

ST. VINCENT de PAUL BALDWIN - WILLIAMSON

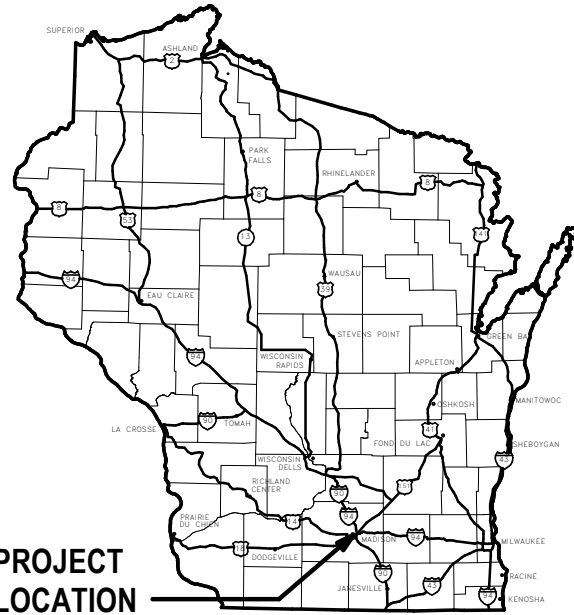
1309 Williamson St. Madison, WI 53703



PROJECT RENDERING/PERSPECTIVE



PROJECT LOCATION



STATE MAP

PROJECT/BUILDING INFO	
EXISTING BUILDING AREAS	
TOTAL EXISTING BUILDING AREA:	23,050 SQ FT
EXISTING FIRST FLOOR AREA:	22,016 SQ FT
EXISTING SECOND FLOOR AREA:	1,034 SQ FT
EXISTING RETAIL AREA:	15,051 SQ FT
NEW BUILDING AREAS	
TOTAL NEW BUILDING AREA =	26,387 SQ FT
NEW FIRST FLOOR AREA =	22,460 SQ FT
NEW SECOND FLOOR AREA =	3,927 SQ FT
NEW RETAIL AREA:	15,026 SQ FT

CODE INFORMATION SUMMARY	
APPLICABLE CODE	
2015 INTERNATIONAL BUILDING CODE WITH WI AMENDMENTS	
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WI AMENDMENTS	
2009 AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117.1	
OCCUPANCY CLASSIFICATION - IBC 2015-CHAPTER 3	
MIXED USE, UNSEPARATED	
B - BUSINESS (OFFICE)	
M - MERCANTILE (RETAIL STORES)	
S-1 - STORAGE (RETAIL STORAGE)	
S-2 - STORAGE (RETAIL STORAGE)	
FIRE SPRINKLER - IBC 2015-CHAPTER 9	
BUILDING IS FULLY SPRINKLERED PER NFPA 13	
CONSTRUCTION TYPE & FIRE RESISTANCE RATINGS - IBC 2015-CHAPTER 6	
TTYPE-VB - UNPROTECTED WOOD FRAME	
STRUCTURAL FRAME:	0 HOUR
EXTERIOR BEARING WALLS:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
FLOOR ASSEMBLIES:	0 HOUR
ROOF ASSEMBLIES:	0 HOUR
ALLOWABLE HEIGHTS & AREAS - IBC 2015-CHAPTER 5	
ALLOWABLE HEIGHT ABOVE GRADE PLANE:	40'
ACTUAL BUILDING HEIGHT ABOVE GRADE PLANE:	28'
ALLOWABLE STORIES ABOVE GRADE PLANE:	2
ACTUAL BUILDING STORIES ABOVE GRADE PLANE:	2
ALLOWABLE BUILDING AREA:	31,050 SQ. FT.
PER SEC. 506.2.4: Aa = [A1+(NS x I1)]	
Aa = [A1 + (NS x I1)]	
Aa = [27,000 + (9,000 x 0.45)]	
Aa = 31,050 SQ. FT.	
ACTUAL FIRST FLOOR AREA:	22,460 SQ. FT.
ACTUAL SECOND FLOOR AREA:	3,927 SQ. FT.
ACTUAL TOTAL BUILDING AREA:	26,387 SQ. FT.
FIRE & SMOKE PROTECTION FIRE RATINGS - CHAPTER 7	
CORRIDOR WALL (SPRINKLED):	0 HOUR
SHAFT ENCLOSURE (< 4 STORIES):	1 HOUR
STAIR ENCLOSURE (< 4 STORIES):	1 HOUR
SEE CODE COMPLIANCE PLANS FOR ADDITIONAL INFORMATION	

Architecture :

Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

General Contractor:

Advanced Building Corporation

4125 Terminal Drive, Suite 100, McFarland, WI 53558
p: 608.833.0900 www.advancedbuildingcorporation.com

Civil Engineering:

Snyder & Associates

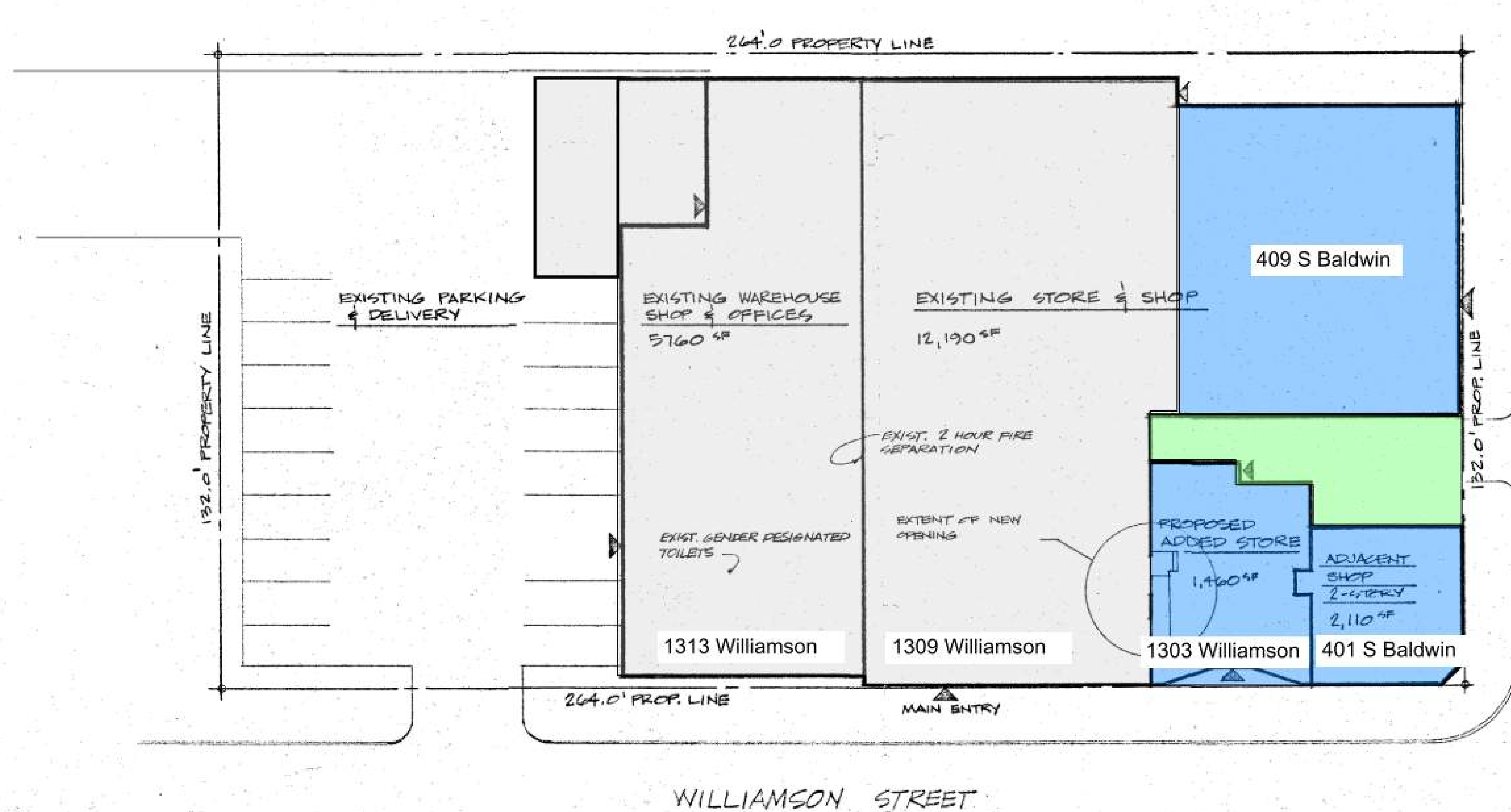
5010 Voges Road, Madison, WI 53718
p: 608.838.0444 www.snyder-associates.com

Structural Engineering:

Strategic Structural Design

725 Heartland Trail, Suite 201, Madison, WI 53717
p: 608.841.1850 www.strategicstructural.com

GENERAL	COVER SHEET	1
GENERAL	GENERAL CONCEPT	2
ARCHITECTURAL	PLAT OF SURVEY	3
ARCHITECTURAL	ARCH SITE PLAN	4
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- EXISTING - NO WORK
- DEMOLISH & REPLACE w/2 STORY ADDITION
- ALLEY - NEW 2-STORY INFILL CONSTRUCTION



Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

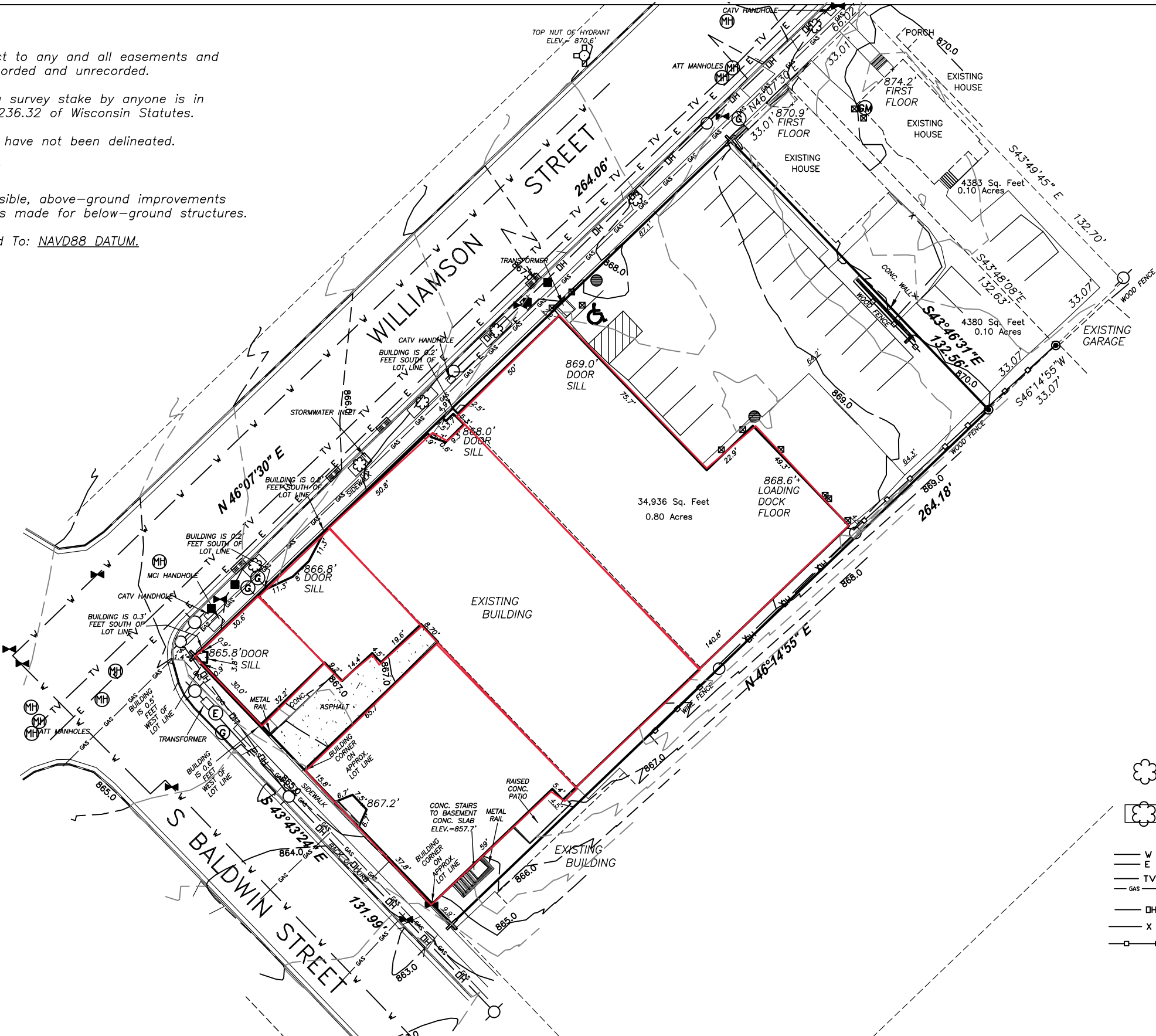
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present, have not been delineated.

Contour Interval=0.5'

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Elevations Referenced To: NAVD88 DATUM.



Legend:

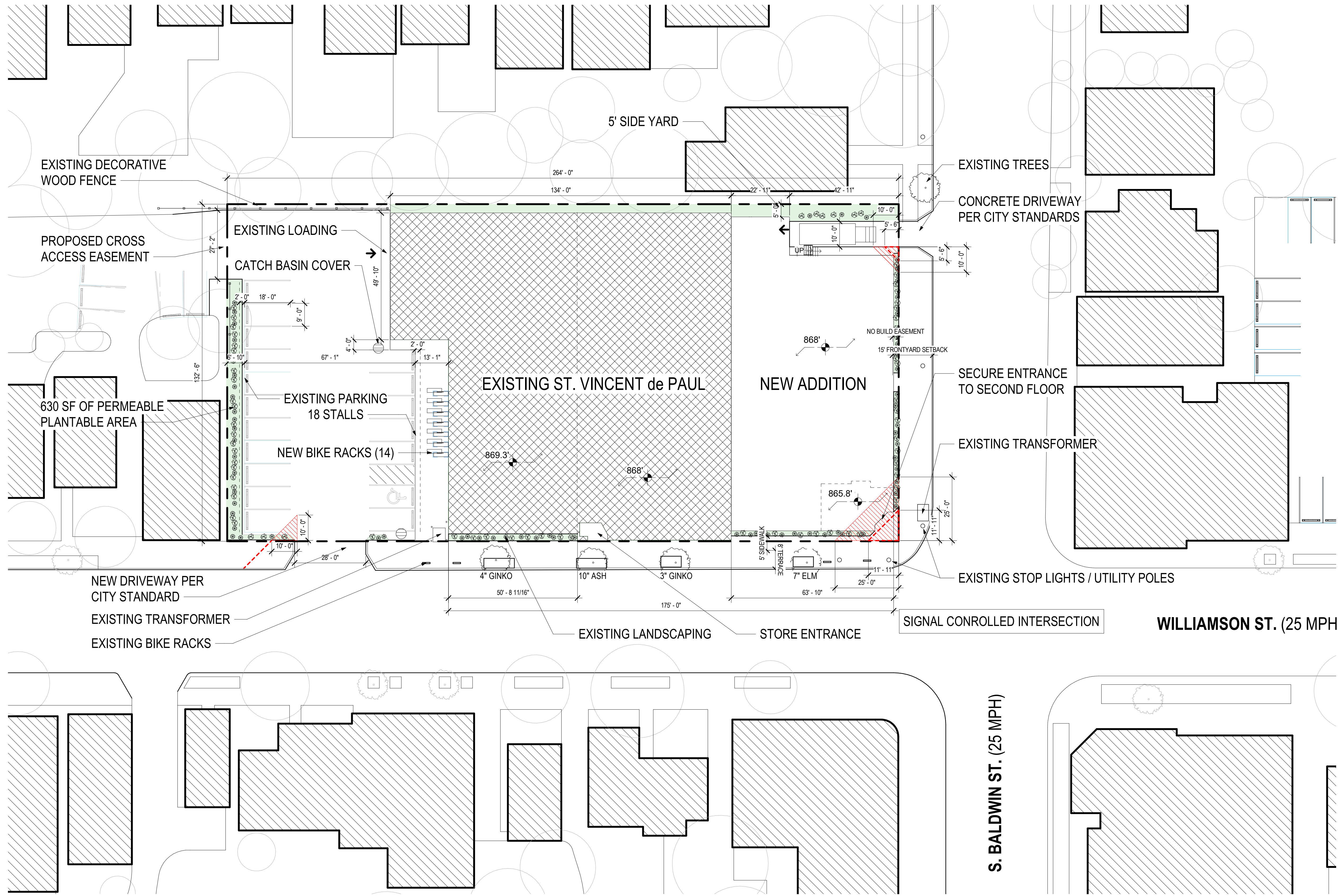
- = Found 1" Iron Pipe
- ✕ = Set Chiseled "X"
- = 3/4"x24" Iron Bar set wt.=1.50#/in.ft.
- ⊙ = Power Pole
- ⊗ = Traffic Light Pole
- 88.80 = Spot Elevations
- ⓐ = Gas Shut-off
- ⏻ = Water Shutoff
- ⓔ = Electric Meter
- Ⓜ = Manhole
- Ⓜ = Gas Meter
- Ⓣ = Transformer
- Ⓜ = Bollard
- ♿ = Handicap Parking
- Ⓜ = Stormwater Inlet (2' Round Grate)
- Ⓜ = Fire Hydrant
- Ⓜ = Curb Inlet
- = Bike Post
- ☁ = Existing Tree
- ☁ = Existing Tree in middle of Metal Gate

— W — = Water Main
— E — = Buried Electric
— TV — = ATT Buried
— GAS — = Buried Gas Main
— OH — = Overhead Utilities
— X — = Chain Link Fence
— — = Fence

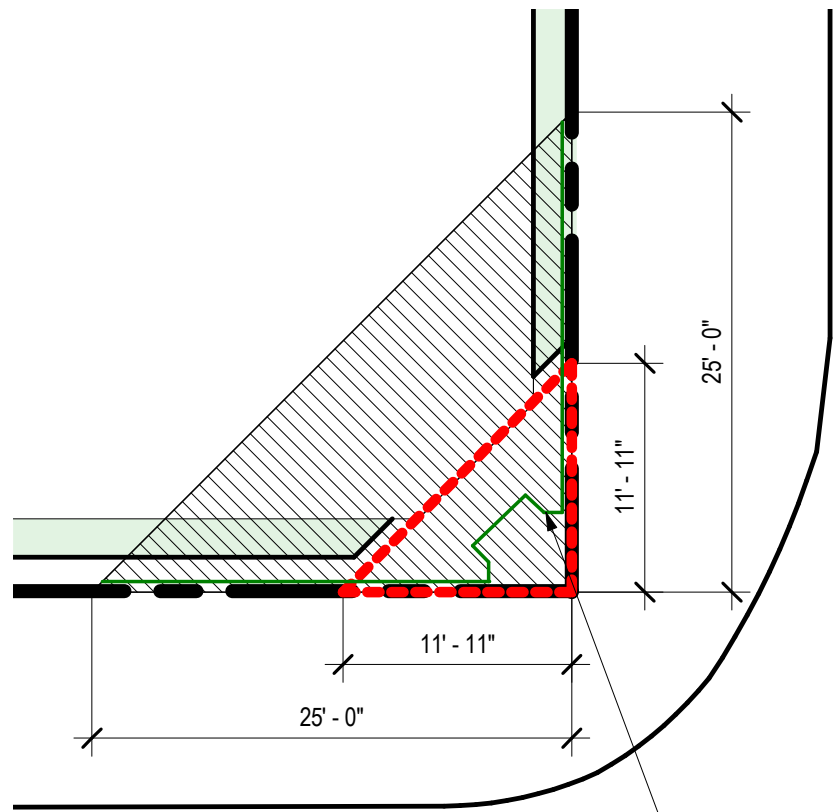
39.76 ft

SCALE 1" = 40'

