



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-T, R-L, I-S and PDD-SIP district to the PDD-GIP district the following described property:

**1. Location of Property/Street Address:** ~2885 Woods Hollow Road

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

New lot created by proposed CSM. Metes and Bounds description submitted separately.

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

**2. Proposed Use of Property - Explanation of Request:**

Professional office and training/conference facilities for the Usona Institute. See attached.

**3. Proposed Development Schedule:** Construct start in summer 2021

\*\*\*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): N/A

**Total Dwelling Units Proposed:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development** (If Applicable): Office

**Proposed Hours of Operation:** TBD **No. Of Employees:** ~30 on-site initially

**Floor Area:** ~50,000 GFA estimate **No. Of Parking Stalls:** ~62+/-

**Sewer:** Municipal  Private  **Water:** Municipal  Private

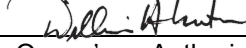
**Current Owner of Property:** Cinque Terre

**Address:** 2800 Woods Hollow Road **Phone No:** 608.278.7662

**Contact Person:** Bill Linton

**Email:** bill.linton@usonainstitute.org

**Address:** \_\_\_\_\_ **Phone No:** \_\_\_\_\_

**Respectfully Submitted By:**  **William A. Linton**  
 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.** \_\_\_\_\_

PROPOSED LOT 1  
METES AND BOUNDS DESCRIPTION

Lot 9, part of Lot 8 and part of Outlot 8, Fitchburg Center - North Plat, as recorded in Volume 57-81b of Plats, on pages 318-322, as Document Number 2890423, Dane County Registry, also part of the Southwest Quarter of the Northwest Quarter and the Northwest and Northeast Quarters of the Southwest Quarter of Section 10, also part of the Northeast Quarter of the Southeast Quarter of Section 09, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Beginning at the West Quarter corner of said Section 10;  
thence North 86 degrees 32 minutes 27 seconds East along the north line of the Southwest Quarter of said Section 10, 305.87 feet to the Point of Beginning;  
thence North 01 degree 13 minutes 19 seconds East, 869.97 feet;  
thence North 53 degrees 56 minutes 35 seconds West, 354.21 feet to the southeast right of way of Glacier Valley Road;  
thence North 33 degrees 37 minutes 12 seconds East along said southeast right of way, 42.75 feet to the southwest right of way of Gunflint Trail;  
thence South 57 degrees 00 minutes 41 seconds East along said southwest right of way, 26.87 feet to a point of non-tangential curvature;  
thence 44.59 feet along the arc of a curve to the right, also along said southwest right of way, a radius of 25.00 feet, through a central angle of 102 degrees 11 minutes 13 seconds and a chord bearing North 84 degrees 03 minutes 54 seconds East, 38.91 feet;  
thence South 45 degrees 14 minutes 35 seconds East along said southwest right of way, 320.69 feet to a point of curvature;  
thence 109.93 feet along the arc of a curve to the left, also along said southwest right of way, a radius of 667.96 feet, through a central angle of 09 degrees 25 minutes 45 seconds and a chord bearing South 50 degrees 03 minutes 14 seconds East, 109.80 feet;  
thence South 54 degrees 43 minutes 01 second East along said southwest right of way, 560.94 feet to a point of curvature;  
thence 108.71 feet along the arc of a curve to the right, a radius of 110.00 feet, through a central angle of 56 degrees 37 minutes 23 seconds and a chord bearing South 26 degrees 32 minutes 10 seconds East, 104.34 feet to the west right of way of Gunflint Trail;  
thence South 01 degree 40 minutes 25 seconds West along said west right of way, 352.07 feet to the south right of way of Woods Hollow Road;  
thence South 56 degrees 10 minutes 20 seconds East along said south right of way, 105.02 feet to a point of curvature;  
thence 84.74 feet along the arc of a curve to the left, also along said south right of way, a radius of 190.00 feet, through a central angle of 25 degrees 33 minutes 15 seconds and a chord bearing South 68 degrees 56 minutes 59 seconds East, 84.04 feet;  
thence South 81 degrees 43 minutes 37 seconds East along said south right of way, 331.60 feet to a point of curvature;  
thence 74.58 feet along the arc of a curve to the right, also along said south right of way, a radius of 210.00 feet, through a central angle of 20 degrees 20 minutes 50 seconds and a chord bearing South 71 degrees 33 minutes 15 seconds East, 74.18 feet;  
thence South 11 degrees 23 minutes 30 seconds West, 140.00 feet;  
thence South 89 degrees 24 minutes 48 seconds West, 475.05 feet;  
thence South 89 degrees 23 minutes 47 seconds West, 635.80 feet;  
thence North 32 degrees 34 minutes 03 seconds West, 115.16 feet;  
thence North 04 degrees 16 minutes 19 seconds East, 174.40 feet to the Point of Beginning.

