



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-R/R-D district to the PDD district the following described property:

1. Location of Property/Street Address: 2546 South Fish Hatchery Road

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

See attached description

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

2. Proposed Use of Property - Explanation of Request:

Independent senior apartments See attached narrative for Explanation of Request

3. Proposed Development Schedule: start construction summer of 2019, complete in fall of 2020

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

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

Type of Residential Development (If Applicable): senior apartments and memory care units

Total Dwelling Units Proposed: 73 No. Of Parking Stalls: 116

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: Randy Koth

Address: 2546 S Fish Hatchery Road Phone No: \_\_\_\_\_

Contact Person: Jacob Klein, JT Klein Company, Inc,

Email: jacob@jtklein.com

Address: 906 Bear Claw Way, Madison, WI 53717 Phone No: 608-203-5326

Respectfully Submitted By: [Signature] DELAN STODARD  
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

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

For City Use Only: Date Received: 5/10/2018 Publish: \_\_\_\_\_ and \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$ 207.31 (publication fee - transferred app fee from RZ-2216-18)

Permit Request No. RZ-2216-18

R#116888  
gt May 18, 2018

March 21, 2018

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

RE: 2546-2556 S Fish Hatchery Road; tax parcel IDs 225/0609-164-8020-3,  
225/0609-164-8001-6, 225/0609-164-8470-9, and 225/0609-164-8460-1

Dear Mr. Hovel,

I, the owner of the above described real property, authorize JT Klein Company, Inc. to act as an agent for me for the purpose of creating, filing, and managing any land use r entitlements necessary to construct, operate, or otherwise gain approval for a project. I acknowledge that any application may be denier, modified, or approved with conditions.

The undersigned hereby certify to be the fee simple owner of the property described herein; that to the best of my knowledge the information contained within this authorization is true and correct.

\_\_\_\_\_

Signature

\_\_\_\_\_

Print Name

## DESCRIPTION

PARCEL A: All that part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, Township 06 North, Range 09 East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Beginning at the NE corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 16; thence West along the North line of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , 497.5 feet to the centerline of highway; thence Southerly along said centerline, 175.0 feet; thence East, 502.4 feet to a point on the East line of said Section 16, 175.0 feet South of the point of beginning; thence North along the East line of said Section 16, 175.0 feet to the point of beginning.

TOGETHER WITH

PARCEL B: All that part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, Township 06 North, Range 09 East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Commencing at the NE corner of said NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence South along the East line of said NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , a distance of 175.00 feet to the point of beginning of this description; thence West 502.4 feet to the centerline of the highway and a point 175 feet South of the North line of said SE  $\frac{1}{4}$ ; thence South along said centerline 100 feet; thence East 505.0 feet more or less to a point on the East line of said Section, 100 feet South of the point of beginning; thence North along said line 100 feet to the point of beginning.

ALL DESCRIPTIONS SUBJECT TO Transportation Project Plat 06-SR-101-0-C402 recorded in Volume 59-065B of Transportation Project Plats, Page 303, as Document Number 4487411, recorded in Dane County, Wisconsin.



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

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Application: RZ-2215-18  
Property Location: 2546-2556 S Fish Hatchery Road  
Review Date: April 23, 2018  
*Planning Staff Review #1*  
*Response dated May 1, 2018*

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Planning staff has reviewed your submitted rezoning request, RZ-2215-18, for senior apartments, assisted living and memory care units at 2546-2556 S Fish Hatchery Road. The following comments are based on this review. Please respond to each item with a detailed written response, along with appropriate updated plans by Noon on May 1, 2018. Further comments or questions may arise as additional review occurs.

1. Show du/ac calculation in both cover letter and plans as absent any right-of-way dedication. Cover letter has site area of 4.73 acres, and when site area acres is calculated from sq ft on plan sheets I come up with 4.63 (absent right-of-way dedication). **The site area has been reduced to include only the northern 2.78 acres. This area is net of ROW dedication. (Before ROW dedication the site area is 2.9 acres.**
2. If senior housing, why eight three bedroom units? **The three bedroom apartments have been eliminated.**
3. Wetland assessment and evaluation and the associated environmental corridor is important to the site planning. When will the wetland study be provided? **The fieldwork has been completed and the delineation and report will be available shortly.** It has to be accomplished by an assured wetland evaluator and receive WIDNR compliance. **The wetland delineation report is being completed by an assured evaluator and will receive WIDNR compliance.**
4. Page 2 of cover letter has 76 underground stalls while plan sheet says 74. Please update (plan sheet or cover letter) to correct number. **There are 73 underground stalls and the cover letter and plan sheets have been corrected.**
5. Memory care is a two level facility. The cover letter is ambiguous in this regard. Please clarify cover letter that the memory care building is two levels, a partial ground floor and a main floor. **The Memory Care component of the plan has been eliminated.**
6. If you have 50 memory care units, and all are considered CBRF, you will have issues with the total number allowed in any one aldermanic district. State Statute 62.23(7)(i) specifies the requirements for siting of Community Living Arrangements. One of the requirements is that the total capacity of Community Living Arrangements shall not exceed 25 or one percent of the Aldermanic district, whichever is greater. The property is currently in Alder District 3 there were 6,307 people in District 3, with 1% being 63 beds. Based on a 10/23/2014 CBRF Directory from the WI Department of Health Services, which does not include the previously approved but not yet constructed Inspiration Point project, there are currently 45 CBRF beds in District 3 (again, this does not include Inspiration Point). Per statute, it appears you would need to apply for an exception to the requirements, and such exception may be granted at the discretion of the City.

The Memory Care component of the plan has been eliminated.

7. Plan uses "composite siding". What type of composite siding is being used? The composite siding will be James-Hardie fiber-cement siding or Louisiana Pacific SmartSide which is a wood based siding treated with a proprietary bonding system.
8. You should hold another neighborhood meeting before the Plan Commission hearing to let neighbors have another look at the project and to address the neighborhood concerns related to traffic. The developer is organizing a meeting for April 14.
9. When will information on storm water be provided? How is stormwater to be handled? The stormwater could affect the building layout. The storm water requirements will be addressed by the use of a combination of wet detention, infiltration, and bioretention basins as well as bio-swales. A detailed storm water report will be submitted to the reviewing agencies at the time of the SIP/ADR submittal, unless requested earlier.
10. Park fees and fee-in-lieu of dedication will be required for the 149 units. We acknowledge current City Ordinances charge the fees outlined in this letter, however since the 73 units independent senior housing will be affordable housing, we intend to apply for a waiver of those fees. We have made similar requests for affordable housing and were awarded lower park and/or impact fees in recent projects in Madison, Middleton and Mount Horeb.
11. In exchange for PDD zoning the city usually obtains one stall of parking to be understructure for each unit. If only using the apartment building that would be 99 compared to 74 that seem to be actually provided. Why should the city approve this project when you do not meet that usual standard? The project density has been reduced from 150 units to 73 units.
12. When will the City receive the transportation analysis? The Traffic Analysis will be completed and available before the May 15<sup>th</sup> plan commission.
13. In response to the Fire Department Comments, the building will be protected with an automatic fire suppression system per NFPA 13R. The site plan has been modified to provide a fire lane within 250 feet of all portions of the exterior wall, similar to previously approved projects in Fitchburg.

A new fire hydrant is proposed in a landscape island near the main entrance to the building. The fire department connection (FDC) shall be located within 100 ft. of this hydrant. An additional hydrant is proposed on Fish Hatchery Road if there is need for an additional hydrant.

The building construction will be designed to meet the Wisconsin Enrolled Building Code.

