



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

# ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: JOHN BIENO TJK DESIGN BUILD

Address: 1012 WEST MAIN ST STE 201 Phone Number of Contact Person: 608 257 1090

City, State, Zip Code: MADISON WI 53703 Email of Contact Person: JBIENO@TJKDESIGNBUILD.COM

Project Address: 5510 RESEARCH PARK DR Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Project Type: \_\_\_\_\_ Multi-Family \_\_\_\_\_  Commercial \_\_\_\_\_ Industrial PARKING LOT MODS Other  
 \_\_\_\_\_ New \_\_\_\_\_ Addition

Impervious Surface Ratio (ISR): 50.9% (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:**

- n/a 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.
- n/a 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.
- n/a 10. Lighting plan in footcandles and light fixture cut sheets.

**Building:**

- 1. Building size, configuration and orientation.
- n/a 2. Distance from lot lines.
- n/a 3. Distance from other buildings, improvements and natural features.
- n/a 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- n/a 6. Construction type (wood frame, structural steel, etc.).
- n/a 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- n/a 9. Siding/exterior covering type, color, texture, etc.
- n/a 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- n/a 11. Roofing material type, color, texture, etc.
- n/a 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: 3.8.23  
 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:**

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March 14, 2023

Department of Planning and Zoning  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

RE: **Letter of Intent**  
**WHA and Tosoh Bioscience**  
5510 Research Park Drive  
Fitchburg, WI

To Whom It May Concern:

The following is submitted together with the plans and application for consideration of approval.

**Organizational structure:**

Owner: WHA  
5510 Research Park Drive  
Fitchburg, WI 53711

Contact: Brian Potter

Architect: TJK Design Build Inc  
612 West Main Street  
Madison WI 53703  
608-257-1090

Contact: John J Bieno  
jjbien@tjkdesignbuild.com

Engineer: D'Onofrio Kottke and Associates  
7530 Westward Way  
Madison, WI 53717

Contact: Bruce Hollar, P.E.

Landscape Design: Richard Slayton, ASLA  
(Consultant Basis)

**Introduction:**

The building and site were originally designed for a single user/tenant. Over time the building has gone through several transformations and a change in ownership. The development is still an owner occupied facility, but its layout is now as a multi-tenant building. The owner, WHA (Wisconsin Hospital Association) occupies the top floor. The proposed tenant of the first floor is Tosoh Bioscience, an international, multi-faceted corporation. As part of their occupancy is the request to expand the existing dock area to accommodate deliveries from a tractor trailer truck.

### **Deconstruction:**

This project envisions the reworking of the existing trash enclosure, some paved areas, a curb island and street apron necessary to accommodate the dock expansion and needed truck turning requirements.

### **Project Description:**

Tosoh has a need for a large truck to be able to use the existing loading dock at the back of the building 2-4 times per week. This dock was originally designed to be used by a local delivery truck similar to FedEx, UPS or USPS. To accommodate the turning requirements of the desired tractor trailer, a few site items need to be adjusted. First, there is a need to adjust some of the existing curbed areas. This would entail an enlargement of the apron, reworking of a landscape island and the repositioning of the trash enclosure. As part of this adjustment, existing site lighting and potential landscaping would be repositioned into the new areas. The existing site lighting would be reused. This would result in no dramatic changes to photometrics. Any adjustments to landscaping would either be relocated or replaced in kind. This decision would be subject to approval by our landscape architect. The trash enclosure would be positioned further into the site away from the dock and visibility from the street. Second, to account for the turning radius of the truck, 25 of the 111 total parking stalls (currently shown as 77 surface/34 underground) would be lost. The reduction to 86 parking stalls would result in no significant ramification for the use of the building and its tenants. This position is based on the following parking needs of the tenants: WHA has a need for 45 maximum stalls and Tosoh will have 20 employees. The needed 65 stalls is considerably less than the 86 proposed. Further, since COVID, there has been a significant shift to remote working. This shift in the workforce has minimized the typical daily requirement for WHA to 25 stalls. Pictures have been provided in the packet showing the parking lot (taken at varying times on different days) to show current availability in the lot. Finally, stormwater concerns have also been taken into consideration for this proposal. Civil engineers have been engaged and drawings are included in the packet. Stormwater modifications will be negligible as the proposed site modifications do not dramatically affect impervious ratios or site drainage(.1% improvement).

