



July 28, 2021

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

RE: Usona Early Start Building Permit

Dear Sonja:

On behalf of Cinque Terre, LLC., we are requesting approval of an early start building permit for Usona. The Usona Site Plan is enclosed. We ask that the request be placed on the August 17, 2021, Plan Commission meeting agenda for review and approval. We understand the requirements of Section 24-14 must be met prior to issuance of the permit.

Sincerely,

Emmons & Olivier Resources, LLC.

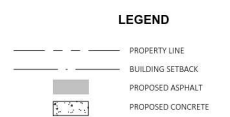
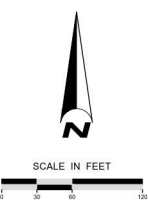
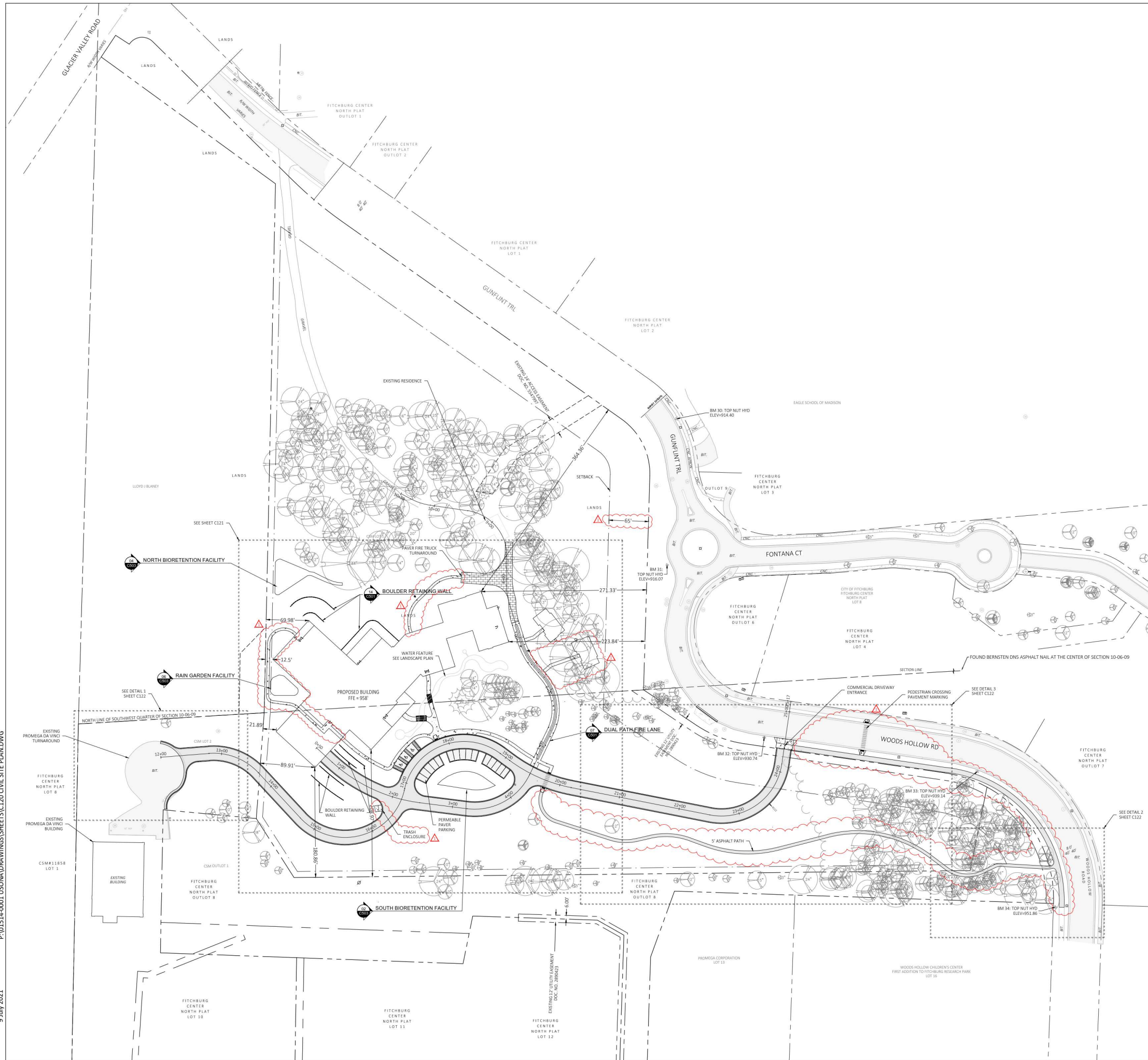
A handwritten signature in black ink that reads "Deborah J. Hatfield". The signature is written in a cursive, flowing style.

Deborah J. Hatfield, PE.

Enc.

Cc: Bill Linton  
Steve Wellenstein

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



- NOTES**
1. ALL RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  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: P20

SETBACKS:  
STREET: 120 FT  
SIDE: 30 FT  
REAR: 30 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: 38  
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 designs incorporated herein, are an instrument of professional service, in 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  |
|-----|------------|--------------|
| 01  | 07/09/2021 | ADR COMMENTS |

PROJECT  
**USONA INSTITUTE**  
SHEET  
**CIVIL SITE PLAN - OVERALL**

DATE  
06/22/2021

PROJECT NO.  
19-128

SHEET NO.  
**C120**

USONA INSTITUTE C/O CINQUE TERRE, LLC