



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

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: John Feller, Seminole Pool and Tennis Association

Address: 5948 Schumann Dr **Phone Number of Contact Person:** 608-444-9051

City, State, Zip Code: Fitchburg, WI 53711 **Email of Contact Person:** jfeller@findorff.com

Project Address: 5948 Schumann Dr **Lot:** 253 **Subdivision:** Seminole Forest, 6th Addn

Project Type: **Multi-Family** **Commercial** **Industrial** **Recreation** **Other**
 New **Addition**

Impervious Surface Ratio (ISR): _____ (City Standard: maximum 65% ISR)

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

Site Data:

- 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: John Feller **Date:** 8-20-24
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:



Architectural & Design Review Application

**Seminole 2.0
Seminole Pool & Tennis Association
5948 Schumann Drive, Fitchburg, WI 53711**

August 19, 2024

The Seminole Pool and Tennis Association has operated a private neighborhood recreational facility at 5948 Schumann Drive for more than 35 years. Constructed around 1987, the current site includes a 65-stall parking lot, bathhouse and mechanical building, 3 tennis courts, and aquatic facility including a wading pool and combination dive/lap pool with 6 lanes. The Pool Board is planning a phased project to reconstruct the entire recreational facility in order to provide improved amenities for members and additional aquatic opportunities for patrons of all ages. We are requesting review and approval of all phases of this project.

While initially envisioned as a single project, the proposed Seminole 2.0 improvements have been divided into two phases due to budget and fundraising constraints. Phase 1 is planned for Fall 2024-Spring 2025 and includes replacing the existing bathhouse with a new larger building. Phase 2 includes reconstruction of the rest of the site, planned within the next 2-5 years.

No changes in use are proposed for the existing 3.35 acre site, currently zoned Park and Recreation. The existing lap/dive pool has a patron capacity of 269 users and the wading pool an additional 46 patrons, for a maximum capacity of 315 patrons in the aquatic center at any given time.

The Seminole 2.0 redevelopment project proposes to reconstruct the 3 tennis courts in place, expand the parking lot from 65 stalls to 106 stalls, and enlarge the aquatic center to include 3 vessels with a total patron capacity of 451 individuals. The improved aquatic amenities include a dedicated diving pool, fenced wading pool, and 8-lane lap pool with an attached shallow water exercise area, totaling 8,450 square feet of water surface area. The new pool will be constructed to meet current pool geometric standards and standardize the long-standing atypical length of the current pool's lap lanes.

Fitchburg's parking standards call for 1 stall per 75 square feet of water surface area plus 1 stall per employee. That equates to 113 stalls at maximum capacity plus additional for staff. The proposed 106-stall lot maximizes available land for new parking on the existing site, close to doubling the current parking stall count. Due to the urban location of this recreational amenity and excellent connectivity with multi-modal transportation options including a multi-use path adjacent to the site, a significant number of existing patrons regularly walk or bike to the site, including a large number of neighborhood children below driving age attending open swim, lessons, or swim team practice on their own. Providing just enough parking will encourage locals to regularly plan on walking or biking to the site instead of depending on a motor vehicle. While the 106-stall parking lot does not quite meet the minimum code standard, we feel it meets the needs of this neighborhood facility. New site lighting has been designed to provide parking lot light levels in accordance with City guidance and contain any light spill within the property limits.

The new single-story masonry bathhouse has a mean roof height of 14 feet and 1 1/2 inches and a footprint of 3,167 square feet of enclosed building area and a covered patio footprint of 506 square feet, providing a significant improvement in functionality and aesthetics. The main locker rooms provide increased restroom facilities and individual shower stalls. Two new ADA family (unisex) restrooms have been added directly adjacent to the pool deck which helps eliminate gender identity discrimination and provides an option for mixed gender family groups. A dedicated nursing room provides an opportunity for privacy in this family-oriented facility. A new lifeguard room will have direct

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access to the pool deck improving sight lines and emergency response. A larger concessions room increases opportunities for food preparation, sales, and storage.

The exterior of the building has been designed in keeping with the residential nature of the adjacent properties and maintains a low profile. Colors and materials have been chosen to blend in with the landscape but provide durable and long-lasting surfaces. The single-story structure will be comprised of burnished concrete masonry block with pre-engineered wood framed roof trusses covered by an architectural asphalt shingled roof. The interior walls are painted concrete masonry block. Subtle architectural detailing includes colored differential toothing on the building corners, frosted transom windows for daylighting, Dutch gable accent portals, and an offset roofline open-air shelter framed with heavy timber trusses and a tongue-and-groove wooden roof deck. The foundation system is a shallow foundation constructed of cast-in-place concrete footings and foundation walls. No fire-protection systems are required in this type of seasonal building, in use from May - September.

Replacing the existing bathhouse in Phase 1 results in a temporary minor decrease in impervious surface due to the removal of existing concrete pavement areas around the existing building. Because parking requirements are based on water surface area, this building replacement does not trigger additional parking requirements in the initial phase.

Renderings of the Phase 2 mechanical building have not yet been fully developed, but it is envisioned to look similar to the Phase 1 bathhouse building. New stormwater management facilities will be constructed including a bioretention basin east of the parking lot and infiltration basin north of the tennis courts designed to meet all local and state stormwater requirements. Overall site grading and drainage patterns will be similar to the existing site, gently sloping from west to east and draining to the new stormwater facilities. The Phase 2 Impervious Surface Ratio is estimated at 62% after all improvements are complete.

The owner will maintain a majority of the existing perimeter landscape material onsite to preserve the natural aesthetic and buffers to adjacent properties. The new parking lot will be adorned with landscape island tree plantings and perimeter specimen tree accents. A new landscape bed will highlight the building entry with summer blooming shrubs and perennials.

Please contact me with questions or requests for additional supporting information.

Katherine MacDonald PE

Katie MacDonald, PE
Principal

Parkitecture + Planning

901 Deming Way, Suite 201
Madison, WI 53717

E katie@parkitecture.org
P 608.438.4253

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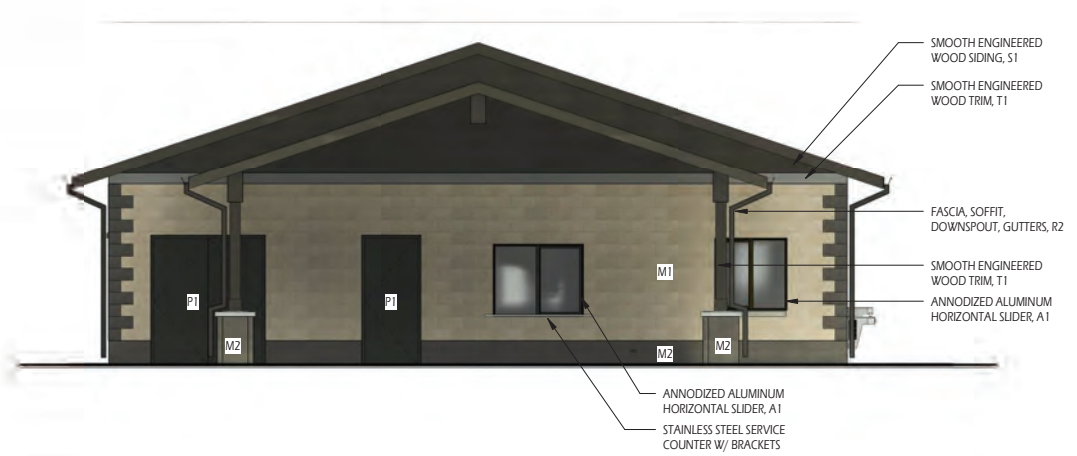
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4 SOUTH ELEVATION - MATERIALS
 A310 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MARK	DESCRIPTION	COLOR	NOTE
A-1	ANODIZED ALUMINUM	DARK BRONZE	3
J-1	JOINT SEALANT	DARK BRONZE	1
J-2	JOINT SEALANT	STONE	1
LV-1	FIXED BLADE LOUVER	DARK BRONZE	6
M-1	BURNISHED CMU	MOON BEAM	7
M-2	BURNISHED CMU	MANAWANA	7
M-3	PRECAST CONCRETE SILL	NATURAL GRAY	
P-1	EXTERIOR ENAMEL PAINT	URBAN BRONZE #SW7048	5
R-1	ASPHALT SHINGLES	MISSION BROWN	8
R-2	ROOFING SPECIALTIES	DARK BRONZE	2,6
S-1	SMOOTH SIDING PANELS	COFFEE	9
T-1	SMOOTH LP TRIM	COFFEE	10

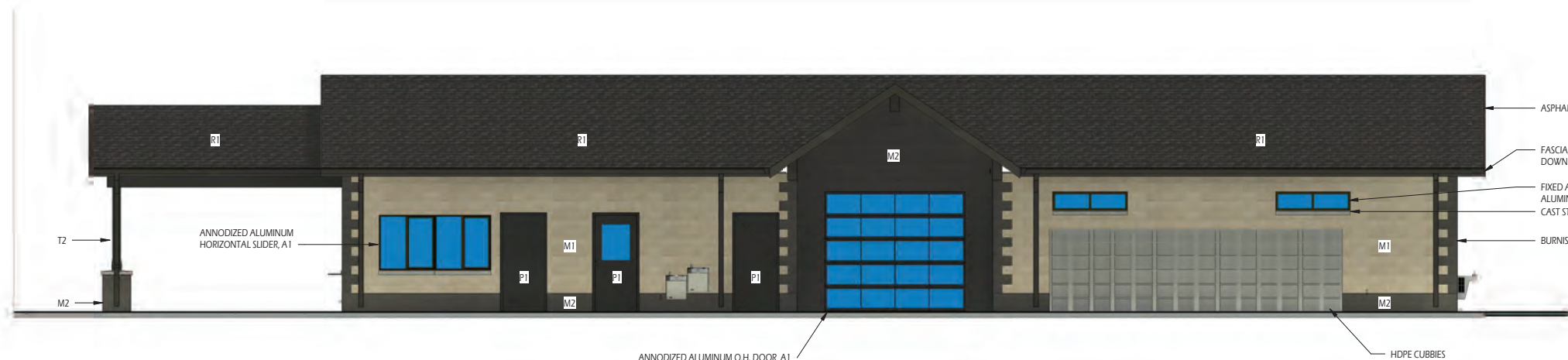
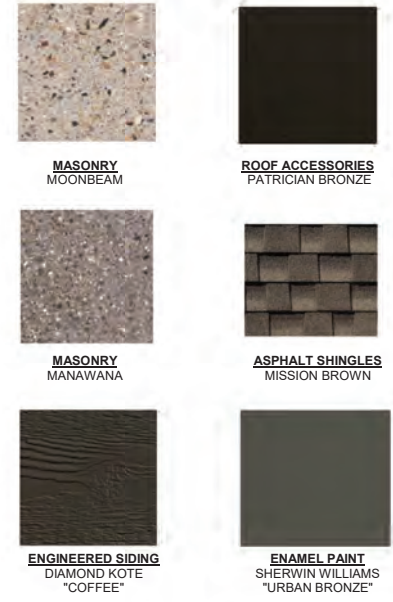
- EXTERIOR FINISH SCHEDULE NOTES**
1. SEALANT COLORS SELECTED FROM TREMCO, DYMONIC FC SERIES STANDARD COLORS.
 2. ALL EXTERIOR GUTTER, SOFFIT, FASCIA, AND DRIP EDGE MATERIAL TO BE PAINTED KYNAR 500 'GRAPHITE'.
 3. COLOR SELECTED FROM KAWNEER ANNOIDIZED ALUMINUM STANDARD COLORS.
 4. FINAL COLOR SELECTIONS SHALL BE MADE BY ARCHITECT DURING SUBMITTAL REVIEW PROCESS (CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR APPROVAL). ALL FINAL COLOR SELECTIONS SHALL BE MADE FROM RESPECTIVE MANUFACTURERS STANDARD COLOR CHARTS / SUBMITTED MATERIAL SAMPLES.
 5. COLOR SELECTED FROM SHERWIN WILLIAMS STANDARD COLORS. FINISH = SEMI-GLOSS.
 6. COLOR SELECTED FROM KYNAR-500 STANDARD COLOR LINE.
 7. COLOR SELECTED FROM COUNTY MATERIALS STANDARDS COLORS.
 8. SHINGLE COLOR SELECTED FROM GAF TIMBERLINE HDZ SERIES STANDARD COLORS.
 9. COLOR SELECTED FROM DIAMOND KOTE, SMOOTH FINISH VERTICAL PANEL STANDARD COLORS.
 10. COLOR SELECTED FROM DIAMOND KOTE SMOOTH FINISH TRIM COLORS.



