



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 \_\_\_\_\_ district to the \_\_\_\_\_ district the following described property:

**1. Location of Property/Street Address:** \_\_\_\_\_

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

\*\*\*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:**

**3. Proposed Development Schedule:** \_\_\_\_\_

\*\*\*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): \_\_\_\_\_

**Total Dwelling Units Proposed:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development** (If Applicable): \_\_\_\_\_

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

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

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

**Current Owner of Property:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone No:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone No:** \_\_\_\_\_

**Respectfully Submitted By:** *Kyle Pochanski* \_\_\_\_\_  
 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.** \_\_\_\_\_

FCP II  
INFILL REDEVELOPMENT  
FITCHBURG, WISCONSIN

**E. J. PLESKO**  

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**& ASSOCIATES, INC.**

**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 10 LAND USE
- PAGE 11 SITE DESIGN AND GENERAL INFORMATION
- PAGE 13 PROJECT IMPLEMENTAION/ PRE-GIP/ GIP AND NEIGHBORHOOD MEETINGS
  
- APPENDIX 'A' SIP CONCEPTUAL CSM
- APPENDIX 'B' SIP CONCEPTUAL MASTERPLAN
- APPENDIX 'C' SIP CIVIL SITE, GRADING & UTILITY
- APPENDIX 'D' SIP FLOOR PLANS
- APPENDIX 'E' SIP EXTERIOR ELEVATIONS
- APPENDIX 'F' SIP EXTERIOR PERSPECTIVES

**E.J. PLESKO**  
& ASSOCIATES, INC.

E.J. PLESKO & ASSOCIATES, INC  
6515 Grand Teton Plaza, Suite 300  
Madison, Wisconsin 53719  
Contact: David Gevers  
608.772.1043



JLA ARCHITECTS + PLANNERS  
2418 Crossroads Drive, Suite 2300  
Madison, Wisconsin 53718  
Contact: Kirk Biodrowski  
608.442.3874



D'ONOFRIO KOTTKE & ASSOCIATES, INC  
7530 Westward Way  
Madison, WI 53717  
Contact: Bruce Hollar  
608.833.7530

## PROJECT LOCATION & GENERAL DESCRIPTION

FCP II will be a distinctive, infill redevelopment serving the increased demand for quality, higher density housing in the Fitchburg area over the next five years and beyond. It will be located on what is an approximately 5.27 acre parcel. Certified Survey Map recorded March 4<sup>th</sup>, 2019.

### Surrounding Context

The project site is surrounded by existing businesses, a public golf course, an elementary school, several parks and recreation areas, nature preserves, and a mix of residential apartments and single family homes.

### Existing Topography

The project site has a change in elevation of about 25 feet from the southern site boundary abutting Traceway Dr to the northern site boundary. There are no wetlands within the boundary of the parcel.

### Existing Site Conditions

The project site currently has a few trees, a shed which will be demolished otherwise is vacant.

## LEGAL DESCRIPTION See APPENDIX 'A'

LOT 1 CSM 15059 CS106/227&231-3/4/2019 F/K/A LOT 2 CSM 12276 CS76/75&77-10/8/2007 & ALSO F/K/A LOTS 3 & 4 CSM 12064 CS74/196&203-2/12/2007 DESCR AS SEC 3-6-9 PRT SE1/4NW1/4 & PRT SW1/4NE1/4 (5.273 ACRES)

## SITE LOCATION



## RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to use Planned Development District Zoning for the infill redevelopment 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 178 units, this standard would require a parcel of 409,900 square feet or 9.41 acres, considerably more than our parcel size of 5.27 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 228,354 square feet, or 5.27 acres.

- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback (Traceway Dr) at 30 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, and to accommodate grade changes we propose an average minimum setback of 15 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. We propose maximum building height of 65 feet and 4 stories.

**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 \$37,000,000.00. It is estimated that this project would have a total assessed value, upon full assessment, of approximately \$33,300,000.00. Using the City's 2020 property tax rate the following estimated tax receipts could be realized annually:

Dane County:	\$ 94,641.00
City of Fitchburg:	\$ 255,934.00
Madison Metropolitan School District:	\$ 375,440.00
<u>Madison Area Tech. College:</u>	<u>\$ 285,248.00</u>
<b>Total Projected Annual Property Tax:</b>	<b>\$ 1,011,236.00</b>

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 (2020 fees listed):

Land Dedication Fee	Land Dedication in lieu of fee*
Park Improvement Fee:	180 units x \$160 = \$ 28,800.00
Fire Protection Fee:	(87) 1BR x \$311 = \$ 27,057.00
	(93) 2BR x \$466 = \$ 43,338.00
<u>Water Impact Fee:</u>	<u>180 units x \$907 = \$163,260.00</u>
<b>Total Projected Impact Fees:</b>	<b>\$262,455.00</b>

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.

\*Developer proposes to utilize 60 units of Parkland credits from the adjacent property (Fairways Apartments), and the remainder of the parkland/fee-in-lieu will be satisfied with dedication of approximately .75 acres of land from the Fairways for the new HUB community center and an expanded parking easement for public parking for the HUB at the main Fairways clubhouse parking lot. This improves the feasibility and reduces the costs for the HUB by removing the proposed parking lot and improves the per capita access to green space in a dense urban area with very high utility.

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 community should improve the perceived image of the immediate area.
- The addition of this quality community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality 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 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.

**COMPREHENSIVE PLAN CONSISTENCY**

This project complies with the City of Fitchburg's Comprehensive Plan. Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

**Land Use Goal 1:**

This project preserves and enhances the natural and agricultural resources of the City as follows:

Objective 1: This project is consistent with the long term urban growth map and related phasing plan.

Policies: (2) This project will be served by gravity flow sanitary sewer  
 (3) This project is being developed on an urban infill site within the urban growth boundary and is not replacing high quality agricultural lands.

Objective 2: This project is protecting environmental resources by using high density, sustainable development, and revitalization of underutilized land.

Policies: (2) This project is not within or near identified wetlands.  
 (7) This project is not within or near identified floodplains

**Land Use Goal 2:**

This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

Objective 1: This is a project that is a significant reinvestment in the community as a redevelopment of urban infill land.

Policies: (1) This is a redevelopment of land in accord with the Future Land Use map.

Objective 2: This is a project that will restore underutilized land within current commercial and residential neighborhoods.

Policies: (2) A plan for redevelopment has been established to help guide the use of City resources.

Objective 3: This is a compact development that will have a logical and sustainable mix of uses and will preserve open space and natural areas within the surrounding area by utilizing higher density design.

Policies: (1) This project fits in well with the existing and planned infrastructure and land uses.

Objective 4: Utilities and infrastructure are being extended to this project in an efficient manner.

Policies: (1) This project is within the urban growth boundary.  
 (3) This high-density project is located near the intersection of Traceway Drive and Fish Hatchery Road and is therefore consistent with proposed functional roadway classifications.

Objective 5: This project's location encourages options to alternative transit modes.

Policies: (1) This project falls along an existing bus route.

Objective 6: This project is within the urban service area.

Policies: (3) This project is within the urban service area.

Objective 7: This project is consistent with the Future Land Use map.

Policies: (1) PDD zoning is consistent with the High Density Residential land use designation and the Future Land Use map.

**Natural Resources Goal 1:**

This project will protect the natural environment.

Objective 8: This project will protect natural resources

- Policies:
- (1) This project will meet all current City storm water control requirements.
  - (2) This project will meet all current City erosion control requirements.
  - (3) This project will meet all current Floodplain and Wetland ordinances. There are no floodplains or wetlands within the project boundary.
  - (5) This project is not developed on private septic.

**Housing Goal 1:**

This project will provide a much in-demand housing choice: market rate housing.

Objective 1: This project promotes the development of housing to meet the current and future forecasted needs.

- Policies:
- (1) This project is an efficient use of land in the urban service area and provides for multi-modal friendly densities.
  - (2) This project adds variety to the area.
  - (3) Provides housing consistent with the economic opportunities within the City.

Objective 3: Recognize the value of existing housing and established neighborhoods.

- Policies:
- (2) Undertaking redevelopment plans to focus on specific areas of the City.
  - (3) Create appropriate transitions between higher and existing lower densities.

**Housing Goal 2:**

This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

- Policies:
- (1) This project creates compactness and efficiency which helps preserve rural land resources.
  - (2) This project will provide a variety of housing types by offering Studios, one-bedroom, two-bedroom units as well as 2 and 3 bedroom townhouses.
  - (3) The boundary of this project site does not fall within an environmental corridor.
  - (4) This infill project makes wise use of underutilized land in the current urban service area, where service provisions already occur.
  - (5) We are proposing higher but livable residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.
  - (6) By utilizing the PDD design review process, the City will be allowed to ensure sound, sustainable housing design.

Objective 2: This residential development is occurring in an area with existing infrastructure and sewer.

- Policies:
- (1) This residential housing project is located in an area served by full urban services, including sanitary sewers and public water with convenient access to community facilities, retail centers, and to arterial highways.
  - (2) This project is not an unsewered development.

**Utilities Goal 1:**

This project will provide and maintain high quality public utility services.

Objective 1: This project will provide and maintain an adequate supply of safe water for drinking and fire protection needs.

Policies: (1) This project will meet all requirements of the Safe Drinking Water Act.

**Utilities Goal 2:**

This project will maintain and extend existing public utility systems within the urban development boundary.

Objective 1: This project will maintain and improve the condition of existing sanitary sewer and water infrastructure.

Policies: (4) This project will be served with gravity flow sanitary sewer.

Objective 2: This project is being developed within the existing urban service area and adjacent to existing public infrastructure.

Policies: (3) Utilities will not be placed in wetlands or other environmentally sensitive areas.

**Park and Open Space Goal 1:**

This project will improve the Fitchburg park and open space system.

Objective 1: This project will provide park space to help meet outdoor recreation needs.

Policies: (3) This project will meet the requirements of dedication of park land or park fees.

**Transportation Goal 1:**

This project is part of a coordinated land use and transportation system.

Objective 1: This project is a compact, urban development.

Policies: (1) This project features buildings closer to the sidewalks, street trees, street lighting, lower parking ratios, structured parking, and parking behind buildings.

**Transportation Goal 2:**

In conjunction with this project, a safe and efficient transportation system will be provided for the neighborhood.

Objective 2: This project will maintain a transportation system that allows for proper traffic management.

Policies: (2) The pattern of streets and sidewalks in the project area will maximize the connectivity of land uses within the neighborhood and to areas outside the neighborhood.  
 (4) The streets in this project area are interconnected to preserve mobility and avoid travel delays.  
 (6) This project is not located with direct access to major streets and roadways.  
 (7) This project is not located with direct access to major streets and roadways.

**LAND USE**

When complete, this project will contain multi-family residential units and townhomes. This 5.27 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. The current plan has 149 market rate units and 29 loft style townhomes, 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: 10 %
- 1 or 1 Bedroom Plus Den Units: 39 %
- 2 or 2 Bedroom Plus Den Units: 43 %
- 3 Bedroom 8 %

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 900 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
- Rooftop Community Room with Common Space Access
- Dog Washing Room
- 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 USAGE**

<b>ESTIMATED DAILY WATER USAGE CALCULATIONS</b>					
<b>UNIT TYPE</b>	<b>TENANTS/ UNIT</b>	<b># OF UNITS</b>	<b>TOTAL TENANTS</b>	<b>GAL/DAY/ TENANT</b>	<b>TOTAL GAL. / DAY</b>
<b>STUDIOS</b>	1.5	18	27	54	1,458
<b>1-BR</b>	1.5	69	103.5	54	5,589
<b>2-BR</b>	2.5	78	195	54	10,530
<b>3-BR</b>	2.5	15	37.5	54	2,025
<b>TOTAL WATER USE PER DAY</b>					<b>19,602</b>

## SITE DESIGN & GENERAL INFORMATION

### See APPENDIX ‘B-E’

The Masterplan for the FCP II multi-family 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 back 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 180 covered parking spaces, along with 93 surface spaces. This translates to a ratio of 1.52 stalls per unit. 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 a mixture of wall hung and floor racks for the storage of bicycles in the covered parking area. In addition, there will be bike parking areas at the exterior of the building for use by visitors. There will be a minimum of 90 stalls for a ratio of 0.5/ unit.

#### Storm Water Management Overview:

Stormwater management will be provided using an underground management system similar to the one used at Highline Apartments. It will meet all current requirements of the Fitchburg stormwater ordinance related to peak control, water quality and infiltration and will include a perpetual maintenance agreement recorded against the property outlining the maintenance provisions and yearly certification of the system.

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

Landscape Design:

The new landscape design for this project is included in Exhibit C and meets all City of Fitchburg landscape design requirements.

Refuse & Recycling Storage & Removal:

This building will have an enclosed refuse & recycling room in the Lower Level. The number and size of containers is yet to be determined. 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 building data is as follows. This data is subject to change as the design proceeds and will be finalized during the Specific Implementation Submittal. The final Masterplan Data will meet the “Planned Development Zoning Standards” listed here.

FCP II APARTMENTS – GENERAL IMPLEMENTATION PLAN CONCEPT						
BUILDING				PARKING		
FLOOR	USE	AREA	UNITS	COVERED	SURFACE	RATIO
FOURTH	RESIDENTIAL	54,669	54			
THIRD	RESIDENTIAL	59,114	58			
SECOND	RESIDENTIAL	68,995	38			
FIRST	RESIDENTIAL/ PARKING	98,706	30	180	93	1.52/ Unit
<b>Total</b>		281,484	180	180	93	35 Units/ acre

**Planned Development Zoning Standards**

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

- Residential Density: 35 units per acre (maximum)
- Building Height: Maximum of 4 Stories and Maximum 65 feet
- Front Street Setback: 15' average (minimum)  
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback up to 5'-0"
- Side Yard Setback: 5' average (minimum)  
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback up to 5'-0"
- Rear Yard Setback: 10' average (minimum)  
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback up to 5'-0"
- Building Coverage: 45% of Parcel Area (maximum)
- Floor Area Ratio: 1.25 (maximum)
- Impervious Surface Ratio: 65% of Parcel Area (maximum)
- Off-Street Parking: 1.50 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: 0.5 Bike Spaces per Dwelling Unit (minimum)

### PROJECT IMPLEMENTATION

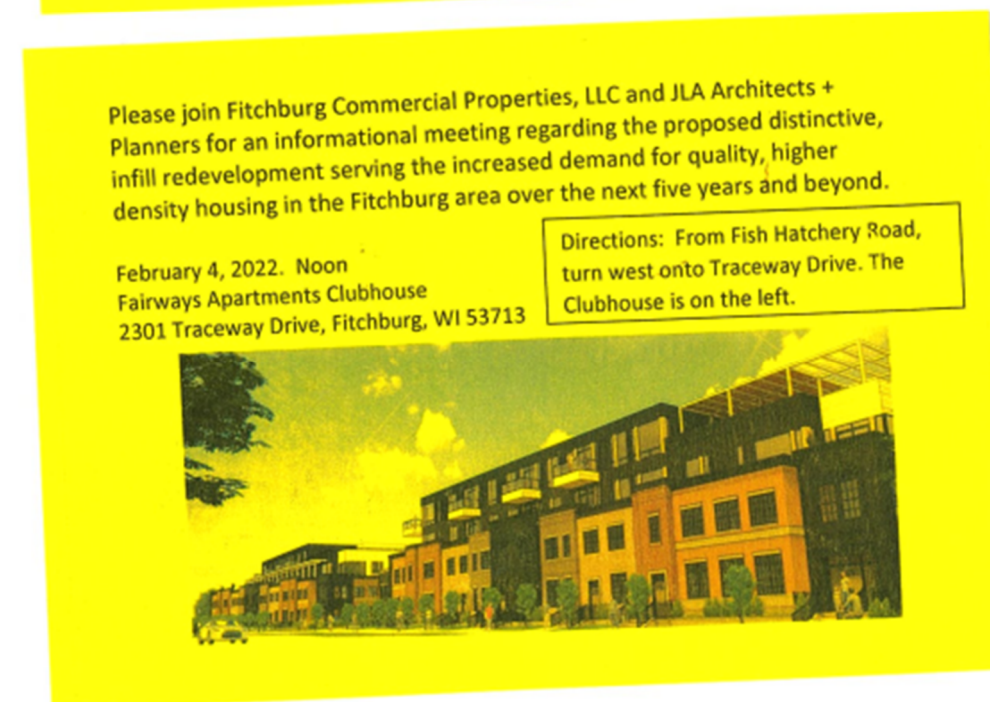
The construction of the project located on Traceway Drive is anticipated to maintain a schedule that allows for all improvements to be done in one single phase with completion in July of 2023.

### CITY OF FITCHBURG INPUT

The owner has worked with city staff to solicit feedback from the city of Fitchburg and it’s representatives. E.J. Plesko introduced the concept of the project to the city of Fitchburg in a meeting on September 8<sup>th</sup>, 2021. A pre-GIP meeting was held with the city of Fitchburg on December 21<sup>st</sup>, 2021. Feedback from this meeting, as well as any action that may be necessary based on the feedback, will be presented at the February 15<sup>th</sup> GIP plan commission meeting. Any additional information from the GIP plan commission meeting will be used to update this SIP submittal.

### NEIGHBORHOOD INPUT

The owner has worked with city staff to solicit feedback from landowners in the area. A neighborhood meeting was held on February 4<sup>th</sup> 2022, in-person and via conference call. Alderperson Julia Arata-Fratta and Michael Zimmerman were in attendance. Feedback during this meeting was positive. Adjacent on this page, is a sample of the invitation sent out on January 21<sup>st</sup> 2022, to all property owners within a 300’ radius of the project.