May 1, 2018

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

Re: 2556 South Fish Hatchery Road Oak Ridge Senior Housing

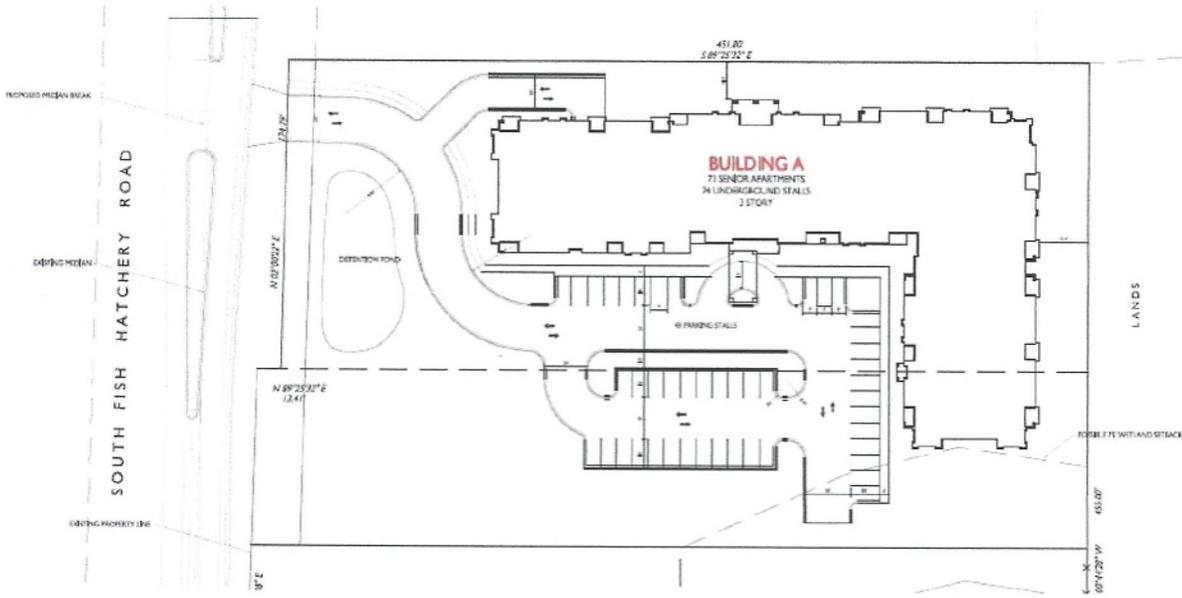
Dear Mr. Hovel,

JT Klein Company, Inc. recently presented a PDD preapplication request for 2546-2556 S Fish Hatchery Rd to the Plan Commission on April 17<sup>th</sup>, 2018. In response to city staff comments as well as comments received from Fitchburg public officials and local neighbors, JT Klein Company, Inc. has amended its PDD proposal as outlined below. Most notably, we are now proposing the rezoning of only 2556 South Fish Hatchery Rd. Our revised PDD application is for the development of a 73 unit mixed income independent senior apartment building. This three story building will offer one and two bedroom apartments. At this time, a memory care and assisted living facility is no longer being proposed for the site.

A neighborhood meeting was held March 8, 2018 at the Fitchburg Public Library to discuss the proposal with local stakeholders and a PDD pre-application Plan Commission hearing was held on April 17, 2018. As the next step in the PDD process, this letter is intended to outline the updated development plan of the properties known as 2556 S Fish Hatchery Rd Fitchburg, WI, tax parcel IDs 225/0609-164-8020-3 and 225/0609-164-8001-6, from their current zoning of R-R Rural Residential and R-D Rural Development to PDD Planned Development District.

### **Development Overview**

Oak Ridge will offer Fitchburg seniors rental housing options tailored to the needs of independent older adults, targeted to individuals at a wide range of income levels. The building will contain a total of 73 units on 2.78 acres, a density of 26.3 units per acre. These units will be located in a three story “L”-shaped building on the north end of the site. A preliminary proposed site plan is included below:



*Oak Ridge Fitchburg Proposed Site Plan: 73 Unit Mixed Income Senior Building at 2556 S Fish Hatchery Rd*

The project will offer 73 units of independent senior housing in a three story building to be constructed on the northeast corner of the property. Of these 73 units, we anticipate approximately 85% of units will be affordable to individuals earning no more than 60% of the Dane County Area Median Income (AMI). These affordable units are designed to appeal to retired seniors living on fixed incomes and will allow lifetime Fitchburg residents to remain in the community. These seniors are particularly vulnerable to the rising cost of housing in Dane County, as their income is inflexible and cannot adjust for an increase in living expenses.

The independent senior building will offer a mix of one and two bedroom units and will be truly mixed income: priced to be affordable to a range of residents with incomes up to 30% to 60% AMI, as well as market rate residents. This building will meet the Wisconsin Housing and Economic Development Authority’s (WHEDA) standards for affordability and will also be built with high quality finishes sought after by market rate tenants. These high quality finishes include a stainless steel appliance package and granite countertops. As is the case with all of JT Klein Company’s past projects, there will be no difference in finish level between affordable and market rate units at Oak Ridge.

Ample parking will be available onsite, totaling 116 stalls including 73 underground and 43 surface parking spaces. This creates a ratio of 1.6 stalls per unit, with over 1.0 stalls per unit located underground. By another measure, the property will offer 1.0 parking spaces per bedroom. By reducing the height of the building from four to three stories we are now able to offer each senior apartment a heated underground parking space, conveniently accessible via elevator.

**Rationale for Changing Zoning District to PDD**

The project is proposing a rezoning of the property from R-R Rural Residential and R-D Rural Development to PDD Planned Development District in order to accommodate the use outlined above. Currently, no zoning designation exists in the city which would allow for the proposed use and density.

The Fitchburg zoning district that most closely fits the spirit of the project is R-H High Density Residential, and it is notable that the Fitchburg Future Land Use Plan for this site is High Density Residential. However, the R-H High Density Residential Zoning District has several constraints that would preclude this proposed use, including a minimum requirement of two parking spaces per unit. Additionally, according to Section 22-146 of the zoning code R-H zoning is only applicable to properties 90,000 square feet or less if the zoning is designated after October 12, 2010. This property is approximately 121,097 square feet, making the R-H zoning designation incompatible.

However, if this property were to be divided into two parcels we believe that the R-H zoning would allow for 67 units of apartments with the proposed mix of one and two bedrooms, approximately in line with our current proposal. This calculation is illustrated below:

R-H High Density Residential Zoning		
Permissible Number of Units at 2556 S Fish Hatchery Rd		
	Min Lot Area	Oak Ridge Fitchburg # Units
One Bedroom	2,200	35
Two Bedroom	2,400	38
Oak Ridge Fitchburg Average	2,304	73
Underground Parking Reduction/Unit	(500)	
Oak Ridge Fitchburg Min Lot Area/Unit	1,804	
Site Square Footage	121,097	
Permissible # Units	67	

Rezoning the property to PDD Planned Development District will allow for the greatest flexibility for the City to determine appropriate density and parking requirements for this mixed income senior residential project, while acknowledging that as proposed the project is patterned off the R-H High Density Residential zoning guidelines and would nearly meet these guidelines but for the size of the subject site.

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

Developed as proposed, this property will generate significantly increased tax revenues for the City of Fitchburg. Currently, the two parcels that compose the subject site are assessed for taxes totaling \$7,723 for 2017, based on a total property value of \$345,500. With the current single family home use, this parcel is bringing in significantly reduced taxes compared to if it were to be developed according to the High Density Residential zoning indicated in the Future Land Use Plan.

With the proposed development of Oak Ridge Fitchburg we anticipate bringing 73 units onto the tax rolls with an estimated assessment of \$80,000 per unit. This would raise the value of the property to

approximately \$5,840,000, amounting to annual taxes of \$130,550. This amounts to an anticipated annual tax increment value of \$122,827. This significant and permanent increase in the tax revenue potential of the property will contribute to the long term fiscal security of the city.

2556 S Fish Hatchery Rd Tax Increment Estimate			
Parcel #	Assessment	2017 Taxes	
225/0609-164-8020-3	\$100,000	\$2,235	
225/0609-164-8001-6	\$245,500	\$5,488	
	\$345,500	\$7,723	<b>Total Current Site</b>
Oak Ridge Fitchburg	\$5,840,000	\$130,550	
		\$122,827	<b>Oak Ridge Fitchburg Tax Increment</b>
ORF Per Unit Assessment	\$80,000		
2017 Tax Rate	2.24%		

The positive social impacts of this project include the addition of independent senior apartments affordable to residents with a wide range of incomes. This will occur in an area of Fitchburg most conducive to senior housing due to its access to downtown municipal facilities such as the senior center and library. By adding residential density to this service-rich area of Fitchburg, the project will help to increase the walkability and improve the street life of the downtown area by allowing more residents to walk and bike to these municipal locations.

We have recently learned via a conversation with the Senior Director of the Fitchburg Senior Center that there may be interest in having senior Fitchburg residents utilize the project’s amenities including the on-site salon and community room due to the considerable popularity of the Senior Center and the significant demand for salon appointments and event space. This project may be able to alleviate some of this demand by increasing the amount of space and affordable salon appointments available to Fitchburg seniors. We have offered to work with the Senior Center to set up a system allowing Fitchburg residents to reserve salon appointments and the community room at the new building, and we are excited for the opportunity to offer useful amenities to the Fitchburg community at large in addition to our future residents.

The project is also committed to improving the local availability of affordable housing, in keeping with the City’s expressed goals. The March 20, 2018 Affordable Housing Summit Housing Needs Summary meeting notes outline Fitchburg’s goal to increase access to affordable units as a tangible goal: “Build more rental units, at various price points. A total need for 2,200 net additional units is projected over the next 12 years...New construction should target the full spectrum of prices and incomes, from under 30% of median income to above 120% of median income.” We propose to add 73 rental units towards this goal of adding 2,200 units over the next 12 years, and 85% of the units will be designated as affordable to residents earning less than 60% AMI.

