



October 19th, 2021

Sonja Kruesel
City of Fitchburg — Depart of Planning & Zoning
5520 Lacy Road
Fitchburg, WI 53711

re: Ochalla Drive Mixed Use Development PDD-GIP Submittal

Dear Sonja,

Enclosed you will find our submittal for the PDD-GIP review of our proposed development at the November 16, 2021, Plan Commission meeting. This project proposes a mixed use development at the intersection of Index Road and an extended Ochalla Drive on what is currently a vacant lot.

The mixed use building will include areas for retail and office space, 170 residential units, and enclosed parking and bicycle storage for the tenants. The apartments will be a mix of studios, 1 bedroom, 2 bedroom, and 3 bedroom units. The building will provide the tenants with an array of amenities that include a fitness room, on site leasing office, club room, and two exterior roof top courtyards.

Please look at the submittal and let me know if you need additional information or if you have any questions.

A handwritten signature in blue ink that reads 'Andy Chitwood'.

Andy Chitwood
Project Manager
JLA Architects & Planners



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

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the A-T district to the PDD-GIP district the following described property:

1. **Location of Property/Street Address:** Index Road and Ochalla Drive

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

Maple Lawn Heights Lot 22 except for Index Road R/W in Doc 4843372 & also except for R/W in Doc 4910148

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

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

Construction of a new mixed use building with approximately 170 units of residential housing with amenities, and approximately m10,450 sf of commercial/retail space.

3. **Proposed Development Schedule:** Construction starts in April 2022 and completes in summer of 2023

***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): Multi-Family

Total Dwelling Units Proposed: 170 **No. Of Parking Stalls:** 252

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

Proposed Hours of Operation: TBD **No. Of Employees:** TBD

Floor Area: 10,450 **No. Of Parking Stalls:** 30

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

Current Owner of Property: Bowman Farms, Inc.

Address: 2934 Fish Hatchery Road, Fitchburg, WI **Phone No:** 608-658-6284

Contact Person: Andrew Bowman

Email: abowman.sng@gmail.com

Address: 2934 Fish Hatchery Road **Phone No:** 608-658-6284

Respectfully Submitted By: Andrew Chitwood **Andrew Chitwood**
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____ **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

From: Andrew Bowman <abowman.sng@gmail.com>
Sent: Thursday, October 14, 2021 1:33 PM
To: Ned Hoyt
Cc: Lisa McNabola; Andrew Chitwood; Douglas S. Buck
Subject: Re: Owner Acknowledgement

Hi Ned,

Sorry I forgot to respond and I am not in a position to sign and send so this email will have to do. We are good with the submission and understanding it will follow the contract as far as no recording until closing.

Thanks and let me know if any questions,
Andy

Sent from my iPhone (spelling accuracy maybe <100%)

On Oct 12, 2021, at 5:48 PM, Ned Hoyt <ned@happenstancegroup.com.au> wrote:

Andy,

Know you were busy with a limited visit back in Madison last week...

Just following up briefly to ask you to confirm to Lisa that we have your consent for Andy Chitwood to lodge the GIP application over your property...

Email should suffice...

Thanks

Ned Hoyt
608 949 2151

From: Ned Hoyt
Sent: Wednesday, 6 October 2021 12:32 AM
To: abowman.sng@gmail.com; Lisa McNabola <Lisa.McNabola@fitchburgwi.gov>
Cc: Chris Etmanczyk <chris.etman@lee-associates.com>; Andrew Chitwood <achitwood@jla-ap.com>
Subject: FW: Owner Acknowledgement

Andy,

As per prior emails, we are working towards a submission of our GIP application for the Ochalla site (Lot 22) on or before the 19th of October as required for a Plan Commission Hearing on the 16th of November 2021.

As per the below email from our architects, and that attached draft application, can I ask you to confirm that you consent to:

- The lodgment of a PDD GIP rezoning application in line with the draft application attached (with final numbers to be updated to be consistent with the final plans submitted)
- The lodgment of the application by Andy Chitwood of JLA architects on our mutual behalf

I have copied Lisa McNabola at the City of Fitchburg, who is the person at the city who needs to receive email confirmation of your consent, so if you would copy her on your response that would be appreciated.

I am sending this to you now as I had understood from Mike Zimmerman that you were in town this week, but then traveling again, so am hoping to get this to you when you are in a position to respond.

If you prefer to wait until the final plans are available and submitted, please confirm how best to reach you on or about the 19th of October as we approach the submission deadline...

Thanks in advance

Ned Hoyt
Inventure Capital LLC
608 949 2151

From: Andrew Chitwood <achitwood@jla-ap.com>
Sent: Tuesday, 5 October 2021 6:42 AM
To: Ned Hoyt <ned@happenstancegroup.com.au>
Cc: Mr. Michael Thorson <michael.thorson@inventure-capital.com>
Subject: Owner Acknowledgement

Ned,

Attached is a draft of the Rezoning Application required by the City of Fitchburg that we discussed on Friday.

As I mentioned, from my conversation with Lisa McNabola, the acknowledgement by the current owner, that he is aware of what you are doing, required for the submittal can be as simple as an email response from him.

Thanks,
Andy

Andrew Chitwood
Project Manager

<image001.jpg>

JLA ARCHITECTS + PLANNERS

800 West Broadway – Suite 200
Monona, Wisconsin 53718

direct 608.442.3858
general 608.241.9500
cell 608.669.4620

www.jla-ap.com

<image002.jpg>

NOTICE:

This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged, or confidential. If you are not the named addressee, you are not authorized to read, print, retain, copy, or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail or fax – and delete all copies of this message.

<211005 - Rezoning Permit - Application Draft.pdf>

OCHALLA DRIVE
MIXED USE DEVELOPMENT
FITCHBURG, WISCONSIN



CONTENTS:

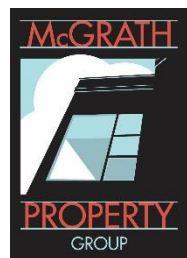
- PAGE 3 PROJECT LOCATION & GENERAL DESCRIPTION
 - PAGE 4 RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT
 - PAGE 5 ECONOMIC AND SOCIAL IMPACTS
 - PAGE 6 ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING
 - PAGE 7 COMPREHENSIVE PLAN CONSISTENCY
 - PAGE 8 NORTH FISH HATCHERY ROAD VISION CONSISTENCY
 - PAGE 9 LAND USE
 - PAGE 10 SITE DESIGN AND GENERAL INFORMATION
 - PAGE 11 SITE DESIGN AND GENERAL INFORMATION
 - PAGE 12 ORGANIZATION STRUCTURE/PROPERTY MANAGEMENT
 - PAGE 13 PROJECT IMPLEMENTATION & NEIGHBORHOOD INPUT
-
- APPENDIX 'A' GIP CONCEPTUAL MASTERPLAN
 - APPENDIX 'B' GIP PRELIMINARY CIVIL SITE, GRADING & UTILITY
 - APPENDIX 'C' GIP PRELIMINARY LANDSCAPING PLAN
 - APPENDIX 'D' GIP PRELIMINARY FLOOR PLANS
 - APPENDIX 'E' GIP PRELIMINARY EXTERIOR ELEVATIONS & PERSPECTIVES



INVENTURE CAPITAL, LLC
 2820 Walton Commons Lane, Suite 125
 Madison, Wisconsin 53718
 Contact: Michael Thorson
 608.698.8336



JLA ARCHITECTS + PLANNERS
 2418 Crossroads Drive, Suite 2300
 Madison, Wisconsin 53718
 Contact: Andy Chitwood
 608.442.3858



MCGRATH PROPERTY GROUP
 30 Williamson St. Suite 150
 Madison, WI 53703
 Contact: Mike Metzger
 608.515.5046



VIERBICHER
 999 Fourier Drive, Suite 201
 Madison, WI 53713
 Contact: Matt Schreiner
 608.826.0532

PROJECT LOCATION & GENERAL DESCRIPTION

Ochalla Drive will be a distinctive, mixed use development serving the increased demand for quality, higher density housing and commercial/retail space in the Fitchburg area over the next five years and beyond. It will be located on what is an approximately 3.78 acre parcel. The new Certified Survey Map will dedicate approximately .77 acres for a right of way to extend Ochalla Drive, leaving approximately 3.01 acres for the proposed development.

Surrounding Context

The project site is in an urban neighborhood surrounded by existing businesses and multi-family residential developments, with a nearby elementary school, golf course, and access to recreation areas and nature preserves.

Existing Topography

The project site was recently filled during the Fish Hatchery Road reconstruction project, and now gradually slopes upward from the south property line before a short steep drop to the north property line. There are no wetlands within the boundary of the parcel.

Existing Site Conditions

The project site currently has no vegetation other than weeds and is vacant.

LEGAL DESCRIPTION

Maple Lawn Heights Lot 22 except for Index Road R/W in Doc 484 3372 & also except for R/W in Doc 4910148

EXISTING PROPERTY

The existing property consists of the parcel described on the left side of this page and is currently undeveloped. This parcel will be divided, through approval and recording of a new CSM, in parallel with the PDD approval process, creating a new parcel that is approximately 3.01 acres for construction of the proposed mixed use development, with approximately .7 acres being dedicated as a right of way to construct an extension of Ochalla Drive to Index Road.



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to use Planned Development District Zoning for the Ochalla Drive Mixed Use Development in order to accomplish the goals of providing a quality infill development and maintaining the more urban feel desired.