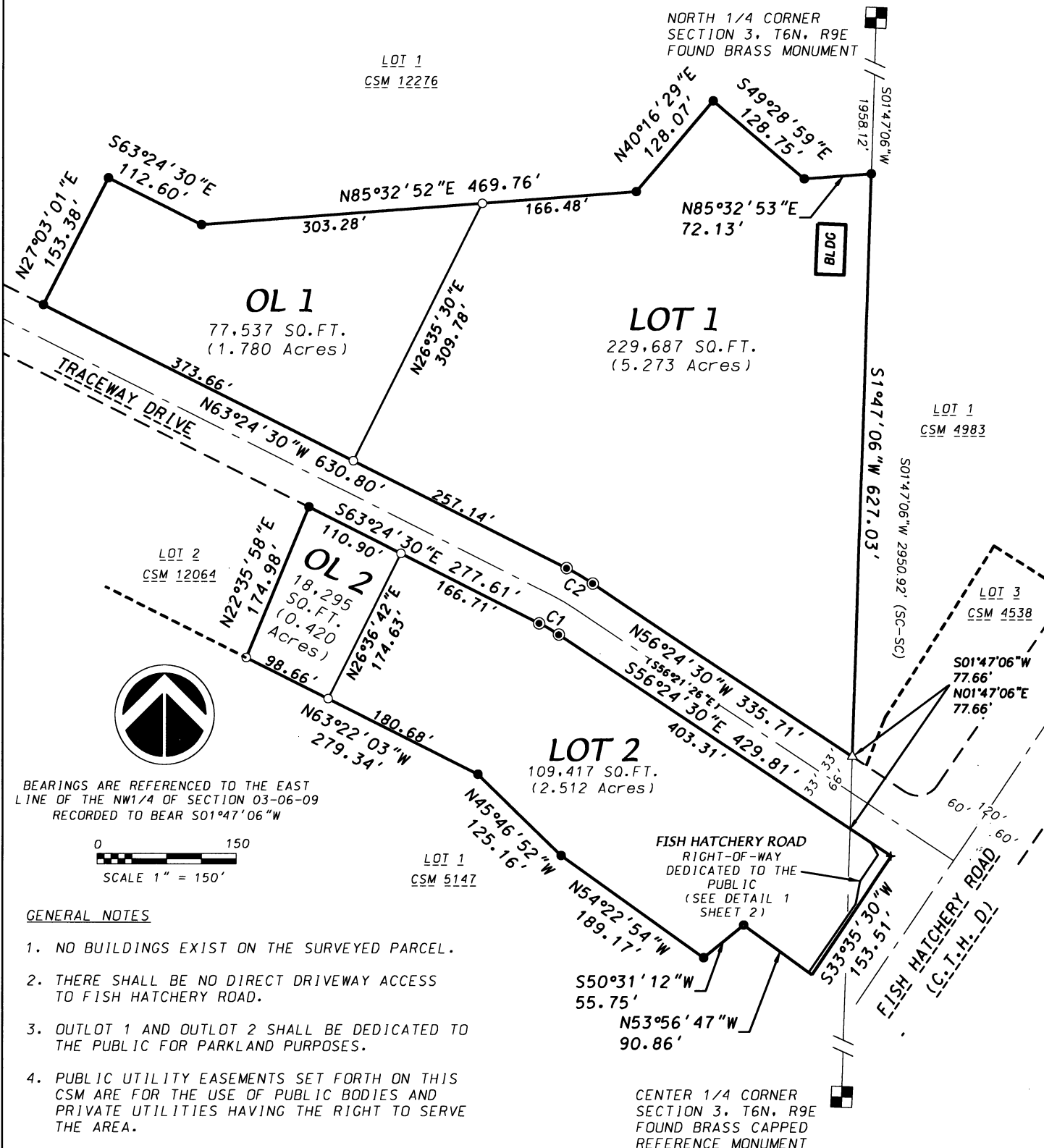


CERTIFIED SURVEY MAP

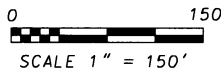
APPENDIX 'A'  
SPECIFIC IMPLEMENTATION PLAN

# CERTIFIED SURVEY MAP

ALL OF LOT 3, CERTIFIED SURVEY MAP 12064, AND ALL OF LOT 2, CERTIFIED SURVEY MAP 12276,  
BEING PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3,  
T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE NW1/4 OF SECTION 03-06-09  
RECORDED TO BEAR S01°47'06"W



**GENERAL NOTES**

1. NO BUILDINGS EXIST ON THE SURVEYED PARCEL.
2. THERE SHALL BE NO DIRECT DRIVEWAY ACCESS TO FISH HATCHERY ROAD.
3. OUTLOT 1 AND OUTLOT 2 SHALL BE DEDICATED TO THE PUBLIC FOR PARKLAND PURPOSES.
4. PUBLIC UTILITY EASEMENTS SET FORTH ON THIS CSM ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

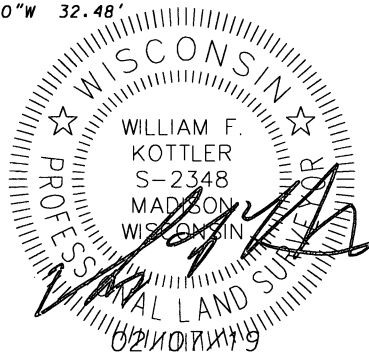
**CURVE TABLE**

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.43'	200.00'	7°00'00"	S59°54'30"E	24.42'
C2	32.50'	266.00'	7°00'00"	N59°54'30"W	32.48'

**LEGEND**

- PLACED 3/4" X 18" IRON REBAR (WT = 1.5LB/FT)
- FOUND 1-1/4" IRON REBAR
- FOUND 3/4" IRON REBAR
- + CHISELED 'X' FOUND
- △ PK NAIL FOUND

OWNER/SUBDIVIDER:  
FITCHBURG COMMERCIAL PROPERTIES LLC  
6515 GRAND TETON PLAZA SUITE 300  
MADISON, WI 53719



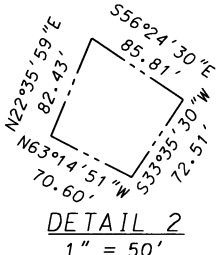
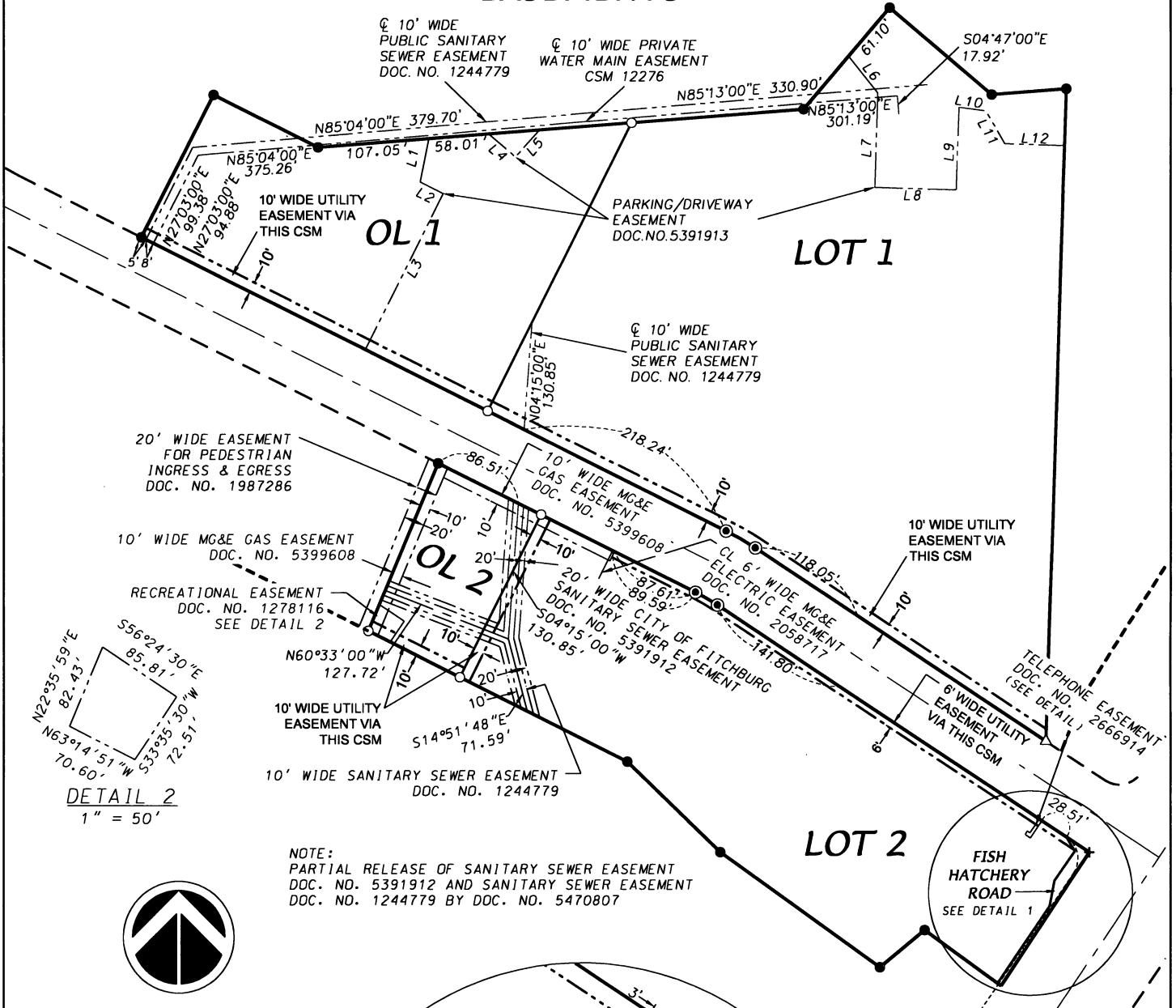
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: February 07, 2019  
F.N.: 18-05-128  
C.S.M. NO. 15059  
DOC. NO. 5472738  
VOL. 106 PAGE 227

# CERTIFIED SURVEY MAP

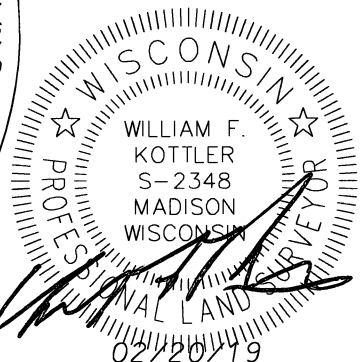
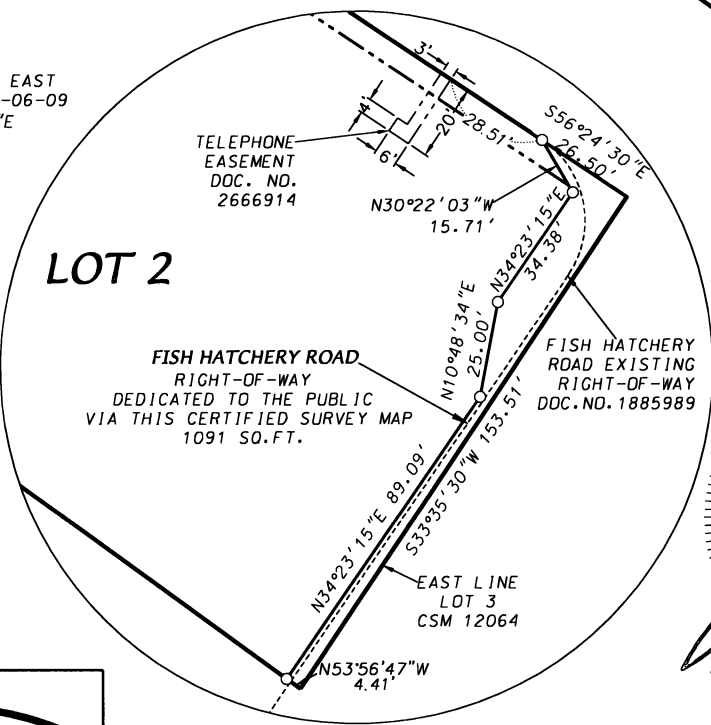
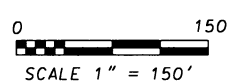
ALL OF LOT 3, CERTIFIED SURVEY MAP 12064, AND ALL OF LOT 2, CERTIFIED SURVEY MAP 12276,  
BEING PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3,  
T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## EASEMENTS



**NOTE:**  
PARTIAL RELEASE OF SANITARY SEWER EASEMENT  
DOC. NO. 5391912 AND SANITARY SEWER EASEMENT  
DOC. NO. 1244779 BY DOC. NO. 5470807

BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE NW1/4 OF SECTION 03-06-09  
RECORDED TO BEAR N01°47'06"E



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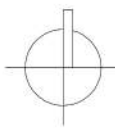
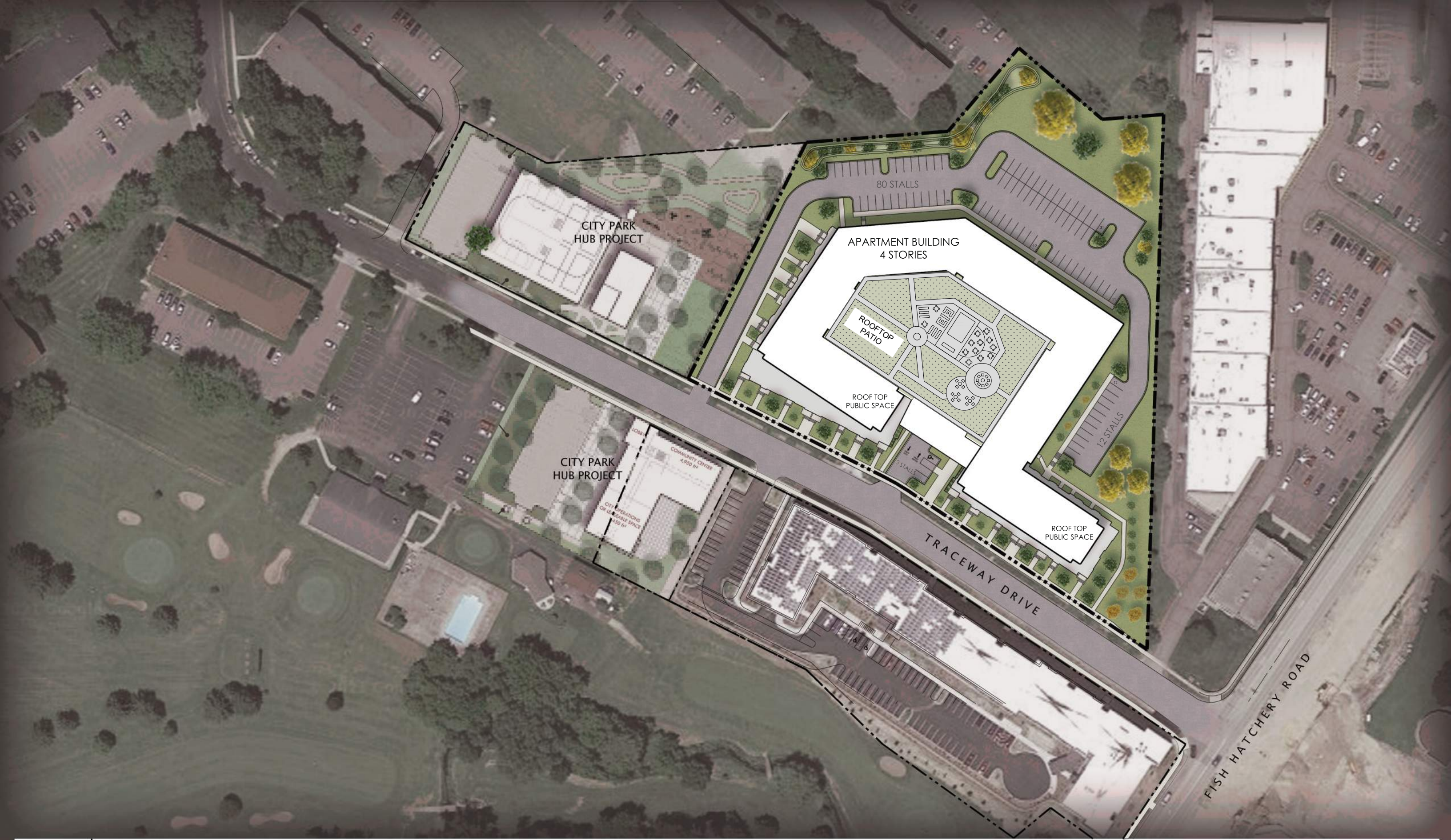
**DETAIL 1**  
1" = 50'

DATE: February 20, 2019  
F.N.: 18-05-128  
C.S.M. NO. 15059  
DOC. NO. 5472738  
VOL. 106 PAGE 228

SHEET: 2 of 5

# CONCEPTUAL MASTER PLAN

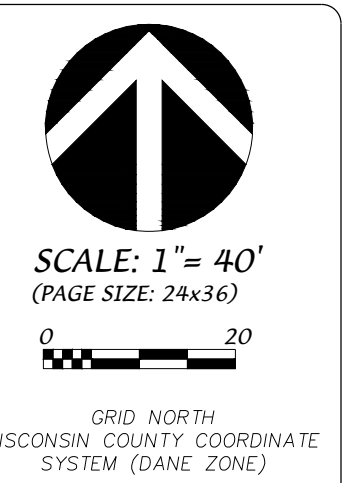
## APPENDIX 'B' SPECIFIC IMPLEMENTATION PLAN



# CIVIL SITE, GRADING & UTILITY PLAN

## APPENDIX 'C' SPECIFIC IMPLEMENTATION PLAN

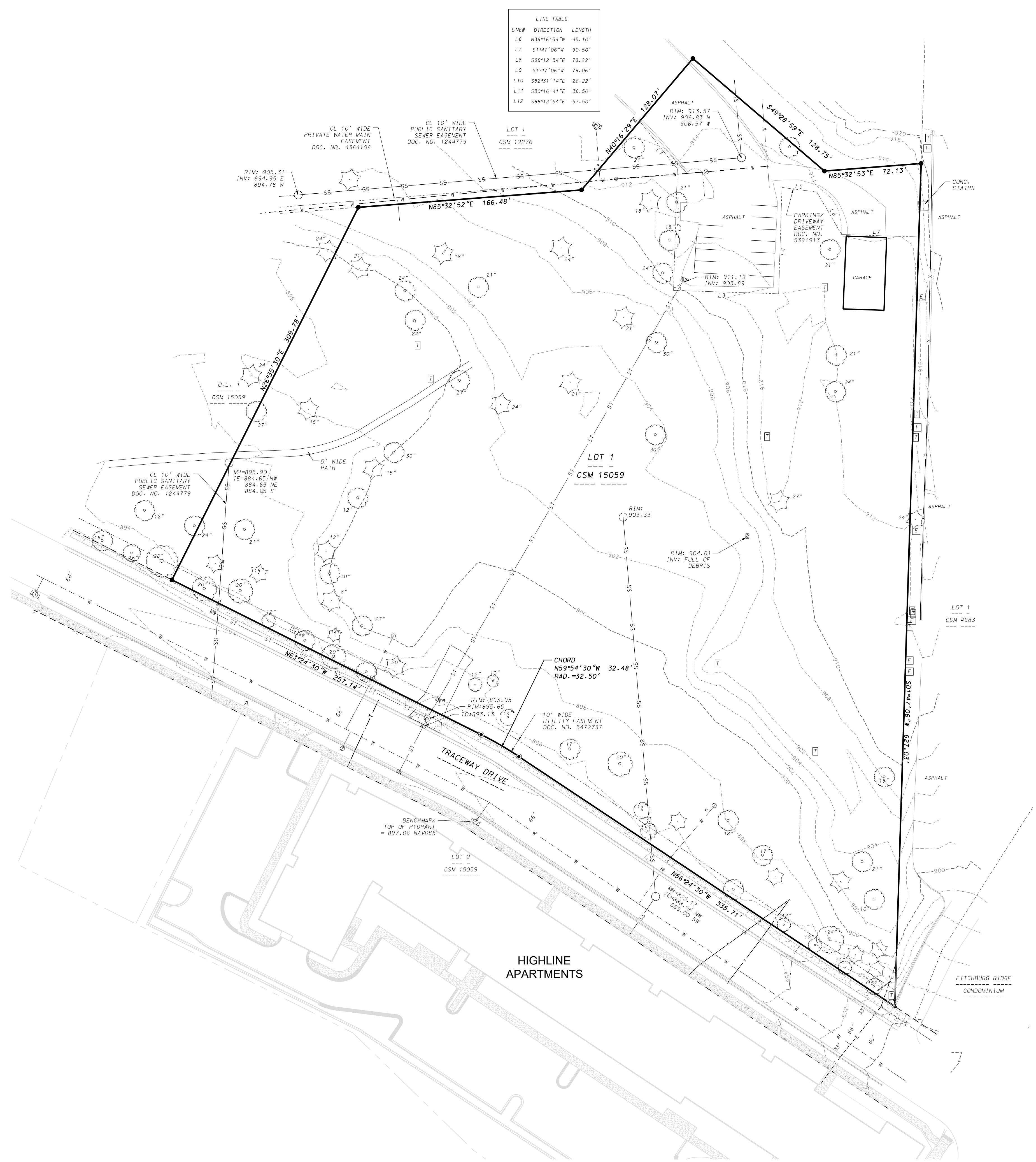
EXISTING CONDITIONS SURVEY  
**FCP II INFILL REDEVELOPMENT**  
 TRACEWAY DRIVE  
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

