

Date: May 23, 2023

Subject: UW Credit Union Site
Access Modifications
Applications for Architectural & Design Review, Rezoning, and Land Division

This memo was prepared on behalf of UW Credit Union to document proposed improvements to parcel number 060903110252, which was recently purchased from the City of Fitchburg on April 28, 2023. This parcel is located in the northeast corner of the Fish Hatchery Road and Ochalla Drive intersection and south of the UW Credit Union Fish Hatchery Road Branch at 2885 Fish Hatchery Road.

The memo provides application details and documents prior planning and coordination efforts to provide context for these applications.

PROPOSED USE

UW Credit Union proposes a driveway to connect to the existing shared access driveway on Ochalla Drive. Parking stalls are proposed for staff parking and a slight adjustment to the drive-through lanes will be made to better accommodate queuing vehicles. A retaining wall, landscaping, lighting, and storm sewer are proposed.

No modifications are proposed for the existing building.

OTHER WORK

A future BCycle station is being considered for the site and is accommodated with the plans.

A separate signing permit will be applied for and has been discussed with City Planning staff. That signing is accommodated with the plans but is not currently shown.

APPLICATION DETAILS

Neighborhood Meeting: The need for a neighborhood meeting was discussed with City Planning staff and determined that a meeting was not necessary for a project like this with no known controversy and minimal changes.

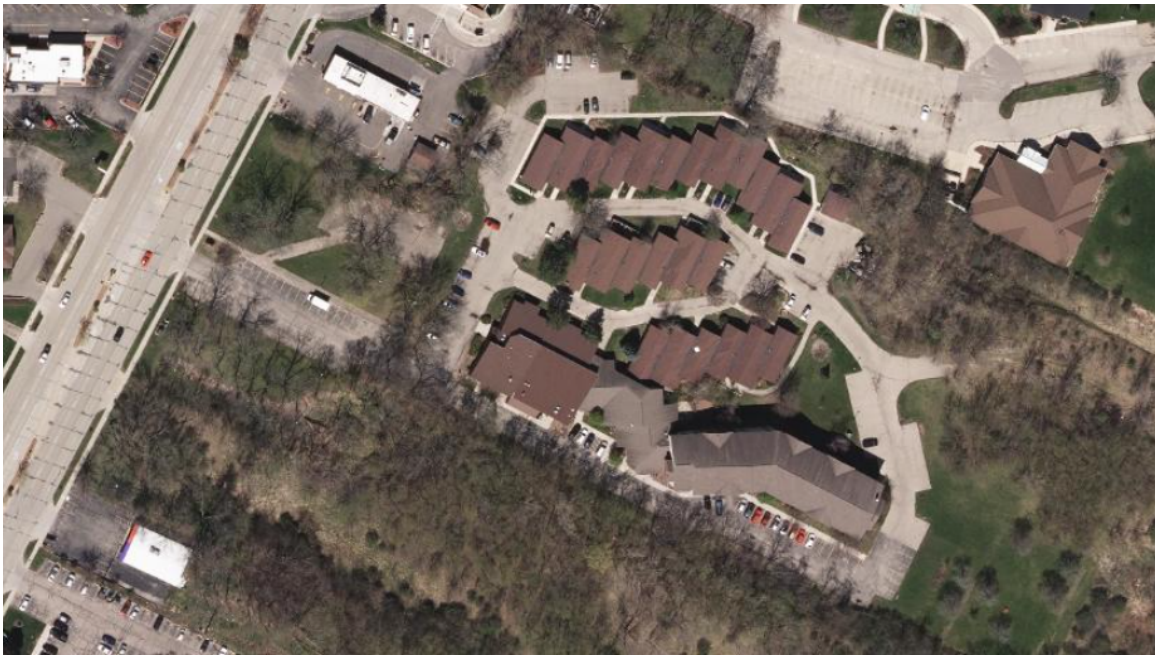
Stormwater Management: This has been coordinated with City Public Works staff. Stormwater management is addressed with the existing ponds and no new facilities are required.

Building Plans: No modifications are proposed for the existing building.

PROJECT HISTORY

UW Credit Union Site Development

UW Credit Union purchased their property at 2885 Fish Hatchery Road on February 6, 2018, from Homeville Fitchburg, LLC / Avalon Assisted Living.



DCiMap Aerial 2017

The UW Credit Union parcel fronts Fish Hatchery Road, where the existing Avalon Assisted Living driveway and parking lot were located. The Re-Zoning Submittal was completed in 2017 and identified the short term and long term access conditions for both UW Credit Union and Avalon Assisted Living.

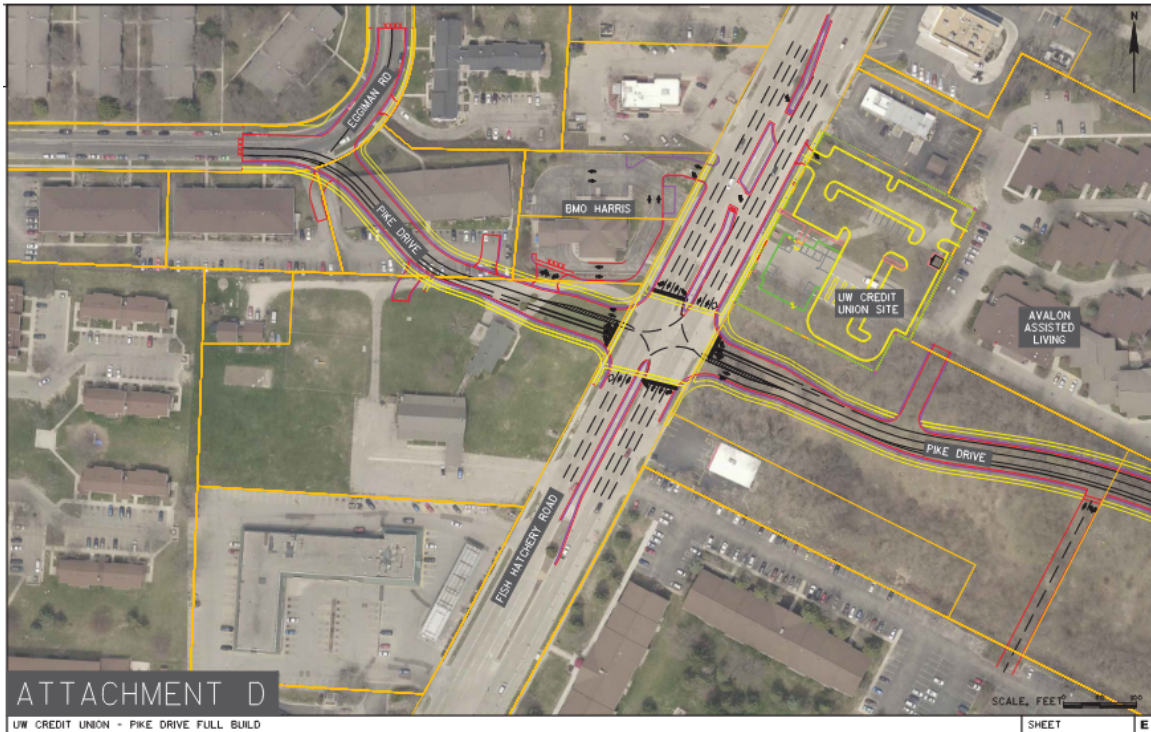
After construction, short term access for UW Credit Union and Avalon Assisted Living would be full access from Fish Hatchery Road via a shared driveway along the north side of the UW Credit Union property.



Short Term Access | Attachment B from the 2017 Re-Zoning Submittal

At that time, the City of Fitchburg was planning improvements to Fish Hatchery Road. Those improvements included a new street connection (then named Pike Drive, now named Ochalla Drive) to Fish Hatchery Road south of the UW Credit Union and Avalon Assisted Living properties.

Long-term access would be left and right in, and right out onto Fish Hatchery Road, and a shared access driveway off Ochalla Drive.



Long Term Access | Attachment D from the 2017 Re-Zoning Submittal

This condition was based on extensive coordination with city staff, UW Credit Union, and Avalon Assisted Living. It also supported the future “backage road” vision for the properties along the east side of Fish Hatchery Road.

Fish Hatchery Road Reconstruction

The Fish Hatchery Road project included median modifications that removed the left in to UW Credit Union.

The signalized Ochalla Drive intersection would provide full access to the properties via the shared access driveway.

The details of the shared access driveway were coordinated with UW Credit Union and Avalon Assisted Living. Avalon Assisted Living had plans to reconstruct and reconfigure their parking lot, which the plans accommodated.

At some point before construction started, Avalon Assisted Living property started the foreclosure process.

The Fish Hatchery Road reconstruction project constructed Ochalla Drive and the shared access driveway in 2020. The access driveway was modified to meet the existing conditions since the Avalon Assisted Living parking lot reconfiguration project did not occur.

The management company tasked with overseeing Avalon Assisted Living during foreclosure and the management company that owns Avalon Assisted Living now were contacted several times by UW Credit Union and City of Fitchburg to coordinate on the shared access driveway.

Avalon Assisted Living representatives expressed concerns with vehicles using the shared access driveway, reported issues with vehicle and pedestrian conflicts, and were unwilling to move forward with the shared access driveway.

CURRENT CONDITIONS

Avalon Assisted Living has placed barricades at the shared access driveway to prevent any use, as can be seen in the aerial photo below.



DCiMap Aerial 2022

Access for UW Credit Union and Avalon Assisted Living is currently right in, right out on Fish Hatchery Road.

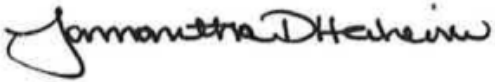
PROPOSED IMPROVEMENTS

The UW Credit Union driveway will connect to the shared access driveway, Ochalla Drive, and the signalized intersection with Fish Hatchery Road. Customers coming to and leaving from UW Credit Union will be able to use the signalized intersection.

The plan includes removal of the sidewalk along the west side of the shared use driveway to remove the vehicle and pedestrian conflict point. This was discussed with former City Public Works staff during the previous coordination efforts.

Please review the submitted applications and supporting documents and contact us with any questions.

Sincerely,
KL Engineering, Inc.

A handwritten signature in black ink that reads "Samantha Herheim". The signature is written in a cursive, flowing style.

Samantha Herheim, P.E.
Senior Project Leader – Infrastructure Services

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 14700, RECORDED IN VOLUME 102, ON PAGES 155-160 AS DOCUMENT NO. 5386746, AND ALL OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 16005, RECORDED IN VOLUME 117, ON PAGES 294-297, AS DOCUMENT NO. 5833038, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