To accomplish these goals, we reference the City's Ordinance with the following reasons:

- Section 22-144 – Permitted Uses (3): Only permits up to 8 units per building. While we realize dwelling structures having greater than eight dwelling units are allowed as a Conditional Use (per 22-145 (6)), we desire the long-term stability afforded under a permanent zoning classification.
- Section 22-146 – Dimensional Standards (2) b: Requires a minimum of 2,000 square feet of lot area per each Efficiency unit, 2,200 square feet of lot area per each 1 bedroom unit, 2,400 square feet per each 2 bedroom unit, and 2,700 square feet per each 3 bedroom unit, with the provision that each structured parking space reduces the minimum lot area by 500 square feet. With our proposed unit mix and total unit count of 170 units, this standard would require a parcel of 243,000 square feet or 5.58 acres, considerably more than our parcel size of 3.01 acres.
- Section 22-146 – Dimensional Standards (2) c: Restricts lot size to a maximum of 90,000 square feet. We are utilizing one developable lot for this project with an area of 131,116 square feet, or 3.01 acres.
- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback (Ochalla Drive) at 30 feet. In order to keep with our desire

to provide a more urban feel to multi-family residential developments, we propose a minimum setback of 5 feet.

- Section 22-146 – Dimensional Standards (6): Sets the minimum street side setback (Index Road) at 25 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum setback of 5 feet.
- Section 22-146 – Dimensional Standards (8): Restricts the maximum building height to 45 feet or 3 stories, whichever is less. We are planning 4-stories of residential on top of an underground parking structure that is partially exposed due to grading on site. While we realize dwelling structures having greater than 3 stories is allowed as a Conditional Use (per 22-146 (8)), we desire the long-term stability afforded under a permanent zoning classification.

ECONOMIC & SOCIAL IMPACTS

We believe that this project will have positive economic & social impacts on the area.

Property Values and Tax Revenue

This project represents a total investment of \$25 - \$30,000,000. It is estimated that this project would have a total assessed value, upon full assessment, of approximately \$22,500,000. If this valuation is achieved, using the City's 2020 property tax rate the following estimated tax receipts to the community could be realized annually:

| | |
|---|---------------------|
| Dane County: | \$ 63,947.00 |
| City of Fitchburg: | \$172,928.00 |
| Madison Metropolitan School District: | \$253,676.00 |
| <u>Madison Area Tech. College:</u> | <u>\$ 19,274.00</u> |
| Total Projected Annual Property Tax: | \$509,825.00 |

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees

This project should generate the following estimated Impact Fees to the City (2019 fees listed):

| | | |
|-------------------------------------|----------------------------|---------------------|
| Land Dedication Fee | 170 units x \$4,330 = | \$736,100.00 |
| Park Improvement Fee: | 170 units x \$160 = | \$ 27,200.00 |
| Fire Protection Fee: | (121) 1BR x \$311 = | \$ 37,631.00 |
| | (49) 2BR x \$466 = | \$ 22,834.00 |
| Commercial Fire Fee | (10,450)S.F.x\$.288 = | \$ 3,010.00 |
| <u>Water Impact Fee:</u> | <u>170 units x \$800 =</u> | <u>\$136,000.00</u> |
| Total Projected Impact Fees: | | \$962,775.00 |

Any fee in lieu of Street Frontage for Parks per Ordinance 24-15(e) and 22-647(3), or Parkland Dedication per Ordinances 24-2(d)(2)(a) and 24-2(d)(2)(e) shall be established by the time of the Final Plat.

Social Impacts

Although social impacts cannot be predicted or quantified, we believe that this project will also have a positive social impact on the area.

- The addition of this quality mixed use community should improve the perceived image of the immediate area.
- The addition of this quality mixed use community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality mixed use community could serve as a catalyst for other uses - such as new retail & commercial - to locate in the immediate area.
- The addition of this quality mixed use community could serve as an example for future development - creating higher standards in design & living amenities.
- This development will help to further the city's desire to create a vibrant urban feel in the North Fish Hatchery Road corridor and make use of a vacant site that has been underutilized for more than a decade.
- This quality development will also help to create more of a welcoming environment for pedestrians with its residential, office, and retail mix replacing a vacant site.

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the City's High Density Residential Zoning.

Reduction of Sprawl

Because of PDD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would otherwise be required under the City's High Density Residential Zoning, freeing other areas and parcels to be less developed.

Enhanced Public Realm

With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm.

CONSISTENCY WITH COMPREHENSIVE PLAN

We believe that this project complies with the City of Fitchburg's Comprehensive Plan. It provides a high quality, well managed project that is an efficient use of existing resources. Specifically:

Housing Policy Framework Goal 1:

Provide balanced growth with a variety of housing types, to promote decent housing and a suitable living environment for all residents.

Objective 1.1: This project promotes the development of housing to meet the current and future needs of residents within the City as outlined in the Growing Fitchburg 2030 plan.

Policy 1.1.1: This project is being built within short walking distance of existing mass transit routes on Fish Hatchery Road. In addition, it will have quick, easy access to main arterials servicing the larger metropolitan area.

Objective 1.3: This infill project will add value to the neighborhood by complimenting the existing housing developments across both Index Road and the extended Ochalla Drive. In addition, it will add potential labor resources for the adjacent business district.

Policy 1.3.2: This project is focused on developing an under used parcel of land with a development that contributes to the existing neighborhood, meets goals of the North Fish Hatchery Road Vision plan, and provides affordable, market rate housing.

Housing Policy Framework Goal 2:

Promote the efficient use of land for housing.

Objective 2.1: This infill project provides a more efficient, compact use of the land with higher densities, quality amenities for the residents,

and commercial/retail space that can provide services not only to new residents, but to the existing neighborhood.

Policy 2.1.3 By utilizing a under used parcel located in an existing urban setting, this project will help to protect existing natural resources, environmental corridors, and open spaces.

Objective 2.2: This infill project provides the growth desired in Fitchburg without adding to sprawl at the periphery of the existing urban area.

Policy 2.2.1 This infill development will be fully served by existing urban services, including sanitary sewer and public water, and will provide convenient access to community facilities, areas of employment, and arterial highways.

Jobs and Education Policy Framework Goal 1:

Encourage economic development opportunities appropriate to the Resources, character, and service levels of the city.

Objective 1.1: This project will provide a compact mixed-use development with onsite tenant amenities and commercial/retail space to serve both new and current area residents.

Policy 1.1.1: This project delivers a taller building with higher floor area ratios, as well as underground parking for the residents.

Policy 1.1.3 This mixed use development is located 1 block from Post Road, and 1 block from a controlled intersection with Fish Hatchery Road. Sidewalks included in this development will provide pedestrian access to existing mass transit lines on Fish Hatchery Road.

CONSISTENCY WITH NORTH FISH HATCHERY VISIONING

We believe that this project is consistent with the City of Fitchburg’s Visioning for the North Fish Hatchery Redevelopment Area. We believe that this development will address the vision goals in the following ways.

Goal 1: Promote economic and tax base growth and stability.

- With addition of the commercial retail space this will add to the economic growth of the corridor.
- This project will add to the tax base as outlined earlier in this proposal.
- This development provides stability to the neighborhood as it will be owned and operated by the developers, who live and operate their business in the City of Fitchburg.

Goal 2: Transition corridor to an urban form.

- This infill development will transform an isolated undeveloped parcel into an urban environment.

Goal 3: Continue stabilization of existing residential development.

- This project will continue the development of the surrounding area as an urban residential center.
- This project will be maintained by the owners and utilize a local professional property management company, with onsite managers.

Goal 4: Position Post Road/Fish Hatchery Road as the primary community gateway.

- This mixed use nature of this project will add to the continued development of the Post Road/Fish Hatchery Road area as the primary community gateway.
- Additional residents will potentially provide more customers for existing business in this area, an expanded labor pool for employers in the

immediate area, and an additional commercial/retail spaces that will contribute to the goal of expanding this area as a primary community gateway.

LAND USE

When complete, this project will contain multi-family residential use. This 3.01 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 170 market rate housing units along with their associated common amenity spaces. At the time of this General Implementation Plan, the mix of residential units is as follows:

- Studio Units: 5 %
- 1 or 1 Bedroom Plus Den Units: 66 %
- 2 or 2 Bedroom Plus Den Units: 27 %
- 3 Bedroom 2 %

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 799 square feet. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, the project will contain various common space amenities integrated within the building or around the site. At the time of this General Implementation Plan, the anticipated common amenities are:

- On-site Management/ Leasing Office
- Community Room with Common Space Access
- Additional community room located on the 3rd floor
- Green Roof Common Space with the Following Amenities:
 - Extensive Landscaping
 - Fire Pit
 - Grilling Area for Tenant Use
- Fitness Center
- Other Green and/or Open Space for passive and active activities

ESTIMATED DAILY WATER AND SANITARY USAGE

| ESTIMATED DAILY WATER AND SANITARY USAGE CALCULATIONS | | | | | |
|--|----------------------|------------------------|----------------------|-----------------------------|---------------------------|
| UNIT TYPE | TENANTS/ UNIT | NUMBER OF UNITS | TOTAL TENANTS | GALLONS/ DAY/ TENANT | TOTAL GALLONS/ DAY |
| STUDIOS | 1.5 | 8 | 12 | 54 | 648 |
| 1 BEDROOM | 1.5 | 113 | 169.5 | 54 | 9,153 |
| 2 BEDROOM | 2.5 | 45 | 112.5 | 54 | 6,075 |
| 3 BEDROOM | 2.5 | 4 | 10 | 54 | 540 |
| TOTAL WATER USAGE PER DAY | | | | | 16,416 |
| TOTAL HOT WATER USAGE PER DAY | | | | | 5,581 |
| TOTAL COLD WATER USAGE PER DAY | | | | | 10,835 |
| TOTAL SANITARY DISCHARGE PER DAY | | | | | 9,498 |

SITE DESIGN & GENERAL INFORMATION

The Masterplan for the Ochalla Drive Mixed Use Development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The building is located & orientated to address the street edge and to help define the public realm.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets and has been limited by the use of additional covered parking.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.
- The site contains an elevated green roof that creates a courtyard amenity for resident use over areas otherwise used for parking.

