



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 A-S district to the PDD district the following described property:

1. Location of Property/Street Address: Noble Drive, Parcel 108 of Fahey Fields Plat

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

LEGAL DESCRIPTION - LOT 108- PROPOSED FAHEY FIELDS

Lot 108 of proposed Fahey Fields, located in the SW1/4 of the NE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the East 1/4 corner of said Section 15; thence S87°28'11"W, 1532.63 feet to the point of beginning; thence S87°28'11"W, 498.96 feet; thence N00°11'51"E, 534.32 feet; thence S62°31'19"E, 110.48 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 450.00 feet and a chord which bears S57°13'49"E, 83.00 feet; thence S51°56'19"E, 464.33 feet to a point of curve; thence Southerly along a curve to the right which has a radius of 40.00 feet and a chord which bears S10°36'06"E, 52.84 feet; thence S30°44'07"W, 90.97 feet to the point of beginning.

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

2. Proposed Use of Property - Explanation of Request:

The proposed multi-family development consists of 144 dwelling units in three buildings. A concept site plan, showing the layout and positioning of the buildings on the lot, is provided in the application materials.

3. Proposed Development Schedule: Fall, 2017 to Fall, 2018

***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): Multi-family

Total Dwelling Units Proposed: 144 **No. Of Parking Stalls:** 97 surface; 142 covered

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: Fahey Land, LLC - David Fahey, Managing Member

Address: 5376 Irish Lane, Fitchburg, WI 53711 **Phone No:** (608) 658-0174

Contact Person: Michael Schiltz c/o Fiduciary Real Estate Development, Inc.

Email: mschiltz@fred-inc.com

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

Respectfully Submitted By:  **Michael Schiltz - Agent**
 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. _____

THE GLEN
APARTMENTS
AT FAHEY FIELDS
FITCHBURG, WISCONSIN



GENERAL IMPLEMENTATION PLAN

CONTENTS :

- PAGE 3 PROJECT LOCATION & GENERAL DESCRIPTION
- PAGE 5 RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT
- PAGE 6 SOCIAL & ECONOMIC IMPACTS
- PAGE 7 CONSISTENCY WITH COMPREHENSIVE PLAN
- PAGE 10 LAND USE
- PAGE 11 SITE DESIGN & PLANNED DEVELOPMENT ZONING STANDARDS
- PAGE 13 ENVIRONMENTAL BENEFITS OF USING PLANNED DEVELOPMENT ZONING
- PAGE 14 ORGANIZATIONAL STRUCTURE
- PAGE 15 PROJECT IMPLEMENTATION
- PAGE 15 NEIGHBORHOOD INPUT
- APPENDIX 'A' - GIP Lot 108 Masterplan
- APPENDIX 'B' - GIP Preliminary Grading & Utility Plans
- APPENDIX 'C' - GIP Preliminary Landscape Plan
- APPENDIX 'D' - Neighborhood Input Information

PROJECT TEAM:



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



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



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

PROJECT LOCATION & GENERAL DESCRIPTION

The Glen Apartments Development will be a quality high-density residential community to serve the increased demand for housing in the Fitchburg area over the next five years and beyond. It will be located on a 4.19 acre site at the west corner of a future intersection of Nobel Drive and Fahey Glen.

- Parcel 108 - The 4.19 acre parcel for residential uses of this project.

Surrounding Context

The project site is surrounded by existing & future residential uses to the immediate north, east, and northwest with agricultural uses to the south, light industrial uses immediately west. Additionally, there are some recreational uses to the north and east within the residential use.

Existing Topography & Wetlands

The project site has moderate sloping grade of about 18 feet from south to north and west.

There are no wetlands within the boundary of the parcel.

Existing Vegetation

The project site is currently farmed with a tree line along the south and west boundary of the parcel



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

As confirmed by the City Plan Commission at their May 16, 2017 meeting, in which they expressed a "preference for the applicant to use PDD zoning for this project", this project will utilize the City's PD Planned Development District instead of the City's R-H High Density District.

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

- Section 22-144 – Permitted Uses (3): Only permits up to 8 units per building. While we realize dwelling structures having greater than eight dwelling units are allowed as a Conditional Use (per 22-145 (6)), we desire the long-term stability afforded under a permanent zoning classification.
- Section 22-146 – Dimensional Standards (1): Does not allow more than two multiple family dwelling unit structures per lot. We are proposing three multiple family dwelling unit structures on one lot. To make this an integrated, vibrant community, we must have the design flexibility afforded in the PD zoning for the drives, parking lots, and walking connections between buildings.
- Section 22-146 – Dimensional Standards (2) b: Requires a minimum of 2,000 square feet of lot area per each Efficiency unit, 2,200 square feet of lot area per each 1 bedroom unit, 2,400 square feet per each 2 bedroom unit, and 2,700 square feet per each 3 bedroom unit, with the provision that each structured parking space reduces the minimum lot area by 500 square feet. We are

proposing 9 Efficiencies, 101 One Bedrooms, 22 Two Bedrooms, 12 Three Bedrooms and 97 structured parking spaces. This provision would require our proposed lot to be 6.37 acres, based on our proposed 144 units. The City has already approved the lot (via approval of the final plat of Fahey Fields) at 4.19 acres and the maximum units of 144.

- Section 22-146 – Dimensional Standards (2) c: Restricts lot size to a maximum of 90,000 square feet. We are purchasing one developable lot for this project, already approved by the City, with an area of 182,432 square feet or 4.19 acres.
- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback at 30 feet. In keeping with the City's desire to provide a more urban feel to multi-family residential developments, we propose a minimum 10 foot setback.
- Section 22-146 – Dimensional Standards (6): Sets the minimum street side setback at 25 feet. In keeping with the City's desire to provide a more urban feel to multi-family residential developments, we propose a minimum 10 foot setback.
- Section 22-146 – Dimensional Standards (8): Restricts the maximum building height to 45 feet. We are planning 3-stories of residential over an underground parking structure for each building. Although we have not yet developed the architectural building elevation, given the site topography and the need to work with the land, the maximum building height will likely be exceeded.