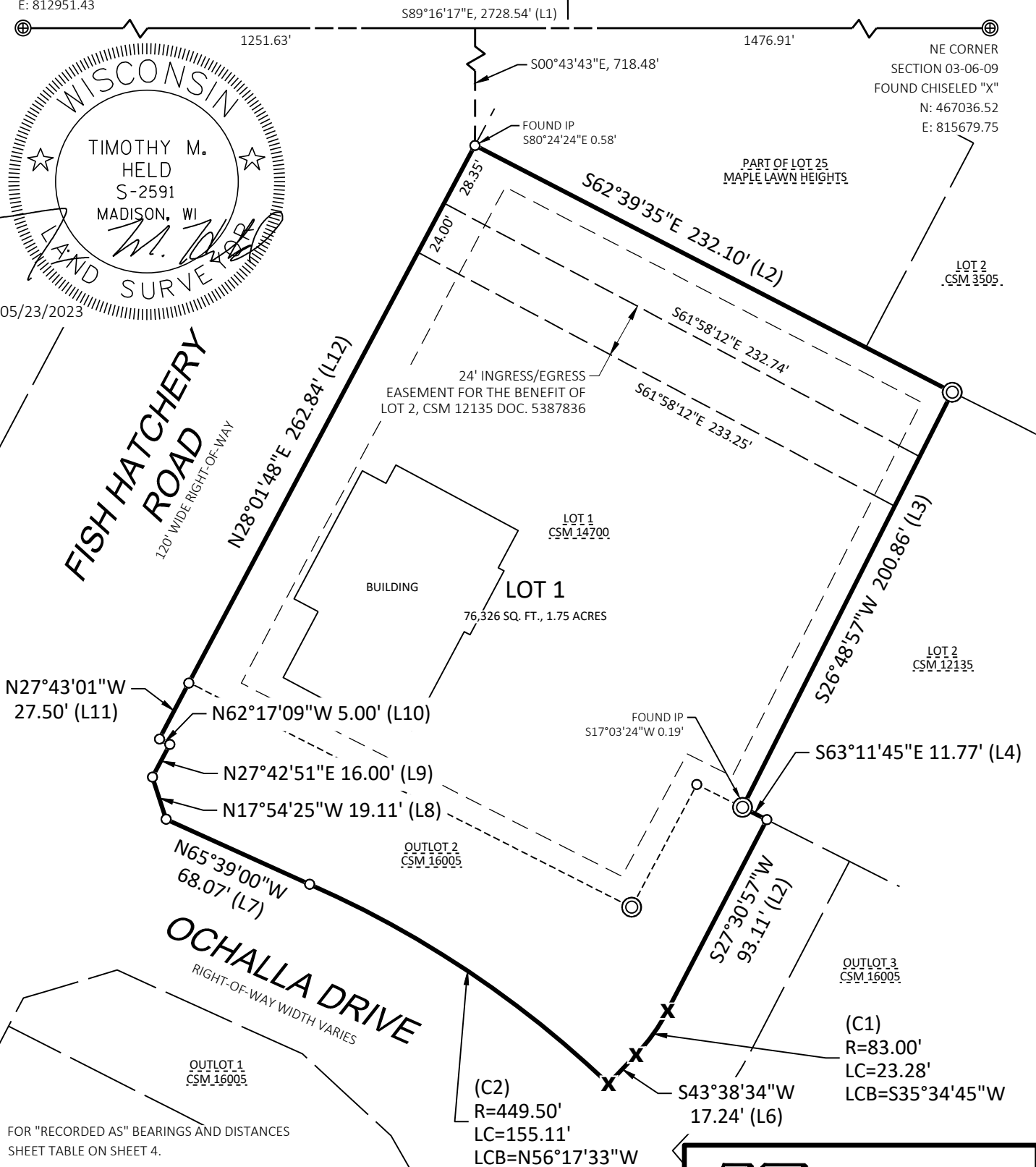
BEARINGS SHOWN ON THIS CSM ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES, DANE COUNTY NAD83(2011), IN U.S. SURVEY FEET.

N 1/4 CORNER
SECTION 03-06-09
FOUND BRASS CAP MON.
N: 467071.22
E: 812951.43

- LEGEND**
- 3/4" IRON ROD FOUND
 - ⊙ 1" IRON PIPE FOUND
 - ✕ CHISELED "X" FOUND
 - () RECORDED AS BEARING
 - SETBACK LINE



REQUIRED BUILDING SETBACKS:
LOT 1 CSM 14700 - PROFESSIONAL OFFICE DISTRICT:
FRONT: 20', SIDE: 10', REAR: 10'
OUTLOT 2 CSM 16005 - TO BE RE-ZONED



FISH HATCHERY ROAD
120' WIDE RIGHT-OF-WAY

OCHALLA DRIVE
RIGHT-OF-WAY WIDTH VARIES

FOR "RECORDED AS" BEARINGS AND DISTANCES SHEET TABLE ON SHEET 4.
FOR UTILITY EASEMENT SEE SHEETS 2 AND 3.
FISH HATCHERY ROAD RIGHT-OF-WAY BASED ON TRANSPORTATION PROJECT PLAT 19-3488-4.08 RECORDED AS DOCUMENT NO. 5495881.

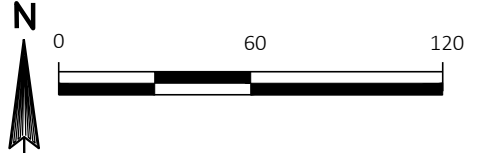
(C2)
R=449.50'
LC=155.11'
LCB=N56°17'33"W

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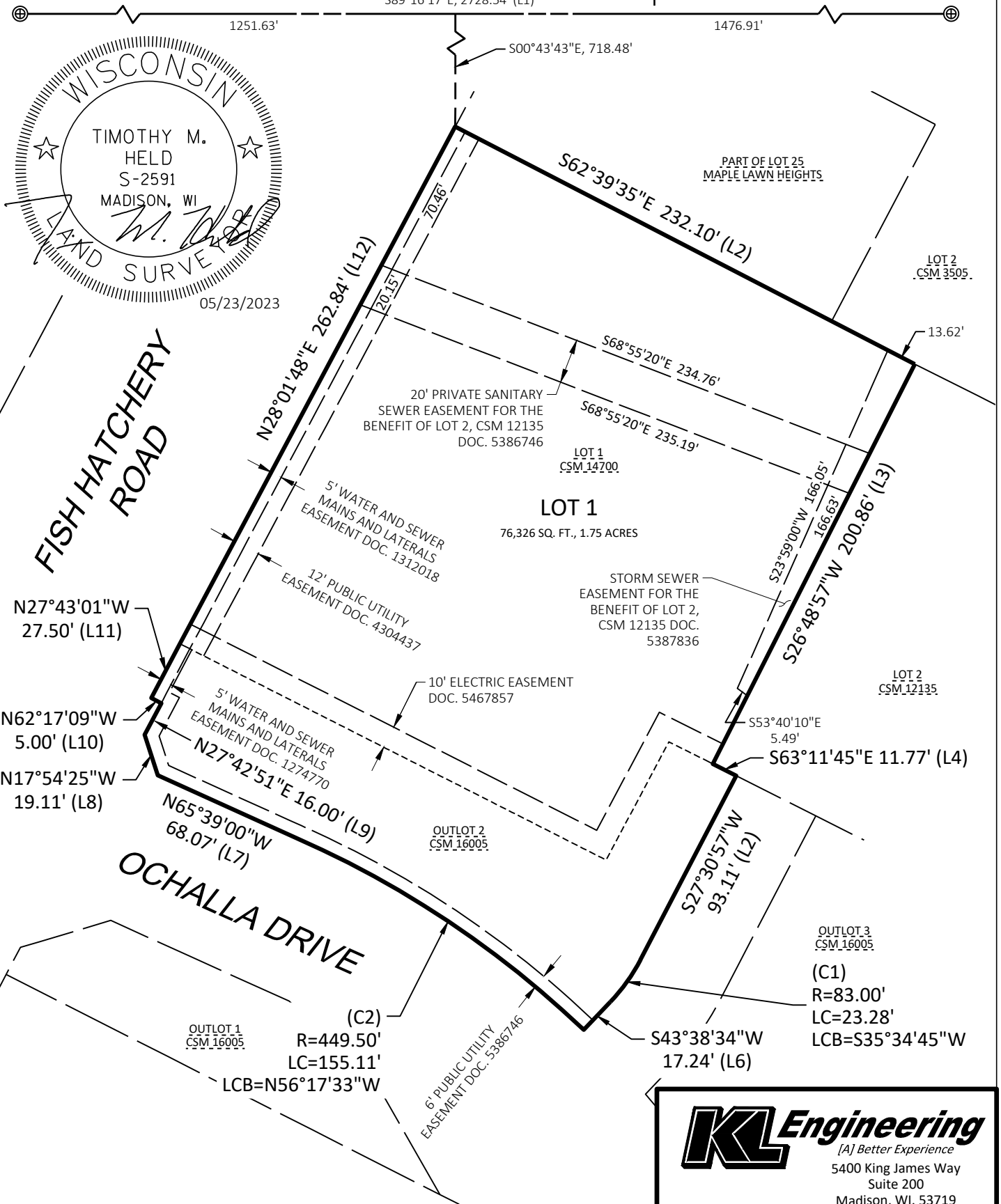
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OWNER / SURVEYED FOR:
 UNIVERSITY OF WISCONSIN CREDIT UNION
 2885 FISH HATCHERY ROAD
 FITCHBURG, WI 53713



N 1/4 CORNER
 SECTION 03-06-09
 FOUND BRASS CAP MON.
 N: 467071.22
 E: 812951.43

NE CORNER
 SECTION 03-06-09
 FOUND CHISELED "X"
 N: 467036.52
 E: 815679.75

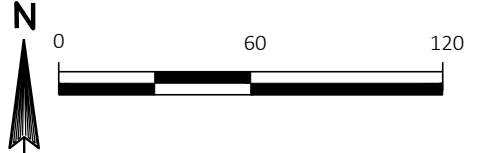


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SHEET 2 OF 5

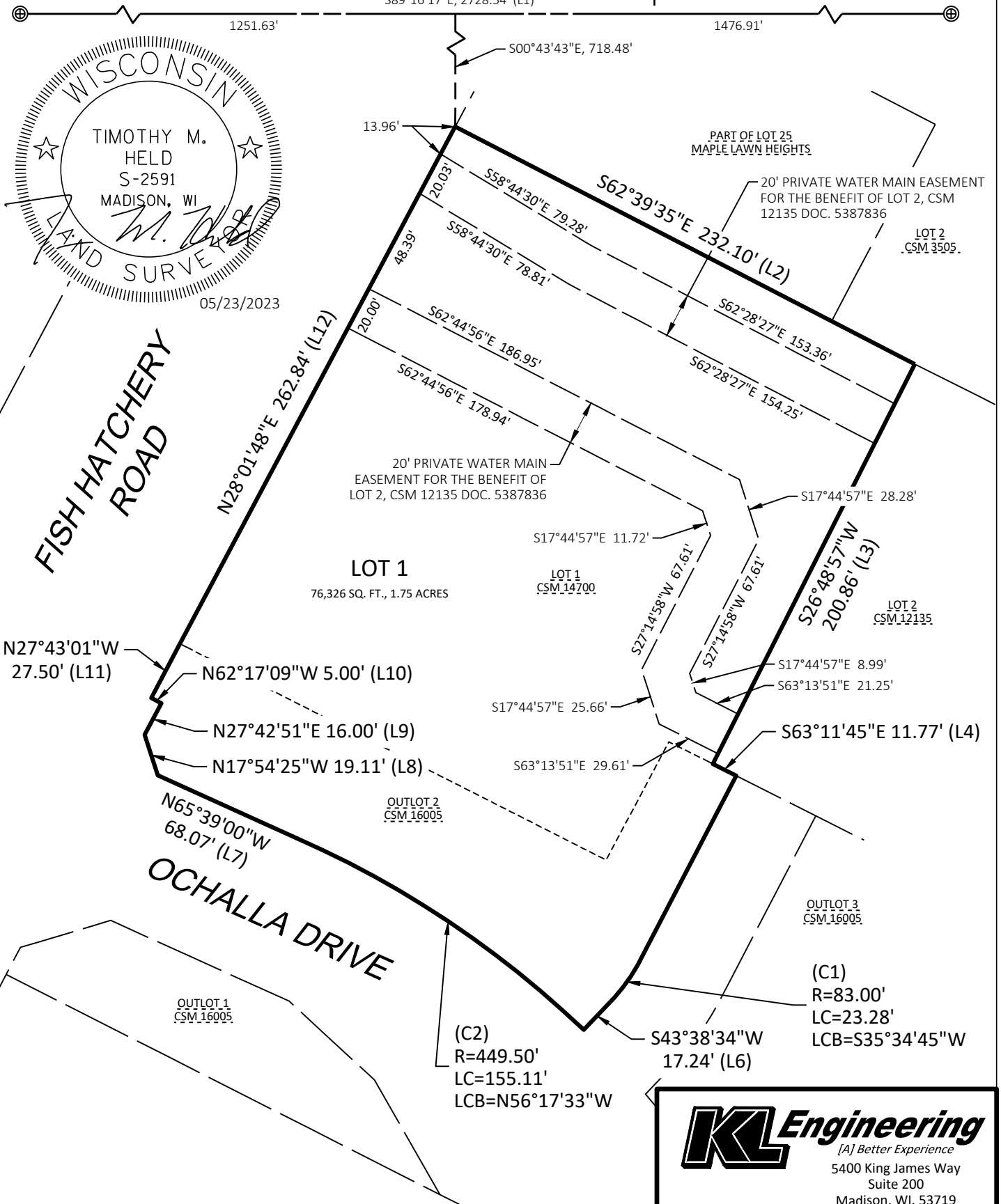
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SHEET 3 OF 5

CERTIFIED SURVEY MAP NO. _____

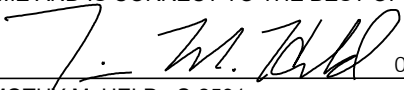
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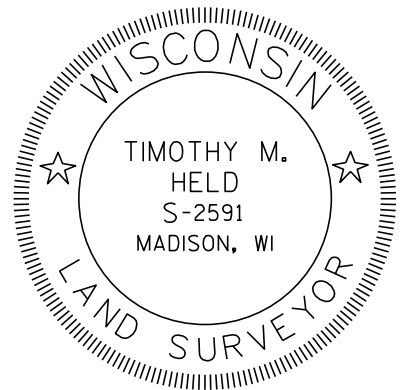
SURVEYOR'S CERTIFICATE:

I, TIMOTHY M. HELD, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2591, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER LISTED HEREON, I HAVE SURVEYED AND MAPPED A PARCEL OF LAND LOCATED IN:

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 14700, RECORDED IN VOLUME 102, ON PAGES 155-160 AS DOCUMENT NO. 5386746, AND ALL OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 16005, RECORDED IN VOLUME 117, ON PAGES 294-297, AS DOCUMENT NO. 5833038, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

I FURTHER CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 24-6 OF THE CITY OF FITCHBURG CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


 _____ 05/23/2023
 TIMOTHY M. HELD S-2591 DATE




NOTES:

- 1) - THIS CERTIFIED SURVEY MAP IS FOR COMBINING LOT 1 OF CERTIFIED SURVEY MAPS 14700 AND OUTLOT 2 OF CERTIFIED SURVEY MAPS 16005 INTO A SINGLE PARCEL.
- 2) - THIS SURVEY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
- 3) - WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 4) -THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUES.

