

Rec. 16.004615 6/24/2021  
\$900.00 RB



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

# REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the PDD SIP district to the PDD-GIP district the following described property:

1. Location of Property/Street Address: East Cheryl and Big Blue Stem Parkways, Sassafras and Crinkle Root Drives

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

Lot 1 of CSM 13827

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

2. Proposed Use of Property - Explanation of Request:

Planned Development District GIP with five (5) duplexes, six (6) five-unit town home and one (1) six-unit town home buildings and two (2) CBRF assisted living buildings, each building designed as having four (4) units. The total unit count for the project is 54.

3. Proposed Development Schedule: Construction to commence fall 2021 following governmental approvals.

\*\*\*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](mailto:planning@fitchburgwi.gov). Additional information may be requested.

Type of Residential Development (If Applicable): Owner occupied housing and assisted living.

Total Dwelling Units Proposed: 54 No. Of Parking Stalls: 122 surface, 112 garage

Type of Non-residential Development (If Applicable): NA

Proposed Hours of Operation: \_\_\_\_\_ No. Of Employees: \_\_\_\_\_

Floor Area: \_\_\_\_\_ No. Of Parking Stalls: \_\_\_\_\_

Sewer: Municipal  Private  Water: Municipal  Private

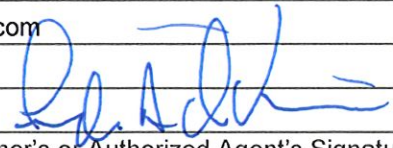
Current Owner of Property: IP Holdings, LLC

Address: 5210 Siggelkow Road, Madison, WI 53718 Phone No: 608-220-6129

Contact Person: Fredric A. DeVillers

Email: fred@forward-development.com

Address: same Phone No: same

Respectfully Submitted By:  Fredric A. DeVillers  
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: \$900

Permit Request No. R2-2391-21

# Forward Community Partners

Committed to providing quality spaces and places for people to live, work and recreate in.

---

June 22, 2021

Ms. Sonja Kruesel AICP  
City Planner & Zoning Administrator  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Re: Inspiration at Swan Creek GIP

Dear Sonja:

Forward Community Partners, LLC on behalf of IP Holdings, LLC, the property owner, is pleased to transmit the following information for your staff's review and consideration by the City of Fitchburg. We are requesting that this project be placed on the July 20<sup>th</sup> Planning Commission Agenda for PDD-GIP review and approval.

Please accept the following documents:

Rezoning Application  
PDD-GIP Narrative  
Site Plan Sheet C120  
Preliminary Grading Sheet C130  
Preliminary Utility Plan Sheet C140  
Landscape Plan Sheet L-1.1

The project design consultants and I look forward to working with the City's staff on this project. Please feel free to contact me with questions and we will work to get the answers and additional information necessary to facilitate the review and approval process.

Sincerely,

Forward Community Partners, LLC



Fredric A. DeVillers  
Managing Member

Copy, w/enclosures: Debbie Hatfield

**June 22, 2021**  
**PDD-GIP**  
**Lot 1 of CSM 13827**

**Introduction:**

Lot 1 of CSM 13827 was originally approved for Planned Development – General Implementation Plan (PDD-GIP) zoning in 2002. The Comprehensive Plan and PDD-GIP were amended in August 2013 amending this lot from (HDR) High Density Residential to the current (MDR) Medium Density Residential.

In 2015, an amendment to the GIP was approved as well as a Specific Implementation Plan (SIP). The proposed use of the site has changed since 2015. Instead of amending the nearly 20-year-old GIP, a new GIP is being submitted.

**Rational for the PDD-GIP**

The planned development district requested for this general implementation plan is proposed to create a single cohesive environment composed of multiple building types, with a variety of unit types, which provide the framework for a viable community of residents for that are in need of assisted living care as well as providing access to more affordable housing to encourage a live / work scenario with the goal of owner occupiers of the duplex and townhome units being potential care givers at the adjacent assisted living CBRF buildings, thus reducing the traffic to and from the project site. In addition, incorporating care giving staff suites in the lower basement level of the assisted living buildings will also provide a live / work environment, reducing the vehicular traffic, but also encouraging employees to become permanent residents of Fitchburg versus drive to work employees.

None of the standard zoning districts accommodate the multiple uses, building types and dimensional standards needed to create this development. Residential zoning districts R-L through R-M do not allow multiple buildings on one lot nor group homes with more than eight individuals. R-H does not allow duplexes. Creating multiple lots for the different buildings cannot accommodate the proposed development because of the required minimum lot sizes and dimensional requirements including front, side and rear setbacks and maximum lot area coverage. In addition, a central private drive is critical to the proposed development.

