



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

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Brett Van Zee

Address: 303 Watson Powell Jr Way, Ste 200 **Phone Number of Contact Person:** 515-633-2941

City, State, Zip Code: Des Moines, IA 50309 **Email of Contact Person:** brettv@invisionarch.comt

Project Address: 5505 Nobel Drive, Fitchburg WI 53711 **Lot:** 25 **Subdivision:** Techlands

Project Type: Multi-Family Commercial Industrial Other
 New Addition

Impervious Surface Ratio (ISR): 53.4% @ (City Standard: maximum 65% ISR)
Full Buildout

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

Site Data:

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

Building:

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

Ingress, Egress, Parking:

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

Landscaping:

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

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

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

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

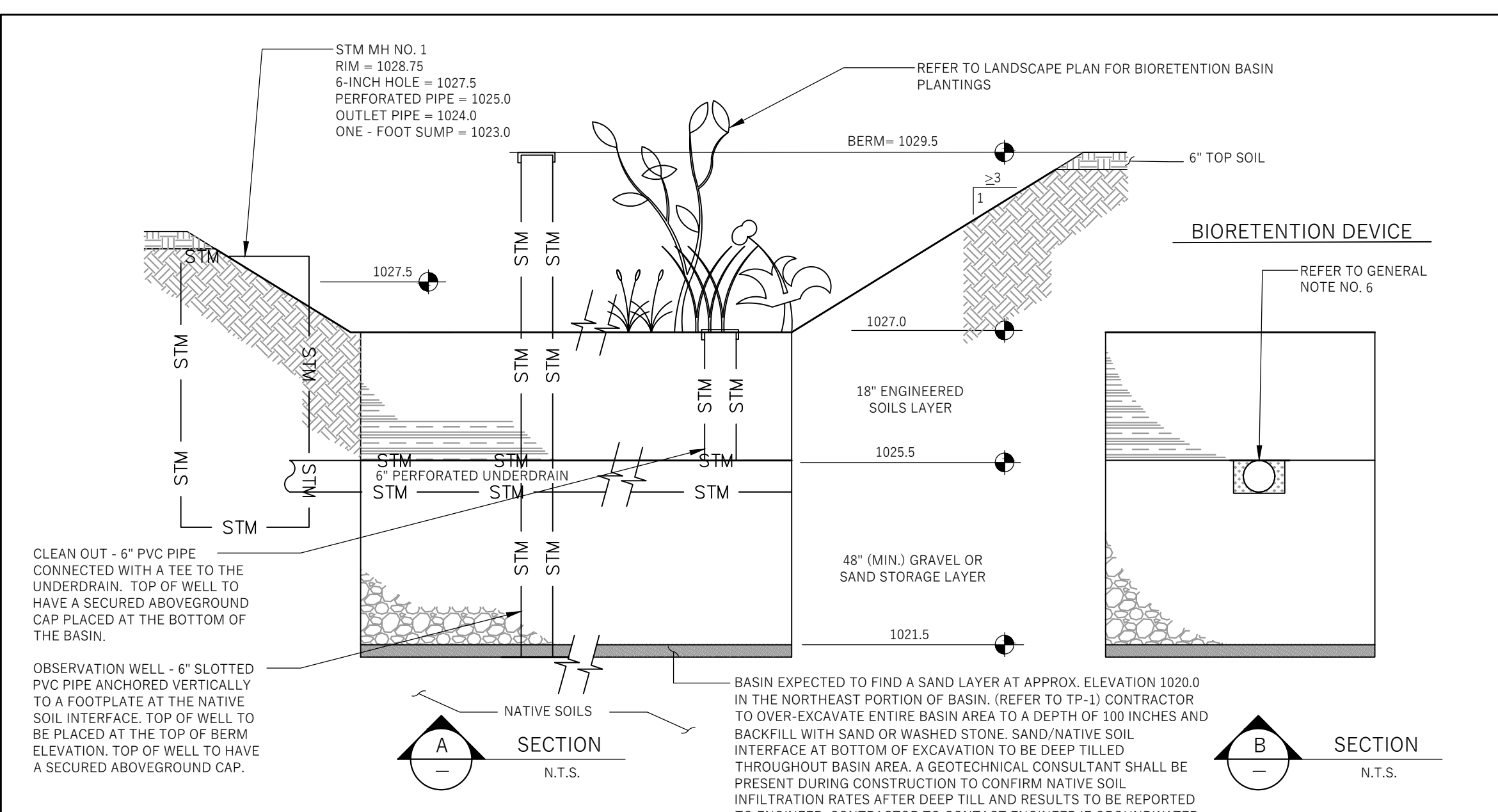
Signed: B. Omer Date: 09.22.2023
Applicant or Authorized Agent

