



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

# ARCHITECTURAL & DESIGN REVIEW APPLICATION

**Applicant/Contact Person:** Brett Van Zee

**Address:** 303 Watson Powell Jr Way, Ste 200 **Phone Number of Contact Person:** 515-633-2941

**City, State, Zip Code:** Des Moines, IA 50309 **Email of Contact Person:** brettv@invisionarch.comt

**Project Address:** 5505 Nobel Drive, Fitchburg WI 53711 **Lot:** 25 **Subdivision:** Techlands

**Project Type:**  Multi-Family  Commercial  Industrial  Other  
 New  Addition

**Impervious Surface Ratio (ISR):** 53.4% @ (City Standard: maximum 65% ISR)  
Full Buildout

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

**Site Data:**

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

**Building:**

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

**Ingress, Egress, Parking:**

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

**Landscaping:**

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

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

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: B. Omer Date: 12.21.2017  
Applicant or Authorized Agent

**\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

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**FOR CITY USE ONLY**

Date Received: \_\_\_\_\_ Plan Commission Date: \_\_\_\_\_

Comments:

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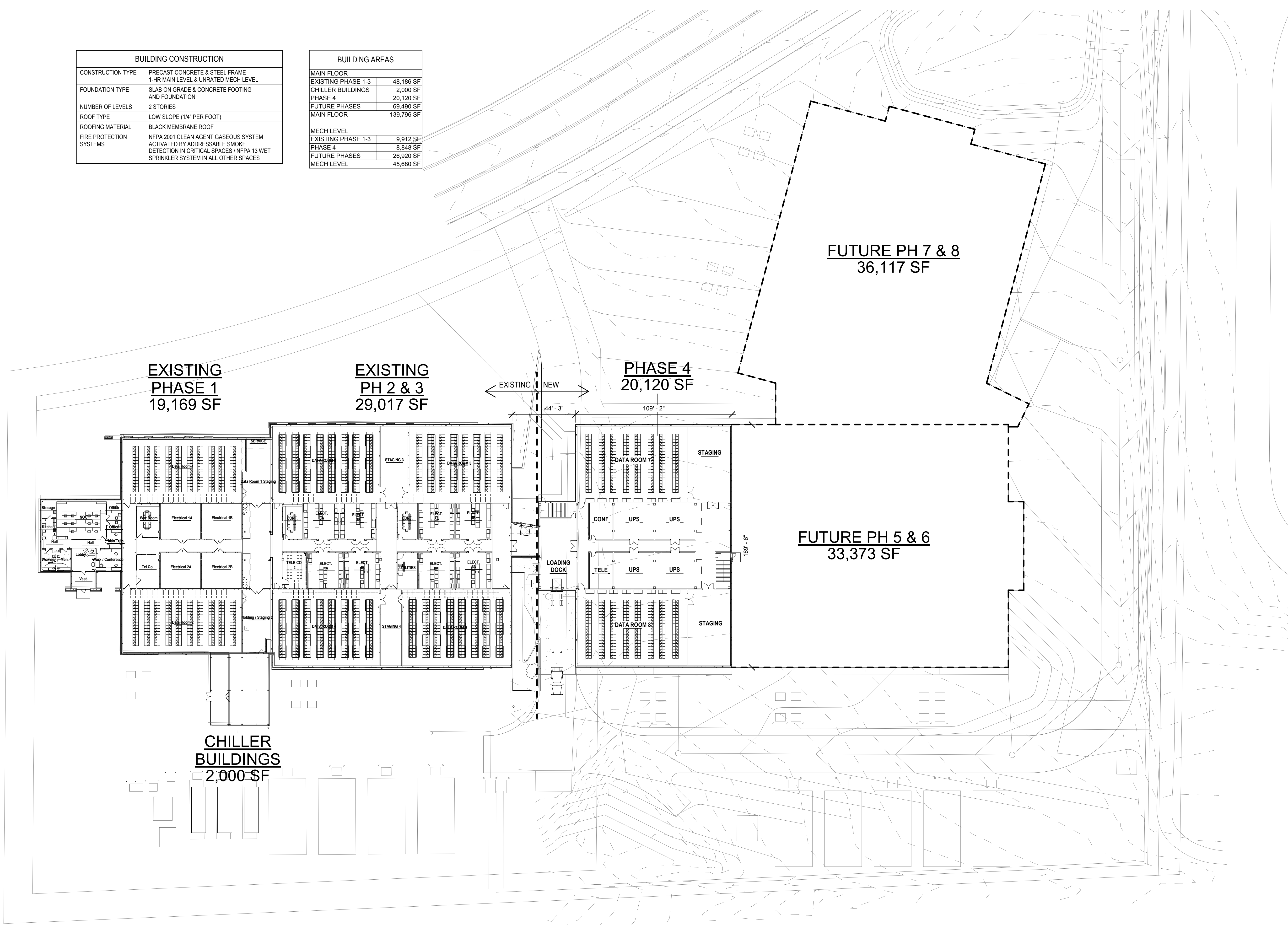






