

December 4, 2020

City of Fitchburg
Attn: Lisa McNabola, Associate Planner
5520 Lacy Rd
Fitchburg, WI 53711



Re: The Limerick Senior Apartments and Townhouses

KBA #2023

Ms. McNabola,

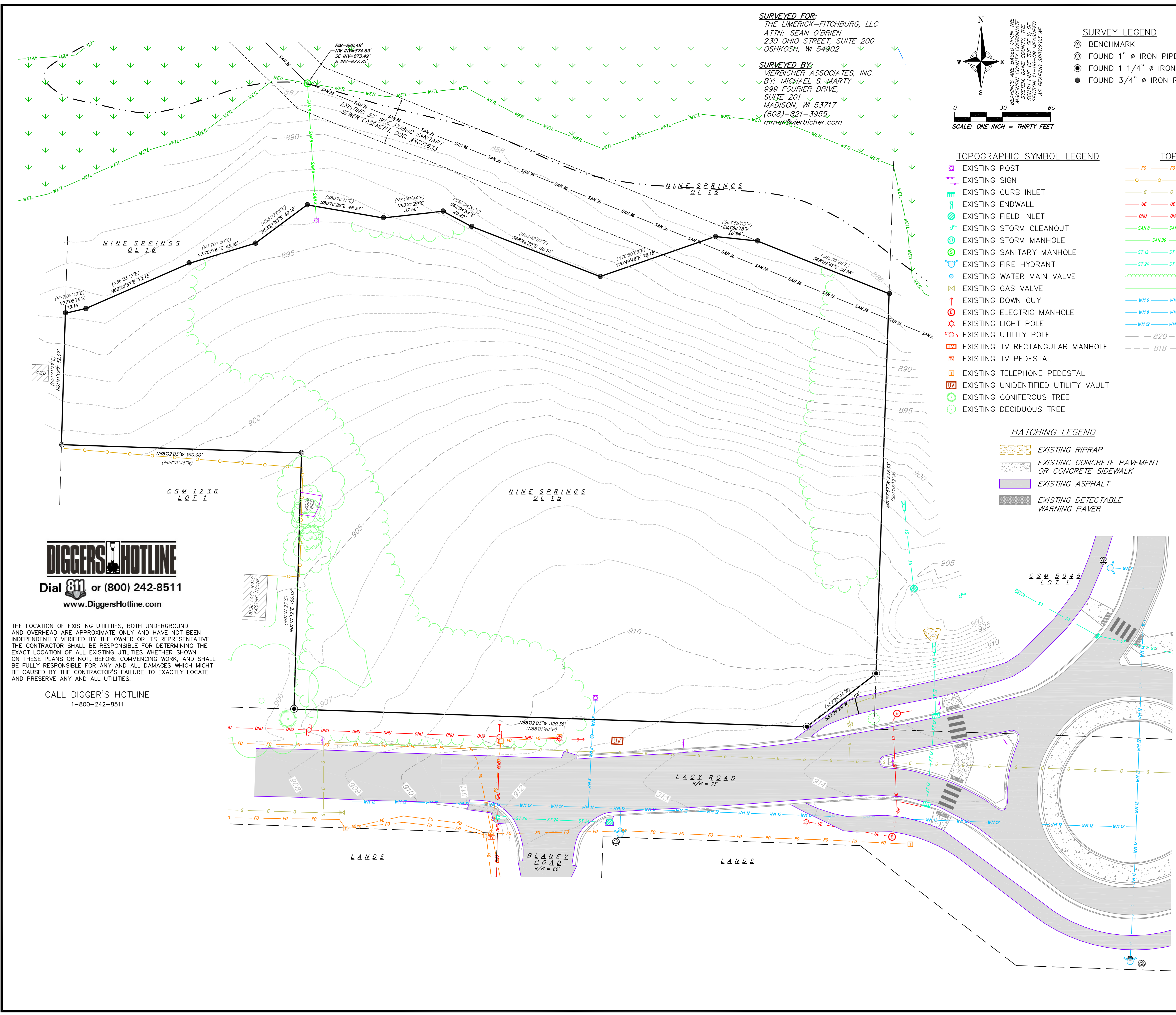
I am reaching on behalf of Sean O'Brien and Northpointe Development to request an early issuance of permits to complete improvements within the public way for the Limerick Senior Apartments and Townhouses. The project is scheduled for plan review with the State of Wisconsin DSPS and is anticipated to be complete in January. Attached is a copy of the Bid Documents for both buildings and site.

