



January 20, 2022

City of Fitchburg
Attn: Lisa McNabola
5520 Lacy Road
Fitchburg, WI 53711

Re: Project: Ochalla Drive Mixed-Use Development
Project Location: Index Road and Ochalla Drive

Ms. McNabola,

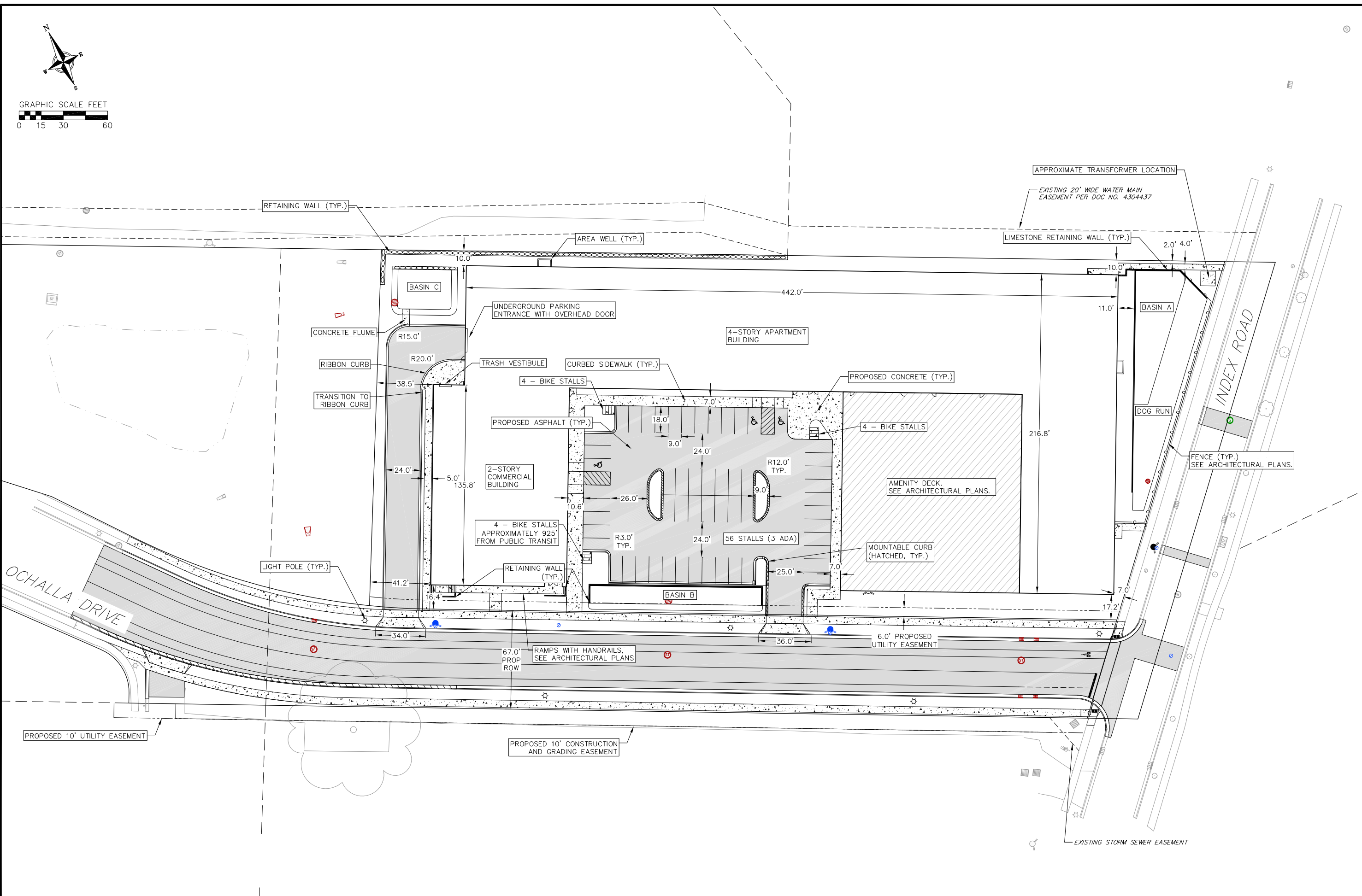
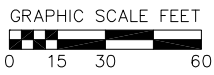
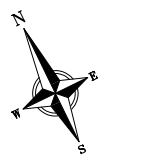
As a representative for Ochalla Drive, LLC, the owners of the development to be located at the corner of Ochalla Drive and Index Road, we are requesting an issuance of early start permits to be able to commence construction in conjunction with the beginning of construction of the Ochalla Drive improvements. This project will be submitted to the Wisconsin DSPS for review and is scheduled to be completed in the summer of 2023. Attached are portions of the civil and architectural plans, which are also included in the recently submitted PDD-SIP re-zoning application.

