



**Landscaping:**

*Landscape plans to be provided at a later date*

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2. Location, species, size of proposed plantings.
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Signed:  Date: 2/15/2022  
Applicant or Authorized Agent

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**FOR CITY USE ONLY**

Date Received: FEBRUARY 15, 2022 Plan Commission Date: MARCH 15, 2022

Comments:

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# OAK RETAIL BUILDING

5951 MCKEE RD  
FITCHBURG, WI

## PROJECT DATA

LOCATION:  
5951 MCKEE ROAD  
FITCHBURG, WI 53719

REGULATING MUNICIPALITIES:  
CITY OF FITCHBURG  
DANE COUNTY  
STATE OF WISCONSIN

BUILDING CODE:  
CITY OF FITCHBURG ZONING ORDINANCES  
DANE COUNTY ZONING ORDINANCES  
WISCONSIN ADMINISTRATIVE CODE  
2015 INTERNATIONAL BUILDING CODE  
ACCESSIBILITY ANSI A117.1 - 2009

PROJECT DESCRIPTION:  
NEW ONE STORY, MULTI-TENANT COMMERCIAL BUILDING

OCCUPANCY TYPE:  
PRIMARY: BUSINESS "B"

CONSTRUCTION TYPE:  
TYPE VB

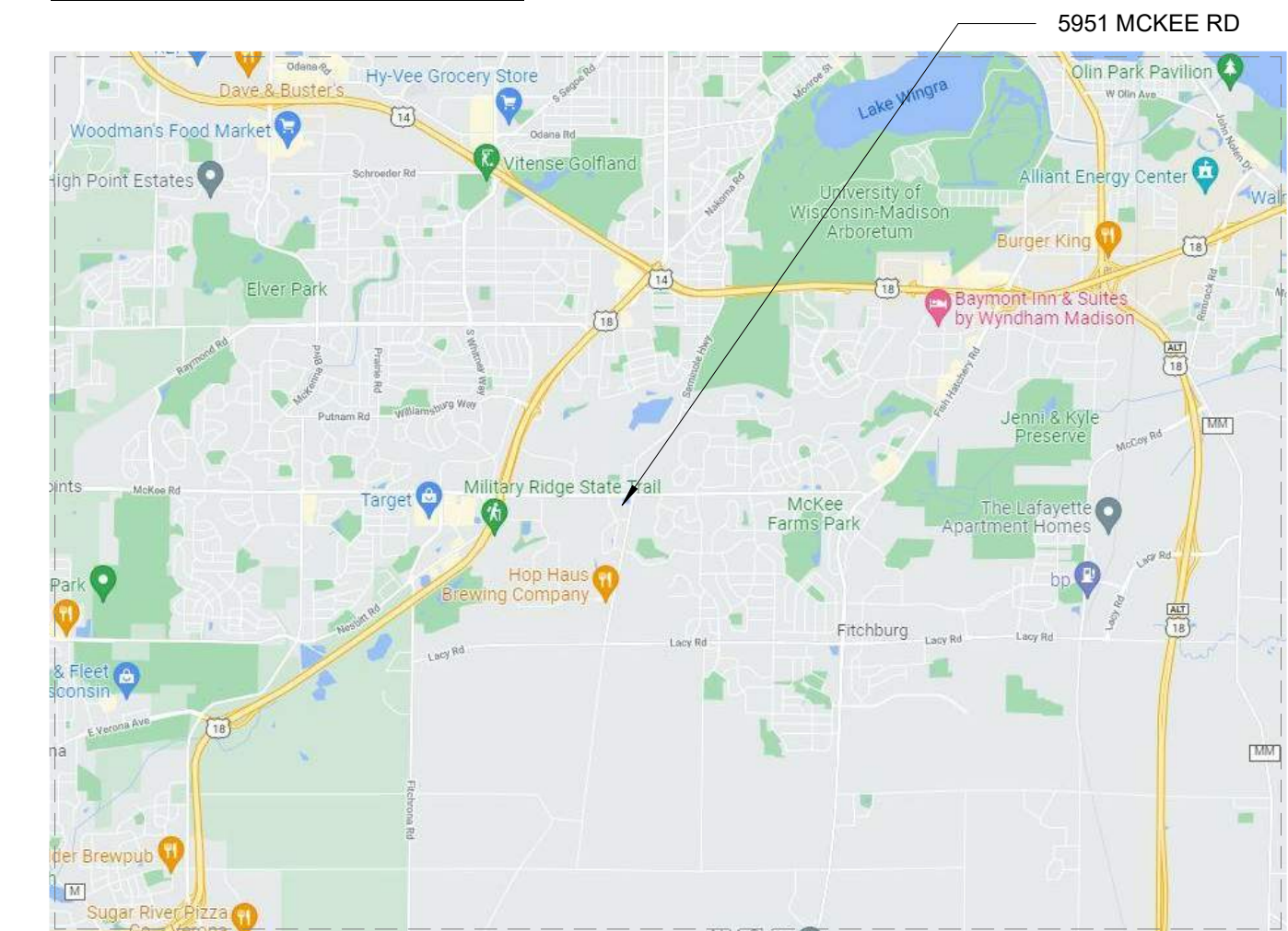
FOUNDATION TYPE:  
SLAB ON GRADE

ACCESSIBILITY:  
FOLLOW IBC 2015 AND ANSI 117.1 (2009)  
NFPA 13 SPRINKLERS

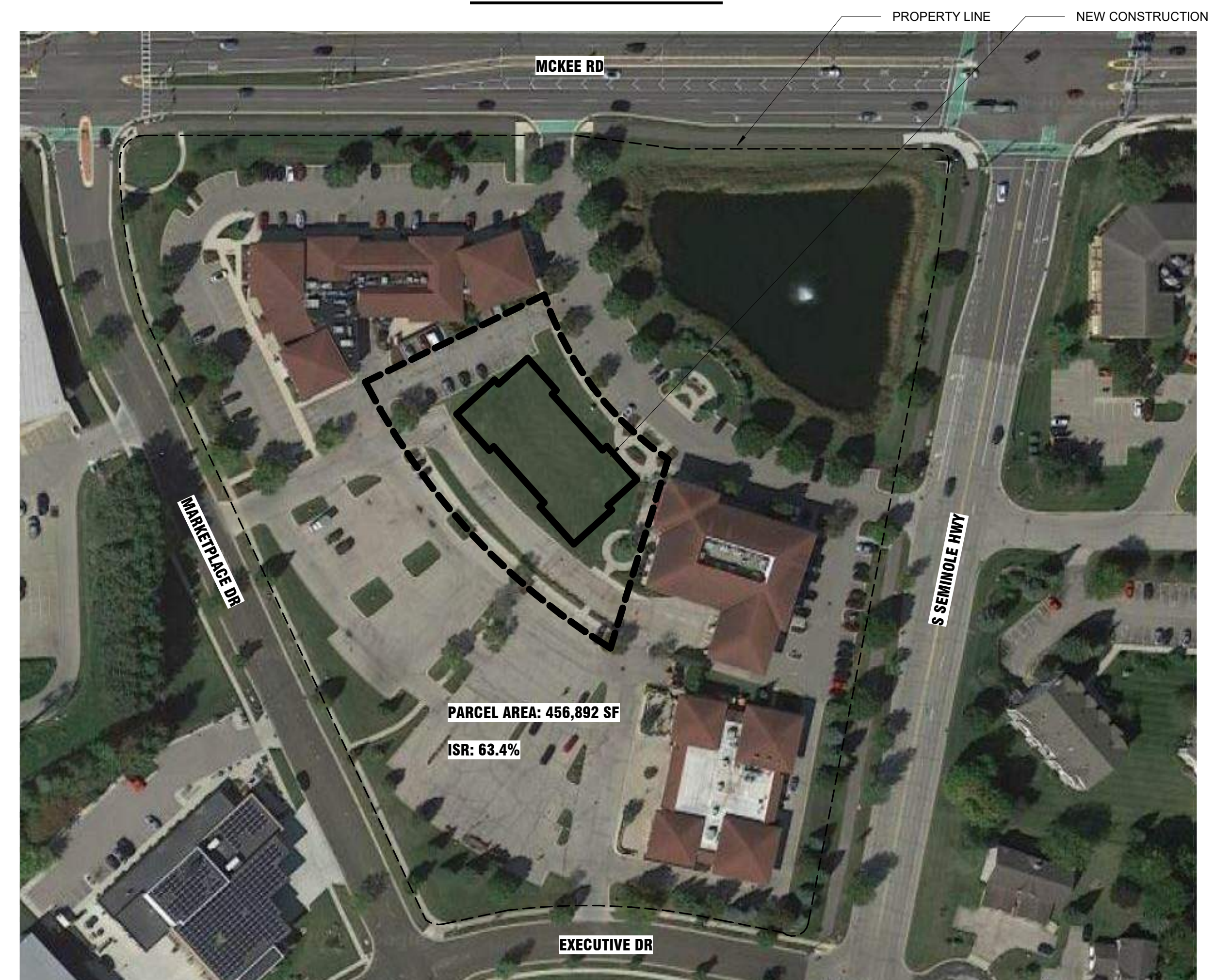
## SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
GENERAL			
G001	COVER SHEET & SITE INFORMATION		
ARCHITECTURAL SITE			
AS101	ARCHITECTURAL SITE PLAN		
AS102	ARCHITECTURAL SITE PLAN ENLARGED		
ARCHITECTURAL			
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
A203	EXTERIOR PERSPECTIVES		

## PROJECT LOCATION



## BUILDING LOCATION



**OAK RETAIL BUILDING**  
NEW CONSTRUCTION  
