



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

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: _____

Address: _____ **Phone Number of Contact Person:** _____

City, State, Zip Code: _____ **Email of Contact Person:** _____

Project Address: _____ **Lot:** _____ **Subdivision:** _____

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

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

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

Site Data:

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

Building:

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

Ingress, Egress, Parking:

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

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.

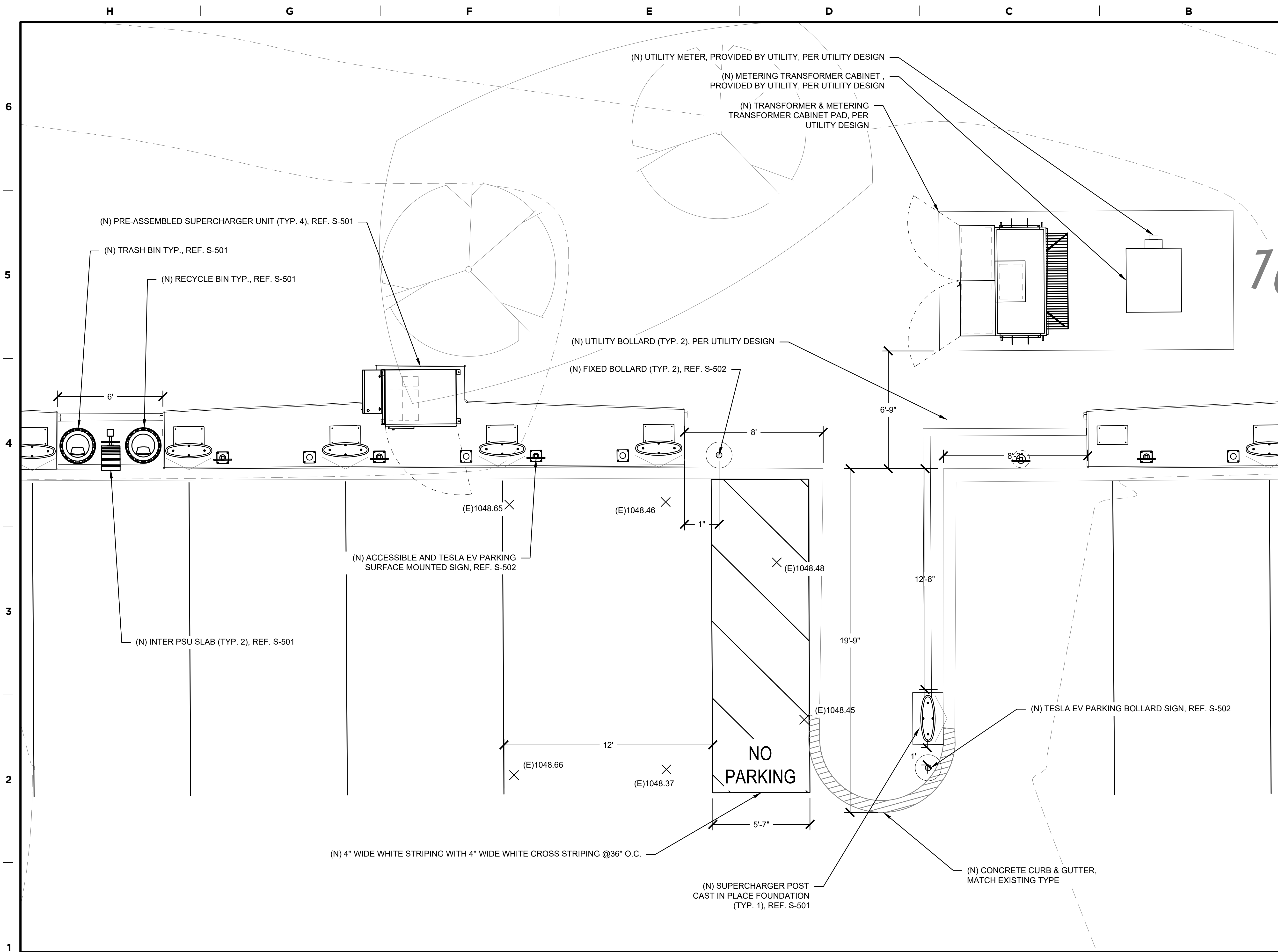
Signed: _____ **Date:** _____
Applicant or Authorized Agent

***** 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. 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:



SITE LEGEND

- (N) SUPERCHARGER POST
- (N) LIGHT POLE-MOUNTED SIGN
- (N) CONCRETE CURB
- (N) FIXED BOLLARD
- (N) SURFACE MOUNTED SIGN
- (N) BOLLARD SIGN
- (N) SURFACE BOLLARD

STRUCTURAL DESIGN CRITERIA:

- DESIGN CODE:**
- 2015 IBC
- DESIGN CRITERIA:**
1. WIND DESIGN
 - DESIGN WIND SPEED = 115 MPH (ULTIMATE)
 - RISK CATEGORY = II
 - WIND EXPOSURE = C
 2. SEISMIC DESIGN
 - RISK CATEGORY = II
 - SEISMIC IMPORTANCE FACTOR = 1.0
 - SITE CLASS = D
 - $S_s = 0.085 / S_1 = 0.046$
 - $S_{ds} = 0.091 / S_{d1} = 0.074$
 - SEISMIC DESIGN CATEGORY = B
 - BASIC SEISMIC-FORCE-RESISTING SYSTEM = NON-STRUCTURAL COMPONENT
 - $R = 2.5 / a_p = 1.0$
 3. GEOTECHNICAL INFORMATION
 - ALLOWABLE BEARING PRESSURE = 1,500 PSF USED FOR EQUIPMENT FOUNDATION
 4. SNOW LOAD
 - GROUND SNOW LOAD = 30 PSF

NOTES:

1. PAD EXTENTS AND FOOTING TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. UTILITY EQUIPMENT/FOUNDATION DIMENSIONS AND LOCATIONS PER UTILITY. CONTRACTOR TO VERIFY AGAINST EXECUTED UTILITY DESIGN.
3. UTILITY BOLLARDS PER UTILITY REQUIREMENTS. CONTRACTOR TO VERIFY AND COORDINATE WITH UTILITY ON LOCATION, QUANTITY, AND SPECS.

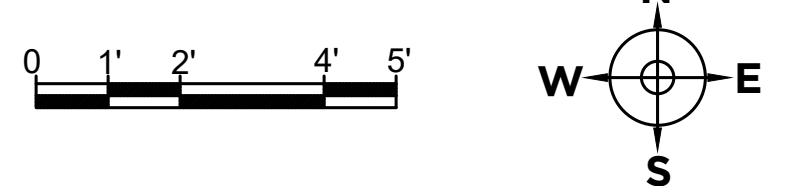
3500 DEER CREEK RD.
PALO ALTO, CA 94304
(650) 681-5000

ORIGINAL SIZE 24"x36"
SHEET SIZE ARCH "D"

TESLA SUPERCHARGER_FITCHBURG
 16 SUPERCHARGERS
 2920 FITCHRONA RD
 FITCHBURG, WI - 53719

NO.	REVISION	DATE

ENLARGED STRUCTURAL SITE PLAN
3/8" = 1'-0"

