

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

This document describes the process and application requirements for Land Use Applications requiring Plan Commission review and approval.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg bxhais lus, tus neeg bxhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub btaog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



INSTRUCTIONS

Prior to Application Submittal

- 1. Pre-Application Meeting.** Prior to the submittal of a Land Use Application, the applicant is strongly encouraged to meet with Planning and Zoning staff to discuss the development proposal, review concept plans in detail, and discuss the approval process. Applicants are also strongly encouraged to meet with the district alderperson, adjoining neighbors/ property owners, and neighborhood association(s), if applicable, prior to submitting an application. If Urban Design Commission (UDC) review or approval is also required, a pre-application meeting with the UDC Secretary is required. Contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for further assistance and to set up a meeting.
- 2. Pre-Application Notification.** A letter or email notifying 1) the Alderperson ([find your alderperson](#)), and 2) any applicable [City-registered neighborhood association\(s\)](#) and [City-listed business association\(s\)](#) serving the subject site, must be sent by the applicant **at least 30 days** prior to submitting an application. This notice **must clearly state that the applicant is "intending to file a [demolition/conditional use/zoning map amendment] application"** and **specify the project address(es)**. **If this notice requirement is not met, an application will not be accepted.** Notices may also include other information such as contact information, timelines, or descriptions of the proposal. **Note:** The alderperson and the Director of Planning & Community & Economic Development may *waive or reduce* the 30-day notification requirement. A copy of the pre-application notification letters and, if applicable, any correspondence granting a waiver or reduction of the 30 days, is required to be submitted as part of the application materials.

Additional Notification Requirement for Demolition Permits: For all Demolition requests, posting notice of the requested demolition to the [City's Demolition Listserv](#) is required **at least 30 days** prior to submitting an application.

Submitting Your Application

- 3. Submittal Deadline Date.** Application submittal deadlines are as noted on the annual [Development Review Schedule](#) for the Plan Commission (PC) and Urban Design Commission (UDC). These are Mondays at 12:00 p.m., unless noted otherwise.
- 4. Where to Email Your Materials.**

Initial Submittals: Individual PDF files of each item submitted (See Page 6 for the list) should be emailed to PCApplications@cityofmadison.com. This email must include the project address, project name, and the applicant's name.

For Joint UDC + Land Use Applications: If your project requires both UDC and Land Use Application submittals, a completed [UDC Application](#) and accompanying submittal materials (See Page 2 of the UDC Application) are also required to be sent to UDCAplications@cityofmadison.com by the submittal deadline. Late application submittals will be scheduled for the next application review cycle.

Final Sign-Off Submittals: SPRAplications@cityofmadison.com. See No. 14 on the following page for more information.
- 5. Fee Payment.** Refer to the Fee Schedule on Page 6. **Fee payments are due by the submittal date.** Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Make checks payable to *City Treasurer* and either mail it to the following address: *City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984*, drop it in the drop box located along the Doty Street entrance of the Madison Municipal Building (215 Martin Luther King Jr. Blvd. Madison, WI 53701-2984), or make an appointment online to pay the fee at the Zoning counter. Appointments can be made at this website: <https://www.cityofmadison.com/dpced/bi/schedule-a-counter-appointment/3423/>. If you mail in the check or use the drop box, please include a cover page with the check which includes the project address, brief description of the project, and contact information.
- 6. Submittal Method and Format Requirements.**

Digital Materials Only. **Only digital (PDF) submittals** are being accepted for all Land Use applications (this is the same for Subdivision and Urban Design Commission (UDC) applications).

Email Size Limits. Note that **an individual email cannot exceed 20MB** and it is the **responsibility of the applicant** to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are **not** allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

Formatting Requirements. All PDFs **must comply with the submittal requirements** outlined on Pages 3 and 4.

INSTRUCTIONS (CONTINUED)

7. **Completeness Review.** Per Section 28.181(4), MGO, the Zoning Administrator may refuse to accept an application, if it is determined to be incomplete. A "complete" application includes a completed Land Use Application Form (Pages 5-8) and the submission of all required application materials as indicated on its Submittal Checklist (Page 6). For a detailed list of the content requirements for the various plan sheets, as well as the submittal requirements for those application types requiring supplemental materials, please see Land Use Application Form LND-B. Applications deemed complete will be scheduled for the public hearing date(s) specified on the Development Review Schedule (see No. 3 above).

After Filing an Application

8. **Public Notice.** This will occur in three ways: 1) The Zoning Administrator will prepare a "notice of hearing" sign, which *the applicant must post in a highly visible location on the property - so that it can be read from the sidewalk or other public right-of-way - at least 21 days prior* to the scheduled public hearing; 2) City staff will post notice in the Wisconsin State Journal; and 3) City staff will notify, by mail, the applicant as well as property owners and occupants within 200 feet of the boundaries of the property.
9. **Development Review.** Application materials will be circulated to several City agencies for review. Upon completion of the development review process by staff, the applicant will receive a copy of the staff report to the Plan Commission – containing staff's analysis and recommended conditions of approval – prior to the scheduled public hearing. Note: review of construction drawings, submitted in order to obtain building permits, is a separate process which is not included in the review of land use applications.
10. **Post-Submission Design Changes.** Please note that subsequent revisions to submittal materials will likely result in rescheduling of public hearings (i.e. being deferred to a later review cycle).

Plan Commission Review Process

11. **Plan Commission Attendance Required.** Please note that the applicant or a representative is required to attend the Plan Commission public hearing and should remain at the meeting until the Commission votes on their item. The attendee should be prepared to provide a brief overview to the Plan Commission (with visual aids, if desired) and answer questions related to the application proposal. Failure to appear at the scheduled hearing may cause referral of the matter to a future hearing date.
12. **Final Action.** The Plan Commission is the decision-making body for the majority of Land Use Applications, with the exception of rezoning, annexation, subdivision, and zoning text amendment requests (the latter three however, use a different application form). The Plan Commission can approve, conditionally approve, reject (deny), or refer (to a future hearing) those Land Use Applications that it has purview over based on their review of the request for consistency with the applicable review criteria and development standards found in City ordinances. For all other Land Use Applications, the Plan Commission will make an advisory recommendation to the Common Council, who will take final action to approve, conditionally approve, or reject the application.
13. **Disposition Letter and Next Steps.** After final action has been taken on an application, the Planning Division will draft a disposition letter that provides a detailed list of the conditions of approval. The disposition letter will also contain instructions for finalizing the requested land use approvals which are required prior to receiving permits for demolition or new construction. A copy of the letter will be sent to the contact person identified on the application.

Finalizing Approval

14. **Plan Revision and Resubmission.** After approval is granted, the applicant is responsible for satisfying the various conditions of approval, as listed in the Disposition Letter. Specific questions about a condition should be directed to the particular agency that submitted the condition, while questions regarding resubmittal and final signoff should be sent to SPRApplications@cityofmadison.com. The applicant shall then submit:
- a PDF of the revised plan set (in addition to any necessary supplemental documentation) as specified in the Disposition Letter. These updated plans shall be emailed to SPRApplications@cityofmadison.com. **Note: the limit on email file size and PDF formatting requirements outlined above, under No. 6, still apply.**
 - The Site Plan Review filing fee (For more information, refer to the Fee Schedule on Page 8 and the Fee Submittal Instructions on Page 1.)

When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information. The plans will then be distributed to City Agencies who submitted conditions of approval during the initial plan review to verify that their conditions, along with any applicable requirements, have been satisfied.

15. **Final Approval.** Once all City Agencies have signed off, Zoning Staff will issue final approval and the applicant may then obtain any other necessary permits. Note: separate building, sign, or demolition permits issued by the Building Inspection Division will be required before work on the project can commence. Questions on this matter should be directed to the Building Inspection Division, (608) 266-4551.

LAND USE APPLICATION - INSTRUCTIONS & FORM

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DIGITAL SUBMITTAL REQUIREMENTS FOR PDFs

With an interest in improving internal efficiency and reducing the amount of paper required for the various development application submittals, the City is shifting towards an all-digital review. In order to best enable the City's digital plan review software - by allowing accurate measurements, the ability to search for text, and optimized performance - the City now has additional requirements pertaining to the submittal of digital materials. Contact staff with questions or if you need assistance with the below requirements.