The combination of the housing types, including the design of the multigenerational assisted living buildings, along with the desire to respect the natural contours of the land with the curvilinear design of the interior private roadway and the horizontal and vertical geometrics of the roadway's design would not be possible utilizing traditional zoning.

## **Social and Economic Impacts**

Upon complete build out, the Inspiration at Swan Creek Intergenerational Community development will provide housing for 48 residents in need of assisted care, create intergenerational living space providing on-site residence employment for up to 24 care giving staff, as well as provide more affordable housing for 46 households in the duplex and townhome units. The development at build out will have an estimated market value as follows:

10 duplex units at approximately \$350,000 each =	\$3,500,000
36 townhome units at an approximate average of \$335,000 each =	\$12,060,000
2 assisted living CBRF buildings at approximately \$3,200,000 each =	<u>\$6,400,000</u>
Total estimated market value	\$21,960,000

## **Consistency with the Comprehensive Development Plan**

This proposed development remains consistent with the MDR usage per the amended Comprehensive Development Plan for this site. It should be noted that although the total unit count has remained the same (54) as the previously approved GIP in 2014 and 2015, the overall bedroom count between the prior project's site plan was 303 versus the current project's bedroom count of 202 for a reduction of 101 bedrooms overall. The currently proposed project plan also includes more affordable owner-occupied housing types (i.e., duplexes and townhomes) versus more expensive single-family homes. The previous plan did not include any owner-occupied housing. The proposed buildings have an architectural mass that is less than the neighboring apartments to the east and larger row townhomes to the south.

## **Project Analysis**

### Site Planning Considerations

The building layout has been carefully considered to work with the site's existing topography instead of against the site's natural features. To that end, the CBRF buildings have been located in the northeast section of the parcel since the existing elevations work best with the needs of the CBRF buildings. The existing elevations provide the grade difference needed to have accessible pedestrian access to the first floor while providing car access to the underground parking below.

The duplexes and townhomes have been located around the south, northwest, and east sides of the property to mirror the existing development across the streets.

The total unit count remains at 54, summarized as follows:

Duplex	10
CBRF	8
5-Unit Townhome	30
<u>6-Unit Townhome</u>	<u>6</u>
Total	54

The duplex units are anticipated to be the typical 3-bedroom, 2 ½ bathroom, 2-car garage units with the requisite common areas (i.e., kitchen, storage, closets, living, laundry etc.). The townhome units are also anticipated to be 3-bedroom, 2 ½ bathroom, 2-car garage units with the typical common areas. The CBRF buildings are being designed to have four (4) separate wings that represent housing units. At the main assisted living floor, each unit will have its own living, dining, and entertainment (TV) rooms, along with five (5) bedrooms. There will be a central common area with an entry, manager's office, kitchen, meeting room and requisite storage, etc. At the partially exposed lower basement level, care giving staff suites will be included below the assisted living units above. These units will be designed similarly to the assisted living duplex units previously approved in 2014 where care giving staff spaces were programmed on both the upper and the partially exposed basement levels. The design reflects the creation of an

intergenerational household allowing for the care giving staff to establish residency in Fitchburg versus them traveling to and from their place of work, thus reducing the traffic in the neighborhood.

The internal private drive has been designed with an alignment that reflects the natural grades of the site, as well as geometrics allowing the safe travel of pedestrians and vehicles to access all the buildings, but especially both the ADA compliant resident floor of the CBRF buildings, as well as the lower basement level staff suite areas. The project site's size at just under 6 acres allows for clustering of the duplex and assisted living building types along the northern area of the site, with the townhomes on the perimeter east and south sides of the site to balance with the existing adjacent multifamily buildings. With the meandering internal private drive, the interior of the site will result in a more favorable landscape design, creating a much more aesthetically appealing community as compared to the traditionally zoned housing blocks adjacent and to the north.

### Neighborhood Context

Adjacent land uses include:

Duplexes to the north

Townhomes to the south

Multi-family to the east

### Natural and man-made features

The project area has no natural or man-made features. Prior to the Swan Creek development being constructed, the area was farm field. The block was seeded with lawn type vegetation with the original development. Since then, fast-growing low-quality trees and undergrowth have established on the site.

### Vehicle, Pedestrian and Bike Circulation

The project site is surround by public streets, sidewalks and neighborhood pedestrian and bike trails. Within the site, each building will have private sidewalk connections to the public sidewalks.

### Parking and Building Occupancies

On-site parking will consist of approximately 122 surface stalls and 112 covered garage stalls. On-site parking demand was evaluated based on the anticipated needs of anticipated visitors, employees of the assisted living and residents of the duplexes and townhomes and their guests.

