



**AGENDA
FITCHBURG COMMON COUNCIL
AUGUST 25, 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, August 25, 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. Judge Ezalarab to discuss items related to **Ordinance 2015-O-23** An Ordinance Amending Chapter 70, Section 70-309 Forfeiture Schedule
 - B. Public Hearing - Adopt the 2015 Amendments to the Comprehensive Plan
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 – August 11, 2015
 - B. **REFERRALS TO COMMISSIONS AND COMMITTEE**
 98. **Resolution R-86-15** A Resolution Instructing Staff to Commence Work on Possible TID #4 End Users
 - a. Common Council
 99. **Resolution R-90-15** Authorizing Purchase of Brush Chipper
 - a. Board of Public Works
 - b. Finance Committee
 100. **Conditional Use Permit Request CU-2078-15** by Bob Feller, Agent for Benjamin Properties, to Exceed the Allowed Height Limitations of 42 Feet for the New Proposed 3-Story Building at 5400 King James Way, Lot 2 CSM 5649
 - a. Plan Commission

5. **CONSENT AGENDA (continued)**

101. **Rezone Request RZ-2077-15** by Bob Sieger, Agent for Crespt LLC, to Rezone from the A-T (Transitional Agriculture) and R-M (Residential – Medium Density) Districts to the R-H (Residential – High Density) and P-R (Park & Recreation) Districts, Property Along Anderberg Drive, Associated with 3046 & 3048 Anderberg Drive and a Possible Conditional Use Permit to Allow for More than Two Multi-Family Buildings per Lot
- a. Plan Commission

C. **Public Safety & Human Services**

1. **Consideration of Change of Agent for Speedway, LLC. – DBA Speedway #4170 -** Timothy J. Armstrong, 302 Madison Street, Marshall, WI 53559
2. **Temporary Operator Licenses: (Issuance Contingent upon Payment of all Fees Owed to City of Fitchburg)** Verona Road Business Coalition, Joyce Frey, Steven Leverentz
3. Lucas Glasgow, Store Director for Fitchburg Hy-Vee, located at 2920 Fitchrona Road, Fitchburg, WI, has requested a change in the premise description for Thursday, September 17, 2015 to allow for serving of alcohol in the east side of the parking lot for a Verona Road Business Appreciation Oktoberfest Fundraiser Event during the hours of 4:00 p.m. to 8:00 p.m.
4. **Consideration of the Following Fermented Malt Beverage and Intoxicating Liquor Licenses: (Issuance Contingent upon Payment of all Fees owed to The City of Fitchburg) All are New applications.**

CLASS “A”/“CLASS A” FERMENTED MALT BEVERAGE & INTOXICATING LIQUOR

W.D.S. Inc., 5276 Williamsburg Way - DBA Liquor Town – Bill O’Connell, Agent

6. **ADMINISTRATOR’S REPORT**

- A. General Report
- B. Report and Discussion on Benjamin Plumbing TIF Request, and Possible Direction by the Council to the Administrator

7. **COMMISSION/COMMITTEE REPORTS**

A. **Plan Commission**

1. **Ordinance 2015-O-16** An Ordinance to Adopt the 2015 Amendments to the Comprehensive Plan for the City of Fitchburg in Dane County, Wisconsin
2. **Ordinance 2015-O-25** Zoning Ordinance Amendment Amending Specific Implementation Plan Zoning for Lots 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 55 & 56, First Addition to Renaissance On The Park and Lots 76, 77, 78 & 79, Second Addition to Renaissance On The Park to Modify the Development Parameters, Including New House Designs, Garage Setbacks, Impervious Surface Calculations, and Porch Encroachments
3. **Ordinance 2015-O-26** Zoning Ordinance Amendment Approving Rezoning Request RZ-2076-15 by Ron Klaas, Agent for Sub-Zero Wolf Inc, to Rezone Lot 2 CSM 10031 from the R-D (Rural Development) to the I-G (General Industrial) District
4. **Resolution R-87-15** A Resolution Approving a Comprehensive Development Plan, CDP-2072-15, for Stoner Prairie Development
 - a. Park Commission
5. **Resolution R-88-15** A Resolution Approving a Comprehensive Development Plan, CDP-2074-15, for Sub-Zero Wolf, Inc.

6. **Resolution R-89-15** A Resolution Approving Certified Survey Map Request CS-2075-15 by Ronald Klaas, Agent for Sub-Zero Wolf Inc., to Divide Property Associated with Lot 1 CSM 9217, Lots 1 & 2, CSM 10031, Lot 2 CSM 11021, Vacated/Discontinued Portion of Marketplace Drive and All of Bud's Drive, Into Three Lots and One Outlot, Along with New Street Dedication

B. Board of Public Works

1. **Resolution R-81-15** General Beverage Permit for Parking within City Property
 - a. Transportation and Transit Commission
 - b. Plan Commission
2. **Resolution R-82-15** A Resolution Granting an Underground Electric Right-of-Way Grant to Madison Gas and Electric Company on Outlot 16, Nine Springs, City of Fitchburg, Wisconsin
 - a. Plan Commission
3. **Resolution R-84-15** A Resolution Accepting the 2014 Compliance Maintenance Annual Report for the Wastewater Collection System

C. Park Commission

D. Library Board

E. Commission on Aging

F. Resource Conservation Commission

G. Transportation & Transit Commission

1. **Resolution R-78-15** Approving Transit Service Agreement between the City of Madison and the City of Fitchburg
 - a. Finance Committee

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 111776 through 111867 dated August 20, 2015 Total \$729,917.59
2. **Approval of Bills for \$25,000 or more** (Council Action Required)
 - a. Batch Dated August 20, 2015 - \$670,743.16
3. **Resolution R-83-15** Amending 2015 Capital Projects, CEDA, and General Fund Budgets
 - a. Library Board

B. Personnel Committee

C. Public Safety & Human Services

1. **Operator Licenses needing special attention where applicant must be present (tabled from August 11, 2015): (Issuance Contingent upon Payment of all Fees Owed to City of Fitchburg – Notes: N = New, All Others = Renewal - Jewitt L. White-N**

9. **MAYOR'S REPORT**
 - A. Alder District Reports
10. **UNFINISHED BUSINESS**
11. **NEW BUSINESS**
12. **ANNOUNCEMENTS**
 - A. Next Committee of the Whole Meeting, August 26, 2015
 - B. Next Common Council Meeting, September 8, 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



**DRAFT MINUTES
FITCHBURG COMMON COUNCIL
AUGUST 11, 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, Jason Gonzalez, Tony Hartmann, Jake Johnson, Dorothy Krause (7:46), Carol Poole, and Patrick Stern. Absent with excuse: Dan Carpenter Others Present: Mark Sewell, City Attorney and Patti Anderson, City Clerk.
4. **PUBLIC APPEARANCES NON-AGENDA ITEMS / NEW APPOINTMENTS**
 - A. Non Agenda Items
 1. Larry Noyce, 5593 Barbara Drive registered to speak regarding the unacceptable conditions of the shelter and restrooms at Tower Hill park.
5. **CONSENT AGENDA**
 - A. **APPROVAL OF MINUTES** - Common Council – July 28, 2015
 - B. **REFERRALS TO COMMISSIONS AND COMMITTEE**
 - Resolution R-83-15** Amending 2015 Capital Projects, CEDA, and General Fund Budgets (*Finance, Library Board*)
 - Resolution R-84-15** A Resolution Accepting the 2014 Compliance Maintenance Annual Report for the Wastewater Collection System (*BPW*)
 - C. **Public Safety & Human Services**
 1. **Temporary Operator Licenses: (Issuance Contingent upon Payment of all Fees Owed to City of Fitchburg)** Taste of Fitchburg - James Triatik, Christine Wittleder; Reach-A-Child Kickin' It for Kids - Michael Jones, Alissa Kochaver, Eric Salzwedel
 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)**
 1. 4-C, 5 Odana Road, Madison, WI to hold Taste of Fitchburg on Saturday, September 19, 2015 from 11:00 a.m. to 3:00 p.m. at McKee Farms Park, 2930 Chapel Valley Road, Fitchburg, WI (For Sale of Fermented Malt Beverages and Wine)
 2. Reach-A-Child, Inc., 8030 Excelsior Drive #307, Madison, WI to hold Kickin' It For Kids Kickball Event on Saturday, August 22, 2015 from 9:00 a.m. to 9:00 p.m. at McGaw Park, 5236 Lacy Road, Fitchburg, WI (For Sale of Fermented Malt Beverages only)
 3. Motion by Hartmann, 2nd by Johnson to **approve** the consent agenda. Motion carried. **Motion carried.**

6. **ADMINISTRATOR’S REPORT**– No report
7. **COMMISSION/COMMITTEE REPORTS**
 - A. **Plan Commission**
 1. Motion by Poole, 2nd by Gonzalez to **approve Ordinance 2015-O-24** by Traci Dalsin, Agent for SO Nesbitt LLC, to Rezone Property Addressed as 6250 Nesbitt Road from the B-G (General Business) District to the B-H (Business Highway) District and a Conditional Use Permit to Allow for Light Manufacturing and Food/Drink Uses in the Existing Building
 - a. Kyle Kopplin, representing Sara Investment Real Estate, registered to answer questions if needed.
 - b. **Motion carried.**
 2. Motion by Poole, 2nd by Hartmann to **approve Resolution R-65-15** Release of Utility Rights in Platted and Dedicated Right-of-Way for Bud’s Drive and a Portion of Marketplace Drive (*BPW*)
 - a. **Motion carried.**
 3. Motion by Poole, 2nd by Gonzalez to **approve Resolution R-66-15** Final Resolution to Discontinue a Portion of Marketplace Drive and All of Bud’s Drive, Remove from Official Map and Convey Title to Property Owner
 - a. **Motion carried.**
 - B. **Board of Public Works**
 1. Motion by Krause, 2nd by Johnson to **approve Resolution R-79-15** Approving a Contract for Construction Observation Services for Quarry Vista Plat (*Finance*)
 - a. **Motion carried.**
 2. Motion by Krause, 2nd by Stern to **approve Resolution R-80-15** Hooper Corporation Parking Agreement for Maintenance Facility (*Finance*)
 - a. **Motion carried.**
 - 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. Stern reported that Finance reviewed a batch of bills **Under \$25,000 or Previously Pre-Approved** General Checks 111690 through 111775 dated August 6, 2015 Total \$216,873.56
 2. Motion by Stern, 2nd by Poole to approve **Bills for \$25,000** or more, batch Dated August 6, 2015 - \$452,284.49
 - a. **Motion carried.**

B. **Personnel Committee**

C. **Public Safety & Human Services**

1. Motion by Poole, 2nd by Gonzalez to **deny** Operator Licenses needing special attention for Valerie L. Moore, based on guideline #1 and for non-appearance before the Public Safety Committee
 - a. **Motion carried.**

2. Motion by Poole, 2nd by Stern to **Table to** August 25, 2015 - Operator Licenses needing special attention - Jewitt L. White
 - a. **Motion carried.**

9. **MAYOR'S REPORT**

- A. Mayor Arnold presented the Mayor's report

- B. Alder District Reports

10. **UNFINISHED BUSINESS** - None

11. **NEW BUSINESS** - None

12. **ANNOUNCEMENTS**

- A. Next Common Council Meeting, August 25, 2015
- B. Next Committee of the Whole Meeting, August 26, 2015

13. Motion by Gonzalez, 2nd by Stern to **adjourn.**

- A. **Motion carried.** Time: 9:16 p.m.

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

City of Fitchburg Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **August 25, 2015** Ordinance Number:
Date to Report Back: **September 8, 2015** Resolution Number: **R-86-15**

Sponsored by: Patrick Stern, Jason Gonzalez, Dan Carpenter Drafted by: Patrick Stern

TITLE: A Resolution Directing Staff to Work on Uptown Implementation

Background: Exact Sciences, planning a major project in the Madison area is due to make a decision on project location in the near term. As they have been progressing with their negotiations with the City of Madison, there is some public uncertainty whether the Judge Doyle Square negotiations will reach an agreement. In the case that they don't, The City of Fitchburg should have its work complete to be sure that should Exact Sciences wish to pursue a location in Uptown, we are ready to respond in as short a timeframe as possible. This resolution directs staff to complete deliverables in order to ensure that Fitchburg can be ready to respond to any potential proposals or requests. It envisions using the data found for the next potential end user as well should exact sciences choose to go elsewhere, so as not to have a limited shelf life.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Common Council	Pat Marsh	September 8, 2015	
2				
3				
4				

Amendments:

Patrick Stern, Dan Carpenter, Jason Gonzalez
Introduced by

Patrick Stern
Prepared by

Common Council
Referred to

8/12/15
Date

RESOLUTION R-86-15

A RESOLUTION INSTRUCTING STAFF TO COMMENCE WORK ON POSSIBLE TID #4 END USERS

WHEREAS, The City of Fitchburg has been aware of Exact Sciences, an end user who will be developing more than 250,000sq ft of Class A Office Space that has a need to break ground on a project expediently and has been interested in potentially siting their facility in Fitchburg; and

WHEREAS, Exact Sciences has been negotiating in good faith with the City of Madison on locating downtown, but without resolution or final agreement. Fitchburg has been mentioned as a possible location to expand and employ as many as 800 individuals, but will have a compressed timeframe to work with and make a decision with staff and elected officials in whichever municipality they choose to expand in; and

WHEREAS, The ability to respond quickly and accurately to Exact Sciences or a development partner of their choosing is of paramount importance to allow for business, job, and economic value in the City of Fitchburg; and

WHEREAS, The City of Fitchburg stands ready to discuss investment in and catalyzing development with any end user in the Uptown Development area; and

NOW BE IT HEREBY RESOLVED, BY THE Fitchburg Common Council that it directs the staff and Mayor of the City of Fitchburg to put together the following deliverables to expedite the possibility of Exact Sciences or another catalytic project for the Uptown Area choosing Fitchburg as its project destination:

1. Staff is to engage TID Advisors to understand options for funding a project this size should a TIF request be made, both under existing TID #4 structure, or additional TID options;
2. Staff is to put together a critical path timeline for design and construction under SmartCode Development as opposed to standard Euclidian Zoning;
3. Staff shall put together a general guideline of SmartCode in the Uptown Development for use by any end user;
4. Staff shall engage with planning and development partners to further master plan the Uptown area should this catalytic project move forward. This should include obtaining proposals for services from reputable firms with experience in master planning high tech or Research Park developments, and should envision using general funds, TID expenditures, or a combination of both;
5. Staff shall have the bulk of this work completed by September 15th;
6. No Public Official shall direct staff in a manner that would not allow this project's timeline to be completed in the timeframe mentioned above;
7. These deliverables shall be sufficiently prepared to be reusable should this particular end

user not choose Fitchburg;

Additional clauses stating action would begin as follows:

BE IT FURTHER RESOLVED, by the Fitchburg Common Council that it shall make public all of the documentation prepared in this Resolution, and shall work with all diligence to bring any possible project and/or development requests before the Common Council should this exercise produce any interest in projects choosing Fitchburg as their destination.

Adopted this ____ day of _____, 20__.

Patti Anderson, City Clerk

Stephen L. Arnold, Mayor

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by: Public Works
Direct Referral Approved by:

Date Referred: **August 25, 2015**
Date to Report Back: **September, 22, 2015**

Ordinance Number:
Resolution Number: **R-90-15**

Sponsored by: Mayor

Drafted by: Public Works

TITLE: Authorizing Purchase of Brush Chipper

Background: We have obtained a price for this equipment through National Joint Powers Alliance. A copy of the quote is attached. Staff is recommending the purchase of the basic unit for \$50,601 plus the option for the hydraulic discharge chute \$2,354 for a total cost of \$52,955. The budget for the new chipper is 50,000. Staff anticipates that the sale of the existing chipper will exceed the amount budgeted by more than the \$2,955 and that the net budget will support the purchase of the new chipper.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	September 14, 2015	
2	Finance Committee	Dodge	September 22, 2015	
3				

Amendments:



BC1500 - 15" Brush Chipper with Tier 4i Engine

Basic Unit (Use this pricing if specifications beyond those shown below are desired)

BC1500 Brush Chipper (15" capacity drum style) w/ 130 hp Cummins 4.5L Tier 4i turbocharged diesel engine, high coolant temperature and low oil pressure automatic shutdown; isolated engine and cutter housing; spring loaded clutch; live hydraulics, variable speed dual vertical feed rollers; selectable SmartFeed; Ecoidle; telescoping tongue; pintle hitch; lockable toolbox; lockable engine shield; infeed curtain; dual-edged knives; and infeed table with lower feed stop bar (007); domestic trailer option (090); domestic 6-way round trailer plug (040); non-winch (028); electric brake (021); manual chute rotation right side (016); LT285/75R16 flotation tires (076); right side controls and instrumentation (050)

For additional options, see "Optional Features" section below.

Basic Unit Price: \$50,601.00

Value Package (17VP) (Receive additional savings by ordering your unit with the most commonly requested specifications)

To receive addl savings, order unit as specified above, "As Is" with NO change to options shown above.

Value Package Price: \$49,606.00

To receive "Optional Features" below, add to "Basic Unit" price above to arrive at final pricing. DO NOT add to "Value Package" pricing:

Optional Features:

Add to Basic Unit Price:

- Winch w/ manual right side hydraulic directional controls (029) \$3,494.00
- Hydraulic Discharge Chute (rotation & deflector) (080) \$2,354.00
- Lockable Instrument Panel Cover (110) \$135.00
- Biodegradeable Oil (998) \$310.00
- Miscellaneous Features: sales code _ _ _ \$_____

SubTotal: _____

Dealer Freight & Prep: _____

Quantity: _____

Total: _____

Enter Sales Tax %: **Sales Tax:** _____

Grand Total: _____

Pricing effective 11/01/14

NOTE: All pricing in USD \$

Quotes valid for 30 days

ACCEPTED:

Vermeer

BY: _____

DATE: _____

Customer

BY: _____

DATE: _____

Any applicable sales tax is not included. Prices subject to change without notice. These prices are exclusive of any and all duties, import fees, taxes, or other similar charges. These prices may not be available in any transaction involving a trade or rental transaction. This sheet may not include all possible specifications available for this model. For complete product specifications, please contact your local authorized Vermeer dealer. Unless otherwise noted, dealer freight & prep to be determined.



Steve Arnold, Mayor
Introduced By

Public Works
Drafted By

Finance and Board of Public Works
Referred To

August 25, 2015
Date

Resolution R-90-15
AUTHORIZING PURCHASE OF Brush Chipper

WHEREAS, the 2015 Capital Equipment Budget includes \$50,000.00 for the purchase of a brush chipper; and

WHEREAS, NJPA has provided a quote based off the inquire of the Public Works Department for a new brush chipper; and

WHEREAS, staff anticipates that the trade allowance for the old brush chipper will be more than \$3,000 over the amount budgeted.

NOW, THEREFORE BE IT HEREBY RESOLVED, the Common Council of the City of Fitchburg, Dane County, Wisconsin, hereby approves the purchase of the Vermeer BC 1500 in the amount of \$52,955.00 .

BE IT FURTHER RESOLVED, that it approves as surplus the 2002 Vermeer BC 1400 chipper and authorizes the City Administrator to obtain bids at www.publicsurplus.com for the sale of the equipment with the minimum bid of \$8,000.

BE IT FURTHER RESOLVED, that it authorizes the Mayor and City Clerk to sign the proposal for the Brush Chipper.

Adopted by the Common Council of the City of Fitchburg this ____ day of _____ 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: **August 25, 2015**

Ordinance Number:

Date to Report Back: **September 22, 2015** Resolution Number:

Sponsored by: Mayor

Drafted by: Planning / Zoning

TITLE: Conditional Use Permit Request, CU-2078-15, by Bob Feller, Agent for Benjamin Properties, to Exceed the Allowed Height Limitation of 42 Feet for the New Proposed 3-Story Building at 5400 King James Way, Lot 2 CSM 5649

Background: Applicant is requesting approval to exceed the allowed height limitation on the new proposed 3-story building at 5400 King James Way. The B-G zoning district allows for a maximum height of “the less of 42 feet or three stories. Height over three stories or 42 feet is subject to conditional use approval”. The building, per the cover letter included with the submittal, is proposed at 46 feet at the main parapet with a few articulated areas for interest.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	September 15, 2015	
2				

Amendments:



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

CONDITIONAL USE PERMIT APPLICATION

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

1. Location of Property:

Street Address: 5400 King James Way

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

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

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

2. Current Use of Property: 1 story retail metal building

3. Proposed Use of Property: New 3 story, 46 feet tall, office and retail building with surface and underground parking

4. Proposed Development Schedule: Construction start in fall of 2015. Completion in late summer of 2016

5. Zoning District: B-G

6. Future Land Use Plan Classification: _____

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

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

Additional information may be requested.

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

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

No. Of Parking Stalls: N/A

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

Proposed Hours of Operation: Normal Business Hours **No. Of Employees:** To Be Determined

Floor Area: 54,240 **No. Of Parking Stalls:** 198

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

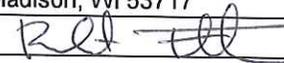
Current Owner of Property: Benjamin Properties

Address: 5396 King James Way, Madison, WI 53719 **Phone No.:** (608) 271-7071

Contact Person: Bob Feller

Email: bob.feller@iconiccreates.com

Address: 901 Deming Way, Madison, WI 53717 **Phone No.:** (608) 664-3591

Respectfully Submitted By: 

Owner's or Authorized Agent's Signature

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

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

For City Use Only: **Date Received:** 8/20/15 **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** \$445.00

Permit Request No. CU-2078-15



August 19, 2015

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

Via: Hand Deliver

Re: Architectural and Design Review Re-Application

Dear Ms. Badtke:

Please, find attached our revised Architectural and Design Review Application submission for the proposed development at 5400 King James Way. We are resubmitting based revising the building to 3-stories with underground parking.

One item to note in the application is the ISR proposed for the site. Under current design we are exceeding the percentage by approximately 7%. We are requesting consideration for a variance due to the fact that a portion of the existing site is being turned over to the DOT for the road improvements along Hwy 151. Additionally, the improvements to the site will improve the ISR from the current ratio of 86%.

Another item to note is the building height. The ordinance allows 42' tall buildings, but we are proposing a 46' tall main parapet with a few articulated areas for interest and variety. The desire for 14'-0" floor-to-floor elevations, with 10'-0" ceilings, is what is driving the height. Attached is a Conditional Use Permit Application and fee to allow for the proposed building height modification.

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

Sincerely,

Bob Feller, AIA
Architectural Director

RGF/rgf

cc: File 4-20130230



 **ICONICA**

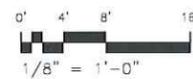


WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL KEY	
HATCH	
[Hatch symbol]	NODHA PANEL
[Hatch symbol]	GLAZING WITH CLEAR ANODIZED STOREFRONT FRAMING
[Hatch symbol]	BRICK MASONRY VENEER WITH MASONRY SILLS AND LINTELS



EAST ELEVATION
SCALE: 1/8" = 1'-0"



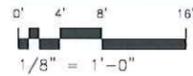


EXTERIOR MATERIAL KEY	
HATCH	NICHA PANEL
[Blue Hatch]	GLAZING WITH CLEAR ANODIZED STOREFRONT FRAMING
[Brick Hatch]	BRICK MASONRY VENEER WITH MASONRY SILLS AND LINTELS

⊙ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

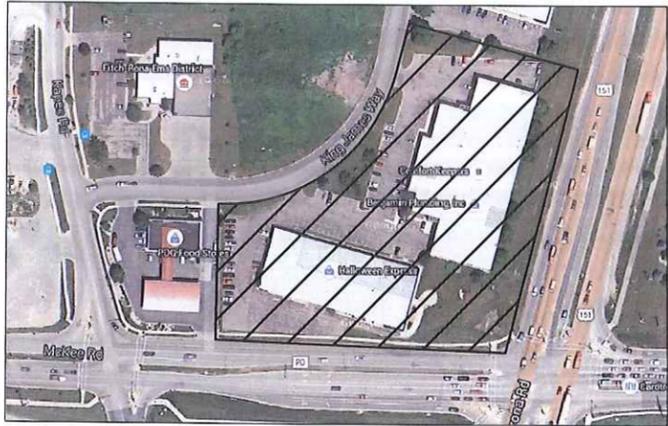


⊙ NORTH ELEVATION
SCALE: 1/8" = 1'-0"

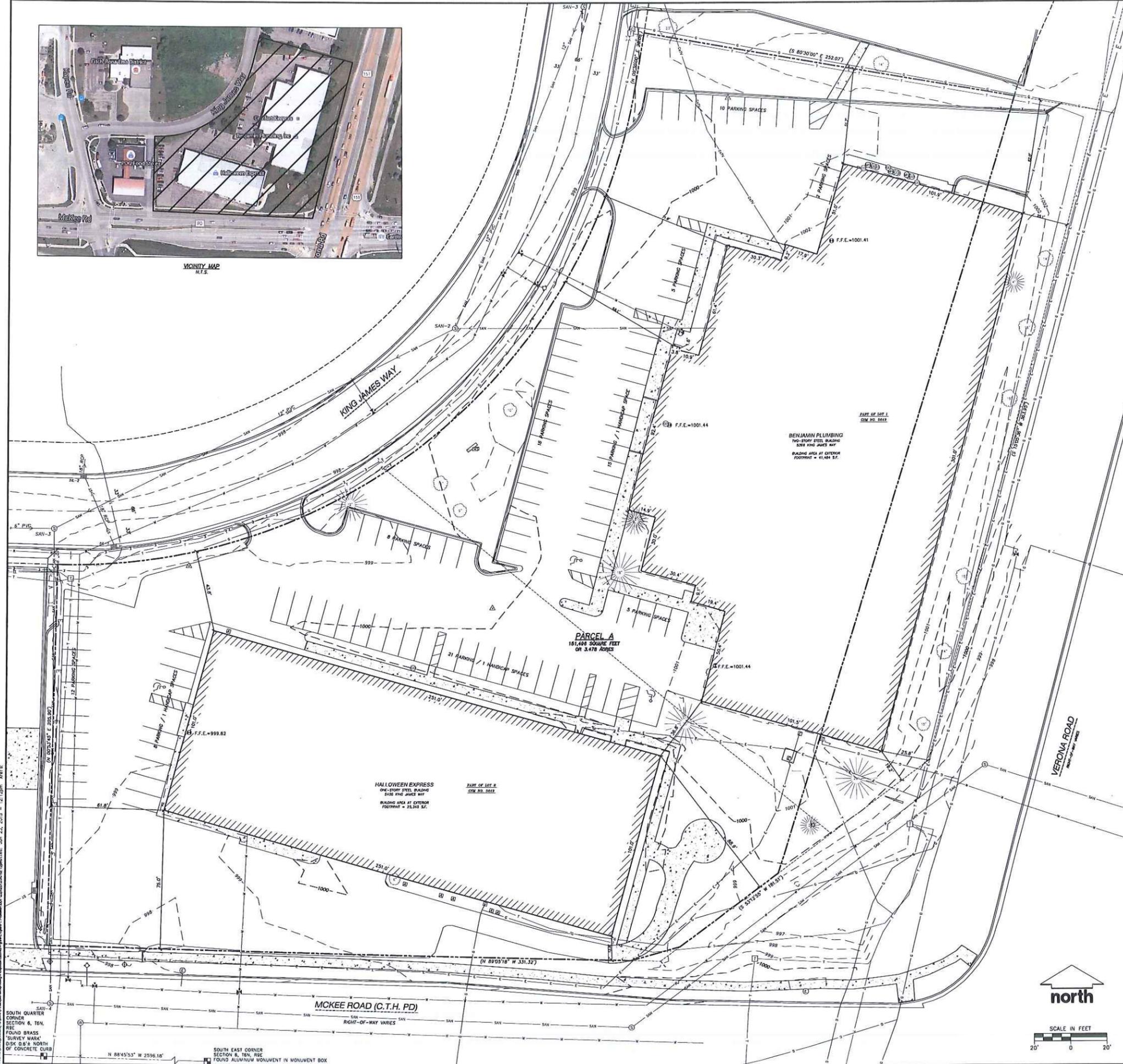


CONCEPTUAL EXTERIOR ELEVATIONS





VICINITY MAP
N.T.S.



- LEGEND:**
- GOVERNMENT CORNER
 - ◆ WITNESS MONUMENT
 - ▲ CONTROL POINT
 - FINISHED FLOOR SHOT LOCATION
 - ◆ BOLLARD
 - ⊙ SIGN
 - ⊙ SANITARY MANHOLE
 - ⊙ CLEAN OUT
 - ⊙ HYDRANT
 - ⊙ WATER OR GAS VALVE
 - ⊙ SPRINKLER VALVE BODY
 - ⊙ CURB INLET
 - ⊙ GAS REGULATOR/METER
 - ⊙ MANHOLE - UNVERIFIED TYPE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC METER
 - ⊙ ELECTRIC TRANSFORMER
 - ⊙ AIR CONDITION UNIT
 - ⊙ LIGHT POLE
 - ⊙ YARD LIGHT
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ CABLE PEDESTAL
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - ⊙ HANDICAP PARKING
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EASEMENT LINE
 - LANDSCAPE LAINTS
 - FENCE LINE
 - EDGE OF PAVEMENT
 - CONCRETE CURB & CUTTER
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - OVERHEAD ELECTRIC DISTRIBUTION
 - UNDERGROUND TELEPHONE
 - UNDERGROUND CABLE
 - EDGE OF WOODS OR BRUSH
 - ▨ BUILDING
 - WALL LINE
 - 875 - INDEX CONTOUR
 - 874 - INTERMEDIATE CONTOUR
 - ▨ BITUMINOUS PAVEMENT
 - ▨ CONCRETE PAVEMENT
 - ▨ EDGE OF BITUMINOUS
 - ▨ PAVEMENT STRIPING
 - DISCONTINUED MAPPED PIPE LINE
 - () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

LEGAL DESCRIPTION
PART OF LOT 1 AND PART OF LOT 2, CERTIFIED SURVEY MAP NO. 5649, RECORDED IN VOLUME 25 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 183-184 AS DOCUMENT NUMBER 2108331, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. FROM JUNE 16, 2015 TO JUNE 18, 2015.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE SOUTHERLY LINE OF LOT 2, CSM NO. 5649, RECORDED AS N 89°05'18" W.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). BENCHMARK IS A BRASS "SURVEY MARK" DISK MARKING THE SOUTH 1/4 CORNER OF SECTION 06, 18N, 9E, ELEVATION = 997.12'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKETS NO. 20152417823, 20152417828 AND 20152417831, WITH A CLEAR DATE OF JUNE 16, 2015.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

SURVEYOR'S CERTIFICATE
I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. 5-1878, HEREBY CERTIFY THAT THIS EXISTING CONDUIT SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, 5-1878 PROFESSIONAL LAND SURVEYOR DATE

CURVE TABLE

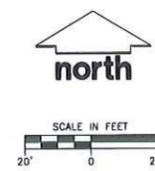
CURVE	PIANUS	CHORD BEARING	CHORD	ARC LENGTH
C-1	(314.97)	(N50°07'56"W)	(410.22')	(128.50')

SANITARY SEWER MANHOLES

STRUCT. ID	R/W ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	999.08	S	995.28	12"	VCP
		N	995.33	12"	VCP
		NE	995.18	6"	CAST
		SW	-	12"	PVC
SAN-2	999.01	E	-	4"	PVC
		N	-	12"	PVC
		S	993.20	12"	PVC
		W	993.60	6"	PVC
SAN-3	998.30	NE	993.25	12"	PVC
		N	992.14	12"	PVC
		E	992.09	12"	PVC
		W	992.12	12"	PVC
SAN-4	997.34	N	994.58	18"	RCP
		W	993.63	18"	RCP
SAN-5	997.23	S	993.97	18"	RCP
		W	993.97	18"	RCP

STORM SEWER INLETS

INLET ID	R/W ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	997.74	N	994.58	18"	RCP
INL-2	997.23	W	993.63	18"	RCP
INL-3	997.23	S	993.97	18"	RCP



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BENJAMIN PLUMBING, INC.
5396 KING JAMES WAY
MADISON, WI 53719

PROJECT:
BENJAMIN PLUMBING OFFICE BUILDING

PROJECT LOCATION:
FITCHBURG
DANE, WI

JSD PROJECT NO.: 15-6868-S

REAL SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE, AND BE RESPONSIBLE FOR THE SAME.

DESIGN:
DRAWN: CJD
APPROVED: TJB

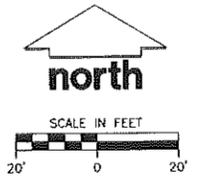
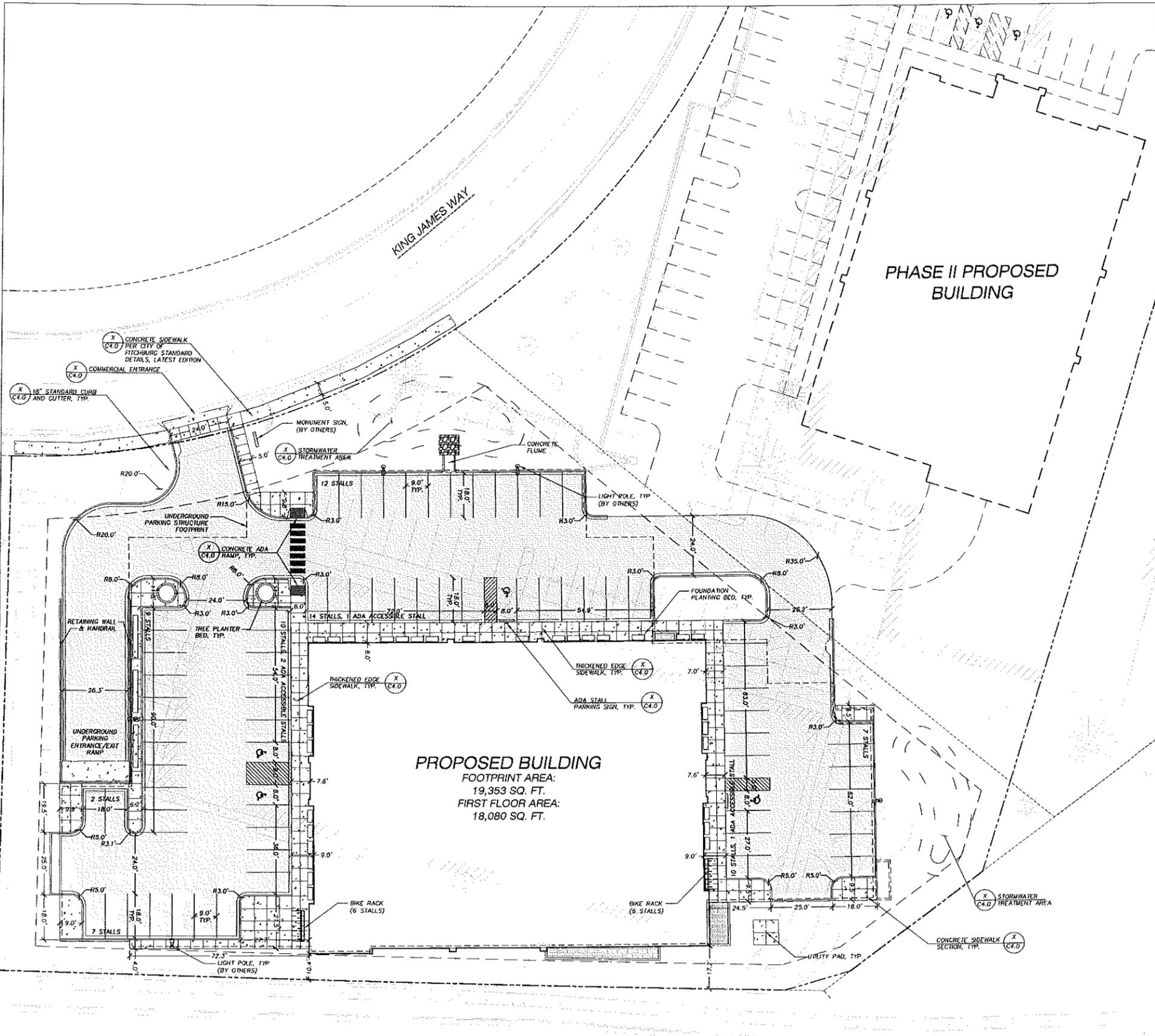
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Midwest Area (262) 432-7918
Hearing Impaired 100 (800) 542-2889
www.DiggerHotline.com

SHEET TITLE:
EXISTING CONDITIONS SURVEY

MAP NO.: E-4
SHEET NUMBER:
1 OF 1

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND DECIMALS THEREOF. DATE: JUN 23, 2015 10:12:00 AM
 SOUTH QUARTER CORNER SECTION 6, TEN, 18E FOUND BRASS SURVEY MARK DISK 0.8' NORTH OF CONCRETE CURB
 SOUTH EAST CORNER SECTION 6, TEN, 18E FOUND ALUMINUM MONUMENT IN MONUMENT BOX



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LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	PROPOSED BUILDING ADDITION
---	PROPOSED UNDERGROUND PARKING FOOTPRINT
---	EDGE OF PAVEMENT
---	18" STANDARD CURB AND GUTTER
---	PROPOSED CONCRETE
---	PROPOSED CONCRETE PAVEMENT

- GENERAL NOTES**
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 3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
 5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- SITE PLAN NOTES**
1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
 2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
 3. ALL PRIVATE CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE TOWN OF FITCHBURG.
 4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
 8. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 9. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 10. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

SITE INFORMATION BLOCK

Site Address	3400 King James Way, Fitchburg, WI
Site Acreage (total)	1.765
Existing Building Square Footage	25,345 SF
Existing Impervious Surface Area	38,702 SF
Existing Open Space Area	12,828 SF
Proposed Surface Parking Stalls	
Large Stall	71
Accessible	4
Total Surface Parking Stalls	75
Proposed Underground Parking Stalls	
Large Stall (@ 3/1000 sq. ft.)	119
Total Site Parking Stall Count	194
Proposed Number of Building Stories (above grade)	3
Total Proposed Building Footprint	19,353 SF
Proposed Open Space Surface Area	55,200 S.F.
Proposed Impervious Surface Area*	21,875 S.F.
Proposed Impervious Surface Area Ratio	0.718
Proposed Open Space Surface Area Ratio	0.282

*Note: Impervious Surface Area includes Building Footprint Area.



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 5400 KING JAMES WAY
 FITCHBURG, WI

BENJAMIN INVESTMENTS
 5400 KING JAMES WAY
 MADISON, WI 53719

ISSUE DATES:
 PLAN COMMISSION: 08-18-15

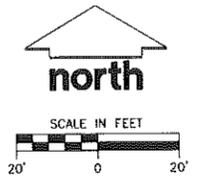
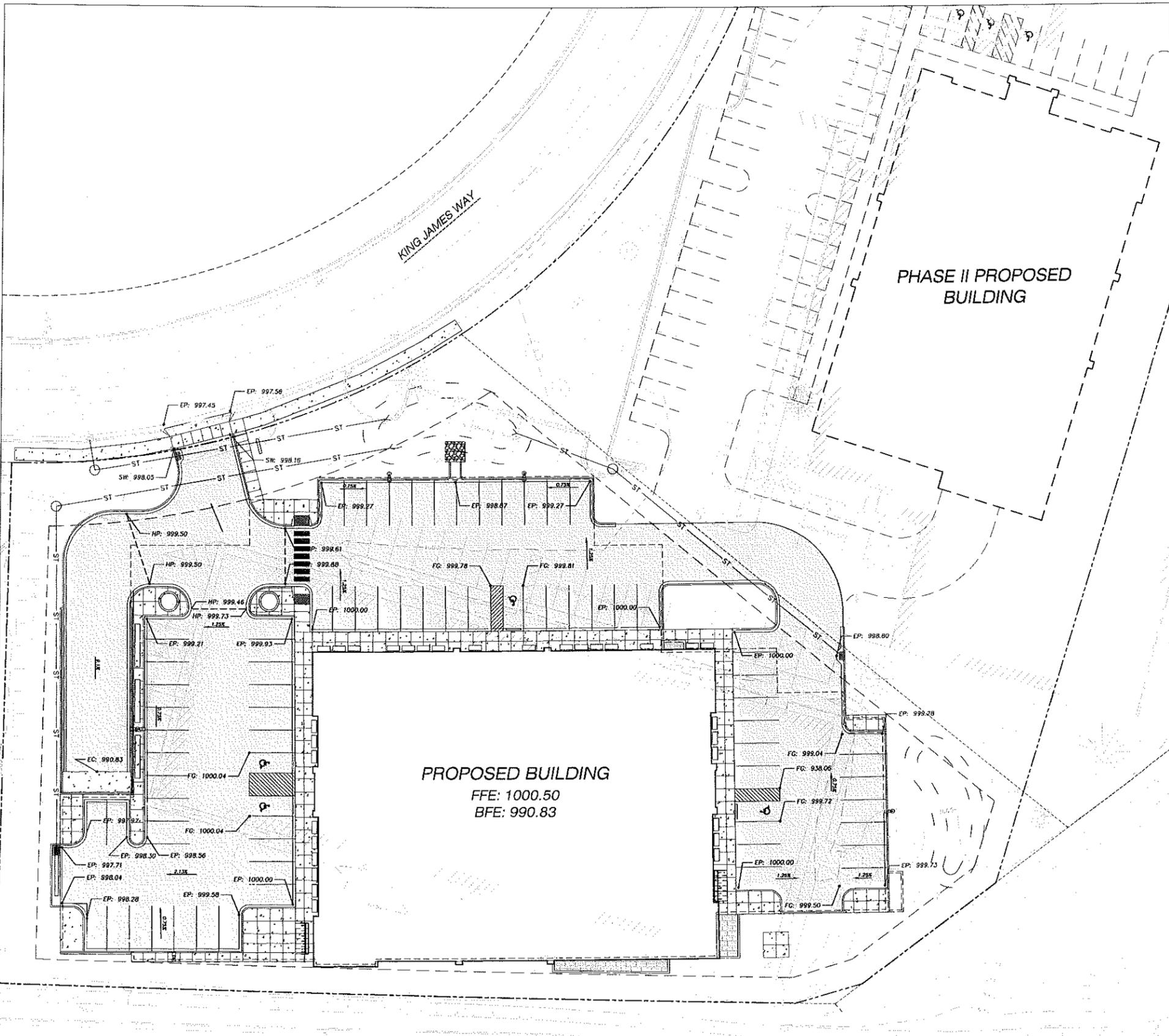
RFV/SI DATE:

Schematic Design Phase:
 This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #:
SHEET NUMBER

C-1.0



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LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- PROPOSED BUILDING ADDITION
- PROPOSED UNDERGROUND PARKING FOOTPRINT
- EDGE OF PAVEMENT
- 18" STANDARD CURB AND GUTTER
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- SILT FENCE
- INLET PROTECTION
- DRAINAGE DIRECTION
- SPOT ELEVATION
 EP - EDGE OF PAVEMENT
 FG - FINAL GRADE
 HP - HIGH POINT
 SW - TOP OF STEP
 TS - BOTTOM OF STEP
 RE - RIM ELEVATION

GENERAL NOTES

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4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO MNOR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF FITCHBURG.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A MANNER WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF FITCHBURG.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH MNOR TECHNICAL STANDARDS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1051 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO MSDOT FDM FOR RESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A MOST APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH MNOR REQUIREMENTS.
15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO MNOR TECHNICAL STANDARD 1068.
16. CONTRACTOR TO PROVIDE SEALED OR SOLID LID, OR FILTER BAGS ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
17. BUILDING AND WASTE MATERIAL SHALL BE HANDLED TO PREVENT RUNOFF OF MATERIAL INTO WATERS OF THE STATE.
18. NO SOLID MATERIAL IS DISCHARGED IN VIOLATION OF WISCONSIN STATUTES CHAPTERS JO OR JI, OR USC 1344 PERMITS.
19. SHOULD GRANULAR SOIL SEAMS BE ENCOUNTERED BELOW PLANNED WATER LEVELS DURING EXCAVATION OF THE POND, THESE SOILS SHALL BE COVER EXCAVATED A MINIMUM OF 2 FEET AND REPLACED WITH COMPACTED CLAY MATERIALS TO SERVE AS A PLUG.
- 20.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. CONTRACTOR SHALL STABILIZE ANY EXPOSED SOIL SURFACES ON THE SITE WITH MULCH PRIOR TO WINTER.
3. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
5. CONTRACTOR SHALL WATER ALL NEWLY SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF FITCHBURG A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

PROPOSED BUILDING
 FFE: 1000.50
 BFE: 990.83

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ISSUE DATES:
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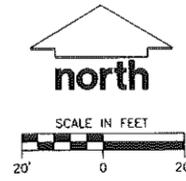
Schematic Design Phase:
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PROJECT #:
SHEET NUMBER
C-2.0

GRADING AND EROSION CONTROL PLAN

File: I:\2015\156868\DWG\15-6868-Construction_Drawings_revised.dwg Layout: C-2.0 User: mhouse Plotted: Aug 19, 2015 - 10:56am Xref's:



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LEGEND

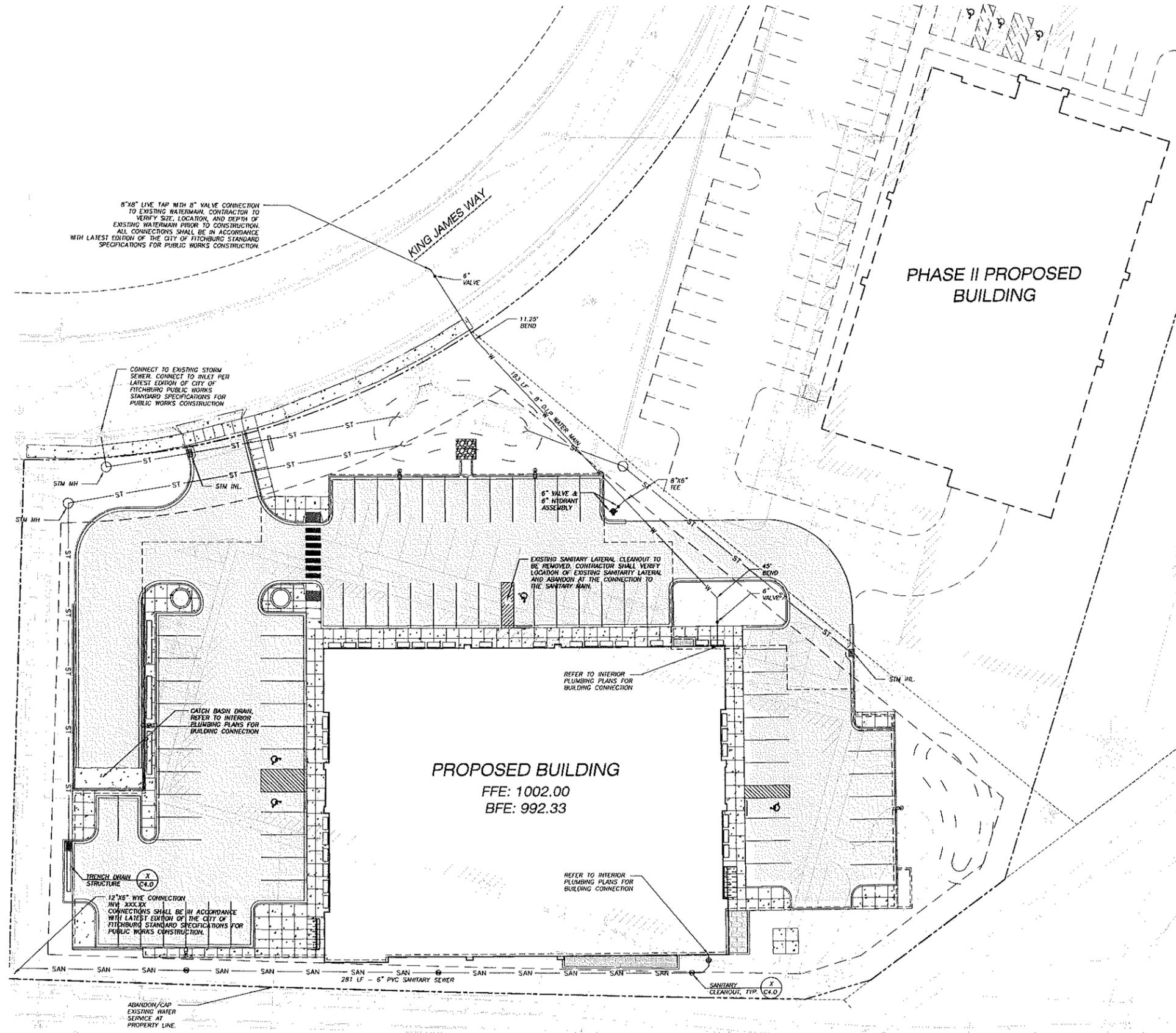
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- 18" STANDARD CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- ST --- STORM SEWER
- SAN --- SANITARY SEWER
- WATER MAIN

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UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF FITCHBURG AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPS, AND WDNR.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
12. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
13. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
14. ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
15. COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF FITCHBURG.
16. DEWATERING SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061. CONTRACTOR SHALL COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS TO PROTECT STREAM BANKS DURING CONSTRUCTION DEWATERING.
17. CONTRACTOR SHALL COMPLY WITH WISDOT AND CITY OF FITCHBURG PERMITS FOR WORK IN ROW.
18. ALL EXISTING WATER SERVICES SHALL BE ABANDONED AT THE EXISTING CURB STOP LOCATION.
19. CONTRACTOR SHALL COORDINATE WITH UTILITY FOR TRANSFORMER PAD REQUIREMENTS AND SPECIFICATIONS.



PROPOSED BUILDING
FFE: 1002.00
BFE: 992.33

MCKEE ROAD (C.T.H. PD)
RIGHT-OF-WAY VARIES

BENJAMIN KING JAMES WAY
5400 KING JAMES WAY
FITCHBURG, WI
BENJAMIN INVESTMENTS
5400 KING JAMES WAY
MADISON, WI 53719

ISSUE DATES:
PLAN COMMISSION: 08-18-15

RFUSI DATE:

Schematic Design Phase:
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C-3.0

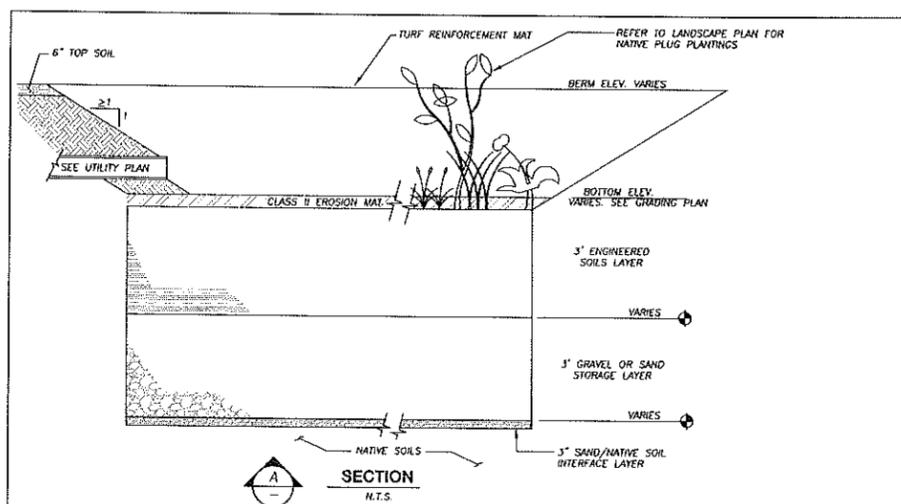
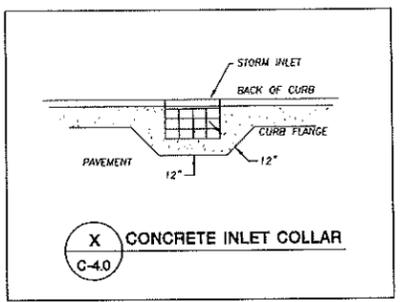
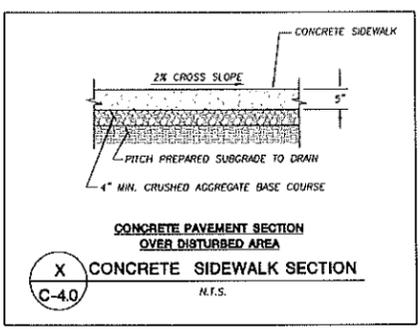
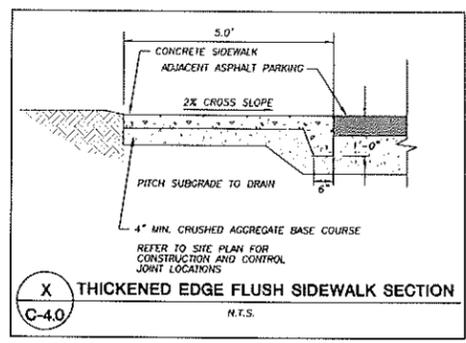
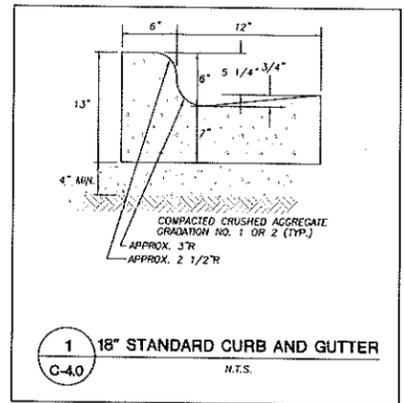
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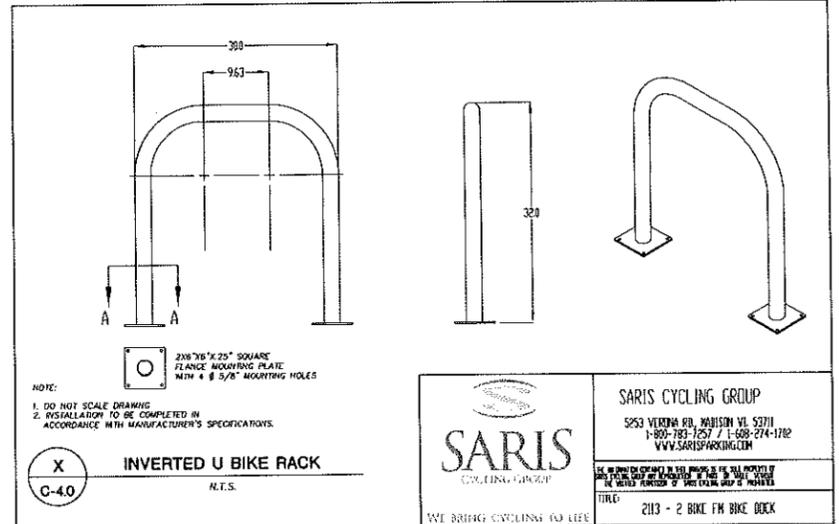
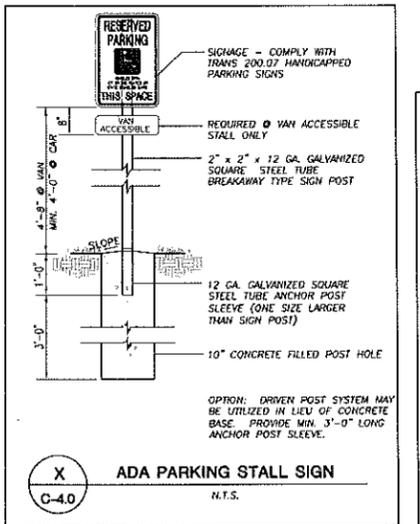
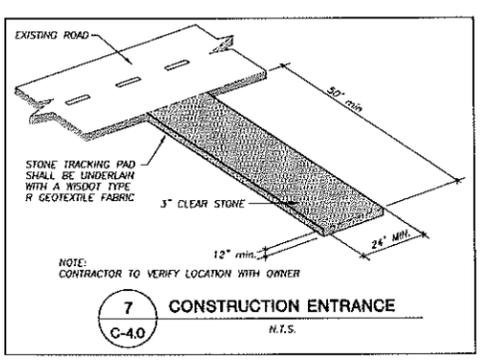


GENERAL NOTES:

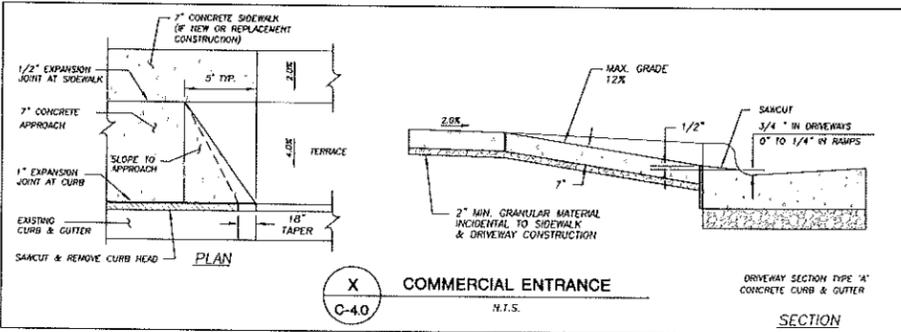
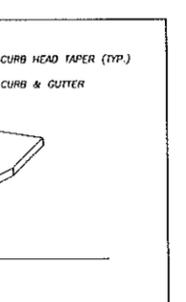
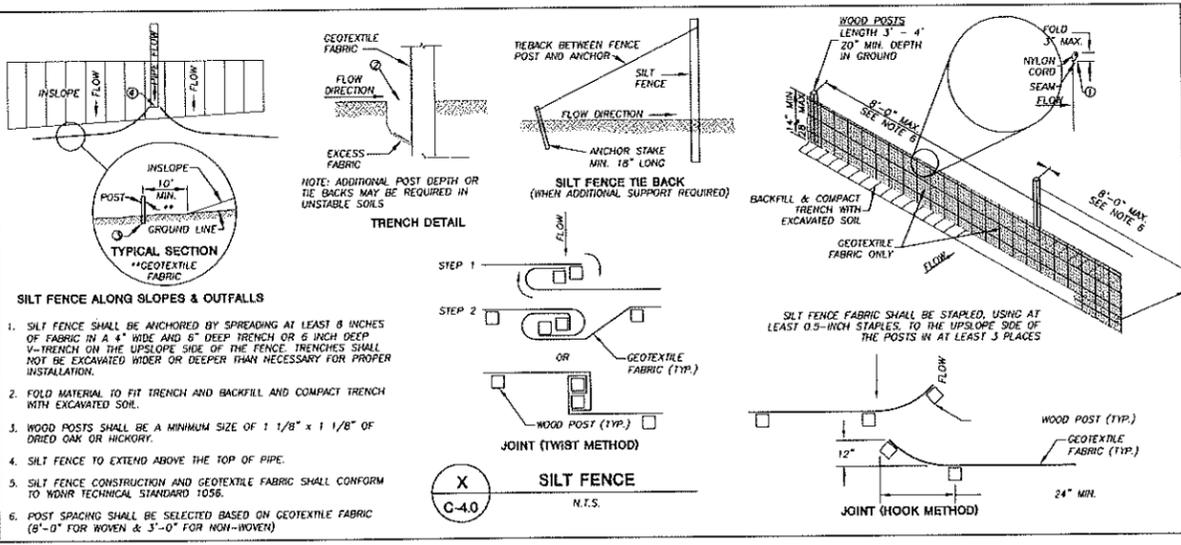
- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDMR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL 36" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C33 SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
- ANNUAL RYE GRASS SHALL BE SEED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL. WHEN BASIN IS BROUGHT ON-LINE, ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDMR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



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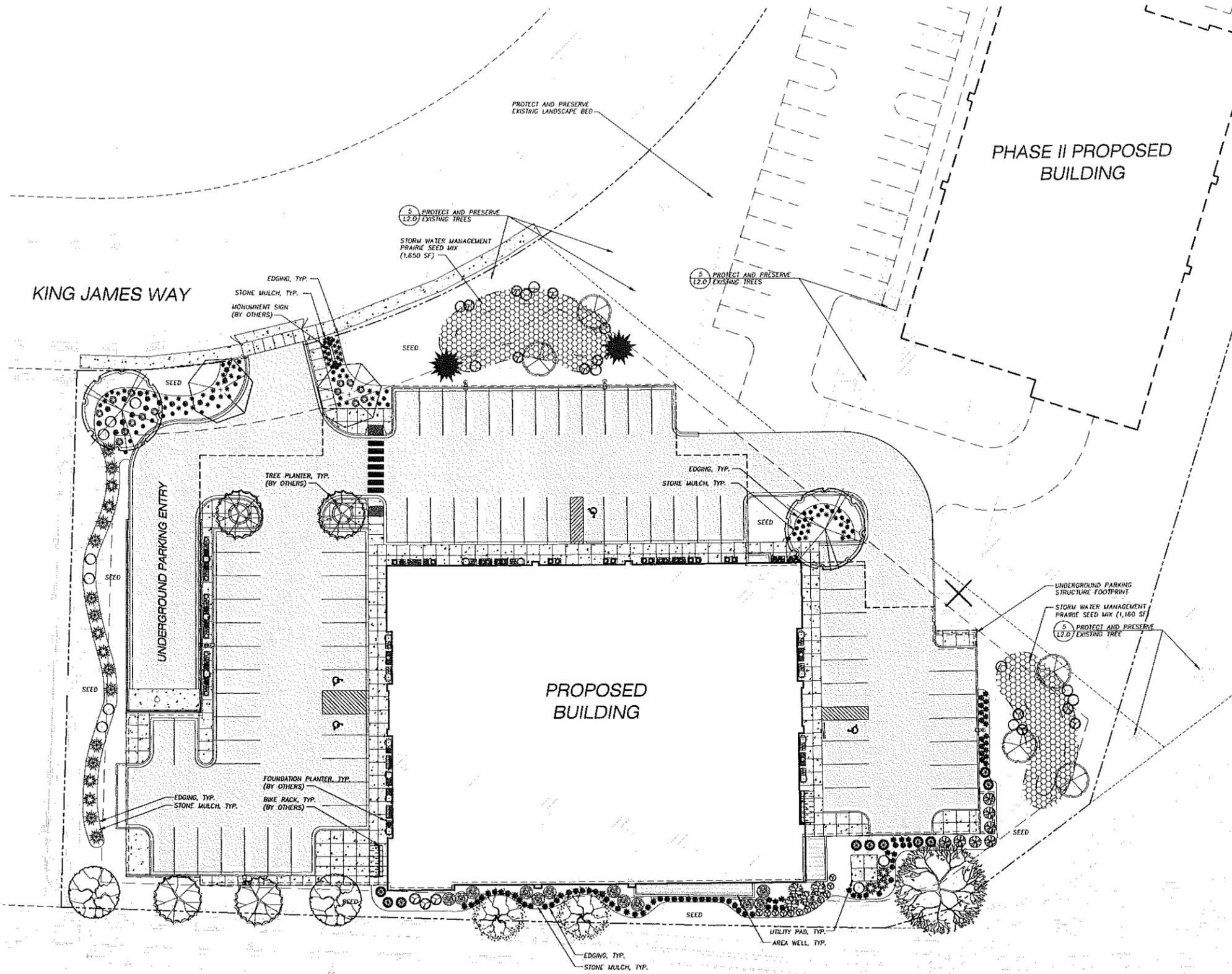
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PROJECT #:
 SHEET NUMBER

C-4.0

DETAILS

Plotter: Aug 19, 2015 10:56am Xref: Layout: C-4.0 User: mbaage



PHASE II PROPOSED BUILDING

PROPOSED BUILDING

KING JAMES WAY

MCKEE ROAD (C.T.H. PD)

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINI GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.