Environmentally, the project will maintain a significant amount of green space onsite for resident use and will mitigate all stormwater runoff. The project will be built to Wisconsin Green Built Homes Standards

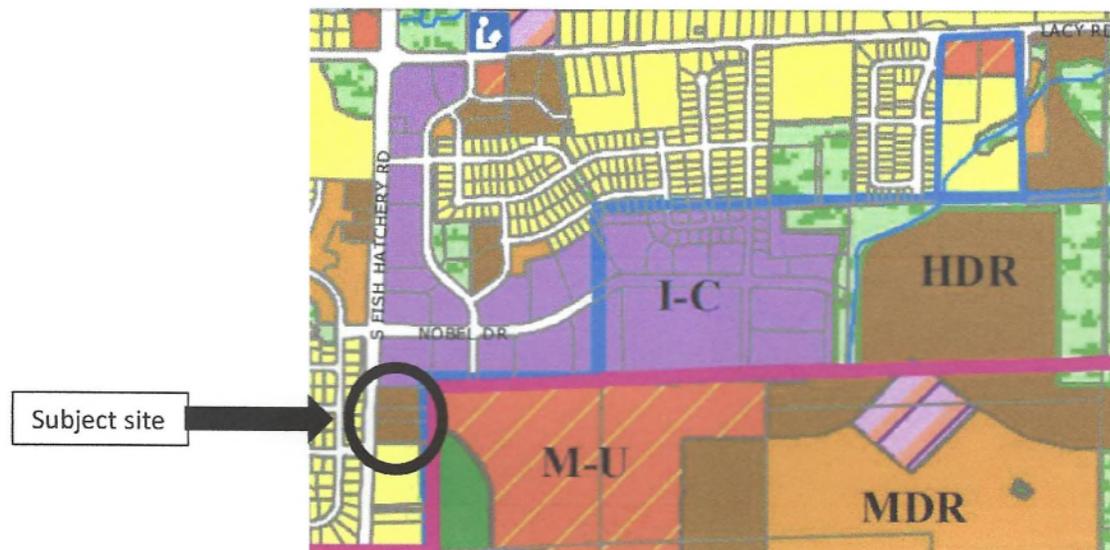
(scoring 150 points or greater), will utilize the Wisconsin Focus on Energy program, and will also conform to WHEDA's Energy Efficiency and Sustainability guidelines. Oak Ridge Fitchburg will additionally be a non-smoking building.

### **Ingress and Egress**

We currently anticipate a single access point to the site along South Fish Hatchery Road. Feedback received at the March 8<sup>th</sup> neighborhood meeting showed that neighborhood concerns exist about the impact of this project on South Fish Hatchery Road, and in response to this feedback we have commissioned a professional traffic engineer to evaluate the suitability of our access point. KL Engineering, Inc. has been retained as a consultant to produce this traffic study and a representative of KL Engineering, Inc. was present during our April 17<sup>th</sup> presentation to the Plan Commission.

### **Consistency with Comprehensive Plan**

The August 2017 update of the Future Land Use map, included with the city Comprehensive Plan, indicates this site to be designated as High Density Residential. The multifamily density implied by the High Residential designation is consistent with this project proposal, which comprises a density of 26.3 units per acre.



### **Schedule for Completion**

We anticipate applying for Affordable Housing Tax Credits from Wisconsin Housing and Economic Development Authority (WHEDA) in December 2018, with the project closing and construction start occurring in Summer 2019. Construction of the independent senior building is anticipated to be completed in Fall 2020.

## Conclusion

This letter serves as an update to the pre-application to rezone 2556 South Fish Hatchery Rd to PDD Planned Development District. As proposed, this project will accommodate the development of 73 units of market rate and affordable independent senior housing on 2.78 acres. Oak Ridge Fitchburg will have significant economic, social, and environmental benefits to Fitchburg residents and will add much needed affordable senior housing to the city.

We urge you to consider the benefits of this project when evaluating the potential rezoning of 2556 South Fish Hatchery Rd. We have worked hard to design a project that maximizes benefits for Fitchburg's senior residents while also being consistent with the City's designation of this site as High Density Residential in the Future Land Use Plan. All changes that have occurred between this project's PPD pre-application and this update have been done to incorporate the feedback we have received from Fitchburg residents, elected officials, and city staff. Please do not hesitate to contact me with any questions concerning this project proposal and thank you very much for your time and consideration.

Sincerely,

Jacob T. Klein



President



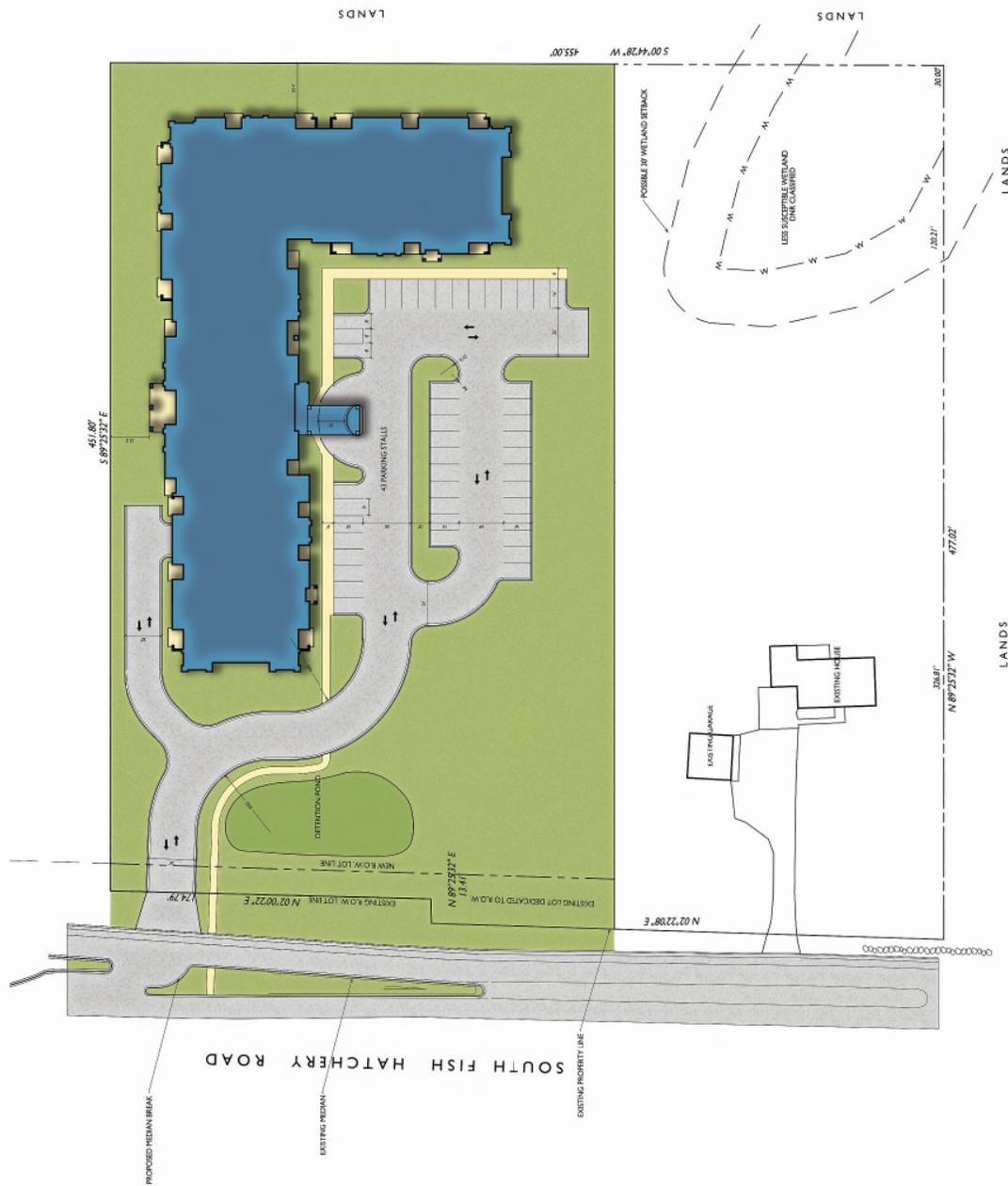
Aerial  
S. Fish Hatchery  
May 14, 2018





Oak Ridge Senior Apartments  
Aerial -Site Plan  
S. Fish Hatchery  
May 15, 2018





**SHEET INDEX**

SITL	SITE PLAN
C-01	EXISTING CONDITIONS PLAN
C-02	PROPOSED CONDITIONS PLAN
C-03	PRELIMINARY UTILITY PLAN
L-01	LANDSCAPE PLAN
<b>ARCHITECTURAL</b>	
A-1.0A	BASEMENT PLAN
A-1.1A	FIRST FLOOR PLAN
A-1.2A	SECOND FLOOR PLAN
A-1.3A	THIRD FLOOR PLAN
A-2.1A	ELEVATIONS
A-2.2A	ELEVATIONS