5951 MCKEE RD  
FITCHBURG, WI

## Project Status


PROJ. #: 22001-01

© SKETCHWORKS ARCHITECTURE 2022

**COVER SHEET & SITE INFORMATION**

**G001**

## PROJECT CONTACTS:

OWNER:  
OAK BUILDING PARTNS LLC  
2960 TRIVERTON PIKE  
FITCHBURG, WI 53711

ARCHITECT:  
SKETCHWORKS ARCHITECTURE, LLC  
7780 ELMWOOD AVE., STE 208  
MIDDLETON, WI 53562

CONTACT:  
DAN FLEMING

CONTACT:  
STEVE SHULFER (ARCHITECT/CONTACT)  
608-836-7570

PRELIMINARY













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

# ARCHITECTURAL & DESIGN REVIEW APPLICATION

**Applicant/Contact Person:** Steve Shulfer

**Address:** 7780 Elmwood Ave. Ste. 208 **Phone Number of Contact Person:** 608-836-7570

**City, State, Zip Code:** Middleton, WI 53562 **Email of Contact Person:** sshulfer@sketchworksarch.com

**Project Address:** 5951 McKee Road **Lot:** \_\_\_\_\_ **Subdivision:** \_\_\_\_\_

**Project Type:** \_\_\_\_\_ **Multi-Family**     **Commercial**    \_\_\_\_\_ **Industrial**    \_\_\_\_\_ **Other**  
 **New**    \_\_\_\_\_ **Addition**

**Impervious Surface Ratio (ISR):** 63.4% (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

**Site Data:**

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

*Additional site and stormwater management information to be provided at a later date*

*Lighting plan to be provided at a later date*

**Building:**

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- n/a  4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

**Ingress, Egress, Parking:**

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

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