



ARCHITECTURAL AND DESIGN REVIEW APPLICATION

Page 2

**Landscaping:**

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

**\*It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

**Signed:** Todd Jindra, Construction Management Solutions LLC **Date:** 3/14/22  
Applicant or Authorized Agent

**\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

\_\_\_\_\_

**FOR CITY USE ONLY**

**Date Received:** \_\_\_\_\_ **Plan Commission Date:** \_\_\_\_\_

**Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



3/15/22

Deanna Schmidt  
[Deanna.Schmidt@fitchburgwi.gov](mailto:Deanna.Schmidt@fitchburgwi.gov)  
City Planner/ Zoning Administrator  
5520 Lacy Rd.  
Fitchburg WI. 53711

RE: 2456 HWY. MM, Fitchburg WI.- Anticipated Tenants for the (2) new buildings that will be constructed on this property.

Forler Holdings will be constructing (2) new buildings on the existing property located at 2456 HWY. MM. The westerly building, (closest to the street) is intended to be divided into 4 tenant spaces. The intended tenants for these spaces would be marketed too are Electrical contractor, Plumbing contractor, Cabinet shop, Building supplies and services.

The easterly building (furthest from the street) is intended to be used as Storage for the current business located on site, B&B Restoration.

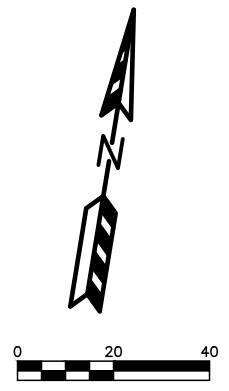
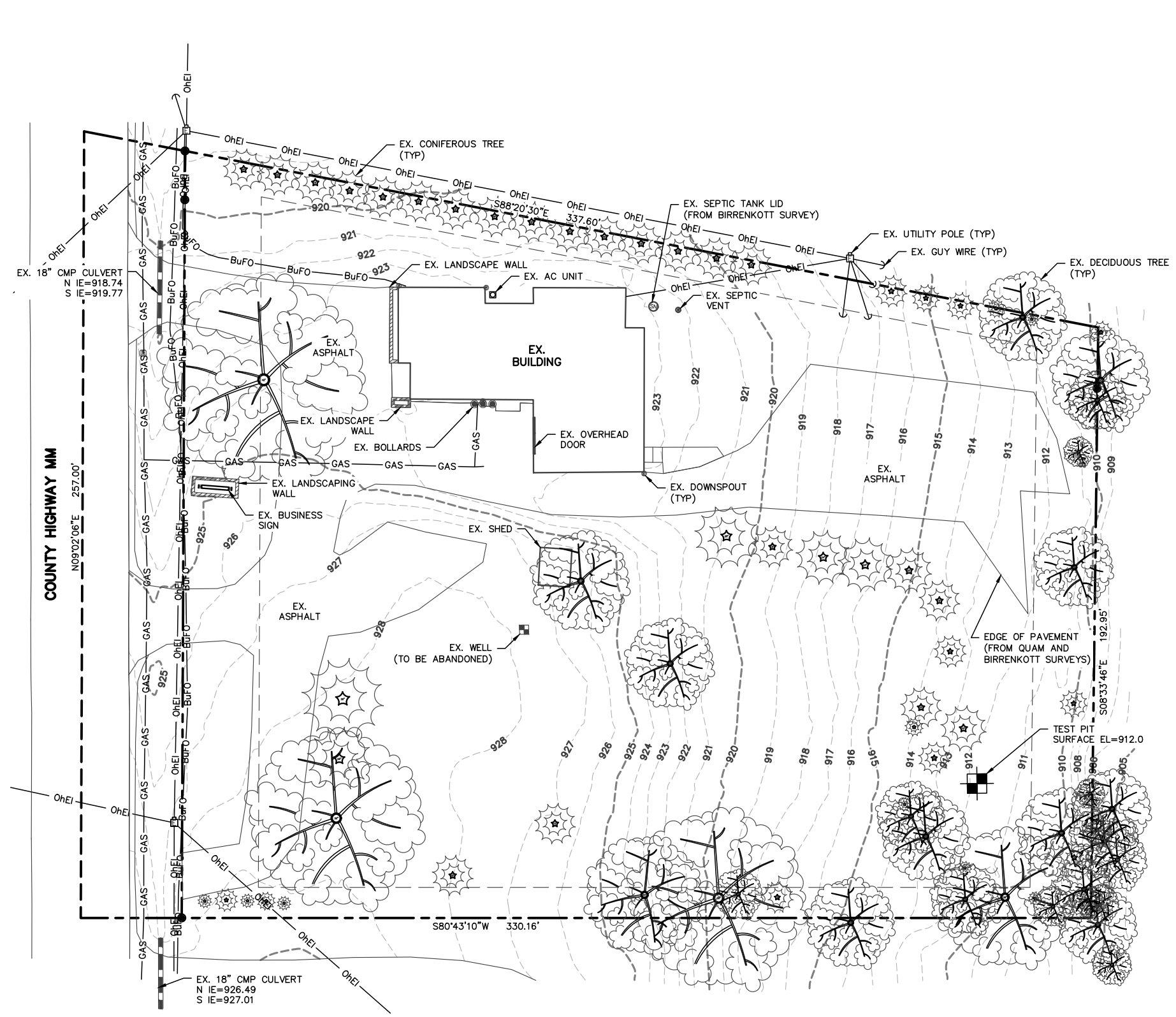
Please advise if you have any further questions,

Thank you.

Todd Jindra, Principal

Date: 3/15/22





**EXISTING SITE INFORMATION**

EX. ASPHALT	14,530 SQFT
EX. CONCRETE	227 SQFT
EX. REAR ENTRANCE	155 SQFT
EX. BUILDING	3,590 SQFT
EX. LANDSCAPE WALLS	40 SQFT
<b>TOTAL EX. IMPERVIOUS</b>	<b>18,542 SQFT</b>

**EXISTING UTILITY NOTES:**  
 EXISTING UTILITIES SHOWN HEREON WERE REQUESTED THROUGH DIGGERS HOTLINE WITH TICKET #20220401576 AND WERE MARKED BY OTHERS. UNDERGROUND UTILITY MARKINGS WERE COLLECTED DURING THE TOPOGRAPHIC COLLECTION PERFORMED JANUARY 21, 2022.

**EXISTING SITE PLAN NOTES:**  
 DUE TO SNOW AND ICE COVER ON THE SITE, ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

**PROPERTY BOUNDARY DISCLAIMER**  
 LOT LINE BEARINGS AND DISTANCES SHOWN ARE BASED ON PLAT OF SURVEY OF THE PROPERTY BY BIRRENKOTT SURVEYING DATED FEBRUARY 6, 2018 WHICH HAVE BEEN ROTATED TO FIT MONUMENTS FOUND DURING THE FIELD SURVEY.

PROPERTY BOUNDARY INFORMATION SHOWN DOES NOT REPRESENT A PROFESSIONAL PROPERTY BOUNDARY SURVEY MEETING CHAPTER A-6 7 OF WISCONSIN ADMINISTRATIVE CODE.

NO LIABILITY (EITHER EXPRESSED OR IMPLIED) FOR THE ACCURACY OF THE PROPERTY BOUNDARY DELINEATED HEREIN IS ASSUMED BY QUAM ENGINEERING, LLC.

**LEGEND FOR COMMON LINES:**

--- 919 ---	EXISTING MINOR CONTOUR
--- 920 ---	EXISTING MAJOR CONTOUR
---	PROPERTY LINE
---	ROAD RIGHT-OF-WAY
---	EXISTING BURIED GAS LINE
---	EXISTING BURIED FIBER OPTIC LINE
---	EXISTING BURIED ELECTRIC LINE
---	EXISTING OVERHEAD ELECTRIC LINE