Off Street Parking:

The City's typical parking requirements require 2.0 parking stalls per residential dwelling unit. Based on our experience with multi-family developments, and considering the unit mix, we find that this requirement would be excessive. Therefore, we are proposing to provide approximately 226 covered parking spaces, along with approximately 56 surface spaces, with 30 of those earmarked for the commercial/retail space. This translates to a ratio of 1.45 stalls per unit for the residential portion of the project, and 1/300 s.f. for the commercial retail space. We believe that providing this level of parking will be appropriate for this project and will minimize the visual impact of surface parking lots on the site and the surrounding areas.

Bicycle Parking:

In addition to off-street vehicular parking, we are proposing dedicated bike storage areas that will provide wall hung and floor racks for the storage of 187 bicycles in the covered parking area. In addition, there will be approximately 12 bike parking areas at the exterior of the building for use by

visitors to both the residential and commercial/retail portions of the development.

Storm Water Management Overview:

Storm water management for this site will primarily be satisfied with the construction of 3 infiltration/detention basins on the site. Any additional sediment removal or peak flow management needs will be handled with an oversized pipe wet detention system located beneath the drive way. All City of Fitchburg ordinance requirements will be met.

Maintenance of all storm sewer structures and pipes within the development parcel will be the responsibility of the property Owner.

As per discussions with the city of Fitchburg, treatment of the extension of Ochalla Drive will occur through enhancement of existing City of Fitchburg stormwater facilities.

| CONCEPT DATA | | | | | | | | | | | | | | |
|--------------|----------------------------|---------------|-------------------|------|------|------|-----|------|---------|---------|----|-------|-------|--|
| FLOOR | BUILDING USE | AREA (G.S.F.) | RESIDENTIAL UNITS | | | | | | PARKING | | | | | |
| | | | ST. | 1 BR | 2 BR | 3 BR | TOT | BEDS | COVERED | SURFACE | | TOTAL | RATIO | |
| | | | | | | | | | RETAIL | APTS. | | | | |
| 4 | APARTMENTS/CIRCULATION | 40,100 | 2 | 31 | 11 | 1 | 45 | 58 | | | | | | |
| 3 | APARTMENTS/CIRCULATION | 38,988 | 2 | 29 | 11 | 1 | 43 | 56 | | | | | | |
| | CLUBHOUSE | 1,112 | | | | | | | | | | | | |
| 2 | APARTMENTS/CIRCULATION | 40,100 | 2 | 29 | 12 | 1 | 44 | 58 | | | | | | |
| 1 | APARTMENTS/CIRCULATION | 35,611 | 2 | 24 | 11 | 1 | 38 | 47 | | | | | | |
| | COMMONS | 4,489 | | | | | | | | | | | | |
| | RETAIL | 10,450 | | | | | | | | | | | | |
| LL | PARKING/CIRCULATION | 73,645 | | | | | | | | | | | | |
| T | NEW TOTAL LIVABLE/LEASABLE | 244,495 | 8 | 113 | 45 | 4 | 170 | 219 | 226 | 36 | 20 | 282 | 1.45 | |
| | LOT AREA | 131,116 | | | | | | | | | | | | |
| | BUILDING FOOTPRINT | 73,690 | | | | | | | | | | | | |

Landscape Design:

The new landscape design for this project will meet all City of Fitchburg landscape design requirements. Please see Appendix 'B' of this document for the Preliminary Landscape Plan. This plan will be further developed, and additional detail and information will be provided with the subsequent Specific Implementation Plan submittals.

Refuse & Recycling Storage & Removal:

This building will have a refuse & recycling room in the Lower Level with room for a minimum of (8) – 2 yard containers for refuse and recycling. The space is designed for (12-14) 2 yard containers to provide flexibility for management. A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

General Implementation Plan Data

At the time of this General Implementation Plan, the Masterplan Data is as follows. This data is subject to change as the design of the project proceeds. However, final Masterplan Data will meet the “Planned Development Zoning Standards” listed below.

| OCHALLA DRIVE - MIXED USE DEVELOPMENT VALUES – AS OF OCTOBER 19, 2021 | | | | | | |
|---|----------------------|-------------|--------------|---|--------------|----------|
| ZONING REQUIREMENT | CURRENT DESIGN VALUE | | CALCULATIONS | | | |
| SITE DENSITY | 56.48 | Units/Acre | 170 Units | / | 3.01 AC. | = 56.48 |
| BUILDING COVERAGE | 56.17 | % of Parcel | 73,645 S.F. | / | 131,116 S.F. | = 56.17% |
| LANDSCAPE AREA | 19.60 | % of Parcel | 25,701 S.F. | / | 131,116 S.F. | = 19.60% |
| IMPERVIOUS SURFACE | 80.40 | % of Parcel | 105,415 S.F. | / | 131,116 S.F. | = 80.40% |
| FLOOR AREA RATIO | 1.30 | of Parcel | 170,850 S.F. | / | 131,116 S.F. | = 1.30 |

The landscape area in the table above does not include the landscaped roof deck over the lower level parking.

Planned Development Zoning Standards

Under the proposed Planned Development Zoning, the project shall meet the following Zoning Standards:

- Residential Density: 60 units per acre (maximum)
- Building Height: Maximum of 4 Stories and Maximum 65 feet
- Front Street Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Street Setback: 5' (minimum) (Index Road side)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 5' (minimum) (West side)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 8' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 60% of Parcel Area (maximum)
- Floor Area Ratio: 1.5 (maximum)
- Impervious Surface Ratio: 85% of Parcel Area (maximum)
- Off-Street Parking: 1.25 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: .5 Bike Spaces per Dwelling Unit (minimum)

| OCHALLA DRIVE MIXED USE DEVELOPMENT BICYCLE PARKING – AS OF OCTOBER 19,2021 | | | | | | |
|---|-------|-----------------|---------|-------|-------|-------------------------|
| BUILDING | | BICYCLE PARKING | | | | |
| NAME | UNITS | COVERED | SURFACE | TOTAL | RATIO | |
| RESIDENTIAL | 170 | 187 | 4 | 191 | 1.1 | PER UNIT (.5 Required) |
| RETAIL | 1 | | 8 | 8 | 8 | PER UNIT |

ORGANIZATIONAL STRUCTURE – INVENTURE CAPITAL

Inventure Capital is an investment group whose broad range of assets include Multi-Family and Mixed-Use development. Their team has experience developing properties in both the United States and Australia, with its most recent projects being:

Garver Point in Madison - Located at 171 South Fair Oaks Avenue, this was an infill project that replaced outdated commercial space with a mixed used development that included on site amenities similar to those proposed with this project.

Terrace Point in Fitchburg – Located at 3101 South Fish Hatchery Road, this was also an infill project that replaced an outdated manufacturing facility with a mixed use development that included on site amenities similar to those proposed with this project.

PROPERTY MANAGEMENT- MCGRATH PROPERTY GROUP

At McGrath Property Group, we manage our clients' properties from an owner's perspective with expertise that has developed during an extended period of property ownership by the company's principals. We apply the same thoughtful, aggressive, goal-oriented approach to the management of our clients' properties as we do in successfully managing our own. We understand the importance of protecting their assets, providing customer service to their tenants and being cost efficient. Our residential management group manages residential apartment homes throughout the Madison area with extensive experience in market rate and mixed use developments.

McGrath is a Madison-based company; our management group and owners reside locally and are long time area residents. We know the market, we know the vendors, and most importantly we know how to manage real estate at the highest level.

Property Management Team

McGrath Property Group continuously recruits individuals that have a passion for real estate, an unwavering commitment to continuous improvement, and an understanding that integrity and excellence are the cornerstones of success. We believe that our associates are our most valuable resource, enabling us to maintain a distinct advantage within our industry.

PROJECT IMPLEMENTATION

The construction of the project located on Ochalla Drive is anticipated to maintain a schedule that allows for all improvements to be done in one single phase with completion in June of 2023.

NEIGHBORHOOD INPUT

The owner has worked with city staff to solicit feedback from landowners in the area. Inventure held a neighborhood meeting on October 18th, prior to the submission of this application. Feedback from this meeting, as well as any action that may be necessary based on the feedback, will be presented at the November 16th meeting. Adjacent on this page, is a sample of the invitation sent out on September 28, 2021, to all property owners within a 500' radius of the project for the meeting to be held on October 18th.