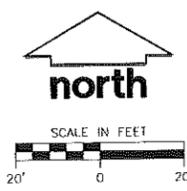
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LEGEND

- PROPERTY LIMIT
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ▨ PROPOSED CONCRETE
- ▩ PROPOSED ASPHALT PAVEMENT
- ▧ PROPOSED PRAIRIE SEED MIX (SEE NOTES ON SHEET L-2.0)
- POLYETHYLENE EDGING
- ✕ TREE REMOVAL
- ⊗ LIGHT POST (BY OTHERS)

LEGEND (PROPOSED)

- OVERSTORY DECIDUOUS TREES**
- ☉ Prairie Pride Common Hackberry
 - ☉ Swamp White Oak
 - ☉ Crimson King Maple
 - ☉ Sierra Glen Maple
- TALL EVERGREEN TREES**
- ☉ Black Hills Spruce
- MEDIUM DECIDUOUS TREES**
- ☉ Thornless Cockspur Hawthorn
 - ☉ Chanticleer Callery Pear
- LOW DECIDUOUS TREES**
- ☉ Fox Valley Dwarf River Birch
- UPRIGHT EVERGREEN SHRUBS**
- ☉ Iowa Juniper
 - ☉ Techny Arborvitae
 - ☉ Emerald Arborvitae
- TALL DECIDUOUS SHRUBS**
- ☉ Pink Delight Butterfly Bush
 - ☉ Redosier Dogwood
- MEDIUM DECIDUOUS SHRUBS**
- ☉ Spring Red Compact Cranberrybush Viburnum
 - ☉ Annabelle Hydrangea
 - ☉ Isanti Dogwood
 - ☉ Variegated Red Twig Dogwood
- MEDIUM EVERGREEN SHRUBS**
- ☉ Taunton Yew
 - ☉ Green Mountain Japanese Boxwood
- LOW DECIDUOUS SHRUBS**
- ☉ Goldmound Spirea
 - ☉ Gold Star Potentilla
- LOW EVERGREEN SHRUBS**
- ☉ Blue Star Juniper
- PERENNIALS AND ORNAMENTAL GRASSES**
- ☉ Korean Feather Reed Grass
 - ☉ Bridal Veil Astilbe
 - ☉ Pardon Me Daylily
 - ☉ Prairie Dropseed
 - ☉ Flame Grass
 - ☉ Solomon's Seal
 - ☉ Coral Bells Palace Purple
 - ☉ Golden Creeping Jenny
 - ☉ Golden Sward Yucca
 - ☉ Cheddar Pink
 - ☉ Pennsylvania Sedge



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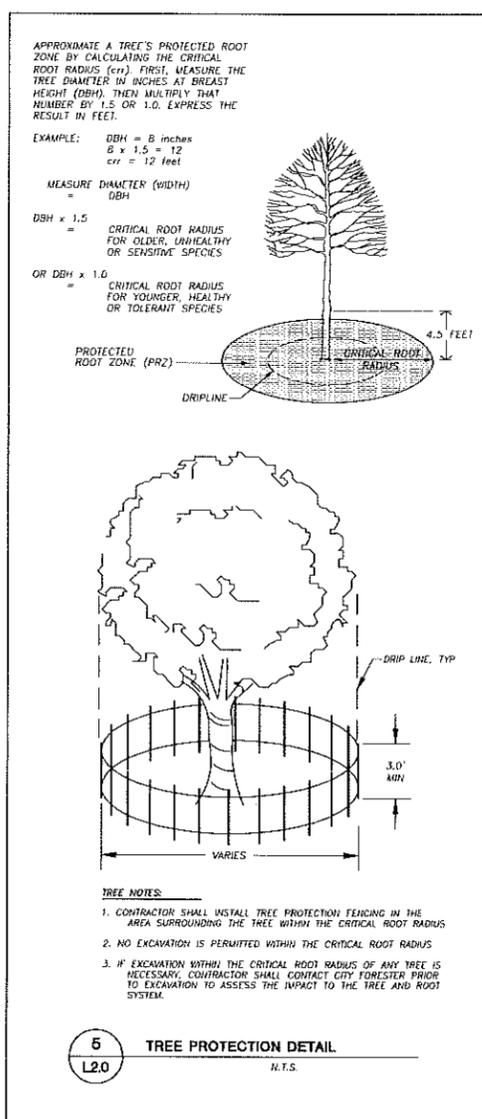
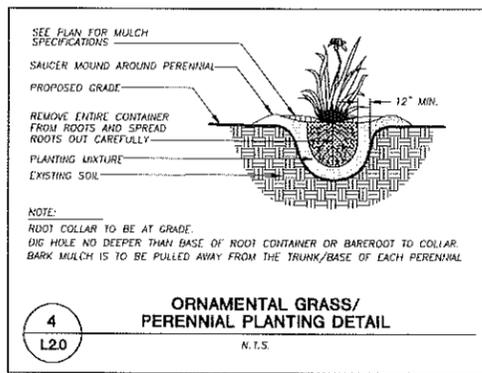
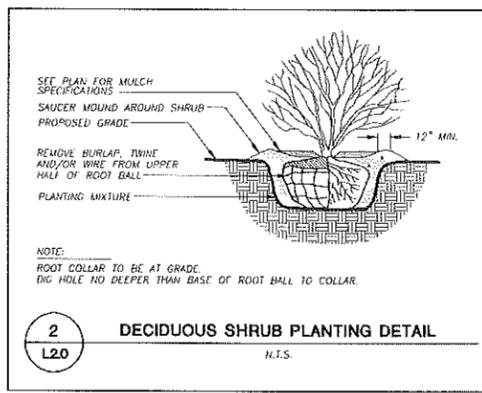
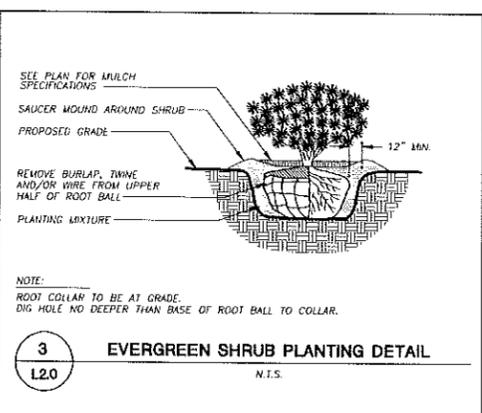
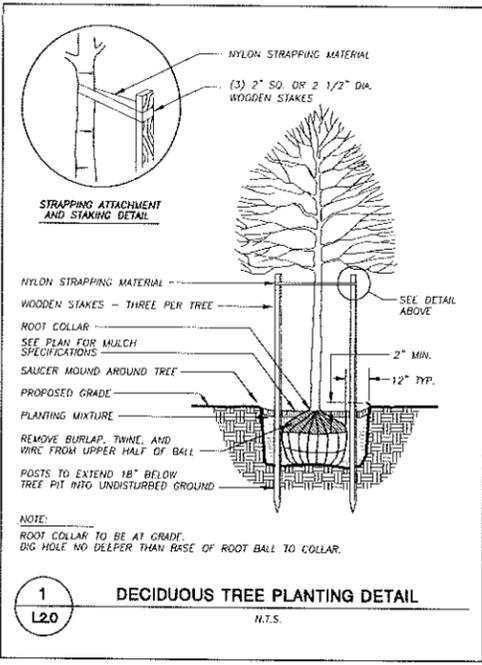
ISSUE DATES:
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Schematic Design Phase:
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PROJECT #:
SHEET NUMBER
L-1.0



LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROJECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS, OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTH AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DIG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY ROOTED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
A. PLANTING AREAS = 2"
B. TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE, OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - FERTILIZER AND MULCH: ALL FOUNDATION AND PARKING INTERIOR PLANTING BED AREAS SHALL RECEIVE 1 1/2 INCH DECORATIVE WASHED STONE SPREAD TO A DEPTH OF THREE INCHES. OWNER SHALL APPROVE COLOR, TEXTURE AND SIZE. EXAMPLE: PERRIN TO INSTALLATION AN APPROVED PROFESSIONAL GRADE WOVEN FABRIC WEED BARRIER SHALL BE INSTALLED PRIOR TO MULCH INSTALLATION. NO PLASTIC (IMPERVIOUS BARRIERS ACCEPTED) EX. BLACK VISQUEEN. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULATE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - PRAIRIE SEED MIX: AREAS SPECIFIED ON PLAN TO BE HAND SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53584, TEL. 808-298-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN SHALL BE HAND SEEDED WITH EARTH CARPET'S "MADISON PARKS" (OR APPROVED EQUIVALENT) AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH ISA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. OTHERWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
OVERSTORY DECIDUOUS TREES				
2	Prairie Pride Common Hackberry	CELTIS occidentalis 'Prairie Pride'	2" Cal	B&B
2	Crimson King Maple	ACER platanoides 'Crimson King'	2" Cal	B&B
1	Swamp White Oak	QUERCUS bicolor	2" Cal	B&B
2	Sienna Glen Maple	ACER x leemanii 'Sienna' (PP11322)	2" Cal	B&B
TALL EVERGREEN TREES				
2	Black Hills Spruce	PICEA glauca var. densata	3-4' Ht	B&B
MEDIUM DECIDUOUS TREES				
4	Thornless Cockspur Hawthorn	CRATAEGUS crus-galli var. nemesis	1 1/2" Cal	B&B
2	Chanterelle Callery Pear	PYRUS Calleryana 'Chanterelle'	1 1/2" Cal	B&B
LOW DECIDUOUS TREES				
5	Fox Valley Dwarf River Birch	BETULA nigra 'Little King'	4" Min. Ht	B&B
UPRIGHT EVERGREEN SHRUBS				
9	Low Juniper	JUNIPERUS chinensis 'Toway'	3-4' Ht	B&B
12	Techy Arborvitae	THUJA occidentalis 'Techy'	3-4' Ht	B&B
8	Emerald Arborvitae	THUJA occidentalis 'Emerald'	1-2' Ht	B&B
TALL DECIDUOUS SHRUBS				
12	Pink Delight Butterfly Bush	BUDDLEIA davidii 'Pink Delight'	18-24" Mn. Ht	# 3 Cont
3	Redosier Dogwood	CORNUS sericea	18-24" Mn. Ht	# 3 Cont
MEDIUM DECIDUOUS SHRUBS				
13	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	15-18" Mn. Ht	# 3 Cont
7	Anabelle Hydrangea	HYDRANGEA arborescens 'Anabelle'	15-18" Mn. Ht	# 3 Cont
19	Isanti Dogwood	CORNUS sericea 'Isanti'	15-18" Mn. Ht	# 3 Cont
7	Vanegated Red Twig Dogwood	CORNUS alba 'Elegantissima'	10-12" Mn. Ht	# 2 Cont
MEDIUM EVERGREEN SHRUBS				
10	Taunton Yew	TAXUS x media 'Taunton'	15-18" Mn. Ht	# 3 Cont
12	Green Mountain Japanese Boxwood	BUXUS microphylla 'Green Mountain'	15-18" Mn. Ht	# 2 Cont
LOW DECIDUOUS SHRUBS				
14	Goldmound Spirea	SPIREA japonica 'Goldmound'	15-18" Mn. Ht	# 3 Cont
11	Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	15-18" Mn. Ht	# 3 Cont
LOW EVERGREEN SHRUBS				
35	Blue Star Juniper	JUNIPERUS squamula 'Blue Star'	15" Mn. Ht	# 3 Cont
PERENNIALS AND ORNAMENTAL GRASSES				
56	Korean Feather Reed Grass	CALAMAGROSTIS brachytricha	10-12" Ht	# 1 Cont
6	Bridal Veil Astilbe	ASTILBE x arensis 'Bridal Veil'	10-12" Ht	# 1 Cont
66	Pardon Me Daylily	HEMEROCALLIS 'Pardon Me'	10-12" Ht	# 1 Cont
55	Prairie Dropseed	SPOROBOLUS heterolepis	10-12" Ht	# 1 Cont
22	Flame Grass	MISCANTHUS purpurascens	10-12" Ht	# 1 Cont
39	Corel Bells Palaco Purple	HEUCHERA micrantha var. diversifolia 'Palaco Purple'	10-12" Ht	# 1 Cont
6	Golden Creeping Jenny	LYSIMACHIA nummularia 'Aurea'	1-2" Ht	# 1 Cont
9	Golden Sword Yucca	YUCCA filamentosa 'Golden Sword'	10-12" Ht	# 1 Cont
31	Pennsylvania Sedge	CAREX pennsylvanica	22-cel' Bat	PLUS
28	Soloman's Seal	POLYGONATUM biflorum	10-12" Ht	# 1 Cont
48	Cheddar Pink	DIANTHUS graebianopolitanus 'Feuerhose'	10-12" Ht	# 1 Cont

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 "BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY, AND EXPERIENCE"
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608 848 5060 PHONE | 608 848 2255 FAX

ICONICA
 True Design-Build
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BENJAMIN KING JAMES WAY
 5400 KING JAMES WAY
 FITCHBURG, WI

BENJAMIN INVESTMENTS
 5400 KING JAMES WAY
 MADISON, WI 53719

ISSUE DATES:
 PLAN COMMISSION: 08-19-15

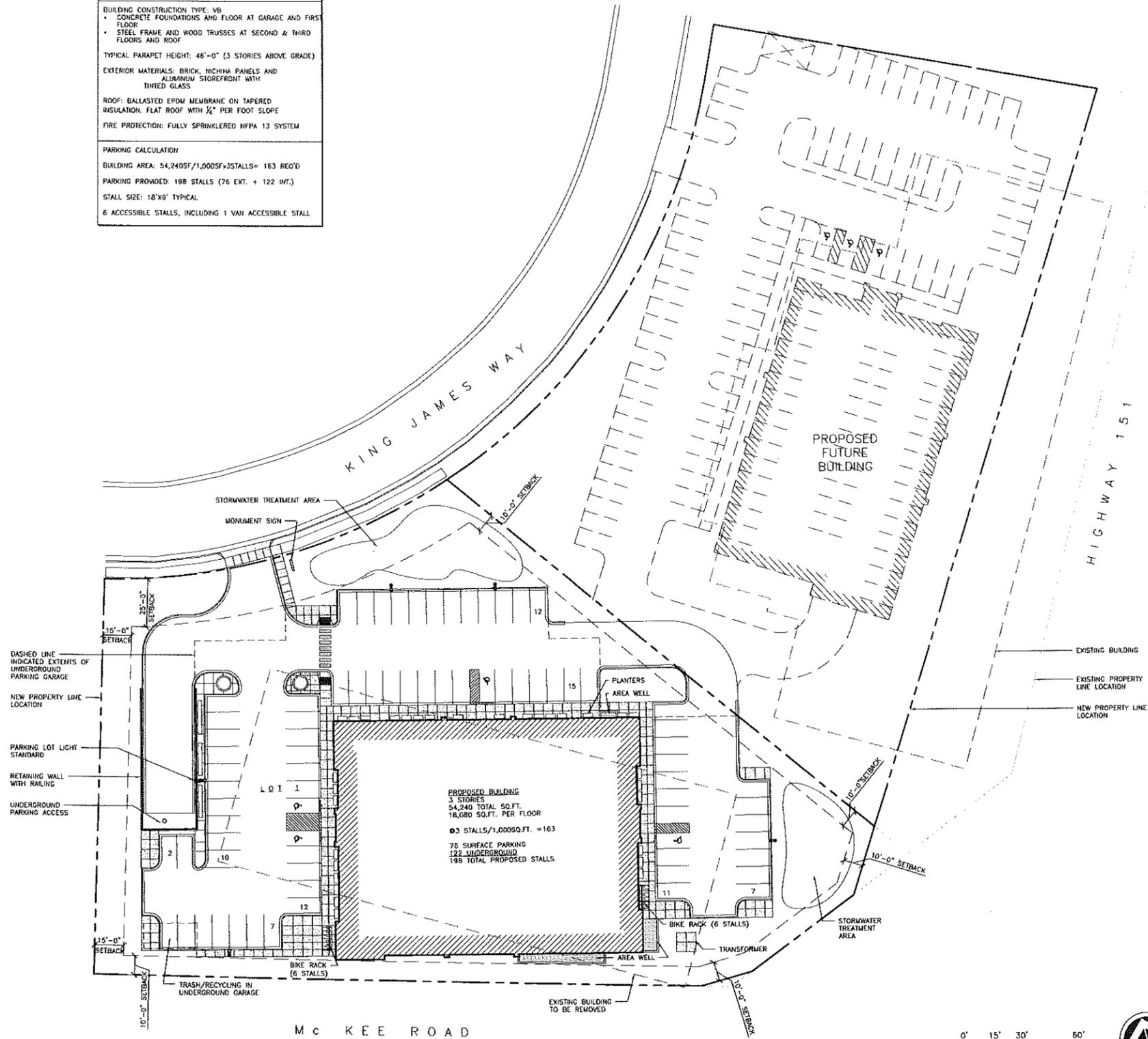
RFISI DATE:

Schematic Design Phase:
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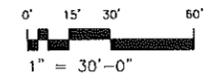
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PROJECT #:
SHEET NUMBER
L-2.0

LOT 1 DATA	
ZONED:	B-G
LOT AREA:	1.765 ACRES
BUILDING FOOTPRINT:	18,080sq.ft.
IMPERVIOUS AREA:	21,675sq.ft.
OPEN SPACE:	55,200 sq.ft.
ISR:	.718 *REQUESTING VARIANCE
BUILDING CONSTRUCTION TYPE: VB	
• CONCRETE FOUNDATIONS AND FLOOR AT GARAGE AND FIRST FLOOR	
• STEEL FRAME AND WOOD TRUSSES AT SECOND & THIRD FLOORS AND ROOF	
TYPICAL PARAPET HEIGHT: 46'-0" (3 STORIES ABOVE GRADE)	
EXTERIOR MATERIALS: BRICK, NCMHA PANELS AND ALUMINUM STOREFRONT WITH TINTED GLASS	
ROOF: BALLASTED EPDM MEMBRANE ON TAPERED INSULATION. FLAT ROOF WITH 1/2" PER FOOT SLOPE	
FIRE PROTECTION: FULLY SPRINKLERED NFPA 13 SYSTEM	
PARKING CALCULATION	
BUILDING AREA: 54,240SF/1,000SFx35STALLS= 163 REQ'D	
PARKING PROVIDED: 198 STALLS (76 EXT. + 122 INT.)	
STALL SIZE: 18'X9' TYPICAL	
6 ACCESSIBLE STALLS, INCLUDING 1 VAN ACCESSIBLE STALL	



1 SITE PLAN
A100 SCALE: 1" = 30'-0"



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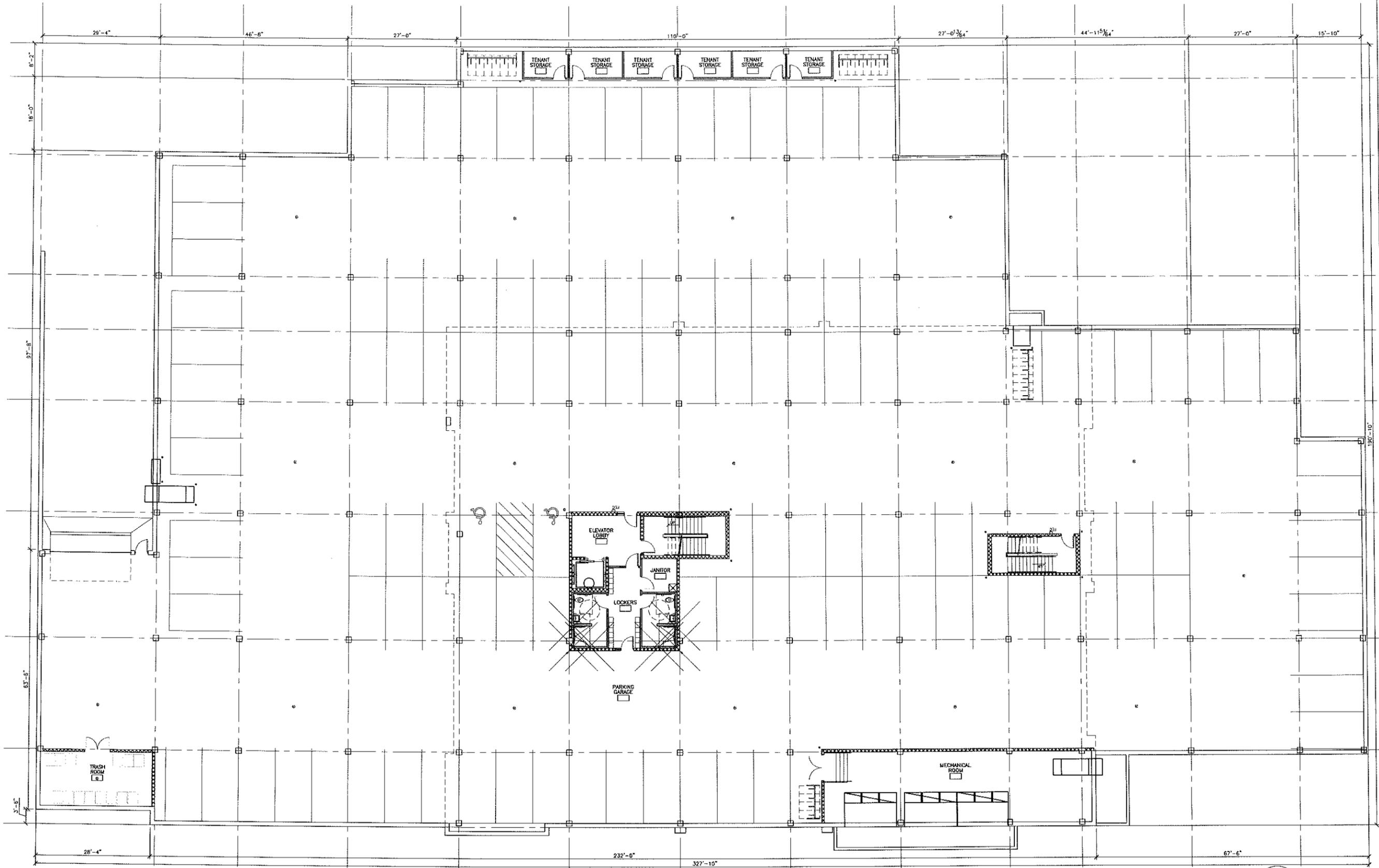
ISSUE DATES:
PLAN COMMISSION: 08-16-15

RFI/SI DATE:

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PROJECT #: 20130230
SHEET NUMBER

A100



1 BASEMENT FLOOR PLAN
 SCALE: 3/32" = 1'-0"



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ISSUE DATES:
 PLAN COMMISSION: 8-18-15

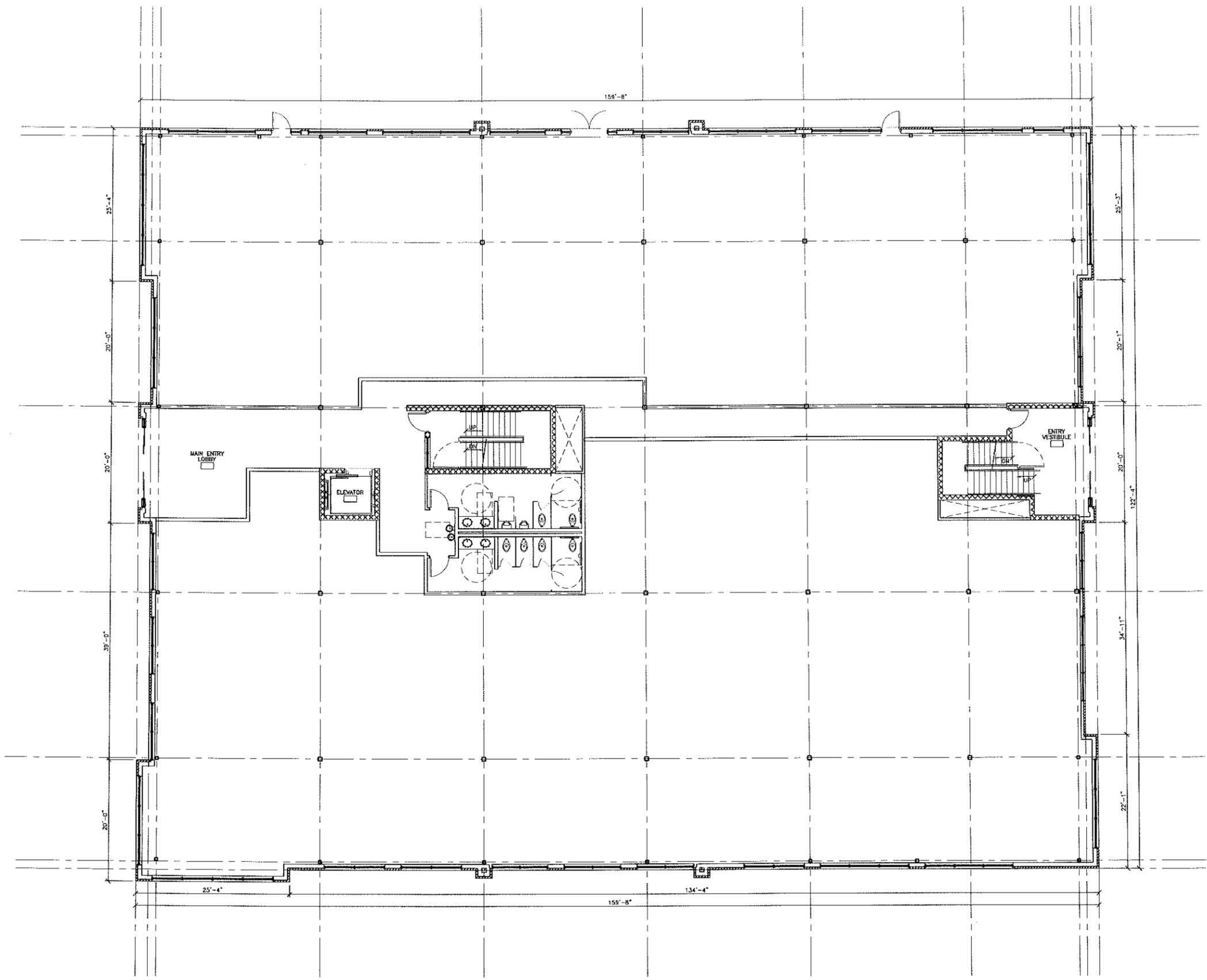
RF/ISI DATE:

Schematic Design Phase:
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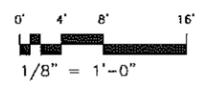
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PROJECT #: 20130230
 SHEET NUMBER

A200



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



901 Deming Way // Madison, WI 53717
 Ph. 608.664.3500 // Fx. 608.664.3535
 iconicacreates.com

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 5400 KING JAMES WAY
 MADISON, WI 53719

ISSUE DATES:
 PLAN COMMISSION: 8-18-15

RFISI DATE:

Schematic Design Phase:
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 This drawing is not for construction.

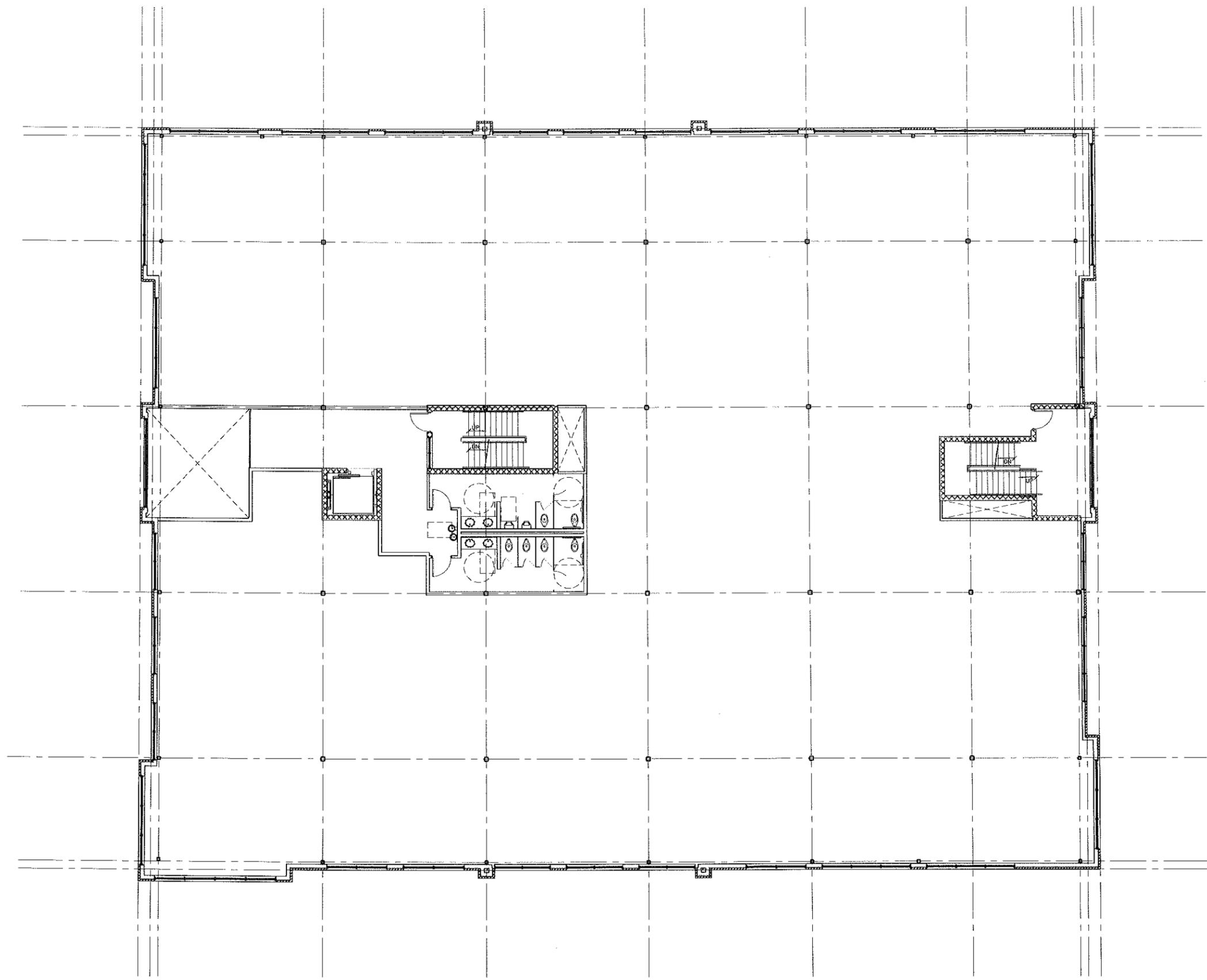
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 SHEET NUMBER

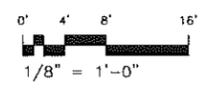
A201

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DATE: 8/18/15



1 SECOND FLOOR PLAN
A202 SCALE: 1/8" = 1'-0"



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ISSUE DATES:
PLAN COMMISSION: 8-18-15

RF/ISI DATE:

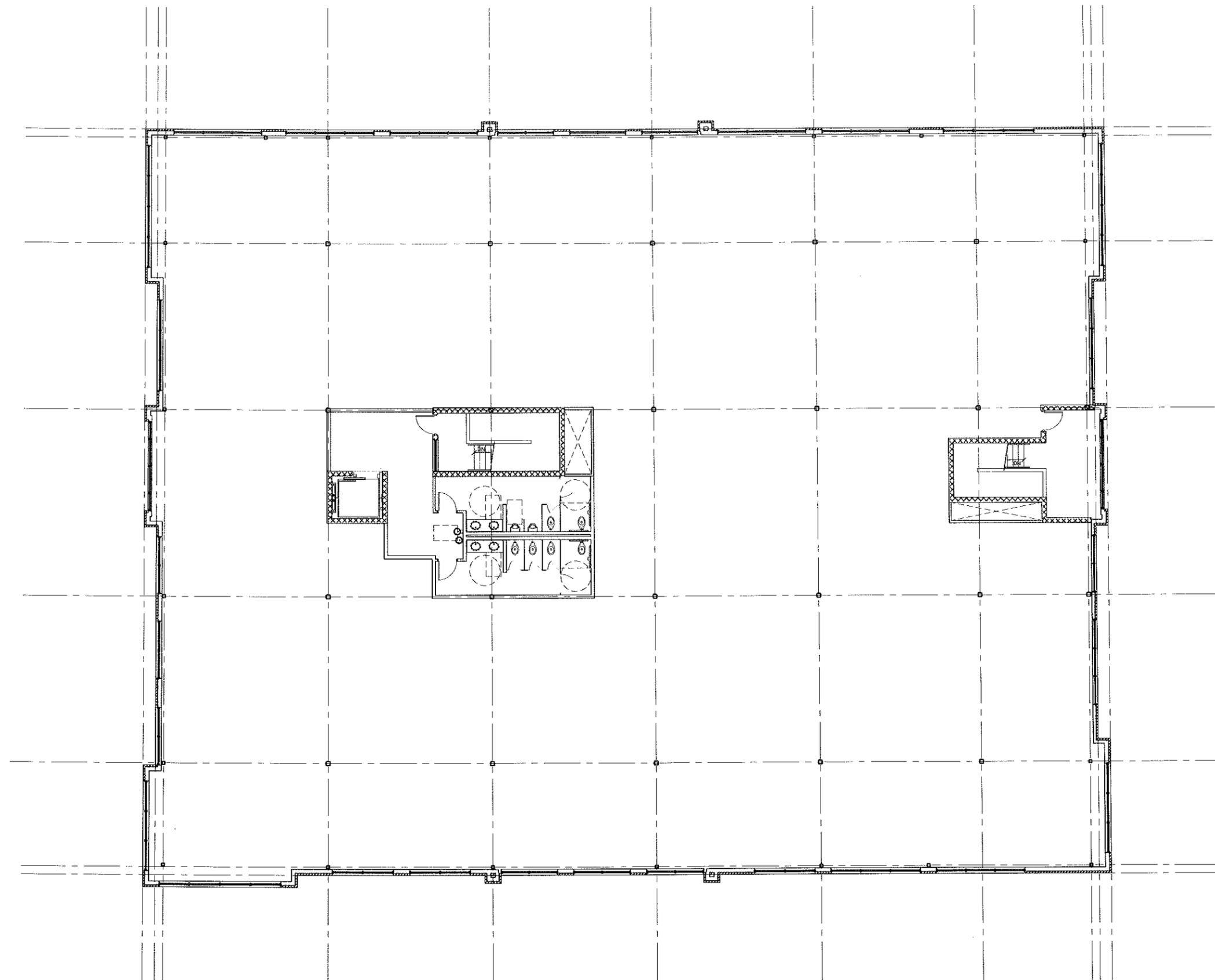
Schematic Design Phase:
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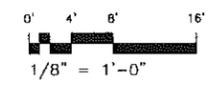
PROJECT #: 20130230
SHEET NUMBER

A202

15-01-2015



1 THIRD FLOOR PLAN
 A203 SCALE: 1/8" = 1'-0"



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ISSUE DATES:
 PLAN COMMISSION: 8-18-15

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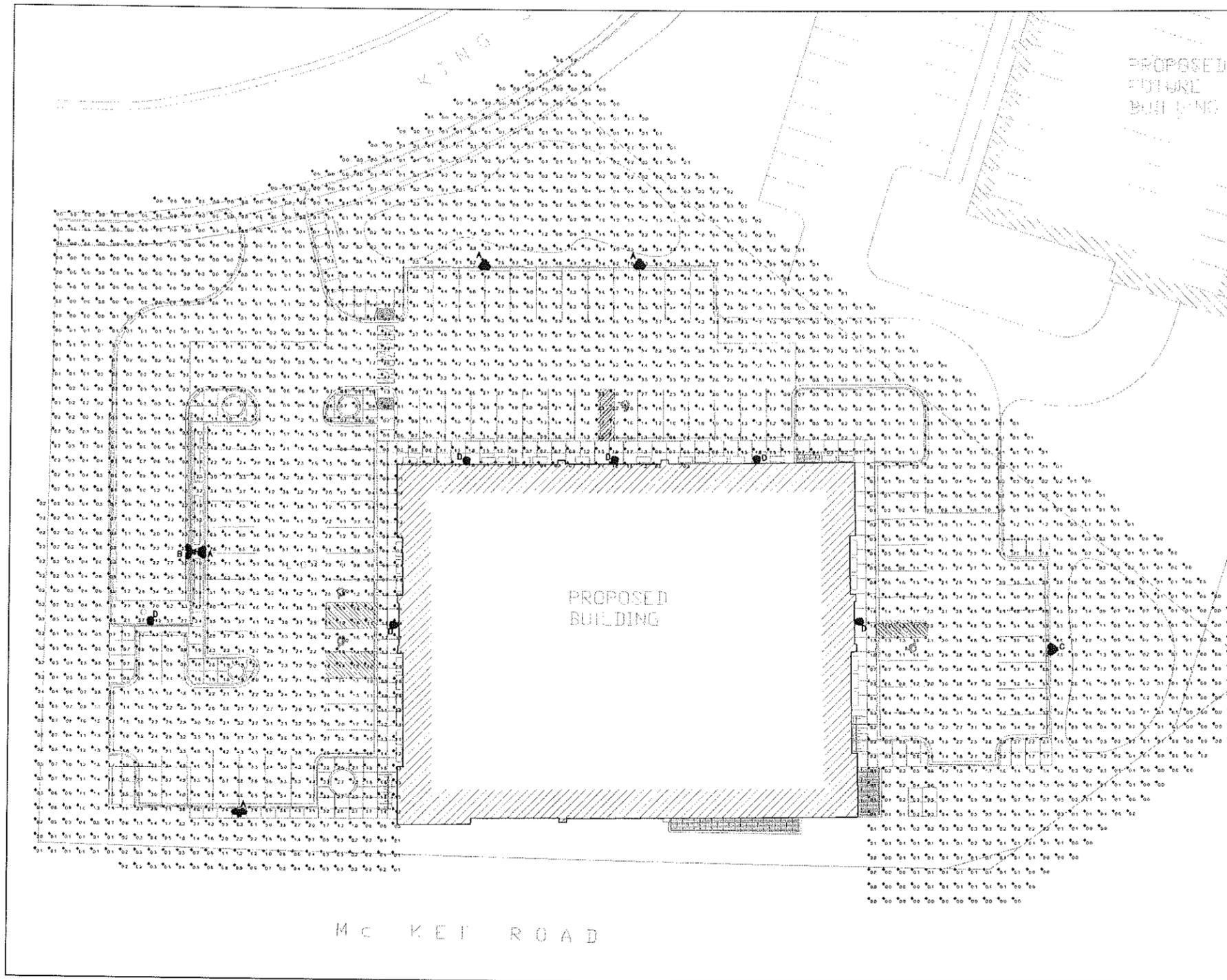
Schematic Design Phase:

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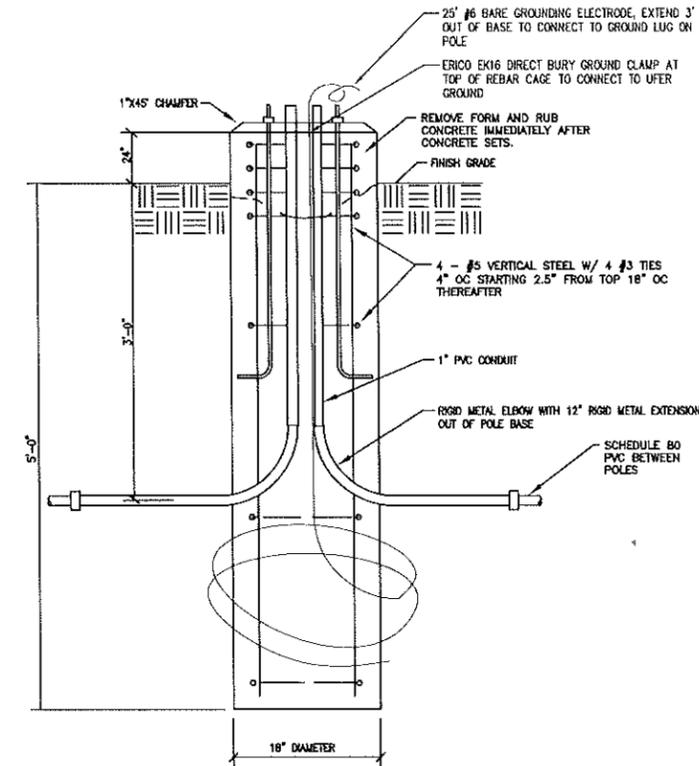
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PROJECT #: 20130230
 SHEET NUMBER

A203



1 SITE LIGHTING PHOTOMETRICS
E100 SCALE: 1" = 20'-0"



2 POLE BASE DETAIL
E100 SCALE: NOT TO SCALE

EXTERIOR LIGHTING POWER CALCULATION												
BUILDING TYPE: OFFICE ZONE: 3												
Description	Code	Area (SF)	Length (LF)	Allowable (W)	Light Fixtures							
					ID	# Fixtures	Watts /Fixture	Total Watts	ID	# Fixtures	Watts /Fixture	Total Watts
PARKING LOT & DRIVES	0.1000	W/SF	35,828	3583	A	4	227	908	B	1	35	35
MAIN ENTRY	6	W/LF	6	36	C	1	227	227	D	5	12	60
OTHER DOORS	12	W/LF	45	540		0	0	0		0	0	0
SIDEWALK	0.8	W/LF	568	454								
PLAZA	0.16	W/SF	385	62								
TOTALS		LIGHTING ALLOWANCE		4675		DESIGN TOTAL	1230					
		4675	>	1230	EXTERIOR COMPLIES WITH THE ENERGY CODE							

LIGHT FIXTURE SCHEDULE								
ID	Description	Size	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
A	LED POST MOUNTED AREA LIGHT ON CONCRETE BASE	40"x15"	LITHONIA	DSX2 LED BOC 700 40K TFM HVOLT SPA HS DNAXD	120	LED, 4000K, 227W, 18,071L	20" SQUARE ALUMINUM POLE, LITHONIA SSA 28C DN19S TFC DM	FIXTURE & POLE COLOR: NATURAL ALUMINUM
B	LED POST MOUNTED AREA LIGHT ON CONCRETE BASE	40"x15"	LITHONIA	DSX0 LED 20C 530 40K T3S HVOLT DNAXD	120	LED, 4000K, 35W, 8,604L	20" SQUARE ALUMINUM POLE, LITHONIA SSA 28C DN19S TFC DM	FIXTURE & POLE COLOR: NATURAL ALUMINUM
C	LED POST MOUNTED AREA LIGHT ON CONCRETE BASE	40"x15"	LITHONIA	DSX2 LED 100C 700 40K T3M HVOLT HS DNAXD	120	LED, 4000K, 227W, 23088L	20" SQUARE ALUMINUM POLE, LITHONIA SSA 28C DN19S TFC DM	FIXTURE & POLE COLOR: NATURAL ALUMINUM
D	LED WALL MOUNTED AREA LIGHT	39"x5.5"x7.5"	RAB	SUN12	120	LED, 4000K, 12W, 1,372L	WALL, SEE BUILDING ELEVATIONS	CUSTOM COLOR: NATURAL ALUMINUM

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MADISON, WI 53719

ISSUE DATES:
PLAN COMMISSION: 8-18-15

RFISI DATE:

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **August 25, 2015**
 Date to Report Back: **September 22, 2015**

Ordinance Number: 2015-O-XX
 Resolution Number:

Sponsored by: Mayor

Drafted by: Planning / Zoning

TITLE: Rezone Request, RZ-2077-15, by Bob Sieger, Agent for Crespt LLC, to Rezone from the A-T (Transitional Agriculture) and R-M (Residential – Medium Density) Districts to the R-H (Residential – High Density) and P-R (Park & Recreation) Districts, Property Along Anderberg Drive, Associated with 3046 & 3048 Anderberg Drive and a Possible Conditional Use Permit to Allow for More than Two Multi-Family Buildings per Lot

Background: Applicant is requesting approval to rezone property along Anderberg Drive. There are four parcels associated with the project; the northern 3 parcels are proposed to be rezoned to R-H (Residential – High Density) to allow for 12 dwelling units in 3 buildings; the southern parcel is proposed to be rezoned to P-R (Park & Recreation). While there are three parcels for the multi-family development, parcel B is proposed to contain a portion of all three buildings and may require a conditional use permit.

Note: A Comprehensive Plan Amendment on these parcels is before the Council for action on August 25, 2015. This request follows this amendment.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	Sept. 15, 2015	
2				

Amendments:

 <p>Fitchburg THE CITY OF</p>	<p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)</p>	<h2 style="text-align: center;">REZONING APPLICATION</h2>
---	---	---

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

1. Location of Property/Street Address: Anderburg Dr.

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

See Attached,

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

2. Proposed Use of Property - Explanation of Request:

12 Unit Apartment Project

3. Proposed Development Schedule: Fall 2015

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

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

Type of Residential Development (If Applicable): Affordable/Designer Units

Total Dwelling Units Proposed: 12 No. Of Parking Stalls: 31

Type of Non-residential Development (If Applicable): _____

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

Floor Area: 14,976 No. Of Parking Stalls: _____

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Under Contract w/ Cresp LLC

Address: 73 White oak Ln. Phone No: 608 347 7322

Contact Person: Bob Sieger

Email: siegerarchitects@sbcglobal.net

Address: _____ Phone No: _____

Respectfully Submitted By: [Signature] Phone No: _____
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: 8/12/15 Publish: _____ and _____

Ordinance Section No. _____ Fee Paid: \$580.00

Permit Request No. RZ-2077-15

EXHIBIT A

Commitment No.: 115030060

Parcel A:

Part of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Beginning in the centerline of U.S. Highway 13 which is 1599.6 feet Southeasterly from intersection of centerline with North line of section extended; thence North 67°15' East, 17.8 feet to the point of beginning; thence North 23°51' East, 84.2 feet; thence North 68°38' East, 137.9 feet; thence South 16°03' East to a point North 67°15' East, 200 feet from the point of beginning; thence South 67°15' West, 200 feet to the point of beginning.

Parcel B:

Part of the fractional Northwest 1/4 of the Northwest 1/4 of Section 1, Township 6 North, Range 9 East, (Township of Fitchburg), now in the City of Fitchburg, Dane County, Wisconsin, described as follows: Beginning at a point in the center of U.S. Highway 13 which is 1599.65 feet Southeasterly from the point of intersection of said center line of said U.S. Highway 13 with North line of said Section 1 extended; thence South 29°06' East, 97.1 feet along said center line; thence North 67°15' East, 178 feet to the center of an old highway; thence North 16°03' West, 96.8 feet along the center line of said highway; thence South 67°15' West, 200 feet to the place of beginning.

Parcel C:

Part of the West 1/2 of the Northwest 1/4 of Section 1, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin, and which is more particularly described as follows: Commencing at the intersection of the North line of Section 2, Township of Fitchburg, and the center line of U.S. Highway 14; thence Southeasterly along said center line of highway, 1696.75 feet to the point of beginning of this description; thence North 66°25' East, 178.5 feet to the center line of an old road; thence South 15°16' East along said center line of old road, 120.2 feet; thence Westerly to a point in the center line of U.S. Highways 13 and 14, that is North 29°06' West, 350 feet from the center of the Concrete Bridge spanning Nine Springs Drainage Ditch; thence North 29°06' West along said center line of highway, 98.7 feet to the point of beginning.

Parcel D:

Part of the West 1/2 of the Northwest 1/4 of Section 1, Township 6 North, Range 9 East, (Township of Fitchburg), now in the City of Fitchburg, Dane County, Wisconsin: Commencing at the centerline of highway at a point, which is 2170 feet South from the North line of the Township of Fitchburg; thence North 0°41' East, 202.4 feet along center line of old road; thence North 11°23' West, 147.6 feet along the center line of old road; thence Westerly 150 feet to the center of U.S. Highways 13 and 14; thence Southeasterly 350 feet along the centerline of said U.S. Highways 13 and 14 to the point of beginning.

This commitment is invalid unless the insuring provisions and Schedules A and B are attached.
First American Title Insurance Company

BUILDING INFORMATION:

DESCRIPTION: (1) 4-UNIT APARTMENT BUILDING "A"
 (1) 4-UNIT APARTMENT BUILDING "B"
 (1) 4-UNIT APARTMENT BUILDING "C"

SITE AREA: 41,406 sq. ft.

UNIT AREA: BUILDING "A-B-C" (each unit-2 Bedroom)
 1st flr= (w/ garage) 575 SF 2nd flr= 672 sq. ft = 1480

TOTAL ENCLOSED SF Units = 14,976 sq. ft.

OCCUPANCY CLASSIFICATION: Residential, R-2

CLASS OF CONSTRUCTION: Type VB

BUILDING HEIGHT: 22'-9"

FIRE PROTECTION: Building shall have smoke detectors and fire alarms per governing code. Life safety per 2000 NFPA 101 life safety code. SPRINKLERS PER NFPA 13R

SITE INFORMATION

Residential Multifamily

41,406 sq.ft SITE AREA .

(12) 2-BEDROOM- 672 sf
 (EXCLUDING GARAGE)
 (12) 2 CAR GARAGE - 576 SF

12 UNITS (24 BED ROOMS)
 576 SF/UNIT FOOTPRINT-2BEDF.

TOTAL: 6,912 sq.ft. = 16.6% SITE COVERAGE

PERVIOUS AREA: 29650 sq.ft. (71.7%)

IMPERVIOUS AREA: 11,756 sq.ft. (28.3%)

IMPERVIOUS AREA:

STAINED CONC = 3330 SF
 CONC PARKING = 1334 SF
 DUMPSTER PAD = 180 SF
 BLDG FOOTPRINT = 6912 SF
TOTAL 11,756 sq ft

PARKING STALLS

GARAGES = 24 STALLS
 ON SITE = 7 STALL (1 ADA)

LOT A = 7191 SF
 LOT B = 12,147 SF
 LOT C = 11,063 SF
 LOT D = 11,000 SF (TO BE PARK LAND)

PROJECT

12 UNIT E-WAY VIEW APARTMENTS

ANDERBERG DRIVE
 FITCHBURG, WI

DEVELOPER/OWNER
SALiving
 P.O Box 45724
 Madison, WI 53744

Phone: 608 274-3121
 email: siegerarchitects@sbcglobal.net

ARCHITECT

SiegerARCHITECTS

73 White Oaks Ln
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 Bob Sieger

PROJECT #
 1510

**CITY OF FITCHBURG
 PLANNING COMMISSION
 REZONING REQUEST**

AUGUST 18, 14, 2015

SHEET INDEX

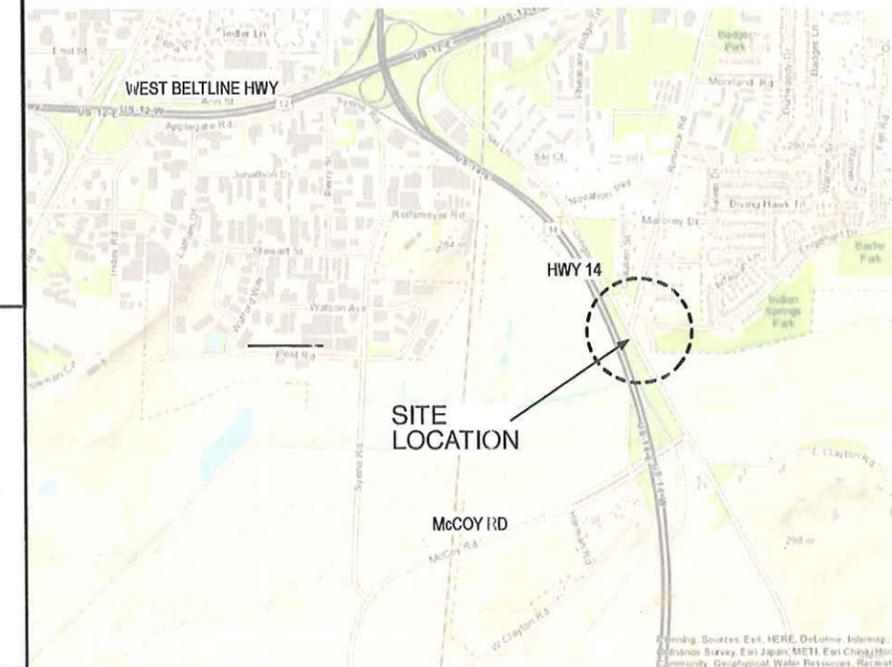
- C1.0 Existing Site Survey (JSD Engr.)
- C1.0a Existing Site Aerial Photo
- C1.0b Existing Site Photos
- C1.0 Existing Site w/ Multi Family setbacks
- C1.1 Proposed Site Plan
- C1.4 Grading - Utility Concept -

- C1.5 Landscaping Plan
- C1.6 Lighting Plan

- C2.1 Architectural Site Details
- C2.2 Landscape Details

- A1.1 Unit Floor Plans
- A4.1 Front / Side / Rear Elevations

Attached lighting cut sheets





202379
 202387379
 387
 202395
 395
 202402
 402
 202410
 410

227229 227112 227005 226891 226784 227336

287156

288753

288959

288002 288100

ENGLEHART DR

ANDERBERG DR

288208

205993

existing mature trees
 cover average 30'

288306

200951

OPEN LANDS - EWAY

288502

D

290508

existing mature trees
 protect

181002

USH 14

CTH MM Oregon Road

295003

EXISTING CREEK

Parsons Group | Architectural | Recreation | Planning | Urban Design

Parsons Group | Architectural | Recreation | Planning | Urban Design

 73 WHITE OAKS L'1 Phone: 608.347.7332 siegerarchitects@siegelglobal.net	project ARIAL PHOTO Fitchburg 6 Unit Anderberg & Oregon Rd Fitchburg, WI	C1.0a 8.18.15
	client SALIVING LLC Group P.O. Box 45724 Madison, WI 53744	
	architect SIEGEL ARCHITECTS ARCHITECTURE	
	location Madison, WI 53711	



VIEW SOUTH FROM ENGLEHART STREET



VIEW SOUTH TO CREEK



VIEW EAST TO PARK AND E-WAY



VIEW NORTH ALONG ANDERBERG


SIEGER ARCHITECTS
 ARCHITECTURE
 73 WHITE OAKS LN Madison, WI 53711
 Phone: 608.347.7332
 siegerarchite@sbccglobal.net

SITE PHOTO		C1.0b
Project	Fitchburg 6 Unit Anderberg & Oregon Rd Fitchburg, WI	
Owner	Living LLC Group P.O. Box 45724 Madison, WI 53744	8.16.16

JLL ADDITION TO
INDIAN SPRINGS

SITE INFORMATION

LOT A = 7191 SF
 LOT B = 12,147 SF
 LOT C = 11,068 SF
 LOT D = 11,000 SF (TO BE PARK LAND)

Residential Multifamily

41,406 sq.ft SITE AREA
 (12) 2-BEDROOM - 672 sf
 (EXCLUDING GARAGE)
 (12) 2 CAR GARAGE - 576 SF

12 UNITS (24 BED ROOMS)
 576 SF/UNIT FOOTPRINT-2BEDR

TOTAL: 6,912 sq.ft. = 16.6% SITE COVERAGE

PERVIOUS AREA: 29650 sq.ft (71.7%)

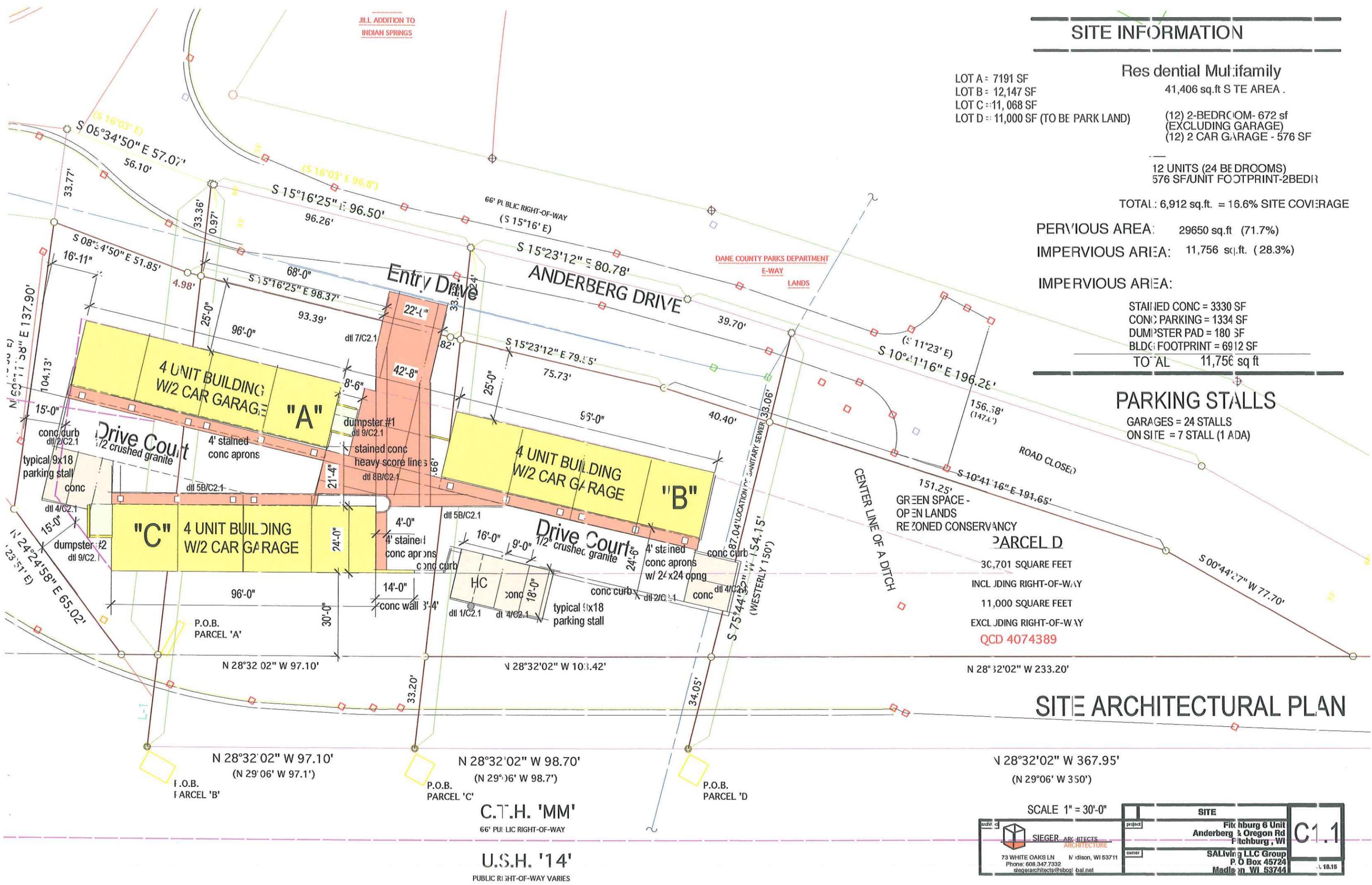
IMPERVIOUS AREA: 11,756 sq.ft. (28.3%)

IMPERVIOUS AREA:

STAINED CONC = 3330 SF
 CONC PARKING = 1334 SF
 DUMPSTER PAD = 180 SF
 BLDG FOOTPRINT = 6912 SF
TOTAL 11,756 sq ft

PARKING STALLS

GARAGES = 24 STALLS
 ON SITE = 7 STALL (1 ADA)



PARCEL D
 30,701 SQUARE FEET
 INCLUDING RIGHT-OF-WAY
 11,000 SQUARE FEET
 EXCLUDING RIGHT-OF-WAY
QCD 4074389

SITE ARCHITECTURAL PLAN

SCALE 1" = 30'-0"
 N 28°32'02" W 367.95'
 (N 29°06' W 350')

<p>SIEGER ARCHITECTS ARCHITECTURE 73 WHITE OAKS LN Madison, WI 53711 Phone: 608.347.7332 siegerarchitects@sbcglobal.net</p>	<p>SITE</p> <p>Project: Fitchburg 6 Unit Anderberg & Oregon Rd Fitchburg, WI</p>	<p>C1.1</p>
	<p>owner: SALIVING LLC Group P.O. Box 45724 Madison, WI 53744</p>	

C.T.H. 'MM'
 66' PUBLIC RIGHT-OF-WAY
U.S.H. '14'
 PUBLIC RIGHT-OF-WAY VARIES

SITE INFORMATION

LOT A = 7191 SF
 LOT B = 12,147 SF
 LOT C = 11,068 SF
 LOT D = 11,000 SF (TO BE PARK LAND)

Residential Multifamily

41,406 sq.ft SITE AREA

(12) 2-BEDROOM - 672 sf
 (EXCLUDING GARAGE)
 (12) 2 CAR GARAGE - 576 SF

12 UNITS (24 BEDROOMS)
 576 SF/UNIT FOOTPRINT-2BED 2BATH

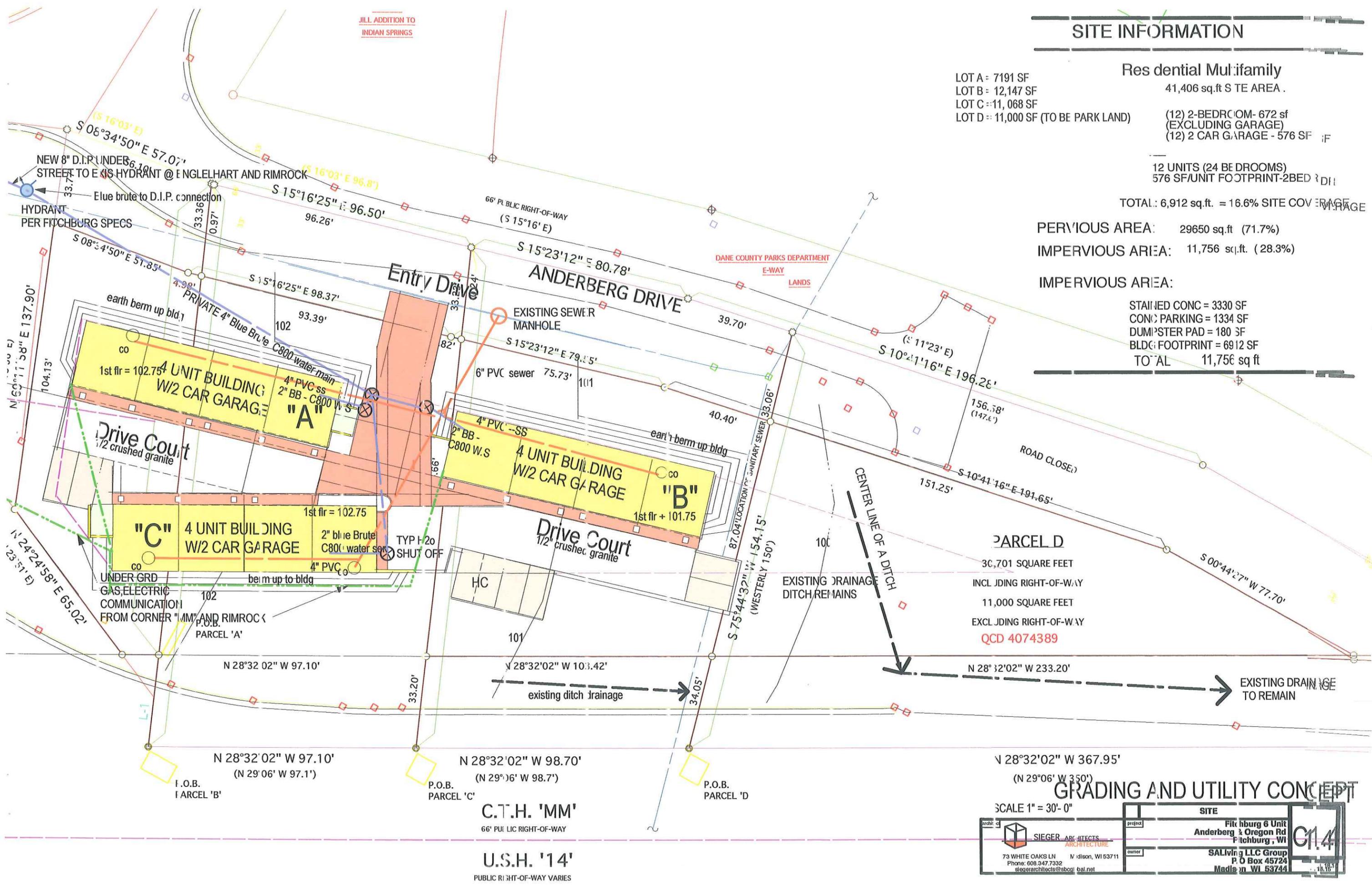
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PARCEL D
 30,701 SQUARE FEET
 INCLUDING RIGHT-OF-WAY
 11,000 SQUARE FEET
 EXCLUDING RIGHT-OF-WAY
QCD 4074389

EXISTING DRAINAGE TO REMAIN
 CENTER LINE OF A DITCH
 EXISTING DRAINAGE TO REMAIN

GRADING AND UTILITY CONCEPT

SCALE 1" = 30'-0"

SIEGER ARCHITECTS ARCHITECTURE 73 WHITE OAKS LN MADISON, WI 53711 Phone: 608.347.7332 siegerarchitects@siegel.net	project Fitchburg 6 Unit Anderberg & Oregon Rd Fitchburg, WI
	owner SALIVING LLC Group P.O. Box 45724 Madison, WI 53744

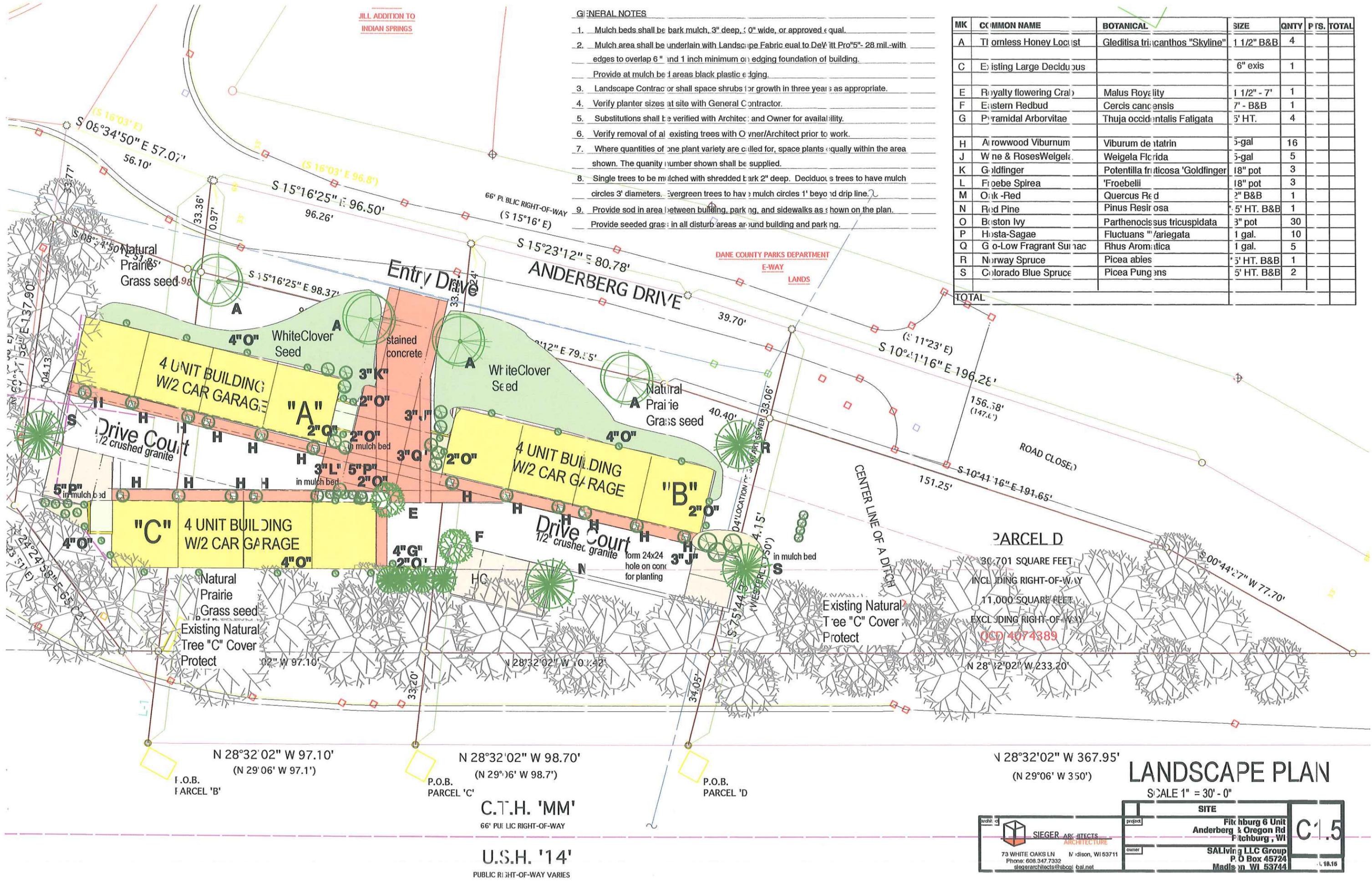
C.T.H. 'MM'
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 U.S.H. '14'
 PUBLIC RIGHT-OF-WAY VARIES

JLL ADDITION TO
INDIAN SPRINGS

GENERAL NOTES

- Mulch beds shall be bark mulch, 3" deep, 4' 0" wide, or approved equal.
- Mulch area shall be underlain with Landscape Fabric equal to DeWitt Pro 5" - 28 mil. with edges to overlap 6" and 1 inch minimum on edging foundation of building. Provide mulch bed areas black plastic edging.
- Landscape Contractor shall space shrubs for growth in three years as appropriate.
- Verify planter sizes at site with General Contractor.
- Substitutions shall be verified with Architect and Owner for availability.
- Verify removal of all existing trees with Owner/Architect prior to work.
- Where quantities of one plant variety are called for, space plants equally within the area shown. The quantity number shown shall be supplied.
- Single trees to be mulched with shredded bark 2" deep. Deciduous trees to have mulch circles 3' diameters. Evergreen trees to have mulch circles 1' beyond drip line.
- Provide sod in area between building, parking, and sidewalks as shown on the plan. Provide seeded grass in all disturb areas around building and parking.

