



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

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: JT Klein Company - Danny Afable

Address: 818 S. Park St.

Phone Number of Contact Person: 608-235-3130

City, State, Zip Code: Madison, WI 53715

Email of Contact Person: dafable@jtklein.com

Project Address: 6270 Limestone Lane

Lot: 10

Subdivision: Orchard Pointe

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

Impervious Surface Ratio (ISR): 39.2% 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

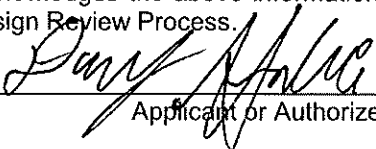
Landscaping:

- 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:  Date: 10/20/20
 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. 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: 10/20/20 Plan Commission Date: 11/17/20

Comments:



JLA
ARCHITECTS

LIMESTONE RIDGE

CONCEPT EXTERIOR POOL

OCTOBER 14, 2020



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ARCHITECTS

LIMESTONE RIDGE

CONCEPT EXTERIOR POOL

OCTOBER 14, 2020

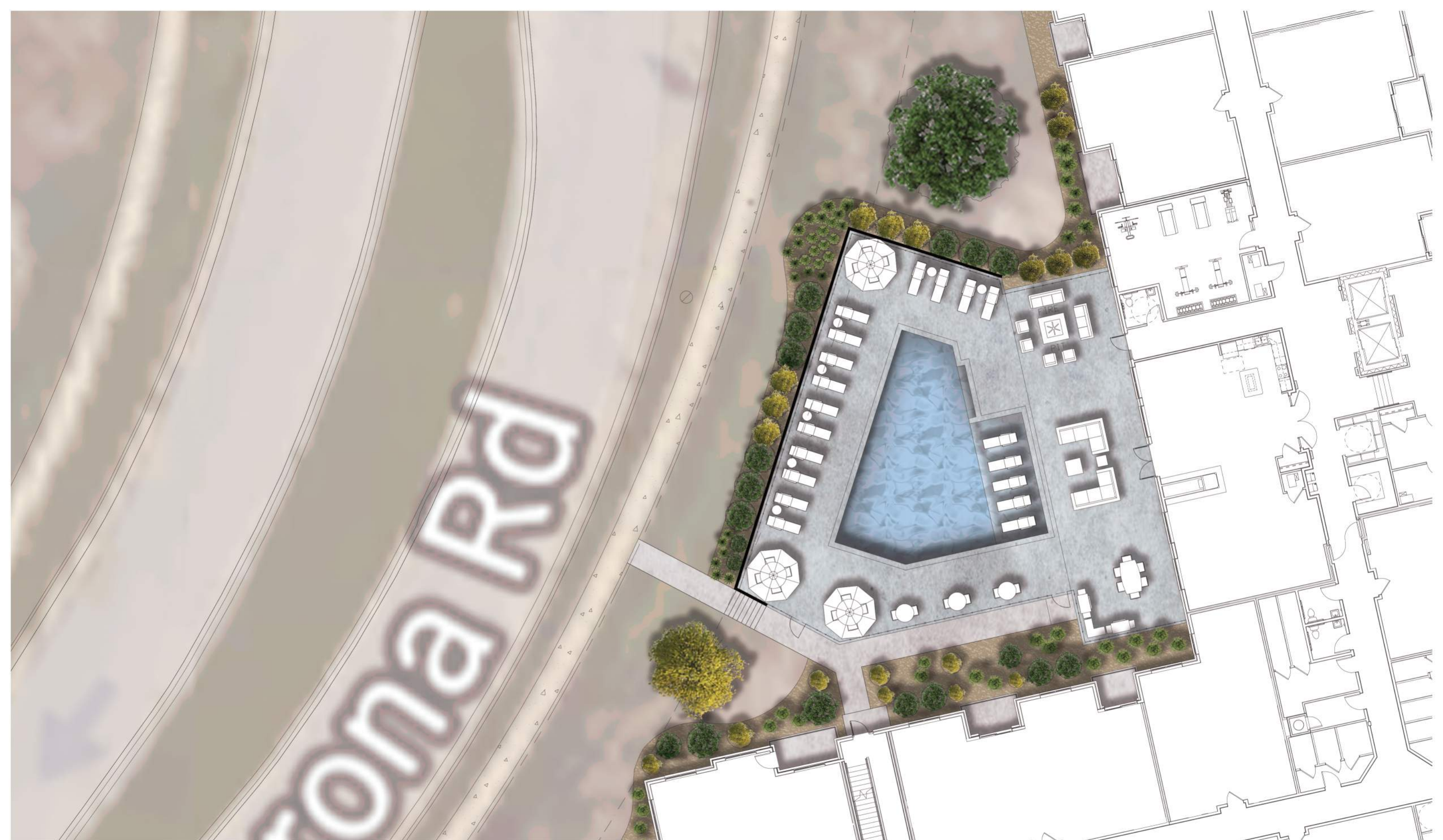