ECONOMIC & SOCIAL IMPACTS

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

Property Values and Tax Revenue

At total completion, it is estimated that this project would have a total value of approximately \$20,700,000. At this value, using the City's 2016 property tax rate the following tax receipts to the community could be realized annually:

State of Wisconsin:	\$3,500
Dane County:	\$67,000
City of Fitchburg:	\$177,000
Oregon School District:	\$210,000
<u>Madison Area Tech. College:</u>	<u>\$21,000</u>
Total Projected Annual Property Tax:	\$478,500

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

Impact Fees

This project should generate the following estimated Impact Fees to the City (2017 fees listed):

Park Improvement Fee	144 units x \$155 =	\$22,320
Fire Protection Fee	110 ST / 1BR x \$311 =	\$34,210
	34 2BR / 3BR x \$466 =	\$15,844
<u>Water Impact Fee:</u>	<u>144 units x \$1166 =</u>	<u>\$167,904</u>
Total Projected Impact Fees:		\$240,278

Additionally, per Ordinances 24-2(d)(2)(a) and 24-2(d)(2)(e), there shall be a Parkland Dedication of 2,900 square feet per dwelling unit and a fee in-lieu of \$4,330 per dwelling unit in deficit.

144 units x 2,900 sf = 417,600 sf (9.59 acres)

144 units x \$4,330 = \$623,520 fee in lieu of parkland dedication

The fee in lieu of Street Frontage for Parks per Ordinance 24-15(e), 22-647(3) shall be calculated at the time of Final Plat.

Social Impacts

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

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

CONSISTENCY WITH COMPREHENSIVE PLAN

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

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

Land Use Goal 1:

This project preserves and enhances the natural features of the City as follows:

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

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

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

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

Land Use Goal 2:

This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

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

Policies: (1) This is a redevelopment of an existing farm field.

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

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

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

Policies: (1) This project is within the urban growth area.
 (3) This high-density project is located at the future intersection of two minor collector streets consistent with proposed functional roadway classifications.

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

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

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

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

Natural Resources Goal 1:

This project will protect the natural environment.

Objective 3: This project will protect natural resources

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

(3) This project will meet all current Floodplain and Wetland ordinances. There are no floodplains or wetlands within the project boundary.

(5) This project is not developed on private septic.

Housing Goal 1:

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

Objective 1: After engaging nationally recognized residential experts Tracy Cross and Associates of Schaumburg, IL to perform a market study of alternative uses, they proposed a first class apartment home community. The three stories over underground parking, with 42 to 51 unit buildings, feature average residences of 920 square feet and average rent of \$1,375 per month. This market study and our business experiences of 25 years owning in excess of 4,000 apartment residences have determined this will be highly demanded, bring quality residents and a benefit to the City of Fitchburg.

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

Housing Goal 2:

This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

Policies: (1) This project is efficient to serve and this preserves rural land resources.

(2) In order to provide a variety of housing units, we will be offering studio, one-bedroom, two-bedroom, and three-bedroom units.

(4) This infill project makes wise use of land in the current urban service area, where service provisions already occur.

(5) We are proposing higher but livable residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.

(6) By utilizing the PDD design review process, the City will be allowed to ensure sound sustainable housing design.

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

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

Utilities Goal 2:

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

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

Policies: (2) As part of the Fahey Fields development, both Nobel Drive and Fahey Glen will have segments improved and expanded
(4) Our entire project will be served with gravity flow sanitary sewer.

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

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

Transportation Goal 1:

This project is part of a coordinated land use and transportation system.

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

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

Transportation Goal 2:

In conjunction with this project, a safe and efficient transportation system will be provided for the Fahey Fields neighborhood.

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

Policies: (2) The pattern of streets and sidewalks in the project area will maximize the connectivity of land uses within the neighborhood and to areas outside the neighborhood.
(4) The streets in this project area are interconnected to preserve mobility and avoid travel delays.

(6) This project is not located with direct access to major streets and roadways.
(7) This project is not located with direct access to major streets and roadways.

LAND USE

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

Parcel 108 Land Use

This 4.19 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 144 residential apartment units along with their associated common amenity spaces. At the time of this General Implementation Plan, the mix of residential units is as follows:

- Studio Units: 6.3%
- 1 or 1 Bedroom+Den Units: 70.1%
- 2 or 2 Bedroom+Den Units: 15.3%
- 3 Bedroom Units: 8.3%

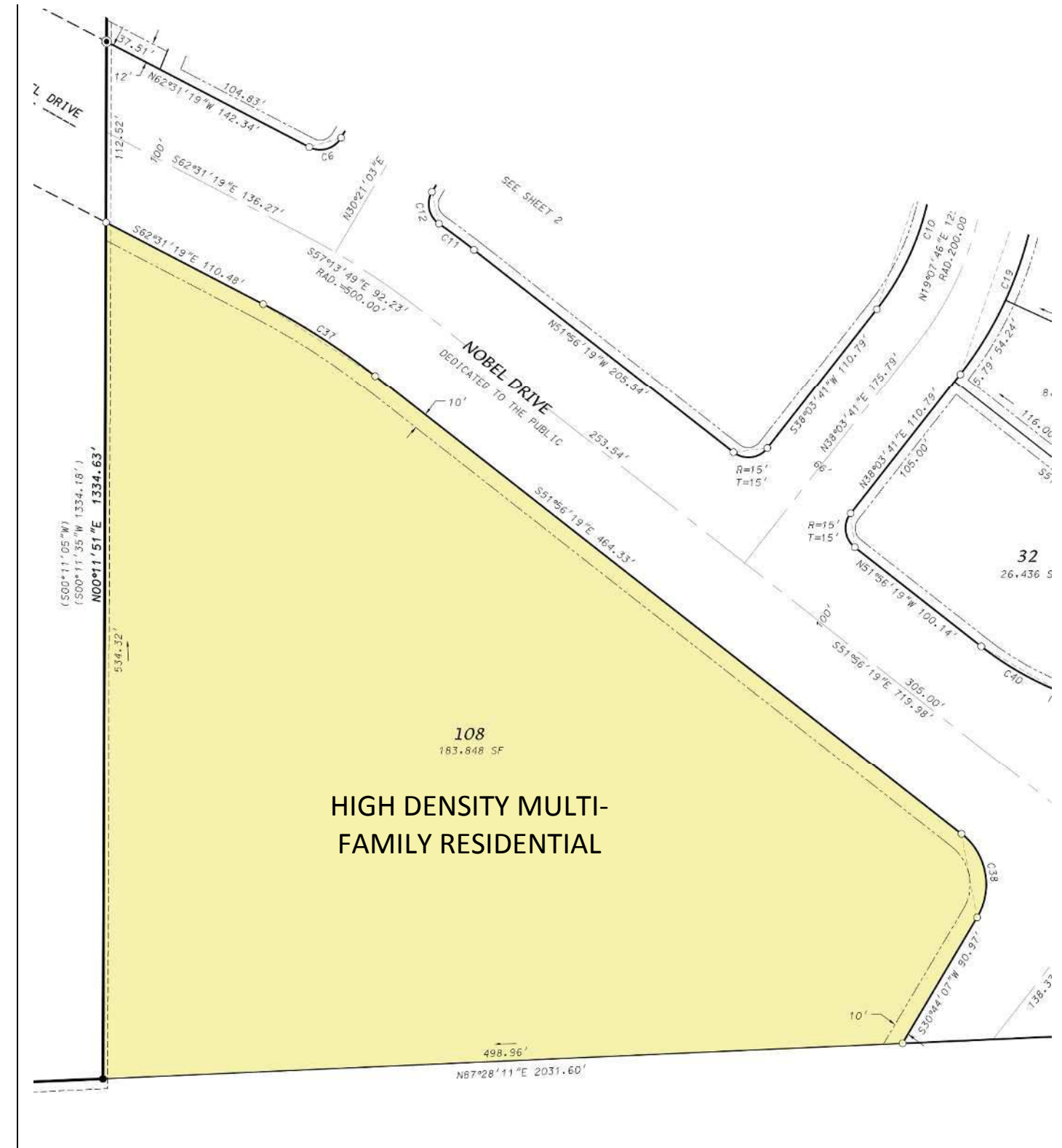
Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 920 square feet. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, Parcel 108 will contain various common space amenities integrated within the buildings or around the site. At the time of this General Implementation Plan, the anticipated common amenities are:

- Pool with sundeck
- Picnic Areas
- Fitness Center
- Clubroom with Kitchenette
- Connection to Walking Paths
- Other Green and/or Open Space for passive and active activities

Note:

The unit mix and common space amenities will be developed as the project's design is further developed. Final unit mix and specific common space amenities will be provided in the subsequent Specific Implementation Plans for this project.



SITE DESIGN & ZONING STANDARDS

The Masterplan of Parcel 108 has been thoughtfully designed to address numerous site challenges including the existing topography and project identity. See the following page and Appendix 'B' for the General Implementation Plan.

Masterplan Design Highlights:

- To work with the existing topography of the site, the two buildings at the south end of the site have building pads kept higher, and the building pad is lower along the north (Nobel Drive) property line.
- The buildings are located & orientated to address the street edge and to help define the public realm.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.

Off Street Parking:

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



Storm Water Management Overview:

Stormwater management for this site will be satisfied within a regional stormwater basin and infiltration area approved with the Fahey Fields plat. All City of Fitchburg ordinance requirements are met in the regional management areas.

Maintenance of all storm sewer structures and pipes within Lot 108 will be the responsibility of the property Owner.

Landscape Design:

The new landscape design for Parcel 108 of this project will meet all City of Fitchburg landscape design requirements. Please see Appendix 'C' for the preliminary Landscape Plan for Parcel 108. This plan will be further developed and additional detail and information will be provided with the subsequent Specific Implementation Plan submittals.

Planned Development Zoning Standards

Under the proposed Planned Development Zoning, Parcel 108 shall meet the following Zoning Standards:

- Residential Density: 36 units per acre (maximum)
- Building Height: Maximum of 4 Stories and Maximum 65 feet (to highest roof ridge)
- Street Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 20' (minimum)
- Rear Yard Setback: 20' (minimum)
- Building Coverage: 35% of Parcel Area (maximum)
- Floor Area Ratio: 1.00 (maximum)
- Impervious Surface Ratio: 65% of Parcel Area (maximum)
- Off-Street Parking: 1.5 Auto Spaces per Dwelling Unit (minimum)
1.0 Bike Spaces per Dwelling Unit (minimum)

FAHEY FIELDS - PARCEL 108 - CONCEPTUAL MASTERPLAN DATA									6/13/2017
BUILDING						PARKING			
NAME	USE	FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	RATIO	
A1	Multi-Family Residential	16,872 S.F.	50,616 S.F.	42	42	33	75	1.79 PER UNIT	
B1	Multi-Family Residential	18,542 S.F.	55,626 S.F.	51	50	32	82	1.61 PER UNIT	
B2	Multi-Family Residential	18,542 S.F.	55,626 S.F.	51	50	32	82	1.61 PER UNIT	
TOTALS		53,956 S.F.	161,868 S.F.	144	142	97	239	1.66 PER UNIT	

ZONING REQUIREMENT	DESIGN VALUE	CALCULATIONS
SITE DENSITY	34.38 Units/Acre	144 Units / 4.19 AC. = 34.38
BUILDING COVERAGE	29.6% of Parcel	53,956 S.F. / 182,432 S.F. = 29.6%
LANDSCAPE AREA	37.5% of Parcel	68,326 S.F. / 182,432 S.F. = 37.5%
IMPERVIOUS SURFACE	62.5% of Parcel	114,106 S.F. / 182,432 S.F. = 62.5%
FLOOR AREA RATIO	88.7% of Parcel	161,868 S.F. / 182,432 S.F. = 88.7%

General Implementation Plan Data

At the time of this General Implementation Plan, the Parcel 108 Masterplan Data is as follows. Final Masterplan Data that meets the Planned Development Zoning Standards above will be provided in the subsequent Specific Implementation Plans for this project.

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

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

Reduction of Sprawl

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

Less Impervious Surface Area

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

Enhanced Public Realm

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

ORGANIZATIONAL STRUCTURE

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

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

Supervision

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

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

Training

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

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

Applicant Screening

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

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

Track-Record of Success

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

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

PROJECT IMPLEMENTATION

The construction of the apartment buildings is anticipated to follow the following schedule in one single phase with completion in Fall 2017:

<u>Phase</u>	<u>Buildings</u>	<u>Schedule</u>
Phase 1	'A1'	(anticipated for Summer 2018)
Phase 1	'B1'	(anticipated for Fall 2018)
Phase 1	'B2'	(anticipated for Fall 2018)

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

NEIGHBORHOOD INPUT

On May 3, 2017, we mailed out a letter regarding a meeting to all the residents within 300 feet, along with some major associations in the area recommended by staff. The meeting was held at the Fitchburg community center at 5:30 pm. A total of 14 people attended (13 on registration list and alderman Carpenter) and the whole Fahey project was briefly reviewed, and then we spent about 30 minutes specifically on parcel 108 of this GIP submittal. See attached invite list, letter mailed, and actual attendance list in Appendix 'D'.