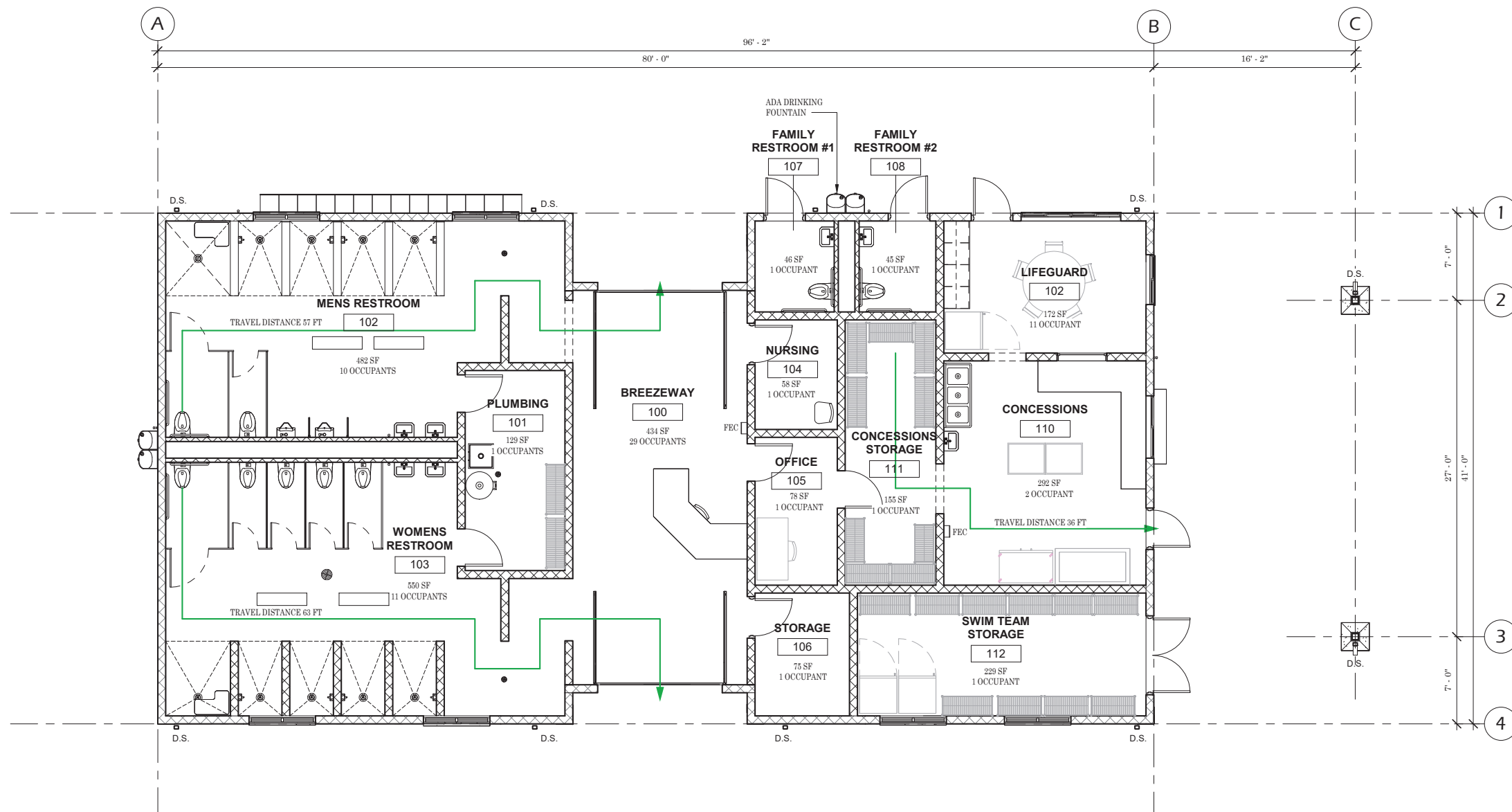
3 EAST ELEVATION - MATERIALS
 A310 3/16" = 1'-0"



2 WEST ELEVATION - MATERIALS
 A310 3/16" = 1'-0"



1 NORTH ELEVATION - MATERIALS
 A310 3/16" = 1'-0"



CODE SUMMARY	
SEASONAL USE ONLY: BUILDING WILL BE OCCUPIED FROM MAY 15 THROUGH SEPTEMBER 1. THE REMAINDER PORTION OF THE YEAR THE BUILDING WILL BE UNOCCUPIED AND UNTEMPERED DURING OFFSEASON	
CODES: • SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE • ICC A117.1-09 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES"	
BUILDING DATA	
FLOOR LEVEL	FLOOR AREA
FIRST FLOOR:	3,167 SF
# STORIES:	1
BUILDING HEIGHT:	14'-1 1/2" (MEAN ROOF HEIGHT)
USE & OCCUPANCY CLASSIFICATION (CHAPTER 3):	
USE CATEGORY:	
B-BUSINESS:	2,743 SF (86.6%) PRIMARY USE
S1-STORAGE:	424 SF (13.4%)
TOTAL:	3,167 SF
CONSTRUCTION TYPE: TYPE VB - NON-SPRINKLED	
BUILDING HEIGHT & AREA (CHAPTER 5):	
ALLOWABLE HEIGHT:	40 FT (TABLE 504.3)
ALLOWABLE # OF STORIES:	2-STORIES (TABLE 504.4)
ALLOWABLE BUILDING AREA (B):	9,000 SF (TNS - TABLE 506.2)
OCCUPANCY SEPARATIONS (TABLE 508.4)	
REQUIRED SEPARATIONS:	NONE REOD
CONSTRUCTION RATINGS (CHAPTER 6, TABLE 601):	
PRIMARY STRUCTURAL FRAME:	0 HR
INTERIOR BEARING WALLS:	0 HR
EXTERIOR BEARING WALLS:	0 HR
FLOOR CONSTRUCTION:	0 HR
ROOF CONSTRUCTION:	0 HR
FIRE SEPARATION DISTANCE (CHAPTER 6, TABLE 602):	
X ≤ 5 FT:	1 HR
5 FT < X ≤ 10 FT:	1 HR
10 FT < X ≤ 30 FT:	0 HR
X ≥ 30 FT:	0 HR
FIRE PROTECTION (CHAPTER 9):	
FIRE PROTECTION SYSTEM REQUIRED:	NO
FIRE ALARM SYSTEM REQUIRED:	NO
OCCUPANT LOAD (CHAPTER 10, TABLE 602):	
ACCESSORY STORAGE/MECHANICAL:	1 PER 300 SF GROSS
BUSINESS:	1 PER 100 SF GROSS
LOBBY:	1 PER 15 SF GROSS
LOCKER ROOMS:	1 PER 50 SF GROSS
CONCESSIONS:	1 PER 200 SF GROSS
FAMILY RESTROOMS:	1 EACH
TOTAL CALCULATED OCCUPANTS = 71 OCCUPANTS	
EGRESS (CHAPTER 10):	
# EXITS REQUIRED (TABLE 1006.2.1)	
GROUND FLOOR:	2 REOD > 50 OCCUPANTS < 250 FT TRAVEL DISTANCE
EXIT MINIMUM WIDTH: 0.2 INCHES PER OCCUPANT (1005.3.2)	
ACCESSIBILITY	
ACCESSIBLE SPACES TO BE LOCATED ON 1ST FLOOR & TO COMPLY WITH ANSI 117.1	
PLUMBING FIXTURES REQUIRED (TABLE 2902.1) - REFER ALSO TO SPS390 (6,200 SF WATER)	
POOL FIXTURE RATES (SPS390):	
WATER CLOSETS:	2 (MALE) & 4 (FEMALE)
URINALS:	2
LAVATORIES:	2 (MALE) & 2 (FEMALE)
DRINKING FOUNTAIN:	1
SHOWERS:	5 (MALE) & 5 (FEMALE)
PATH OF EGRESS - 2ND FLOOR EXIT SIGN	

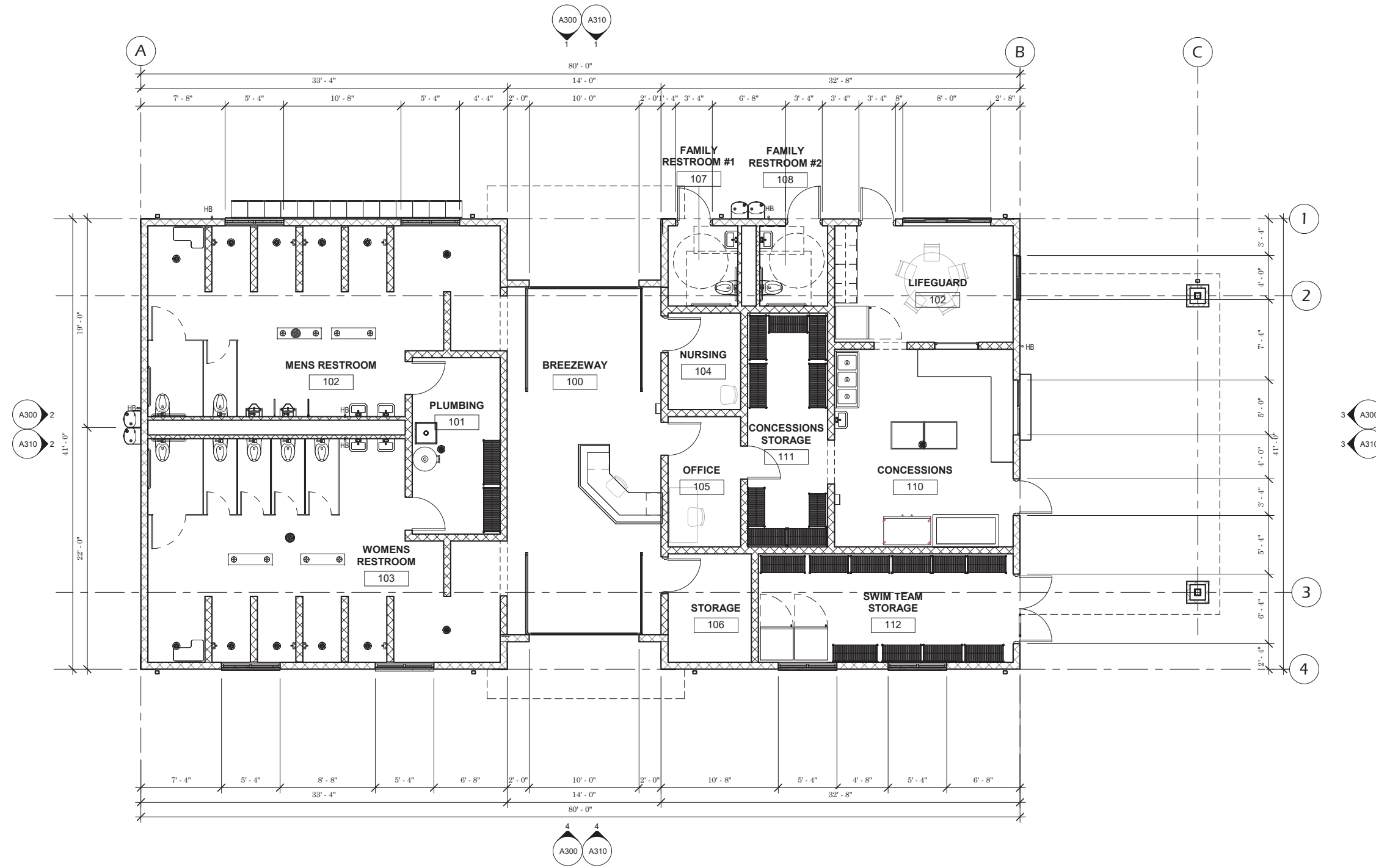
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Project Name: **SEMINOLE POOL 2.0**
 5948 SCHUMANN DRIVE
 Fitchburg, WI 53711
 Sheet Title: **CODE PLAN**