**2456 COUNTY HIGHWAY MM**  
**EXISTING SITE PLAN**  
 SHEET C-1  
 DATED: MARCH 10, 2022

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



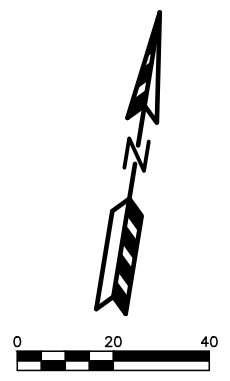
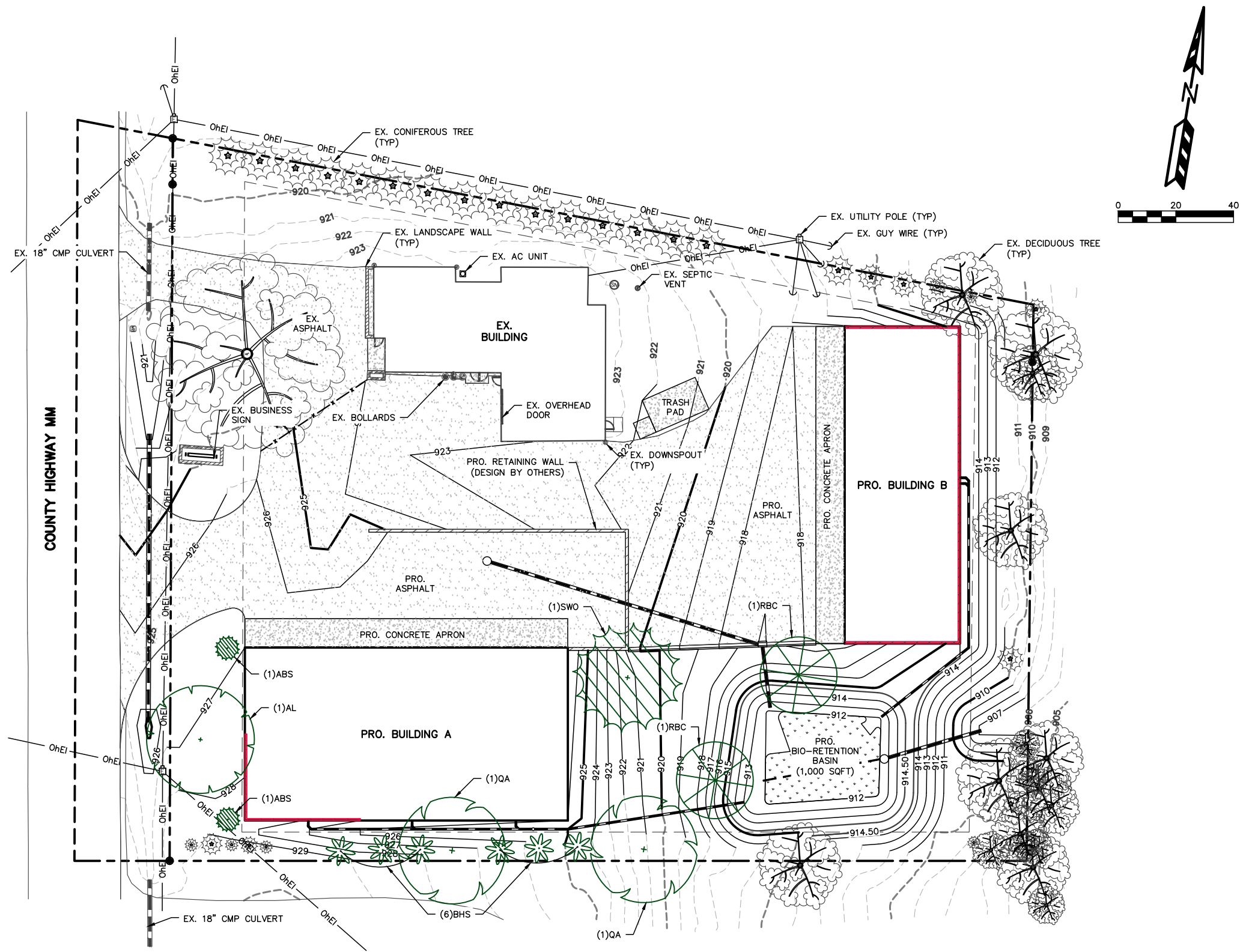


**PLANT LIST**

KEY	QUAN	SIZE	COMMON NAME	BOTANICAL NAME	ROOT
<b>Canopy Trees</b>					
AL	1	2"	Basswood	Tilia Americana	BB
QA	2	2"	Quaking Aspen	Populus Tremuloides	BB
RBC	2	10'	River Birch Clump	Betula Nigra	BB
SWO	1	2"	Swamp White Oak	Quercus Bicolor	BB
<b>Evergreen Trees</b>					
BHS	6	5'	Black Hills Spruce	Picea Glauca densata	BB
<b>Deciduous Shrubs</b>					
ABS	2	4"	AB Serviceberry	Amelanchier Grandiflora	BB
<b>Bio-retention Plantings</b> (Planted 12' on center)					
RGP	1,000	2 1/2"	Common Blue Star Bottle Gentine Obedient Plant Columbine Switchgrass Black Eyed Susan Wild Iris Swamp Milkweed White Turtlehead Cardinal Flower Turk's Cap Lily Little Bluestem Canada Wild Rye Nodding Onion		plug

**NOTES:**

- Existing lawn areas disturbed by construction to receive a minimum of 4" of topsoil, Bluegrass seed mix, starter fertilizer, and straw or starter mulch.
- Turf areas to receive a minimum of 4" of topsoil, seed (No-Mow seed mix), starter fertilizer, and straw or straw mat mulch.
- Turf areas in drainage swales and slopes 3:1 and greater shall be mulched with erosion control fabric (installed per manufacturer's specifications).
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
- Rain garden to receive shredded hardwood bark or coconut mat mulch.
- Rain garden plants (RGP) to be installed 12" on center.
- Rain garden to be constructed per WDNR specifications.



**s.p.s**  
 Paul Skidmore, Landscape Architect LLC  
 Paul Skidmore, ASLA  
 Landscape Architect  
 13Red Maple Trail (608) 826-0032  
 Madison, WI 53717 (608) 335-1529 (c)  
 paulskidmore@tds.net

**LEGEND FOR COMMON LINES:**

- 919 --- EXISTING MINOR CONTOUR
- 920 --- EXISTING MAJOR CONTOUR
- 919 --- PROPOSED MINOR CONTOUR
- 920 --- PROPOSED MAJOR CONTOUR
- --- PROPERTY LINE
- --- ROAD RIGHT-OF-WAY
- OhEI --- EXISTING OVERHEAD ELECTRIC LINE

**2456 COUNTY HIGHWAY MM**  
 PRELIMINARY LANDSCAPE PLAN  
 SHEET L-1  
 DATED: MARCH 10, 2022  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752





REVISIONS	

<b>SHEET DATA</b>	Scale: 1/4" = 1' - 0"
Date:	Drawn by: GPD

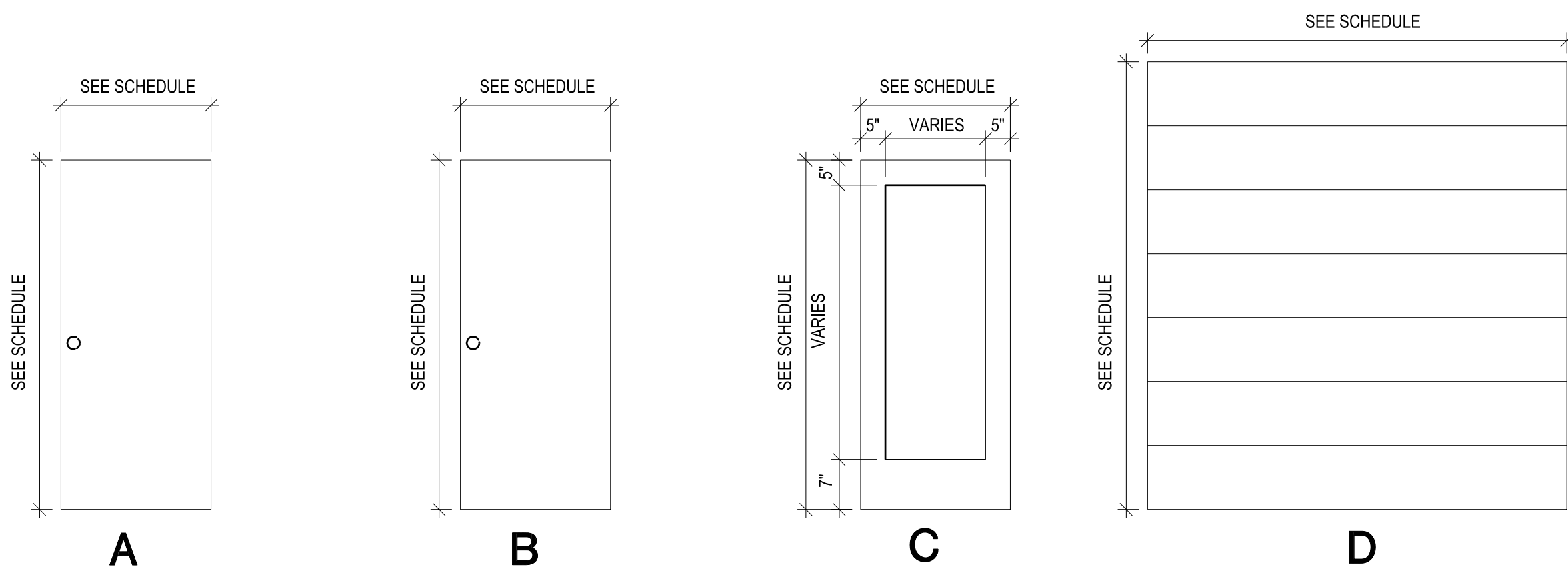
# SCHEDULES

**Forier Holdings, LLC**  
 2456 County Highway MM  
 Richburg, WI 53576

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WINDOW SCHEDULE				
MARK	WINDOW SIZE		QTY.	COMMENTS
	WIDTH	HEIGHT		
A	6' - 0"	3' - 0"	14	ALUM STOREFRONT
B	3' - 6"	4' - 6"	4	ALUM STOREFRONT