General Requirements:

- **Format** -- All files should be submitted as a PDF (.pdf)
- **Separate Files** -- The various documents shall be submitted as separate PDFs. (PDF Packages/Portfolios will not be accepted).
Examples of Individual Files:
 - The Completed Application Form
 - Letter of Intent
 - Submittal Notification to Alder, Neighborhood Association (if applicable), and Business Association (if applicable), and/or Waiver from Alder (if granted)
 - Development Plans (see next page for additional requirements)
 - Demolition Photos (if applicable)
 - Lighting Plans (Photometrics and Cut Sheets) (if applicable)
 - Title Report (if applicable)
 - Zoning Text for Planned Developments (PD-GDP and/or PD-SIP) (if applicable)
- **No Passwords** -- PDF files must not require a password in order to view the file

Required File Naming Convention:

To further aid internal efficiency, please use the following naming convention when labeling the individual PDF files outlined above.
Note: **No spaces are allowed in the file names. Please use underscores (_)**

Address	+	Submittal Phase	+	File Type	+	Revised File?	+	Date
Format: Street Name* _Street # * Abbreviate cardinal direction (N, S, E, W) & street type (St, Rd, Dr, etc.) Ex: <i>E_Walnut_St_123</i> <u>If a range of addresses on the same street, use a hyphen:</u> Ex: <i>S_Elm_Blvd_135-137</i> <u>If address involves (2) streets, use "and":</u> Ex: <i>Oak_Dr_123_and_456_Maple_Ln</i> <u>If address involves (3) or more streets, note first (2) addresses and then add a "+" at the end:</u> Ex: <i>Beech_St_123_and_Ash_Ct_246+</i>	+	"PRE" For initial/revised submittals (before project receives necessary UDC / Plan Commission / Council approval(s)) or "VER" For sign-off plan submittals (i.e. condition verification submittals post UDC / Plan Commission / Council approval)	+	Examples: - "App" (Application) - "LOI" (Letter of Intent) - "Plans" - "Lighting" (Lighting Plans) - "Notif"/"Waiver" (Submittal Notification /Waiver) - "PD Text" (Planned Development Zoning Text) - "Title" (Title Report) etc.	+	All revised/rerevised files submitted during the same submittal phase (i.e. during the preapproval or condition verification phase) must include the version number ("v2", "v3", etc.) Example: <u>Original version:</u> <i>S_Few_St_102_Plans</i> <u>First revision:</u> <i>S_Few_St_102_Plans_v2</i> <u>Second revision:</u> <i>S_Few_St_102_Plans_v3</i> etc.	+	Format: YYYY-MM-DD

Examples of full file names for PDFs, by submittal phase:

Initial/revised submittals (before project receives necessary UDC / Plan Commission / Council approval(s)):

Application form: *Spruce_Pl_123_PRE_App_2020-05-08*

LOI: *Spruce_Pl_123_PRE_LOI_2020-05-08*

Revised LOI: *Spruce_Pl_123_PRE_LOI_v2_2020-05-20*

Plans: *Spruce_Pl_123_PRE_Plans_2020-05-08*

Revised Plans: *Spruce_Pl_123_PRE_Plans_v2_2020-05-20*

Sign-Off Plan submittals (i.e. condition verification submittals post UDC / Plan Commission / Council approval):

Plans: *Spruce_Pl_123_VER_Plans_2020-07-08*

Revised Plans: *Spruce_Pl_123_VER_Plans_v2_2020-07-20*

Re-Revised Plans: *Spruce_Pl_123_VER_Plans_v3_2020-07-25*

DIGITAL SUBMITTAL REQUIREMENTS FOR PDFs (CONTINUED)

Additional Requirements for all Development Plan Sets (i.e. site plan, floor plans, elevations, etc.):

1. **Submit the Plan Set in a Single File** - The various Development Plans shall be combined and submitted as a single, multipage file (Note: Lighting Plans (Photometrics and Cut Sheets) (if applicable) should be submitted as a separate file)
2. **Give it a Scale** -- All drawings should to be to a scale, which shall be noted along with the inclusion of a scale bar on each page.
3. **Orientation** -- Plan sheets should be oriented in the PDF files to allow the files to be viewed without needing to rotate
4. **Live Linework** -- If possible, PDFs should be in vector format (with 'live' or 'selectable' linework), as opposed to static images (i.e. raster format)).
5. **Sheet Labels** -- **Include an alpha-numeric sheet number in the lower right corner of each page.** (See Diagram to the right for an example) **** Sheet labels must be unique within the plan set. ** Make sure to review No. 7 below before submitted revised plans.**

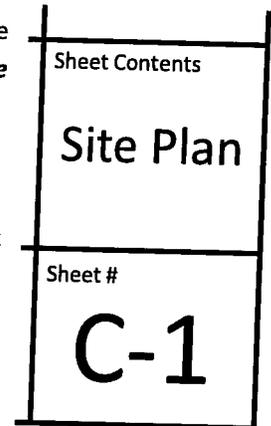
While there is no mandatory standard for sheet numbering, these are some typical convensions:

A (Architectural) C (Civil / Site) T (Title Sheet) L (Landscaping)

As such, for purely illustrative purposes, the submittal plans for a hypothetical development might include the following sheets:

T-1 (Title Sheet)** C-2 (Utility Plan) A-1 (Basement Plan) A-3 (Second Floor Plan)
 C-1 (Site Plan) L-1 (Landscaping Plan) A-2 (First Floor Plan) A-4 (Elevations)

**** Please include a table on the Title Sheet** listing all the drawings included in the set and their corresponding sheet labels

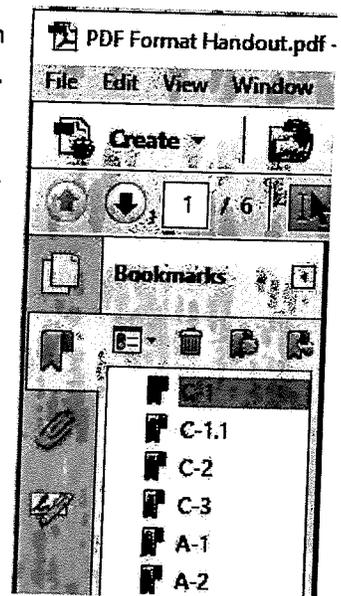


If submittal involves multiple buildings, include an extra letter in the sheet label - either at the beginning or end - to distinguish the buildings:

Prefix Example: Bldg A: AA101, AA102, etc. | Bldg B: BA101, BA102, etc.

Suffix Example: Bldg A: A-1-A, A-2-A, etc. | Bldg B: A-1-B, A-2-B, etc.

6. **Bookmarks** -- **Include bookmarks in the PDF** matching each sheet/page number. (See Diagram to the right for an example) **Make sure to review No. 7 below before submitted revised plans.**
 The sheet numbers and sheet contents **can be combined** (i.e. C-1 Site Plan)



7. **** VERY IMPORTANT ** Maintain Consistent Sheet Numbers and Corresponding Bookmarks Across Submittals** --

Revisions -- When submitting revised files, the **sheet number and corresponding bookmark used for a revised sheet must be the same as it was in the original submittal. These must be consistent across revisions.** (Example, if the site plan is numbered 'C-1' in the original submittal, it must be numbered 'C-1' in the revised submittal. However, if inserting or deleting pages, see below.

Inserting Pages -- If inserting a page between existing pages, add a number (i.e. '1') or letter (i.e. 'a') to the preceding page number for the inserted page's label. (Example: a page inserted between page C-1 and C-2 shall be called C-1.1 or C-1a.)

Deleted Pages -- The **page numbers of deleted pages shall not be reused.** If, for example, your initial submittal for a 4-story building (with the floor plans labelled A-1, A-2, A-3 & A-4) was resubmitted as a 3-story building, the Sheet Label which was used for the deleted 4th Floor Plan (i.e. A-4) must be retired and not used again for a different drawing.

