

R18.000519 KT CK# 21257 7/25/22



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 PDD-GIP district to the PDD-GIP district the following described property:

1. Location of Property/Street Address: Index Road

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

Lot 3, CSM #12135, recorded in Vol. 75 of Certified Survey Maps, on pages 11-18, as Doc. No. 4304437, Dane County Registry, City of Fitchburg, Dane County, Wisconsin.

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. Proposed Use of Property - Explanation of Request:

Construction of a new multi-family building with four stories of residential over one level of parking. The residential levels include approximately 173 units with amenities and the parking level is approximately 68,000 g.s.f.

3. Proposed Development Schedule: Construction starts in March 2023 with completion summer of 2024.

***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. Additional information may be requested.

Type of Residential Development (If Applicable): Multi-Family

Total Dwelling Units Proposed: 173 No. Of Parking Stalls: 198 interior & 38 exterior

Type of Non-residential Development (If Applicable): Not Applicable

Proposed Hours of Operation: - No. Of Employees: -

Floor Area: - No. Of Parking Stalls: -

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Homeville Fitchburg LLC

Address: N5085 Hemlock Street Poynette, Wisconsin 53955 Phone No: (608) 575-8642

Contact Person: William Clemens

Email: bcbeinc@yahoo.com

Address: N5085 Hemlock Street Poynette, Wisconsin 53955 Phone No: (608) 575-8642

Respectfully Submitted By: William Clemens William Clemens
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: July 19, 2022 Publish: _____ and _____
Ordinance Section No. _____ Fee Paid: \$ 900.00
Permit Request No. PZ - 2466 - 22

Receipt No: 18.000519

Jul 25, 2022

HOMEVILLE FITCHBURG LLC

LICENSES & PERMITS

RZ-2466-22 900.00

Total: 900.00

=====

CHECK

Check No: 21257 900.00

Payor:

JLA ARCHITECTS

Total Applied: 900.00

Change Tendered: .00

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07/25/2022 11:53AM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200

Avalon Lot 3 Development High Density Residential Development

FITCHBURG, WISCONSIN



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PROJECT TEAM:



INVENTURE CAPITAL, LLC
2820 Walton Commons Lane, Suite 125
Madison, Wisconsin 53718
Contact: Michael Thorson
608.698.8336



JLA ARCHITECTS + PLANNERS
800 West Broadway, Suite 200
Monona, Wisconsin 53713
Contact: Joe Lee
608.442.3858



MCGRATH PROPERTY GROUP
30 Williamson St. Suite 150
Madison, WI 53703
Contact: Mike Metzger
608.515.5046



VIERBICHER
999 Fourier Drive, Suite 201
Madison, WI 53713
Contact: Matt Schreiner
608.826.0532

PROJECT LOCATION & GENERAL DESCRIPTION

The Avalon Lot 3 Development will be a distinctive, market rate, high density residential multi-family development 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 the approximately 2.85-acre vacant parcel on Index Road just north of the Ochalla Drive extension.

Surrounding Context

The project site is in an urban neighborhood surrounded by existing businesses, a public golf course, elementary schools, several parks and recreation areas, with a mix of residential apartments and homes. The properties to the north and east are predominantly commercial, the properties to the south are predominantly residential, and the properties to the west are predominantly commercial with some aged care.

Existing Topography

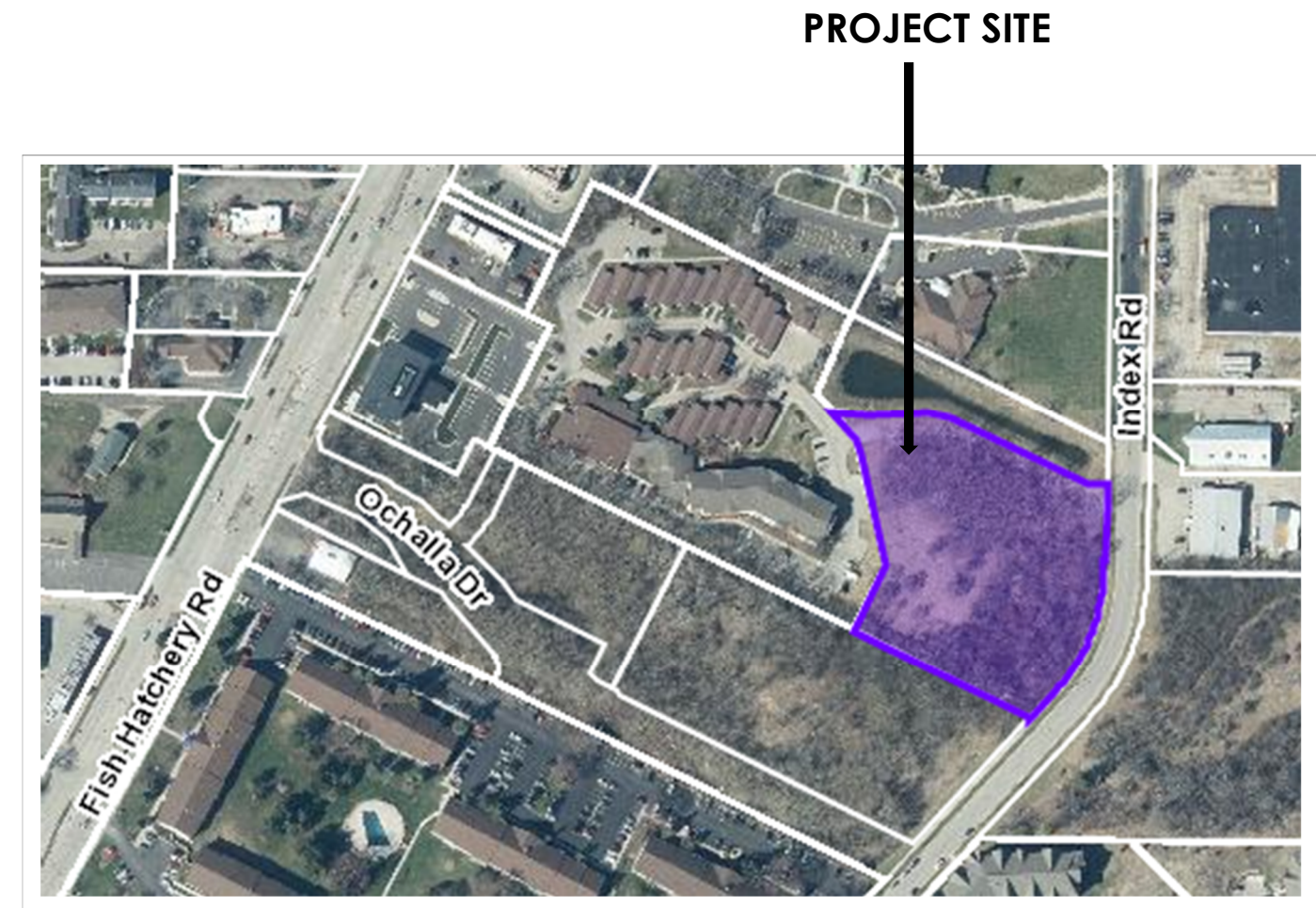
The project site slopes down to the north along with Index Road to the east, and is currently vacant with scrub vegetation covering virtually the whole site. There are no wetlands within the boundary of the parcel.

