

June 16, 2025

City of Fitchburg
Attn: Deanna Schmidt
City Planner & Zoning Administrator
5520 Lacy Rd
Fitchburg, WI 53711



Re: Uptown Hills Townhouses KBA #2403

Ms. Schmidt,

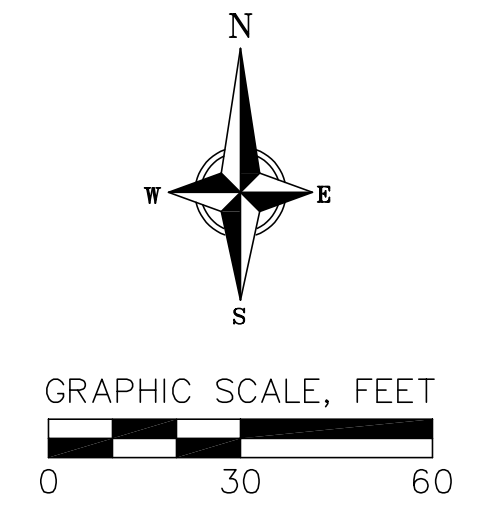
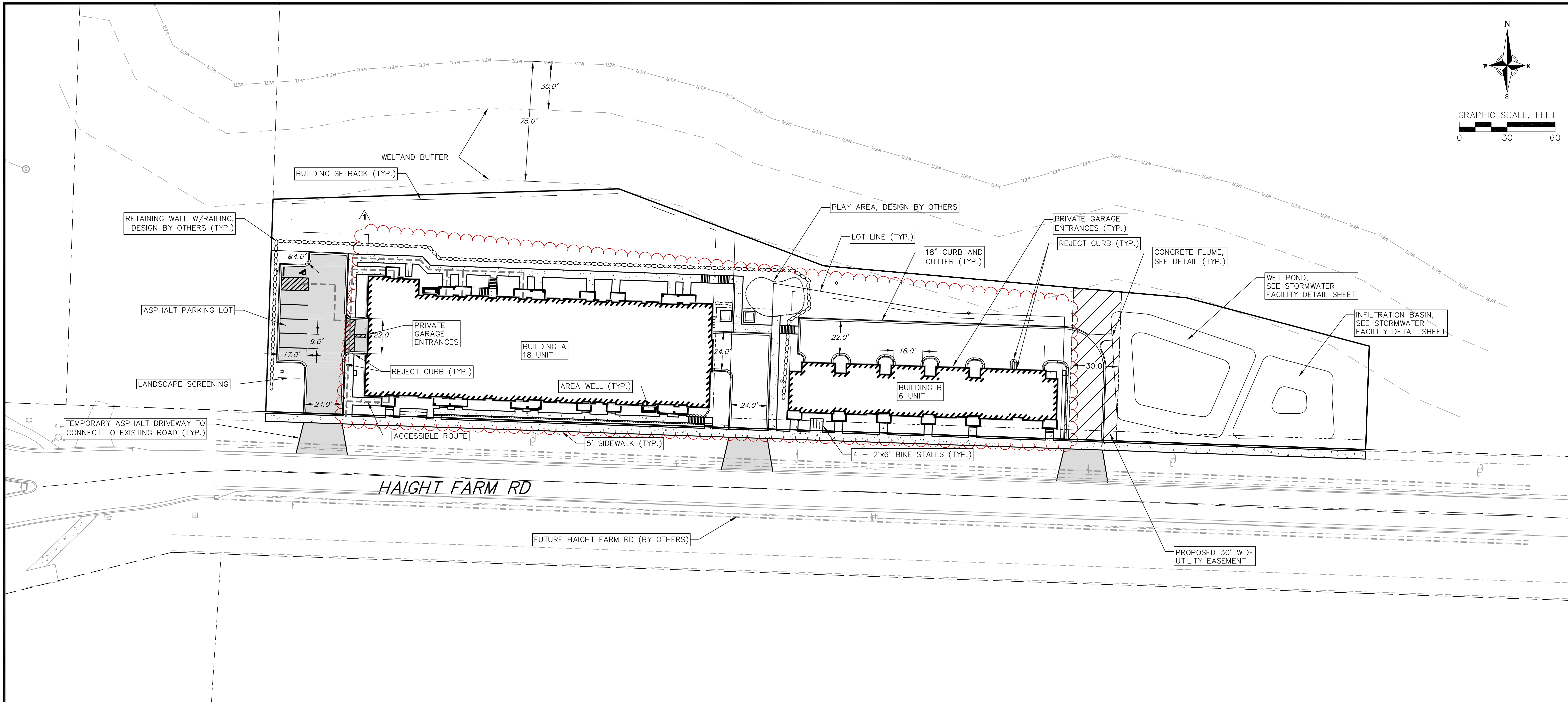
I am reaching out on behalf of Sean O'Brien and Northpointe Development to request to be on the next agenda for application for Major Construction Early Start for the Uptown Hills Townhouses. The project is scheduled for plan review with E-Plan Exam and is anticipated to be complete around the end of this month. Attached is a copy of the Bid Documents for both buildings and site.

Please let me know if you require any additional information to aid in this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Feller', with a long horizontal flourish extending to the right.