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

FOR CITY USE ONLY

Date Received: _____ Plan Commission Date: _____

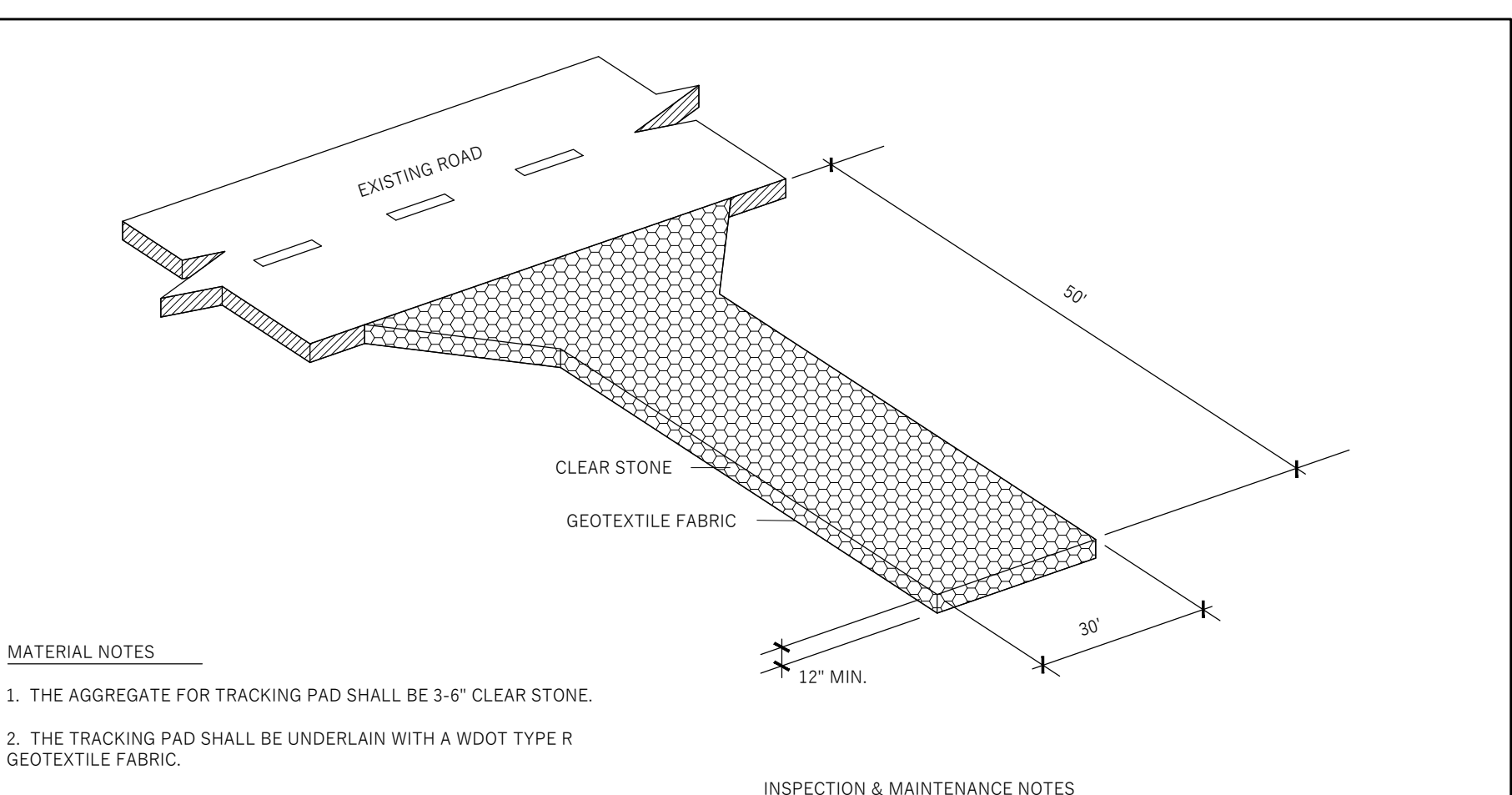
Comments:



- GENERAL NOTES:**
- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
 - CONTRACTOR SHALL SEED THE BASIN WITH NATIVE SEEDS AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES), CUT AN "X" IN THE MATTING AND AUGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER.
 - CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL, CONSISTING OF: 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
 - CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, >60% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
 - SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL, TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
 - FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE P&G GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
 - ANNUAL RYE GRASS SHALL BE SEED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL. WHEN BASIN IS BROUGHT ON-LINE, ROOTS AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
 - RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
 - ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
 - REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