Revisions:
 Project #: 22.050
 Issued For: ADR Sub.
 Date: 8/16/2024

Sheet Number
A010



1 FLOOR PLAN
3/16" = 1'-0"

Project Name:
SEMINOLE POOL 2.0
5948 SCHUMANN DRIVE
Fitchburg, WI 53711

Sheet Title
FLOOR PLAN

Revisions:

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Project #: 22.050
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Date: 8/16/2024

Sheet Number
A100

ROOFING NOTES

- ROOF SHEATHING TO BE 1/2-INCH APA EXPOSURE RATED SHEATHING WITH 24/0 SPAN RATING.
- SELF-ADHERING ICE AND WATER SHIELD SHALL BE APPLIED TO ROOF SHEATHING FROM ROOF EDGE TO 24 INCHES PAST INSIDE FACE OF EXTERIOR WALL.
- ROOF COVERING TO BE GAF TIMBERLINE HDZ ASPHALT SHINGLES (COLOR = MISSION BROWN), OR EQUAL.
- PRE-FINISHED METAL ROOF ASSEMBLIES SHALL BE KYNAR 500 (DURANAR PVDF), COLOR = ECLIPSE GRAY*
- RIDGE VENT SHALL BE GAF COBRA SNOWCOUNTRY ADVANCE RIDGE VENT, OR EQUAL.
- ROOFING ACCESSORIES SHALL BE PROVIDED AS FOLLOWS:

COMPONENT	THICKNESS	COLOR
DRIP EDGE & GUTTER EDGE	0.014 IN	PATRICIAN BRONZE*
DOWNSPOUTS - 3"x4"	0.027 IN	PATRICIAN BRONZE*
GUTTERS - 5" K-STYLE	0.032 IN	PATRICIAN BRONZE*
FLASHINGS	29 GA	MILL FINISH
VENTED ALUMINUM SOFFIT	29 GA	PATRICIAN BRONZE*

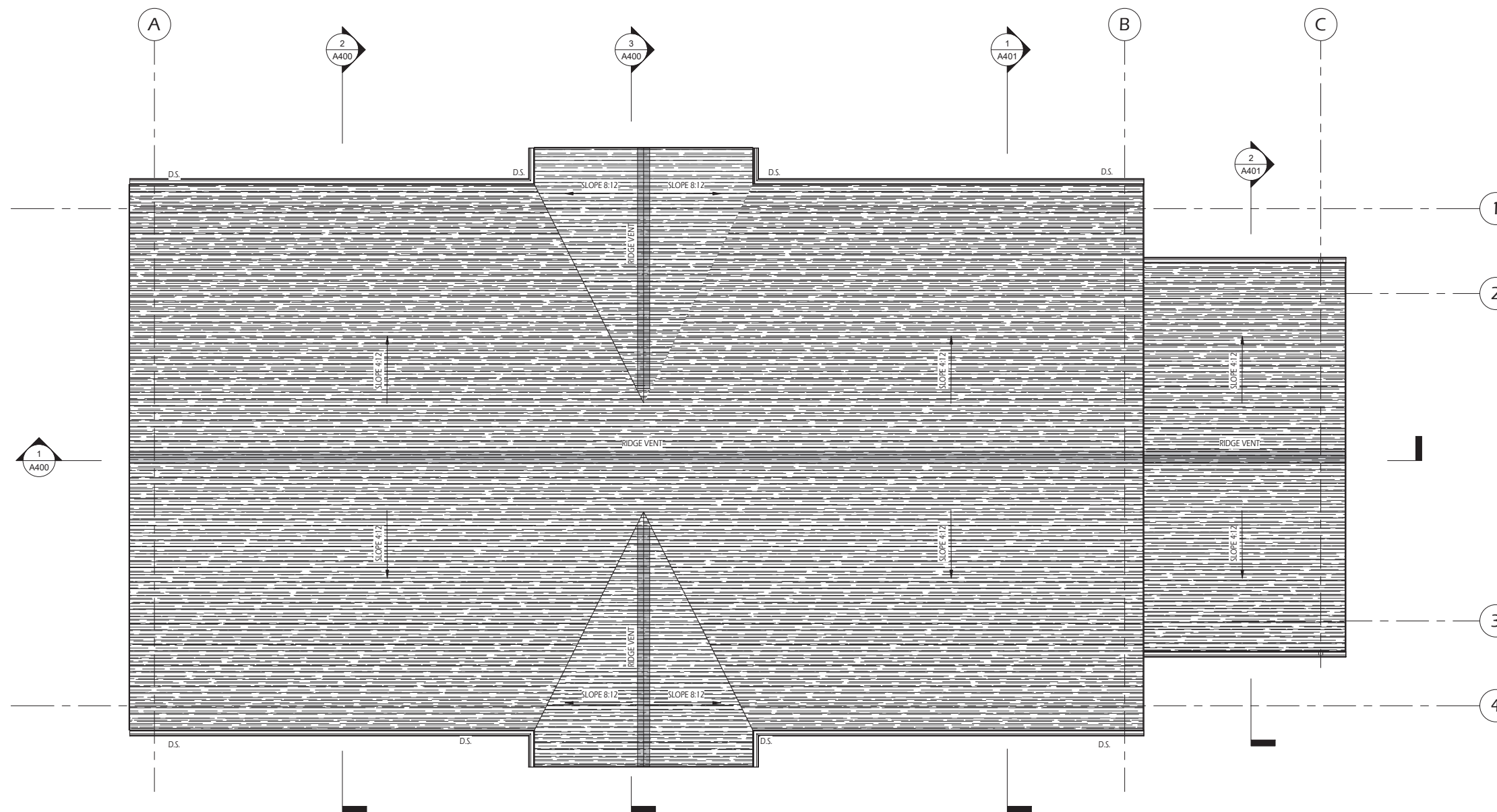
7. *DS - DENOTES DOWNSPOUT LOCATION.



ASPHALT SHINGLES
MISSION BROWN



PRE-FINISHED ROOF ACCESSORIES
PATRICIAN BRONZE



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Project Name: **SEMINOLE POOL 2.0**
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Sheet Title: **ROOF PLAN**

Revisions:

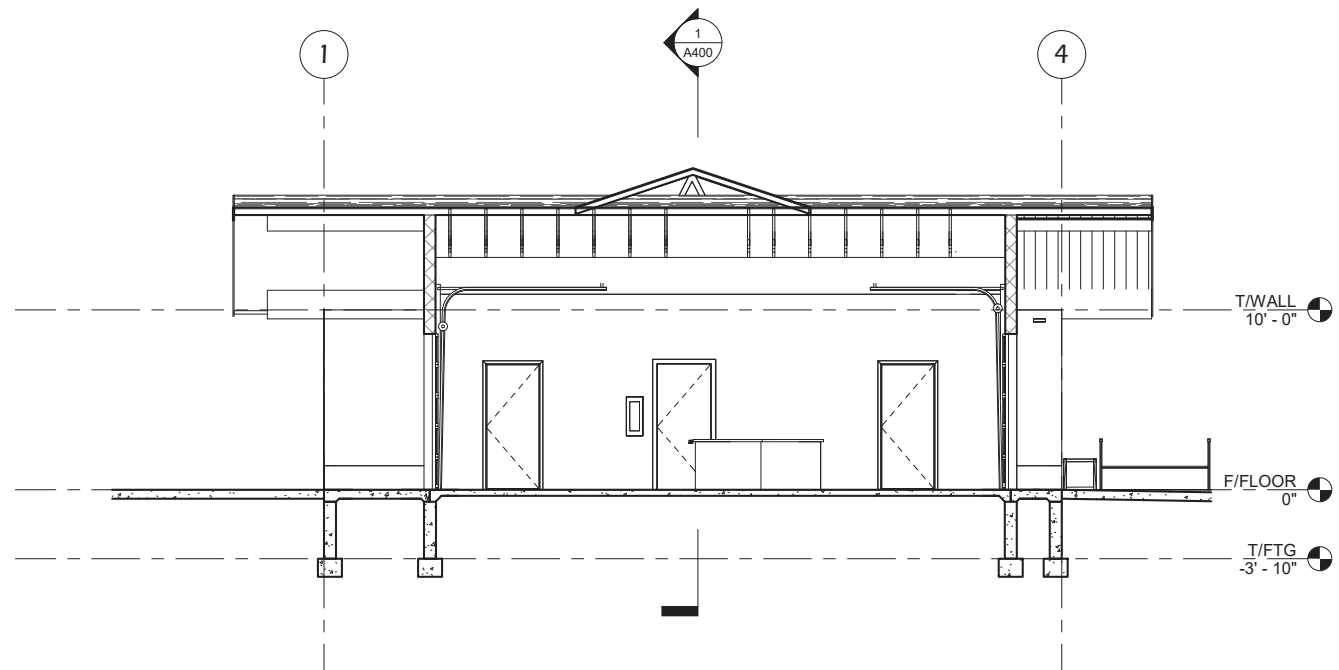
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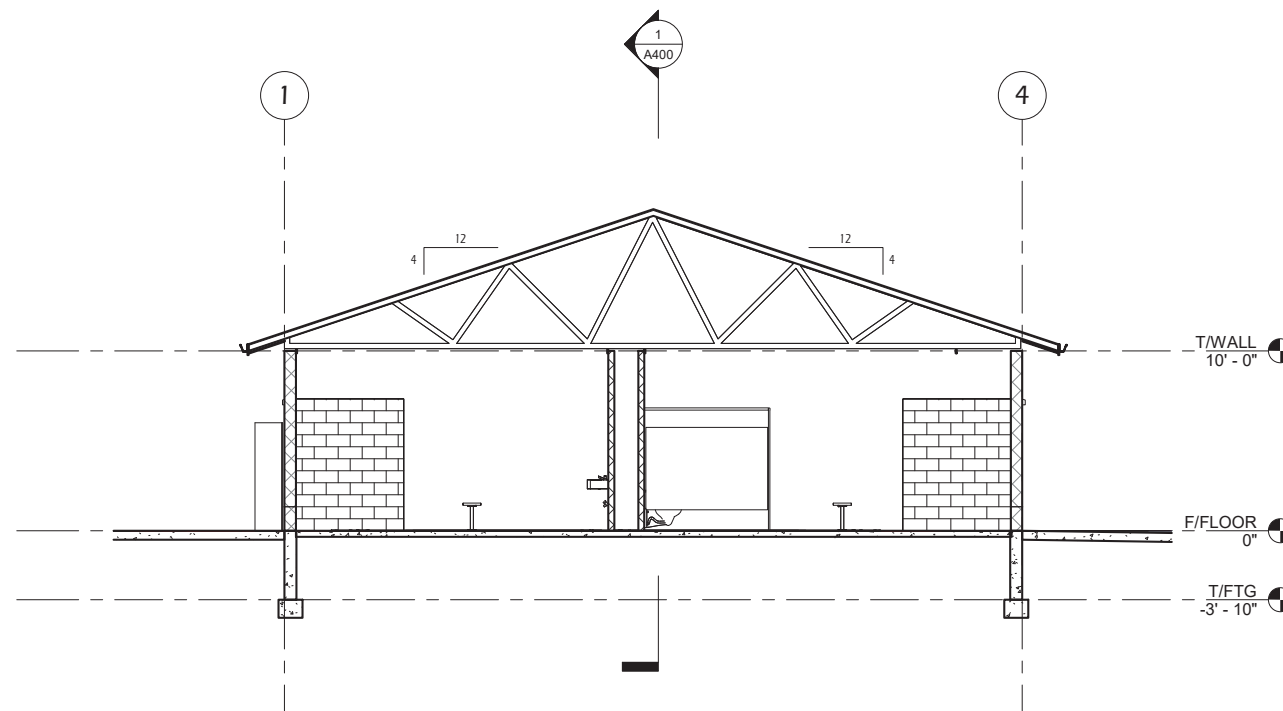
Sheet Number
A200

