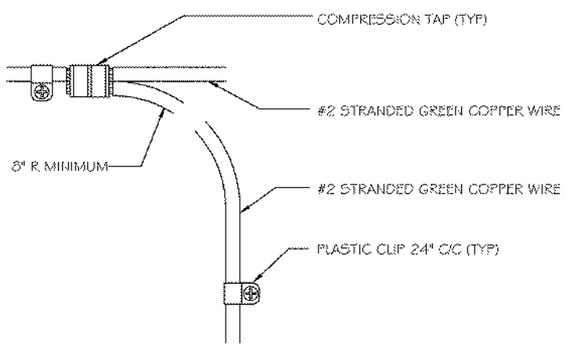
GROUNDING RISER

G2.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

1 CRIMP CONNECTION DETAIL

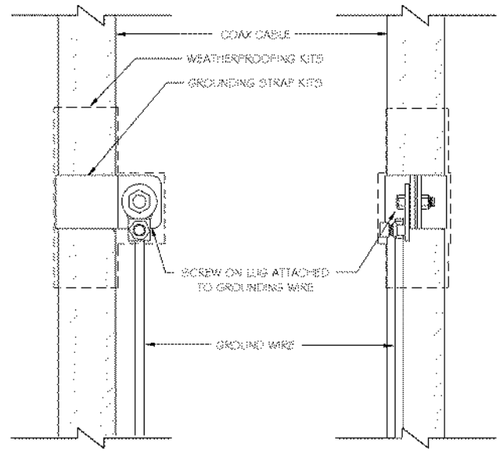
SCALE: NTS



THIS DETAIL APPLIES TO STRANDED WIRE ONLY

2 COAX GROUND KIT DETAIL

SCALE: NTS

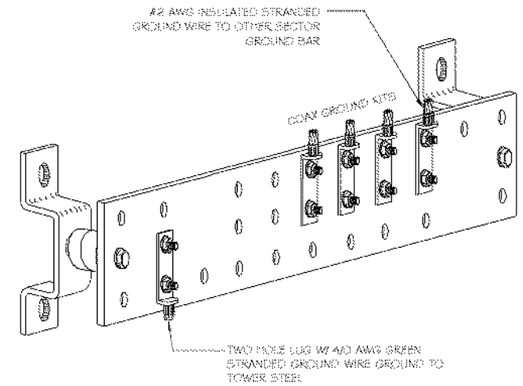


NOTE: DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.

THIS DETAIL IS TYPICAL FOR EACH COAX CABLE WHERE IT IS SPECIFIED TO BE GROUNDED

3 GROUND COLLECTOR BAR

SCALE: NTS

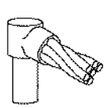


NOTES:

1. TINNED COPPER GROUND BAR, 1/4" X 4" X 20" NEWTON INSTRUMENTS CO. CAT. NO. B-6142 OR APPROVED EQUAL; HOLE CENTERS TO MATCH NEMS DOUBLE LUG CONFIGURATION
2. INSULATORS TO BE NEWTON CAT. NO. 3015-6 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS; NEWTON CAT. NO. A-6056 OR APPROVED EQUAL
4. 5/8" - 11 X 1" M.M.C.S. BOLTS; NEWTON CAT. NO. 3012-1 OR APPROVED EQUAL
5. COAT ALL SURFACES WITH 'NOPER SHIELD' BEFORE MATING
6. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED
7. NUTS TO FACE OUT

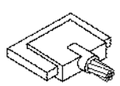
4 EXOTHERMIC WELD SCHEDULE

SCALE: N/A



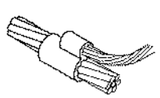
Type GR

SINGLE CABLE TO TOP OF GROUND ROD.



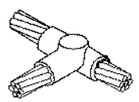
Type LJ

TAP OF CABLE TO EDGE OF HORIZONTAL FLAT BUSBAR.



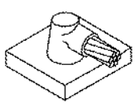
Type PC

PARALLEL TAP CONNECTIONS OF HORIZONTAL CABLES.



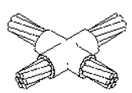
Type TA

TEE CONNECTIONS OF HORIZONTAL RUN AND TAP CABLES.



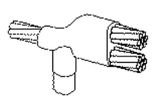
Type HS

HORIZONTAL COPPER CONDUCTOR TO FLAT STEEL SURFACE OR TOP OF HORIZONTAL PIPE.



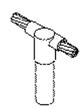
Type XB

CROSS OF HORIZONTAL CABLES LAPPED AND NOT CUT.



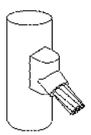
Type NC

THROUGH CABLE PLUS TAP CABLE TO TOP OF GROUND ROD.



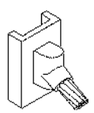
Type GT

THROUGH CABLE TO TOP OF GROUND ROD.



Type VS

CABLE DOWN AT 45° TO RANGE OF STEEL PIPES.

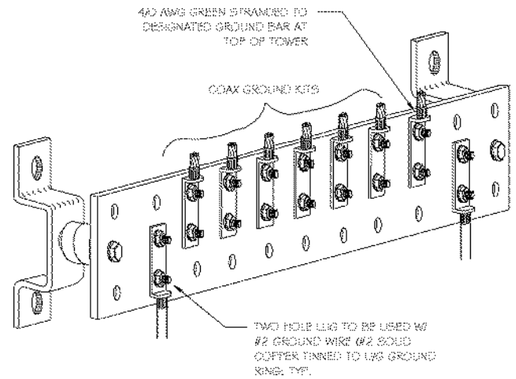


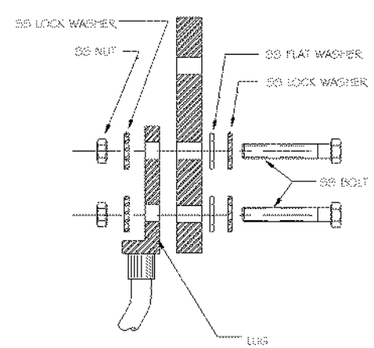
Type VS

CABLE DOWN AT 45° TO VERTICAL STEEL SURFACE.

5 GROUND BAR AT TOWER BASE

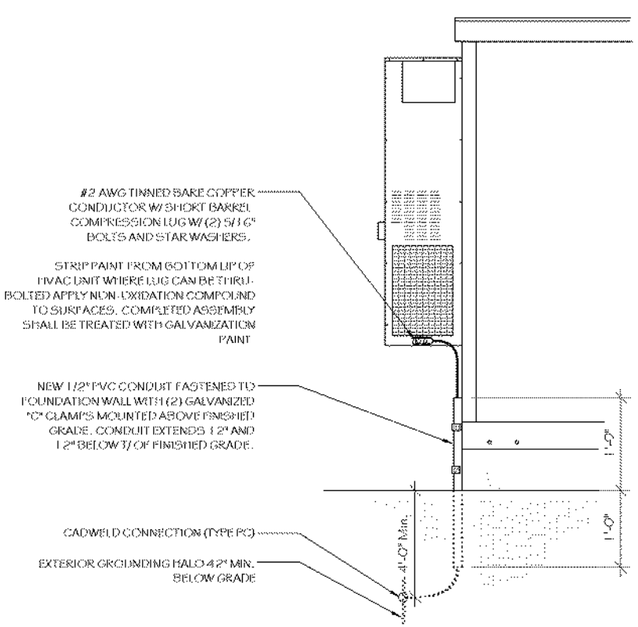
SCALE: NTS





6 GROUND TO HVAC DETAIL

SCALE: NTS



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FORGE PROJECT NO:	6657
DRAWN BY:	AW, TL
CHECKED BY:	FB

REV	DATE	DESCRIPTION
A	6/2/2015	ISSUED FOR V.1 I.E
B	7/14/2015	ISSUED FOR V.1 90 CD'S

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DATE SIGNED: _____

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CITY OF FITCHBURG

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FITCHBURG, WI 53719

WATER TOWER

GROUNDING DETAILS

G3.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

PART 1 GENERAL

1.01 CARRIER REPRESENTATIVE

A. THE SITE DEVELOPMENT MANAGER (SDM) OR HIS DESIGNEE (INCLUDING BUT NOT LIMITED TO THE ARCHITECT/ENGINEER, OR CONSTRUCTION MANAGER) SHALL SERVE AS THE SINGLE POINT OF CONTACT.
B. BETWEEN THE CONTRACTOR AND OWNER, NOT WITHSTANDING THE REQUIREMENTS SPECIFIED HEREIN, THE SDM OR DESIGNATED REPRESENTATIVE IS EMPOWERED TO DIRECT THE CONTRACTOR TO VARY OR CHANGE FROM THE PLANS AND SPECIFICATIONS AS CIRCUMSTANCES OR CONDITIONS ARISE.
C. CONTRACTOR SHALL VERIFY ALL CHANGES ARE ACCEPTED BY THE ENGINEER OF RECORD.

1.02 INTENT

A. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND COMPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH.

B. THESE SPECIFICATIONS AND DESIGN DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THE PROJECT.

C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS INDICATED IN THE DOCUMENTS.

D. THE PURPOSE OF THE SPECIFICATIONS IS TO SUPPLEMENT THE INTENT OF THE DRAWINGS AND TO DESIGNATE A PROCEDURE, TYPE, OR QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.

E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE OR PERMITTED WITHOUT A CHANGE ORDER FROM THE OWNER.

1.03 CONFLICTS

A. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSION AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE SDM OR DESIGNATED REPRESENTATIVES FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH WORK IN THE AFFECTED AREAS.

B. THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING WHICH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.

C. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED WILL BE ACCEPTED AS A REASON FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL THE REQUIREMENTS OF THE CONTACT DOCUMENTS.

1.04 BIDDING PROCESS -- INSTRUCTIONS TO BIDDERS

A. CARRIER REQUESTS A FIRM LUMP SUM BID FOR ALL WORK DESCRIBED IN THE CONTRACT, AS INDICATED IN THESE CONSTRUCTION DRAWINGS/SPECIFICATIONS, APPARENT WITH FIELD VISIT, AND ACCORDING TO ANY OTHER AGREEMENTS AND DIRECTION.

B. BIDDER WILL GUARANTEE BIDS FOR 60 DAYS FROM BID DUE DATE. BIDS SHALL INCLUDE ALL APPLICABLE STATE AND FEDERAL TAXES.

D. PROPOSAL: (AS OUTLINED IN BID DOCUMENTS) IT IS UNDERSTOOD BY OWNER, THAT THE BIDDER IN SUBMITTING HIS BID, WARRANTS THAT HE HAS:

A. CAREFULLY EXAMINED THE SITE OF THE PROJECT TO ACQUAINT HIMSELF WITH:
1) SURROUNDING PROPERTIES.
2) MEANS OF APPROACH TO THE SITE.
3) CONDITIONS OF THE ACTUAL JOB SITE.
4) FACILITIES FOR DELIVERING, STORING, PLACING, HANDLING AND REMOVAL OF MATERIALS AND EQUIPMENT.
5) ANY AND ALL DIFFICULTIES THAT MAY BE ENCOUNTERED DURING THE EXECUTION OF ALL WORK IN ACCORD WITH THE CONTRACT DOCUMENTS.

1.05 CONTRACTS AND WARRANTIES

A. ABBREVIATED FORM OF AGREEMENT BETWEEN CARRIER REPRESENTATIVE AND CONTRACTOR MAY BE USED AND WILL BE EMPLOYED FOR CONTRACT PURPOSES.
B. UNLESS ARRANGED OTHERWISE, EACH CONTRACTOR IS RESPONSIBLE FOR FILING THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR OF RECORD, AND PROVIDE JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION.
C. THE CONTRACTOR SHALL BE REIMBURSED, AT FACE VALUE, FOR THE AMOUNT OF ANY FEE PAID AS FOLLOWS:
1. PLAN REVIEW FEE.
2. BUILDING PERMIT FEE.
3. CONNECTIONS AND INSPECTION FEES.
EACH CONTRACTOR IS RESPONSIBLE FOR APPLICATION & PAYMENT OF CONTRACTOR LICENSES & BONDS.

1.06 STORAGE

A. DO NOT USE THE CARRIER EQUIPMENT SPACE FOR STORAGE OF TOOLS OR MATERIALS WITHOUT WRITTEN SDM APPROVAL.

B. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER THAT WILL NOT OBSTRUCT THE FLOW OF OTHER WORK. ANY EQUIPMENT OR MATERIAL STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE MANUFACTURER.

1.07 PROTECTION

A. PROTECT FINISHED SURFACES, INCLUDING JAMBS AND WALLS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.

B. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIAL TO BE MOVED OVER SUCH SURFACES.

C. MAINTAIN FINISHED SURFACES CLEAN, UNMARRED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY THE SDM.

1.08 REPAIRS AND REPLACEMENTS

A. IN EVENT OF DAMAGES, THE CONTRACTOR SHALL NOTIFY OWNER SDM, THEN PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AT NO ADDITIONAL COST TO OWNER.

B. ADDITIONAL TIME THAT IS REQUIRED TO SECURE REPLACEMENTS AND TO MAKE REPAIRS WILL NOT BE CONSIDERED BY OWNER TO JUSTIFY EXTENSION IN THE CONTRACT TIME FOR COMPLETION.

1.09 TEMPORARY FACILITIES

A. WATER: WATER IS NOT AVAILABLE TO THE CONTRACTORS ON SITE.

A. LIGHT AND POWER:
1. LIGHT AND POWER ARE AVAILABLE ON SITE.
2. TELEPHONE:
3. EACH CONTRACTOR TO PROVIDE HIS OWN TELEPHONE ACCESS IF REQUIRED.
4. CONTRACTORS ARE NOT TO USE OWNER PHONES.

B. IF PERMANENT POWER IS COMPLETED, ALL CONTRACTORS MAY USE THE SERVICE CONNECTION FOR PRODUCTION WORK ONLY, PROVIDED THAT ELECTRICAL CORDS AND CONNECTIONS ARE FINISHED BY CONTRACTORS AND ARE DISCONNECTED AND PROPERLY STORED DURING NON-WORKING HOURS.

1.10 CLEAN UP

A. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING, INCLUDING ALL TOOLS, SCAFFOLDING AND SURPLUS MATERIALS, AND SHALL LEAVE THE WORK AREA CLEAN AND READY FOR USE

B. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, DUST, SMUDGES, AND OTHER FOREIGN MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
2. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, SMUDGES AND OTHER FOREIGN MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
2. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

D. CONTRACTOR SHALL WASH AND WAX FLOOR PRIOR TO FINAL ACCEPTANCE FROM SDM. WAX SHALL BE THE ANTI-STATIC TYPE.

1.11 CHANGE ORDER PROCEDURE
A. CHANGE ORDER MAY BE INITIATED BY THE SDM, AND OR THE CONTRACTOR. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE SDM, SHALL PREPARE WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT IT TO THE SDM FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPES OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE SDM SHALL BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR

1.12 RELATED DOCUMENTS AND COORDINATION
A. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCES OF THE WORK EACH CONTRACTOR JUST REFERS ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

1.13 SHOP DRAWINGS

A. CONTRACTOR TO SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS AND THROUGH THE GENERAL CONTRACT TO THE SDM FOR APPROVAL.
B. SHOP DRAWINGS FOR ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD UNLESS SPECIFICALLY NOTED OTHERWISE; CONTRACTOR SHALL NOT FABRICATE STEEL UNTIL DRAWINGS HAVE BEEN ACCEPTED IN WRITING
C. ALL SHOP DRAWINGS TO BE REVISED, CHECKED AND CORRECTED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE SDM

1.14 PRODUCTS AND SUBSTITUTIONS

A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBMISSION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED INTSECTIONS AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B. ALL NECESSARY PRODUCT DATA AND CUT SHEETS SHOULD PROPERLY INDICATES AND DESCRIBE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE SDM, SUBMIT ACTUAL SAMPLES TO THE SDM FOR APPROVAL IN LIEU OF CUT SHEETS.

1.15 COMPLIANCE

A. ALL MATERIALS, DESIGN AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME ARE LISTED HEREIN) ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE CARRIER WITH THE CERTIFICATES OF OCCUPANCY (IF REQUIRED), JOB SITE PERMITTED PLANS AND INSPECTION CARD WITH ALL FINAL INSPECTION SIGNATURES AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCES. WHERE NO CODES EXIST, THE WORK SHALL CONFORM TO THE UNIFORM BUILDING CODE AND/OR THE SPECIFICATIONS HEREIN, WHICHEVER IS MORE STRINGENT AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THIS EFFECT.

B. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE GOVERNING CODES AND TO NOTIFY THE SDM OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.

C. REFERENCES TO ANY STANDARD OR CODE OF PRACTICES IN THIS SPECIFICATION SHALL BE DEEMED TO MEAN THE EDITION CURRENT AT THE TIME OF AWARD OF THE CONTRACT.

D. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION SPECIAL STIPULATIONS AS OUTLINED IN THE JOB SPECIFICATIONS, OR AS DIRECTED BY THE SDM.

1. ANSI/EIA - 222 - G
2. INTERNATIONAL BUILDING CODE (IBC)
3. NATIONAL ELECTRICAL CODE (NEC) WITH ALL AMENDMENTS
4. AMERICAN INSTITUTE FOR STEEL CONSTRUCTION OF SPECIFICATIONS (AISC)
5. LIFE SAFETY CODE NFPA - 101
6. FEDERAL AVIATION REGULATIONS

E. CONTRACT COMPANIES AND THEIR EMPLOYEES SHALL OBSERVE AND PRACTICE ALL OSHA SAFETY GUIDELINES WHILE PERFORMING SERVICE.

F. TOWER PLATFORM AND ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.

G. WHERE A TOWER DOES NOT HAVE A PERMANENT FALL PROTECTION SYSTEM, THE CONTRACT COMPANY IS RESPONSIBLE FOR PROVIDING A SUITABLE SYSTEM FOR ITS EMPLOYEES.

H. GENERAL CONTRACTOR WILL HAVE A QUALIFIED PERSON WITH TOOLS AT THE TIME OF INSTALLATION OF EQUIPMENT.

1.16 ADMINISTRATION
B. THE CONTRACTOR SHALL FURNISH TO THE SDM WITH THE NAME AND CONTACT TELEPHONE NUMBERS (MOBILE, PAGER, AND RESIDENCE NOTE) OF THE CARRIER APPROVED ON-SITE SUPERVISOR. ANY CHANGES IN SUPERVISION MUST BE REPORTED TO THE SDM IMMEDIATELY AND ARE SUBJECT TO CARRIER APPROVAL.

1.17 PERMIT AND LICENSES
A. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, STATE, AND/OR COUNTY CONSTRUCTION PERMITS AND LICENSES. COPIES OF ALL PERMITS SHALL BE SENT TO SDM. APPROVALS FROM RELEVANT PLANNING BOARD, ENVIRONMENTAL BOARDS, AND/OR OTHER COMMITTEE WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE SDM PRIOR TO THE APPLICATION FOR CONSTRUCTION PREMISES.

B. FAA APPROVAL WILL BE SUPPLIED BY OTHERS BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE SDM PRIOR TO THE ERECTING OF TOWER (IF APPLICABLE).

C. FOR CONSTRUCTION SCHEDULING REFER TO THE INSTRUCTIONS PROVIDED BY THE SDM
ITEMS TO BE INCLUDED:
1. CLEARING AND GRUBBING
2. BUILDING PERMIT
3. SHELTER DELIVERY AND PLACEMENT
4. BUILDING FOUNDATION EXCAVATION
5. ACCESS ROAD
6. COMMERCIAL AC POWER
7. BUILDING FOUNDATION FORMING
8. INSPECTIONS
9. LANDSCAPING
10. GROUNDING SYSTEM
11. ANTENNA INSTALLATION

D. PRIOR TO COMMENCING THE WORK THE GENERAL CONTRACTOR SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES TO THE PROCESS. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE DESIGNATED REPRESENTATIVES OF EACH SUB-CONTRACTOR

E. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY & VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR QUESTIONS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION & INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED & CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS OWN RISK AND EXPENSES. CONTRACTOR SHALL CALL ALL APPROPRIATE UTILITY COMPANIES 48 HOURS PRIOR TO START OF CONSTRUCTION TO HAVE UNDERGROUND UTILITIES LOCATED & MARKED.

THE CONTRACTOR SHALL BE EQUIPPED WITH A MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A CELLULAR PHONE, AND BE AVAILABLE IN A REASONABLE AMOUNT OF TIME TO TAKE DIRECTION FROM THE SDM.

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FORGE PROJECT NO: **6657**
DRAWN BY: **AW, TL**
CHECKED BY: **FB**

REV	DATE	DESCRIPTION
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B	7/14/2015	ISSUED FOR V 1 90 CD'S

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GENERAL NOTES

GN1.1

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G. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY INCLUDING BUT NOT LIMITED TO PROTECTION OF ALL SITE PERSONNEL AND THE GENERAL PUBLIC DURING THE ENTIRE SITE CONSTRUCTION PERIOD. HE SHALL TAKE ALL REASONABLE PRECAUTIONS TO PLACE AND MAINTAIN BARRICADES, LAMPS, SIGNS, AND THE LIKE IN ACCORDANCE WITH OSHA SAFETY ACT AND ANSI OCCUPATIONAL GUIDELINES.
H. PROVIDE DAILY UPDATES ON SITE PROGRESS, EITHER VERBAL OR WRITTEN TO SDM.
I. COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
J. SDM SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS AND SHELTER PLACEMENTS.

1.17 NOTICES UNDER THE CONTRACT:
A. ALL NOTICES, APPLICATIONS, INSTRUCTIONS AND REQUESTS TO BE GIVEN TO THE CONTRACTOR UNDER THE CONTRACT MAY BE GIVEN VERBALLY OR IN WRITING. AT HIS OWN DISCRETION, THE CONTRACTOR SHALL FORWARD TO THE SDM A LETTER CONFORMING HIS VERBAL AGREEMENT.

1.18 COORDINATION WITH PUBLIC UTILITY COMPANIES:
A. THE CONTRACTOR SHALL COORDINATE WITH RELEVANT COMPANIES THE WORK WHICH IS TO BE CARRIED OUT. CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS NOT TO INTERFERE WITH THE OPERATIONS OF PUBLIC AND/OR PRIVATE UTILITY AUTHORITIES INSTALLING SERVICES ON THE SITE.

B. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF SUCH FACILITIES AND STRUCTURES DURING CONSTRUCTION OF THE SITE.

1.19 USE OF PUBLIC ROADS AND TRAFFIC CONTROL:
A. THE CONTRACTOR SHALL MAINTAIN ALL ROADS FREE OF ANY EARTH, ROCK OR OTHER MATERIAL THAT MAY FALL FROM HIS EQUIPMENT OR OTHERWISE BE DEPOSITED ON THE ROADS. ALL SUCH MATERIAL DEPOSITED ON THE ROADS SHALL BE PROMPTLY REMOVED AND THE ROAD CLEANED TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

B. ANY DAMAGE TO PUBLIC ROAD CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE RELEVANT AUTHORITY AND SDM.

C. THE CONTRACTOR IS TO ARRANGE HIS USE OF PUBLIC AND PRIVATE ROADS IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS. HE SHALL MAKE DUE ALLOWANCES FOR ANY RESTRICTIONS THAT MAY BE APPLICABLE. THIS INCLUDES, BUT IS NOT LIMITED TO, LANE CLOSINGS FOR STAGING CRANES, SPECIAL ESCORTS FOR CONTRACTOR FURNISHED MATERIALS, PUBLIC TRAFFIC CONTROL FOR INGRESS OR EGRESS OF CONSTRUCTION TRAFFIC, AND PROVISION OF ANY REQUIRED TEMPORARY CONSTRUCTION ACCESS.

D. THE CONTRACTOR SHALL MAKE ALLOWANCES FOR THE PROCEDURES AND ITEMS NECESSARY TO MAINTAIN NORMAL TRAFFIC FLOW, TO A STANDARD ACCEPTABLE TO THE RELEVANT AUTHORITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, STEEL PLATES, BARRICADES, LIGHTING AND TRAFFIC DIRECTIONS.

1.20 INSPECTIONS:
A. THE CONTRACTOR SHALL NOTIFY THE SDM AT LEAST 48 HOURS IN ADVANCE OF REQUIRED JURISDICTIONAL INSPECTIONS AND INSPECTIONS THAT WILL BE REQUIRED BY THE SDM OR OTHER DESIGNATED CARRIER REPRESENTATIVE ARE:
1. INSPECTION OF GROUNDING SYSTEM PRIOR TO COVER UP
2. PRACTICAL COMPLETION

B. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT ALL RELEVANT AUTHORITY INSPECTIONS ARE CARRIED OUT IN A TIMELY MANNER. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

C. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH CARRIER' DESIGNATED ENGINEERING FIRM TO OBTAIN ALL REQUIRED INSPECTIONS AND TESTING. REQUIRED INSPECTIONS AND/OR TESTING ARE:
1. SOIL BEARING CAPACITY
2. BUILDING FOUNDATION REINFORCING
3. CONCRETE CYLINDER TESTS, SLUMP TEST AIR CONTENT, BATCH TICKETS
4. CONCRETE PLACEMENT

1.21 EXPLOSIVES AND DISTURBANCES:
A. THE USE OF EXPLOSIVES OR OTHER DEVICES WHICH MAY DISTURB LOCAL RESIDENCES WILL NOT BE PERMITTED WITHOUT PRIOR WRITTEN CONSENT FROM THE SDM, AND WRITTEN CONSENT OF THE PROPERTY OWNER. WHEN APPROVED BY THE SDM, WORK OF THIS TYPE SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. PROPERTY OWNERS LIKELY AFFECTED BY THE WORK SHALL BE NOTIFIED IN ADVANCE, IN WRITING. ALL SUCH NOTIFICATIONS SHALL BE COPIED TO THE SDM. CONTRACTOR RESPONSIBLE FOR ANY AND ALL CLAIMS AS A RESULT OF THESE ACTIVITIES.

1.22 ENVIRONMENTAL PROTECTION:
A. NOISE LEVEL: THE CONTRACTOR SHALL ENSURE THAT STATE AND LOCAL REGULATIONS ARE COMPLIED WITH IN REGARD TO NOISE LEVELS PRODUCED BY HIS OR HIS SUBCONTRACTOR'S EQUIPMENT OR METHODS OF CONSTRUCTION.

B. DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO LIMIT THE CREATION OF ANY DUST NUISANCE THAT MIGHT ARISE DURING CONSTRUCTION TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND THE PROPERTY OWNER. IF NECESSARY, THE CONTRACTOR SHALL REGULARLY WATER ALL TRACKS AND CONSTRUCTION AREAS. THE SDM MAY DIRECT THAT WORK CEASE UNTIL SUCH TIME AS ANY PARTICULAR DUST NUISANCE IS CONTROLLED TO THE SATISFACTION OF THE SDM, LOCAL AUTHORITIES, AND PROPERTY OWNERS.

C. PRESERVATION OF TREES AND SHRUBS: THE CONTRACTOR AND HIS EMPLOYEES AND SUBCONTRACTORS SHALL REFRAIN FROM DESTROYING, REMOVING, OR CLEARING TREES AND SHRUBS UNLESS SPECIFICALLY REQUIRED ON THE CONTRUCTION PLANS OR APPROVED BY THE SDM.

1.23 REINSTATEMENT:
A. ANY PAVEMENT, FOOTPATH, CURB, GUTTERS, WALLS, FLOORS, SERVICES, AND EXISTING FEATURES OR OTHER PROPERTIES, DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REINSTATED TO A CONDITION AT LEAST EQUAL TO THAT EXISTING BEFORE COMMENCEMENT OF OPERATIONS.

1.24 AS-BUILTS DRAWINGS:
A. THE CONTRACTOR SHALL PREPARE A RED LINED SET OF AS-BUILT DRAWINGS. THE FORM OF MARKED UP CONSTRUCTION PLANS SHALL BE OF A STANDARD ACCEPTABLE TO THE SDM. SUCH DRAWINGS SHALL BE SUBMITTED TO THE SDM (TOTAL OF THREE (3) COPIES OF AS-BUILTS) WITHIN ONE WEEK FROM PRACTICAL COMPLETION AND PRIOR TO APPROVAL OF THE CONTRACTOR'S FINAL INVOICE.

1.25 PRACTICAL COMPLETION:
A. DOCUMENTATION BY CARRIER BEFORE COMPLETION CAN BE ISSUED INCLUDE:
1. ALL CONCRETE TEST RESULTS ARE OUTLINED IN THESE SPECIFICATIONS
2. ALL QUALITY ASSURANCE CHECKLISTS AS OUTLINED IN THE PREVIOUS SECTIONS
3. WARRANTIES AND MAINTENANCE MANUALS, IF APPLICABLE (SHELTER, TOWER, GENERATOR)
4. GROUND SYSTEM RESISTANCE TEST
5. CERTIFICATE OF OCCUPANCY

B. MARKED UP DRAWINGS SUITABLE TO PRODUCE AS-BUILTS WILL BE REQUIRED WITHIN ONE WEEK FOLLOWING PRACTICAL COMPLETION AND BEFORE FINAL PAYMENT. THESE DRAWINGS SHALL BE SUBMITTED TO THE SDM FOR APPROVAL AND FURTHER PROCESSING.

C. LIEN WAIVERS AS OUTLINED IN THE PAYMENT TERMS OF THE CONTRACT WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL PAYMENT.

1.26 INSURANCE AND BONDS:
A. EACH CONTRACTOR SHALL AT HIS OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCES AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH HIS WORK UNTIL HE HAS PRESENTED A CERTIFICATE OF INSURANCE STATING ALL COVERAGES OF THE GENERAL CONTRACTOR WHO SHALL, IN TURN, FORWARD A COPY OF ALL CERTIFICATES TO THE SDM.

B. CARRIERS SPECIFIC PROJECT SITE SHALL BE NAMED AS ADDITIONAL INSUREDS ON ALL POLICIES.

C. THE FOLLOWING ITEMS ARE QUALIFICATIONS THAT CARRIER WILL REQUIRE FROM THE CONTRACTOR WHO IS AWARDED THE CONTRACT.

D. CONTRACTOR MUST PROVIDE PROOF OF INSURANCE MEETING CARRIER INSURANCE REQUIREMENTS. THE FOLLOWING IS A LIST OF MINIMUM INSURANCE REQUIREMENTS REQUIRED BY CARRIER, STATUTORY WORKERS' COMPENSATIONS, INCLUDING $500,000.00 EMPLOYERS' LIABILITY.
1. COMPREHENSIVE GENERAL LIABILITY INCLUDING PERSONAL INJURY, BROAD FORM PROPERTY DAMAGE, INDEPENDENT CONTRACTOR, "XCU", AND PRODUCTS/COMPLETED OPERATIONS, WITH LIMITS NOT LESS THAN $2,000,000.00 PER OCCURANCE.
2. ADDITIONAL INSURED ENDORSEMENT NAMING CARRIER, AND CARRIER'S CONTRACT REPRESENTATIVES, ON THE LIABILITY POLICIES OF THE CONTRACTOR.
3. AUTOMOBILE LIABILITY NOT LESS THAN $1,000,000.00 PER OCCURANCE.
4. EXCESS LIABILITY "UMBRELLA" POLICY OF $1,000,000.00 PER OCCURANCE.

PART 2 SITE WORK: EARTHWORK AND DRAINAGE
2.00 SITE PREPARATION:

A. SITE PREPARATION
1. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING STRUCTURES, UTILITIES, WALKWAYS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
2. SAFETY MEASURES WILL BE REQUIRED OF THE CONTRACTOR TO PROTECT ALL PERSONNEL DURING FOUNDATION EXCAVATION AND SHELTER CRANING. THIS MAY INCLUDE, BUT IS NOT LIMITED TO, TEMPORARY DISCONNECTION OF OVERHEAD POWER LINES.
B. GEOTECHNICAL INFORMATION
1. A PROFESSIONAL GEOTECHNICAL INVESTIGATION OF THE SITE MAY BE CARRIED OUT BY OTHERS AND FURNISHED TO THE CONTRACTOR AS PART OF THE SITE SPECIFIC PLANS AND SPECIFICATIONS FOR REFERENCE ONLY AND DOES NOT LIMIT HIS LIABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN INTERPRETATIONS OF THE SUBSURFACE CONDITIONS DOCUMENTED IN THE GEOTECHNICAL REPORT. IF HE CONSIDERS THIS INFORMATION AND/OR SAMPLES TO BE LACKING OR INADEQUATE, HE SHALL CARRY OUT FURTHER INVESTIGATIONS, AT HIS EXPENSE, TO SATISFY HIMSELF OF THE SUB-SURFACE CONDITIONS.
C. SURVEYING AND LAYOUT
1. A PROFESSIONAL LAND SURVEY OF THE SITE MAY BE FURNISHED TO THE CONTRACTOR AS PART OF THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL USE A REGISTERED LAND SURVEYOR, AT HIS OWN EXPENSE, FOR ALL CONSTRUCTION SURVEYING THAT MAY BE REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. WHERE THE CONTRACTOR BELIEVES THAT NECESSARY DIMENSIONS ARE NOT SHOWN ON THE CONSTRUCTION PLANS, HE MUST REQUEST THESE DIMENSIONS FROM THE SDM IN WRITING BEFORE STARTING THE JOB. HE SHALL MAKE ADEQUATE PROVISIONS, IN TIME, FOR THE SDM TO DETERMINE SUCH DIMENSIONS WITHOUT CAUSING DELAY OF WORKS.
D. EXISTING UTILITIES
1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITES PRIOR TO COMMENCING CONSTRUCTION ACTIVITY. TRENCHES IN PUBLIC ROADS, RIGHT OF WAYS AND PRIVATE PROPERTY SHALL BE EXCAVATED IN SUCH A MANNER THAT NO DAMAGE TO A UTILITY IS LIKELY TO OCCUR. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SAFETY AND IF NECESSARY REPAIR OF ALL PUBLIC UTILITY SERVICES SUCH AS GAS, ELECTRICITY, WATER, TELEPHONE, AND THE LIKE. CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL FINES ASSOCIATED WITH INTERRUPTION OF EXISTING UTILITIES.
2. DO NOT INTERRUPT EXISTING UTILITIES SERVING THE PROPERTY OWNER OR OTHERS WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER AND APPROVAL FROM THE SDM. PROVIDE 48 HOUR NOTIFICATION TO THE PROPERTY OWNER AND THE SDM PRIOR TO INTERRUPTION OF EXISTING UTILITIES AND ONLY AFTER MAKING PROVISION FOR TEMPORARY UTILITY SERVICES, RELOCATE EXISTING UTILITIES AS DIRECTED ON THE CONTRUCTION PLANS.
3. WHERE INACTIVE SEWER, WATER, GAS, ELECTRICAL, OR OTHER UTILITES ARE ENCOUNTERED WITHIN THE SITE THAT INTERFERE WITH THE EXECUTION OF THE CONSTRUCTION WORK, THE CONTRACTOR SHALL AT HIS OWN EXPENSE, REMOVE TERMINATE SUCH UTILITIES IN ACCORDANCE WITH THE UTILITY COMPANY'S RECOMMENDATION, AS REQUIRED BY LOCAL ORDINANCES AND CARRIED OUT BY SITE CONTRACTOR.
E. EROSION CONTROL
1. EROSION CONTROL MEASURES SUCH AS SILT FENCING AND/OR HAYBALES SHALL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM CONTAMINATING ADJACENT PROPERTIES, WALKWAYS, AND ROADS.

2.01 WORK INCLUDED:
REFER TO THE LAND DEVELOPMENT PLAN AND SITE PLAN FOR WORK INCLUDED

2.02 RELATED WORK:

A. CONSTRUCTION OF BUILDING FOUNDATION
B. INSTALLATION OF ANTENNA SYSTEM

2.03 DESCRIPTIONS:
A. ACCESS ROAD, TURNAROUND AREAS, AND SITES ARE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

2.04 QUALITY ASSURANCE:
A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (USE AS NEEDED).
B. GRASS SEED SHALL BE APPLIED AND MAINTAINED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
C. VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, WILL BE PLACED AND MAINTAINED AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS (IF REQUIRED).

2.05 SEQUENCING (WHERE APPLICABLE):
A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES NEEDED TO ANY CONSTRUCTION.
B. THE COMPLETE ROAD AND SITE AREA WILL BE GRUBBED PRIOR TO FOUNDATION CONSTRUCTION OR PLACEMENT OF BACKFILL OR SUB-BASE MATERIAL.
C. CONSTRUCT TEMPORARY CONSTRUCTION ZONE ALONG ACCESS DRIVE.
D. THE SITE AREA WILL BE BROUGHT TO SUB-BASE COURSE ELEVATION AND THE ACCESS ROAD TO BASE COURSE ELEVATION PRIOR TO FORMING FOUNDATIONS.
E. APPLY 7LB. DYCLONEC BAG HERBICIDE PER 1,000 SQ. FT. AND INSTALL 60 MIL. THICK "TERRABOND TYPE II" GEOTEXTILE FABRIC OVER HERBICIDE TREATED SOIL PRIOR TO PLACING BASE MATERIALS.
F. GRADE, SEED, FERTILIZE, AND MULCH DISTURBED AREAS IMMEDIATELY AFTER BRINGING THE SITE AND ACCESS ROAD TO BASE COURSE ELEVACATION. WATER SITE TO ENSURE GROWTH.
G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE.
H. AFTER COMPLETION OF CONSTRUCTION BUT PRIOR TO THE FINAL PUNCH LIST INSPECTION, APPLY 6 INCHES OF FDOT 57 CRUSHED STONE.
I. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO THE STONE SURFACES.

2.06 SUBMITTALS:
A. BEFORE CONSTRUCTION
1. IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, AN ITEMIZED LISTING OF PROPOSED COSTS UNDER NURSERY LETTERHEAD (REFER TO SITE PLAN FOR LANDSCAPING REQUIREMENT).
2. SUBMIT FOR APPROVAL, ½ CUBIC FOOT OF THE PROPOSED SURFACE COURSE MATERIAL

B. AFTER CONSTRUCTION
1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER.
3. LANDSCAPING WARRANTY STATEMENT.

2.07 WARRANTY:
A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO CARRIERPROPERTY OR SURROUNDING PROPERTY CAUSED BY CONSTRUCTION.
B. SOIL STERILIZATION APPLICATION WILL GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL SITE ACCEPTANCE.

PART 3 PRODUCTS
3.00 MATERIALS:

A. SOIL STERILIZERS
1. TOTAL KILL PHASAR CORPORATION
PRODUCT 910 PO BOX 5123
EPA 10292-7 DEARBORN, MI 48128
(313) 563-8000

2. AMBUSH HERBICIDE FARMER INDUSTRIAL PRODUCTS - EPA REGISTERED
1435 MORRIS AVENUE
UNION, NJ 07083
(800) 526-4924

B. ROAD AND SITE MATERIALS SHALL CONFORM TO ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) SPECIFICATIONS. IF THE SITE IS LOCATED IN ANOTHER STATE, ROAD AND SITE MATERIALS SHALL CONFORM TO THE STANDARDS OF THAT STATE.
C. FILL MATERIAL – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATION FOR HIGHWAYS AND PUBLIC TRANSPORTATION. IF THE SITE IS LOCATED IN ANOTHER STATE, FILL MATERIAL SHALL CONFORM TO THE STANDARDS OF THAT STATE.
D. SOIL STERILIZER SHALL BE EPA REGISTERED OF LIQUID COMPOSITION AND OF PRE EMERGENCE DESIGN.
E. SOIL STABILIZER FABRIC SHALL BE 60 MIL. THICK "TERRABOND TYPE II"

3.01 EQUIPMENT:
A. COMPACTION SHALL BE ACCOMPLISHED BY MECHANICAL MEANS.
1. LARGER AREAS SHALL BE COMPACTED BY SHEEPS FOOT, VIBRATORY, OR RUBBER TIRED ROLLERS WEIGHING AT LEAST FIVE TONS.
2. SMALLER AREAS SHALL BE COMPACTED BY POWER-DRIVEN HAND HELD TAMPERS.

PART 4 EXCAVATION
4.00 INSPECTIONS:

A. LOCAL BUILDING INSPECTION SHALL BE NOTIFIED NO LESS THEN 48 HRS. IN ADVANCE OF CONCRETE POURS.

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GENERAL NOTES

GN2.1

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4.01 PREPARATION:
A. CLEAR TREES, BRUSH AND DEBRIS FROM SITE AREA AND ACCESS ROAD RIGHT OF WAY (IF REQUIRED AND WHERE APPROVED).
B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION EFFORTS GRUB ORGANIC MATERIAL TO A MIN. OF SIX INCHES BELOW ORIGINAL GROUND LEVEL.
C. UNLESS OTHERWISE INSTRUCTED BY SDM, REMOVE TREES, BRUSH, AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
D. ALL EXCESSIVE SOIL TO BE REMOVED FROM SITE.
E. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, THE SOIL IS TO BE ROLLED.
F. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE OF THE GRUBBED AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
G. DEWATERING
I. PREVENT SURFACE WATER FROM ENTERING EXCAVATIONS, FROM ACCUMULATING ON PREPARED SUBGRADES AND FROM FLOODING THE SITE AND ADJACENT PROPERTIES DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL TAKE ADDITIONAL MEASURES, IF REQUIRED, TO PREVENT SUBSURFACE WATER FROM SOFTENING THE SUBGRADES AND FOUNDATION SOILS PRIOR TO PLACEMENT OF CONCRETE.
H. SLOPING AND SHORING OF EXCAVATIONS
I. THE CONTRACTOR SHALL PROVIDE ADEQUATE SLOPING, SHORING, BRACING AND/OR SHEET PILING FOR EXCAVATIONS TO PROTECT ADJACENT STRUCTURES AND COMPLY WITH RELEVANT LOCAL CODES, ORDINANCES AND AUTHORITIES, INCLUDING BUT NOT LIMITED TO OSHA AND ANSI REGULATIONS.

4.02 INSTALLATION:
A. THE SITE AND TURNAROUND AREAS SHALL BE AT THE SUB-BASE COURSE ELEVATION PRIOR TO FORMING FOUNDATIONS. GRADE OR FILL THE SITE AND ACCESS ROAD IN ORDER THAT EVEN DISTRIBUTION OF SPOILS FROM FOUNDATION EXCAVATIONS PRODUCE A RESULTING GRADE TO CORRESPOND WITH SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM FINISHED GRADES OR SLOPES INDICATED.
B. EXCESS SPOILS WILL BE CLEARED FROM JOB SITE AND NOT SPREAD BEYOND THE LIMITS OF CARRIER LEASE PROPERTY UNLESS AUTHORIZED BY SDM.
C. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELEVATION PRIOR TO FOUNDATION CONSTRUCTION TO PERMIT USE, COMPACTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, DITCHING AND UNLESS OTHERWISE INDICATED, COVERING TWO INCHES OF SURFACE COURSE. ALL ROADS OR ROUTES UTILIZED FOR ACCESS TO THE CARRIER SITE COMMENCING AT THE POINT OF INTERSECTION WITH THE NEAREST PUBLIC THOROUGHFARE.
F. WHEN IMPROVING AN EXISTING ACCESS ROAD, GRADE THE EXISTING ROAD TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
G. PLACE FILL OR STONE IN SIX INCH MAXIMUM AND COMPACT BEFORE PLACING NEXT LIFT.
H. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.
I. RIPRAP SHALL BE APPLIED TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS, AND TO ALL OTHER SLOPES GREATER THAN 2:1.
J. RIPRAP SHALL BE APPLIED TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
K. RIPRAP ENTIRE DITCH FOR SIX FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
L. SOD, FERTILIZER, AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS, AND PATCHES, DRAINAGE, SWALES, NOT OTHERWISE RIPRAPPED.
M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER, WITHIN THE SITE. IF SUCH CONDITIONS ARE DISCOVERED DURING CONSTRUCTION, THE CARRIER IS TO BE NOTIFIED IMMEDIATELY.
N. IF DITCH LIES WITH SLOPES GREATER THAN TEN PERCENT, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRACES. THE HEADWALL SHALL BE POSITIONED AT AN ANGLE NO GREATER THAN 60 DEGREES OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET ABOVE THE CULVERT ENTRACE.
O. SOD AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
P. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SODDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

4.03 FIELD QUALITY CONTROL:
A. COMPACTION SHALL BE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. PERCENTAGE OF COMPACTION SHALL BE NOTED ON THE DRAWINGS.

4.04 PROTECTION:
A. PROTECT SODDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL, MESH OR MULCH NET, WILL BE AN ACCEPTABLE ALTERNATE.
B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2-INCH X 2-INCH X 4-FOOT WOODEN STAKES EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION. STRAW BALES WILL BE PLACED AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE. EROSION CONTROL FABRIC WILL BE STAKED FULL LENGTH IN THE SWALE BETWEEN THE SITE AND THE RAIL BED TO PREVENT CONTAMINATION OF THE RAIL BALLAST.

PART 5 SPECIALTY ITEMS
5.00 READY-MIX CONCRETE:
A. UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS, READY-MIX CONCRETE SHALL BE 3,000 PSI STRENGTH CONCRETE CONFORMING TO THE ASTM C 94 STANDARDS. SUBMIT DESIGN TO SDM FOR APPROVAL ONE WEEK PRIOR TO POURING CONCRETE. EACH BATCH OF CONCRETE DELIVERED TO THE SITE MUST BE ACCOMPANIED BY A DELIVERY TICKET, PREPARED BY THE READY-MIX SUPPLIER STATING THE TICKET NUMBER, DELIVERY DATE, TIME OF ARRIVAL AT SITE, QUANTITY DELIVERED, AMOUNT OF WATER ADDED ON SITE, MIXING, AND TRAVEL TIME TO THE SITE, AND TIME THAT BATCH POUR WAS COMPLETED.
B. CEMENT SHALL BE PORTLAND TYPE I OR II AS PER ASTM C 150 STANDARDS. AGGREGATES SHALL BE EVENLY GRADED BETWEEN ¼ AND ¾ INCHES AS PER ASTM C 33 STANDARDS. WATER SHALL BE POTABLE WATER. CEMENT RATIO AS PER ACI 301. AIR ENTRAINING IN EXTERIOR EXPOSED CONCRETE SHALL BE 6 PERCENT PER ASTM 260. THE USE OF WATER-REDUCING ADMIXTURES IS PERMITTED. NOTIFY THE SDM IN ADVANCE OF USING SUCH ADMIXTURES.
C. WHERE SITE CONDITIONS, WEATHER, REQUIRE ADJUSTMENTS TO THE CONCRETE DESIGN MIX, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE SDM IN ADVANCE OF ORDERING THE CONCRETE.
D. COVER THE REINFORCING STEEL WITH WATERED SOAKED BURLAP TO PREVENT THE STEEL FROM EXCEEDING THE AMBIENT AIR TEMPERATURE. KEEP SUBGRADE EVENLY MOISTENED TO OPTIMUM MOISTURE CONTENT. THE USE OF WATER-REDUCING ADMIXTURES IS PERMITTED. NOTIFY THE SDM IN ADVANCE OF USING SUCH ADMIXTURES.
E. UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS, ALL EXPOSED SURFACES SHALL RECEIVE A BROOM FINISH PERPENDICULAR TO THE PRIMARY TRAFFIC PATH OR LONGEST DIMENSION OF THE SURFACE. EXPOSED EDGES OF ALL TOWER FOUNDATIONS SHALL RECEIVE A 34" BY 34" INCH, 45 DEGREE CHAMFER. OTHER EXPOSED EDGES SHALL RECEIVE A TOOLED RADIUS FINISH.
F. PROTECT ALL CONCRETE DURING CURING PERIODS FROM EXCESSIVE LOSS OF MOISTURE AND EXTREME TEMPERATURES (AS OUTLINED ABOVE). IF NECESSARY, SPRAY CONCRETE WITH A CONCRETE CURING COMPOUND TO MAINTAIN OPTIMUM MOISTURE CONTENT FOR A 1 DAY PERIOD. MINIMUM CURING – 28 DAYS STRENGTH.
G. A MINIMUM OF 24 HOURS CURING OF MAT FOUNDATION CONCRETE IS REQUIRED BEFORE PLACING PIER FORMWORK AND CONCRETE.

5.01 TESTING AND INSPECTIONS:
A. SLUMP TESTS, AIR CONTENT TEST, TEMPERATURE READINGS, AND THE SECURING OF COMPRESSION TEST CYLINDERS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN THE PRESENCE OF AN APPROVED CARRIER REPRESENTATIVE. ONE OF EACH TEST (AS PER BLOW) AND THREE TEST CYLINDERS (AS PER ASTM C 30 SHALL BE TAKEN ON EACH CONCRETE BATCH AT THE BEGINNING OF POURING. TESTING REPORTS TO BE SUBMITTED TO CARRIER COMMUNICATIONS.

5.02 SLUMP:
A. THE SLUMP TEST SHALL BE PERFORMED ACCORDING TO ASTM C 143. THE ALLOWABLE SLUMP SHALL BE FOUR INCHES PLUS OR MINUS ONE INCH UNLESS OTHERWISE APPROVED BY THE SDM.

5.03 TEMPERATURE:
A. UNDER NORMAL POURING CONDITIONS THE TEMPERATURE OF THE CONCRETE SHALL NOT EXCEED 90 DEGREES FAHRENHEIT (32 DEGREES CELSIUS) OR GO BELOW 45 DEGREES FAHRENHEIT (7 DEGREES CELCIUS).
B. FOR PROPER RECORD KEEPING, EACH SET OF TEST CYLINDERS SHALL BE MARKED OR TAGGED WITH THE DATE AND TIME OF DAY THE CYLINDERS WERE MADE, THE SITE NAME AND LOCATION OF THE SAMPLED CONCRETE, THE DELIVERY TRUCK OR BATCH NUMBER, THE AIR CONTENT AND THE SLUMP.
C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY OF ALL COMPRESSION TEST CYLINDERS TO CARRIER'S APPROVED TESTING LABORATORY.
D. THE MINIMUM ACCEPTABLE COMPRESSIVE STRENGTHS AS DETERMINED BY ASTM C 39 SHALL BE 70 PERCENT OF FULL DESIGN STRENGTH AT 7 DAYS AND 100 PERCENT OF FULL DESIGN AT 28 DAYS. RESULT OF THE 7-DAY CYLINDER BREAK TEST MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO PLACING THE BUILDING OR ERECTING THE TOWER. WRITTEN CONFIRMATION OF THE 7-DAY AND 28-DAY CYLINDER BREAKS WILL BE REQUIRED IN THE PRACTICAL COMPLETION DOCUMENTATION.

5.04 CONCRETE REINFORCEMENT:
A. ALL CONCRETE REINFORCING BARS SHALL BE GRADE 60, DEFORMED BARS CONFORMING TO ASTM A615 STANDARDS, UNLESS OTHERWISE SPECIFIED, AND SHALL BE FREE OF LOOSE RUST AND SCALE. HEATING AND WELDING OF REINFORCING BARS IS STRICTLY PROHIBITED. A THREE INCH MINIMUM CLEAR SPACE IS REQUIRED BETWEEN ALL REINFORCING AND ALL CONCRETE SURFACES.
B. WELDED WIRE FABRIC SHALL BE PER ASTM A 185 STANDARDS. STEEL WIRE SHALL BE PLAIN, COLD DRAWN WIRE AS PER ASTM A 82.
C. ALL REINFORCING BOLSTER CHAIRS, SPACERS, AND OTHER ACCESSORIES FOR FASTENING BARDS AND WELDED WIRE FABRIC IN PLACE SHALL BE ACCURATELY POSITIONED AND SECURED WHILE CONCRETE IS BEING POURED. ALL REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER OF 3 INCHES, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS.

5.05 FORMWORK:
A. PLACE, ERECT, SUPPORT, AND BRACE FORMS TO PROVIDE HARDENED INDICATED ON THE DRAWINGS. FOUNDATIONS SHALL BE FORMED TO A DEPTH OF 12" BELOW THE FROST OR IN ACCORDANCE WITH THE CONSTRUCTION PLAN, WHICHEVER IS GREATER. EXPOSED CONCRETE SURFACES SHALL BE CONSIDERED ARCHITECTURAL CONCRETE FORMED TO THE TOLERANCES 0.75 INCHES OVER ENTIRE DIMENSION AND HAVING SURFACE CONSISTENCES AS PER ASTM 347 STANDARDS.
B. FABRICATE FORMS TO ALLOW FOR EASY REMOVAL AFTER CONCRETE CURING WITHOUT THE NEED FOR PRYING AND HAMMERING AGAINST CONCRETE SURFACES. FORM MATERIALS SHALL BE SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF CEMENT PASTE. PROVIDE SUFFICIENT WALL THICKNESS OF TUBES TO PREVENT DEFORMATION DUE TO FORCES OF EXTERNAL PRESSURE.

5.06 WET CONCRETE:
A. BEFORE ANY FOUNDATION EXCAVATION BEGINS, THE CONTRACTOR SHALL VERIFY ALL SHELTER TOWER BASE, AND GUY ANCHOR LOCATIONS AS SHOWN ON THE SITE DRAWINGS. DISCREPANCIES SHALL BE REPORTED TO THE SDM AS SOON AS POSSIBLE AND BEFORE EXCAVATION COMMENCES.

5.07 EXCAVATIONS:
A. EXCAVATE FOOTINGS AND FOUNDATIONS TO THE ELEVATIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION PLANS. EXTEND THE WIDTH OF EXCAVATIONS AT LEAST THREE FEET, OR IN ACCORDANCE WITH OSHA REGULATIONS-WHICHEVER IS GREATER. TO ALLOW FOR SAFE PLACING AND REMOVAL OF FORMWORK, INSTALLATION OF SERVICES AND PERFORMING INSPECTIONS.
B. EXCAVATIONS CARRIED OUT BELOW THE DEPTHS INDICATED ON THE CONSTRUCTION PLANS OR AUTHORIZED BY THE SDM SHALL BE CONSIDERED UNAUTHORIZED. AT NO ADDITIONAL EXPENSE TO CARRIER THE UNAUTHORIZED EXCAVATIONS SHALL BE FILLED TO THE ELEVATIONS INDICATED ON THE CONSTRUCTION PLANS WITH FOUNDATION, CONCRETE, A LEAN CONCRETE MIX, OR ADEQUATELY COMPACTED F.D.O.T. 57 CRUSHED STONE AS APPROVED BY THE SDM.
C. RESULTS AS APPROVED BY THE SDM. EXPENSE FOR SUCH WORK SHALL BE REIMBURSED TO THE CONTRACTOR.
D. UTILITY TRENCHES SHALL BE EXCAVATED AS REQUIRED BY THE CONSTRUCTION PLANS OR LOCAL CODES, WHICHEVER IS GREATER TO ALLOW INSTALLATION OF THE TOP OF THE PIPE OR CABLING TO BE BELOW THE FROST LINE. PROVIDE UNIFORM BEADING AND SUPPORT ALONG THE FULL LENGTH OF THE CONDUIT PIPE. REMOVE STONES AND OTHER OBJECTS FROM THE EXCAVATION THAT WOULD OTHERWISE CAUSE POINT LOADING DAMAGE.

5.08 FILL MATERIAL:
A. FILL MATERIAL SHALL BE OBTAINED, TO THE MAXIMUM EXTENT POSSIBLE, FROM EXVACATIONS ON SITE AND SHALL BE APPROVED BY THE SDM. THE FILL MATERIAL SHALL CONTAIN NO ORGANICS OR ROCKS LARGER THAN 6 INCHES, NOR SHALL CONTAIN OBJECTIONABLE MATERIALS AND/OR MATERIALS DESIGNATED AS HAZARDOUS OR INDUSTRIAL BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL. MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT PRIOR TO COMPACTION. UNDER SLABS-ON-GRADE, PROVIDE FULLY COMPACTED DRAINAGE FILL CONSISTING OF A WASHED 57 STONE TO THE REQUIRED THICKNESS AND ELEVATIONS INDICATED ON THE CONSTRUCTION PLANS.

5.09 BORROW MATERIAL:
A. UNDER SLABS-ON-GRADE, PROVIDE FULLY COMPACTED DRAINAGE FILL CONSISTING OF CRUSHED STONES TO THE REQUIRED THICKNESS AND THE FILL MATERIAL SHALL CONTAIN NO ORGANIC MATERIAL.

5.10 BACKFILL AND COMPACTION:
A. BACKFILL OPERATIONS SHALL ONLY COMMENCE AFTER ALL CONSTRUCTION BELOW FINISH GRADE HAS BEEN INSPECTED BY THE RELEVANT AUTHORITIES AND APPROVED BY THE SDM. ALL DEBRIS, FORMWORK, EXCESS MATERIAL, AND TRASH SHALL BE REMOVED FROM THE EXCAVATION PRIOR THE BACKFILL.

B. PLACE AND COMPACT FILL MATERIAL EVENLY ALONG THE FULL LENGTH OF ALL FOUNDATIONS, UTILITY CONDUITS AND PIPES AND EVENLY UNDER ALL SLABS AND PAVEMENTS TO THE REQUIRED ELEVATIONS. COMPACTION OF BACKFILL OR BORROW SOIL SHALL BE PERFORMED IN 12 INCH LIFTS OF LOOSE MATERIAL WHEN UTILIZING HEAVY COMPACTION EQUIPMENT OR 6 INCH LIFTS OF LOOSE WHEN UTILIZING HAND OPERATED TAMPERS.

C. COMPACTION OF ALL BACKFILL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. STRUCTURAL BACKFILL SHALL HAVE A MINIMUM COMPACTED WEIGHT OF 100 POUNDS PER CUBIC FOOT.

D. FOR ALL FILLS AND EMBANKMENTS, DO NOT PLACE ON MUDDY OR FROZEN SURFACES, OR SURFACES THAT CONTAIN ORGANIC MATERIAL SUCH AS LEAVES, GRASS, ROOTS, OR BRUSH. ON SLOPES STEEPER THAN 25 PERCENT GRADE, PLOW STRIP OR OTHERWISE BREAK UP THE SURFACE TO BOND FILL MATERIAL WITH THE EXISTING SURFACE.

5.11 VAPOR BARRIERS AND FILTER FABRICS:
A. PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER WHERE INDICATED ON THE CONSTRUCTION PLANS. FILTER FABRIC SHALL BE A PERVIOUS GEOTEXTILE FABRIC OF POLYPROPYLENE, NYLON, OR POLYESTER FIBER WITH A 100 LB. TENSILE STRENGTH, 100 APPARENT OPENING SIZE AND A PERMEABILITY OF 150 GALLONS/MINUTE/SF.

PART 6 EQUIPMENT SHELTER (IF APPLICABLE)
6.00 DELIVERY AND PLACEMENT:
A. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SHELTER MANUFACTURER FOR THE TIMELY DELIVERY OF THE SHELTER. THE SHELTER MANUFACTURER WILL FURNISH THE TRANSPORTATION OF THE SHELTER TO THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE CRANE AND NECESSARY RIGGING EQUIPMENT TO PROPERLY PLACE THE SHELTER ON THE FOUNDATION.

6.01 ANCHORING:
A. FOR STANDARD CONCRETE SHELTERS ON SLAB ON GRADE OR PERIMETER BEAM FOUNDATION, THE CONTRACTOR SHALL ANCHOR THE SHELTER AS RECOMMENDED BY THE SHELTER MANUFACTURER. THE CONTRACTOR SHALL ALSO PROVIDE LABOR AND SUPERVISION NECESSARY TO ASSEMBLE SHELTER COMPONENTS REMOVED FOR SHIPPING PURPOSES. ALL SUCH WORKS PERFORMED BY THE CONTRACTOR ON THE SHELTER SHALL BE IN ACCORDANCE WITH THE SHELTER MANUFACTURER.

6.02 MISCELLANEOUS ASSEMBLY:
A. TO SATISFY DOT RESTRICTIONS, SOME ON-SITE ASSEMBLY OF SHELTER COMPONENTS, PERFORMED BY THE CONTRACTOR, MAY BE REQUIRED. THESE ITEMS INCLUDE, BUT NOT LIMITED TO, THE ROOF CANOPY AND MAIN DISCONNECT SWITCH. THE CONTRACTOR WILL BE RESPONSIBLE FOR THIS ASSEMBLY AND COORDINATION WITH THE SHELTER MANUFACTURER.

6.03 WALL, FLOOR, AND ROOF PENETRATIONS:
A. TO ONLY THOSE PENETRATIONS PROVIDED OR APPROVED BY THE SHELTER MANUFACTURER WILL BE PERMITTED. ALL PENETRATIONS FOR UTILITY SERVICES, ELECTRICAL CABLING, AND GROUNDING LEADS MUST BE SEALED WITH A SUITABLE WEATHER TIGHT COMPOUND SUCH AS DUCSEAL OR APPROVED EQUIVALENT.

6.04 SHELTER CLEANLINESS:
A. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANLINESS OF THE SHELTER UNTIL THE DATE OF PRACTICAL COMPLETION. THE SHELTER IS NOT TO BE USED FOR STORING THE CONTRACTOR'S OR SUB-CONTRACTORS' TOOLS, EQUIPMENT OR PERSONAL PROPERTY. ON-SITE PERSONNEL SHALL LIMIT THEIR ACCESS TO THE BUILDING FOR THE PURPOSE OF PERFORMING THE WORK.
B. AT ALL TIMES, THE AMOUNT OF DUST, DIRT, AND DEBRIS INSIDE THE SHELTER SHALL BE KEPT TO AN ABSOLUTE MINIMUM. GRAVEL FOR THE SITE COMPOUND SHALL BE PLACED, AS SPECIFIED, AT THE EARLIEST POSSIBLE TIME AND PRIOR TO THE COMPLETION OF WORK INSIDE THE SHELTER.
C. DUE TO THE SITE AND WEATHER CONDITIONS AND AS DIRECTED BY THE SDM, IT MAY BECOME NECESSARY FOR THE CONTRACTOR TO PROTECT THE SHELTER FLOOR WITH PAPER, PLASTIC OR PLYWOOD FROM FOOT TRAFFIC AND MUD.

6.05 SHELTER SECURITY:
A. THE CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SHELTER AND ALL ITS COMPONENTS UNTIL THE DATE OF PRACTICAL COMPLETION. MAINTAIN A KEYED OR COMBINATION LOCK IN ACCORDANCE WITH THE SHELTER DESIGN AND AS REQUESTED BY THE SDM FOR CARRIER USE PRIOR TO PRACTICAL COMPLETION.

