1. Agenda

   Documents: CC_20151013_AG.PDF

2. Complete Packet

   Documents: CC_20151013_PK.PDF

Administrative Offices
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608) 270-4200 Fax: (608) 270-4212
www.fitchburgwi.gov

AGENDA
FITCHBURG COMMON COUNCIL
OCTOBER 13, 2015
7:30 P.M.
CITY HALL

NOTICE IS HEREBY GIVEN that the Fitchburg Common Council will meet at 7:30 p.m. for a Meeting on Tuesday, October 13, 2015 in the Council Chambers of the City Hall, 5520 Lacy Road to consider and act on the following:

(Note: Full coverage of this meeting is available through FACTv and Streaming Video, accessible on the city web site at http://factv.fitchburgwi.gov/Cablecast/Public/Main.aspx?ChannelID=3

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **PUBLIC APPEARANCES NON-AGENDA ITEMS / NEW APPOINTMENTS**

   A. Public Hearing – Proposed 2016 Budget (Proposed Budget on the City website)

5. **CONSENT AGENDA**
   ALL ITEMS LISTED UNDER THE CONSENT AGENDA are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a motion to amend is passed in which event the item will be removed from the Consent Agenda and considered on the agenda under the appropriate section.

   A. **APPROVAL OF MINUTES**
      1. Common Council – September 22, 2015

   B. **REFERRALS TO COMMISSIONS AND COMMITTEE**
      121. **Ordinance 2015-O- 31** An Ordinance Amending Chapter 14 to Amend Article 3 Section 14-63(a) and Create Article 3 Section 14-63(a)(1) and Article 3 Section 14-63(a)(2)
         a. Personnel Committee

      122. **Rezone Request, RZ-2079-15** by Craig Raddatz, Agent for Fiduciary Real Estate Development, Inc., to Amend the PDD-SIP (Planned Development District – Specific Implementation Plan) Zoning to Allow for the Addition of Two Picnic Areas with Grills, a Single-Story Maintenance Shop Building Addition as well as other Minor Exterior Modifications on Lot 15 Quarry Vista
         a. Plan Commission

      123. **Rezone Request, RZ-2082-15** by Thomas Sanford, Agent for Homeville Fitchburg/Bill Clemens, to Rezone Lot 1 CSM 12135 from PDD-GIP (Planned Development District-General Implementation Plan) Zoning to PDD-SIP (Planned Development District - Specific Implementation Plan) Zoning to Allow for Commercial Development
         a. Plan Commission

5. Consent Agenda (continued)

124. **Certified Survey Map Request, CS-2083-15** by Thomas Sanford, Agent for Homeville Fitchburg/Bill Clemens, to Divide Lot 1 CSM 12135 into Two Lots
   a. Plan Commission

125. **Resolution R-112-15** Approving the Employees Development Policies and Procedures
   a. Personnel Committee

126. **Resolution R-113-15** Approving Contract Amendment with SEH for Architectual/Engineering Services a Geo-Thermal System for the West Fire Station Building
   a. Finance Committee

127. **Resolution R-115-15** Accepting Water Main Improvements on Lot 2 of CSM 10031 (Sub-Zero)
   a. Board of Public Works

C. **Public Safety & Human Services**

1. **Temporary Operator Licenses: (Issuance Contingent upon Payment of all Fees Owed to City of Fitchburg)** MadCity Velo - Erik D. Jensen, Peter C. Biermeier

2. **Consideration of the Following Application for Temporary Class "B"/"Class B" Retailers License "Picnic License" (Issuance Contingent upon Payment of all Fees Owed to City of Fitchburg)** MadCity Velo, 311 Wind Poppy Way, Waunakee, WI to hold a Cyclocross Bicycle Event on Sunday, October 25, 2015 from 10:00 a.m. to 4:30 p.m. at McGaw Park, 5236 Lacy Road, Fitchburg, WI - **For Sale of Fermented Malt Beverages only**

6. **ADMINISTRATOR'S REPORT**

7. **COMMISSION/COMMITTEE REPORTS**

A. **Plan Commission**

B. **Board of Public Works**

1. **Resolution R-103-15** A Resolution Approving Agreement Between Sub-Zero Wolf, Inc. and the City of Fitchburg Regarding Provision of Utility Easements and Road Connectivity

2. **Resolution R-108-15** Authorizing Purchase of Plow Truck Equipment
   a. Finance Committee

C. **Park Commission**

D. **Library Board**

E. **Commission on Aging**

F. **Resource Conservation Commission**

G. **Transportation & Transit Commission**

H. **Community & Economic Development Authority**

I. **Agriculture & Rural Affairs Committee**

J. **Reports from other Commissions and Committees**

8. **STANDING COMMITTEE REPORTS**

A. **Finance Committee**

1. **APPROVAL OF BILLS –**
   Review of Bills Under $25,000 or Previously Pre-Approved (Council Action Not Required)
   a. General Checks 112033 through 112147 dated October 8, 2015 Total $833,652.32
   b. P-Card Charges August 5, 2015 – September 4, 2015 Total $182,629.92

2. **Approval of Bills for $25,000** or more (Council Action Required)
   a. Batch Dated October 8, 2015 - $242,165.77

3. **Ordinance 2015-O-29** An Ordinance to Amend SEC. 35-3(a)1 – Permit Fees
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1. **Resolution R-107-15** A Resolution Establishing a Police and Municipal Building Oversight Committee to be Appointed by the Council President

9. **MAYOR'S REPORT**

A. Alder District Reports

10. **UNFINISHED BUSINESS**

11. **NEW BUSINESS**

1. **Resolution R-111-15** Approving a Typical Section for the Lacy Road Reconstruction Project from the Community Center East to S. Syene Road ***– Direct Referral***
   a. Transportation & Transit Commission
   b. Board of Public Works

2. **Resolution R-114-15** Adopting a Revised 2016 Annual City Budget Schedule ***– Direct Referral***
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3. **Resolution R-116-15** Accepting Subdivision Improvements for Lots 1 Through 15 and Utility Improvements on Outlots 1 and 5 in the Plat of Quarry Vista in the City of Fitchburg, Wisconsin ***– Direct Referral***
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12. **ANNOUNCEMENTS**

A. Next Common Council Meeting, October 27, 2015

B. Next Committee of the Whole Meeting, October 28, 2015

13. **ADJOURNMENT**

Note: It is possible that members of and possibly a quorum of members of other government 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 Fitchburg City Hall, 5520 Lacy Road, Fitchburg WI 53711,(608) 270-4200

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NOTICE OF PUBLIC HEARING - 2016 CITY OF FITCHBURG BUDGET - OCTOBER 13, 2015

Public notice is hereby given that on October 13, 2015, the City Council of the City of Fitchburg will meet in the City Council Chambers, 5520 Lacy Rd., at 7:30 p.m. for the purpose of hearing any citizen or taxpayer on the Proposed Budget for 2016. A summary of the Proposed Budget is published herewith, and a copy of the complete budget is available for public inspection at the Fitchburg City Hall.

CITY OF FITCHBURG
2016 BUDGET SUMMARY

GENERAL FUND	AMENDED BUDGET 2015	PROPOSED 2016	Expenditure Percent Change	Levy Percent Change	2015 Rate per 1,000***	Rate Percent Change
REVENUES						
Property Taxes	$ 13,009,593	$ 14,043,934		7.95%	5.274	6.44%
Other Taxes	650,883	624,354				
Intergovernmental Revenues	2,103,468	2,297,547				
Regulation & Compliance	982,067	845,940				
Intergovernmental Chgs for Services	294,244	180,754				
Public Charges for Service	228,050	249,000				
Commercial Revenues	238,250	205,740				
Miscellaneous Revenues	72,650	87,450				
Other Financing Sources	118,141	134,867				
Fund Balance Applied	0	1,187,000				
TOTAL REVENUES	$ 17,697,346	$ 19,856,586				
EXPENDITURES						
General Government	$ 3,557,843	$ 3,346,961				
Public Safety	9,843,985	10,724,603				
Public Works	2,121,786	2,292,234				
Senior Services	460,528	486,352				
Culture, Rec & Education	1,155,698	1,241,255				
Planning & Development	557,506	578,181				
TOTAL EXPENDITURES	$ 17,697,346	$ 18,669,586	5.49%			
Other Financing Uses	0	1,187,000				
TOTAL EXPENDITURES & OFU	$ 17,697,346	$ 19,856,586	12.20%			

ALL FUNDS COMBINED	Fund Bal Jan. 1, 2015	Revenues	Expenditures	Est Fund Bal Jan. 1, 2016	2015 Property Tax Contribution	2015 (TID OUT) Rate Per $1,000	Rate % Change	Total Levy % Change
General Fund					$14,043,934	5.274	6.38%	7.95%
Non Spendable	$311,438			$311,438				
Restricted	53,255			53,255				
Assigned	1,867,236			680,236				
Unassigned	4,538,150	$18,669,586	$19,856,586	4,538,150				
Special Revenue Funds (Including Library)	3,218,905	3,708,064	3,898,575	3,028,394	1,704,799	0.640	4.79%	6.28%
Debt Service Funds	138,815	5,770,668	5,770,668	138,815	3,607,587	1.355	-1.75%	-0.29%
Capital Projects Funds	795,256	7,884,960	8,315,960	364,256	1,448,888	0.544	24.52%	26.50%
Internal Service Fund (new)	0	836,904	835,010	1,894				
Enterprise Funds	56,243,796	6,999,533	5,930,835	57,312,494				
TOTAL *	$67,166,851	$43,869,715	$44,607,634	$66,428,932	$20,805,208	7.814	5.77%	7.37%

* Tax Incremental District information related to Property Tax Contribution not available at the time of this report.

***At the time this report was prepared, the City did not have a final assessed value. The estimated total assessed value is $2,662,714,530

Administrative Offices
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DRAFT MINUTES
FITCHBURG COMMON COUNCIL
SEPTEMBER 22, 2015
7:30 P.M.
CITY HALL

1. **CALL TO ORDER -** Mayor Arnold called the meeting to order at 7:35 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL:** Julia Arata-Fratta, Dan Carpenter, Tony Hartmann, Jake Johnson, Dorothy Krause, Carol Poole, and Patrick Stern, Mayor Arnold. Jason Gonzalez, absent with excuse. Others Present: Patrick Marsh, City Administrator and Patti Anderson, City Clerk.

4. **PUBLIC APPEARANCES NON-AGENDA ITEMS / NEW APPOINTMENTS**
   A. **Mayoral Proclamation**
      1. Carpenter and Arata-Fratta read the Proclamation Recognizing September 15, 2015 through October 15, 2015 as Hispanic Heritage Month. Mayor Arnold presented the proclamation to Arata-Fratta.
      2. Mayor Arnold read the proclamation Recognizing Swan Creek Sewing Circle as they Celebrate their Upcoming 100th Anniversary
      3. Jake Johnson registered to read information regarding the upcoming Ashlee's Playdate fundraiser event to benefit the Steele children.

5. **CONSENT AGENDA**
   A. **APPROVAL OF MINUTES** – September 8, 2015
   B. **REFERRALS TO COMMISSIONS AND COMMITTEE**
      Ordinance 2015-O-27 An Ordinance Amending Chapter 22, Section 22-345(5) to Allow Landscape Sales in the R-D (Rural Development) District ***(Plan)***
      Ordinance 2015-O-28 An Ordinance Amending Chapter 27 Street and Public Ways – Section 27-402(b) Relative to Curb Opening Width For Commercial or Industrial Driveways ***(BPW, Plan)***
      Ordinance 2015-O-29 An Ordinance to Amend SEC. 35-3(a)1 – Permit Fees ***(Finance, BPW)***
      Resolution R-102-15 A Resolution Adopting the Huegel-Jamestown Park Master Plan Update ***(Parks)***
      Resolution R-103-15 A Resolution Approving Agreement Between Sub-Zero Wolf, Inc. and the City of Fitchburg Regarding Provision of Utility Easements and Road Connectivity ***(BPW)***
      Resolution R-104-15 A Resolution Adopting the 2016 Annual City Operating Budget ***(Finance)***
      Resolution R-105-15 A Resolution Approving Third Party Financing and Ownership of Solar Photovoltaic Panels on the Fitchburg Public Library Roof ***(BPW, Finance, Library)***
      Resolution R-108-15 Authorizing Purchase of Plow Truck Equipment ***(Finance, BPW)***
   C. **Public Safety & Human Services**
      1. **Consideration of Change of Agent for Speedway, LLC. – DBA Speedway #4170 -** Kevin N. Scheckel, 409 E. Madison Street #4, Cambridge, WI 53523

Dan Carpenter requested Item #5B.114 be separated out from consent agenda.
Jake Johnson requested Item #5B.119 be separated out from consent agenda.

Motion by Carpenter, 2nd by Stern to postpone Item #5B.114. indefinitely.

5.B. 114. **Resolution R-101-15** Approving a Typical Section for the Lacy Road Reconstruction Project from the Community Center East to S. Syene Road ***(TTC, BPW)***

Patrick Cheney representing the East Fitchburg Neighborhood Association spoke and requested that the resolution for Lacy Road be delayed.

Sam Cooke registered and spoke regarding the Lacy Road project and answered questions of the Council.

Mary Jo Willis, representing the Crossing Condo Association registered in opposition to the Lacy Road project.

Cory Horton, Director of Public Works spoke regarding the timeline for the Lacy Road project and answered questions of the Council.

Motion by Johnson, 2nd by Hartman to add the word "potentially" to the Now, Therefore, Be it Hereby Resolved section of the resolution.
Motion failed.

Roll Call Vote on motion to postpone indefinitely: Ayes: Poole, Stern, Arata-Fratta, Carpenter. Nays: Krause, Hartmann, Johnson. Gonzalez absent.
Motion carried (4-3).

Motion by Johnson, 2nd by Stern to refer Item 5.B.119 as presented on consent agenda.

5.B. 119. **Resolution R-107-15** A Resolution Establishing a Police and Municipal Building Oversight Committee to be Appointed by the Council President ***(PSHS)***
Motion carried.

2. Motion by Stern, 2nd by Carpenter to **approve** the consent agenda.
   a. **Motion carried.**

6. **ADMINISTRATOR'S REPORT**
   A. Marsh presented the Administrators Report.

Unanimous Consent to take up Item #10A

10. **UNFINISHED BUSINESS**
   A. Motion by Stern, 2nd by Poole to **approve Resolution R-106-15** A Resolution Approving Development Agreement between Benjamin Investments, LLC and the City of Fitchburg – *Direct Referral*
      1. Dale Benjamin registered and answered questions regarding the development agreement.
      2. Motion to amend by Arata-Fratta, 2nd by Poole to include an IRR cap of 15% with only 25% of the excess over 15% going to the City and 75% to developer.
      3. Roll call vote on amendment. Ayes: Poole, Stern, Arata-Fratta, Carpenter, Hartmann. Nays: Krause, Johnson. Gonzalez absent.
      4. **Motion carried (5-2).**
      5. Hartmann call the question, lacked a 2nd.
      6. Roll call vote on main motion. Ayes: Krause, Poole, Stern, Arata-Fratta, Carpenter, Hartmann, Johnson. Gonzalez absent.
      7. **Motion carried (7-0).**

7. **COMMISSION/COMMITTEE REPORTS**
   A. **Plan Commission**
      1. Motion by Poole, 2nd by Johnson to **approve Ordinance 2015-O-30** Zoning Ordinance Amendment Approving Rezone Request RZ- 2077-15 by Bob Sieger, with Authorization from Joanne Jensen and Ernest Schupenbach, to Rezone a Portion of

Property from the A-T (Transitional Agriculture) and R-M (Residential – Medium Density) Districts to the R-H (Residential – High Density) and Portion of Property to the P-R (Park & Recreation) District on Property associated with 3046 and 3048 Anderberg Drive
   a. Bob Sieger registered and spoke regarding the Anderberg Drive project.
   b. **Motion carried.**

2. Motion by Poole, 2nd by Hartmann to **approve** **Resolution R-97-15** A Resolution Granting Private Access Easement on Lot 2 of CSM 445 (McGaw Park) for 5267 Lacy Road, City of Fitchburg, Wisconsin
   a. Sam Cooke registered and was available to answer questions.
   b. **Motion carried.**

3. Motion by Poole, 2nd by Carpenter to **approve** **Resolution R-100-15** A Resolution Releasing a Platted Public Sanitary Sewer Easement on Lot 21 in First Addition to Fitchburg Technology Campus, City of Fitchburg, Wisconsin ***(BPW)***
   a. **Motion carried.**

B. **Board of Public Works**

1. Motion by Krause, 2nd by Arata-Fratta to **approve** **Resolution R-90-15** Authorizing Purchase of Brush Chipper ***(Finance)***
   a. **Motion carried.**

2. Motion by Krause, 2nd by Hartmann to **approve** **Resolution R-94-15** A Resolution Granting an Underground Electric Right-of-Way Grant to Madison Gas and Electric Company on Outlots 24, 25, 26 and 28 Third Addition to Nine Springs, City of Fitchburg, Wisconsin ***(Plan)***
   a. **Motion carried.**

3. Motion by Krause, 2nd by Poole to **approve** **Resolution R-98-15** Approving Supplement to Agreement for Subdivision Improvements in the Plat of First Addition to Quarry Vista
   a. **Motion carried.**

4. Motion by Krause, 2nd by Poole to **approve** **Resolution R-99-15** Approving Agreement for Subdivision Improvements with Sub-Zero Wolf, Inc. on Lot 2 of CSM 10031
   a. **Motion carried.**

C. **Park Commission**

1. Motion by Johnson, 2nd by Poole to **approve** **Resolution R-91-15** Permitting the Parks Department to Apply for a DNR Urban Forestry Grant for 2016
   a. **Motion carried.**

D. **Library Board**

1. Motion by Carpenter, 2nd by Stern to **approve** **Resolution R-92-15** Exemption from the County Library Tax
   a. **Motion carried.**

E. **Commission on Aging**

F. **Resource Conservation Commission**

1. Motion by Hartmann, 2nd by Carpenter to **approve** **Resolution R-96-15** A Resolution to Set the 2016 Solid Waste Collection Rates ***(BPW, Finance)***
   a. **Motion carried.**

G. **Transportation & Transit Commission**

H. **Community & Economic Development Authority**

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8. **STANDING COMMITTEE REPORTS**

A. **Finance Committee**

1. Stern reported that Finance reviewed a batch of bills **Under $25,000 or Previously Pre-Approved** General Checks 111957 through 112032 dated September 17, 2015 Total $873,769.12

2. Motion by Stern, 2nd by Hartmann to **approve Bills for $25,000** or more, batch Dated September 17, 2015 - $128,932.55
   a. **Motion carried.**

3. Motion by Stern, 2nd by Hartmann to **approve Resolution R-95-15** A Resolution to Terminate Property Insurance Coverage with the Local Government Property Insurance Fund (LGPIF) and Selecting Coverage with EMC/MPIC
   a. **Motion carried.**

B. **Personnel Committee**

C. **Public Safety & Human Services**

1. Motion by Poole, 2nd by Stern to **approve** Operator Licenses needing special attention for Bailey Corcoran - N
   a. **Motion carried.**

9. **MAYOR'S REPORT**

A. Mayor Arnold presented the remainder of the Mayor's report

B. Alder District Reports

10:45 p.m. Motion by Stern, 2nd by Poole to extend the meeting until 11:15 p.m. Motion carried.

11. **NEW BUSINESS**

A. Motion by Stern, 2nd by Arata-Fratta to go into Closed Session pursuant to Wisconsin Statutes 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. *(McKee Park takings claim).*

1. Roll Call Vote: Ayes: Krause, Poole, Stern, Arata-Fratta, Carpenter, Hartmann, Johnson. Gonzalez absent.
2. **Motion carried (7-0).**

B. Motion by Stern, 2nd by Johnson to Reconvene into Open Session. **Motion carried.**

C. **Discussion and Possible Action Regarding Claim for Ownership of Land by Adverse Possession**

1. Motion by Stern, 2nd by Poole to deny the Fieber's claim regarding ownership of adverse possession.
2. **Motion carried.**

12. **ANNOUNCEMENTS**

A. Next Committee of the Whole Meeting, September 23, 2015

B. Next Common Council Meeting, October 13, 2015

13. Motion by Stern, 2nd by Carpenter to adjourn. **Motion carried**. Time:10:59 p.m.

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City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred**: October 13, 2015** Ordinance Number: **2015-O-31**
Date to Report Back**: October 27, 2015** Resolution Number:

Sponsored by: Patrick Stern, Dan Carpenter

TITLE: **An Ordinance Amending Chapter 14 to Amend Article 3 Section 14-63(a) and create Article 3 Section 14-63(a)(1) and Article 3 Section 14-63(a)(2)**

Background: In an effort to provide more transparency and assure that government resources are not being used for political purposes, changes to the ordinance pertaining to participating in political processes by those employed by the City or paid with municipal funds needed to be reviewed and updated. This ordinance change does not have any impact over who may or may not participate in political activities on their own time, and of their own volition.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Personnel Committee	Lisa Sigurslid		
2				
3				
4				

Amendments:

Patrick Stern, Dan Carpenter
Introduced by

Patrick Stern
Prepared by

Personnel Committee
Referred to

October 13, 2015
Date

ORDINANCE 2015-O-31

An Ordinance Amending Chapter 14 to Amend Article 3 Section 14-63(a) and create Article 3 Section 14-63(a)(1) and Article 3 Section 14-63(a)(2)

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

Section 1. ARTICLE 3, Section 14-63(a) is amended to read:

14-63(a) No ~~person employed~~ employee, business, or contractor, while acting pursuant to an oral or written agreement with the city to provide goods or services, shall, during the hours when ~~on duty~~ providing such goods or services, engage in any form of political activity calculated to favor or improve the chances of any political party or any person or candidate seeking or attempting to hold political office, nor engage in any political activity ~~when not on duty~~ outside of time allotted to city endeavors to such an extent that efficiency during working hours will be impaired or will result in being tardy or absent from work.

Section 2. ARTICLE 3, Section 14-63(a)(1) is created to read:

14-63(a)(1) Violation of (a) shall be grounds for termination or permanent non-renewal of contract or contractor status for cause

Section 3. ARTICLE 3, Section 14-63(a)(2) is created to read:

14-63(a)(2) Exception: No employee, business, or contractor shall be found in violation of sub. (a) if:

(1) Such activities were mandated by an individual with authority over the employee, business, or contractor, and

(2) The employee, business, or contractor reports such activities to the City Attorney, Administrator, Mayor, or Common Council as soon as possible

Section 4. This ordinance shall take effect the day after its publication

Section 5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of a decision of any court of competent jurisdiction, such decision shall not

affect the validity of any other section, subsection, sentence, clause or phrase thereof

Adopted this _____ day of _____, 2015.

_____
Patti Anderson, City Clerk

_____
Stephen L. Arnold, Mayor

Published:

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **October 13, 2015** Ordinance Number: 2015-O-XX
Date to Report Back**: October 27, 2015** Resolution Number:

Sponsored by: Mayor Drafted by: Planning / Zoning

TITLE: Rezone Request, RZ-2079-15, by Craig Raddatz, Agent for Fiduciary Real Estate Development, Inc., to Amend the PDD-SIP (Planned Development District – Specific Implementation Plan) Zoning to Allow for the Addition of Two Picnic Areas with Grills, a Single-Story Maintenance Shop Building Addition as well as other Minor Exterior Modifications on Lot 15 Quarry Vista

Background: Applicant is requesting approval to amend the PDD-SIP zoning on Lot 15 of Quarry Vista Plat to allow for modifications to the previously approved plans. The modifications are detailed in the submitted plans but include the addition of two picnic patio areas along with a single-story maintenance shop building addition.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	October 20, 2015	
2				

Amendments:

Rec 10364 9/23/15 RB

Print Form

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

REZONING APPLICATION

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

1. **Location of Property / Street Address:** Northeast Corner of Fitchrona Rd. & Lacy Rd.

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

Part of Lots 1, 2 and 3, Certified Survey Map No. 11159 recorded in Volume 67 of Certified Survey Maps on pages 152-154 as Document Number 3959694, Dane County Registry, located in the NW1/4 of the NW1/4 of Section 18, T6N, 9E, City of Fitchburg, Dane County, Wisconsin. See attached PDD-SIP submittal.

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

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

Apartment Homes (Multi-Family Residential)

3. **Proposed Development Schedule:** See attached PDD-SIP Submittal

4. **Future Land Use Plan Classification:** High Density Residential (HDR)

***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@city.fitchburg.wi.us**. Additional information may be requested.

Type of Residential Development (If Applicable): Apartement Homes (Multi-Family Residential)

Total Dwelling Units Proposed: 152 **No. Of Parking Stalls:** 238 total

Type of Non-residential Development (If Applicable): n/a

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

Floor Area: **No. Of Parking Stalls:**

Sewer: Municipal ☐ **Private** ☒ **Water: Municipal** ☐ **Private** ☒

Current Owner of Property: Fiduciary Real Estate Development, Inc.

Address: 789 N. Water St. - Suite 200, Milwaukee, WI 53202 **Phone No:** 414-226-4535

Contact Person: Craig Raddatz, Fiduciary Real Estate Development, Inc.

Email: craddatz@fred-inc.com

Address: 789 N. Water St. - Suite 200, Milwaukee, WI 53202 **Phone No:** 414-226-4535

Respectfully Submitted By: Craig M Raddatz — Craig Raddatz

Owner's or Authorized Agent's Signature — Print Owner's or Authorized Agent's Name

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

For City Use Only: **Date Received:** 9/22/2015 **Publish:** and

Ordinance Section No. **Fee Paid:** $825.00

Permit Request No. RZ-2079-15

JOSEPH LEE + ASSOCIATES, LLC
2418 Crossroads Drive, Suite 2300
Madison, Wisconsin 53718
608.241.9500

ELAN – SIP 2nd AMENDMENT NARRATIVE

PROJECT: ELAN Apartments
JLA # 14-0515

DATE: September 21, 2015

PROPOSED AMENDMENTS:

LAND USE – Common Space Amenities:

Two Picnic Areas with Gas Grills have been added to the Site Amenities.

- The first Picnic Area has been located next to the pool on the west side between the pool fence and parking lot.
- The second Picnic Area has been located between Buildings A1 & B2, situated south of the drive leading to the lower level parking of the A1 Building.

APPENDIX 'C' – SIP Updated Plans:

Supporting Documentation Drawings outlining the following amendments:

- Civil and Landscape Drawings addressing:
  - Proposed Picnic Area Amenities and
  - Proposed Maintenance Shop addition to the northwest corner of Building B2
- Architectural Drawings addressing:
  - Proposed Picnic Areas
  - Proposed Maintenance Shop addition to the northwest corner of Building B2
  - Area Well Walls removed &
  - Exterior Stair Sidewall modifications.

The following Updated Plans are included in this SIP Amendment:

C200 GRADING AND EROSION CONTROL PLAN (REVISED)
- PICNIC AREAS ADDED
- MAINTENANCE SHOP ADDED TO BLDG. B2

C300 SITE UTILITY PLAN (REVISED)
- PICNIC AREAS ADDED
- MAINTENANCE SHOP ADDED TO BLDG. B2

L100 OVERALL LANDSCAPE PLAN (REVISED)
- PICNIC AREAS ADDED
- MAINTENANCE SHOP ADDED TO BLDG. B2

L101 LANDSCAPE PLAN B-1 (REVISED)
- PICNIC AREA ADDED

L102 LANDSCAPE PLAN B-2 (REVISED)
- PICNIC AREA ADDED
- MAINTENANCE SHOP ADDED TO BLDG. B2

L103 LANDSCAPE PLAN A-1 (REVISED)
- PICNIC AREA ADDED

E1 SITE LIGHTIG PLAN (REVISED)
- PICNIC AREAS ADDED
- MAINTENANCE SHOP ADDED TO BLDG. B2

ASP100 ARCHITECTURAL SITE PLAN – OVERALL (REVISED)
- PICNIC AREAS ADDED
- MAINTENANCE SHOP ADDED TO BLDG. B2

ASP101-A1 ARCHITECTURAL SITE PLAN – BUILDING A1 (REVISED)
- PICNIC AREA ADDED

A200-A1 EXTERIOR ELEVATIONS 'A1' BUILDING (REVISED)
- SOUTH ELEVATION
  - SOUTH EXTERIOR STAIR SIDEWALLS LOWERED & METAL RAILING ADDED.

A201-A1 EXTERIOR ELEVATIONS 'A1' BUILDING (REVISED)
- EAST ELEVATION
  - SOUTH EXTERIOR STAIR SIDEWALLS LOWERED & METAL RAILING ADDED.
- WEST ELEVATION
  - SOUTH EXTERIOR STAIR SIDEWALLS LOWERED & METAL RAILING ADDED.

ASP101-B1 ARCHITECTURAL SITE PLAN – BUILDING B1 (REVISED)
- PICNIC AREA ADDED

A200-B1 EXTERIOR ELEVATIONS (REVISED)
- SOUTH ELEVATION
  - SOUTH EXTERIOR STAIR SIDEWALLS LOWERED & METAL RAILING ADDED.

A201-B1 EXTERIOR ELEVATIONS (REVISED)
- WEST ELEVATION
  - SOUTH EXTERIOR STAIR SIDEWALLS LOWERED & METAL RAILING ADDED.
  - AREA WELL WALLS REMOVED – RIGHT SIDE OF OVERHEAD DOOR.

ASP101-B2 ARCHITECTURAL SITE PLAN – BUILDING 'B2' (REVISED)
- PICNIC AREA ADDED
- MAINTENANCE SHOP ADDED TO BLDG. B2

A100-B2 BUILDING 'B2' LOWER LEVEL PLAN (REVISED)
- MAINTENANCE SHOP ADDED TO BLDG. B2

A101-B2 BUILDING 'B2' FIRST FLOOR PLAN (REVISED)

- MAINTENANCE SHOP ADDED TO BLDG. B2

A200-B2 EXTERIOR ELEVATIONS 'B2' BUILDING (REVISED)

- SOUTH ELEVATION
  - SOUTH EXTERIOR STAIR SIDEWALLS LOWERED & METAL RAILING ADDED.
- NORTH ELEVATION
  - MAINTENANCE SHOP ADDED TO BLDG. B2
  - AREA WELL WALLS REMOVED – LEFT SIDE OF OVERHEAD DOOR.
  - EAST EXTERIOR STAIR SIDEWALLS LOWERED & METAL RAILING ADDED.

A201-B2 EXTERIOR ELEVATIONS 'B2' BUILDING (REVISED)

- EAST ELEVATION
  - MAINTENANCE SHOP ADDED AT NORTH END
  - SOUTH EXTERIOR STAIR SIDEWALLS LOWERED & METAL RAILING ADDED.
  - EAST EXTERIOR STAIR SIDEWALLS LOWERED & METAL RAILING ADDED.
- WEST ELEVATION
  - MAINTENANCE SHOP ADDED AT NORTH END
  - SOUTH EXTERIOR STAIR SIDEWALLS LOWERED & METAL RAILING ADDED.

Prepared by: Ed Cormier, Project Manager

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

FITCHBURG , WISCONSIN

Fiduciary REAL ESTATE DEVELOPMENT, INC

SPECIFIC IMPLEMENTATION PLAN - AMENDED

APRIL 21, 2015 – Amended May 6, 2015; September 22, 2015

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PREVIOUS GENERAL IMPLEMENTATION PLANS

THIS DOCUMENT SHALL SERVE AS THE SPECIFIC IMPLEMENTATION PLAN TO THE PREVIOUS GENERAL DEVELOPMENT PLANS:

- THE QUARRY VISTA APARTMENT HOMES GENERAL IMPLEMENTATION PLAN DATED OCTOBER 21, 2014, AMENDED NOVEMBER 5, 2014, AND APPROVED BY THE FITCHBURG COMMON COUNCIL ON NOVEMBER 25, 2014.

IN ADDITION, THIS DOCUMENT SHALL SERVE AS AN AMENDMENT TO THE SPECIFIC IMPLEMENTATION PLAN DATED APRIL 21, 2015 - AMENDED MAY 6, 2015, AND APPROVED BY THE FITICHBURG COMMON COUNCIL.

THE SUBSTANTIVE & REGULATING TEXT OF THIS SPECIFIC IMPLEMENTATION DOCUMENT IS EXACTLY AS IT APPEARS IN THE GENERAL IMPLEMENTATION PLAN AMENDMENT DATED NOVEMBER 5, 2014. THE DIFFERENCES BETWEEN THIS DOCUMENT AND THE SPECIFIC IMPLEMENTATION PLAN AMENDMENT DATED MAY 6, 2015 ARE HIGHLIGHTED IN YELLOW.

ADDITIONAL INFORMATION SUCH AS MORE DETAILED CIVIL ENGINEERING PLANS, ARCHITECTURAL PLANS, AND LANDSCPAE

PROJECT TEAM:

FIDUCIARY REAL ESTATE DEVELOPMENT, INC
789 North Water Street - Suite 200
Milwaukee, Wisconsin 53202
Contact: Craig Raddatz
414.226.4535

JLA ARCHITECTS + PLANNERS
2418 Crossroads Drive - Suite 2300
Madison, Wisconsin 53718
Contact: Joseph Lee
608.241.9500

D'ONOFRIO, KOTTKE, & ASSOCIATES, INC.
7530 Westward Way
Madison, Wisconsin 53717
Contact: Bruce J. Hollar
608.833.7530

PROJECT LOCATION & GENERAL DESCRIPTION

The Elan Residential Development will be a quality high-density residential community to serve the increased demand for housing in the Fitchburg area over the next five years and beyond. It will be located on a 4.84 acre site at the north east corner of the current intersection of Fitchrona Road and Lacy Road.

- Outlot 9 / Proposed Lot 15 - The 4.84 acre parcel for residential uses of this project.

Surrounding Context

The project site is surrounded by existing residential uses to the immediate north, south, and west with recreational uses further northeast (Quarry Ridge Recreation Area), light industrial uses further north (north of Verona Rd.), and future single family residential use to the immediate east.

Existing Topography & Wetlands

The project site has moderate topographical relief - with about 20 feet of grade drop from the southeast portion of the site to the north and west portion of the site. The northwest portion of the site is the low point of the site.

Existing Vegetation

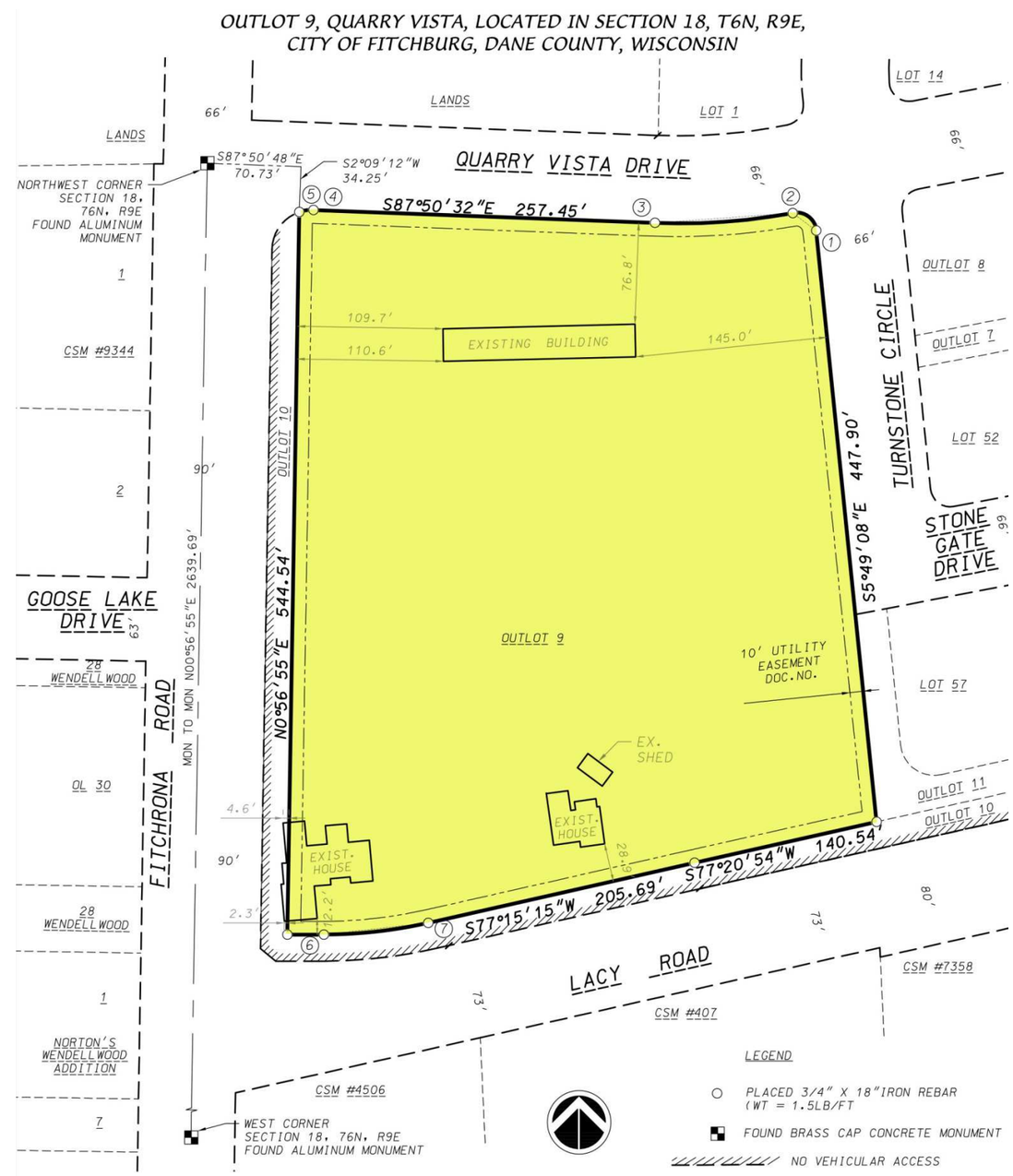
The project site is adjacent to an existing quarry. The northern and eastern portion of the site currently contains the majority of the site's vegetation – with various trees and underbrush. There are no known landmark or heritage trees on the property. The Quarry Vista developer is delivering a cleared and graded site.

Legal Description – Outlot 9 / Proposed Lot 15 of Quarry Vista Preliminary Plat (Entire Property)

Part of Lots 1, 2 and 3, Certified Survey Map No. 11159 recorded in Volume 67 of Certified Survey Maps on pages 152-154 as Document Number 3959694, Dane County Registry, located in the NW1/4 of the NW1/4 of Section 18, T6N, 9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Commencing at the Northwest corner of said Section 18; thence S89°50'48"E, 70.73 feet along the North line of said NW1/4; thence S02°09'12"W, 34.25 feet to a point of curve also being the point of beginning; thence Easterly along a curve to the right which has a radius of 30.00 feet and a chord which bears N81°49'03"E. 10.77 feet; thence S87°50'32"E, 257.45 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 478.00 feet and a chord which bears N85°53'55.5"E, 104.23 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S53°05'23"E, 22.04 feet; thence S05°49'08"E, 447.90 feet; thence S77°20'54"W, 140.54 feet; thence S77°15'15"W, 205.69 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 356.24 feet and a chord which bears S83°37'38"W, 79.08 feet; thence N90°00'00"W, 27.59 feet; thence N00°56'55"E, 544.54 feet to the point of beginning.

Containing 210,871 square feet (4.841 acres).



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

As confirmed by the City Plan Commission at their September 16, 2014 meeting, in which they expressed a *"preference for the applicant to use PDD zoning for this project"*, this project will utilize the City's PD Planned Development District instead of the City's R-H High Density District.

Specifically, in order to accomplish the goals of providing a quality high-density infill development with first class amenities, we reference the City's Ordinance with the following reasons:

- Section 22-144 – Permitted Uses (3): Only permits up to 8 units per building. While we realize dwelling structures having greater than eight dwelling units are allowed as a Conditional Use (per 22-145 (6)), we desire the long-term stability afforded under a permanent zoning classification.

- Section 22-146 – Dimensional Standards (1): Does not allow more than two multiple family dwelling unit structures per lot. We are proposing three multiple family dwelling unit structures on one lot. To make this an integrated, vibrant community, we must have the design flexibility afforded in the PD zoning for the drives, parking lots, and walking connections between buildings.

- Section 22-146 – Dimensional Standards (2) b: Requires a minimum of 2,000 square feet of lot area per each Efficiency unit, 2,200 square feet of lot area per each 1 bedroom unit, and 2,400 square feet per each 2 bedroom unit, with the provision that each structured parking space reduces the minimum lot area by 500 square feet. We are proposing 10 Efficiencies, 88 One Bedrooms, and 54 Two Bedrooms and 149 structured parking spaces. This provision would require our proposed lot to be 6.25 acres, based on our proposed 152 units. The City has already approved the lot (via approval of the final plat of Quarry Vista) at 4.84 acres and the maximum units of 156.

- Section 22-146 – Dimensional Standards (2) c: Restricts lot size to a maximum of 90,000 square feet. We are purchasing one developable lot for this project, already approved by the City, with an area of 210,871 square feet or 4.84 acres.

- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback at 30 feet. In keeping with the City's desire to provide a more urban feel to multi-family residential developments, we propose a minimum 10 foot setback.

- Section 22-146 – Dimensional Standards (6): Sets the minimum street side setback at 25 feet. In keeping with the City's desire to provide a more urban feel to multi-family residential developments, we propose a minimum 10 foot setback.

- Section 22-146 – Dimensional Standards (8): Restricts the maximum building height to 45 feet. We are planning 3-stories of residential over an underground parking structure for each building. Although we have not yet developed the architectural building elevation, given the site topography and the need to work with the land, the maximum building height will likely be exceeded.

ECONOMIC & SOCIAL IMPACTS

We believe that this project will have positive economic & social impacts on the area.

Property Values and Tax Revenue

At total completion, it is estimated that this project would have a total value of approximately $20,520,000. At this value, using the City's 2013 property tax rate the following tax receipts to the community could be realized annually:

State of Wisconsin:	$3,500
Dane County:	$64,000
City of Fitchburg:	$161,000
Verona School District:	$217,000
Madison Area Tech. College:	$38,000
Total Projected Annual Property Tax:	**$483,500**

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees

This project should generate the following estimated Impact Fees to the City (2015 fees listed):

Park Improvement Fee	152 units x $145 =	$22,040
Fire Protection Fee	98 ST/1BR x $349 =	$34,202
	54 2BR x $473 =	$25,542
Water Impact Fee:	152 units x $691 =	$105,032
Total Projected Impact Fees:		**$186,816**

Social Impacts

Although social impacts cannot be predicted or quantified, we believe that this project will also have a positive social impact on the area.

- The addition of this quality residential community should improve the perceived image of the immediate area.
- The addition of this quality residential community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality residential community could serve as a catalyst for other uses - such as retail & commercial - to locate in the immediate area.
- The addition of this quality residential community could serve as an example for future development - creating higher standards in design & quality.

CONSISTENCY WITH COMPREHENSIVE PLAN

This project complies with the City of Fitchburg's Comprehensive Plan.

Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

Land Use Goal 1:
This project preserves and enhances the natural features of the City as follows:

Objective 1: This project is consistent with the long term urban growth map and related phasing plan.

Policies: (2) This project will be served by gravity flow sanitary sewer
(3) This project is being developed in the urban growth boundary and is not replacing high quality agricultural lands.
(5) This project (growth) is consistent with the neighborhood plan

Objective 2: This project is protecting environmental resources by using high density, sustainable development and revitalization of underutilized land.

Policies: (2) This project is not within or near identified wetlands
(7) This project is not within or near identified floodplains

Land Use Goal 2:
This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

Objective 1: This is a project that is a significant reinvestment in the community as a redevelopment of underutilized land.

Policies: (1) This is a redevelopment of a former gravel pit.

Objective 3: This is a compact development that, when incorporated into the entire Quarry Vista development, will have a logical and sustainable mix of uses and building types.

Policies: (1) This project provides needed residential rental units.
(2) This project fits in well with the existing and planned infrastructure and land uses.

Objective 5: Utilities and infrastructure are being extended to this project in an efficient manner.

Policies: (1) This project is within the urban growth area.
(3) This high-density project makes use of the location near Fitchrona Road (3,500 cars per day) and Lacy Road (3,500 cars per day).

Objective 7: This project is within the urban service area.

Policies: (3) This project is within the urban service area.

Objective 8: This project is consistent with the recently amended map – High Density Residential.

Policies: (1) PDD zoning is consistent with the High Density Residential land use designation.

Natural Resources Goal 1:
This project will protect the natural environment.

Objective 3: This project will protect natural resources

Policies: (1) This project will meet all current City stormwater control requirements.

(2) This project will meet all current City erosion control requirements.
(3) This project will meet all current Floodplain and Wetland ordinances. There are no floodplains or wetlands within the project boundary.
(5) This project is not developed on private septic.
(7) This project features stormwater infiltration.

Housing Goal 1:
This project will provide a much in-demand housing choice: Market-rate rental units.

Objective 1: After engaging nationally recognized residential experts Tracy Cross and Associates of Schaumburg, IL to perform a market study of alternative uses, they proposed a first class apartment home community. The three stories over underground parking, with 44 to 56 unit buildings, feature average residences of 929 square feet and average rent of $1,150 per month. This market study and our business experiences of 25 years owning in excess of 4,000 apartment residences have determined this will be highly demanded, bring quality residents and a benefit to the City of Fitchburg.

Policies: (1) This project is an efficient use of land in the urban service area and provides for multi-modal friendly densities.
(2) This project adds variety to the Quarry Vista neighborhood
(4) This project will meet the demand of new employees within the Fitchburg/Verona area which is experiencing a significant influx of $45,000 to $80,000 per year jobs.

Housing Goal 2:
This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

Policies: (1) This project is efficient to serve and this preserves rural land resources.
(2) In order to provide a variety of housing units, we will be offering studio, one-bedroom, and two-bedroom units.
(4) This infill project makes wise use of land in the current urban service area, where service provisions already occur.
(5) We are proposing higher but livable residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.
(6) By utilizing the PDD design review process, the City will be allowed to ensure sound sustainable housing design.

Objective 2: This residential development is occurring in an area with existing infrastructure and sewer.

Policies: (1) This residential housing project is located in an area served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers, and to arterial highways.
(2) This project is not an unsewered subdivision.

Utilities Goal 2:
Existing urban services will be extended within the urban development boundary area as part of this project.

Objective 1: This project will improve the condition of the existing sanitary sewer and water infrastructure.

Policies: (2) As part of the Quarry Vista development, both Lacy Road and Fitchrona Roads will have segments improved, including the addition of paved bike paths.

(4) Our entire project will be served with gravity flow sanitary sewer.

Objective 2: This project is being developed within the existing urban service area and adjacent to existing public infrastructure.

Policies: (1) Utilities will not be extended across substantial vacant land.
(2) Water and sewer will be extended concurrently with new streets.
(3) Utilities will not be placed in wetlands or other environmentally sensitive areas.

Transportation Goal 1:
This project is part of a coordinated land use and transportation system.

Objective 1: This project is a compact, urban development.

Policies: (1) This project features buildings closer to the sidewalks, street trees, street lighting, lower parking ratios, structured parking, and parking behind buildings.

Objective 3: In conjunction with this project, the City has been coordinating with the Town of Verona on the roadway connections to Fitchrona Road.

Policies: (2) The Quarry Vista project is dedicating appropriate road right-of-way for both Fitchrona and Lacy Roads.

Transportation Goal 2:
In conjunction with this project, a safe and efficient transportation system will be provided for the Quarry Vista neighborhood.

Objective 1: In conjunction with this project, the overall safety of the transportation system in the North Fish Hatchery Road corridor will be improved.

Objective 2: In conjunction with this project, proper traffic management and travel time reliability will be improved in the Quarry Vista neighborhood.

Policies: (2) The pattern of streets and sidewalks in the project area will maximize the connectivity of land uses within the neighborhood and to areas outside the neighborhood.
(6) This project will not have direct access to either Fitchrona or Lacy Roads.
(7) This project will not have direct access to either Fitchrona or Lacy Roads.

LAND USE

When complete, this project will contain multi-family residential uses.

Outlot 9 / Proposed Lot 15 Land Use

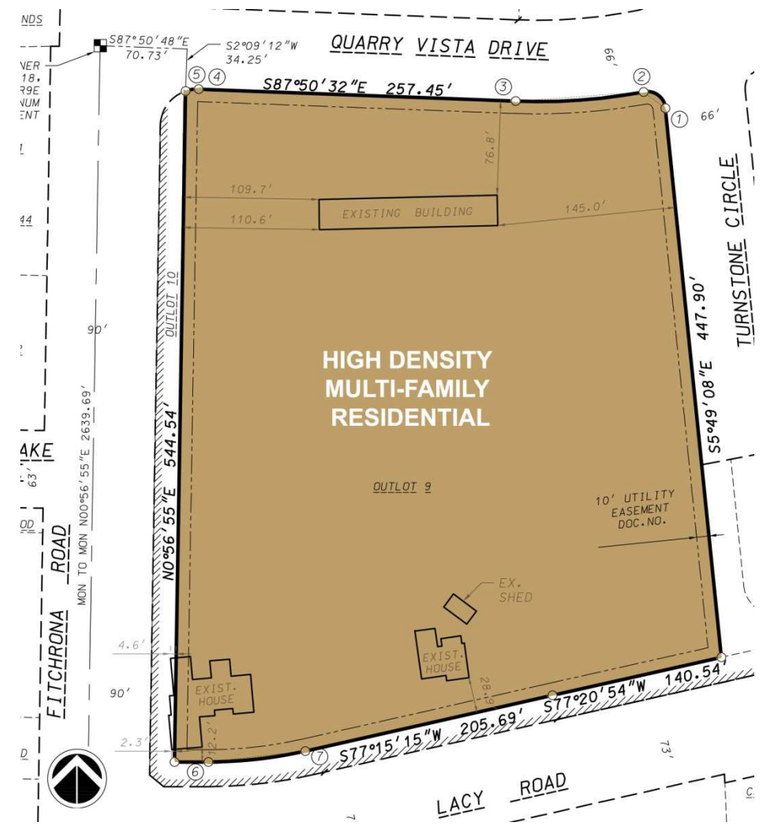
This 4.84 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 152 residential apartment units along with their associated common amenity spaces. At the time of this Specific Implementation Plan, the mix of residential units is as follows:

- Studio Units: 6%
- 1 or 1 Bedroom+Den Units: 58%
- 2 or 2 Bedroom+Den Units: 36%

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 929 square feet. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, Outlot 9 / Proposed Lot 15 will contain various common space amenities integrated within the buildings or around the site. At the time of this Specific Implementation Plan, the anticipated common amenities are:

- Pool with sundeck
- Business Center
- Fitness Center
- Clubroom with Kitchenette
- Walking Paths with Dog Stations
- Picnic Areas with Grills
- Other Green and/or Open Space for passive and active activities



SITE DESIGN & ZONING STANDARDS

The Masterplan of Outlot 9 / Proposed Lot 15 has been thoughtfully designed to address numerous site challenges including the existing topography, storm water management, and project identity. See Appendix 'C' for the Specific Implementation Plan.

Masterplan Design Highlights:

- To work with the existing topography of the site, building pads are kept higher along the east property line, and lower along the west property line (Fitchrona Road) - stepping down to the west.
- Storm Water Management Facilities are located to allow storm water to be collected on site.
- The buildings are located & orientated to address the street edge and to help define the public realm.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets.
- Incorporating the storm water management pond as an amenity adjacent to the project's other common space amenities help give the project a distinct entry & identity.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.

Off Street Parking:

The City's typical parking requirements require two parking stalls per residential dwelling unit. Based on our extensive experience in owning & managing large multi-family communities, and considering the above-mentioned unit mix, we find that this requirement would be excessive. Therefore, we are proposing a total of 1.5 parking stalls per dwelling unit - with each one and two bedroom unit having one parking stall within the underground parking structure. We believe that providing this level of parking will be appropriate for this project, will allow the site to have less impervious area, and will minimize the visual impact of surface parking lots on the site and the surrounding areas.

Bicycle Parking:

In addition to off street vehicular parking, we are proposing a total of 1.0 bicycle parking stalls per dwelling unit. Exterior stalls are located with proximity to each building's main entrance for easy access, while interior bike hooks are proposed above each Lower Level parking stall.

BUILDING		BICYCLE PARKING				
NAME	UNITS	COVERED	SURFACE	TOTAL	RATIO	
A1	44	44	5	49	1.11	PER UNIT
B1	52	52	5	57	1.10	PER UNIT
B2	56	53	5	58	1.04	PER UNIT
TOTALS	152	149	15	164	1.08	PER UNIT

Storm Water Management Overview:
The following items are highlights of the Storm Water Management Design for the project:

- Storm water management will address peak control, water quality and infiltration.
- Peak control and water quality control from the dirty parking lots will occur within the wet portion of the detention pond.
- The development will take advantage of the native sandy soils and provide infiltration in a basin adjacent to the wet detention. All clean rooftop runoff from the buildings will be directed into the infiltration area that will be restored with native prairie plantings.
- All storm water management measures will meet or exceed the City of Fitchburg's ordinance requirements.
- The maintenance of all storm water management measures within Outlot 9 / Proposed Lot 15 will be the responsibility of the property Owner.

Landscape Design:
The new landscape design for Outlot 9 / Proposed Lot 15 of this project will meet all City of Fitchburg landscape design requirements. Please see Appendix 'C' for the Specific Implementation Landscape Plans for Outlot 9 / Proposed Lot 15. This plan will be further developed and additional detail and information will be provided with the subsequent Specific Implementation Plan submittals.

Open Space & Recreational Space:
Each building in the Masterplan of Outlot 9 / Proposed Lot 15 is designed with adjacent open space for passive, flexible recreation. Additionally, the upper and lower surface parking lots are separated by a central green space.

Refuse & Recycling Storage & Removal:
Each building within the development will have refuse & recycling rooms within the buildings themselves located on the Lower Level near the overhead door entrance. A private waste management company will be contracted with to provide recycling & refuse removal services as appropriate for the development.

Planned Development Zoning Standards
Under the proposed Planned Development Zoning, Outlot 9 / Proposed Lot 15 shall meet the following Zoning Standards:

- Residential Density: 32 units per acre (maximum)
- Building Height: Maximum of 3 Stories over Parking and Maximum 60 feet (to highest roof ridge)
- Street Setback: 10' (minimum), 15' (minimum at Fitchrona Rd.) Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 10' (minimum)
- Rear Yard Setback: 10' (minimum)
- Building Coverage: 32% of Parcel Area (maximum)
- Floor Area Ratio: 1.00 (maximum)
- Impervious Surface Ratio: 60% of Parcel Area (maximum)
- Off-Street Auto Parking: 1.5 (min), 1.75 (max.) Total Spaces per Dwelling Unit 0.9 Structured Spaces per Dwelling Unit (min.)
- Off-Street Bicycle Parking: 1.0 Bike Spaces per Dwelling Unit (min.)

Specific Implementation Plan Data
At the time of this Specific Implementation Plan, the Outlot 9 / Proposed Lot 15 Masterplan Data is as follows. The exact data (below) is subject to change slightly as the project's design is further developed; however, the final data shall meet all Specific Implementation Plan Zoning Standards (above).

ELAN - SPECIFIC IMPLEMENTATION PLAN DATA									
BUILDING					PARKING				
NAME	USE	FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	RATIO	
A1	Multi-Family Residential	18,179 S.F.	51,393 S.F.	44	44	26	70	1.59	PER UNIT
B1	Multi-Family Residential	22,079 S.F.	62,247 S.F.	52	52	32	84	1.62	PER UNIT
B2	Multi-Family Residential	22,777 S.F.	62,961 S.F.	56	53	31	84	1.50	PER UNIT
TOTALS		63,035 S.F.	176,601 S.F.	152	149	89	238	1.57	PER UNIT

ZONING REQUIREMENT	DESIGN VALUE	CALCULATIONS
SITE DENSITY	31.40 Units/Acre	152 Units / 4.84 AC. = 31.40
BUILDING COVERAGE	29.9% of Parcel	63,035 S.F. / 210,871 S.F. = 29.9%
FLOOR AREA RATIO	83.7% of Parcel	176,601 S.F. / 210,871 S.F. = 83.7%
IMPERVIOUS SURFACE	58.2% of Parcel	122,676 S.F. / 210,871 S.F. = 58.2%
LANDSCAPE AREA	41.8% of Parcel	88,195 S.F. / 210,871 S.F. = 41.8%

MASTER SIGN PROGRAM

In addition to address signage which will be mounted on each respective building, the permanent exterior signage for the project will consist of three (3) exterior signs that total 127.9 square feet of signage area at project completion. During the construction of the project, there will be four (4) temporary signs used. The location and design of these signs are specifically illustrated in Appendix 'D' – Master Sign Program. In summary, they will be made up of the following:

1.) One (1) Auxiliary Sign to provide direction to & from the Leasing Office will be located at the north end of the parking lot. This sign will have a signage area of 6 square feet. Please note that this square footage does not include the mounting posts below the sign areas (See Directional Sign D in Appendix 'D').

2.) One (1) Monument Sign will be located at the southeast intersection of Quarry Vista Drive at Fitchrona Road. This sign will be 72 square feet. (See Location A Sign in Appendix 'D').

3.) One (1) Monument Sign will be located at the northwest corner of the Building 'B1' along Quarry Vista Drive. This sign will be 48.9 square feet (See Location C Sign in Appendix 'D').

4.) Also note that Locations A, B, C, and D will host temporary leasing and directional signs, which will be removed by project completion. (See Appendix 'D').

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the City's High Density Residential Zoning.

Reduction of Sprawl

Because of PDD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would be otherwise be required under the City's High Density Residential Zoning.

Less Impervious Surface Area

The Parking Standards for PDD Zoning allow the Plan Commission to approve greater flexibility in the amount of vehicular parking that must be provided on site. In our Development Team's experience, the parking requirements of the City's High Density Residential Zoning District are excessive for this project - and would result in more impervious surface area across the site than what our plan proposes. Utilizing PDD Zoning for this project will decrease run-off and allow additional landscaped areas.

Enhanced Public Realm

With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm. This also provides additional land area behind the buildings - so surface parking can be kept to the interior of the site and reduce its visual impact on the public streets.

ORGANIZATIONAL STRUCTURE

This project will be professionally owned and managed by an entity controlled by Fiduciary Real Estate Development, Inc.

At Fiduciary, we have a long track-record of successful property development & management throughout Wisconsin - including Fitchburg. We take pride in our great reputation, and the relationships we have with our employees, our residents, and the communities in which we are located.

Supervision

We have the most experienced, well-trained supervisory employees.

- We have Corporate reviews for each property on a bi-monthly basis – and are updated daily on emergency maintenance issues.
- Each Regional Supervisor oversees 3 to 5 properties and visits each property at least once per week. This keeps them in touch with their properties and holds each on-site Property Manager accountable.
- Each on-site Property Manager conducts a daily staff meeting and is the key contact person for each property.
- We maintain continual maintenance personnel communication so we are on top of all existing or potential maintenance issues.
- We implement thorough bi-monthly property inspections for each property.

Training

We implement a proven training program for our employees to make sure everyone knows their role and performs their responsibilities as expected.

- We maintain a 300-page manual for property management. It is a 'living document' that is updated at semi-annual manager meetings.
- We employ onsite training by both Regional supervisor and property managers.

Applicant Screening

To help ensure that we are attracting quality residents, we obtain the following information from prospective residents:

- Criminal background checks
- Credit checks
- Recommendations/Referrals of previous landlords
- Income qualifications & verifications

Track-Record of Success

We have a long track-record of successful property development & management. The key to our long-term success of multi-family residential communities is the continual reinvestment in the properties. We continually evaluate the need to upgrade & improve our properties - to maintain them as highly desirable communities that attract quality residents. For example, in the past five years at our Valley View Apartment project in Fitchburg, we have spent $1,400,000 on roofing, siding, pool improvements, a Wi-Fi Café, and a Fitness Center. This year we are working on upgrading individual units and common area carpets.

According to Kathy Nettesheim, Vice President of Property Management, another key to success is having excellent relationships with the communities in which we are located. We have found that the City of Fitchburg is one of the best communities that we work with – our communication is often and thorough.

PROJECT IMPLEMENTATION

At the time of this Specific Implementation Plan, we are working with the Department of Public Works to determine the specific timeline for public improvements for this project. Quarry Vista subdivision improvements, including the Fitchrona Road water main, are expected for completion by Summer 2015.

The construction of the apartment buildings is anticipated to follow the following schedule in one single phase with completion in Fall 2016:

Phase	Buildings	Schedule
Phase 1	'B1'	(anticipated for Summer 2015)
Phase 1	'B2'	(anticipated for Summer 2015)
Phase 1	'A1'	(anticipated for Fall 2015)

However, the residential market demand will ultimately drive the overall schedule and could speed-up or slow down the timeline for full build-out.

NEIGHBORHOOD INPUT

On October 3, 2014, we mailed out a letter and an area map (an example of each is attached in Appendix 'E') to all owners of property within 300 feet of our project. The letter invited comment, as well as attendance, at a meeting held at the Hammersley Stone Offices on Tuesday, October 14, 2014 at 5:30 PM. At this meeting, we had nine people representing the neighboring properties (see the meeting sign-in sheet in Appendix 'E'). We provided a brief overview of our project and answered questions.

APPENDIX 'A'
ALTA SURVEY & AERIAL CSM

APRIL 21, 2015 – Amended May 6, 2015; September 22, 2015

SURVEYOR'S CERTIFICATE

TO: Fiduciary Real Estate Development, Inc.
Knight Barry Title Group

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, 4, 8, & 11(a) Table A thereof. The field work was completed on May 29, 2014.

Dated this 6th day of June, 2014

Brett T. Stoffregan, Registered Land Surveyor S-2742

WISCONSIN
BRETT T. STOFFREGAN
S-2742
MADISON, WISCONSIN
LAND SURVEYOR

NOTES

1. This survey was performed over Outlot 9 of the proposed Quarry Vista plat.
2. Surveyed for: Fiduciary Real Estate Development
   789 North Water Street, Suite 200
   Milwaukee, WI 53202

LEGAL DESCRIPTION

Part of Lots 1, 2 and 3, Certified Survey Map No. 11159 recorded in Volume 67 of Certified Survey Maps on pages 152-154 as Document Number 3959694, Dane County Registry, located in the NW1/4 of the NW1/4 of Section 18, T6N, 9E, City of Fitchburg, Dane County, Wisconsin to-wit:
Commencing at the Northwest corner of said Section 18; thence S89°50'48"E, 70.73 feet along the North line of said NW1/4; thence S02°09'12"W, 34.25 feet to a point of curve also being the point of beginning; thence Easterly along a curve to the right which has a radius of 30.00 feet and a chord which bears N81°49'03"E, 10.77 feet; thence S87°50'32"E, 257.45 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 478.00 feet and a chord which bears N85°53'55.5"E, 104.23 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S53°05'23"E, 22.04 feet; thence S05°49'08"E, 447.90 feet; thence S77°20'54"W, 140.54 feet; thence S77°15'15"W, 205.69 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 356.24 feet and a chord which bears S83°37'38"W, 79.08 feet; thence N90°00'00"W, 27.59 feet; thence N00°56'55"E, 544.54 feet to the point of beginning. Containing 210,871 square feet (4.841 acres).

TITLE COMMITMENT

Disposition of Exceptions Identified in Schedule B - Part II
Commitment for Title Insurance
Issued by Knight Barry Title Group
Commitment date May 15, 2014
Title Insurance File No. DT15910

EXCEPTION:

1-11,19,20 &21. These items are statements, standard exceptions or financial matters which cannot be plotted on this survey.

