


Rec.# 16.004613 6/24/2021
\$875.00 RB

	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	<h2>REZONING APPLICATION</h2>
---	--	-------------------------------

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 PDD-GIP district to the PDD-SIP district the following described property:

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

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

Attached. (intent is to rezone Lot 1 of proposed CSM from PDD-GIP to PDD-SIP)

***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

3. **Proposed Development Schedule:** Construction 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): Professional Office and Training/Conference, 2 Nursing care units

Proposed Hours of Operation: 8AM to 5PM (typically) **No. Of Employees:** ~30 on-site initially

Floor Area: 45,760 footprint (91,550 GFA); & 1,254 ea care unit **No. Of Parking Stalls:** 18 surface, 40 garage

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

Current Owner of Property: Cinque Terre LLC

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

Contact Person: Bill Linton

Email: bill.linton@usonainstitute.org

Address: same **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:** 6/22/21 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$875

Permit Request No. R2-2390-21



Planned Development District
Specific Implementation Plan

~2885 Woods Hollow Drive,
Fitchburg, WI

Owner Bill Linton
Usona Institute, Fitchburg, WI

Project Team

Consulting Architect

David Rousseau, Archemy, Vancouver, BC

Architect

Steve Wellenstein, AIA, Ramlow/Stein, Milwaukee, WI

General Contractor

Ryan Kraemer, Kraemer Brothers, Madison, WI

Engineer

Deb Hatfield, PE, Emmons & Oliver Resources, Cottage Grove, WI

Surveyor

Michelle Burse, RLS, Burse Surveying & Engineering, Madison, WI

Landscape Architecture

Danny Kars and Lisa Pearson, RLA, Yakshi Landscape-LJGeer Design, Columbus, OH

Planner

Jim Bricker, AICP, JSD Professional Service, Verona, WI

Date: June 22, 2021

Overview

Usona Institute is petitioning the City of Fitchburg to rezone Lot 1 of a proposed Certified Survey Map (CSM) from Planned Development District – General Improvement Plan (PDD-GIP) to the Planned Development District – Specific Implementation Plan (PDD-SIP) which establishes the development parameters and standards to facilitate the construction of a 16.3-acre campus, intended for Usona Institute’s administrative offices and training center.

The proposed PDD-SIP rezoning and proposed CSM are consistent with the City of Fitchburg Comprehensive Plan, the Fitchburg Center Comprehensive Development Plan (Amendment 4), and the PDD-GIP zoning recently approved by the City. (Exhibit 1) Concurrently with this petition, Usona Institute (the “Institute”) is also requesting Architectural Design Review approval for the campus buildings.

The extensively landscaped campus includes three buildings: a 91,550 square-foot gross floor area (GFA) principal building, which will house 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, and garage parking; and two small accessory buildings, 1,274 GFA each, which are designed as cottages for short-term lodging accommodation of individuals and caregivers participating in the Institute’s treatment programs.

The 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 affecting over 17 million people in the United States alone.

The Institute, 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 ongoing publications in leading scientific journals of new synthetic pathways and discoveries.

In addition to overseeing clinical research, the 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.

The Institute 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, the Institute 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.

The Institute 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.

Development Timeframe

The Institute intends to start construction this summer, immediately upon receipt of final City approvals.

General Development Description

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%. The dense woodland is generally characteristic of old growth southern Wisconsin woodland habitat.

The campus and buildings which will primarily occupy the central plateau/terrace within the lot will require extensive grading and tree removal. Currently there are several small sheds and an occupied house situated within Lot 1. The sheds will be removed with the grading and restoration of the central area of the lot to accommodate the proposed buildings, the new access drive to Woods Hollow Road, and general landscaping. The existing residence and driveway to Gunflint Trail will remain in use on Lot 1 until the residence is vacated by the current occupant and then the structure will be razed and the site incorporated into the campus' landscaped setting.

The proposed principal building will encompass 91,550 square-feet of gross floor area, including: administrative offices, conference and training space, prototype treatment suites for therapists and care givers to learn and perfect effective patient evaluation, treatment and counseling practices, building support services, and a lower level parking garage.

The building and grounds have been carefully and creatively designed to take advantage of the wooded setting and to compliment the Institute's focus on developing and supporting effective approaches for

treating depression disorders. The building layout is intended to facilitate treatment protocols and practices and to provide both attractive views from interior spaces and to create comforting and therapeutic outdoor experiences for participants and staff.

Likewise, the entry drive and landscape scheme has also been specifically designed to enhance the “arrival” experience with a complimentary a sense of entry and passage along a winding path crossing over flowing water.

Given the topography and existing and planned landscapes within Lot 1, the building will be only minimally visible from Woods Hollow Road and Gunflint Trail and walkers using the footpath along the ridge to the Promega Observatory. Similarly, the two accessory cottages are situated so as be both convenient but not be intrusive to the views from the principal building and to provide lodgers a comfortable and engaging visual experience with the surrounding environment. It is the overall design intent to create a low-key sense of tranquility within the campus.

Site Development Parameters

The proposed Planned Development District for the Usona Institute campus will utilize the B-P Professional Office District uses and standards with the following modifications. The site plan is attached.

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

Building Setbacks

Street Setback:	120 feet
Side Setback:	10 feet
Rear Setback:	10 feet

Building Bulk

Maximum Building Height:	42 feet; height above 42 feet subject to conditional use permit
Floor Area Ratio:	0.15

Site Development Intensity

Minimum open space:	50% of lot area
---------------------	-----------------

Supporting Infrastructure

Engineering plans depicting site grading and infrastructure are attached.

Water. The Usona Campus will be served from a new 8-inch water main connecting between the existing mains located in Woods Hollow Road and Bjorksten Place.

Sanitary Sewer. Sanitary sewer serving the campus buildings will connect to the existing sewer main in Woods Hollow Road.

Stormwater Management. The Stormwater Management report is attached. To satisfy City stormwater management standards, the preliminary stormwater management plan prepared by EOR proposes to utilize the capacity of the two existing regional infiltration/extended detention ponds in the Cinque Terre subdivision (east of the roundabout at the foot of the Woods Hollow Road hill), which were designed to accommodate runoff from the Usona site. The development of the Usona site will also include two bio-filtration basins and a rain garden on-site to provide additional treatment of storm runoff and augment the capabilities of the regional basins. Prior to, and for the duration of site construction activity, two sediment control basins will be installed and maintained to protect the regional basins.

One bio-retention basin is located within the drop-off circle on the south side of the main building and will drain to the private storm sewer. The north bio-retention basin and the rain garden are located just northwest of the main building and will be integrated into the landscaping scheme between the building and existing dense woodland. Conceptually, storm drainage, if any, from the north basin will follow the existing established natural drainage patterns down the hillside and eventually reaches the regional basins located west of Eagle School.

Vehicle and Pedestrian Circulation. Access to the campus will be from a new driveway connection to Woods Hollow Road which will replace the existing gravel service driveway that extends across the property to the Bjorksten Place cul-de-sac. As noted previously, the gravel driveway from Gunflint Trail to the existing house will be removed when the residence is razed in the future.

On-site parking will consist of 18 surface stalls and approximately 40 garage 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 Place 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 Institute expects 30 professional employees to be on-site when the facility opens. 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 5 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 and programs, Usona would utilize other venues within Fitchburg Center.

Site Restoration, Landscaping, and Site Management. Due to the terrain, approximately 26% of the site will be regraded to create the building pads, construct the access drive and walkways, and shape the landform for proper drainage. 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 principal building and two cottages in such a way as to preserve a small viable stand of white oaks and to prominently feature a large shagbark hickory tree as a landscape feature at

the near the building entrance. As has been standard practice in Fitchburg Center, the remaining densely wooded steep hill sides will be preserved and managed as natural habitat as much as possible.

Campus landscaping is generally depicted on the attached Landscape Concept Plans and features a variety of trees, shrubs, and ground covers compatible with and complimentary to the surrounding woodland and woodland opening habitats. Landscaping amenities near the buildings will encompass trees, shrubbery, and maintained lawns, perennial beds and vegetable gardens areas, accented with decorative stone outcrop boulders. The “arrival” space and the building’s primary entry will be complimented by a water feature with plank bridge passageways and the north side of the campus features a short footpath loop through wooded gentle terrain.

Exhibits:

A. Legal Description:

Metes and Bounds Description

Proposed CSM

B. Approved PDD-GIP Ordinance (Note the fully executed original of this document is at the City Planning and Development Office to be recorded)

C. Site Plan Set

D. Stormwater Management Plan Summary

E. Conceptual Landscape Plan

EXHIBIT A

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

CERTIFIED SURVEY MAP No. _____

LOTS 8, 9, 10 AND 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 SOUTHWEST QUARTER OF SECTION 09, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

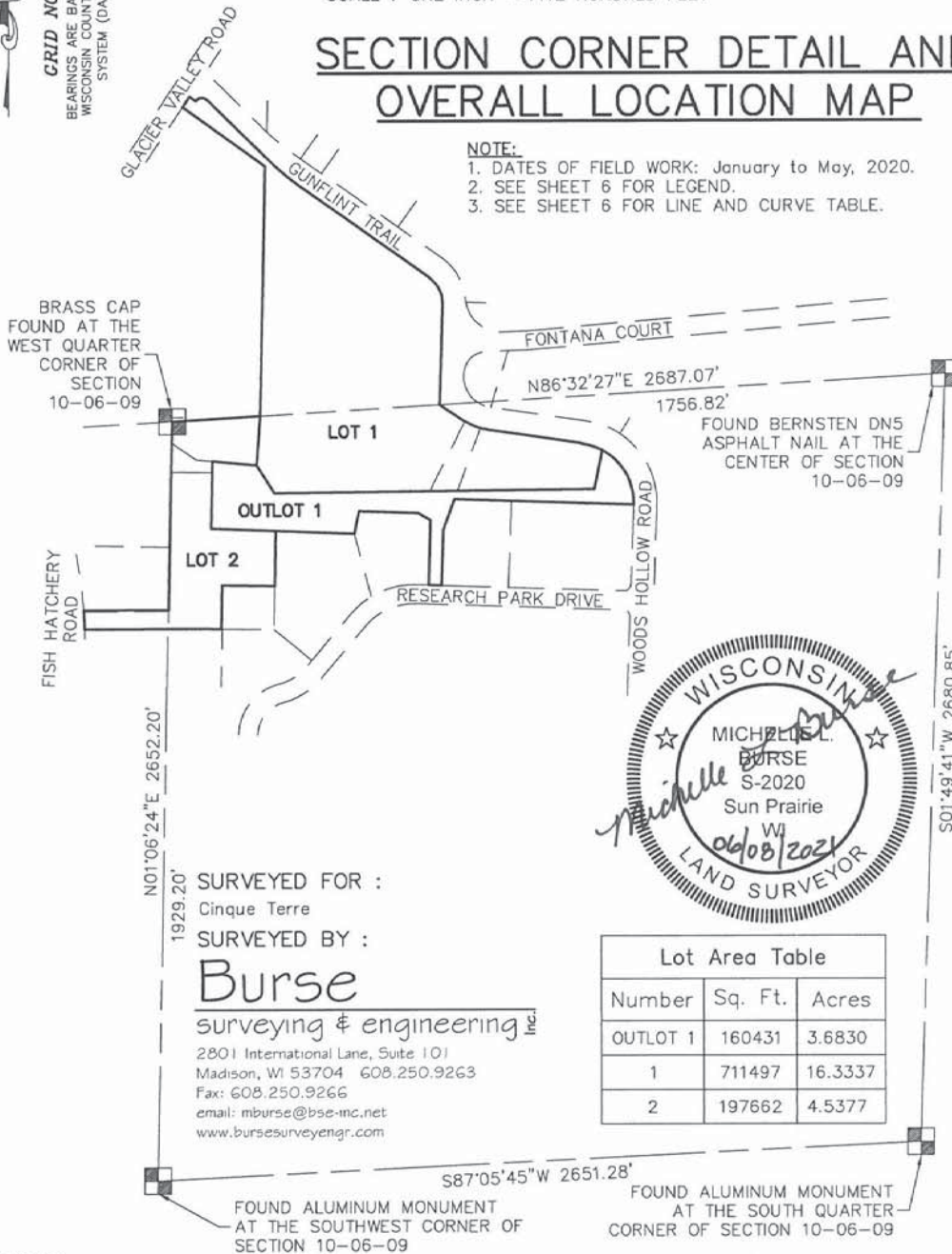


SCALE : ONE INCH = FIVE HUNDRED FEET

SECTION CORNER DETAIL AND OVERALL LOCATION MAP

NOTE:

1. DATES OF FIELD WORK: January to May, 2020.
2. SEE SHEET 6 FOR LEGEND.
3. SEE SHEET 6 FOR LINE AND CURVE TABLE.



SURVEYED FOR :
Cinque Terre

SURVEYED BY :
Burse
surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-mc.net
www.bursesurveyengr.com

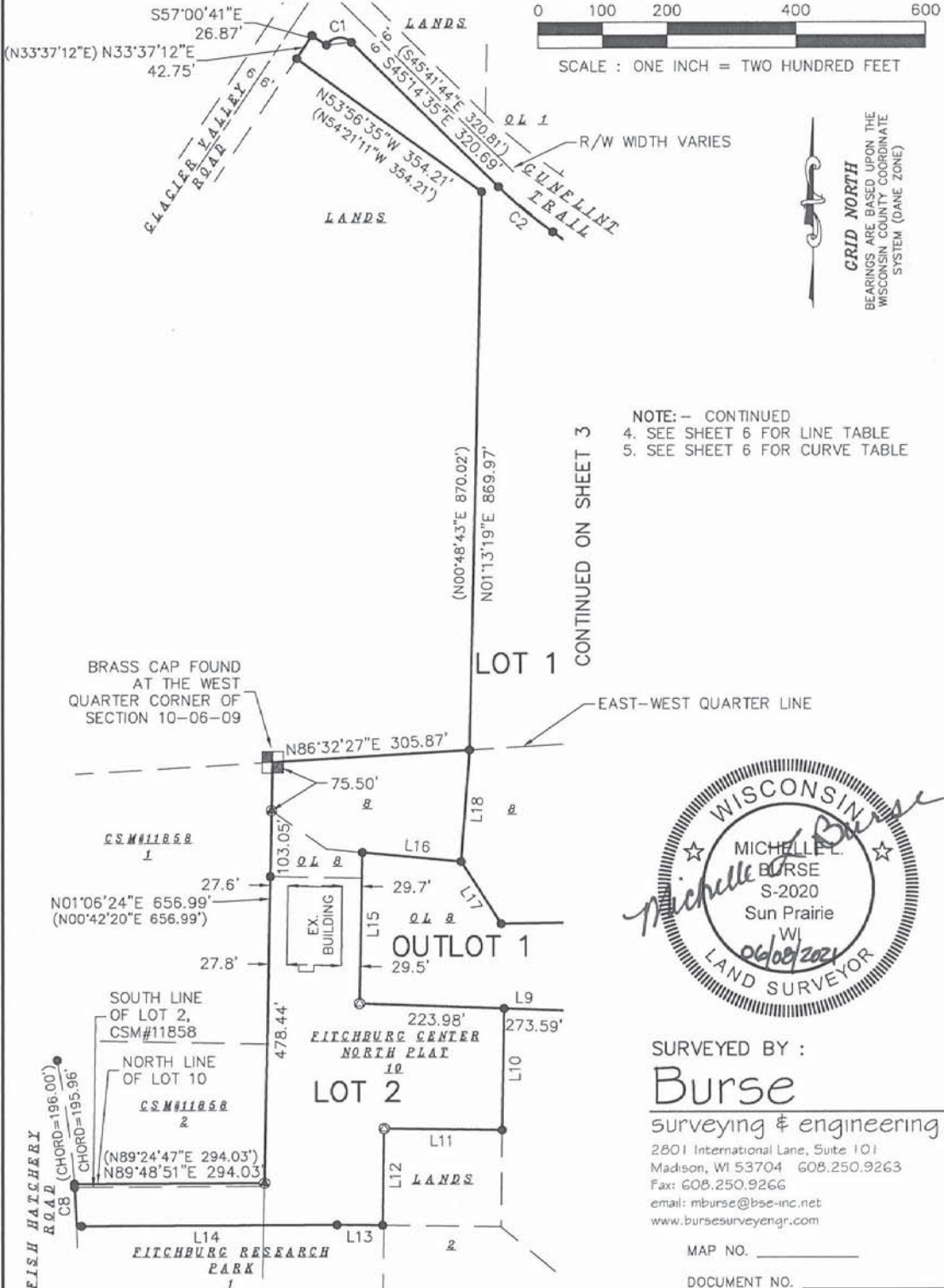
Lot Area Table		
Number	Sq. Ft.	Acres
OUTLOT 1	160431	3.6830
1	711497	16.3337
2	197662	4.5377

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: June 08, 2021
Plot View: CSM
\\BSE2216\dwg\Survey\BSE2216CSMv18.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 8, 9, 10 AND 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.



NOTE: - CONTINUED
 4. SEE SHEET 6 FOR LINE TABLE
 5. SEE SHEET 6 FOR CURVE TABLE



SURVEYED BY :
Burse
 surveying & engineering llc
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

CERTIFIED SURVEY MAP No. _____

LOTS 8, 9, 10 AND 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.

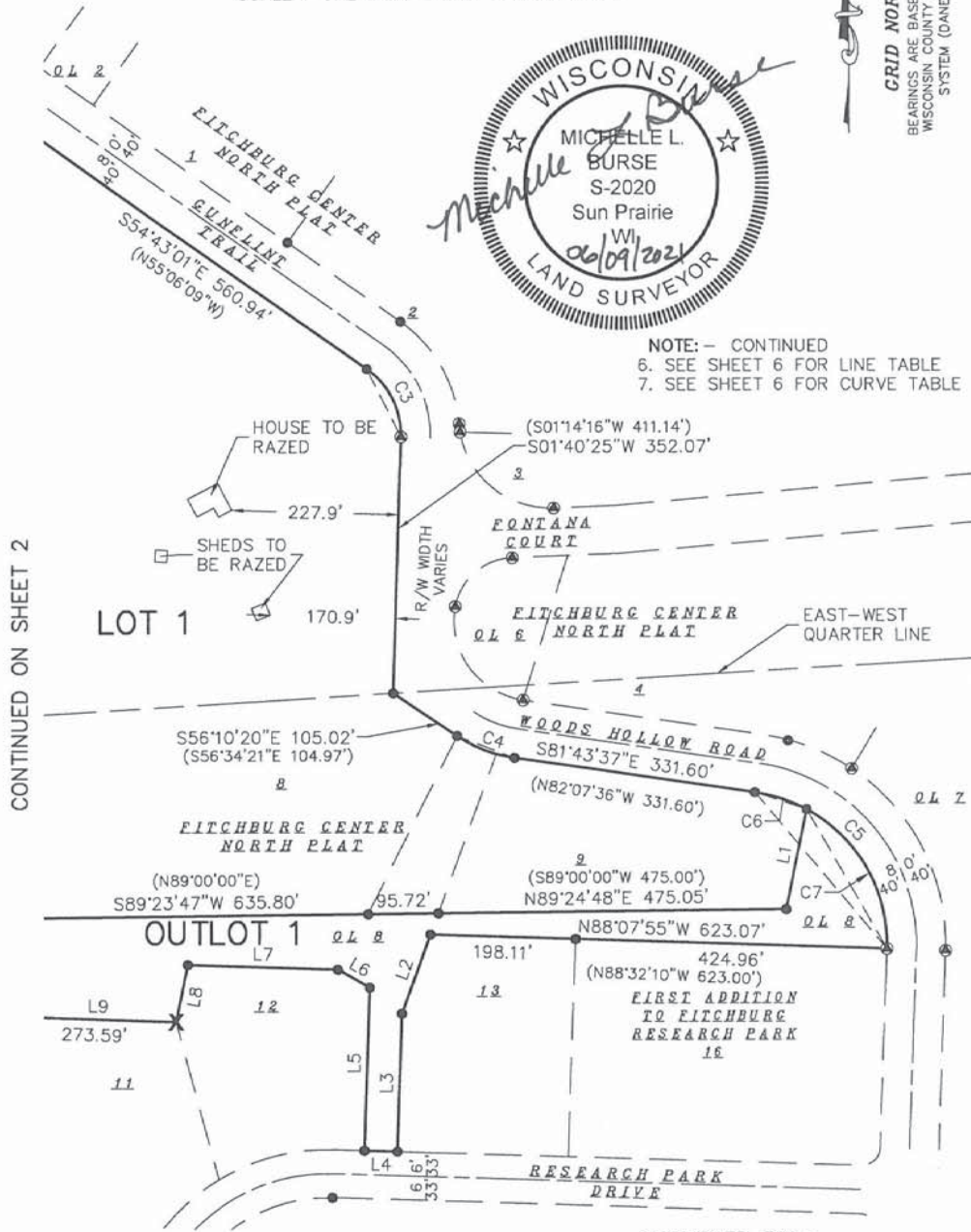


SCALE : ONE INCH = TWO HUNDRED FEET

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



NOTE: - CONTINUED
6. SEE SHEET 6 FOR LINE TABLE
7. SEE SHEET 6 FOR CURVE TABLE



CONTINUED ON SHEET 2

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: June 08, 2021
Plot View: CSM
\\BSE2216\dwg\Survey\BSE2216CSMv18.dwg

SURVEYED BY :
Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com SHEET 3 OF 9

CERTIFIED SURVEY MAP No. _____

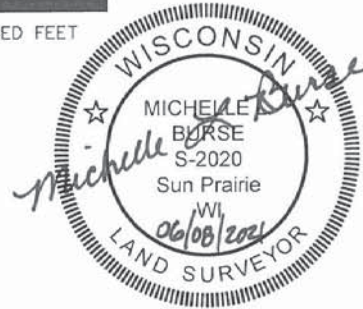
LOTS 8, 9, 10 AND OUTLOT 8, FITCHBURG CENTER – NORTH PLAT, AS RECORDED IN VOLUME 57-81B OF PLATS, ON PAGES 318-322, AS DOCUMENT NUMBER 2890423, DANE COUNTY REGISTRY, ALSO PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 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.