8. Failure to submit plans in the requested format may result in longer review time and/or rejection of the submittal. Contact staff with questions or if you need assistance with the above requirements.

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

All Land Use Applications must be filed with the Zoning Office. Please see the revised submittal instructions on Page 1 of this document.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application. If your project requires both Land Use and Urban Design Commission (UDC) submittals, a completed UDC Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm horn ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site):

2001 Londonderry Drive

Title: _____

2. This is an application for (check all that apply)

- Zoning Map Amendment (Rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development - General Development Plan (PD-GDP)
- Major Amendment to an Approved Planned Development - Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit Other requests _____

3. Applicant, Agent, and Property Owner Information

Applicant name Todd Gebhardt **Company** Northshore Rentals

Street address 3314 Packers Ave. **City/State/Zip** Madison, WI 53704

Telephone 608-661-9900 **Email** _____

Project contact person Greg Held **Company** Knothe & Bruce Architects

Street address 8401 Greenway Blvd., Ste. 900 **City/State/Zip** Middleton, WI 53562

Telephone 608-836-3690 **Email** gheld@knothebruce.com

Property owner (if not applicant) _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

4. Required Submittal Materials

Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid. **The Zoning Administrator may reject an incomplete application.** Use this checklist to prepare a complete Land Use Application. Make sure to review the *Submittal Requirements for PDFs* (listed on Pages 3 and 4). **Note:** Not all development plan materials listed below are required for all applications. Submittal materials are as determined by staff. Those application types which have specific additional submittal requirements, as noted below, are outlined in Land Use Application Form LND-B.

Req.	Required Submittal Information	Contents	✓																								
	Filing Fee (\$ 1,050.00)	Refer to the Fee Schedule on Page 8 and the Revised Fee Submittal Instructions on Page 1.																									
	Digital (PDF) Copies of all Submitted Materials noted below	Digital (PDF) copies of all items are required. All PDFs must comply with the <i>Submittal Requirements for PDFs</i> (listed on Pages 3 and 4) and follow the revised submittal procedures outlined on Page 1.																									
	Land Use Application	Forms must include the property owner's authorization																									
	Legal Description (For Zoning Map Amendments only)	Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres.																									
	Pre-Application Notification	Proof of written 30-day notification to alder, neighborhood association, and business associations. In addition, Demolitions require posting notice of the requested demolition to the <u>City's Demolition Listserv</u> at least 30 days prior to submitting an application. For more information, see Page 1 of this document.																									
	Letter of Intent (LOI)	Narrative description of the proposal in detail, including, but not limited to, the existing site conditions, project schedule, phasing plan, proposed uses, hours of operation, number of employees, gross square footage, number of units and bedrooms, public subsidy requested, project team, etc.																									
	Development Plans	For a detailed list of the content requirements for each of these plan sheets, see <u>Land Use Application Form LND-B</u>																									
	<table border="1"> <thead> <tr> <th>Req.</th> <th>✓</th> <th>Req.</th> <th>✓</th> <th>Req.</th> <th>✓</th> </tr> </thead> <tbody> <tr> <td>Site Plan</td> <td></td> <td>Utility Plan</td> <td></td> <td>Roof and Floor Plans</td> <td></td> </tr> <tr> <td>Survey or site plan of existing conditions</td> <td></td> <td>Landscape Plan and <u>Landscape Worksheet</u></td> <td></td> <td>Fire Access Plan and <u>Fire Access Worksheet</u></td> <td></td> </tr> <tr> <td>Grading Plan</td> <td></td> <td>Building Elevations</td> <td></td> <td>Street Tree Plan and <u>Street Tree Report</u></td> <td></td> </tr> </tbody> </table>	Req.	✓	Req.	✓	Req.	✓	Site Plan		Utility Plan		Roof and Floor Plans		Survey or site plan of existing conditions		Landscape Plan and <u>Landscape Worksheet</u>		Fire Access Plan and <u>Fire Access Worksheet</u>		Grading Plan		Building Elevations		Street Tree Plan and <u>Street Tree Report</u>			
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Grading Plan		Building Elevations		Street Tree Plan and <u>Street Tree Report</u>																							
	Supplemental Requirements (Based on Application Type)	<p>Additional materials are required for the following application types noted below. See <u>Land Use Application Form LND-B</u> for a detailed list of the submittal requirements for these application types.</p> <ul style="list-style-type: none"> <input type="checkbox"/> The following Conditional Use Applications: <ul style="list-style-type: none"> <input type="checkbox"/> Lakefront Developments <input type="checkbox"/> Outdoor Eating Areas <input type="checkbox"/> Development Adjacent to Public Parks <input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum) <input type="checkbox"/> Demolition Permits <input type="checkbox"/> Zoning Map Amendments (i.e. Rezoning) <input type="checkbox"/> Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs) <input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts 																									

APPLICATION FORM (CONTINUED)

5. Project Description

Provide a brief description of the project and all proposed uses of the site:

Demolition of existing bank branch building and construction of a new 4-story, 105 unit apartment building with underground parking.

Proposed Square-Footages by Type:

Overall (gross): 153,450 Commercial (net): Office (net): Industrial (net): Institutional (net):

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency: 16 1-Bedroom: 45 2-Bedroom: 44 3-Bedroom: 4 Bedroom: 5-Bedroom:

Density (dwelling units per acre): 55 Lot Area (in square feet & acres): 83,698 SF / 1.92 acres

Proposed On-Site Automobile Parking Stalls by Type (if applicable):

Surface Stalls: 48 Under-Building/Structured: 109 Electric Vehicle-ready: 16 Electric Vehicle-installed: 2

Proposed On-Site Bicycle Parking Stalls by Type (if applicable): See Section 28.141(8)(e), MGO for more information

Indoor (long-term): 105 Outdoor (short-term): 12

Scheduled Start Date: Spring 2025

Planned Completion Date: Spring 2026

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Colin Punt Date 5/28/24

Zoning staff Jenny Kirchgatter Date 5/28/24

Posted notice of the proposed demolition on the City's Demolition Listserv (if applicable). Date Posted 6/11/24

Public subsidy is being requested (indicate in letter of intent)

Pre-application notification: The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations in writing no later than 30 days prior to FILING this request. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder Myadze Date 5/17/24

Neighborhood Association(s) Berkley Oaks Date 5/17/24

Business Association(s) Date

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Todd Gebhardt Relationship to property

Authorizing signature of property owner Todd Gebhardt Date 7-12-24

LAND USE APPLICATION - INSTRUCTIONS & FORM

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APPLICATION FILING FEES

Consult the schedule below for the appropriate fee for your request. Refer to Section 28.206, MGO for further detail. Land Use Applications containing a combination of Rezoning, Demolition Permit and/or Conditional Use approvals shall, after computation of each category, be charged the highest individual fee. Fractions of an acre are rounded up to the next whole acre. Please note that a separate fee schedule applies for subdivision/CSM applications and for Urban Design Commission review. Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Make checks payable to *City Treasurer* and mail it to the following address: *City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984.* Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

