

DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
3907529

11/05/2004 04:33:02PM

Trans. Fee:  
Exempt #:

Rec. Fee: 23.00  
Pages: 7

001942

**Zoning Ordinance Number 2004-O-33  
Amending General Implementation Plan  
for Lots 14, 15 and 16 First Addition to  
Fitchburg Technology Campus, and  
Issuing Specific Implementation Plan for  
Lot 14 First Addition to Fitchburg  
Technology Campus**

Legal Description: Lots 14, 15 and 16 First Addition to  
Fitchburg Technology Campus

Return to:  
Fitchburg City Clerk  
5520 Lacy Road  
Fitchburg, WI 53711

PIN: 060915230542  
060915230652  
060915230762

RECEIVED

DEC - 6 2004

CITY OF FITCHBURG  
CLERK'S OFFICE

7/23

Plan Commission  
Initiated By

Thomas D. Hovel  
Drafted By

September 21, 2004  
Date

**ORDINANCE NO. 2004-O-33**  
**ZONING ORDINANCE AMENDMENT**  
**AMENDING PLANNED DEVELOPMENT DISTRICT GENERAL IMPLEMENTATION**  
**PLAN FOR LOTS 14, 15 AND 16 FIRST ADDITION TO**  
**FITCHBURG TECHNOLOGY CAMPUS AND**  
**ISSUING SPECIFIC IMPLEMENTATION PLAN FOR LOT 14**  
**FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Fitchburg Technology Campus LLC has submitted an application (RZ-1350-04) to amend the Planned Development District General Implementation Plan (PDD-GIP) for lots 14, 15 and 16 First Addition to Fitchburg Technology Campus and issue a Specific Implementation Plan (PDD-SIP) for lot 14 First Addition to Fitchburg Technology Campus plat, which follows the granting of Planned Development District General Implementation Plan Zoning by Ordinance 2002-O-26, file number request RZ-1150-02, and

WHEREAS, the Plan Commission considered the request on September 21, 2004, and

WHEREAS, the Plan Commission has reviewed the application according to the standards outlined in the ordinance, and has determined the request, in conjunction with the proposed conditions, meets said criteria, and

WHEREAS, the Plan Commission has recommended approval, with conditions, amending the Planned Development District General Implementation Plan (PDD-GIP) for lots 14, 15 and 16 First Addition to Fitchburg Technology Campus and issue a Specific Implementation Plan (PDD-SIP) for lot 14 First Addition to Fitchburg Technology Campus plat.

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain:

**Section A:** General Implementation Plan for Fitchburg Technology Campus is hereby amended subject to the following conditions:

1. No other permit or approval is waived or deemed satisfied except for the approvals herein conditionally granted.
2. Approval is based on the submitted plans of 9/7/04, and Responses to Planning Dept. comments and attached revisions to drawings, except as may be amended by the conditions that are placed by this action or under architectural and design review.
3. Appropriate screening for the utility boxes shall be submitted and approved by City Planning staff. Utility boxes shall be located behind the street facades of the building.
4. Site plans shall be amended to remove stairs from vision plane locations.
5. Payment of required park fees, prior to issuing any building permits, recognizing the new uses:
  - Lot 14 Fee in lieu of dedication: \$52,000 or a combination of dedication and fee in lieu as approved by the park commission.
  - Lot 14 fee in lieu of street frontage: \$1,200. May be less if additional park street frontage is dedicated.
  - Lot 14 Park improvement fee: \$2816
  - Lot 15 and 16 Park improvement fee: \$946.\*
- \* Lot 15 and 16 fee was adjusted to recognize two family construction in lieu of multi-family construction.
6. The park fees are to accommodate 26 new dwelling units proposed for lot 14. Density and unit configurations shall be as shown on the approved plan. Density adjustments to the original GIP are as follows: Lot 14 (lot 1 in GIP document of 5/30/04) from no units to 32 multifamily units; lot 15 (lot 2 in GIP) from 35 du to 28 du; and lot 16 (lot3 GIP) from 5 du to 6 du. This allocates to a net increase of 26 du for a total of 66 for lots 14, 15 and 16 from the originally approved 40 dwelling units.
7. Retail space in the first floor of Building B1 on lot 14 shall not exceed 11,000 sq ft. This represents an increase of 3,115 sq ft from the original GIP's 15,000 sq ft of retail space allocation. Professional office space for the first floor shall not exceed 4,600 sq ft, which is 1,518 sq ft less than the original 15,000 sq ft GIP allocation. Therefore there is 1,597 sq ft of combined retail and professional office space allocated than allowed in the previously approved GIP; this space shall be deducted from the office allocation, which will reduce the office allocation to 276,956 sq ft. Original allocations are identified in the May 30, 2002 GIP acreage breakdown table.

8. Floor area ratios are amended to be respective of those noted on the plan cover sheet (9/7/04 plans): ,lot 14 to FAR of .77 from .3-.5; lot 15 to FAR of .54 from .3-.5, and lot 16 to a FAR of .35, from a .3-.5.
9. Impervious surface ratios for each site shall also be as noted on the 9/7/04 plan cover sheet.
10. 50' rear setback for lot 15 is allowed to include landscape steps from grass, parking or patio areas, but steps from buildings or decks shall not be allowed in the 50 foot setback.
11. In recognition of allowing parking on McGann Lane to count to lot 14, applicants shall provide, and have approved by staff and city legal counsel and then executed a maintenance agreement detailing developer responsibilities for work within the public right-of-way for McGann Road above and beyond the normal and regular maintenance accomplished by the City. The Mayor and Clerk are hereby authorized to sign and execute such agreement upon staff approval. Such agreement shall be executed prior to Building Inspection granting any occupancy permit to lot 14.

**Section B: Granting Planned Development District-Specific Implementation Plan (PDD-SIP) for lot 14**

12. Use:
  - A. Retail and professional office uses shall be allowed for the square footage levels identified in section 7, above. However, any restaurant or food service use shall not be permitted by right, but shall be subject to review as is if it were a conditional use. Parking provision is based on general retail and professional office, and is not provided for food service or restaurant uses.
  - B. A total of 32 multifamily dwelling units shall be allowed in the building on the second and third floors in accord with submitted and approved plans.
13. No drive up uses shall be allowed.
14. Signage:
  - A. No freestanding signs shall be permitted for any use on the subject property (lot 14 First Addition to Fitchburg Technology Campus). All signage shall occur in appropriate sign bands (see sheet A5 and individual tenant signage shall not exceed 150 sq ft or 10% of the facade area occupied by the use, or the signage area identified on sheet A5 of the approved plans, whichever is less.
  - B. Signage offering space for lease or sale shall be in accord with the City sign code,

chapter 24.

Zoning Ordinance No. 2004-O-33

Page 4 of 6

15. Applicants shall review, and have approved by staff modified exterior lighting plan to reduce light spill along the east portion of the site.

D. Any illumination shall be accomplished with back lighting. There shall be no more than two main colors and one accent color to be used in the signs allowed for the subject property.

E. No LED, or flashing signs, such as time/temperature, reader boards and the like, shall be allowed.

F. Sign issues not controlled by the above shall be in accord with the sign code.

**Section C: Administrative Measures—Applicable to this full ordinance:**

16. This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22.92 of the zoning code, owners shall consent within 30 days of approval for this PDD-GIP amendment and PDD-SIP zoning to take effect.

17. Applicant shall pay cost of publication to avoid a two council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 28th day of September, 2004.

Karen A. Peters  
Karen A. Peters, City Clerk

Approved: 9-29-2004

Thomas Clauder  
Thomas Clauder, Mayor


STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this 29 day of September, 2004, the above named Karen A. Peters, and Thomas Clauder to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

Ruth M Becker

Notary Public, State of Wisconsin  
My Commission Expires: 8/13/2006  
Zoning Ordinance No. 2004-O-33  
Page 5 of 6


**Consent of the Property Owner**

  
\_\_\_\_\_

Date: 10/21/04

Scott Kelly  
President, Fitchburg technology Campus, LLC

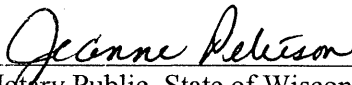
Personally came before me this 21st day of October, 2004, the  
above named Scott Kelly to me known to be the President of Fitchburg Technology Campus, LLC and  
the person who executed the foregoing instrument and acknowledged the same.

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission Expires: 6/11/06

  
\_\_\_\_\_

Date: 10/21/04

Personally came before me this 21st day of October, 2004, the  
above named \_\_\_\_\_ to me known to be the President of FTC Retail East, LLC  
and the person who executed the foregoing instrument and acknowledged the same.

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission Expires: 6/11/06

**Consent of Mortgage Holder:**

James H Hebenbach Date: 10/26/04  
Mortgage Holder

Personally came before me this 26<sup>th</sup> day of October, 2004, the above named  
JAMES H HEBENBACH to me known to be the RESIDENT  
of PARK BANK and the person who executed the foregoing instrument and  
acknowledged the same.

