



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

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: James McFadden

Address: 380 West Washington Avenue

Phone Number of Contact Person: (608)251-1350

City, State, Zip Code: Madison, WI 53703

Email of Contact Person: james@mcfadden.com

Project Address: 3045 Oregon

Lot: _____

Subdivision: _____

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

Impervious Surface Ratio (ISR): 65% (City Standard: maximum 65% ISR)

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).

ARCHITECTURAL AND DESIGN REVIEW APPLICATION
Page 2

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: _____

Applicant or Authorized Agent

Date: September 30, 2019

***** 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. 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.**

FOR CITY USE ONLY

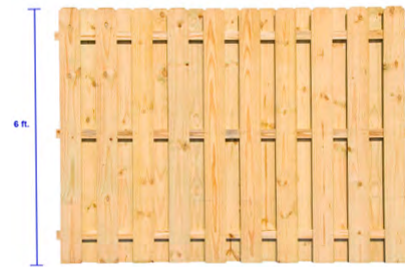
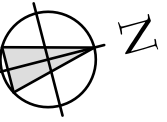
Date Received: 10/1/19

Plan Commission Date: 10/15/19

Comments:

Note:

- 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 service.
- A street opening permit is required for all work within the Rimrock Road right-of-way.
- All work within the right-of-way shall be performed in accordance with the latest edition of the City of Fitchburg Standard Specifications for Public Works Construction. Public Works shall be contacted a minimum of 48 hours prior to performing any work with the right-of-way for inspection at 608-270-4260.



Wood Shadow Box Fence

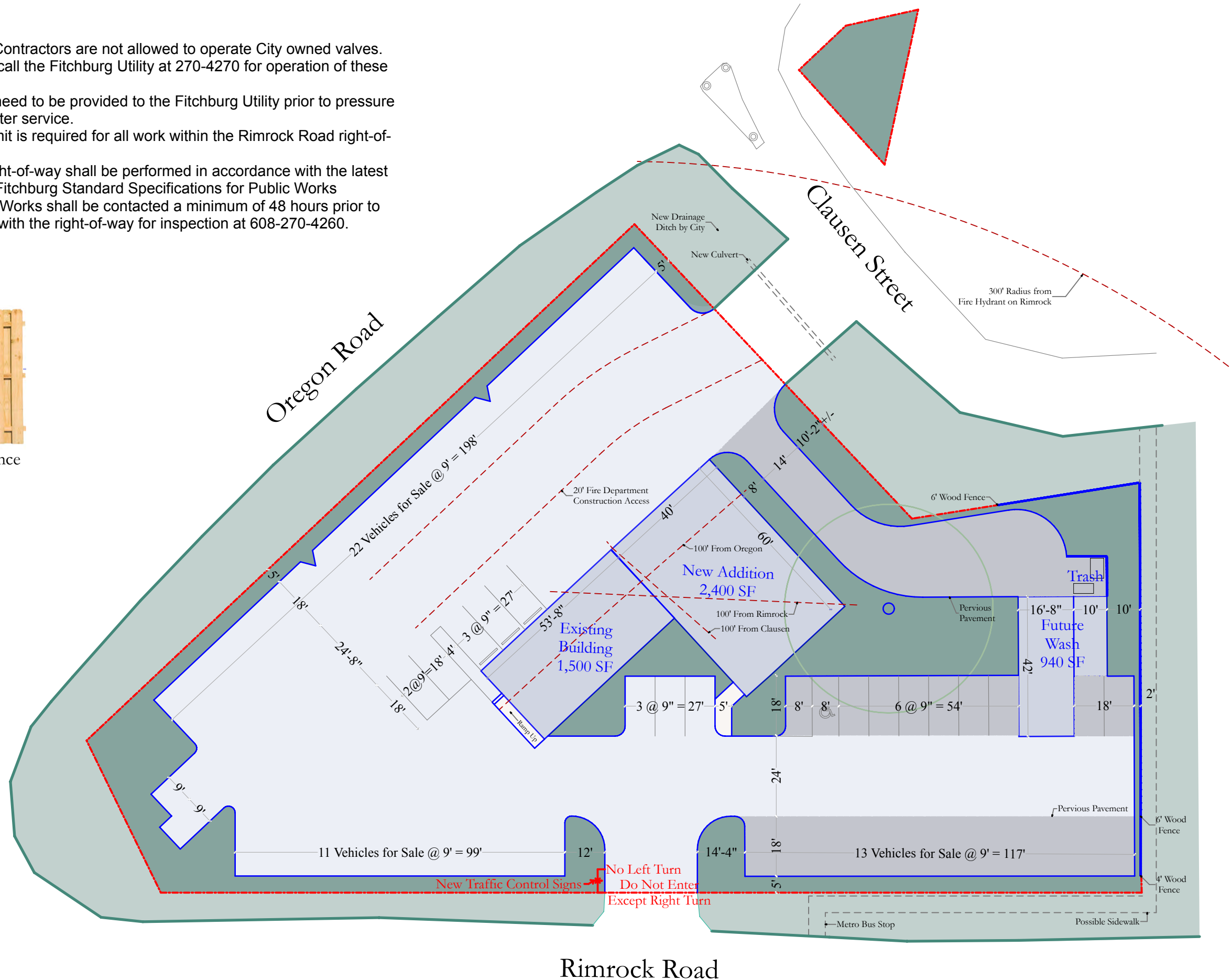


No Left Turn
Sign



EXCEPT
RIGHT
TURN

Do Not Enter
Right Turn Only
Signs

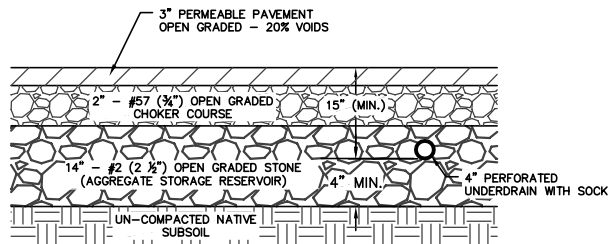


Rimrock Road



QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



AGGREGATE STORAGE RESERVOIR NOTES:

1. SHALL CONSIST OF OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
2. PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY ("UNIT WEIGHT") AND VOIDS IN AGGREGATE.
3. COMPLY WITH SOUNDNESS AND WEAR, AND FRACTURE REQUIREMENTS LISTED IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.2.4.5 - AGGREGATE BASE PHYSICAL PROPERTIES.
4. COMPLY WITH CONSTRUCTION REQUIREMENT IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.3 OR ADMINISTERING AUTHORITY.
5. IF ASPHALT IS USED AS PERMEABLE PAVEMENT, THEN ASPHALT SHALL BE POLYMER MODIFIED BINDER, GROUND TIRE RUBBER (GTR), OR FIBERS (CELLULOSE) MEETING THE DRAIN DOWN REQUIREMENT FOR WSDOT SMA OF 0.30%. THE DRAIN DOWN FOR THE UNCOMPACTED HMA MIXTURE SHALL BE TESTED USING AASHTO T-305 PROCEDURE.