Existing Site Conditions

The site has a GIP approval from 2007 for up to 120 senior care or independent living apartments, but has no current planning applications or active useage.

LEGAL DESCRIPTION

Lot 3, CSM #12135, recorded in Vol. 75 of Certified Survey Maps, on pages 11-18, as Doc. No. 4304437, Dane County Registry, City of Fitchburg, Dane County, Wisconsin.



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to use Planned Development District Zoning for the Avalon Lot 3 Development 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 170 units, this standard would require a parcel substantially larger than our existing parcel size.
- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback (Index Road) at 30 feet. In order to fulfill our desire to provide a more urban feel, we propose a minimum setback of 10 feet.
- Section 22-146 – Dimensional Standards (5): Sets the minimum side setback at 10 feet. In order to fulfill our desire to provide a more

urban feel, we propose a minimum setback of 5-10 feet depending on location.

- 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 1 level of a covered 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.

Beyond these code related rationales, we note that the existing site was already approved under a GIP, and believe that appropriate coordination with the other Avalon properties which share access easements and stormwater facilities, is best facilitated by a new PDD application over this site.

Given guidance from City Staff, implementation of this proposal would require approval under a PDD zoning application.

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 an expected total investment of over \$30,000,000. It is estimated that this project would have a total assessed value, upon full assessment, of over \$25,000,000. If this valuation is achieved, we believe that the project will generate significant additional property tax revenue for the City.

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees

This project should generate Impact Fees to the City in an amount approaching \$1,000,000 as part of its development.

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 residential community should improve the perceived image of the immediate area.
- The addition of this quality residential community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality residential community could serve as a catalyst for other uses - such as retail & commercial - to locate in the immediate area.
- The addition of this quality residential 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 to the North Fish Hatchery Road corridor and make productive use of a site which has been underutilized for a long time.

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.

Utilizing Existing Stormwater Facilities

As the site is already provisioned for stormwater in a shared pond facility via its existing GIP approval, development of this project allows that existing infrastructure to be fully utilized. This allows population growth in the city to be accommodated with less clearing and development than other greenfield locations.

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.

CONSISTENCY WITH COMPREHENSIVE PLAN

We believe that this project complies with the City of Fitchburg's Comprehensive Plan. It provides a high quality, well managed project that is an efficient use of existing resources. Specifically:

Housing Policy Framework Goal 1:

Provide balanced growth with a variety of housing types, to promote decent housing and a suitable living environment for all residents.

Objective 1.1: This project promotes the development of housing to meet the current and future needs of residents within the City as outlined in the Growing Fitchburg 2030 plan.

Policy 1.1.1: This project is being built with in short walking distance of existing mass transit routes on Fish Hatchery Road. In addition, it will have quick, easy access to main arterials servicing the larger metropolitan area.

Objective 1.3: This infill project will add value to the neighborhood by complimenting the existing housing developments on Index Road. In addition, it will add potential labor resources for the adjacent business district.

Policy 1.3.2: This project is focused on developing an under used parcel of land with a development that contributes to the existing neighborhood, meets goals of the North Fish Hatchery Road Vision plan, and provides affordable, market rate housing.

Housing Policy Framework Goal 2:

Promote the efficient use of land for housing.

Objective 2.1: This infill project provides a more efficient, compact use of the land with higher densities, quality amenities for the residents.

Policy 2.1.3 By utilizing a under used parcel located in an existing urban setting, this project will help to protect existing natural resources, environmental corridors, and open spaces.

Objective 2.2: This infill project provides the growth desired in Fitchburg without adding to sprawl at the periphery of the existing urban area.

Policy 2.2.1 This infill development will be fully served by existing urban services, including sanitary sewer and public water, and will provide convenient access to community facilities, areas of employment, and arterial highways.

Jobs and Education Policy Framework Goal 1:

Encourage economic development opportunities appropriate to the Resources, character, and service levels of the city.

Objective 1.1: This project will provide a compact residential development with onsite tenant amenities to serve both new and current area residents.

Policy 1.1.1: This project delivers a taller building with higher floor area ratios, as well as covered parking for the residents.

Policy 1.1.3 This development is located 1 block from Post Road, and 1 block from a controlled intersection with Fish Hatchery Road. Sidewalks included in this development will provide pedestrian access to existing mass transit lines on Fish Hatchery Road.

CONSISTENCY WITH NORTH FISH HATCHERY VISIONING

We believe that this project is consistent with the City of Fitchburg's Visioning for the North Fish Hatchery Redevelopment Area. We believe that this development will address the vision goals in the following ways.

Goal 1: Promote economic and tax base growth and stability.

- This project will add to the tax base as outlined earlier in this proposal.
- This development provides stability to the neighborhood as it will be owned and operated by the developers, who live and operate their business in the City of Fitchburg.

Goal 2: Transition corridor to an urban form.

- This infill development will transform an isolated undeveloped parcel into an urban environment.

Goal 3: Continue stabilization of existing residential development.

- This project will continue the development of the surrounding area as an urban residential center.
- This project will be maintained by the owners and utilize a local professional property management company, with onsite managers.

Goal 4: Position Post Road/Fish Hatchery Road as the primary community gateway.

- Additional residents will potentially provide more customers for existing business in this area, and an expanded labor pool for employers in the immediate area.