1
A200
ROOF PLAN
3/16" = 1'-0"

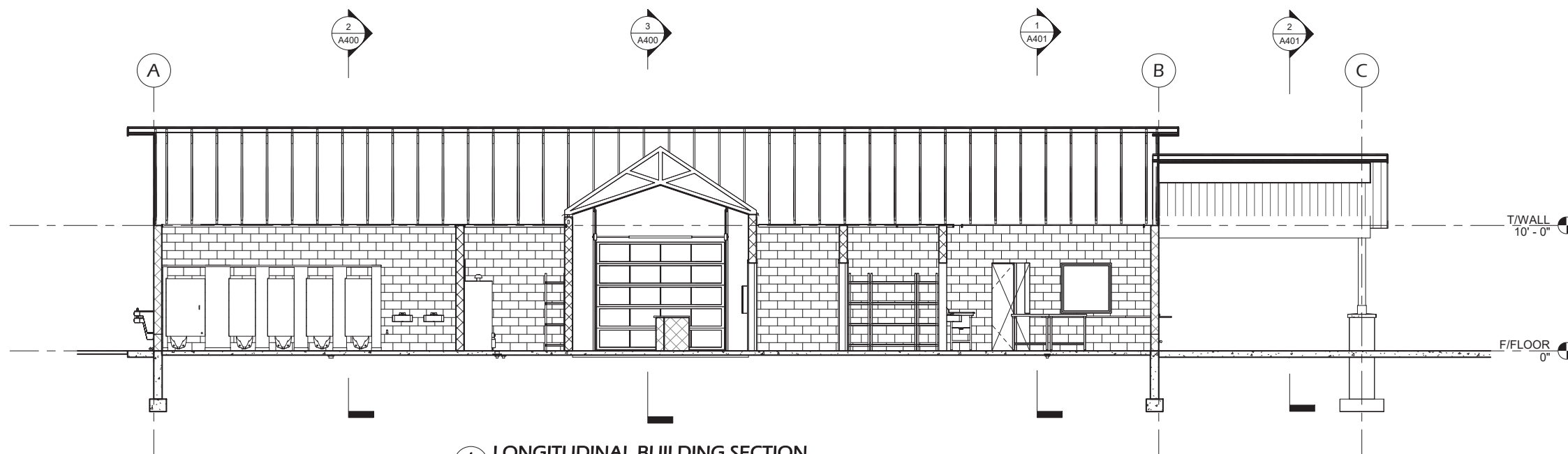




3 BUILDING SECTION - LOBBY
A400 3/16" = 1'-0"



2 BUILDING SECTION - LOCKERROOMS
A400 3/16" = 1'-0"



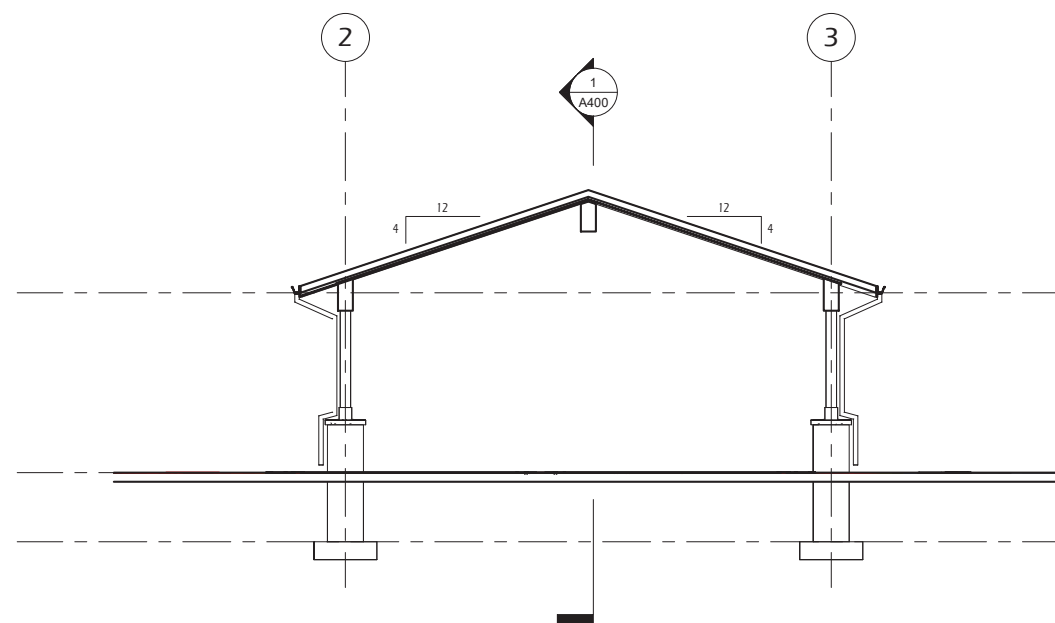
1 LONGITUDINAL BUILDING SECTION
A400 3/16" = 1'-0"

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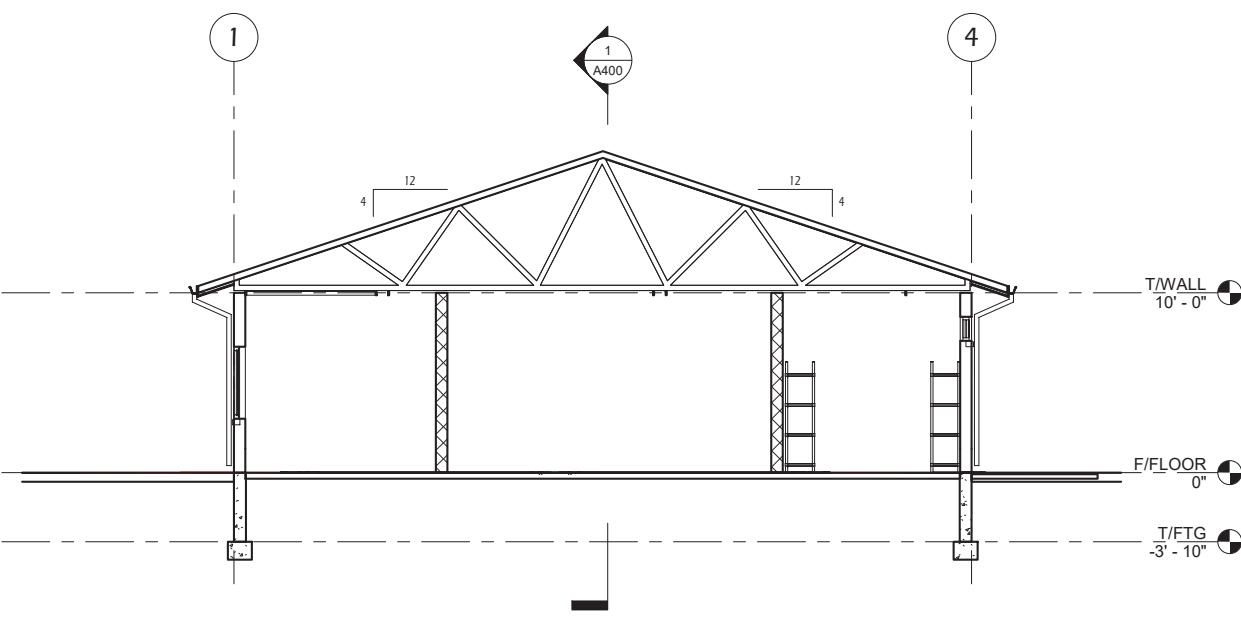
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A400



2 BUILDING SECTION - SHELTER
A401 3/16" = 1'-0"



1 BUILDING SECTION - LIFEGUARD & CONCESSIONS
A401 3/16" = 1'-0"

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Sheet Title
BUILDING SECTIONS

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A401



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Sheet Title
EXTERIOR RENDERINGS

Revisions:

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Project #: 22.050
Issued For: ADR Sub.
Date: 8/16/2024

Sheet Number
X001



Project Name:
SEMINOLE POOL 2.0
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Sheet Title

EXTERIOR RENDERINGS

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X002

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Sheet Title
EXTERIOR RENDERINGS

Revisions:

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Project #: 22.050
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Sheet Number
X003



Project Name:
SEMINOLE POOL 2.0
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Sheet Title
EXTERIOR RENDERINGS