LINE RECORDED AS BEARING / DISTANCE						
LINE	CSM 1235 / CSM 14462		CSM 14700		CSM 16005	
	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
(L1)	N89°40'54" W	2728.81'	N89°16'11" W	2728.81'	S89°16'16"E	2728.43'
(L2)	S63°05'54"E	232.45'	S62°41'11"E	232.45'	-	-
(L3)	N26°23'37"E	201.01'	S26°48'20"W	201.01'	-	-
(L4)	-	-	-	-	-	-
(L5)	-	-	-	-	-	93.12'
(L6)	-	-	-	-	-	17.25'
(L7)	-	-	-	-	S65°39'02"E	-
(L8)	-	-	-	-	S17°54'27"E	-
(L9)	-	-	-	-	S27°42'49" W	-
(L10)	-	-	-	-	S62°17'11"E	-
(L11)	-	-	-	-	N27°42'49"E	-
(L12)	N27°05'45"E	2.09'	N27°30'28"E	2.09'	-	-
	N27°36'38"E	260.79'	N28°01'21"E	260.79'	-	-

CURVE RECORDED AS BEARING / DISTANCE				
CURVE	CSM 16005			
	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
(C2)	-	-	S56°17'15"E	-



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CORPORATE OWNER'S CERTIFICATE:

UNIVERSITY OF WISCONSIN CREDIT UNION, A NON-PROFIT ORGANIZATION, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER OF LOT 1, CERTIFIED SURVEY MAP NO. 14700 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 16005, DOES HEREBY CERTIFY THAT SAID ORGANIZATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. UNIVERSITY OF WISCONSIN CREDIT UNION, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

THE CITY OF FITCHBURG

IN WITNESS WHEREOF, THE SAID UNIVERSITY OF WISCONSIN CREDIT UNION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRAD McCLAIN, EXECUTIVE VICE PRESIDENT, AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____, DAY OF _____, 20__.

BRAD McCLAIN EXECUTIVE VICE PRESIDENT
STATE OF WISCONSIN)
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, BRAD McCLAIN, EXECUTIVE VICE PRESIDENT, OF THE ABOVE NAMED ORGANIZATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH EXECUTIVE VICE PRESIDENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID ORGANIZATION, BY ITS AUTHORITY.

NAME
NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

CITY OF FITCHBURG APPROVAL:

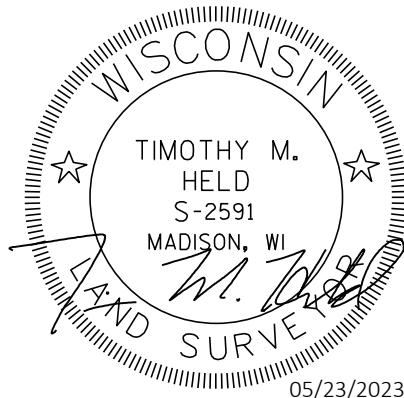
THIS CERTIFIED SURVEY, INCLUDING ANY DEDICATIONS SHOWN THEREON, HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

CITY CLERK

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20__ AT _____ O'CLOCK __.M. AND RECORDED IN VOLUME ____ OF CERTIFIED SURVEY MAPS, ON PAGES _____.

DANE COUNTY REGISTER OF DEEDS



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Suite 200
Madison, WI. 53719

SHEET 5 OF 5

UW CREDIT UNION FISH HATCHERY ROAD BRANCH ACCESS MODIFICATION

UNIVERSITY OF WISCONSIN CREDIT UNION
FITCHBURG, WISCONSIN

KL ENGINEERING PROJECT NO. 22086-000

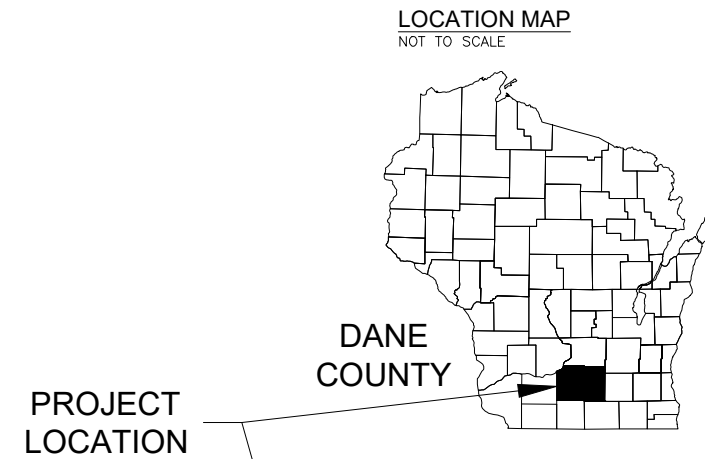
CONTACT INFORMATION

ENGINEER:
SAMANTHA HERHEIM, P.E.
KL ENGINEERING, INC.
5400 KING JAMES WAY
SUITE 200
MADISON, WI 53719
(608) 663-1218
SHERHEIM@KLENGINEEING.COM

LANDSCAPE ARCHITECT
RICH STROHMENGER
BRUCE COMPANY
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562
(608) 410-2284
RSTROHMENGER@BRUCECOMPANY.COM

UW CREDIT UNION:
CHERYL WEISENSEL, CFM
DIRECTOR OF FACILITIES
3500 UNIVERSITY AVE.
MADISON, WI 53705
(608) 232-9000

INDEX OF DRAWINGS	
SHEET NUMBER	TITLE
T100	TITLE SHEET
C001	GENERAL NOTES AND LEGEND
C100	EXISTING CONDITIONS
C200	DEMOLITION PLAN
C300	SITE AND EROSION CONTROL PLAN
C400	SITE GRADING AND UTILITY PLAN
C401	RETAINING WALL PLAN
C500	EROSION CONTROL DETAILS
C501	CONSTRUCTION DETAILS
L1	LANDSCAPE PLANS
1-3	LIGHTING PLANS



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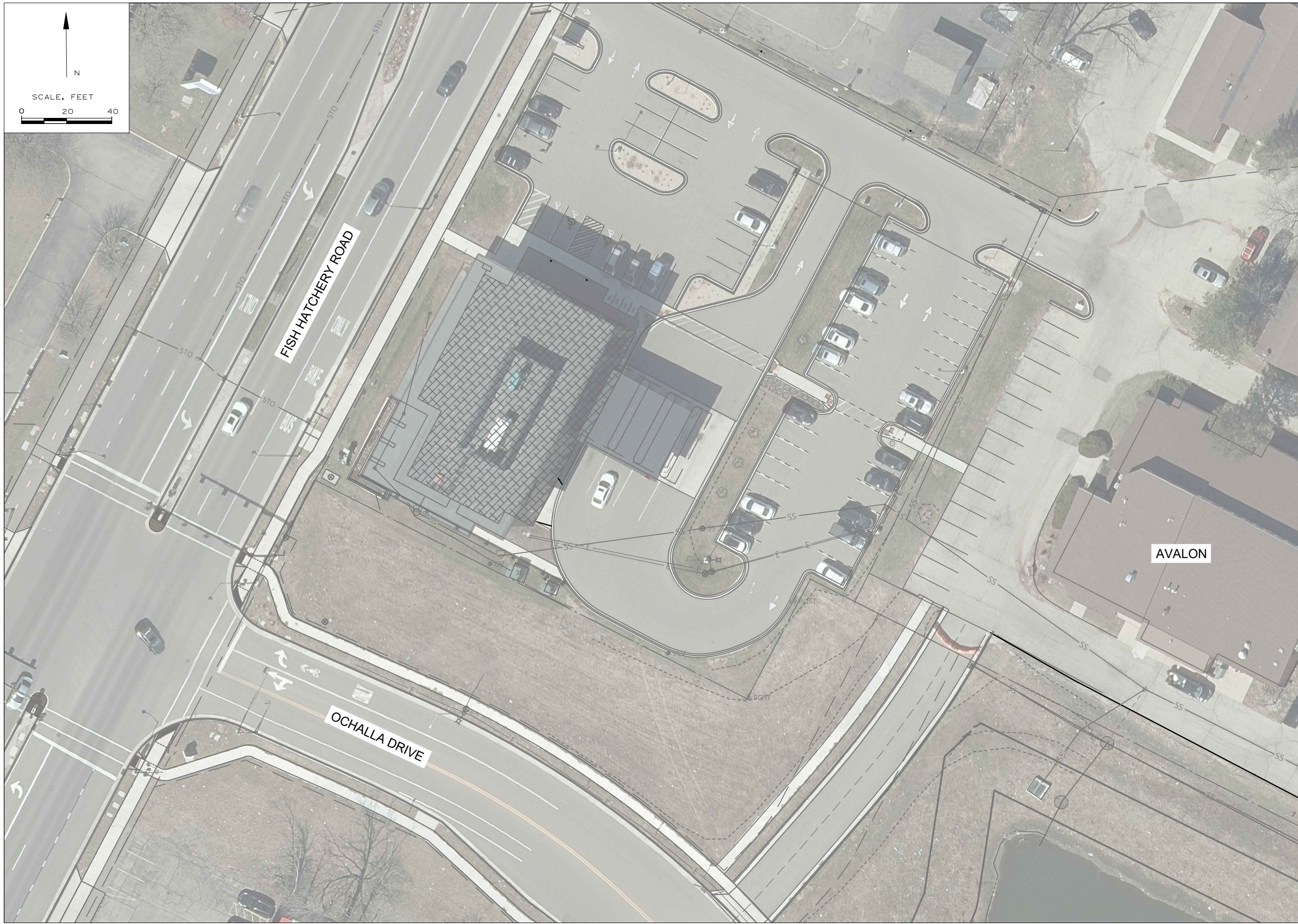
UW CREDIT UNION - FHR

TITLE SHEET

Project No: 22086-000
Date: May 23, 2023
Designed By:
KL ENGINEERING
Drafted By: AL
Checked By: KT, SH

SHEET NO.

T100



Engineering

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 Madison, WI. 53719
 Phone: (608) 663-1218
 Phone: (800)-810-4012
<http://klengineering.com>
email@klengineering.com

UW CREDIT UNION - FHR

EXISTING CONDITIONS

Project No: 22086-000
 Date: May 23, 2023
 Designed By:
 KL ENGINEERING
 Drafted By: AL
 Checked By: KT, SH

SHEET NO.

C100

GENERAL NOTES:

THE LOCATIONS OF EXISTING AND PROPOSED UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. UTILITIES ARE SHOWN BASED ON DIGGERS HOTLINE LOCATIONS FOR PUBLIC UTILITIES AND LOCATIONS DONE BY PRIVATE LINES FOR PRIVATE UTILITIES. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL CONTRACT WITH A UTILITY LOCATING COMPANY TO CONFIRM LOCATIONS OF PRIVATE UTILITIES.

PRIOR TO ORDERING DRAINAGE PIPES AND STRUCTURES, THE CONTRACTOR SHALL VERIFY RELATED DRAINAGE INFORMATION IN THE PLAN AND PROVIDE DOCUMENTATION TO THE ENGINEER IN ACCORDANCE WITH THE SPECIFICATIONS. THIS ALSO INCLUDES VERIFICATIONS OF INVERT ELEVATIONS AT ALL PROPOSED CONNECTION POINTS TO EXISTING SYSTEMS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR RESHAPING AND SEEDING ANY PREVIOUSLY GRASSED AREAS WHICH ARE DISTURBED BY THE OPERATION OUTSIDE OF THE NORMAL CONSTRUCTION LIMITS.