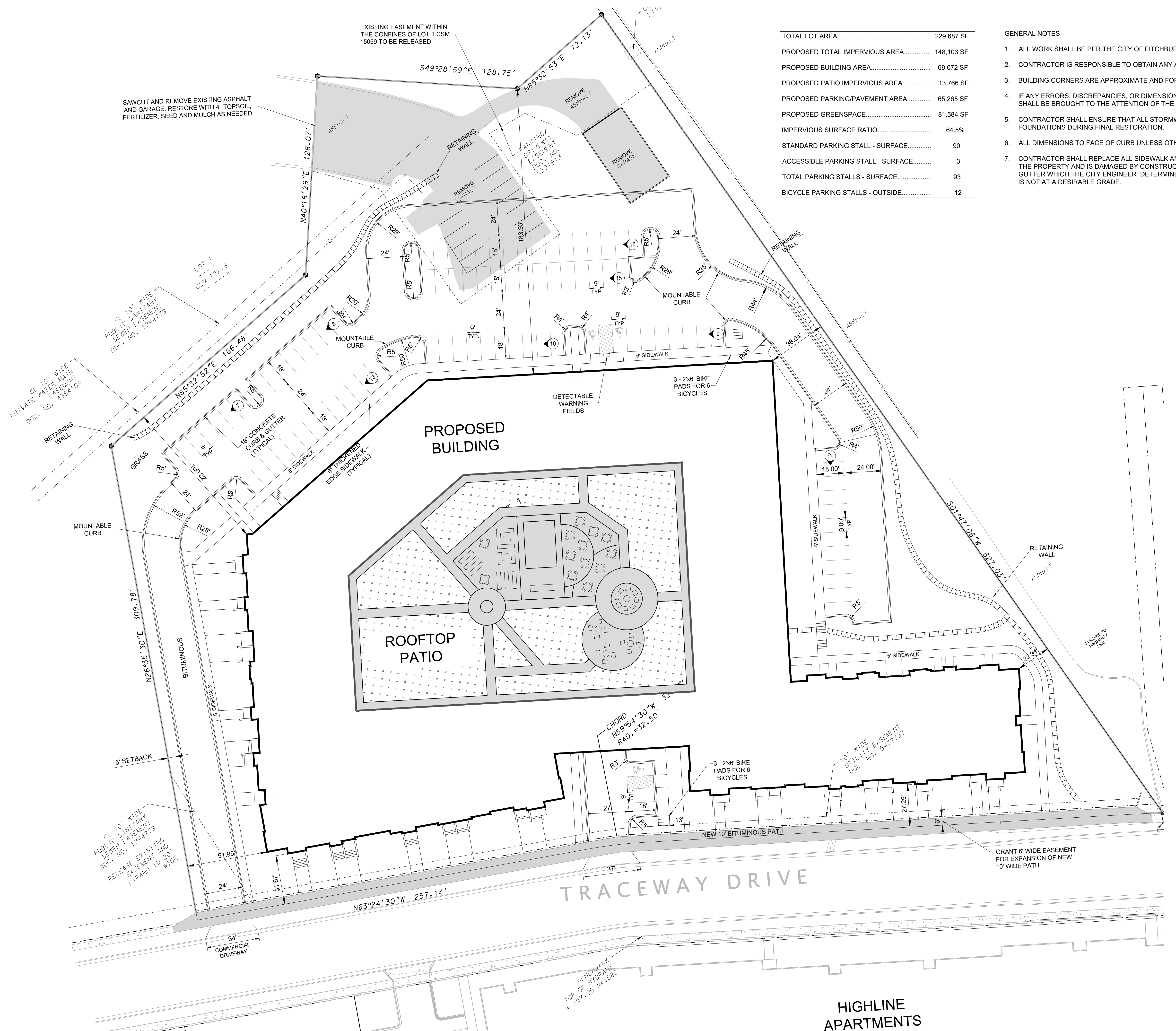


DATE: 02-15-22  
 REVISED:

FN: 21-02-140  
 Sheet Number:  
**CO01**

- LEGEND**
- FOUND 1-1/4" REBAR
  - FOUND 3/4" REBAR
  - SS — SS — SANITARY SEWER
  - W — WATER MAIN
  - ST — STORM SEWER
  - G — GAS MAIN
  - E — UNDERGROUND ELECTRIC
  - [E] ELECTRIC TRANSFORMER
  - [T] TELECOMMUNICATION PEDESTAL
  - [V] TELECOMMUNICATION VAULT
  - MANHOLE
  - CATCH BASIN/INLET
  - VALVE
  - HYDRANT
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - [ ] CONCRETE
  - X FENCE
  - CONCRETE CURB AND GUTTER
  - 906 EXISTING CONTOUR





TOTAL LOT AREA.....	229,687 SF
PROPOSED TOTAL IMPERVIOUS AREA.....	148,103 SF
PROPOSED BUILDING AREA.....	69,072 SF
PROPOSED PATIO IMPERVIOUS AREA.....	13,766 SF
PROPOSED PARKING/PAVEMENT AREA.....	65,265 SF
PROPOSED GREENSPACE.....	81,584 SF
IMPERVIOUS SURFACE RATIO.....	64.5%
STANDARD PARKING STALL - SURFACE.....	90
ACCESSIBLE PARKING STALL - SURFACE.....	3
TOTAL PARKING STALLS - SURFACE.....	93
BICYCLE PARKING STALLS - OUTSIDE.....	12

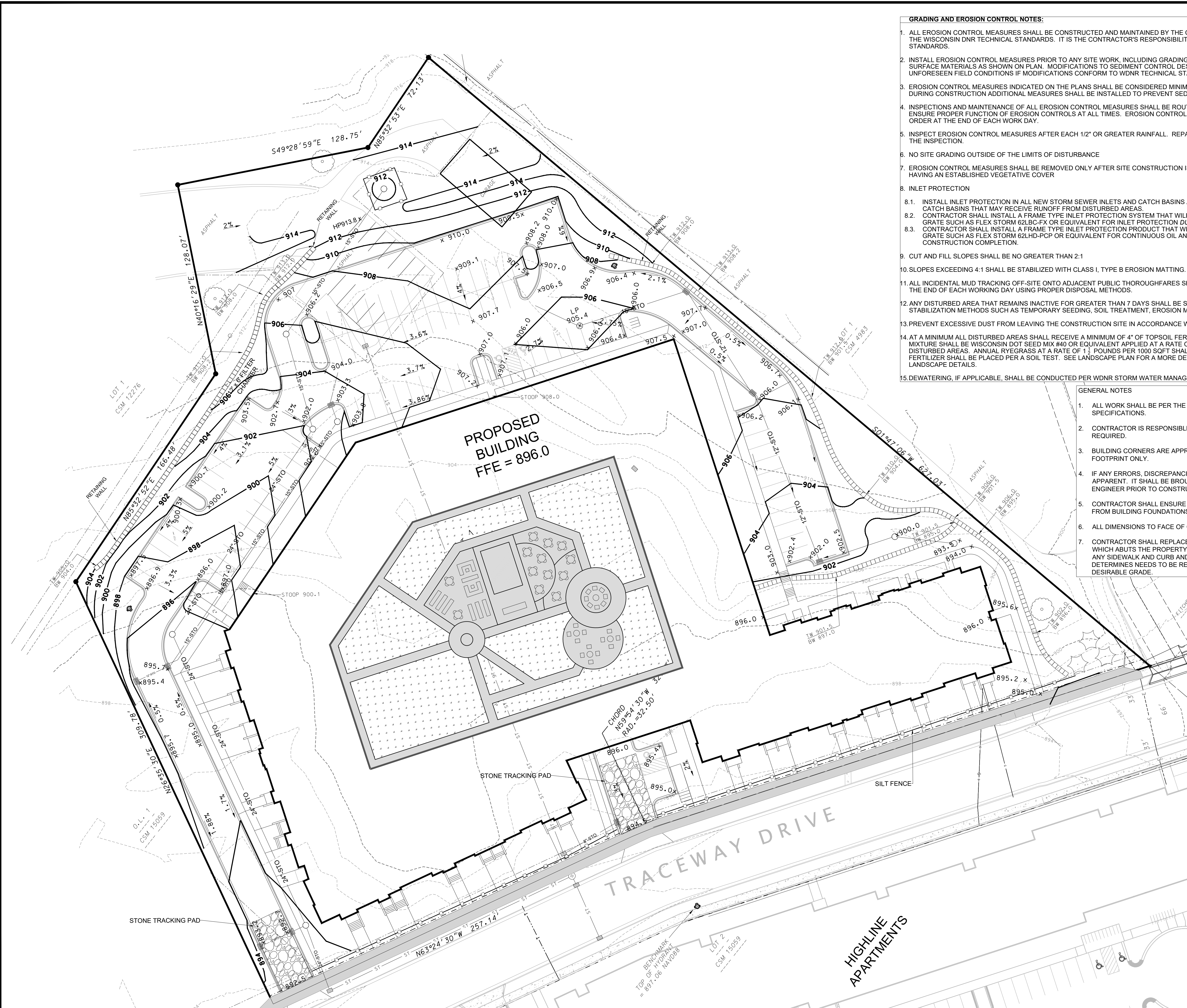
- GENERAL NOTES
1. ALL WORK SHALL BE PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.
  2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
  3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
  4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
  5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
  6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

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**SITE PLAN**  
**FCP II INFILL REDEVELOPMENT**  
 TRACEWAY DRIVE  
 FITCHBURG, WISCONSIN

  
 SCALE: 1" = 30'  
 (PAGE SIZE: 24x36)  
 DATE: 02-15-2022

DRAWN BY: DWS  
 FN: 21-05-156  
 Sheet Number:  
**C100**



- GRADING AND EROSION CONTROL NOTES:**
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
  2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
  3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
  4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
  5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
  6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
  7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
  8. INLET PROTECTION
    - 8.1. INSTALL INLET PROTECTION IN ALL NEW STORM SEWER INLETS AND CATCH BASINS AND ANY NEARBY EXISTING INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS.
    - 8.2. CONTRACTOR SHALL INSTALL A FRAME TYPE INLET PROTECTION SYSTEM THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM 62LBC-FX OR EQUIVALENT FOR INLET PROTECTION DURING CONSTRUCTION ACTIVITIES.
    - 8.3. CONTRACTOR SHALL INSTALL A FRAME TYPE INLET PROTECTION PRODUCT THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM 62LHD-PCP OR EQUIVALENT FOR CONTINUOUS OIL AND GREASE CONTROL FOLLOWING CONSTRUCTION COMPLETION.
  9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1
  10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING.
  11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
  12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
  13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
  14. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
  15. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

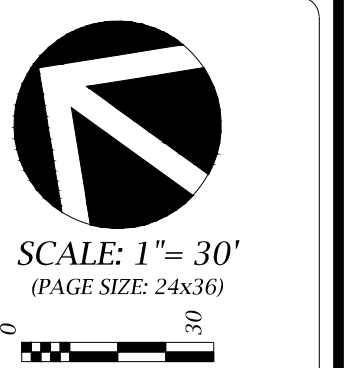
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  4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
  5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
  6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

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**GRADING & EROSION CONTROL PLAN**  
**FCP II INFILL REDEVELOPMENT**  
 TRACEWAY DRIVE  
 FITCHBURG, WISCONSIN

  
 SCALE: 1" = 30'  
 (PAGE SIZE: 24x36)  
 DATE: 02-15-2022

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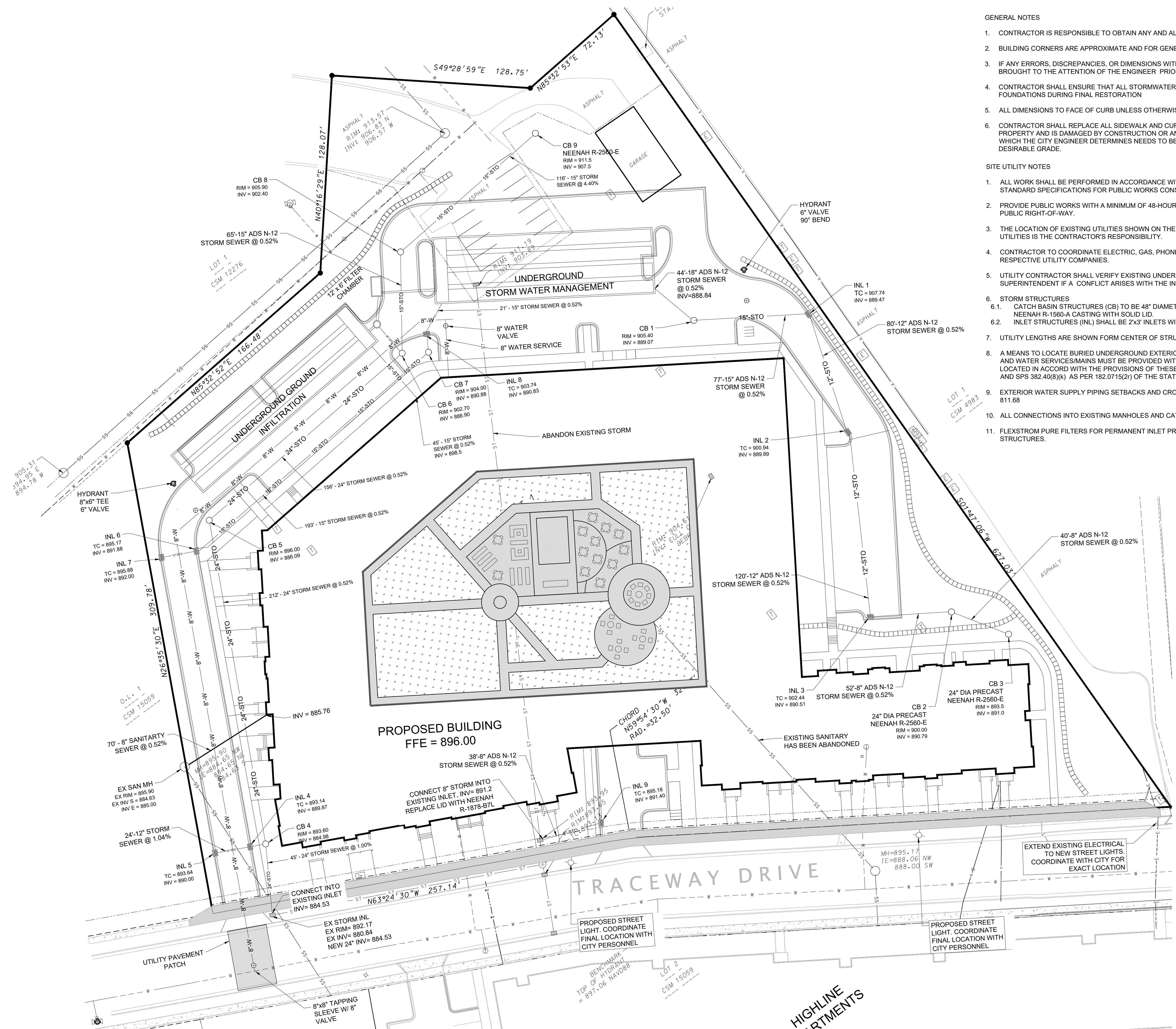
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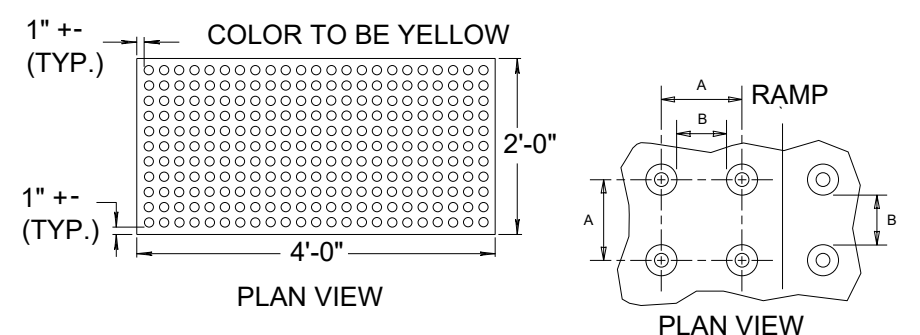
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**SITE UTILITY NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION TO THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (PUBLIC WORKS SPECIFICATIONS).
2. PROVIDE PUBLIC WORKS WITH A MINIMUM OF 48-HOUR NOTICE PRIOR TO PERFORMANCE OF WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
3. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE ROUTING & INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
5. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
6. STORM STRUCTURES
  - 6.1. CATCH BASIN STRUCTURES (CB) TO BE 48" DIAMETER MANHOLE (UNLESS NOTED OTHERWISE) WITH NEENAH R-1560-A CASTING WITH SOLID LID.
  - 6.2. INLET STRUCTURES (INL) SHALL BE 2'x3' INLETS WITH NEENAH R-3067 FRAME AND TYPE R GRATES
7. UTILITY LENGTHS ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE
8. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SANITARY AND STORM SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS SPS 382.30 (11)(h), SPS 382.36(7)(d)10.a, AND SPS 382.40(8)(k) AS PER 182.0715(2) OF THE STATUTES.
9. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SUD. 2 TO 7 NR 811.68
10. ALL CONNECTIONS INTO EXISTING MANHOLES AND CATCH BASINS SHALL BE WATER TIGHT.
11. FLEXSTROM PURE FILTERS FOR PERMANENT INLET PROTECTION REQUIRED FOR ALL STORM DRAINAGE INLET STRUCTURES.

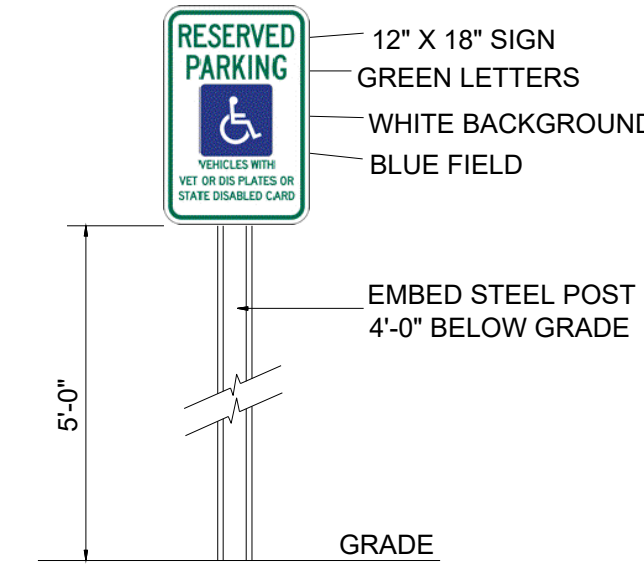




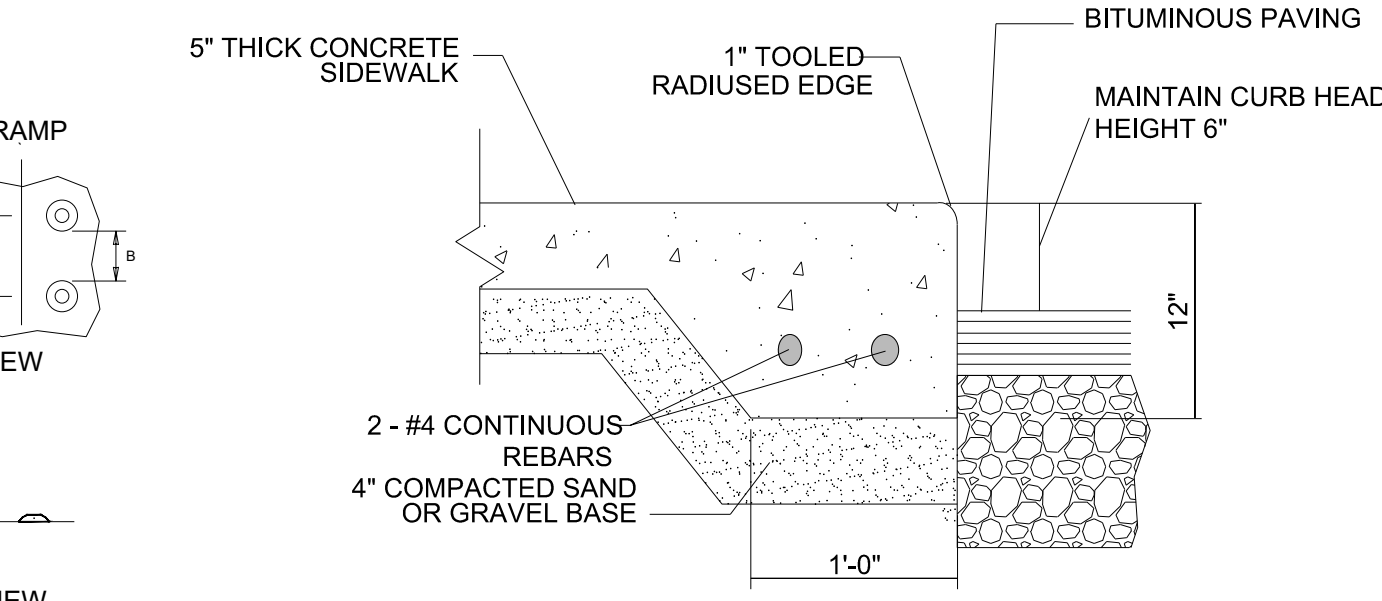
	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	-	-
D	0.9"	1.4"

THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

**TRUNCATED DOMES DETECTABLE WARNING FIELD (TYPICAL)**  
NOT TO SCALE

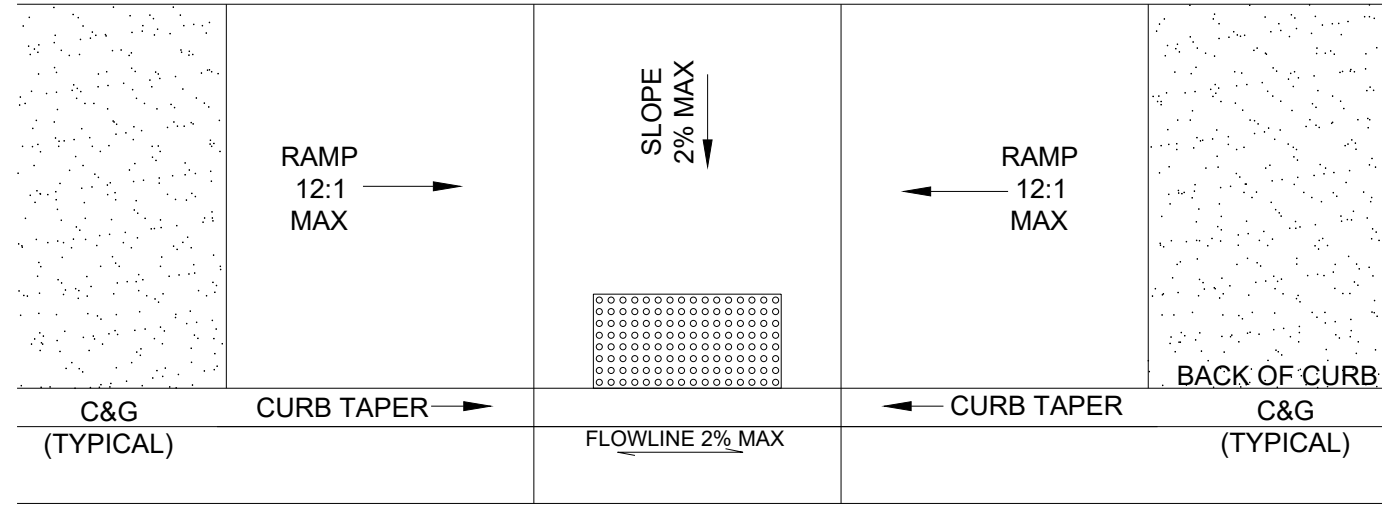


**HANDICAP PARKING SIGN**  
NOT TO SCALE

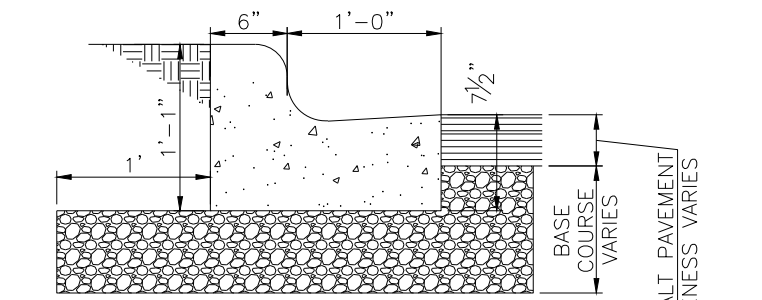


**GENERAL NOTES:**  
- PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK  
- PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C.

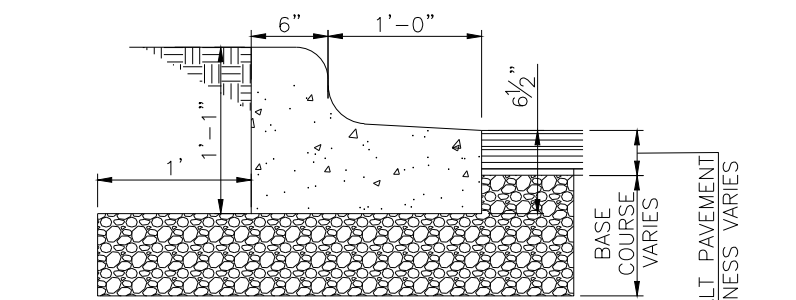
**THICKENED EDGE WALK DETAIL**  
NOT TO SCALE



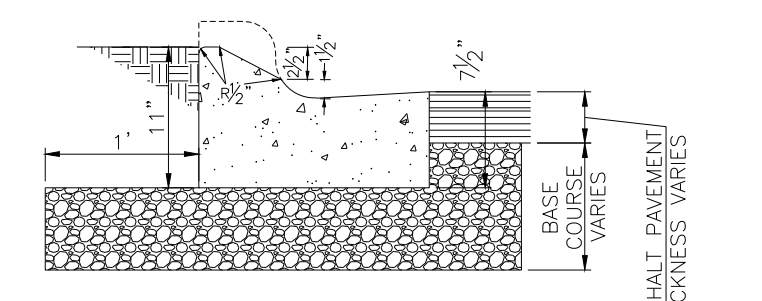
**ACCESSIBLE RAMP WITH DETECTABLE WARNING**  
NOT TO SCALE



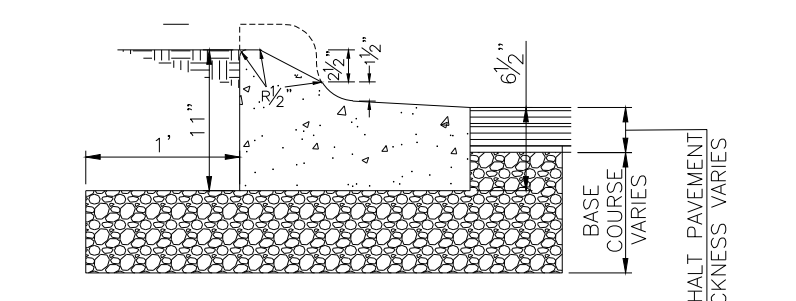
**6" CONCRETE HOLDING CURB & GUTTER**  
NOT TO SCALE



**6" CONCRETE REJECT CURB & GUTTER**  
NOT TO SCALE



**MOUNTABLE HOLDING CURB & GUTTER**  
NOT TO SCALE



**MOUNTABLE REJECT CURB & GUTTER**  
NOT TO SCALE

**GENERAL NOTES:**  
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.  
- IF SIDEWALK ABUTS CURB, BACK OF CURB TO BE "STRINGS LINE" STRAIGHT & RUBBED CLEAN.  
- PROVIDE CONTROL JOINTS 10'± O.C. PROVIDE EXPANSION JOINTS 50' O.C.  
- EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.  
- EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.  
- PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.

**Commercial Driveway Detail**

**Section A-A**

**Plan**

**Profile**

**COMMERCIAL DRIVEWAY STANDARD DETAIL DRAWING**

DATE: 2/1/2017  
SHEET NO.: 4.03

**BIKE RACK DETAIL**

**STONE TRACKING PAD DETAIL**

**SILT FENCE DETAIL**

**GENERAL NOTES:**  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.  
4. MULTIPLE RACK RECOMMENDED SPACING 30'±

PRODUCT: U190-IG(SF)  
DESCRIPTION: 'U' BIKE RACK  
2 BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 6-2-17  
ENG: SMC

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**FLEXSTORM PURE FILTERS FOR PERMANENT INLET PROTECTION**  
PRODUCT SELECTION AND SPECIFICATION DRAWING

For Round Openings with Grates	Minimum Bag Size (Nominal Size)	For Square Openings with Grates	Minimum Bag Size (Nominal Size)
Open Size (in)	Minimum Frame Size (in)	Open Size (in)	Minimum Frame Size (in)
12"	12"	12"	12"
18"	18"	18"	18"
24"	24"	24"	24"

**CREATE YOUR FLEXSTORM PART NUMBER BY COMBINING FRAME SIZE AND BAG SIZE**

**INSTALLATION:**  
1. REMOVE GRATE.  
2. DROP FLEXSTORM INLET FILTER INTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE.  
3. REPLACE GRATE.

**FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION**  
PRODUCT SELECTION AND SPECIFICATION DRAWING

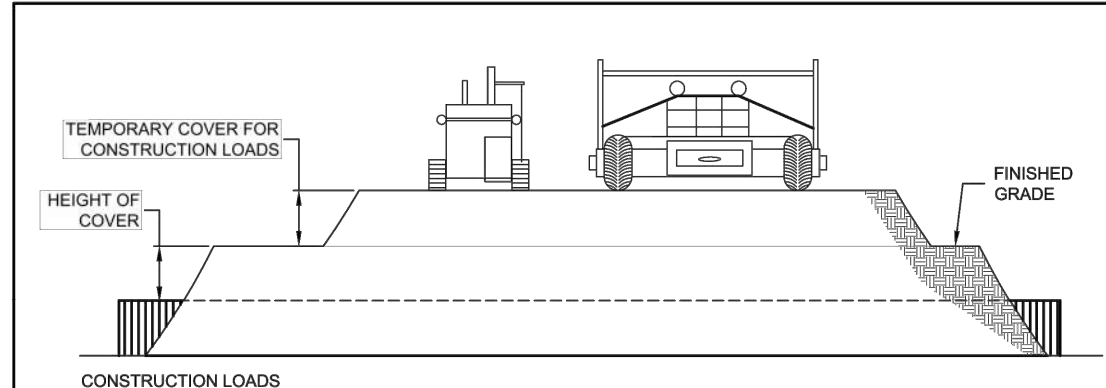
Normal Bag Size (Nominal Size)	Screen Size (in)	Filtered Flow Rate at 50% Max (GPM)	Retention (min)
Small	1.5	1.5	0.5
Medium	3.0	3.0	1.0
Large	4.5	4.5	1.5
XL	6.0	6.0	2.0

**INSTALLATION:**  
1. REMOVE GRATE.  
2. DROP FLEXSTORM INLET FILTER INTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE.  
3. REPLACE GRATE.

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**SITE DETAILS**  
**FCP II INFILL REDEVELOPMENT**  
TRACEWAY DRIVE  
FITZCHBURG, WISCONSIN

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FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN INCHES	AXLE LOADS (KIP)		
	18-50	50-75	75-110
12-42	2.0	2.5	3.0
48-72	3.0	3.0	4.0
78-120	3.0	3.5	4.0
128-144	3.5	4.0	4.5

\*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

**CONSTRUCTION LOADING DIAGRAM**  
NOT TO SCALE

**SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL**  
**SCOPE**  
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

**MATERIAL**  
THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A920.

**FINISH**  
THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A920. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

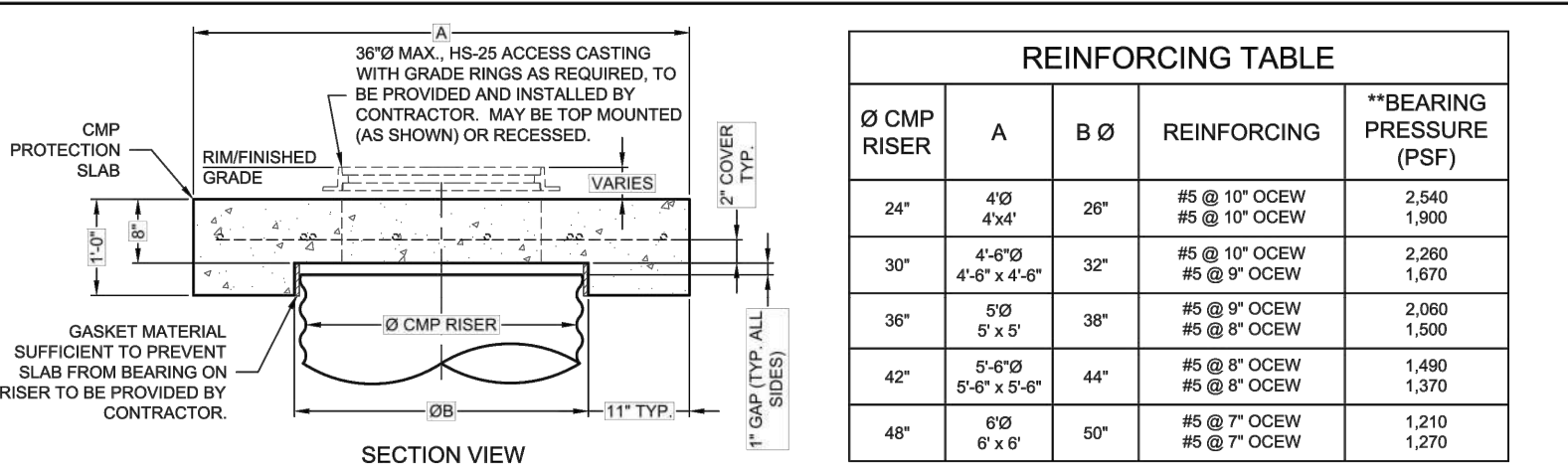
ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

**MATERIAL SPECIFICATION**  
NOT TO SCALE

**HANDLING AND ASSEMBLY**  
SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA).

**INSTALLATION**  
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A778 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

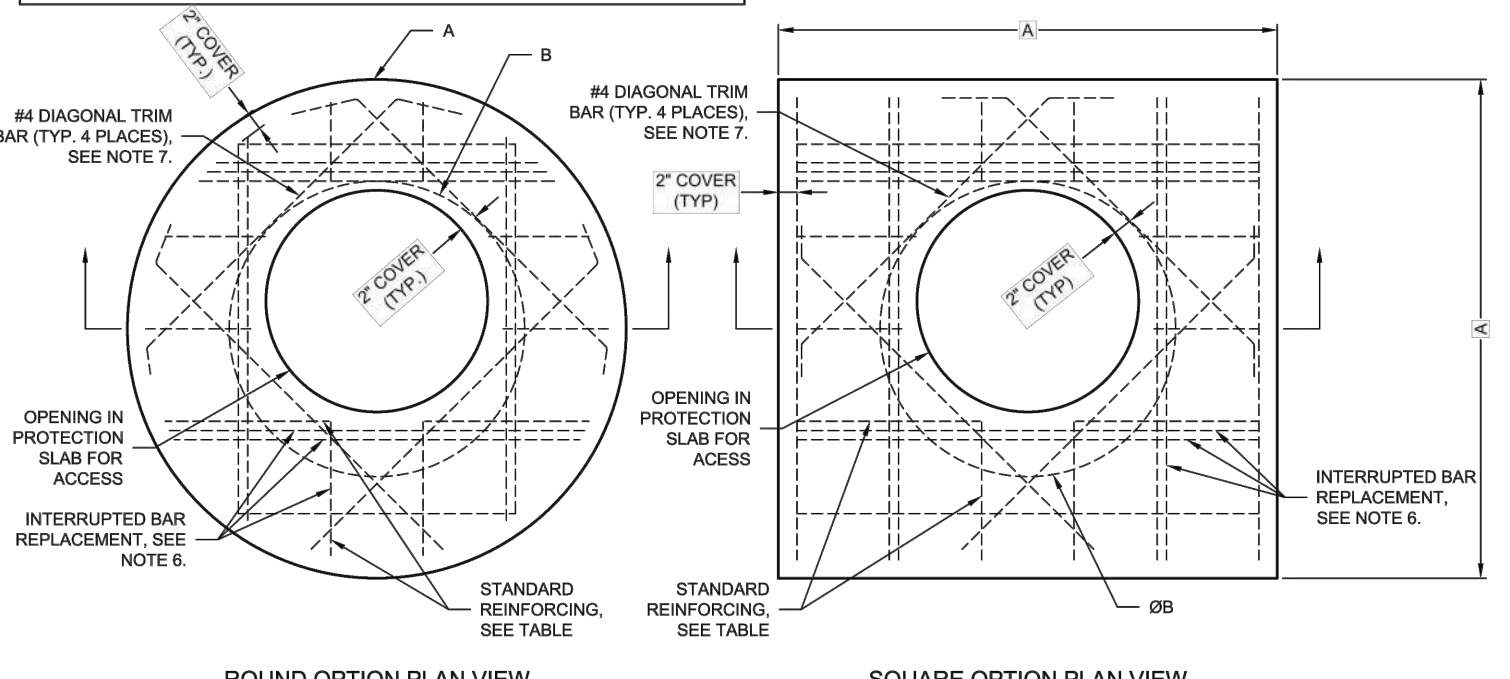
IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.



Ø CMP RISER	REINFORCING		**BEARING PRESSURE (PSF)
	A	B Ø	
24"	4"Ø	20"	2,540
30"	4"Ø	32"	1,950
36"	5"Ø	38"	2,260
42"	5"Ø	44"	1,670
48"	6"Ø	50"	2,080
	6"Ø	56"	1,500
	6"Ø	62"	1,810
	6"Ø	68"	1,370
	6"Ø	74"	1,210
	6"Ø	80"	1,270

\*\* ASSUMED SOIL BEARING CAPACITY

**ACCESS CASTING NOT SUPPLIED BY CONTECH**



**MANHOLE CAP DETAIL**  
NOT TO SCALE

- NOTES:**
- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 308.
  - DESIGN LOAD HS25.
  - EARTH COVER = 1' MAX.
  - CONCRETE STRENGTH = 4,000 PSI
  - REINFORCING STEEL = ASTM A615, GRADE 60.
  - PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
  - TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING. BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
  - PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
  - DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

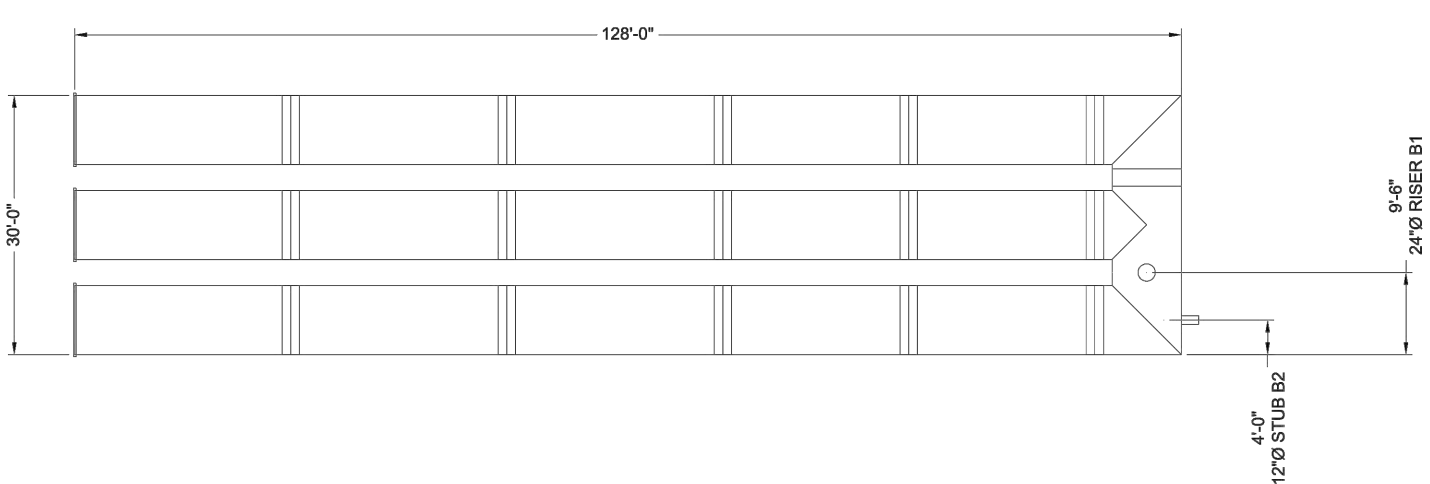
**PROJECT SUMMARY**

- CALCULATION DETAILS**
- LOADING = HS20 & HS25
  - APPROX. LINEAR FOOTAGE = 300 FT.
- STORAGE SUMMARY**
- WIDTH AT ENDS = 12 IN.
  - ABOVE PIPE = 0 IN.
  - WIDTH AT SIDES = 12 IN.
  - BELOW PIPE = 3 IN.