0 100 200 300

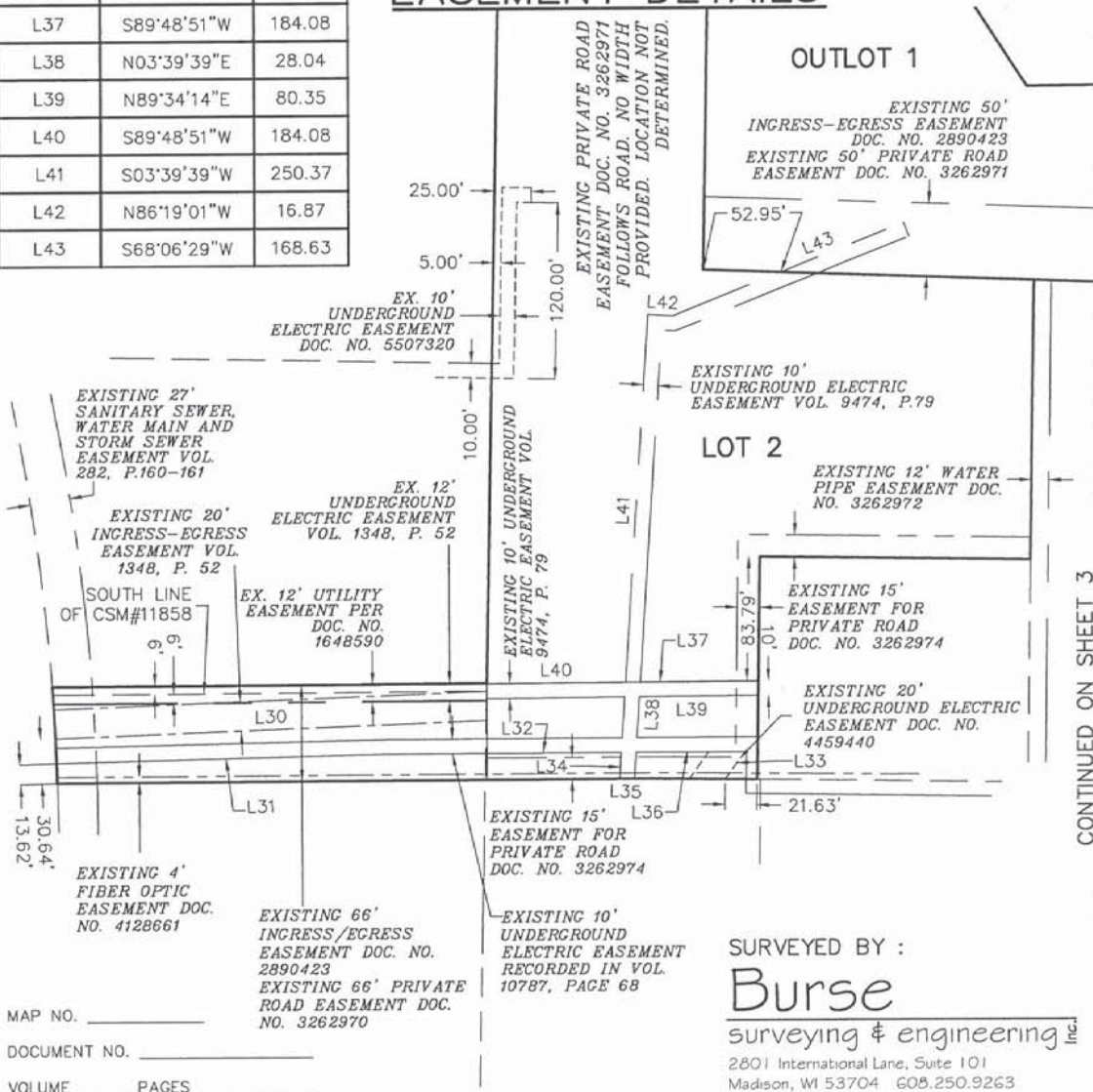


SCALE : ONE INCH = ONE HUNDRED FEET

Easement Line Table		
Number	Direction	Length
L30	S87°49'44"W	292.08
L31	N88°38'02"E	221.22
L32	S89°48'51"W	160.90
L33	S35°24'18"W	23.12
L34	N03°39'39"E	17.61
L35	S86°49'32"E	10.00
L36	S89°48'51"W	74.93
L37	S89°48'51"W	184.08
L38	N03°39'39"E	28.04
L39	N89°34'14"E	80.35
L40	S89°48'51"W	184.08
L41	S03°39'39"W	250.37
L42	N86°19'01"W	16.87
L43	S68°06'29"W	168.63



EASEMENT DETAILS



CONTINUED ON SHEET 3

SURVEYED BY :

Burse

surveying & engineering inc.

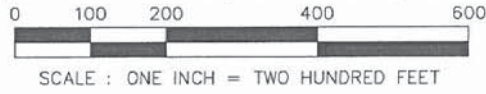
2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____

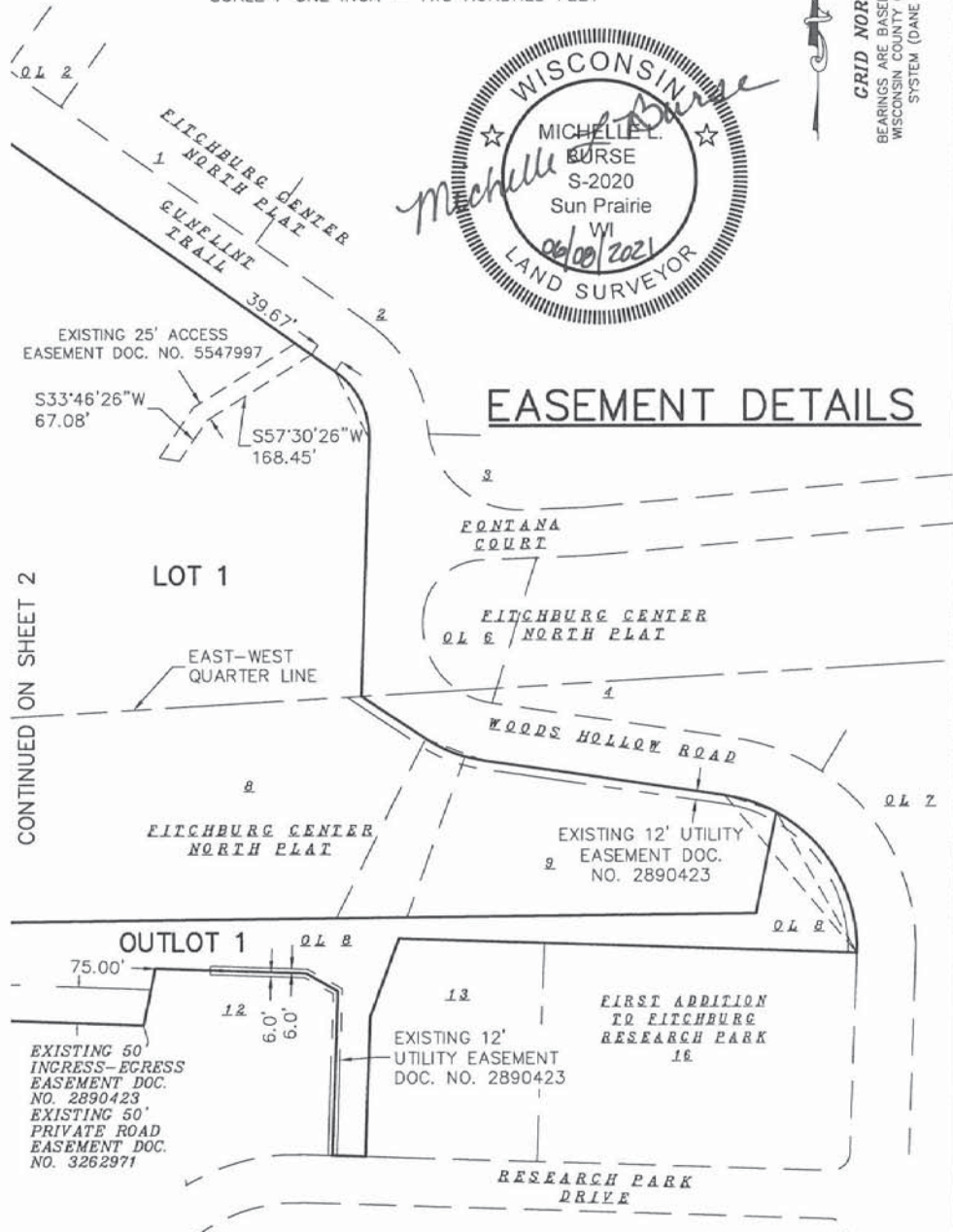
Date: June 08, 2021
 Plot View: CSM
 \BSE2216\dwg\Survey\BSE2216CSMv18.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 8, 9, 10 AND 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.



GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



EASEMENT DETAILS

CONTINUED ON SHEET 2

MAP NO. _____
DOCUMENT NO. _____
VOLUME ____ PAGES _____
Date: June 08, 2021
Plot View: CSM
\\BSE2216\dwg\Survey\BSE2216CSMv18.dwg

SURVEYED BY :
Burse
surveying & engineering ^{INC.}
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

CERTIFIED SURVEY MAP No. _____

LOTS 8, 9, 10 AND 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.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	44.59'	25.00'	102°11'13"	N84°03'54"E	38.91'
C2	109.93'	667.96'	9°25'45"	S50°03'14"E	109.80'
C3	108.71'	110.00'	56°37'23"	S26°32'10"E	104.34'
C4	84.74'	190.00'	25°33'15"	S68°56'59"E	84.04'
C5	306.65'	210.00'	83°39'52"	S39°53'44"E	280.12'
C6	74.58'	210.00'	20°20'50"	S71°33'15"E	74.18'
C7	232.07'	210.00'	63°19'03"	S29°43'19"E	220.44'
C8	66.08'	1517.39'	2°29'43"	N02°55'59"W	66.08'

Parcel Line Table		
Number	Direction	Length
L1	N11°23'30"E (S11°00'00"W)	140.00' (140.00')
L2	S19°55'13"W (S19°30'00"W)	114.97' (115.00')
L3	S01°52'16"W (S01°28'09"W)	190.58' (190.58')
L4	N88°06'33"W (N88°31'51"W)	45.00' (45.00')
L5	N01°51'27"E (N01°28'09"E)	224.83' (225.00')
L6	N60°25'19"W (N61°00'00"W)	50.00' (50.00')
L7	N88°06'01"W (N88°30'00"W)	205.00' (205.00')
L8	S11°25'35"W (N11°01'36"E)	80.01' (80.01')
L9	N87°56'00"W (N88°20'00"W)	273.59'
L10	S00°53'33"W (S00°28'33"W)	190.24' (190.24')
L11	N89°13'10"W (N89°37'03"W)	182.99' (182.99')
L12	S00°53'09"W (S00°27'51"W)	151.33' (151.20')
L13	N89°19'43"W (N89°49'47"W)	70.53' (70.46')
L14	S89°48'51"W (S89°24'47"W)	403.13' (403.13')
L15	N01°06'24"E	235.27'
L16	S84°35'56"E (S85°00'00"E)	153.71'
L17	N32°34'03"W (S33°00'00"E)	115.16' (115.00')
L18	S04°16'19"W	174.40'

LEGEND

- ⊙ MAG NAIL FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1–1/4" IRON PIPE PINCHED FOUND
- FOUND NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME ____ PAGES _____

Date: June 08, 2021
 Plot View: CSM
 \BSE2216\dwg\Survey\BSE2216CSMv18.dwg



CERTIFIED SURVEY MAP No. _____

LOTS 8, 9, 10 AND 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 SOUTHWEST QUARTER OF SECTION 09, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped Lots 8, 9, 10 and 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 Southwest 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; 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 306.65 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 83 degrees 39 minutes 52 seconds and a chord bearing South 39 degrees 53 minutes 44 seconds East, 280.12 feet to the southeast corner of said Outlot 8; thence North 88 degrees 07 minutes 55 seconds West along the south line of said Outlot 8, 623.07 feet; thence South 19 degrees 55 minutes 13 seconds West along said south line, 114.97 feet; thence South 01 degree 52 minutes 16 seconds West along said south line, 190.58 feet to the north right of way of Research Park Drive; thence North 88 degrees 06 minutes 33 seconds West along said south line and said north right of way, 45.00 feet; thence North 01 degree 51 minutes 27 seconds East along said south line, 224.83 feet; thence North 60 degrees 25 minutes 19 seconds West along said south line, 50.00 feet; thence North 88 degrees 06 minutes 01 second West along said south line, 205.00 feet; thence South 11 degrees 25 minutes 35 seconds West along said south line, 80.01 feet; thence North 87 degrees 56 minutes 00 seconds West along said south line, 273.59 feet to a Northeast corner of aforementioned Lot 10 of Fitchburg Center – North Plat; thence South 00 degrees 53 minutes 33 seconds West along the east line of said Lot 10, 190.24 feet to a southeast corner of said Lot 10; thence North 89 degrees 13 minutes 10 seconds West along a south line of said Lot 10, 182.99 feet to an interior corner of said Lot 10; thence South 00 degrees 53 minutes 09 seconds West along the east line of said Lot 10, 151.33 feet to the southeast corner of said Lot 10; thence North 89 degrees 19 minutes 43 seconds West along the south line of said Lot 10, 70.53 feet; thence South 89 degrees 48 minutes 51 seconds West along said south line, 403.13 feet to the southwest corner of said Lot 10, also to the east right of way of Fish Hatchery Road, also to a point of non-tangential curvature; thence 66.08 feet along the arc of a curve to the left, also along said east right of way, a radius of 1517.39 feet, through a central angle of 02 degrees 29 minutes 43 seconds and a chord bearing North 02 degrees 55 minutes 59 seconds West, 66.08 feet to a northwest corner of said Lot 10; thence North 89 degrees 48 minutes 51 seconds East along the north line of said Lot 10, 294.03 feet to an interior corner of said Lot 10; thence North 01 degree 06 minutes 24 seconds East along the west line of said Lot 10, 656.99 feet to the Point of Beginning. This description contains 1,069,590 square feet or 24.5544 acres, under the direction of the owners of said land. I further certify that the map on sheets two and three are a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Fitchburg in surveying, dividing, and mapping the same.

Dated this 06TH day of JUNE, 2021.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: June 08, 2021

Plot View: CSM

\\BSE2216\dwg\Survey\BSE2216CSMv18.dwg



SHEET 7 OF 9

CERTIFIED SURVEY MAP No. _____

LOTS 8, 9, 10 AND 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 SOUTHWEST QUARTER OF SECTION 09, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Promega Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Promega Corporation does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

Common Council, City of Fitchburg

IN WITNESS WHEREOF, the said Promega Corporation has caused these presents to be signed by _____, its managing member on this _____ day of _____, 202__.

Promega Corporation

By: _____
managing member

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this _____ day of _____, 202__, _____, managing member of the above named corporation to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said corporation, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin _____ My commission expires _____

CERTIFICATE OF CITY CLERK

This certified survey, including any dedications shown thereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this _____ day of _____, 20__.

Patti Anderson, City Clerk

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
)ss.
County of Dane)

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, affecting the lands included in this Certified Survey Map.

Date _____ Adam Gallagher, County Treasurer



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: June 08, 2021
Plot View: CSM

\\BSE2216\dwg\Survey\BSE2216CSMv18.dwg

SHEET 8 OF 9

CERTIFIED SURVEY MAP No. _____

LOTS 8, 9, 10 AND 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 SOUTHWEST QUARTER OF SECTION 09, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Cinque Terre, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Cinque Terre, Inc. does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

Common Council, City of Fitchburg

IN WITNESS WHEREOF, the said Cinque Terre, Inc. has caused these presents to be signed by _____, its managing member on this _____ day of _____, 202__.

Cinque Terre, Inc.

By: _____
managing member

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this _____ day of _____, 202__, _____, managing member of the above named corporation to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said corporation, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires _____

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
)ss.
County of Dane)

I, Misty Dodge, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 202__, on any of the lands included in this Certified Survey Map.

Date

Misty Dodge, Finance Director



Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20__ at _____
_____ o'clock __M as
Document No. _____
in _____

Register of Deeds

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: June 08, 2021
Plot View: CSM
\\BSE2216\dwg\Survey\BSE2216CSMv18.dwg

EXHIBIT B

**Planned Development District
Granting General Implementation Plan
Zoning for Lot 9, Part of Lot 8, and Part of
Outlot 8, Fitchburg Center-North Plat, and
Lands Located in Part of the SW1/4,
NW1/4, Section 10, and the NW1/4, SW1/4,
Section 10, and the NE1/4, SW1/4, Section
10 and the NE1/4, SE1/4, Section 9**

Return to: Fitchburg City Clerk
5520 Lacy Road
Fitchburg, WI 53711

Legal Description:

See Attachment A

Parcel No's: 225/0609-102-9281-0
225/0609-102-9310-4
225/0609-103-2008-4
225/0609-103-2159-2
225/0609-103-2908-5

Plan Commission
Initiated By

Planning Dept.
Drafted By

May 11, 2021
Date

**ORDINANCE NO. 2021-O-XX
ZONING ORDINANCE AMENDMENT
GRANTING GENERAL IMPLEMENTATION PLAN ZONING
FOR LOT 9, PART OF LOT 8, AND PART OF OULOT 8, FITCHBURG CENTER-NORTH PLAT,
AND LANDS LOCATED IN PART OF THE SW1/4, NW1/4, SECTION 10, AND THE NW1/4,
SW1/4, SECTION 10, AND THE NE1/4, SW1/4, SECTION 10 AND THE NE1/4, SE1/4,
SECTION 9**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 16, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, William Linton, Agent for Cinque Terre, LLC, and Promega Corporation, has submitted an application (RZ-2382-21) to rezone from the the A-T (Transitional Agriculture) District, R-L (Low Density Residential) District, I-S (Specialized Industrial) District, and PDD-SIP (Planned

I:\Planning\Plan_Com\Applications\2021 Applications\May\CDP(A)-2382-21_RZ-2383-21 (Usona)\Draft GIP Ordinance (RZ-2382-21).docx

Development District – Specific Implementation Plan) to the PDD-GIP (Planned Development District – General Implementation Plan) district, Lot 9, Parts of Lot 8 and Outlot 8 Fitchburg Center-North, and Lands Located in Part of the SW1/4, NW1/4, Section 10, and the NW1/4, SW1/4, Section 10, and the NE1/4, SW1/4, Section 10 and the NE1/4, SE1/4, Section 9, more fully described in Attachment A, and

WHEREAS, the Plan Commission has reviewed, after public hearing of May 18, 2021, the application in accord with ordinance standards and recommends approval of RZ-2382-21,

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

- (A) PDD-GIP zoning is hereby granted for Lot 9, Parts of Lot 8 and Outlot 8 Fitchburg Center-North, and Lands Located in Part of the SW1/4, NW1/4, Section 10, and the NW1/4, SW1/4, Section 10, and the NE1/4, SW1/4, Section 10 and the NE1/4, SE1/4, Section 9, more fully described in Attachment A, in accord with submitted plans and information, which accompanied the rezoning application submitted on April 20, 2021, with revised materials submitted on May 13, 2021. The documents referred to above are hereby made a part of this ordinance, and with the following additional requirements:
1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
 2. The following development standards are approved as part of this PDD-GIP approval:
 - a. Approved Use: Permitted uses in the B-P (Business Professional) district, nursing and personal care facilities (SIC 8059), and conference centers
 - b. Building Height: 42 feet. Height above 42 feet subject to conditional use permit.
 - c. Minimum Open Space: 50%
 3. Signage shall follow sign regulations for business districts allowed under Chapter 26 sign ordinance unless a sign package is proposed and approved with PDD-SIP zoning.