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ARCHITECTS

LIMESTONE RIDGE

CONCEPT EXTERIOR POOL

OCTOBER 14, 2020

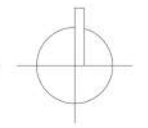


JLA
ARCHITECTS

LIMESTONE RIDGE APARTMENTS

POOL PLAZA

OCTOBER 20, 2020
1/16"=1' @ 11x17



SITE PLAN LEGEND

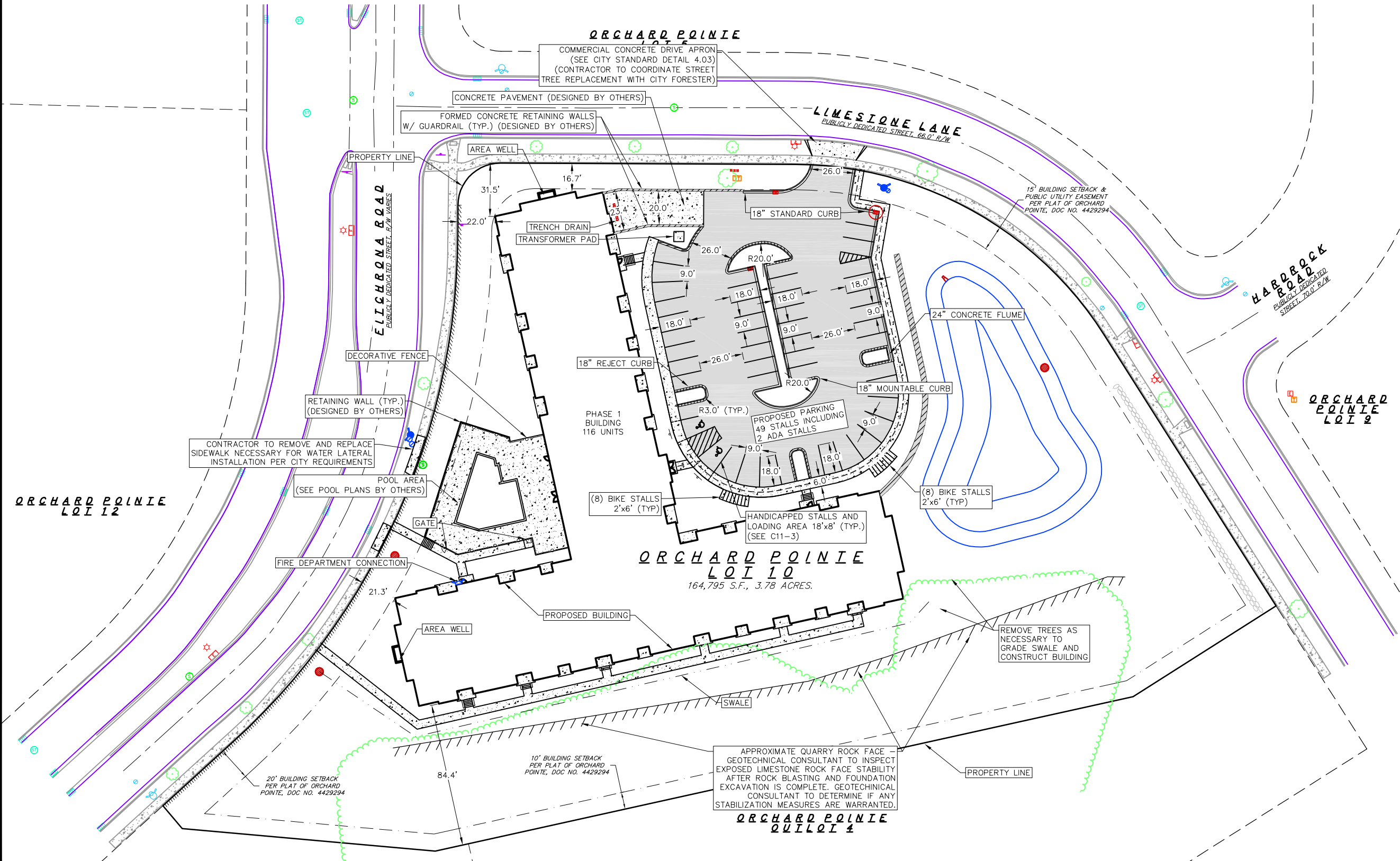
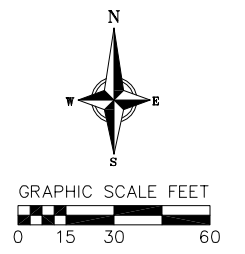
- PROPERTY BOUNDARY
- ACCEPTING CURB AND GUTTER
- REJECT CURB AND GUTTER
- ACCESSIBLE ROUTE
- RETAINING WALL
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED HANDICAP PARKING
- PROPOSED HANDICAP PARKING SIGN

PROPOSED UTILITY LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- STORM SEWER TRENCH DRAIN
- PROPOSED FIRE DEPARTMENT CONNECTION

NOTE:
ALL PARKING LOT DIMENSIONS GIVEN ARE TO FACE OF CURB.

IMPERVIOUS SURFACE RATIO:
LOT AREA: 164,795 SF
IMPERVIOUS SURFACE AREA: 64,554 SF
PERVIOUS SURFACE AREA: 100,241 SF
IMPERVIOUS SURFACE RATIO: 39.2%



Site Plan
Limestone Ridge
City of Fitchburg
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

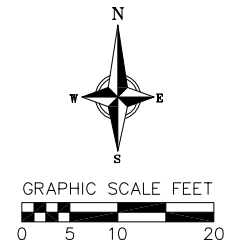
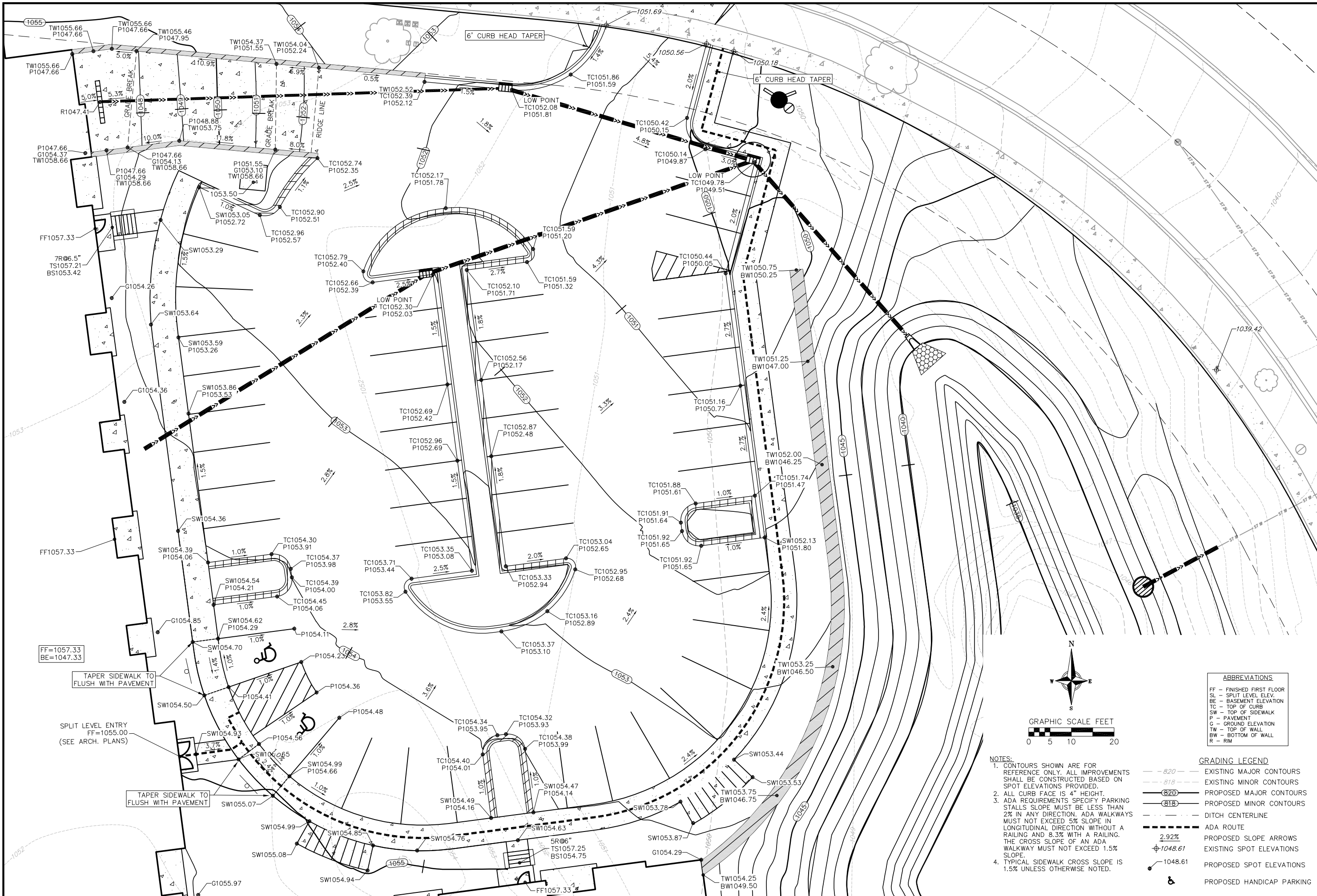
DATE: 10/20/2020

