



November 6, 2025

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

Subject: **Gusto – Major Construction Early Start Request**

Dear Ms. Schmidt:

Gusto Seminole LLC and Newcomb Construction are hereby requesting to be added to the next agenda for application for Major Construction Early Start for Gusto (currently addressed as 2747 S. Seminole Hwy). The project will be submitted for E-Plan Exam shortly.

Reasoning for consideration as a Major Construction project are as follows:

**1. 14-Month construction schedule**

We plan on breaking ground in February 2026 with substantial completion May 1, 2027.

**2. Sufficient water service exists:**

An exiting water hydrant exists along Lacy Road, approximately 130' south of the proposed building. A new hydrant is proposed to be installed within the island located within the parking lot north of the building by April 2026. Once completed the building will be served by two hydrants during construction.

**3. Accessible roads to three sides of the proposed building:**

Two accessible roads are available to the fire department currently. Seminole Highway to the east of the proposed building and Lacy road to the south of the proposed building. In conjunction with these two existing accessible roads, we will install a gravel entrance from Seminole Highway and continue for 100 feet to allow fire department access to the north end of the proposed building, and access to the proposed hydrant located in the parking lot island just north of the building.

**4. Developer and Contractor:**

The Newcomb family is both the developer, and the general contractor (Newcomb Construction) Newcomb Construction recently celebrated its 50<sup>th</sup> year in business as a design-build contractor and has experience building in Fitchburg (Blackhawk Church).



**5. Previous request:**

On August 4<sup>th</sup>, 2025, in written response to Plan Commission comments, we made the request to that we would like Plan Commission approval to include recognition of this development as a major construction project. If memory serves, the Plan Commission approved our request at the August 19, 2025, meeting.

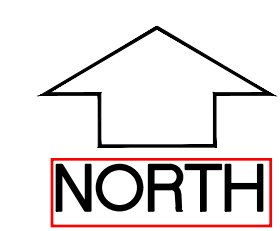
We trust that no further documentation is required with this request. The city and Plan Commission met to approve the project on August 19, 2025, and the plans for the project have not materially changed from that meeting.

Please contact me with any questions or if you need any additional information.