(B) This ordinance shall take effect following its publication, the consent of the property owner, or the recording of a plat, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to be in effect.

(C) Applicant shall pay cost of ordinance publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the ____ day of _____, 2021.

Tracy Oldenburg, City Clerk

Approved: _____

Aaron Richardson, Mayor

Published: _____

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this ____ day of _____, 2021, the above named Tracy Oldenburg, and Aaron Richardson to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

Printed Name of Notary Public _____
My Commission Expires: _____

Consent of the Property Owner

Name: _____ Date: _____

Title _____

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this ____ day of _____, 2021, the above named _____ to me known to be _____, of _____ and the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

Printed Name of Notary Public _____
My Commission Expires: _____

Consent of Mortgage Holder:

Mortgage Holder Date: _____

STATE OF WISCONSIN)ss.
I:\Planning\Plan_Com\Applications\2021 Applications\May\CDP(A)-2382-21_RZ-2383-21 (Usona)\Draft GIP Ordinance (RZ-2382-21).docx

COUNTY OF DANE

Personally came before me this ____ day of _____, 2021, the above named

_____ to me known to be the _____

of _____ and the person who executed the foregoing instrument
and acknowledged the same.

Notary Public, State of Wisconsin

Printed Name of Notary Public _____

My Commission Expires: _____

Attachment A, Legal Description:

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;

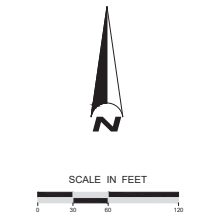
thence North 04 degrees 16 minutes 19 seconds East, 174.40 feet to the Point of Beginning.
This description contains 711,497 square feet or 16.3337 acres.
Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Prepared By:
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison WI, 53704

EXHIBIT C

STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	RM/TC	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION	NOTES		
1	942.47	NW	938.11	SE	938.09	3X 2' STORM SEWER INLET			
2	942.45	NE	938.71			3X 2' STORM SEWER INLET			
3	934.50	N	930.00	S	930.04	3X 2' STORM SEWER INLET			
4	934.49	S	928.74	N	928.68	3X 2' STORM SEWER INLET			
5	933.89	N	930.19			3.25' DIA. CATCH BASIN			
6	949.77	N	942.61	S	942.56	SANITARY SEWER MANHOLE	NORTH END IS CAPPED		
8	927.51	S	915.19	W	915.17	SANITARY SEWER MANHOLE			
9	919.78	NW	909.65	SE	909.66	SW 909.66	SANITARY SEWER MANHOLE		
10	914.94	N	904.54	SE	904.50	SW 904.53	SANITARY SEWER MANHOLE		
11	913.58	W	901.69	S	901.67	NE 901.68	SANITARY SEWER MANHOLE		
12	904.28	W	881.27			SANITARY SEWER MANHOLE			
13	942.49	N	937.82	SW	937.83		STORM SEWER MANHOLE		
14	934.63	W	928.89	E	929.03	S	929.68	STORM SEWER MANHOLE	
15	924.62	E	917.14	NW	917.12	S	917.34	STORM SEWER MANHOLE	
16	924.63	NE	919.72				3X 2' STORM SEWER INLET		
17	924.59	S	917.80	N	917.69		3X 2' STORM SEWER INLET		
18	916.95	NE	913.43				3.25' DIA. CATCH BASIN		
19	917.90	N	912.10	SE	912.11	SW 912.16	STORM SEWER MANHOLE		
20	914.65	N	909.03				3X 2' STORM SEWER INLET		
21	914.57	NW	909.02	NE	908.64	S	908.90	3X 2' STORM SEWER INLET	
22	914.75	E	909.03	S	909.08		3X 2' STORM SEWER INLET		
23	914.82	N	909.25				3X 2' STORM SEWER INLET		
24	914.76	N	907.60	W	907.82	SE 908.01	STORM SEWER MANHOLE		
25	913.04	W	905.82	NE	905.46	S	905.44	STORM SEWER MANHOLE	
26	910.71	W	906.57				3X 2' STORM SEWER INLET		
27	910.63	E	909.27	W	908.18		3X 2' STORM SEWER INLET		
28	908.94	BOT	906.36				3.25' DIA. CATCH BASIN		
29	911.50	NE	900.49	SW	900.41		STORM SEWER MANHOLE		
30	899.77	BOT	895.26				3X 2' STORM SEWER INLET		
31	897.75	NW	884.40	S	883.95	E 884.85	BOT 883.31	STORM SEWER MANHOLE	NORTHWEST AND EAST INVERTS ARE TOP OF PIPE
32		NW	922.58				END OF CULVERT PIPE		
33		SE	919.67				END OF CULVERT PIPE		
34	904.67	BOT	901.46				CATCH BASIN	TOP OF DOME RM	
35		SW	896.88				ENDWALL W/ GRATE		
36	976.33	S	972.68	E	927.63		CATCH BASIN		
37	976.44	W	971.79	NE	971.74		CATCH BASIN		
38		SW	964.68				END OF CULVERT PIPE		



- LEGEND**
- EX ASPHALT
 - EX CONCRETE
 - PROPERTY LINE
 - EX WOOD FENCE
 - OVERHEAD UTILITY WIRE
 - BURIED GAS LINE
 - WATER MAIN
 - SANITARY SEWER
 - STORM SEWER
 - BURIED TELEPHONE
 - BURIED ELECTRIC
 - BURIED FIBER OPTIC
 - WATER VALVE
 - GAS VALVE
 - GAS METER
 - DECIDUOUS TREE (DBH IN INCHES)
 - CONIFEROUS TREE (DBH IN INCHES)
 - AIR CONDITIONER
 - TV PEDESTAL
 - ELECTRIC PEDESTAL
 - UTILITY POLE
 - LIGHT POLE
 - GROUND LIGHT
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - SIGN
 - GULLY WIRE
 - SANITARY LATERAL POST
 - ROUND CATCH BASIN
 - BIT. BITUMINOUS PAVEMENT
 - CONC. CONCRETE PAVEMENT
 - INDICATES RECORDED AS

GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE FROM A SURVEY CONDUCTED BY BURSE, DATED 6/18/2020. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

CALL DIGGERS HOTLINE
1-800-242-8111 TOLL FREE

USONA INSTITUTE

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF USONA INSTITUTE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF USONA INSTITUTE. THE INFORMATION SHOWN ON THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF RAMLOW/STEIN, INC.



322 East Michigan Street
Milwaukee, WI 53202

414.271.8899
office@ramlowstein.com
www.ramlowstein.com



© RAMLOW/STEIN, INC.
ALL RIGHTS RESERVED.
OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, is an instrument of professional service. As the sole property of Ramlow/Stein, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Ramlow/Stein, Inc.

REVISIONS

No.	Date	Description



PROJECT
USONA INSTITUTE
USONA INSTITUTE C/O CINQUE TERRE, LLC

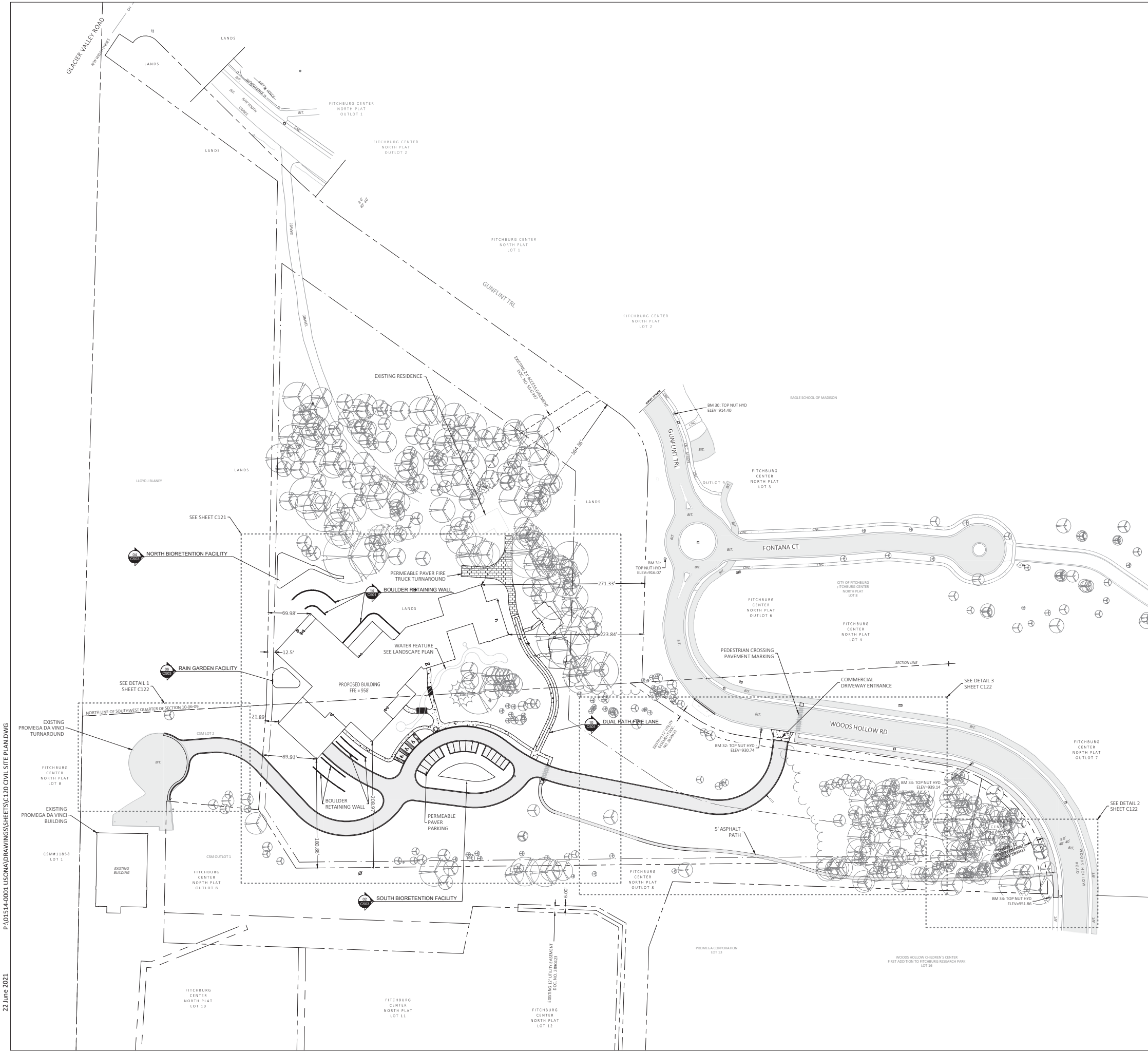
SHEET
EXISTING CONDITIONS

DATE
06/22/2021

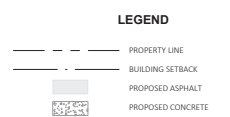
PROJECT NO.
19-128

SHEET NO.

C100



P:\01514-0001\USONA\DRAWINGS\SHEETS\C120 CIVIL SITE PLAN.DWG
22 June 2021



- NOTES**
- ALL RADI ARE TO THE FACE OF CURB.
 - USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
 - PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.

SITE INFORMATION

SITE ADDRESS: SUB-ZERO PARKWAY
 LOT ACRES: 17.8 AC
 USE OF PROPERTY: COMMERCIAL/OFFICE
 ZONING: P10D

SETBACKS:
 STREET: 120 FT
 SIDE: 10 FT
 REAR: 10 FT

MINIMUM OPEN SPACE REQUIRED: 50%
 EXISTING IMPERVIOUS SURFACE AREA: 37,103 SQ.FT.
 NEW IMPERVIOUS SURFACE AREA: 111,195 SQ.FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 8.9 %
 PROPOSED: 18.7 %

OPEN SPACE
 EXISTING: 91.1 %
 PROPOSED: 81.3 %

TOTAL NUMBER OF SURFACE PARKING STALLS: 18
 TOTAL NUMBER OF UNDERGROUND PARKING STALLS: 40
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 3
 TOTAL NUMBER OF PARKING STALLS: 58
 DISTURBANCE LIMITS: 330,000 SQ.FT.



322 East Michigan Street
Milwaukee, WI 53202

414.271.8899
office@ramlowstein.com
www.ramlowstein.com



© RAMLOW/STEIN, INC.
ALL RIGHTS RESERVED.
OWNERSHIP OF DOCUMENTS

REVISIONS

No.	Date	Description



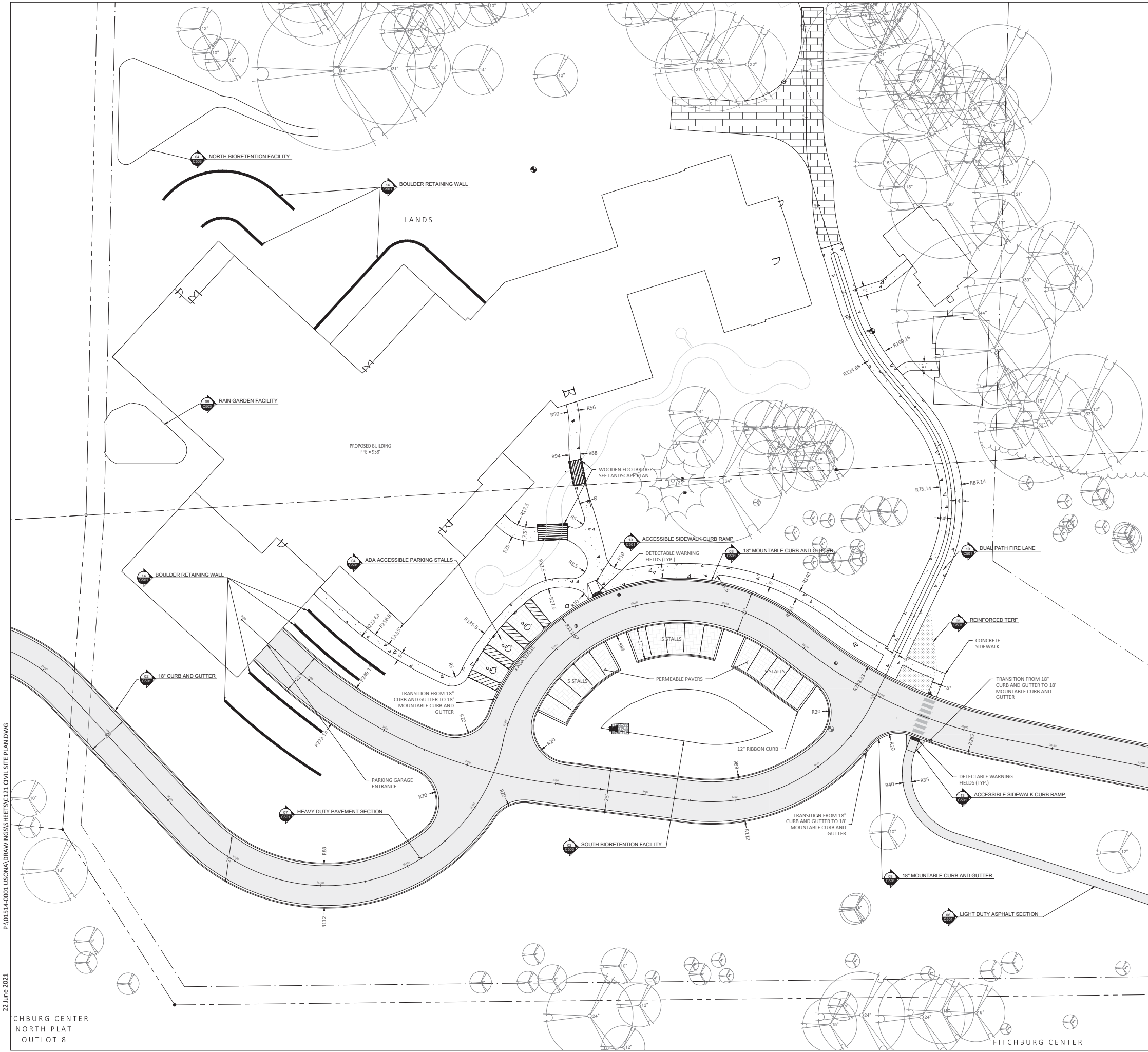
PROJECT
USONA INSTITUTE
USONA INSTITUTE C/O CINQUE TERRE, LLC

SHEET
CIVIL SITE PLAN - OVERALL

DATE
06/22/2021

PROJECT NO.
19-128

SHEET NO.
C120



LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE

- NOTES**
1. ALL RADI ARE TO THE EDGE OF PAVEMENT
 2. USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.
 3. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 4. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
 5. PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.

SITE INFORMATION

SITE ADDRESS: SUB-ZERO PARKWAY
 LOT ACRES: 17.8 AC
 USE OF PROPERTY: COMMERCIAL/OFFICE
 ZONING: R10D

SETBACKS:
 STREET: 120 FT
 SIDE: 10 FT
 REAR: 10 FT

MINIMUM OPEN SPACE REQUIRED: 50%

EXISTING IMPERVIOUS SURFACE AREA: 37,103 SQ.FT.
 NEW IMPERVIOUS SURFACE AREA: 111,195 SQ.FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 8.9 %
 PROPOSED: 18.7 %

OPEN SPACE
 EXISTING: 91.1 %
 PROPOSED: 81.3 %

TOTAL NUMBER OF SURFACE PARKING STALLS: 18
 TOTAL NUMBER OF UNDERGROUND/PARKING STALLS: 40
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 3

TOTAL NUMBER OF PARKING STALLS: 58
 DISTURBANCE LIMITS: 330,000 SQ.FT.



322 East Michigan Street
 Milwaukee, WI 53202

414.271.8899
 office@ramlowstein.com
 www.ramlowstein.com



© RAMLOW/STEIN, INC.
 ALL RIGHTS RESERVED
 OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, is an instrument of professional service, is the sole property of Ramlow/Stein, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Ramlow/Stein, Inc.