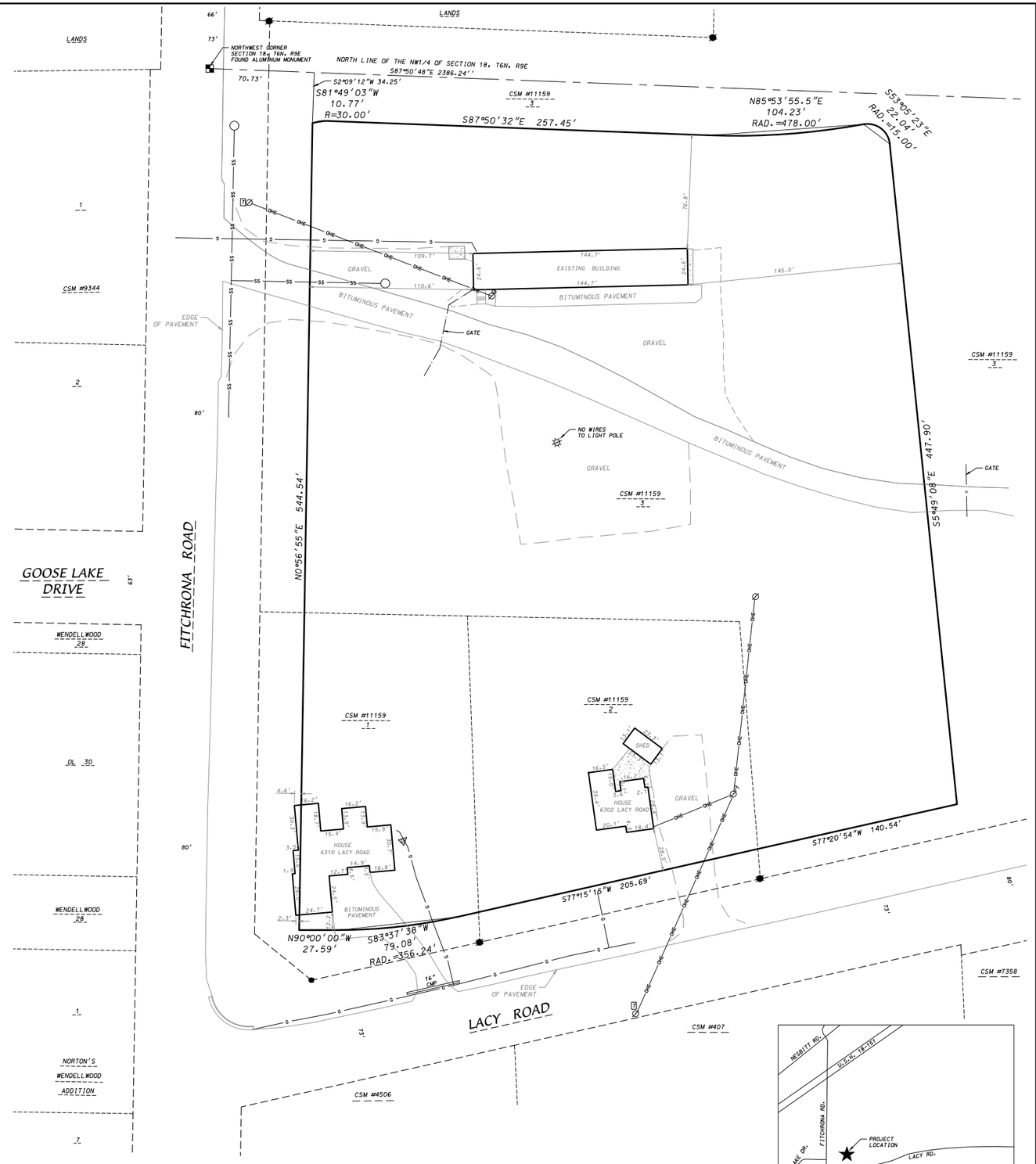
12. Easements, restrictions and other matters shown on Certified Survey Map No. 11159 recorded August 26, 2004 as Document No. 3959694.
    Notes on CSM: 1. No other permit or approval is waived or deemed satisfied except for the approval herein provided
    2. House on Lot 1 is nonconforming as to the side street (Fitchrona Road) setback in the R-L District
    -Affect subject parcel, not plottable.
13. Order Establishing Utility District recorded February 28, 1969, as Document No. 1235025.
    -Affects subject parcel, not plottable.
14. Notice Affecting Real Estate situated within the Town of Fitchburg dated September 21, 1978 and recorded September 21, 1978 in the Office of the Register of Deeds for Dane County in Volume 996 of Records, page 8 as Document No. 1592785.
    -Affects subject parcel, not plottable.
15. Notice Affecting Real Estate situated within the Town of Fitchburg dated September 21, 1978 and recorded September 25, 1978 in the Office of the Register of Deeds for Dane County in Volume 996 of Records, page 652 as Document No. 1593197.
    -Affects subject parcel, not plottable.
16. Ordinance recorded on August 8, 1969 as Document No. 1247637.
    -Affects subject parcel,not plottable.
17. Resolution and Order Altering the Boundary lines of Fitchburg Utility District No. 1, recorded in Volume 27371 of Records, page 43 as Document No. 2599374.
    -Located on land east of the subject parcel
18. Individual Conveyance of Easement recorded on April 16, 2002 as Document No. 3475850.
    -Is not located on subject parcel. Located within the current Fitchrona Road right-of-way.
19. Mortgage from Hamm Fam Land, LLC to Independent Bank in the amount of $300,000.00 dated December 8, 2004 and recorded December 13, 2004 as Document No. 4000303 . (Lots 2 and 3 CSM 11159).
20. Assignment of Rents from Hamm Fam Land, LLC to Independent Bank recorded December 13, 2004 as Document No. 4000304 . (Lots 2 and 3 CSM 11159).
21. Mortgage from Nathan Hammersley and Jane Hornabrook to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Lender, Countrywide Bank, FSB , and its successors and assigns, in the amount of $188,000.00 dated January 23, 2006 and recorded January 29, 2006 as Document No. 4392314 .

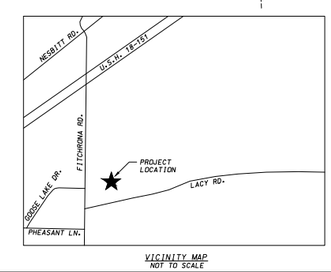
    The mortgage described above was assigned of record to Federal National Mortgage Association by an instrument recorded November 1, 2012 in Document No. 4928653.

LEGEND

	FOUND PLSS MONUMENT
	FOUND 1" IRON PIPE
	FOUND 3/4" IRON REBAR
SS SS	SANITARY SEWER
G	GAS MAIN
OHE OHE	OVERHEAD ELECTRIC
T	TELEPHONE PEDESTAL
	MANHOLE
	POWER POLE W/LIGHT
	POWER POLE
	GUY WIRE
	VALVE
	MONITERING WELL
	FENCE
	CONC. CURB
	CONCRETE

U:/USER/1403104/DRAWINGS/ALTA.DWG





VICINITY MAP
NOT TO SCALE

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

PART OF LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP NO. 11159

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 18, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

GRID NORTH WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE NORTH LINE OF THE NW1/4 OF SECTION 18, T7N, R9E BEARS S87°50'48"E

SCALE: 1"= 40'

0 40

DATE: 06-06-14
REVISED: 06-11-14

DRAWN BY: KRG

FN: 14-03-104

Sheet Number:
1 of 1

U:/USER/1405119/DRAWINGS/DEAN PARKING EXPANSION.DWG

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

AERIAL/CSM EXHIBIT

QUARRY VISTA

CITY OF FITCHBURG, WISCONSIN

0 50

DATE: 10/28/14
REVISED:

DRAWN BY: GVP

FN: 14-03-104

Sheet Number:
1 OF 1

APPENDIX 'B'
GENERAL DEVELOPMENT PLAN RECORDING

APRIL 21, 2015 – Amended May 6, 2015; September 22, 2015

Planned Development District Granting General Implementation Plan Zoning for Portion of Quarry Vista Plat, Part of Lots 1, 2 and 3 CSM 11159

8 7 9 5 3 2 8
Tx:8621219

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5118141
12/18/2014 11:37 AM
Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 5

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

Parcel No: 060918285602
060918285802
060918286002

Legal Description:

Part of Lots 1, 2 and 3, Certified Survey Map No. 11159 recorded in Volume 67 of Certified Survey Maps on pages 152-154 as Document Number 3959694, Dane County Registry, located in the NW1/4 of the NW1/4 of Section 18, T6N, 9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Commencing at the Northwest corner of said Section 18; thence S89°50'48"E, 70.73 feet along the North line of said NW1/4; thence S02°09'12"W, 34.25 feet to a point of curve also being the point of beginning; thence Easterly along a curve to the right which has a radius of 30.00 feet and a chord which bears N81°49'03"E. 10.77 feet; thence S87°50'32"E, 257.45 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 478.00 feet and a chord which bears N85°53'55.5"E, 104.23 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S53°05'23"E, 22.04 feet; thence S05°49'08"E, 447.90 feet; thence S77°20'54"W, 140.54 feet; thence S77°15'15"W, 205.69 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 356.24 feet and a chord which bears S83°37'38"W, 79.08 feet; thence N90°00'00"W, 27.59 feet; thence N00°56'55"E, 544.54 feet to the point of beginning. Containing 210,871 square feet (4.841 acres).

Plan Commission
Initiated By

Susan B. Badtke
Drafted By

11/4/2014
Date

ORDINANCE NO. 2014-O-37
ZONING ORDINANCE AMENDMENT
GRANTING GENERAL IMPLEMENTATION PLAN ZONING
FOR PORTION of QUARRY VISTA PLAT, PART of LOTS 1, 2 & 3 CSM 11159

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, Fiduciary Real Estate Development, Inc. has submitted an application (RZ-2043-14) for Planned Development District General Implementation Plan (PDD-GIP) zoning for part of lots 1, 2 and 3 CSM 11159, and

WHEREAS, the Plan Commission has reviewed, after public hearing on November 18, 2014, the application in accord with ordinance standards and recommends approval of PDD-GIP zoning for part of lots 1, 2 and 3 CSM 11159, with the area more particularly described in Exhibit A.

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

(A) PDD-GIP zoning is hereby granted for part of lots 1, 2 and 3 CSM 11159 as particularly described in Exhibit A, and in accord with submitted plans and information which accompanied the rezoning application in a report titled "Quarry Vista Apartment Homes General Implementation Plan – Amended November 5, 2014" received on November 4, 2014. The documents referred to above are hereby made a part of this ordinance, and with the following additional requirements:

1. Approval and recording of a land division will be required prior to SIP issuance.
2. Recording of a Subdivision Improvement Agreement.
3. Necessary public improvement shall be installed and accepted prior to any building construction, unless approvals are granted to allow early start under section 24-14(b) – (e). (An operable public water supply is one necessary condition under section 24.14.)
4. Park requirements and fees shall be calculated and handled with land division approval.
5. Signage shall be handled during the PDD-SIP (Planned Development District – Specific Implementation Plan) zoning.
6. Project is approved for 152 dwelling units in 3 structures.
7. Zoning standards shall follow those outlined in the report titled "Quarry Vista Apartment Homes General Implementation Plan – Amended November 5, 2014".

(B) This ordinance shall take effect following its publication, the consent of the property owner, or the recording of a plat, 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 be in effect.

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

(D) Approval of preliminary and final plats by the Common Council.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 25th day of November, 2014.

Patti Anderson
Patti Anderson, City Clerk

Approved: 12-2-14

Shawn Pfaff
Shawn Pfaff, Mayor

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 2nd day of December, 2014, the above named Patti Anderson, and Shawn Pfaff to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

Tracy L. Oldenburg
Notary Public, State of Wisconsin

Printed Name of Notary Public Tracy L. Oldenburg
My Commission Expires: Dec. 18, 2016

TRACY L. OLDENBURG NOTARY PUBLIC STATE OF WISCONSIN

Consent of the Property Owner

Name: Keith E Hammersley Date: 12/08/2014

Title Managing Member

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 8 day of December, 2014, the above named Keith E. Hammersley to me known to be Member, of Hamm Farm Land Llc and the person who executed the foregoing instrument and acknowledged the same.

Eli K Durst
Notary Public, State of Wisconsin

Printed Name of Notary Public Eli K Durst
My Commission Expires: 12/18/16

ELI K. DURST NOTARY PUBLIC STATE OF WISCONSIN

Consent of Mortgage Holder:

Oak Bank
By Mary B. Schuchardt Date: 12-8-14
Mortgage Holder Senior Vice President
Mary B Schuchardt, Senior Vice President

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 8 day of December, 2014, the above named Mary B. Schuchardt to me known to be the Senior Vice President of Oak Bank and the person who executed the foregoing instrument and acknowledged the same.

Carol Van Pee
Notary Public, State of Wisconsin

Printed Name of Notary Public Carol Van Pee
My Commission Expires: 3-13-16

Carol Van Pee Notary Public State of Wisconsin

Exhibit A—Legal Description

Part of Lots 1, 2 and 3, Certified Survey Map No. 11159 recorded in Volume 67 of Certified Survey Maps on pages 152-154 as Document Number 3959694, Dané County Registry, located in the NW1/4 of the NW1/4 of Section 18, T6N, 9E, City of Fitchburg, Dane County, Wisconsin to-wit:
Commencing at the Northwest corner of said Section 18; thence S89°50'48"E, 70.73 feet along the North line of said NW1/4; thence S02°09'12"W, 34.25 feet to a point of curve also being the point of beginning; thence Easterly along a curve to the right which has a radius of 30.00 feet and a chord which bears N81°49'03"E. 10.77 feet; thence S87°50'32"E, 257.45 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 478.00 feet and a chord which bears N85°53'55.5"E, 104.23 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S53°05'23"E, 22.04 feet; thence S05°49'08"E, 447.90 feet; thence S77°20'54"W, 140.54 feet; thence S77°15'15"W, 205.69 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 356.24 feet and a chord which bears S83°37'38"W, 79.08 feet; thence N90°00'00"W, 27.59 feet; thence N00°56'55"E, 544.54 feet to the point of beginning. Containing 210,871 square feet (4.841 acres).

(AMENDED) APPENDIX 'C'
SPECIFIC IMPLEMENTATION PLAN

APRIL 21, 2015 – Amended May 6, 2015; September 22, 2015

SURVEYOR'S CERTIFICATE

TO: Fiduciary Real Estate Development, Inc.
Knight Barry Title Group

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, 4, 8, & 11(a) Table A thereof. The field work was completed on May 29, 2014.

Dated this 6th day of June, 2014

WISCONSIN
BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN
LAND SURVEYOR

Brett T. Stoffregan, Registered Land Surveyor S-2742

NOTES

1. This survey was performed over Outlot 9 of the proposed Quarry Vista plat.
2. Surveyed for: Fiduciary Real Estate Development
   789 North Water Street, Suite 200
   Milwaukee, WI 53202

LEGAL DESCRIPTION

Part of Lots 1, 2 and 3, Certified Survey Map No. 11159 recorded in Volume 67 of Certified Survey Maps on pages 152-154 as Document Number 3959694, Dane County Registry, located in the NW1/4 of the NW1/4 of Section 18, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:
Commencing at the Northwest corner of said Section 18; thence S89°50'48"E, 70.73 feet along the North line of said NW1/4; thence S02°09'12"W, 34.25 feet to a point of curve also being the point of beginning; thence Easterly along a curve to the right which has a radius of 30.00 feet and a chord which bears N81°49'03"E, 10.77 feet; thence S87°50'32"E, 257.45 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 478.00 feet and a chord which bears N85°53'55.5"E, 104.23 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S53°05'23"E, 22.04 feet; thence S05°49'08"E, 447.90 feet; thence S77°20'54"W, 140.54 feet; thence S77°15'15"W, 205.69 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 356.24 feet and a chord which bears S83°37'38"W, 79.08 feet; thence N90°00'00"W, 27.59 feet; thence N00°56'55"E, 544.54 feet to the point of beginning. Containing 210,871 square feet (4.841 acres).

TITLE COMMITMENT

Disposition of Exceptions identified in Schedule B - Part II
Commitment for Title Insurance
Issued by Knight Barry Title Group
Commitment date May 15, 2014
Title Insurance File No. DT15910

EXCEPTION:

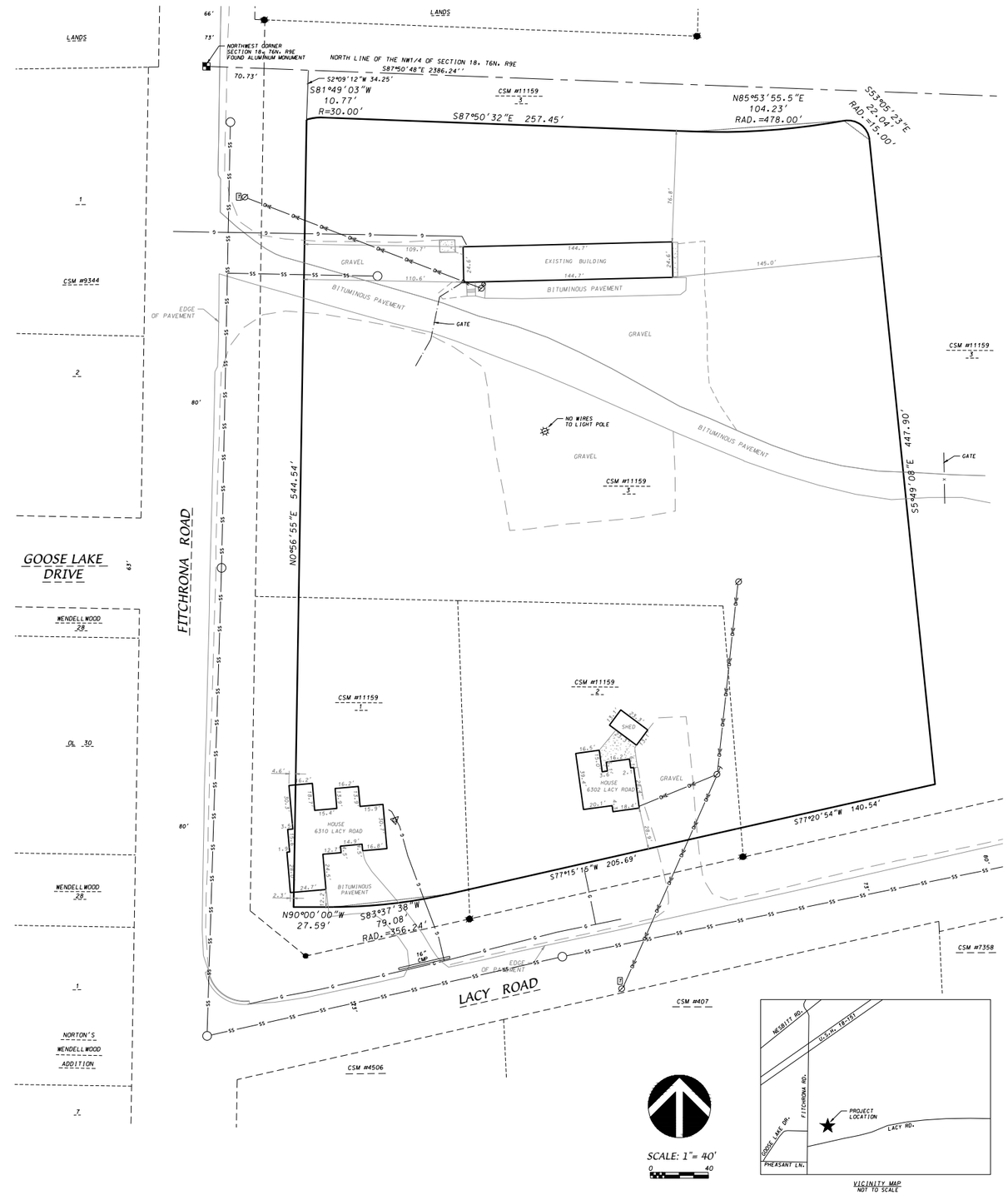
1-11,19,20 &21. These items are statements, standard exceptions or financial matters which cannot be plotted on this survey.

12. Easements, restrictions and other matters shown on Certified Survey Map No. 11159 recorded August 26, 2004 as Document No. 3959694.
    Notes on CSM: 1. No other permit or approval is waived or deemed satisfied except for the approval herein provided
    2. House on Lot 1 is nonconforming as to the side street (Fitchrona Road) setback in the R-L District
    -Affect subject parcel, not plottable.
13. Order Establishing Utility District recorded February 28, 1969, as Document No. 1235025.
    -Affects subject parcel, not plottable.
14. Notice Affecting Real Estate situated within the Town of Fitchburg dated September 21, 1978 and recorded September 21, 1978 in the Office of the Register of Deeds for Dane County in Volume 996 of Records, page 8 as Document No. 1592785.
    -Affects subject parcel, not plottable.
15. Notice Affecting Real Estate situated within the Town of Fitchburg dated September 21, 1978 and recorded September 25, 1978 in the Office of the Register of Deeds for Dane County in Volume 996 of Records, page 652 as Document No. 1593197.
    -Affects subject parcel, not plottable.
16. Ordinance recorded on August 8, 1969 as Document No. 1247637.
    -Affects subject parcel,not plottable.
17. Resolution and Order Altering the Boundary lines of Fitchburg Utility District No. 1, recorded in Volume 27371 of Records, page 43 as Document No. 2599374.
    -Located on land east of the subject parcel
18. Individual Conveyance of Easement recorded on April 16, 2002 as Document No. 3475850.
    -Is not located on subject parcel. Located within the current Fitchrona Road right-of-way.
19. Mortgage from Hamm Fam Land, LLC to Independent Bank in the amount of $300,000.00 dated December 8, 2004 and recorded December 13, 2004 as Document No. 4000303 . (Lots 2 and 3 CSM 11159).
20. Assignment of Rents from Hamm Fam Land, LLC to Independent Bank recorded December 13, 2004 as Document No. 4000304 . (Lots 2 and 3 CSM 11159).
21. Mortgage from Nathan Hammersley and Jane Hornabrook to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Lender, Countrywide Bank, FSB , and its successors and assigns, in the amount of $188,000.00 dated January 23, 2006 and recorded January 29, 2006 as Document No. 4392314 .

    The mortgage described above was assigned of record to Federal National Mortgage Association by an instrument recorded November 1, 2012 in Document No. 4928653.

LEGEND

- FOUND PLSS MONUMENT
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR
- SS — SANITARY SEWER
- G — GAS MAIN
- OHE — OVERHEAD ELECTRIC
- TELEPHONE PEDESTAL
- MANHOLE
- POWER POLE W/LIGHT
- POWER POLE
- GUY WIRE
- VALVE
- MONITERING WELL
- FENCE
- CONC. CURB
- CONCRETE



VICINITY MAP
NOT TO SCALE

U:/USER/1403104/DRAWINGS/ALTA.DWG

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JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
Madison, Wisconsin 53718
608.241.9500

JLA PROJECT NUMBER: 14-0515

Fiduciary REAL ESTATE DEVELOPMENT, INC

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

CONSTRUCTION DOCUMENTS

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

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 OF ISSUANCE September 04, 2015

REVISION SCHEDULE

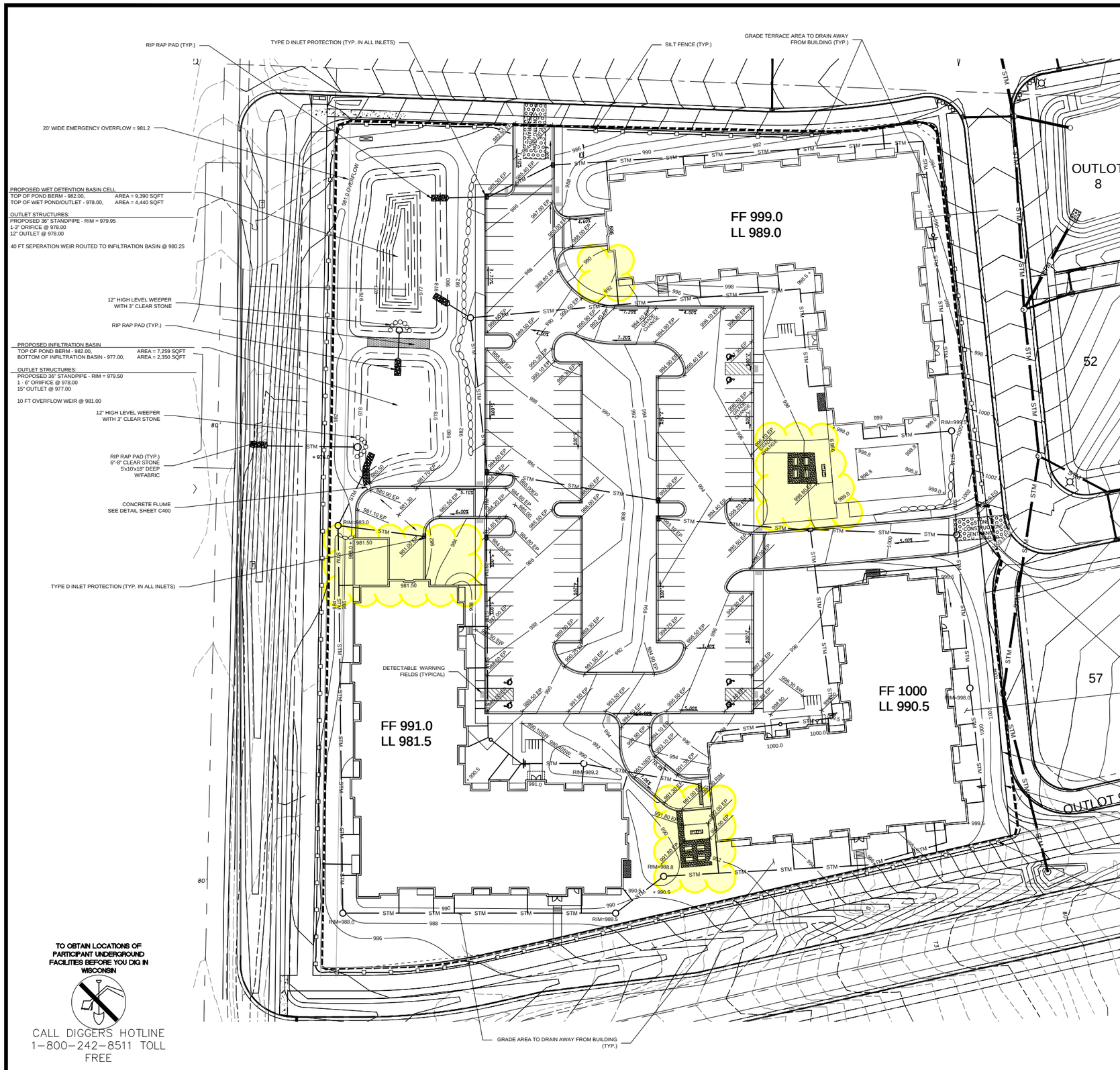
Mark	Description	Date

SHEET TITLE

SITE PLAN

SHEET NUMBER

C100



LEGEND

900	PROPOSED CONTOUR
900	EXISTING CONTOUR
× 983.10	SPOT ELEVATION EP - EDGE OF PAVEMENT TC - TOP OF CURB TW - TOP OF WALL BW - BOTTOM OF WALL
	LIMITS OF DISTURBANCE
	SILT FENCE/SILT SOCK
→	FLOW ARROW

GENERAL NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CITY OF FITCHBURG STANDARDS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
4. IF ANY ERRORS, DISCREPANCIES OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATION AND OFFSITE DURING FINAL RESTORATION.

SITE GRADING AND EROSION CONTROL NOTES:

1. ALL SITE GRADING AND EROSION CONTROL SHALL CONFORM WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE, CHAPTER 30 AND ANY ADDENDUMS ISSUED PRIOR TO THE CONTRACT BID DATE.
2. STONE TRACKING PADS AND SILT FENCE SHALL BE INSTALLED AT THE START OF SITE GRADING AND MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED. ALL INLETS ON-SITE AND ON STREETS THAT ARE ADJACENT TO THE WORK AREA SHALL RECEIVE TYPE D INLET FILTER BAGS PRIOR TO SITE DISTURBANCE AND MAINTAINED THROUGHOUT CONSTRUCTION.
3. DISTURBED AREAS WITHIN THE CITY ROW SHALL BE RESTORED WITH SEED, FERTILIZER AND MULCH IN ACCORDANCE WITH THE CITY SPECIFICATIONS. ALL DISTURBED AREAS ON SITE SHALL BE RESTORED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ANY DISTURBED SLOPES 4:1 OR STEEPER SHALL BE RESTORED WITH CLASS I, TYPE A EROSION MATTING WITHIN 48 HRS OF FINAL TOPSOIL PLACEMENT ON THE BANKS. EROSION MATTING TO EXTEND 1-FOOT BELOW PERMANENT WATER ELEVATION IN THE DETENTION POND.

   SEED: MADISON PARKS MIX APPLIED AT A RATE OF 6 POUNDS PER 1000 SF

   FERTILIZER: FERTILIZER COMPOSITION SHALL BE DETERMINED BY A SOILS TEST AND APPLIED AT A RATE OF 0.5 NITROGEN POUNDS PER 1000 SF.
4. EROSION CONTROL SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR UNTIL THE SITE HAS BEEN STABILIZED. EROSION MEASURES AS LISTED SHALL BE THE MINIMUM MEASURES THAT WILL BE ACCEPTABLE.
5. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION MEASURES AS REQUESTED IN WRITING BY THE PROJECT SUPERINTENDENT OR THE CITY OF FITCHBURG WITHIN 24 HOURS OF NOTIFICATION.
6. ONCE THE SITE HAS UNDERGONE FINAL RESTORATION AND VEGETATION HAS ESTABLISHED, THE SILT FENCE SHALL BE REMOVED AND IF NECESSARY, RESTORED WITH FERTILIZER, SEED AND MULCH. ALTERNATIVELY, IF VEGETATION HAS NOT ESTABLISHED, EROSION MATTING MUST BE PLACED ON ALL DISTURBED AREAS THAT MAY DRAIN TOWARD THE SILT FENCE.
7. SITE INSPECTIONS SHALL BE COMPLETED ON A WEEKLY BASIS OR AFTER EVERY RAINFALL OF AT LEAST 0.5 INCHES. ALL NECESSARY REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF NOTIFICATION.
8. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS
9. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES
11. DEWATERING, IF APPLICABLE SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
12. THE WET POND SHALL BE OVER-EXCAVATED BY 2'-3' TO PROVIDE ADDITIONAL STORAGE FOR SEDIMENT DURING CONSTRUCTION. A A 2-FOOT THICK CLAY LINER SHALL BE INSTALLED WITHIN THE WET POND.
13. DURING CONSTRUCTION ALL CURB INLETS SHALL RECEIVE FLEXSTORM CATCH IT OR EQUIVALENT AND INSTALLED IMMEDIATEY AFTER INSTALLATION OF THE STRUCTURE.
14. ALL CURB INLETS SHALL RECEIVE PERMANENT FLEXSTORM PURE OR EQUIVALENT INLET FILTER BAGS WITH HR PILLOWS FOR OIL AND GREASE PROTECTION. HR PILLOW SHALL BE INSTALLED AFTER THE PARKING LOT HAS BEEN PAVED AND THE SITE STABILIZED.

SEQUENCE/ ANTICIPATED TIME SCHEDULE

1. INSTALL EROSION CONTROL -	JULY 1, 2015
2. SITE GRADING, DETENTION BASIN, DRIVEWAYS, UTILITIES AND BUILDING CONSTRUCTION	JULY 1, 2015 - NOV 1, 2015
3. SEED AND MULCH DISTURBED AREAS & GRAVEL DRIVE AREAS	NOV 1, 2015
4. COMPLETE BUILDING CONSTRUCTION	JUNE 15, 2016
5. FINAL RESTORATION	JUNE 15, 2016
6. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.	

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

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architects - planners
JOSEPH LEE + ASSOCIATES
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JLA PROJECT NUMBER: 14-0515

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE OF ISSUANCE September 04, 2015

REVISION SCHEDULE

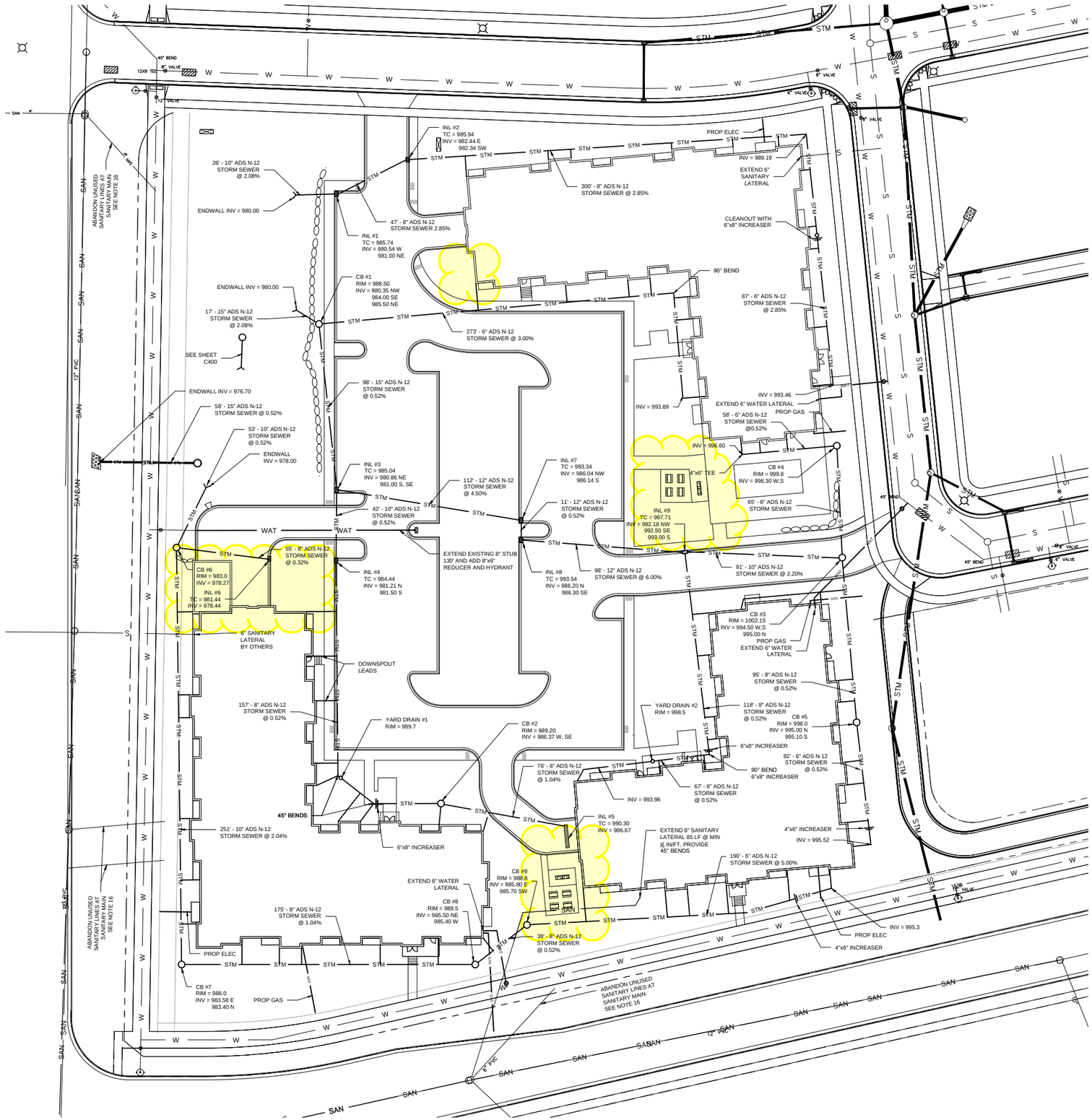
Mark	Description	Date

SHEET TITLE

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER

C200



UTILITY NOTES:

1. ALL STORM SEWER AND SANITARY SEWER SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION, INCLUDING ALL ADDENDUMS.
2. WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF FITCHBURG AND DNR STANDARDS.
3. WATER MAIN SHALL HAVE A MINIMUM 6.5' OF BURY TO TOP OF PIPE.
4. CB #1 - #9 SHALL BE 36" DIAMETER PRECAST MANHOLES WITH NEENAH R-2560-D1 CASTING AND GRATE.
5. CB #1, #3, #6 - #8 SHALL HAVE NEENAH R-1550 CASTING WITH SOLID LID.
6. CB #2, #4, #5, AND #9 SHALL HAVE NEENAH R-2560-DI CASTING AND BEEHIVE GRATE.
7. INL #1 - #4 AND #6 - #9 SHALL BE 2' X 3' PRECAST STRUCTURES WITH NEENAH R-3067 FRAME AND GRATE.
8. INL #5 TRENCH DRAIN SHALL BE NEENAH R-4996-A1 WITH TYPE M FRAME AND GRATE COVER. FURNISH TRENCH DRAIN WITH BOTTOM OUTLET.
9. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION.
10. ALL STORM LEADS CONNECTED TO BUILDING DOWNSPOUTS TO BE 4" ADS N-12 STORM SEWER SLOPED AT 1/16 IN/FT WITH WYES INTO THE MAIN PARALLEL TO THE BUILDING
11. PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES.
12. UTILITY CONTRACTOR TO USE A CONCRETE APRON ENDWALL AT THE 15" DISCHARGE PIPE FROM THE INFILTRATION BASIN AND TIE INTO THE ADS N-12 STORM SEWER PIPE USING A CONCRETE COLLAR PER THE CITY OF FITCHBURG STANDARDS.
13. ALL WATER SERVICES BETWEEN THE PUBLIC MAIN UP TO A PRIVATE FIRE HYDRANT ARE REQUIRED TO BE A MINIMUM OF 8" AND BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
14. SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
15. 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.
16. EXISTING SANITARY LATERALS, THAT WILL NOT BE REUSED, WILL NEED TO BE ABANDONED AT THE SEWER MAIN PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION. PUBLIC WORKS WILL NEED TO WITNESS THESE ABANDONMENTS.
17. ALL PRIVATE WELLS ON THIS SITE NEED TO BE ABANDONED PER DNR REQUIREMENTS. A DNR WELL ABANDONMENT FORM NEEDS TO BE SUBMITTED TO PUBLIC WORKS FOR EACH ABANDONED WELL.

SCALE: 1" = 30'

0 30

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DATE OF ISSUANCE September 04, 2015

REVISION SCHEDULE

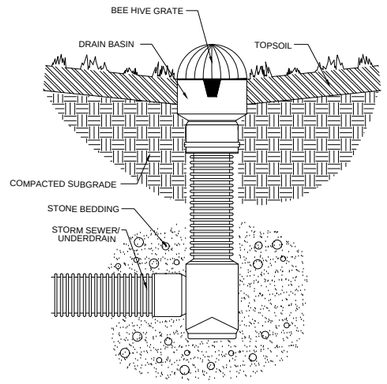
Mark	Description	Date

SHEET TITLE

SITE UTILITY PLAN

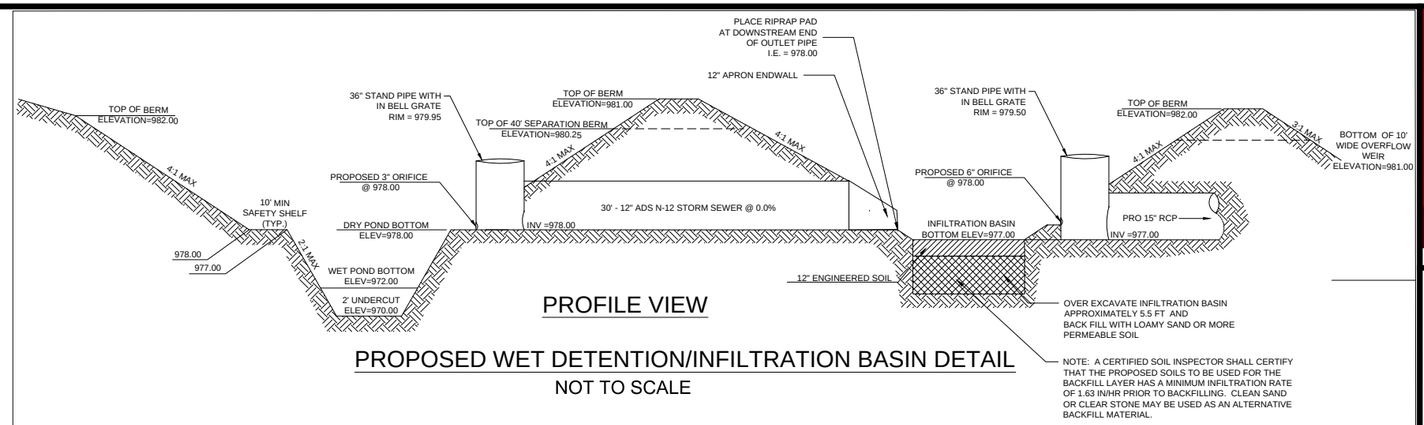
SHEET NUMBER

C300



- SEE MANUFACTURER'S SPECIFICATIONS FOR PROPER BASIN INSTALLATION

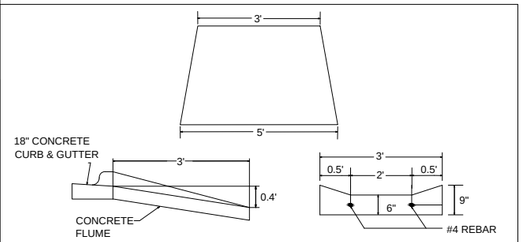
NYOPLAST INLINE DRAIN BASIN



PROFILE VIEW

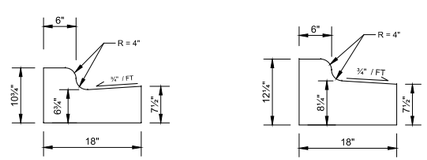
PROPOSED WET DETENTION/INFILTRATION BASIN DETAIL

NOT TO SCALE



CONCRETE FLUME DETAIL

NOT TO SCALE



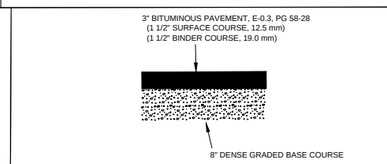
ALL CURB AND GUTTER SHALL HAVE 3" OF CRUSHED STONE BASE EXTENDED 12" BEHIND BACK OF CURB

18" STANDARD CURB & GUTTER

NOT TO SCALE

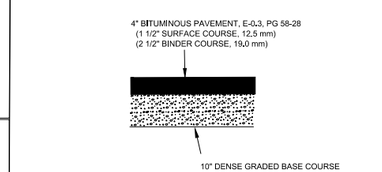
18" REJECT CURB & GUTTER

NOT TO SCALE



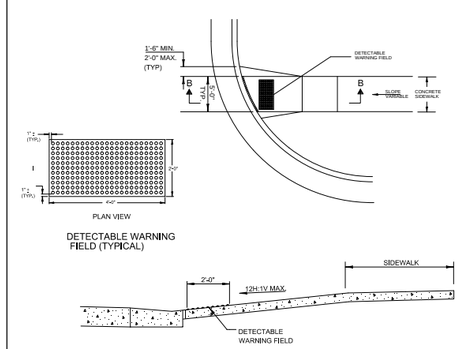
PARKING LOT PAVEMENT DETAIL

NOT TO SCALE



DRIVE AISLE PAVEMENT DETAIL

NOT TO SCALE



CURB RAMP DETAIL

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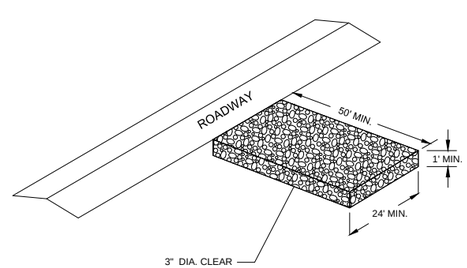
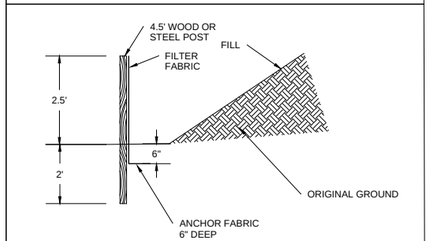


STONE TRACKING PAD DETAIL

NOT TO SCALE



SILT FENCE DETAIL

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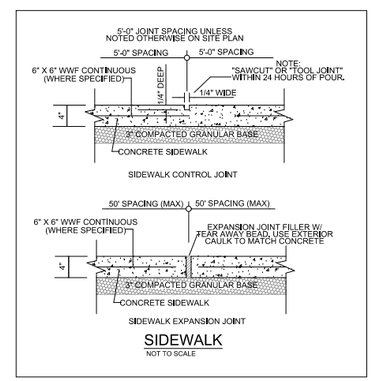
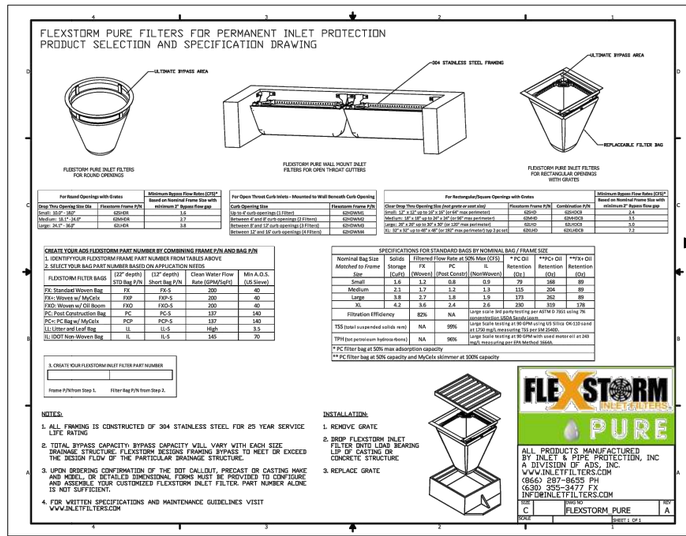
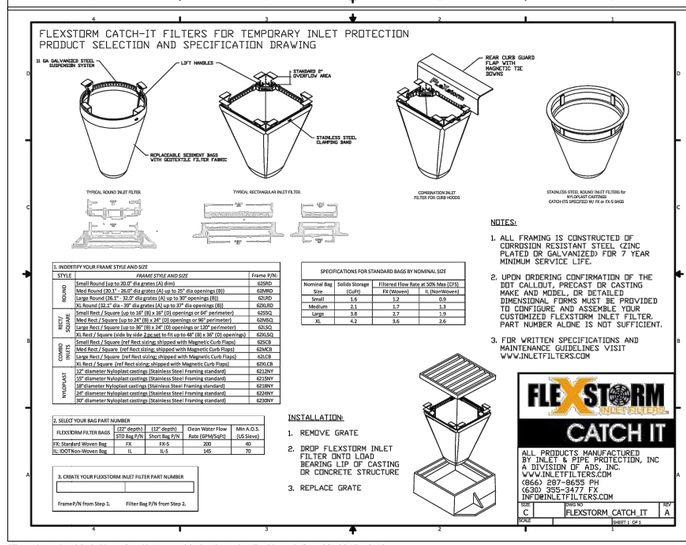


SIDEWALK

NOT TO SCALE





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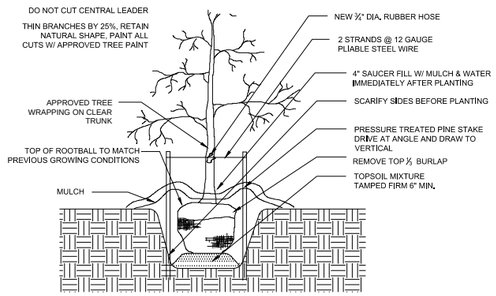
Mark	Description	Date

SHEET TITLE

DETAIL PLAN

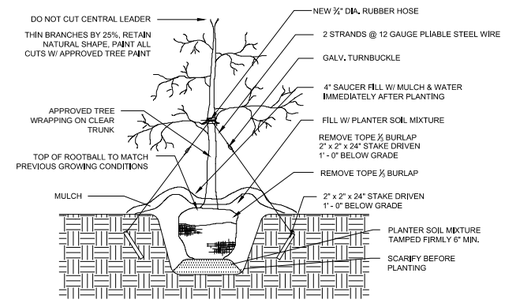
SHEET NUMBER

C400



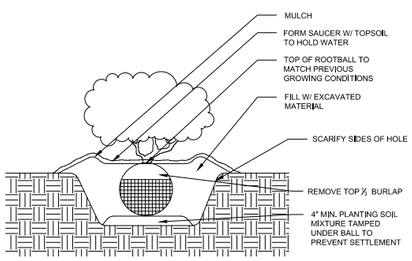
* PLANTING HOLE WIDTH SHALL BE THREE TIMES THE SIZE OF ROOTBALL.
* ONLY PRUNE BROKEN OR INJURED BRANCHES.
* TREES OR SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY.

TREE PLANTING DETAIL
(TREES OVER 2" CALIPER)



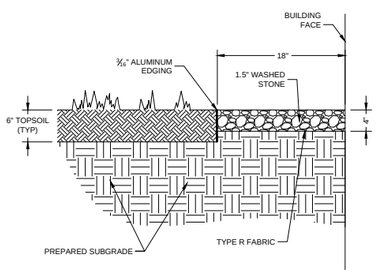
* TREES OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY.
* PLANTING HOLE WIDTH SHALL BE THREE TIMES THE SIZE OF ROOTBALL.

TREE PLANTING DETAIL
(TREES UNDER 2" CALIPER)

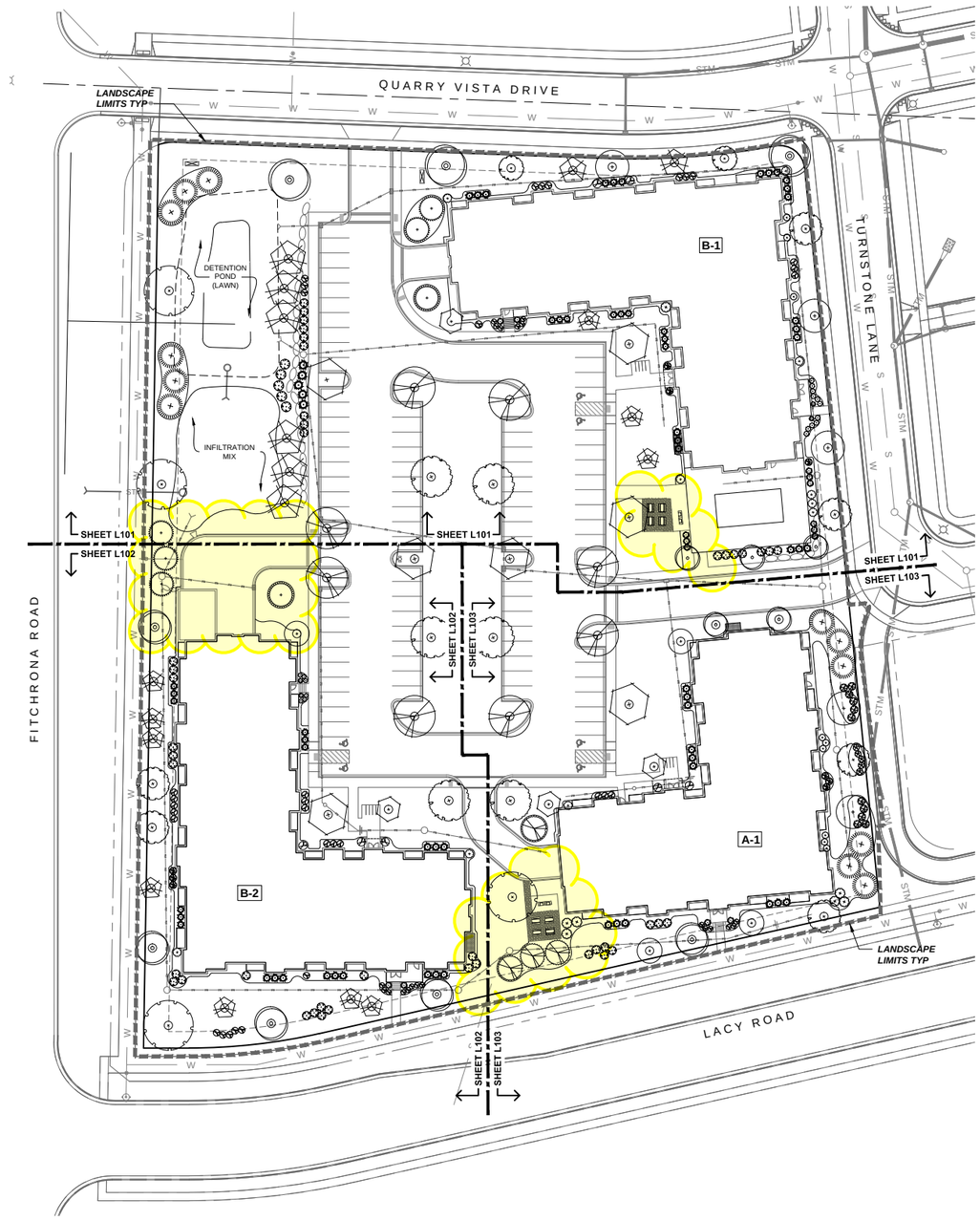


* SHRUBS OF SAMES SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY.
* DO NOT PRUNE BEFORE ACCEPTANCE.

SHRUB PLANTING DETAIL



STONE MAINTENANCE EDGE



SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE ALUMINUM "CURV-RITE" EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH.
6. ALL LANDSCAPE AREAS NOT WITHIN A PLANTING BED SHALL BE FINISH GRADED, AND SEEDED WITH TURFGRASS SEED PER THE PROJECT MANUAL SPECIFICATIONS UNLESS OTHERWISE NOTED.
7. INFILTRATION MIX SHALL CONFORM TO PRAIRIE NURSERY *'MOIST MEADOW AND RAIN GARDEN MIX'*
8. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCE.
10. SEE THE PROJECT MANUAL FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES, WARRANTY PERIOD, MAINTENANCE , ETC.
11. SEE DETAILS FOR PLANTING INSTALLATION.

LANDSCAPE SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND	NOTES
DECIDUOUS TREES						
ACA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	8' TALL	B&B	MULTI-STEM
AFA	Acer x freemanii 'Fall Fantasy'	Fall Fantasy Maple	8	2.5"	B&B	
AFC	Acer x freemanii 'Celebration'	Celebration Maple	5	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Red Maple	5	2.5"	B&B	
CA	Cornus alternifolia	Pagoda Dogwood	2	8' TALL	B&B	MULTI-STEM
CCJ	Cercis canadensis 'JN Strain'	JN Strain Mexican Redbud	2	8' TALL	B&B	MULTI-STEM
CCN	Cercis canadensis 'Northern Strain'	Northern Strain Redbud	4	8' TALL	B&B	MULTI-STEM
CCU	Celtis occidentalis 'Ulmen'	Ulmen Hackberry	6	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	7	2.5"	B&B	
MPF	Malus 'Prairie Fire'	Prairie Fire Crabapple	10	8' TALL	B&B	MULTI-STEM
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	2.5"	B&B	
OV	Ostrya virginiana	Ironwood	5	8' TALL	B&B	MULTI-STEM
SR	Syringa reticulata 'Ivory Pillar'	Ivory Pillar Japanese Tree Lilac	5	1.5"	B&B	
EVERGREEN TREES						
AC	Abies concolor	Concolor Fir	7	8' TALL	B&B	
PGD	Picea glauca var. densata	Black Hills Spruce	12	8' TALL	B&B	
PS	Pinus strobus	Eastern White Pine	4	8' TALL	B&B	
DECIDUOUS SHRUBS						
AM	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	5	36" TALL	POT	
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	11	36" TALL	POT	
FGB	Fothergilla gardenii 'Beaver Creek'	Beaver Creek Fothergilla	17	18" TALL	POT	
HMA	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Hydrangea	9	24" TALL	B&B	
POS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	12	36" TALL	POT	
RT	Rhus typhina	Staghorn sumac	36	48" TALL	POT	
SJM	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	20	12" TALL	POT	
SP	Syringa 'Penda'	Bloomerang Lilac	10	24" TALL	POT	
VCC	Viburnum carlesii	Koreanspice Viburnum	10	36" TALL	POT	
VT	Viburnum trilobum 'Alfredo'	Alfredo Cranberrybush Viburnum	7	48" TALL	POT	
WR	Weigela 'Rumba'	Rumba Weigela	9	24" TALL	POT	
EVERGREEN SHRUBS						
CPG	Chamaecyparis pisifera 'Golden Mops'	Golden Mops False Cypress	18	18" TALL	POT	
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	9	12" TALL	POT	
JSW	Juniperus scopulorum 'Welchii'	Welch Juniper	6	24" TALL	POT	
JVS	Juniperus virginiana 'Blue Mountain'	Blue Mountain Juniper	20	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	7	36" TALL	POT	
TCB	Tsuga canadensis 'Bennett'	Bennett Dwarf Canadian Hemlock	21	24" TALL	POT	
TMT	Taxus x media 'Taunton'	Taunton Yew	23	24" TALL	B&B	
TOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	24" TALL	B&B	
TOS	Thuja occidentalis 'Smaragd'	Pyramidal Arborvitae	9	48" TALL	B&B	

0 40'

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JLA PROJECT NUMBER: 14-0515

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CONSTRUCTION DOCUMENTS

ELAN apartments

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DATE OF ISSUANCE September 4, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

L100

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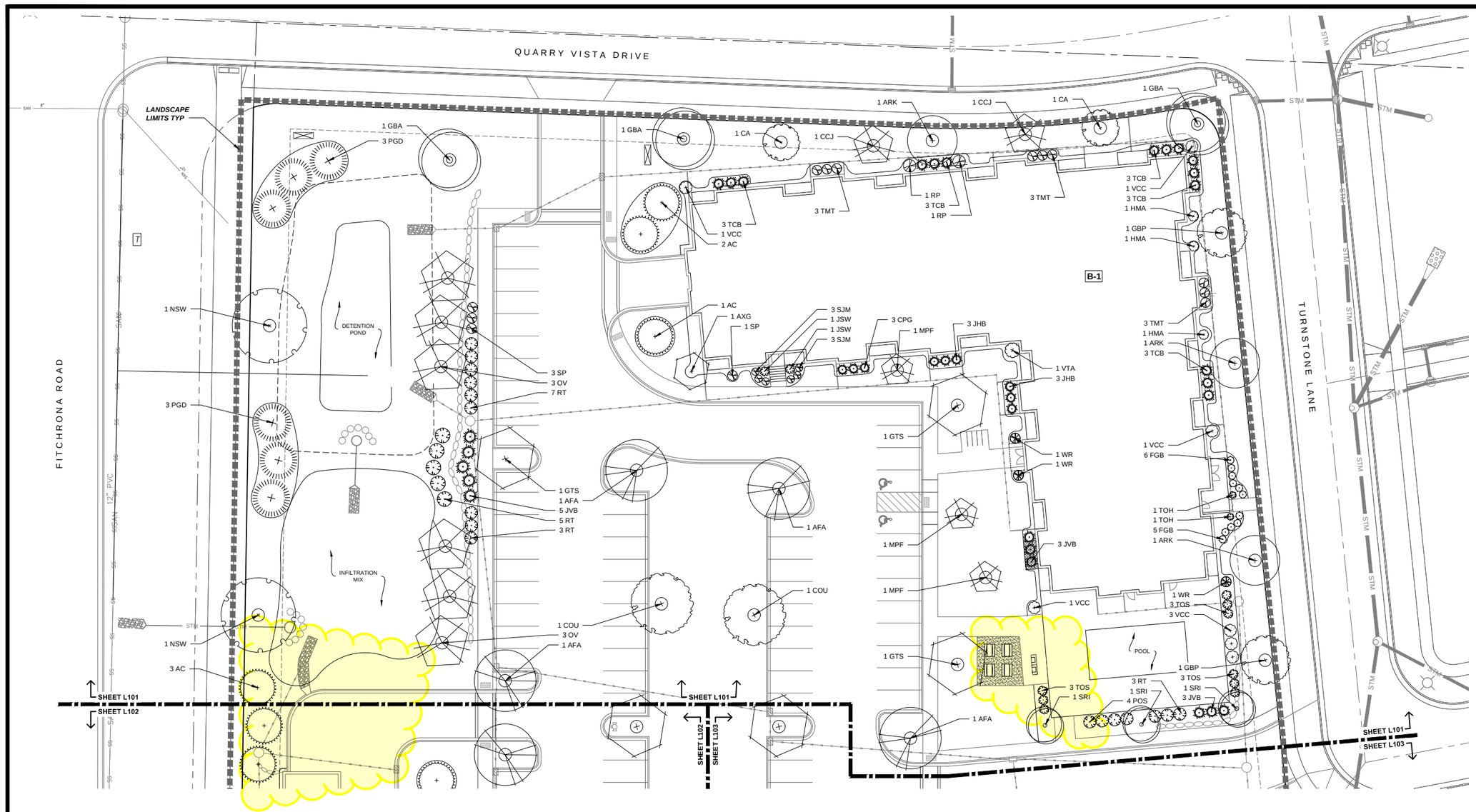

LANDSCAPE SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND.	NOTES
DECIDUOUS TREES						
ACA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	8' TALL	B&B	MULTI-STEM
AFA	Acer x freemanii 'Fall Fantasy'	Fall Fantasy Maple	8	2.5"	B&B	
AFC	Acer x freemanii 'Celebrity'	Celebrity Maple	5	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Red Maple	6	2.5"	B&B	
CA	Cornus alternifolia	Pagoda Dogwood	7	8' TALL	B&B	MULTI-STEM
CCJ	Cercidiphyllum 'JN Strain'	JN Strain Musclewood	7	8' TALL	B&B	MULTI-STEM
CCN	Cercis canadensis 'Northern Strain'	Northern Strain Redbud	4	8' TALL	B&B	MULTI-STEM
COU	Celtis occidentalis 'Lincoln'	Lincoln Hackberry	6	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	7	2.5"	B&B	
MPF	Malus 'Prairie Fire'	Prairie Fire Crabapple	10	8' TALL	B&B	MULTI-STEM
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	2.5"	B&B	
OV	Ostrya virginiana	Ironwood	5	8' TALL	B&B	MULTI-STEM
SRI	Syringa reticulata 'Ivory Pillar'	Ivory Pillar Japanese Tree Lilac	5	1.5"	B&B	
EVERGREEN TREES						
AC	Abies concolor	Concolor Fir	7	8' TALL	B&B	
PGD	Picea glauca var. densata	Black Hills Spruce	12	8' TALL	B&B	
PS	Pinus strobus	Eastern White Pine	4	8' TALL	B&B	

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND.
DECIDUOUS SHRUBS					
AM	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	5	36" TALL	POT
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	11	36" TALL	POT
FGB	Fothergilla gardenii 'Beaver Creek'	Beaver Creek Fothergilla	17	18" TALL	POT
HMA	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Hydrangea	9	24" TALL	B&B
POS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	12	36" TALL	POT
RT	Rhus typhina	Staghorn sumac	36	48" TALL	POT
SJM	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	20	12" TALL	POT
SP	Syringa 'Penda'	Bloomerang Lilac	10	24" TALL	POT
VCC	Viburnum carlesii	Koreanspice Viburnum	10	36" TALL	POT
VT	Viburnum trilobum 'Alfredo'	Alfredo Cranberrybush Viburnum	7	48" TALL	POT
WR	Weigela 'Rumba'	Rumba Weigela	9	24" TALL	POT
EVERGREEN SHRUBS					
CFG	Chamaecyparis pisifera 'Golden Mops'	Golden Mops False Cypress	38	18" TALL	POT
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	9	12" TALL	POT
JSW	Juniperus scopulorum 'Welchii'	Welch Juniper	6	24" TALL	POT
JVB	Juniperus virginiana 'Blue Mountain'	Blue Mountain Juniper	20	24" TALL	POT
RP	Rhododendron 'P.J.M.'	P.J.M Rhododendron	7	36" TALL	POT
TCB	Tsuga canadensis 'Bennett'	Bennett Dwarf Canadian Hemlock	21	24" TALL	POT
TMT	Taxus x media 'Tauntonii'	Taunton Yew	23	24" TALL	B&B
TOH	Thuja occidentalis 'Hetzintsup'	Hetzintsup Arborvitae	4	24" TALL	B&B
TOS	Thuja occidentalis 'Smaragd'	Pyramidal Arborvitae	9	48" TALL	B&B

SITE LANDSCAPE PLAN - GENERAL NOTES

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0 20'

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DATE OF ISSUANCE September 4, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L101