DOOR SCHEDULE										
MARK	LOCATION	WIDTH	HEIGHT	DOOR PANEL			DOOR FRAME			COMMENTS
				TYPE	MATERIAL	FINISH	MATERIAL	FINISH	OPERATION	
1	BAY	12' - 0"	14' - 0"	D	ALUM	PRE	ALUM	PRE	OHD	OPENER & 2 TRANSMITTERS PER DOOR
2	TENANT ENTRY "A"	3' - 0"	7' - 0"	C	ALUM	PRE	ALUM	PRE	LEFT	STOREFRONT - PUSH/PULL HARDWARE
3	TENANT ENTRY "A"	3' - 0"	7' - 0"	C	ALUM	PRE	ALUM	PRE	RIGHT	STOREFRONT - PUSH/PULL HARDWARE
4	OFFICE "A"	3' - 0"	7' - 0"	A	METAL	PRE	HM	PRE	LEFT	LEVER TYPE HANDLE - PASSAGE
5	BATH "A"	3' - 0"	7' - 0"	A	METAL	PRE	HM	PRE	RIGHT	LEVER TYPE HANDLE - PRIVACY
6	OFFICE "A"	3' - 0"	7' - 0"	A	METAL	PRE	HM	PRE	RIGHT	LEVER TYPE HANDLE - PASSAGE
7	BATH "A"	3' - 0"	7' - 0"	A	METAL	PRE	HM	PRE	LEFT	LEVER TYPE HANDLE - PRIVACY
8	WALK DOOR "B"	3' - 0"	7' - 0"	B	METAL	PRE	HM	PRE	LEFT	LEVER TYPE HANDLE w/ LOCKSET
9	WALK DOOR "B"	3' - 0"	7' - 0"	B	METAL	PRE	HM	PRE	RIGHT	LEVER TYPE HANDLE w/ LOCKSET



**PANEL TYPES**

<b>SHEET No.</b>	<b>A2.03</b>
<b>1808 ROBY ROAD, STOUGHTON, WISCONSIN 53589 608.576.6286</b> <b>COMMERCIAL - RESIDENTIAL - MODELS - INTERIORS</b>	

