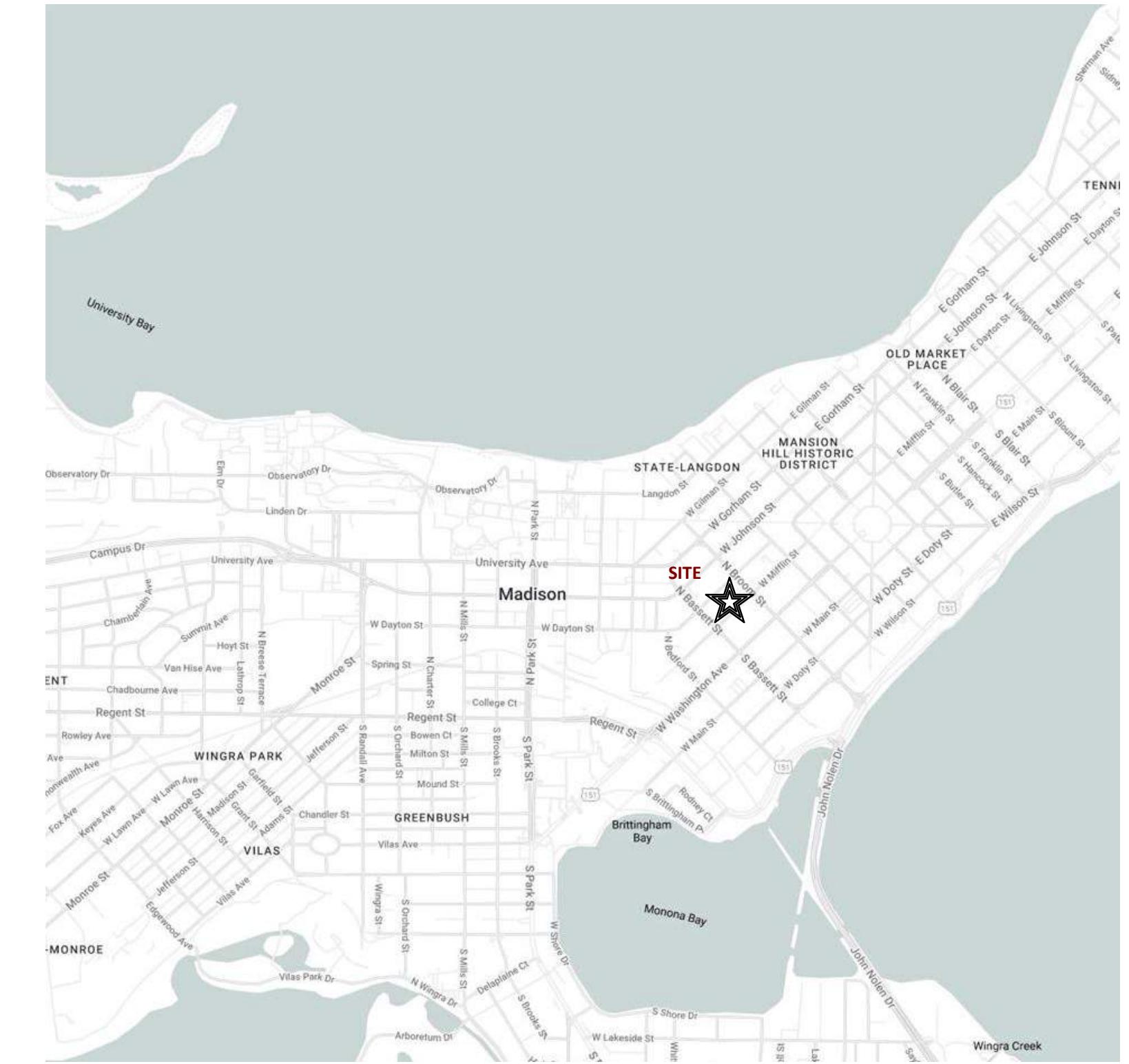




The Kronenberg

423-427 W. Mifflin St., Madison, WI

4 STORY, 40 UNIT APARTMENT BUILDING; 1
LEVEL UNDERGROUND PARKING



SHEET INDEX

PROJECT NUMBER 2253

LUA SUBMITTAL - 2024.09.23

G000	Cover Sheet	L101	Landscape Plan
C001	Civil Notes	A100	Basement Floor Plan
C100	Existing Conditions	A101	First Floor Plan
C101	Demolition Plan	A102	Second Floor Plan
C102	Site Plan	A103	Third Floor Plan
C103	Grading Plan	A104	Fourth Floor Plan
C106	Erosion Control	A105	Roof Plan
C108	Utility Plan	A201	Exterior Elevations
C501	Construction Details	A202	Exterior Elevations
CA101	Architectural Site Plan	A203	Exterior Elevations Colored
CA102	Site Lighting Plan	A204	Exterior Elevations Colored
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SHEET NUMBER

G000

EROSION CONTROL NOTES/SPECIFICATIONS:

- EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE.
- CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML). THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
- SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
- DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATION OF DEWATERING ACTIVITIES AND AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WISCONSIN TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML). THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.

PUMP SIZE (MAX GPM)	TYPE I BAG SIZE (SQ-FT)
50	25
100	50
150	75

- STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: [HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PAL.HTM](http://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PAL.HTM). INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL PLAT-LEVEL STABILIZATION IS COMPLETE.
- BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
- NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
- EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTD.HTM](http://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTD.HTM) AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
- ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEP OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
- ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
- ALL DISTURBED AREAS SHALL BE SEDED IMMEDIATELY AFTER GRADING ACTIVITIES HAVE BEEN COMPLETED.
- ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVY SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE USED. SEEDING AND RESEEDING SHOULD IN CONFORMANCE WITH WDNR TECHNICAL STANDARD 1059 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML). SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.

EMERGENCY CONTACT
MADISON DEVELOPMENT CORPORATION
HARRY IRWIN
550 WEST WASHINGTON, AVE.
MADISON, WI 53703
608-571-3375
harry@mdcorp.org

SCHEDULE:
TBD SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED AND BEGIN DISTURBANCE OF SITE.
PLACE PRIVATE DRIVEWAY BASE AND BEGIN BUILDING CONSTRUCTION.
PLACE TEMPORARY SEED AND MULCH ON ALL DISTURBED AREAS
DRIVEWAY PAVEMENT INSTALLED
APPLY FINAL SEED AND MULCH
SITE STABILIZED. COMPLETE CONSTRUCTION OF BIORETENTION BASIN.
PROJECT COMPLETE

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. [HTTP://www.cityofmadison.com/business/pw/documents/stdspecs/2018/part1.pdf](http://www.cityofmadison.com/business/pw/documents/stdspecs/2018/part1.pdf). ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

SITE PLAN NOTES:

- PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
- TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
- NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

- ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
- UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPAKED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL, AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
- PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