MK	COMMON NAME	BOTANICAL	SIZE	QNTY	PTS.	TOTAL
A	Trimless Honey Locust	Gleditsia triacanthos "Skyline"	1 1/2" B&B	4		
C	Existing Large Deciduous		6" exis	1		
E	Royalty flowering Crab	Malus Royalty	1 1/2" - 7'	1		
F	Eastern Redbud	Cercis canadensis	7' - B&B	1		
G	Pyramidal Arborvitae	Thuja occidentalis Fatigata	5' HT.	4		
H	Arrowwood Viburnum	Viburnum dentatum	5-gal	16		
J	Wine & Roses Weigela	Weigela Florida	5-gal	5		
K	Goldfinger	Potentilla fruticosa 'Goldfinger'	18" pot	3		
L	Froebel Spirea	'Froebellii'	18" pot	3		
M	Oak - Red	Quercus Red	2" B&B	1		
N	Red Pine	Pinus Resinosa	5' HT. B&B	1		
O	Boston Ivy	Parthenocissus tricuspidata	3" pot	30		
P	Hosta-Sageae	Fluctuans 'variegata'	1 gal.	10		
Q	Go-Low Fragrant Sumac	Rhus Aromatica	1 gal.	5		
R	Norway Spruce	Picea abies	5' HT. B&B	1		
S	Colorado Blue Spruce	Picea Pungens	5' HT. B&B	2		
TOTAL						



PARCEL D
30,701 SQUARE FEET
INCLUDING RIGHT-OF-WAY
11,000 SQUARE FEET
EXCLUDING RIGHT-OF-WAY
OSD 4074389

LANDSCAPE PLAN
SCALE 1" = 30' - 0"

N 28°32'02" W 97.10'
(N 29°06' W 97.1')

F.O.B. PARCEL 'B'

N 28°32'02" W 98.70'
(N 29°06' W 98.7')

P.O.B. PARCEL 'C'

N 28°32'02" W 367.95'
(N 29°06' W 350')

P.O.B. PARCEL 'D'

C.T.H. 'MM'
66' PUBLIC RIGHT-OF-WAY

U.S.H. '14'
PUBLIC RIGHT-OF-WAY VARIES

 73 WHITE OAKS LN Phone: 608.347.7332 siegerarchitects@sbcglobal.net	project Fitchburg 6 Unit Anderberg & Oregon Rd Fitchburg, WI	C1.5
	owner SALiving LLC Group P.O. Box 45724 Madison WI 53744	

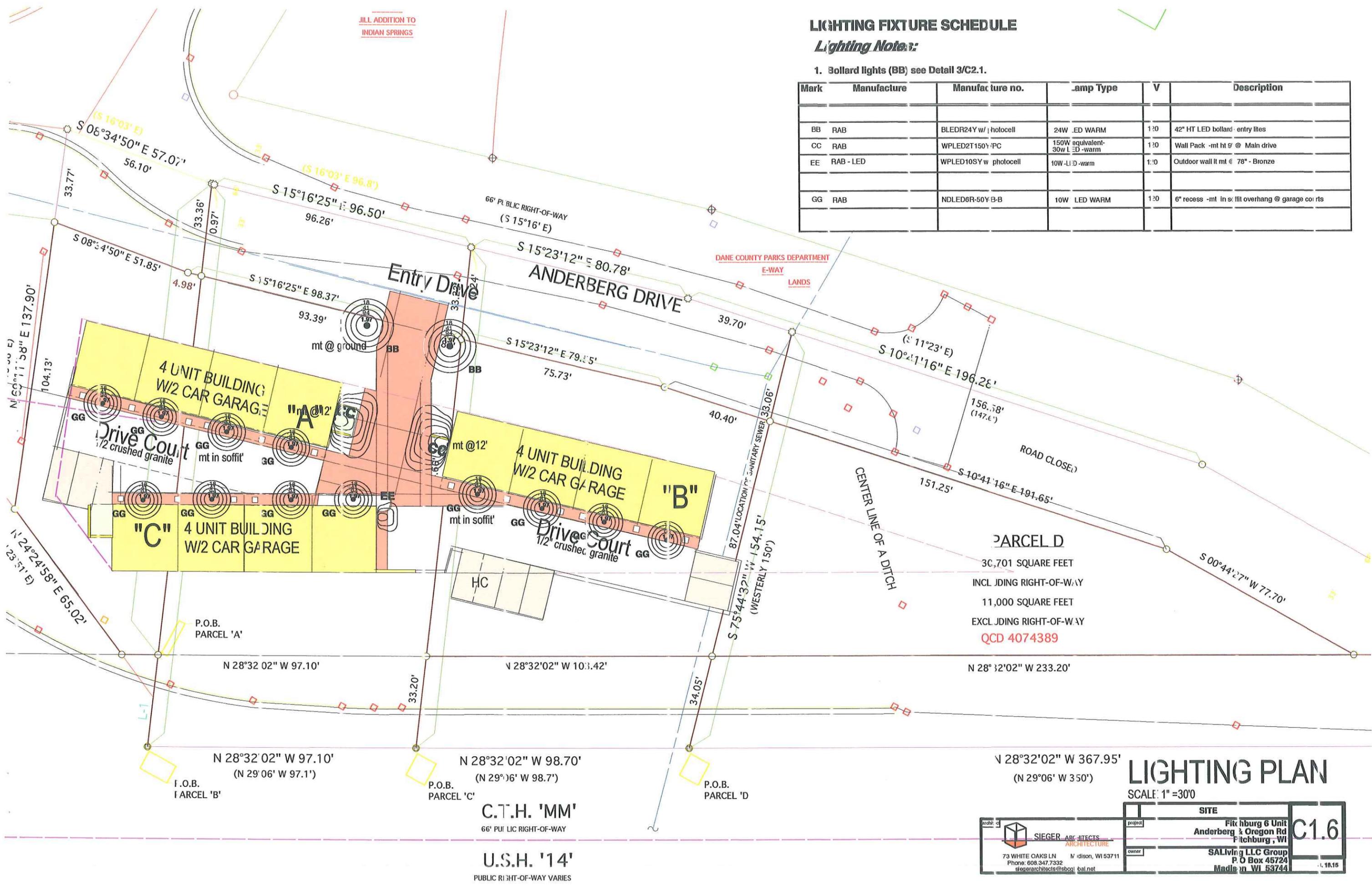
JILL ADDITION TO
INDIAN SPRINGS

LIGHTING FIXTURE SCHEDULE

Lighting Note:

1. Bollard lights (BB) see Detail 3/C2.1.

Mark	Manufacture	Manufacture no.	amp Type	V	Description
BB	RAB	BLED24Y w/ photocell	24W LED WARM	120	42" HT LED bollard - entry lites
CC	RAB	WPLED2T150Y-PC	150W equivalent-30w LED-warm	120	Wall Pack -mt ht 9' @ Main drive
EE	RAB - LED	WPLED10SY w photocell	10W LED-warm	120	Outdoor wall lites mt @ 78" - Bronze
GG	RAB	NDLED6R-50Y-B-B	10W LED WARM	120	6" recess -mt in soffit overhang @ garage coor ts



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QCD 4074389

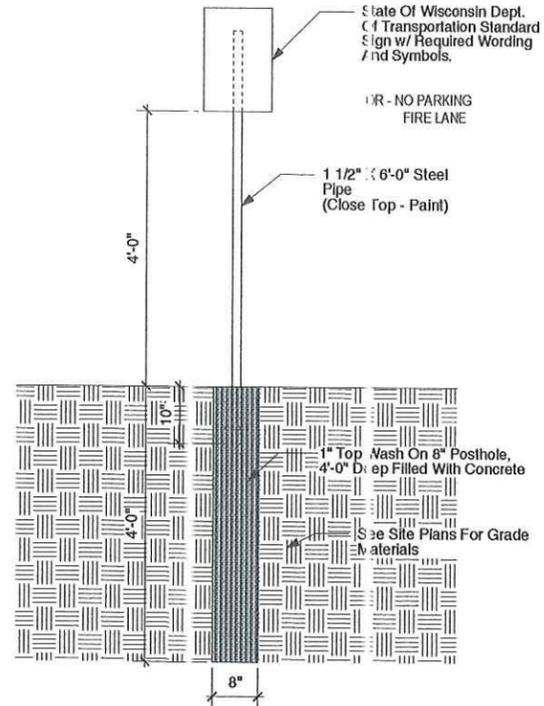
LIGHTING PLAN

SCALE: 1" = 30'

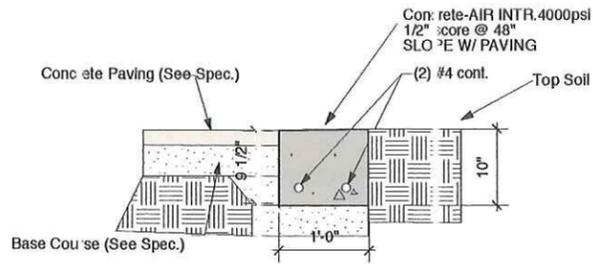
C.T.H. 'MM'
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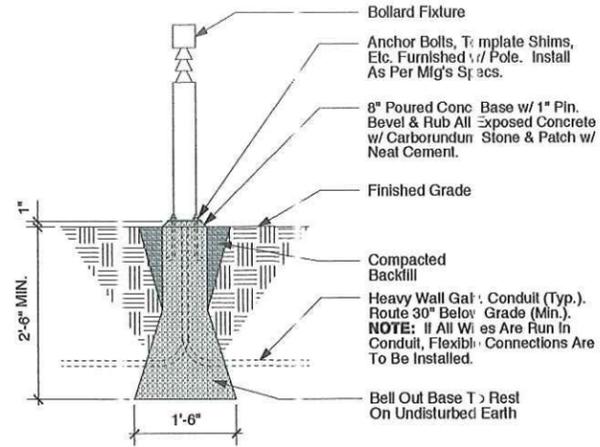
<p>SIEGER ARCHITECTS ARCHITECTURE 73 WHITE OAKS LN MADISON, WI 53711 Phone: 608.347.7332 siegerarchitects@ebconline.com</p>	<p>project</p> <p>Fitchburg 6 Unit Anderberg & Oregon Rd Fitchburg, WI</p>	<p>C1.6</p>
	<p>owner</p> <p>SALiving LLC Group P. O. Box 45724 Madison, WI 53744</p>	



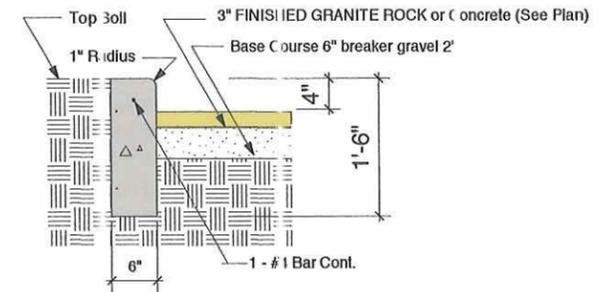
1 HANDICAP PARKING SIGN TYPICAL - "NO PARKING" SIGN
Scale: 1" = 1'-0"



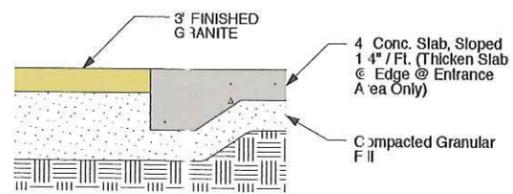
2 CURB DETAIL
Scale: 1" = 1'-0"



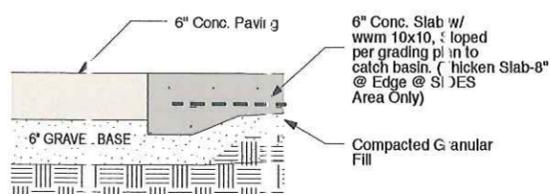
3 BOLLARD BASE
Scale: 3/4" = 1'-0"



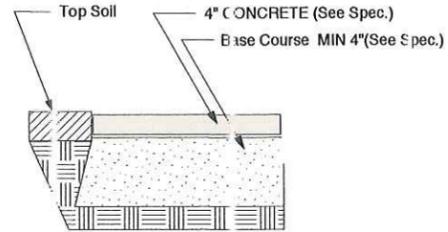
4 CURB
Scale: 1" = 1'-0"



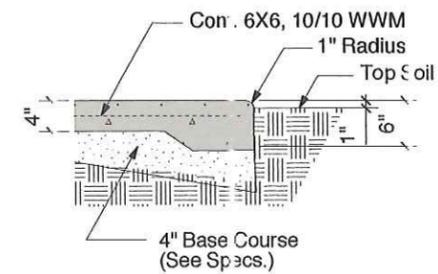
5 CONCRETE WALK EDGE DETAIL
Scale: 1" = 1'-0"



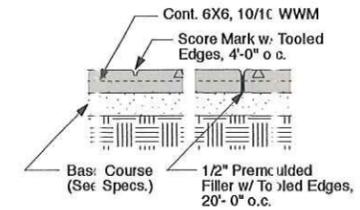
6 CONCRETE EDGE @ DUMPSTER APRON
Scale: 1" = 1'-0"



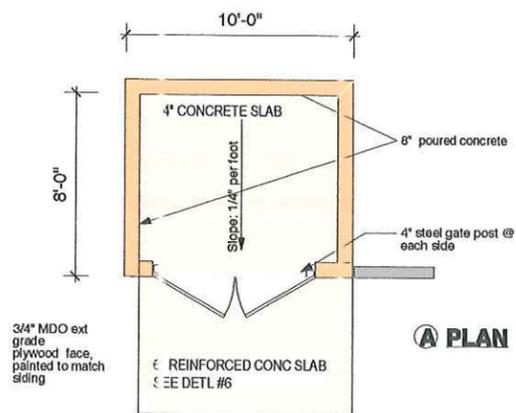
7 PAVEMENT @ GRASS
Scale: 1" = 1'-0"



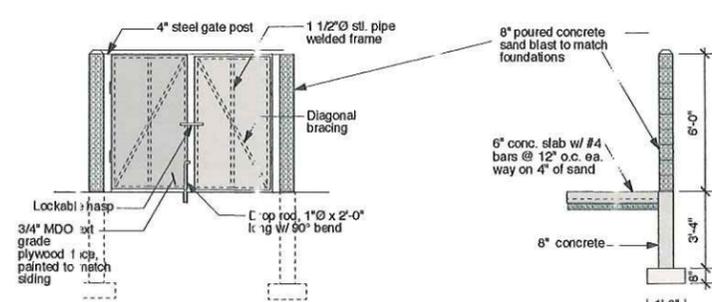
8A WALK & LAWN
Scale: 3/4" = 1'-0"



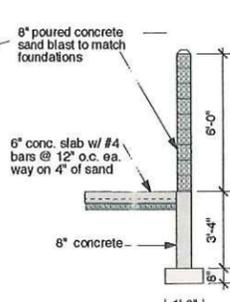
8B WALK JOINT
Scale: 3/4" = 1'-0"



A PLAN



B ELEVATION



C SECTION

9 TRASH ENCLOSURE
Scale: 1/4" = 1'-0"

architect SIEGER ARCHITECTS ARCHITECTURE 73 WHITE OAKS LN Madison, WI 53711 Phone: 608.47.7332 siegerarchitects@sbcglobal.net		project Fitchburg 6 Unit Alderberg & Oregon Rd Fitchburg, WI		C2.1 8.18.15
owner SALVING LLC Group P.O. Box 4572 Madison WI 53741		SITE PLAN DETAILS		

Plan Specifications

General Information

is hereinafter referred to as the Owner and may be represented by an approved representative. Sieger Architecture hereinafter referred to as the Landscape Architect.

The Contractor signing this Agreement, or his duly appointed representative is hereinafter referred to as the Contractor.

Bidding is based on sheets and specifications.

The competency and responsibility of Bidders will be considered in making the award. The Owner reserves the right to reject any or all bids, and to waive informality in bids received.

Responsibilities of Contractor

Laws and Ordinances: The Contractor and all Subcontractors shall bind themselves to comply with all laws and ordinances and requirements of all authorities having jurisdiction over this property, and shall protect the owners from damage arising from violation thereof.

The Contractor shall give his personal supervision to the work, and have a responsible superintendent continuously on the job to act for him.

Terms of payment will be as established by the Owner.

Public liability and property damage insurance will be as determined by the Owner.

Approval and Rejection of Materials

Approval: The selection of all materials and execution of all operations required under these drawings and specifications are subject to approval of the Landscape Architect or Owner.

Rejection: The Landscape Architect or Owner shall have the right to reject all material and all work which in his opinion does not meet the requirements of the drawings and specifications at any stage of the operation. All rejected material shall be removed by the Contractor at his directed.

Lay out

The Contractor shall layout his work and set necessary markers and stakes, and be responsible for the corrections. The Landscape Architect, or Owner, reserves the right to relocate shrubs and trees from positions on the plans prior to planting. The Contractor shall notify the Landscape Architect, Owner at least three (3) days in advance that the locations are staked and ready for approval prior to planting.

Extra or Omitted Work

When no new or unforeseen items are anticipated, they shall be classed as extra work; if they cannot be covered by any of the specifications or drawings. The Contractor shall submit detailed price for any extras to the Landscape Architect, and shall perform extras upon written acceptance from the Owner or Landscape Architect. In the absence of such written order, he shall not be entitled to payment for such extra work. All bids for extra work shall be submitted monthly.

Changes in the Work

The Landscape Architect shall have authority to order minor changes in the work not involving an adjustment in the contract sum or an extension of the contract documents. Such changes may be effected by field order or by written order. Such changes shall be binding on the Owner and Contractor.

The Owner without invalidating the contract, may order changes in the work consisting of additions, deletions or other revisions, with the contract time being adjusted accordingly. All changes in the work shall be authorized by change order and shall be executed under the applicable conditions of the contract documents.

Landscape Architect's Status

The Landscape Architect is the agent of the Owner. He has authority to stop work whenever such stoppage may be necessary to insure the proper execution of the Contract.

The Landscape Architect is the interpreter of the conditions of the contract and the judge of its performance; he shall side neither with the Owner nor with the Contractor, but shall use his powers under the Contract to enforce its faithful performance by both.

Drawings and Specifications

Should there be anything shown on the drawings but not described in the specifications, or not shown on the drawings but described in specifications, the same shall be fully executed and carried out as if drawn, shown, or described in both. The Contractor is not to make any alterations or corrections on the drawings or in the specifications. Should any error appear, the same is to be referred to the Landscape Architect before the bids are submitted, or the work is commenced, or as otherwise specified herein.

Landscape contractor to verify all plant quantities prior to bid.

Excavation of Site

All contractors submitting proposals for this work shall first examine the site and all conditions at the site. All proposals shall take into consideration such conditions as may affect the work under this contract.

Measurements, Layouts and Levels

All trees and levels necessary for the location and erection of the landscape construction and for the excavation, filling, and grading work shall be established by the Contractor. The Contractor shall take his own measurements of the site, verifying it with the drawings, and shall be responsible for the proper fit of his portion of the completed work.

Extra changes or compensation will not be allowed on the account of differences between actual measurements and the dimensions shown on the drawings, but any such differences that may be found shall be submitted to the Landscape Architect for adjustment before proceeding with the work.

Substitution of Materials

The Contractor, before submitting his bid, shall locate all necessary materials as called for in the plans and specifications, and shall be assured of their availability for use on the job.

The Contractor bids shall be based upon providing the specified materials, processes, products, etc. identified in the specifications, and/or indicated on the drawings.

Substitutes will be permitted only upon admission of proof that specified plants are not obtainable, and with the authorization of the Landscape Architect. Written requests with nearest available size, and variety of plant, and price adjustment, are to be submitted to the Landscape Architect.

Supervision

The Landscape Architect will not engage in any way to superintend so as to relieve the Contractor of responsibility for the consequences of neglect or carelessness by him or his subordinates.

Scope

Perform all work required to complete the landscape installation including all labor, materials, services, and equipment necessary and described herein and shown on the accompanying drawings.

Applicable Standards

American Standard for Nursery Stock, latest edition.

American Horticultural Society Committee on Horticultural Nomenclature, edition of Standard Plant Names.

General Notes

All plants shall conform to the standards as given in Grades and Standards of Nursery Plants published by the A.A.N.

The Landscape Contractor is responsible for verification of all quantities. Any discrepancies shall be brought to the attention of the Landscape Architect; however, it is the Contractor's responsibility to provide all trees as shown on the plans, and plant beds so that each has the proper quantity of shrubs for the areas designated.

Proposed trees are to be located either completely in or completely out of the planting beds. Bedlines are not to be obstructed.

The Landscape Contractor is responsible for all staking and guying of trees.

Existing Trees & Areas Outside of Grading Limits

Trees and vegetation to be saved shall be protected from damage by a wood fence barricade prior to or during cleaning operations. Trees to be saved will be designated by the Owner. No trees are to be removed from areas outside the limits of grading from specifically designated or distributed areas within the construction area. If, in the opinion of the Landscape Architect, a contractor damages a tree not to be removed, the Contractor will be fined \$100.00 per caliper inch for each damaged tree. The Contractor will also be responsible for all costs in re-erecting the damaged tree from the site.

Water

Water will be available on the site at no expense to the Contractor. Hoses and other watering equipment required for the work shall be furnished by the Contractor at his expense.

Berms

The Contractor is responsible for the construction of all berms shown on the landscape planting plans or berm plans. Berms may be built of excavated soil from bed preparation and/or stockpile material should follow contour according to plans. If more material is necessary for berm construction, Contractor is responsible for additional material. All grades should be smooth slopes to allow for mowing without scalping lawn areas. Settling and refilling should be accomplished before planting grass, or other plant materials.

Clean-up

During the work, the premises are to be kept neat and orderly at all times. Storage areas for plants and other materials shall be so organized that they are neat and orderly. All trash including debris resulting from removing weeds or from planting areas, preparing beds, or planting plants shall be removed from the site daily as the work progresses. All walks and drives shall be kept clean by sweeping and/or hosing. Excavated soil may be distributed on the site as directed by the Owner.

Acceptance

Acceptance for all landscape work shall be given after final inspection by the Owner and/or Landscape Architect, provided the job is in a completed, undamaged condition, and there is grass (substantial coverage) in all grass areas. At this time, the Owner will assume maintenance on the accepted work. Acceptance of partial phases will be considered by the Owner.

Maintenance

The Contractor shall maintain all trees, shrubs, and groundcover under this Contract until acceptance, by watering, mowing, spraying, and replacing as necessary to keep plants in a healthy, vigorous condition, and shall rake bed areas as may be required to keep neat.

The Contractor shall maintain all grass areas under this Contract until acceptance by watering, mowing, spraying, etc. Occasional weeding may be required; however, it is anticipated that mowing will be sufficient to control weeds.

Cultivating: Shall consist of scarifying the two inches so lumps of soil are less than 2" diameter, and all weeds are removed.

Weeding: Shall consist of digging out all plant material other than the desired shrubs and groundcovers every two weeks. Weeding may be handled by herbicide spraying at the Contractor's expense if it is acceptable to all parties concerned.

Guarantee

All plants shall be guaranteed by the Contractor, for a twelve (12) month period after date of acceptance. The Contractor shall replace all dead materials and all materials not in a vigorous, thriving condition, as soon as weather permits and on notification by the Landscape Architect. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Landscape Architect shall be final.

Plants used for replacement shall be of the same kind and size as those originally planted, and shall be planted as originally specified. Replacements shall carry a twelve (12) month guarantee from date of replacement. Any damage, including runs in lawn and bed areas, incurred in making replacements shall be immediately repaired.

At the direction of the Landscape Architect, plants may be replaced at the start of next year's planting or digging season; but in such cases, dead plants shall be removed from the premises as soon as they are designated to be replaced.

The Owner agrees for the guarantee to be effective, it will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

To insure that proper maintenance is being performed by the Owner during the guarantee period, the Contractor shall:

1. Make at least one site inspection every month to ascertain any maintenance deficiencies.
2. Inform Owner's maintenance supervisor of any maintenance deficiencies.
3. Prepare written documentation of the site inspection, noting all deficiencies encountered, maintenance personnel who are made aware of deficiencies, suggested remedy methods, and any other pertinent comments on maintenance.
4. Submit this written documentation of the monthly inspection to the Landscape Architect as well as to the Owner.

The Above guarantee shall not apply where plants die after acceptance because of injury by storms, drowning from floods, hail, freeze insects, disease, injury by humans, machines or theft. These items are to be negotiated between the Owner and Contractor.

Plants (General)

Plant material shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly protected from the sun and from drying winds during transit. All plants that cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Ball of earth on B&B plants shall be kept covered with soil or other acceptable material. All plants remain property of the Contractor until final acceptance.

Plants shall be nursery grown, healthy, vigorous, bushy, well balanced, of normal habit of growth for the species, and shall be free from disease, insect eggs and larvae. They shall have crown and root ball sizes that meet or exceed the standards set forth in "Grades & Standards for Nursery Plants" by the A.A.N. The specified sizes shall be before pruning and plants shall be measured with their branches in normal position. Plants shall not be pruned prior to delivery, except upon special approval. All pruning of new trees and shrubs, as directed by the landscape Architect, shall be executed by the Contractor at no additional cost to the Owner.

Trees shall be healthy, vigorous, full-branched, single leader, well shaped, and shall meet the trunk diameter, height, and spread requirements of the plant list, and meet the standards of "Grades & Standards for Nursery Plants". Balls shall be firm, neat, slightly tapered and well burlapped. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be sized in accordance with the A.A.N. Standards.

All shrubs and groundcovers shall be of "specimen" quality, full and bushy to the ground, and of compact growth.

All plants shall be hardy under climatic conditions similar to those in locality of the project.

Should the Contractor encounter soil condition that is inhospitable to normal planting, it is his responsibility to modify the soil so that the plants will thrive. These modifications may include providing any extra soil as may be required for planting.

Tree & Shrub Planting

Plant deciduous trees: tree-pit 2'-0" greater in diameter than ball and at a height that assures proper drainage and vigorous growth. Plant evergreen trees in tree-pits 2'-0" greater in diameter than ball at a height for proper drainage and vigorous growth. Fill bottom of pit (to depth of root ball) with mixture of soil that shall be one (1) part existing soil, to one (1) part peat moss, to one (1) part clean sand. After settling the tree, the pit shall be backfilled with soil mix, then carefully settled by watering to prevent air pockets. Form a 4" water ring for each tree. Fertilize with Osmocote at the rate recommended by the manufacturer.

Plant shrubs in beds 6" larger than the root ball and at a height which assures proper drainage and vigorous growth. Backfill with soil mixture in the same proportions as for tree planting. Osmocote fertilizer shall be applied at the rate recommended by the manufacturer.

All plant beds plus an area three feet greater in diameter than the ball around each tree shall be mulched with 3" of clean organic mulch.

Groundcover / Seasonal Color

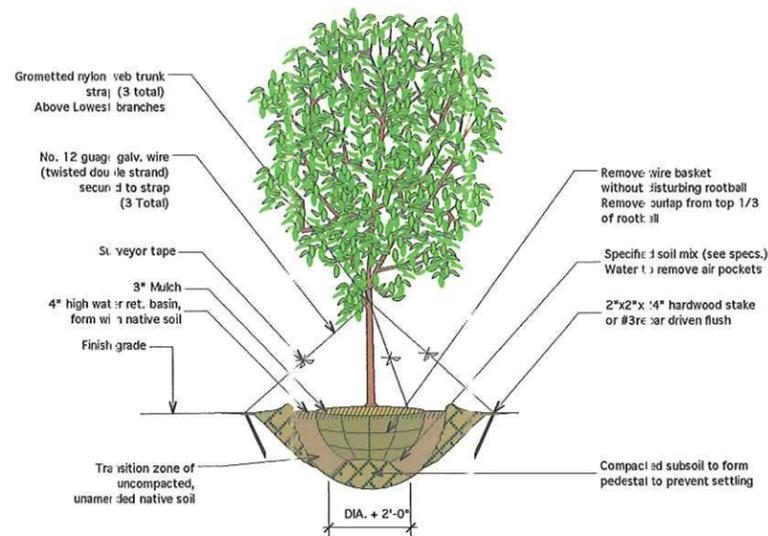
Groundcover beds shall be excavated to a depth of 6". Remove all stones, roots, hardpan, debris, etc. into-till excavated bed to a depth of 6". Add sufficient planting soil (1 part organic, 1 part sand, 2 part top soil) to raise entire bed 6" above original grade. Fertilize with Osmocote fertilizer at the rate of four pounds per 100 square feet. Add 1 lb. of bonemeal per 50 square feet, rake in top 2" of planting soil, rake smoothly. Mulch with 3" mini bark chips.

Grass Planting

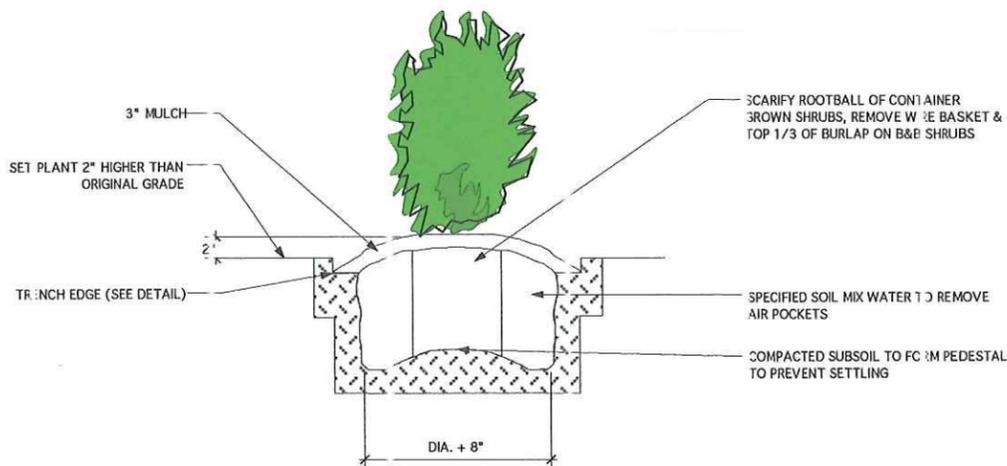
All areas to be sodded shall be raked to a depth of 2" below finished grade of seed or sod beds and raked smoothly. Areas next to sidewalks and curbs shall be graded down one inch below finish grade to allow for thickness of grass build-up. All grass areas shall be fertilized with a commercial fertilizer at the rate as recommended by grass seed supplier.

Sod areas will be planted with sod as indicated on the plans. All sod shall be placed closely so joints are flush between blocks. Sodded areas shall be rolled with a 200 pound roller, watered thoroughly and re-rolled.

Notes: Detail shown for 2 1/2" cal. & larger deciduous trees, 7" & larger evergreen trees, & multi-trunk trees. Contractor to remove all tree staking accessories at the end of the first year of maintenance. Plant trees at a depth which will ensure proper drainage and vigorous growth for individual soil conditions.



1 DECIDUOUS/ MULTI-TRUNK TREE PLANTING
ELEVATION NOT TO SCALE



2 SHRUB PLANTING
ELEVATION NOT TO SCALE

1501 Monroe St. Madison, WI 53711
Phone: 608.283.6100 Fax: 608.283.6101

SIEGER ARCHITECTURE

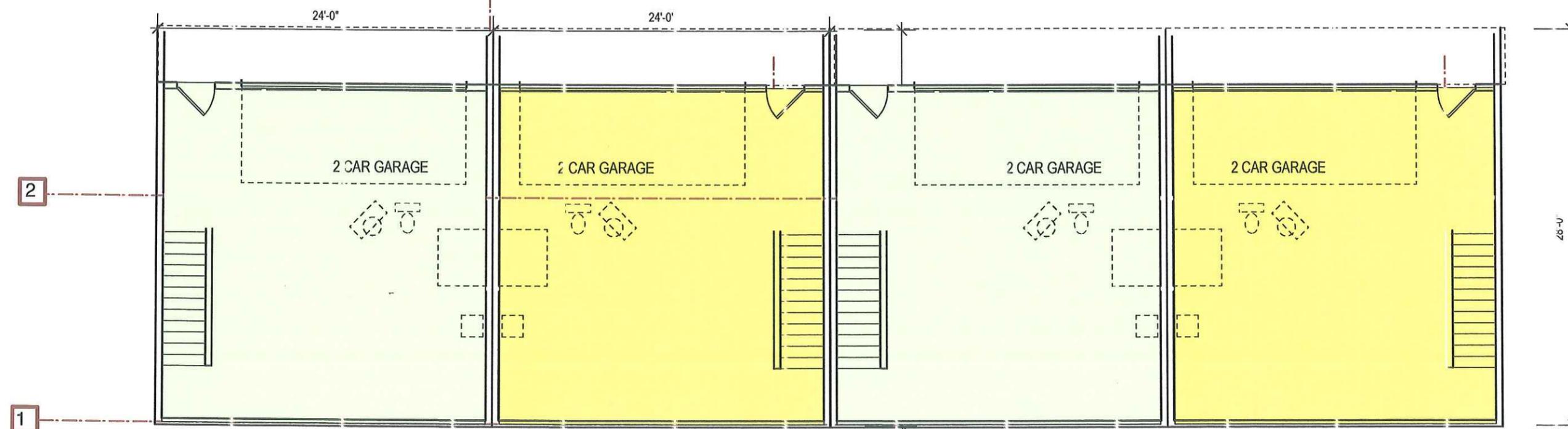
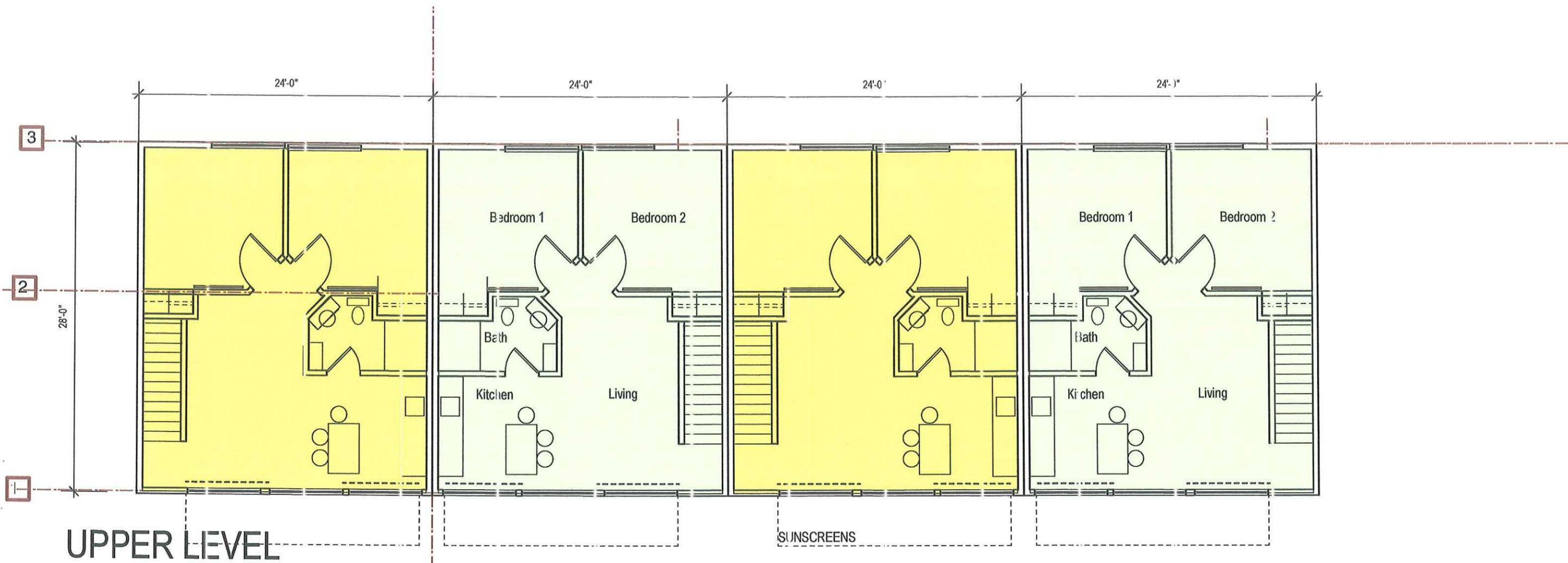
OWNER: SALVING LLC
MADISON, WI 53744

PROJECT: 12 UNIT E-WAY VIEW
ANDERBERG DRIVE
FITCHBURG, WI

REVISIONS

DATE: 8.18.15
PROJECT#: 1510

SHEET #
C2.3



GROUND FLOOR LEVEL

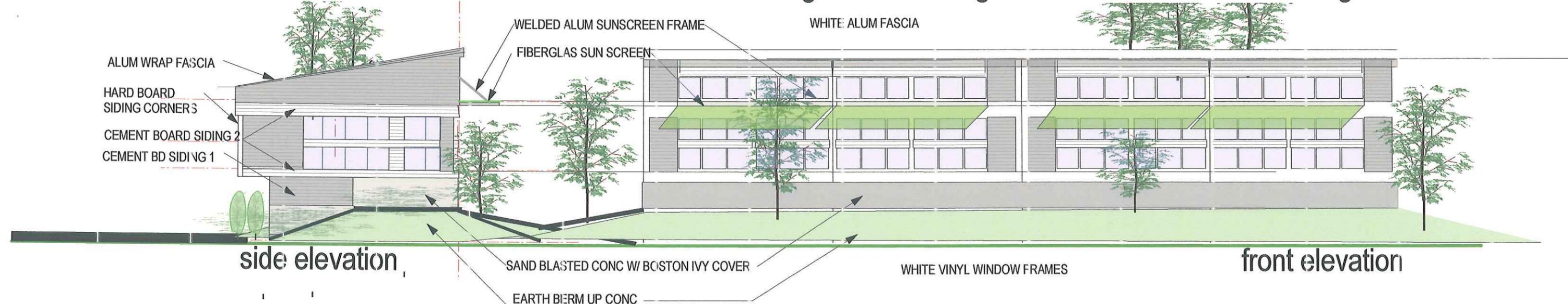
<p>SIEGER ARCHITECTS ARCHITECTURE</p> <p>73 WHITE OAKS LN Madison, WI 53711 Phone: 608.347.7332 siegerarchitects@sbo-lobal.net</p>	<p>project</p> <p>Fitcheburg 12 Unit Anderberg & Oregon Rd Fitcheburg, WI</p>	<p>A1.1</p> <p>3.1.15</p>
	<p>owner</p> <p>SALiving LLC Group P.O. Box 45724 Madison, WI 53744</p>	

NOTE: Drawings are 50% scale for 11x 7 print sets.



AFFORDABLE DESIGNER HOUSING - Anderberg Dr. Fitchburg WI

SiegerARCHITECTS



architect  SIEGER ARCHITECTS ARCHITECTURE 73 WHITE OAKS LN Phone: 608.347.7332 siegerarchitects@bcgglobal.net	project Fitchburg 12 Unit Anderberg & Oregon Rd Fitchburg, WI	owner SALiving LLC Group P.O. Box 45724 Madison, WI 53744	A4.1 3.1.15

*NOTE: Drawings are 50% scale for 11 x 17 print sets.

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Color: Bronze

BLEDR24Y

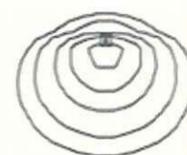
- Patent-pending base mount design for super sturdy installation
- Durable construction and vandal-resistant polycarbonate lens
- 3 configurations to provide 360°, 270°, 180° or 90° lighting pattern
- Precision-engineered optics deliver maximum downward lighting w/o glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

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EZ Layout



Design a custom lighting layout

LED Info

Watts: 24W
Color Temp: 3000K (Warm)
Color Accuracy: 82 CRI
L70 Lifespan: 100,000
LM79 Lumens: 1,161
Efficacy: 38 LPW

Driver Info

Type: Constant Current
120V: 0.26A
208V: 0.18A
240V: 0.15A
277V: 0.14A
Input Watts: 30W
Efficiency: 79%

Technical Specifications

UL Listing:
 Suitable for wet locations.

LEDs:
 6W multi-chip, long-life LEDs

Lifespan:
 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Driver:
 Two Drivers, Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 100-240VAC 0.3 - 0.15 A, 277VAC 0.03 A.

THD:
 10.9% at 120V

Ambient Temperature:
 Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:
 Minimum starting temperature is -40°F/-40°C

Thermal Management:
 Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Reflector:
 Specular polycarbonate

Gaskets:
 High-temperature silicone gaskets seal out moisture

Color Consistency:
 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
 LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
 RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011

Finish:
 Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:
 Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

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Color: Bronze

WPLED2T78N/PC

High performance LED light engine
 Maintains 70% of initial lumens at 100,000 hours
 Weatherproof high temperature silicone gaskets
 Superior heat sinking with die cast aluminum housing and external fins
 Replaces 400W MH
 100 up to 277 Volts
 5-year warranty

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LED Info

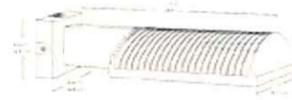
Watts: 78W
Color Temp: 4000K (Neutral)
Color Accuracy: 82 CRI
L70 Lifespan: 100,000
LM79 Lumens: 6,301
Efficacy: 80 LPW

Driver Info

Type: Constant Current
120V: 0.66A
208V: N/A
240V: N/A
277V: N/A
Input Watts: 79W
Efficiency: 99%

Dimensions

Weight: 34.8 lbs



EZ Layout



Design a custom lighting layout

Technical Specifications

WPLED2T78 with Photocell:
120V Button Photocell Included. Photocell is only compatible with 120V.

UL Listing:
Suitable for wet locations as a downlight.

Lumen Maintenance:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:
Ingress Protection rating of IP66 for dust and water.

Specification Grade Optics:
The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

LEDs:
Six (6) multi-chip, 13W, high-output, long-life LEDs.

Driver:
Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

Gaskets:
High temperature silicone gaskets.

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:
Mercury and UV free.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Replacement:
The WPLED78 replaces 400W Metal Halide Wallpacks.

California Title 24:
WPLED2T78/PC complies with 2013 California Title 24 building and electrical codes as a commercial outdoor pole-mounted fixture > 30 Watts mounted at height greater than 24 feet. For mounting heights < 24 feet see WPLED2T78/BL with bi-level operation; additional component requirements will be listed in the Title 24 section under technical

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Color: Bronze

WPLED10SY

High performance LED light engine
 Maintains 70% of initial lumens at 100,000 hours
 Weatherproof high temperature silicone gaskets
 Superior heat sinking with die cast aluminum housing and external fins
 5-year warranty

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LED Info

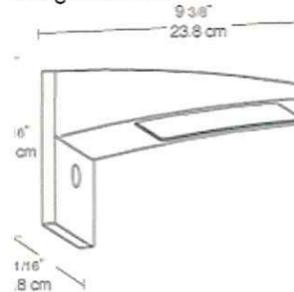
Watts: 10W
 Color Temp: 3000K (Warm)
 Color Accuracy: 45 CRI
 L70 Lifespan: 100,000
 LM79 Lumens: 410
 Efficacy: 31 LPW

Driver Info

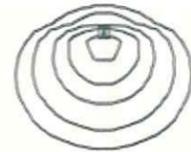
Type: Constant Current
 120V: 0.21A
 208V: 0.14A
 240V: 0.12A
 277V: N/A
 Input Watts: 13W
 Efficiency: 76%

Dimensions

Weight: 3.5 lbs



EZ Layout



Design a custom lighting layout

Technical Specifications

UL Listing:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Mounting:

Surface mount.

California Title 24:

See WPLED10/PC for a 2013 California Title 23 compliant model.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Gaskets:

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Products Downlights New Construction Round New Construction Round Trim Module NDLED6R-50Y-B-B

Spec Sheet Instructions [Buy Now](#)



NDLED6R-50Y-B-B

Butterfly bracket allows mounting with bar stock, "C" channel, 1/2" conduit or nailer bars
 Low-profile design allows for installation in ceilings with limited space
 Absolute White 3-step consistency and black body accurate
 Nanostructure lens eliminates "hot spots" providing smooth and efficient light

Color: Black trim black cone

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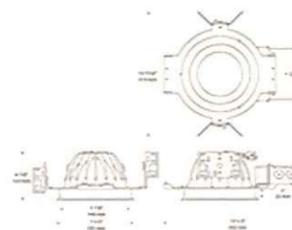
LED Info

Watts: N/A
 Color Temp: 3000K (Warm)
 Color Accuracy: N/A CRI
 L70 Lifespan: 100,000
 LM79 Lumens: N/A
 Efficacy: N/A

Driver Info

Type: Sold Separately
 120V: N/A
 208V: N/A
 240V: N/A
 277V: N/A
 Input Watts: N/A

Dimensions



Technical Specifications

UL Listed:
 Suitable for wet locations covered ceiling.

Photometrics:
 Photometrics are based on prorated reports. Contact the RAB Lighting Design department for the most up-to-date data.
[See photometric data and download IES files here.](#)

Trim Component:
 This component must be ordered with New Construction Round Rough-In in order to make a complete fixture.
[See here for New Construction Round Rough-In.](#)

Housing:
 Professional-grade, die-cast aluminum construction.

Trim Ring:
 Black powder coated die cast trim ring.

Trim Cone:
 Black round trim cone.

Drop Ceiling Installation:
 NDLED can be installed in drop ceiling tiles when using optional c-channel bars and following local construction codes.

Aperture Size:
 6" Trim Module.

Easy Installation:
 The EZ-Connector makes installation easy.

Air Tight:
 Housing certified Air Tight as per ASTM E283

Color Consistency:
 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

California Title 24:
 NDLED6R complies with 2013 California Title 24 building and electrical codes as a residential indoor fixture and commercial indoor fixture for general spaces.

Warranty:
 RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. [See our full warranty here.](#)

Country of Origin:
 Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:
 This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

City of Fitchburg

Committee of Commission Referral

Direct Referral Initiated by:

Direct Referral Approved by:

Date Referred: **June 23, 2015**

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

Date to Report Back: **August 25, 2015¹**

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

Sponsored by: Mayor Steve Arnold

Drafted by: Planning

TITLE:

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

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

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

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

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

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

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

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



MEMORANDUM

City of Fitchburg
Planning/Zoning Department

5520 Lacy Road
Fitchburg, WI 53711
(608) 270-4255

TO: Mayor and Common Council
FROM: Susan Badtke, Community Planner
DATE: August 13, 2015
SUBJECT: Ordinance 2015-O-16; 2015 Amendments to Comprehensive Plan

The Plan Commission, with their approval of Plan Commission Resolution PCR-03-15, recommends adoption of Ordinance 2015-O-16, the 2015 Amendments to the Comprehensive Plan. The supplemental attachments shows the proposed amendments, which were all approved by the Plan Commission.

In addition, per the State Statute procedures for adoption of the Comprehensive Plan amendments, the Common Council is to adopt the same amendments that the Plan Commission approved via their Plan Commission Resolution. Any Common Council request for changes to the Plan Commission approved amendments would need to go back to the Plan Commission for their approval or denial.

This State Statute requirement limits the Common Council from only being able to make minor changes to the amendments approved by the Plan Commission. Any substantial policy changes need to be approved in the Plan Commission resolution.

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

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

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

6295 and 6291 Lacy Road

Parcel Identification Numbers: 060918287400, 060918287259

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

Quarry Vista development area –

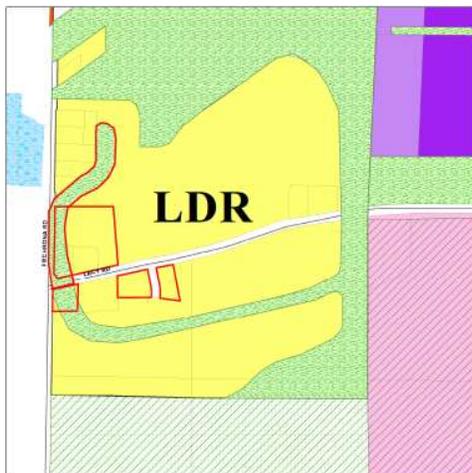
Parcel Identification Numbers: 060918285602, 060918285802 and part of 060918286002

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

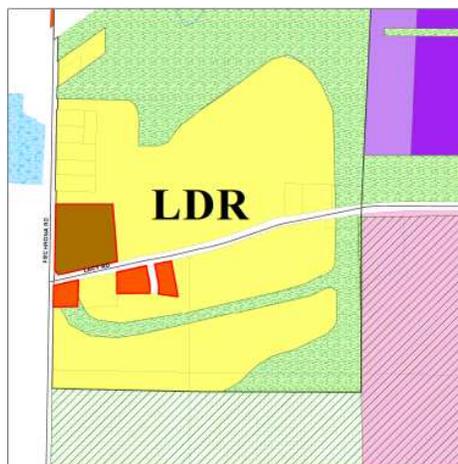
Also remove the park & conservancy strip that is shown in this area as there is no park or conservancy corridor in the area.

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

Current Designation



Proposed Designation



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

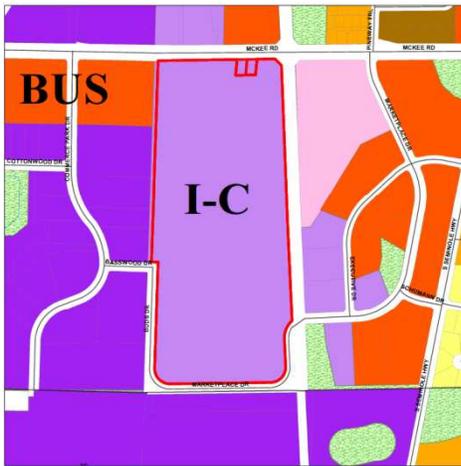
Amend future land use map designation for Subzero parcels on south side of McKee Road, that is currently used for General Industrial type uses.

2866 Buds Drive and 6041 McKee Road

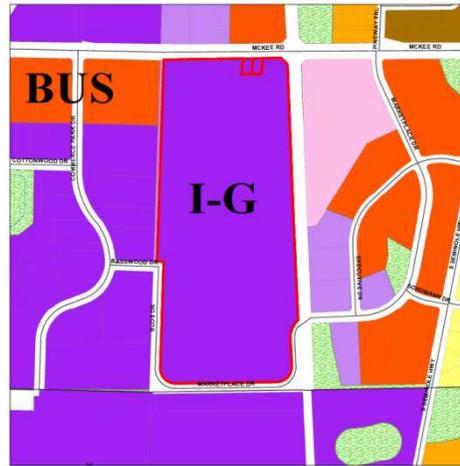
Parcel Identification Numbers: 060908285752, 060908285609, 060908285501

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

Current Designation



Proposed Designation



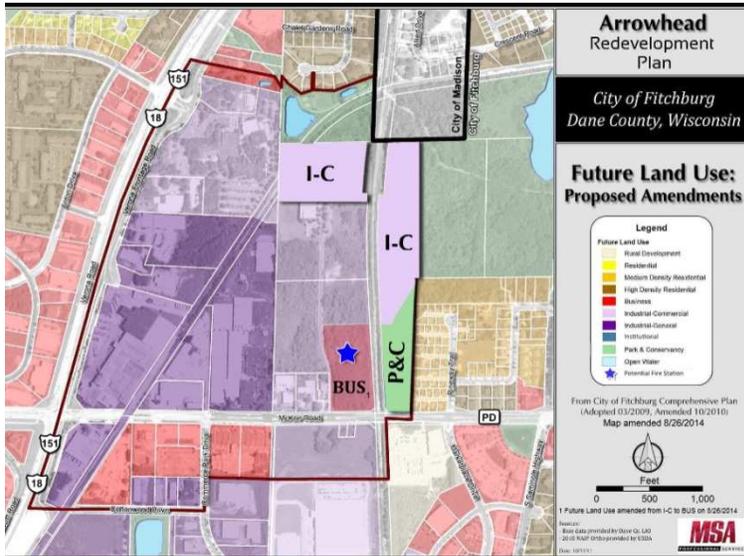
3.) Text update on page 2-3, Land Use Goal 2, Objective 3, Policy 5

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

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

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

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



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

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

The Existing Land Use Map (Figure 4-1) divides existing land uses in the community into several categories. These categories are representative of land uses as it existed in May 2015~~2011~~ and do not necessarily reflect the current zoning district designation or the desired future land use pattern. Planning staff may update this map to reflect changes in land use.

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

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

Specific changes include:

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

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

See attached Existing Land Use Map for proposed changes.

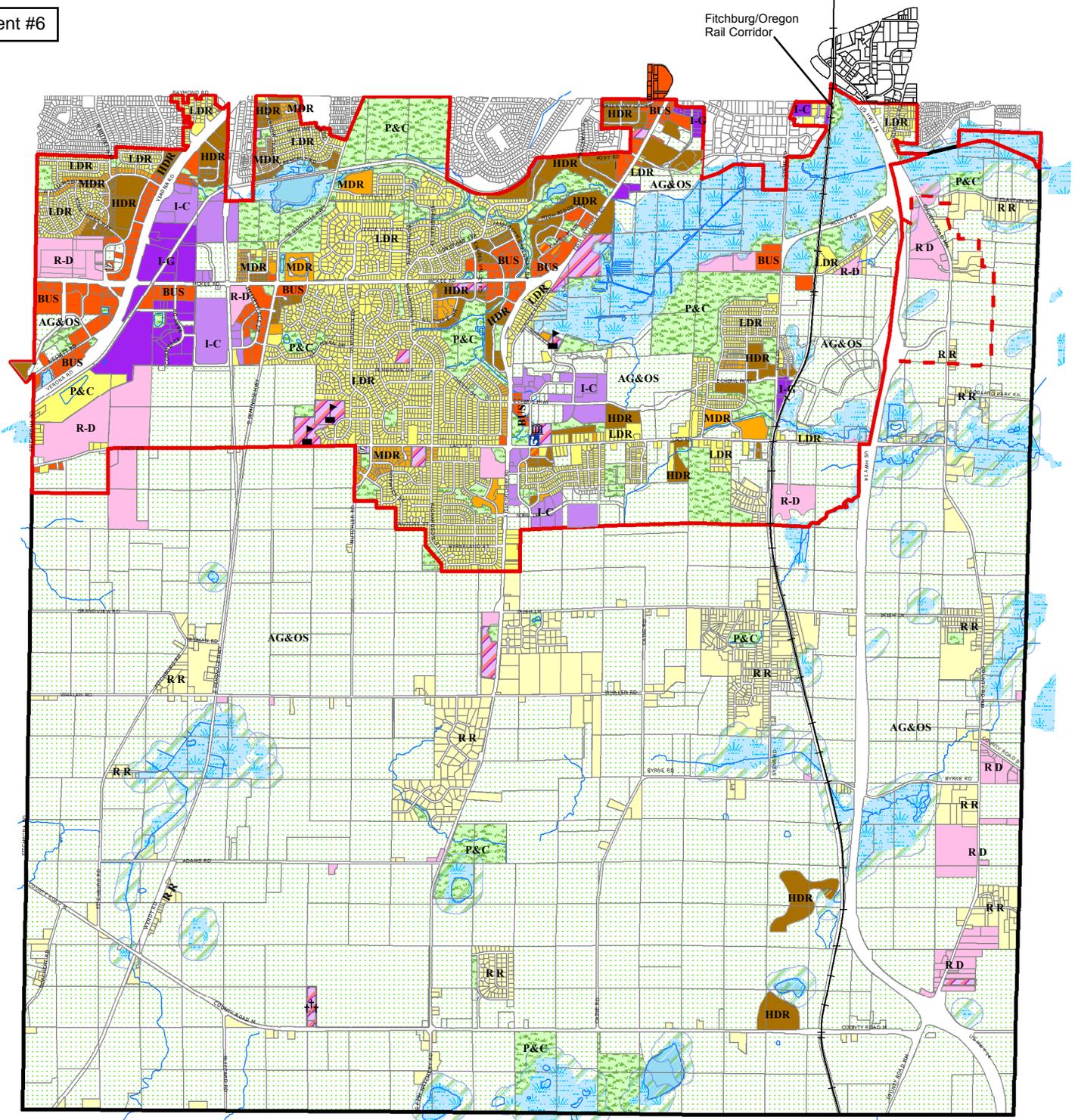
7.) (a) Update Figures 4-10 (Future Land Use Plan) and (b) 4-11 (Sector Plan) to show new Urban Service Area boundary with the addition of the NSPN and portion of the NEN.

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

EXISTING LAND USE MAP

Amendment #6

Fitchburg/Oregon Rail Corridor



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

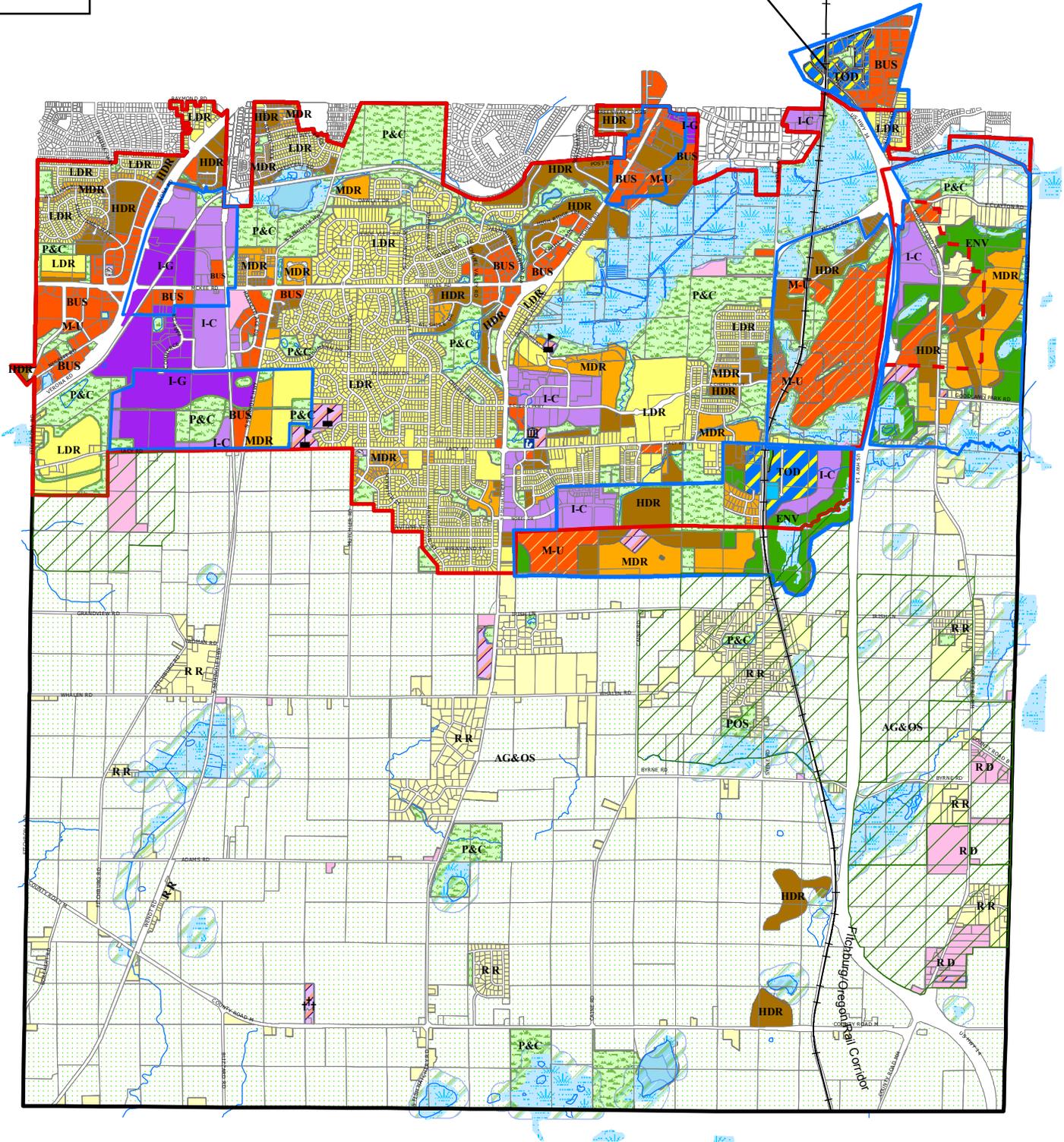
PREPARED BY: PLANNING/ZONING
SOURCE: PLANNING/ZONING
REVISED: 6/2015



FUTURE LAND USE PLAN MAP

Amendment #7a

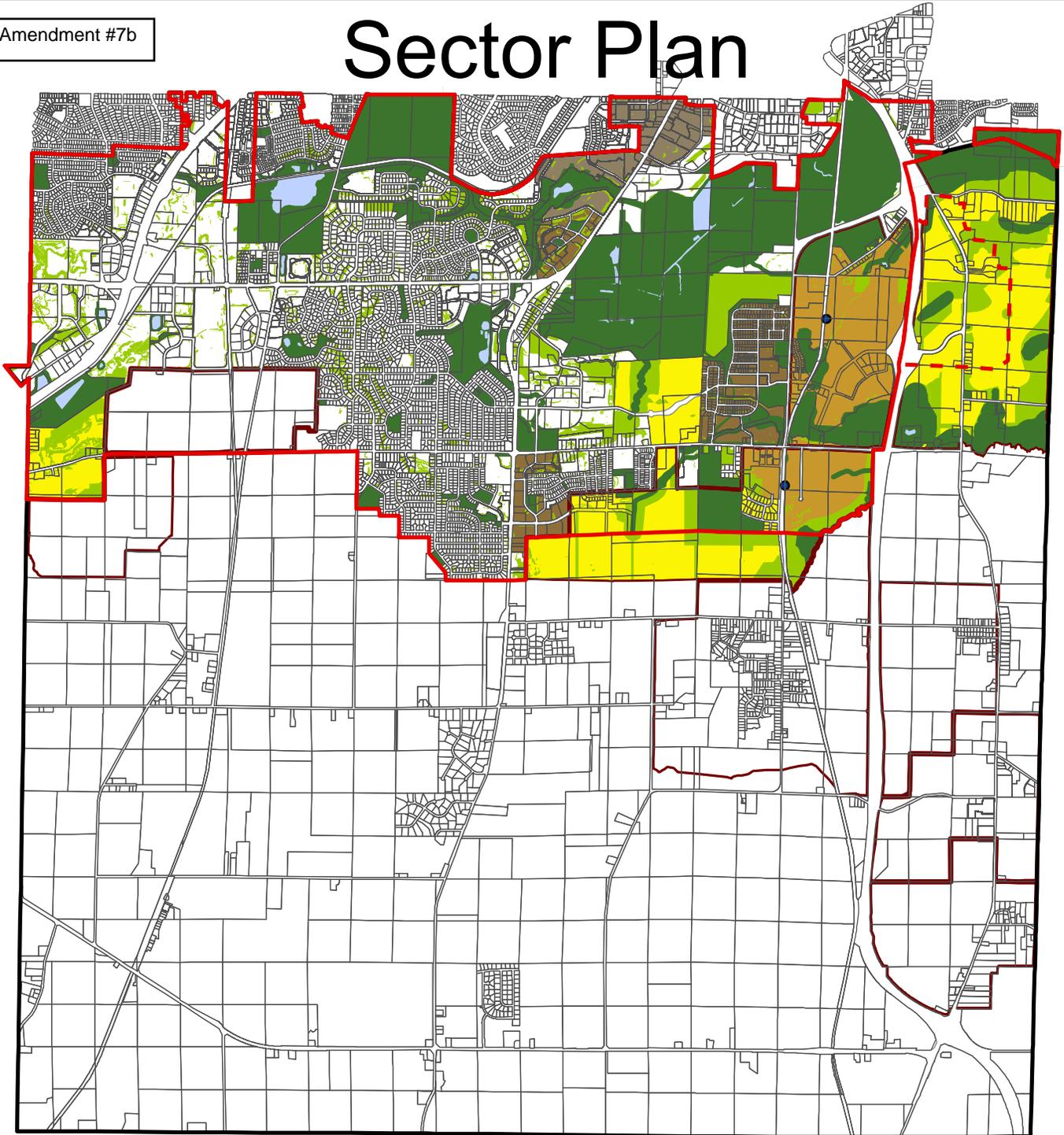
Fitchburg/Oregon
Rail Corridor



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

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

Sector Plan



Legend

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

Open Space and Growth Sectors

-  O1 - Preserved Open Sector
-  O2 - Reserved Open Sector
-  G2 - Controlled Growth Sector
-  G3 - Intended Growth Sector
-  G4 - Infill Growth Sector
-  G5 - Repair Sector



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



City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by: Mayor Arnold

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

Proposed Minor Amendment

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

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

PIN 060901288208: From LDR to HDR

PIN 060901288306: From LDR to HDR

PIN 060901288502: From LDR to HDR

PIN 060901290508: From LDR to P&C

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

Current land use designation



Proposed land use designations



Intent of the Minor Amendment

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

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

Property Owner's Signature Christa A. Schaefer
Joanna V. Jensen

City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by: Mayor Steve Arnold

Proposed Minor Amendment Thermo Fisher Land

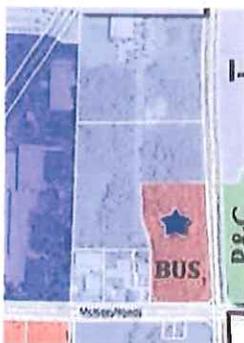
(Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)



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



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



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

Intent of the Minor Amendment

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

5/29/15

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

Property Owner's Signature: _____

City of Fitchburg
Comprehensive Plan Minor Amendment



Requested by

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

Sponsored by (Council member names/signatures):

Dan Carpenter, Council President, District 3, Seat 6

Jake Johnson, District 4, Seat 7

Tony Hartmann, District 4, Seat 8

Proposed Minor Amendment

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

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

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

Intent of the Minor Amendment

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

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

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

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

Mayor Steve Arnold
Introduced By

Planning
Drafted by

Plan Commission
Referred to

June 23, 2015
Date

PLAN COMMISSION RESOLUTION NO. PCR-03-15

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

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

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

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

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

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

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

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

Adopted this 21st day of July, 2015.



Susan Badtke, Plan Commission Secretary



Stephen L. Arnold, Plan Commission Chair

Approved: 7/27/2015

Mayor Steve Arnold
Initiated by

Planning
Drafted by

Plan Commission
Referred to

June 23, 2015
Date

ORDINANCE NO. 2015-O-16

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

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

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

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

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

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

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

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

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

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

Stephen L. Arnold, Mayor

Patti Anderson, City Clerk

Attested: _____

Published: _____

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: July 28, 2015 Ordinance Number: **2015-O-25**
 Date to Report Back: **August 25, 2015** Resolution Number:

Sponsored by: Mayor Drafted by: Planning / Zoning

TITLE: ZONING ORDINANCE AMENDMENT AMENDING SPECIFIC IMPLEMENTATION PLAN ZONING FOR LOTS 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 55 & 56, FIRST ADDITION TO RENAISSANCE ON THE PARK AND LOTS 76, 77, 78 & 79, SECOND ADDITION TO RENAISSANCE ON THE PARK TO MODIFY THE DEVELOPMENT PARAMETERS, INCLUDING NEW HOUSE DESIGNS, GARAGE SETBACKS, IMPERVIOUS SURFACE CALCULATIONS, AND PORCH ENCROACHMENTS

Background: Rezoning Request RZ-2071-15 by Habitat for Humanity to amend the Planned Development Special Implementation Plan (SIP) zoning, regarding housing development plans, on property in the First Addition to Renaissance on the Park.

Applicant is requesting approval to amend the Planned Development Special Implementation Plan (SIP) zoning, regarding housing development plans, on property in the First Addition to Renaissance on the Park (Equity Lane, Pawnee Pass, Renaissance Drive, and Unity Lane).

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	August 18, 2015	Approved
2				

Amendments:

10103

7/22/15

RB



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

REZONING APPLICATION

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

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

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

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

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

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

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

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

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

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

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

Total Dwelling Units Proposed: 24 **No. Of Parking Stalls:** _____

Type of Non-residential Development (If Applicable): _____

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

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

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

Current Owner of Property: Habitat for Humanity of Dane County, Inc

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

Contact Person: Adam Helt-Baldwin - Construction Manager

Email: ahelt-baldwin@habitatdane.org

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

Respectfully Submitted By: *Adam Helt-Baldwin* **Adam Helt-Baldwin**
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

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

For City Use Only: **Date Received:** 7-21-15 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** 7825

Permit Request No. RZ 2021-15



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

July 21, 2015

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

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

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

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

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

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

HFH-DC requests approval of the following:

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

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read "Adam Helt-Baldwin".

Adam Helt-Baldwin

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



EXHIBIT A

HOUSE PLANS

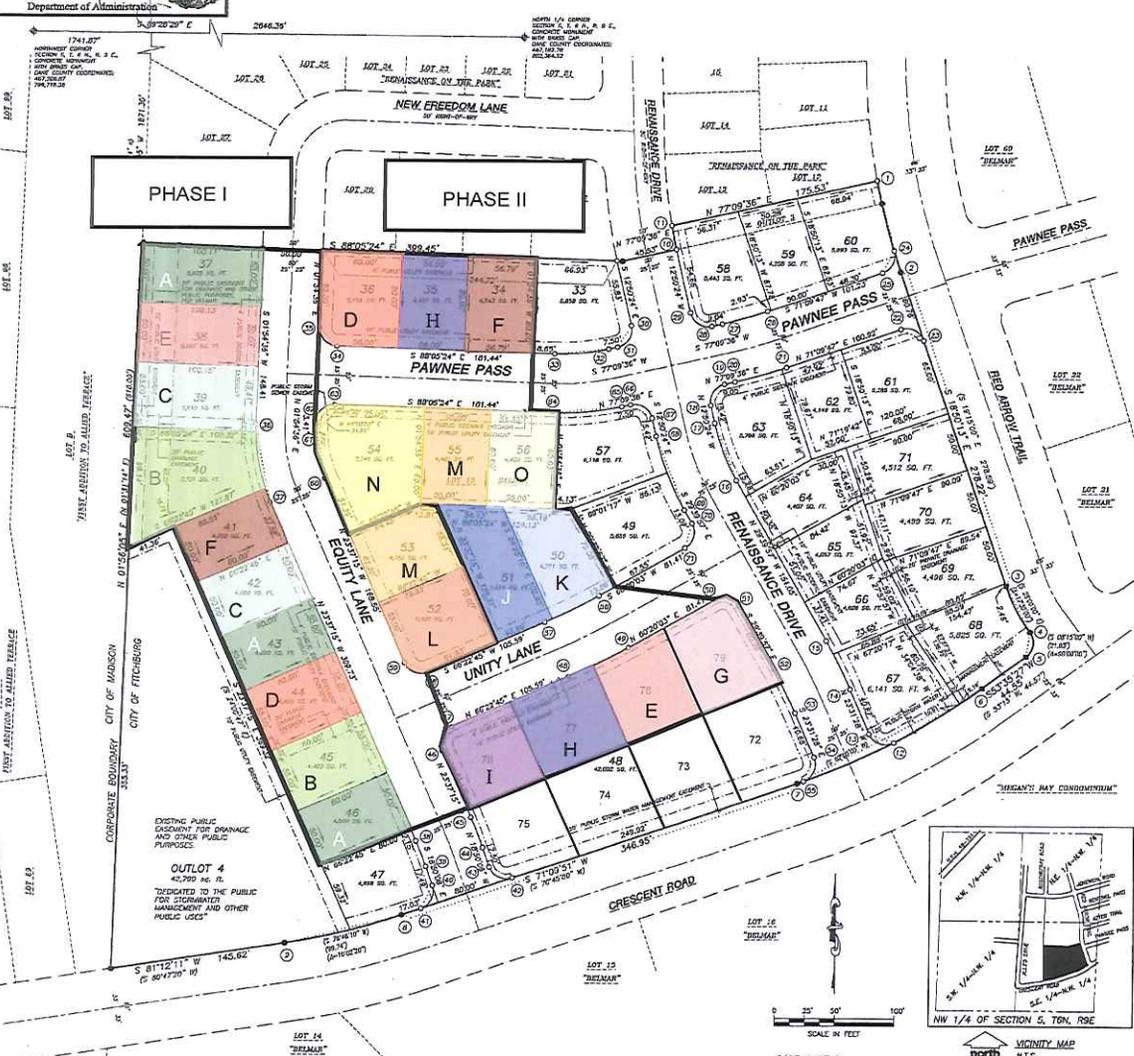
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified *January 19, 2009*

Karen M. Powers
Department of Administration

FIRST ADDITION TO RENAISSANCE ON THE PARK

OUTLOT 3, RENAISSANCE ON THE PARK AND LOT 13, BELMAR, BEING A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, T. 6 N., R. 9 E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. Doc # 4164156



LEGEND

- SECTION CORNER FOUND AS NOTED
- 3/4" REBAR FOUND
- 1 1/4" PIPE FOUND
- 1 1/4" REBAR FOUND
- 1 1/4" x 30" FROM REBAR SET, (4.30 LOG/FT)
- ALL OTHER LOT AND OUTLET CORNERS MARKED BY A 3/4" x 24" IRON REBAR (1.50 LOG/FT)
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- EGGMENT LINE
- CHORD
- UTILITY TRUNKLINE, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD OBSCURE ANY SURVEY DATA OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY INSTRUMENT BY ANYONE IS A VIOLATION OF SECTION 236.33 OF WISCONSIN STATUTES. UTILITY LOCATIONS AS SHOWN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES. THE RIGHT TO CROSS THE AREA, THE FINAL CROSS SHALL NOT BE ALTERED BY MORE THAN 2 INCHES WITHOUT WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.
- PREVIOUSLY RECORDED INFORMATION
- ANGLES ARE TO THE NEAREST SECOND AND DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDRETH OF A FOOT. ALL CURVE DISTANCES SHOWN ARE CHORD DISTANCES.
- ADVERSE RECORDS
- ADVERSE RECORDS THE DIVISION OF SURFACE DRAINAGE SHALL AT INDIVIDUAL PROPERTY LINES, AND ARRANGE THEM TO BE SHOWN BY THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS OTHERWISE AGREED TO BY THE CITY ENGINEER. THE FINAL CROSS SHALL NOT BE ALTERED BY MORE THAN 2 INCHES WITHOUT WRITTEN CONSENT OF THE CITY ENGINEER.

NOTES

- 1) LOT COVERAGE BY IMPERVIOUS SURFACES INCLUDING ROADS, PARKS, DRIVEWAYS, WALKS, ETC. SHALL BE LIMITED TO 50 PER CENT OF THE TOTAL IMPERVIOUS LOT AREA. EXCEPT THAT PUBLIC UTILITIES BY EASEMENTS AT THE FRONT OF THE LOTS SHALL NOT BE INCLUDED IN THE CALCULATIONS FOR IMPERVIOUS AREAS. (1.50 LOG/FT)
- 2) DETACHMENTS ARE IN ACCORDANCE WITH PLANNED DEVELOPMENT DISTRICT (PDD) ZONING, RECORDED AS DOCUMENT NO. 408553.
- 3) RIGHT-OF-WAY, STREET AND LOT CONVEYANCE AND RECORD HERE APPROVED IN ORDINANCE 2005-0-19 APPROXIMATE PLANNED DEVELOPMENT DISTRICT GENERAL IMPLEMENTATION PLAN ZONING.
- 4) BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM, THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 5, T.6N., R.9E. BEARS S 89°29'29" E.