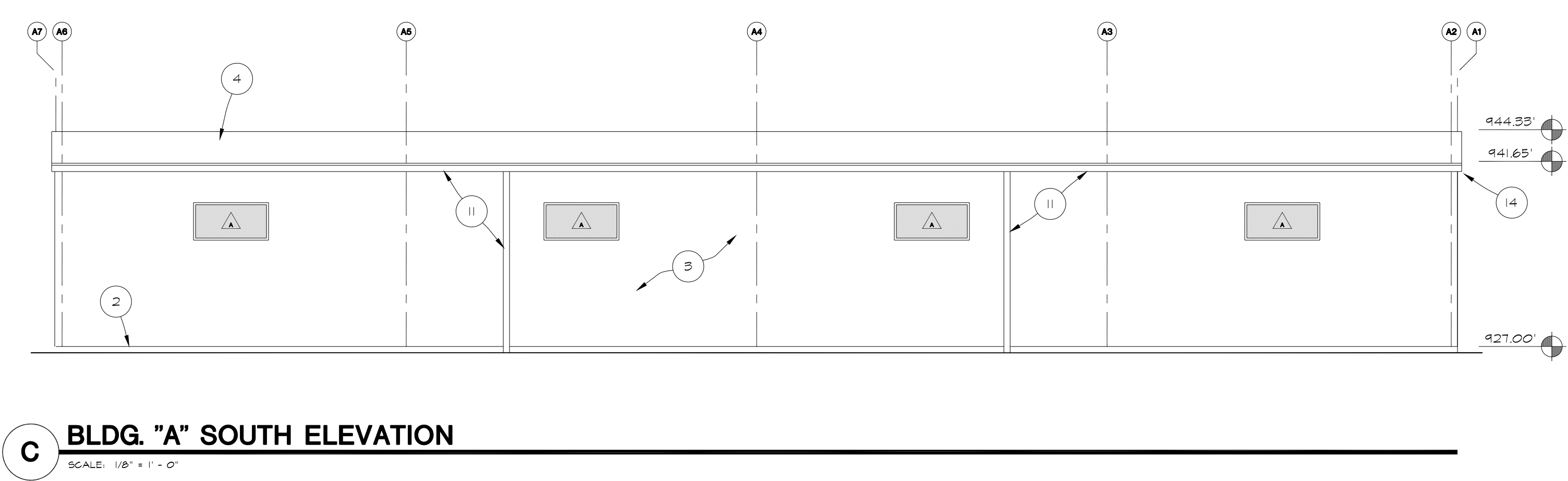
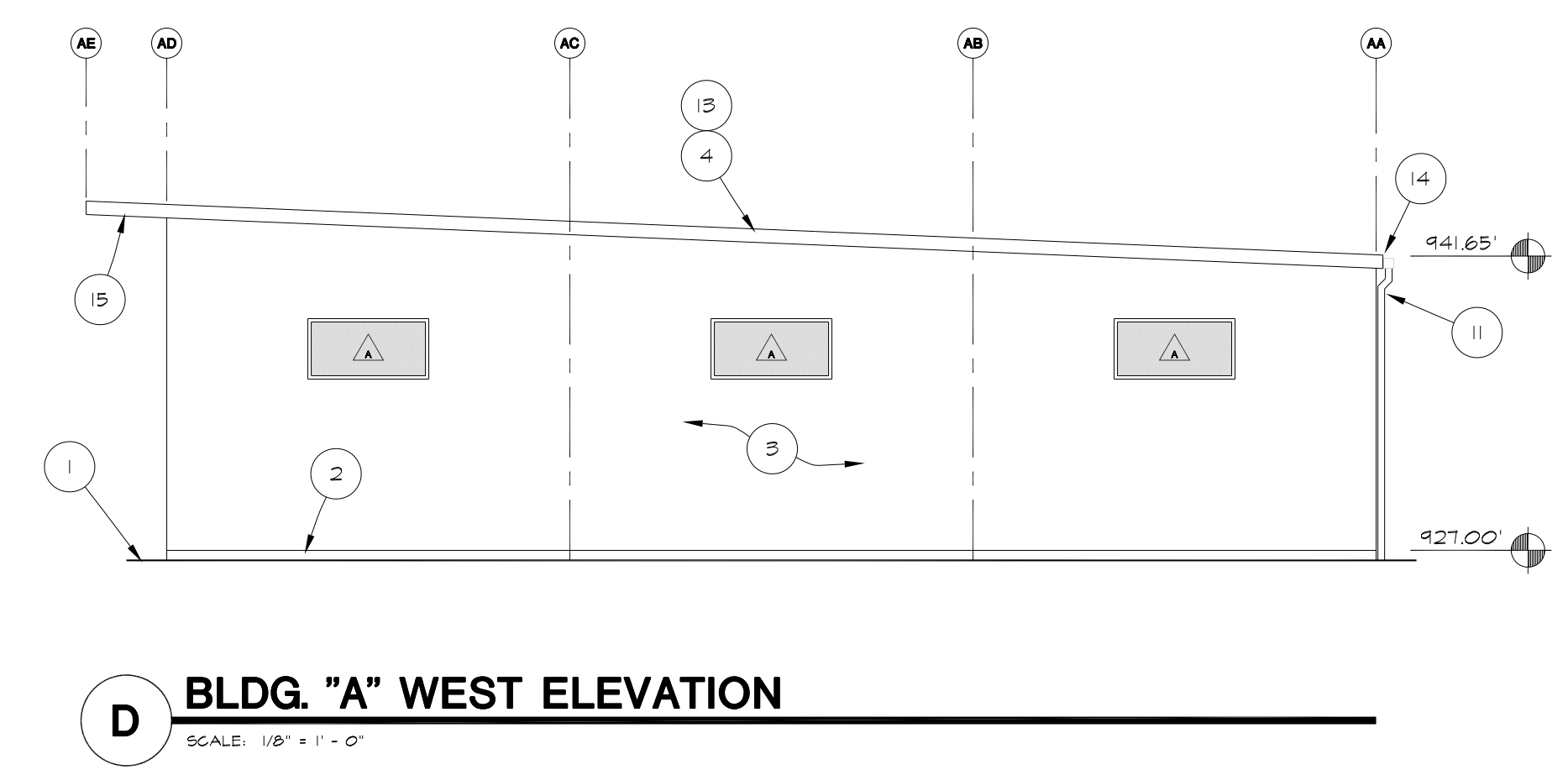
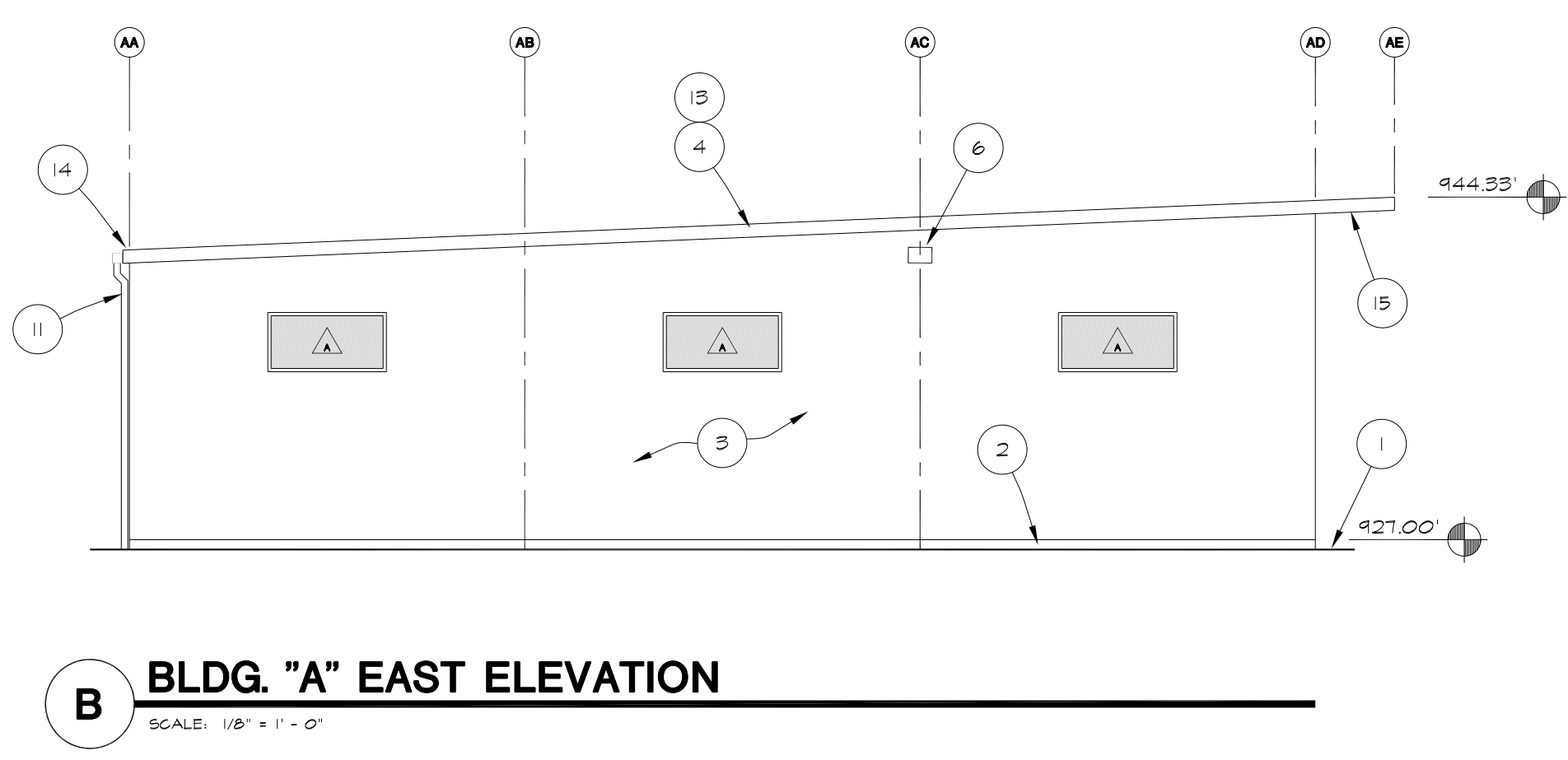
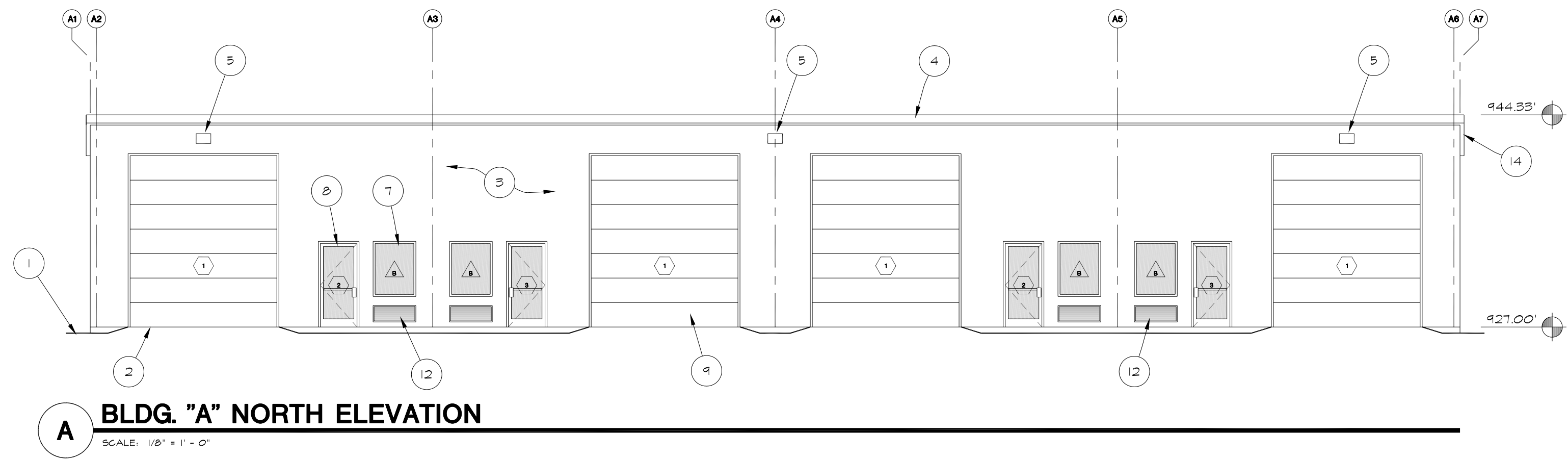
EXTERIOR ELEVATION KEYNOTES:

1. LINE OF FINISH GRADE.
2. LINE OF FINISH FLOOR.
3. VARGO PRUDEN VEE RIB WALL PANEL IN COOL ARTIC WHITE.
4. VARGO PRUDEN SBR - STANDING SEAM ROOF IN COOL COBALT BLUE.
5. WALL PACK LIGHTING - RAB SLIMITFAFC100 @15" AFF.
6. WALL PACK LIGHTING - RAB SLIMITFAFC60 @14" AFF.
7. STOREFRONT WINDOW.
8. STOREFRONT ENTRY DOOR.
9. INSULATED OHD W/LOW HEADROOM HEADROOM TRACK, 2 TRANSMITTERS PER DOOR.
10. METAL INSULATED WALK DOOR.
11. 6" BOX GUTTERS W/ 4"x6" DOWNSPOUTS W/UNDERGROUND PIPING TO RETENTION BASIN.
12. THRU-WALL UNIT HEAT & COOL (PTAC) - WALL MOUNTED.
13. 1/2" /FT SLOPE.
14. 4" OVERHANG.
15. 4'-0" OVERHANG.