REVISIONS

No.	Date	Description



PROJECT
USONA INSTITUTE
 USONA INSTITUTE C/O CINQUE TERRE, LLC

SHEET
CIVIL SITE PLAN - CIRCLE DRIVE

DATE
 06/22/2021

PROJECT NO.
 19-128

SHEET NO.
C121

P:\01514-0001\USONA\DRAWINGS\SHEETS\C121 CIVIL SITE PLAN.DWG

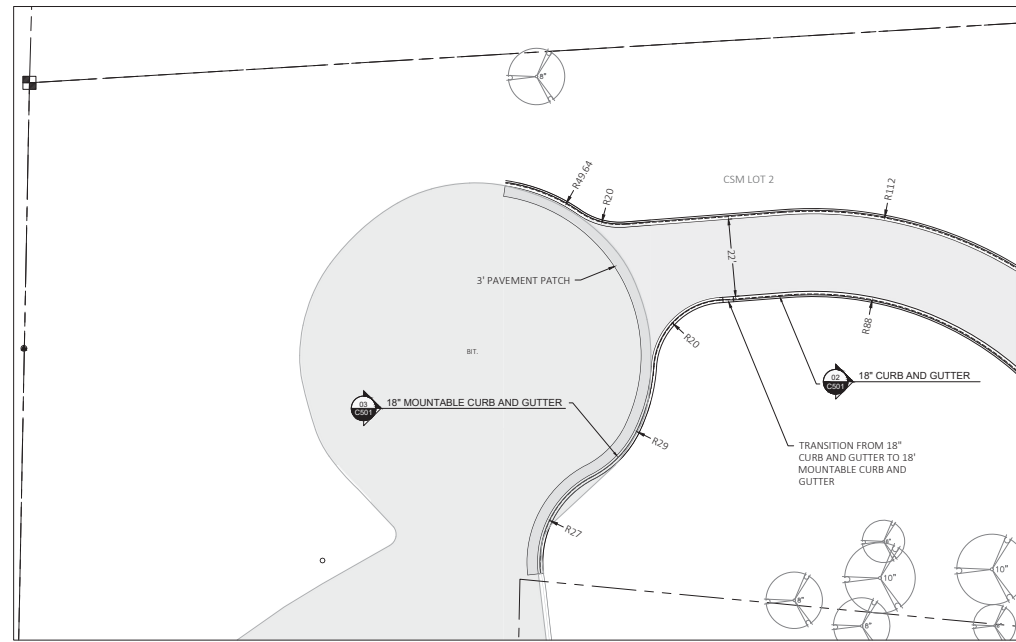
22 June 2021

CHBURG CENTER
 NORTH PLAT
 OUTLOT 8

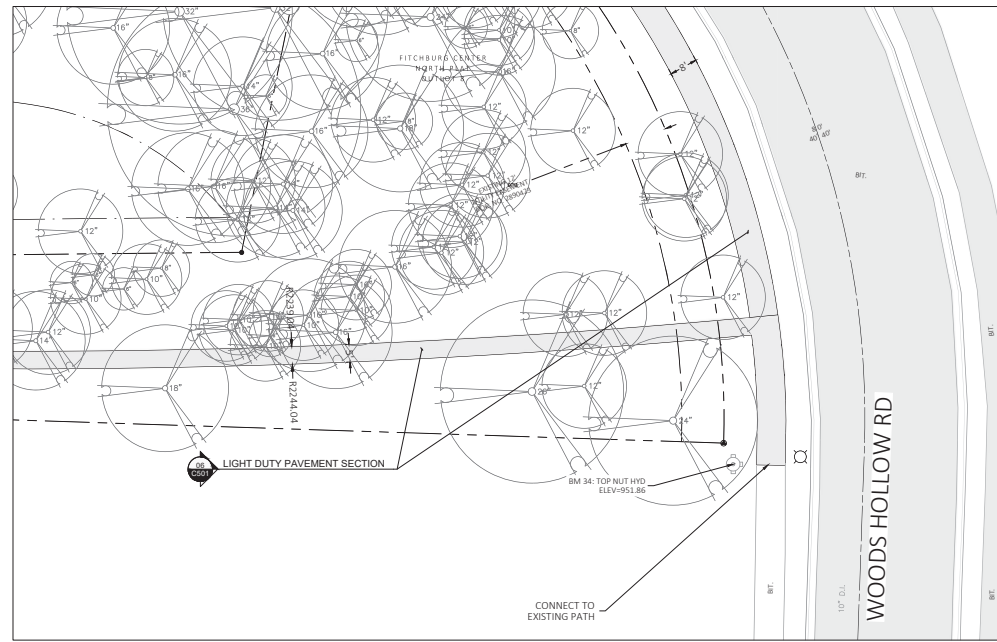
TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND UTILITIES BEFORE YOU DIG IN MINNESOTA

CALL DIGGERS HOTLINE
 1-800-242-2511 TOLL FREE

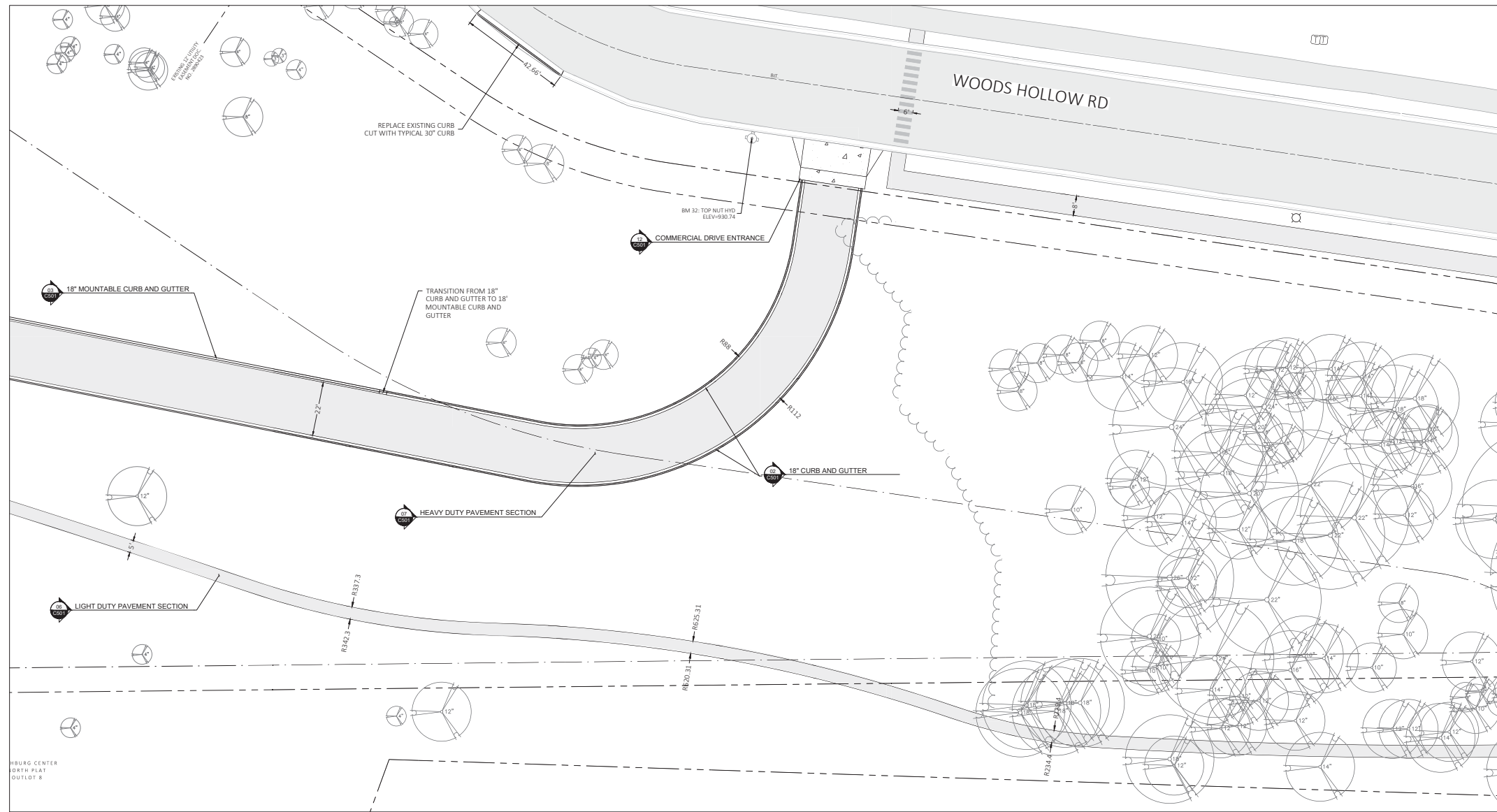
THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF THE ENGINEER OR ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR ARCHITECT. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



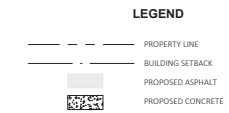
1 DAVINCI TURNAROUND CONNECTION
1" = 20'



2 WOODS HOLLOW ROAD SIDEWALK CONNECTION
1" = 20'



3 LOWER DRIVEWAY CONNECTION
1" = 20'



- NOTES**
- ALL RADI ARE TO THE EDGE OF PAVEMENT
 - USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
 - PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.

SITE INFORMATION

SITE ADDRESS: SUB-ZERO PARKWAY
 LOT ACRES: 17.8 AC
 USE OF PROPERTY: COMMERCIAL/OFFICE
 ZONING: POB
 SETBACKS:
 STREET: 120 FT
 SIDE: 10 FT
 REAR: 10 FT
 MINIMUM OPEN SPACE REQUIRED: 50%
 EXISTING IMPERVIOUS SURFACE AREA: 37,103 SQ.FT.
 NEW IMPERVIOUS SURFACE AREA: 111,195 SQ.FT.
 PERCENT LOT IMPERVIOUS:
 EXISTING: 8.9 %
 PROPOSED: 18.7 %
 OPEN SPACE
 EXISTING: 91.1 %
 PROPOSED: 81.3 %
 TOTAL NUMBER OF SURFACE PARKING STALLS: 18
 TOTAL NUMBER OF UNDERGROUND/PARKING STALLS: 40
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 3
 TOTAL NUMBER OF PARKING STALLS: 58
 DISTURBANCE LIMITS: 330,000 SQ.FT.



CALL DIGGERS HOTLINE
1-800-242-2111 TOLL FREE

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER, NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER, NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



322 East Michigan Street
Milwaukee, WI 53202

414.271.8899
office@ramlowstein.com
www.ramlowstein.com



© RAMLOW/STEIN, INC.
ALL RIGHTS RESERVED.
OWNERSHIP OF DOCUMENTS
This document, and the ideas and design incorporated herein, is an instrument of professional service. It is the sole property of Ramlow/Stein, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Ramlow/Stein, Inc.

REVISIONS

No. Date: Description:



PROJECT
USONA INSTITUTE
USONA INSTITUTE C/O CINQUE TERRE, LLC

SHEET
CIVIL SITE PLAN - ENTRANCES

DATE
06/22/2021

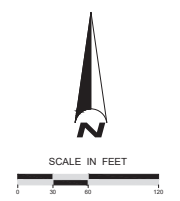
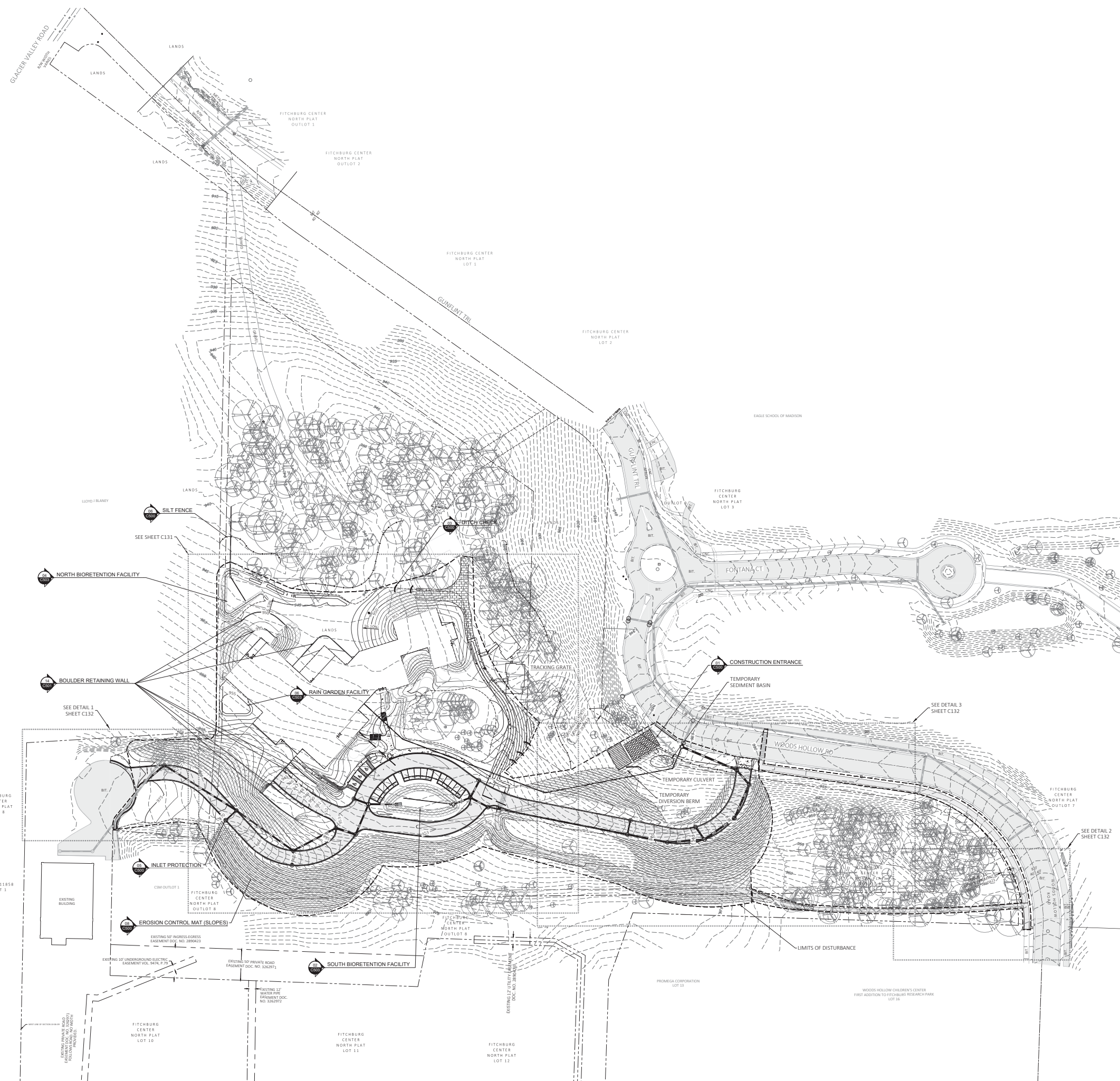
PROJECT NO.
19-128

SHEET NO.

C122

P:\01514-0001 USONA\DRAWINGS\SHEETS\C122 CIVIL SITE PLAN.DWG

22 June 2021



LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK
---	STORM SEWER
---	EXISTING MINOR CONTOURS
---	EXISTING MAJOR CONTOURS (5-FT)
---	PROPOSED MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS (5-FT)
---	SILT FENCE
---	STONE CONSTRUCTION ENTRANCE
---	INLET PROTECTION
---	CLASS I, TYPE A URBAN
---	CLASS II, TYPE C

- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wis.gov).
 2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
 3. ENGINEER / CITY OF FITCHBURG HAS THE RIGHT TO REQUIRE OWNER / CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
 4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER.
 6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
 7. ALL SLOPES EXCEEDING 20% (5:1) SHALL BE STABILIZED WITH A CLASS I, TYPE A URBAN EROSION MAT.
 8. ALL SWALES SHALL BE STABILIZED WITH A CLASS II, TYPE C EROSION MAT.
 9. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDMR TECHNICAL STANDARD 1068.
 10. TRACKED SOIL FROM THE SITE TO STREETS SHALL BE REMOVED AT THE END OF EACH WORKDAY OR AS DIRECTED BY THE CITY ENGINEER.
 11. ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES, SEEDING WILL BE PER LANDSCAPE PLAN.
 12. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDMR TECHNICAL STANDARD 1059.



322 East Michigan Street
Milwaukee, WI 53202

414.271.8899
office@ramlowstein.com
www.ramlowstein.com



© RAMLOW/STEIN, INC.
ALL RIGHTS RESERVED.
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, is an instrument of professional service, is the sole property of Ramlow/Stein, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Ramlow/Stein, Inc.

REVISIONS

No.	Date	Description



PROJECT
USONA INSTITUTE
USONA INSTITUTE C/O CINQUE TERRE, LLC

SHEET
GRADING PLAN - OVERALL

DATE
06/22/2021

PROJECT NO.
19-128

SHEET NO.
C130

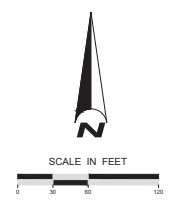
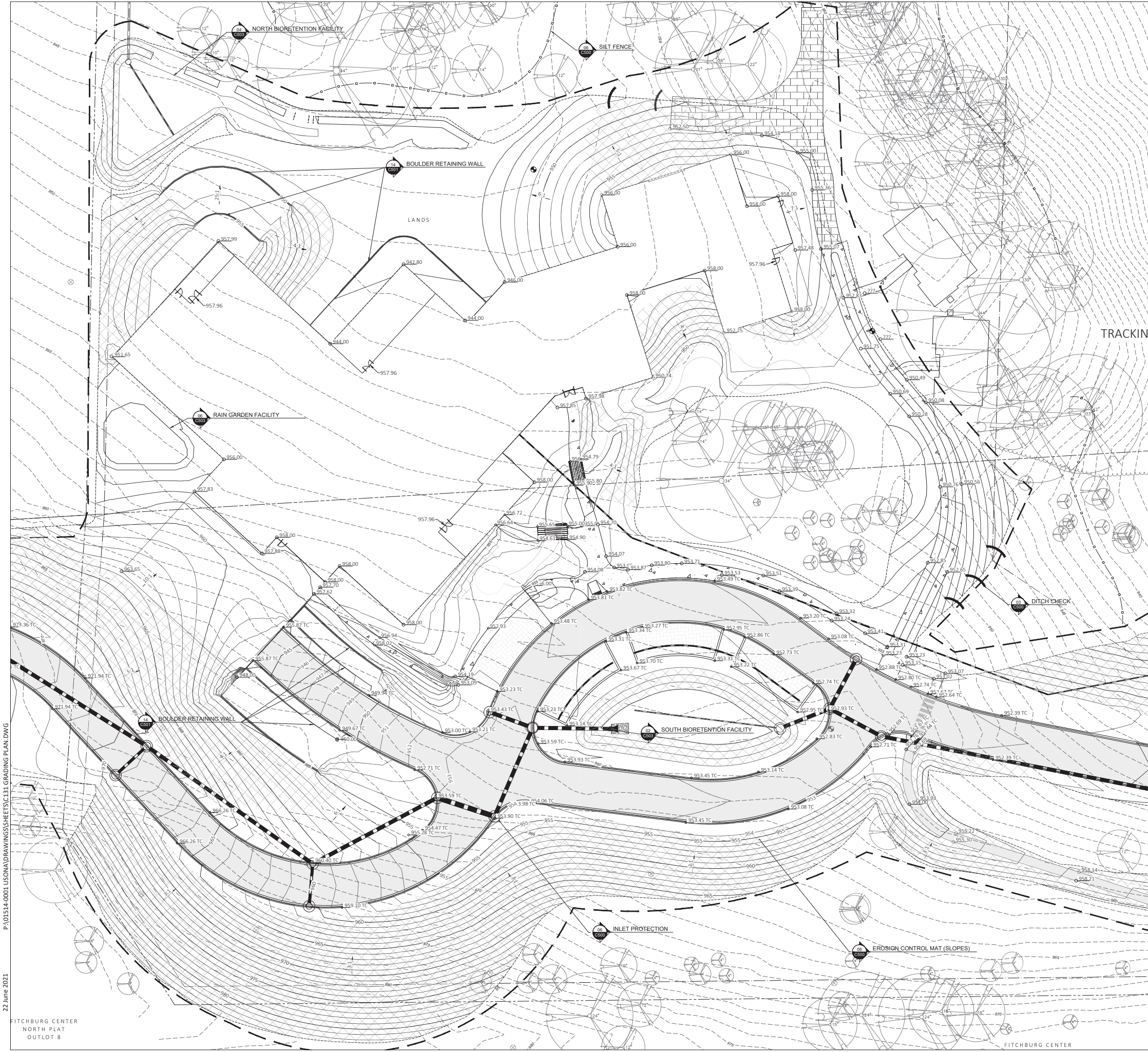
P:\01514-0001\USONA\DRAWINGS\SHEETS\C130 GRADING PLAN.DWG

22 June 2021

TO OBTAIN LOCATIONS OF INTERESTING UNDERGROUND UTILITIES BEFORE YOU DIG IN ANYWHERE

CALL DIGGERS HOTLINE
1-800-242-2111 TOLL FREE

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, INCLUDING THE USE OF ANY INFORMATION SHOWN ON THIS DRAWING, UNLESS SUCH DAMAGE OR INJURY IS CAUSED BY THE NEGLIGENCE OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT.



LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- STORM SEWER
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS (5-FT)
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS (5-FT)
- SILT FENCE
- STONE CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CLASS I, TYPE A URBAN
- CLASS II, TYPE C

- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (sdr.wis.gov).
 2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
 3. ENGINEER / CITY OF FITCHBURG HAS THE RIGHT TO REQUIRE OWNER / CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
 4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER.
 6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
 7. ALL SLOPES EXCEEDING 20% (S-1) SHALL BE STABILIZED WITH A CLASS I, TYPE A URBAN EROSION MAT.
 8. ALL SWALES SHALL BE STABILIZED WITH A CLASS II, TYPE C EROSION MAT.
 9. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDR TECHNICAL STANDARD 1068.
 10. TRACKED SOIL FROM THE SITE TO STREETS SHALL BE REMOVED AT THE END OF EACH WORKDAY OR AS DIRECTED BY THE CITY ENGINEER.
 11. ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
 12. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDR TECHNICAL STANDARD 1059.



322 East Michigan Street
Milwaukee, WI 53202

414.271.8899
office@ramlowstein.com
www.ramlowstein.com



© RAMLOW/STEIN, INC.
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS
This document, and the ideas and designs incorporated herein, is an instrument of professional service, is the sole property of Ramlow/Stein, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Ramlow/Stein, Inc.