**GENERAL NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
3. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE UTILITY PLAN.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
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Oak Ridge Senior Apartments  
 Site Plan  
 S. Fish Hatchery  
 May 15, 2018





EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - MATCH WITH WINDOW TRIM
STONE VENEER	BLANCHED STONE CORP. - PILL - CREEK COUNTRY SQUARE
PRECAST	SENNER. COLOR TO MATCH STONE VENEER
A - COMPOSITE HORIZONTAL SIDING	JAYNE HANDE - AGED PEPPER
B - COMPOSITE HORIZONTAL SIDING	JAYNE HANDE - RICH GRAY
VINYL WINDOWS	WISNOR - CAPED
ALUMINUM RAILING	SURVOR - BLACK
GARAGE DOORS	WATCO BRICK
BUILDING OVERHANGS	PULBURNER STONEBROOK - ARCTIC BLAZR
COMPOSITE SIDING & BATTEN BRACKETS	JAYNE HANDE - COBBLSTONE
COMPOSITE SIDING & WINDOW TRIM PANELS	JAYNE HANDE - COBBLSTONE
STANDING SEAM METAL ROOF	SILVER METALLIC
SPRITS & FASCIA	SPRIS (A) HAWAII WHITE
PETLS, EDOORS & TRAMES	SPRIS (A) HAWAII WHITE
TRAVELLS	WASHBURNER WOOD

- SOFFITS & FASCIA
- COMPOSITE SIDING - A
- COMPOSITE BRACKETS
- COMPOSITE SIDING - B
- COMPOSITE BOARD AND BATTEN SIDING
- VINYL WINDOWS
- COMPOSITE SIDING - B
- STANDING SEAM METAL ROOFING
- ALUM. RAILING
- COMPOSITE WINDOW AND DOOR TRIM
- STONE VENEER
- PRECAST HEADS & SILLS

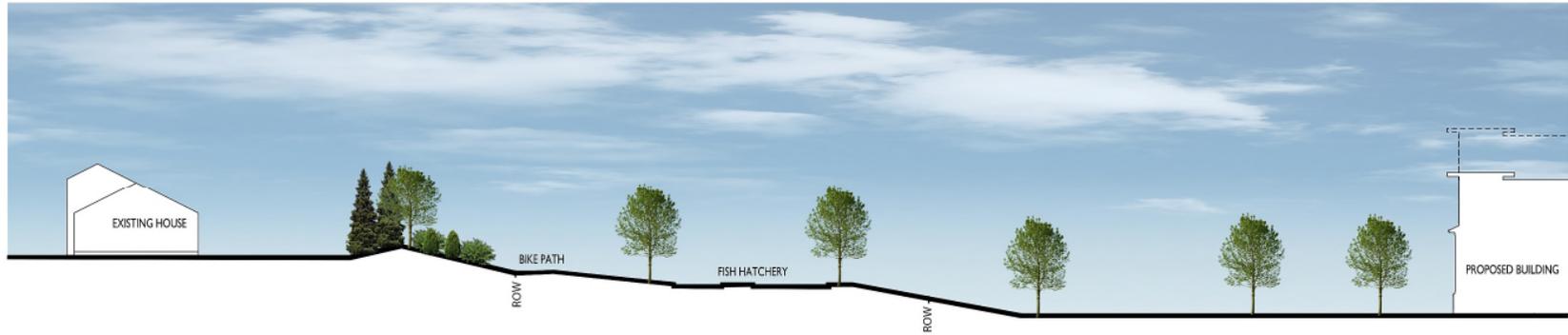
West Elevation along Fish Hatchery Rd.



South Elevation

Oak Ridge Senior Apartments  
Elevations  
S. Fish Hatchery  
May 14, 2018





SITE SECTION

Oak Ridge Senior Apartments  
Site Section  
S. Fish Hatchery  
May 14, 2018





LQI 4  
DARK MEADOW  
D L I

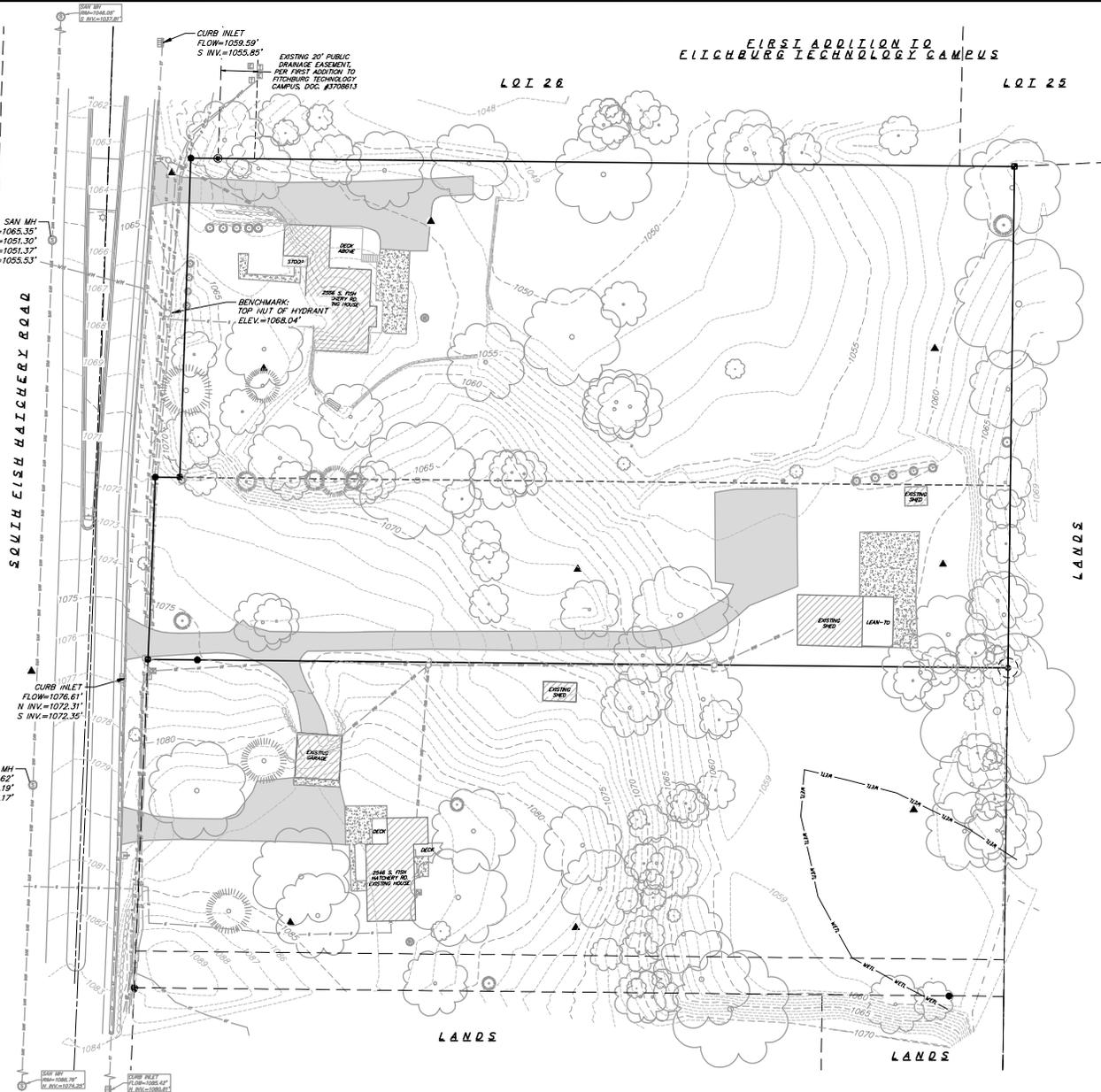
LQI 1

LQI 2

LQI 3

LQI 4

BYRNELAND  
SIREEL



FIRST ADDITION TO  
FITCHBURG TECHNOLOGY CAMPUS



- SURVEY LEGEND**
- PUBLIC LAND CORNER AS NOTED
  - FOUND 1" # IRON PIPE
  - FOUND 1 1/4" # IRON ROD
  - FOUND 3/4" # IRON ROD

- TOPOGRAPHIC SYMBOL LEGEND**
- ▭ EXISTING MAILBOX
  - EXISTING SIGN
  - ▭ EXISTING CURB INLET
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WELL
  - EXISTING GAS VALVE
  - EXISTING GAS METER
  - ▭ EXISTING AIR CONDITIONING PEDESTAL
  - ▭ EXISTING TRANSFORMER
  - ☆ EXISTING LIGHT POLE
  - EXISTING UTILITY POLE
  - ▭ EXISTING TELEPHONE PEDESTAL
  - EXISTING SHRUB
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE

- TOPOGRAPHIC LINEWORK LEGEND**
- W—W— EXISTING UNDERGROUND TELEPHONE
  - EXISTING RETAINING WALL
  - X—X— EXISTING WIRE FENCE
  - E—E— EXISTING UNDERGROUND ELECTRIC LINE
  - SU—SU— EXISTING OVERHEAD GENERAL UTILITIES
  - SS—SS— EXISTING SANITARY SEWER LINE
  - ST—ST— EXISTING STORM SEWER LINE
  - WM—WM— EXISTING WATER MAIN
  - B20— EXISTING MAJOR CONTOUR
  - B10— EXISTING MINOR CONTOUR

**NOTE:**  
 INFORMATION DEPICTED ON THE EXISTING CONDITIONS PLAN HAS BEEN PROVIDED TO THE ENGINEER BY OTHERS. A FIELD VERIFICATION OF THESE CONDITIONS HAS NOT BEEN PERFORMED. THE ENGINEER IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS IN THE EXISTING CONDITIONS DEPICTED ON THE PLAN. USERS ARE ENCOURAGED TO CONFIRM INFORMATION PRIOR TO USE.