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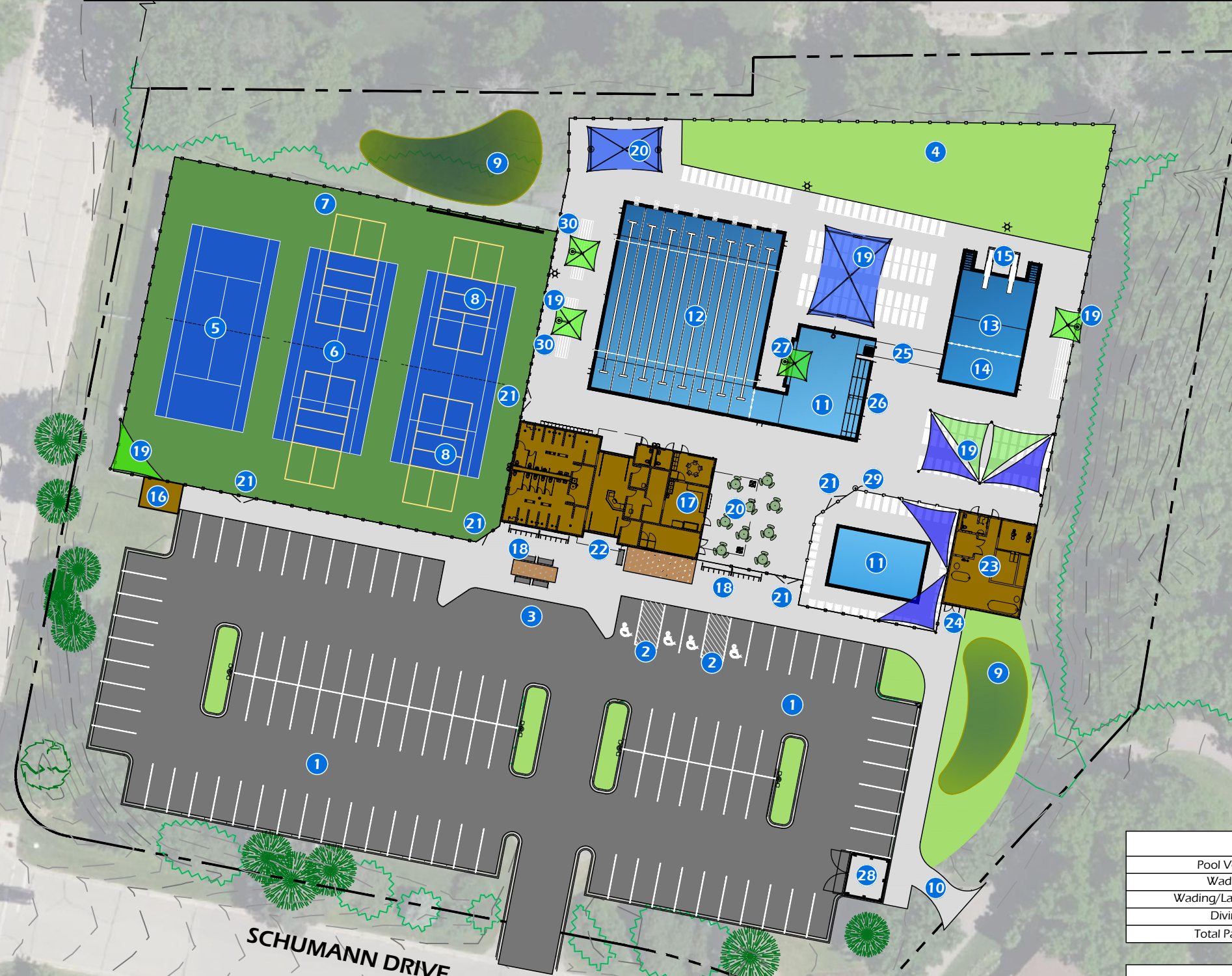
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LEGEND

- | | | | | | |
|-----------------------|-----------------------------|-------------------------|---------------------------|-------------------------|----------------------------|
| 1 Parking Lot | 6 Tennis Court w/Pickleball | 11 Wading Pool | 16 Tennis Storage Shed | 21 Gate | 26 Wide Steps |
| 2 ADA Parking Stalls | 7 Bounding Board | 12 Lap Pool | 17 Concessions Area | 22 Entry Area | 27 Underwater Bench |
| 3 Drop-Off Area | 8 Pickleball Court | 13 Diving Area | 18 Bike Rack | 23 Mechanical Area | 28 Dumpster Enclosure |
| 4 Flexible Greenspace | 9 Stormwater Management | 14 Deep Water Swim Area | 19 Shade Structure | 24 Mechanical Access | 29 Flagpole |
| 5 Tennis Court | 10 Trail Connector | 15 Diving Board | 20 Rentable Covered Space | 25 Hydraulic Connection | 30 Pool Cover/Reel Storage |

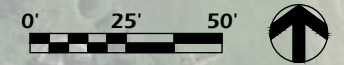
S. SEMINOLE HWY

SCHUMANN DRIVE

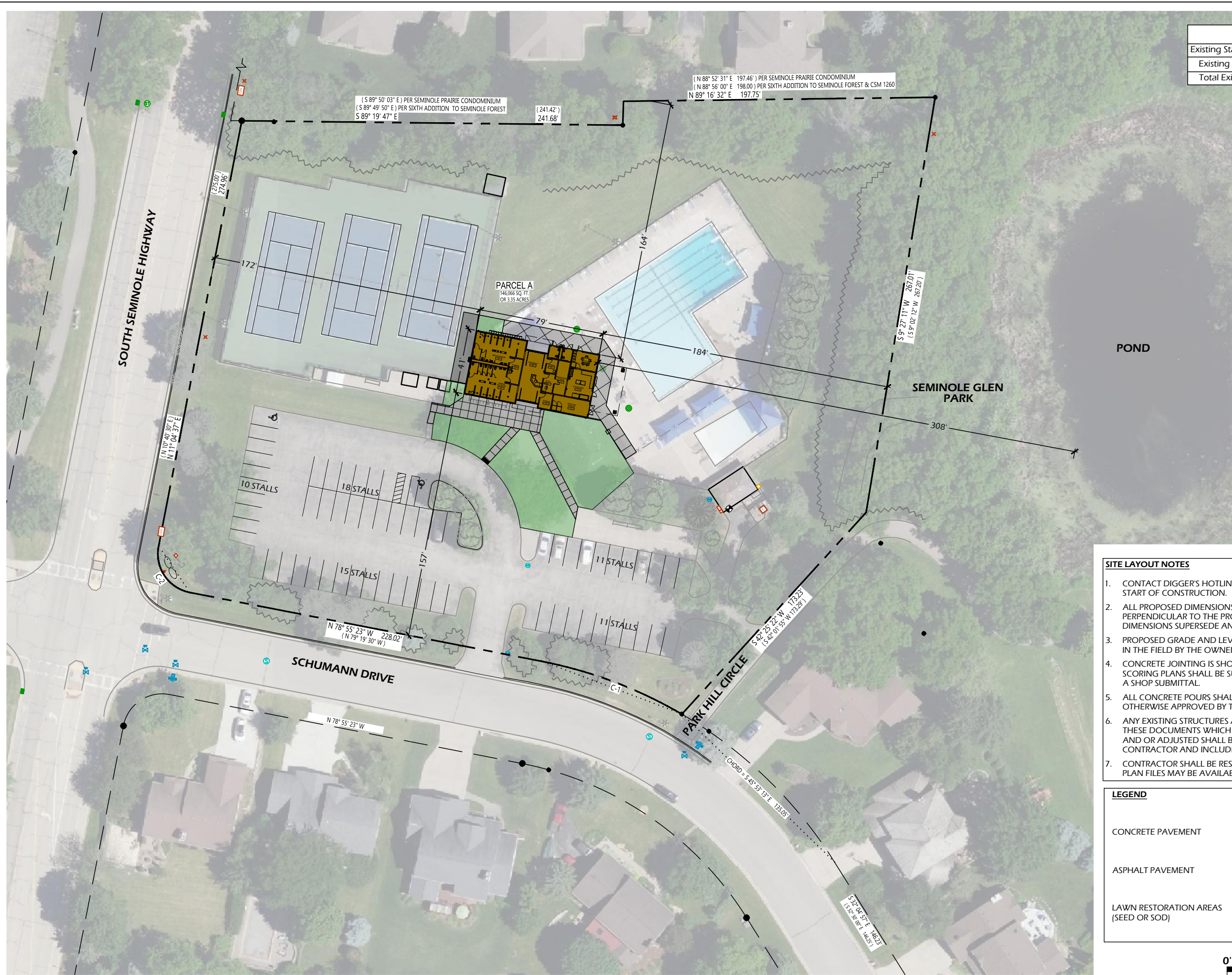


PATRON LOAD	
Pool Vessel Area	Allowable Patrons
Wading Pool	55
Wading/Lap Combo Pool	344
Diving Well	52
Total Patron Load	451 Individuals

SITE STATISTICS	
Pool Vessel Area	±8,450 Square Feet
Approximate Patron Count	414
Parking Stalls Shown	106
Pool Deck Pavement Area	20,000 Square Feet
Building Square Footage	4,000 Square Feet






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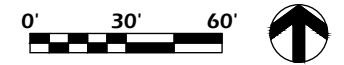


SITE STATISTICS	
Existing Standard Parking Stalls	63
Existing ADA Parking Stalls	2
Total Existing Parking Stalls	65

- SITE LAYOUT NOTES**
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 - ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. WRITTEN DIMENSIONS SUPERSEDE ANY SCALED DIMENSIONS.
 - PROPOSED GRADE AND LEVEL SHALL BE PERIODICALLY REVIEWED IN THE FIELD BY THE OWNER OR A/E.
 - CONCRETE JOINTING IS SHOWN FOR DESIGN INTENT. FINAL SCORING PLANS SHALL BE SUBMITTED TO THE A/E FOR REVIEW AS A SHOP SUBMITTAL.
 - ALL CONCRETE POURS SHALL BE DOWELED TOGETHER UNLESS OTHERWISE APPROVED BY THE A/E.
 - ANY EXISTING STRUCTURES AND/OR UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STAKING. DIGITAL PLAN FILES MAY BE AVAILABLE FROM THE A/E.

LEGEND

CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
LAWN RESTORATION AREAS (SEED OR SOD)	



File: V:\22.050_Fitchburg_Seminole_Pool\CAD\P-SF - PHASE 2.dwg Layout: C200 User: bluem Plotted: Aug 16, 2024 - 4:44pm



(S 89° 50' 03" E) PER SEMINOLE PRAIRIE CONDOMINIUM
(S 89° 49' 50" E) PER SIXTH ADDITION TO SEMINOLE FOREST
S 89° 19' 47" E

(241.42')

(N 88° 52' 31" E 197.46') PER SEMINOLE PRAIRIE CONDOMINIUM
(N 88° 56' 00" E 198.00') PER SIXTH ADDITION TO SEMINOLE FOREST & CSM 1260
N 89° 16' 32" E 197.75'

SOUTH SEMINOLE HIGHWAY

(N 10° 40' 37" E)
(N 11° 04' 37" E)

SCHUMANN DRIVE

(N 78° 55' 23" W 228.02')
(N 79° 19' 30" W)

PARK HILL CIRCLE

(S 84° 01' 55" W 173.25')
(S 84° 01' 55" W 173.25')

SEMINOLE GLEN PARK

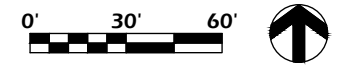
POND

IMPERVIOUS SURFACE RATIO
IMPERVIOUS SURFACES - 89,507 Sq. Ft.
LOT AREA - 144,494 Sq. Ft.
RATIO - ~ 62%

- SITE LAYOUT NOTES**
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 - ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. WRITTEN DIMENSIONS SUPERSEDE ANY SCALED DIMENSIONS.
 - PROPOSED GRADE AND LEVEL SHALL BE PERIODICALLY REVIEWED IN THE FIELD BY THE OWNER OR A/E.
 - CONCRETE JOINTING IS SHOWN FOR DESIGN INTENT. FINAL SCORING PLANS SHALL BE SUBMITTED TO THE A/E FOR REVIEW AS A SHOP SUBMITTAL.
 - ALL CONCRETE POURS SHALL BE DOWELED TOGETHER UNLESS OTHERWISE APPROVED BY THE A/E.
 - ANY EXISTING STRUCTURES AND/OR UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STAKING. DIGITAL PLAN FILES MAY BE AVAILABLE FROM THE A/E.