CURVE	LOP	LENGTH	BEARING	ANGLE	CHORD	DIRECTION	CHORD	TANGENT	TANGENT
1-2	568.28	29.43	S 89°29'29" E	174.20	E	29.78	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
2-3	568.28	51.01	S 89°29'29" E	174.20	E	51.37	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
3-4	368.29	18.25	S 89°29'29" E	174.20	E	18.72	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
4-5	198.47	65.88	S 89°29'29" E	174.20	E	65.88	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
5-6	198.47	18.25	S 89°29'29" E	174.20	E	18.72	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
6-7	570.00	124.10	S 89°29'29" E	174.20	E	124.42	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
7-8	570.00	24.74	S 89°29'29" E	174.20	E	25.11	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
8-9	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
9-10	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
10-11	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
11-12	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
12-13	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
13-14	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
14-15	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
15-16	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
16-17	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
17-18	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
18-19	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
19-20	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
20-21	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
21-22	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
22-23	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
23-24	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
24-25	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
25-26	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
26-27	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
27-28	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
28-29	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
29-30	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
30-31	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
31-32	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
32-33	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
33-34	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
34-35	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
35-36	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
36-37	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
37-38	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
38-39	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
39-40	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
40-41	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
41-42	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
42-43	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
43-44	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
44-45	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
45-46	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
46-47	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
47-48	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
48-49	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
49-50	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
50-51	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
51-52	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
52-53	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
53-54	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
54-55	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
55-56	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
56-57	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
57-58	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
58-59	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
59-60	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
60-61	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
61-62	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
62-63	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
63-64	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
64-65	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
65-66	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
66-67	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
67-68	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
68-69	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
69-70	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E
70-71	570.00	63.87	S 89°29'29" E	174.20	E	63.87	S 174°20'11" E	S 174°20'11" E	S 174°20'11" E



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

DATED: OCTOBER 16, 2005
 REVISED: DECEMBER 08, 2005
 RECORDED: JANUARY 20, 2006

PREPARED FOR: UNITY FOR COMMUNITY 11, LLC
 C/O THE GILSON COMPANIES
 1018 HANSON LANE
 SUITE 100
 MADISON, WISCONSIN 53710
 608-274-1504

PREPARED BY: JSD
 JAMES SURVEY & DESIGN, INC.
 151 HAYDEN DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 (608) 540-5600

DATE: 10/16/05
 FILE NO: 5-3
 DRAWN BY: JSD
 CHECKED BY: JSD
 APPROVED BY: JSD



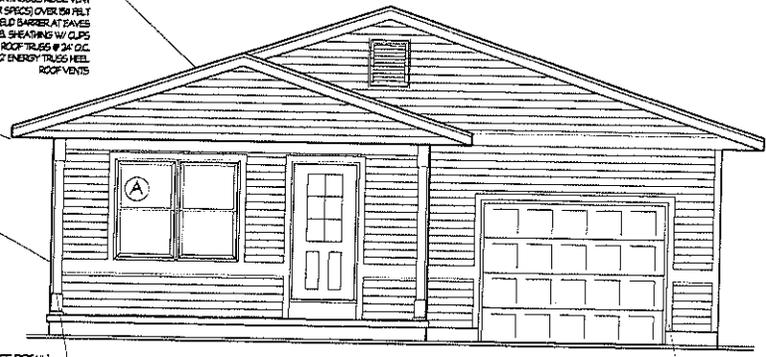
ROOF TRUSS HEEL HEIGHTS
4/12 PITCH - 12' HEEL - 24' OVHG

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

TYPICAL FASCIA/SOFFIT
02E ROOF EDGES
ALUMINUM FASCIA
2x6 SUBFASCIA
ALUMINUM SOFFIT

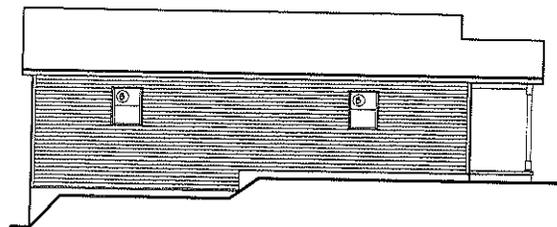
TYPICAL WALL MATERIAL
SIDING PER SPECS (OM VINY. DEL. 4)
1/2" OSB SHEATHING
1XPS STRUCTURAL SHEATHING
2x6 STUDS @ 24" O.C.
R19 BATT INSULATION
VAPOR BARRIER
1/2" DRYWALL

CEDAR POST (SEE DETAIL)

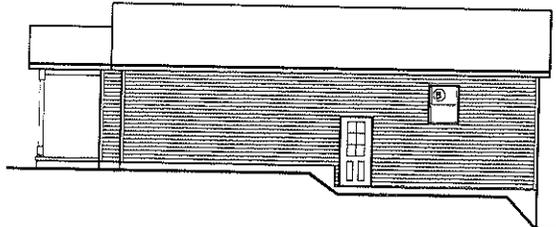


3 1/2" WINDOW AND DOOR TRIM

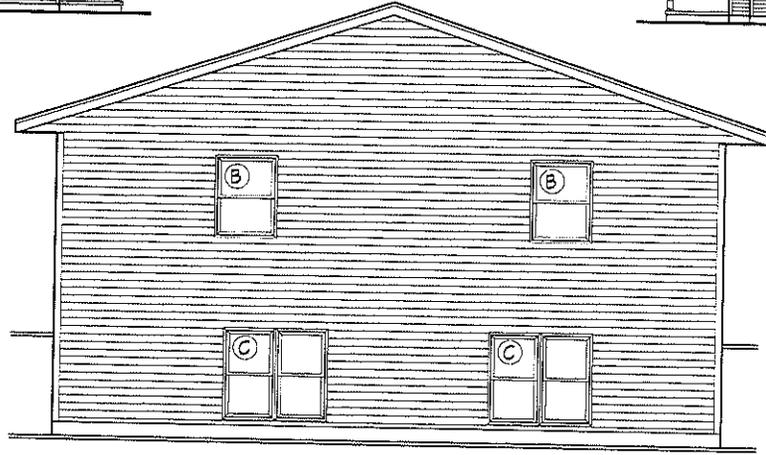
FRONT ELEVATION
1/8"=1'-0"



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



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



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

A

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

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

PLANS CURRENT
AS OF 7/19/15

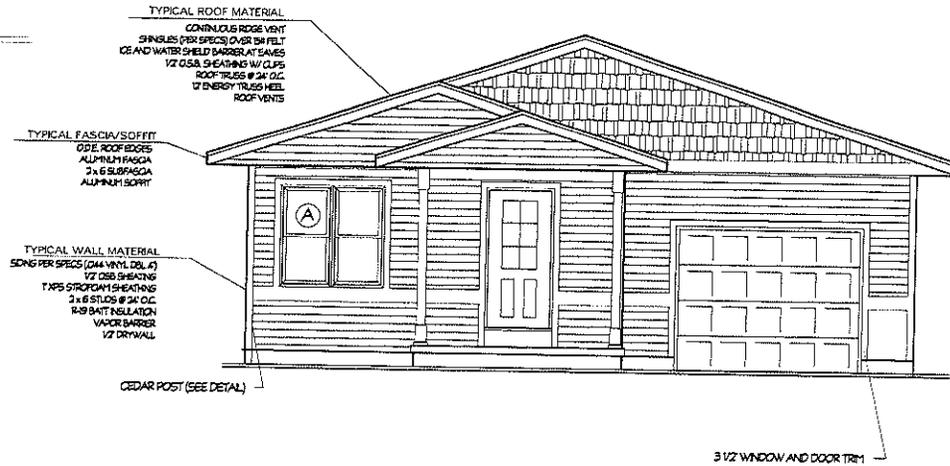
REVISIONS		DATE		BY		DESCRIPTION	

CLIENT: HABITAT FOR HUMANITY
ARNOLD MODEL
TITLE: ELEVATIONS
DATE: 7/22/13
SCALE: 1/4"=1'-0"
DRAWN BY: JCOOK
PAGE #: 1 of 6

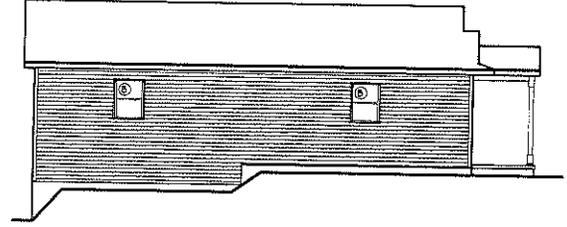
1014 Fisher Lane #29
PO Box 288108
Madison, WI 53726-1028

Habitat for Humanity
of Dane County, Inc.

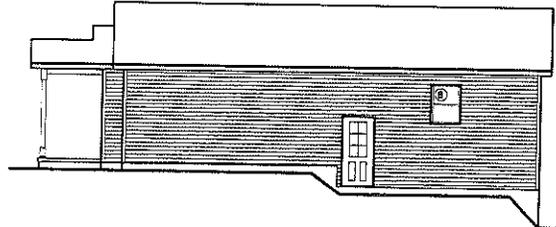
ROOF TRUSS HEEL HEIGHTS
4/12 PITCH - 12' HEEL - 24' OVHG



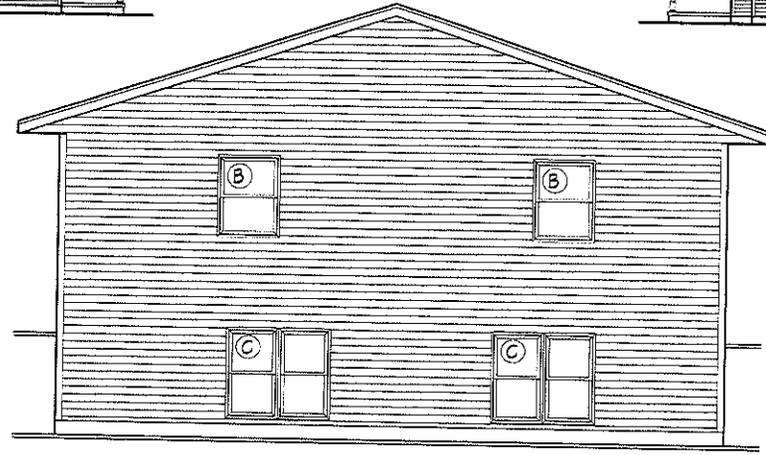
FRONT ELEVATION
1/8"=1'-0"



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



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



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

B

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ATTACHED W/ 16d NAILS PER CODE

PLANS CURRENT
AS OF 7/19/15

REVISIONS	
DATE	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY ARNOLD MODEL OPTION B	DATE: 1/22/13	SO. FEET: 1515	PAGE # 1	OF 6
TITLE: ELEVATIONS	DRAWN BY: JCOOK	SCALE: 1/4"=1'-0"		
PRINT #:				

1614 Pfeiffer Lane #20
PO Box 208 06
Madison, WI 53725-0128

Habitat for Humanity
of Dane County, Inc.

ROOF TRUSS HEEL HEIGHTS

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

TYPICAL ROOF MATERIAL
 CONTINUOUS ROOF VENT
 SHINGLES PER SPECS OVER 1/4" FELT
 OSB AND WATER SHIELD BARRIER AT EAVES
 1/2" OSB SHEATHING W/ CLIPS
 ROOF TRUSSES @ 24" O.C.
 17 ENERGY TRUSS HEEL
 ROOF VENTS

TYPICAL FASCIA/SOFFIT
 OSB ROOF SIDING
 ALUMINUM FASCIA
 2x6 SUBFASCIA
 ALUMINUM SOFFIT

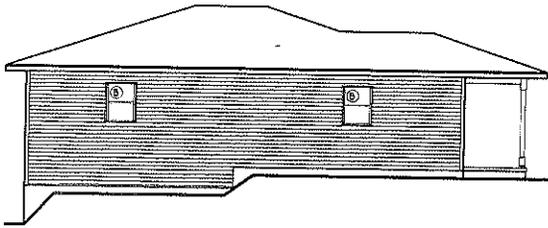
TYPICAL WALL MATERIAL
 SONG PER SPECS (204 VINYL DBL 4)
 1/2" OSB SHEATHING
 1XPS STRIP R-11 SHEATHING
 2x6 STUDS @ 24" O.C.
 R-19 BATT INSULATION
 VAPOR BARRIER
 1/2" DRYWALL

CEDAR POST (SEE DETAIL)

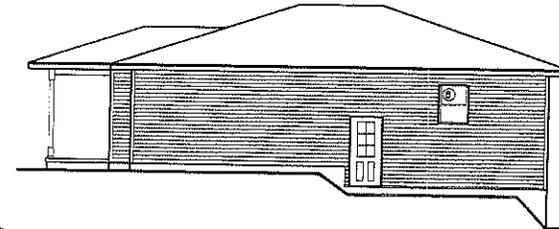
3 1/2" WINDOW AND DOOR TRIM



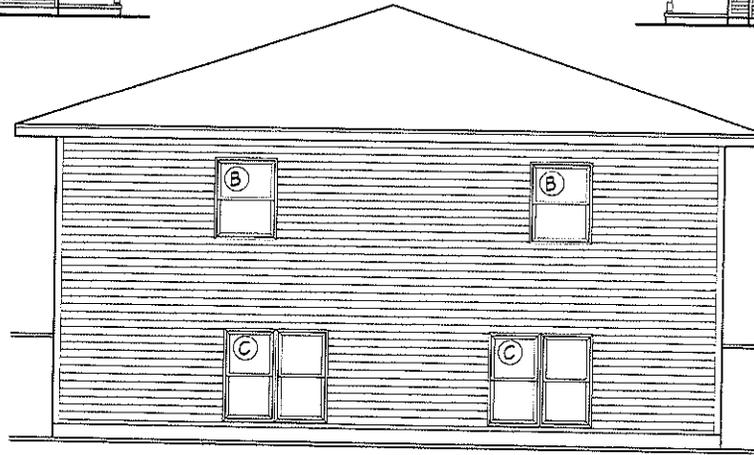
FRONT ELEVATION
1850



LEFT ELEVATION
1850



RIGHT ELEVATION
1850



REAR ELEVATION
1850

NOTE TO CLIENT/CONTRACTOR

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NOTE:

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PLANS CURRENT
AS OF 7/19/15

REVISIONS

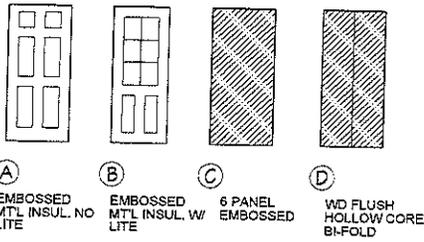
DATE	BY	DESCRIPTION

CLIENT:	HABITAT FOR HUMANITY
TITLE:	ARNOLD MODEL
ELEVATIONS:	DATE: 3/22/13
PRINT #:	SCALE: 1/4"=1'-0"
DRAWN BY:	JCOOK
NO. FEET:	1515
PAGE #:	1 of 6

1014 Fisher Lane #29
 PO Box 238728
 Madison, WI 53725-8728

Habitat for Humanity
 of Dane County, Inc.

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

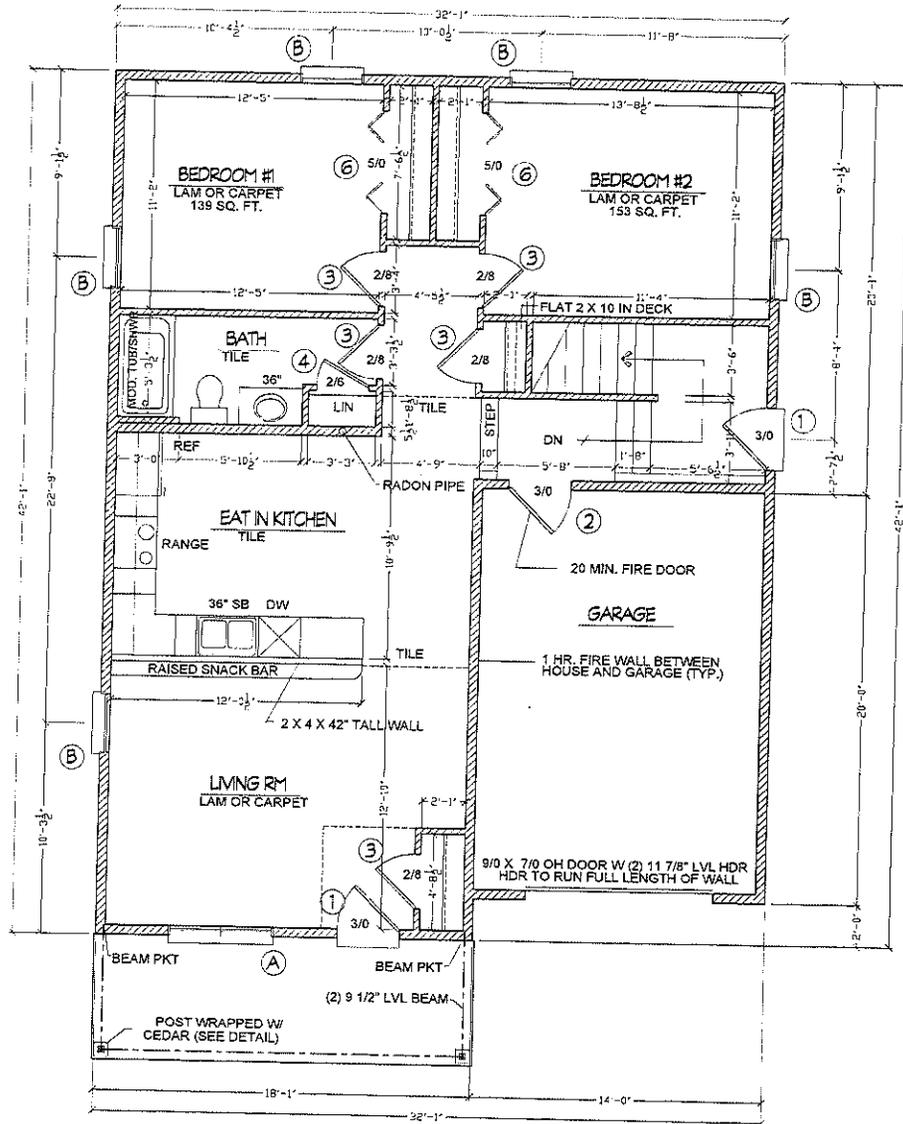


WINDOW SCHEDULE			
SYL	QTY	NAME	RD.
A	1	SRL HNG	5'-0" x 5'-0"
B	5	SRL HNG	3'-0" x 4'-0"
C	2	SRL HNG	5'-0" x 4'-0"
D			
E			
F			
G			

A, B & C

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

PLANS CURRENT AS OF 7/19/15

REVISIONS		DATE	BY	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY
 TITLE: ARNOLD MODEL
 PRINT #:
 DRAWN BY: JCOOK
 SCALE: 1/4" = 1'-0"
 SO. FEET: NOTED
 DATE: 7/22/15
 PAGE # 4 of 6

1814 Frieri Lane #19
 PO Box 258 128
 Madison, WI 53725-0128

Habitat for Humanity
 of Dane County, Inc.

ROOF TRUSS HEEL HEIGHTS

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

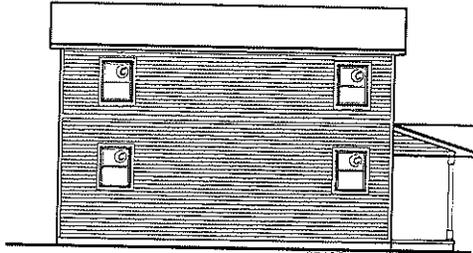
TYPICAL ROOF MATERIAL
 CONTINUOUS RIDGE VENT
 SHINGLES PER SPECS OVER 5/8" FELT
 ICE AND WATER SHIELD @ ROOFS AT EAVES
 1/2" OSB SHEATHING W/ GLPS
 ROOF TRUSS @ 24" O.C.
 17 ENERGY TRUSS HEEL
 ROOF VENTS

TYPICAL FASCIA/SOFFIT
 SIDE ROOF EDGES
 ALUMINUM FASCIA
 2" E GYPSUM FASCIA
 ALUMINUM SOFFIT

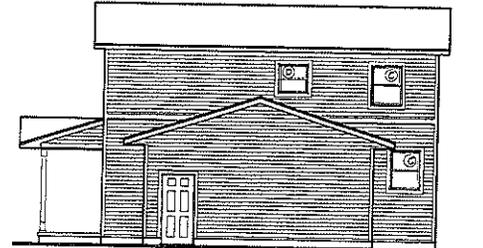
TYPICAL WALL MATERIAL
 SOINGS PER SPECS (D44 VINYL DCL 4)
 1/2" OSB SHEATHING
 TYPIC STRIPDRY SHEATHING
 2x6 STUDS @ 24" O.C.
 R-19 BATT INSULATION
 VAPOR BARRIER
 1/2" DRYWALL



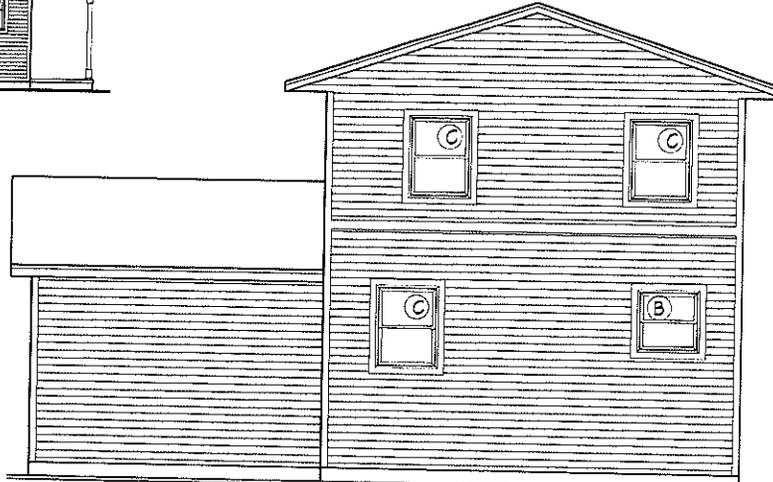
FRONT ELEVATION
 16'-0"



LEFT ELEVATION
 16'-0"



RIGHT ELEVATION
 16'-0"



REAR ELEVATION
 16'-0"

NOTE TO CLIENT/CONTRACTOR:

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OPTIONAL
 EGRESS BASEMENT WINDOW
 W/ ESCAPE WELL

F

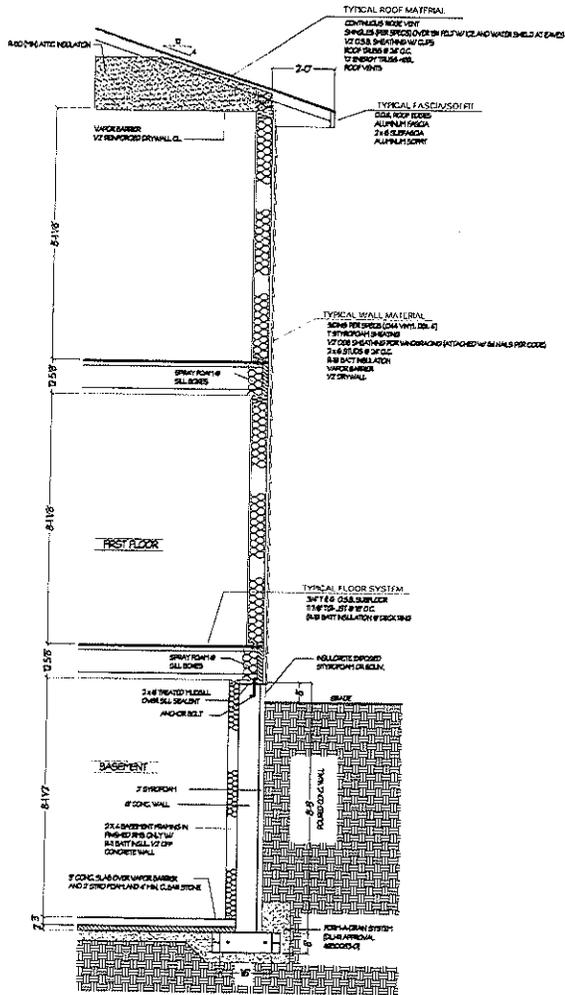
**PLANS CURRENT
 AS OF 7/21/15**

REVISIONS	
DATE	DESCRIPTION

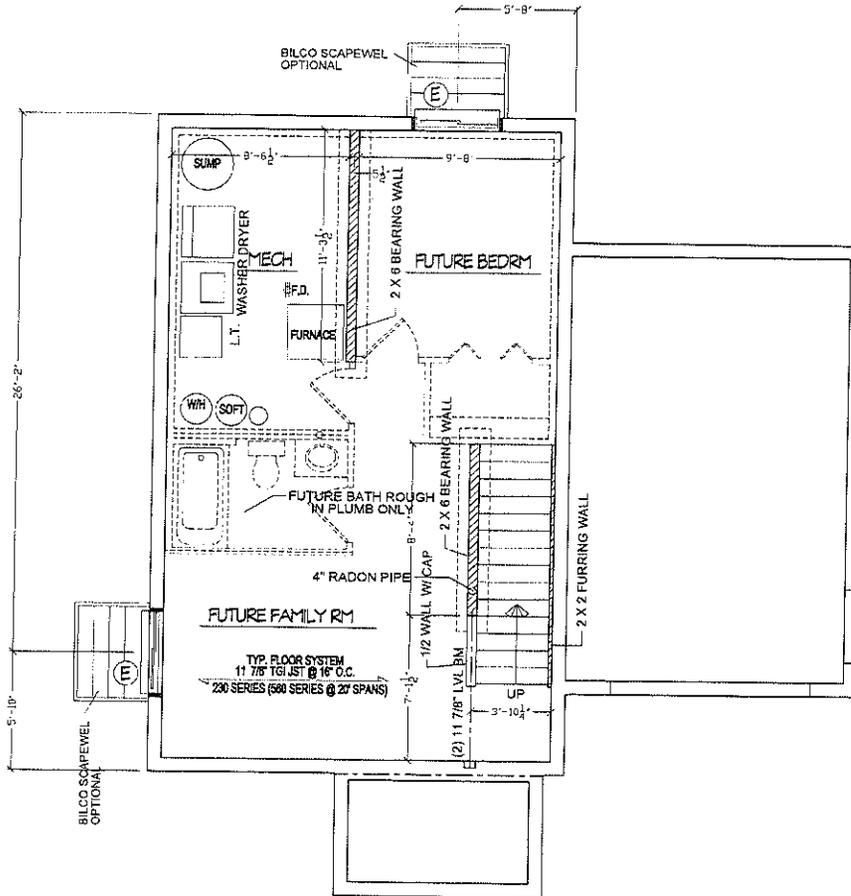
CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT C	DATE: 5/31/12	SCALE: 1/8" = 1'-0"
TITLE: ELEVATIONS	NO. FEET: 1280	PAGE # 1 of 6
DESIGNED BY: JCOOK	DATE: 5/31/12	SCALE: 1/8" = 1'-0"
DRAWN BY: JCOOK	DATE: 5/31/12	SCALE: 1/8" = 1'-0"

1014 Fisher Lane #29
 PO Box 248128
 Madison, WI 53725-8128

Habitat for Humanity
 of Dane County, Inc.



WALL SECTION
 SCALE: 3/8"=1'-0"



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

NOTE TO CLIENT/CONTRACTOR

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D, E & F

NOTE:

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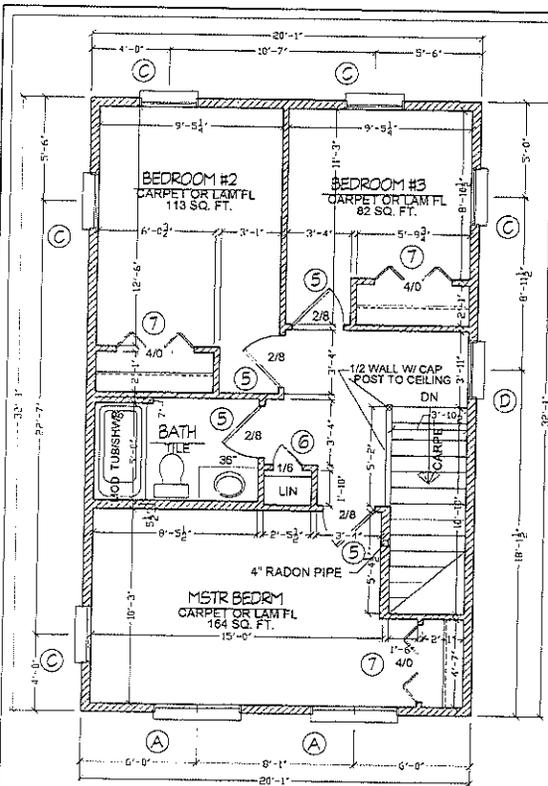
PLANS CURRENT AS OF 7/21/15

REVISIONS		DATE		BY		DESCRIPTION	

CLIENT:	HABITAT FOR HUMANITY TAMARACK MODEL OPT C
TITLE:	BASEMENT
DATE:	5/31/12
SCALE:	1/4"=1'-0"
DRAWN BY:	JCOOK
PRINT #:	3 of 7

UNR Field, Line 829 PO Box 28162 Madison, WI 53708-0162

Habitat for Humanity
of Dane County, Inc.

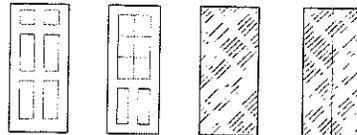


SECOND FLOOR PLAN

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

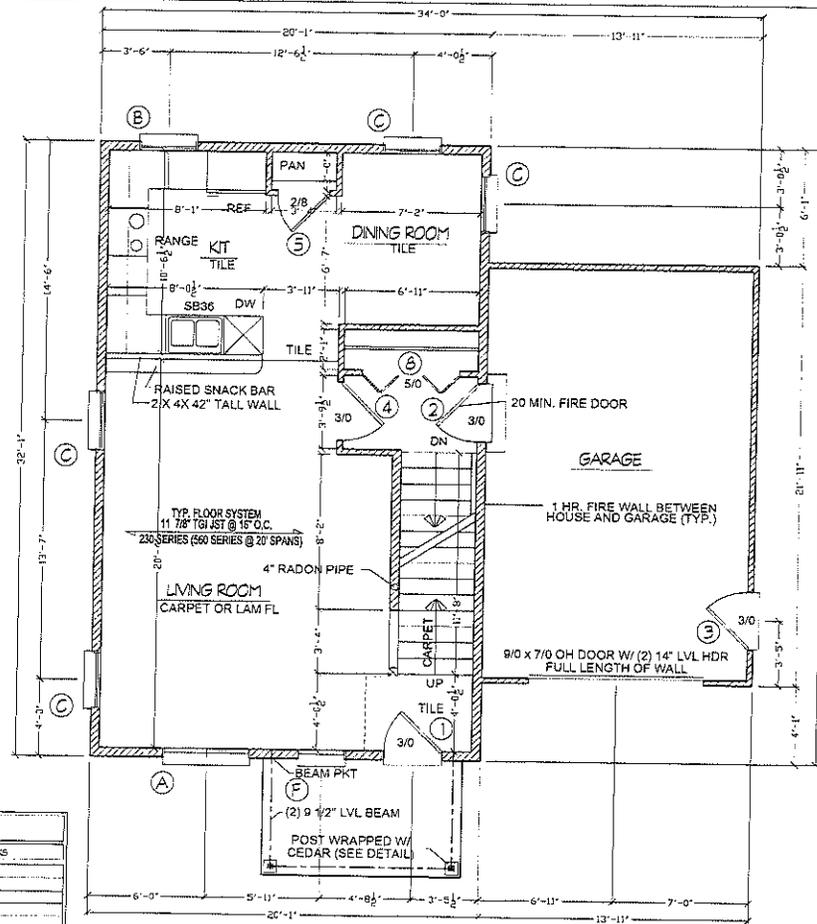
WINDOW SCHEDULE			
MANUF.	VISION	TYPE	FINISH
VISION 3000		WHITE	SANDSTONE
		BROWN	
SYM	QTY	SIZE	
A	3	36" x 48"	
B	1	36" x 36"	
C	3	36" x 48"	
D	1	36" x 48"	
E	2	36" x 48"	
F	1	36" x 48"	

DOOR SCHEDULE						
NO	TYPE	QTY	NO. OF	SIZE	FINISH	REMARKS
1	B	1	2-0"	6-8"	13/4"	MTL W/ GLASS
2	A	1	3-0"	6-8"	13/4"	MTL FIRE RATED
3	A	1	3-0"	6-8"	13/4"	MTL
4	C	1	3-0"	6-8"	13/4"	MTL
5	C	3	2-8"	6-8"	13/4"	MTL
6	C	1	1-6"	6-8"	13/4"	MTL
7	D	3	2-0"	6-8"	13/4"	WD 2 PANEL 3-FOLD
8	C	1	3-0"	6-8"	13/4"	WD 2 PANEL 3-FOLD
9	C	1	3-0"	6-8"	13/4"	WD 2 PANEL 3-FOLD
10						



- A** EMBOSSED MTL INSUL. NO LITE
- B** EMBOSSED MTL INSUL W LITE
- C** 6 PANEL EMBOSSED
- D** WD FLUSH HOLLOW CORE BI-FOLD

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



FIRST FLOOR PLAN

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

D, E & F

PLANS CURRENT AS OF 7/21/15

REVISIONS		DESCRIPTION	
DATE	BY		

CLIENT: HABITAT FOR HUMANITY
TAMARACK MODEL OPT C

TITLE: FLOOR PLANS

DATE: 5/2/12

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

PRINT # : JC00K

PAGE # : 4 of 7

1044 Flank Lane #33
PO Box 259128
Alexandria, VA 22305-9128

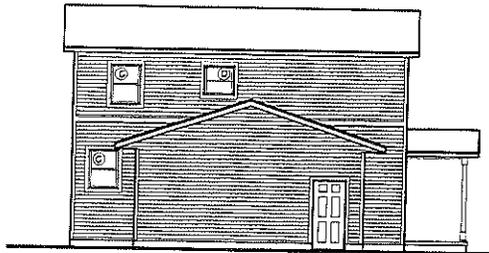
Habitat for Humanity
of Dage Crump, Inc.

ROOF TRUSS HEEL HEIGHTS

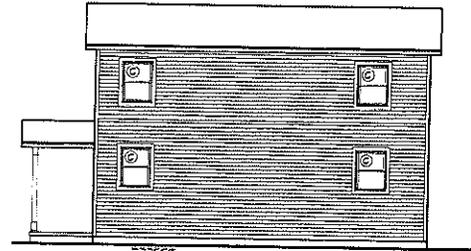
4/12 PITCH - 12' HEEL - 24' OVHG
 4/12 PITCH - STD HEEL - 12' OVHG (PORCH)



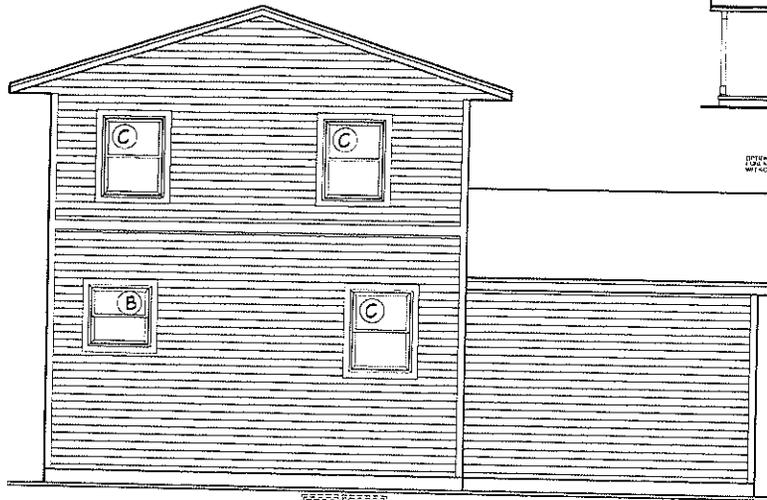
FRONT ELEVATION
 1/8" = 1'-0"



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



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



REAR ELEVATION
 OPTIONAL - W/EGRESS BASEMENT WINDOW W/ ESCAPE WELL
 1/8" = 1'-0"

G

NOTE TO CLIENT/CONTRACTOR:

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REVISIONS

DATE: BY: DESCRIPTION:

CLIENT: HABITAT FOR HUMANITY TAMARACK MODEL OPT A

DATE: 5/31/12

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

1014 Fidler Lane #29
 PO Box 238028
 Madison, WI 53725-028

Habitat for Humanity
 of Dane County, Inc.

PLANS CURRENT AS OF 7/21/15

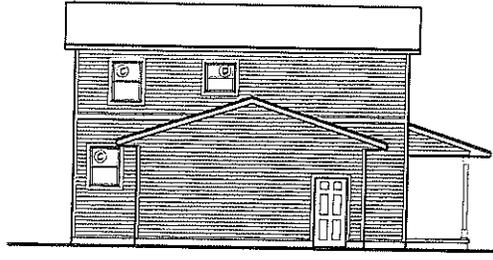
ROOF TRUSS HEEL HEIGHTS

4/12 PITCH - 12' HEEL - 24' OVHG
 4/12 PITCH - 5TD HEEL - 24' OVHG (PORCH)

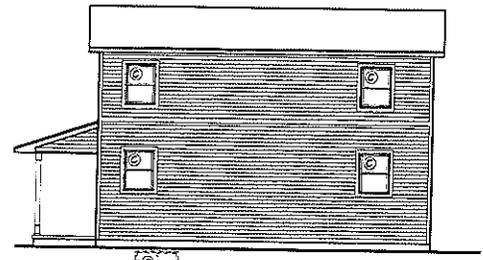


CEDAR POST (SEE DETAIL)

FRONT ELEVATION
 16'-0"

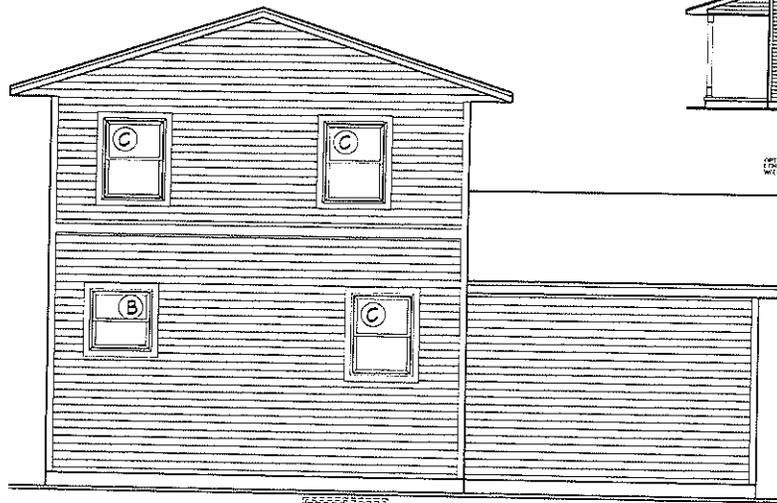


LEFT ELEVATION
 16'-0"



OPTIONAL
 2' x 6' WINDOW SET ON INTERIOR
 W/ CROWN MOLD

RIGHT ELEVATION
 16'-0"



OPTIONAL
 EGRESS BASEMENT WINDOW
 W/ ESCAPE WELL



REAR ELEVATION
 16'-0"

H

NOTE TO CLIENT/CONTRACTOR:
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REVISIONS	
DATE:	DESCRIPTION:

CLIENT:	HABITAT FOR HUMANITY
TITLE:	TAMARACK MODEL OPT B
ELEVATIONS	DATE: 5/23/12
DRAWN BY:	JCOOK
SCALE:	1/4" = 1'-0"
PAGE #	1 of 6

1014 Fisher Lane #79
 PO Box 268128
 Madison, WI 53726-0128

Habitat for Humanity
of Dane County, Inc.

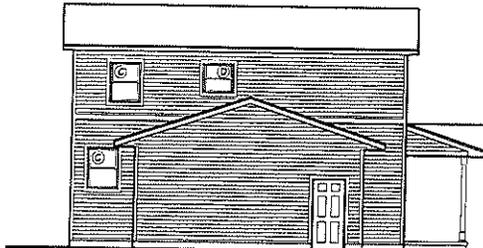
PLANS CURRENT AS OF 7/20/15

ROOF TRUSS HEEL HEIGHTS

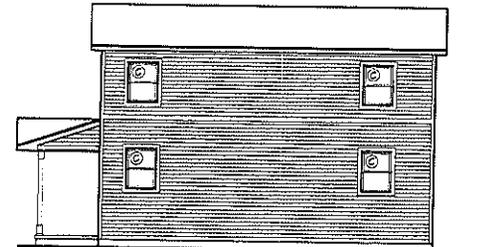
4/12 PITCH - 12' HEEL - 24' OVHG
 4/12 PITCH - STD HEEL - 24' OVHG (PORCH)



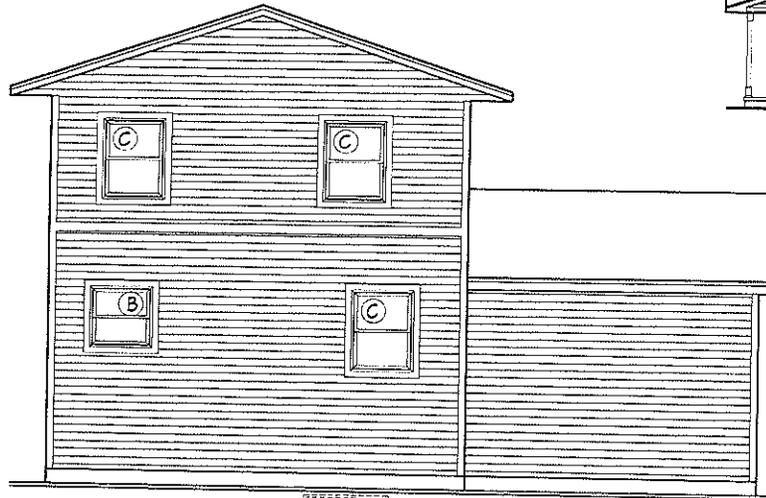
FRONT ELEVATION
 1/8" = 1'-0"



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



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



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

OPTIONAL
 EGRESS BASEMENT WINDOW
 W/ ESCAPE WELL

I

NOTE TO CLIENT/CONTRACTOR:

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

REVISIONS

NO.	DATE	BY	DESCRIPTION

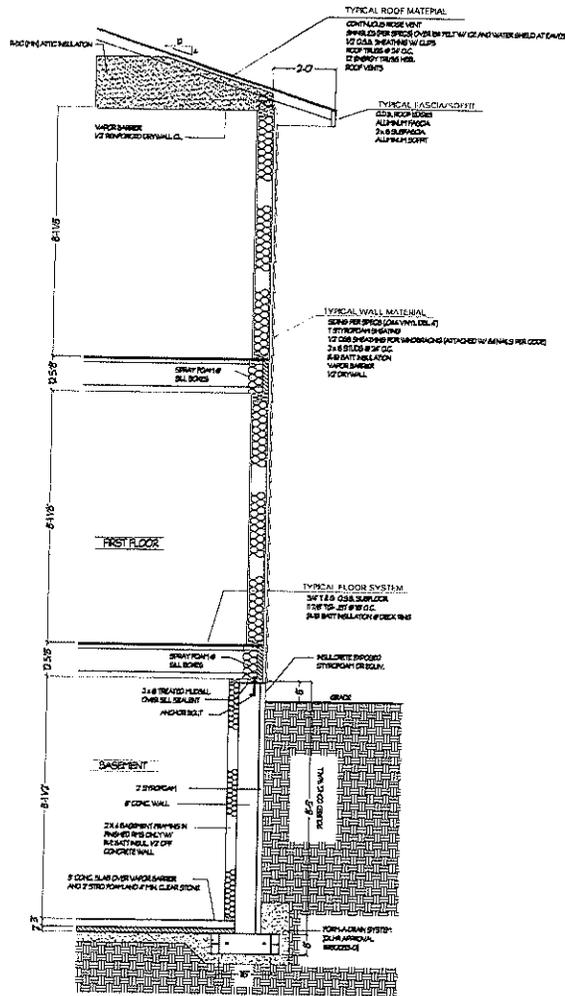
CLIENT: HABITAT FOR HUMANITY
 TAMARACK MODEL OPT C

TITLE: ELEVATIONS
 DATE: 5/31/12
 DRAWN BY: JCOOK
 SCALE: 1/4" = 1'-0"
 SHEET: 1 of 6

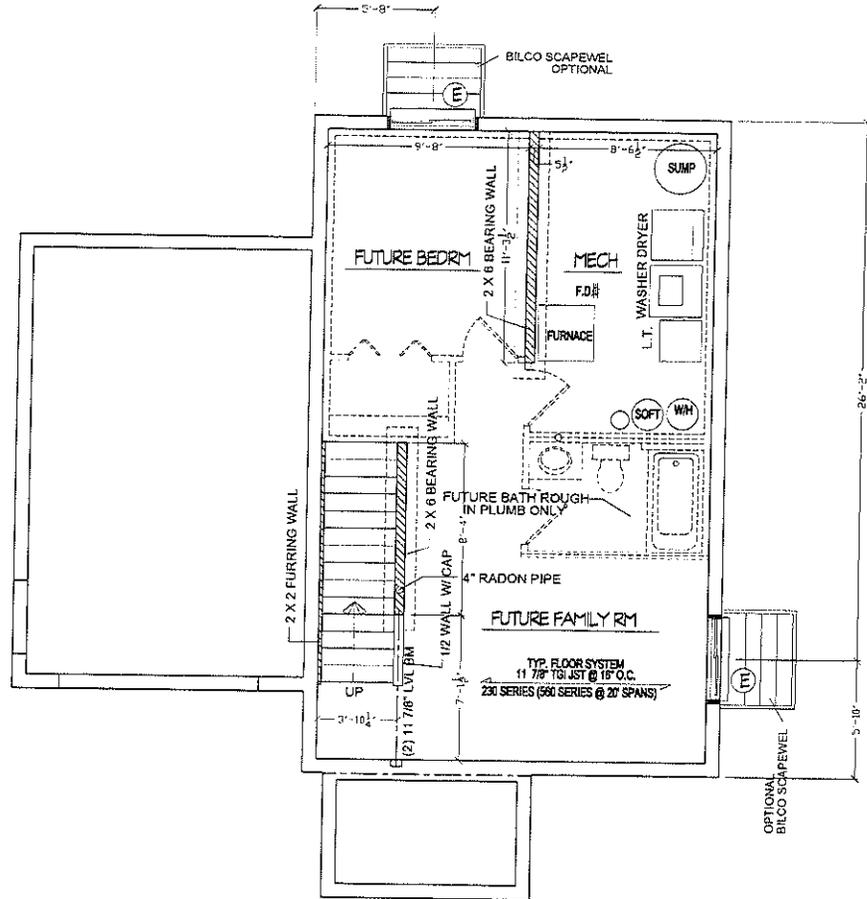
1014 Fleisher Lane #20
 PO Box 205128
 Madison, WI 53725-5128

Habitat for Humanity
 of Dane County, Inc

PLANS CURRENT
 AS OF 7/21/15



WALL SECTION
SCALE: 3/8"=1'-0"



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

NOTE TO CLIENT/CONTRACTOR:

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G, H & I

NOTE:

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

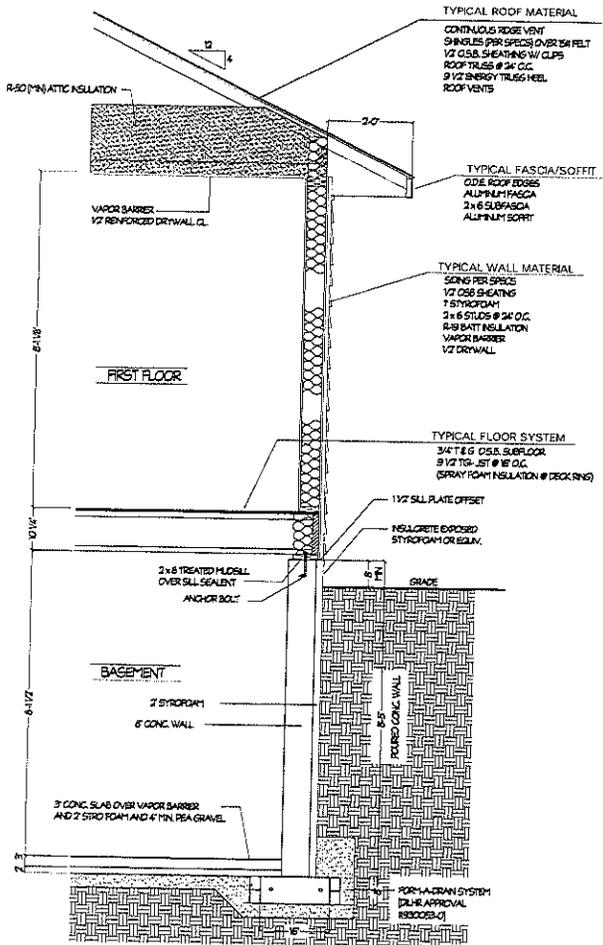
PLANS CURRENT AS OF 7/21/15

REVISIONS	
DATE	DESCRIPTION

CLIENT:	HABITAT FOR HUMANITY TAMARACK MODEL OPT A
TITLE:	BASEMENT
DATE:	5/31/12
SCALE:	1/4"=1'-0"
DRAWN BY:	JCOOK
PRINT #:	
SO. FEET:	N/A
PAGE #:	3 of 7

1814 Fisher Lane #29
PO Box 738128
Nashville, TN 37275-8128

Habitat for Humanity
of Dane County, Inc.

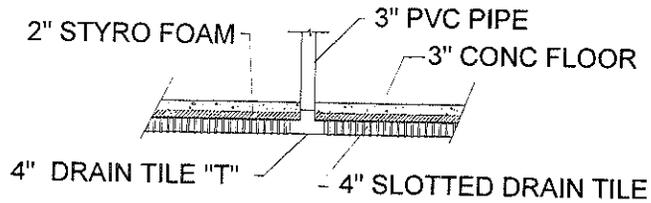
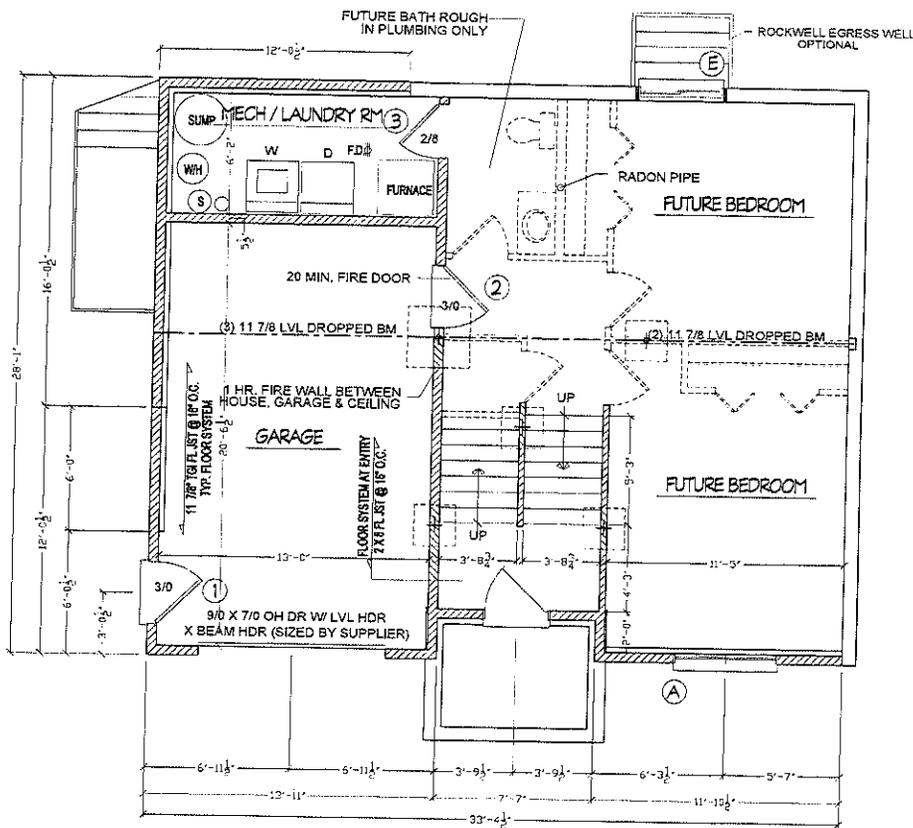


WALL SECTION
SCALE= 1/2"=1'-0"

J

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RADON PIPE DETAIL
SCALE= 1/2"=1'-0"

PLANS CURRENT
AS OF 11/26/1

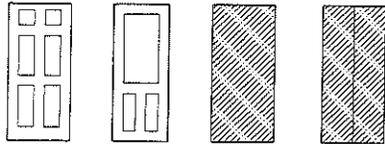
REVISIONS	
NO.	DESCRIPTION

CLIENT: FRANCES MODEL	DATE:	BY:
HABITAT FOR HUMANITY	DATE:	SO. FEET:
TITLE: LOWER LEVEL	DATE: 3/13/12	SCALE: 1/4"=1'-0"
PRINT #:	DRAWN BY: JCOOK	PAGE #: 3 of 5

1014 Fugler Lane #28
PO Box 258128
Madison, WI 53725-8128

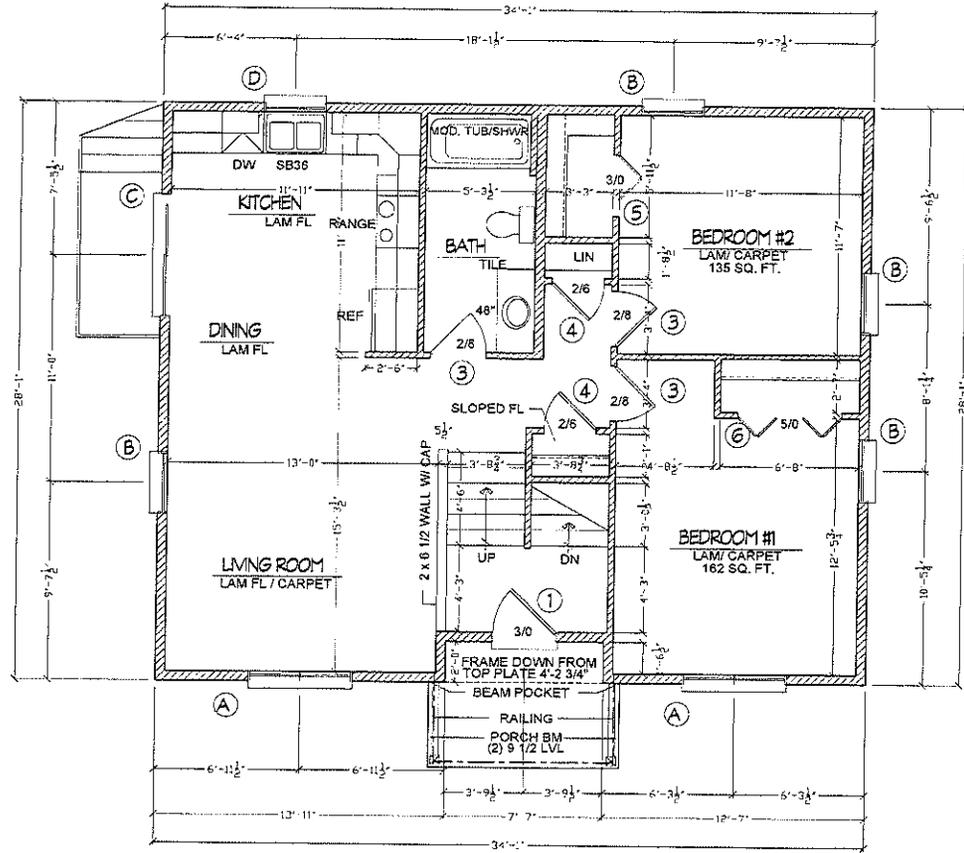
Habitat for Humanity
of Dane County, Inc.

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



- A** EMBOSSED MTL INSUL. NO LITE
- B** EMBOSSED MTL INSUL. W/ LITE
- C** WD FLUSH HOLLOW CORE
- D** WD FLUSH HOLLOW CORE BI-FOLD

WINDOW SCHEDULE				
SYMBOL	QTY	NAME	RD.	
A	3	SINGLE HUNG	3'-0"	x 4'-0"
B	4	SINGLE HUNG	3'-0"	x 4'-0"
C	1	SLIDING PATIO DR	6'-0"	x 6'-0"
D	1	SINGLE HUNG	3'-0"	x 3'-0"
E	1	OPT. EGRESS SLIDING	4'-0"	x 5'-6"



J

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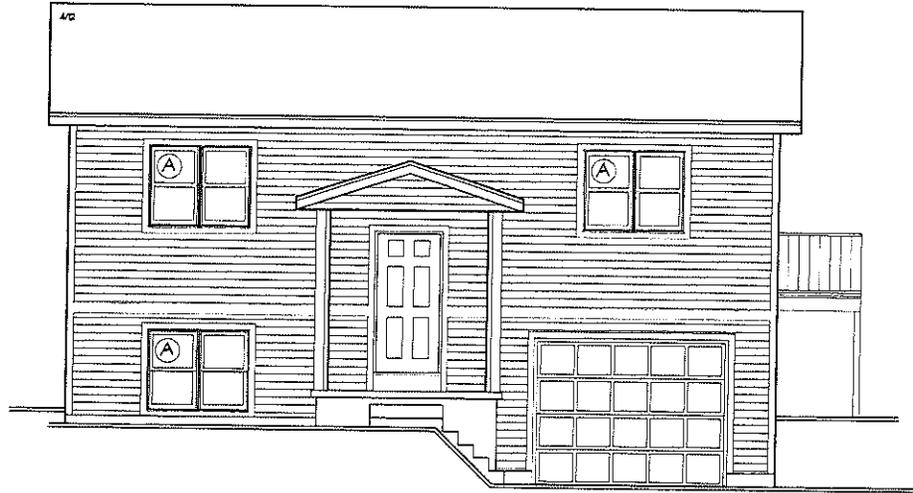
WEIGHT BEARING HEADERS INCORPORATED INTO WINDOW AND DOOR ASSEMBLIES SHALL BE BUILT OF DBL 2 X 10 FASTENED W/ 16d NAILS PER CODE, EXCEPT AT THE GARAGE DOOR, WHERE THE HEADER SHALL BE BUILT OF DBL 1 3/4" X 11 7/8" LVL ATTACHED W/ 16d NAILS PER CODE

PLANS CURRENT AS OF 11/26/1

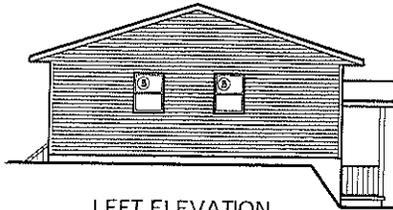
REVISIONS DATE: _____ BY: _____ DESCRIPTION: _____	
CLIENT: FRANCIS MODEL HABITAT FOR HUMANITY	
TITLE: UPPER LEVEL	SO FEET: 9.57
DATE: 3/7/12	DRAWN BY: JCOOK
SCALE: 1/4"=1'-0"	PAGE #: 4 of 5
1014 Field Lane #29 PO Box 25328 Madison, WI 53725-5128	
Habitat for Humanity <i>of Dane County, Inc.</i>	

ROOF TRUSS HEEL HEIGHTS

4:12 PITCH - 12" HEEL - 24' OVERHANG
 4:12 PITCH - 4" HEEL - 12' OVERHANG (FRONT PORCH)



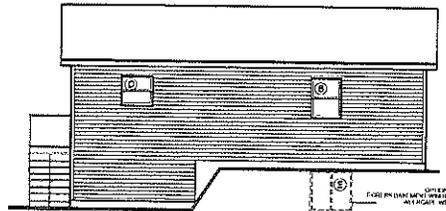
FRONT ELEVATION
1/8"=1'-0"



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



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



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

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

K

NOTE TO CLIENT/CONTRACTOR:

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**PLANS CURRENT
 AS OF 7/18/15**

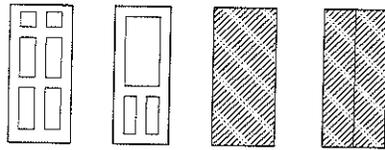
REVISIONS		DATE		BY		DESCRIPTION	

CLIENT: FRANCES MODEL			
HABITAT FOR HUMANITY			
TITLE	DATE	SD FEET	PAGE #
ELEVATIONS	3/12/12	917	1 of 5
DRAWN BY	JCOOK	SCALE:	1/4"=1'-0"
PRINT #:			

19145 Finken Lane #29
 PO Box 528208
 Madison, WI 53725-0208

Habitat for Humanity
 of Dane County, Inc.

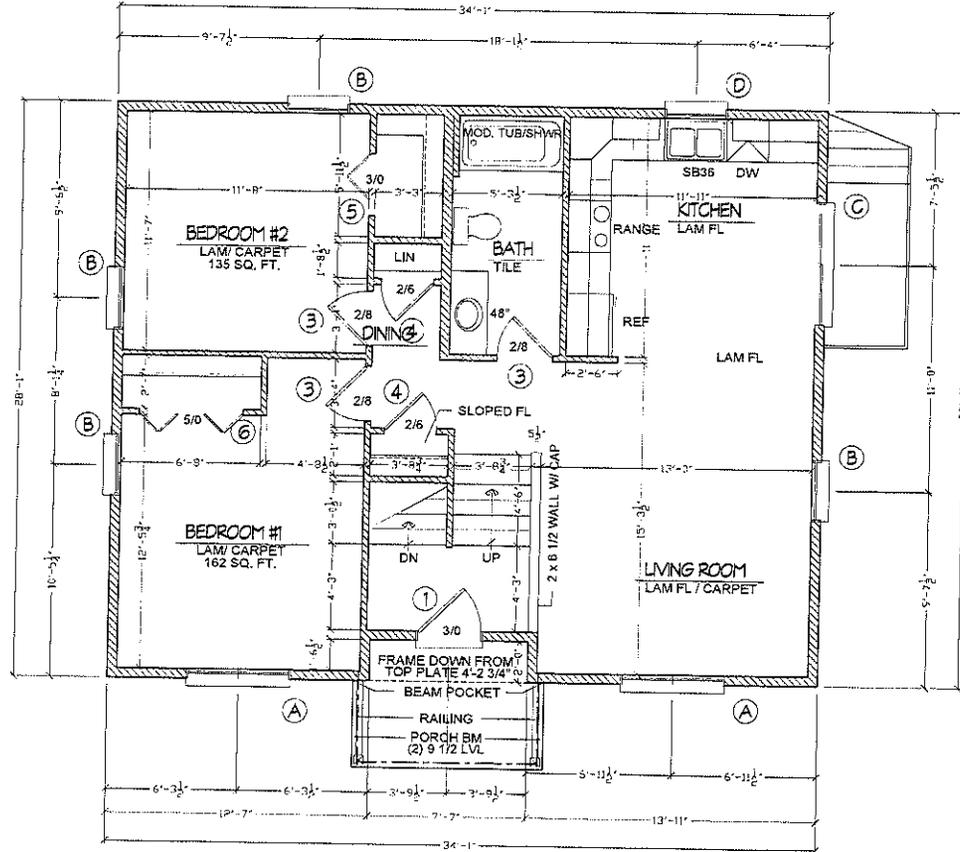
DOOR SCHEDULE							
NO.	QTY	WIDTH	HGT	TRK	TYPE	MTL	REMARKS
1	2	3'-0"	6'-6"	1 3/4"	A	MTL	
2	1	3'-0"	6'-6"	1 3/4"	A	MTL	PRE-EMBED DOOR
3	4	2'-6"	6'-6"	1 3/4"	C	MTL	
4	2	2'-6"	6'-6"	1 3/4"	C	WD	
5	1	3'-0"	6'-6"	1 3/4"	D	WD	2 PANEL BUILD
6	1	5'-0"	6'-6"	1 3/4"	D	WD	4 PANEL BUILD
7							
8							
9							
10							



- A** EMBOSSED MTL INSUL. NO LITE
B EMBOSSED MTL INSUL. W LITE
C WD FLUSH HOLLOW CORE
D WD FLUSH HOLLOW CORE BI-FOLD

WINDOW SCHEDULE			
SYL	QTY	NAME	RD
A	3	SINGLE HUNG	5'-0" x 4'-0"
B	4	SINGLE HUNG	5'-0" x 4'-0"
C	1	SLIDING PATIO DR	6'-0" x 6'-0"
D	1	SINGLE HUNG	3'-0" x 3'-0"
E	1	OPT EGRESS SLIDE BY	4'-0" x 3'-0"

MANUF. - WHITE SANDSTONE BROWN



K

NOTE TO CLIENT/CONTRACTOR

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

PLANS CURRENT AS OF 7/18/15

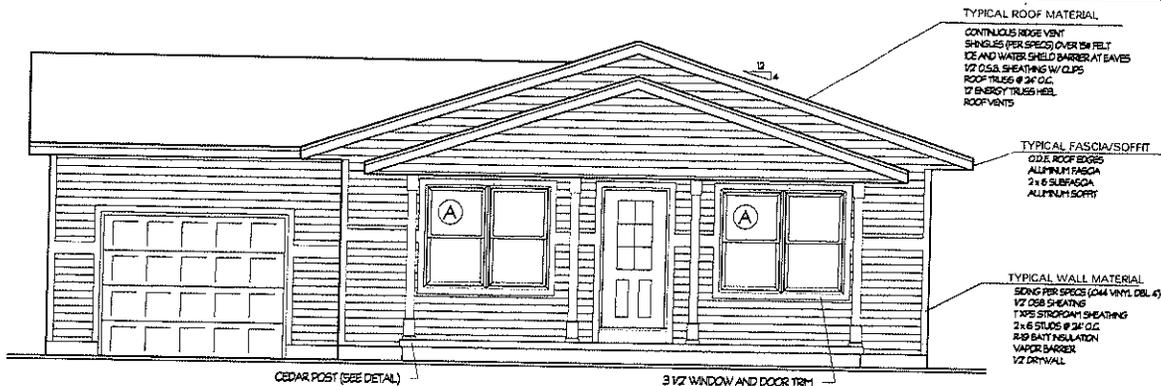
CLIENT: FRANCES MODEL HABITAT FOR HUMANITY		DATE: 3/13/12 SCALE: 1/4" = 1'-0" SHEET # 4 of 5
TITLE: UPPER LEVEL DRAWN BY: JCOOK		DATE: 3/13/12 SCALE: 1/4" = 1'-0" SHEET # 4 of 5
REVISIONS DATE: BY: DESCRIPTION:		

1014 Fieder Lane #29
 PO Box 28128
 Madison, WI 53726-8128

Habitat for Humanity
of Dane County, Inc

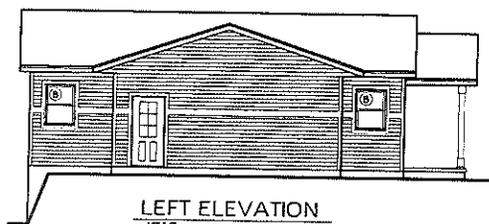
ROOF TRUSS HEEL HEIGHTS

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



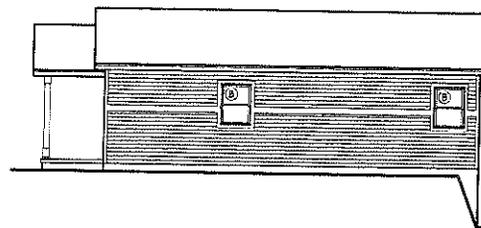
FRONT ELEVATION

W440



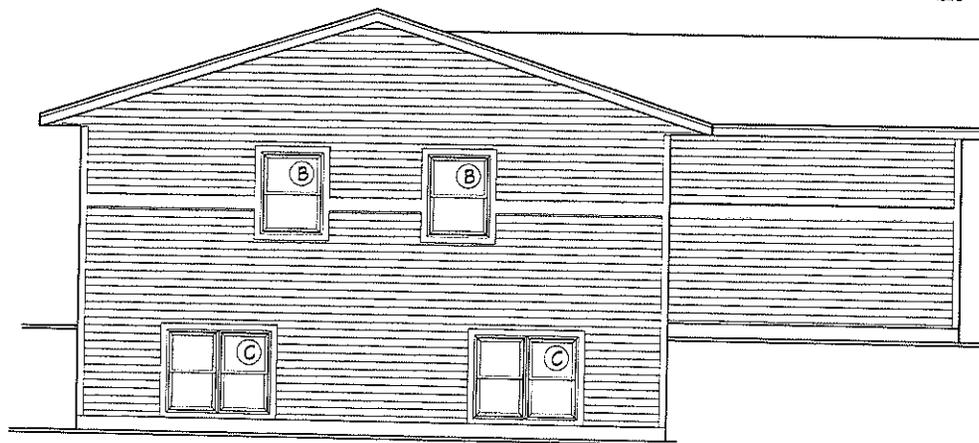
LEFT ELEVATION

W440



RIGHT ELEVATION

W440



REAR ELEVATION

W440

L

TYPICAL ROOF MATERIAL

CONTINUOUS RIDGE VENT
 SHINGLES PER SPEC OVER 2# FELT
 ICE AND WATER SHIELD BARRIER AT EAVES
 1/2 OSB SHEATHING W/CLIPS
 ROOF TRUSS @ 24\"/>

TYPICAL FASCIA/SOFFIT

0.012\"/>

TYPICAL WALL MATERIAL

50#G PER SPEC (OM4 VINYL DBL G)
 1/2 OSB SHEATHING
 1\"/>

NOTE TO CLIENT/CONTRACTOR

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PLANS CURRENT
 AS OF 7/19/15

REVISIONS	
DATE	DESCRIPTION

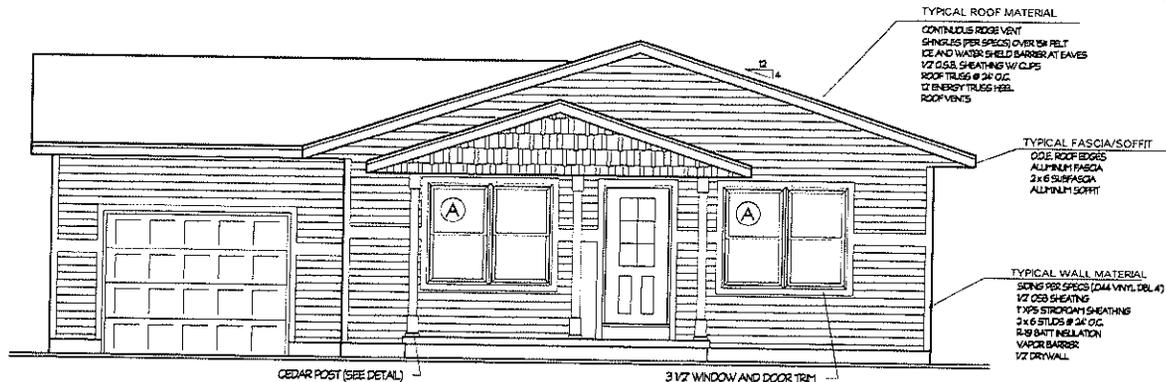
CLIENT:	HABITAT FOR HUMANITY
	HENRY KW GARAGE LEFT
DATE:	2/13/12
SCALE:	15:08
DRAWN BY:	JCOOK
NOTED	1 of 6

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

Habitat for Humanity
 of Dane County, Inc

ROOF TRUSS HEEL HEIGHTS

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

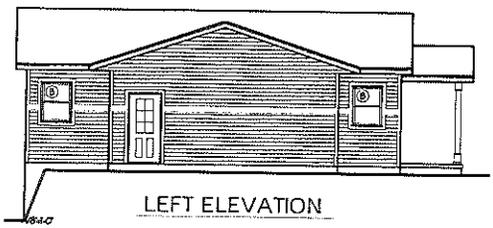


FRONT ELEVATION
 1/8"=1'-0"