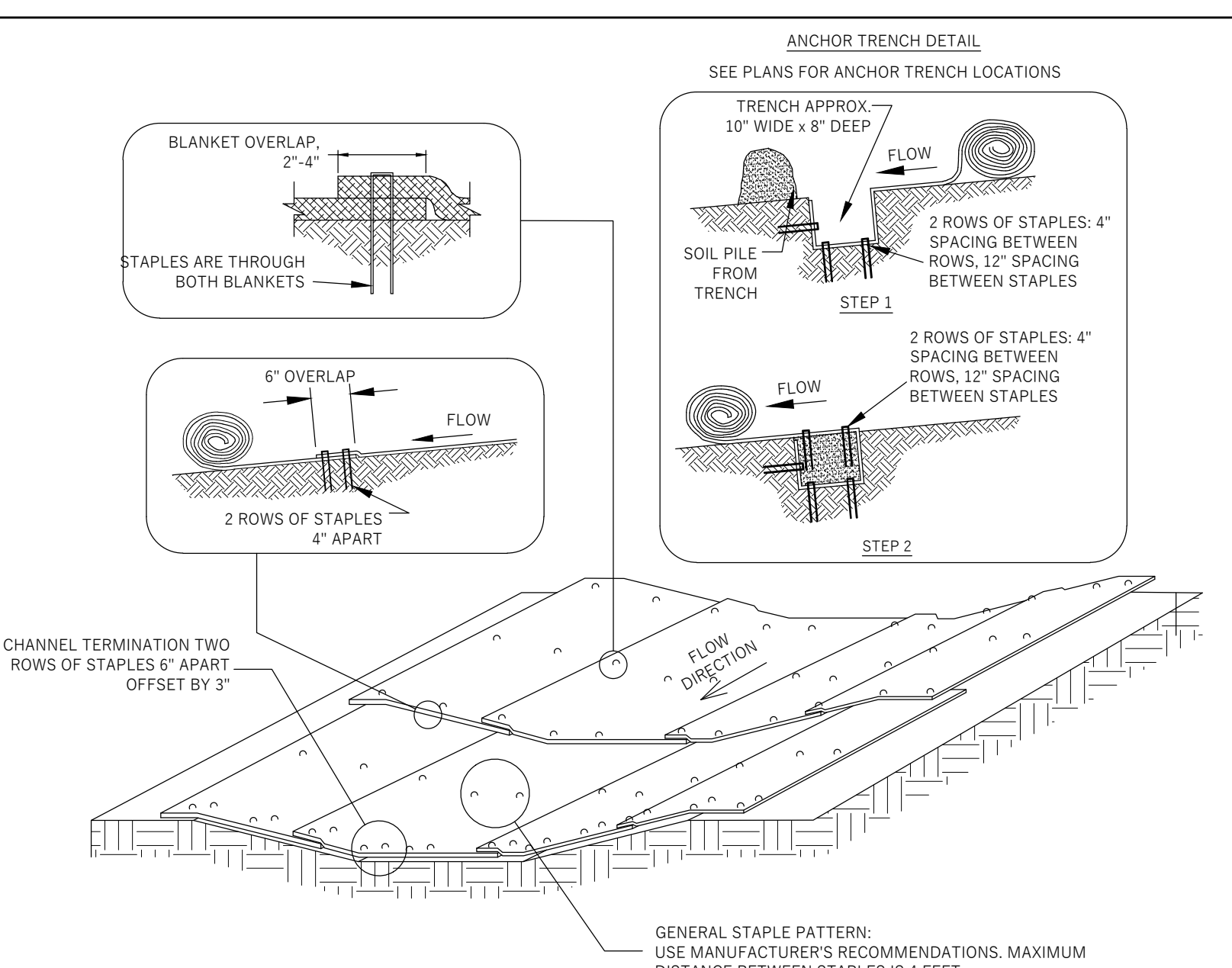
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. MAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA CONTAINS ESTABLISHED VEGETATION OVER A MINIMUM 75% OF THE AREA. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



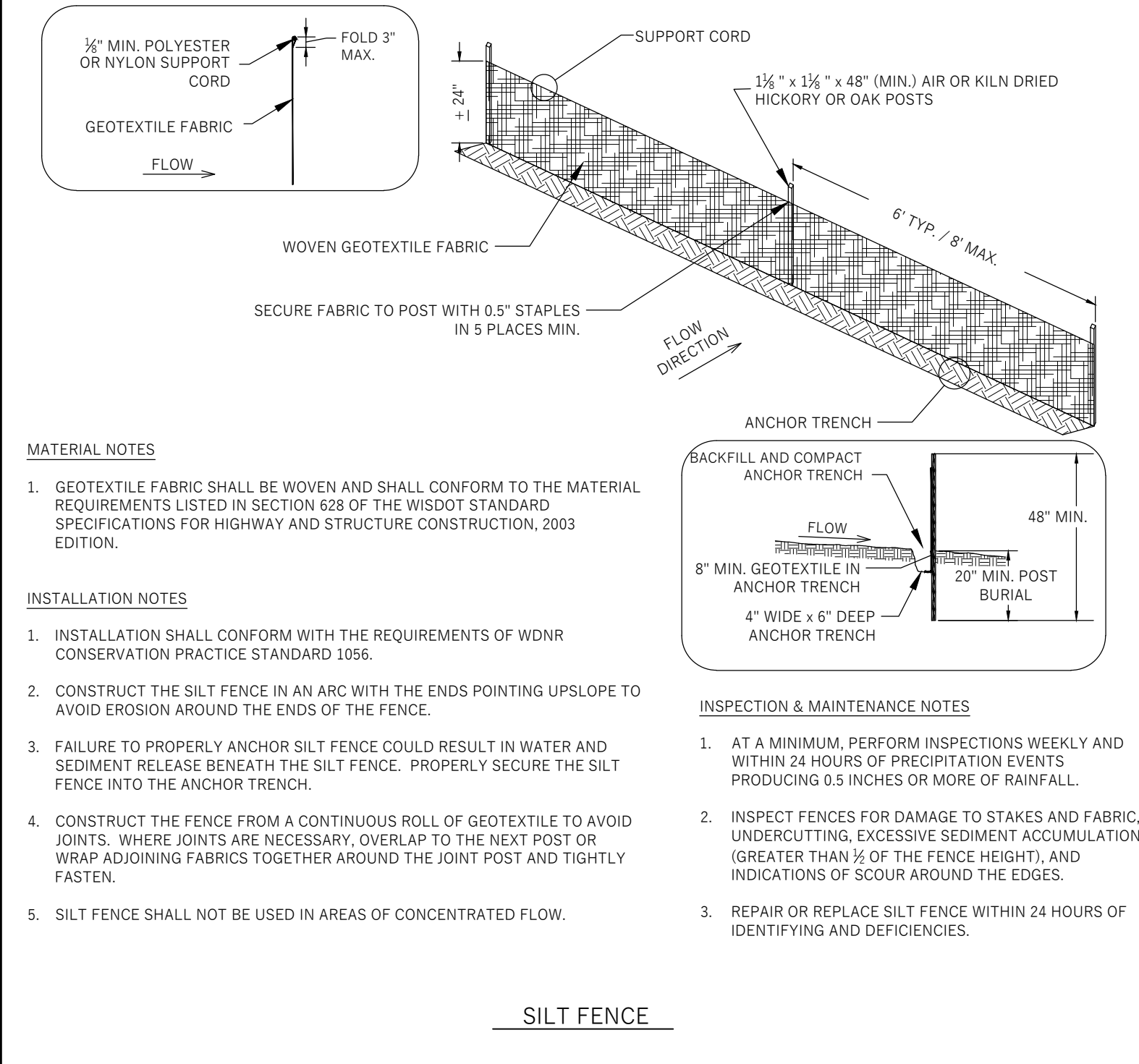
- MATERIAL NOTES**
- THE AGGREGATE FOR TRACKING PAD SHALL BE 3-6" CLEAR STONE.
 - THE TRACKING PAD SHALL BE UNDERLAIN WITH A WOOD TYPE R GEOTEXTILE FABRIC.
- INSPECTION & MAINTENANCE NOTES**
- STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
 - ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
 - A MINIMUM 30-FOOT WIDE BY 50-FOOT LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES.
 - THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
 - ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
 - MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