| BUILDING CONSTRUCTION   |  |
|-------------------------|--|
| CONSTRUCTION TYPE       | PRECAST CONCRETE & STEEL FRAME<br>1-HR MAIN LEVEL & UNRATED MECH LEVEL   |
| FOUNDATION TYPE         | SLAB ON GRADE & CONCRETE FOOTING<br>AND FOUNDATION   |
| NUMBER OF LEVELS        | 2 STORIES  |
| ROOF TYPE               | LOW SLOPE (1/4" PER FOOT)  |
| ROOFING MATERIAL        | BLACK MEMBRANE ROOF  |
| FIRE PROTECTION SYSTEMS | NFPA 2001 CLEAN AGENT GASEOUS SYSTEM<br>ACTIVATED BY ADDRESSABLE SMOKE<br>DETECTION IN CRITICAL SPACES / NFPA 13 WET<br>SPRINKLER SYSTEM IN ALL OTHER SPACES |

| BUILDING AREAS     |            |
|--------------------|------------|
| MAIN FLOOR         |            |
| EXISTING PHASE 1-3 | 48,186 SF  |
| CHILLER BUILDINGS  | 2,000 SF   |
| PHASE 4            | 20,120 SF  |
| FUTURE PHASES      | 69,490 SF  |
| MAIN FLOOR         | 139,796 SF |
| MECH LEVEL         |            |
| EXISTING PHASE 1-3 | 9,912 SF   |
| PHASE 4            | 8,848 SF   |
| FUTURE PHASES      | 26,920 SF  |
| MECH LEVEL         | 45,680 SF  |



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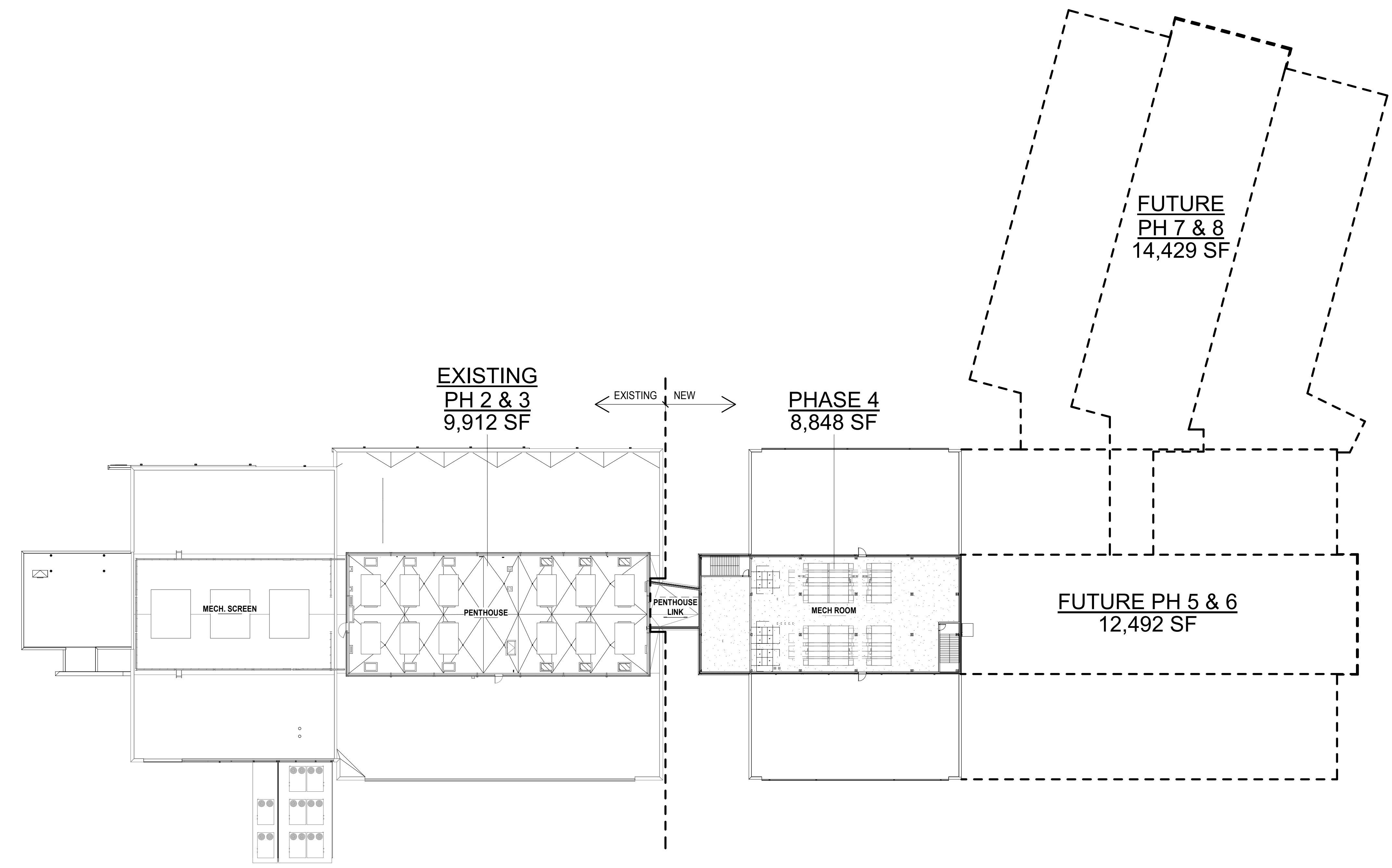
**1** MAIN FLOOR PLAN OVERALL - PHASE 4  
1/32" = 1'-0"