Please let me know if you require additional information.

Andrew Chitwood

Andrew Chitwood
Project Manager
JLA Architects

M:\Inventure Capital\200124_Ochalla Drive\CADD\200124 - Plan Preparation.dwg by: cdm 17 Jan 2022 - 1:00p



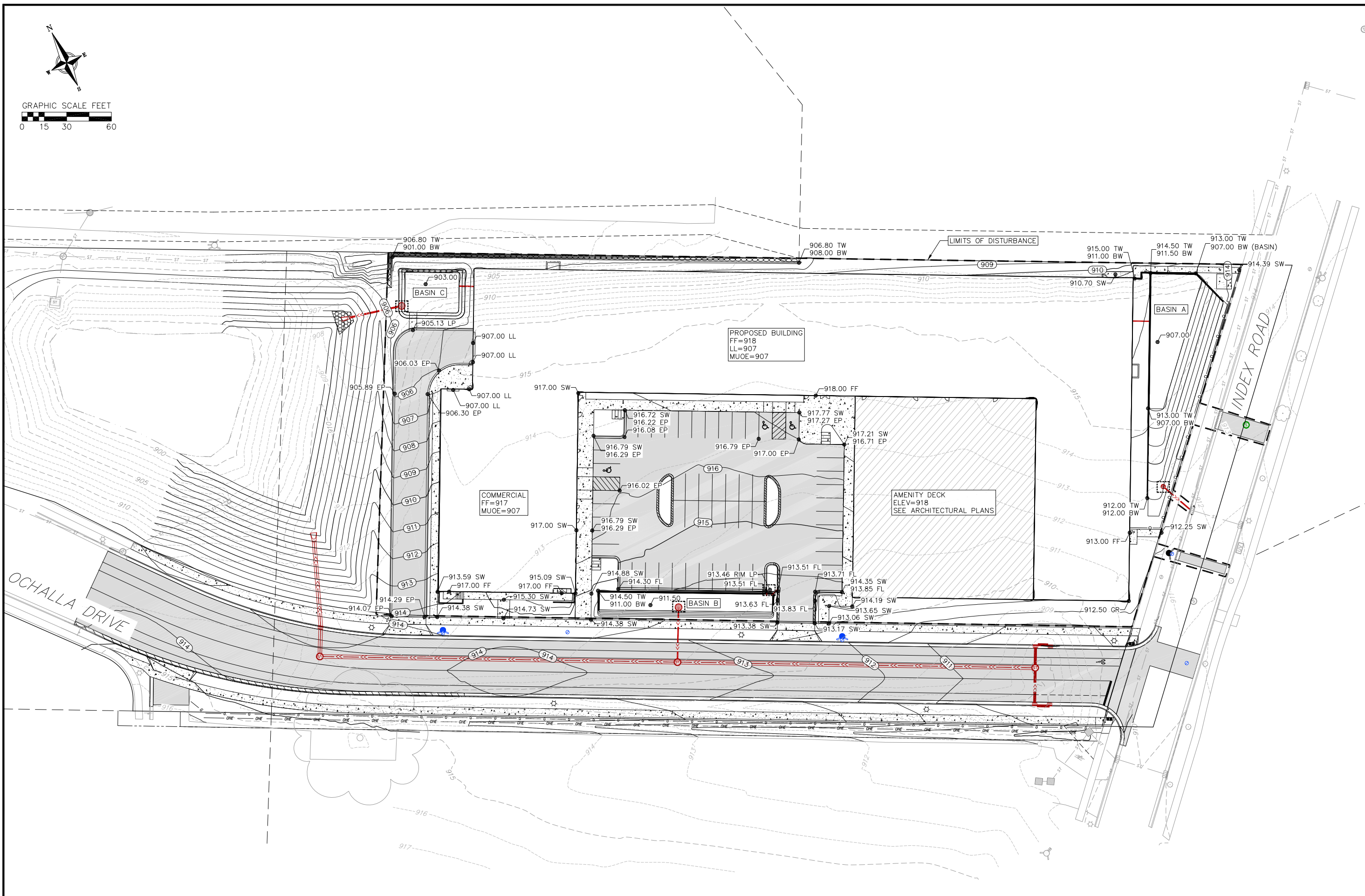
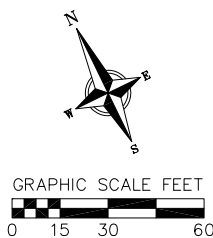
NOT FOR CONSTRUCTION