September 28, 2021

CURRENT OWNER
 CURRENT ADDRESS
 City, State, Zip

Dear Madam or Sir:

As an owner of property located within 500 feet of Lot 22, Maple Lawn Heights, Fitchburg, WI (Parcel Number - 225/0609-031-1222-3), located at the future intersection of Index Road and Ochalla Drive, you are cordially invited to join us

on October 18th
 at 6:00 p.m.
 in the Club Room, Terrace Point Apartments
 at 3101 Fish Hatchery Road, Fitchburg, WI 53713

We will present concept plans for the mixed-use project with commercial space and residential units proposed for Lot 22, Maple Lawn Heights, followed by a question-and-answer session to gather input and comments on the proposed design.

If you are a property manager, please feel free to share and extend this invitation to your tenants.

All current government requirements and protocols for the prevention of CoVid-19 spread that are in effect at the time of this meeting will be followed.

Sincerely,

Inventure Capital, LLC

APPENDIX “A”
GENERAL IMPLEMENTATION PLAN
CONCEPTUAL MASTER PLAN



1 STORY
10,450 SF
COMMERCIAL

4 FLOORS APARTMENTS
170 UNITS
226 PARKING STALLS
FIRST FLOOR EL: 91'8"

56 PARKING STALLS

BIO-BASIN

INFILTRATION BASIN

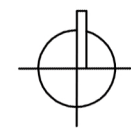


JLA
ARCHITECTS

OCHALLA MIXED-USE DEVELOPMENT

MASTERPLAN

OCTOBER 19, 2021
1"=60' @ 11x17



APPENDIX 'B'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY CIVIL SITE, GRADING & UTILITY PLANS

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
EXISTING CURB INLET
EXISTING FIELD INLET
EXISTING STORM MANHOLE
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER MAIN VALVE
EXISTING GAS VALVE
EXISTING DOWN GUY
EXISTING LIGHT POLE
EXISTING UTILITY POLE
EXISTING TELEPHONE MANHOLE
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINENWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
EXISTING UNDERGROUND FIBER OPTIC LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING RETAINING WALL
EXISTING GUARD RAIL
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD UTILITY LINES
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING WATER MAIN (SIZE NOTED)
EXISTING EDGE OF TREES
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
ASPHALT REMOVAL
CONCRETE REMOVAL
BUILDING REMOVAL
TREE REMOVAL
SAWCUT
UTILITY STRUCTURE REMOVAL
UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

PROPOSED UTILITY LEGEND

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

ABBREVIATIONS table with symbols for TC, FF, FL, SW, TW, BW.

ABBREVIATIONS table with symbols for STMH, FI, CI, CB, EW, SMH.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
CHANNEL MAT CLASS I TYPE B
EROSION MAT CLASS II TYPE B
TRACKING PAD
RIP RAP

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY...
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY...
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO INSTALLATION OF SUCH ITEM.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION...
5. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

SITE PLAN NOTES:

- 1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

GRADING NOTES:

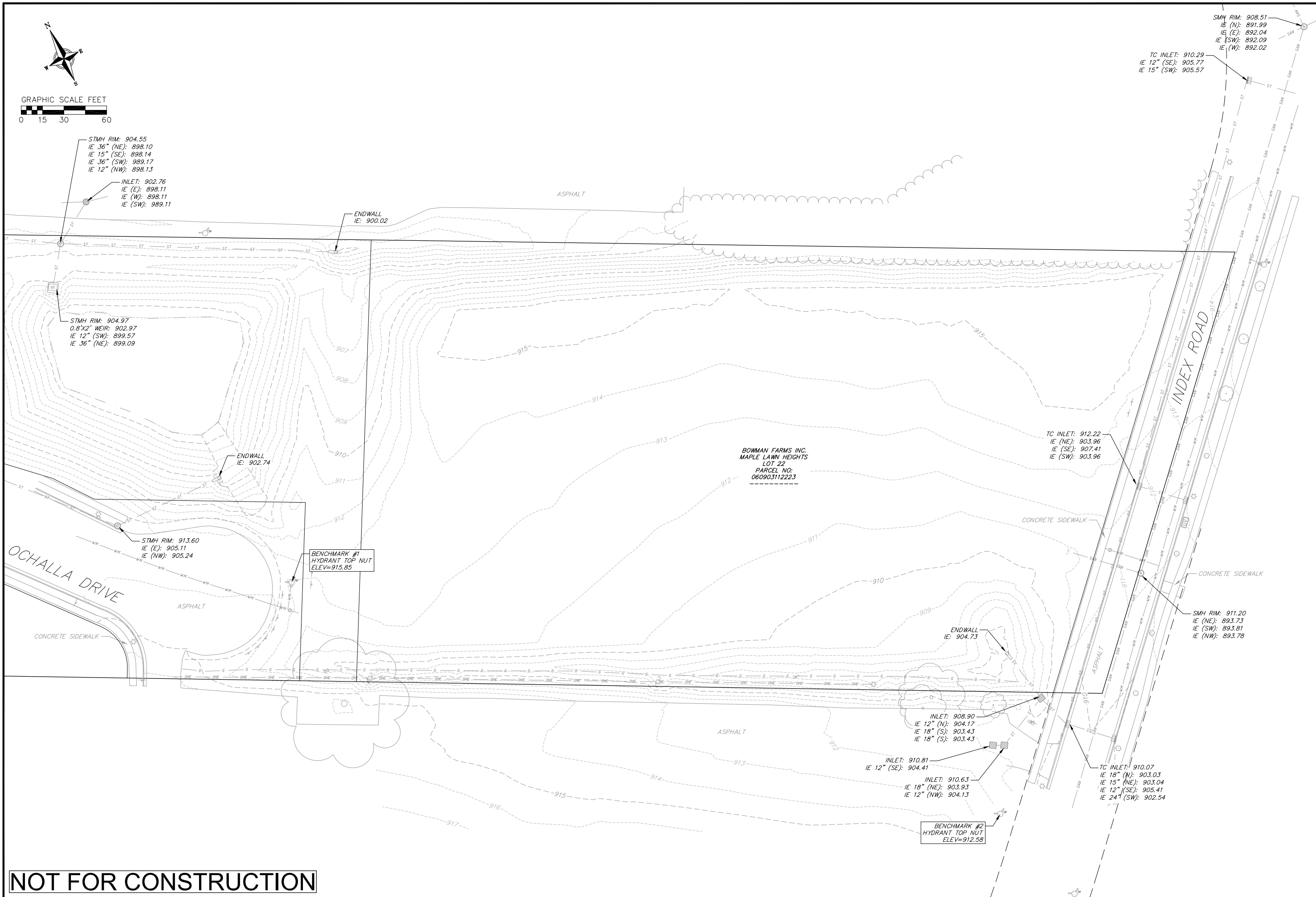
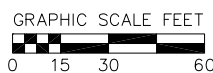
- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL NOT EXCEED 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

- 1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(D).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(H) AND SPS 382.40(8)(K).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE 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.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES.
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
21. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
22. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
23. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
24. CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

NOT FOR CONSTRUCTION

Table with columns for REVISIONS (NO., DATE, REMARKS) and PROJECT NO. (200124). Includes a large 'C0' at the bottom.



NOT FOR CONSTRUCTION



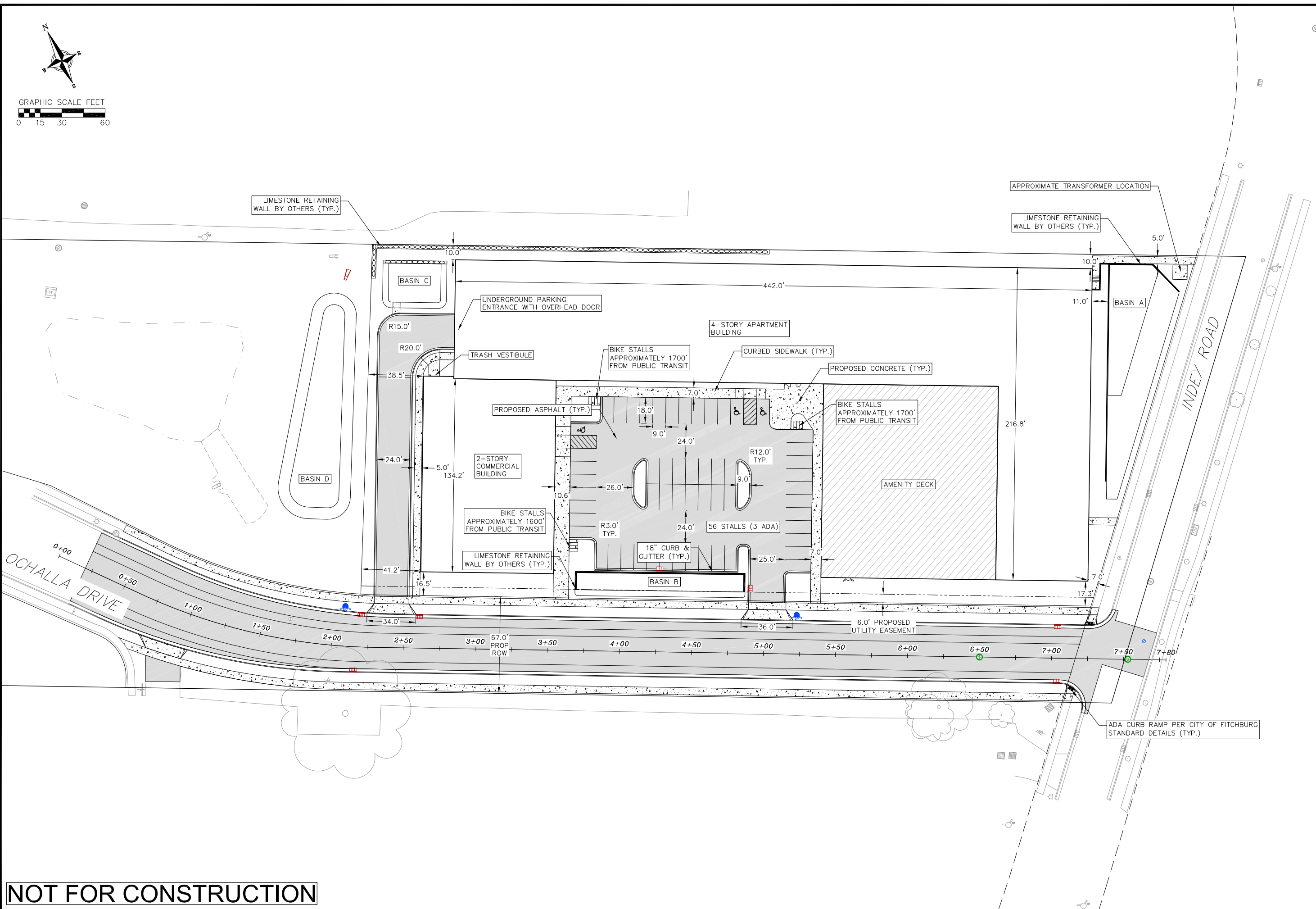
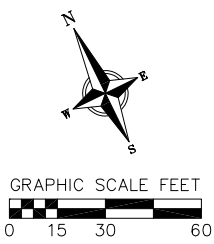
vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