LAND USE

When complete, this project will contain multi-family residential use. This 2.85acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 173 market rate housing units 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: 17 %
- 1 Bedroom: 61 %
- 2 Bedroom: 17 %
- 3 Bedroom: 05 %

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 752 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
- Community Room with Common Space Access
- 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

ESTIMATED DAILY WATER USAGE CALCULATIONS					
UNIT TYPE	TENANTS/UNIT	NUMBER OF UNITS	TOTAL TENANTS	GALLONS/DAY/TENANT	TOTAL GALLONS/DAY
STUDIOS	1.5	29	43.5	54	2,349
1 BEDROOM	1.5	106	159	54	8,586
2 BEDROOM	2.5	30	75	54	4,050
3 BEDROOM	2.5	8	20	54	1,080
TOTAL WATER USAGE PER DAY					16,065
TOTAL HOT WATER USAGE PER DAY					5,462
TOTAL COLD WATER USAGE PER DAY					10,603

SITE DESIGN & GENERAL INFORMATION

The Masterplan for the Avalon Lot 3 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.
- The access driveway has been selected to tie in with the prior GIP approval and with the existing Avalon developments to the west.
- Four levels of residential development above the covered parking will provide a prominent development which will tie into the significant development recently approved to the south and currently under construction.
- Residential parking is designed to be primarily supported by covered parking, though additional parking for tenants and visitors will be provided along the access drive on the north side of the property.
- The site has and maintains pedestrian and vehicular access between Index Road and the Fish Hatchery Road corridor.
- The site contains an elevated green roof that creates a private courtyard for resident use.

Off Street Parking:

The City's typical parking requirements require 2.0 parking stalls per residential dwelling unit. Our experience with multi-family developments with this type of unit mix indicates that this requirement is unnecessary. We are proposing a minimum of 1.3 parking stalls per dwelling unit, and this initial design provides closer to 1.35.

Our confirmed experience with existing properties in our portfolio indicates that this level of parking is appropriate for this project, with the added benefit that it minimizes 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 102 wall hung and 66 floor racks for the storage of 168 bicycles in the covered parking area. In addition, there will be approximately 11 bike parking areas at the exterior of the building for use by visitors.

Site Density is currently conceived as roughly 61 units per acre, which is consistent with other recent project approvals and proposals in the corridor and may decline with further refinement. Because the site uses Outlot 1 for a portion of its stormwater treatment, the site density excluding Outlot 1 overstates the comparable density of the project.

Storm Water Management Overview:

The existing stormwater pond in Outlot 1 was designed to treat a portion of the stormwater from this Lot 3. However, intervening regulatory changes mean that the site will require infiltration and additional peak flow and sediment control measures within lot 3. Storm water management for this site will primarily be satisfied with the construction of 2 bioretention basins and 2 infiltration basins on the site. All City of Fitchburg ordinance requirements will be met.

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

CONCEPT DATA															
FLOOR	BUILDING USE	AREA (G.S.F.)	RESIDENTIAL UNITS								PARKING				
			ST.	1 BR	1BR +	2 BR	2BR +	3 BR	TOT	BEDS	COVERED	SURFACE APTS.	TOTAL	RATIO PER UNIT	
5	APARTMENTS/CIRCULATION	40,140	7	21	6	6	2	2	44	56					
4	APARTMENTS/CIRCULATION	40,140	7	21	6	6	2	2	44	56					
3	APARTMENTS/CIRCULATION	40,140	7	21	6	6	2	2	44	56					
2	APARTMENTS/CIRCULATION	37,040	8	19	6	4	2	2	41	51					
	FITNESS/CLUBROOM	3,100	0	0	0	0	0	0	0	0					
1	PARKING/CIRCULATION	66,065													
	LOBBY	1,935													
T	NEW TOTAL LIVABLE/LEASABLE	228,560	29	82	24	22	8	8	173	219	195	0	38	233	1.35
	LOT AREA	124,146	2.85												
	BUILDING FOOTPRINT	68,000													

Landscape Design:

The new landscape design for this project will meet all City of Fitchburg landscape design requirements. The landscaping plan will be developed, and additional detail and information will be provided with the subsequent Specific Implementation Plan submittals.

Refuse & Recycling Storage & Removal:

This building will have a refuse & recycling room in the Lower Level with room for a minimum of (9) – 2 yard containers for refuse and recycling. 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 Masterplan Data is as follows. This data is subject to change as the design of the project proceeds. However, final Masterplan Data will meet the “Planned Development Zoning Standards” listed below.

DEVELOPMENT VALUES					
ZONING REQUIREMENT	CURRENT DESIGN VALUE	CALCULATIONS			
SITE DENSITY	60.70 Units/Acre	173 Units	/	2.85 AC.	= 60.70
BUILDING COVERAGE	54.77 % of Parcel	68,000 S.F.	/	124,146 S.F.	= 54.77%
LANDSCAPE AREA	26.98 % of Parcel	33,492 S.F.	/	124,146 S.F.	= 26.98%
IMPERVIOUS SURFACE	73.02 % of Parcel	90,654 S.F.	/	124,146 S.F.	= 73.02%
FLOOR AREA RATIO	1.84 of Parcel	228,560 S.F.	/	124,146 S.F.	= 1.84

The landscape area in the table above does not include the landscaped roof deck over the lower level parking.

Proposed Planned Development Zoning Standards

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

- Residential Density: 61 units per acre (maximum)
- Building Height: Maximum of 5 Stories and Maximum 60 feet
- Front Street Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 25' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 10' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 60% of Parcel Area (maximum)
- Floor Area Ratio: 1.85 (maximum)
- Impervious Surface Ratio: 80% of Parcel Area (maximum)
- Off-Street Parking: 1.3 Auto Spaces per Dwelling Unit (minimum)
- Bicycle Parking: Short Term - .05 per bed (minimum)
Long Term - .5 per bed (minimum)
- Permitted Uses: Multi-family residential

BICYCLE PARKING						
BUILDING		BICYCLE PARKING				
NAME	BEDS	COVERED	SURFACE	TOTAL	RATIO	
RESIDENTIAL	219	168	11	179	Short Term (.05 Bed)	Long Term (0.5 Bed)
					11	110

ORGANIZATIONAL STRUCTURE – INVENTURE CAPITAL

Inventure Capital is an investment group whose broad range of assets include Multi-Family and Mixed-Use development. Their team has experience developing properties in both the United States and Australia, with its most recent projects being:

Ochalla in Fitchburg – Located at Ochalla and Index Road, this was an infill project that replaced an existing vacant locate with a mixed use development that included on site amenities similar to those proposed with this project.

Terrace Point in Fitchburg – Located at 3101 South Fish Hatchery Road, this was also an infill project that replaced an outdated manufacturing facility with a mixed use development that included on site amenities similar to those proposed with this project.

