



July 9, 2025

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

**RE: Major Construction Early Start Planning Commission Agenda Request
ESa PROJECT NO. : 24381.00
UNIVERSITY OF WISCONSIN FITCHBURG REHABILITATION HOSPITAL
FITCHBURG, WI**

Ms. Schmidt,

I am reaching out on behalf of Lifepoint Health and the University of Wisconsin, as well as its development partner TST Madison IRF, LLC, to request to be on the August agenda for application for Major Construction Early Start for The University of Wisconsin Fitchburg Rehabilitation Hospital.

The project is scheduled to be on the agenda for the July Planning Commission meeting for Architectural Design Review, so we are requesting our Major Construction Early Start in anticipation of submitting full permit and bid documents the first or second week of August. As you already have our ADR submittal documents, we are not attaching any further documentation to this request.

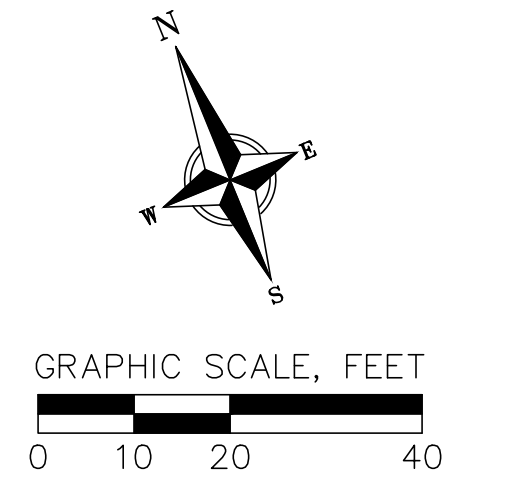
Please let me know if you have any questions or require Additional information.

Best Regards,

ESa

Matthew A. Manning, AIA, NCARB, EDAC



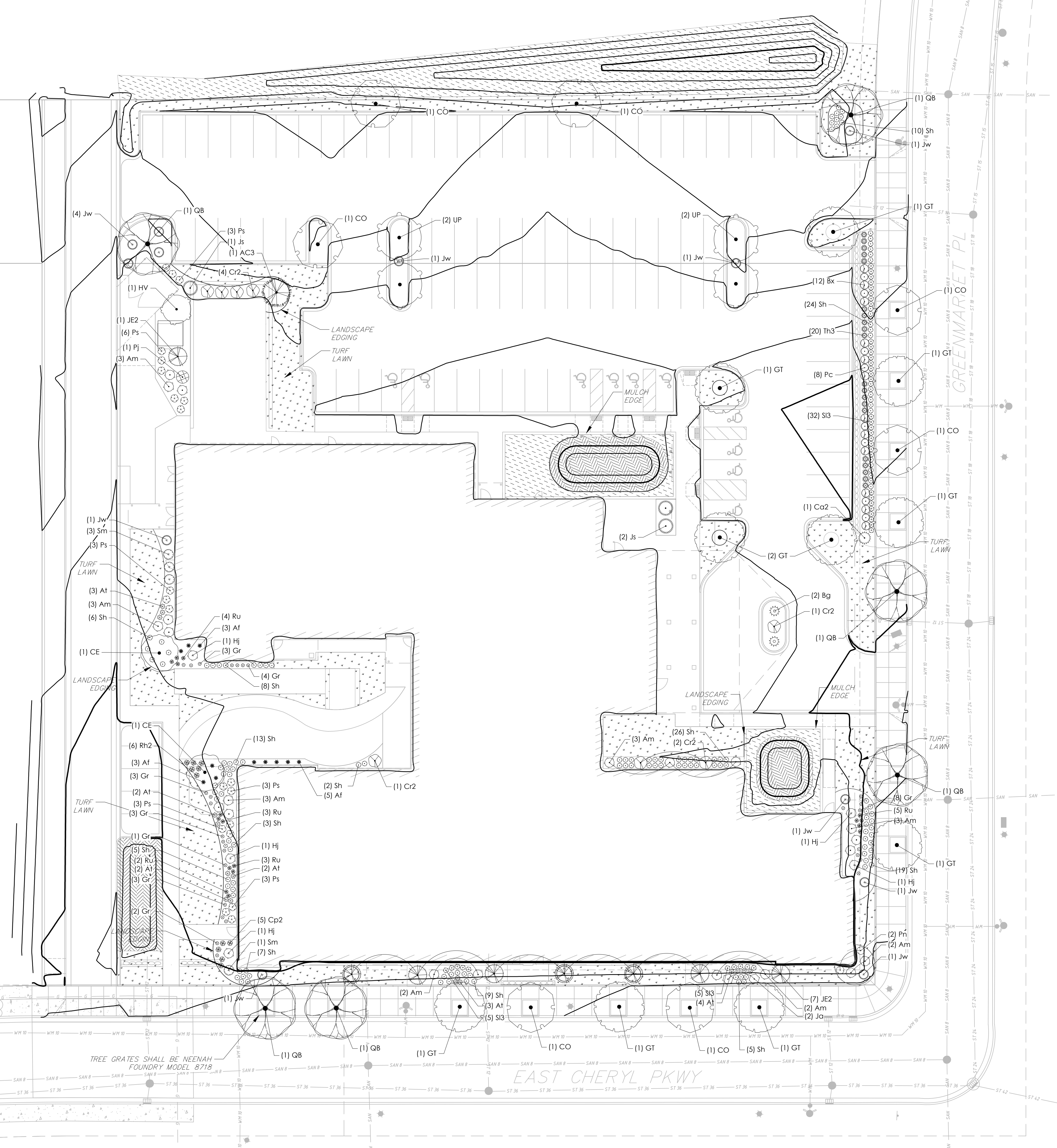


CONCEPT PLANT SCHEDULE

	SHORT GRASS PRAIRIE FOR MEDIUM SOILS - SEED MIX by Agrecol	6,519 sf
	STORMWATER/BIOINFILTRATION PLUGS	2,241 sf
	Corex annectens / Yellow Fox Sedge	233
	Corex babbi / Bebb's Sedge	186
	Corex bromoides / Bromo-like Sedge	233
	Corex cristatella / Crested Oval Sedge	233
	Corex hystericina / Porcupine Sedge	233
	Corex vulpinoidea / Fox Sedge	233
	Iris virginica shrevei / Shreve's Iris	466
	Monarda fistulosa / Bergamot	140
	Pycnanthemum virginianum / Mountain Mint	186
	Veronicastrum virginicum / Culver's Root	186
	TURF LAWN	10,537 sf