EXISTING CONDITIONS PLAN
OCHALLA MIXED USE DEVELOPMENT
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

| REVISIONS | | REVISIONS | |
|-----------|------|-----------|------|
| NO. | DATE | NO. | DATE |
| | | | |
| | | | |

| | |
|-------------|------------|
| DATE | 10-15-2021 |
| DRAFTER | CLAN |
| CHECKED | TSCH |
| PROJECT NO. | 200124 |
| C1 | |

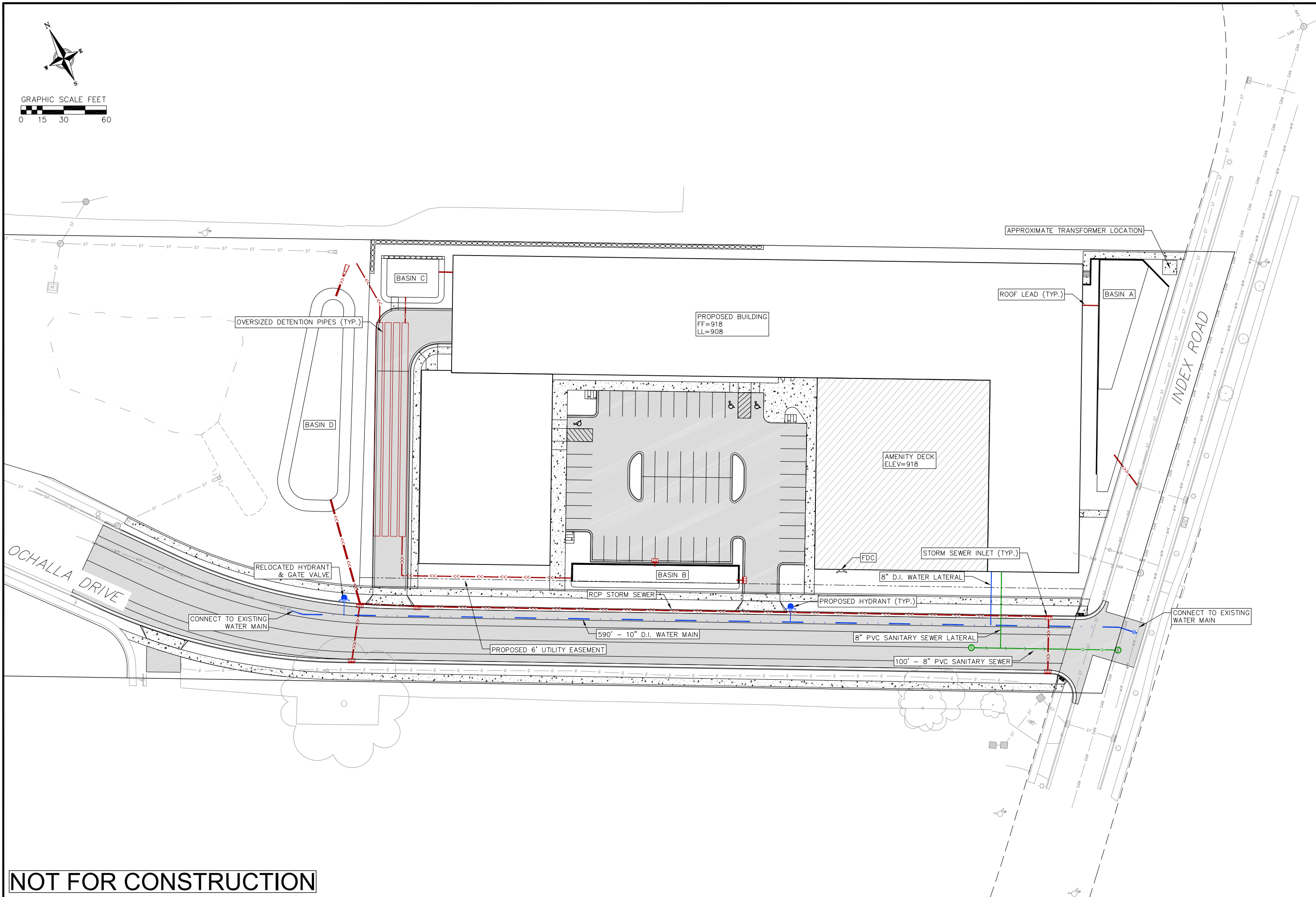
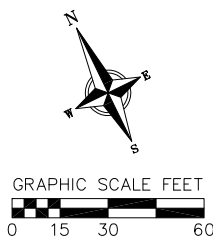


NOT FOR CONSTRUCTION

SITE PLAN
OCHALLA MIXED USE DEVELOPMENT
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

| REVISIONS | | REVISIONS | |
|-----------|------|-----------|------|
| NO. | DATE | NO. | DATE |
| | | | |
| | | | |
| | | | |
| | | | |

DATE: 10-15-2021
DRAFTER: CLAN
CHECKED: TSCH
PROJECT NO.: 200124
C2



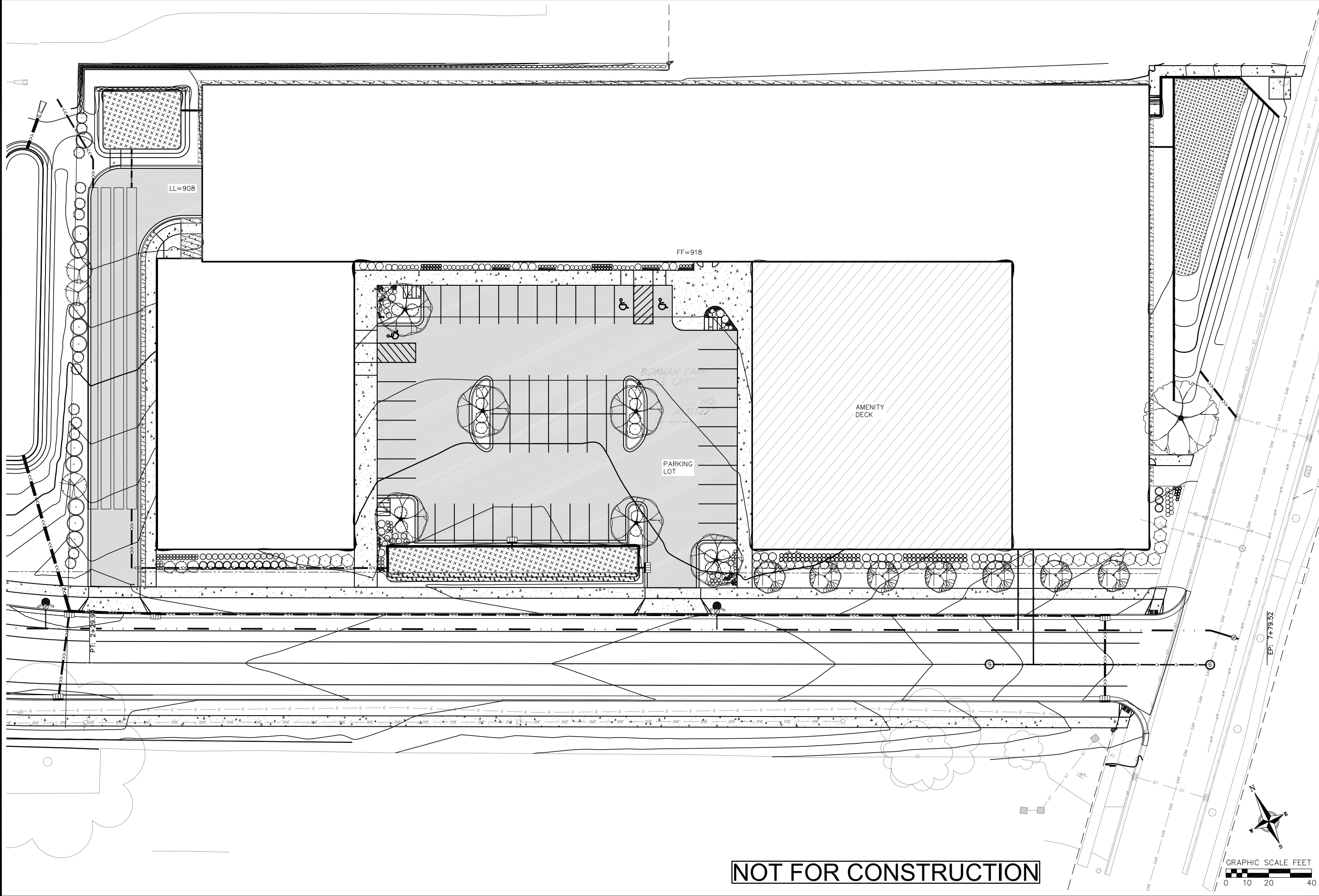
NOT FOR CONSTRUCTION

UTILITY PLAN
OCHALLA MIXED USE DEVELOPMENT
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

| REVISIONS | | REVISIONS | |
|-----------|------|-----------|------|
| NO. | DATE | NO. | DATE |
| | | | |
| | | | |
| | | | |
| | | | |