LOCATION MAP

NOT FOR CONSTRUCTION

LEGEND / ABBREVIATIONS

— — —	ACCESIBLE ROUTE
— - -	EXISTING EASEMENT
— —	PROPERTY BOUNDARY
#	PARKING STALL COUNT
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
1041.02	SPOT GRADE
FG	FINISH GRADE
EG	EXISTING GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FOW	FRONT OF WALK
EXP	EXPOSURE
SAN	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
WM	PROPOSED WATER LATERAL
~~~~~	UTILITY LINE DEMOLITION
X	TREE REMOVAL
— —	EXISTING MINOR CONTOUR
— —	EXISTING MAJOR CONTOUR
1041	PROPOSED MINOR CONTOUR
1040	PROPOSED MAJOR CONTOUR
— — —	PROPOSED RIDGE LINE
— — —	PROPOSED SWALE/DITCH
— — —	ACCESSIBLE PARKING SIGN
△	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30' AND 10')
RIPRAP	RIPRAP
— — —	CONSTRUCTION ENTRANCE
— — —	SAW CUT / REMOVAL LIMITS
— — —	DISTURBANCE LIMITS
— — —	SILT FENCE
— — —	CHECK DAM
— — —	DIVERSION BERM
X	INLET PROTECTION
— — —	USLE FLOW PATH
— — —	SILT FENCE

**APPROVALS**

PROJECTS	MLB
DESIGNED BY	DRH
DRAWN BY	DRH
CHECKED BY	DRH
APPROVED BY	MLB

**THE KRONENBERG**  
423-427 W MIFFLIN ST  
MADISON, WI 53703

**MADISON DEVELOPMENT CORP**  
550 W. WASHINGTON AVENUE  
MADISON, WI 53703

**PROJECT #:** BSE1842  
**PLOT DATE:** 09/23/2024  
**REVISION DATES:**  
**ISSUE DATES:** 09/23/2024  
**CIVIL NOTES**  
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**DRAWING NUMBER**  
**C001**

Printed: Sep 23, 2024 - 10:15am Printed By: Survey

M:\B\BSE1842\2024\dwg\Engineering\BSE1842 Eng v2020.dwg

LOT 6, BLOCK 43, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, AND LOT 3, CERTIFIED SURVEY MAP NUMBER 14281, AS RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, ON PAGES 142-148, AS DOCUMENT NUMBER 5246331, DANE COUNTY REGISTRY, ALL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.

2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

3) Date of field work: August 15 – September 13, 2024.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title or any other facts that an accurate and current title search may disclose. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.

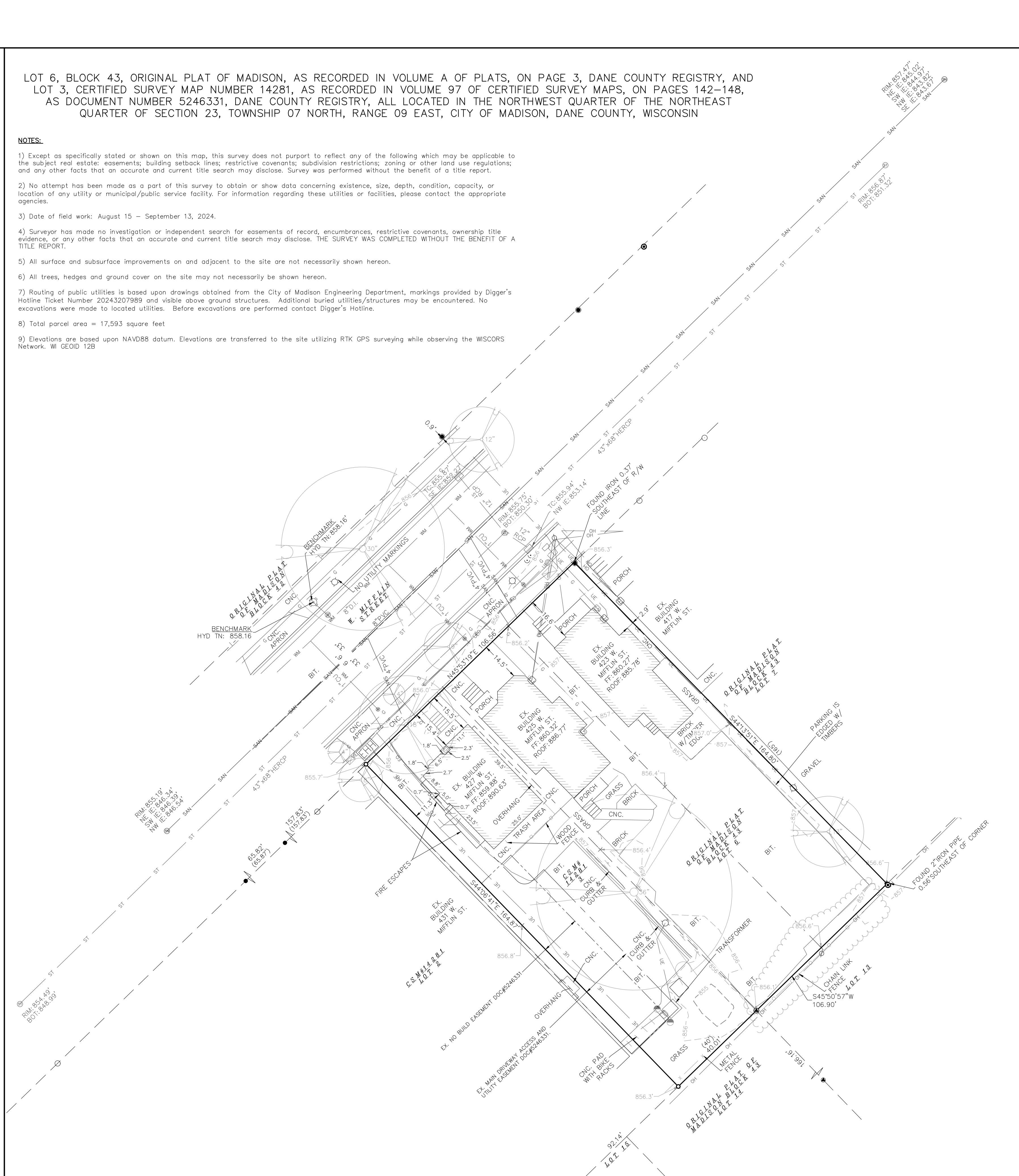
5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.