Joni Mahon  
Notary Public, State of Wisconsin  
My Commission Expires: 100707

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## Zoning Conditions

22-Sep-04

**Category:** ADR

**Request ID:** ADR

**Decision Date:** 9/21/2004

**House Number:** 2690

**Street:** Research Park Drive

**Lot:** 14

**Location:** Fitchburg Technology Campus

### Metes and Bounds:

**Section:**

**Project Name:** FTC

- Condition 1:** No other permit or approval is waived or deemed satisfied except for the approval herein provided.
- Condition 2:** Subject to council approval of the Ordinance amending the GIP and issuing the SIP for this project.
- Condition 3:** Examine lighting plan to reduce light spill at the southeast portion of the property, subject to staff approval.
- Condition 4:** Correct site plans to remove stairs and retaining walls from within the vision plane areas.
- Condition 5:** Compliance with Fire Dept. requirements: sprinkler system, additional hydrant placement to be discussed with Fire Dept.; Fire lane plan to be discussed with Fire Dept.; Standpipe required per city code; Knox box required; fire and smoke detection system required per city and state codes.
- Condition 6:**
- Condition 7:**
- Condition 8:**
- Condition 9:**
- Condition 10:**
- Condition 11:**
- Condition 12:**
- Condition 13:**

## Zoning Conditions

22-Sep-04

**Category:** Rezone

**Request ID:** RZ-1350-04

**Decision Date:** 9/21/2004

**House Number:** 2690

**Street:** Research Park Drive

**Lot:** 14

**Location:** Fitchburg Technology Campus

### Metes and Bounds:

#### Section:

**Project Name:** FTC

- Condition 1:** No other permit or approval is waived or deemed satisfied except for the approvals herein conditionally granted.
- Condition 2:** Approval is based on the submitted plans of 9/7/04, and Responses to Planning Dept. comments and attached revisions to drawings, except as may be amended by the conditions that are placed by this action or under architectural and design review.
- Condition 3:** Appropriate screening for the utility boxes shall be submitted and approved by City Planning staff. Utility boxes shall be located behind the street facades of the building.
- Condition 4:** Site plans shall be amended to remove stairs from vision plane locations.
- Condition 5:** Payment of required park fees, prior to issuing any building permits, recognizing the new uses:  
 Lot 14 Fee in lieu of dedication: \$52,000  
 Lot 14 fee in lieu of street frontage: \$1,200  
 Lot 14 Park improvement fee: \$2816  
 Lot 15 and 16 Park improvement fee: \$946.\* *\* -> Paid by Owner 10/22*  
Lot 15 and 16 fee was adjusted to recognize two family construction in lieu of multi-family construction
- Condition 6:** The park fees are to accommodate 26 new dwelling units proposed for lot 14. Density and unit configurations shall be as shown on the approved plan. Density adjustments to the original GIP are as follows: Lot 14 (lot 1 in GIP document of 5/30/04) from no units to 32 multifamily units; lot 15 (lot 2 in

## Zoning Conditions

22-Sep-04

- GIP) from 35 du to 28 du; and lot 16 (lot3 GIP) from 5 du to 6 du. This allocates to a net increase of 26 du for a total of 66 for lots 14, 15 and 16 from the originally approved 40 dwelling units.
- Condition 7:** Retail space in the first floor of Building B1 on lot 14 shall not exceed 11,000 sq ft. This represents an increase of 3,115 sq ft from the original GIP's 15,000 sq ft of retail space allocation. Professional office space for the first floor shall not exceed 4,600 sq ft, which is 1,518 sq ft less than the original 15,000 sq ft GIP allocation. Therefore there is 1,597 sq ft of combined retail and professional office space allocated than allowed in the previously approved GIP; this space shall be deducted from the office allocation, which will reduce the office allocation to 276,956 sq ft. Original allocations are identified in the May 30, 2002 GIP acreage breakdown table.
- Condition 8:** Floor area ratios are amended to be respective of those noted on the plan cover sheet (9/7/04 plans): ,lot 14 to FAR of .77 from .3-.5; lot 15 to FAR of .54 from .3-.5, and lot 16 to a FAR of .35, from a .3-.5.
- Condition 9:** Impervious surface ratios for each site shall also be as noted on the 9/7/04 plan cover sheet.
- Condition 10:** 50' rear setback for lot 15 is allowed to include landscape steps from grass, parking or patio areas, but steps from buildings or decks shall not be allowed in the 50 foot setback.
- Condition 11:** In recognition of allowing parking on McGann Lane to count to lot 14, applicants shall provide, and have approved by staff and city legal counsel and then executed a maintenance agreement detailing developer responsibilities for work within the public right-of-way for McGann Road above and beyond the normal and regular maintenance accomplished by the City. The Mayor and Clerk are hereby authorized to sign and execute such agreement upon staff approval. Such agreement shall be executed prior to Building Inspection granting any occupancy permit to lot 14.
- Condition 12:** Section B: Granting Planned Development District-Specific Implementation Plan (PDD-SIP) for lot 14

12. Use:

- A. Retail and professional office uses shall be

## Zoning Conditions

22-Sep-04

allowed for the square footage levels identified in section 7, above. However, any restaurant or food service use shall not be permitted by right, but shall be subject to review as is if it were a conditional use. Parking provision is based on general retail and professional office, and is not provided for food service or restaurant uses.

B. A total of 32 multifamily dwelling units shall be allowed in the building on the second and third floors in accord with submitted and approved plans.

**Condition 13:** No drive up uses shall be allowed.

**Condition 14:** Signage: A. No freestanding signs shall be permitted for any use on the subject property (lot 14 First Addition to Fitchburg Technology Campus). All signage shall occur in appropriate sign bands (see sheet A5 and individual tenant signage shall not exceed 150 sq ft or 10% of the facade area occupied by the use, or the signage area identified on sheet A5 of the approved plans, whichever is less.

B. Signage offering space for lease or sale shall be in accord with the City sign code, chapter 24.

**Condition 15:** Applicants shall review, and have approved by staff modified exterior lighting plan to reduce light spill along the east portion of the site.

D. Any illumination shall be accomplished with back lighting. There shall be no more than two main colors and one accent color to be used in the signs allowed for the subject property.

E. No LED, or flashing signs, such as time/temperature, reader boards and the like, shall be allowed.

F. Sign issues not controlled by the above shall be in accord with the sign code.

**Condition 16:** This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22.92 of the zoning code, owners shall consent within 30 days of approval for this PDD-GIP amendment and PDD-SIP zoning to take effect.

**Condition 17:** Applicant shall pay cost of publication to avoid a two council meeting approval process.

**Comments:**

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## Zoning Conditions

22-Sep-04

**Category:** Rezone

**Request ID:** RZ-1350-04

**Decision Date:** 9/21/2004

**House Number:**

**Street:** McGann Lane

**Lot:** 15

**Location:** Fitchburg Technology Campus

**Metes and Bounds:**

**Section:**

**Project Name:** FTC

**Condition 1:** See information for this request for lot 14.

**Condition 2:**

**Condition 3:**

**Condition 4:**

**Condition 5:**

**Condition 6:**

**Condition 7:**

**Condition 8:**

**Condition 9:**

**Condition 10:**

**Condition 11:**

**Condition 12:**

**Condition 13:**

**Condition 14:**

**Condition 15:**

**Condition 16:**

**Condition 17:**

**Comments:**

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## **Zoning Conditions**

*22-Sep-04*

**Category:** Rezone

**Request ID:** RZ-1350-04

**Decision Date:** 9/21/2004

**House Number:**

**Street:** Castle Rock Drive

**Lot:** 16

**Location:** Fitchburg Technology Campus

**Metes and Bounds:**

**Section:**

**Project Name:** FTC

**Condition 1:** See information for lot #14 on this request.

**Condition 2:**

**Condition 3:**

**Condition 4:**

**Condition 5:**

**Condition 6:**

**Condition 7:**

**Condition 8:**

**Condition 9:**

**Condition 10:**

**Condition 11:**

**Condition 12:**

**Condition 13:**

**Condition 14:**

**Condition 15:**

**Condition 16:**

**Condition 17:**

**Comments:**



## FITCHBURG TECHNOLOGY CAMPUS

September 7, 2004

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

RE: PPD-GIP Amendment  
PPD-SIP Submittal  
Fitchburg Technology Campus  
Research Drive  
Fitchburg, Wisconsin

Please find the revised drawings dated September 7, 2004 for the second phase mixed-use buildings within the Fitchburg Technology Campus. The revisions to these drawings are in response to the Public Works and Planning Staff comments dated Monday, August 31, 2004.

Please call if you need any additional information.

Sincerely,

Karyl Lynn Bruckner  
Project Manager

Enclosures

KLB/jp



## FITCHBURG TECHNOLOGY CAMPUS

August 24, 2004

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

RE: Final Approval  
Building B-1  
Lot 14  
Fitchburg Technology Campus  
Research Drive  
Fitchburg, Wisconsin

The Fitchburg Technology Campus Architectural Review Committee (FTC/ARC) has reviewed the following submission and recommends Final Approval consistent with the protective covenants and architectural guidelines based on the Building B-1 construction documents dated 08.24.2004.

FTC/ARC grants approval for the construction plans and specifications conditioned on the following requirements:

1. The materials proposed in the B-1 plan documents dated 08.24.2004 are acceptable to the FTC/ARC. The FTC/ARC looks forward to seeing and reviewing a complete materials/colors board consistent and in harmony with the B3 and B4 buildings.
2. The FTC/ARC has not reviewed or approved any building signage or graphics and will review these elements at a later date as they become available.

The Developer shall provide space at Research Drive and Lacy Road for a monumental entry sign for primary identity leading to the Technology Campus.

3. The FTC/ARC recommends that the one-bedroom apartment units have a doorway directly to the bathroom to facilitate better access.
4. The FTC/ARC recommends that an entry sign and landscape lighting on the linden tree at McGann Road be studied and implemented. FTC/ARC recommends that an additional upright identifying entry to the building be studied and implemented.
5. The FTC/ARC recommends that a north/south walk connecting the Lacy sidewalk and the B-1 Building/McGann Road be studied and implemented by the two developers.
6. The FTC/ARC recommends the developer study screening of the top of the exterior trash enclosure.

The FTC/ARC voted unanimously to recommend this project and finds it consistent with the GIP/Architectural and Development Guidelines and Protective Covenants.

Please call if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Bowen", with a long horizontal stroke extending to the right.