CONSTRUCTION ENTRANCE (TRACKING PAD)



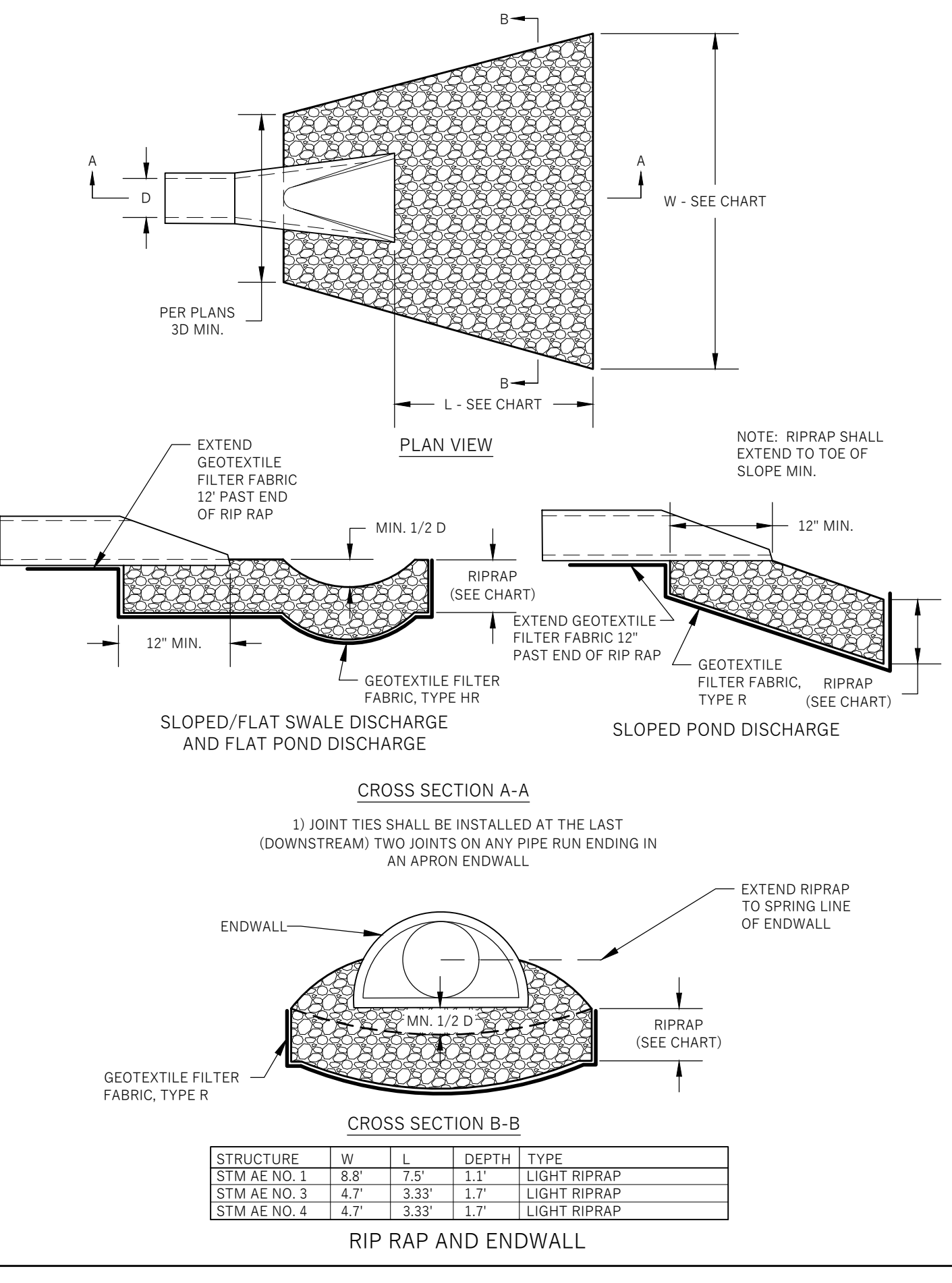
- MATERIAL NOTES**
- ONLY PRODUCTS LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) ARE ACCEPTABLE FOR USE.
 - STAPLES USED FOR CLASS I TYPES A & B MATS SHALL BE 1-2 INCH WIDE, U-SHAPED, MADE OF NO.11 (3.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.
- RECOMMENDATIONS:** THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
- MATS SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL (PAL) ARE ACCEPTABLE FOR USE.
 - IF SECTIONS OF ECRM NEED TO BE OVERLAPPED, ENSURE THAT THE OVERLAP IS FACING DOWNSTREAM TO PREVENT WATER FROM FLOWING BENEATH THE ECRM.
- INSPECTION & MAINTENANCE NOTES**
- INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED BILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF BILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
 - IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
 - ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