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES					
	CO	Celtis occidentalis / Common Hackberry	B & B	2.5' Cal	7
	GT	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2.5' Cal	10
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	6
	UP	Ulmus americana 'Princeton' / Princeton American Elm	B & B	2.5' Cal	4
EVERGREEN TREES					
	AC3	Abies concolor / White Fir	B & B	5' ht.	1
	JE2	Juniperus virginiana 'Carcarcar' / Emerald Sentinel™ Eastern Redcedar	B & B	5' ht.	8
UNDERSTORY TREES					
	CE	Cercis canadensis / Eastern Redbud	B & B	2.5' Cal	2
	HV	Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.	1
DECIDUOUS SHRUBS					
	Am	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	Cont.	#3	21
	Cr2	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	Cont.	#3	8
	Ca2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	#5	1
	Hj	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	Cont.	#5	5
	Pj	Physocarpus opulifolius 'Jefani' / First Editions® Amber Jubilee® Ninebark	Cont.	#3	1
	Sm	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	#3	4
EVERGREEN SHRUBS					
	Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	12
	Bg	Buxus x 'Green Velvet' / Green Velvet Boxwood	Cont.	#5	2
	Jw	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	Cont.	#3	12
	Ja	Juniperus horizontalis 'Wisconsin' / Wisconsin Creeping Juniper	Cont.	#3	2
	Js	Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper	Cont.	#3	3
	Th3	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	Cont.	5 Gal.	20
PERENNIALS					
	At	Asclepias tuberosa / Butterfly Milkweed	Cont.	#1	16
	Af	Althium filix-femina / Common Lady Fern	Cont.	#1	11
	Cp2	Coreopsis palmata / Stiff Tickseed	Pot	Quart	5
	Gr	Geum triflorum / Prairie Smoke	Cont.	#1	27
	Hm	Hemerocallis x 'Mauna Loa' / Mauna Loa Daylily	Cont.	Quart	2
	Ru	Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower	Cont.	#1	17
	Rh2	Ruellia humilis / Wild Petunia	Cont.	Quart	6
GRASSES					
	Pc	Panicum virgatum 'Cheyenne Sky' / Cheyenne Sky Switch Grass	Cont.	#1	8
	Pn	Panicum virgatum 'Northwind' / Northwind Switch Grass	Cont.	#1	2
	Ps	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	Cont.	#1	21
	Sis	Schizachyium scoparium / Little Bluestem	Cont.	#1	42
	Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	#1	137



NOT FOR CONSTRUCTION

LANDSCAPE PLAN
LW-LIFEPOINT INPATIENT REHABILITATION HOSPITAL
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

DATE: 6/4/2025
DRAFTER: OSTR
CHECKED: SCHU
PROJECT NO.: 240648
L100

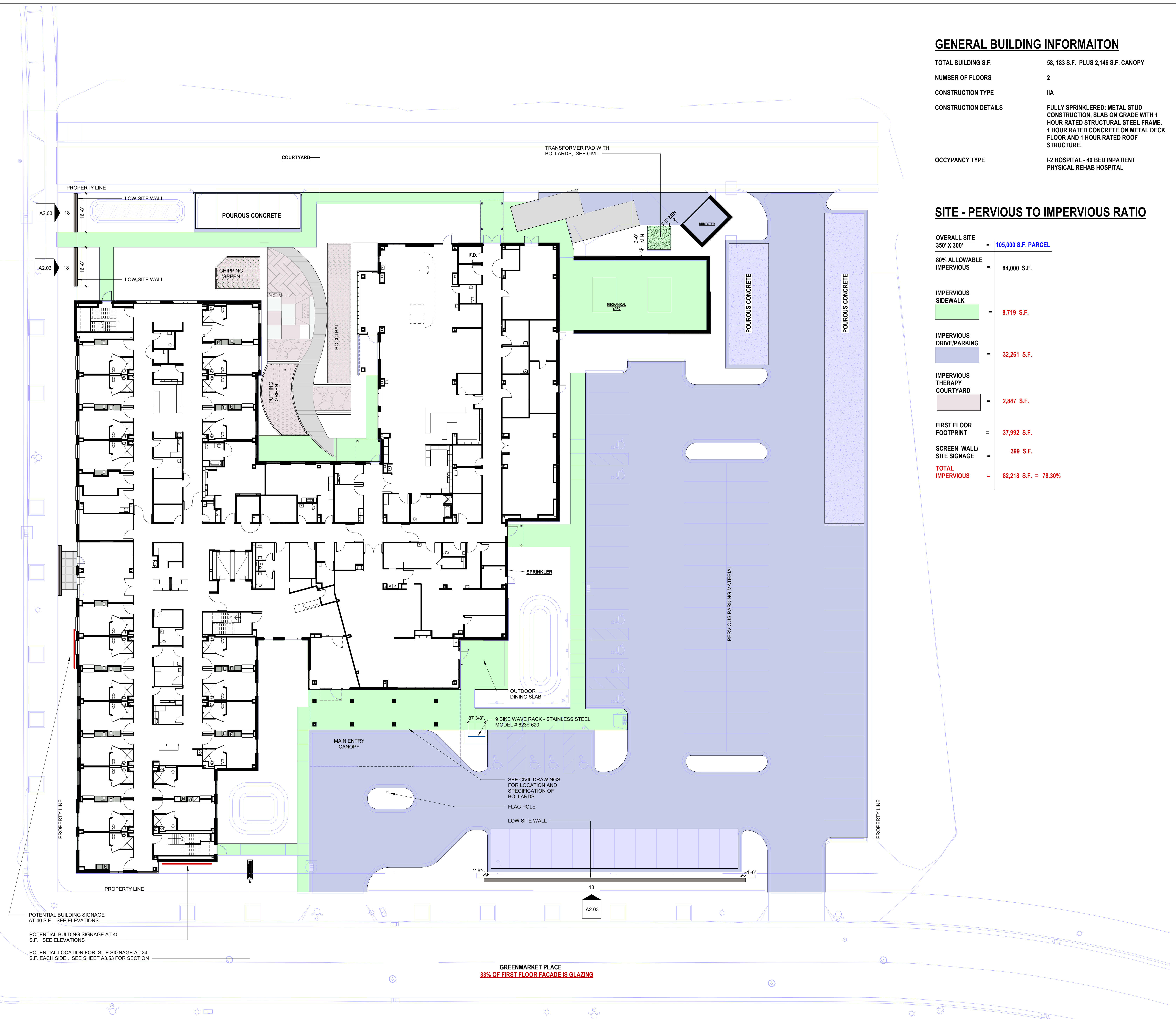


GENERAL BUILDING INFORMATON

TOTAL BUILDING S.F.	58, 183 S.F. PLUS 2,146 S.F. CANOPY
NUMBER OF FLOORS	2
CONSTRUCTION TYPE	IIA
CONSTRUCTION DETAILS	FULLY SPRINKLERED: METAL STUD CONSTRUCTION. SLAB ON GRADE WITH 1 HOUR RATED STRUCTURAL STEEL FRAME. 1 HOUR RATED CONCRETE ON METAL DECK FLOOR AND 1 HOUR RATED ROOF STRUCTURE.
OCCYPANCY TYPE	I2 HOSPITAL - 40 BED INPATIENT PHYSICAL REHAB HOSPITAL