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DATE SIGNED: _____

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WI2020
CITY OF FITCHBURG

2827 COMMERCE PARK DR
FITCHBURG, WI 53719

WATER TOWER

GENERAL NOTES

GN3.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

PART 7 ELECTRICAL PROVISIONS
7.00 GENERAL
A. SUBMITTAL OF BID INDICATES CONTRACTOR HAS FAMILIARIZED HIMSELF WITH ALL OF JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
B. CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATIONS TESTS, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT/ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
C. HEIGHTS SHALL BE VERIFIED WITH SDM PRIOR TO INSTALLATION.
D. THESE PLANS ARE DIAGRAMMATIC ONLY; FOLLOW AS CLOSELY AS POSSIBLE.
E. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, J-BOX, SWITCH BOX, ETC. IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.).
F. CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
G. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN SAFE CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "U" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
H. CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL GOVERNING STATE, IBC, NEC, COUNTY AND LOCAL CODES AND O.S.H.A.
I. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES PURSUANT TO THE WORK.
J. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF SITE ACCEPTANCE BY SDM. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AND AT THE EXPENSE OF THE CONTRACTOR.
K. ALL CONDUIT SHALL HAVE A PULL WIRE OR ROPE.
L. PROVIDE SDM WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
M. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO SDM AT JOB COMPLETION.
N. USE T-TAP CONNECTIONS ON ALL MULTICIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURE.
O. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 22,000 A.I.C.
P. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY IBC, NEC AND ALL APPLICABLE CODES.
Q. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
R. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
S. RECEPTACLES SHALL BE 10 AMPERE, 15 VOLT AC, HUBBELL 5362 WHITE. MOUNT ALL RECEPTACLES AT 18" A.F.F. OR REQUIRED BY THE SDM, OR APPROVED EQUAL.
T. WALL SWITCHES SHALL BE 15 AMPERE, 20 VOLT AC, SINGLE-ROLE HUBBELL 1201.
U. PLASTIC PLATES FOR ALL SWITCH RECEPTACLES, TELEPHONE AND BLANKED OUTLETS, SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA UPD-8 LIFT COVERPLATES.
V. WIRE AND CABLE CONDUCTORS SHALL BE COPPER 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF 12 AWG. COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
W. GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND STRANDED INSULATED 2 AWG COPPER.
X. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8' ROUND AND 10' LONG. HARGER OR APPROVED EQUAL.
Y. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
Z. METER SOCKET AMPERES, VOLTAGE NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS MANUFACTURED BY SQUARE "D" COMPANY OR APPROVED EQUAL.

7.01 CONDUITS:
A. RIGID CONDUIT SHALL BE UL LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE ½ LAPPED WRAPPED WITH KUNTS WRAP PROCESS NO. 3.
B. ELECTRICAL METALLIC TUBING SHALL HAVE UL LABEL. FITTING SHALL BE GLAND RING COMPRESS ON TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
C. FLEXIBLE METALLIC CONDUIT SHALL HAVE UL LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
D. CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILINGS OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGELS TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.
E. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 OR 80 WITH UV PROTECTION UNLESS NOTED OTHERWISE. AT A MINIMUM DEPTH OF 24" BELOW GRADE IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CALL JULIE 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY EIGHT (48) HOURS PRIOR TO STARTING AND DIGGING, TRENCHING, EXCAVATION, OR OTHER SUCH EARTH REMOVAL.
F. ALL ALARMS SHALL BE (2) 22 AWG AND BE RUN FROM EACH OF THE ITEMS AS INDICATED ON DRAWINGS. THE ALARM WIRES SHALL HAVE AN ADDITIONAL LENGTH REACHING TO THE FLOOR, TAGGED AND LABELED WITH THE APPROPRIATE ALARM ITEM. ALL CONTACTS WILL BE NORMALLY CLOSED, DRY AND ISOLATED FROM GROUND. ALARM WILL BE NEATLY RUN AND SECURED EVERY THREE FEET TO WALLS AND EXISTING CABLE TRAY.
G. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR. ELECTRICAL CONTRACTOR TO SET BILLING TO BE FORWARDED TO PROPER OFFICE. INDICATE SITE NAME AND NUMBER.
H. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
I. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO SDM. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
7.02 GROUNDING ELECTRODE SYSTEM
A. PREPARATION
1. SURFACE PREPARATION:
2. ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.
3. GROUND BAR PREPARATION:
4. ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGER PRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
5. SLEEVES:
6. ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
B. GROUND BARS
1. ALL GROUND BARS SHALL BE ¼' THICK BARE COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
C. INTERIOR CONNECTIONS
1. ALL INTERIOR NON-ELECTRICAL MATERIALS, I.E. HVAC GRILLES, HOLLOW METAL DOOR FRAMES/DOORS, CABLE TRAYS, TELCO ENTRANCE CONDUIT (EMT ONLY), ETC. SHALL BE GROUNDED WITH 6 GREEN GROUND WIRES OR JUMPERS WITH SINGLE HOME RUNS BACK TO THE MASTER GROUND BAR (THE CABLE TRAY, DOOR/FRAME AND STEEL CHANNEL MAY BE JUMPED TOGETHER AND HAVE A SINGLE GROUND WIRE CONNECTION TO THE MASTER GROUND BAR). ALL PAINT OR DELETRIOUS MATERIAL SHALL BE REMOVED AT THE POINT OF ATTACHMENT OF ALL GROUND JUMPERS. ALL SINGLE LUG CONNECTORS MUST BE BOLT-THRU USING STAR AND LOCK WASHERS. DOUBLE LUG CONNECTORS MAY BE SCREWED WITH STAR WASHERS.
D. EXTERNAL CONNECTIONS
1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, X'S, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTING PROTECTION SYSTEM AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
2. ALL GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLES CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTING OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED.
3. THE SHELTER SKIDS STEEL FRAME SHALL BE GROUNDED AT TWO LOCATIONS (OPPOSITE ENDS OF THE BUILDING) WITH A 2 SOLID-TINNED BARE COPPER WIRE CONNECTED TO THE EXTERNAL GROUND RING. ALL CONNECTIONS SHALL BE CADWELDED AND SPRAYED WITH COLD GALVANIZED PAINT.
4. WAVEGUIDE PORT AND BRIDGE SHALL BE GROUNDED TO THE EXTERNAL GROUND BAR (EGB) LOCATED BELOW THE WAVEGUIDE ENTRY PORT, WITH 6 SOLID WIRE. THESE CONNECTIONS SHALL BE DOUBLE LUG-BOLTED, SCREWED MECHANICAL CONNECTIONS WITH STAR WASHERS AND NO-OX GREASE
E. GROUND RODS
1. ALL GROUND RODS SHALL BE 5/8" DIAMETER X 10'-0' LONG "HARGER" OR APPROVED EQUAL, OF NUMBER AND LOCATIONS INDICATED ON THE PLANS. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH. ALL GROUND RODS TO BE NO MORE THAN 10' APART UNLESS OTHERWISE NOTED.

F. CABLES
1. ALL GROUND CABLES SHALL BE STANDARD TINNED SOLID BARE COPPER AND OF SIZE INDICATED ON DRAWINGS.

G. LUGS
1. LUGS SHALL BE 2-HOLE, SHORT BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THIS DOCUMENT. LUGS SHALL BE THOMAS AND BETTS SERIES 548 BE OR EQUIVALENT.
I. A. 535 MCM DLO 1880BE
II. B. 262 MCM DLO 1872BE
III. C. 1/0 DLO 4862BE
IV. D. 4/0 THWN AND BARE 4866BE
V. E. 2/0 THWN 4862BE
VI. F. 2 THWN 4207BE
VII. G. 6 DLO 1205BE
2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:
I. GROUND CONDUCTOR SIZE MINIMUM BENDING RADIUS OF INSIDE EDGE
II. NO. 6 AWG TO NO. 4 AWG 8 INCS
III. NO. 2 AWG TO NO. 1/0 AWG 8 INCS
IV. NO. 2/0 AWG TO 750 MCM 1 FOX
V. BUSS BAR NO RESTRICTIONS

H. GROUND RING
1. THE EXTERNAL GROUND RING ENCIRCLE THE BUILDING SHALL BE MINIMUM SIZE OF NO. 2 AWG SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT A DEPTH OF NOT LESS THAN 24 INCHES. CONDUCTOR BENDS SHALL HAVE A MINIMUM RADIUS 8 INCHES.
2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE EXOTHERMIC WELDS. NO LUGS OR CLAMPS WILL BE ACCEPTED.
3. ASTM FALL POTENTIAL TESTS
4. FOR RAW LAND SITE
5. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHM OR THE METHOD OF USING TWO AUXILIARY GROUND ROD AS DESCRIBED IN I.E.E.E. STANDARD NO. 81-1983 PART MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE ON A.C. TEST CURRENT. THE AUXILIARY TEST ROD MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE ST POINT WILL BE THE EXTERIOR TEST WELL AND CONSIST OF THE THREE POINT FULL OF POTENTIAL MEGGER. I I METHOD USING THE BIDDLE NULL-BALANCE EARTH TEST (MEGGER 250220-2 OR EQUIVALENT). RESULTS SHALL B OHMS OR LESS.
6. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS: (DOES NOT APPLY TO TENANT IMPROVEMENT SITES).
7. 2.1 EQUIPMENT BUILDING
8. FIRST TEST – SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE BUILDING BUT NOT CONNECTED TO THE MAIN GROUNDING BUSS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TESTER. EACH ROD IS INDIVIDDALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND SDM SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
9. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR AT LEAST TEN DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, THE ELECTRICAL CONTRACTOR AND SDM SHOULD BE NOTIFIED SO THAT EITHER ADDITION AND/OR DEEPER RODS CAN BE INSTALLED.
10. 2.2 TOWER
11. FIRST TEST – SHALL BE WITH THREE GROUND RODS INSTALLED (MIN) EQUALLY SPACED AROUND THE TOWER FOUNDATION BUT NOT CONNECTED TO THE EQUIPMENT BUILDING EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TESTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND SDM SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
12. SECOND TEST – SHALL BE WITH THREE ROUND RODS CONNECTED WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR AT LEAST TEN DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND SDM SHOULD BE NOTIFIED SO THAT EITHER ADDITION AND/OR DEEPER RODS CAN BE INSTALLED.
13. 2.3 EQUIPMENT BUILDING AND TOWER
14. AFTER THE EQUIPMENT BUILDING AND TOWER GROUND RESISTANCE TEST IS COMPLETED, ELECTRICAL CONTRACTOR SHALL TIE EQUIPMENT BUILDING EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST HAVE EXOTHERMIC WELDS. NO LUGS OR CLAMPS WILL BE ACCEPTED.
15. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER BUT BEFORE THE EQUIPMENT BUILDING IS TIED DOWN, A MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE PERFORMED. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND.

GROUNDING RESISTANCE TEST REPORT
1. UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL AND NOTIFY SDM NO LESS THAN 48 HOURS IN ADVANCE OF BACKFILL TESTING SHALL BE COMPLETED BY GENERAL CONTRACTOR AND TWO (2) SETS OF DOCUMENTS ARE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

PART 8 TELCO SERVICE
8.00 GENERAL
A. APPLICATION FOR TELEPHONE SERVICE WILL BE MADE BY THE SDM. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS AND ASSOCIATED LABOR FOR CONNECTION FROM THE TELCO SOURCE TO THE SHELTER AS PER THE CONSTRUCTION PLANS.

B. PROVIDE A 2 INCH DIAMETER SCHEDULE 40 PVC PIPE FROM THE SHELTER TELCO ENTRY TO A LOCATION INDICATED ON THE CONSTRUCTION PLANS. PLUG OR CAP EACH END OF THE PIPE AND PROVIDE TWO SEPARATE PULL STRINGS SECURELY FASTENED AT EACH END OF THE PIPE. PULL STRINGS SHALL BE 200 LB TEST POLYETHYLENE CORD.

PART 9 FENCE
9.00 GENERAL
A. REFER TO THE SITE PLANS FOR TYPE SIZE AND LOCATION OF FENCE TO BE INSTALLED.

9.01 RELATED WORK:
A. COORDINATE FENCE GROUNDING WITH ELECTRICAL CONTRACTOR
B. REFER TO DIVISION 2 FOR SPECIFICATION OF CONCRETE

9.02 DESCRIPTIONS:
A. A SECURITY FENCE IS PROVIDED IN ORDER TO INHIBIT UNAUTHORIZED ACCESS TO THE SITE.

9.03 QUALITY ASSURANCE:
A. THE CONTRACTOR SHALL ESTABLISH THE LEGAL BOUNDARY AND LOCALLY REQUIRED SETBACKS ON THE CARRIER PARCEL AND HOLD THE FENCE WITHIN THAT BOUNDARY IN ACCORDANCE WITH THE LINES AND DIMENSIONS OUTLINED ON THE CONSTRUCTION PLANS. WHERE CONFLICTS BETWEEN THE CONSTRUCTION PLANS AND LEGAL REQUIREMENTS EXIST, THE CONTRACTOR SHALL SEEK DIRECTION FROM THE SDM PRIOR TO PERFORMING THE WORKS.

B. MEMBER SIZES, FABRIC TYPES, CONNECTION DETAILS, SECURITY MEASURES, AND LOCATION OF GATES MUST STRICTLY ADHERE TO THE SPECIFICATIONS.
C. ALL STEEL MATERIALS UTILIZED IN CONNECTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FENCE FABRIC SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL. COVERED POSTS SHALL BE HOT-DIPPED IN GRADE "II" ZINC, 16 OUNCES PER SQUARE FOOT.

9.04 SEQUENCING:
A. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION PRIOR TO FENCE CONSTRUCTION, FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.

9.05 SUBMITTALS:
A. MANUFACTURER'S DESCRIPTIVE LITERATURE
B. CERTIFICATE OF COMPLIANCE THAT SPECIFICATIONS HAVE BEEN MET.

COAX/ANTENNA INSTALLATION & TESTING REQUIREMENTS

A. COAX TO BE INSTALLED PER MANUFACTURER'S STANDARDS. DIN CONNECTORS TO BE USED INSIDE & OUTSIDE.
B. ANTENNA TEST RESULTS (SUPPLIED WITH ANTENNA) NOTING ANTENNA LOCATION TO BE SUBMITTED TO OWNER.
C. FINAL AZIMUTHS & TILTS TO BE VERIFIED PER FINAL SITE DATA SHEET PROVIDED BY PROJECT MANAGER.
D. WRITTEN SURVEYOR REPORT VERIFYING FINAL ANTENNA AZIMUTHS TO BE SUBMITTED TO OWNER.

COAX/ANTENNA NOTES

A. ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES.

B. NORTH ARROW SHOWN ON PLANS REFERS TO PLAN NORTH. CONTRACTOR SHALL VERIFY TRUE NORTH AND INFORM CONSTRUCTION MANAGER OF ANY DISCREPANCIES BEFORE STARTING CONSTRUCTION.

ITEMS TO BE PROVIDED TO OWNER BY CONTRACTOR AT SITE INSPECTION

A. AS-BUILT DRAWINGS
B. ANTENNA VERIFICATION FORM
C. SWEEP TEST RESULTS
D. GROUND TEST RESULTS
E. SITE PHOTOS
F. CONTACT NUMBERS

at&t
AT&T WIRELESS, INC.
900 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

MasTec
Network Solutions

forge
FORGE SERVICES, INC.
T: (888) 985-8267
F: (888) 985-8267
660 MIDWEST RD. STE. 140
OAKBROOK TERRACE, IL 60181

kamry
498 MEADOW RIDGE
PROSPECT HEIGHTS, IL 60070
TEL: (847) 670-7412
FAX: (847) 685-2608
WWW.KAMRYENG.COM

FORGE PROJECT NO: 6657
DRAWN BY: AW, TL
CHECKED BY: FB

REV	DATE	DESCRIPTION
A	6/2/2015	ISSUED FOR V 1 LE
B	7/14/2015	ISSUED FOR V 1.90 CD'S

CONSTRUCT ONLY FROM DRAWINGS MARKED "ISSUED FOR CONSTRUCTION"

DRAFT

DATE SIGNED: _____

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WI2020
CITY OF FITCHBURG

2827 COMMERCE PARK DR
FITCHBURG, WI 53719

WATER TOWER

GENERAL NOTES

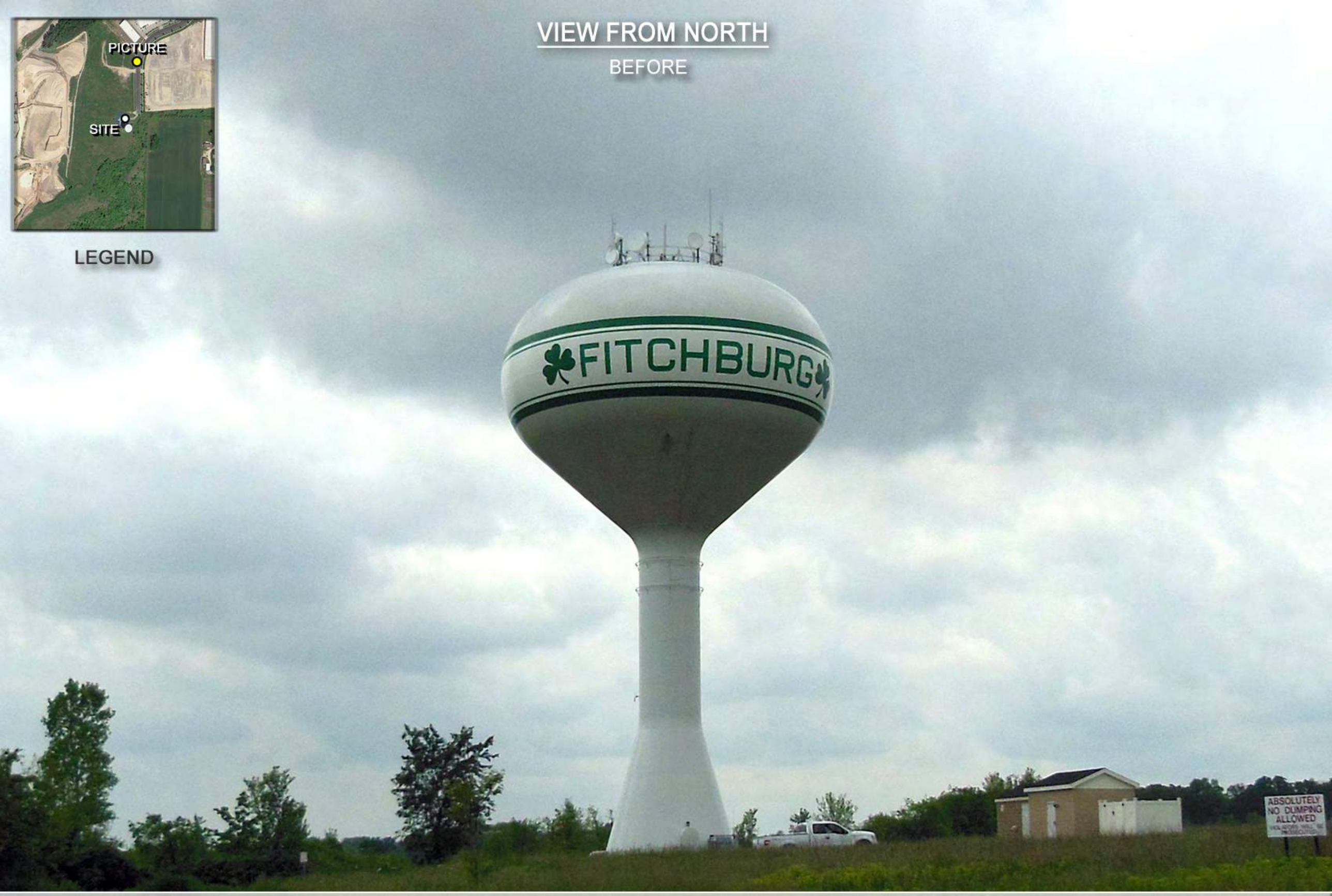
GN4.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

LEGEND

VIEW FROM NORTH

BEFORE



WI2020 CITY OF FITCHBURG

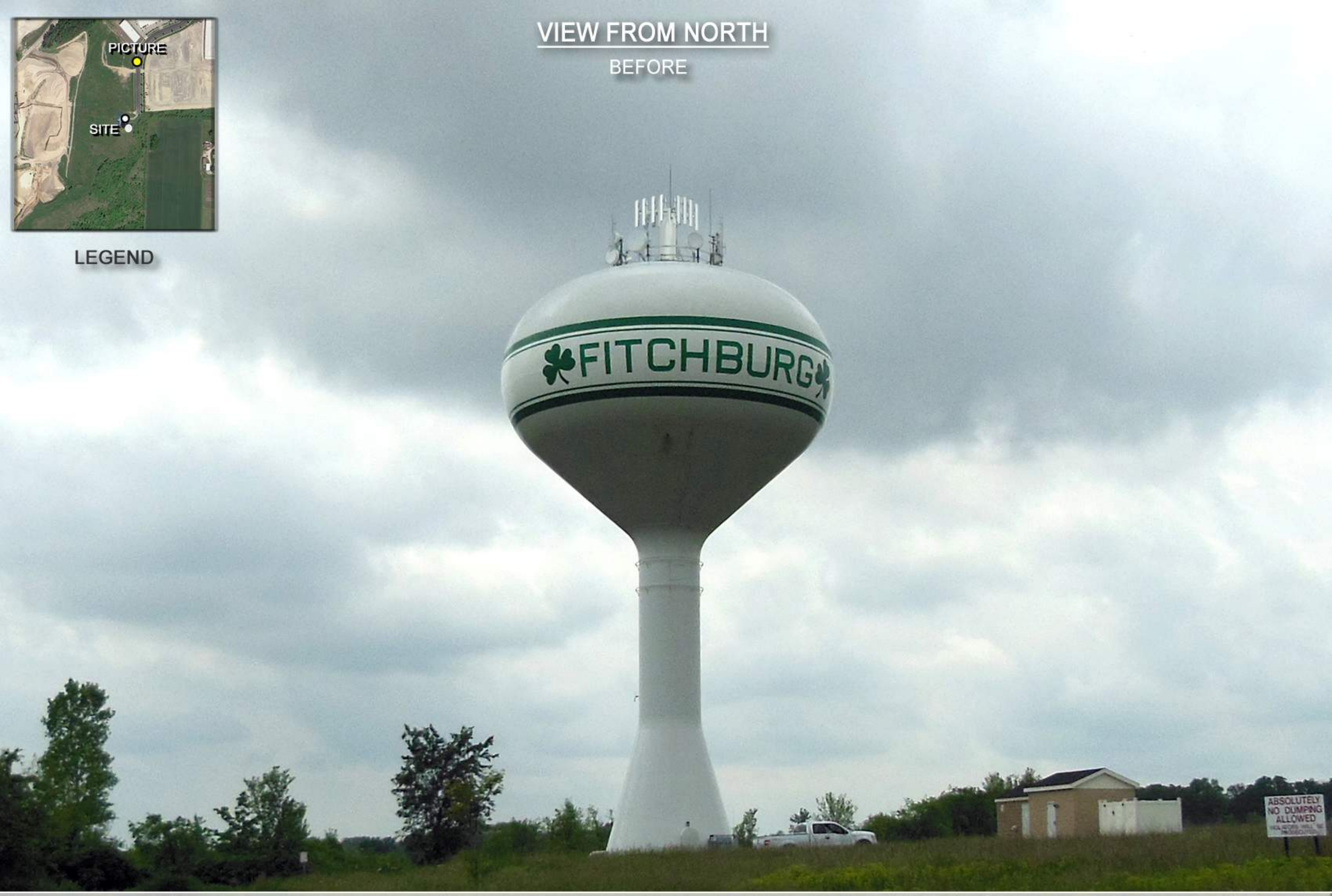
2827 Commerce Park Dr
Fitchburg, WI 53719 US

Latitude: 43° 00' 29.03"N
Longitude: 89° 28' 08.68"W

LEGEND

VIEW FROM NORTH

BEFORE



at&t

WI2020 CITY OF FITCHBURG

2827 Commerce Park Dr
Fitchburg, WI 53719 US

Latitude: 43° 00' 29.03"N
Longitude: 89° 28' 08.68"W

forge

VIEW FROM NORTH

LEGEND

BEFORE

AFTER

WI2020 CITY OF FITCHBURG

2827 Commerce Park Dr
Fitchburg, WI 53719 US

Latitude: 43° 00' 29.03"N
Longitude: 89° 28' 08.68"W

VIEW FROM SOUTH EAST

BEFORE

LEGEND

WI2020 CITY OF FITCHBURG

2827 Commerce Park Dr
Fitchburg, WI 53719 US

Latitude: 43° 00' 29.03"N
Longitude: 89° 28' 08.68"W

VIEW FROM SOUTH EAST

AFTER

LEGEND

WI2020 CITY OF FITCHBURG

2827 Commerce Park Dr
Fitchburg, WI 53719 US

Latitude: 43° 00' 29.03"N
Longitude: 89° 28' 08.68"W

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

Application: CU-2073-15 & ADR
Property Address: 2827 Commerce Park Drive
Property Location: Lot 1 CSM 11021
Review Date: July 30, 2015
Planning Staff Review #1

Planning staff has reviewed your submitted CUP & ADR requests for 2827 Commerce Park Drive, submitted on July 21, 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 Wednesday, August 5, 2015. Further comments or questions may arise as additional review occurs.

1. Please provide a sound analysis and specifications for the generator.

   Please see the attached generator cut sheets with DBA information.

2. What will the dBA level be at the property line and how often is this tested?

   The generator will be constructed with a level 2 sound enclosure (see page 5 of the generator cut sheets) that limits the DBA level to 71. There are no plans to test it, as it is a specification guaranteed by the generator manufacturer.

3. What is the purpose of the proposed POD?

   The purpose of the pod is to provide a structurally sound platform on which to attach AT&T's antennas, as there is already existing equipment located on the top of the tank. The pod also provides the additional height necessary to achieve AT&T's needed network coverage.

4. How many total panel antennas are proposed?

   Please refer to the Title Sheet, which states that a total of six (6) panel antennas will be constructed. This is also shown on detail 2 on sheet C2.1. There will be 2 antennas per sector with a total of 3 sectors.

5. What is the proposed overall height of the tower with proposed equipment? Sheet S4.1 appears to show the relocate lighting rod and FAA lights as the height point on the tower.

   Please see the attached 1A survey that is submitted to the FAA for their records. The centerline of AT&T's antennas is 135 feet. The lightning rod is 6 feet long and therefore the topmost appurtenance height is 141 feet as indicated on the 1A Survey.

GENERAC® | INDUSTRIAL POWER

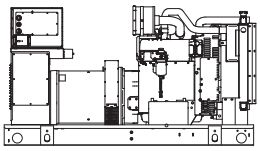
SD050

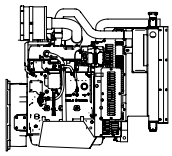
CUSTOM MODEL

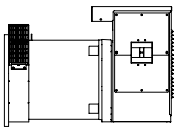
Industrial Diesel Generator Set

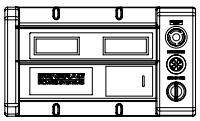
EPA Emissions Certification: Tier III

Standby Power Rating
50KW 60 Hz









features	benefits
Generator Set	
PROTOTYPE & TORSIONALLY TESTED	PROVIDES A PROVEN UNIT
UL2200 TESTED	ENSURES A QUALITY PRODUCT
RHINOCOAT PAINT SYSTEM	IMPROVES RESISTANCE TO ELEMENTS
SOUND LEVEL 2 ENCLOSURE	71dbA @ 7 METERS (23FT)
Engine	
EPA TIER CERTIFIED	ENVIRONMENTALLY FRIENDLY
INDUSTRIAL TESTED, GENERAC APPROVED	ENSURES INDUSTRIAL STANDARDS
POWER-MATCHED OUTPUT	ENGINEERED FOR PERFORMANCE
INDUSTRIAL GRADE	IMPROVES LONGEVITY AND RELIABILITY
Alternator	
TWO-THIRDS PITCH	ELIMINATES HARMFUL 3RD HARMONIC
LAYER WOUND ROTOR & STATOR	IMPROVES COOLING
CLASS H MATERIALS	HEAT TOLERANT DESIGN
DIGITAL 3-PHASE VOLTAGE CONTROL	FAST AND ACCURATE RESPONSE
Controls	
ENCAPSULATED BOARD W/ SEALED HARNESS	EASY, AFFORDABLE REPLACEMENT
4-20mA VOLTAGE-TO-CURRENT SENSORS	NOISE RESISTANT 24/7 MONITORING
SURFACE-MOUNT TECHNOLOGY	PROVIDES VIBRATION RESISTANCE
ADVANCED DIAGNOSTICS & COMMUNICATIONS	HARDENED RELIABILITY

primary codes and standards

NEMA · c UL us LISTED · NFPA · ASTM INTERNATIONAL · ISO · CE

SD050 application and engineering data

ENGINE SPECIFICATIONS

General

Make	Iveco / FPT
EPA Emissions Compliance	Tier III
EPA Emissions Reference	See Emissions Data Sheet
Cylinder #	4
Type	Diesel
Displacement - L (cu. in.)	4.5 (274)
Bore - mm (in.)	105 (4.1)
Stroke - mm (in.)	132 (5.2)
Compression Ratio	17.5:1
Intake Air Method	Turbocharged
Cylinder Head Type	2 Valve
Piston Type	Aluminum
Crankshaft Type	Forged Steel
Engine Block Type	Cast Iron / Wet Sleeve

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	+/- 0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow
Crankcase Capacity - L (gal)(qts)	13.6 (3.6) (14.4)

Cooling System

Cooling System Type	Closed
Water Pump	Belt Driven Centrifugal
Fan Type	Pusher
Fan Blade Number	2538 (10)
Fan Diameter (in.)	26
Coolant Heater Wattage	1500
Coolant Heater Standard Voltage	120

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel
Fuel Specifications	ASTM
Fuel Filtering (microns)	5
Fuel Inject Pump Make	Standyne
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Engine Type	Direct Injection
Fuel Supply Line - mm (in.)	1/4 inch Npt
Fuel Return Line - mm (in.)	1/4 inch Npt

Engine Electrical System

System Voltage	12VDC
Battery Charging Alternator	90 Amp
Battery Size (at 0 oC)	Optima Redtop
Battery Group	34
Battery Voltage	12VC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	390
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	< 3.5%
Telephone Interference Factor (TIF)	< 50
Standard Excitation	PMG
Bearings	Single Sealed Cartridge
Coupling	Direct, Flexible Disc
Load Capacity - Standby	100%
Load Capacity - Prime	100%
Prototype Short Circuit Test	Y

Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	+/- 0.25%

CODES AND STANDARDS COMPLIANCE (WHERE APPLICABLE)

NFPA 99
NFPA 110
ISO 8528-5
ISO 1708A.5
ISO 3046
BS5514
SAE J1349
DIN6271
IEEE C62.41 TESTING
NEMA ICS 1

Rating Definitions:
Standby – Applicable for a varying emergency load for the duration of a utility power outage with no overload capability. (Max. load factor = 70%)
Prime – Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. (Max. load factor = 80%) A 10% overload capacity is available for 1 out of every 12 hours.

SD050 operating data (60Hz)

POWER RATINGS (kW)

	STANDBY		
Single-Phase 120/240VAC @1.0pf	50	Amps:	208
Three-Phase 120/208VAC @0.8pf	-	Amps:	-
Three-Phase 120/240VAC @0.8pf	-	Amps:	-
Three-Phase 277/480VAC @0.8pf	-	Amps:	-
Three-Phase 346/600VAC @0.8pf	-	Amps:	-

NOTE: Generator output limited to 200A.

STARTING CAPABILITIES (sKVA)

sKVA vs. Voltage Dip

		480VAC						208/240VAC					
Alternator*	kW	*10%*	*15%*	*20%*	*25%*	*30%*	*35%*	*10%*	*15%*	*20%*	*25%*	*30%*	*35%*
Standard	50	-	-	-	-	-	-	26	39	52	65	77	90
Upsize 1		-	-	-	-	-	-	-	-	-	-	-	-
Upsize 2		-	-	-	-	-	-	-	-	-	-	-	-

*All Generac industrial alternators utilize Class H insulation materials. Standard alternator provides less than or equal to Class B temperature rise. Upsize 1 provides less than or equal to Class B temperature rise. Upsize 2 provides less than or equal

FUEL

Fuel Consumption Rates

Fuel Pump Lift - in (m)
36(.9)

STANDBY		
Percent Load	gph	lph
25%	1.52	5.75
50%	2.33	8.82
75%	3.08	11.65
100%	4.15	15.71

COOLING

Coolant System Capacity - Gal (L)
4.5 (17.44)

Maximum Radiator Backpressure
1.5" H_2O Column

		STANDBY
Coolant Flow per Minute	gpm (lpm)	32.7(123.8)
Heat rejection to Coolant	BTU/min	123,000
Inlet Air	cfm (m3/min)	6,360 (180.0)
Max. Operating Radiator Air Temp	F^o (C^o)	122(50)
Max. Operating Ambient Temperature	F^o (C^o)	122(50)

COMBUSTION AIR REQUIREMENTS

		STANDBY	
Intake Flow at Rated Power	cfm (m3/min)	247	(7.00)

EXHAUST

Exhaust Outlet Size (Open Set)
3.0"
Maximum Backpressure (Post-Silencer)
1.5" Hg

		STANDBY
Exhaust Flow (Rated Output)	cfm (m3/hr)	534(906.7)
Maximum Backpressure	inHg (Kpa)	1.5 (5.1)
Exhaust Temp (Rated Output)	^oF (^oC)	930(498.8)

ENGINE

		STANDBY
Rated Engine Speed	rpm	1800
Horsepower at Rated kW	hp	93
Temperature Deration		Consult Factory
Altitude Deration		Consult Factory

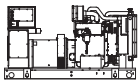
* CA units include aftertreatment

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.

SD050

standard features and options

GENERATOR SET



● Genset Vibration Isolation	Std
● Factory Testing	Std
● Extended warranty	Std
● Padlockable Doors	Std
● Steel Enclosure (Enclosed Models)	Std
○ Remote Emergency Shutdown	Opt

ENGINE SYSTEM

General

● Oil Drain Extension	Std
● Air Cleaner	Std
● Industrial Exhaust Silencer (Open Sets, ship loose)	Std
● Critical Exhaust Silencer (Enclosed Sets)	Std
● Stainless steel flexible exhaust connection	Std

● **Fuel System**

● Primary Fuel Filter with Water Separator	Std
● Flexible Fuel Lines	Std
● UL142 Fuel Tank, 48 Hr Runtime	Std
● 2 Gal Overflow Containment with Alarm	Std

Cooling System

● 120VAC Coolant Heater (3-wire connection cord)	Std
● 50%/50% Coolant	Std
● Level 1 Guarding (Open Sets)	Std
● Closed Coolant Recovery System	Std
● UV/Ozone resistant hoses	Std
● Factory-Installed Radiator	Std
● Radiator Drain Extension	Std
● Fan guard	Std
● Radiator duct adapter (Open Sets)	Std
●	

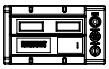
Engine Electrical System

● Battery charging alternator	Std
● Battery cables	Std
● Battery tray	Std
● 75W 120VAC Battery heater	Std
● Solenoid activated starter motor	Std
● 10A UL float/equalize battery charger	Std
● Weather Resistant electrical connections	Std
● Duplex GFCI Convenience Outlet	Std

ALTERNATOR SYSTEM

● UL2200 GENprotect™	Std
● 100% Rated 200A Main Line Circuit Breaker	Std

CONTROL SYSTEM



Control Panel

● Digital H Control Panel - Dual 4x20 Display	Std
● Programmable Crank Limiter	Std
● 7-Day Programmable Exerciser (requires H-Transfer Switch)	Std
● Special Applications Programmable PLC	Std
● RS-232	Std
● RS-485	Std
● All-Phase Sensing DVR	Std
● Full System Status	Std
● Utility Monitoring (Req. H-Transfer Switch)	Std
● 2-Wire Start Compatible	Std
● Power Output (kW)	Std
● Power Factor	Std
● Reactive Power	Std
● All phase AC Voltage	Std
● All phase Currents	Std
● Oil Pressure	Std
● Coolant Temperature	Std
● Coolant Level	Std
● Low Fuel Pressure Indication	Std
● Engine Speed	Std
● Battery Voltage	Std
● Frequency	Std
● Date/Time Fault History (Event Log)	Std
● UL2200 GENprotect™	Std
○ Low-Speed Exercise	Opt
● Isochronous Governor Control	Std
● -40deg C - 70deg C Operation	Std
● Weather Resistant Electrical Connections	Std
● Audible Alarms and Shutdowns	Std
● Not in Auto (Flashing Light)	Std
● On/Off/Manual Switch	Std
● E-Stop (Red Mushroom-Type)	Std
○ Remote E-Stop (Break Glass-Type, Surface Mount)	-
○ Remote E-Stop (Red Mushroom-Type, Surface Mount)	-
○ Remote E-Stop (Red Mushroom-Type, Flush Mount)	-
● NFPA 110 Level I and II (Programmable)	Std
● Remote Communication - RS232	Std

Alarms (Programmable Tolerances, Pre-Alarms and Shutdowns)

● Low Fuel	Std
● Oil Pressure (Pre-programmed Low Pressure Shutdown)	Std
● Coolant Temperature (Pre-programmed High Temp Shutdo	Std
● Coolant Level (Pre-programmed Low Level Shutdown)	Std
● Engine Speed (Pre-programmed Overspeed Shutdown)	Std
● Voltage (Pre-programmed Overvoltage Shutdown)	Std
● Battery Voltage	Std

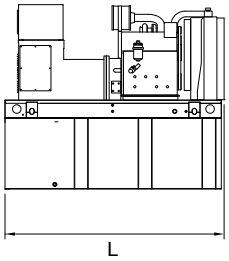
Other Options

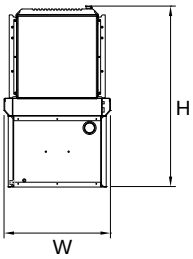
● Single Side Service

●

○

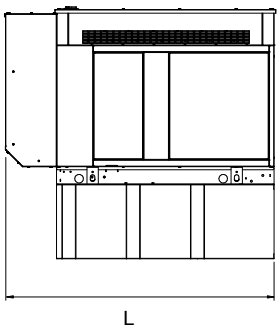
SD050 dimensions, weights and sound levels

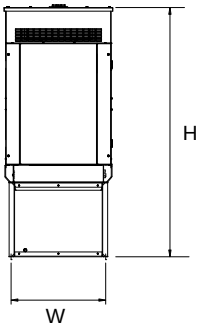




OPEN SET

	TANK SIZE							
	RUNTIME HOURS	CAPACITY (GAL)	TANK VOLUME	L	W	H	WT	dBA*
○	-	-	-	-	-	-	-	84
○	-	-	-	-	-	-	-	
○	-	-	-	-	-	-	-	
○	-	-	-	-	-	-	-	
○	-	-	-	-	-	-	-	
●	48	210	210	76	38	87	3400	
○	-	-	-	-	-	-	-	
○	-	-	-	-	-	-	-	





LEVEL 2 SOUND ENCLOSURE

	TANK SIZE							
	RUNTIME HOURS	CAPACITY (GAL)	TANK VOLUME	L	W	H	WT	dBA*
○	-	-	-	-	-	-	-	71
○	-	-	-	-	-	-	-	
○	-	-	-	-	-	-	-	
○	-	-	-	-	-	-	-	
○	-	-	-	-	-	-	-	
●	48	210	210	94.8	38	99	3935	
○	-	-	-	-	-	-	-	
○	-	-	-	-	-	-	-	

*Required gallons based on 100% of standby rating. Weights consider steel enclosure and are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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ASM Consultants, Inc.
Advanced Surveying & Mapping
Putting the Pieces Together.....Since 1984

JULY 13, 2015

FAA "1/A" CERTIFICATE

RE: CITY OF FITCHBURG
WI2020
2827 COMMERCE PARK DR
FITCHBURG, WI 53719
ASMC JOB NO. 711333

EXISTING ANTENNA LOCATION

CENTER OF WATER TOWER:

LATITUDE:	N 43° 00' 28.89"	
LONGITUDE:	W 089° 28' 08.27"	
PROPOSED OVERALL HEIGHT OF APPURTENANCE (TOP OF LIGHTNING ROD)	1222' AMSL	141' AGL
PROPOSED PANEL ANTENNA (TOP OF ANTENNA)	1220' AMSL	139' AGL
PROPOSED PANEL ANTENNA (RAD CENTER OF ANTENNA)	1216' AMSL	135' AGL
GROUND ELEVATION:	1081' AMSL	0' AGL

I CERTIFY THAT THE LATITUDE AND THE LONGITUDE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY, AND THE SITE ELEVATION IS ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND EXPRESSED AS DEGREES MINUTES AND SECONDS. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE DETERMINED TO THE NEAREST FOOT.

I ALSO CERTIFY THAT THE ACCURACIES OF THE EQUIPMENT USED TO OBTAIN THESE COORDINATES ARE BETTER THAN OR EQUAL TO WITHIN 3 METERS HORIZONTAL AND 1 METER VERTICAL.

CHARLES S. MARSHALL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3377
LICENSE EXPIRES 11/30/2016

CHARLES S. MARSHALL
STATE OF
NO.
S-2463
BATAVIA IL
WISCONSIN
LAND SURVEYOR

16 E Wilson St, Batavia IL 60510 (630) 879-0200 Fax (630) 454-3774 advanced@advct.com

2827 Commerce Park Drive
AT&T Communication Installation
Public Works Review #1

The following comments are based on the Architectural & Design Review Application and Conditional Use Permit submitted by Andy Fitz, with Mastec Network Solutions, for communication additions to Tower E located at 2827 Commerce Park Drive. AB 7-28-15, TF 7-28-15, RE 7-24-15, CH 7-30-15. Additional comments beyond these may be required on future reviews.

General Comments

1. Prior to issuance of a building permit:
   - The lease agreement will need to be amended and executed by all parties. AT&T will need to provide all modified exhibits for this amendment. Modified exhibits shall only include equipment that will be installed at this time; no future equipment may be included. The City will draft the amendment.
   - The plans will need to be reviewed and approved by the Fitchburg Public Works Department and their consultant once all required documentation/studies are provided by AT&T.
   - Documentation will need to be provided to confirm RF emissions at this site will not exceed the safe limits established by the FCC. Theoretical analysis may be used prior to the work to determine site compliance at AT&T's own risk. Please note, that by AT&T installing the equipment at this site, AT&T is deemed to have represented to the City that their equipment in conjunction with all other RF sources located on this site will not violate safe limits. After work is complete actual field measurements will be required to confirm the site is within the safe limits. AT&T will be required to make corrections if safe limits are exceeded.
   - An interference study needs to be complete to ensure AT&T's intended use will not interfere with any existing and future communications on this tank. All potential interference will need to be corrected by AT&T. Intermod information will be forwarded for AT&T's use as well as a drawing of the antenna locations on the tower. AT&T is responsible for verifying the location of the antennas shown on this sketch. All antennas need to be shown in AT&T's plans.
   - Structural calculations will need to be reviewed and approved by the City's consultant. The structural calculations need to include all existing and proposed antennas on this tower as listed on the attached intermod form.
   - A copy of the FAA approval needs to be provided.
   - Additional easements, if needed, will need to be recorded.
   - Any adjustments to the one year license fee will need to be paid.
   - A preconstruction meeting will need to be held with AT&T, AT&T's contractor, Fitchburg Public Works and their consultant.
   - The City will need to approve the contractor selected to complete this work.
2. Once all documentation/studies noted above have been submitted, the City will hire a consultant to review the plans/studies, inspect AT&T's work, and provide a final video of the installation. AT&T is responsible for all consulting costs as well as City costs for this project.
3. AT&T may not place communications into service until all work is complete, all City invoices are paid, and AutoCAD record drawings are received by the City.

Comprehensive Development Plan
Sub-Zero
Fitchburg, WI

Sub-Zero Wolf Inc
Fitchburg, WI
July 21st, 2015

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

FN: 15-05-118

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1 Introduction 1
2 Existing Conditions 1
2.1 Site Location 1
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2.3 Topography 1
2.4 Soil Information 1
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2.7 Surface Runoff 2
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3.1 Proposed Site Plan 2
3.2 Proposed Utility Plan 2
3.3 Proposed Street Plan 3
3.4 Proposed Park 3
3.5 Proposed Development Plan 3
3.6 Storm Water Management Plan 3

1 Introduction

D'Onofrio, Kottke & Associates Inc. has prepared this Comprehensive Development Plan (CDP) for the proposed Sub Zero development project. The CDP will be used as the guide for developing the remaining lands owned by Sub Zero Wolf Inc. located near Marketplace Drive. An industrial building, parking areas, and loading docks are proposed within phase I of this development.

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 167.8 acres and is located north of Lacy Road and south of McKee Road, within Section 8 of the City of Fitchburg. The property is approximately bounded by:

- South: Land owned by Payne & Dolan Inc (north of Lacy Road)
- North: McKee Road
- East: Jim Spahr Development (west of S. Seminole Highway)
- West: Land owned by Payne & Dolan (east of Verona Road)

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

2.2 Zoning

The property is currently zoned as R-D (Rural Development) as shown on **Figure 2A & Figure 2B**. **Figure 3** illustrates the location of the development within the North Stoner Prairie Neighborhood Plan future development map. Sub Zero is requesting that the site be zoned as I-G (General Industrial) as defined by Chapter 22 in the City of Fitchburg's ordinances.

2.3 Topography

Figure 4 displays the existing conditions of the project site which currently functions as the Sub Zero campus, cultivated farmland, and the western portion is being mined by Payne & Dolan.

2.4 Soil Information

The project site's existing soil types, according to the Natural Resources Conservation Service Web Soil Survey (http://websoilsurvey.nrcs.usda.gov), can be found on Figure 5.

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

2.5 Natural Features

Eco-Resource Consulting, LLC has completed a "Preliminary Natural Resource Assessment for the Proposed Site of the North Stoner Prairie Development" in November 2013. Eco-Resource Consulting, LLC has determined that there are five areas (2-6) within or adjacent to the Sub Zero lands that are noteworthy, with trees worth retaining for visual interest and the existing wetland feature. A map illustrating these areas can be found in the North Stoner Prairie Neighborhood Plan (page 283). Sub Zero intends to preserve the trees on the north-south fence-line, which encompasses areas 3-5 of the assessment, and will explore the possibility of a wetland scrape in area 6 to enhance the wetland features and vegetation.

2.6 Environmental Designations

According to the Wisconsin Wetland Inventory on the DNR Surface Water Data Viewer, the proposed project site contains a wetland which has been delineated by Stantec (an assured DNR wetland delineator) as of June 2015. **Figure 6** displays the existing wetland and wetland indicators.

2.7 Surface Runoff

The storm water surface runoff for the un-developed site currently drains to the existing wetlands. The proposed site is located within the Yahara River and Lake Monona watershed within the Lower Rock watershed as shown in **Figure 7** according to Dane County Land & Water Resources.

3 Proposed Development

3.1 Proposed Site Plan

The initial phase of the Sub Zero development consists of a 400,000 sf addition on the south side of their southerly building. There will also be a corporate garden on the previous Harvest Haven site. The remainder of the site will be used for future expansion of the Sub Zero campus, to include manufacturing, warehousing, and corporate offices.

3.2 Proposed Utility Plan

The proposed development will be serviced by extending the existing water and sanitary sewer south along Marketplace Drive through Jim Spahr's development (east of the proposed development). The utilities will be extended south until the intersection of "A Street" at which point the utilities will be extended to the west until they reach the eastern boundary of the proposed Sub Zero development. Jim Spahr will hire a contractor to complete the extension of the existing utilities. The proposed Sub Zero development and Jim Spahr's development are located within the Seminole Interceptor sanitary sewer service area as shown in the North Stoner Prairie Neighborhood Plan (page 165).

MMSD fees and Seminole Interceptor fees, will be paid for at the time of CSM approval.

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. **Figure 8** is the preliminary proposed utility plan.

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 North Stoner Prairie Neighborhood Plan.

A new east-west connector street will be built, and intersect with Commerce Drive which will be extended southerly. Marketplace Drive will be rerouted on the east side of the bike trail.

3.4 Proposed Park

Any park requirements will be satisfied per the City of Fitchburg's Chapter 24 ordinance.

3.5 Proposed Development Plan

The Sub Zero development project is anticipated to be developed over a 10-20 year time frame.

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. 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.

A regional detention basin will be developed in conjunction with Payne & Dolan, and will incorporate the wetlands and surrounding low lying lands. Per the CARPC requirements as part of the USA expansion, 100% stay-on will be achieved by using infiltration techniques throughout the project. Oil and grease will be controlled, and a wet detention basin will be used to reduce sediment prior to runoff reaching the wetlands.

Figures

Figure 1	**Project Location**
Figure 2A	**Zoning Map – Section 8**
Figure 2B	**Zoning Map – Section 7**
Figure 3	**North Stoner Prairie Neighborhood Plan Natural Features Map**
Figure 4	**Existing Topography**
Figure 5	**Web Soil Survey Map**
Figure 6	**Wetland Map**
Figure 7	**Watershed Boundaries Map**
Figure 8	**Preliminary Utility Plan**

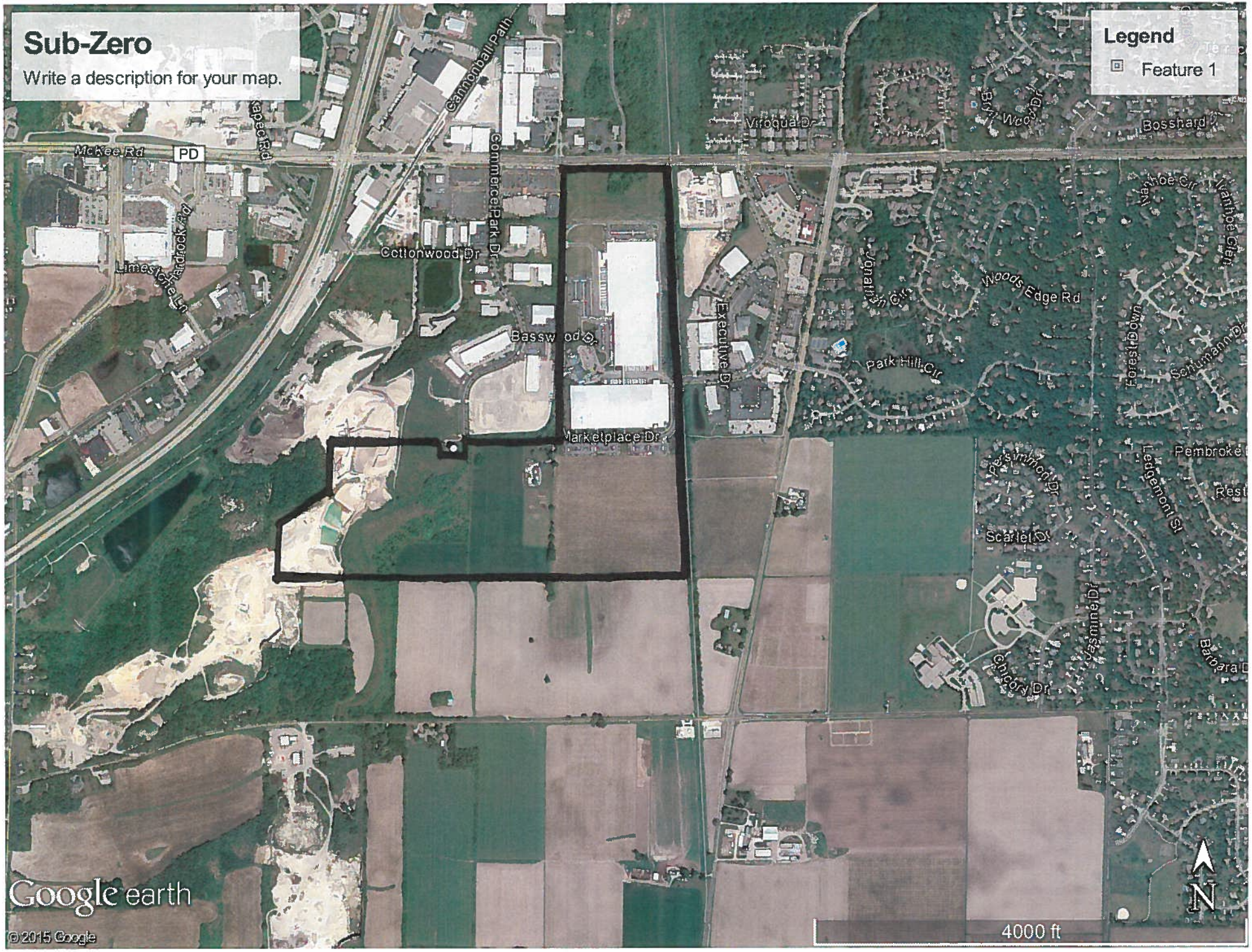
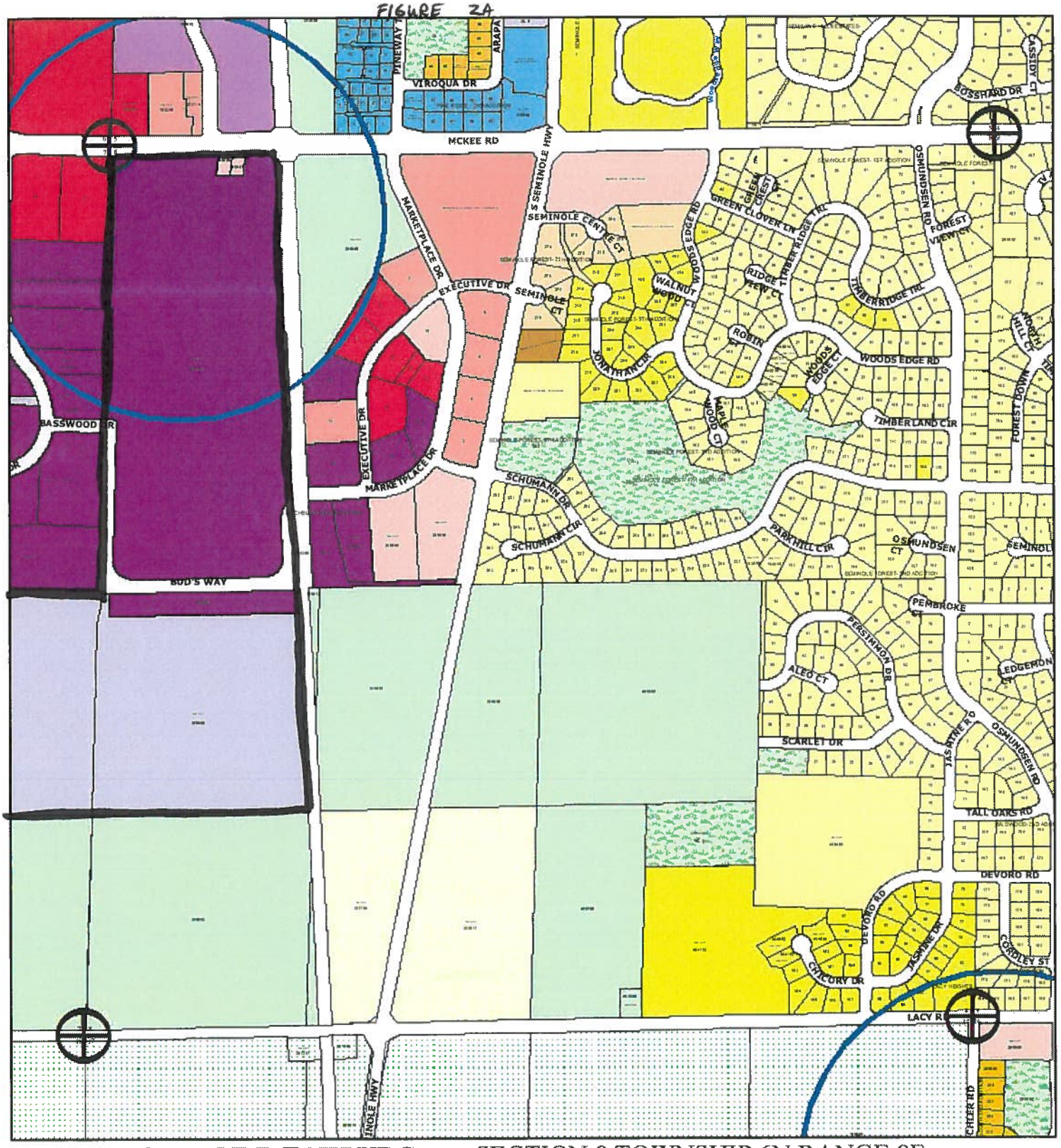

Sub-Zero
Write a description for your map.
Legend
Feature 1
McKee Rd
PD
Limestone Ln
Cottonwood Dr
Commerce Park Dr
Cannonball Path
Basswood Dr
Marketplace Dr
Executive Dr
Viroqua Dr
Bryn Wood Dr
Bosshard
Woods Edge Rd
Park Hill Cir
Forestbrook
Schumann Dr
Pembroke
Persimmon Dr
Ledgemont St
Scarlet Dr
Gregory Dr
Jasmine Dr
Barbara
Google earth
© 2015 Google
4000 ft
N

FIGURE 1

FIGURE 2A



CITY OF FITCHBURG SECTION 8 TOWNSHIP 6N RANGE 9E

Zoning Districts

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

- City Limits
- Wellhead Protection Area
- Section Corner

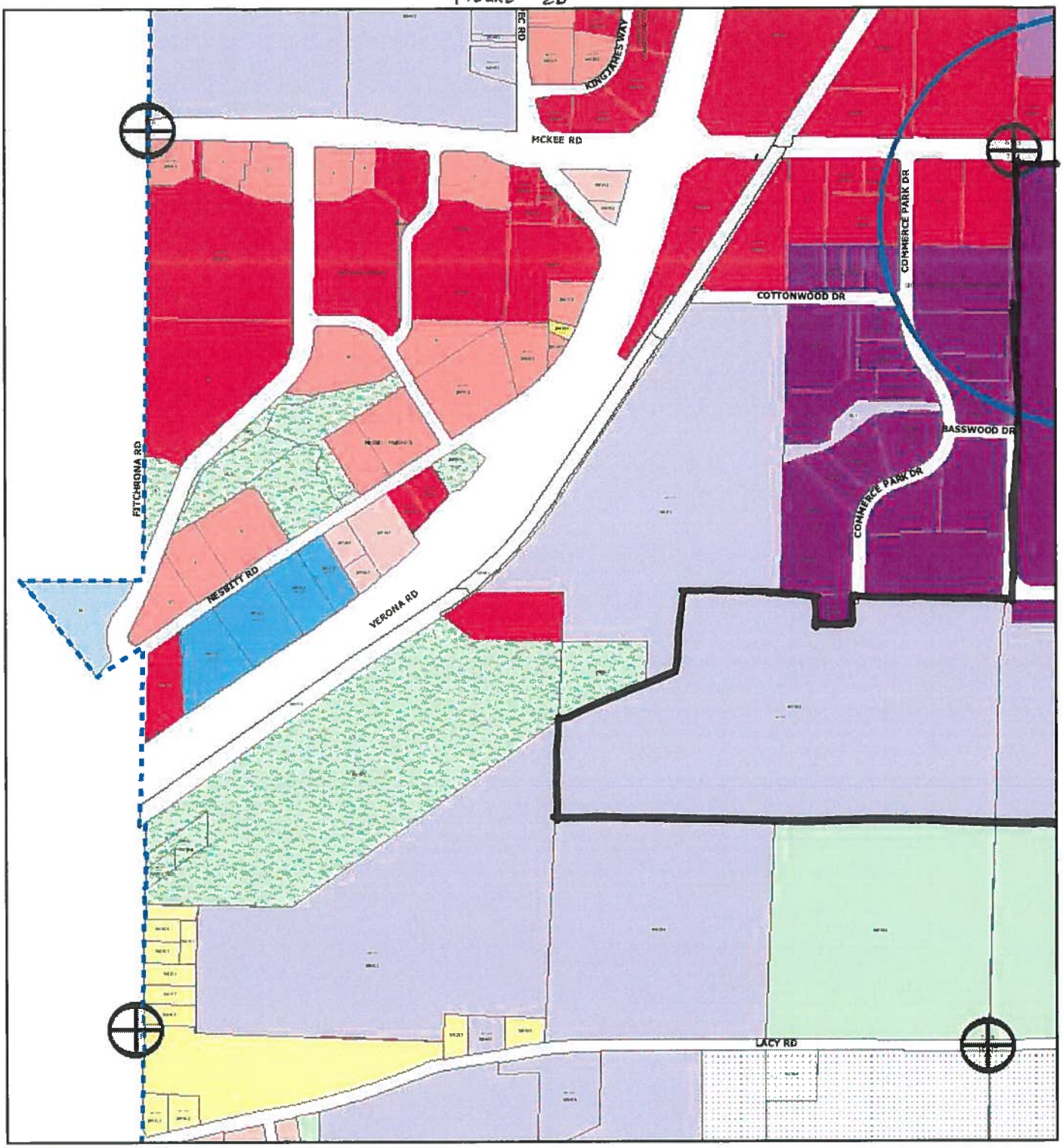
0 200 400 800 1,200 1,600 2,000 Feet

N

Prepared by: Planning and Zoning Department 02.13

THE CITY OF Fitchburg

FIGURE 2B



CITY OF FITCHBURG SECTION 7 TOWNSHIP 6N RANGE 9E

Zoning Districts

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

0 200 400 800 1,200 1,600 2,000 Feet

N

Prepared by Planning and Zoning Department 04/14

FIGURE 3

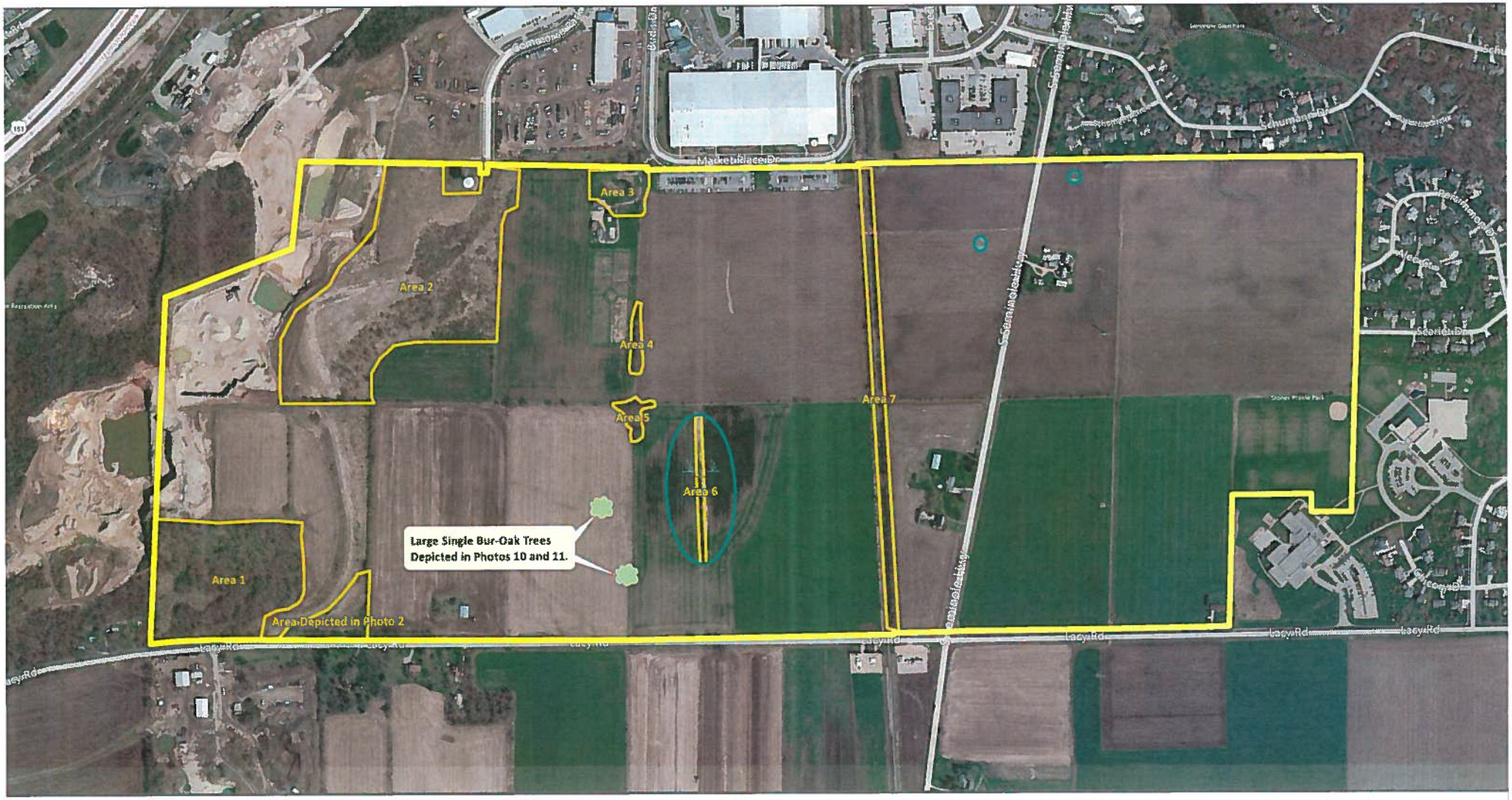


Figure 1: Natural Resource Features Within the North Stoner Prairie Development Site City of Fitchburg | Dane County, WI