LEGEND

CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
LAWN RESTORATION AREAS (SEED OR SOD)	



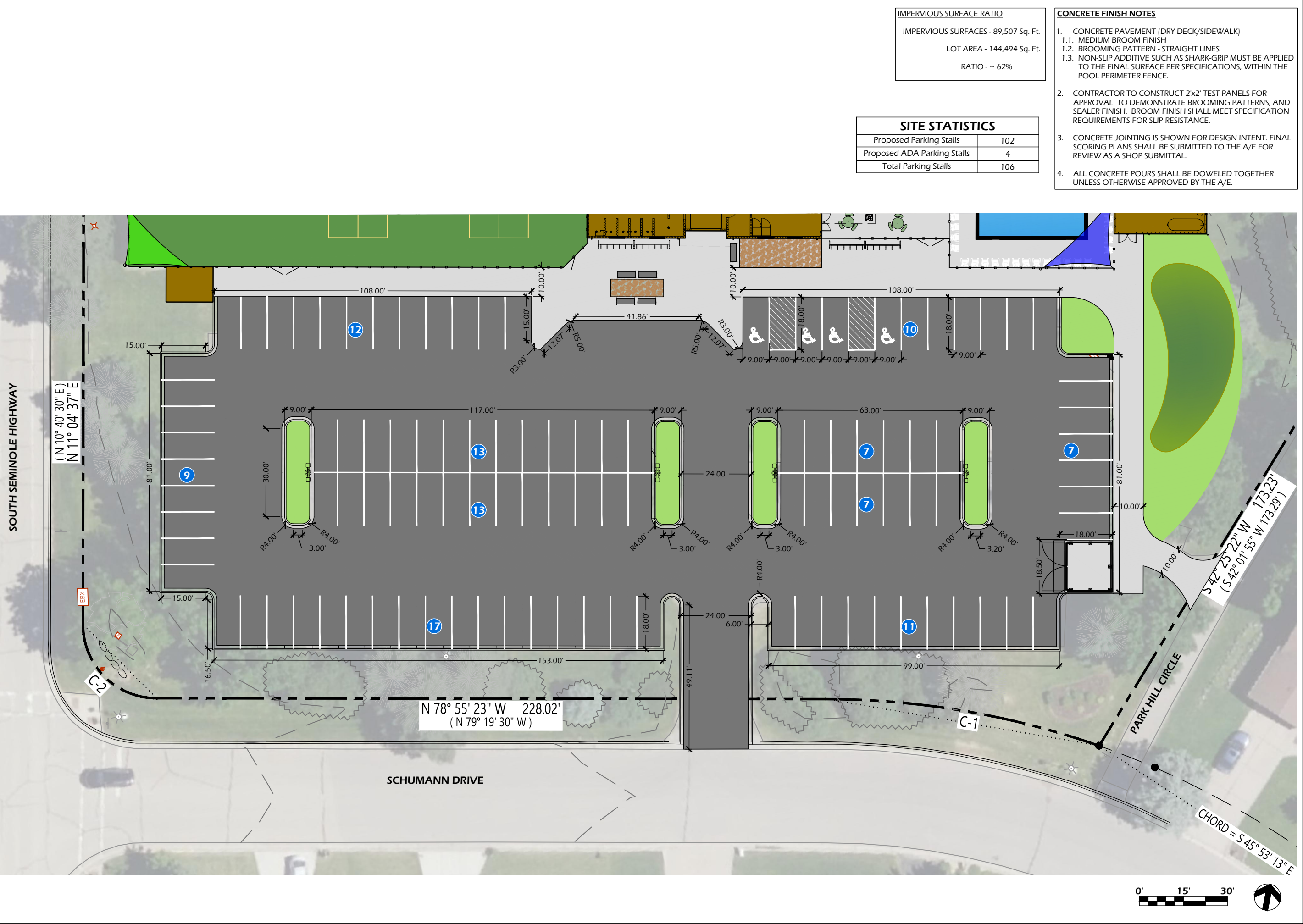
Revisions:

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Project #: 22.050
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Sheet Number
C200

File: V:\22.050_Fitchburg_Seminole Pool\CAD\P-SP - PHASE 2.dwg Layout: C201 User: bluem Plotted: Aug 16, 2024 - 4:43pm



IMPERVIOUS SURFACE RATIO

IMPERVIOUS SURFACES - 89,507 Sq. Ft.
 LOT AREA - 144,494 Sq. Ft.
 RATIO - ~ 62%

SITE STATISTICS

Proposed Parking Stalls	102
Proposed ADA Parking Stalls	4
Total Parking Stalls	106

- CONCRETE FINISH NOTES**
- CONCRETE PAVEMENT (DRY DECK/SIDEWALK)
 - MEDIUM BROOM FINISH
 - BROOMING PATTERN - STRAIGHT LINES
 - NON-SLIP ADDITIVE SUCH AS SHARK-GRIP MUST BE APPLIED TO THE FINAL SURFACE PER SPECIFICATIONS, WITHIN THE POOL PERIMETER FENCE.
 - CONTRACTOR TO CONSTRUCT 2'x2' TEST PANELS FOR APPROVAL TO DEMONSTRATE BROOMING PATTERNS, AND SEALER FINISH. BROOM FINISH SHALL MEET SPECIFICATION REQUIREMENTS FOR SLIP RESISTANCE.
 - CONCRETE JOINTING IS SHOWN FOR DESIGN INTENT. FINAL SCORING PLANS SHALL BE SUBMITTED TO THE A/E FOR REVIEW AS A SHOP SUBMITTAL.
 - ALL CONCRETE POURS SHALL BE DOWELED TOGETHER UNLESS OTHERWISE APPROVED BY THE A/E.



Project Name: **SEMINOLE POOL 2.0**
 5948 SCHUMANN DRIVE
 FITCHBURG, WI 53711

Sheet Title: **SITE PLAN - PARKING AREA**

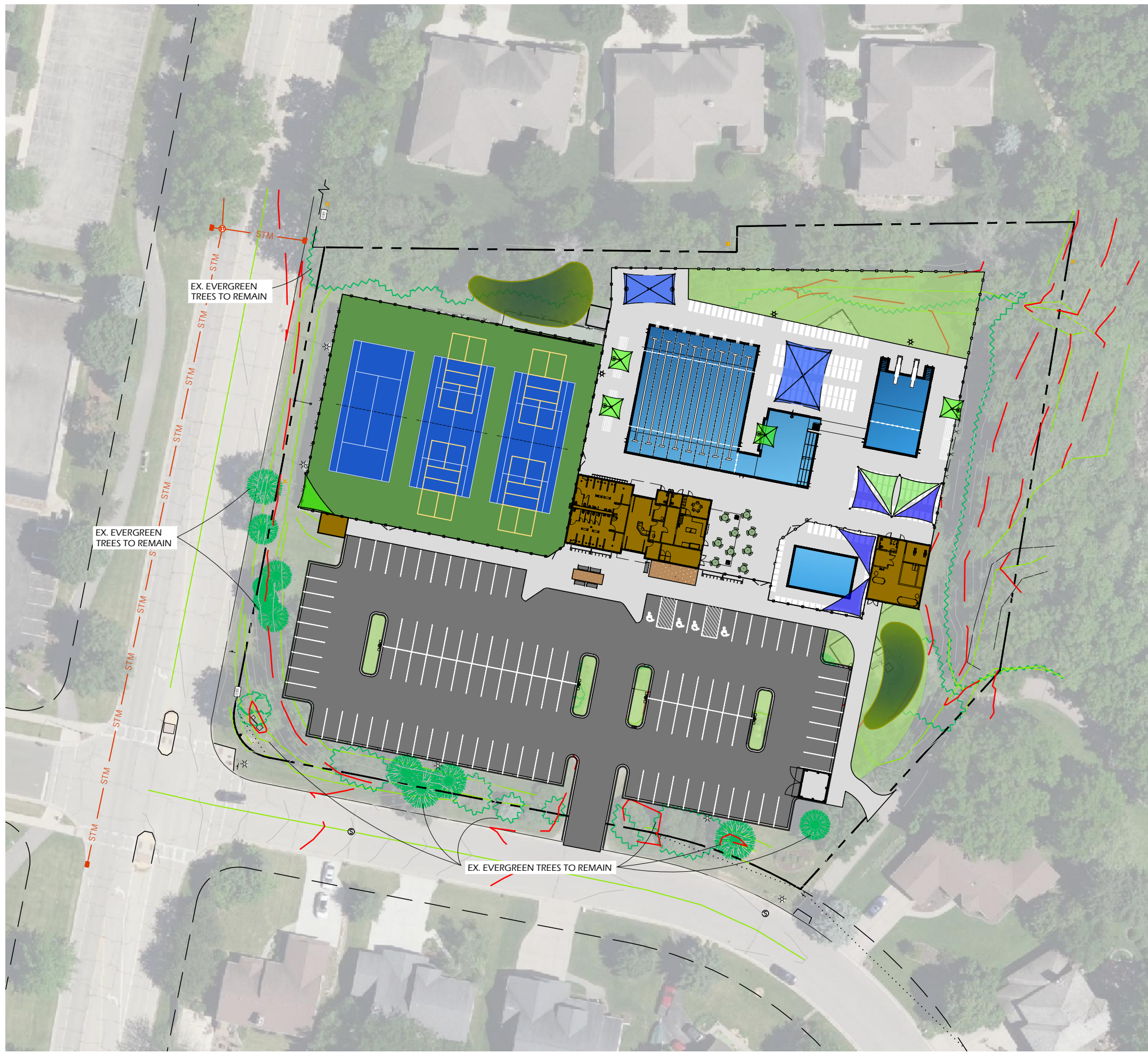
Revisions:

Project #: 22.050
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Sheet Number: **C201**



File: V:\22.050_Fitchburg_Seminole_Pool\CAD\P-SP - PHASE 2 LS.dwg Layout: C800 User: Blake Plotted: Aug 16, 2024 - 1:33pm



Revisions:

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Project #: 22.050
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Sheet Number
C800