7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Number 20243207989 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.

8) Total parcel area = 17,593 square feet

9) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCONSIN Network. WI GEOID 12B



**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

LEGEND	
◎	1" IRON PIPE FOUND
●	3/4" SOLID IRON ROD FOUND
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
●	1-1/2" PINCHED TOP PIPE FOUND
×	SET CHISELED "X" IN CONCRETE
◎	SET MAG NAIL IN ASPHALT
×	SPOT ELEVATION
—	BURIED GAS LINE
—	WATER MAIN
—	SANITARY SEWER
—	STORM SEWER
—	BURIED ELECTRIC
—	BURIED FIBER OPTIC
◎	WATER VALVE
◎	GAS METER
AC	AIR CONDITIONER
TV	TV PEDESTAL
EP	ELECTRIC PEDESTAL
LP	LIGHT POLE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
SI	SIGN
•	BOLLARD
◎	STORM SEWER MANHOLE
◎	SANITARY SEWER MANHOLE
DT	DECIDUOUS TREE (DBH IN INCHES)
CT	CONIFEROUS TREE (DBH IN INCHES)
( )	INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

**THE KRONENBERG**  
423-427 W MIFFLIN ST  
MADISON, WI 53703

**MADISON DEVELOPMENT CORP**  
550 W. WASHINGTON AVENUE  
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09/23/2024

EXISTING CONDITIONS

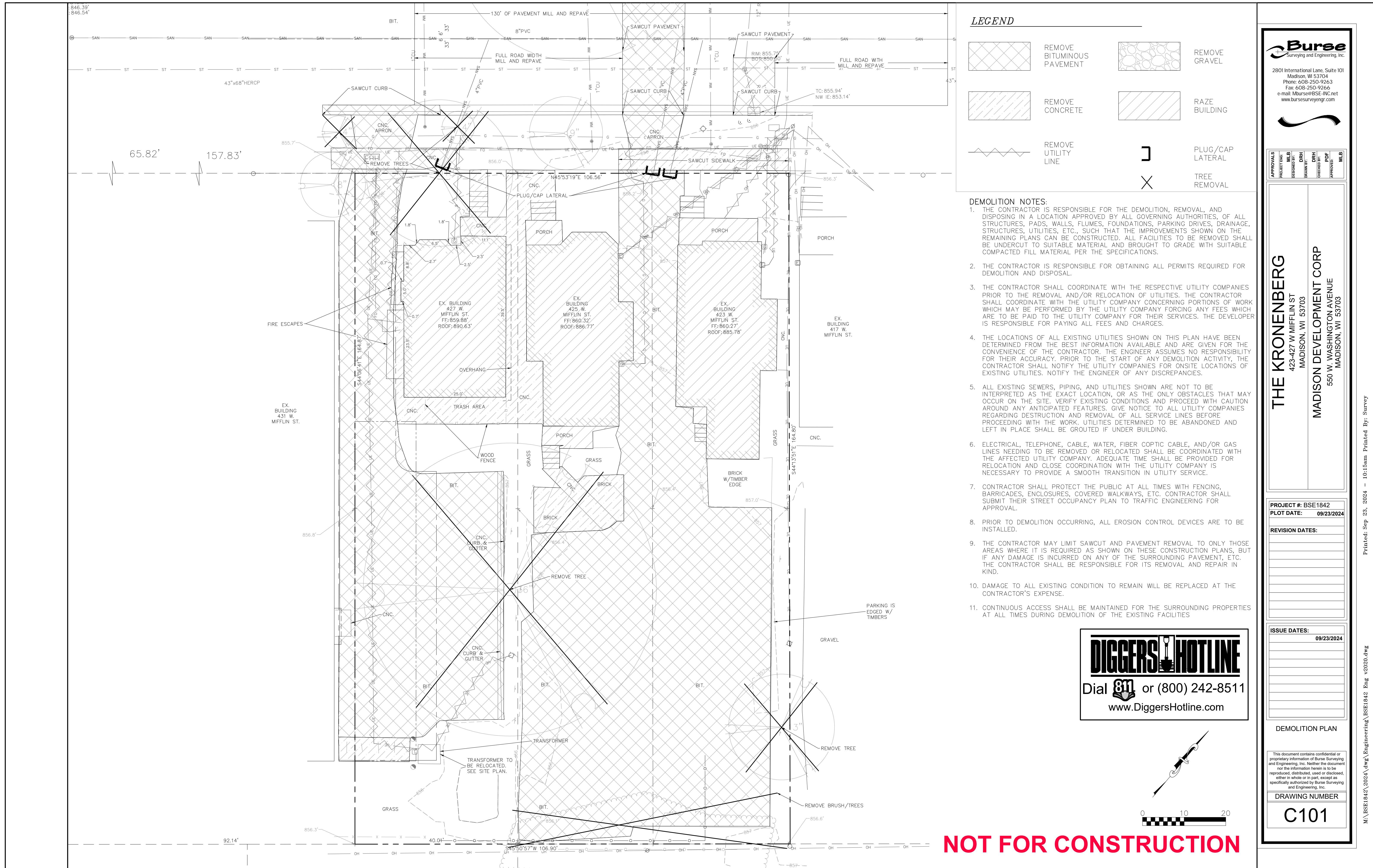
GRID NORTH  
BEARINGS ARE BASED UPON  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)

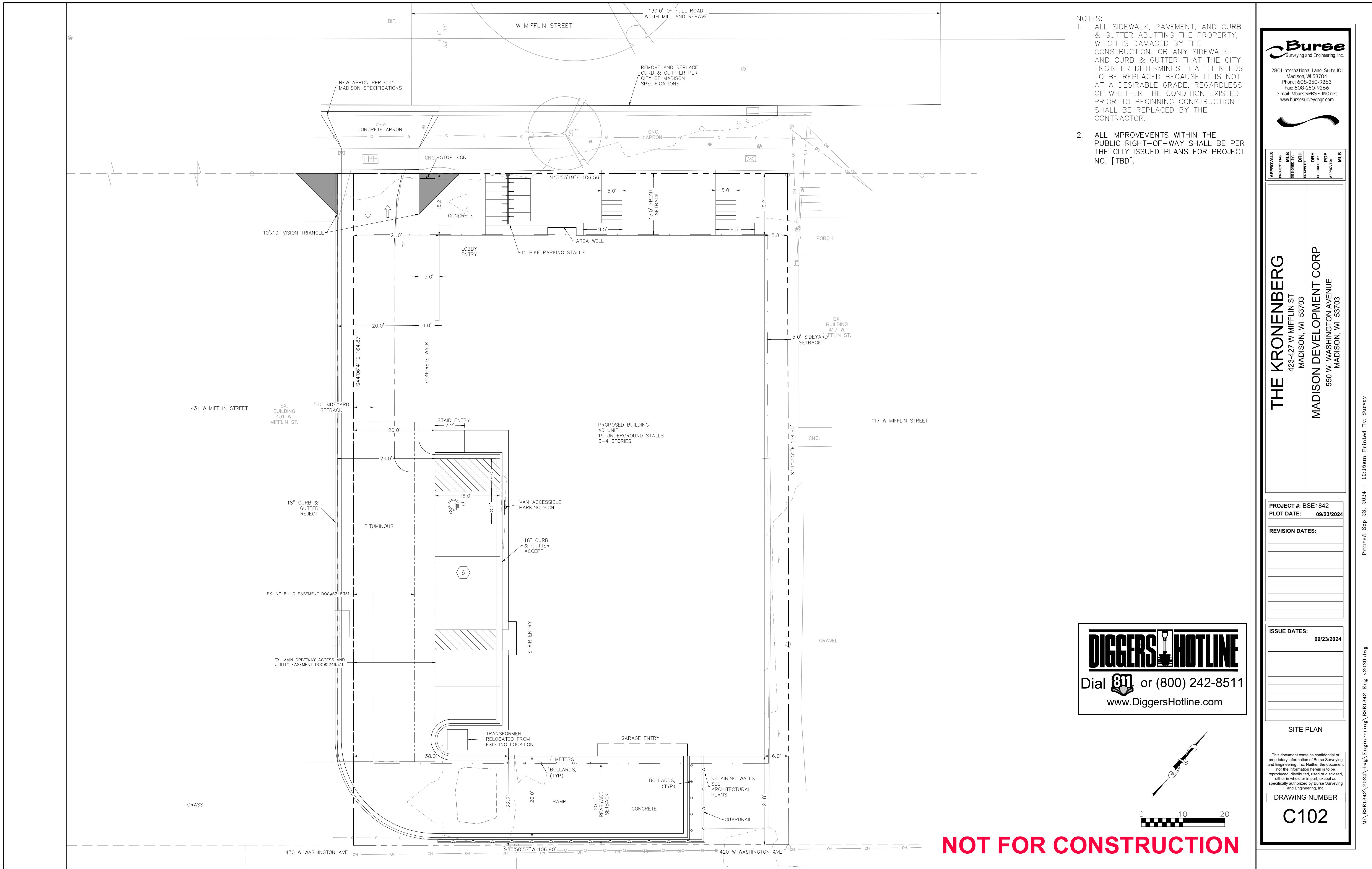
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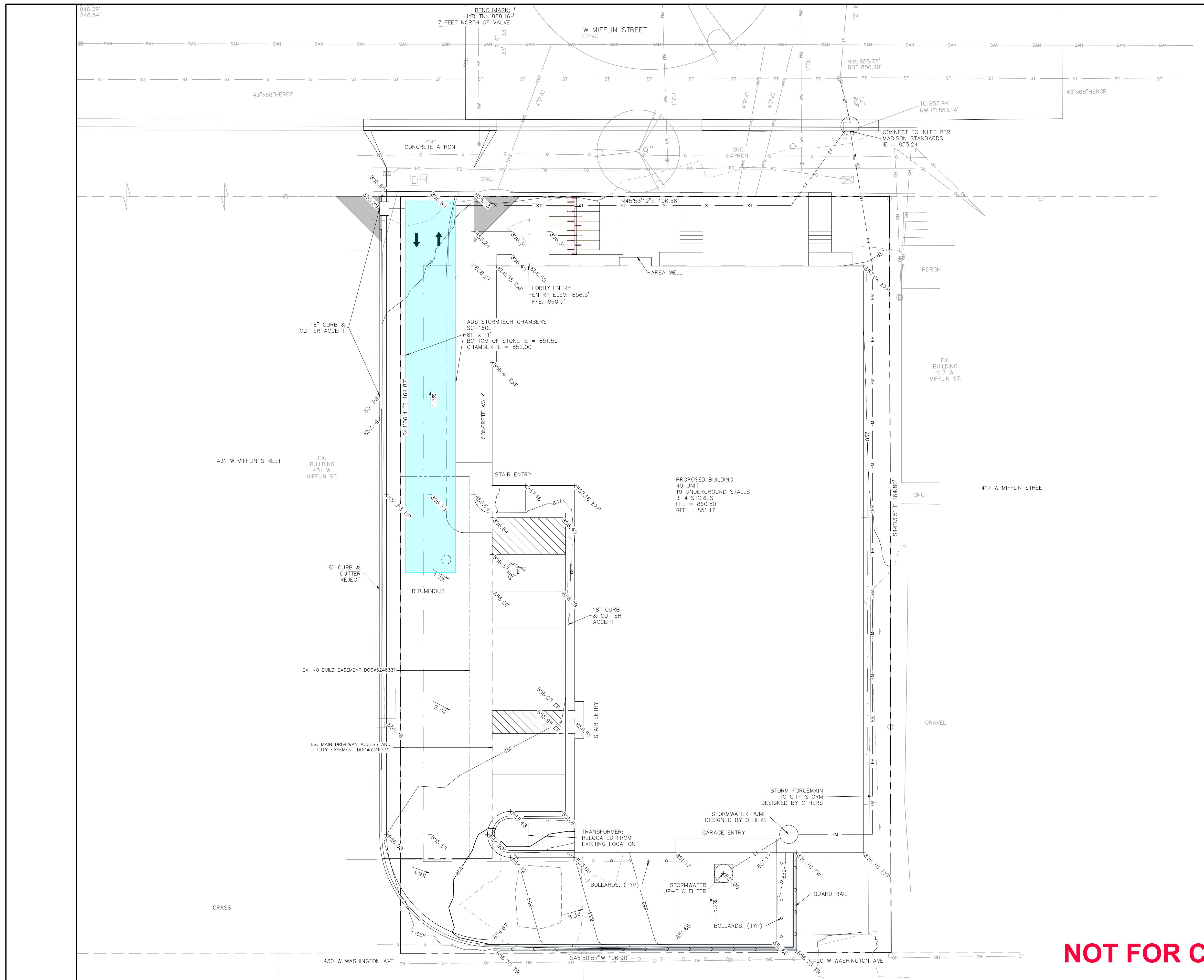
DRAWING NUMBER

C100

**NOT FOR CONSTRUCTION**







NOTES:  
 1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
- ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).

**Burse**  
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[www.burssurveying.com](http://www.burssurveying.com)

APPROVALS  
PROJECTS: **MLB**  
DESIGNED BY: **DRH**  
DRAWN BY: **DRH**  
CHECKED BY: **PDF**  
APPROVED BY: **MLB**

**THE KRONENBERG**  
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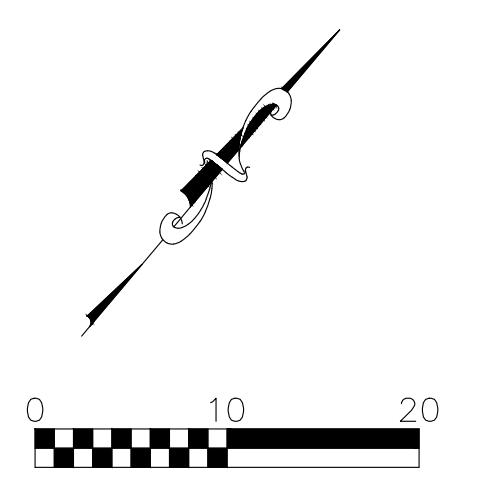
GRADING PLAN

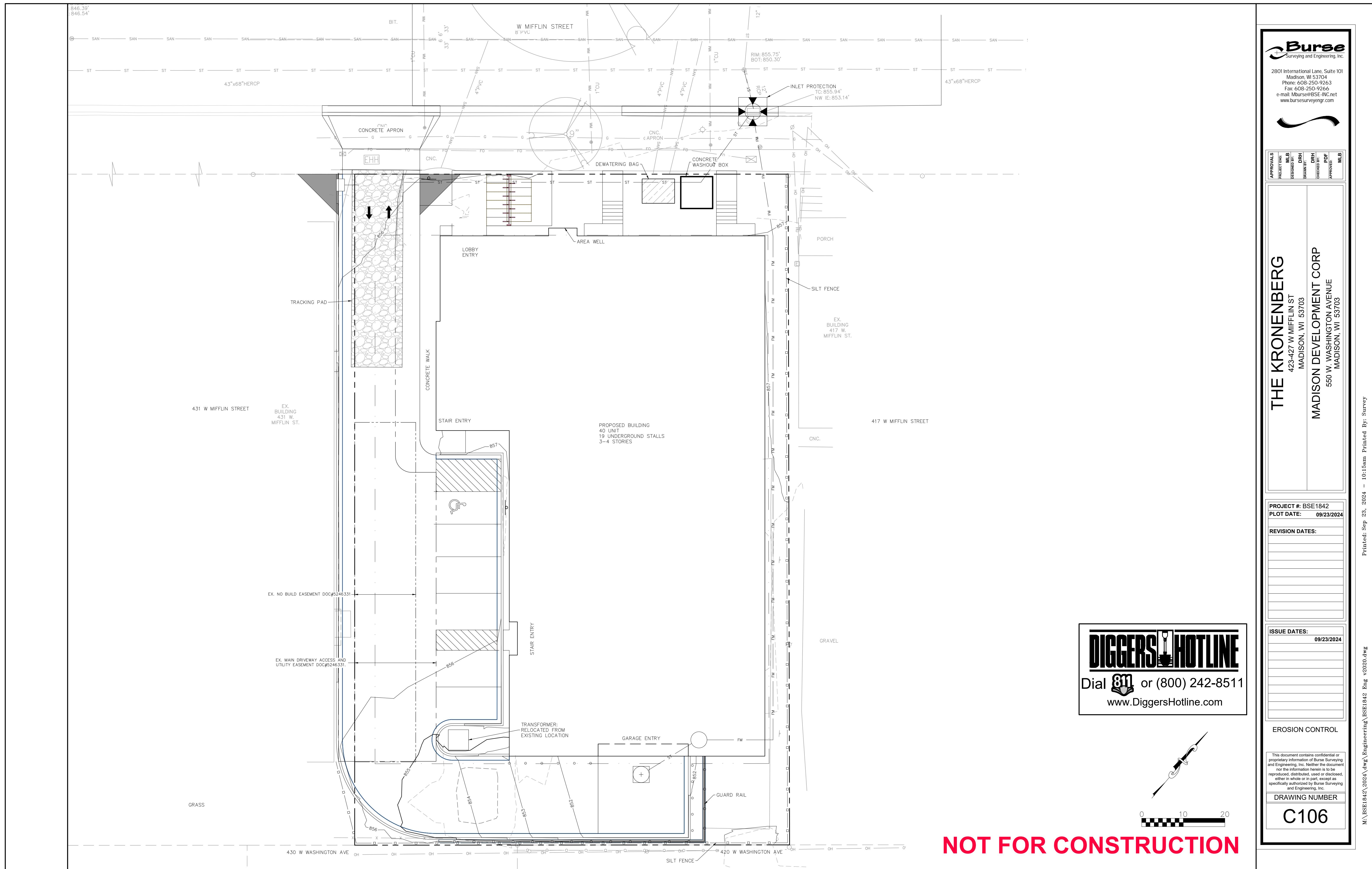
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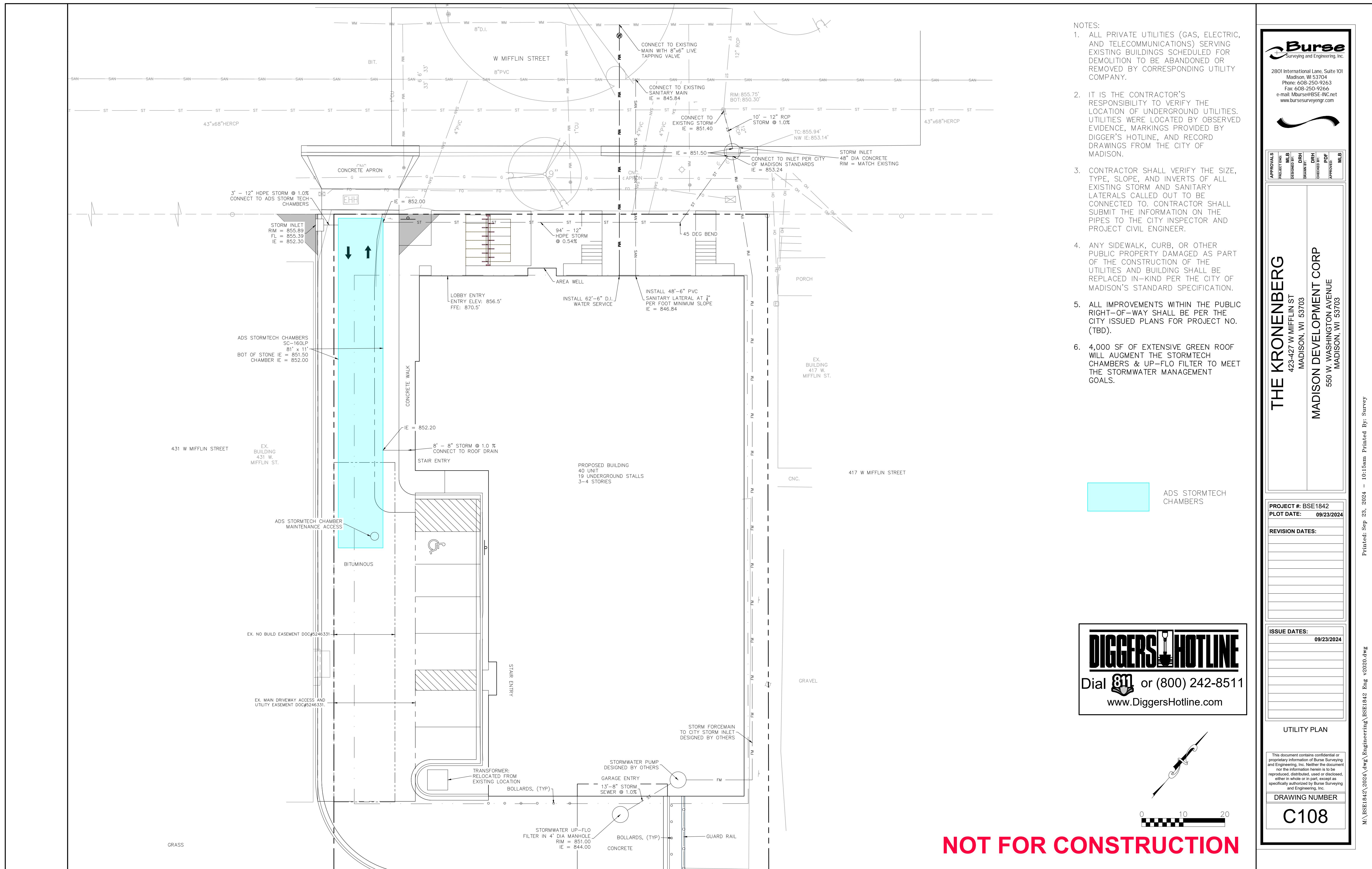
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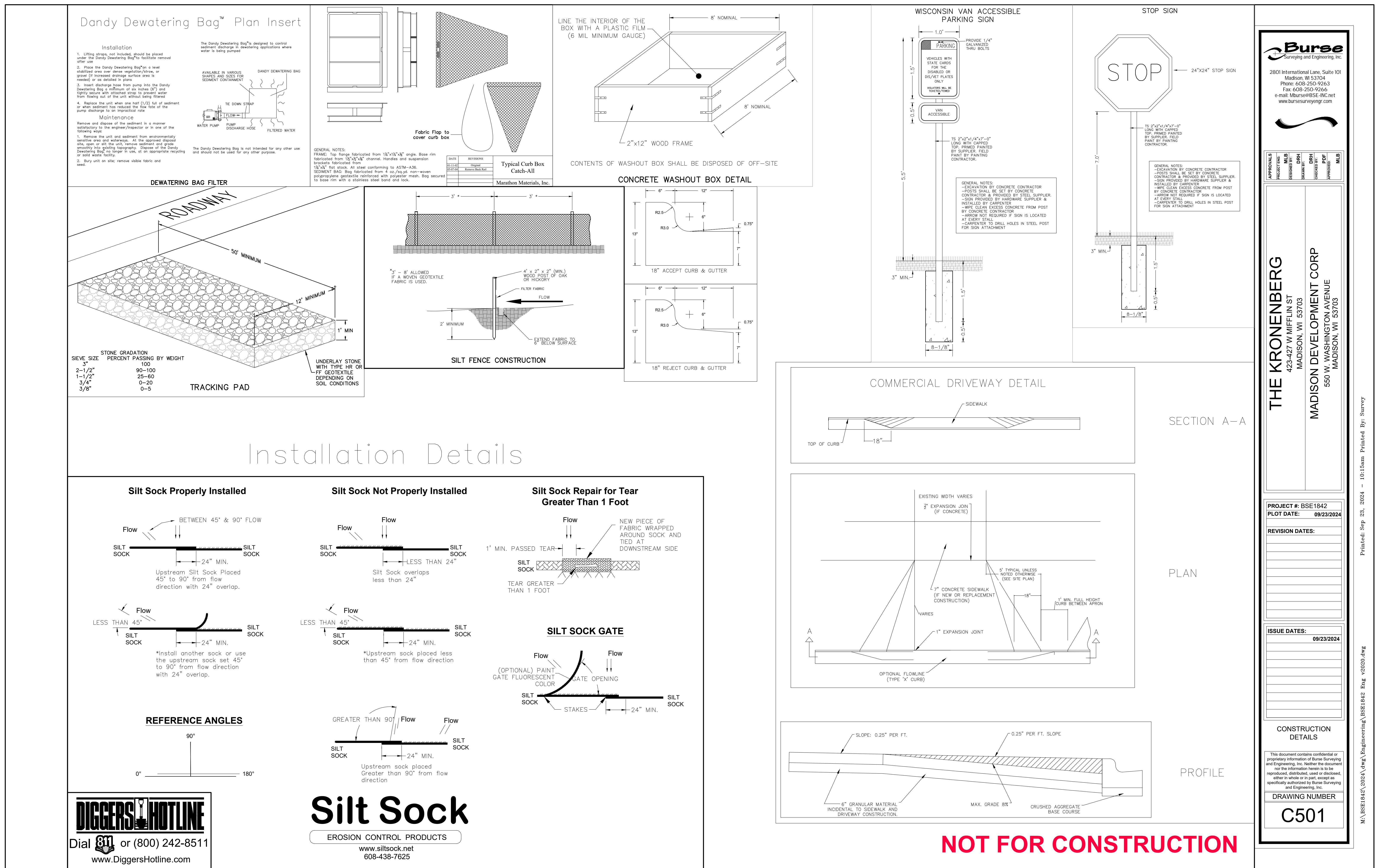