DRAFTER: AMEA

CHECKED: JDOY

PROJECT NO.: 180231

C
02



ABBREVIATIONS

- FF - FINISHED FIRST FLOOR
- SL - SPLIT LEVEL ELEV.
- BE - BASEMENT ELEVATION
- TC - TOP OF CURB
- SW - TOP OF SIDEWALK
- P - PAVEMENT
- G - GROUND ELEVATION
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- R - RIM

- NOTES:**
1. CONTOURS SHOWN ARE FOR REFERENCE ONLY. ALL IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS PROVIDED.
 2. ALL CURB FACE IS 4" HEIGHT.
 3. ADA REQUIREMENTS: SPECIFY PARKING STALLS SLOPE MUST BE LESS THAN 2% IN ANY DIRECTION. ADA WALKWAYS MUST NOT EXCEED 5% SLOPE IN LONGITUDINAL DIRECTION WITHOUT A RAILING AND 8.3% WITH A RAILING. THE CROSS SLOPE OF AN ADA WALKWAY MUST NOT EXCEED 1.5% SLOPE.
 4. TYPICAL SIDEWALK CROSS SLOPE IS 1.5% UNLESS OTHERWISE NOTED.
- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - 820 — PROPOSED MAJOR CONTOURS
 - 818 — PROPOSED MINOR CONTOURS
 - - - - - DITCH CENTERLINE
 - - - - - ADA ROUTE
 - 2.92% PROPOSED SLOPE ARROWS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
 - ♿ PROPOSED HANDICAP PARKING

Detailed Grading Plan
 Limestone Ridge
 City of Fitchburg
 Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

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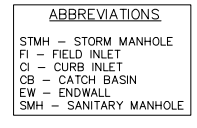
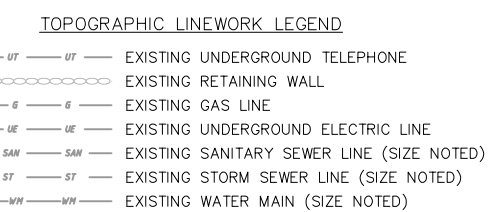
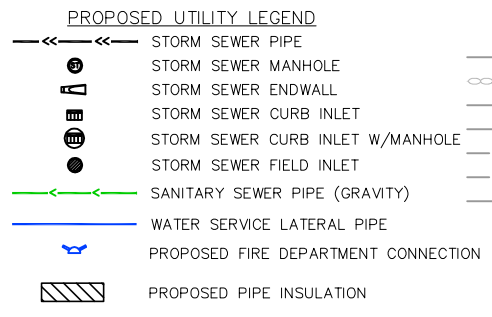
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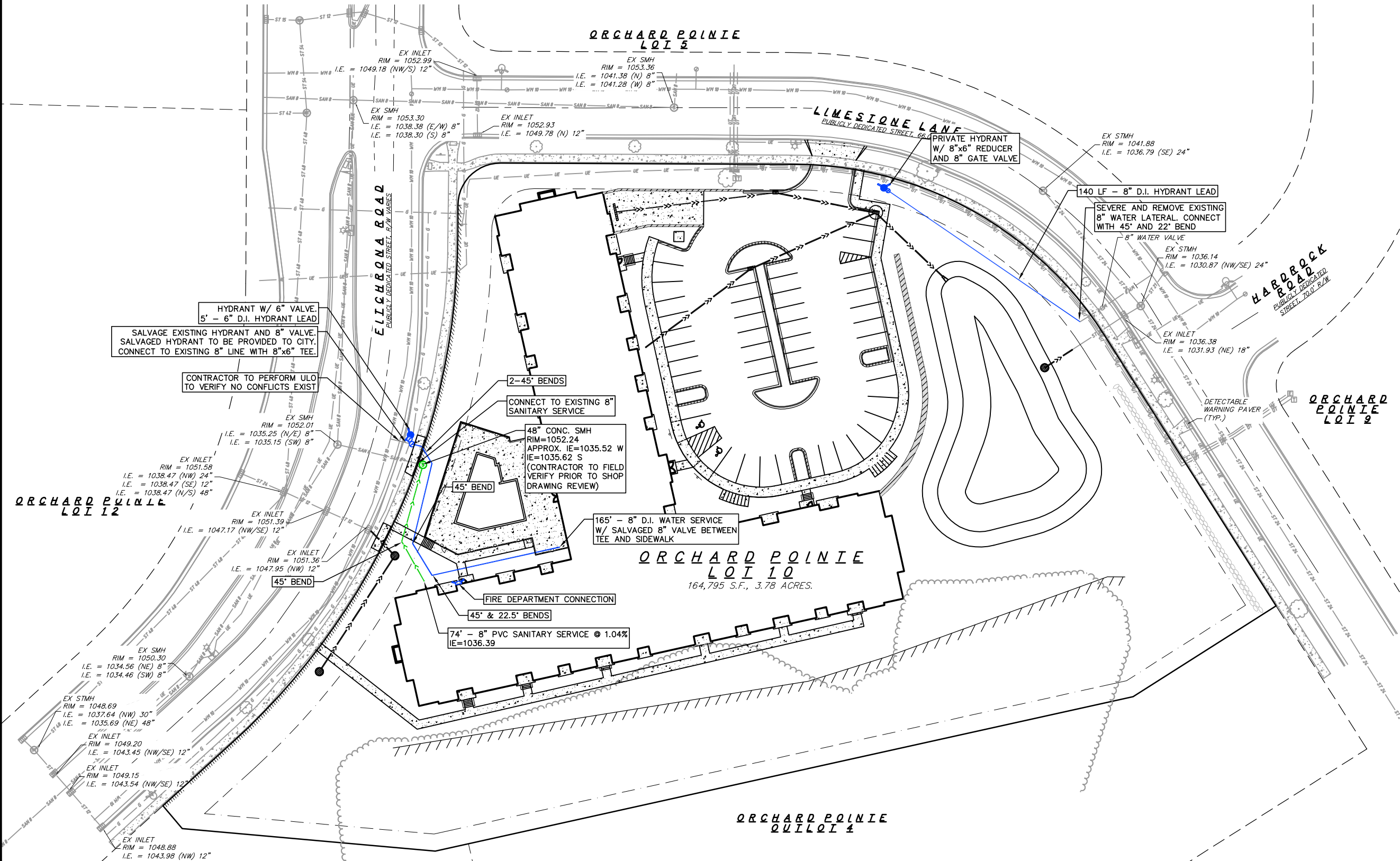
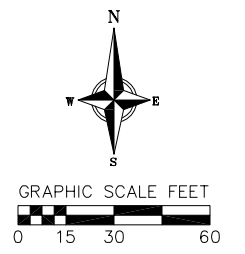
PROJECT NO.: 180231