This description contains 711,497 square feet or 16.3337 acres.  
Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Prepared By:

Burse Surveying and Engineering, Inc.

2801 International Lane, Suite 101

Madison WI, 53704

M:\BSE2216\Documents\Descriptions\REZONE boundary.docx

## PROJECT OVERVIEW

### AND

#### PROPOSED PLANNED DEVELOPMENT DISTRICT – GENERAL IMPLEMENTATION PLAN

The Usona Institute is proposing to develop a 17 acre site located immediately northwest of the Woods Hollow Children’s Center as the location for its headquarters administrative office and training center. Development would commence after municipal and state approval of site development and building plans. Completion of the building and site improvements is anticipated to take two years.

Usona Institute, founded in 2014, is a leading organization that oversees FDA-approved clinical trials and collaborations with practitioners engaged in therapy programs for treatment of Major Depressive Disorder, a mental health condition that affects over 17 million people in the United States alone.

Usona, which is organized as a 501(c)(3) corporation, works in collaboration with academic and clinical research centers globally, including scientific collaboration with more than a dozen internationally recognized academic centers and research institutes. The Institute adheres to an Open Science practice that is demonstrated by multiple and on-going publications in leading scientific journals of new synthetic pathways and discoveries.

In addition to overseeing clinical research, Usona Institute conducts the following programs:

- Investigation of new molecules that have promising therapeutic potential in the treatment of mental health conditions, including depression, anxiety, PTSD, OCD, eating disorders, cluster and migraine headaches, alcohol and other substance use disorders.
- Education, training, and outreach, including the development and delivery of training programs for social workers, health care providers, and therapy facilitators specific to the new treatment modalities.
- Providing supportive therapies for patients, including hydrotherapy, yoga, mindfulness meditation, visualization and sound therapy, and similar complementary wellness practices.
- Support of investigational and clinical research through an investigational drug supply program, providing pharmaceutical grade cGMP drug product to qualified research centers worldwide.

Usona currently operates two medicinal chemistry laboratories and has agreements with multiple contract manufacturing organizations. The proposed Woods Hollow campus will not be housing chemistry or manufacturing facilities.

The Institute is currently sponsoring and/or supporting pre-clinical and clinical trials taking place at University of Wisconsin-Madison, Yale, Johns Hopkins, New York University (NYU), and University of California-San Francisco, among others, to evaluate potential treatments for depression and other conditions as noted above. The Institute is currently exploring the therapeutic potential of new drug treatments in the treatment of major depressive disorder (MDD). As an FDA drug sponsor, Usona is responsible for the initiation, management, and financing of the clinical trials towards FDA new drug

approval (NDA). These investigations have shown promising results and the research is advancing toward FDA new drug approval.

Usona is also responsible for formulating and establishing guidelines for conducting effective therapy protocols and procedures. Keys to implementing these treatment practices include providing proper training of therapy practitioners and creating design and facility standards for the physical treatment settings.

As depicted on the site plan, attached as Exhibit A, the proposed campus would include administrative and research offices (no clinical research laboratories), presentation and classroom space for therapist training programs, and individual and group therapy suites for a small number of patients receiving treatment.

To accommodate treatment sessions that potentially could extend over a few days, depending on individual patient circumstances, the site would also include accommodations for short term lodging of patients and caregivers. This lodging is envisioned to encompass up to four small duplex cottages; each unit including a full bathroom, sitting area, a kitchenette, and one or two bedrooms. The cottages are intended to be a safe, comfortable environment for the patient's post-therapy recovery where they are closely monitored by researchers and healthcare professionals. The cottages are intended for overnight use and potentially for an extended stay of up to three days depending on individual patient needs.

The principle use of the of the proposed campus buildings is to support research collaboration and therapist training on appropriate and effective protocols for providing treatment therapies to patients and their caregivers. While clinical trials will not be conducted at the proposed campus, the training of facilitators will occur in rooms and settings similar to those used in the clinical research and trial studies. Drug therapy for patients on the Usona campus will not occur until FDA approval has been obtained, which is expected in the next three to four years.