1.02 in



SITE DATA
NEW SITE AREAS
LOT AREA = 34,858 S.F. = 0.8 ACRES
EXISTING BUILDING FOOTPRINT AREA = 23,050 S.F.
EXISTING IMPERVIOUS AREA = 33,818 S.F.
EXISTING LOT COVERAGE = 97%
NEW BUILDING FOOTPRINT AREA = 22,460 S.F.
NEW IMPERVIOUS AREA = 32,888 S.F.
PROPOSED LOT COVERAGE = 94%
DISTURBED AREA = 9,235 S.F.
TOTAL BUILDING AREA
BASEMENT = 7,160 S.F.
FIRST FLOOR = 22,460 S.F.
SECOND FLOOR = 3,927 S.F.
SITE PARKING PARKING
PARKING REQUIRED = 56
PARKING PROVIDED = 18
BIKE PARKING REQUIRED = 14
BIKE PARKING PROVIDED = 14

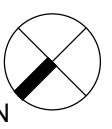
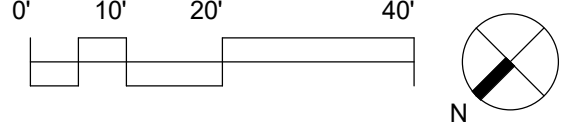


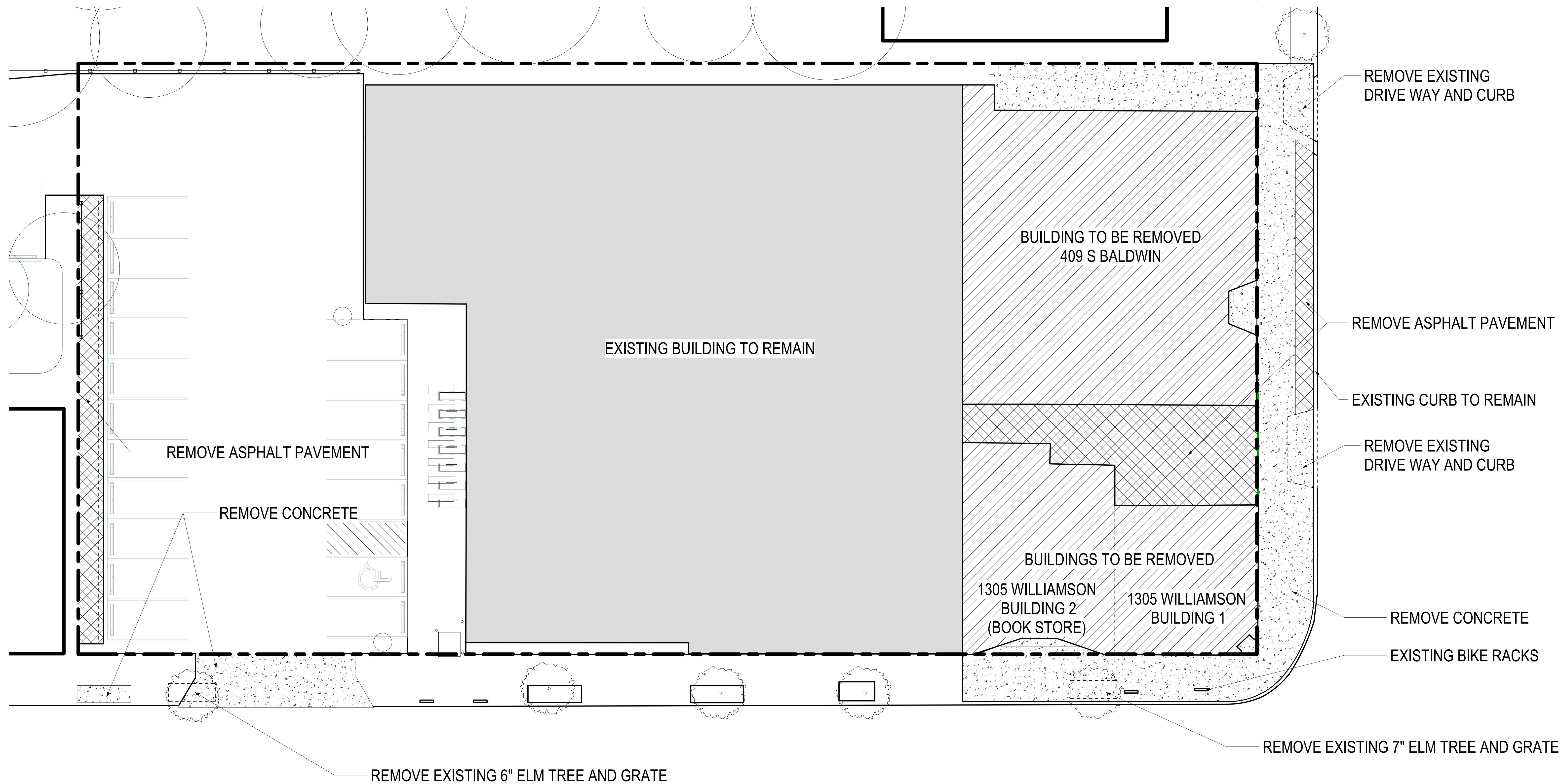
EXISTING BUILDING FOOTPRINT

2 SITE PLAN ENLARGED
1" = 10'-0"

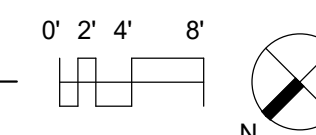
1 SITE PLAN
1" = 20'-0"

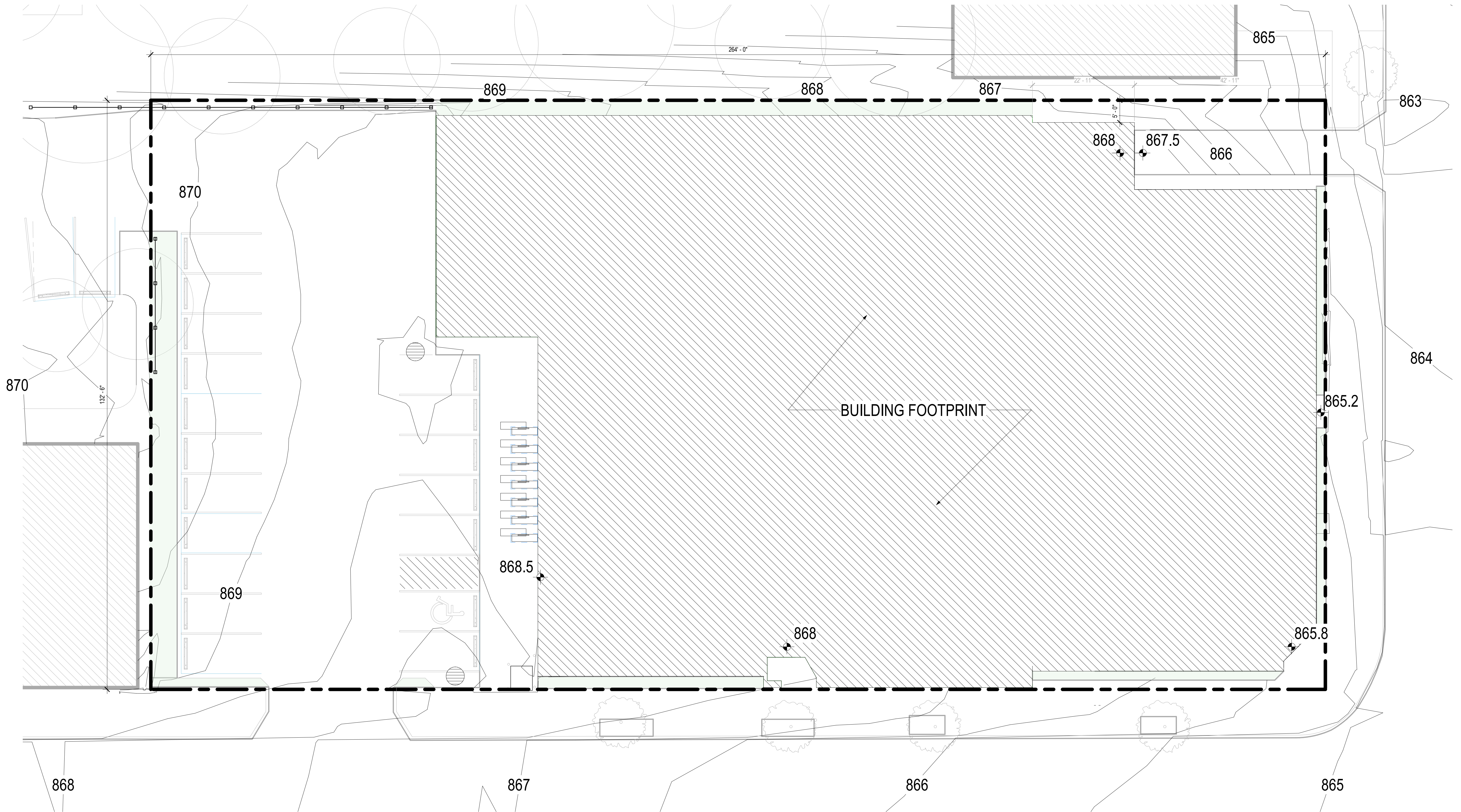
(SEE ADDITIONAL DETAIL ON THE FIRST FLOOR PLAN)