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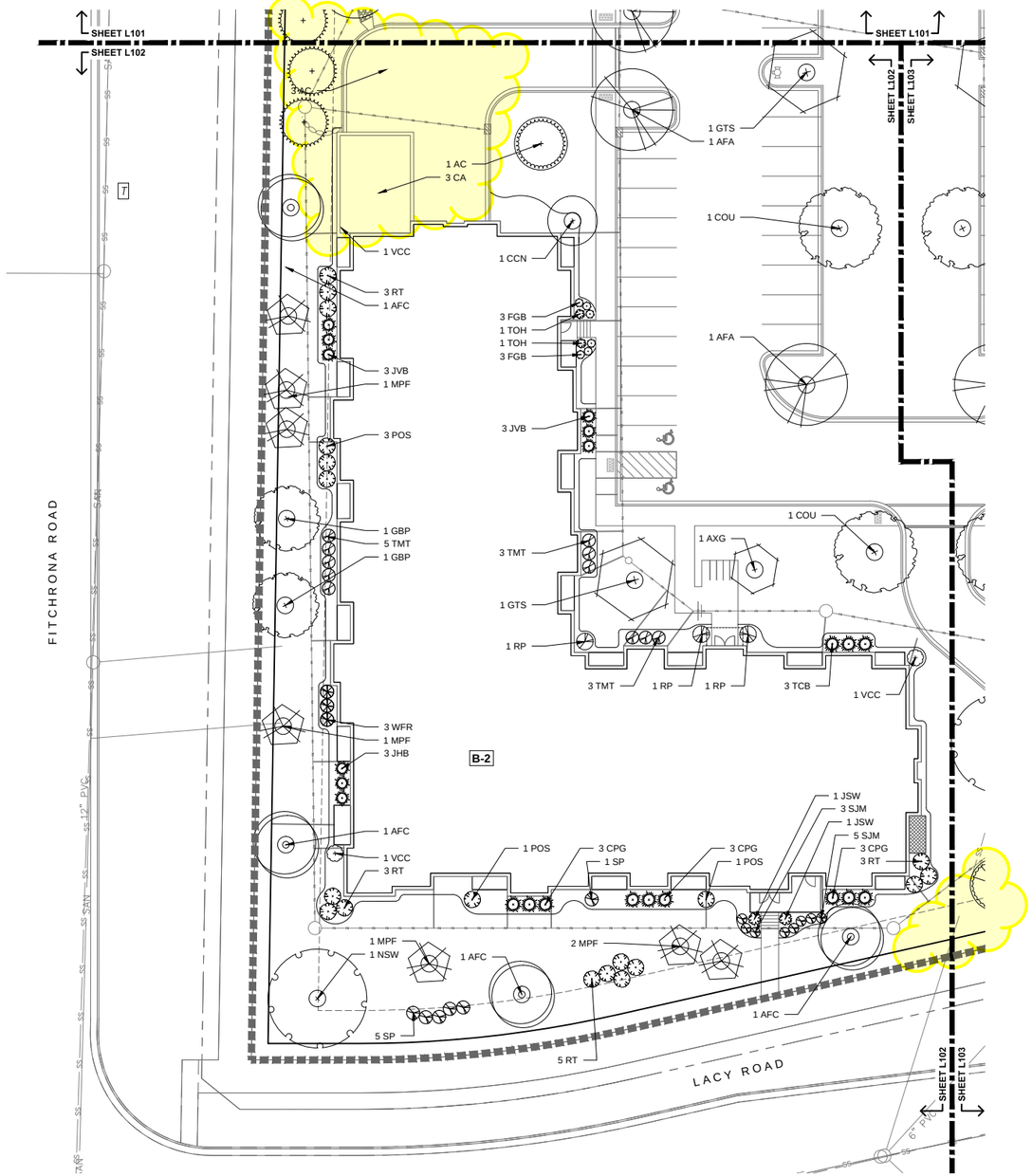

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AFC	Acer x freemanii 'Celebration'	Celebration Maple	5	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Red Maple	5	2.5"	B&B	
CK	Cornus kousa	Pagoda Dogwood	2	8' TALL	B&B	MULTI-STEM
CCJ	Cladrastus canadensis 'JN Strain'	JN Strain Musclewood	2	8' TALL	B&B	MULTI-STEM
CCN	Cercis canadensis 'Northern Strain'	Northern Strain Redbud	4	8' TALL	B&B	MULTI-STEM
CCL	Celtis occidentalis 'Lizzie'	Lizzie Hackberry	8	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	7	2.5"	B&B	
MPF	Malus 'Prairie Fire'	Prairie Fire Crabapple	10	8' TALL	B&B	MULTI-STEM
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	2.5"	B&B	
OV	Ostrya virginiana	Ironwood	5	8' TALL	B&B	MULTI-STEM
SRI	Syringa reticulata 'Ivory Pillar'	Ivory Pillar Japanese Tree Lilac	5	1.5"	B&B	
EVERGREEN TREES						
AC	Abies concolor	Concolor Fir	7	8' TALL	B&B	
PGD	Picea glauca var. densata	Black Hills Spruce	12	8' TALL	B&B	
PS	Pinus strobus	Eastern White Pine	4	8' TALL	B&B	
DECIDUOUS SHRUBS						
AM	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	5	36" TALL	POT	
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	11	36" TALL	POT	
FGB	Fothergilla gardenii 'Beaver Creek'	Beaver Creek Fothergilla	12	36" TALL	POT	
HMA	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Hydrangea	9	24" TALL	B&B	
POS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	12	36" TALL	POT	
RT	Rhus typhina	Staghorn sumac	36	48" TALL	POT	
SJM	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	20	12" TALL	POT	
SP	Syringa 'Penda'	Bloomerang Lilac	10	24" TALL	POT	
VCC	Viburnum carlesii	Koreanspice Viburnum	10	36" TALL	POT	
VT	Viburnum trilobum 'Alfredo'	Alfredo Cranberrybush Viburnum	7	48" TALL	POT	
WR	Weigela 'Rumba'	Rumba Weigela	9	24" TALL	POT	
EVERGREEN SHRUBS						
CPG	Chamaecyparis pisifera 'Golden Mop'	Golden Mop False Cypress	18	18" TALL	POT	
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	9	12" TALL	POT	
JSW	Juniperus scopulorum 'Wichita'	Wichita Juniper	8	24" TALL	POT	
JVM	Juniperus virginiana 'Blue Mountain'	Blue Mountain Juniper	20	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	7	36" TALL	POT	
TCB	Tsuga canadensis 'Bennett'	Bennett Dwarf Canadian Hemlock	21	24" TALL	POT	
TMT	Taxus x media 'Tauntoni'	Taunton Yew	23	24" TALL	B&B	
TOH	Thuja occidentalis 'Hetzii Columnar'	Hetzii Columnar Arborvitae	4	24" TALL	B&B	
TOS	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	9	48" TALL	B&B	

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DATE OF ISSUANCE September 4, 2015

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Mark	Description	Date

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L102

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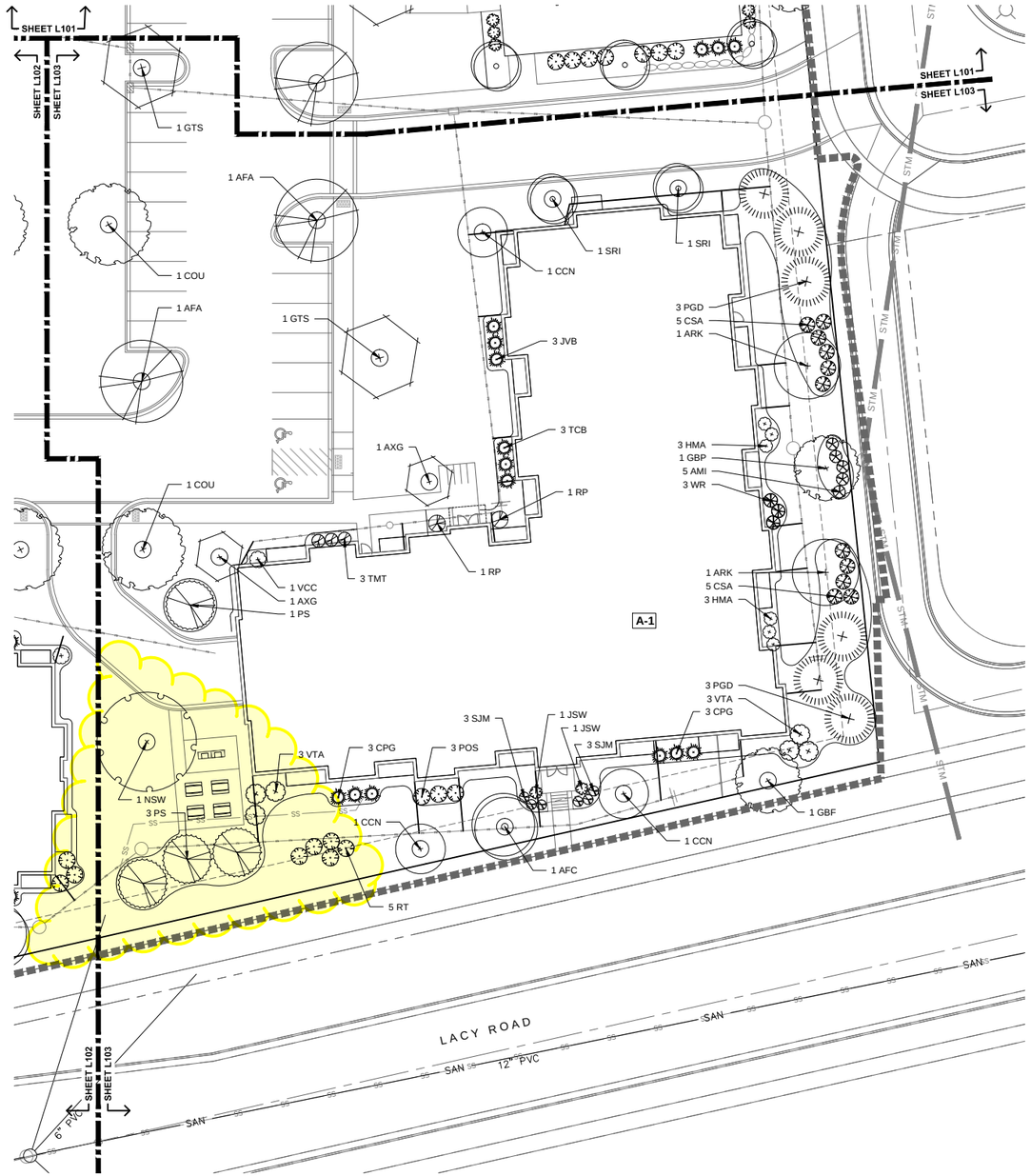

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LANDSCAPE SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND	NOTES
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AFA	Acer x freemanii 'Fall Fantasy'	Fall Fantasy Maple	8	2.5"	B&B	
AFC	Acer x freemanii 'Celebration'	Celebration Maple	5	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Red Maple	5	2.5"	B&B	
CJA	Cornus alternifolia	Pagoda Dogwood	2	8' TALL	B&B	MULTI-STEM
CCJ	Cercidiphyllum japonicum 'JN Strain'	JN Strain Katsuratree	2	8' TALL	B&B	MULTI-STEM
CCN	Cercis canadensis 'Northern Strain'	Northern Strain Redbud	4	8' TALL	B&B	MULTI-STEM
CCU	Celtis occidentalis 'Lizan'	Lizan Hackberry	8	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	7	2.5"	B&B	
MPF	Malus 'Prairie Fire'	Prairie Fire Crabapple	10	8' TALL	B&B	MULTI-STEM
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	2.5"	B&B	
OV	Ostrya virginiana	Ironwood	5	8' TALL	B&B	MULTI-STEM
SRI	Syringa reticulata 'Ivory Pillar'	Ivory Pillar Japanese Tree Lilac	5	1.5"	B&B	
EVERGREEN TREES						
AC	Abies concolor	Concolor Fir	7	8' TALL	B&B	
PGD	Picea glauca var. densata	Black Hills Spruce	12	8' TALL	B&B	
PS	Pinus strobus	Eastern White Pine	4	8' TALL	B&B	
DECIDUOUS SHRUBS						
AM	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	5	36" TALL	POT	
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	11	36" TALL	POT	
FOB	Fothergilla gardenii 'Beaver Creek'	Beaver Creek Fothergilla	12	36" TALL	POT	
HMA	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Hydrangea	9	24" TALL	B&B	
POS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	12	36" TALL	POT	
RT	Rhus typhina	Staghorn sumac	36	48" TALL	POT	
SJM	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	20	12" TALL	POT	
SP	Syringa 'Penda'	Bloomerang Lilac	10	24" TALL	POT	
VCC	Viburnum carlesii	Koreanspice Viburnum	10	36" TALL	POT	
VT	Viburnum trilobum 'Alfredo'	Alfredo Cranberrybush Viburnum	7	48" TALL	POT	
WR	Weigela 'Rumba'	Rumba Weigela	9	24" TALL	POT	
EVERGREEN SHRUBS						
CPG	Chamaecyparis pisifera 'Golden Mops'	Golden Mops False Cypress	18	18" TALL	POT	
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	9	12" TALL	POT	
JSW	Juniperus scopulorum 'Welchii'	Welch Juniper	8	24" TALL	POT	
JVS	Juniperus virginiana 'Blue Mountain'	Blue Mountain Juniper	20	24" TALL	POT	
RP	Rhododendron 'P.J.M.'	P.J.M Rhododendron	7	36" TALL	POT	
TCB	Tsuga canadensis 'Bennett'	Bennett Dwarf Canadian Hemlock	21	24" TALL	POT	
TMT	Taxus x media 'Tauntoni'	Taunton Yew	23	24" TALL	B&B	
TOH	Thuja occidentalis 'Hetzii Columnar'	Hetzii Arborvitae	4	24" TALL	B&B	
TOS	Thuja occidentalis 'Smaragd'	Pyramidal Arborvitae	9	48" TALL	B&B	

0 20'

JLA
architects + planners
JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
Madison, Wisconsin 53718
608.241.9500

JLA PROJECT NUMBER: 14-0515

Fiduciary
REAL ESTATE DEVELOPMENT, INC

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

CONSTRUCTION DOCUMENTS

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

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 OF ISSUANCE September 4, 2015

REVISION SCHEDULE

Mark	Description	Date

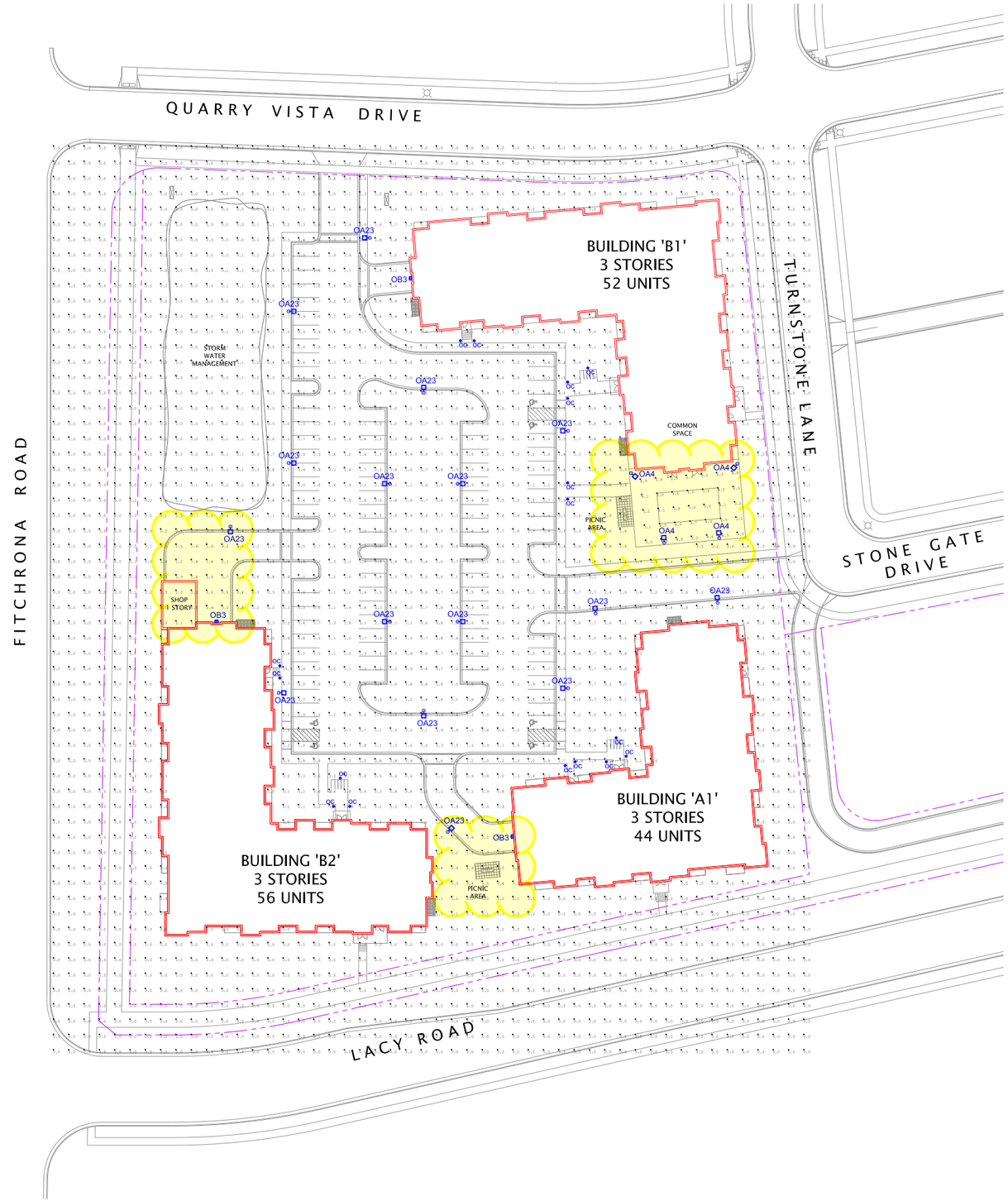
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L103

File: U:\User\140310\4\Drawings\landscape.dwg L103 Plotted: Sep 02, 2015 - 3:12pm



Luminaire Schedule

Qty	Label	Arrangement	Total Lamp Lumens	Lum. Lumens	LLF	Description
16	OA23	SINGLE	14000	9612	0.750	LUMARK + PFT11523P15
4	OA4	SINGLE	14000	7895	0.750	LUMARK + PFT1154FP15
3	OB3	SINGLE	N.A.	2649	0.875	LUMARK + XTOR3A
17	OC	SINGLE	N.A.	1209	0.940	LUMIERE + 303-B1-LEDB2-4000-UNV-T2-DIMELV-BZ-36

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE SITE	Illuminance	Fc	0.58	15.5	0.0	N.A.	N.A.
POOL AREA	Illuminance	Fc	3.82	4.9	2.9	1.32	1.69
POOL SURFACE	Illuminance	Fc	3.98	4.5	3.0	1.33	1.50
PARKING LOT & DRIVES	Illuminance	Fc	1.43	5.5	0.3	4.77	18.33

Enterprise Lighting LTD

QUARRY VISTA / ELAN
RESIDENTIAL DEVELOPMENT
FITCHBURG, WISCONSIN

SITE LIGHTING PLAN

DATE	SCALE	SHEET NUMBER
MAY 14, 2015	1" = 30'-0"	E1

Enterprise Lighting Ltd
Manufacturers' Representative

Date: Dec 10, 2014

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700
Fax: (262) 953-2710

Job Name
Quarry Vista - current site

Bid Date
Dec 10, 2014

Submittal Date
Dec 10, 2014

Submitted by Enterprise Lighting, LTD.			
Enterprise Ligh Manufacturers' Repres	**Job Name:** Quarry Vista - current site	**Catalog Number:** PFT11523P15 Notes:	**Type:** **OA23**

COOPER LIGHTING - LUMARK®

energy solutions

DESCRIPTION

The Lumark Tribute Pole/Fixture Combo features all you need for easy selection and installation for poles and fixtures. Including the quality, die-cast Triubte area luminaire and 8" arm complete with lamp, square straight steel pole and necessary anchorage. Available in single or dual fixture combinations.

The Tribute/Pole Combo is ideal for parking areas, access roadways and other general off street area/site lighting applications.

		Type
Catalog #		
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Rugged one-piece die-cast aluminum housing and door frame finished in dark bronze polyester powder paint. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless steel hinges allow toolless opening and removal of door frame. U.L. Listed and CSA certified for wet locations.

Reflector
Hydroformed anodized aluminum reflector offered in an adjustable Type II/III or a Type IV distribution. Optical modules are field rotatable in 90° increments and offered standard with medium or mogul-base lampholders.

Electrical
Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency.

Mounting
Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole.

Finish
Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint.

Pole
Shaft is one piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with (2) nuts, (2) flat washers, and (1) lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

DARK SKY COMPLIANT FCO Full Cutoff

PFT
TRIBUTE AND POLE COMBO

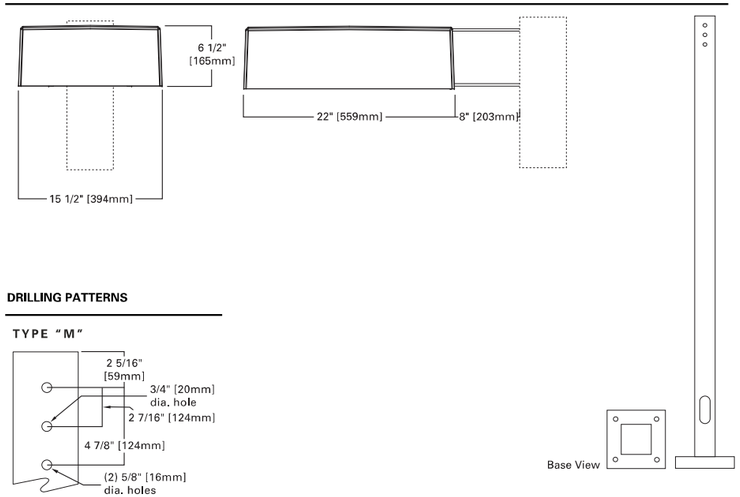
150 - 400 W
High Pressure Sodium
Pulse Start Metal Halide

15 ' - 30 '
Square Straight
Steel Pole

POLE AND FIXTURE COMBO

LAMP TYPE	WATTAGE
Pulse Start Metal Halide (MP)	150, 250, 320, 400W
High Pressure Sodium (HP)	150, 250, 400W

DIMENSIONS



DRILLING PATTERNS

TYPE "M"

TECHNICAL DATA (Fixture)

U.L. Wet Location Listed
CSA Certified
EISA Compliant Ⓔ

ENERGY DATA
Hi-Reactance Ballast Input Watts
150W HPS HPF (190 Watts)
150W MP HPF (185 Watts)

CWA Ballast Input Watts
250W MP HPF (283 Watts) Ⓔ
250W HPS HPF (295 Watts)
320W MP HPF (365 Watts) Ⓔ
400W MP HPF (452 Watts) Ⓔ
400W HPS HPF (465 Watts)

EPA
Effective Projected Area: (Sq. Ft.)
Single: 1.62
Dual: 3.24

SHIPPING DATA
Approximate Net Weight:
39 lbs. (17.73 kgs.)

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COOPER Lighting
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

Submitted by Enterprise Lighting, LTD.

Job Name: Quarry Vista - current site

Catalog Number: PFT11523P15

Notes:

Type: **OA23**

ORDERING INFORMATION

PFT TRIBUTE AND POLE COMBO

Sample Number: PFT1153H159N/AB

Series
- **PFT**=Tribute Pole Combo

Number of Fixtures
- **1**=1
- **2**=2

Lamp Wattage
- **15**=150W
- **25**=250W
- **32**=320W
- **40**=400W

Distribution
- **23**=Type II/III
- **4F**=Type IV Formed

Lamp Type [1]
- **P**=Pulse Start Metal Halide
- **H**=High Pressure Sodium

Pole Height
- **15**=15'
- **20**=20'
- **25**=25'
- **30**=30'

Zone
- **9**=90 MPH Wind Zone
- **0**=100 MPH Wind Zone

Options [2]
- **N/AB**=No Anchor Bolts (Used when ordered separately)

Notes: 1 8 inch arm and pole adapter included with fixture. Lamp Included with all PFT configurations.
2 N/AB models available by specifying N/AB (IE: PFT11523P15N/AB).
* Note: Supplied with Multi-Tap ballast 120/208/240/277 (wired 277V) with square straight steel shaft, anchor bolts, template, base cover and hardware.

Lamp Source/Number of Fixtures	Pole Height	Wattage	Distribution	80 MPH	90 MPH [1]	100 MPH [1]
HIGH PRESSURE SODIUM (HPS)						
Single Fixture	15' Pole	150W HPS	Type II/III	PFT11523H15 [2]	PFT11523H15 [2]	PFT11523H15 [2]
			Type IV	PFT1154FH15 [2]	PFT1154FH15 [2]	PFT1154FH15 [2]
	20' Pole	250W HPS	Type II/III	PFT12523H20 [2]	PFT12523H20 [2]	PFT12523H20 [2]
			Type IV	PFT1254FH20 [2]	PFT1254FH20 [2]	PFT1254FH20 [2]
		400W HPS	Type II/III	PFT14023H20 [2]	PFT14023H20 [2]	PFT14023H20 [2]
			Type IV	PFT1404FH20 [2]	PFT1404FH20 [2]	PFT1404FH20 [2]
	25' Pole	250W HPS	Type II/III	PFT12523H25 [2]	PFT12523H25 [2]	PFT12523H25 [2]
			Type IV	PFT1254FH25 [2]	PFT1254FH25 [2]	PFT1254FH25 [2]
		400W HPS	Type II/III	PFT14023H25 [2]	PFT14023H25 [2]	PFT14023H25 [2]
			Type IV	PFT1404FH25 [2]	PFT1404FH25 [2]	PFT1404FH25 [2]
	30' Pole	250W HPS	Type II/III	PFT12523H30 [3]	PFT12523H30 [3]	PFT12523H300 [4]
			Type IV	PFT1254FH30 [3]	PFT1254FH30 [3]	PFT1254FH300 [4]
		400W HPS	Type II/III	PFT14023H30 [3]	PFT14023H30 [3]	PFT14023H300 [4]
			Type IV	PFT1404FH30 [3]	PFT1404FH30 [3]	PFT1404FH300 [4]
Dual Fixture	15' Pole	150W HPS	Type II/III	PFT21523H15 [2]	PFT21523H15 [2]	PFT21523H15 [2]
			Type IV	PFT2154FH15 [2]	PFT2154FH15 [2]	PFT2154FH15 [2]
	20' Pole	250W HPS	Type II/III	PFT22523H20 [2]	PFT22523H20 [2]	PFT22523H20 [2]
			Type IV	PFT2254FH20 [2]	PFT2254FH20 [2]	PFT2254FH20 [2]
		400W HPS	Type II/III	PFT24023H20 [2]	PFT24023H20 [2]	PFT24023H20 [2]
			Type IV	PFT2404FH20 [2]	PFT2404FH20 [2]	PFT2404FH20 [2]
	25' Pole	250W HPS	Type II/III	PFT22523H25 [2]	PFT22523H25 [2]	PFT22523H250 [3]
			Type IV	PFT2254FH25 [2]	PFT2254FH25 [2]	PFT2254FH250 [3]
		400W HPS	Type II/III	PFT24023H25 [2]	PFT24023H25 [2]	PFT24023H250 [3]
			Type IV	PFT2404FH25 [2]	PFT2404FH25 [2]	PFT2404FH250 [3]
	30' Pole	250W HPS	Type II/III	PFT22523H30 [3]	PFT22523H309 [4]	PFT22523H300 [5]
			Type IV	PFT2254FH30 [3]	PFT2254FH309 [4]	PFT2254FH300 [5]
		400W HPS	Type II/III	PFT24023H30 [3]	PFT24023H309 [4]	PFT24023H300 [5]
			Type IV	PFT2404FH30 [3]	PFT2404FH309 [4]	PFT2404FH300 [5]
PULSE START METAL HALIDE (PSMH)						
Single Fixture	15' Pole	150W PSMH	Type II/III	PFT11523P15 [2]	PFT11523P15 [2]	PFT11523P15 [2]
			Type IV	PFT1154FP15 [2]	PFT1154FP15 [2]	PFT1154FP15 [2]
	20' Pole	250W PSMH	Type II/III	PFT12523P20 [2]	PFT12523P20 [2]	PFT12523P20 [2]
			Type IV	PFT1254FP20 [2]	PFT1254FP20 [2]	PFT1254FP20 [2]
		320W PSMH	Type II/III	PFT13223P20 [2]	PFT13223P20 [2]	PFT13223P20 [2]
			Type IV	PFT1324FP20 [2]	PFT1324FP20 [2]	PFT1324FP20 [2]
		400W PSMH	Type II/III	PFT14023P20 [2]	PFT14023P20 [2]	PFT14023P20 [2]
			Type IV	PFT1404FP20 [2]	PFT1404FP20 [2]	PFT1404FP20 [2]
	25' Pole	250W PSMH	Type II/III	PFT12523P25 [2]	PFT12523P25 [2]	PFT12523P25 [2]
			Type IV	PFT1254FP25 [2]	PFT1254FP25 [2]	PFT1254FP25 [2]
		320W PSMH	Type II/III	PFT13223P25 [2]	PFT13223P25 [2]	PFT13223P25 [2]
			Type IV	PFT1324FP25 [2]	PFT1324FP25 [2]	PFT1324FP25 [2]
		400W PSMH	Type II/III	PFT14023P25 [2]	PFT14023P25 [2]	PFT14023P25 [2]
			Type IV	PFT1404FP25 [2]	PFT1404FP25 [2]	PFT1404FP25 [2]
	30' Pole	250W PSMH	Type II/III	PFT12523P30 [3]	PFT12523P30 [3]	PFT12523P300 [4]
			Type IV	PFT1254FP30 [3]	PFT1254FP30 [3]	PFT1254FP300 [4]
		320W PSMH	Type II/III	PFT13223P30 [3]	PFT13223P30 [3]	PFT13223P300 [4]
			Type IV	PFT1324FP30 [3]	PFT1324FP30 [3]	PFT1324FP300 [4]
		400W PSMH	Type II/III	PFT14023P30 [3]	PFT14023P30 [3]	PFT14023P300 [4]
			Type IV	PFT1404FP30 [3]	PFT1404FP30 [3]	PFT1404FP300 [4]
Dual Fixture	15' Pole	150W PSMH	Type II/III	PFT21523P15 [2]	PFT21523P15 [2]	PFT21523P15 [2]
			Type IV	PFT2154FP15 [2]	PFT2154FP15 [2]	PFT2154FP15 [2]
	20' Pole	250W PSMH	Type II/III	PFT22523P20 [2]	PFT22523P20 [2]	PFT22523P20 [2]
			Type IV	PFT2254FP20 [2]	PFT2254FP20 [2]	PFT2254FP20 [2]
		320W PSMH	Type II/III	PFT23223P20 [2]	PFT23223P20 [2]	PFT23223P20 [2]
			Type IV	PFT2324FP20 [2]	PFT2324FP20 [2]	PFT2324FP20 [2]
		400W PSMH	Type II/III	PFT24023P20 [2]	PFT24023P20 [2]	PFT24023P20 [2]
			Type IV	PFT2404FP20 [2]	PFT2404FP20 [2]	PFT2404FP20 [2]
	25' Pole	250W PSMH	Type II/III	PFT22523P25 [2]	PFT22523P25 [2]	PFT22523P250 [3]
			Type IV	PFT2254FP25 [2]	PFT2254FP25 [2]	PFT2254FP250 [3]
		320W PSMH	Type II/III	PFT23223P25 [2]	PFT23223P25 [2]	PFT23223P250 [3]
			Type IV	PFT2324FP25 [2]	PFT2324FP25 [2]	PFT2324FP250 [3]
		400W PSMH	Type II/III	PFT24023P25 [2]	PFT24023P25 [2]	PFT24023P250 [3]
			Type IV	PFT2404FP25 [2]	PFT2404FP25 [2]	PFT2404FP250 [3]
	30' Pole	250W PSMH	Type II/III	PFT22523P30 [3]	PFT22523P309 [4]	PFT22523P300 [5]
			Type IV	PFT2254FP30 [3]	PFT2254FP309 [4]	PFT2254FP300 [5]
		320W PSMH	Type II/III	PFT23223P30 [3]	PFT23223P309 [4]	PFT23223P300 [5]
			Type IV	PFT2324FP30 [3]	PFT2324FP309 [4]	PFT2324FP300 [5]
		400W PSMH	Type II/III	PFT24023P30 [3]	PFT24023P309 [4]	PFT24023P300 [5]
			Type IV	PFT2404FP30 [3]	PFT2404FP309 [4]	PFT2404FP300 [5]

Refer to In Stock Guide for availability.

NOTES: 1 0 or 9 are noted where needed to designate a heavier gauge pole.
2 Supplied with 4A Square Straight Steel shaft (SSS), anchor bolts (AB1), template (TMP1) Hardware and base cover. 15' combo SSS4A15SFM4, 20' combo SSS4A20SFM4 and 25' combo SSS4A25SFM4.
3 Supplied with 5A Square Straight Steel shaft (SSS), anchor bolts (AB1), template (TMP1) Hardware and base cover. 25' combo SSS5A25SFM4 and 30' combo SSS5A30SFM4.
4 Supplied with 5M Square Straight Steel shaft (SSS), anchor bolts (AB1), template (TMP1) Hardware and base cover. 30' combo SSS5M30SFM4.
5 Supplied with 6M Square Straight Steel shaft (SSS), anchor bolts (AB3), template (TMP2) Hardware and base cover. 30' combo SSS6M30SFM4.

Submitted by Enterprise Lighting, LTD.

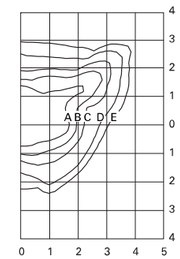
Job Name: Quarry Vista - current site

Catalog Number: PFT11523P15

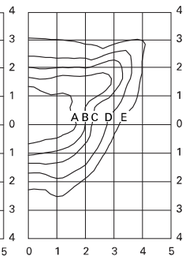
Notes:

Type: **OA23**

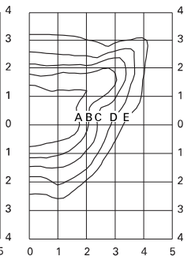
PHOTOMETRICS (Complete IES files available at www.cooperlighting.com)



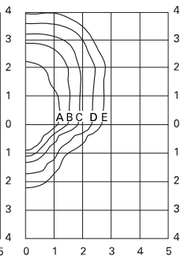
PFT12523P25
250—Watt MP
22,000—Lumen Clear Lamp
Type III Formed



PFT13223P25
320—Watt MP
30,000—Lumen Clear Lamp
Type III Formed



PFT14023P25
400—Watt MP
40,000—Lumen Clear Lamp
Type III Formed



PFT14023H25
400—Watt HP
50,000—Lumen Clear Lamp
Type IV

Footcandle Table
Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	**2.00**	**1.00**	**0.50**	**0.20**	**0.10**
30'	1.38	1.69	0.34	0.13	0.06

COOPER Lighting
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.
Lumark • Customer First Center • 1121 Highway 74 South • Peachtree City, GA 30269 • TEL 770.486.4800 • FAX 770.486.4801

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Submitted by Enterprise Lighting, LTD.

Job Name: Quarry Vista - current site

Catalog Number: XTOR3A

Notes:

Type: OB3

LUMARK®

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaries are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 70% of initial light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

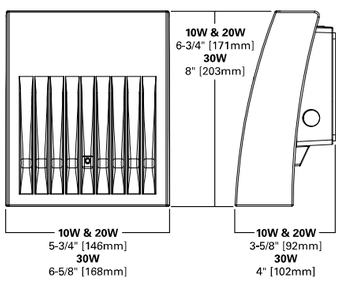
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year limited warranty.

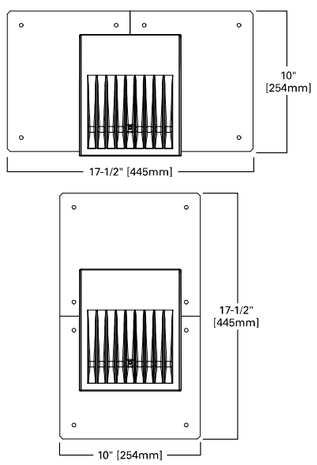
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ARRA Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Lighting Facts® Registered
DesignLights Consortium® Qualified*
Title 24 Compliant

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area:
(Sq. Ft.)
XTOR1A/XT0R2A=0.34
XTOR3A = 0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

Cooper Lighting
by EATON

*www.designlights.org

ADH111091
2013-09-27 13:51:17

Submitted by Enterprise Lighting, LTD.

Job Name: Quarry Vista - current site

Catalog Number: XTOR3A

Notes:

Type: OB3

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
10W Model		
25°C	> 91%	> 350,000
40°C	> 91%	> 340,000
50°C	> 91%	> 330,000
20W Model		
25°C	> 91%	> 340,000
40°C	> 90%	> 320,000
50°C	> 90%	> 300,000
30W Model		
25°C	> 91%	> 340,000
40°C	> 91%	> 320,000
50°C	> 90%	> 300,000

LUMENS - CRI/CCT TABLE

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens (Wall Mount)	734	1432	1323	2649	2273
Delivered Lumens (With Flood Accessory Kit)	713	1424	1315	2614	2243
B.U.G. Rating*	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0
CCT (Kelvin)	5000	5000	3500	5000	3500
CRI (Color Rendering Index)	67	65	68	65	68
Power Consumption (Watts)	8W	21W	21W	30W	30W

* B.U.G. Rating does not apply to floodlighting.

CURRENT DRAW

Voltage	Model Series		
	10W	20W	30W
120V	0.06A	0.21A	0.29A
208V	0.04A	0.13A	0.18A
240V	0.04A	0.12A	0.16A
277V	0.03A	0.10A	0.14A
347V	0.03A	0.08A	0.11A

ORDERING INFORMATION

Sample Number: XTOR2A-N-WT-PC1

Series [1]	LED Kelvin Color [2]	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1A=Small Door, 10W **XTOR2A**=Small Door, 20W **XTOR3A**=Small Door, 30W	**[Blank]**=Bright White (Standard) 5000K **N**=Neutral Warm White, 3500K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White	**347V**=347V [3] **PC1**=Photocontrol 120V [3] **PC2**=Photocontrol 208-277V [3, 4] **HA**=50 C High Ambient [5]	**WG/XTOR**=Wire Guard [6] **XTORFLD-KNC**=Knuckle Floodlight Kit [7] **XTORFLD-TRN**=Trunnion Floodlight Kit [7] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, White [7] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, White [7]

NOTES: 1 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. **2** XTOR1A not available in 3500K. **3** Photocontrols are factory installed. **4** Order PC2 for 347V models. **5** Thru-branch wiring not available with HA option or with 347V. **6** Wire guard for wall/surface mount. Not for use with floodlight kit accessory. **7** Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A=10W, 5000K, Carbon Bronze	XTOR2A=20W, 5000K, Carbon Bronze	XTOR3A=30W, 5000K, Carbon Bronze
XTOR1A-WT=10W, 5000K, Summit White	XTOR2A-N=20W, 3500K, Carbon Bronze	XTOR3A-N=30W, 3500K, Carbon Bronze
XTOR1A-PC1=10W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT=20W, Summit White	XTOR3A-WT=30W, Summit White
	XTOR2A-PC1=20W, 120V PC, Carbon Bronze	XTOR3A-PC1=30W, 120V PC, Carbon Bronze

5 Days Quick-Ship

5-DAY QUICK SHIP ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A-WT-PC1=10W, 5000K, Summit White, 120V PC	XTOR2A-PC2=20W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2=30W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1=20W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1=30W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2=20W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2=30W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT=20W, 3500K, Summit White	XTOR3A-N-WT=30W, 3500K, Summit White
	XTOR2A-N-PC1=20W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1=30W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2=20W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2=30W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WHT-PC1=20W, 3500K, Summit White, 120V PC	XTOR3A-N-WHT-PC1=30W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2=20W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2=30W, 3500K, Summit White, 208-277V PC

Cooper Lighting
by EATON

Eaton
1000 Eaton Boulevard
Cleveland, OH 44122
United States
Eaton.com

Eaton's Cooper Lighting Business
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

ADH111091
2013-09-27 13:51:17

Submitted by Enterprise Lighting, LTD.	Job Name:	Catalog Number:	Type:
Enterprise Ligh Manufacturers' Repres	Quarry Vista - current site	303-B1-LEDB2-4000-UNV-T2-DIMELV-BZ-36 Notes:	OC

lumière

DESCRIPTION

Eon 303 - B1 and 303 - B2 are compact, low profile, dimmable, LED bollards that provide downlight only via a fixed head. 303 - B1 has a single head on one side of the luminaire and 303 - B2 has two, integrated heads coming off opposite sides of the luminaire. 303 - B1 and 303 - B2 come standard with universal input LED drivers (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating. Our patented LumaLevelTM leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Material

Head is precision-machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and mounting base is cast from corrosion resistant silicone aluminum alloy.

B ... Finish

Fixture and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. Mounting base is painted black. Fixture housing and head are available in a variety of standard colors. In addition to the standard five colors offered by Lumiere, the Eon bollards are also available in colors to match other outdoor Cooper brands, such as Invue. See the Finish section in the ordering detail for more information.

C ... Lens

Clear, tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock. EDGE LIT option: when specified with the EDGE option, the glass will be slightly thicker, clear, tempered and sealed in the same manner referenced above. The added glass thickness will offer a brigher line of light around the edge of the glass that will accentuate the fixture's aesthetics and styling.

D ... Adjustable Mounting Base

Cast aluminum mounting base is equipped with the patented LumaLevelTM leveling system that includes mounting chassis, 70 shore neoprene base, stainless steel hardware and 3/4" conduit entry. It provides quick installation, easy adjustment, secure mounting and protection from vibration.

E ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

F ... Electrical

Both models come standard with universal input LED drivers (120-277, 50/60Hz). The standard driver is ELV reverse phase dimmable.

G ... LED

LEDs are included and available in three color temperatures (2700K, 3000K & 4000K) and a variety of optics. Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic. 303 - B1 comes standard with two mini lightbars and 303 - B2 comes standard with four mini lightbars.

H ... Labels & Approvals

UL and cUL listed, standard wet label. IP66 rated.

I ... Warranty

Lumiere warrants it's fixtures against defects in materials & workmanship for five (5) years. Auxiliary equipment such as transformers, ballasts and LED drivers carry the original manufacturer's warranty.

EON

303-B1 / 303-B2

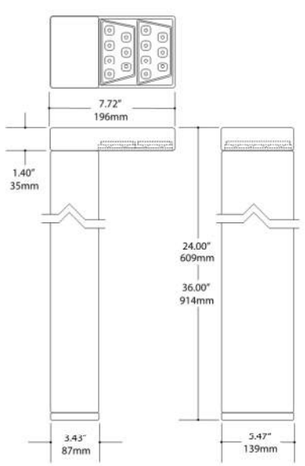
15.5 W LED
31 W LED

LED

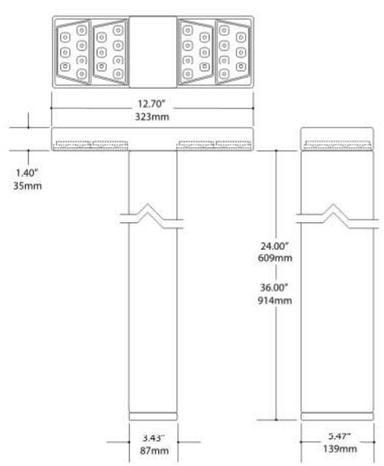
BOLLARD

IP66

303-B1



303-B2



COOPER Lighting
www.cooperlighting.com

Specification and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

Submitted by Enterprise Lighting, LTD.	Job Name:	Catalog Number:	Type:
Enterprise Ligh Manufacturers' Repres	Quarry Vista - current site	303-B1-LEDB2-4000-UNV-T2-DIMELV-BZ-36 Notes:	OC

LED INFORMATION

LED	Watts	Distribution	Total Lumens	CRI	°K	Life (hrs.)	Volts
LEDB2 - 2700 - T2	15.5	Type II - Lateral Throw	725	95	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 2700 - T4	15.5	Type IV - Forward Throw	709	85	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 2700 - T5X	15.5	Type V - Flood	626	65	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 3000 - T2	15.5	Type II - Lateral Throw		95	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 3000 - T4	15.5	Type IV - Forward Throw		85	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 3000 - T5X	15.5	Type V - Flood		65	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 4000 - T2	15.5	Type II - Lateral Throw	1209	95	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 4000 - T4	15.5	Type IV - Forward Throw	1181	85	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 4000 - T5X	15.5	Type V - Flood	1044	65	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 2700 - T2	31	Type II - Lateral Throw	1436	95	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 2700 - T4	31	Type IV - Forward Throw	1410	85	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 2700 - T5X	31	Type V - Flood	1247	65	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 3000 - T2	31	Type II - Lateral Throw		95	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 3000 - T4	31	Type IV - Forward Throw		85	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 3000 - T5X	31	Type V - Flood		65	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 4000 - T2	31	Type II - Lateral Throw	2393	95	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 4000 - T4	31	Type IV - Forward Throw	2350	85	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 4000 - T5X	31	Type V - Flood	2078	65	4000	50000	Universal Input (120 - 277V, 50/60Hz)

NOTES AND FORUMULAS

- Apply appropriate light loss factors where necessary.
- Photometry is LM-79 compliant.

ORDERING INFORMATION

Sample Number: 303 - B1 - LEDB1 - 3000 - UNV - T2 - BZ

Series
- **303-B1 =** LED single head bollard
- **303-B2 =** LED dual head bollard

Quantity of Mini Lightbars
- **LEDB2 =** Light Emitting Diode, Rev B., Two Mini Lightbar (B1 only)
- **LEDB4 =** Light Emitting Diode, Rev B., Four Mini Lightbars (B2 only)

Color Temperature
- **2700** = 2700K
- **3000** = 3000K
- **4000** = 4000K

Input Voltage
- **UNV** = Universal 120 - 277V, 50/60Hz

Optics
- **T2 =** Type II, Lateral Throw
- **T4 =** Type IV, Forward Throw
- **T5X =** Type V, Extra Wide Flood

Consult factory for other optics

Dimming
- **DIMELV =** Trailing Edge Phase Dimming Driver

Finish

Painted
- **BK** = Black
- **BZ** = Bronze
- **CS** = City Silver
- **VE** = Verde
- **WT** = White
- **AP** = Grey (Invue)
- **DP** = Dark Platinum (Invue)
- **GM** = Graphite Metallic (Invue)

Height
- **24** = 24" Height
- **36** = 36" Height

Options
- **EDGE =** Edgelit Clear Tempered Glass Lens

COOPER Lighting
www.cooperlighting.com

Specification and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

MASTERPLAN DATA

BLDG	UNITS							PARKING			
	ST	1BR	1BR+	2BR	2BR+	TOTAL	BR'S	COVERED	SURFACE	TOTAL	RATIO
A1	3	15	9	14	3	44	58	44	26	70	1.59/UNIT
B1	3	17	13	16	3	52	68	52	32	84	1.62/UNIT
B2	4	19	15	15	3	56	70	53	31	84	1.50/UNIT
T.	10	51	37	45	9	152	196	149	89	238	1.57/UNIT
	6%	34%	24%	30%	6%						1.21/BR

PARKING NOTES:
COVERED VEHICULAR & BICYCLE PARKING COUNTS ARE MINIMUM. SURFACE PARKING COUNTS ARE MAXIMUM. COVERED BICYCLE PARKING SHALL BE PROVIDED IN THE LOWER LEVEL BY INDIVIDUAL STORAGE LOCKERS OR WALL/CEILING HOOKS ABOVE AUTOMOBILE SPACES.

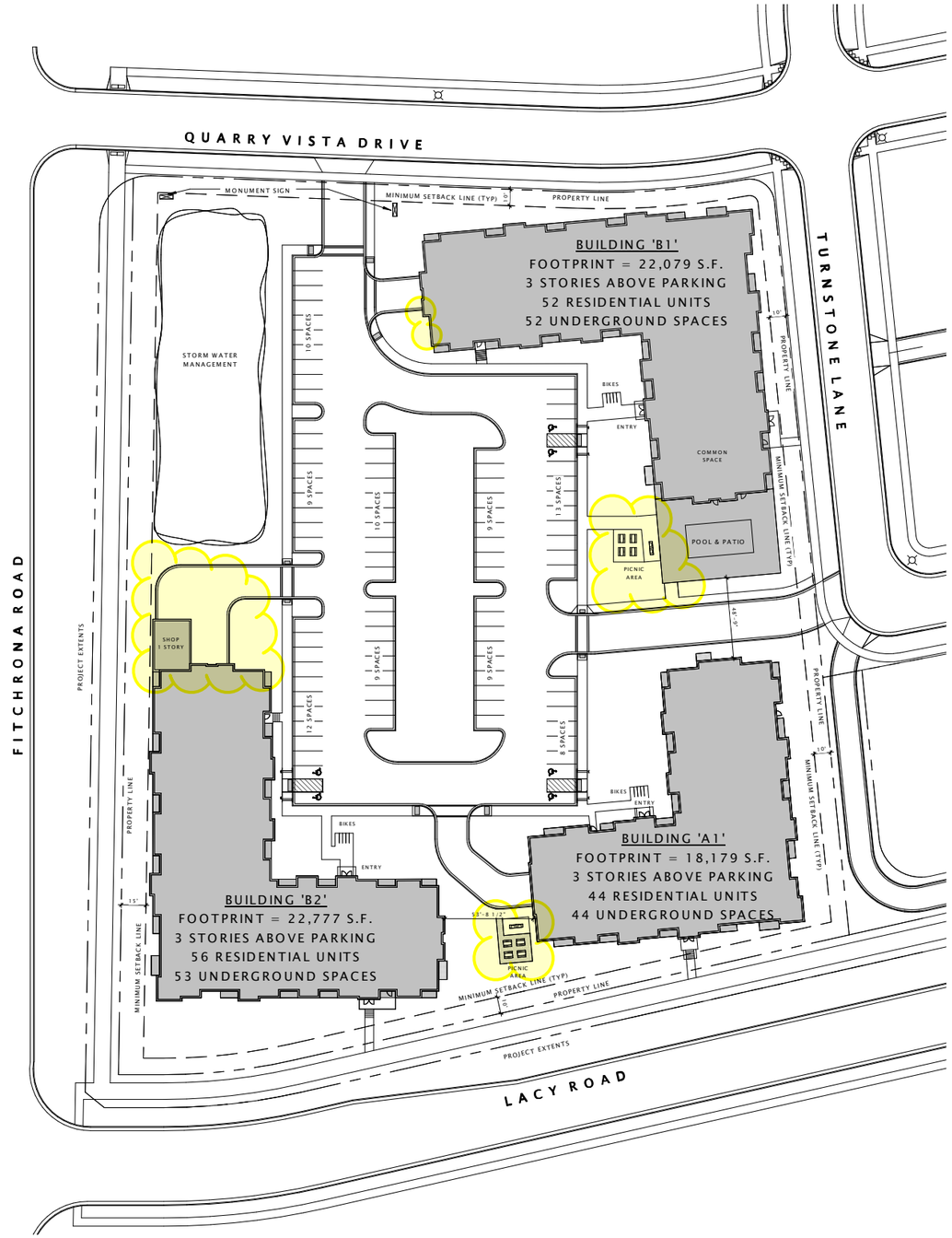
LANDSCAPING NOTES:
ALL LANDSCAPING ELEMENTS SHOWN ON THIS MASTERPLAN ARE CONCEPTUAL ONLY. SEE LANDSCAPE PLANS FOR INFORMATION AND DETAILS REGARDING THE ACTUAL LANDSCAPING FOR THIS PROJECT.

EXTERIOR SITE LIGHTING:
ALL EXTERIOR LIGHTING SHALL BE ESTABLISHED, DIRECTED, AND MAINTAINED SO AS NOT TO BE CAST DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR NEIGHBORING PROPERTIES-- OR BE LIGHTED IN INTENSITY OR COLORS SERIOUSLY DISTURBING TO NEIGHBORING PROPERTIES (PER CITY OF FITCHBURG ZONING CODE SECTION 22-607 (B)10.)

SEE THE FOLLOWING SHEETS FOR ADDITIONAL SITE INFORMATION:

SHEET ASP101-A1	BUILDING 'A1'
SHEET ASP101-B1	BUILDING 'B1'
SHEET ASP101-B2	BUILDING 'B2'

ZONING REQUIREMENT	DESIGN VALUE	CALCULATIONS
SITE DENSITY	31.40 Units/Acre	152 Units / 4.84 AC. = 31.40
BUILDING COVERAGE	29.9% of Parcel	63,035 S.F. / 210,871 S.F. = 29.9%
FLOOR AREA RATIO	83.7% of Parcel	176,601 S.F. / 210,871 S.F. = 83.7%
IMPERVIOUS SURFACE	58.2% of Parcel	122,676 S.F. / 210,871 S.F. = 58.2%
LANDSCAPE AREA	41.8% of Parcel	88,195 S.F. / 210,871 S.F. = 41.8%



18 ARCHITECTURAL SITE PLAN
1" = 40'-0"

JLA
architects + planners
JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
Madison, Wisconsin 53718
608.241.9500
JLA PROJECT NUMBER: 14-0515

Fiduciary
REAL ESTATE DEVELOPMENT, INC

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

SIP - AMENDMENT

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE
ARCHITECTURAL SITE PLAN - OVERALL

SHEET NUMBER
ASP100

ELAN

apartments

ELAN RESIDENTIAL DEVELOPMENT

Fitchrona & Lacy Rd. Fitchburg, Wisconsin

JLA architects

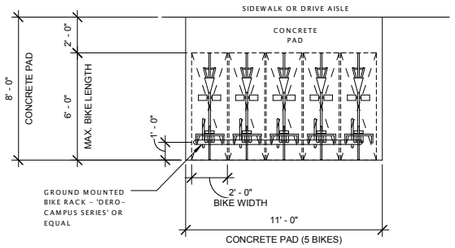
SIP – AMENDMENT

BUILDING: A1

Fiduciary REAL ESTATE DEVELOPMENT, INC

JLA PROJECT NUMBER: 14-0515

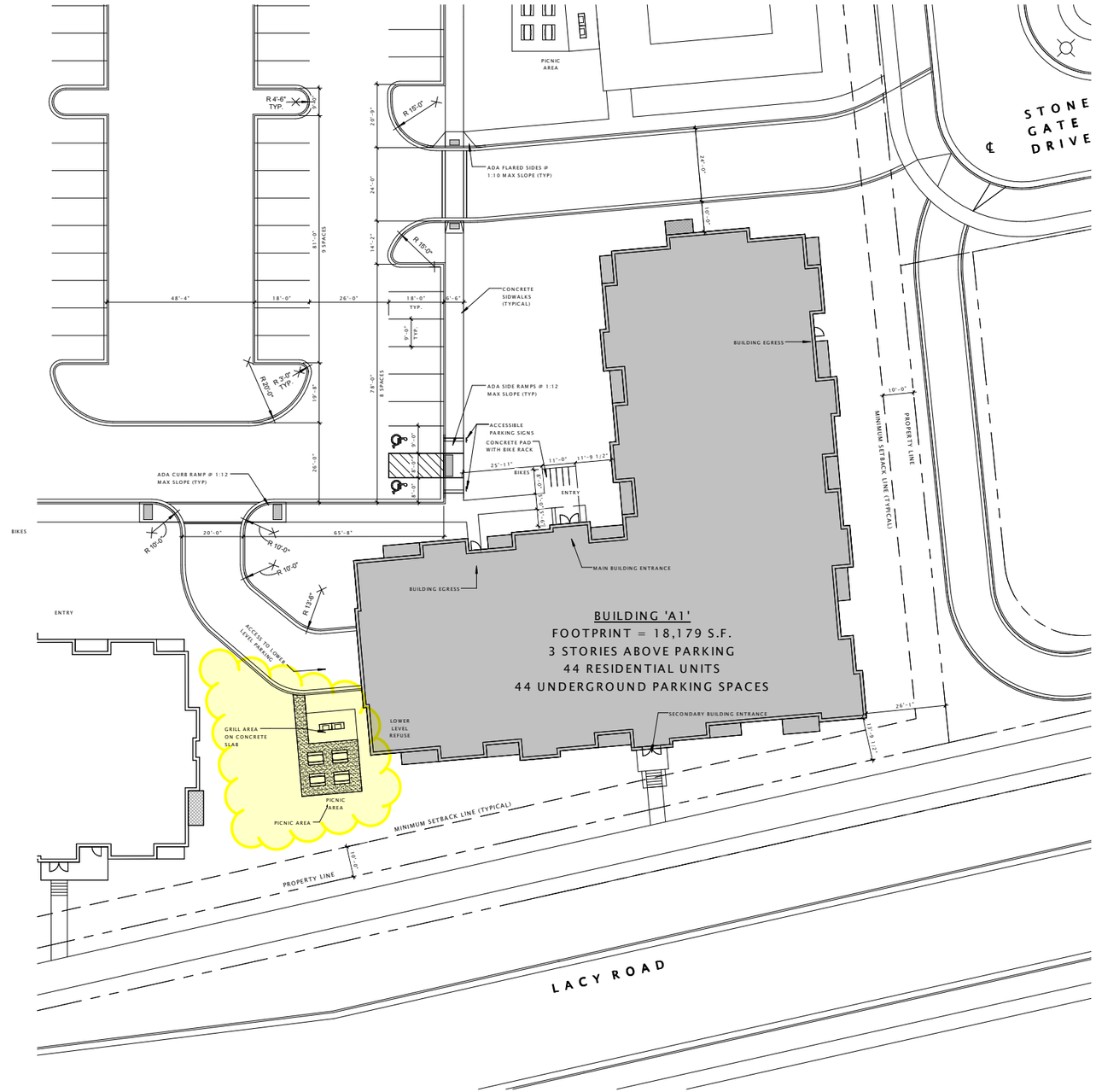
SEPTEMBER 9, 2015



EXTERIOR BIKE PARKING
1/4" = 1'-0"

EXAMPLE OF THE STYLE OF NIKE RACK TO BE LOCATED AT THE EXTERIOR OF EACH BUILDING (SEE SITE PLANS FOR LOCATIONS).

EXTERIOR BIKE RACK STYLE
1/8" = 1'-0"



18 ARCHITECTURAL SITE PLAN - 'A1' BLDG
1" = 20'-0"

JLA
architects + planners
JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
Madison, Wisconsin 53738
608.241.9500

JLA PROJECT NUMBER: 14-0515

Fiduciary
REAL ESTATE DEVELOPMENT, INC

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

SIP - AMENDMENT

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE SEPTEMBER 9, 2015

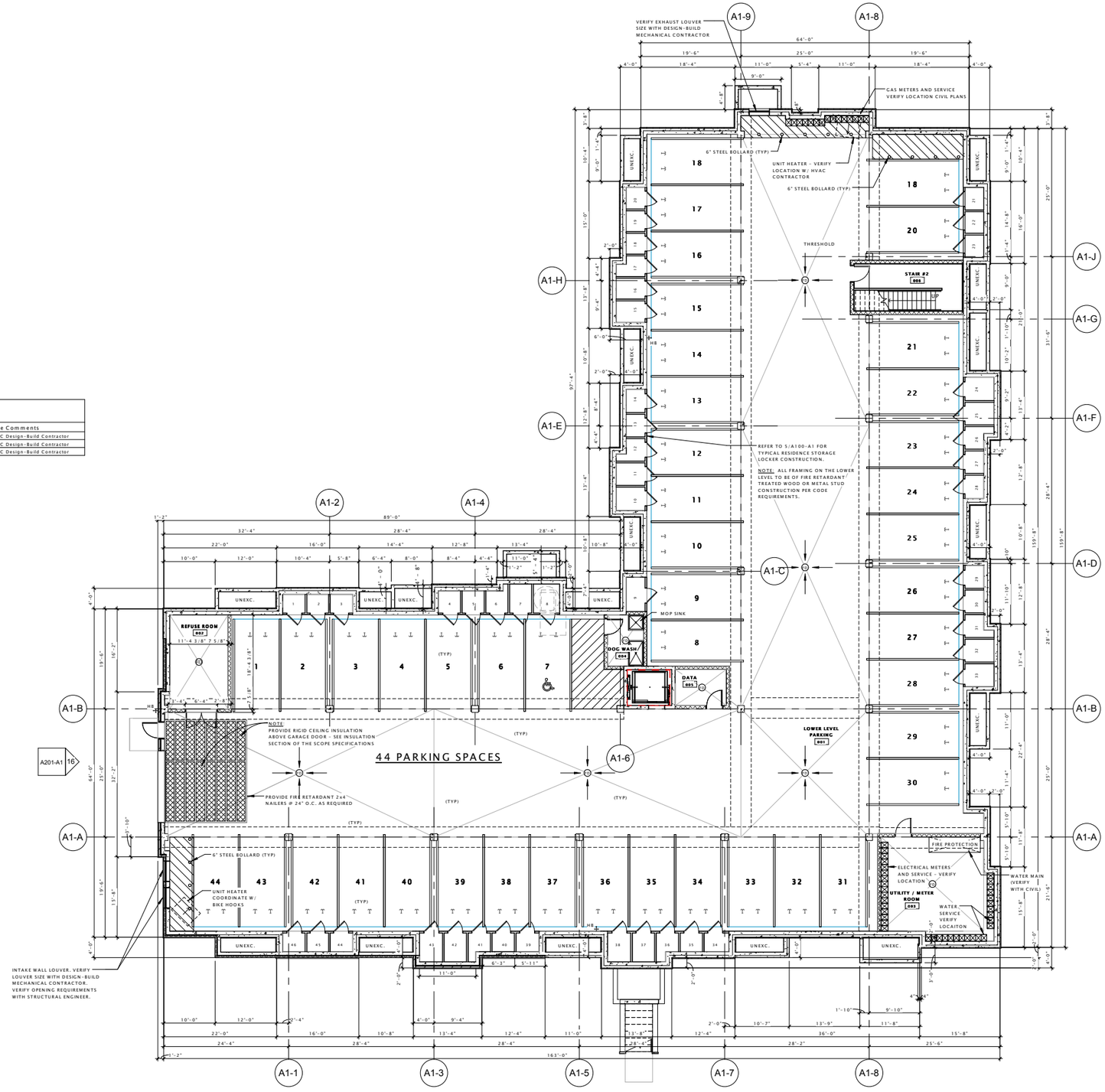
SHEET TITLE

ARCHITECTURAL SITE PLAN - BUILDING 'A1'

SHEET NUMBER

ASP101-A1

LOUVER SCHEDULE							
Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6' - 0"	6' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor



17 BUILDING 'A1' - LOWER LEVEL PLAN
3/32" = 1'-0"

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

JLA
architects + planners
JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
Madison, Wisconsin 53718
608.241.9500

JLA PROJECT NUMBER: 14-0515

Fiduciary REAL ESTATE DEVELOPMENT, INC

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

SIP - AMENDMENT

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

BUILDING 'A1' LOWER LEVEL PLAN

SHEET NUMBER

A100-A1

WINDOW SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U FACTOR	ENERGY ANALYSIS SHGC	DLO AREA	VENT AREA	Type Comments
A	3' - 0"	6' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	13.9 SF	7.0 SF	Grid Pattern As Shown
B	3' - 4"	6' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	15.7 SF	7.9 SF	Grid Pattern As Shown
C	5' - 0"	6' - 0"	Vinyl Single Hung - Twin	PlyGem Windows and Doors	2-6W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
D	6' - 0"	6' - 0"	Vinyl Single Hung - Twin	PlyGem Windows and Doors	3-0W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
E	9' - 0"	6' - 0"	Vinyl Single Hung - Triple	PlyGem Windows and Doors	3-0W TRIPLE 5-0H	WHITE	0.32	0.28	41.7 SF	23.8 SF	Grid Pattern As Shown
FD	3' - 0"	6' - 10"	Single French Door - Hinged	PlyGem Windows and Doors	3-0W 6-10H	WHITE	0.33	0.23	11.5 SF	18.0 SF	No Grilles
G	2' - 8"	4' - 0"	Vinyl Single Hung - Fixed	PlyGem Windows and Doors	2-8W 4-0H PICTURE	WHITE	0.30	0.28	7.7 SF	0.0 SF	Grid Pattern As Shown
H	6' - 0"	6' - 10"	2-Panel Vinyl Sliding Patio Door	PlyGem Windows and Doors	6-0W 6-10H	WHITE	0.29	0.29	31.6 SF	17.3 SF	No Grilles
J	3' - 0"	5' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 5-0H	WHITE	0.32	0.28	10.9 SF	5.7 SF	Grid Pattern As Shown

LOUVER SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6' - 0"	6' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor

BUILDING A1 - FIRST FLOOR UNIT SCHEDULE

UNIT NO.	PLAN TYPE	AREA
110	PLAN C2	850 SF
111	PLAN C2M	850 SF
112	PLAN B1.1	752 SF
113	PLAN D1M	1173 SF
114	PLAN D1.1M	1148 SF
115	PLAN C1	1011 SF
116	PLAN B1.1M	752 SF
118	PLAN E1	1307 SF
120	PLAN B1A	729 SF
122	PLAN B1	729 SF
124	PLAN B1.1M	752 SF
125	PLAN A1	574 SF
126	PLAN D2M	1182 SF
127	PLAN D2	1182 SF

ENLARGED UNIT SHEET LISTING

SHEET	PLAN TYPES
A410	A1, A1.1, A1M, A1.1M, A2
A411	B1, B1.1, B1.2, B1M, B1.1M, B1.2M
A412	B1A, B1.1A, D1.1A
A413	B2, B2M
A414	C1
A415	C2, C2.1, C2M, C2.1M
A416	C3, C3.1, C3M, C3.1M
A417	D1, D1.2, D1.4, D1.5, D1.6
A418	D1M, D1.1M, D1.3M, D1.4M, D1.5M, D1.6M
A419	D2, D2.1, D2M, D2.1M
A420	E1, E1.1, E1M, E1.1M

WINDOW NOTES:

1. ALL WINDOWS AND PATIO DOORS SHALL BE VINYL WINDOWS. SEE SPECIFICATIONS FOR MORE INFORMATION.
2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS.
3. CONTRACTOR MAY PROVIDE ALTERNATE WINDOW MANUFACTURER WITH OWNER AND ARCHITECT APPROVAL. ALTERNATE WINDOWS MUST EQUAL SPECIFIED WINDOWS IN QUALITY, PERFORMANCE, AND APPEARANCE.
4. TEMPER ALL GLASS AT THE FOLLOWING LOCATIONS:
   - WITHIN 24" FROM DOORS
   - WITHIN 18" FROM FINISHED FLOOR
   - IN ALL DOORS
   - ABOVE TUB ENCLOSURES.