Please let me know if you require any additional information to aide in this request.

Sincerely,

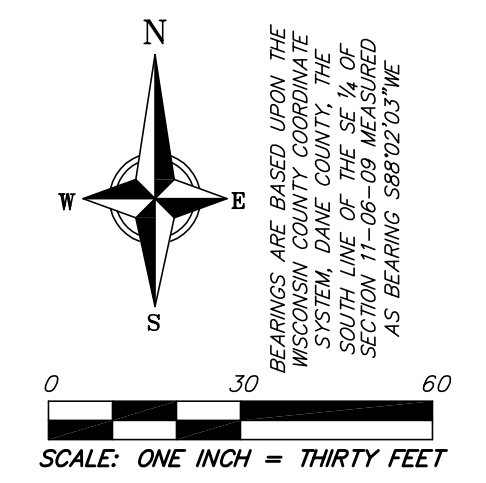
A handwritten signature in black ink, appearing to read 'R. Feller', with a long horizontal line extending to the right.

Robert Feller, AIA, NCARB, LEED AP
Knothe Bruce Architects



SURVEYED FOR:
 THE LIMERICK-FITCHBURG, LLC
 ATTN: SEAN O'BRIEN
 230 OHIO STREET, SUITE 200
 OSHKOSH, WI 54902

SURVEYED BY:
 VIERBICHER ASSOCIATES, INC.
 BY: MICHAEL S. MARTY
 999 FOURIER DRIVE,
 SUITE 201
 MADISON, WI 53717
 (608)-821-3955
 mmarty@vierbicher.com



- SURVEY LEGEND**
- ⊙ BENCHMARK
 - ⊙ FOUND 1" Ø IRON PIPE
 - ⊙ FOUND 1 1/4" Ø IRON ROD
 - ⊙ FOUND 3/4" Ø IRON ROD

- BENCHMARK TABLE:**
- ⊙ BENCHMARK #1 - ELEV. 915.47'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF LACY ROAD AND BLANEY ROAD..
 - ⊙ BENCHMARK #2 - ELEV. 917.41'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF LACY ROAD AT THE ROUNDABOUT INTERSECTING WITH HAIGHT FARM ROAD.
 - ⊙ BENCHMARK #3 - ELEV. 914.11'; TOP NUT OF FIRE HYDRANT LOCATED ON THE WESTERLY RIGHT-OF-WAY OF LACY ROAD NORTH OF THE ROUNDABOUT INTERSECTING WITH HAIGHT FARM ROAD.

TOPOGRAPHIC SYMBOL LEGEND

- ⊕ EXISTING POST
- ⊕ EXISTING SIGN
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING ENDWALL
- ⊕ EXISTING FIELD INLET
- ⊕ EXISTING STORM CLEANOUT
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING DOWN GUY
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TV RECTANGULAR MANHOLE
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING UNIDENTIFIED UTILITY VAULT
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- FO EXISTING FIBER OPTIC LINE
- IO EXISTING IRON FENCE ~6' TALL
- G EXISTING GAS LINE
- UE EXISTING UNDERGROUND ELECTRIC LINE
- OHU EXISTING OVERHEAD GENERAL UTILITIES
- SAN 8 EXISTING 8" PVC SANITARY SEWER LATERAL
- SAN 36 EXISTING 36" PVC SANITARY SEWER LINE
- ST 12 EXISTING 12" STORM SEWER LINE
- ST 24 EXISTING 24"x35" CMPA STORM SEWER LINE
- ET EXISTING EDGE OF TREES
- ELM EXISTING LANDSCAPING OR MOWING LIMITS
- WM 6 EXISTING 6" WATER MAIN
- WM 8 EXISTING 8" WATER SERVICE LATERAL
- WM 12 EXISTING 12" WATER MAIN
- 820 EXISTING MAJOR CONTOUR
- 818 EXISTING MINOR CONTOUR