Robert Feller, AIA, NCARB, LEED AP
Knothe Bruce Architects



SITE PLAN LEGEND

	PROPERTY BOUNDARY		
	CURB AND GUTTER (REVERSE CURB HATCHED)		
	PROPOSED CHAIN LINK FENCE		
	PROPOSED WOOD FENCE		
	PROPOSED CONCRETE		
	PROPOSED LIGHT-DUTY ASPHALT		
	PROPOSED HEAVY-DUTY ASPHALT		
	PROPOSED SIGN		
	PROPOSED LIGHT POLE		
	PROPOSED BOLLARD		
	PROPOSED ADA DETECTABLE WARNING FIELD		
	PROPOSED HANDICAP PARKING		

ABBREVIATIONS

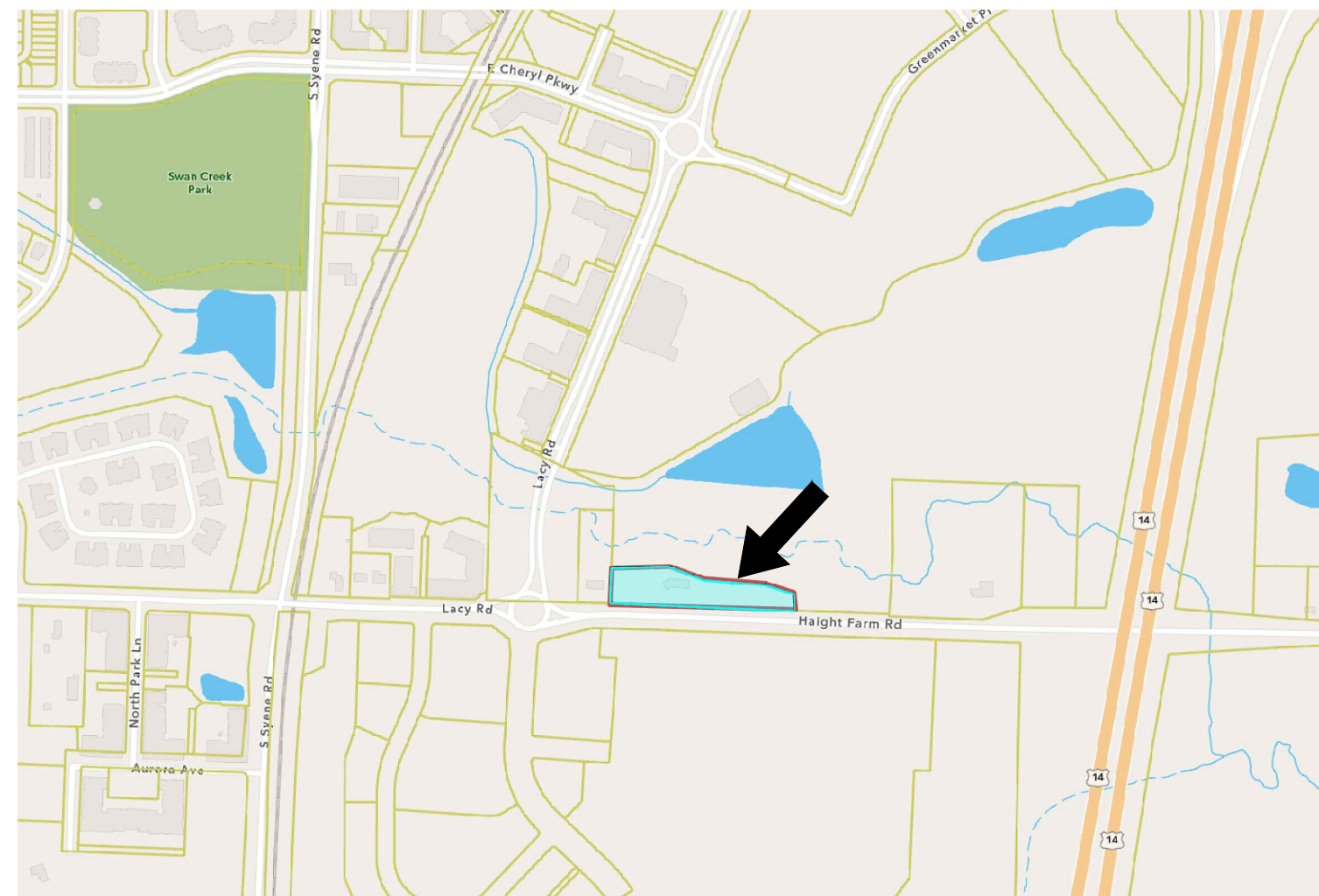
TC	- TOP OF CURB
FF	- FINISHED FLOOR
FL	- FLOW LINE
SW	- TOP OF WALK
TW	- TOP OF WALL
BW	- BOTTOM OF WALL

- SITE CONSTRUCTION NOTES:**
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 3. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.
 4. ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