PERMEABLE PAVEMENT DETAIL



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

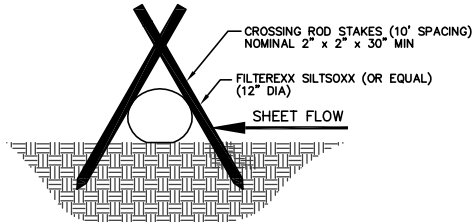
LOT AREA

TOTAL LOT= 40,876 SQ.FT

PRO. BUILDINGS= 4,832 SQ.FT.
PRO. PARKING LOT/WALKS= 21,691 SQ.FT
PRO. PERVIOUS PAVEMENT= 5,869 SQ.FT (NOT INCLUDED IN IMPERVIOUS RATIO)

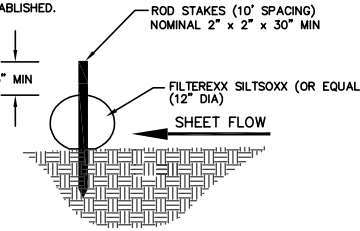
IMPERVIOUS RATIO=64.9%

MAINTAIN SILT SOCKS UNTIL VEGETATION IS ESTABLISHED.



SILT SOCK DETAIL

MAINTAIN SILT SOCKS UNTIL VEGETATION IS ESTABLISHED.



SILT SOCK DETAIL

INSTALL TYPE-D INLET PROTECTION

EROSION NOTES:

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

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

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

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

TIME SCHEDULE:

???

INSTALL INITIAL EROSION CONTROL DEVICES.

???

CONSTRUCT BUILDING, CARWASH, & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

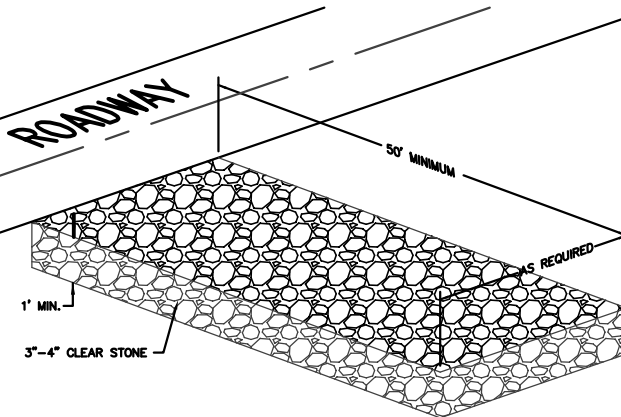
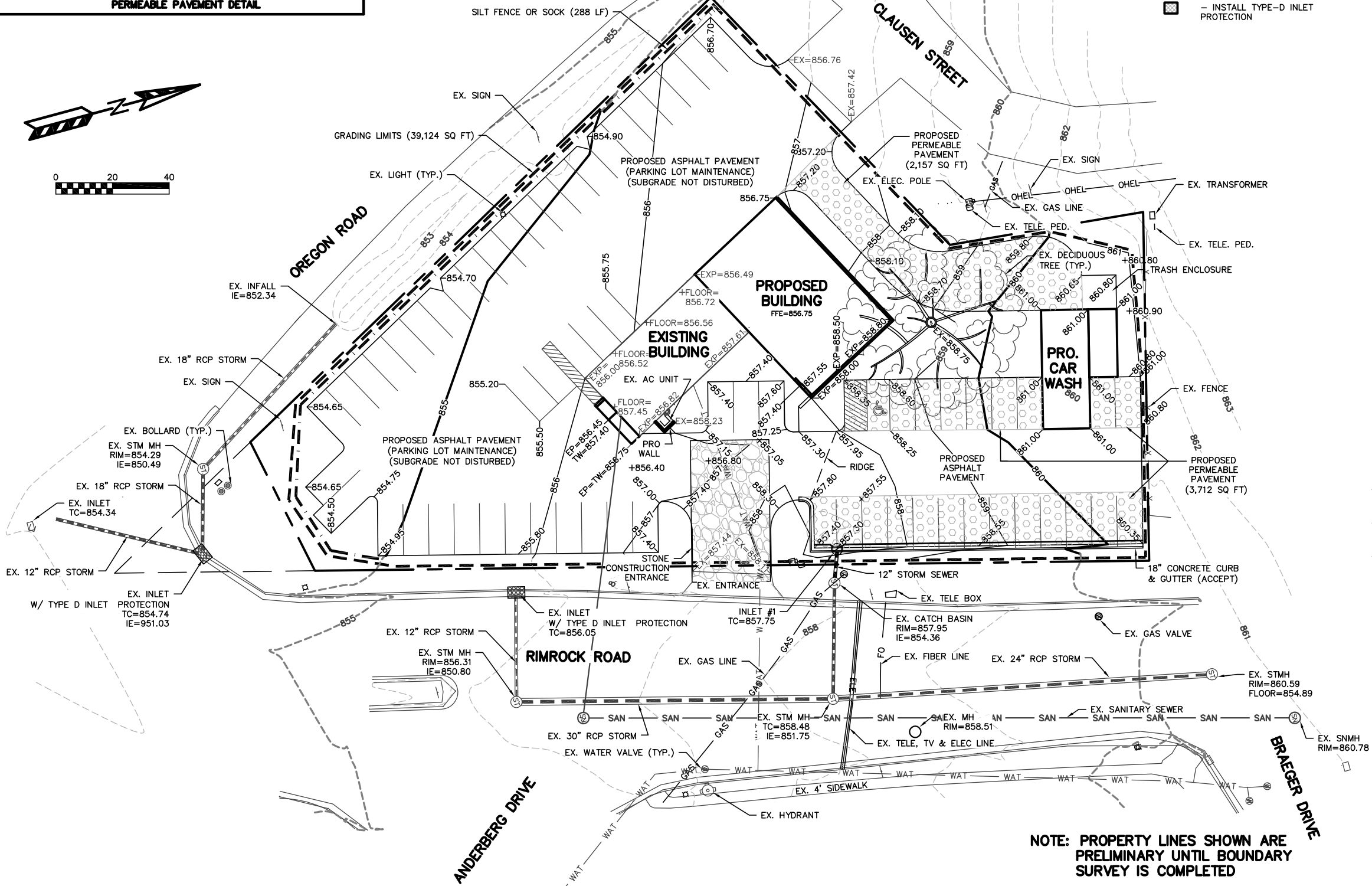
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:

GERVASI BROTHERS, LLC
2797 WILLOW CT
MCFARLAND, WI 53558

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGEKOW ROAD, SUITE A
MCFARLAND, WI 53558