SITE - PERVIOUS TO IMPERVIOUS RATIO

OVERALL SITE 350' X 300'	=	105,000 S.F. PARCEL
80% ALLOWABLE IMPERVIOUS	=	84,000 S.F.
IMPERVIOUS SIDEWALK	=	8,719 S.F.
IMPERVIOUS DRIVE/PARKING	=	32,261 S.F.
IMPERVIOUS THERAPY COURTYARD	=	2,847 S.F.
FIRST FLOOR FOOTPRINT	=	37,992 S.F.
SCREEN WALL/ SITE SIGNAGE	=	399 S.F.
TOTAL IMPERVIOUS	=	82,218 S.F. = 78.30%



POTENTIAL BUILDING SIGNAGE AT 40 S.F. SEE ELEVATIONS
 POTENTIAL BUILDING SIGNAGE AT 40 S.F. SEE ELEVATIONS
 POTENTIAL LOCATION FOR SITE SIGNAGE AT 24 S.F. EACH SIDE. SEE SHEET A3.53 FOR SECTION

GREENMARKET PLACE
 33% OF FIRST FLOOR FACADE IS GLAZING

GRAPHIC SCALE: 1" = 1'-0"
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 GRAPHIC SCALE: 3/32" = 1'-0"
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 GRAPHIC SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"
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UW - LIFEPOINT INPATIENT REHABILITATION HOSPITAL
 FITCHBURG, WISCONSIN

DOCUMENT CHANGES

Description	Date

Issue Description	DESIGN DEVELOPMENT
Original Issue Date	6.4.2025
Project No	24381.00
Drawn By	CBS
Checked By	CBS