**PRELIMINARY NOT FOR CONSTRUCTION**

**CONFIDENTIAL**  
 PROPRIETARY PROPERTY OF  
 ONENECK IT SOLUTIONS

REVISIONS:  
 Description Date

OWNER SIGN-OFF:  
 DATE NAME



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SHEET RESPONSIBILITY: Author



1 MECHANICAL FLOOR PLAN OVERALL - PHASE 4  
 1/32" = 1'-0"

**PRELIMINARY NOT FOR CONSTRUCTION**

OneNeck IT Solutions  
**MSN DATA CENTER - PHASE 4**  
 5505 NOBEL DRIVE  
 FITCHBURG, WI 53711

PROJECT NO:  
 17058

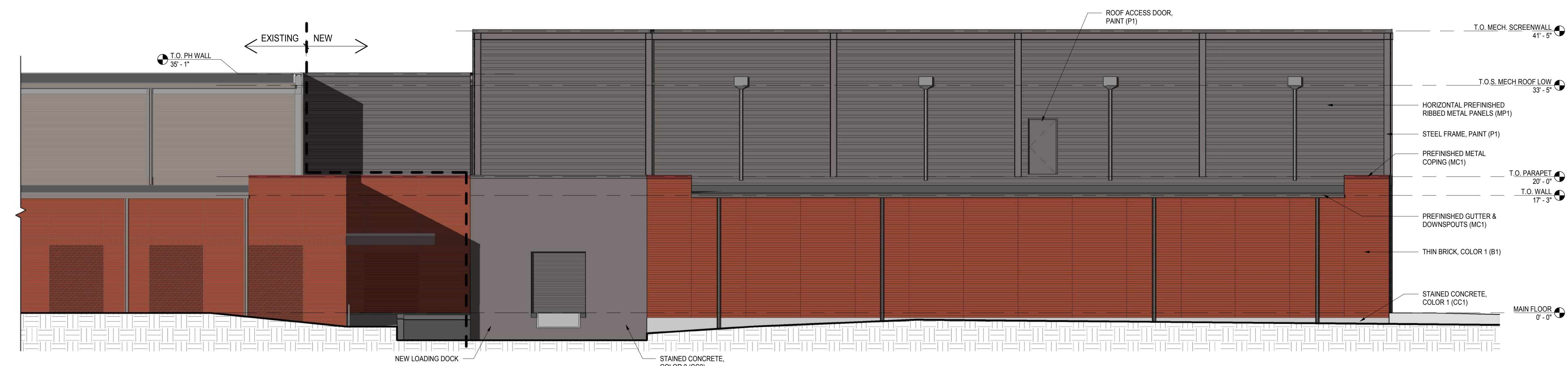
DATE:  
 12.21.2017

SHEET SET:  
 ARCHITECTURAL &  
 DESIGN REVIEW

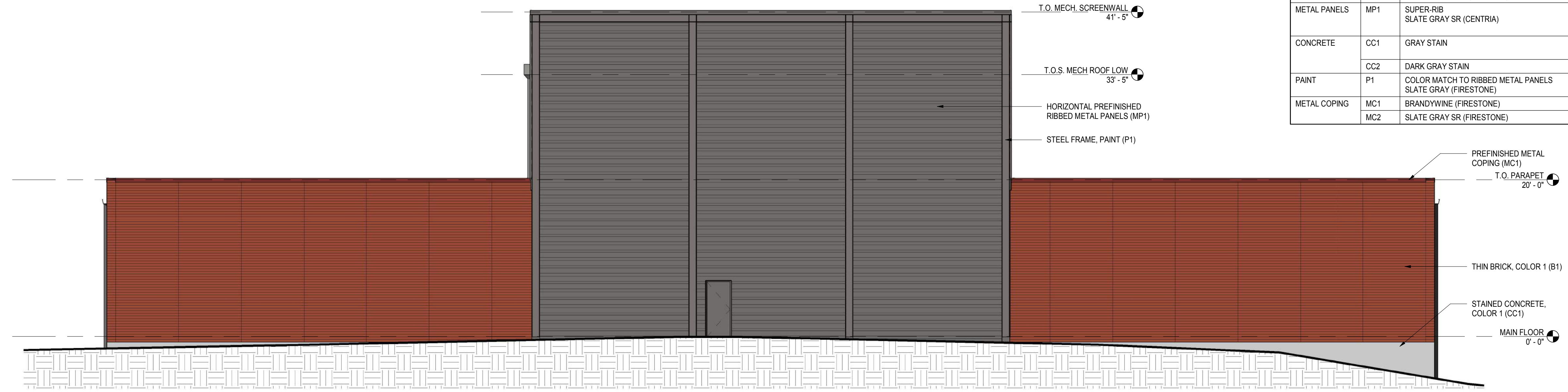
SHEET NAME:  
 MECHANICAL FLOOR  
 PLAN - PHASE 4

SHEET:  
**SDA1.20**

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| EXTERIOR FINISH SCHEDULE |      |   |   |
|--------------------------|------|---|---|
| MATERIAL                 | TYPE | DESCRIPTION   | COMMENTS  |
| BRICK                    | B1   | THIN BRICK TO MATCH - GLEN-GERY CLASSIC SERIES, MAROON (WIRE CUT) | WARM RED - MAIN FIELD COLOR   |
| METAL PANELS             | MP1  | SUPER-RIB SLATE GRAY SR (CENTRIA)                                 | PREFINISHED RIBBED METAL PANELS ON MECHANICAL STORY. VERIFY COLOR MATCH W/ FIRESTONE SLATE GRAY |
| CONCRETE                 | CC1  | GRAY STAIN  | CONCRETE FOUNDATIONS & COLONNADE INFILL PANELS  |