Request	Filing Fee
Zoning Map Amendment, except for Planned Developments	\$950 plus \$100 for each acre of land in excess of one acre or fraction thereof, included in the proposed rezoning, up to a maximum of 20 acres or \$2,850
Zoning Map Amendment for a Planned Development: General Development Plan (GDP) or Specific Implementation Plan (SIP) (including Major Alterations requiring Common Council approval)	\$1,500 plus \$200 for each acre of land in excess of one acre or fraction thereof, included in the proposed rezoning, up to a maximum of twenty acres or \$5,300
Major Alteration to a Planned Development General Development Plan (GDP) or Specific Implementation Plan (SIP) <u>requiring Plan Commission approval</u>	\$500
All Conditional Uses (including Major Alterations to approved Conditional Uses), except those noted below	\$600 plus \$100 for each acre of land in excess of one acre or fraction thereof, up to a maximum of 20 acres or \$2,500
Conditional Use (including Major Alterations to Approved Conditional Uses) for a: <ul style="list-style-type: none"> • Multi-family complex • School • New construction or addition to existing building(s) that results in total square footage greater than 50,000 square feet in floor area and 25,000 or more square feet of floor area designed or intended for retail, hotel or motel use • New construction of a building, addition to any existing building or major alteration to the exterior face of a building in the Downtown Core (DC) or Urban Mixed-Use (UMX) District 	\$950 plus one \$100 for each acre of land in excess of one acre or fraction thereof, up to a maximum of 20 acres or \$2,850
Conditional Use application for the following conditional uses: <ul style="list-style-type: none"> • Day care centers [includes adult day care] • Adaptive reuse of former public school or municipal buildings • Accessory greenhouses and swimming pool roofs or domes which infringe on required usable open space • Community service organizations; day treatment facilities • Development of parcels adjacent to landmarks, landmark sites or historic districts designated by the Landmarks Commission, provided that the use of the parcel is either a permitted or conditional use allowed in the zoning district in which the property is located 	No fee
Conditional Use application filed by any nonprofit, nongovernmental organization registered with the Department of Financial Institutions or by any neighborhood organization registered with the City Department of Planning and Community and Economic Development. When a question arises as to whether an organization is nonprofit, nongovernmental, the City Attorney shall investigate and make a determination.	No fee
Demolition or Removal Permit	\$600, unless permit is issued in conjunction with a conditional use approval, in which case the fee for that application applies
Site Plan Review fee	\$100 plus \$50 for each acre of land in excess of one acre, or fraction thereof, up to a maximum of 5 acres or \$300. Review of previously rejected site plan is 50% of original fee. \$50 maximum for governmental entities, schools, and non-profit, non-gov.organizations.

September 18, 2024



Ms. Meagan Tuttle
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Design Progression Letter

2001 Londonderry
KBA Project # 2245

Ms. Meagan Tuttle:

The following updates have occurred since the original Land Use Application Dated July 15, 2024.

Design Progression:

1. The building entrance location was revised to orient it to Northport Drive, and to bring it within the 20' maximum setback.
2. A ramp has been added to provide an accessible route between this entrance and the public sidewalk along Northport Drive.
3. The stair to this entrance has been revised to coordinate with grading.
4. The floor plans were revised in coordination with this change.
5. The first-floor exterior wall at the Community and Exercise Rooms has been bumped out into the courtyard plaza to increase the size of the rooms and provide additional glazing.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in blue ink that reads 'Greg J. Held'.

Greg J Held, AIA, CSI

September 18, 2024



Ms. Meagan Tuttle
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent – Land Use Application

2001 Londonderry
KBA Project # 2245

Ms. Meagan Tuttle:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner:	Northshore Rentals, LLC 3314 Packers Ave. Madison, WI 53704 608-661-9900 Contact: Todd Gebhardt manager@northshore-rentals.com	Architect:	Knothe & Bruce Architects, LLC 8401 Greenway Blvd. Ste 900 Middleton, WI 53562 608-836-3690 Contact: Greg Held gheld@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (262) 408-5383 Contact: Karl Jensen kjen@vierbicher.com	Landscape Design:	Olson Toon Landscaping, Inc. 3570 Pioneer Rd. Verona, WI 53593 (608) 827-9401 Contact: Karen Scott karen@olsontoon.com

Introduction:

This proposed development involves the redevelopment of 2001 Londonderry Drive. The vacant bank building will be demolished and a new four-story multifamily apartment will be constructed. There will be a total of 105 apartment units with 109 enclosed parking stalls for residential use. This site is zoned CC-T (Commercial Corridor – Transitional) and will remain CC-T. This project is within the Transit Overlay District (TOD).

Project Description:

The design of the proposed building works with the unique shape of the site to provide a focal point at a prominent intersection of the city. The high-quality masonry, composite siding panel, and composite wood tone siding provide an articulated elevation that supports large, sloped canopy roofs that protrude past the fourth-floor parapets. The shape of the building and its use of earthy and natural materials creates a design that provides primary elevation from any angle the building is viewed from.

Residents will enjoy one underground bike stall and one underground vehicle parking stall per dwelling unit. In addition, there is a surface parking surface for both tenants and guests to use, along with 12

visitor bike stalls. There is also direct access to city sidewalks and infrastructure from multiple entries of the building.

City and Neighborhood Input:

The client has met with the city staff on several occasions for this proposed development including a DAT Meeting on May 4, 2023, and a Pre-application meeting with Colin Punt and Jenny Kirchgatter on May 28, 2024. These discussions and subsequent feedback have been incorporated into this proposal.

Demolition Standards

The site is currently occupied by a small office building first constructed 1989 and remodeled in 2013. Most recently, this building served as an Associated Bank branch. The building has served the community well but is now outdated and would serve the community better as a multi-family building. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure. The remaining building has no historic significance to this area. It is not a landmark structure, nor is it of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria. It is not economically feasible to relocate or reuse the existing structure and any salvageable items from the building will be removed prior to demolition.

Conditional Use Approvals:

We are requesting permission to raze the existing building and conditional use for the proposed development having more than 36 residential units (total in proposed building is 105 units).

Site Development Data:

Densities:

Lot Area	83,6987 S.F. / 1.92 acres
Dwelling Units	105 DU
Lot Area / D.U.	797 S.F./D.U.
Density	55 units/acre
Open Space not required due to TOD Overlay	
Lot Coverage	53,309 S.F. = 64% of total lot (85% Max.)

Building Height: 4 Stories

Dwelling Unit Mix:

Efficiency / Studio	16
One Bedroom	35
One Bedroom + Den	10
<u>Two Bedroom</u>	<u>44</u>
Total Dwelling Units	105

Vehicle Parking:

Structured (under building)	109 stalls
Surface	48 stalls
Total	157 stalls / 1.5:1 (TOD 1.5:1 max.)

Bicycle Parking:	
Surface Guest	12 stalls
Underground Garage F.M.	90 stalls
Underground Garage W.M.	15 stalls (26 W.M. allowed max.)
Total	117 stalls

Project Schedule:

It is anticipated that the construction on this site will start in the Spring 2025 with a final completion of Spring 2026, dependent upon market conditions.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in blue ink that reads "Greg J. Held". The signature is written in a cursive, flowing style.

Greg J Held, AIA, CSI

Lisa Ruth Krueger

From: Lisa Ruth Krueger
Sent: Friday, May 17, 2024 12:01 PM
To: district18@cityofmadison.com
Cc: cdbadsing@gmail.com; Lisa Ruth Krueger
Subject: 2001 Londonderry Project - 30 day notice to submit Land Use Application Submittal

Good morning Alder Myadze,

This email serves to formally notify you of our intent to submit a Land Use Application for the development located at 2001 Londonderry to redevelop a multi-family housing building with underground parking. The proposed development would be a 4-story multi-family housing building with approximately 105 units in a mix of studio, one- and two-bedroom units. We are planning on submitting the Land Use Application Submittal no earlier than June 17, 2024.

Please let me know if you have any questions or need any additional information.

Thank you,
Lisa Ruth

We've moved! Please note our new address below.