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

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 1-18-2022
 DRAFTER: CLAN
 CHECKED: TSCH
 PROJECT NO.: 200124

C4



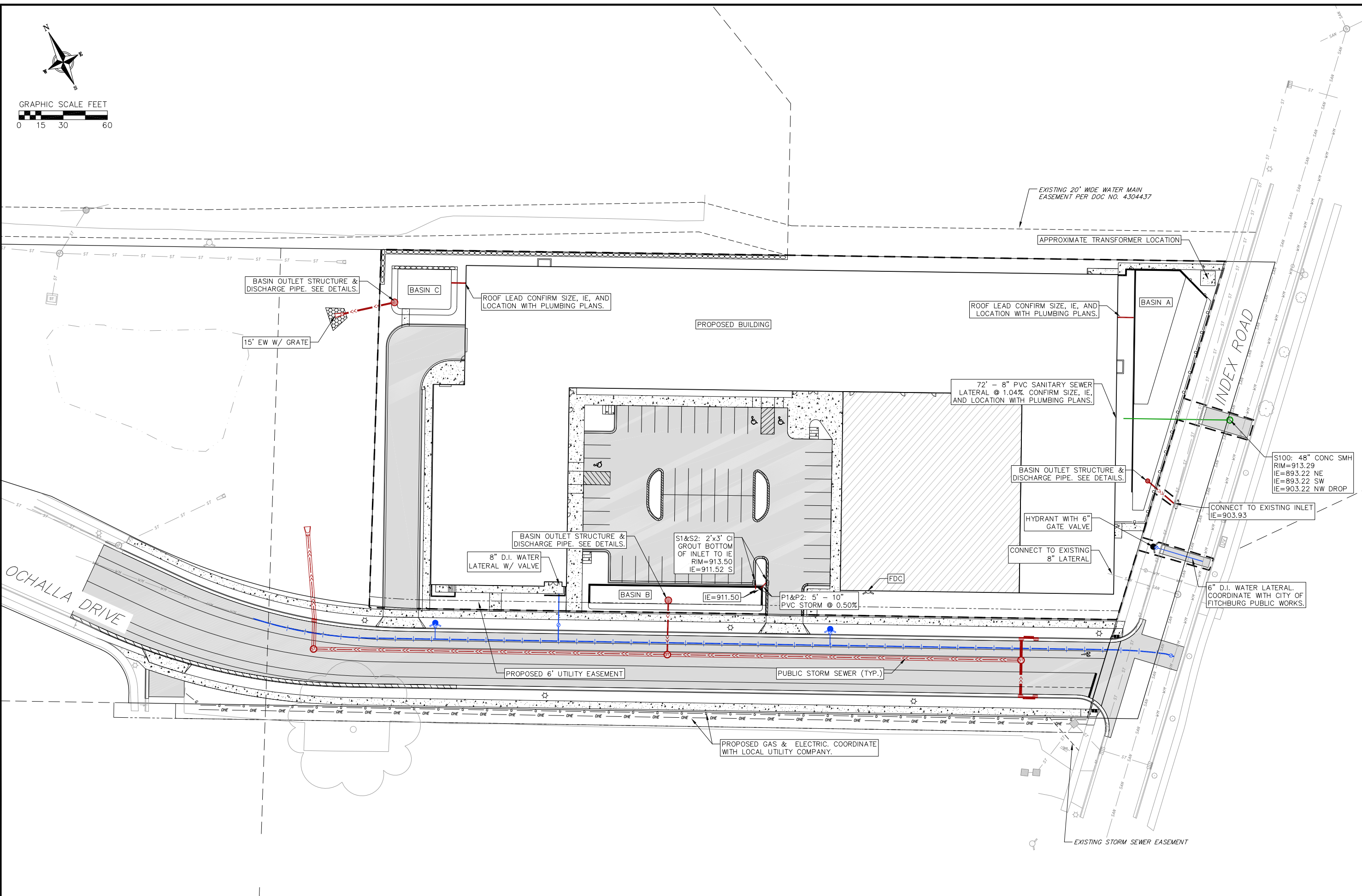
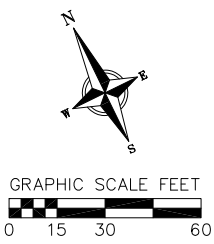
NOT FOR CONSTRUCTION