### **Site Planning Considerations**

The proposed two-story office building, will have a footprint in the range of 25,000 square feet (about the size of the Woods Hollow Children's Center, for reference), and will be accessed by a driveway from Woods Hollow Road. The building is situated approximately 700 feet northwesterly from the Woods Hollow Children's Center and is mostly screened from views from Woods Hollow Road and Gunflint Trail by dense woodland habitat. To enhance the site aesthetic, compliment architectural character, and reduce impact to the natural wooded environment, the majority of site parking is in the underground level parking garage, with a small surface parking area located to the south of the building.

This location currently encompasses multiple parcels which will be combined into a single lot through a proposed certified survey map (CSM). The Preliminary CSM is attached as Exhibit B; the Institute will occupy Lot 1 of the Preliminary CSM. The CSM will be submitted for approval concurrently with the Usona Planned Development District - Specific Implementation Plan (PDD-SIP) and Architecture and Design Review (ADR). [Note: see the proposed Fitchburg Center Comprehensive Development Plan

Amendment 4 for a description of the rationale for the land assembly and revised lotting of this sub-area of Fitchburg Center]

Lot 1 is an irregular shaped 16.9 acre parcel bounded by Gunflint Trail and Woods Hollow Road on the north and east, a Fitchburg Center open space and footpath corridor along the south, Bjorksten Place (private) to the southwest, and privately owned un-platted densely wooded lands to the west.

**Neighborhood Context.** Adjoining and adjacent land uses include:

- Eagle School to the north across Gunflint Trail,
- Gunflint Park and low density single family lots to the northeast, across Woods Hollow Road,
- Preserved woodlands to the east across Woods Hollow Road,
- The Woods Hollow Children’s Center to the southeast, over the ridge south of the footpath,
- Promega offices, support facilities and site amenities (the observatory) to the south and southwest, over the ridge south of the footpath,
- Bjorksten Place to the southwest, is an improved private street that extends southwesterly to Fish Hatchery Road and serves several Promega research and maintenance operations buildings, and two commercial properties,
- A single residence and dense woodland to the west, and
- The Glacier Valley neighborhood, a low density suburban residential area to the northwest across Gunflint Trail and Glacier Valley Drive.

**Natural and man-made features.** The general landform of Lot 1 is characterized by densely wooded steep terrain in the northern and northeasterly portions of the lot which transitioning to a relatively level plateau/terrace in the central portion of the site, which then rises steeply to a relatively open ridge feature along the south property line. The steep terrain along the north and northeasterly perimeter rises from immediately behind the curb of Gunflint Trail at elevation 918 feet above Mean Sea Level (MSL) to 950 MSL at the north edge of the terrace area. This area of steep wooded terrain occupies approximately 30 % of Lot 1 and has gradients ranging between 14 and 20 percent. The dense woodland is generally characteristic of old growth southern Wisconsin woodland habitat.

The central area of the site features several stands of trees, dense brushy vegetation, and an orchard. There is single existing residence, estimated to date from the mid 1900s, in the northeasterly corner of the central area. This structure will eventually be razed as part of the site’s development.

The southern portion of the site is characterized with more open areas and several small copses of trees and was crop land and grazed pasture during the late 1800s through the mid 1900s.

Existing site topography shows a divide through Lot 1 with approximately half of the area draining northwesterly and eventually to the stormwater management basin located west of Eagle School and half draining easterly to the stormwater management basin near the Fontana Way cul-de-sac. Conceptual site grading and development proposes to manage the stormwater run-off from the developed portions of the site utilizing the existing stormwater facilities along Fontana Way. The site is in the Nine Springs Creek Watershed.

Usona site planning has given strong consideration to preserving and maintaining the perimeter woodland habitat along the north and northeasterly portions of Lot 1 by designing and siting the main office building and two cottages to preserve a small viable stand of white oaks and to prominently feature a large shagbark hickory tree as a landscape feature at the main building entrance.