Closed Depressions Wetlands

North Stoner Prairie Neighborhood Plan - November 2013

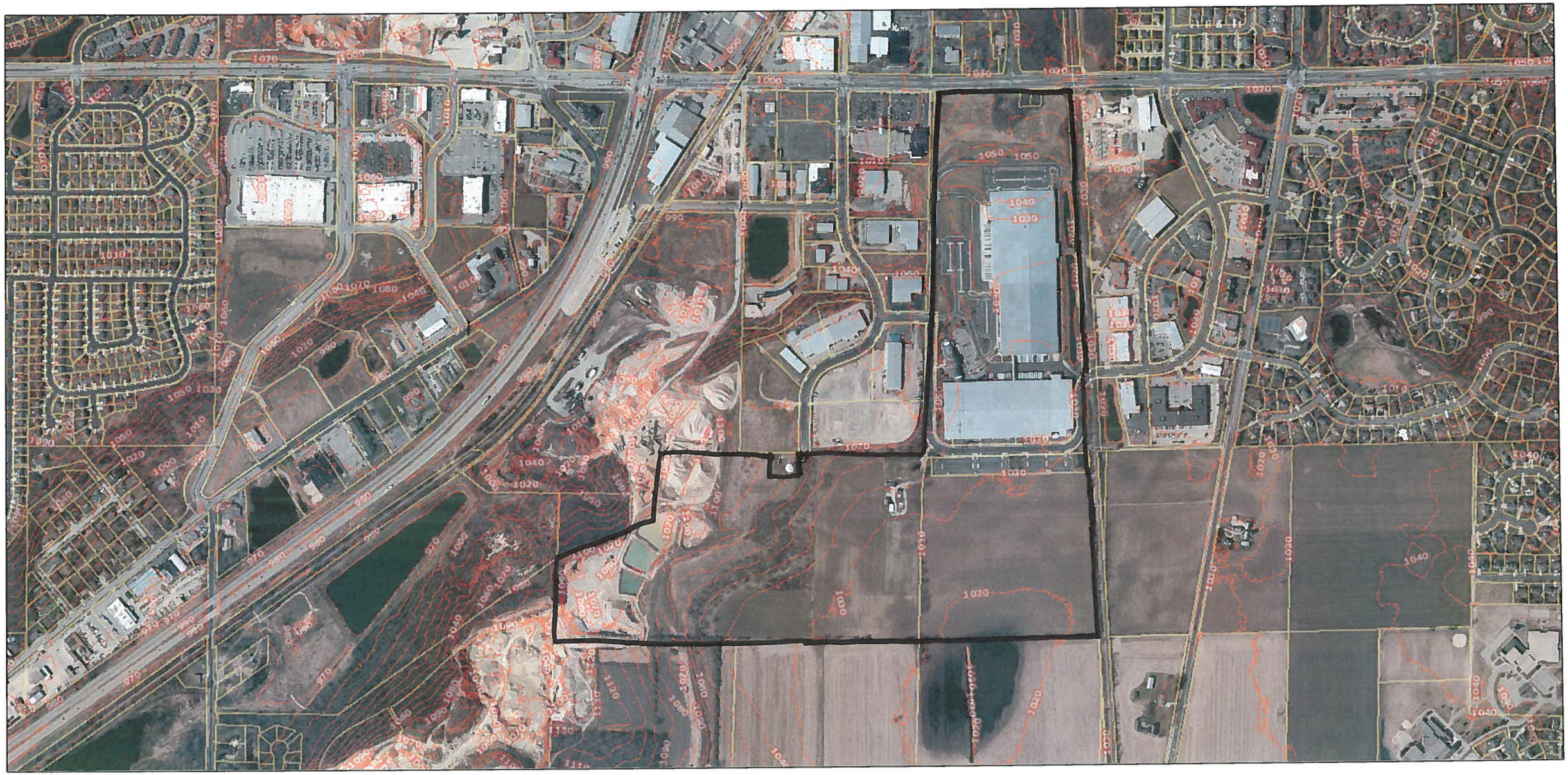
N

0 250 500
Feet
1 inch = 500 feet

ERC
ECO-RESOURCE CONSULTING, LLC
409 Concord Drive | Oregon, WI 53575 | http://www.eco-resource.net

FIGURE 4

Sub Zero



July 22, 2015

Contours - 10 ft Intervals

Tax Parcels

1:11,285

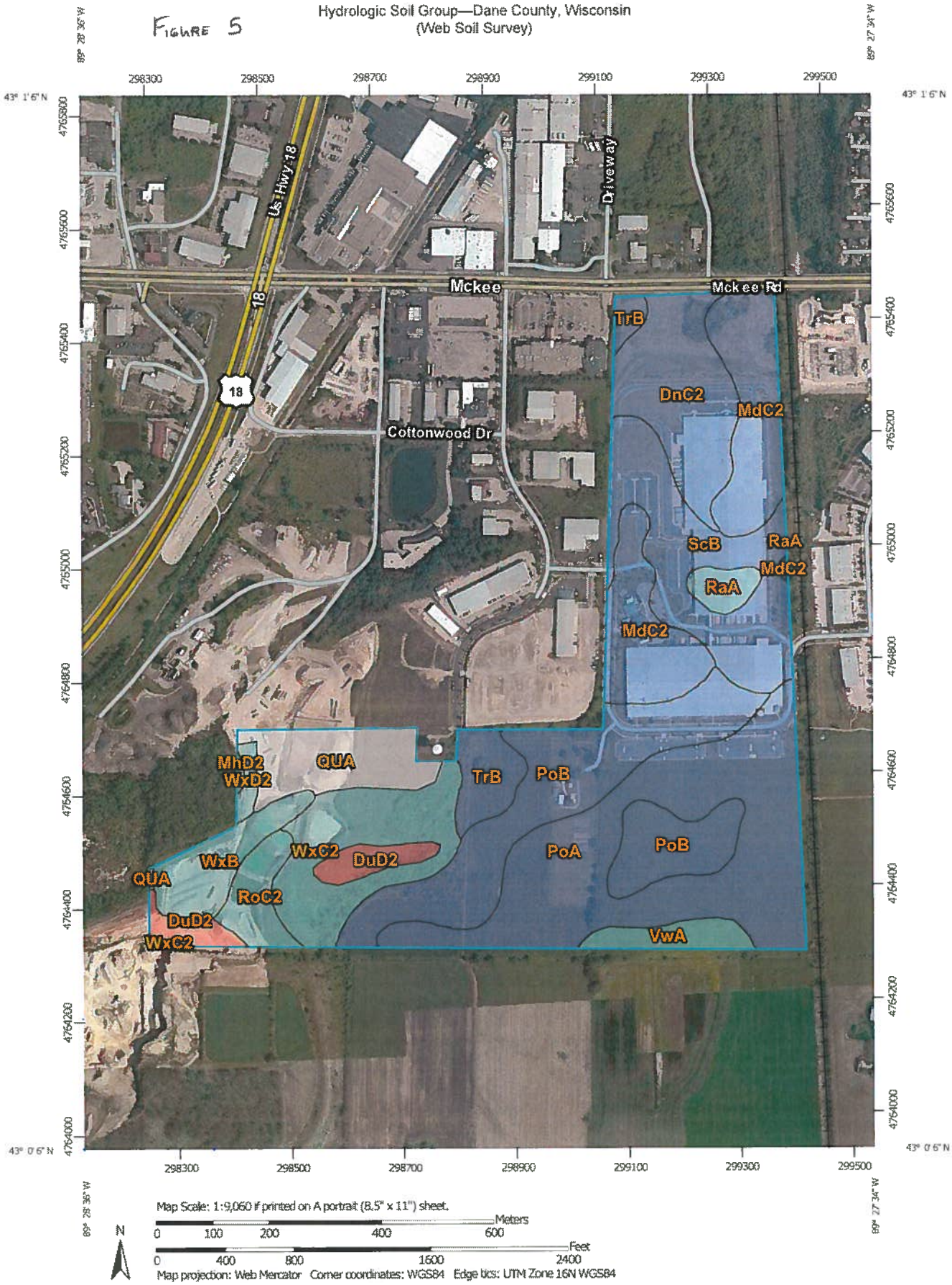
0 0.125 0.25 0.5 mi

0 0.2 0.4 0.8 km

Planning
Geophysical
Water Resources
Recreation
ParcelText

FIGURE 5

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



Map Scale: 1:9,060 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

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.

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: Aug 16, 2013—Aug 29, 2013

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
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded	B	13.9	8.6%
DuD2	Dunbarton silt loam, 12 to 20 percent slopes, eroded	D	4.3	2.6%
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	B	19.5	12.0%
MhD2	Military loam, 12 to 20 percent slopes, eroded	C	0.2	0.1%
PoA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	B	34.5	21.4%
PoB	Plano silt loam, gravelly substratum, 2 to 6 percent slopes	B	28.0	17.3%
QUA	Quarry		8.7	5.4%
RaA	Radford silt loam, 0 to 3 percent slopes	C	2.0	1.3%
RoC2	Rockton silt loam, 6 to 12 percent slopes, eroded	C	4.1	2.6%
ScB	St. Charles silt loam, 2 to 6 percent slopes	B	17.8	11.0%
TrB	Troxel silt loam, 1 to 3 percent slopes	B	5.2	3.2%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	C	3.1	1.9%
WxB	Whalan silt loam, 2 to 6 percent slopes	C	6.0	3.7%
WxC2	Whalan silt loam, 6 to 12 percent slopes, eroded	C	13.6	8.4%
WxD2	Whalan silt loam, 12 to 20 percent slopes, eroded	C	1.0	0.6%
Totals for Area of Interest			**161.8**	**100.0%**

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

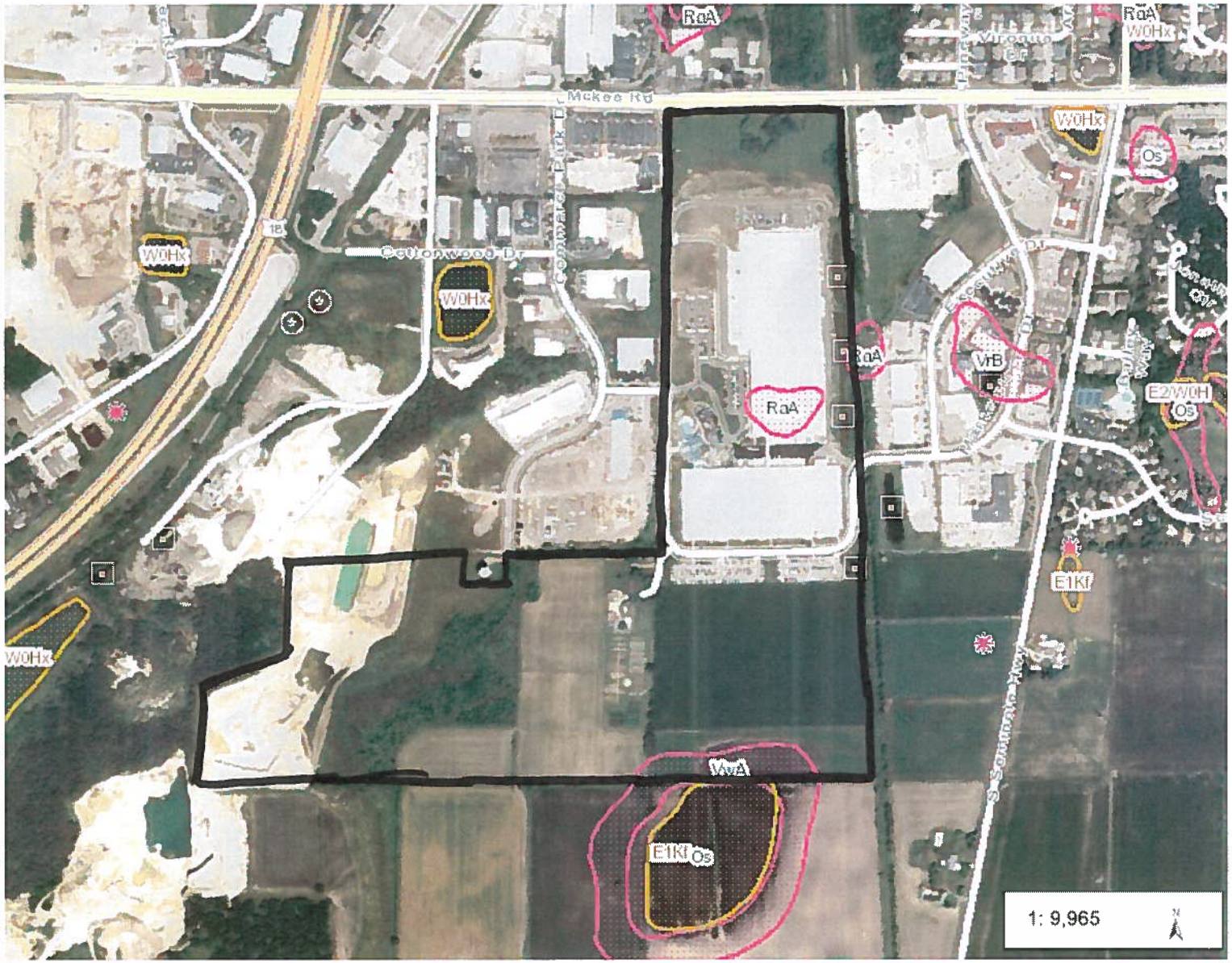
Aggregation Method: Dominant Condition

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/drained wetland
  - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
  - Wetland
  - Upland
- Filled Areas
- NRCS Wetspots
- Wetland Indicators
- Rivers and Streams
- Open Water
- Air Photo Index (2008 NAIP)

Notes

0.3 0 0.16 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 aregarding 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/

FIGURE 7

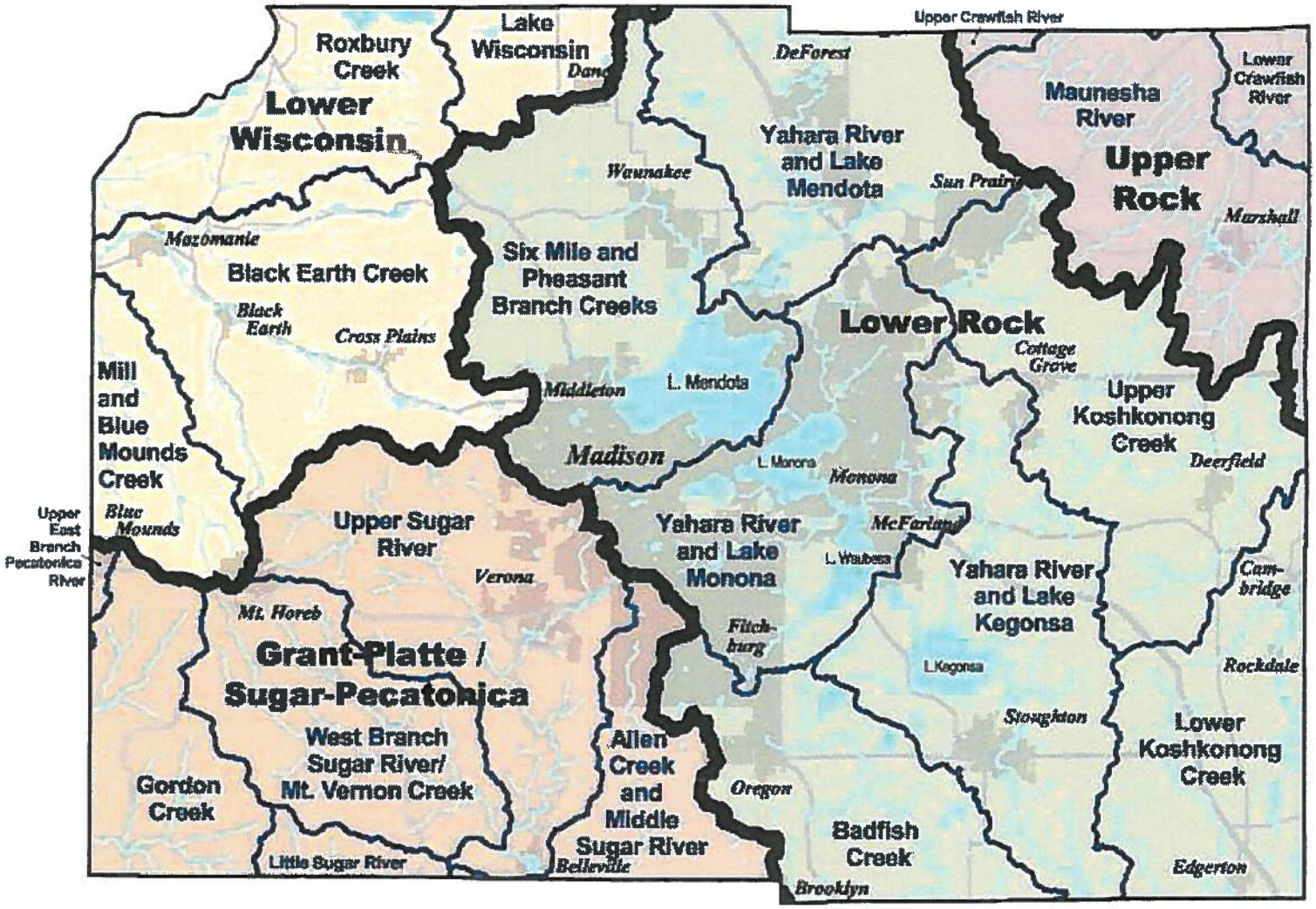
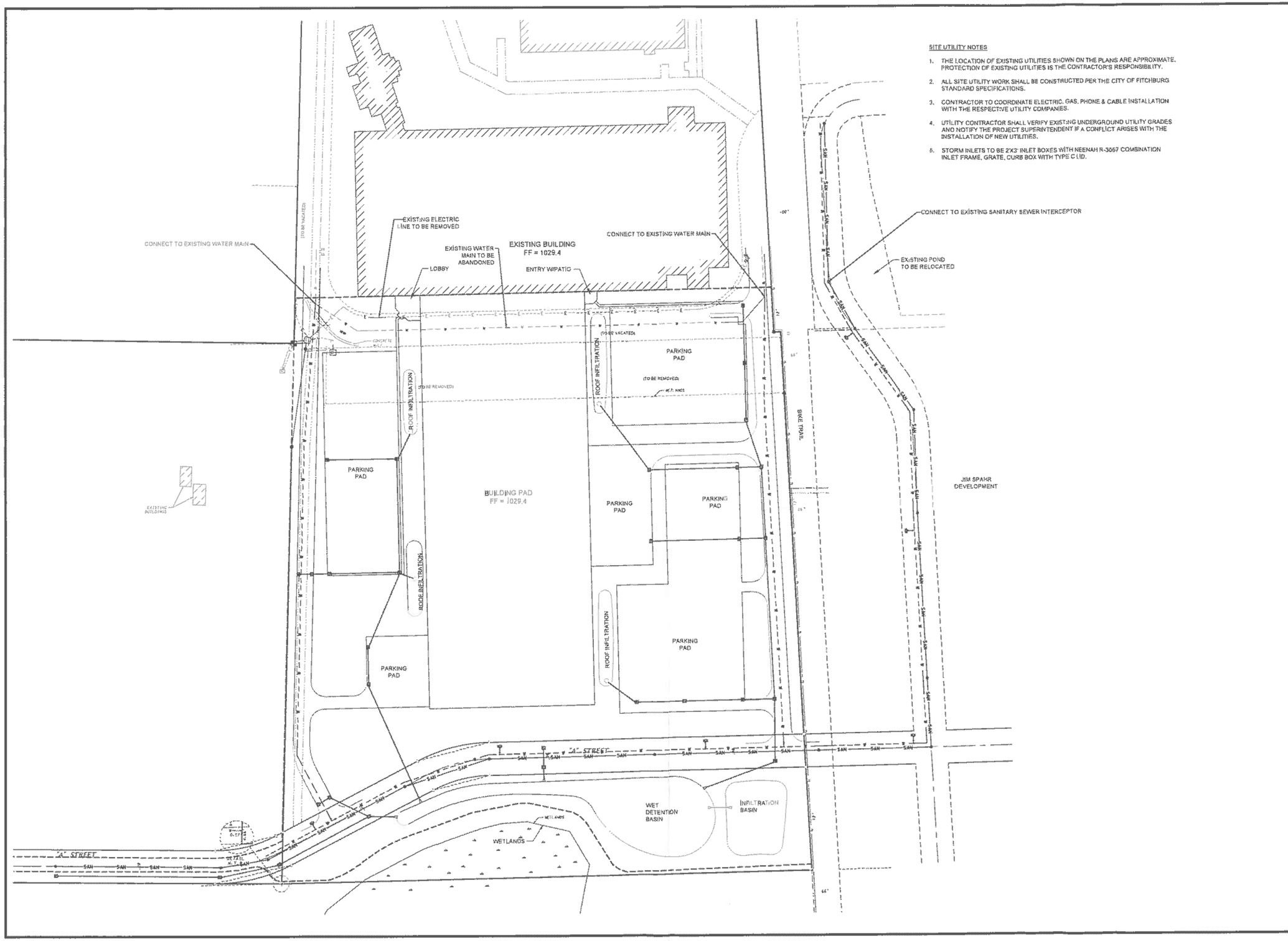

Roxbury Creek
Lake Wisconsin
Lower Wisconsin
DeForest
Upper Crawfish River
Lower Crawfish River
Maunesha River
Upper Rock
Marshall
Yahara River and Lake Mendota
Waunakee
Sun Prairie
Mazomanie
Black Earth Creek
Black Earth
Cross Plains
Six Mile and Pheasant Branch Creeks
Lower Rock
Cottage Grove
Mill and Blue Mounds Creek
Middleton
L. Mendota
Upper Koshkonong Creek
Deerfield
Madison
L. Monona
Monona
McFarland
Upper East Branch Pecatonica River
Blue Mounds
Upper Sugar River
Verona
Yahara River and Lake Monona
L. Waubesa
Yahara River and Lake Kegonsa
Cambridge
Mt. Horeb
Fitchburg
Grant-Platte / Sugar-Pecatonica
L. Kegonsa
Rockdale
Stoughton
West Branch Sugar River/ Mt. Vernon Creek
Allen Creek and Middle Sugar River
Lower Koshkonong Creek
Gordon Creek
Oregon
Badfish Creek
Little Sugar River
Belleville
Brooklyn
Edgerton

FIGURE 8



SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. STORM INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID.

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

UTILITY PLAN

SUB-ZERO

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1" = 100'
(PAGE SIZE: 24x36)

DATE: 07-20-15
REVISED:

DRAWN BY: KJF

FN: 15-05-118

Sheet Number
C 102

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

Application: CDP-2074-15, CS-2075-15 & RZ-2076-15
Property Address: Basswood Drive
Review Date: July 23, 2015
Planning Staff Review #1

Planning staff has reviewed your submitted CDP, CSM and Rezone requests for SubZero. 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 Wednesday, August 5, 2015. Further comments or questions may arise as additional review occurs.

CDP (CDP-2074-15)

1. Is the proposed lot configuration for the CDP the 3 lots and outlot as shown on the CSM? Or will you be wishing additional lots?
   No additional lots needed.
2. Does figure 6 accurately represent the wetlands which were recently delineated by Stantec? If not, please adjust to show delination.
   Yes.
3. Has the WI DNR concurred with wetland delineation?
   Assured delineation, automatic concurrence.
4. The North Stoner Prairie Neighborhood Plan identified a level of 1022.6 (and below) to handle back-to-back 100 year storm events in the closed depression that is on part of lot 2 CSM 10031 and Payne and Dolan land to the south. However, it appears that the proposed road and some improvements are located in and below this storm water inundation (flood) level. Please explain how the back-to-back 100 year events will be handled, and what the revised back-to-back 100 year level will look like over the Sub-Zero and the Payne and Dolan property as compared to the level anticipated in the North Stoner Prairie Neighborhood Plan (1022.6' elevation and below).
   Stormwater management plan to be submitted on 8-18-15.
5. Please provide storm water calculations to Public Works to verify
   Stormwater management plan to be submitted on 8-18-15.
6. Given the high likelihood that the Payne and Dolan property will be the recipient of your storm water, do you have an agreement with them for the area to be affected? If so, please provide. If not, please obtain and provide to the city for our records.
   Sub Zero is working with Payne and Dolan on an agreement.
7. The 1022.6 elevation was also set using low-impact storm water management techniques rather than conventional techniques. Please explain what low-impact techniques you will be using for the development to assist that the storm water will not be greater than anticipated in the North Stoner Prairie Neighborhood Plan.
   Stormwater management plan to be submitted on 8-18-15.

8. The North Stoner Prairie Neighborhood Plan had a recreation path running east-west along what is now your south property line. How will that recreational path be accommodated? Please indicate on the CDP, and then alter the CSM as may be necessary for its accommodation.
   Recreational path to be built within the A Street right of way.

CSM (CS-2075-15)

1. Given that Basswood is not a cul-de-sac, it will likely have to be renamed to Basswood Court. We will need to amend the official map to do the other section. Therefore, if it is to be a cul-de-sac, please alter the street name to Court.
   Acknowledged.
2. See comment # 2 of Rezone comments.
   Street name to be provided by Sub Zero.
3. See comment 7 of the CDP comments, above.
   Stormwater management plan to be submitted on 8-18-15.
4. Identify wetlands on the CSM and locate the minimum 75' environmental corridor boundary. Note date of delineation and delineator on the CSM.
   Acknowledged.
5. Please provide timing and estimated completion date of the roads to be constructed?
   To be provided with 8-18-15 submittal.
6. If the Badger Trail crossing and the roads east of the Badger Trail are not completed by the time Commerce park and what is identified as A Street open, the applicant will be required to provide an easement along the east north-south drive for public access.
   Acknowledged.
7. When the new road system is in place, will the current access across the Badger Trail at Marketplace Drive be vacated and removed?
   Yes it will be removed.

REZONE (RZ-2076-15)

1. The legal description includes only the 33.13 acres owned by Donald Dunn and being purchased by Sub-Zero. Is that the total area you wish to rezone, and you will not be rezoning land to the west at this time? Please be aware that there are public hearing requirements for rezones; the notice has already been sent for publication so no additional land can be added to the rezone at this time rather a new application would need to be made for any additional lands.
   Acknowledged.
2. The new East-West street will need a street name. Do you wish to name it? Or perhaps city staff can make some suggestions?
   Sub Zero to provide street name.
3. With Marketplace Drive (west of Badger Trail) and Bud's Drive going away we will need to do a new address for the south building that is being expanded. Also, since Basswood Drive will now end in a cul-de-sac it will need a name change to Basswood Court.
   Acknowledged.
4. Please provide proposed impervious surface ratio of the proposed lot 1 when the new improvements are completed.
   Acknowledged.
5. The code requires a minimum 10% open space ratio, please provide the proposed open space ratio.
   To be provided with the 8-18-15 submittal.

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

The following comments are based on the CDP, land division, and Rezone for industrial development at 6061 Basswood Drive and lands west of Seminole Highway, north of Lacy Road, and south of Marketplace Drive, submitted on July 20, 2015. RE, 7-24-15; GV 7-28-15; AB, 7-28-15; TF 7-28-15; CH 7-30-15. Additional comments beyond these may be required on future reviews.

General Comments

1. A developer's agreement will be required for the public improvements.
   Acknowledged.
2. Please confirm that refuse and recycling container(s) are located and sized properly.
   Acknowledged.
3. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works.
   Acknowledged.
4. A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along the public streets.
   Acknowledged.
5. Please provide a copy of the wetland delineation report for the site, including information on whether the delineation was prepared by an assured wetland professional or if not whether DNR has reviewed and provided a concurrence letter. Show the wetlands on the CSM.
   To be sent separately. Completed by Jeff Kramer at Stantec who is an assured delineator.
6. Sheets C101 and C102 show an existing wetland that is proposed to be filled in and paved over for a parking pad. Has the applicant received a DNR permit for filling this wetland in?
   DNR permit is being applied for.

Transportation Comments

1. With this expansion, there will be additional demand placed on the signalized intersection at Commerce Park Drive/McKee Road. Staff have already been requested to evaluate signal modifications at this intersection to address congestion and queueing with the existing employee-base. Staff strongly recommends that the CSM should include a public street extension of Bud's Drive, north of Basswood, to connect with the new signalized intersection at Spoke Drive/McKee Road. This would provide 2 signalized exits out to McKee Road, reduce the impact to the Commerce Park Drive intersection, and provide a second entrance/exit for employees to use.
   Acknowledged.

2. WisDNR and WisDOT approval will be required for a new street crossing of the Badger State Trail. The final alignment and location will need to be approved and signed off by both agencies.
   Acknowledged.
3. The timing of the street improvements needs to be coordinated with the adjacent land owner to the east to ensure street connectivity to Seminole Highway and Marketplace Drive. Until the streets are constructed on the east side of the Badger State Trail, a temporary road will be necessary to maintain connectivity between Marketplace Drive and Commerce Park Drive.
   Acknowledged.
4. Provide preliminary plan and profile sheets for Street A, Commerce Park Drive, and Marketplace Drive relocation.
   To be provided with 8-18-15 submittal.
5. A 15' wide strip of right of way is needed along McKee Road for future lane expansion and a 30' wide strip at the corner of McKee Road and the Badger State Trail is needed for future connection of the sidewalk to the proposed tunnel under McKee Road.
   Acknowledged.

Water Main and Sanitary Sewer

1. The designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets for the public and private water and sewer systems.
   Acknowledged.
2. An 18" interceptor is required on Market Place. This interceptor shall be extended from the existing Seminole Hwy Interceptor stub. The cost for oversizing of this pipe will be paid for by the City and will be charged to all benefitting properties.
   Acknowledged.
3. 12" water main is required on Commerce Park Drive. Minimum water main size on all other streets is 10", greater if needed by Sub-zero.
   Acknowledged.
4. The City reimburses the cost for oversizing of water main – cost between 10" and 12" DI water main pipe.
   Acknowledged.
5. Water main along the west side of the bike trail shall be private. A check valve, per DNR code, shall be installed at both ends of this main – one at the north end near Market Place and one just north of "A" street. Minimum 8" leads are required for all hydrants on private water mains. Private water mains up to and including the hydrants are required to be installed per the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction.
   Acknowledged.

6. The designer shall meet with the fire department to determine fire hydrant location and spacing requirements.
   Acknowledged.
7. Water service to the proposed building shall be extended from the existing building.
   Need to resolve with the City how to provide separate service for the addition.
8. Water impact fees shall be paid prior to issuance of a building permit. These fees will be included with the building permit fee. These fees will be based on the square footage of the proposed building verses existing building and past water usages.
   Acknowledged.
9. MMSD fees will need to be paid prior to the issuance of a building permit and prior to the start of construction of public improvements.
   Acknowledged.
10. Seminole Hwy Interceptor fees will need to be paid within 30 days of invoice date.
    Acknowledged.
11. In Section 3.2 of the CDP, please note the water and sewer main size requirements on each street in the Utility section. Note that this development will be serviced with water by the City's west zone and with sewer by the Seminole Hwy Interceptor. Also include the anticipated water usage and sewer capacity needed for this development as well as the anticipated static water pressure range. A peak factor of 4 shall be used to calculate anticipated sewer capacity.
    Will resolve sizing with Public Works.
12. Has Jim Spar committed to extending the utilities? How will the developer ensure these utilities are installed in the time frame needed to service the Sub-zero expansion? A developer's agreement will need to be executed for extension of the utilities on Market Place before a developer's agreement may be approved for the Sub-zero Expansion, unless these extensions will be all inclusive in one developer's agreement with Sub-zero. Please correct the CDP as needed to clearly define what this process will be.
    Spahr has submitted a CDP for his project. We will continue to work with him on timing.
13. Future water main extensions will need to be installed and accepted by the City prior to the release of a building permit for Sub-zero. Installation of these mains is not required for the early start permit
    Acknowledged.
14. Abandonment of the main on Market Place may take place at any time without significantly impact to the water system. Note: fire protection for Subzero will be most affected by abandonment of this main prior to installation of the future loop.
    Acknowledged.

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

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.
   Acknowledged.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: http://www.fitchburgwi.gov/230/Credit-Opportunities provides the application form and details on this program.
   Acknowledged.
3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.
   Acknowledged.
4. Sheet C102 appears to show that the designer is redirecting surface water flow that currently drains north to Dunn's Marsh into proposed storm pipes that will direct stormwater into the Closed Depression CD1 on the Payne & Dolan property. Drainage basins must be maintained to the greatest extent possible.
   Acknowledged.

Assured Wetland Delineation Report

Sub-Zero Wetland Delineation
City of Fitchburg, Dane County, Wisconsin
Stantec Project #: 193703732
Lead Delineator: Jeff Kraemer

Stantec

Prepared for:
Mr. Kevin Unbehaun
Sub-Zero Group, Inc.
6061 Basswood Drive
Fitchburg, Wisconsin 53719

Prepared by:
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209 Commerce Parkway,
PO Box 128
Cottage Grove, Wisconsin 53527
Phone: (608) 839-1998
Fax: (608) 839-1995

July 2, 2015

Sign-off Sheet

This document entitled Wetland Delineation Report was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Sub-Zero Group, Inc. (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Sarah Kraszewski, Environmental Scientist, WPIT

Reviewed by _____
(signature)

Kate Remus, Environmental Scientist

Reviewed by _____
(signature)

Jeff Kraemer, Principal

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1.0 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) performed a wetland determination and delineation of the Sub-Zero Group Property (the "Study Area") on behalf of Sub-Zero Group, Inc. The wetland delineation was led by Jeff Kraemer of Stantec, an assured delineator qualified via the Wisconsin Department of Natural Resources (WDNR) Wetland Delineation Assurance Program, and assisted by Sarah Kraszewski of Stantec on June 4, 2015 (see Appendix F for Delineator Qualifications).

The Study Area is approximately 224 acres in size and located in Sections 7 and 8, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin. Specifically, the Study Area is located northwest of the intersection of Lacy Road and Seminole Highway (Appendix A, Figure 1). The purpose and objective of the wetland determination and delineation was to identify the extent and spatial arrangement of wetlands, as well as to identify potentially jurisdictional waterways, within the Study Area. One wetland area and one stormwater basin were identified within the Study Area.

Wetlands and waterways that are considered waters of the U.S. are subject to regulation under Section 404 of the Clean Water Act (CWA) and the jurisdictional regulatory authority lies with the U.S. Army Corps of Engineers (USACE). Additionally, the Wisconsin Department of Natural Resources (WDNR) has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350 and 353. Finally counties, townships and municipalities may have local zoning authority over certain types of wetlands and waterways. Stantec recommends this report be submitted to local authorities, the WDNR and USACE for final jurisdictional review and concurrence. Delineations completed by a WDNR Assured Delineator do not need to obtain WDNR concurrence.

2.0 METHODS

2.1 WETLANDS

Wetland determinations were based on the criteria and methods outlined in the *U.S. Army Corps of Engineers Wetlands Delineation Manual,* Technical Report Y-87-1 (1987) and subsequent guidance documents, and applicable Regional Supplements to the *Corps of Engineers Wetland Delineation Manual.*

The wetland determination involved the use of available resources to assist in the assessment such as U.S. Geological Survey (USGS) topographic maps, U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) soil survey, WDNR Wisconsin Wetland Inventory (WWI) mapping, and aerial photography.

On-site wetland determinations were made using the three criteria (vegetation, soil, and hydrology) and technical approach defined in the USACE 1987 Manual and applicable Regional Supplement. According to procedures described in the 1987 Manual and applicable Regional Supplement, areas that under normal circumstances reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology (e.g., inundated or saturated soils) are considered wetlands.

Additionally, as climate plays an important role in the formation and identification of wetlands, the antecedent precipitation in the months leading up to the field investigations was reviewed. The current year's precipitation data was compared to long-term (30-year) precipitation averages and standard deviation to determine if precipitation was normal, wet, or dry for the area using a WETS analysis as developed by the NRCS.

A review of U.S. Department of Agriculture Farm Service Agency (FSA) annual aerial slides and other available aerial imagery was conducted for the Study Area to assist in the wetland determination because farmed areas with mapped poorly drained or somewhat poorly drained soils are present within the Study Area. The aerial imagery was reviewed for the appearance of wetland signatures. A wetland signature is field evidence, recorded by aerial imagery, of ponding, flooding, or impacts of saturation for sufficient duration, which meets wetland hydrology and possibly wetland vegetation criteria. Wetland signatures may vary based on the type and seasonal date of the aerial imagery. Signatures visible on FSA annual aerial slides in cropland for Wisconsin have been categorized as follows (USDA, NRCS 1998):

1. Hydrophytic vegetation (seen as a different color of green)
2. Surface water (usually black or white)
3. Drowned-out crops (bare soil or mud flats)
4. Differences in color due to different planting dates or isolated areas not farmed with the rest of the field
5. Inclusions of wet areas in set-aside program
6. Patches of greener color in "dry" years

7. Crop stress (yellow) or sparse canopy (light green)
8. Saturated soil visible on infrared (IR) slides or photos

The antecedent precipitation in the months leading up to each aerial image was reviewed and compared to long-term (30-year) precipitation averages and standard deviation to determine if each year was normal, wet, or dry using a WETS analysis (Appendix D).

Mapped poorly and somewhat poorly drained soils were identified within the Study Area and available aerial imagery was analyzed for signatures of wetness consistency in these areas (Off-Site Aerial Imagery Analysis in Appendix E). Areas within agricultural fields are typically identified as wetland if they contain hydric soils and 50% or more of the aerial images taken in the five (or more) most recent normal precipitation years show any of the wetland signatures listed above. However, while the focus of the analysis is on wetland signatures visible in normal precipitation years, years considered wet or dry for received precipitation were also analyzed. Wetland determinations and wetland boundaries are identified based on the aerial image having the largest wetland boundary during a "normal" rainfall year if signatures were apparent in at least 50% of the years (USDA, NRCS 1998).

The uppermost wetland boundary and sampling points were identified and surveyed with a Global Positioning System (GPS) capable of sub-meter accuracy and mapped using Geographical Information System (GIS) software.

3.0 RESULTS

3.1 SITE DESCRIPTION

The Study Area is comprised of active agricultural fields, one farmed wetland, turf and garden areas associated with a landscaping company in the north-central portion, mesic woodland, a parking lot with an associated stormwater basin in the northeast corner, and land associated with a quarry in the western portion. The agricultural fields within the Study Area were under corn and soybean production at the time of the field investigation. The western half of the Study Area slopes from topographic highs of approximately 1130 feet mean sea level (msl) at the western extent to topographic lows of approximately 1020 feet msl in the southeastern portion of the Study Area. The eastern half of the Study Area is relatively flat, with land sloping to a depressional area in the southeastern portion where farmed wetland was identified. The Study Area is bordered by Marketplace Drive to the north, quarry lands to the west, Lacy Road to the south, and the Badger State Trail to the east.

Soils present within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located primarily within areas mapped as hydric, poorly drained soils (Appendix A, Figures 2 and 3).

Table 1. Summary of Soils Identified within the Study Area

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
DuD2: Dunbarton silt loam, 12 to 20 percent slopes, eroded	Dunbarton	100	Hills	No
KeB: Kegonsa silt loam, 2 to 6 percent slopes	Kegonsa	100	Outwash plains	No
Os: Orion silt loam, wet	Orion variant-Wet	100	Flood plains on stream terraces, depressions on stream terraces	Yes
	Otter		Flood plains	Yes
	Wacousta		Drainageways	Yes
	Sable		Drainageways	Yes
PnB: Plano silt loam, till substratum, 2 to 6 percent slopes	Plano	80-90	Till plains	No
	Griswold	5-11	Till plains	No
	Elburn	5-9	Till plains	No
PnC2: Plano silt loam, till substratum, 6 to 12 percent slopes, eroded	Plano	85-95	Till plains	No
	Ringwood	5-15	Till plains	No
PoA: Plano silt loam, gravelly substratum, 0 to 2 percent slopes	Plano-Gravelly substratum	80-90	Outwash plains	No

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
	Elburn-Gravelly substratum	8-13	Outwash plains	No
	Warsaw	2-7	Outwash plains	No
PoB: Plano silt loam, gravelly substratum, 2 to 6 percent slopes	Plano-Gravelly substratum	80-90	Outwash plains	No
	Warsaw	5-10	Outwash plains	No
	Plano-Moderately wet gravelly substratum	5-10	Outwash plains	No
QUA: Quarry	Pits-Quarry	100	—	Unranked
RnC2: Ringwood silt loam, 6 to 12 percent slopes, eroded	Ringwood	100	Moraines	No
RoB: Rockton silt loam, 2 to 6 percent slopes	Rockton	100	Hills	No
RoC2: Rockton silt loam, 6 to 12 percent slopes, eroded	Rockton	100	Hills	No
SoD: Sogn silt loam, 2 to 20 percent slopes	Sogn	100	Hills	No
TrB: Troxel silt loam, 1 to 3 percent slopes	Troxel	100	Drainageways, alluvial fans	No
	Endoaquoll		Depressions	Yes
VwA: Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	Virgil-Gravelly substratum	100	Outwash plains	No
	Endoaqualfs		Depressions	Yes
WxB: Whalan silt loam, 2 to 6 percent slopes	Whalan	100	Hills	No
WxC2: Whalan silt loam, 6 to 12 percent slopes, eroded	Whalan	100	Hills	No

The Wisconsin Wetland Inventory (WWI) map identifies one wetland area within the southeastern portion of the Study Area and one excavated pond within the northeastern corner of the Study Area (Appendix A, Figure 4). Additionally, wetland indicator soils are also located within the vicinity of the WWI identified wetland in the southeast portion of the Study Area (Appendix A, Figure 3). The field delineated southeastern wetland (W1) is located within the same vicinity as wetland identified on the WWI map. The field delineated stormwater basin is located in the same vicinity as the excavated pond identified on the WWI map (Appendix A, Figure 5).

Average precipitation for the Study Area was obtained from the Charmany Farm, WI National Weather Service (NWS) weather station (NWS station #WI1416) and used for the WETS analysis. A total of 8.32 inches of precipitation occurred in the three month time period preceding the field investigation in 2015 compared to the long-term average of 9.26 inches for that time period. Based on the WETS analysis, conditions were within the normal range although March was drier than normal (Appendix D).

3.2 WETLANDS

One wetland and one constructed stormwater basin were identified and delineated within the Study Area. Wetland determination data forms were completed for four sample points along transects through the wetland and adjacent uplands (Appendix B). Photographs of the wetland, stormwater basin, and adjacent lands are contained in Appendix C and photograph locations are shown on Figure 6, Appendix A. The wetland boundary and sample point locations are shown on Figure 5 (Appendix A). The wetlands are summarized in Table 2 below and described in detail in the following sections.

Table 2. Summary of Wetlands Identified within the Study Area

Wetland	Wetland Type	Adjacent Surface Waters	Acreage (on-site)
Wetland 1 (W1)	Farmed wetland (E1Kf)	An agricultural drainage swale bisects W-1; the swale did not have any observable inlets or outlets beyond the delineated wetland boundary.	14.46 acres
Wetland 2 (W2)	Shallow marsh / constructed stormwater basin	Constructed stormwater basin receives surface flow from adjacent parking lot and road via two culverts	0.20 acres

3.2.1 Wetland 1

Wetland 1 (W1) is a farmed wetland located in the southeastern portion of the Study Area and does not extend beyond the extent of the Study Area. An excavated swale that runs north-south bisects the wetland. The swale is approximately six feet wide, three feet deep, and had standing water in the central portion during the field investigation. There were no observable inlets, outlets, or culverts associated with the swale; but it is possible that the swale is associated with a drain tile system within the agricultural fields.

Vegetation

The western portion of W1 was under corn production and the eastern portion was under soybean production at the time of the field investigation. In general, the planted crops were one to three inches tall. Portions of the wetland had evidence of drowned crop, particularly west of sample point P1, as well as rutting from farm equipment. Hydrophytic weedy species were observed within the wetland and included barnyard grass (*Echinochloa crus-galli*, FAC) and field nut sedge (*Cyperus esculentus*, FACW). Other common species identified in the wetland are listed on the data form contained in Appendix B. The dominant plant species identified at sample point P1 completed within W-1 was barnyard grass and meets the hydrophytic vegetation criterion. Evidence of drowned crop and crop stress observed in the aerial imagery review and during 2015 field investigations within the wetland area as a whole also supports the hydrophytic vegetation criterion for problematic vegetation.

Hydrology

The wetland appears to have a seasonally inundated/saturated hydroperiod. In a review of aerial imagery from 1979 to 2013, the area of W1 consistently exhibited wetness signatures (Appendix E). While primary indicators of wetland hydrology were not observed during the field investigation, secondary indicators of wetland hydrology observed included Saturation Visible on Aerial Imagery (C9), Geomorphic Position (D2), and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology criterion was met.

Soils

Soils within the wetland are mapped by the NRCS as Orion silt loam (Os) and Virgil silt loam (VwA) (Appendix A, Figure 2). The soils observed at sample point P1 were generally consistent with the Virgil series characteristics. NRCS field indicators of hydric soil identified at sample point P1 consisted of A12-Thick Dark Surface and F6-Redox Dark Surface. Therefore, the hydric soil criterion was satisfied.

Wetland Boundary

The wetland boundary was determined based on distinct differences in vegetation, hydrology, soils, aerial imagery, and topography consisting of the following: 1) Transition from a farmed wetland community dominated by barnyard grass with other scattered hydrophytic weeds present to upland agricultural fields with few to no hydrophytic weeds observed; 2) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; 3) Transition from soils displaying hydric soil indicators to soils lacking hydric soil indicators; and 4) Location of crop stress signatures from the off-site aerial imagery analysis in normal precipitation years consistent with observations made in the field. The transition from wetland to upland characteristics generally correlated with a subtle topographic break.

3.2.2 Wetland 2

Wetland 2 (W2) is an excavated stormwater basin located in the northeast corner of the Study Area. The basin appears to manage surface water run-off from the adjacent paved parking lots to the west and likely holds water year round, except, perhaps, during drier years. Based on a review of historic aerial imagery, the parking lots and stormwater basin were constructed at the same time between 2004 and 2005. The stormwater basin is not connected to other surface water features, but receives surface flow and runoff via two culverts that discharge into the feature. W2 is associated with a WWI excavated pond wetland point feature (Appendix A, Figure 4).

Sample points were not completed for the feature, but by visual observation, the stormwater basin is comprised of a shallow marsh community and at the time of the field investigation, there was one to two feet of standing water in the basin. Common species observed included narrow-leaf cattail (*Typha latifolia*, OBL), slender willow (*Salix petiolaris*, FACW), soft-stem bulrush (*Schoenoplectus tabernaemontani*, OBL), soft rush (*Juncus effusus*, OBL), and various sedges (*Carex* spp). Maintained turf surrounds the basin and there is a constructed berm between the basin and the agricultural field to the south. Soils were assumed to be hydric based on the presence of hydrophytic vegetation and evidence of saturated conditions or standing water observed in the aerial imagery review and during the field investigation. The wetland area is limited to the ordinary high water mark of the basin.

3.3 UPLAND

Upland within the Study Area consisted of turf and garden areas associated with a landscaping company in the northern portion of the Study Area, parking lots in the northeastern portion of the Study Area, quarry lands in the western portion of the Study Area, mesic woods, and upland agricultural fields under corn and soybean production. There was a distinct topographic break between the quarry to the west and the agricultural fields to the east. A small unfarmed area within the southwestern portion of the agricultural fields of the Study Area had old building foundations, old fence material, and a barn; and the area was dominated by box elder (*Acer negundo*, FAC), white mulberry (*Morus alba*, FACU), garlic mustard (*Alliaria petiolata*, FACU), sweet cicely (*Osmorhiza claytonia*, FACU), and stinging nettle (*Urtica dioica*, FAC). This unfarmed area was located along a slope with no evidence of depressional areas.

Upland agricultural areas generally had crop stubble evident from the 2014 growing season; however stubble was generally not evident or was very sparse within the farmed wetland. Tree lines between farm fields were generally dominated by smooth brome (*Bromus inermis*, UPL) in the herbaceous layer, honeysuckle (*Lonicera* spp.) in the shrub layer, and bur oak and black cherry (*Prunus serotina*, FACU) in the canopy. There were several large bur oak trees observed within unfarmed areas of the Study Area, including a tree that was approximately three feet in diameter near sample point P3. In general, upland areas lacked hydrology indicators, hydric soil field indicators, and dominance by hydrophytic vegetation and were located at elevations higher than the wetlands.

3.4 OTHER ENVIRONMENTAL CONSIDERATIONS

This report is limited to the identification of state and/or federally regulated wetlands and waterways within the Study Area. However, there may be other regulated environmental features within the Study Area, including, but not limited to, historical or archeological features, endangered or threatened species, navigable waters and/or floodplains, etc. Federal, state, and local units of government and regional planning organizations may have regulatory authority to control or restrict land uses within or in close proximity to these features. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.

Specifically, in the state of Wisconsin, Wis. Adm. Code NR 151.12 requires that a "protective area" or buffer be determined from the top of the channel of lakes, streams and rivers, or at the delineated boundary of wetlands. In accordance with NR 151.12, the width of the "protective area" for less susceptible wetlands is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. Moderately susceptible wetlands, lakes, and perennial and intermittent streams identified on USGS topographic maps or NRCS county soil survey maps (whichever is more current) require a protective buffer of 50 feet, and outstanding or exceptional resource waters, highly susceptible wetlands, and wetlands in areas of special natural resource interest require protective buffers of 75 feet. Based on the "protective buffer" standards provided by NR 151.12, it is Stantec's professional opinion that Wetland 1 meets the criteria for less susceptible wetlands and the buffer from the wetland boundary would be 10 to 30 feet. Wetland 2 is an excavated stomrwater basin for stormwater management. It is Stantec's professional opinion that the stormwater basin may not require a buffer or would be classified as a less susceptible wetland with a buffer of 10 to 30 feet. However, the jurisdictional

authority on wetland buffers rests with the WDNR. Local zoning authorities and/or a regional planning organization may have more restrictive buffers from wetlands than that imposed under NR 151.

4.0 CONCLUSION

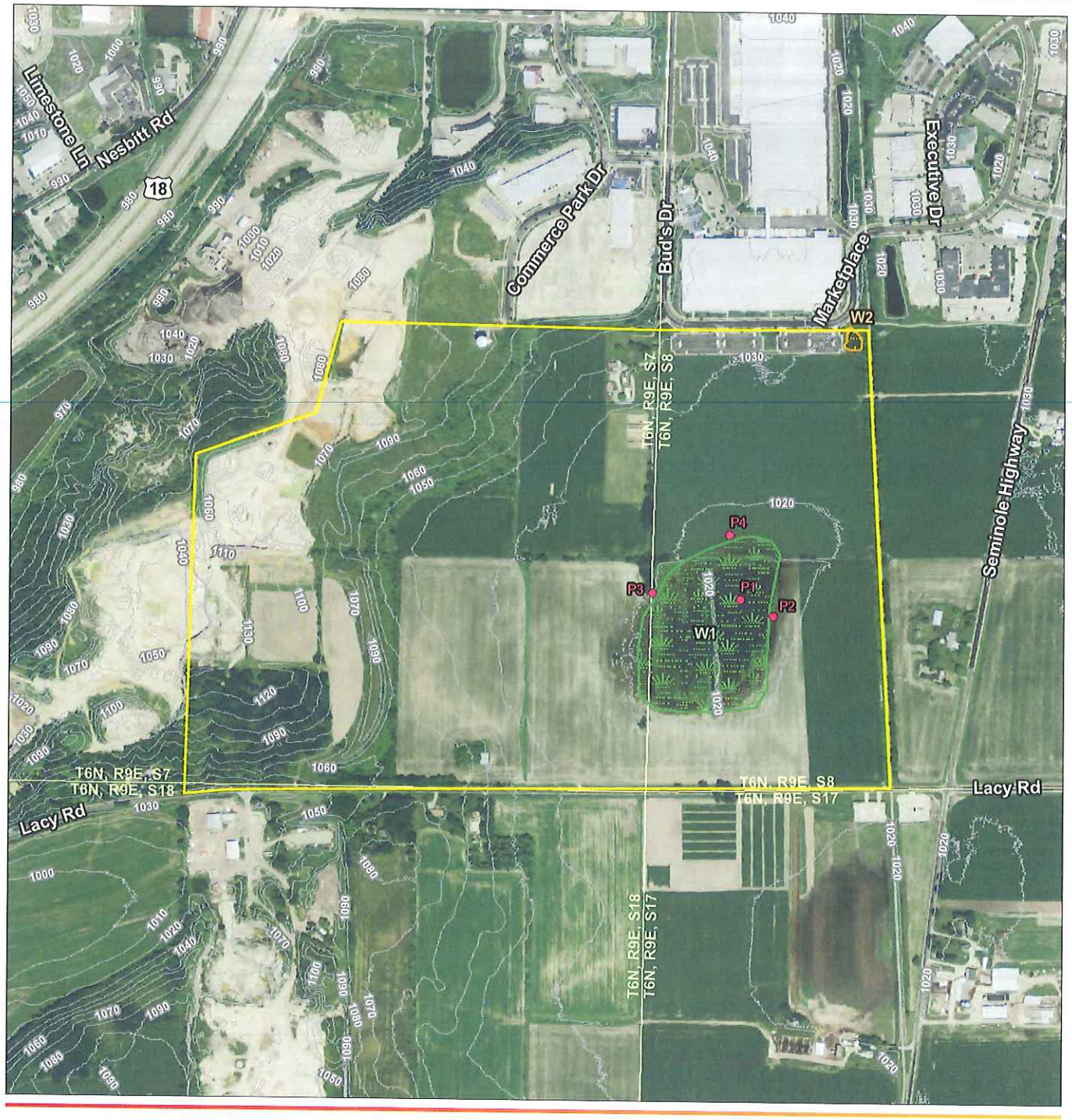
Stantec performed a wetland determination and delineation of the Sub-Zero Property on behalf of Sub-Zero Group, Inc. The approximately 224-acre Study Area is located in Sections 7 and 8, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin. The purpose and objective of the wetland determination and delineation was to identify the extent and spatial arrangement of wetlands and potentially jurisdictional waterways within the Study Area.

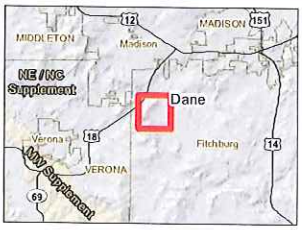
One wetland and one stormwater basin were identified and delineated within the Study Area in accordance with state and federal guidelines and were subsequently surveyed with GPS and mapped using GIS software. A total of 14.55 acres of wetland area were delineated within the Study Area. Wetland areas are comprised of farmed wetland and a constructed stormwater basin comprised of a shallow marsh community. Adjacent uplands were composed of agricultural lands, quarry lands, and mesic woods.

The USACE has regulatory authority over Waters of the U.S. including adjacent wetlands, and the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350 and 353. Finally counties, townships and municipalities may have local zoning authority over certain types of wetlands and waterways.

Prior to beginning work at this site or disturbing or altering wetlands, waterways, or adjacent lands in any way, Stantec recommends that the owner obtain the necessary permits or other agency regulatory review and concurrence with regard to the proposed work to comply with applicable regulations. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.

The information provided by Stantec regarding wetland boundaries is a scientific-based analysis of the wetland and upland conditions present within the Study Area at the time of the fieldwork. The delineation was performed by experienced and qualified professionals using standard practices and sound professional judgment. The ultimate decision on wetland boundaries rests with the USACE and, in some cases, the WDNR or a local unit of government. As a result, there may be adjustments to boundaries based upon review by a regulatory agency. An agency determination can vary from time to time depending on various factors including, but not limited to recent precipitation patterns and the season of the year. In addition, the physical characteristics of the Study Area can change over time, depending on the weather, vegetation patterns, drainage activities on adjacent parcels, or other events. Any of these factors can change the nature and extent of wetlands within the Study Area.





Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: Stantec, WDNR, WDOT, USGS
3. Orthophotography: NAIP 2013

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Legend

- Approximate Project Location
- 10 ft Contour Line
- Stormwater Basin
- Field Delineated Wetland

DNR 24k Hydrography*

- Perennial Stream
- Intermittent Stream
- Waterbody

*No features located within map extent.

Figure No.
5

Title
Field Collected Data

Client/Project
Sub Zero Group, Inc.
Sub Zero Wetland Delineation

Project Location
T06N, R09E, S07-08, 18
C. of Fitchburg
Dane Co., WI

193703732
Prepared by LKR on 2015-05-18
Technical Review by MP on 2015-06-11
Independent Review by KM on 2015-07-02

0 400 800 Feet
1:9,600 (at original document size of 8.5x11)

N

Stantec

THE CITY OF Fitchburg	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:

- [x] Certified Survey Map Approval
- [ ] Preliminary Plat Approval
- [ ] Final Plat Approval
- [ ] Replat
- [x] Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- [ ] Single Family Residential
- [ ] Two-Family Residential
- [ ] Multi-Family Residential
- [x] Commercial/Industrial

3. No. of Parcels Proposed: 4

4. No. Of Buildable Lots Proposed: 3

5. Zoning District: General Industrial (I-G)

6. Current Owner of Property: Sub Zero Wolf Inc.

Address: 6061 Basswood Drive, Fitchburg, WI **Phone No:** 608-271-2233

7. Contact Person: Kevin Unbehaun

Email: kevin.unbehaun@subzero.com

Address: 6061 Basswood Drive, Fitchburg, WI **Phone No:** 608-661-6526

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 currentlyadopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: _____ Ronald R. Klaas

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. _____

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 9217, LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 10031, LOT 2, CERTIFIED SURVEY MAP NO. 11021, LANDS AND A VACATED/DISCONTINUED PORTION OF MARKETPLACE DRIVE AND ALL OF BUD'S DRIVE BY THE CITY OF FITCHBURG, DOC. NO. _____, LOCATED IN THE SW1/4 OF THE NW 1/4 AND IN THE NW1/4 OF THE SW1/4 OF SECTION 8 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 7, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

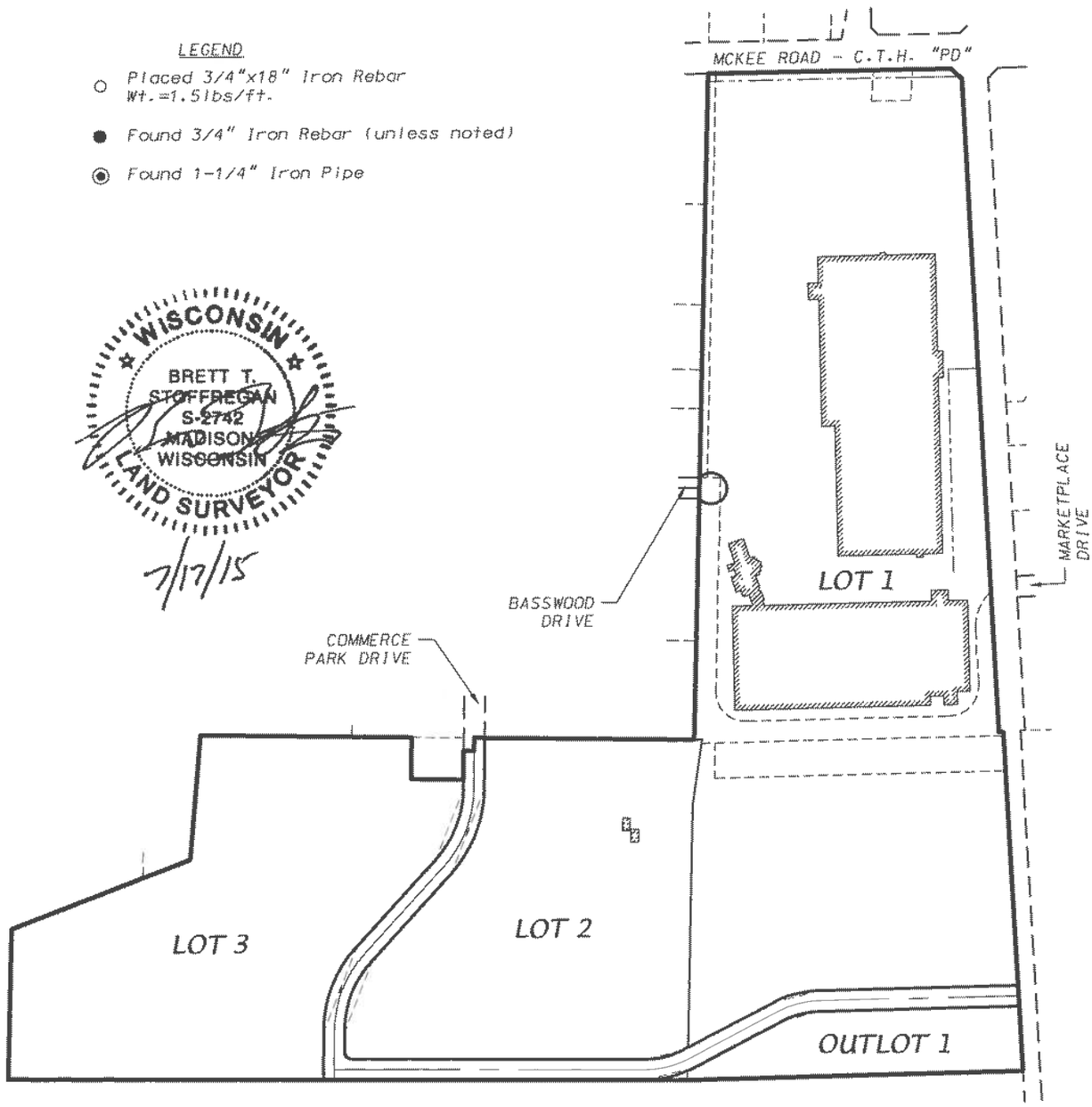
LEGEND

○ Placed 3/4"x18" Iron Rebar Wt.=1.5lbs/ft.