### **Project Schedule:**

It is anticipated that construction will start in the summer of 2023 and will be completed in the fall of 2023.

### **Social and Economic Impact:**

This development will have a positive social and economic impact. The development will potentially increase the City's tax base with minimal, if any, increased costs to the City.

Thank you for your time in reviewing our proposal.

Sincerely,

John J Bieno, AIA NCARB  
TJK Design Build



3/8/23



3/9/23



3/10/23

## EXISTING SITE IMAGES



612 West Main Street  
Madison, WI 53703  
608-257-1090  
FAX 608-257-1092

PROPOSED FACILITY FOR:  
**TOSOH BIOSCIENCE**

5510 RESEARCH PARK DRIVE,  
FITCHBURG, WI

**PIC**

3.13.23

PROPOSED FACILITY FOR: \_\_\_\_\_

# TOSOH BIOSCIENCE

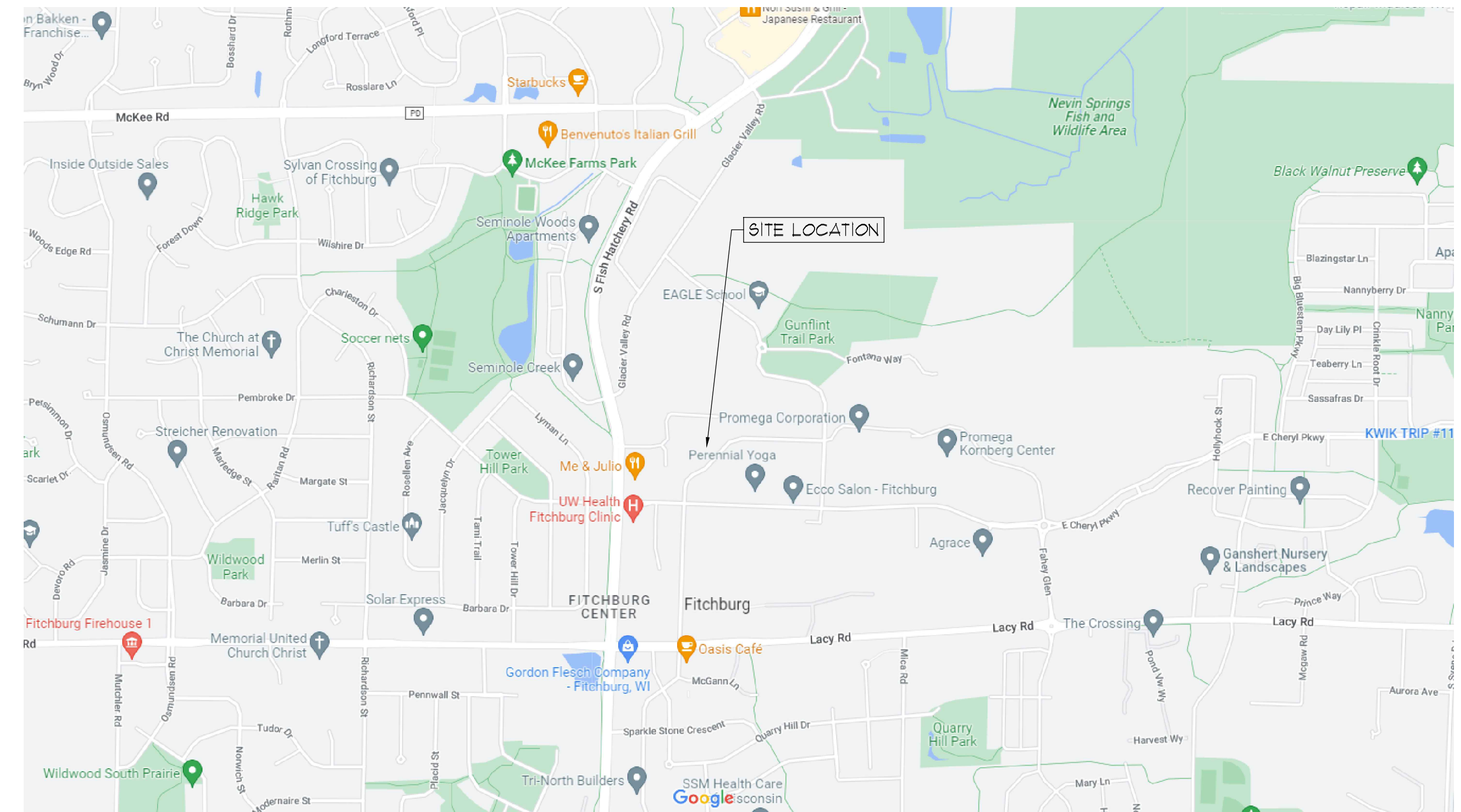
SITE ADDRESS:

5510 RESEARCH PARK DRIVE,  
FITCHBURG, WI

**TJK** TJK Design Build  
612 W. Main  
Madison, WI 53703  
DESIGN BUILD 608-257-1090 FAX 608-257-1092

## INDEX OF DRAWINGS:

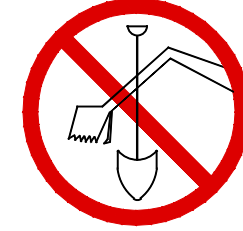
SHEET #	SHEET TITLE
C-1.0	DEMO SITE PLAN
C-1.1	PROPOSED SITE PLAN
C-1.2	GRADING PLAN



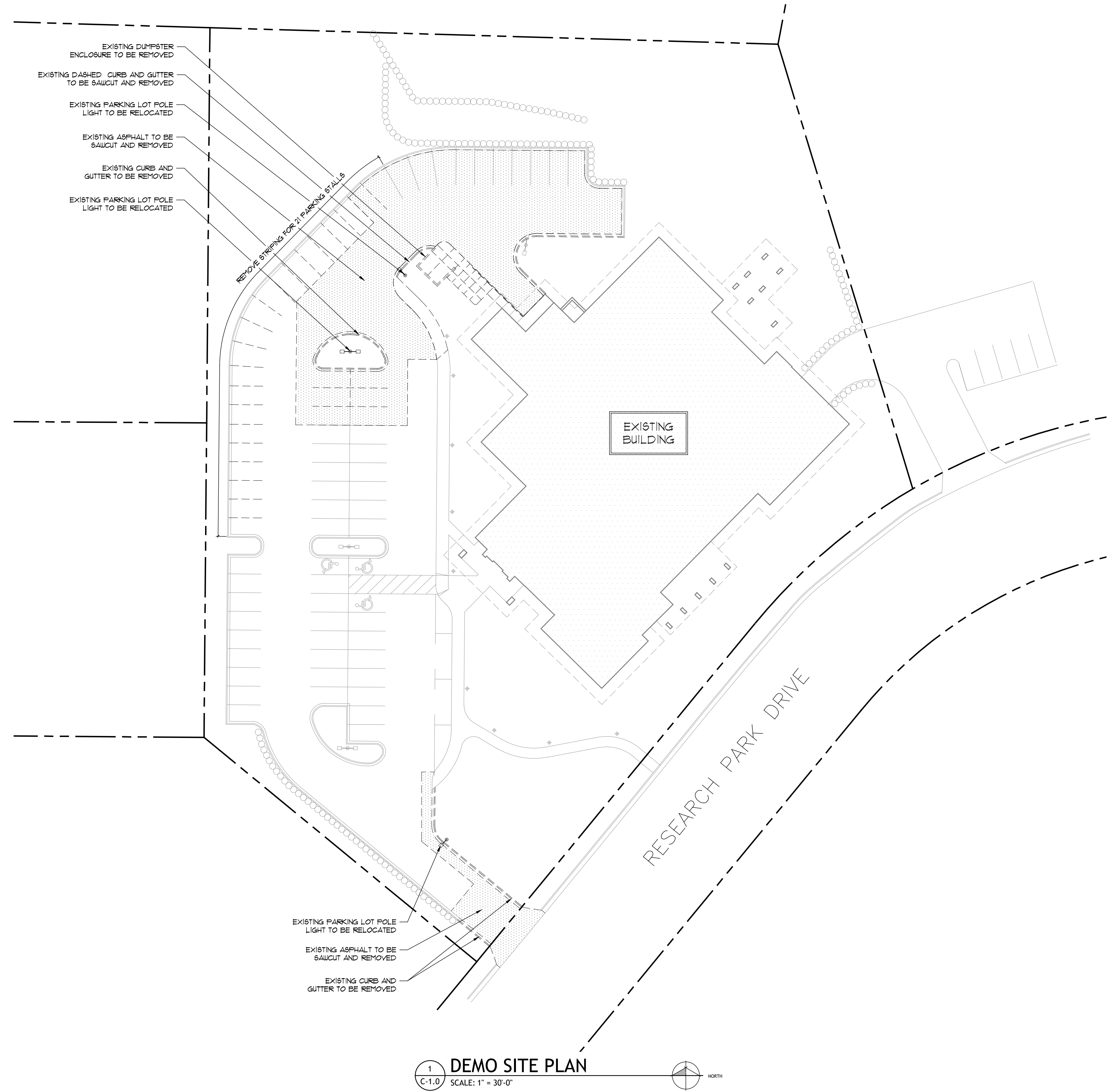
SITE LOCATION MAP

- LEGEND:**
- PROPERTY CORNER
  - PROPERTY LINE
  - SAN SANITARY SEWER
  - STM STORM SEWER
  - WM WATER MAIN
  - ⊕ FIRE HYDRANT
  - ⊗ UTILITY POLE
  - ⊗→ UTILITY POLE W/ LIGHT
  - MANHOLE
  - ⊗ WATER VALVE
  - ▭ CURB INLET
  - ▭ STORM SEWER ACCESS COVER
  - ⊕ SPOT ELEVATION
  - ⊕ MONITORING WELL
  - ▨ EXISTING BUILDING

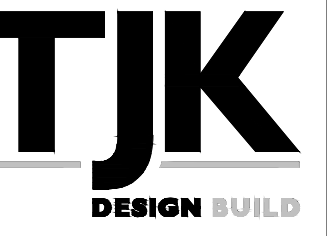
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE  
1-800-242-8591  
TOLL FREE  
WIS STATUTE (82.015(154))  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



1 DEMO SITE PLAN  
C-1.0 SCALE: 1" = 30'-0"



612 WEST MAIN STREET  
MADISON, WI 53703  
608-257-1090  
FAX 608-257-1092

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REV	DATE

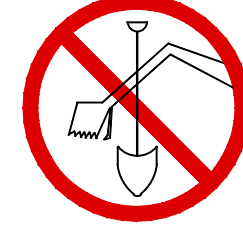
PROPOSED FACILITY FOR:  
**TOSOH BIOSCIENCE**  
5510 RESEARCH PARK DRIVE,  
FITZCHBURG, WI

**C-1.0**

3.13.23

- LEGEND:**
- PROPERTY CORNER
  - - - PROPERTY LINE
  - SAN - SANITARY SEWER
  - STM - STORM SEWER
  - W - WATER MAIN
  - ⊕ FIRE HYDRANT
  - ⊕ UTILITY POLE
  - ⊕ UTILITY POLE W/ LIGHT
  - MANHOLE
  - ⊕ WATER VALVE
  - ▬ CURB INLET
  - ▬ STORM SEWER ACCESS COVER
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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