REVISIONS
No. Date: Description:



PROJECT
USONA INSTITUTE
SHEET
GRADING PLAN - CIRCLE DRIVE

DATE
06/22/2021

PROJECT NO.
19-128

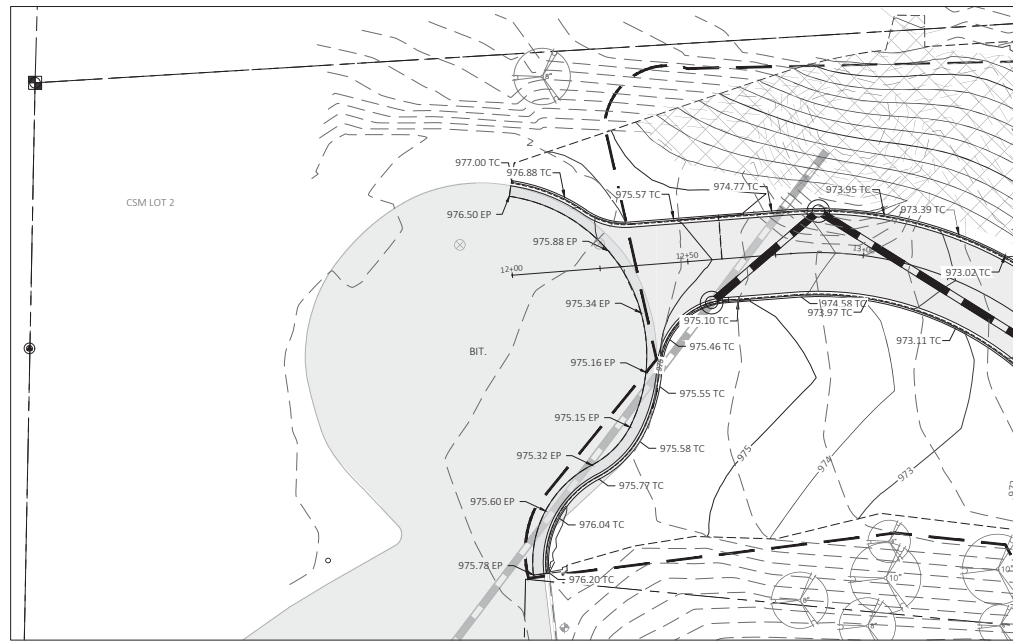
SHEET NO.
C131

P:\01514-0001\USONA\DRAWINGS\SHEETS\C131 GRADING PLAN.DWG
22 June 2021

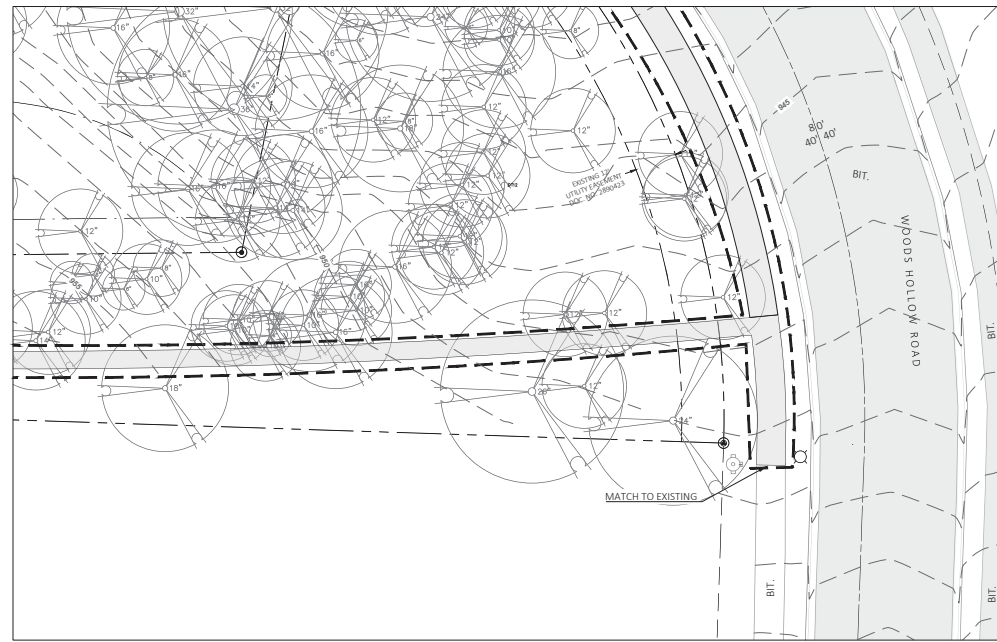
FITCHBURG CENTER
NORTH PLAT
OUTLOT 8

USONA INSTITUTE C/O CINQUE TERRE, LLC

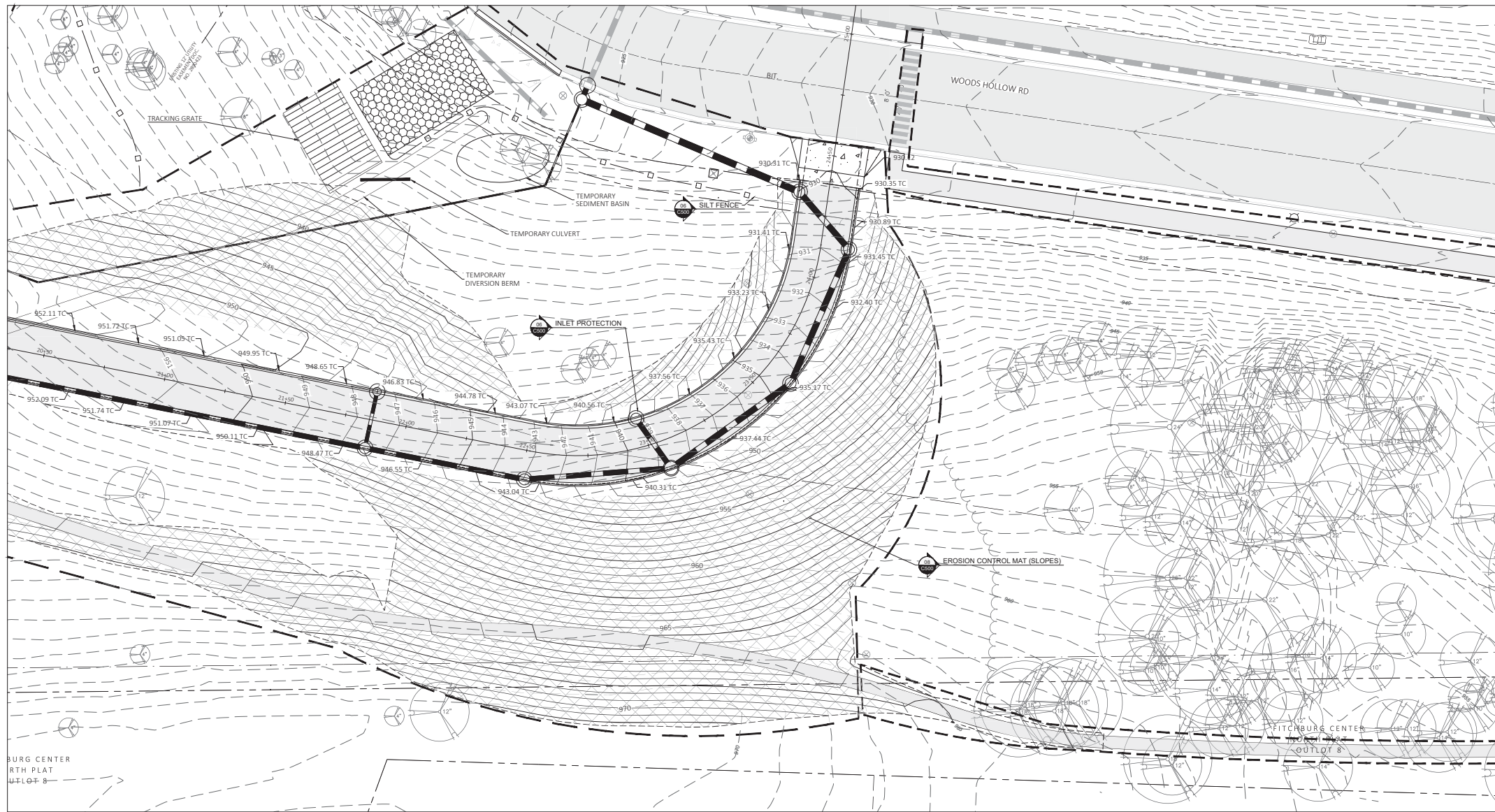
TO OBTAIN LOCATIONS OF INTERESTING UNDERGROUND UTILITIES BEFORE YOU DIG IN ANYWHERE
CALL DIGGERS HOTLINE
1-800-242-2611 TOLL FREE
THE INFORMATION SHOWN ON THIS GRADING CONSTRUCTION PLAN AND LOCATION OF INTERESTING UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO CONDUCT ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO CONDUCT ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO CONDUCT ANY WORK.



3 DA VINCI TURNAROUND CONNECTION
C132 P: 20



3 WOODS HOLLOW ROAD SIDEWALK CONNECTION
C132 P: 20



3 LOWER DRIVEWAY CONNECTION
C132 P: 20

SCALE IN FEET
0 10 20 30

LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- STORM SEWER
- - - EXISTING MINOR CONTOURS
- - - EXISTING MAJOR CONTOURS (5-FT)
- - - PROPOSED MINOR CONTOURS
- - - PROPOSED MAJOR CONTOURS (5-FT)
- SILT FENCE
- STONE CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CLASS I, TYPE A URBAN
- CLASS II, TYPE C

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wis.gov).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. ENGINEER / CITY OF FITCHBURG HAS THE RIGHT TO REQUIRE OWNER / CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. ALL SLOPES EXCEEDING 20% (5:1) SHALL BE STABILIZED WITH A CLASS I, TYPE A URBAN EROSION MAT.
8. ALL SWALES SHALL BE STABILIZED WITH A CLASS II, TYPE C EROSION MAT.
9. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WORN TECHNICAL STANDARD 1068.
10. TRACKED SOIL FROM THE SITE TO STREETS SHALL BE REMOVED AT THE END OF EACH WORKDAY OR AS DIRECTED BY THE CITY ENGINEER.
11. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
12. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WORN TECHNICAL STANDARD 1059.

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8111 TOLL FREE

THE INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM A PUBLIC UTILITY RECORDING OFFICE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.



322 East Michigan Street
Milwaukee, WI 53202

414.271.8899
office@ramlowstein.com
www.ramlowstein.com



© RAMLOW/STEIN, INC.
ALL RIGHTS RESERVED.
OWNERSHIP OF DOCUMENTS
This document, and the ideas and designs incorporated herein, are an investment of professional services, and the sole property of Ramlow/Stein, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Ramlow/Stein, Inc.

REVISIONS

No. Date: Description:



PROJECT
USONA INSTITUTE
USONA INSTITUTE C/O CINQUE TERRE, LLC

SHEET
GRADING PLAN - ENTRANCES

DATE
06/22/2021

PROJECT NO.
19-128

SHEET NO.

C132

P:\01514-0001 USONA\DRAWINGS\SHEETS\C132 GRADING PLAN.DWG

22 June 2021

Pipe Label	Length (FT)	Slope (%)	Size
A1	5	4.82%	18"
A1.1	38	2.00%	6"
A1.2	230	5.46%	6"
A1.3	246	2.35%	6"
A1.4	84	1.00%	6"
A2	96	9.90%	24"
A3	31	3.19%	21"
A4	59	4.87%	21"
A5	60	8.00%	21"
A5.1	25	2.00%	18"
A6	60	6.50%	18"
A7	66	5.95%	18"
A7.1	23	4.00%	12"
A8	229	1.30%	18"
A9	22	2.00%	18"
A9.1	31	2.00%	18"
A10	29	1.00%	18"
A11	81	0.00%	6"
B1	42	0.50%	18"
B1.1	25	0.50%	18"
B2	53	0.50%	18"
B3	33	0.50%	23"
B4	78	7.50%	18"
B4.1	23	1.00%	12"
B5	113	6.24%	18"
B5.1	24	0.50%	12"
B6	137	1.50%	18"
B7	40	1.00%	18"
C1	48	0.00%	6"
C2	113	0.89%	12"
U1	27	1.00%	6"
U2	44	0.00%	6"
U3	74	0.00%	6"

Label #	RIM/TC	Inset	Structure Description	Grate
A1	924.24	920.05	48" DIA MANHOLE	R-1550, SOLID LID
A2	930.01	925.82	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A3	930.71	926.90	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A4	934.31	929.89	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A5	938.62	934.76	60" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A5.1	939.21	935.35	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A6	942.95	938.75	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A7	947.45	942.78	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A7.1	947.43	943.82	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A8	952.17	945.86	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A9	952.41	946.61	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A9.1	952.42	948.27	30" DIA MANHOLE	R-3170 B, OPEN CURB BOX
A10	950.80	947.00	48" DIA MANHOLE	R-2561, BEEHIVE
A11	952.88	950.00	60" DIA MANHOLE	R-3170 B, OPEN CURB BOX
B1.1	952.89	950.15	30" DIA MANHOLE	R-3170 B, OPEN CURB BOX
B2	953.27	950.30	30" DIA MANHOLE	R-3170 B, OPEN CURB BOX
B3	953.06	950.55	30" DIA MANHOLE	R-3170 B, OPEN CURB BOX
B4	959.87	956.55	30" DIA MANHOLE	R-3170 B, OPEN CURB BOX
B4.1	959.87	957.23	30" DIA MANHOLE	R-3170 B, OPEN CURB BOX
B5	969.02	964.02	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
B5.1	969.02	965.32	48" DIA MANHOLE	R-3170 B, OPEN CURB BOX
B6	973.89	966.20	30" DIA MANHOLE	R-3170 B, OPEN CURB BOX
B7	974.73	966.70	30" DIA MANHOLE	R-3170 B, OPEN CURB BOX

LLOYD BLUNY

NORTH BIoretention FACILITY

RAIN GARDEN FACILITY

PROPOSED BUILDING
FFE = 958'

SAN CONNECTION 300.25
COORDINATE WITH PLUMBING BOARD

SOUTH BIoretention FACILITY

EXISTING 12" UTILITY EASEMENT
DOC NO. 3262971

FITCHBURG CENTER
NORTH PLAT
LOT 2

FITCHBURG CENTER
NORTH PLAT
LOT 3

FITCHBURG CENTER
NORTH PLAT
LOT 4

FITCHBURG CENTER
NORTH PLAT
LOT 10

FITCHBURG CENTER

LEGEND

- PRO ASPHALT
- PRO CONCRETE
- EX UNDERGROUND ELECTRIC LINE
- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- EX BURIED GAS LINE
- EX BURIED TELEPHONE
- EX BURIED ELECTRIC
- EX BURIED FIBER OPTIC

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 1.1. EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 1.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO BEAN OCCUPANCY.
 - 1.3. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - 1.4. NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - 1.5. NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
2. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
5. MINIMUM 8" SEPARATION IS REQUIRED BETWEEN 8" WATER SERVICES AND 8" SANITARY SEWER SERVICES.
6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISCONSIN WISCONSIN, AND WISCONSIN.
7. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
8. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
9. ALL WATER MAINS BETWEEN THE CITY'S WATER SYSTEM UP TO AND INCLUDING PRIVATE HYDRANTS AND LEADS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
10. ALL CONNECTIONS TO PUBLIC WATER MAIN AND SANITARY MANHOLES SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
11. CONTRACTOR SHALL NOTIFY THE CITY OF FITCHBURG PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
12. PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4770 FOR OPERATION OF THESE VALVES 48 HOURS IN ADVANCE OF CONNECTION.
13. MINIMUM 6.5' COVER OVER PRIVATE WATER MAINS BETWEEN PUBLIC MAINS, UP TO AND INCLUDING PRIVATE HYDRANTS.
14. 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 COST INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVES 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.
15. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-7.
16. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHES SHALL COMPLY WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS AND ALL OTHER PATCHING REQUIREMENTS OF THE CITY. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
18. IN ACCORDANCE WITH ACT 425 OF THE WISCONSIN LEGISLATURE, LOCATED IN SECTION 187.12(1)(b) OF THE STATE STATUTES AND OTHER APPLICABLE REQUIREMENTS, ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND TRAILER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
19. ALL EXTERIOR CLEANDOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.35(5)(a) AND SPS 384.30(2)(c).
20. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
21. OPEN PICHHOLES ARE PROHIBITED IN SANITARY MANHOLES.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.



CALL DIGGERS HOTLINE
1-800-242-2111 TOLL FREE

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF USONA INSTITUTE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF USONA INSTITUTE. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



322 East Michigan Street
Milwaukee, WI 53202

414.271.8999
office@ramlowstein.com
www.ramlowstein.com



© RAMLOW/STEIN, INC.
ALL RIGHTS RESERVED.
OWNERSHIP OF DOCUMENTS
This document, and the ideas and designs incorporated herein, are an investment of professional service. It is the sole property of Ramlow/Stein, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Ramlow/Stein, Inc.

REVISIONS
No. Date: Description:



PROJECT
USONA INSTITUTE
USONA INSTITUTE C/O CINQUE TERRE, LLC

SHEET
UTILITY PLAN

DATE
06/22/2021

PROJECT NO.
19-128

SHEET NO.

C140

P:\01514-0001\USONA\DRAWINGS\SHEETS\C140 UTILITY PLAN.DWG

22 June 2021

200 BARBANT DOC NO. AND NO. NOT TO BE REPRODUCED

EXHIBIT D

Prepared by: EOR

For: Cinque Terre, LLC

Stormwater Management and Erosion Control Report

For

Usona Institute

City of Fitchburg

Dane County, WI

06.21.2021

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1. Applicable Design and Performance Criteria.....	1
1.1.1. Stormwater Management Performance Requirements	1
1.1.2. Erosion Control Performance Standards	3
1.2. Summary of Plan	3
2. METHODOLOGY	3
2.1. Volume Control	4
2.2. Water Quality Control	4
2.3. Peak Discharge Control	4
2.4. Conveyance	4
3. PRE-DEVELOPMENT CONDITIONS	5
3.1. Soil Investigation for Infiltration Potential	5
3.2. Watersheds	6
3.3. Volume Control – Stay-On Analysis.....	7
3.4. Peak Discharge Control	7
4. POST-DEVELOPMENT CONDITIONS	8
4.1. Hydrologic Parameters	8
4.2. Hydraulic Parameters	9
4.3. Volume Control	11
4.4. Water Quality Control	11
4.5. Peak Discharge Control	12
4.6. Conveyance	12
5. CONCLUSIONS	13

LIST OF TABLES

Table 1 - 24-Hour Rainfall Depths	4
Table 2 Infiltration Screening - Test Pit Observations	5
Table 3 North Offsite Pre-development Watershed.....	6
Table 4 Proposed 2005 Watersheds for Peak Discharge Control	6
Table 5 Summary of Pre-development Infiltration (Stay-on)	7
Table 6 Summary of Pre-development Peak Discharge.....	7
Table 7 Summary of Post-Development Sub-Watershed Areas.....	9
Table 8 Summary of Bioretention Facilities Geometry.....	10
Table 9 Summary of Bioretention Facility Outlets.....	10
Table 10 Summary of South Basin Geometry	10
Table 11 Summary of North Basin	10
Table 12 Summary of Regional Basin Outlets.....	11
Table 13 Stay-On Analysis Summary.....	11
Table 14 Stay-On Comparison to Target.....	11
Table 15 Regional Post-development Water Quality Performance.....	12
Table 16 Offsite Post-development Water Quality Performance.....	12
Table 17 Post-development Peak Discharge Summary for Regional Watersheds	12
Table 18 Post-development Peak Discharge Summary for North Offsite Watersheds	12

1. INTRODUCTION

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. The proposed improvements include:

- Two-story office building with a 45,550 square foot footprint
- Two residential buildings
- 1600 length feet of private road
- 15 parking stalls

All the proposed improvements are situated in the Northwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 10, Township 6 North, Range 9 East in the City of Fitchburg, Dane County. **Figure 1** shows the location map.

Emmons & Olivier, Resources Inc. (MARS-EOR) was contracted by Cinque Terre, LLC to prepare the erosion control and stormwater plan and submit permit applications for the proposed improvements to the City of Fitchburg and Wisconsin Department of Natural Resources.

1.1. Applicable Design and Performance Criteria

The construction will result in land disturbance of over 1-acre which prompts construction time erosion control and post-construction stormwater management requirements for new development per NR 151/216 of the Wisconsin Administrative Code and Chapter 30 of the City of Fitchburg Code of Ordinances. The East Cheryl Roundabout and connecting legs with East Cheryl fall under the minor reconstruction of a highway exemption pursuant to s. NR 151.241(2)(c), Wisconsin Administrative Code.