LANDSCAPE AND RESTORATION NOTES

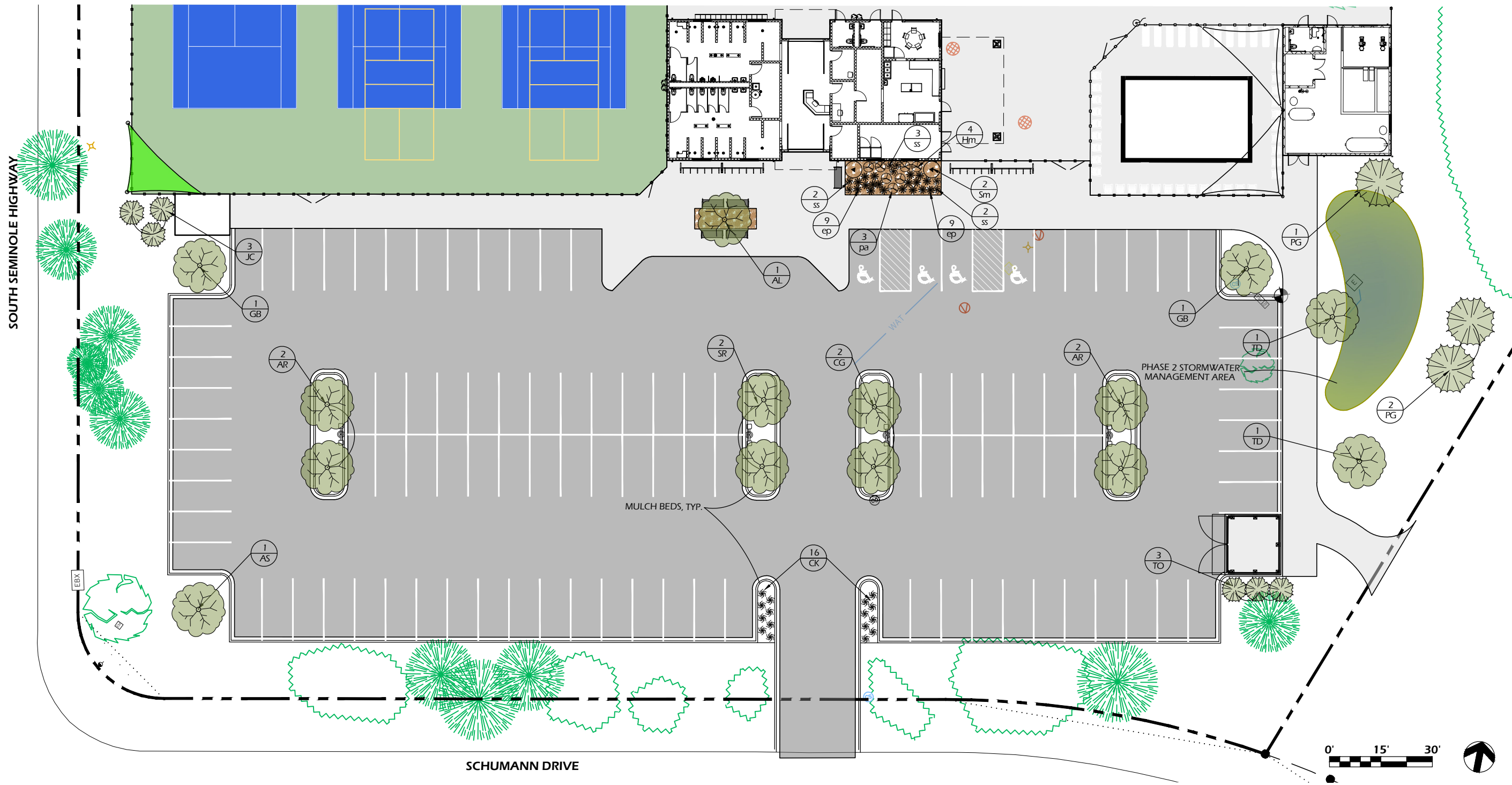
- FINAL PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICT WITH OTHER OBSTACLES.
- PLANT MATERIAL SHALL BE REVIEWED BY OWNER OR A/E PRIOR TO INSTALLATION FOR QUALITY AND UNIFORMITY.
- ALL LANDSCAPE BEDS AND TREE RINGS SHALL HAVE A MINIMUM OF 6" DEPTH SHREDDED HARDWOOD MULCH.
- TREES AND SHRUBS SHALL BE INSTALLED PER DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED & MULCH PER SPECIFICATIONS.
- SEED/SOIL PLACEMENT SHALL EXTEND TO THE LIMITS OF CONSTRUCTION DISTURBANCE.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM 6" TOPSOIL DEPTH. SEED MIXES SHALL BE AS SHOWN. CONTRACTOR MAY NEED TO WATER RESTORED AREAS TO ENSURE A SUBSTANTIAL CATCH OF TURF GRASS. WATERING SHALL BE INCIDENTAL.
- ALL SLOPES GREATER THAN 1:3 TO RECEIVE EROSION CONTROL MATTING PER DETAILS.
- TREES SHALL NOT BE PLANTED WITHIN THE DRAINAGEWAYS.

PLANT MATERIAL SCHEDULE

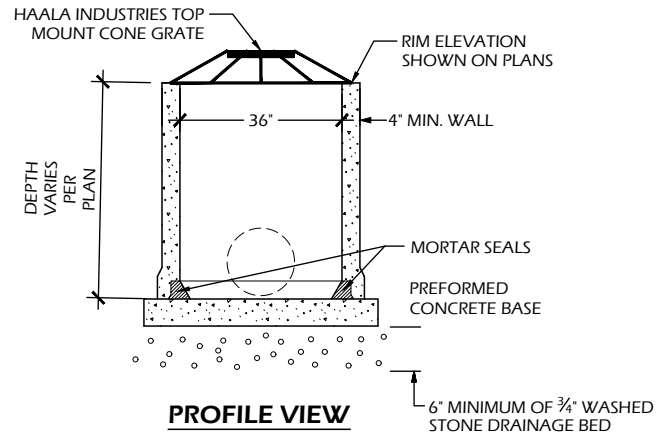
Symb	Botanical name	Common Name	Size (min)	Qty	Symb	Botanical name	Common Name	Size (min)	Qty
TREES									
AL	Amelanchier laevis	Allegheny Serviceberry	Multi-stem	1	Sm	Syringa meyeri 'Palibin'	Meyeri Lilac	5 Gal	2
AR	Acer rubrum 'Red Pointe'	Red Pointe Maple	2" Cal	4	Hm	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	3 Gal	4
AS	Acer saccharum 'Bailsta'	Fall Fiesta Maple	2" Cal	1	ck	Calamagrostis acutiflora 'K. F.'	'Karl Foerster' Grass	1 Gal	16
CG	Crataegus crus gali var. inermis	Thornless Hawthorne	2" Cal	2	ep	Echinacea purpurea	Purple Coneflower	1 Gal	18
GB	Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree	1.75"-2" Cal	2	pa	Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	1 Gal	3
JC	Juniperus chinensis 'Iowa'	Iowa Juniper	5' Ht	3	ss	Schizachyrium scoparium	Little Bluestem grass	1 Gal	7
PG	Picea glauca	Black Hills Spruce	5' Ht	1					
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lllac	1.75"-2" Cal	2					
TD	Taxodium distichum	Bald Cypress	1.75"-2" Cal	2					
TO	Thuja occidentalis 'Emerald Green'	Emerald Green Arb.	5' Ht	3					

RESTORATION MIXES

SEED MIXES			
DESIGNATION	SEED MIX	RATE (LBS/1000 SF)	
LAWN RESTORATION	WISDOT #40	3.0	
ANNUAL SEED MIX ADDITIVE (USE ONE TYPE)			
DESIGNATION	SEED MIX	RATE (LBS/1000 SF)	USAGE DATES
ANNUAL SEEDING		2.0	GROWING SEASON
COOL WEATHER COVER CROP	OATS	2.0	AFTER SEPTEMBER 15
DORMANT COVER CROP	WINTER WHEAT	2.0	AFTER OCTOBER 15
ADDITIONAL ADDITIVES			
DESIGNATION	TYPE	RATE (LBS/1000 SF)	USAGE DATES
FERTILIZER	PER SOIL TEST	2.0	ALL SEASONS
SOIL STABILIZER	POLYACRYLIMIDE	PER MANUFACTURER	AFTER NOVEMBER 15

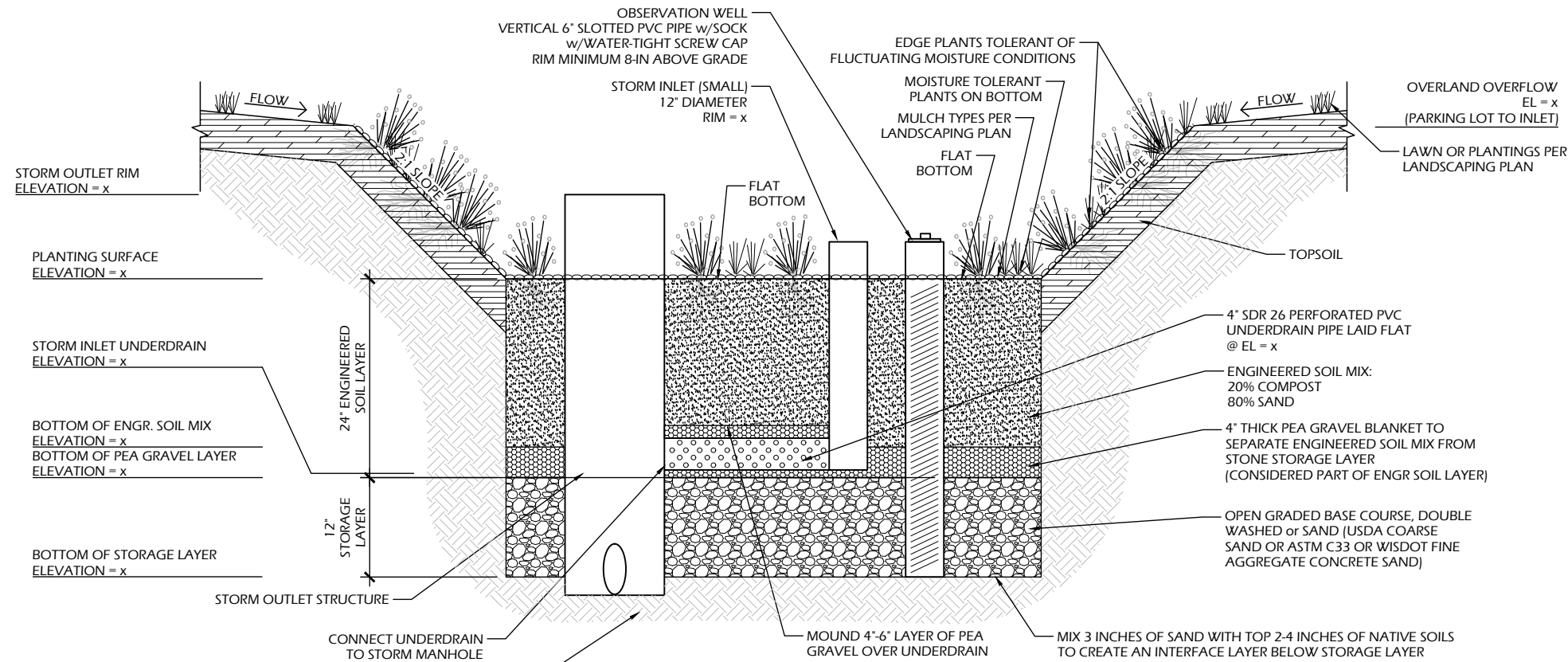


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2 STORM OUTLET STRUCTURE

SCALE: NTS



EXCAVATE OR OVEREXCAVATE (MAX 3 ADDITIONAL FEET) TO NATIVE SANDY LOAM SOILS. BACKFILL WITH ADDITIONAL OPEN GRADED GRAVEL OR SAND, OR NATIVE SANDY LOAM SOILS MINED ON SITE.