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WIS STATUTE (82.075(1514))  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

**PARKING LOT PLAN SITE INFORMATION BLOCK**

SITE ADDRESS: 5510 RESEARCH PARK DRIVE  
FITCHBURG, WISCONSIN

SITE ACREAGE (TOTAL): 43,860 SQ FT ± 1 ACRE ±

NUMBER OF BUILDING STORES (ABOVE GRADE): 2

TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS): 3B, FULLY SPRINKLED

NUMBER OF BICYCLE STALLS SHOWN: 6

NUMBER OF PARKING STALLS (TOTAL SITE):

	SHOWN
SURFACE PARKING STALLS	52
UNDERGROUND PARKING STALLS	34
TOTAL ACCESSIBLE	4
TOTAL	86

**EXISTING SITE INFORMATION**

SITE SIZE: 11274 SQ FT

BLDG AREA (FOOTPRINT): 20,318 SQ FT

PARKING AND WALKS: 36,452 SQ FT

FLOOR AREA RATIO: 18.3%

IMPERVIOUS SURFACE RATIO: 91.0%

**PROPOSED SITE INFORMATION**

SITE SIZE: 11274 SQ FT

BLDG AREA (FOOTPRINT): 20,318 SQ FT

PARKING AND WALKS: 36,300 SQ FT

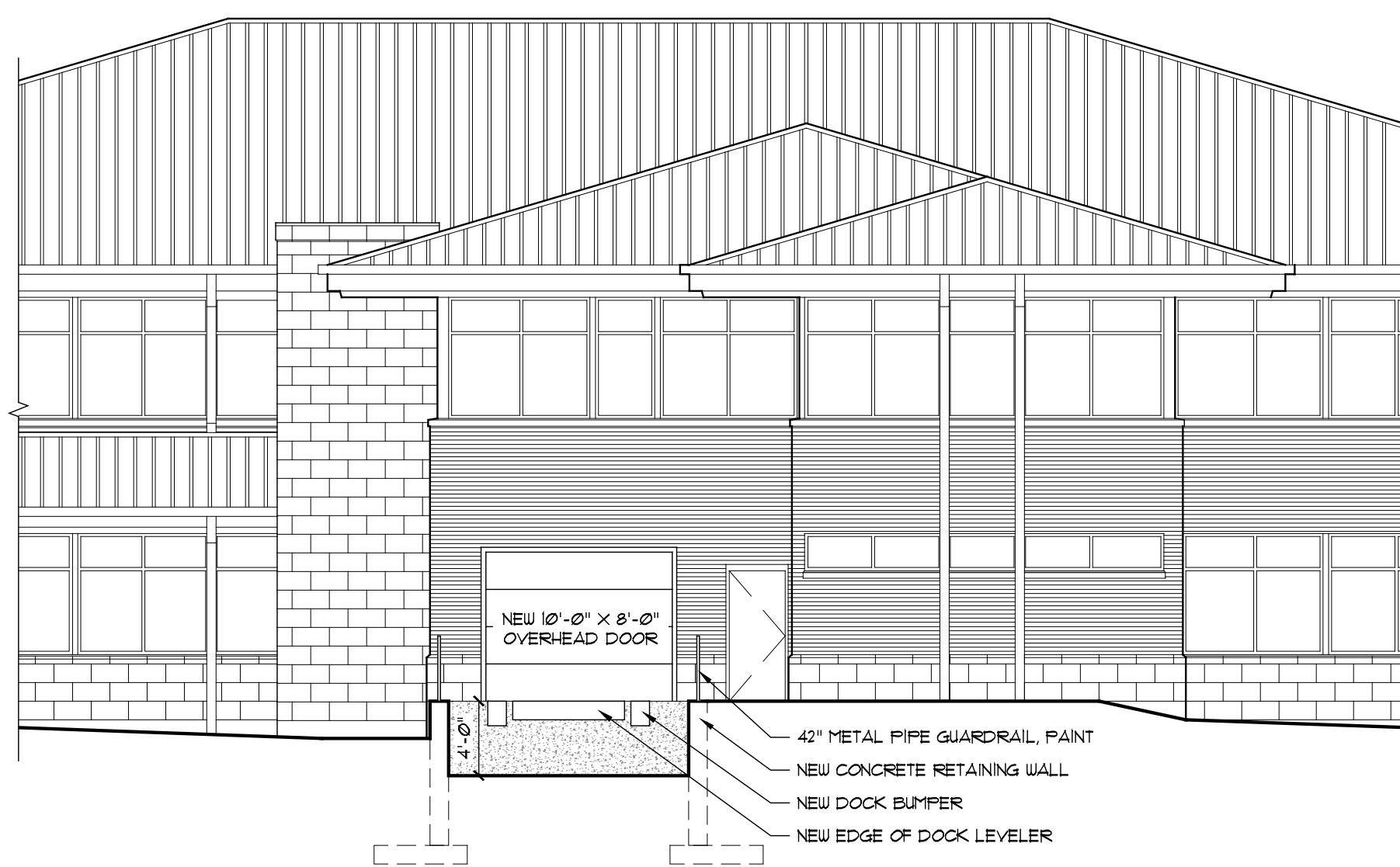
FLOOR AREA RATIO: 18.3%

IMPERVIOUS SURFACE RATIO: 90.9%

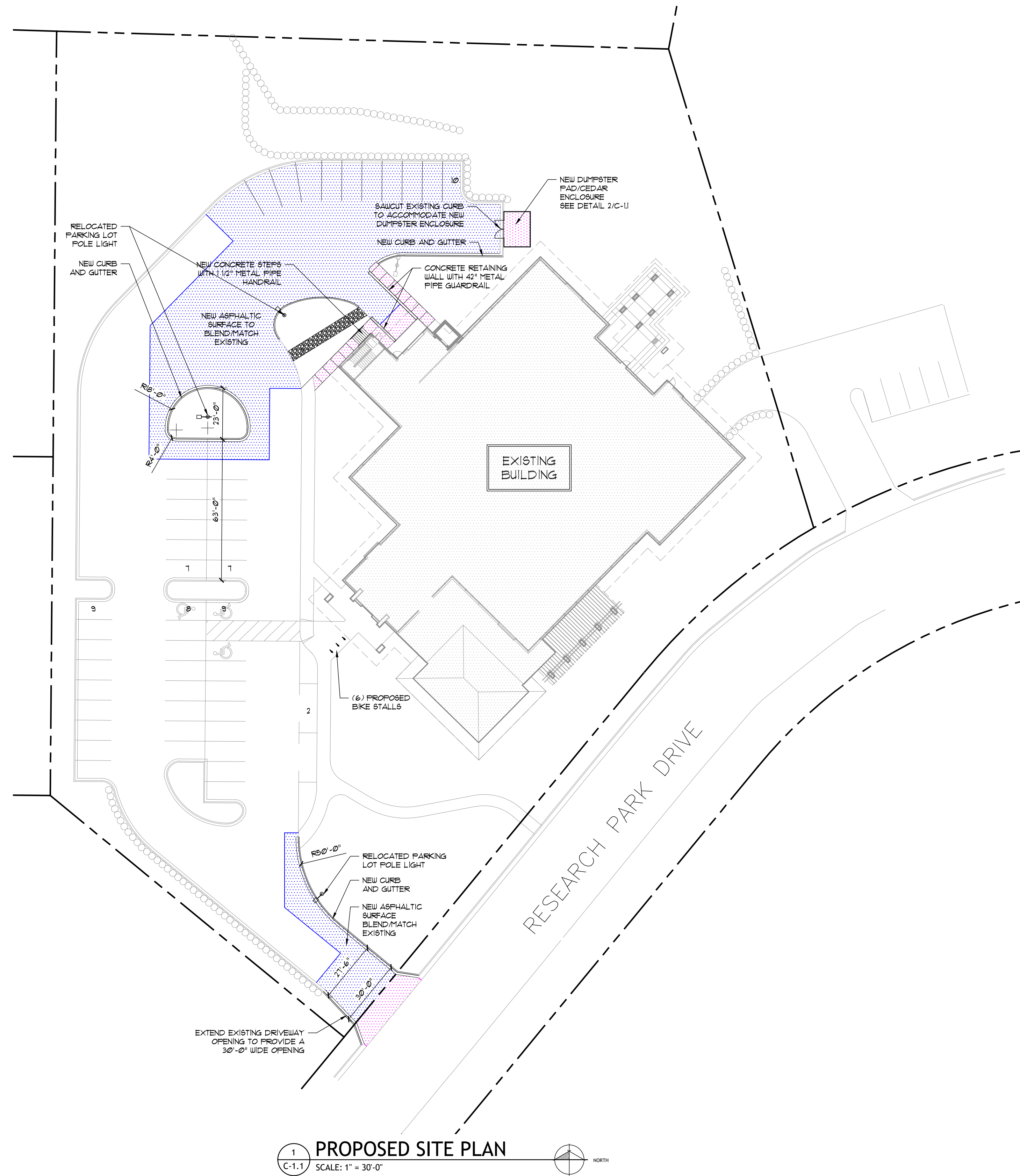
- GENERAL NOTES:**
- ALL PAINT STRIPPING SHALL BE 4" WIDE, COLOR TO MATCH EXISTING
  - ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE.
  - BITUMINOUS PAVING IS 3" SURFACE COURSE ON 8" COMPACTED STONE BASE
  - ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6 BAG MIX WITH WESTERN FINISH 4" THICK W/ W/F REINFORCING ON 6" COMPACTED FILL.
  - DURING CONSTRUCTION REMOVE CASTING GRATE ON ALL CATCH BASINS. INSTALL WATER PERMEABLE MEMBRANE FOR SILT INFILTRATION PROTECTION AND REINSTALL CASTING GRATE. SECURE MEMBRANE IN THE FLOW LINE WITH 2X4 MATERIAL, MINIMUM.
  - EXISTING WATER MAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION.
  - SLOPES GREATER THAN 3:1 SHALL BE LINED WITH EROSION MATTING.
  - TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY/VILLAGE/TOWNSHIP.
  - THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS BEFORE THE START OF WORK IN THE RIGHT OF WAY OR UTILITY CONNECTIONS.
- LANDSCAPING NOTES:**
- ALL EXISTING LANDSCAPING TO BE RELOCATED TO ACCOMMODATE PROPOSED SITE LAYOUT