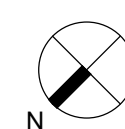
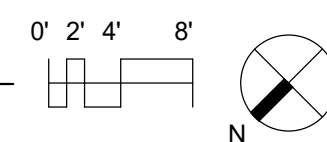


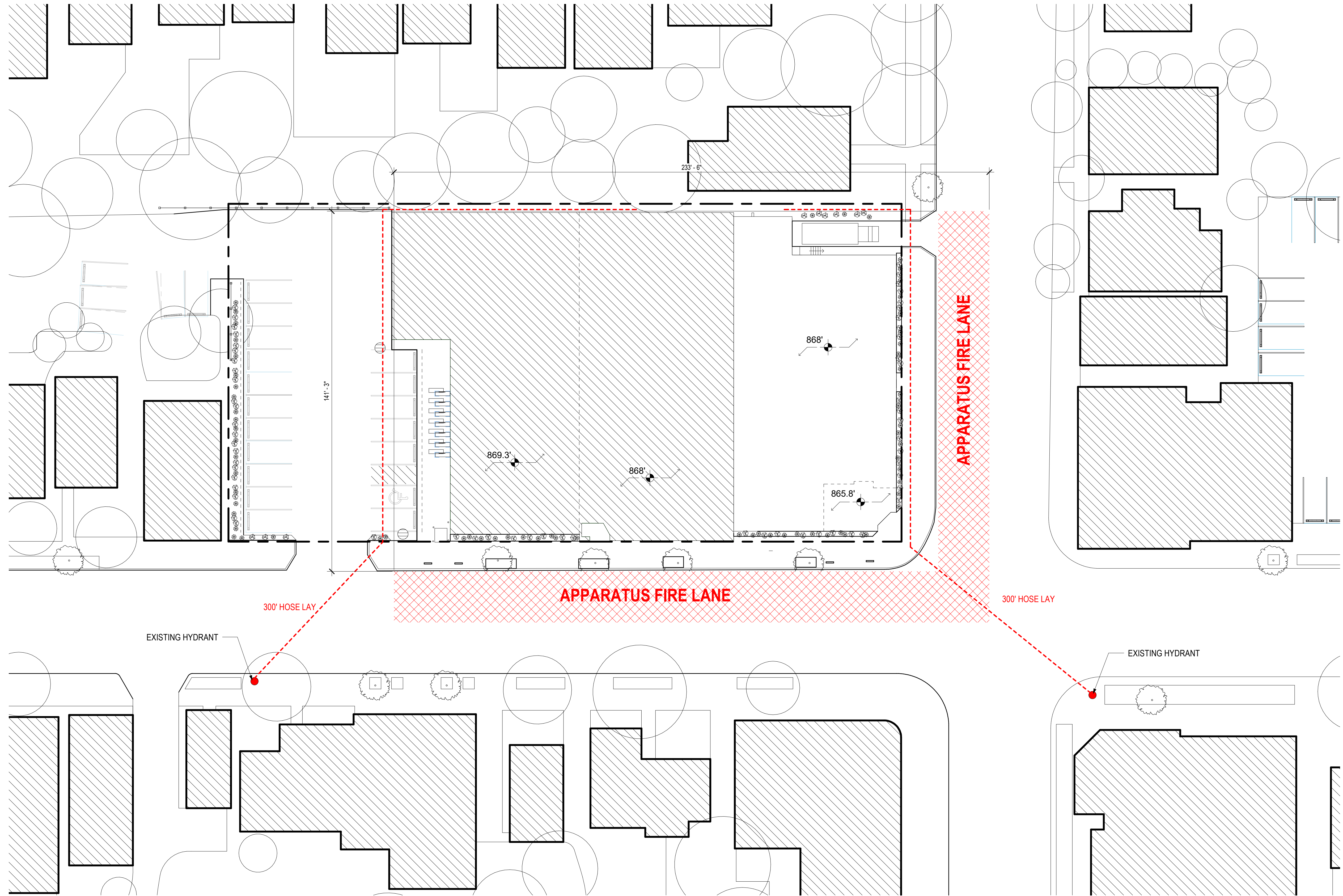
1 DEMOLITION PLAN
3/32" = 1'-0"



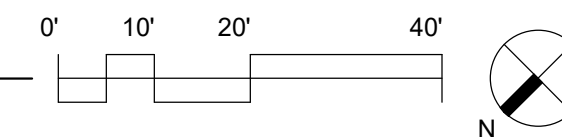


1 GRADING PLAN
3/32" = 1'-0"



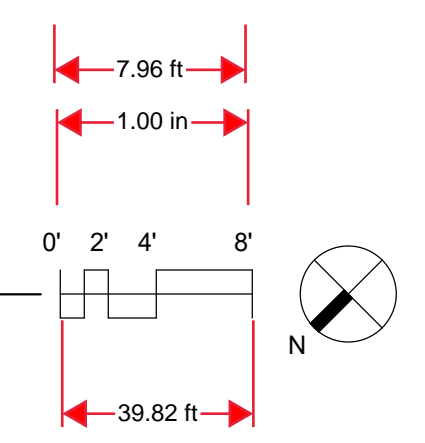


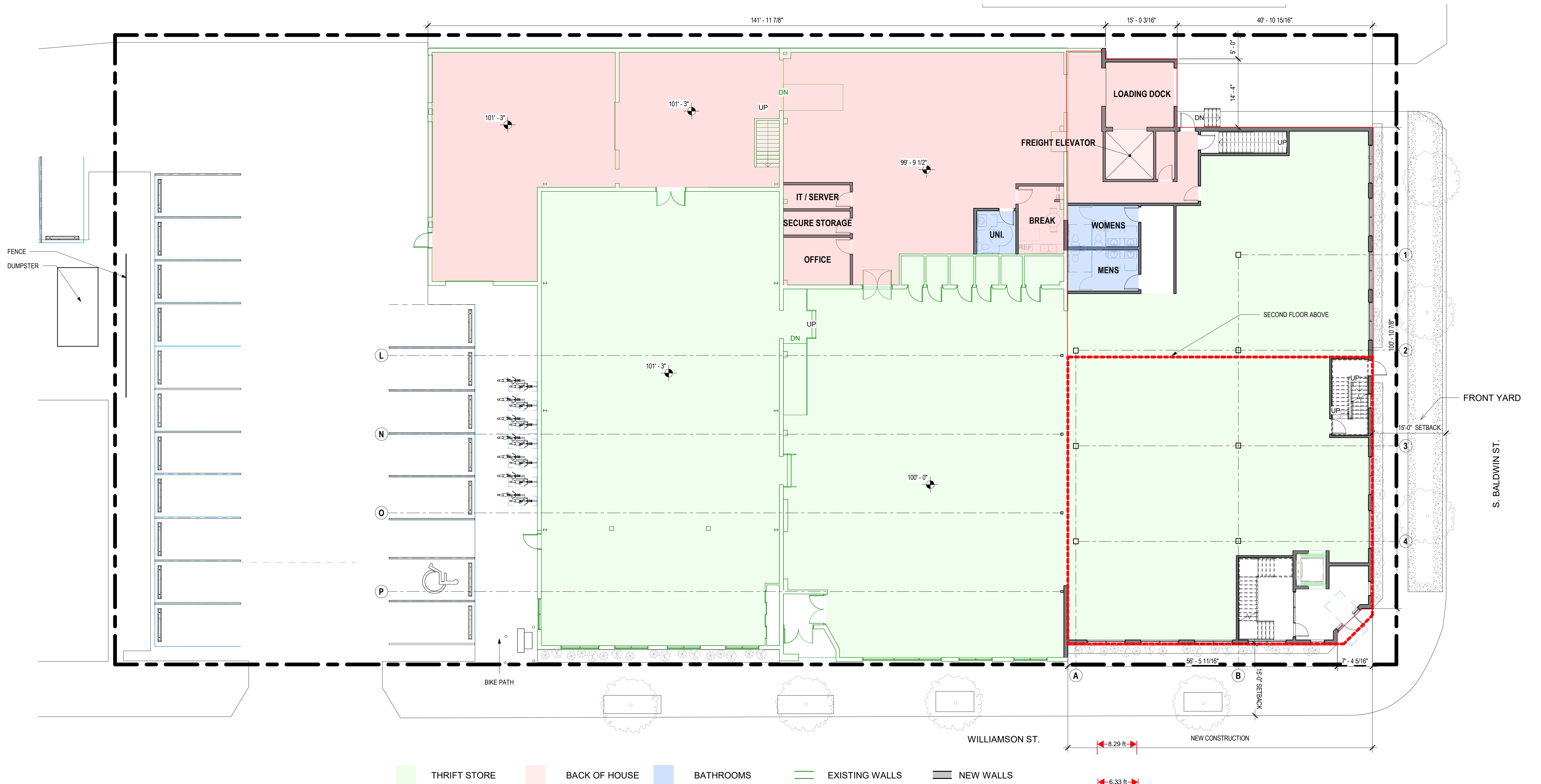
1 FIRE ACCESS PLAN
1" = 20'-0"