- PIPE DETAILS**
- DIAMETER = 48 IN.
  - CORRUGATION = 5x1
  - GAGE = 14
  - COATING = ALT2
  - WALL TYPE = Perforated
  - BARRREL SPACING = 36 IN.
- BACKFILL DETAILS**
- WIDTH AT ENDS = 12 IN.
  - ABOVE PIPE = 0 IN.
  - WIDTH AT SIDES = 12 IN.
  - BELOW PIPE = 3 IN.

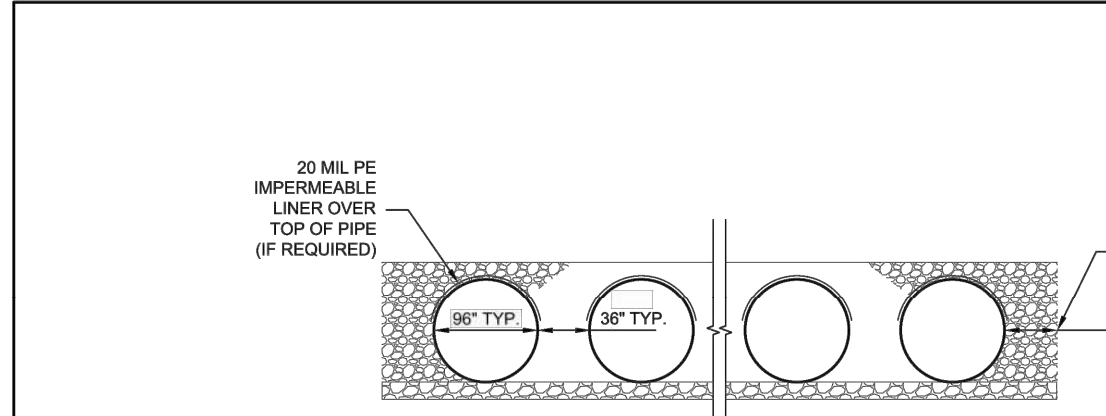
**NOTES**

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2 1/2" x 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NORMAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
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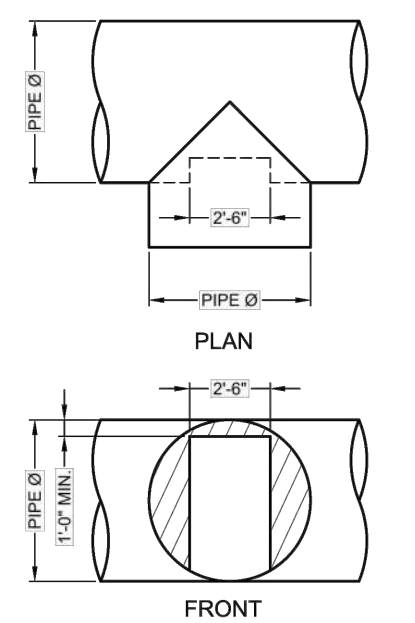
**ASSEMBLY**  
SCALE: 1" = 20"

 CONTECH CMP DETENTION SYSTEMS DYODS DRAWING	DYO13576 Traceway North Apartments 96" CMP Detention System Fitchburg, WI DETENTION SYSTEM	<table border="1"> <tr><td>PROJECT NO.</td><td>8919</td><td>REV. NO.</td><td>13076</td><td>DATE</td><td>01/10/2022</td></tr> <tr><td>DESIGNED BY</td><td>DYO</td><td>DRAWN BY</td><td>DYO</td><td>DATE</td><td></td></tr> <tr><td>CHECKED BY</td><td>DYO</td><td>APPROVED BY</td><td>DYO</td><td>DATE</td><td></td></tr> <tr><td>SHEET NO.</td><td>D1</td><td></td><td></td><td></td><td></td></tr> </table>	PROJECT NO.	8919	REV. NO.	13076	DATE	01/10/2022	DESIGNED BY	DYO	DRAWN BY	DYO	DATE		CHECKED BY	DYO	APPROVED BY	DYO	DATE		SHEET NO.	D1				
PROJECT NO.	8919	REV. NO.	13076	DATE	01/10/2022																					
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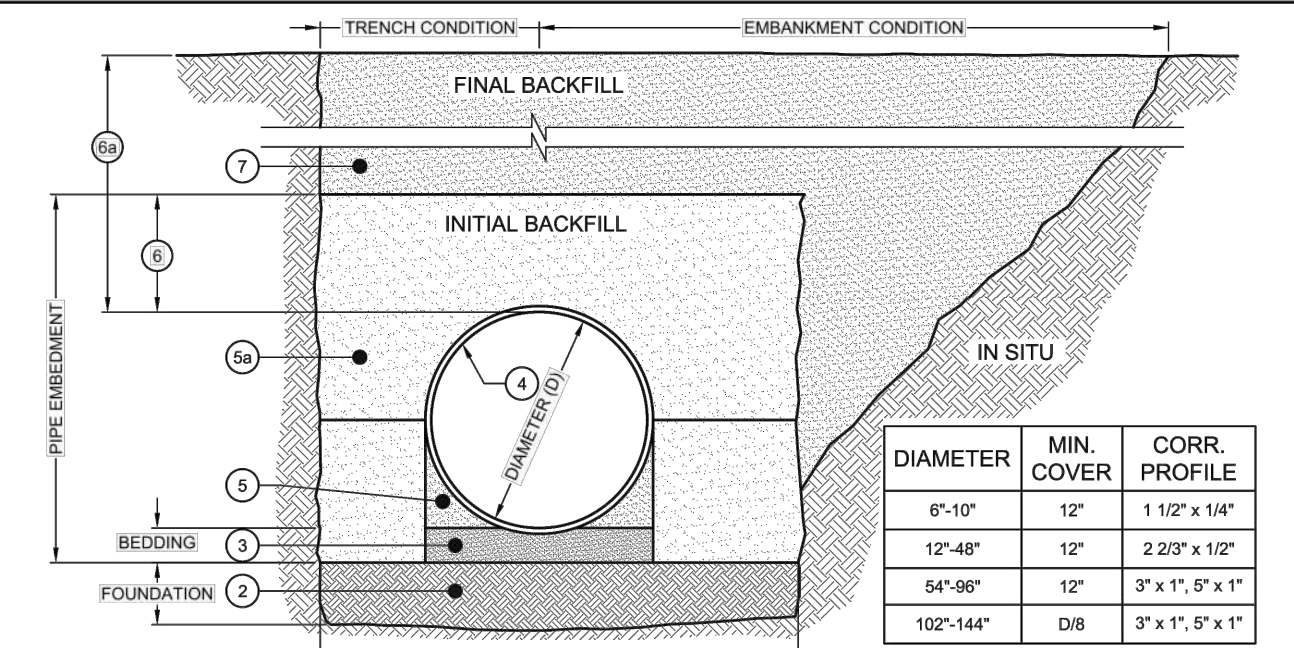


**TYPICAL SECTION VIEW**  
NOT TO SCALE

**NOTE:** IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.



**TYPICAL MANWAY DETAIL**  
NOT TO SCALE



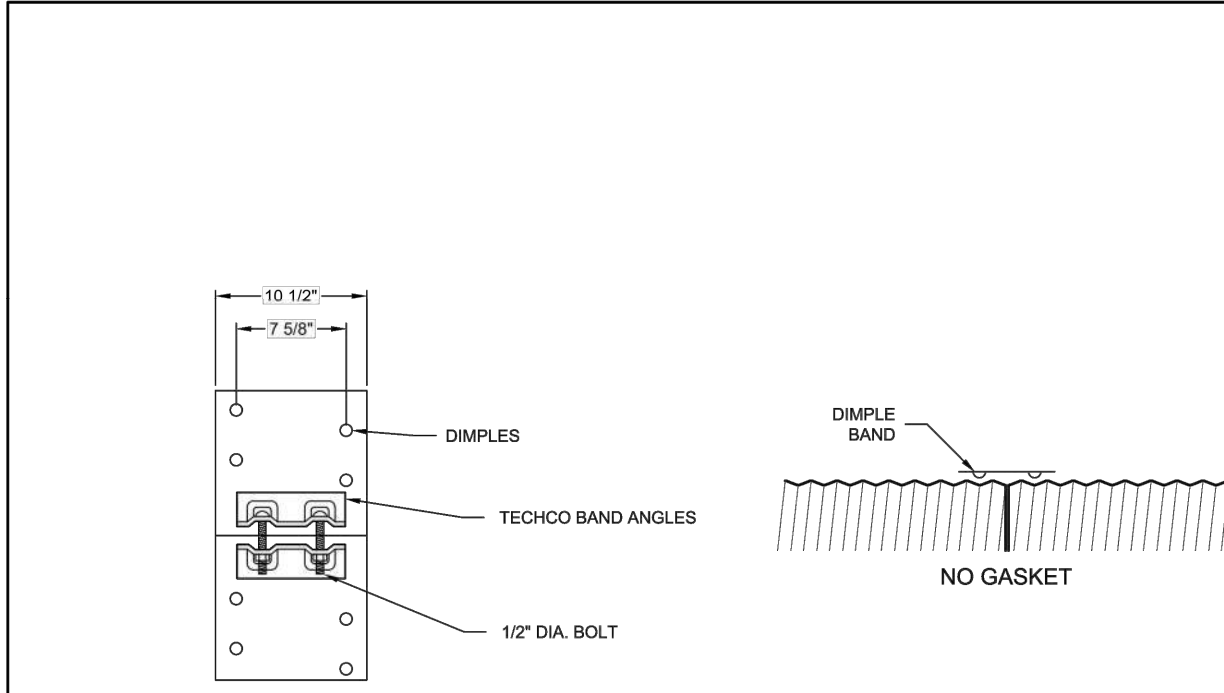
**TYPICAL BACKFILL DETAIL**  
NOT TO SCALE

- BACKFILL REQUIREMENTS FOLLOW THE GUIDELINES OF AASHTO LRDV BRIDGE DESIGN (SEC 12) AND CONSTRUCTION (SEC 26)**
- MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE MINIMUM TRENCH WIDTH (12.6.6.1):  
PIPE ≤ 12" : D + 16"  
PIPE = 12" : 1.5D + 12"
  - MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE (12.6.6.2):  
PIPE < 24" : 3.0D  
PIPE 24" - 144" : D + 4"  
PIPE > 144" : D + 10"
  - THE FOUNDATION UNDER THE PIPE AND SIDE BACKFILL SHALL BE ADEQUATE TO SUPPORT THE LOADS ACTING UPON IT (26.5.2).
  - BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE GRANULAR (CA-7) MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, AND A MINIMUM OF TWICE THE CORRUGATION DEPTH IN THICKNESS, WITH THE MAXIMUM PARTICLE SIZE OF ONE-HALF OF THE CORRUGATION DEPTH (26.3.8.1, 26.5.3).
  - CORRUGATED STEEL PIPE (CSP / HEL-COR).
  - HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION (26.5.4).  
6a INITIAL BACKFILL FOR PIPE EMBEDMENT SHALL BE FREE DRAINING ANGULAR WASHED STONE 3/8" MINIMUM PARTICLE SIZE (CA-7), COMPACTED TO 90% STANDARD PROCTOR (T 99). MAXIMUM PARTICLE SIZE NOT TO EXCEED 3" (2.4.1). ALL LIFTS PLACED IN A CONTROLLED MANNER, IT IS RECOMMENDED THAT LIFTS NOT EXCEED AN 8" UNCOMPACTED LIFT HEIGHT TO PREVENT UNEVEN LOADING, AND THE LESSER OF 1/3 THE DIAMETER OR 24" AS THE MAXIMUM DIFFERENTIAL SIDE-TO-SIDE (26.5.4).
  - BACKFILL ABOVE PIPE SHALL INCLUDE GRANULAR ROAD BASE MATERIAL (CA-6).  
6a TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT (12.6.5.3).
  - FINAL BACKFILL MATERIAL, SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD (26.5.4.1).

- NOTES:**
- GEOTEXTILE SHOULD BE CONSIDERED FOR USE TO PREVENT SOIL MIGRATION INTO VARYING SOIL TYPES (PROJECT ENGINEER).
  - FOR MULTIPLE BARRIERS, INSTALLATIONS THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE PIPE DIA./2 BUT NO LESS THAN 12", OR 36" FOR PIPE DIAMETERS 72" AND LARGER. CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING (TABLE C12.6.7-1).

**TYPICAL BACKFILL DETAIL**  
NOT TO SCALE

 CONTECH CMP DETENTION SYSTEMS DYODS DRAWING	DYO13576 Traceway North Apartments 96" CMP Detention System Fitchburg, WI DETENTION SYSTEM	<table border="1"> <tr><td>PROJECT NO.</td><td>8919</td><td>REV. NO.</td><td>13076</td><td>DATE</td><td>01/10/2022</td></tr> <tr><td>DESIGNED BY</td><td>DYO</td><td>DRAWN BY</td><td>DYO</td><td>DATE</td><td></td></tr> <tr><td>CHECKED BY</td><td>DYO</td><td>APPROVED BY</td><td>DYO</td><td>DATE</td><td></td></tr> <tr><td>SHEET NO.</td><td>D2</td><td></td><td></td><td></td><td></td></tr> </table>	PROJECT NO.	8919	REV. NO.	13076	DATE	01/10/2022	DESIGNED BY	DYO	DRAWN BY	DYO	DATE		CHECKED BY	DYO	APPROVED BY	DYO	DATE		SHEET NO.	D2				
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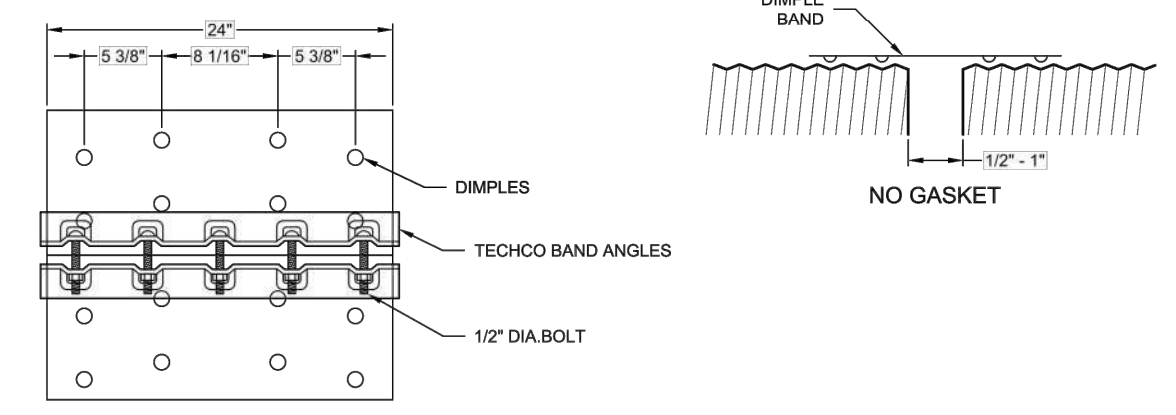


**CONNECTION DETAIL**  
7 1/2" TECHCO

**PLAIN END CMP PIPE**

- GENERAL NOTES:**
- JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
  - BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
  - BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
  - BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
    - 12" THRU 48" 1-PIECE
    - 54" THRU 96" 2-PIECES
    - 102" THRU 144" 3-PIECES
  - BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
  - DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
  - ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

**D-10 DIMPLE BAND DETAIL**  
NOT TO SCALE



**CONNECTION DETAIL**  
24" TECHCO

**PLAIN END CMP PIPE**

- GENERAL NOTES:**
- JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
  - BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
  - BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
  - BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
    - 12" THRU 48" 1-PIECE
    - 54" THRU 96" 2-PIECES
    - 102" THRU 144" 3-PIECES
  - BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
  - DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
  - ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

**D-24 DIMPLE BAND EXFILTRATION DETAIL**  
NOT TO SCALE

 CONTECH CMP DETENTION SYSTEMS DYODS DRAWING	DYO13576 Traceway North Apartments 96" CMP Detention System Fitchburg, WI DETENTION SYSTEM	<table border="1"> <tr><td>PROJECT NO.</td><td>8919</td><td>REV. NO.</td><td>13076</td><td>DATE</td><td>01/10/2022</td></tr> <tr><td>DESIGNED BY</td><td>DYO</td><td>DRAWN BY</td><td>DYO</td><td>DATE</td><td></td></tr> <tr><td>CHECKED BY</td><td>DYO</td><td>APPROVED BY</td><td>DYO</td><td>DATE</td><td></td></tr> <tr><td>SHEET NO.</td><td>D3</td><td></td><td></td><td></td><td></td></tr> </table>	PROJECT NO.	8919	REV. NO.	13076	DATE	01/10/2022	DESIGNED BY	DYO	DRAWN BY	DYO	DATE		CHECKED BY	DYO	APPROVED BY	DYO	DATE		SHEET NO.	D3				
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DESIGNED BY	DYO	DRAWN BY	DYO	DATE																						
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SHEET NO.	D3																									

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

**SITE DETAILS**  
**FCP II INFILL REDEVELOPMENT**  
TRACEWAY DRIVE  
FITCHBURG, WISCONSIN

DATE: 02-15-2022

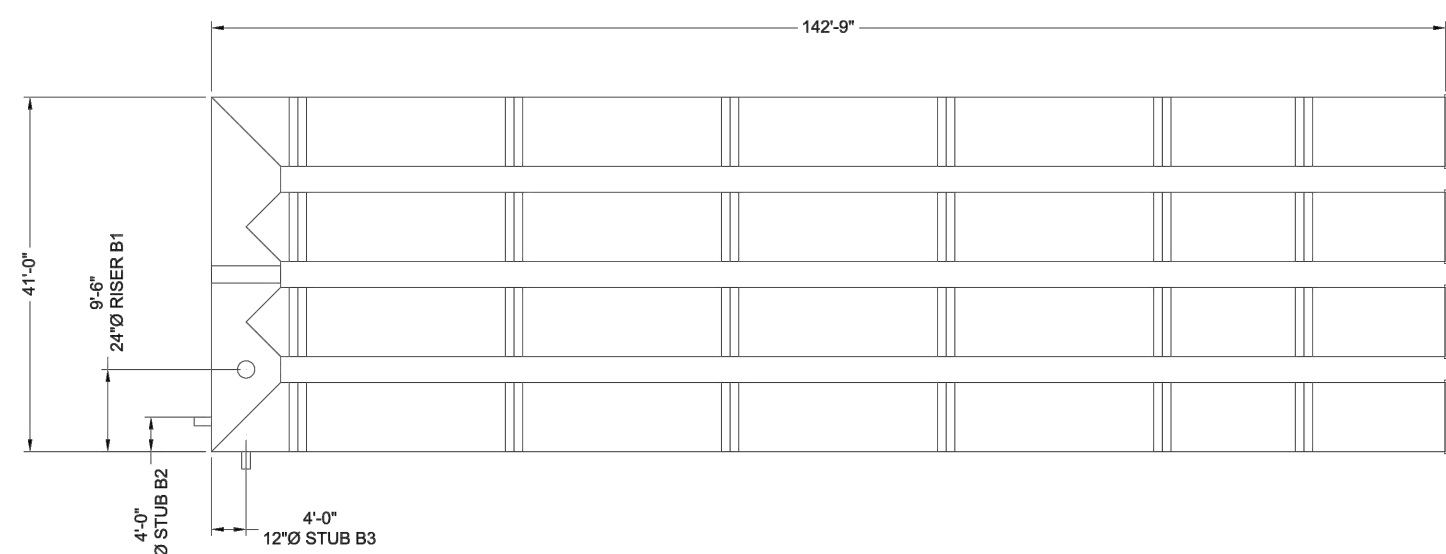
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FN: 21-05-156  
Sheet Number:  
**C401**

**PROJECT SUMMARY**

- CALCULATION DETAILS**
- LOADING = HS20 & HS25
  - APPROX. LINEAR FOOTAGE = 580 FT.
- STORAGE SUMMARY**
- STORAGE VOLUME REQUIRED = N/A
  - PIPE STORAGE VOLUME = 29,154 CF
  - BACKFILL STORAGE VOLUME = 0 CF
  - TOTAL STORAGE PROVIDED = 29,154 CF

- PIPE DETAILS**
- DIAMETER = 96 IN.
  - CORRUIGATION = 8x1
  - GAGE = 14
  - COATING = ALZ
  - WALL TYPE = 56SD
  - BARRELL SPACING = 36 IN.