STONE CONSTRUCTION ENTRANCE

GERMAN AUTO HOUSE II - CITY OF FITCHBURG

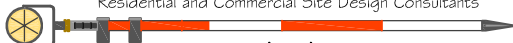
PRELIMINARY GRADING AND EROSION CONTROL PLAN

EXHIBIT #4

DATED: SEPTEMBER 6, 2018

QUAM ENGINEERING, LLC

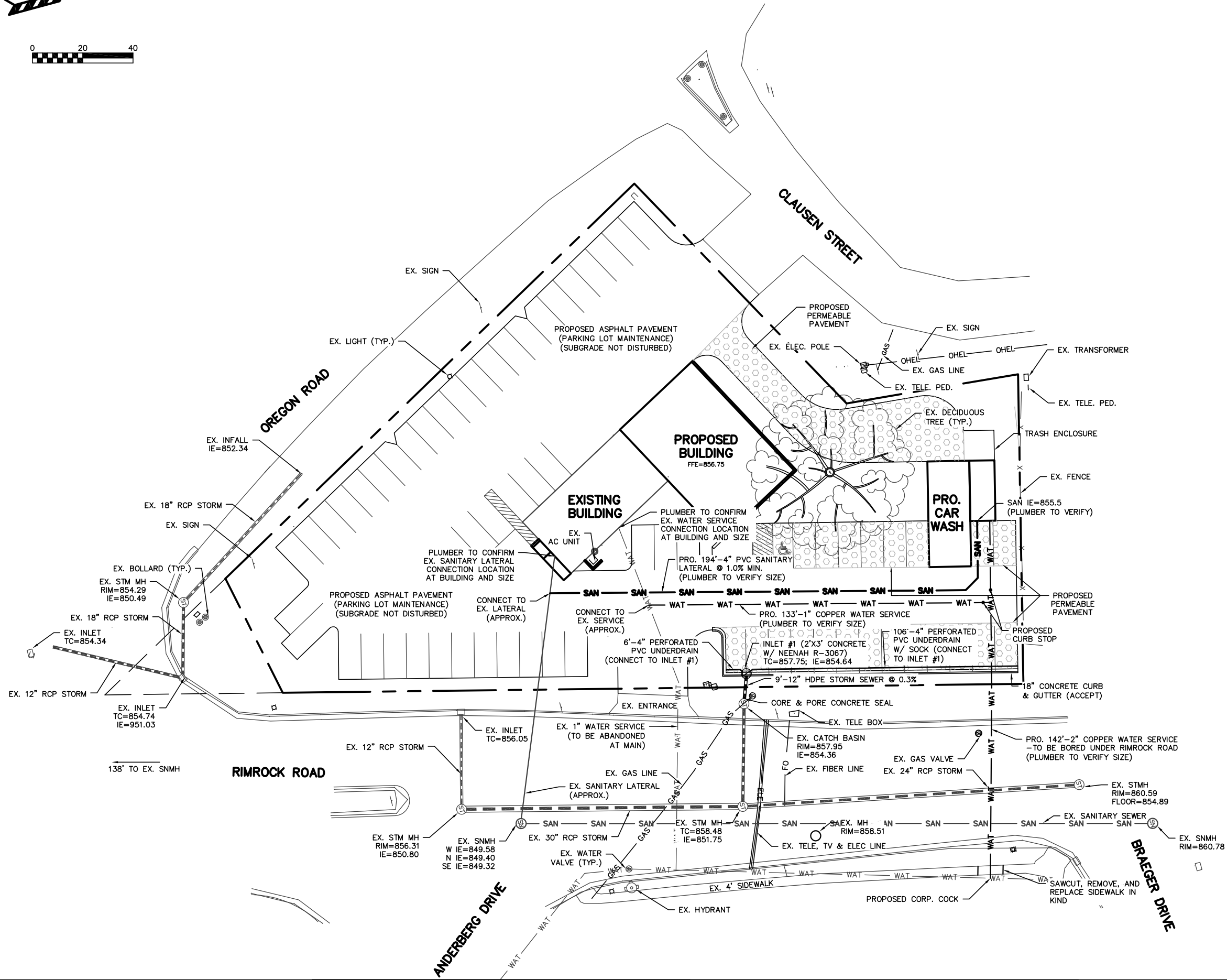
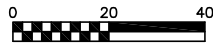
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

NOTE: PROPERTY LINES SHOWN ARE
PRELIMINARY UNTIL BOUNDARY
SURVEY IS COMPLETED



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
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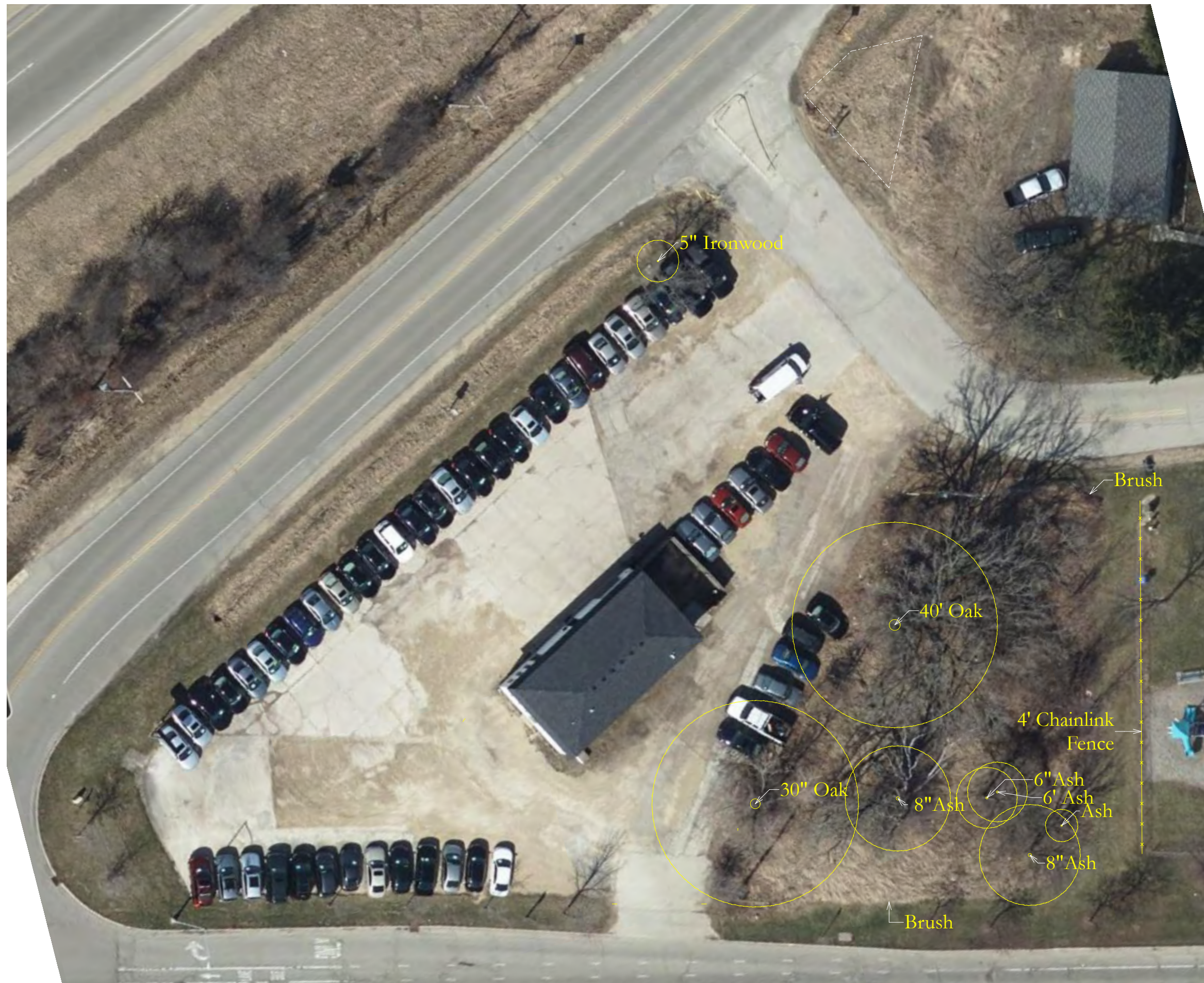
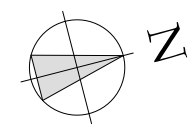
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TOTAL LOT= 40,876 SQ.FT.
PRO. BUILDINGS= 4,832 SQ.FT.
PRO. PARKING LOT/WALKS= 21,691 SQ.FT.
PRO. PERVIOUS PAVEMENT= 5,869 SQ.FT (NOT INCLUDED IN IMPERVIOUS RATIO)
IMPERVIOUS RATIO=64.9%