PLACE TOPSOIL IN ALL GRADED AREAS AS DESIGNATED BY THE ENGINEER. SEED, FERTILIZE, AND PLACE EROSION MAT ALL AREAS WITHIN 5 DAYS OF PLACEMENT OF TOPSOIL.

THE EROSION CONTROL FEATURES AS SHOWN ON THE PLANS ARE AT SUGGESTED LOCATIONS. EXACT LOCATIONS WILL BE DETERMINED BY THE ENGINEER.

EROSION CONTROL DEVICES SHALL BE PLACED IN SEQUENCE WITH CONSTRUCTION OPERATIONS OR AS DETERMINED BY THE ENGINEER.

ALL SIGNS SHALL REMAIN. PROTECT THEM AGAINST DAMAGE DURING CONSTRUCTION OR REMOVE AND REPLACE THEM AS NECESSARY.

EROSION CONTROL NOTES:

- COORDINATE ANY STOCKPILE LOCATION WITH FACILITY PERSONNEL. PROVIDE SILT FENCE AT THE DOWNSLOPE SIDE OF ANY STOCKPILES TO CONTAIN MATERIAL FROM LEAVING THE SITE. REMOVE ALL MATERIALS AND RESTORE SITE WHEN COMPLETED. REMOVE SILT FENCE WHEN VEGETATION HAS BEEN ESTABLISHED.
- PROVIDE DUST CONTROL IN ACCORDANCE WITH STATE REQUIREMENTS.
- PLACE TRACKING PAD AS NEEDED.
- MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO BUILDINGS AT ALL TIMES.
- COORDINATE ALL CLOSURES AND ACCESS ACCOMMODATIONS WITH FACILITY PERSONNEL.
- NO CONSTRUCTION EQUIPMENT ALLOWED ON FINAL PAVEMENT SURFACES.
- KEEP ALL PAVEMENTS CLEAR OF MUD AND DEBRIS. CLEAN PAVEMENTS AT THE END OF EACH WORK DAY.
- MAINTAIN EROSION CONTROL THROUGH THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL INSPECT EROSION CONTROL PRACTICES WEEKLY AND AFTER RAIN EVENTS WITH MORE THAN 0.5 INCHES OVER 24 HOURS. REPAIRS SHALL BE IMMEDIATELY BEFORE WORK CAN COMMENCE.
- THE CONTRACTOR SHALL DOCUMENT INSPECTIONS AND PROVIDE DOCUMENTATION UPON REQUEST FROM DFD.
- EROSION MAT SHALL BE PROVIDED AS NEEDED

EXISTING	LEGEND	PROPOSED
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	GRAVEL	
	RIP RAP	
	PROPERTY LINE	
	GIS PROPERTY BOUNDARIES	
	ROADWAY RIGHT OF WAY LINE	
	WOODED OR SHRUB AREA	
	CONTOUR (MINOR 1-FT)	
	CONTOUR (MAJOR 5-FT)	
	DRAINAGE DIRECTION	
	SPOT ELEVATION	
	FENCE	
	SOIL BORING/TEST PIT (I.D.)	
	TREE - DECIDUOUS (SIZE)	
	TREE - CONIFEROUS (SIZE)	
UTILITIES		
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND FIBER OPTIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD UTILITY LINE	
	WATER VALVE	
	SANITARY MANHOLE	
	STORM SEWER MANHOLE	
	WATER MANHOLE	
	LIGHT POLE	
	UTILITY PEDESTAL	
	UTILITY POLE	
	SANITARY SEWER; ACCESS STRUCTURE	
	WATERMAIN	
	STORM SEWER	
	STORM CATCH BASIN	
	STORM INLET	
	DOWNSPOUT OR ROOF DRAIN	
	YARD LIGHT	
	ELECTRIC/GAS METER	
	FIRE HYDRANT	
	BENCHMARK	
	IRON PIPE	

ABBREVIATIONS

- EG - MATCH EXISTING GRADE
- FG - FINISHED GRADE
- EP - EDGE OF PAVEMENT
- SW - TOP OF SIDEWALK
- TC - TOP OF CURB
- FL - FLOWLINE
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

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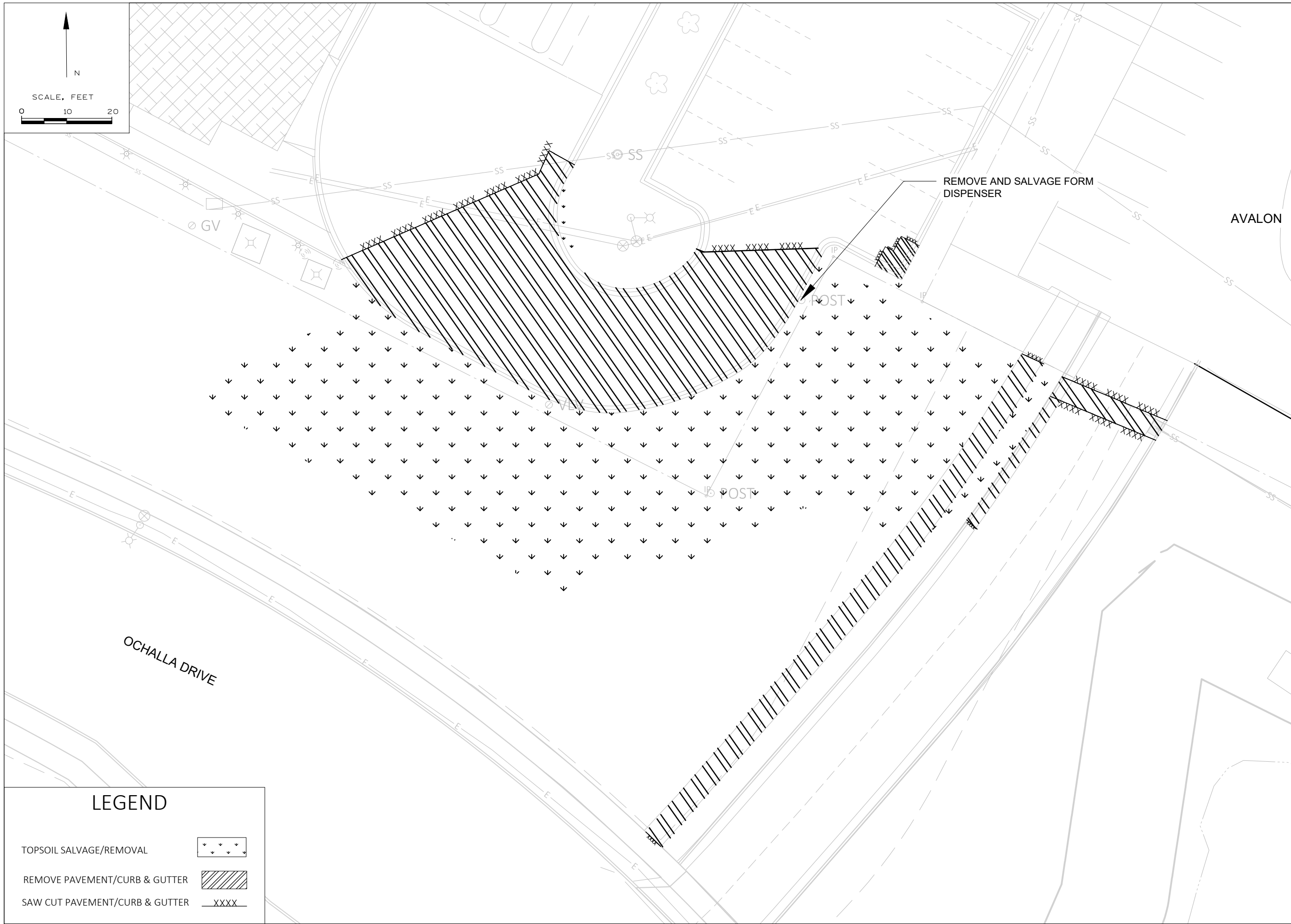
GENERAL NOTES

Project No: 22086-000
 Date: May 23, 2023
 Designed By:
 KL ENGINEERING
 Drafted By: AL
 Checked By: KT, SH

SHEET NO.
C001

PLOT DATE: 5/23/2023 11:45 AM

FILE NAME: G:\UW CREDIT UNION\22086-000 UW CREDIT UNION FHR BRANCH ACCESS MOD FINAL DESIGN\CIVIL 3D\SHEETS\PLAN\C200_DEMO PLAN.DWG



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UW CREDIT UNION - FHR

DEMOLITION PLAN

Project No: 22086-000
 Date: May 23, 2023
 Designed By:
 KL ENGINEERING
 Drafted By: AL
 Checked By: KT, SH

SHEET NO.
C200

LEGEND

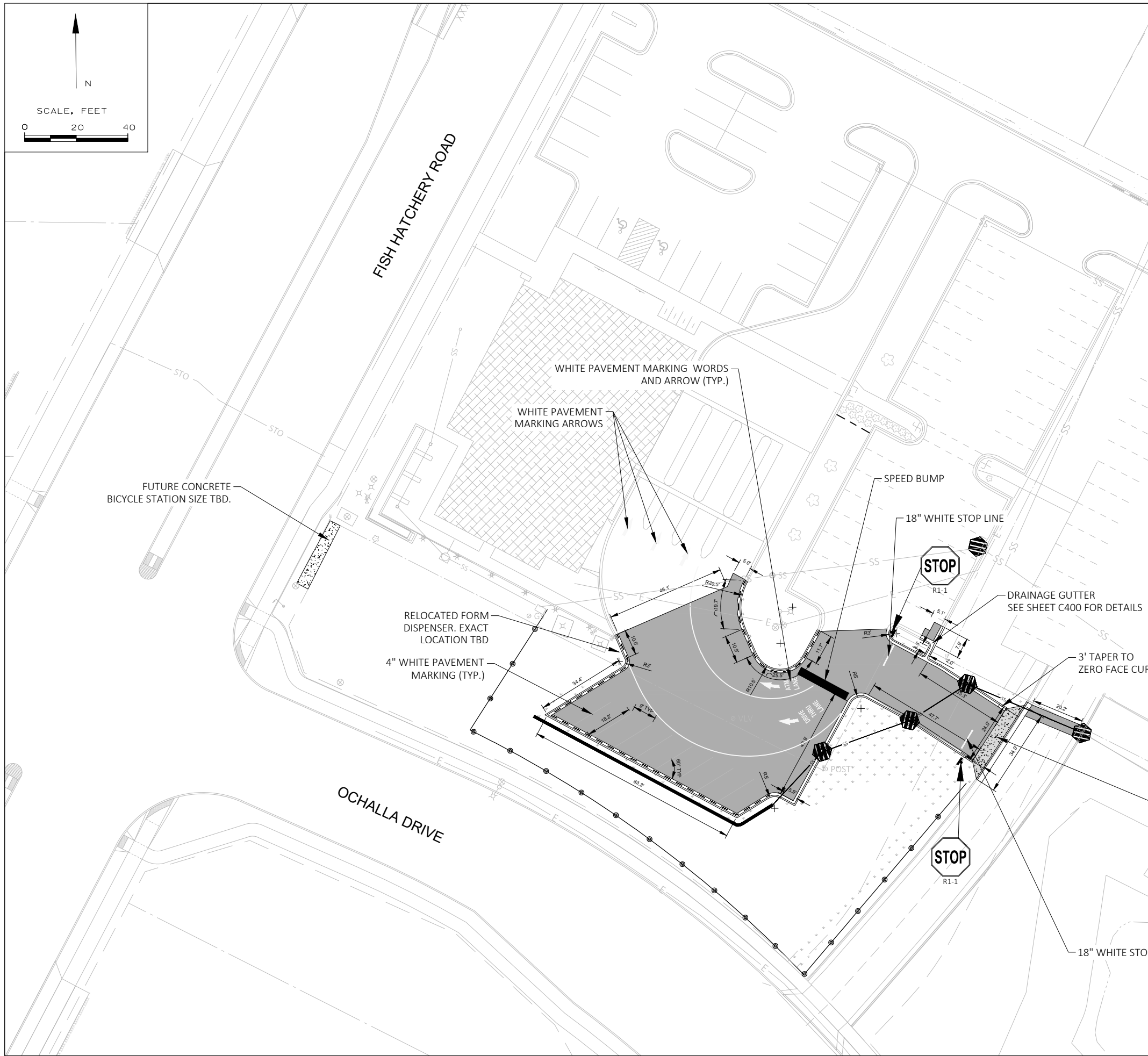
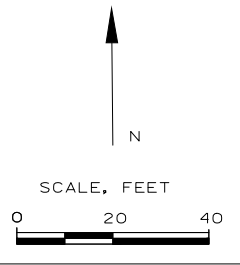
- TOPSOIL SALVAGE/REMOVAL
- REMOVE PAVEMENT/CURB & GUTTER
- SAW CUT PAVEMENT/CURB & GUTTER