17 BUILDING 'A1' - FIRST FLOOR PLAN
3/32" = 1'-0"

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

JLA
architects + planners
JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
Madison, Wisconsin 53718
608.241.9500

JLA PROJECT NUMBER: 14-0515

Fiduciary REAL ESTATE DEVELOPMENT, INC

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SIP - AMENDMENT

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

BUILDING 'A1' FIRST FLOOR PLAN

SHEET NUMBER

A101-A1

WINDOW SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U FACTOR	ENERGY ANALYSIS SHGC	DLO AREA	VENT AREA	Type Comments
A	3' - 0"	6' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	13.9 SF	7.0 SF	Grid Pattern As Shown
B	3' - 4"	6' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	15.7 SF	7.9 SF	Grid Pattern As Shown
C	5' - 0"	6' - 0"	Vinyl Single Hung - Twin	PlyGem Windows and Doors	2-6W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
D	6' - 0"	6' - 0"	Vinyl Single Hung - Twin	PlyGem Windows and Doors	3-0W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
E	9' - 0"	6' - 0"	Vinyl Single Hung - Triple	PlyGem Windows and Doors	3-0W TRIPLE 5-0H	WHITE	0.32	0.28	41.7 SF	23.8 SF	Grid Pattern As Shown
FD	3' - 0"	6' - 10"	Single French Door - Hinged	PlyGem Windows and Doors	3-0W 6-10H	WHITE	0.33	0.23	11.5 SF	18.0 SF	No Grilles
G	2' - 8"	4' - 0"	Vinyl Single Hung - Fixed	PlyGem Windows and Doors	2-8W 4-0H PICTURE	WHITE	0.30	0.28	7.7 SF	0.0 SF	Grid Pattern As Shown
H	6' - 0"	6' - 10"	2-Panel Vinyl Sliding Patio Door	PlyGem Windows and Doors	6-0W 6-10H	WHITE	0.29	0.29	31.6 SF	17.3 SF	No Grilles
J	3' - 0"	5' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 5-0H	WHITE	0.32	0.28	10.9 SF	5.7 SF	Grid Pattern As Shown

LOUVER SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6' - 0"	6' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor

BUILDING A1 - SECOND FLOOR UNIT SCHEDULE

UNIT NO.	PLAN TYPE	AREA
210	PLAN C2.1	858 SF
211	PLAN C2.1M	858 SF
212	PLAN B1.1	752 SF
213	PLAN D1.5M	1181 SF
214	PLAN D1.3M	1156 SF
215	PLAN C1	1011 SF
216	PLAN B1.1M	752 SF
218	PLAN E1.1	1331 SF
220	PLAN B1	729 SF
222	PLAN D1	1173 SF
223	PLAN B1.1M	752 SF
224	PLAN B1.1M	752 SF
225	PLAN A1.1	582 SF
226	PLAN D2.1M	1190 SF
227	PLAN D2.1	1190 SF

Grand total: 15

ENLARGED UNIT SHEET LISTING

SHEET	PLAN TYPES
A410	A1, A1.1, A1M, A1.1M, A2
A411	B1, B1.1, B1.2, B1M, B1.1M, B1.2M
A412	B1A, B1.1A, D1.1A
A413	B2, B2M
A414	C1
A415	C2, C2.1, C2M, C2.1M
A416	C3, C3.1, C3M, C3.1M
A417	D1, D1.2, D1.4, D1.5, D1.6
A418	D1M, D1.1M, D1.3M, D1.4M, D1.5M, D1.6M
A419	D2, D2.1, D2M, D2.1M
A420	E1, E1.1, E1M, E1.1M

WINDOW NOTES:

1. ALL WINDOWS AND PATIO DOORS SHALL BE VINYL WINDOWS. SEE SPECIFICATIONS FOR MORE INFORMATION.

2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS.

3. CONTRACTOR MAY PROVIDE ALTERNATE WINDOW MANUFACTURER WITH OWNER AND ARCHITECT APPROVAL. ALTERNATE WINDOWS MUST EQUAL SPECIFIED WINDOWS IN QUALITY, PERFORMANCE, AND APPEARANCE.

4. TEMPER ALL GLASS AT THE FOLLOWING LOCATIONS:
   - WITHIN 24" FROM DOORS
   - WITHIN 18" FROM FINISHED FLOOR
   - IN ALL DOORS
   - ABOVE TUB ENCLOSURES.

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

17 BUILDING 'A1' - SECOND FLOOR PLAN
3/32" = 1'-0"

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SIP - AMENDMENT

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

BUILDING 'A1'
SECOND FLOOR PLAN

SHEET NUMBER

A102-A1

WINDOW SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U FACTOR	ENERGY ANALYSIS SHGC	DLO AREA	VENT AREA	Type Comments
A	3' - 0"	6' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	13.9 SF	7.0 SF	Grid Pattern As Shown
B	3' - 4"	6' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	15.7 SF	7.9 SF	Grid Pattern As Shown
C	5' - 0"	6' - 0"	Vinyl Single Hung - Twin	PlyGem Windows and Doors	2-6W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
D	6' - 0"	6' - 0"	Vinyl Single Hung - Twin	PlyGem Windows and Doors	3-0W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
E	9' - 0"	6' - 0"	Vinyl Single Hung - Triple	PlyGem Windows and Doors	3-0W TRIPLE 5-0H	WHITE	0.32	0.28	41.7 SF	23.8 SF	Grid Pattern As Shown
FD	3' - 0"	6' - 10"	Single French Door - Hinged	PlyGem Windows and Doors	3-0W 6-10H	WHITE	0.33	0.23	11.5 SF	18.0 SF	No Grilles
G	2' - 8"	4' - 0"	Vinyl Single Hung - Fixed	PlyGem Windows and Doors	2-8W 4-0H PICTURE	WHITE	0.30	0.28	7.7 SF	0.0 SF	Grid Pattern As Shown
H	6' - 0"	6' - 10"	2-Panel Vinyl Sliding Patio Door	PlyGem Windows and Doors	6-0W 6-10H	WHITE	0.29	0.29	31.6 SF	17.3 SF	No Grilles
J	3' - 0"	5' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 5-0H	WHITE	0.32	0.28	10.9 SF	5.7 SF	Grid Pattern As Shown

LOUVER SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6' - 0"	6' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor

BUILDING A1 - THIRD FLOOR UNIT SCHEDULE

UNIT NO.	PLAN TYPE	AREA
310	PLAN C2.1	858 SF
311	PLAN C2.1M	858 SF
312	PLAN B1.1	752 SF
313	PLAN D1.6M	1181 SF
314	PLAN D1.3M	1156 SF
315	PLAN C1	1011 SF
316	PLAN B1.1M	752 SF
318	PLAN E1.1	1331 SF
320	PLAN B1	729 SF
322	PLAN D1.4	1173 SF
323	PLAN B1.1M	752 SF
324	PLAN B1.1M	752 SF
325	PLAN A1.1	582 SF
326	PLAN D2.1M	1190 SF
327	PLAN D2.1	1190 SF

Grand total: 15

ENLARGED UNIT SHEET LISTING

SHEET	PLAN TYPES
A410	A1, A1.1, A1M, A1.1M, A2
A411	B1, B1.1, B1.2, B1M, B1.1M, B1.2M
A412	B1A, B1.1A, D1.1A
A413	B2, B2M
A414	C1
A415	C2, C2.1, C2M, C2.1M
A416	C3, C3.1, C3M, C3.1M
A417	D1, D1.2, D1.4, D1.5, D1.6
A418	D1M, D1.1M, D1.3M, D1.4M, D1.5M, D1.6M
A419	D2, D2.1, D2M, D2.1M
A420	E1, E1.1, E1M, E1.1M

WINDOW NOTES:

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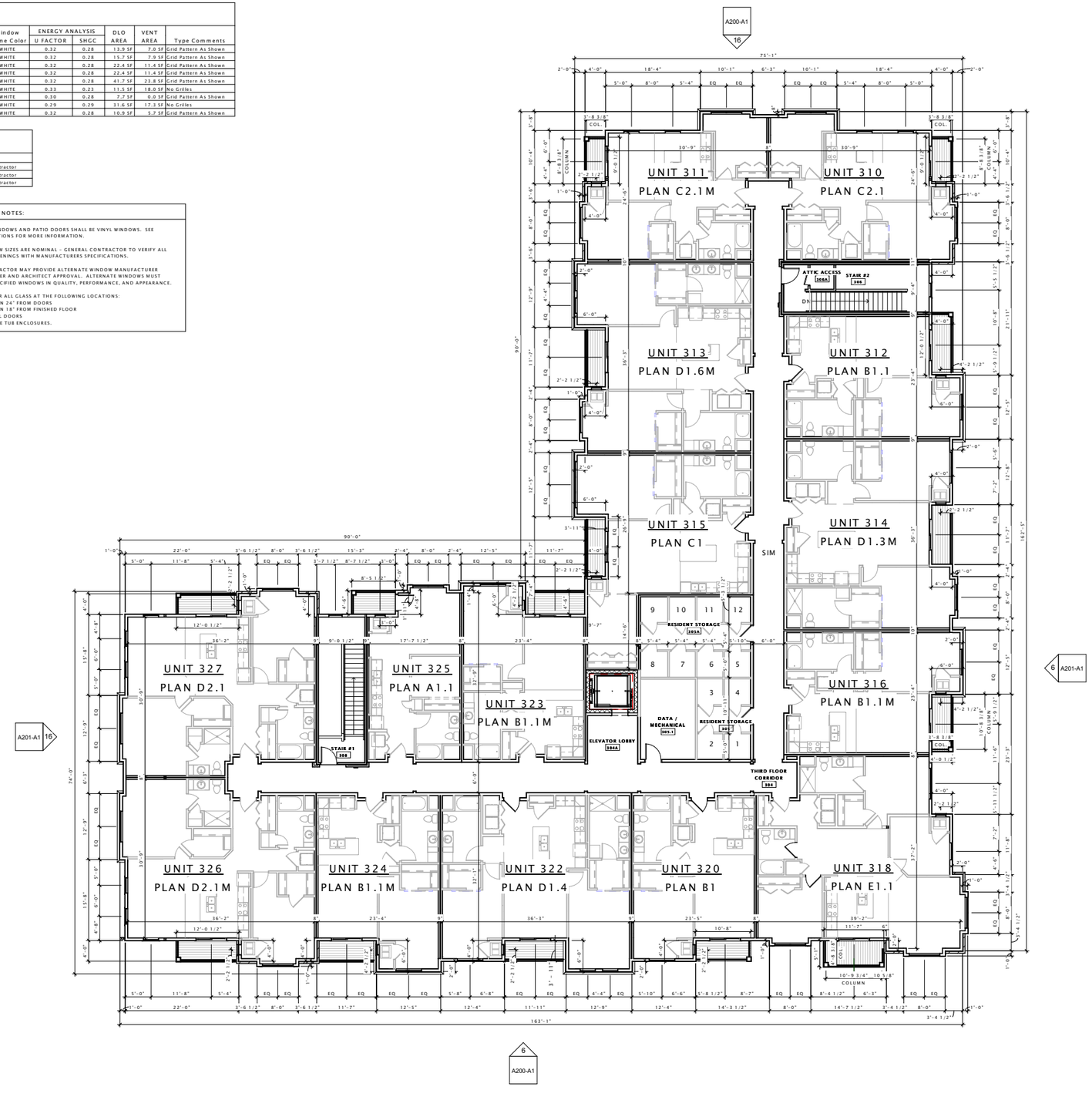

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

17 BUILDING 'A1' - THIRD FLOOR PLAN
3/32" = 1'-0"

JLA
architects + planners
JOSEPH LEE + ASSOCIATES
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ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

BUILDING 'A1' THIRD FLOOR PLAN

SHEET NUMBER

A103-A1

ROOF NOTES

1) ROOF SHALL BE **ROOF ASSEMBLY - W1** UNLESS NOTED OTHERWISE. TOP CHORDS OF TRUSSES SHALL BE PITCHED AS INDICATED ON ROOF PLAN. SEE ROOF ASSEMBLY SHEET FOR DETAILED INFORMATION.

2) AT CANOPY ROOF AREAS: PROVIDE TAPERED INSULATION BOARD WHERE NECESSARY OVER ROOF SUBSTRATE TO MAINTAIN A 1/4" PER FOOT MINIMUM PITCH TO ROOF DRAINS/ SCUPPER OPENINGS.

3) ROOF DRAINS/ SCUPPERS ARE SHOWN FOR INTENT ONLY. PLUMBING DESIGN/BUILD CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF DRAINS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.

4) RIDGE VENTS SHOWN ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL PROVIDE INTAKE & EXHAUST ROOF VENTS TO PROVIDE 1 S.F. OF VENT AREA PER 300 S.F. OF ATTIC AREA (PER ATTIC COMPARTMENT). **OWNER'S DESIGN/BUILD MECHANICAL CONTRACTOR SHALL PROVIDE CALCULATIONS SHOWING FINAL VENTILATION PLAN PRIOR TO INSTALLATION.**

5) OVERHANGS SHALL BE AS SHOWN ON ROOF PLAN.

6) PROVIDE ICE & WATER SHIELD AT THE FOLLOWING LOCATIONS (SEE SHADED AREAS ON ROOF PLAN):

ALL EAVES:
RUN FROM EDGE OF EAVE TO 3'-0" (MIN.) PAST FACE OF EXTERIOR WALLS.

ALL VALLEYS:
RUN FROM VALLEY TO 3'-0" (MIN.) EACH SIDE OF VALLEY.
INSTALL UNDER METAL FLASHINGS AT VALLEYS.

ALL ROOF/WALL INTERSECTIONS:
RUN 3'-0" (MIN.) HORIZONTALLY FROM FACE OF WALL
RUN 1'-6" (MIN.) VERTICALLY UP FACE OF WALL.

ALL ROOF PENETRATIONS:
RUN 3'-0" (MIN.) FROM PENETRATIONS

7) PROVIDE CONTINUOUS ATTIC DRAFTSTOPPING AT LOCATIONS NOTED ON ROOF PLAN. DRAFTSTOP SHALL EXTEND FULLY INTO SOFFITS AND ALL PENETRATIONS SHALL BE CAULKED.

8) PROVIDE 'W' SHAPED METAL FLASHING AT ALL VALLEYS.

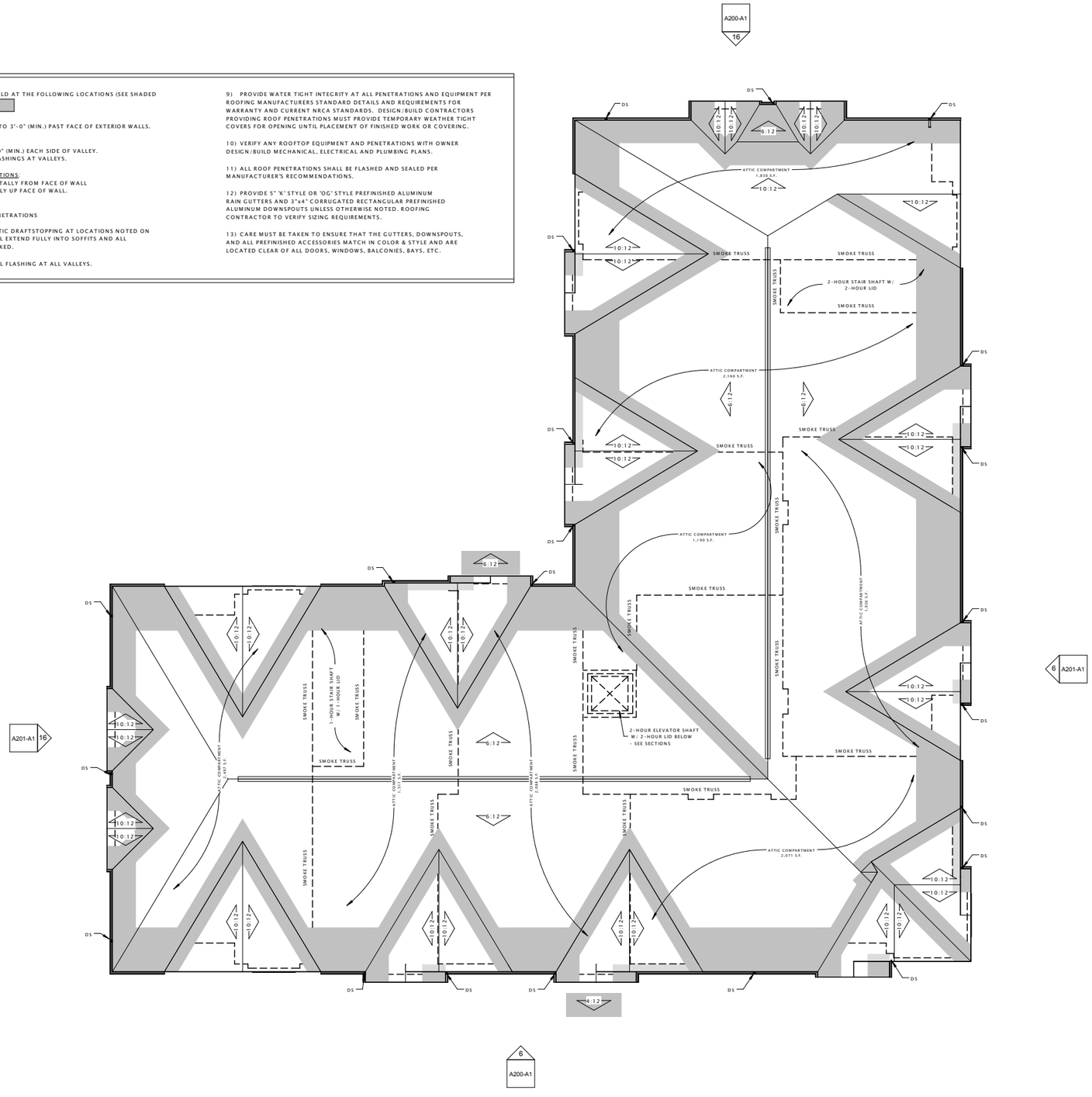
9) PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS. DESIGN/BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATHER TIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING.

10) VERIFY ANY ROOFTOP EQUIPMENT AND PENETRATIONS WITH OWNER DESIGN/BUILD MECHANICAL, ELECTRICAL AND PLUMBING PLANS.

11) ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PER MANUFACTURER'S RECOMMENDATIONS.

12) PROVIDE 5" 'K' STYLE OR 'OG' STYLE PREFINISHED ALUMINUM RAIN GUTTERS AND 3"x4" CORRUGATED RECTANGULAR PREFINISHED ALUMINUM DOWNSPOUTS UNLESS OTHERWISE NOTED. ROOFING CONTRACTOR TO VERIFY SIZING REQUIREMENTS.

13) CARE MUST BE TAKEN TO ENSURE THAT THE GUTTERS, DOWNSPOUTS, AND ALL PREFINISHED ACCESSORIES MATCH IN COLOR & STYLE AND ARE LOCATED CLEAR OF ALL DOORS, WINDOWS, BALCONIES, BAYS, ETC.



NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

17 BUILDING 'A1' - ROOF PLAN
3/32" = 1'-0"

JLA
architects + planners

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608.241.9500

JLA PROJECT NUMBER: 14-0515

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DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

BUILDING 'A1' ROOF PLAN

SHEET NUMBER

A109-A1

6 SOUTH ELEVATION - A1
1/8" = 1'-0"

16 NORTH ELEVATION - A1
1/8" = 1'-0"

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DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

EXTERIOR ELEVATIONS 'A1' BUILDING

SHEET NUMBER

A200-A1

6 EAST ELEVATION - A1
1/8" = 1'-0"

16 WEST ELEVATION - A1
1/8" = 1'-0"

JLA
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JLA PROJECT NUMBER: 14-0515

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DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

EXTERIOR ELEVATIONS 'A1' BUILDING

SHEET NUMBER

A201-A1

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

Fitchrona & Lacy Rd. Fitchburg, Wisconsin

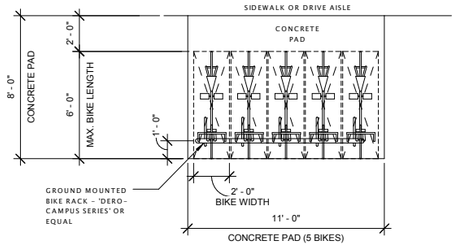
JLA architects

SIP – AMENDMENT

BUILDING: B1

JLA PROJECT NUMBER: 14-0515

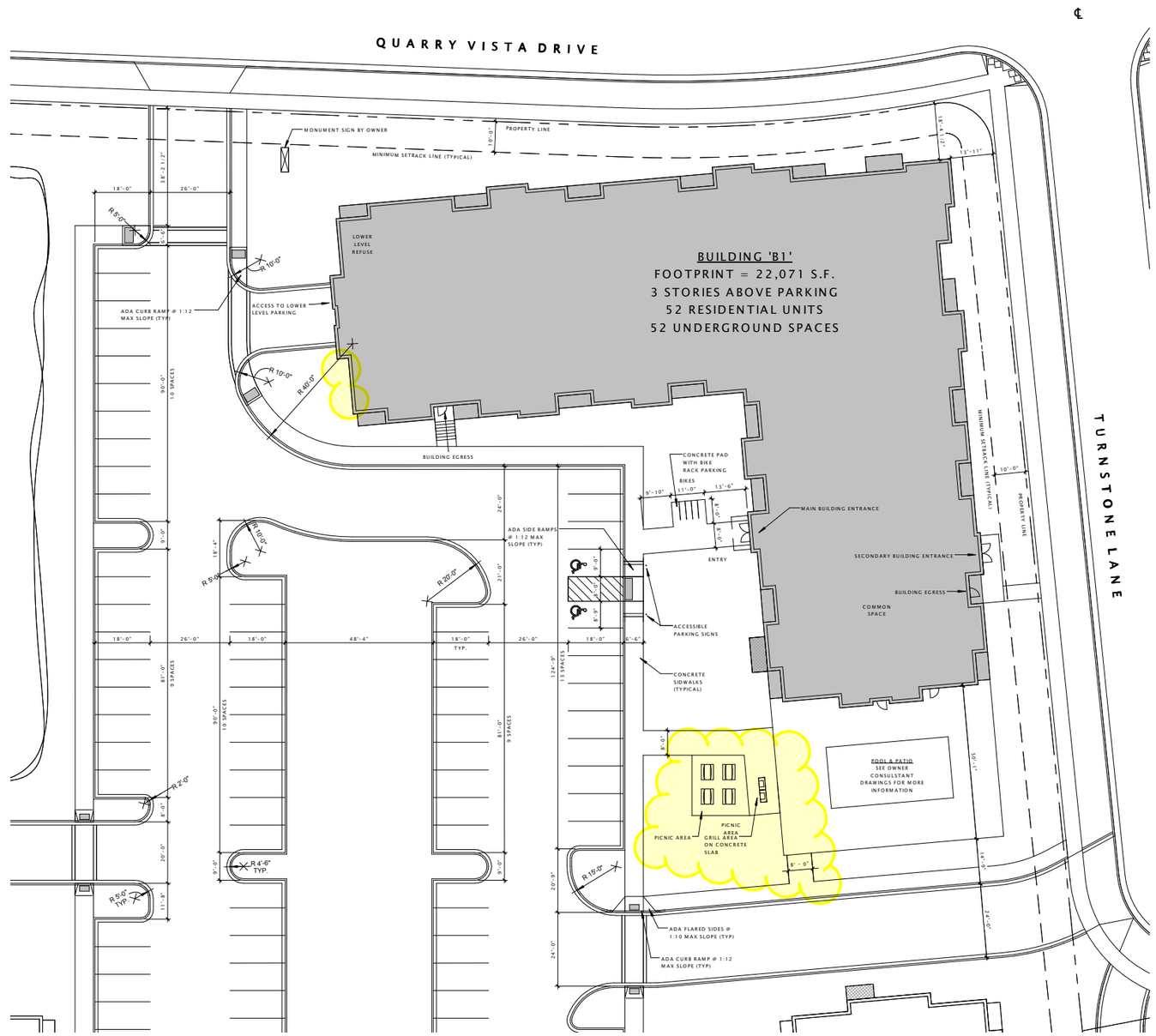
SEPTEMBER 9, 2015



EXTERIOR BIKE PARKING
1/4" = 1'-0"

EXAMPLE OF THE STYLE OF NIKE RACK TO BE LOCATED AT THE EXTERIOR OF EACH BUILDING (SEE SITE PLANS FOR LOCATIONS).

EXTERIOR BIKE RACK STYLE
1/8" = 1'-0"



17 ARCHITECTURAL SITE PLAN - 'B1' BLDG
1" = 20'-0"

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DATE OF ISSUANCE SEPTEMBER 9, 2015

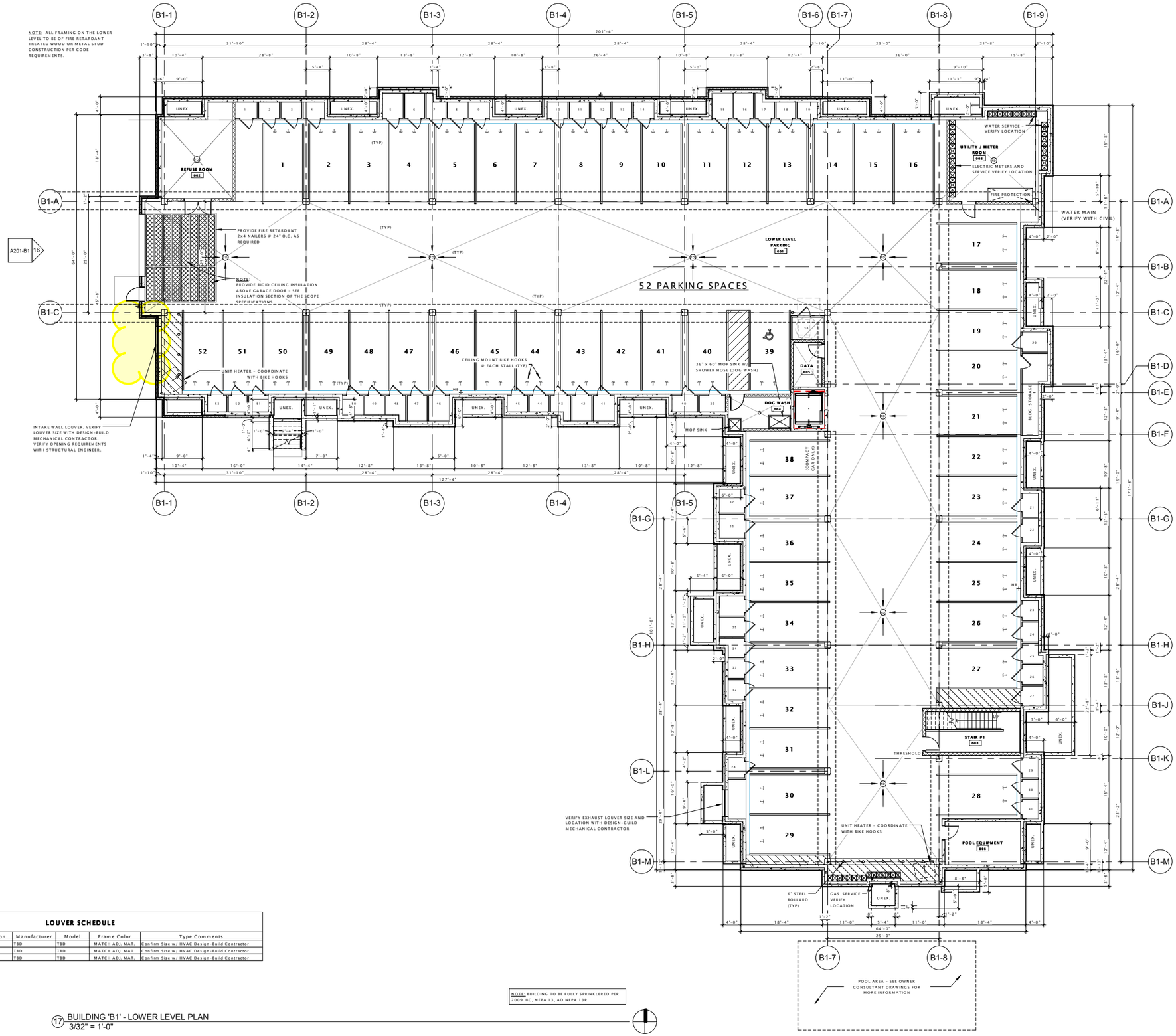
SHEET TITLE

ARCHITECTURAL SITE PLAN - BUILDING 'B1'

SHEET NUMBER

ASP101-B1

NOTE: ALL FRAMING ON THE LOWER LEVEL TO BE OF FIRE RETARDANT TREATED WOOD OR METAL STUD CONSTRUCTION PER CODE REQUIREMENTS.



LOUVER SCHEDULE							
Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6' - 0"	6' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

17 BUILDING 'B1' - LOWER LEVEL PLAN
3/32" = 1'-0"

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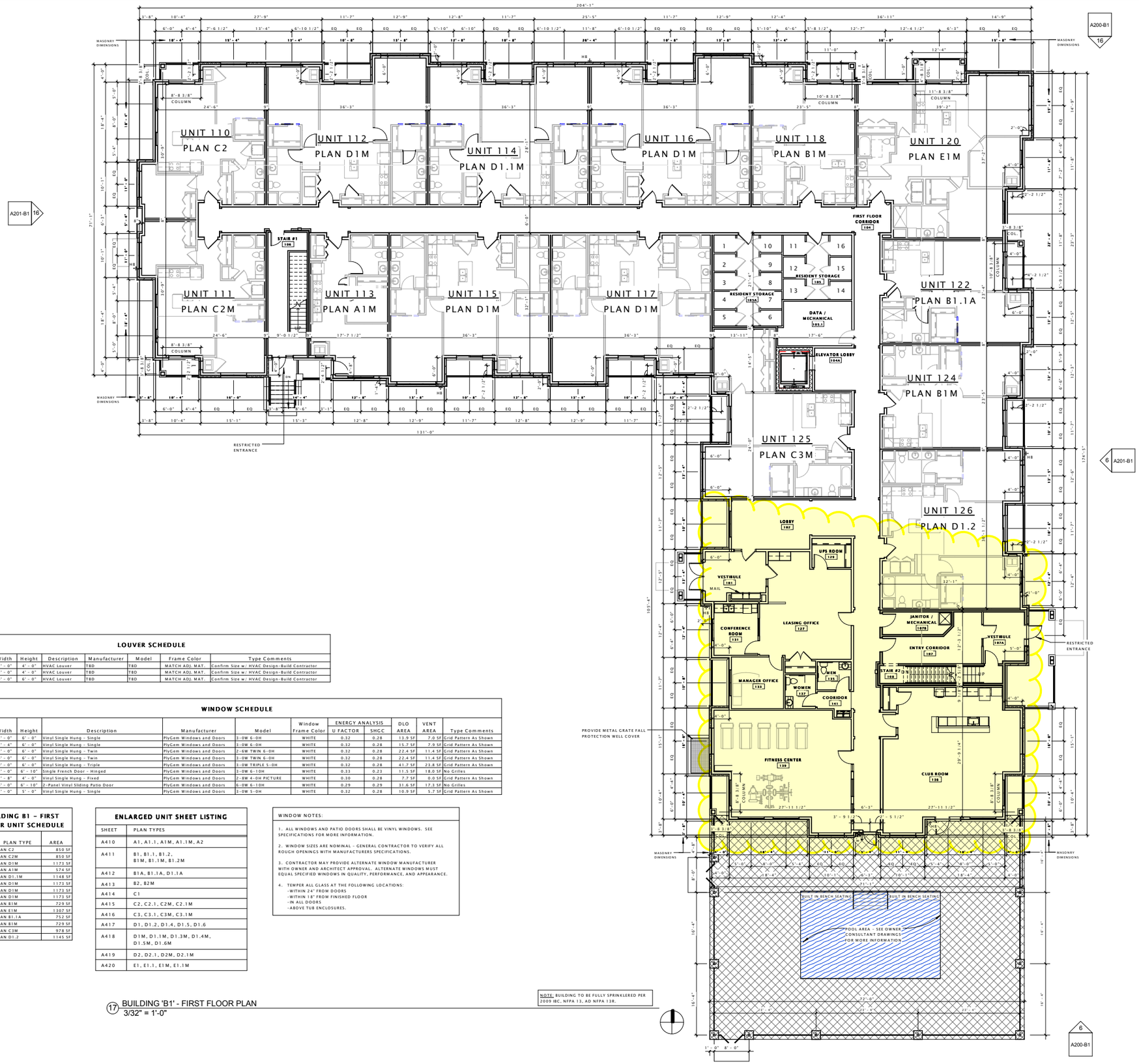
DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

BUILDING 'B1' LOWER LEVEL PLAN

SHEET NUMBER

A100-B1



17 BUILDING 'B1' - FIRST FLOOR PLAN
3/32" = 1'-0"

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

LOUVER SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6' - 0"	6' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor

WINDOW SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U FACTOR	ENERGY ANALYSIS SHGC	DLO AREA	VENT AREA	Type Comments
A	3' - 0"	6' - 0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-OW 6-0H	WHITE	0.32	0.28	13.9 SF	7.0 SF	Grid Pattern As Shown
B	3' - 4"	6' - 0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-OW 6-0H	WHITE	0.32	0.28	15.7 SF	7.9 SF	Grid Pattern As Shown
C	5' - 0"	6' - 0"	Vinyl Single Hung - Twin	FlyGem Windows and Doors	2-6W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
D	6' - 0"	6' - 0"	Vinyl Single Hung - Twin	FlyGem Windows and Doors	3-0W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
E	9' - 0"	6' - 0"	Vinyl Single Hung - Triple	FlyGem Windows and Doors	3-0W TRIPLE 5-0H	WHITE	0.32	0.28	41.7 SF	23.8 SF	Grid Pattern As Shown
FD	3' - 0"	6' - 10"	Single French Door - Hinged	FlyGem Windows and Doors	3-0W 6-10H	WHITE	0.33	0.23	11.5 SF	18.0 SF	No Grilles
G	2' - 8"	4' - 0"	Vinyl Single Hung - Fixed	FlyGem Windows and Doors	2-8W 4-0H PICTURE	WHITE	0.30	0.28	7.7 SF	0.0 SF	Grid Pattern As Shown
H	6' - 0"	6' - 10"	2-Panel Vinyl Sliding Patio Door	FlyGem Windows and Doors	6-0W 6-10H	WHITE	0.29	0.29	31.6 SF	17.3 SF	No Grilles
J	3' - 0"	5' - 0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-0W 5-0H	WHITE	0.32	0.28	10.9 SF	5.7 SF	Grid Pattern As Shown

BUILDING B1 - FIRST FLOOR UNIT SCHEDULE

UNIT NO.	PLAN TYPE	AREA
110	PLAN C2	850 SF
111	PLAN C2M	850 SF
112	PLAN D1M	1173 SF
113	PLAN A1M	574 SF
114	PLAN D1.1M	1148 SF
115	PLAN D1M	1173 SF
116	PLAN D1M	1173 SF
117	PLAN D1M	1173 SF
118	PLAN B1M	729 SF
120	PLAN E1M	1307 SF
121	PLAN B1.1A	752 SF
124	PLAN B1M	729 SF
125	PLAN C3M	978 SF
126	PLAN D1.2	1145 SF

ENLARGED UNIT SHEET LISTING

SHEET	PLAN TYPES
A410	A1, A1.1, A1M, A1.1M, A2
A411	B1, B1.1, B1.2, B1M, B1.1M, B1.2M
A412	B1A, B1.1A, D1.1A
A413	B2, B2M
A414	C1
A415	C2, C2.1, C2M, C2.1M
A416	C3, C3.1, C3M, C3.1M
A417	D1, D1.2, D1.4, D1.5, D1.6
A418	D1M, D1.1M, D1.3M, D1.4M, D1.5M, D1.6M
A419	D2, D2.1, D2M, D2.1M
A420	E1, E1.1, E1M, E1.1M

WINDOW NOTES:

1. ALL WINDOWS AND PATIO DOORS SHALL BE VINYL WINDOWS. SEE SPECIFICATIONS FOR MORE INFORMATION.

2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS.

3. CONTRACTOR MAY PROVIDE ALTERNATE WINDOW MANUFACTURER WITH OWNER AND ARCHITECT APPROVAL. ALTERNATE WINDOWS MUST EQUAL SPECIFIED WINDOWS IN QUALITY, PERFORMANCE, AND APPEARANCE.

4. TEMPER ALL GLASS AT THE FOLLOWING LOCATIONS:
   - WITHIN 24" FROM DOORS
   - WITHIN 18" FROM FINISHED FLOOR
   - IN ALL DOORS
   - ABOVE TUB ENCLOSURES.

JLA
architects + planners
JOSEPH LEE + ASSOCIATES
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JLA PROJECT NUMBER: 14-0515

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ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

PROGRESS DOCUMENTS

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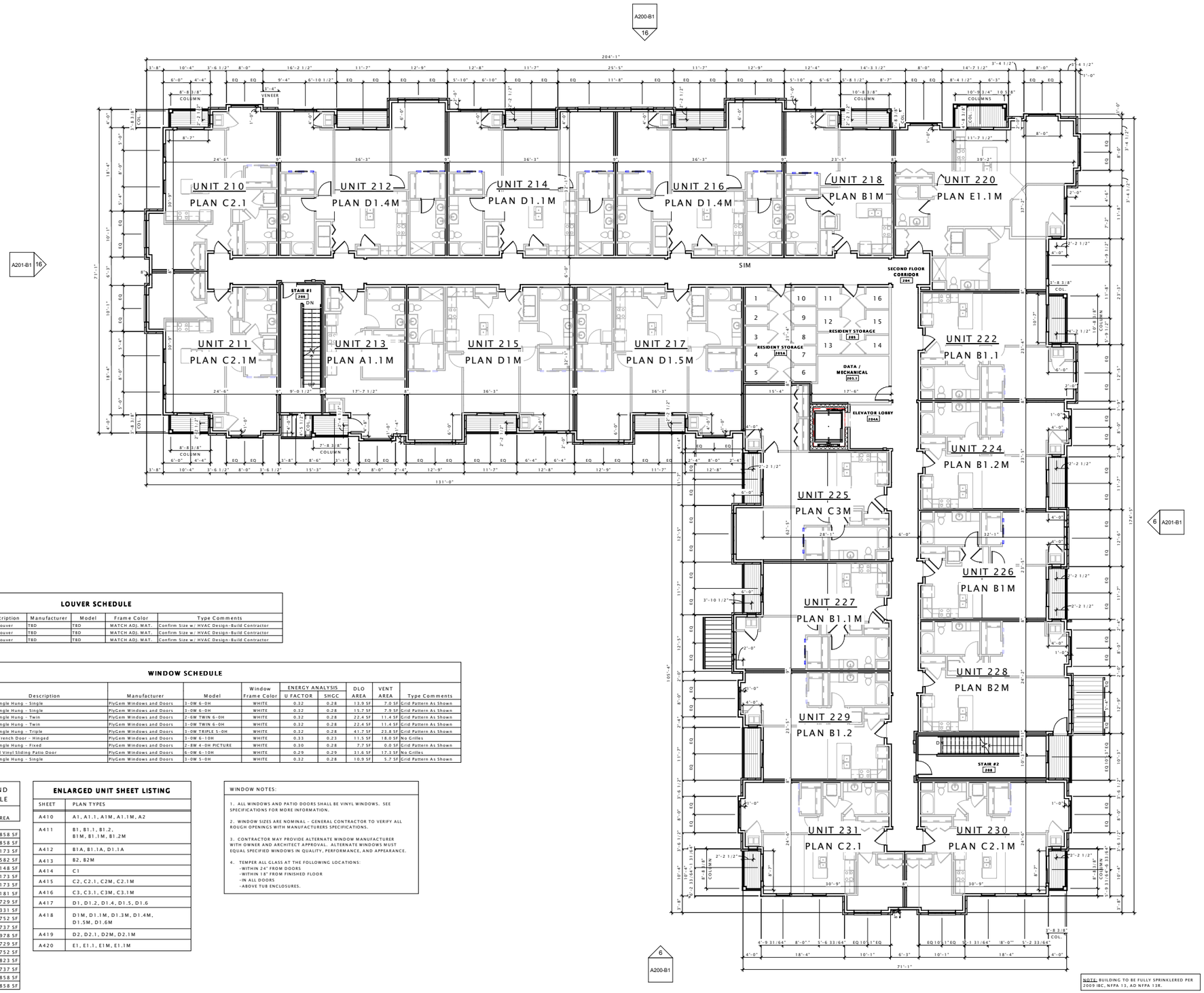
DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

BUILDING 'B1' FIRST FLOOR PLAN

SHEET NUMBER

A101-B1



NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

17 BUILDING 'B1' - SECOND FLOOR PLAN
3/32" = 1'-0"

LOUVER SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6' - 0"	6' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor

WINDOW SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U FACTOR	ENERGY ANALYSIS SHGC	DLO AREA	VENT AREA	Type Comments
A	3' - 0"	6' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	13.9 SF	7.0 SF	Grid Pattern As Shown
B	3' - 4"	6' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	15.7 SF	7.9 SF	Grid Pattern As Shown
C	5' - 0"	6' - 0"	Vinyl Single Hung - Twin	PlyGem Windows and Doors	2-6W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
D	6' - 0"	6' - 0"	Vinyl Single Hung - Twin	PlyGem Windows and Doors	3-0W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
E	9' - 0"	6' - 0"	Vinyl Single Hung - Triple	PlyGem Windows and Doors	3-0W TRIPLE 5-0H	WHITE	0.32	0.28	41.7 SF	23.8 SF	Grid Pattern As Shown
FD	3' - 0"	6' - 10"	Single French Door - Hinged	PlyGem Windows and Doors	3-0W 6-10H	WHITE	0.33	0.23	11.5 SF	18.0 SF	No Grilles
G	2' - 8"	4' - 0"	Vinyl Single Hung - Fixed	PlyGem Windows and Doors	2-8W 4-0H PICTURE	WHITE	0.30	0.28	7.7 SF	0.0 SF	Grid Pattern As Shown
H	6' - 0"	6' - 10"	2-Panel Vinyl Sliding Patio Door	PlyGem Windows and Doors	6-0W 6-10H	WHITE	0.29	0.29	31.6 SF	17.1 SF	No Grilles
J	3' - 0"	5' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 5-0H	WHITE	0.32	0.28	10.9 SF	5.7 SF	Grid Pattern As Shown

BUILDING B1 – SECOND FLOOR UNIT SCHEDULE

UNIT NO.	PLAN TYPE	AREA
210	PLAN C2.1	858 SF
211	PLAN C2.1M	858 SF
212	PLAN D1.4M	1173 SF
213	PLAN A1.1M	582 SF
214	PLAN D1.1M	1148 SF
215	PLAN D1M	1173 SF
216	PLAN D1.4M	1173 SF
217	PLAN D1.5M	1181 SF
218	PLAN B1M	729 SF
220	PLAN E1.1M	1331 SF
222	PLAN B1.1	752 SF
224	PLAN B1.2M	737 SF
225	PLAN C3M	978 SF
226	PLAN B1M	729 SF
227	PLAN B1.1M	752 SF
228	PLAN B2M	823 SF
229	PLAN B1.2	737 SF
230	PLAN C2.1M	858 SF
231	PLAN C2.1	858 SF

ENLARGED UNIT SHEET LISTING

SHEET	PLAN TYPES
A410	A1, A1.1, A1M, A1.1M, A2
A411	B1, B1.1, B1.2, B1M, B1.1M, B1.2M
A412	B1A, B1.1A, D1.1A
A413	B2, B2M
A414	C1
A415	C2, C2.1, C2M, C2.1M
A416	C3, C3.1, C3M, C3.1M
A417	D1, D1.2, D1.4, D1.5, D1.6
A418	D1M, D1.1M, D1.3M, D1.4M, D1.5M, D1.6M
A419	D2, D2.1, D2M, D2.1M
A420	E1, E1.1, E1M, E1.1M

WINDOW NOTES:

1. ALL WINDOWS AND PATIO DOORS SHALL BE VINYL WINDOWS. SEE SPECIFICATIONS FOR MORE INFORMATION.

2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS.

3. CONTRACTOR MAY PROVIDE ALTERNATE WINDOW MANUFACTURER WITH OWNER AND ARCHITECT APPROVAL. ALTERNATE WINDOWS MUST EQUAL SPECIFIED WINDOWS IN QUALITY, PERFORMANCE, AND APPEARANCE.

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- WITHIN 24" FROM DOORS
- WITHIN 18" FROM FINISHED FLOOR
- IN ALL DOORS
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JLA PROJECT NUMBER: 14-0515

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DATE OF ISSUANCE SEPTEMBER 9, 2015

REVISION SCHEDULE

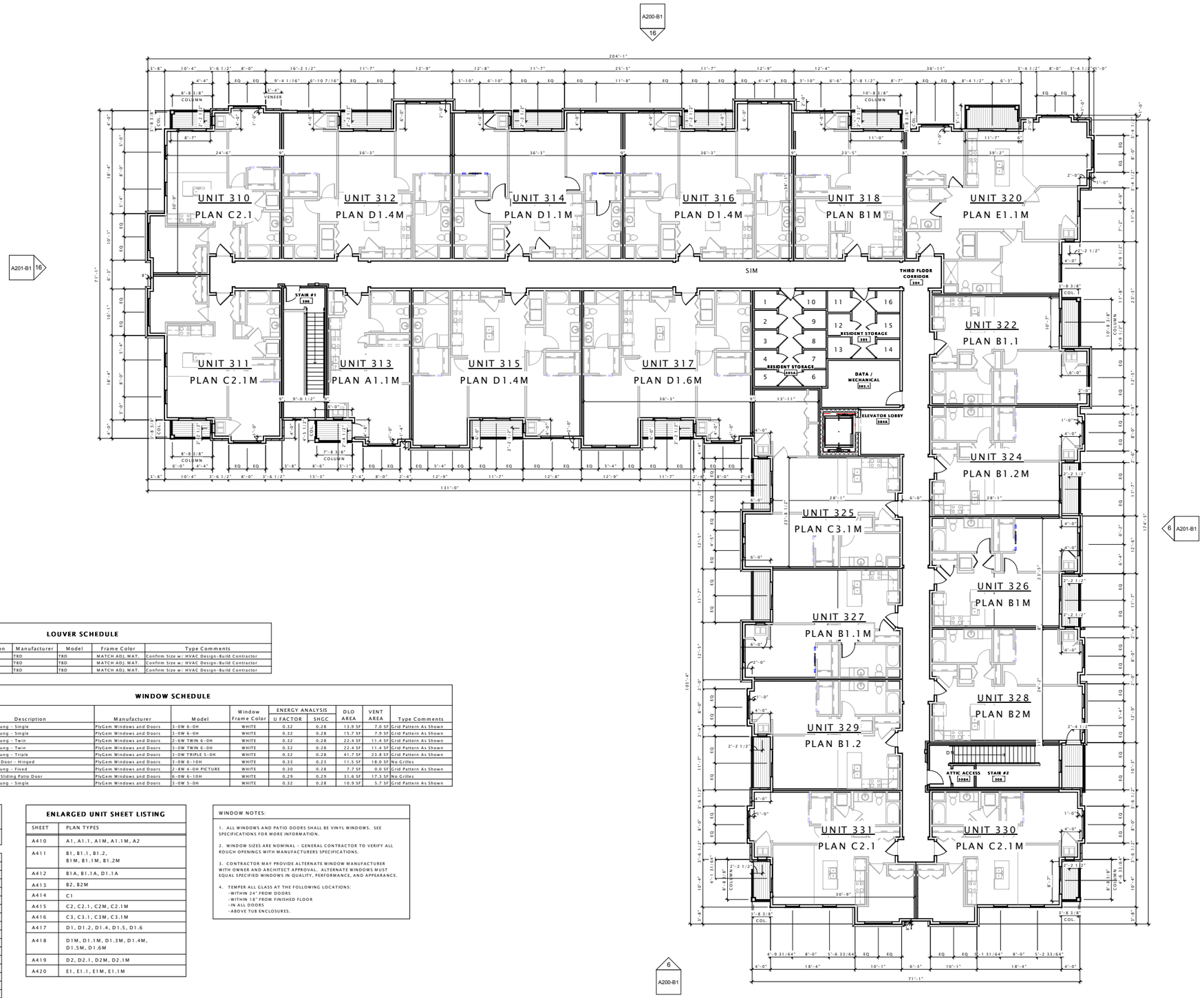
Mark	Description	Date
2	Construction Bulletin 02 (ALL BLDGS.)	09/03/2015

SHEET TITLE

BUILDING 'B1' SECOND FLOOR PLAN

SHEET NUMBER

A102-B1



NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

LOUVER SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6' - 0"	6' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor

WINDOW SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U FACTOR	ENERGY ANALYSIS SHGC	DLO AREA	VENT AREA	Type Comments
A	3' - 0"	6' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	13.9 SF	7.0 SF	Grid Pattern As Shown
B	3' - 4"	6' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	15.7 SF	7.9 SF	Grid Pattern As Shown
C	5' - 0"	6' - 0"	Vinyl Single Hung - Twin	PlyGem Windows and Doors	2-6W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
D	6' - 0"	6' - 0"	Vinyl Single Hung - Twin	PlyGem Windows and Doors	3-0W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
E	9' - 0"	6' - 0"	Vinyl Single Hung - Triple	PlyGem Windows and Doors	3-0W TRIPLE 5-0H	WHITE	0.32	0.28	41.7 SF	23.8 SF	Grid Pattern As Shown
FD	3' - 0"	6' - 10"	Single French Door - Hinged	PlyGem Windows and Doors	3-0W 6-10H	WHITE	0.33	0.23	11.5 SF	18.0 SF	No Grilles
G	2' - 8"	4' - 0"	Vinyl Single Hung - Fixed	PlyGem Windows and Doors	2-8W 4-0H PICTURE	WHITE	0.30	0.28	7.7 SF	0.0 SF	Grid Pattern As Shown
H	6' - 0"	6' - 10"	2-Panel Vinyl Sliding Patio Door	PlyGem Windows and Doors	6-0W 6-10H	WHITE	0.29	0.29	31.6 SF	17.3 SF	No Grilles
J	3' - 0"	5' - 0"	Vinyl Single Hung - Single	PlyGem Windows and Doors	3-0W 5-0H	WHITE	0.32	0.28	10.9 SF	5.7 SF	Grid Pattern As Shown

BUILDING B1 - THIRD FLOOR UNIT SCHEDULE

UNIT NO.	PLAN TYPE	AREA
310	PLAN C2.1	858 SF
311	PLAN C2.1M	858 SF
312	PLAN D1.4M	1173 SF
313	PLAN A1.1M	582 SF
314	PLAN D1.1M	1148 SF
315	PLAN D1.4M	1173 SF
316	PLAN D1.4M	1173 SF
317	PLAN D1.6M	1181 SF
318	PLAN B1M	729 SF
320	PLAN E1.1M	1331 SF
322	PLAN B1.1	752 SF
324	PLAN B1.2M	737 SF
325	PLAN C3.1M	978 SF
326	PLAN B1M	729 SF
327	PLAN B1.1M	752 SF
328	PLAN B2M	823 SF
329	PLAN B1.2	737 SF
330	PLAN C2.1M	858 SF
331	PLAN C2.1	858 SF

ENLARGED UNIT SHEET LISTING

SHEET	PLAN TYPES
A410	A1, A1.1, A1M, A1.1M, A2
A411	B1, B1.1, B1.2, B1M, B1.1M, B1.2M
A412	B1A, B1.1A, D1.1A
A413	B2, B2M
A414	C1
A415	C2, C2.1, C2M, C2.1M
A416	C3, C3.1, C3M, C3.1M
A417	D1, D1.2, D1.4, D1.5, D1.6
A418	D1M, D1.1M, D1.3M, D1.4M, D1.5M, D1.6M
A419	D2, D2.1, D2M, D2.1M
A420	E1, E1.1, E1M, E1.1M

WINDOW NOTES:

1. ALL WINDOWS AND PATIO DOORS SHALL BE VINYL WINDOWS. SEE SPECIFICATIONS FOR MORE INFORMATION.

2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS.

3. CONTRACTOR MAY PROVIDE ALTERNATE WINDOW MANUFACTURER WITH OWNER AND ARCHITECT APPROVAL. ALTERNATE WINDOWS MUST EQUAL SPECIFIED WINDOWS IN QUALITY, PERFORMANCE, AND APPEARANCE.

4. TEMPER ALL GLASS AT THE FOLLOWING LOCATIONS:
   - WITHIN 24" FROM DOORS
   - WITHIN 18" FROM FINISHED FLOOR
   - IN ALL DOORS
   - ABOVE TUB ENCLOSURES.

17 BUILDING 'B1' - THIRD FLOOR PLAN
3/32" = 1'-0"

JLA
architects + planners
JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
Madison, Wisconsin 53718
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JLA PROJECT NUMBER: 14-0515

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

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ELAN RESIDENTIAL DEVELOPMENT

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DATE OF ISSUANCE SEPTEMBER 9, 2015

REVISION SCHEDULE

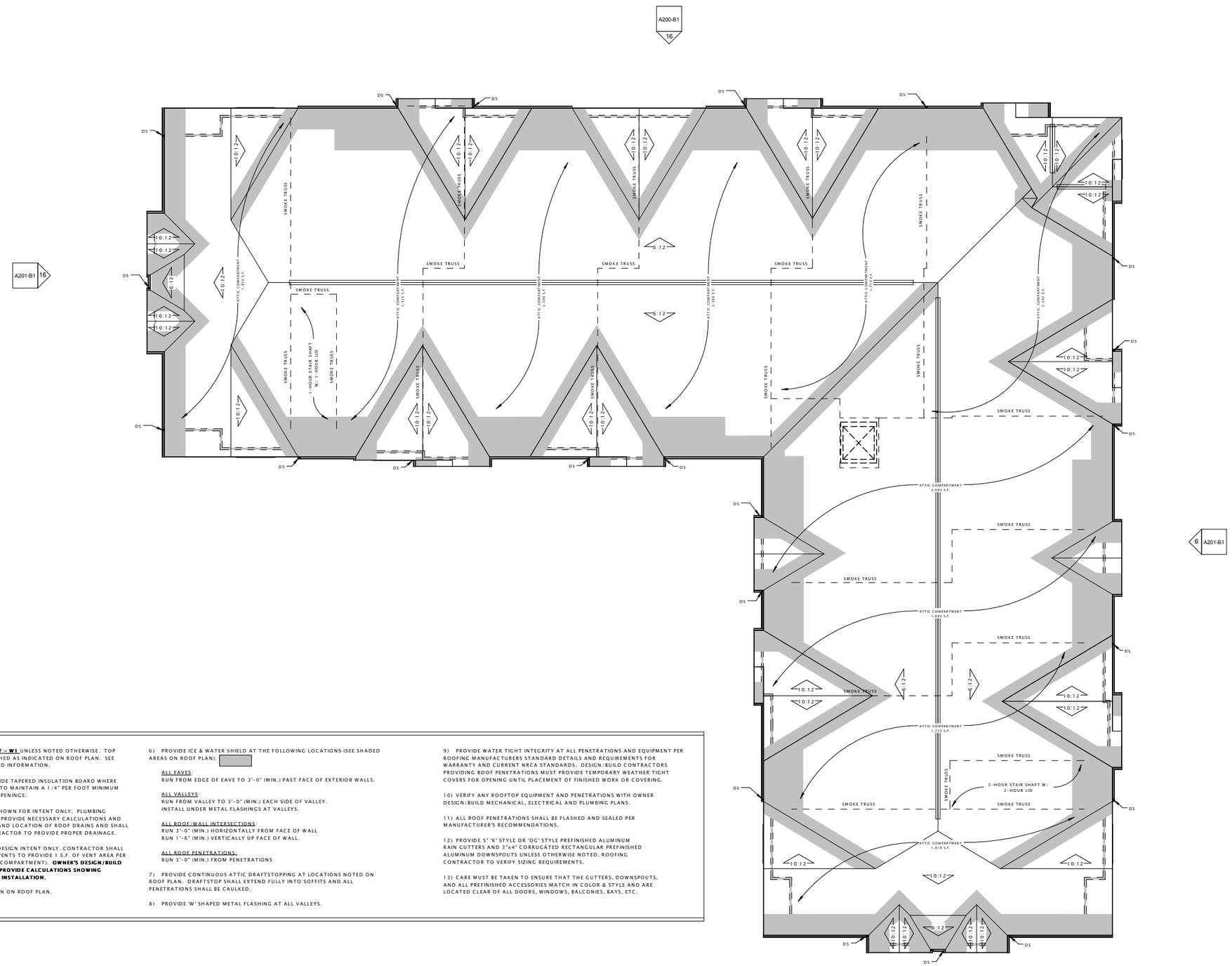
Mark	Description	Date
2	Construction Bulletin 02 (ALL BLDGS.)	09/03/2015

SHEET TITLE

BUILDING 'B1' THIRD FLOOR PLAN

SHEET NUMBER

A103-B1



ROOF NOTES

1) ROOF SHALL BE **ROOF ASSEMBLY – W1** UNLESS NOTED OTHERWISE. TOP CHORDS OF TRUSSES SHALL BE PITCHED AS INDICATED ON ROOF PLAN. SEE ROOF ASSEMBLY SHEET FOR DETAILED INFORMATION.

2) AT CANOPY ROOF AREAS: PROVIDE TAPERED INSULATION BOARD WHERE NECESSARY OVER ROOF SUBSTRATE TO MAINTAIN A 1/4" PER FOOT MINIMUM PITCH TO ROOF DRAINS/ SCUPPER OPENINGS.

3) ROOF DRAINS/ SCUPPERS ARE SHOWN FOR INTENT ONLY. PLUMBING DESIGN/BUILD CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF DRAINS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.

4) RIDGE VENTS SHOWN ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL PROVIDE INTAKE & EXHAUST ROOF VENTS TO PROVIDE 1 S.F. OF VENT AREA PER 300 S.F. OF ATTIC AREA (PER ATTIC COMPARTMENT). **OWNER'S DESIGN/BUILD MECHANICAL CONTRACTOR SHALL PROVIDE CALCULATIONS SHOWING FINAL VENTILATION PLAN PRIOR TO INSTALLATION.**

5) OVERHANGS SHALL BE AS SHOWN ON ROOF PLAN.

6) PROVIDE ICE & WATER SHIELD AT THE FOLLOWING LOCATIONS (SEE SHADED AREAS ON ROOF PLAN):

ALL EAVES:
RUN FROM EDGE OF EAVE TO 3'-0" (MIN.) PAST FACE OF EXTERIOR WALLS.

ALL VALLEYS:
RUN FROM VALLEY TO 3'-0" (MIN.) EACH SIDE OF VALLEY.
INSTALL UNDER METAL FLASHINGS AT VALLEYS.

ALL ROOF/WALL INTERSECTIONS:
RUN 3'-0" (MIN.) HORIZONTALLY FROM FACE OF WALL
RUN 1'-6" (MIN.) VERTICALLY UP FACE OF WALL.

ALL ROOF PENETRATIONS:
RUN 3'-0" (MIN.) FROM PENETRATIONS

7) PROVIDE CONTINUOUS ATTIC DRAFTSTOPPING AT LOCATIONS NOTED ON ROOF PLAN. DRAFTSTOP SHALL EXTEND FULLY INTO SOFFITS AND ALL PENETRATIONS SHALL BE CAULKED.

8) PROVIDE 'W' SHAPED METAL FLASHING AT ALL VALLEYS.

9) PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS. DESIGN/BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATHER TIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING.

10) VERIFY ANY ROOFTOP EQUIPMENT AND PENETRATIONS WITH OWNER DESIGN/BUILD MECHANICAL, ELECTRICAL AND PLUMBING PLANS.

11) ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PER MANUFACTURER'S RECOMMENDATIONS.

12) PROVIDE 5" 'K' STYLE OR 'OG' STYLE PREFINISHED ALUMINUM RAIN GUTTERS AND 3"x4" CORRUGATED RECTANGULAR PREFINISHED ALUMINUM DOWNSPOUTS UNLESS OTHERWISE NOTED. ROOFING CONTRACTOR TO VERIFY SIZING REQUIREMENTS.

13) CARE MUST BE TAKEN TO ENSURE THAT THE GUTTERS, DOWNSPOUTS, AND ALL PREFINISHED ACCESSORIES MATCH IN COLOR & STYLE AND ARE LOCATED CLEAR OF ALL DOORS, WINDOWS, BALCONIES, BAYS, ETC.