PROPERTY MANAGEMENT- MCGRATH PROPERTY GROUP

At McGrath Property Group, we manage our clients' properties from an owner's perspective with expertise that has developed during an extended period of property ownership by the company's principals. We apply the same thoughtful, aggressive, goal-oriented approach to the management of our clients' properties as we do in successfully managing our own. We understand the importance of protecting their assets, providing customer service to their tenants and being cost efficient. Our residential management group manages residential apartment homes throughout the Madison area with extensive experience in market rate and mixed use developments.

McGrath is a Madison-based company; our management group and owners reside locally and are long time area residents. We *know* the market, we *know* the vendors, and most importantly we *know* how to manage real estate at the highest level.

Property Management Team

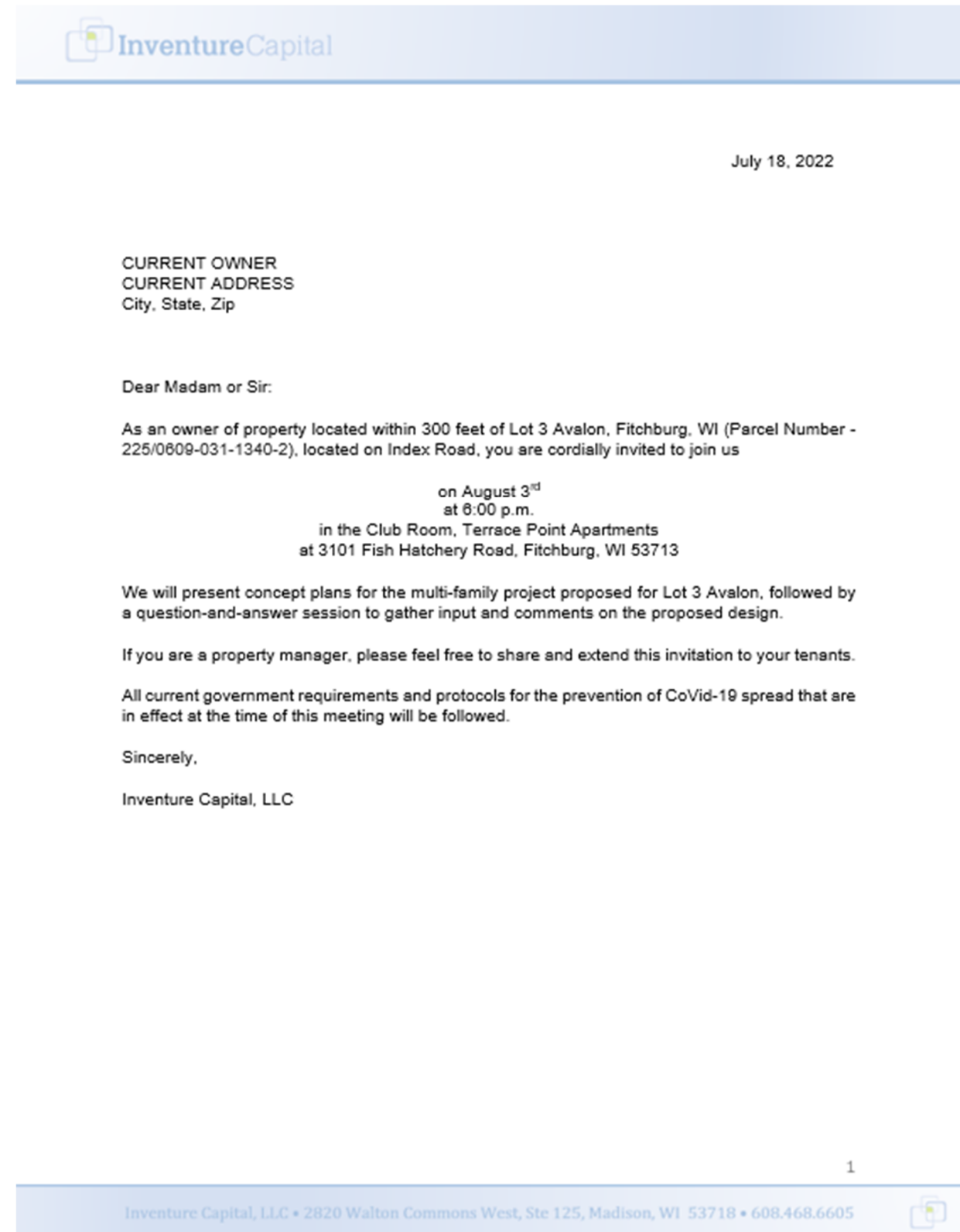
McGrath Property Group continuously recruits individuals that have a passion for real estate, an unwavering commitment to continuous improvement, and an understanding that integrity and excellence are the cornerstones of success. We believe that our associates are our most valuable resource, enabling us to maintain a distinct advantage within our industry.