● Found 3/4" Iron Rebar (unless noted)

◉ Found 1-1/4" Iron Pipe

WISCONSIN
BRETT T. STOFFREGAN
S-2742
MADISON, WISCONSIN
LAND SURVEYOR
7/17/15



THE WEST LINE OF THE NW1/4 OF SECTION 8, T6N, R9E IS ASSUMED TO BEAR S89°53'03"E

0 600
Scale 1" = 600'

SHEET 1 OF 10

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

DATE: July 17, 2015
F.N.: 15-07-109
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DOC. NO. _____
VOL. _____ SHEET _____

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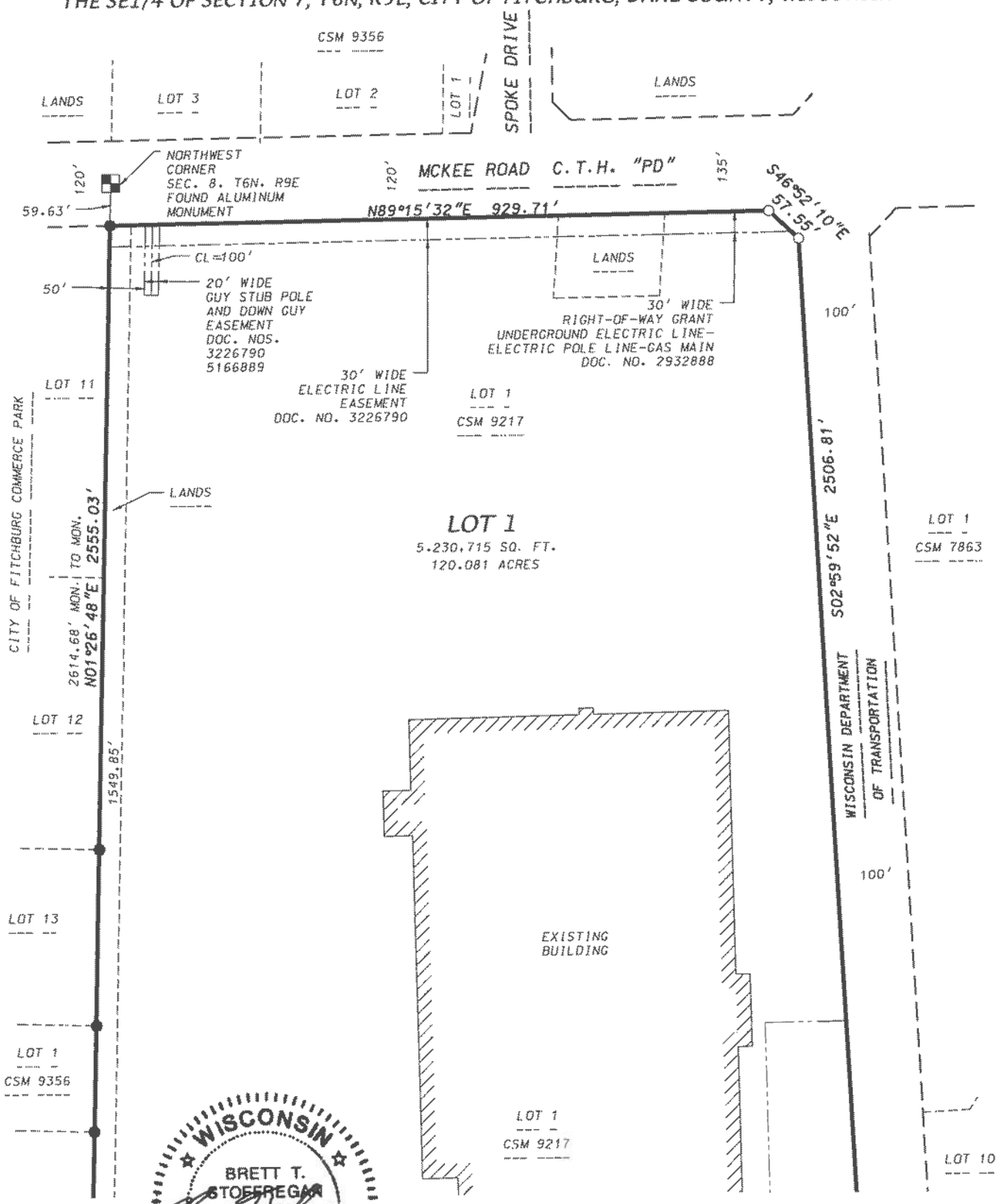

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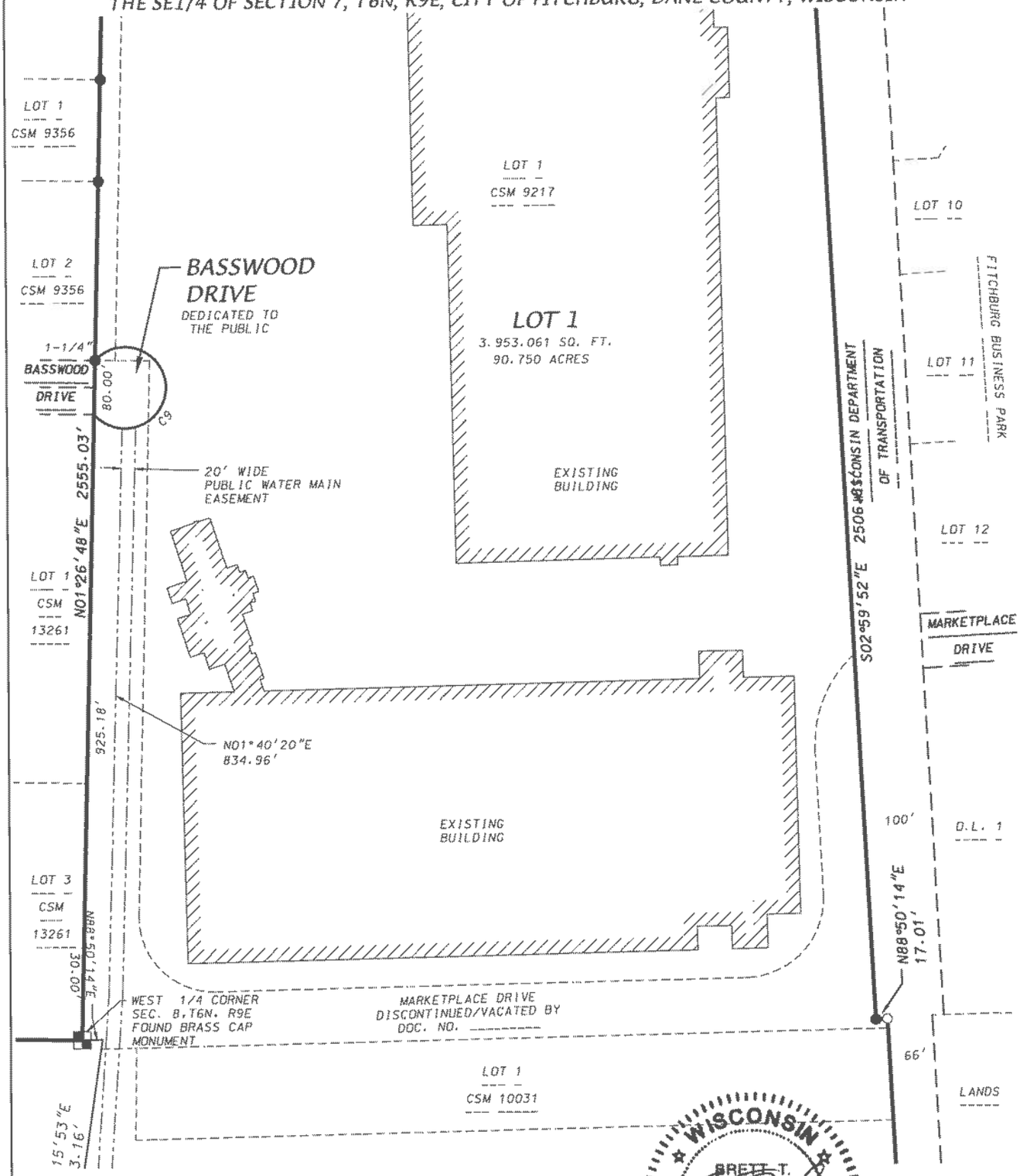

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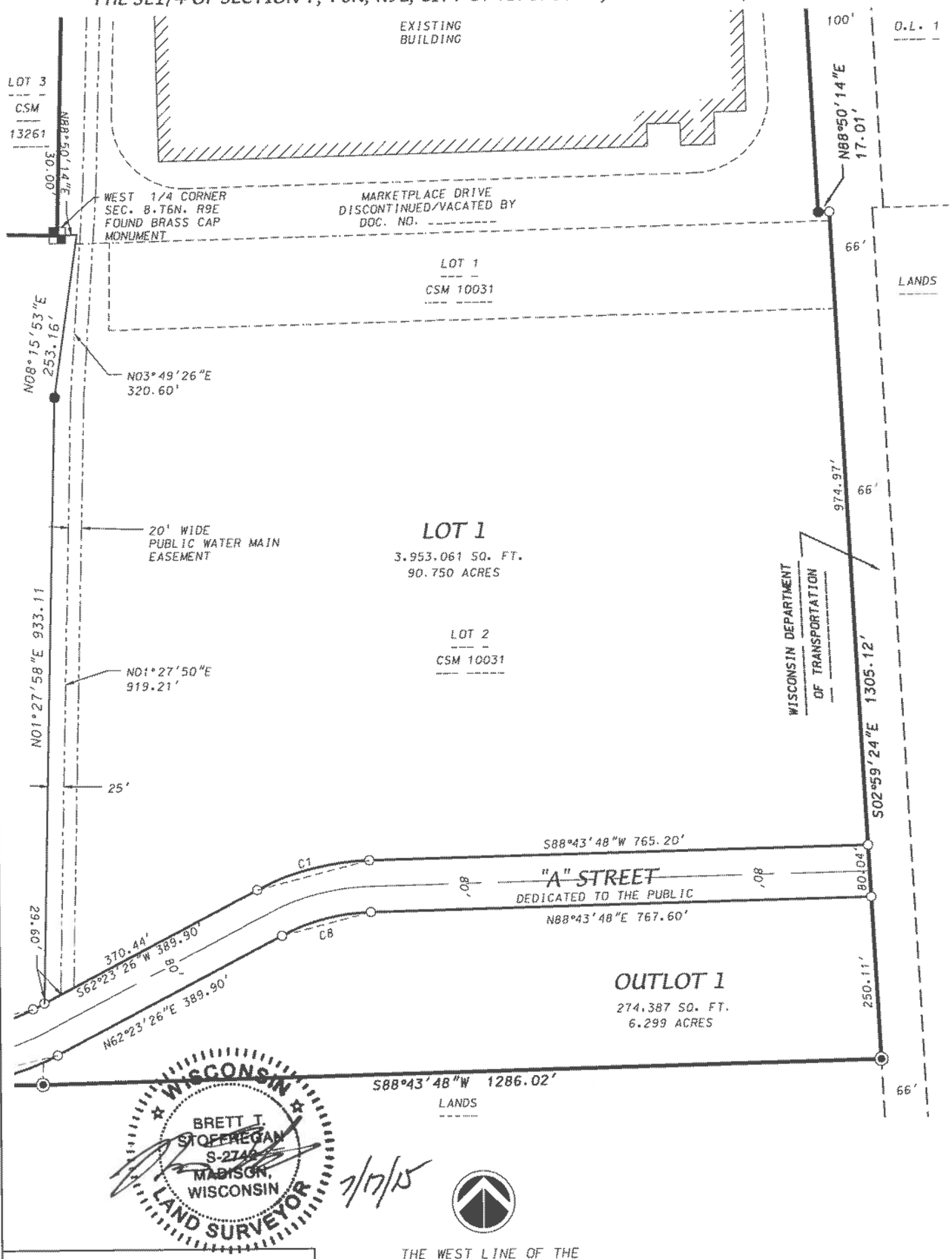

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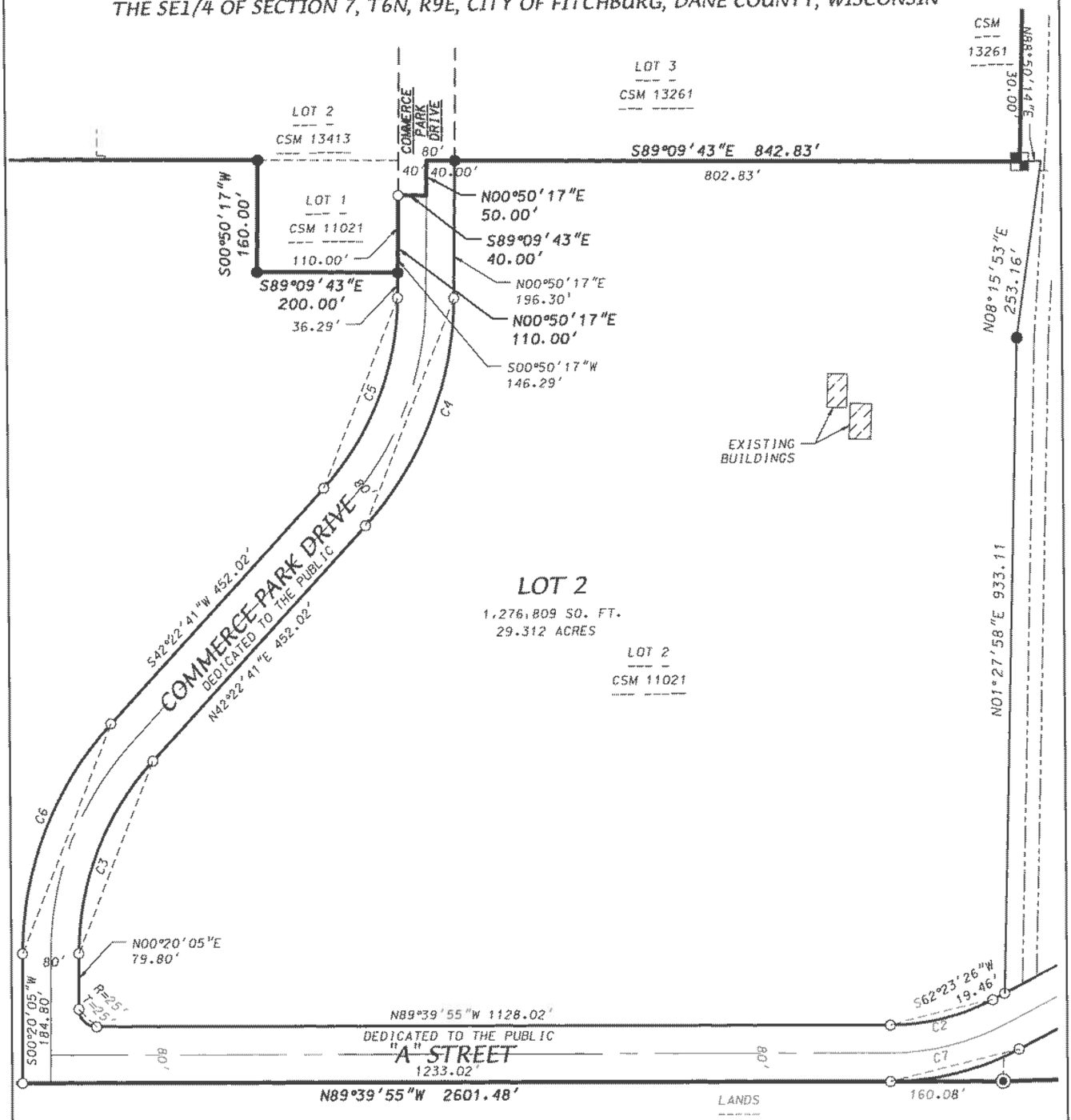

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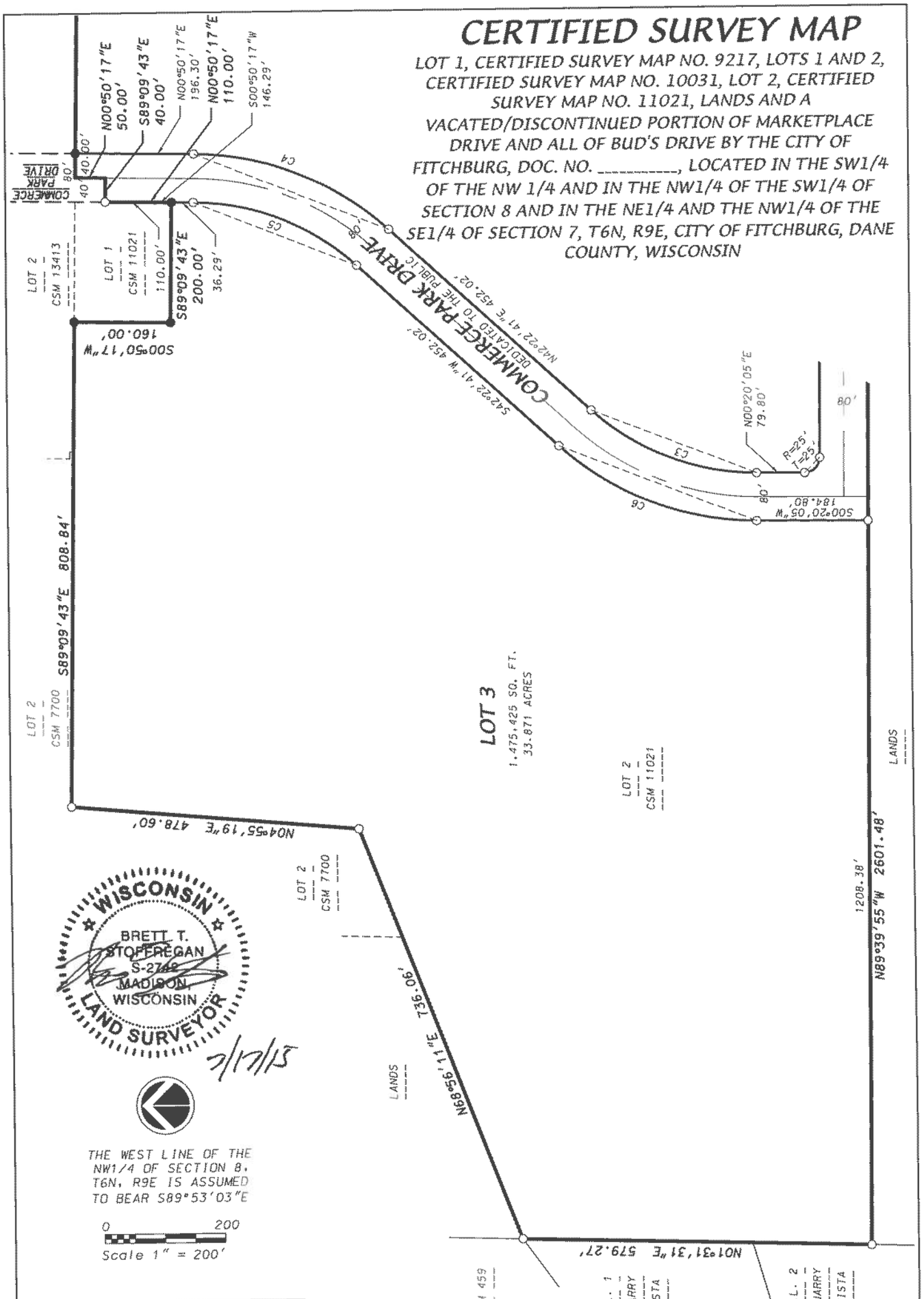

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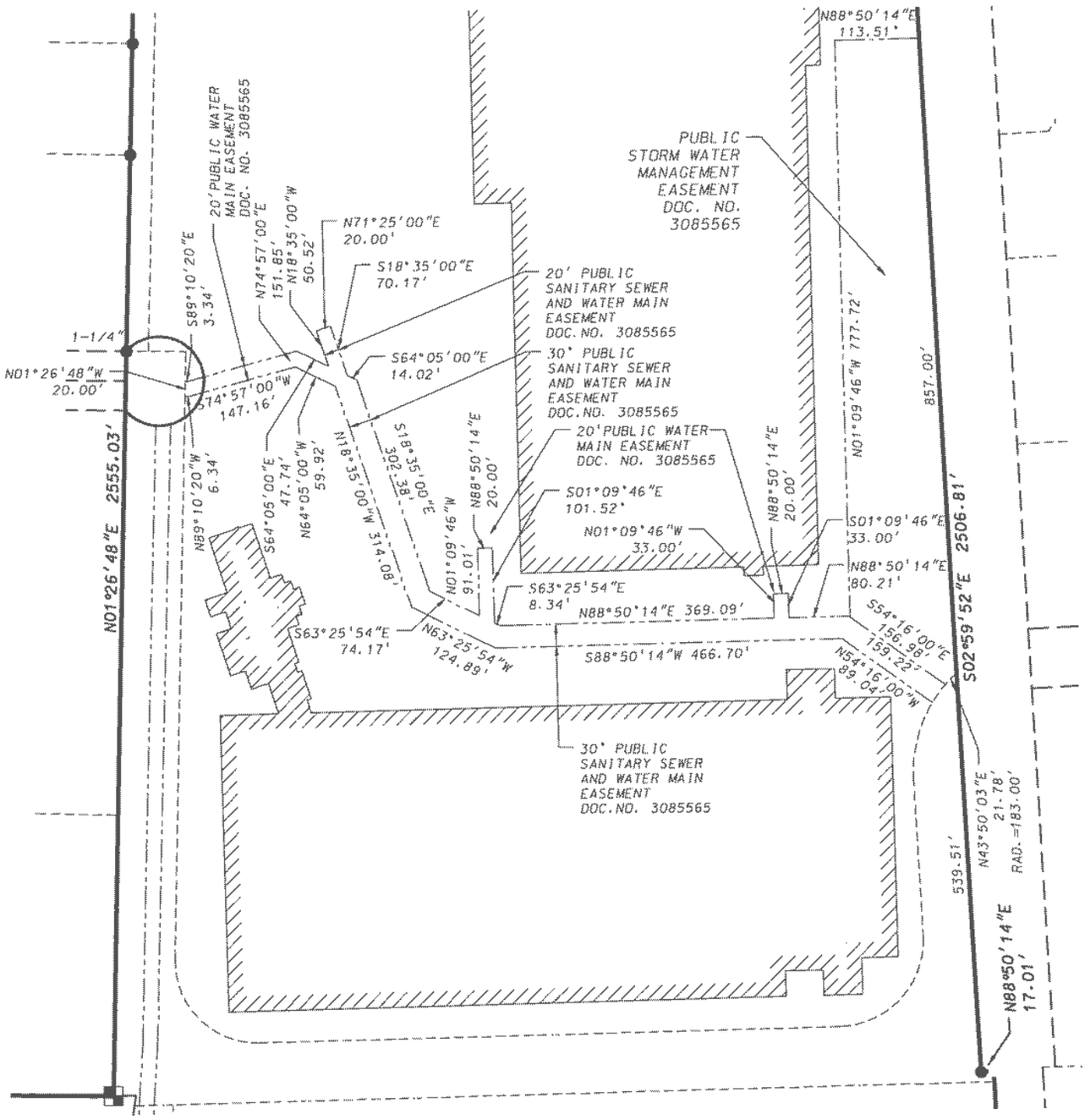

EASEMENT DETAILS

WISCONSIN
BRETT T. STOFFEGAN
S-2742
MADISON, WISCONSIN
LAND SURVEYOR
7/17/15

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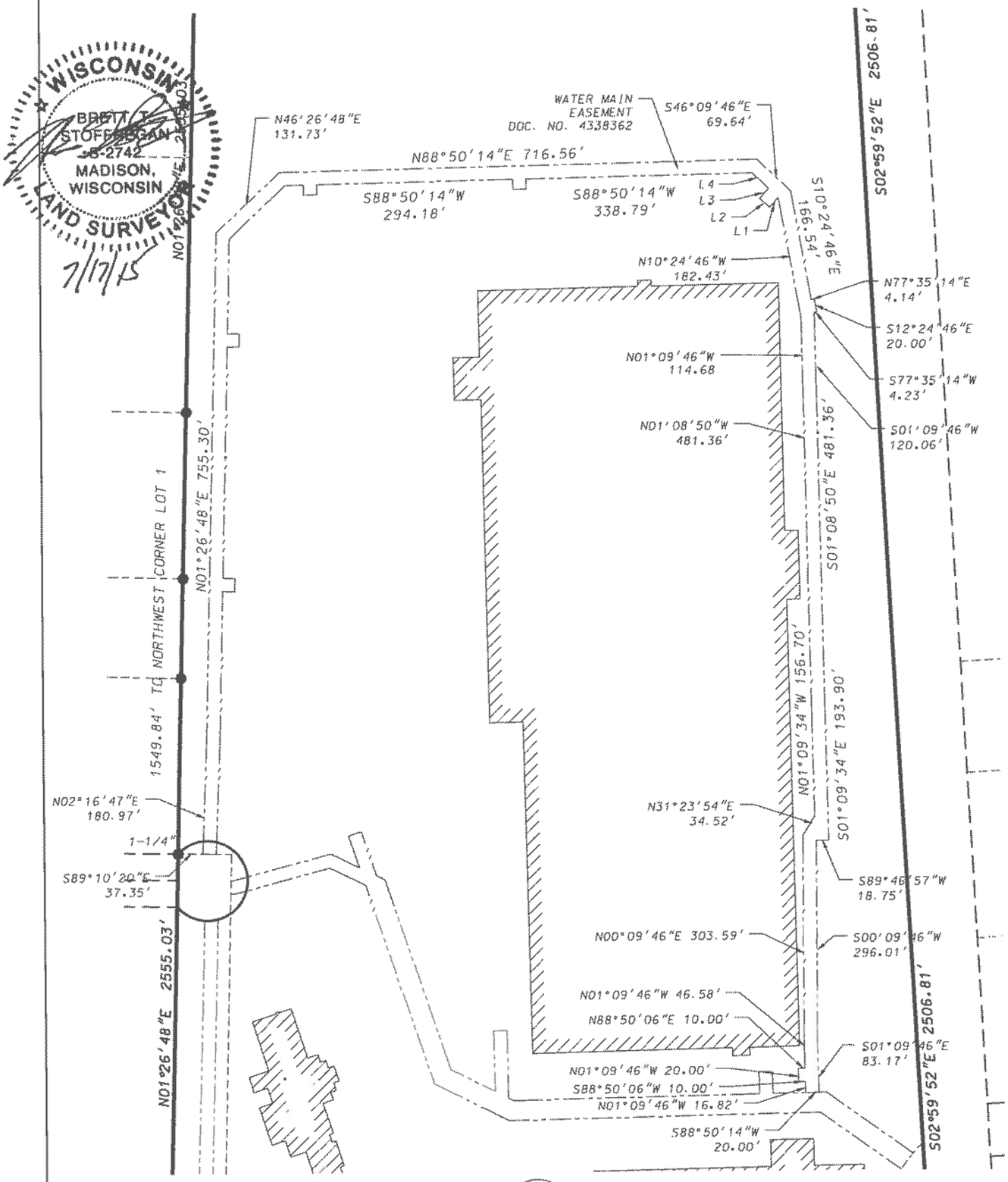

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CERTIFIED SURVEY MAP

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SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor. S-2742. do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, Dane County. Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lot 1, Certified Survey Map No. 9217. Lots 1 and 2, Certified Survey Map No. 10031. Lot 2, Certified Survey Map No. 11021, lands and a vacted/discontinued portion of Marketplace Drive. and all of Bud's Drive by the City of Fitchburg, Document Number_____, located in the SW1/4 of the NW1/4 and in the NW1/4 of the SW1/4 of Section 8 and in the NE1/4 and the NW1/4 of the SE1/4 of Section 7, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Beginning at the West 1/4 corner of said Section 8; thence N01°26'48"E, 2555.03 feet along the west line of said NW1/4 to the south right-of way line of McKee Road: thence N89°15'32"E, 929.71 feet along said south right-of-way line: thence S46°52'10"E, 57.55 feet to a point of the west side of a Wisconsin Department of Transporation right-of-way; thence S02°59'52"E, 2506.81 feet along said west right-of-way; thence N88°50'14"E. 17.01 feet along said west right-of-way: thence S02°59'24"E. 1305.12 feet along said west right-of-way: thence S88°43'48"W, 1286.02 feet; thence N89°39'55"W. 2601.48 feet to a point on the east plat line of Quarry Vista; thence N01°31'31"E, 579.27 feet along said east plat line to the northeast corner of said Quarry Vista; thence N68°56'11"E. 736.06 feet to a point on the southerly line of Lot 2, Certified Survey Map No. 7700: thence N04°55'19"E, 478.60 feet along said southerly line; thence S89°09'43"E. 808.84 feet along the said southerly line also along the south line of Lot 2, Certified Survey Map No. 13413 to the northwest corner of Lot 1, Certified Survey Map No. 11021; thence S00°50'17"W. 160.00 feet along the west line and to the southwest corner of said Lot 1; thence S89°09'43"E. 200.00 feet along the south line and to the southeast corner of said Lot 1; thence N00°50'17"E. 110.00 feet along the east line of said Lot 1; thence N89°09'43"E, 40.00 feet: thence N00°50'17"E, 50.00 feet: thence S89°09'43"E, 842.83 feet along the south line of Lot 3, Certified Survey Map No. 13261 and the westerly extention thereof to the point of beginning. Containing 7,309,111 square feet (167.794 acres).

Dated this_____day of_____, 2015.

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

NOTES

1. Notes on Certified Survey Map No. 9217
   a. No access to McKee Road except for one opening allowed opposite Nicolet Instruments driveway.
   b. Any division of Lot 1 of this certified survey map will require the dedication to the City of the Public Storm Water Management Easement designated as "A" of page 2.

2. The lots of this Certified Survey Map are subject to the following recorded instruments:
   a. Right-of-way grant Underground Electric-Gas Main recorded as Doc. No. 3171438.
   b. Right-of-way grant Underground Electric recorded as Doc. No. 3277215.
   c. Right-of-way grant Underground Electric recorded as Doc. No. 3277235.
   d. Right-of-way grant Underground Electric-Gas Main recorded as Doc. No. 4191351.
   e. Declaration of Conditions. Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. Nos. 3962850 and 4276026.
   f. Right-of-way grant Underground Electric recorded as Doc. No. 4382342.
   g. Temporary Easement for Fences recorded as Doc. No. 4019933.
   h. Public Bike Path Easement recorded as Doc. No. 3312694 released by Doc. No._____.
   i. Public Water Main Easement recorded as Doc. No. 3312694 partially released by Doc. No._____.

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	390.00	177.71	179.29	S75°33'37"W	026°20'22"	
2	310.00	149.70	151.19	S76°21'45.5"W	027°56'39"	
3	410.00	294.15	300.86	N21°21'23"E	042°02'36"	
4	490.00	347.53	355.25	N21°36'29"E	041°32'24"	
5	410.00	290.79	297.25	S21°36'24"W	041°32'24"	
6	490.00	351.55	259.56	S21°21'23"W	042°02'36"	
7	390.00	188.33	190.21	N76°21'46.5"E	027°56'39"	
8	310.00	141.26	142.51	N75°33'37"E	026°20'22"	
9	60.00	80.00	289.42	S01°26'48"E	276°22'24"	IN-N43°15'36"E OUT-N40°22'00"W

WISCONSIN
BRETT T. STOFFREGAN
S-2742
MADISON
WISCONSIN
LAND SURVEYOR
7/17/15

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

DATE: July 17, 2015
F.N.: 15-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 9217, LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 10031, LOT 2, CERTIFIED SURVEY MAP NO. 11021, LANDS AND A VACATED/DISCONTINUED PORTION OF MARKETPLACE DRIVE AND ALL OF BUD'S DRIVE BY THE CITY OF FITCHBURG, DOC. NO. _____, LOCATED IN THE SW1/4 OF THE NW 1/4 AND IN THE NW1/4 OF THE SW1/4 OF SECTION 8 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 7, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Sub-Zero Wolf, Inc. a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Sub-Zero Wolf, Inc. does further certify that this plat is required by S236.34 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

City of Fitchburg

In witness whereof, Sub-Zero Wolf, Inc. has caused these presents to be signed by its official officer(s) at Madison, Wisconsin this_____day of_____, 2015.

Sub-Zero Wolf, Inc.

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2015, the above named officer(s) of the above named Sub-Zero Wolf, Inc. to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires_____
Notary Public, Dane County, Wisconsin

CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown thereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this_____day of_____, 2015.

_____
Patti Anderson, Clerk, City of Fitchburg

WISCONSIN
BRETT J. STOFFREGAN
S-2[illegible]
MADISON, WISCONSIN
LAND SURVEYOR
7/17/15

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2015 at ____o'clock____.M. and recorded in Volume_____of Certified Survey Maps on Pages_____as Document Number_____.

_____
Kristi Chlebowski, Dane County Register of Deeds

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

DATE: November 20, 2013
F.N.: 13-07-116
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

Legal Description:

Lot Two (2), Certified Survey Map No. 10031 recorded in Volume 58 of Certified Survey Maps of Dane County, Wisconsin, Page 260, as Document No. 3312694, in the City of Fitchburg, Dane County, Wisconsin.

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

Application: CDP-2074-15, CS-2075-15 & RZ-2076-15
Property Address: Basswood Drive
Review Date: July 23, 2015
Planning Staff Review #1

Planning staff has reviewed your submitted CDP, CSM and Rezone requests for SubZero. 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 Wednesday, August 5, 2015. Further comments or questions may arise as additional review occurs.

CDP (CDP-2074-15)

1. Is the proposed lot configuration for the CDP the 3 lots and outlot as shown on the CSM? Or will you be wishing additional lots?
   No additional lots needed.
2. Does figure 6 accurately represent the wetlands which were recently delineated by Stantec? If not, please adjust to show delination.
   Yes.
3. Has the WI DNR concurred with wetland delineation?
   Assured delineation, automatic concurrence.
4. The North Stoner Prairie Neighborhood Plan identified a level of 1022.6 (and below) to handle back-to-back 100 year storm events in the closed depression that is on part of lot 2 CSM 10031 and Payne and Dolan land to the south. However, it appears that the proposed road and some improvements are located in and below this storm water inundation (flood) level. Please explain how the back-to-back 100 year events will be handled, and what the revised back-to-back 100 year level will look like over the Sub-Zero and the Payne and Dolan property as compared to the level anticipated in the North Stoner Prairie Neighborhood Plan (1022.6' elevation and below).
   Stormwater management plan to be submitted on 8-18-15.
5. Please provide storm water calculations to Public Works to verify
   Stormwater management plan to be submitted on 8-18-15.
6. Given the high likelihood that the Payne and Dolan property will be the recipient of your storm water, do you have an agreement with them for the area to be affected? If so, please provide. If not, please obtain and provide to the city for our records.
   Sub Zero is working with Payne and Dolan on an agreement.
7. The 1022.6 elevation was also set using low-impact storm water management techniques rather than conventional techniques. Please explain what low-impact techniques you will be using for the development to assist that the storm water will not be greater than anticipated in the North Stoner Prairie Neighborhood Plan.
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8. The North Stoner Prairie Neighborhood Plan had a recreation path running east-west along what is now your south property line. How will that recreational path be accommodated? Please indicate on the CDP, and then alter the CSM as may be necessary for its accommodation.
   Recreational path to be built within the A Street right of way.

CSM (CS-2075-15)

1. Given that Basswood is not a cul-de-sac, it will likely have to be renamed to Basswood Court. We will need to amend the official map to do the other section. Therefore, if it is to be a cul-de-sac, please alter the street name to Court.
   Acknowledged.
2. See comment # 2 of Rezone comments.
   Street name to be provided by Sub Zero.
3. See comment 7 of the CDP comments, above.
   Stormwater management plan to be submitted on 8-18-15.
4. Identify wetlands on the CSM and locate the minimum 75' environmental corridor boundary. Note date of delineation and delineator on the CSM.
   Acknowledged.
5. Please provide timing and estimated completion date of the roads to be constructed?
   To be provided with 8-18-15 submittal.
6. If the Badger Trail crossing and the roads east of the Badger Trail are not completed by the time Commerce park and what is identified as A Street open, the applicant will be required to provide an easement along the east north-south drive for public access.
   Acknowledged.
7. When the new road system is in place, will the current access across the Badger Trail at Marketplace Drive be vacated and removed?
   Yes it will be removed.

REZONE (RZ-2076-15)

1. The legal description includes only the 33.13 acres owned by Donald Dunn and being purchased by Sub-Zero. Is that the total area you wish to rezone, and you will not be rezoning land to the west at this time? Please be aware that there are public hearing requirements for rezones; the notice has already been sent for publication so no additional land can be added to the rezone at this time rather a new application would need to be made for any additional lands.
   Acknowledged.
2. The new East-West street will need a street name. Do you wish to name it? Or perhaps city staff can make some suggestions?
   Sub Zero to provide street name.
3. With Marketplace Drive (west of Badger Trail) and Bud's Drive going away we will need to do a new address for the south building that is being expanded. Also, since Basswood Drive will now end in a cul-de-sac it will need a name change to Basswood Court.
   Acknowledged.
4. Please provide proposed impervious surface ratio of the proposed lot 1 when the new improvements are completed.
   Acknowledged.
5. The code requires a minimum 10% open space ratio, please provide the proposed open space ratio.
   To be provided with the 8-18-15 submittal.

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

Application: CDP-2074-15, CS-2075-15 & RZ-2076-15
Property Address: Basswood Drive
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   Assured delineation, automatic concurrence.
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8. The North Stoner Prairie Neighborhood Plan had a recreation path running east-west along what is now your south property line. How will that recreational path be accommodated? Please indicate on the CDP, and then alter the CSM as may be necessary for its accommodation.
   Recreational path to be built within the A Street right of way.

CSM (CS-2075-15)

1. Given that Basswood is not a cul-de-sac, it will likely have to be renamed to Basswood Court. We will need to amend the official map to do the other section. Therefore, if it is to be a cul-de-sac, please alter the street name to Court.
   Acknowledged.
2. See comment # 2 of Rezone comments.
   Street name to be provided by Sub Zero.
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4. Identify wetlands on the CSM and locate the minimum 75' environmental corridor boundary. Note date of delineation and delineator on the CSM.
   Acknowledged.
5. Please provide timing and estimated completion date of the roads to be constructed?
   To be provided with 8-18-15 submittal.
6. If the Badger Trail crossing and the roads east of the Badger Trail are not completed by the time Commerce park and what is identified as A Street open, the applicant will be required to provide an easement along the east north-south drive for public access.
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7. When the new road system is in place, will the current access across the Badger Trail at Marketplace Drive be vacated and removed?
   Yes it will be removed.

REZONE (RZ-2076-15)

1. The legal description includes only the 33.13 acres owned by Donald Dunn and being purchased by Sub-Zero. Is that the total area you wish to rezone, and you will not be rezoning land to the west at this time? Please be aware that there are public hearing requirements for rezones; the notice has already been sent for publication so no additional land can be added to the rezone at this time rather a new application would need to be made for any additional lands.
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   Acknowledged.
4. Please provide proposed impervious surface ratio of the proposed lot 1 when the new improvements are completed.
   Acknowledged.
5. The code requires a minimum 10% open space ratio, please provide the proposed open space ratio.
   To be provided with the 8-18-15 submittal.

THE CITY OF Fitchburg	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 R-D district to the I-G district the following described property:

1. **Location of Property/Street Address:** 6061 Basswood Drive, Fitchburg, WI

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

Lot Two (2), Certified Survey Map No. 10031 recorded in Volume 58 of Certified Survey Maps of Dane County, Wisconsin, Page 260, as Document No. 3312694, 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. **Proposed Use of Property - Explanation of Request:**

Manufacturing and distribution of residential kitchen appliances.

3. **Proposed Development Schedule:** 10-20 years

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezonings 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.** Additional information may be requested.

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

Total Dwelling Units Proposed: N/A **No. Of Parking Stalls:** 900

Type of Non-residential Development (If Applicable): General Industrial

Proposed Hours of Operation: 24 hr (M-F); weekends as required **No. Of Employees:** 650

Floor Area: 400,000 **No. Of Parking Stalls:** 900

Sewer: Municipal ☑ **Private** ☐ **Water: Municipal** ☑ **Private** ☐

Current Owner of Property: Sub Zero Wolf Inc.

Address: 6061 Basswood Drive, Fitchburg, WI **Phone No:** 608-271-2233

Contact Person: Kevin Unbehaun

Email: kevin.unbehaun@subzero.com

Address: 6061 Basswood Drive, Fitchburg, WI **Phone No:** 608-661-6526

Respectfully Submitted By: _____ Ronald R. Klaas

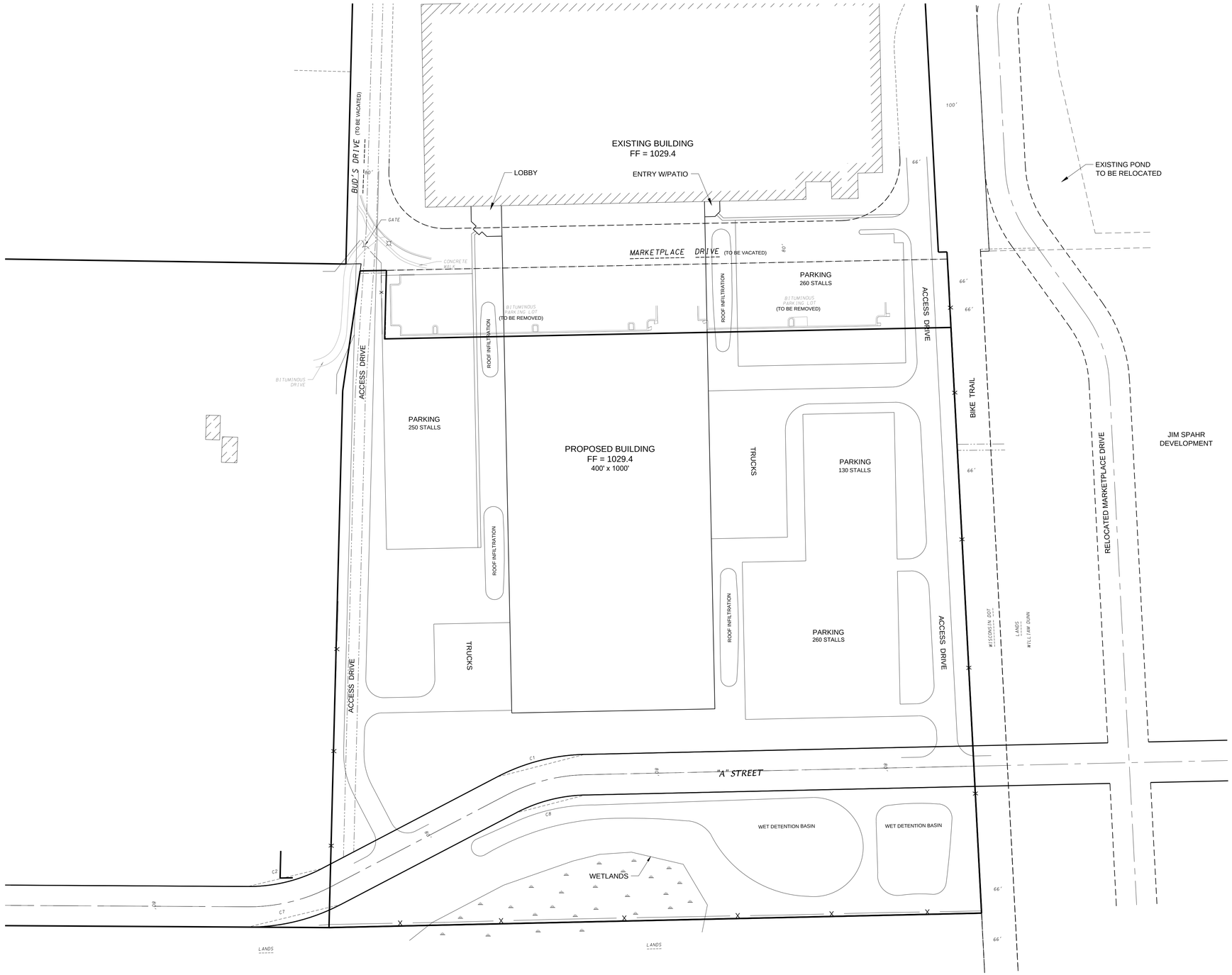
Owner's or Authorized Agent's Signature — Print Owner's or Authorized Agent's Name

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:** _____ **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____



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

SITE PLAN

SUB-ZERO

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1"= 100'
(PAGE SIZE: 24x36)
0 100

DATE: 07-20-15
REVISED:

DRAWN BY: KJP

FN: 15-05-118

Sheet Number:
C 100

File: U:\User\1505118\Drawings\Site Plan.dwg SITE PLAN Plotted: Jul 20, 2015 - 6:27pm

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

Application: CDP-2074-15, CS-2075-15 & RZ-2076-15
Property Address: Basswood Drive
Review Date: July 23, 2015
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   Acknowledged.
2. The new East-West street will need a street name. Do you wish to name it? Or perhaps city staff can make some suggestions?
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   Acknowledged.
4. Please provide proposed impervious surface ratio of the proposed lot 1 when the new improvements are completed.
   Acknowledged.
5. The code requires a minimum 10% open space ratio, please provide the proposed open space ratio.
   To be provided with the 8-18-15 submittal.

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

The following comments are based on the CDP, land division, and Rezone for industrial development at 6061 Basswood Drive and lands west of Seminole Highway, north of Lacy Road, and south of Marketplace Drive, submitted on July 20, 2015. RE, 7-24-15; GV 7-28-15; AB, 7-28-15; TF 7-28-15; CH 7-30-15. Additional comments beyond these may be required on future reviews.

General Comments

1. A developer's agreement will be required for the public improvements.
   Acknowledged.
2. Please confirm that refuse and recycling container(s) are located and sized properly.
   Acknowledged.
3. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works.
   Acknowledged.
4. A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along the public streets.
   Acknowledged.
5. Please provide a copy of the wetland delineation report for the site, including information on whether the delineation was prepared by an assured wetland professional or if not whether DNR has reviewed and provided a concurrence letter. Show the wetlands on the CSM.
   To be sent separately. Completed by Jeff Kramer at Stantec who is an assured delineator.
6. Sheets C101 and C102 show an existing wetland that is proposed to be filled in and paved over for a parking pad. Has the applicant received a DNR permit for filling this wetland in?
   DNR permit is being applied for.

Transportation Comments

1. With this expansion, there will be additional demand placed on the signalized intersection at Commerce Park Drive/McKee Road. Staff have already been requested to evaluate signal modifications at this intersection to address congestion and queueing with the existing employee-base. Staff strongly recommends that the CSM should include a public street extension of Bud's Drive, north of Basswood, to connect with the new signalized intersection at Spoke Drive/McKee Road. This would provide 2 signalized exits out to McKee Road, reduce the impact to the Commerce Park Drive intersection, and provide a second entrance/exit for employees to use.
   Acknowledged.

2. WisDNR and WisDOT approval will be required for a new street crossing of the Badger State Trail. The final alignment and location will need to be approved and signed off by both agencies.
   Acknowledged.
3. The timing of the street improvements needs to be coordinated with the adjacent land owner to the east to ensure street connectivity to Seminole Highway and Marketplace Drive. Until the streets are constructed on the east side of the Badger State Trail, a temporary road will be necessary to maintain connectivity between Marketplace Drive and Commerce Park Drive.
   Acknowledged.
4. Provide preliminary plan and profile sheets for Street A, Commerce Park Drive, and Marketplace Drive relocation.
   To be provided with 8-18-15 submittal.
5. A 15' wide strip of right of way is needed along McKee Road for future lane expansion and a 30' wide strip at the corner of McKee Road and the Badger State Trail is needed for future connection of the sidewalk to the proposed tunnel under McKee Road.
   Acknowledged.

Water Main and Sanitary Sewer

1. The designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets for the public and private water and sewer systems.
   Acknowledged.
2. An 18" interceptor is required on Market Place. This interceptor shall be extended from the existing Seminole Hwy Interceptor stub. The cost for oversizing of this pipe will be paid for by the City and will be charged to all benefitting properties.
   Acknowledged.
3. 12" water main is required on Commerce Park Drive. Minimum water main size on all other streets is 10", greater if needed by Sub-zero.
   Acknowledged.
4. The City reimburses the cost for oversizing of water main – cost between 10" and 12" DI water main pipe.
   Acknowledged.
5. Water main along the west side of the bike trail shall be private. A check valve, per DNR code, shall be installed at both ends of this main – one at the north end near Market Place and one just north of "A" street. Minimum 8" leads are required for all hydrants on private water mains. Private water mains up to and including the hydrants are required to be installed per the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction.
   Acknowledged.

6. The designer shall meet with the fire department to determine fire hydrant location and spacing requirements.
   Acknowledged.
7. Water service to the proposed building shall be extended from the existing building.
   Need to resolve with the City how to provide separate service for the addition.
8. Water impact fees shall be paid prior to issuance of a building permit. These fees will be included with the building permit fee. These fees will be based on the square footage of the proposed building verses existing building and past water usages.
   Acknowledged.
9. MMSD fees will need to be paid prior to the issuance of a building permit and prior to the start of construction of public improvements.
   Acknowledged.
10. Seminole Hwy Interceptor fees will need to be paid within 30 days of invoice date.
    Acknowledged.
11. In Section 3.2 of the CDP, please note the water and sewer main size requirements on each street in the Utility section. Note that this development will be serviced with water by the City's west zone and with sewer by the Seminole Hwy Interceptor. Also include the anticipated water usage and sewer capacity needed for this development as well as the anticipated static water pressure range. A peak factor of 4 shall be used to calculate anticipated sewer capacity.
    Will resolve sizing with Public Works.
12. Has Jim Spar committed to extending the utilities? How will the developer ensure these utilities are installed in the time frame needed to service the Sub-zero expansion? A developer's agreement will need to be executed for extension of the utilities on Market Place before a developer's agreement may be approved for the Sub-zero Expansion, unless these extensions will be all inclusive in one developer's agreement with Sub-zero. Please correct the CDP as needed to clearly define what this process will be.
    Spahr has submitted a CDP for his project. We will continue to work with him on timing.
13. Future water main extensions will need to be installed and accepted by the City prior to the release of a building permit for Sub-zero. Installation of these mains is not required for the early start permit
    Acknowledged.
14. Abandonment of the main on Market Place may take place at any time without significantly impact to the water system. Note: fire protection for Subzero will be most affected by abandonment of this main prior to installation of the future loop.
    Acknowledged.

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

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.
   Acknowledged.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: http://www.fitchburgwi.gov/230/Credit-Opportunities provides the application form and details on this program.
   Acknowledged.
3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.
   Acknowledged.
4. Sheet C102 appears to show that the designer is redirecting surface water flow that currently drains north to Dunn's Marsh into proposed storm pipes that will direct stormwater into the Closed Depression CD1 on the Payne & Dolan property. Drainage basins must be maintained to the greatest extent possible.
   Acknowledged.

THE CITY OF Fitchburg	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	**ARCHITECTURAL & DESIGN REVIEW APPLICATION**

Applicant/Contact Person: Boyd E Coleman III, PE

Address: 805 Clinton St **Phone Number of Contact Person:** 262-549-3222 x3

City, State, Zip Code: Waukesha, WI 53186 **Email of Contact Person:** boydc@srdinc.biz

Project Address: 2866 Bud's Drove **Lot:**_____ **Subdivision:**_____

Project Type: _____ **Multi-Family** _____ **Commercial** ✔ **Industrial** _____ **Other**

_____ **New** _____ **Addition**

Impervious Surface Ratio (ISR): >= 65% (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).

Due to the over all site development we are requesting a review before finalizing the unchecked items.

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:**_____
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. 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.**

FOR CITY USE ONLY

Date Received:_____ **Plan Commission Date:**_____

Comments:

_____

_____

_____

_____

_____

SOUTH BUILDING ADDITION

SUB-ZERO FREEZER CO.

PLAN REVIEW

2866 BUD'S DRIVE
FITCHBURG, WISCONSIN 53719

DESIGNER/SUPERVISING PROFESSIONAL	CIVIL	LANDSCAPE	ELECTRICAL	GENERAL CONTRACTOR	OWNER
Struc Rite Design, Inc.	D'onofrio Kottke and Associates, Inc.	Barnes, Inc	Schultz Electric	Ideal Builders Inc.	Sub-Zero Freezer Co.
Boyd E. Coleman, P.E.	Ron Klaas, P.E.	6433 Nesbitt Road	Division of Pieper Electric, Inc.	Travis Dettinger	2866 Bud's Drive
President, Engineer	President	Madison, WI 53719	Chad Greenwold	Senior Project Manager / Partner	Fitchburg, Wisconsin 53719
805 Clinton Street	7530 Westward Way	608.845.3230	Project Manager	1406 Emil St.	
Waukesha, WI 53186	Madison, WI 53717	608.845.6339	8491 Murphy Drive	Madison, WI	
262.549.3222	608.833.7530	www.barnesinc.net	Middleton, WI 53562	608-271-8111	
262.896.2079	www.donofrio.cc		608.836.7072	www.idealbuildersinc.com	
www.srdinc.biz			www.pieperpower.com		

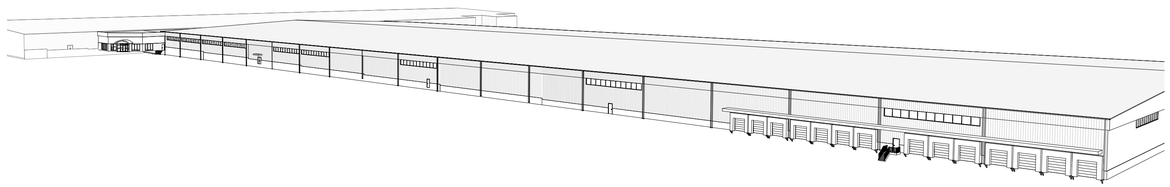
Drawing Key:

- 101 / A2 — DOOR TAG & DOOR PANEL TYPE
- 1a — WINDOW TAG
- e1 — WALL TAG
- ? — PROJECT KEYED NOTE
- FX — FIRE ALARM HORN & STROBE
- F — FIRE ALARM BELL
- F — FIRE ALARM PULL BOX
- FACP — FIRE ALARM CONTROL PANEL
- EMERGENCY EXIT SIGN
- 2A — FIRE EXTINGUISHER
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- 6" — TYPICAL DIMENSION
- (6") — DIMENSION SHOWING FINISH TO FINISH

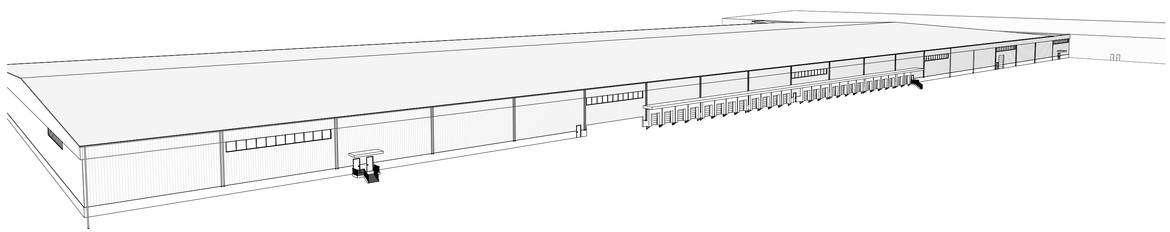
PROJECT INFORMATION:

2009 INTERNATIONAL BUILDING CODE w/ WISCONSIN AMENDMENTS

SUBMITTAL TYPE	F1				MAXIMUM EXIT DISTANCE	MAXIMUM		ACTUAL
TYPE OF CONSTRUCTION	IIB				MAXIMUM COMMON PATH	MAXIMUM		ACTUAL
NUMBER OF STORIES	1				MAXIMUM DEAD-END CORRIDOR	MAXIMUM		ACTUAL
SPRINKLED	YES				TOTAL NUMBER OF EXITS	REQUIRED		ACTUAL
SPRINKLER TYPE	NFPA - 13				REQUIRED STAIR WIDTH	REQUIRED		ACTUAL
FIRE SUPPRESSION	EFSR				REQUIRED EGRESS WIDTH	REQUIRED		ACTUAL
FIRE ALARM	YES				MAIN OCCUPANCY TYPE	F-1		
ALARM TYPE					ALL OCCUPANCY TYPES	F-1, S-1, B		
WATER CLOSET-MALE	REQUIRED		PROVIDED		OCCUPANCY SEPARATIONS	NONE		
WATER CLOSET-FEMALE	REQUIRED		PROVIDED		INCIDENTAL USES	NONE		
LAVATORIES	REQUIRED		PROVIDED		ALLOWABLE AREA			
TUBS/SHOWERS	REQUIRED		PROVIDED		ACTUAL AREA FOR	+/- 404,000 SQ FT - 1ST LEVEL		
DRINKING FOUNTAINS	REQUIRED		PROVIDED		ACTUAL AREA FOR	+/- 50,000 SQ FT - MEZZANINE		
OTHER					ACTUAL AREA FOR			
					TOTAL ACTUAL AREA			
					TOTAL OCCUPANT LOAD			



1 West Perspective

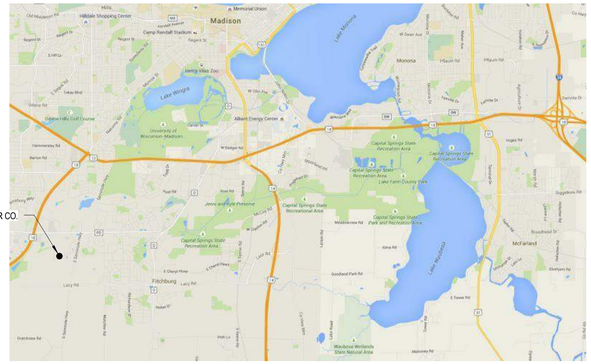


2 East Perspective

SHEET INDEX

SHEET	Sheet Name	PLANNING REVIEW	STATE REVIEW	REV -1
G1.0	COVER PAGE	07.21.2015		
C100	SITE PLAN	07.21.2015		
C101	GRADING, EROSION CONTROL AND STORMWATER MANAGEMENT	07.21.2015		
C102	UTILITY PLAN	07.21.2015		
L1.0	LANDSCAPE PLAN	07.21.2015		
SL1.0	SITE LIGHTING PLAN	07.21.2015		
A1.0	OVERALL FLOOR PLAN	07.21.2015		
A1.1a	1ST LEVEL PLAN - Phase 1	07.21.2015		
A1.1b	1ST LEVEL PLAN - Phase 2	07.21.2015		
A1.1c	1ST LEVEL PLAN - Phase 3	07.21.2015		
A1.1d	1ST LEVEL PLAN - Phase 4	07.21.2015		
A1.3	ROOF PLAN	07.21.2015		
A2.0	EXTERIOR ELEVATIONS	07.21.2015		
A2.1	EXTERIOR ELEVATIONS	07.21.2015		
A2.2	EXTERIOR ELEVATIONS	07.21.2015		
A3.1	BUILDING CROSS SECTION	07.21.2015		

LOCATION MAP



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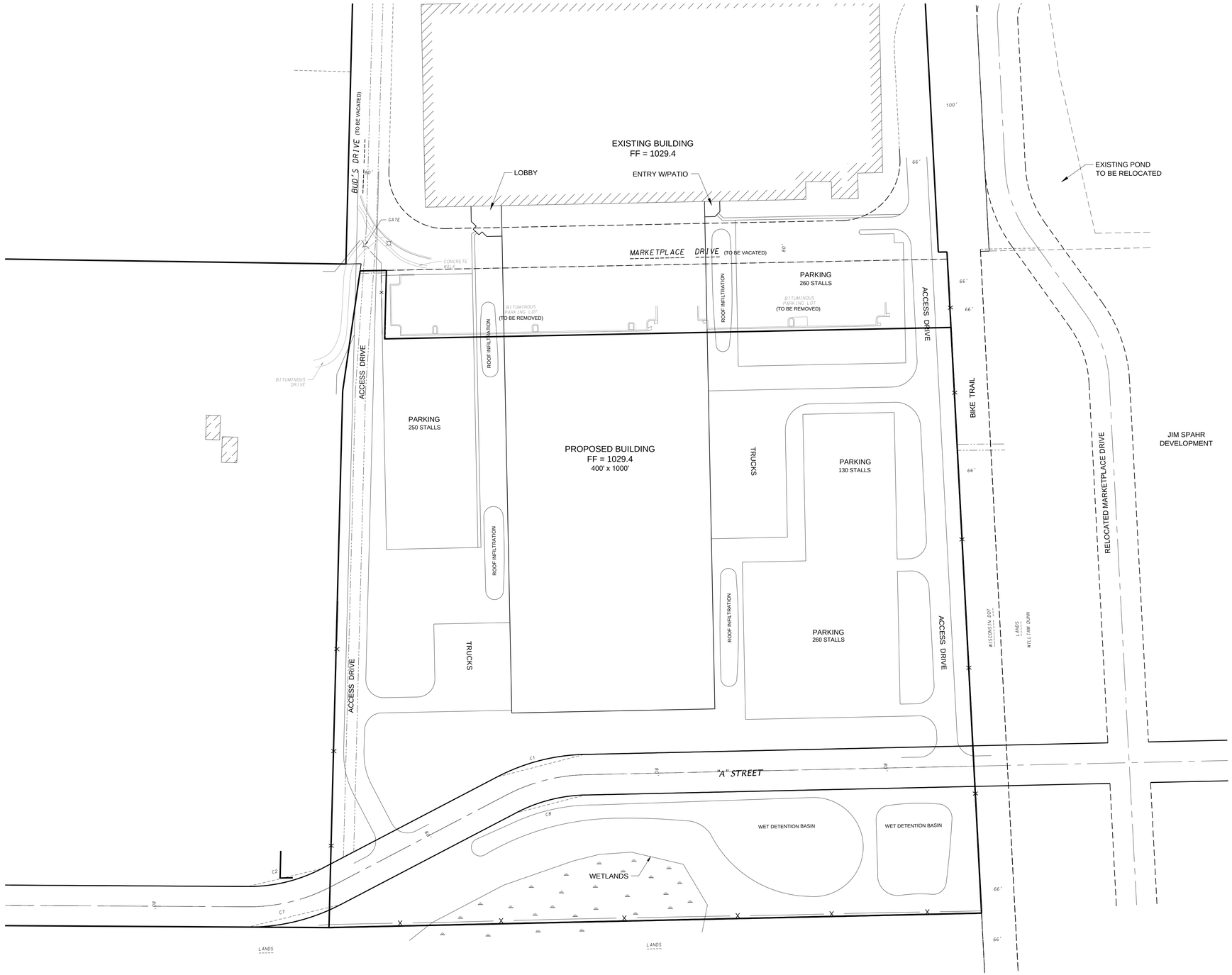


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN

SUB-ZERO

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1"= 100'
(PAGE SIZE: 24x36)
0 100

DATE: 07-20-15
REVISED:

DRAWN BY: KJP

FN: 15-05-118

Sheet Number:
C 100

File: U:\User\1505118\Drawings\Site Plan.dwg SITE PLAN Plotted: Jul 20, 2015 - 6:27pm

EROSION CONTROL NOTES

1. COMPLETION DATES

   EROSION CONTROL = AUGUST 7, 2015
   SITE GRADING = AUGUST 7, 2015 - AUGUST 1, 2016

2. AT THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL THE TRACKING PAD. THE PAD SHALL BE 50' LONG, 24' WIDE, AND 1' THICK, CONSTRUCTED WITH 3" CLEAR STONE. THE ENTRANCE SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT THE TRACK OF MUD ONTO PUBLIC STREETS AT NO ADDITIONAL COST TO OWNER. ANY ADDITIONAL ENTRANCES MUST BE APPROVED BY THE CITY AND ADDITIONAL TRACKING PADS SHALL BE PLACED AT APPROVED LOCATIONS. ALL ADJACENT PUBLIC STREETS SHALL BE INSPECTED AT THE END OF EACH WORK DAY, AND CLEANED AS NECESSARY, AS REQUIRED BY THE CITY.