HATCHING LEGEND

- EXISTING RIPRAP
- EXISTING CONCRETE PAVEMENT OR CONCRETE SIDEWALK
- EXISTING ASPHALT
- EXISTING DETECTABLE WARNING PAVEMENT

ADDITIONAL NOTES:

1. This survey was prepared based upon information depicted on the NINE SPRINGS plat. Surveyor was not provided with a title commitment or report.
2. This survey is based upon field survey work performed on May 27-29 and June 01, 2020. Any changes in site conditions after June 01, 2020 are not reflected by this survey.
3. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
5. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20202127196 and 20202127265. Location of buried private utilities are not within the scope of this survey.
6. The parcel surveyed contains 124,083 or 2.848 acres more or less.
7. Elevations depicted on this survey are based upon the NAVD88 Datum, (2012 Geoid).
8. Benchmarks shall be verified prior to construction.

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
 1-800-242-8511

vierbicher
 planners | engineers | advisors
 Phone: (800) 261-3898

Existing Conditions
 The Limerick Apartments & Townhomes
 Outlot 15 Nine Springs
 City of Fitchburg, Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 11/19/2020

DRAFTER NJOH

CHECKED JZAM

PROJECT NO. 200166

C

0.2



knothe + bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Article 5 Resubmittal - September 30, 2020
Issued for Bid - 11-19-2020