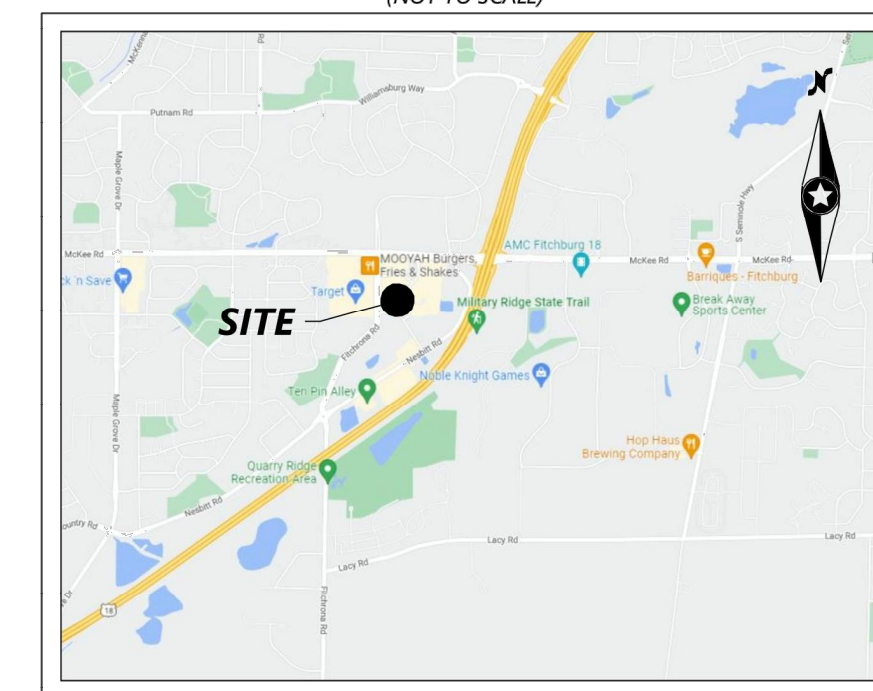


ENLARGED SITE PLAN

S-301

JB-537285-00

REV: 0 CD90



FOR REFERENCE ONLY NOT TO SCALE

LEGEND

- ⊙ SANITARY MANHOLE
- ⊙ SEWER CLEANOUT
- ⊙ SEPTIC COVER
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ DOWNSPOUT
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC METER
- ⊙ STREET LIGHT
- ⊙ GUY WIRE
- ⊙ POWER POLE
- ⊙ MAST ARM
- ⊙ TELEPHONE BOX
- ⊙ HAND HOLE/JUNCTION BOX
- ⊙ UNKNOWN MANHOLE
- ⊙ MISCELLANEOUS PEDESTAL
- ⊙ STEEL/WOOD POST
- ⊙ SIGN
- ⊙ HANDICAPPED STALL
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- XX" DIA DIAMETER OF TREE
- △ CONTROL POINT
- ⊙ BENCHMARK
- ⊙ PHOTO LOCATION
- RE RIM ELEVATION
- IE INVERT ELEVATION
- FOUND MONUMENT
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- CANOPY
- GAS LINE
- PUG POWER UNDERGROUND
- SAN SANITARY SEWER
- STO STORM SEWER
- WAT WATERMAIN
- POH POWER OVERHEAD
- X FENCE LINE
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE

LEGAL DESCRIPTION (PER SPECIAL WARRANTY DEED DOC. NO. 4874939)

Lot 5, Orchard Pointe, located in the City of Fitchburg, Dane County, Wisconsin.

REPORT OF TITLE (PER FILE NO. ORD-877749-W3V6C0)

The following notes correspond to the numbering system of the above mentioned title report.

1. Agreement for Subdivision Improvements 06/04/2008, Document No. 4437384. (BLANKET IN NATURE)
2. Declaration of Conditions, Covenants and Restrictions for Maintenance of Permanent, 10/29/2009, Document No. 4606675. (BLANKET IN NATURE)
3. Agreement for Subdivision Improvements, 05/24/2012, Document No. 4874940. (BLANKET IN NATURE)
4. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures, 05/24/2012, Document No. 4874941. (BLANKET IN NATURE)
5. Traffic Signal Easement, 05/24/2012, Document No. 4874942. (SHOWN ON SURVEY)
6. Access Drive Maintenance Agreement, 05/24/2012, Document No. 4874943. (BLANKET IN NATURE)
7. Storm Sewer and Overland Flowage, 05/24/2012, Document No. 4874944. (SHOWN ON SURVEY)
8. Grant of Easement, 05/24/2012, Document No. 4874945. (NOT PLOTTABLE)
9. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures, 05/24/2012, Document No. 5008972. (NOT PLOTTABLE)
10. Orchard Pointe, 05/09/2008, Document No. 4429294.