|                          | CC2  | DARK GRAY STAIN   | CONCRETE WALL PANELS  |
| PAINT                    | P1   | COLOR MATCH TO RIBBED METAL PANELS SLATE GRAY (FIRESTONE)         | MISC. STEEL LINTELS, & STEEL FRAMING  |
| METAL COPING             | MC1  | BRANDYWINE (FIRESTONE)  | COPING AT BRICK B1  |
|                          | MC2  | SLATE GRAY SR (FIRESTONE)   | COPING AT RIBBED METAL PANEL MP1  |



**PRELIMINARY NOT FOR CONSTRUCTION**

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| EXTERIOR FINISH SCHEDULE |      |   |   |
|--------------------------|------|---|---|
| MATERIAL                 | TYPE | DESCRIPTION   | COMMENTS  |
| BRICK                    | B1   | THIN BRICK TO MATCH - GLEN-GERY CLASSIC SERIES, MAROON (WIRE CUT) | WARM RED - MAIN FIELD COLOR   |
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OneNeck IT Solutions  
**MSN DATA CENTER - PHASE 4**

5505 NOBEL DRIVE  
FITCHBURG, WI 53711

PROJECT NO:  
17058

DATE:  
12.21.2017

SHEET SET:  
ARCHITECTURAL &  
DESIGN REVIEW

SHEET NAME:  
EXTERIOR PERSPECTIVES

SHEET:  
**SDA2.01**

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| EXTERIOR FINISH SCHEDULE |      |   |   |
|--------------------------|------|---|---|
| MATERIAL                 | TYPE | DESCRIPTION   | COMMENTS  |
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