DATE: 10-15-2021
DRAFTER: CLAN
CHECKED: TSCH
PROJECT NO.: 200124
C4

APPENDIX 'C'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY LANDSCAPING PLANS



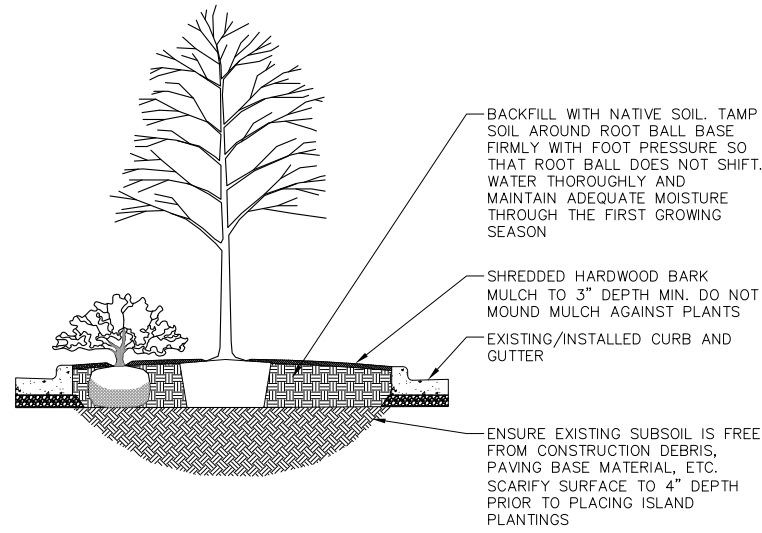
NOT FOR CONSTRUCTION

| REVISIONS | | REVISIONS | |
|-----------|------|-----------|------|
| NO. | DATE | NO. | DATE |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

DATE: 10-15-2021
 DRAFTER: SVH
 CHECKED: TSCH
 PROJECT NO.: 200124

NOTES:

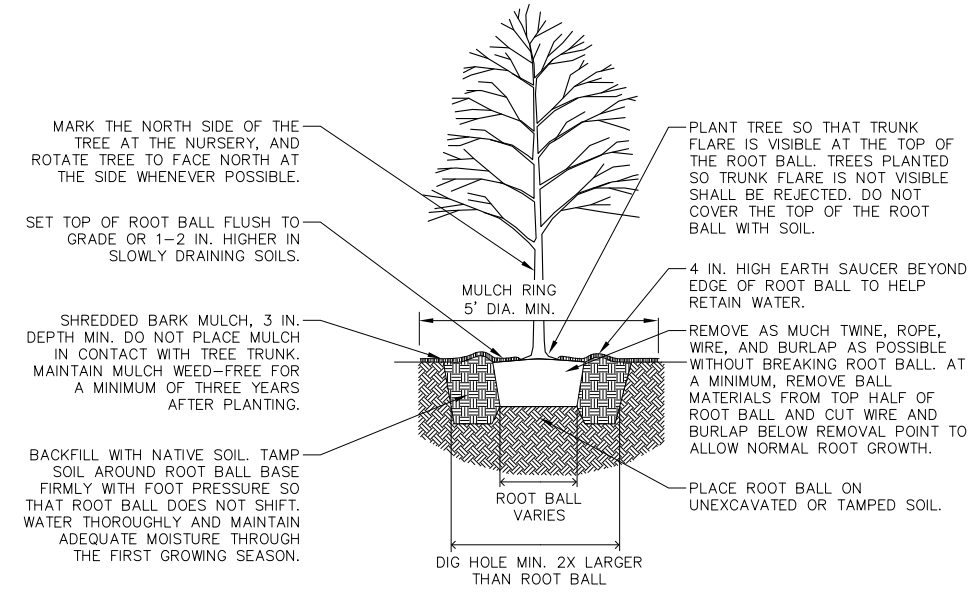
- 1. PARKING ISLAND TO BE FREE OF AGGREGATE TO A MINIMUM DEPTH OF 24"
- 2. ANY PAVEMENT BASE MATERIALS REMAINING FROM PAVEMENT INSTALLATION WITHIN PLANTING AREA SHALL BE REMOVED AND REPLACED WITH NATIVE SOIL PRIOR TO PLANTING



1 PARKING ISLAND PLANTING AREA
1 NOT TO SCALE

NOTES:

- 1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- 2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1 B&B TREE PLANTING DETAIL
1 NOT TO SCALE

PLANT MATERIAL NOTES:

- 1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- 2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- 3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- 4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

- 1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- 2. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 3/8"x4" OR EQUAL, COLOR BLACK ANODIZED.
- 3. ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING AND PLUG PLANTING NOTES:

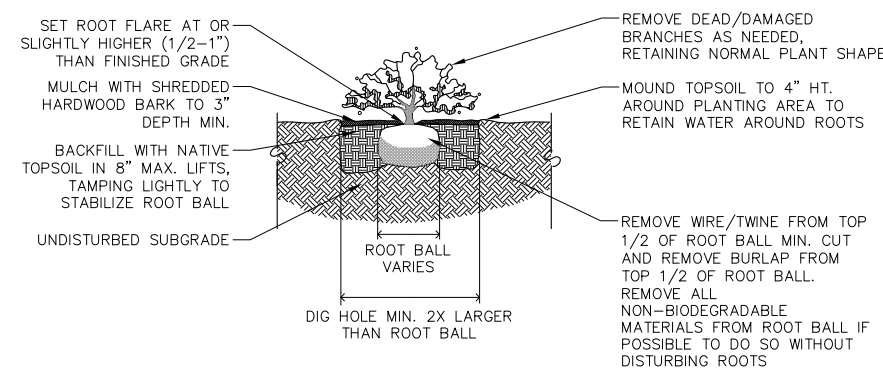
- 1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
- 2. INSTALL BIORETENTION PLUG PLANTINGS AS 2" X 2" X 4" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.

PLANT SCHEDULE

| EVERGREEN TREES | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | QTY |
|------------------|---|------------|---------|-----|
| | Juniperus chinensis 'Fairview' / Fairview Juniper | B & B | 6' ht. | 13 |
| | Thuja occidentalis x plicata 'Wintergreen' / Wintergreen Arborvitae | B & B | 6' ht. | 11 |
| UNDERSTORY TREES | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | QTY |
| | Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac 25' h x 15' w | B & B | 2"Cal | 3 |
| DECIDUOUS TREES | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | QTY |
| | Gleditsia triacanthos 'Draves' / Street Keeper Honey Locust 45' h x 20' w | B & B | 2.5"Cal | 7 |
| | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree 50' h x 35' w | B & B | 2.5"Cal | 6 |
| | Quercus ellipsoidalis / Hills Oak 40-75' x 40-75' | B & B | 2.5"Cal | 1 |
| DECIDUOUS SHRUBS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | QTY |
| | Diervilla lonicera / Dwarf Bush Honeysuckle 3-4' h x 4-5' w | Cont. | 3 Gal. | 18 |
| | Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea 3-5' x 3-5' | Cont. | 5 Gal. | 21 |
| | Salix repens 'Bridal Rice' / Bridal Rice Creeping Willow | Cont. | 3 Gal. | 8 |
| | Viburnum dentatum 'Christom' TM / Blue Muffin Arrowwood Viburnum | Cont. | 5 Gal. | 21 |
| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | QTY |
| | Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper 8-10" x 6-8" | Cont. | 5 Gal. | 13 |
| | Juniperus sabina 'Blue Forest' / Blue Forest Juniper 12" x 3-4" | Cont. | 5 Gal. | 7 |
| | Taxus x media 'Everlow' / Everlow Yew 2-3' x 4-5' | Cont. | 5 Gal. | 14 |
| | Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae 2-3' x 2-3' | Cont. | 5 Gal. | 8 |
| | Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae | Cont. | 7 Gal. | 13 |
| PERENNIALS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | QTY |
| | Allium x 'Summer Beauty' / Summer Beauty Allium 18" x 12" | Cont. | 4 In | 19 |
| | Amsonia x 'Blue Ice' / Blue Ice Bluestar 18" x 24" | Cont. | 1 Gal. | 48 |
| | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 3-5' h x 2' w | Cont. | 1 Gal. | 68 |
| | Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint 10" x 18" | Cont. | 4 In | 13 |
| | Perovskia atriplicifolia / Russian Sage 3-4' x 3-4' | Cont. | 1 Gal. | 26 |
| | Rudbeckia fulgida 'Goldsturm' / Goldsturm Coneflower 18" x 12" | Cont. | 1 Gal. | 97 |
| | Salvia nemorosa 'Blue Hill' / Woodland Sage 18-24" x 12-18" | Cont. | 1 Gal. | 25 |
| | Schizachyrium scoparium / Little Bluestem Grass 2-3' x 12-18" | Cont. | 1 Gal. | 48 |
| | Sporobolus heterolepis / Prairie Dropseed 24" x 18" | Cont. | 1 Gal. | 37 |