## **General Implementation Plan**

We request the approval of this Planned Development District to reflect the unique site vehicular and pedestrian circulation, aesthetically designed landscaping, parking, types, size, uses, and location of the various housing structures, utility plan, grading plan, use of open spaces, and other land use features as described in the attached supporting documents. The site plan represents a maximum dwelling unit count of 54 units, as previously approved.

We understand this is a PDD-GIP submittal approval only and when plans are further developed, a PDD-SIP submittal and approval will be required.

Site development statistics are attached; see Table 1-A.

### **PDD\_GIP Development Parameters**

Street Setback:	18 feet
Maximum ISR:	65%
Minimum Open Space:	30%

## **Infrastructure**

### **General Grading Plan**

Generally, the existing western 2/3 of the site slopes to the southwest while the eastern 1/3 of the site slopes to the southeast. The proposed grading generally follows the existing slope direction. A preliminary grading plan is attached.

### **General Utility Plan**

Water main for the site is proposed to be public. The water main will be extended from the existing water main within Sassafras Drive, connecting to the water main in Big Blue Stem. Sanitary sewer is proposed to be private and will utilize existing sanitary sewer stubs off East Cheryl Parkway and Sassafras Drive. A preliminary utility plan is attached.

### **Stormwater Management**

Peak rate control and sediment control are provided by the Swan Creek regional stormwater management facilities. Infiltration will be provided on site.

## **Property Owners Association Structure**

The site will be organized as a horizontal land condominium structure with thirteen (13) units and a common element representing the surrounding landscaping treatments. The duplex units' owners, townhome units' owners and the entity that will own the two assisted living buildings will be members of the Homeowners Association organized to manage the ongoing maintenance of the site.

## **Project Management and Phasing**

The site will be developed as a privately owned multi-generational assisted living project with owner occupied housing developed to encourage a live / work scenario to minimize traffic impacts. Since the owner-occupied housing product being developed is duplexes and townhomes, the sales prices will be lower than the typical single-family home. As such, the project is designed to provide more affordable workforce housing for those employees working at the assisted living buildings. As such, market acceptance should be realized, positively influencing the absorption. Anticipated schedule for site infrastructure followed by building construction is to begin in fall 2021, with completion dependent on market absorption, but anticipated in 2023.

## Neighborhood Input

A neighborhood meeting, coordinated virtually to respect the ongoing COVID-19 pandemic's social distancing was scheduled on Friday, June 18, 2021. The meeting had approximately one dozen participants. Three participants asked questions. A summary of the inquiries and my answers are as follows:

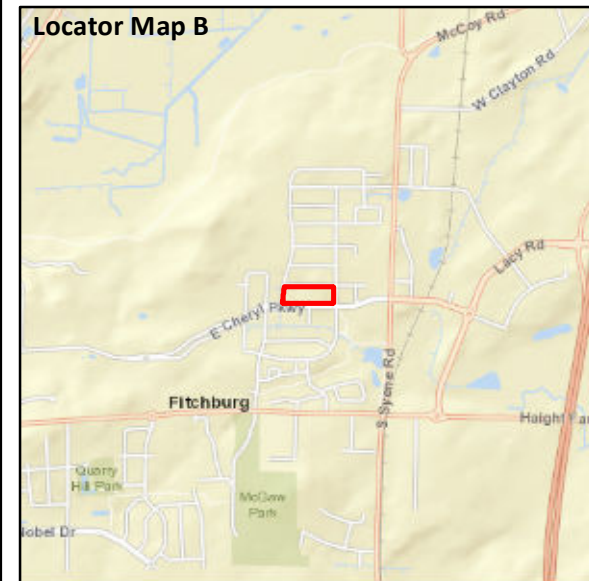
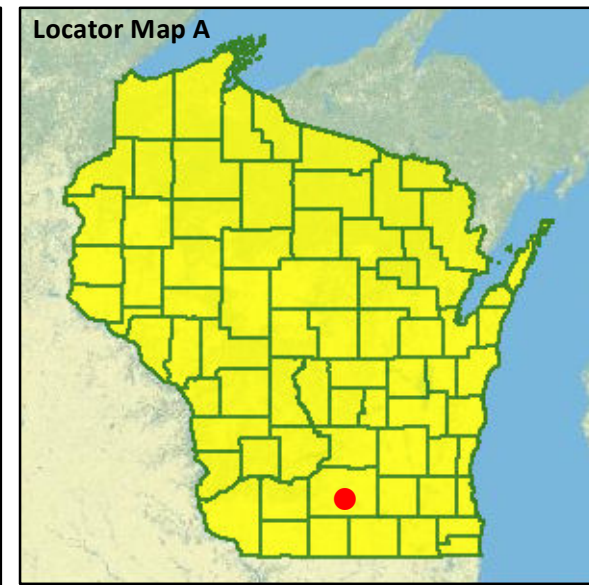
- 1) When will the project start? Construction of the site improvements will commence in October following the governmental approval process. Building construction is anticipated thereafter.
- 2) How tall are the buildings? The duplexes will be 2 stories like those on the opposite side of Sassafras. The townhomes will be 2 ½ stories like those on the opposite side of E. Cheryl Parkway. The assisted living buildings will be one story with a partially exposed lower basement level.
- 3) How long will the project take to build out? Depending on market absorption of the duplex and townhome units, likely sometime in 2023.
- 4) Hoping that some of the trees at the south side of the site be kept in between the buildings. There may be the opportunity to save some of the trees in between the town home buildings but the entire site will be redesign with much higher quality landscaping to meet City requirements.
- 5) What are the traffic turns onto East Cheryl Parkway? No public streets will be changed, so traffic movements will remain the same.
- 6) Can the speed limit on East Cheryl Parkway be reduced? This is a concern that should be addressed with City engineering staff.
- 7) Syene Road is scheduled to be reconstructed in the next few years, so how will construction traffic get to the site? Traffic to the site will likely utilize the same route as those residing in Swan Creek.
- 8) How are you going to get care giving staff for the assisted living buildings? Similar to how I am currently soliciting for staff for my current facility, through various job position postings.
- 9) How many staff come to the assisted living buildings each day. Depending on how many reside within the lower basement level staff suites, there could be as little as just a few. The maximum would be approximately a dozen.
- 10) One participant who asked questions really liked the revised plan with only the two (2) assisted living buildings.
- 11) The reduced building massing was appreciated as compared to the 3-story apartments to the east.