C103

**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

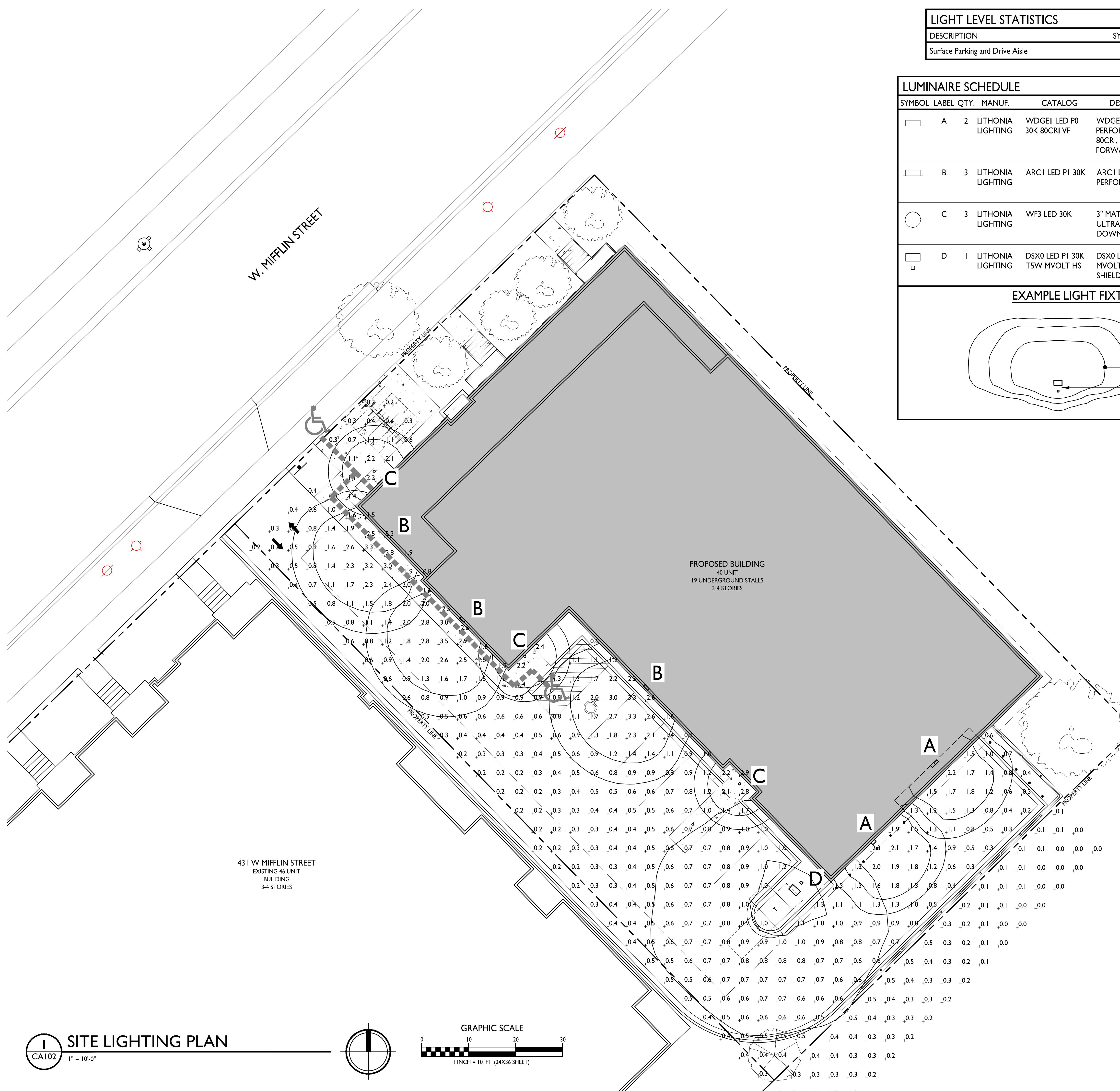


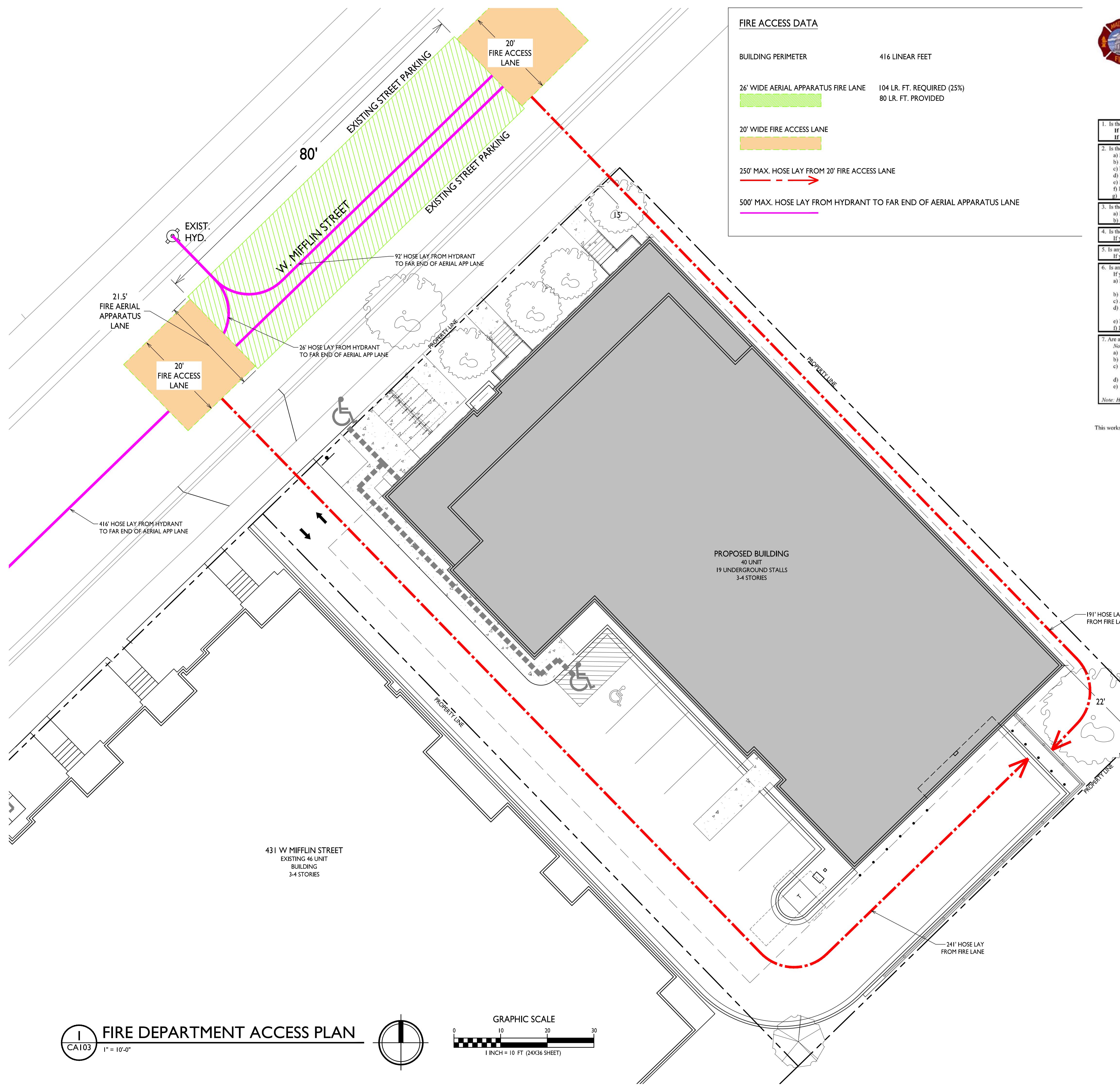












**FIRE ACCESS DATA**

BUILDING PERIMETER

416 LINEAR FEET

26' WIDE AERIAL APPARATUS FIRE LANE

104 LR. FT. REQUIRED (25%)  
80 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

**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: 427 W. Mifflin Street  
Contact Name & Phone #: Kevin Burrow, Knothe & Bruce Architects - 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? <i>If non-sprinklered, fire lanes extend to within 150'-feet of all portions of the exterior wall?</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<i>If sprinklered, fire lanes are within 250'-feet of all portions of the exterior wall?</i>	<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? a) Is the fire lane a minimum unobstructed width of at least 20'-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2'-feet? c) Is the fire lane a minimum unobstructed width of at least 28'-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provides detail of signage.) f) Is a roll-curb used as part of the fire lane? (Provides detail of curb.) 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: a) Is there a minimum of 20'-feet clear opening? 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? 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 If yes, see IFC 3206.6 for further requirements.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6. Is any part of the building greater than 30'-feet above the grade plane? 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? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature tree canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26'-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<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? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane 26' wide for at least 20'-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? 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? d) Are hydrants located in parking lot islands a minimum of 3 1/2'-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2'-feet, within 5'-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