DOCUMENT CHANGES

Description	Date

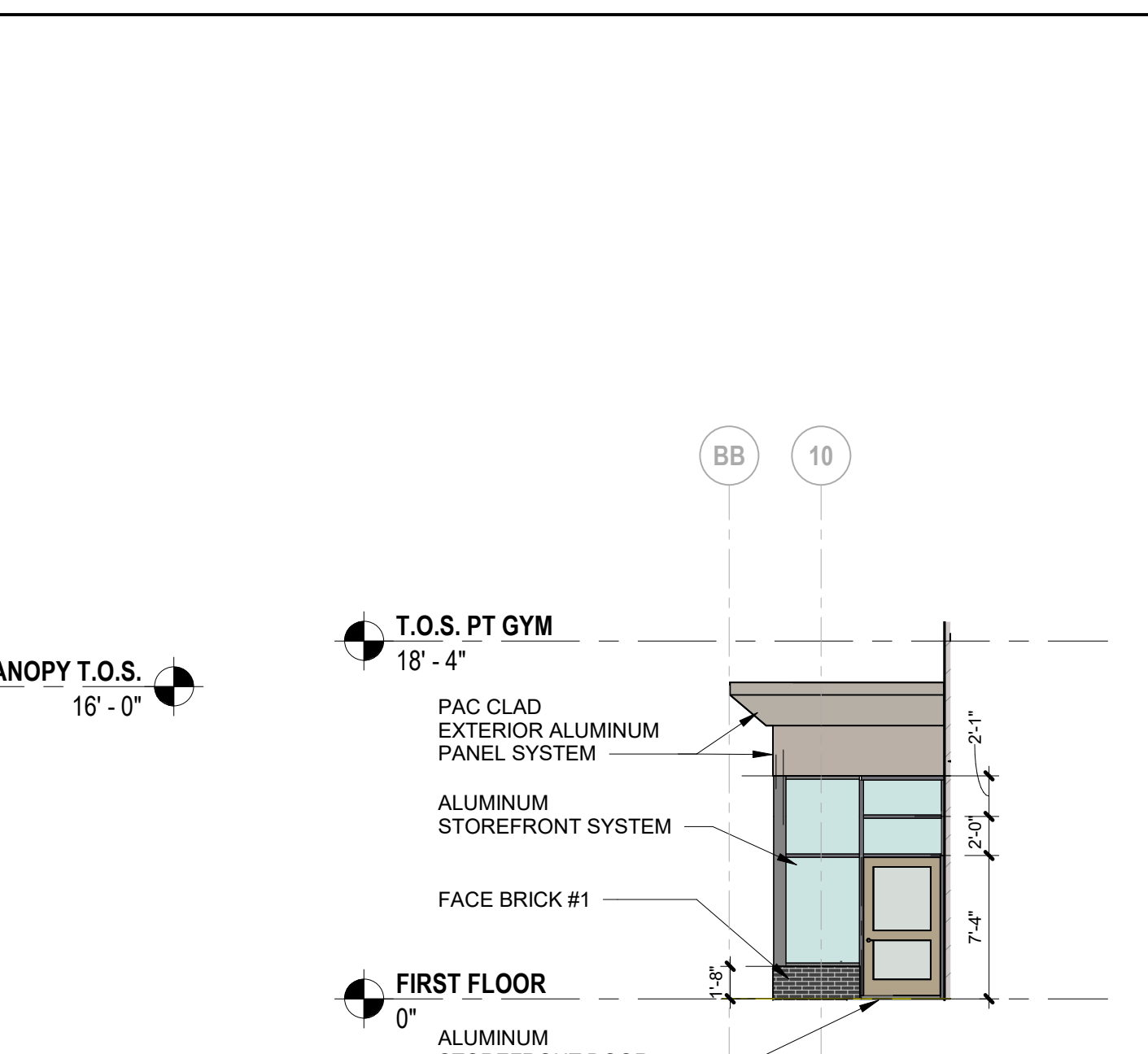
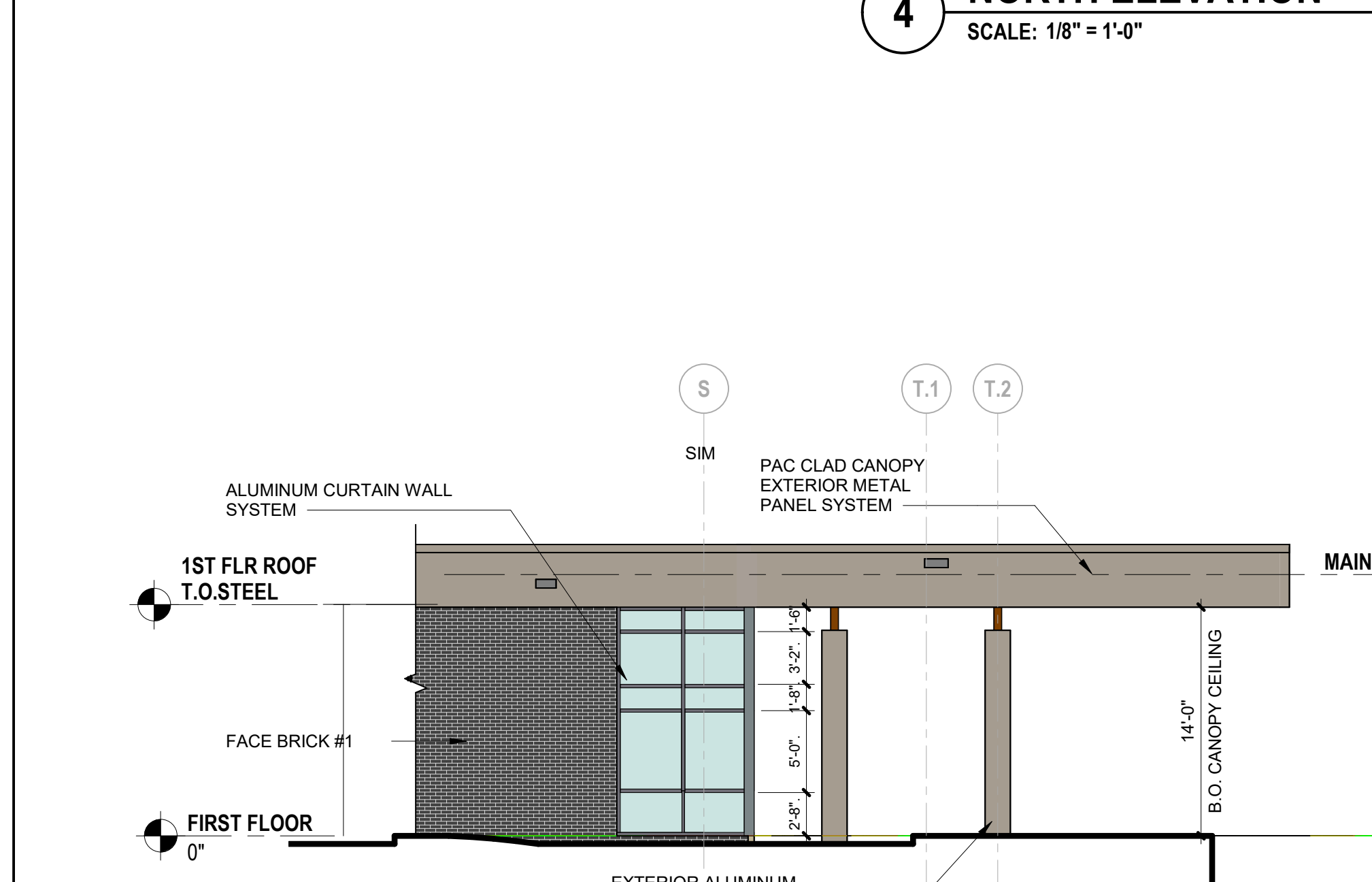
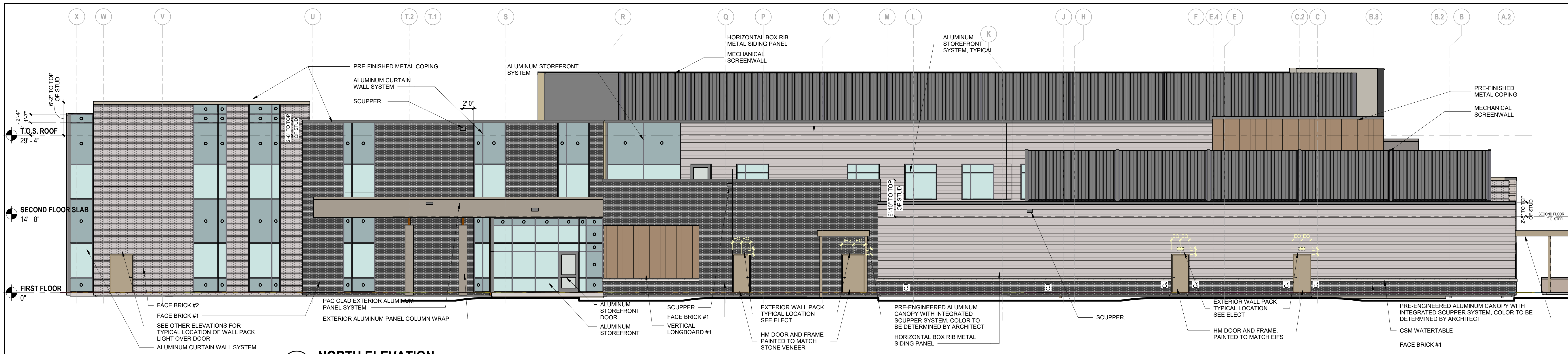
Issue Description	ARTICLE 5 SUBMISSION
Original Issue Date	6.4.2025
Project No	24381.00
Drawn By	DBS
Checked By	DBS
Drawing Title	