UTILITY NOTES:
CONTRACTOR SHALL VERIFY UTILITY LOCATIONS, ELEVATIONS, SIZES, AND MATERIALS PRIOR TO CONSTRUCTION.
WATER MAINS AND SERVICES SHALL BE INSTALLED PER LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED WATER 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 SERVICE.
A STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIMROCK ROAD RIGHT-OF-WAY.
ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. PUBLIC WORKS SHALL BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO PERFORMING ANY WORK WITHIN THE RIGHT-OF-WAY FOR INSPECTION AT 608-270-4260.
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.
THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

NOTE: PROPERTY LINES SHOWN ARE PRELIMINARY UNTIL BOUNDARY SURVEY IS COMPLETED

GERMAN AUTO HOUSE II - CITY OF FITCHBURG
PRELIMINARY UTILITY PLAN
EXHIBIT #5
DATED: SEPTEMBER 6, 2018

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



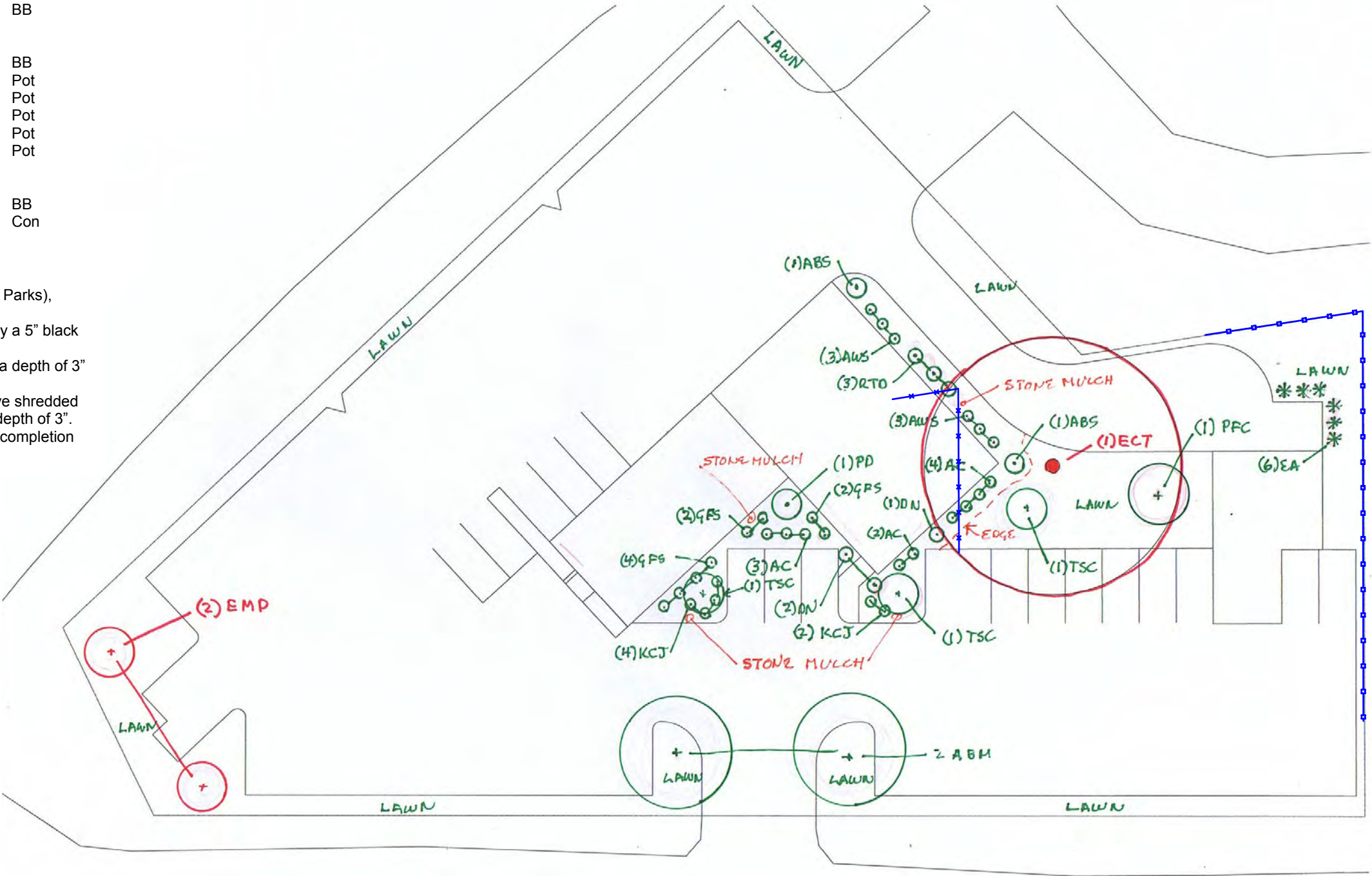
Existing Site/Landscape @ 1" = 30'
 German Auto House
 3045 Oregon Road
 Fitchburg, Wisconsin
 August 20, 2018

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
<u>Canopy Trees</u>				
ECT	3	12" +	Existing Canopy Tree	EX
ABM	2	2"	Autumn Brilliance Maple	BB
<u>Medium Deciduous Trees</u>				
EMT	2	6" +	Existing Medium Tree	EX
<u>Low Ornamental Trees</u>				
PD	5	5'	Pagoda Dogwood	BB
PFC	1	2"	Prairie Fire Crab	BB
TSC	3	2"	Tina Sargent Crab	BB
<u>Deciduous Shrubs</u>				
ABS	31	5'	Autumn Brilliance Serviceberry	BB
AC	9	18"	Alpine Currant	Pot
AWS	6	24"	A W Spirea	Pot
DN	3	24"	Diablo Ninebark	Pot
GFS	8	24"	Gold Flame Spirea	Pot
RTD	3	18"	Red Twig Dogwood	Pot
<u>Evergreen Shrubs</u>				
EA	6	5'	Emerald Arborvitae	BB
KCJ	6	2 G	Kalley Compact Juniper	Con

NOTES:

- 1) Designated lawn areas to be fine graded, seeded (Madison Parks), fertilized, and mulch with straw mat.
- 2) Designated planting beds to be separated from lawn area by a 5" black vinyl edge.
- 3) Planting beds to receive #2 washed stone mulch spread to a depth of 3" over weed barrier fabric.
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- 5) Owner will be responsible for landscape maintenance after completion and acceptance of the project.