PROJECT IMPLEMENTATION

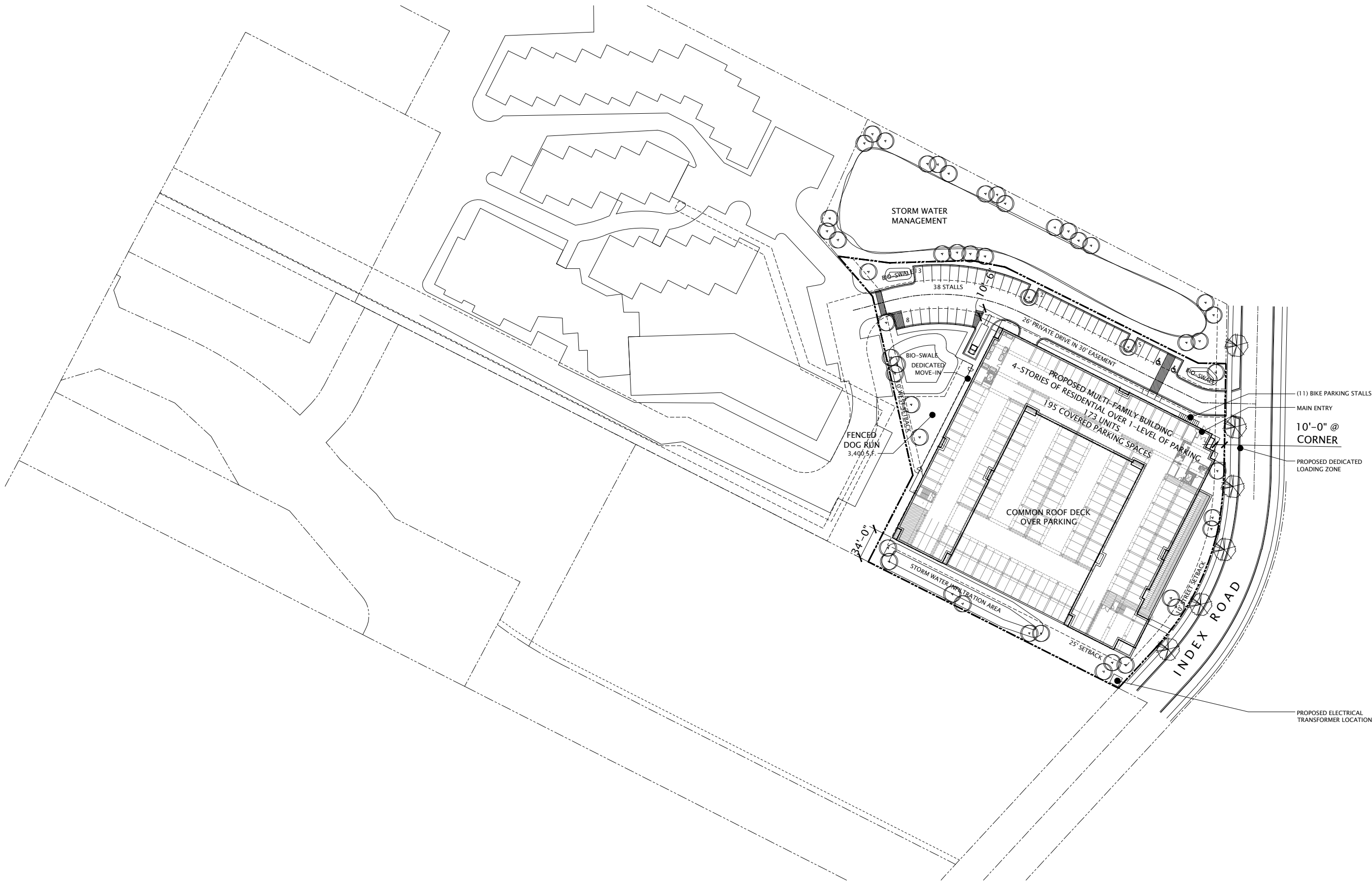
The construction of the project located on Index Drive is anticipated to maintain a schedule that allows for all improvements to be done in one single phase with completion in summer of 2024.

NEIGHBORHOOD INPUT

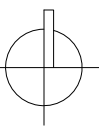
We have worked with our immediate neighbors to incorporate their feedback on this design. We are now working with city staff to solicit feedback from a broader group of landowners in the area. Inventure has scheduled a neighborhood meeting for August 3, 2022, to provide a public forum for further feedback prior to the scheduled plan commission hearing. Adjacent on this page, is a sample of the invitation sent out on July 19, 2022, to all property owners within a 300' radius of the project for the meeting. Feedback from neighbors will be available for the Plan Commission hearing



APPENDIX “A”
GENERAL IMPLEMENTATION PLAN
CONCEPTUAL MASTER PLAN



- (11) BIKE PARKING STALLS
- MAIN ENTRY
- 10'-0" @ CORNER
- PROPOSED DEDICATED LOADING ZONE
- PROPOSED ELECTRICAL TRANSFORMER LOCATION



APPENDIX 'B'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY CIVIL, SITE DEMOLITION, NEW SITE, GRADING, AND UTILITY PLANS

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING FIELD INLET
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER MAIN VALVE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING ELECTRIC MANHOLE
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING LIGHT POLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINework LEGEND

- EXISTING UNDERGROUND CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING RETAINING WALL
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING EDGE OF TREES
EXISTING WATER MAIN (SIZE NOTED)
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING EDGE OF PAVEMENT
EXISTING EDGE OF GRAVEL

- EXISTING CONCRETE SURFACE
EXISTING ASPHALT SURFACE
EXISTING GRAVEL SURFACE
EXISTING RIPRAP

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
ASPHALT REMOVAL
CONCRETE REMOVAL
BUILDING REMOVAL
TREE REMOVAL
SAWCUT
UTILITY STRUCTURE REMOVAL
UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS table with symbols for TC, FF, FL, SW, TW, BW.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS I, TYPE A
EROSION MAT CLASS II, TYPE B
EROSION MAT CLASS III, TYPE C
EROSION MAT CLASS II, TYPE A
TRACKING PAD
RIP RAP

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

ABBREVIATIONS table with symbols for STMH, FI, CI, CB, EW, SMH.

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY...
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY...
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO INSTALLATION OF SUCH ITEM.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION...
5. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
6. RETAINING WALLS TO BE DESIGNED BY OTHERS

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION...
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS...
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY...
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY...
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

SITE PLAN NOTES:

- 1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE...
7. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS.

GRADING NOTES:

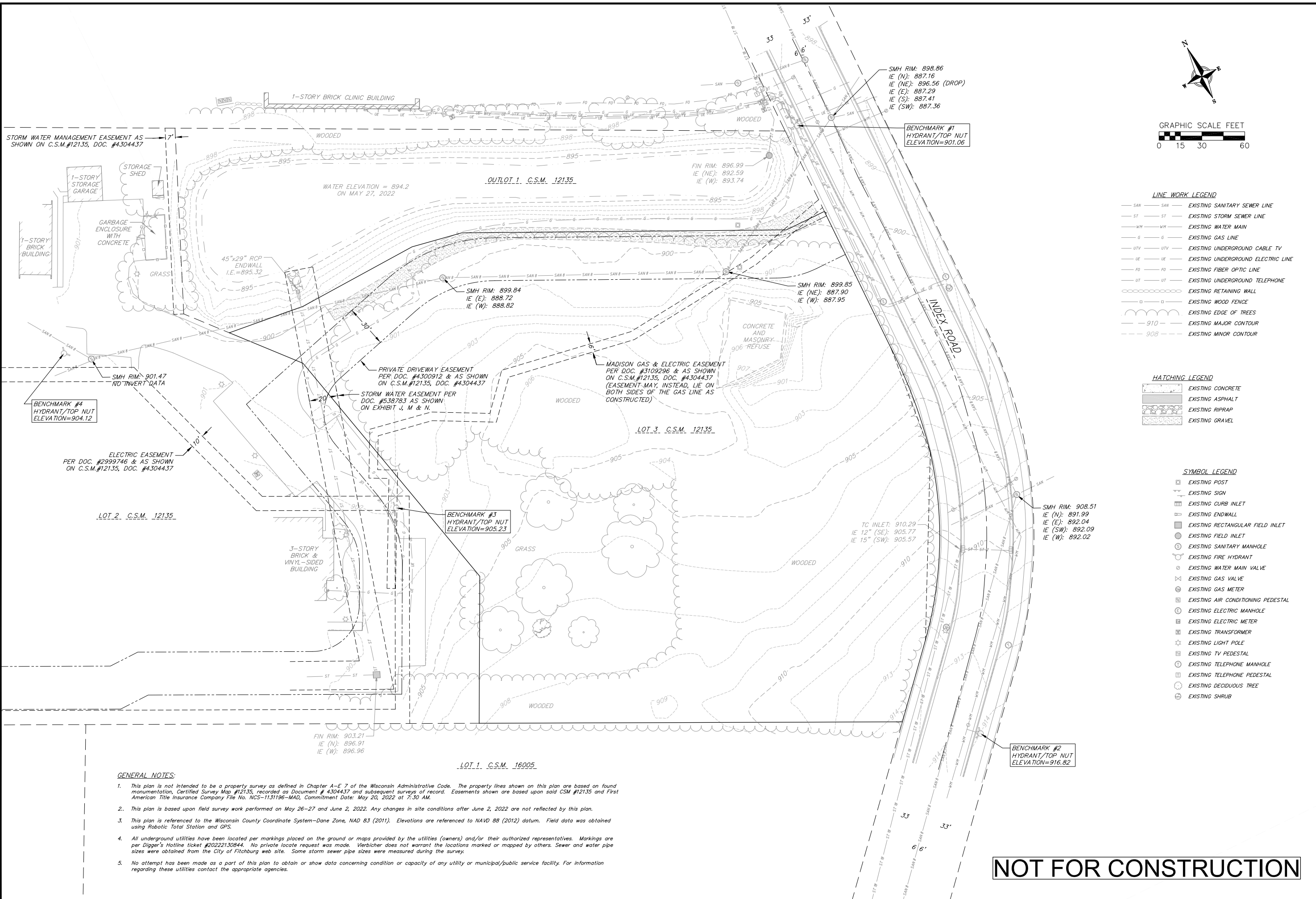
- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL NOT EXCEED 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
9. MINIMUM UNPROTECTED OPENING ELEVATION (MUOE) IS 907.

UTILITY NOTES:

- 1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(D).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(H) AND SPS 382.40(8)(K).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
21. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
22. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
23. INSTALL 1 SHEET OF 4'X8'X4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
24. CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

NOT FOR CONSTRUCTION

Table with columns for REVISIONS, NO., DATE, REMARKS. Includes draft date 07/14/22 and project number 220140.



- LINE WORK LEGEND**
- SAN — SAN — EXISTING SANITARY SEWER LINE
 - ST — ST — EXISTING STORM SEWER LINE
 - WM — WM — EXISTING WATER MAIN
 - G — G — EXISTING GAS LINE
 - UTV — UTV — EXISTING UNDERGROUND CABLE TV
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - FO — FO — EXISTING FIBER OPTIC LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - — — — EXISTING RETAINING WALL
 - — — — EXISTING WOOD FENCE
 - — — — EXISTING EDGE OF TREES
 - 910 — — EXISTING MAJOR CONTOUR
 - 908 — — EXISTING MINOR CONTOUR

- HATCHING LEGEND**
- [Hatched pattern] EXISTING CONCRETE
 - [Hatched pattern] EXISTING ASPHALT
 - [Hatched pattern] EXISTING RIPRAP
 - [Hatched pattern] EXISTING GRAVEL

- SYMBOL LEGEND**
- [Symbol] EXISTING POST
 - [Symbol] EXISTING SIGN
 - [Symbol] EXISTING CURB INLET
 - [Symbol] EXISTING ENDWALL
 - [Symbol] EXISTING RECTANGULAR FIELD INLET
 - [Symbol] EXISTING FIELD INLET
 - [Symbol] EXISTING SANITARY MANHOLE
 - [Symbol] EXISTING FIRE HYDRANT
 - [Symbol] EXISTING WATER MAIN VALVE
 - [Symbol] EXISTING GAS VALVE
 - [Symbol] EXISTING GAS METER
 - [Symbol] EXISTING AIR CONDITIONING PEDESTAL
 - [Symbol] EXISTING ELECTRIC MANHOLE
 - [Symbol] EXISTING ELECTRIC METER
 - [Symbol] EXISTING TRANSFORMER
 - [Symbol] EXISTING LIGHT POLE
 - [Symbol] EXISTING TV PEDESTAL
 - [Symbol] EXISTING TELEPHONE MANHOLE
 - [Symbol] EXISTING TELEPHONE PEDESTAL
 - [Symbol] EXISTING DECIDUOUS TREE
 - [Symbol] EXISTING SHRUB

GENERAL NOTES:

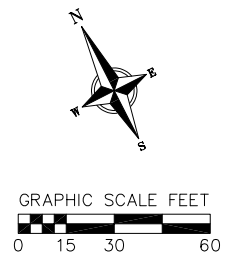
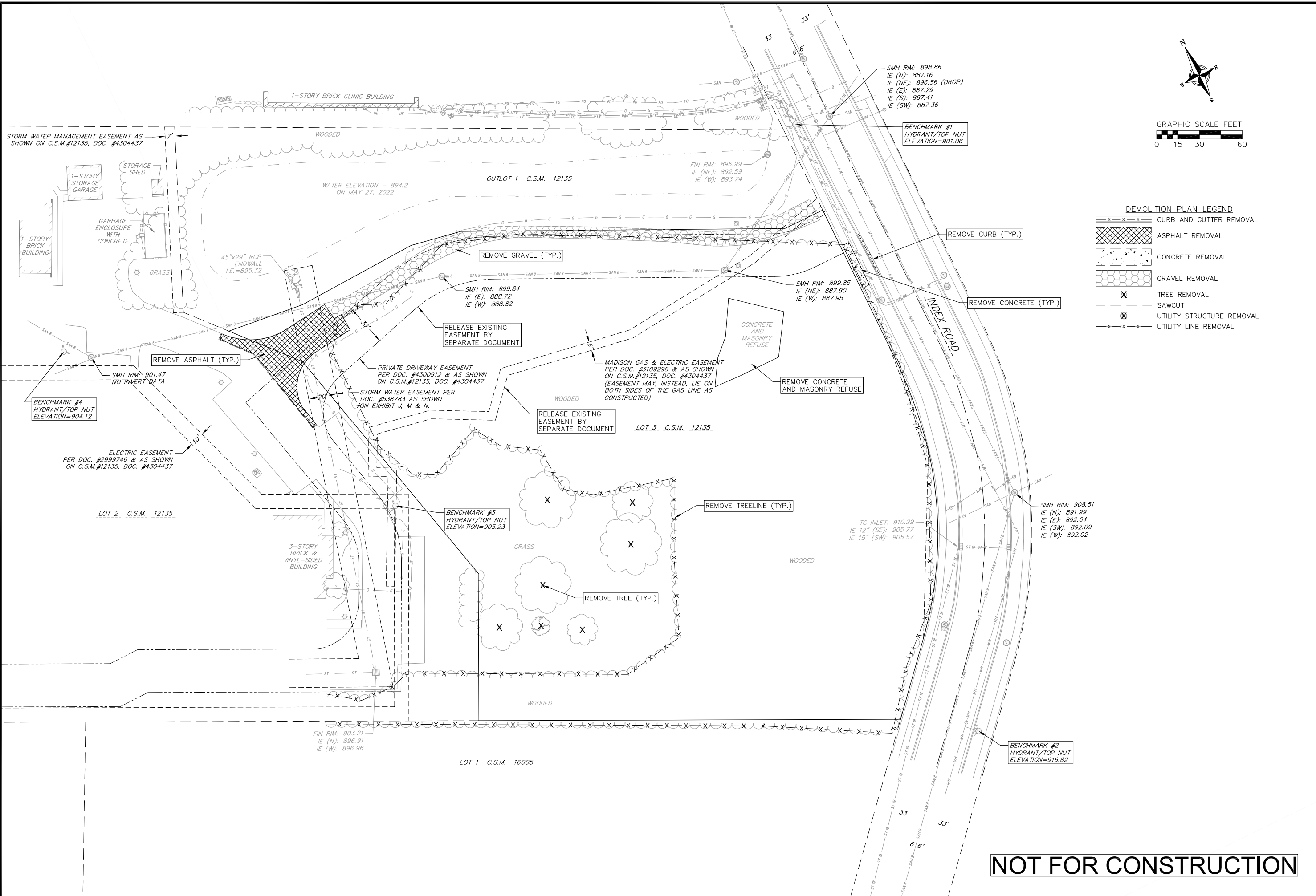
1. This plan is not intended to be a property survey as defined in Chapter A-E 7 of the Wisconsin Administrative Code. The property lines shown on this plan are based on found monumentation, Certified Survey Map #12135, recorded as Document # 4304437 and subsequent surveys of record. Easements shown are based upon said CSM #12135 and First American Title Insurance Company File No. NCS-1131196-MAD, Commitment Date: May 20, 2022 at 7:30 AM.
2. This plan is based upon field survey work performed on May 26-27 and June 2, 2022. Any changes in site conditions after June 2, 2022 are not reflected by this plan.
3. This plan is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS.
4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline ticket #20222130844. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others. Sewer and water pipe sizes were obtained from the City of Fitchburg web site. Some storm sewer pipe sizes were measured during the survey.
5. No attempt has been made as a part of this plan to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.

NOT FOR CONSTRUCTION

EXISTING CONDITIONS PLAN
AVALON RESIDENTIAL
CITY OF FITCHBURG
DANE COUNTY, WI

REVISIONS		NO.	DATE	REMARKS

DATE: 07/14/22
 DRAFTER: BHAN
 CHECKED: JLIL
 PROJECT NO.: 220140



DEMOLITION PLAN LEGEND

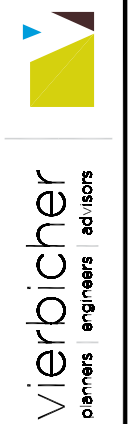
	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	GRAVEL REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

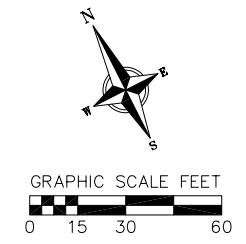
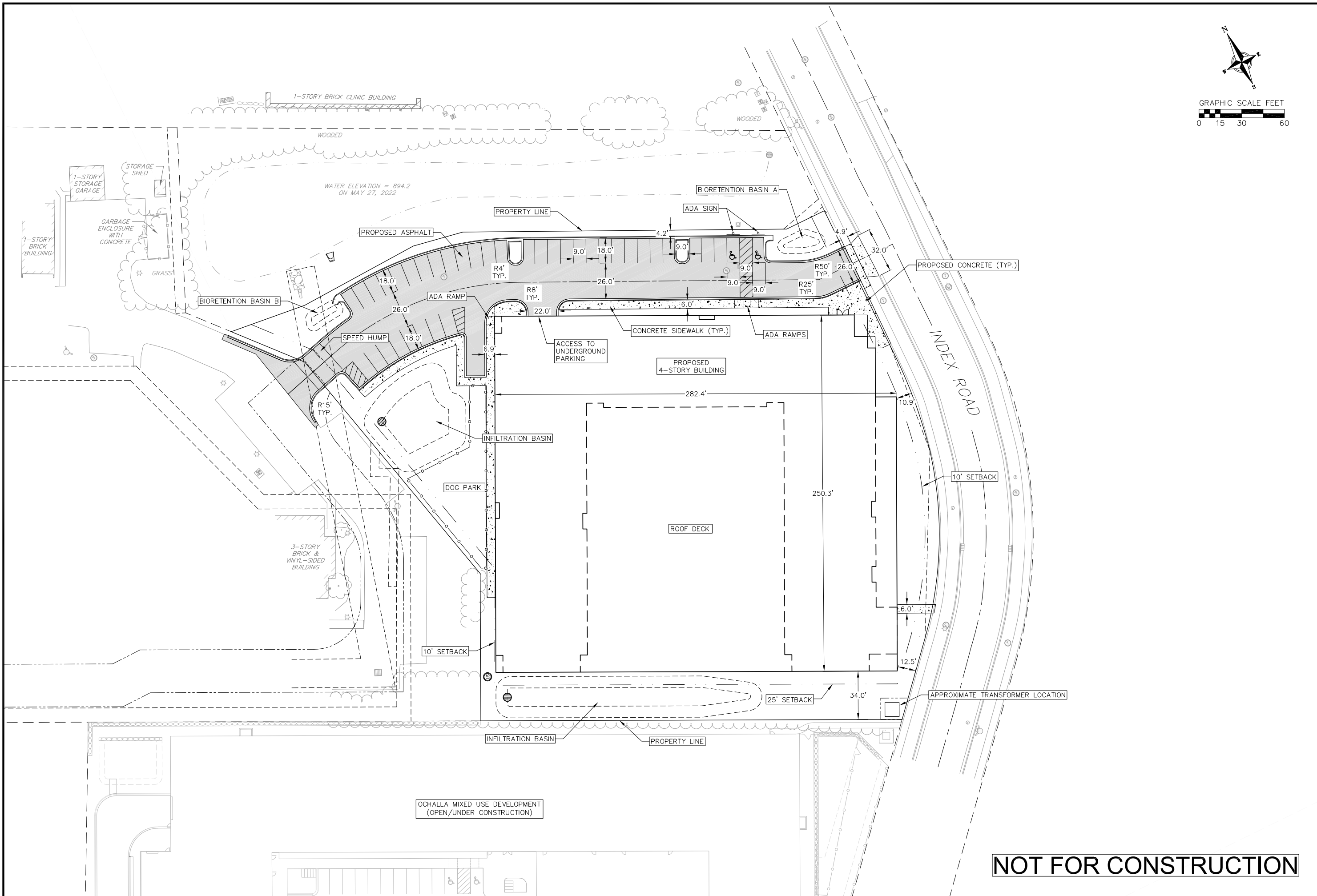
NOT FOR CONSTRUCTION