EXTERIOR ELEVATIONS

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

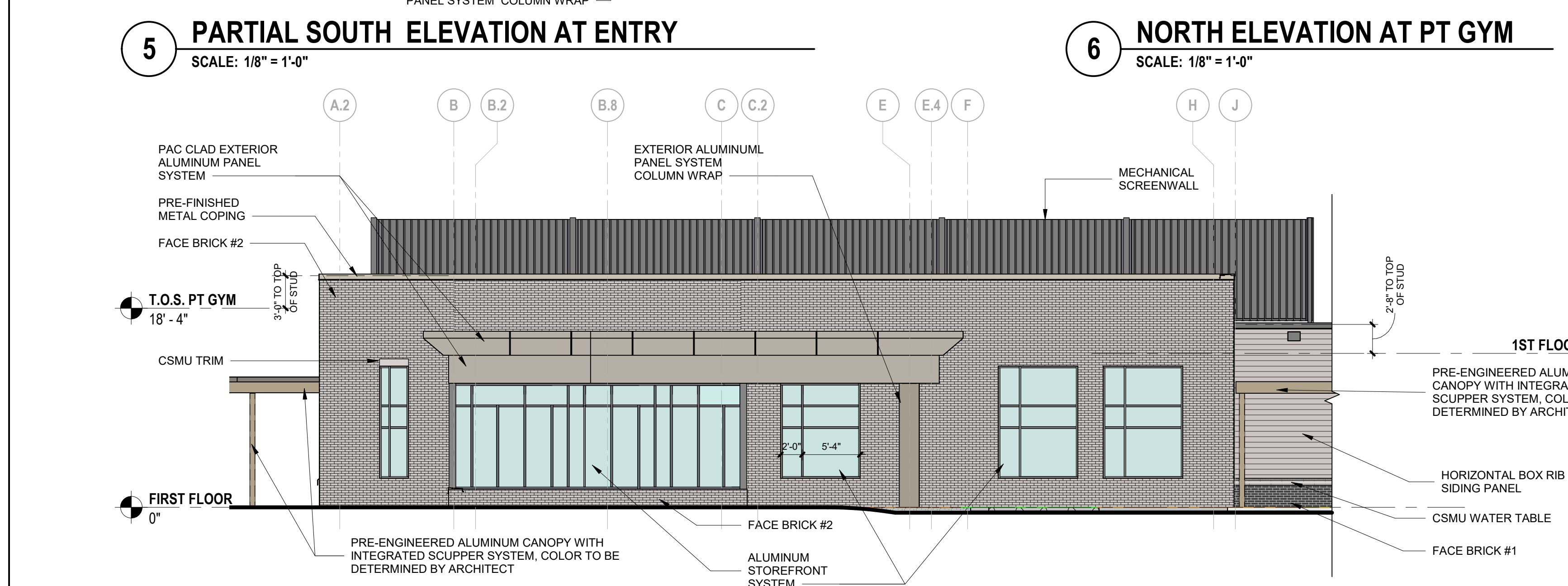
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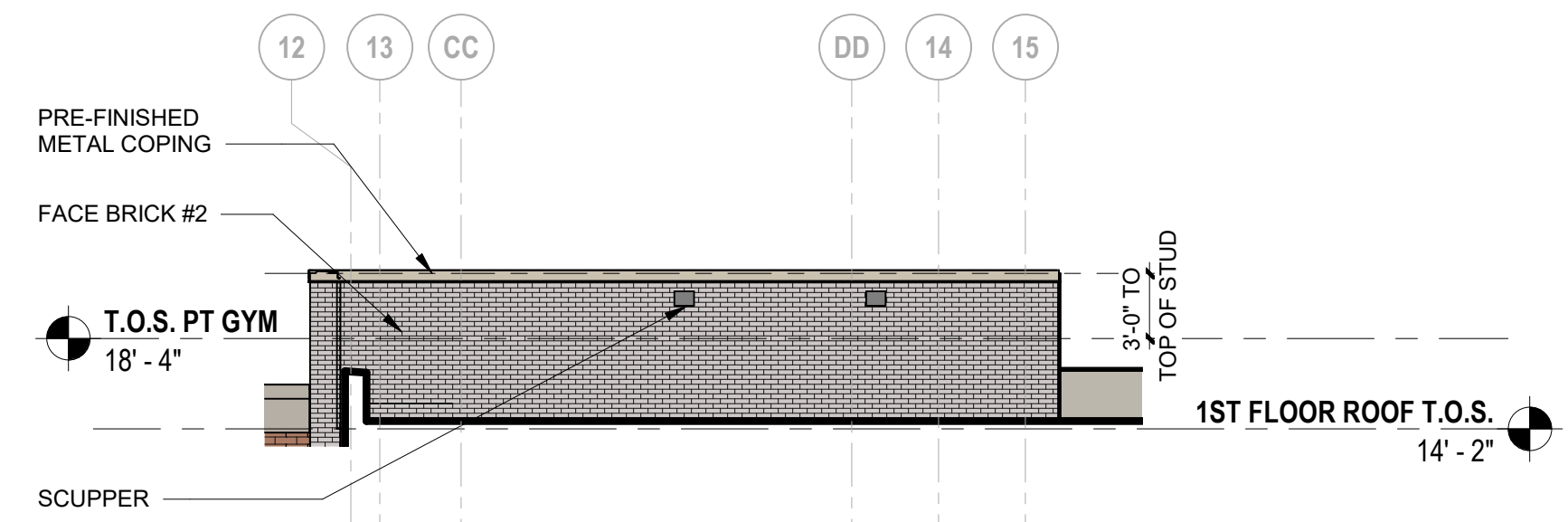


ELEVATION MATERIAL LEGEND

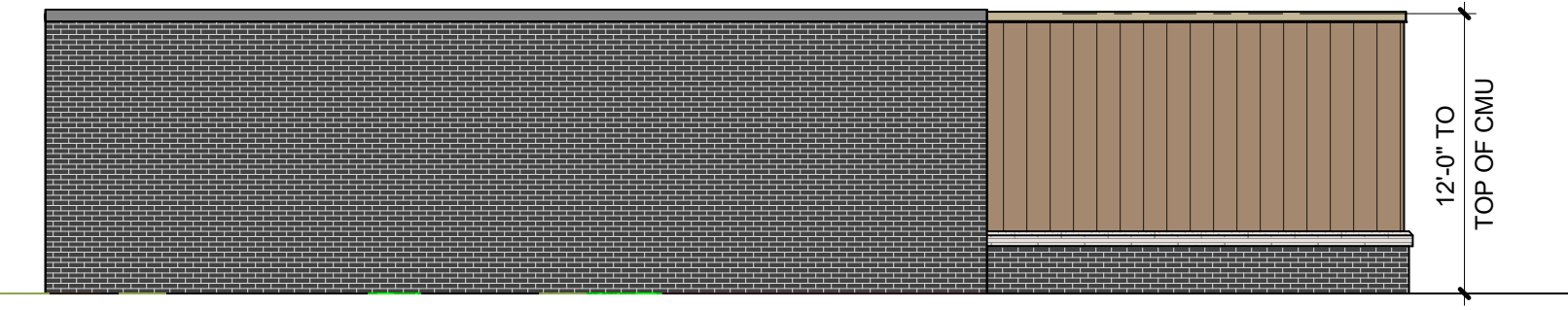
PATTERN	MATERIAL
[Pattern]	CANOPY AND CANOPY COLUMNS PAC-CLAD - ALUMINUM EXTERIOR PANEL SYSTEM - CHAMPAGNE METALIC
[Pattern]	LONGBOARD VERTICAL ORIENTED EXTERIOR T&G V GROOVE PROFILE ALUMINUM SIDING - ROCK ELM
[Pattern]	WESTERN STATE (7.2 PANEL) BOX RIB METAL SIDING PANEL WITH EXPOSED FASTENER
[Pattern]	ROOFTOP LOUVERED SCREEN WALL
[Pattern]	FACE BRICK #1: GLEN-GERY VINTAGE BLACK VELOUR
[Pattern]	FACE BRICK #2: GLEN-GERY BRICK-CASTILE GRAY VELOUR
[Pattern]	GLAZING - VIRACON - VUE2-40 - ARGON FILLED IN CHARCOAL ALUM. FRAMES
[Pattern]	SPANDREL PANEL VIRACON - VUE2-40 - ARGON FILLED IN CHARCOAL ALUM. FRAMES
[Pattern]	CALCIUM SILICATE MASONRY (CSM) OR (CSMU) - ARRISCRRAFT
[Pattern]	CJ CONTROL JOINT