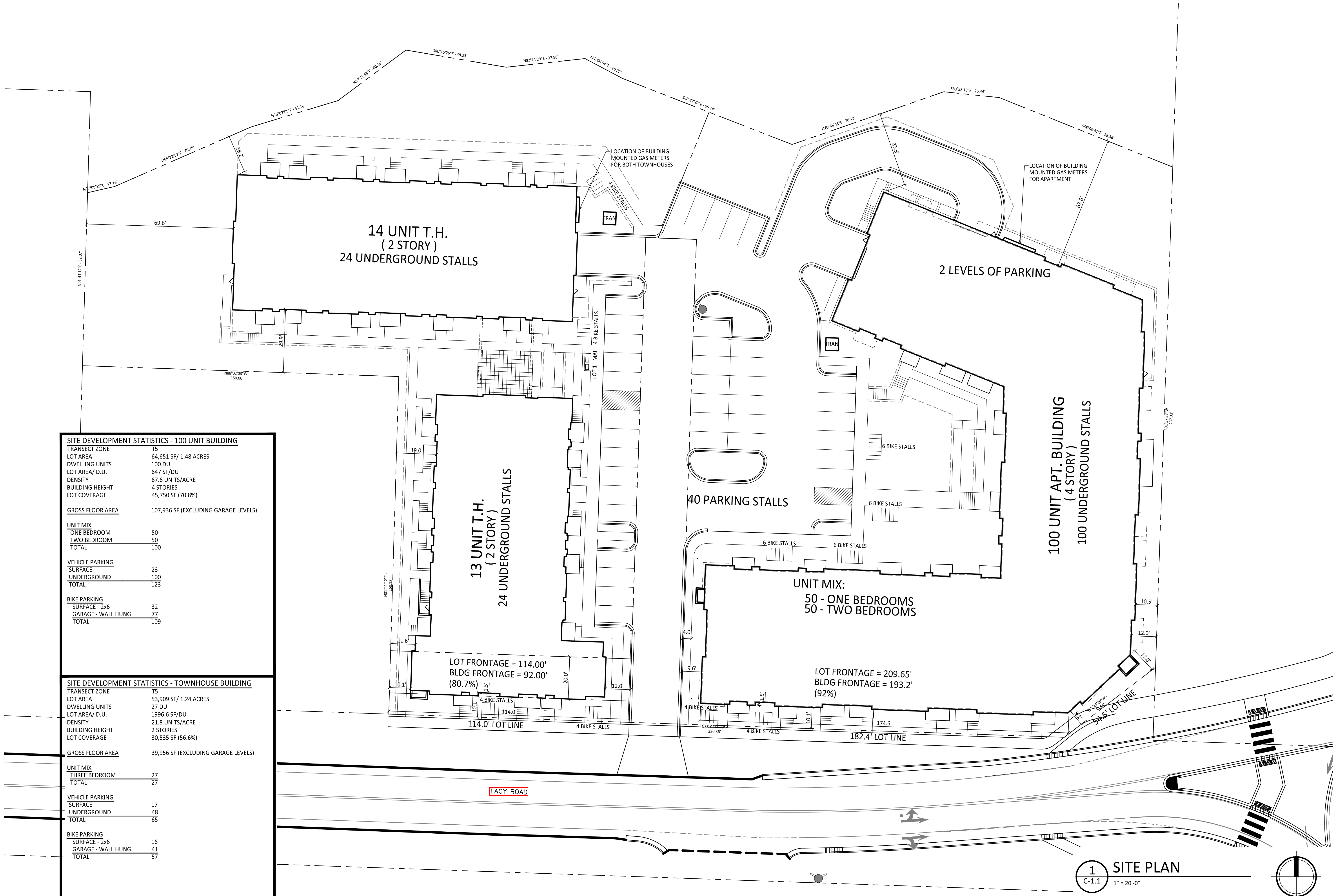
PROJECT TITLE
THE LIMERICK DEVELOPMENT

LACY ROAD
FITCHBURG, WI
SHEET TITLE
SITE PLAN

SHEET NUMBER

C-1.1

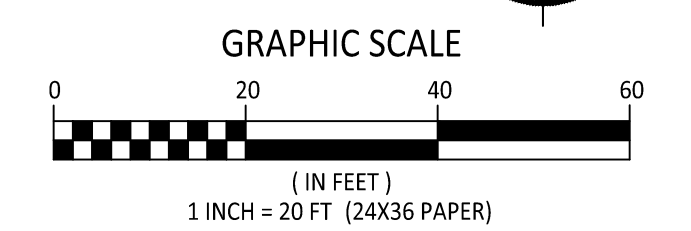
PROJECT NO. **2023**
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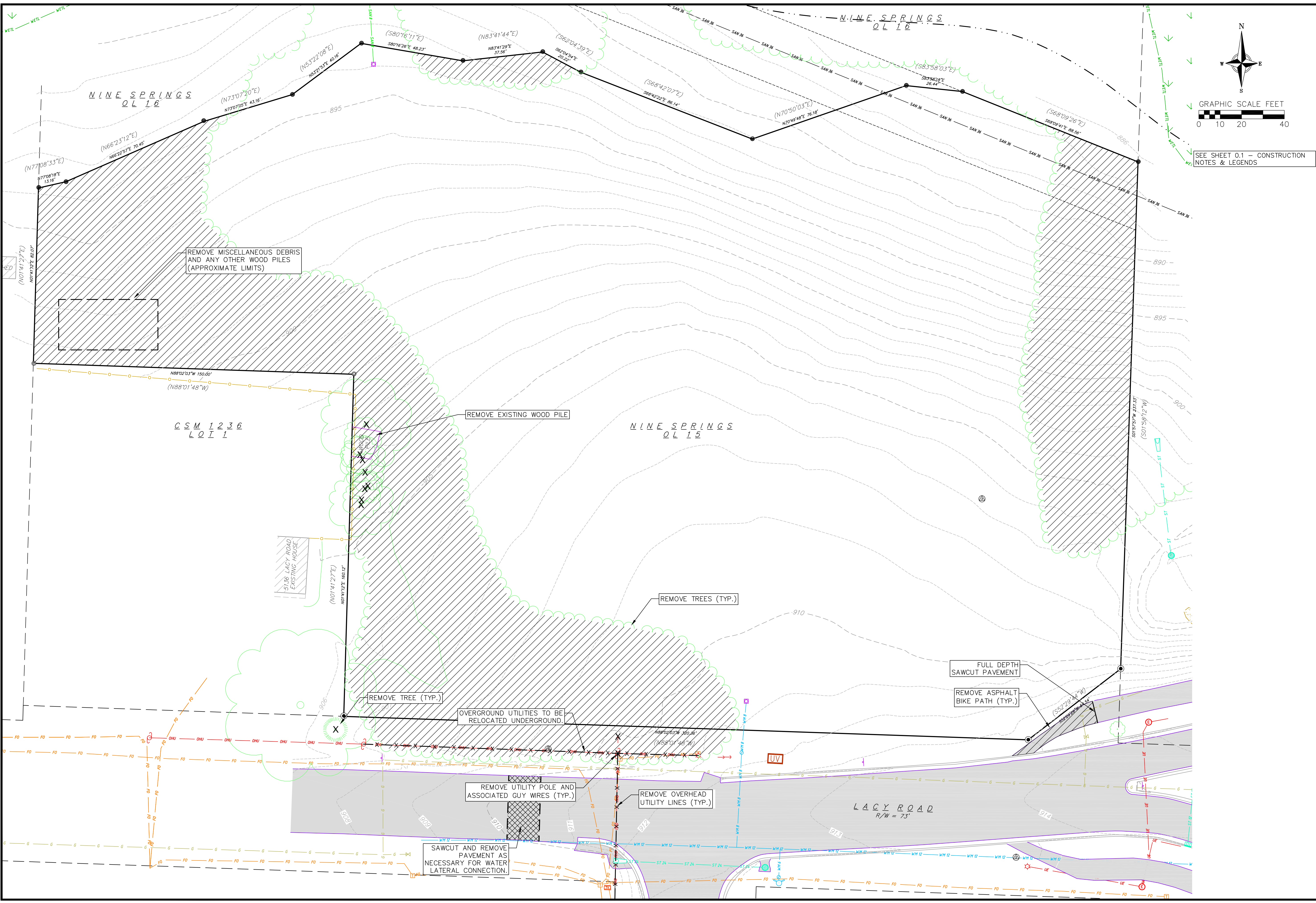


SITE DEVELOPMENT STATISTICS - 100 UNIT BUILDING	
TRANSECT ZONE	T5
LOT AREA	64,651 SF/ 1.48 ACRES
DWELLING UNITS	100 DU
LOT AREA/ D.U.	647 SF/DU
DENSITY	67.6 UNITS/ACRE
BUILDING HEIGHT	4 STORIES
LOT COVERAGE	45,750 SF (70.8%)
GROSS FLOOR AREA 107,936 SF (EXCLUDING GARAGE LEVELS)	
UNIT MIX	
ONE BEDROOM	50
TWO BEDROOM	50
TOTAL	100
VEHICLE PARKING	
SURFACE	23
UNDERGROUND	100
TOTAL	123
BIKE PARKING	
SURFACE - 2x6	32
GARAGE - WALL HUNG	77
TOTAL	109

SITE DEVELOPMENT STATISTICS - TOWNHOUSE BUILDING	
TRANSECT ZONE	T5
LOT AREA	53,909 SF/ 1.24 ACRES
DWELLING UNITS	27 DU
LOT AREA/ D.U.	1996.6 SF/DU
DENSITY	21.8 UNITS/ACRE
BUILDING HEIGHT	2 STORIES
LOT COVERAGE	30,535 SF (56.6%)
GROSS FLOOR AREA 39,956 SF (EXCLUDING GARAGE LEVELS)	
UNIT MIX	
THREE BEDROOM	27
TOTAL	27
VEHICLE PARKING	
SURFACE	17
UNDERGROUND	48
TOTAL	65
BIKE PARKING	
SURFACE - 2x6	16
GARAGE - WALL HUNG	41
TOTAL	57