Respectfully submitted,

Bret Newcomb  
President  
Newcomb Construction Company



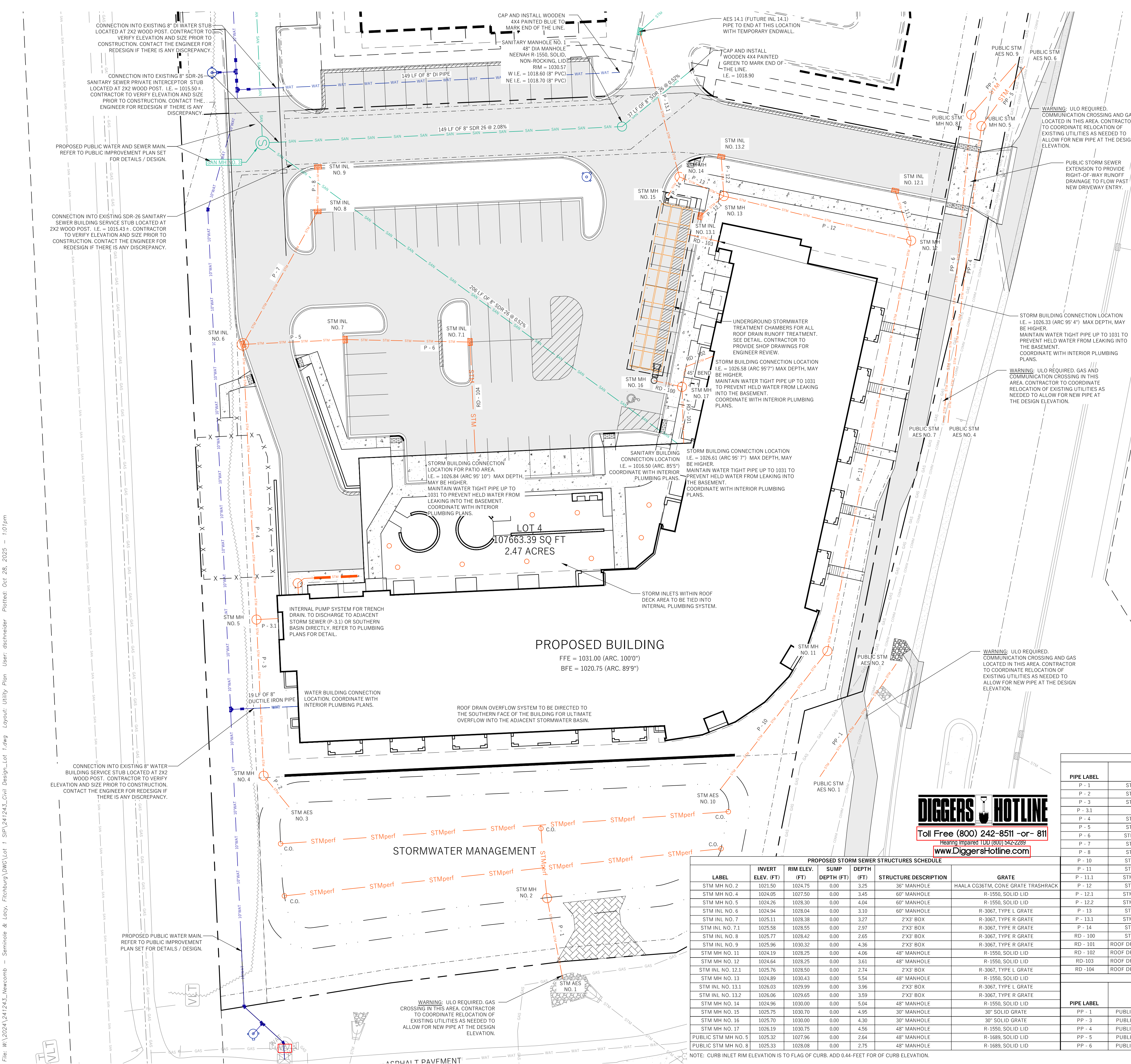


**LEGEND (PROPOSED)**

---	PROPOSED PROPERTY BOUNDARY
---	EASEMENT
---	BUILDING FOOTPRINT
---	18" CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED GAS SERVICE (DESIGN BY OTHERS)
---	PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
---	STORMWATER TREATMENT FACILITY

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON JUNE 6, 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
  - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
  - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
  - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
  - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
  - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG STANDARD SPECIFICATIONS.

- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
  - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
  - CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
  - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDRN.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
    - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
    - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
    - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
    - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
  - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
  - ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5" OF GROUND COVER AND AT ALL UTILITY CROSSINGS. ALL WATER MAIN MATERIALS BETWEEN THE MUNICIPAL MAIN UP TO AND INCLUDING THE PRIVATE HYDRANTS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
  - GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
  - CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTION TO PUBLIC UTILITIES.
  - ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE, TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
  - EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPS 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a) AND SPS 384.30(2)(c).
  - ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30. PRIVATE WATER MAIN MATERIALS BETWEEN THE MUNICIPAL MAIN UP TO AND INCLUDING THE PRIVATE HYDRANTS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - ALL PRIVATE WATER MAIN JOINTS BETWEEN THE MUNICIPAL MAIN AND PRIVATE HYDRANTS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SEPARATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(b).
  - THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
  - INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
  - CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.
  - PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT (608) 270-4270 FOR OPERATION OF THESE VALVES.
  - SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.



**DIGGERS HOTLINE**  
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Having Impaired? (708) 801-2422-2289  
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**PROPOSED STORM SEWER STRUCTURES SCHEDULE**

LABEL	INVERT (FT)	RIM ELEV. (FT)	SUMP DEPTH (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM MH NO. 2	1021.50	1024.75	0.00	3.25	36" MANHOLE	HAALA C636TM, CONE GRATE TRASHRACK
STM MH NO. 4	1024.05	1027.50	0.00	3.45	60" MANHOLE	R-1550, SOLID LID
STM MH NO. 5	1024.26	1028.30	0.00	4.04	60" MANHOLE	R-1550, SOLID LID
STM INL NO. 6	1024.94	1028.04	0.00	3.10	60" MANHOLE	R-3067, TYPE L GRATE
STM INL NO. 7	1025.11	1028.38	0.00	3.27	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 7.1	1025.58	1028.55	0.00	2.97	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 8	1025.77	1028.42	0.00	2.65	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 9	1025.96	1030.32	0.00	4.36	2'X3' BOX	R-3067, TYPE R GRATE
STM MH NO. 11	1024.19	1028.25	0.00	4.06	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 12	1024.64	1028.25	0.00	3.61	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 12.1	1025.76	1028.50	0.00	2.74	2'X3' BOX	R-3067, TYPE L GRATE
STM MH NO. 13.2	1024.89	1030.43	0.00	5.54	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 13.1	1026.03	1029.99	0.00	3.96	2'X3' BOX	R-3067, TYPE L GRATE
STM INL NO. 13.2	1026.06	1029.65	0.00	3.59	2'X3' BOX	R-3067, TYPE R GRATE
STM MH NO. 14	1024.96	1030.00	0.00	5.04	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 15	1025.75	1030.70	0.00	4.95	30" SOLID GRATE	R-1550, SOLID LID
STM MH NO. 16	1025.70	1030.00	0.00	4.30	30" SOLID GRATE	R-1550, SOLID LID
STM MH NO. 17	1026.19	1030.75	0.00	4.56	48" MANHOLE	R-1550, SOLID LID
PUBLIC STM MH NO. 5	1025.32	1027.96	0.00	2.64	48" MANHOLE	R-1689, SOLID LID
PUBLIC STM MH NO. 8	1025.33	1028.08	0.00	2.75	48" MANHOLE	R-1689, SOLID LID

**PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE**

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
P-1	STM MH NO. 2	STM AES NO. 1	35	1021.50	1021.15	1.00%	12" HDPE	0.012	0.00	1732.36
P-2	STM MH NO. 4	STM AES NO. 3	17	1024.05	1024.00	0.30%	19X30" ERCP	#/N/A	3830.36	9561.38
P-3	STM MH NO. 5	STM MH NO. 4	68	1024.26	1024.05	0.30%	19X30" ERCP	#/N/A	3830.36	9561.38
P-3.1	PUMP	STM MH NO. 5	9	1026.03	1025.84	2.08%	8" PVC	0.010	474.53	1016.89
P-4	STM INL NO. 6	STM MH NO. 5	119	1024.94	1024.34	0.50%	18" HDPE	0.012	3595.83	3611.59
P-5	STM INL NO. 7	STM INL NO. 6	44	1025.11	1024.34	0.49%	18" HDPE	0.012	2163.37	3230.31
P-6	STM INL NO. 7.1	STM INL NO. 7	55	1025.58	1025.36	0.40%	18" HDPE	0.012	1498.32	1986.52
P-7	STM INL NO. 8	STM INL NO. 7	66	1025.77	1025.44	0.50%	12" HDPE	0.012	773.19	1274.96
P-8	STM INL NO. 9	STM INL NO. 8	19	1025.96	1025.77	1.00%	12" HDPE	0.012	485.72	1732.36
P-10	STM MH NO. 11	STM AES NO. 10	76	1024.19	1024.00	0.25%	24" HDPE	0.012	4259.77	5499.89
P-11	STM MH NO. 12	STM MH NO. 11	182	1024.64	1024.19	0.25%	24" HDPE	0.012	4259.77	5499.89
P-11.1	STM INL NO. 12.1	STM MH NO. 12	23	1025.76	1025.64	0.50%	12" HDPE	0.012	383.69	1224.96
P-12	STM MH NO. 13	STM MH NO. 12	83	1024.89	1024.64	0.30%	24" HDPE	0.012	3876.08	6024.83
P-12.1	STM INL NO. 13.1	STM MH NO. 13	13	1026.03	1025.89	1.00%	12" HDPE	0.012	145.02	1732.36
P-12.2	STM INL NO. 13.2	STM MH NO. 13	17	1026.06	1025.89	1.00%	12" HDPE	0.012	484.07	1732.36
P-13	STM MH NO. 14	STM MH NO. 13	21	1024.96	1024.89	0.30%	24" HDPE	0.012	3246.99	6024.83
P-13.1	STM INL NO. 14.1	STM MH NO. 14	65	1025.78	1025.46	0.50%	18" HDPE	0.012	2373.60	3611.59
P-14	STM MH NO. 15	STM MH NO. 14	10	1025.75	1025.71	0.50%	15" HDPE	0.012	873.39	2221.00
RD-100	STM MH NO. 17	STM MH NO. 16	12	1026.19	1026.00	1.50%	12" HDPE	0.012	655.04	2121.69
RD-101	ROOF DRAIN CONNECTION	STM MH NO. 17	24	1026.77	1026.52	1.04%	8" PVC	0.010	436.69	719.05
RD-102	ROOF DRAIN CONNECTION	STM MH NO. 17	22	1026.91	1026.69	1.04%	6" PVC	0.010	218.35	333.88
RD-103	ROOF DRAIN CONNECTION	UNDERGROUND	14	1026.33	1026.18	1.04%	6" PVC	0.010	218.35	333.88
RD-104	ROOF DRAIN CONNECTION	STM INL NO. 7.1	65	1027.01	1026.33	1.04%	6" PVC	0.010	296.04	333.88

**PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE**

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
PP-1	PUBLIC STM AES NO. 2	PUBLIC STM AES NO. 1	59	1023.74	1023.00	1.25%	14 x 23" ERCP	0.013	5215.20	5271.17
PP-3	PUBLIC STM MH NO. 5	PUBLIC STM AES NO. 4	129	1025.32	1025.00	0.25%	14 x 23" ERCP	0.013	1925.56	2357.34
PP-4	PUBLIC STM AES NO. 6	PUBLIC STM MH NO. 5	32	1025.08	1025.00	0.25%	14 x 23" ERCP	0.013	1925.56	2357.34
PP-5	PUBLIC STM MH NO. 8	PUBLIC STM AES NO. 7	134	1025.33	1025.00	0.25%	14 x 23" ERCP	0.013	1925.56	2357.34
PP-6	PUBLIC STM AES NO. 9	PUBLIC STM MH NO. 8	29	1025.15	1025.08	0.25%	14 x 23" ERCP	0.013	1925.56	2357.34