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

17 BUILDING 'B1' - ROOF PLAN
3/32" = 1'-0"

JLA
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SHEET TITLE

BUILDING 'B1' ROOF PLAN

SHEET NUMBER

A109-B1

6 SOUTH ELEVATION - B1
1/8" = 1'-0"

16 NORTH ELEVATION - B1
1/8" = 1'-0"

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DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

EXTERIOR ELEVATIONS 'B1' BUILDING

SHEET NUMBER

A200-B1

6 EAST ELEVATION - B1
1/8" = 1'-0"

16 WEST ELEVATION - B1
1/8" = 1'-0"

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JOSEPH LEE + ASSOCIATES
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DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

EXTERIOR ELEVATIONS 'B1' BUILDING

SHEET NUMBER

A201-B1

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

Fitchrona & Lacy Rd. Fitchburg, Wisconsin

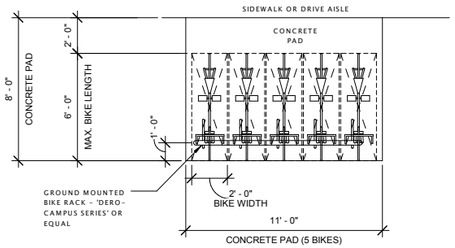
JLA architects

SIP – AMENDMENT

BUILDING: B2

JLA PROJECT NUMBER: 14-0515

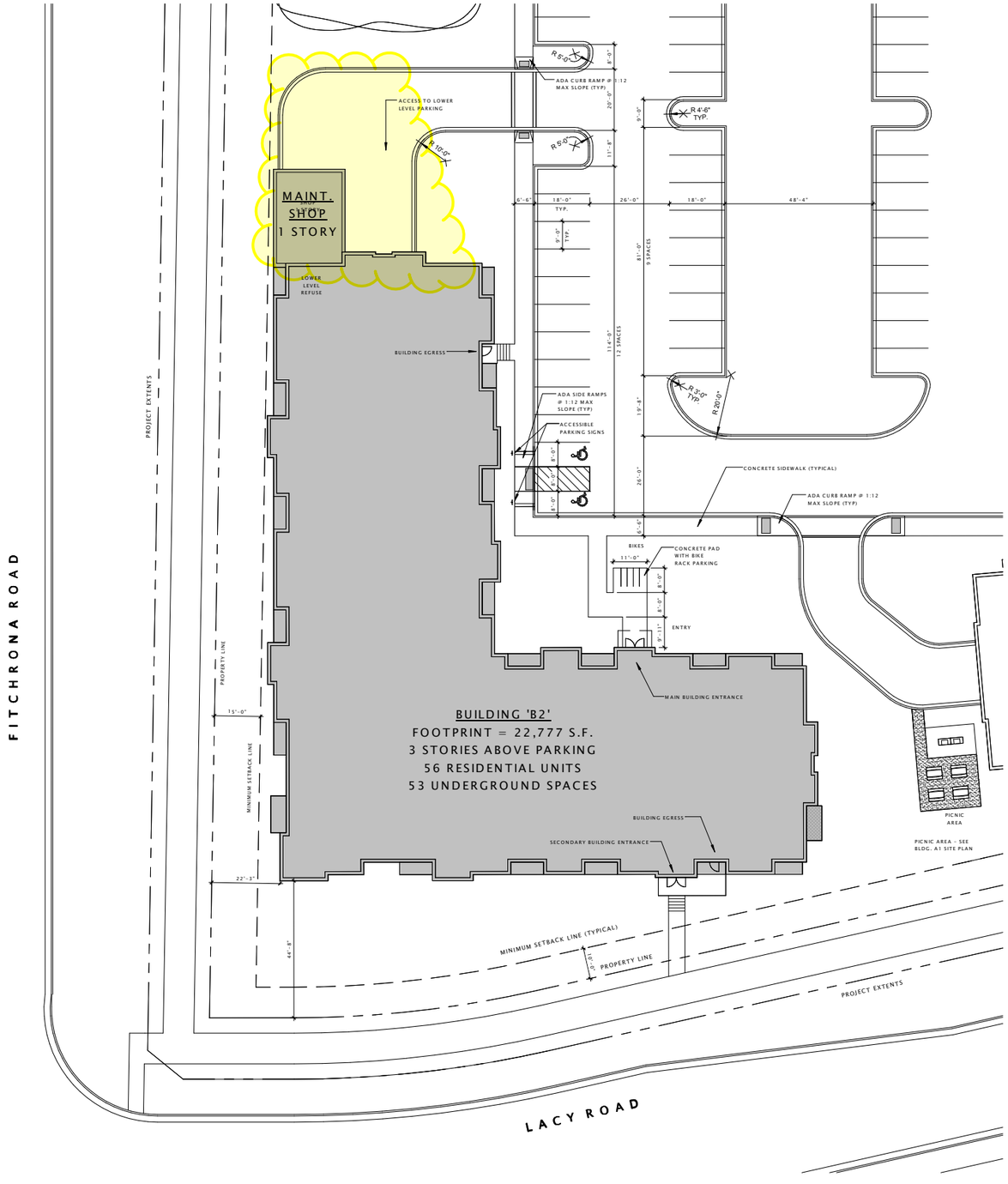
SEPTEMBER 9, 2015



EXTERIOR BIKE PARKING
1/4" = 1'-0"

EXAMPLE OF THE STYLE OF NIKE RACK TO BE LOCATED AT THE EXTERIOR OF EACH BUILDING (SEE SITE PLANS FOR LOCATIONS).

EXTERIOR BIKE RACK STYLE
1/8" = 1'-0"



17 ARCHITECTURAL SITE PLAN - 'B2' BLDG
1" = 20'-0"

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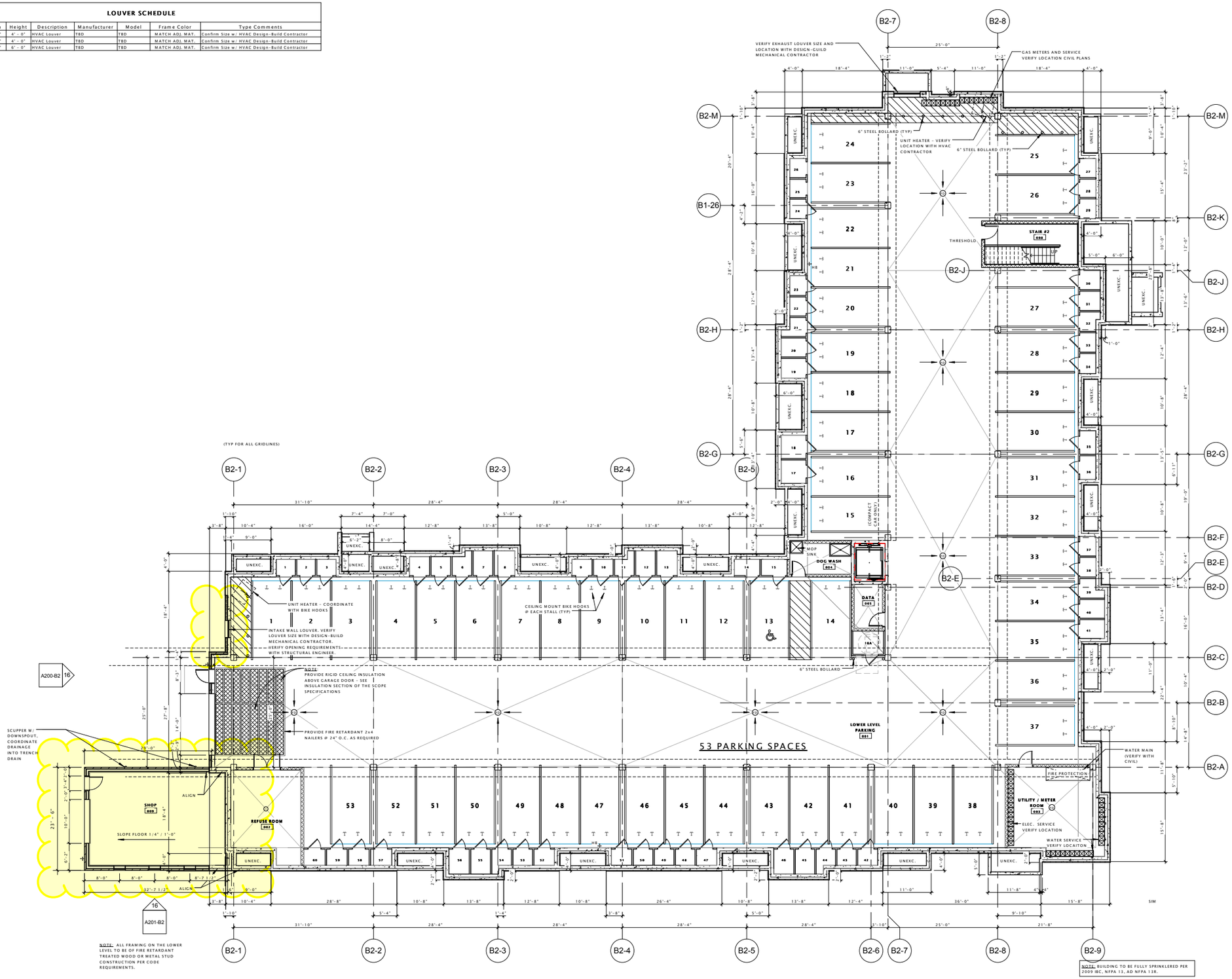
SHEET TITLE

ARCHITECTURAL SITE PLAN - BUILDING 'B2'

SHEET NUMBER

ASP101-B2

LOUVER SCHEDULE							
Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6' - 0"	6' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor



17 BUILDING 'B1' - LOWER LEVEL PLAN
3/32" = 1'-0"

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JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
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JLA PROJECT NUMBER: 14-0515

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ELAN RESIDENTIAL DEVELOPMENT

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

BUILDING 'B2' LOWER LEVEL PLAN

SHEET NUMBER

A100-B2

WINDOW SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U FACTOR	ENERGY ANALYSIS SHGC	DLO AREA	VENT AREA	Type Comments
A	3' - 0"	6' - 0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	13.9 SF	7.0 SF	Grid Pattern As Shown
B	3' - 4"	6' - 0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	15.7 SF	7.9 SF	Grid Pattern As Shown
C	5' - 0"	6' - 0"	Vinyl Single Hung - Twin	FlyGem Windows and Doors	2-6W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
D	6' - 0"	6' - 0"	Vinyl Single Hung - Twin	FlyGem Windows and Doors	3-0W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
E	9' - 0"	6' - 0"	Vinyl Single Hung - Triple	FlyGem Windows and Doors	3-0W TRIPLE 5-0H	WHITE	0.32	0.28	41.7 SF	23.8 SF	Grid Pattern As Shown
FD	3' - 0"	6' - 10"	Single French Door - Hinged	FlyGem Windows and Doors	3-0W 6-10H	WHITE	0.33	0.23	11.5 SF	18.0 SF	No Grilles
G	2' - 8"	4' - 0"	Vinyl Single Hung - Fixed	FlyGem Windows and Doors	2-8W 4-0H PICTURE	WHITE	0.30	0.28	7.7 SF	0.0 SF	Grid Pattern As Shown
H	6' - 0"	6' - 10"	2-Panel Vinyl Sliding Patio Door	FlyGem Windows and Doors	6-0W 6-10H	WHITE	0.29	0.29	31.6 SF	17.3 SF	No Grilles
J	3' - 0"	5' - 0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-0W 5-0H	WHITE	0.32	0.28	10.9 SF	5.7 SF	Grid Pattern As Shown

LOUVER SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2' - 0"	4' - 0"	HVAC Louver.	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4' - 0"	4' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6' - 0"	6' - 0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor

BUILDING B2 - THIRD FLOOR UNIT SCHEDULE

UNIT NO.	PLAN TYPE	AREA
310	PLAN C2.1	858 SF
311	PLAN C2.1M	858 SF
312	PLAN B2	823 SF
313	PLAN B1.2M	737 SF
314	PLAN B1	729 SF
315	PLAN B1.1	752 SF
316	PLAN B1.2	737 SF
317	PLAN C3.1	978 SF
318	PLAN B1.1M	752 SF
320	PLAN E1.1	1331 SF
322	PLAN B1	729 SF
324	PLAN D1.4	1173 SF
325	PLAN D1.6	1181 SF
326	PLAN D1.3M	1156 SF
327	PLAN D1.4	1173 SF
328	PLAN D1.4	1173 SF
329	PLAN A1.1	582 SF
330	PLAN C2.1M	858 SF
331	PLAN C2.1	858 SF

ENLARGED UNIT SHEET LISTING

SHEET	PLAN TYPES
A410	A1, A1.1, A1M, A1.1M, A2
A411	B1, B1.1, B1.2, B1M, B1.1M, B1.2M
A412	B1A, B1.1A, D1.1A
A413	B2, B2M
A414	C1
A415	C2, C2.1, C2M, C2.1M
A416	C3, C3.1, C3M, C3.1M
A417	D1, D1.2, D1.4, D1.5, D1.6
A418	D1M, D1.1M, D1.3M, D1.4M, D1.5M, D1.6M
A419	D2, D2.1, D2M, D2.1M
A420	E1, E1.1, E1M, E1.1M

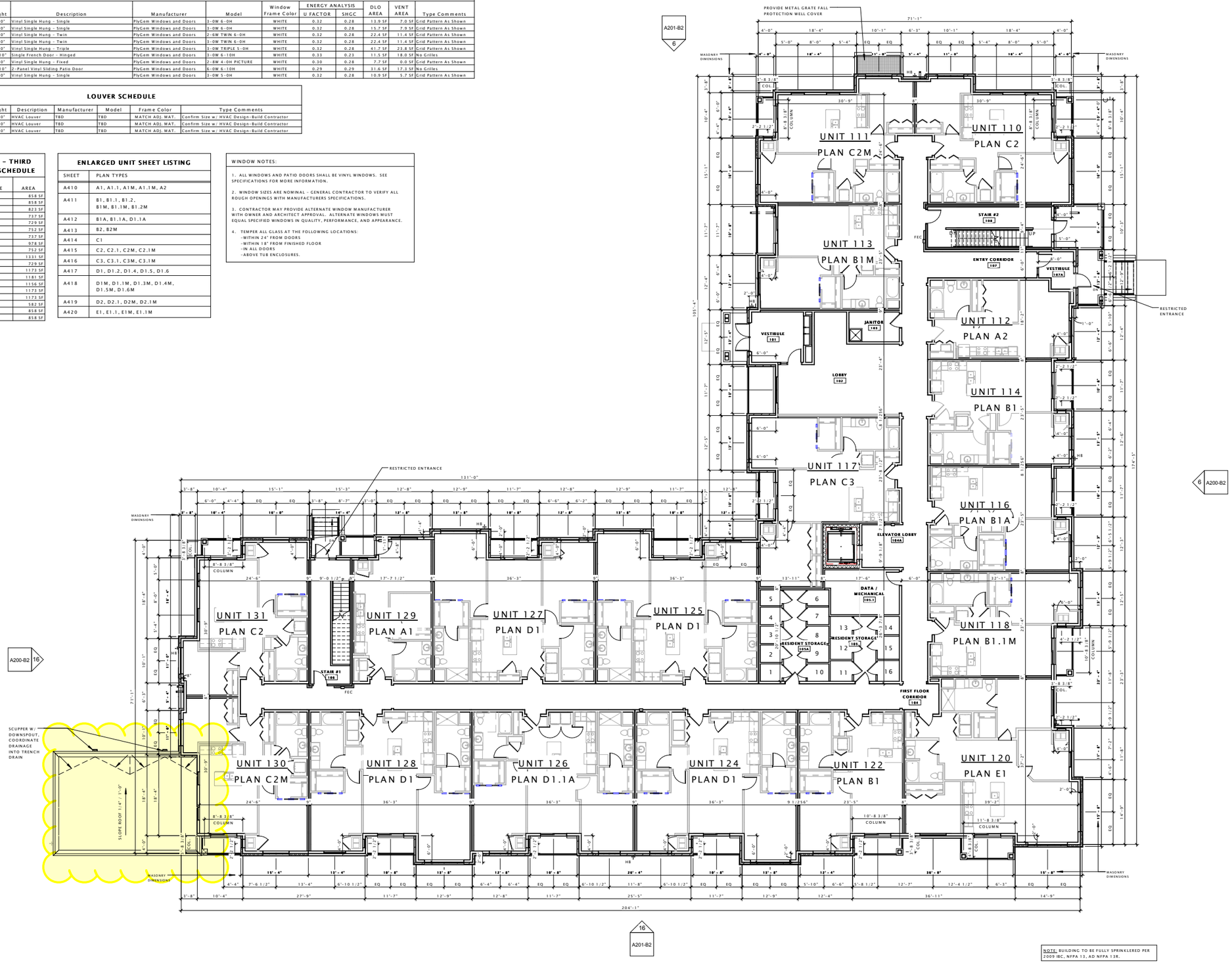
WINDOW NOTES:

1. ALL WINDOWS AND PATIO DOORS SHALL BE VINYL WINDOWS. SEE SPECIFICATIONS FOR MORE INFORMATION.

2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS.

3. CONTRACTOR MAY PROVIDE ALTERNATE WINDOW MANUFACTURER WITH OWNER AND ARCHITECT APPROVAL. ALTERNATE WINDOWS MUST EQUAL SPECIFIED WINDOWS IN QUALITY, PERFORMANCE, AND APPEARANCE.

4. TEMPER ALL GLASS AT THE FOLLOWING LOCATIONS:
   - WITHIN 24" FROM DOORS
   - WITHIN 18" FROM FINISHED FLOOR
   - IN ALL DOORS
   - ABOVE TUB ENCLOSURES.



NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

17 BUILDING 'B1' - FIRST FLOOR PLAN
3/32" = 1'-0"

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DATE OF ISSUANCE SEPTEMBER 9, 2015

REVISION SCHEDULE

Mark	Description	Date
1	Construction Bulletin 01.81 (Bldg. B1)	08/24/2015
2	Construction Bulletin 02 (ALL BLDGS.)	09/03/2015

SHEET TITLE

BUILDING 'B2' FIRST FLOOR PLAN

SHEET NUMBER

A101-B2

WINDOW SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U FACTOR	ENERGY ANALYSIS SHGC	DLO AREA	VENT AREA	Type Comments
A	3'-0"	6'-0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	13.9 SF	7.0 SF	Grid Pattern As Shown
B	3'-4"	6'-0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	15.7 SF	7.9 SF	Grid Pattern As Shown
C	5'-0"	6'-0"	Vinyl Single Hung - Twin	FlyGem Windows and Doors	2-6W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
D	6'-0"	6'-0"	Vinyl Single Hung - Twin	FlyGem Windows and Doors	3-0W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
E	9'-0"	6'-0"	Vinyl Single Hung - Triple	FlyGem Windows and Doors	3-0W TRIPLE 5-0H	WHITE	0.32	0.28	41.7 SF	23.8 SF	Grid Pattern As Shown
FD	3'-0"	6'-10"	Single French Door - Hinged	FlyGem Windows and Doors	3-0W 6-10H	WHITE	0.33	0.23	11.5 SF	18.0 SF	No Grilles
G	2'-8"	4'-0"	Vinyl Single Hung - Fixed	FlyGem Windows and Doors	2-8W 4-0H PICTURE	WHITE	0.30	0.28	7.7 SF	0.0 SF	Grid Pattern As Shown
H	6'-0"	6'-10"	2-Panel Vinyl Sliding Patio Door	FlyGem Windows and Doors	6-0W 6-10H	WHITE	0.29	0.29	31.6 SF	17.3 SF	No Grilles
J	3'-0"	5'-0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-0W 5-0H	WHITE	0.32	0.28	10.9 SF	5.7 SF	Grid Pattern As Shown

LOUVER SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2'-0"	4'-0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4'-0"	4'-0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6'-0"	6'-0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor

BUILDING B2 - THIRD FLOOR UNIT SCHEDULE

UNIT NO.	PLAN TYPE	AREA
310	PLAN C2.1	858 SF
311	PLAN C2.1M	858 SF
312	PLAN B2	823 SF
313	PLAN B1.2M	737 SF
314	PLAN B1	729 SF
315	PLAN B1.1	752 SF
316	PLAN B1.2	737 SF
317	PLAN C3.1	978 SF
318	PLAN B1.1M	752 SF
320	PLAN E1.1	1331 SF
322	PLAN B1	729 SF
324	PLAN D1.4	1173 SF
325	PLAN D1.6	1181 SF
326	PLAN D1.3M	1156 SF
327	PLAN D1.4	1173 SF
328	PLAN D1.4	1173 SF
329	PLAN A1.1	582 SF
330	PLAN C2.1M	858 SF
331	PLAN C2.1	858 SF

ENLARGED UNIT SHEET LISTING

SHEET	PLAN TYPES
A410	A1, A1.1, A1M, A1.1M, A2
A411	B1, B1.1, B1.2, B1M, B1.1M, B1.2M
A412	B1A, B1.1A, D1.1A
A413	B2, B2M
A414	C1
A415	C2, C2.1, C2M, C2.1M
A416	C3, C3.1, C3M, C3.1M
A417	D1, D1.2, D1.4, D1.5, D1.6
A418	D1M, D1.1M, D1.3M, D1.4M, D1.5M, D1.6M
A419	D2, D2.1, D2M, D2.1M
A420	E1, E1.1, E1M, E1.1M

WINDOW NOTES:

1. ALL WINDOWS AND PATIO DOORS SHALL BE VINYL WINDOWS. SEE SPECIFICATIONS FOR MORE INFORMATION.

2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS.

3. CONTRACTOR MAY PROVIDE ALTERNATE WINDOW MANUFACTURER WITH OWNER AND ARCHITECT APPROVAL. ALTERNATE WINDOWS MUST EQUAL SPECIFIED WINDOWS IN QUALITY, PERFORMANCE, AND APPEARANCE.

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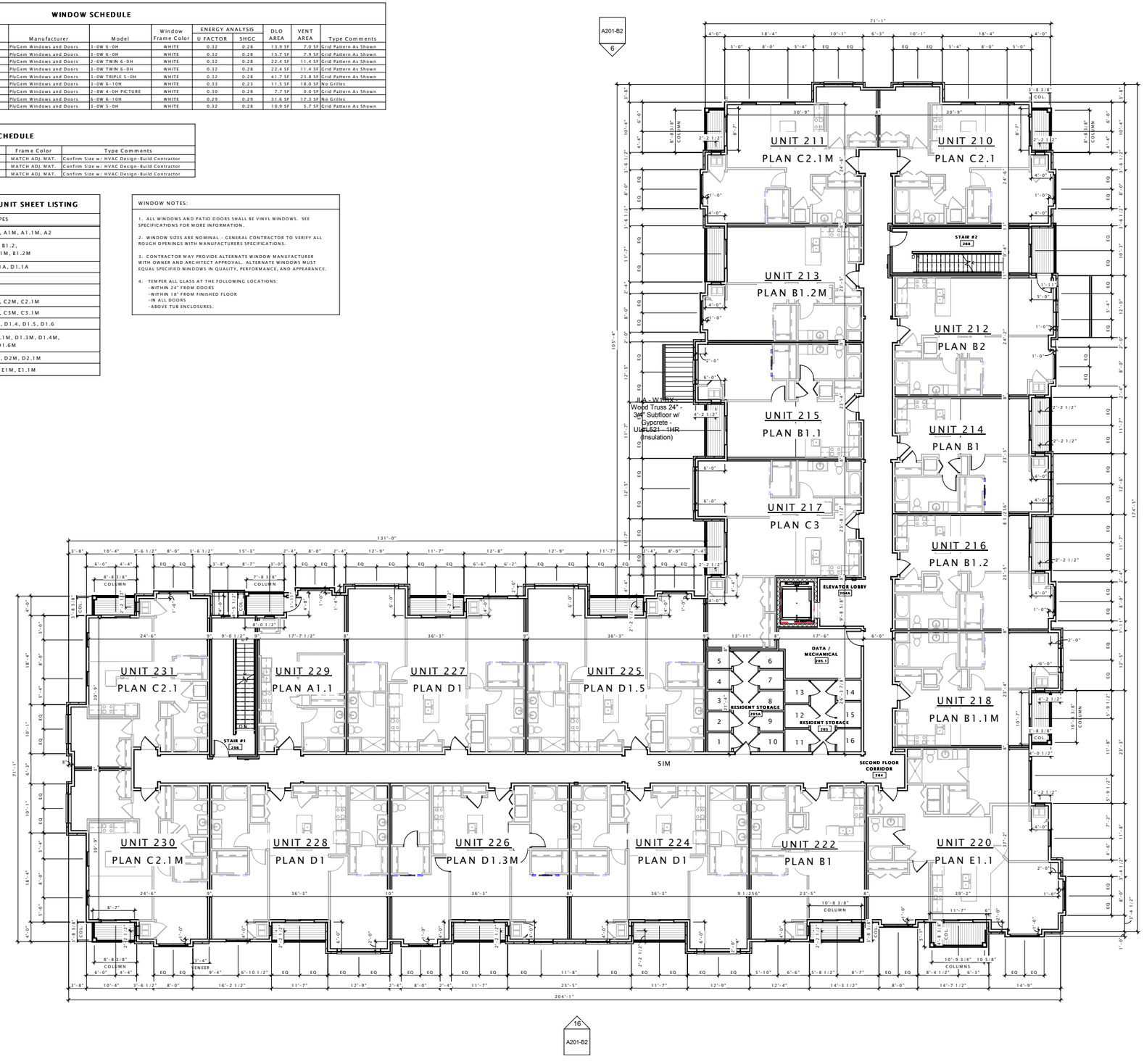
   - WITHIN 24" FROM DOORS
   - WITHIN 18" FROM FINISHED FLOOR
   - IN ALL DOORS
   - ABOVE TUB ENCLOSURES.



NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

17 BUILDING 'B1' - SECOND FLOOR PLAN
3/32" = 1'-0"

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DATE OF ISSUANCE SEPTEMBER 9, 2015

REVISION SCHEDULE

Mark	Description	Date
1	Construction Bulletin 01.B1 (Bldg. B1)	08/24/2015

SHEET TITLE

BUILDING 'B2' SECOND FLOOR PLAN

SHEET NUMBER

A102-B2

WINDOW SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U FACTOR	ENERGY ANALYSIS SHGC	DLO AREA	VENT AREA	Type Comments
A	3'-0"	6'-0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	13.9 SF	7.0 SF	Grid Pattern As Shown
B	3'-4"	6'-0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-0W 6-0H	WHITE	0.32	0.28	15.7 SF	7.9 SF	Grid Pattern As Shown
C	5'-0"	6'-0"	Vinyl Single Hung - Twin	FlyGem Windows and Doors	2-6W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
D	6'-0"	6'-0"	Vinyl Single Hung - Twin	FlyGem Windows and Doors	3-0W TWIN 6-0H	WHITE	0.32	0.28	22.4 SF	11.4 SF	Grid Pattern As Shown
E	9'-0"	6'-0"	Vinyl Single Hung - Triple	FlyGem Windows and Doors	3-0W TRIPLE 5-0H	WHITE	0.32	0.28	41.7 SF	23.8 SF	Grid Pattern As Shown
FD	3'-0"	6'-10"	Single French Door - Hinged	FlyGem Windows and Doors	3-0W 6-10H	WHITE	0.33	0.23	11.5 SF	18.0 SF	No Grilles
G	2'-8"	4'-0"	Vinyl Single Hung - Fixed	FlyGem Windows and Doors	2-8W 4-0H PICTURE	WHITE	0.30	0.28	7.7 SF	0.0 SF	Grid Pattern As Shown
H	6'-0"	6'-10"	2-Panel Vinyl Sliding Patio Door	FlyGem Windows and Doors	6-0W 6-10H	WHITE	0.29	0.29	31.6 SF	17.3 SF	No Grilles
J	3'-0"	5'-0"	Vinyl Single Hung - Single	FlyGem Windows and Doors	3-0W 5-0H	WHITE	0.32	0.28	10.9 SF	5.7 SF	Grid Pattern As Shown

LOUVER SCHEDULE

Mark	Width	Height	Description	Manufacturer	Model	Frame Color	Type Comments
L2	2'-0"	4'-0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L4	4'-0"	4'-0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor
L6	6'-0"	6'-0"	HVAC Louver	TBD	TBD	MATCH ADJ. MAT.	Confirm Size w/ HVAC Design-Build Contractor

BUILDING B2 - THIRD FLOOR UNIT SCHEDULE

UNIT NO.	PLAN TYPE	AREA
310	PLAN C2.1	858 SF
311	PLAN C2.1M	858 SF
312	PLAN B2	823 SF
313	PLAN B1.2M	737 SF
314	PLAN B1	729 SF
315	PLAN B1.1	752 SF
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317	PLAN C3.1	978 SF
318	PLAN B1.1M	752 SF
320	PLAN E1.1	1331 SF
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324	PLAN D1.4	1173 SF
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327	PLAN D1.4	1173 SF
328	PLAN D1.4	1173 SF
329	PLAN A1.1	582 SF
330	PLAN C2.1M	858 SF
331	PLAN C2.1	858 SF

ENLARGED UNIT SHEET LISTING

SHEET	PLAN TYPES
A410	A1, A1.1, A1M, A1.1M, A2
A411	B1, B1.1, B1.2, B1M, B1.1M, B1.2M
A412	B1A, B1.1A, D1.1A
A413	B2, B2M
A414	C1
A415	C2, C2.1, C2M, C2.1M
A416	C3, C3.1, C3M, C3.1M
A417	D1, D1.2, D1.4, D1.5, D1.6
A418	D1M, D1.1M, D1.3M, D1.4M, D1.5M, D1.6M
A419	D2, D2.1, D2M, D2.1M
A420	E1, E1.1, E1M, E1.1M

WINDOW NOTES:

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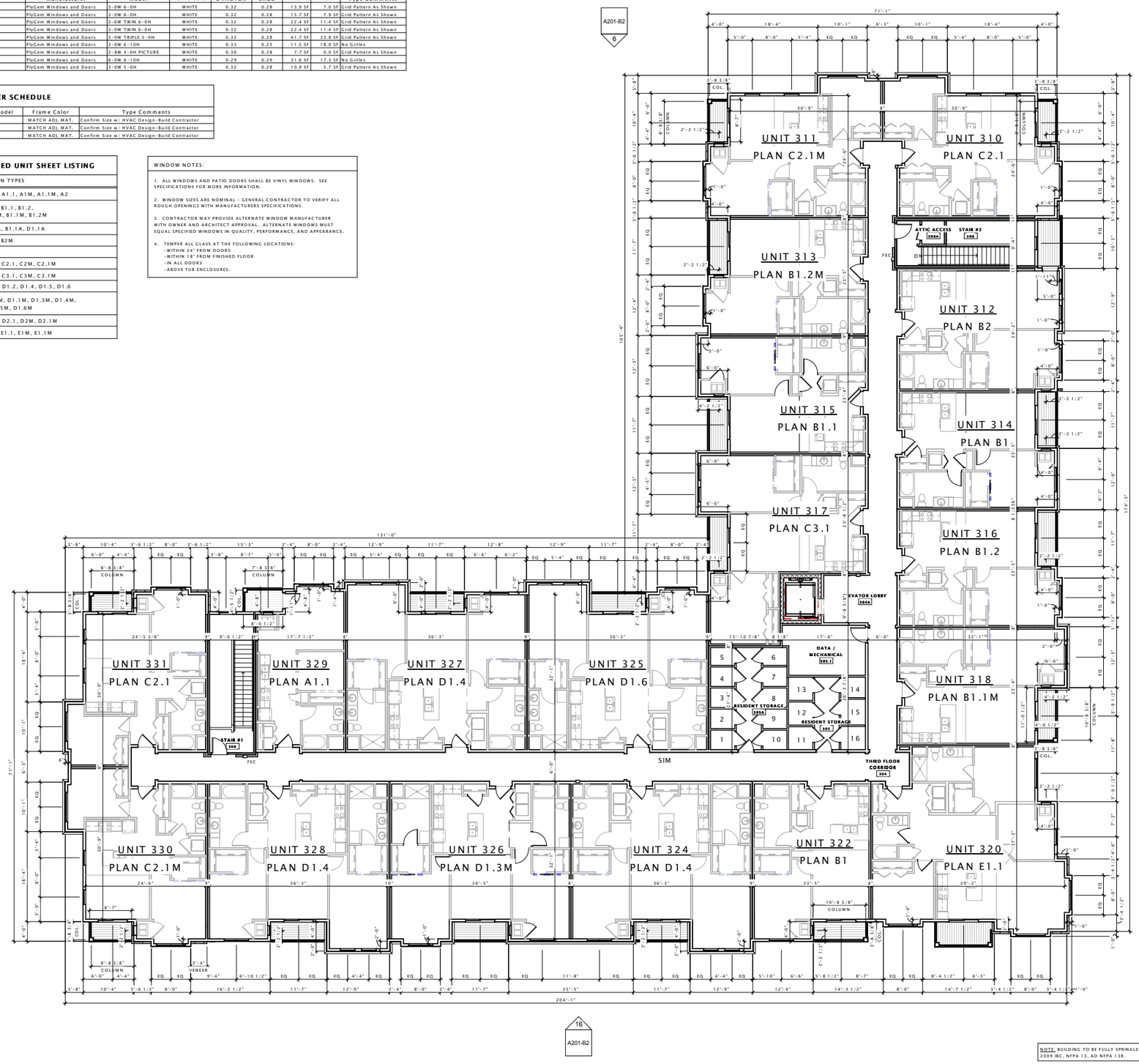

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC, NFPA 13, AD NFPA 13R.

17 BUILDING 'B1' - THIRD FLOOR PLAN
3/32" = 1'-0"

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Mark	Description	Date
1	Construction Bulletin 01.B1 (Bldg. B1)	08/24/2015

SHEET TITLE

BUILDING 'B2' THIRD FLOOR PLAN

SHEET NUMBER

A103-B2

ROOF NOTES

1) ROOF SHALL BE **ROOF ASSEMBLY – W1** UNLESS NOTED OTHERWISE. TOP CHORDS OF TRUSSES SHALL BE PITCHED AS INDICATED ON ROOF PLAN. SEE ROOF ASSEMBLY SHEET FOR DETAILED INFORMATION.

2) AT CANOPY ROOF AREAS: PROVIDE TAPERED INSULATION BOARD WHERE NECESSARY OVER ROOF SUBSTRATE TO MAINTAIN A 1/4" PER FOOT MINIMUM PITCH TO ROOF DRAINS/ SCUPPER OPENINGS.

3) ROOF DRAINS/ SCUPPERS ARE SHOWN FOR INTENT ONLY. PLUMBING DESIGN/BUILD CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF DRAINS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.

4) RIDGE VENTS SHOWN ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL PROVIDE INTAKE & EXHAUST ROOF VENTS TO PROVIDE 1 S.F. OF VENT AREA PER 300 S.F. OF ATTIC AREA (PER ATTIC COMPARTMENT). **OWNER'S DESIGN/BUILD MECHANICAL CONTRACTOR SHALL PROVIDE CALCULATIONS SHOWING FINAL VENTILATION PLAN PRIOR TO INSTALLATION.**

5) OVERHANGS SHALL BE AS SHOWN ON ROOF PLAN.

6) PROVIDE ICE & WATER SHIELD AT THE FOLLOWING LOCATIONS (SEE SHADED AREAS ON ROOF PLAN):

ALL EAVES:
RUN FROM EDGE OF EAVE TO 3'-0" (MIN.) PAST FACE OF EXTERIOR WALLS.

ALL VALLEYS:
RUN FROM VALLEY TO 3'-0" (MIN.) EACH SIDE OF VALLEY.
INSTALL UNDER METAL FLASHINGS AT VALLEYS.

ALL ROOF/WALL INTERSECTIONS:
RUN 3'-0" (MIN.) HORIZONTALLY FROM FACE OF WALL
RUN 1'-6" (MIN.) VERTICALLY UP FACE OF WALL.

ALL ROOF PENETRATIONS:
RUN 3'-0" (MIN.) FROM PENETRATIONS

7) PROVIDE CONTINUOUS ATTIC DRAFTSTOPPING AT LOCATIONS NOTED ON ROOF PLAN. DRAFTSTOP SHALL EXTEND FULLY INTO SOFFITS AND ALL PENETRATIONS SHALL BE CAULKED.

8) PROVIDE 'W' SHAPED METAL FLASHING AT ALL VALLEYS.

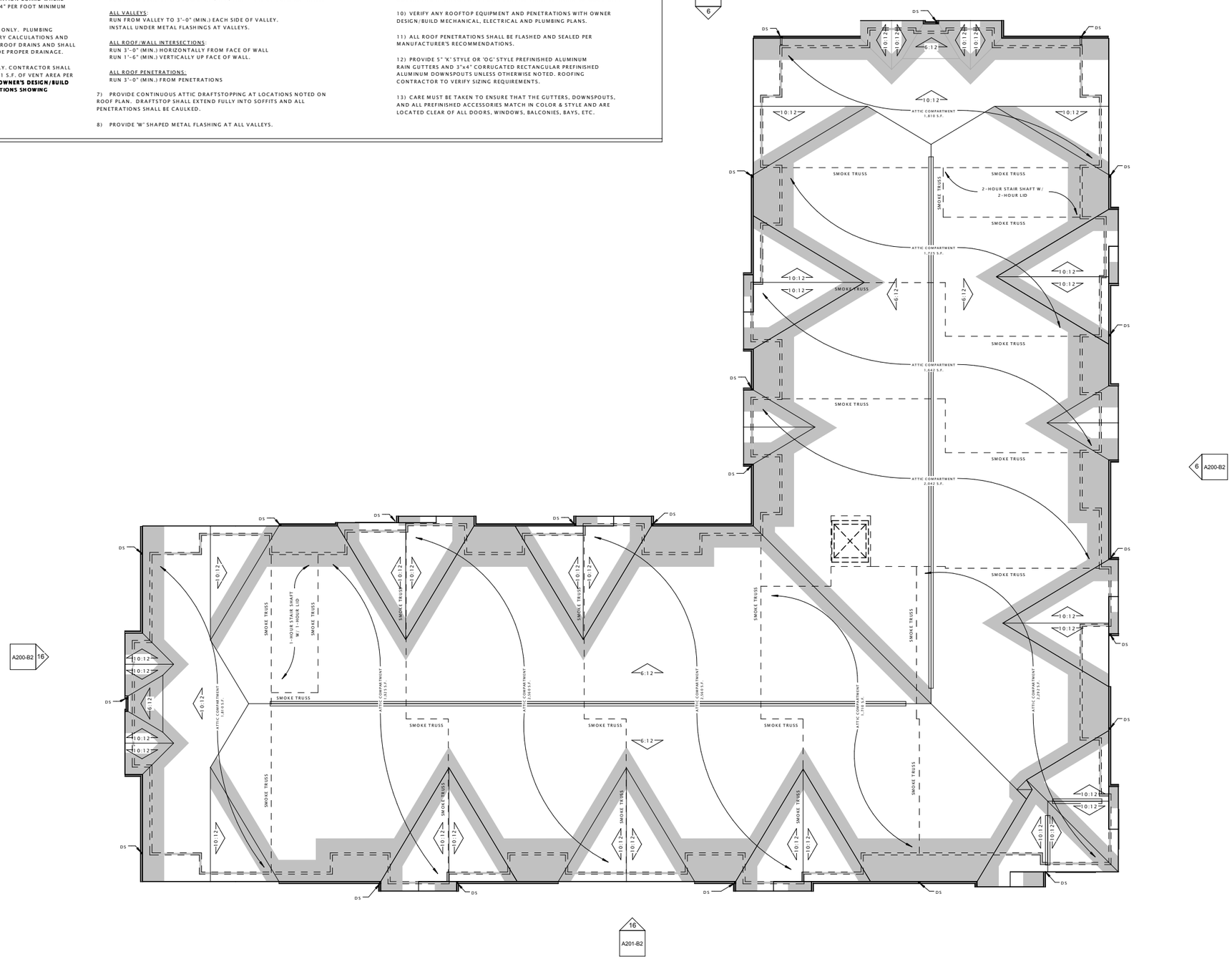
9) PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS. DESIGN/BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATHER TIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING.

10) VERIFY ANY ROOFTOP EQUIPMENT AND PENETRATIONS WITH OWNER DESIGN/BUILD MECHANICAL, ELECTRICAL AND PLUMBING PLANS.

11) ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PER MANUFACTURER'S RECOMMENDATIONS.

12) PROVIDE 5" 'K' STYLE OR 'OG' STYLE PREFINISHED ALUMINUM RAIN GUTTERS AND 3"x4" CORRUGATED RECTANGULAR PREFINISHED ALUMINUM DOWNSPOUTS UNLESS OTHERWISE NOTED. ROOFING CONTRACTOR TO VERIFY SIZING REQUIREMENTS.

13) CARE MUST BE TAKEN TO ENSURE THAT THE GUTTERS, DOWNSPOUTS, AND ALL PREFINISHED ACCESSORIES MATCH IN COLOR & STYLE AND ARE LOCATED CLEAR OF ALL DOORS, WINDOWS, BALCONIES, BAYS, ETC.



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17 BUILDING 'B2' - ROOF PLAN
3/32" = 1'-0"

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DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

BUILDING 'B2' ROOF PLAN

SHEET NUMBER

A109-B2

6 SOUTH ELEVATION - B2
3/32" = 1'-0"

16 NORTH ELEVATION - B2
3/32" = 1'-0"

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ELAN RESIDENTIAL DEVELOPMENT

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

EXTERIOR ELEVATIONS 'B2' BUILDING

SHEET NUMBER

A200-B2

6 EAST ELEVATION - B2
3/32" = 1'-0"

16 WEST ELEVATION - B2
3/32" = 1'-0"

JLA
architects + planners

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
Madison, Wisconsin 53718
608.241.9500

JLA PROJECT NUMBER: 14-0515

Fiduciary
REAL ESTATE DEVELOPMENT, INC

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

SIP - AMENDMENT

ELAN apartments

ELAN RESIDENTIAL DEVELOPMENT

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE SEPTEMBER 9, 2015

SHEET TITLE

EXTERIOR ELEVATIONS 'B2' BUILDING

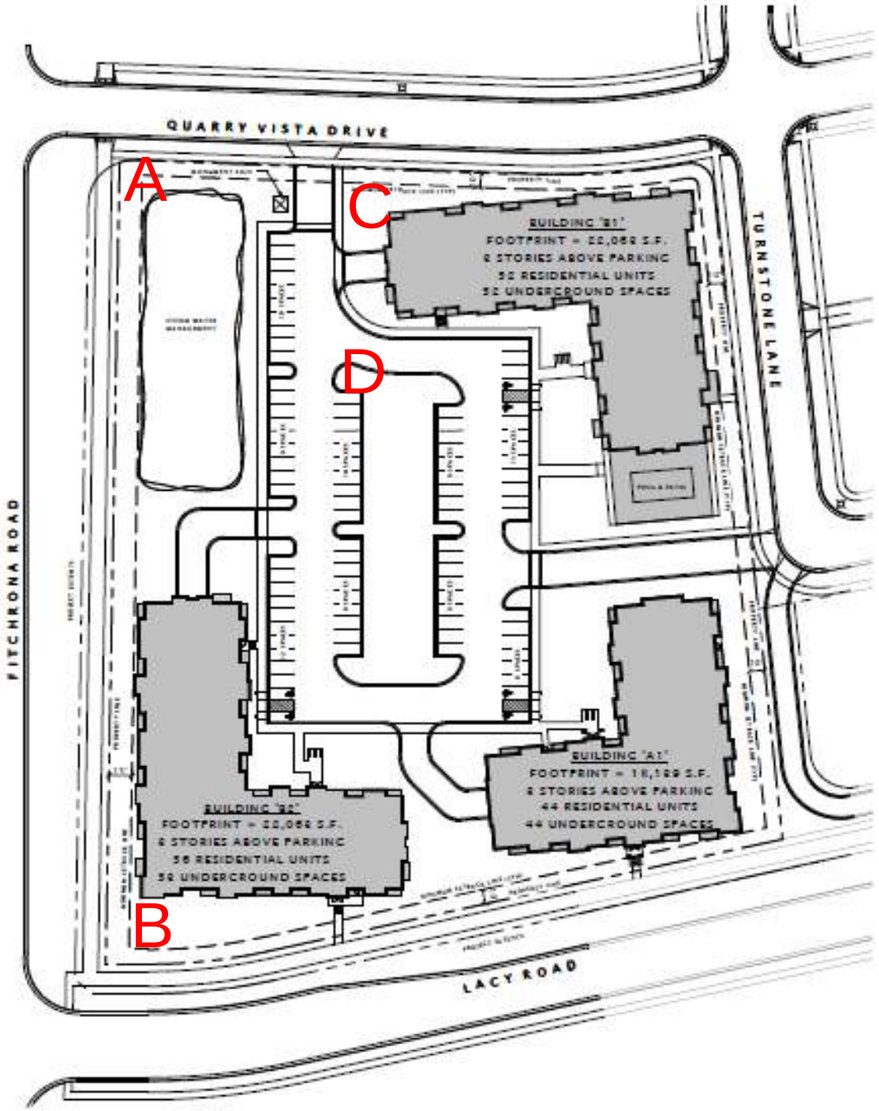
SHEET NUMBER

A201-B2

APPENDIX 'D'
SIGN PROGRAM

APRIL 21, 2015 – Amended May 6, 2015; September 22, 2015

ELAN apartments



ELAN APARTMENTS - FITCHBURG, WI

Location : A & B

Scale 1"=1'-0"
(2) 4'h x 8'w x 1/2"MDO Plywood Now Leasing Signs Rev1
Digital printed on vinyl applied to boards
Installed on 4x4 posts.

WISCONSIN SIGN & Graphics LLC

Customer ELAN APARTMENTS
Street
City FITCHBURG,WI

Date: 4.17.15
Acct. Rep. James Miller

Designer: JEM
Drawing No. Leasing sign41715
Revision 1
Scale:

Client Approval
Signature:
Print:
Date:

Landlord Approval
Signature:
Print:
Date:

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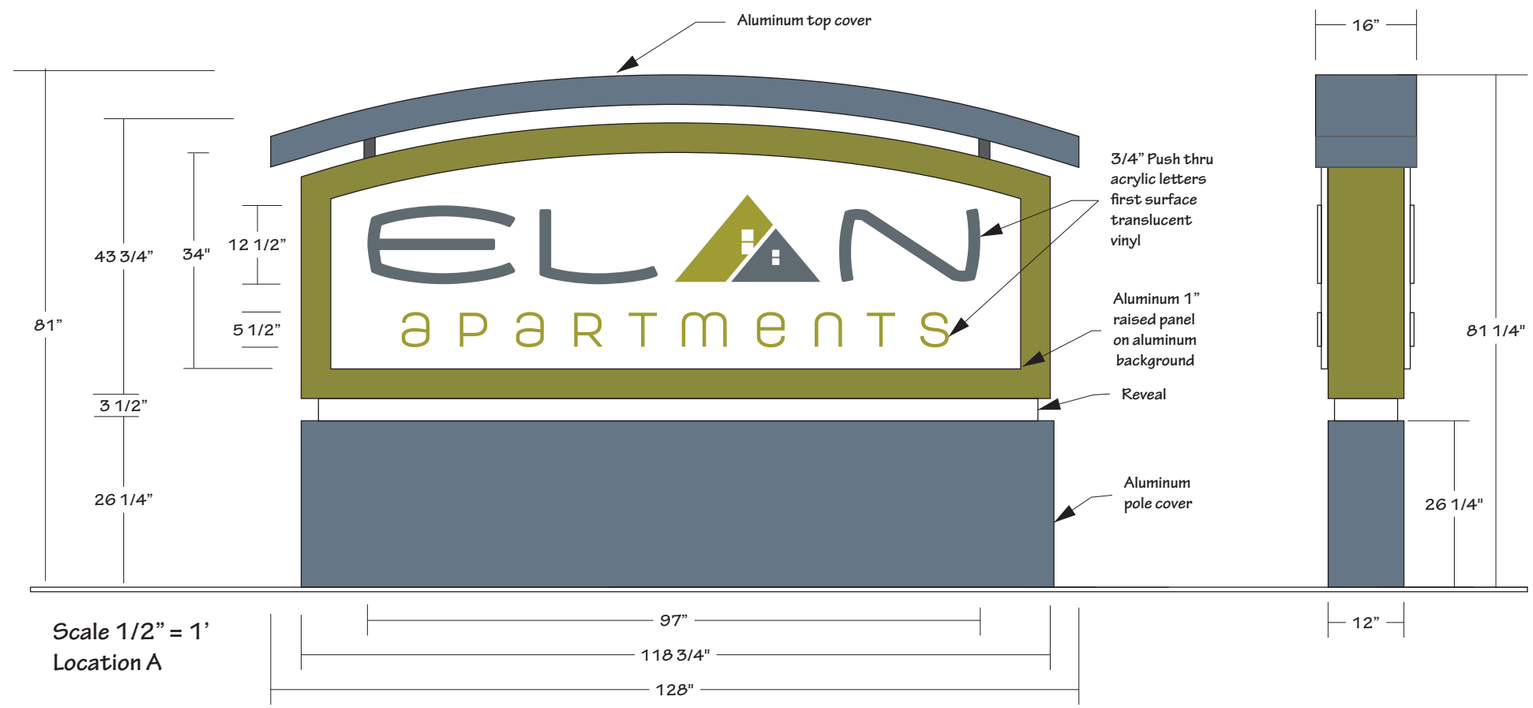
Signs For Your Success!

Elan Apartments



Scale 1/2" = 1'
Location A

Double Faced Internal illumination with white LED

Sign SqFt = 72

Monument sign

- MAP Satin White
- MAP paint match PMS 582C
- MAP paint match PMS 431C

WISCONSIN SIGN & Graphics LLC	Customer Fiduciary_ Elan Street City Fitchburg, WI	Date: 4.20.15 Acct. Rep. James Miller	Designer: M Studnicka Drawing No. Elan Sign A Revision Scale:	Client Approval Signature: Print: Date:	Landlord Approval Signature: Print: Date:

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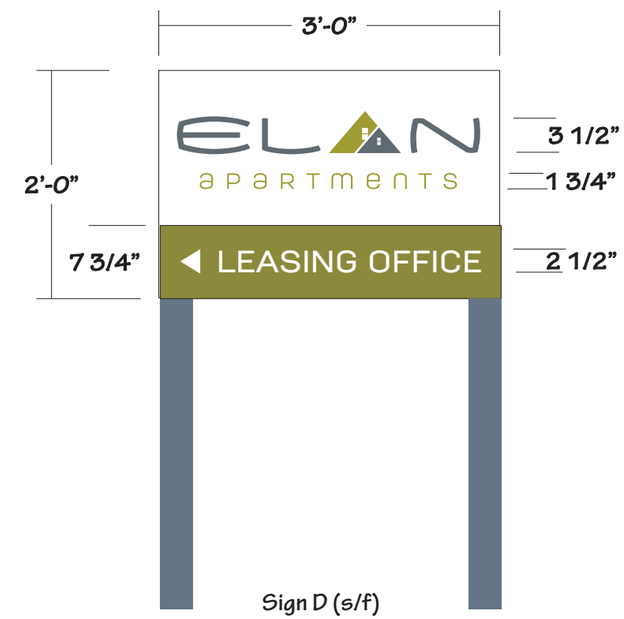
ELAN APARTMENTS - FITCHBURG, WI

Location: C and D



TEMPORARY SIGNS C & D

(2) 1/2"MDO Plywood Now Leasing Signs Rev1
Digital printed on vinyl applied to boards
Installed on 4x4 posts.

WISCONSIN SIGN & Graphics LLC

Customer ELAN APARTMENTS Street City FITCHBURG,WI	Date: 4.17.15 Acct. Rep. James Miller	Designer: JEM Drawing No. Leasing sign41715 Revision 1 Scale:	Client Approval Signature: Print: Date:	Landlord Approval Signature: Print: Date:

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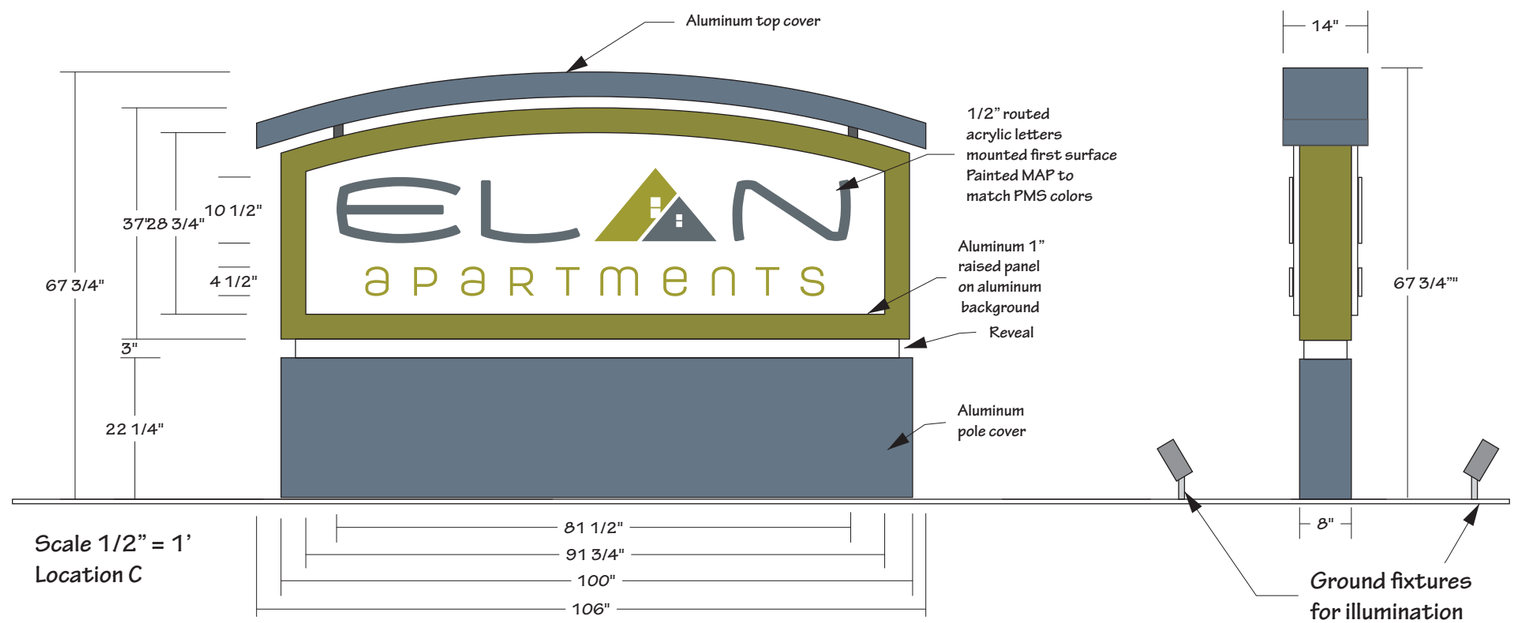
Signs For Your Success!

Elan Apartments



Scale 1/2" = 1'
Location C

Monument sign

- MAP Satin White
- MAP paint match PMS 582C
- MAP paint match PMS 431C

Double Faced non-illuminated

Sign SqFt = 49.872

WISCONSIN SIGN & Graphics LLC	Customer Fiduciary_ Elan Street City Fitchburg, WI	Date: 4.20.15 Acct. Rep. James Miller	Designer: M Studnicka Drawing No. Elan Sign C Revision Scale:	Client Approval Signature: Print: Date:	Landlord Approval Signature: Print: Date:

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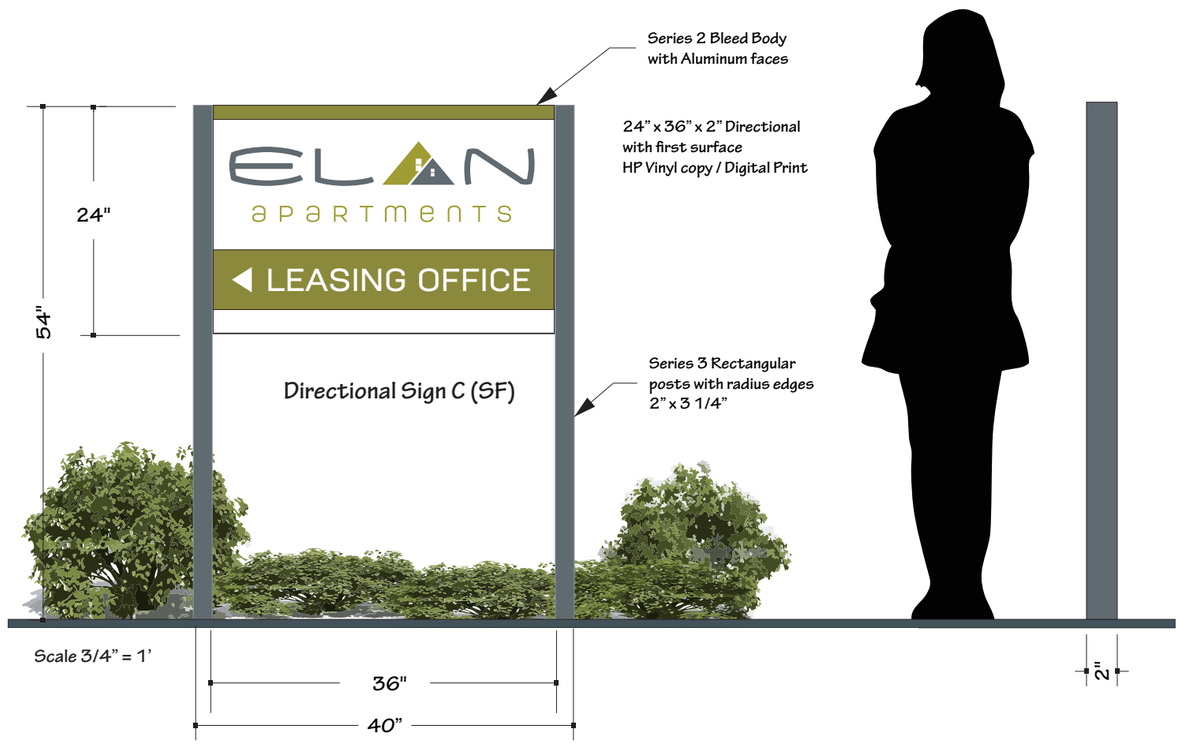
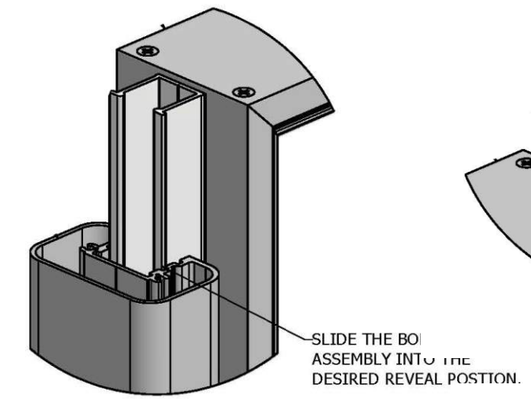
Signs For Your Success!

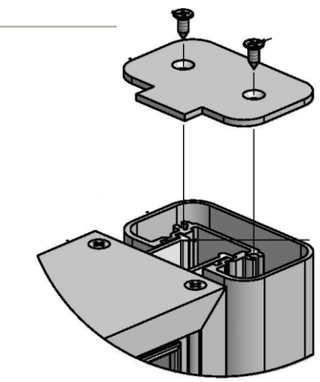
Elan Apartments / Fitchburg, WI

Directional Sign D
SF 24 x 36

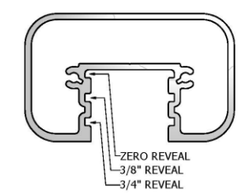


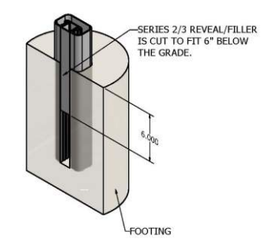


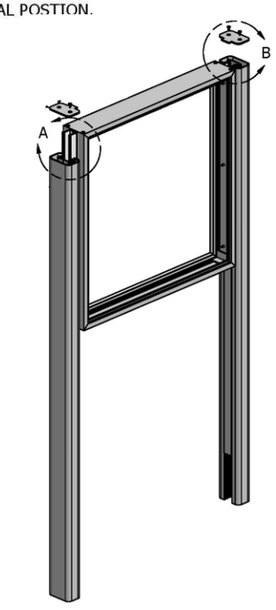
DETAIL A



DETAIL B







WISCONSIN SIGN & Graphics LLC

Customer Elan Apartments Street City Fitchburg, WI	Date: 4.14.15 Acct. Rep. James Miller	Designer: M Studnicka Drawing No. Elan Apart 24x36 C Revision Scale:	Client Approval Signature: Print: Date:	Landlord Approval Signature: Print: Date:	Wisconsin Sign & Graphics, LLC is the sole owner of this artwork (Drawings, color renderings and/or sign concepts) used to submit to client for approval. Reproduction in whole or part with out written permission by Wisconsin Sign & Graphics, LLC is prohibited Copyright Wisconsin Sign & Graphics, LLC 2015 ©

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APPENDIX 'E'
NEIGHBORHOOD INPUT INFORMATION

APRIL 21, 2015 – Amended May 6, 2015; September 22, 2015

Invite list for 10-14-14 Neighborhood meeting
Fiduciary Real Estate Development - Quarry Vista Multi-Family

BEYLER LIVING TR	6342 PHEASANT LN	VERONA WI 53593
BRAD D ANDERSON	2712 FITCHRONA RD	FITCHBURG WI 53719
COREY L DINTELMAN	2706 FITCHRONA RD	FITCHBURG WI 53711
DANE COUNTY	210 MARTIN LUTHER KING JR BLVD RM 114	MADISON WI 53703-3342
DIANE REMEIKA	1321 MORRISON ST	MADISON WI 53703
EARLE N WILLIAMS & ARISA M WILLIAMS	2687 FITCHRONA RD	MADISON WI 53719
FITCHBURG MINERALS LLC	6295 LACY RD	VERONA WI 53595
FITCHBURG, CITY OF	5520 LACY RD	FITCHBURG WI 53711
GREGORY A LUKAS & DIANE M LUKAS	7330 SOUTHERN OAK PL	MADISON WI 53719
HAMM FAM LAND LLC	6244 OAK HOLLOW DR	OREGON WI 53575
HAMMERSLEY, KEITH E	6291 LACY RD	FITCHBURG WI 53593
JOHN H ELLINGER	2720 FITCHRONA RD	FITCHBURG WI 53719
JOHNSON REV LIVING TR, MARTIN H	6355 PHEASANT LN	VERONA WI 53593
KENNETH E KAEGI & TERESA J KAEGI	6344 GOOSE LAKE DR	VERONA WI 53593
KENNETH O KOBERLE & JUDITH KOBERLE	2669 FITCHRONA RD	MADISON WI 53719
KEVIN N WUNDER & LORIANN S WUNDER	6353 GOOSE LAKE DR	VERONA WI 53593
LARRY J STARCZYNSKI & SHERRY L STARCZYNSKI	2701 FITCHRONA RD	MADISON WI 53719
MADISON METROPOLITAN SEWERAGE DISTRICT	1610 MOORLAND RD	MADISON WI 53713
MAURER TR	2657 FITCHRONA RD	VERONA WI 53593
NATHAN HAMMERSLEY	6310 LACY RD	FITCHBURG WI 53593
NSNK LLC	6291 LACY RD	VERONA WI 53593
PAYNE & DOLAN INC	PO BOX 781	WAUKESHA WI 53187
PRINGLE LIVING TR	2700 FITCHRONA RD	FITCHBURG WI 53719
ROBERT D KOHLENBERG & NORMA K KOHLENBERG	2653 FITCHRONA RD	VERONA WI 53593
SCOTT C LITTLE & SHEILA A LITTLE	6350 PHEASANT LN	VERONA WI 53593
TODD E MEURER & HOLLY M DOWLING	6352 GOOSE LAKE DR	VERONA WI 53593
VIVIAN G KILLERLAIN	6341 PHEASANT LN	VERONA WI 53593
Amanda Arnold, Town of Verona	335 N. Nine Mound Road	Verona, WI 53593-1035

Fiduciary
Real Estate Development, Inc.

October 3, 2014

RE: Proposed 152-unit Apartment Home Project
Hamm Fam Land, LLC lands
Outlot 9 of the plat of Quarry Vista
NW ¼ of the NW ¼ of Section 18

Dear Neighbor,

This letter is in regards to our proposed Apartment Home development located in the City of Fitchburg, near your property at the intersection of Lacy and Fitchrona Roads. Please find the following:

- Location map depicting our property and the surrounding neighborhood
- 11"x17" color rendered Concept Plan of our project which was reviewed by the City Plan Commission at their meeting on September 16, 2014.

We will be submitting our full General Implementation Plan (GIP) for the project by the City's Tuesday October 21, 2014 deadline in order to be on the City Plan Commission meeting agenda on Tuesday, November 18, 2014.

In order to solicit your input on the proposed design, we would like to invite you to an Open House:

Tuesday, October 14, 2014 from 5:30 to 6:30 PM

The open house will be held at the Hammersley Stone Offices, 6291 Lacy Road, Fitchburg, WI 53593

Again, we would appreciate any input you have on our plans and please do not hesitate to contact me (information below) if you have any questions or need additional information.

Sincerely,

Fiduciary Real Estate Development, Inc.

William F. Ohm
Project Manager
Direct line 414-274-8212
Email bohm@fred-inc.com

789 North Water Street • Milwaukee, Wisconsin 53202 • (414) 226-4535 • Facsimile: (414) 226-4549 • www.fred-inc.com

Sample Attachment to Neighborhood Meeting Invitation

Sample Attachment to Neighborhood Meeting Invitation

MASTERPLAN DATA

BLDG	UNITS							PARKING			
	ST	1BR	1BR+	2BR	2BR+	TOTAL	BR'S	COVERED	SURFACE	TOTAL	RATIO
A1	3	14	9	15	3	44	62	41	28	69	
B1	3	19	12	15	3	52	70	50	29	79	
B2	3	20	15	15	3	56	74	51	32	83	
T.	9	53	36	45	9	152	206	142	89	231	1.52/UNIT
	6%	35%	24%	30%	5%						1.12/BR

Neighborhood Meeting Sign-In Sheet

HAMMERSLEY STONE CO. INC.