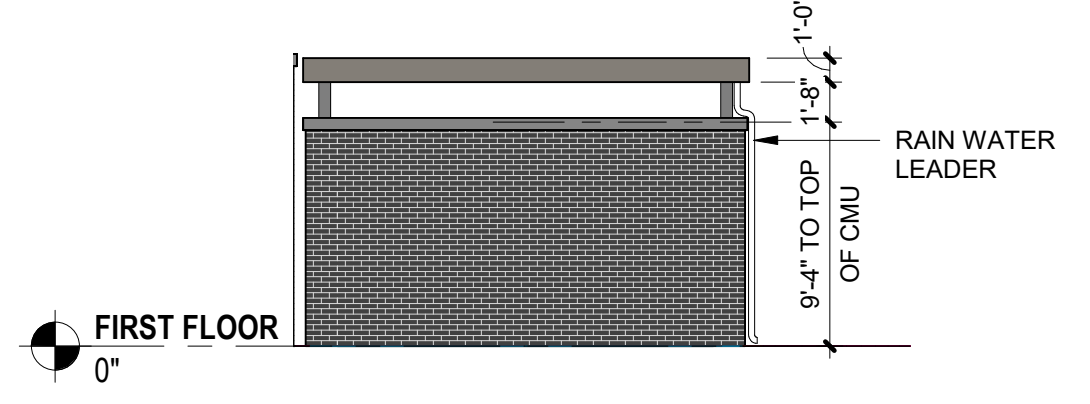
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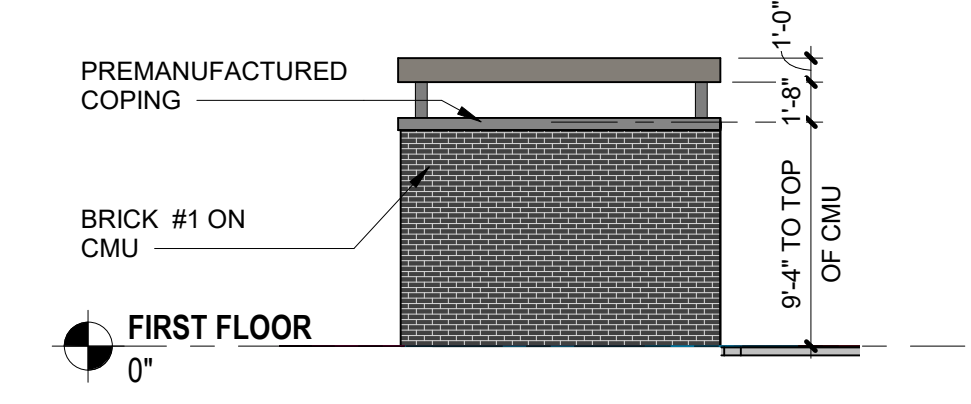
10 PT GYM ABOVE ROOF - EAST ELEVATION
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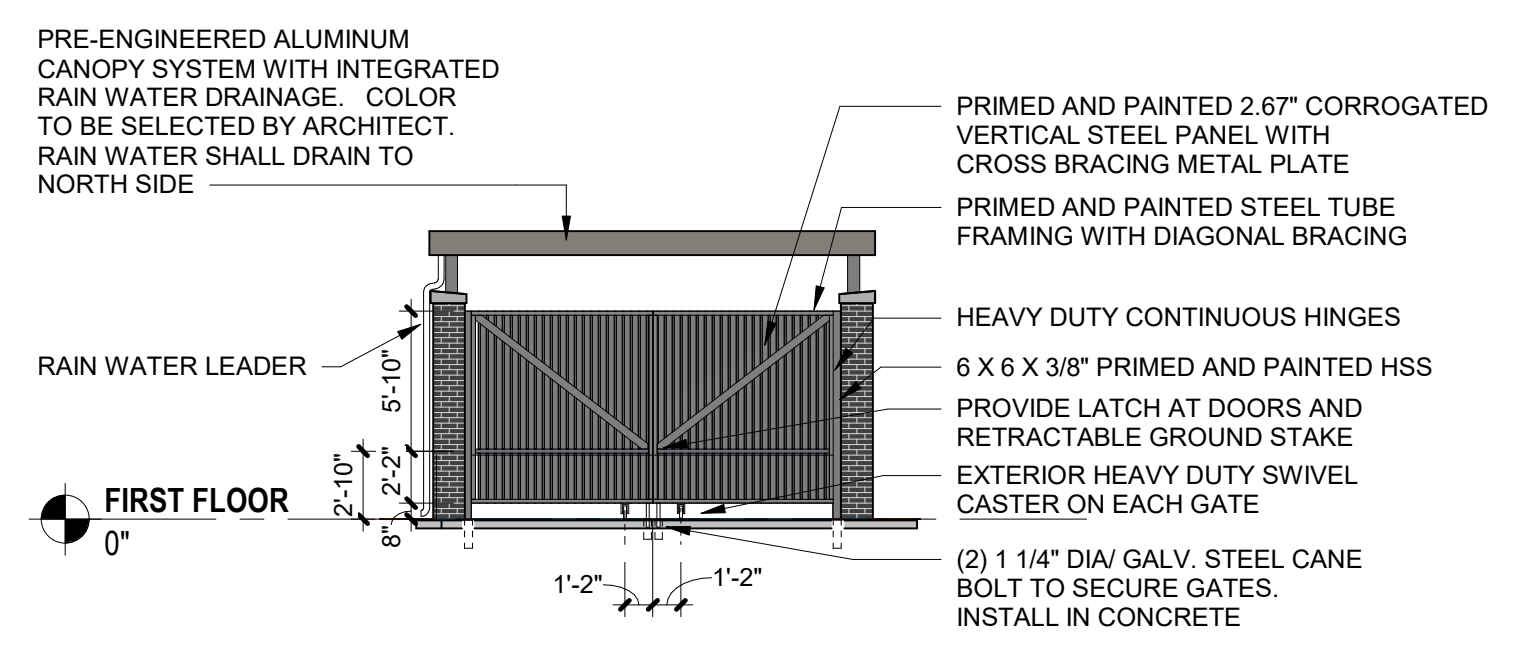
1 MECHANICAL SCREEN WALL A
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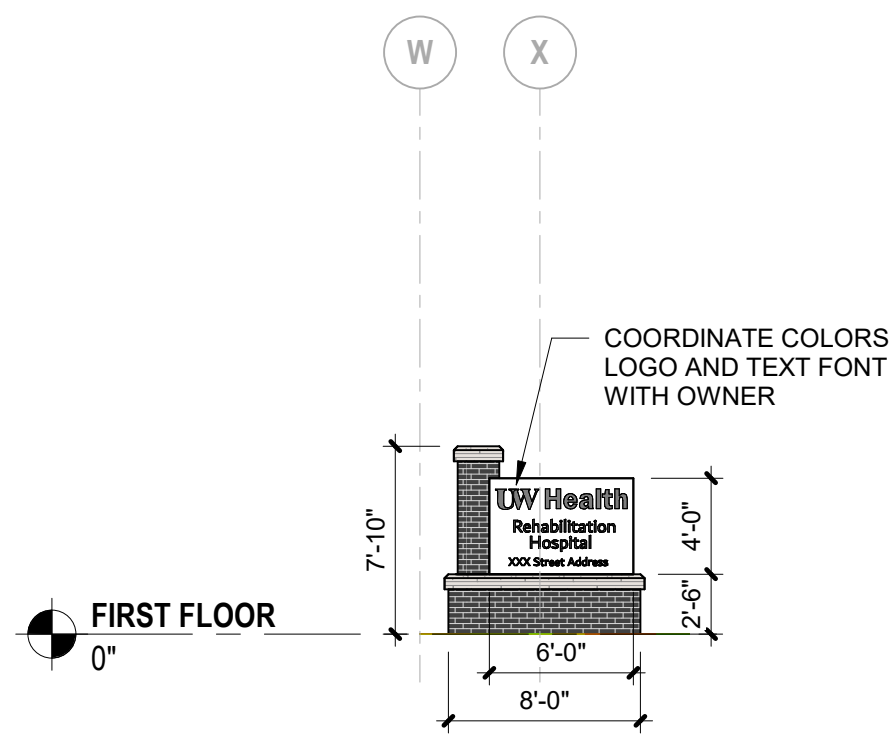
13 DUMPSTER SCREEN - BACK
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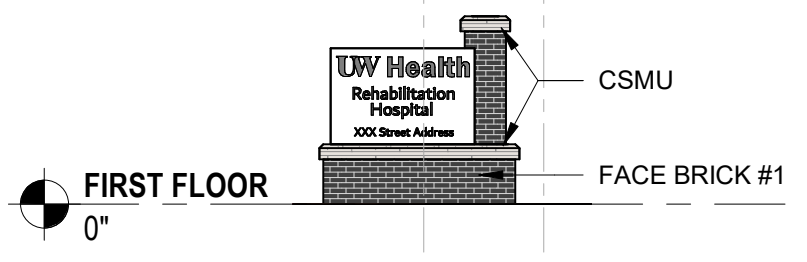
14 DUMPSTER SCREEN - SIDE
 SCALE: 1/8" = 1'-0"