Thank you for your time in reviewing this application.

Sincerely,



Fredric A. DeVillers  
IP Holdings, LLC



**Legend**

- Project Parcel
- Pr Building
- Pr Driveway
- WI Parcels

DRAWN BY  
**NLJ**

CHECKED BY  
**CPK**

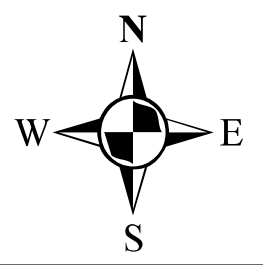
**EOR**  
water  
ecology  
community

**EMMONS & OLIVIER  
RESOURCES, INC.**

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

**SITE LOCATION MAP**  
INSPIRATION AT SWAN CREEK  
CITY OF FITCHBURGH  
DANE COUNTY, WI

IP HOLDINGS, LLC



0 100 200  
Feet  
SCALE

1 inch = 200 feet

PROJECT NO. 01482-0002	DATE 6/22/2021
---------------------------	-------------------

FIGURE NO.  
**1 of 1**

Main Map Projection: WI State Plane South (ft) - NAD 1983 (HARN).

Locator maps not to scale.



**LEGEND**

- PROPERTY LINE
- - - BUILDING SETBACK
- PRO ASPHALT
- PRO CONCRETE

**NOTES**

1. ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB EXCEPT AS NOTED.
3. ALL RADII ARE TO THE FACE OF CURB.
4. ALL CURB AND GUTTER AND SIDEWALK REPLACEMENT AS REQUIRED BY THE CITY OF FITCHBURG INSPECTOR WITHIN THE ROW SHALL BE INSTALLED PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
5. USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.
6. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
7. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
8. PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.
9. A CITY OF FITCHBURG STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT OF WAY.

**SITE INFORMATION**

SITE ADDRESS: EAST CHERYL PARKWAY  
 LOT ACREAGE: 5.905 AC  
 USE OF PROPERTY: RESIDENTIAL  
 ZONING: PLANNED DEVELOPMENT DISTRICTS - GENERAL IMPLEMENTATION PLAN

SETBACKS:  
 FRONT YARD: 18 FT  
 MAXIMUM LOT AREA COVERAGE: 65%  
 MINIMUM OPEN SPACE REQUIRED: 35%  
 EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.  
 PROPOSED IMPERVIOUS SURFACE AREA: 150,885 SQ.FT.

PERCENT LOT IMPERVIOUS:  
 EXISTING: 0 %  
 PROPOSED: 58.65 %

OPEN SPACE  
 EXISTING: 100 %  
 PROPOSED: 44.00 %

BUILDING AREA: 75,125 SF  
 PAVEMENT AREA: 68,915 SF

TOTAL NUMBER OF PARKING STALLS:  
 SURFACE: 122  
 DRIVEWAY: 92  
 VISITOR: 30  
 GARAGE: 112  
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 0

DISTURBANCE LIMITS: XXX,XXX SQ.FT.