1 SITE PLAN
C-1.1 1" = 20'-0"





SEE SHEET 0.1 - CONSTRUCTION NOTES & LEGENDS

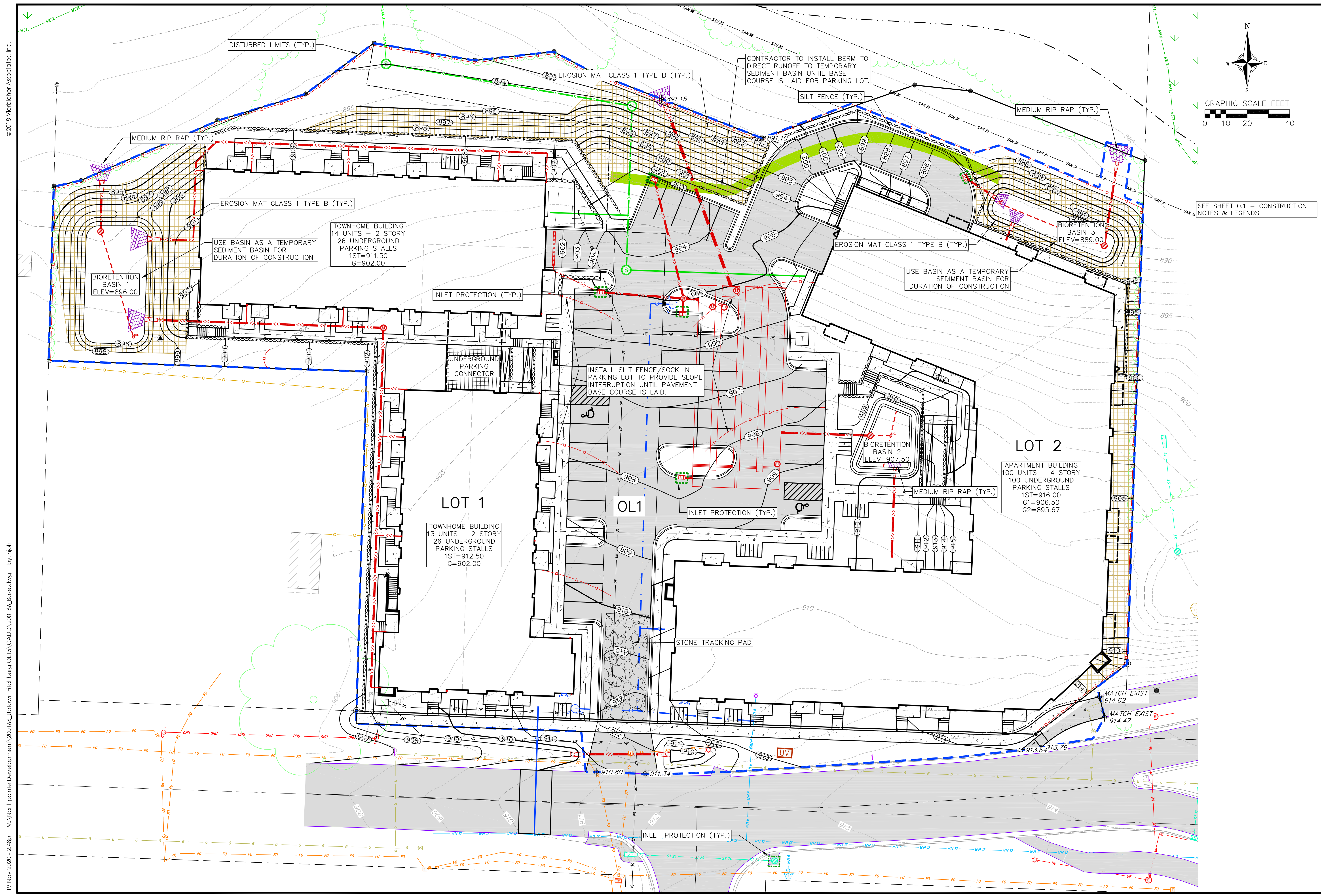
vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Demolition Plan
The Limerick Apartments & Townhomes
Outlot 15 Nine Springs
City of Fitchburg, Dane County, WI