3. WDOT TYPE D INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS SHOWN AS SOON AS THE STRUCTURE IS SET. THE FILTER SHALL BE INSPECTED AFTER EVERY RAINFALL AND CLEANED AS NECESSARY. THE FILTER SHALL BE MAINTAINED THROUGH STREET IMPROVEMENTS AND SHALL BE REMOVED UPON ESTABLISHMENT OF TERRACE SEED.

4. ALL DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL, SEED, FERTILIZER, AND MULCH. SEED SHALL BE PLACED PER THE REQUIREMENTS OF SECTION 630 IN THE WDOT STANDARD SPECIFICATIONS. SEED SHALL BE WDOT MIXTURE 40 APPLIED AT 2 POUNDS PER 1000 SQUARE FOOT. ALL FERTILIZERS SHALL BE WDOT TYPE A APPLIED AT 7 POUNDS PER 1000 SQUARE FEET. MULCH SHALL BE HAY OR STRAW APPLIED AT 2 TONS PER ACRE DISCED IN PLACE. CHANGES TO THE ABOVE TYPES SHALL BE APPROVED BY THE ENGINEER.

5. SLOPES 10% AND GREATER NEED TO BE TREATED WITH DRY POLYMER AT A RATE OF 20 POUNDS PER ACRE WITHIN 7 DAYS OF DISTURBANCE UNLESS THE AREA CAN BE RESTORED IN THAT AMOUNT OF TIME. THESE SLOPES INCLUDE THE BACKSLOPES OF BASINS.

6. SLOPES GREATER THAN 4:1 SHALL RECEIVE CLASS 1 TYPE A EROSION MAT. MAT TO BE NORTH AMERICAN GREEN S75 EROSION MAT OR APPROVED EQUAL.

7. TOPSOIL STOCKPILES SHALL RECEIVE AN APPLICATION OF POLYMER WITH TEMPORARY SEED IT THEY ARE TO REMAIN UNUSED FOR LONGER THAN 14 DAYS.

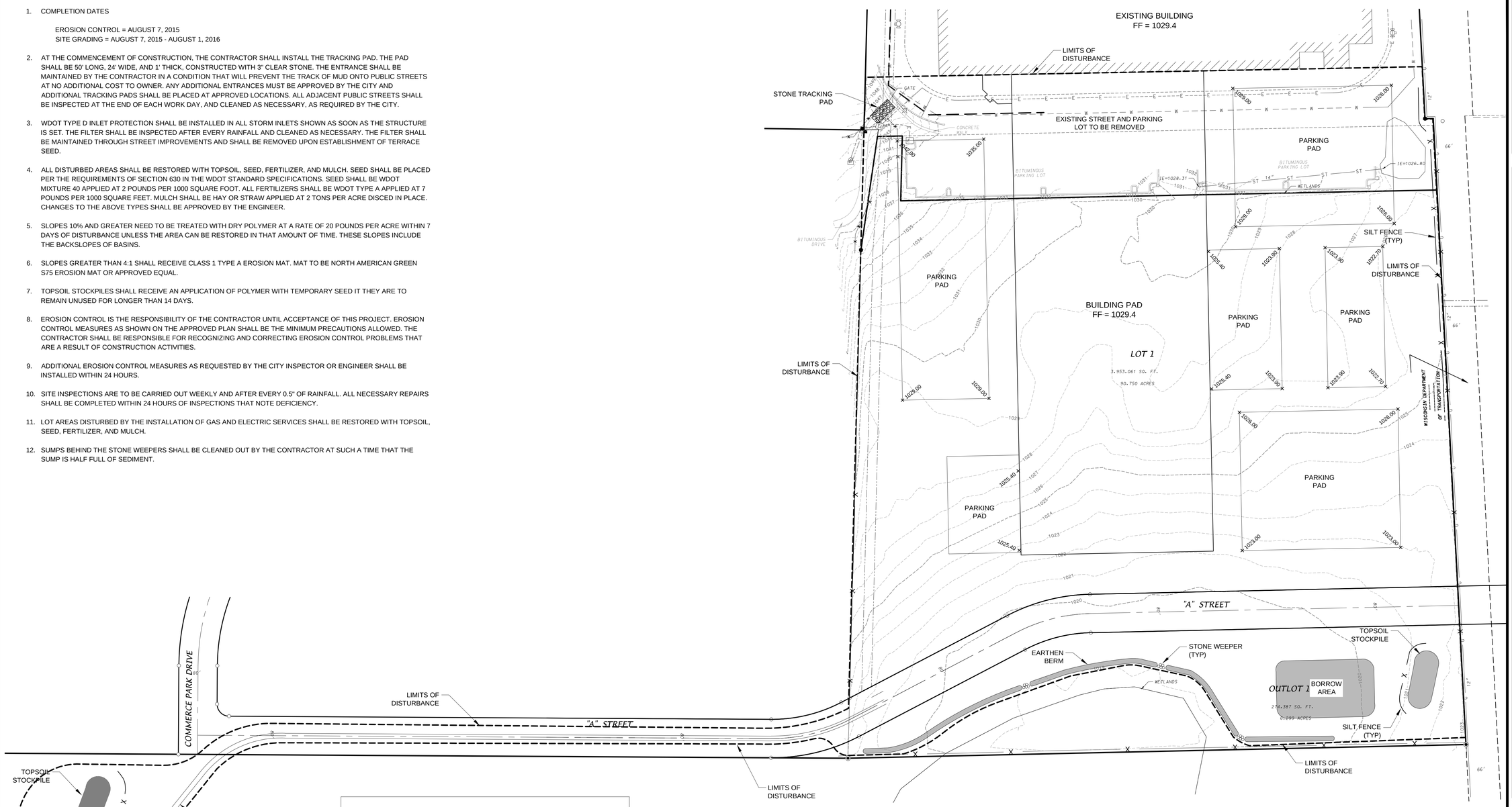
8. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE THE MINIMUM PRECAUTIONS ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES.

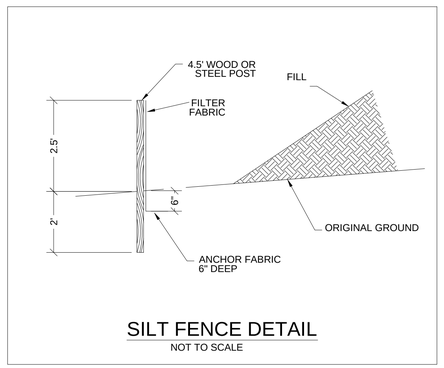
9. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED BY THE CITY INSPECTOR OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS.

10. SITE INSPECTIONS ARE TO BE CARRIED OUT WEEKLY AND AFTER EVERY 0.5" OF RAINFALL. ALL NECESSARY REPAIRS SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTIONS THAT NOTE DEFICIENCY.

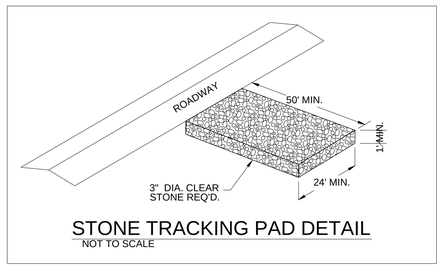
11. LOT AREAS DISTURBED BY THE INSTALLATION OF GAS AND ELECTRIC SERVICES SHALL BE RESTORED WITH TOPSOIL, SEED, FERTILIZER, AND MULCH.

12. SUMPS BEHIND THE STONE WEEPERS SHALL BE CLEANED OUT BY THE CONTRACTOR AT SUCH A TIME THAT THE SUMP IS HALF FULL OF SEDIMENT.





SILT FENCE DETAIL
NOT TO SCALE



STONE TRACKING PAD DETAIL
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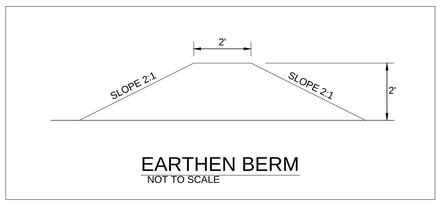

EARTHEN BERM
NOT TO SCALE

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRADING AND EROSION CONTROL PLAN

SUB-ZERO

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1"= 100'
(PAGE SIZE: 24x36)
0 100

DATE: 07-20-15
REVISED:

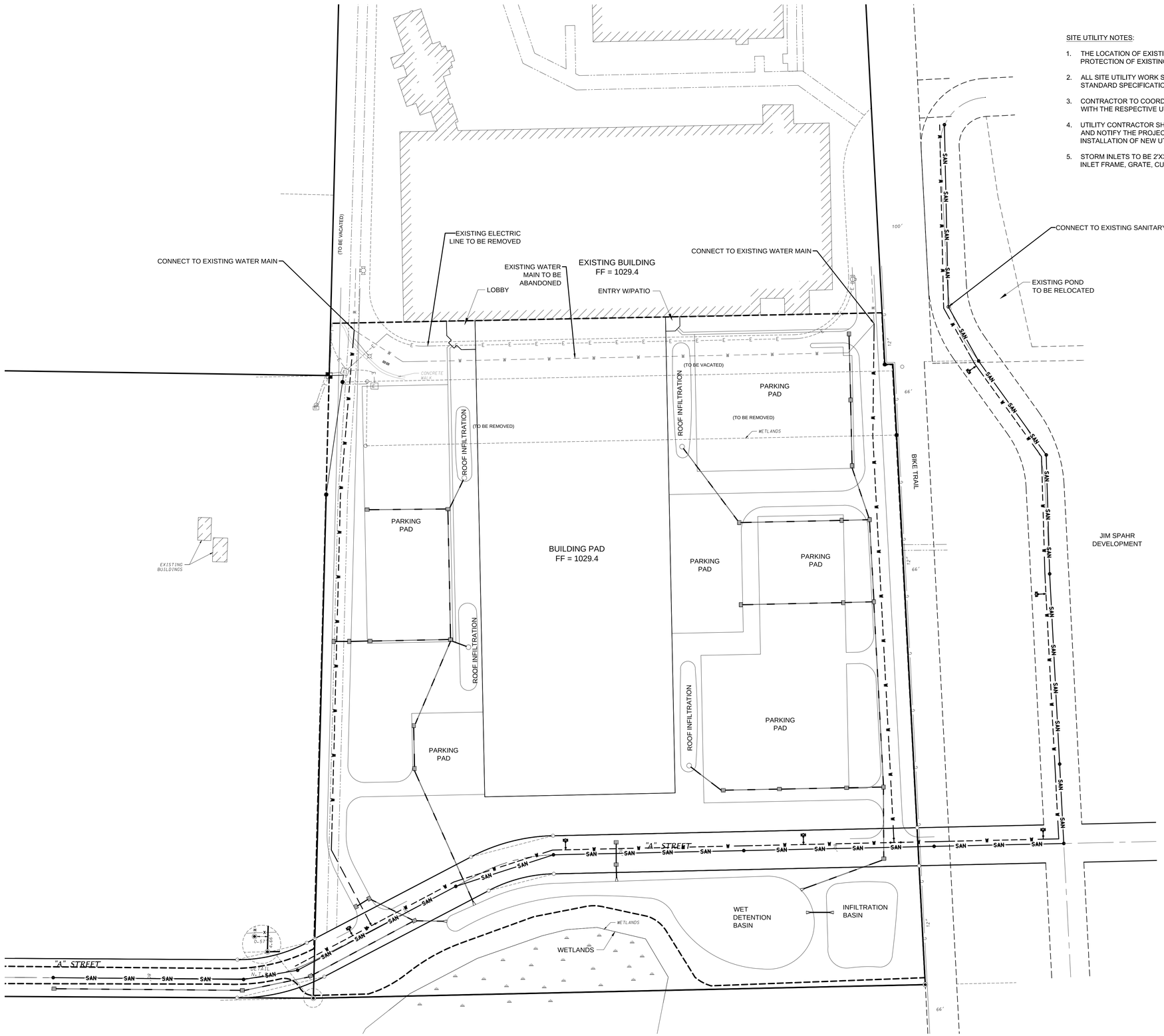
DRAWN BY: KJP

FN: 15-05-118

Sheet Number:
C 101

SITE UTILITY NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. STORM INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID.



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UTILITY PLAN

SUB-ZERO

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1"= 100'
(PAGE SIZE: 24x36)
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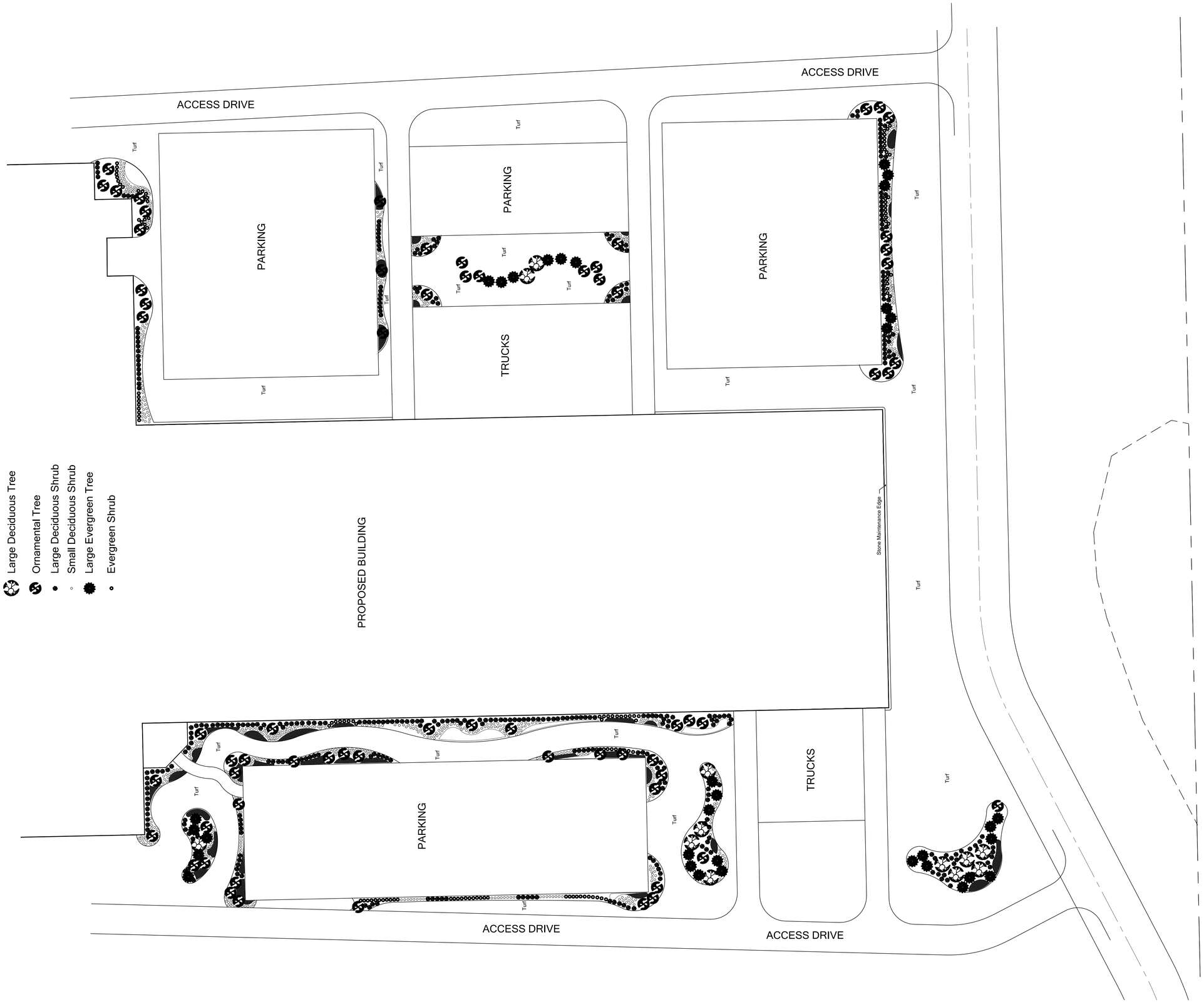
DATE: 07-20-15
REVISED:

DRAWN BY: KJP

FN: 15-05-118

Sheet Number:
C 102



Barnes inc
Landscape Services
6433 Nesbitt Road
Madison, WI 53719
Ph: 608.845.3230 Fx: 608.845.6339
www.barnesinc.net

Consultants:

Client:

Wolf - Subzero

Address Line 1:
Fitchburg, Wisconsin

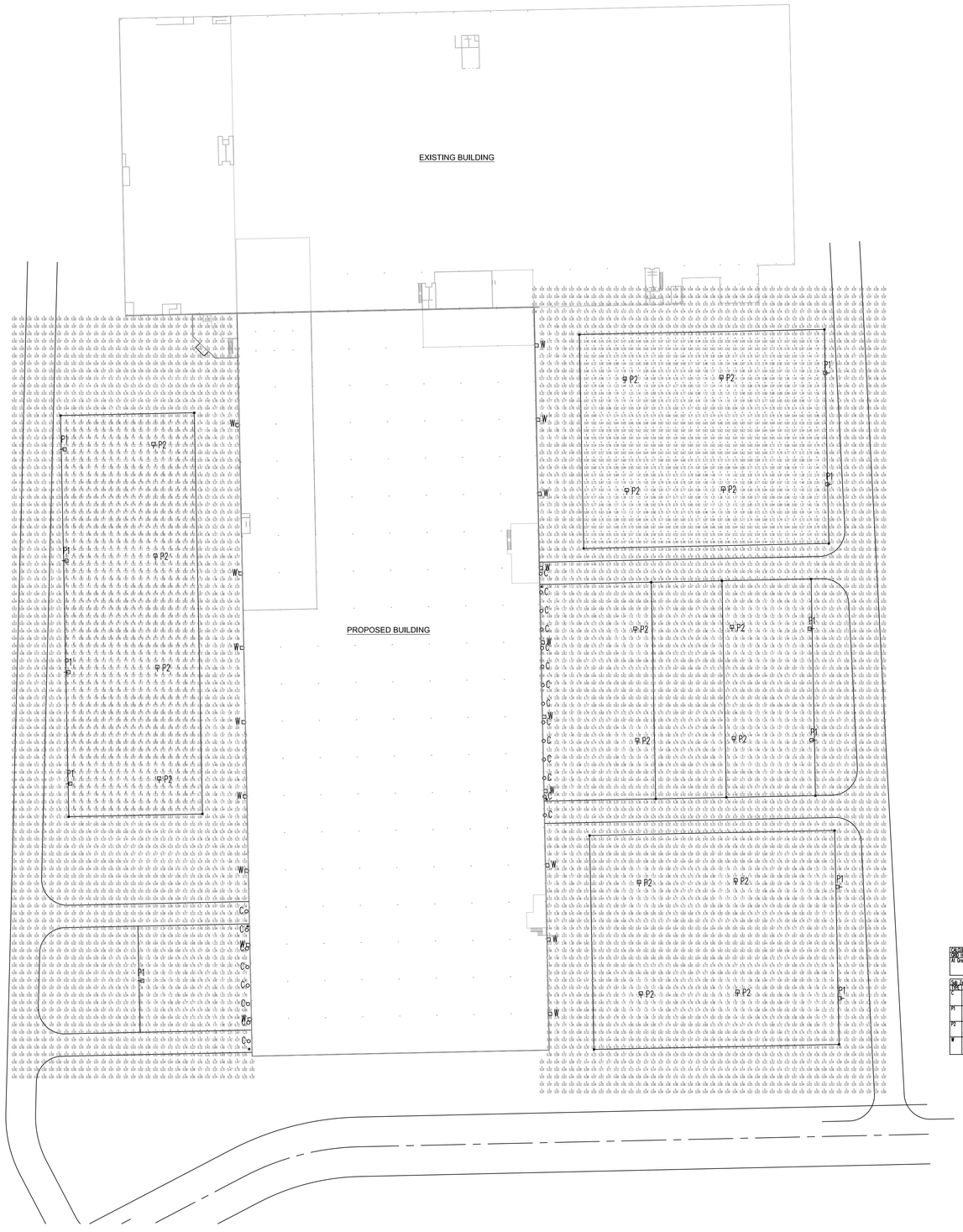
Notes:

This document is the property of Barnes Inc. and may not be distributed without the express consent of Barnes Inc.

Approved for Construction by owner
Signed: Date:
Accepted by Barnes Inc.
Signed: Date:

Date: 7/17/15
Revised on:
1.
2.
3.
4.

Sheet: L-1.0
Scale: 1" = 60'-0"



CALCULATION SUMMARY							
LABEL	SCHEDULE	AVG	MAX	MIN	MAX/MIN	AVG/MIN
At Grade	<>> WEST	0.63	8.56	0.00	N/A	N/A
	<*> EAST LOT	0.82	7.36	0.27	9.62	3.07
	<@> WEST LOT	1.00	2.85	0.30	9.73	3.29

Sub Zero SES LUMINAIRE SCHEDULE						
TYPE	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF	QTY
C	McGraw-Edison Sentar (1) ST-64-LED-E1-NW-BZ	56w LED	7050	14' AFG	0.95	22
P1	McGraw-Edison Galleon (1) GLEON-AE-03-LED-E1-T4FT-BZ	157w LED	15863	20' POLE 3' BASE	0.95	11
P2	McGraw-Edison Galleon (1) GLEON-AE-03-LED-E1-5MQ-BZ	157w LED	16497	20' POLE 3' BASE	0.95	16
W	Lumark Crossbar MAXX (1) XTOR36-N	79w LED	6471	25' AFG	0.95	18

1 SITE LIGHTING PLAN
1" = 80'-0"

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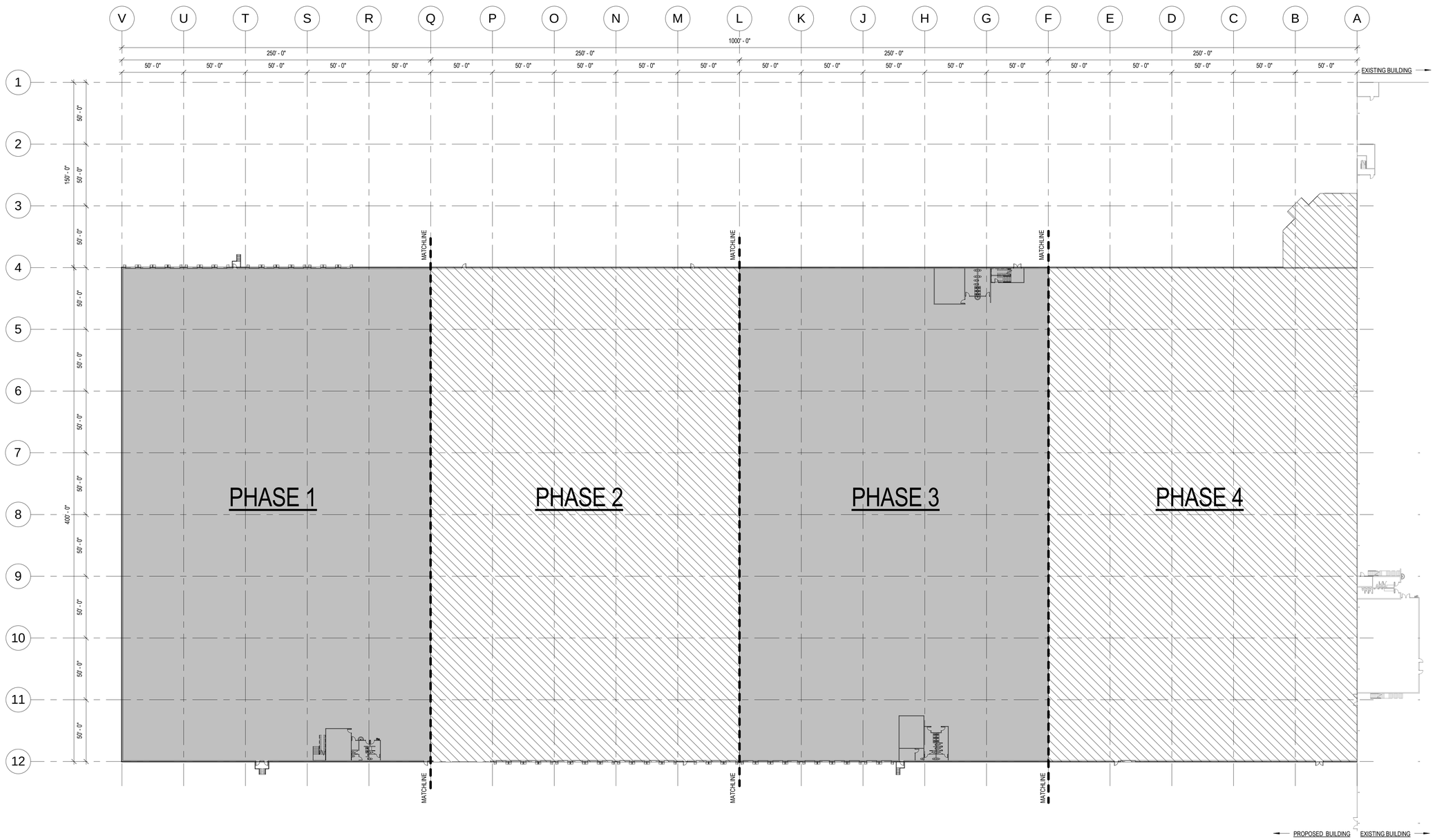
SHEET TITLE
SITE LIGHTING PLAN

DESIGN DEVELOPMENT
07.21.2015

PROJECT DATA
JOB NUMBER: 14-033
DRAWN BY: JJR
SHEET NUMBER: SL1.0



1 1st Level Overall Phasing
1" = 40'-0"

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SHEET TITLE

OVERALL FLOOR PLAN

PLAN REVIEW

07.21.2015

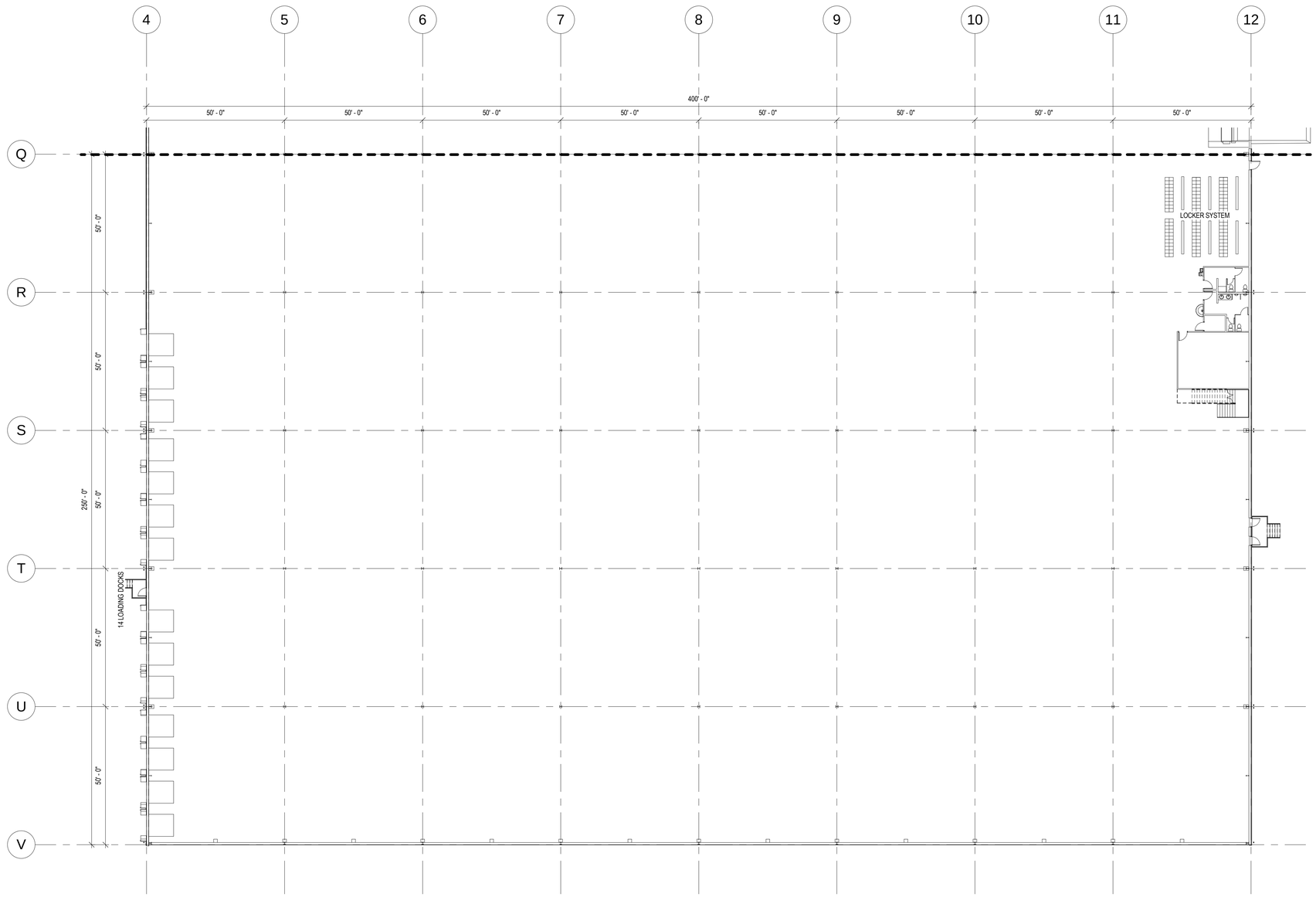
PROJECT DATA

JOB NUMBER: 14-033

DRAWN BY: JJR

SHEET NUMBER: **A1.0**

NORTH



1 1ST LEVEL PLAN - Phase 1
1" = 20'-0"

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SHEET TITLE

1ST LEVEL PLAN - Phase 1

PLAN REVIEW

07.21.2015

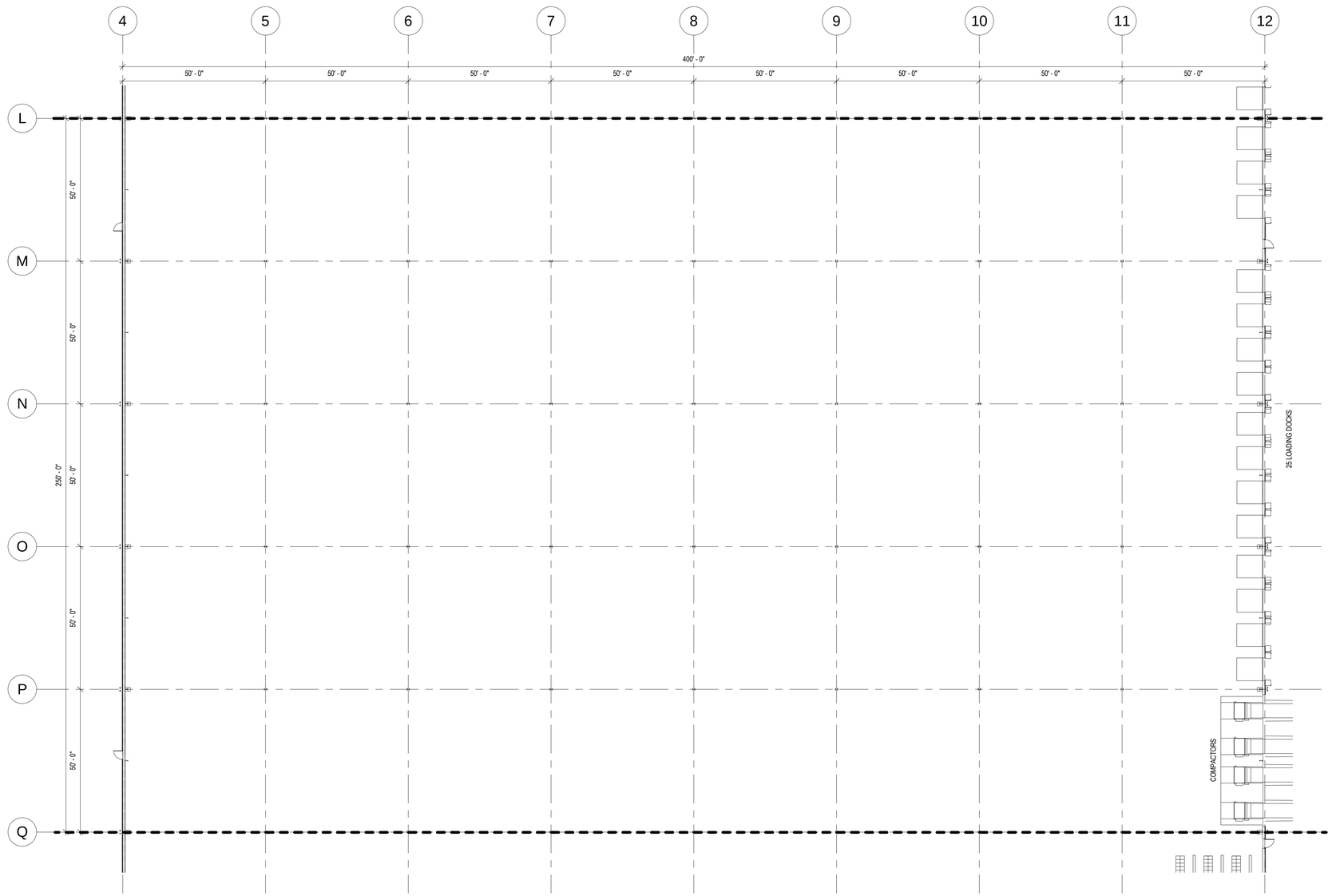
PROJECT DATA

JOB NUMBER: 14-033

DRAWN BY: JJR

SHEET NUMBER: **A1.1a**

NORTH



1 1ST LEVEL PLAN - Phase 2
1" = 20'-0"

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SHEET TITLE

1ST LEVEL PLAN - Phase 2

PLAN REVIEW

07.21.2015

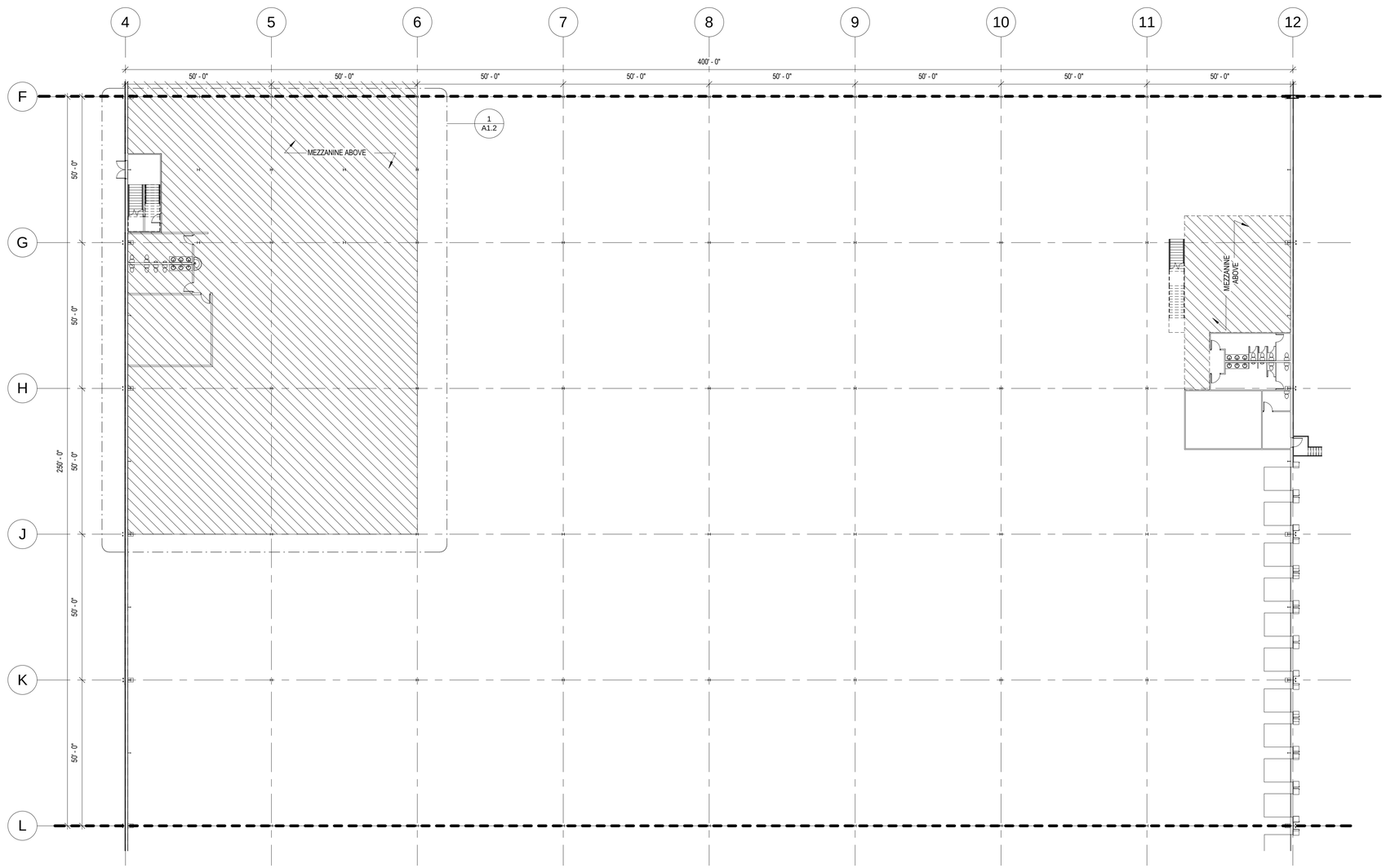
PROJECT DATA

JOB NUMBER: 14-033

DRAWN BY: JJR

SHEET NUMBER:

A1.1b



1 1ST LEVEL PLAN - Phase 3
1" = 20'-0"

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SHEET TITLE

1ST LEVEL PLAN - Phase 3

PLAN REVIEW

07.21.2015

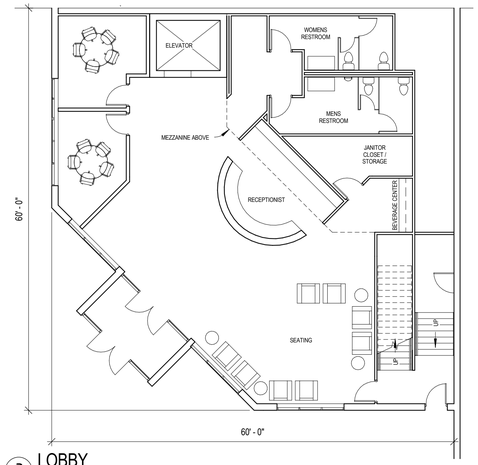
PROJECT DATA

JOB NUMBER: 14-033

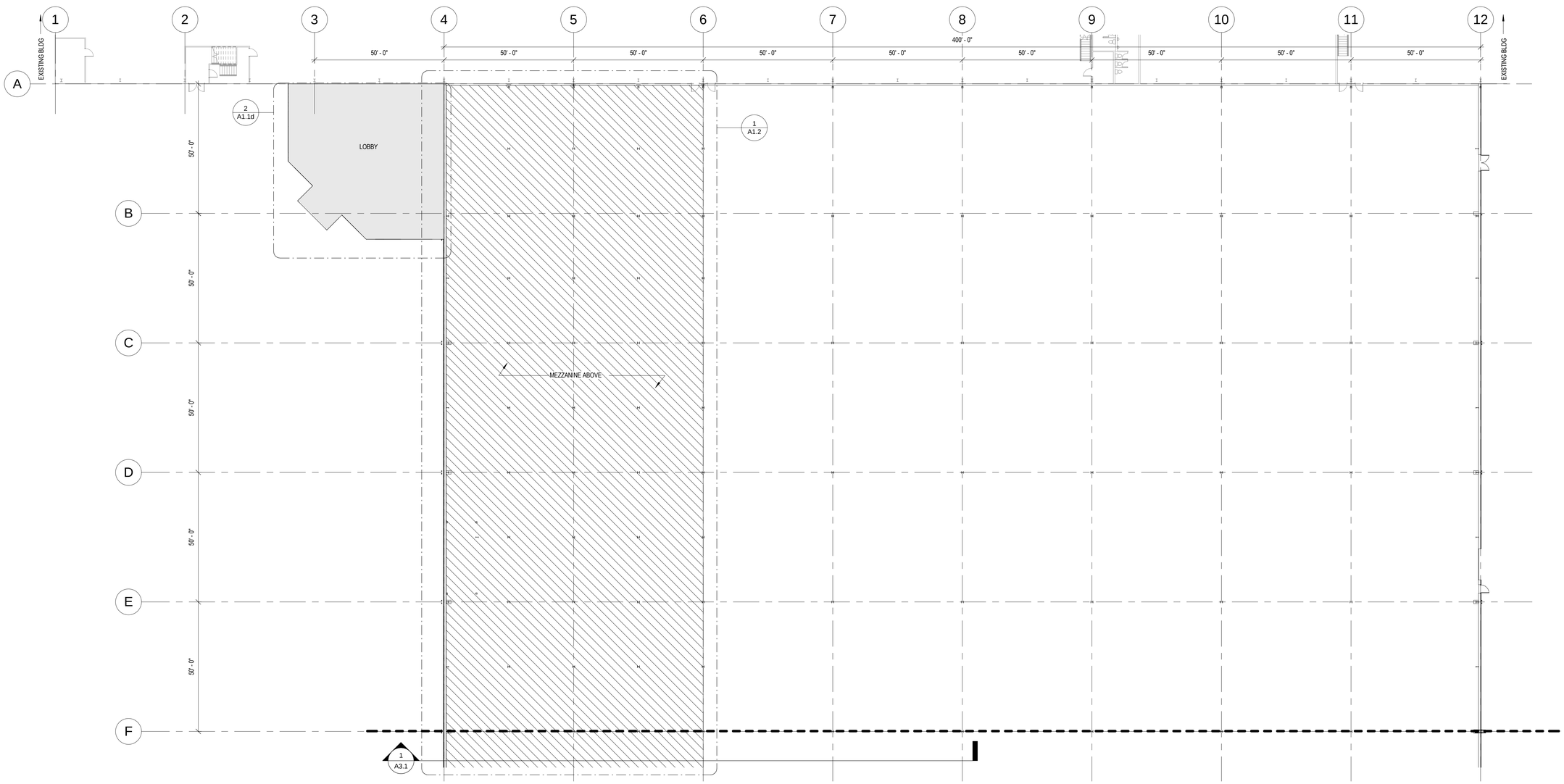
DRAWN BY: JJR

SHEET NUMBER: **A1.1c**

NORTH



2 LOBBY
3/32" = 1'-0"



1 1ST LEVEL PLAN - Phase 4
1" = 20'-0"

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SHEET TITLE
1ST LEVEL PLAN - Phase 4
PLAN REVIEW
07.21.2015

PROJECT DATA

JOB NUMBER: 14-033

DRAWN BY: JJR

SHEET NUMBER: **A1.1d**

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GENERAL ROOF PLAN NOTES:

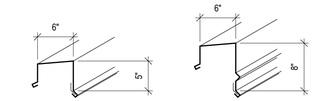
- ROOFING CONTRACTOR TO INSTALL ALL ROFFING AND INSULATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS (TYP). PROVIDE ALL REQUIRED MATERIALS AND ACCESSORIES FOR A COMPLETE, WATER-TIGHT SYSTEM.
- ROOFING CONTRACTOR TO PROVIDE AND INSTALL MEMBRANE FROM FLASHING FOR ALL ROOF PENETRATIONS PER ROOF MEMBRANE MANUF. REQUIREMENTS.
- ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
- SEE MECHANICAL DRAWINGS FOR LOCATIONS AND SIZE OF ALL ROOF PENETRATIONS AND CURBS REQUIRED FOR MECH. EQUIPMENT.
- ALL TAPERED INSULATION TO BE E.P.S. @ 1/4"/ FT SLOPE.
- TAPERED FIBER EDGE STRIP TYPICAL @ ENTIRE PERIMETER.

:12 = INDICATES DIRECTION OF ROOF SLOPE

DS = SCUPPER / DOWNSPOUT LOCATION

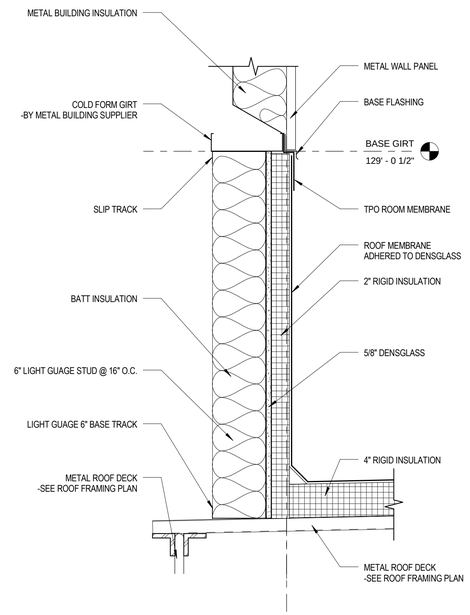
- COORDINATE ALL ROOF OPENINGS AND PENITRATIONS WITH PLUMBING, MECHAVICAL, AND ELECTRICAL CONTRACTORS.
- ROOF-TOP EQUIPMENT SHOWN FOR REFERENCE. SEE MECHANICAL FOR ACTUAL EQUIPMENT AND LOCTIONS. TYPICAL.

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT

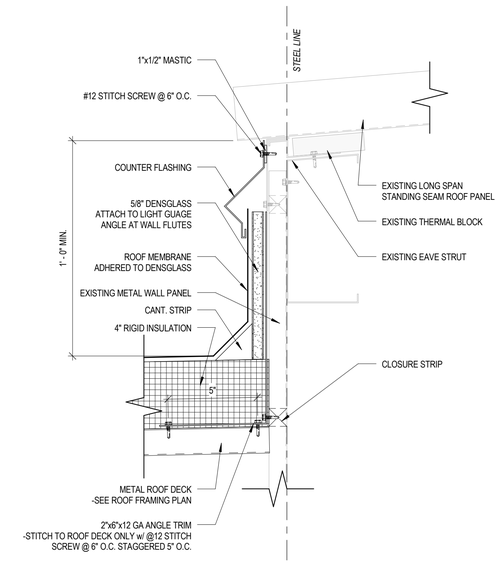


TYPICAL METAL COPPING

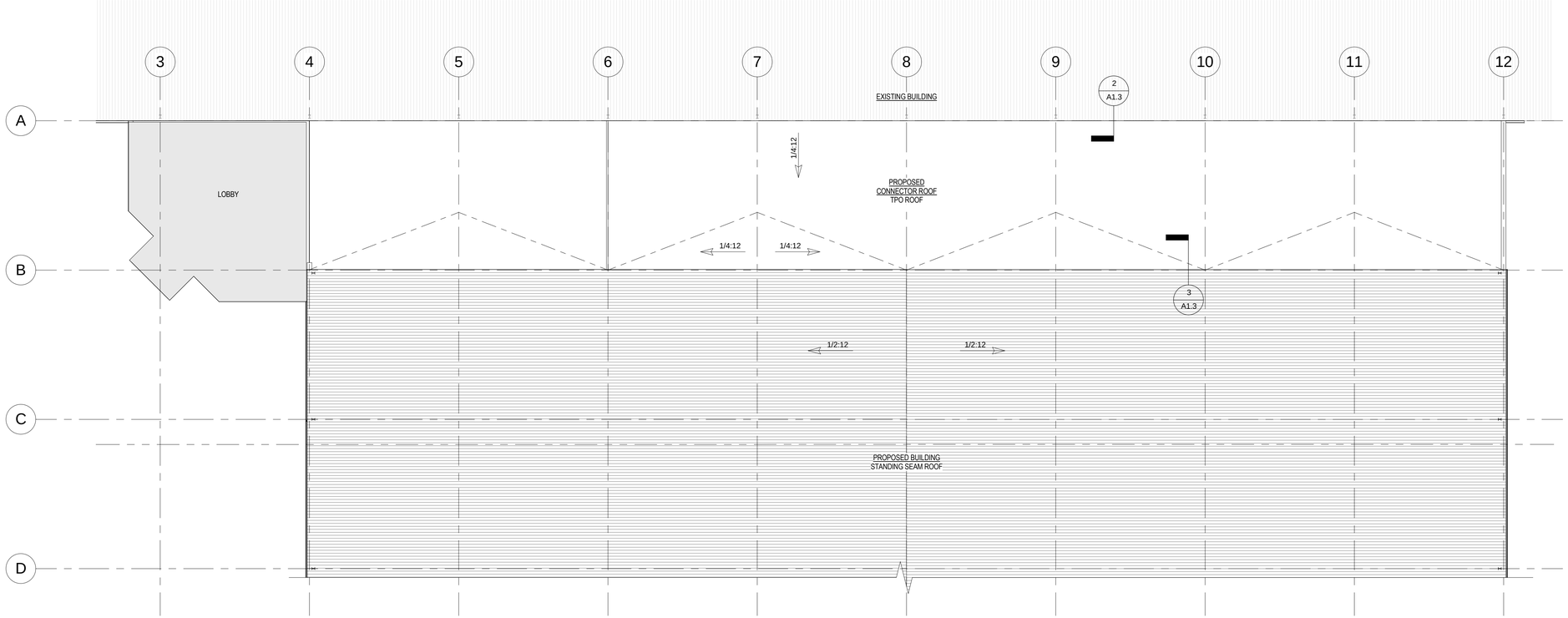
ALTERNATIVE METAL COPPING



3 HIGH LOW DETAIL
1 1/2" = 1'-0"



2 LOW EAVE DETAIL
3" = 1'-0"



1 ROOF LEVEL
1" = 20'-0"

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SHEET TITLE

ROOF PLAN

PLAN REVIEW

07.21.2015

PROJECT DATA

JOB NUMBER: 14-033

DRAWN BY: JJR

SHEET NUMBER:

A1.3

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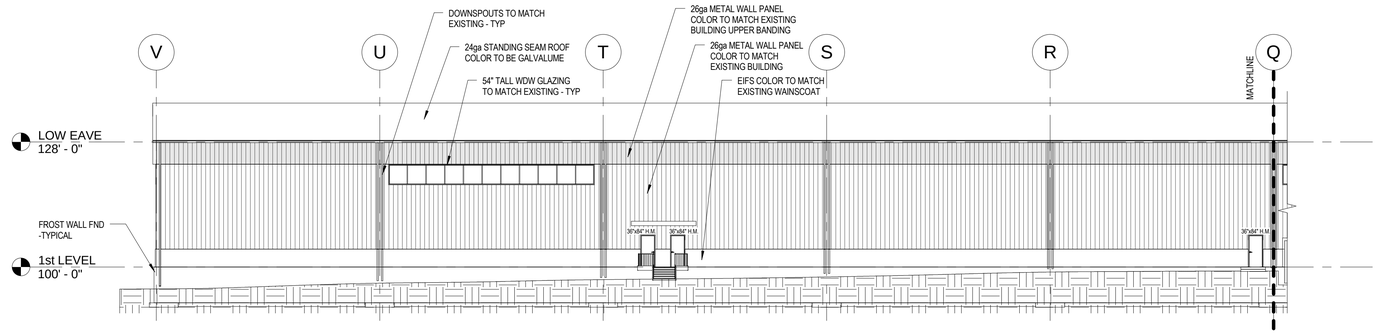
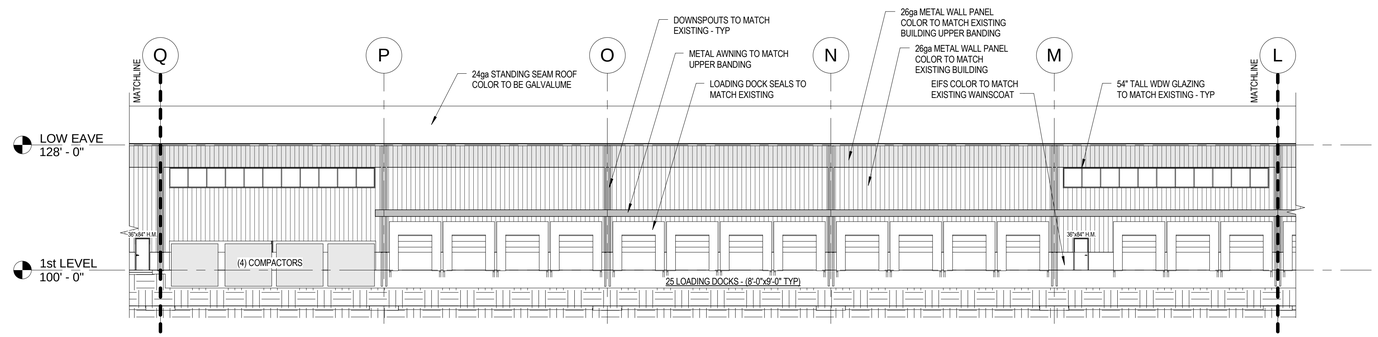
ELEVATION GENERAL NOTES:

1. NOT USED

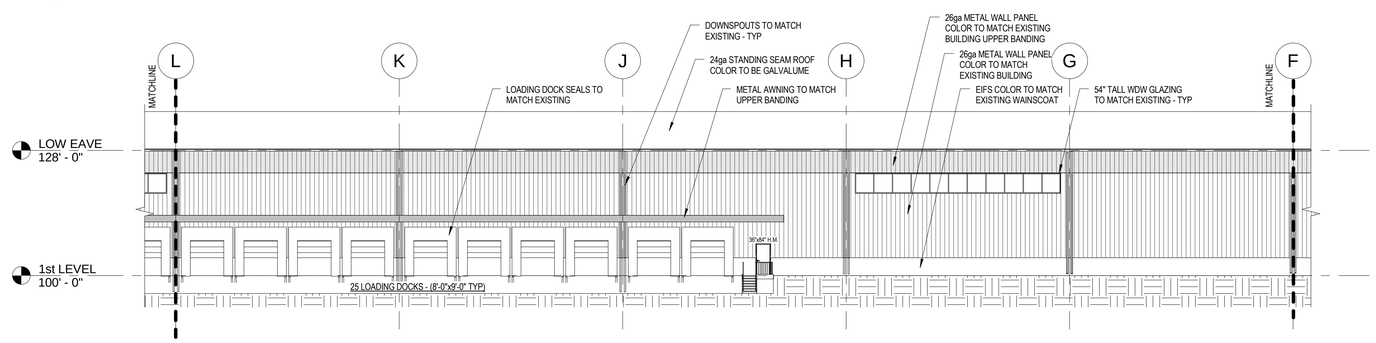
KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT



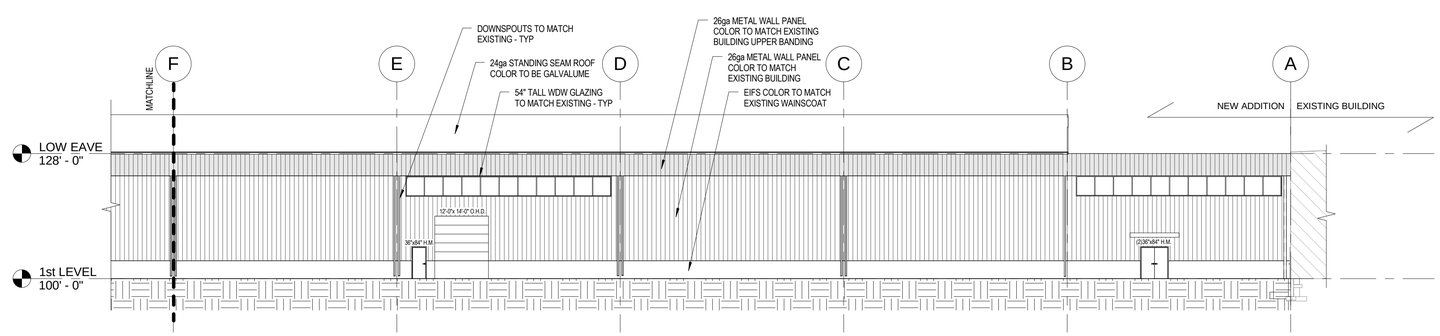
1 EAST ELEVATION - PHASE 1
1/16" = 1'-0"



2 EAST ELEVATION - PHASE 2
1/16" = 1'-0"



3 EAST ELEVATION - PHASE 3
1/16" = 1'-0"



4 EAST ELEVATION - PHASE 4
1/16" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS

PLAN REVIEW

07.21.2015

PROJECT DATA

JOB NUMBER: 14-033

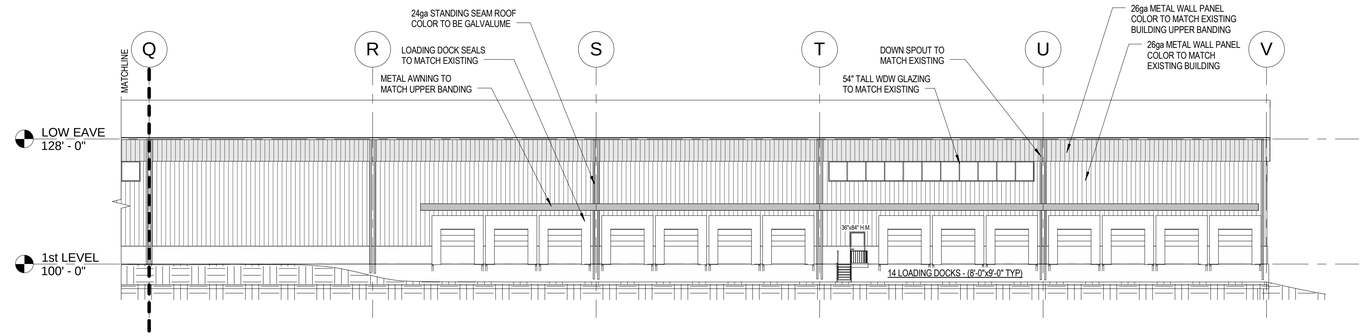
DRAWN BY: JJR

SHEET NUMBER: **A2.0**

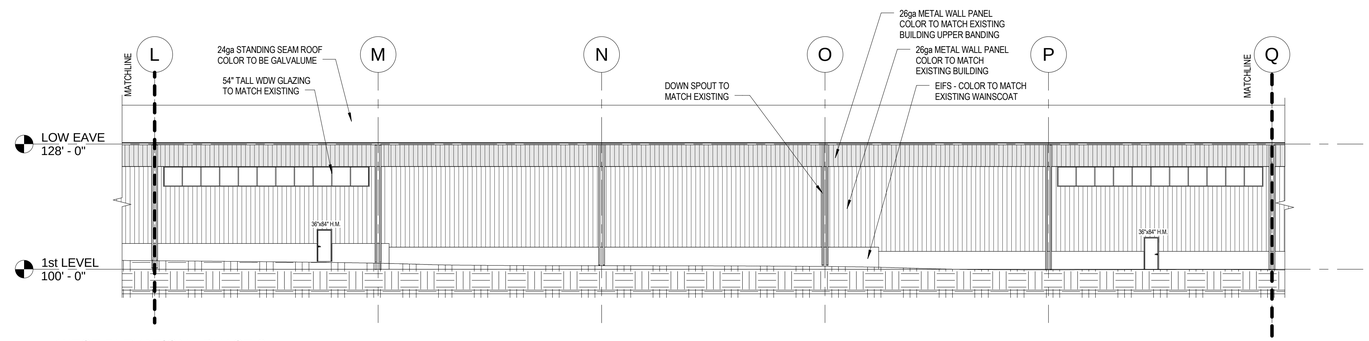
ELEVATION GENERAL NOTES:

1. NOT USED

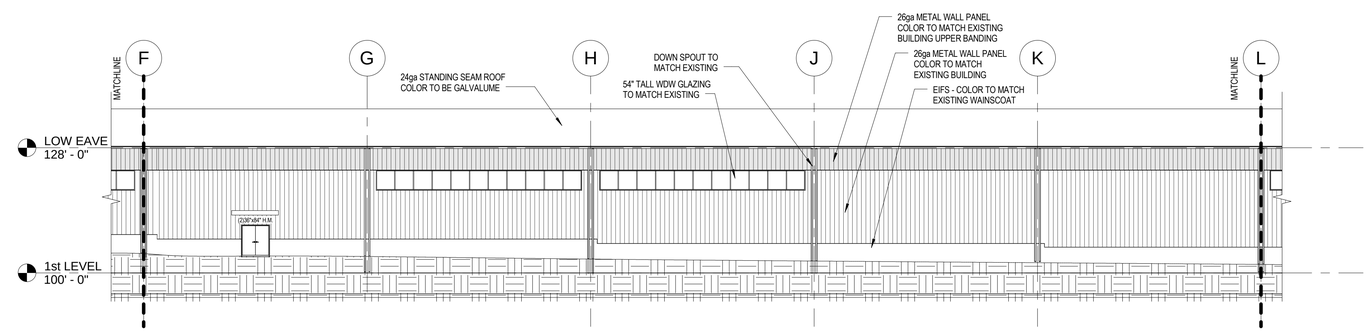
KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT



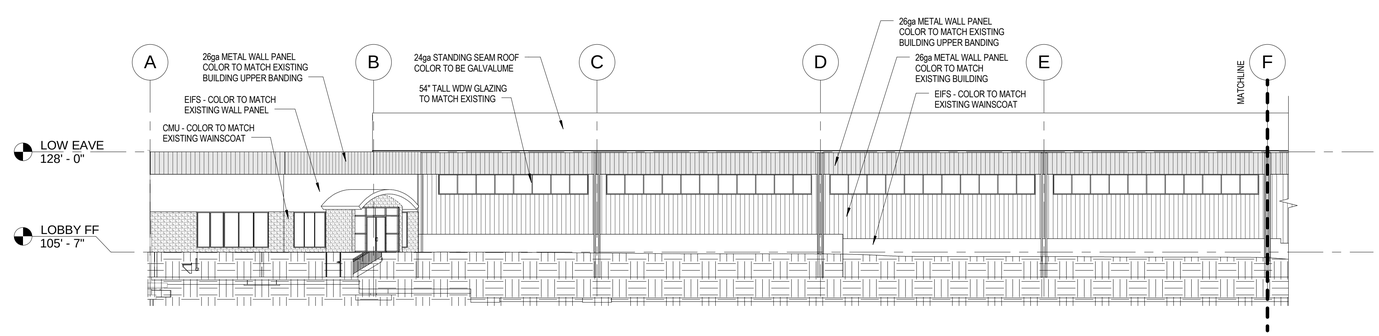
1 WEST ELEVATION - PHASE 1
1/16" = 1'-0"



2 WEST ELEVATION - PHASE 2
1/16" = 1'-0"



3 WEST ELEVATION - PHASE 3
1/16" = 1'-0"



4 WEST ELEVATION - PHASE 4
1/16" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS

PLAN REVIEW

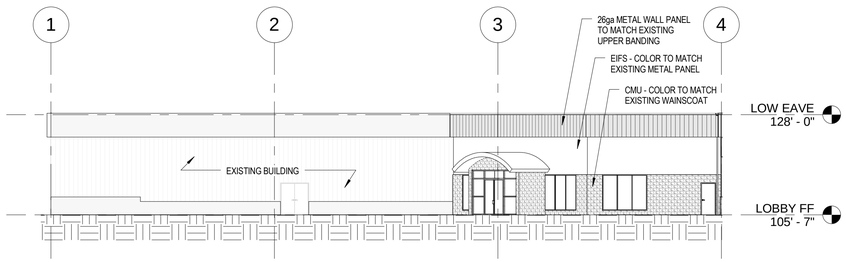
07.21.2015

PROJECT DATA

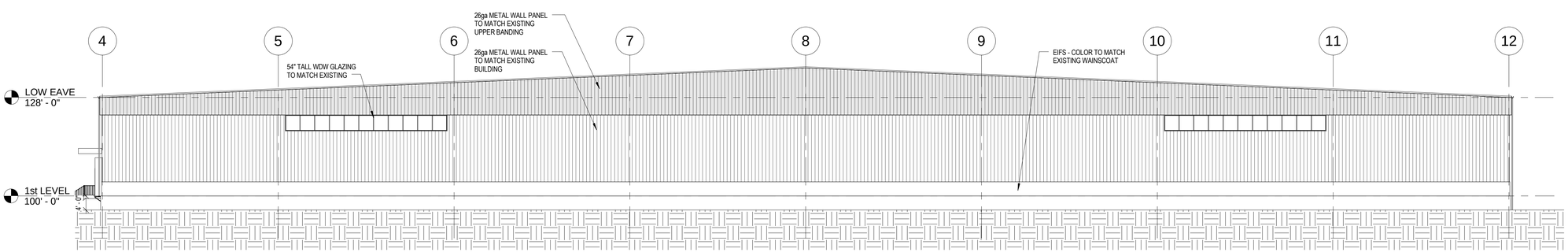
JOB NUMBER: 14-033

DRAWN BY: JJR

SHEET NUMBER: **A2.1**



2 SOUTH ELEVATION (LOBBY)
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS

PLAN REVIEW

07.21.2015

PROJECT DATA

JOB NUMBER: 14-033

DRAWN BY: JJR

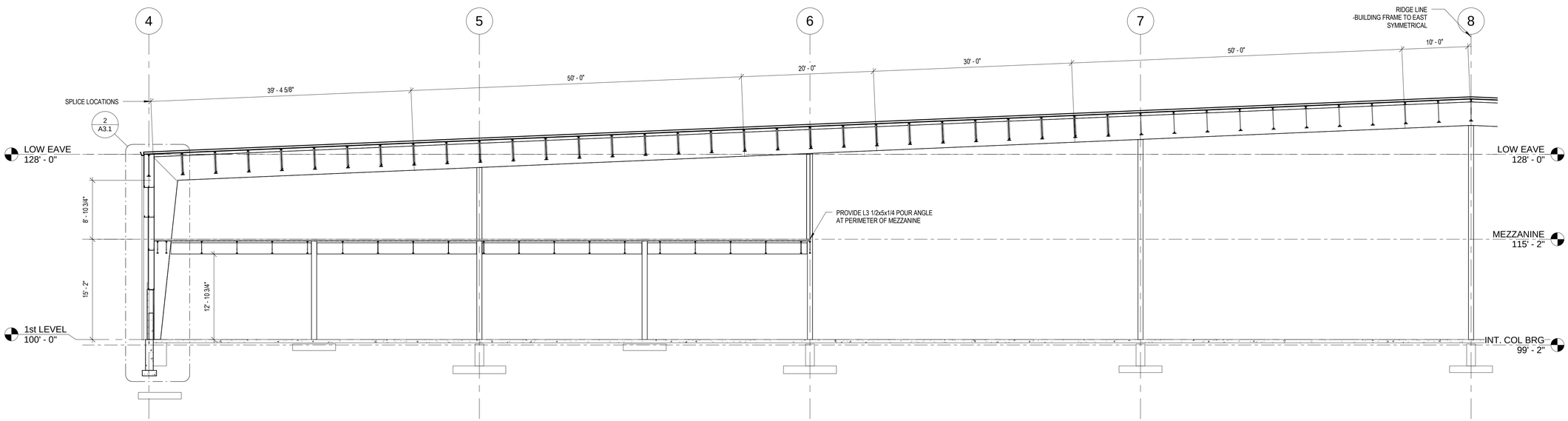
SHEET NUMBER:

A2.2

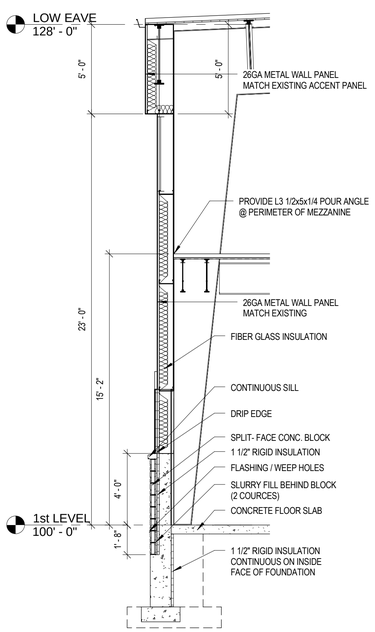
SECTION GENERAL NOTES:

1. NOT USED

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT



TENATIVE METAL BUILDING FRAME SPLICE LOCATIONS
1 1/8" = 1'-0"



TENITIVE METAL BUILDING WALL SECTION
2 1/4" = 1'-0"

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SHEET TITLE

BUILDING CROSS SECTION

PLAN REVIEW

07.21.2015

PROJECT DATA

JOB NUMBER: 14-033

DRAWN BY: CDS

SHEET NUMBER: A3.1

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

Application: CDP-2074-15, CS-2075-15 & RZ-2076-15
Property Address: Basswood Drive
Review Date: July 23, 2015
Planning Staff Review #1

Planning staff has reviewed your submitted CDP, CSM and Rezone requests for SubZero. 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 Wednesday, August 5, 2015. Further comments or questions may arise as additional review occurs.

CDP (CDP-2074-15)

1. Is the proposed lot configuration for the CDP the 3 lots and outlot as shown on the CSM? Or will you be wishing additional lots?
   No additional lots needed.
2. Does figure 6 accurately represent the wetlands which were recently delineated by Stantec? If not, please adjust to show delination.
   Yes.
3. Has the WI DNR concurred with wetland delineation?
   Assured delineation, automatic concurrence.
4. The North Stoner Prairie Neighborhood Plan identified a level of 1022.6 (and below) to handle back-to-back 100 year storm events in the closed depression that is on part of lot 2 CSM 10031 and Payne and Dolan land to the south. However, it appears that the proposed road and some improvements are located in and below this storm water inundation (flood) level. Please explain how the back-to-back 100 year events will be handled, and what the revised back-to-back 100 year level will look like over the Sub-Zero and the Payne and Dolan property as compared to the level anticipated in the North Stoner Prairie Neighborhood Plan (1022.6' elevation and below).
   Stormwater management plan to be submitted on 8-18-15.
5. Please provide storm water calculations to Public Works to verify
   Stormwater management plan to be submitted on 8-18-15.
6. Given the high likelihood that the Payne and Dolan property will be the recipient of your storm water, do you have an agreement with them for the area to be affected? If so, please provide. If not, please obtain and provide to the city for our records.
   Sub Zero is working with Payne and Dolan on an agreement.
7. The 1022.6 elevation was also set using low-impact storm water management techniques rather than conventional techniques. Please explain what low-impact techniques you will be using for the development to assist that the storm water will not be greater than anticipated in the North Stoner Prairie Neighborhood Plan.
   Stormwater management plan to be submitted on 8-18-15.

8. The North Stoner Prairie Neighborhood Plan had a recreation path running east-west along what is now your south property line. How will that recreational path be accommodated? Please indicate on the CDP, and then alter the CSM as may be necessary for its accommodation.
   Recreational path to be built within the A Street right of way.

CSM (CS-2075-15)

1. Given that Basswood is not a cul-de-sac, it will likely have to be renamed to Basswood Court. We will need to amend the official map to do the other section. Therefore, if it is to be a cul-de-sac, please alter the street name to Court.
   Acknowledged.
2. See comment # 2 of Rezone comments.
   Street name to be provided by Sub Zero.
3. See comment 7 of the CDP comments, above.
   Stormwater management plan to be submitted on 8-18-15.
4. Identify wetlands on the CSM and locate the minimum 75' environmental corridor boundary. Note date of delineation and delineator on the CSM.
   Acknowledged.
5. Please provide timing and estimated completion date of the roads to be constructed?
   To be provided with 8-18-15 submittal.
6. If the Badger Trail crossing and the roads east of the Badger Trail are not completed by the time Commerce park and what is identified as A Street open, the applicant will be required to provide an easement along the east north-south drive for public access.
   Acknowledged.
7. When the new road system is in place, will the current access across the Badger Trail at Marketplace Drive be vacated and removed?
   Yes it will be removed.

REZONE (RZ-2076-15)

1. The legal description includes only the 33.13 acres owned by Donald Dunn and being purchased by Sub-Zero. Is that the total area you wish to rezone, and you will not be rezoning land to the west at this time? Please be aware that there are public hearing requirements for rezones; the notice has already been sent for publication so no additional land can be added to the rezone at this time rather a new application would need to be made for any additional lands.
   Acknowledged.
2. The new East-West street will need a street name. Do you wish to name it? Or perhaps city staff can make some suggestions?
   Sub Zero to provide street name.
3. With Marketplace Drive (west of Badger Trail) and Bud's Drive going away we will need to do a new address for the south building that is being expanded. Also, since Basswood Drive will now end in a cul-de-sac it will need a name change to Basswood Court.
   Acknowledged.
4. Please provide proposed impervious surface ratio of the proposed lot 1 when the new improvements are completed.
   Acknowledged.
5. The code requires a minimum 10% open space ratio, please provide the proposed open space ratio.
   To be provided with the 8-18-15 submittal.

Assured Wetland Delineation Report

Sub-Zero Wetland Delineation
City of Fitchburg, Dane County, Wisconsin
Stantec Project #: 193703732
Lead Delineator: Jeff Kraemer

Stantec

Prepared for:
Mr. Kevin Unbehaun
Sub-Zero Group, Inc.
6061 Basswood Drive
Fitchburg, Wisconsin 53719

Prepared by:
Stantec Consulting Services Inc.
209 Commerce Parkway,
PO Box 128
Cottage Grove, Wisconsin 53527
Phone: (608) 839-1998
Fax: (608) 839-1995

July 2, 2015

Sign-off Sheet

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Prepared by _____
(signature)

Sarah Kraszewski, Environmental Scientist, WPIT

Reviewed by _____
(signature)

Kate Remus, Environmental Scientist

Reviewed by _____
(signature)

Jeff Kraemer, Principal

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1.0 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) performed a wetland determination and delineation of the Sub-Zero Group Property (the "Study Area") on behalf of Sub-Zero Group, Inc. The wetland delineation was led by Jeff Kraemer of Stantec, an assured delineator qualified via the Wisconsin Department of Natural Resources (WDNR) Wetland Delineation Assurance Program, and assisted by Sarah Kraszewski of Stantec on June 4, 2015 (see Appendix F for Delineator Qualifications).

The Study Area is approximately 224 acres in size and located in Sections 7 and 8, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin. Specifically, the Study Area is located northwest of the intersection of Lacy Road and Seminole Highway (Appendix A, Figure 1). The purpose and objective of the wetland determination and delineation was to identify the extent and spatial arrangement of wetlands, as well as to identify potentially jurisdictional waterways, within the Study Area. One wetland area and one stormwater basin were identified within the Study Area.

Wetlands and waterways that are considered waters of the U.S. are subject to regulation under Section 404 of the Clean Water Act (CWA) and the jurisdictional regulatory authority lies with the U.S. Army Corps of Engineers (USACE). Additionally, the Wisconsin Department of Natural Resources (WDNR) has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350 and 353. Finally counties, townships and municipalities may have local zoning authority over certain types of wetlands and waterways. Stantec recommends this report be submitted to local authorities, the WDNR and USACE for final jurisdictional review and concurrence. Delineations completed by a WDNR Assured Delineator do not need to obtain WDNR concurrence.

2.0 METHODS

2.1 WETLANDS

Wetland determinations were based on the criteria and methods outlined in the *U.S. Army Corps of Engineers Wetlands Delineation Manual,* Technical Report Y-87-1 (1987) and subsequent guidance documents, and applicable Regional Supplements to the *Corps of Engineers Wetland Delineation Manual.*

The wetland determination involved the use of available resources to assist in the assessment such as U.S. Geological Survey (USGS) topographic maps, U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) soil survey, WDNR Wisconsin Wetland Inventory (WWI) mapping, and aerial photography.

On-site wetland determinations were made using the three criteria (vegetation, soil, and hydrology) and technical approach defined in the USACE 1987 Manual and applicable Regional Supplement. According to procedures described in the 1987 Manual and applicable Regional Supplement, areas that under normal circumstances reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology (e.g., inundated or saturated soils) are considered wetlands.

Additionally, as climate plays an important role in the formation and identification of wetlands, the antecedent precipitation in the months leading up to the field investigations was reviewed. The current year's precipitation data was compared to long-term (30-year) precipitation averages and standard deviation to determine if precipitation was normal, wet, or dry for the area using a WETS analysis as developed by the NRCS.

A review of U.S. Department of Agriculture Farm Service Agency (FSA) annual aerial slides and other available aerial imagery was conducted for the Study Area to assist in the wetland determination because farmed areas with mapped poorly drained or somewhat poorly drained soils are present within the Study Area. The aerial imagery was reviewed for the appearance of wetland signatures. A wetland signature is field evidence, recorded by aerial imagery, of ponding, flooding, or impacts of saturation for sufficient duration, which meets wetland hydrology and possibly wetland vegetation criteria. Wetland signatures may vary based on the type and seasonal date of the aerial imagery. Signatures visible on FSA annual aerial slides in cropland for Wisconsin have been categorized as follows (USDA, NRCS 1998):

1. Hydrophytic vegetation (seen as a different color of green)
2. Surface water (usually black or white)
3. Drowned-out crops (bare soil or mud flats)
4. Differences in color due to different planting dates or isolated areas not farmed with the rest of the field
5. Inclusions of wet areas in set-aside program
6. Patches of greener color in "dry" years

7. Crop stress (yellow) or sparse canopy (light green)
8. Saturated soil visible on infrared (IR) slides or photos

The antecedent precipitation in the months leading up to each aerial image was reviewed and compared to long-term (30-year) precipitation averages and standard deviation to determine if each year was normal, wet, or dry using a WETS analysis (Appendix D).

Mapped poorly and somewhat poorly drained soils were identified within the Study Area and available aerial imagery was analyzed for signatures of wetness consistency in these areas (Off-Site Aerial Imagery Analysis in Appendix E). Areas within agricultural fields are typically identified as wetland if they contain hydric soils and 50% or more of the aerial images taken in the five (or more) most recent normal precipitation years show any of the wetland signatures listed above. However, while the focus of the analysis is on wetland signatures visible in normal precipitation years, years considered wet or dry for received precipitation were also analyzed. Wetland determinations and wetland boundaries are identified based on the aerial image having the largest wetland boundary during a "normal" rainfall year if signatures were apparent in at least 50% of the years (USDA, NRCS 1998).

The uppermost wetland boundary and sampling points were identified and surveyed with a Global Positioning System (GPS) capable of sub-meter accuracy and mapped using Geographical Information System (GIS) software.

3.0 RESULTS

3.1 SITE DESCRIPTION

The Study Area is comprised of active agricultural fields, one farmed wetland, turf and garden areas associated with a landscaping company in the north-central portion, mesic woodland, a parking lot with an associated stormwater basin in the northeast corner, and land associated with a quarry in the western portion. The agricultural fields within the Study Area were under corn and soybean production at the time of the field investigation. The western half of the Study Area slopes from topographic highs of approximately 1130 feet mean sea level (msl) at the western extent to topographic lows of approximately 1020 feet msl in the southeastern portion of the Study Area. The eastern half of the Study Area is relatively flat, with land sloping to a depressional area in the southeastern portion where farmed wetland was identified. The Study Area is bordered by Marketplace Drive to the north, quarry lands to the west, Lacy Road to the south, and the Badger State Trail to the east.

Soils present within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located primarily within areas mapped as hydric, poorly drained soils (Appendix A, Figures 2 and 3).

Table 1. Summary of Soils Identified within the Study Area

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
DuD2: Dunbarton silt loam, 12 to 20 percent slopes, eroded	Dunbarton	100	Hills	No
KeB: Kegonsa silt loam, 2 to 6 percent slopes	Kegonsa	100	Outwash plains	No
Os: Orion silt loam, wet	Orion variant-Wet	100	Flood plains on stream terraces, depressions on stream terraces	Yes
	Otter		Flood plains	Yes
	Wacousta		Drainageways	Yes
	Sable		Drainageways	Yes
PnB: Plano silt loam, till substratum, 2 to 6 percent slopes	Plano	80-90	Till plains	No
	Griswold	5-11	Till plains	No
	Elburn	5-9	Till plains	No
PnC2: Plano silt loam, till substratum, 6 to 12 percent slopes, eroded	Plano	85-95	Till plains	No
	Ringwood	5-15	Till plains	No
PoA: Plano silt loam, gravelly substratum, 0 to 2 percent slopes	Plano-Gravelly substratum	80-90	Outwash plains	No

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
	Elburn-Gravelly substratum	8-13	Outwash plains	No
	Warsaw	2-7	Outwash plains	No
PoB: Plano silt loam, gravelly substratum, 2 to 6 percent slopes	Plano-Gravelly substratum	80-90	Outwash plains	No
	Warsaw	5-10	Outwash plains	No
	Plano-Moderately wet gravelly substratum	5-10	Outwash plains	No
QUA: Quarry	Pits-Quarry	100	—	Unranked
RnC2: Ringwood silt loam, 6 to 12 percent slopes, eroded	Ringwood	100	Moraines	No
RoB: Rockton silt loam, 2 to 6 percent slopes	Rockton	100	Hills	No
RoC2: Rockton silt loam, 6 to 12 percent slopes, eroded	Rockton	100	Hills	No
SoD: Sogn silt loam, 2 to 20 percent slopes	Sogn	100	Hills	No
TrB: Troxel silt loam, 1 to 3 percent slopes	Troxel	100	Drainageways, alluvial fans	No
	Endoaquoll		Depressions	Yes
VwA: Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	Virgil-Gravelly substratum	100	Outwash plains	No
	Endoaqualfs		Depressions	Yes
WxB: Whalan silt loam, 2 to 6 percent slopes	Whalan	100	Hills	No
WxC2: Whalan silt loam, 6 to 12 percent slopes, eroded	Whalan	100	Hills	No

The Wisconsin Wetland Inventory (WWI) map identifies one wetland area within the southeastern portion of the Study Area and one excavated pond within the northeastern corner of the Study Area (Appendix A, Figure 4). Additionally, wetland indicator soils are also located within the vicinity of the WWI identified wetland in the southeast portion of the Study Area (Appendix A, Figure 3). The field delineated southeastern wetland (W1) is located within the same vicinity as wetland identified on the WWI map. The field delineated stormwater basin is located in the same vicinity as the excavated pond identified on the WWI map (Appendix A, Figure 5).

Average precipitation for the Study Area was obtained from the Charmany Farm, WI National Weather Service (NWS) weather station (NWS station #WI1416) and used for the WETS analysis. A total of 8.32 inches of precipitation occurred in the three month time period preceding the field investigation in 2015 compared to the long-term average of 9.26 inches for that time period. Based on the WETS analysis, conditions were within the normal range although March was drier than normal (Appendix D).

3.2 WETLANDS

One wetland and one constructed stormwater basin were identified and delineated within the Study Area. Wetland determination data forms were completed for four sample points along transects through the wetland and adjacent uplands (Appendix B). Photographs of the wetland, stormwater basin, and adjacent lands are contained in Appendix C and photograph locations are shown on Figure 6, Appendix A. The wetland boundary and sample point locations are shown on Figure 5 (Appendix A). The wetlands are summarized in Table 2 below and described in detail in the following sections.

Table 2. Summary of Wetlands Identified within the Study Area

Wetland	Wetland Type	Adjacent Surface Waters	Acreage (on-site)
Wetland 1 (W1)	Farmed wetland (E1Kf)	An agricultural drainage swale bisects W-1; the swale did not have any observable inlets or outlets beyond the delineated wetland boundary.	14.46 acres
Wetland 2 (W2)	Shallow marsh / constructed stormwater basin	Constructed stormwater basin receives surface flow from adjacent parking lot and road via two culverts	0.20 acres

3.2.1 Wetland 1

Wetland 1 (W1) is a farmed wetland located in the southeastern portion of the Study Area and does not extend beyond the extent of the Study Area. An excavated swale that runs north-south bisects the wetland. The swale is approximately six feet wide, three feet deep, and had standing water in the central portion during the field investigation. There were no observable inlets, outlets, or culverts associated with the swale; but it is possible that the swale is associated with a drain tile system within the agricultural fields.

Vegetation

The western portion of W1 was under corn production and the eastern portion was under soybean production at the time of the field investigation. In general, the planted crops were one to three inches tall. Portions of the wetland had evidence of drowned crop, particularly west of sample point P1, as well as rutting from farm equipment. Hydrophytic weedy species were observed within the wetland and included barnyard grass (*Echinochloa crus-galli*, FAC) and field nut sedge (*Cyperus esculentus*, FACW). Other common species identified in the wetland are listed on the data form contained in Appendix B. The dominant plant species identified at sample point P1 completed within W-1 was barnyard grass and meets the hydrophytic vegetation criterion. Evidence of drowned crop and crop stress observed in the aerial imagery review and during 2015 field investigations within the wetland area as a whole also supports the hydrophytic vegetation criterion for problematic vegetation.

Hydrology

The wetland appears to have a seasonally inundated/saturated hydroperiod. In a review of aerial imagery from 1979 to 2013, the area of W1 consistently exhibited wetness signatures (Appendix E). While primary indicators of wetland hydrology were not observed during the field investigation, secondary indicators of wetland hydrology observed included Saturation Visible on Aerial Imagery (C9), Geomorphic Position (D2), and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology criterion was met.

Soils

Soils within the wetland are mapped by the NRCS as Orion silt loam (Os) and Virgil silt loam (VwA) (Appendix A, Figure 2). The soils observed at sample point P1 were generally consistent with the Virgil series characteristics. NRCS field indicators of hydric soil identified at sample point P1 consisted of A12-Thick Dark Surface and F6-Redox Dark Surface. Therefore, the hydric soil criterion was satisfied.

Wetland Boundary

The wetland boundary was determined based on distinct differences in vegetation, hydrology, soils, aerial imagery, and topography consisting of the following: 1) Transition from a farmed wetland community dominated by barnyard grass with other scattered hydrophytic weeds present to upland agricultural fields with few to no hydrophytic weeds observed; 2) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; 3) Transition from soils displaying hydric soil indicators to soils lacking hydric soil indicators; and 4) Location of crop stress signatures from the off-site aerial imagery analysis in normal precipitation years consistent with observations made in the field. The transition from wetland to upland characteristics generally correlated with a subtle topographic break.

3.2.2 Wetland 2

Wetland 2 (W2) is an excavated stormwater basin located in the northeast corner of the Study Area. The basin appears to manage surface water run-off from the adjacent paved parking lots to the west and likely holds water year round, except, perhaps, during drier years. Based on a review of historic aerial imagery, the parking lots and stormwater basin were constructed at the same time between 2004 and 2005. The stormwater basin is not connected to other surface water features, but receives surface flow and runoff via two culverts that discharge into the feature. W2 is associated with a WWI excavated pond wetland point feature (Appendix A, Figure 4).

Sample points were not completed for the feature, but by visual observation, the stormwater basin is comprised of a shallow marsh community and at the time of the field investigation, there was one to two feet of standing water in the basin. Common species observed included narrow-leaf cattail (*Typha latifolia*, OBL), slender willow (*Salix petiolaris*, FACW), soft-stem bulrush (*Schoenoplectus tabernaemontani*, OBL), soft rush (*Juncus effusus*, OBL), and various sedges (*Carex* spp). Maintained turf surrounds the basin and there is a constructed berm between the basin and the agricultural field to the south. Soils were assumed to be hydric based on the presence of hydrophytic vegetation and evidence of saturated conditions or standing water observed in the aerial imagery review and during the field investigation. The wetland area is limited to the ordinary high water mark of the basin.

3.3 UPLAND

Upland within the Study Area consisted of turf and garden areas associated with a landscaping company in the northern portion of the Study Area, parking lots in the northeastern portion of the Study Area, quarry lands in the western portion of the Study Area, mesic woods, and upland agricultural fields under corn and soybean production. There was a distinct topographic break between the quarry to the west and the agricultural fields to the east. A small unfarmed area within the southwestern portion of the agricultural fields of the Study Area had old building foundations, old fence material, and a barn; and the area was dominated by box elder (*Acer negundo*, FAC), white mulberry (*Morus alba*, FACU), garlic mustard (*Alliaria petiolata*, FACU), sweet cicely (*Osmorhiza claytonia*, FACU), and stinging nettle (*Urtica dioica*, FAC). This unfarmed area was located along a slope with no evidence of depressional areas.

Upland agricultural areas generally had crop stubble evident from the 2014 growing season; however stubble was generally not evident or was very sparse within the farmed wetland. Tree lines between farm fields were generally dominated by smooth brome (*Bromus inermis*, UPL) in the herbaceous layer, honeysuckle (*Lonicera* spp.) in the shrub layer, and bur oak and black cherry (*Prunus serotina*, FACU) in the canopy. There were several large bur oak trees observed within unfarmed areas of the Study Area, including a tree that was approximately three feet in diameter near sample point P3. In general, upland areas lacked hydrology indicators, hydric soil field indicators, and dominance by hydrophytic vegetation and were located at elevations higher than the wetlands.

3.4 OTHER ENVIRONMENTAL CONSIDERATIONS

This report is limited to the identification of state and/or federally regulated wetlands and waterways within the Study Area. However, there may be other regulated environmental features within the Study Area, including, but not limited to, historical or archeological features, endangered or threatened species, navigable waters and/or floodplains, etc. Federal, state, and local units of government and regional planning organizations may have regulatory authority to control or restrict land uses within or in close proximity to these features. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.

Specifically, in the state of Wisconsin, Wis. Adm. Code NR 151.12 requires that a "protective area" or buffer be determined from the top of the channel of lakes, streams and rivers, or at the delineated boundary of wetlands. In accordance with NR 151.12, the width of the "protective area" for less susceptible wetlands is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. Moderately susceptible wetlands, lakes, and perennial and intermittent streams identified on USGS topographic maps or NRCS county soil survey maps (whichever is more current) require a protective buffer of 50 feet, and outstanding or exceptional resource waters, highly susceptible wetlands, and wetlands in areas of special natural resource interest require protective buffers of 75 feet. Based on the "protective buffer" standards provided by NR 151.12, it is Stantec's professional opinion that Wetland 1 meets the criteria for less susceptible wetlands and the buffer from the wetland boundary would be 10 to 30 feet. Wetland 2 is an excavated stomrwater basin for stormwater management. It is Stantec's professional opinion that the stormwater basin may not require a buffer or would be classified as a less susceptible wetland with a buffer of 10 to 30 feet. However, the jurisdictional

authority on wetland buffers rests with the WDNR. Local zoning authorities and/or a regional planning organization may have more restrictive buffers from wetlands than that imposed under NR 151.

4.0 CONCLUSION

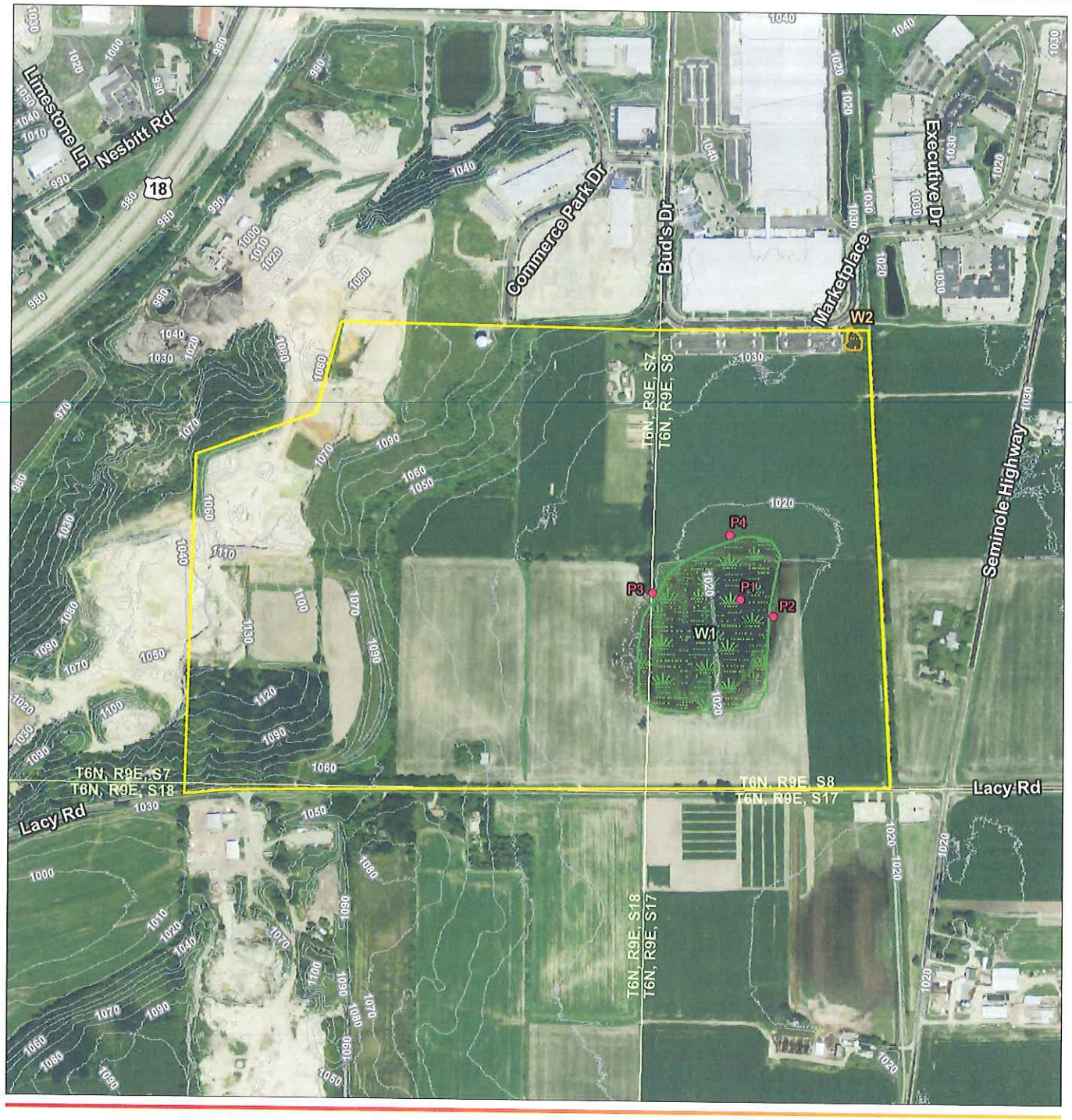
Stantec performed a wetland determination and delineation of the Sub-Zero Property on behalf of Sub-Zero Group, Inc. The approximately 224-acre Study Area is located in Sections 7 and 8, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin. The purpose and objective of the wetland determination and delineation was to identify the extent and spatial arrangement of wetlands and potentially jurisdictional waterways within the Study Area.

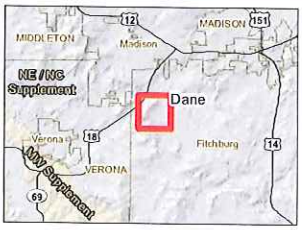
One wetland and one stormwater basin were identified and delineated within the Study Area in accordance with state and federal guidelines and were subsequently surveyed with GPS and mapped using GIS software. A total of 14.55 acres of wetland area were delineated within the Study Area. Wetland areas are comprised of farmed wetland and a constructed stormwater basin comprised of a shallow marsh community. Adjacent uplands were composed of agricultural lands, quarry lands, and mesic woods.

The USACE has regulatory authority over Waters of the U.S. including adjacent wetlands, and the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350 and 353. Finally counties, townships and municipalities may have local zoning authority over certain types of wetlands and waterways.

Prior to beginning work at this site or disturbing or altering wetlands, waterways, or adjacent lands in any way, Stantec recommends that the owner obtain the necessary permits or other agency regulatory review and concurrence with regard to the proposed work to comply with applicable regulations. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.

The information provided by Stantec regarding wetland boundaries is a scientific-based analysis of the wetland and upland conditions present within the Study Area at the time of the fieldwork. The delineation was performed by experienced and qualified professionals using standard practices and sound professional judgment. The ultimate decision on wetland boundaries rests with the USACE and, in some cases, the WDNR or a local unit of government. As a result, there may be adjustments to boundaries based upon review by a regulatory agency. An agency determination can vary from time to time depending on various factors including, but not limited to recent precipitation patterns and the season of the year. In addition, the physical characteristics of the Study Area can change over time, depending on the weather, vegetation patterns, drainage activities on adjacent parcels, or other events. Any of these factors can change the nature and extent of wetlands within the Study Area.





Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: Stantec, WDNR, WDOT, USGS
3. Orthophotography: NAIP 2013

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Legend

- Approximate Project Location
- 10 ft Contour Line
- Stormwater Basin
- Field Delineated Wetland

DNR 24k Hydrography*

- Perennial Stream
- Intermittent Stream
- Waterbody

*No features located within map extent.

Figure No.
5

Title
Field Collected Data

Client/Project
Sub Zero Group, Inc.
Sub Zero Wetland Delineation

Project Location
T06N, R09E, S07-08, 18
C. of Fitchburg
Dane Co., WI

193703732
Prepared by LKR on 2015-05-18
Technical Review by MP on 2015-06-11
Independent Review by KM on 2015-07-02

0 400 800 Feet
1:9,600 (at original document size of 8.5x11)

N

Stantec

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

The following comments are based on the CDP, land division, and Rezone for industrial development at 6061 Basswood Drive and lands west of Seminole Highway, north of Lacy Road, and south of Marketplace Drive, submitted on July 20, 2015. RE, 7-24-15; GV 7-28-15; AB, 7-28-15; TF 7-28-15; CH 7-30-15. Additional comments beyond these may be required on future reviews.

General Comments

1. A developer's agreement will be required for the public improvements.
   Acknowledged.
2. Please confirm that refuse and recycling container(s) are located and sized properly.
   Acknowledged.
3. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works.
   Acknowledged.
4. A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along the public streets.
   Acknowledged.
5. Please provide a copy of the wetland delineation report for the site, including information on whether the delineation was prepared by an assured wetland professional or if not whether DNR has reviewed and provided a concurrence letter. Show the wetlands on the CSM.
   To be sent separately. Completed by Jeff Kramer at Stantec who is an assured delineator.
6. Sheets C101 and C102 show an existing wetland that is proposed to be filled in and paved over for a parking pad. Has the applicant received a DNR permit for filling this wetland in?
   DNR permit is being applied for.

Transportation Comments

1. With this expansion, there will be additional demand placed on the signalized intersection at Commerce Park Drive/McKee Road. Staff have already been requested to evaluate signal modifications at this intersection to address congestion and queueing with the existing employee-base. Staff strongly recommends that the CSM should include a public street extension of Bud's Drive, north of Basswood, to connect with the new signalized intersection at Spoke Drive/McKee Road. This would provide 2 signalized exits out to McKee Road, reduce the impact to the Commerce Park Drive intersection, and provide a second entrance/exit for employees to use.
   Acknowledged.

2. WisDNR and WisDOT approval will be required for a new street crossing of the Badger State Trail. The final alignment and location will need to be approved and signed off by both agencies.
   Acknowledged.
3. The timing of the street improvements needs to be coordinated with the adjacent land owner to the east to ensure street connectivity to Seminole Highway and Marketplace Drive. Until the streets are constructed on the east side of the Badger State Trail, a temporary road will be necessary to maintain connectivity between Marketplace Drive and Commerce Park Drive.
   Acknowledged.
4. Provide preliminary plan and profile sheets for Street A, Commerce Park Drive, and Marketplace Drive relocation.
   To be provided with 8-18-15 submittal.
5. A 15' wide strip of right of way is needed along McKee Road for future lane expansion and a 30' wide strip at the corner of McKee Road and the Badger State Trail is needed for future connection of the sidewalk to the proposed tunnel under McKee Road.
   Acknowledged.

Water Main and Sanitary Sewer

1. The designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets for the public and private water and sewer systems.
   Acknowledged.
2. An 18" interceptor is required on Market Place. This interceptor shall be extended from the existing Seminole Hwy Interceptor stub. The cost for oversizing of this pipe will be paid for by the City and will be charged to all benefitting properties.
   Acknowledged.
3. 12" water main is required on Commerce Park Drive. Minimum water main size on all other streets is 10", greater if needed by Sub-zero.
   Acknowledged.
4. The City reimburses the cost for oversizing of water main – cost between 10" and 12" DI water main pipe.
   Acknowledged.
5. Water main along the west side of the bike trail shall be private. A check valve, per DNR code, shall be installed at both ends of this main – one at the north end near Market Place and one just north of "A" street. Minimum 8" leads are required for all hydrants on private water mains. Private water mains up to and including the hydrants are required to be installed per the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction.
   Acknowledged.

6. The designer shall meet with the fire department to determine fire hydrant location and spacing requirements.
   Acknowledged.
7. Water service to the proposed building shall be extended from the existing building.
   Need to resolve with the City how to provide separate service for the addition.
8. Water impact fees shall be paid prior to issuance of a building permit. These fees will be included with the building permit fee. These fees will be based on the square footage of the proposed building verses existing building and past water usages.
   Acknowledged.
9. MMSD fees will need to be paid prior to the issuance of a building permit and prior to the start of construction of public improvements.
   Acknowledged.
10. Seminole Hwy Interceptor fees will need to be paid within 30 days of invoice date.
    Acknowledged.
11. In Section 3.2 of the CDP, please note the water and sewer main size requirements on each street in the Utility section. Note that this development will be serviced with water by the City's west zone and with sewer by the Seminole Hwy Interceptor. Also include the anticipated water usage and sewer capacity needed for this development as well as the anticipated static water pressure range. A peak factor of 4 shall be used to calculate anticipated sewer capacity.
    Will resolve sizing with Public Works.
12. Has Jim Spar committed to extending the utilities? How will the developer ensure these utilities are installed in the time frame needed to service the Sub-zero expansion? A developer's agreement will need to be executed for extension of the utilities on Market Place before a developer's agreement may be approved for the Sub-zero Expansion, unless these extensions will be all inclusive in one developer's agreement with Sub-zero. Please correct the CDP as needed to clearly define what this process will be.
    Spahr has submitted a CDP for his project. We will continue to work with him on timing.
13. Future water main extensions will need to be installed and accepted by the City prior to the release of a building permit for Sub-zero. Installation of these mains is not required for the early start permit
    Acknowledged.
14. Abandonment of the main on Market Place may take place at any time without significantly impact to the water system. Note: fire protection for Subzero will be most affected by abandonment of this main prior to installation of the future loop.
    Acknowledged.

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

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.
   Acknowledged.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: http://www.fitchburgwi.gov/230/Credit-Opportunities provides the application form and details on this program.
   Acknowledged.
3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.
   Acknowledged.
4. Sheet C102 appears to show that the designer is redirecting surface water flow that currently drains north to Dunn's Marsh into proposed storm pipes that will direct stormwater into the Closed Depression CD1 on the Payne & Dolan property. Drainage basins must be maintained to the greatest extent possible.
   Acknowledged.

Susan Badtke

From: Chad Grossen
Sent: Thursday, July 23, 2015 1:17 PM
To: Susan Badtke
Subject: FW: Review and comment - Sub Zero South Building Addition Architechture and Design Review
Attachments: Fitchburg Architectural & Design Review Application Digital Signature.pdf; Plan Review Set_Subzero.pdf; ADR_2866Bud'sDrive_CommentForm.doc

Susan, I would like contact to be made with me to discuss fire lanes and hydrant locations. Thanks, Chad

---

From: Wade Thompson
Sent: Wednesday, July 22, 2015 9:04 AM
To: Dell Zwieg; John Crook; Chad Grossen; Scott Endl; Donald Bates; Cory Horton; Michael Zimmerman; Steve Arnold; Thomas Hovel; Tony Hartmann; Johnson, Jake
Subject: FW: Review and comment - Sub Zero South Building Addition Architechture and Design Review

Wow…wrong comment sheet attached in previous email. See attached for correct….third time's the charm.

Wade Thompson
Resource/Project Planner
Planning and Zoning Department
City of Fitchburg
Fitchburg, Wisconsin 53711-5318

Phone: 608.270.4258
Email: wade.thompson@fitchburgwi.gov
Web: www.fitchburgwi.gov

From: Wade Thompson
Sent: Wednesday, July 22, 2015 9:00 AM
To: Dell Zwieg; John Crook; Chad Grossen; Scott Endl (Scott.Endl@fitchburgwi.gov); Donald Bates; Cory Horton; Michael Zimmerman (Michael.Zimmerman@fitchburgwi.gov); Steve Arnold (Steve.Arnold@fitchburgwi.gov); Thomas Hovel (Thomas.Hovel@fitchburgwi.gov); Tony Hartmann; Johnson, Jake
Cc: Susan Badtke
Subject: FW: Review and comment - Sub Zero South Building Addition Architechture and Design Review

Forgot to include comment and review sheet…my apologies. See attached.

Wade Thompson
Resource/Project Planner
Planning and Zoning Department
City of Fitchburg
Fitchburg, Wisconsin 53711-5318

Phone: 608.270.4258
Email: wade.thompson@fitchburgwi.gov
Web: www.fitchburgwi.gov

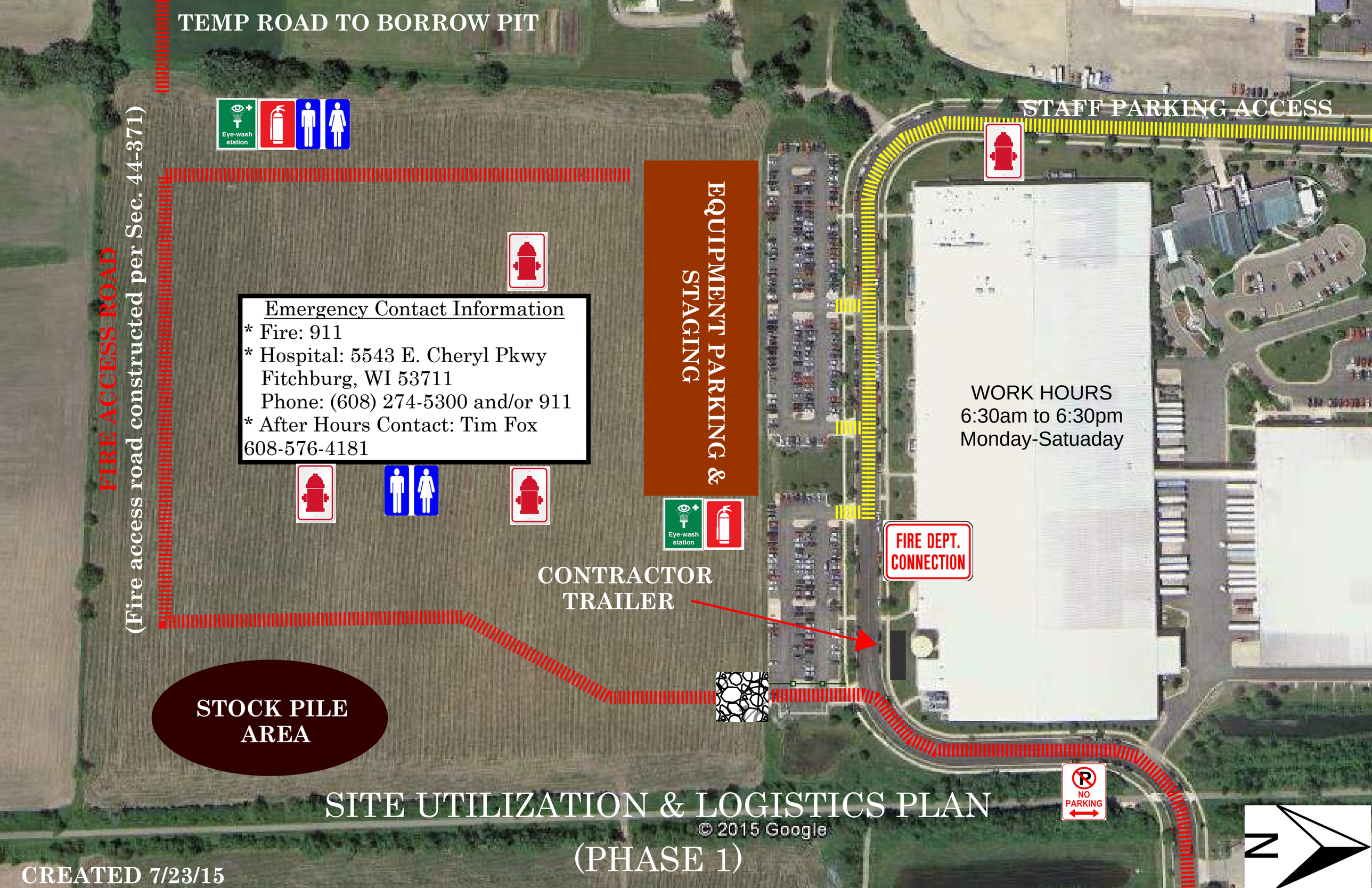
From: Wade Thompson
Sent: Wednesday, July 22, 2015 8:58 AM
To: Dell Zwieg; John Crook; Chad Grossen; Scott Endl (Scott.Endl@fitchburgwi.gov); Donald Bates; Cory Horton; Michael Zimmerman (Michael.Zimmerman@fitchburgwi.gov); Steve Arnold (Steve.Arnold@fitchburgwi.gov); Thomas Hovel (Thomas.Hovel@fitchburgwi.gov); Tony Hartmann; Johnson, Jake
Cc: Susan Badtke
Subject: Review and comment - Sub Zero South Building Addition Architechture and Design Review

Please see attached for materials related to the subject line, for your review and comment. **Please have any comments to Susan Badtke by 12:00 p.m., on Tuesday, July 28.**

Thanks.

Wade Thompson
Resource/Project Planner
Planning and Zoning Department
City of Fitchburg
Fitchburg, Wisconsin 53711-5318

Phone: 608.270.4258
Email: wade.thompson@fitchburgwi.gov
Web: www.fitchburgwi.gov



SITE UTILIZATION & LOGISTICS PLAN
(PHASE 1)

CREATED 7/23/15

Montgomery Associates
Resource Solutions, LLC

July 21, 2015

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

Re: Saris Erosion Control Permit
MARS Project Number: 1691

Dear Tom:

As part of the Spoke and Sprocket project, excess material generated during construction was stockpiled on the Saris property. Saris had identified a future need for the material and stockpiling the material on Saris' property provide an economical way for the City to dispose of the excess material.

Because the Spoke and Sprocket construction project is completed, the erosion control permit for that project can be closed out. A new Erosion Control Permit is needed for Saris to grade out the stockpiles. The proposed completion date of Saris' land disturbing activities is September 1, 2015. An Erosion Control permit application for Saris was submitted to Rick Eilertson in June. The total land disturbance associated with the application is 1.26 acres. The entire Saris property is 11.1 acres. Since the Saris property is over 5 acres, Plan Commission approval is required for the erosion control permit. We are requesting the project be placed on the August 18, 2015 Plan Commission meeting.

Enclosed are the plans and Erosion Control permit application which were previously submitted. Please contact me with any questions or concerns about the request.

Sincerely,

Montgomery Associates: Resource Solutions, LLC

Deborah J. Hatfield

Deborah J. Hatfield, PE
Project Engineer

Enclosures:

Copy, w/enclosures: Bill Shager
Jim Spahr

P:\1691 - Saris Erosion Control Plan\P-585 Saris\Applications\Saris EC Plan Commission Request.docx

City of Fitchburg
Erosion Control and Stormwater Management Permit Application

Permit #	
Start Date:	
Completion Date:	
Office Use Only	

Project Name: Saris - Stockpile EC Plan

Plat / CSM / Lot(s): Part of Section 9, City of Fitchburg

Site Address: 5253 Verona Road

Parcel ID(s): 0609 064 8201 2

Landowner Name(s): Philip J Hendrickson Children Trust

Applicant Name: Saris Cycling Group - Bill Shager

Landowner Address: 200 S. Washington St. Suite 301
Green Bay, WI 54301

Applicant Address: 5253 Verona Road
Madison, WI 53711

Landowner Phone: 920-432-6466

Applicant Phone: (800) 783-7257 ext. 125

Landowner E-mail:

Applicant E-mail: bshager@saris.com

Designer Name, Phone & E-mail: Deb Hatfield, (609)839-4422. debbie@ma-rs.org

Contractor Name, Phone & E-mail:

Type of Permit *(check only one)*

[x] Erosion Control Only [ ] Erosion Control and Stormwater Management [ ] Stormwater Management Only

Total New Impervious Area added since 8-22-01: 0 s.f.

Total Disturbed Area (this project): 55,500 s.f.

Total New Impervious Area (this project): 8,300 s.f.

Total Redeveloped Impervious Area (this project): 2,900 s.f.

Total Impervious Area (after project): 8,300 s.f.

Fee Calculation: *(Note: Maximum length of permit duration is 3 years from Permit Start Date)*

Total Disturbed Area (this project):	55,500 s.f.	x $0.005 /s.f.	= $	277.50
Total New Impervious Area (this project):	8,300 s.f.	x $0.010 /s.f.	= $	83
Total Redeveloped Impervious Area (this project):	2,900 s.f.	x $0.005 /s.f.	= $	14.50
		Base Fee	= $	$400.00
		Total Permit Fee	**= $**	**775.00**

Permit fee of $_____ received by _____ on _____
name *date*

Make checks payable to "City of Fitchburg".* ***Fees Double if work starts before permit is approved.*

Landowner / Applicant hereby acknowledges / agrees to the following:

1. Landowner / Applicant have reviewed Chapter 30, Article II of the City of Fitchburg Code of Ordinances and agree to follow all necessary requirements.
2. Landowner / Applicant agree to the permit conditions on Page 2 of this permit.
3. Landowner / Applicant hereby grant the City of Fitchburg and its agents permission to enter the project property for inspection and/or curative action.
4. Landowner / Applicant agree to keep a copy of the approved permit(s) and plan(s) available on the site at all times until final completion.

Landowner or Applicant Signature: _____ Date: _____

(If applicant is not the landowner, a notarized statement authorizing applicant to act as landowner's agent must be attached)

Reviewed by: _____ Date: _____
title

Conditions of Approval: _____

Conditionally Approved by City Engineer: _____ Date: _____

Submit 1 "Complete" copy of Plan(s) and Application to:
Fitchburg Public Works Department, Attn: Environmental Engineer, 5520 Lacy Road, Fitchburg, WI 53711

Permit #:_____

City of Fitchburg
Erosion Control and Stormwater Management
Permit Conditions

The following permit conditions are in addition to Conditions 1-4 listed on Page 1 of this permit.

5. **City R/W Permit** - Landowner/Applicant shall check on whether a Right-of-Way (R/W) permit application is required for construction work within the City R/W.
6. **Street Access** - Per Fitchburg Chapter 70, Article V s. 70-145 vehicles over 10,000 lbs. gross weight shall use wood curb blocking when mounting or crossing curb & gutter, unless specifically permitted in writing by the Department. Gravel & soil curb ramping is expressly prohibited.
7. **DNR Permits** - If the disturbed area is over 1 acre in size, a Notice of Intent (NOI) must be submitted to DNR, and a copy of the NOI application and approval must be included in this permit application. Other DNR permits may apply also. Landowner/Applicant is responsible for checking with appropriate agencies for determining applicable permits.
8. **Property Transfer** - If there is a transfer of property ownership prior to completion of the permit requirements, the permittee must notify the Fitchburg Public Works Department and coordinate either a new permit application or permit transfer per Fitchburg Chapter 30 Article II 30-26 (f).
9. **Digger's Hotline** - Permittee shall be responsible for calling in all necessary underground utility locates for the construction work, and keeping the locates current/up-to-date. **Digger's Hotline for the area is 1-800-242-8511.**
10. **Traffic Control / Job Site Safety** - Traffic control shall comply with the current edition of the Manual on Uniform Traffic Control Devices (MUTCD). The Permittee and Permittee's Contractor are responsible for all job site safety and shall ensure that they communicate all applicable emergency contact information to the City and County emergency management services (EMS) departments.
11. **Erosion Control** - Right-of-way surfaces shall be thoroughly cleaned before the end of each working day. All inlets, culverts, or other storm sewer structures subject to drainage shall be protected with silt screen protection device specifically designed for that structure. Any deposits of dirt, mud, rock, debris, or other material entering the storm sewer system shall be promptly and thoroughly cleaned out. If not clean by the end of the day, the City reserves the right to coordinate the work and charge back all equipment use and labor deemed necessary by the City to the Permittee. All erosion control measures shall be installed in accordance with the Dane County Erosion Control and Stormwater Management Manual, current edition. The City reserves the right to require additional erosion control measures as conditions warrant.
12. **Restoration** shall be completed as noted in the construction schedule unless otherwise authorized by the City. All public improvements (ie: curb and gutter, sidewalks, driveways, topsoil, vegetative cover, terrace trees, underground utilities, storm water conveyance and detention facilities, etc.) shall be installed and/or restored in accordance with the City of Fitchburg Standard Specifications, current edition.
13. **Construction Schedule Notification** - Permittee shall notify the Fitchburg Public Works Department within 10 days of initial installation of all erosion control measures to arrange an inspection. No grading or construction work is allowed until the permit is approved and erosion control measures have been put in place and approved by the City. Permittee shall again contact the Fitchburg Public Works Department a minimum of 2 working days prior to commencing any grading or construction work. Landowner/Applicant shall notify the Fitchburg Public Works Department of any changes to the construction schedule as work progresses.
14. **Construction Site Erosion Control Inspection Forms** - Contractor shall complete and submit construction site erosion control inspections to Public Works department online using the PermiTrack system (https://www.mypermitrack.com/sehsvc/login). The city will set up the accounts, project, and provide training as needed to permittee, consultants, and contractors.
15. **Notice of Stabilization -** Within ten days after installation of all practices in an approved erosion control plan and achievement of soil stabilization, the permittee shall notify the city engineer.
16. **Approved Plan Sheets** (Include dates, sheet numbers, revision, etc.): _____
17. **Special Conditions:** _____

_____

_____

_____

_____

City of Fitchburg - Erosion Control Application Checklist

Project Name / Location: Saris - Stockpile EC Plan **Permit #:** _____

Please check the appropriate box: **I = Included; NA = Not Applicable** *(If "NA" is checked, an explanation must be entered.)*

		Applicant			Public Works	
Plan Requirements (refer to Chapter 30, Article II s. 30-27 (a))		**I**	**NA**	**Explanation / Location of Information (Page Number or Attachment)**	**I**	**NA**
(1)	Property lines, lot dimensions, and limits of disturbed area.	X		C100		
(2)	Limits of impervious area, including buildings and paved areas	X		C100		
(3)	All natural and artificial water features		X	None on site		
(4)	All erosion control measures to be installed	X		C101, C102		
(5)	Cross sections and profiles of road ditches and channels (existing and proposed).		X	No road ditches proposed		
(6)	Storm sewer pipes and/or culvert sizes (existing and proposed).	X		C101		
(7)	Direction of runoff flow (contours or runoff arrows).	X		C101		
(8)	Watershed size for each contributing drainage area.	X		C100		
(9)	Design discharge for ditches and structural measures (flow calculations).		X	No ditches or struct. meas. on site		
(10)	Runoff velocities in channels (ft/s).		X	No channels on site		
(11)	Fertilizer and seeding rates (seed, fertilizer, polymer, mulch, etc.).	X		C101		
(12)	Detailed description and proposed completion schedule of each element of the erosion control plan, including stabilization of ditches and slopes.	X		C101		
(13)	Show steps and calculations demonstrating the erosion control performance standards under Chapter 30, Article II s. 30-27(c) will be met. Include USLE spreadsheet.	X		Appendix A		
(14)	Provisions to prevent mud-tracking off-site onto public thoroughfares during the construction period.	X		C101		
(15)	Provisions to disconnect impervious surfaces, where feasible.	X		Will be disconnected to extent feasible		
(16)	Provisions to prevent sediment delivery to, and accumulation in, any proposed or existing stormwater	X		C101		
(17)	Copy of permits or approvals by other agencies (e.g. WDNR, Army Corps of Engineers, etc.).		X	Confirming whether or not permit needed		
(18)	Existing and proposed elevations and contours (NAVD 88)	X		C100, C101		
(19)	Itemized estimated cost (including labor) for installation of all elements of the erosion control plan.	X		See narrative		
(20)	Any other information necessary to reasonably determine the location, nature, and condition of any physical or environmental features of the site.	X		C101		
(21)	Plan Commission Approval (if parcel is 5 acres or more); See Chapter 30, Article II s. 30-32 for details.		X	Site < 5 acres		

Indicates plan requirement must always be included

Saris – Stockpile

Erosion Control Plan Narrative

Prepared by: Montgomery Associates: Resource Solutions, LLC

Last Revised: June 18, 2015

Introduction

This narrative summarizes how the implemented erosion control measures associated with the Saris Cycling Group's reconfiguration of recycled concrete and soil stockpiles meets the City of Fitchburg's erosion control requirements.

Narrative Explaining Erosion Control Plan

The following information is provided to demonstrate that this project is designed and will be maintained to meet the Erosion Control Performance Standards set forth in Chapter 30 of Fitchburg's Municipal Code (Erosion Control and Stormwater Management Ordinance). The letters below correspond to Article II of Chapter 30:

1. Property lines, lot dimensions, and limits of disturbed area –
   The property lines and the limits of disturbance are shown on the Overall Site Plan (sheet C100).