Proposed Landscape @ 1" = 30'
German Auto House
3045 Oregon Road
Fitchburg, Wisconsin
August 31, 2018

Statistics					
GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.00	23.66	7.19	N/A	N/A

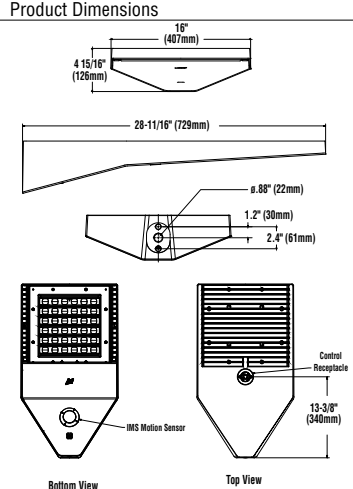
TYPE	QTY	TEST#	DESCRIPTION
OB		8	Double Slice, 22" SSS, 3" Conc Pour (2) AFT <SLM-LED-36L-SIL-FT-40-70CRI-IL>, LLF= 1.00;
OBW		2	Slice Wall, , (1) B <SLM-LED-24L-SIL-2-40-70CRI>, LLF= 1.00;
OW		4	WLS-27, , (1) W <WLS-27-45>, LLF= 1.00;



McFadden & Co.

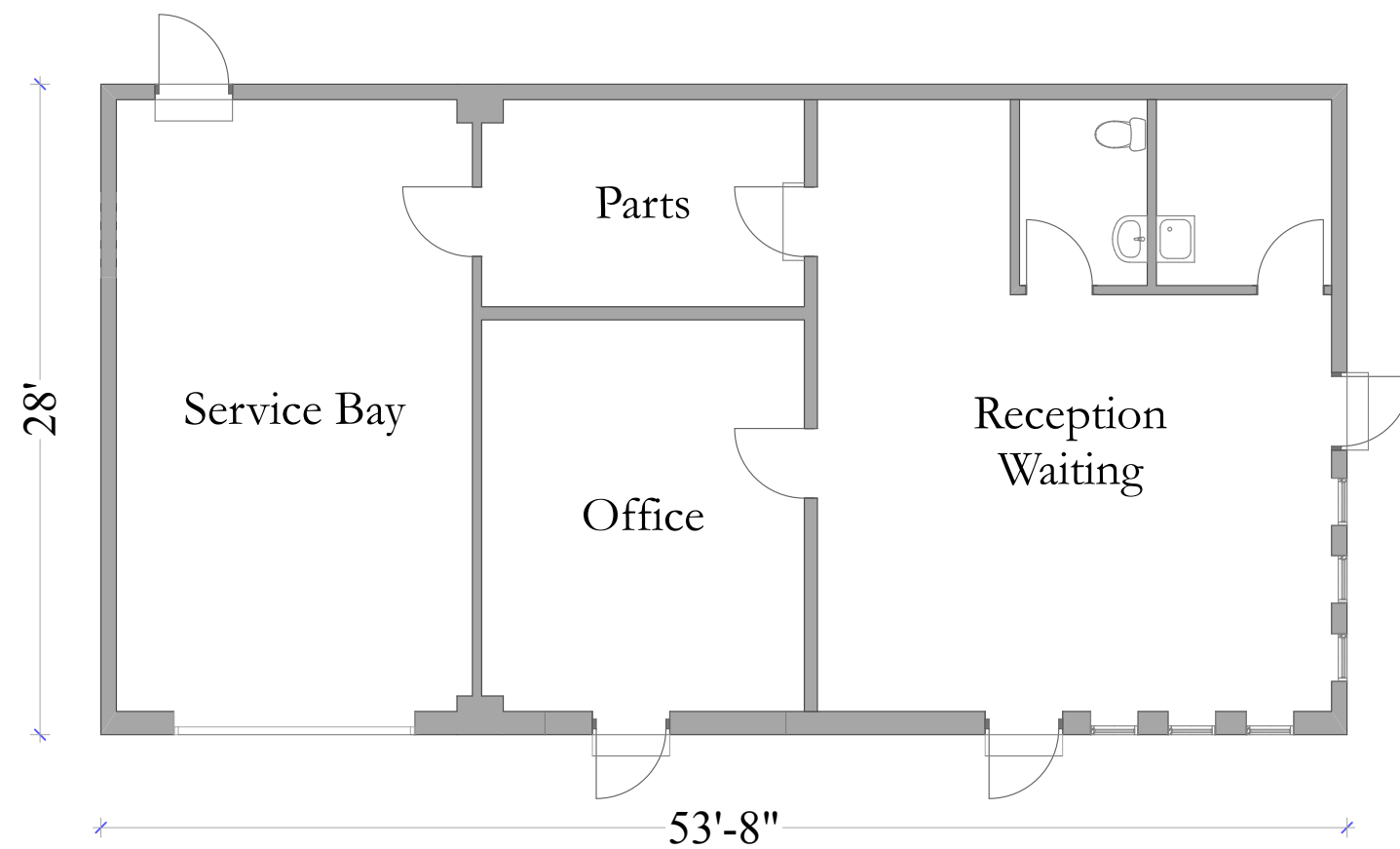
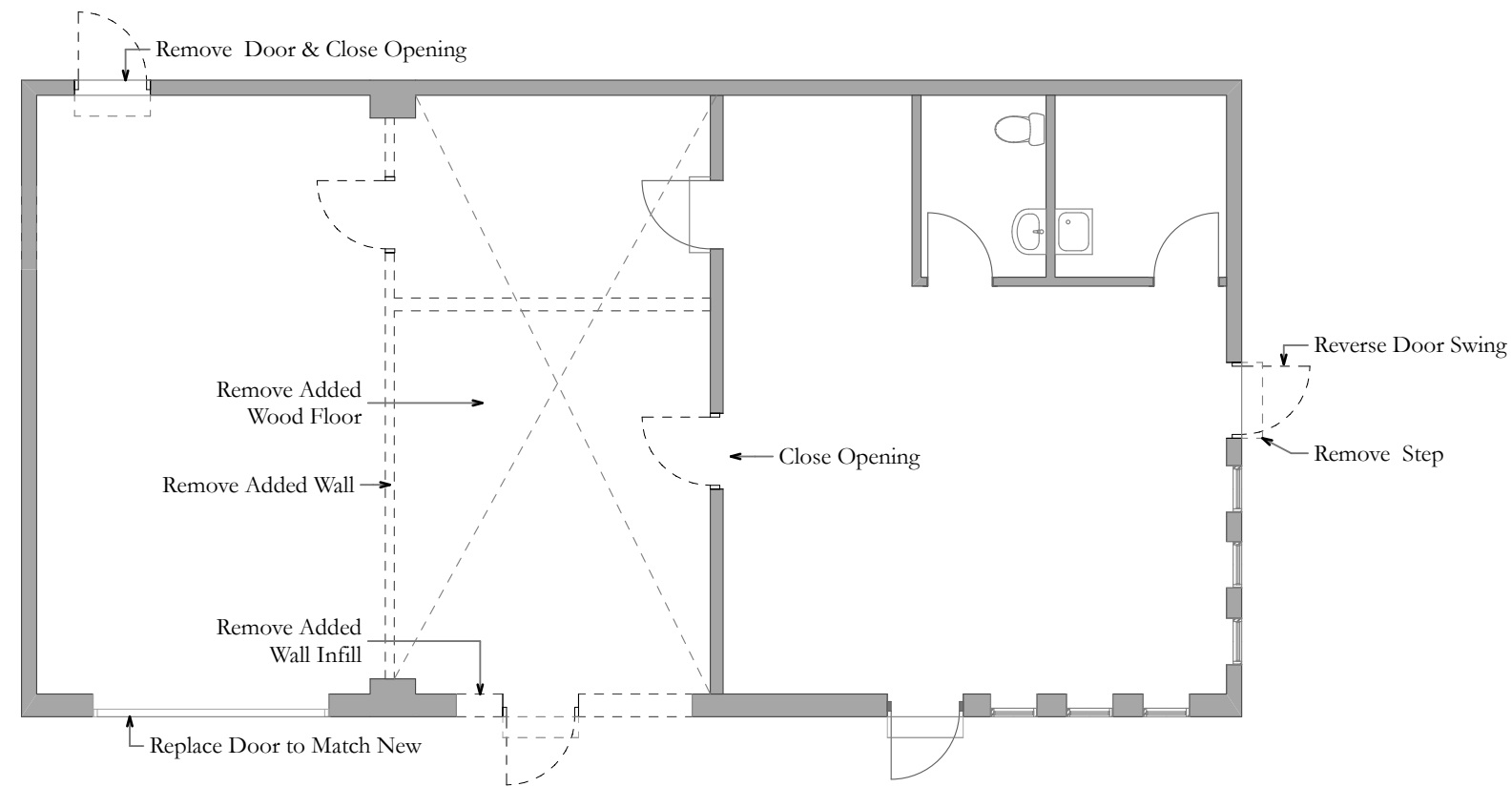
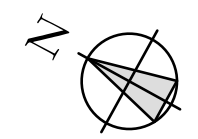
Optical System