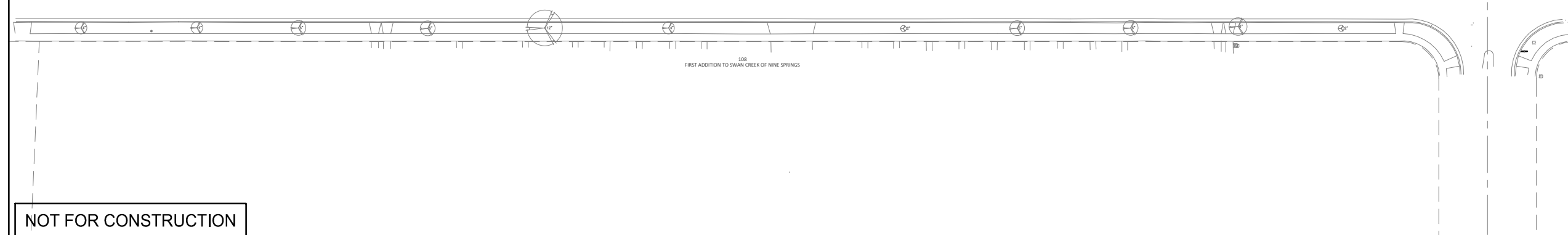
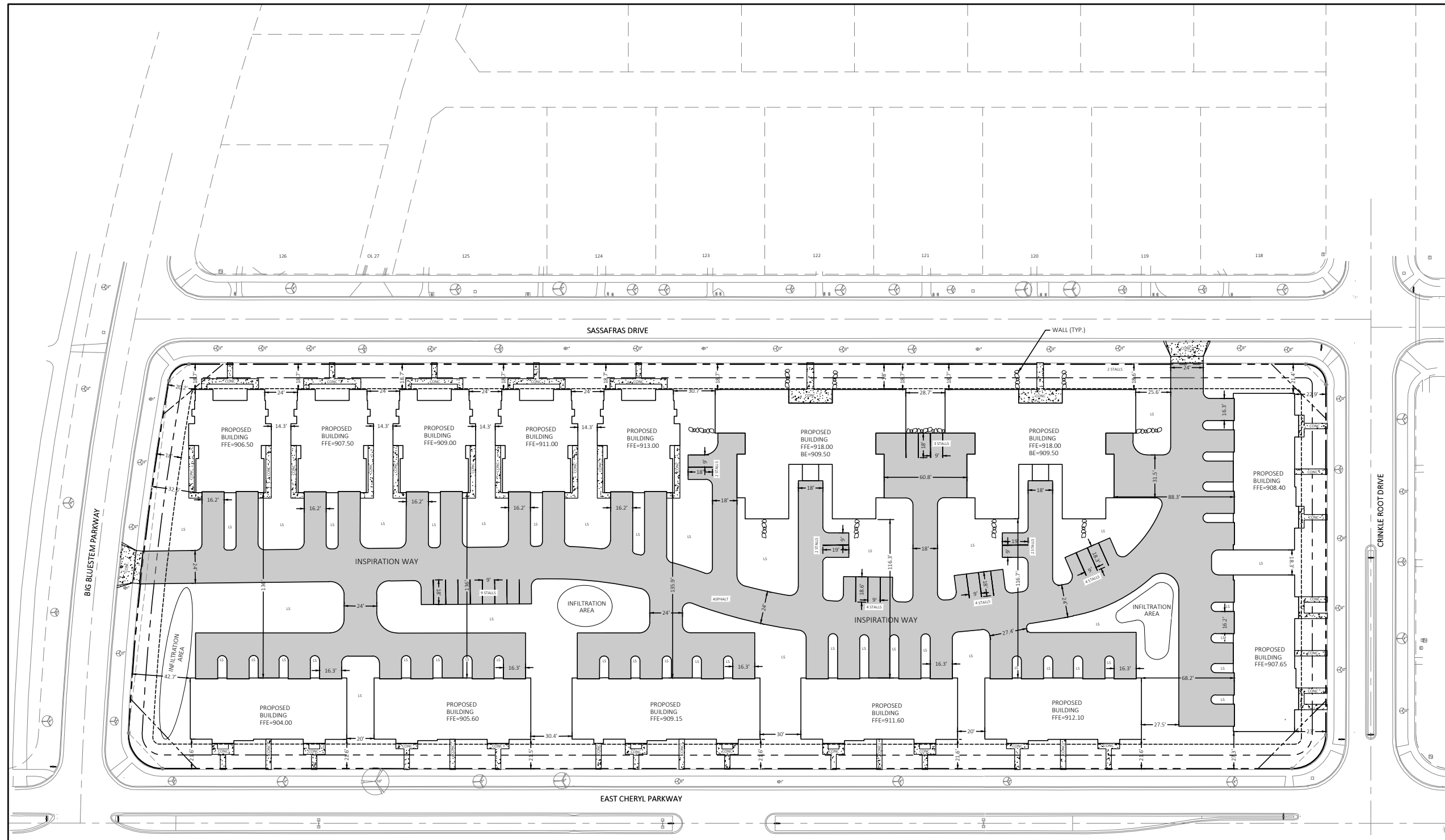
TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN:



CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE  
WORK DAYS NOTICE BEFORE YOU EXCAVATE

WISCONSIN UNDERGROUND UTILITY LOCATING SERVICE (WULS) IS A SERVICE PROVIDED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE.