- BACKFILL DETAILS**
- WIDTH AT ENDS = 12 IN.
  - ABOVE PIPE = 0 IN.
  - WIDTH AT SIDES = 12 IN.
  - BELOW PIPE = 0 IN.



- NOTES**
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
  - ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
  - ALL RISERS AND STUBS ARE 2 1/2" x 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
  - RISERS TO BE FIELD TRIMMED TO GRADE.
  - QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILER PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
  - BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
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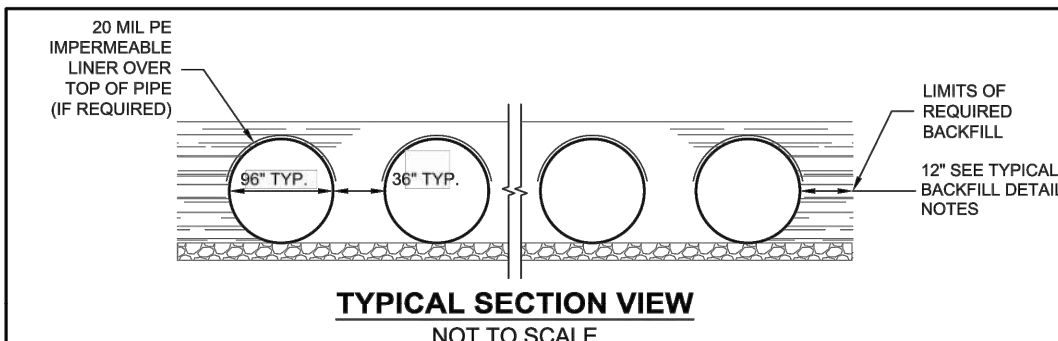
ASSEMBLY SCALE: 1" = 20'

**CONTECH**  
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**CONTECH**  
CMP DETENTION SYSTEMS  
CONTECH  
DYODS  
DESIGNERS

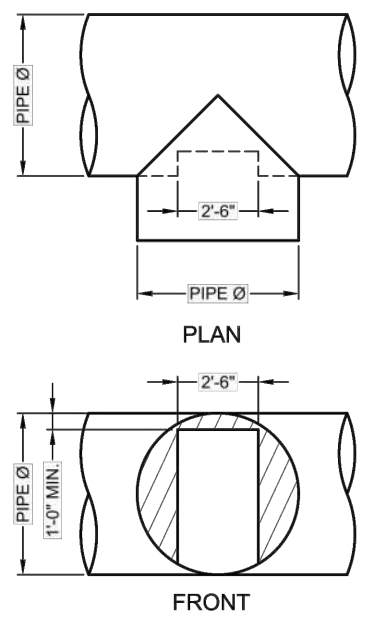
DYO13598 Traceway North Apartments  
96" CMP Wet Pond - 75%  
Fitchburg, WI  
DETENTION SYSTEM

PROJECT NO.	8919	REQ. NO.	1398	DATE	2/11/2022
DESIGNED BY	DYO	DRAWN BY	DYO	CHECKED BY	DYO
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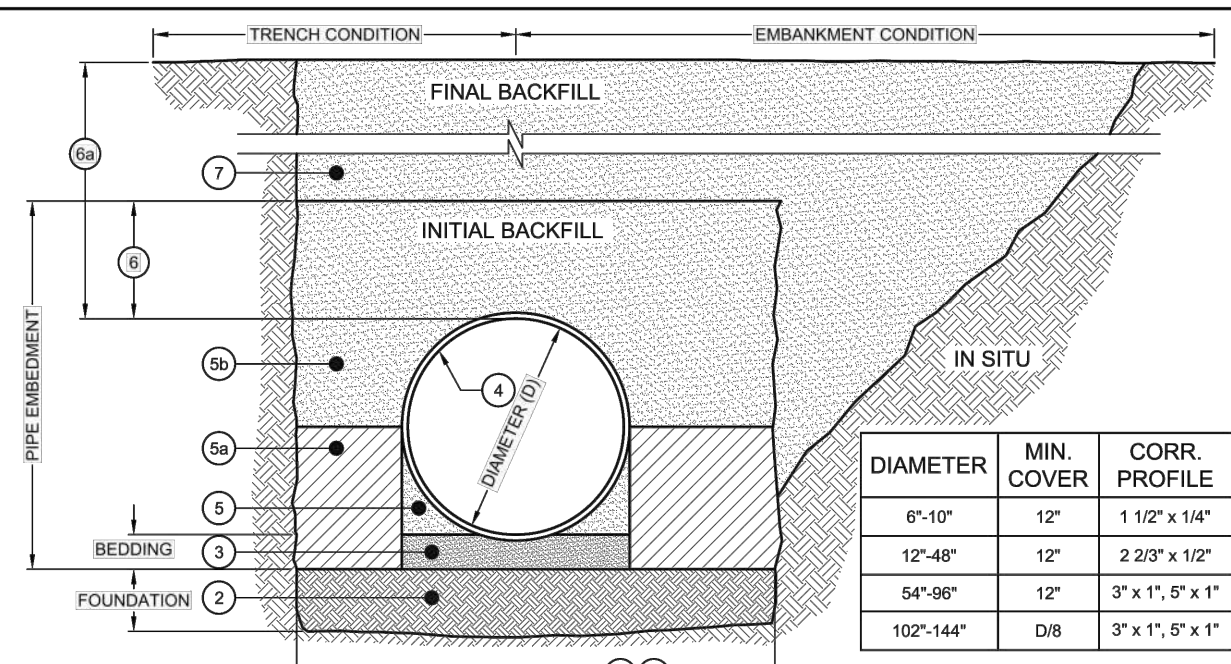


TYPICAL SECTION VIEW  
NOT TO SCALE

**NOTE:** IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.



TYPICAL MANWAY DETAIL  
NOT TO SCALE



BACKFILL REQUIREMENTS FOLLOW THE GUIDELINES OF AASHTO LRD BRIDGE DESIGN (SEC 12) AND CONSTRUCTION (SEC 26)

- MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE MINIMUM TRENCH WIDTH (12.6.6.1)  
PIPE ≤ 12" D + 16"  
PIPE > 12" D + 12"
- MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE (12.6.6.2):  
PIPE < 24" - 3.0D  
PIPE 24" - 144" D + 4D  
PIPE > 144" D + 10D'
- THE FOUNDATION UNDER THE PIPE AND SIDE BACKFILL SHALL BE ADEQUATE TO SUPPORT THE LOADS ACTING UPON IT (26.5.2).
- BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE GRANULAR MATERIAL (CA-7) THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, AND A MINIMUM OF TWICE THE CORRUGATION DEPTH IN THICKNESS, WITH THE MAXIMUM PARTICLE SIZE OF ONE-HALF OF THE CORRUGATION DEPTH (26.3.8.1, 26.5.3).
- CORRUGATED STEEL PIPE (CSP / HEL-COR).
- HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION (26.5.4).
- INITIAL BACKFILL FOR PIPE EMBEDMENT SHALL BE FREE DRAINING ANGULAR WASHED STONE 3/8" MINIMUM PARTICLE SIZE (CA-7) COMPACTED TO 90% STANDARD PROCTOR (1.8).
- GRANULAR ROAD BASE TO MEET AASHTO A-1, A-2 OR A-3 CLASSIFICATION, OR APPROVED EQUAL, COMPACTED TO 80% STANDARD PROCTOR (1.9). MAXIMUM PARTICLE SIZE NOT TO EXCEED 3" (12.1.1.2). ALL LIFTS PLACED IN A CONTROLLED MANNER. IT IS RECOMMENDED THAT LIFTS NOT EXCEED AN 8" UNCOMPACTED LIFT HEIGHT TO PREVENT UNEVEN LOADING, AND THE LESSER OF 1/3 THE DIAMETER OR 24" AS THE MAXIMUM DIFFERENTIAL, SIDE-TO-SIDE (26.5.4).
- INITIAL BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL (AND RIGID PAVEMENT IF APPLICABLE). SEE TABLE ABOVE.
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT (12.6.6.3).
- FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD (26.6.4.1).

- NOTES:**
- GEOTEXTILE SHOULD BE CONSIDERED FOR USE TO PREVENT SOIL MIGRATION INTO WAVING SOIL TYPES (PROJECT ENGINEER).
  - FOR MULTIPLE BARREL INSTALLATIONS THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE PIPE DIA./2 BUT NO LESS THAN 12" OR 30" FOR PIPE DIAMETERS 72" AND LARGER. CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING (TABLE 012.6.7.1).

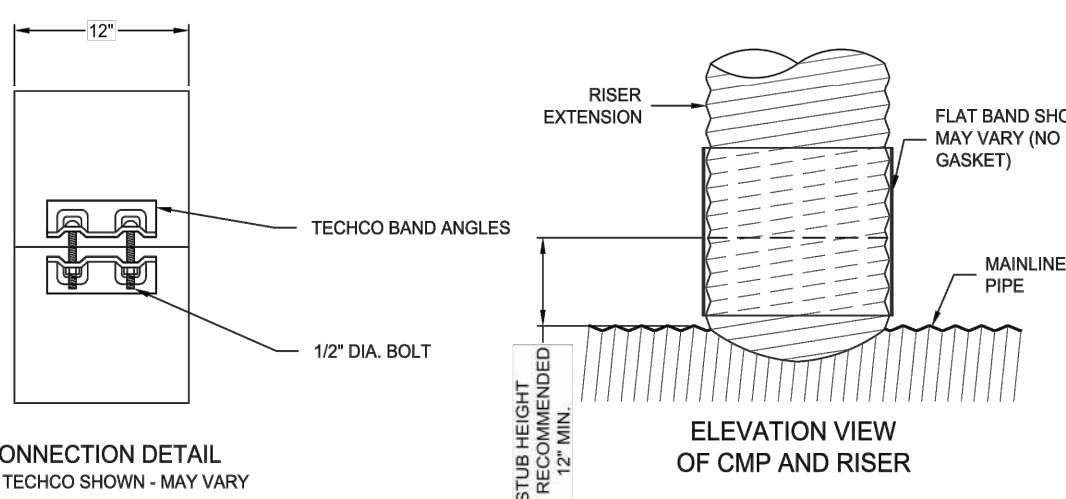
TYPICAL BACKFILL DETAIL  
NOT TO SCALE

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**CONTECH**  
CMP DETENTION SYSTEMS  
CONTECH  
PROPOSAL  
LOADING

DYO13566 Traceway North Apartments  
96" CMP Wet Pond - 75%  
Fitchburg, WI  
DETENTION SYSTEM

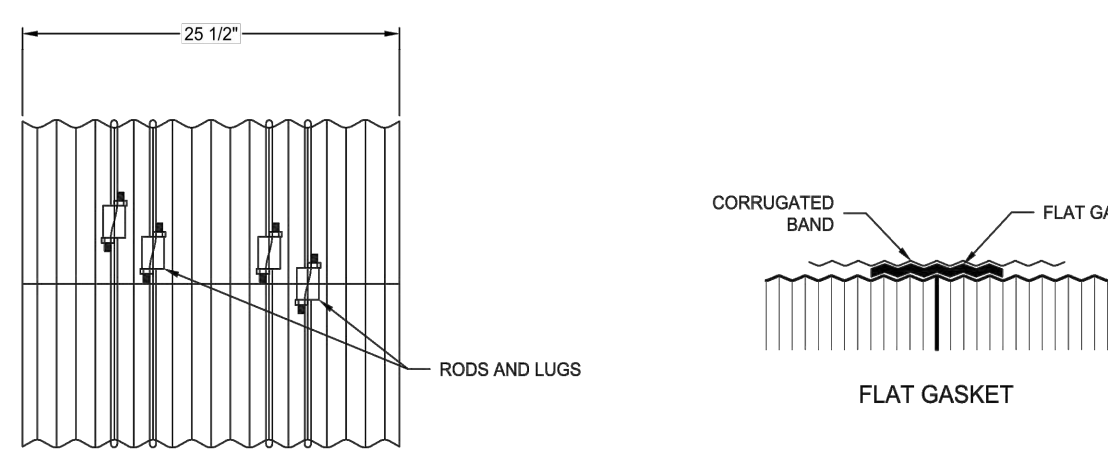
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APPROVED BY	DYO	DATE			
SHEET NO.	D2				



PLAIN END CMP RISER PIPE

- GENERAL NOTES:**
- DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.
  - JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
  - BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
  - IF RISER HAS A HEIGHT OF COVER OF 12' OR MORE, USE A SLIP JOINT.
  - BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
    - 12" THRU 48" 1-PIECE
    - 54" 2-PIECES
  - ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
  - MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
  - DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL  
NOT TO SCALE



2 2/3"x1/2" RIVETED PIPE

- GENERAL NOTES:**
- JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
  - BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
  - BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
  - BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
    - 12" THRU 48" 1-PIECE
    - 54" THRU 96" 2-PIECES
    - 102" THRU 144" 3-PIECES
  - BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
  - ALL CMP IS ROLLED TO HAVE ANNUAL END CORRUGATIONS OF 2.25"x1/2"
  - DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
  - ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

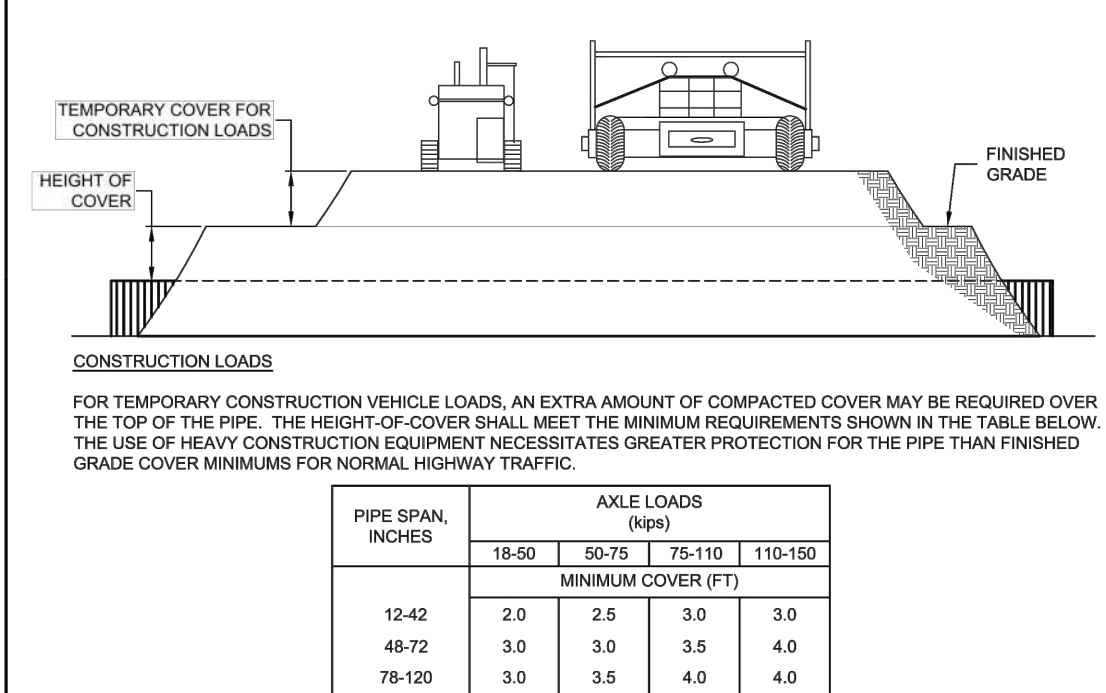
10-C BAND DETAIL  
NOT TO SCALE

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9033 Centre Pointe Dr., Suite 400, West Chester, OH 45389  
900.538.1122 513.945.7000 513.945.7983 FAX

**CONTECH**  
CMP DETENTION SYSTEMS  
CONTECH  
PROPOSAL  
LOADING

DYO13566 Traceway North Apartments  
96" CMP Wet Pond - 75%  
Fitchburg, WI  
DETENTION SYSTEM

PROJECT NO.	8919	REQ. NO.	1398	DATE	2/11/2022
DESIGNED BY	DYO	DRAWN BY	DYO	CHECKED BY	DYO
APPROVED BY	DYO	DATE			
SHEET NO.	D3				



CONSTRUCTION LOADING DIAGRAM  
NOT TO SCALE

**SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL**

**SCOPE**  
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

**MATERIAL**  
THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M308 OR ASTM A790.

**PIPE**  
THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M308 OR ASTM A790. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

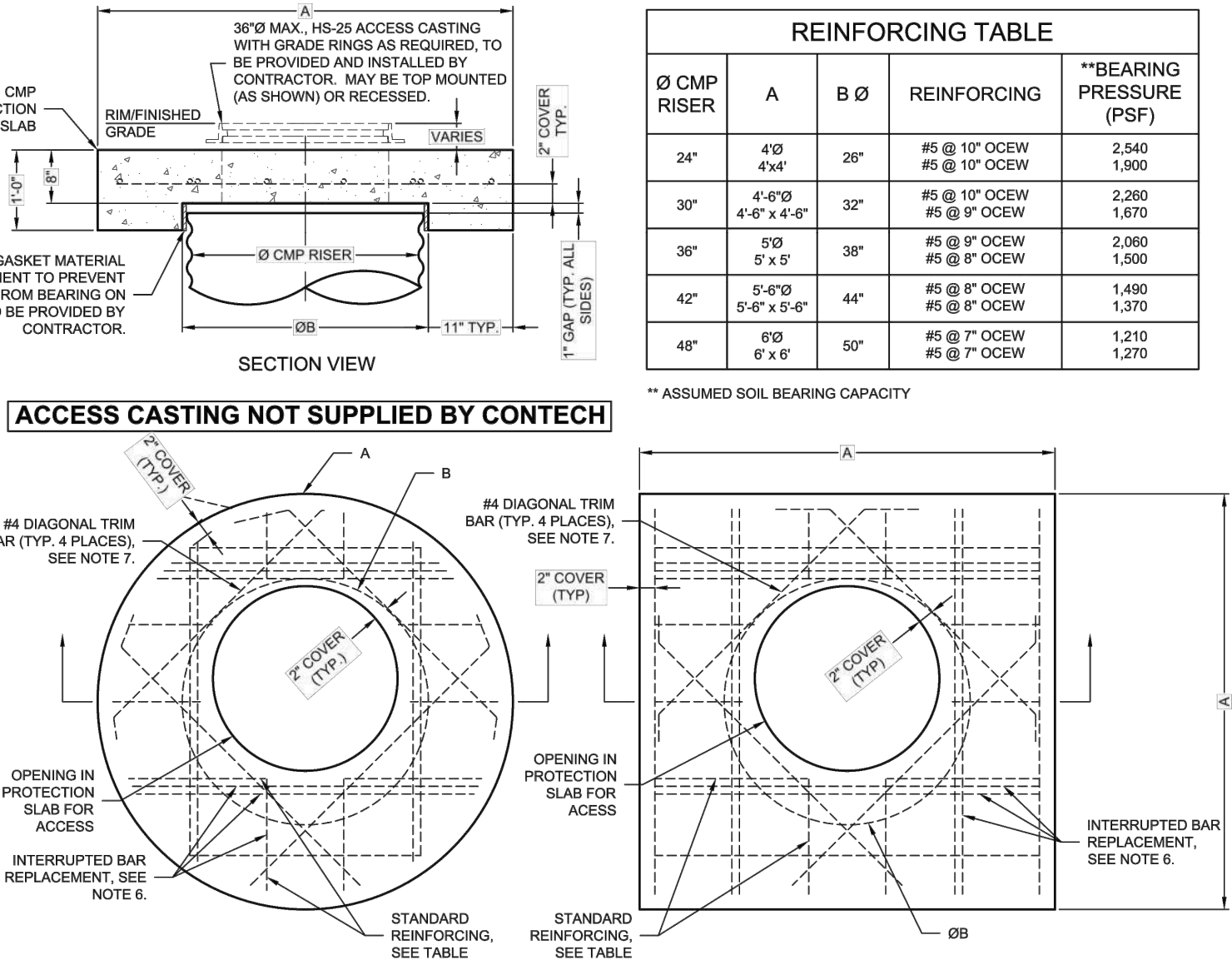
MATERIAL SPECIFICATION  
NOT TO SCALE

**CONTECH**  
ENGINEERED SOLUTIONS LLC  
www.ContechES.com  
9033 Centre Pointe Dr., Suite 400, West Chester, OH 45389  
900.538.1122 513.945.7000 513.945.7983 FAX