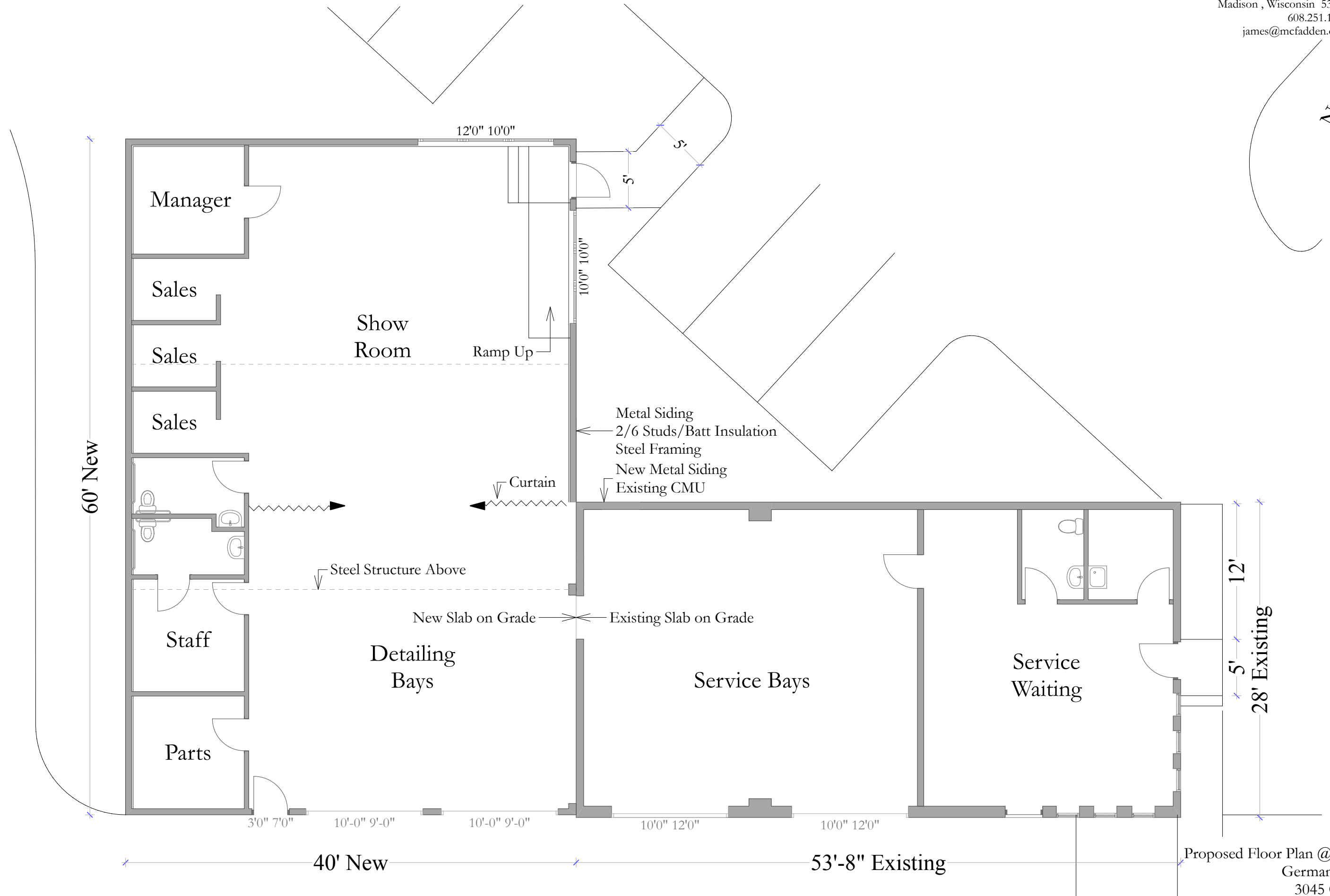
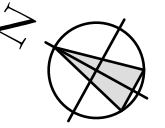
- State-of-the-Art one piece silicone optical sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optics chamber in 1 component.
- Proprietary Silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a light output transmittance of 93%.
- Zero uplift.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI/C78.377. Available in all CRRI Converted Amber, consult factory for availability.
- Minimum CRl of 70. Optional 80 CRl available, consult factory for lead time.
- Integral Louver (L) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