Ronald Gene Bowen, FAIA  
Fitchburg Technology Campust  
Architectural Review Committee Chairman

Enclosures

RJB/jp



August 24, 2004

Mr. Tom Hovel  
Department of Planning & Development  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, Wisconsin 53711

Dear Mr. Hovel:

On behalf of The Fitchburg Technology Campus, we are pleased to submit the attached PDD-GIP Amendment and PDD-SIP submittals for the second phase mixed use buildings within the Fitchburg Technology Campus. This mixed residential and retail/office building completes the mixed use district and facilitates the construction of the adjoining residential area (separate PDD-SIP submittal)

Thank you for your time in reviewing this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Munson", is written over the word "Sincerely,". The signature is stylized and extends to the right.

Brian Munson  
Project Manager

**Vandewalle & Associates**

120 East Lakeside Street • Madison, Wisconsin 53715  
608 255-3988 • 608 255-0814 Fax • va@vandewalle.com

Planning • Creating • Rebuilding

## **PDD-GIP Amendment**

The following amendments are proposed to the adopted General Development Plan for the Fitchburg Technology Campus:

### **ATTACHED RESIDENTIAL DISTRICT**

#### **LOTS 12, 13:**

<i>Standard</i>	<i>Adopted</i>	<i>Proposed</i>
Building Setbacks Sideyard	25'	15'
FAR	.3-.4	as shown on submitted Plans

### **MIXED USE DISTRICT**

#### **LOTS 14, 15, 16:**

<i>Standard</i>	<i>Adopted</i>	<i>Proposed</i>
Dwelling Units	40 apartments	32 apartments 34 condominiums 66 total units
Gross Density	8 du/acre	14.1 du/acre
Building Setbacks Abutting Residential	50'	50', excepting for steps or ramps necessary for access to units or decks.
FAR	.3-.5	as shown on submitted plans



# Site Plan

Rev. 04/2014



**Lot 14 - Retail/Office/Apt. - B1**

<b>SIZE</b>	4,800 sq ft
Ground Level (Retail/Office)	4,800 sq ft
Basement Level (Apt.)	7,155 sq ft
Basement Level (Apt.)	7,200 sq ft
<b>Total</b>	11,955 sq ft
No. of Units Residential	32
No. of Units Residential (C)2 Units + 1993 sq ft each	32
5% Allowance / Floor Area	600 sq ft

**Lot 32 - Bank/Office/Rest. - B3 & B4**

<b>SIZE</b>	63,000 sq ft
Ground Level (Restaurant)	63,000 sq ft
<b>Total</b>	63,000 sq ft

**Lot 2 - Parking and Areas**

<b>SIZE</b>	71,000 sq ft
Basement Level (Apt.)	27,000 sq ft
Basement Level (Apt.)	27,000 sq ft
Basement Level (Apt.)	17,000 sq ft
Basement Level (Apt.)	17,000 sq ft
<b>Total</b>	71,000 sq ft

**Lot 15 - Condominiums - B5a/B5b**

<b>SIZE</b>	14,500 sq ft
Basement Level (Apt.)	14,500 sq ft
Basement Level (Apt.)	14,500 sq ft
<b>Total</b>	29,000 sq ft
No. of Units Residential	21

**Lot 16 - Residential - B6a & B6b**

<b>SIZE</b>	7,200 sq ft
Basement Level (Apt.)	7,200 sq ft
Basement Level (Apt.)	7,200 sq ft
<b>Total</b>	14,400 sq ft
No. of Units Residential	3

**Lot 15 - Residential - B7a/B7b**

<b>SIZE</b>	12,000 sq ft
Basement Level (Apt.)	12,000 sq ft
Basement Level (Apt.)	12,000 sq ft
<b>Total</b>	24,000 sq ft
No. of Units Residential	4

**Lot 15 - Residential - B7c**

<b>SIZE</b>	1,500 sq ft
Basement Level (Apt.)	1,500 sq ft
Basement Level (Apt.)	1,500 sq ft
<b>Total</b>	3,000 sq ft
No. of Units Residential	1

**Lot 15 - Residential - B7d**

<b>SIZE</b>	1,500 sq ft
Basement Level (Apt.)	1,500 sq ft
Basement Level (Apt.)	1,500 sq ft
<b>Total</b>	3,000 sq ft
No. of Units Residential	1

**Lot 15 - Condominiums - B5a/B5b**

<b>SIZE</b>	14,500 sq ft
Basement Level (Apt.)	14,500 sq ft
Basement Level (Apt.)	14,500 sq ft
<b>Total</b>	29,000 sq ft
No. of Units Residential	21

**Lot 15 - Residential - B7a/B7b**

<b>SIZE</b>	12,000 sq ft
Basement Level (Apt.)	12,000 sq ft
Basement Level (Apt.)	12,000 sq ft
<b>Total</b>	24,000 sq ft
No. of Units Residential	4

**Lot 15 - Residential - B7c**

<b>SIZE</b>	1,500 sq ft
Basement Level (Apt.)	1,500 sq ft
Basement Level (Apt.)	1,500 sq ft
<b>Total</b>	3,000 sq ft
No. of Units Residential	1

**Lot 15 - Residential - B7d**

<b>SIZE</b>	1,500 sq ft
Basement Level (Apt.)	1,500 sq ft
Basement Level (Apt.)	1,500 sq ft
<b>Total</b>	3,000 sq ft
No. of Units Residential	1

## FITCHBURG TECHNOLOGY CAMPUS

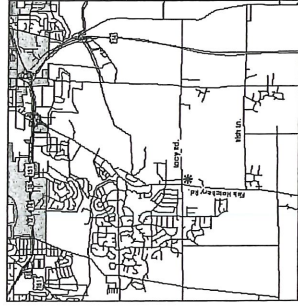
Fitchburg Technology Campus - Warehoused and Amortized - The Fitchburg Warehouse Authority, Inc.



# FITCHBURG TECHNOLOGY CAMPUS BUILDING B-1

THE KUBALA WASHATKO ARCHITECTS, INC.  
VANDEWALLE & ASSOCIATES, PLANNERS  
CALKINS ENGINEERING, LLC  
THE BRUCE COMPANY, LANDSCAPING  
MADISON LIGHTING

SEPTEMBER 7, 2004

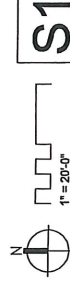


Site Location

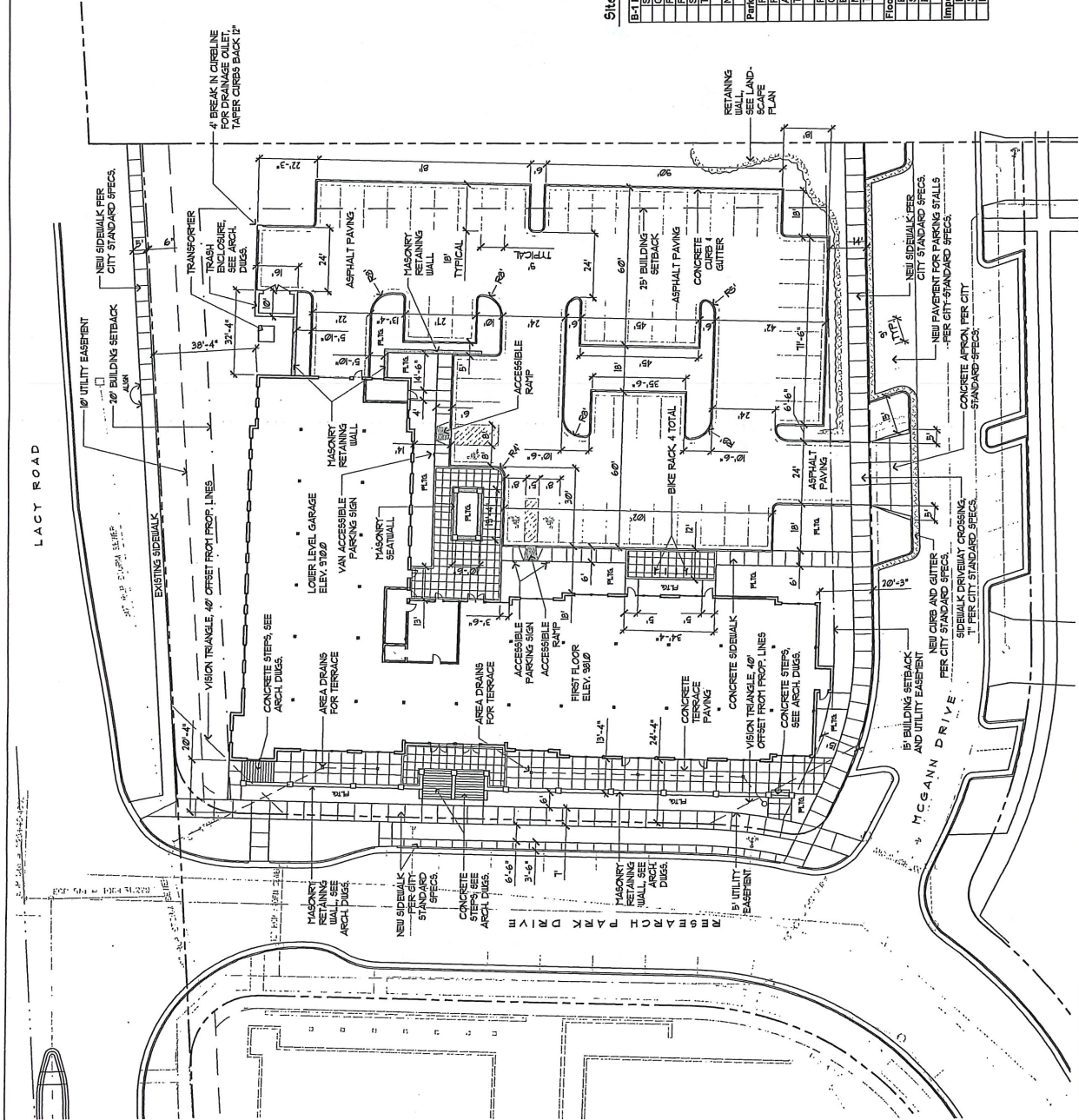
### Site Calculations

B-1 Retail/Office/Apartments	18,470
Garage Level	18,470
First Level Retail/Office	18,470
Second Level Apartments	17,245
Third Level Apartments	17,245
No. Apartment Units	32
Parking	
Required	47
Available	56
Total	103
Provided	54
On Grade	42
Below Grade	12
McGann Drive	18
Total	114
Floor Area Ratio	53.140 SF
Building	69,387 SF
Site	0.77
FAR	0.77
Impervious Surface Ratio	48.245 SF
Impervious Surface	69,387 SF
Site Total	0.70
ISR	0.70