REVISIONS	NO.	DATE	REMARKS

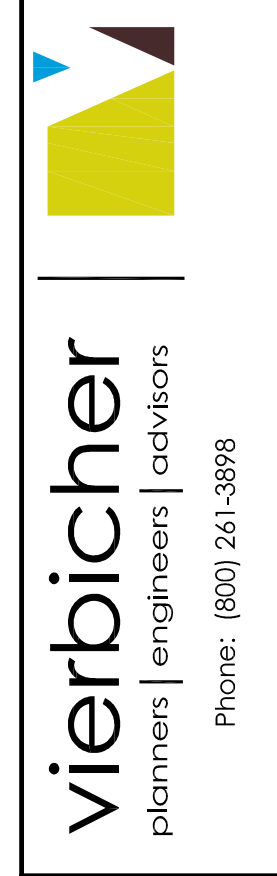
SCALE AS SHOWN
DATE 11/19/2020
DRAFTER NJOH
CHECKED JZAM
PROJECT NO. 200166

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Erosion Control Plan
The Limerick Apartments & Townhomes
Outlot 15 Nine Springs
City of Fitchburg, Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 11/19/2020

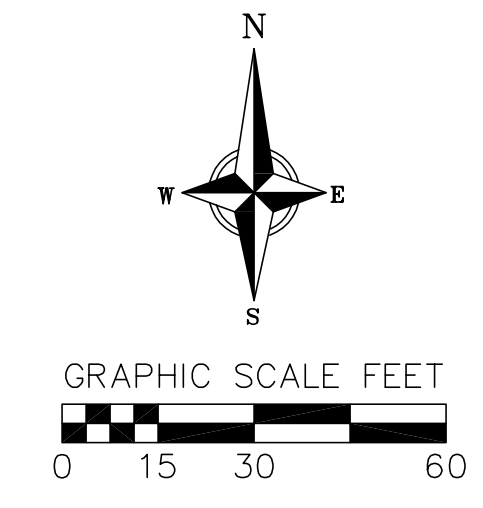
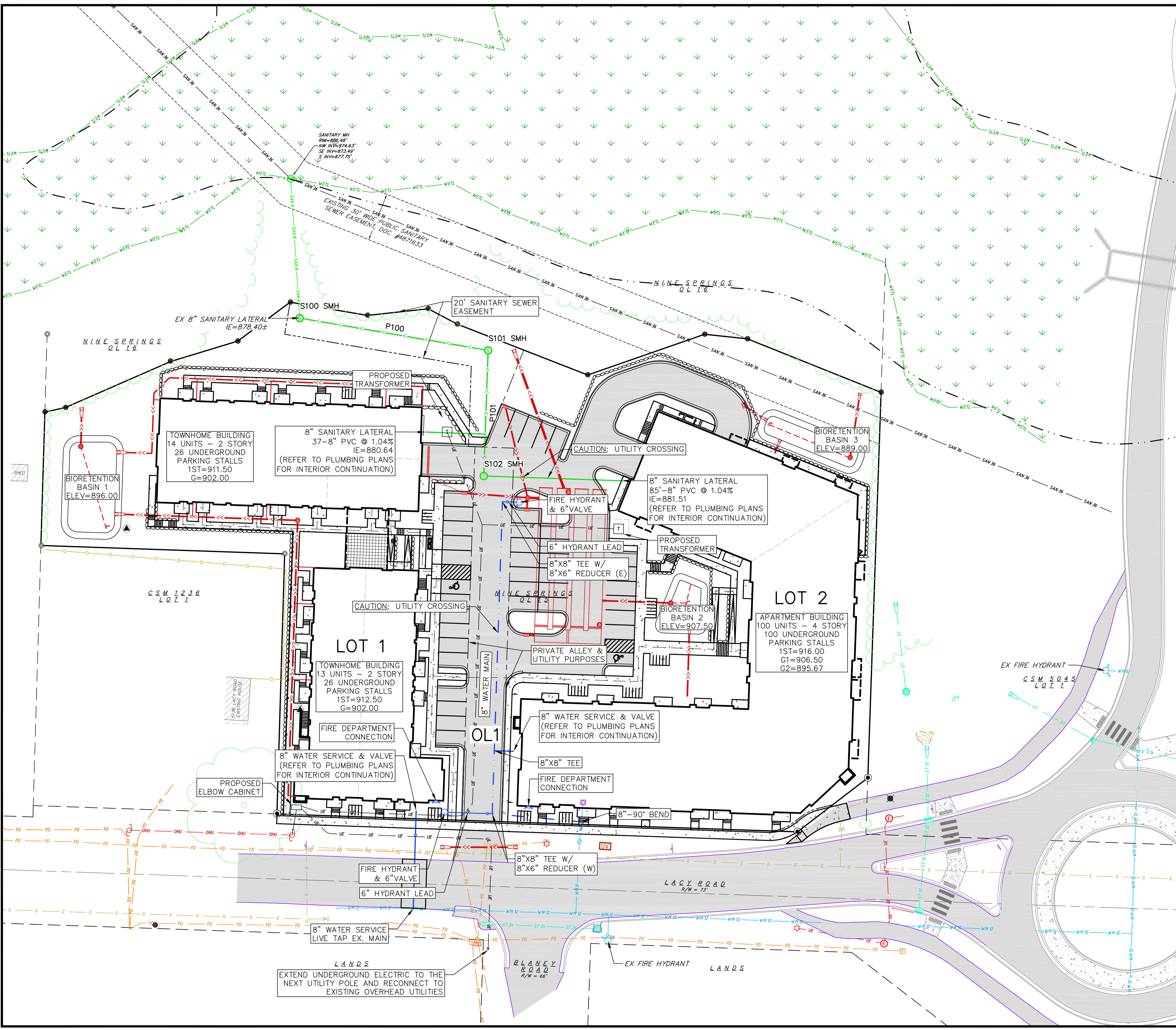
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PROJECT NO. 200166