Lisa Ruth Krueger | Permit Specialist

📞 Direct: 608.270.8146

✉️ lkrueger@knothebruce.com

📞 Office: 608.836.3690

🌐 www.knothebruce.com

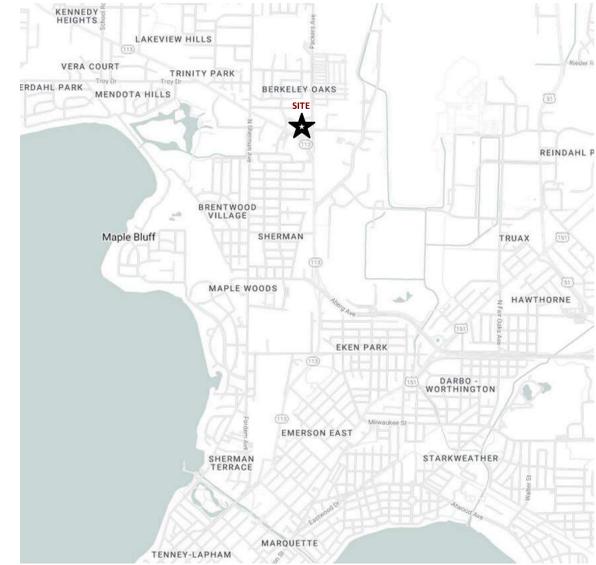
📍 [8401 Greenway Blvd., Suite 900, Middleton, WI 53562](#)



Gebhardt Londonderry

2001 Londonderry Drive Madison, WI

4 STORY MULTIFAMILY APARTMENT WITH ONE LEVEL OF UNDERGROUND PARKING
105 APARTMENT UNITS WITH 109 ENCLOSED PARKING STALLS FOR RESIDENTIAL USE



SHEET INDEX

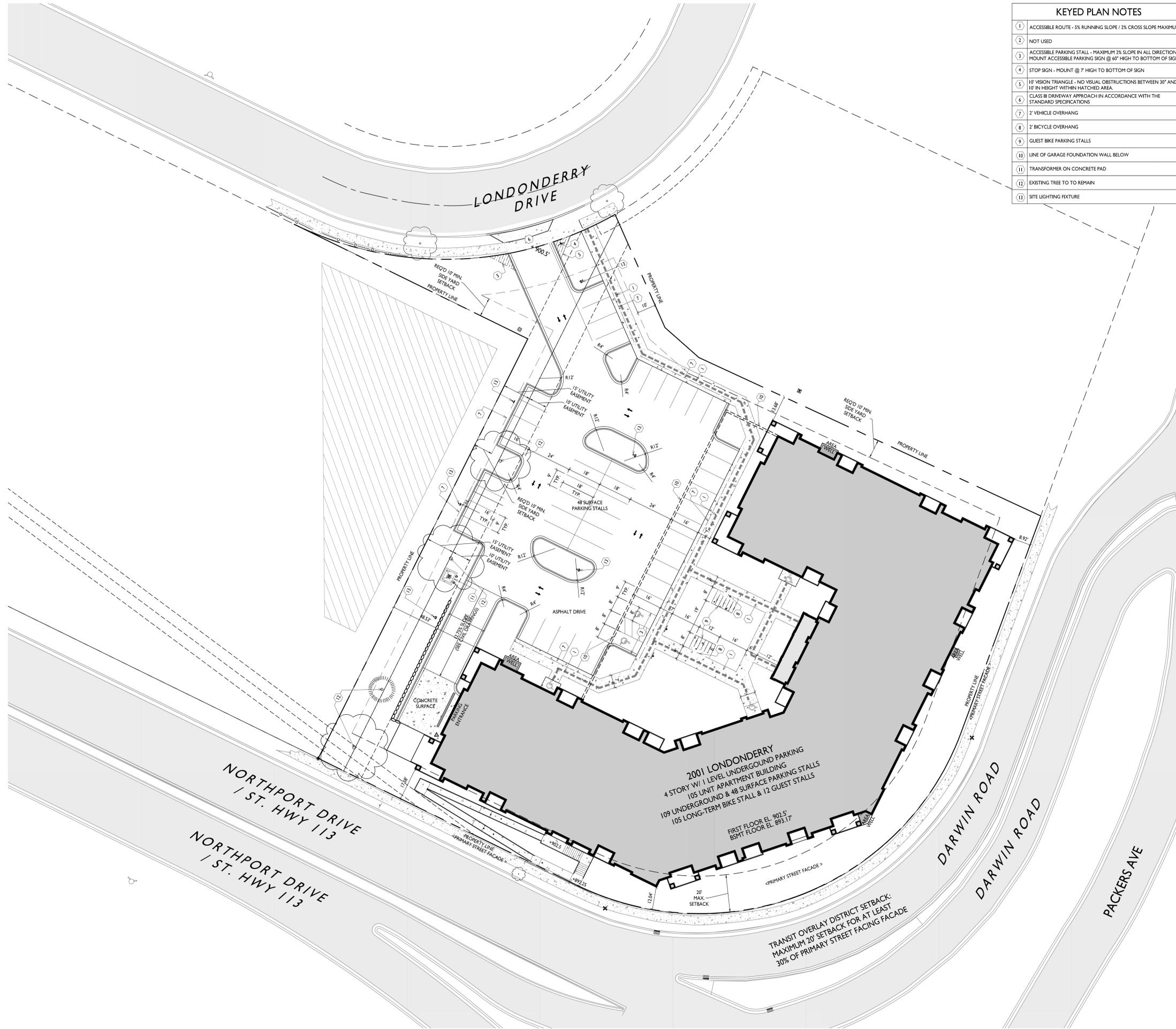
PROJECT NUMBER: 2245

2024.09.18 UPDATED LUA SUBMITTAL

- G000 - Cover Sheet / Sheet Index
- C-1.1 - Architectural Site Plan
- C-2.1 - Site Lighting Plan
- C-3.1 - Site Coverage Plan
- C-4.1 - Site Fire Access Plan
- C001 - Civil Title Sheet
- C100 - Existing Conditions
- C200 - Demolition Plan
- C300 - Site Plan
- C400 - Grading and Erosion Control Plan
- C500 - Utility Plan
- L-100 - Landscape Plan
- A-1.0 - Basement Plan
- A-1.1 - First Floor Plan
- A-1.2 - Second Floor Plan
- A-1.3 - Third Floor Plan
- A-1.4 - Fourth Floor Plan
- A-1.5 - Roof Plan
- A-2.1 - Exterior Elevations
- A-2.2 - Exterior Elevations
- A-2.3 - Colored Exterior Elevations
- A-2.4 - Colored Exterior Elevations
- Renderings

SHEET NUMBER
G000





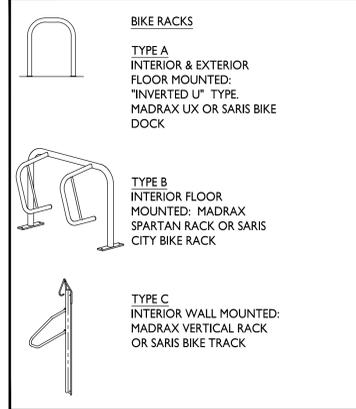
KEYED PLAN NOTES

- 1 ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
- 2 NOT USED
- 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' VEHICLE OVERHANG
- 8 2' BICYCLE OVERHANG
- 9 GUEST BIKE PARKING STALLS
- 10 LINE OF GARAGE FOUNDATION WALL BELOW
- 11 TRANSFORMER ON CONCRETE PAD
- 12 EXISTING TREE TO REMAIN
- 13 SITE LIGHTING FIXTURE

- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 5. AS DEFINED BY THE SECTION 107.13 (G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THEY MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 7. SECTION 107.13 (G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 3 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

SITE DEVELOPMENT DATA:

ZONING	CC-T
DENSITIES:	
LOT AREA	83,698 S.F./1.92 ACRES
DWELLING UNITS	105 UNITS
LOT AREA / D.U.	797 S.F./D.U.
DENSITY	55 UNITS/ACRE
LOT COVERAGE	53,309 S.F. (64%)
USABLE OPEN SPACE	25,009 S.F. (238 S.F./UNIT)
BUILDING HEIGHT	4 STORIES
GROSS AREA	153,450 S.F.
DWELLING UNIT MIX:	
STUDIO	16
ONE BEDROOM	35
ONE BEDROOM + DEN	10
TWO BEDROOM	44
TOTAL DWELLING UNITS	105
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE	109
SURFACE	48
TOTAL	157
EV PARKING STALLS (STRUCTURED PARKING STALLS):	
INSTALLED	2
READY	16
TOTAL	18
BICYCLE PARKING:	
GARAGE	105 (90 F.M. + 15 W.M.)
SURFACE - GUESTS	12
TOTAL	117



ISSUED
2024.09.18 UPDATED LUA SUBMITTAL

PROJECT TITLE
Northshore Londonderry

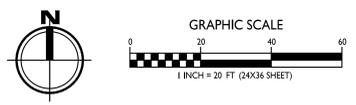
2001 Londonderry
Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **2245**
© Knothe & Bruce Architects, LLC