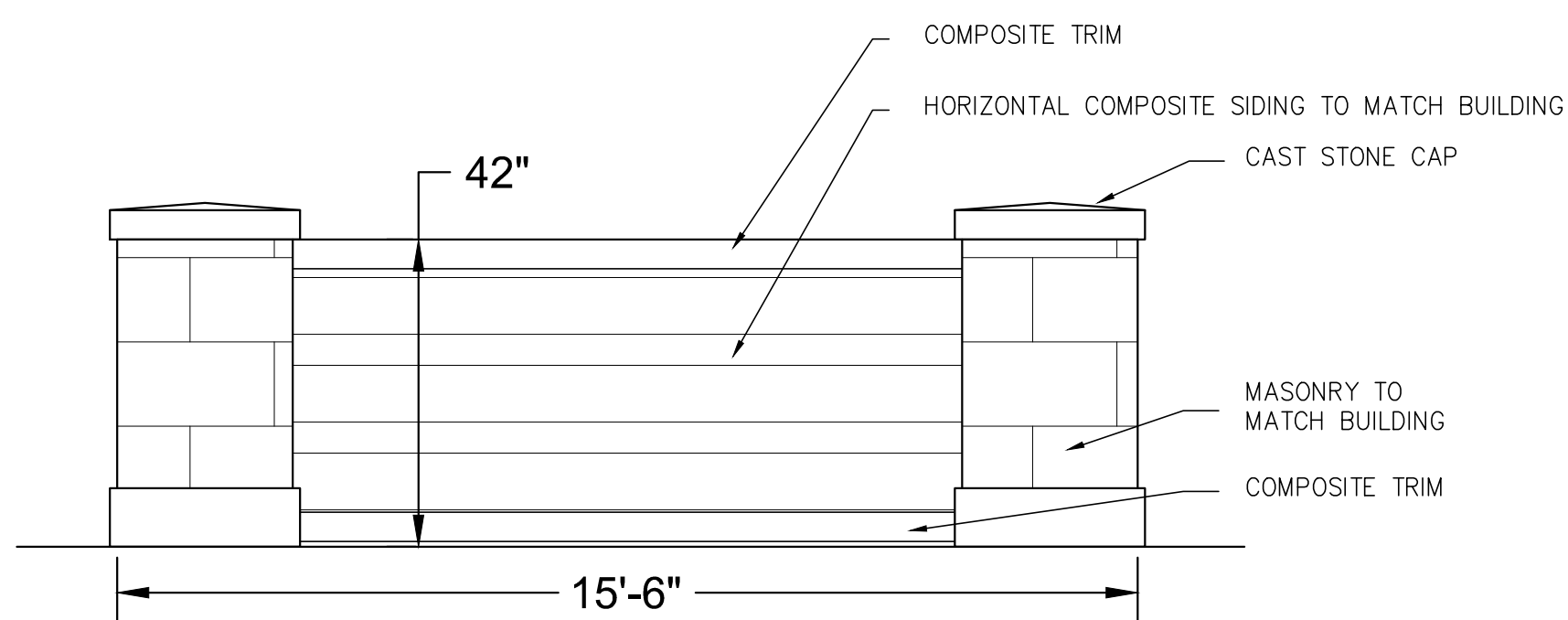
NOT FOR CONSTRUCTION

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	5/21/25		

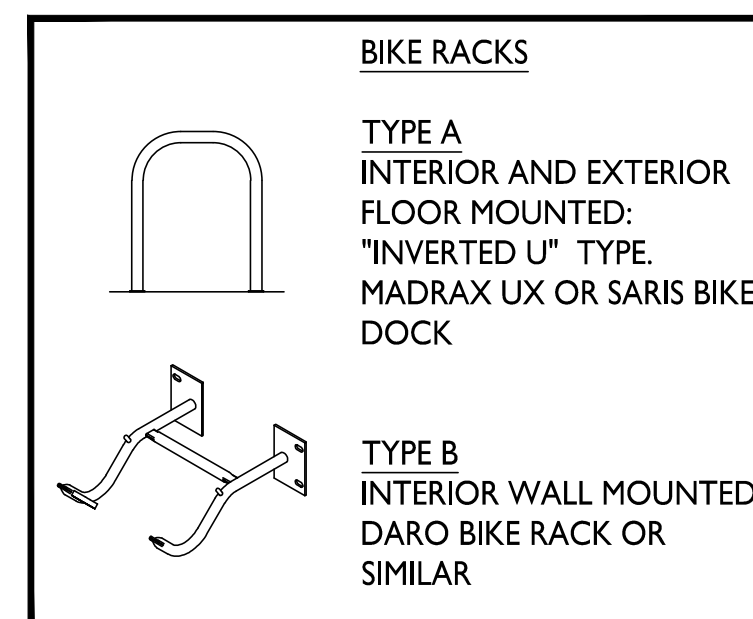
DATE: 4/14/2025
DRAFTER: JGOL/PONG
CHECKED: TSCH
PROJECT NO.: 230213



VICINITY MAP



2 STREETSREEN
CA101 NOT TO SCALE



BIKE RACKS

TYPE A
INTERIOR AND EXTERIOR
FLOOR MOUNTED:
"INVERTED U" TYPE.
MADRAX UX OR SARIS BIKE
DOCK

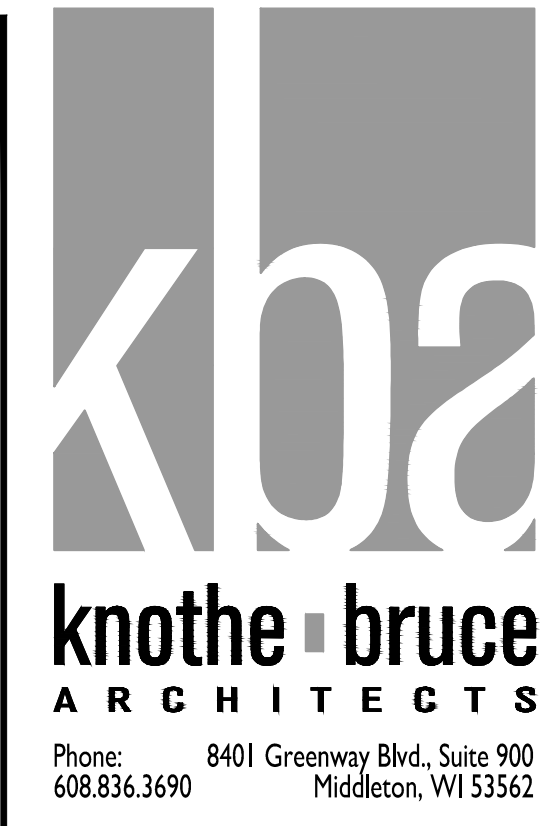
TYPE B
INTERIOR WALL MOUNTED:
DARO BIKE RACK OR
SIMILAR

SITE DEVELOPMENT DATA:

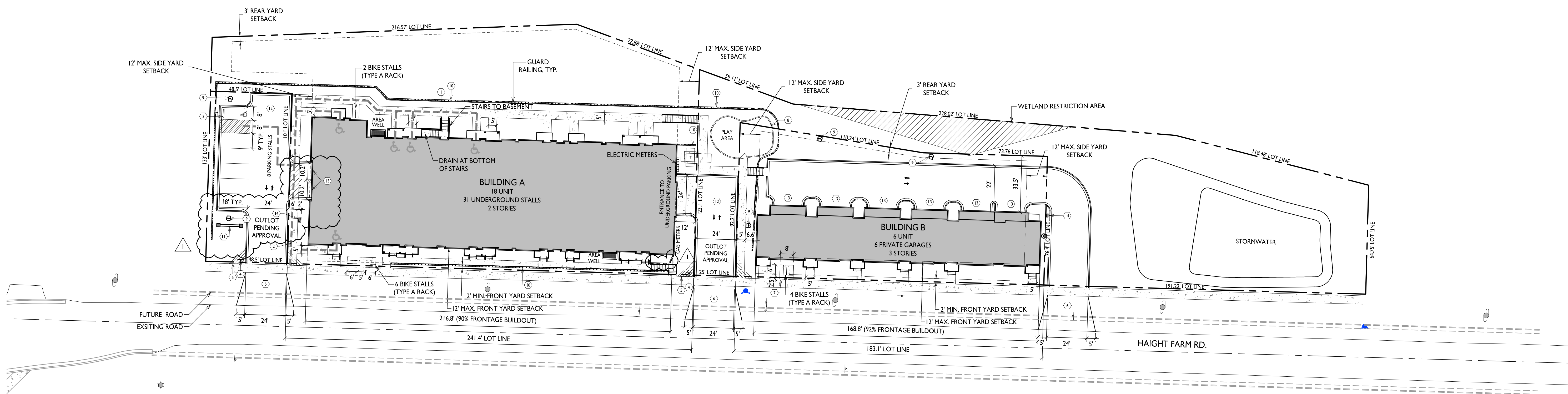
ZONING	T-5 URBAN CENTER	
	BUILDING A	BUILDING B
LOT AREA	35,288 S.F. / 0.81 ACRES	14,802 S.F. / 0.34 ACRES
DWELLING UNITS	18 UNITS	6 UNITS
LOT AREA / D.U.	1,960 S.F. / D.U.	2,467 S.F. / D.U.
DENSITY	22.2 D.U. / ACRE	17.6 D.U. / ACRE
IMPERVIOUS AREA	18,437 S.F. / 52%	10,197 S.F. / 69%
GROSS BUILDING AREA:	27,310 S.F. (EXCL. BASEMENT)	13,786 S.F. (INCL. LOWER LEVEL)
BUILDING HEIGHTS:	2 STORIES / 36'-2"	3 STORIES (INCL. LL) / 36'-0"
DWELLING UNIT MIX:		
THREE BEDROOM	18	6
VEHICLE PARKING STALLS:		
GARAGE SURFACE	33	12
TOTAL	41	12
BICYCLE PARKING:		
GARAGE - LONG-TERM	30	12
SURFACE - GUESTS	8	4
TOTAL	38	16

SHEET INDEX

SITE	ARCHITECTURAL SITE PLAN
CA101	SITE LIGHTING
CA102	LOT COVERAGE/IMPERVIOUS AREA
CA103	
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C200	CIVIL SITE PLAN
C300	OVERALL GRADING & EROSION CONTROL PLAN
C301	GRADING DETAIL - WEST
C302	GRADING DETAIL - EAST
C303	STORMWATER FACILITY DETAIL - WEST
C304	STORMWATER FACILITY DETAIL - EAST
C400	OVERALL UTILITY PLAN - SANITARY & WATER
C401	OVERALL UTILITY PLAN - STORM
C402	UTILITY PLAN - STORM WEST
C403	UTILITY PLAN - STORM EAST
C404	UTILITY PLAN - STORM EAST II
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS
C504	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE NOTES & DETAILS
ARCHITECTURAL	
BUILDING A	
A100.A	BASEMENT PLAN
A101.A	FIRST FLOOR PLAN
A102.A	SECOND FLOOR PLAN
A103.A	ROOF PLAN
A201.A	EXTERIOR ELEVATIONS
A202.A	EXTERIOR ELEVATIONS
A203.A	EXTERIOR ELEVATIONS - COLOR
A204.A	EXTERIOR ELEVATIONS - COLOR
BUILDING B	
A100.B	LOWER LEVEL PLAN
A101.B	FIRST FLOOR PLAN
A102.B	SECOND FLOOR PLAN
A103.B	ROOF PLAN
A201.B	EXTERIOR ELEVATIONS
A202.B	EXTERIOR ELEVATIONS
A203.B	EXTERIOR ELEVATIONS - COLOR
A204.B	EXTERIOR ELEVATIONS - COLOR

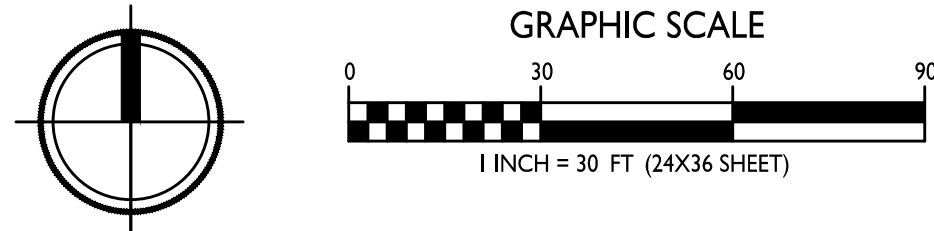


ISSUED
2024.10.22 Rezoning
2024.12.18 Article 5 Submittal
Issued for Bid - May 1, 2025