EROSION CONTROL MAT (CHANNELS)



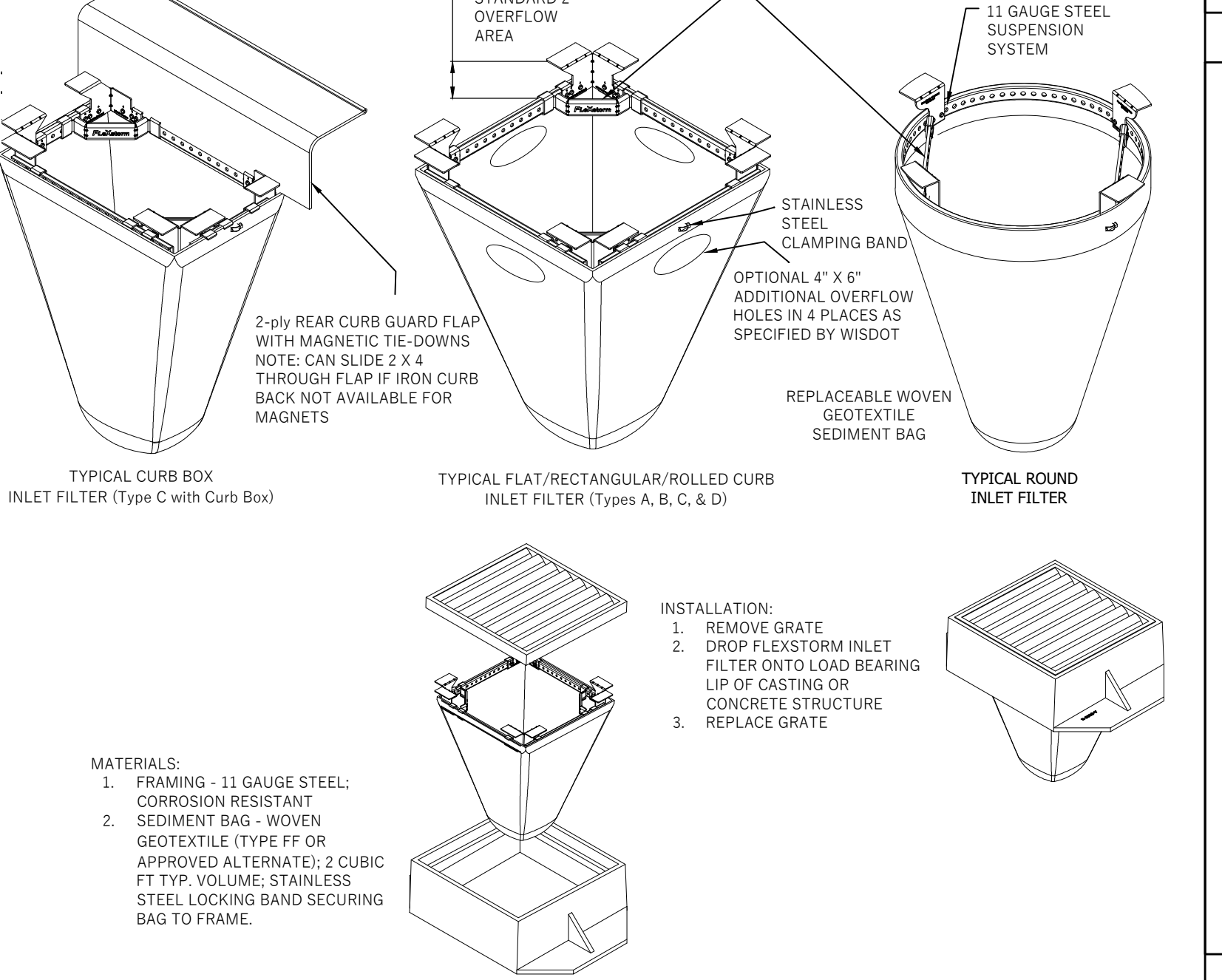
- MATERIAL NOTES**
- GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.
- INSTALLATION NOTES**
- INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
 - CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
 - FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
 - CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
 - SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