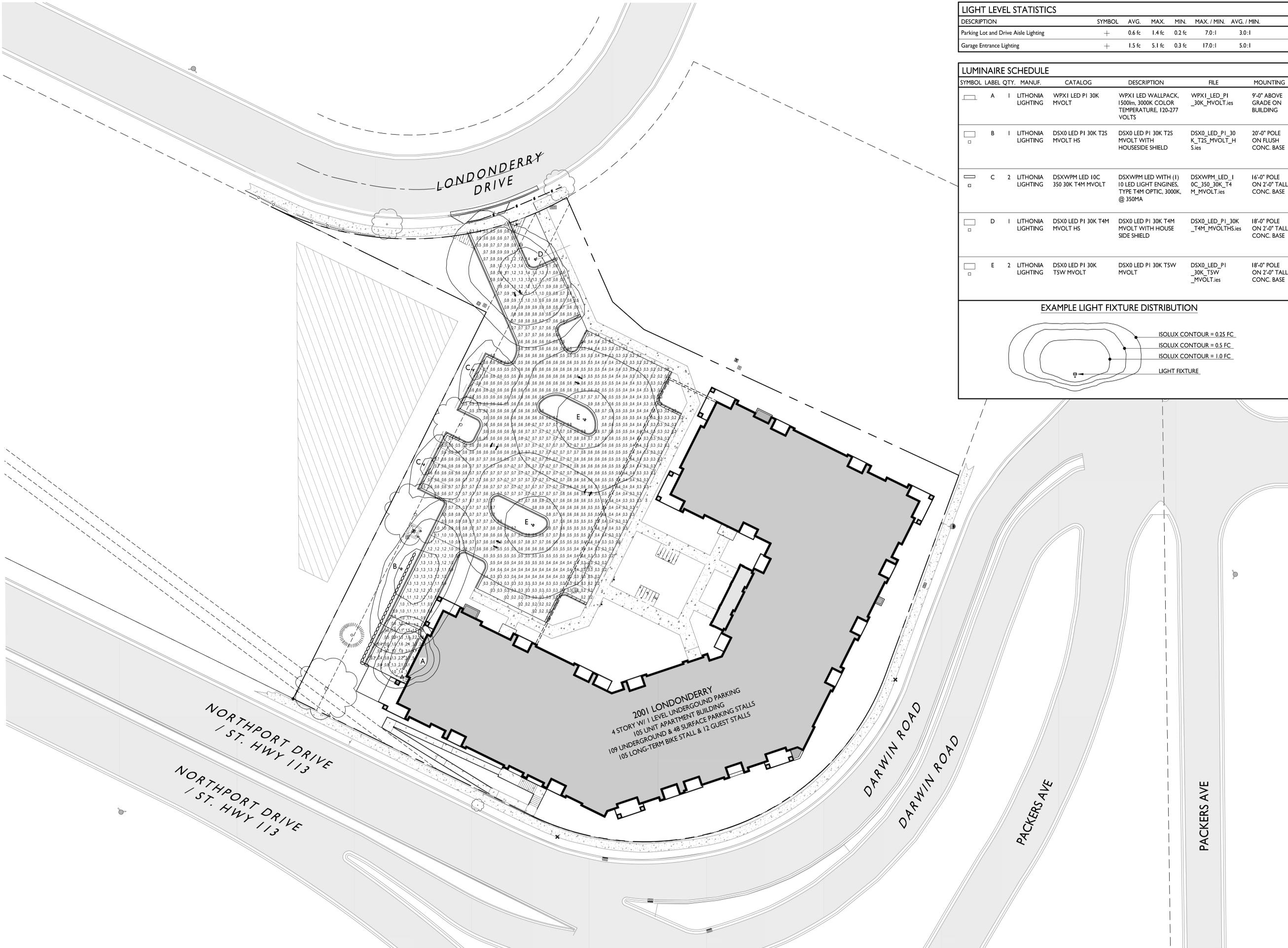
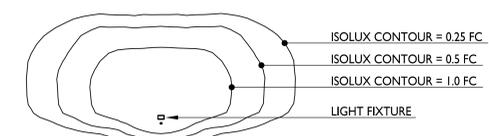
SITE PLAN
C-1.1
1" = 20'-0"



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Lot and Drive Aisle Lighting	+	0.6 fc	1.4 fc	0.2 fc	7.0:1	3.0:1
Garage Entrance Lighting	+	1.5 fc	5.1 fc	0.3 fc	17.0:1	5.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
⎓	A	1	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, 120-277 VOLTS	WPX1_LED_P1_30K_MVOLT.ies	9'-0" ABOVE GRADE ON BUILDING
⎓	B	1	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSESIDE SHIELD	DSX0_LED_P1_30K_T2S_MVOLT_HS.ies	20'-0" POLE ON FLUSH CONC. BASE
⎓	C	2	LITHONIA LIGHTING	DSXWPM LED I0C 350 30K T4M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 350MA	DSXWPM_LED_I0C_350_30K_T4M_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
⎓	D	1	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T4M_MVOLT_HS.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE
⎓	E	2	LITHONIA LIGHTING	DSX0 LED P1 30K TSW MVOLT	DSX0 LED P1 30K TSW MVOLT	DSX0_LED_P1_30K_TSW_MVOLT.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



2001 LONDONDERRY
4 STORY W/ 1 LEVEL UNDERGROUND PARKING
105 UNIT APARTMENT BUILDING
109 UNDERGROUND & 48 SURFACE PARKING STALLS
105 LONG-TERM BIKE STALL & 12 GUEST STALLS

ISSUED
2024.09.18 UPDATED LUA SUBMITTAL

PROJECT TITLE
Northshore
Londonderry

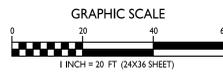
2001 Londonderry
Madison, WI
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