REVISIONS	

**Elevations - Building "A"**

**Forler Holdings, LLC**  
2456 County Highway MM  
Fitchburg, WI 53575



**GP Designs LLC**  
1808 ROBY ROAD, STOUGHTON, WISCONSIN 53589 608.576.5286  
COMMERCIAL - RESIDENTIAL - REMODELS - INTERIORS

SHEET No. **A3.01**





**BUILDING "A"**



**BUILDING "B"**

REVISIONS

<b>SHEET DATA</b>	Scale: 1/4" = 1'-0"
Date:	Drawn by: GPD

**3D ELEVATIONS**

**Forler Holdings, LLC**

2456 County Highway MM  
Richburg, WI 53576

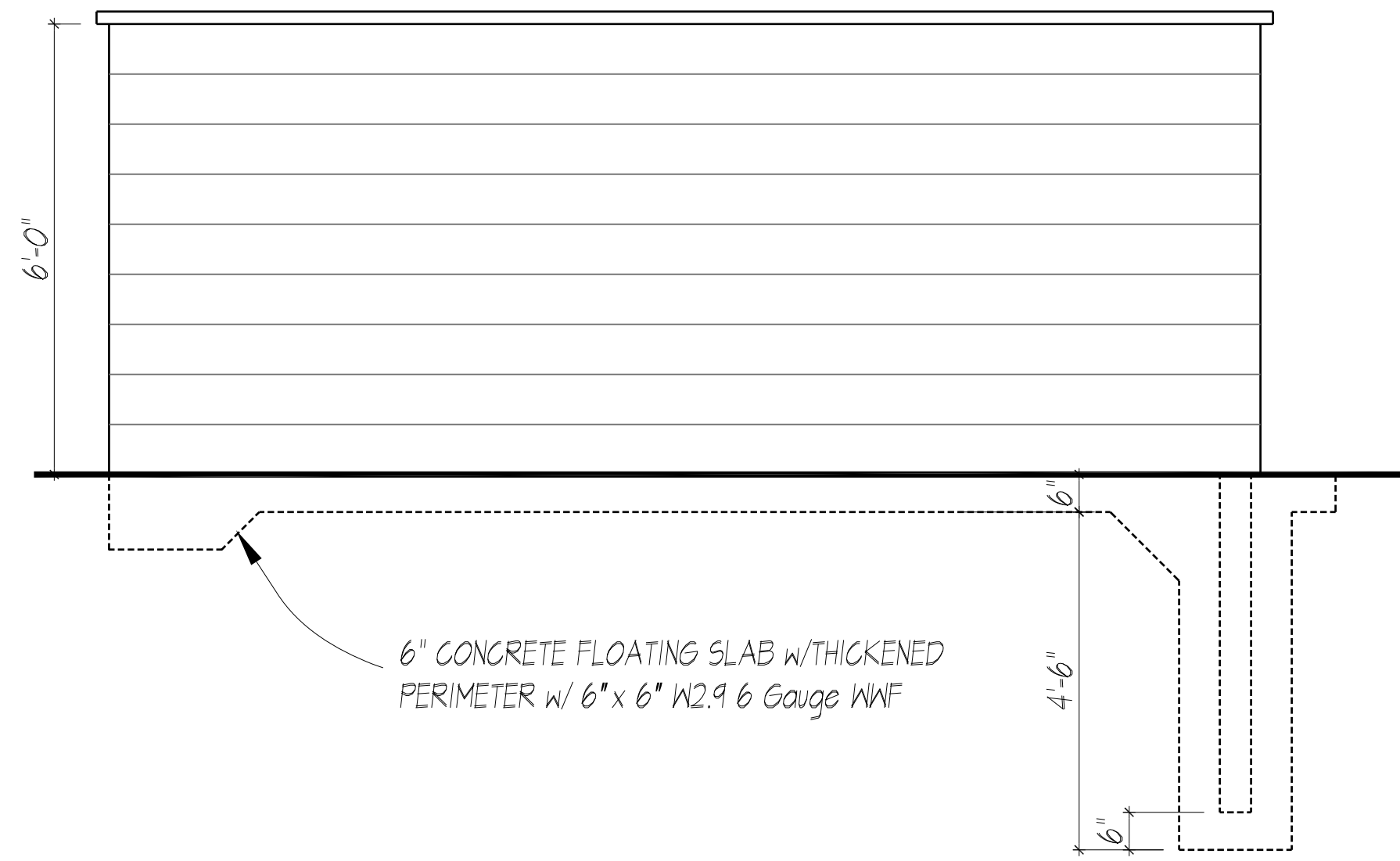
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*GPD Designs LLC*

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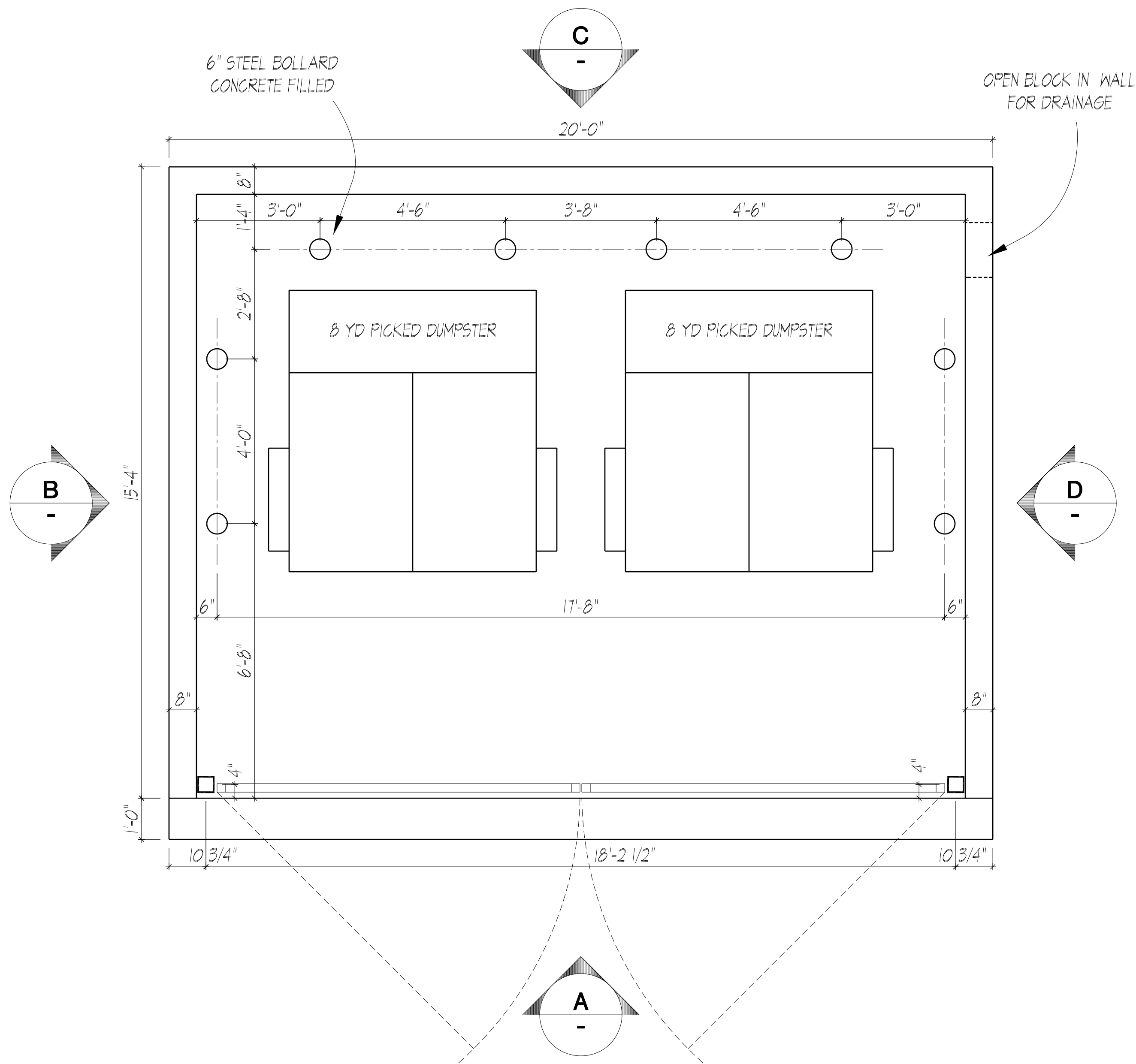
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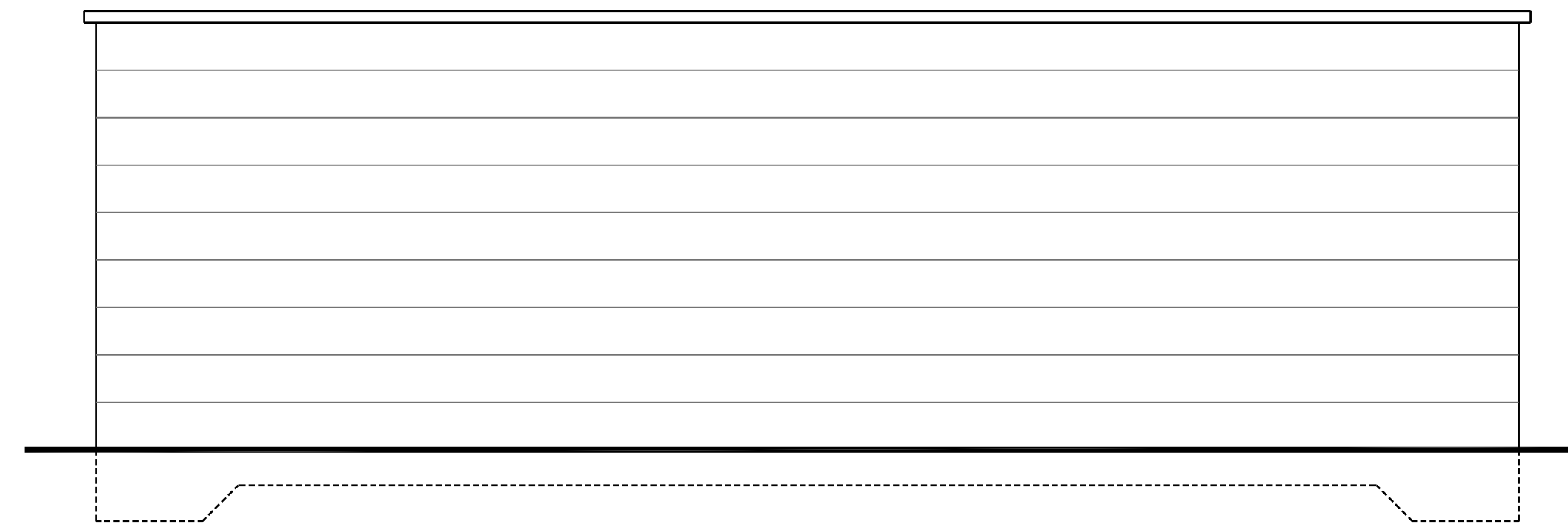
**B Trash Enclosure - WEST ELEVATION**