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SEE SHEET 0.1 - CONSTRUCTION NOTES & LEGENDS

- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER PIPE (FORCE MAIN)
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - CURB STOP
 - WATER VALVE MANHOLE
 - PROPOSED PIPE INSULATION
 - GAS MAIN
 - ELECTRIC SERVICE

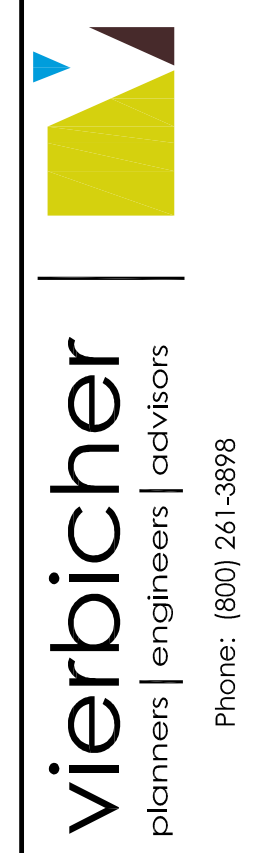
- ABBREVIATIONS**
- STMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE

SANITARY STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S100	48" CONC SMH	894.00	878.40
S101	48" CONC SMH	892.50	879.62
S102	48" CONC SMH	883.76	880.53

SANITARY PIPE TABLE

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P100	PVC	8	S100	S101	118	878.40	879.62	1.04%
P101	PVC	8	S101	S102	77	879.72	880.53	1.04%



Utility Plan - Sanitary Sewer & Water
 The Limerick Apartments & Townhomes
 Outlot 15 Nine Springs
 City of Fitchburg, Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN
 DATE: 11/19/2020
 DRAFTER: NJOH
 CHECKED: JZAM
 PROJECT NO.: 200166

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