1.1.1. Stormwater Management Performance Requirements

State Criteria

State of Wisconsin long-term stormwater management requirements are contained in Wisconsin Administrative Code Sections NR 216 and NR 151. These codes are administered by the Wisconsin Department of Natural Resources. The performance standards outlined in NR 216 and NR 151 are as follows:

1. Maintain peak discharge rates such that the post-development peak runoff rate does not exceed the pre-development peak runoff rate for the 1-year and 2-year, 24-hour design storm event;
2. Reduce TSS load by 80%, based on an average annual rainfall, as compared to no controls; and

3. BMPs shall be designed, installed, and maintained to infiltrate runoff in accordance with NR 151.124(1). For the level of impervious associated with this project:
 - a. For development up to 40% connected imperviousness, infiltrate enough runoff volume so that the post-development infiltration volume shall be at least 90% of the pre-development infiltration volume, based on an average annual rainfall.
 - b. When designing appropriate infiltration systems to meet this requirement, no more than one percent of the post-construction site is required as an effective infiltration area.

City of Fitchburg Criteria

Erosion control and stormwater management in The City of Fitchburg is regulated under Chapter 30.28(b). For stormwater runoff rate control for new development the city requires:

1. All stormwater facilities shall be designed, installed, and maintained to effectively accomplish the following:
2. Sediment control - Design practices to reduce total suspended solids load leaving the site by 80%, based on the average annual rainfall, as compared to no runoff management controls;
3. Oil and grease control – the first 0.5 inches of runoff will be treated using the best oil and grease removal technology available.
4. Runoff Control –
 - a. Maintain predevelopment peak runoff rates for the 2-year, 24-hour storm event (2.9 inches over 24-hour duration).
 - b. Maintain predevelopment peak runoff rates for the 10-year, 24-hour storm event (4.2 inches over 24-hour duration).
 - c. Maintain predevelopment peak runoff rates for the 100-year, 24-hour storm event (6.0 inches over 24 hours duration)
 - d. Safely pass events over the 100-year, 24-hour storm event (6.0 inches over 24-hour duration).
5. Outlets – Discharges from new construction sites must have a stable outlet capable of carrying designed flow at a non-erosive velocity.
6. Infiltration – Design practices to infiltrate enough runoff volume so that post-development infiltration volume shall be at least 90% of the pre-development infiltration volume. If, when designing appropriate infiltration systems, more than two percent (2%) of the site is required to be used as effective infiltration area, the applicant may alternatively design infiltration systems and pervious surfaces to meet or exceed the annual pre-development recharge rate.
7. Stormwater Management Goals - Whenever technically feasible for street reconstruction, design practices to retain soil particles greater than 20 microns on the site (40% reduction) resulting from a one-year 24-hour storm event.

1.1.2. Erosion Control Performance Standards

State Criteria

State performance standards for erosion control required under Administrative Code section NR 216 are specified in NR 151. The performance standard is as follows:

1. Implement Best Management Practices (BMP's) to remove 80% of the Total Suspended Solids (TSS) on an average annual basis as compared with no sediment or erosion controls until the construction site has undergone final stabilization.

City of Fitchburg Criteria

City of Fitchburg performance standards are specified in Chapter 30.27(c):

1. Prevent gully and bank erosion;
2. Limit total off-site permissible annual aggregate soil loss for exposed areas resulting from sheet and rill erosion to an annual, cumulative soil loss rate not to exceed 7.5 tons per acre annually; and
3. Discharges from new construction sites must have a stable outlet capable of carrying designed flow at non-erosive velocity, considering flow capacity and flow duration.

1.2. Summary of Plan

Stormwater management practices include two existing regional infiltration/extended detention ponds, two proposed biofiltration facilities, and rain garden to meet the above criteria on a regional and site-wide basis. The primary focus of the stormwater plan is to provide treatment for the actual new development rather than the assumptions made for the design of the regional basins in 2005. This includes the Usona Institute main building, two short term residences, private roadway and the disturbance associated with the construction of the stormwater management practices. Storm sewer has been designed to convey the runoff to the existing storm sewer on Woods Hollow Road, which discharges into the existing regional basins. The bioretention basin located in the drop-off circle on the front side of the main building provides additional treatment of the stormwater before reaching the existing regional basins. The north bioretention basin and the rain garden will manage the runoff flowing to the north that cannot be captured in the storm sewer and directed towards the two existing regional basins.

During construction, the south existing regional basin and north bioretention basin will be used as sediment basins. Construction time pipes will be used to discharge runoff from the sediment basins and once vegetation establishes the contractor will remove the pipes. Accumulated sediment in both basins will be removed to restore the infiltration capabilities of the south infiltration/extended detention basin and north bioretention basin.

2. METHODOLOGY

The following methodology was used in the development of the stormwater management plan.

2.1. Volume Control

Two separate models were used for pre/post-development runoff volume calculations. RECARGA was used for evaluating pre-development conditions, while WinSLAMM was used for post-development analysis. RECARGA was selected for analysis of the pre-development because it provides some consideration of antecedent moisture conditions and allows separate runoff calculations for impervious areas and pervious areas.

The pre-development target stay-on depth was determined using RECARGA 2.3 and rainfall data from Madison for March 12, 1981 through December 2, 1981 (excluding frozen ground conditions), as specified in Wisconsin Administrative Code Chapter NR 151. The total rainfall during this period was 28.81 inches. Pre-development land use was determined by calculating a percent impervious value and a weighted pervious area CN for each watershed using the maximum pre-development curve numbers specified in the City ordinance.

Post-development runoff volume control and water quality treatment was evaluated using WinSLAMM 10.3.4 and the same Madison rainfall data described above.

2.2. Water Quality Control

Water quality was analyzed using WinSLAMM 10.3.4 for the 1981 regulatory period to evaluate compliance with the requirement for 80% TSS reduction compared to no controls. The same models developed to evaluate runoff volume were used for this water quality analysis. Undeveloped parts of the site were considered “undeveloped areas” and areas of pervious land cover were modelled as “landscaped areas”.

2.3. Peak Discharge Control

Stormwater peak discharge was evaluated using the HydroCAD-10 model for both pre- and post-development conditions. The model uses standard Soil Conservation Service (SCS) TR-20 runoff hydrograph and curve number procedures, and TR-55 Time of Concentration (Tc) calculations. As required by the ordinances, rainfall events were simulated with the 24-hour MSE4 distribution and rainfall depths from NOAA Atlas 14. (*Table 1*).

Table 1 - 24-Hour Rainfall Depths

Storm Duration	Recurrence Interval and Depth (inches)			
	1-year	2-year	10-year	100-year
24 hours	2.49	2.84	4.09	6.66

2.4. Conveyance

Storm sewer conveyance performance was evaluated using the TR-55 method in Autodesk Storm and Sanitary Analysis tools for AutoCAD Civil 3D 2018.

3. PRE-DEVELOPMENT CONDITIONS

The proposed site is located west of Woods Hollow Road on approximately 16.3 acres of predominately woods and open grass land. The A ridge splits the lot a creates two sub watershed areas that drain to the northwest and east, eventually draining towards Nine Springs Creek. Mapped soils within the property include soils designated as Hydrologic Soil Group (HSG) B and C, as shown in **Figure 2**.

3.1. Soil Investigation for Infiltration Potential

A soil investigation report prepared by CGC, Inc was used to evaluate the infiltration potential of the subsoils in the location of the post-development infiltration facility. Subsurface conditions were explored digging six test pits. Three test pits were located near potential stormwater management areas to evaluate stormwater infiltration potential. The other three were located around the site to evaluate the subsoils for the Usona Institute building. Two boring locations were used to conservatively estimate the infiltration potential of the proposed rain garden on the west side of the site.

Boring logs, stormwater site evaluation forms, and a location map have been excerpted from the CGC report and are found in **Appendix F. Table 2** summarizes the depths to the sand layer and groundwater compared to the post-development infiltration surface elevations.

Generally, the site can be described by the following strata in descending order:

- About 6 to 18 in. of topsoil/topsoil fill.
- About 2 to 7 ft of generally stiff to very stiff lean clay.
- Medium dense to dense sand strata typically beginning at depths of about 3 to 8 ft below existing site grades and extending to the maximum depths explored. In some borings, this stratum is interbedded with thicker seams or layers of medium dense to dense silt. In other borings, silt and clay was observed to be more thinly-bedded.

(i.e., laminated) within the sand strata.

Table 2 Infiltration Screening - Test Pit Observations

Soil Boring No.	Surface Elev.	Facility	Bottom of Facility	Depth of boring/ Test pit	Limiting Infiltration Layer (w/in 5-foot bioretention practice)	Water Table Elev. (ft)
TP-1	959.1	Bioretention	947.33	15.0'	Loamy Fine Sand with Scattered Thin Silt Seams	Not observed
TP-2	958.2	Bioretention	947.33	13.0'	Fine Sandy Loam with Silt seams	Not observed
TP-4	945.7	Bioretention	940.0	15.0'	Silt Clay Loam	Not observed

Since the soil characterization of the native soil has silt loam to silt clay loam seams, the infiltration rate of 0.5 in/hr was used in sizing the bioretention practice. Subsoils below the engineered soil layer and clearstone base of the proposed bioretention devices will be over excavated to remove native clay and fine-grained soils below the engineered soil. Soils below the sand storage layer will be turned over with an excavator to break up the silt loam seams. This will occur to a depth of 5-feet below the sand storage layer. At the interface between the native soils and the clean fill, a 1-foot layer of soil will be blended to break silt seams that may additionally limit infiltration. Acceptable subsoil conditions will be verified by the engineer during construction.

3.2. Watersheds

Existing land cover of the Usona Institute lot is predominantly wooded to the north with a gravel driveway across the south side of the lot surrounded by scatter trees and grass. **Table 3** summarizes the pre-development land cover characteristics. Pre-development time of concentrations (Tc) for each watershed were calculated based on TR-55 guidance. A maximum sheet flow length of 100 ft was used for pre-development conditions. Additional information on the existing land use and Tc flow paths are provided in **Figure 3**.

Table 3 North Offsite Pre-development Watershed

	Roof (CN 98)	Sidewalk (CN 98)	Grass, HSG B (CN 68)	Grass, HSG C (CN 79)	Woods, HSG B (CN 55)	Woods, HSGS C (CN 70)	Water (CN 100)	Total (acres)	% Imp.	Tc (min)
Existing North Offsite	0.006	-	0.34	0.71	0.404	0.75	-	2.21	0.3	8.8

In July 2005, Montgomery Associates Resource Solutions, LLC proposed the construction of two stormwater infiltration/ extended detention basins. Impervious areas were estimated based on the anticipated densities for Cinque Terre, as follows:

- Cinque Terre Lot 4 was assumed to be 47 percent impervious.
- North Plat Lots 8 and 9 were assumed to be 75 percent impervious, based on anticipated commercial land use.

Table 4 summarizes the approved development land cover characteristics. Time of concentrations (Tc) for each watershed were calculated based on TR-55 guidance. A watershed map for the 2005 proposed regional watershed areas are provided in **Figure 4**.

Table 4 Proposed 2005 Watersheds for Peak Discharge Control

Subwatershed Name	Subwatershed Area (acres)	Pervious Area (acres)	Pervious CN	Impervious Area (acres)	Aggregate CN	Time of Concentration
Pr_2a	20.97	12.14	59	8.83	75	0.16 hours
Pr_2b	9.66	9.28	55	0.38	57	0.37 hours
Pr_2c	3.13	2.42	60	0.71	69	0.17 hours
Total	33.76	23.84	-	9.92	-	-

3.3. Volume Control – Stay-On Analysis

The pre-development stay-on was calculated using the pre-development curve numbers per Section 30-35 of the City of Fitchburg Code of Ordinances as an input to RECARGA. Results of this analysis are summarized in **Table 5** below. Additional output from RECARGA is also found in **Appendix C**.

Table 5 Summary of Pre-development Infiltration (Stay-on)

	Pr_2a	Pr_2b	Pr_2c	North Offsite	Site
Area (ac)	21.35	9.66	3.13	2.21	36.35
Rainfall (ac-ft) *	51.258	23.192	7.515	5.306	87.270
Stay-on (in)	23.879	27.595	23.464	26.176	24.970
Stay-on (ac-ft)**	42.454	22.213	6.120	4.821	75.639
90% Stay-on Target (ac-ft)	38.236	19.992	5.508	4.339	68.075

*Rainfall volume calculated as 28.81 inches times watershed area

**Stay-on volume calculated as stay-on depth (from RECARGA output) times watershed area

3.4. Peak Discharge Control

Pre-development conditions shown in **Table 3** were modelled in HydroCAD to develop pre-development peak discharge rates of the 1-, 2-, 10- and 100-year 24-hour storm. The approved regional watershed areas shown in **Table 4** were modelled in HydroCAD to develop the discharge rates approved for the two regional infiltration/extended detention basins. **Table 6** summarizes the result of the analysis.

Table 6 Summary of Pre-development Peak Discharge

	North Offsite	2005 Regional Basins
1-year, 24-hour discharge (cfs)	1.40	8.84
2-year, 24-hour discharge (cfs)	1.96	13.69
10-year, 24-hour discharge (cfs)	4.41	22.06
100-year, 24-hour discharge (cfs)	10.49	123.48

4. POST-DEVELOPMENT CONDITIONS

4.1. Hydrologic Parameters

Stormwater management facilities were designed to capture runoff from the site to the maximum extent practicable. The new development portion of the site was divided into eight sub-watersheds, describing the post-development drainage routes. Of the eight watersheds, four discharge to the north and four discharge to the regional infiltration/extended detention basins. Sub-watershed OS2 discharges to the north untreated. The post-development watersheds are shown on *Figure 5*.

The stormwater treatment facilities were designed to provide peak rate, runoff volume, and water quality control to meet performance standards across the site. The facilities have been designed to compensate for potential impervious areas that may be added to the Usona development in the future.

Pervious surfaces within the watersheds, but beyond the proposed grading limits were assumed to maintain the pre-development hydrologic characteristics and were considered undeveloped. Pervious areas within the proposed grading limits were modelled as lawn. Compaction of pervious surfaces will be mitigated by deep tilling. *Table 7* summarizes the post-development land cover, curve numbers, and time of concentration values. Pervious land cover was modeled as landscaped area or undeveloped in the WinSLAMM model.

Impervious and pervious surfaces were simulated separately in HydroCAD and runoff values were calculated for each CN separately. Due to the very short flow paths, time of concentration values were assumed to be 6 minutes (minimum Tc allowed) for small, heavily impervious sub-watersheds. Time of concentration values for larger sub-watersheds, with lower levels of impervious surfaces or large pervious areas, were calculated in the same manner as the pre-development time of concentration value. Detailed HydroCAD output is included in *Appendix B*.

Table 7 Summary of Post-Development Sub-Watershed Areas

	Roof (CN 98)	Road (CN 98)	Sidewalk (CN 98)	Grass, HSG B (*CN 68)	Grass, HSG C (CN 79)	Woods, HSG B (CN 55)	Woods, HSGS C (CN 70)	Water (CN 100)	Total (acres)	% Imp.	Tc (min)
S_Bio	-	0.50	0.16	0.71	0.09	-	-	0.06	1.52	47.4	6.0
Pr_2a REV	1.30	2.86	1.38	6.04	1.22	5.59	1.26	0.18	19.83	28.8	19.2
Pr_2b	-	-	0.38	-	-	9.28	-	-	9.66	4.9	22.3
Pr_2c	-	-	0.71	2.42	-	-	-	-	3.13	22.7	10.4
Sub- Total	1.30	3.36	2.63	9.17	1.31	14.87	1.26	0.24	34.14	22.1	-
N_RG	0.25	-	-	-	0.15	-	-	0.02	0.42	64.3	6.0
N_Bio	0.33	-	0.03	0.35	0.37	-	-	0.04	1.12	35.7	6.0
OS1	-	-	-	-	-	-	0.30	-	0.30	0.0	15.7
OS2	-	-	-	0.21	0.05	-	-	-	0.26	0.0	6.1
Sub- Total	0.58	-	0.03	0.56	0.57	-	0.30	0.06	2.10	31.9	-

*For the Pr_2c subwatershed, the pervious CN is 60 per the previous stormwater management report.

4.2. Hydraulic Parameters

Two existing regional infiltration ponds, two proposed bioretention basins, and a rain garden are proposed as part of this project. The proposed Fahey Glen extension drains north, towards the roundabout. The storm sewer network collects the runoff from Fahey Glen, as well as from the reconstructed roundabout (sub-watershed RAB). The runoff is then routed to the wet detention pond. Standpipes were designed to be the primary outlet structure for the wet pond and bioretention facility.

The bioretention facility has a two-foot layer of engineered soil and is equipped with an underdrain immediately below this layer. Subsoils below the bioretention practice will be excavated to a depth of approximately 5 feet below the engineered soil and backfilled with clean fill. **Tables 8 and 9** show the detailed geometry and outlet structures of the bioretention facilities. **Tables 10, 11, and 12** show the detailed geometry and outlet structures of the existing regional infiltration/extended detention basins.

Table 8 Summary of Bioretention Facilities Geometry

	Top of Live Storage	Top of Engineered Soil	Top of Storage Layer	Bottom of Storage Layer
South Bioretention	4,911 square feet at elevation 953.0'	1,680 square feet at elevation 949.8'	1,680 square feet at elevation 947.8'	1,680 square feet at elevation 947.13'
North Bioretention	2,971 square feet at elevation 944.0'	1,706 square feet at elevation 942.5'	1,706 square feet at elevation 940.5'	1,706 square feet at elevation 940.0'
Rain Garden	1,945 square feet at elevation 957.5'	-	-	942 square feet at elevation 956.0'

Table 9 Summary of Bioretention Facility Outlets

	Underdrain	Primary Orifice	Emergency Overflow
South Bioretention	6" perforated PVC invert at 947.3' with 3" orifice Invert at 947.55'	48" standpipe, Rim at 950.8'	20' Broad-Crested Weir at 953.0'
North Bioretention	6" perforated PVC invert at 940.0' with 4" orifice Invert at 940.17'	36" standpipe, Rim at 943.5'	20' Broad-Crested Weir at 943.5'
Rain Garden	-	-	30' Broad-Crested Weir at 957.0'

Table 10 Summary of South Basin Geometry

Elevation	Area (ac)	Cumulative Storage (ac-ft)
896.0	0.140	0.000
897.0	0.189	0.164
898.0	0.240	0.378
899.0	0.297	0.646
900.0	0.355	0.971
901.0	0.412	1.355
902.0	0.500	1.810

Table 11 Summary of North Basin

Elevation	Area (ac)	Cumulative Storage (ac-ft)
894.0	0.168	0.000
895.0	0.224	0.195
896.0	0.283	0.448
897.0	0.344	0.761
898.0	0.500	1.180

Table 12 Summary of Regional Basin Outlets

	Infiltration	Primary Outlet	Restriction to Primary Outlet	Secondary Outlet	Emergency Overflow
South Basin	Infiltration rate of 1.0 in/hr	24" RCP Culvert Invert at 896.5'	-	-	50' Broad-Crested Weir at 901.0'
North Basin	Infiltration rate of 1.0 in/hr	24" RCP Culvert Invert at 894.0'	8" Orifice Invert at 894.5'	84" Standpipe Rim at 896.5'	20' Broad-Crested Weir at 897.0'

4.3. Volume Control

WinSLAMM was used to calculate the annual runoff volume for the site. In the model, only the new development sub-watersheds were included. Separate model runs, that included the offsite contributing areas, were used to analyze the function of the stormwater management facilities. A summary of the stay-on analysis is shown in **Table 13**. A comparison with the pre-development stay-on targets is shown in **Table 14**. WinSLAMM model output is shown in **Appendix D**.

Table 13 Stay-On Analysis Summary

	Site
Area (ac.)	36.35
Precipitation (ac-ft)	87.270
Runoff (ac-ft)	4.615
Stay-on* (ac-ft)	82.655

*Stay-on is rainfall minus site runoff

Table 14 Stay-On Comparison to Target

	Annual Stay-On (acre-ft)
Pre-development	75.639
Goal (90%) of Pre-development	68.075
Post-development	82.655

4.4. Water Quality Control

WinSLAMM was also used to calculate the total suspended solids (TSS) loading characteristics of the site and removal efficiency of the stormwater treatment facilities. WinSLAMM model output is shown in **Appendix D**. A summary of the post-development average annual water quality performance for the regional and offsite watersheds are shown in **Table 15** and **Table 16**, respectively.