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04



- NOTES:**
- CONTRACTOR TO PERFORM UTILITY LINE OPENINGS FOR ALL UTILITY WORK WITHIN UTILITY EASEMENTS OR WITHIN 15 FEET OF THE PROPERTY BOUNDARY PRIOR TO STARTING ANY WORK. NOTIFY THE ENGINEER IF ANY CONFLICTS EXIST.
 - A CITY OF FITCHBURG PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY IS REQUIRED FOR ALL WORK IN THE LIMESTONE LANE AND FITCHRONA ROAD RIGHT-OF-WAYS.
 - 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.
 - 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 CONTRACTOR WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
- CASTINGS WITH OPEN PICK HOLES ARE PROHIBITED FOR SANITARY MANHOLES.
- ALL WATER SERVICES TO BE 6.5' BELOW FINISHED GRADE AND HAVE A MINIMUM OF 18" OF SEPARATION WHEN CROSSING BELOW STORM SEWER OR STORMWATER FACILITIES.



REVISIONS	NO.	DATE	REMARKS

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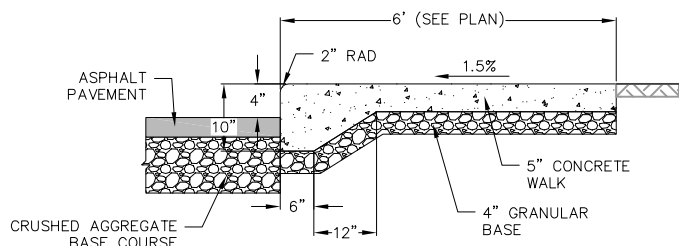
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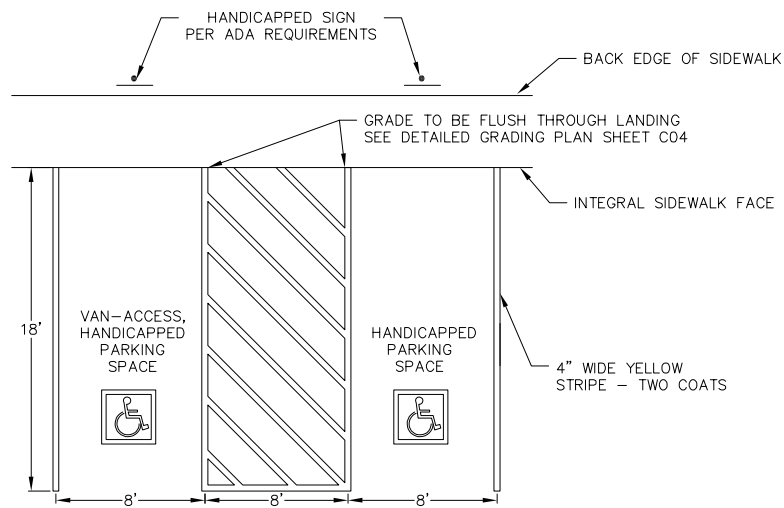
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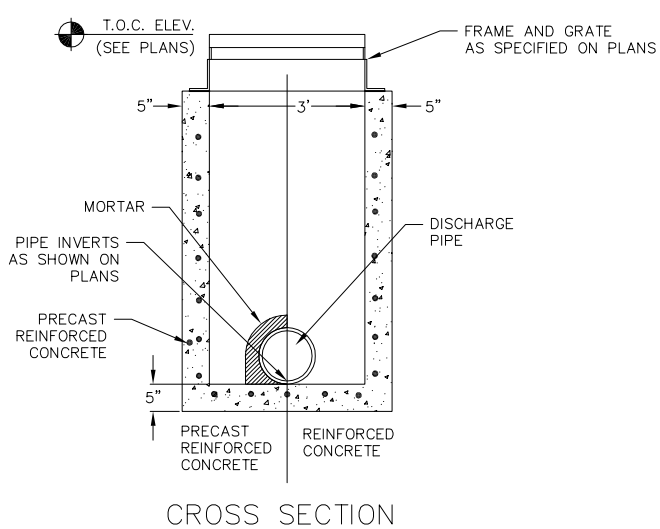
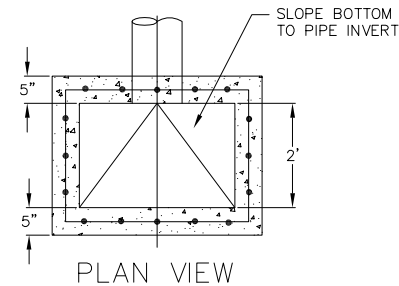
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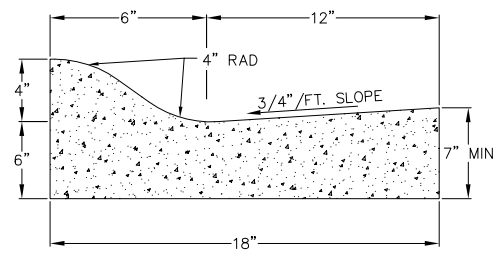
1 CURBED SIDEWALK SITE DETAIL
11 NOT TO SCALE