Grading and Utility Construction
Crushed Stone Supplies

6291 Lacy Rd.
Fitchburg, WI 53593
Phone: (608) 845-7804
Fax: (608) 845-5532

October 14, 2014

Meeting with Neighborhood
Fiduciary Realestate

Gerald Krause	Tonto Trail
Gary Aebly	Tonto Trail
Robert Kunicnberg	Fitchburg Rd
Ellen Maurer	Fitchburg Rd.
Ken Pippert	Fitchburg Rd
Diane Remy	Lacy Rd
[illegible]	Town Plan Comm.
Todd Meister	Goose Lake Dr.
Dennis Mounsey (Payne and Dolan)	6295 Lacy Rd

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **October 13, 2015** Ordinance Number:
Date to Report Back**: October 27, 2015** Resolution Number: R-XX-15

Sponsored by: Mayor Drafted by: Planning / Zoning

TITLE: **Rezone Request, RZ-2082-15, by Thomas Sanford, Agent for Homeville Fitchburg/Bill Clemens, to Rezone Lot 1 CSM 12135 from PDD-GIP (Planned Development District-General Implementation Plan) Zoning to PDD-SIP (Planned Development District – Specific Implementation Plan) Zoning to Allow for Commercial Development**

Background: Applicant is requesting approval for PDD-SIP zoning to allow for a commercial development on Lot 1 CSM 12135 (to be divided into two lots via submitted CSM). The development would consist of two, 2-story buildings.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	October 20, 2015	
2				

Amendments:

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 GIP district to the SIP district the following described property:

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

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

LOT 1 CSM 12135 CS75/11 &18-5/112007 F/KIA LOTS 23, 24 & PRT LOTS 21, 25, 27,28 MAPLE LAWN HEIGHTS DESCR AS SEC 3-6-9 PRT NE1/4NEI/4 &PRT NW1/4NEI/4 (1.383 ACRES)

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

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

Mixed Use I Commercial Center

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

***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): Not Applicable

Total Dwelling Units Proposed: N / A **No. Of Parking Stalls:** N / A

Type of Non-residential Development (If Applicable): Restaurant / Retail / Bank

Proposed Hours of Operation: 6:00 AM to 12:00 AM **No. Of Employees:** TBD

Floor Area: 8274 / 9000 **No. Of Parking Stalls:** 68

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

Current Owner of Property: Homeville Fitchburg LLC, c/o Bill Clemens

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

Contact Person: Tom Sanford / Sanford Enterprises, Inc.

Email: Tom@SEICommercial.com

Address: 555 D'Onofrio Dr., Suite 275 Madison WI 535718 **Phone No:** 608-347-8299

Respectfully Submitted By: _____ Tom Sanford

Owner's or Authorized Agent's Signature — Print Owner's or Authorized Agent's Name

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

For City Use Only: **Date Received:** 9/22/15 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** $825.00

Permit Request No. RZ-2082-15 Rcpt #1-10867

DIMENSION IV
Madison Design Group
architecture · engineering · interior design

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

Lot 1 Avalon Senior Campus

2901 Fish Hatchery Rd., Fitchburg, WI

Owner: Homeville Fitchburg LLC
c/o Bill Clemens P.O. Box 457, Waunakee, WI 53597
608-575-8642

Architecture : **Dimension IV - Madison Design Group**
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
608.829.4444 www.dimensionivmadison.com

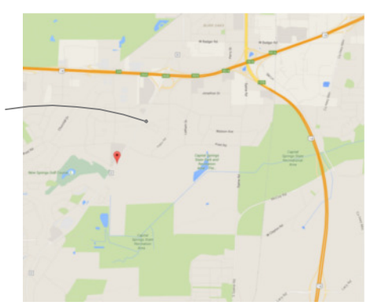
KEE Architecture
621 Williamson St., Madison, WI, 53703
608.255.9202

Civil Engineering: Quam Engineering
4893 Larson Beach Rd., McFarland, WI 53719
608-838-7750

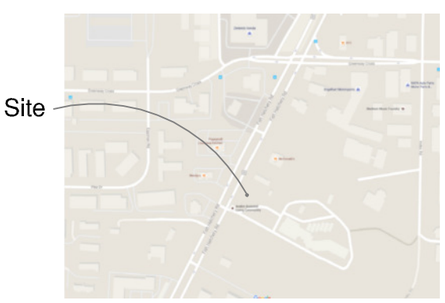
Project Contact Person: Tom Sanford, Sanford Enterprises, Inc.
555 D'Onofrio Dr., Ste 275, Madison, WI 53703
608-347-8299

List of Drawings

Quam Engineering:
CSM
CSM Description
Existing Site Plan
GECP Plan
Site Plan
Utility Plan
Landscape Plan
Lighting Plan
Dimension IV Madison:
A1.1 North Building 1st Floor Plan
A1.2 North Building 2nd Floor Plan
A2.0 North Building East Elevation
A2.1 North Building North Elevation
A2.2 North Building South Elevation
A2.3 North Building West Elevation
A2.4 North Building View to NE
A2.5 North Building View to SE
KEE Architecture:
A201 South Building 1st Floor Plan
A202 South Building 2nd Floor Plan
A301 South Building Elevations



Vicinity Map

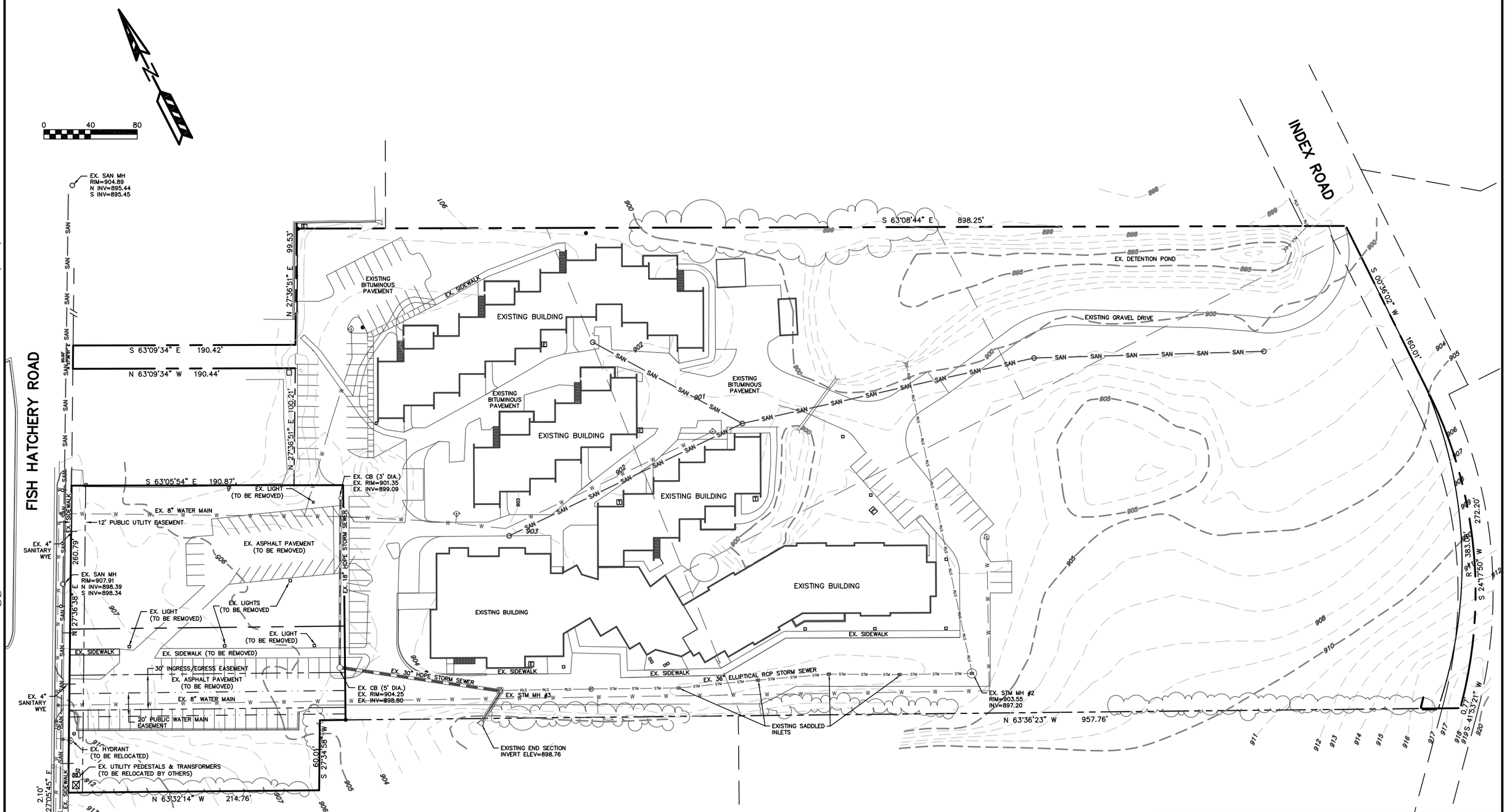


Location Map

PROJECT # 13070 ISSUE DATE: 22 September 2015 **G0.1**

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750

\BI-02-07\BI02BASE.DWG



FISH HATCHERY RETAIL – 2875 FISH HATCHERY ROAD

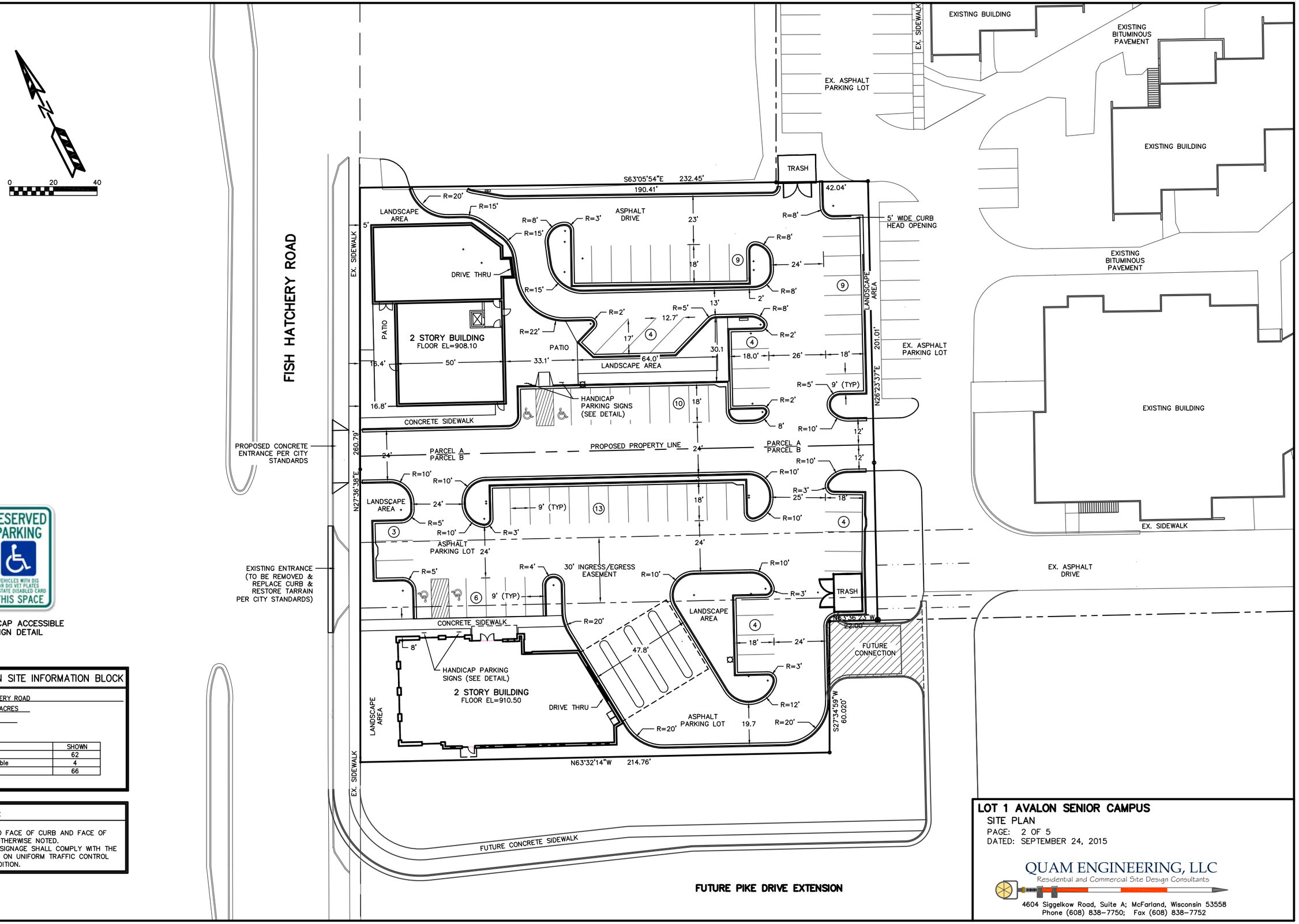
EXISTING SITE PLAN

PAGE: 1 OF 5

DATED: SEPTEMBER 24, 2015

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \BI-02-07\BI02BASE.DWG



HANDICAP ACCESSIBLE SIGN DETAIL

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address FISH HATCHERY ROAD

Site acreage (total) 1.38 ACRES

Current Zoning G2

Number of Parking stalls:

	SHOWN
Car	62
Accessible	4
Total	66

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LOT 1 AVALON SENIOR CAMPUS

SITE PLAN

PAGE: 2 OF 5

DATED: SEPTEMBER 24, 2015

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \BI-02-07\B102BASE.DWG

EROSION NOTES:

1.) THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY.

2.) EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

3.) SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.

4.) CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

5.) EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

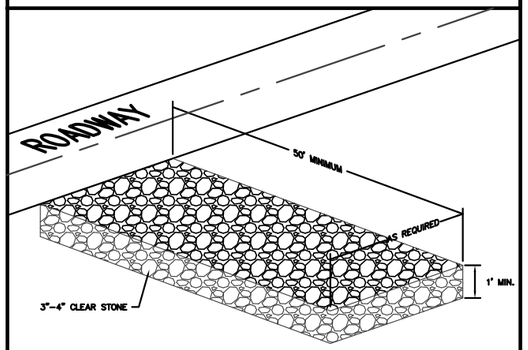
OCTOBER 1, 2015	INSTALL INITIAL EROSION CONTROL DEVICES.
OCT. 1 – 15, 2015	SAWCUT AND REMOVE EXISTING PARKING LOT.
OCT. 16 – MAY 1, 2016	CONSTRUCT BUILDING UTILITIES, PARKING LOT.
MAY 1–15, 2016	PERMANENTLY RESTORE ALL PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

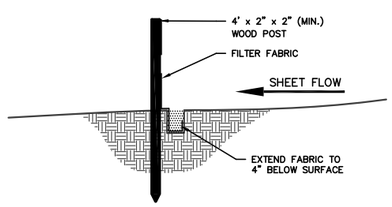
ALL DISTURBED AREAS WITHIN THE LOT, EXCEPT STREET PAVEMENT, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. ALL DISTURBED AREAS WITHIN THE CITY RIGHT-OF-WAY, EXCEPT SIDEWALK AND STREET PAVEMENT, SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

OWNER:
BILL CLEMENS
200 MEADOW OAK TRAIL
WAUNAKEE, WI 53597

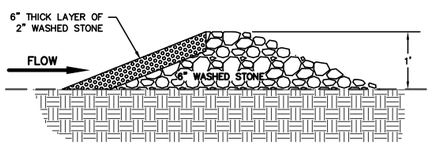
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD
MCFARLAND, WI 53558



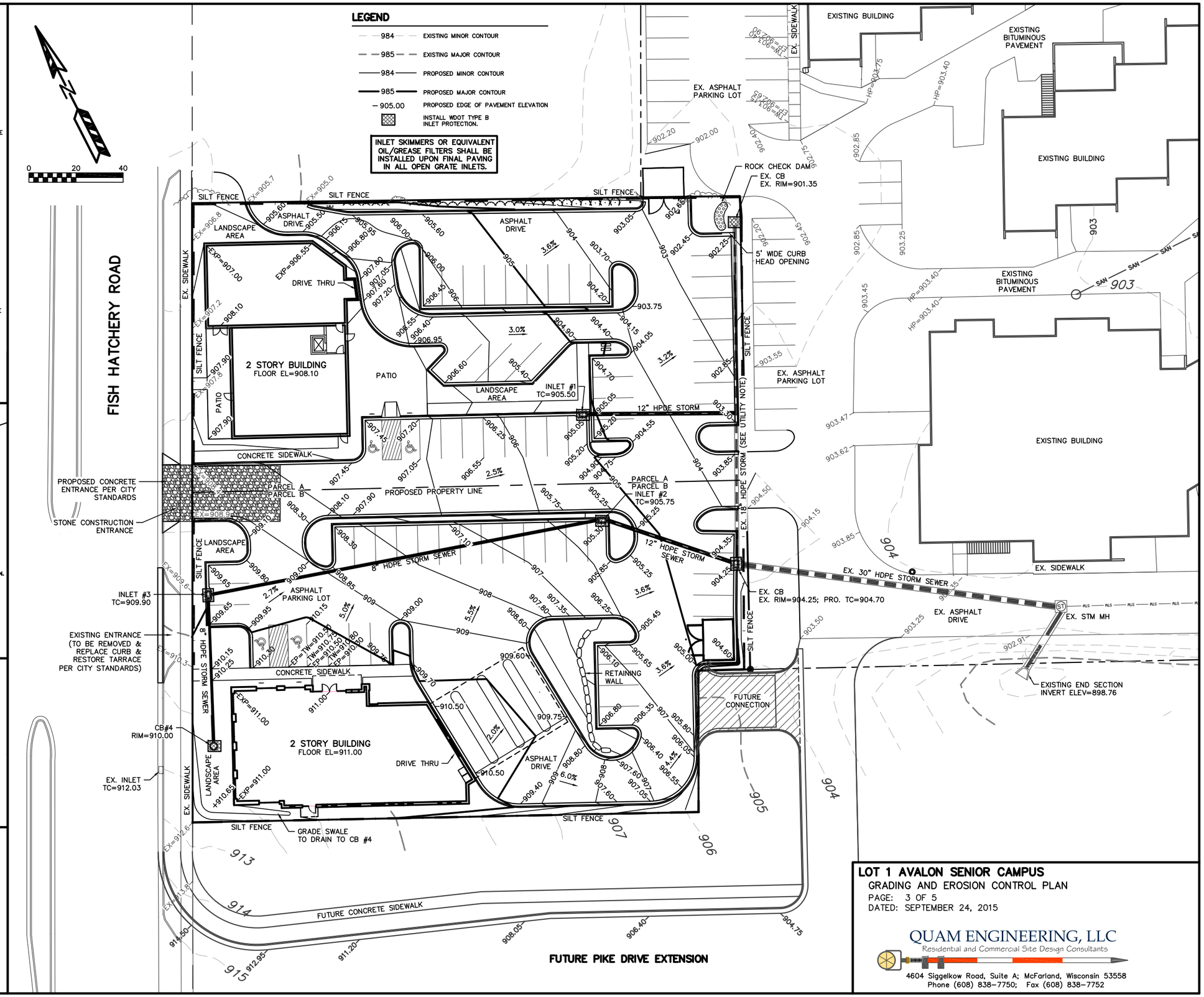
STONE CONSTRUCTION ENTRANCE



SILT FENCE CONSTRUCTION (SHEET FLOW)



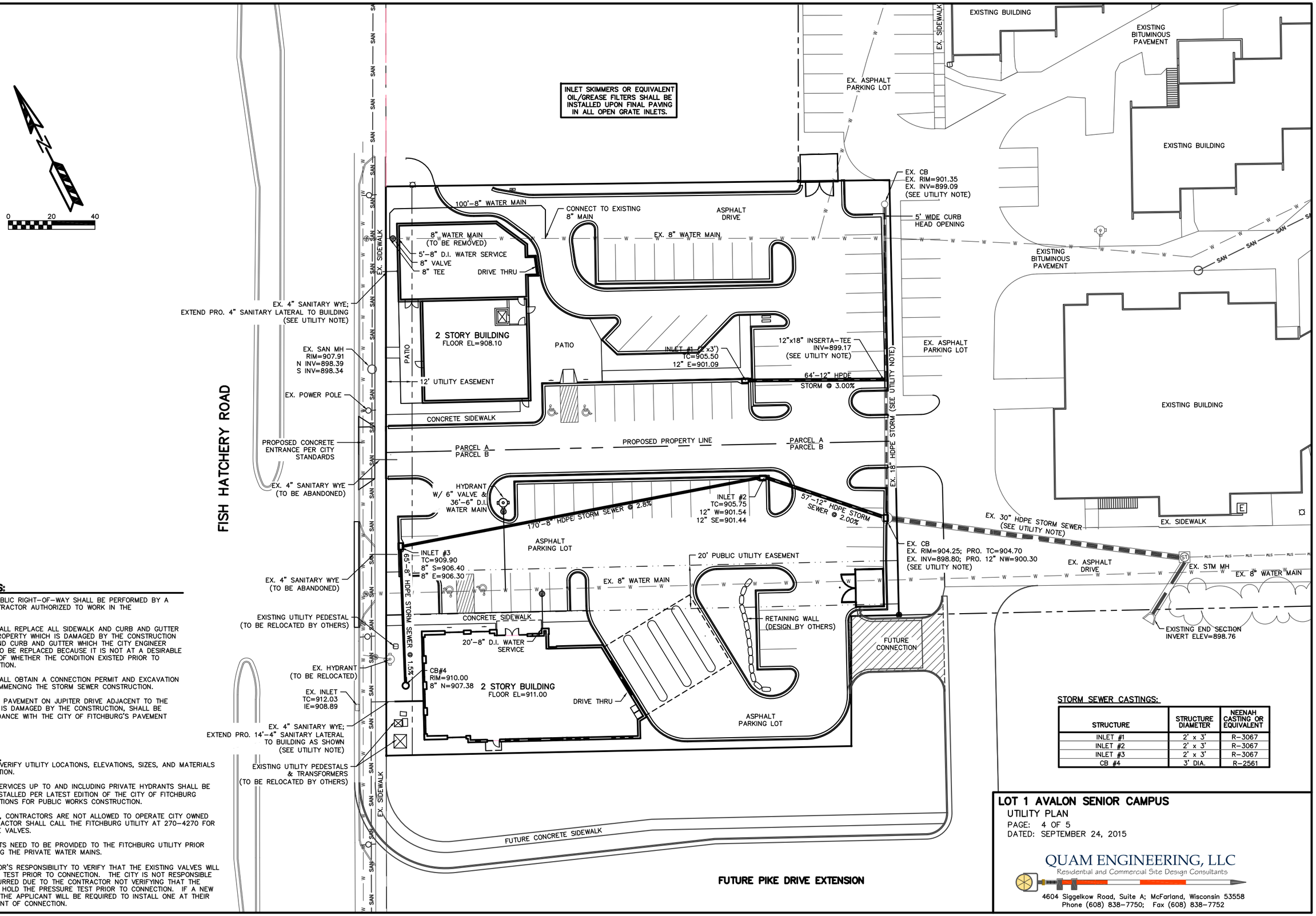
ROCK CHECK DAM DETAIL



LOT 1 AVALON SENIOR CAMPUS
GRADING AND EROSION CONTROL PLAN
PAGE: 3 OF 5
DATED: SEPTEMBER 24, 2015

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \BI-02-07\B102BASE.DWG



GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON JUPITER DRIVE ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF FITCHBURG'S PAVEMENT PATCHING CRITERIA.

UTILITY NOTES:

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

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

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

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

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

STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INLET #1	2' x 3'	R-3067
INLET #2	2' x 3'	R-3067
INLET #3	2' x 3'	R-3067
CB #4	3' DIA.	R-2561

LOT 1 AVALON SENIOR CAMPUS

UTILITY PLAN

PAGE: 4 OF 5

DATED: SEPTEMBER 24, 2015

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750

\BI-02-07\BI02BASE.DWG

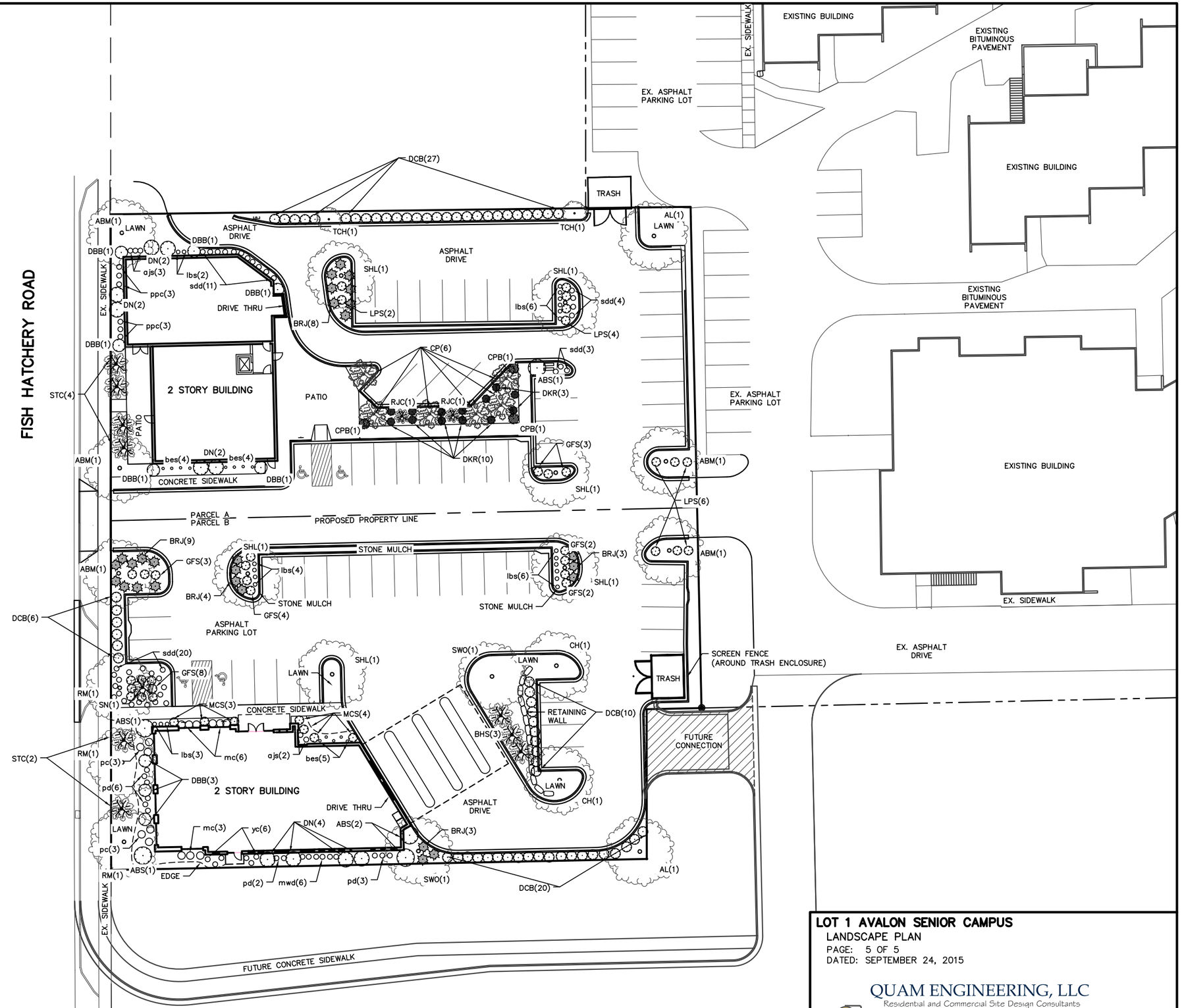
0 20 40

PLANT LIST

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
ABM	2 ½"	5	Autumn Blaze Maple	Acer Fremanni	BB
AL	2 ½"	2	American Linden	Tilia Americana	BB
CH	2 ½"	2	Common Hackberry	Cetis Occidentalis	BB
RM	2 ½"	3	Red Maple	Acer Rubrum	
SHL	2 ½"	6	Skyline Honeylocust	Gleditsia T Inermus	BB
SWO	2 ½"	2	Swamp White Oak	Quercus Bicolor	BB
ABS	6'	5	A B Serviceberry	Amelanchier Grandiflora	BB
CP	2"	6	Cleveland Select Pear	Pyrus C 'Clevelend Select'	BB
RJC	2"	2	Red Jade Crab	Malus Red Jade	BB
STC	2"	6	Sargent Tina Crab	Malus Sargentii 'Tina'	BB
SN	1 ½"	1	Spring Snow Crab	Malus 'Spring Snow'	BB
TCH	6'	2	Thornless Hawthorn	Crateagus Crusgalli Inermis	BB
BHS	6'	3	Black Hills Spruce	Picea Pungens Densata	BB
BRJ	2 G	27	Blue Rug Juniper	Juniperus Horizontalis	Con
CPB	15"	3	Crimson Pygmy Barberry	Berberis	Pot
DBB	24"	9	Dwarf Burning Bush	Euonymus Alatus	Pot
DCB	24"	63	Dwf Cran Viburnum	Viburnum	Pot
DKR	2 G	13	Double Knockout Rose	Rosa	Con
DN	24"	10	Diablo Ninebark	Physocarpus	Pot
GFS	18"	22	Gold Flame Spirea	Spirea	Pot
LPS	18"	12	Little Princess Spirea	Spirea	Pot
MCS	15"	7	Magic Carpet Spirea	Spirea	
ajs	1 G	5	Autumn Joy Sedum		Con
bes	1 G	13	Black Eyed Susan		Con
lbs	1 G	21	Little Bluestem		Con
mwd	1 G	6	Midnight Wine Daylily		Con
mc	1 G	9	Moonbeam Coreopsis		Con
pd	1 G	11	Prairie Dropseed		Con
pc	1 G	6	Purple Coneflower		Con
ppc	1 G	6	Purple Palace Coral Bells		Con
sdd	1 G	38	Stela de Oro Daylily		Con
yc	1G	6	Yellow Coneflower		Con

NOTES:

1) Sodded lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and # 1 locally grown bluegrass sod.
2) Sodded lawn areas to be irrigated by an automated underground sprinkler system (turf and planting beds).
3) Foundation planting beds and planting beds labeled as 'stone mulch' to be mulched with 1 ½" washed stone mulch spread to a depth of 3" over weed barrier fabric.
4) Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
6) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging (Valley View Black Diamond or equal.)



LOT 1 AVALON SENIOR CAMPUS

LANDSCAPE PLAN

PAGE: 5 OF 5

DATED: SEPTEMBER 24, 2015

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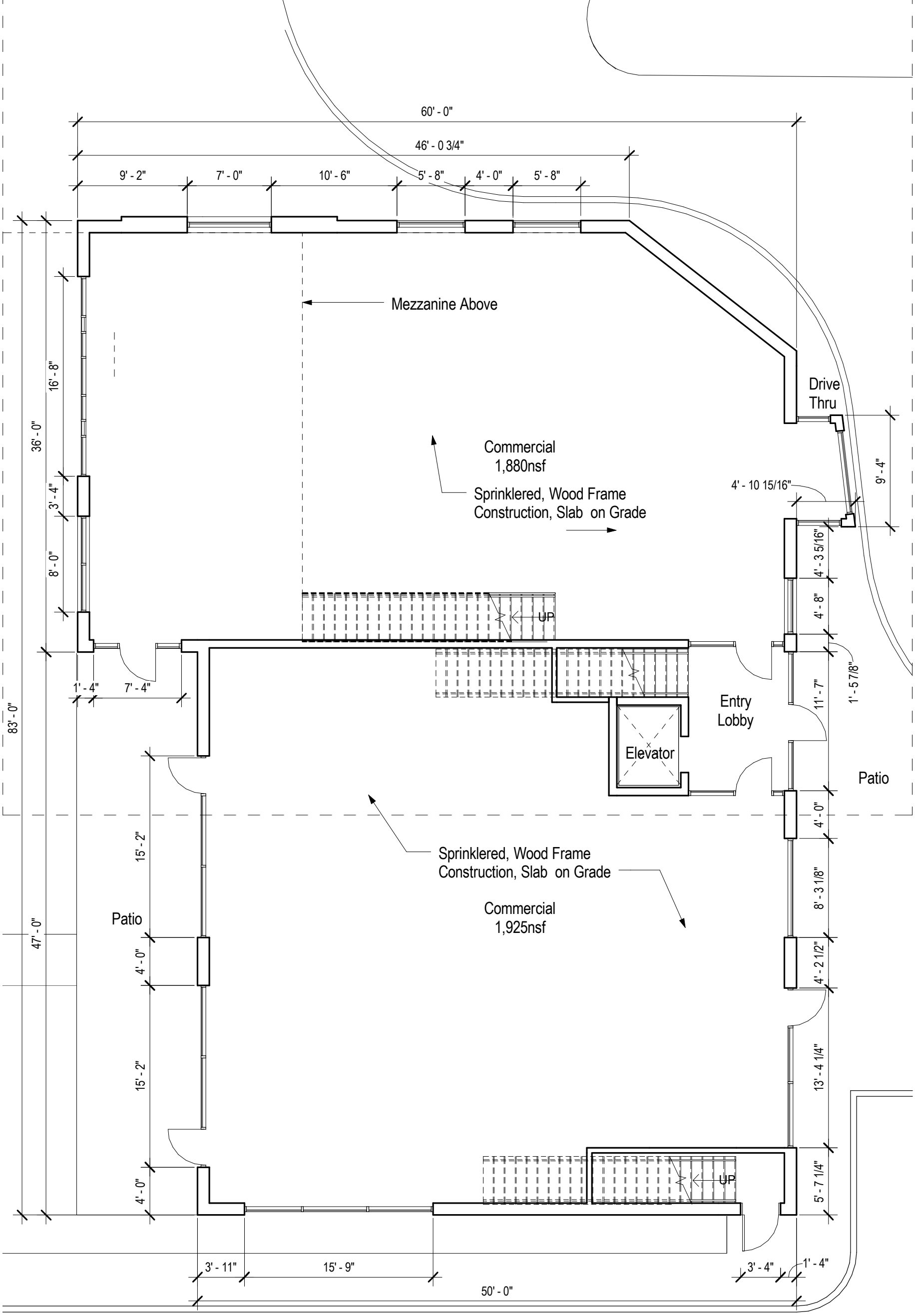
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



North Building A1.1

0' 2' 4' 8'

NORTH

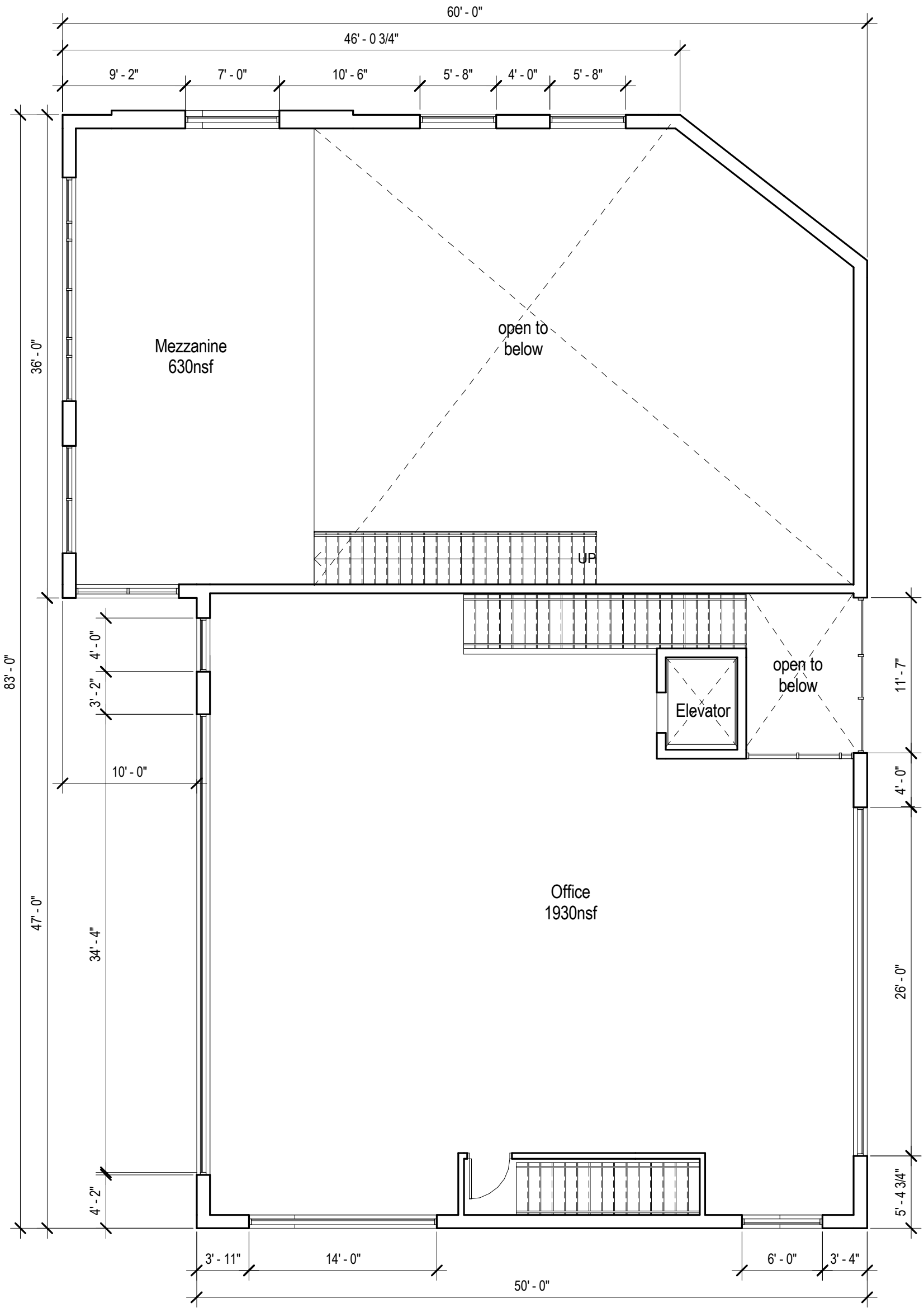
Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI

1st Floor Plan
15 September 2015
13070

DIMENSION IV
Madison Design Group
architecture · engineering · interior design

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com



North Building A1.2

1 02-SECOND FLOOR

1/8" = 1'-0"

0' 2' 4' 8'

NORTH

DIMENSION IV
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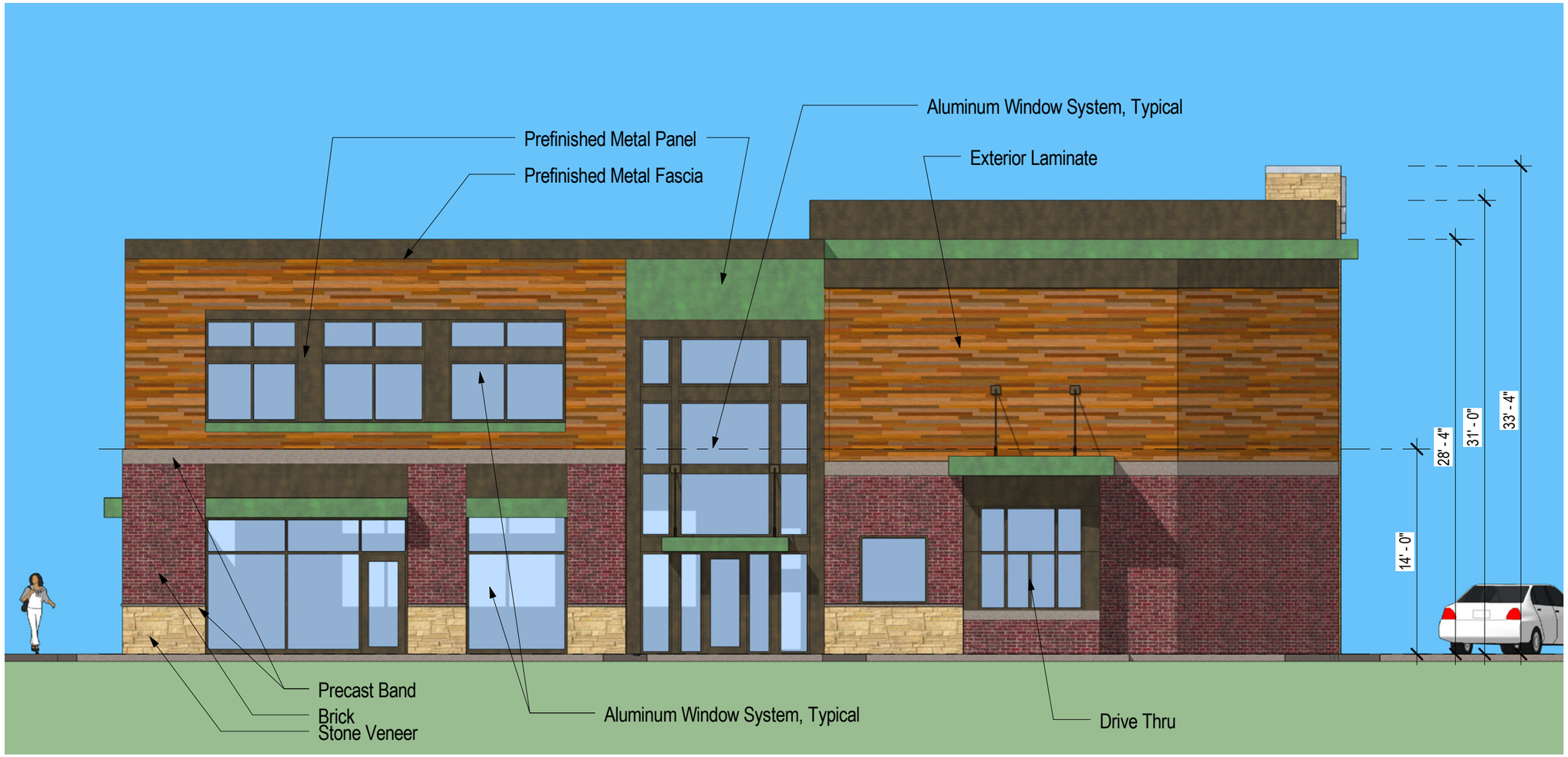
Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI

2nd Floor Plan
15 September 2015
13070



North Building A2.0

0' 2' 4' 8'

East Elevation

Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI

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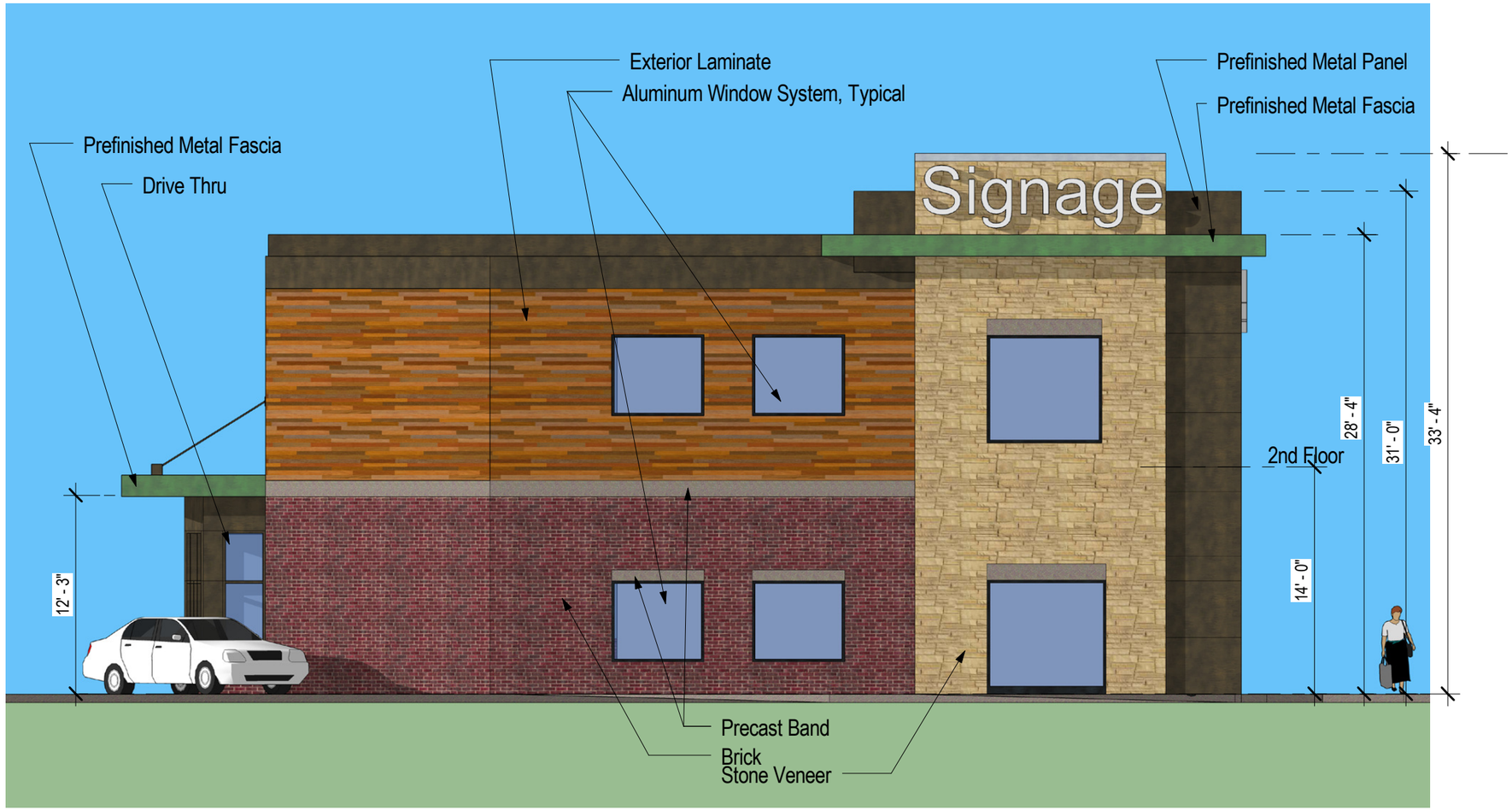
East Elevation
15 September 2015
13070



North Elevation

North Building A2.1

0' 2' 4' 8'

Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI

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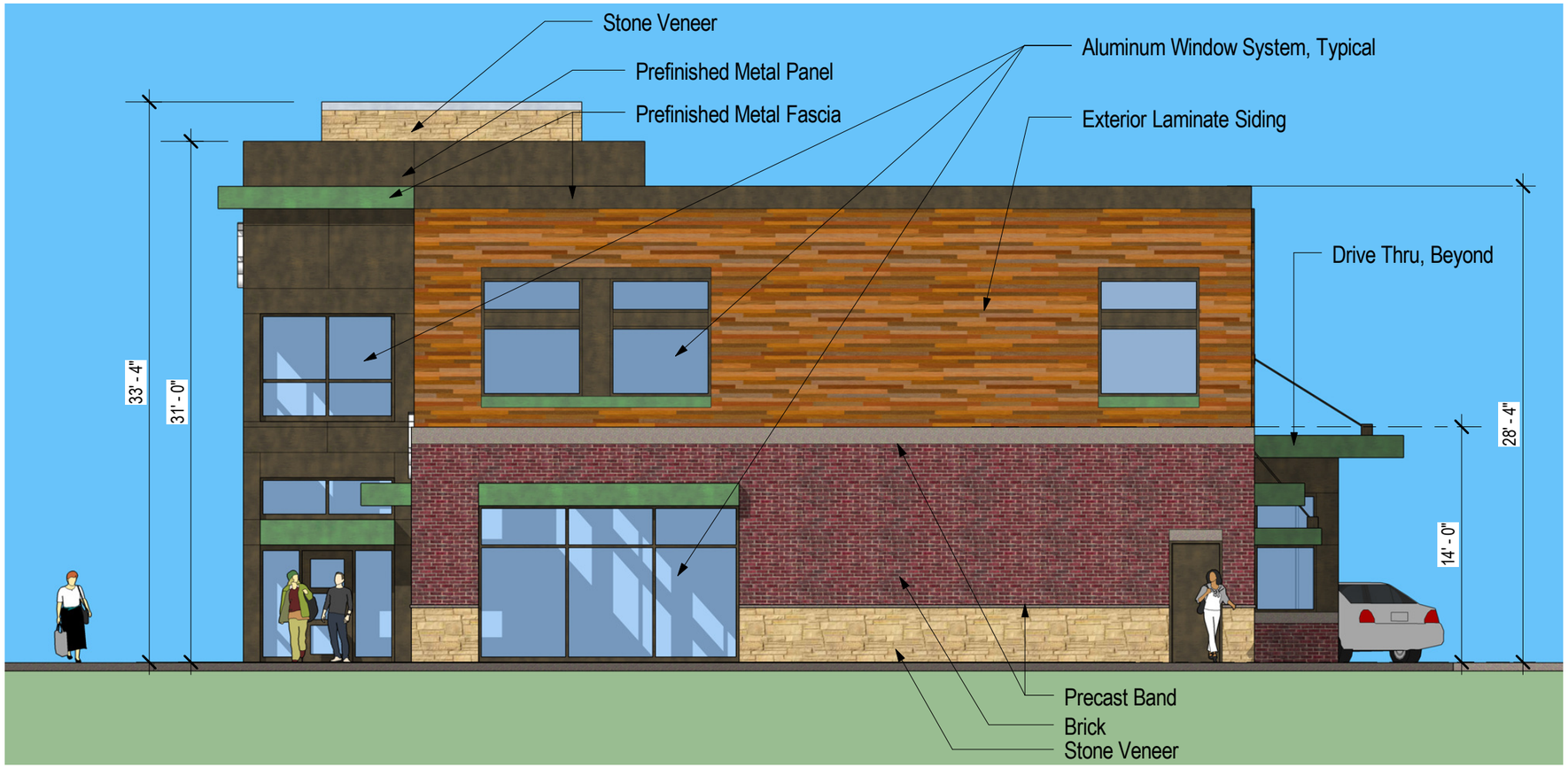
North Elevation
15 September 2015
13070



South Elevation

North Building A2.2

0' 2' 4' 8'

Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI

South Elevation
15 September 2015
13070

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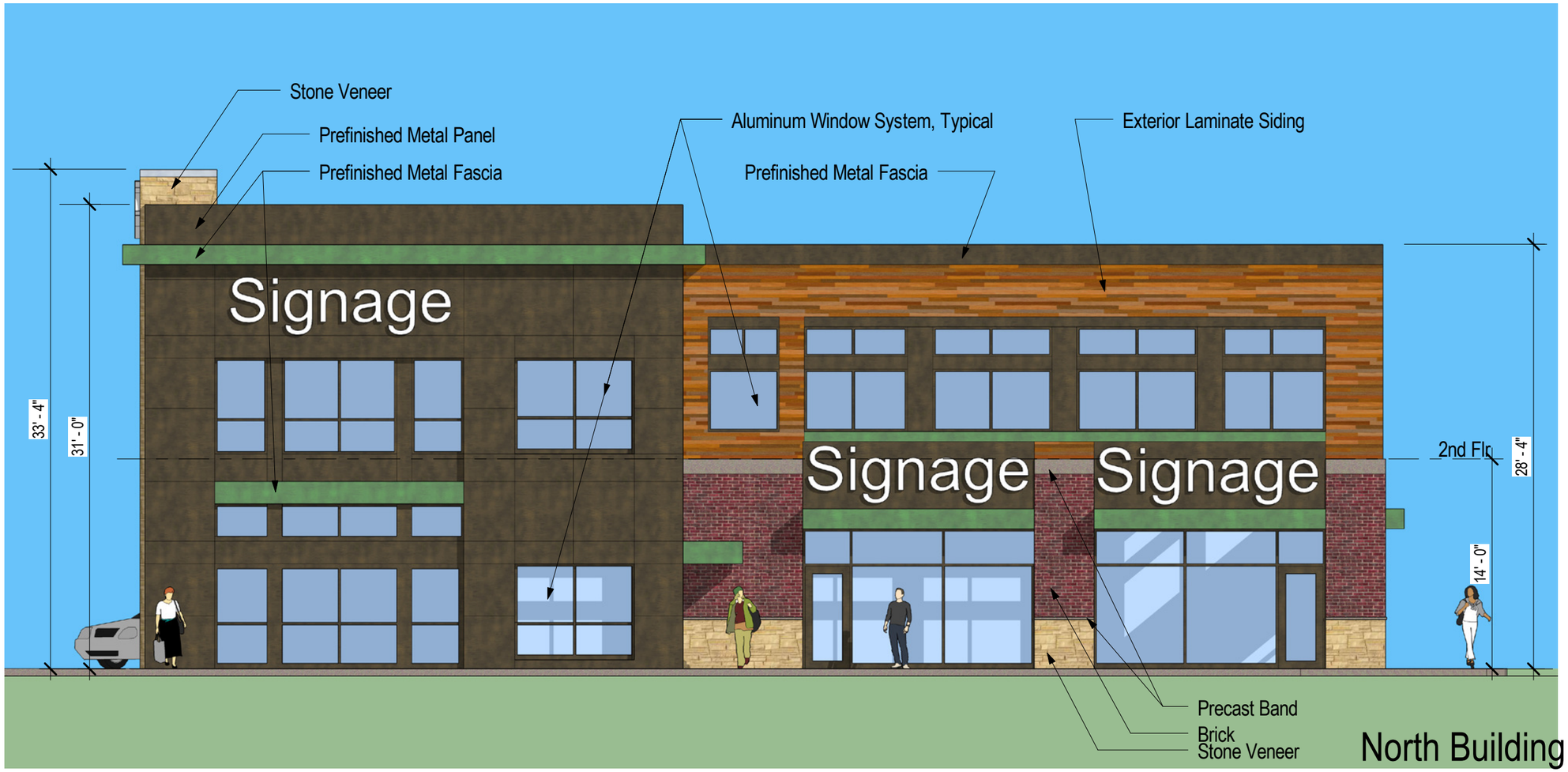

0' 2' 4' 8'

West Elevation

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Madison Design Group
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6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI

West Elevation
15 September 2015
13070

Perspective View to NE

North Building A2.4

Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI

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Perspective View to NE
15 September 2015
13070

Perspective View to SE

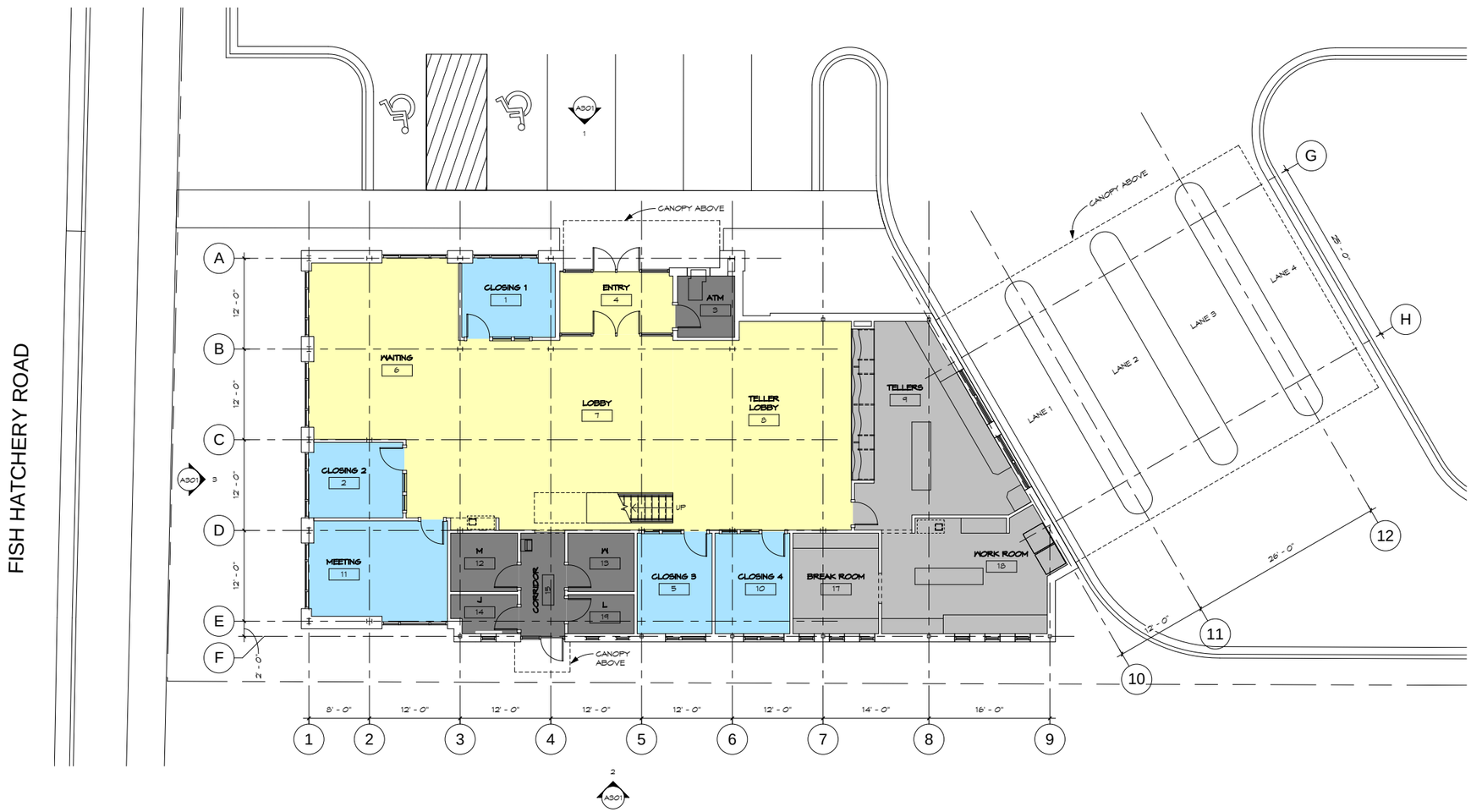
North Building A2.5

Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI

DIMENSION IV
Madison Design Group
architecture · engineering · interior design
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

Perspective View to SE
15 September 2015
13070



1 / A201 FIRST FLOOR PLAN
1/8" = 1'-0"

SIP SUBMITTAL

SEPTEMBER 18, 2015

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

RETAIL BUILDING
LOT 1 AVALON SENIOR CAMPUS
FITCHBURG, WI

Z909E

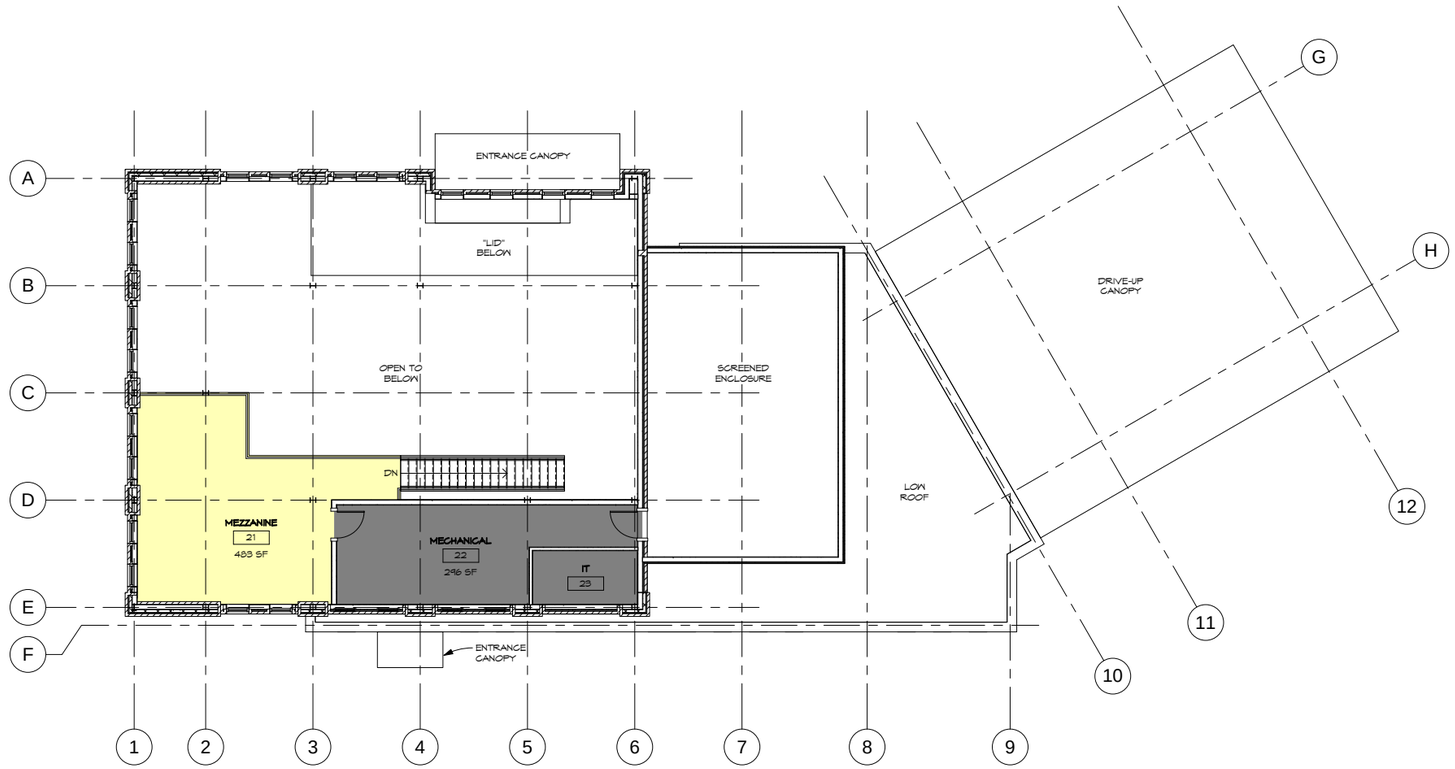
KEE architecture
621 Williamson Street, Madison WI 53703

South Building

A201

FIRST FLOOR PLAN

Printed: 9/11/2015 10:00:40 AM



N

1 / A202 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

SIP SUBMITTAL

SEPTEMBER 18, 2015

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

RETAIL BUILDING
LOT 1 AVALON SENIOR CAMPUS
FITCHBURG, WI

Z909E

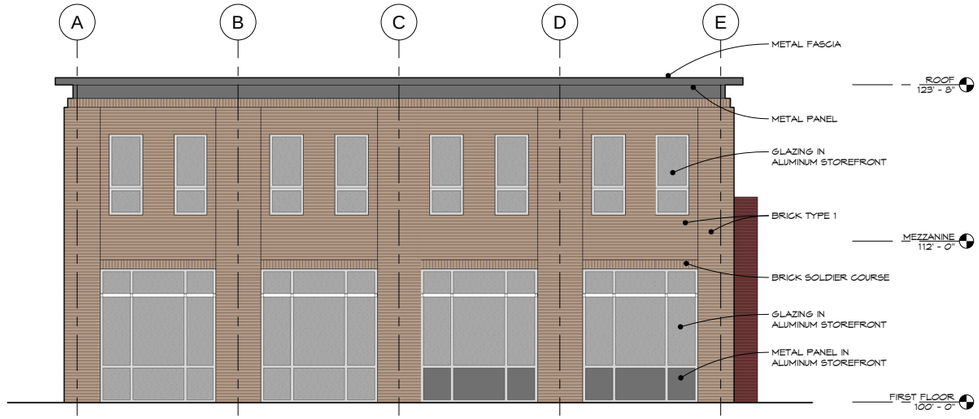
KEE architecture
621 Williamson Street, Madison WI 53703

South Building

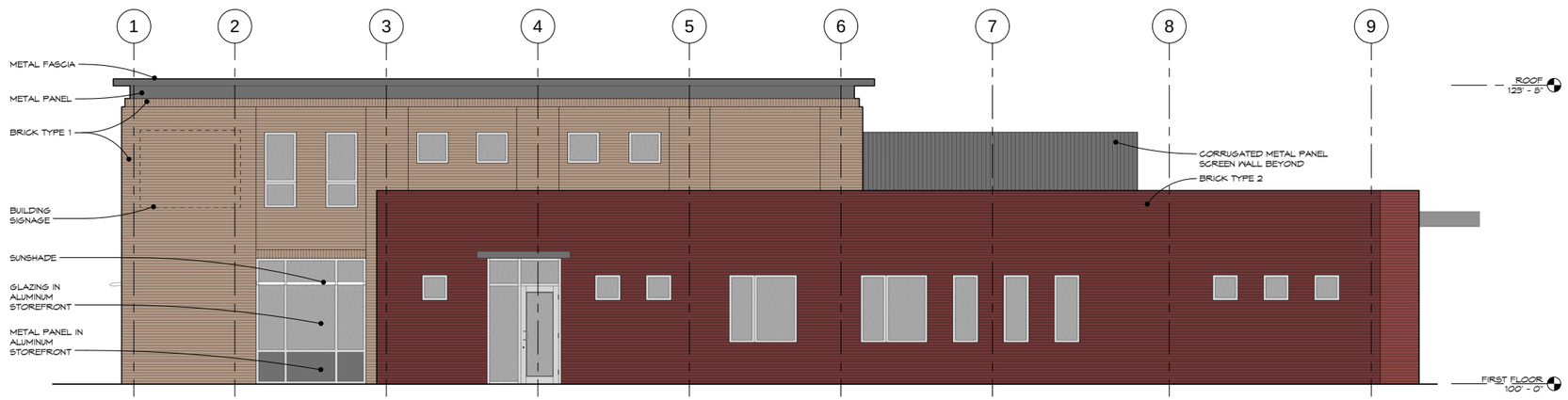
A202

MEZZANINE PLAN

Printed: 9/11/2015 10:00:42 AM



3 A301 WEST ELEVATION
3/16" = 1'-0"



2 A301 SOUTH ELEVATION
3/16" = 1'-0"

1 A301 NORTH ELEVATION
3/16" = 1'-0"

South Building

SIP SUBMITTAL

SEPTEMBER 18, 2015

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

RETAIL BUILDING
LOT 1 AVALON SENIOR CAMPUS
FITCHBURG, WI

Z909E

KEE architecture
621 Williamson Street, Madison WI 53703

A301 BUILDING ELEVATIONS

Printed: 9/11/2015 10:00:51 AM

Print Form

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

REZONING APPLICATION

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

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

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

LOT 1 CSM 12135 C575/11&18-5/1/2007 F/K/A LOTS 23, 24 & PRT
LOTS 21, 25, 27, 28 MAPLE LAWN HEIGHTS DESCR AS SEC 3-6-9
PRT NE1/4NE1/4 & PRT NW1/4NE1/4 (1.383 ACRES)

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

2. Proposed Use of Property - Explanation of Request:

Mixed Use / Commercial Center

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

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

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all 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@city.fitchburg.wi.us**. Additional information may be requested.