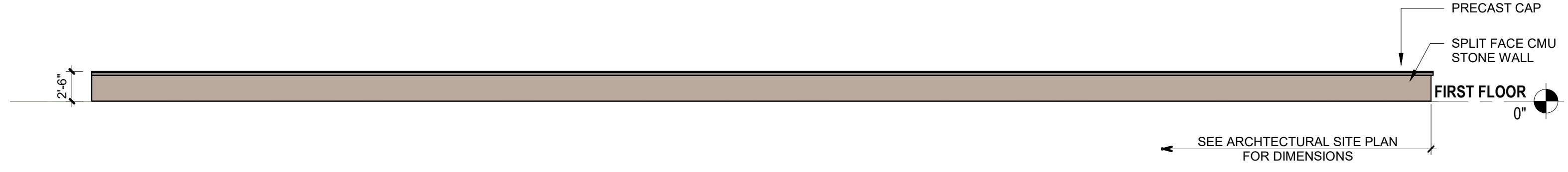
15 DUMPSTER SCREEN - GATE
 SCALE: 1/8" = 1'-0"



16 SITE SIGN - SOUTH
 SCALE: 1/8" = 1'-0"



17 SITE SIGN - NORTH
 SCALE: 1/8" = 1'-0"



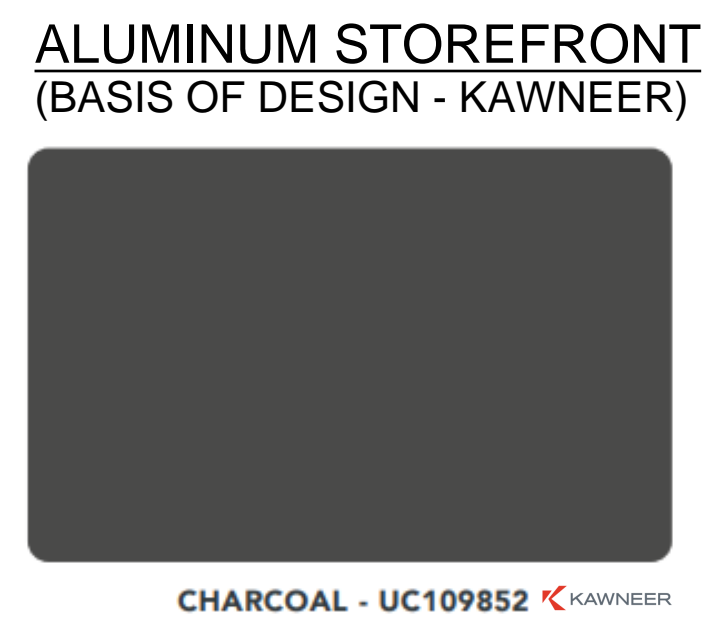
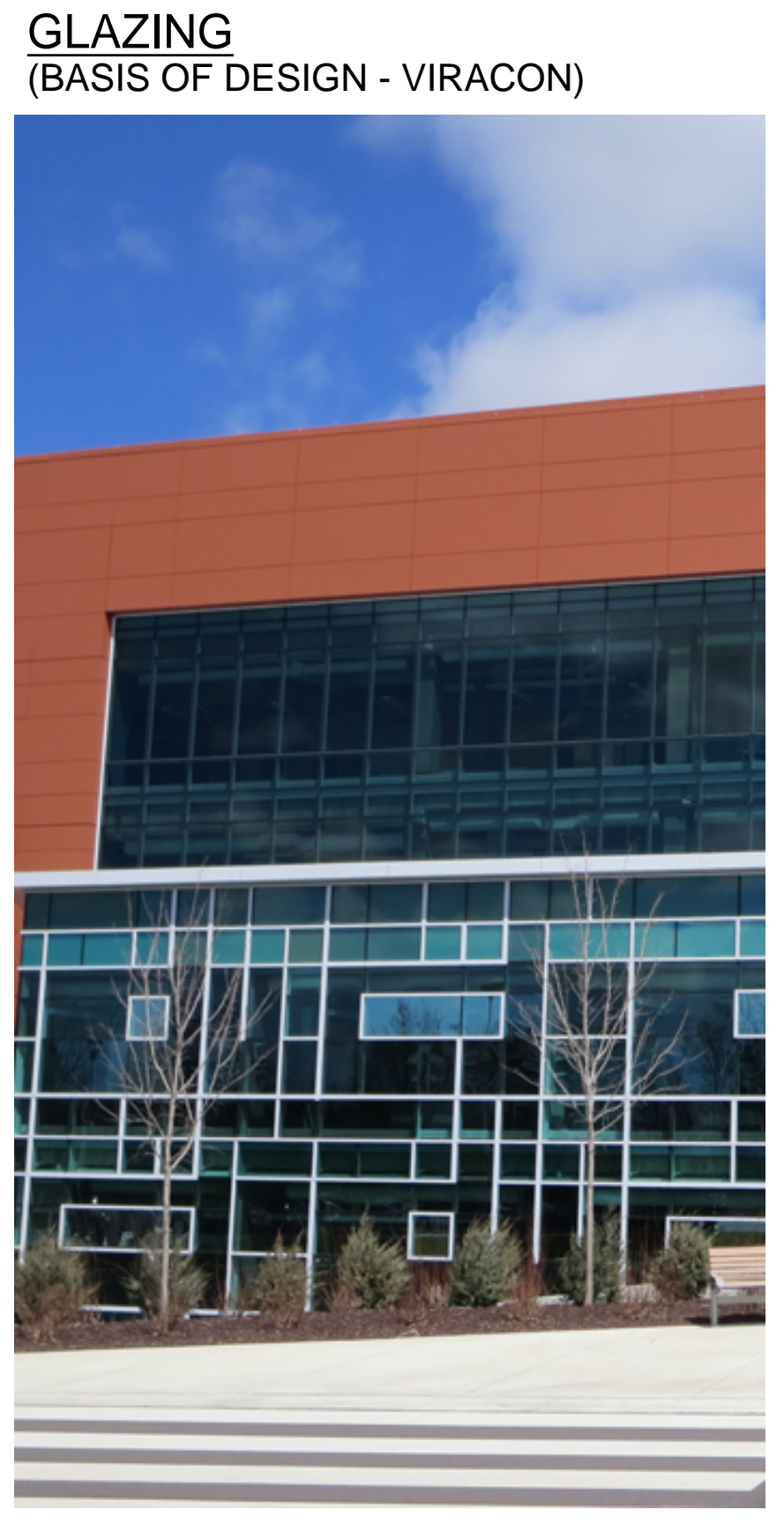
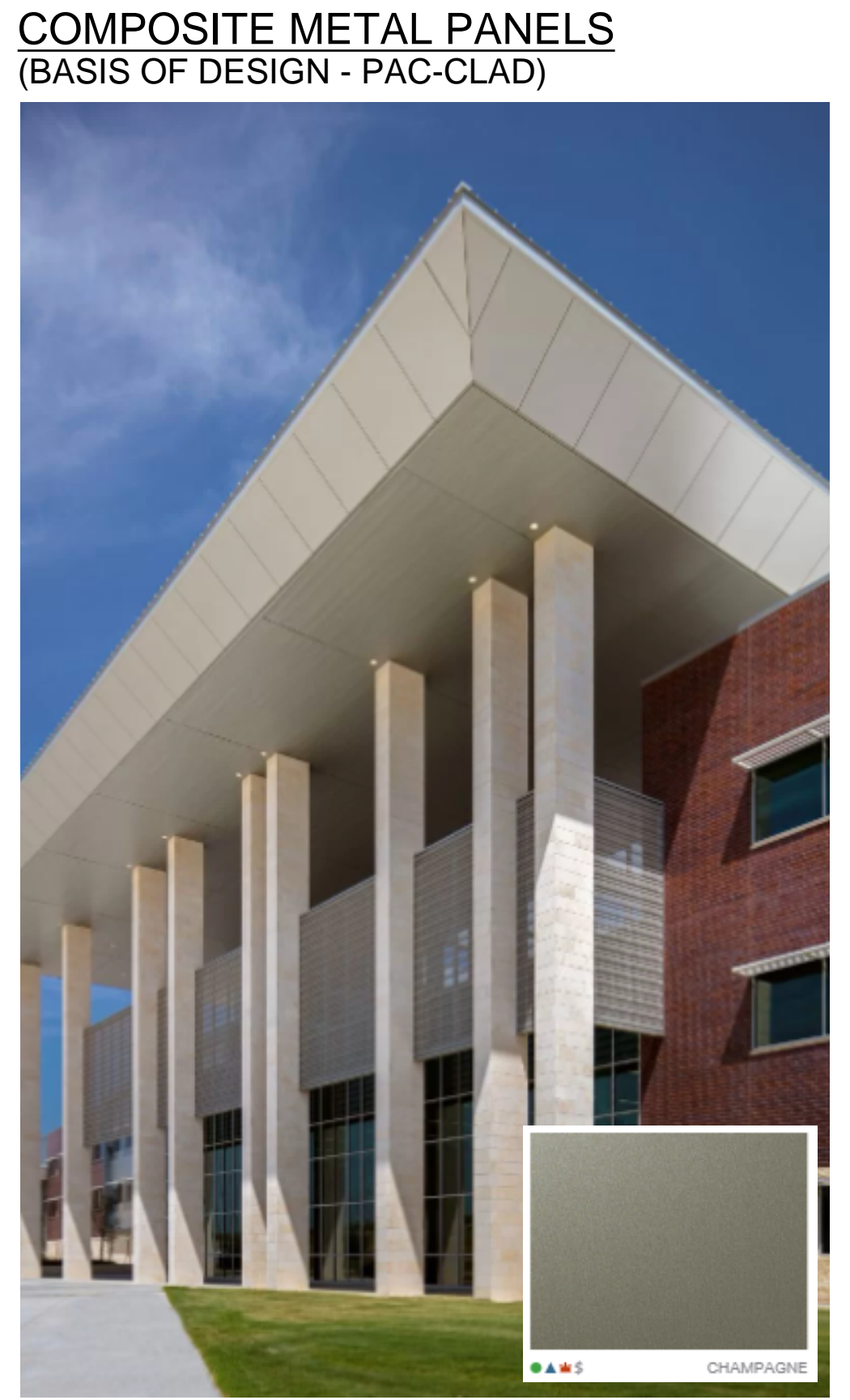
18 SITE SCREEN WALL
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[Pattern]	CONTROL JOINT

ESa
 Earl Swenson Associates, Inc.
 1033 Demonbreun Street
 Suite 800
 Nashville, Tennessee 37203
 615-329-9445
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 FITCHBURG, WISCONSIN

MATERIAL LEGEND



DOCUMENT CHANGES

Description	Date

ARTICLE 5 SUBMISSION

Issue Description	Original Issue Date	Project No	Drawn By	Checked By	DBS
	6.4.2025	24381.00	JLL		

EXTERIOR ELEVATIONS

Sheet Number
A2.03