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER SHALL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BOUNDARY THEREOF. THESE UTILITIES SHOULD BE VISUALLY INSPECTED BY THE PROPERTY OWNER OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.



NOT FOR CONSTRUCTION

5			
4			
3			
2			
1			
0	06/22/2021	CKP	GIP SUBMITTAL
NO	DATE	BY	REVISION

ISSUE DATE:  
06/22/2021

DESIGN BY: CKP  
DRAWN BY: CKP

EOR PROJECT NO.  
01482-0002

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

IPP HOLDINGS, LLC  
 5210 SIGGELKOW ROAD

INSPIRATION AT SWAN CREEK  
 CITY OF FITCHBURG  
 DANE CO, WISCONSIN

SITE PLAN

C120

Plot Date: 06/22/2021  
Drawing Name: P:\P1482 - Inspira\Drawings\Sheets\Plan\C120\_Site Plan.dwg  
User: CKP  
Scale: 1/8"=1'-0"



**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK
- PRO ASPHALT
- PRO CONCRETE
- EXISTING MINOR CONTOURS
- - - -945- - - EXISTING MAJOR CONTOURS (5-FT)
- PROPOSED MINOR CONTOURS
- - -935- - - PROPOSED MAJOR CONTOURS (5-FT)

**GENERAL NOTES**

1. EXISTING CONDITIONS SHOWN ARE FROM SURVEY PROVIDED BY BURSE SURVEYING AND ENGINEERING, INC. (EMMONS & OLIVIER RESOURCES (EOR)) TAKES NO RESPONSIBILITY FOR ACCURACY OF ANY EXISTING CONDITIONS UNLESS SHOWN ON BENCHMARKS.
2. ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG STANDARDS.
3. NO SITE GRADING SHALL BE PERFORMED OUTSIDE OF THE SILT FENCE / GRADING LIMITS / PROPERTY LINE / EASEMENTS EXCEPT AS NOTED.
4. THIS PROJECT HAS BEEN DESIGNED AND MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY OF FITCHBURG STANDARDS.