**Vehicle, Pedestrian and Bike circulation.** Based on consideration of site security and minimizing disruption to the steep wooded habitat along the north and northeast portions of the property, development plans for the site call for the closure of the existing residential driveway from Gunflint Trail to the former residence in favor of an improved driveway from Woods Hollow Road. The primary traffic route to and from the campus will be East Cheryl Parkway as it is a primary cross town route linking to Fish Hatchery Road and US Highway 14. This driveway will be located just south and replace the existing gravel service lane that traverses the site to Bjorksten Place. The driveway will be 24 feet wide (curbface to curbface) and is proposed to include an integrated sidewalk along the north side, similar to the cross-section design of Fontana Way. Additionally, public sidewalk will be constructed along the south/southwest side of Woods Hollow Road, south to the Research Park Drive intersection. [Note: the new public sidewalk is not proposed to continue to the Glacier Valley Drive intersection due to the significant impacts to the dense woodland and slopes adjoin the Gunflint Trail right-of-way]

The site terrain may also necessitate the construction of an additional segment of sidewalk to accommodate an ADA compliant sidewalk route between the new Woods Hollow Road sidewalk and the main building entry. The alignment and need for this improvement will be evaluated with the final grading plans.

Bicycle travel to the campus is anticipated to utilize Woods Hollow Road and the multi-use path on the north side of Woods Hollow Road which connect to the Capital City State Trail and the multi-use paths on East Cheryl Parkway and Research Park Drive.

Internally, the campus will feature a network of footpaths and walks around the campus grounds which link to the Fitchburg Center trail network.

The main entry driveway will also interconnect with Bjorksten Place to provide an efficient and convenient route site maintenance and service vehicles as well as function as a secondary emergency access route to the campus.

**Parking and Building Occupancies.** On-site parking will consist of approximately 20 surface stalls and approximately 40 underground stalls. A substantial amount of additional surface and garage parking is available nearby along Woods Hollow Road and Research Park Drive and in the lots along Bjorksten Drive in case overflow parking is needed for special events.

On-site parking demand was evaluated based on the anticipated occupancies, which will vary during the day as well as from day to day. The Usona Institute expects 30 professional employees to be on site when the facility opens in 2024. The institute is also anticipating that a significant number of employees, as well as researchers and practitioners attending the training sessions will be remote and utilizing virtual platforms. Patients and participants attending individual and group therapy sessions are

expected to average between five to 15 individuals per day with some group sessions involving up to 25 participants. Usona anticipates typical attendance during training program events to be in the range of 40 to 60 persons. For larger events, programs would be expanded to utilize other venues within Fitchburg Center.

**Utility Infrastructure.** Sanitary sewer, gas and electric services will be connected to existing mains located in Woods Hollow Road. Water service will be provided by a new inter-connecting main between Bjorksten Place and Woods Hollow Road which will provide adequate volumes and pressure for the campus buildings, including fire suppression sprinklers. Preliminary schematic utility and grading plans are included in Exhibit D.

**Stormwater Management.** Stormwater management for Usona campus is intended to utilize the stormwater management facilities constructed for Cinque Terre to the maximum extent practical. The impervious area of the campus is not expected to exceed the estimated impervious area (5.44 acres) that was included in the stormwater calculation for the Cinque Terre basins. In the event that final campus development results in additional impervious area, on-site stormwater management facilities will be constructed to provide the required treatment for the excess areas. Additionally, if the infiltration volume required exceeds the amount assumed to be provided in the Cinque Terre regional facilities, on-site infiltration facilities will be constructed.

**Municipal Services.** The Institute will have only a nominal impact on city services. [Note: Site and building plans are being coordinated with the Fitchburg Fire Department so there may be some minor alterations to the site plan in response to review comments from the Departments review.]

## **RATIONALE FOR PLANNED DEVELOPMENT DISTRICT – GENERAL IMPLEMENTATION PLAN ZONING**

Usona is proposing that the site be re-zoned to Planned Development District to establish the regulatory framework for site use and development. Under the City’s zoning ordinance, the combination of land uses envisioned for this facility (which include: professional and administrative offices, medical clinic and treatment space, and short term lodging) do not fit precisely within a single existing zoning district. The current zoning map is attached as Exhibit C

Designation of the property as a Planned Development will enable Usona the flexibility to creatively design and develop the property in a manner that will provide optimal functionality in terms of building spaces, environmental characteristics of property, and inter-relationships with adjoining and nearby uses and activities within Fitchburg Center.

**Consistency with the Fitchburg Comprehensive Plan.** The development and use of Lot 1 for the proposed uses describe in this report is consistent with the City of Fitchburg Comprehensive Plan. The Comprehensive Plan Future Land Use Map was amended in 2020 to depict this location as I-C Industrial-Commercial. The proposed use is also consistent with the Fitchburg Center Comprehensive Development Plan Amendment Four which is pending before the Plan Commission concurrently with this rezoning proposal.