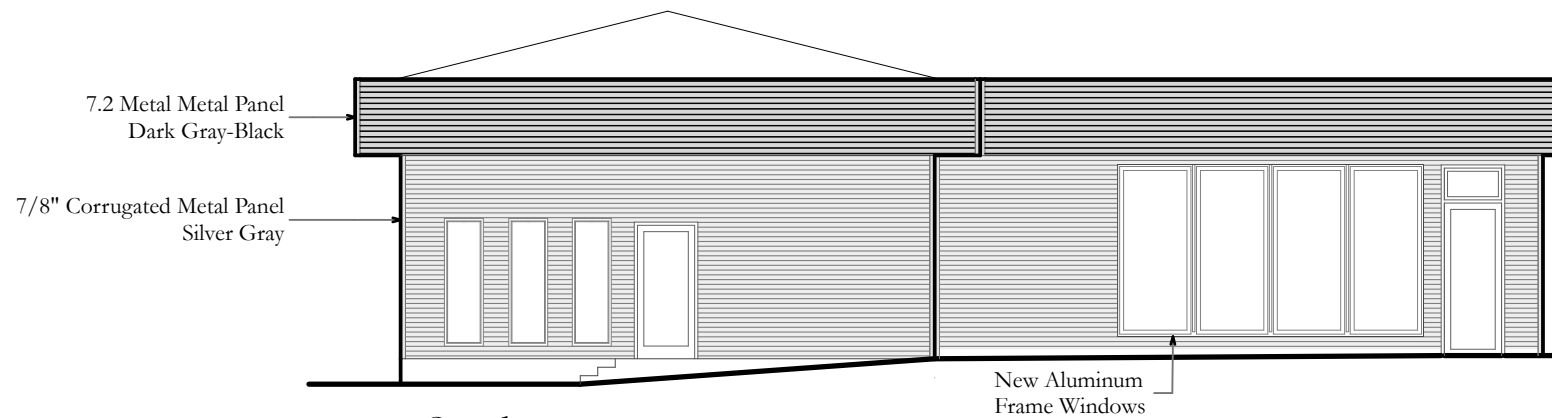
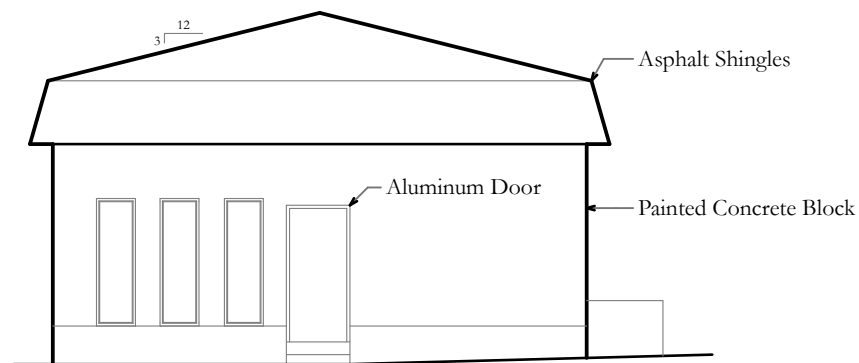


LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved

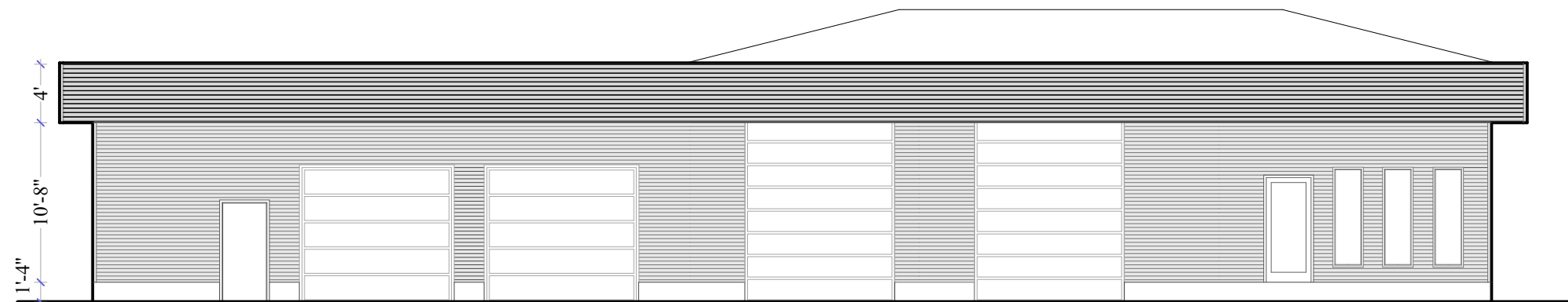
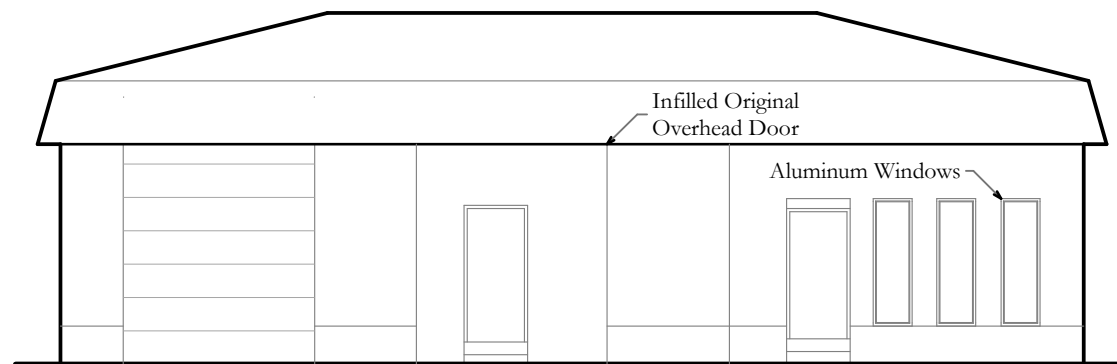
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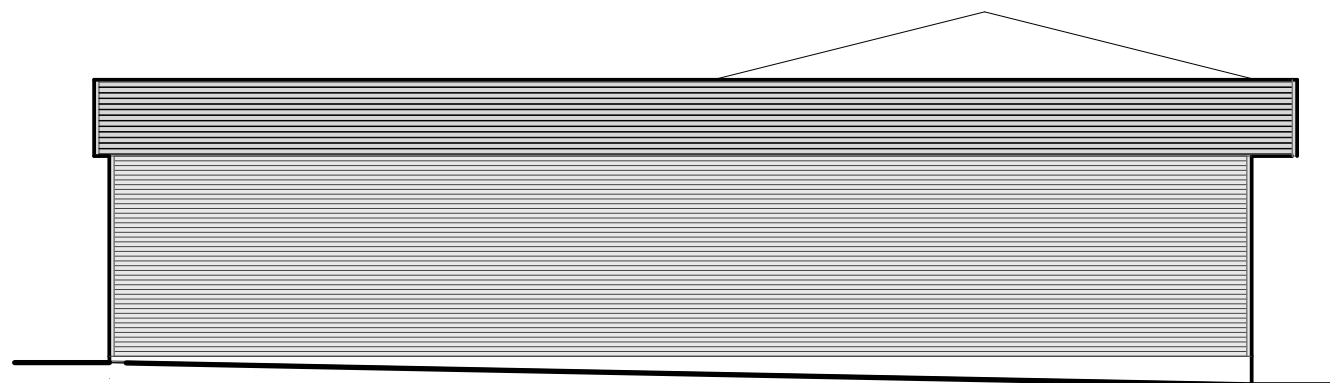
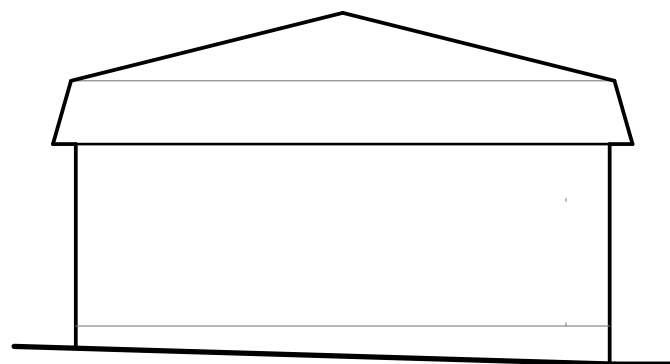