BIORETENTION BASIN PARAMETERS	
	DESIGN
TOP OF PONDED AREA (x)	x sf (MIN.)
PONDING DEPTH	1.0' MIN.
FLAT BOTTOMED PLANTING AREA @ x	x sf
ENGINEERED SOIL BOTTOM AREA	x sf

BIORETENTION BASIN NOTES:

1. CONSTRUCT PER WDNR STORMWATER TECHNICAL STANDARD 1004: BIORETENTION BASIN.
2. BIORETENTION BASIN MUST BE CONSTRUCTED AFTER THE SITE HAS REACHED SUBSTANTIAL COMPLETION OR SHALL BE PROTECTED WITH SILT FENCE OR SILT SOCK SURROUNDING THE PERIMETER IF CONSTRUCTED PRIOR TO SUBSTANTIAL COMPLETION.
3. RESTORE PER RESTORATION PLAN, WITH PLANTS 12-IN ON CENTER.
4. NO EQUIPMENT MAY BE DRIVEN OVER THE PROPOSED INFILTRATION AREA DURING GENERAL CONSTRUCTION OR CONSTRUCTION OF THE INFILTRATION FACILITY. BIORETENTION BASIN MUST BE HAND OR BACKHOE EXCAVATED AND LAID TO AVOID COMPACTION.
5. COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE IF AVOIDABLE COMPACTION OCCURS WITHIN STORMWATER MANAGEMENT AREAS (i.e. VEHICULAR TRAFFIC, EQUIPMENT TRAFFIC, STOCKPILES, ETC.).
6. THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION, OBSERVATION, AND VERIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FEATURES IF REQUIRED BY LOCAL OR STATE ORDINANCES.

1 BIO-RETENTION BASIN

SCALE: NTS

File: P:\22.050 Fitchburg Seminole Pool\CAD\Pool-D.dwg Layout: C903 User: katie Plotted: Aug 18, 2024 - 11:14pm

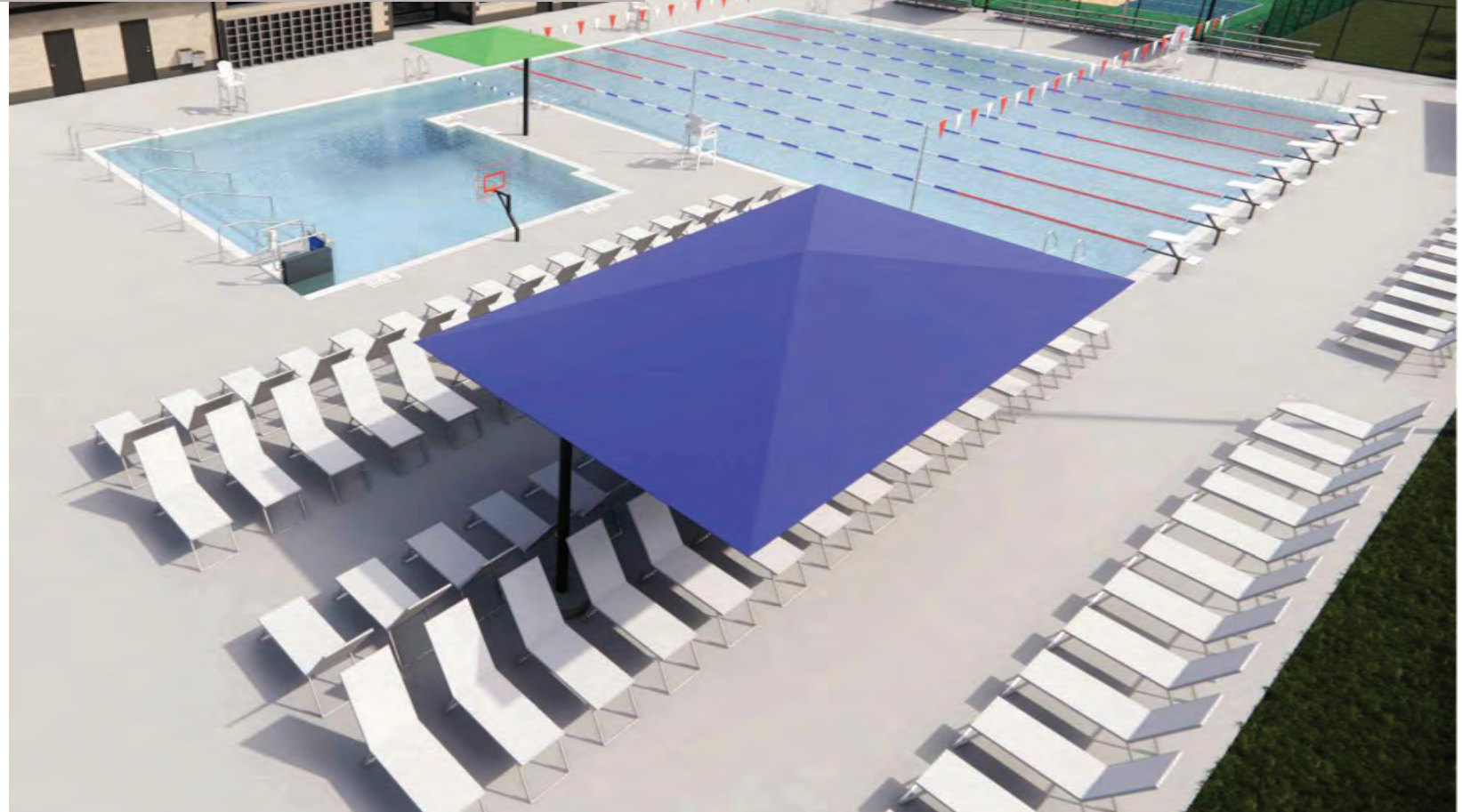
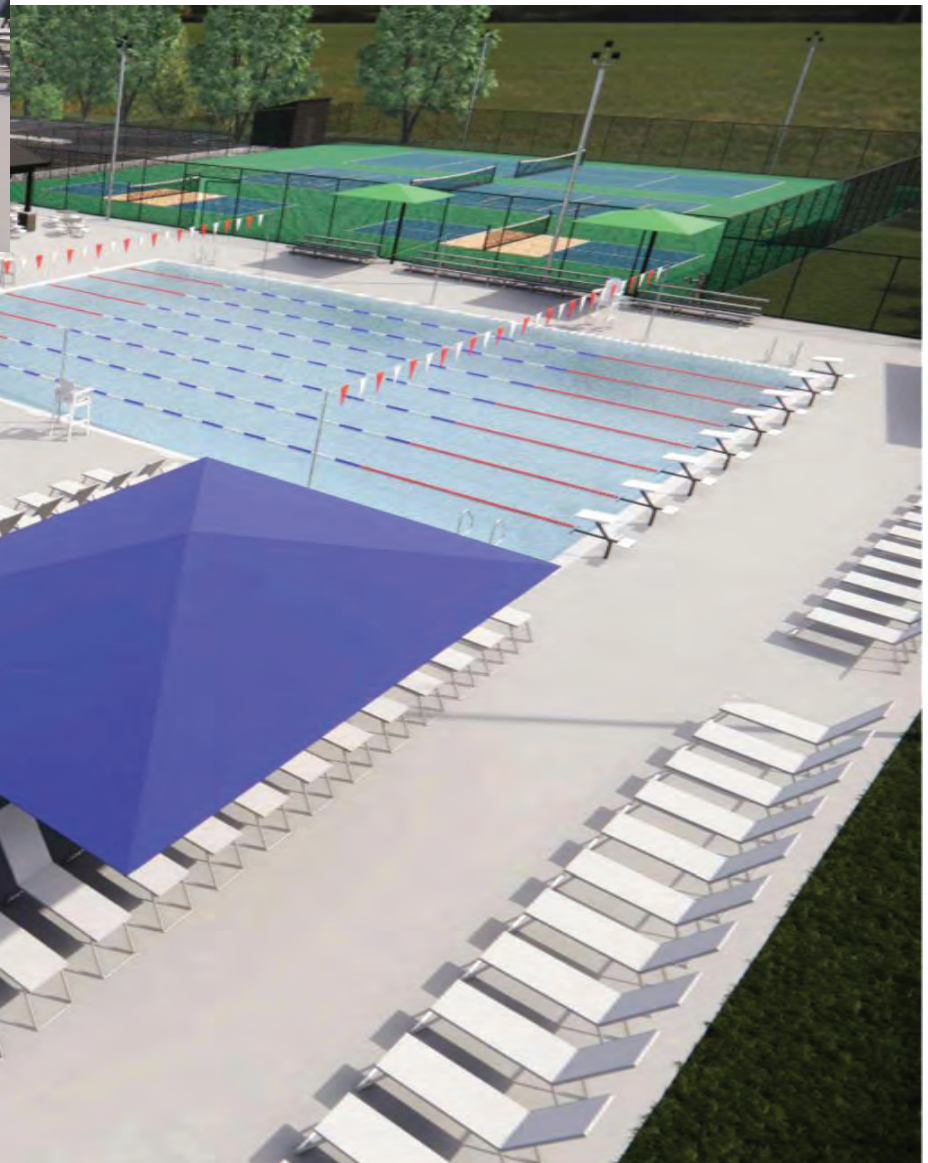
Project Name: **SEMINOLE POOL 2.0**
 5948 SCHUMANN DRIVE
 FITCHBURG, WI 53711

Sheet Title: **CONSTRUCTION DETAILS**

Project #: 22.050
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Sheet Number: **C9XX**

File: P:\22.050 Fitchburg Seminole Pool\CAD\P-SP - PHASE 1.dwg Layout: renderings 1 User: Katie Plotted: Aug 20, 2024 - 9:37am



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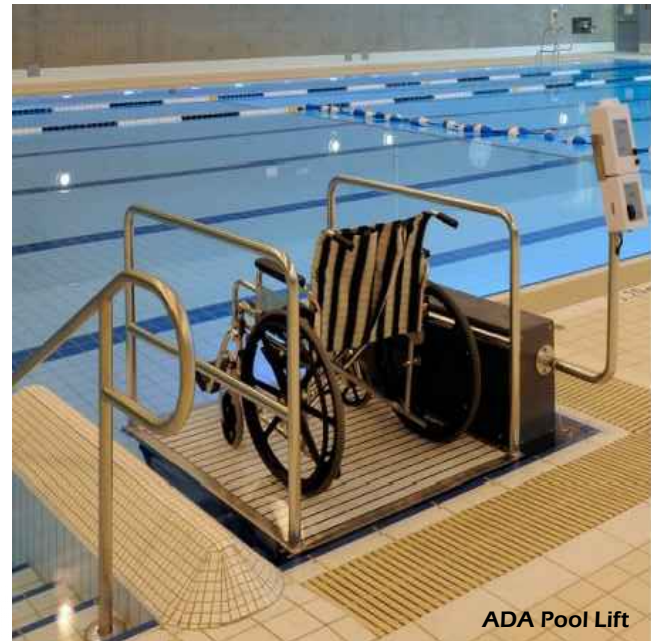
File: P:\22.050 Fitchburg Seminole Pool\CAD\P-CONCEPT.dwg Layout: Pool Features User: katie Plotted: Aug 20, 2024 - 12:50am



Pool Deck Seating & Shade



Rentable Shade Structure



ADA Pool Lift



Shaded Bench Area



Wading Pool Water Jets



Wading Pool Play Features



Wading Pool Slide

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