### **PDD-GIP DEVELOPMENT PARAMETERS**

The proposed Planned Development District for the Usona Institute campus will would utilize the B-P Professional Office District uses and standards with the following modifications:

#### Permitted Uses

All uses listed as permitted under Sec. 22-247, plus for purposes of this Planned Development District the following uses shall be included in the list of permitted uses:

- (9) Nursing and Personal Care Facilities (SIC 8059). The restriction on limitation of ground floor residential use notwithstanding.
- (10) Conference Centers.

#### Conditional Uses

All uses listed as conditional use under Sec. 22-248 subject to approval under the conditional use permit

#### Dimensional Standards

Street Setback:	120 feet
Side Setback:	10 feet
Rear Setback:	10 feet
Maximum Building Height:	42 feet. Height above 42 feet subject to conditional use permit
Minimum open space:	50 % of lot area

## **NEIGHBORHOOD ENGAGEMENT**

The Usona Institute initiated conceptual planning and design efforts for this project in the summer of 2019. Following the typical public outreach protocols of the Fitchburg Center organization, once the building programming and site layout evolved, Usona representatives reached out to the city and adjoining neighbors in the fall of 2019 to introduce the conceptual plans. These neighbors included: Woods Hollow Children's Center, Eagle School, Wisconsin Hospital Association, the Blaney family, and representatives of the Glacier Valley neighborhood. Favorable recognition of Usona's purpose and vision to develop effective practices and therapies for the treatment of severe depression as well as a general level of comfort with the concept of locating a therapy center on the site was received as part of the initial public outreach efforts. In early spring 2020, the project was put on hold due to the pandemic.

Public outreach activities were restarted in February 2021 with renewed contact with city staff and a brief presentation to the Plan Commission for consensus to pursue Planned Development District Zoning. Since then, contact was initiated with adjoining neighbors to re-introduce them to the project scope and timeline. The first of two virtual neighborhood meetings was conducted on Monday, April 20, 2021. A second virtual neighborhood meeting is scheduled for Thursday, April 29, 2021 to discuss refinements to the preliminary site and building plans.

There were no participants from the neighborhood during the April 20, 2021 meeting.

## EXHIBITS

- A. Site Plan Sketch
- B. Preliminary CSM Lotting Illustration
- C. Current Zoning Map
- D. Preliminary Schematic Utility and Grading Plans

## Exhibit A

Concept Sketch

Proposed Campus Development Plan

# Usona Institute

Fitchburg Center



0 100 200 Feet



## Exhibit B



**PROJECT:** 01514-001 USONA  
**FILE NAME:** P:\01514-001 USONA\DRAWINGS\DESIGN\USONA\CAMPUS.DWG  
**LAYOUT NAME:** CSM LAYOUT