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

**PROJECT TITLE**  
**THE**  
**KRONENBERG**

**423-427 W. Mifflin Street,  
Madison, WI**  
**SHEET TITLE**  
**Fire Department  
Access Plan**

**SHEET NUMBER**

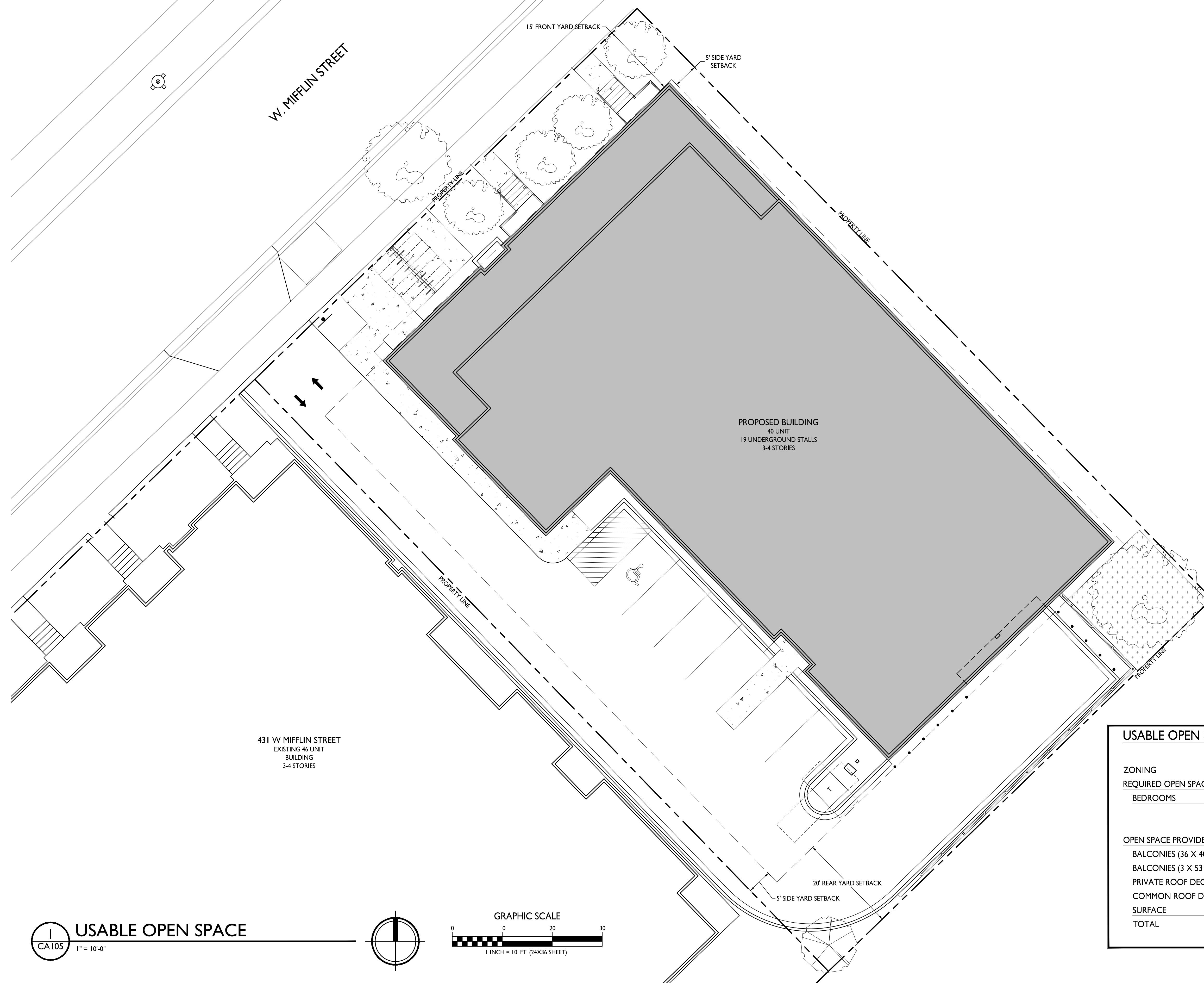
**CA103**

**PROJECT NO.**

**2253**

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## PLANT LIST

KEY	SIZE	QUAN	Common Name	Botanical Name	ROOT
<b>(7) Canopy Trees</b>					
CH	2 1/2"	1	Common Hackberry	Celtis Occidentalis	BB
CSA	2 1/2"	2	Columnar Swedish Aspen	Populus Tremula 'Erecta'	BB
ECH	6"	1	Existing Common Hackberry	Celtis Occidentalis	EX*
RPO	2 1/2"	3	Pyramidal English Oak	Quercus Robur 'Fastigiata'	BB
<b>(1) Ornamental Trees</b>					
PFC	2"	1	Prairie Fire Crab	Malus 'Prairie Fire'	BB
<b>(37) Deciduous Shrubs</b>					
CC	18"	6	Cranberry Cotoneaster	Coloneaster Apiculatus	Pot
DBH	24"	14	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
GLS	18"	9	Gro Low Sumac	Rhus Aromatica	Pot
LDN	24"	7	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot
LQFH	24"	1	Little Quick Fire Hydrangea	Hydrangea Paniculata	Pot
<b>(5) Evergreen Shrubs</b>					
RC	18"	4	Russian Cypress	Microbiota Decussata	Con
WBJ	5'	1	Wichita Blue Juniper	Juniperus Scopulorum	BB
<b>(48) Perennials</b>					
JC	2 G	1	Jackman's Clematis	Clematis 'Jackmanii'	Con
LBS	1 G	3	Little Bluestem Grass	Schizachyrium Scoparium	Con
LH	1 G	8	Loyalist Hosta	Hosta 'Loyalist'	Con
DBS	1 G	36	Dragon's Blood Sedum	Sedum S 'Dragon's Blood'	Con

## GENERAL NOTES:

I. 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 WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:  
[CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM)

3. 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). THIS 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

4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://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 SPOILS 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.

5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 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.