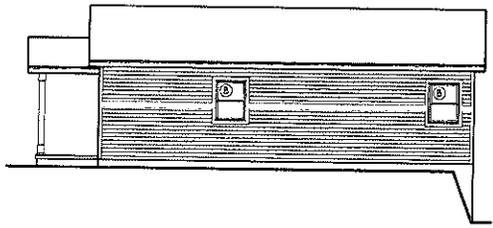
TYPICAL ROOF MATERIAL
 CONTINUOUS RECELVY
 SHINGLES PER SPECS OVER 15# FELT
 ICE AND WATER SHIELD BARRIER AT EAVES
 1/2" OSB SHEATHING W/CLIPS
 ROOF TRUSSES @ 24" O.C.
 1" ENERGY TRUSSES HEEL
 ROOF VENTS

TYPICAL FASCIA/SOFFIT
 OSB ROOF EDGES
 ALUMINUM FASCIA
 2x6 SUBFASCIA
 ALUMINUM SOFFIT

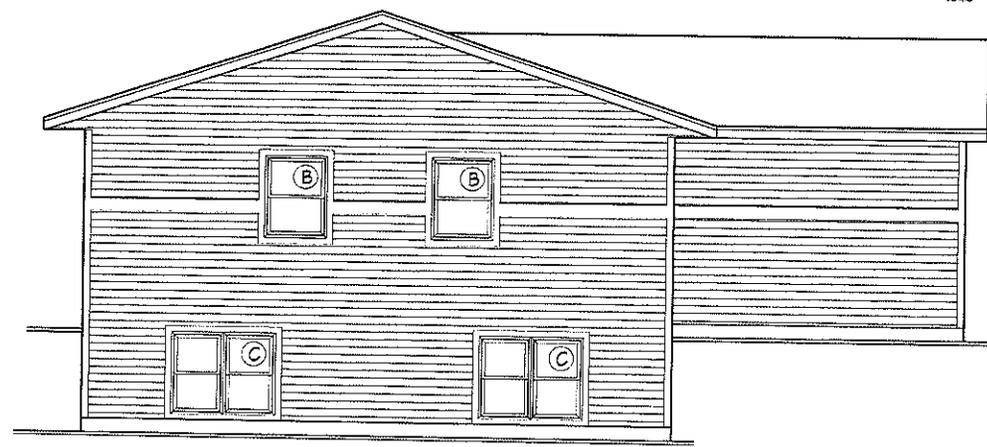
TYPICAL WALL MATERIAL
 SIDING PER SPECS (D&M VINYL DEL 4)
 1/2" OSB SHEATHING
 1" XPS STYROFOAM SHEATHING
 2x6 STUDS @ 24" O.C.
 R-19 BATT INSULATION
 VAPOR BARRIER
 1/2" DRYWALL



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



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



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

NOTE TO CLIENT/CONTRACTOR
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 CODES. THE CLIENT/CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
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M

**PLANS CURRENT
 AS OF 7/19/15**

REVISIONS		DATE:	BY:

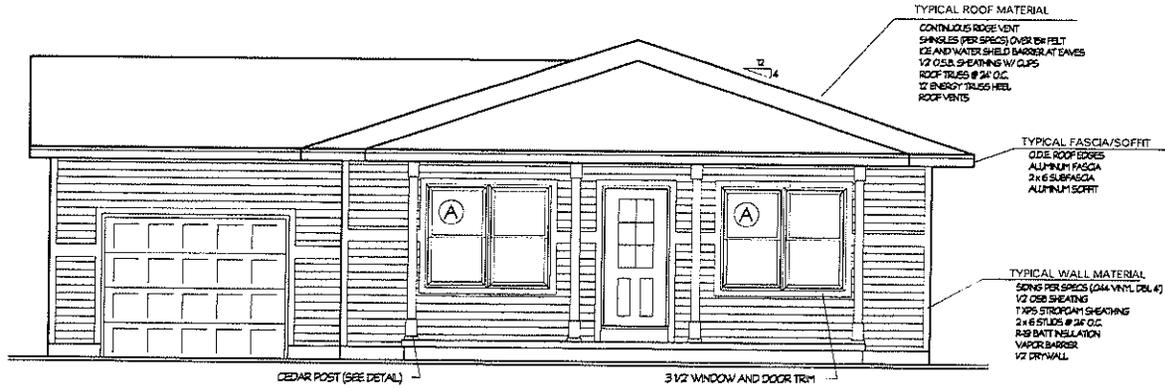
CLIENT:	HABITAT FOR HUMANITY
TITLE:	HENRY OPT B GARAGE LEFT
ELEVATIONS:	2/19/12
PRINT #:	1508
UNWRN BY:	JCOOK
SCALE:	1" = 8'
NOTED:	1 of 6

1014 Fisher Lane #29
 PO Box 284128
 Madison, WI 53725-0128

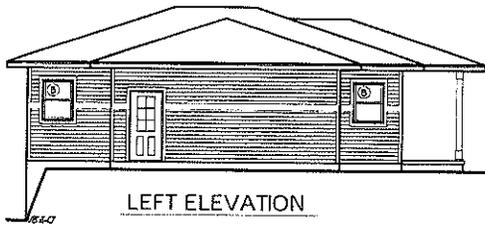
Habitat for Humanity
of Dane County, Inc

ROOF TRUSS HEEL HEIGHTS

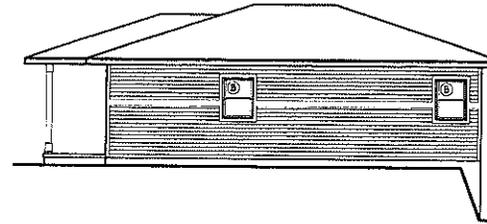
4/12 PITCH - 12' HEEL - 24' OVHG



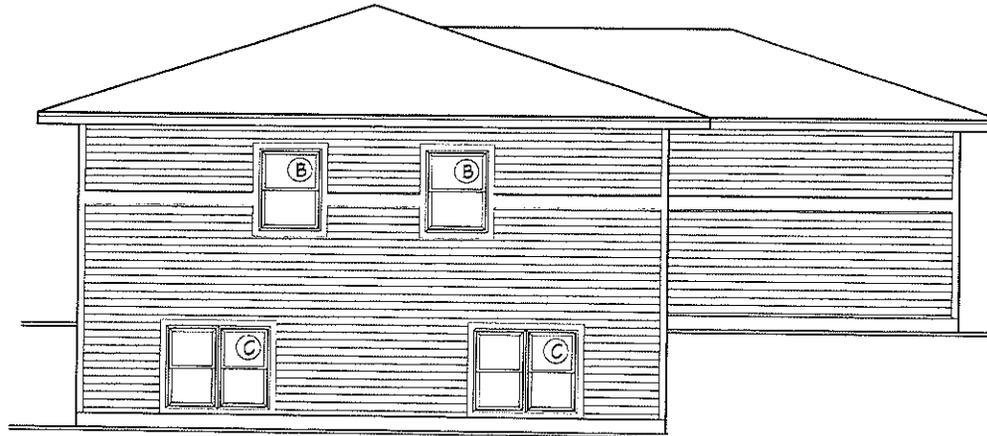
FRONT ELEVATION
1/4\"/>



LEFT ELEVATION
1/4\"/>



RIGHT ELEVATION
1/4\"/>



REAR ELEVATION
1/4\"/>



NOTE TO CLIENT/CONTRACTOR:

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

PLANS CURRENT
AS OF 7/19/15

REVISIONS

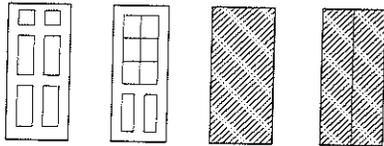
DATE	BY	DESCRIPTION

CLIENT:	HABITAT FOR HUMANITY
TITLE:	HENRY ELEV OPT C
DATE:	2/13/12
SCALE:	NOTED
DRAWN BY:	JCOOK
SO. FEET:	15.08
PAGE #:	1 of 6

1014 Fielder Lane #20
PO Box 258128
Madison, WI 53725-9128

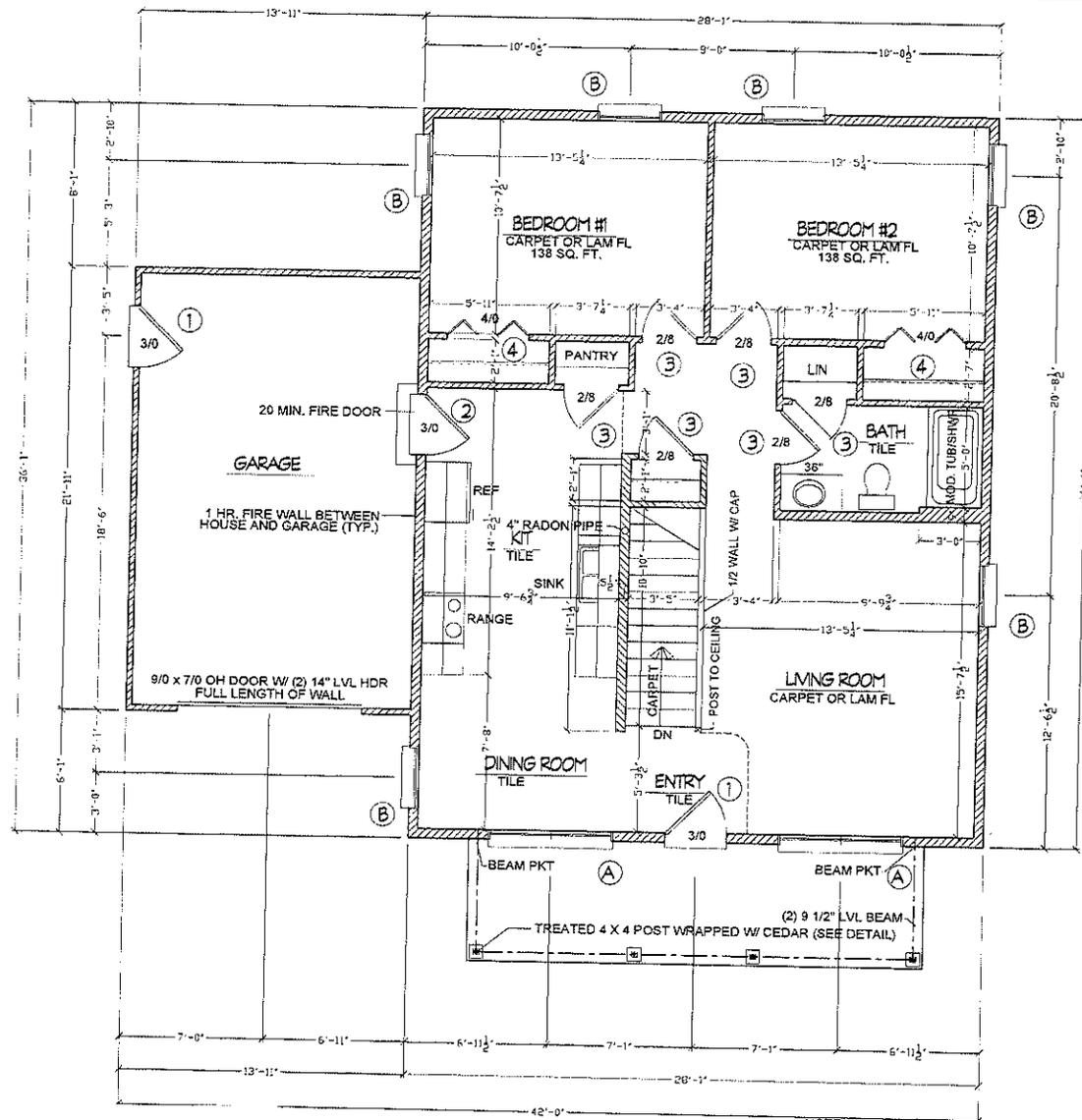
Habitat for Humanity
of Dane County, Inc.

DOOR SCHEDULE							
NO.	TYPE	QTY	WIDTH	HGT	TKS	FIN.	REMARKS
1	B	2	3'-0"	6'-8"	13/4"	MIL	W/ GLASS
2	A	1	3'-0"	6'-8"	13/4"	MIL	FREERATED
3	C	9	2'-6"	6'-8"	13/4"	MIL	
4	D	2	4'-0"	6'-8"	13/4"	WD	4 PANEL BI-FOLD
5	D	2	6'-0"	6'-8"	13/4"	WD	4 PANEL BI-FOLD
6							
7							
8							
9							
10							



- A** EMBOSSED MTL INSUL. NO LITE
B EMBOSSED MTL INSUL. W/ LITE
C 6 PANEL EMBOSSED
D WD FLUSH HOLLOW CORE BI-FOLD

WINDOW SCHEDULE				
MANUF.	QTY.	NAME	RD.	
				<input type="checkbox"/> WHITE <input type="checkbox"/> SANDSTONE <input type="checkbox"/> BROWN
A	2	SINGLE HANG	6'-0" x 5'-0"	
B	6	SINGLE HANG	3'-0" x 4'-0"	
C	2	SINGLE HANG	5'-0" x 4'-0"	
D				
E				
F				



L, M & N

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

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

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

PLANS CURRENT
AS OF 7/19/15

REVISIONS		DESCRIPTION	
DATE:	BY:		
CLIENT: HABITAT FOR HUMANITY			
TITLE: HENRY KW GARAGE LEFT			
DATE:	SO FEET:	DATE:	SO FEET:
2/13/12	10/3	2/13/12	10/3
DRAWN BY:	SCALE:	DRAWN BY:	SCALE:
JCOOK	NOTED	JCOOK	NOTED
PAGE #:	4 of 6	PAGE #:	4 of 6

104 E. Franklin Ave #29
PO Box 268128
Madison, WI 53725-1128

Habitat for Humanity
of Dane County, Inc

ROOF TRUSS HEEL HEIGHTS

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

TYPICAL ROOF MATERIAL

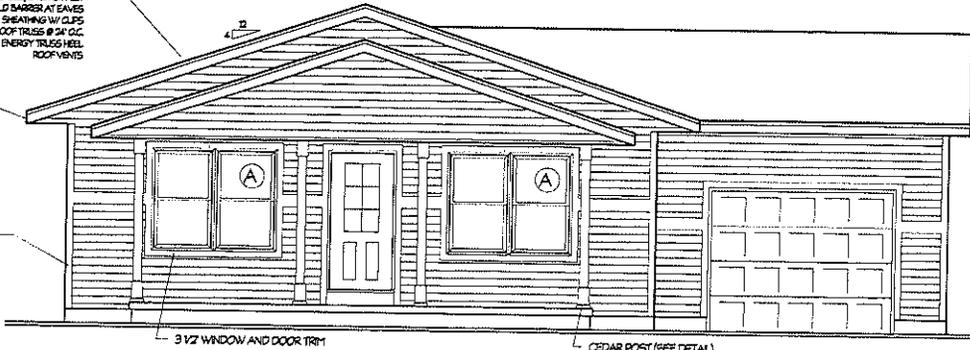
CONTINUOUS ROOF VENT
 SHINGLES PER SPECS OVER 5/8" FELT
 CEILING WATER SHIELD SHARPER AT EAVES
 1/2" OSB SHEATHING W/ CLIPS
 ROOF TRUSSES @ 24" O.C.
 2" ENERGY TRUSSE HEEL
 ROOF VENTS

TYPICAL FASCIA/SOFFIT

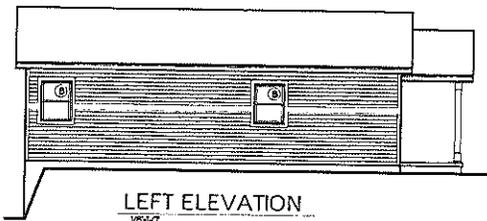
0.01" ROOF EDGERS
 ALUMINUM FASCIA
 2x6 SUBFASCIA
 ALUMINUM SOFFIT

TYPICAL WALL MATERIAL

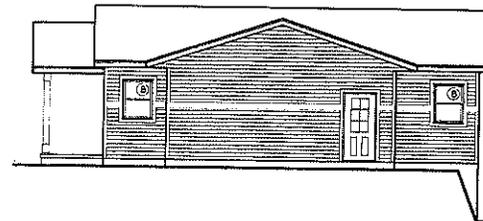
SDSNG PER SPECS (1/4" VINYL DBL GL)
 1/2" OSB SHEATHING
 1" XPS STRUCTURAL SHEATHING
 2x6 STUDS @ 24" O.C.
 R-9 BATT INSULATION
 VAPOR BARRIER
 1/2" DRYWALL



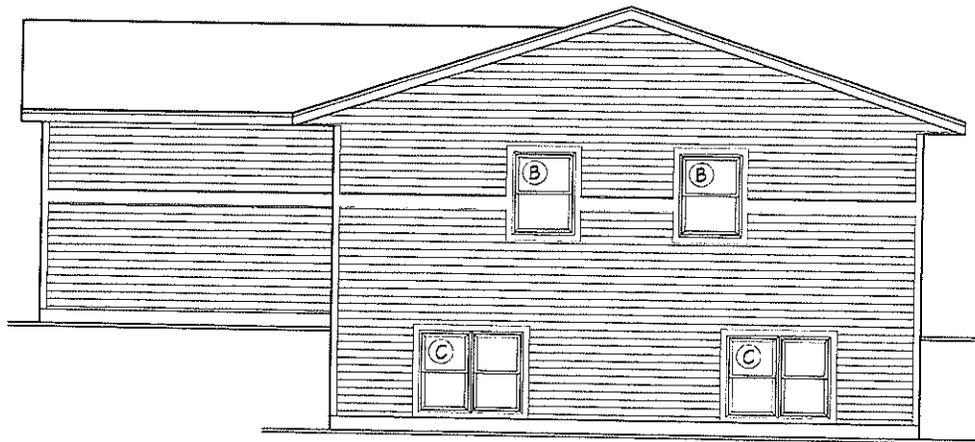
FRONT ELEVATION
 1/8"=1'-0"



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



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



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

NOTE TO CLIENT/CONTRACTOR:

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0

PLANS CURRENT AS OF 7/19/15

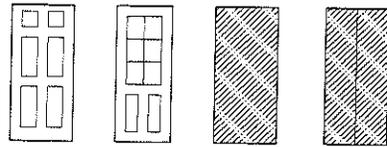
REVISIONS	
DATE	DESCRIPTION

CLIENT:	HABITAT FOR HUMANITY
TITLE:	HENRY KW GARAGE RT
DATE:	7/19/15
ELEVATIONS:	2/1D/1/2
SCALE:	AS SHOWN
PRINT #:	JCOOK
NOTED:	1 of 6

1041 Fifer Lane #29
 PO Box 205176
 Madison, WI 53725-8176

Habitat for Humanity
of Dane County, Inc

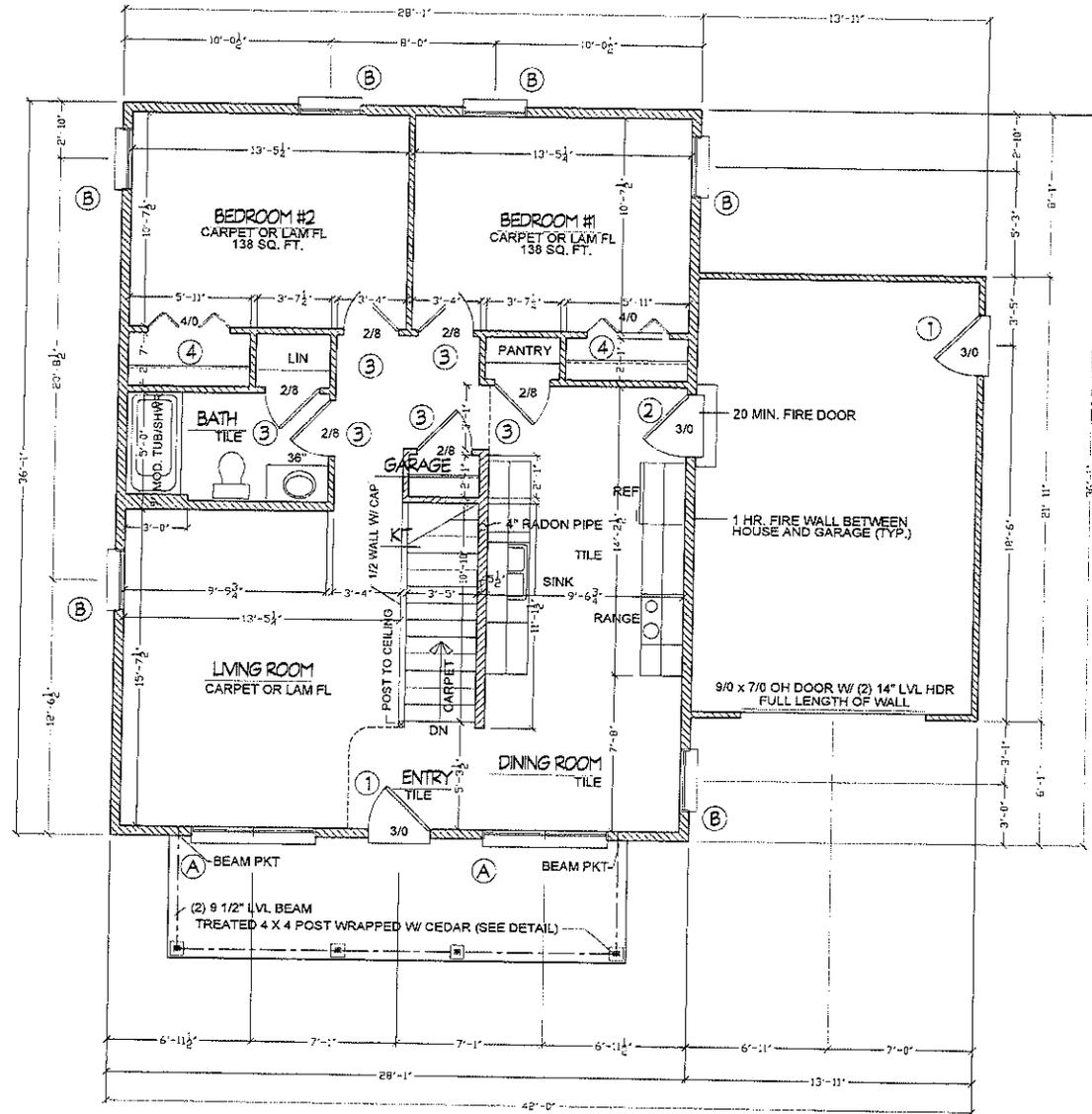
DOOR SCHEDULE							
NO.	TYPE	QTY	WIDTH	HGT	THK	MTL	REMARKS
1	B	2	3'-0"	6'-8"	1 3/4"	MTL	W/ GLASS
2	A	1	3'-0"	6'-8"	1 3/4"	MTL	FIRE RATED
3	C	9	2'-0"	6'-8"	1 3/4"	MTL	
4	D	2	4'-0"	6'-8"	1 3/4"	WD	4 PANEL BI-FOLD
5	D	2	6'-0"	6'-8"	1 3/4"	WD	4 PANEL BI-FOLD
6							
7							
8							
9							
10							



- A** EMBOSSED MTL INSUL. NO LITE
- B** EMBOSSED MTL INSUL. W/ LITE
- C** 6 PANEL EMBOSSED
- D** WD FLUSH HOLLOW CORE BI-FOLD

WINDOW SCHEDULE			
MANUF.	QTY	NAME	RD.
			<input type="checkbox"/> WHITE <input type="checkbox"/> SANDSTONE <input type="checkbox"/> BROWN
A	2	SINGLE HUNG	6-0" x 5-0"
B	6	SINGLE HUNG	3-0" x 4-0"
C	2	SINGLE HUNG	5-0" x 4-0"
D			x
E			x
F			x

NOTE TO CLIENT/CONTRACTOR:
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FLOOR PLAN

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

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

PLANS CURRENT AS OF 7/19/15

REVISIONS		DESCRIPTION	
DATE	BY	NO.	DESCRIPTION

CLIENT: HABITAT FOR HUMANITY HENRY KW GARAGE RT	DATE: 7/13/12	SQ FEET: 1013	PAGE #: 4 of 6
TITLE: FLOOR PLAN	DRAWN BY: JCOOK	SCALE: NOTED	NOTED

1014 Federal Lane #29 PO Box 295128 Madison, WI 53725-8128	<h2 style="margin: 0;">Habitat for Humanity</h2> <p style="margin: 0; font-size: small;">of Dane County, Inc.</p>
--	---

EXHIBIT B

GARAGE SETBACK TABLE

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

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

Requirements per SIP:

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



EXHIBIT C

IMPERVIOUS SURFACE TABLE

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

Lot #	Floorplan Type	Lot Area	Roof Area	Drive Area	Total Impervious Surface	Impervious Surface Ratio	Available Impervious Surface	Ratio from LOT 48 SIP (2007)	Difference
33	Two Story	5,858	1,406	431	1,837	31%	1,092	31%	0%
34	Two Story	4,543	1,283	288	1,571	35%	701	47%	-12%
35	Two Story	4,480	1,283	288	1,571	35%	669	40%	-5%
36	Two Story	5,151	1,283	288	1,571	30%	1,005	36%	-6%
37	Ranch	5,005	1,710	264	1,974	39%	529	41%	-2%
38	Two Story	5,007	1,283	288	1,571	31%	933	36%	-5%
39	Ranch	5,509	1,710	264	1,974	36%	781	33%	3%
40	Ranch	7,729	1,710	264	1,974	26%	1,891	27%	-1%
41	Two Story	4,002	1,283	288	1,571	39%	430	45%	-6%
42	Ranch	4,000	1,710	264	1,974	49%	26	45%	4%
43	Ranch	4,000	1,710	264	1,974	49%	26	44%	5%
44	Two Story	4,400	1,283	288	1,571	36%	629	41%	-5%
45	Ranch	4,400	1,710	264	1,974	45%	226	46%	-1%
46	Ranch	4,000	1,710	264	1,974	49%	26	45%	4%
47	Two Story	4,997	1,406	478	1,884	38%	615	38%	0%
48	<i>Re Platted, See Below</i>	42,000	11,039	2,773	13,812	33%	7,189	37%	-4%
49	Two Story	5,659	1,406	431	1,837	32%	993	32%	0%
50	Raised Ranch	4,771	1,188	240	1,428	30%	958	38%	-8%
51	Raised Ranch	5,674	1,188	240	1,428	25%	1,409	37%	-12%
52	Ranch	5,337	1,788	312	2,100	39%	569	35%	4%
53	Ranch	4,753	1,788	312	2,100	44%	277	38%	6%
54	Ranch	7,749	1,788	312	2,100	27%	1,775	23%	4%
55	Ranch	4,400	1,788	312	2,100	48%	100	47%	1%
56	Ranch	4,400	1,788	312	2,100	48%	100	41%	7%
57	Two Story	6,118	1,406	483	1,889	31%	1,170	31%	0%
58	Two Story	5,443	1,265	340	1,605	29%	1,117	29%	0%
59	Ranch	4,258	1,705	418	2,123	50%	6	50%	0%
60	Two Story	5,093	1,265	533	1,798	35%	749	35%	0%
61	Two Story	5,385	1,705	416	2,121	39%	572	39%	0%
62	Two Story	4,146	1,406	289	1,695	41%	378	41%	0%
63	Two Story	5,796	1,406	383	1,789	31%	1,109	31%	0%
64	Ranch	4,407	1,705	417	2,122	48%	82	48%	0%
65	Two Story	4,057	1,406	391	1,797	44%	232	44%	0%
66	Trilevel	4,028	1,456	345	1,801	45%	213	45%	0%
67	Ranch	6,141	1,705	399	2,104	34%	967	34%	0%
68	Two Story	5,825	1,265	521	1,786	31%	1,127	31%	0%
69	Ranch	4,496	1,705	502	2,207	49%	41	49%	0%
70	Trilevel	4,499	1,456	425	1,881	42%	369	42%	0%
71	Ranch	4,512	1,705	482	2,187	48%	69	48%	0%
Redivision of Lot 48									
72	Trilevel	6,297	1,456	352	1,808	29%	1,341	34%	-5%
73	Ranch	4,887	1,730	415	2,145	44%	299	39%	5%
74	Two Story	4,911	1,265	502	1,767	36%	689	36%	0%
75	Trilevel	5,444	1,456	352	1,808	33%	914	33%	0%
76	Two Story	5,471	1,283	288	1,571	29%	1,165	39%	-10%
77	Two Story	4,372	1,283	288	1,571	36%	615	38%	-2%
78	Two Story	4,562	1,283	288	1,571	34%	710	41%	-7%
79	Two Story	6,056	1,283	288	1,571	26%	1,457	35%	-9%
Lot 48 Totals		42,000	11,039	2,773	13,812	33%	7,189	37%	-4%
TOTAL NEW AVAILABLE IMPERVIOUS SURFACE AREA:							31,140		
FORMER AVAILABLE IMPERVIOUS SURFACE AREA:							28,496		
TOTAL IMPROVEMENT TO AVAILABLE IMPERVIOUS SURFACE AREA:							2,644		

RECEIVED
8/4/2015



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

August 4, 2015

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

1. Buildings A, B and C look very similar, would other building styles work to intermix along the west side of Equity Lane?

A. Yes. Please see adjusted "Exhibit A" attached showing models "E", "F", and "D" interspersed among the other models on this block. These are two story models that should give some added variety in the scale of the facades, while still having an interior layout that accommodates rear and side basement exposure for these sloping lots.

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

2. Do they landscape the buildings, or is landscaping left to the homeowner?

A. Habitat landscapes these properties. The homeowners are given some choices in plant species and tree or shrub locations.

3. If they do landscape, can they have variation in landscape plantings to add variety to the home and individualize the property from other similar looking homes?

A. Yes. Habitat's current standard is to plant 4-6 shrubs in the front yard accenting the porch and front walks, and 1-2 trees if appropriate. The homeowner choices described above could be expanded for further variety, and/or limited so that adjacent owners would not choose the same plantings.

4. Do they do decks or patios on the buildings, and if not have they accounted for that possibility in the impervious surface calculations for each lot?

A. Habitat does not build decks or patios and has not included a potential deck or patio in any impervious surface calculations. Owners would be responsible for obtaining separate planning/zoning approvals prior to building any such structures.

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

Regards,

A handwritten signature in black ink that reads "Adam Helt-Baldwin".

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

DRAFT

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

Legal Description:

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

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

Parcel No's: See Exhibit A

Plan Commission
Initiated By

Susan B. Badtke
Drafted By

8/6/2015
Date

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

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

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

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

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

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

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

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

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

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

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

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

Patti Anderson, City Clerk

Approved: _____

Stephen L. Arnold, Mayor

STATE OF WISCONSIN)ss.
COUNTY OF DANE

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

Notary Public, State of Wisconsin

Printed Name of Notary Public _____
My Commission Expires: _____

Consent of the Property Owner

Name: _____ Date: _____

Title _____

STATE OF WISCONSIN)ss.
COUNTY OF DANE

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

Notary Public, State of Wisconsin

Printed Name of Notary Public _____
My Commission Expires: _____

Consent of Mortgage Holder:

_____ Date: _____
Mortgage Holder

STATE OF WISCONSIN)ss.
COUNTY OF DANE

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

Notary Public, State of Wisconsin

Printed Name of Notary Public _____
My Commission Expires: _____

EXHIBIT A:

060905211472
060905211582
060905211692
060905260002
060905260112
060905260222
060905260332
060905260442
060905260552
060905260662
060905264462
060905264572
060905264682
060905264792
060905261102
060905261212
060905261322
060905261432
060905261542
060905261652
060905261762
060905211142
060905211252
060905211362

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

Legal Description:

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

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

Parcel No's: See Exhibit A

Plan Commission
Initiated By

Susan B. Badtke
Drafted By

8/6/2015
Date

**ORDINANCE NO. 2015-O-25
ZONING ORDINANCE AMENDMENT AMENDING SPECIFIC IMPLEMENTATION PLAN
ZONING FOR LOTS 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 55 &
56, FIRST ADDITION TO RENAISSANCE ON THE PARK AND LOTS 76, 77, 78 & 79,
SECOND ADDITION TO RENAISSANCE ON THE PARK TO MODIFY THE DEVELOPMENT
PARAMETERS, INCLUDING NEW HOUSE DESIGNS, GARAGE SETBACKS, IMPERVIOUS
SURFACE CALCULATIONS, AND PORCH ENCROACHMENTS.**

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

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

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

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

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

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

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

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

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

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

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

Patti Anderson, City Clerk

Approved: _____

Stephen L. Arnold, Mayor

STATE OF WISCONSIN)ss.
COUNTY OF DANE

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

Notary Public, State of Wisconsin

Printed Name of Notary Public _____
My Commission Expires: _____

Consent of the Property Owner

Name: _____ Date: _____

Title _____

STATE OF WISCONSIN)ss.
COUNTY OF DANE

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

Notary Public, State of Wisconsin

Printed Name of Notary Public _____
My Commission Expires: _____

Consent of Mortgage Holder:

_____ Date: _____
Mortgage Holder

STATE OF WISCONSIN)ss.
COUNTY OF DANE

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

Notary Public, State of Wisconsin

Printed Name of Notary Public _____
My Commission Expires: _____

EXHIBIT A:

060905211472
060905211582
060905211692
060905260002
060905260112
060905260222
060905260332
060905260442
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060905261102
060905261212
060905261322
060905261432
060905261542
060905261652
060905261762
060905211142
060905211252
060905211362

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:

Direct Referral Approved by:

Date Referred: July 28, 2015

Ordinance Number: 2015-O-26

Date to Report Back: **August 25, 2015** Resolution Number:

Sponsored by: Mayor

Drafted by: Planning / Zoning

TITLE: ZONING ORDINANCE AMENDMENT APPROVING REZONING REQUEST RZ-2076-15 BY RON KLAAS, AGENT FOR SUB-ZERO WOLF INC., TO REZONE LOT 2 CSM 10031 FROM THE R-D (RURAL DEVELOPMENT) TO THE I-G (GENERAL INDUSTRIAL) DISTRICT

Background: Rezone Request RZ-2076-15 by Ron Klaas, agent for Sub-Zero Wolf, Inc. to rezone Lot 2, CSM 10031 from Rural Development (R-D) to General Industrial (I-G) in the North Stoner Prairie Neighborhood.

Applicant is requesting approval of a rezone of Lot 2, CSM 10031, from Rural Development (R-D) to General Industrial (I-G), in the North Stoner Prairie Neighborhood, west of Seminole Highway and north of Lacy Road.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	August 18, 2015	Approved
2				

Amendments:



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

REZONING APPLICATION

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

1. **Location of Property/Street Address:** 6061 Basswood Drive, Fitchburg, WI

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

Lot Two (2), Certified Survey Map No. 10031 recorded in Volume 58 of Certified Survey Maps of Dane County, Wisconsin, Page 260, as Document No. 3312694, in the City of Fitchburg, Dane County, Wisconsin.

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

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

Manufacturing and distribution of residential kitchen appliances.

3. **Proposed Development Schedule:** 10-20 years

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

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

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

Total Dwelling Units Proposed: N/A **No. Of Parking Stalls:** 900

Type of Non-residential Development (If Applicable): General Industrial

Proposed Hours of Operation: 24 hr (M-F); weekends as required **No. Of Employees:** 650

Floor Area: 400,000 **No. Of Parking Stalls:** 900

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

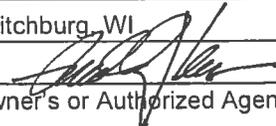
Current Owner of Property: Sub Zero Wolf Inc.

Address: 6061 Basswood Drive, Fitchburg, WI **Phone No:** 608-271-2233

Contact Person: Kevin Unbehaun

Email: kevin.unbehaun@subzero.com

Address: 6061 Basswood Drive, Fitchburg, WI **Phone No:** 608-661-6526

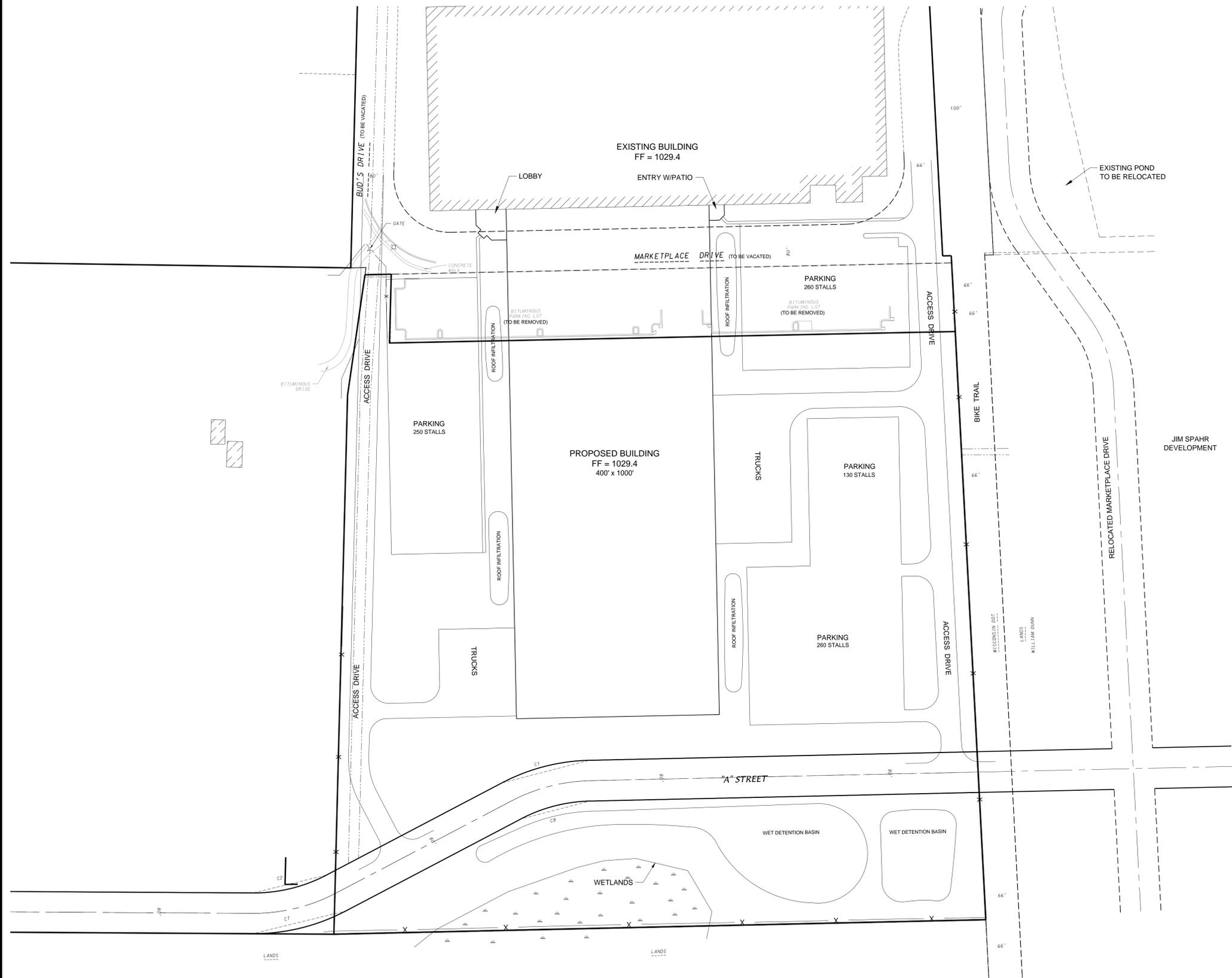
Respectfully Submitted By:  **Ronald R. Klaas**
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

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

For City Use Only: **Date Received:** _____ **Publish:** _____ and _____

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

Permit Request No. _____





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

Application: CDP-2074-15, CS-2075-15 & RZ-2076-15
Property Address: Basswood Drive
Review Date: July 23, 2015
Planning Staff Review #1

Planning staff has reviewed your submitted CDP, CSM and Rezone requests for SubZero. The following comments are based on this review. Please respond to these comments with a detailed narrative response, along with appropriate revised plans, by 4:00 p.m. on Wednesday, August 5, 2015. Further comments or questions may arise as additional review occurs.

CDP (CDP-2074-15)

1. Is the proposed lot configuration for the CDP the 3 lots and outlot as shown on the CSM? Or will you be wishing additional lots?
No additional lots needed.
2. Does figure 6 accurately represent the wetlands which were recently delineated by Stantec? If not, please adjust to show delineation.
Yes.
3. Has the WI DNR concurred with wetland delineation?
Assured delineation, automatic concurrence.
4. The North Stoner Prairie Neighborhood Plan identified a level of 1022.6 (and below) to handle back-to-back 100 year storm events in the closed depression that is on part of lot 2 CSM 10031 and Payne and Dolan land to the south. However, it appears that the proposed road and some improvements are located in and below this storm water inundation (flood) level. Please explain how the back-to-back 100 year events will be handled, and what the revised back-to-back 100 year level will look like over the Sub-Zero and the Payne and Dolan property as compared to the level anticipated in the North Stoner Prairie Neighborhood Plan (1022.6' elevation and below).
Stormwater management plan to be submitted on 8-18-15.
5. Please provide storm water calculations to Public Works to verify
Stormwater management plan to be submitted on 8-18-15.
6. Given the high likelihood that the Payne and Dolan property will be the recipient of your storm water, do you have an agreement with them for the area to be affected? If so, please provide. If not, please obtain and provide to the city for our records.
Sub Zero is working with Payne and Dolan on an agreement.
7. The 1022.6 elevation was also set using low-impact storm water management techniques rather than conventional techniques. Please explain what low-impact techniques you will be using for the development to assist that the storm water will not be greater than anticipated in the North Stoner Prairie Neighborhood Plan.
Stormwater management plan to be submitted on 8-18-15.

8. The North Stoner Prairie Neighborhood Plan had a recreation path running east-west along what is now your south property line. How will that recreational path be accommodated? Please indicate on the CDP, and then alter the CSM as may be necessary for its accommodation.
Recreational path to be built within the A Street right of way.

CSM (CS-2075-15)

1. Given that Basswood is not a cul-de-sac, it will likely have to be renamed to Basswood Court. We will need to amend the official map to do the other section. Therefore, if it is to be a cul-de-sac, please alter the street name to Court.
Acknowledged.
2. See comment # 2 of Rezone comments.
Street name to be provided by Sub Zero.
3. See comment 7 of the CDP comments, above.
Stormwater management plan to be submitted on 8-18-15.
4. Identify wetlands on the CSM and locate the minimum 75' environmental corridor boundary. Note date of delineation and delineator on the CSM.
Acknowledged.
5. Please provide timing and estimated completion date of the roads to be constructed?
To be provided with 8-18-15 submittal.
6. If the Badger Trail crossing and the roads east of the Badger Trail are not completed by the time Commerce park and what is identified as A Street open, the applicant will be required to provide an easement along the east north-south drive for public access.
Acknowledged.
7. When the new road system is in place, will the current access across the Badger Trail at Marketplace Drive be vacated and removed?
Yes it will be removed.

REZONE (RZ-2076-15)

1. The legal description includes only the 33.13 acres owned by Donald Dunn and being purchased by Sub-Zero. Is that the total area you wish to rezone, and you will not be rezoning land to the west at this time? Please be aware that there are public hearing requirements for rezones; the notice has already been sent for publication so no additional land can be added to the rezone at this time rather a new application would need to be made for any additional lands.
Acknowledged.
2. The new East-West street will need a street name. Do you wish to name it? Or perhaps city staff can make some suggestions?
Sub Zero to provide street name.
3. With Marketplace Drive (west of Badger Trail) and Bud's Drive going away we will need to do a new address for the south building that is being expanded. Also, since Basswood Drive will now end in a cul-de-sac it will need a name change to Basswood Court.
Acknowledged.
4. Please provide proposed impervious surface ratio of the proposed lot 1 when the new improvements are completed.
Acknowledged.
5. The code requires a minimum 10% open space ratio, please provide the proposed open space ratio.
To be provided with the 8-18-15 submittal.

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of
Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

The following comments are based on the CDP, land division, and Rezone for industrial development at 6061 Basswood Drive and lands west of Seminole Highway, north of Lacy Road, and south of Marketplace Drive, submitted on July 20, 2015. RE, 7-24-15; GV 7-28-15; AB, 7-28-15; TF 7-28-15; CH 7-30-15. Additional comments beyond these may be required on future reviews.

General Comments

1. A developer's agreement will be required for the public improvements.
Acknowledged.
2. Please confirm that refuse and recycling container(s) are located and sized properly.
Acknowledged.
3. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works.
Acknowledged.
4. A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along the public streets.
Acknowledged.
5. Please provide a copy of the wetland delineation report for the site, including information on whether the delineation was prepared by an assured wetland professional or if not whether DNR has reviewed and provided a concurrence letter. Show the wetlands on the CSM.
To be sent separately. Completed by Jeff Kramer at Stantec who is an assured delineator.
6. Sheets C101 and C102 show an existing wetland that is proposed to be filled in and paved over for a parking pad. Has the applicant received a DNR permit for filling this wetland in?
DNR permit is being applied for.

Transportation Comments

1. With this expansion, there will be additional demand placed on the signalized intersection at Commerce Park Drive/McKee Road. Staff have already been requested to evaluate signal modifications at this intersection to address congestion and queueing with the existing employee-base. Staff strongly recommends that the CSM should include a public street extension of Bud's Drive, north of Basswood, to connect with the new signalized intersection at Spoke Drive/McKee Road. This would provide 2 signalized exits out to McKee Road, reduce the impact to the Commerce Park Drive intersection, and provide a second entrance/exit for employees to use.
Acknowledged.

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of
Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

2. WisDNR and WisDOT approval will be required for a new street crossing of the Badger State Trail. The final alignment and location will need to be approved and signed off by both agencies.
Acknowledged.
3. The timing of the street improvements needs to be coordinated with the adjacent land owner to the east to ensure street connectivity to Seminole Highway and Marketplace Drive. Until the streets are constructed on the east side of the Badger State Trail, a temporary road will be necessary to maintain connectivity between Marketplace Drive and Commerce Park Drive.
Acknowledged.
4. Provide preliminary plan and profile sheets for Street A, Commerce Park Drive, and Marketplace Drive relocation.
To be provided with 8-18-15 submittal.
5. A 15' wide strip of right of way is needed along McKee Road for future lane expansion and a 30' wide strip at the corner of McKee Road and the Badger State Trail is needed for future connection of the sidewalk to the proposed tunnel under McKee Road.
Acknowledged.

Water Main and Sanitary Sewer

1. The designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets for the public and private water and sewer systems.
Acknowledged.
2. An 18" interceptor is required on Market Place. This interceptor shall be extended from the existing Seminole Hwy Interceptor stub. The cost for oversizing of this pipe will be paid for by the City and will be charged to all benefitting properties.
Acknowledged.
3. 12" water main is required on Commerce Park Drive. Minimum water main size on all other streets is 10", greater if needed by Sub-zero.
Acknowledged.
4. The City reimburses the cost for oversizing of water main – cost between 10" and 12" DI water main pipe.
Acknowledged.
5. Water main along the west side of the bike trail shall be private. A check valve, per DNR code, shall be installed at both ends of this main – one at the north end near Market Place and one just north of "A" street. Minimum 8" leads are required for all hydrants on private water mains. Private water mains up to and including the hydrants are required to be installed per the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction.
Acknowledged.

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of
Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

6. The designer shall meet with the fire department to determine fire hydrant location and spacing requirements.
Acknowledged.
7. Water service to the proposed building shall be extended from the existing building.
Need to resolve with the City how to provide separate service for the addition.
8. Water impact fees shall be paid prior to issuance of a building permit. These fees will be included with the building permit fee. These fees will be based on the square footage of the proposed building verses existing building and past water usages.
Acknowledged.
9. MMSD fees will need to be paid prior to the issuance of a building permit and prior to the start of construction of public improvements.
Acknowledged.
10. Seminole Hwy Interceptor fees will need to be paid within 30 days of invoice date.
Acknowledged.
11. In Section 3.2 of the CDP, please note the water and sewer main size requirements on each street in the Utility section. Note that this development will be serviced with water by the City's west zone and with sewer by the Seminole Hwy Interceptor. Also include the anticipated water usage and sewer capacity needed for this development as well as the anticipated static water pressure range. A peak factor of 4 shall be used to calculate anticipated sewer capacity.
Will resolve sizing with Public Works.
12. Has Jim Spar committed to extending the utilities? How will the developer ensure these utilities are installed in the time frame needed to service the Sub-zero expansion? A developer's agreement will need to be executed for extension of the utilities on Market Place before a developer's agreement may be approved for the Sub-zero Expansion, unless these extensions will be all inclusive in one developer's agreement with Sub-zero. Please correct the CDP as needed to clearly define what this process will be.
Spahr has submitted a CDP for his project. We will continue to work with him on timing.
13. Future water main extensions will need to be installed and accepted by the City prior to the release of a building permit for Sub-zero. Installation of these mains is not required for the early start permit
Acknowledged.
14. Abandonment of the main on Market Place may take place at any time without significantly impact to the water system. Note: fire protection for Subzero will be most affected by abandonment of this main prior to installation of the future loop.
Acknowledged.

**Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of
Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2**

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>.
Acknowledged.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.
Acknowledged.
3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: <http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan>. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.
Acknowledged.
4. Sheet C102 appears to show that the designer is redirecting surface water flow that currently drains north to Dunn's Marsh into proposed storm pipes that will direct stormwater into the Closed Depression CD1 on the Payne & Dolan property. Drainage basins must be maintained to the greatest extent possible.
Acknowledged.

Plan Commission
Initiated by

Planning/Zoning
Drafted by

August 18, 2015
Date

ORDINANCE NO. 2015-O-26
ZONING ORDINANCE AMENDMENT
APPROVING REZONING REQUEST RZ-2076-15 BY RON KLAAS, AGENT
FOR SUB-ZERO WOLF INC., TO REZONE LOT 2 CSM 10031 FROM THE R-D
(RURAL DEVELOPMENT) TO THE I-G (GENERAL INDUSTRIAL) DISTRICT.

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, the Plan Commission of the City has recommended approval of the rezoning request RZ-2075-15, submitted by Ron Klaas, agent for Sub-Zero Wolf Inc., with conditions, following a public hearing held on August 18, 2015,

NOW THEREFORE the Common Council of the City of Fitchburg, Dane County, Wisconsin does ordain that:

- (1) The Zoning district maps of the City of Fitchburg shall be amended to include in the I-G (General Industrial) District, property more fully described as:

LOT 2 CSM 10031

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

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

Patti Anderson, City Clerk

Approved: _____

Stephen L. Arnold, Mayor

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: July 28, 2015 Ordinance Number:
Date to Report Back: **August 25, 2015** Resolution Number: R-87-15

Sponsored by: Mayor Drafted by: Planning / Zoning

TITLE: A RESOLUTION APPROVING A COMPREHENSIVE DEVELOPMENT PLAN, CDP-2072-15, FOR STONER PRAIRIE DEVELOPMENT

Background: Comprehensive Development Plan Request CDP-2072-15 by Debbie Hatfield, Montgomery Associates, Chris Ehlers, agent for William Ryan Homes (O'Brien Property) and James Spahr, agent for Lionshare Group, L.L.C (Dunn Property), for a residential and industrial development in the North Stoner Prairie Neighborhood (O'Brien and Dunn properties).

Applicant is requesting approval of a Comprehensive Development Plan for residential and industrial development in the North Stoner Prairie Neighborhood (O'Brien and Dunn properties), on the east and west sides of Seminole Highway, north of Lacy Road.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	August 18, 2015	Approved
2	Parks Commission	Endl	August 6, 2015	Approved

Amendments:

1-1010p
T.O 7.20-15



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

LAND DIVISION APPLICATION

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

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

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

3. No. of Parcels Proposed: 152 | 54

4. No. Of Buildable Lots Proposed: 150 | 51

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

6. Current Owner of Property: See Attached

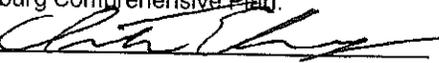
Address: _____ **Phone No:** _____

7. Contact Person: Chris Ehlers

Email: cehlers@wmryan.com

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

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov
Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By:  Christopher Ehlers
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

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

For City Use Only: Date Received: 7-21-15

Ordinance Section No. _____	Fee Paid: <u>Wm Ryan: \$11,627.50;</u>
Permit Request No. <u>CDP-2072-15</u>	<u>Out Pt Dept \$1,767.50</u>
	<u>\$13,395.00</u>

July 21, 2015

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

Re: O'Brien/Dunn CDP

Dear Tom:

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

Sincerely,

W.R.D.

William R. Dunn

7-20-15

July 21, 2015

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

Re: O'Brien/Dunn CDP

Dear Tom:

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

Sincerely,

A handwritten signature in cursive script that reads "Charlie O'Brien".

Charlie O'Brien

Comprehensive Development Plan Stoner Prairie Neighborhood Fitchburg, Wisconsin

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



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





**Comprehensive Development Plan
 Stoner Prairie Neighborhood**

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Exhibits

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



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Montgomery Associates: Resource Solutions (MARS)

Project Manager

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1 Introduction

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

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

2 Existing Conditions

2.1 Site Location and Neighborhood Context

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

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

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

2.2 Zoning

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

2.3 Soil Information

The project site's existing soil consists of mostly Plano silt loam. A small amount of Dodge silt loam is located adjacent to the north property line of the parcel according to the Natural Resources Conservation Service Web Soil Survey. Based on the web soil survey, all of the existing soils are assigned to hydrologic soil group B, defined as "soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission." Figure 1 shows the location of the different soil types.

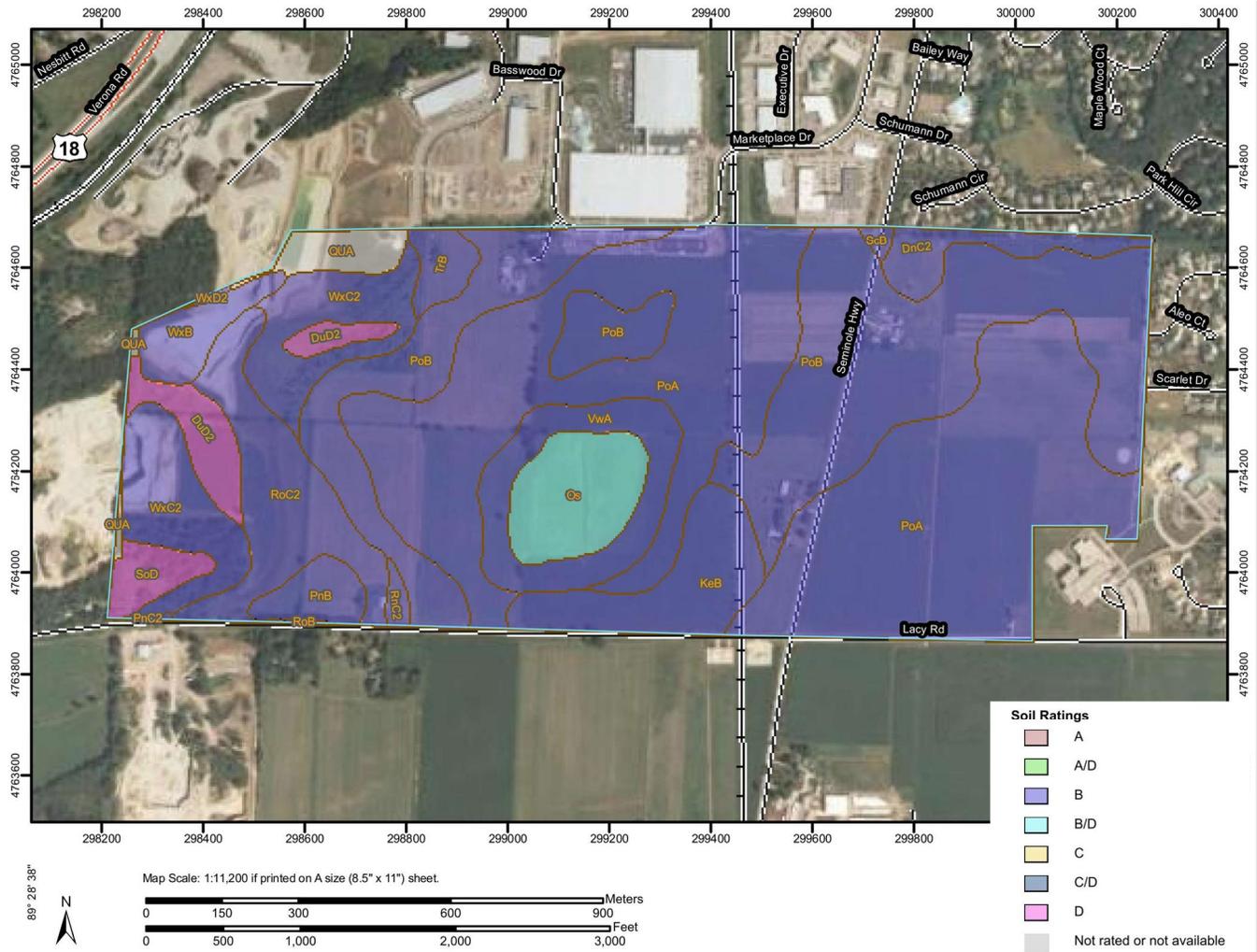


Figure 1. Soil survey map units and hydrologic soil groups (from NRCS).

2.4 Topography and Surface Water Hydrology



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

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

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



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

2.5 Groundwater Hydrology

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



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

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

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

2.6 Natural Features

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

2.7 Environmental Designations

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

2.8 Transportation

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



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

2.9 Availability of Water and Wastewater Services

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

2.10 Parks

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

2.11 Schools

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

3 Proposed Development

3.1 Proposed Site Plan

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

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

3.2 Proposed Planning Approach

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

The proposed CDP meets the vision statement by:

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

3.3 Proposed Housing Mix

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

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

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

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

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

3.4 Proposed Industrial – Commercial Development

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

3.5 Proposed Transportation Plan

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

3.5.1 Automobile

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

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

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

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

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

3.5.2 Pedestrian and Bicycle

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

3.5.3 Transit

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

3.6 Proposed Utility Service

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

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

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

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

3.7 Stormwater Management

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

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

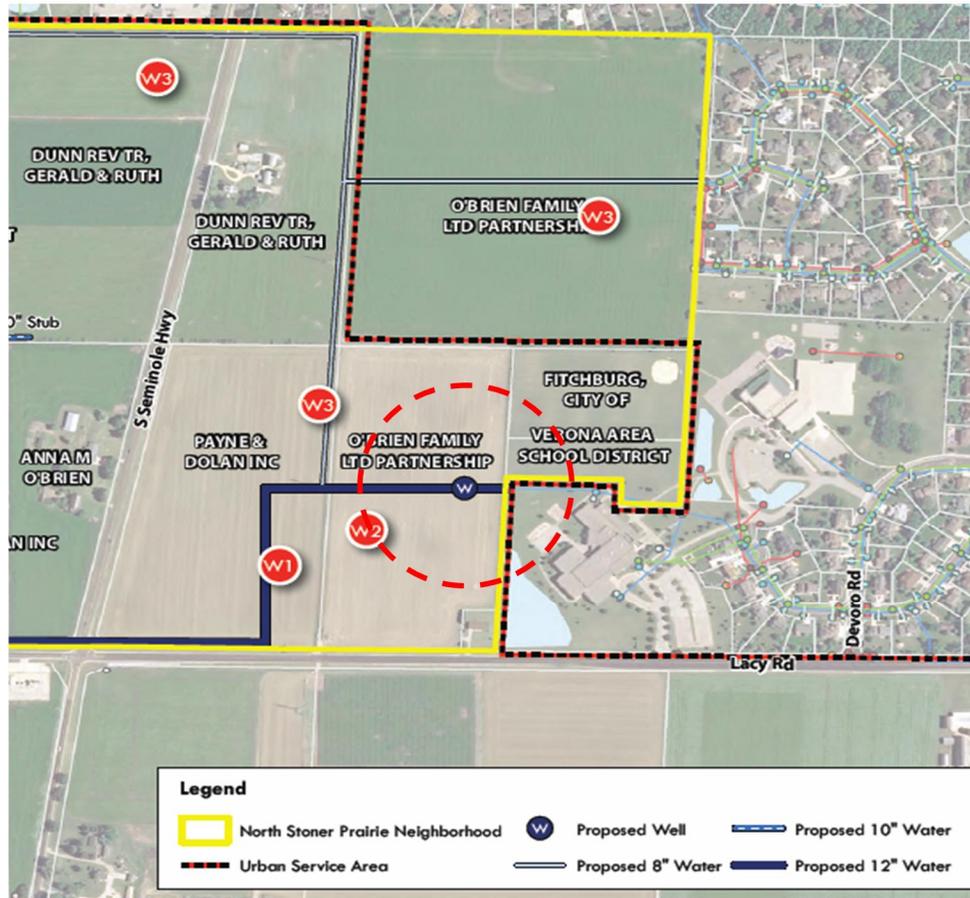


Figure 3. Proposed City water supply well showing approximate location of 400 ft setback (adapted from Figure 7-7 of North Stoner Prairie Neighborhood Plan)

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

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

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

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

3.8 Compatibility with Surrounding Land Uses

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

3.9 Consistency with Adopted Plans

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

3.10 Proposed Land Use Data

Exhibit 8 shows the proposed land uses.

Total Site Acreage 95.1 Acres

Dunn – West 22.1 Acres

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

Dunn – East 5.2 Ac

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

O'Brien/Dunn – East 67.9 Ac

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

Dedications

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

3.11 Development Schedule

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

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

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

3.12 Proposed Zoning

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

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

4 Estimated Assessed Value

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



5 References

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



Exhibits

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Exhibit 10	Zoning Plan

File: W:\2014\140200_Lionshare Group - O'Brien Farms\14-0200_Planning_Stoner Prairie_CUL-DE-SVC_Max_Lots.dwg Layout: Excon User: danse_000 Plotted: Aug 04, 2015 - 9:19am



LEGEND (PROPOSED)

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

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



LIONSHARE GROUP LLC
 WILLIAM RYAN HOMES

5396 KING JAMES WAY, SUITE 220
 MADISON, WI 53719

STONER PRAIRIE -
 A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title:
 EXISTING CONDITIONS

Revisions:

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

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

DIGGERS HOTLINE

Toll Free (800) 242-8511
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

SUB-ZERO CAMPUS

SCHUMANN DRIVE



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- RIGHT OF WAY LIMITS
- WATERSHED BOUNDARY LIMITS
- EXISTING ELECTRIC POWER POLE
- PROPOSED STORM SEWER
- STORMWATER MANAGEMENT POND
- STORMWATER INFILTRATION POND



EXTENSION OF SUB-ZERO CAMPUS

STORMWATER MANAGEMENT EASEMENT

STORMWATER MANAGEMENT EASEMENT

STORMWATER MANAGEMENT EASEMENT

STORMWATER MANAGEMENT EASEMENT

STORMWATER MANAGEMENT OUTLOT

STORMWATER MANAGEMENT OUTLOT

POTENTIAL REGIONAL DETENTION BASIN SYSETEM REPLACEMENT

DISCHARGE TO EXISTING REGIONAL DETENTION BASIN OR POTENTIAL STORM SEWER SYSETEM REPLACEMENT

EXISTING CULVERT (C-6) FLOWING NORTH TO SOUTH
EXISTING CULVERT (C-5) FLOWING WEST TO EAST

DISCHARGE TO PUBLIC STORM SEWER CONNECTION EXTENDED TO THE SITE BY THE CITY FROM SCHUMANN DRIVE

EXISTING CULVERT (C-4) FLOWING NORTH TO SOUTH

EXISTING CULVERT (C-3) FLOWING NORTH TO SOUTH

EXISTING CULVERT (C-2) FLAT PIPE

SCARLET DRIVE

STONER PRAIRIE PARK

STONER PRAIRIE PARK

STONER PRAIRIE ELEMENTARY SCHOOL

PAYNE & DOLAN

PAYNE & DOLAN

SAVANNA OAKS MIDDLE SCHOOL

LACY ROAD

EXISTING CULVERT (C-1) FLOWING NORTH TO SOUTH

EXISTING CULVERT (C-7) FLOWING EAST TO WEST

DISCHARGE TO EXISTING SWALE ALONG LACY ROAD

LIONSHARE GROUP LLC

WILLIAM RYAN HOMES

5396 KING JAMES WAY, SUITE 220
MADISON, WI 53719

STONER PRAIRIE -
A WALK TO SCHOOL NEIGHBORHOOD
CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title:
STORMWATER SYSTEM SCHEMATIC LAYOUT

Revisions:

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

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

PIPE	TYPE	LENGTH	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE (%)	SIZE (INCH)
C-1	DUAL RCP	80'	1021.36	1020.83	0.8	UNKNOWN
C-2	RCP	58'	1027.55	1027.55	0.0	18
C-3	CMP	26'	1028.71	1028.65	0.2	12
C-4	CMP	25'	1030.22	1030.08	0.6	12
C-5	RCP	56'	1028.29	1026.83	2.6	18
C-6	CMP	20'	1030.86	1030.60	1.3	15
C-7	CMP	UNKNOWN	UNKNOWN	UNKNOWN	-	UNKNOWN



Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

File: W:\2014\140200_Lionshare Group - O'Brien Farms\14-0200_Planning_Stoner Prairie_CUL-DE-SWC_Max_Lots.dwg Layout: Stormwater Schematic User: danisc_000 Plotted: Aug 03, 2015 11:02am

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Planning_Stoner_Prairie_cul-DE-5x6_Max_Lots.dwg Layout: Zoning User: dansc_000 Plotted: Aug 04, 2015 - 10:55am



LEGEND (PROPOSED)

	PROPOSED PROPERTY BOUNDARY
	EASEMENT
	BUILDING SETBACK
	ROADWAY CENTER LINE
	RIGHT OF WAY LIMITS
	LOW DENSITY RESIDENTIAL (R-L)
	PLANNED DEVELOPMENT DISTRICT (PDD)
	BUSINESS - GENERAL (B-G)
	INDUSTRIAL - SPECIALIZED (I-S)
	PARKLAND LOT (P-R)



LIONSHARE GROUP LLC
 WILLIAM RYAN HOMES
 5396 KING JAMES WAY, SUITE 220
 MADISON, WI 53719

STONER PRAIRIE -
 A WALK TO SCHOOL NEIGHBORHOOD
 CITY OF FITCHBURG, DANE COUNTY, WI
 Sheet Title:
 ZONING PLAN

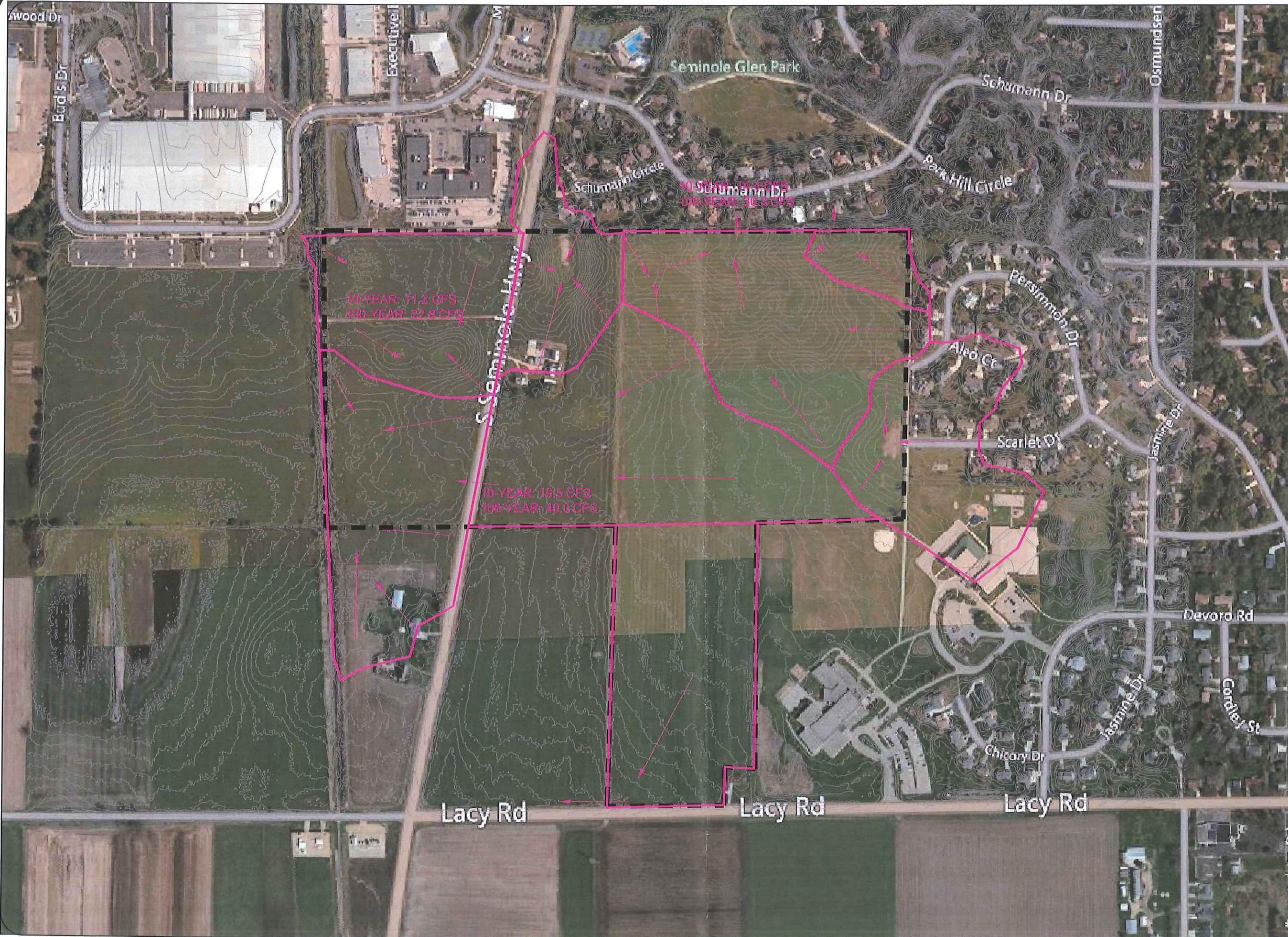
Revisions:

No.	Date	Description
08/05/15	City Comments	

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



Toll Free (800) 242-8511
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 www.DiggersHotline.com



NO.	REVISION / ISSUE	DATE	DRAWN BY	CHECKED BY
			LMS	DJH

MONTGOMERY ASSOCIATES:
 RESOURCE SOLUTIONS, LLC
 119 S. MAIN ST., SUITE A
 COTTAGE GROVE, WI 53527
 PH 608.223.9586 | F 608.223.9586
 www.mars.org



**PRE-DEVELOPMENT
 SUBWATERSHEDS
 STONER PRAIRIE DEVELOPMENT**

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

SCALE

PROJECT NO. 1666 DATE 1"=200'

SHEET NO. 1/3

RECEIVED
8/5/2015

August 5, 2015

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

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

Dear Tom:

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

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

Planning Comments:

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

- Exhibit 7. The stormwater management areas shown are sufficient to reduce peak rate discharges to the rates established in the neighborhood plan. The Neighborhood Plan requires storage for back to back 100 year events only for CD1. CD1 is not within the Stoner Prairie CDP limits.
7. The townhouses on the Dunn property have single family across the street, it would be better to transition land use at rear yards, and not at the street. Can you put more townhomes on the east side of the unnamed street opposite the current townhouse area and still meet the 6 acre density for that area?
Response: The net density for the area is right at 6 units/acre so adding more townhouses would create high densities. We would like to add townhouses on the east side if there is support for the higher density.
8. Has the Lacy Neighborhood and area residents accepted the plan?
Response: Starting in January of this year, the Developer has held monthly meetings with representatives from Lacy and Seminole neighborhoods to review the proposed development plan as it evolved. A full Neighborhood meeting was held in April. The Developer addressed comments and concerns received during the 1st neighborhood meeting by revising the plan. A second neighborhood meeting was held in July where the revised plan was presented. The neighborhood seemed supportive of the revised plan as evidenced by the comments provided by District 4 Alder Hartmann.
9. What is the length of the cul-de-sac? They are limited to 600'.
Response: The cul-de-sac is 600' as dimensioned on Exhibit 9. The dimension is from the north Right-of-Way line of Street 3 and the center of the cul-de-sac bulb.
10. Identify all public outlots and their purpose(s)
Response: All public outlots and their purposes are identified on Exhibit 4.
11. Who will maintain the drainage ponds at the rear of the lots? How will can they be accessed to be maintained without ripping up people's lawns?
Response: The infiltration areas proposed for the rear of the lots will be accessed from the easement connection to the public streets. All stormwater management facilities not in public outlots will be maintained by the homeowners,
12. Per ordinance 24-7(a) does the submittal meet all the requirements of 24-4?
Response: To provide the information required in 24-4, ROW widths, Plat and CSM names on adjacent parcels and a meets and bounds description were added to Exhibit 2. Adjacent zoning was added to Exhibit 10.
13. Is sufficient area provided to meet all storm water requirements? Have you completed calculations?
Response: We have completed preliminary calculations to determine the required areas. The required areas are sufficient to meet the stormwater requirements established in the neighborhood plan.
14. What is the purpose of the dashed line that is on the large lot next to Lacy Road? (e.g. see Exhibit 10)
Response: The dashed line indicates the easement limit.
15. Identify distance between the power line easement and the front lot lines.
Response: A detail showing dimensions has been added to Exhibit 9.
16. Have you discussed offset road connections on Seminole Hwy. with Public Works?
Response: Various concept designs for the offset road connections on Seminole Highway were discussed with Public Works. It is noteworthy that Public Works did not comment on the offset road connections in their section.
17. How will there be a safe crossing of Seminole Hwy based on the location of the trail crossing? Have you discussed options for this crossing with Public Works?
Response: Public Works, in their comments, requested that the trail crossing be redesigned so that it has a better alignment. The exhibits have been revised to show the realigned crossing. We will work with Public Works on a signage and stripping plan for the crossing.
18. Please show all wetlands and related environmental corridors on the plan sheets.
Response: We will add the wetland and related environmental corridors to the plan sheets as soon as we have the information.