**GRADING NOTES**

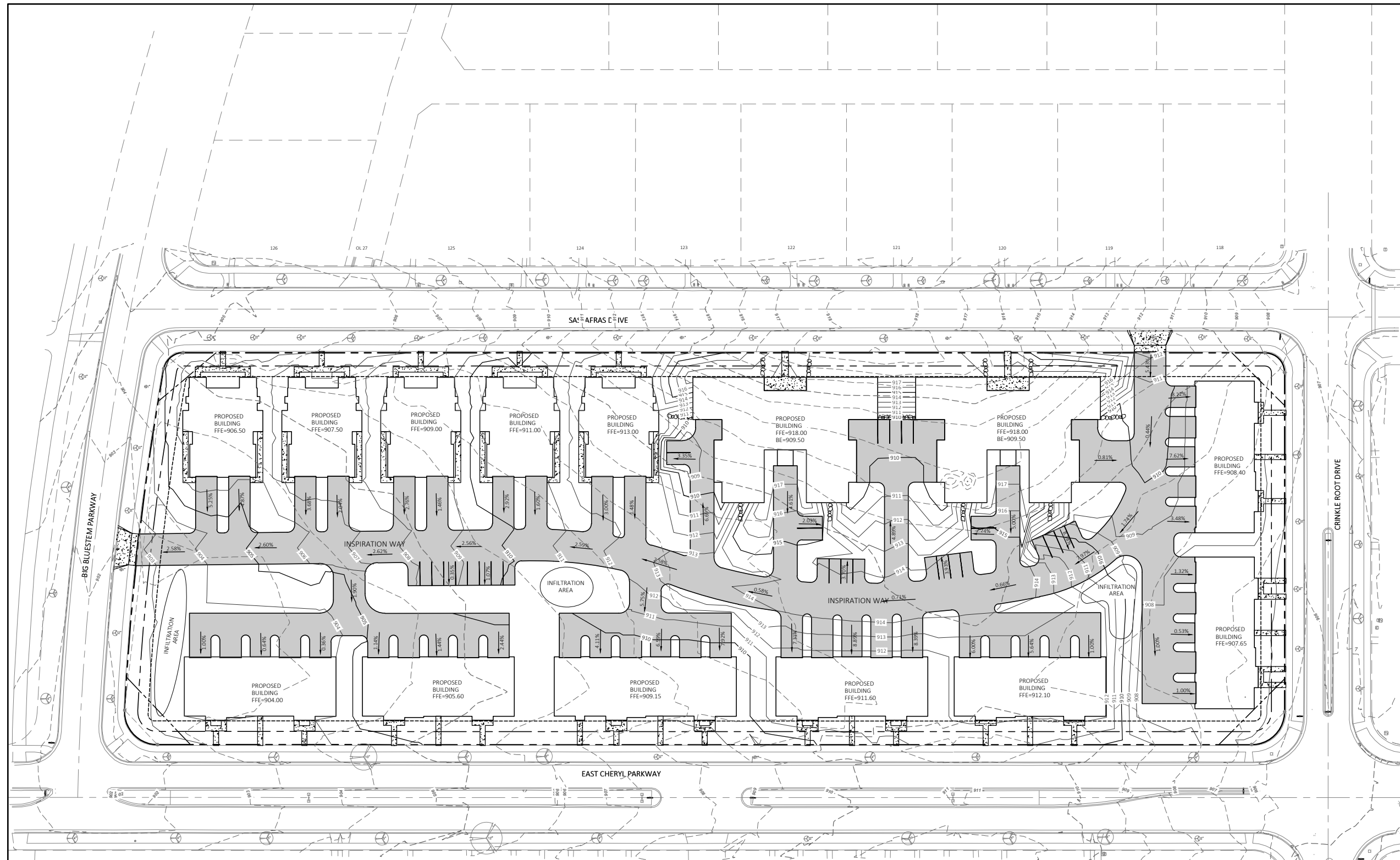
1. ALL DISTURBED AREAS SHALL BE SEED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES TO MAKE SURE ALL AREA DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO KEEP ALL COMPACTED PAVED SURFACES PRIOR TO SEEDING AND MULCHING.
4. ALL LANDSCAPE AREAS SHALL BE RESTORED WITH A MINIMUM OF 1" OF TOPSOIL.

**CONSTRUCTION NOTES**

- BARRIERS: CONSTRUCTION INSTALL ALL PERIMETER EROSION CONTROL DEVICES AS SHOWN.
- SITE MASS GRADING
- UTILITY CONSTRUCTION
- FOOTING AND FOUNDATION CONSTRUCTION
- CONSTRUCT BUILDING
- FINAL SITE GRADING, UTILITIES, AND RESTORATION

**EROSION CONTROL NOTES**

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 (WIS-816.01).
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 1008.
7. ALL SLOPES EXCEEDING 20% (5:1) SHALL BE STABILIZED WITH A CLASS I, TYPE II URBAN EROSION MAT.
8. ALL SWALES SHALL BE STABILIZED WITH A CLASS I, TYPE II EROSION MAT.
9. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WISCONSIN TECHNICAL STANDARD 1006.
10. ALL DISTURBED AREAS SHALL BE SEED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
11. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WISCONSIN TECHNICAL STANDARD 1009.
12. TRACKED SOIL FROM THE SITE TO STREETS SHALL BE REMOVED AT THE END OF EACH WORKDAY OR AS DIRECTED BY THE CITY ENGINEER.
13. INSTALL PERIMETER CONTROLS ON THE DOWN-SLOPE SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN SEVEN (7) DAYS.
14. INSTALL TRIM PER MANUFACTURER'S RECOMMENDATIONS.
15. AREAS WHERE TRIM IS INSTALLED SHALL BE RESTORED WITH SEED AND TYPE II CLASS II EROSION MATTING.



Plot Date: 06/22/2021 1:48:00 PM P:\Projects\2021\06222021\Inspiration\Drawings\Sheets\Plan\C130\_Grading\_Plan.dwg  
User: CKP  
Scale: 1/8"=1'-0"