**CONTECH**  
CMP DETENTION SYSTEMS  
CONTECH  
PROPOSAL  
LOADING

DYO13566 Traceway North Apartments  
96" CMP Wet Pond - 75%  
Fitchburg, WI  
DETENTION SYSTEM

PROJECT NO.	8919	REQ. NO.	1398	DATE	2/11/2022
DESIGNED BY	DYO	DRAWN BY	DYO	CHECKED BY	DYO
APPROVED BY	DYO	DATE			
SHEET NO.	D4				



- NOTES:**
- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 309.
  - DESIGN LOAD HS25.
  - EARTH COVER = 1' MAX.
  - CONCRETE STRENGTH = 4,000 psi
  - REINFORCING STEEL = ASTM A615, GRADE 60.
  - PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
  - TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
  - PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
  - DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

MANHOLE CAP DETAIL  
NOT TO SCALE

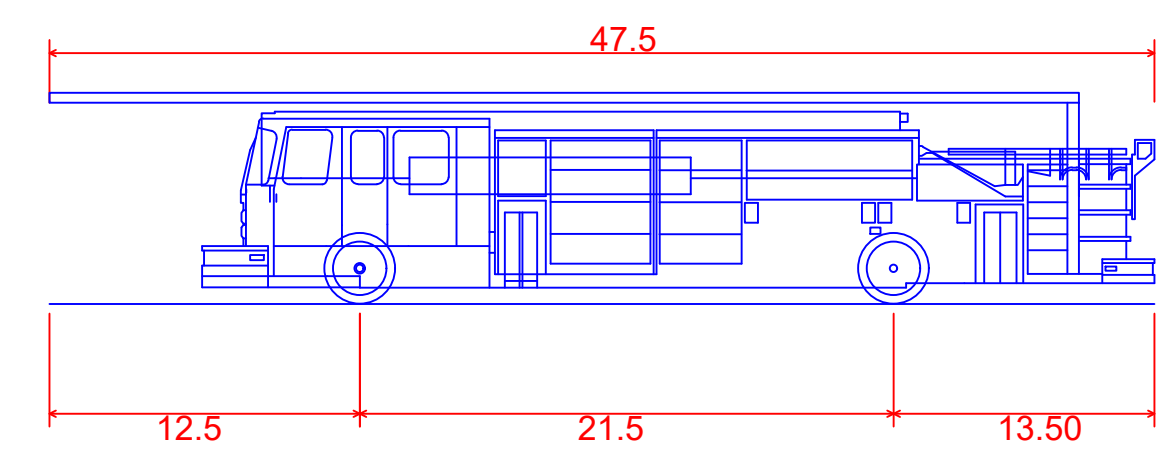
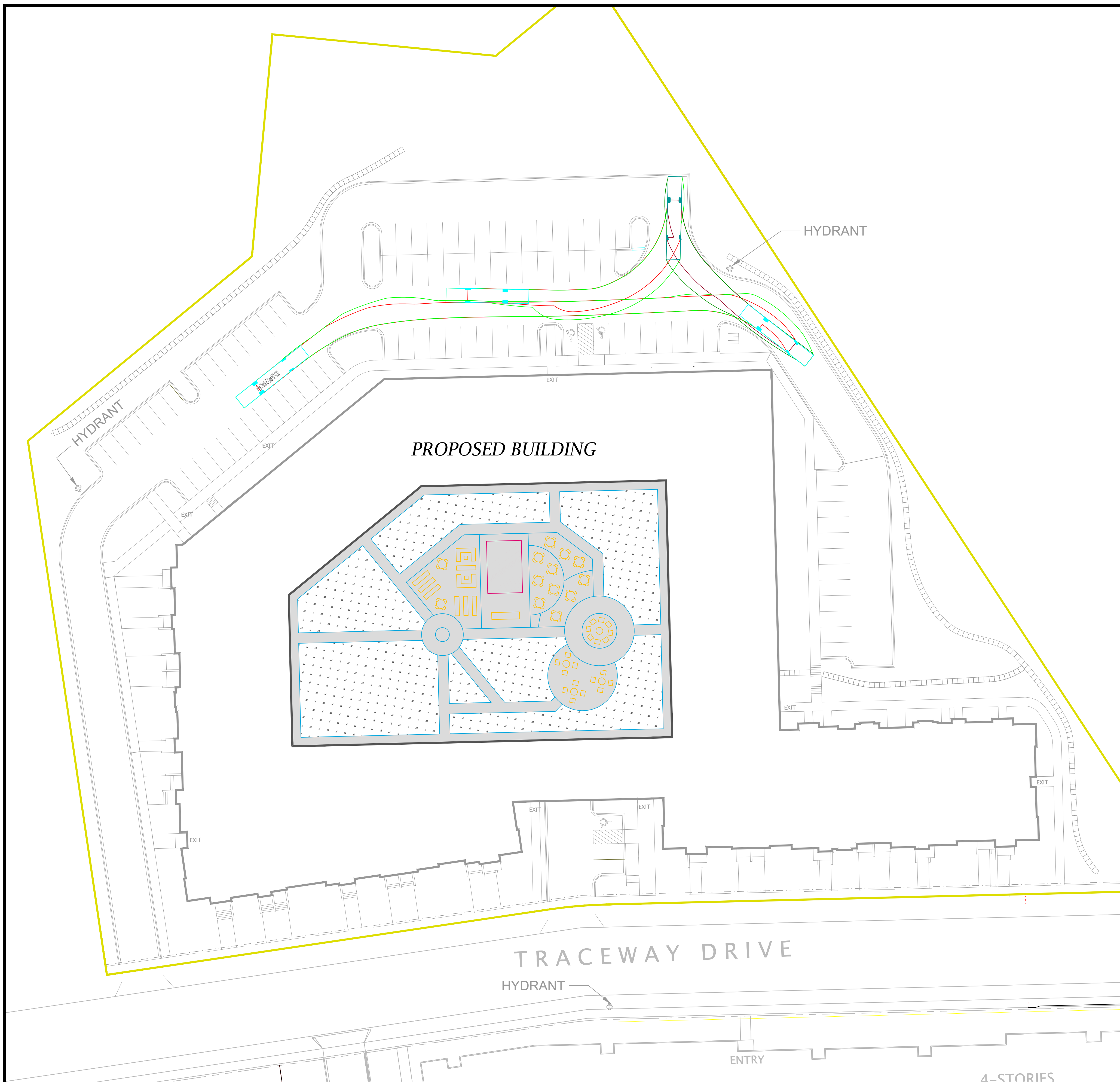
**D'ONOFRI KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE DETAILS  
FCP II INFILL REDEVELOPMENT  
TRACEWAY DRIVE  
FITCHBURG, WISCONSIN


DATE: 02-15-2022

DRAWN BY: DWS  
FN: 21-05-156

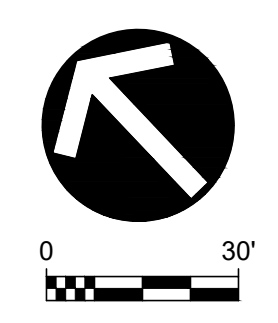
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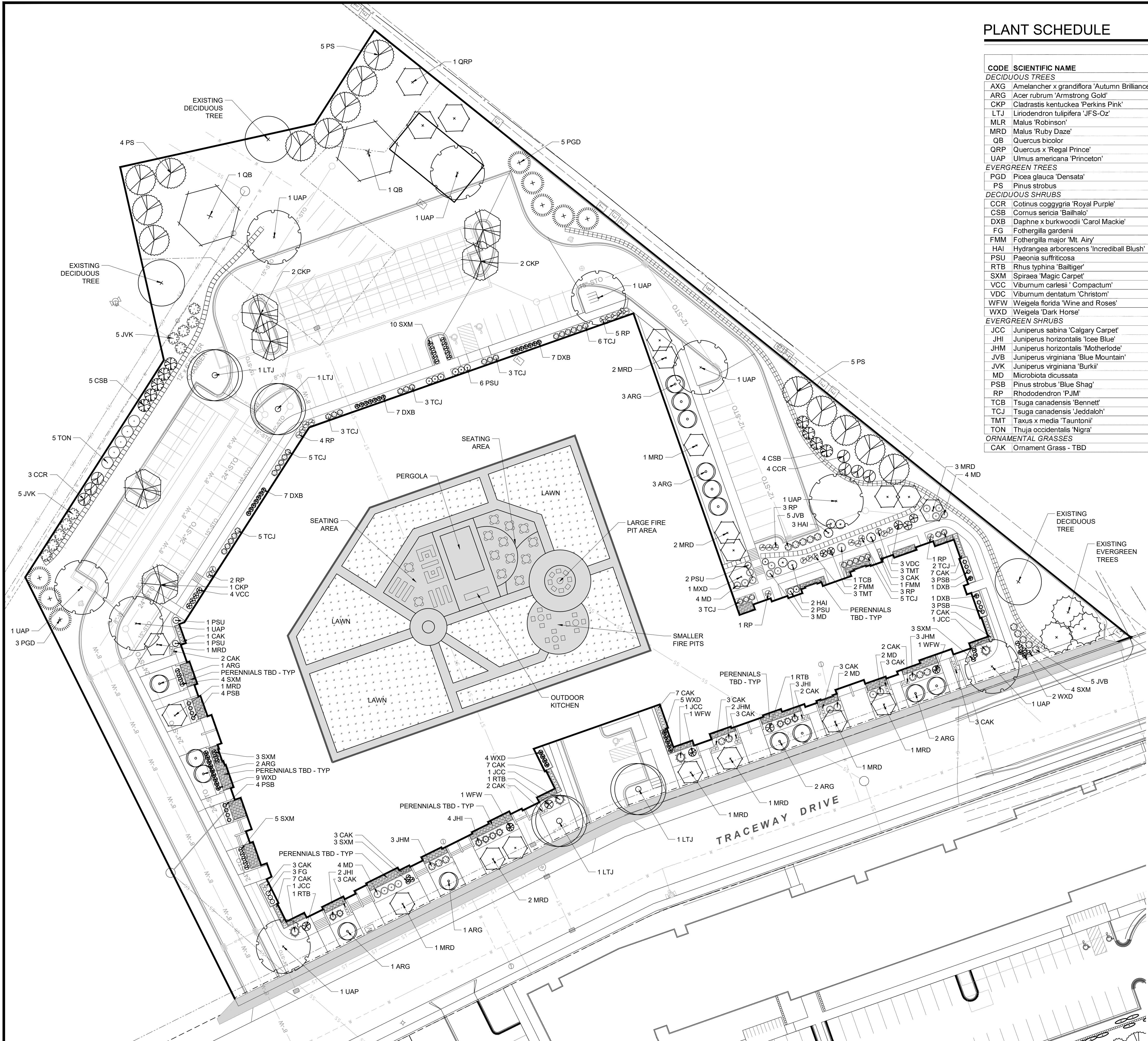
Fire Truck E-One HP-100	
Overall Length	47.50ft
Overall Width	8.00ft
Overall Body Height	12.83ft
Min Body Ground Clearance	0.656ft
Max Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	51.00°


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 7530 Weaverd Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FIRE ACCESS AUTOTURN  
**FCP II INFILL REDEVELOPMENT**  
 TRACEWAY DRIVE  
 CITY OF FITCHBURG, WISCONSIN



DATE: 02/15/2022  
 REVISED:  
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 Sheet Number:  
**C500**

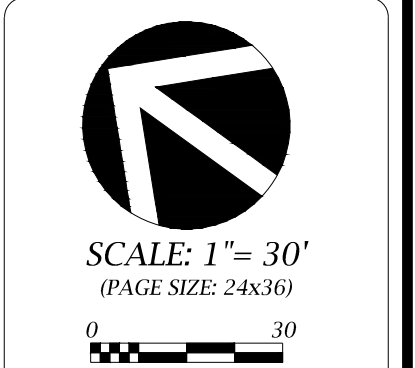


**PLANT SCHEDULE**

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND	NOTES
<b>DECIDUOUS TREES</b>						
AXG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	6' TALL	B&B	MULTI-STEM
ARG	Acer rubrum 'Armstrong Gold'	Armstrong Gold Maple	15	2.5"	B&B	
CKP	Cladrastis kentuckea 'Perkins Pink'	Perkins Pink Yellowwood	6	1.5"	B&B	
LTJ	Liriodendron tulipifera 'JFS-Oz'	Emerald City Tulip Poplar	4	2.5"	B&B	
MLR	Malus 'Robinson'	Robinson Crabapple	9	1.5"	B&B	
MRD	Malus 'Ruby Daze'	Ruby Daze Crabapple	17	1.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	2	2.5"	B&B	
QRP	Quercus x 'Regal Prince'	Regal Prince Oak	3	2.5"	B&B	
UAP	Ulmus americana 'Princeton'	Princeton Elm	9	2.5"	B&B	
<b>EVERGREEN TREES</b>						
PGD	Picea glauca 'Densata'	Black Hills Spruce	8	8' TALL	B&B	
PS	Pinus strobus	Eastern White Pine	14	8' TALL	B&B	
<b>DECIDUOUS SHRUBS</b>						
CCR	Cotinus coggygria 'Royal Purple'	Royal Purple Smokebush	7	36" TALL	POT	
CSB	Cornus sericea 'Bailhali'	Ivory Halo Dogwood	9	36" TALL	POT	
DXB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	23	24" TALL	POT	
FG	Fothergilla gardenii	Dwarf Fothergilla	3	18" TALL	POT	
FMM	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	2	24" TALL	POT	
HAI	Hydrangea arborescens 'Incrediball Blush'	Incrediball Blush Hydrangea	6	18" TALL	POT	
PSU	Paeonia suffruticosa	Tree Peony	12	18" TALL	POT	
RTB	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	3	36" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spiraea	32	12" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	4	24" TALL	POT	
VDC	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	3	24" TALL	POT	
WFW	Weigela florida 'Wine and Roses'	Wine and Roses Weigela	3	24" TALL	POT	
WXD	Weigela 'Dark Horse'	Dark Horse Weigela	20	12" TALL	POT	
<b>EVERGREEN SHRUBS</b>						
JCC	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	4	12" TALL	POT	
JHI	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	9	12" TALL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Juniper	8	12" TALL	POT	
JVB	Juniperus virginiana 'Blue Mountain'	Blue Mountain Juniper	10	18" TALL	POT	
JVK	Juniperus virginiana 'Burkii'	Burkii Juniper	10	48" TALL	POT	
MD	Microbiota decussata	Russian arborvitae	19	12" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag Pine	14	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	19	36" TALL	POT	
TCB	Tsuga canadensis 'Bennett'	Bennett Hemlock	1	18" TALL	POT	
TCJ	Tsuga canadensis 'Jeddalah'	Jeddalah Hemlock	35	12" TALL	POT	
TMT	Taxus x media 'Tauntoni'	Taunton Yew	6	18" TALL	POT	
TON	Thuja occidentalis 'Nigra'	Nigra Arborvitae	5	48" TALL	POT	
<b>ORNAMENTAL GRASSES</b>						
CAK	Ornament Grass - TBD	Ornament Grass - TBD	76	1 GAL	POT	

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**LANDSCAPE PLAN**  
**TRACEWAY NORTH APARTMENTS**  
 TRACEWAY DRIVE  
 FITCHBURG, WISCONSIN