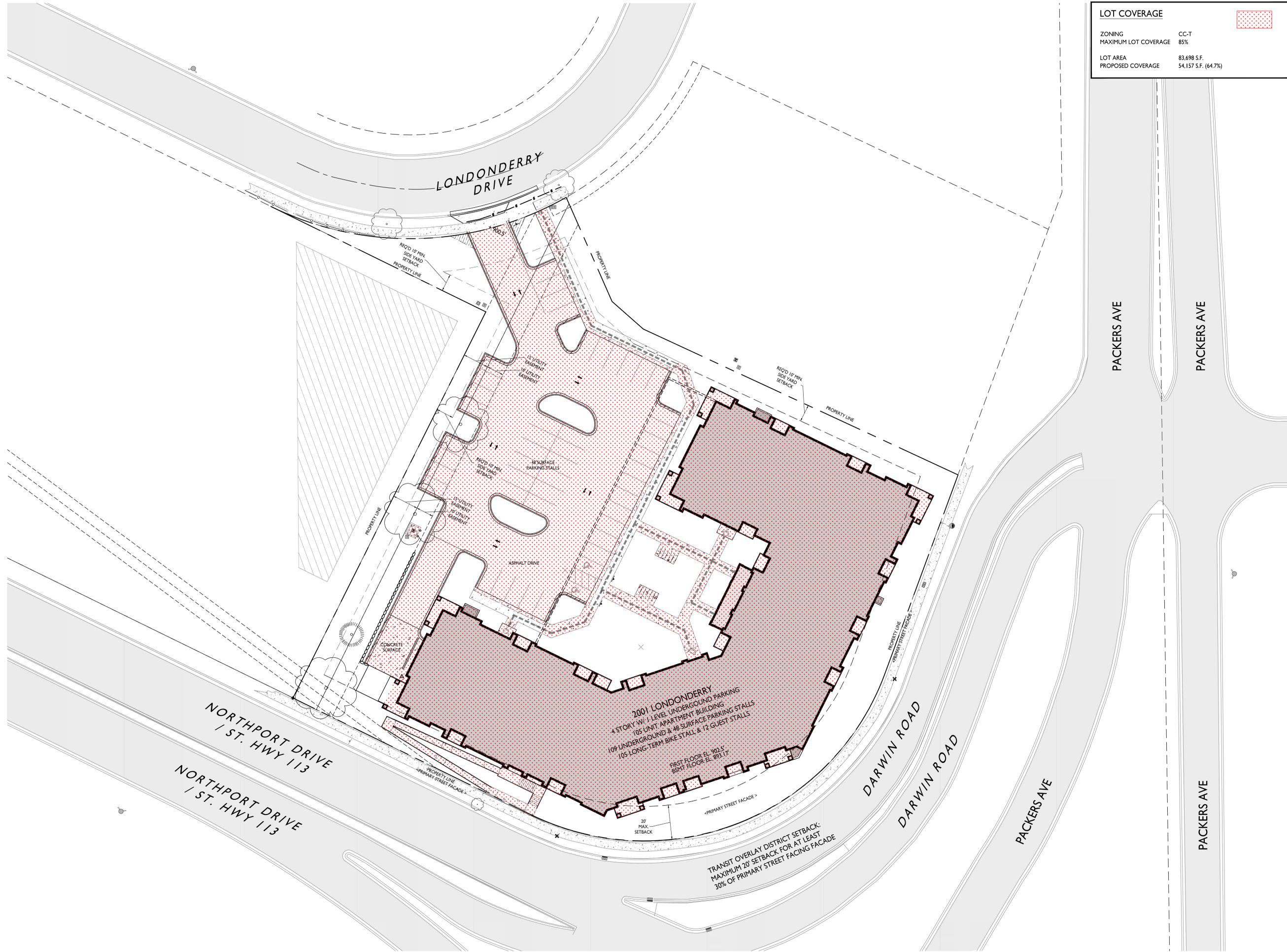
C-2.1

PROJECT NO. 2245
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SITE LIGHTING PLAN
C-2.1
1" = 20'-0"



LOT COVERAGE		
ZONING	CC-T	
MAXIMUM LOT COVERAGE	85%	
LOT AREA	83,698 S.F.	
PROPOSED COVERAGE	54,157 S.F. (64.7%)	



ISSUED
2024.09.18 UPDATED LUA SUBMITTAL

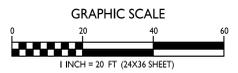
PROJECT TITLE
Northshore
Londonderry

2001 Londonderry
Madison, WI
SHEET TITLE
Site Coverage Plan

SHEET NUMBER

C-3.1
PROJECT NO. 2245
© Knothe & Bruce Architects, LLC

SITE COVERAGE PLAN
C-3.1 1" = 20'-0"



City of Madison Fire Department
 314 W Dayton Street, Madison, WI 53703
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 2001 Londonderry Drive
 Contact Name & Phone #: Greg Held 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building greater than 30-feet above the grade plane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in height?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? The one south of Northport Dr. is 16.5' & on Londonderry is 4'. The other two comply.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Are there no obstructions, including but not limited to power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

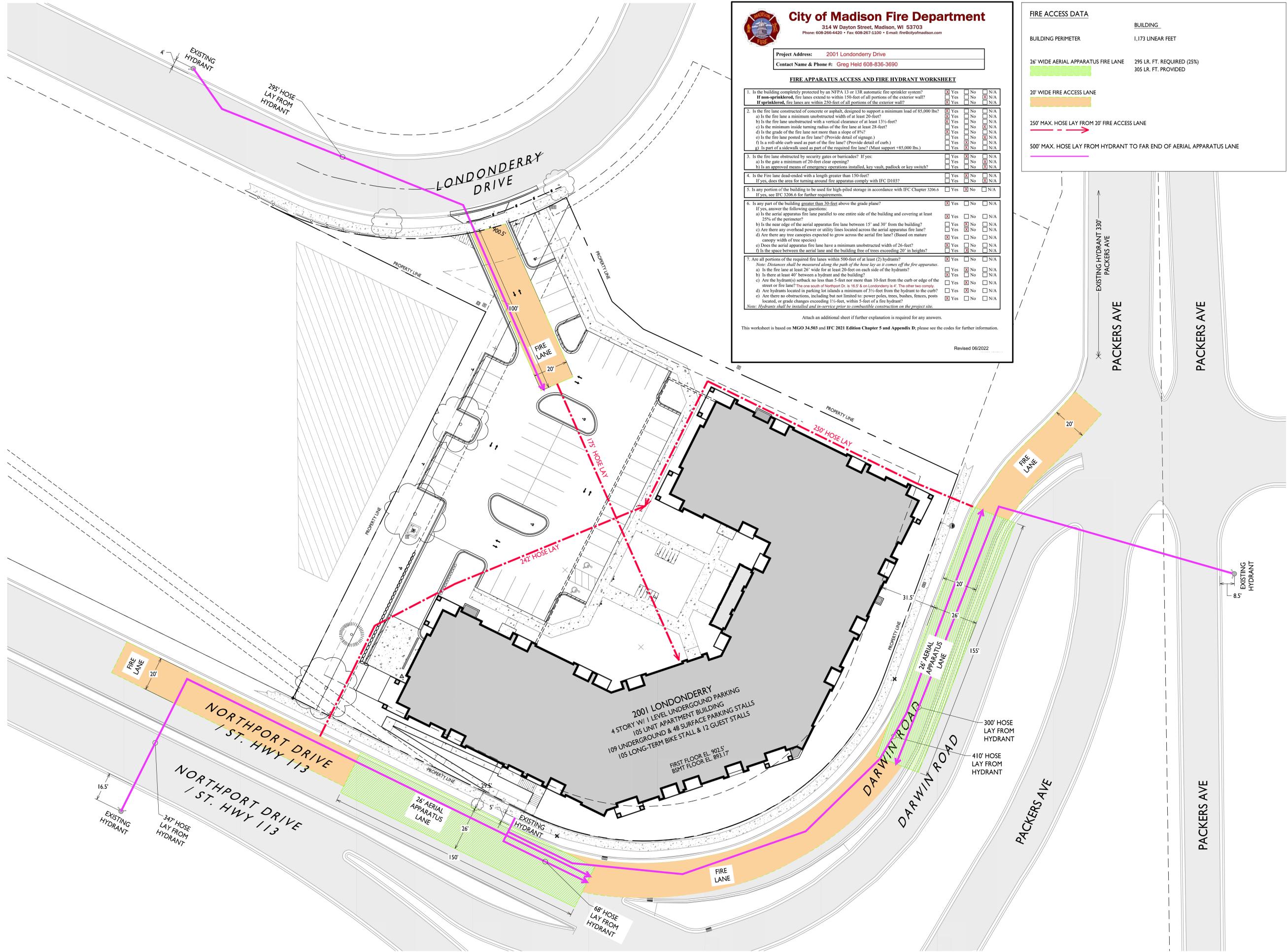
Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022

FIRE ACCESS DATA

BUILDING PERIMETER	1,173 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	295 LR. FT. REQUIRED (25%) 305 LR. FT. PROVIDED
20' WIDE FIRE ACCESS LANE	
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE	



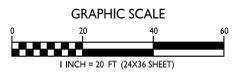
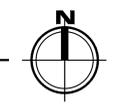
ISSUED
 2024.09.18 UPDATED LUA SUBMITTAL