2. Limits of impervious area, including buildings and paved areas –
   Drawing C100 shows the extents of the recycled concrete stockpile and the additional gravel parking area, as well as the existing impervious areas. The total square footage of the new impervious area is 8,300 sq ft. The drawing also indicates the location of 2,900 square feet of building rooftop redeveloped into the gravel driveway.

3. All natural and artificial water features –
   There are no natural water features within the site boundary.

4. All erosion control measures to be installed –
   Erosion Control measures are shown on sheets C101 and C102 and include a tracking pad, riprap flume, rock check dam, silt fences, and storm sewer inlet protection.

5. Cross sections and profiles of road ditches and channels (existing and proposed) -
   Not applicable – There are no ditches within the project area.

6. Storm sewer pipes and/or culvert sizes (existing and proposed) –
   The location of the existing storm drain is shown on C101.

7. Direction of runoff flow (contours or runoff arrows) –

   Existing contours are shown on C100 and C101, and the slope and direction of runoff from the stockpiles is indicated on C101.

8. Watershed size for each contributing drainage area –

   The contributing disturbed areas are shown on C100.

9. Design discharge for ditches and structural measures (flow calculations) –

   Not applicable – There are no ditches or structural measures within the project area.

10. Runoff velocities in channels (ft/s) –

    Not applicable – There are no channels within the project area.

11. Fertilizer and seeding rates (seed, fertilizer, polymer, mulch, etc.) –

    See sheet C101. Seeding of rough grade areas shall be WisDOT Seed mix No. 40 applied at a rate of 5 lbs/1000 sf. Fertilizer will not be applied until the grading has finished. Fertilizer will depend on soil conditions at that time. Slopes exceeding 5:1 shall be stabilized with Class 1 Urban Type A matting. Slopes less than 5:1 may be stabilized with mulch applied at a rate of 2 tons/acre. Mulch shall be crimped. Hydro mulching is an acceptable alternative.

12. Detailed description and proposed completion schedule of each element of the erosion control plan, including stabilization of ditches and slopes –

    The creation of the stockpiles and the gravel parking area occurred as part of the Spoke and Sprocket Drive construction in 2014. The remaining work will consist of cleaning up and grading the stockpiles within the limits of disturbance and is expected to occur between 7/1/2015 and 9/1/2015. All erosion control devices will be in place prior to the re-grading of the stockpiles.

13. Show steps and calculations demonstrating the erosion control performance standards under section 30-27(c) will be met. Include USLE spreadsheet –

    The USLE worksheet in Appendix A shows that due to the 2:1 grading slope, soil loss from the soil stockpile will be greater than 7.5 tons/acre even after erosion control practices. However, a soil berm will be constructed on the southern end of the stockpiles such that all runoff will be directed to the closed depression to the east. All eroded soils should then remain on site.

14. Provisions to prevent mud-tracking off-site onto public thoroughfares during the construction period –

    Stone construction entrances ("tracking pads") will be utilized and are shown on sheet C101. Note 11 says "Tracked soil from the site to public streets shall be removed at the end of each workday or as directed by the City Engineer."

15. Provisions to disconnect impervious areas, where feasible –

    Runoff will be disconnected to the maximum extent practical.

16. Provisions to prevent sediment delivery to, and accumulation in, any proposed or existing stormwater conveyance systems –
    The callouts on sheet C101 describe the use of silt fence, reinforced silt fence, riprap flume, rock check dam, a soil berm, and inlet protection for control of sediment release.

17. Copy of permits or approvals by other agencies (e.g. WDNR, Army Corps of Engineers, etc.) –
    The disturbed site is larger than 1 acre, therefore WDNR erosion control is applicable. The stockpiling work was done under a valid WDNR permit; an inquiry to WDNR has been made regarding the need for a new WDNR permit for the completion of the project.

18. Existing and proposed elevations and contours (NAVD 88) –
    Existing and stockpile grading slopes are shown on sheets C100 and C101.

19. Itemized estimated cost (including labor) for installation of all elements of the erosion control plan –

Item No.	Material	QTY	Units	Unit Rate	Cost
1	Stone construction entrance	1	EA	$1,000	$1,000
2	Inlet protection	1	EA	$150	$150
3	Silt fence	500	LF	$2	$1,000
4	Riprap flume	17	CY	$35	$595
5	Rock check dam	1	EA	$100	$100
6	Seed, erosion control matting	750	SY	$8	$6,000
7	Seed and mulch	1,150	SY	$1.50	$1,725
				TOTAL	$10,570

20. Any other information necessary to reasonably determine the location, nature, and condition of any physical or environmental features of the site –
    Additional information on the characteristics of the stockpiles can be found on sheet C101.

21. Plan Commission Approval (if parcel is 5 acres or more) See Chapter 30, Article II s. 30-32 for details–
    N/A; site is less than 5 acres.

Appendix A – USLE Calculation Spreadsheet

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

DRAFT VERSION 03-27-2015

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Saris Cycling Group

Project: Stockpile EC Plan

Date: 6/18/2015

County: Dane

Version 1.0

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Sub Soil Texture	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A (tons/acre)	Sediment Control Practice	Sediment Discharge (tons/acre)
Bare Ground	7/1/2015	9/1/2015	41.0%	150	Silt Loam	0.43	50.0%	20	9.81	1.00	259.5	Silt Fence	27.8
Seed with Mulch or Er	9/1/2015	11/1/2015	17.0%	150	Silt Loam	0.43	50.0%	20	9.81	0.10	10.8	Silt Fence	0.0
End	11/1/2015	-----	-----	-----	------	-----	50.0%	20	9.81	------	-----		0.0
		-----	-----	-----	------	-----	50.0%	20	9.81	-----	-----		0.0
		-----	-----	-----	------	-----	50.0%	0	-----	-----	-----		0.0
		-----	-----	-----	------	-----	0.0%	0	-----	-----	-----		0.0
										TOTAL	270.3	TOTAL	27.8
												% Reduction Required	82%

SLOPE > 20% USE PRESCRIPTIVE COMPLIANCE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15	and	8/7-8/29	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	NGH
Date	6/18/2015

S:\MARS Proposals\P-585 Saris\Applications\SoilLossTool

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- TOP OF STOCKPILE LIMTS (APPROXIMATE)
- DISTURBANCE LIMITS (APPROXIMATE)
- SILT FENCE
- INLET PRTECTION
- DITCH CHECK

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING FROM AS-BUILT INFORMATION ON SPROCKET ROAD AND DANE COUNTY GIS DATA AND AERIAL FROM 2014. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. MONTGOMERY ASSOCIATES / WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
3. 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.

SITE INFOMATION BLOCK:

SITE ADDRESS: 5253 VERONA ROAD
SITE ACREAGE (APPROXIMATE): 11.1 AC
USE OF PROPERTY: COMMERCIAL

NEW IMPERVIOUS SURFACE AREA:
RECYCLED ASPHALT STOCKPILE: 5,900 SQ.FT.
GRAVEL PARKING AREA: 2,400 SQ.FT.
REMOVED IMPERVIOUS SURFACE AREA:
ROOFTOP: 2,900 SQ.FT.

TOTAL DISTURBANCE LIMITS: 55,500 SQ. FT.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SARIS STOCKPILE AND EROSION COTROL PLANS
FITCHBURG, WI
SARIS CYCLEING GROUP

WYSER ENGINEERING

MONTGOMERY ASSOCIATES: RESOURCE SOLUTIONS, LLC
119 SOUTH MAIN STREET
SUITE A
COTTAGE GROVE, WI 53527
www.ma-rs.org

NO.	REVISION / ISSUE	DATE

DRAWN BY: DOS
CHECKED BY: DJH

OVERALL SITE PLAN

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE
0 20 40
SCALE: 1" = 20'

PROJECT NO. 14-0192
SHEET NO. C100

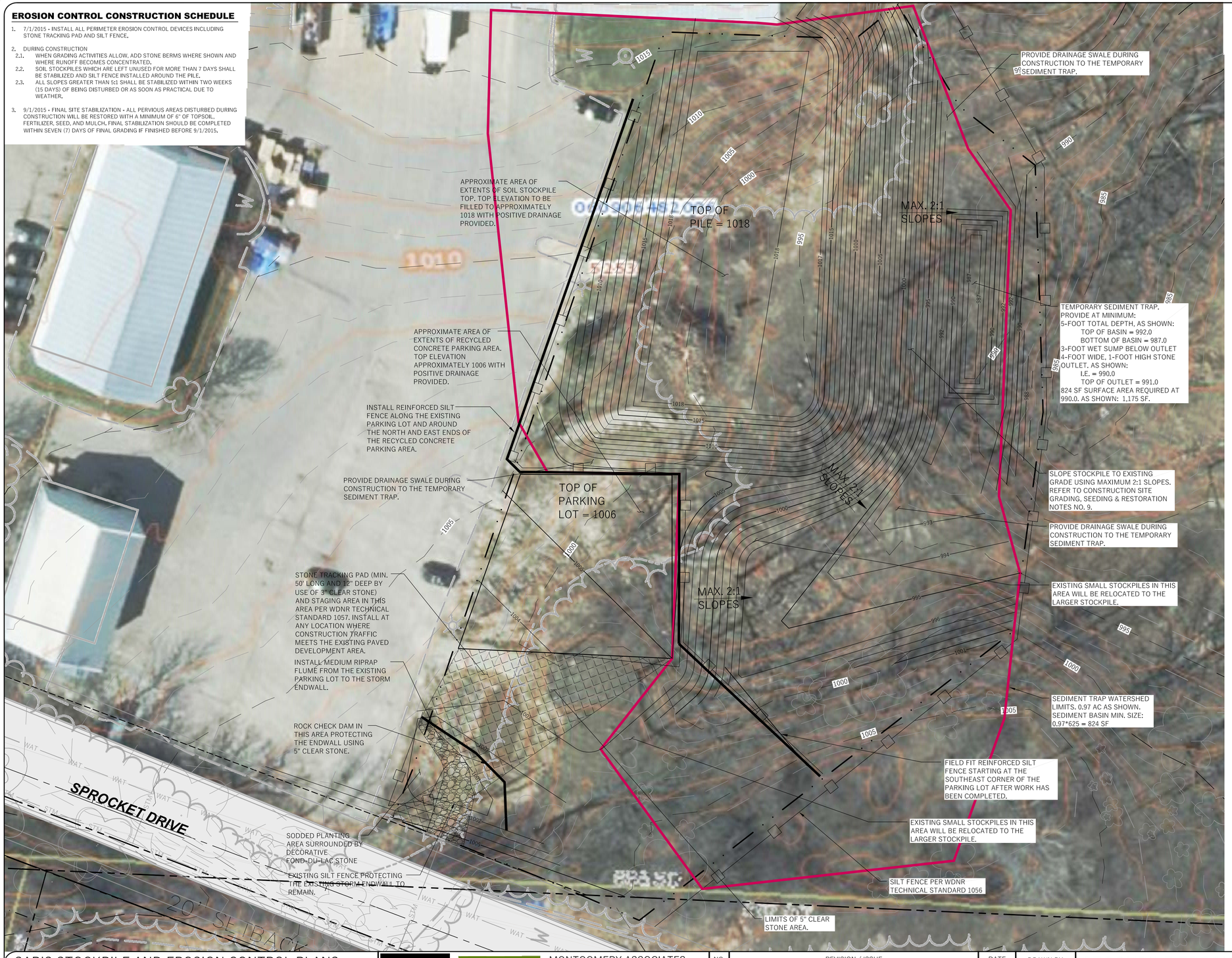
File: \\WYSERSERVER\Wyser Engineering\2014\140192_Saris - 5253 Verona Road\DWG\14-0192_Civil Design.dwg Layout: EC Plan (OVERALL) User: dansc_000 Plotted: Jun 17, 2015 - 11:12am

EROSION CONTROL CONSTRUCTION SCHEDULE

1. 7/1/2015 - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD AND SILT FENCE.

2. DURING CONSTRUCTION
   - 2.1. WHEN GRADING ACTIVITIES ALLOW, ADD STONE BERMS WHERE SHOWN AND WHERE RUNOFF BECOMES CONCENTRATED.
   - 2.2. SOIL STOCKPILES WHICH ARE LEFT UNUSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
   - 2.3. ALL SLOPES GREATER THAN 5:1 SHALL BE STABILIZED WITHIN TWO WEEKS (15 DAYS) OF BEING DISTURBED OR AS SOON AS PRACTICAL DUE TO WEATHER.

3. 9/1/2015 - FINAL SITE STABILIZATION - ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED, AND MULCH. FINAL STABILIZATION SHOULD BE COMPLETED WITHIN SEVEN (7) DAYS OF FINAL GRADING IF FINISHED BEFORE 9/1/2015.



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- TOP OF STOCKPILE LIMITS (APPROXIMATE)
- DISTURBANCE LIMITS (APPROXIMATE)
- SILT FENCE
- SILT SOCK
- RIP RAP
- CLEAR STONE
- DITCH CHECK

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING FROM AS-BUILT INFORMATION ON SPROCKET ROAD AND DANE COUNTY GIS DATA AND AERIAL FROM 2014. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.

2. MONTGOMERY ASSOCIATES / WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.

3. 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.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wi.gov) AND CITY OF FITCHBURG REQUIREMENTS.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE USE OF THE SITE AS A FILL PILE AREA.

3. ENGINEER / CITY OF FITCHBURG HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.

4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.

7. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.

8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.

9. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.

10. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

11. TRACKED SOIL FROM THE SITE TO THE PUBLIC STREET SHALL BE REMOVED AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE CITY ENGINEER.

GRADING, SEEDING & RESTORATION NOTES

1. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.

2. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.

3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.

4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.

5. PROVIDE TEMPORARY SEEDING ON SIDE SLOPES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.

6. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)

7. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.

8. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
   - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET,
   - b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

9. ALL SLOPES GREATER THAN 5:1 SHALL BE STABILIZED WITHIN 2-WEEKS OF DISTURBANCE WITH TEMPORARY SEEDING AND CLASS I URBAN, TYPE A EROSION MATTING.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SARIS STOCKPILE AND EROSION CONTROL PLANS

FITCHBURG, WI

SARIS CYCLING GROUP

WYSER ENGINEERING

MONTGOMERY ASSOCIATES: RESOURCE SOLUTIONS, LLC
119 SOUTH MAIN STREET
SUITE A
COTTAGE GROVE, WI 53527
www.ma-rs.org

NO.	REVISION / ISSUE	DATE
1	CITY COMMENTS #1	7/15/15
2	CITY COMMENTS #2	8/03/15

DRAWN BY DOS

CHECKED BY DJH

STOCKPILE EROSION CONTROL PLAN

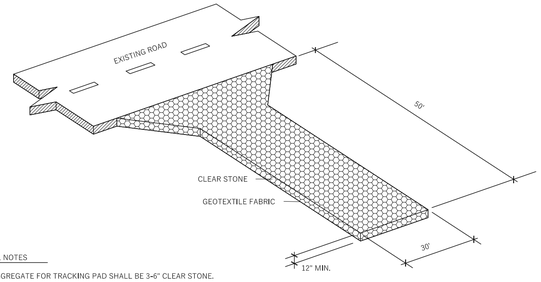
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE
0 20 40

SCALE 1" = 20'

PROJECT NO. 14-0192

SHEET NO. C101

File: W:\2014\140192_Saris - 5253 Verona Road\DWG\14-0192_Civil Design_Temp Erosion Control.dwg Layout: EC Plan User: dansc_000 Plotted: Aug 03, 2015 - 1:16pm



MATERIAL NOTES

1. THE AGGREGATE FOR TRACKING PAD SHALL BE 3-6" CLEAR STONE.

2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.

2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. STONE TRACKING PAD SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.

3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.

4. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.

5. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.

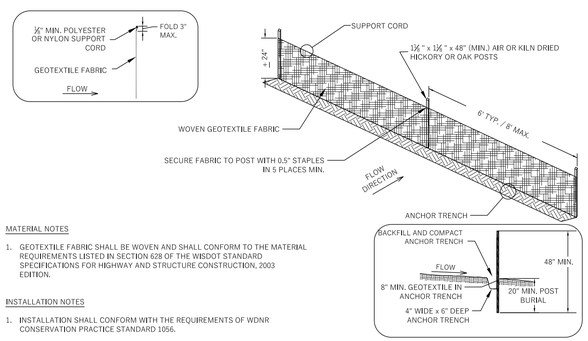
3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES.

4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

CONSTRUCTION ENTRANCE (TRACKING PAD)



MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.

2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.

3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.

4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.

5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

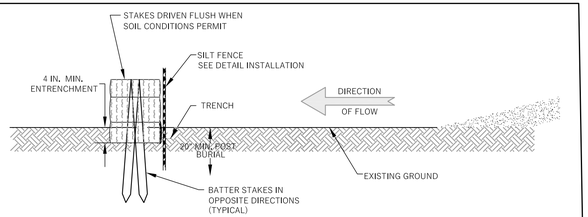
INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.

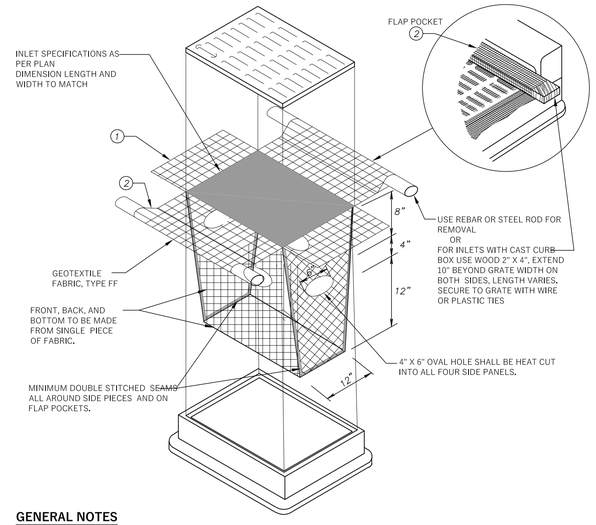
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.

3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE



REINFORCED SILT FENCE



GENERAL NOTES

THE WDNR TECHNICAL STANDARD 1060 FOR INLET PROTECTION SHALL BE FOLLOWED AT ALL TIMES. IF ANY VARIATION BETWEEN THIS DETAIL AND THE WDNR TECHNICAL STANDARD ARE FOUND, THE WDNR TECHNICAL STANDARD SHALL GOVERN.

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

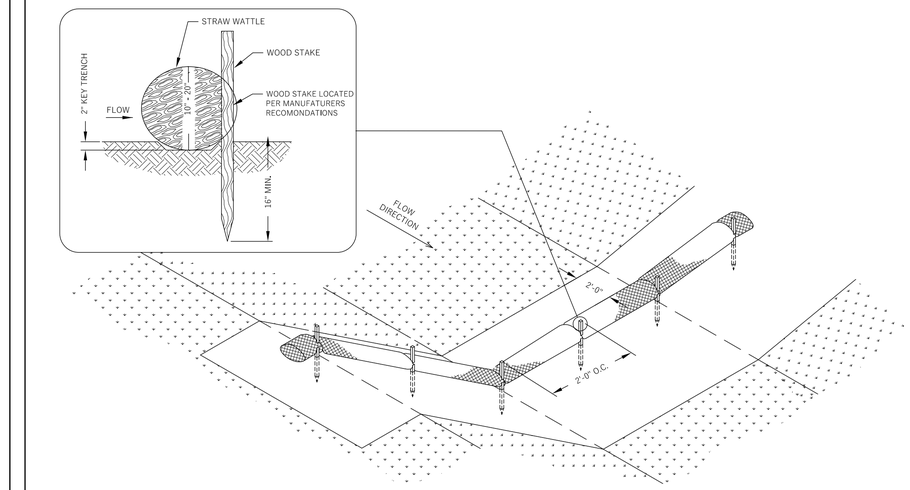
INSTALLATION NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. USE TYPE C INLET PROTECTION WITHIN SHALLOW INLETS.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

STONE BERM



MATERIAL NOTES

1. INTERIM MANUFACTURED PERIMETER CONTROL PRODUCT "SILT SOCK" SHALL BE CONSTRUCTED OF APPROVED MATERIALS LISTED IN WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) FOR TEMPORARY DITCH CHECKS.

2. ALL MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF WDNR TECHICAL STANDARD 1071.

3. WOOD STAKES SHALL MEET THE FOLLOWING REQUIREMENTS:
   FOR 12" SEDIMENT LOGS: 1½" X 1½" X 30" AIR OR KILN DRIED HICKORY OR OAK STAKES
   FOR 20" SEDIMENT LOGS: 1½" X 1½" X 48" AIR OR KILN DRIED HICKORY OR OAK STAKES

INSTALLATION NOTES

4. PROPRIETARY PERIMETER CONTROL DEVICES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

5. PERIMETER CONTROL DEVICES SHOULD BE INSTALLED SUCH THAT ADJOINING PROPERTY IS NOT NEGATIVELY IMPACTED.

6. PERIMETER CONTROL DEVICES SHALL BE INSTALLED TO MAINTAIN CONSTANT GROUND CONTACT ALONG THE ENTIRE LENGTH OF THE PRODUCT AT ALL TIMES AND TO PREVENT LATERAL MOVEMENT AND/OR FLOTATION.

INSPECTION & MAINTENANCE NOTES

1. SILT SOCK SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

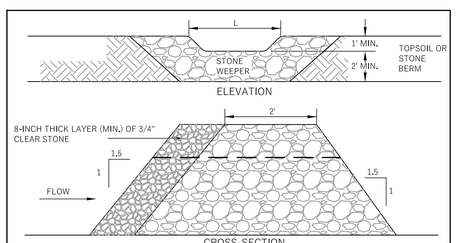
2. WHEN OBSERVING CONDITIONS OF DITCH CHECKS, PAY SPECIAL CONSIDERATION TO THE PRESENCE OF INDICATORS THAT WATER IS ERODING AROUND THE ENDS, UNDERCUTTING THE DEVICE, OR SIGNIFICANT EROSION IS OCCURRING DOWNSTREAM OF THE DEVICE.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT SOCK WHEN IT REACHES ½ THE HEIGHT OF THE SILT SOCK.

4. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

PERIMETER CONTROL PRODUCT

N.T.S.

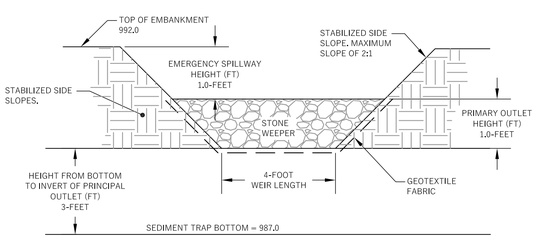


1. BERM TO BE CONSTRUCTED WITH 3" CLEAR STONE, 1.5' HIGH ABOVE THE SWALE BOTTOM AND LEVEL WITH THE CREST.

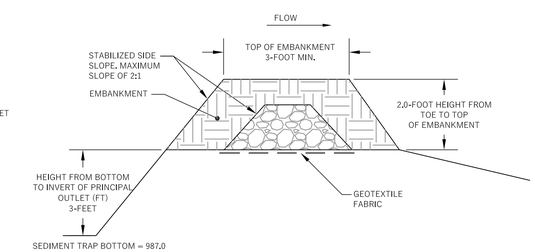
2. EXTEND BERM ACROSS SWALE TO MEET SWALE SIDE SLOPES GRADES. WHERE SWALE IS LESS THAN 1.5' DEEP, REDUCE BERM HEIGHT TO 1.0', WITH A 4' LENGTH.

3. INSTALL GEOTEXTILE FABRIC SAS UNDER CLEAR STONE.

STONE BERM



ELEVATION AT PRINCIPAL OUTLET



CROSS-SECTION OF PRINCIPAL OUTLET

SEDIMENT TRAP SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.

SIDE SLOPES AND FACES OF EARTHEN EMBANKMENT AROUND THE OUTLET SHALL BE ARMORED WITH RIPRAP OR STABILIZED WITH EROSION MAT SUFFICIENT TO HANDLE FLOWS FROM THE 10-YEAR STORM.

STONE WEEPER TO BE CONSTRUCTED WITH 3" CLEAR STONE WITH AN 8" (MIN) LAYER OF ¾" CLEAR STONE ON THE UPSTREAM END. THE TOP SHALL BE LEVEL WITH THE CREST.

EXTEND STONE WEEPER ACROSS BASIN OUTLET OPENING TO MEET BASIN SIDE SLOPES GRADES.

INSTALL GEOTEXTILE FABRIC SAS UNDER CLEAR STONE.

SEDIMENT TRAP

SARIS STOCKPILE AND EROSION COTROL PLANS

FITCHBURG, WI

SARIS CYCLING GROUP

WYSER ENGINEERING

MONTGOMERY ASSOCIATES: RESOURCE SOLUTIONS, LLC
119 SOUTH MAIN STREET
SUITE A
COTTAGE GROVE, WI 53527
www.ma-rs.org

NO.	REVISION / ISSUE	DATE
1	CITY COMMENTS #1	7/13/15
2	CITY COMMENTS #2	7/31/15

DRAWN BY DOS

CHECKED BY DJH

DETAILS

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE
0 20 40

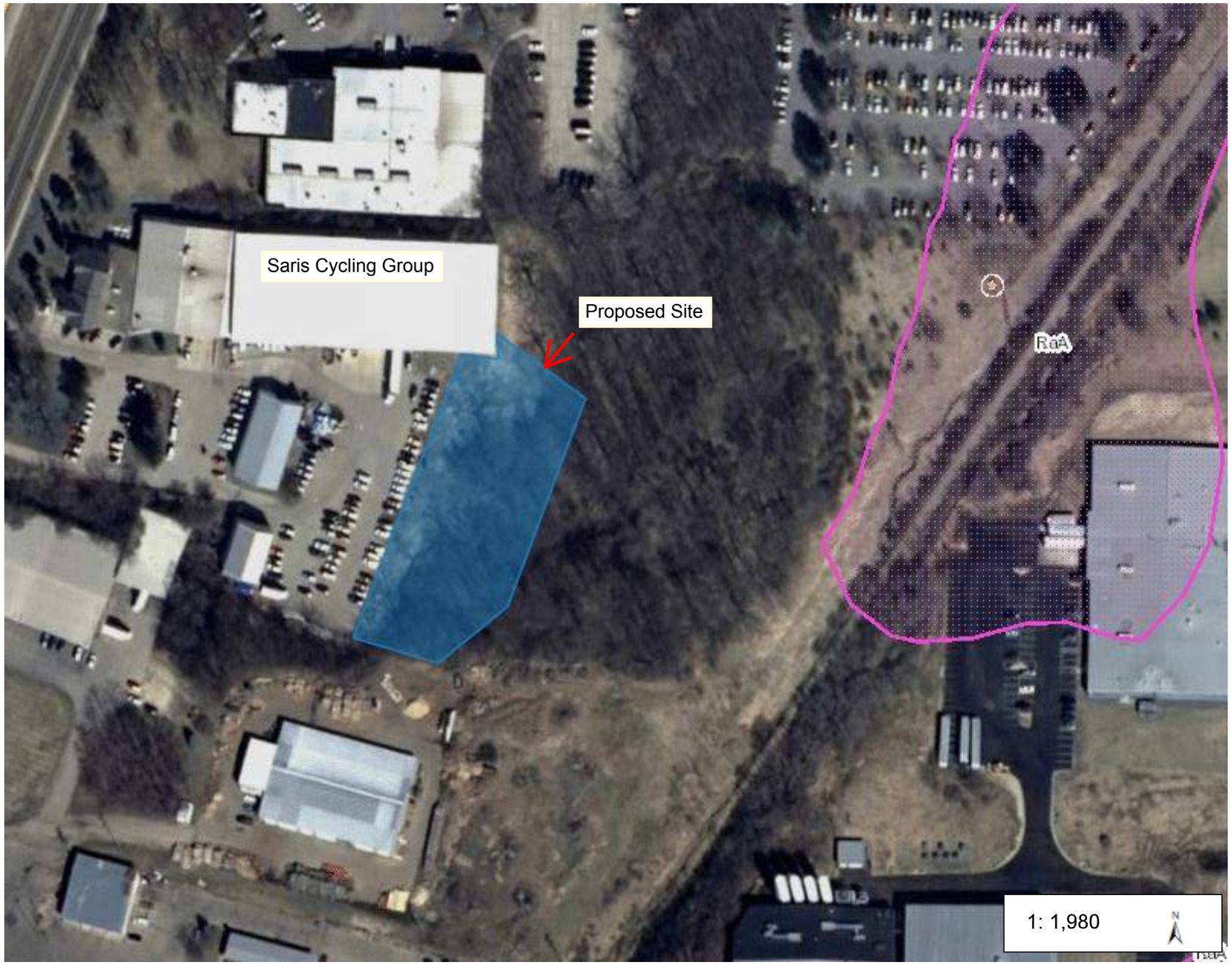
SCALE 1" = 20'

PROJECT NO. 14-0192

SHEET NO. C102

File: W:\2014\140192_Saris - 5253 Verona Road\DWG\14-0192_Civil Design_Temp Erosion Control.dwg Layout: Details User: dsmc_000 Plotted: Jul 31, 2015 - 10:08am

Surface Water Data Viewer Map



Legend

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

Notes

Saris Stockpiles EC

0.1 0 0.03 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

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August 4, 2015

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

Re: Saris Cycling Group
Erosion Control Response Letter
MARS Project Number: 1691

Dear Tom:

We received Public Works staff comments on July 30, 2015. We have prepared this letter to address the comments and have revised the Erosion Control Plan to incorporate necessary changes. Enclosed are three copies of the revised plan.

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

Public Works Comments

Erosion Control and Stormwater Management (ECSWM) Comments

1. Erosion Control Performance Standards – The Soil Loss Worksheet indicates a soil loss of 27.8 Tons/Acre for the 7/1/2015 to 9/1/2015 time period and indicates an 82% Reduction Required. How are you meeting the required reduction? Typically the best reduction for silt fence is 42%.
   Response: A sediment trap designed per DNR's Technical Standard 1063 have been added to the plan. The sediment trap has been added at the foot of the east toe of the stockpile and runoff from the west side of the stockpile will be routed around the south end of the stockpile to the trap. The trap will provide 80% sediment reduction. In addition, runoff from the east trap drains internally and does not leave the site, so 100% sediment removal is provided.
2. What is DNR's response on the need for a WRAPP? Have you coordinated a wetland screening of the kettle and/or other portions of the site?
   Response: Per Eric Heggelund with the DNR, issuer of the DNR permit for the Spoke and Sprocket Drive construction project, a separate DNR permit is needed for the stockpile work. We are working on the DNR permit application and will provide a copy to staff when it's completed. We have completed a wetland screening of the site using the Wisconsin Wetland Inventory map. While the map shows some wetland indicator soils and a wetland too small to be delineated on the far east and northeast areas of the site, no wetlands or wetland indicator soils are present near the stockpile area. See attached map
3. Existing and Proposed contours need to be labeled.
   Response: The contours have been labeled on the revised map.

119 South Main Street • Cottage Grove, WI 53527 ph 608.839.4422 fx 608.839.3322 • www.ma-rs.org

Montgomery Associates
Resource Solutions, LLC

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

Sincerely,

Montgomery Associates: Resource Solutions, LLC

Deborah J. Hatfield

Deborah J. Hatfield, PE
Project Engineer

Enclosures:

Copy, w/enclosures: Bill Shager
Jim Spahr

P:\1691 - Saris Erosion Control Plan\Applications\EC_PW Review 1 Comments Response.doc

TDI ASSOCIATES, INC.
ARCHITECTS · ENGINEERS · PLANNERS
EMPLOYEE OWNED

N8 W22350 JOHNSON DR. SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262/409-2530 FAX 262/409-2531

July 20, 2015

Mr. Thomas Hovel
5520 Lacy Road
Fitchburg, WI 53711

RE: Aspen Park Apartments (Formerly Sun Valley Apts.)
3540 to 3650 Breckenridge Court (Breckenridge Court & Fish Hatchery Road)
Fitchburg, WI 53713
TDI Project #14-362
Property Owner: Sierra West, LLC
D/b/a Sun Valley Apartments
3620 Breckenridge Ct. #8
Fitchburg, WI 53713

1. Introduction:
   - Sierra West, LLC is submitting this letter to start the rezoning of the subject property to Planned Development District with a pre-application meeting.

2. Project Description:
   - The property owner, Sierra West, LLC, proposes to redevelop the subject property to continued use as apartments. The intent is to upgrade the entire property to upscale apartments and senior apartments. The concept is to develop five buildings with five-stories above grade and one parking level below grade along Fish Hatchery Road. In addition there would be six buildings with two stories with attached garages and individual direct entries. There would also be a single story building housing the club house recreational space; leasing office and maintenance department in the center of the development.

3. Rationale for Changing of Zoning District:
   - Because of the site's location and existing use as apartments in a number of smaller buildings, the zoning change will allow for the orderly redevelopment while maintaining the existing housing pool to the greatest extent possible.

   - The rezoning and subsequent development of the entire project will complement the other proposed commercial and residential uses along Fish Hatchery Road. The proposed development would be the highest and best use for the property while maintaining and upgrading the existing housing pool.

- The current RH-A and B-P zoning is not compatible with the redevelopment. The RH-A zoning is specifically for projects developed or committed to before 1986 under the then R-4 zoning. The PDD zoning would provide for clarity during the development phase, since there would be both existing and new buildings during the multi-year phasing of this development. Phasing is necessary to maintain as much of the existing housing pool as possible while the redevelopment occurs and the new buildings are occupied.

- The redevelopment will greatly enhance the attractiveness of the streetscape by creating five buildings each with five-stories above grade and a parking level below grade with small setbacks to Fish Hatchery Road. The parking would be mostly in the building with some surface parking behind the buildings. This is in contrast to the 2 1/2 –story building setback from Fish Hatchery Road with surface parking exposed to view. In addition the six buildings each with two stories and attached garages to the east along the existing open space on the adjacent site.

4. Social, Environmental and Economic Impacts:
   - The upgraded project will generate substantially increased tax revenues, while providing additional housing for the community.
   - The redevelopment is expected to have minimal environmental impacts. Storm water management will be added to the existing development as well as upgrades to the existing utilities. Storm water management will include the use of green roofs and storm water cisterns. For water reuse in non-potable uses.
   - Two of the five-story buildings will provide much needed senior housing for the community. Including common space for the senior community use.
   - In addition there will be more variety of unit types including specific units for young professionals.

5. Traffic:
   - The development will continue to be served by the existing single entrance called Breckenridge Court.
   - The internal traffic pattern will be converted to a circular flow, eliminating the dead-end existing traffic pattern.
   - The Developer is recommending a controlled intersection at Fish Hatchery Road, Breckenridge Court and High Ridge Trail to facilitate left turns from both Fish Hatchery Road to either Breckenridge Court and High Ridge Trail from Breckenridge Court and High Ridge Trail to south and north Fish Hatchery Road. A traffic study will be undertaken to determine the best solution during the finalization of the General development Plan.

6. Unit Breakdowns:

Unit Type	Quantity	Percentage
• 3 Bedrooms	20	4.85%
• 2 Bedrooms	112	27.18%
• 1 Bedroom	180	43.69%
• 1 Bedroom & Den	16	3.88%
• Studio	84	20.39%
Totals	412	100.00%

Attached is a chart with the land bulk information for your review. If you need additional information or would like to meet before the plan commission please contact me directly.

Sincerely,

Robert E. Williams, Jr. P.E.

TDI ASSOCIATES, INC.

ARCHITECTS ENGINEERS

PLANNERS

EMPLOYEE OWNED

N8 W22350 JOHNSON DR., SUITE B-4, WAUKESHA, WI 53186 PHONE 262/409-2530
FAX 262/409-2531

CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711

Re: Pre-application meeting submittal staff Comments
Aspen Park Apartments
TDI project number14-362

This memo will serve as a narrative to the staff comments provided for the pre-application meeting. The response follow each of the staff comments.

Planning staff has reviewed your submitted pre-application request for Aspen Park, submitted on July 21, 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 Wednesday, August 5, 2015. Further comments or questions may arise as additional review occurs.

1. Can they provide a copy of the existing building layout? The Alta survey for the site is attached.
2. They should discuss with public works their desire for a signalized intersection. This could be third traffic light added to Fish Hatchery Road (north of McKee Road) in the next few years. Others being talked about are Traceway and Pike Drive extension. This was suggested by both the district aldermen during our initial design meetings with them. The existing building tenants have told the owner that it is extremely difficult to turn left out of the development at peak traffic times. Our plan would be to order a TIA to determine the most appropriate way to handle this issue.
3. For formal submittal, identify wetlands and streams near the property and place the minimum required 75' environmental corridor on the site plan. Appropriately note, and locate buildings and improvements outside the environmental corridors. A wetland and environmental corridor study will be ordered for GDP submittal.
4. Identify any 100 and 500 year flood plain areas, and assure buildings and improvements are located outside that area. These are identified on the attached Alta survey.
5. Is building 1 in an environmental corridor? What does the dashed line at the north end of the site represent? We will locate Building 1 outside the environmental corridor once mapped in detail, the dashed line is a 75 foot setback to the Nine Springs Creek edge of water.
6. How will water main and sanitary be accomplished with re-development occurring in phases? A detailed sanitary sewer and water main plan will submitted with the GDP submittal taking in consideration the project phasing. We are aware that this will be a complex plan.
7. Will need to talk with Public Works on storm water management issues related to the property, and what is required of the redevelopment project. We will discuss our plans for the storm water management with Public Works after the pre-application meeting.
8. Are any senior units to be for lower income seniors? The owner will consider senior units for lower income seniors.
9. Are you concerned about displacement of residents, and they will be unable to afford new construction rent levels? Two of the five-story buildings will provide much needed senior housing for the community. Including common space for the senior community use. In addition there will be more variety of unit types including specific units for young

professionals. In addition, the current rent structure at the existing development is not lower income product. It is anticipated that through the phasing process, there would be minimal displacement of existing tenants.

10. You propose 1.48 stalls/unit, do you find that sufficient? This yields 1.12 parking stalls per bedroom. We have found 1 stall per bedroom to be adequate at other urban locations with public transportation.
11. The proposal is for 412 dwelling units. 204 exist on the site. A fee-in-lieu of dedication, off-site land dedication, or a combination may be used to meet the park land dedication requirement. The estimated park dedication is 412-204=208 dwelling units (2,900 which is park dedication requirement) = about 603,200 sq. ft. This has a fee-in-lieu of dedication of $900,640. The fee is in 2015 dollars. We are aware of the park fee requirements of the City and will address those fees in the GDP.
12. Park improvement fee is estimated, in 2015 dollars, to be 412($145/du) =$59,740. We are aware of the Park improvement fee for this development.
13. Fee-in-lieu of street frontage is estimated, in 2015 dollars, to be $35,341. The owner is aware of the Street frontage fee and will address that in the GDP.
14. You will be required to provide a phasing plan. By ordinance one Specific Implementation Plan is required for the project. Our plan is submit one complete SIP with the project phasing for the total development in phases.

The following comments from Public Works are based on the Pre-application Concept Plan, dated July 20, 2015, submitted by Robert Williams, TDI Associates. RE, 7-24-15; AB, 7-27-15; TF 7-27-15; CH, 7-30-15. Additional comments beyond these may be required on future reviews.

General Comments

1. Please provide results of wetland screening for the site and show offsets from any navigable waterways (e.g. the proposed Building 1 is proposed very close to Nine Springs Creek).As mentioned above, we will be ordering a full wet land delineation after the pre-application meeting and will make that available for staff review. The building number 1 is currently shown 75 feet from the edge of Nine Springs Creek.
2. Please confirm that refuse and recycling container(s) are located and sized properly. Refuse and recycling will be kept inside the building and adequately sized for each building's use.
3. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works. During the construction documentation and demolition plan development stage we will develop a Construction and demolition Reuse/Recycle plan for submittal to Public Works.
4. A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along Fish Hatchery Road. The owner is aware of the Street frontage fee and will address that in the GDP.

Transportation Comments

1. Provide a sidewalk connection along Breckenridge Court, on the north side at a minimum, to provide a pedestrian connection between the parking lot and the bus stop on Fish Hatchery Road. The revised plan attached has the sidewalk shown.
2. The building and site plans should consider both indoor and outdoor bicycle parking. Outdoor parking should follow the standards of the City's Bicycle and Pedestrian Plan (on the city's website at: shown.http://www.city.fitchburg.wi.us/departments/cityHall/publicWorks/transportation/BicycleTransportation.php) with regards to location and style. Indoor parking should be considered to accommodate convenient bicycle storage for those choosing to commute by bike. This would be a nice amenity for future residents. The revised plan shows both the indoor and outdoor bike rack locations. The GDP will have the specific rack designs.
3. Public Works staff notes the request to consider a traffic signal at the Breckenridge Court/High Ridge Trail intersection. Staff does not recommend a traffic signal at this location due to the proximity to the Caddis Bend intersection. Also, with the signal being offset to the south of the mid-point between the

signalized intersections of Caddis Bend (to the south) and Post Road (to the north), it will have a more significant impact on Fish Hatchery Road progression. This was suggested by both the district aldermen during our initial design meetings with them. The existing building tenants have told the owner that it is extremely difficult to turn left out of the development at peak traffic times. Our plan would be to order a TIA to determine the most appropriate way to handle this issue.

4. Additional right-of-way dedication should be reviewed on Fish Hatchery Road. The 3-lane section begins north of Breckenridge Court. However, with the potential for Bus Rapid Transit (BRT) along this corridor, the 3-lane section may be extended south to McKee Road. Staff is evaluating whether additional right-of-way is needed along the property. We will take the staff recommendations into consideration when developing the GDP.

Water Main and Sanitary Sewer

1. Water impact fees will need to be paid prior to the release of any building permits. These fees will be included with the permit fee. We are aware of the requirement for water impact fees to be paid qwith the building permits. We assume they would be paid on a per building basis.
2. All outstanding MMSD fees will need to be paid prior to redevelopment.
3. Please provide a utility plan for review and comment. Our plan is to provide a concept utility plan after the pre-application meeting and before the GDP submittal.
4. Does the owner intend for the water main to be public or private? In order for the water main to be public, a new water main would need to be installed through the entire complex that is looped in two separate locations to the existing Fish Hatchery water main. No dead-end mains would be allowed. A developer's agreement would be required. The owner intends for the water and sanitary sewer to be public with a dedicated easement. We will design the water system to be looped without dead ends. We understand a developer's agreement will be required.
5. Pressures in this area are in excess of 80 psi. Pressure reducers are required, per DSPS, in each building. Pressure reducing valves will be provided in each building.
6. Please contact the Fire Department to review fire hydrant requirements. If there will be private hydrants, please note that 8" water services are required from the connection to the existing public water main up to the private hydrants. We will meet with the fire department during the GDP development and size the water mains and locate the fire hydrants to meet their requirements.
7. The following notes will be required on the utility plan sheet: These notes will be applied to the utility sheets drawings.
   a. Per City Ordinance, Contractors are not allowed to operate City owned valves. The Contractor shall call the Fitchburg Utility at 270-4270 for operation of these valves.
   b. Safe sample results need to be provided to the Fitchburg Utility prior to pressure testing the private water mains.
   c. It is the contractor's responsibility to verify that the existing valves will hold the pressure test prior to connection. The City is not responsible for any costs incurred due to the contractor not verifying that the existing valve will hold the pressure test prior to connection. If a new valve is required, the applicant will be required to install one at their expense at the point of connection.
   d. Open pick holes are prohibited on sanitary manholes.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: http://www.fitchburgwi.gov/231/ECSWM-Requirements. We will be developing a storm water management plan and an erosion plan during the GDP and will submit to Public Works for review and approval.
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. We are aware that a stormwater maintenance agreement will be required and will need to be recorded at Dane County. Our plan is not fully developed for the storm water management at this time, we will investigate all forms of rate reduction available to the owner.

Ref.: Comments From Parks Department Pre-Application for Aspen Park (formerly Sun Valley)

Please find below Parks Department comments, per your request – Pre-Application for Aspen Park (formerly Sun Valley).

- Fee in lieu of Parkland Dedication per Ordinance 24-2(d)(2)(e); $4,330 per dwelling unit. The proposal is for 412 dwelling units. 204 exist on the site. A fee-in-lieu of dedication, off-site land dedication, or a combination may be used to meet the park land dedication requirement. The estimated park dedication is 412-204=208 dwelling units (2,900 which is park dedication requirement) = about 603,200 sq. ft. This has a fee-in-lieu of dedication of $900,640. The fee is in 2015 dollars. Fee in lieu of dedication will be determined at final plat stage. As noted above the owner is aware of the park fee and will address that in the GDP.

- Parkland Improvement fee per Ordinance 24-15(d) (50, 22-647(2); Park improvement fee is estimated, in 2015 dollars, to be 412($145/du) =$59,740. Park Improvement fees will be determined at final plat stage. As noted above the owner is aware of the Parkland Improvement fee and will address that in the GDP.

- Fee in lieu of Street Frontage for Parks per Ordinance 24-15(e), 22-647(3); Fee-in-lieu of street frontage is estimated, in 2015 dollars, to be $35,341. Fee in lieu of Street Frontage will be determined at Final Plat Stage. As noted above the owner is aware of the Street frontage fee and will address that in the GDP.

If you have additional questions or comments please contact me.

Sincerely,

Robert E. Williams, Jr. P.E.
President

TDI Associates, Inc.

Architects • Engineers • Planners

Job: Aspen Park Aportments

Project No.: 14-362

Date: July 17, 2015 Sheet ____ of

ITEM		code required percentage	EXISTING	PROPOSED
0 Lot Areo (acres)			12.2549	12.2549
1.0 Lot Areo (square feet)			533,B25.44	533,B25.44
2.0 Maximum Allowoble Impervious Area		65.00%	346,986.54	346,9B6.54
3.0 Min, Open spoce Requirement		35.00%	186,838.90	186,B3B.90
4.0 Actual Impervious (squore feet)			24B,292.63	2B6,839.92
5.0 Actual Open Space (square feet)			2B5,532.B1	246,9B5.52
6.0 Actuol ISR	less thon	65.00%	46.51%	53.73%
7.0 Actuol OSR	more than	35.00%	53.49%	46.27%

B.0 EXISTING USE	Number of Buildings	Number of Units	Studio Units	One bedroom Units	One bedroom w/ den Units	Two bedroom Units	Three bedroom Units	Total
9.0 Building 3540	1	24	0	24				24
10.0 Building 3550	1	8				1	7	B
11.0 Building 3560	1	12				1	11	12
12.0 Building 35B0	1	24				24		24
13.0 Building 3590	1	24		24				24
14.0 Building 3610	1	24				24		24
15.0 Building 3620	1	16		16				16
16.0 Building 3630	1	24		24				24
17.0 Building 3640	1	24				24		24
1B.0 Building 3650	1	24				24		24
19.0		204	0	B8	0	98	1B	204
20.0 percentage of total		100.00%	0.00%	43.14%	0.00%	4B.04%	B.B2%	

21.0 PROPOSED USE	Number of Buildings	Number of Units	Studio Units	One bedroom Units	One bedroom w/ den Units	Two bedroom Units	Three bedroom Units	Total
22.0 5 STORY Apartment Bldgs	3	226	87	56	12	51	20	226
23.0 5 story Senior Aportment Bldgs	2	126	44	30	17	35	0	126
24.0 2 Story Gorden Apartments	6	60	0			60		60
25.0 TOTAL UNITS	11	412	131	86	29	146	20	412
26.0 percentage of total		100.00%	31.80%	20.87%	7.04%	35.44%	4.85%	
27 Units per acre		33.62						
Total Bedrooms			131	86	29	292	60	538

PARKING

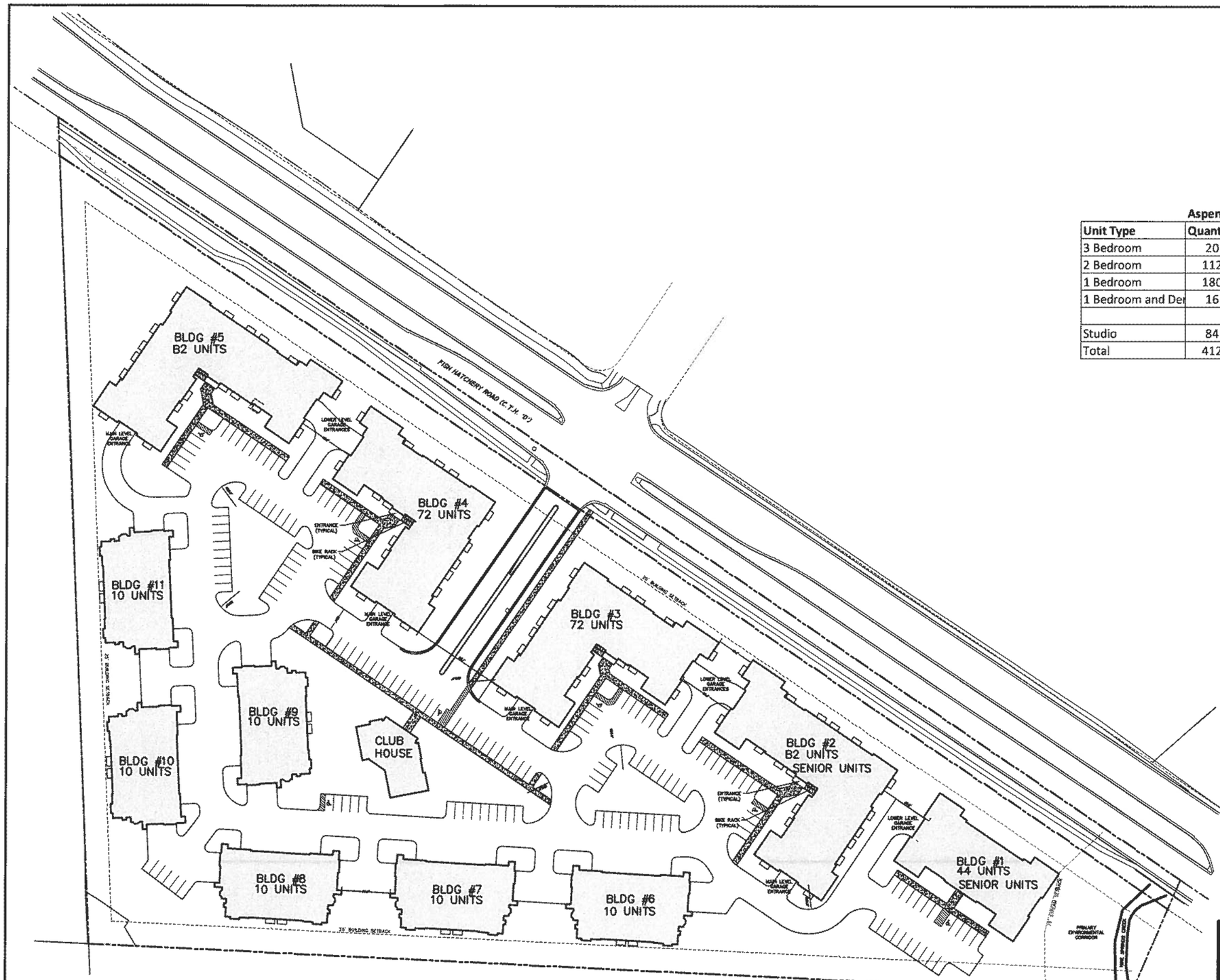
			In the Bldg Parking	Surface Parking	Total	stalls per unit	stalls per bedroom
28.0 5 STORY Apartment Bldgs	3	226	234	66	300	1.33	
29.0 5 story Senior Apartment Bldgs	2	126	118	31	149	1.18	
30.0 2 Story Garden Apartments	6	60	84	72	156	2.6	
31.0 TOTAL PARKING			436	169	605	1.468	1.12

Designer reserves all copyrights to these calculations which are not to be reproduced, copied, or assigned to any third party in any form or manner without first obtaining the expressed written permission of TDI Associated, Inc.

SUN VALLEY APARTMENTS
BUILDING #1

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
[illegible]
WAUKESHA, WISCONSIN 53186
PHONE 262-[illegible] FAX 262-[illegible]

MARCH 31TH, 2015



Aspen Park Apartments

Unit Type	Quantity	Percentage
3 Bedroom	20	4.85%
2 Bedroom	112	27.18%
1 Bedroom	180	43.69%
1 Bedroom and Der	16	3.88%
Studio	84	20.39%
Total	412	100.00%

SITE DATA:

GROSS LOT AREA	12.25 ACRES
UNITS:	412
BUILDING	3.25 ACRES
PARKING AND WALKWAYS	3.33 ACRES
GREEN SPACE	5.67 ACRES (46%)
PARKING STALLS	81 STALLS
GARAGE STALLS	436 STALLS
SURFACE STALLS	169 STALLS
TOTAL	605 STALLS

N

SCALE IN FEET

50' 0 50'

REVISIONS:

NOTE	DATE

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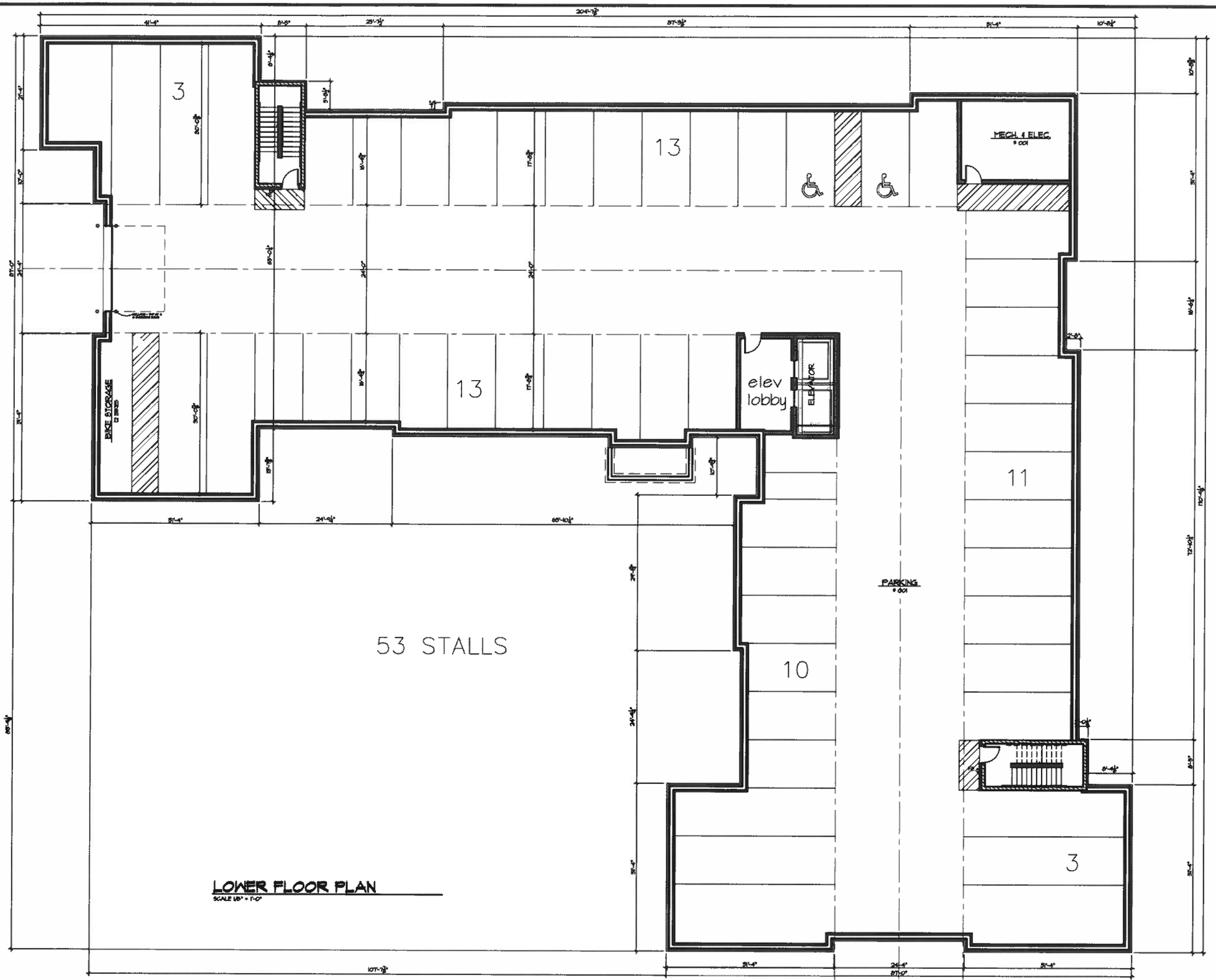
CITY OF FITCHBURG, WI

ASPEN PARK APARTMENTS (FORMERLY SUN VALLEY)

SITE DEVELOPMENT PLAN

SCALE: 1"= 50'-0"	JOB NO: 14-362.000	DATE: 08-3-15
DESIGNED BY: ROB	DRAWN BY: ROB	CHECKED BY:
APPROVED BY:		
ENGINEER	DATE	SHEET C-2.0 OL



LOWER FLOOR PLAN
SCALE 1/8" = 1'-0"

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ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
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PHONE 262-409-2530 FAX 262-409-2531

Building #2
Aspen Park Apartments-formerly Sun Valley

BRECKENRIDGE COURT
FITCHBURG, WISCONSIN

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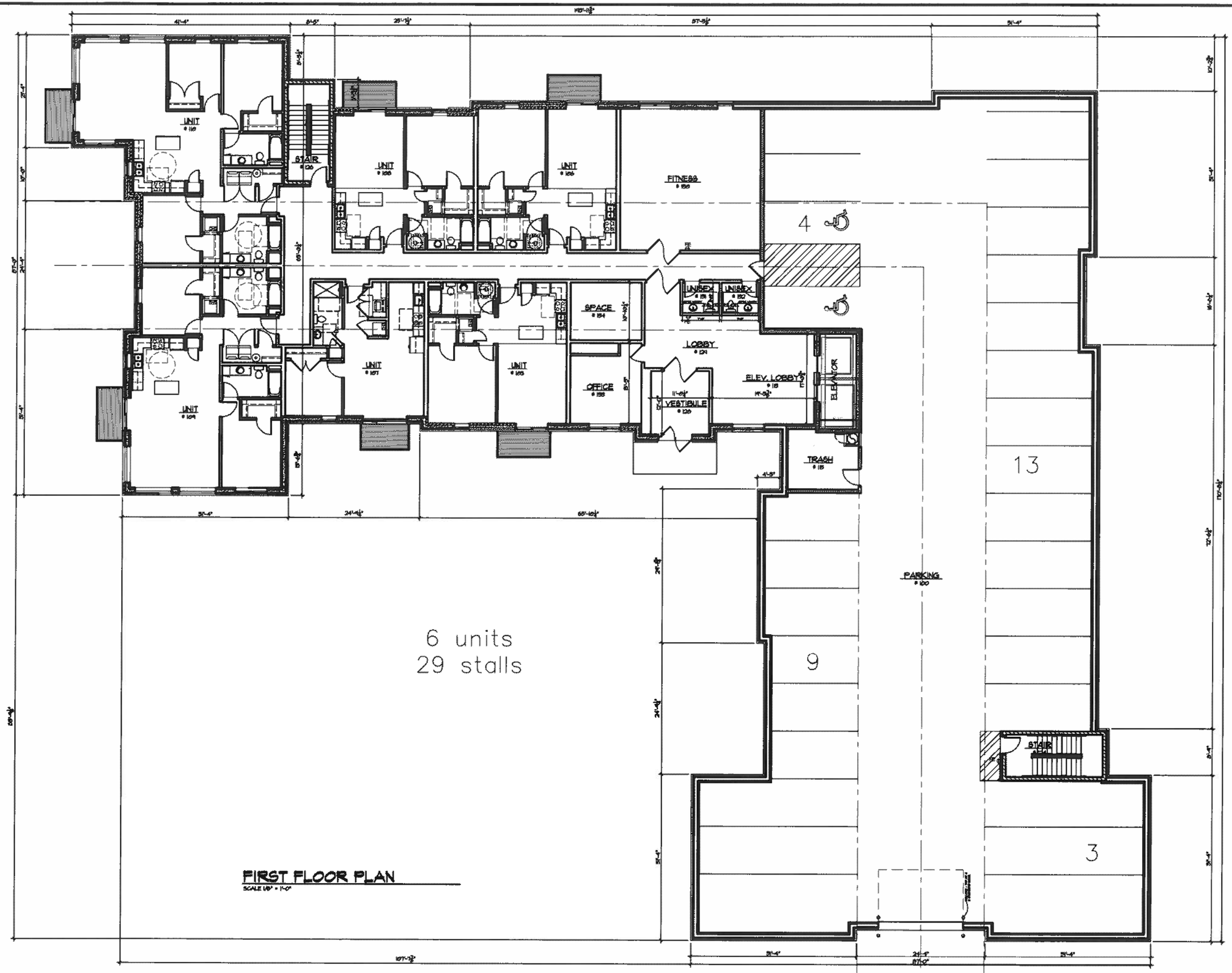
Sheet Title
Lower Floor Plan

Issued For: Date:

Date: [illegible]
Job NO.: 14062.002
Drawn By: [illegible]
Sheet No.
A1.0



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

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Sheet Title
First Floor Plan

Issued For: Date:

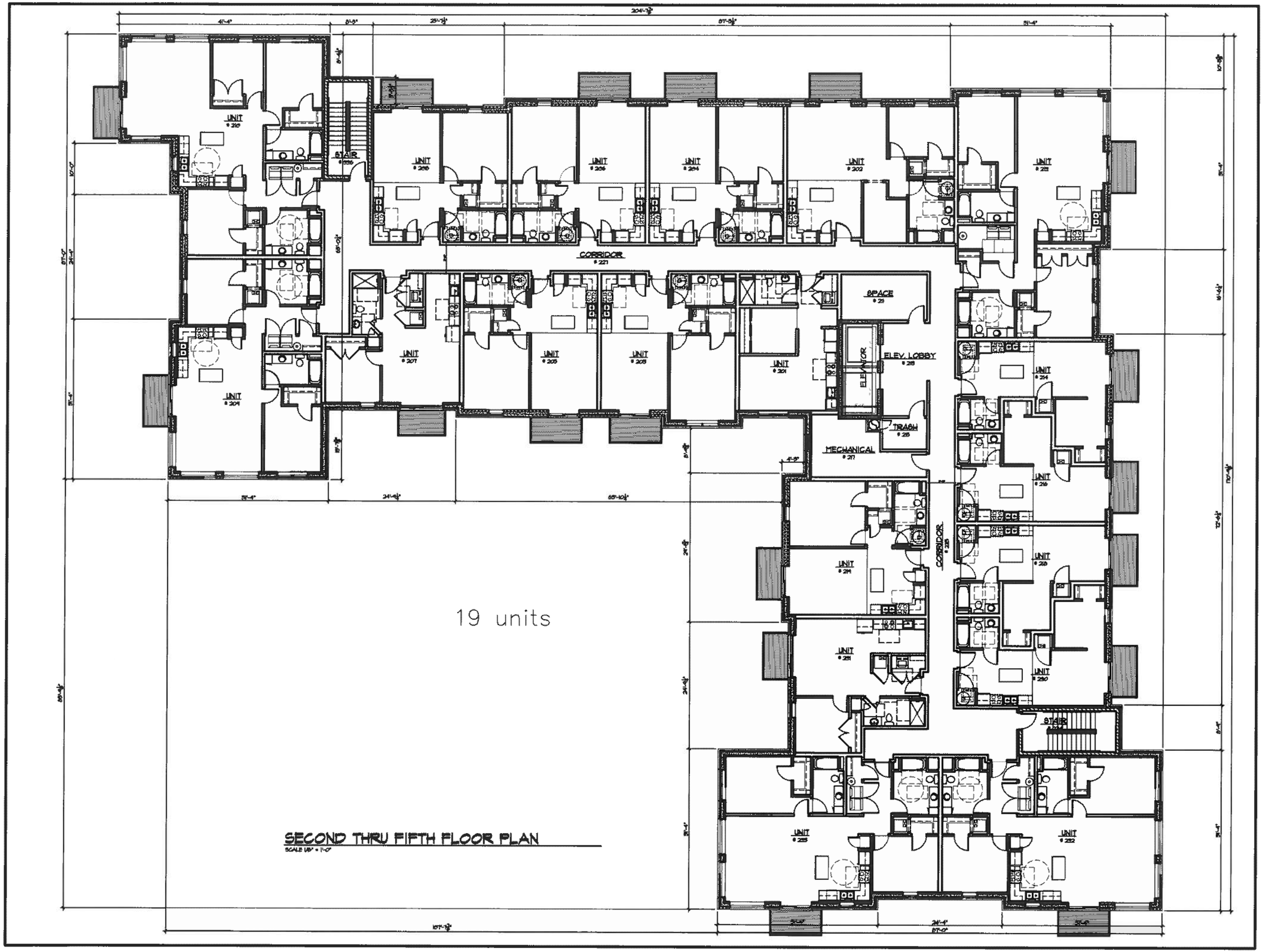
Date: [illegible]

Job NO.: 14942.002

Drawn By: dej

Sheet No.