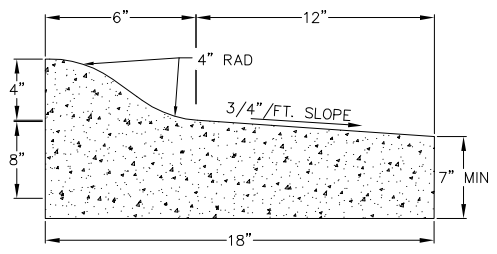
2 HANDICAP STRIPING
10 NOT TO SCALE



3 2' x 3' CURB INLET
10 NOT TO SCALE

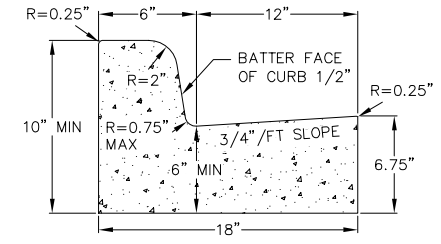


CURB AND GUTTER CROSS SECTION

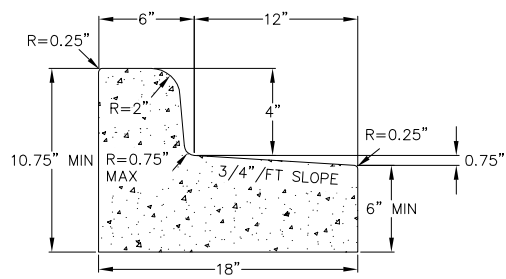


CURB AND GUTTER REJECT SECTION

4 MOUNTABLE 18" CURB SECTION
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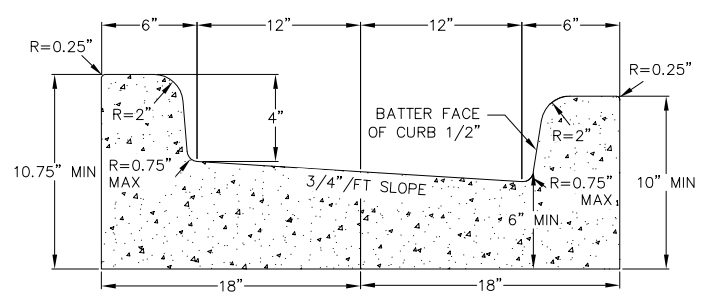


CURB AND GUTTER CROSS SECTION

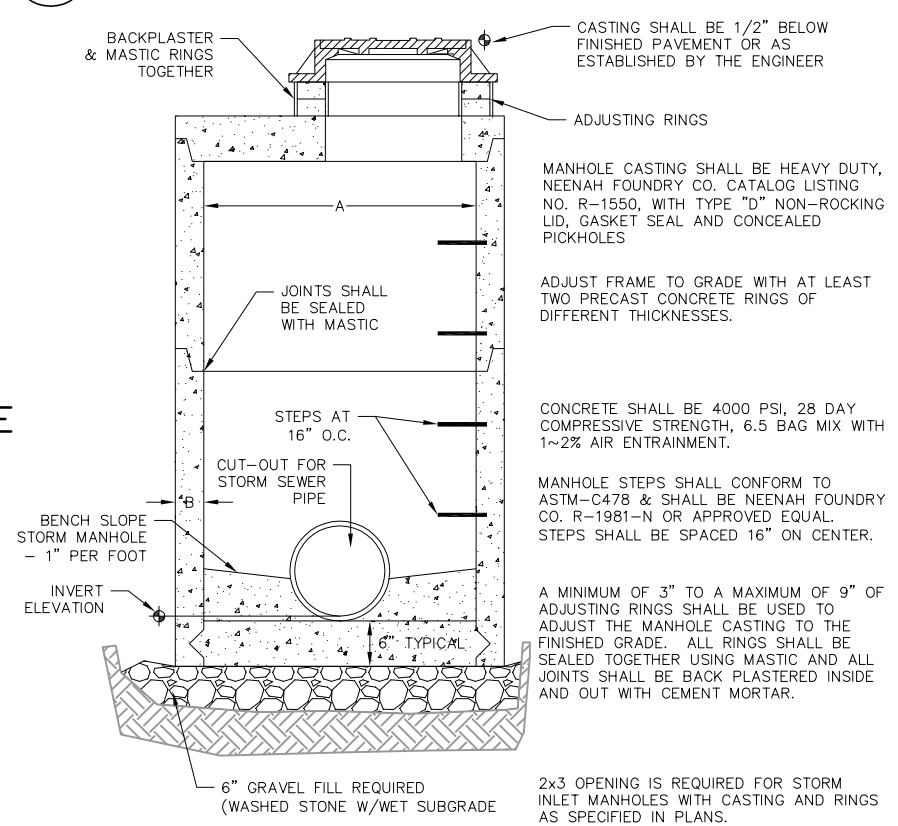


CURB AND GUTTER REJECT SECTION

6 18" CONCRETE CURB AND GUTTER
10 NOT TO SCALE



5 24" CONCRETE CURB AND GUTTER FLUME
10 NOT TO SCALE



STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

7 STORM SEWER MANHOLE
10 NOT TO SCALE

NO.	DATE	REVISIONS	REMARKS

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2" B&B
4	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	2" B&B
7	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6" B&B
1	CHB	Common Hackberry	Celtis Occidentalis	2" B&B
3	TCHT	Thnls Cockspur Hawthorn (tf)	Crataegus Crus-Galli Var Iner (tf)	2" B&B
2	RJL	Skyline Thnls Honeylocust	Gleditsia Triacani Iner 'skycole'	2" B&B
1	RJC	Red Jewel Crabapple	Malus 'jewelcole'	1 3/4" B&B
2	SWO	Swamp White Oak	Quercus Bicolor	2" B&B
2	ASL	Amer Sentry Linden	Tilia Americana 'mcksentry'	2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
14	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	5' B&B
5	BHS	Black Hills Spruce	Picea Glauca Var Densata	5' B&B
19	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
29	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
12	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B