6. 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 I STANDARDS FOR PRUNING.

7. 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.

8. 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

9. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON

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# PROJECT TITLE

# THE

# KRONENBERG

423-427 W. Mifflin Street,  
Madison, WI

**Madison, WI**  
**SHEET TITLE**  
**Landscape Plan**

---

**SHEET NUMBER**

LIOI

PROJECT NO. 2253

Knothe & Bruce Architects, LLC



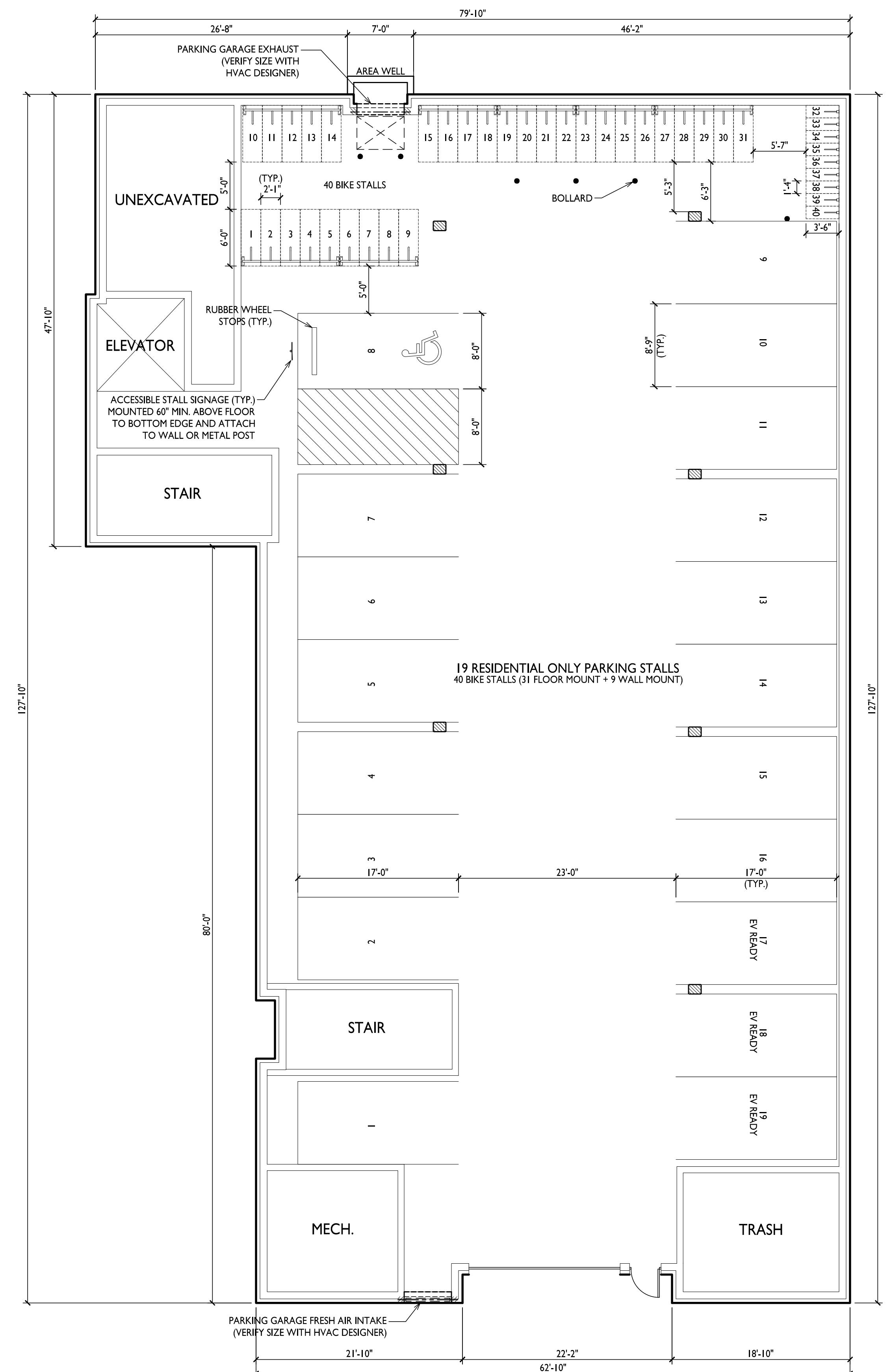
# LANDSCAPE PLAN

1" = 10'-0"

GRAPHIC SCALE

10 20 30

1 INCH = 10 FT (24X36 SHEET)



423-427 W. Mifflin Street,  
Madison, WI

---

SHEET TITLE  
**Basement Floor  
Plan**

**SHEET NUMBER**

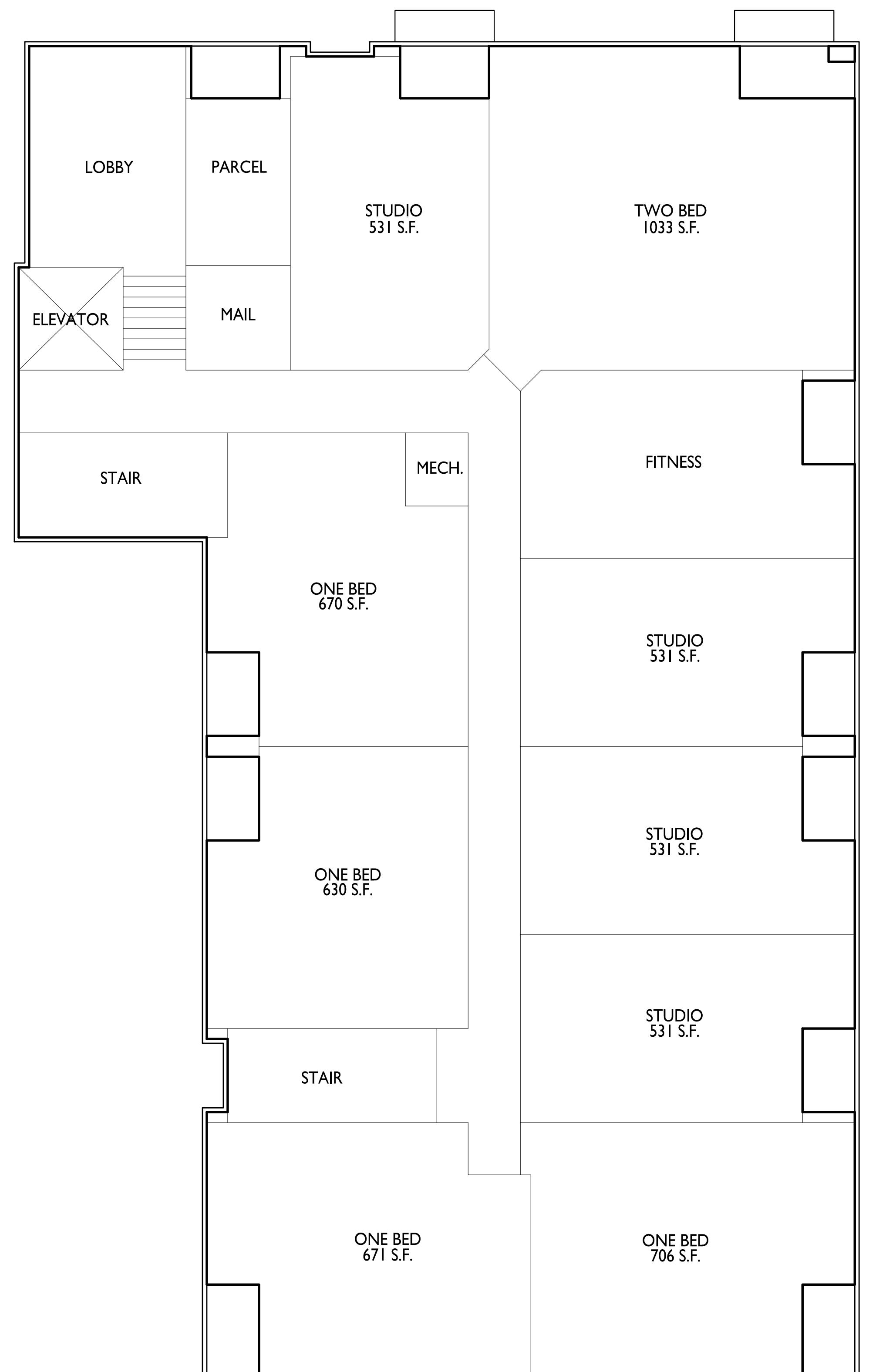


# BASEMENT FLOOR PLAN

1/8" = 1'-0"

# ACI 100

PROJECT NO. 225



ISSUED  
Issued for Review - June 17, 2024  
Issued for Review - September 23, 2024

PROJECT TITLE  
**THE  
KRONENBERG**

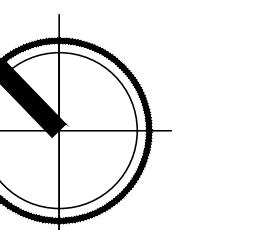
423-427 W. Mifflin Street,  
Madison, WI  
SHEET TITLE  
First Floor Plan

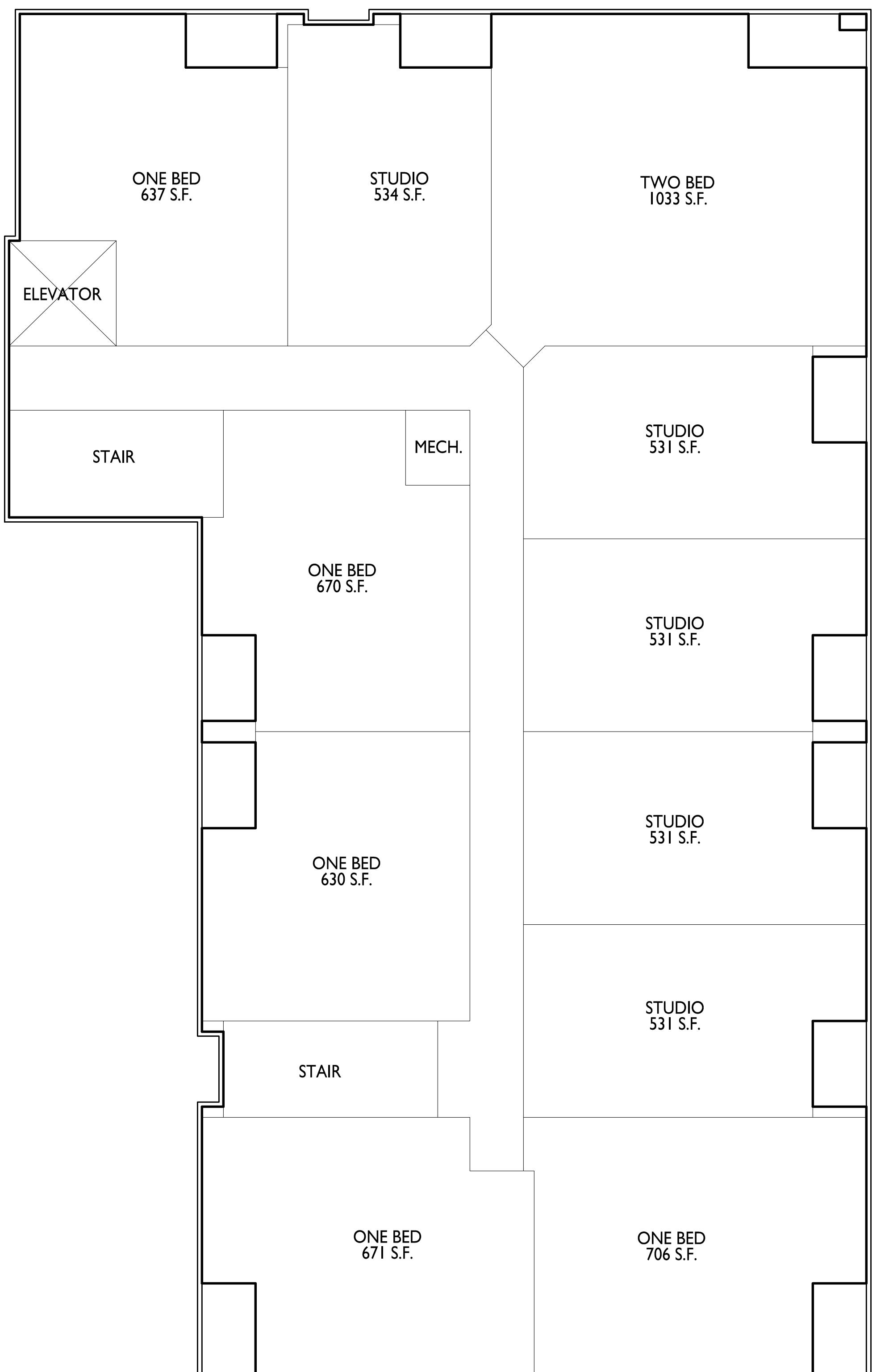
SHEET NUMBER

**AC101**

PROJECT NO.  
2253

1  
AC101 FIRST FLOOR PLAN  
1/8" = 1'-0"





ISSUED  
Issued for Review - June 17, 2024  
Issued for Review - September 23, 2024

PROJECT TITLE  
**THE  
KRONENBERG**

423-427 W. Mifflin Street,  
**Madison, WI**

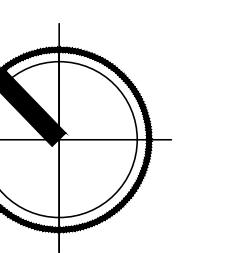
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**Second Floor Plan**

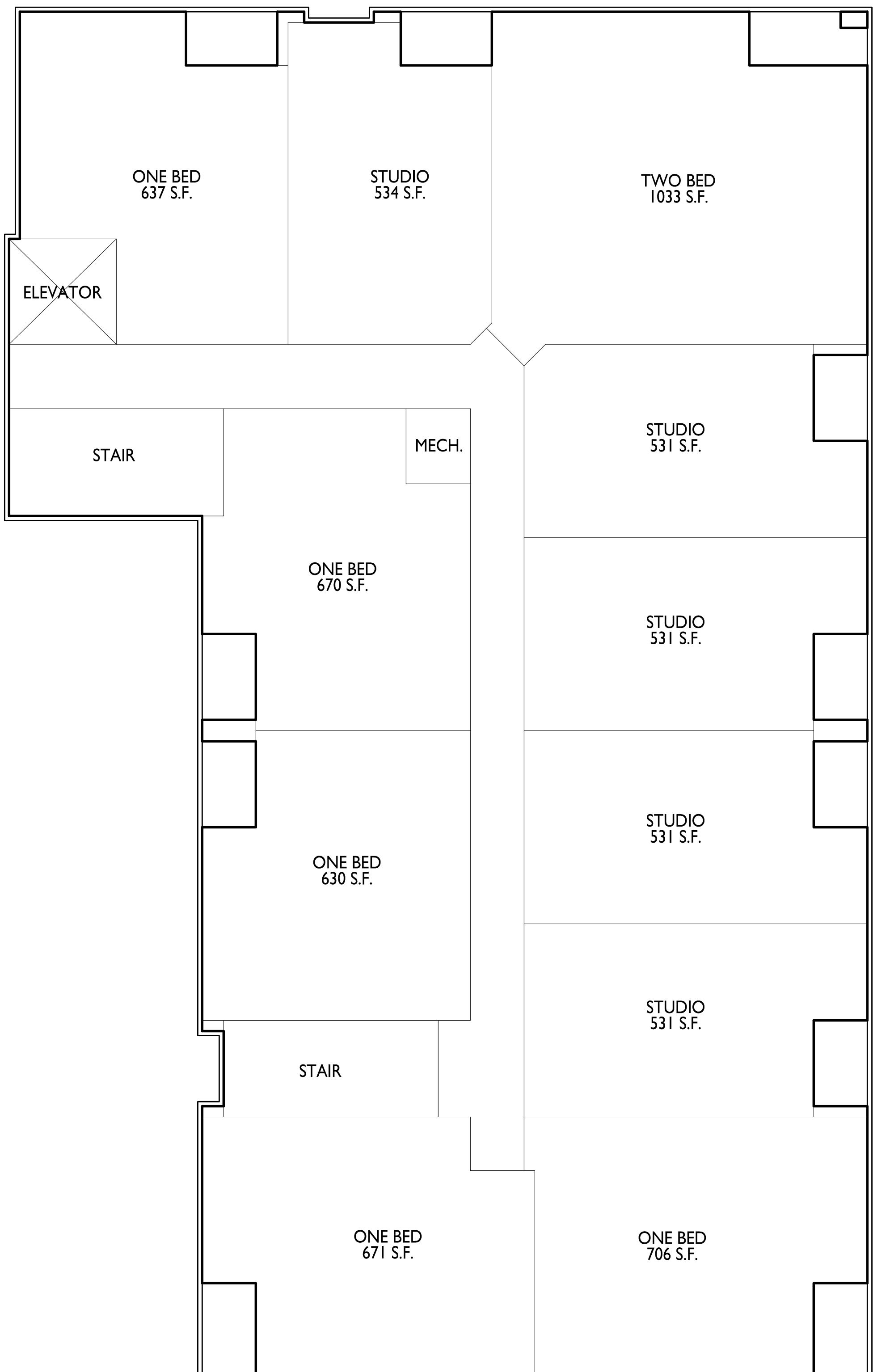
SHEET NUMBER

**AC102**

PROJECT NO.  
**2253**

AC102  
1/8" = 1'-0"





ISSUED  
Issued for Review - June 17, 2024  
Issued for Review - September 23, 2024

PROJECT TITLE  
**THE  
KRONENBERG**

423-427 W. Mifflin Street,  
Madison, WI  
SHEET TITLE  
Third Floor Plan

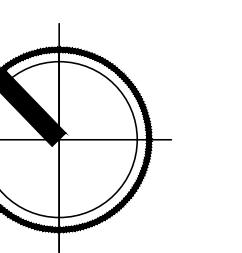
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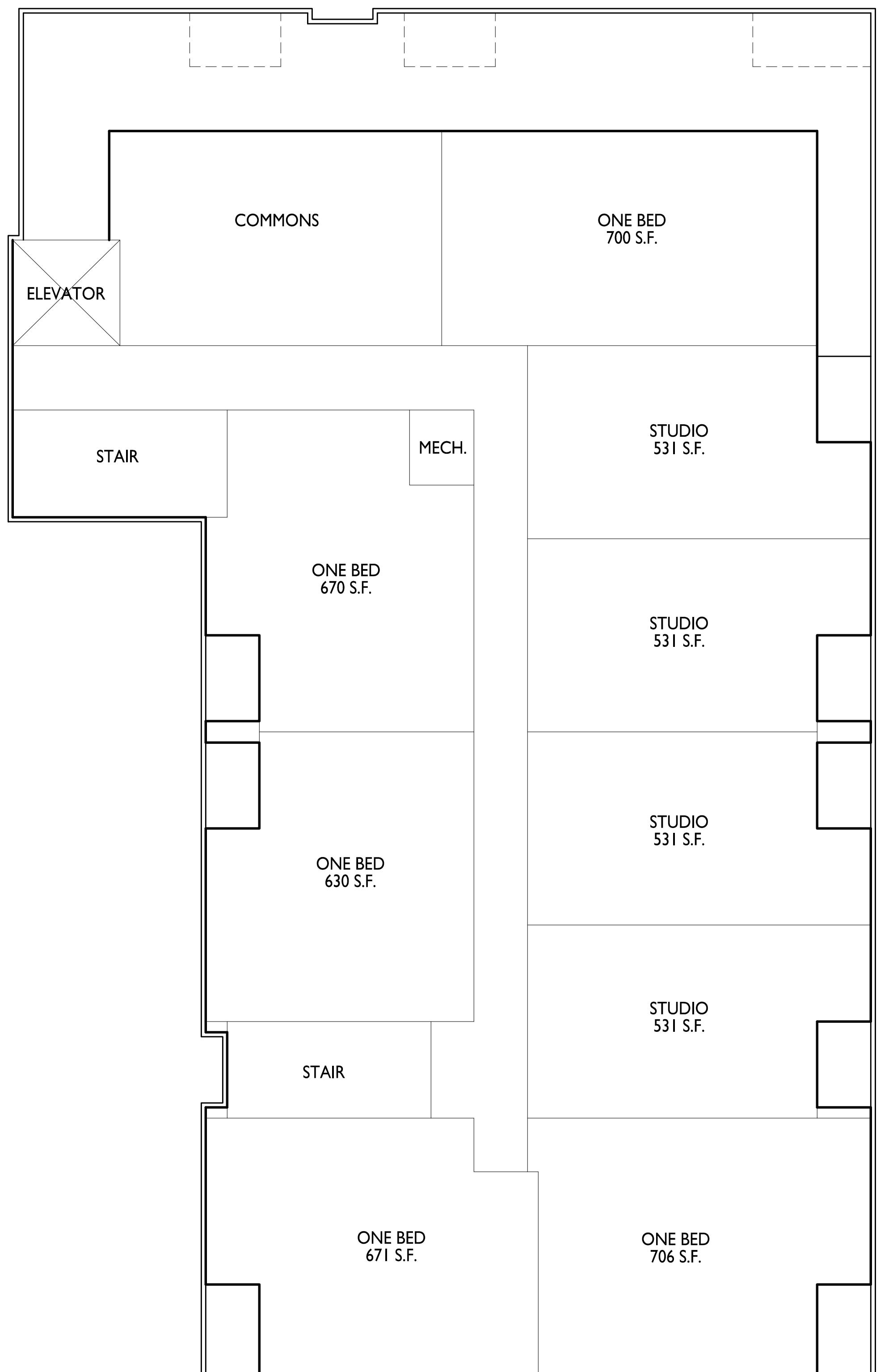
**AC103**

PROJECT NO.  
2253

1  
AC103  
1/8" = 1'-0"

THIRD FLOOR PLAN





ISSUED  
Issued for Review - June 17, 2024  
Issued for Review - September 23, 2024

PROJECT TITLE  
**THE  
KRONENBERG**