SILT FENCE



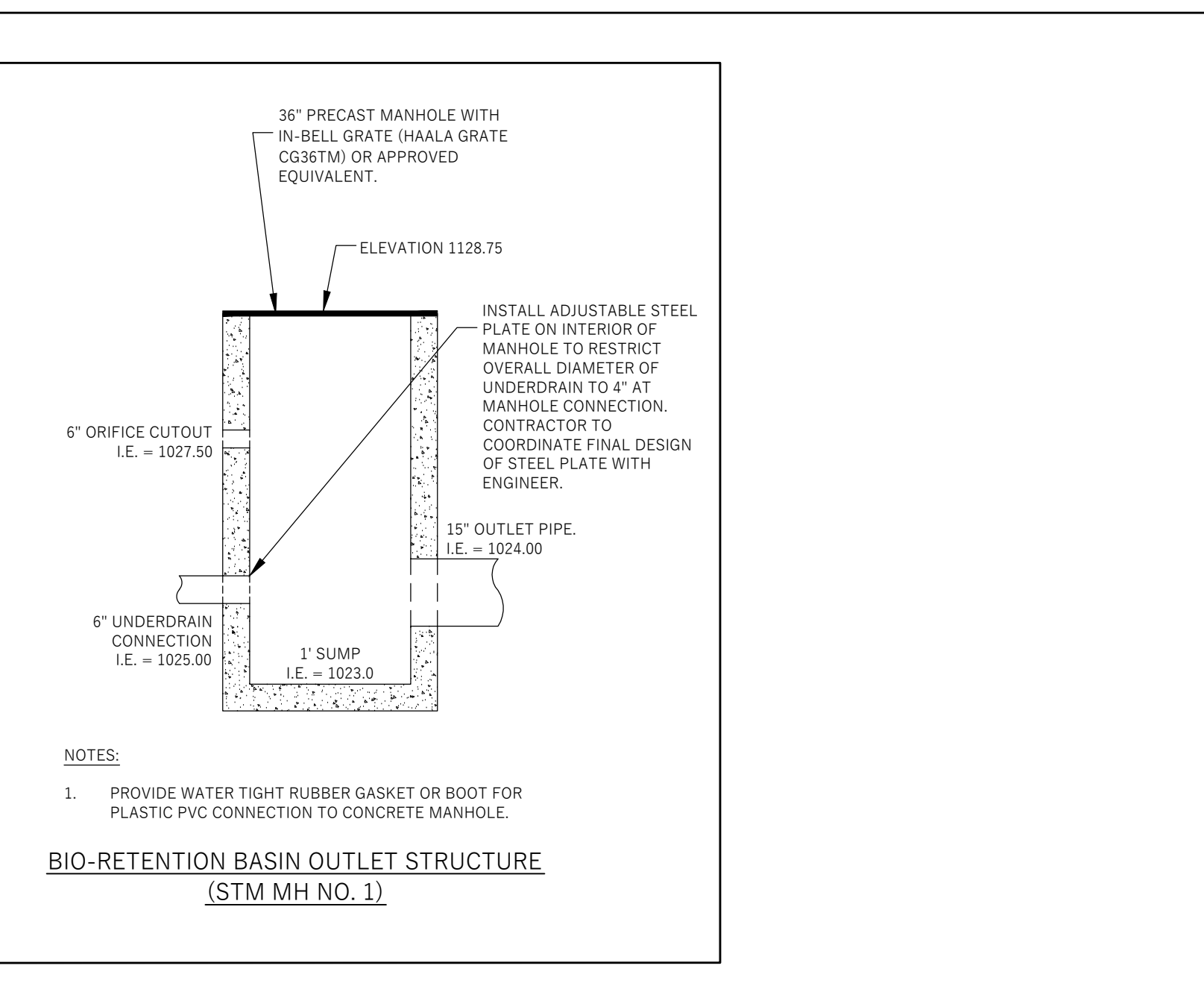
STRUCTURE	W	L	DEPTH	TYPE
STM AR NO. 1	8.8'	7.9'	1.1'	LIGHT RIPRAP
STM AR NO. 3	4.7'	3.33'	1.7'	LIGHT RIPRAP
STM AR NO. 4	4.7'	3.33'	1.7'	LIGHT RIPRAP

RIP RAP AND ENDWALL



- MATERIALS:**
- FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
 - SEDIMENT BAG - WOVEN GEOTEXTILE (TYPE FF OR APPROVED ALTERNATE); 2 CUBIC FT TYP. VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME.
- INSTALLATION:**
- REMOVE GRATE
 - DROP FLEXFORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
 - REPLACE GRATE

INLET PROTECTION



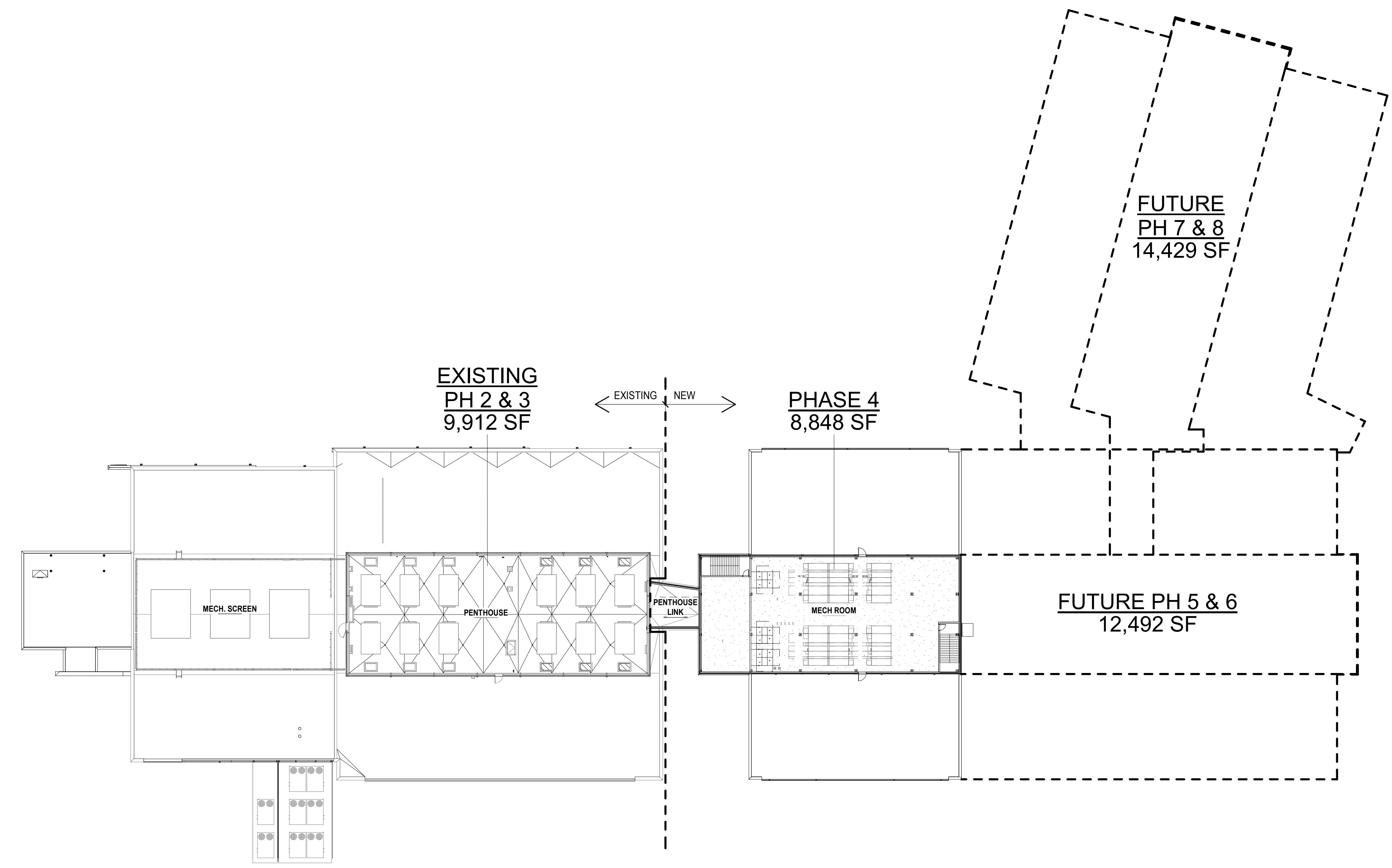
- NOTES:**
- PROVIDE WATER TIGHT RUBBER GASKET OR BOOT FOR PLASTIC PVC CONNECTION TO CONCRETE MANHOLE.