A1.1



SECOND THRU FIFTH FLOOR PLAN

SCALE 1/8" = 1'-0"

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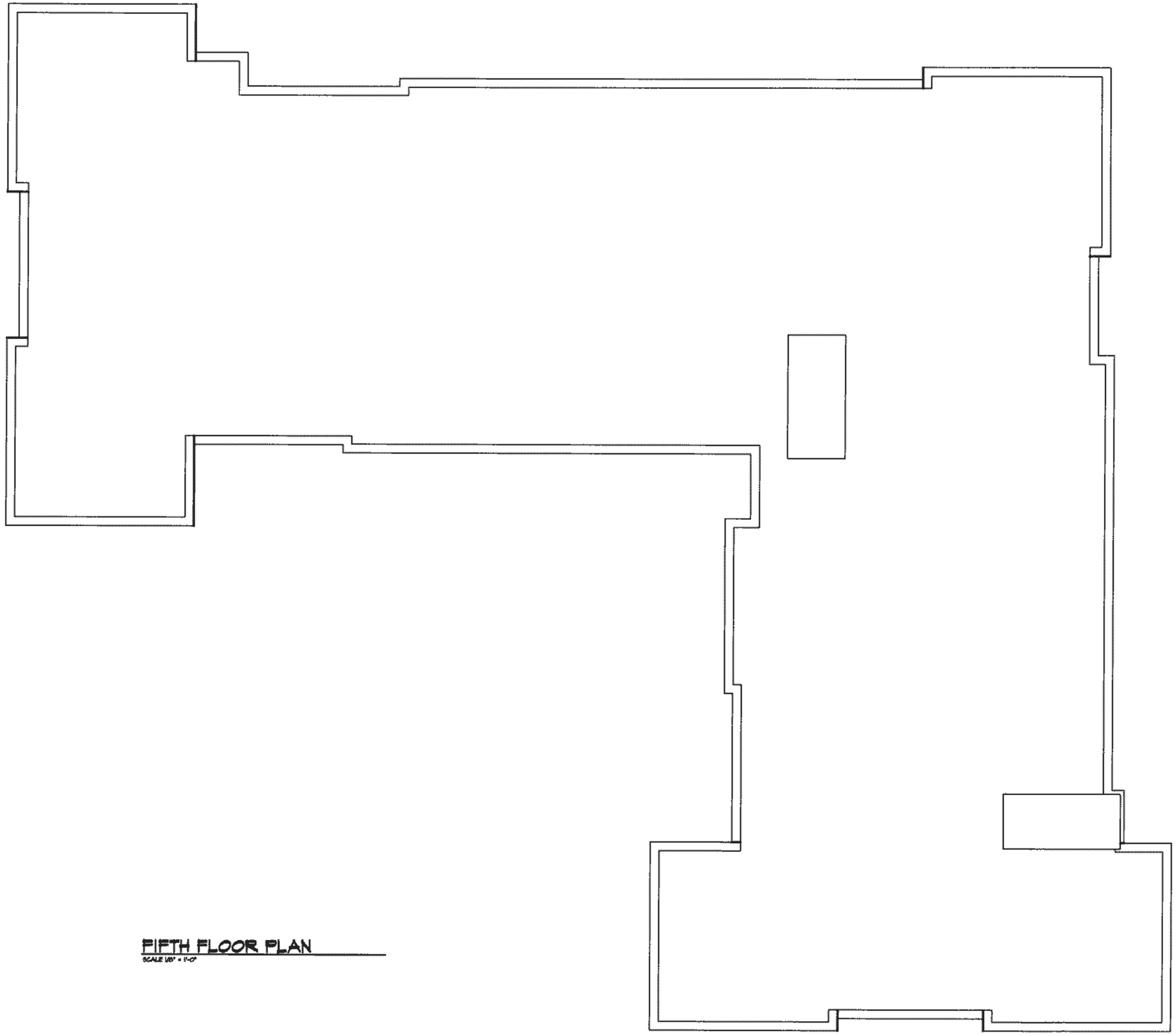
Sheet Title
Second Floor Plan

Issued For: Date:

Date: [illegible]
Job NO.: 14042.002
Drawn By: dwj
Sheet No.
A1.2



FIFTH FLOOR PLAN

SCALE 1/8" = 1'-0"

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Sheet Title
Roof Plan

Issued For: Date:

Date: [illegible]

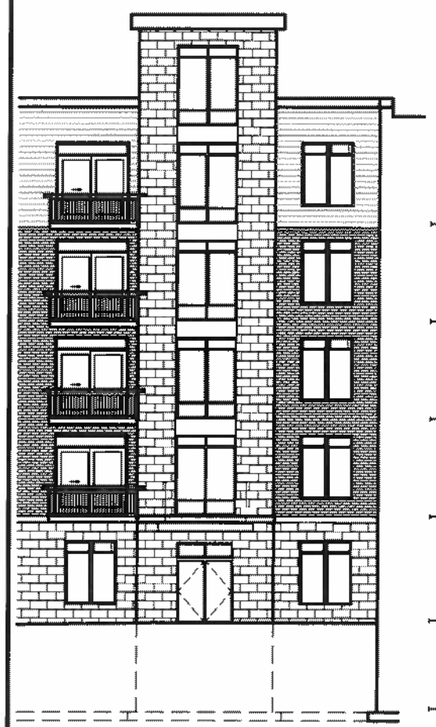
Job NO.: 14862.002

Drawn By: dej

Sheet No.

A1.6

1 ELEVATION 1
1/8" = 1'-0"



3 ELEVATION @ ENTRY
1/8" = 1'-0"

2 ELEVATION 2
1/8" = 1'-0"

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Sheet Title
Exterior Elevations

Issued For: Date:

Date: [illegible]
Job NO.: 14042.002
Drawn By: dej
Sheet No.
A2.0

ELEVATION 3 - SOUTHEAST
1/8" = 1'-0"

ELEVATION 4 - NORTHWEST
1/8" = 1'-0"

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Building #2
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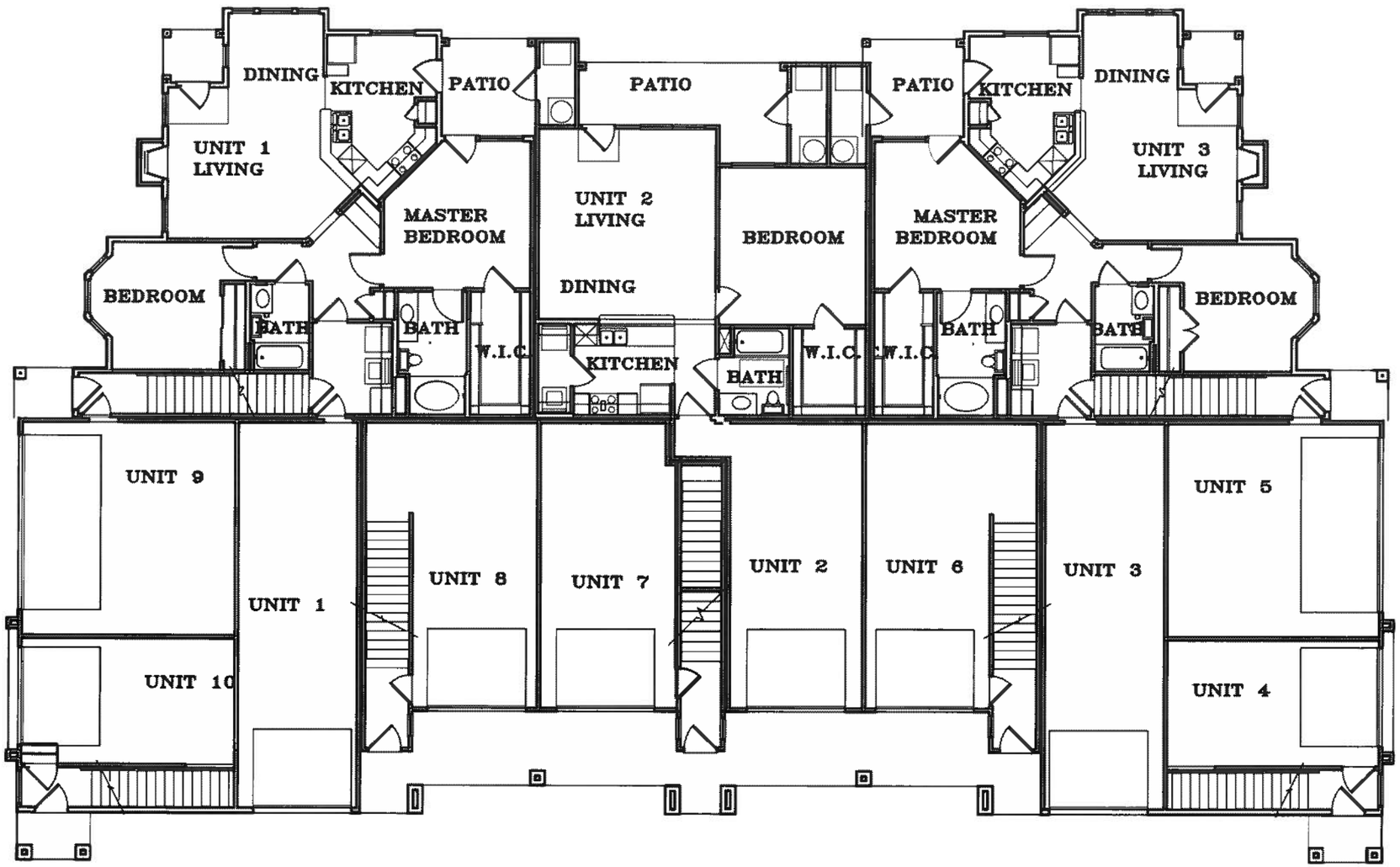
Sheet Title
Exterior Elevations

Issued For: Date:

Date: [illegible]
Job NO.: 14062.002
Drawn By: dej
Sheet No.
A2.1



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PHONE 262-409-2530 FAX 262-409-2531

ASPEN PARL APARTMENTS
10 UNIT BUILDING

FISH HATCHERY ROAD (C.T.H. "D")
FITCHBURG, WISCONSIN

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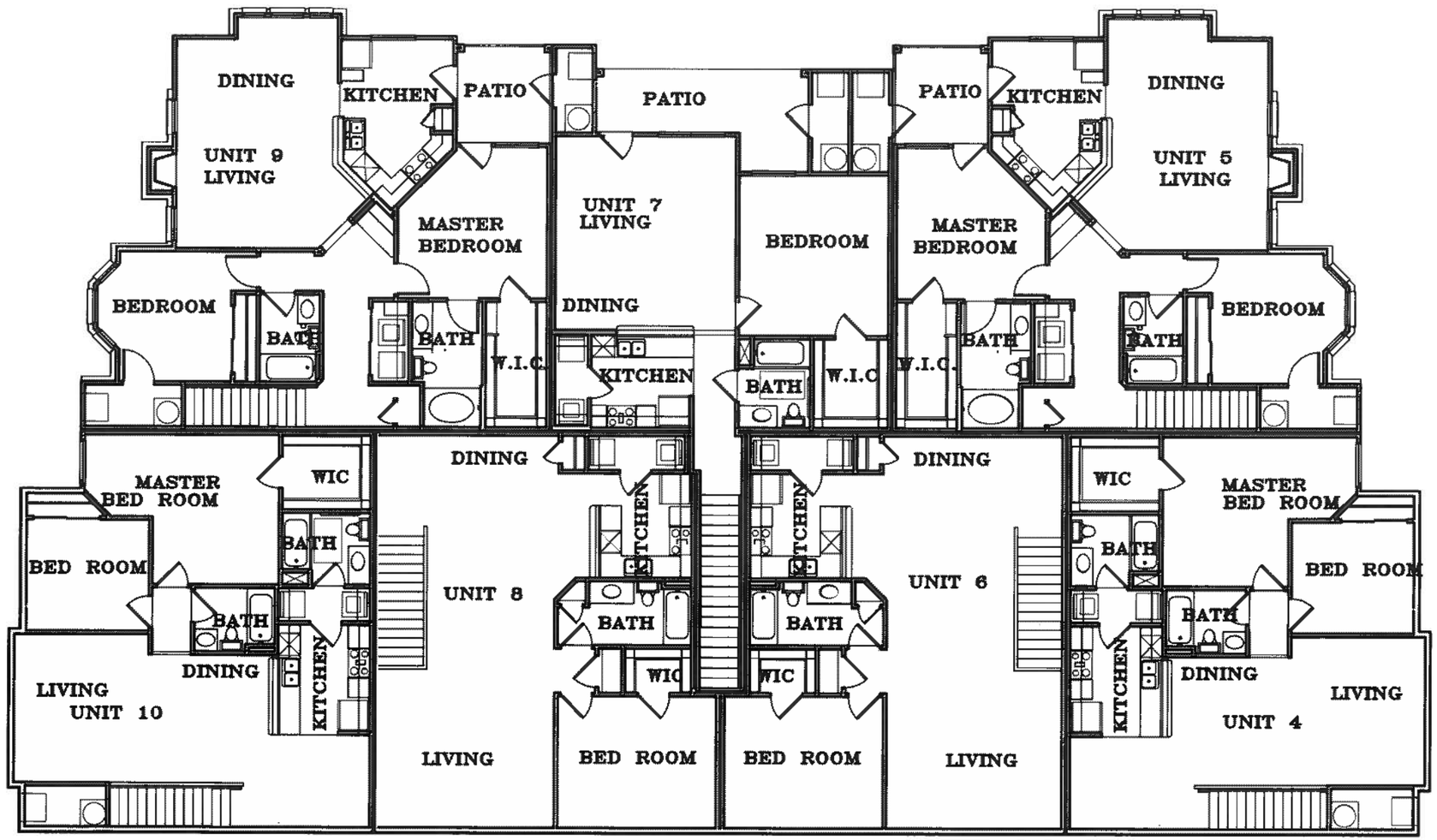
Sheet Title
FIRST FLOOR PLAN

Issued For: Date:
Issued For: Date:

Date: [illegible]
Job NO.: 14062.006
Drawn By: RSH
Sheet No.
A1.1



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ARCHITECTS, ENGINEERS, PLANNERS

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PHONE 262-409-2550 FAX 262-409-2551

ASPEN PARL APARTMENTS
10 UNIT BUILDING

FISH HATCHERY ROAD (C.T.H. "D")
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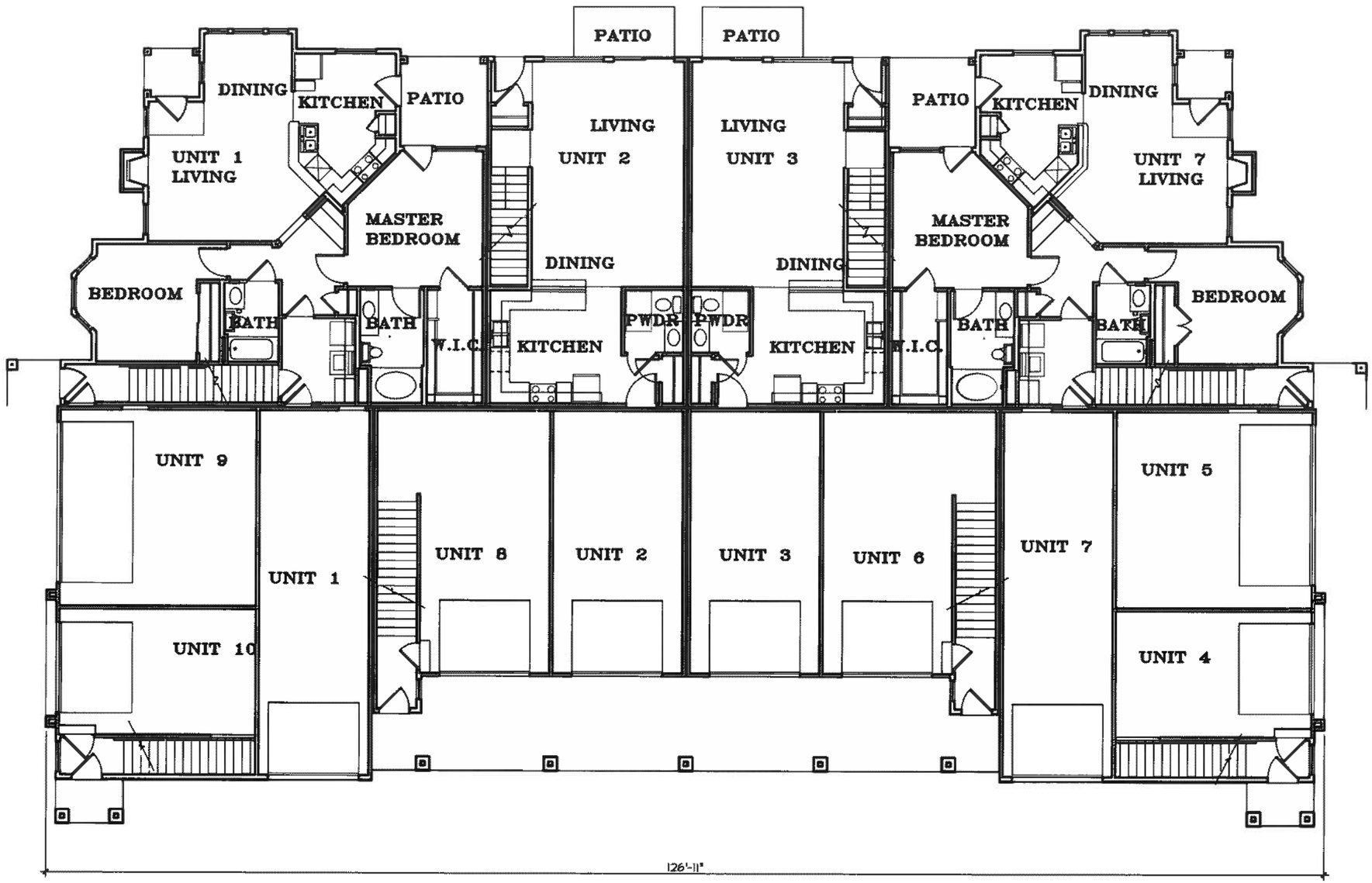
Sheet Title
SECOND FLOOR PLAN

Issued For: Date:
Issued For: Date:

Date: [illegible]
Job NO.: 14062.006
Drawn By: RBH
Sheet No.
A1.2



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

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PHONE 262-409-2530 FAX 262-409-2531

ASPEN PARK APARTMENTS
10 UNIT BUILDING

FISH HATCHERY ROAD (C.T.H. "D")
FITCHBURG, WISCONSIN

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Sheet Title

FIRST FLOOR PLAN

Issued For: Date:

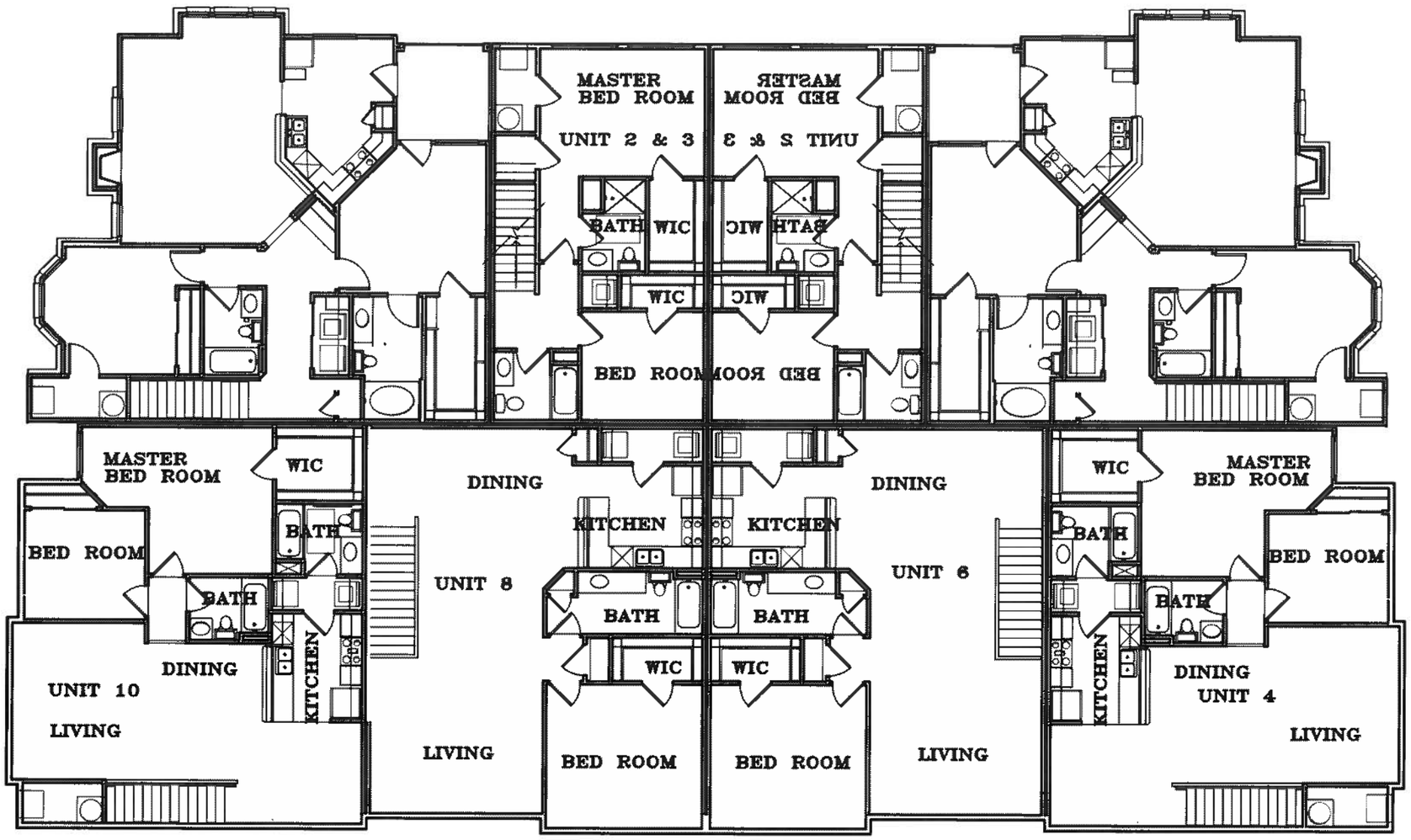
Date:

Job NO.:

Drawn By:

Sheet No.

A1.1



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

ASPEN PARL APARTMENTS
10 UNIT BUILDING

FISH HATCHERY ROAD (C.T.H. "D")
FITCHBURG, WISCONSIN

TDI ASSOCIATES, INC
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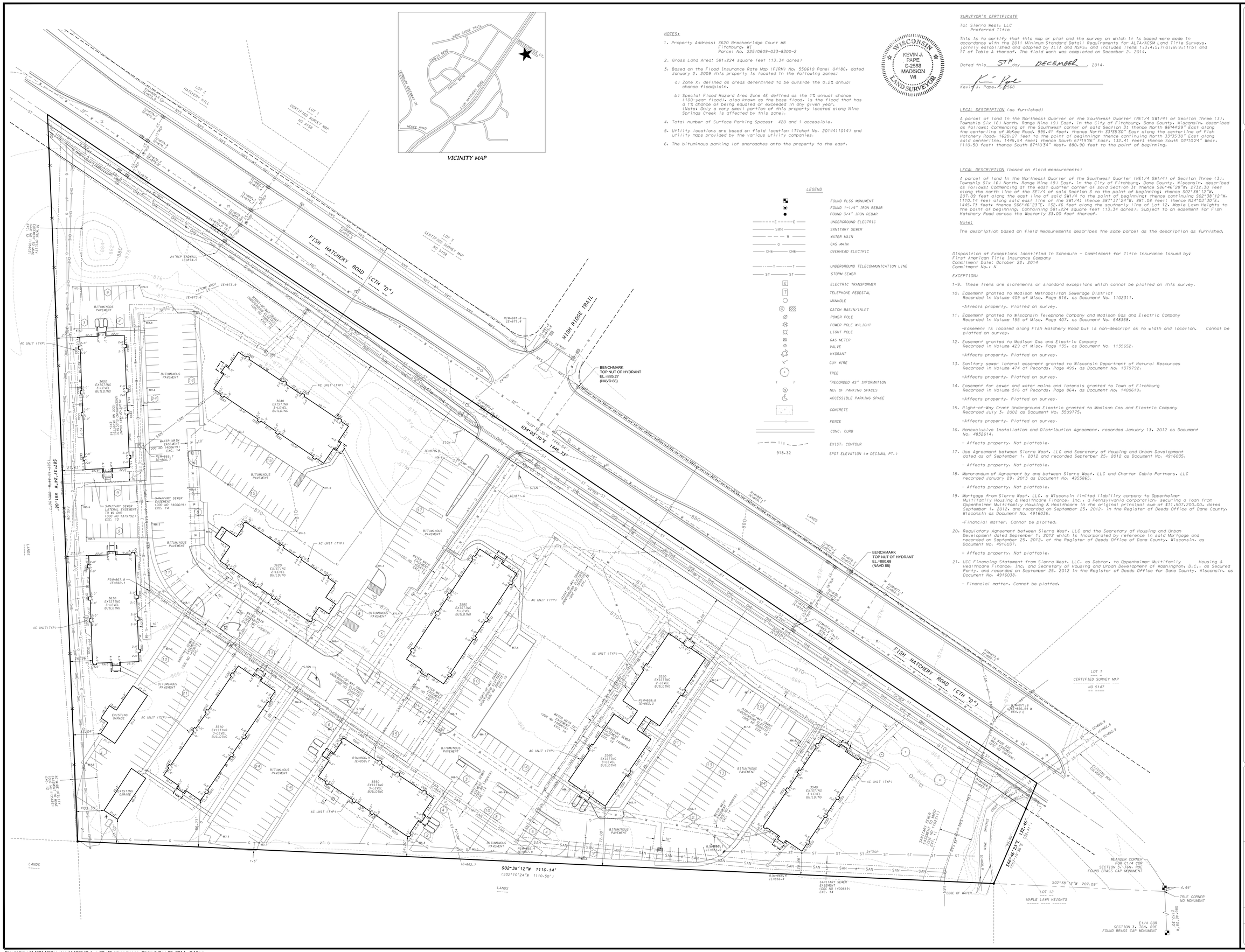
OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
SECOND FLOOR PLAN

Issued For: Date:
Issued For: Date:

Date: 8-25-8
Job NO.: 14842.006
Drawn By: RBH
Sheet No.
A1.2



VICINITY MAP

NOTES:

1. Property Address: 3620 Breckenridge Court #8
   Fitchburg, WI
   Parcel No. 225/0609-033-8300-2
2. Gross Land Area: 581.224 square feet (13.34 acres)
3. Based on the Flood Insurance Rate Map (FIRM) No. 550610 Panel 0418G, dated January 2, 2009 this property is located in the following zones:
   a) Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.
   b) Special Flood Hazard Area Zone AE defined as the 1% annual chance (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. (Note: Only a very small portion of this property located along Nine Springs Creek is affected by this zone).
4. Total number of Surface Parking Spaces: 420 and 1 accessible.
5. Utility locations are based on field location (Ticket No. 2014411014) and utility maps provided by the various utility companies.
6. The bituminous parking lot encroaches onto the property to the east.

LEGEND

	FOUND PLSS MONUMENT
	FOUND 1-1/4" IRON REBAR
	FOUND 3/4" IRON REBAR
E	UNDERGROUND ELECTRIC
SAN	SANITARY SEWER
W	WATER MAIN
G	GAS MAIN
OHE	OVERHEAD ELECTRIC
T	UNDERGROUND TELECOMMUNICATION LINE
ST	STORM SEWER
E	ELECTRIC TRANSFORMER
T	TELEPHONE PEDESTAL
	MANHOLE
	CATCH BASIN/INLET
	POWER POLE
	POWER POLE W/LIGHT
	LIGHT POLE
	GAS METER
	VALVE
	HYDRANT
	GUY WIRE
	TREE
( )	"RECORDED AS" INFORMATION
	NO. OF PARKING SPACES
	ACCESSIBLE PARKING SPACE
	CONCRETE
	FENCE
	CONC. CURB
918	EXIST. CONTOUR
918.32	SPOT ELEVATION (@ DECIMAL PT.)

SURVEYOR'S CERTIFICATE

To: Sierra West, LLC
Preferred Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,3,4,5,7(a),8,9,11(b) and 17 of Table A thereof. The field work was completed on December 2, 2014.

Dated this 5TH day DECEMBER, 2014.

Kevin J. Pape, S-2568

WISCONSIN KEVIN J. PAPE S-2568 MADISON WI LAND SURVEYOR

LEGAL DESCRIPTION (as furnished)

A parcel of land in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Three (3), Township Six (6) North, Range Nine (9) East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 3; thence North 86°44'29" East along the centerline of McKee Road, 995.41 feet; thence North 33°35'30" East along the centerline of Fish Hatchery Road, 1620.27 feet to the point of beginning; thence continuing North 33°35'30" East along said centerline, 1445.54 feet; thence South 67°19'36" East, 132.41 feet; thence South 02°10'24" West, 1110.50 feet; thence South 87°10'34" West, 880.90 feet to the point of beginning.

LEGAL DESCRIPTION (based on field measurements)

A parcel of land in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Three (3), Township Six (6) North, Range Nine (9) East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 3; thence S86°46'28"W, 2732.30 feet along the north line of the SE1/4 of said Section 3 to the point of beginning; thence S02°38'12"W, 207.09 feet along the east line of said SW1/4 to the point of beginning; thence continuing S02°38'12"W, 1110.14 feet along said east line of the SW1/4; thence S87°37'24"W, 881.08 feet; thence N34°03'30"E, 1445.73 feet; thence S66°46'23"E, 132.46 feet along the southerly line of Lot 12, Maple Lawn Heights to the point of beginning. Containing 581.224 square feet (13.34 acres). Subject to an easement for Fish Hatchery Road across the Westerly 33.00 feet thereof.

Note:

The description based on field measurements describes the same parcel as the description as furnished.

Disposition of Exceptions Identified in Schedule - Commitment for Title Insurance Issued by:
First American Title Insurance Company
Commitment Date: October 22, 2014
Commitment No.: N

EXCEPTION:

1-9. These items are statements or standard exceptions which cannot be plotted on this survey.

10. Easement granted to Madison Metropolitan Sewerage District
    Recorded in Volume 409 of Misc. Page 516, as Document No. 1102311.
    -Affects property. Plotted on survey.

11. Easement granted to Wisconsin Telephone Company and Madison Gas and Electric Company
    Recorded in Volume 155 of Misc. Page 407, as Document No. 648368.
    -Easement is located along Fish Hatchery Road but is non-descript as to width and location. Cannot be plotted on survey.

12. Easement granted to Madison Gas and Electric Company
    Recorded in Volume 429 of Misc. Page 135, as Document No. 1135652.
    -Affects property. Plotted on survey.

13. Sanitary sewer lateral easement granted to Wisconsin Department of Natural Resources
    Recorded in Volume 474 of Records, Page 499, as Document No. 1379792.
    -Affects property. Plotted on survey.

14. Easement for sewer and water mains and laterals granted to Town of Fitchburg
    Recorded in Volume 516 of Records, Page 864, as Document No. 1400619.
    -Affects property. Plotted on survey.

15. Right-of-Way Grant Underground Electric granted to Madison Gas and Electric Company
    Recorded July 3, 2002 as Document No. 3509775.
    -Affects property. Plotted on survey.

16. Nonexclusive Installation and Distribution Agreement, recorded January 13, 2012 as Document No. 4832614.
    - Affects property. Not plottable.

17. Use Agreement between Sierra West, LLC and Secretary of Housing and Urban Development dated as of September 1, 2012 and recorded September 25, 2012 as Document No. 4916035.
    - Affects property. Not plottable.

18. Memorandum of Agreement by and between Sierra West, LLC and Charter Cable Partners, LLC recorded January 29, 2013 as Document No. 4955865.
    - Affects property. Not plottable.

19. Mortgage from Sierra West, LLC, a Wisconsin limited liability company to Oppenheimer Multifamily Housing & Healthcare Finance, Inc., a Pennsylvania corporation, securing a loan from Oppenheimer Multifamily Housing & Healthcare in the original principal sum of $11,507,200.00, dated September 1, 2012, and recorded on September 25, 2012, in the Register of Deeds Office of Dane County, Wisconsin as Document No. 4916036.
    -Financial matter. Cannot be plotted.

20. Regulatory Agreement between Sierra West, LLC and the Secretary of Housing and Urban Development dated September 1, 2012 which is incorporated by reference in said Mortgage and recorded on September 25, 2012, at the Register of Deeds Office of Dane County, Wisconsin, as Document No. 4916037.
    - Affects property. Not plottable.

21. UCC Financing Statement from Sierra West, LLC, as Debtor, to Oppenheimer Multifamily Housing & Healthcare Finance, Inc. and Secretary of Housing and Urban Development of Washington, D.C., as Secured Party, and recorded on September 25, 2012 in the Register of Deeds Office for Dane County, Wisconsin, as Document No. 4916038.
    - Financial matter. Cannot be plotted.

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

ALTA SURVEY

SIERRA WEST, LLC

3620 BRECKENRIDGE COURT
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1"= 40'
0 40

DATE: 12-05-14
REVISED:

DRAWN BY: KJP

FN: 14-02-140

Sheet Number:
1 of 1

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by: Public Works
Direct Referral Approved by:

Date Referred**: July 28, 2015** Ordinance Number:
Date to Report Back**: August 25, 2015** Resolution Number: **R-81-15**

Sponsored by: Mayor Drafted by: Cory Horton

TITLE: **General Beverage Permit for Parking within City Property**

Background: General Beverage property has been impacted by McKee Road, Verona Road, utility conflicts, and the Verona Road Reconstruction project. General beverage seeks additional parking to accommodate their current and future operations. General beverage has requested to utilize City property adjacent to their facility to allow for parking in order to maintain a viable business within Fitchburg.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	August 3, 2015	
2	Transportation & Transit Commission	Bizjak	August 13, 2015	
3	Plan Commission	Hovel/Badtke	August 18, 2015	
4				
5				

Amendments:

Stephen L. Arnold
Introduced by

Public Works
Prepared by

BPW, TTC, Planning,
Referred to

July 28, 2015
Date

RESOLUTION R-81-15

GENERAL BEVERAGE PERMIT FOR PARKING WITHIN CITY PROPERTY

WHEREAS, General Beverage has completed the first phase of their expansion project with the warehouse addition and is planning to move forward with a second phase to expand their office area, and

WHEREAS, General Beverage asserts that the constraints placed upon General Beverage by McKee Road, Verona Road, utility conflicts, and the Verona Road Reconstruction project, the only viable alternative to accommodate parking and fire lane access requirements for the second phase of their expansion is to locate these improvements in the railroad corridor, located adjacent to their east property line, and

WHEREAS, the railroad corridor was jointly purchased by City of Madison, City of Fitchburg, and the Wisconsin Department of Natural Resources as a rails-to-trails conversion and included a 50% contribution for the land acquisition from the stewardship grant program, and

WHEREAS, the City of Fitchburg has entered into agreements with the City of Madison and Wisconsin DNR to preserve the corridor for transportation purposes, and more specifically for the development of a shared-use path that maintains connectivity between the Military Ridge State Trail and the Capital City State Trail, and

WHEREAS, the section of corridor located adjacent to General Beverage is owned by the City of Fitchburg and construction of the Military Ridge Path in the corridor was completed in 2014, and

WHEREAS, timing is becoming critical due to the Verona Road Reconstruction project schedule and the process for converting land in the railroad corridor from a recreation use to private parking use will require staff time and expenditures to complete, and

WHEREAS, this resolution has been prepared to provide some certainty to General Beverage that they will be able to proceed with phase two of their expansion plans and continue their planning efforts with the understanding that they will be able to locate private parking and a fire lane access within the railroad corridor.

NOW BE IT HEREBY RESOLVED, by the Fitchburg Common Council, that they agree to allow the property owner of ____ McKee Road the opportunity to construct private parking within the railroad corridor with the following conditions:

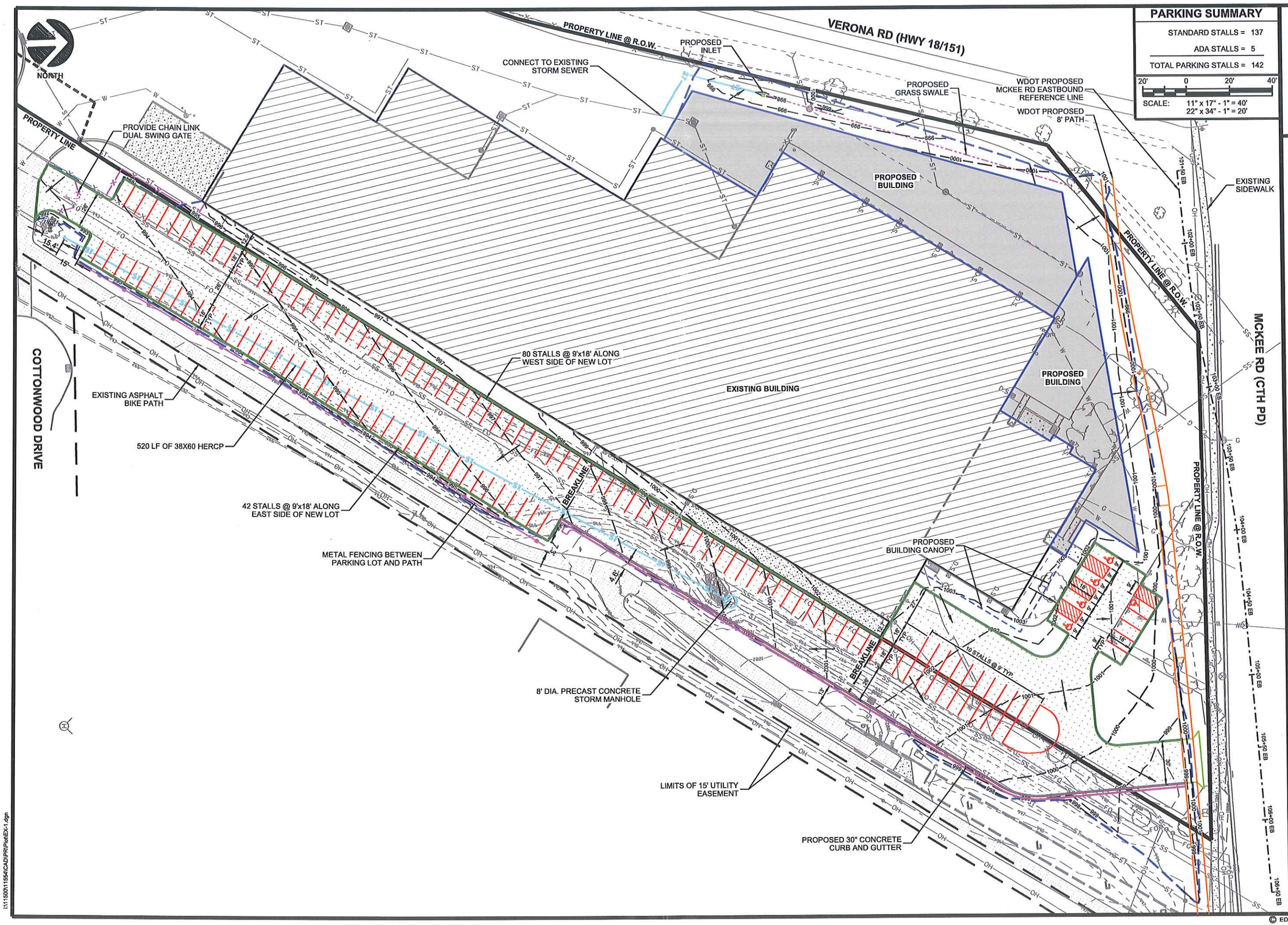
1. Approval of WisDNR and WisDOT for the conversion of the property from recreational use to private parking use, which includes the purchase of replacement property of equal size and equal use and value than the land being converted to parking.
2. Upon WisDNR and WisDOT approval, the City would issue a revocable permit (revocable upon the return of rail to the corridor) to allow parking within the railroad corridor to the registered property owner. The permit would run with the land, not with the operator of the land.
3. City approval of the parking lot layout, grades, and plan for the area that is located within the railroad corridor.
4. A formal agreement is prepared and entered into between the City of Fitchburg and General Beverage to identify the roles, responsibilities, and expectations for the placement and maintenance of the parking and surrounding area within the railroad corridor.
5. No costs shall be incurred by the City of Fitchburg for the conversion of the land or the placement of parking within the corridor. All costs that are incurred by the City of Fitchburg shall be reimbursed by General Beverage. Some costs have already been incurred including redesign work to shift the path to the east, permit fees to address wetland impacts, and construction costs for the additional grading and storm water improvements that were needed to shift the path to the east. Additional future costs include, but are not limited to, appraisals for the conversion area and the replacement lands and acquisition costs for the replacement lands.

BE IT FURTHER RESOLVED, by the Fitchburg Common Council that it authorizes staff to prepare and submit an application to Wisconsin Department of Natural Resources for a conversion of land to uses inconsistent with outdoor recreation, for the placement of private parking in the railroad corridor.

Adopted by the Common Council of the City of Fitchburg this _____ day of _____, 20___.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By:_____
Patti Anderson, City Clerk



PARKING SUMMARY

STANDARD STALLS =	137
ADA STALLS =	5
TOTAL PARKING STALLS =	142

20' 0 20' 40'

SCALE: 11" x 17" - 1" = 40'
22" x 34" - 1" = 20'

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

GENERAL BEVERAGE PARKING LOT

6169 McKEE ROAD
CITY OF FITCHBURG, DANE COUNTY, WI

SITE PLAN OVERVIEW

REVISIONS:

MARK:	DATE:	DESCRIPTION:
		PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE:	
SET TYPE:	PR
GRAPHIC SCALE:	60.000 ' / in.
DRAWN BY:	NED, BJB
CHECKED BY:	BJB
PLOT DATE:	
PROJECT NUMBER:	11554
FILE NAME:	EX-1.dgn

SHEET IDENTIFICATION:
EX-1

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NORTH

PROPERTY LINE @ R.O.W.

MATCHLINE - SEE SHEET EX-3

EXISTING BUILDING

MATCH AT EXISTING GROUND AT BUILDING

BEGIN FILL UP AGAINST EXISTING BUILDING

PROPERTY LINE

EXISTING PROPERTY LINE

E: 993.92'
P: 994.24'

E: 993.27'
P: 993.27'

30' GATE OPENING

46' SLIDING GATE STORAGE AREA

E: 993.95'
P: 993.94'

PROVIDE CHAIN LINK DUAL SWING GATE

(2) EXISTING 38X60 HERCP

E: 991.77'
P: 993.30'

MATCH EXISTING GRADE

E: 991.97'
P: 992.72

E: 991.68'
P: 993.00'

15.4'

15'

0' TYP.

12' TYP.

18' TYP.

26'

BREAKLINE

E: 996.22'
P: 998.11'

E: 994.94'
P: 996.78'

PROVIDE CONCRETE FLUME

E: 996.25'
P: 996.25'

EXISTING ASPHALT BIKE PATH

PROVIDE METAL FENCING 4' OFFSET FROM EDGE OF ASPHALT

GRASS SWALE BETWEEN PARKING LOT AND BIKE PATH

LIMITS OF 15' UTILITY EASEMENT

COTTONWOOD DRIVE

SCALE: 20' 0 20' 40'
11" x 17" - 1" = 40'
22" x 34" - 1" = 20'

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

GENERAL BEVERAGE PARKING LOT
6169 McKEE ROAD
CITY OF FITCHBURG, DANE COUNTY, WI

EASTERN PARKING AREA

REVISIONS:		
MARK:	DATE:	DESCRIPTION:

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE:	
SET TYPE:	PR
GRAPHIC SCALE:	40.000 ' / in.
DRAWN BY:	NED, BJB
CHECKED BY:	BJB
PLOT DATE:	
PROJECT NUMBER:	11554
FILE NAME:	EX-2.dgn

SHEET IDENTIFICATION: EX-2

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NORTH

MATCHLINE - SEE SHEET EX-2

PROPOSED BUILDING

EXISTING BUILDING

MCKEE RD (CTH PD)

PROPERTY LINE @ R.O.W.

PROPERTY LINE

BREAKLINE

E: 998.77'
P: 1001.70'

E: 999.46'
P: 1001.46'

E: 999.57'
P: 999.84'

E: 998.96'
P: 1000.91'

E: 997.45'
P: 1002.11'

E: 998.37'
P: 1001.06'

E: 1000.40'
P: 998.75'

E: 1000.40'
P: 998.75'

E: 996.90'
P: 1001.41'

E: 998.30'
P: 999.69'

E: 996.35'
P: 1003.14'

E: 998.68'
P: 1000.56'

E: 995.79'
P: 1002.87'

E: 1002.33'
P: 1002.43'

E: 998.70'
P: 999.93'

E: 998.48'
P: 999.58'

EX.IE: 993.42'

EX.RIM: 1001.04'
P. RIM: 1002.14'

8' DIA. PRECAST
STORM MANHOLE

38X60 HERCP

PROPOSED 30"
CURB AND GUTTER

EXISTING ASPHALT
BIKE PATH

EXISTING BIKE
PATH BRIDGE

LIMITS OF 15'
UTILITY EASEMENT

18' TYP.
24'
9' TYP.
27.1'
26'
30'
4.6'
12.6'

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

GENERAL BEVERAGE PARKING LOT
6169 McKEE ROAD
CITY OF FITCHBURG, DANE COUNTY, WI

EASTERN & NORTHERN PARKING AREA

REVISIONS:

MARK:	DATE:	DESCRIPTION:
		PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE:

SET TYPE: PR

GRAPHIC SCALE: 40.000 ' / in.

DRAWN BY: NED, BJB

CHECKED BY: BJB

PLOT DATE:

PROJECT NUMBER: 11554

FILE NAME: EX-3.dgn

20' 0 20' 40'

SCALE: 11" x 17" - 1" = 40'
22" x 34" - 1" = 20'

SHEET IDENTIFICATION:
EX-3

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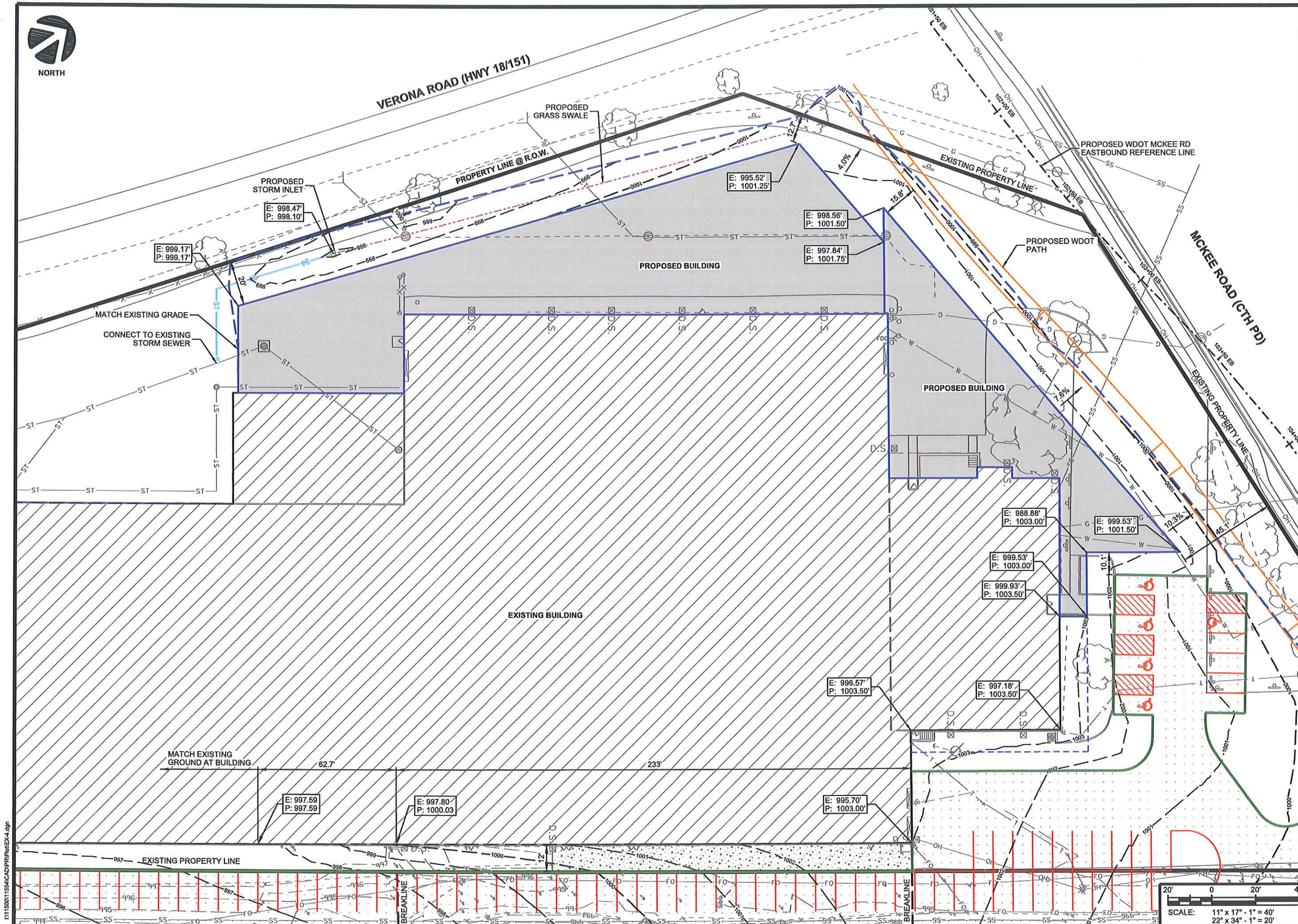

Edge Consulting Engineers, Inc.
624 Water Street
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608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

GENERAL BEVERAGE PARKING LOT
6169 McKEE ROAD
CITY OF FITCHBURG, DANE COUNTY, WI

BUILDING ADDITIONS

REVISIONS:

MARK	DATE	DESCRIPTION
		PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE:	
SET TYPE:	PR
GRAPHIC SCALE:	40.000 ' / in.
DRAWN BY:	NED, BJB
CHECKED BY:	BJB
PLOT DATE:	
PROJECT NUMBER:	11554
FILE NAME:	EX-4.dgn

SHEET IDENTIFICATION:
EX-4

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City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred**: July 28, 2015** Ordinance Number:
Date to Report Back**: August 25, 2015** Resolution Number: **R-82-15**

Sponsored by: Mayor Drafted by: Public Works

TITLE: **A RESOLUTION GRANTING AN UNDERGROUND ELECTRIC RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY ON OUTLOT 16, NINE SPRINGS, CITY OF FITCHBURG, WISCONSIN**

Background:

In the fall of 2014 the east railroad corridor, owned by the Wisconsin Department of Transportation and operated by Wisconsin and Southern Railroad Co., adjacent to South Syene Road was reactivated. Gates and warning lights are required by the Order of the Commissioner of Rails for rail crossing at East Cheryl Parkway. This Order calls for these devices to be installed and activated in the summer of 2015. In order for Madison Gas and Electric Company to extend power to the gates and warning lights at East Cheryl Parkway an underground electric right-of-way grant is necessary across Outlot 16 in Nine Springs.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	August 3, 2015	Approved
2	Plan Commission	Hovel/Badtke	August 18, 2015	
3				
4				

Amendments:

Stephen L. Arnold
Introduced by

Public Works
Drafted by

Public Works and Planning
Committee

July 28, 2015
Date

RESOLUTION R-82-15

A RESOLUTION GRANTING AN UNDERGROUND ELECTRIC RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY ON OUTLOT 16, NINE SPRINGS, CITY OF FITCHBURG, WISCONSIN

WHEREAS, in the fall of 2014 the east railroad corridor, owned by the Wisconsin Department of Transportation and operated by Wisconsin and Southern Railroad Co., adjacent to South Syene Road was reactivated; and

WHEREAS, gates and warning lights are required by the Order of the Commissioner of Rails for the rail crossing at East Cheryl Parkway; and

WHEREAS, these gates and warning lights are required to be installed and activated in the summer of 2015; and

WHEREAS, an underground electric right-of-way grant on Outlot 16 in Nine Springs is necessary in order for Madison Gas and Electric Company to extend electric service to these gates and warning lights.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Fitchburg that it approves granting an underground electric right-of-way grant to Madison Gas and Electric Company on Outlot 16 in Nine Springs.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign the necessary documents for the recording of the right-of-way grant.

Adopted by the Common Council of the City of Fitchburg this ___day of August, 2015.

Approved By:_____
Stephen L. Arnold, Mayor

Attested By:_____
Patti Anderson, City Clerk

Document No.

RIGHT-OF-WAY GRANT
UNDERGROUND ELECTRIC

The undersigned, herein called Grantor, in consideration of One Dollar ($1.00) and other valuable considerations, paid to Grantor by MADISON GAS AND ELECTRIC COMPANY, a Wisconsin corporation, Grantee, receipt of which is hereby acknowledged, does hereby grant, convey, and warrant unto said Grantee, its successors, and assigns, the perpetual right and easement to construct, maintain, and operate manholes, conduits, cables, pedestals, transformers, and other appurtenances necessary for the transmission and distribution of electrical current and Grantee's communication signals upon, under, across, and through the following described land located in Dane County, Wisconsin:

A strip of land, ten (10) feet in width, located in Outlot 16, Nine Springs Plat, lying in part of the SE¼ of Section 11, T6N-R9E, City of Fitchburg, Dane County, Wisconsin, the centerline of said strip being more particularly described as follows:

Commencing at the northwest corner of said Outlot 16; thence S87°51'00"E along the southerly right-of-way line of East Cheryl Parkway, 32.94 feet to the northwest corner of Outlot 21, Second Addition to Nine Springs; thence along a curve to the left with a radius of 4,021.78 feet and a long chord which bears S25°38'45"W, 137.79 feet; thence S24°39'58"W, 33.74 feet to the point of beginning; thence N65°20'02"W, 30 feet, more or less, to the westerly line of said Outlot 16 and point of termination.

See Easement Drawing attached hereto as Exhibit "A."

THIS SPACE RESERVED FOR RECORDING DATA

Return To:
Rights-of-Way Department
Madison Gas and Electric Co.
P.O. Box 1231
Madison, WI 53701-1231

PIN 255/0609-114-4025-2

MGE Easement No._____

TOGETHER with the right to enter upon said land for the above purposes, including repairing or removing the same, and the right to trim or remove such trees and brush as may now or hereafter interfere with or endanger said facilities. The Grantee shall not have the right to erect any fence or other structures unless otherwise specifically provided for herein. The Grantor shall have the right to use and enjoy the surface of the right-of-way conveyed hereby, but shall not interfere with the use of same by Grantee for purposes hereinabove granted. The Grantor shall not build, create, or construct any buildings or other structures, plant trees, inundate, or change the grade of said right-of-way, nor permit others to do so without the express written consent of the Grantee. It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future and that none of the rights herein granted shall be lost by non-use.

This Agreement is binding upon heirs, administrators, executors, and assigns of Grantor.

The undersigned warrants and represents that the undersigned has the proper power and authority to grant this Right-of-Way Grant.

WITNESS, the hand and seal of the Grantor(s) this _____ day of _____ 20_____.

CITY OF FITCHBURG

_____ (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

STATE OF WISCONSIN)ss
COUNTY OF _____)

ACKNOWLEDGMENT

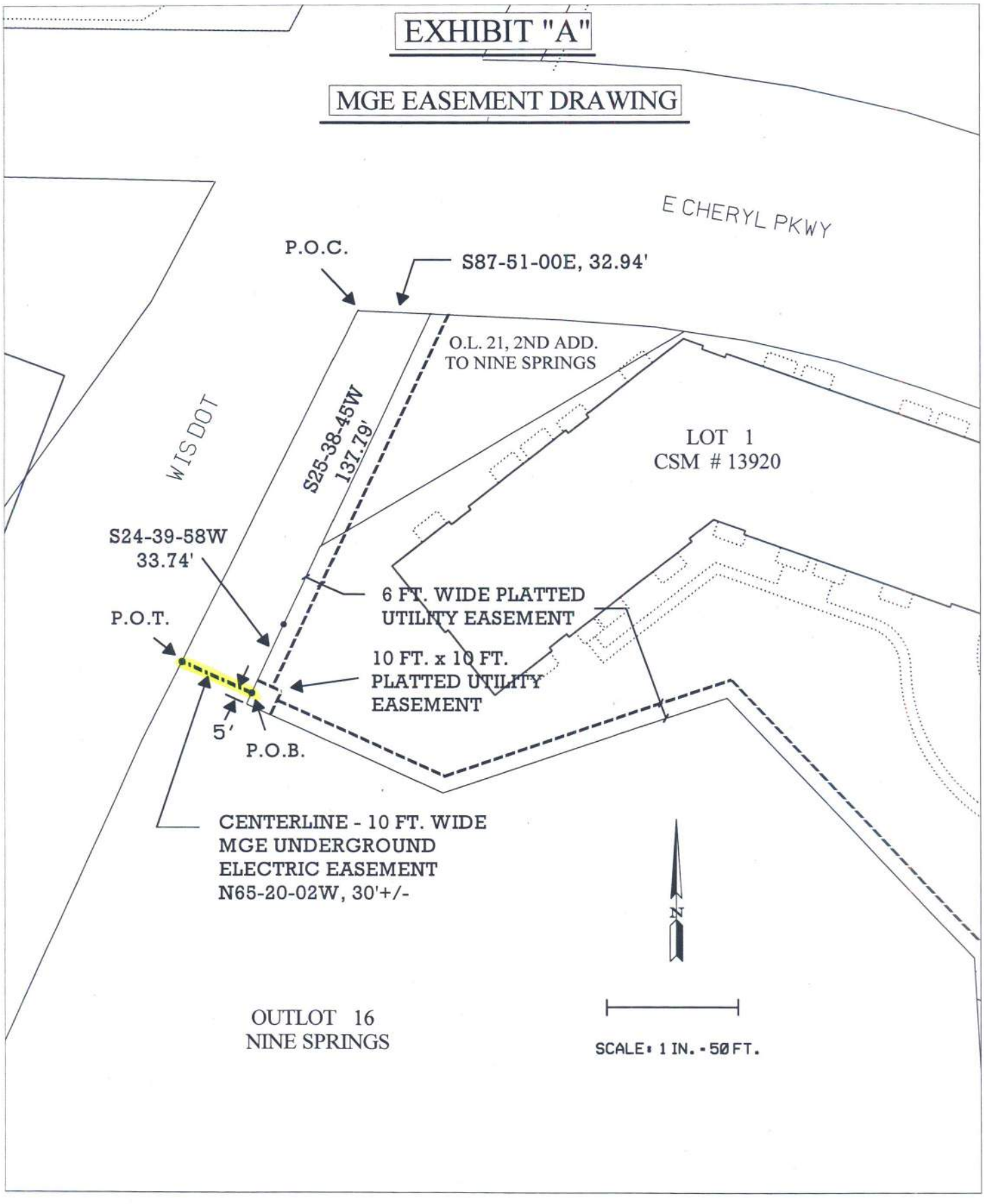
Personally came before me this _____ day of _____ 20_____ the above-named _____

_____

to me known (or satisfactorily proven) to be the person(s) who executed the foregoing instrument and acknowledged the same.

This instrument drafted by
Madison Gas and Electric Company
Drafter: Lawrence D. Foreman

_____
Notary Public
State of Wisconsin
My commission expires _____

EXHIBIT "A"

MGE EASEMENT DRAWING