APPENDIX 'A'
GENERAL IMPLEMENTATION PLAN
LOT 108 - MASTERPLAN



PROJECT DATA - PARCEL 108 4.19 ACRES (182,432sf)

BLDG	UNITS						PARKING PROVIDED		
	STUDIO	1BR	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	RATIO
A1	3	29	10	0	42	52	42	33	1.79 / U
B1	3	36	6	6	51	69	50	32	1.61 / U
B2	3	36	6	6	51	69	50	32	1.61 / U
	9	101	22	12	144	190	142	97	1.66 / U
	6.3%	70.1%	15.3%	8.3%	100%				1.26 / BR



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-0301

FAHEY FIELDS APARTMENTS

GENERAL IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE JUNE 20, 2017

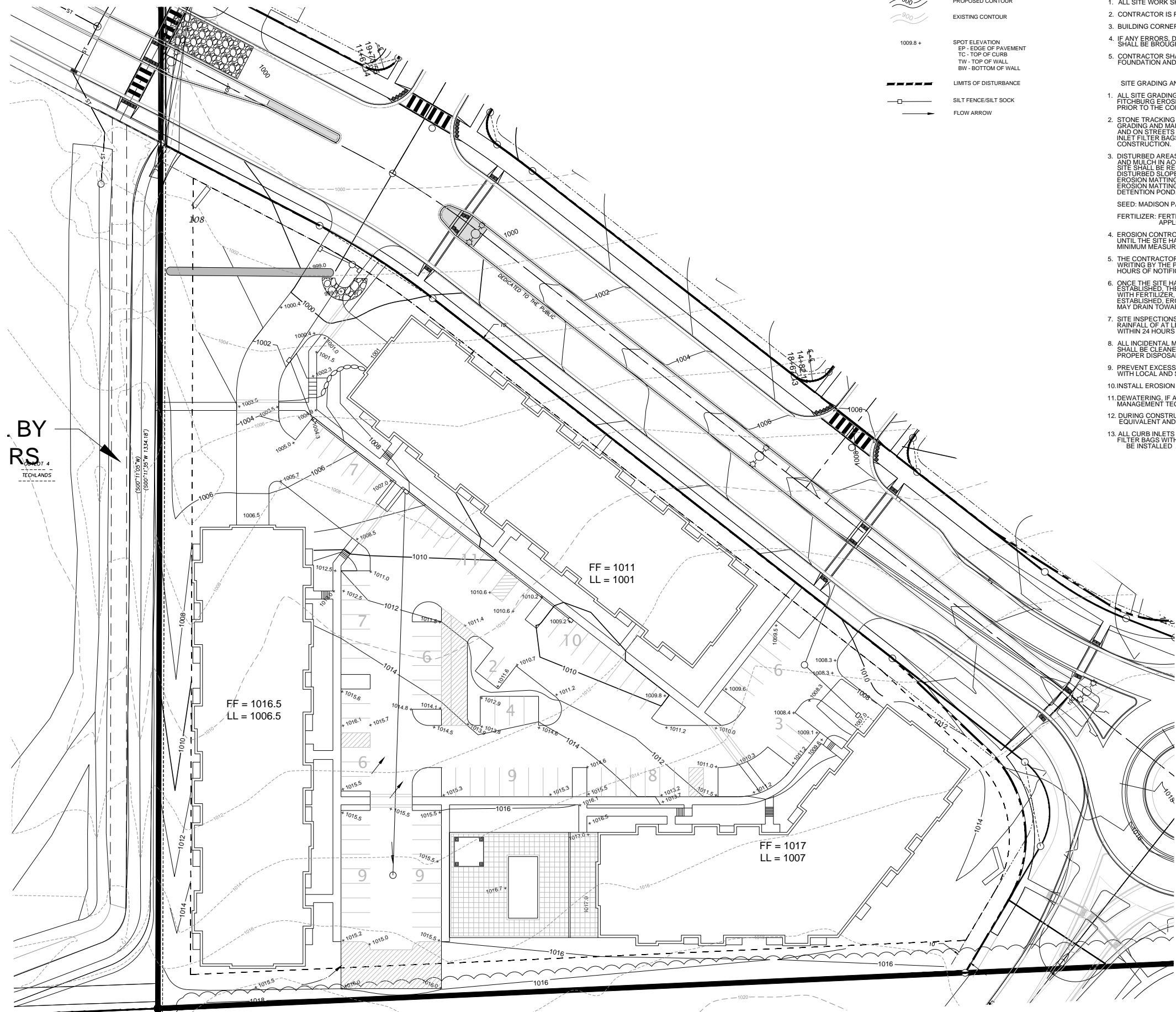
REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
ASP-100

APPENDIX 'B'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY GRADING & UTILITY PLANS



LEGEND

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

GENERAL NOTES:

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

SITE GRADING AND EROSION CONTROL NOTES:

1. ALL SITE GRADING AND EROSION CONTROL SHALL CONFORM WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE, CHAPTER 30 AND ANY ADDENDUMS ISSUED PRIOR TO THE CONTRACT BID DATE.
2. STONE TRACKING PADS AND SILT FENCE SHALL BE INSTALLED AT THE START OF SITE GRADING AND MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED. ALL INLETS ON-SITE AND ON STREETS THAT ARE ADJACENT TO THE WORK AREA SHALL RECEIVE TYPE D INLET FILTER BAGS PRIOR TO SITE DISTURBANCE AND MAINTAINED THROUGHOUT CONSTRUCTION.
3. DISTURBED AREAS WITHIN THE CITY ROW SHALL BE RESTORED WITH SEED, FERTILIZER AND MULCH IN ACCORDANCE WITH THE CITY SPECIFICATIONS. ALL DISTURBED AREAS ON SITE SHALL BE RESTORED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ANY DISTURBED SLOPES 4:1 OR STEEPER SHALL BE RESTORED WITH CLASS 1, TYPE A EROSION MATTING WITHIN 48 HRS OF FINAL TOPSOIL PLACEMENT ON THE BANKS. EROSION MATTING TO EXTEND 1-FOOT BELOW PERMANENT WATER ELEVATION IN THE DETENTION POND.
SEED: MADISON PARKS MIX APPLIED AT A RATE OF 6 POUNDS PER 1000 SF
FERTILIZER: FERTILIZER COMPOSITION SHALL BE DETERMINED BY A SOILS TEST AND APPLIED AT A RATE OF 0.5 NITROGEN POUNDS PER 1000 SF.
4. EROSION CONTROL SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR UNTIL THE SITE HAS BEEN STABILIZED. EROSION MEASURES AS LISTED SHALL BE THE MINIMUM MEASURES THAT WILL BE ACCEPTABLE.
5. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION MEASURES AS REQUESTED IN WRITING BY THE PROJECT SUPERINTENDENT OR THE CITY OF FITCHBURG WITHIN 24 HOURS OF NOTIFICATION.
6. ONCE THE SITE HAS UNDERGONE FINAL RESTORATION AND VEGETATION HAS ESTABLISHED, THE SILT FENCE SHALL BE REMOVED AND IF NECESSARY, RESTORED WITH FERTILIZER, SEED AND MULCH. ALTERNATIVELY, IF VEGETATION HAS NOT ESTABLISHED, EROSION MATTING MUST BE PLACED ON ALL DISTURBED AREAS THAT MAY DRAIN TOWARD THE SILT FENCE.
7. SITE INSPECTIONS SHALL BE COMPLETED ON A WEEKLY BASIS OR AFTER EVERY RAINFALL OF AT LEAST 0.5 INCHES. ALL NECESSARY REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF NOTIFICATION.
8. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
9. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
11. DEWATERING, IF APPLICABLE SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
12. DURING CONSTRUCTION ALL CURB INLETS SHALL RECEIVE FLEXSTORM CATCH IT OR EQUIVALENT AND INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE STRUCTURE.
13. ALL CURB INLETS SHALL RECEIVE PERMANENT FLEXSTORM PURE OR EQUIVALENT INLET FILTER BAGS WITH HR PILLOWS FOR OIL AND GREASE PROTECTION. HR PILLOW SHALL BE INSTALLED AFTER THE PARKING LOT HAS BEEN PAVED AND THE SITE STABILIZED.



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-0301

D'ONOFRIO KOTTHE AND ASSOCIATES, INC.
7530 Westwood Way, Madison, WI 53717
Phone: 608.833.7330 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FAHEY FIELDS APARTMENTS

DESIGN DEVELOPMENT PROGRESS

PROGRESS DOCUMENTS

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

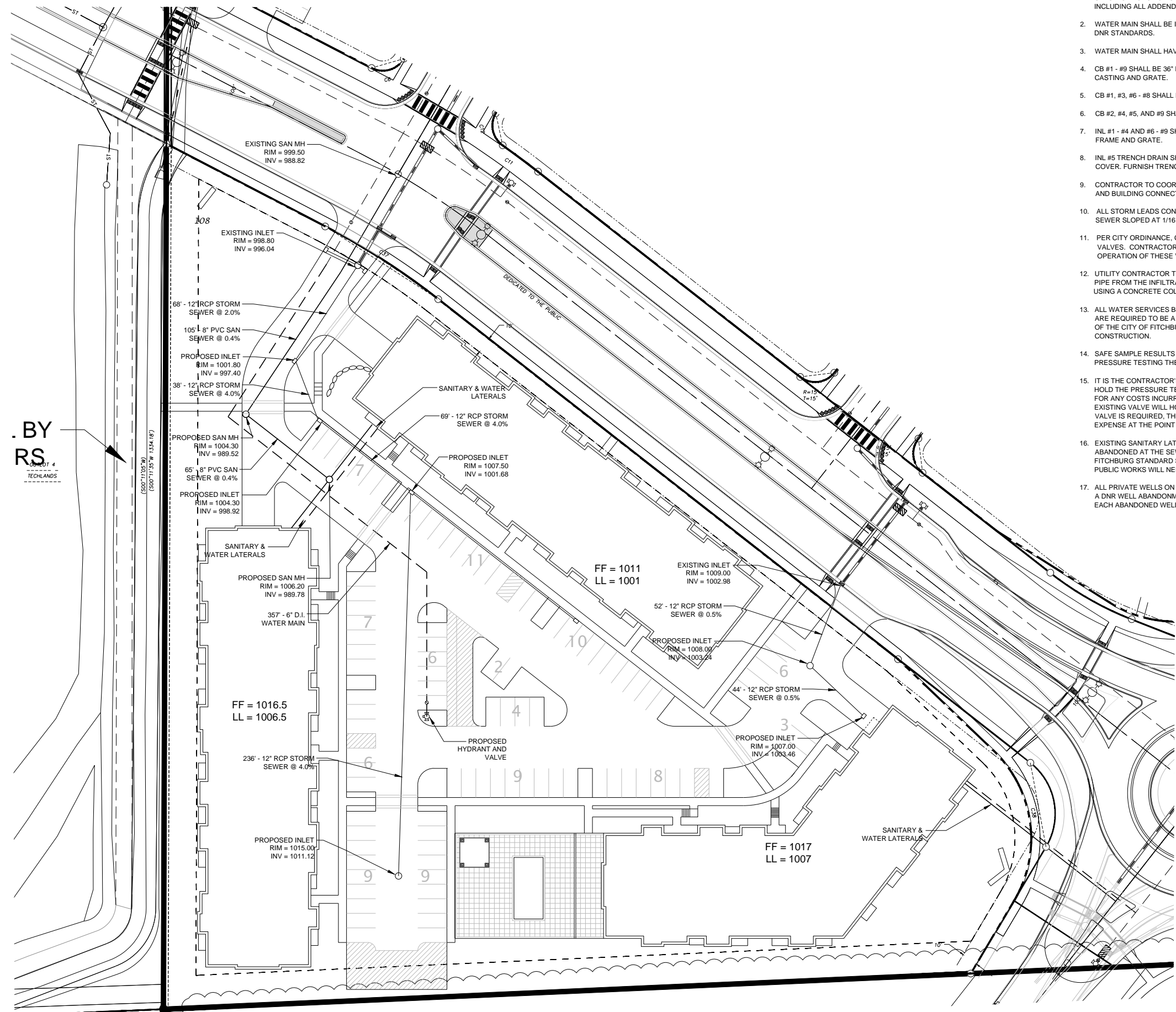
DATE OF ISSUANCE: JUNE 20, 2017

REVISION SCHEDULE

Mark	Description	Date

GRADING & EROSION CONTROL PLAN

SHEET NUMBER
C200



UTILITY NOTES:

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



JLA
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DESIGN DEVELOPMENT PROGRESS

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DATE OF ISSUANCE: JUNE 20, 2017

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
SITE UTILITY PLAN

SHEET NUMBER
C300

APPENDIX 'C'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY LANDSCAPE PLAN



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JLA PROJECT NUMBER: 17-0301

FAHEY FIELDS APARTMENTS

DESIGN DEVELOPMENT PROGRESS

PROGRESS DOCUMENTS

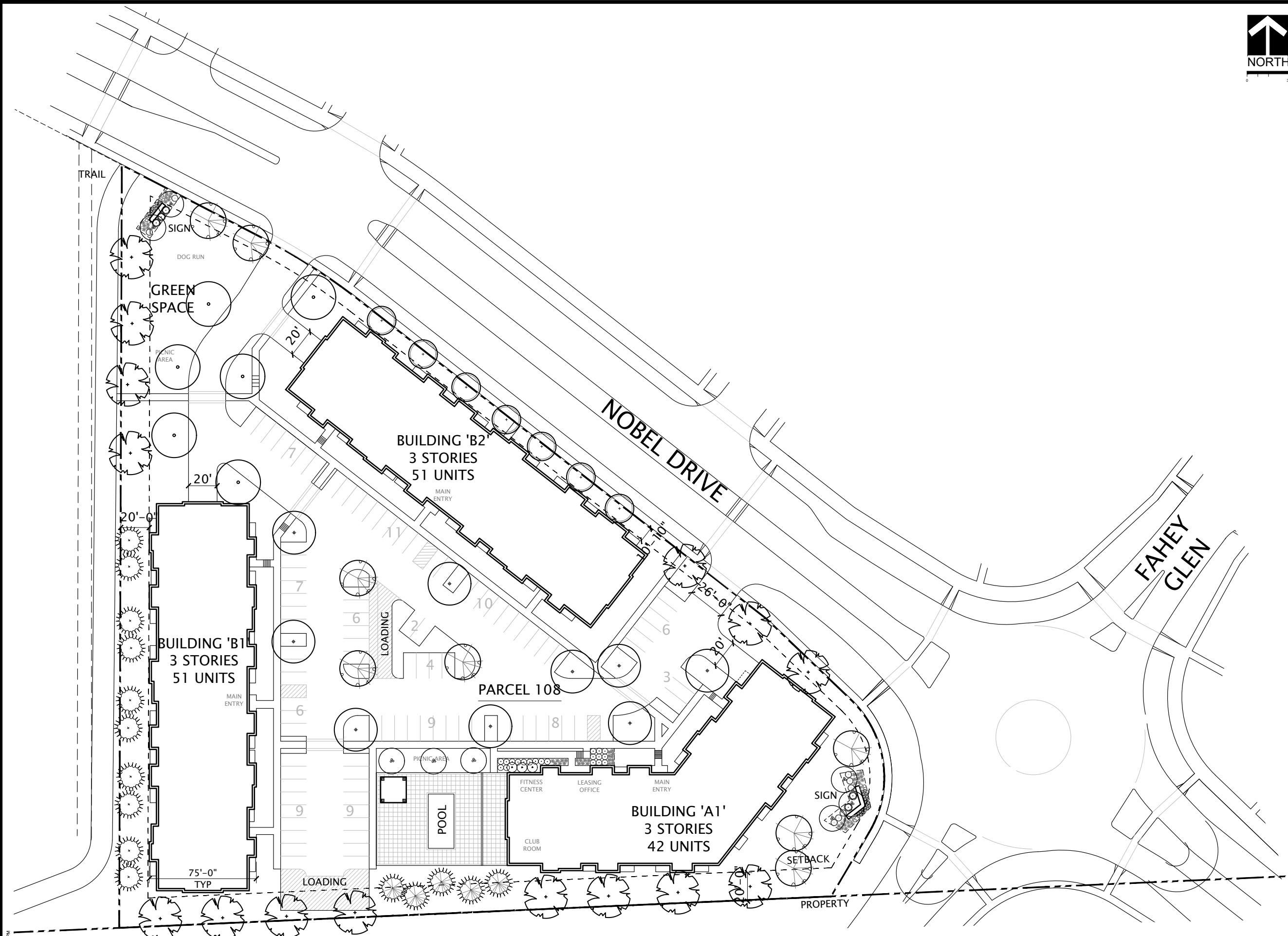
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE June 20, 2017

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
Preliminary Landscape Plan

SHEET NUMBER
L1



5/25/2017 1:10:06 PM

1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 40'



APPENDIX 'D'
NEIGHBORHOOD INPUT INFORMATION

Invite list for May 10, 2017 Neighborhood Meeting
Fiduciary Real Estate Development