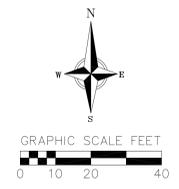
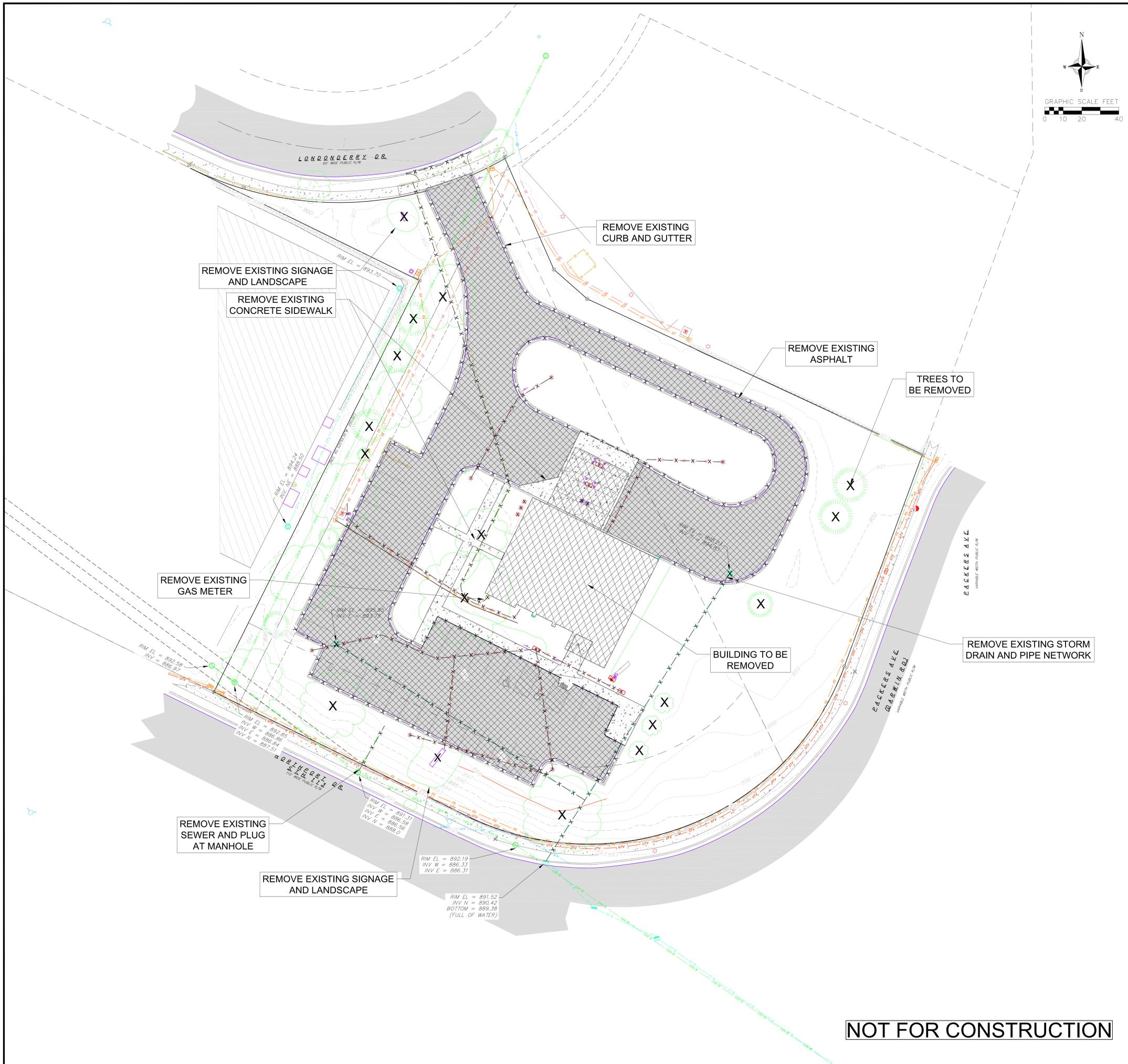
PROJECT TITLE
 Northshore
 Londonderry

2001 Londonderry
 Madison, WI
 SHEET TITLE
 Site Fire Access
 Plan

SHEET NUMBER

SITE FIRE ACCESS PLAN
 1" = 20'-0"





DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL
	LANDSCAPE REMOVAL

- DEMOLITION NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - CONTRACTOR SHALL HAVE A WATER TRUCK ON SITE DURING DEMOLITION AND WATER AREA AS NEEDED TO KEEP DUST DOWN.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
 - IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
 - CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
 - ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

- GENERAL NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
 - EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
 - RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

THE RIGHT-OF-WAY OF PACKERS AVENUE AND LONDONDERRY DRIVE IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

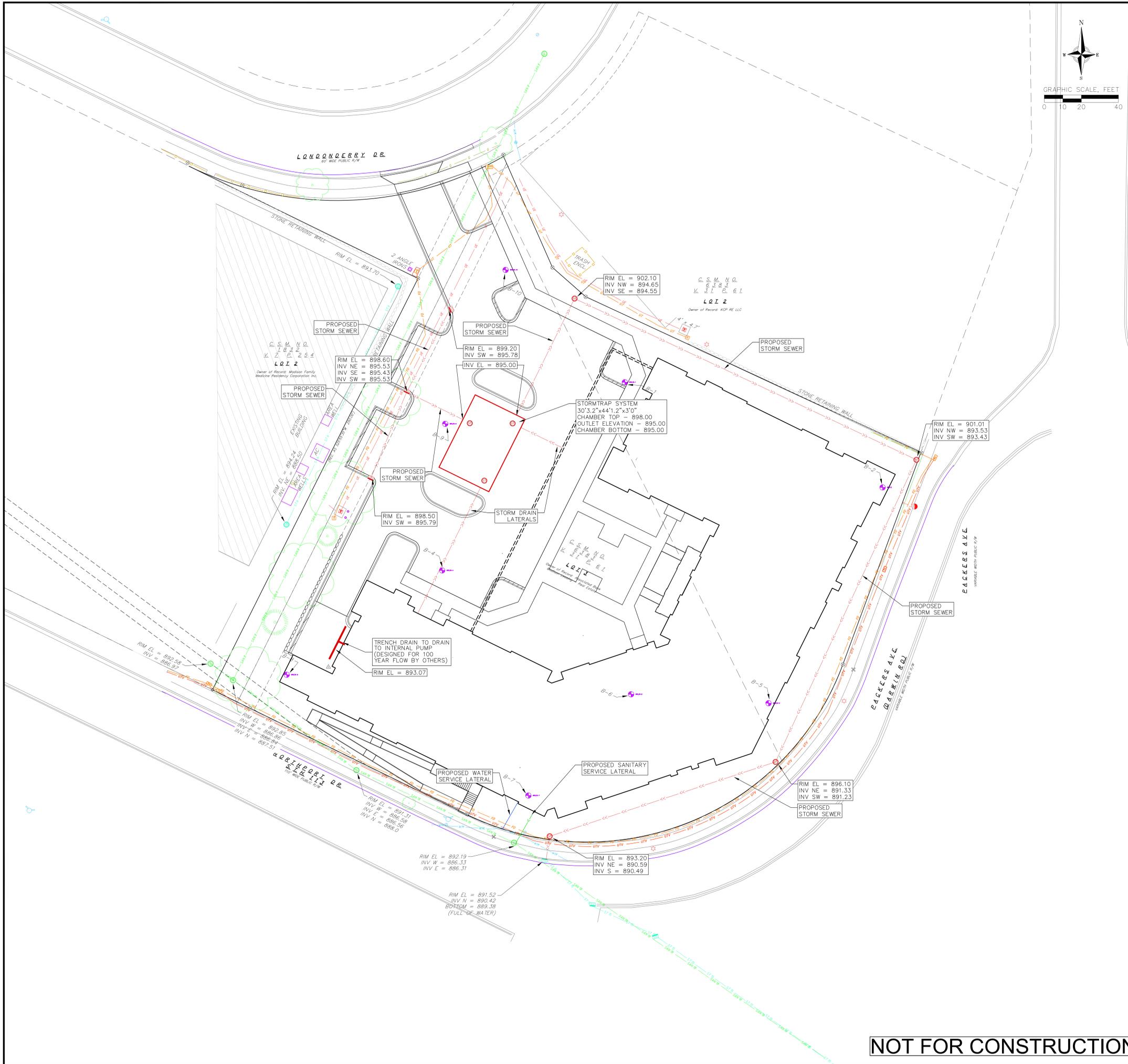
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vierbicher
engineers | advisors

Demolition Plan
Londonderry Development
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 9/17/2024
 DRAFTER: CSHE
 CHECKED: KJEN
 PROJECT NO.: 230332
C200



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

- SMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

- UTILITY NOTES:**
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
 - A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
 - PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 - STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
 - UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
 - PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
 - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(11)(h) AND SPS 382.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
 - NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING 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.
 - CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES.
 - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 - SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
 - CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
 - ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
 - INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

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NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	REMARKS

DATE: 9/17/2024
 DRAFTER: ZFLJ
 CHECKED: KJEN
 PROJECT NO.: 230332
C500