Site Plan



S1

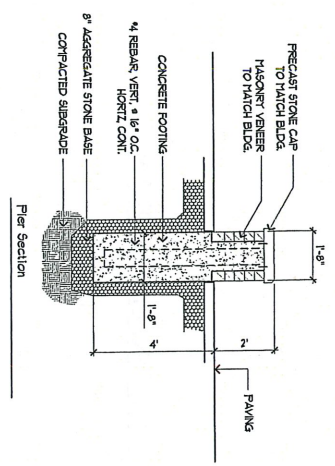
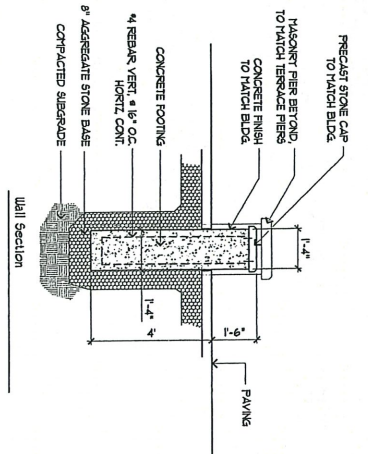


RETAINING WALL AND LANDSCAPE PLAN

# FITCHBURG TECHNOLOGY CAMPUS BUILDING B-1

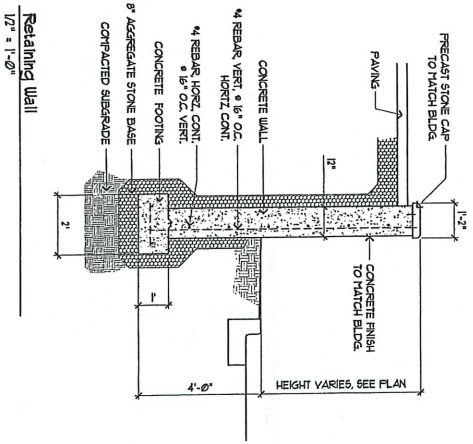
THE KUBALA WASHATKO ARCHITECTS, INC.  
VANDEWALLE & ASSOCIATES, PLANNERS  
CALKINS ENGINEERING, LLC  
THE BRUCE COMPANY, LANDSCAPING  
MADISON LIGHTING

SEPTEMBER 7, 2004

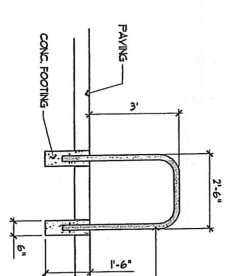


Seawall  
1/2" = 1'-0"

Pier Section

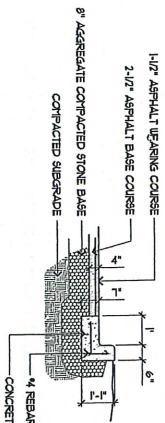


Retaining Wall  
1/2" = 1'-0"

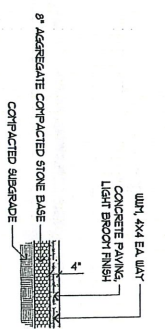


Bike Rack  
1/2" = 1'-0"

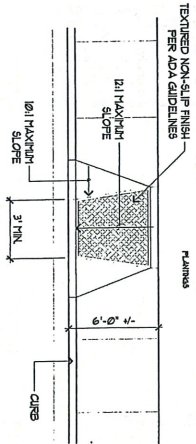
BIKE RACK SANS 210  
BIKE RACK INCREASING  
THEIR PRODUCT LINE AND  
INSTALL PER MANUFACTURER'S  
INSTRUCTIONS, 800-783-1231



Curb & Gutter / Asphalt Paving  
1/2" = 1'-0"



Concrete Sidewalk Paving  
1/2" = 1'-0"



Accessible Concrete Curb Ramp  
1/4" = 1'-0"

## Site Details



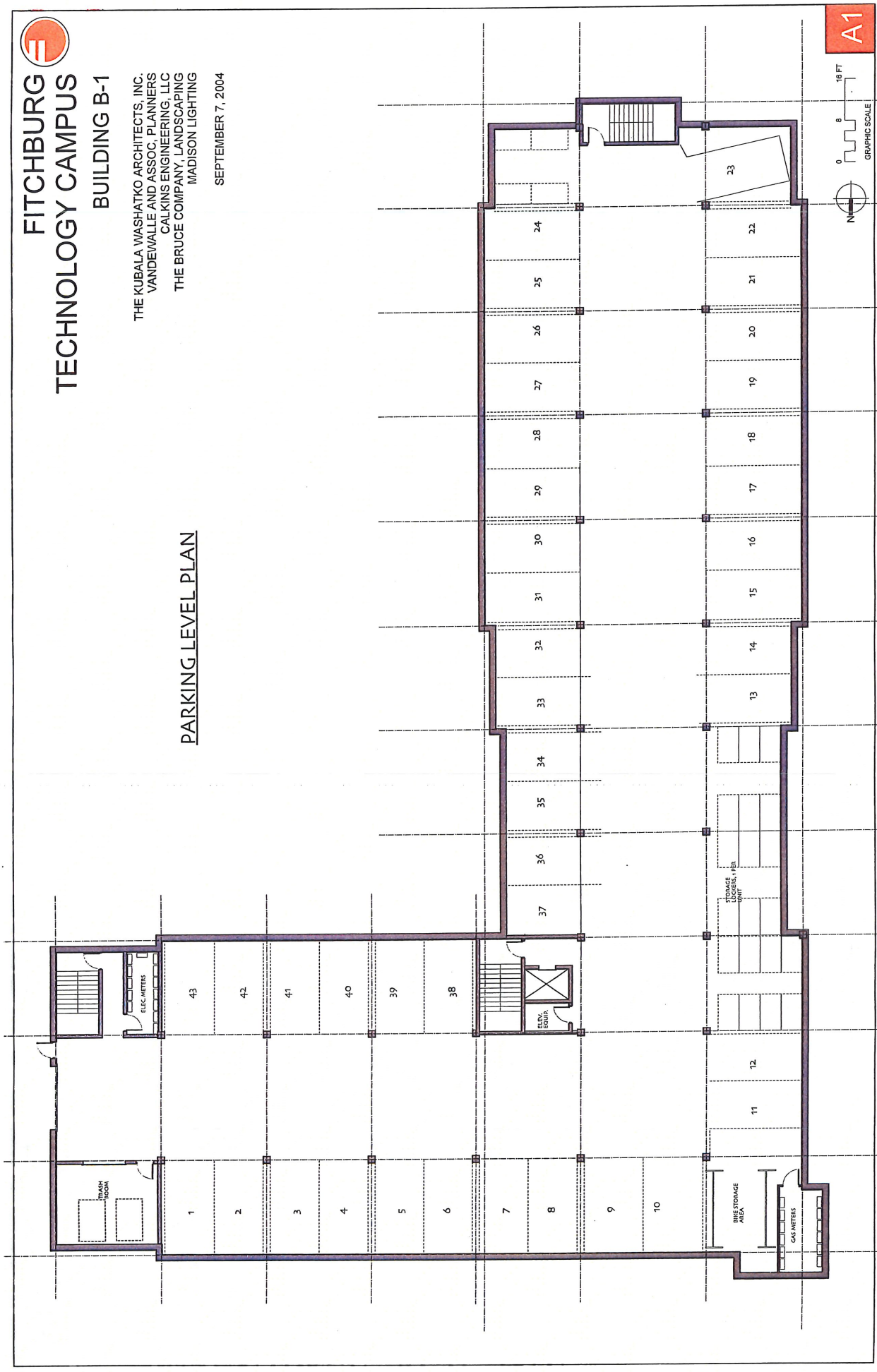
# FITCHBURG TECHNOLOGY CAMPUS

## BUILDING B-1

THE KUBALA WASHATKO ARCHITECTS, INC.  
 VANDEWALLE AND ASSOC. PLANNERS  
 CALKINS ENGINEERING, LLC  
 THE BRUCE COMPANY, LANDSCAPING  
 MADISON LIGHTING