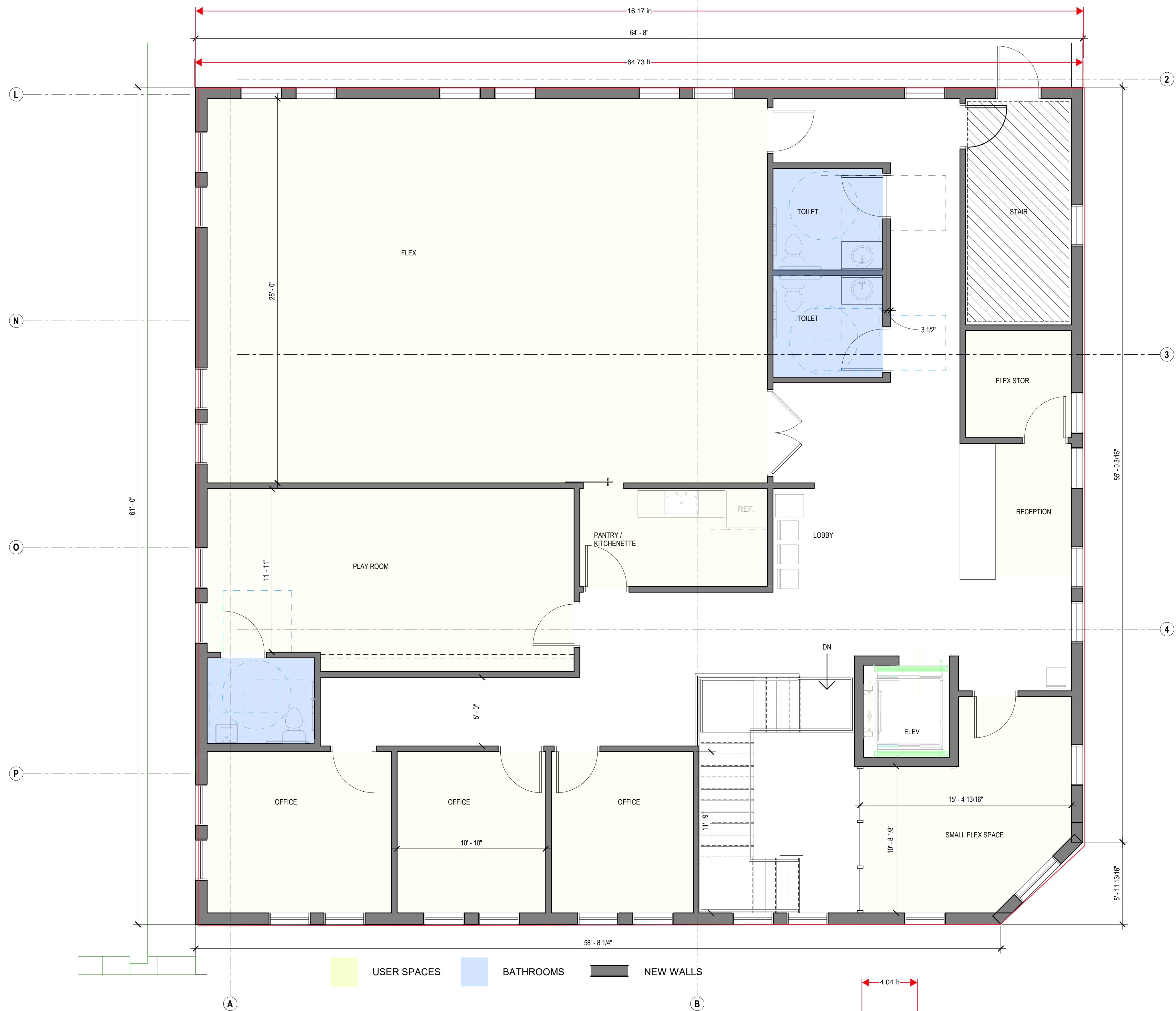


1 00-BASEMENT
1/8" = 1'-0"

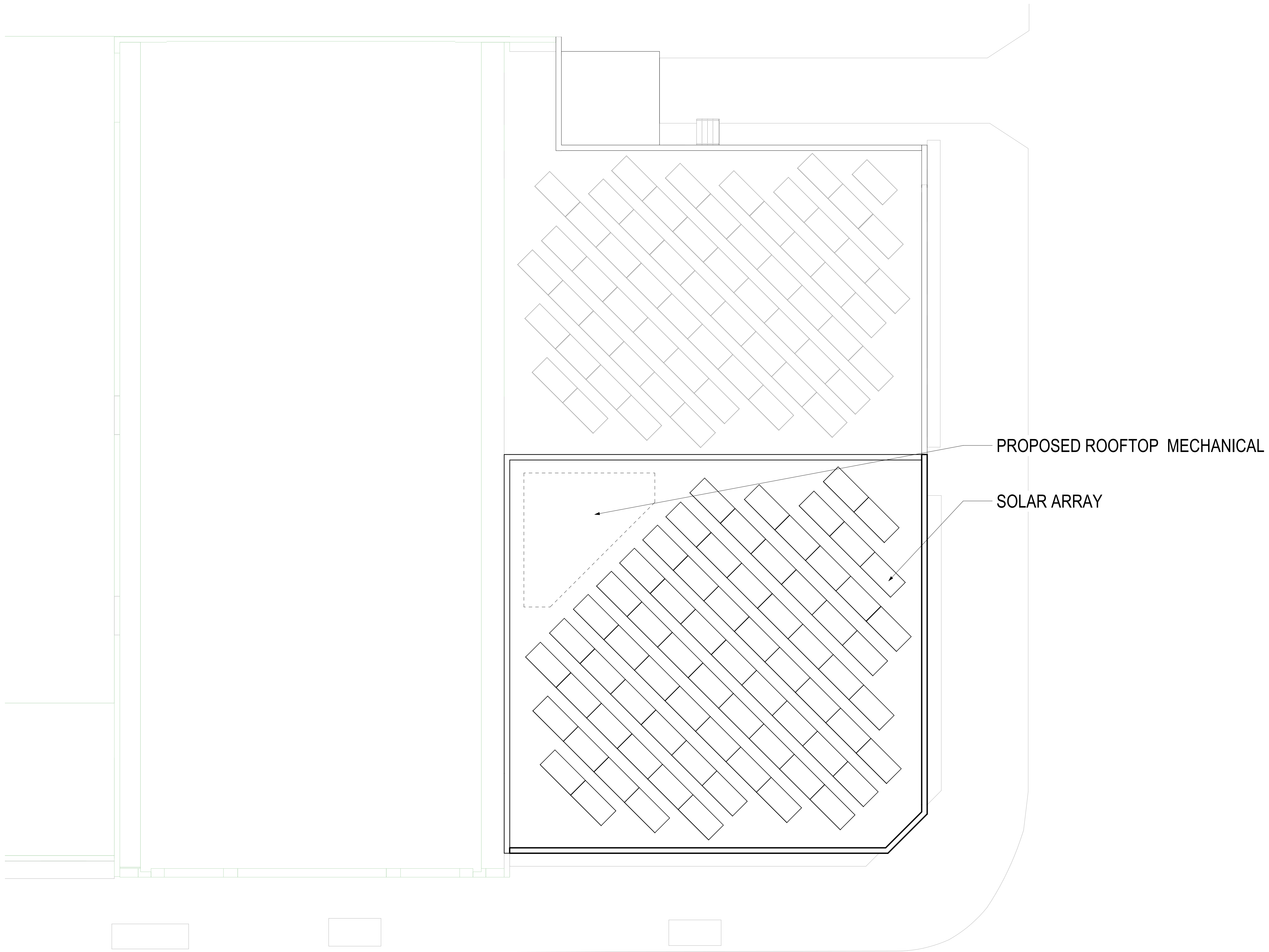




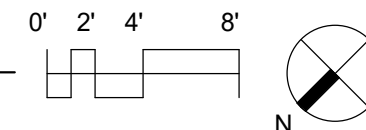
1 FIRST FLOOR PLAN
3/32" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

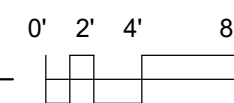


1 ROOF PLAN
1/8" = 1'-0"

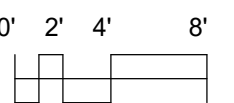




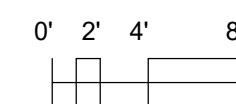
2 BALDWIN ST ELEVATION
1/8" = 1'-0"