**NOT FOR CONSTRUCTION**

NO	DATE	BY	REVISION
5			
4			
3			
2			
1			
0	06/22/2021	CKP	GIP SUBMITTAL

ISSUE DATE:  
06/22/2021

DESIGN BY: CKP      DRAWN BY: CKP

EOR PROJECT NO.  
01482-0002

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

IPP HOLDINGS, LLC  
5210 SIGGELKOW ROAD

INSPIRATION AT SWAN CREEK  
CITY OF FITCHBURG  
DANE CO, WISCONSIN

GRADING PLAN

**C130**

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

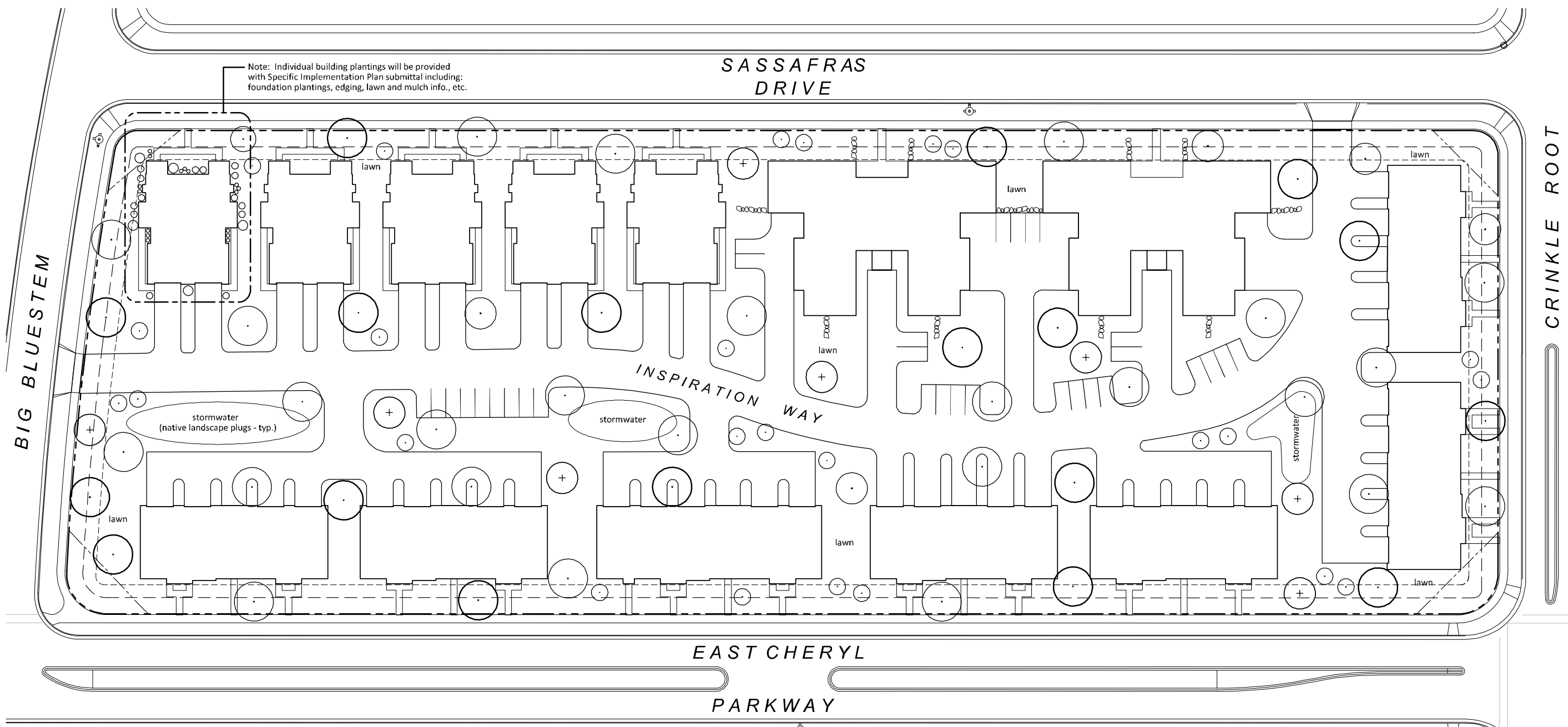
CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE

WISCONSIN STATE SERVICE HAS DEVELOPED A FREE SERVICE TO HELP YOU LOCATE PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG.

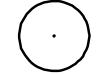

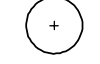
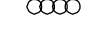
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS WELL AS NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL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

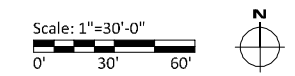


ISSUANCE/REVISION	DATE
GIP PLAN SUBMITTAL	06-22-21



**1 GENERAL LANDSCAPE TREATMENT PLAN**  
 Scale: 1"=30'-0"  
 Notes:  
 1) General Implementation Plan above illustrates design intent and density of proposed Open Space plantings.  
 2) Specific Implementation Plan will provide supplemental information on tree and shrub species as well as complete foundation planting plans for each building Type.

- Legend:
- Typical Canopy Shade Tree (WI native preferred) 
  - Typical Ornamental Tree (WI native preferred) 
  - Typical Evergreen Tree (WI Native preferred) 
  - Typical Deciduous shrub (WI Native preferred) 



PROJECT  
**INSPIRATION  
 AT SWAN CREEK**  
 FITCHBURG, WISCONSIN

**L-1.1**