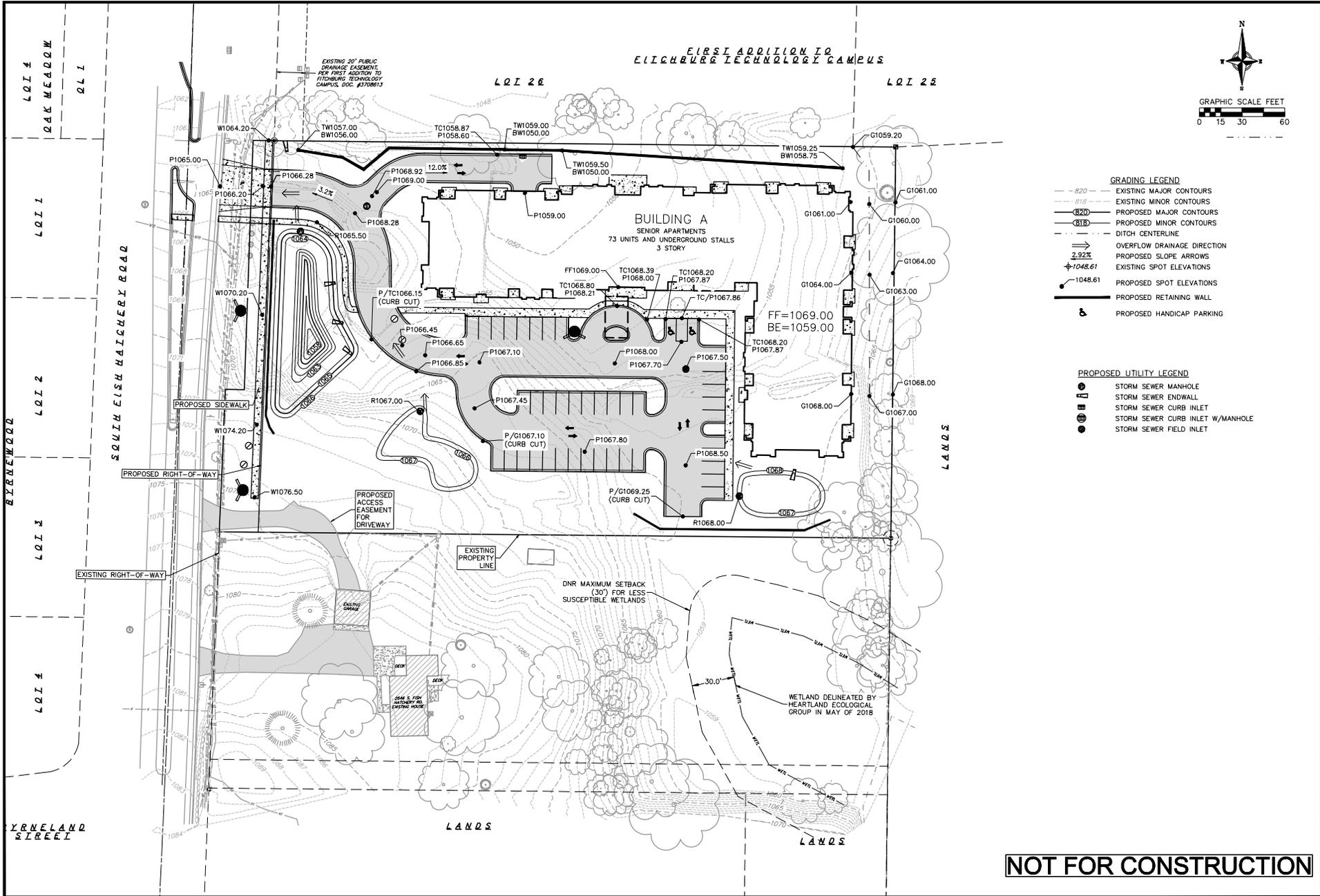


**Existing Conditions Plan**  
 2546 & 2556 S. Fish Hatchery Rd  
 City of Fitchburg  
 Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN  
 DATE: 04/16/2018  
 DRAFTER: MMAR/JARC  
 CHECKED: JDOY  
 PROJECT NO.: 180055  
 SHEET: 1 OF 3  
 DWG. NO.: C-01

**NOT FOR CONSTRUCTION**



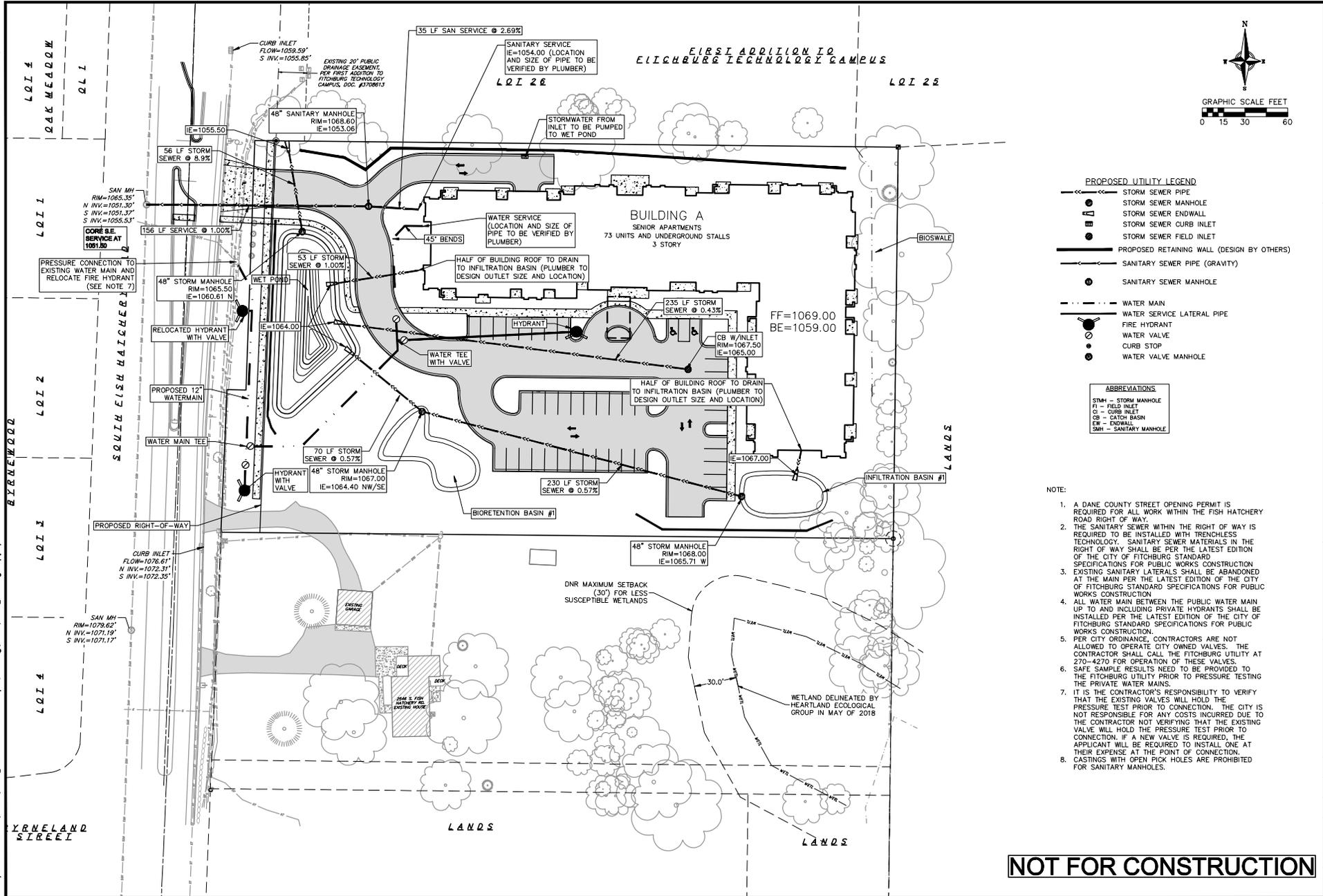
- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
  - - - 818 - - - EXISTING MINOR CONTOURS
  - - - 820 - - - PROPOSED MAJOR CONTOURS
  - - - 818 - - - PROPOSED MINOR CONTOURS
  - - - - - DITCH CENTERLINE
  - OVERFLOW DRAINAGE DIRECTION
  - ↗ PROPOSED SLOPE ARROWS
  - EXISTING SPOT ELEVATIONS
  - PROPOSED SPOT ELEVATIONS
  - PROPOSED RETAINING WALL
  - ♿ PROPOSED HANDICAP PARKING
- PROPOSED UTILITY LEGEND**
- STORM SEWER MANHOLE
  - STORM SEWER ENDWALL
  - STORM SEWER CURB INLET
  - STORM SEWER CURB INLET W/MANHOLE
  - STORM SEWER FIELD INLET