BIO-RETENTION BASIN OUTLET STRUCTURE (STM MH NO. 1)

CONFIDENTIAL
 PROPRIETARY PROPERTY OF
 ONENECK IT SOLUTIONS

REVISIONS:
 Description Date

OWNER SIGN-OFF:
 DATE NAME



C:\Revit\Locales\17058_OneNeck_MSN_Exp_Arch_R18_ba01e.rvt

12/21/2017 2:56:49 PM

SHEET RESPONSIBILITY: Author



1 MECHANICAL FLOOR PLAN OVERALL - PHASE 4
 1/32" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

OneNeck IT Solutions
MSN DATA CENTER - PHASE 4
 5505 NOBEL DRIVE
 FITCHBURG, WI 53711

PROJECT NO:
 17058

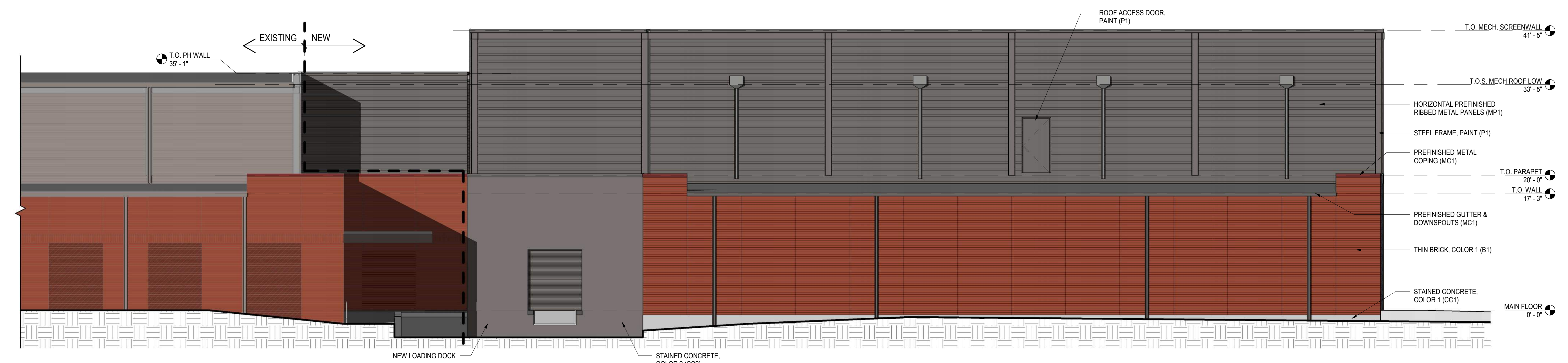
DATE:
 09.25.2023

SHEET SET:
 ARCHITECTURAL &
 DESIGN REVIEW

SHEET NAME:
 MECHANICAL FLOOR
 PLAN - PHASE 4

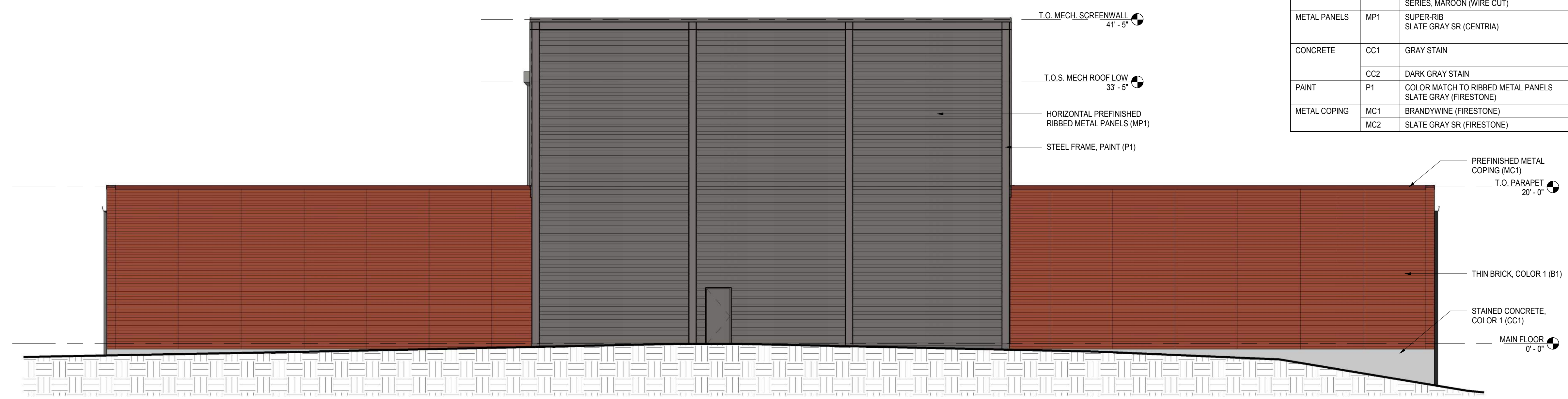
SHEET:
SDA1.20

Copyright © 2017



3 SHADED - SOUTH ELEVATION1
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MATERIAL	TYPE	DESCRIPTION	COMMENTS
BRICK	B1	THIN BRICK TO MATCH - GLEN-GERY CLASSIC SERIES, MAROON (WIRE CUT)	WARM RED - MAIN FIELD COLOR
METAL PANELS	MP1	SUPER-RIB SLATE GRAY SR (CENTRIA)	PREFINISHED RIBBED METAL PANELS ON MECHANICAL STORY. VERIFY COLOR MATCH W/ FIRESTONE SLATE GRAY
CONCRETE	CC1	GRAY STAIN	CONCRETE FOUNDATIONS & COLONNADE INFILL PANELS
	CC2	DARK GRAY STAIN	CONCRETE WALL PANELS
PAINT	P1	COLOR MATCH TO RIBBED METAL PANELS SLATE GRAY (FIRESTONE)	MISC. STEEL LINTELS, & STEEL FRAMING
METAL COPING	MC1	BRANDYWINE (FIRESTONE)	COPING AT BRICK B1
	MC2	SLATE GRAY SR (FIRESTONE)	COPING AT RIBBED METAL PANEL MP1



2 SHADED - EAST ELEVATION
1/8" = 1'-0"



1 SHADED - NORTH ELEVATION
1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

12/21/2017 2:57:05 PM C:\Revit\Locofiles\17058_OneNeck_MSN_Exp_Arch_R18_ba01e.rvt SHEET RESPONSIBILITY: Author

EXTERIOR FINISH SCHEDULE			
MATERIAL	TYPE	DESCRIPTION	COMMENTS