423-427 W. Mifflin Street,  
Madison, WI

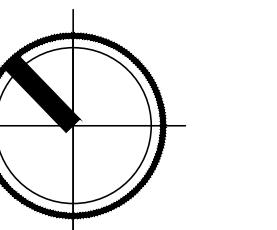
SHEET TITLE  
**Fourth Floor Plan**

SHEET NUMBER

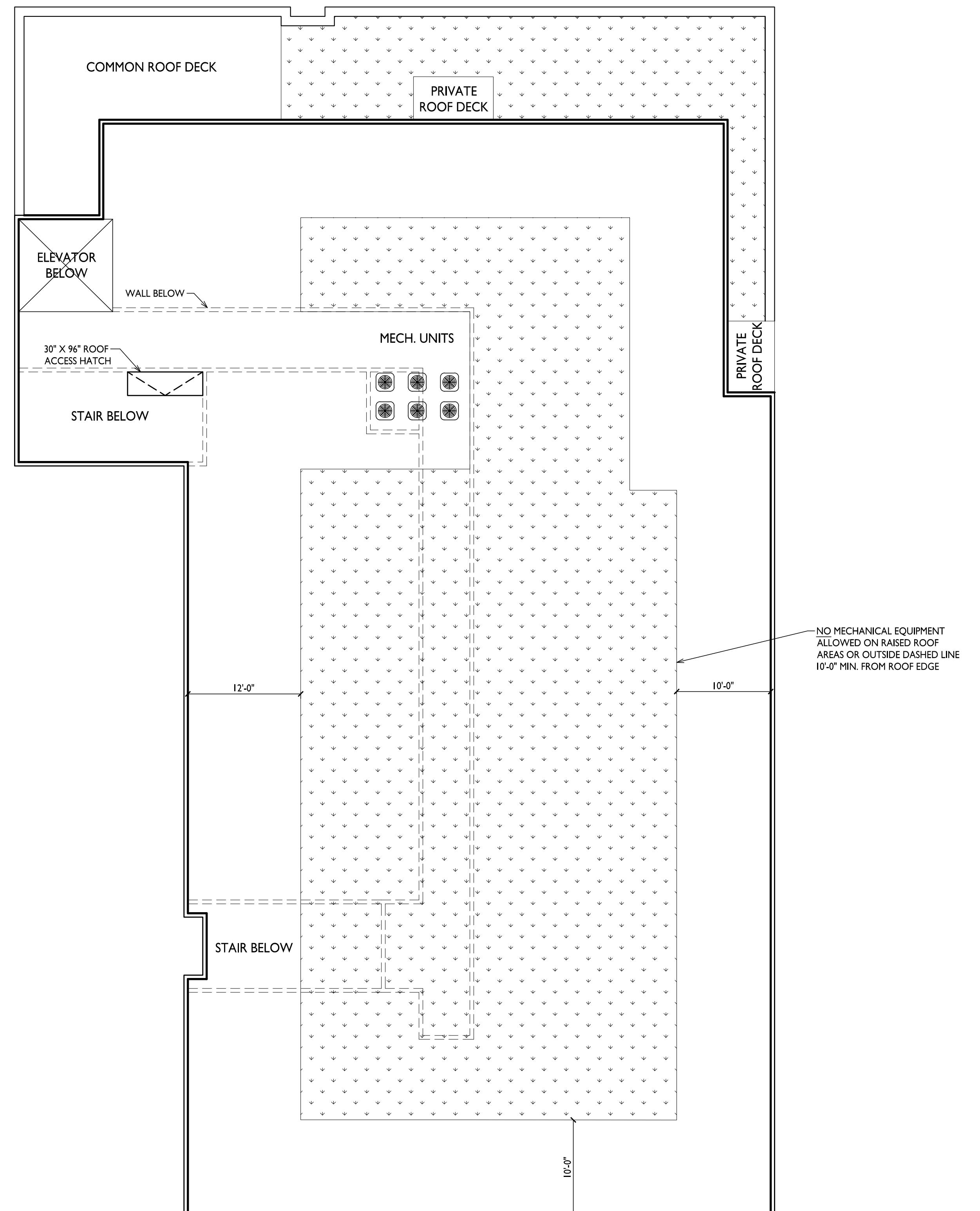
**AC104**

PROJECT NO.  
**2253**

1  
AC104  
1/8" = 1'-0"



**FOURTH FLOOR PLAN**



ISSUED  
Issued for Review - June 17, 2024  
Issued for Review - September 23, 2024

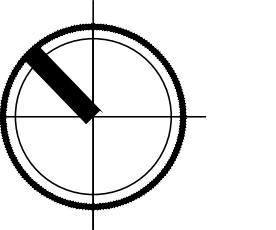
PROJECT TITLE  
THE  
KRONENBERG

423-427 W. Mifflin Street,  
Madison, WI

SHEET TITLE  
Roof Plan

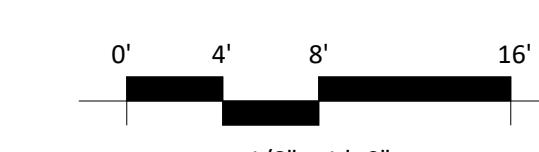
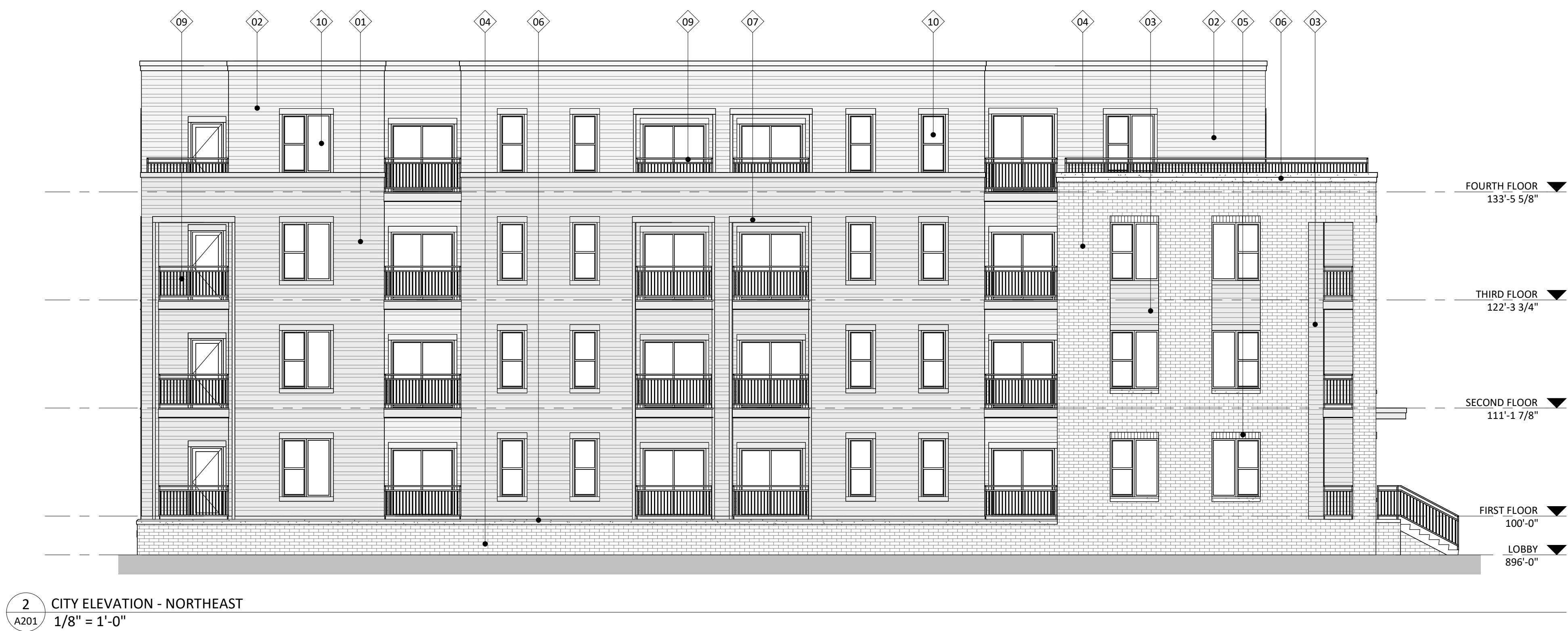
SHEET NUMBER

1  
AC105  
1/8" = 1'-0"  
ROOF PLAN



AC105

PROJECT NO.  
2253



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	GRAY SLATE
03	COMPOSITE LAP SIDING - 6"	JAMES HARDIE	WOOD TONE - WINCHESTER BROWN
04	BRICK VENEER	SUMMIT BRICK	DOVE
05	BRICK SOLDIER COURSE	SUMMIT BRICK	DOVE
06	CAST STONE	ROCKCAST	REISLING
07	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	ALUMINUM STOREFRONT	N/A	BLACK
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK

SHEET NUMBER

A201

PROJECT NUMBER

2253

NOT FOR CONSTRUCTION  
ISSUED  
LUA SUBMITTAL - 2024.09.23

PROJECT TITLE  
The Kronenberg

423-427 W. Mifflin St.,  
Madison, WI  
SHEET TITLE  
Exterior  
Elevations



0' 4' 8' 16'  
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	GRAY SLATE
03	COMPOSITE LAP SIDING - 6"	JAMES HARDIE	WOOD TONE - WINCHESTER BROWN
04	BRICK VENEER	SUMMIT BRICK	DOVE
05	BRICK SOLDIER COURSE	SUMMIT BRICK	DOVE
06	CAST STONE	ROCKCAST	REISLING
07	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	ALUMINUM STOREFRONT	N/A	BLACK
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK

SHEET NUMBER

A202

PROJECT NUMBER

2253



0' 4' 8' 16'  
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	GRAY SLATE
03	COMPOSITE LAP SIDING - 6"	JAMES HARDIE	WOOD TONE - WINCHESTER BROWN
04	BRICK VENEER	SUMMIT BRICK	DOVE
05	BRICK SOLDIER COURSE	SUMMIT BRICK	DOVE
06	CAST STONE	ROCKCAST	REISING
07	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	ALUMINUM STOREFRONT	N/A	BLACK
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK

SHEET NUMBER

A203

PROJECT NUMBER

2253

NOT FOR CONSTRUCTION  
ISSUED  
LUA SUBMITTAL - 2024.09.23