GRADING & EROSION CONTROL PLAN
OCHALLA MIXED USE DEVELOPMENT
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 1-18-2022
 DRAFTER: CLAN
 CHECKED: TSCH
 PROJECT NO.: 200124

C5



NOT FOR CONSTRUCTION

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

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 1-18-2022
DRAFTER: CLAN
CHECKED: TSCH
PROJECT NO.: 200124



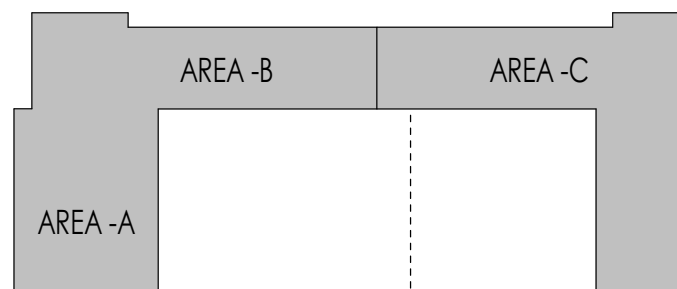
JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0225

OCHALLA MIXED USE DEVELOPMENT

S.I.P. SUBMITTAL SET



KEY PLAN

PROGRESS DOCUMENTS

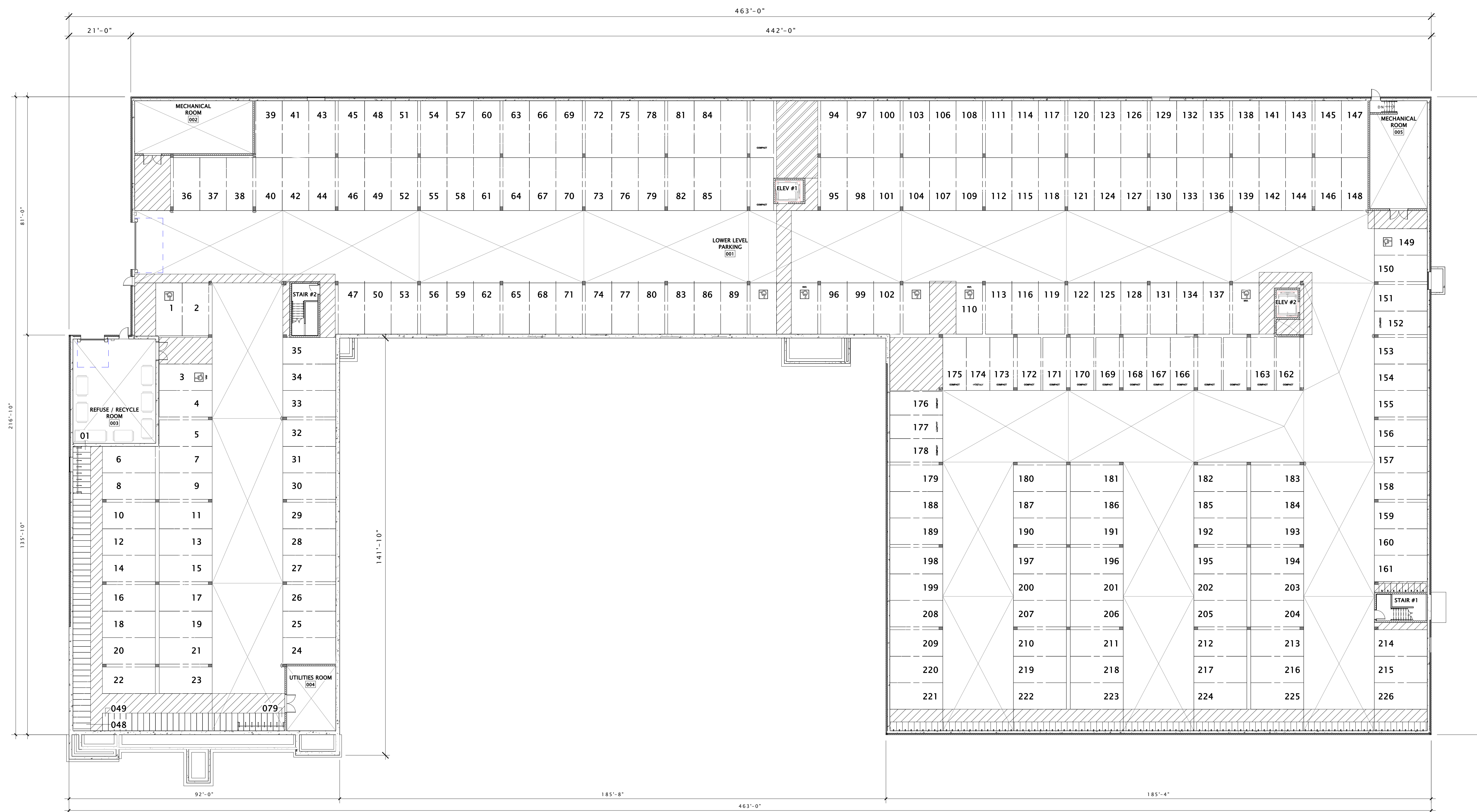
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: JANUARY 18, 2022

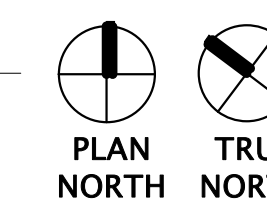
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
OVERALL LOWER LEVEL PLAN

SHEET NUMBER
A100



16 OVERALL LOWER LEVEL PLAN
1/16" = 1'-0"





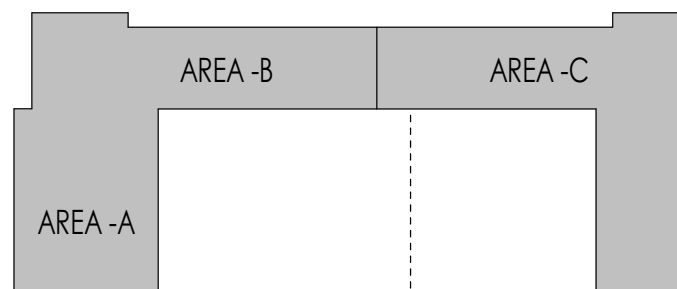
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MADISON : MILWAUKEE
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OCHALLA MIXED USE DEVELOPMENT