21 POND VIEW WAY REALTY TR	138 WALNUT ST	NEWTON MA 02460
ADAMS REV TR, JANET B	40 POND VIEW WAY	FITCHBURG WI 53711
ALAN E NOVY & LINDA J NOVY	55 POND VIEW WAY	FITCHBURG WI 53711
AMIT NAIK & HIMANI DESHPANDE	2640 FAHEY GLN	FITCHBURG WI 53711
ANNETTE HEMMINGS	26 POND VIEW WAY	FITCHBURG WI 53711
BETTIE J FARR	42 POND VIEW WAY	FITCHBURG WI 53711
BOWMAN FARMS INC	2934 FISH HATCHERY RD	FITCHBURG WI 53713-3175
CHARLES L ODORIZZI	8121 PENTA CIR	LEHIGH ACRES FL 33972
CHERYL L STRASSMAN	2534 S FISH HATCHERY RD	MADISON WI 53711
Current Owner	34 POND VIEW WAY	MADISON WI 53711
Current Owner	7810 TWINFLOWER DR	MADISON WI 53719
Current Owner	43 POND VIEW WAY	FITCHBURG WI 53711
Current Owner	2909 IRVINGTON WAY	MADISON WI 53713
Current Owner	5363 LISMORE LN	FITCHBURG WI 53711
Current Owner	5370 IRISH LN	FITCHBURG WI 53711
DAN MCNEIL & JOAN HUGHES	2651 DUNGARVAN RD	FITCHBURG WI 53711
DANIEL BICHANICH	409 LUEDERS RD	SAUK CITY WI 53583
DANIEL P DUNN & RHONDA L DUNN	33 HARVEST WAY	FITCHBURG WI 53711
DONALD WIEBE & GAY WIEBE	33 POND VIEW WAY	FITCHBURG WI 53711
DSLO REV TRUST	5305 LACY RD	FITCHBURG WI 53711
EHRlich FAMILY TR	12 POND VIEW WAY	FITCHBURG WI 53711
ELINOR A ZACH	43 HARVEST WAY	FITCHBURG WI 53711
FAHEY 5370 LLC	5370 IRISH LN	FITCHBURG WI 53711
GERALD S SYVERSON & JEANETTE G SYVERSON	502 HIGHLAND MEADOWS DR	SPARTA WI 54656
GLENN A HECKARD & MARY A HECKARD	57 POND VIEW WAY	FITCHBURG WI 53711
GREG WOROCH	22 POND VIEW WAY	FITCHBURG WI 53711
GUOYANG ZHEN & MULIAN LEI	2647 FAHEY GLN	FITCHBURG WI 53711
HELEN KUSI & FRANCIS KWAKWA	23 HARVEST WAY	FITCHBURG WI 53711
HELEN L BENNETT & LETITIA BENNETT ERDMAN	10 POND VIEW WAY	FITCHBURG WI 53711
HERBERT A MUELLING & RHONDA R MUELLING	15 HARVEST WAY	FITCHBURG WI 53711
HOLLAND INCOME TR, CAROLYN J	53 HARVEST WAY	FITCHBURG WI 53711
ILIR ZHUBI & BUJARE ZHUBI	2648 FAHEY GLN	FITCHBURG WI 53711
JASON T ROBB & APRIL L SCHULZ	2644 FAHEY GLN	FITCHBURG WI 53711
JEFFREY M DAWALT & JEANNIE M DAWALT	53 POND VIEW WAY	FITCHBURG WI 53711
JOHN E PYLE & LINDA L KING	37 HARVEST WAY	FITCHBURG WI 53711
JOHN J LORENCE	45 POND VIEW WAY	FITCHBURG WI 53711
JOHN L PEREZ & DELORES M PEREZ	48 HARVEST WAY	FITCHBURG WI 53711
JOSEPH P RUEDEN & KAREN W RUEDEN	5329 LACY RD	FITCHBURG WI 53711
KATHRYN JANE JASKOWSKI	41 POND VIEW WAY UNIT 15	FITCHBURG WI 53711
KEITH CANDELL & CAROLYN CANDELL	22 HARVEST WAY	FITCHBURG WI 53711
KEMMETER LIVING TR, JAMES A & CATHERINE E	38 HARVEST WAY	FITCHBURG WI 53711
KERRY G COOKS & VALENCIA M COOKS	53368 BRACKEN FERN DR	SOUTH BEND IN 46637
KIMBERLY K TRAUTNER & TODD E JOHNSON	5005 WENTWORTH CIR	MCFARLAND WI 53558
KNITTEL REV TR, ROLF P & BONNIE JO	21 HARVEST WAY	FITCHBURG WI 53711
KREUL LIVING TR, RONALD S & SANDRA K	45 HARVEST WAY	FITCHBURG WI 53711
KRISTINE A WETZEL	30 POND VIEW WAY	FITCHBURG WI 53711
LAURA VARRIALE	2652 DUNGARVAN RD	FITCHBURG WI 53711
LOIS MUELLER	80 POND VIEW WAY	FITCHBURG WI 53711
MARCELLE REV TR, JAMES L & DIANE M	51 HARVEST WAY	FITCHBURG WI 53711
MARY E RUPPERT	36 POND VIEW WAY	FITCHBURG WI 53711
MARY JO WILLIS	84 POND VIEW WAY	FITCHBURG WI 53711
MAYNARD E BOTHUN & SANDRA M BOTHUN	2635 FAHEY GLEN	FITCHBURG WI 53711
MICHAEL E MAHAFFEY & JANICE K MAHAFFEY	41 HARVEST WAY	FITCHBURG WI 53711
NANCY E WOLFGRAM	70 POND VIEW WAY	FITCHBURG WI 53711
NANCY J MEYER	47 HARVEST WAY	FITCHBURG WI 53711
NANCY J WALTERS	35 POND VIEW WAY	FITCHBURG WI 53711
NSP TR	24 POND VIEW WAY	FITCHBURG WI 53711
PALMER REV TR, HAROLD D	36 HARVEST WAY	FITCHBURG WI 53711
PATRICIA L HOLLIDAY	11 HARVEST WAY	FITCHBURG WI 53711
PAUL T TOLTZIEN	46 HARVEST WAY	FITCHBURG WI 53711
PAULA R POSSIN	24 HARVEST WAY	FITCHBURG WI 53711
PFEIL REV LIVING TR, TERESA K	600 24TH ST NW	AUSTIN MN 55912
PROMEGA CORPORATION	2800 WOODS HOLLOW RD	MADISON WI 53711
RICHARD W COLLINS & DORIS DEBRA BERNDT	27 HARVEST WAY	FITCHBURG WI 53711
ROBERT J JOHNSON & SUSAN M HINTZMAN-JOHNSON	13 HARVEST WAY	FITCHBURG WI 53711
ROBERT T REIF & RITA F REIF	25 HARVEST WAY	FITCHBURG WI 53711
ROW REVOC TR, EWING HARDING & PATRICIA A	25 POND VIEW WAY	FITCHBURG WI 53711
SEAN G FOLEY	82 POND VIEW WAY	FITCHBURG WI 53711
SHARON L HUHTALA	51 POND VIEW WAY	FITCHBURG WI 53711
SHEILA K MURRAY	5359 LISMORE LN	FITCHBURG WI 53711
SIEBERT LIVING TR, TERRENCE W & KATHERINE T	14 POND VIEW WAY	FITCHBURG WI 53711
STONEMAN FAMILY FARM LLC	2268 CAINE RD	FITCHBURG WI 53575
SUE A BROUILLETTE & PAUL G SCHULTE	31 HARVEST WAY	FITCHBURG WI 53711
SUSAN P CARTER	47 POND VIEW WAY	FITCHBURG WI 53711
TARA L TORRENS	35 HARVEST WAY	FITCHBURG WI 53711
TECH LANDS LLC	4605 DOVETAIL DR	MADISON WI 53704
THE CROSSING CONDOMINIUM UNIT OWNERS ASSOCIATION	90 POND VIEW WAY	FITCHBURG WI 53711
THOMAS ALLEN MARSHALL & JOANNE HELEN MARSHALL	72 POND VIEW WAY	FITCHBURG WI 53711
THOMAS DICHAFF & LORETTA DICHAFF	37 POND VIEW WAY	FITCHBURG WI 53711
THOMAS J SCHLOESSER & RENEE L SCHLOESSER	23 POND VIEW WAY	FITCHBURG WI 53711
TIMOTHY LEUNG	5367 LISMORE LN	FITCHBURG WI 53711
WATERFORD GLEN HOMEOWNER'S ASSOCIATION	2935 S FISH HATCHERY RD UNIT 302	FITCHBURG WI 53711
WFJKH TRUST	32 POND VIEW WAY	FITCHBURG WI 53711
WILLIAM L BOYER JR & JANET L BOYER	16 POND VW	FITCHBURG WI 53711
WILLIAM R KLEIN & CYNTHIA L KLEIN	62 POND VIEW WAY	FITCHBURG WI 53711