3 LOADING DOCK ELEVATION
1/8" = 1'-0"



1 WILLIAMSON ST ELEVATION
1/8" = 1'-0"







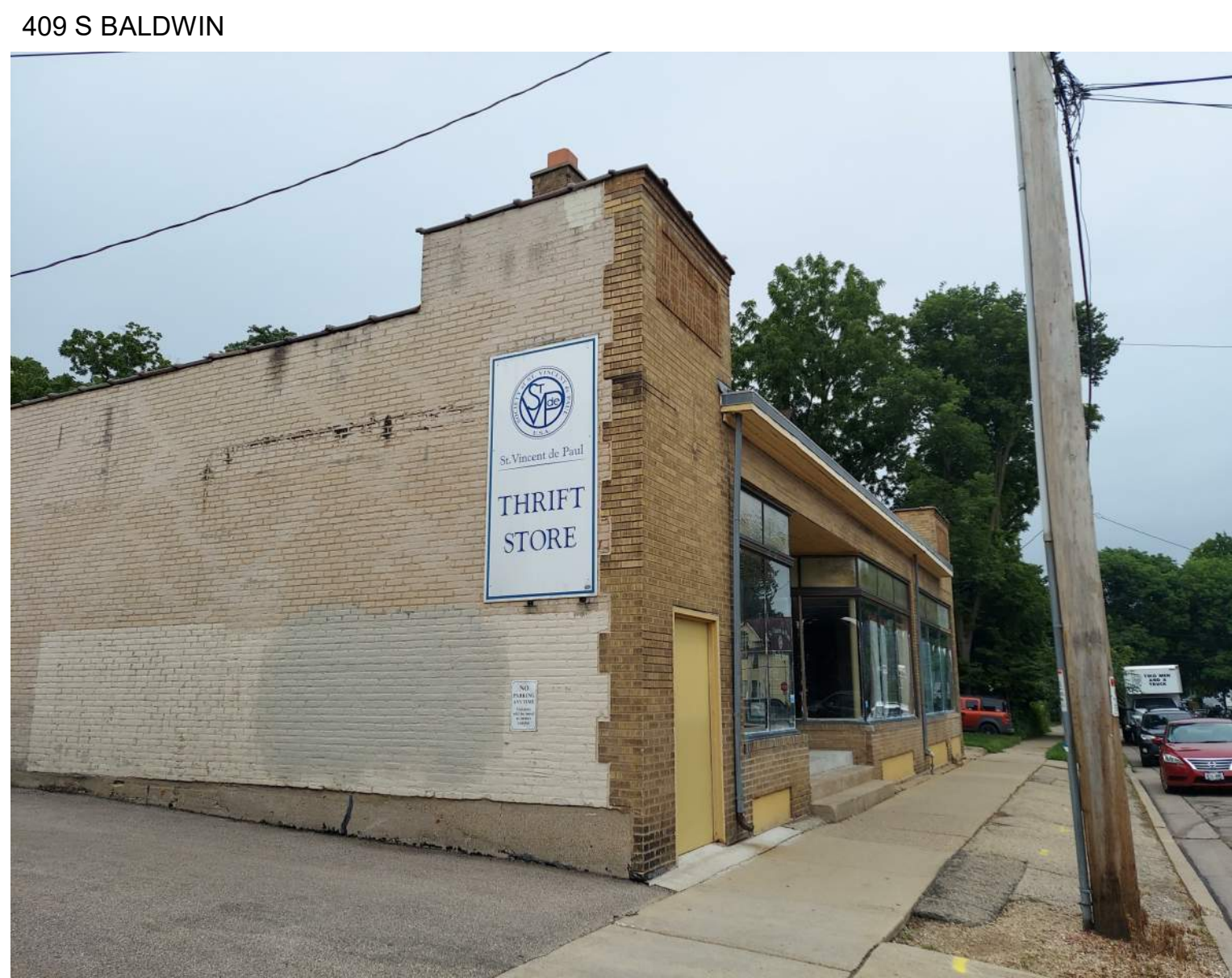




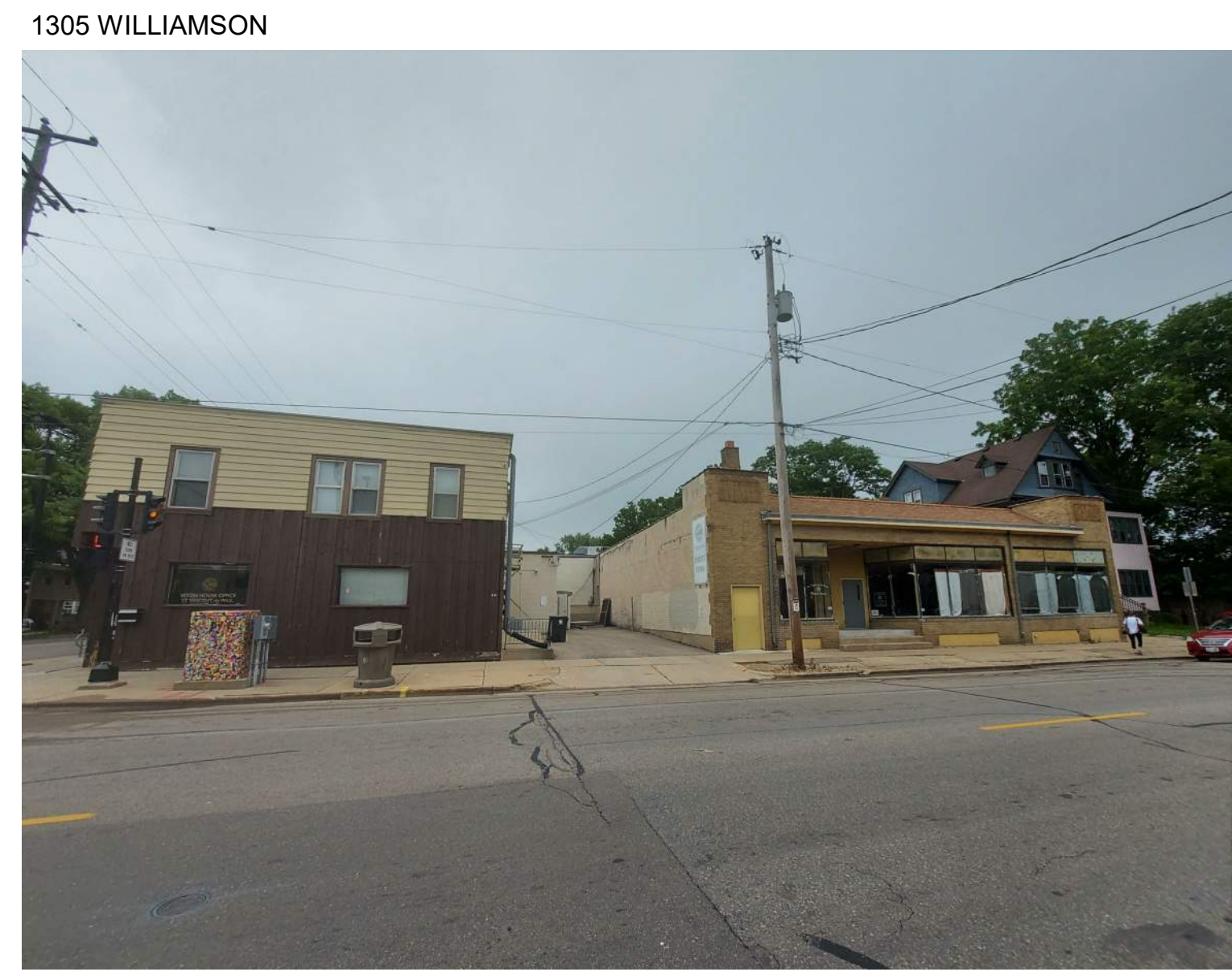
409 S BALDWIN