Addendum #1 - May 21, 2025
PROJECT TITLE
Uptown Hills
Townhomes

1 ARCHITECTURAL SITE PLAN
CA101 1" = 30'-0"

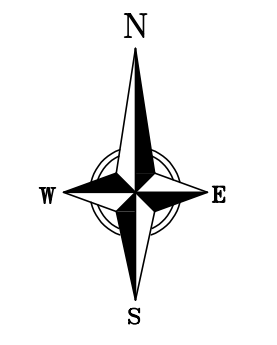


KEYED PLAN NOTES

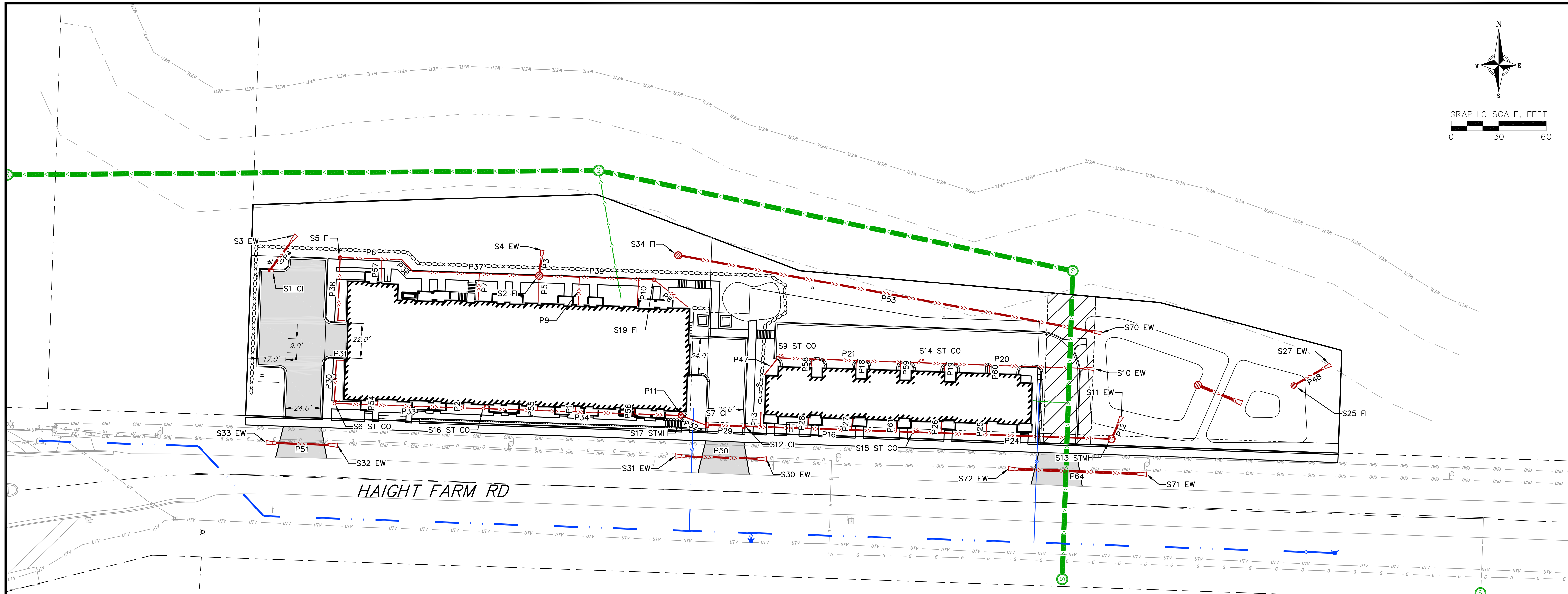
①	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
②	ACCESSIBLE RAMP: 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE.
③	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
④	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
⑤	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA
⑥	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
⑦	2' BICYCLE OVERHANG
⑧	SECURITY/SAFETY FENCE - SEE STANDARD SPECIFICATION
⑨	LIGHT POLE - SEE SHEET CA102 FOR FIXTURE SCHEDULE
⑩	RETAINING WALL - SEE CIVIL PLANS FOR HEIGHT
⑪	STREETSREEN - SEE DETAIL 02 ON SHEET CA101
⑫	BITUMINOUS PAVEMENT
⑬	PRIVATE GARAGE ENTRANCE
⑭	CLUSTERED MAILBOXES ON CONCRETE PAD

5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
Architectural
Site Plan

SHEET NUMBER
CA101
PROJECT NO. **2403**
© Knothe + Bruce Architects, LLC



GRAPHIC SCALE, FEET
0 30 60



STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S1	2' x 3' CI	906.46	896.00
S2	48" CONC FI	907.50	895.07
S3	12"	898.17	897.00
S4	12"	895.17	894.00
S5	24" CONC FI	906.65	905.19
S6	STORM CLEANOUT	907.42	902.74
S7	2' x 3' CI	897.12	892.90
S9	STORM CLEANOUT	890.44	887.99
S10	12"	887.19	885.69
S11	12"	886.17	885.00
S12	2' x 3' CI	896.66	892.40
S13	48" CONC STMH	888.69	885.46
S14	STORM CLEANOUT	888.92	887.10
S15	STORM CLEANOUT	893.25	889.21
S16	STORM CLEANOUT	907.28	902.02
S17	36" CONC STMH	907.45	893.50
S19	24" CONC FI	907.32	904.62
S25	36" CONC FI	885.45	883.00
S27	12"	884.02	882.85
S30	15"	894.25	893.00

STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S31	15"	896.25	895.00
S32	15"	905.25	904.00
S33	15"	906.75	905.50
S34	48" CONC FI	892.00	886.50
S70	12"	886.17	885.00
S71	15"	887.94	886.50
S72	15"	888.38	886.94
S73	18"	885.56	883.85
S74	48" CONC FI	886.25	884.00