3 May 2017

Re: Fahey Fields Neighborhood Meeting

Hello Fitchburg Neighbor,

You are invited to a private neighborhood meeting regarding the potential development of Lot 108 at Fahey Fields for a market rate multi-family housing project. Leadership from Fiduciary Real Estate Development will be on hand to discuss the project and answer potential questions.

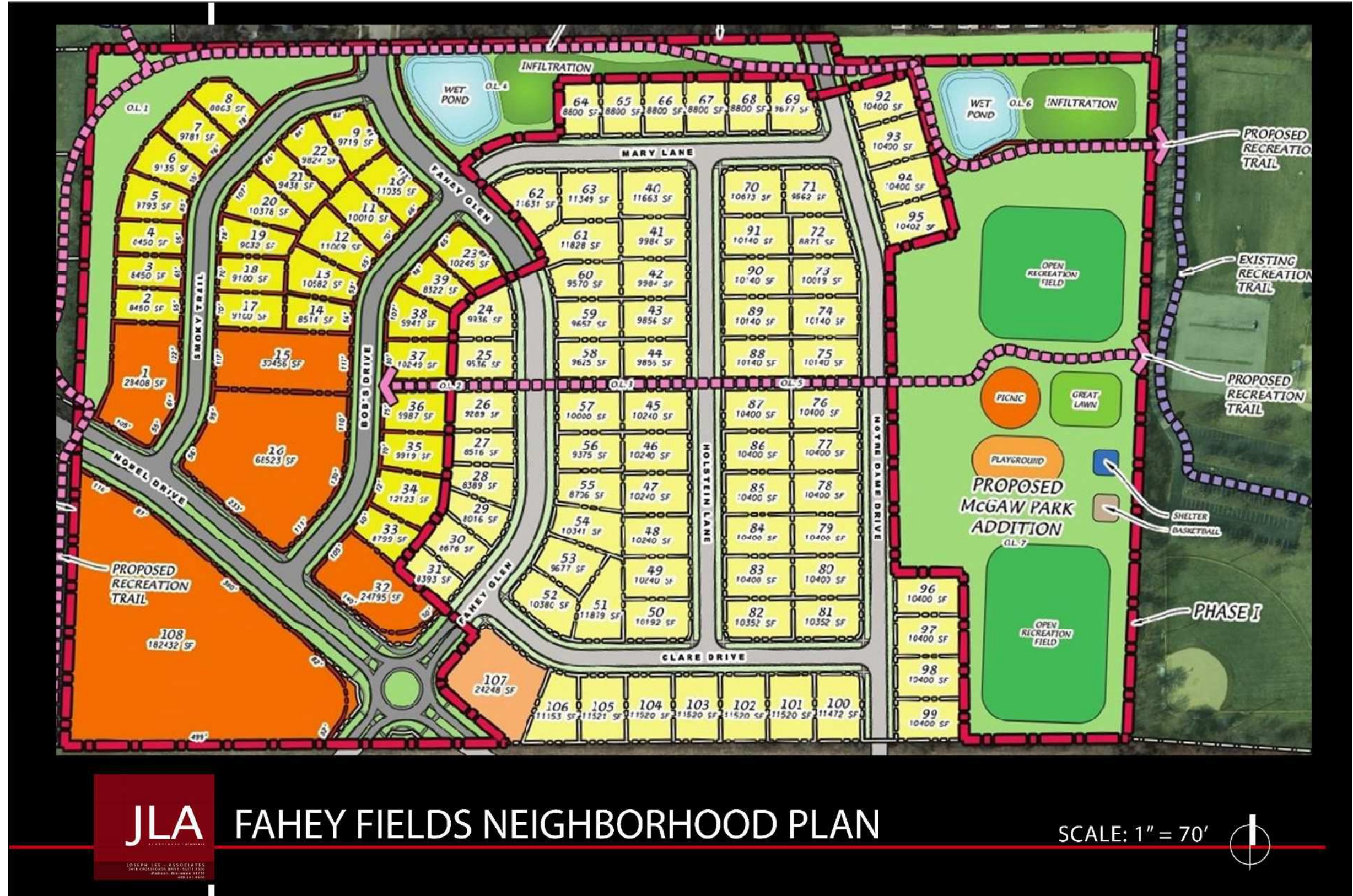
The meeting will take place at: Fitchburg Community Center
5510 Lacy Rd
Fitchburg, WI 53711

Oak Hall Room
Wednesday, 10 May, 2017 at 5:30pm

We look forward to meeting you!

Thank you,

Joey Wisniewski
Asset Manager
Fiduciary Real Estate Development, Inc
P: 414.274.8261
F: 414.274.8262
jwisniewski@fred-inc.com



Sample Neighborhood Meeting Board



Sample Neighborhood Meeting Board



JLA PROJECT NUMBER: 17-0301

FAHEY FIELDS

DATE OF ISSUANCE	MAY 10, 2017
REVISION SCHEDULE	Asst Desc'n Ktr Dctn

SHEET TITLE
ARCHITECTURAL SITE PLAN - PARCEL 108

SHEET NUMBER
ASP-101