409 S BALDWIN



409 S BALDWIN



1305 WILLIAMSON

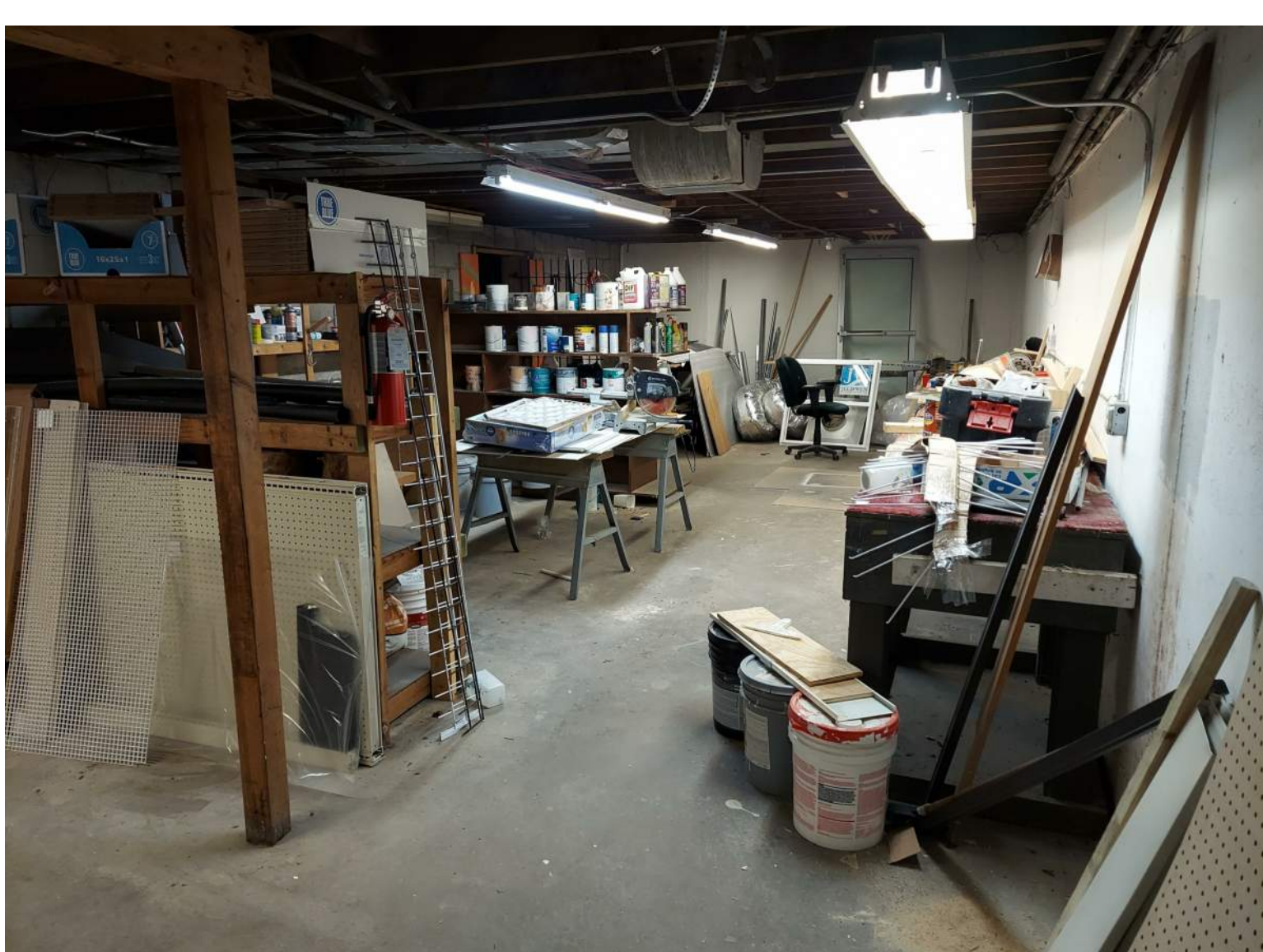
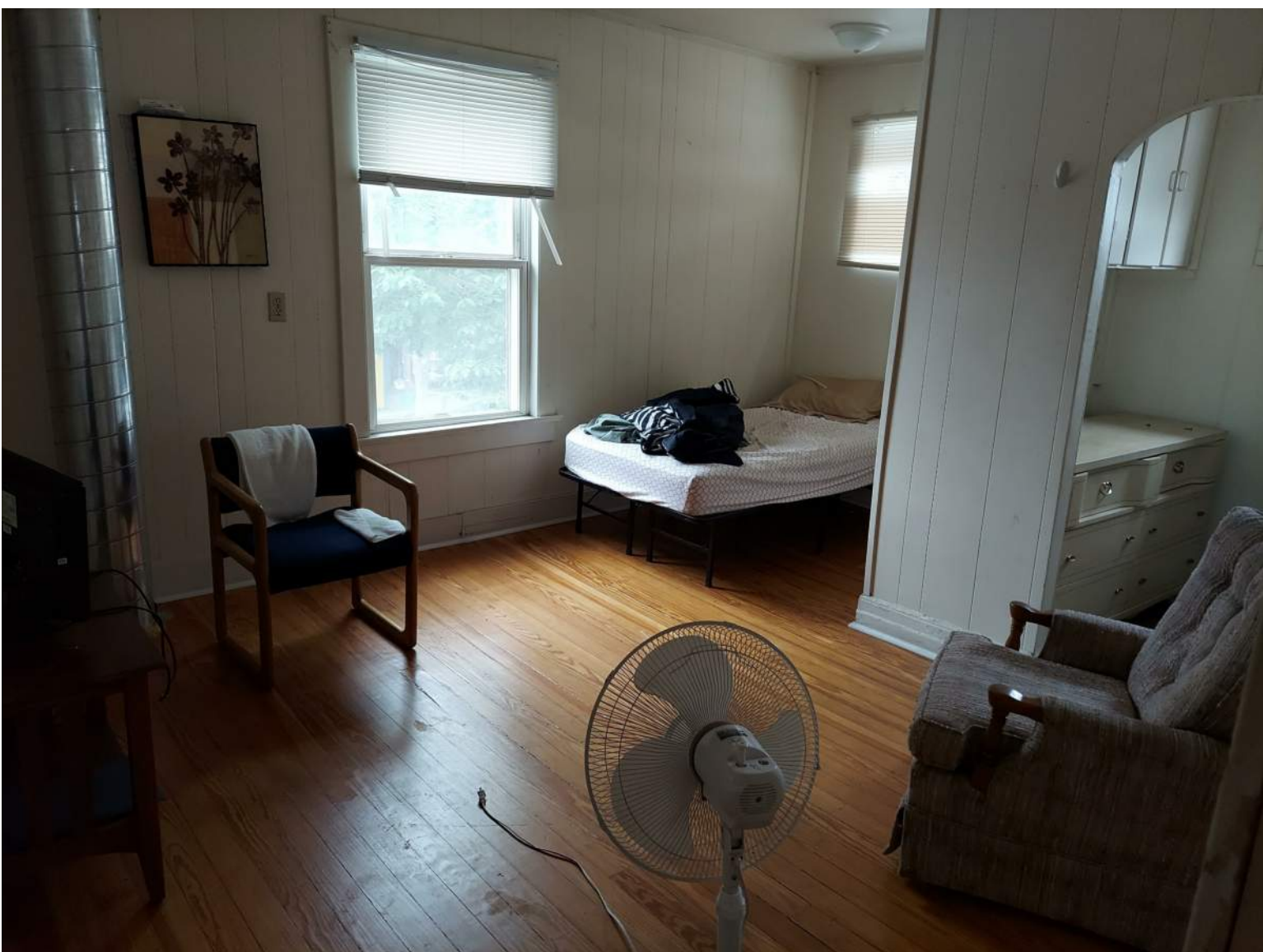
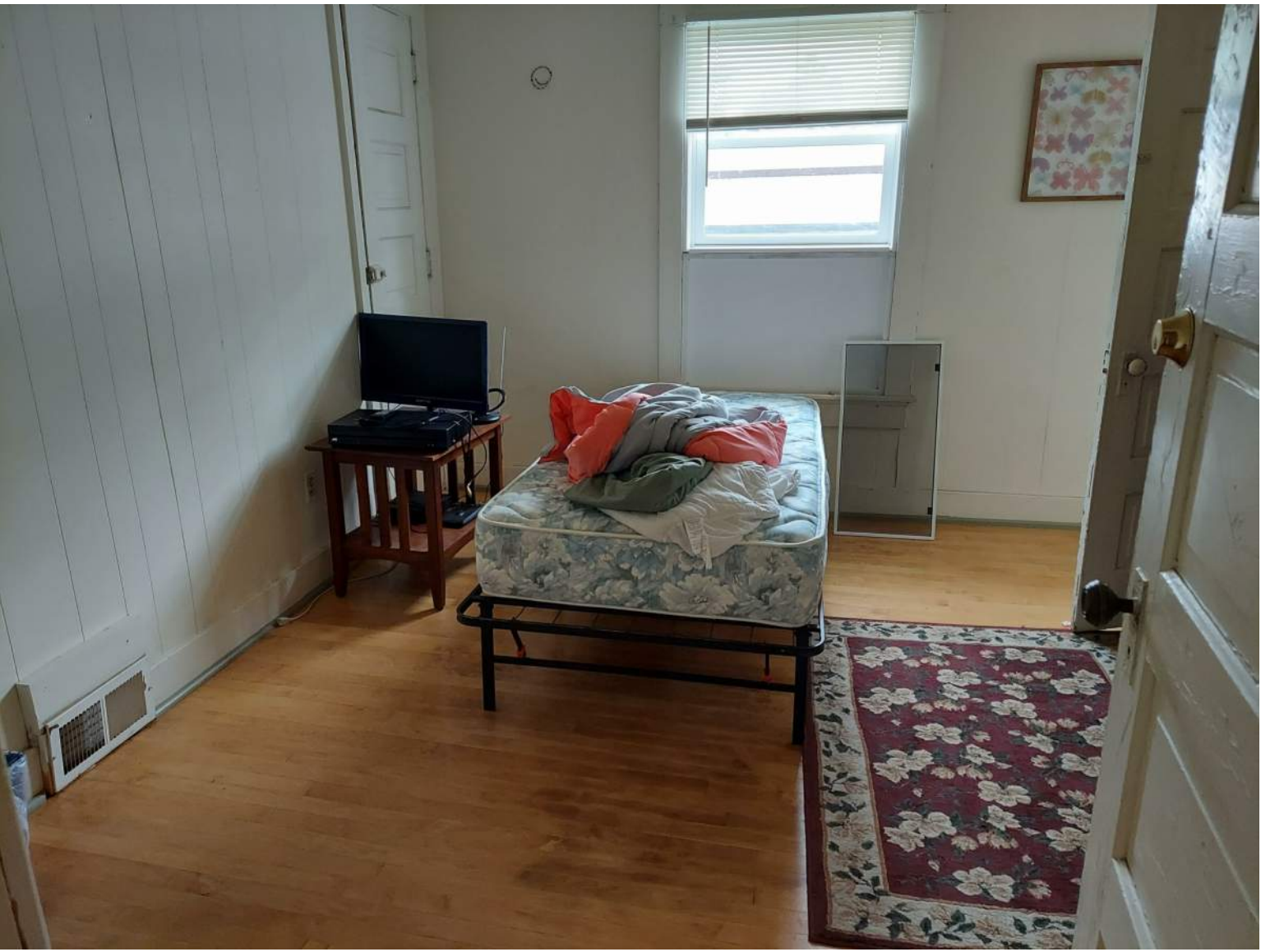