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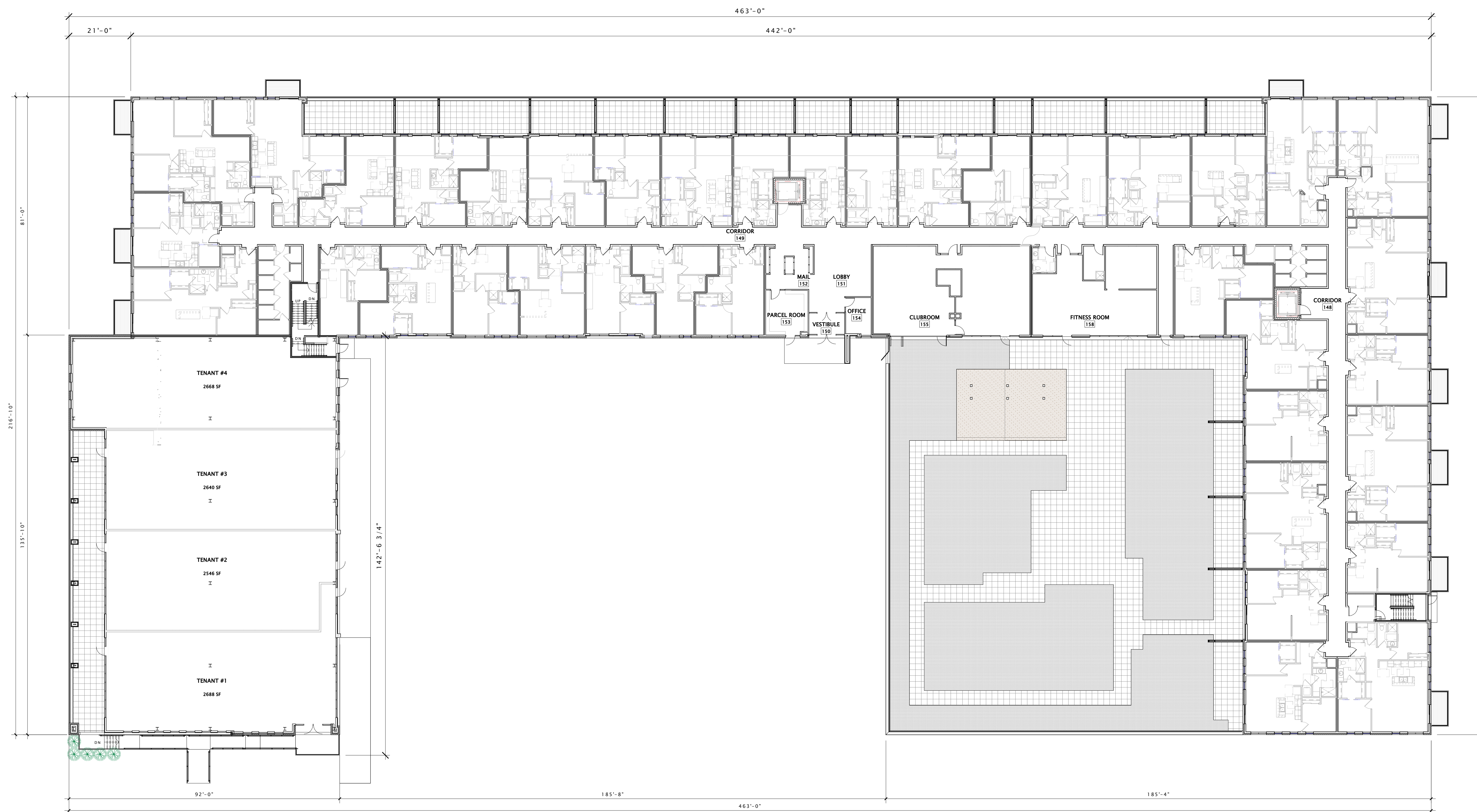
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DATE OF ISSUANCE: JANUARY 18, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
OVERALL FIRST FLOOR PLAN

SHEET NUMBER
A101



16 OVERALL FIRST FLOOR PLAN
1/16" = 1'-0"