Table 15 Regional Post-development Water Quality Performance

	Site Loading (lbs)	TSS Percent	Percent TSS Reduction
No Controls	7208	100%	-
With Controls	1189	16.5%	83.5%

Table 16 Offsite Post-development Water Quality Performance

	Site Loading (lbs)	TSS Percent	Percent TSS Reduction
No Controls	727.5	100%	-
With Controls	140.2	19.27%	80.73%

4.5. Peak Discharge Control

HydroCAD models for peak discharge calculations included untreated areas where appropriate. Untreated areas were modelled as separate catchment areas. Per state regulations, the proposed stormwater management system is required to meet the peak attenuation criteria for the 1- and 2-year events. The City of Fitchburg requires peak attenuation for the 1-, 2-, 10-, and 100-year events. HydroCAD model output is shown in *Appendix C*.

Table 17 Post-development Peak Discharge Summary for Regional Watersheds

	Pre-development	Post-development Uncontrolled	Post-development Controlled
1-year, 24- hour discharge (cfs)	8.84	18.01	6.15
2-year, 24-hour discharge (cfs)	13.69	22.21	10.97
10-year, 24-hour discharge (cfs)	22.06	42.45	21.77
100-year, 24-hour discharge (cfs)	123.48	99.21	74.81

Table 18 Post-development Peak Discharge Summary for North Offsite Watersheds

	Pre-development	Post-development Uncontrolled	Post-development Controlled
1-year, 24- hour discharge (cfs)	1.40	3.45	0.70
2-year, 24-hour discharge (cfs)	1.96	4.21	0.86
10-year, 24-hour discharge (cfs)	4.41	7.17	2.53
100-year, 24-hour discharge (cfs)	10.49	13.78	13.40

4.6. Conveyance

The proposed Usona storm sewer was modeled using the Autodesk Storm and Sanitary Analysis tool in conjunction with the exiting public storm sewer system. The City of Fitchburg requires that storm events shall be safely conveyed to public storm sewer infrastructure at non-erosive velocities. Output

from the Autodesk Storm and Sanitary Analysis tool showing the rational method calculations will be submitted separately.

5. CONCLUSIONS

The site meets or exceeds all the State of Wisconsin and City of Fitchburg performance objectives outlined in *Section 1* of this report.



**PROJECT SITE
AREA = 16.3 ACRES**

EAGLE SCHOOL

NORTH BASIN

DECORATIVE WATER FEATURE

FONTANA CT

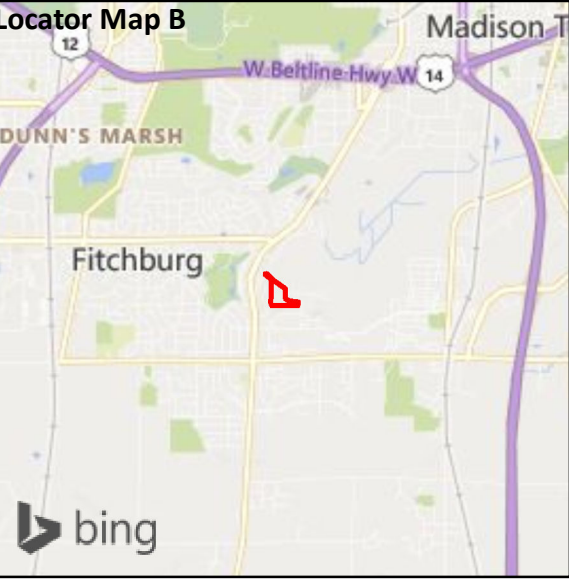
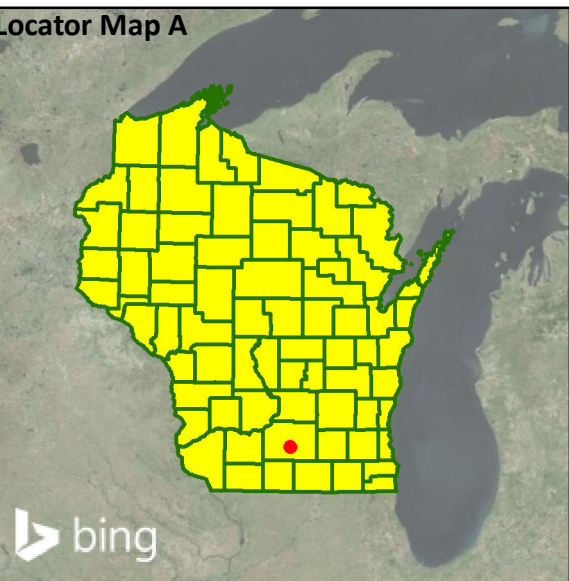
SOUTH BASIN

WOODS HOLLOW RD

SOUTH BIORETENTION

NORTH BIORETENTION

RAIN GARDEN



Legend

- Water Feature
- Pavement
- Sidewalk
- Rooftop
- Project Site
- CSM Lots

DRAWN BY
GDL

CHECKED BY
DJH

water ecology community
EOR

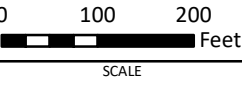
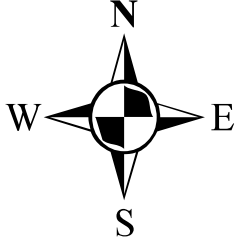
**EMMONS & OLIVIER
RESOURCES, INC.**

119 South Main Street | Cottage Grove, WI 53527
(608) 839-4422 | www.eorinc.com

FIGURE 1: SITE LOCATION MAP

USONA LANDS
CITY OF FITCHBURG
DANE COUNTY, WI

USONA INSTITUTE

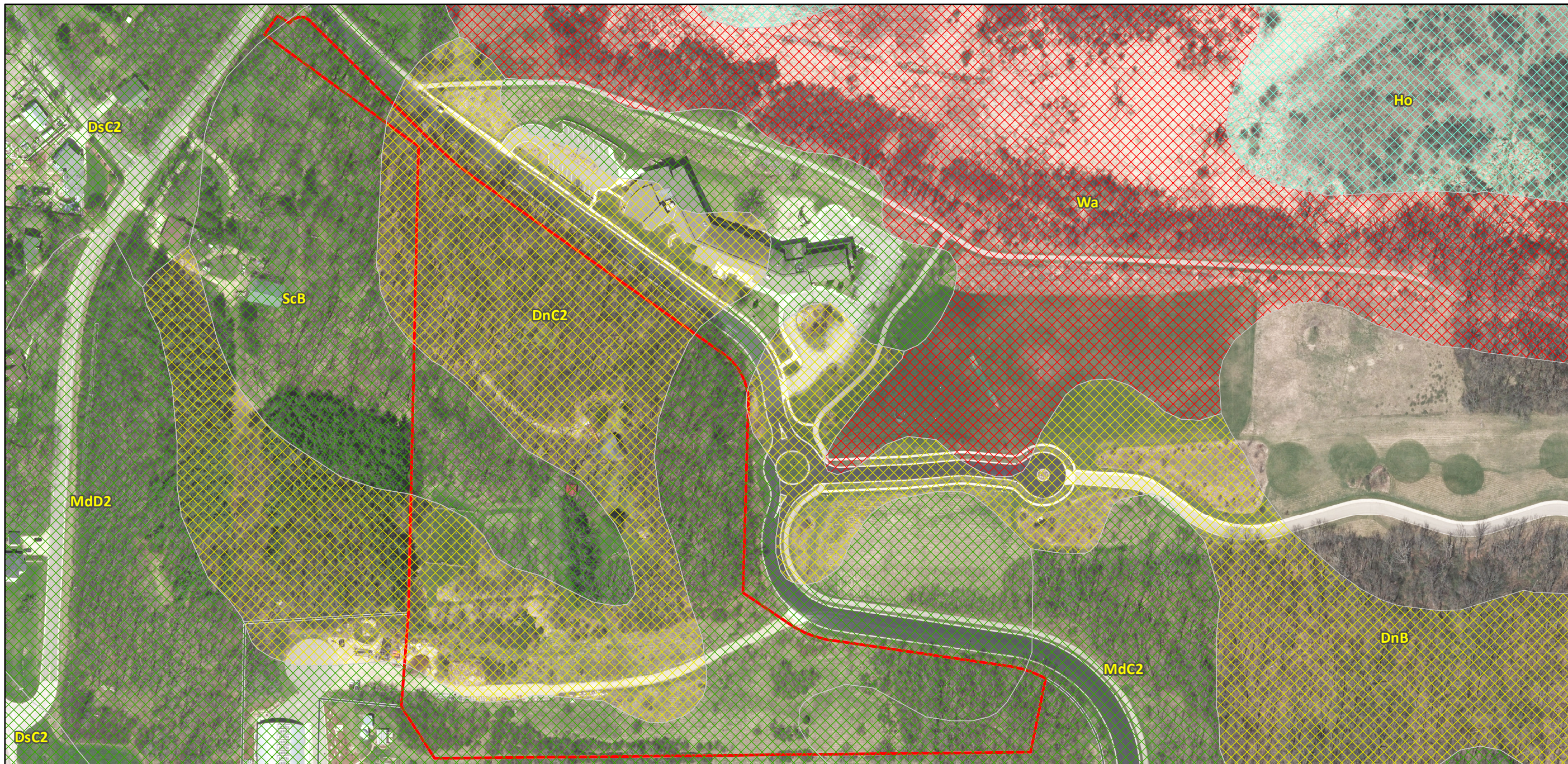


SCALE
1 inch = 200 feet

PROJECT NO.
01514

DATE
6/22/2021

Service Layer Credits: NA
© 2021 Microsoft Corporation © 2021 TomTom
© 2021 Microsoft Corporation Earthstar Geographics SIO
Locator map not to scale.



DRAWN BY
GDL

CHECKED BY
DJH

FOR water ecology community

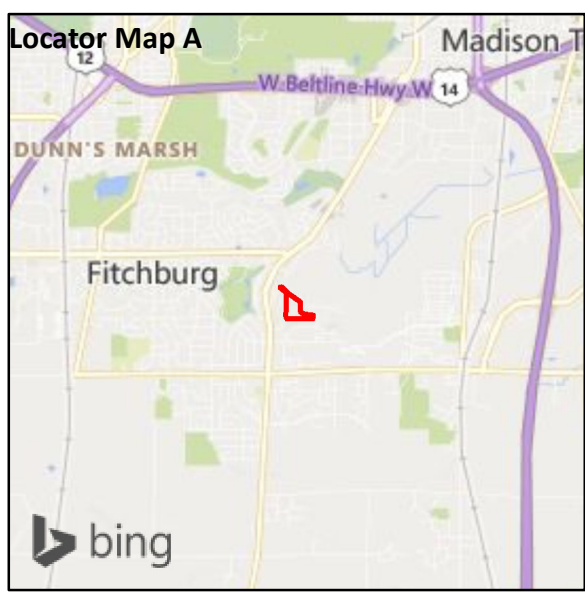
EMMONS & OLIVIER
RESOURCES, INC.

119 South Main Street | Cottage Grove, WI 53527
(608) 839-4422 | www.eorinc.com

FIGURE 1: SITE SOILS MAP

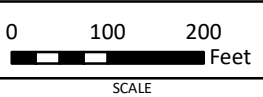
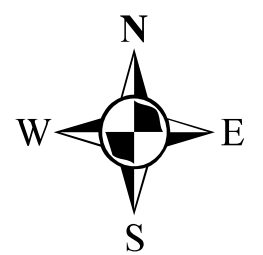
USONA LANDS
CITY OF FITCHBURG
DANE COUNTY, WI

USONA INSTITUTE



Legend	
	HSG A/D
	HSG B
	HSG B/D
	HSG C
	Project Site
	CSM Lots

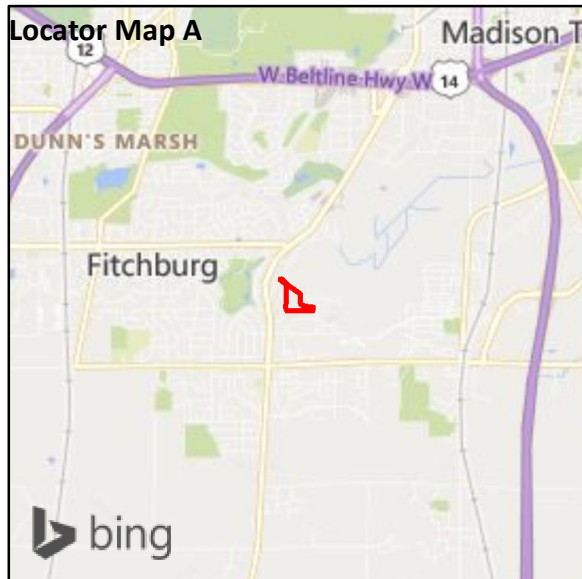
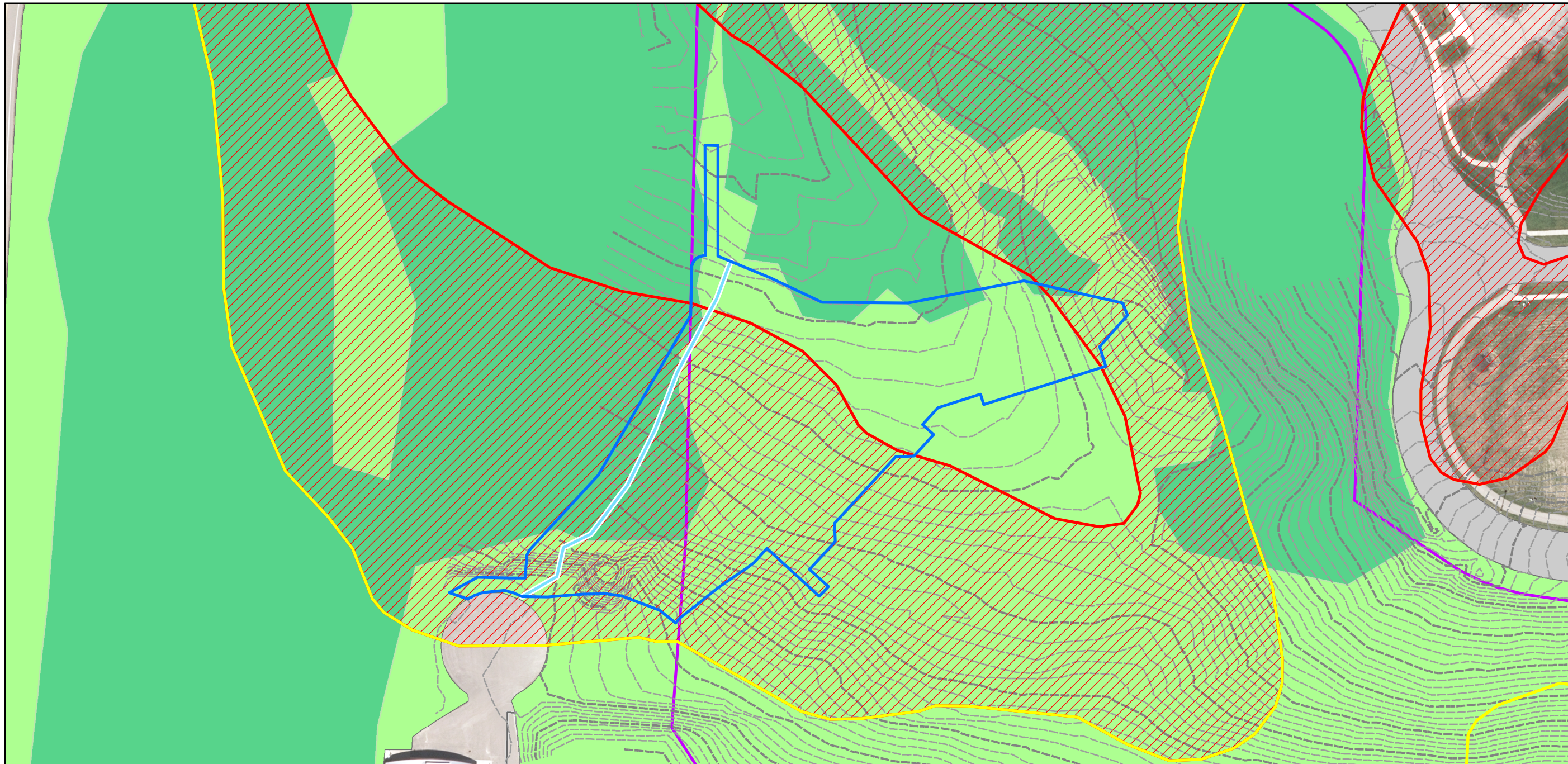
BbB	Batavia silt loam, gravelly substratum, 2 to 6 percent slopes
DnB	Dodge silt loam, 2 to 6 percent slopes
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded
DsC2	Dresden silt loam, 6 to 12 percent slopes, eroded
Ho	Houghton muck
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded
MdD2	McHenry silt loam, 12 to 20 percent slopes, eroded
RaA	Radford silt loam, 0 to 3 percent slopes
ScB	St. Charles silt loam, 2 to 6 percent slopes
ScB	St. Charles silt loam, 2 to 6 percent slopes
Wa	Wacousta silty clay loam



SCALE
1 inch = 200 feet

PROJECT NO. 01514	DATE 6/22/2021
----------------------	-------------------

Service Layer Credits: NA
© 2021 Microsoft Corporation © 2021 TomTom
© 2021 Microsoft Corporation Earthstar Geographics SIO
Locator map not to scale.



Legend	
Existing North Offsite Watershed	Grassland
Existing Flow Path	HSG B
Existing 5-ft Contours	HSG C
Existing 1-ft Contours	Project Site
Woodland	CSM Lots
Streets	

DRAWN BY
GDL

CHECKED BY
DJH

FOR water ecology community

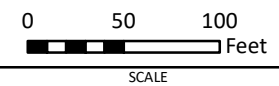
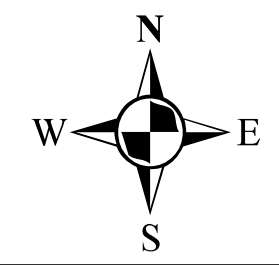
EMMONS & OLIVIER
RESOURCES, INC.

119 South Main Street | Cottage Grove, WI 53527
(608) 839-4422 | www.eorinc.com

**FIGURE 3: EXISTING NORTH
OFFSITE WATERSHED MAP**

USONA LANDS
CITY OF FITCHBURG
DANE COUNTY, WI

USONA INSTITUTE



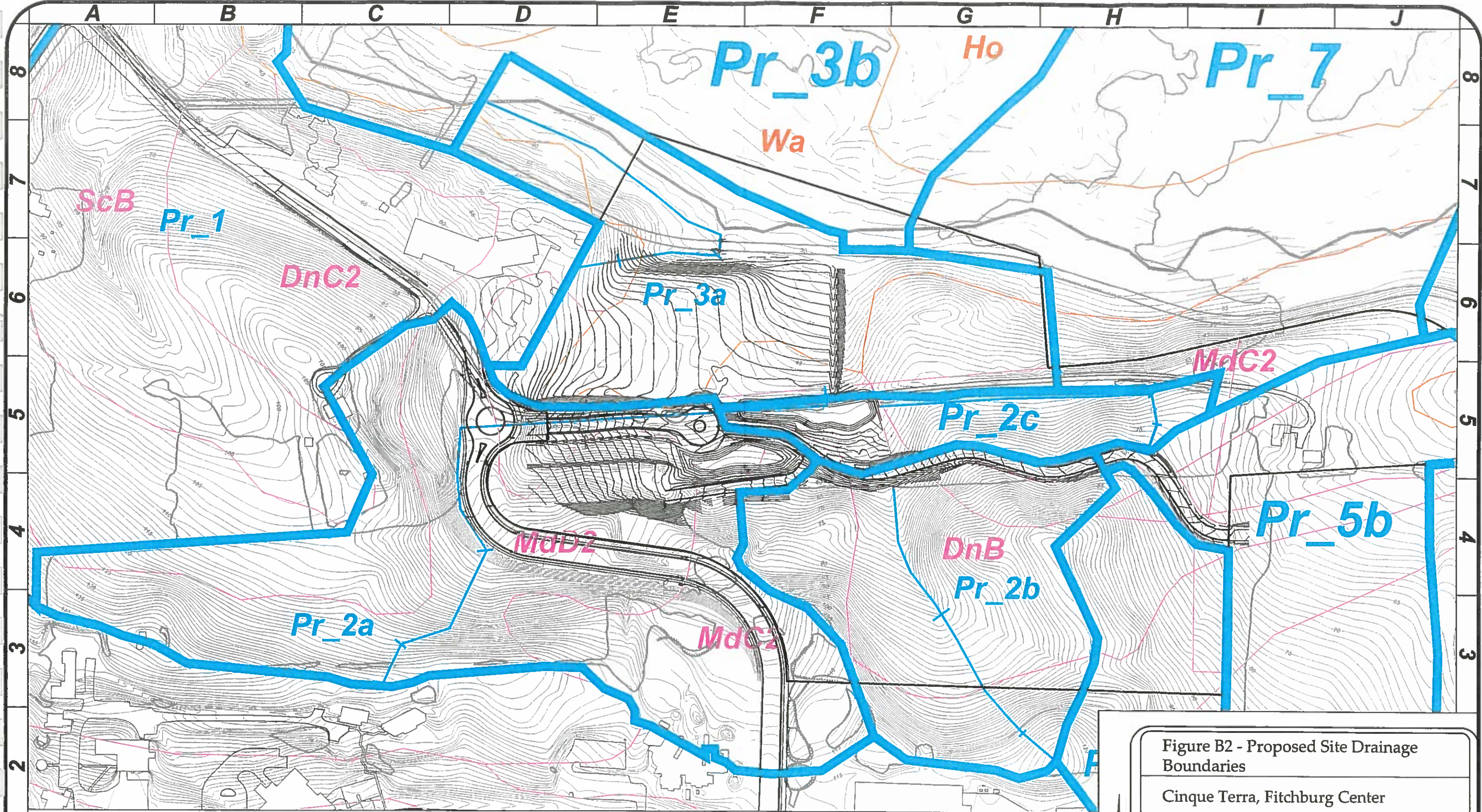
SCALE
1 inch = 100 feet

PROJECT NO. 01514	DATE 6/22/2021
----------------------	-------------------

Service Layer Credits: NA
© 2021 Microsoft Corporation © 2021 TomTom
© 2021 Microsoft Corporation Earthstar Geographics SIO

Locator map not to scale.