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

Public Works Comments

General Comments

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

Transportation Comments

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

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

8. A shared-use path should be provided through the Public Park to connect with the N-S school path.

Response: There is an existing east-west sidewalk across the park. Our intent is to enhance and utilize that existing connection with input from Parks and School officials.

Water Main and Sanitary Sewer

1. The Designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets to review design requirements and layout.

Response: We'll meet with Fitchburg Utility after CDP approval to discuss design requirements and layout.

2. Water impact fees will need to be paid prior to the release of each building permit within the development.

Response: Understood.

3. Seminole Hwy Interceptor, McKee Interceptor, and MMSD fees shall be paid for at the time of platting.

Response: Understood.

4. Provide the following additional information in Section 3.6 of the CDP:

- The development will be serviced by the City's west zone. All water main extensions within the development will be looped. Provide anticipated static pressures and average day water usage within this development.
- The option for the Fitchburg Utility to purchase a minimum ½ acre lot for the purposes of constructing a municipal well within this development will be included in the developer's agreement. The location and cost of this lot will be mutually agreed upon by both parties and included in this agreement.
- The eastern most block will be serviced by the McKee Interceptor and the remainder will be serviced by a future extension to the Seminole Hwy interceptor. Provide anticipated sewer capacity needs for each of these service areas based on a peak factor of 4.

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

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>).

Response: Understood.

2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.

Response: Understood.

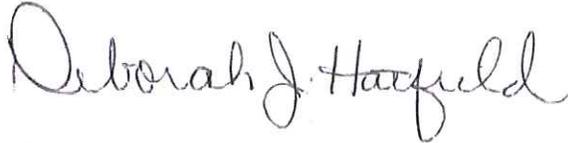
3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: <http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan>. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.

Response: Understood.

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

Sincerely,

Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE
Project Engineer

Enclosures:

Copy, w/enclosures: Chris Ehlers
Jim Spahr

Stoner Prairie Neighborhood Comprehensive Development Plan Public Works Review #2

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

Responses by Debbie Hatfield have been added in blue.

General Comments

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

Transportation Comments

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

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

Water Main and Sanitary Sewer

1. The Designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets to review design requirements and layout.
Response: We'll meet with Fitchburg Utility after CDP approval to discuss design requirements and layout.
2. Water impact fees will need to be paid prior to the release of each building permit within the development.
Response: Understood.
3. Seminole Hwy Interceptor, McKee Interceptor, and MMSD fees shall be paid for at the time of platting.
Response: Understood.
4. Provide the following additional information in Section 3.6 of the CDP:
 - The development will be serviced by the City's west zone. All water main extensions within the development will be looped. Provide anticipated static pressures and average day water usage within this development.
 - The option for the Fitchburg Utility to purchase a minimum ½ acre lot for the purposes of constructing a municipal well within this development will be included in the developer's agreement. The location and cost of this lot will be mutually agreed upon by both parties and included in this agreement.
 - The eastern most block will be serviced by the McKee Interceptor and the remainder will be serviced by a future extension to the Seminole Hwy interceptor. Provide anticipated sewer capacity needs for each of these service areas based on a peak factor of 4.**Response:** The additional information has been added in Section 3.6 of the CDP. Please calculate the peak sewer usage for the Seminole Hwy Interceptor for this development based on water usage and a peak factor of 4.
Adding in the peak sewer usage for the Industrial-Commercial areas (based on the expected water usage and a peak factor of 4) to the peak sewer usage already calculated for the residential areas indicates a total of 0.23 CFS for the Seminole Highway Interceptor.

Erosion Control and Stormwater Management (ECSWM) Comments

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

Response: Understood.

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

Sincerely,

Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE
Project Engineer

Enclosures:

Copy, w/enclosures: Chris Ehlers
Jim Spahr



COMMENT REQUEST FORM

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

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

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

PROPERTY LOCATION: Metes and Bounds

TYPE OF REQUEST: Comprehensive Development Plan (CDP) approval

FILE NO. CDP-2072-15

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

Comments requested from the following departments:

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

Other:

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

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

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

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

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

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

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



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

Memo

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

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

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

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

Please feel free to contact me with any questions.

Respectfully,
Scott Endl

Plan Commission
Initiated by

Planning Dept.
Drafted by

August 18, 2015
Date

RESOLUTION NO. R-87-15
A RESOLUTION APPROVING A COMPREHENSIVE DEVELOPMENT PLAN, CDP-2072-15, FOR STONER PRAIRIE DEVELOPMENT.

WHEREAS, Chris Ehlers of William Ryan Homes and James Spahr of Lionshare Group, LLC, agent for William Dunn and O'Brien Family LTD Partnership, submitted a comprehensive development plan for Stoner Prairie development, for lands in the North Stoner Prairie Neighborhood on the east and west sides of Seminole Highway, north of Lacy Road, and

WHEREAS, the Plan Commission reviewed the request at a meeting on August 18, 2015, and

WHEREAS, the Plan Commission has reviewed and recommended approval of such request with conditions and, with the understanding that this is the first step in a process of additional city approvals.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Fitchburg, Dane County, Wisconsin hereby approves the Stoner Prairie Comprehensive Development Plan subject to the following conditions:

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

Adopted by the City Council of the City of Fitchburg at a regular meeting held this _____ day of _____, 2015.

Patti Anderson, City Clerk

Approved: _____

Stephen L. Arnold, Mayor

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: July 28, 2015 Ordinance Number:
Date to Report Back: **August 25, 2015** Resolution Number: **R-88-15**

Sponsored by: Mayor Drafted by: Planning / Zoning

**TITLE: A RESOLUTION APPROVING A COMPREHENSIVE
 DEVELOPMENT PLAN, CDP-2074-15, FOR SUB-ZERO
 WOLF INC**

Background: Comprehensive Development Plan Request CDP-2074-15 by Ron Klaas, agent for Sub Zero Wolf, Inc., for industrial development in the North Stoner Prairie Neighborhood.

Applicant is requesting approval of a Comprehensive Development Plan for industrial development in the North Stoner Prairie Neighborhood, west of Seminole Highway and north of Lacy Road.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	August 18, 2015	Approved
2				

Amendments:

Comprehensive Development Plan Sub-Zero Fitchburg, WI

**Sub-Zero Wolf Inc
Fitchburg, WI
July 21st, 2015**

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

FN: 15-05-118

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3.6	Storm Water Management Plan.....	3

1 Introduction

D’Onofrio, Kottke & Associates Inc. has prepared this Comprehensive Development Plan (CDP) for the proposed Sub Zero development project. The CDP will be used as the guide for developing the remaining lands owned by Sub Zero Wolf Inc. located near Marketplace Drive. An industrial building, parking areas, and loading docks are proposed within phase I of this development.

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

2 Existing Conditions

2.1 Site Location

The subject property is composed of 167.8 acres and is located north of Lacy Road and south of McKee Road, within Section 8 of the City of Fitchburg. The property is approximately bounded by:

- South: Land owned by Payne & Dolan Inc (north of Lacy Road)
- North: McKee Road
- East: Jim Spahr Development (west of S. Seminole Highway)
- West: Land owned by Payne & Dolan (east of Verona Road)

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

2.2 Zoning

The property is currently zoned as R-D (Rural Development) as shown on **Figure 2A & Figure 2B**. **Figure 3** illustrates the location of the development within the North Stoner Prairie Neighborhood Plan future development map. Sub Zero is requesting that the site be zoned as I-G (General Industrial) as defined by Chapter 22 in the City of Fitchburg’s ordinances.

2.3 Topography

Figure 4 displays the existing conditions of the project site which currently functions as the Sub Zero campus, cultivated farmland, and the western portion is being mined by Payne & Dolan.

2.4 Soil Information

The project site’s existing soil types, according to the Natural Resources Conservation Service Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov>), can be found on Figure 5.

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

2.5 Natural Features

Eco-Resource Consulting, LLC has completed a “Preliminary Natural Resource Assessment for the Proposed Site of the North Stoner Prairie Development” in November 2013. Eco-Resource Consulting, LLC has determined that there are five areas (2-6) within or adjacent to the Sub Zero lands that are noteworthy, with trees worth retaining for visual interest and the existing wetland feature. A map illustrating these areas can be found in the North Stoner Prairie Neighborhood Plan (page 283). Sub Zero intends to preserve the trees on the north-south fence-line, which encompasses areas 3-5 of the assessment, and will explore the possibility of a wetland scrape in area 6 to enhance the wetland features and vegetation.

2.6 Environmental Designations

According to the Wisconsin Wetland Inventory on the DNR Surface Water Data Viewer, the proposed project site contains a wetland which has been delineated by Stantec (an assured DNR wetland delineator) as of June 2015. **Figure 6** displays the existing wetland and wetland indicators.

2.7 Surface Runoff

The storm water surface runoff for the un-developed site currently drains to the existing wetlands. The proposed site is located within the Yahara River and Lake Monona watershed within the Lower Rock watershed as shown in **Figure 7** according to Dane County Land & Water Resources.

3 Proposed Development

3.1 Proposed Site Plan

The initial phase of the Sub Zero development consists of a 400,000 sf addition on the south side of their southerly building. There will also be a corporate garden on the previous Harvest Haven site. The remainder of the site will be used for future expansion of the Sub Zero campus, to include manufacturing, warehousing, and corporate offices.

3.2 Proposed Utility Plan

The proposed development will be serviced by extending the existing water and sanitary sewer south along Marketplace Drive through Jim Spahr’s development (east of the proposed development). The utilities will be extended south until the intersection of “A Street” at which point the utilities will be extended to the west until they reach the eastern boundary of the proposed Sub Zero development. Jim Spahr will hire a contractor to complete the extension of the existing utilities. The proposed Sub Zero development and Jim Spahr’s development are located within the Seminole Interceptor sanitary sewer service area as shown in the North Stoner Prairie Neighborhood Plan (page 165).

MMSD fees and Seminole Interceptor fees, will be paid for at the time of CSM approval.

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

The proposed sanitary sewer and water main layout will be reviewed by the City of Fitchburg's Utility Project Engineer prior to construction. **Figure 8** is the preliminary proposed utility plan.

3.3 Proposed Street Plan

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

A new east-west connector street will be built, and intersect with Commerce Drive which will be extended southerly. Marketplace Drive will be rerouted on the east side of the bike trail.

3.4 Proposed Park

Any park requirements will be satisfied per the City of Fitchburg's Chapter 24 ordinance.

3.5 Proposed Development Plan

The Sub Zero development project is anticipated to be developed over a 10-20 year time frame.

3.6 Storm Water Management Plan

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

A regional detention basin will be developed in conjunction with Payne & Dolan, and will incorporate the wetlands and surrounding low lying lands. Per the CARPC requirements as part of the USA expansion, 100% stay-on will be achieved by using infiltration techniques throughout the project. Oil and grease will be controlled, and a wet detention basin will be used to reduce sediment prior to runoff reaching the wetlands.

Figures

Figure 1	Project Location
Figure 2A	Zoning Map – Section 8
Figure 2B	Zoning Map – Section 7
Figure 3	North Stoner Prairie Neighborhood Plan Natural Features Map
Figure 4	Existing Topography
Figure 5	Web Soil Survey Map
Figure 6	Wetland Map
Figure 7	Watershed Boundaries Map
Figure 8	Preliminary Utility Plan

Sub-Zero

Write a description for your map.

Legend

□ Feature 1

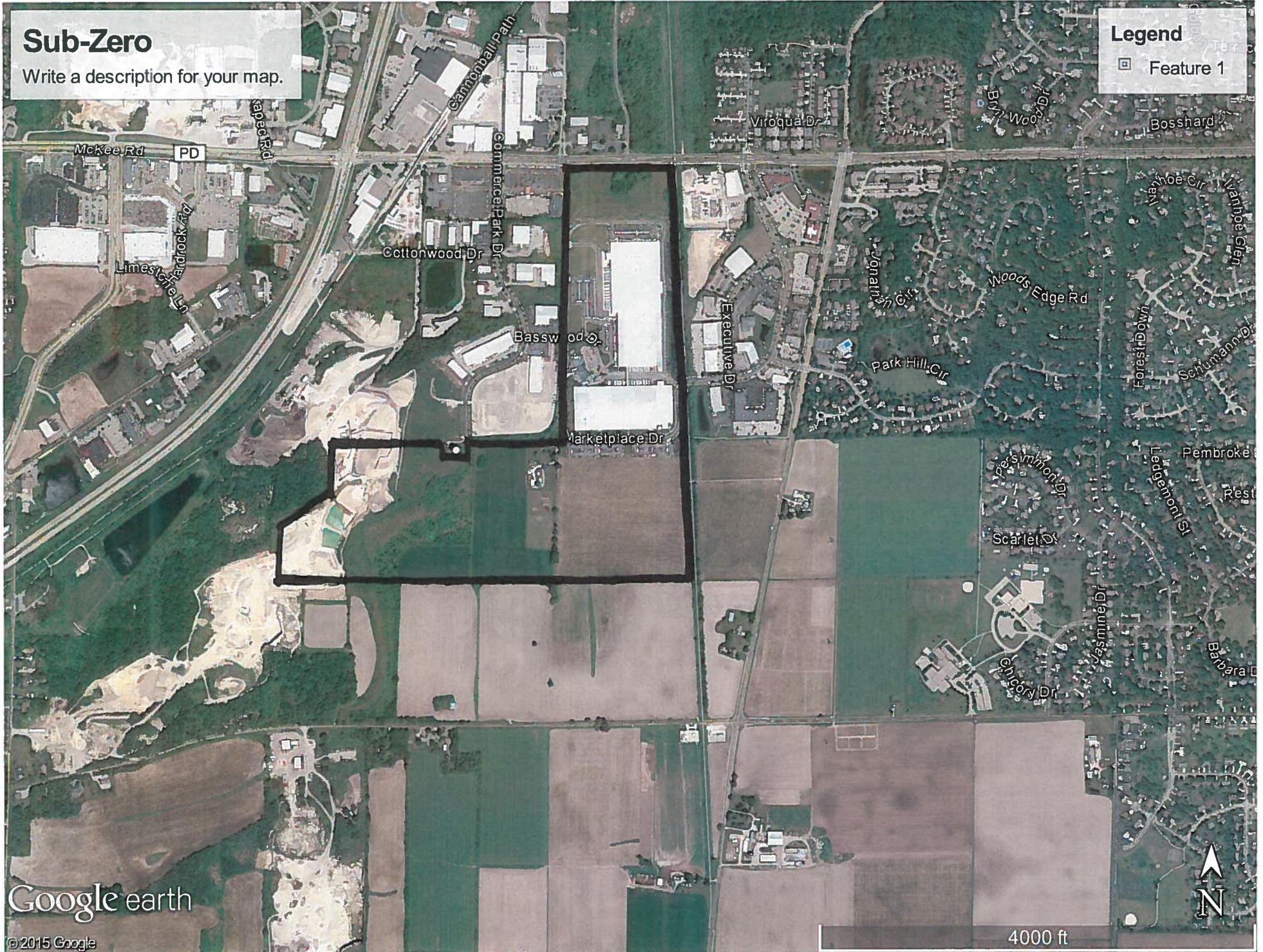
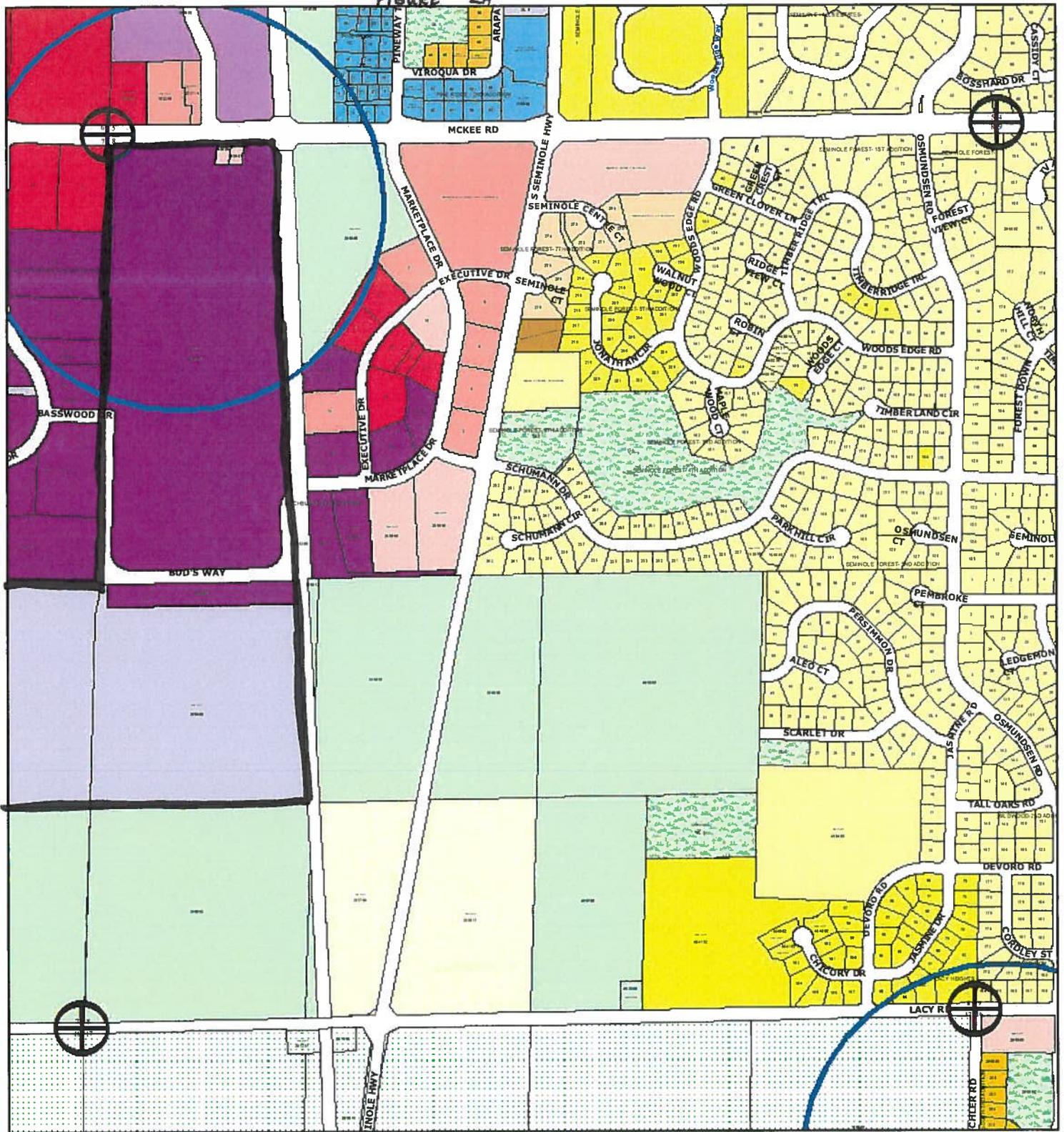


FIGURE 1

Google earth

© 2015 Google

FIGURE 2A



CITY OF FITCHBURG

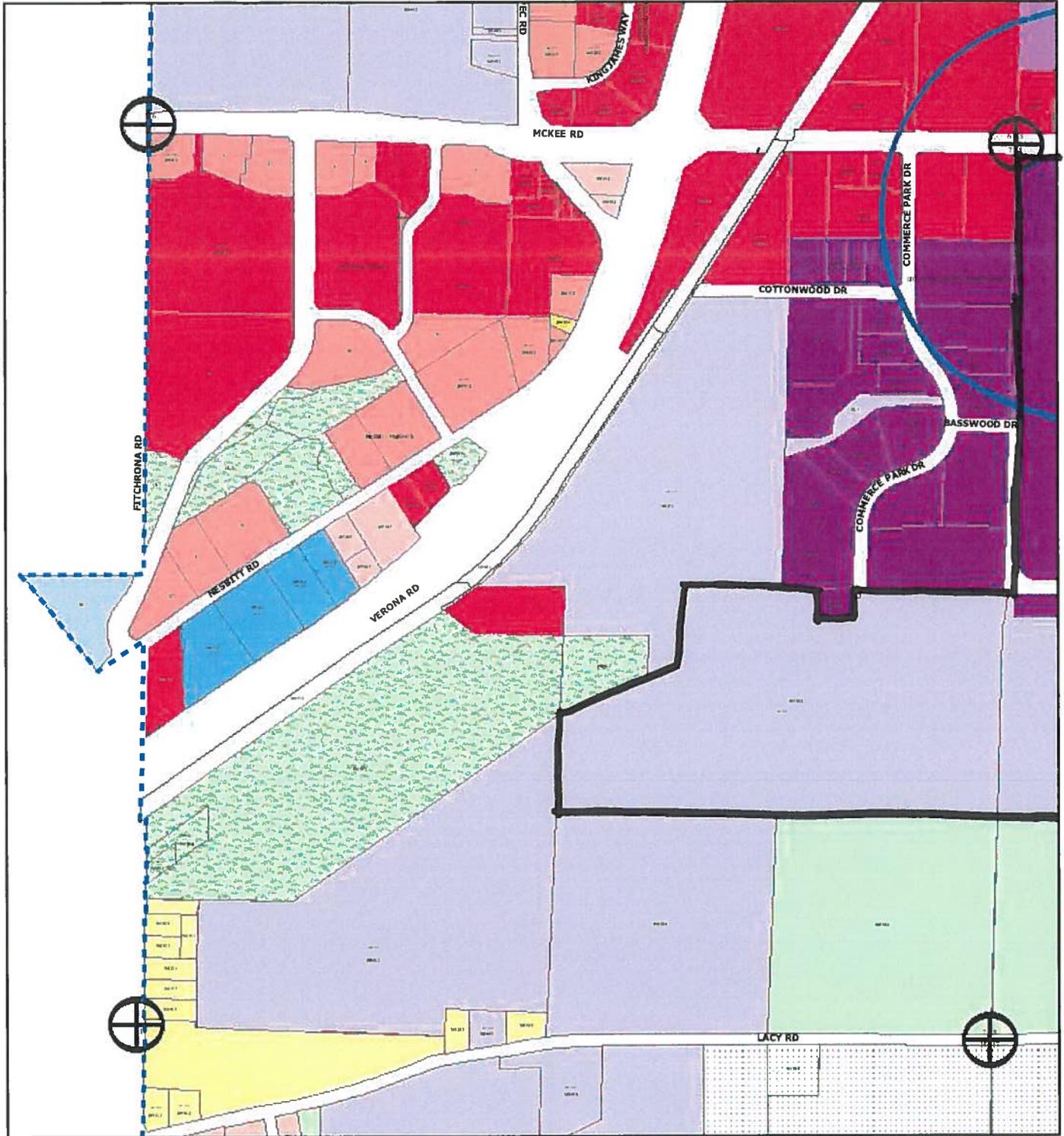
SECTION 8 TOWNSHIP 6N RANGE 9E

Zoning Districts

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



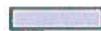
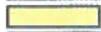
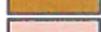
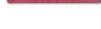
FIGURE 2B



CITY OF FITCHBURG

SECTION 7 TOWNSHIP 6N RANGE 9E

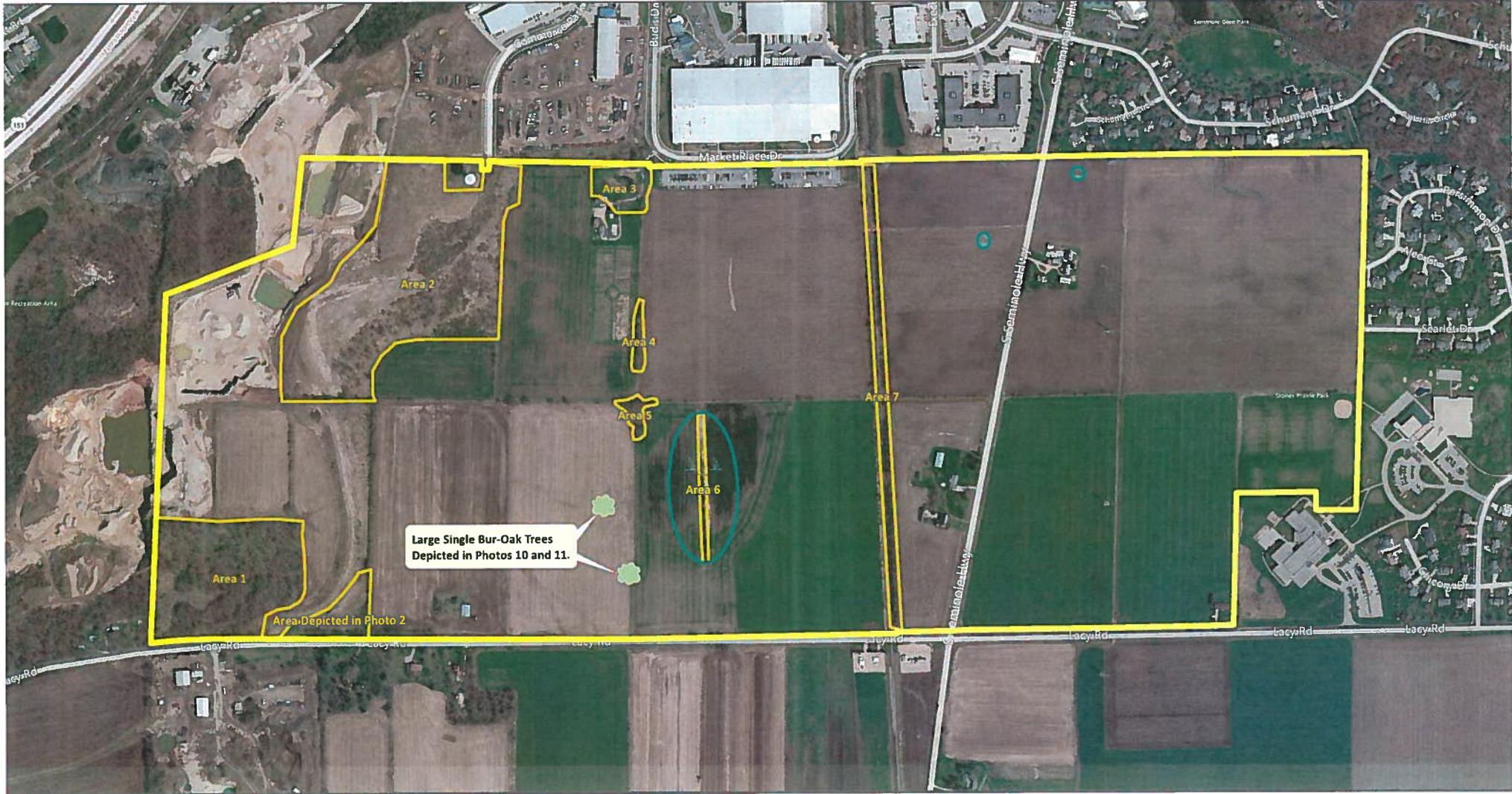
Zoning Districts

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

 City Limits
 Wellhead Protection Area
 Section Corner



FIGURE 3

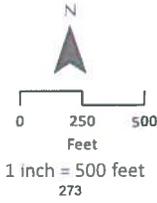


Large Single Bur-Oak Trees
Depicted in Photos 10 and 11.



Figure 1: Natural Resource Features
Within the North Stoner Prairie Development Site
City of Fitchburg | Dane County, WI

 Closed Depressions  Wetlands



ECO-RESOURCE CONSULTING, LLC

409 Concord Drive | Oregon, WI 53575 | <http://www.eco-resource.net>

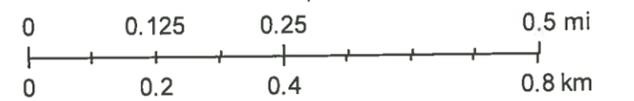
FIGURE 4 Sub Zero



July 22, 2015

- Contours - 10 ft Intervals
- Tax Parcels

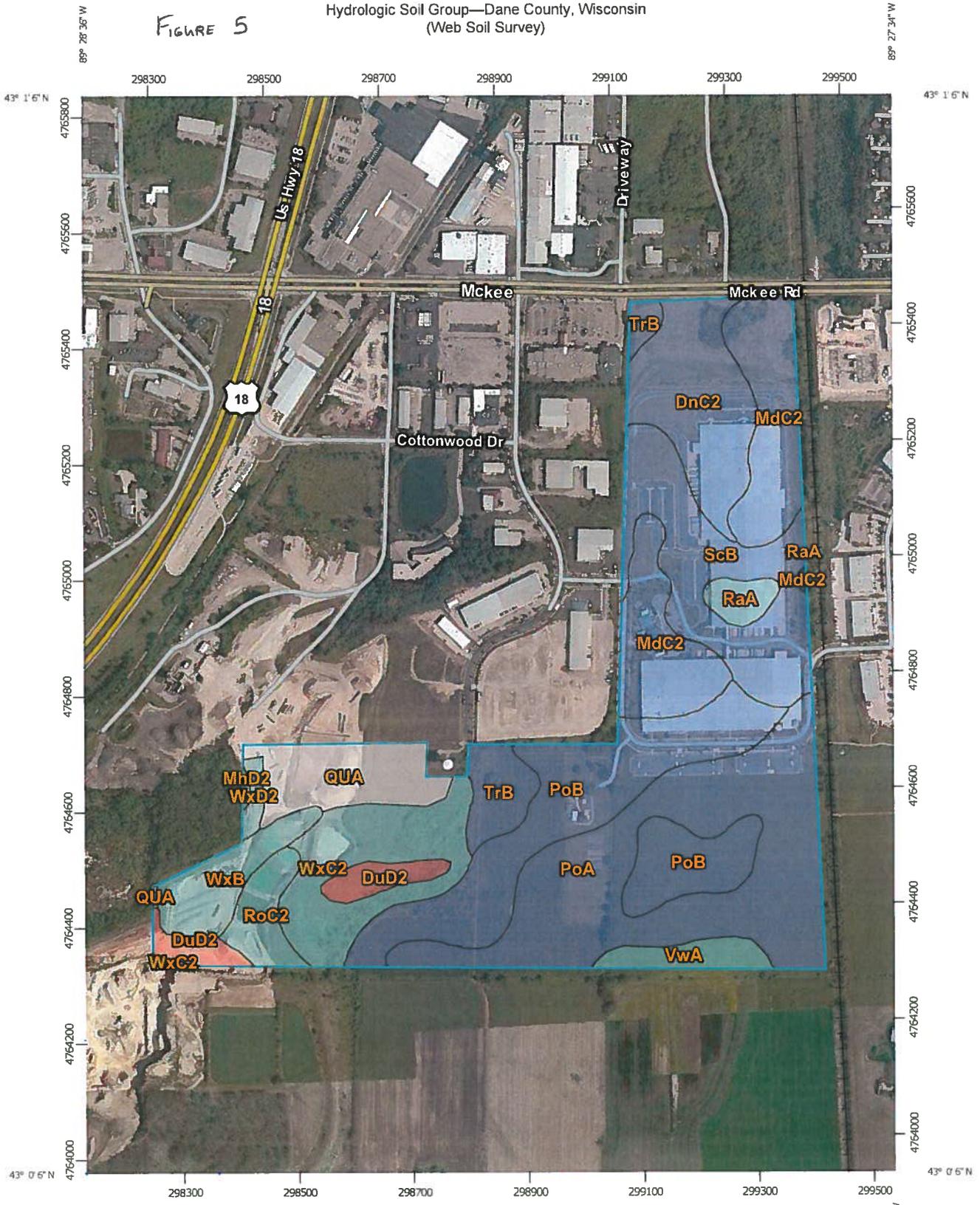
1:11,285



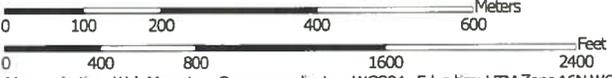
Planning
Geophysical
Water Resources
Recreation
ParcelText

FIGURE 5

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

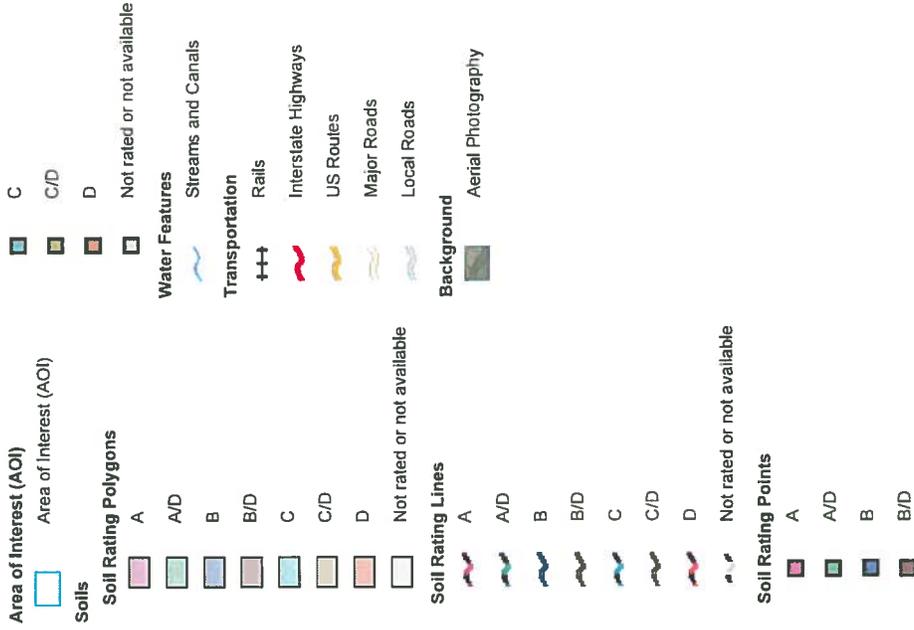


Map Scale: 1:9,060 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800. Please rely on the bar scale on each map sheet for map measurements.

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

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

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

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

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

Date(s) aerial images were photographed: Aug 16, 2013—Aug 29, 2013

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

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Dane County, Wisconsin (W025)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded	B	13.9	8.6%
DuD2	Dunbarton silt loam, 12 to 20 percent slopes, eroded	D	4.3	2.6%
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	B	19.5	12.0%
MhD2	Military loam, 12 to 20 percent slopes, eroded	C	0.2	0.1%
PoA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	B	34.5	21.4%
PoB	Plano silt loam, gravelly substratum, 2 to 6 percent slopes	B	28.0	17.3%
QUA	Quarry		8.7	5.4%
RaA	Radford silt loam, 0 to 3 percent slopes	C	2.0	1.3%
RoC2	Rockton silt loam, 6 to 12 percent slopes, eroded	C	4.1	2.6%
ScB	St. Charles silt loam, 2 to 6 percent slopes	B	17.8	11.0%
TrB	Troxel silt loam, 1 to 3 percent slopes	B	5.2	3.2%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	C	3.1	1.9%
WxB	Whalan silt loam, 2 to 6 percent slopes	C	6.0	3.7%
WxC2	Whalan silt loam, 6 to 12 percent slopes, eroded	C	13.6	8.4%
WxD2	Whalan silt loam, 12 to 20 percent slopes, eroded	C	1.0	0.6%
Totals for Area of Interest			161.8	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

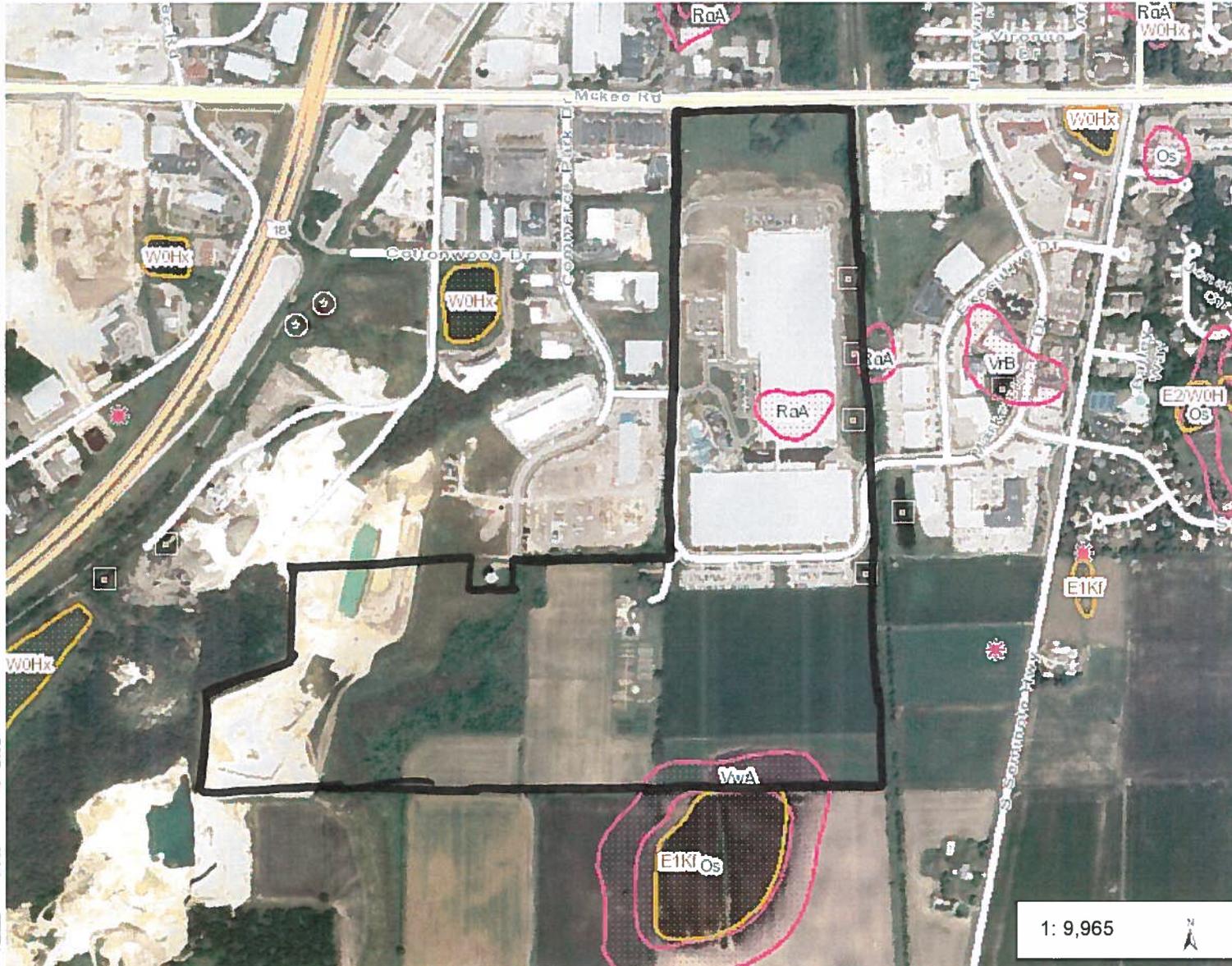
Component Percent Cutoff: None Specified

Tie-break Rule: Higher



FIGURE 6

Surface Water Data Viewer Map



Legend

- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
- Filled Points**
 - Filled Points
- Wetland Class Areas**
 - Wetland
 - Upland
- Filled Areas**
 - Filled Areas
- NRCS Wetspots
- Wetland Indicators
- Rivers and Streams
- Open Water
- Air Photo Index (2008 NAIP)

1: 9,965



0.3 0 0.16 0.3 Miles

NAD_1983_HARN_Wisconsin_TM
© Latitude Geographics Group Ltd.

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

Notes

FIGURE 7

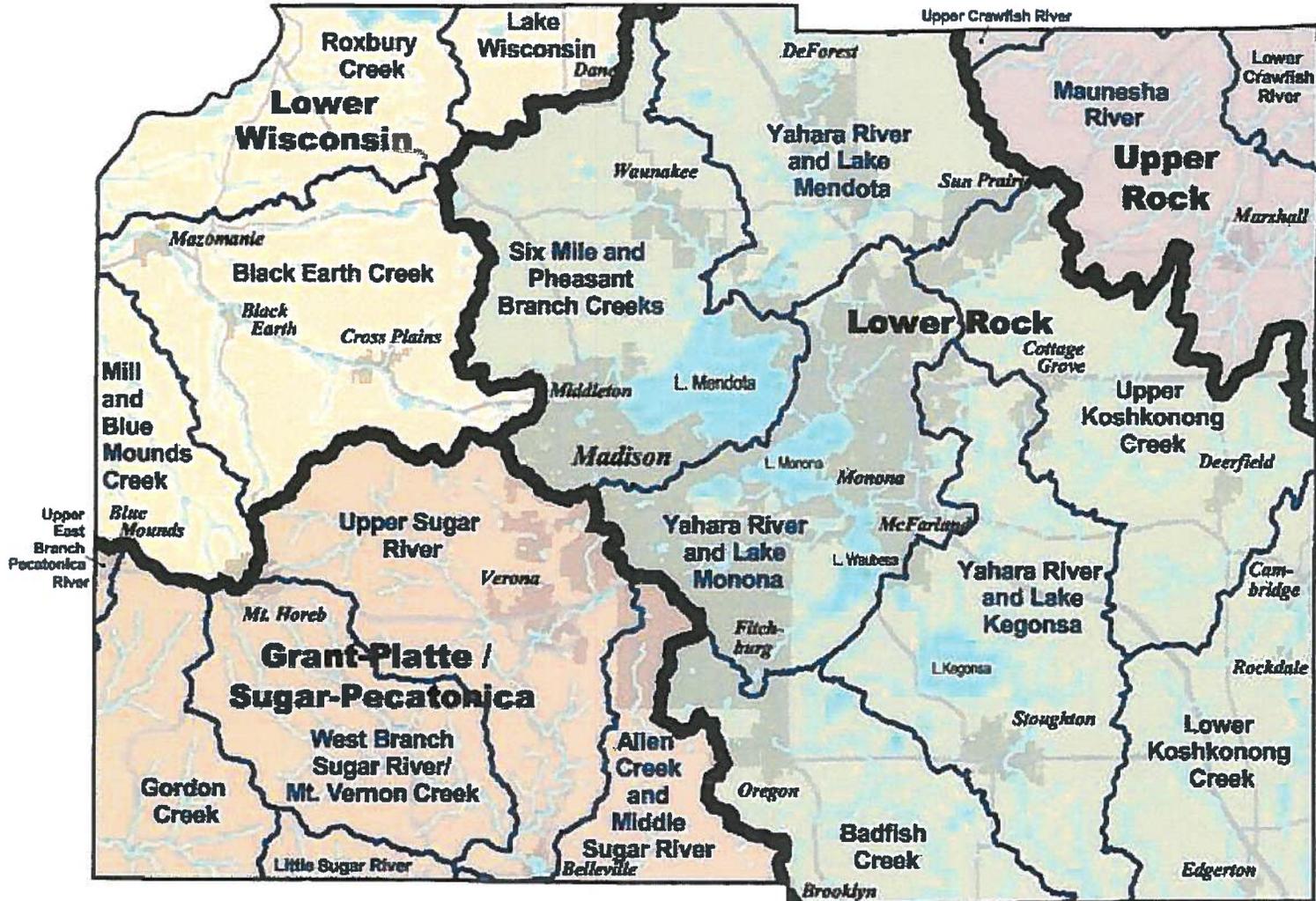
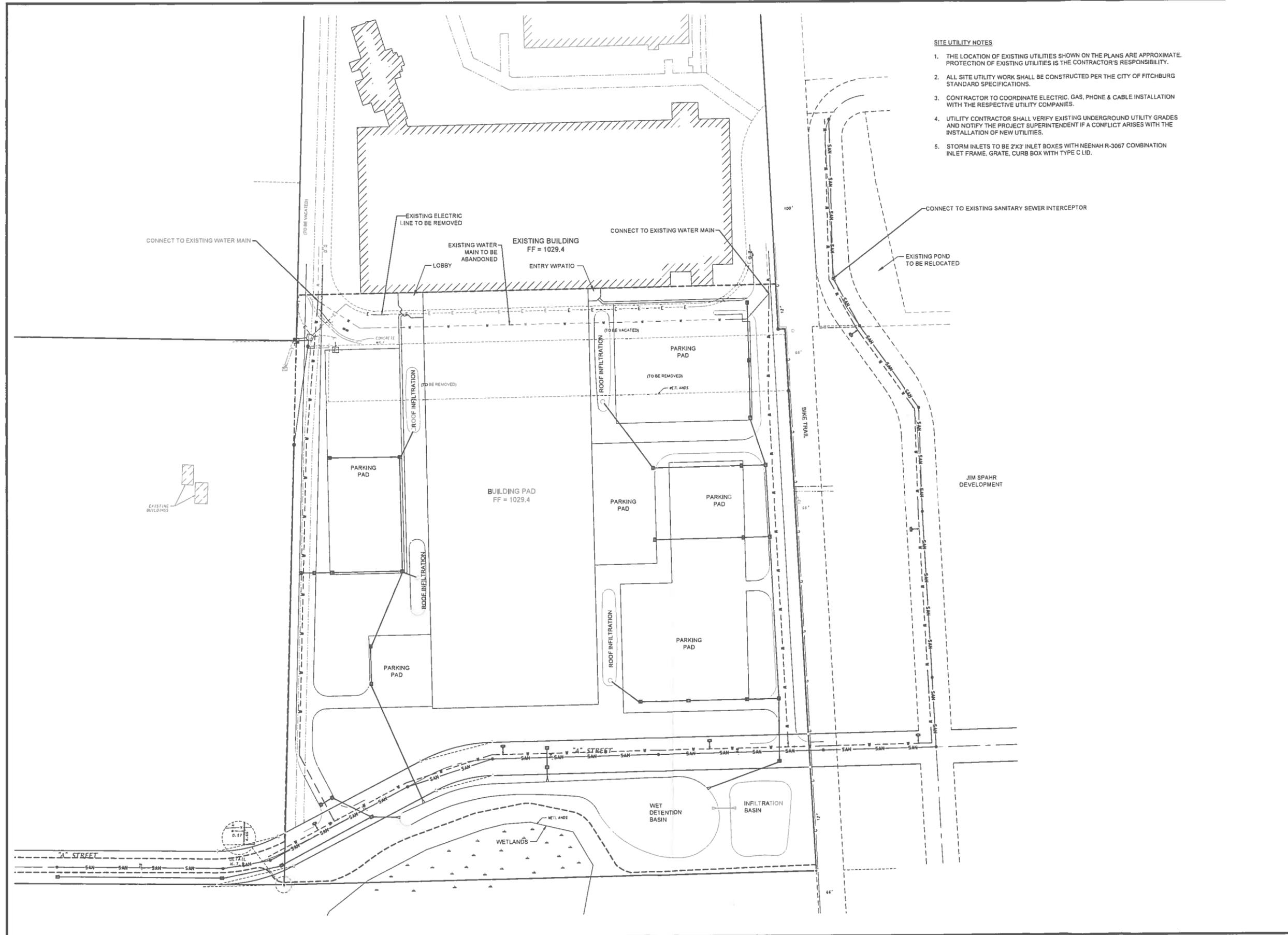


FIGURE 8



- SITE UTILITY NOTES**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
 2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.
 3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
 5. STORM INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID.

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

UTILITY PLAN

SUB-ZERO

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SCALE: 1" = 100'
 (PAGE SIZE: 24x36)

DATE: 07-20-15
 REVISED:

DRAWN BY: KJP

FN: 15-05-118

Sheet Number:
C 102



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

Application: CDP-2074-15, CS-2075-15 & RZ-2076-15
Property Address: Basswood Drive
Review Date: July 23, 2015
Planning Staff Review #1

Planning staff has reviewed your submitted CDP, CSM and Rezone requests for SubZero. The following comments are based on this review. Please respond to these comments with a detailed narrative response, along with appropriate revised plans, by 4:00 p.m. on Wednesday, August 5, 2015. Further comments or questions may arise as additional review occurs.

CDP (CDP-2074-15)

1. Is the proposed lot configuration for the CDP the 3 lots and outlot as shown on the CSM? Or will you be wishing additional lots?
No additional lots needed.
2. Does figure 6 accurately represent the wetlands which were recently delineated by Stantec? If not, please adjust to show delineation.
Yes.
3. Has the WI DNR concurred with wetland delineation?
Assured delineation, automatic concurrence.
4. The North Stoner Prairie Neighborhood Plan identified a level of 1022.6 (and below) to handle back-to-back 100 year storm events in the closed depression that is on part of lot 2 CSM 10031 and Payne and Dolan land to the south. However, it appears that the proposed road and some improvements are located in and below this storm water inundation (flood) level. Please explain how the back-to-back 100 year events will be handled, and what the revised back-to-back 100 year level will look like over the Sub-Zero and the Payne and Dolan property as compared to the level anticipated in the North Stoner Prairie Neighborhood Plan (1022.6' elevation and below).
Stormwater management plan to be submitted on 8-18-15.
5. Please provide storm water calculations to Public Works to verify
Stormwater management plan to be submitted on 8-18-15.
6. Given the high likelihood that the Payne and Dolan property will be the recipient of your storm water, do you have an agreement with them for the area to be affected? If so, please provide. If not, please obtain and provide to the city for our records.
Sub Zero is working with Payne and Dolan on an agreement.
7. The 1022.6 elevation was also set using low-impact storm water management techniques rather than conventional techniques. Please explain what low-impact techniques you will be using for the development to assist that the storm water will not be greater than anticipated in the North Stoner Prairie Neighborhood Plan.
Stormwater management plan to be submitted on 8-18-15.

8. The North Stoner Prairie Neighborhood Plan had a recreation path running east-west along what is now your south property line. How will that recreational path be accommodated? Please indicate on the CDP, and then alter the CSM as may be necessary for its accommodation.
Recreational path to be built within the A Street right of way.

CSM (CS-2075-15)

1. Given that Basswood is not a cul-de-sac, it will likely have to be renamed to Basswood Court. We will need to amend the official map to do the other section. Therefore, if it is to be a cul-de-sac, please alter the street name to Court.
Acknowledged.
2. See comment # 2 of Rezone comments.
Street name to be provided by Sub Zero.
3. See comment 7 of the CDP comments, above.
Stormwater management plan to be submitted on 8-18-15.
4. Identify wetlands on the CSM and locate the minimum 75' environmental corridor boundary. Note date of delineation and delineator on the CSM.
Acknowledged.
5. Please provide timing and estimated completion date of the roads to be constructed?
To be provided with 8-18-15 submittal.
6. If the Badger Trail crossing and the roads east of the Badger Trail are not completed by the time Commerce park and what is identified as A Street open, the applicant will be required to provide an easement along the east north-south drive for public access.
Acknowledged.
7. When the new road system is in place, will the current access across the Badger Trail at Marketplace Drive be vacated and removed?
Yes it will be removed.

REZONE (RZ-2076-15)

1. The legal description includes only the 33.13 acres owned by Donald Dunn and being purchased by Sub-Zero. Is that the total area you wish to rezone, and you will not be rezoning land to the west at this time? Please be aware that there are public hearing requirements for rezones; the notice has already been sent for publication so no additional land can be added to the rezone at this time rather a new application would need to be made for any additional lands.
Acknowledged.
2. The new East-West street will need a street name. Do you wish to name it? Or perhaps city staff can make some suggestions?
Sub Zero to provide street name.
3. With Marketplace Drive (west of Badger Trail) and Bud's Drive going away we will need to do a new address for the south building that is being expanded. Also, since Basswood Drive will now end in a cul-de-sac it will need a name change to Basswood Court.
Acknowledged.
4. Please provide proposed impervious surface ratio of the proposed lot 1 when the new improvements are completed.
Acknowledged.
5. The code requires a minimum 10% open space ratio, please provide the proposed open space ratio.
To be provided with the 8-18-15 submittal.

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of
Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

The following comments are based on the CDP, land division, and Rezone for industrial development at 6061 Basswood Drive and lands west of Seminole Highway, north of Lacy Road, and south of Marketplace Drive, submitted on July 20, 2015. RE, 7-24-15; GV 7-28-15; AB, 7-28-15; TF 7-28-15; CH 7-30-15. Additional comments beyond these may be required on future reviews.

General Comments

1. A developer's agreement will be required for the public improvements.
Acknowledged.
2. Please confirm that refuse and recycling container(s) are located and sized properly.
Acknowledged.
3. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works.
Acknowledged.
4. A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along the public streets.
Acknowledged.
5. Please provide a copy of the wetland delineation report for the site, including information on whether the delineation was prepared by an assured wetland professional or if not whether DNR has reviewed and provided a concurrence letter. Show the wetlands on the CSM.
To be sent separately. Completed by Jeff Kramer at Stantec who is an assured delineator.
6. Sheets C101 and C102 show an existing wetland that is proposed to be filled in and paved over for a parking pad. Has the applicant received a DNR permit for filling this wetland in?
DNR permit is being applied for.

Transportation Comments

1. With this expansion, there will be additional demand placed on the signalized intersection at Commerce Park Drive/McKee Road. Staff have already been requested to evaluate signal modifications at this intersection to address congestion and queueing with the existing employee-base. Staff strongly recommends that the CSM should include a public street extension of Bud's Drive, north of Basswood, to connect with the new signalized intersection at Spoke Drive/McKee Road. This would provide 2 signalized exits out to McKee Road, reduce the impact to the Commerce Park Drive intersection, and provide a second entrance/exit for employees to use.
Acknowledged.

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2. WisDNR and WisDOT approval will be required for a new street crossing of the Badger State Trail. The final alignment and location will need to be approved and signed off by both agencies.
Acknowledged.
3. The timing of the street improvements needs to be coordinated with the adjacent land owner to the east to ensure street connectivity to Seminole Highway and Marketplace Drive. Until the streets are constructed on the east side of the Badger State Trail, a temporary road will be necessary to maintain connectivity between Marketplace Drive and Commerce Park Drive.
Acknowledged.
4. Provide preliminary plan and profile sheets for Street A, Commerce Park Drive, and Marketplace Drive relocation.
To be provided with 8-18-15 submittal.
5. A 15' wide strip of right of way is needed along McKee Road for future lane expansion and a 30' wide strip at the corner of McKee Road and the Badger State Trail is needed for future connection of the sidewalk to the proposed tunnel under McKee Road.
Acknowledged.

Water Main and Sanitary Sewer

1. The designer shall meet with the Fitchburg Utility prior to generating plan and profile sheets for the public and private water and sewer systems.
Acknowledged.
2. An 18" interceptor is required on Market Place. This interceptor shall be extended from the existing Seminole Hwy Interceptor stub. The cost for oversizing of this pipe will be paid for by the City and will be charged to all benefitting properties.
Acknowledged.
3. 12" water main is required on Commerce Park Drive. Minimum water main size on all other streets is 10", greater if needed by Sub-zero.
Acknowledged.
4. The City reimburses the cost for oversizing of water main – cost between 10" and 12" DI water main pipe.
Acknowledged.
5. Water main along the west side of the bike trail shall be private. A check valve, per DNR code, shall be installed at both ends of this main – one at the north end near Market Place and one just north of "A" street. Minimum 8" leads are required for all hydrants on private water mains. Private water mains up to and including the hydrants are required to be installed per the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction.
Acknowledged.

Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of
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Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2

6. The designer shall meet with the fire department to determine fire hydrant location and spacing requirements.
Acknowledged.
7. Water service to the proposed building shall be extended from the existing building.
Need to resolve with the City how to provide separate service for the addition.
8. Water impact fees shall be paid prior to issuance of a building permit. These fees will be included with the building permit fee. These fees will be based on the square footage of the proposed building verses existing building and past water usages.
Acknowledged.
9. MMSD fees will need to be paid prior to the issuance of a building permit and prior to the start of construction of public improvements.
Acknowledged.
10. Seminole Hwy Interceptor fees will need to be paid within 30 days of invoice date.
Acknowledged.
11. In Section 3.2 of the CDP, please note the water and sewer main size requirements on each street in the Utility section. Note that this development will be serviced with water by the City's west zone and with sewer by the Seminole Hwy Interceptor. Also include the anticipated water usage and sewer capacity needed for this development as well as the anticipated static water pressure range. A peak factor of 4 shall be used to calculate anticipated sewer capacity.
Will resolve sizing with Public Works.
12. Has Jim Spar committed to extending the utilities? How will the developer ensure these utilities are installed in the time frame needed to service the Sub-zero expansion? A developer's agreement will need to be executed for extension of the utilities on Market Place before a developer's agreement may be approved for the Sub-zero Expansion, unless these extensions will be all inclusive in one developer's agreement with Sub-zero. Please correct the CDP as needed to clearly define what this process will be.
Spahr has submitted a CDP for his project. We will continue to work with him on timing.
13. Future water main extensions will need to be installed and accepted by the City prior to the release of a building permit for Sub-zero. Installation of these mains is not required for the early start permit
Acknowledged.
14. Abandonment of the main on Market Place may take place at any time without significantly impact to the water system. Note: fire protection for Subzero will be most affected by abandonment of this main prior to installation of the future loop.
Acknowledged.

**Proposed Sub-Zero Expansion
6061 Basswood Dr. and lands west of Seminole Hwy, north of
Lacy Road and south of Marketplace Dr
Lots 1 and 2 CSM 10031, Lot 1 CSM 9217 and Lot 2 CSM 11021
Public Works Review #2**

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>.
Acknowledged.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.
Acknowledged.
3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: <http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan>. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.
Acknowledged.
4. Sheet C102 appears to show that the designer is redirecting surface water flow that currently drains north to Dunn's Marsh into proposed storm pipes that will direct stormwater into the Closed Depression CD1 on the Payne & Dolan property. Drainage basins must be maintained to the greatest extent possible.
Acknowledged.

Assured Wetland Delineation Report

Sub-Zero Wetland Delineation
City of Fitchburg, Dane County,
Wisconsin
Stantec Project #: 193703732
Lead Delineator: Jeff Kraemer



Prepared for:
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July 2, 2015

Sign-off Sheet

This document entitled Wetland Delineation Report was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Sub-Zero Group, Inc. (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by *Sarah Kraszewski*
(signature)

Sarah Kraszewski, Environmental Scientist, WPIT

Reviewed by *Kate Remus*
(signature)

Kate Remus, Environmental Scientist

Reviewed by *Jeff Kraemer*
(signature)

Jeff Kraemer, Principal

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WETLAND DELINEATION REPORT

Sub-Zero Wetland Delineation
INTRODUCTION
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1.0 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) performed a wetland determination and delineation of the Sub-Zero Group Property (the "Study Area") on behalf of Sub-Zero Group, Inc. The wetland delineation was led by Jeff Kraemer of Stantec, an assured delineator qualified via the Wisconsin Department of Natural Resources (WDNR) Wetland Delineation Assurance Program, and assisted by Sarah Kraszewski of Stantec on June 4, 2015 (see Appendix F for Delineator Qualifications).

The Study Area is approximately 224 acres in size and located in Sections 7 and 8, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin. Specifically, the Study Area is located northwest of the intersection of Lacy Road and Seminole Highway (Appendix A, Figure 1). The purpose and objective of the wetland determination and delineation was to identify the extent and spatial arrangement of wetlands, as well as to identify potentially jurisdictional waterways, within the Study Area. One wetland area and one stormwater basin were identified within the Study Area.

Wetlands and waterways that are considered waters of the U.S. are subject to regulation under Section 404 of the Clean Water Act (CWA) and the jurisdictional regulatory authority lies with the U.S. Army Corps of Engineers (USACE). Additionally, the Wisconsin Department of Natural Resources (WDNR) has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350 and 353. Finally counties, townships and municipalities may have local zoning authority over certain types of wetlands and waterways. Stantec recommends this report be submitted to local authorities, the WDNR and USACE for final jurisdictional review and concurrence. Delineations completed by a WDNR Assured Delineator do not need to obtain WDNR concurrence.

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Sub-Zero Wetland Delineation
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2.0 METHODS

2.1 WETLANDS

Wetland determinations were based on the criteria and methods outlined in the *U.S. Army Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (1987) and subsequent guidance documents, and applicable Regional Supplements to the *Corps of Engineers Wetland Delineation Manual*.

The wetland determination involved the use of available resources to assist in the assessment such as U.S. Geological Survey (USGS) topographic maps, U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) soil survey, WDNR Wisconsin Wetland Inventory (WWI) mapping, and aerial photography.

On-site wetland determinations were made using the three criteria (vegetation, soil, and hydrology) and technical approach defined in the USACE 1987 Manual and applicable Regional Supplement. According to procedures described in the 1987 Manual and applicable Regional Supplement, areas that under normal circumstances reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology (e.g., inundated or saturated soils) are considered wetlands.

Additionally, as climate plays an important role in the formation and identification of wetlands, the antecedent precipitation in the months leading up to the field investigations was reviewed. The current year's precipitation data was compared to long-term (30-year) precipitation averages and standard deviation to determine if precipitation was normal, wet, or dry for the area using a WETS analysis as developed by the NRCS.

A review of U.S. Department of Agriculture Farm Service Agency (FSA) annual aerial slides and other available aerial imagery was conducted for the Study Area to assist in the wetland determination because farmed areas with mapped poorly drained or somewhat poorly drained soils are present within the Study Area. The aerial imagery was reviewed for the appearance of wetland signatures. A wetland signature is field evidence, recorded by aerial imagery, of ponding, flooding, or impacts of saturation for sufficient duration, which meets wetland hydrology and possibly wetland vegetation criteria. Wetland signatures may vary based on the type and seasonal date of the aerial imagery. Signatures visible on FSA annual aerial slides in cropland for Wisconsin have been categorized as follows (USDA, NRCS 1998):

1. Hydrophytic vegetation (seen as a different color of green)
2. Surface water (usually black or white)
3. Drowned-out crops (bare soil or mud flats)
4. Differences in color due to different planting dates or isolated areas not farmed with the rest of the field
5. Inclusions of wet areas in set-aside program
6. Patches of greener color in "dry" years

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7. Crop stress (yellow) or sparse canopy (light green)
8. Saturated soil visible on infrared (IR) slides or photos

The antecedent precipitation in the months leading up to each aerial image was reviewed and compared to long-term (30-year) precipitation averages and standard deviation to determine if each year was normal, wet, or dry using a WETS analysis (Appendix D).

Mapped poorly and somewhat poorly drained soils were identified within the Study Area and available aerial imagery was analyzed for signatures of wetness consistency in these areas (Off-Site Aerial Imagery Analysis in Appendix E). Areas within agricultural fields are typically identified as wetland if they contain hydric soils and 50% or more of the aerial images taken in the five (or more) most recent normal precipitation years show any of the wetland signatures listed above. However, while the focus of the analysis is on wetland signatures visible in normal precipitation years, years considered wet or dry for received precipitation were also analyzed. Wetland determinations and wetland boundaries are identified based on the aerial image having the largest wetland boundary during a "normal" rainfall year if signatures were apparent in at least 50% of the years (USDA, NRCS 1998).

The uppermost wetland boundary and sampling points were identified and surveyed with a Global Positioning System (GPS) capable of sub-meter accuracy and mapped using Geographical Information System (GIS) software.

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3.0 RESULTS

3.1 SITE DESCRIPTION

The Study Area is comprised of active agricultural fields, one farmed wetland, turf and garden areas associated with a landscaping company in the north-central portion, mesic woodland, a parking lot with an associated stormwater basin in the northeast corner, and land associated with a quarry in the western portion. The agricultural fields within the Study Area were under corn and soybean production at the time of the field investigation. The western half of the Study Area slopes from topographic highs of approximately 1130 feet mean sea level (msl) at the western extent to topographic lows of approximately 1020 feet msl in the southeastern portion of the Study Area. The eastern half of the Study Area is relatively flat, with land sloping to a depression area in the southeastern portion where farmed wetland was identified. The Study Area is bordered by Marketplace Drive to the north, quarry lands to the west, Lacy Road to the south, and the Badger State Trail to the east.

Soils present within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located primarily within areas mapped as hydric, poorly drained soils (Appendix A, Figures 2 and 3).

Table 1. Summary of Soils Identified within the Study Area

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
DuD2: Dunbarton silt loam, 12 to 20 percent slopes, eroded	Dunbarton	100	Hills	No
KeB: Kegonsa silt loam, 2 to 6 percent slopes	Kegonsa	100	Outwash plains	No
Os: Orion silt loam, wet	Orion variant-Wet	100	Flood plains on stream terraces, depressions on stream terraces	Yes
	Offer		Flood plains	Yes
	Wacousta		Drainageways	Yes
	Sable		Drainageways	Yes
PnB: Plano silt loam, till substratum, 2 to 6 percent slopes	Plano	80-90	Till plains	No
	Griswold	5-11	Till plains	No
	Elburn	5-9	Till plains	No
PnC2: Plano silt loam, till substratum, 6 to 12 percent slopes, eroded	Plano	85-95	Till plains	No
	Ringwood	5-15	Till plains	No
PoA: Plano silt loam, gravelly substratum, 0 to 2 percent slopes	Plano-Gravelly substratum	80-90	Outwash plains	No

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Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
	Elburn-Gravelly substratum	8-13	Outwash plains	No
	Warsaw	2-7	Outwash plains	No
PoB: Plano silt loam, gravelly substratum, 2 to 6 percent slopes	Plano-Gravelly substratum	80-90	Outwash plains	No
	Warsaw	5-10	Outwash plains	No
	Plano-Moderately wet gravelly substratum	5-10	Outwash plains	No
QUA: Quarry	Pits-Quarry	100	—	Unranked
RnC2: Ringwood silt loam, 6 to 12 percent slopes, eroded	Ringwood	100	Moraines	No
RoB: Rockton silt loam, 2 to 6 percent slopes	Rockton	100	Hills	No
RoC2: Rockton silt loam, 6 to 12 percent slopes, eroded	Rockton	100	Hills	No
SoD: Sogn silt loam, 2 to 20 percent slopes	Sogn	100	Hills	No
TrB: Troxel silt loam, 1 to 3 percent slopes	Troxel	100	Drainageways, alluvial fans	No
	Endoaquoll		Depressions	Yes
VwA: Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	Virgil-Gravelly substratum	100	Outwash plains	No
	Endoaqualfs		Depressions	Yes
WxB: Whalan silt loam, 2 to 6 percent slopes	Whalan	100	Hills	No
WxC2: Whalan silt loam, 6 to 12 percent slopes, eroded	Whalan	100	Hills	No

The Wisconsin Wetland Inventory (WWI) map identifies one wetland area within the southeastern portion of the Study Area and one excavated pond within the northeastern corner of the Study Area (Appendix A, Figure 4). Additionally, wetland indicator soils are also located within the vicinity of the WWI identified wetland in the southeast portion of the Study Area (Appendix A, Figure 3). The field delineated southeastern wetland (W1) is located within the same vicinity as wetland identified on the WWI map. The field delineated stormwater basin is located in the same vicinity as the excavated pond identified on the WWI map (Appendix A, Figure 5).

Average precipitation for the Study Area was obtained from the Charmany Farm, WI National Weather Service (NWS) weather station (NWS station #WI1416) and used for the WETS analysis. A total of 8.32 inches of precipitation occurred in the three month time period preceding the field investigation in 2015 compared to the long-term average of 9.26 inches for that time period. Based on the WETS analysis, conditions were within the normal range although March was drier than normal (Appendix D).