FILE NAME : G:\UW CREDIT UNION\22086-000 UW CREDIT UNION FHR BRANCH ACCESS MOD FINAL DESIGN\CIVIL_3D\SHEETS\PLAN\C300_SITE AND EROSION CONTROL PLAN.DWG

PLOT BY : ARIELLE LEVIEU

PLOT DATE : 5/23/2023 11:48 AM

SCALE, FEET



LEGEND

- SILT FENCE
- RESTORE LAND (TOPSOIL, SEED, FERTILIZER)
- CITY OF FITCHBURG STANDARD CONCRETE DRIVEWAY APRON
- ASPHALT
- INLET PROTECTION TYPE D
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER

ISR CALCULATION: NEW IMPERVIOUS SURFACE/PARCEL AREA
ISR = 3,872 SF/16,169 SF = 24%

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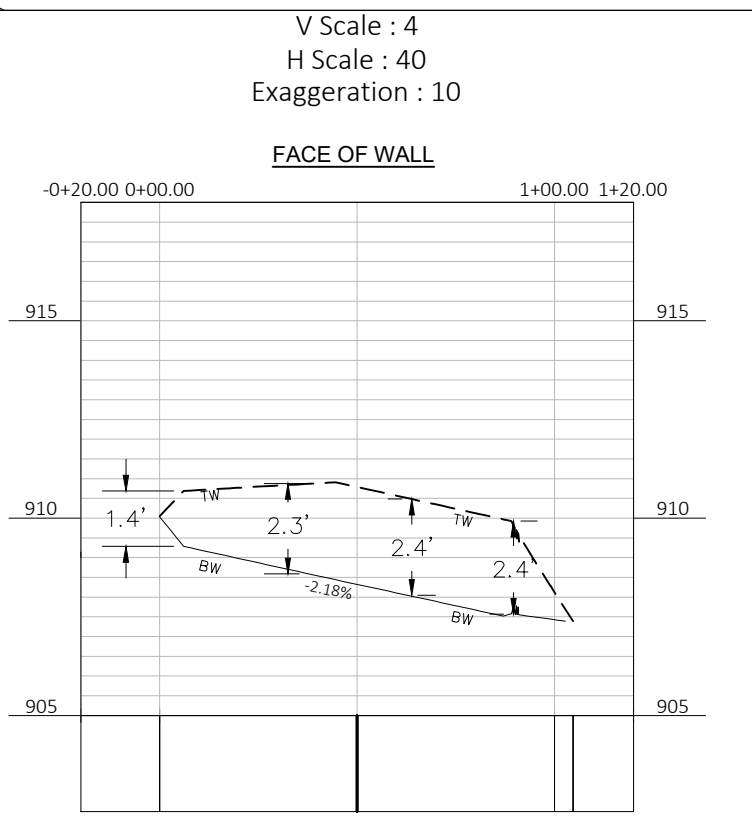
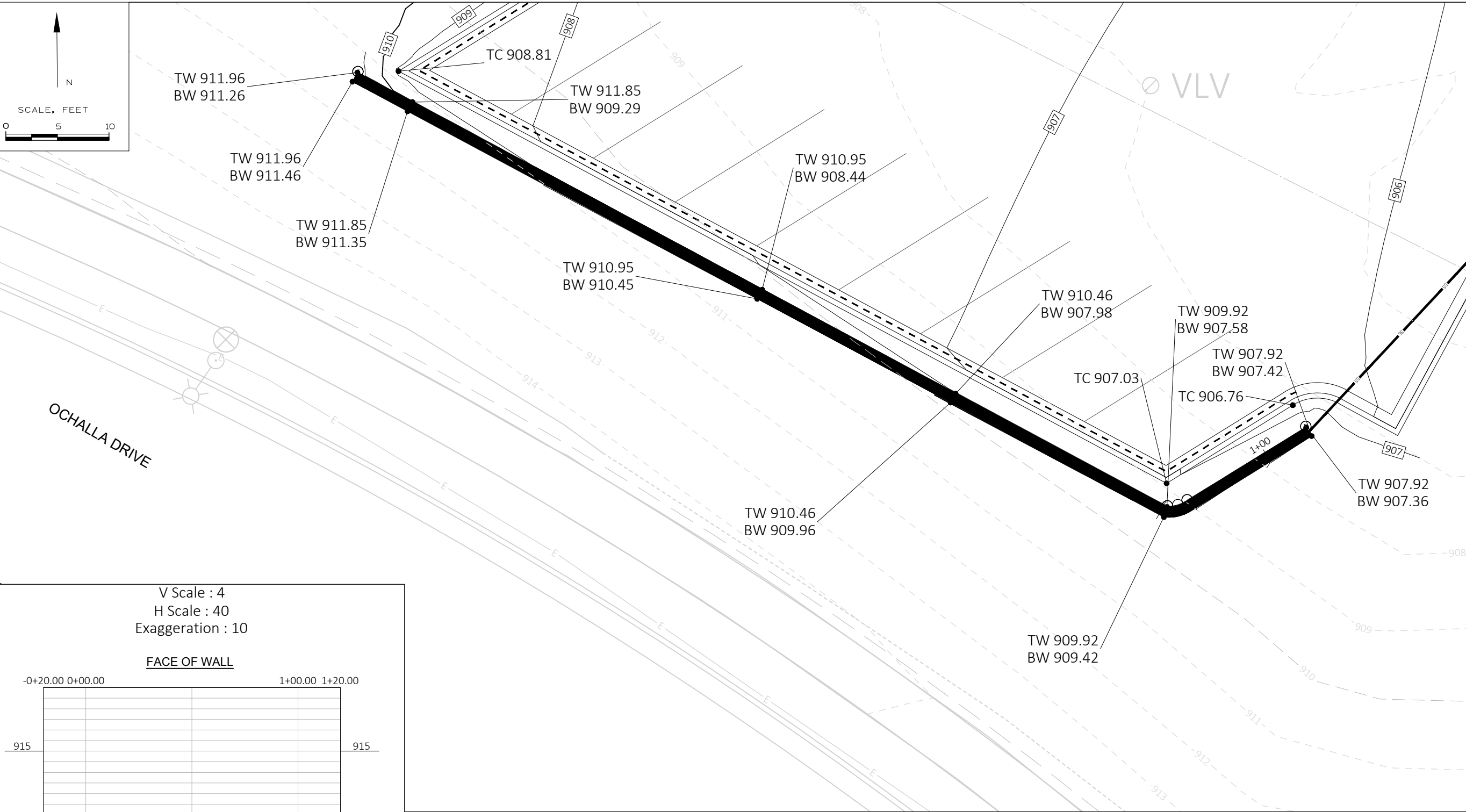
UW CREDIT UNION - FHR

SITE AND EROSION CONTROL PLAN

Project No: 22086-000
Date: May 23, 2023
Designed By: KL ENGINEERING
Drafted By: AL
Checked By: KT, SH

SHEET NO.
C300

FILE NAME : G:\UW CREDIT UNION\22086-000 UW CREDIT UNION FHR BRANCH ACCESS MOD FINAL DESIGN\CIVIL_3D\SHEETS\PLAN\C401_RETAINING WALL PLAN.DWG
 PLOT BY : ARIELLE LEVIEU
 PLOT DATE : 5/23/2023 11:28 AM



LEGEND

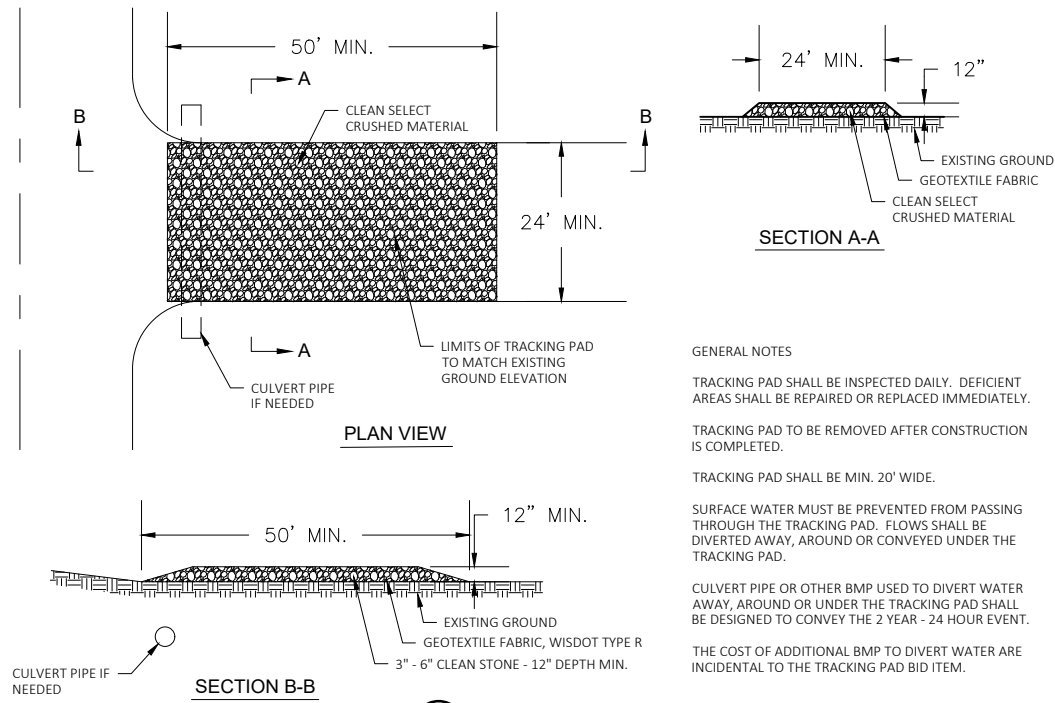
TC:	TOP BACK OF CURB
TW:	TOP OF WALL
BW:	BOTTOM OF WALL

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UW CREDIT UNION - FHR
RETAINING WALL PLAN

Project No: 22086-000
 Date: May 23, 2023
 Designed By:
 KL ENGINEERING
 Drafted By: AL
 Checked By: KT, SH

SHEET NO.
C401



GENERAL NOTES

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

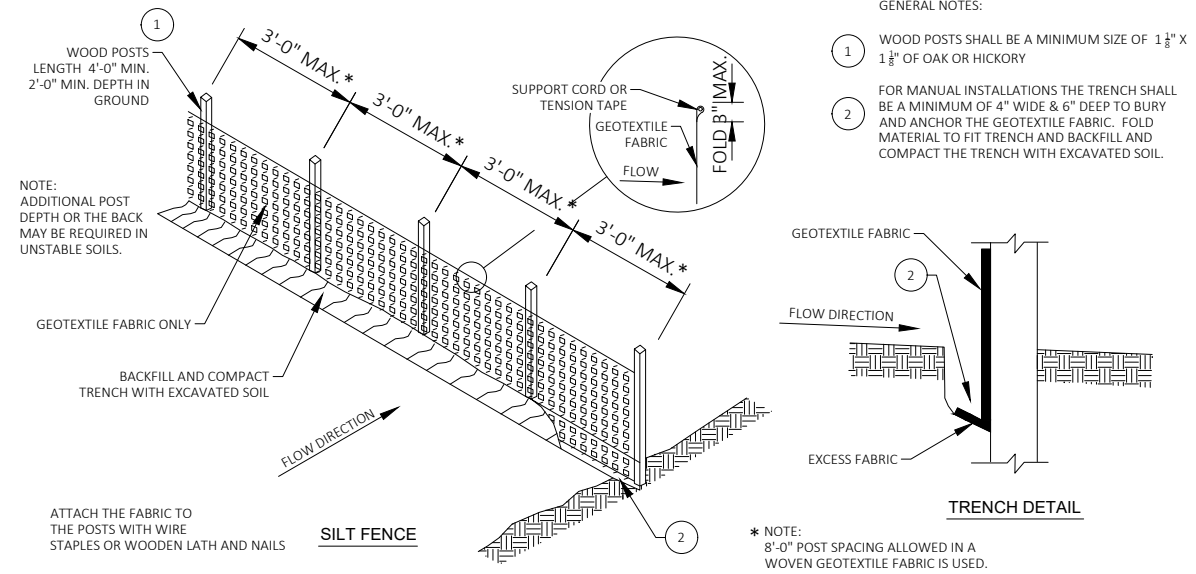
TRACKING PAD SHALL BE MIN. 20' WIDE.

SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.

THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.

1 TRACKING PAD DETAIL NTS
C500 SEE GRADING AND EROSION CONTROL PLAN FOR LOCATIONS

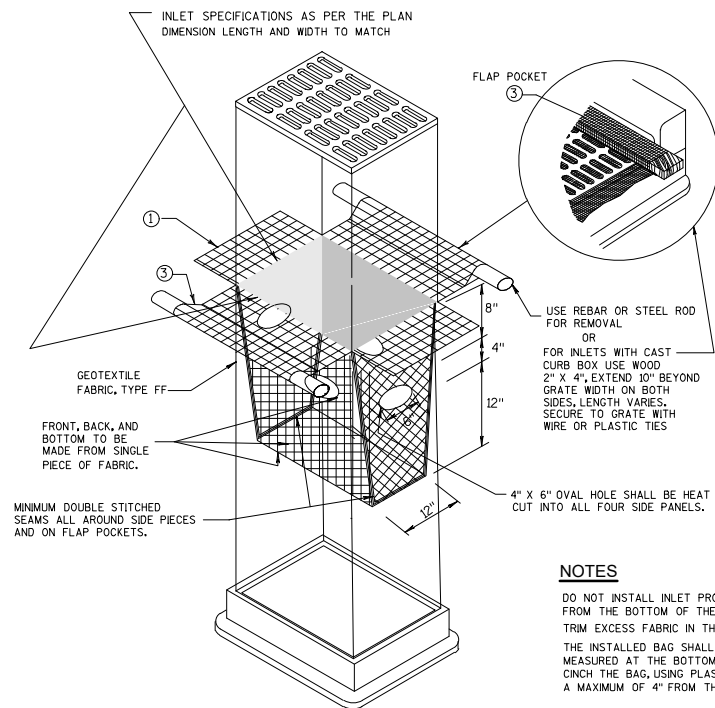


GENERAL NOTES:

1 WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2\"/>

2 FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4\"/>

2 SILT FENCE DETAIL NTS
C500 SEE EROSION CONTROL PLAN FOR LOCATIONS



NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30\", MEASURED FROM THE BOTTOM OF THE OVERFLOW HOLES, OF 3\"/>

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3\"/>

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3\"/>

3 INLET PROTECTION, TYPE D NTS
C500



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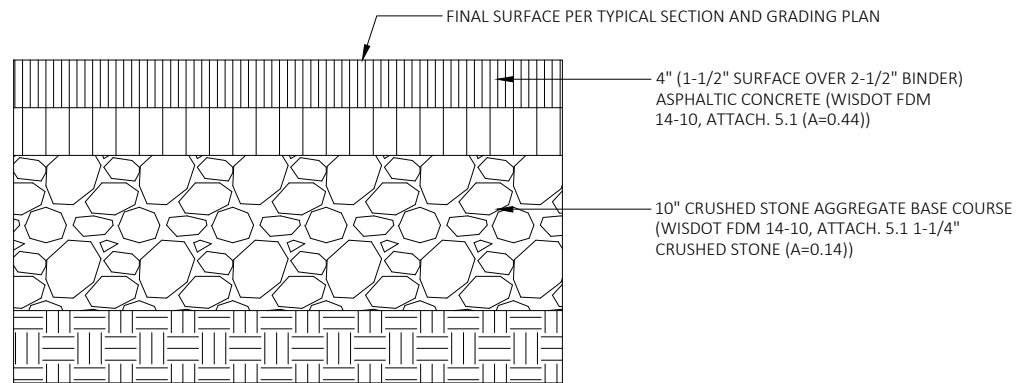
UW CREDIT UNION - FHR

EROSION CONTROL DETAILS

Project No: 22086-000
Date: May 23, 2023
Designed By:
KL ENGINEERING
Drafted By: AI
Checked By: KT, SH

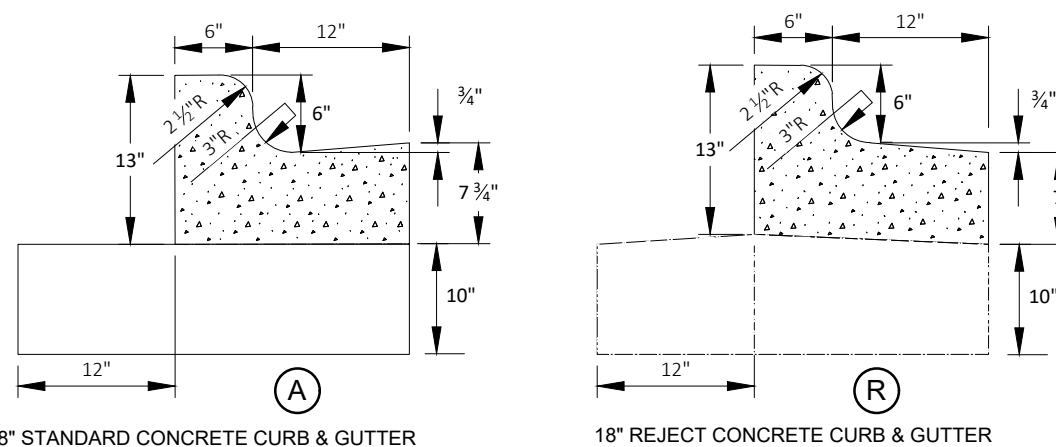
SHEET NO.

C500

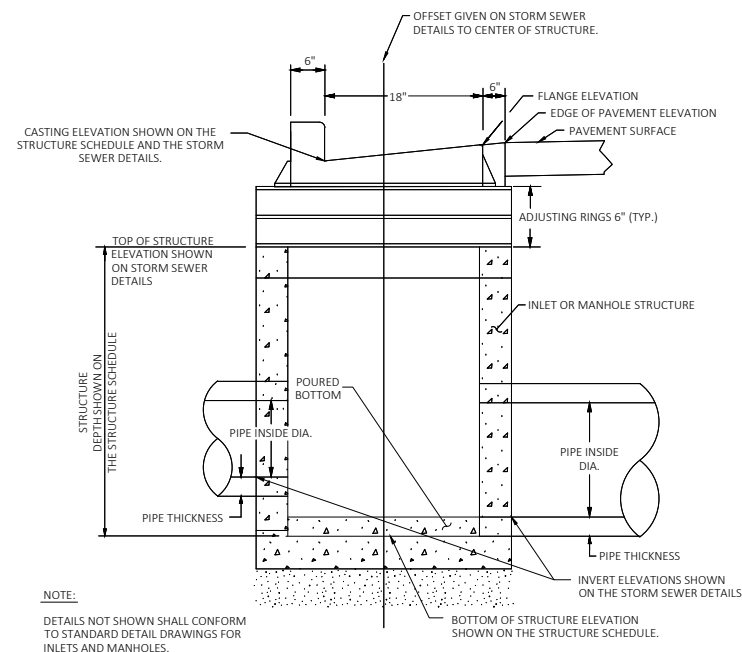


1 HEAVY DUTY ASPHALT PAVEMENT SECTION
C501 SCALE: NTS

NOTE:
10" CRUSHED STONE AGGREGATE BASE COURSE IS REQUIRED 12" BEHIND THE BACK OF CURB.



2 18" CONCRETE BARRIER CURB AND GUTTER
C501 SCALE: NTS



3 INLET MANHOLE WITH CASTING
C501 SCALE: NTS

R-3067
Combination Inlet Frame, Grate, Curb Box

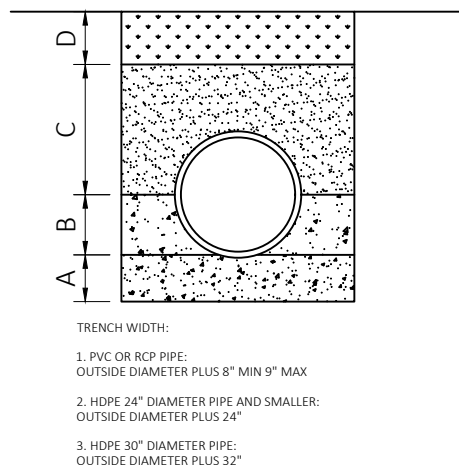
Heavy Duty

CATALOG NUMBER	GRATE TYPE	SO. FT.	PERIMETER LINEAL FEET
R-3067	R	2.0	5.8
R-3067	C	1.6	5.8
R-3067	L	2.1	5.8

Standard Grate (shown): Type R-diagonal
Alternate Grate(s): Type C, Type L, Type A

Available Curb Boxes: 2" Radius Open, 3" Radius Open, 6" Radius Open, 10" Radius Open, Mountable/Barred
Enviro-Curb Boxes available, see p. 129.
For Double and Triple units, refer to R-3295-2 and R-3295-3.

4 NEENAH R-3067 DETAIL (OR EQUAL)
C501 SCALE: NTS



5 BEDDING AND BACKFILL DETAIL FOR SANITARY SEWERS, STORM SEWERS AND WATER LINES
C501 SCALE: NTS

- NOTES FOR PRIVATE STORM SEWER, SANITARY SERVICE LEADS.
- A) FOR STORM AND SANITARY:
7" THICKNESS OF SELECT GRANULAR MATERIAL PLACED BEFORE PIPE IS LAID.
SHAPE SELECT GRANULAR MATERIAL TO CONFORM TO BOTTOM OF PIPE.
MAINTAIN 4" MINIMUM THICKNESS OF SELECT GRANULAR MATERIAL BELOW PIPE.
 - B) FOR STORM AND SANITARY:
BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. SELECT GRANULAR MATERIAL TO BE HAND TAMPED IN 4" LIFTS.
 - C) FOR HDPE OR PVC PIPE:
BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE PIPE FOR SANITARY AND STORM. SELECT GRANULAR MATERIAL TO BE HAND TAMPED IN 6" LIFTS.
 - D) FOR HDPE, PVC OF RCP PIPE:
IF SECONDARY BACKFILL IS UNDER OR WITHIN 1" OF PROPOSED OR FUTURE PAVING, BACKFILL TO BE GRANULAR MATERIAL PLACED IN 8" LOOSE LIFTS AND COMPACTED BY LIFTS TO 95% OF THE STANDARD PROCTOR. SECONDARY BACKFILL TO BE FILLED IN NEXT DAY AFTER PIPE INSTALLATION.
- *BACKFILL FOR WATER LINE 3" AND SMALLER TO BE SELECT BACKFILL PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% SPD IN PAVED AREA AND 90% SPD IN UNPAVED AREAS.
*BACKFILL FOR UTILITY TRENCHES OUTSIDE THE PROPOSED OR FUTURE PAVING AREAS TO BE GRANULAR MATERIAL PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER ASTM D 698.

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UW CREDIT UNION - FHR

CONSTRUCTION DETAILS

Project No: 22086-000
Date: May 23, 2023
Designed By:
KL ENGINEERING
Drafted By: AI
Checked By: KT, SH

SHEET NO.