PROJECT TITLE  
The Kronenberg

423-427 W. Mifflin St.,  
Madison, WI  
SHEET TITLE  
Exterior  
Elevations Colored

0' 4' 8' 16'  
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	GRAY SLATE
03	COMPOSITE LAP SIDING - 6"	JAMES HARDIE	WOOD TONE - WINCHESTER BROWN
04	BRICK VENEER	SUMMIT BRICK	DOVE
05	BRICK SOLDIER COURSE	SUMMIT BRICK	DOVE
06	CAST STONE	ROCKCAST	REISLING
07	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	ALUMINUM STOREFRONT	N/A	BLACK
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK

SHEET NUMBER  
A204  
PROJECT NUMBER  
2253



Concept Image

The Kronenberg  
423-427 W. Mifflin St., Madison, WI  
kba  
LUA SUBMITTAL | 2024.09.23 | 2253  
knothe + bruce  
ARCHITECTS



Concept Image

The Kronenberg  
423-427 W. Mifflin St., Madison, WI  
kba  
LUA SUBMITTAL | 2024.09.23 | 2253  
knothe + bruce  
ARCHITECTS



Concept Image

The Kronenberg  
423-427 W. Mifflin St., Madison, WI  
kba  
LUA SUBMITTAL | 2024.09.23 | 2253  
knothe + bruce ARCHITECTS



Concept Image

The Kronenberg  
423-427 W. Mifflin St., Madison, WI  
kba  
LUA SUBMITTAL | 2024.09.23 | 2253  
knothe + bruce  
ARCHITECTS



# 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](mailto:fire@cityofmadison.com)

**Project Address:**

**Contact Name & Phone #:**

## **FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input 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? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input 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: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input 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? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input 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 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? 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? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input 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? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? 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? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>			

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.