Perennial

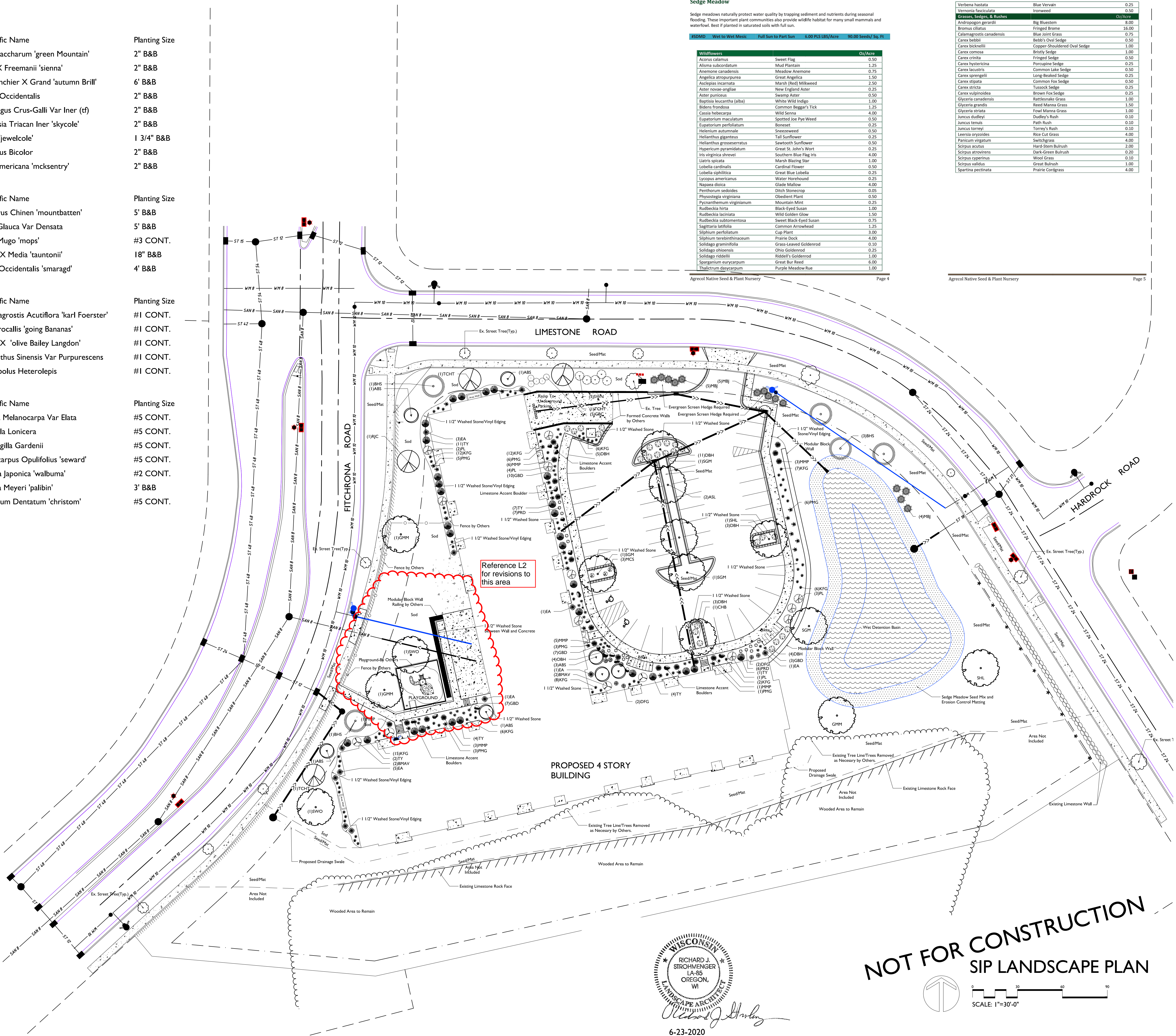
Quantity	Code Name	Common Name	Scientific Name	Planting Size
74	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
27	GBD	Going Bananas Daylily	Hemerocallis 'going Bananas'	#1 CONT.
4	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
24	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
18	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
5	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
26	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
4	DFG	Dwf Fothergilla	Fothergilla Gardenii	#5 CONT.
5	SWN	Summer Wine Ninebark	Physocarpus Oplifolius 'seward'	#5 CONT.
3	MCS	Magic Carpet Spirea	Spiraea Japonica 'walburna'	#2 CONT.
10	PL	Palibin Lilac	Syringa Meyer 'palibin'	3' B&B
4	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.

GENERAL NOTES

- A) Areas labeled "Brown Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail I Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with Biodegradable staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.



Sedge Meadow

Sedge meadows naturally protect water quality by trapping sediment and nutrients during seasonal flooding. These important plant communities also provide wildlife habitat for many small mammals and waterfowl. Best if planted in saturated soils with full sun.

Species	Full Sun to Part Sun	6,000 PLS/LBS/Acre	90,000 Seeds/Sq. Ft.
Wildflowers			
Aconitum napellus	Sweet Flag	0.50	
Alisma subcordatum	Mud Plantain	1.25	
Anemone canadensis	Meadow Anemone	0.75	
Angelica atropurpurea	Great Angelica	1.50	
Aziculis incarnata	Marsh (Red) Milkweed	2.50	
Aster novae-angliae	New England Aster	0.25	
Aster puniceus	Swamp Aster	0.50	
Bigelovia racemosa (alba)	White Wild Indigo	1.00	
Bidens frondosa	Common Beggar's Tick	1.25	
Cassia hebecarpa	Wild Senna	4.00	
Eupatorium maculatum	Spotted Joe Pye Weed	0.50	
Eupatorium perfoliatum	Boneset	0.25	
Helianthus autumnale	Sneezeweed	0.50	
Helianthus giganteus	Tall Sunflower	0.25	
Helianthus grosseserratus	Sawtooth Sunflower	0.50	
Hypericum pyramidatum	Great St. John's Wort	0.25	
Iris virginica shrevei	Southern Blue Flag Iris	4.00	
Liatris spicata	Marsh Blazing Star	1.00	
Lobelia cardinalis	Cardinal Flower	0.50	
Lobelia siphilitica	Great Blue Lobelia	0.25	
Lycopus americanus	Water Horehound	0.25	
Milium dioclea	Glide Mallow	4.00	
Penthorum sedoides	Ditch Stonecrop	0.05	
Physostegia virginiana	Obedient Plant	0.50	
Pycnanthemum virginianum	Mountain Mint	0.25	
Rudbeckia hirta	Black-Eyed Susan	1.00	
Rudbeckia laciniata	Wild Golden Glow	1.50	
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.75	
Sagittaria latifolia	Common Arrowhead	1.25	
Silphium perfoliatum	Cup Plant	3.00	
Silphium terebinthinaceum	Prairie Dock	4.00	
Solidago graminifolia	Grass-Leaved Goldenrod	0.10	
Solidago ohioensis	Ohio Goldenrod	0.25	
Solidago riddellii	Riddell's Goldenrod	1.00	
Sparganium eurycarpum	Great Bur Reed	6.00	
Thalictrum dasycarpum	Purple Meadow Rue	1.00	