**NOT FOR CONSTRUCTION**

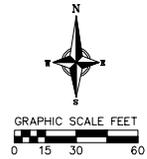


**Preliminary Grading Plan**  
 2546 & 2556 S. Fish Hatchery Rd  
 City of Fitchburg  
 Dane County, WI

SCHEMATIC NO.	DATE	REVISIONS	
		NO.	DATE
AS SHOWN	04/16/2018		
△	5/7/18	REVISED LAYOUT	
△	5/15/18	REVISED LAYOUT	



FIRST ADDITION TO  
ELICHBURG TECHNOLOGY CAMPUS



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
  - STORM SEWER MANHOLE
  - STORM SEWER ENDWALL
  - STORM SEWER CURB INLET
  - STORM SEWER FIELD INLET
  - PROPOSED RETAINING WALL (DESIGN BY OTHERS)
  - SANITARY SEWER PIPE (GRAVITY)
  - SANITARY SEWER MANHOLE
  - WATER MAIN
  - WATER SERVICE LATERAL PIPE
  - FIRE HYDRANT
  - WATER VALVE
  - CURB STOP
  - WATER VALVE MANHOLE

- ABBREVIATIONS**
- STM - STORM MANHOLE
  - CI - CURB INLET
  - CB - CATCH BASIN
  - EW - ENDWALL
  - SM - SANITARY MANHOLE

- NOTE:**
- A DANE COUNTY STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE FISH HATCHERY ROAD RIGHT OF WAY.
  - THE SANITARY SEWER WITHIN THE RIGHT OF WAY IS REQUIRED TO BE INSTALLED WITH TRENCHLESS TECHNOLOGY. SANITARY SEWER MATERIALS IN THE RIGHT OF WAY SHALL BE PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. EXISTING SANITARY LATERALS SHALL BE ABANDONED AT THE MAIN PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - ALL WATER MAIN BETWEEN THE PUBLIC WATER MAIN UP TO AND INCLUDING PRIVATE HYDRANTS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES.
  - SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION. CASTINGS WITH OPEN PICK HOLES ARE PROHIBITED FOR SANITARY MANHOLES.

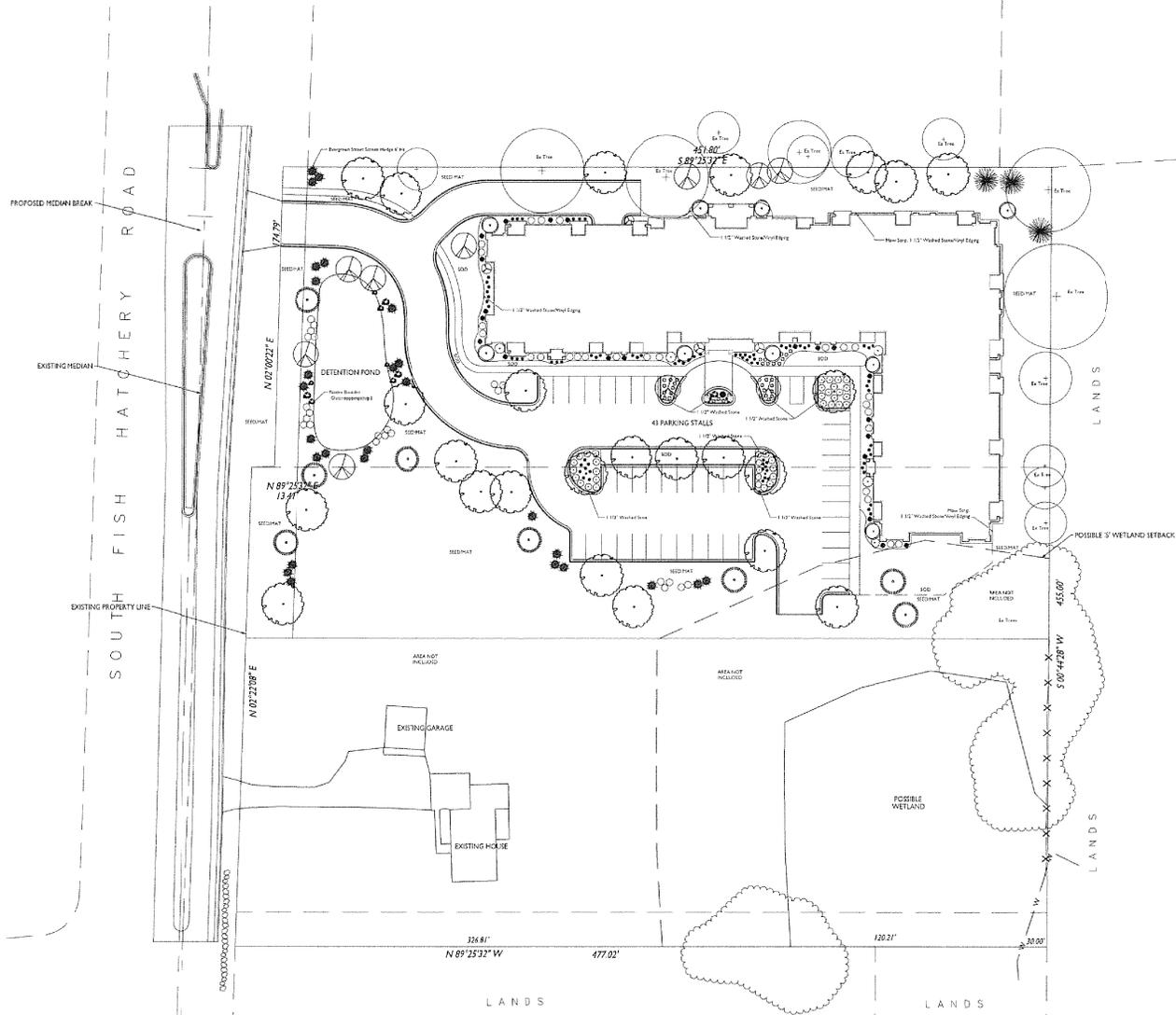


**Preliminary Utility Plan**  
2546 & 2556 S. Fish Hatchery Rd  
City of Fitchburg  
Dane County, WI

NO.	DATE	REVISIONS	REVISIONS

DATE	04/16/2018
DRAWN	JARC
CHECKED	JDOY
PROJECT NO.	180055
SHEET	3 OF 3

**NOT FOR CONSTRUCTION**



## PLANTING KEY

PLANT CATEGORY	SYMBOL	PLANT SUGGESTIONS
Large-Sized Tree 2'-2.5' Cal.		Hybrid Elm Cinkgo Common Hackberry Fonelyocust Sugar Maple Red Maple Swamp White Oak
Medium-Sized Tree 2'-2.5' Cal.		American Hophornbeam Littleleaf Linden Chancicleer Gallery Pear
Ornamental Tree 5' Ht.		Serviceberry Ivory Silk Japanese Tree Lilac Flowering Crabapple Eastern Redbud
Evergreen Tree 4' Ht.		Backhills Spruce Eastern White Pine Colorado Spruce
Evergreen Tree 10' Ht.		Backhills Spruce Eastern White Pine Colorado Spruce
Tall Shrub 30"-48" Ht.		Viburnum, Lilac, Hydrangea, Dogwood Ninebark, Witchhazel
Medium-Low Shrub 18"-36" Ht.		Chokeberry, Boxwood, Hydrangea, Diervilla, Dwarf Dogwood, Pockorange, Gro-Lo Sumac, Iose, Sirea, Weigela
Upright Evergreen 4' Ht.		Emerald Arborvitae Mountain Juniper
Evergreen Shrub 18"-36"		Taunton Japanese Yew Spreading Juniper Arborvitae, Dwarf Mugo Pine
Ornamental Grass or Perennial - #1 CONT.		PERENNIALS: Hosta, Daylily, Sedum, Allium, Coneflower, Cranesbill, Coralbells, Cammie, Black-Eye-Susan, Speedwell GRASSES: Feather Reed Grass, Blue Oat Grass, Maiden Grass, Switchgrass, Little Bluestem, Prairie Dropseed
Container Plantings		Annual Flower Seasonal Displays