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

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

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

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

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

Sewer: Municipal ☒ **Private** ☐ **Water: Municipal** ☒ **Private** ☐

Current Owner of Property: Homeville Fitchburg LLC / Bill Clemens

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

Contact Person: Tom Sanford

Email: Tom@SEICommercial.com

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

Respectfully Submitted By: Thomas B. Sanford/Sanford Enterprise

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. _____

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

1. Introduction

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

2. Project Description

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

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

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

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

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

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

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

Existing Redevelopment Restrictions:

Please see Zoning Ordinance Amendment (attached)

Proposed Redevelopment Restrictions:

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

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

3. Neighborhood Input

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

4. Rationale for Change of Zoning Restrictions

1. Because of its convenient location to Fitchburg residents and greater Madison, the zoning change will allow for a variety of commercial uses including neighborhood supporting retail and banking services.

2. The rezoning and subsequent completion of the mixed use commercial center will compliment the other proposed commercial uses along the north Fish Hatchery Road corridor and is the highest and best use for the property.

3. The parcel, which has continued to sit vacant for many years, will greatly enhance the attractiveness of the streetscape by creating tall buildings set close to the road with parking in the rear. This is in stark contrast to the myriad of existing one story buildings that sit back off of the street and have parking in the front.

4. The current PDD Zoning requires a structural second floor and the proposed amended zoning embraces that requirement.

5. Social, Environmental and Economic Impacts

- The project will generate substantial tax revenues for the City of Fitchburg and will provide much needed employment opportunities for local residents in an area with double digit unemployment.

- The development is expected to have minimal environmental impacts. The soil conditions and topography are suitable for development and the project will utilize the existing storm water management area designated as Outlot 1 on the Avalon Senior Campus General Development Plan.

- In keeping with the North Fish Hatchery Road Opportunity Analysis & Concept Planning study, the development will create a sense of place instead of just being an area that people drive past. The retail portion will provide for a coffee shop and possible restaurant, which in turn will serve as a much needed social center and gathering place for local residents, seniors and area businesses. Additionally, many local residents will be able to walk or bike to the development.

- This commercial development will be especially appealing to the existing Valley View apartment complex as well as the brand new 286 unit Vue at Pinnacle Park apartment homes just east of the property.

6. Traffic Flow and Trip Analysis

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

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

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

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

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

7. Parking Requirements

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

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

9. Appendix A

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

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

Legal Description: Lot 1 CSM 12135

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

Parcel No's: 060903113052

Plan Commission
Initiated By

Thomas D. Hovel
Drafted By

4/15/2014
Date

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

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

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

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

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

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

(A) PDD-GIP zoning is hereby amended for lot 1 CSM 12135 in accord with submitted plans and information which accompanied the rezoning application received on March 18, 2014, and as amended by additional information in response to staff comments received on April1, 2014 which is hereby made a part of this ordinance, and with the following additional requirements:

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

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

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

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

Linda J. Cory, City Clerk

Published: 4/29/2014

Approved: 4-28-14

Shawn Pfaff, Mayor

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 28th day of April, 2014, the above named Linda J. Cory, and Shawn Pfaff to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

Tracy L. Oldenburg
Notary Public, State of Wisconsin

Printed Name of Notary Public Tracy Oldenburg
My Commission Expires: Dec. 18, 2016

NOTARY PUBLIC STATE OF WISCONSIN FITCHBURG

Consent of the Property Owner

Name: William R Clemens Date: 5/19/14

Title owner

STATE OF WISCONSIN)ss.
COUNTY OF DANE

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

Leslie K. Stroede
Notary Public, State of Wisconsin

Leslie K. Stroede
State of Wisconsin

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

Consent of Mortgage Holder: Bank of Deerfield

Date: May 20, 2014

Mortgage Holder Sigurd A. Bringe
President & CEO

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 20th day of May, 2014, the above named Sigurd A. Bringe to me known to be the President & CEO of Bank of Deerfield and the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

Printed Name of Notary Public Christopher Z. Reithmeyer
My Commission Expires: March 29, 2015

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

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

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

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

Trip Generation Summary

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

Alternate 1 Development (2 Story Retail & Office)

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

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

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

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

Alternate 1 Development (2 Story Retail & Apartments)

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

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

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

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

Alternate 1 Development (2 Story Fast Food & Office)

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

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

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

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

Alternate 1 Development (2 Story Fast Food & Apartments)

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

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

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

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

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

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

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

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

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

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

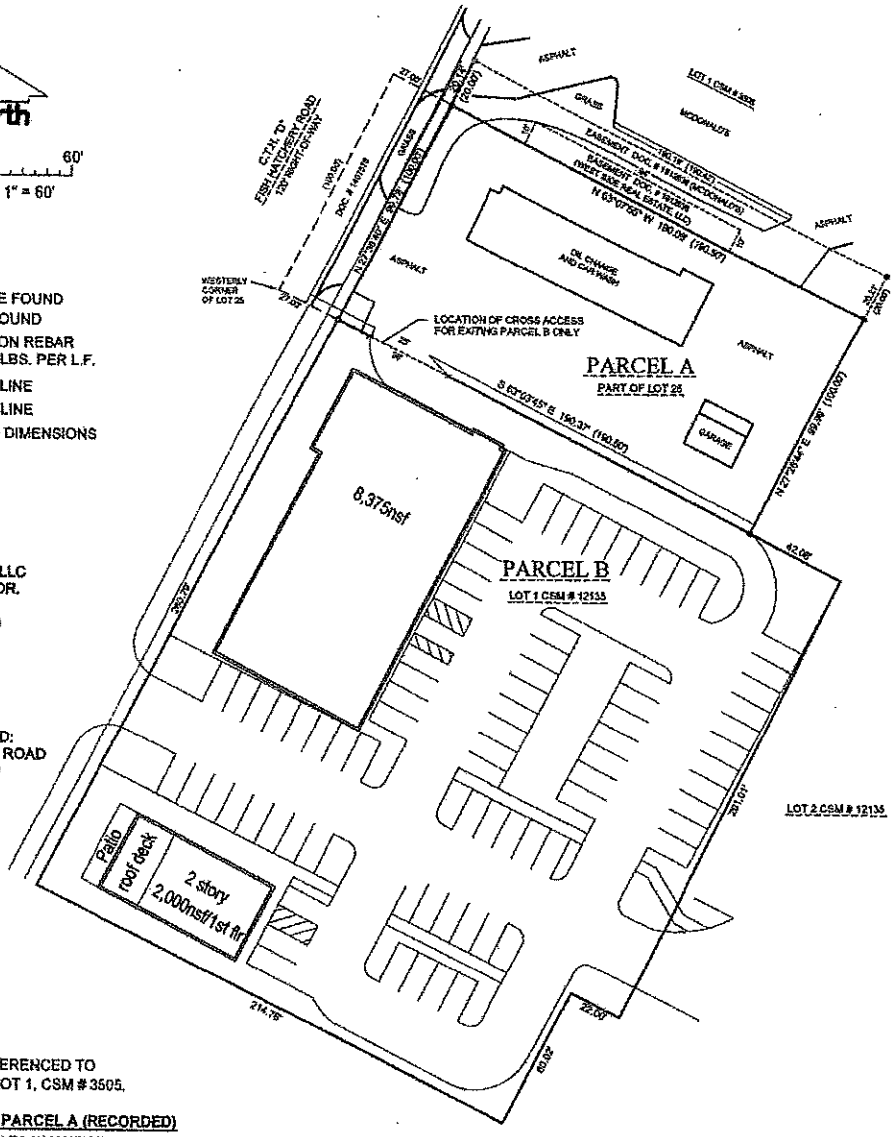
Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Fast Food Restaurant without Drive Through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

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

FITCHBURG COMMERCIAL LOCATION MAP

POINT OF CROSS ACCESS

PART OF THE NE 1/4 OF THE NE 1/4, SECTION 3, TOWN 6 NORTH RANGE 9 EAST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



NOTES

1. BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 1, CSM # 3505.

LEGAL DESCRIPTION PARCEL A (RECORDED)

PART OF LOT 25 OF MAPLE LAWN HEIGHTS, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF SAID LOT 25; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 217 1/2 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID LOT LINE 100 FEET; THENCE PARALLEL WITH SAID LOT LINE 217 1/2 FEET TO NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY LINE OF SAID LOT 100 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE COUNTY OF DANE BY WARRANTY DEED RECORDED IN VOLUME 529 OF RECORDS, PAGE 160 AS DOCUMENT NO. 1407578.

SAID PARCEL CONTAINS 18,996 SQUARE FEET OR 0.43613 ACRES.

LEGAL DESCRIPTION PARCEL B (RECORDED)

PART OF LOT 21, LOTS 23 AND 24, AND PARTS OF LOTS 25, 27, AND 28, MAPLE LAWN HEIGHTS, ALL LOCATED IN THE NORTHEAST 1/4 OF OF THE NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 1 CSM # 12135.

POINT OF CROSS ACCESS

PART OF LOT 25 OF MAPLE LAWN HEIGHTS, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

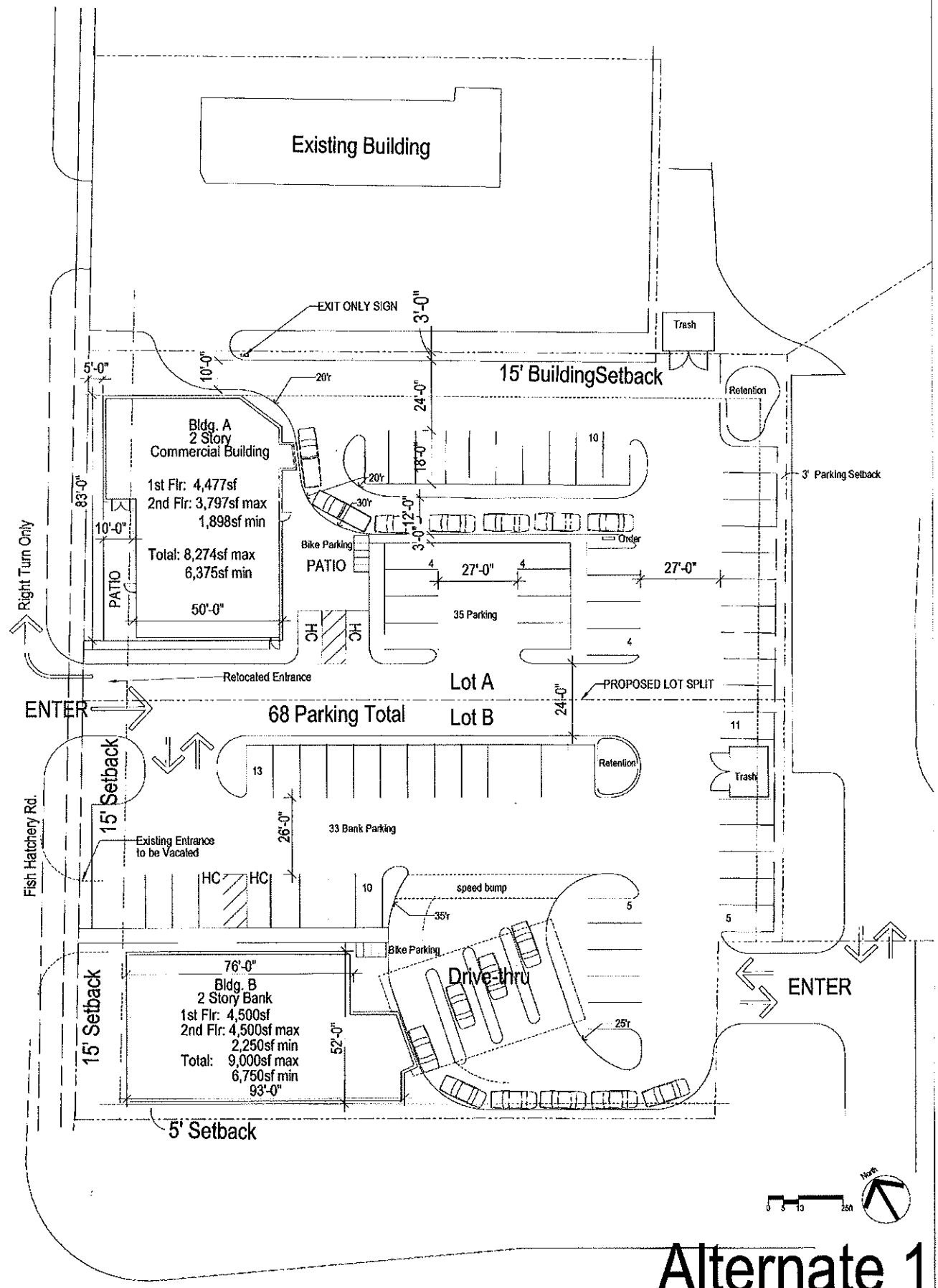
COMMENCING AT THE WESTERLY CORNER OF LOT 25; THENCE S 63°03'45" E 42.00' TO THE POINT OF BEGINNING; THENCE CONTINUING S 63°03'45" E 38.00' TO THE POINT OF TERMINATION.

SURVEYOR'S CERTIFICATE

I, TIMOTHY J. MOORE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE ABOVE-DESCRIBED PARCEL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

TIMOTHY J. MOORE S-1630

MOORE SURVEYING, LLC



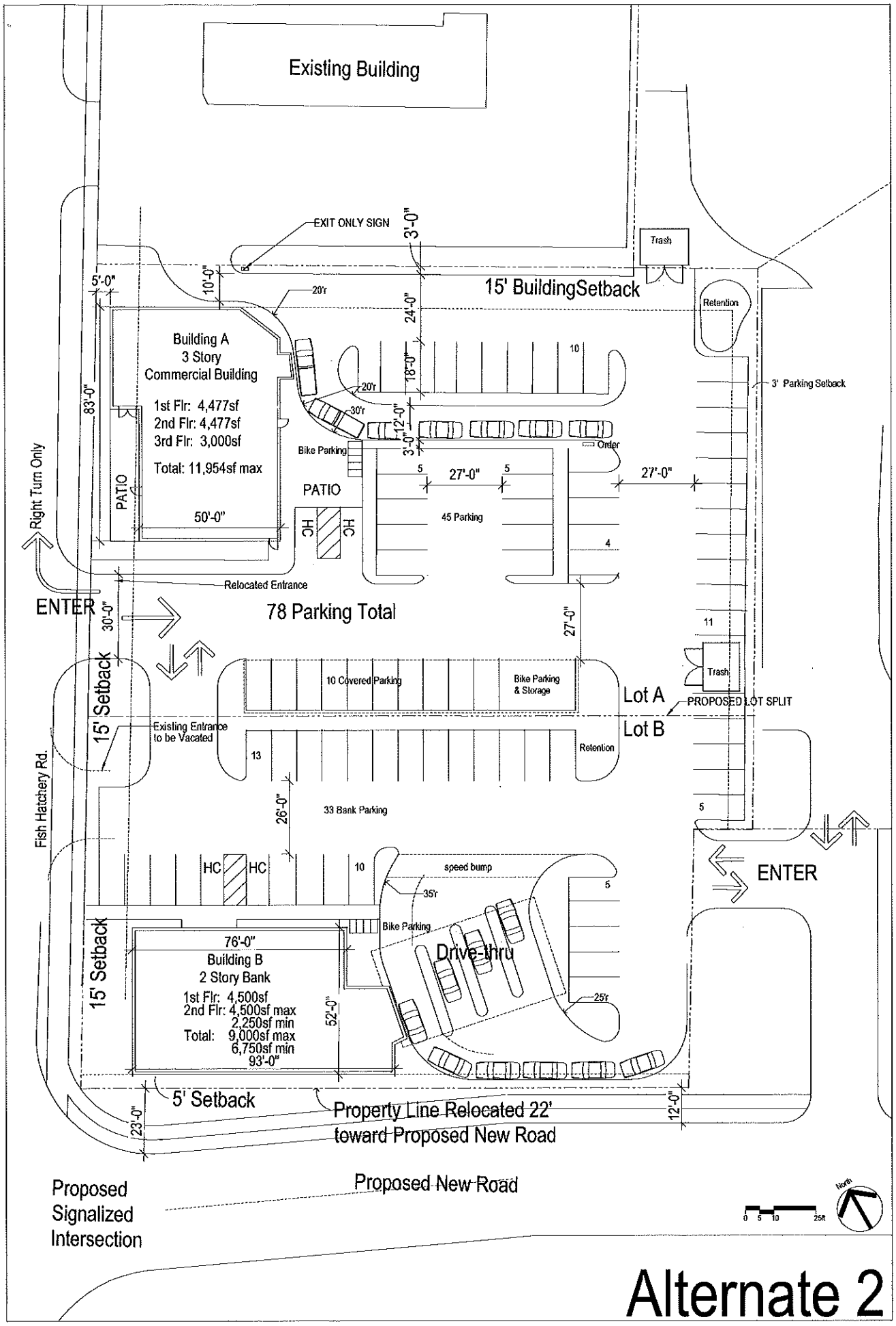
Alternate 1

Fish Hatchery Rd Commercial

Fish Hatchery Rd., Fitchburg, WI

Site Plan Study

last submission



Alternate 2

Fish Hatchery Rd Commercial

Fish Hatchery Rd., Fitchburg, WI

Site Plan Study

EXHIBIT A
LEGAL DESCRIPTION
GRANTOR PARCEL

LEGAL DESCRIPTION PARCEL A

PART OF LOT 25 OF MAPLE LAWN HEIGHTS, LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF SAID LOT 25; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 217 ½ FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID LOT LINE 100 FEET; THENCE PARALLEL WITH SAID LOT LINE 217 ½ FEET TO THE NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY LINE OF SAID LOT 100 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE COUNTY OF DANE BY WARRANTY DEED RECORDED IN VOLUME 529 OF RECORDS, PAGE 160 AS DOCUMENT NO. 1407576.

SAID PARCEL CONTAINS 18,998 SQUARE FEET OR 0.43613 ACRES.

MOORE SURVEYING, LLC
Over 40 Years Experience

EXHIBIT B
LEGAL DESCRIPTION
GRANTEE PARCEL

LEGAL DESCRIPTION PARCEL B

PART OF LOT 21, LOTS 23 AND 24, AND PARTS OF LOTS 25, 27, AND 28, MAPLE LAWN HEIGHTS, ALL LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 1 CSM # 12135.

MOORE SURVEYING, LLC
Over 40 Years Experience

EXHIBIT C
LEGAL DESCRIPTION
EASEMENT AREA

LEGAL DESCRIPTION EASEMENT AREA

PART OF LOT 25 OF MAPLE LAWN HEIGHTS, LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF LOT 25; THENCE S 63°03'45" E 42.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 63°03'45" E 36.00 FEET TO THE POINT OF TERMINATION.

MOORE SURVEYING, LLC
Over 40 Years Experience

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **October 13, 2015** Ordinance Number:
Date to Report Back**: October 27, 2015** Resolution Number: R-XX-15

Sponsored by: Mayor Drafted by: Planning / Zoning

TITLE: **Certified Survey Map Request, CS-2083-15, by Thomas Sanford, Agent for Homeville Fitchburg/Bill Clemens, to Divide Lot 1 CSM 12135 into Two Lots**

Background: Applicant is requesting approval to divide Lot 1 CSM 12135 into two separate buildable lots in preparing for development.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	October 20, 2015	
2				

Amendments:

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
- [ ] 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: Two

4. No. Of Buildable Lots Proposed: Two

5. Zoning District: SIP / PDD

6. Current Owner of Property: Homeville Fitchburg LLC, c/o Bill Clemens

Address: P.O. Box 457 **Phone No:** 608-575-8642

7. Contact Person: Tom Sanford / Sanford Enterprises, Inc

Email: Tom@SEICommercial.com

Address: 555 D'Onofrio, Suite 275, Madison, WI 535719 **Phone No:** 608-347-8299

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: Tom B. Sanford — Tom Sanford

Owner's or Authorized Agent's Signature — Print Owner's or Authorized Agent's Name

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

For City Use Only: **Date Received:** 9/22/2015

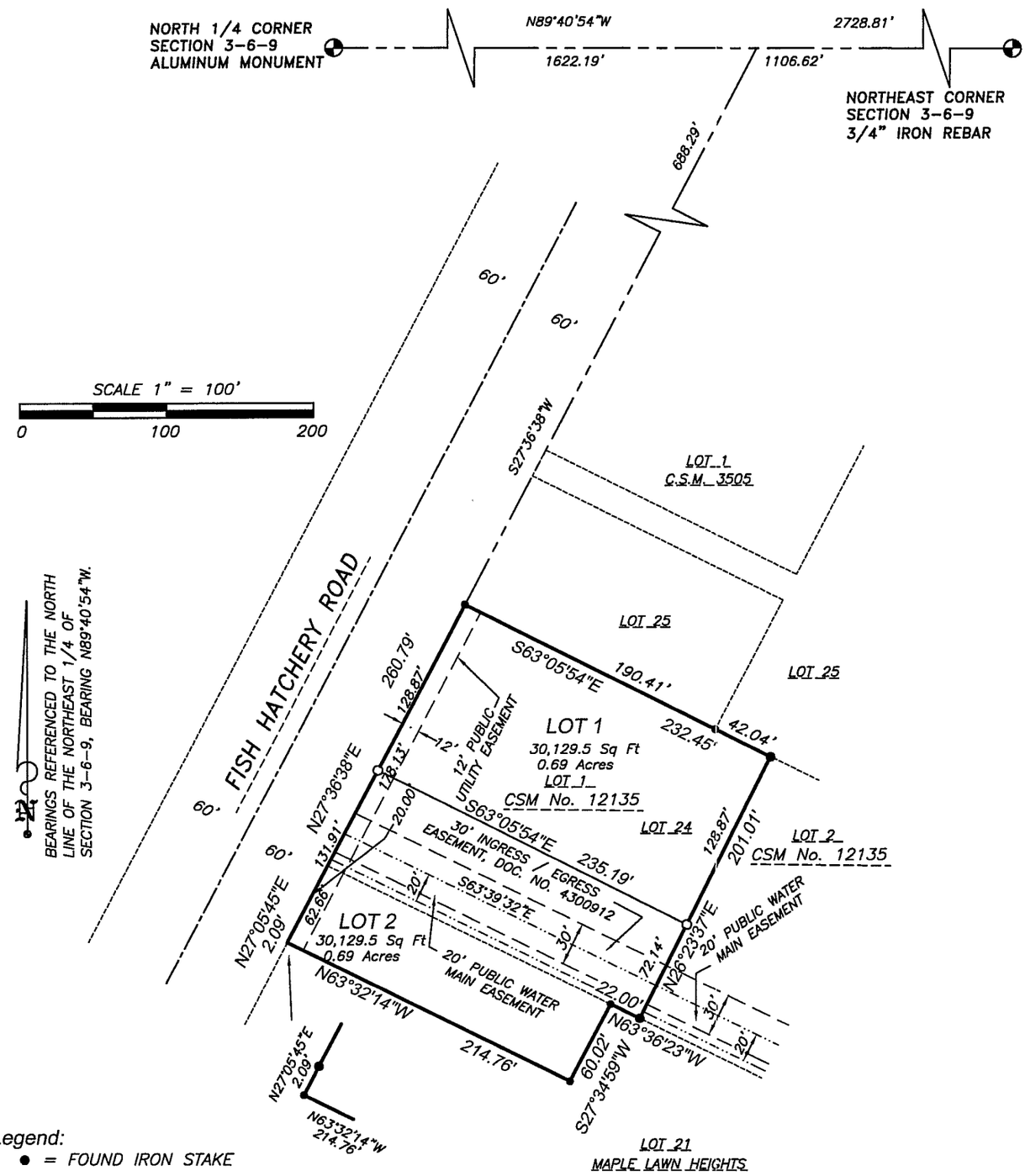
Ordinance Section No. _____ **Fee Paid:** $845.00

Permit Request No. CS-2083-15 Recpt #1-10367

BIRRENKOTT
SURVEYING, INC.
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

All of Lot 1, Certified Survey Map No. 12135, recorded as Document No. 4304437 in Vol. 75, Pg. 11 of Dane County records. Also being a Part of Lot 21, Maple Lawn Heights, located in the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County.



Legend:

- ● = FOUND IRON STAKE
- o = SET 1"x24" IRON PIPE MIN. WGHT. 1.68 LBS/FT

L:\2005\050421\070070_CSM
J:\2005\050421
Sheet 1 of 2
Office Map No. 150638

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

CERTIFIED SURVEY MAP

DATED: August 17, 2015

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:
I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

_____
Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

Description:

All of Lot 1, Certified Survey Map No. 12135, recorded as Document No. 4304437 in Vol. 75, Pg. 11 of Dane County records Also being a Part of Lot 21 and 24, Maple Lawn Heights, located in the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County.

Owners Certificate:
As owner, Homeville Fitchburg, LLC, hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the City of Fitchburg Council for approval.

Homeville Fitchburg, LLC

_____
William R. Clemens, Authorized Representative

State of Wisconsin)
County of Dane) ss Personally came before me this _____ day of _____, 2015, the above named, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Dane County, Wisconsin My Commission Expires _____.

City of Fitchburg Approval Certificate:
This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the City of Fitchburg, Dane County, Wisconsin.

_____

Patti Anderson, City Clerk Dated _____
City of Fitchburg

Notes:
Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands if present have not been delineated.
This survey is subject to any and all easements and agreements both recorded and unrecorded.

Surveyed For:
Homeville Fitchburg LLC
PO Box 457
Waunakee, WI 53597

Surveyed: A.N.T.
Drawn: T.K.
Checked
Approved: D.V.B.
Field book:
Tape/File: J:\2005/050421
Sheet 2 of 2
Office Map No.: 150638CSM

Register of Deeds Certificate:
Received for recording this _____day of _____, 2015

at_____ o'clock ____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

_____
Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred**: October 13, 2015** Ordinance Number:
Date to Report Back**: October 27, 2015** Resolution Number: **R-112-15**

Sponsored by: Mayor Arnold Drafted by: Sigurslid

TITLE: **APPROVING THE EMPLOYEE DEVELOPMENT POLICIES AND PROCEDURES**

Background:

See attached memo.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Personnel Committee	Sigurslid	TBD	
2				
3				
4				

Amendments:

Date: September 16, 2015

To: Pat Marsh, City Administrator

From: Lisa Sigurslid, Human Resources Manager

Re: Employee Development Program and Procedures Recommendation

---

Background

In 2014, the City underwent an extensive compensation and classification review of all of regular full and part-time positions (excluding represented public safety personnel). The main purpose of this project was to align all positions on a common pay structure with a focus on equity both internally and within the marketplace. During the course of this project the Personnel Committee was presented with three different compensation models – full step system, open range system, and combination system. The Personnel Committee selected the combination system that provides scheduled steps up to the control point with an open "merit" range up to the maximum. The pay structure was approved by the Personnel Committee on September 22, 2014 and by the Common Council on September 23, 2014.

Following the approval of the pay structure, a work group was formed by former Administrator Tony Roach to research a new evaluation system for the implementation of the merit component of the pay plan. The group met weekly with the goal of having an evaluation system ready by January 1, 2015. It quickly became evident that a January 1 target date was not realistic. The Personnel Committee met on December 11, 2014, approving the recommended pay plan implementation and administration procedures. These procedures provide a procedure for placing all employees on the new scale and guidance as to how new employees would be placed. An update on the performance evaluation project was also shared at this meeting as work continued.

The work group met regularly through the winter and spring of 2015. Numerous options were discussed before finalizing an evaluation system similar to that of Manteca, California. Enclosed is the group's recommendation for an Employee Development Program, including procedures, to be utilized by all staff, including those not on the non-represented salary structure. What follows is the recommendation for implementing the Employee Development Program throughout the remainder of 2015 and into 2016, with full implementation by May 1, 2016.

Employee Development Program Implementation

The timeline detailed below provides a roadmap for full implementation of the employee development program by May 1, 2016. These dates are contingent upon the approval of the program by the Personnel Committee and the Common Council. Delays in approval by these bodies may result in a lengthier implementation.

Now through December, 2015	**Human Resources to resume implementation of the NeoGov Perform module** (automated evaluation software)
October 13, 2015	**Referral by the City Council to the Personnel Committee**
October 27, 2015	**Referral due back to the City Council, approval of the Employee Development Program**
November 2, 2015	**Human Resources submits 2015 pay changes for processing** Eligible employees will receive either a one-step increase or a 1.5% merit increase retroactive to their anniversary date. To be eligible for an increase, employees cannot be on a performance improvement plan. Employees that received a pay exception from the Personnel Committee in December 2014 will not be eligible for any further merit increases in 2015.
November 2015-December 2015	**Manager and Supervisor Training** Human Resources will meet with Managers and Supervisors to explain the new evaluation process. Training will include: conducting the Evaluation Planning Meeting, Core Values, General Competencies, Leadership Competencies. NeoGov Perform training will be held in early 2016 at the latest.
November 2015 - April 2016	**Evaluation Planning Meetings** Managers will hold their first Evaluation Planning Meetings with their direct reports. This meeting will include a review of the Core Values, selection of the General Competencies, and goal setting. These meetings will be conducted as follows:

Meeting Month	Employee Anniversary Date
November	November & May
December	December & June
January	January & July
February	February & August
March	March & September
April	April & October

Example: During December 2014, Managers will meet with their direct reports that have anniversary dates in December and June. These employees will receive their first evaluation using the new model in June and December of 2016. It is important to remember that as some will have just six months until their next evaluation, goals and objectives should be determined accordingly.

REFERENCE GUIDE
Employee Development Program

OVERVIEW

The Reference Guide has been designed as a resource for all employees. Its primary purposes are to bring more detailed definition to the behaviors that are important for the City of Fitchburg to achieve our strategic goals and to create a common, objective language for talking about job performance and behavioral skills.

Each Competency in the guide has a Definition and a set of behavioral skills called Behavioral Indicators. The Behavioral Indicators are observable behaviors that individuals employ when they are demonstrating a particular Competency. For example, when an employee is demonstrating "Initiative", one of the things others will observe that individual doing is seeking information from many different sources before deciding on his/her own approach. This is the third Behavioral Indicator in the guide under the Competency "Initiative". Note that observing a behavior means you can either see or hear an individual exhibiting that behavior.

During the planning phase of the employee development process, supervisors and their employees will use the guide to determine how the employee can most effectively achieve their goals or planned outcomes. There are five Core Values; they are Accountability, Service Excellence, Dedication, Initiative, and Pride. These values are key to the success of all City staff and will be included on all evaluations. There are sixteen general competencies and five management and leadership competencies. Based on the job duties, five to seven competencies from the general list will be utilized that will help the employee achieve his/her planned outcomes or goals. All competencies are important, but there are certain competencies that are more relevant than others to the particular job or focus for the year. Note: All employees who supervise others must be evaluated on all of the management and leadership competencies.

Once the Competencies have been assigned, the supervisor and employee will discuss Behavioral Indicators in each Competency that will be performance expectations for that employee.

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EVALUATION PROCESS

The Employee Development process is a yearlong process that culminates in a formal, written evaluation approximately one month prior to the employee's anniversary date (in position). There are three distinct steps to the evaluation process, each of them occurring at various times throughout the year.

Preliminary Meeting – At the preliminary meeting, the employee will meet with their immediate supervisor to establish the criteria for the upcoming review period. The position description and job requirements will be reviewed, competencies will be selected, and goals will be set. Together the evaluation planning worksheet will be completed and signed.

Mid-Year Check-in – Approximately six months after the preliminary meeting, the employee and supervisor will meet formally to review the competencies selected and the progress made on the agreed upon goals. Additional informal meeting are expected to occur at various times throughout the evaluation period.

Performance Evaluation – Approximately one month prior to the employee's anniversary date, the formal evaluation will be completed by the supervisor and discussed with the employee. Following the completion of the performance evaluation, the meeting will transition into the Preliminary meeting for the next evaluation cycle.

COMPETENCY SCORING AND WEIGHT

Each core value/competency on the evaluation will be scored on a scale of one to five. The overall score will be determined by adding all individual scores together and dividing by the number of evaluated competencies.

There will be two or three scored sections on the evaluations, depending on the position. Non-supervisory employees will be rated on Core Values and General Competencies. Supervisory employees will have an additional section, Management and Leadership Competencies.

Non-Supervisory Employees	Supervisory/Management Employees
Core Values – 50%	Core Values – 50%
General Competencies – 50%	General Competencies – 25%
	Management & Leadership – 25%

All items within each category will be weighted equally.

RATING SCALE

The following rating scale will be utilized for each value/competency.

1 – Unsatisfactory	Employee performance is regularly below expectations. A separate action plan or Performance Improvement Plan is necessary for this rating.
2 – Needs Improvement	Employee performance occasionally does not meet expectations. This rating may be addressed within the evaluation by a comment. A separate action plan or Performance Improvement Plan may also be utilized.
3 – On Target	Employee performance consistently meets expectations.
4 – Exceeds Expectations	Employee performance frequently exceeds expectations.
5 – Outstanding	Employee demonstrates exceptional performance and makes superior contributions. This rating should be used sparingly to indicate extraordinary performance with achievements far in excess of expectations.

CUMULATIVE SCORE

An employee's cumulative score will be determined by adding together the scores for each competency and dividing by the total number of competencies. Employees will receive a salary adjustment based upon their cumulative score and the tables below.

<u>For Employees within Steps (below market)</u>

Cumulative Score	
2.99 or below	No Increase
3.00 – 3.99	One Step Increase (2.5%)
4.00 and above	Two Step Increase (5.0%)

<u>For Employees within the Pay for Performance Range (at or above market)</u>

Cumulative Score	
2.99 or below	No Increase
3.00 – 3.49	Council approved increase
3.50 – 3.99	Council approved Increase plus .50%
4.00 – 4.49	Council approved increase plus 1.00%
4.50 and above	Increase Recommended by Department Head and approved by Administrator

Effective January 1, 2016, step and pay for performance increases will be effective the first day of the pay period following the employee's date in position.

CORE VALUES

These core values are the guiding principles for all employees of the City of Fitchburg. They are the foundation on which we perform our individual job functions and provide direction on how people are to conduct themselves as representatives of the City of Fitchburg. They represent our highest priorities, deeply held beliefs, and core, fundamental driving forces. These core values define how we want our organization resonating with and appealing to staff and our customers.

Accountability: We recognize that our behavior must reflect honesty, sincerity, and integrity through ethical and legal standards. We are dependable and accountable to our taxpayers, citizens, and each other.

Service Excellence: We provide excellent customer service by being helpful, positive, and caring. We maintain a respectful attitude with all of our customers.

Dedication: We are dedicated to the community and each other. We work together to bring out the best from our combined talents, experiences, knowledge and cultures, thereby creating a strong, positive, cooperative, and fun environment.

Initiative: We strive to embrace change, encourage and support new ideas and methods, and are committed to continuous improvement. We search for ways to increase efficiencies, responsibly manage our limited resources, and develop a sustainable community.

Pride: We take pride in our work, continuously improving our skills and abilities to deliver quality services in a timely manner. We recognize and celebrate the successes of our fellow staff and the community.

GENERAL COMPETENCIES

ATTENTION TO DETAIL

DEFINITION:
Thoroughness in accomplishing a task through concern for all the areas involved, no matter how small. Monitors and checks work or information and plans and organizes time and resources efficiently.

BEHAVIORAL INDICATORS:

- Provides accurate, consistent information on all paperwork.
- Provides information on a timely basis and in a usable form to others who need to act on it.
- Maintains a checklist, schedule, calendar, etc., to ensure that small details and/or deadlines are not overlooked.
- Double-checks the accuracy of information and work product.
- Carefully monitors the details and quality of own and others' work.
- Expresses concern that things be done right, thoroughly, or precisely.
- Follows policies, procedures, and safety and security measures in using various equipment.
- Completes all reports and documents according to procedures and standards.
- Maintains properly equipped work area.
- Takes necessary actions to produce work that requires little or no checking.

COLLABORATION

DEFINITION:

Develops cooperation and teamwork while participating within your workgroup or within a group of people, working toward solutions which generally benefit all involved parties.

BEHAVIORAL INDICATORS:

- Solicits the input of others who are affected by plans or actions.
- Gives credit and recognition to others who have contributed.
- Finds areas of agreement when working with conflicting individuals or groups.
- Identifies and pushes for solutions in which all parties can benefit.
- Demonstrates concern for treating people fairly and equitably.
- Keeps people informed and up-to-date.
- Builds consensus.
- Listens to all points of view.
- Readily gets cooperation of others for whom one has no direct supervisory responsibility.

COMMUNICATION

DEFINITION:

Creates an atmosphere in which timely and high quality information flows smoothly both up the organization and down, inside and outside the organization; encourages open expression of ideas and opinions.

BEHAVIORAL INDICATORS:

- Asks open-ended questions that encourage others to give their points of view.
- Keeps people accurately informed and up to date.
- Appropriately expresses one's own opinion.
- Refrains from immediate judgment and criticism of others' ideas, delivering criticism in a way that demonstrates sensitivity to the feelings of others.
- Waits for the other person to finish their intended message before responding.
- Encourages staff to keep one another informed and share information.
- Uses vocabulary which is appropriate to the audience.
- Keeps responsible people informed of both positive and potentially negative information.
- Asks questions as necessary to clarify a message being delivered, demonstrating close concentration on the message.
- Encourages response and dissent to ideas and issues.

CUSTOMER FOCUS

DEFINITION:

Demonstrates concern for meeting internal and external customers' needs in a manner that provides satisfaction for the customer. ["Customers" can be residents, visitors, volunteers, co-workers, peers, supervisors or managers, vendors, suppliers, external partners or other stakeholders.]

BEHAVIORAL INDICATORS:

- Asks questions to identify customer's needs or expectations.
- Understands by stating what he/she believes are the customer's needs or expectations and asks the speaker to verify or clarify.
- Considers the impact on the external customer when taking action, setting policies or carrying out one's own job tasks.
- Looks for external trends that are likely to shape the wants and needs of customers in the near future.
- Involves stakeholders in the decision-making or problem-solving process as early as possible.
- Looks for creative approaches to providing or improving services that may increase efficiency and decrease cost.
- Works to remove barriers that get in the way of giving customers top notch service.
- Asks questions of customers to assess satisfaction with service being provided.
- Refers customer to appropriate department or employee to solve specific problems.
- When referring customers to different departments, follows up to make sure that the customer has been taken care of.
- Seeks ways to continuously improve external and internal customer satisfaction with product or service quality and on-time delivery.
- Strives to provide immediate assistance to customer’s needs. If delays are necessary, frequently provides status reports to customers and follows up to assure satisfactory completion.

RESULTS

DEFINITION:

Demonstrates concern for achieving or surpassing results against an internal or external standard of excellence, shows a passion for improving the delivery of services with a commitment to continuous improvement.

BEHAVIORAL INDICATORS:

- Holds self and other team members accountable for achieving results.
- Recognizes and capitalizes on opportunities.
- Sets and maintains high performance standards for self and others. Tries new things to reach challenging goals while also taking action to minimize the risks involved.
- Persists until personal and team goals are achieved and commitments met.
- Finds more efficient and less expensive ways to do things.
- Works to meet individual and departmental goals with positive regard, acknowledgment of, and cooperation with the achievement of others' goals.
- Motivates others to translate ideas into actions and results.

INITIATIVE

DEFINITION:

Does more than is required or expected in the job; does things that no one has requested that will improve or enhance products and services, avoid problems, or develop opportunities. Plans ahead for potential problems or opportunities and takes appropriate action.

BEHAVIORAL INDICATORS:

- Does things before being asked or before the situation necessitates action (i.e., forced to by events).
- Recognizes and acts upon opportunities.
- Seeks information from many different resources before deciding on own approach.
- Does more than is minimally required in the assignment, task or job description.
- Digs beneath the obvious to get at the facts, even when not asked to do so.
- Creates opportunities or minimizes potential problems by anticipating and preparing for these in advance.
- Tries out new ideas after consideration of all factors involved and potential consequences and outcomes.
- Seeks out and/or accepts additional responsibilities in the context of the job.

JOB-FOCUSED LEARNING

DEFINITION:

Demonstrates eagerness to acquire the necessary technical knowledge, skills, and ability to accomplish a result or to serve a customer's needs effectively. Has desire and drive to acquire knowledge and skills necessary to perform the job more effectively.

BEHAVIORAL INDICATORS:

- Seeks out opportunities to gain additional operational exposure and experience.
- Identifies and pursues areas for development and training that will enhance job performance.
- Maintains fluency in appropriate business applications, software, or tools.
- Keeps up to date on current research and technology in their field.
- Reviews, selects, and disseminates information regarding key technologies, best practices, and tools to others in the group.
- Demonstrates resourcefulness in acquiring necessary knowledge inside or outside area of expertise when designing solutions or improving performance.
- Continually looks for ways to expand job capabilities.
- Selects appropriate development activities from a range of competing alternatives and pursues them.

ORGANIZATIONAL UNDERSTANDING

DEFINITION:

Understands the agendas and perspectives of others, recognizing and effectively balancing the interests and needs of one's own group with those of the broader organization.

BEHAVIORAL INDICATORS:

- Understands the organizational implications of events.
- Knows how to use the organization's formal and informal system to get things done.
- Demonstrates awareness of goals of other units and of the organization and makes requests or decisions in support of this awareness.
- Uses the most appropriate channels and cost-effective means in communications within and between departments.
- Identifies key decision makers on issues of concern.
- Recognizes which issues are worth pursuing and when it is time to compromise.
- Keeps objectives that are related to organizational priorities at the top of one's own priorities and the priorities of one's work group.
- Works to build a sense of common purpose across all work groups, avoiding a "we versus them" attitude.
- Identifies underlying problems affecting organizational or individual performance such as market conditions, taxpayer concerns, or other external forces.

PLANNING AND ORGANIZING

DEFINITION:

Establishes a systematic course of action for self or others to ensure accomplishment of a specific objective. Sets priorities, goals, and timetables to achieve maximum productivity.

BEHAVIORAL INDICATORS:

- Develops or uses systems to organize and keep track of information (e.g., "to-do" lists, appointment calendars, follow-up file systems).
- Sets priorities with an appropriate sense of what is most important.
- Keeps track of activities completed and yet-to-do to accomplish stated objectives.
- Keeps clear, detailed records of activities related to the accomplishment of stated objectives.
- Plans with an appropriate and realistic sense of the time demand involved.
- Knows status of one's own work at all times.
- Creates action plans for achieving performance expectations.

PROBLEM SOLVING/ANALYTICAL THINKING

DEFINITION:

Builds a logical approach to address problems or opportunities or manage the situation at hand by drawing on own knowledge and experience base and calling on other references and resources as necessary.

BEHAVIORAL INDICATORS:

- Undertakes a complex task by breaking it down into manageable parts in a systematic, detailed way.
- Anticipates the consequences of situations.
- Thinks of several possible explanations or alternatives for a situation.
- Identifies the information needed to solve a problem effectively.
- Gets input from internal/external contacts whom are closest to the problem.
- Presents problem analysis and recommended solution to others rather than just identifying or describing the problem itself.
- Acknowledges when one doesn't know something and takes steps to find out.
- Anticipates potential obstacles and develops contingency plans to overcome them.
- Considers the organization’s priorities when making decisions or analyzing the costs and benefits of various alternative solutions.

TECHNICAL EXPERTISE

DEFINITION:

Applies and improves extensive or in-depth specialized knowledge, skills, and judgment to accomplish a result or to serve one's "customers" effectively. ["Customers" can be residents, visitors, volunteers, co-workers, peers, supervisors or managers, external partners, or other stakeholders.]

BEHAVIORAL INDICATORS:

- Understands technical aspects of one’s job.
- Makes self available to others to help solve technical or procedural problems or issues.
- Continuously builds knowledge, keeping up-to-date on the technical or procedural aspects of the job.
- Acts on own to improve and increase technical or procedural knowledge.
- Uses a wide range and depth of technical or specialized knowledge and skills.
- Keeps up-to-date on resources available to serve the needs of customers.
- Thinks of ways to apply new developments to improve organizational performance or customer service.
- Applies technical/procedural knowledge to correctly address a situation, taking into consideration the full range of available facts.
- Applies technical procedures correctly and in a timely manner.
- Recognizes trends in theory and practice of one's own technical area and effectively prepares for anticipated changes.

RELIABILTY

DEFINITION: Consistently performs required job duties and assignments. Employee is trusted and depended upon by co-workers, supervisor, and peers.

BEHAVIORAL INDICATORS:

- Demonstrates a high level of dependability in all aspects of the job.
- Completes all assigned tasks on time and with minimal supervision.
- Is punctual and present for work.
- Fulfills all commitments made to peers, co- workers, and supervisor.
- Informs appropriate individuals when assigned tasks will not be completed in agreed upon time frame.

INTEGRITY

DEFINITION:

Behaves and works in a way that exhibits honesty, openness, and respect in accordance with the City's core values.

BEHAVIORAL INDICATORS:

- Acts in an honest and trustworthy manner based on personal accountability and a moral conviction to do the right thing.
- Acts consistently with high standards of ethical judgment when participating in group decisions and problem-solving.
- Acts to protect and does not violate or compromise the confidentiality of information. Recognizes when situations or directives are directly or indirectly in conflict with professional ethics or with the organization's stated values.
- Promises only what can reasonably be delivered.
- Appropriately and consistently complies with policies and procedures.

FLEXIBILITY

DEFINITION:

Adapts to changes in circumstances even when unexpected. Able to adjust to meet varied needs.

BEHAVIORAL INDICATORS:

- Changes behavioral style or method of approach when necessary to achieve a goal; adjusts style as appropriate to meet the needs of the situation.
- Adjusts easily to changes at work in a calm and positive manner.
- Modifies a strongly held position in response to contrary evidence when appropriate.
- Recognizes the merits of different approaches and uses them in accomplishing work activities.
- Modifies own behavior to fit the situation at hand or to meet the expectations of others.

BASIC COMPUTING SKILLS

DEFINITION:

The ability to utilize computers and related technology efficiently as needed to perform job duties.

BEHAVIORAL INDICATORS:

- Demonstrates the ability to use technology to receive and share information as an active member of the organization and to accomplish position responsibilities successfully.
- Uses the City email application to share and receive information.
- Uses the City calendar application to plan and schedule work, meetings, and appointments.
- Navigates the website to obtain information.
- Demonstrates proficiency in the use of software applications required for the position.

INTERPERSONAL RELATIONSHIPS

DEFINITION:

The ability to build cooperative relationships with customers, co-workers, supervisors, and peers. Welcomes and respects differing views and opinions.

BEHAVIORAL INDICATORS:

- Thinks carefully about the likely effect on others of one's words, actions, appearance, and mode of behavior.
- Maintains stable performance and emotional control when faced with opposition, pressure, hostility from others, and/or stressful conditions.
- Demonstrates appropriate and professional behavior at all times.
- Uses a high degree of tact and diplomacy in working with others.
- Models and exercises sound judgment regarding personal conduct.
- Is aware of one's own style or preference and its impact on others.
- Earns the respect of others.
- Stays calm in the face of others' anger or lack of control or when faced with complaints.
- Demonstrates respect for all differences (e.g., race, gender, ethnic background, disabilities, sexual orientation, age, career levels, style, and opinions.)
- Refrains from behavior or language that is exclusionary or offensive in nature.
- Solicits opinions from many diverse perspectives.
- Considers different ideas when making business decisions.
- Adheres to the policy on sexual and other unlawful harassment.
- Participates in City training and learning opportunities to increase competence in Diversity.

INNOVATION

DEFINITION:

Generates novel and valuable ideas and uses these ideas to develop new or improved processes, methods, systems, products, or services.

BEHAVIORAL INDICATORS:

- Works to develop new approaches when problem-solving; seeking ideas or suggestions from others as appropriate.
- Identifies novel approaches for completing work assignments more effectively or efficiently and works within the "established" system to push for "a better way."
- Able to envision the impact of possible future changes.
- Suggests new ways to improve the quality of products or services.
- Identifies new ideas, solutions, or directions in dealing with daily situations.
- Displays a high level of curiosity and translates it into new approaches to solutions.
- Translates adversity into opportunities for improvement.

**Innovation is a required Management and Leadership Competency. Innovation may only be selected for non-supervisory employees under the General Competency heading.

MANAGEMENT AND LEADERSHIP COMPETENCIES

CHANGE LEADERSHIP

DEFINITION:
Initiates and/or manages the change process and energizes it on an ongoing basis, taking steps to remove barriers or accelerate its pace.

BEHAVIORAL INDICATORS:

- Communicates a compelling vision that generates excitement, enthusiasm, and commitment.
- Communicates the need for change and inspires commitment to the process.
- Obtains and provides resources to enable implementation of change initiatives.
- Clearly communicates the direction, required performance, and challenges of the unit to its members.
- Identifies and enlists the support of key individuals and groups to move the change forward.
- Demonstrates commitment to innovation and continuous improvement in organizational performance.
- Takes action to call attention to a crisis or heighten the awareness of a need for change.
- Enlists others effectively as champions of the change one is pursuing.
- Leads initiatives to change the structure, system, or talent mix of the organization to more effectively support the business strategy.
- Serves as a personal model of the change that she/he expects of others.
- Works to make others feel ownership in one's own solution.

COACHING

DEFINITION:

Works to improve and reinforce performance of others. Facilitates skill development in staff by providing clear, behaviorally-specific performance feedback, and making or eliciting specific suggestions for improvement in a manner that builds confidence and maintains self-esteem.

BEHAVIORAL INDICATORS:

- Reinforces effective behaviors or results immediately after the event.
- Compares and clearly states actual performance to expected or desired performance.
- Takes extra time to assist and provides specific, detailed follow-up.
- Demonstrates or specifically explains correct procedures or desired performance.
- Devotes time to providing task-related help to others, as needed.
- Asks questions that help other people recognize the need for performance improvement.
- Expresses confidence in an individual's ability to improve performance.
- Talks with others openly and directly about problems with their performance, providing necessary focus, guidance, and direction.
- Tailors feedback and interactive approach to the individual.
- Discusses problems immediately, before they are forgotten or out of control.
- Ensures clarity of and commitment to performance expectations.
- Collects and incorporates the feedback of others to create development plans.
- Gives specific feedback and examples in a manner that maintains self-esteem.

COLLABORATIVE LEADERSHIP

DEFINITION:

Promotes and generates cooperation among one's peers in leadership to achieve a collective outcome; fosters the development of a common vision and fully participates in creating a unified leadership team that gets results.

BEHAVIORAL INDICATORS:

- Takes into account the organization as a whole when making decisions. Separates one's own interests from organizational interests in order to make the best possible judgments for the City.
- Supports and acts in accordance with final leadership team decisions even when such decisions may not entirely reflect one's own position.
- Solicits the input of peers across the City even when those peers may only be minimally affected or involved.
- Finds areas of agreement when working with conflicting viewpoints and opinions.
- Identifies and pushes for solutions in which all parts of the City can benefit.
- Builds consensus among one's peers in leadership.
- Communicates key City priorities and how one's department contributes to achieving those priorities.
- Shares annual goals with peers in the City to increase alignment, cooperation, and opportunities to collaborate.
- Builds buy-in for strategic goals across the City.

DELEGATION

DEFINITION:

Utilizes direct reports effectively by allocating decision-making and other responsibilities to the appropriate person or persons.

BEHAVIORAL INDICATORS:

- Does not complete tasks that are/should be part of a direct report's responsibility.
- Assigned accountabilities are clear end results, not simply tasks to complete.
- Assignments are delegated to the appropriate person and that individual is capable of performing them successfully.
- Individualizes delegation to meet the needs and abilities of the individual.
- Encourages others to set own deadlines within time constraints of assignment and holds them accountable for meeting the deadline.
- Asks employee for his/her plan to address issue to be delegated, allowing person to create and "own" the solution.
- Manages risks by making contingency plans with employee.
- Clearly communicates expectations or boundaries.
- Provides the necessary guidance and resources when assigning work.

INNOVATION

DEFINITION:

Generates novel and valuable ideas and uses these ideas to develop new or improved processes, methods, systems, products, or services.

BEHAVIORAL INDICATORS:

- Works to develop new approaches when problem-solving; seeking ideas or suggestions from others as appropriate.
- Identifies novel approaches for completing work assignments more effectively or efficiently, and works within the "established" system to push for "a better way."
- Able to envision the impact of possible future changes.
- Suggests new ways to improve the quality of products or services.
- Identifies new ideas, solutions, or directions in dealing with daily situations.
- Displays a high level of curiosity and translates it into new approaches to solutions.
- Translates adversity into opportunities for improvement.

EVALUATION PLANNING WORKSHEET
Employee Development

Employee Name:	Lisa Sigurslid	**Date:**	
Job Title:	Human Resources Mgr.	**Reports To:**	City Administrator
Department:	Administration	**Date in Position:**	10/15/2001
Division:	Human Resources	**Supervisory:**	Yes

Position Description

_____ The position description has been reviewed by both the employee and the supervisor and **IS** an accurate reflection of the current job responsibilities.

_____ The position description has been reviewed by both the employee and the supervisor and is **NOT** an accurate reflection of the current job responsibilities. Changes have been forwarded to human resources.

General Competencies

The Employee Development Reference Guide has been reviewed, and together the following competencies have been selected for the upcoming evaluation period. (minimum: 5 maximum: 7)

- ☐ Attention to Detail
- ☐ Collaboration
- ☐ Communication
- ☐ Customer Focus
- ☐ Results
- ☐ Job-Focused Learning
- ☐ Organizational Understanding
- ☐ Planning and Organizing
- ☐ Problem Solving/Analytical Thinking
- ☐ Technical Expertise
- ☐ Reliability
- ☐ Integrity
- ☐ Flexibility
- ☐ Basic Computing Skills
- ☐ Interpersonal Relationships & Respect
- ☐ Innovation

Goals

Together, the employee and supervisor will develop a list of goals for the evaluation period. These may be a combination of short and long-term goals. The goals identified should follow the SMART format:

Specific, **M**easurable, **A**chievable, **R**elevant, **T**ime-bound

Goal #1	
Goal #2	
Goal #3	

Employee Signature Date

Supervisor Signature Date

GOAL SETTING WORKSHEET
Employee Development

Employee Name:	Lisa Sigurslid	**Date:**	
Job Title:	Human Resources Mgr.	**Reports To:**	City Administrator
Department:	Administration	**Date in Position:**	10/15/2001
Division:	Human Resources	**Supervisory:**	Yes

SMART goals help to improve achievement and success. A SMART goal clarifies exactly what is expected and the measures used to determine if the goal is achieved and successfully completed.

S	**Specific**	• What do I want to accomplish? • Why do I want to accomplish this? • What are the requirements? • What are the constraints?	
M	**Measurable**	• How will I measure my progress? • How will I know when the goal is accomplished?	
A	**Achievable**	• How can the goal be accomplished? • What are the logical steps I should take?	
R	**Relevant**	• Is this a worthwhile goal? • Is this the right time? • Do I have the necessary resources to accomplish this goal? • Is this goal in line with my long term objectives?	
T	**Time-Bound**	• How long will it take to accomplish this goal? • When is the completion of this goal due? • When am I going to work on this goal?	

Goal: _____

_____

_____

_____ _____

Employee Signature Date Supervisor Signature Date

Mayor Arnold
Introduced by

Sigurslid
Prepared by

Personnel Committee
Referred to

October 6, 2015
Date

RESOLUTION R-112-15
APPROVING THE EMPLOYEE DEVELOPMENT
PROGRAM AND PROCEDURES

WHEREAS, the City Council adopted a new compensation and classification system on September 23, 2014; and

WHEREAS, the new compensation and classification system contained a merit pay element; and

WHEREAS, the City Council and Personnel Committee directed staff to recommend a revised evaluation system that incorporates merit pay.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby approves the revised Employee Development Policies and Procedures as recommended by the Personnel Committee, dated October 27, 2015.

Adopted this 27th day of October, 2015.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **October 13, 2015** Ordinance Number:
Date to Report Back: **October 27, 2015** Resolution Number: **R-113-15**

Sponsored by: Mayor Drafted by: Public Works

TITLE: **APPROVING CONTRACT AMENDMENT WITH SEH FOR ARCHITECTUAL/ENGINEERING SERVICES A GEO-THERMAL SYSTEM FOR THE WEST FIRE STATION BUILDING**

Background: Oversight committee has decided to use a geo-thermal system which requires an increase in the architectural and design services agreement with SEH.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Finance	Dodge	10/27/2015	
2				
3				
4				

Amendments:

Thomas Hovel

From: Trevor Frank <tfrank@sehinc.com>
Sent: Thursday, October 08, 2015 7:12 AM
To: Thomas Hovel

Tom,
The main items related to additional design services for utilizing geothermal heating/cooling for the building are:
Developing additional specification sections to cover the geothermal well field, heat pumps and piping distribution
Coordination of building loads with bore field sizing
Design of the bore field and manifold vault
Additional heat and cooling load calculations
Additional on site inspection during the drilling and installation of the bore field circuits
Additional design of the interior zoning and layout of the heat pumps
Additional piping design for each individual heat pump
Additional submittals and shop drawings to review
Additional on-site inspection during installation and additional time to punchlist and commission the equipment

Trevor M. Frank, AIA, NCARB, LEED AP, PMP |
Sr. Architect
SEH | 425 W. Water Street, Suite 300 | Appleton,WI 54911
920.380.2806 direct | 920.585.4320 Cell
www.sehinc.com
SEH--Building a Better World for All of Us™

AIA® Document G802™ – 2007

Amendment to the Professional Services Agreement

Amendment Number: 001

TO: Thomas Hovel
(Owner or Owner's Representative)

In accordance with the Agreement dated: February 13, 2015

BETWEEN the Owner:
(Name and address)
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

and the Architect:
(Name and address)
Short Elliott Hendrickson Inc. (SEH)
425 West Water Street, Suite 300
Appleton, WI 54911

for the Project:
(Name and address)
Northwest Fire Station

Authorization is requested
☒ to proceed with Additional Services.
☒ to incur additional Reimbursable Expenses.

As follows:
Architect to coordinate additional services between the geothermal engineer and the mechanical engineer to provide a complete and fully operational ground source geothermal heating and cooling system for the NW fire station. These professional services are in addition to the basic mechanical system design services previously approved as part of the overall design of the NW fire station.

The following adjustments shall be made to compensation and time.
(Insert provisions in accordance with the Agreement, or as otherwise agreed by the parties.)

Compensation:
Forty Thousand Four Hundred Eighty Dollars ($40,480.00)

Time:
No additional design time will be built into the delivery schedule at this time

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User Notes: (1482904376)

SUBMITTED BY:	AGREED TO:
(Signature) Trevor Frank, AIA, Project Manager	*(Signature)* Steve Arnold, Mayor
	Patti Anderson, City Clerk City of Fitchburg
(Printed name and title)	*(Printed name and title)*
10/7/15	10/7/15
(Date)	*(Date)*

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User Notes: (1482904376)

Stephen L. Arnold, Mayor
Introduced by

Planning
Prepared by

Finance
Referred to

October 8, 2015
Date

RESOLUTION R-113-15
APPROVING CONTRACT AMENDMENT WITH SEH FOR ARCHITECTUAL/ENGINEERING SERVICES A GEO-THERMAL SYSTEM FOR THE WEST FIRE STATION BUILDING

WHEREAS, the Fire Station Oversight Committee has decided to pursue a geo-thermal heating and cooling system for the west fire station, and

WHERAS, this requires a higher level of design services than originally contemplated in the original contract with SEH, and

WHEREAS, the Finance Committee has reviewed the contract amendment and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Common Council hereby approves the contract amendment with SEH for design services for a geo-thermal heating and cooling system for the West Fire Station in the amount of $40,480. (The original contract amount was for $216,125 and the revised amount , with this amendment, will now be $256,605.)

BE IT FURTHER RESOLVED, that it authorizes the City Engineer and City Attorney to negotiate any necessary amendments with SEH, and for the Mayor and City Clerk to sign.

Adopted this _____day of October, 2015.

Approved: _____
Stephen L. Arnold, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred**: October 13, 2015** Ordinance Number:
Date to Report Back**: October 27, 2015** Resolution Number: **R-115-15**

Sponsored by: Mayor Drafted by: Public Works

TITLE: **ACCEPTING WATER MAIN IMPROVEMENTS ON LOT 2 OF CSM 1 0031 (SUB-ZERO)**

Background: The Subdivider is nearing completion of the water main improvements on Lot 2 of CSM 10031. This resolution is necessary in order for a building permit to be issued for construction of the Sub-Zero expansion on this lot.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	10/19/15	
2				
3				
4				

Amendments:

Stephen L. Arnold, Mayor
Introduced By

Public Works
Drafted By

Board of Public Works
Committee

October 13, 2015
Date

Resolution R-115-15

ACCEPTING WATER MAIN IMPROVEMENTS ON LOT 2 OF CSM 10031 (SUB-ZERO)

WHEREAS, on September 22, 2015, Sub-Zero Group, Inc. ("Subdivider") and the City of Fitchburg (the "City"), entered into a contract (the "Contract") for subdivision improvements on Lot 2 of CSM 10031, in the City of Fitchburg (the "CSM"); and

WHEREAS, the City Engineer has inspected and conditionally approved the water main improvements in the CSM , as being in the condition called for by the contract; and

WHEREAS, all required charges and fees have been or will be paid and deposited, and land dedication and easements will be made as required by said Contract; and

WHEREAS, affidavits, evidencing that there are no claims, actions, or demands for damages based upon contract or tort arising out of or in any way relating to the CSM and that no monies are owed to any surveyor, mechanic, subcontractor, material man or laborer for the project and no such claims, actions or demands, will be filed subsequent to approval of this resolution; and,

WHEREAS, the Subdivider has agreed to provide security to insure said water main improvements in the CSM, against defects in materials and workmanship for one year subsequent to compliance with the terms of the Contract and this Resolution and otherwise to comply with the terms of the Resolution and the Contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED, The Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby accepts the municipal water main improvements as constructed on Lot 2 of CSM 10031 subject to: (a) filing of affidavits and lien waivers with the City Engineer evidencing that there are no claims, actions or demands for damages arising out of or in any way relating to the project and that no monies are owed to any surveyor, mechanic, contractor, subcontractor, materialman or laborer and no such claims, actions or demands will be filed by the City Clerk, (b) that sufficient security, satisfactory to the City Engineer, City Attorney and Mayor has been posted pursuant to the Contract to guarantee against defects in materials and workmanship in the improvements hereby accepted for a period of one year following

compliance with the terms and conditions of this Resolution; (c) timely payment by Subdivider of all outstanding engineering, inspection, consulting, legal fees, and other outstanding expenses and administrative costs incurred by the City as outlined in the contract; (d) verification by the City Administrator that all outstanding invoice charges related to Lot 2 of CSM 10031, have been paid by the Subdivider; and (e) No building permits are to be issued until punch list items are completed.