SEPTEMBER 7, 2004

### PARKING LEVEL PLAN



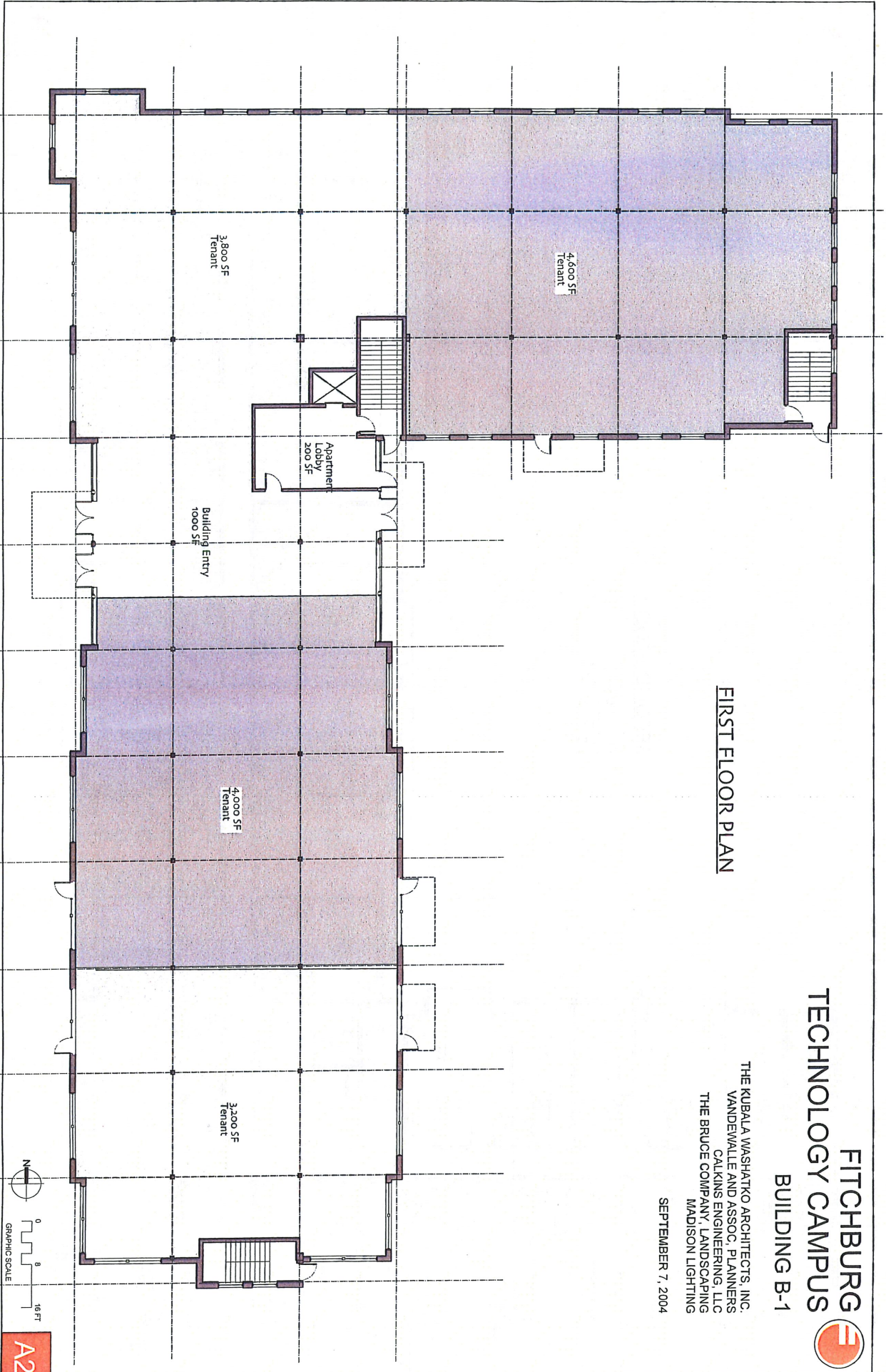
A1



THE KUBALA WASHATKO ARCHITECTS, INC.  
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 THE BRUCE COMPANY, LANDSCAPING  
 MADISON LIGHTING

SEPTEMBER 7, 2004

**FIRST FLOOR PLAN**





# FITCHBURG TECHNOLOGY CAMPUS

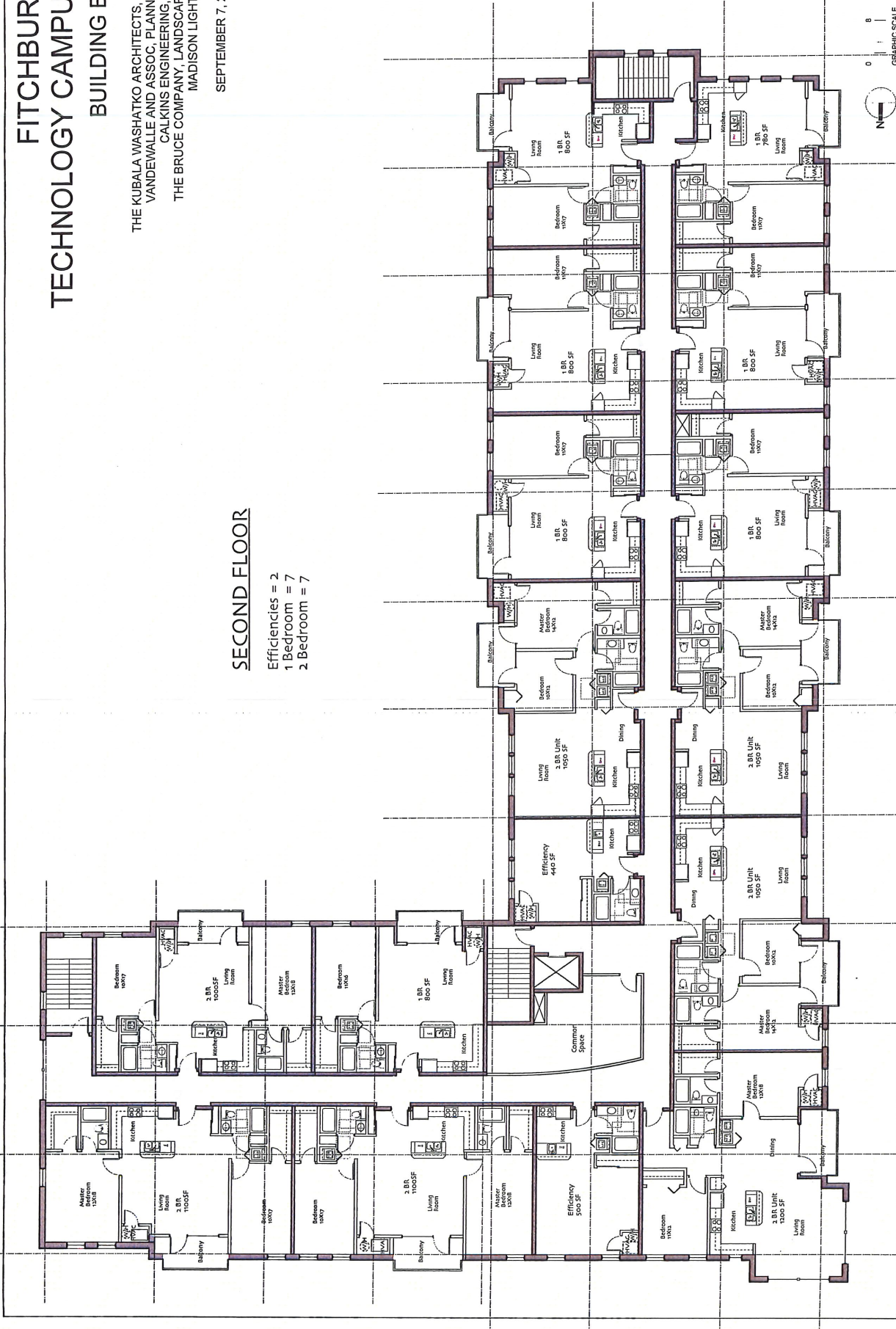
## BUILDING B-1

THE KUBALA WASHATKO ARCHITECTS, INC.  
VANDEWALLE AND ASSOC. PLANNERS  
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THE BRUCE COMPANY, LANDSCAPING  
MADISON LIGHTING