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P1	PVC	6			3	901.42	901.46	1.31%
P2	PVC	6			2	902.16	902.19	1.50%
P3	RCP	12	S4	S2	16	894.00	895.22	7.54%
P4	RCP	12	S3	S1	27	897.00	899.00	7.52%
P5	PVC	6	S2		17	904.21	904.38	1.00%
P6	PVC	8		S5	39	905.11	905.50	1.00%
P7	PVC	6			17	904.59	904.76	1.02%
P8	PVC	6	S19		28	904.93	905.21	1.00%
P9	PVC	6			17	904.46	904.63	1.00%
P10	PVC	6			16	904.84	905.00	1.00%
P11	PVC	6	S17		2	900.72	900.74	1.00%
P12	RCP	12	S11	S13	15	885.00	885.46	3.00%
P13	PVC	8			10	892.12	892.22	1.04%
P16	PVC	12	S15	S12	106	889.21	892.40	3.01%
P18	PVC	6			5	887.50	887.55	1.02%
P19	PVC	6			5	886.94	886.99	1.08%
P20	PVC	8	S10	S14	110	886.00	887.10	1.00%
P21	PVC	8	S14	S9	89	887.10	887.99	1.00%
P24	PVC	12	S13	S15	125	885.46	889.21	3.00%
P25	PVC	6			7	887.86	887.93	1.06%
P26	PVC	6			7	888.70	888.78	1.09%

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P27	PVC	6			7	890.38	890.46	1.09%
P28	PVC	6			7	891.22	891.29	1.07%
P29	RCP	12	S12	S7	25	892.40	892.90	2.00%
P30	PVC	8	S6		27	903.00	903.29	1.06%
P31	PVC	6			5	903.29	903.34	1.09%
P32	PVC	8	S7	S17	17	893.23	893.50	1.61%
P33	PVC	8	S16	S6	94	902.02	903.00	1.04%
P34	PVC	8	S17	S16	124	900.72	902.02	1.04%
P36	PVC	8			10	905.01	905.11	1.00%
P37	PVC	8	S2		80	904.21	905.01	1.00%
P38	PVC	8	S5		40	905.50	905.90	1.00%
P39	PVC	8	S2	S19	72	904.21	904.93	1.00%
P47	PVC	8	S9		14	887.99	888.13	1.01%
P48	RCP	12	S27	S25	27	882.85	883.00	0.56%
P50	CMP	15	S30	S31	58	893.00	895.00	3.48%
P51	CMP	15	S32	S33	45	904.00	905.50	3.35%
P53	RCP	12	S70	S34	271	885.00	886.50	0.55%
P54	PVC	6			2	903.72	903.75	1.20%
P55	PVC	6			2	901.67	901.70	1.48%
P56	PVC	6			3	901.03	901.07	1.27%
P57	PVC	6			13	905.24	905.37	1.00%

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P58	PVC	6			5	887.78	887.83	1.07%
P59	PVC	6			5	887.22	887.27	1.05%
P60	PVC	6			5	886.67	886.72	1.05%
P61	PVC	6			7	889.54	889.61	1.07%
P63	PVC	6			4	905.90	905.94	1.00%
P64	RCP	15	S71	S72	87	886.50	886.94	0.50%
P65	RCP	18	S73	S74	30	883.85	884.00	0.50%

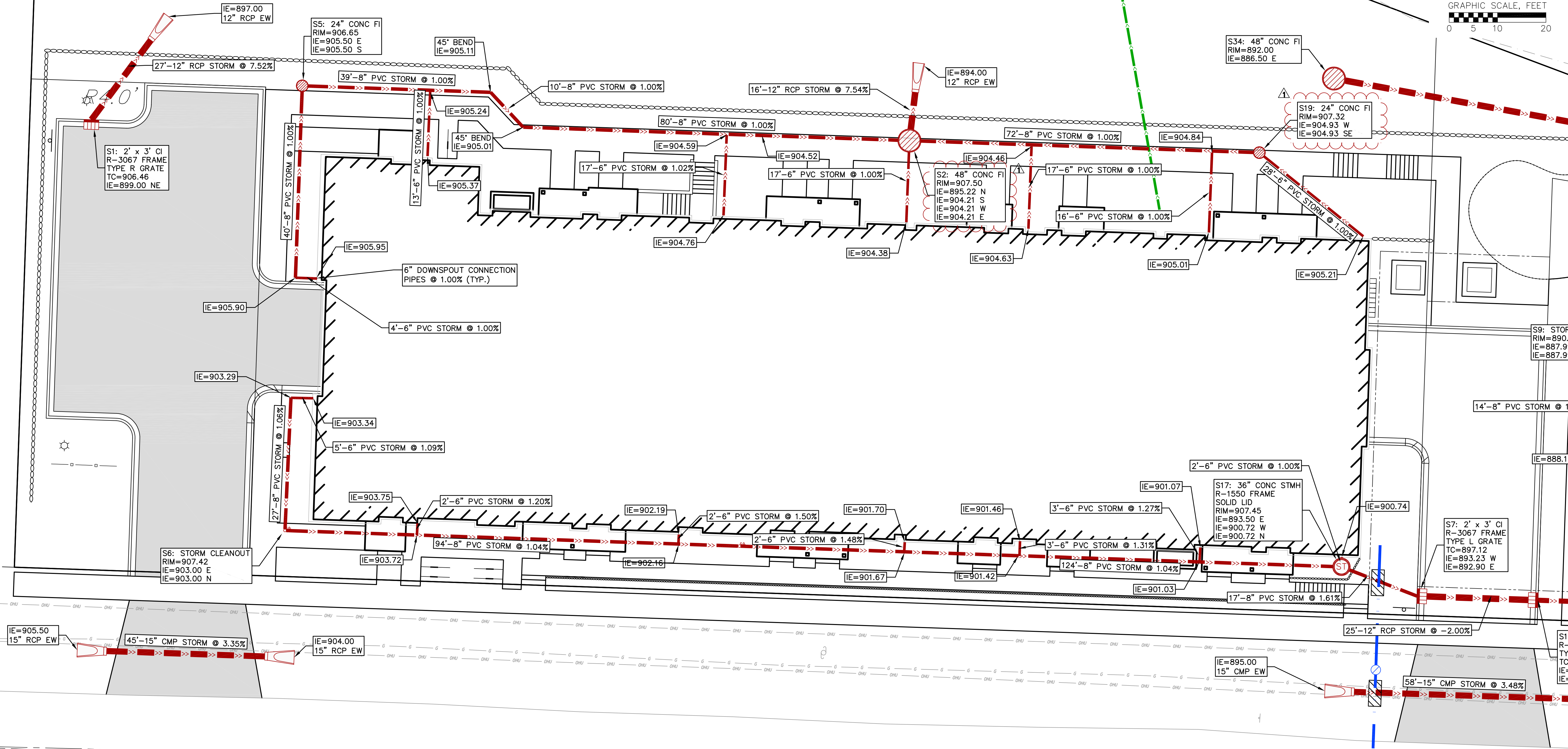
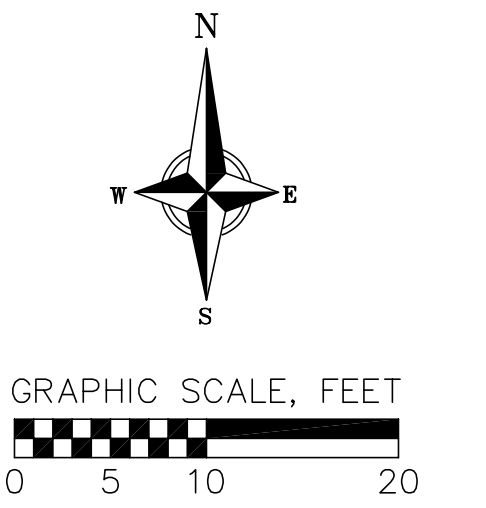
OVERALL UTILITY PLAN - STORM

UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS NO.	DATE	REVISIONS	REMARKS
1	5/21/25		

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UTILITY PLAN - STORM WEST
 UPTOWN HILLS - NINE SPRINGS OL14
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

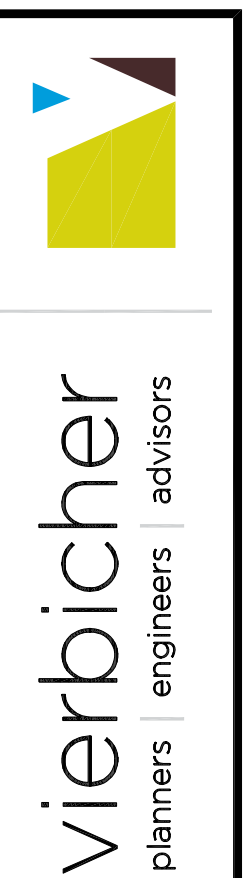
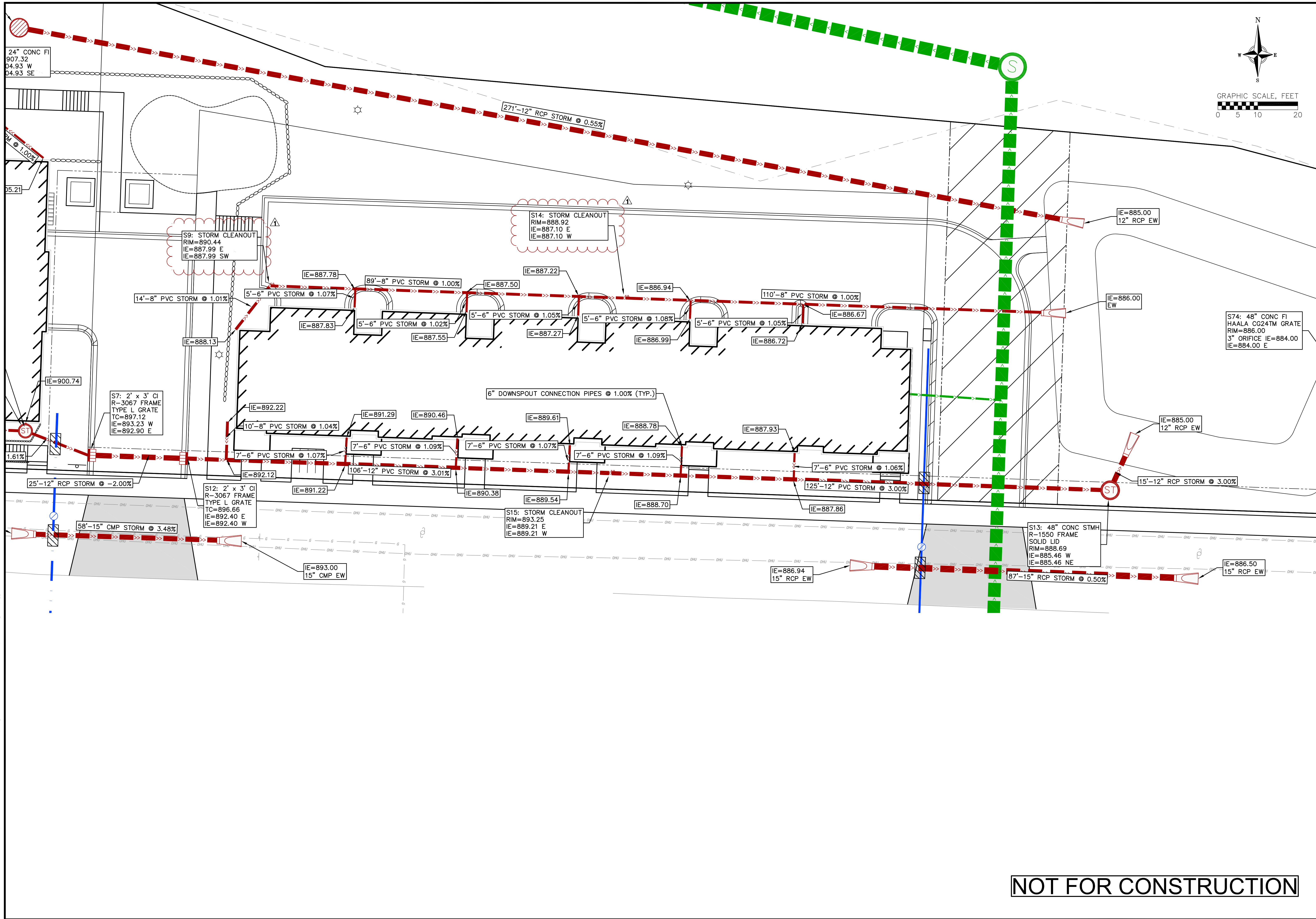
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1	5/21/25		