Verberna hastata	Blue Vervain	0.25
Vernonia fasciculata	Ironweed	0.50
Grasses		
Andropogon gerardii	Big Bluestem	6.00
Bromus ciliatus	Fringed Brome	16.00
Calamagrostis canadensis	Blue Joint Grass	0.75
Carex bebbii	Bebb's Owl Sedge	0.50
Carex backnellii	Copper-Shouldered Owl Sedge	1.00
Carex comosa	Crissy Sedge	1.00
Carex crinita	Fringed Sedge	0.50
Carex hypericifolia	Porcupine Sedge	0.25
Carex lacustris	Common Lake Sedge	0.50
Carex sparganellii	Long-Beaked Sedge	0.25
Carex strigata	Common Fox Sedge	0.50
Carex stricta	Tussock Sedge	0.25
Carex vulpinoidea	Brown Fox Sedge	0.25
Glyceria canadensis	Rattailgrass	1.00
Glyceria grandis	Reed Manna Grass	1.50
Glyceria strata	Fowl Manna Grass	1.00
Juncus dudleyi	Dudley's Rush	0.10
Juncus tenuis	Path Rush	0.10
Juncus torreyi	Torrey's Rush	0.10
Leersia oryzoides	Rice Cut Grass	4.00
Panicum virgatum	Switchgrass	4.00
Scirpus acutus	Hard-Stem Bulrush	2.00
Scirpus atrovirens	Dark-Green Bulrush	0.20
Scirpus cyperinus	Wood Grass	0.10
Scirpus validus	Great Bulrush	1.00
Spartina pectinata	Prairie Cordgrass	4.00

the Bruce Company
OF WISCONSIN, INC.

LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS

2830 PARMENTER STREET
MIDDLETON, WI 53562-0330
TEL (608) 836-7941
FAX (608) 831-6066

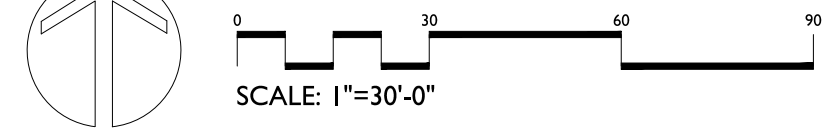
LIMESTONE RIDGE APARTMENTS
LIMESTONE ROAD
FITCHBURG, WISCONSIN 53711

Checked By: SS
Drawn By: 6/23/20 RS

Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:



NOT FOR CONSTRUCTION
SIP LANDSCAPE PLAN



L1

This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

1/2020 CADUSTIVE SHORTLIMESTONERIDGE.L1.DWG Created: 6/23/2020, Saved: 6/23/2020, Printed: 6/23/2020

Landscape Development for
LIMESTONE RIDGE APARTMENTS
Limestone Road
Fitchburg, Wisconsin

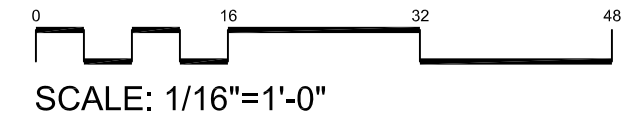
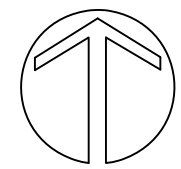
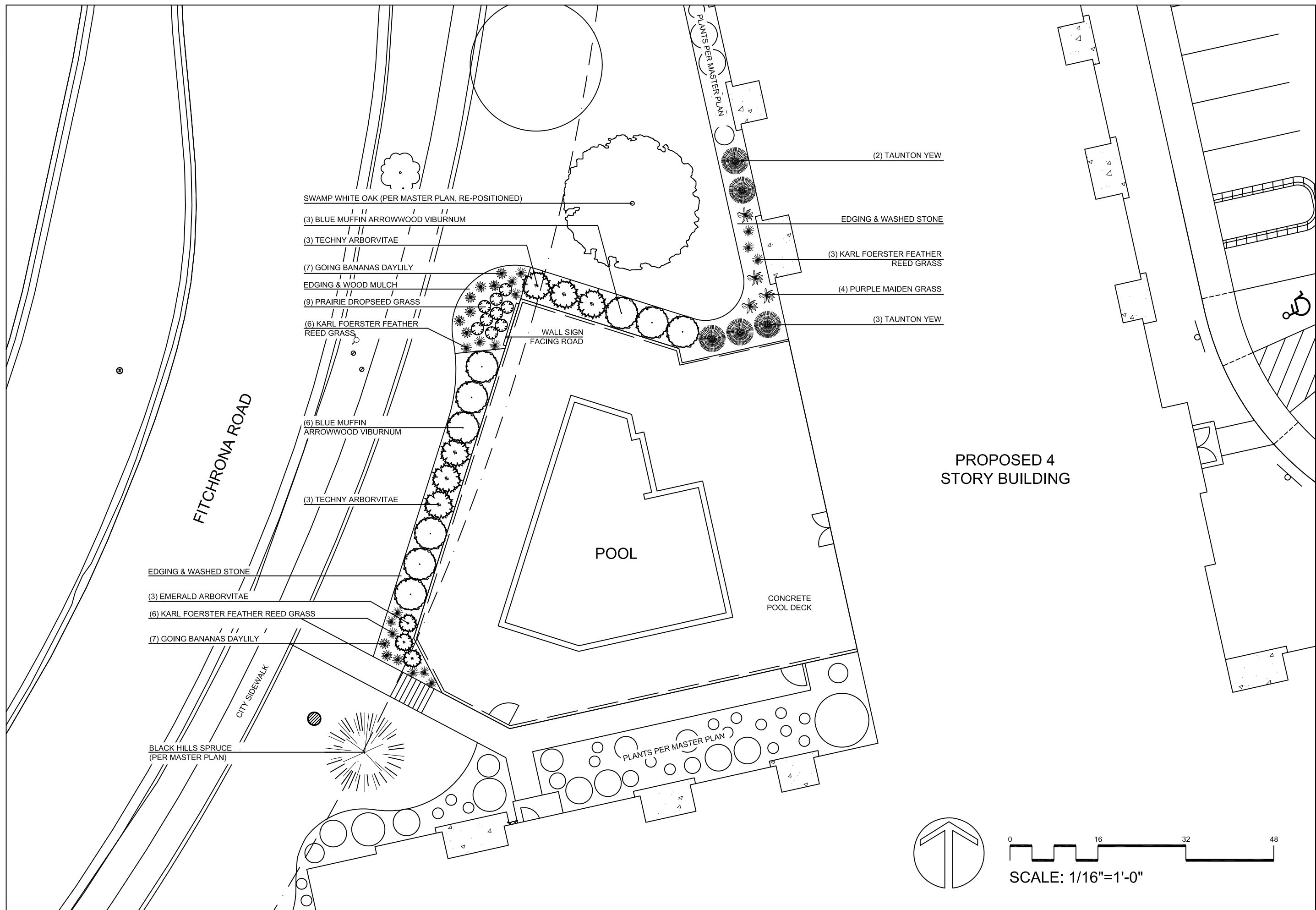
Date: 2020.10.01
Scale: 1/16"=1'-0"
Designer:BNF
Job #