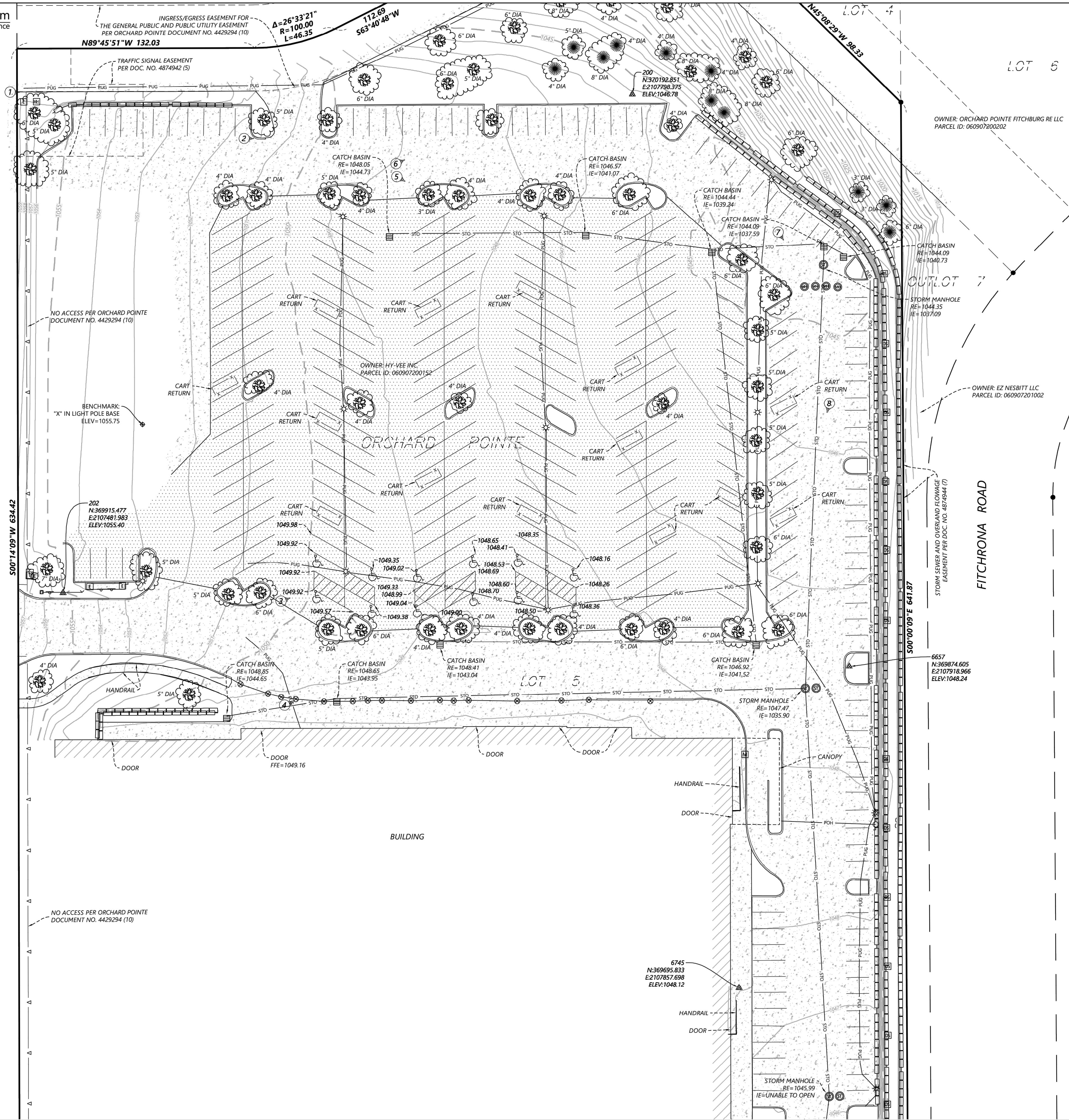
GENERAL NOTES

1. This survey was prepared using First Corporate Solutions, Report of Title File No. ORD-877749-W3V6C0, having a date of 03/24/22.
2. Address of subject property: 2920 Fitchrona Road, Fitchburg, WI 53719-1802. Owner: HY-VEE INC.
3. Subject property appears to be classified as "Zone X" (Area of Minimal Flood Hazard), when scaled from Flood Insurance Rate Map Community - Panel Number 55025C0413G, dated 01/02/2009.
4. Subject property contains: 353,924 Sq. ft. or 8.12 acres.
5. Elevations are based on NAVD83 Datum. Benchmark: "X" in Light pole base Elevation shown hereon. Elevation 1055.75.
6. Bearings shown are based upon NAD83 Wisconsin State Plane Coordinate System, South Zone. US Survey Foot.
7. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
8. This is a topographic survey. This is not a boundary survey and is only intended to depict those features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.

SURVEYOR'S STATEMENT

I hereby certify that this Topographic survey was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Wisconsin. The field work was completed on 04/20/2022.

CHRISTOPHER R. FOLEY, LS DATE 04/25/2022
WI LICENSE NO. 3211-8, EXPIRATION 01/21/2024
CHRIS.FOLEY@WESTWOODPS.COM



© 2022 Westwood Professional Services
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DESIGNED: _____
CHECKED: _____ CRF
DRAWN: _____ TWB
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: _____

INITIAL ISSUE: _____
REVISIONS: _____

PREPARED FOR:
Tesla
Palo Alto, CA

SUPERCHARGER
500 Davidson Street
Novato, CA 94945-3328

Westwood
Phone (320) 253-8495 3701 12th Street North, Suite 206
Fax (320) 358-2001 St. Cloud, MN 56303
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

SHEET NUMBER: **1** OF **1**
DATE: 04/25/22
PROJECT NUMBER: 0035719.21

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/USE/BUILDING PERMIT/UTILITY SERVICE

The undersigned, owner of the below described Property (“Owner”), does hereby appoint Tesla Inc. (Tesla) and their employees, agents and contractors, as Owner’s agent for the purpose of filing and completing any approval or application necessary to ensure its ability to use and/or construct improvements to the Property leased or licensed to it for the purpose of installing an electric car charging facility and for constructing or installing charging stations and related equipment on the Property as Tesla Inc. may require for its electric car charging system. I understand that the application may be denied, modified, or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Owner hereby authorizes the employees of the City, jurisdiction, or utility to enter upon the Property during normal business hours as necessary to inspect the Property for the purpose of processing this application. Tesla will be responsible for all costs, fees and expenses incurred in securing any approval.

Property Located at: 2920 Fitchrona Rd, Fitchburg, WI 52719

Owner's Name (print): Hy-Vee Inc.

Signature (and title, if applicable) of Property Owner:

By: _____

Title: Director, Site Planning

Date Executed: 07.08.2022

Site Name: Tesla EV Charging Station – Hy-Vee – Fitchburg, WI