DEMOLITION PLAN
AVALON RESIDENTIAL
CITY OF FITCHBURG
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 07/14/22
 DRAFTER: BHAN
 CHECKED: JIL
 PROJECT NO.: 220140



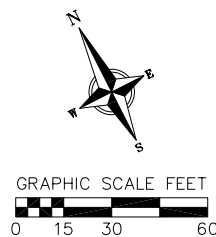
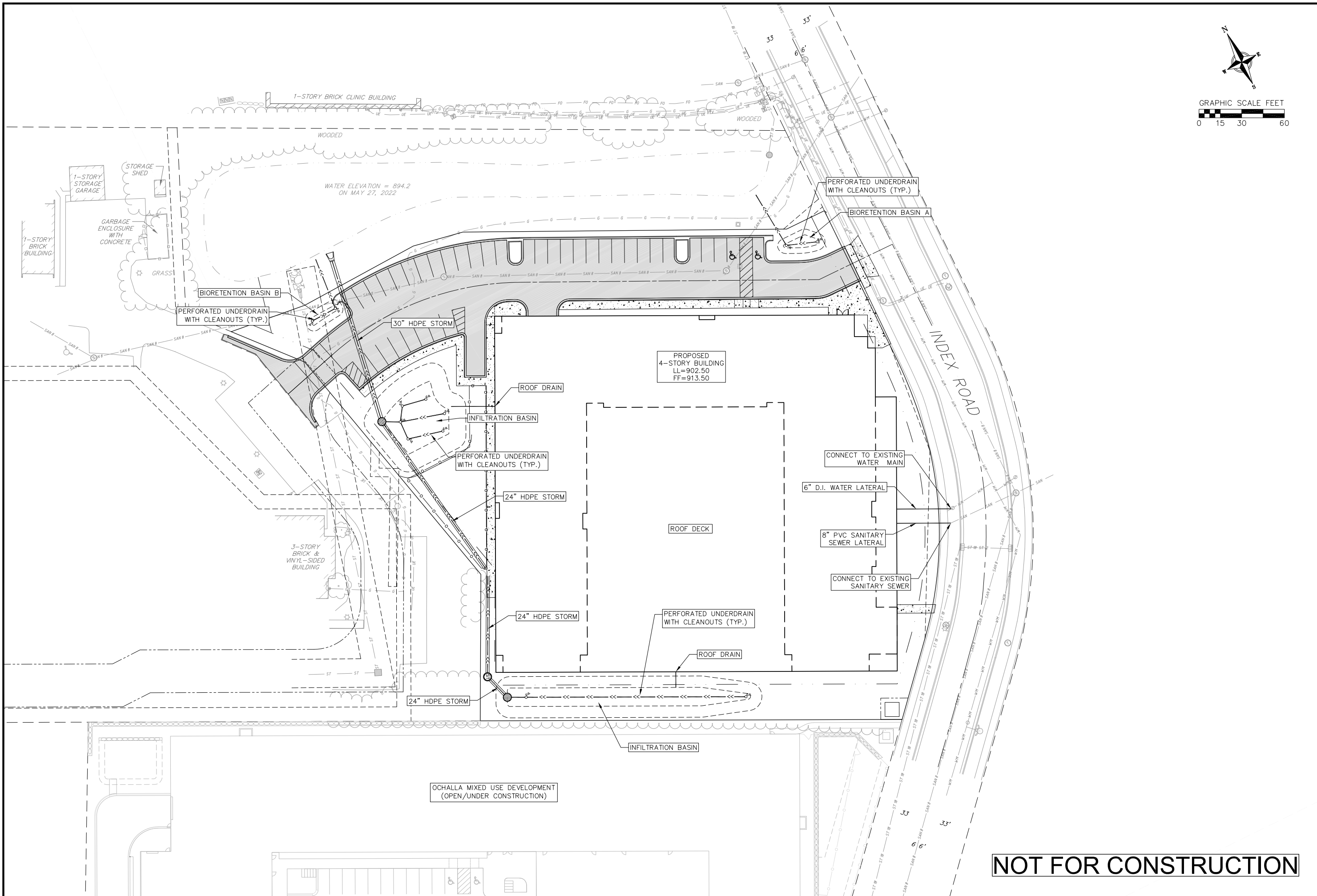


SITE PLAN
AVALON RESIDENTIAL
CITY OF FITCHBURG
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 07/14/22
DRAFTER: BHAN
CHECKED: JLIL
PROJECT NO.: 220140

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

UTILITY PLAN
AVALON RESIDENTIAL
CITY OF FITCHBURG
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 07/14/22
 DRAFTER: BBAR/BHAN
 CHECKED: JUIL
 PROJECT NO.: 220140

APPENDIX 'C'
GENERAL IMPLEMENTATION PLAN
CONCEPTUAL FLOOR PLANS