BASIN PLANTING & STONE SCHEDULE

| | | |
|--|---|----------|
| | BIORETENTION MIX | 4,346 sf |
| | WASHED STONE | 1,766 sf |
| | NATIVE GRASS SLOPE MIX | 459 sf |
| | Bouteloua curtipendula / Side Oats Grama | 72 |
| | Elymus canadensis / Canada Wild Rye | 72 |
| | Schizachyrium scoparium / Little Bluestem | 168 |
| | Sporobolus heterolepis / Prairie Dropseed | 168 |



1 SHRUB PLANTING DETAIL
1 NOT TO SCALE

| REVISIONS | NO. | DATE | REMARKS |
|-----------|-----|------|---------|
| | | | |
| | | | |
| | | | |

DATE: 10-15-2021

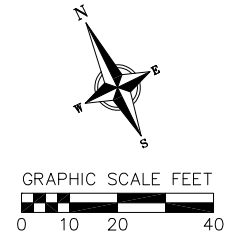
DRAFTER: SVN

CHECKED: TSCH

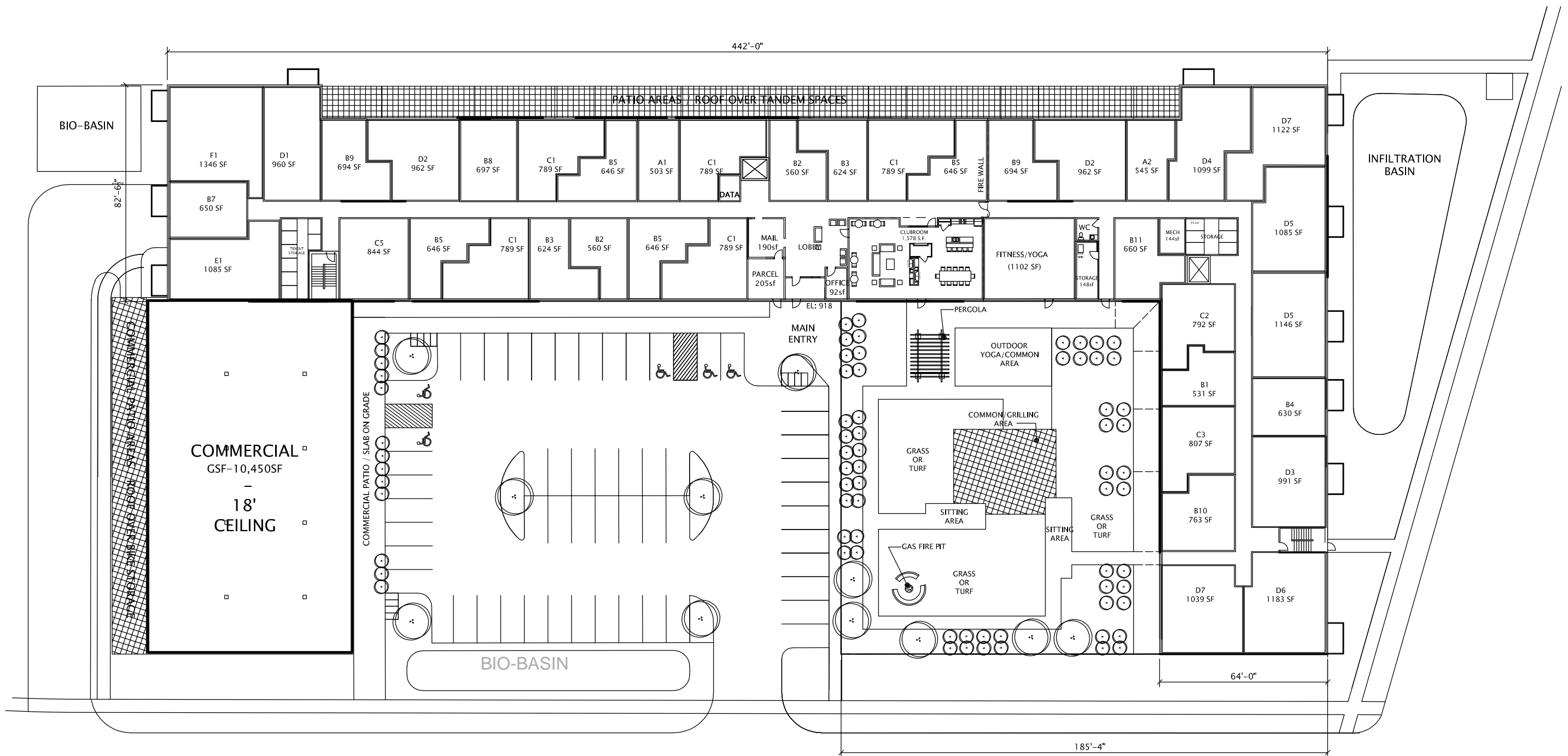
PROJECT NO.: 200124

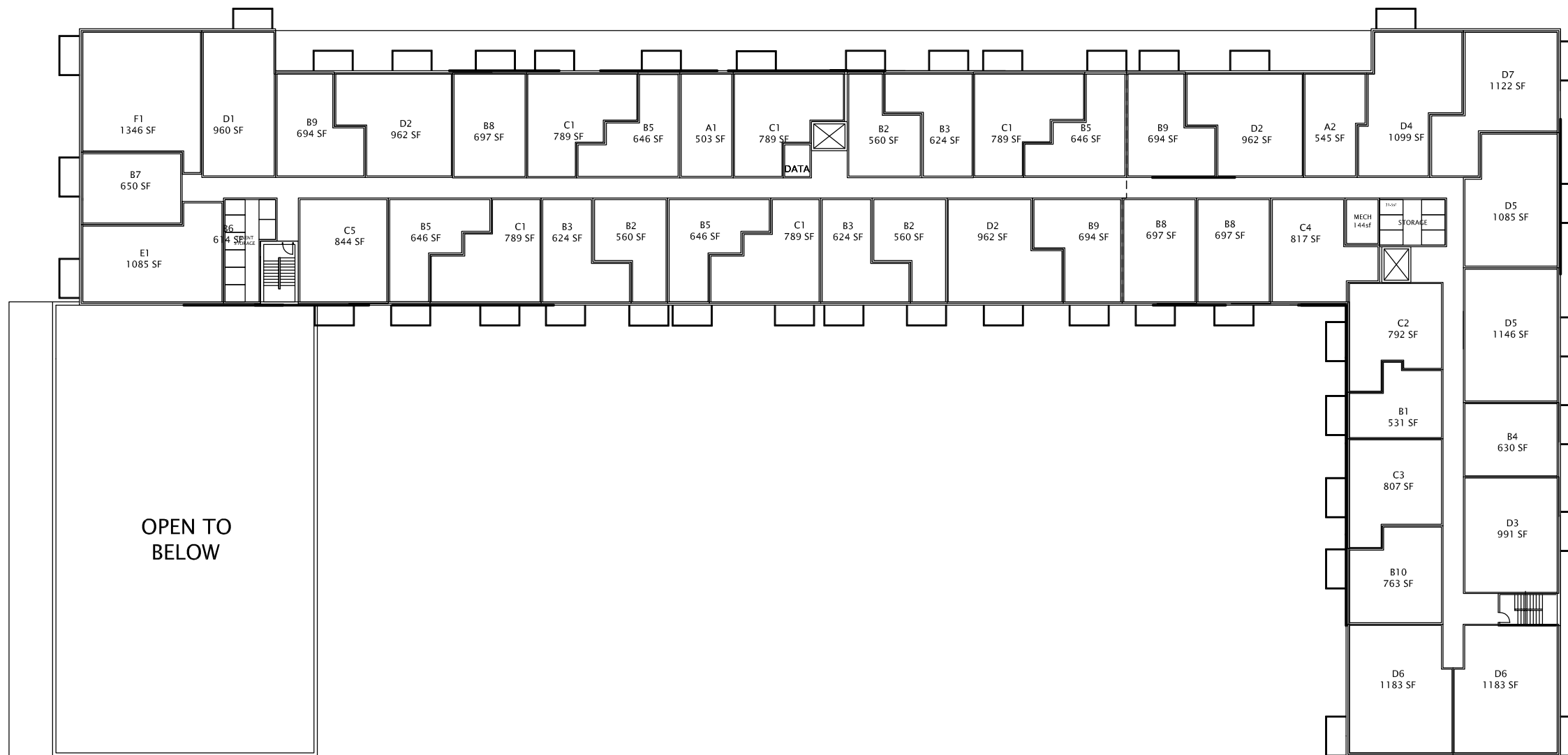
L2

NOT FOR CONSTRUCTION



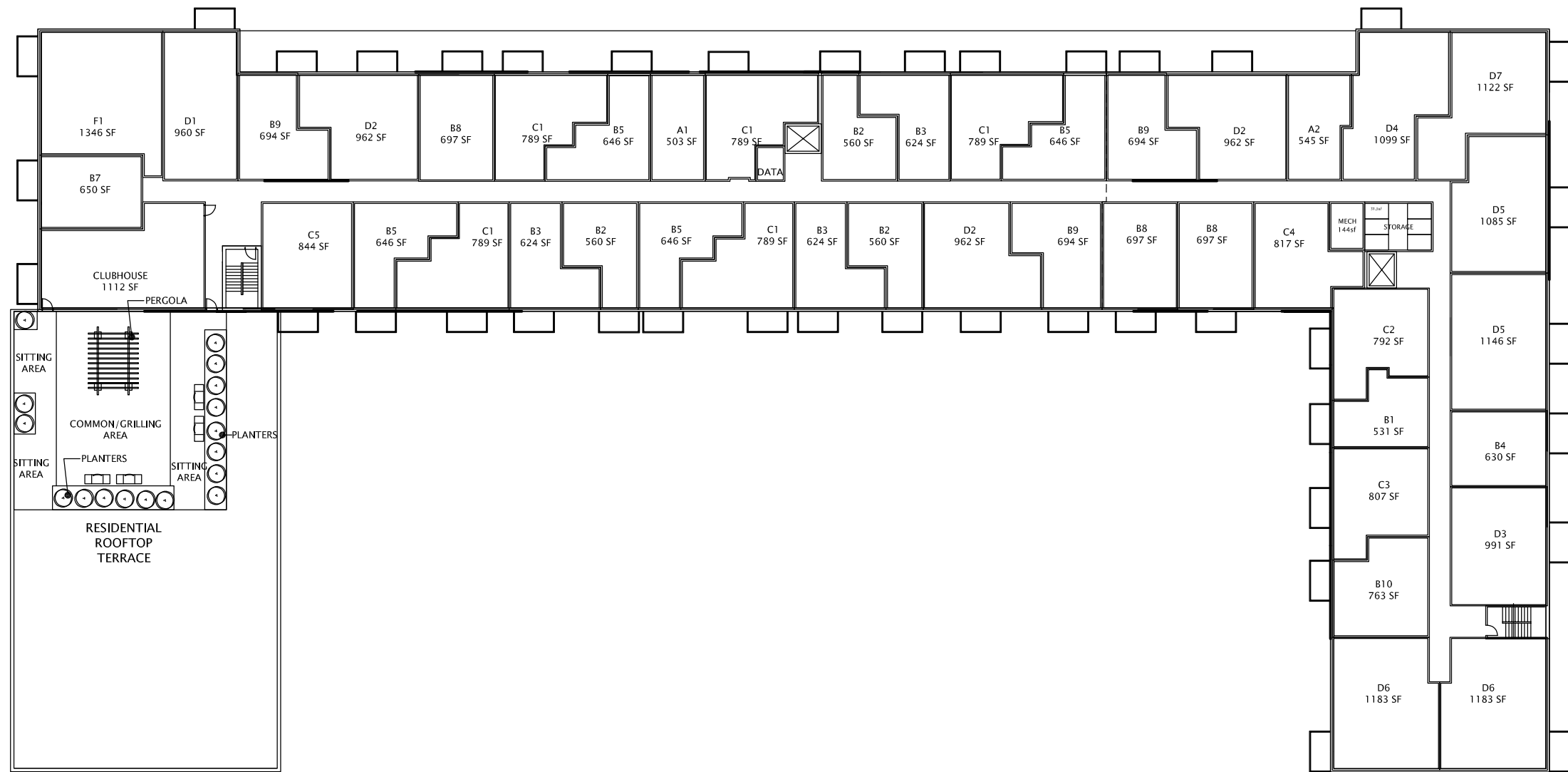
APPENDIX 'D'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY FLOOR PLANS