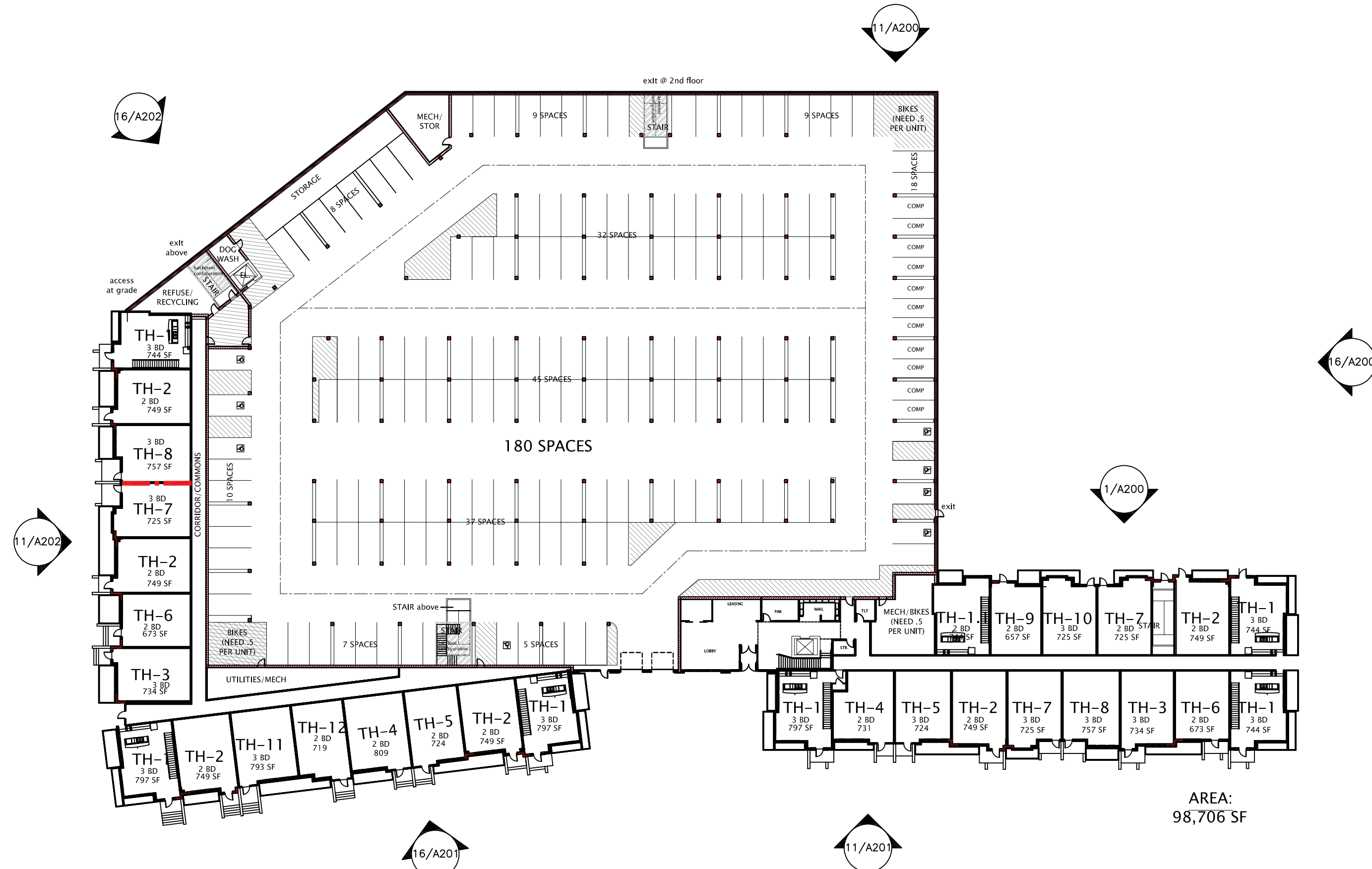


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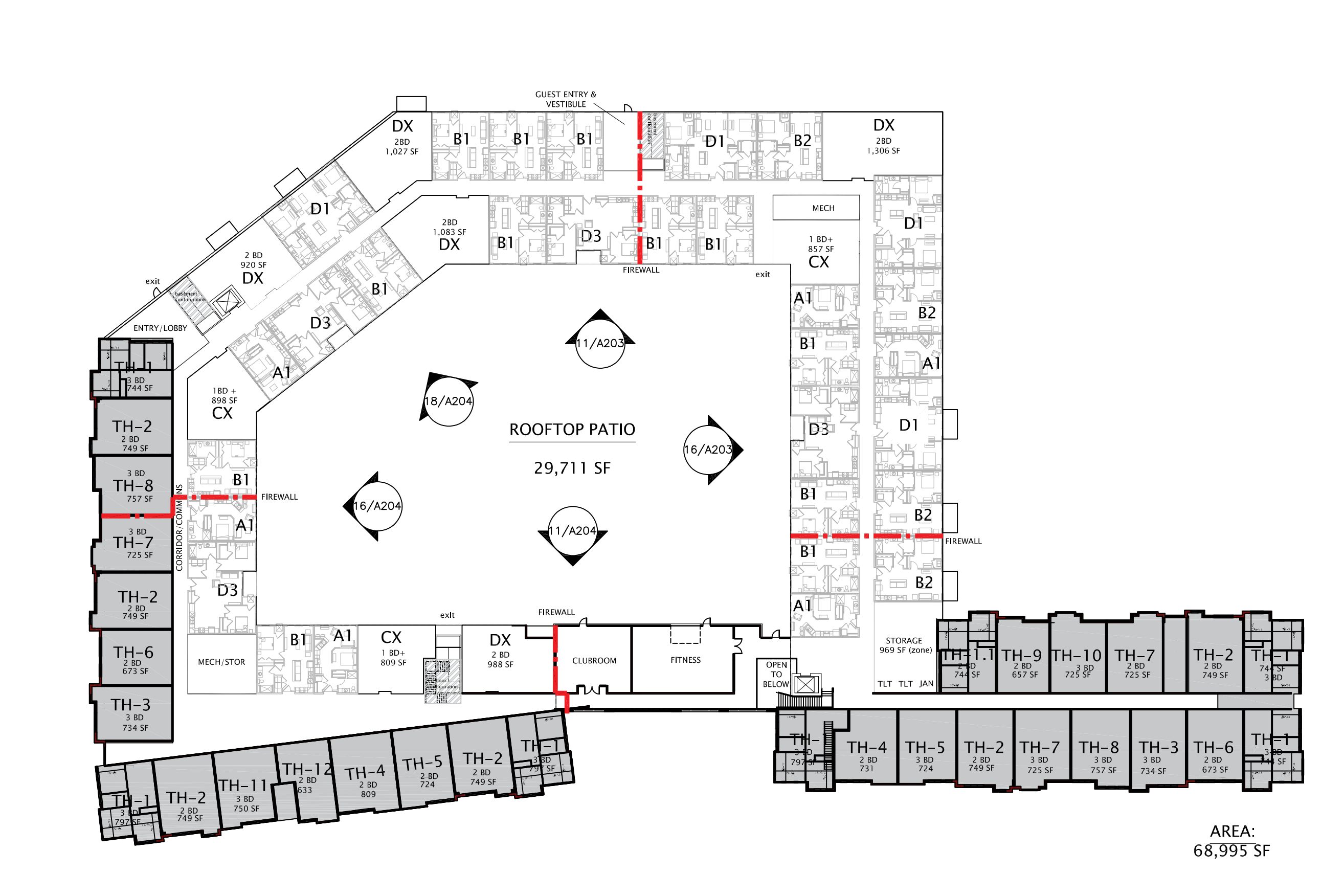
# FLOOR PLANS

## APPENDIX 'D' SPECIFIC IMPLEMENTATION PLAN



FIRST FLOOR PLAN - 1" = 40'-0" 30 TOWNHOME units

AREA: 98,706 SF



SECOND FLOOR PLAN - 1" = 40'-0" 38 units

AREA: 68,995 SF



THIRD FLOOR PLAN - 1" = 40'-0" 58 units

AREA: 59,114 SF



FOURTH FLOOR PLAN - 1" = 40'-0" 54 units

AREA: 54,669 SF

FCPII

FEBRUARY 15, 2022

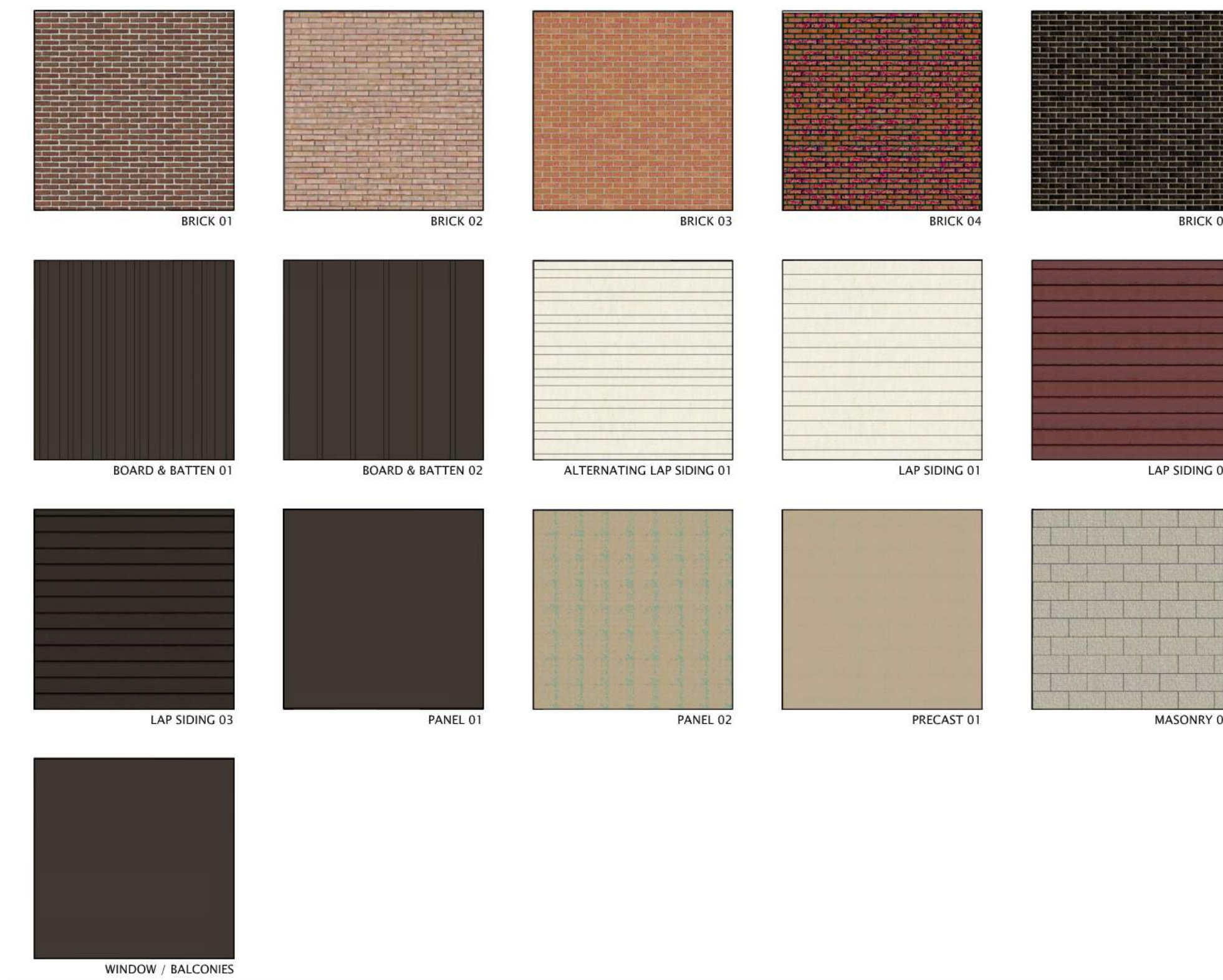
150 APT + 30 TH = 180 total units

# EXTERIOR ELEVATIONS

## APPENDIX 'E' SPECIFIC IMPLEMENTATION PLAN



1 NORTH ELEVATION - TOWN HOMES  
3/32" = 1'-0"



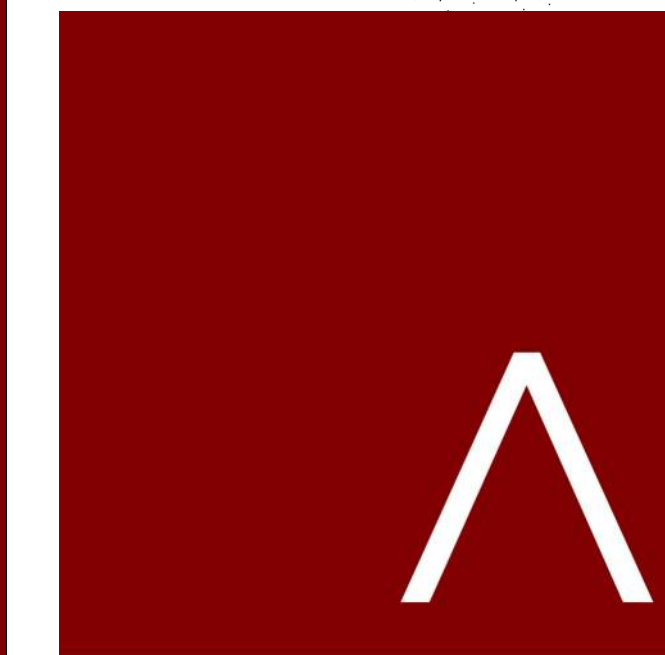
EXTERIOR MATERIALS...	
MARK	DESCRIPTION
1	BRICK 01
2	BRICK 02
3	BRICK 03
4	BRICK 04
5	BRICK 05
6	BOARD & BATTEN 01
7	BOARD & BATTEN 02
8	ALTERNATING LAP SIDING 01
9	LAP SIDING 01
10	LAP SIDING 02
11	LAP SIDING 03
12	PANEL 01
13	PANEL 02
14	PRECAST 01
15	MASONRY 01
16	WINDOW / BALCONIES / GUARD RAIL



11 NORTH ELEVATION - APARTMENTS  
3/32" = 1'-0"



16 EAST ELEVATION  
3/32" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
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JLA PROJECT NUMBER: 21-0722

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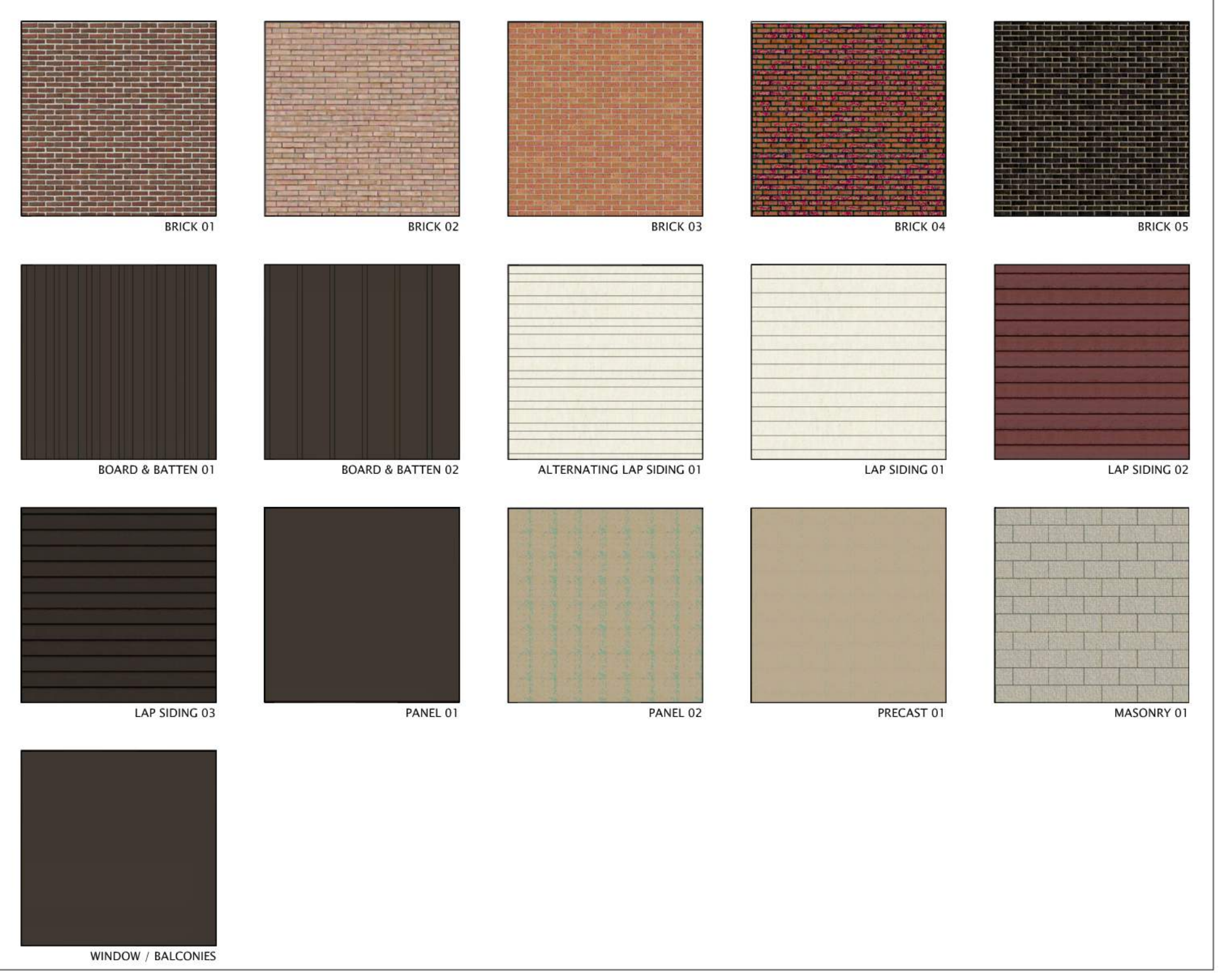
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200



EXTERIOR MATERIALS...	
MARK	DESCRIPTION
1	BRICK 01
2	BRICK 02
3	BRICK 03
4	BRICK 04
5	BRICK 05
6	BOARD & BATTEN 01
7	BOARD & BATTEN 02
8	ALTERNATIVE LAP SIDING 01
9	LAP SIDING 01
10	LAP SIDING 02
11	LAP SIDING 03
12	PANEL 01
13	PANEL 02
14	PRECAST 01
15	MASONRY 01
16	WINDOW/BALCONIES/GUARD RAIL



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Mark	Description	Date

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A201**



11 SOUTH-EAST ELEVATION  
3/32" = 1'-0"



16 SOUTH-WEST ELEVATION  
3/32" = 1'-0"



EXTERIOR MATERIALS...	
MARK	DESCRIPTION
1	BRICK 01
2	BRICK 02
3	BRICK 03
4	BRICK 04
5	BRICK 05
6	BOARD & BATTEN 01
7	BOARD & BATTEN 02
8	ALTERNATING LAP SIDING 01
9	LAP SIDING 01
10	LAP SIDING 02
11	LAP SIDING 03
12	PANEL 01
13	PANEL 02
14	PRECAST 01
15	MASONRY 01
16	WINDOW/BALCONIES/GUARD RAIL



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A202**



11 WEST ELEVATION  
3/32" = 1'-0"



16 NORTH-WEST ELEVATION  
3/32" = 1'-0"

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EXTERIOR MATERIALS...	
MARK	DESCRIPTION
1	BRICK 01
2	BRICK 02
3	BRICK 03
4	BRICK 04
5	BRICK 05
6	BOARD & BATTEN 01
7	BOARD & BATTEN 02
8	ALTERNATING LAP SIDING 01
9	LAP SIDING 01
10	LAP SIDING 02
11	LAP SIDING 03
12	PANEL 01
13	PANEL 02
14	PRECAST 01
15	MASONRY 01
16	WINDOW / BALCONIES / GUARD RAIL



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Mark	Description	Date

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A203**



11 COURTYARD NORTH ELEVATION  
3/32" = 1'-0"



16 COURTYARD EAST ELEVATION  
3/32" = 1'-0"

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EXTERIOR MATERIALS...	
MARK	DESCRIPTION
1	BRICK 01
2	BRICK 02
3	BRICK 03
4	BRICK 04
6	BOARD & BATTEN 01
7	BOARD & BATTEN 02
8	ALTERNATING LAP SIDING 01
9	LAP SIDING 01
10	LAP SIDING 02
11	LAP SIDING 03
12	PANEL 01
13	PANEL 02
14	PRECAST 01
15	MASONRY 01
16	WINDOW / BALCONIES / GUARD RAIL



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JLA PROJECT NUMBER: 21-0722

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SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
A204



11 COURTYARD-SOUTH ELEVATION  
3/32" = 1'-0"



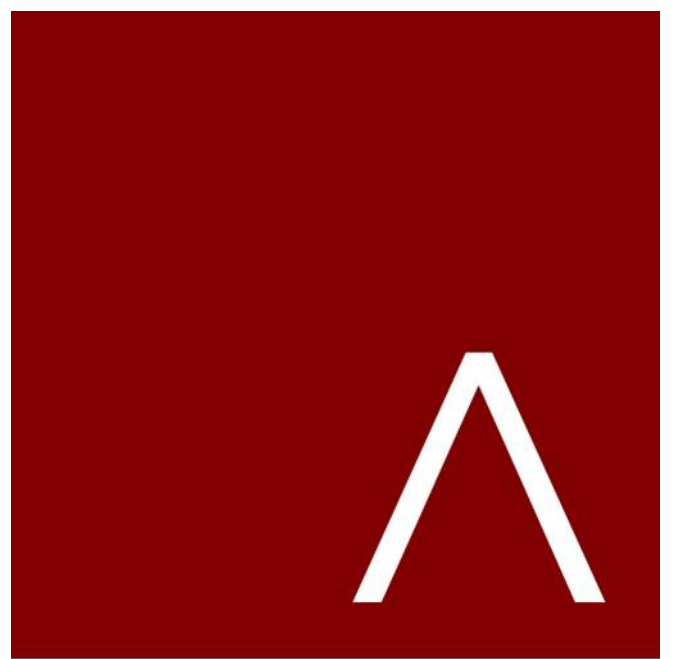
16 COURTYARD WEST ELEVATION  
3/32" = 1'-0"



16 COURTYARD-NORTH WEST ELEVATION  
3/32" = 1'-0"

# EXTERIOR PERSPECTIVES

## APPENDIX 'E' SPECIFIC IMPLEMENTATION PLAN



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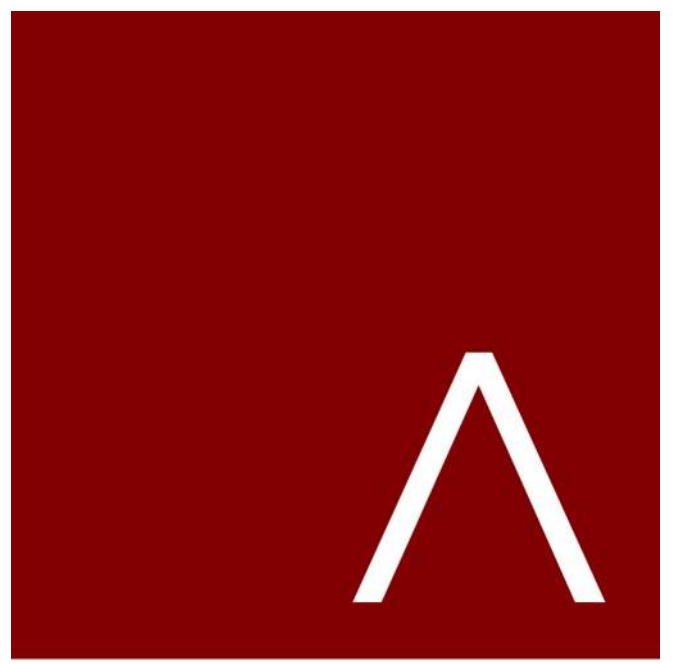
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3D VIEWS

SHEET NUMBER

A250



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

3D VIEWS

SHEET NUMBER

A251