SEPTEMBER 7, 2004

### SECOND FLOOR

- Efficiencies = 2
- 1 Bedroom = 7
- 2 Bedroom = 7



A3

18 FT

0 6 12 18  
GRAPHIC SCALE

# FITCHBURG TECHNOLOGY CAMPUS BUILDING B-1

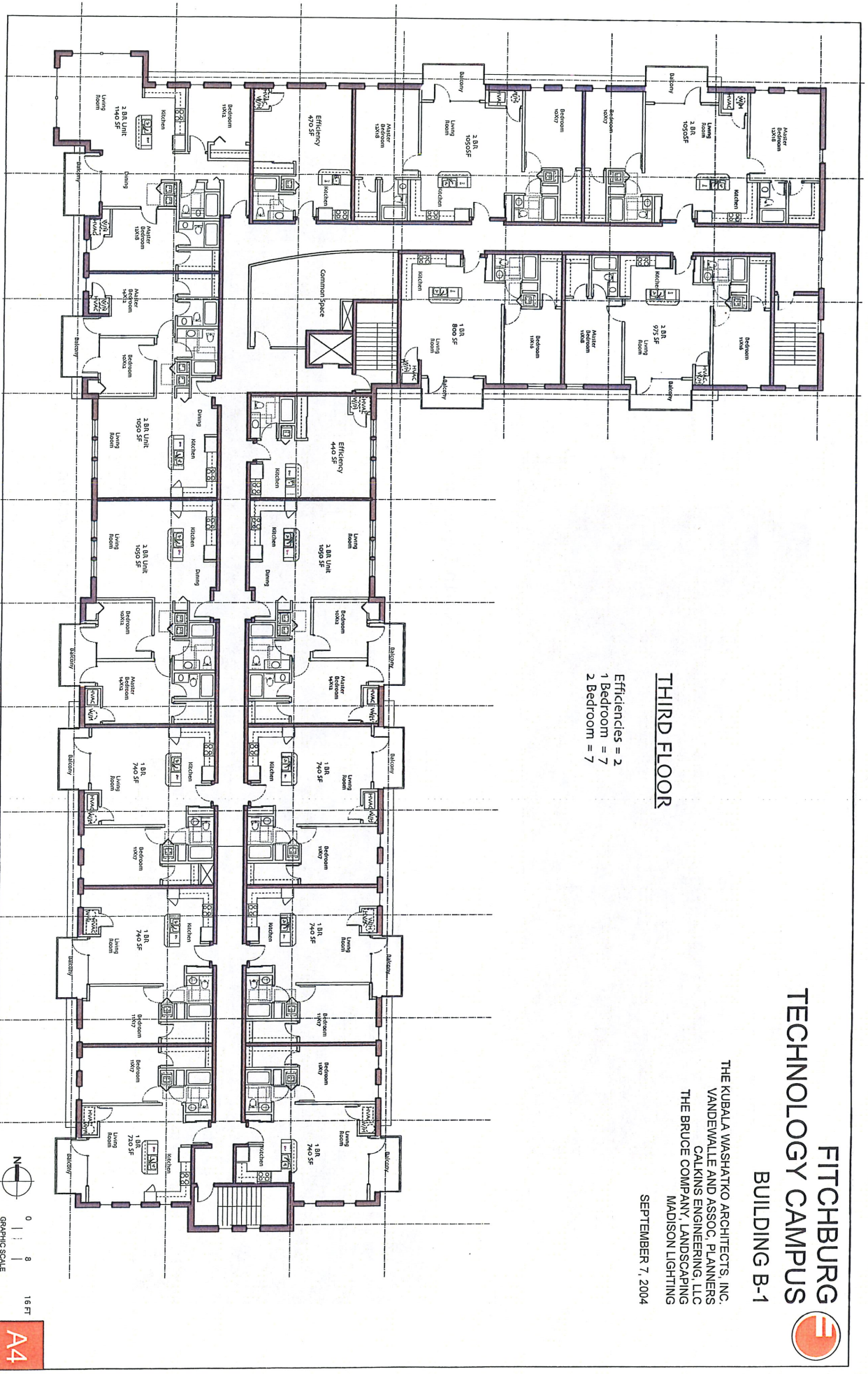


THE KUBALA WASHATKO ARCHITECTS, INC.  
VANDEWALLE AND ASSOC. PLANNERS  
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THE BRUCE COMPANY, LANDSCAPING  
MADISON LIGHTING

SEPTEMBER 7, 2004

## THIRD FLOOR

Efficiencies = 2  
1 Bedroom = 7  
2 Bedroom = 7

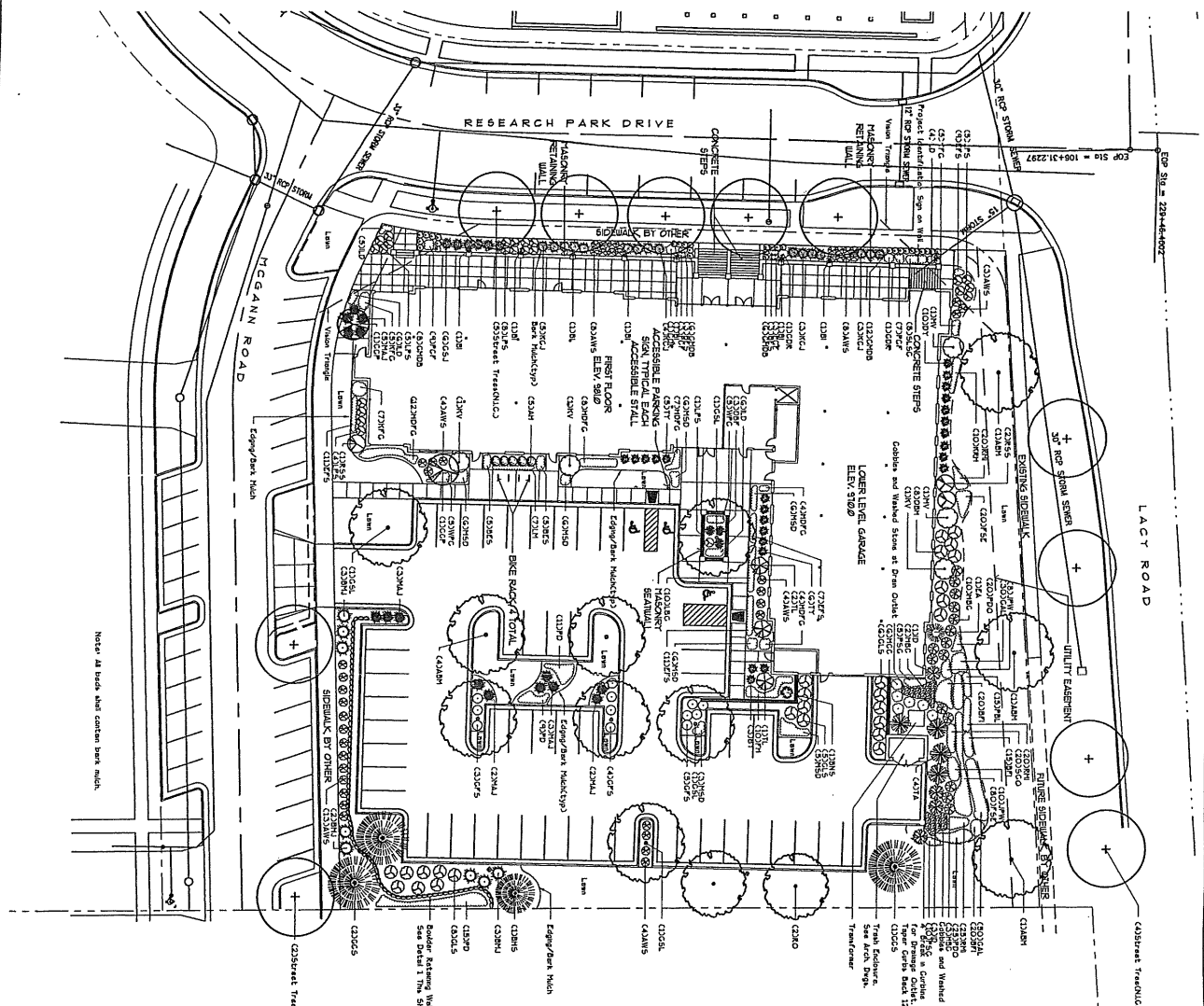


A4









**DETAIL 1: ROUGHEN RETAINING WALL**

**FITCHBURG**

**TECHNOLOGY CAMPUS**

**BUILDING B-1**

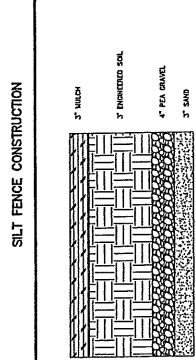
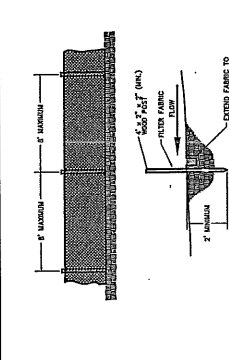
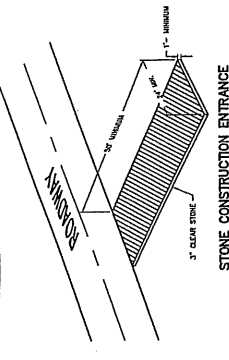
THE KUBALA WASHATKO ARCHITECTS, INC.  
 VANDEWALLE AND ASSOC. PLANNERS  
 CALKINS ENGINEERING, LLC  
 THE BRUCE COMPANY, LANDSCAPING  
 MADISON LIGHTING

SEPTEMBER 7, 2004

1"=30'-0"

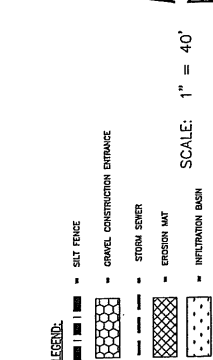
North Arrow

1



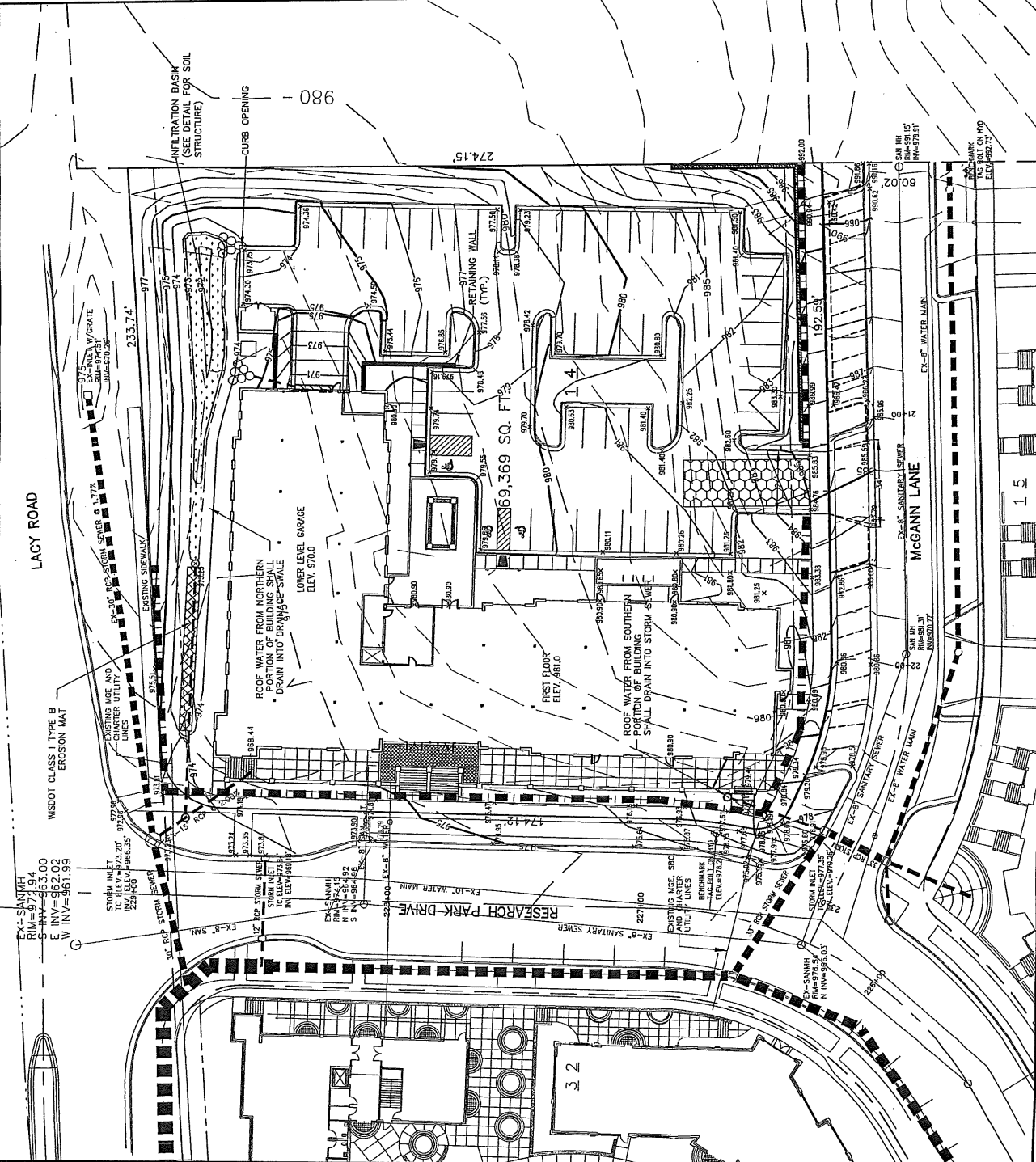
NOTES:  
- SEE PLAN FOR LOCATION OF ALL SILT FENCE, STORM SCRIBER, AND 40% COMPOST.  
- SEE PLANNING PLAN FOR PLANTING TYPES.