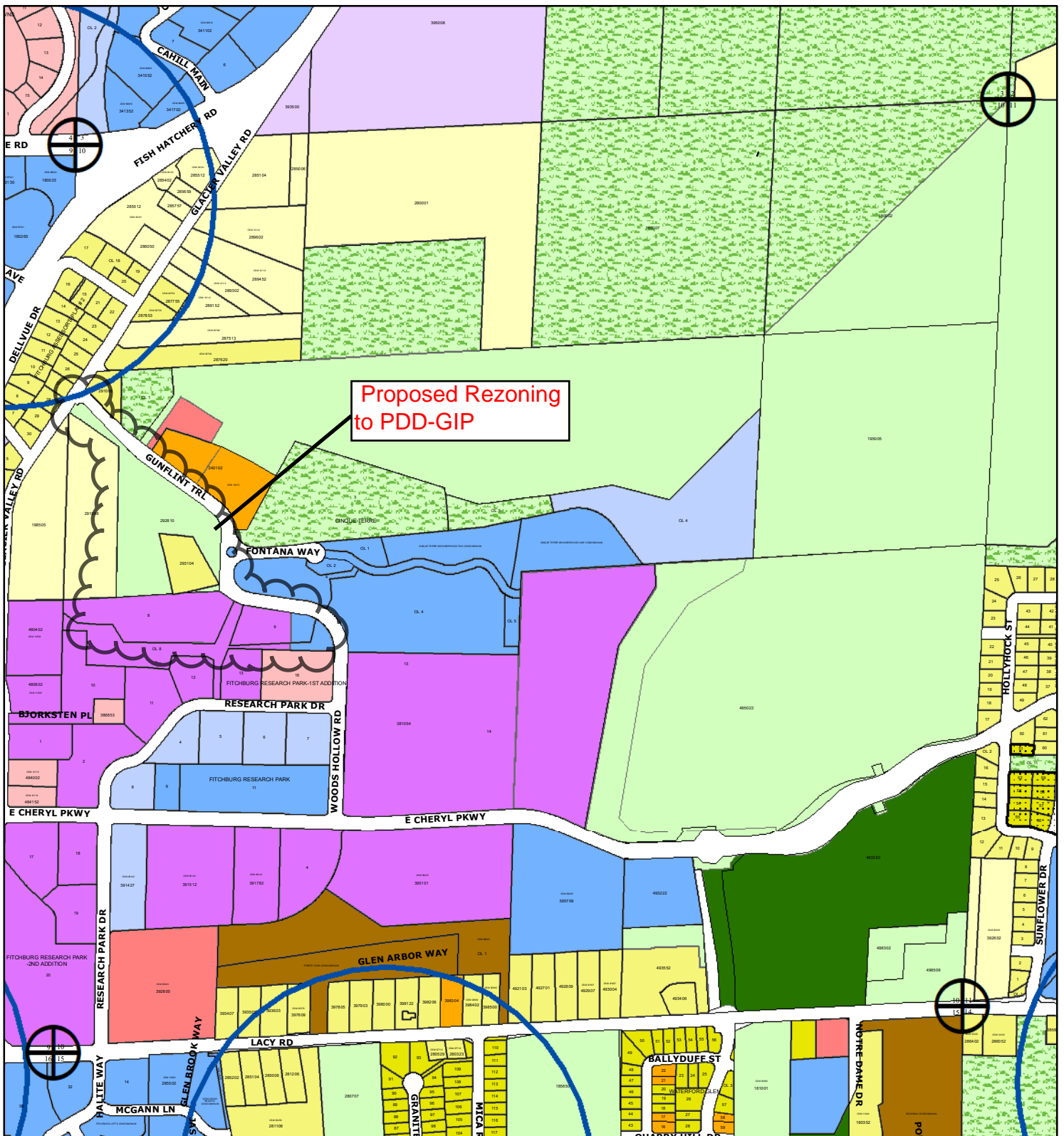
**CLIENT:** USONA  
**TITLE:** POTENTIAL CSM

**LOT DATE:** 11/18/2019 12:56 PM  
**LOT BY:** RYAN MOE

**PLOT NAME:**  
**PLOT SCALE:** 1 IN=200 FT

**SHEET 1**

## Exhibit C



**CITY OF FITCHBURG SECTION 10 TOWNSHIP 6N RANGE 9E**

Zoning Districts					
	R-R; Rural Residential		R-D; Rural Development		City Limits
	R-L; Low Density Residential		I-S; Specialized Industrial		Wellhead Protection Area
	R-LM; Low to Medium Density Residential		I-G; General Industrial		Reduced Setbacks
	R-HA; Former R-4 Residential		PDD-GIP; Planned Development District - General Implementation Plan		Section Corner
	R-M; Medium Density Residential		PDD-SIP; Planned Development District - Specific Implementation Plan		
	R-H; High Density Residential		P-R; Park and Recreation District		
	B-P; Professional Business		A-T; Transitional Agriculture		
	B-G; General Business		A-X; Exclusive Agriculture		
	B-H; Highway Business		A-S; Small Lot Agriculture		
			SC-NC; SmartCode - New Community		

Prepared by: Planning and Zoning Department 8/18

## Exhibit D



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

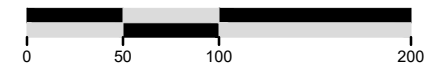
**CALL DIGGERS HOTLINE**  
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE (SCTS/VSMA) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST ON THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