Seal
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:
2020.10.02

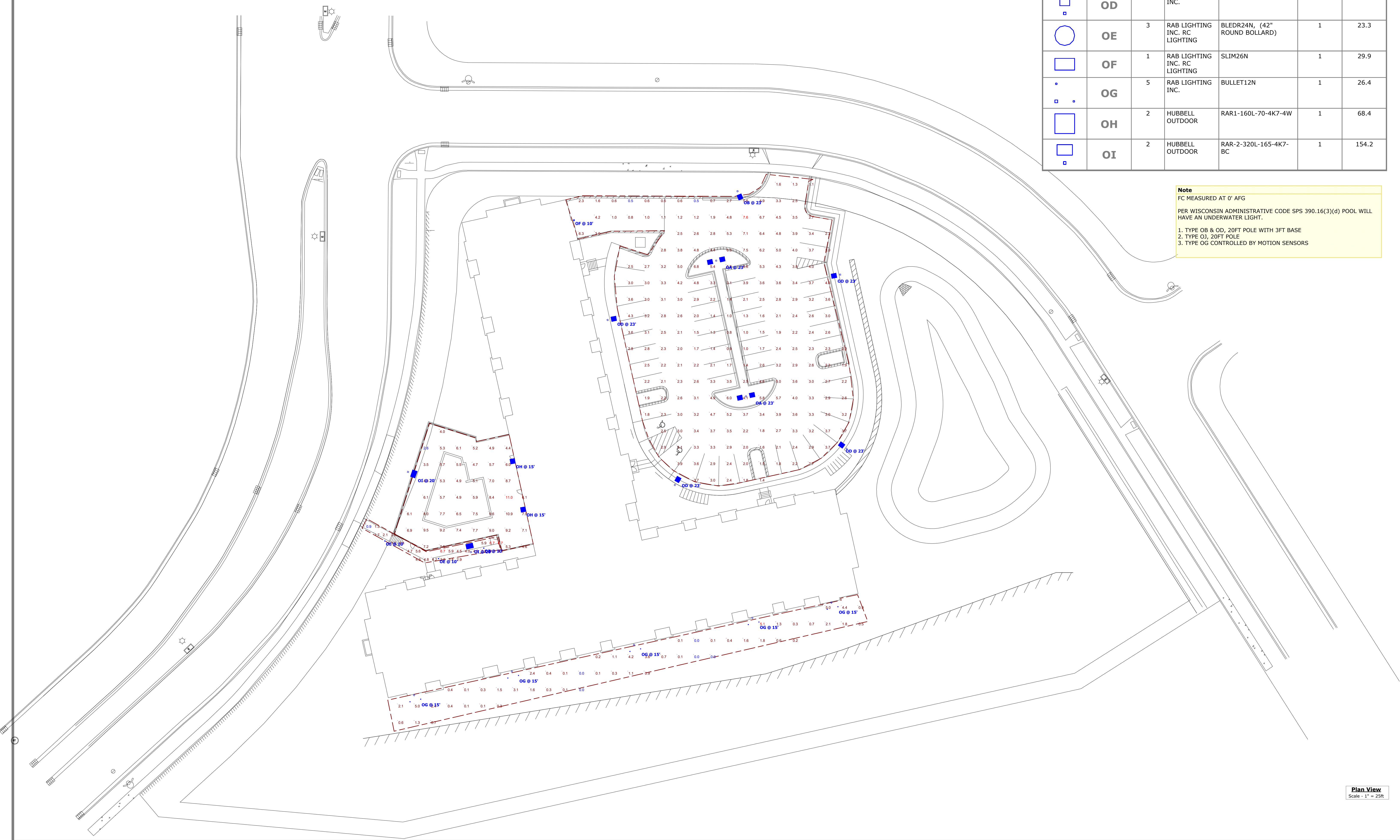
L2

Reference Name:
JT Klein



Symbol	Label	Quantity	Manufacturer	Catalog Number	Light Loss Factor	Wattage
□	OA	2	RAB LIGHTING INC.	ALED4T78N - (TYPE IV)	1	152.4
□	OB	1	RAB LIGHTING INC.	ALED4T78N - (TYPE IV)	1	76.2
□	OD	4	RAB LIGHTING INC.	ALED3T78N - (TYPE III)	1	75.9
○	OE	3	RAB LIGHTING INC. RC LIGHTING	BLEDR24N, (42" ROUND BOLLARD)	1	23.3
□	OF	1	RAB LIGHTING INC. RC LIGHTING	SLIM26N	1	29.9
•	OG	5	RAB LIGHTING INC.	BULLET12N	1	26.4
□	OH	2	HUBBELL OUTDOOR	RAR1-160L-70-4K7-4W	1	68.4
□	OI	2	HUBBELL OUTDOOR	RAR-2-320L-165-4K7-BC	1	154.2

Note
 FC MEASURED AT 0' AFG
 PER WISCONSIN ADMINISTRATIVE CODE SPS 390.16(3)(d) POOL WILL HAVE AN UNDERWATER LIGHT.
 1. TYPE OB & OD, 20FT POLE WITH 3FT BASE
 2. TYPE OJ, 20FT POLE
 3. TYPE OG CONTROLLED BY MOTION SENSORS



Plan View
 Scale - 1" = 25ft

Designer
 RJE
 Date
 10/19/2020
 Scale
 Not to Scale
 Drawing No.
 Summary