INFILTRATION BASIN SOIL STRUCTURE CROSS SECTION



SCALE: 1" = 40'  
PROJECT SCHEDULE:  
START GRADING: SEPTEMBER 15, 2004  
TOPSOIL SPREADING AND MULCH: MAY 1, 2005  
VEGETATION ESTABLISHED: JULY 1, 2005

EROSION CONTROL NOTES:  
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS.  
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGH THE CONSTRUCTION PERIOD OF THE PROJECT.  
- ALL EROSION CONTROL MEASURES SHALL BE REMOVED AT THE END OF THE PROJECT.  
- ALL EROSION CONTROL MEASURES SHALL BE REINSTALLED AT ALL INLET LOCATIONS.  
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGH THE CONSTRUCTION PERIOD OF THE PROJECT.  
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- ALL EROSION CONTROL MEASURES SHALL BE REINSTALLED AT ALL INLET LOCATIONS.



EXIST. SANITARY RIM=972.00  
EXIST. SANITARY RIM=963.00  
EXIST. SANITARY RIM=962.02  
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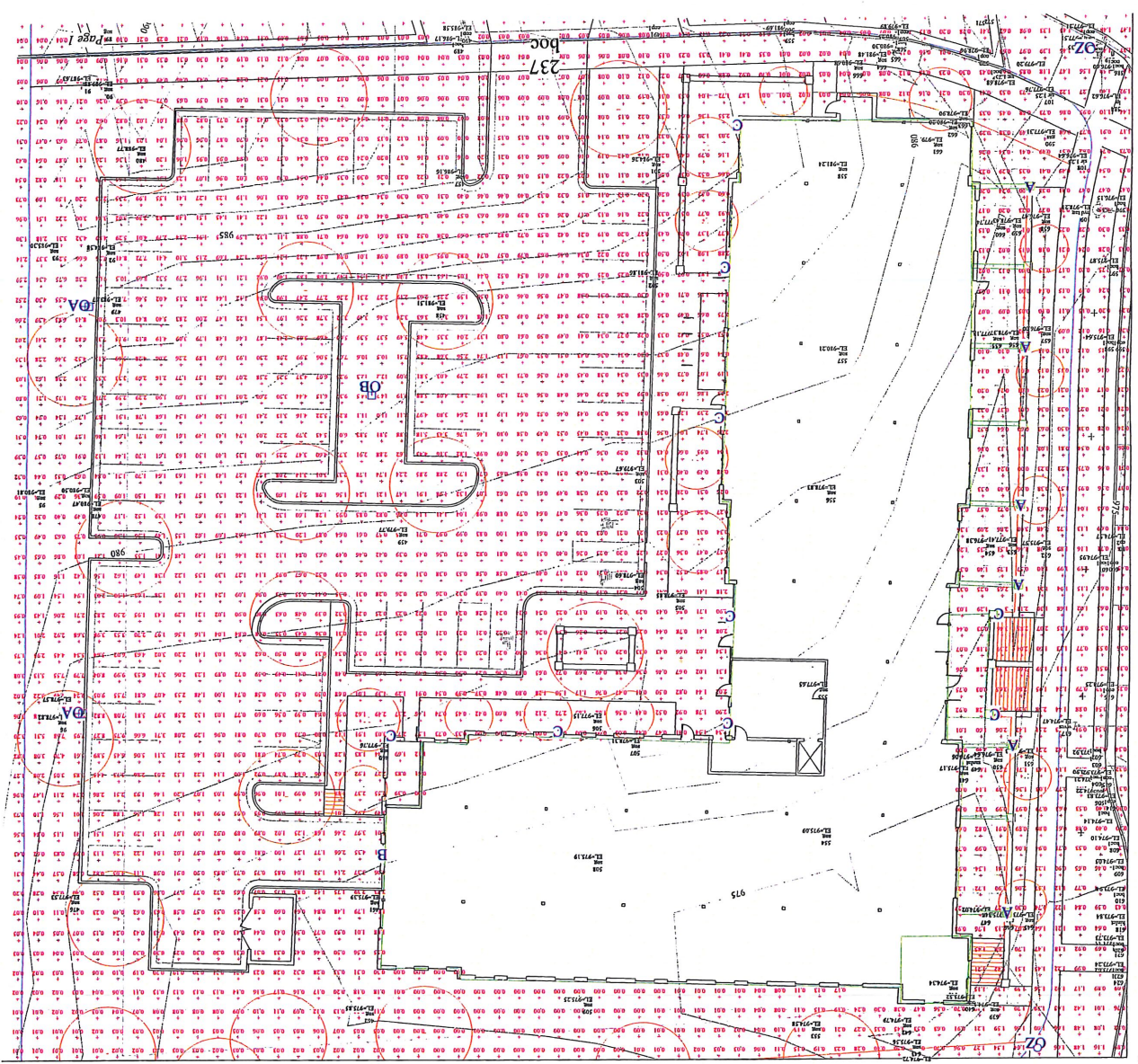
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EXIST. SANITARY RIM=961.99





TYPE	QTY	TEST#	DESCRIPTION
A	6	SPINDS	ARCHITECTURAL A, SP2 INDS, AAL SPECTRA LAMP: (1) 1 - 70W CLR MH, 5600 LUMENS, BLST.; LLF = 1.00
B	1	ASHF10S	KIM LIGHTING, SAR/07HPS/XXX/XX SMALL ARCHETYPE CUTOFF LUMINA, DIE CAST ALUM HOUSING & LENS F LAMP: (1), 6300 LUMENS, BLST.; LLF = 1.00 @14.00
C	9	SPINDS	ARCHITECTURAL A, SP2 INDS, 8" DIA 24" DEEP POLE MT UNIT, 5" DIA SEMISPHERICAL CONE REFL LAMP: (1) 1 - 50W CLEAR MH, 3400 LUMENS, BLST.; LLF = 1.00 @12.00
OA	2		DALLAS TYPE 3, (1) K <DL2-S25-H3-F-R-HS>; LLF = 0.90;
OB	1		DALLAS TYPE 5, (1) G <DL2-S25-H5-F>; LLF = 0.90;
OZ	2		STREET LIGHT, 30" ALUM, (1) Z <DL1-S10-H2-F>; LLF = 0.90;

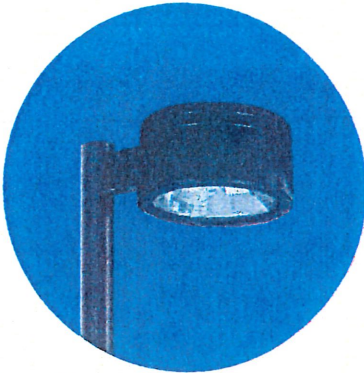
Luminaires Used				
(+)	GROUP	MIN	MAX	AVE
		0.00	14.5	1.07
				N/A
				N/A

Statistics  
Computed in accordance with IES recommendations  
VALUES ARE FC, SCALE: 1 IN=28.0FT, HORZ GRID (U), HORZ CALC, Z=0.0

PREPARED BY: Scott Zagrodnik  
PROJECT: FIC Second Phase/2 GROUP: Parking Lot AREA: Parking Lot GRID: New Grid

# DALLAS

SMALL/MEDIUM/LARGE



## Features

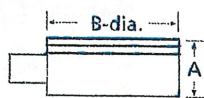
- Spun aluminum housing featuring an embossed decorative band. Optional color vinyl trim stripe available.
- Cast aluminum door with clear, flat tempered glass lens, fully gasketed to housing, secured with captive screws. Housing with spider mount hinges up, and door with arm mount hinges down for service.
- Specular, anodized aluminum reflectors for horizontal lamp, provide Type II, III, IV or V square light patterns. DL1 and DL2, Type II and Type III reflectors feature unique, multi-faceted Patented design. Large Type IV optics are factory rotatable.
- Extruded aluminum arm available. Spider mount has four aluminum tube arms attaching housing to cast slipfitter for 2 3/8" OD tenon.
- Mogul porcelain socket, with spring loaded, nickel plated center contact and reinforced lamp grip screw shell. Medium base for ED-17 lamp.
- CWA type ballast, HPF, starting rated at -20°F (-40°F for HPS).