GDP CONCEPT  
LANDSCAPE PLAN  
SCALE: 1"=30'-0"

**the blue company**  
LANDSCAPE ARCHITECTS  
LANDSCAPE CONTRACTORS  
2522 JEFFERSON STREET  
PO BOX 22022  
MILWAUKEE, WI 53222-0222  
TEL: 462-633-7211  
FAX: 462-512-5266

**OAK RIDGE FITCHBURG**  
2546-2556 SOUTH FISH HATCHERY ROAD  
FITCHBURG, WISCONSIN 53571

Checked By: SS  
Drawn By: 4/13/18 RS  
Revised 5/1/18 RS  
Revised  
Revised  
Revised  
Revised  
Revised  
Revised  
Revised

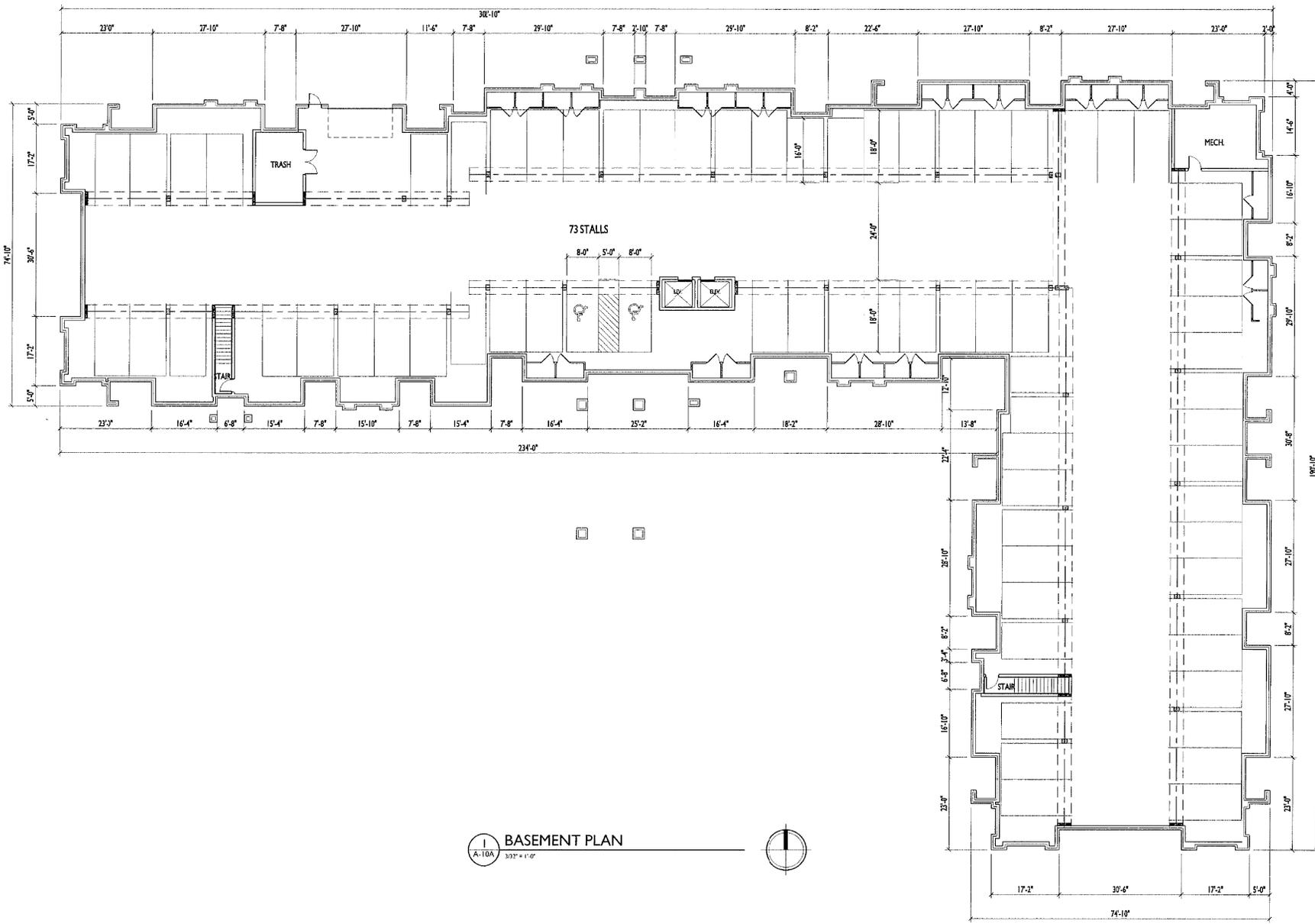
**L-1.1**

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consent of The Blue Company, Inc.

12/18/2018 10:00 AM C:\PROJECTS\OAK RIDGE FITCHBURG\OAK RIDGE FITCHBURG\OAK RIDGE FITCHBURG.dwg (PLOT) 1/18/18 10:00 AM



**knothe & bruce**  
ARCHITECTS  
Phone: 7641 University Ave, 5th Floor  
408-833-3670 Middleton, WI 53628



ISSUED  
Need for GP submittal - May 1, 2018

PROJECT TITLE  
Oak Ridge  
Senior  
Apartments

Fitchburg, WI  
SHEET TITLE  
Basement Plan

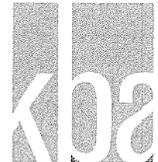
SHEET NUMBER

**A-1.0A**

PROJECT NO. 1807  
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**1**  
A-1.0A  
BASEMENT PLAN  
3/32" = 1'-0"





**knothe & bruce**  
ARCHITECTS  
Phone: 781 University Ave., 3rd Fl.  
408 Bldg. 1197 Middleton, WI 53522

ISSUED  
Based for GIP submittal - May 1, 2018

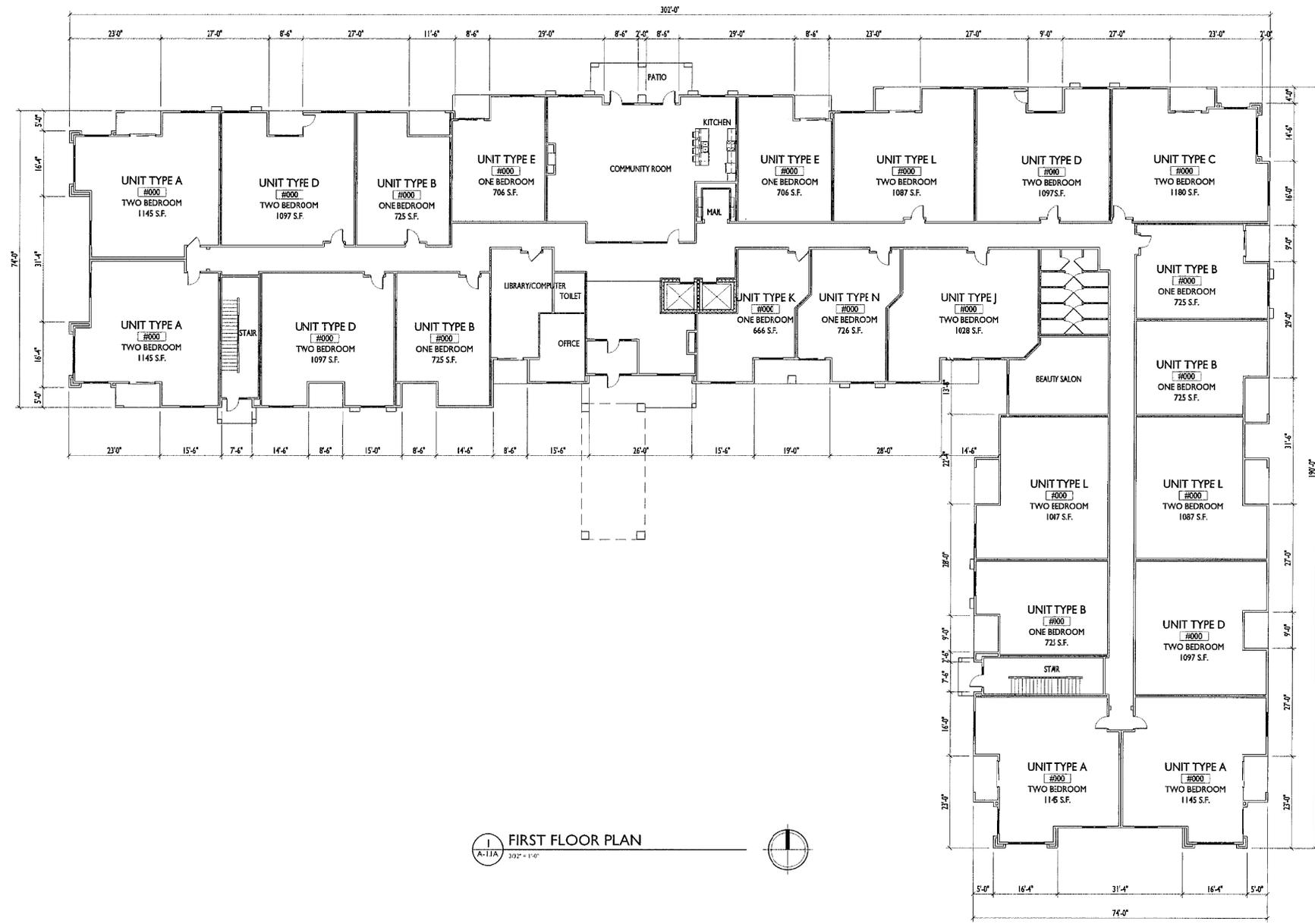
PROJECT TITLE  
Oak Ridge  
Senior  
Apartments