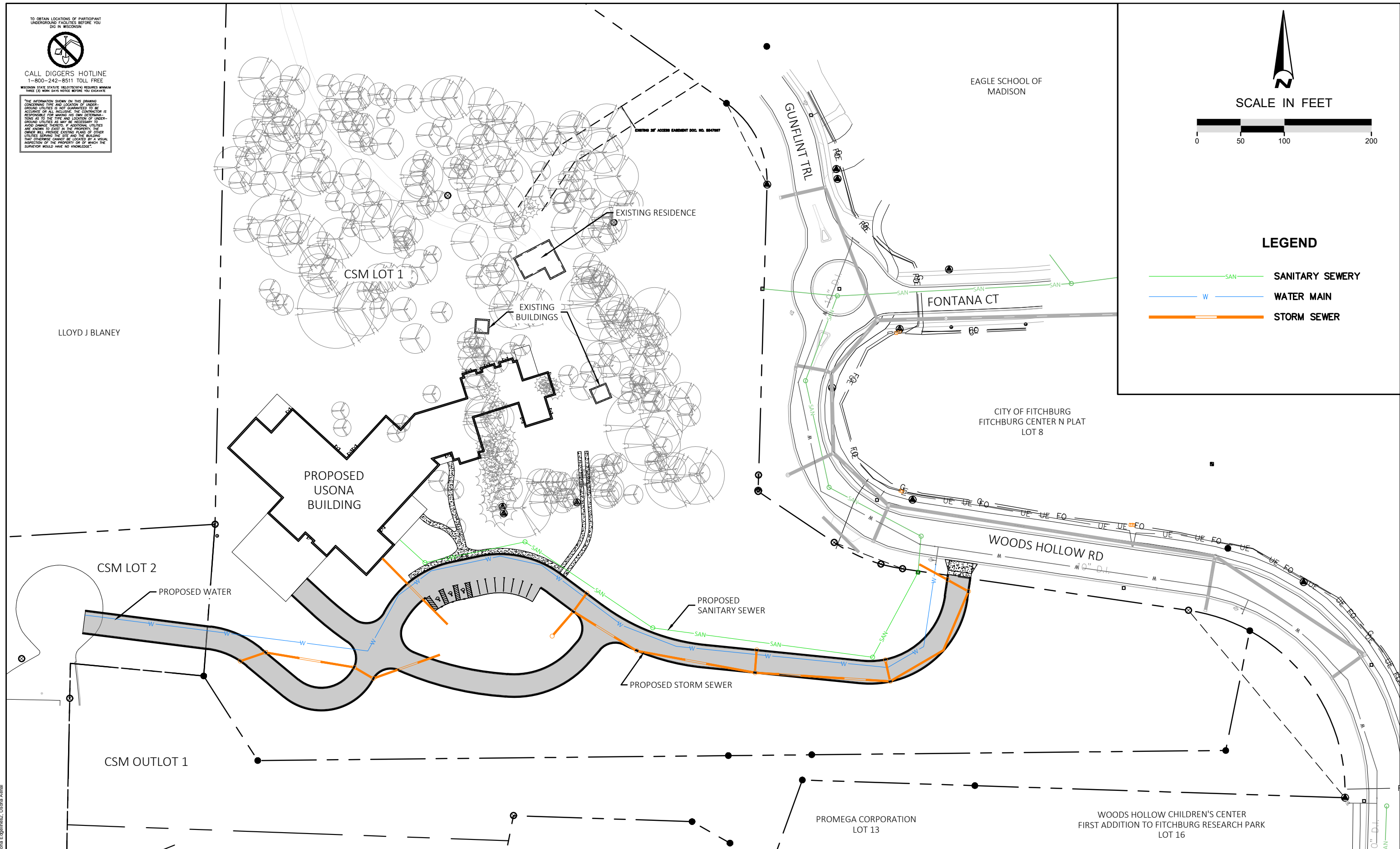


SCALE IN FEET



**LEGEND**

- SAN SANITARY SEWERY
- W WATER MAIN
- STORM SEWER



Plot Date: 04/20/2021  
 User: J. Blaney  
 Sheet: C140  
 Title: USONA INSTITUTE  
 Author: J. Blaney  
 Date: 04/19/2021

NO	DATE	BY	REVISION
5			
4			
3			
2			
1			
0			

ISSUE DATE:  
04/19/2021

DESIGN BY: RJM    DRAWN BY: RJM

EOR PROJECT NO.  
01514-0001

**EOR** Emmons & Olivier Resources, Inc.  
 119 SOUTH MAIN ST  
 COTTAGE GROVE, WI 53527  
 Tele: 608.839.4422  
 www.eorinc.com

USONA INSTITUTE  
 CITY OF FITCHBURG  
 DANE CO, WISCONSIN

**PRELIMINARY  
 UTILITY PLAN**

**C140**