## Ordering Information

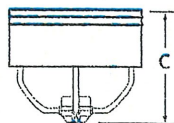
Example: DL3 - A - H25 - S1K - H3 - C - 5 - BL

Series	Mount	Lamp/Watts	Orient./Dist.	Lens	Volts	Color	Options
<b>Series</b>							
DL1		100-175W					
DL2		200-400W					
DL3		1000W					
<b>Mounting</b>							
A	Arm Mount (arm not included, order separately)						
ST	Spider Mount (2 3/8" tenon)						
<b>Lamp Type/Wattage</b>							
<b>Metal Halide</b>							
H17		175W (ED-28)					
H25		250W (ED-28)					
H40		400W (ED-28)					
H1K		1000W (BT-56)					
<b>Super Metal Halide</b>							
MS17		175W (ED-28)					
MS25		250W (ED-28)					
MS40		400W (ED-28)					
MS1K		1000W (BT-56)					
<b>Pulse Start Metal Halide</b>							
P10		100W (ED-17)					
P12		125W (ED-17)					
P15		150W (ED-28)					
P20		200W (ED-28)					
P25		250W (ED-28)					
P32		320W (ED-28)					
P35		350W (ED-28)					
P40		400W (ED-28)					
<b>High Pressure Sodium</b>							
S10		100W (ED-23 1/2)					
S15		150W (ED-23 1/2)					
S25		250W (ED-18)					
S40		400W (ED-18)					
S1K		1000W (E-25)					
<b>Lamp Orientation/Distribution</b>							
H2		Horiz. II <sup>1</sup>					
H3		Horiz. III					
H4		Horiz. IV <sup>2</sup>					
H5		Horiz. V (square)					
<b>Lens</b>							
F		Flat					
<b>Voltage</b>							
Q		Quad Tap <sup>3</sup> (120, 208, 240, 277V) <sup>4</sup>					
5		480V <sup>4</sup>					
T		120/277/347V CSA <sup>3</sup>					
<b>Color</b>							
DB		Dark Bronze					
BL		Black					
WH		White					
GR		Gray					
PS		Platinum Silver					
RD		Red (Premium Color)					
FG		Forest Green (Premium Color)					
CC		Custom Color (Consult Factory)					
<b>Options</b>							
F1		Fusing - 120V					
F2		Fusing - 208V					
F3		Fusing - 240V					
F4		Fusing - 277V					
F5		Fusing - 480V					
F6		Fusing - 347V					
P1		Photo Button - 120V					
P2		Photo Button - 208V					
P3		Photo Button - 240V					
P4		Photo Button - 277V					
P6		Photo Button - 347V					
PR1		Photo Cell Receptacle - 120V					
PR2		Photo Cell Receptacle - 208V					
PR3		Photo Cell Receptacle - 240V					
PR4		Photo Cell Receptacle - 277V					
PR5		Photo Cell Receptacle - 480V					
PR6		Photo Cell Receptacle - 347V					
QZ		Quartz RS with lamp					
HS		Internal House Side Shield					
RDB		Reveal (Dark Bronze)					
RBL		Reveal (Black)					
RWH		Reveal (White)					
RGR		Reveal (Gray)					
RPS		Reveal (Platinum Silver)					
RRD		Reveal (Red)					
<b>Options Continued</b>							
RFG		Reveal (Forest Green)					
VG		Polycarbonate Vandal Guard					
L		Lamp					
<b>Arm Logic - Order Separately</b>							
<b>Series</b>							
ARM		Rigid Arm					
<b>Luminaire Shape</b>							
R		Round					
<b>Arm Length</b>							
6		6" Arm (EPA = 0.24 ft <sup>2</sup> , 3.5 lbs) (0.02 m <sup>2</sup> , 1.5 kg)					
<b>Pole Shape</b>							
S		Square					
R4		Round Straight (4-4.5")					
R5		Round Straight (5")					
R6		Round Straight (6")					
T2		Round Tapered (2.5")					
T3		Round Tapered (3")					
T35		Round Tapered (3.5")					
T4		Round Tapered (4")					
<b>Color</b>							
DB		Dark Bronze					
BL		Black					
WH		White					
GR		Gray					
PS		Platinum Silver					
RD		Red (Premium Color)					
FG		Forest Green (Premium Color)					
1		Available with DL1 and DL2 only.					
2		Reduced envelope lamp required for 1000W.					
3		Factory wired for highest voltage unless specified.					
4		Not available with 100W Pulse Start Metal Halide.					
Note		For Photocontrol Equipment, see Hubbell Outdoor offering.					

## Dimensions



Arm Mount



Spider Mount

	A	B	C	EPA	Weight
DL1	8 1/2"	18"	20 1/2"	.7 ft <sup>2</sup>	35 lbs.
	216 mm	457 mm	521 mm	0.1 m <sup>2</sup>	15.9 kg
DL2	9 1/2"	22 1/2"	22 3/4"	1 ft <sup>2</sup>	55 lbs.
	241 mm	572 mm	578 mm	0.1 m <sup>2</sup>	24.9 kg
DL3	10 3/4"	26"	23"	1.3 ft <sup>2</sup>	77 lbs.
	273 mm	660 mm	584 mm	0.1 m <sup>2</sup>	34.9 kg

Note: Weights and EPA for fixture only.

Note: Spider mount adds: Small - 0.2 EPA (2 lbs)

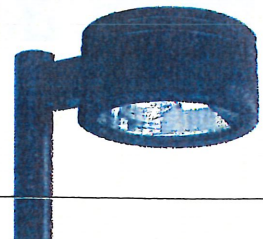
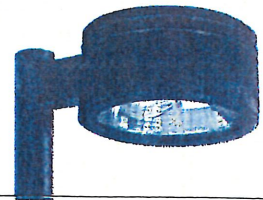
Medium - 0.3 EPA (3 lbs), Large - 0.5 EPA (5 lbs)

# Project Schedule

**Date** Sep 03, 2004  
**Project Name** FTC Second Phase  
**Project Number** 2  
**Project File** ftc second phase.PLZ  
**Group Name** <All Groups>  
**Power Density** 0.03 Watts/Sq. Ft

## Luminaires Used

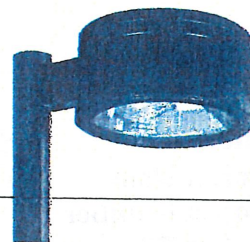
TYPE	QTY	TEST#	DESCRIPTION
A	6	SP2IND5	ARCHITECTURAL A, SP2 IND5 AAL SPECTRA 8" DIA 24" DEEP POLE MT UNIT 5" DIA SEMISPECULAR CONE REFL LAMPS: ( 1 ) 1 - 70W CLR MH, 5600 LUMENS BLST: , WATTS= 80
B	1	ASH4F10S	KIM LIGHTING, SAR4/70HPSxxx/xx  SMALL ARCHETYPE CUTOFF LUMINA DIE CAST ALUM HOUSING & LENS F LAMPS: ( 1 ) , 6300 LUMENS BLST: , WATTS= 80
C	9	SP2IND5	ARCHITECTURAL A, SP2 IND5  8" DIA 24" DEEP POLE MT UNIT 5" DIA SEMISPECULAR CONE REFL LAMPS: ( 1 ) 1 - 50W CLEAR MH, 3400 LUMENS BLST: , WATTS= 60
G	1	L3127DL	Spaulding, DL2-S25-H5-F General Site Lighting DALLAS 2 ROUND AREA LIGHT  LAMPS: ( 1 ) LU250, 30000 LUMENS BLST: STD, WATTS= 275
K	2	L4997DL	Spaulding, DL2-S25-H3-F-HS General Site Lighting DALLAS 2 ROUND AREA LIGHT  LAMPS: ( 1 ) LU250, 28500 LUMENS BLST: STD, WATTS= 250



**Luminaires Used**

(continued)

TYPE	QTY	TEST#	DESCRIPTION
Z	2	L5055DL	Spaulding, DLI-S10-H2-F General Site Lighting DALLAS 1 ROUND AREA LIGHT  <i>LAMPS: (1) LU100, 9500 LUMENS BLST: STD, WATTS= 130</i>



**Assemblies Used**

ASSY	QTY	DESCRIPTION	TYPE	MHT	ORI	TILT	ROLL	BRKLEN	BRKROT
OA	2	DALLAS TYPE 3	K	20.00	0	0	0	2.00	0
OB	1	DALLAS TYPE 5	G	20.00	0	0	0	2.00	0
OZ	2	STREET LIGHT 30' ALUM	Z	30.00	0	0	0	1.00	0

# Project Area Summary

**Date** Sep 03, 2004  
**Project Name** FTC Second Phase  
**Project Number** 2  
**Project File** ftc second phase.PLZ  
**Group Name** <All Groups>  
**Power Density** 0.03 Watts/Sq. Ft

## Project Area Summary

AREA NAME	I/O	DIMENSIONS	LUMS/ASMS	WATTS/SQ FT	QTY
Parking Lot	OUT	288.50x272.19Ft	A (Lum) (6)	0.03	1
			B (Lum) (1)		
			C (Lum) (9)		
			OA (Asm) (2)		
			OB (Asm) (1)		
			OZ (Asm) (2)		

**Prepared By:**  
 Scott Zagrodnik

**Prepared For:**  
 Kelley Assoc.

# Project Calculation Summary

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**Date** Sep 03, 2004  
**Project Name** FTC Second Phase  
**Project Number** 2  
**Project File** ftc second phase.PLZ  
**Group Name** <All Groups>  
**Power Density** 0.03 Watts/Sq. Ft

---

## Project Calc Summary

AREA NAME	I/O	DIMENSIONS	GRID / TYPE / GROUP	# PTS	SPAC	AVE	MAX	MIN	Mx/Mn	Av/Mn
Parking Lot	OUT	288.50x272.19Ft	New Grid / H-H / <+>	2484	5.00	1.1	14.5	0.0	N/A	N/A

**Prepared By:**  
Scott Zagrodnik

**Prepared For:**  
Kelley Assoc.

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