FIGURE NO.
3 of 5

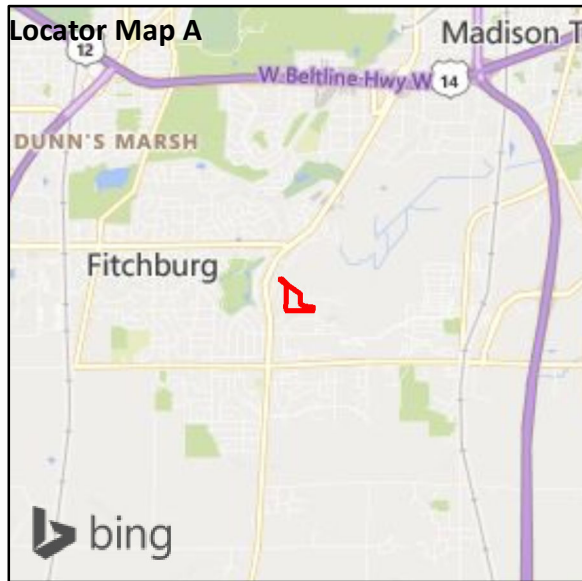
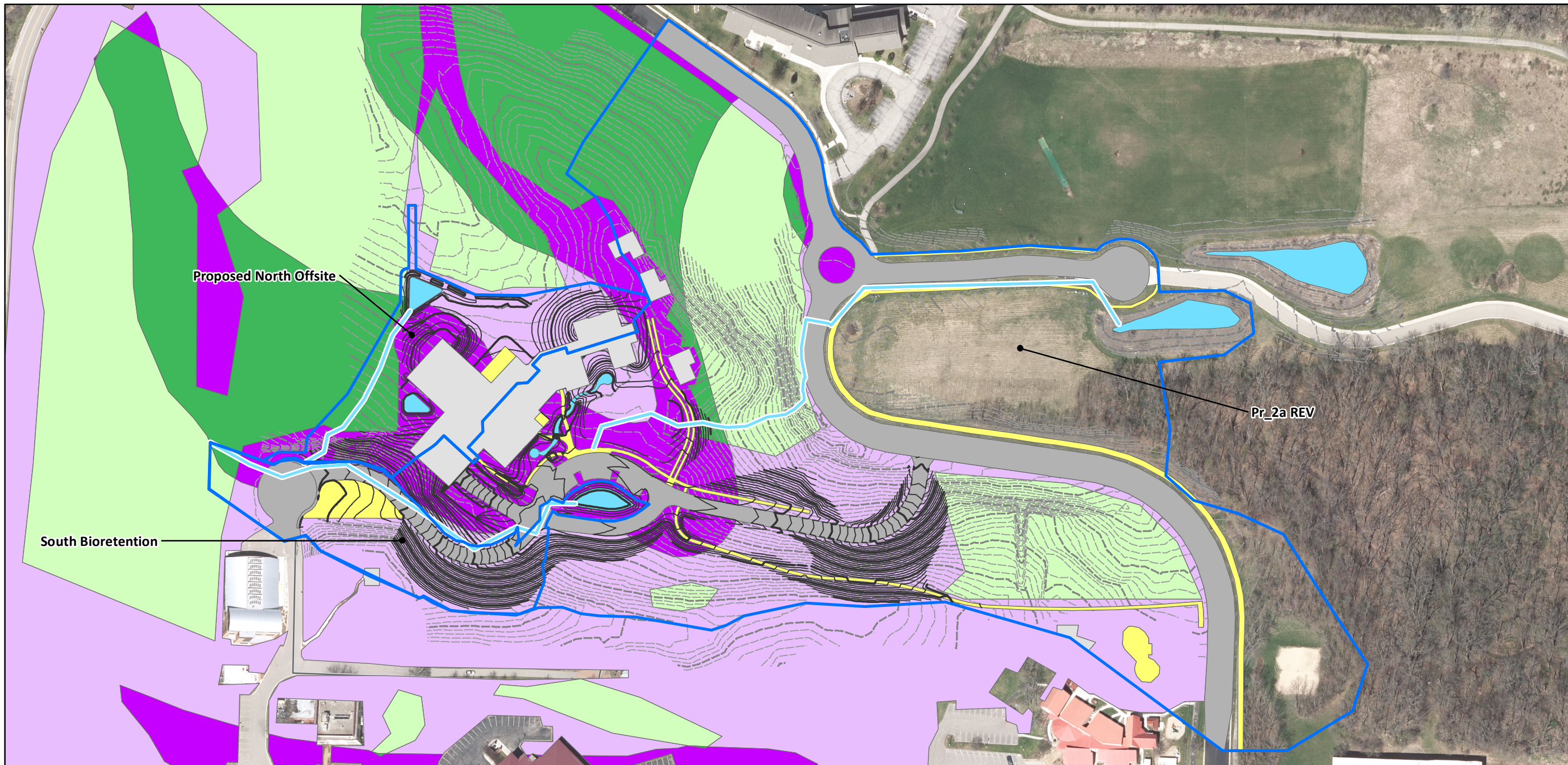


Pr 2a
 Pervious = 12.14 acres
 Impervious = 8.83 acres
 Tc = 0.155 hours
 Pervious CN = 59

Pr 2b
 Pervious = 9.28 acres
 Impervious = 0.38 acres
 Tc = 0.372 hours
 Pervious CN = 55

Pr 2c
 Pervious = 2.42 acres
 Impervious = 0.71 acres
 Tc = 0.173 hours
 Pervious CN = 60

Figure B2 - Proposed Site Drainage Boundaries Cinque Terra, Fitchburg Center			
SCALE: 1" = 200' PREPARED FOR: Fitchburg Center Fitchburg, WI	Drawing No. N/A	DATE 05/10/05	SHEET N/A
PREPARED BY: Montgomery Associates: Resource Solutions, LLC 2820 Walton Commons West, Suite 135 Madison, WI 53718 (608) 223-9585		IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	



Legend	
Proposed Watersheds	Rooftop
Proposed Flow Paths	Woodland
Proposed 5-ft Contours	HSG B
Proposed 1-ft Contours	HSG C
Existing 5-ft Contours	Grassland
Existing 1-ft Contours	HSG B
Water Feature	HSG C
Pavement	
Sidewalk	

DRAWN BY
GDL

CHECKED BY
DJH

FOR water ecology community

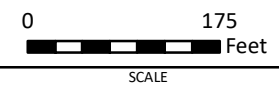
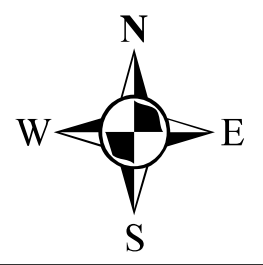
EMMONS & OLIVIER
RESOURCES, INC.

119 South Main Street | Cottage Grove, WI 53527
(608) 839-4422 | www.eorinc.com

**FIGURE 3: Proposed Watersheds
Pr_2a REV & North Offsite**

USONA LANDS
CITY OF FITCHBURG
DANE COUNTY, WI

USONA INSTITUTE



SCALE
1 inch = 175 feet

PROJECT NO.
01514

DATE
6/22/2021

Service Layer Credits: NA
© 2021 Microsoft Corporation © 2021 TomTom
© 2021 Microsoft Corporation Earthstar Geographics SIO
Locator map not to scale.

EXHIBIT E



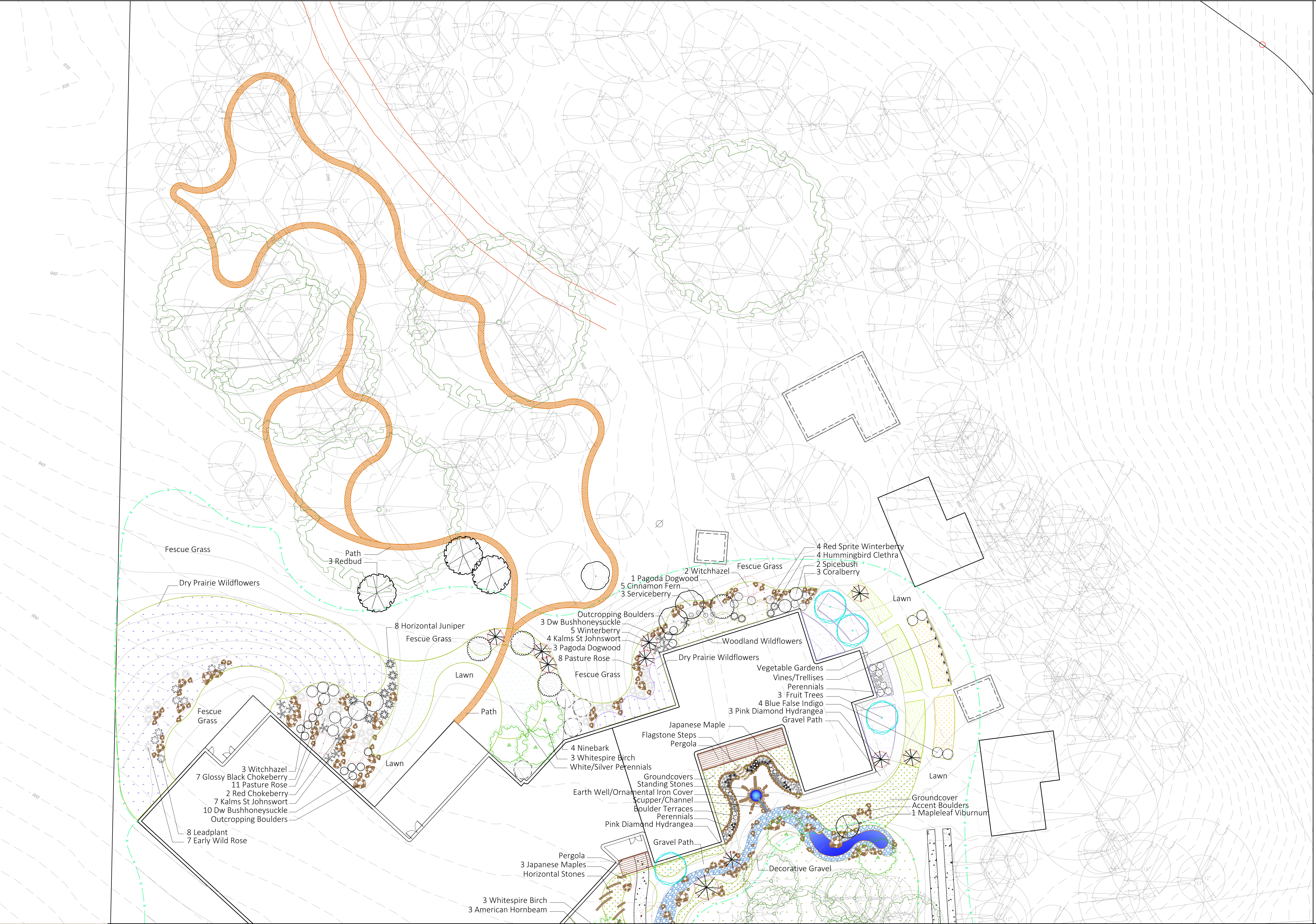
NORTH

CONCEPT PLAN NORTH
Scale: 1"=20'-0" (24x36)
Date: June 13, 2021
Revisions:

USONA
Fitchburg, WI



Yakshi Landscape
LJ Geer Design
2946 Neil Ave. #222A
Columbus, OH 43202
608-239-6375
ljgeerdesign@gmail.com



Fescue Grass

Dry Prairie Wildflowers

Path
3 Redbud

Fescue Grass

3 Witchhazel
7 Glossy Black Chokeberry
11 Pasture Rose
2 Red Chokeberry
7 Kalms St Johnswort
10 Dw Bushhoneysuckle
Outcropping Boulders

8 Leadplant
7 Early Wild Rose

8 Horizontal Juniper
Fescue Grass

Lawn

Path

Outcropping Boulders
3 Dw Bushhoneysuckle
5 Winterberry
4 Kalms St Johnswort
3 Pagoda Dogwood
8 Pasture Rose

Fescue Grass

4 Ninebark
3 Whitespire Birch
White/Silver Perennials

Groundcovers
Standing Stones
Earth Well/Ornamental Iron Cover
Scupper/Channel
Boulder Terraces
Perennials
Pink Diamond Hydrangea

Japanese Maple
Flagstone Steps
Pergola

Pergola
3 Japanese Maples
Horizontal Stones

3 Whitespire Birch
3 American Hornbeam

1 Pagoda Dogwood
5 Cinnamon Fern
3 Serviceberry

2 Witchhazel

Fescue Grass

4 Red Sprite Winterberry
4 Hummingbird Clethra
2 Spicebush
3 Coralberry

Lawn

Woodland Wildflowers

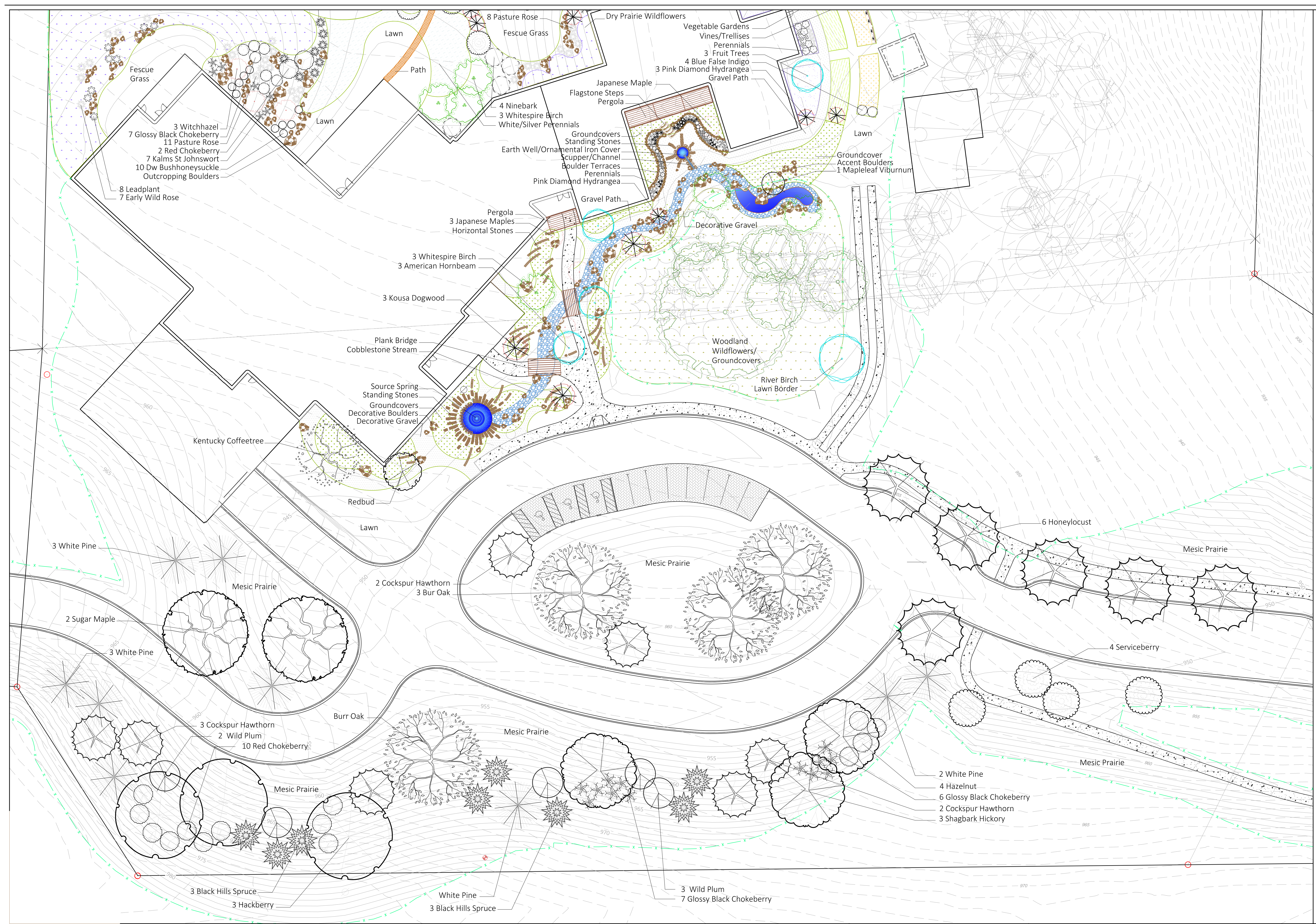
Dry Prairie Wildflowers

Vegetable Gardens
Vines/Trellises
Perennials
3 Fruit Trees
4 Blue False Indigo
3 Pink Diamond Hydrangea
Gravel Path

Lawn

Groundcover
Accent Boulders
1 Mapleleaf Viburnum

Decorative Gravel



- Fescue Grass
- 3 Witchhazel
- 7 Glossy Black Chokeberry
- 11 Pasture Rose
- 2 Red Chokeberry
- 7 Kalms St Johnswort
- 10 Dw Bushhoneysuckle
- Outcropping Boulders
- 8 Leadplant
- 7 Early Wild Rose

- 8 Pasture Rose
- Fescue Grass
- 4 Ninebark
- 3 Whitespire Birch
- White/Silver Perennials
- Japanese Maple
- Flagstone Steps
- Pergola
- Groundcovers
- Standing Stones
- Scupper/Channel
- Boulder Terraces
- Perennials
- Pink Diamond Hydrangea

- Dry Prairie Wildflowers
- Vegetable Gardens
- Vines/Trellises
- Perennials
- 3 Fruit Trees
- 4 Blue False Indigo
- 3 Pink Diamond Hydrangea
- Gravel Path

- Pergola
- 3 Japanese Maples
- Horizontal Stones

- 3 Whitespire Birch
- 3 American Hornbeam

- 3 Kousa Dogwood

- Plank Bridge
- Cobblestone Stream

- Source Spring
- Standing Stones
- Groundcovers
- Decorative Boulders
- Decorative Gravel

Kentucky Coffeetree

Redbud

Lawn

3 White Pine

Mesic Prairie

2 Sugar Maple

3 White Pine

- 2 Cockspur Hawthorn
- 3 Bur Oak

Mesic Prairie

Burr Oak

- 3 Cockspur Hawthorn
- 2 Wild Plum
- 10 Red Chokeberry

Mesic Prairie

- 3 Black Hills Spruce
- 3 Hackberry

- White Pine
- 3 Black Hills Spruce

- 3 Wild Plum
- 7 Glossy Black Chokeberry

- 2 White Pine
- 4 Hazelnut
- 6 Glossy Black Chokeberry
- 2 Cockspur Hawthorn
- 3 Shagbark Hickory

Mesic Prairie

- 4 Serviceberry

- 6 Honeylocust

Mesic Prairie

Woodland Wildflowers/
Groundcovers

River Birch

Lawn Border

Gravel Path

- Groundcover
- Accent Boulders
- 1 Mapleleaf Viburnum

Decorative Gravel

CONCEPT PLAN SOUTH
Scale: 1"=20'-0" (24x36)
Date: June 13, 2021
Revisions:

USONA
Fitchburg, WI

sparrow
Native Landscaping
www.sparrowlandscaping.com

Yakshi Landscape
LJ Geer Design
2946 Neil Ave. #222A
Columbus, OH 43202
608-239-6375
ljgeerdesign@gmail.com