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3.2 WETLANDS

One wetland and one constructed stormwater basin were identified and delineated within the Study Area. Wetland determination data forms were completed for four sample points along transects through the wetland and adjacent uplands (Appendix B). Photographs of the wetland, stormwater basin, and adjacent lands are contained in Appendix C and photograph locations are shown on Figure 6, Appendix A. The wetland boundary and sample point locations are shown on Figure 5 (Appendix A). The wetlands are summarized in Table 2 below and described in detail in the following sections.

Table 2. Summary of Wetlands Identified within the Study Area

Wetland	Wetland Type	Adjacent Surface Waters	Acreage (on-site)
Wetland 1 (W1)	Farmed wetland (E1Kf)	An agricultural drainage swale bisects W-1; the swale did not have any observable inlets or outlets beyond the delineated wetland boundary.	14.46 acres
Wetland 2 (W2)	Shallow marsh / constructed stormwater basin	Constructed stormwater basin receives surface flow from adjacent parking lot and road via two culverts	0.20 acres

3.2.1 Wetland 1

Wetland 1 (W1) is a farmed wetland located in the southeastern portion of the Study Area and does not extend beyond the extent of the Study Area. An excavated swale that runs north-south bisects the wetland. The swale is approximately six feet wide, three feet deep, and had standing water in the central portion during the field investigation. There were no observable inlets, outlets, or culverts associated with the swale; but it is possible that the swale is associated with a drain tile system within the agricultural fields.

Vegetation

The western portion of W1 was under corn production and the eastern portion was under soybean production at the time of the field investigation. In general, the planted crops were one to three inches tall. Portions of the wetland had evidence of drowned crop, particularly west of sample point P1, as well as rutting from farm equipment. Hydrophytic weedy species were observed within the wetland and included barnyard grass (*Echinochloa crus-galli*, FAC) and field nut sedge (*Cyperus esculentus*, FACW). Other common species identified in the wetland are listed on the data form contained in Appendix B. The dominant plant species identified at sample point P1 completed within W-1 was barnyard grass and meets the hydrophytic vegetation criterion. Evidence of drowned crop and crop stress observed in the aerial imagery review and during 2015 field investigations within the wetland area as a whole also supports the hydrophytic vegetation criterion for problematic vegetation.

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Hydrology

The wetland appears to have a seasonally inundated/saturated hydroperiod. In a review of aerial imagery from 1979 to 2013, the area of W1 consistently exhibited wetness signatures (Appendix E). While primary indicators of wetland hydrology were not observed during the field investigation, secondary indicators of wetland hydrology observed included Saturation Visible on Aerial Imagery (C9), Geomorphic Position (D2), and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology criterion was met.

Soils

Soils within the wetland are mapped by the NRCS as Orion silt loam (Os) and Virgil silt loam (VwA) (Appendix A, Figure 2). The soils observed at sample point P1 were generally consistent with the Virgil series characteristics. NRCS field indicators of hydric soil identified at sample point P1 consisted of A12-Thick Dark Surface and F6-Redox Dark Surface. Therefore, the hydric soil criterion was satisfied.

Wetland Boundary

The wetland boundary was determined based on distinct differences in vegetation, hydrology, soils, aerial imagery, and topography consisting of the following: 1) Transition from a farmed wetland community dominated by barnyard grass with other scattered hydrophytic weeds present to upland agricultural fields with few to no hydrophytic weeds observed; 2) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; 3) Transition from soils displaying hydric soil indicators to soils lacking hydric soil indicators; and 4) Location of crop stress signatures from the off-site aerial imagery analysis in normal precipitation years consistent with observations made in the field. The transition from wetland to upland characteristics generally correlated with a subtle topographic break.

3.2.2 Wetland 2

Wetland 2 (W2) is an excavated stormwater basin located in the northeast corner of the Study Area. The basin appears to manage surface water run-off from the adjacent paved parking lots to the west and likely holds water year round, except, perhaps, during drier years. Based on a review of historic aerial imagery, the parking lots and stormwater basin were constructed at the same time between 2004 and 2005. The stormwater basin is not connected to other surface water features, but receives surface flow and runoff via two culverts that discharge into the feature. W2 is associated with a WWI excavated pond wetland point feature (Appendix A, Figure 4).

Sample points were not completed for the feature, but by visual observation, the stormwater basin is comprised of a shallow marsh community and at the time of the field investigation, there was one to two feet of standing water in the basin. Common species observed included narrow-leaf cattail (*Typha latifolia*, OBL), slender willow (*Salix petiolaris*, FACW), soft-stem bulrush (*Schoenoplectus tabernaemontani*, OBL), soft rush (*Juncus effusus*, OBL), and various sedges (*Carex* spp). Maintained turf surrounds the basin and there is a constructed berm between the basin and the agricultural field to the south. Soils were assumed to be hydric based on the presence of hydrophytic vegetation and evidence of saturated conditions or standing water observed in the aerial imagery review and during the field investigation. The wetland area is limited to the ordinary high water mark of the basin.

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3.3 UPLAND

Upland within the Study Area consisted of turf and garden areas associated with a landscaping company in the northern portion of the Study Area, parking lots in the northeastern portion of the Study Area, quarry lands in the western portion of the Study Area, mesic woods, and upland agricultural fields under corn and soybean production. There was a distinct topographic break between the quarry to the west and the agricultural fields to the east. A small unfarmed area within the southwestern portion of the agricultural fields of the Study Area had old building foundations, old fence material, and a barn; and the area was dominated by box elder (*Acer negundo*, FAC), white mulberry (*Morus alba*, FACU), garlic mustard (*Alliaria petiolata*, FACU), sweet cicely (*Osmorhiza claytonia*, FACU), and stinging nettle (*Urtica dioica*, FAC). This unfarmed area was located along a slope with no evidence of depressional areas.

Upland agricultural areas generally had crop stubble evident from the 2014 growing season; however stubble was generally not evident or was very sparse within the farmed wetland. Tree lines between farm fields were generally dominated by smooth brome (*Bromus inermis*, UPL) in the herbaceous layer, honeysuckle (*Lonicera* spp.) in the shrub layer, and bur oak and black cherry (*Prunus serotina*, FACU) in the canopy. There were several large bur oak trees observed within unfarmed areas of the Study Area, including a tree that was approximately three feet in diameter near sample point P3. In general, upland areas lacked hydrology indicators, hydric soil field indicators, and dominance by hydrophytic vegetation and were located at elevations higher than the wetlands.

3.4 OTHER ENVIRONMENTAL CONSIDERATIONS

This report is limited to the identification of state and/or federally regulated wetlands and waterways within the Study Area. However, there may be other regulated environmental features within the Study Area, including, but not limited to, historical or archeological features, endangered or threatened species, navigable waters and/or floodplains, etc. Federal, state, and local units of government and regional planning organizations may have regulatory authority to control or restrict land uses within or in close proximity to these features. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.

Specifically, in the state of Wisconsin, Wis. Adm. Code NR 151.12 requires that a "protective area" or buffer be determined from the top of the channel of lakes, streams and rivers, or at the delineated boundary of wetlands. In accordance with NR 151.12, the width of the "protective area" for less susceptible wetlands is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. Moderately susceptible wetlands, lakes, and perennial and intermittent streams identified on USGS topographic maps or NRCS county soil survey maps (whichever is more current) require a protective buffer of 50 feet, and outstanding or exceptional resource waters, highly susceptible wetlands, and wetlands in areas of special natural resource interest require protective buffers of 75 feet. Based on the "protective buffer" standards provided by NR 151.12, it is Stantec's professional opinion that Wetland 1 meets the criteria for less susceptible wetlands and the buffer from the wetland boundary would be 10 to 30 feet. Wetland 2 is an excavated stormwater basin for stormwater management. It is Stantec's professional opinion that the stormwater basin may not require a buffer or would be classified as a less susceptible wetland with a buffer of 10 to 30 feet. However, the jurisdictional

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authority on wetland buffers rests with the WDNR. Local zoning authorities and/or a regional planning organization may have more restrictive buffers from wetlands than that imposed under NR 151.

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July 2, 2015

4.0 CONCLUSION

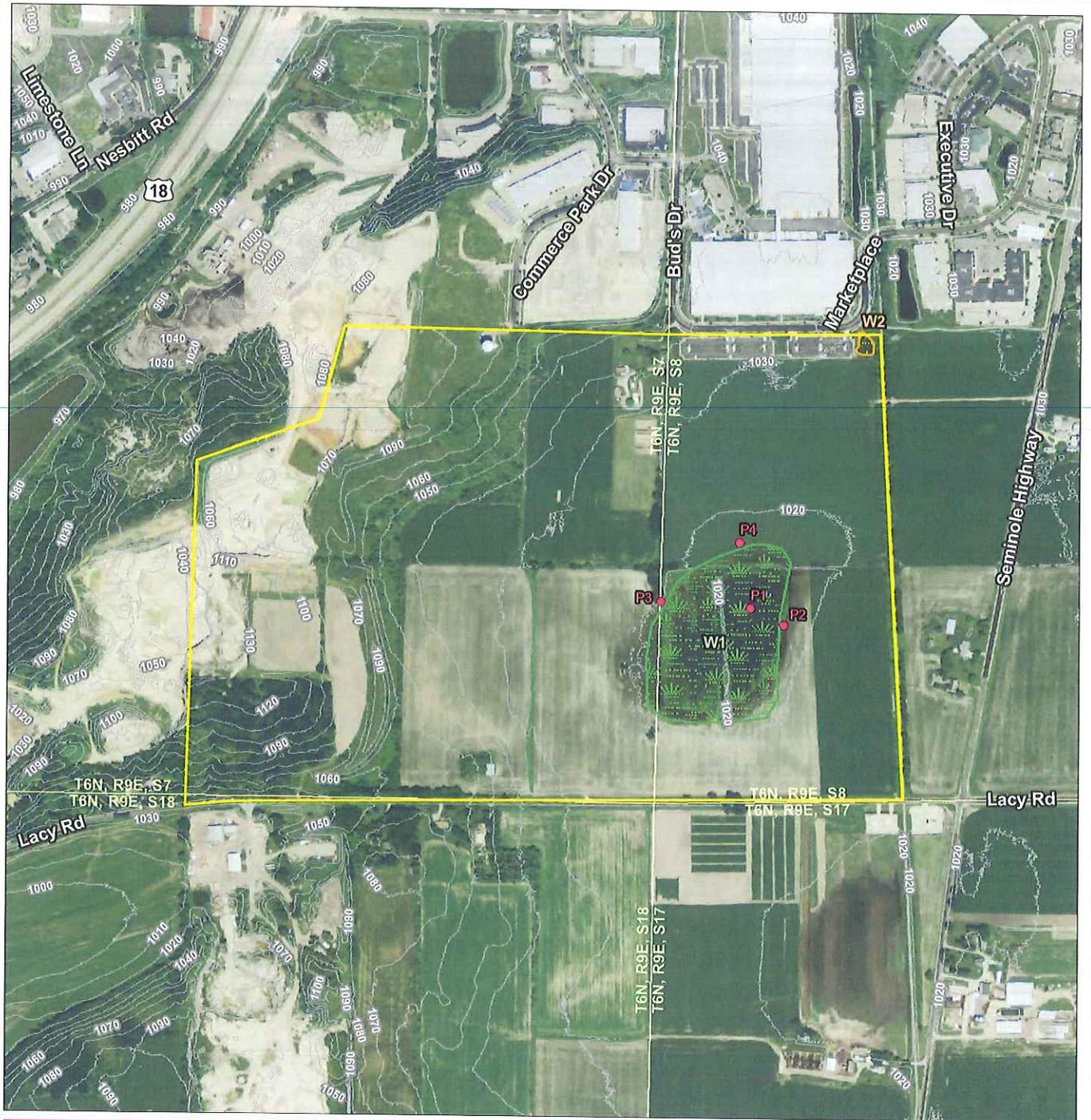
Stantec performed a wetland determination and delineation of the Sub-Zero Property on behalf of Sub-Zero Group, Inc. The approximately 224-acre Study Area is located in Sections 7 and 8, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin. The purpose and objective of the wetland determination and delineation was to identify the extent and spatial arrangement of wetlands and potentially jurisdictional waterways within the Study Area.

One wetland and one stormwater basin were identified and delineated within the Study Area in accordance with state and federal guidelines and were subsequently surveyed with GPS and mapped using GIS software. A total of 14.55 acres of wetland area were delineated within the Study Area. Wetland areas are comprised of farmed wetland and a constructed stormwater basin comprised of a shallow marsh community. Adjacent uplands were composed of agricultural lands, quarry lands, and mesic woods.

The USACE has regulatory authority over Waters of the U.S. including adjacent wetlands, and the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350 and 353. Finally counties, townships and municipalities may have local zoning authority over certain types of wetlands and waterways.

Prior to beginning work at this site or disturbing or altering wetlands, waterways, or adjacent lands in any way, Stantec recommends that the owner obtain the necessary permits or other agency regulatory review and concurrence with regard to the proposed work to comply with applicable regulations. Stantec can assist with identification and/or assessment of additional regulated resources at your request, to the extent that the work is within our range of expertise.

The information provided by Stantec regarding wetland boundaries is a scientific-based analysis of the wetland and upland conditions present within the Study Area at the time of the fieldwork. The delineation was performed by experienced and qualified professionals using standard practices and sound professional judgment. The ultimate decision on wetland boundaries rests with the USACE and, in some cases, the WDNR or a local unit of government. As a result, there may be adjustments to boundaries based upon review by a regulatory agency. An agency determination can vary from time to time depending on various factors including, but not limited to recent precipitation patterns and the season of the year. In addition, the physical characteristics of the Study Area can change over time, depending on the weather, vegetation patterns, drainage activities on adjacent parcels, or other events. Any of these factors can change the nature and extent of wetlands within the Study Area.



- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources include: Stantec, WDNR, WDOT, USGS
 3. Orthophotography: NAD 2013

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its offices, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

- Legend**
- Approximate Project Location
 - 10 ft Contour Line
 - Stormwater Basin
 - Field Delineated Wetland
 - DNR 24k Hydrography*
 - Perennial Stream
 - Intermittent Stream
 - Waterbody

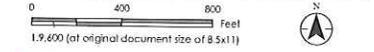
Figure No. **5**

Title
Field Collected Data

Client/Project
Sub Zero Group, Inc.
Sub Zero Wetland Delineation

Project Location: T6N, R9E, S07-08, 18
C. of Fitchburg, WI
Dane Co., WI

193703732
Prepared by LKR on 2015-05-18
Technical Review by MP on 2015-06-11
Independent Review by KM on 2015-07-02



*No features located within map extent.

Plan Commission
Initiated by

Planning Dept.
Drafted by

August 18, 2015
Date

RESOLUTION NO. R-88-15
A RESOLUTION APPROVING A COMPREHENSIVE DEVELOPMENT PLAN, CDP-2074-15, FOR SUB-ZERO WOLF INC.

WHEREAS, Kevin Unbehaun, agent for Sub-Zero Wolf Inc., submitted a comprehensive development plan request for industrial development in the North Stoner Prairie Neighborhoods, lands in Section 7 & 8 City of Fitchburg, and

WHEREAS, the Plan Commission reviewed the request at a meeting on August 18, 2015, and

WHEREAS, the Plan Commission has reviewed and recommended approval of such request with conditions and, with the understanding that this is the first step in a process of additional city approvals.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Fitchburg, Dane County, Wisconsin hereby approves the Sub-Zero Wolf Inc. Comprehensive Development Plan subject to the following conditions:

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

Adopted by the City Council of the City of Fitchburg at a regular meeting held this _____ day of _____, 2015.

Patti Anderson, City Clerk

Approved: _____

Stephen L. Arnold, Mayor

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: July 28, 2015 Ordinance Number:
 Date to Report Back: **August 25, 2015** Resolution Number: R-89-15

Sponsored by: Mayor Drafted by: Planning / Zoning

**TITLE: A RESOLUTION APPROVING CERTIFIED SURVEY MAP REQUEST
 CS-2075-15 BY RONALD KLAAS, AGENT FOR SUB-ZERO WOLD INC., TO
 DIVIDE PROPERTY ASSOCIATED WITH LOT 1 CSM 9217, LOTS 1 & 2, CSM
 10031, LOT 2 CSM 11021, VACATED/DISCONTINUED PORTION OF
 MARKETPLACE DRIVE AND ALL OF BUD'S DRIVE, INTO THREE LOTS AND
 ONE OUTLOT, ALONG WITH NEW STREET DEDICATION**

Background: Land Division Request LD-2075-15 by Ron Klaas, agent for Sub Zero Wolf, Inc., for industrial development in the North Stoner Prairie Neighborhood.

Applicant is requesting approval of a land division for industrial development in the North Stoner Prairie Neighborhood, west of Seminole Highway and north of Lacy Road.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Badtke	August 18, 2015	Approved
2				

Amendments:



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

LAND DIVISION APPLICATION

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

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

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

3. No. of Parcels Proposed: 4

4. No. Of Buildable Lots Proposed: 3

5. Zoning District: General Industrial (I-G)

6. Current Owner of Property: Sub Zero Wolf Inc.

Address: 6061 Basswood Drive, Fitchburg, WI **Phone No:** 608-271-2233

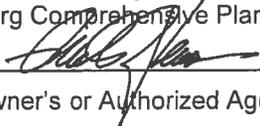
7. Contact Person: Kevin Unbehaun

Email: kevin.unbehaun@subzero.com

Address: 6061 Basswood Drive, Fitchburg, WI **Phone No:** 608-661-6526

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

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

Respectfully Submitted By:  Ronald R. Klaas

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

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

For City Use Only: **Date Received:** _____

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

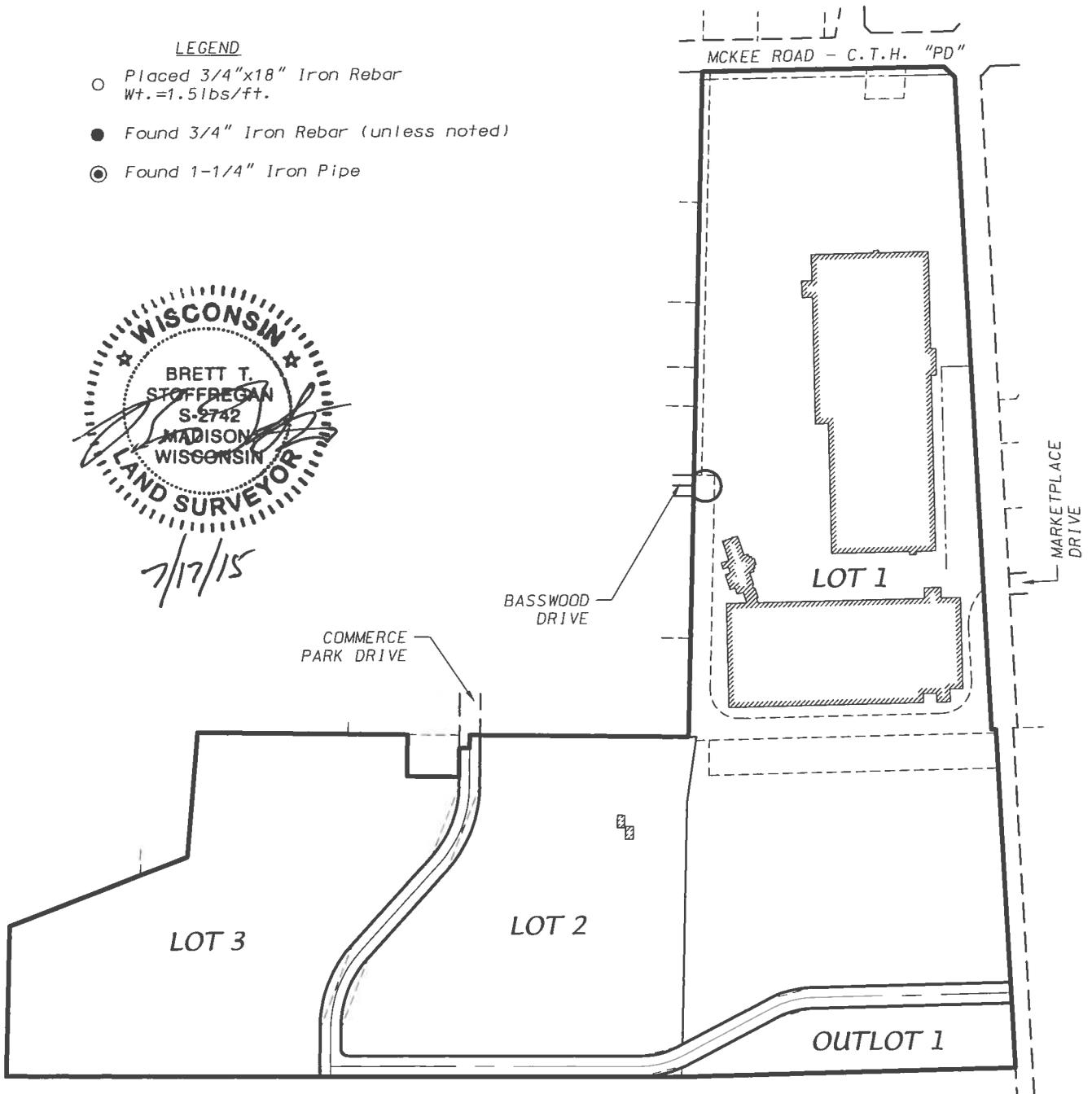
Permit Request No. _____

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 9217, LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 10031, LOT 2, CERTIFIED SURVEY MAP NO. 11021, LANDS AND A VACATED/DISCONTINUED PORTION OF MARKETPLACE DRIVE AND ALL OF BUD'S DRIVE BY THE CITY OF FITCHBURG, DOC. NO. _____, LOCATED IN THE SW1/4 OF THE NW 1/4 AND IN THE NW1/4 OF THE SW1/4 OF SECTION 8 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 7, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

LEGEND

- Placed 3/4"x18" Iron Rebar
Wt.=1.5lbs/ft.
- Found 3/4" Iron Rebar (unless noted)
- ⊙ Found 1-1/4" Iron Pipe



THE WEST LINE OF THE
NW1/4 OF SECTION 8,
T6N, R9E IS ASSUMED
TO BEAR S89°53'03"E



SHEET 1 OF 10

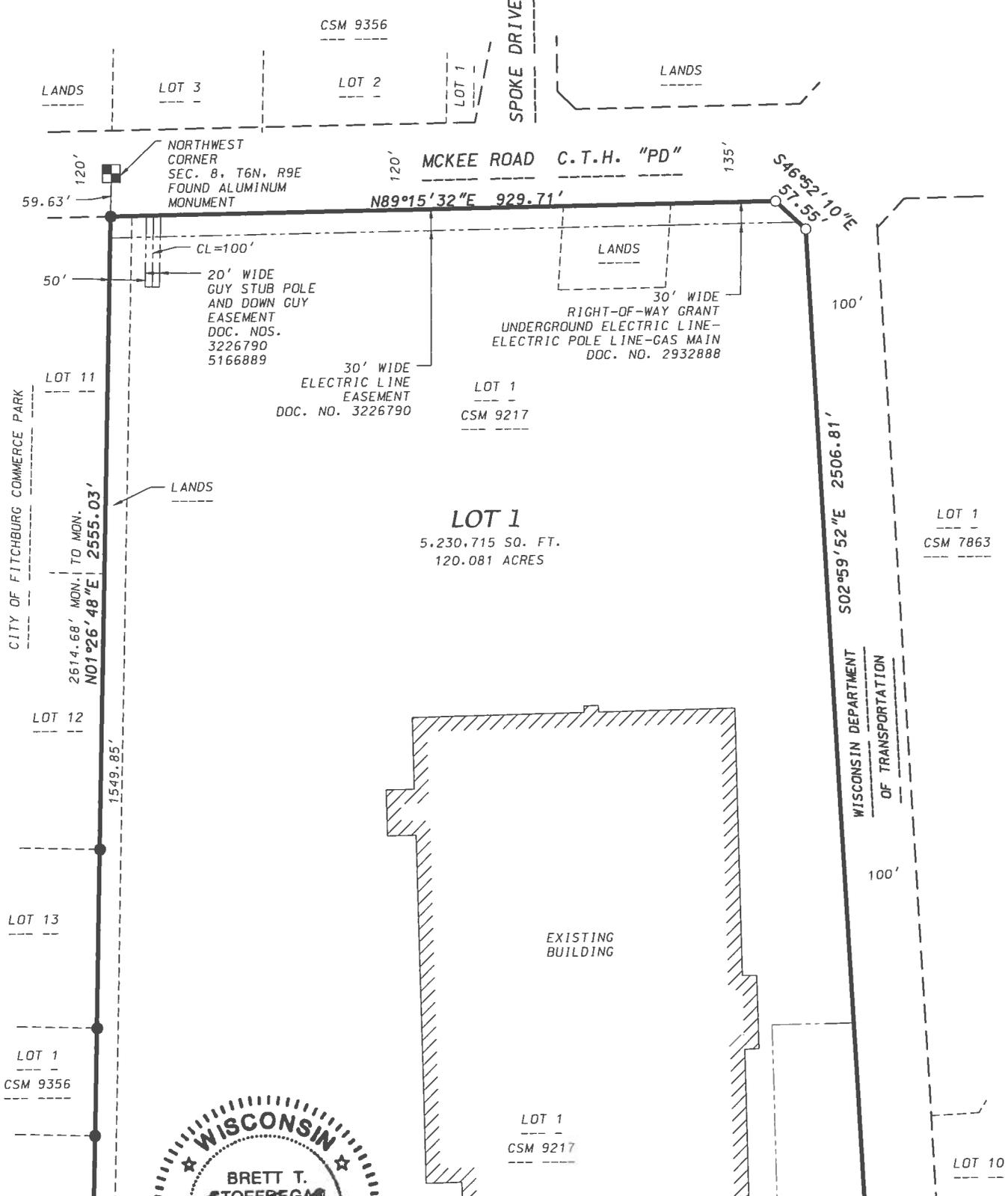
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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

DATE: July 17, 2015
F.N.: 15-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

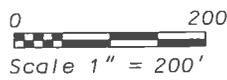
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BRETT T. STOFFREGAN
 8-2742
 MADISON, WISCONSIN
 LAND SURVEYOR
 7/17/15



THE WEST LINE OF THE NW1/4 OF SECTION 8, T6N, R9E IS ASSUMED TO BEAR S89°53'03"E



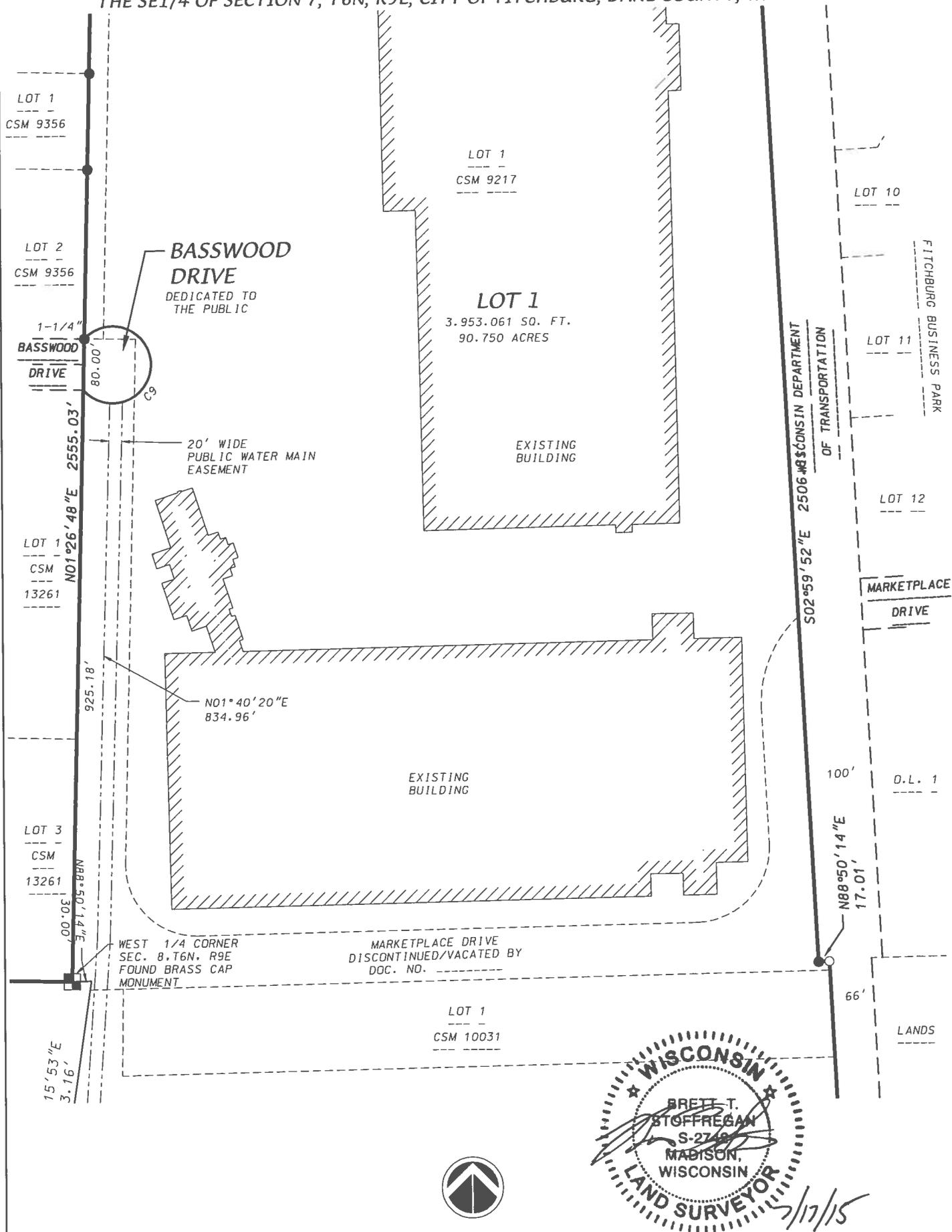
SHEET 2 OF 10

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 VOL. _____ SHEET _____

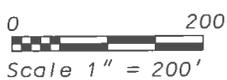
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THE WEST LINE OF THE NW1/4 OF SECTION 8, T6N, R9E IS ASSUMED TO BEAR S89°53'03\"E



SHEET 3 OF 10

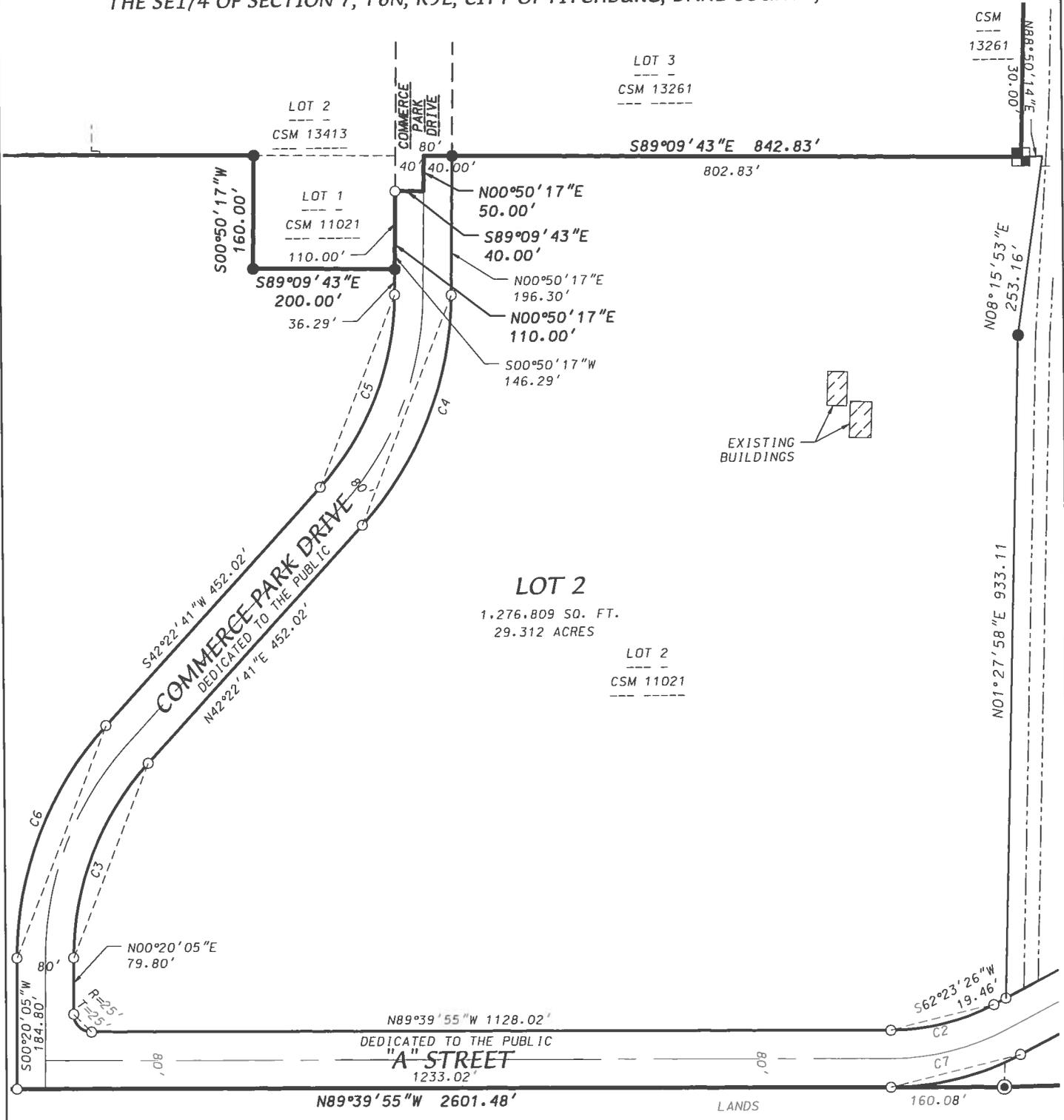
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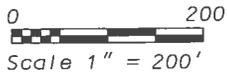
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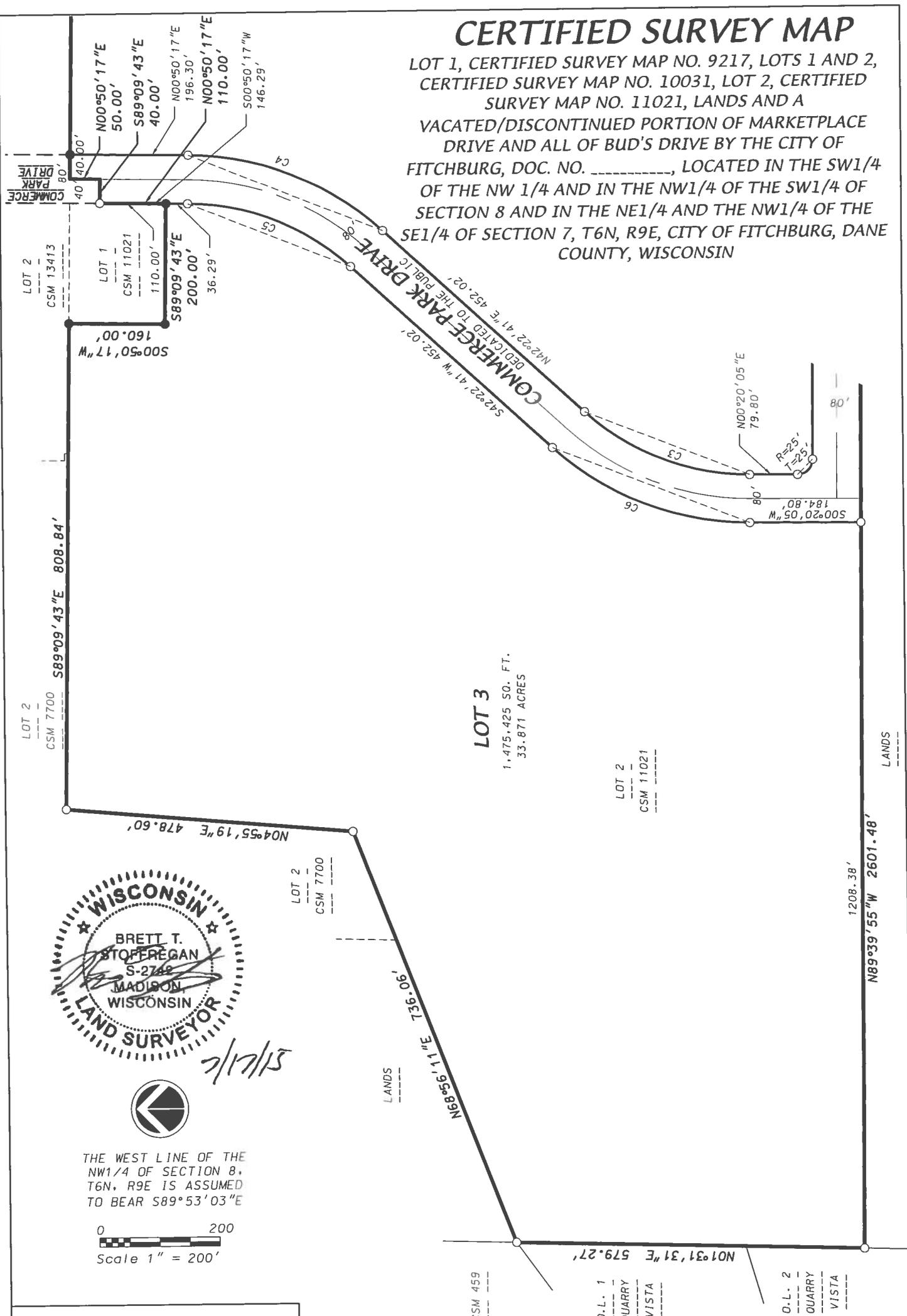


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LOT 3

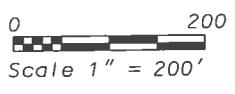
1,475,425 SQ. FT.
33.871 ACRES



5/17/15



THE WEST LINE OF THE NW1/4 OF SECTION 8, T6N, R9E IS ASSUMED TO BEAR S89°53'03\"E



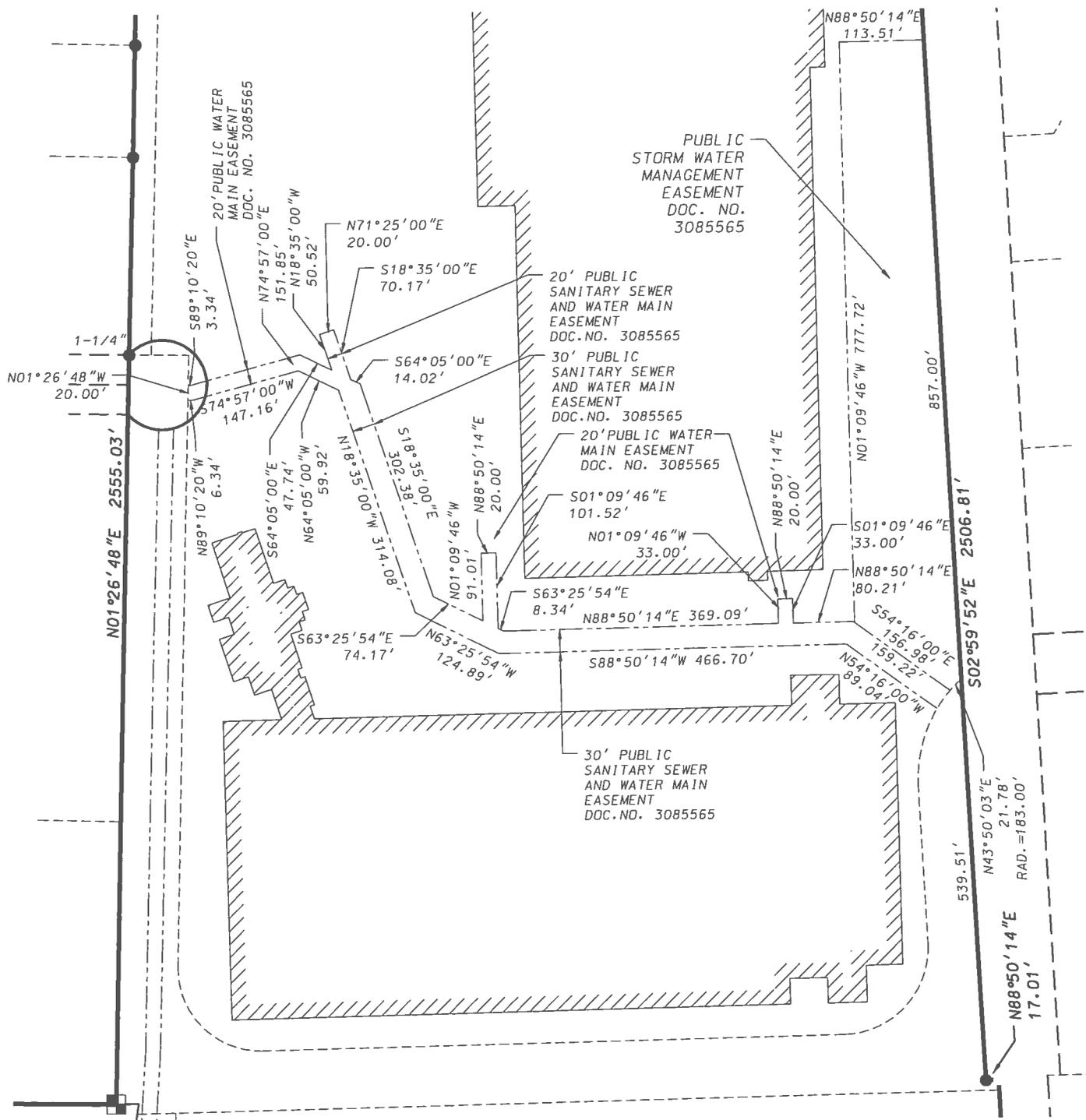
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EASEMENT DETAILS



THE WEST LINE OF THE NW1/4 OF SECTION 8, T6N, R9E IS ASSUMED TO BEAR S89°53'03"E

0 600

 Scale 1" = 600'

SHEET 7 OF 10

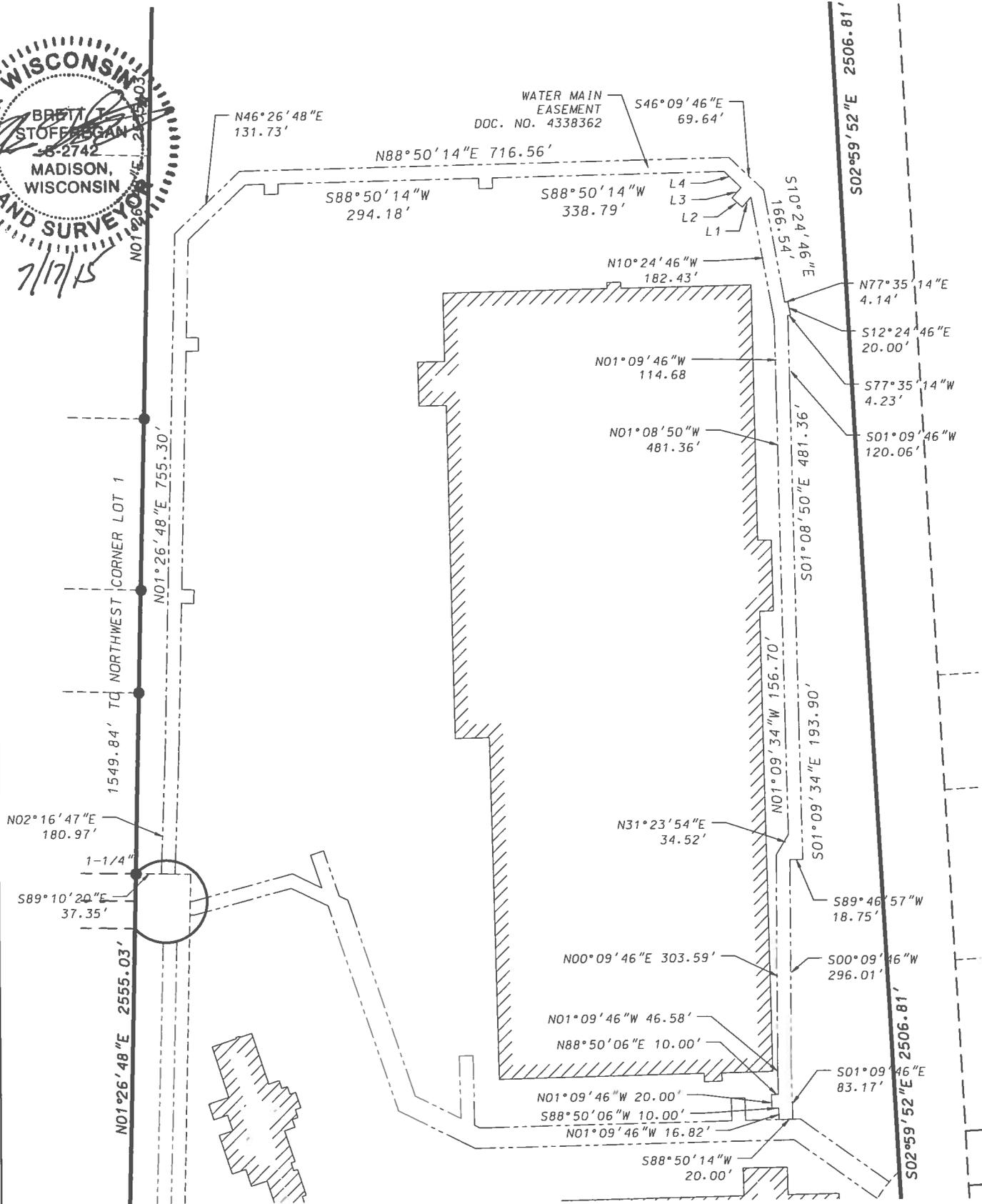
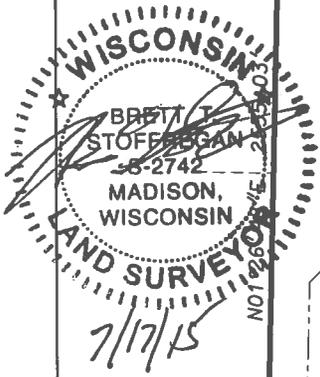
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SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lot 1, Certified Survey Map No. 9217, Lots 1 and 2, Certified Survey Map No. 10031, Lot 2, Certified Survey Map No. 11021, lands and a vacated/discontinued portion of Marketplace Drive, and all of Bud's Drive by the City of Fitchburg, Document Number _____, located in the SW1/4 of the NW1/4 and in the NW1/4 of the SW1/4 of Section 8 and in the NE1/4 and the NW1/4 of the SE1/4 of Section 7, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Beginning at the West 1/4 corner of said Section 8; thence N01°26'48"E, 2555.03 feet along the west line of said NW1/4 to the south right-of-way line of McKee Road; thence N89°15'32"E, 929.71 feet along said south right-of-way line; thence S46°52'10"E, 57.55 feet to a point of the west side of a Wisconsin Department of Transportation right-of-way; thence S02°59'52"E, 2506.81 feet along said west right-of-way; thence N88°50'14"E, 17.01 feet along said west right-of-way; thence S02°59'24"E, 1305.12 feet along said west right-of-way; thence S88°43'48"W, 1286.02 feet; thence N89°39'55"W, 2601.48 feet to a point on the east plat line of Quarry Vista; thence N01°31'31"E, 579.27 feet along said east plat line to the northeast corner of said Quarry Vista; thence N68°56'11"E, 736.06 feet to a point on the southerly line of Lot 2, Certified Survey Map No. 7700; thence N04°55'19"E, 478.60 feet along said southerly line; thence S89°09'43"E, 808.84 feet along the said southerly line also along the south line of Lot 2, Certified Survey Map No. 13413 to the northwest corner of Lot 1, Certified Survey Map No. 11021; thence S00°50'17"W, 160.00 feet along the west line and to the southwest corner of said Lot 1; thence S89°09'43"E, 200.00 feet along the south line and to the southeast corner of said Lot 1; thence N00°50'17"E, 110.00 feet along the east line of said Lot 1; thence N89°09'43"E, 40.00 feet; thence N00°50'17"E, 50.00 feet; thence S89°09'43"E, 842.83 feet along the south line of Lot 3, Certified Survey Map No. 13261 and the westerly extension thereof to the point of beginning. Containing 7,309,111 square feet (167.794 acres).

Dated this _____ day of _____, 2015.

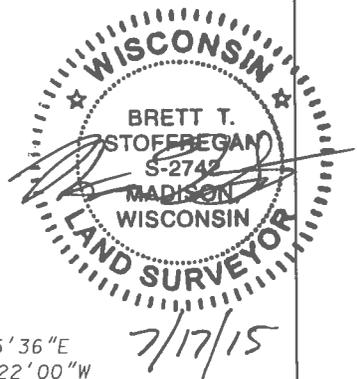
Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. Notes on Certified Survey Map No. 9217
 - a. No access to McKee Road except for one opening allowed opposite Nicolet Instruments driveway.
 - b. Any division of Lot 1 of this certified survey map will require the dedication to the City of the Public Storm Water Management Easement designated as "A" of page 2.
2. The lots of this Certified Survey Map are subject to the following recorded instruments:
 - a. Right-of-way grant Underground Electric-Gas Main recorded as Doc. No. 3171438.
 - b. Right-of-way grant Underground Electric recorded as Doc. No. 3277215.
 - c. Right-of-way grant Underground Electric recorded as Doc. No. 3277235.
 - d. Right-of-way grant Underground Electric-Gas Main recorded as Doc. No. 4191351.
 - e. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. Nos. 3962850 and 4276026.
 - f. Right-of-way grant Underground Electric recorded as Doc. No. 4382342.
 - g. Temporary Easement for Fences recorded as Doc. No. 4019933.
 - h. Public Bike Path Easement recorded as Doc. No. 3312694 released by Doc. No. _____.
 - i. Public Water Main Easement recorded as Doc. No. 3312694 partially released by Doc. No. _____.

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	390.00	177.71	179.29	S75°33'37"W	026°20'22"	
2	310.00	149.70	151.19	S76°21'45.5"W	027°56'39"	
3	410.00	294.15	300.86	N21°21'23"E	042°02'36"	
4	490.00	347.53	355.25	N21°36'29"E	041°32'24"	
5	410.00	290.79	297.25	S21°36'24"W	041°32'24"	
6	490.00	351.55	259.56	S21°21'23"W	042°02'36"	
7	390.00	188.33	190.21	N76°21'46.5"E	027°56'39"	
8	310.00	141.26	142.51	N75°33'37"E	026°20'22"	
9	60.00	80.00	289.42	S01°26'48"E	276°22'24"	IN-N43°15'36"E OUT-N40°22'00"W



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: July 17, 2015
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 VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 9217, LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 10031, LOT 2, CERTIFIED SURVEY MAP NO. 11021, LANDS AND A VACATED/DISCONTINUED PORTION OF MARKETPLACE DRIVE AND ALL OF BUD'S DRIVE BY THE CITY OF FITCHBURG, DOC. NO. _____, LOCATED IN THE SW1/4 OF THE NW 1/4 AND IN THE NW1/4 OF THE SW1/4 OF SECTION 8 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 7, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Sub-Zero Wolf, Inc. a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Sub-Zero Wolf, Inc. does further certify that this plat is required by S236.34 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

City of Fitchburg

In witness whereof, Sub-Zero Wolf, Inc. has caused these presents to be signed by its official officer(s) at Madison, Wisconsin this _____ day of _____, 2015.

Sub-Zero Wolf, Inc.

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named Sub-Zero Wolf, Inc. to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown thereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this _____ day of _____, 2015.

_____ Patti Anderson, Clerk, City of Fitchburg



REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2015 at _____ o'clock _____ M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

_____ Kristi Chlebowski, Dane County Register of Deeds

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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

DATE: November 20, 2013
F.N.: 13-07-116
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

Legal Description:

Lot Two (2), Certified Survey Map No. 10031 recorded in Volume 58 of Certified Survey Maps of Dane County, Wisconsin, Page 260, as Document No. 3312694, in the City of Fitchburg, Dane County, Wisconsin.



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

Application: CDP-2074-15, CS-2075-15 & RZ-2076-15
Property Address: Basswood Drive
Review Date: July 23, 2015
Planning Staff Review #1

Planning staff has reviewed your submitted CDP, CSM and Rezone requests for SubZero. The following comments are based on this review. Please respond to these comments with a detailed narrative response, along with appropriate revised plans, by 4:00 p.m. on Wednesday, August 5, 2015. Further comments or questions may arise as additional review occurs.

CDP (CDP-2074-15)

1. Is the proposed lot configuration for the CDP the 3 lots and outlot as shown on the CSM? Or will you be wishing additional lots?
No additional lots needed.
2. Does figure 6 accurately represent the wetlands which were recently delineated by Stantec? If not, please adjust to show delineation.
Yes.
3. Has the WI DNR concurred with wetland delineation?
Assured delineation, automatic concurrence.
4. The North Stoner Prairie Neighborhood Plan identified a level of 1022.6 (and below) to handle back-to-back 100 year storm events in the closed depression that is on part of lot 2 CSM 10031 and Payne and Dolan land to the south. However, it appears that the proposed road and some improvements are located in and below this storm water inundation (flood) level. Please explain how the back-to-back 100 year events will be handled, and what the revised back-to-back 100 year level will look like over the Sub-Zero and the Payne and Dolan property as compared to the level anticipated in the North Stoner Prairie Neighborhood Plan (1022.6' elevation and below).
Stormwater management plan to be submitted on 8-18-15.
5. Please provide storm water calculations to Public Works to verify
Stormwater management plan to be submitted on 8-18-15.
6. Given the high likelihood that the Payne and Dolan property will be the recipient of your storm water, do you have an agreement with them for the area to be affected? If so, please provide. If not, please obtain and provide to the city for our records.
Sub Zero is working with Payne and Dolan on an agreement.
7. The 1022.6 elevation was also set using low-impact storm water management techniques rather than conventional techniques. Please explain what low-impact techniques you will be using for the development to assist that the storm water will not be greater than anticipated in the North Stoner Prairie Neighborhood Plan.
Stormwater management plan to be submitted on 8-18-15.

8. The North Stoner Prairie Neighborhood Plan had a recreation path running east-west along what is now your south property line. How will that recreational path be accommodated? Please indicate on the CDP, and then alter the CSM as may be necessary for its accommodation.
Recreational path to be built within the A Street right of way.

CSM (CS-2075-15)

1. Given that Basswood is not a cul-de-sac, it will likely have to be renamed to Basswood Court. We will need to amend the official map to do the other section. Therefore, if it is to be a cul-de-sac, please alter the street name to Court.
Acknowledged.
2. See comment # 2 of Rezone comments.
Street name to be provided by Sub Zero.
3. See comment 7 of the CDP comments, above.
Stormwater management plan to be submitted on 8-18-15.
4. Identify wetlands on the CSM and locate the minimum 75' environmental corridor boundary. Note date of delineation and delineator on the CSM.
Acknowledged.
5. Please provide timing and estimated completion date of the roads to be constructed?
To be provided with 8-18-15 submittal.
6. If the Badger Trail crossing and the roads east of the Badger Trail are not completed by the time Commerce park and what is identified as A Street open, the applicant will be required to provide an easement along the east north-south drive for public access.
Acknowledged.
7. When the new road system is in place, will the current access across the Badger Trail at Marketplace Drive be vacated and removed?
Yes it will be removed.

REZONE (RZ-2076-15)

1. The legal description includes only the 33.13 acres owned by Donald Dunn and being purchased by Sub-Zero. Is that the total area you wish to rezone, and you will not be rezoning land to the west at this time? Please be aware that there are public hearing requirements for rezones; the notice has already been sent for publication so no additional land can be added to the rezone at this time rather a new application would need to be made for any additional lands.
Acknowledged.
2. The new East-West street will need a street name. Do you wish to name it? Or perhaps city staff can make some suggestions?
Sub Zero to provide street name.
3. With Marketplace Drive (west of Badger Trail) and Bud's Drive going away we will need to do a new address for the south building that is being expanded. Also, since Basswood Drive will now end in a cul-de-sac it will need a name change to Basswood Court.
Acknowledged.
4. Please provide proposed impervious surface ratio of the proposed lot 1 when the new improvements are completed.
Acknowledged.
5. The code requires a minimum 10% open space ratio, please provide the proposed open space ratio.
To be provided with the 8-18-15 submittal.



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

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No additional lots needed.
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Yes.
3. Has the WI DNR concurred with wetland delineation?
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Stormwater management plan to be submitted on 8-18-15.
5. Please provide storm water calculations to Public Works to verify
Stormwater management plan to be submitted on 8-18-15.
6. Given the high likelihood that the Payne and Dolan property will be the recipient of your storm water, do you have an agreement with them for the area to be affected? If so, please provide. If not, please obtain and provide to the city for our records.
Sub Zero is working with Payne and Dolan on an agreement.
7. The 1022.6 elevation was also set using low-impact storm water management techniques rather than conventional techniques. Please explain what low-impact techniques you will be using for the development to assist that the storm water will not be greater than anticipated in the North Stoner Prairie Neighborhood Plan.
Stormwater management plan to be submitted on 8-18-15.

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Recreational path to be built within the A Street right of way.

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Acknowledged.
2. See comment # 2 of Rezone comments.
Street name to be provided by Sub Zero.
3. See comment 7 of the CDP comments, above.
Stormwater management plan to be submitted on 8-18-15.
4. Identify wetlands on the CSM and locate the minimum 75' environmental corridor boundary. Note date of delineation and delineator on the CSM.
Acknowledged.
5. Please provide timing and estimated completion date of the roads to be constructed?
To be provided with 8-18-15 submittal.
6. If the Badger Trail crossing and the roads east of the Badger Trail are not completed by the time Commerce park and what is identified as A Street open, the applicant will be required to provide an easement along the east north-south drive for public access.
Acknowledged.
7. When the new road system is in place, will the current access across the Badger Trail at Marketplace Drive be vacated and removed?
Yes it will be removed.

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Acknowledged.
2. The new East-West street will need a street name. Do you wish to name it? Or perhaps city staff can make some suggestions?
Sub Zero to provide street name.
3. With Marketplace Drive (west of Badger Trail) and Bud's Drive going away we will need to do a new address for the south building that is being expanded. Also, since Basswood Drive will now end in a cul-de-sac it will need a name change to Basswood Court.
Acknowledged.
4. Please provide proposed impervious surface ratio of the proposed lot 1 when the new improvements are completed.
Acknowledged.
5. The code requires a minimum 10% open space ratio, please provide the proposed open space ratio.
To be provided with the 8-18-15 submittal.

Plan Commission
Initiated by

Planning / Zoning
Drafted by

August 18, 2015
Date

RESOLUTION NO. R- 89-15

A RESOLUTION APPROVING CERTIFIED SURVEY MAP REQUEST CS-2075-15 BY RONALD KLAAS, AGENT FOR SUB-ZERO WOLF INC., TO DIVIDE PROPERTY ASSOCIATED WITH LOT 1 CSM 9217, LOTS 1 & 2, CSM 10031, LOT 2 CSM 11021, VACATED/DISCONTINUED PORTION OF MARKETPLACE DRIVE AND ALL OF BUD'S DRIVE, INTO THREE LOTS AND ONE OUTLOT, ALONG WITH NEW STREET DEDICATION.

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

WHEREAS, the Plan Commission has reviewed and recommends approval, with conditions, of the certified survey map request,

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Fitchburg, Dane County, Wisconsin herewith approves CS-2075-15 with the following conditions:

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

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

Adopted by the City Council of the City of Fitchburg this ____ day of _____, 2015

Patti Anderson, City Clerk

Approved: _____

Stephen L. Arnold, Mayor

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by: Public Works

Direct Referral Approved by:

Date Referred: **July 28, 2015**

Ordinance Number:

Date to Report Back: **August 25, 2015**

Resolution Number: **R-81-15**

Sponsored by: Mayor

Drafted by: Cory Horton

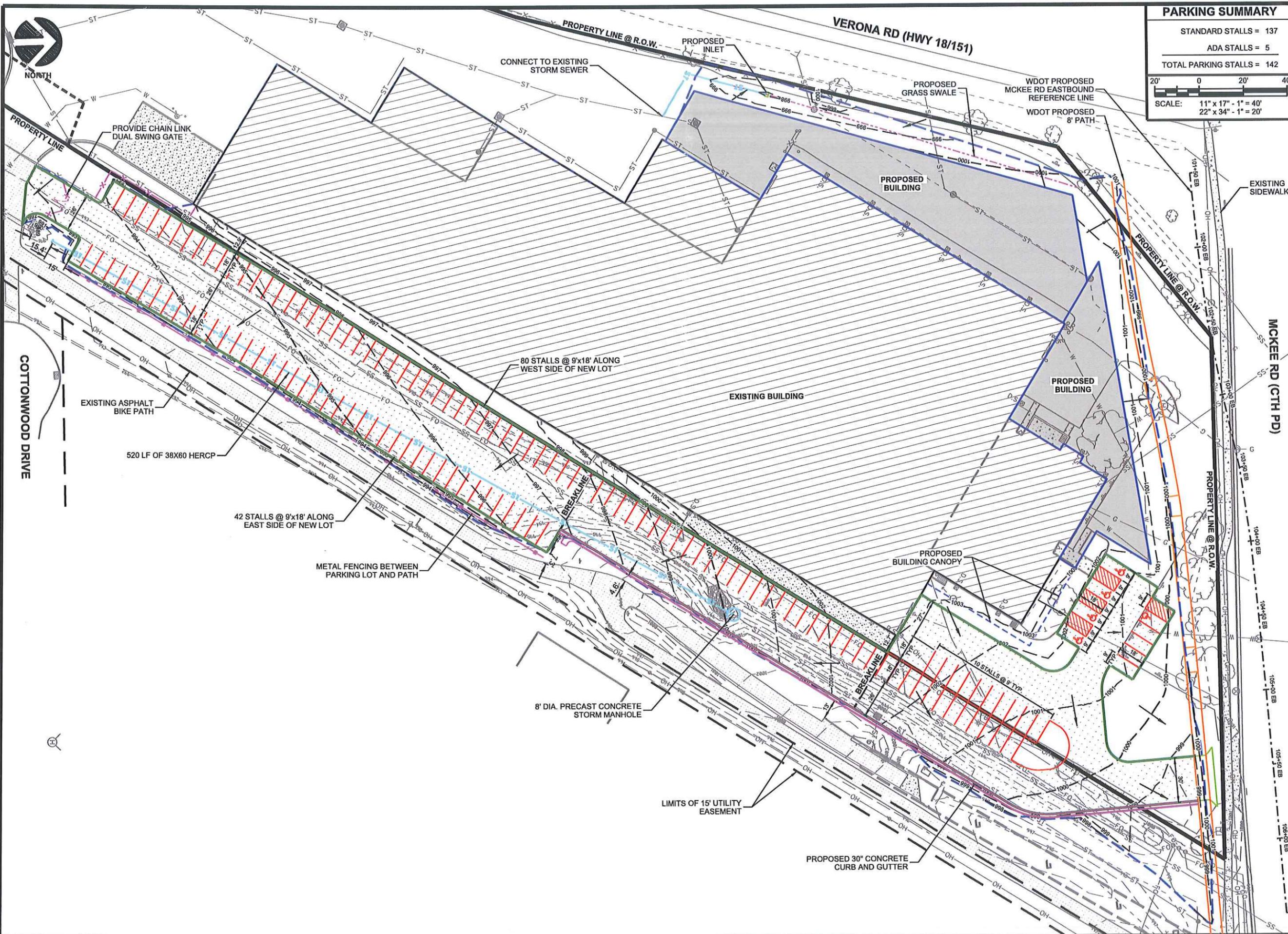
TITLE: General Beverage Permit for Parking within City Property

Background: General Beverage property has been impacted by McKee Road, Verona Road, utility conflicts, and the Verona Road Reconstruction project. General beverage seeks additional parking to accommodate their current and future operations. General beverage has requested to utilize City property adjacent to their facility to allow for parking in order to maintain a viable business within Fitchburg.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	August 3, 2015	Approved
2	Transportation & Transit Commission	Bizjak	August 13, 2015	Approved
3	Plan Commission	Hovel/Badtke	August 18, 2015	Approved with amendments
4				
5				

Amendments:

See red-lines in amended resolution for specific amendments by the Plan Commission.



PARKING SUMMARY	
STANDARD STALLS =	137
ADA STALLS =	5
TOTAL PARKING STALLS =	142

SCALE: 11" x 17" - 1" = 40'
22" x 34" - 1" = 20'

Edge Consulting Engineers, Inc.
 624 Water Street
 Prairie du Sac, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

GENERAL BEVERAGE PARKING LOT
 6169 MCKEE ROAD
 CITY OF FITCHBURG, DANE COUNTY, WI
SITE PLAN OVERVIEW

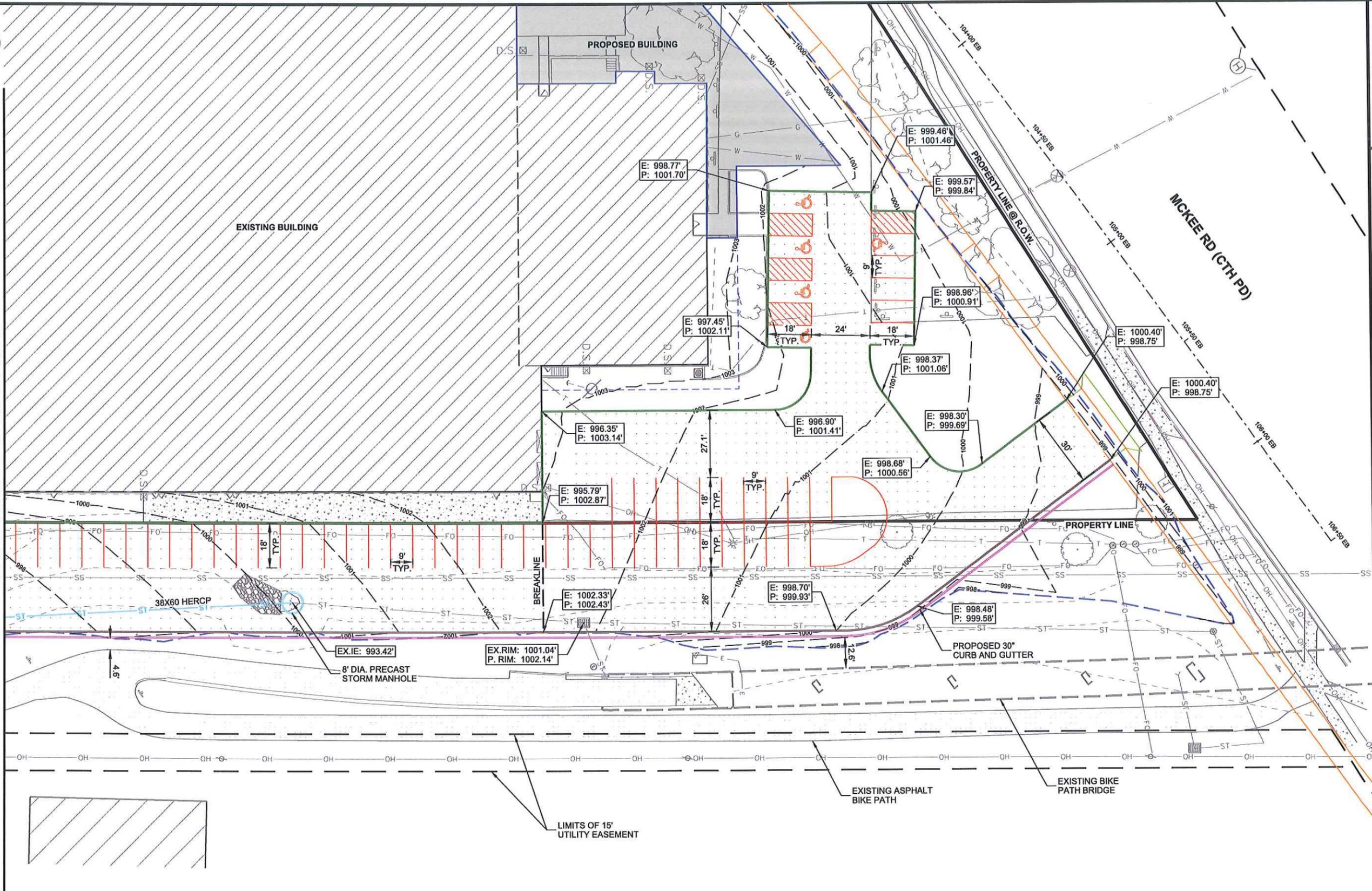
REVISIONS:	DESCRIPTION:
MARK:	PRELIMINARY
DATE:	NOT FOR CONSTRUCTION
ISSUE DATE:	
SET TYPE:	PR
GRAPHIC SCALE:	60,000' / in.
DRAWN BY:	NED, BJB
CHECKED BY:	BJB
PLOT DATE:	
PROJECT NUMBER:	11554
FILE NAME:	EX-1.dgn
SHEET IDENTIFICATION:	EX-1

E:\1150011554\CAD\PR\PLAN\EX-1.dgn



NORTH

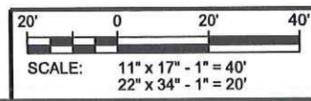
MATCHLINE - SEE SHEET EX-2



GENERAL BEVERAGE PARKING LOT
 6169 MCKEE ROAD
 CITY OF FITCHBURG, DANE COUNTY, WI
EASTERN & NORTHERN PARKING AREA

MARK	DATE	DESCRIPTION
		PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE:
SET TYPE: PR
GRAPHIC SCALE: 40,000' / in.
DRAWN BY: NED, BJB
CHECKED BY: BJB
PLOT DATE:
PROJECT NUMBER: 11554
FILE NAME: EX-3.dgn



SHEET IDENTIFICATION:
EX-3

115540011554CAD\PR\Plot\EX-3.dgn



NORTH

VERONA ROAD (HWY 18/151)

PROPOSED GRASS SWALE

PROPERTY LINE @ R.O.W.