BE IT FURTHER RESOLVED, Upon compliance with all above conditions, the City accepts for public use all municipal water main improvements for buildings on Lot 2 of CSM 10031, and the Mayor and City Clerk may execute the required acceptances on behalf of the City.

Adopted by the Common Council of the City of Fitchburg this _____ day of October, 2015.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By:_____
Patti Anderson, City Clerk

City of Fitchburg
Committee of Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred**: 9/22/2015** Ordinance Number:
Date to Report Back**: 10/13/2015** Resolution Number: **R-103-15**

Sponsored by: Mayor Arnold Drafted by: Planning Dept.

TITLE: A RESOLUTION APPROVING AGREEMENT BETWEEN SUB-ZERO WOLF, INC AND THE CITY OF FITCHBURG REGARDING PROVISION OF UTILITY EASEMENTS AND ROAD CONNECTIVITY

Background:
Follow up to R-66-2015 approving street discontinuance, and R-65-15 approving release of utility rights

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Public Works	Horton	10/12/2015	
2				
3				
4				

Amendments:

Agreement between Sub-Zero Group, Inc.
and the City of Fitchburg Regarding Provision of
Utility Easements and Road Connectivity

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

Parcel No's:
060908285752
060908385302
060908385602
060907481902

WHEREAS, The City of Fitchburg recently approved Resolutions which conditionally approved release of utility rights (R-65-2015) as well as discontinuance and vacation of Bud's Drive and a portion of Marketplace Drive (R-66-2015) to accommodate building expansion by Sub-Zero Group, Inc. (Sub-Zero), and

WHEREAS, an agreement is necessary to provide obligations for easements and public connectivity prior the discontinuance and vacation of the section of Marketplace Drive in R-66-2015, and

WHEREAS, private utility releases, among other requirements, are necessary to be submitted before the utility release and street discontinuance and vacation take effect, and

WHEREAS, Sub-Zero has requested approval of a certified survey map, city file number CS-2075-2015 (hereafter CSM), to create lots and dedicate easements and road right-of-way, which CSM was conditionally approved by the Common Council on August 25, 2015, and

WHEREAS, the CSM identifies location of streets and other public improvements required to assist in public service and movement near the property, including an extension of Commerce Park Drive and an east-west street identified in the filed certified survey map as Street A; both streets are hereafter referred to as Sub-Zero Public Improvements (generally identified in Attachment A), and

WHEREAS, to allow for public movement it is necessary to have streets east of the Badger Trail on land owned by a party different from Sub-Zero; these streets include an extension of the Street A of the Sub-Zero Public Improvements across the Badger Trail east to Seminole Highway, as well as a north--south relocation of Marketplace Drive located east of the Badger

Trail through a storm water pond located in Outlot 1 Fitchburg Business Park south to the proposed east-west street which will connect to Seminole Highway (both of which are hereafter referred to as Replacement Streets) the general location of which are identified in Attachment A.

WHEREAS, if the Replacement Streets are not available for public use by the time of the completion of the Sub-Zero Public Improvements, a temporary public access easement is necessary over the proposed Sub-Zero driveway east of the building addition, and west of the Badger Trail to allow sufficient public access until such Replacement Streets are opened for public use.

NOW THEREFORE, in consideration of the above recitals, which are hereby incorporated by reference, the mutual covenants hereinafter set forth, the conditional approval of the utility release and conditional approval of street discontinuance and vacation, the receipt and sufficiency of which is hereby acknowledged, the parties hereby mutually agree:

1. A Subdivision Improvement Agreement for the provision of new utility easements has been approved, signed by all parties, and recorded.
2. In no case shall the discontinuance and vacation of the streets in R-66-2015 occur until private releases of utility rights have been received by the City Planning Department, and the signing and recording of this agreement.
3. Sub-Zero shall cause to be constructed and accepted by the City Council before November 1, 2016 the Sub-Zero Public Improvements as generally noted in Attachment A.
4. In accord with item F of R-66-2015, the existing north-south segment of Marketplace Drive running parallel to the Badger Trail (parcel 3 in Exhibit A of R-66-2015), shall not be discontinued until the Sub-Zero Public Improvements and the Replacement Streets have been completed and are open to the Public.
5. Sub-Zero shall provide a Temporary Access Easement within 10 days of approval of this agreement, acceptable to the city engineer and city attorney. The Temporary Access Easement shall be held by the City Engineer and recorded and take effect if the Replacement Streets have not been constructed, and opened for public use by the time of completion of the Sub-Zero Public Improvements. The Temporary Access Easement shall be over a drive way located on the east side of the proposed building and shall terminate upon the opening of the Replacement Streets for public use east of the Badger Trail. The area of the Temporary Public Access Easement shall be paved and available, if necessary, for public use by the time of the opening of the Sub-Zero Public Improvements.
6. After provision of the Temporary Access Easement as noted in point 5, the Easement shall be sent to Plan Commission and approved by the Common Council.
7. Upon the opening of the Sub-Zero Public Improvements and the Replacement Streets for public use, Sub-Zero shall, within 90 days of the opening of the Replacement streets or the Sub-Zero Public Improvements (whichever comes last), vacate the current Marketplace Drive crossing of the Badger Trail and eliminate all private or public use of such crossing.
8. The CSM as conditionally approved shall have all relevant conditions resolved, any necessary public improvement agreement entered into before the date of signing of the CSM by the City, and the CSM and public improvement agreement recorded before December 15, 2015.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of

_____, 2015.

City of Fitchburg

By: _____
Stephen L. Arnold, Mayor

By: _____
Patti Anderson, City Clerk

Approved As To Form:

By: _____
Mark Sewell, City Attorney

STATE OF WISCONSIN)ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 20___, the above named Stephen Arnold and Patti Anderson, to me known to be the Mayor and City Clerk 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: _____
My Commission Expires: _____

Sub-Zero Group, Inc.

By: _____ _____
Scott LaFleur, Chief Operations Officer 4717 Hammersley Road, Madison, WI 53711

STATE OF WISCONSIN)ss.
COUNTY OF DANE

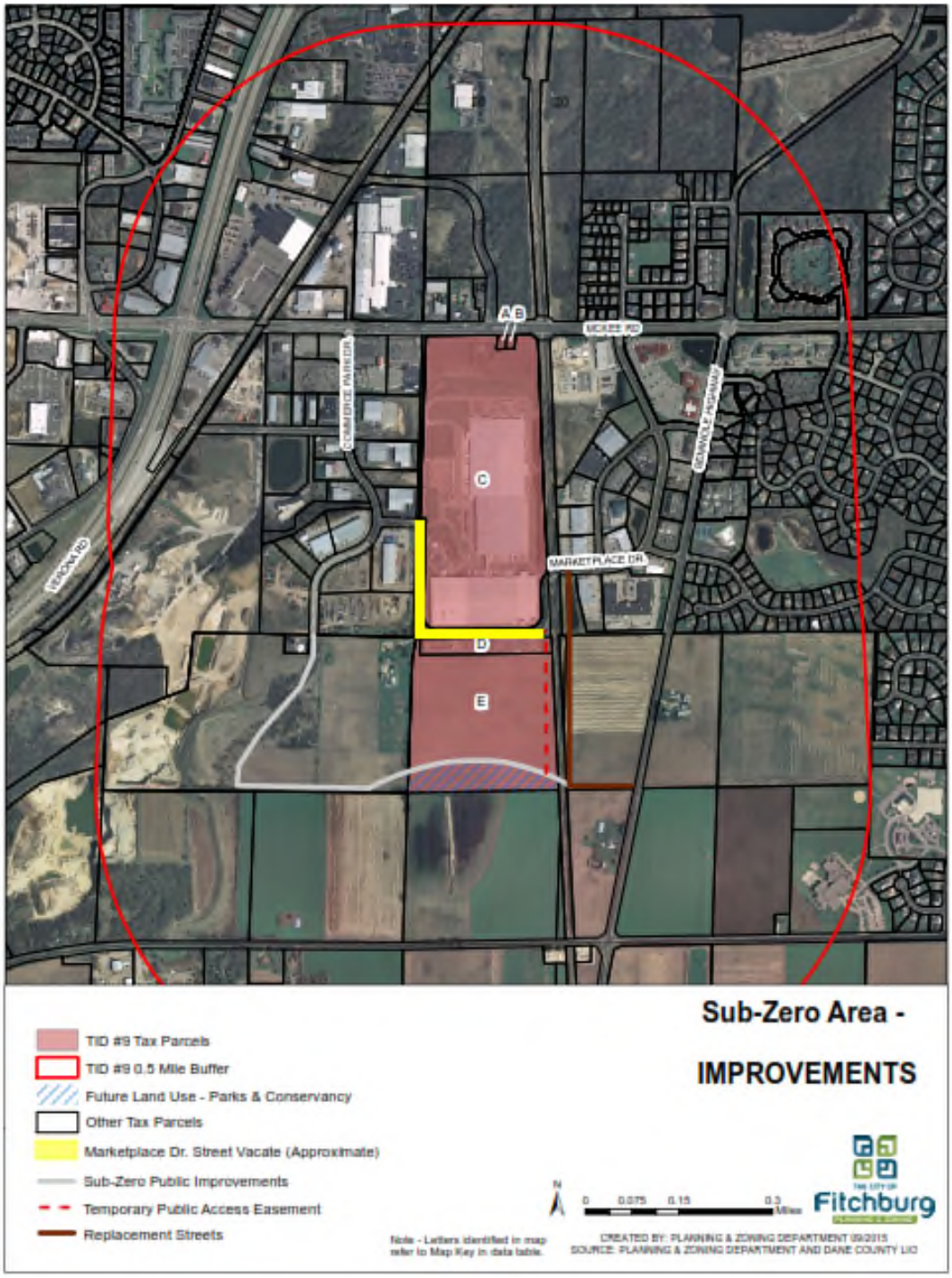
Personally came before me this ____ day of _____, 20____, the above named Scott LaFleur to me known to be the Chief Operations Officer of Sub-Zero Group, Inc. and the person who executed the foregoing instrument and acknowledged the same on behalf of the corporation.

_____

Notary Public, State of Wisconsin
Printed Name of Notary: _____
My Commission Expires: _____

Drafted by: Thomas D. Hovel, City Planner

Attachment A



Stephen L. Arnold
Introduced by

Planning
Drafted by

Public Works
Committee

September 15, 2015
Date

RESOLUTION R-103-15

A RESOLUTION APPROVING AGREEMENT BETWEEN SUB-ZERO WOLF, INC AND THE CITY OF FITCHBURG REGARDING PROVISION OF UTILITY EASEMENTS AND ROAD CONNECTIVITY

WHEREAS, The City of Fitchburg recently approved Resolutions which conditionally approved release of utility rights (R-65-2015) as well as discontinuance of Bud's Drive and a portion of Marketplace Drive (R-66-2015) to accommodate building expansion by Sub-Zero Wolf, Inc. (Sub-Zero), and

WHEREAS, an agreement is necessary to provide obligations for easements and public connectivity prior the discontinuance of the section of Marketplace Drive in R-66-2015.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Fitchburg that it approves the Agreement between Sub-Zero Wolf, Inc. and the City of Fitchburg Regarding Provision of Utility Easements and Road Connectivity

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign the necessary documents relative to the above noted agreement

Adopted by the Common Council of the City of Fitchburg this ___day of October, 2015.

Approved By:_____ _____
Stephen L. Arnold, Mayor

Attested By:_____
Patti Anderson, City Clerk

City of Fitchburg
Committee of Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred**: September 22, 2015** Ordinance Number:
Date to Report Back**: October 13, 2015** Resolution Number: **R-108-14**

Sponsored by: Mayor Drafted by: Public Works

TITLE: **AUTHORIZING PURCHASE OF PLOW TRUCK EQUIPMENT**

Background: By resolution R-31-15, a replacement plow truck chassis was approved in the amount of $85,552 with a trade in of $25,000. This left a budget of $74,448 for the truck equipment build out. The required equipment for the plow chassis included the plow, dump body, wing, tailgate spreader and hydraulic system.

Public Works staff prepared equipment specification for the previously approved cab and chassis; and a legal notice was placed in the Wisconsin State Journal, and the equipment was publicly bid through DemandStar.

This year we received two bids for the truck equipment. The lowest bid from Madison Truck Equipment meets specifications. The lowest bid from Madison Truck Equipment including the alternate is $72,792.00. This package will keep the truck equipment consistent with what Fitchburg has used in the past.

Staff's recommendation is to award the contract to Madison Truck Equipment in the amount of $72,792.00

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	October 12, 2015	
2	Finance	Dodge	October 13, 2015	

Amendments:

Bids Received: *Date: September 4, 2015*
Time: 11:00 a.m.

2015 Proposals for Snow Plow & Truck Equipment -2015 International Diamond Spec 7400
CITY OF FITCHBURG, WISCONSIN

2015 International Diamond Spec 7400				Monroe Truck Equipment 1051 West 7th Street Monroe, WI 53566	Madison Truck Equipment, Inc. 2410 South Stoughton Road Madison, WI 53716
	Bid Item	Quantity			
	Monroe 12ft Reversible Plow with 8ft Patrol Wing	1		$25,630.000	
	Monroe 12ft Reversible Plow with 8ft Patrol Wing. Tailgate Spreader, Box & Hoist, and Hydraulic System, Pre Wet	1		$47,877.000	
	Universal UTA 12ft Reversible Plow with 8ft Patrol Wing	1			$22,039.00
	Universal 12ft Reversible Plow with 8ft Patrol Wing. Swenson Tailgate Spreader, Heil DuraClass Box & Hoist, and Hydraulic System, Pre Wet (Vari-Tech)	1			$50,753.00

Stephen L. Arnold, Mayor
Introduced by

Public Works
Prepared by

Board of Public Works and Finance
Referred to

September 22, 2015
Date

RESOLUTION R-108-15
AUTHORIZING PURCHASE OF
PLOW TRUCK EQUIPMENT

WHEREAS, the 2015 Capital Equipment Budget included funding for the replacement of plow truck equipment; and

WHEREAS, by Resolution R-31-15, the Common Council approved the purchase of a International Diamond Spec Cab and Chassis; and

WHEREAS, the Public Works staff prepared equipment specifications for a plow, wing, hitch, tailgate spreader, box, pre wet, hoist and hydraulic system for the previously approved cab and chassis; and

WHEREAS, a legal notice was placed in the Wisconsin State Journal, and potential bidders were notified through DemandStar; and

WHEREAS, on September 4, 2015, at 11:00 a.m., two bids were received and opened; and

WHEREAS, the lowest bid from Madison Truck Equipment with the addition of the alternate meets the specifications;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby approves the purchase of the 12 foot reversible plow and front hitch, 8 foot patrol wing, rear hitch, tailgate spreader, box & hoist, pre wet and hydraulic system from Madison Truck Equipment in the amount of $72,792.00.

Adopted this __th day of October, 2015.

Approved By:_____
Stephen L. Arnold, Mayor

Attested By:_____
Patti, Anderson, City Clerk

DATE: 10/8/2015

TO: FINANCE COMMITTEE

FROM: FINANCE DEPARTMENT

RE: CASH DISBURSEMENTS

Checks Dated	Description		Batch Check Nos.	Amount
9/23/2015	Weekly Batch	A	112033-112072	$527,135.24
9/24/2015	Finance Batch	B	112073	$69,515.62
9/25/2015	Special Batch	C	112074	$2,400.00
10/1/2015	Weekly Batch	D	112075-112114	$72,701.42
10/7/2015	Weekly Batch	E	112115-112147	$161,900.04
			Check Total	$833,652.32

P-Card Transactions

	Billing Cycle		Date Pd	Total
	8/5/2015 - 9/4/2015		9/8/2015	$182,629.92
			Grand Total:	**$1,016,282.24**

DATE: 10/8/2015

TO: FINANCE COMMITTEE

FROM: FINANCE DEPT.

RE: FINANCE APPROVAL FOR INVOICES OVER $25,000

	ACCT NO	AMOUNT
CTW Corporation		
Well 10 - Treat Well	600-5614-100	$46,355.00
Well 10 - Replace corroded components	600-10733	$73,912.84
		$120,267.84
Mead & Hunt		
Lacy Road Reconstruction - Design	400-5733-468	$47,134.65
		$47,134.65
Pellitteri Waste Systems		
October Collection - Refuse/Recycling/Polysyrene/Hard Plastic	213-5362-290	$74,763.28
Brush collection (10/12-16 & 10/26-30)		
Yardwaste collection - 10/26-30		
Parks - 10 Trash & 5 Recycling Carts		
		$74,763.28

$242,165.77

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred**: September 22, 2015** Ordinance Number: **2015-O-29**
Date to Report Back**: October 13, 2015** Resolution Number:

Sponsored by: Mayor Drafted by: Attorney Mark Sewell

TITLE: An Ordinance to Amend SEC. 35-3(a)1 – Permit Fees

Background: Recently, in 2003, the state legislature amended Wisconsin Statute 66.0268. That statute is attached and requires municipal fees may not exceed the actual direct cost to the City associated with a project subject to the fee. It also provides that the City bears the burden of proof. The Data Center has recently objected to the amount of fees being charged in connection with an alteration of its existing facility on Nobel Drive. The purpose of this ordinance is to allow the Director of Public Works to modify fees where they are not proportional to the actual City costs.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Finance	Misty Dodge	10/13/15	
2	Board of Public Works	Cory Horton	10/12/15	
3				
4				

Amendments:

525 Junction Road
Madison, WI 53717
www.tdstelcom.com

AUG 21 2015

August 20, 2015

Mark Sewell
City Attorney
The City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: 5515 Nobel Drive Building Permit Fee

Dear Mr. Sewell:

I am writing you on behalf of OneNeck IT Solutions LLC ("OneNeck") regarding permitting protocol for our 5515 Nobel Drive Building project. As discussed earlier this week, the currently contemplated installations we highlighted simply finish off the shell area previously permitted and partially constructed in 2011. Accordingly, the architectural plans for this work have already been reviewed by the City of Fitchburg (the "City") and approved as part of the new construction permit originally authorized to OneNeck. We are submitting payment of the related permit fees, in protest, pursuant to Section 66.0628 of the Wisconsin Statutes, as we believe this cost of permitting is excessive and exceeds the City's reasonable direct costs that are associated therewith.

Pursuant to the direction given us from the City, we propose to resolve this issue via an amendment to the City of Fitchburg ordinance Section 35-31 Permit Fees. We propose Section 35-31 (a) be amended so that it reads in its entirety as follows:

> Sec. 35-31. - Fee Schedule. A fee schedule for all permits issued by the building inspection department shall be as set forth in the annual budget appendix fee schedule. The fee schedule shall be kept on file in the building inspector's office and shall be referred to as the "building inspection permit fee schedule." The building inspection permit fee schedule shall be considered a supplement to this article and shall be made available for reference and public inspection during normal business hours. Notwithstanding the foregoing, in the event the City's work to review plans and grant a permit in a particular construction project is not proportionate to the fee provided in the inspection permit fee schedule, the Director of Public Works may make a special determination to lower or waive the permit fee.

As discussed earlier this week, in the event an amendment is not passed and this permit fee issue is not resolved within sixty (60) days, we will file a petition to appeal this permit fee with the Tax Appraisals Commission based on our belief that the fee does not bear a reasonable relationship to the service for which the fee was imposed, in accordance with Section 66.0628 of the Wisconsin Statutes.

Background and statutory basis of our argument:

1. In 2011, comprehensive plans were submitted, approved and permitted for the expansion by the City. The plans included all of the current contemplated installations.
    a. Full permit fees were paid in 2011. Approximately 50% of the interior shell finishes and equipment were installed at that time leaving 50% in an unfinished shell condition.
    b. As such, the State of Wisconsin has currently waived additional review and permitting of these installations by our Mechanical and Electrical contractors.
2. The proposed installations complete an additional 25% (Data Room #5) of the unfinished shell space. This is comparable to building out a Tenant space in a shell retail or office development.
3. The project is no more complicated for review than other Group IV or V classifications of construction (the parts are larger, more expensive and systems are redundant (duplicates), but the installation is no more complicated) and the cost of the permitting service the City provides (permit fee) should reflect that.
4. Several other municipalities within Dane County take the phases of construction into consideration in their permitting process and are reflected accordingly in their fee structures (see attached).

I appreciate your willingness to work with us on this important economic development matter and look forward to hearing from you at your earliest convenience. As we discussed, irregular permitting delays will significantly and negatively impact our ability to attract new Data Center users to the City of Fitchburg.

Respectfully requested,

Lisa Davenport
Corporate Attorney

Cc: Hank Koch
OneNeck IT Solutions LLC VP, Mission Critical Facilities

Robert Glasgow
OneNeck IT Solutions LLC, Project Manager, Large Facilities

Attachments:
Madison Permit Fee Schedule
Beloit Permit Fee Schedule
Middleton Permit Fee Schedule

INSPECTION FEES

New Buildings and Additions

Note: The fees in the table below are based on the total square footage of the building including all floor levels, attached garages, porches, balconies and decks.

Note: When an application is submitted for a property when only the shell of the building is to be completed, the fee will be calculated at 50% of the total fee for that particular fee group. When an application is submitted for construction of the interior of a building where the shell of the building has been previously granted a permit, the fees shall be based on the square footage of that space and the fee shall be calculated at 50% of the total fee for that particular fee group.

Building Types:

- **Group1:** Residential
- **Group 2:** Arenas, Armories, Assembly Halls, Banks, Barber shops, Beauty shops, Bowling, Cafeterias, Churches, Clinics, Dance Halls, Dry Cleaning, Educational Institutions, Exibition Buildings, Funeral Homes, Gyms, Halls, Hospitals, Hotels, Labs, Libraries, Motels, Natatorium Shelters, Nursing Homes, Offices, Places of Detention, Repair Garages, Restaurants, Retail, Service Garages, Skating Rinks, Taverns, Theaters
- **Group 3:** Factories, Freight Terminals, Mach. Shops, Sewage Plants, Storage Buildings, Storage Garages, Substations, Vaults, Warehouses, and all others not included in Group 1 or 2

Building Type	Building (Minimum Fee of $25.00)	Electricity (Minimum Fee of $10.00)	Plumbing (Minimum Fee of $10.00)	HVAC (Minimum Fee of $10.00)	Total:
Group 1	$.095/sq. ft.	$.075/sq. ft.	$.075/sq. ft.	$.075/sq. ft.	$.32/sq. ft.
Group 2	$.16/sq. ft.	$.10/sq. ft.	$.10/sq. ft.	$.10/sq. ft.	$.46/sq. ft.
Group 3	$.10/sq. ft.	$.05/sq. ft.	$.05/sq. ft.	$.05/sq. ft.	$.25/sq. ft.

Existing Buildings

(Alterations, Repairs, for Building Only and Parking Lots of Over 5 Stalls)

- $11.00 per $1,000.00 or fraction of the estimated cost of the project minus mechanicals. Minimum fee of $25.00.

Miscellaneous

- Accessory bldg used as equip storage $.06/sq. ft. or $25 Min
- Awnings $20.00
- Certificate of Occupancy
  - First Certificate $10.00
  - Each additional Certificate $75.00
  - Zoning only Change of Use $75.00
  - Mobile Home $15.00
  - Mobile Home re-inspection $5.00
- Moving of a structure
  - 20,000 cubic feet or less $250.00
  - each additional 20,000 cu ft $50.00
  - Maximum fee $450.00
- Private detached Garage $.06/sq. ft. or $25 Min
- Private in-ground pool $25
- Razing
  - Single Family Home $150.00

  - Two Family Home $250.00
  - Comm. Bldg first 20,000 cu ft $150.00
  - each additional 20,000 cu ft $100.00
  - Accessory bldg $20.00
- Solar Panels or collector system $21.00
- Street Occupancy Permit $50.00 per 100 ft
- Tents for merchandise display $50.00

Division of Housing Services Building Permits 364-6700

Purpose:
The purpose of the Building Code is to provide minimum standards for the protection of life, limb, health, property, environment, and for the safety and welfare of the general public, consumers, owners and occupants of residential, commercial, industrial and public buildings.

Scope:
Building Code/Permits control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures and their service equipment and appurtenances located in the city.

Permits:
A permit is required before beginning construction, alteration, repair, improvement, demolition or moving any building or structure, including mobile homes. A permit is also required for the installation of a satellite television antenna, repair and construction of a wireless communication tower or equipment facility. Permits are not required for minor repairs, maintenance, or alterations whose value does not exceed $500.00 and does not change the occupancy, area, structural strength, fire protection, exits, light or ventilation of a building structure. **A Building Permit application and Fence Permit application can be found under permit section of this website.**

BUILDING PERMITS ARE REQUIRED FOR THE FOLLWING WORK:

- New Buildings
- Addition to existing buildings
- Alterations
- Repairs including roofing, siding and all repairs exceeding $500.00 in material costs. (exempt from requiring permits are painting, insulation, decorating and floor coverings)
- Fencing
- Pools exceeding 2 feet in water height
- Signs, Canopies or Marquees
- Decks
- Moving Buildings
- Demolitions
- Early Starts (foundations only)

- Building Permits are good for a period of one year and may be renewed for a $15.00 fee

CITY OF BELOIT
FEE SCHEDULE FOR BUILDING ALTERATIONS, REPAIRS, ROOFING AND SIDING COMMERCIAL/RESIDENTIAL

Project Cost	Fee	Project Cost	Fee
$1,000	$15.00	$21,000	$95.00
$2,000	$19.00	$22,000	$99.00
$3,000	$23.00	$23,000	$103.00
$4,000	$27.00	$24,000	$107.00
$5,000	$31.00	$25,000	$111.00
$6,000	$35,00	$26,000	$115.00
$7,000	$39.00	$27,000	$119.00
$8,000	$43.00	$28,000	$123.00
$9,000	$47.00	$29,000	$127.00
$10,000	$51.00	$30,000	$131.00
$11,000	$55.00	$31,000	$135.00
$12,000	$59.00	$32,000	$139.00
$13,000	$63.00	$33,000	$143.00
$14,000	$67.00	$34,000	$147.00
$15,000	$71.00	$35,000	$151.00
$16,000	$75.00	$36,000	$155.00
$17,000	$79.00	$37,000	$159.00
$18,000	$83.00	$38,000	$163.00
$19,000	$87.00	$39,000	$167.00
$20,000	$91.00	$40,000	$171.00

COMMERCIAL MISCELLANEOUS FEES

FIRE ESCAPES	$15.00
OCCUPANCY OR CHANGE IN PERMIT	$100.00 for Non Residential
SIGN /PERMANENT	See Chapter 30
CANOPIES OR MARQUEES	$0.10 for every sq. ft. or surface area $25.00 Minimum
FAILURE TO CALL FOR AN INSPECTION	$15.00

REHAB PROJECTS EXEMPT ITEMS:
Insulation, Flooring, Carpeting, Painting, and Decorating

No permit required to repair or install: Gutters (only) Roof venting (only) Insulation (only) Painting.

CITY of BELOIT

COMMERCIAL BUILDING PERMIT FEES

$15.00 MINIMUM UNLESS OTHERWISE INDICATED

BUILDING ALTERATIONS AND REPAIRS

COMMERCIAL

1ST $1,000.00 OF VALUE	$15.00
NEXT $49,000 OF VALUE	$4.00 for every $1,000.00 or fraction thereof
$50,000.00 AND OVER	$211.00 plus $3.00 for every $1,000.00 of fraction thereof in excess of $50,000.00

MOVING BUILDINGS

BUILDINGS UNDER 500 SQ. FT. 20' WIDE OR 13' HIGH	$25.00 for each day or fraction of a day building in on public right of way
OTHER BUILDINGS	$50.00 plus $15.00 for each day or fraction of a day building is on public right of way

WRECKING

SMALL COMMERCIAL BUILDINGS OF NOT MORE THAN 3,000 SQ. FT.	$50.00
OTHER BUILDINGS	$50.00 for the 1st 3,000 sq. ft. $5.00 for every 1,000 sq. ft. or fraction thereof in excess of 3,000 sq. ft.

EARLY START

COMMERCIAL & INDUSTRIAL	$75.00
RENEWAL OF PERMIT	$15.00

City of Beloit

COMMERCIAL BUILDING PERMIT FEES
$15.00 MINIMUM UNLESS OTHERWISE INDICATED

NEW BUILDINGS

COMMERCIAL & INDUSTRIAL

1ST 1,000 SQ. FT. OF FLOOR AREA	$150.00
NEXT 9,000 SQ. FT. OF FLOOR AREA	$5.00 for every 100 sq. ft. or fraction thereof (total of all floors)
NEXT 40,000 SQ. FT.	$4.00 for every 100 sq. ft. or fraction thereof (total of all floors)
OVER 50,000 SQ. FT	$2,150.00 plus $2.50 for every 100 sq. ft. or fraction thereof in excess of 50,000 sq. ft.(total of all floors)
PLUS OCCUPANCY	$100.00

UNHEATED COMMERCIAL & INDUSTRIAL BUILDINGS

1ST 10,000 SQ. FT.	$5.00 for every 100 sq. ft. or fraction thereof. No less then $75.00
OVER 10,000 SQ. FT.	$500.00 plus $2.50 for every 100 sq. ft. or fraction thereof in excess of 10,000 sq. ft.
PLUS OCCUPANCY	$100.00

COMMERCIAL ADDITIONS

1ST 1,000 SQ. FT. OF FLOOR AREA	$100.00
NEXT 9,000 SQ. FT.	$5.00 for every 100 sq. ft. or fraction thereof
OVER 10,000 SQ. FT.	$525.00 plus $2.50 for every 100 sq. ft. or fraction thereof in excess of 10,000 sq. ft.
PLUS OCCUPANCY	$100.00

UNHEATED COMMERCIAL & INDUSTRIAL WAREHOUSE & STORAGE

1ST 10,000 SQ. FT. OF FLOOR AREA	$5.00 for every 100 sq. ft. or fraction thereof. Not less than $100.00
OVER 10,000 SQ. FT.	$450.00 plus $2.50 for every 100 sq. ft. or fraction thereof in excess of 10,000 sq. ft.
PLUS OCCUPANCY	$100.00

Town of Middleton

Office of the Inspector of Buildings

195 North Main Street
Middleton, Massachusetts 01949
978-777-2850
FAX 978-774-0718
www.townofmiddleton.org

COMMERCIAL BUILDING PERMIT FEE SCHEDULE

NEW CONSTRUCTION: The permit fees for all new commercial construction, including additions, and accessory buildings are based on the latest fee schedule published by Building Officials Code Administrators (BOCA).
Permit fee=Gross Area x Gross Area Modifier x Type of Construction x Permit Fee Multiplier (.0075).
The latest RS Means Commercial Cost Data will also be used to determine costs of construction when necessary.
Total Permit Fees are collected at the issuance of the Foundation Permit-BOCA Fee
All Building Costs And Fees Will Be Rounded Up

ALL OTHER BUILDING PERMITS

Alterations, Renovations, Remodeling, including Ramps, Demolition, Etc.
$12.00 per thousand for the first $10,000.00 of valuation and $8.00 per thousand thereafter.

PERMIT TYPE	FEES
Minimum Permit Fee	$75.00-Commercial
Swimming Pools, Tennis & Sports Courts	$50.00 Application fee & $15.00 per thousand construction cost
DEMOLITION	**FEES**
Commercial Demolition	$12.00 per thousand for the first $10,000.00 of contract and $8.00 per thousand thereafter- **$100.00-Minimum**
MOVING OF STRUCTURES	**FEES**
a) Large structures (over two story structures)	$300.00
b) One Story and Two Story structures	$200.00
c) Small structures (less than 200 square feet gross floor area)	$100.00
MISCELLANEOUS PERMITS	**FEES**
Chimneys	$25.00 Application fee & $15.00 per thousand construction cost
New Construction HVAC- (Heating Ventilating & Air Conditioning)	$10.00 for the first $10,000 of the value of building cost and $2.00 per thousand of building cost thereafter
Replacement HVAC- (Heating Ventilating & Air Conditioning)	$100.00 Application fee and $15.00 per thousand HVAC construction cost
Re-inspection Fee	$40.00 Per Trip
Duplicate Building Permit or Duplicate Certificate of Occupancy	$50.00
Permit Renewal	$100.00
Extension of Building Permit-(6 month-2x limit)	$100.00 (per time if construction is not started within 6 months)
Reissue of Revoked/Suspended Building Permit	$100.00 (per time)
Zoning Verification Letters	$75.00
Fences For Pools Only	$50.00 Application fee & $15.00 per thousand construction cost
Temporary Trailer for use as office space during rebuild	$100.00
Temporary Construction Trailer-6 month permit	$50.00
Temporary Construction Sign-6 month permit	$100.00
Tents-Commercial	$100.00
Occupancy Permit	$50.00

ANY WORK STARTED WITHOUT OBTAINING A BUILDING PERMIT
WILL BE SUBJECT TO A FINE AND DOUBLE PERMIT FEE

Submitted by admin on Wed, 08/19/2015 - 06:00

Demand for servers fuels growth

By: Scott Girard

Photo by Scott Girard. OneNeck Madison Data Center facility manager Eric Patterson talks about the different server set ups throughout the facility.

Eric Patterson waited for one door to s behind him before scanning his ID car leaning toward a retinal scanning mac get through the next.

Behind that second door were more s features, and the data center's prized possessions: servers.

"Companies come to us when they ha the very core of their business, some technology server or system that absc positively can't ever go down," Patters OneNeck IT Solutions' facility manage explained. "Those companies realize i if their server goes down, they simply tell their customers, 'Sorry, you can't make any transactions.' That goes over pretty poorly."

Security isn't the only feature OneNeck sees as a requirement for it to be successful – although the building is de to withstand an EF3 tornado. OneNeck also has redundancies built in at nearly every turn inside the Nobel Drive center to ensure its systems stay up and running no matter what. Customers are counting on OneNeck to provid reliable, off-site servers and cloud-computing solutions.

"It's our job to think of everything that could impact our customer's liability, and make sure it never happens," Pat said.

Those redundancies include two separate telecommunications rooms with fiber optics running in from four differe directions. There are also backup batteries all around the facility, and two backup generators in case the power g out.

The building itself is run mostly by a computer, though it's staffed 24 hours a day in case of emergencies.

The building's automation, though, is more reliable than humans and can respond much more quickly. For exam Patterson said, if there is a leak in a pipe somewhere, the system can turn off that valve and switch whatever wa running through there into a backup.

"It's determining when it needs to start an air conditioner, or if one of them fails it's shutting that down and startin backup," he explained. "People are one of the biggest causes of problems to our customers. We flip the wrong s we flip the wrong valve."

The company, which has nine data centers around the United States, provides off-site servers for companies tha have the space to house and maintain them. Patterson said having off-site servers is especially important for ind like medicine, where recent years have seen an explosion in what information is kept on computers.

"They're very good at what they do," he said. "They don't know (how big to make a data facility), and they would constantly be running out of space, and expanding it, and running out of space again, and now it's overheating."

The company also provides server solutions to other industries, including financial, retail, manufacturing and government.

OneNeck was created several years ago through a series of acquisitions by Chicago-based Telephone and Data Systems, Inc. Middleton-based TDS Telecommunications Corp., also owned by Telephone and Data Systems, I charge of operations for OneNeck, according to the company's website.

The Fitchburg data center was first constructed in 2008 and was built to have the space for three additions.

"Ultimately, data centers have a very short lifespan," Patterson said. "This allows us to fend that off."

The first of the additions was completed in 2011, and continued demand led to the new construction, expected t completed by early 2016.

"Already the largest commercially available data center in Wisconsin, the build-out will provide another 9,000 squ and increase the total available space in service to more than 50,000 square feet," the company announced in a release at the end of July.

"It validates what we do," Patterson said of the $5.2 million expansion.

The company also began offering cloud-based space in 2012, and has seen rapid growth in that part of the indus works well for industries like retail that need tons of space for a two-month period when shopping is most popula not need it the rest of the year.

The cloud option allows them to avoid investing in physical infrastructure for what amounts to a small window it w needed, Patterson said.

Rate this article:

No votes yet

City of Fitchburg
Building Inspection Department
5520 Lacy Road
Fitchburg, WI 53711

UNIFORM PERMIT APPLICATION

Rec. #10251 8/21/15 RB

PART I To Be Completed By Applicant (please print or type)

JOB ADDRESS (street number & name)	LOT #	SUBDIVISION
5515 Nobel Drive		

PROJECT	☐ NEW BUILDING ☐ ADDITION ☑ ALTERATION OR REPAIR TO EXISTING ☐ MOVING ☐ DEMOLITION ☐ OTHER
BUILDING TYPE	☐ SINGLE FAMILY ☐ DUPLEX ☐ MULTI-FAMILY ☑ COMMERCIAL/INDUSTRIAL ☐ GARAGE/STORAGE ☐ OTHER
WORK TYPE	☐ BUILDING CONSTRUCTION ☑ ELECTRICAL ☐ PLUMBING ☐ HVAC ☐ OTHER

ESTIMATED COSTS (LABOR & MATERIALS)	CONSTRUCTION($)	ELECTRICAL ($)	PLUMBING ($)	HVAC ($)	OTHER ($)	TOTAL ($)
		2,455,000				

JOB DESCRIPTION Adding (2) new electrical services, (6) new UPS's, (20) PDU's, and misc lights and receptacles in existing shell space

OWNER'S NAME	OWNER'S ADDRESS (include zip code)	CONTACT PHONE #
OneNeck IT Solutions	525 Junction Rd Madison WI 53717	608-663-3330

Contractor Name & Type	Lic/Cert#	Mailing Address	Contact Phone# & E-mail
Dwelling Contractor (Constructr.) Name			
Dwelling Contractor Qualifier Name		Dwelling Contractor Qualifier shall be an owner, CEO, COB or employee of Dwelling Contractor	
Electrical Contractor Name: Faith Technologies	250064	22 Transport Ct Madison WI 53704	608-472-2259 rob.guenther@faithtechnologies.com
Plumbing Contractor Name			
Heating/Cooling Contractor Name			

BUILDING FEATURES (NEW BUILDINGS AND ADDITIONS ONLY)		# Of Levels (include basement)	Foundation (concrete, masonry, etc.)	Site Constructed or Pre-Fab
Electrical Service Size (amps)	Overhead or Underground	Water (municipal or private)	Sewer (municipal or septic)	Sanitary Permit # (If applicable)
Attached or Detached Garage	Space Heating (forced, hot water, etc.)	Space Heating Fuel (natural gas, electric.)	Water Heating Fuel	Central Air Conditioning?

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND AGREE THAT IN THE PERFORMANCE OF THIS WORK I WILL BE BOUNDED BY AND SUBMIT TO ALL STATUTES OF THE STATE OF WISCONSIN, CONFIRM TO ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF FITCHBURG AND ABIDE BY ALL RULES AND REGULATIONS PRESCRIBED BY THE BUILDING INSPECTION DEPARTMENT.

SIGNATURE OF APPLICANT	APPLICATION DATE	CONSTRUCTION START DATE
	6-26-15	7-13-15

PART II To Be Completed By Building Official

Application #	Date Approved	PERMITS ISSUED
364-15	7-14-15	☐ BLDG ☒ ELEC ☐ PLBG ☐ HVAC ☐ OTHER

APPROVED BUILDING USE	BUILDING OFFICIAL	W.U.B.P.S#	AREAS (SQ. FT.)	BASEMENTS	LIVING AREA	GARAGE	OTHER
Data Storeage	J. Crook						

PERMIT FEES ($)	BUILDING	ELECTRICAL	PLUMBING	HVAC	ZONING	W.U.B.P.S.	UTILTIY	TOTAL
		44,190-						$44,190-
	WATER IMPACT	FIRE IMPACT	EROSION	PLAN REVIEW	OCCUPANCY	OTHER	OTHER	

CONDITIONS OF APPROVAL THIS PERMIT IS ISSUED PRUSUANT TO THE FOLLOWING CONDITIONS. FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTIES.

RECEIVED Aug 26 '15

66.0628 Fees imposed by a political subdivision.

(1) In this section:

(a) "Political subdivision" means a city, village, town, or county.

(b) "Reasonable relationship" means that the cost charged by a political subdivision for a service provided to a person may not exceed the political subdivision's reasonable direct costs that are associated with any activity undertaken by the political subdivision that is related to the fee.

(2) Any fee that is imposed by a political subdivision shall bear a reasonable relationship to the service for which the fee is imposed.

(3) If a political subdivision enters into a contract to purchase engineering, legal, or other professional services from another person and the political subdivision passes along the cost for such professional services to another person under a separate contract between the political subdivision and that person, the rate charged that other person for the professional services may not exceed the rate customarily paid for similar services by the political subdivision.

(4)

(a) Any person aggrieved by a fee imposed by a political subdivision because the person does not believe that the fee bears a reasonable relationship to the service for which the fee is imposed may appeal the reasonableness of the fee to the tax appeals commission by filing a petition with the commission within 60 days after the fee's imposition, as provided under s. 73.01 (5) with respect to income or franchise tax cases, and the commission's decision may be reviewed under s. 73.015. For appeals brought under this subsection, the filing fee required under s. 73.01 (5) (a) does not apply.

(b) With regard to an appeal filed with the tax appeals commission under par. (a), the political subdivision shall bear the burden of proof to establish that a reasonable relationship exists between the fee imposed and the services for which the fee is imposed.

History: 2003 a. 134; 2007 a. 44; 2013 a. 20; 2013 a. 173 s. 33.

Stephen L. Arnold
Introduced by

Mark Sewell
Prepared by

Public Safety
Referred to

September 22, 2015
Date

ORDINANCE 2015-O-29

AN ORDINANCE TO AMEND SEC. 35-31(a) – PERMIT FEES

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

Sections 35-31(a) is hereby amended as follows:

> Sec. 35-31(a). – Fee Schedule. A fee schedule for all permits issued by the building inspection department shall be as set forth in the annual budget appendix fee schedule. The fee schedule shall be kept on file in the building inspector's office and shall be referred to as the "building inspection permit fee schedule." The building inspection permit fee schedule shall be considered a supplement to this article and shall be made available for reference and public inspection during normal business hours. *Notwithstanding the foregoing, in the event the City's work to review plans and grant a permit in a particular construction project is not proportionate to the fee provided in the inspection permit fee schedule, the Director of Public Works may make a special determination to lower or waive the permit fee.*

The ordinance shall take effect upon publication.

Adopted this _____ day of _____, 2015.

Approved by: _____
Stephen L. Arnold, Mayor

Attested by: _____
Patti Anderson, City Clerk

Published:

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred**: September 22, 2015** Ordinance Number:
Date to Report Back**: October 13, 2015** Resolution Number: **R-107-15**

Sponsored by: Alders Patrick Stern and Carol Poole Drafted by: Alder Patrick Stern

TITLE: A Resolution Creating a Police Station Oversight Committee

Background: In a city council meeting our body was informed by the mayor that since the police station was no longer in the CIP, staff would not be allowed to begin working on a master plan for this facility.

This resolution would allow a proper evaluation process and any subsequent work to go on in a timely and responsible manner. These steps are needed well ahead of our projected construction so that we can be ready to propose the best site plan option and move forward on constructing the facility responsibly.

It is only reasonable to approve this prior preparation for one of the most expensive initiatives that the city has ever undertaken. This should be placed at a high priority level. This resolution does just that.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Public Safety & Human Services	Anderson	October 13, 2015	
2				
3				
4				

Amendments:

Alders Carol Poole and Patrick Stern
Introduced by

Patrick Stern
Prepared by

Public Safety & Human Services
Referred to

September 22, 2015
Date

RESOLUTION R-107-15

A RESOLUTION ESTABLISHING A POLICE AND MUNICIPAL BUILDING OVERSIGHT COMMITTEE TO BE APPOINTED BY THE COUNCIL PRESIDENT

WHEREAS, the City of Fitchburg and particularly its police staffing levels have increased since the building of City Hall; and

WHEREAS, there is no currently accepted plan or policy directive to add space and facilities to both the Municipal staff and Police departments, and no policy directive will be allowed by the current administration; and

NOW BE IT HEREBY RESOLVED, BY THE Fitchburg Common Council that it authorizes the following:

1. An Ad-hoc Police station construction oversight committee shall be established.
2. The Council President shall appoint a committee of 12 members: 3 lay-persons, 3 staff persons, 3 experts in planning, design or construction, 1 Alder from Public Safety, 1 Alder from Finance, and the council president or his designee.
3. Staff shall attend and oversee this committee as it would any other ad-hoc committee, and shall not be prevented to do so by administrative act.
4. The committee shall attempt to meet bi-monthly, and then monthly or as needed as the project moves forward
5. The committee shall deliver in a timely fashion a deliverable plan for next steps with the purpose of building or expanding a police or municipal building for construction year 2022.
6. This committee shall adhere to all other rules set forth for Ad-hoc committees in the Fitchburg General Ordinances.

Adopted this _____ day of _____, 2015.

_____
Patti Anderson, City Clerk

_____
Stephen L. Arnold, Mayor

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by: Alders Carpenter & Gonzalez
Direct Referral Approved by: Mayor

Date Referred**: October 13, 2015** Ordinance Number:
Date to Report Back**: October 13, 2015** Resolution Number: **R-111-15**

Sponsored by: Alders Carpenter, Gonzalez Poole, Stern, Arata-Fratta, Johnson, Hartmann

Drafted by: Alders Carpenter & Gonzalez

TITLE: **APPROVING A TYPICAL SECTION FOR THE LACY ROAD RECONSTRUCTION PROJECT FROM THE COMMUNITY CENTER EAST TO S. SYENE ROAD**

Background:

The original Resolution(R-101-15) was introduced on 9/22/15 as a referral. Council voted to postpone R-101-15 indefinitely. This Resolution contains modifications made to the original resolution by Alders Carpenter & Gonzalez

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Transportation & Transit Commission **–** ***direct referral***	Bizjak	October 8, 2015	
2	Board of Public Works **– *direct referral***	Horton	October 12, 2015	
3	Common Council **– *direct referral***	Marsh	October 13, 2015	
4				

Amendments:

Alders Carpenter, Gonzalez, Poole, Stern, Arata-Fratta, Johnson, Hartmann
Introduced by

Alders Carpenter & Gonzalez
Prepared by

Direct Referral to TTC, BPW & Council
Referred to

October 13, 2015
Date

RESOLUTION R-111-15

APPROVING A TYPICAL SECTION FOR THE LACY ROAD RECONSTRUCTION PROJECT FROM THE COMMUNITY CENTER EAST TO S. SYENE ROAD

WHEREAS, the Capital Improvement Program includes funds to reconstruct Lacy Road from the Community Center east to S. Syene Road, and;

WHEREAS, Council passed Resolution R-46-15, Accepting a State/Municipal Agreement for the Reconstruction of Lacy Road including a federal grant for construction costs up to a maximum of $2,000,000 to be spent before June 30, 2020 and;

WHEREAS, federally funded projects require the design to meet WisDOT standards and the provision of bicycle and pedestrian accommodations on reconstruction projects, and;

WHEREAS, the Fitchburg Common Council passed R-75-10 on a 7-1 vote on August 24, 2010 in response from concerned residents in neighborhoods from around the City; and;

WHERAS, R-75-10 protects residents and neighborhoods from unwanted and unnecessary sidewalks, and;

WHEREAS, R-75-10 provides clarity that Lacy Road residents have neighborhood status because they are a part of the East Fitchburg Neighborhood Association (EFNA) with legal registration status through the Wisconsin Department of Financial Institutions, and;

WHEREAS, sidewalks and parking lanes have been eliminated and will not be added into the design nor will be part of the final construction on either side of Lacy Road, and;

WHEREAS, Lacy Road residents, as well as members of the EFNA have worked in good faith to reach a solution that is affordable, on-time, reasonable and accepted by the Lacy Road residents and EFNA, and;

WHEREAS, Lacy Road residents have held six neighborhood meetings to specifically address this project and have worked closely with their two alders from District 3 who have drafted and support this resolution, and;

WHEREAS, the City has held two open public meetings and has conducted a public opinion survey to collect input on the project goals and components of the typical section for the proposed roadway, and;

WHEREAS, staff has reviewed the public input and has prepared a recommendation for the Lacy Road typical section, which attempts to balance the public input while meeting the federal policy to provide, and;

WHEREAS, preliminary design will be based on the approved typical section components with additional decisions related to intersection improvements, traffic calming, speed abatement, street lighting, burying of overhead power lines, and storm water treatment methods made at a later date with direct coordination of the EFNA, and;

WHEREAS, the additional decisions related to intersection improvements, traffic calming, burying of overhead power lines and storm water treatment methods will not result in any alteration of the typical section components specified in this Resolution, and;

WHEREAS, adopting the typical section components minimizes the need for private property acquisition, saves at least seven months of acquisition process, litigation and significant City expense, which significantly helps and reduces the construction timetable, and;

WHEREAS, mature trees on private property on Lacy Road that add to the quality of life and ecosystem will be protected and not be arbitrarily or unnecessarily destroyed during design and reconstruction, and;

WHEREAS, stakeholders, staff, and council members have expressed wishes to minimize right-of-way acquisition and to minimize the impacts to citizens' yards, trees, and right-of-way access, improve safety, and traffic calming measures and;

WHEREAS, Lacy Road residents, citizens living adjacent to Lacy Road, members of the EFNA, and citizens of Fitchburg will continue to be part of the planning and design process, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Fitchburg Common Council approves proceeding with the planning and design process based upon the staff recommendation for the Lacy Road typical section to be limited to the following components:

· 2-ft curb and gutter (1’ gutter pan with 1’ curb head)
· 2 ~ 10’ travel lanes
· 2 ~ 4’ on-road bike lanes with 2 ~ 2’ buffers to be utilized to mitigate speed and protect on road bike lanes
· 1 ~ 8’-10’ shared-use path on the south side of Lacy Road.

BE IT FURTHER RESOLVED, that if the typical section cannot be accomplished as specified within this Resolution, the city will decline the acceptance of federal funds and seek through the city’s budget to provide sufficient accommodation for Lacy Road residents situated between Syene Road and Fahey Glen to safely reach existing sidewalks/multi-use paths already available on Cheryl Parkway and throughout Quarry Hill in order to reach destinations which exist within the city’s center, and;

BE IT FURTHER RESOLVED, to waive assessments for the initial construction of curb and gutter and driveway aprons as part of this project, and;

BE IT FURTHER RESOLVED, that staff is authorized to proceed with the design process that hold city hall accountable, includes residents and their desires, protects properties and is done in a timely manner that allows for construction in 2017, and;

BE IT FURTHER RESOLVED, that staff will coordinate with Lacy Road residents, EFNA and members of the public to hold monthly meetings to discuss the project and provide project updates moving forward, and that staff will update the CIP to reflect the construction year and budget based on the approved typical section.

Adopted this _____ day of _____, 20___.

_____
Patti Anderson, City Clerk

_____
Stephen L. Arnold, Mayor

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by: Misty Dodge
Direct Referral Approved by: Mayor Arnold

Date Referred**: October 13, 2015** Ordinance Number:
Date to Report Back**: October 13, 2015** Resolution Number: **R-114-15**

Sponsored by: Mayor Arnold Drafted by: Misty Dodge

TITLE: **ADOPTING A REVISED 2016 ANNUAL CITY BUDGET SCHEDULE**

Background: This resolution provides a revised schedule to be used to accomplish adoption of the City's budget.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Finance	Dodge	October 13, 2015	
2				
3				
4				

Amendments:

2016 Budget

Steve Arnold
Mayor
PROPOSED AT THE
COMMON COUNCIL MEETING
OF OCTOBER 13, 2015

Month	Day	Date	Planned Action	Persons Involved
			DOR DATES ARE APPROXIMATE	
JUNE				
	Thursday	**June 4**	**Prepare Referral for Schedule**	**Finance Director**
	Tuesday	**June 9**	**Budget Schedule Referred to Finance Committee**	**Mayor**
	Tuesday	**June 23**	**Budget Schedule Adopted by Common Council**	**Mayor, Council**
JULY				
	Friday	**July 17**	**Budget Packets Distributed to Dept Heads**	**Finance Director**
	Friday	**July 31**	**DOR Releases EQ Value, TID Values, New Construction**	
AUGUST				
	Mon-Fri	**August 3-14**	**DRAFT of NEW PROPOSALS for accounting review by Finance Director prior to inclusion in budget proposal being submitted. DEADLINE: Aug. 14**	**Dept Heads Finance Director**
	Tuesday	**August 18**	**DEADLINE: BUDGET PROPOSALS**	**Dept Heads Departmental & Advisory Budgets**
	Wed-Wed	**Aug 19-26**	**Initial Compilation of Requests**	**Finance Director**
	Wednesday	**August 19**	**Library Board recommends Budget**	**Library Board**
	Thurs-Thurs	**Aug 27-Sept 3**	**Presentation of Departmental Budgets to Administrator & Finance Director**	**Administrator, Finance Dir. & Dept Heads**
SEPTEMBER				
	TBD		**ETF releases Pension and Health Rates**	**Finance Director**
	Tuesday	**Sept 1**	**DOR Sends out certified TID Values**	
	Thursday	**Sept 3**	**Prepare Referral for Library Exemption Resolution**	**Library Director**
	As Needed	**Sept 3-11**	**Budget Team Meetings & Departmental follow up as needed**	**Mayor, Administrator & Finance Director**
	As Needed	**Sept 3-11**	**Presentation of New Proposals to Mayor**	**Mayor, Administrator Fin. Director & Dept. Heads**
	Tuesday	**Sept 8**	**COUNCIL to Refer Exemption Resolution to Library Board**	**Library Board**
	Tuesday	**Sept 15**	**DOR Releases Shared Revenue & ERP Payment Estimates**	
	Tues-Tues	**Sept 8-22**	**Compile & Tabulate Mayoral Budget**	**Finance Director & Administrator**
	Tuesday	**Sept 15 (est)**	**DOT Releases Transportation Aids Estimate**	

2016 Budget

Month	Day	Date	Planned Action	Persons Involved
SEPTEMBER (continued)				
	Wednesday	**Sep 16**	**Library Board Approves Exemption Resolution**	**Library Board**
	Thursday	**Sept 17**	**Prepare Referral for 2016 Budget**	**Finance Director**
	Tuesday	**Sept 22**	**COUNCIL to Refer Budget to Finance Committee** **COUNCIL approves Library Exemption Resolution**	**Finance Director**
	Wednesday	**Sept 23**	**Budget Summary & Notice is Sent to Official Newspaper**	**Clerk & Finance Director**
	Friday	**Sept 25**	**Submit Mayoral Budget to Council**	**Finance Director**
	Friday	**Sept 25**	**Publication of Budget Summary & Notice of Public Hearing**	**(Wis State Journal)**
	Friday	**Sept 25**	**Email Budget Summary & Notice of Public Hearing to Neighborhood Associations Identified on the City's Website**	**Finance Director**
	Monday & Monday	**Sept 28 Oct 5**	**BUDGET PRESENTATION AT FINANCE COMMITTEE WORK SESSIONS (As needed)**	**Mayor, Administrator, Finance Director, Dept Heads Committees, Commissions**
OCTOBER				
	Friday	**Oct 2**	**DOR Releases Computer Exemption Estimates**	
	Tuesday	**Oct 13**	**PUBLIC HEARING**	**COMMON COUNCIL**
	Daily	**Oct 14-19**	**Bullet point list of submitted amendment titles emailed to Council members**	**Finance Director**
	Thursday	**Oct 15 (est)**	**DOR Releases Equated Mfg Assessment Roll/Posts Statistical Reports to Internet**	
	Thursday	**Oct 15**	**FitchRona EMS Annual Mtg, Budget Adoption FitchRona**	
	Monday	**Oct 19**	**4:30 P.M. Deadline–COUNCIL AMENDMENTS (Submit to Finance Director in digital form)**	**COMMON COUNCIL**
	Friday	**Oct 23**	**Report on Fiscal Impact of Council Amendments submitted for Council Review**	**Finance Director**
	Wednesday	**Oct 28**	**Committee of the Whole Discussion of the 2016 Budget and Amendments**	**COMMON COUNCIL**
NOVEMBER				
	Tues-Wed	**Nov 10-11**	**ADOPT 2016 BUDGET & SET LEVY (Two nights only if needed)**	**COMMON COUNCIL**
	Tuesday	**Nov 24**	**(Alternate Adoption Date if required)**	

Note: Proposed changes in future schedule are underlined.

Steve Arnold, Mayor
Introduced By

Misty Dodge, Finance Director
Drafted By

Finance Committee
Refer to

October 13, 2015
Date

Resolution R-114-15

ADOPTING A REVISED 2016 ANNUAL CITY BUDGET SCHEDULE

WHEREAS, the Common Council adopted in June 2015 a schedule for preparation of the budget of the City of Fitchburg for the year 2016; and

WHEREAS, a change in the budget schedule has been requested to City staff by members of the Council; and

WHEREAS, the Common Council has examined the revised budget schedule and finds it to represent a viable estimate of time needed to accomplish the tasks necessary for adoption of the 2016 budget;

NOW, THEREFORE, BE IT HEREBY RESOLVED, the Common Council of the City of Fitchburg, Dane County, Wisconsin does hereby adopt the revised 2016 Budget Schedule for the City of Fitchburg.

Adopted this _____day of October, 2015

_____
Patti Anderson, City Clerk

_____
Stephen L. Arnold, Mayor

City of Fitchburg
Committee or Commission Referral

Direct Referral Initiated by: Mayor
Direct Referral Approved by: Mayor

Date Referred**: October 13, 2015** Ordinance Number:
Date to Report Back**: October 13, 2015** Resolution Number: **R-116-15**

Sponsored by: Mayor Drafted by: Public Works

TITLE: **ACCEPTING SUBDIVISION IMPROVEMENTS FOR LOTS 1 THROUGH 15 AND UTILITY IMPROVEMENTS ON OUTLOTS 1 AND 5 IN THE PLAT OF QUARRY VISTA IN THE CITY OF FITCHBURG, WISCONSIN**

Background: The Subdivider is nearing completion of the public improvements for Lots 1 through 15 and utility improvements on Outlots 1 and 5 in the Plat. All required public improvements are not complete on Outlots 1 and 5. These outlots were dedicated to the City for park purposes. The Subdivdier has agreed to furnish security in the amount of the park dedication fees until acceptance of these Outlots. This resolution will allow building permits to be issued for construction on Lots 1 through 15 in Quarry Vista upon completion of the public improvements.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works – *direct*	Horton	October 12, 2015	
2	Council - *direct*	Marsh	October 13, 2015	
3				

Amendments:

Stephen L. Arnold, Mayor
Referred By

Public Works
Drafted By

Board of Public Works-*direct referral*
Committee

October 13, 2015
Date

RESOLUTION R-116-15
ACCEPTING SUBDIVISION IMPROVEMENTS FOR LOTS 1 THROUGH 15 AND UTILITY IMPROVEMENTS ON OUTLOTS 1 AND 5 IN THE PLAT OF QUARRY VISTA IN THE CITY OF FITCHBURG, WISCONSIN

WHEREAS, on June 9, 2015, Hamm Fam Land, LLC ("Subdivider") and the City of Fitchburg (the "City"), entered into a contract (the "Contract") for subdivision improvements in the Plat of Quarry Vista in the City of Fitchburg (the "Plat"); and

WHEREAS, the City Engineer has inspected and conditionally approved the subdivision improvements for Lots 1 through 15 and the utility improvements on Outlots 1 and 5 of the Plat as being in the condition called for by the Contract; and

WHEREAS, the Subdivider has agreed to furnish security equivalent to park dedication fees for Outlots 1 and 5 in the amount of $705,790 until such time that all required public improvements on these outlots are complete and these outlots are accepted by the City; and

WHEREAS, all required sanitary sewer charges and other charges and fees have been or will be paid and deposited, and land dedication made as required by said Contract; and,

WHEREAS, affidavits, evidencing that there are no claims, actions, or demands for damages based upon contract or tort arising out of or in any way relating to the Plat and that no monies are owed to any surveyor, mechanic, subcontractor, materialman or laborer for the project and no such claims, actions or demands, will be filed subsequent to approval of this resolution; and,

WHEREAS, the Subdivider has agreed to provide security to insure said improvements in the Plat against defects in materials and workmanship for one year subsequent to compliance with the terms of the Contract and this Resolution and otherwise to comply with the terms of the Resolution and the Contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED, The Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby accepts the municipal improvements as constructed in the Plat and easements for Lots 1 through 15 and the utility improvements as constructed in the plat and easements on Outlots 1 and 5 subject to: (a) filing of affidavits and lien waivers with the City Engineer evidencing that there are no claims, actions or demands for damages arising out of or in any way relating to the project and that no monies are owed to any surveyor, mechanic, contractor, subcontractor, materialman or laborer and

no such claims, actions or demands will be filed by the City Clerk, (b) that sufficient security, satisfactory to the City Engineer, City Attorney and Mayor has been posted pursuant to the Contract to guarantee against defects in materials and workmanship in the improvements hereby accepted for a period of one year following compliance with the terms and conditions of this Resolution; (c) timely payment by Subdivider of all outstanding engineering, inspection, consulting, legal fees, and other outstanding expenses and administrative costs incurred by the City as outlined in the contract; (d) verification by the City Administrator that all outstanding invoice charges related to the Plat, including legal and engineering fees, have been paid by the Subdivider; (e) Subdivider furnishing security in the amount of $705,790 for Outlots 1 and 5 until such time that all required public improvements on these outlots are complete and these outlots are accepted by the City; (f) completion of all improvements on Outlot 1 within three weeks of approval of this Resolution; (g) no lots may be sold, except Lot 15, until all required punchlist items are complete; (h) no building permits may be issued until required punchlist items are complete, with the exception that building permits may be issued for Lot 15 prior to completion of grading improvements on Outlot 1 adjacent to Lots 12-14 and the west end of Outlot 3 of the Plat; and (i) no occupancy permits may be issued for Lot 15 in the plat until all grading improvements are complete on Outlot 1 and Outlot 1 has been accepted by the City.

BE IT FURTHER RESOLVED, Upon compliance with all above conditions, the City accepts for public use all improvements and dedication in the Plat and the Mayor and City Clerk may execute the required acceptances on behalf of the City.

Adopted by the Common Council of the City of Fitchburg this _____ day of October, 2015.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By:_____
Patti Anderson, City Clerk

DRAFT

	PENDING REFERRAL ITEMS
•	Rezone Request RZ-1853-09 by Randy Bruce of Knothe & Bruce Architect, LLC, Agent for McKee Family, LLC, to Rezone from Residential Medium Density (R-M) to Planned Development District General Implementation Plan (PDD-GIP) Property Associated with Lots 53 & 54 of Chapel Valley Plat
•	R-70-14 Resolution Designating Path Location for a Connection to McKee Road from the Military Ridge Path - tabled June 24, 2014
•	2014-O-22 Chapter 54 - Parks, Recreation and Forestry, Article III Division 3. Tree and Shrub Management
•	R-26-15 Authorizing Acceptance of 2015 Contract Bid
•	2015-O-27 An Ordinance Amending Chapter 22, Section 22-345(5) to allow Landscape Sales in the R-D (Rural Development) District
•	2015-O-28 An Ordinance Amending Chapter 27 Street and Public Ways - Section 27-402(b) Relative to Curb Opening Width for Commercial or industrial Driveways
•	R-105-15 A Resolution Approving Third Party Financing and Ownership of Solar Photovoltaic Panels on the Fitchburg Public Library Roof
•	R-102-15 Approving Huegel-Jamestown Park Master Plan Update
•	R-104-15 A Resolution Adopting the 2016 Annual City Operating Budget