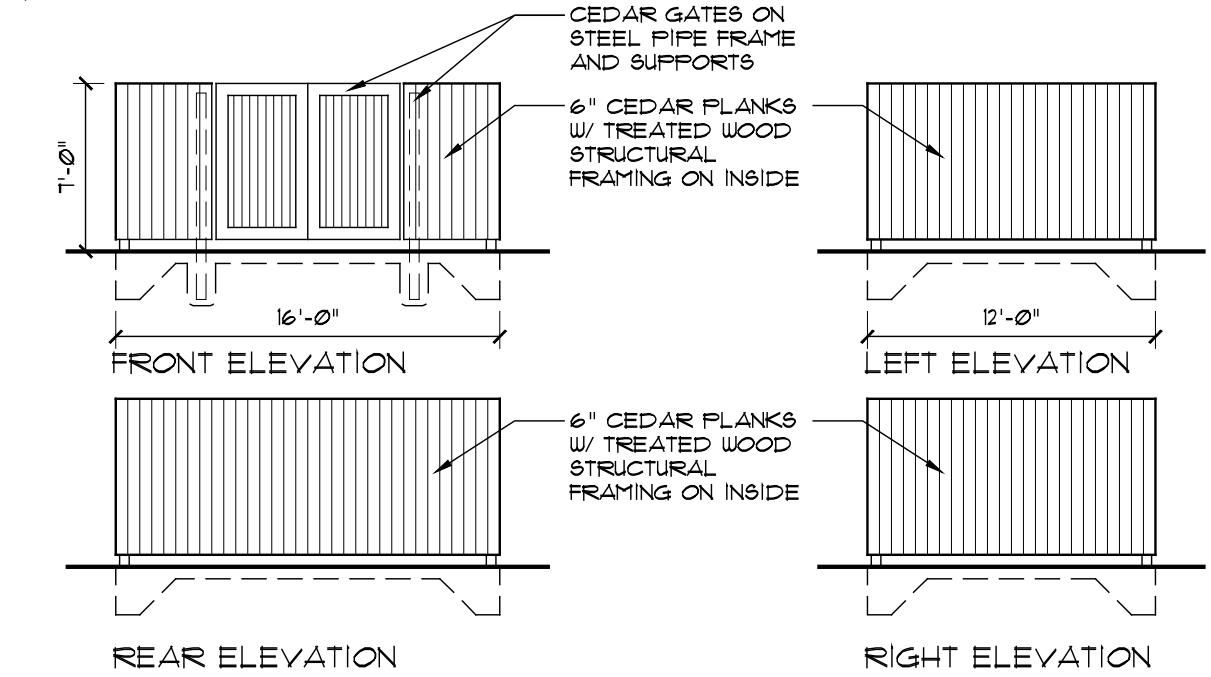
3 EXISTING NORTHWEST EXTERIOR ELEVATION  
C-1.1 SCALE: 1/8" = 1'-0"



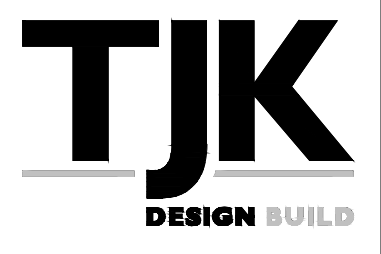
4 PROPOSED NORTHWEST EXTERIOR ELEVATION  
C-1.1 SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN  
C-1.1 SCALE: 1" = 30'-0"



2 DUMPSTER ENCLOSURE ELEVATIONS  
C-1.1 SCALE: 1/8" = 1'-0"



612 WEST MAIN STREET  
MADISON, WI 53703  
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FAX 608-257-1092

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REV	DATE

PROPOSED FACILITY FOR:  
**TOSOH BIOSCIENCE**  
5510 RESEARCH PARK DRIVE,  
FITCHBURG, WI

**C-1.1**

3.13.23

REV	DATE

PROPOSED FACILITY FOR:  
**TOSOH BIOSCIENCE**  
 5510 RESEARCH PARK DRIVE,  
 FITCHBURG, WI

- LEGEND**
- FOUND 1" IRON PIPE
  - ⊗ FOUND "X" IN BRICK
  - FOUND 3/4" REBAR
  - PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
  - ST—ST— STORM SEWER
  - E—E— UNDERGROUND ELECTRIC
  - T—T— UNDERGROUND TELECOMMUNICATION
  - ⊞ ELECTRIC TRANSFORMER
  - ⊞ TELECOMMUNICATION PEDESTAL
  - ⊞ TELECOMMUNICATION VAULT
  - ⊞ CATCH BASIN
  - ⊞ WALKWAY LIGHT BOLLARD
  - ⊞ LIGHT POLE
  - ⊞ ACCESSIBLE PARKING SPACE
  - ⊞ CONCRETE
  - ⊞ RETAINING WALL
  - ⊞ CONCRETE CURB AND GUTTER
  - ⊞ EXISTING CONTOUR
  - 946.0 P — PROPOSED PAVEMENT GRADE

- GENERAL NOTES**
- ALL WORK SHALL BE PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.
  - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
  - BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
  - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
  - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.

- GRADING AND EROSION CONTROL NOTES:**
- 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.
  - 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.
  - 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
  - PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
  - 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.
  - DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