Ftchburg, WI  
SHEET TITLE  
First Floor Plan

SHEET NUMBER

**A-1.1A**

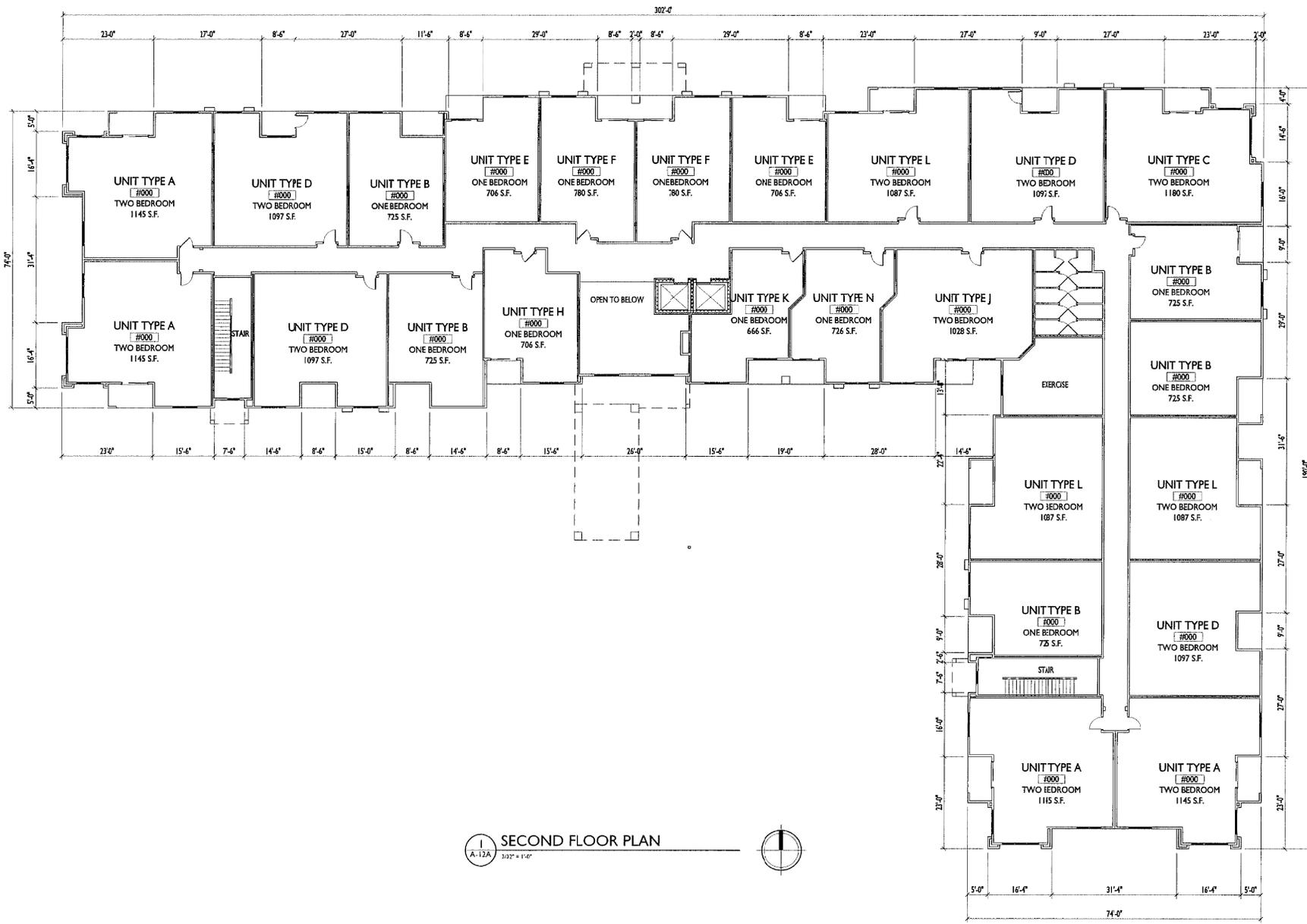
PROJECT NO. 1807  
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**FIRST FLOOR PLAN**  
A-1.1A 3/02" = 1'-0"



**knothe & bruce**  
ARCHITECTS  
Phone: 781 University Ave, Suite 201  
608.838.1699 Middleton, WI 53705



ISSUED  
based for GP submittal - May 1, 2018

PROJECT TITLE  
Oak Ridge  
Senior  
Apartments

Fitchburg, WI  
SHEET TITLE  
Second Floor Plan

SHEET NUMBER

**A-1.2A**

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EXTERIOR MATERIAL SCHEDULE	
BAZOOKY	METAL - MATCH WITH WINDOW TRIM
STONE VENEER	BRICKED STONE COOP - 1/2" QUARTZ COUNTER SQUARE
PRECAST	CONCRETE - COLOR TO MATCH FISH HATCHERY
A - COMPOSITE HORIZONTAL SIDING	VIKING SHADE - AGED PINE
B - COMPOSITE HORIZONTAL SIDING	VIKING SHADE - RICH GRAY
VINYL WINDOWS	VIKING - CAPED
ALUMINUM RAILING	BLACK - BLACK
GARAGE DOOR	WHITE - BLACK
BACKING BRIVANCE	ALPINE FITTING - ACTIC SILVER
COMPOSITE BOARD & BATTEN BRACKETS	VIKING SHADE - COMBUSTION
COMPOSITE DOOR & WINDOW TRIM POSTS	VIKING SHADE - COMBUSTION
STANDING SEAM METAL ROOF	SILVER METALIC
SOFFITS & FASCIA	BRUSHED NAVY WHITE
METAL CORNICE & FINES	BRUSHED NAVY WHITE
BRACKETS	HEATHERED WOOD



WEST ELEVATION  
ALONG FISH HATCHERY  
A-2.1A 3/32" = 1"=0"

ISSUED  
Issued for GIP submittal - May 1, 2018



SOUTH ELEVATION  
A-2.1A 3/32" = 1"=0"

PROJECT TITLE  
Oak Ridge  
Senior  
Apartments

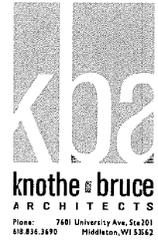
Ftchburg, WI  
SHEET TITLE  
Elevations

SHEET NUMBER

A-2.1A

PROJECT NO. 1807  
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EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - POLYETHYLENE TEREPHTHALATE
STONE VENEER	BUSCHER STONE CORP. - HILL SIZE COUNTY SQUARE
PRECAST	CONCRETE - COLOR TO MATCH STONE VENEER
A - COMPOSITE HORIZONTAL SIDING	JAMES HARDIE - ARBO PRINTER
B - COMPOSITE HORIZONTAL SIDING	JAMES HARDIE - ROCK GRAY
VINYL WINDOWS	WINDOR - GAFFED
ALUM. RAILING	SPRINKLE - BRACK
GARAGE DOORS	MATCO BRACK
BUILDING ENTRANCES	ALUMINUM STORMDOOR - ARCTIC BLAZR
COMPOSITE BOARD & BATTEN BRACKETS	JAMES HARDIE - COMBUSTION
COMPOSITE DOOR & WINDOW TRIM, ROSES	JAMES HARDIE - COMBUSTION
STANDING SEAM METAL ROOF	BEVER METALLIC
SOFFITS & FASCIA	PRIMA UNPAINT WHITE
PETAL DOORS & TRIMS	PRIMA UNPAINT WHITE
BUNGLES	HEATHFIELD WOOD



**2 EAST ELEVATION**  
A-2.2A 3/32" = 1'-0"

ISSUED  
Issued for CIP submittal - May 1, 2018



**1 NORTH ELEVATION**  
A-2.2A 3/32" = 1'-0"

PROJECT TITLE  
**Oak Ridge Senior Apartments**

Location  
**Fitchburg, WI**

SHEET TITLE  
**Elevations**

SHEET NUMBER

**A-2.2A**

PROJECT NO. **1807**  
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