C501

Checked By: RM

 Drawn By: 4/19/23 RS

Revised: 5/23/23 RS

 Revised:

 Revised:

 Revised:

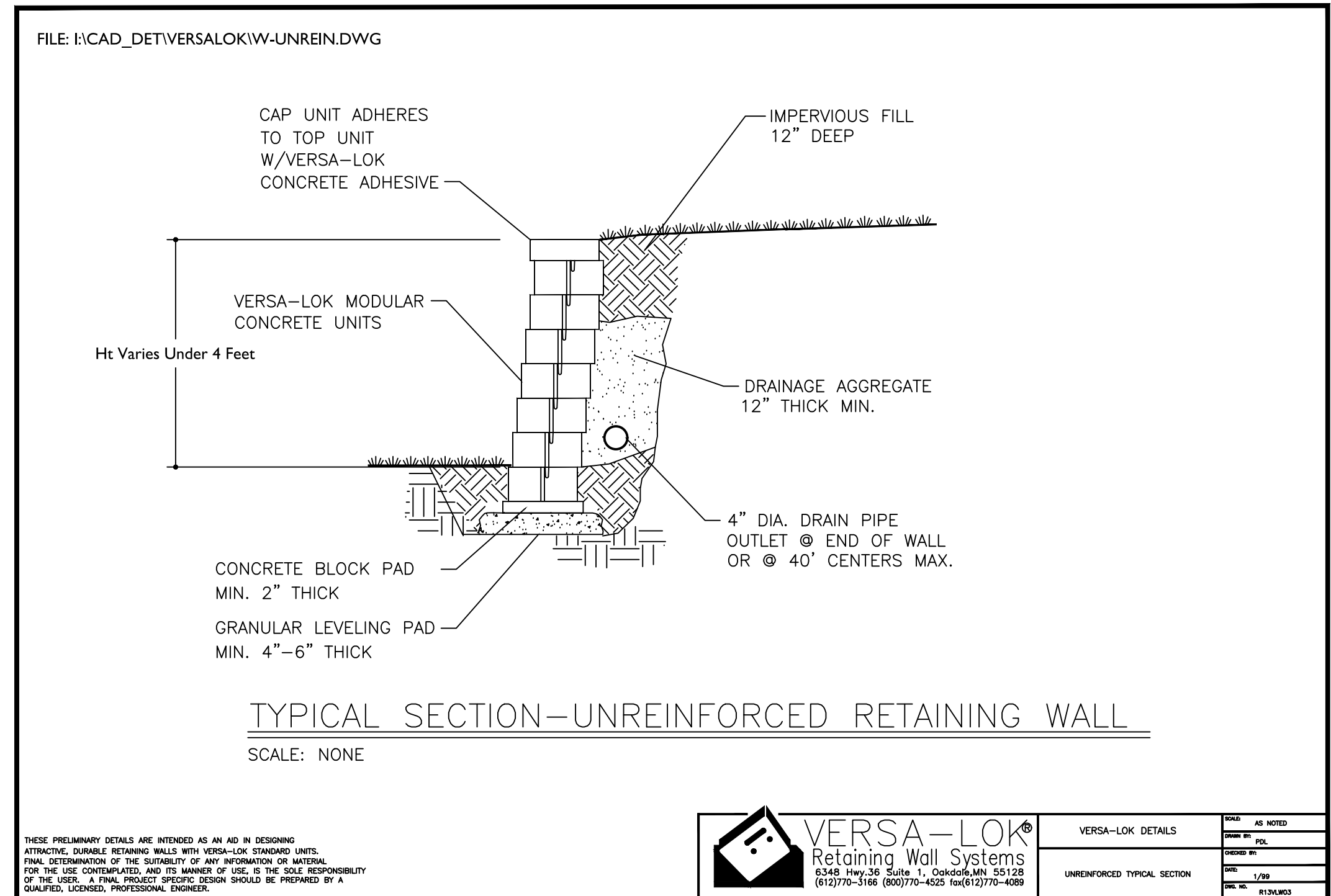
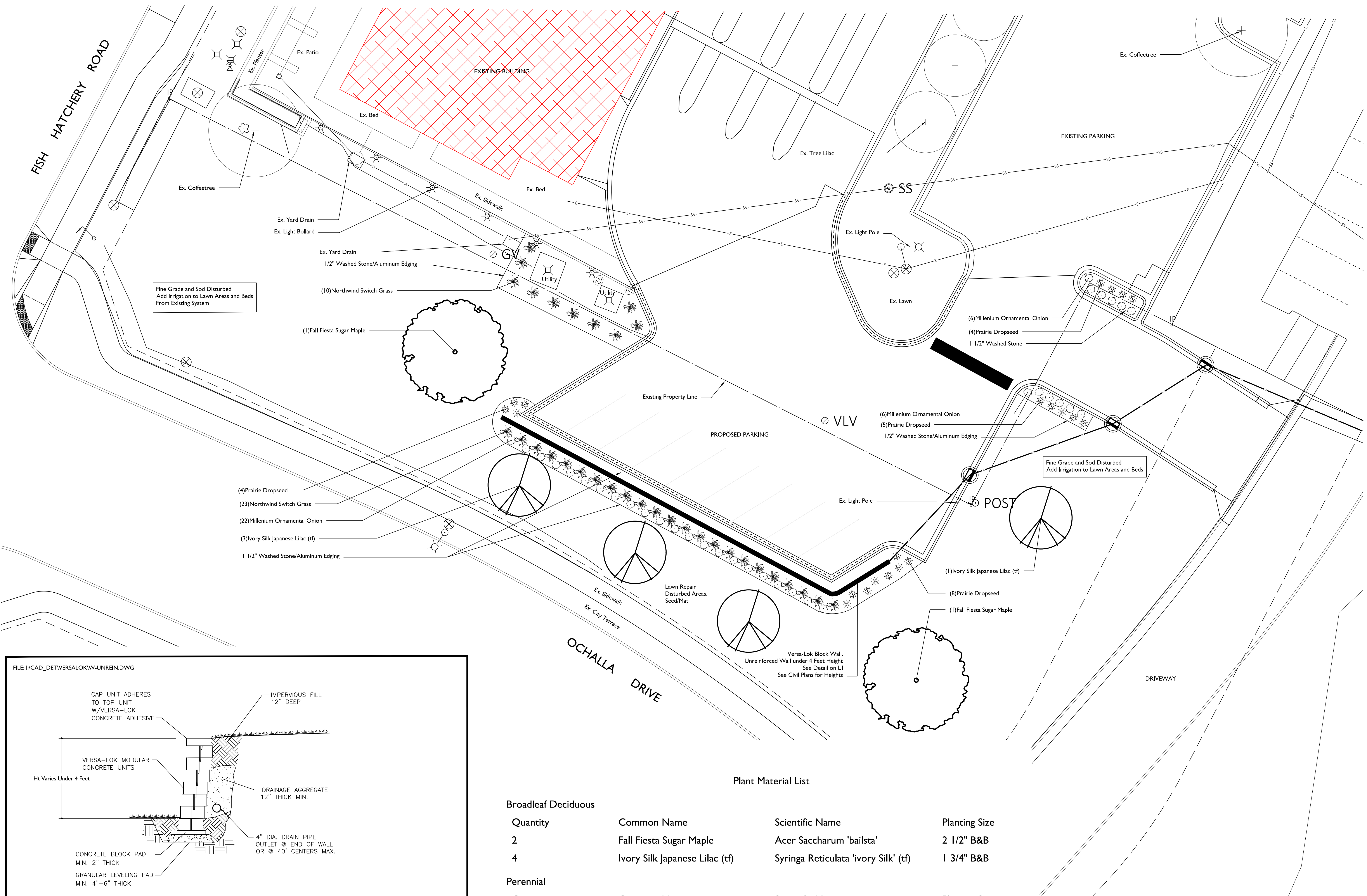
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 Revised:

 Revised:

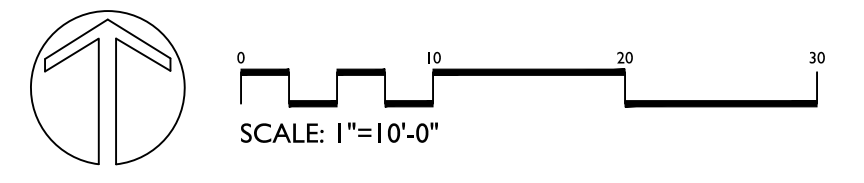
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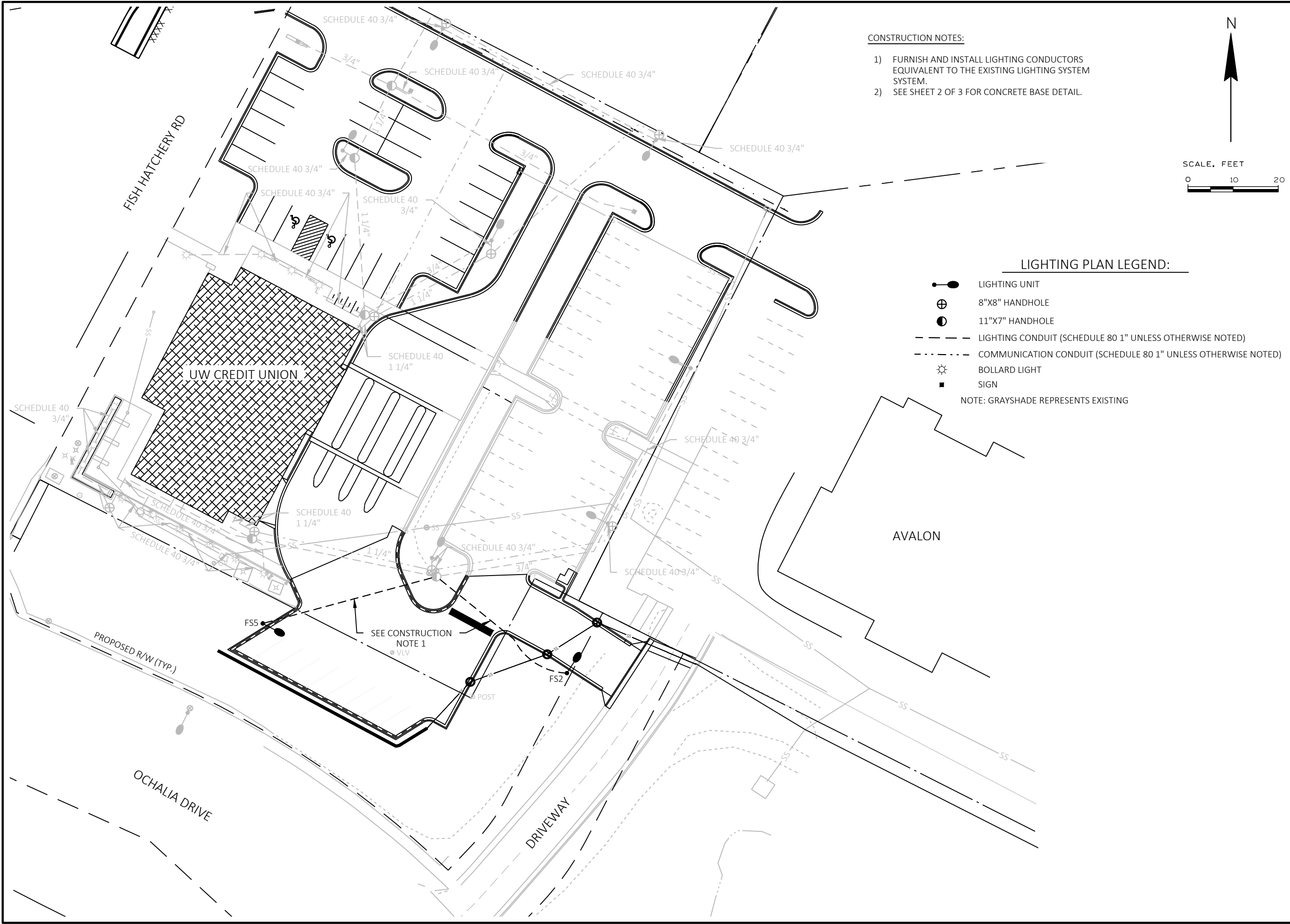


Plant Material List

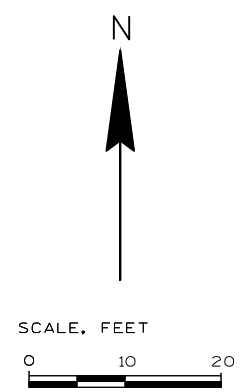
Broadleaf Deciduous			
Quantity	Common Name	Scientific Name	Planting Size
2	Fall Fiesta Sugar Maple	<i>Acer Saccharum 'bailsta'</i>	2 1/2" B&B
4	Ivory Silk Japanese Lilac (tf)	<i>Syringa Reticulata 'ivory Silk' (tf)</i>	1 3/4" B&B
Perennial			
Quantity	Common Name	Scientific Name	Planting Size
34	Millenium Ornamental Onion	<i>Allium 'millenium'</i>	#1 CONT.
33	Northwind Switch Grass	<i>Panicum Virgatum 'northwind'</i>	#1 CONT.
21	Prairie Dropseed	<i>Sporobolus Heterolepis</i>	#1 CONT.