DATE	4/14/2025
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CHECKED	TSCH
PROJECT NO.	230213

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M:\Northpointe Development\230213_Mine Springs OL14\CADD\230213_UTILITY Plan.dwg by: jgol



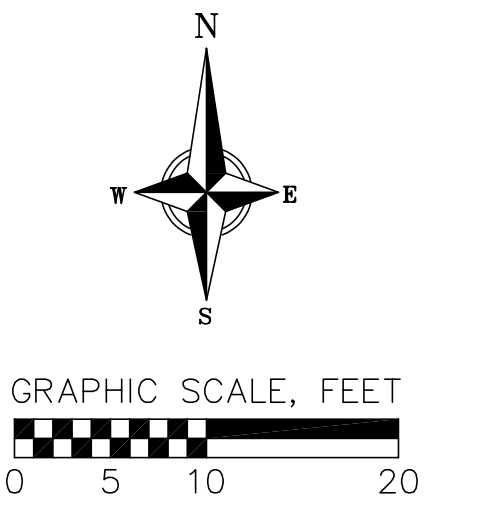
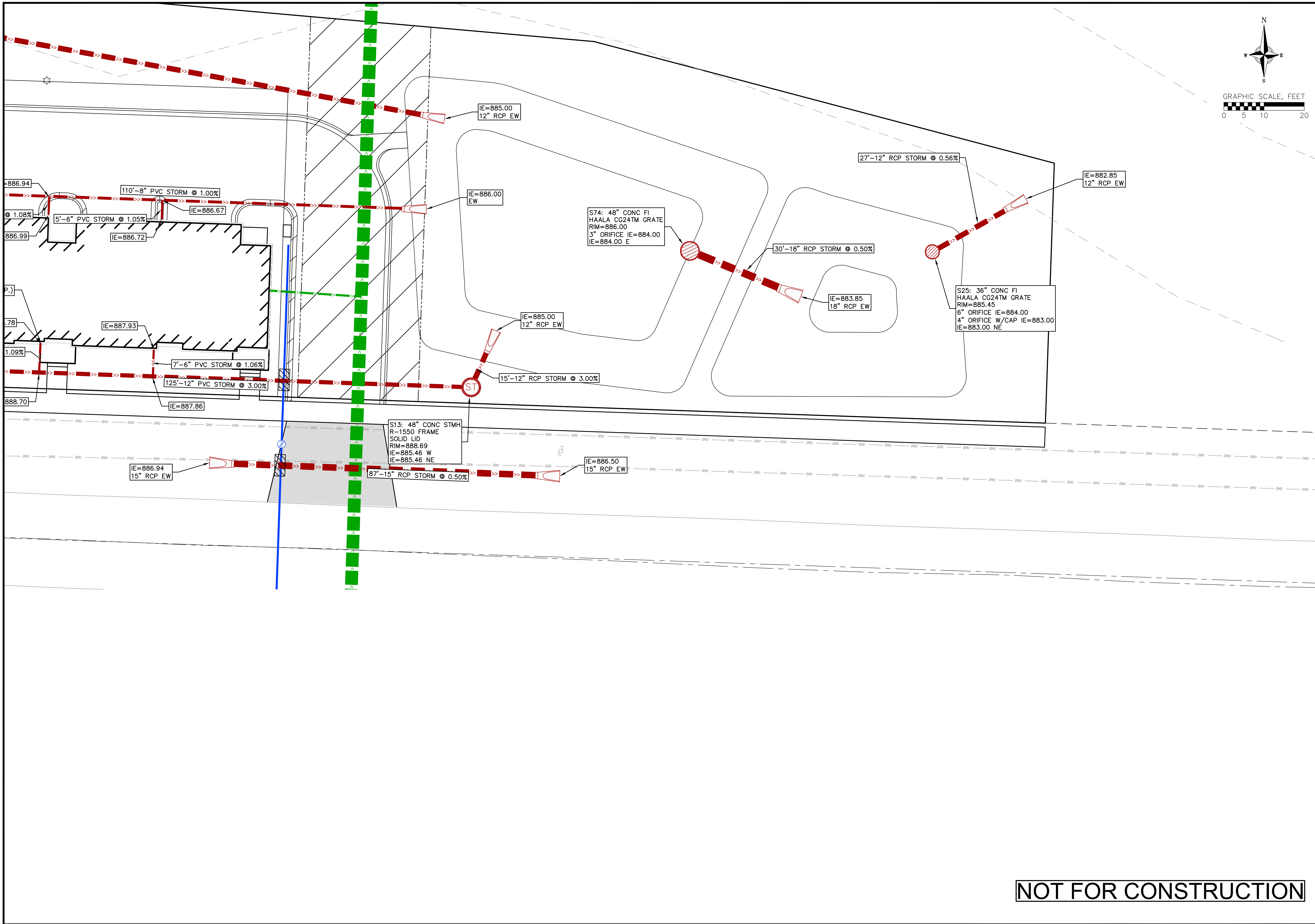
UTILITY PLAN - STORM EAST
 UPTOWN HILLS - NINE SPRINGS OL14
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS
1	5/21/25		

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NOT FOR CONSTRUCTION

C403



UTILITY PLAN - STORM EAST - II
UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 5/14/2025
 DRAFTER: JGOL/PONG
 CHECKED: TSCH
 PROJECT NO.: 230213

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