SCALE: 1/2" = 1' - 0"



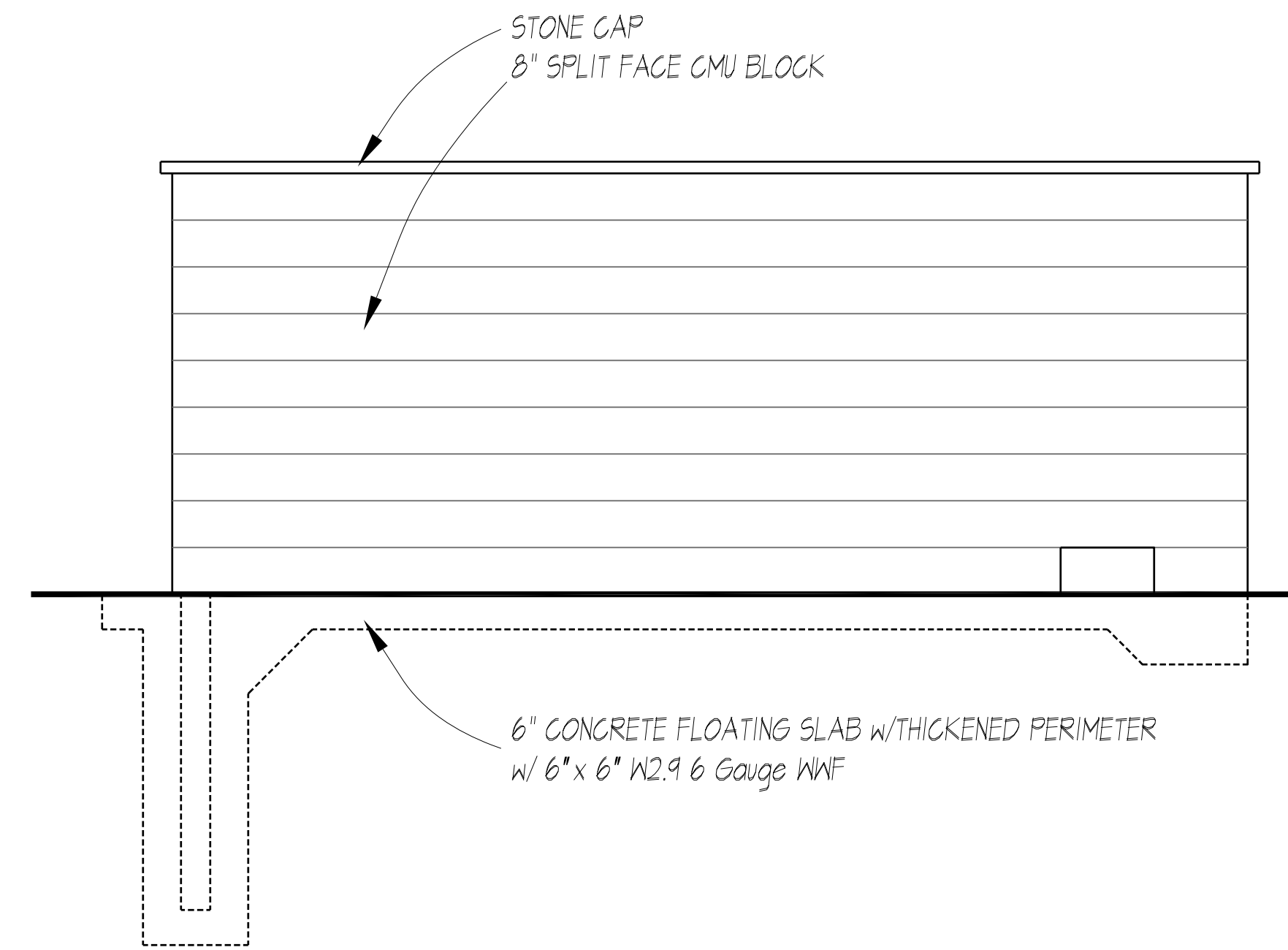
**Trash Enclosure - PLAN**

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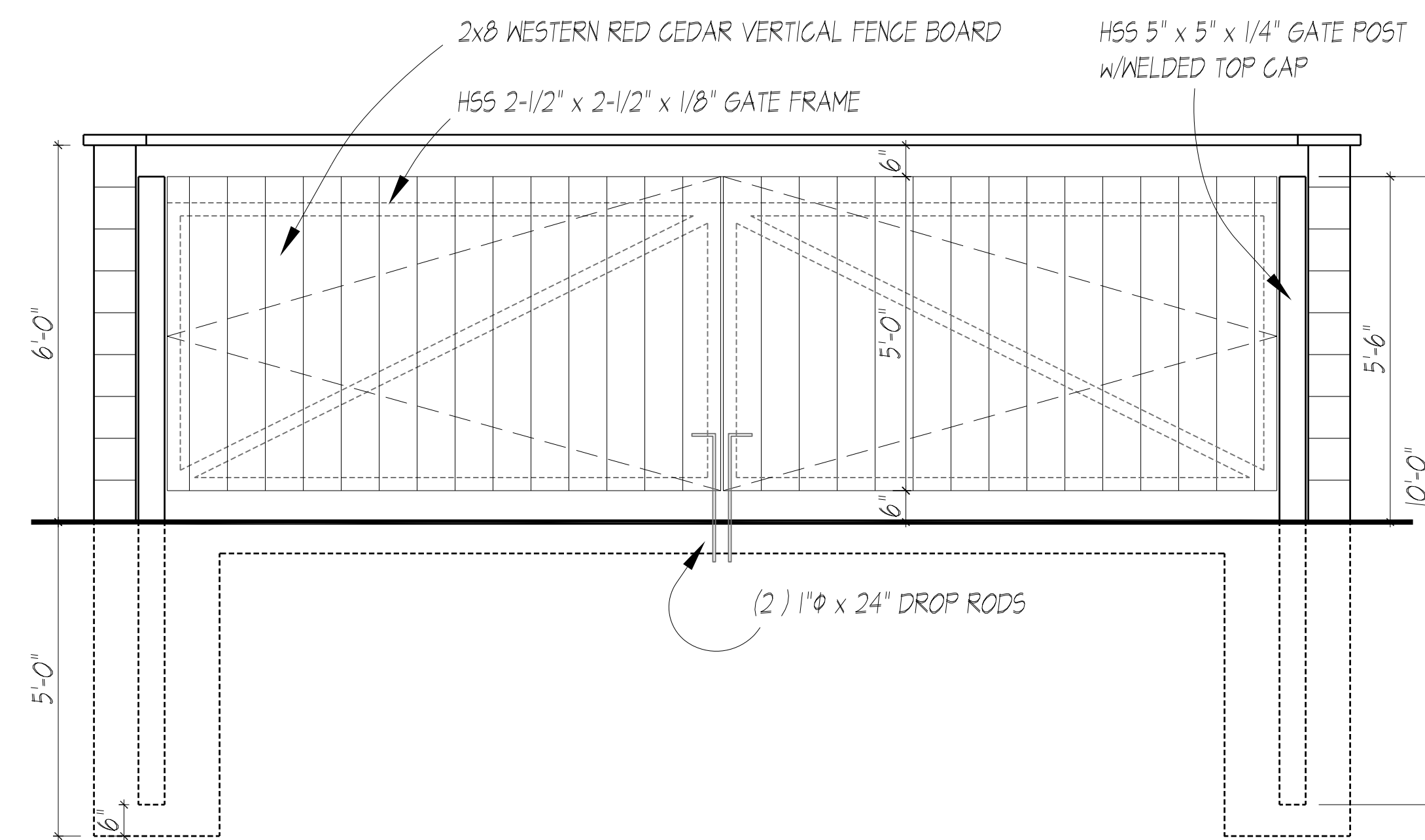
**C Trash Enclosure - NORTH ELEVATION**