BRICK	B1	THIN BRICK TO MATCH - GLEN-GERY CLASSIC SERIES, MAROON (WIRE CUT)	WARM RED - MAIN FIELD COLOR
METAL PANELS	MP1	SUPER-RIB SLATE GRAY SR (CENTRIA)	PREFINISHED RIBBED METAL PANELS ON MECHANICAL STORY, VERIFY COLOR MATCH W/ FIRESTONE SLATE GRAY
CONCRETE	CC1	GRAY STAIN	CONCRETE FOUNDATIONS & COLONNADE INFILL PANELS
	CC2	DARK GRAY STAIN	CONCRETE WALL PANELS
PAINT	P1	COLOR MATCH TO RIBBED METAL PANELS SLATE GRAY (FIRESTONE)	MISC. STEEL LINTELS, & STEEL FRAMING
METAL COPING	MC1	BRANDYWINE (FIRESTONE)	COPING AT BRICK B1
	MC2	SLATE GRAY SR (FIRESTONE)	COPING AT RIBBED METAL PANEL MP1



CONFIDENTIAL
PROPRIETARY PROPERTY OF
ONENECK IT SOLUTIONS

REVISIONS:
Description Date

OWNER SIGN-OFF:
DATE NAME

OneNeck IT Solutions
MSN DATA CENTER - PHASE 4
5505 NOBEL DRIVE
FITCHBURG, WI 53711

PROJECT NO:
17058
DATE:
09.25.2023
SHEET SET:
ARCHITECTURAL &
DESIGN REVIEW

SHEET NAME:
EXTERIOR PERSPECTIVES

SHEET:
SDA2.01

SHEET RESPONSIBILITY: Author 12/21/2017 2:57:06 PM C:\Revit\Locfiles\17058_OneNeck_MSN_Exp_Arch_R18_bafile.rvt

PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE			
MATERIAL	TYPE	DESCRIPTION	COMMENTS
BRICK	B1	THIN BRICK TO MATCH - GLEN-GERY CLASSIC SERIES, MAROON (WIRE CUT)	WARM RED - MAIN FIELD COLOR
METAL PANELS	MP1	SUPER-RIB SLATE GRAY SR (CENTRIA)	PREFINISHED RIBBED METAL PANELS ON MECHANICAL STORY. VERIFY COLOR MATCH W/ FIRESTONE SLATE GRAY
CONCRETE	CC1	GRAY STAIN	CONCRETE FOUNDATIONS & COLONNADE INFILL PANELS
	CC2	DARK GRAY STAIN	CONCRETE WALL PANELS
PAINT	P1	COLOR MATCH TO RIBBED METAL PANELS SLATE GRAY (FIRESTONE)	MISC. STEEL LINTELS, & STEEL FRAMING
METAL COPING	MC1	BRANDYWINE (FIRESTONE)	COPING AT BRICK B1
	MC2	SLATE GRAY SR (FIRESTONE)	COPING AT RIBBED METAL PANEL MP1