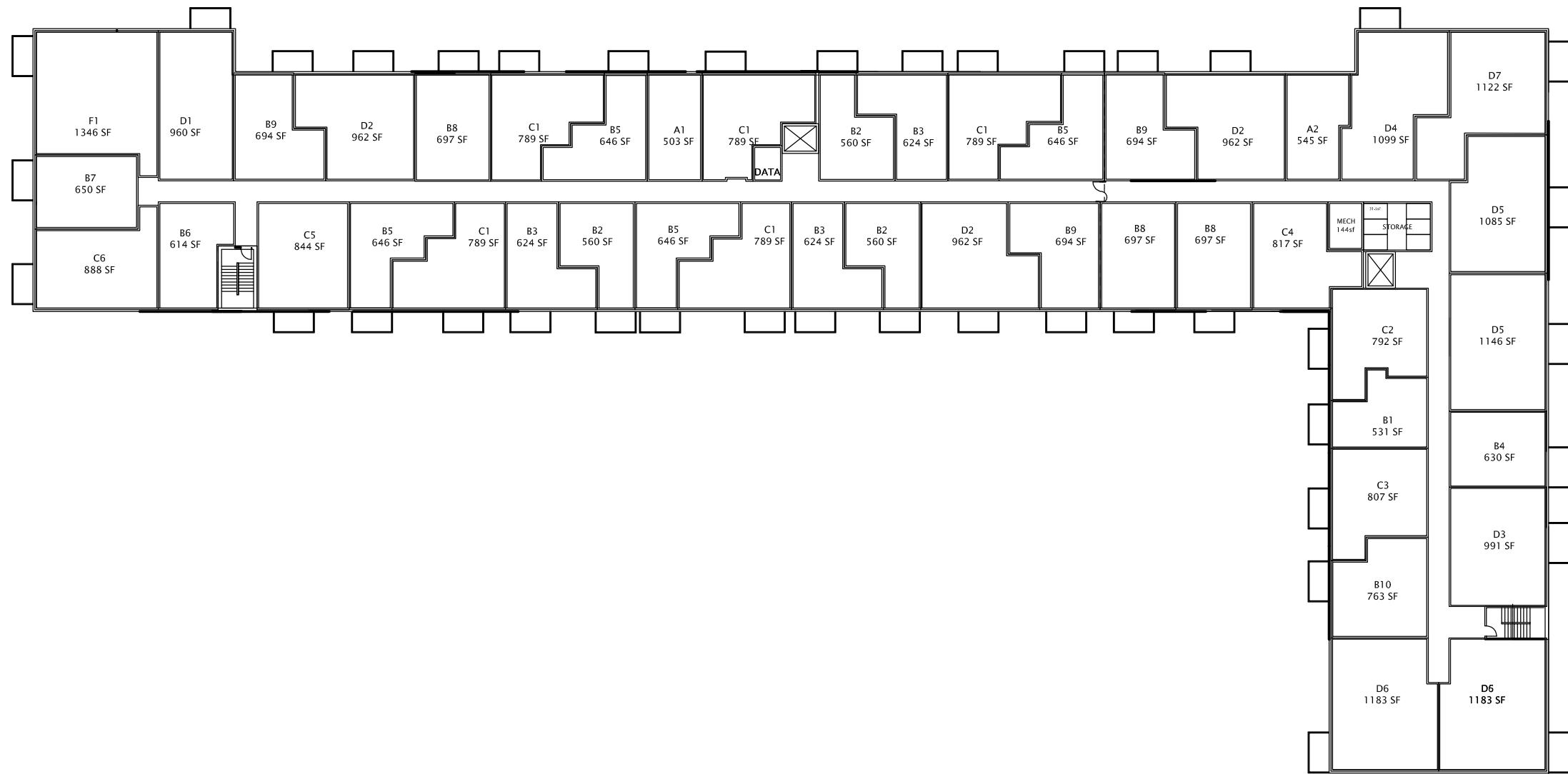




OPEN TO BELOW







APPENDIX 'E'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY ELEVATIONS &
PERSPECTIVES



NORTH ELEVATION



SOUTH ELEVATION





EAST ELEVATION



WEST ELEVATION





JLA
ARCHITECTS

OCHALLA MIXED-USE DEVELOPMENT
SCHEMATIC EXTERIOR DESIGN SESSION 4

OCTOBER 14, 2021



JLA
ARCHITECTS

OCHALLA MIXED-USE DEVELOPMENT
SCHEMATIC EXTERIOR DESIGN SESSION 4

OCTOBER 14, 2021



JLA
ARCHITECTS

OCHALLA MIXED-USE DEVELOPMENT
SCHEMATIC EXTERIOR DESIGN SESSION 4

OCTOBER 14, 2021



JLA
ARCHITECTS

OCHALLA MIXED-USE DEVELOPMENT
SCHEMATIC EXTERIOR DESIGN SESSION 4

OCTOBER 14, 2021



JLA
ARCHITECTS

OCHALLA MIXED-USE DEVELOPMENT
SCHEMATIC EXTERIOR DESIGN SESSION 4

OCTOBER 14, 2021



JLA
ARCHITECTS

OCHALLA MIXED-USE DEVELOPMENT
SCHEMATIC EXTERIOR DESIGN SESSION 4

OCTOBER 14, 2021