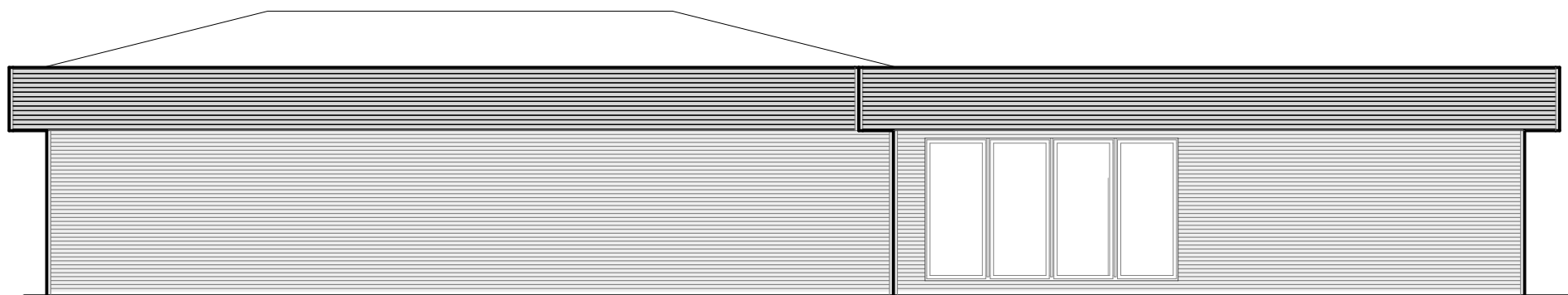
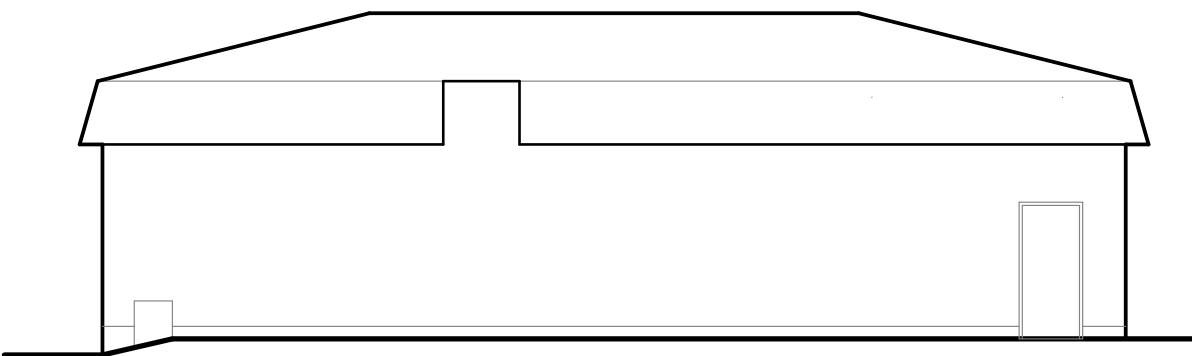
South



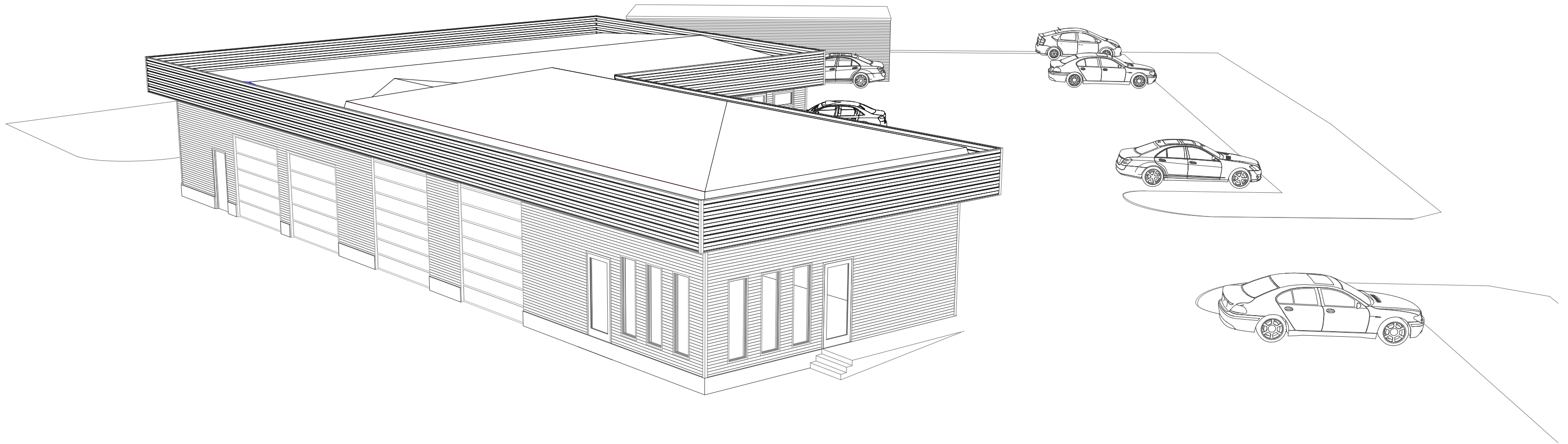
West or Oregon Road



North



East or Rimrock Road





Existing View from Rimrock Road
German Auto House
3045 Oregon Road
Fitchburg, Wisconsin
August 20, 2018