PROPOSED STORM INLET

E: 998.47'
P: 998.10'

E: 999.17'
P: 999.17'

MATCH EXISTING GRADE
CONNECT TO EXISTING STORM SEWER

PROPOSED BUILDING

E: 995.52'
P: 1001.25'

E: 998.56'
P: 1001.50'

E: 997.84'
P: 1001.75'

EXISTING PROPERTY LINE

PROPOSED WDOT MCKEE RD EASTBOUND REFERENCE LINE

PROPOSED WDOT PATH

MCKEE ROAD (CTH PD)

PROPOSED BUILDING

EXISTING BUILDING

E: 988.88'
P: 1003.00'

E: 999.53'
P: 1003.00'

E: 999.93'
P: 1003.50'

E: 999.53'
P: 1001.50'

E: 996.57'
P: 1003.50'

E: 997.18'
P: 1003.50'

MATCH EXISTING GROUND AT BUILDING

E: 997.59
P: 997.59

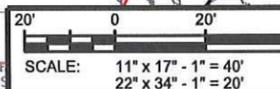
E: 997.80
P: 1000.03

E: 995.70'
P: 1003.00'

EXISTING PROPERTY LINE

BREAKLINE

BREAKLINE



Edge
Consulting Engineers, Inc.
624 Water Street
Pittsfield, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

GENERAL BEVERAGE PARKING LOT
6169 MCKEE ROAD
CITY OF FITCHBURG, DANE COUNTY, WI

BUILDING ADDITIONS

MARK	DATE	DESCRIPTION
		PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE:
SET TYPE: PR
GRAPHIC SCALE: 40,000' / in.
DRAWN BY: NED, BJB
CHECKED BY: BJB
PLOT DATE:
PROJECT NUMBER: 11554
FILE NAME: EX-4.dgn

SHEET IDENTIFICATION:
EX-4

Stephen L. Arnold
Introduced by

Public Works
Prepared by

BPW, TTC, Planning,
Referred to
Amendments by Plan Commission 8/18/15

July 28, 2015
Date

RESOLUTION R-81-15

GENERAL BEVERAGE PERMIT FOR PARKING WITHIN CITY PROPERTY

WHEREAS, General Beverage has completed the first phase of their expansion project with the warehouse addition and is planning to move forward with a second phase to expand their office area, and

WHEREAS, General Beverage asserts that the constraints placed upon General Beverage by McKee Road, Verona Road, utility conflicts, and the Verona Road Reconstruction project, the only viable alternative to accommodate parking and fire lane access requirements for the second phase of their expansion is to locate these improvements in the railroad corridor, located adjacent to their east property line, and

WHEREAS, the railroad corridor was jointly purchased by City of Madison, City of Fitchburg, and the Wisconsin Department of Natural Resources as a rails-to-trails conversion and included a 50% contribution for the land acquisition from the stewardship grant program, and

WHEREAS, the City of Fitchburg has entered into agreements with the City of Madison and Wisconsin DNR to preserve the corridor for transportation purposes, and more specifically for the development of a shared-use path that maintains connectivity between the Military Ridge State Trail and the Capital City State Trail, and

WHEREAS, the section of corridor located adjacent to General Beverage is owned by the City of Fitchburg and construction of the Military Ridge Path in the corridor was completed in 2014, and

WHEREAS, timing is becoming critical due to the Verona Road Reconstruction project schedule and the process for converting land in the railroad corridor from a recreation use to private parking use will require staff time and expenditures to complete, and

WHEREAS, this resolution has been prepared to provide some certainty to General Beverage that they will be able to proceed with phase two of their expansion plans and continue their planning efforts with the understanding that they will be able to locate private parking and a fire lane access within the railroad corridor, and

WHEREAS, the situation presented here represents a unique set of facts unlikely to occur elsewhere and this action is not considered precedential.

NOW BE IT HEREBY RESOLVED, by the Fitchburg Common Council, that they agree to allow the property owner of ____ McKee Road the opportunity to construct private parking within the railroad corridor with the following conditions:

1. The existing Military Ridge Path alignment will not be altered or impeded by the addition of parking, drives, or any other allowed private use within the railroad corridor.
2. Approval of WisDNR and WisDOT for the conversion of the property from recreational use to private parking use, which includes the purchase of replacement property of equal size and equal use and value than the land being converted to parking.
3. Upon WisDNR and WisDOT approval, the City would issue a revocable permit (revocable upon the return of rail to the corridor) to allow parking within the railroad corridor to the registered property owner. The permit would run with the land, not with the operator of the land.
4. City approval of the parking lot layout, grades, and plan for the area that is located within the railroad corridor.
5. A formal agreement is prepared and entered into between the City of Fitchburg and General Beverage to identify the roles, responsibilities, and expectations for the placement and maintenance of the parking and surrounding area within the railroad corridor.
6. No costs shall be incurred by the City of Fitchburg for the conversion of the land or the placement of parking within the corridor. All costs that are incurred by the City of Fitchburg shall be reimbursed by General Beverage. Some costs have already been incurred including redesign work to shift the path to the east, permit fees to address wetland impacts, and construction costs for the additional grading and storm water improvements that were needed to shift the path to the east. Additional future costs include, but are not limited to, appraisals for the conversion area and the replacement lands and acquisition costs for the replacement lands.

BE IT FURTHER RESOLVED, by the Fitchburg Common Council that it authorizes staff to prepare and submit an application to Wisconsin Department of Natural Resources for a conversion of land to uses inconsistent with outdoor recreation, for the placement of private parking in the railroad corridor.

Adopted by the Common Council of the City of Fitchburg this ____ day of _____, 20____.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **July 28, 2015** Ordinance Number:
Date to Report Back: **August 25, 2015** Resolution Number: **R-82-15**

Sponsored by: Mayor Drafted by: Public Works

TITLE: A RESOLUTION GRANTING AN UNDERGROUND ELECTRIC RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY ON OUTLOT 16, NINE SPRINGS, CITY OF FITCHBURG, WISCONSIN

Background:

In the fall of 2014 the east railroad corridor, owned by the Wisconsin Department of Transportation and operated by Wisconsin and Southern Railroad Co., adjacent to South Syene Road was reactivated. Gates and warning lights are required by the Order of the Commissioner of Rails for rail crossing at East Cheryl Parkway. This Order calls for these devices to be installed and activated in the summer of 2015. In order for Madison Gas and Electric Company to extend power to the gates and warning lights at East Cheryl Parkway an underground electric right-of-way grant is necessary across Outlot 16 in Nine Springs.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	August 3, 2015	Approved
2	Plan Commission	Hovel/Badtke	August 18, 2015	Approved
3				
4				

Amendments:

Document No.

**RIGHT-OF-WAY GRANT
UNDERGROUND ELECTRIC**

The undersigned, herein called Grantor, in consideration of One Dollar (\$1.00) and other valuable considerations, paid to Grantor by MADISON GAS AND ELECTRIC COMPANY, a Wisconsin corporation, Grantee, receipt of which is hereby acknowledged, does hereby grant, convey, and warrant unto said Grantee, its successors, and assigns, the perpetual right and easement to construct, maintain, and operate manholes, conduits, cables, pedestals, transformers, and other appurtenances necessary for the transmission and distribution of electrical current and Grantee's communication signals upon, under, across, and through the following described land located in Dane County, Wisconsin:

A strip of land, ten (10) feet in width, located in Outlot 16, Nine Springs Plat, lying in part of the SE¼ of Section 11, T6N-R9E, City of Fitchburg, Dane County, Wisconsin, the centerline of said strip being more particularly described as follows:

Commencing at the northwest corner of said Outlot 16; thence S87°51'00"E along the southerly right-of-way line of East Cheryl Parkway, 32.94 feet to the northwest corner of Outlot 21, Second Addition to Nine Springs; thence along a curve to the left with a radius of 4,021.78 feet and a long chord which bears S25°38'45"W, 137.79 feet; thence S24°39'58"W, 33.74 feet to the point of beginning; thence N65°20'02"W, 30 feet, more or less, to the westerly line of said Outlot 16 and point of termination.

See Easement Drawing attached hereto as Exhibit "A."

THIS SPACE RESERVED FOR RECORDING DATA

Return To:
Rights-of-Way Department
Madison Gas and Electric Co.
P.O. Box 1231
Madison, WI 53701-1231

PIN 255/0609-114-4025-2

MGE Easement No. _____

TOGETHER with the right to enter upon said land for the above purposes, including repairing or removing the same, and the right to trim or remove such trees and brush as may now or hereafter interfere with or endanger said facilities. The Grantee shall not have the right to erect any fence or other structures unless otherwise specifically provided for herein. The Grantor shall have the right to use and enjoy the surface of the right-of-way conveyed hereby, but shall not interfere with the use of same by Grantee for purposes hereinabove granted. The Grantor shall not build, create, or construct any buildings or other structures, plant trees, inundate, or change the grade of said right-of-way, nor permit others to do so without the express written consent of the Grantee. It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future and that none of the rights herein granted shall be lost by non-use.

This Agreement is binding upon heirs, administrators, executors, and assigns of Grantor.

The undersigned warrants and represents that the undersigned has the proper power and authority to grant this Right-of-Way Grant.

WITNESS, the hand and seal of the Grantor(s) this _____ day of _____ 20____.

CITY OF FITCHBURG

_____(SEAL) _____(SEAL)

_____(SEAL) _____(SEAL)

STATE OF WISCONSIN)ss
COUNTY OF _____)

ACKNOWLEDGMENT

Personally came before me this _____ day of _____ 20____ the above-named _____

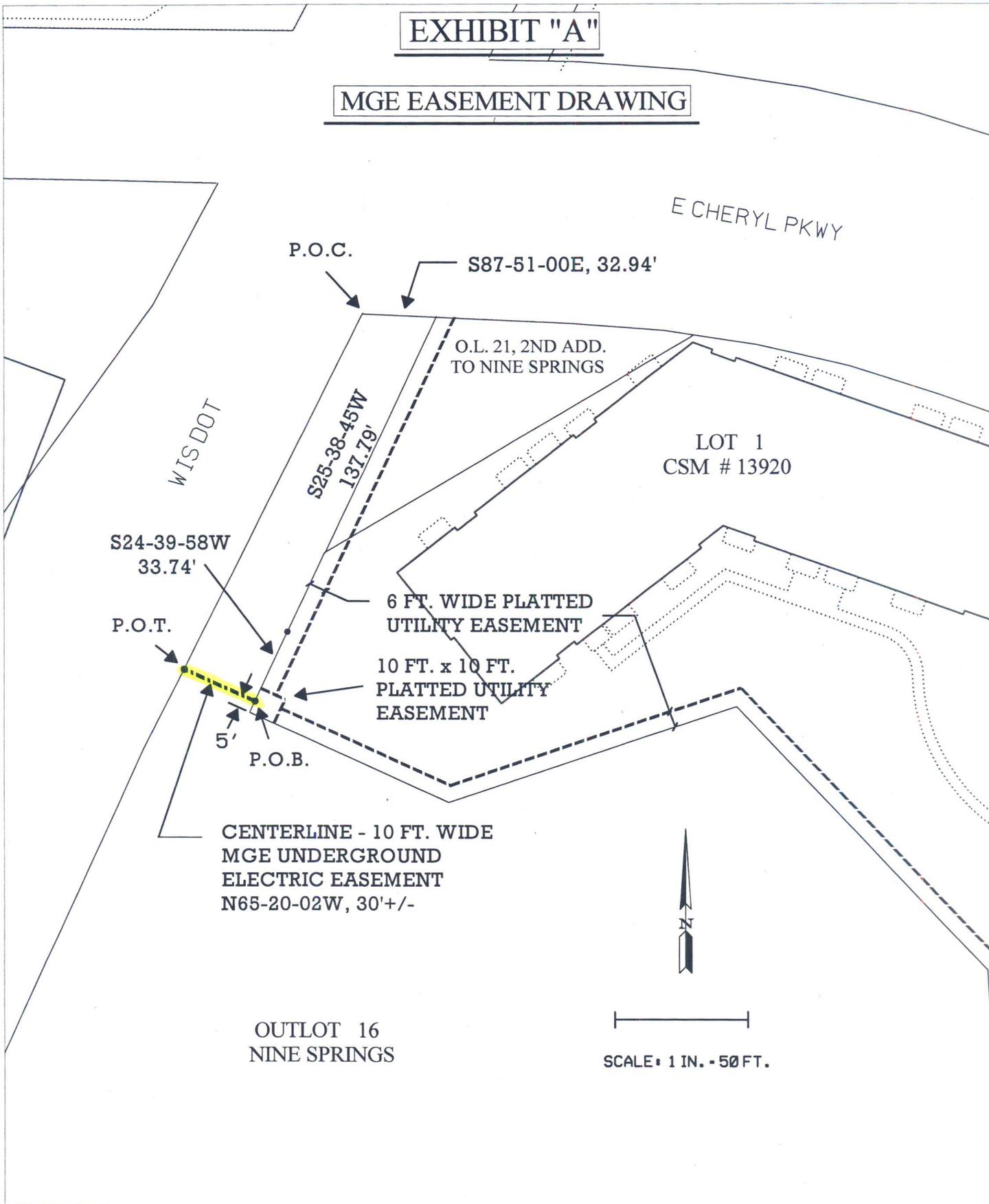
to me known (or satisfactorily proven) to be the person(s) who executed the foregoing instrument and acknowledged the same.

This instrument drafted by
Madison Gas and Electric Company
Drafter: Lawrence D. Foreman

Notary Public
State of Wisconsin
My commission expires _____

EXHIBIT "A"

MGE EASEMENT DRAWING



Stephen L. Arnold
Introduced by

Public Works
Drafted by

Public Works and Planning
Committee

July 28, 2015
Date

RESOLUTION R-82-15

A RESOLUTION GRANTING AN UNDERGROUND ELECTRIC RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY ON OUTLOT 16, NINE SPRINGS, CITY OF FITCHBURG, WISCONSIN

WHEREAS, in the fall of 2014 the east railroad corridor, owned by the Wisconsin Department of Transportation and operated by Wisconsin and Southern Railroad Co., adjacent to South Syene Road was reactivated; and

WHEREAS, gates and warning lights are required by the Order of the Commissioner of Rails for the rail crossing at East Cheryl Parkway; and

WHEREAS, these gates and warning lights are required to be installed and activated in the summer of 2015; and

WHEREAS, an underground electric right-of-way grant on Outlot 16 in Nine Springs is necessary in order for Madison Gas and Electric Company to extend electric service to these gates and warning lights.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Fitchburg that it approves granting an underground electric right-of-way grant to Madison Gas and Electric Company on Outlot 16 in Nine Springs.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign the necessary documents for the recording of the right-of-way grant.

Adopted by the Common Council of the City of Fitchburg this ___day of August, 2015.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
Direct Referral Approved by:

Date Referred: **August 11, 2015** Ordinance Number:
Date to Report Back: **August 25, 2015** Resolution Number: R-84-15

Sponsored by: Drafted by: Public Works

TITLE: A RESOLUTION ACCEPTING THE 2014 COMPLIANCE MAINTENANCE ANNUAL REPORT FOR THE WASTEWATER COLLECTION SYSTEM

Background:

The Fitchburg Utility District No. 1 is required under a Wisconsin Pollutant Discharge Elimination System (WPDES) permit issued by the Wisconsin Department of Natural Resources (DNR) to file a Compliance Maintenance Annual Report (CMAR) annually with the DNR. The DNR requires this report be reviewed and adopted by resolution by the governing body.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Board of Public Works	Horton	August 17, 2015	Approved
2				
3				
4				

Amendments:

Compliance Maintenance Annual Report

Fitchburg City Utility District 1

Last Updated: Reporting For:
8/6/2015 2014

Financial Management

<p>1. Provider of Financial Information</p> <p>Name: <input style="width: 150px;" type="text" value="Tracy M. Foss"/></p> <p>Telephone: <input style="width: 150px;" type="text" value="(608)270-4272"/> (XXX) XXX-XXXX</p> <p>E-Mail Address (optional): <input style="width: 300px;" type="text" value="tracy.foss@fitchburgwi.gov"/></p>																									
<p>2. Treatment Works Operating Revenues</p> <p>2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?</p> <p><input checked="" type="radio"/> Yes (0 points)</p> <p><input type="radio"/> No (40 points)</p> <p>If No, please explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?</p> <p>Year: <input style="width: 80px;" type="text" value="2012"/></p> <p><input checked="" type="radio"/> 0-2 years ago (0 points)</p> <p><input type="radio"/> 3 or more years ago (20 points)</p> <p><input type="radio"/> N/A (private facility)</p> <p>2.3 Did you have a special account (e.g., CWFP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?</p> <p><input checked="" type="radio"/> Yes (0 points)</p> <p><input type="radio"/> No (40 points)</p>	0																								
<p>REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]</p>																									
<p>3. Equipment Replacement Funds</p> <p>3.1 When was the Equipment Replacement Fund last reviewed and/or revised?</p> <p>Year: <input style="width: 80px;" type="text" value="2014"/></p> <p><input type="radio"/> 1-2 years ago (0 points)</p> <p><input type="radio"/> 3 or more years ago (20 points)</p> <p><input checked="" type="radio"/> N/A</p> <p>If N/A, please explain:</p> <div style="border: 1px solid black; padding: 5px; width: 100%;"> <p>Do not have equipment replacement fund.</p> </div> <p>3.2 Equipment Replacement Fund Activity</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">3.2.1 Ending Balance Reported on Last Year's CMAR</td> <td style="width: 5%;"></td> <td style="width: 5%; text-align: right;">\$</td> <td style="width: 30%; text-align: right;"><input style="width: 100%;" type="text" value="0.00"/></td> </tr> <tr> <td>3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)</td> <td></td> <td style="text-align: right;">\$</td> <td style="text-align: right;"><input style="width: 100%;" type="text" value="0.00"/></td> </tr> <tr> <td>3.2.3 Adjusted January 1st Beginning Balance</td> <td></td> <td style="text-align: right;">\$</td> <td style="text-align: right;"><input style="width: 100%;" type="text" value="0.00"/></td> </tr> <tr> <td>3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)</td> <td style="text-align: center;">+</td> <td style="text-align: right;">\$</td> <td style="text-align: right;"><input style="width: 100%;" type="text" value="0.00"/></td> </tr> <tr> <td>3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*)</td> <td style="text-align: center;">-</td> <td style="text-align: right;">\$</td> <td style="text-align: right;"><input style="width: 100%;" type="text" value="0.00"/></td> </tr> <tr> <td>3.2.6 Ending Balance as of December 31st for CMAR Reporting Year</td> <td></td> <td style="text-align: right;">\$</td> <td style="text-align: right;"><input style="width: 100%;" type="text" value="0.00"/></td> </tr> </table>	3.2.1 Ending Balance Reported on Last Year's CMAR		\$	<input style="width: 100%;" type="text" value="0.00"/>	3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)		\$	<input style="width: 100%;" type="text" value="0.00"/>	3.2.3 Adjusted January 1st Beginning Balance		\$	<input style="width: 100%;" type="text" value="0.00"/>	3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)	+	\$	<input style="width: 100%;" type="text" value="0.00"/>	3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*)	-	\$	<input style="width: 100%;" type="text" value="0.00"/>	3.2.6 Ending Balance as of December 31st for CMAR Reporting Year		\$	<input style="width: 100%;" type="text" value="0.00"/>	
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Compliance Maintenance Annual Report

Fitchburg City Utility District 1

Last Updated: Reporting For:
8/6/2015 2014

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

The Utility purchases equipment through budgeting (ie. trucks). They do not have an equipment replacement fund.

3.3 What amount should be in your Replacement Fund? \$

Please note: If you had a CWFPP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the HELP link under Info in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

- Yes
- No

If No, please explain.

The Utility purchases equipment through budgeting (ie. trucks). They do not have an equipment replacement fund.

0

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

- Yes - If Yes, please provide major project information, if not already listed below.
- No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Possible extension of the Woods Hollow Interceptor	50,000	2018
2	Possible extension of Seminole Hwy Interceptor	200,000	2016

5. Financial Management General Comments

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

Compliance Maintenance Annual Report

Fitchburg City Utility District 1

Last Updated: Reporting For:
8/6/2015 2014

Sanitary Sewer Collection Systems

1. CMOM Program

1.1 Do you have a Capacity, Management, Operation & Maintenance (CMOM) requirement in your WPDES permit?

Yes

No

1.2 Did you have a documented (written records/files, computer files, video tapes, etc.) sanitary sewer collection system operation & maintenance (O&M) or CMOM program last calendar year?

Yes (Continue with question 1)

No (30 points) (Go to question 2)

1.3 Check the elements listed below that are included in your O&M or CMOM program.

Goals

Describe the specific goals you have for your collection system:

To provide a well maintained, reliable sanitary sewer collection system with adequate capacity.

Organization

Do you have the following written organizational elements (check only those that apply)?

Ownership and governing body description

Organizational chart

Personnel and position descriptions

Internal communication procedures

Public information and education program

Legal Authority

Do you have the legal authority for the following (check only those that apply)?

Sewer use ordinance Last Revised Date (MM/DD/YYYY) 3/08/2011

Pretreatment/industrial control Programs

Fat, oil and grease control

Illicit discharges (commercial, industrial)

Private property clear water (sump pumps, roof or foundation drains, etc.)

Private lateral inspections/repairs

Service and management agreements

Maintenance Activities (provide details in question 2)

Design and Performance Provisions

How do you ensure that your sewer system is designed and constructed properly?

State plumbing code

DNR NR 110 standards

Local municipal code requirements

Construction, inspection, and testing

Others:

Overflow Emergency Response Plan:

Does your emergency response capability include (check only those that apply)?

Alarm system and routine testing

Emergency equipment

Emergency procedures

Communications/notifications (DNR, internal, public, media, etc.)

Capacity Assurance:

How well do you know your sewer system? Do you have the following?

Current and up-to-date sewer map

Sewer system plans and specifications

Compliance Maintenance Annual Report

Fitchburg City Utility District 1

Last Updated: Reporting For:
8/6/2015 2014

<input checked="" type="checkbox"/> Manhole location map <input type="checkbox"/> Lift station pump and wet well capacity information <input type="checkbox"/> Lift station O&M manuals Within your sewer system have you identified the following? <input checked="" type="checkbox"/> Areas with flat sewers <input type="checkbox"/> Areas with surcharging <input type="checkbox"/> Areas with bottlenecks or constrictions <input type="checkbox"/> Areas with chronic basement backups or SSOs <input checked="" type="checkbox"/> Areas with excess debris, solids, or grease accumulation <input checked="" type="checkbox"/> Areas with heavy root growth <input type="checkbox"/> Areas with excessive infiltration/inflow (I/I) <input checked="" type="checkbox"/> Sewers with severe defects that affect flow capacity <input checked="" type="checkbox"/> Adequacy of capacity for new connections <input type="checkbox"/> Lift station capacity and/or pumping problems <input checked="" type="checkbox"/> Annual Self-Auditing of your O&M/CMOM Program to ensure above components are being implemented, evaluated, and re-prioritized as needed <input type="checkbox"/> Special Studies Last Year (check only those that apply): <input type="checkbox"/> Infiltration/Inflow (I/I) Analysis <input type="checkbox"/> Sewer System Evaluation Survey (SSES) <input type="checkbox"/> Sewer Evaluation and Capacity Management Plan (SECAP) <input type="checkbox"/> Lift Station Evaluation Report <input type="checkbox"/> Others: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	0
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2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	33.3	% of system/year
Root removal	1	% of system/year
Flow monitoring	0	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	10	% of system/year
Manhole inspections	33.3	% of system/year
Lift station O&M	0	# per L.S./year
Manhole rehabilitation	0	% of manholes rehabbed
Mainline rehabilitation	0	% of sewer lines rehabbed
Private sewer inspections	0	% of system/year
Private sewer I/I removal	0	% of private services

Please include additional comments about your sanitary sewer collection system below:

We do not have problems for items not checked under "Within your system have you identified the following."

3. Performance Indicators

Compliance Maintenance Annual Report

Fitchburg City Utility District 1

Last Updated: Reporting For:
8/6/2015 2014

3.1 Provide the following collection system and flow information for the past year.

35.31	Total actual amount of precipitation last year in inches
34.48	Annual average precipitation (for your location)
55	Miles of sanitary sewer
0	Number of lift stations
0	Number of lift station failures
0	Number of sewer pipe failures
0	Number of basement backup occurrences
0	Number of complaints
1.78	Average daily flow in MGD (if available)
	Peak monthly flow in MGD (if available)
	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

NaN	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.00	Basement backups (number/sewer mile)
0.00	Complaints (number/sewer mile)
0.0	Peaking factor ratio (Peak Monthly: Annual Daily Avg)
0.0	Peaking factor ratio (Peak Hourly: Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OFERFLOWS REPORTED **				
Date	Location	Cause	Estimated Volume (MG)	
None reported				

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

- Yes
 No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

- Yes
 No

If Yes, please describe:

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

No changes.

5.4 What is being done to address infiltration/inflow in your collection system?

Compliance Maintenance Annual Report

Fitchburg City Utility District 1

Last Updated: Reporting For:
8/6/2015 2014

The City televises 10% of the system each year. The Utility lines sewer pipes and grout seals manholes with I/I issues when discovered.	
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Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

Compliance Maintenance Annual Report

Fitchburg City Utility District 1

Last Updated: Reporting For:
8/6/2015 2014

Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			4	16
GRADE POINT AVERAGE (GPA) = 4				

Notes:

- A = Voluntary Range (Response Optional)
- B = Voluntary Range (Response Optional)
- C = Recommendation Range (Response Required)
- D = Action Range (Response Required)
- F = Action Range (Response Required)

Compliance Maintenance Annual Report

Fitchburg City Utility District 1

Last Updated: Reporting For:
8/6/2015 2014

Resolution or Owner's Statement

Name of Governing

Body or Owner:

Fitchburg Utility District No. 1

Date of Resolution or

Action Taken:

8/11/15

Resolution Number:

R-84-15

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F. Regardless of grade, required for Collection Systems if SSOs were reported):

Financial Management: Grade = A

Collection Systems: Grade = A

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS (Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. = 4

Stephen L. Arnold
Introduced by

Public Works
Drafted by

Board of Public Works
Committee

August 11, 2015
Date

RESOLUTION R-84-15

**A RESOLUTION ACCEPTING THE 2014 COMPLIANCE MAINTENANCE
ANNUAL REPORT FOR THE WASTEWATER COLLECTION SYSTEM
CITY OF FITCHBURG, WISCONSIN**

WHEREAS, it is a requirement under a Wisconsin Pollutant Discharge Elimination System (WPDES) permit issued by the Wisconsin Department of Natural Resources to file a Compliance Maintenance Annual Report (CMAR) for its wastewater collection system under Wisconsin Administrative Code NR 208; and

WHEREAS, it is necessary to acknowledge that the governing body has reviewed the CMAR; and

WHEREAS, it is necessary to provide recommendations or an action response plan for all individual CMAR section grades of "C" or less and/or an overall grade point average; and

WHEREAS, the City of Fitchburg's collection system received a grade of "A" for all individual CMAR sections and no recommendations or action response plan is required at this time; and

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Fitchburg that it approves the CMAR for the wastewater collection system.

Adopted by the Common Council of the City of Fitchburg this ____ day of August 2015.

Approved By: _____
Stephen L. Arnold, Mayor

Attested By: _____
Patti Anderson, City Clerk

City of Fitchburg

Committee or Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: **July 28, 2015** Ordinance Number:
 Date to Report Back: **August 25, 2015** Resolution Number: **R-78-15**

Sponsored by: Mayor Drafted by: Public Works

TITLE: Approving Transit Service Agreement Between the City of Madison and the City of Fitchburg

Background: Metro Transit is going through the process of updating all contracts with contracting partners, including Fitchburg. Here is a brief overview of the changes that have been incorporated. Please refer to the attached memo for a more detailed explanation of the changes and the reasons for them.

1. This is a one year automatically renewable contract.
2. Routes and schedules are not specified. Service levels are in Attachment A and will be changed by MOU if significant.
3. Contract is standard for all partners with type of service (fixed route and paratransit, commuter, etc.) checked for each partner.
4. The methodology has changed to include divvying up deadhead time.
5. The contingency fund has been added.
6. Some disadvantaged business enterprise language that is irrelevant has been removed and that section now contains only non-discrimination language.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Transportation and Transit Commission	Bizjak	August 13, 2015	Approved
2	Finance	Dodge	August 25, 2015	
3				
4				

Amendments:



Memo

5520 Lacy Road
 Fitchburg, WI 53711
 (608) 270-4260
 Fax: (608) 270-4275

To:	Mayor and Fitchburg Common Council
From:	Ahna Bizjak, P.E. – Transportation Project Engineer
Date:	July 23, 2015
Subject:	Transit Service Agreement update

Metro Transit has been working on an update to the transit service agreements that are in place with each of the contracting partners. This has been a long process and has included input from the members of the Contracting Services Oversight Subcommittee (CSOS). The representative from Fitchburg is Steve Arnold and I serve as the alternate. Although I'm the alternate, I attend the meetings as often as my schedule allows.

There were three (3) primary goals for proceeding with an update to the service agreements:

- 1) Create a standard contract to ensure consistency between and among contracting partners,
- 2) Update the Payment Method to be fair and equitable, and
- 3) Update Attachment A to reflect current transit service arrangements and eliminate outdated sections of the agreement that are no longer relevant.

Goal 1 – Standard Contract

At several CSOS meetings, there was general consensus to develop a contract that could serve as a template for each contracting partner, based on the type of service that was being provided. The specifics for each contracting partner would be identified in Attachment A but the contract itself would have consistent expectations, requirements, and payment methods. Each contracting partner is going through the process of updating their service agreement to this revised version.

Goal 2 – Update to Payment Method

There have been 3 changes to the payment method with this updated agreement.

- 1) Allocating a percentage of “other revenue” that is received by Metro to the contracting partners (revenue received from advertising, scrap metal, etc).
- 2) Requiring contracting partners to maintain a minimum contingency fund balance to offset unknown fluctuations in cost for transit services.
- 3) Allocating a percentage of deadhead time to each contracting partner.

Items 1) and 2) above have already been in effect for several years. Metro Transit has been sharing proceeds from “other revenue” with the contracting partners for several years. But it hasn't been explicitly written into the service agreement.

During CSOS meetings, Metro explained that the contingency reserve fund, which was used to fund unforeseen cost overruns for transit service (increase in fuel prices, etc.), had been depleted. Historically, the City of Madison was the only agency who contributed towards the contingency reserve. However, that fund was also covering cost overruns for each of the contracting partners. It didn't seem reasonable, or fair, to have the City of Madison covering the full cost of all cost overruns throughout the system. In 2009, Metro Transit began to include a contribution of 4% from each contracting partner to begin to replenish the contingency reserve fund. Over a period of 4 years, the contingency reserve was replenished to the full 15% threshold. This updated contract formalizes the requirement for each contracting partner to maintain that 15% amount in their contingency reserve fund.

Item 3) is a new change that does have an impact to the 2015 Metro Transit budget. Deadhead time is the amount of time used for a driver to get to/from the storage garage to the start/end of the bus route. This is non-revenue drive time associated with each route. Historically, the City of Madison was paying for a majority, if not all, of the deadhead time through the entire system. Once again, it didn't seem equitable for Madison to bear the full burden of the deadhead time. This contract changes the payment method to allocate a portion of deadhead time to the contracting partner based on the percentage that each route operates within that community.

The deadhead time that has been allocated to Fitchburg is 525 annual vehicle hours. The financial impact of this change is ~\$10,000.

The additional deadhead time also increases the value of each partner's investment in Metro Services which means that there is a need to contribute towards the Contingency Reserve to reach the required 15% threshold. The contingency reserve contribution for 2015 is \$7,582.

Taking all of these changes into account, the 2015 Metro Transit estimate for transit services in Fitchburg is a total of \$446,915. The approved Fitchburg budget for 2015 services is \$425,000; a difference of \$21,915.

Goal 3 – Update Attachment A and eliminate irrelevant sections

Attachment A has been updated to reflect the current routes, number of trips, distance, speed, time, days of operation, and annual operating hours for each route that enters Fitchburg. It provides a breakdown of the percentage of the route that is assigned to Fitchburg along with the deadhead time associated with each route. In all, the City currently contracts for 10,546.77 hours, annually, of bus transit service.

The contract was also updated to remove some disadvantaged business enterprise language that is irrelevant. That section now contains only non-discrimination language.

Staff has reviewed the contract including Attachment A and has found the information to be correct and accurate. Staff's recommendation is to approve the updated contract with the City of Madison for transit services.

**TRANSIT SERVICE AGREEMENT
BETWEEN THE CITY OF MADISON and
THE CITY OF FITCHBURG**

This AGREEMENT, executed by the City of Madison, Wisconsin, a municipal corporation (hereinafter referred to as "MADISON"), and the City of Fitchburg (hereinafter referred to as "FITCHBURG"), is effective as of the date by which both parties have signed hereunder.

WITNESSETH:

WHEREAS, MADISON and FITCHBURG agree it would be to the mutual benefit of the PARTIES for MADISON to continue to provide transit service to FITCHBURG; and

WHEREAS, pursuant to Section 66.0301 Wis. Stats., MADISON and FITCHBURG wish to formalize terms and conditions of the provision of transit services to FITCHBURG.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements hereinafter set forth, MADISON and FITCHBURG do, pursuant to the provisions of Wisconsin Statutes, agree as follows:

I. TERM

- A. Term and Renewals. The PARTIES agree that MADISON will provide transit service to FITCHBURG as described in this AGREEMENT from and including January 1, 2015 through December 31, 2015. If neither PARTY gives written notice of non-renewal to the other PARTY on or before August 1, 2015 or August 1 of each succeeding year, this AGREEMENT shall be automatically renewed for an additional one year period under the same terms and conditions, unless otherwise modified according to the procedures provided below. If timely notice of non-renewal is given according to this paragraph, neither PARTY shall incur any costs.

II. TRANSIT AND PARATRANSIT SERVICE OPERATIONS

- A. MADISON will provide the following transit services to FITCHBURG (check the one that applies):

Fixed route and complementary Paratransit

Commuter Bus Service only

Contracted Paratransit Service only

B. MADISON will provide the transit services selected above to FITCHBURG at the service level set forth in Attachment A. During the term of this AGREEMENT, the PARTIES may administratively modify the service level in Attachment A by executing a Memorandum of Understanding (MOU). The MOU must include the newly agreed upon service level. The METRO TRANSIT General Manager on behalf of MADISON and an individual authorized by FITCHBURG on behalf of FITCHBURG must execute the MOU. The parties understand that no service level changes can be implemented until there is a duly signed MOU. The PARTIES further understand that any other modification of this AGREEMENT can only be accomplished by the individuals duly authorized to execute this AGREEMENT.

C. The PARTIES agree that specific routes, stops, and schedules for the above transit services may change during the course of this AGREEMENT, and that it is not the intention of this AGREEMENT to memorialize specific routes, stops, or schedules.

D. MADISON will at all times provide and use buses which are clean and in good safe mechanical condition. MADISON shall be solely responsible for ensuring the safety of all passengers of the bus service in the course of transit.

E. FITCHBURG will have no control over MADISON'S operations in connection with providing said bus service, and FITCHBURG will have no control or supervision over the drivers of the buses used in said service by MADISON. Said drivers do not constitute agents or employees of FITCHBURG and will be subject solely to MADISON'S supervision and control.

F. MADISON will provide FITCHBURG with additional standard METRO TRANSIT bus stop signs (if necessary), which FITCHBURG will install as necessary to ensure that such signs are present at all established stops. FITCHBURG must install and maintain its bus stops in a safe condition and in compliance with any applicable provisions of the Americans with Disabilities Act. MADISON reserves the right to decline to stop at any bus stop not properly maintained. FITCHBURG must provide notice to MADISON of any road construction, road repair, special events or other like circumstances, which occur along or may impact the commuter bus route as soon as possible, together with a good faith estimate as to the duration of such change.

III. FITCHBURG'S PAYMENT FOR TRANSIT SERVICE OPERATIONS

A. Payment for Transit Service. In consideration for providing the above transit service, FITCHBURG will pay MADISON the actual proportional cost of providing the service to FITCHBURG in each calendar year as calculated by MADISON. The actual proportional cost of providing service will be paid as follows:

i. In each calendar year, MADISON will bill FITCHBURG quarterly for the estimated proportional cost of providing transit service to FITCHBURG for that calendar year. FITCHBURG's estimated proportional cost for transit service will be calculated by MADISON according to the Methodology in Attachment B. The PARTIES agree that any service level

changes made by MOU to Attachment A may alter FITCHBURG's estimated proportional cost of service. In such a case, the quarterly billing will be adjusted to reflect the cost of those changes.

ii. During each calendar year, MADISON will collect authorized fares from passengers using FITCHBURG's contractually provided transit service. Fares shall be established and paid according to the Fare Tariff in effect for METRO TRANSIT service, as approved and from time-to-time amended by the Madison Transit and Parking Commission. Fares collected must be credited against FITCHBURG's actual proportional cost of providing services.

iii. At the conclusion of each calendar year, following an annual independent audit of transit system revenues and expenses as required by federal law, FITCHBURG's actual proportional cost of service will be determined to assure that FITCHBURG pays MADISON the actual proportional cost of service to FITCHBURG. If the actual proportional cost of service differs from the estimated proportional cost, any adjustments will be credited or billed to FITCHBURG in a supplemental billing. Within forty-five (45) days after submission of an invoice by Madison, FITCHBURG will either pay any adjusted amount or provide written notice to Madison that FITCHBURG wishes the difference to be paid from FITCHBURG's contingency reserve account. **Checks for invoices for this service shall be made payable to the City of Madison and sent to Metro Transit, 1245 East Washington Avenue, Madison, WI 53703, Attn: Accounts Receivable.** MADISON will furnish a copy of the independent audit report within thirty (30) days of the City's receipt of the report. FITCHBURG has the right at its sole cost to select a firm to conduct a separate, additional independent audit.

B. Contingency Reserve Account. The PARTIES agree that MADISON will continue to maintain a "Contingency Reserve Account" in order to fund unanticipated increases in transit service expenses such as fuel costs. The PARTIES agree that throughout the life of this AGREEMENT, FITCHBURG will maintain a Contingency Reserve Account at or above 15% of its estimated proportional cost of service. Therefore, the PARTIES agree that if at any time during the life of this AGREEMENT FITCHBURG's Contingency Reserve Account falls below 15%, FITCHBURG's payments under III.A.i. above will include a pro-rated contribution to FITCHBURG'S Contingency Reserve Account in an amount as described in Section II.A. of Attachment B, Payment Method. If at any time FITCHBURG's Contingency Reserve Account meets or exceeds 15% of its estimated proportional share, FITCHBURG's payment under III.A.i. will not include a contribution to the Contingency Reserve Account. At the end of the calendar year, if FITCHBURG's Contingency Reserve Account is at or above 15% of its estimated proportional cost of service, FITCHBURG can elect to leave the funds in its Contingency Reserve Account or request the excess be refunded within 45 days of the request.

IV. PERFORMANCE

The PARTIES agree that MADISON may assign the performance of this AGREEMENT to an independent operating company or other entity of MADISON'S choosing. FITCHBURG will be notified prior to any such assignment. It is understood that the service performed and equipment used under any such assignment will be equal to or better than that provided hereunder. However, MADISON will remain primarily responsible for performance of the service provided for herein.

In no event will MADISON be deemed to be in default of any provision of this AGREEMENT for failure to perform where such failure is due to strikes, walkouts, riots, civil insurrections or disorders, acts of God, adverse weather conditions, lawful State budgeting restrictions, or for any other cause or causes beyond the control of MADISON.

Notwithstanding any other provision of this AGREEMENT to the contrary, MADISON'S obligations to perform hereunder must first be conditioned upon its ability to do so in compliance with all applicable laws governing the conduct of MADISON'S business and operations and its budgetary process.

V. NON-DISCRIMINATION

A. In the performance of services under this Contract, both PARTIES agree not to discriminate against any employee or applicant for employment because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs or student status. Both PARTIES further agree not to discriminate against any subcontractor or person who offers to subcontract on this contract because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

VI. INDEMNIFICATION AND HOLD HARMLESS

Each PARTY will be responsible for the consequences of its own acts, errors, or omissions and those of its employees, officers, officials, agents, boards, committees, commissions, agencies, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense. In situations including joint liability, each PARTY will be responsible for the consequences of its own acts, errors, or omissions and those of its employees, officers, officials, agents, boards, commissions, committees, agencies, and representatives. It is not the intent of the PARTIES to waive any statutory protections or impose liability beyond that imposed by state statutes.

VII. TERMINATION

- A. In the event of default by FITCHBURG in its payments for more than forty-five (45) days from the date of the initial billing, service may be suspended or terminated at MADISON'S option. In the event of suspension or termination of this AGREEMENT either initiated by FITCHBURG or caused by default in its payments, FITCHBURG will pay the prorated FITCHBURG Expenses, i.e., FITCHBURG'S total actual cost of services incurred by MADISON through the early termination date of this AGREEMENT. The obligation to pay FITCHBURG Expenses, i.e., total proportional cost of services under this Section shall not apply, if this AGREEMENT is suspended or terminated for cause arising out of the unlawful acts of MADISON.
- B. In the event that FITCHBURG experiences the loss of substantial funding for this service, which could materially affect its ability to provide required funding for this service as described in Section II and Attachment A of this AGREEMENT, it will notify MADISON within ten (10) working days of notification of the loss of said funds. In the event of suspension or termination of this AGREEMENT either initiated by FITCHBURG or caused by default in its payments due to the loss of said funds, FITCHBURG will pay the prorated FITCHBURG Expenses, i.e., FITCHBURG'S actual proportional cost of services, incurred by MADISON through the early termination date of this AGREEMENT. The obligation to pay FITCHBURG Expenses, i.e., FITCHBURG total actual cost of services under this Section shall not apply, if this AGREEMENT is suspended or terminated for cause arising out of the unlawful acts of MADISON.
- C. Notwithstanding the above paragraphs A and B, MADISON may in its sole discretion and without any reason terminate this AGREEMENT at any time by furnishing FITCHBURG with sixty (60) days' written notice of termination. In the event of termination under this subsection, MADISON will reimburse FITCHBURG for any prepayment of transit costs for services not provided by MADISON due to termination under this paragraph D.

VIII. NOTICES

All notices to be given under the terms of this AGREEMENT must be in writing and signed by the person serving the notice and must be sent registered or certified mail, return receipt requested, postage prepaid, or hand-delivered to the addresses of the PARTIES listed below:

If to the City of Madison:

Charles Kamp
Metro Transit General Manager
1101 East Washington Avenue
Madison, WI 53703

If to City of Fitchburg:

or to such other address that either PARTY will designate by written notice.

IN WITNESS WHEREOF, the PARTIES hereto have caused this AGREEMENT to be executed by their proper officers.

CITY OF MADISON, WISCONSIN
A WI Municipal Corporation

Paul Soglin, Mayor

Date

Maribeth Witzel-Behl, City Clerk

Date

APPROVED:

APPROVED AS TO FORM:

Eric T. Veum, Risk Manager

Michael P. May, City Attorney

David Schmiedicke, City Finance Director

CITY OF FITCHBURG, WISCONSIN

Shawn Pfaff, Mayor

Date

Patti Anderson, City Clerk

Date

Attachment A

FITCHBURG ESTIMATE--2015

"RH" = Revenue Hour

Pattern	Dist. Fitchburg	Trips				Distance				Speed				Time				Days				Annual				Fitchburg RH Total	Route RH Total	Fitchburg RH %age	Route Ddhead	Fitchburg Ddhead	Fitchburg TOTAL HRS
		Wkday	Sat	Sun	Hol	Wkday	Sat	Sun	Hol	Wkday	Sat	Sun	Hol	Wkday	Sat	Sun	Hol	Wkday	Sat	Sun	Hol	Wkday	Sat	Sun	Hol						
16E	0.25	24	17	17	12	6.00	4.25	4.25	3.00	15.22	15.60	15.62	15.63	0.39	0.27	0.27	0.19	255	52	52	6	100.50	14.17	14.14	1.15						
16s	0.25	24	17	16	12	6.00	4.25	4.00	3.00	15.22	15.60	15.62	15.63	0.39	0.27	0.26	0.19	255	52	52	6	100.50	14.17	13.31	1.15						
b16s	0.25	2				0.50				15.22				0.03				255				8.38				267.48	12,370.54	2%	538.88	11.65	279.13
18M	0.60	20	16	16	11	12.02	9.61	9.61	6.61	14.67	15.02	15.07	14.94	0.82	0.64	0.64	0.44	255	52	52	6	208.87	33.29	33.17	2.65						
18R	0.67	7				4.69				14.67				0.32				255				81.54									
18RC	1.00	8	16	15	12	8.00	15.99	14.99	11.99	14.67	15.02	15.07	14.94	0.54	1.06	0.99	0.80	255	52	52	6	138.96	55.38	51.72	4.82						
cr18	0.69	7	17	15	12	4.84	11.76	10.37	8.30	14.67	15.02	15.07	14.94	0.33	0.78	0.69	0.56	255	52	52	6	84.13	40.71	35.79	3.33						
fl18	0.43	1				0.43				14.67				0.03				255				7.52									
m18	0.60	21	15	15	11	12.64	9.03	9.03	6.62	14.67	15.02	15.07	14.94	0.86	0.60	0.60	0.44	255	52	52	6	219.68	31.27	31.15	2.66						
r18	0.43	7				3.03				14.67				0.21				255				52.63				1,119.28	12,934.91	9%	685.45	59.31	1,178.59
ac19	0.38	2				0.76				11.29				0.07				255				17.16									
p19	0.60	9				5.42				11.29				0.48				255				122.32									
pc19	0.56	5				2.80				11.29				0.25				255				63.14									
19A	0.60	6				3.61				11.29				0.32				255				81.55									
19AC	0.79	5				3.93				11.29				0.35				255				88.73									
19P	0.05	8				0.37				11.29				0.03				255				8.31									
19PC	0.35	3				1.06				11.29				0.09				255				23.98				405.20	7,586.25	5%	688.50	36.77	441.97
40G	2.46	16	17	16	12	39.35	41.81	39.35	29.51	13.01	12.67	12.67	12.73	3.02	3.30	3.11	2.32	255	52	52	6	770.99	171.64	161.54	13.91						
40T	1.72	16				27.51				13.01				2.11				255				538.95				1,657.04	5,074.08	33%	365.12	119.24	1,776.27
47Oa	0.22	4				0.88				12.78				0.07				255				17.54									
47Og	2.46	2				4.92				12.78				0.38				255				98.15									
47Op	1.10	5				5.50				12.78				0.43				255				109.68									
47la	2.61	6				15.63				12.78				1.22				255				311.90									
47lp	1.46	5				7.31				12.78				0.57				255				145.91				683.18	3,070.20	22%	405.45	90.22	773.40
49														5.16				255								1,315.80	1,315.80	100%			1,315.80
52														12.15				255				3,098.25				3,098.25	3,098.25	100%			3,098.25
59														15.80	15.13	12.50			52	52	6					1,683.36	1,683.36	100%			1,683.36
																									10,230			10,546.77			

**ATTACHMENT B
PAYMENT METHOD**

I. CALCULATION OF PARTNER ESTIMATED PROPORTIONAL COST

A. Method. The calculation to determine the PARTNER's estimated proportional cost to METRO TRANSIT service will be as follows:

- 1) The PARTNER's total annual fixed route vehicle hours times total annual system operating expense per fixed route vehicle hour equals the PARTNER's share of total annual operating expenses. In the case of a PARTNER that receives only fixed route commuter service (i.e. no paratransit service) the calculation will be to multiply the PARTNER's total annual fixed route vehicle hours by the total annual fixed route operating expense per fixed route vehicle hour.
In the case of a Partner that receives only paratransit service the calculation will be to multiply the number of annual paratransit trips provided to the PARTNER by the total annual paratransit operating expense per total system paratransit trips.
- 2) The PARTNER's share of total annual operating expenses less the PARTNER's share of total annual operating revenue equals the PARTNER's annual gross investment.
- 3) The PARTNER's annual gross investment less the PARTNER's share of capital aid, Federal aid, and State aid equals the PARTNER's annual net investment. A PARTNER which applies for and receives State aid directly for transit services that are provided by Metro will not receive State aid as part of this contract.

B. Definitions. The following are definitions of the terms used above and the components of each of the calculation terms.

Total system fixed route vehicle hours: Actual vehicle hours (includes revenue service hours, scheduled time and recovery time at transfer points and deadhead hours) for all of METRO TRANSIT's fixed routes.

PARTNER's total annual fixed route vehicle hours: Actual vehicle hours (includes revenue service hours, scheduled time and recovery time at transfer points and deadhead hours) attributed to fixed route service provided to the PARTNER on the applicable routes.

Total annual system operating expense: All costs, including depreciation and interest expense, incurred by METRO TRANSIT for all transit services. Fixed asset purchases and principal debt repayment are not included.

Total annual system operating expense per fixed route vehicle hour: Total annual system operating expense divided by total system fixed route vehicle hours.

Total annual fixed route operating expense: All costs, including depreciation and interest expense, incurred by METRO TRANSIT for fixed route services only. Fixed asset purchases and principal debt repayment are not included.

Total annual fixed route operating expense per fixed route vehicle hour: Total annual fixed route operating expense divided by total system fixed route vehicle hours.

Total annual paratransit operating expense: All costs, including depreciation and interest expense, incurred by METRO TRANSIT for paratransit services only. Fixed asset purchases and principal debt repayment are not included.

Total system paratransit trips: Actual paratransit trips provided by METRO TRANSIT.

Total annual paratransit operating expense per total system paratransit trips: Total annual paratransit operating expense divided by total system paratransit trips.

PARTNER's share of total annual operating revenue: The sum of the PARTNER's share of fixed route passenger revenue, the PARTNER's share of paratransit service revenue and the PARTNER's share of other revenue. A PARTNER that does not receive paratransit service will not receive any paratransit service revenue and a PARTNER that is only charged for paratransit service will not receive any fixed route passenger revenue or other revenue.

PARTNER's share of fixed route passenger revenue: For each applicable fixed route the percentage of vehicle hours attributable to the PARTNER is multiplied by the passenger revenue associated with that route to arrive at the PARTNER's share of each route's revenue. The sum of these determines the PARTNER's share of fixed route passenger revenue.

Fixed route passenger revenue: Fares as recorded by fare collection equipment on fixed routes at the time of passenger boarding.

PARTNER's share of paratransit revenue: The percentage of total annual system fixed route vehicle hours attributable to the PARTNER multiplied by total paratransit revenue.

Total paratransit revenue: All passenger revenue associated with providing paratransit service plus Dane County paratransit subsidies including DDS Medicaid waiver.

PARTNER's share of other revenue: The percentage of total annual system fixed route vehicle hours attributable to the PARTNER multiplied by total other revenue.

Total other revenue: All non-service related revenue including sales of advertising, scrap metal, etc.

PARTNER's share of capital aid: The percentage of total operating expense attributable to the PARTNER multiplied by total capital aid.

Total capital aid: As noted above, depreciation expense on the full purchase price of all capital assets is included in the calculation of total system operating expense per vehicle hour. However, a portion of the purchase price of most capital assets is funded by Federal Capital Grants and so the benefit of that funding needs to be allocated to each PARTNER. Depreciation expense for each capital asset is multiplied by the percentage of the original purchase price funded by a Federal Capital Grant to arrive at the capital aid by asset and the sum of this figure for all assets yields total capital aid.

PARTNER's share of Federal aid: The percentage of total gross investment attributable to the PARTNER multiplied by total Federal aid.

Total Federal aid: Federal government grant funding used for operating budget costs (i.e. grants for capital asset purchases are not included).

PARTNER's share of State aid: The percentage of total operating expense attributable to the PARTNER multiplied by total State aid.

Total State aid: Funding from any State of Wisconsin transportation assistance program.

II. **CALCULATION OF PARTNER CONTINGENCY RESERVE ACCOUNT CONTRIBUTION AND OFFSET**

- A. **Contribution.** The total amount due from the PARTNER to METRO TRANSIT in any given year will equal the PARTNER's annual estimated proportional share (calculation shown in part I of attachment B) plus a contribution to the PARTNER's contingency reserve fund (described in Section III.B. of this agreement). The annual contribution to the contingency reserve fund will equal 4% of the PARTNER's annual net

investment. The balance in the PARTNER's fund will be capped at 15% of the PARTNER's annual net investment.

- B. **Offset.** In years where the PARTNER's final calculated annual net investment exceeds the total of the quarterly payments made by the PARTNER during the year, METRO TRANSIT shall apply the PARTNER's accumulated contingency reserve to the difference. If the difference exceeds the available reserve balance, then the remainder will be billed by METRO TRANSIT to the PARTNER. The ability to offset will only be allowed when, prior to the offset, the PARTNER's contingency reserve balance is at least 12% of the PARTNER's net investment for the current year.
- C. **Interest.** Interest will be accrued to each PARTNER's contingency balance once per year at the prevailing rate. The prevailing rate will be defined as the average rate of return earned by the City of Madison on its investments during the preceding year.
- D. **Termination.** If PARTNER terminates its transit service agreement with MADISON, PARTNER shall be reimbursed the balance of its Contingency Reserve Account on hand at the time of termination, including interest, within 45 days of the request.

Steve Arnold, Mayor
Introduced by

Public Works
Prepared by

Finance and Transportation and Transit Commission
Referred to

July 28, 2015
Date

**RESOLUTION R-78-15
APPROVING THE TRANSIT SERVICE AGREEMENT BETWEEN THE
CITY OF MADISON AND THE CITY OF FITCHBURG**

WHEREAS, the City of Fitchburg contracts with the City of Madison to provide bus transit service throughout the urban areas of Fitchburg; and

WHEREAS, the existing Transit Service Agreement between the City of Madison and the City of Fitchburg was last amended in February 2003 and has become outdated; and

WHEREAS, the Contracted Services Oversight Subcommittee (CSOS), in which Fitchburg has one representative, has been involved in reviewing and providing feedback on the contract updates; and

WHEREAS, the update agreement provides a standard template for the provision of transit services that is consistent to all of the contracting partners with Attachment A providing the specific service arrangements in Fitchburg; and

WHEREAS, the agreement will automatically renew for an additional one year period under the same terms and conditions, unless otherwise modified; and

WHEREAS, the 2015 approved budget for Metro Transit services is \$425,000. The total liability for Fitchburg under the updated agreement would amount to \$446,915 including a \$7,600 contribution towards the contingency reserve, a difference of ~\$22,000.

NOW, THEREFORE, BE IT RESOLVED, that the Fitchburg Common Council hereby approves the attached Transit Service Agreement, dated January 1, 2015, with the City of Madison, subject to technical corrections approved by the City Engineer and City Attorney and authorizes the Mayor and City Clerk to sign the documents.

BE IT FURTHER RESOLVED, by the Fitchburg Common Council to approve an increase of \$22,000 to the 2015 Metro Transit budget to maintain current transit service levels and cover the additional costs associated with providing transit service in the City.

Adopted this _____ day of _____, 2015.

Stephen L. Arnold, Mayor

Approved:

Patti Anderson, City Clerk

DATE: 8/20/2015
TO: FINANCE COMMITTEE
FROM: FINANCE DEPARTMENT
RE: CASH DISBURSEMENTS

<u>Checks</u>	<u>Description</u>		<u>Batch</u>	<u>Amount</u>
<u>Dated</u>			<u>Check Nos.</u>	
8/6/2015	Reissue of voided checks	A	111776-111777	\$0.00
8/12/2015	Weekly Batch	B	111778-111824	\$125,204.10
8/11/2015	Reissue of returned chk #111756 dated 8/5/15	C	111825-111827	\$0.00
8/13/2015	Finance approval on 8/11/2015	D	111828	\$400,589.76
8/19/2015	Weekly Batch	E	111829-111867	\$204,123.73
			Check Total	\$729,917.59

City of Fitchburg

Committee or Commission Referral

Direct Referral by Mayor to:

Date Referred: **August 11, 2015** Ordinance Number:
Date to Report Back: **August 25, 2015** Resolution Number: **R-83-15**

Sponsored by: Mayor Arnold Drafted by: Dodge

TITLE: AMENDING 2015 CAPITAL PROJECTS, CEDA, AND GENERAL FUND BUDGETS

Background:

There are three budget amendments included in the resolution:

- 1) Lacy Road Design Costs – funded by additional debt (budget amendment previously acknowledged by Board of Public Works; contract previously approved by BPW and Council)
- 2) Fitchburg Ag Route (FAR) Signage – funded by County grant and CEDA (use of funds previously approved by CEDA)
- 3) City Hall Campus Signage – funded by library capital campaign funds and excess funds from a different Senior Center project

Staff memos are included to provide additional details on each of the proposed budget amendments.

According to Sec. 10-47(c), a 2/3 vote of the council is required when an amendment alters total revenue and expenditures in any particular fund.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Finance Committee	Dodge	August 25, 2015	
2	Library Board	Rawson	August 19, 2015	Approved
3				
4				

Amendments:

 x **EXHIBITS NEED TO BE ATTACHED TO RESOLUTION/ORDINANCE**

City of Fitchburg
Budget Amendments Presented to Council
8/25/2015

	2015 Adopted Budget	Proposed Amendment	2015 Amended Budget
400-4903-468 DEBT-LACY RD COMM CTR TO SYENE	\$ 300,000	\$ 389,633	\$ 689,633
400-5733-468 LACY RD COMM CTR TO SYENE RD	\$ 300,000	\$ 389,633	\$ 689,633
Subtotal Lacy Road Design Contract	<u>\$ 600,000</u>	<u>\$ 779,266</u>	<u>\$ 1,379,266</u>
100-5630-345 PUBLIC INFORMATION & EDUCATION	\$ 900	\$ 5,240	\$ 6,140
100-4377-100 MISC GRANTS	\$ (19,578)	\$ (2,620)	\$ (22,198)
100-4922-225 TRANSFER FROM CEDA	\$ 50,141	\$ 2,620	\$ 52,761
225-5922-100 TRANSFER TO GENERAL FUND	\$ (51,641)	\$ (2,620)	\$ (54,261)
225-5610-391 OTHER PROMOTIONAL EXPENSES	\$ 49,821	\$ (120)	\$ 49,701
Subtotal FAR Signage	<u>\$ 29,643</u>	<u>\$ 2,500</u>	<u>\$ 32,143</u>
400-5711-030 LOGO IMPLEMENT & WAYFINDING	\$ 10,000	\$ 14,110	\$ 24,110
400-5716-351 SR CTR/COMM CTR FURNISHINGS	\$ 40,000	\$ (4,404)	\$ 35,597
400-4981-030 INTER-PROJ TRANS #1030	\$ -	\$ 14,110	\$ 14,110
400-5991-010 TRX OUT #1010 TO OTHER PROJ	\$ -	\$ (9,706)	\$ (9,706)
400-5996-351 TRX OUT #6351 TO OTHER PROJ	\$ -	\$ (4,404)	\$ (4,404)
Subtotal Campus Signage Project	<u>\$ 50,000</u>	<u>\$ 9,706</u>	<u>\$ 59,706</u>
	Revenue Changes	Expenditure Changes	Use of Fund Balance
General Fund	\$ 5,240	\$ 5,240	\$ -
CEDA Fund	\$ -	\$ 2,500	\$ (2,500)
Capital Projects Fund	\$ 403,743	\$ 413,449	\$ (9,706)
	<u>\$ 408,983</u>	<u>\$ 421,189</u>	<u>\$ (12,206)</u>



Memo

City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711
608-270-4264
www.fitchburgwi.gov

To:	Fitchburg Common Council, Mayor, and Finance Committee
From:	Cory Horton, Director of Public Works/City Engineer
Date:	July 27, 2015
Subject:	Budget Amendment for Lacy Road Project

The design contract for the Lacy Road project with Mead and Hunt was recommended for approval at the June 1, 2015 Board of Public Works and June 9, 2015 by Common Council. The base design fee is \$655,018 and additional "if authorized" costs were \$34,615 – for a total not to exceed design fee of \$689,633.

During the Board of Public Works approval, the Board discussed the current budget of \$300,000 and discussed that Finance would need to approve a 2015 budget amendment to cover the current design costs of \$689,633.

Therefore, a budget amendment in the amount of \$389,633 is needed to cover the additional design costs. This additional funding would come from borrowing for the project.

The capital project is #3468



Economic Development
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4245
Fax: (608)270-4212
www.fitchburgwi.gov

Date: July 21, 2015
To: Misty Dodge
From: Michael Zimmerman
Subject: CEDA Funds for Fitchburg Ag Bike Tour Signage

In the 2014 CEDA budget, \$2,500 was approved for the Fitchburg Ag Bike Tour Signage. The funds were never disbursed in 2014 as they were working on final design details. In 2015, Wade Thompson is requesting at the July 23, 2015 meeting an additional \$120 is needed to purchase the signage for a total cost of \$2,620. The \$120 will be used to purchase photos to be used on the signs. Please make the appropriate transfer and budget amendment from CEDA account number 225-5922-100 to the general fund account number 100-5630-345 for the purchase of the signage. I have included a copy of the 2014 for your reference along with the 2015 CEDA request for the additional funds.



PLEASE RETURN COMPLETED FORM TO:
 Mr. Mike Zimmerman, Economic Development Director
 c/o City of Fitchburg
 5520 Lacy Road
 Fitchburg WI 53711
 (608) 270-4245
michael.zimmerman@city.fitchburg.wi.us

**CITY OF FITCHBURG
 ROOM TAX FUNDING REQUEST**

Included with this application must be a Financial Report for your organization.

A Summary Report must be submitted to the Fitchburg Community and Economic Development Authority within thirty (30) days of your event.

Request Date: July 23, 2015

Organization: City of Fitchburg Planning and Zoning Department on behalf of the City Agriculture and Rural Affairs Committee

Mission Statement: The City's Agriculture and Rural Affairs Committee oversees various agricultural issues in the City as well as other issues affecting the City's rural areas and its residents.

Board/Committee Members: Ed Kinney, Roger Cohee, Tony Hartmann, Bill Horns, Tom O'Brien, Tom Thrall, and George Vroman

Contact Information

Name(s): Wade Thompson, Resource/Project Planner, City of Fitchburg Planning and Zoning Department

Mailing Address: 5520 Lacy Road, Fitchburg, WI 53711
 (Please include City, State, and Zip Code)

Phone Number(s): 608.270.4258 Fax Number(s): _____

E-Mail Address(es): wade.thompson@fitchburgwi.gov

Event

Date(s): _____ Time: _____ Location: Badger State Trail

Description of Activity: The City's Agriculture and Rural Affairs Committee is in the initial stages of exploring the feasibility of "developing" the Badger State Trail corridor, as it runs through the southern half of the City, for diverse agricultural-related uses and enterprises. The Committee has developed an interpretive trail sign proposal to begin to create an identity for this corridor, known as the Fitchburg Agriculture Route (FAR).

Targeted Audience: City of Fitchburg residents and City visitors/tourists Projected Audience: City of Fitchburg residents and City visitors/tourists

Requested Amount: \$120.00 Specific Use of Funds: Fitchburg Agriculture Route (FAR) Interpretive Signs - CEDA has already allocated \$2,500 towards the FAR signs. Dane County, through their Partners in Recreation and Conservation (PARC) Program has allocated matching funds. The additional requested amount of \$120.00 will be used to cover costs to buy photos to be used in sign design. The photo cost was not identified in the initial bid submitted by the sign designer.

How does this request fulfill the guidelines of City Ordinance 2.17(19)(f) ". . . the hotel room tax retained by the Authority shall be utilized for marketing, tourism, and promotion development activities . . .": "Development" of the Fitchburg Agriculture Route (FAR), could potentially enhance the City's identify and draw both tourists and new agriculture-related enterprises to the City. The interpretive signs are an initial step in FAR "development". As the Chamber positions the City to be a destination for biking enthusiasts, there is potential for this tourist attraction to generate hotel room night stays.

Office Use Only

Date Received: _____ Date Denied: _____

Date Granted: _____ Reason for Denial: _____

Financial Report Received: _____ Date: _____

Summary Report Received: _____ Date: _____

**2014 Budget
CEDA FUND 225**

Account #	Account Title	Usual Expenditures for this Account	Detail of Proposed Expenditures	
CONTRACTUAL SERVICES				
-245	Computer Related Repairs & Maintenance	Includes any maintenance agreements, Time/Materials charges for either Hardware or Software repairs, enhancements or replacement.	Zoom Prospector Maintenance Business Link Maintenance Civics Plus Header Page (30% FUNDS)	\$1000 \$700 \$920
			2013 \$1700	2014 \$2620
OPERATING SUPPLIES & EXPENSE				
-320	Publications, Subscriptions & Dues	Professional Organization dues, reference materials or publications	Fitchburg CVBB Dues Greater Madison Chamber Dues MadREP Dues BioFoward Dues SMBA Dues WIN Dues	\$1300 \$250 \$1975 \$750 \$160 \$2500
			2013 6935	2014 \$6935
-325	Training & Staff Development - Staff Development includes City Sponsored In-Service or other on-site training.	Training for departmental employees, including local meetings, state sponsored programs, professional association seminars or conferences as required or approved. <i>Detail of this account to be submitted with budget proposal.</i>	IEDC Conference (30% FUNDS)	\$0
			2013 \$3000	2014 \$0
-345	Public Information & Education	Includes newsletter or other public education printing, mailing costs; crime prevention program materials, fire prevention program materials	Fitchburg Chamber Guide Ad FTN Marketing Material In Business Advertising 2014 Bio Conference (San Diego)	\$1265 \$3500 \$1000 \$6500
			2013 \$12200	2014 \$12265
-360	Business Appreciation Luncheon	Annual Business Appreciation Program for Fitchburg Businesses includes annual luncheon	Luncheon Speaker Expenses (stage, decorations, flowers) Promotional Items Invitations Food and Beverages (30% FUNDS)	\$3000 \$1000 \$1000 \$1800 \$6300
			2013 \$13100	2014 \$13100
-388	Room Tax Payment to MASC	70% of 1% per agreement	2013 \$31500	2014 \$32433
-389	Room Tax Payment to GMCVB	Disbursement of 10% of the 70% of the hotel room tax mandated by State for tourism and marketing per investment agreement	2013 \$15750	2014 \$16217
-390	Room Tax Payment to FCVBB	Disbursement of 30% of hotel room tax revenue to Fitchburg Chamber Visitor and Business Bureau	2013 \$67680	2014 \$69500

**2014 Budget
CEDA FUND 225**

-391	Eligible Promotional Expenses	Other Promotional and marketing activities, projects and expenses	Stem Cell Sponsorship \$1000 BioEthics Sponsorship \$2500 Human Proteomics \$1000 Madison Jazz Society Sponsorship \$1000 Fitchburg Days Sponsorship \$12000 Taste of Fitchburg Sponsorship \$1000 City in Motion Implementation \$13077 Bioscience Vision Summit Sponsorship \$1500 SMBA Business Expo \$50 Hickory Knoll Events \$2500 Event Sponsorships/Advertising \$10000 Promotional Items: (pens, bags etc) \$3000 (70% FUNDS) 2013 \$60675 2014 \$48627
225-5922-100 Transfer to General Fund			Marketing Salary Allocation \$41,680 Fitchburg Ag Bike Tour Signage \$2500 2013 \$42,440 2014 \$44,180
-392	Other Promotional Expenses		Holiday Lighting \$1054 Memorial Day Observance \$600 (30% FUNDS) 2013 -0- 2014 \$1654
-393	Signage Improvements – from designated fund balance for signs		Balance in Account 2014 \$92,728
-394	Sports Related Promotional Expense		New for 2014 – to segregate 30% funding of the 1% Room Tax 2014 \$13,900
Total CEDA Budget			2013 \$254,980 2014 \$354,159



Fitchburg Senior Center
5510 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4290 ☐
Fax: (608)270-4296
www.city.fitchburg.wi.us

Date: July 24, 2015
To: Finance Committee
Cc: Misty Dodge, Finance Director
Mike Zimmerman, Economic Development Director
Wendy Rawson, Library Director
From: Jill McHone, Senior Center Director
Subject: City Signage

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Over a year ago, when the City formed a committee to explore campus signage and way finding, there were no budget figures available. An estimate for this expense was included in CIP Project #1030 (Logo Implementation & Wayfinding Signs). Unfortunately bids came in higher than anticipated. Signage on the Senior/Community Center and on the Library is critical, particularly for our program participants. We would like to ensure the project continues to move forward.

The total cost of the city campus building sign project is \$22,215. Below is a breakdown of how this expense is projected to be funded:

CIP Project #1010 – Library Capital Campaign	\$9,706.00
CIP Project #6351 – Senior Center/Community Center Furnishings	\$4,403.50
CIP Project #1030 – Logo Implementation & Wayfinding Signage	<u>\$8,105.50</u>
Total Project	\$22,215.00

The Library Capital Campaign was created and funded during the construction of the new library building. This signage project is believed to be a good use of remaining funds. With this transfer, the Library Capital Campaign would pay for all costs associated with the signage on the Library.

The remaining balance in Project #6351 is due to the expense of the acoustic panel installation in the Oak Hall room coming in under budget. \$20,000 was allocated. The expense totaled \$15,240. With this transfer, the Senior Center project would pay for the lettering on the lower level of the building.

We request that a budget amendment and project fund balance transfer be authorized as described above.

Mayor Steve Arnold
Introduced By

Misty Dodge
Drafted By

Finance, Library
Referred to

August 11, 2015
Date

RESOLUTION R-83-15
AMENDING 2015 CAPITAL PROJECTS, CEDA, AND GENERAL FUND BUDGETS

WHEREAS, the City Council, as recommended by the Board of Public Works, approved the design contract for the Lacy Road project with Mead and Hunt that was over the current budget; and

WHEREAS, the Fitchburg Agricultural Route (FAR) signage project was included in the 2014 budget as funded by the Community Economic Development Authority (CEDA) and a grant from the County but was not completed until 2015; and

WHEREAS, CEDA has reviewed the FAR signage project and approved the transfer of funds in 2015; and

WHEREAS, the bids for the City Hall campus signage and way finding project were higher than expected; and

WHEREAS, the bids for the acoustic panel installation in the Oak Hall room at the Senior Center were lower than expected; and

WHEREAS, the Library Board has reviewed the signage and approved the budget amendment to pay for the Library signage out of the capital campaign;

NOW THEREFORE, BE IT RESOLVED by the Fitchburg City Council that it hereby amends the 2015 Capital Projects Fund, CEDA Fund, and General Fund budgets as attached.

Adopted this _____ day of _____, 2015.

Patti Anderson, City Clerk

Stephen L. Arnold, Mayor

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