SCALE: 1/2" = 1' - 0"



**D Trash Enclosure - EAST ELEVATION**

SCALE: 1/2" = 1' - 0"



**A Trash Enclosure - SOUTH ELEVATION**

SCALE: 1/2" = 1' - 0"

REVISIONS	

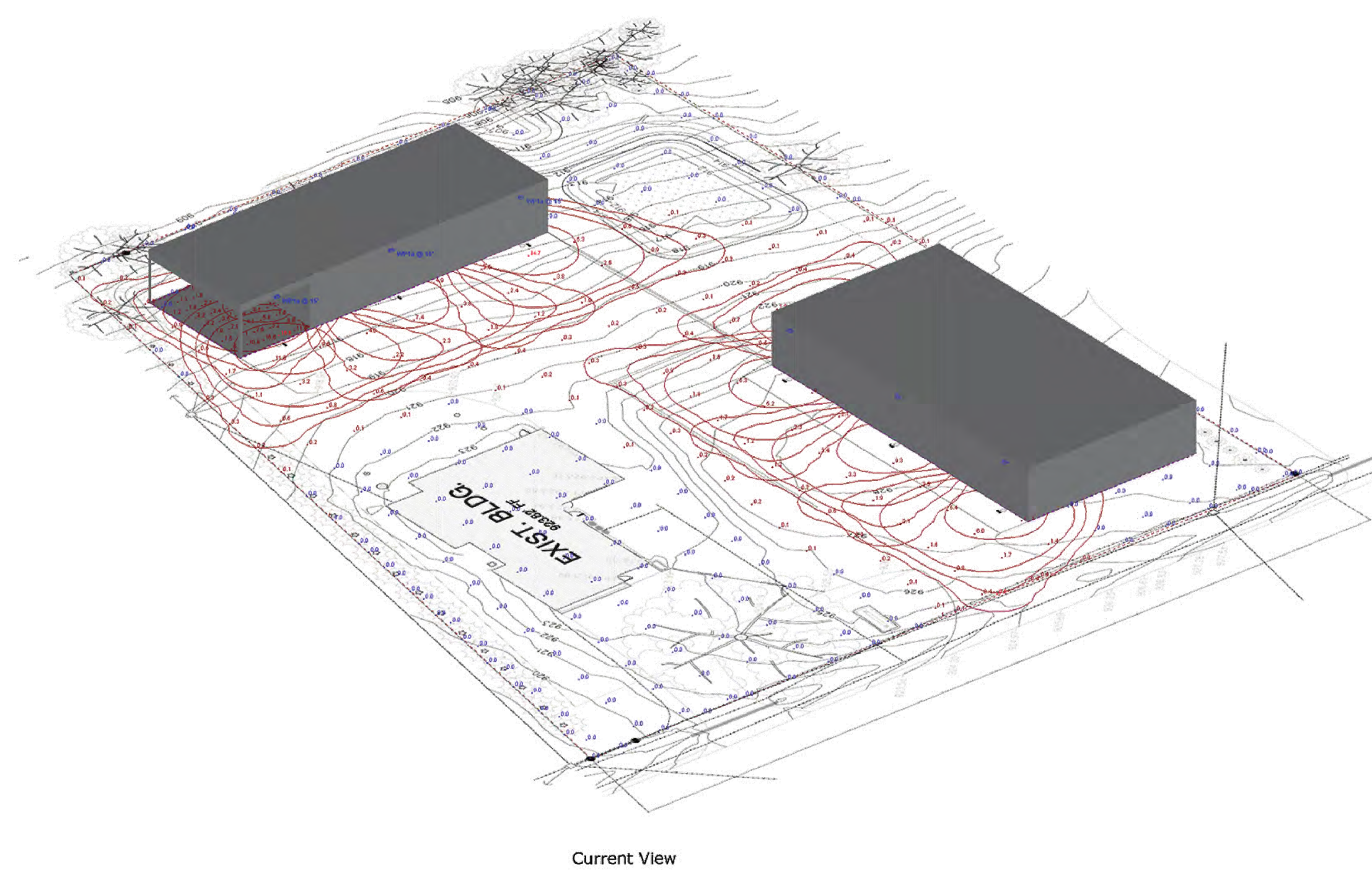
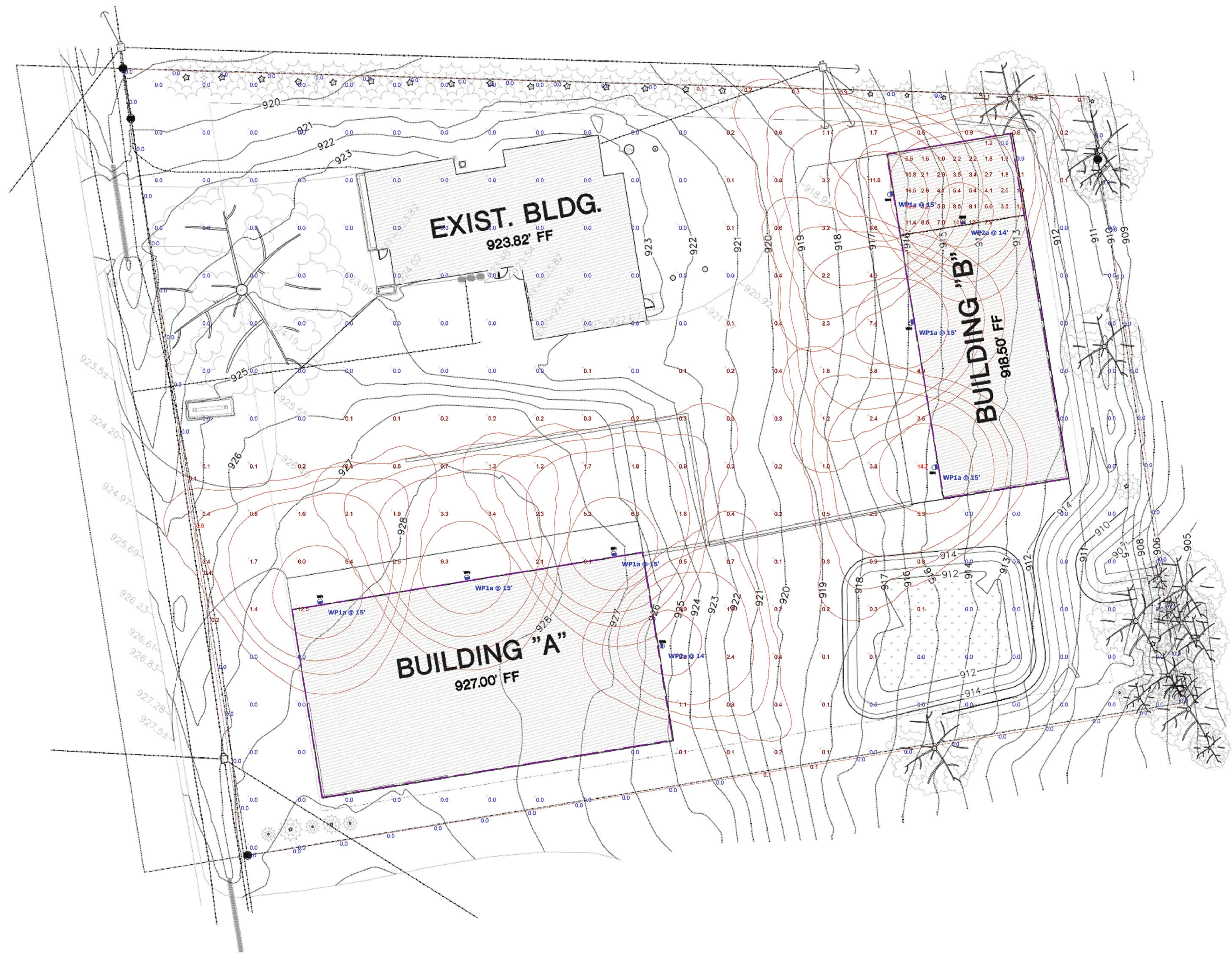
**TRASH ENCLOSURE**