FILE NAME: G:\UW CREDIT UNION\22086-000 UW CREDIT UNION FHR BRANCH ACCESS MOD FINAL DESIGN\CIVIL_3D\SHEETS\PLAN\023601-LP.DWG
 PLOT BY: KLENGINEERING
 PLOT DATE: 5/19/2023 2:47 PM



- CONSTRUCTION NOTES:**
- 1) FURNISH AND INSTALL LIGHTING CONDUCTORS EQUIVALENT TO THE EXISTING LIGHTING SYSTEM SYSTEM.
 - 2) SEE SHEET 2 OF 3 FOR CONCRETE BASE DETAIL.



LIGHTING PLAN LEGEND:

- LIGHTING UNIT
 - ⊕ 8"X8" HANDHOLE
 - 11"X7" HANDHOLE
 - LIGHTING CONDUIT (SCHEDULE 80 1" UNLESS OTHERWISE NOTED)
 - .-.- COMMUNICATION CONDUIT (SCHEDULE 80 1" UNLESS OTHERWISE NOTED)
 - ☼ BOLLARD LIGHT
 - SIGN
- NOTE: GRAYSHADE REPRESENTS EXISTING

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UW CREDIT UNION
LIGHTING PLAN

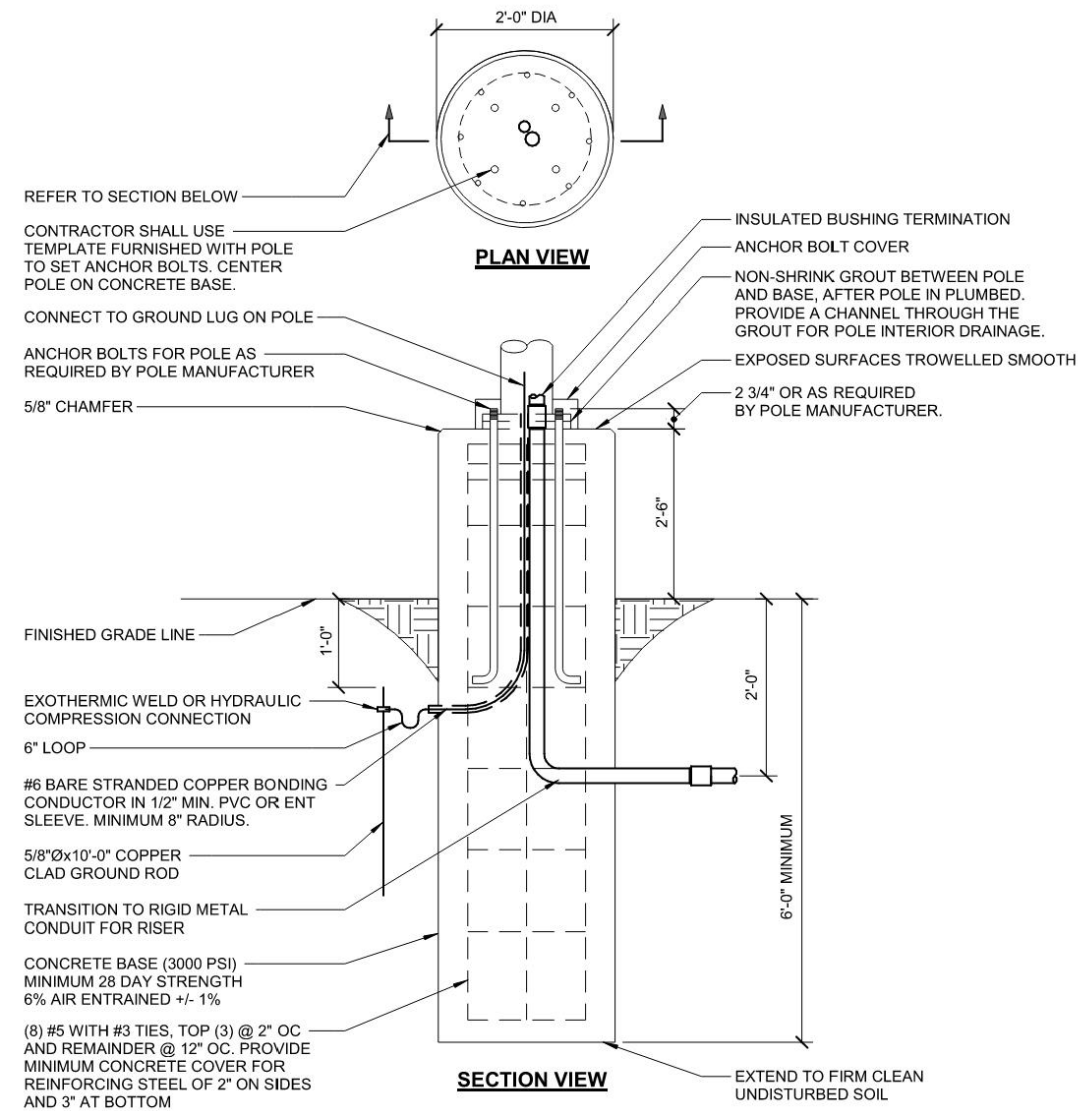
Project No: 21063-000
 Date: 05/19/2023
 Designed By: KL ENGINEERING
 Drafted By: SLH
 Checked By: JAJ

Revisions: XXXX/XXXX

SHEET NO.
1 OF 3

EXTERIOR LIGHTING FIXTURE SCHEDULE										
ID	DESCRIPTION	VOLTAGE	GENERAL		LAMP INFORMATION				FIXTURE INPUT	
			FINISH	FEATURE	TYPE	LUMENS	DISTRIBUTION	B.U.G.	INPUT WATTS	LLF
FS2	ARE-EDG-2M-DA-10-E-UL-BK-350-40K	UL 120-277V	BLACK	WET LOC.	LED	12,334	TYPE II MEDIUM	B3 U0 G3	110	0.85
FS5	ARE-EDG-5M-DA-10-E-UL-BK-350-40K	UL 120-277V	BLACK	WET LOC.	LED	12,975	TYPE V MEDIUM	B4 U0 G2	110	0.85

EXTERIOR LIGHTING POLE SCHEDULE											
DESCRIPTION	MATERIAL	FINISH	FEATURE	SHAPE	THICKNESS	HEIGHT	POLE TOP	BASE	ARM LENGTH	ACCESSORIES	
SSA20B4-4-CREE STD FINISH-ONE DRILL	ALUMINUM	BLACK	WET LOC.	SQUARE	0.125"	20'	STANDARD	STANDARD	DIRECT MOUNT	NONE	



EXTENDED POLE BASE DETAIL

NO SCALE



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LIGHTING PLAN - ELECTRICAL DETAILS

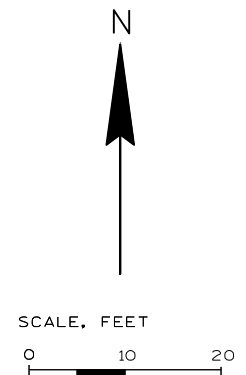
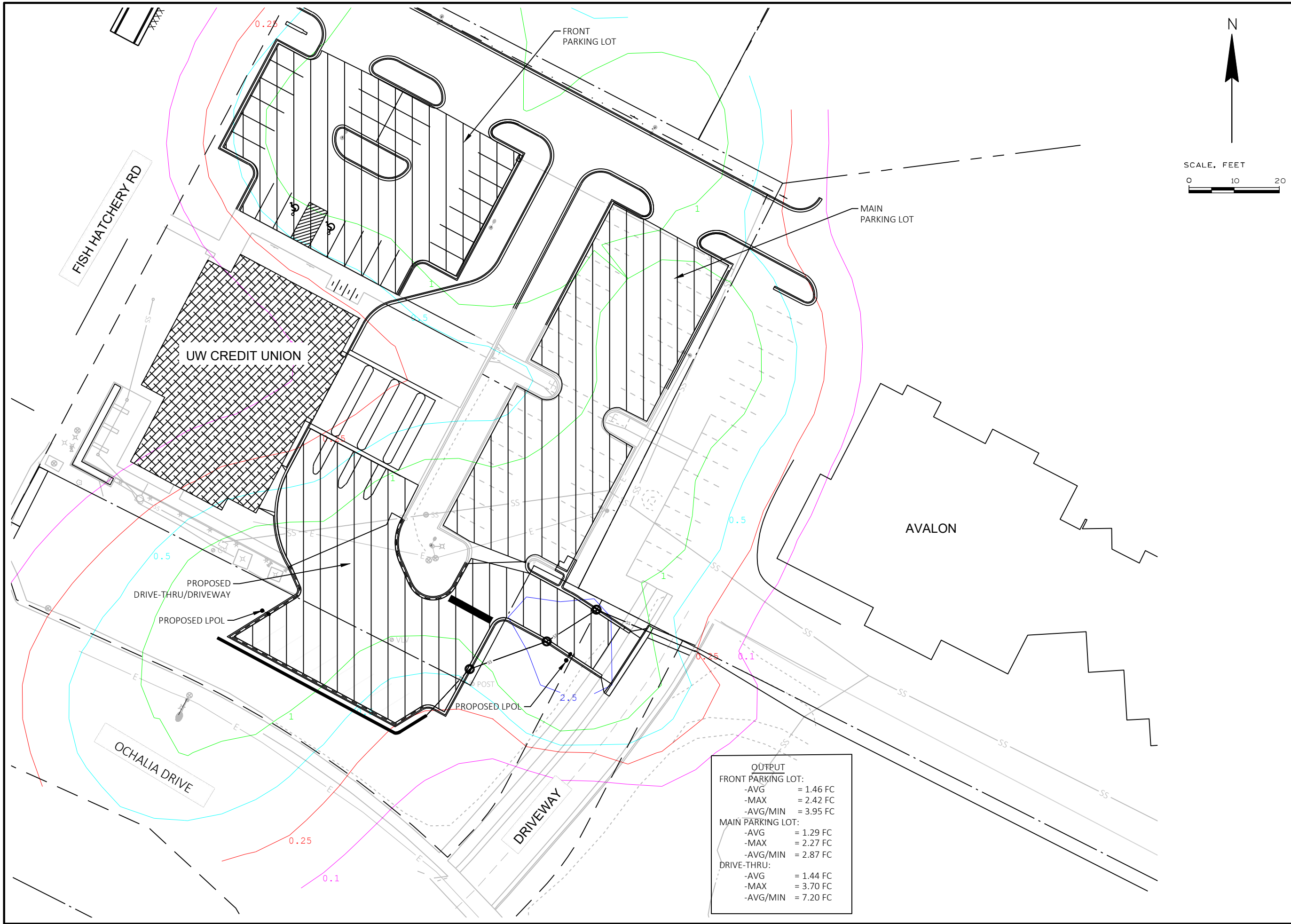
Project No: 21063-000
Date: 05/19/2023
Designed By: KLENGINEERING
Drafted By: SLH
Checked By: JAJ

Revisions: XXXX/XXXX

SHEET NO.

2 OF 3

FILE NAME: G:\UW CREDIT UNION\22086-000 UW CREDIT UNION FHR BRANCH ACCESS MOD FINAL DESIGN\CIVIL_3D\SHEETS\PLAN\023601-LP_CONCEPTUAL.DWG
 PLOT BY: KLENGINEERING
 PLOT DATE: 5/19/2023 11:22 AM



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UW CREDIT UNION
LIGHTING PLAN - PHOTOMETRIC OUTPUT

Project No: 21063-000
 Date: 10-01-2022
 Designed By: KL ENGINEERING
 Drafted By: ACL
 Checked By: JAJ

Revisions: 05/16/2023

SHEET NO.
3 OF 3

OUTPUT	
FRONT PARKING LOT:	
-AVG	= 1.46 FC
-MAX	= 2.42 FC
-AVG/MIN	= 3.95 FC
MAIN PARKING LOT:	
-AVG	= 1.29 FC
-MAX	= 2.27 FC
-AVG/MIN	= 2.87 FC
DRIVE-THRU:	
-AVG	= 1.44 FC
-MAX	= 3.70 FC
-AVG/MIN	= 7.20 FC

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 14700, RECORDED IN VOLUME 102, ON PAGES 155-160 AS DOCUMENT NO. 5386746, AND ALL OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 16005, RECORDED IN VOLUME 117, ON PAGES 294-297, AS DOCUMENT NO. 5833038, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



Conditional Use -

Owner or Authorized Agent Acknowledgement

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

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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Jamaretha D Heheni
Owner's or Authorized Agent's Signature

05/23/2023
Date (DD/MM/YYYY)