**Forier Holdings, LLC**  
 2456 County Highway MM  
 Fitchburg, WI 53576

**EP Designs LLC**  
 1808 ROBY ROAD, STOUGHTON, WISCONSIN 53589 608.576.5286  
 COMMERCIAL - RESIDENTIAL - REMODELS - INTERIORS

SHEET No. **A4.0**

3/15/22 6:47a.m.  
 C:\Drawing\61 B&B Restoration\61-A4.0.dwg



**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
WP2 a	WP2 a	2	RAB Lighting Inc.	SLIM17FAFC60_5K at 0% CCT Setting	1	7251	0.9	57.23
WP1 a	WP1 a	6	RAB Lighting Inc.	SLIM17FAFC100_5K at 0% CCT Setting	1	13166	0.9	100.98

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING B CANOPY	+	5.1 fc	16.6 fc	0.9 fc	18.4:1	5.7:1
PROPERTY LINE	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
SITE	+	0.9 fc	14.7 fc	0.0 fc	N/A	N/A

**REVISIONS**

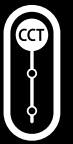

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**Forler Holdings, LLC**  
 2456 County Highway MM  
 Fishburg, WI 53576

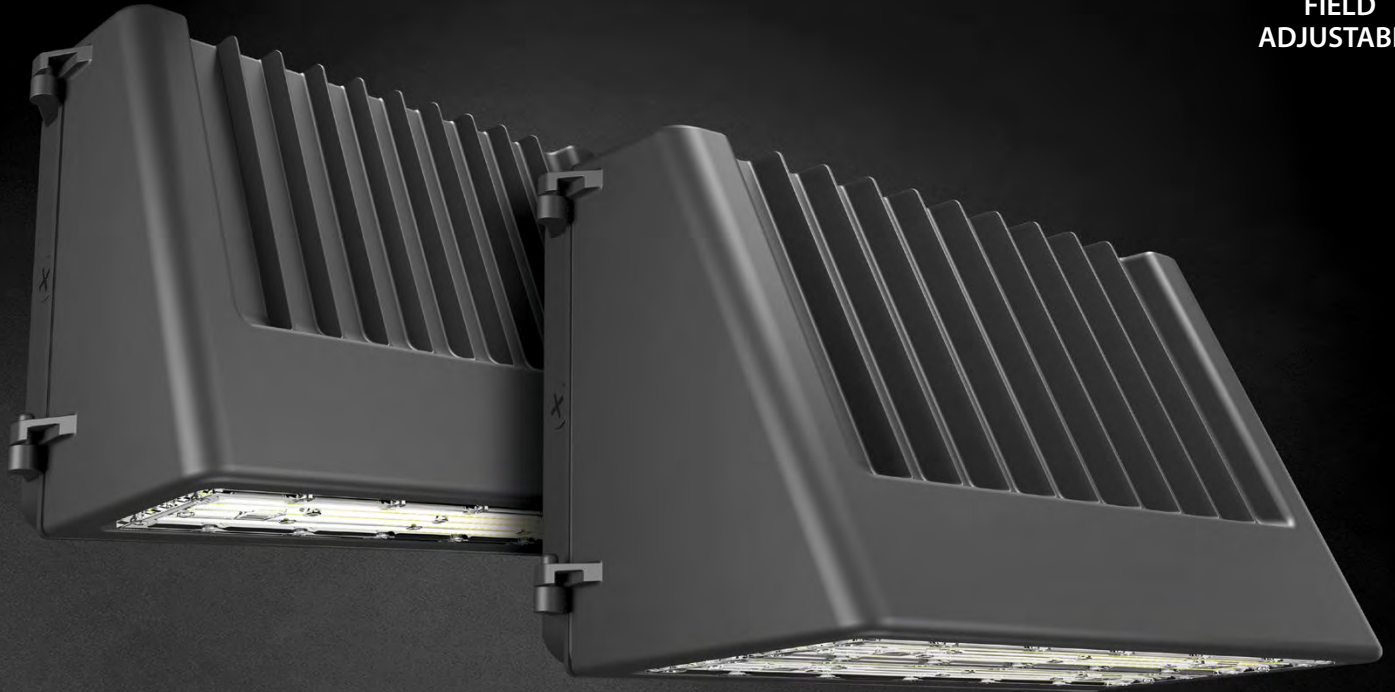
*GP Designs LLC*  
 1808 ROBY ROAD, STOUGHTON, WISCONSIN 53589 608.576.8286  
 COMMERCIAL - RESIDENTIAL - REMODELS - INTERIORS

**SHEET No.**  
**A5.0**

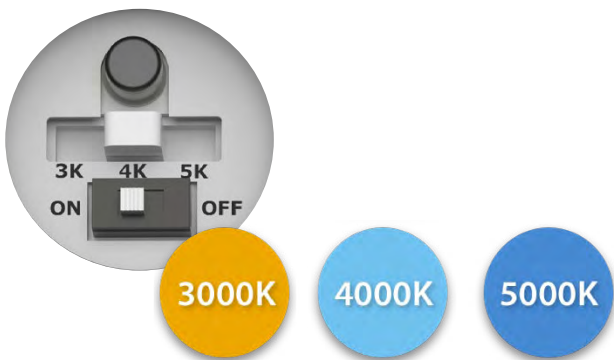
# RAB®



FIELD  
ADJUSTABLE



Full cutoff, field adjustable and priced right.  
SLIM17 ultra-economy wall packs.



## Field-adjustable control.

The SLIM17 comes with a field-adjustable CCT switch that's easily accessed on the side of the fixture and allows you to choose between 3000, 4000 and 5000K.



## On when you need them, off when you don't.

All models come standard with an integrated, selectable, on/off photocell that can automatically control when the wall packs turn on for even greater energy savings.



FIELD ADJ.



100,000 HOUR  
LED LIFESPAN



SELECTABLE  
PHOTOCELL



EASY INSTALL

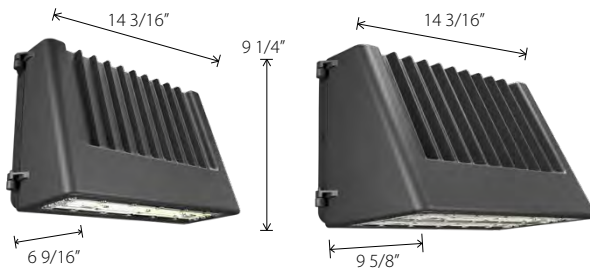


IP65  
RATING



5-YEAR, LIMITED  
WARRANTY

RAB's warranty is subject to all  
terms and conditions found at  
rablighting.com/warranty



MEDIUM

40W  
60W

LARGE

100W  
120W  
150W

## Plenty of options.

These larger SLIM17s come in two sizes and are available in five different wattages: 40, 60, 100, 120 and 150W.

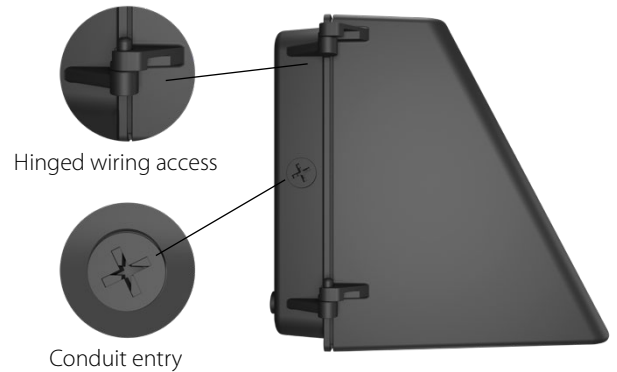


## The proof is in the performance.

Tight budgets don't mean having to sacrifice on performance. The SLIM17 delivers 80+ CRI and a high efficacy of up to 145 lm/W, all with 0-10V dimming. Its diffuse, uniform output comes without the flickering or humming often found in ultra-economy lighting.



All models are full  
cutoff wall packs  
that are Dark Sky  
friendly.



## Easy installation.

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap.

## Ordering Matrix

### WALLPACK FULL CUTOFF

Family	Style	Wattage		Color Temp	Finish	Driver/Voltage	Options
SLIM17FA	FC						
	FC Full Cutoff	40	40W	Blank	5000K/4000K/3000K selectable	Blank	120-277V
		60	60W			Blank	Selectable photocell
		100	100W				
		120	120W				
		150	150W				