1305 WILLIAMSON



1305 WILLIAMSON

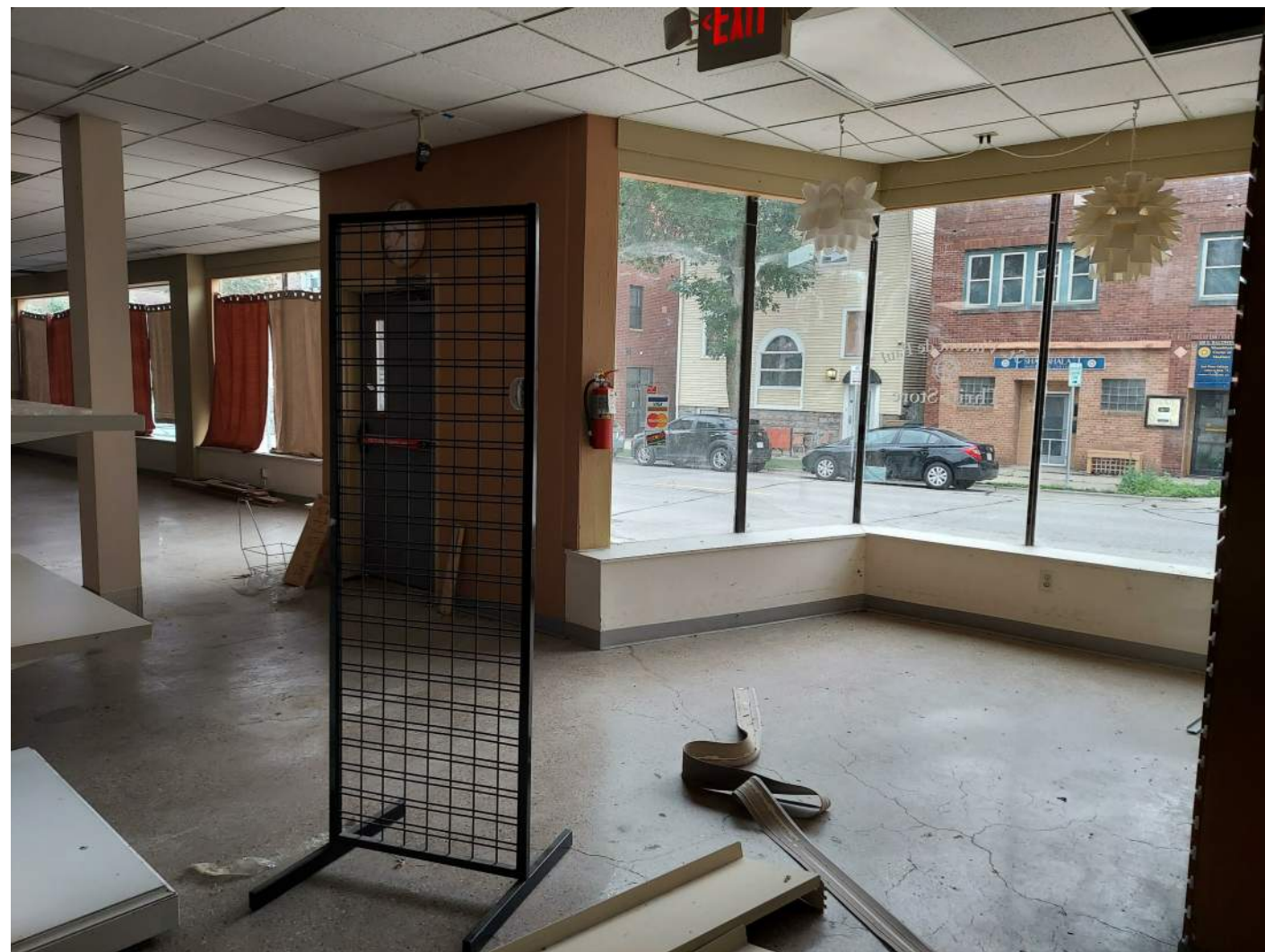
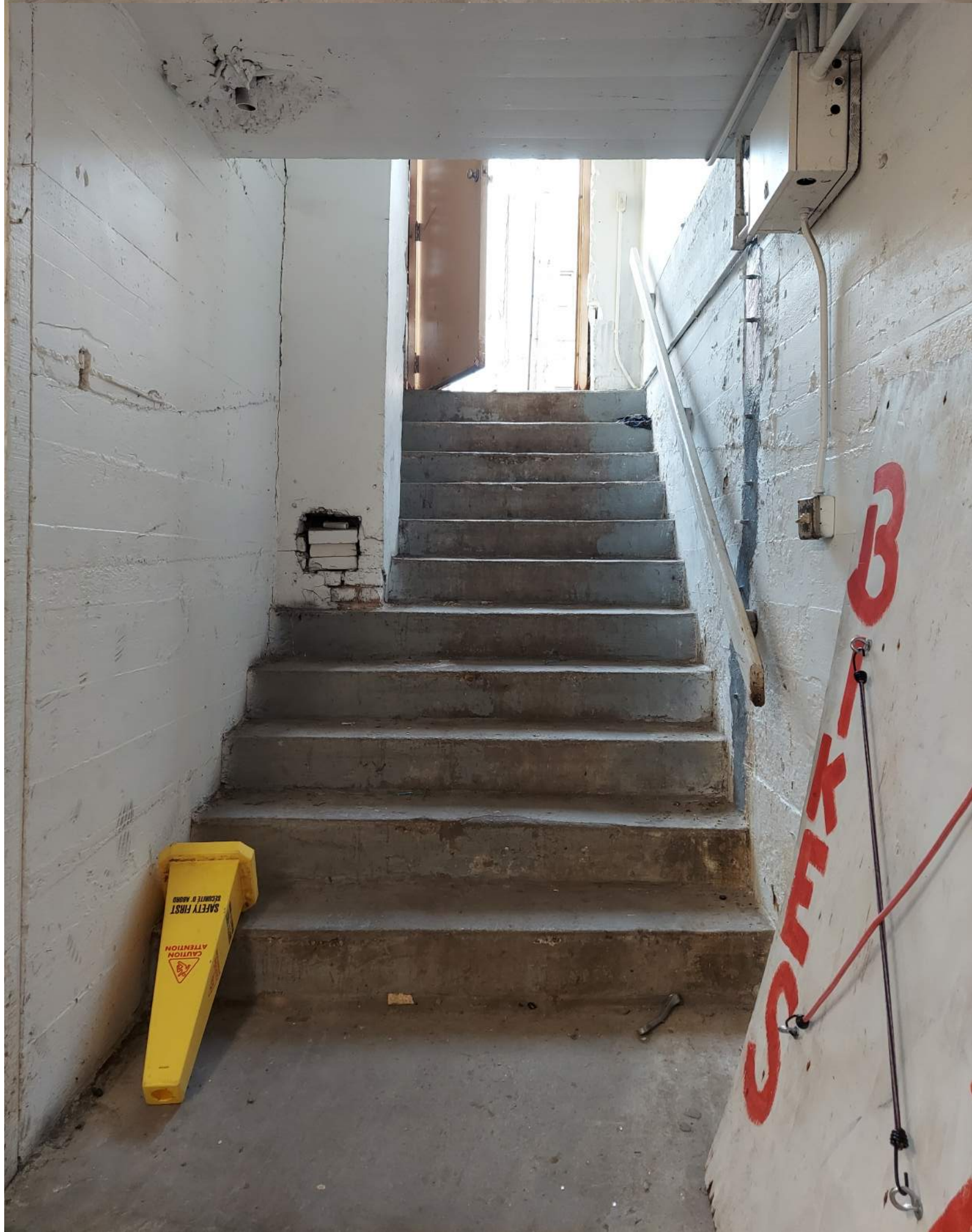
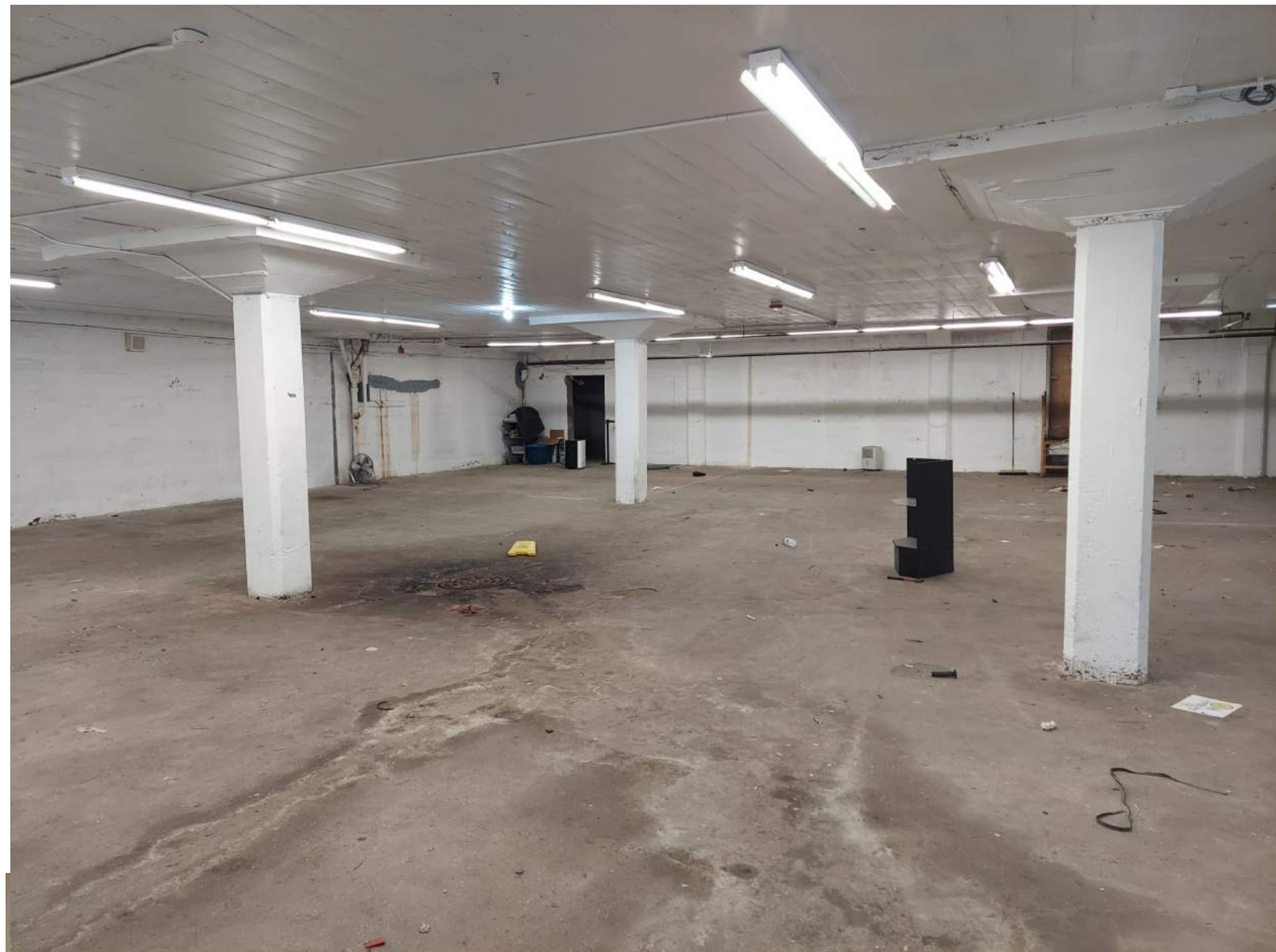
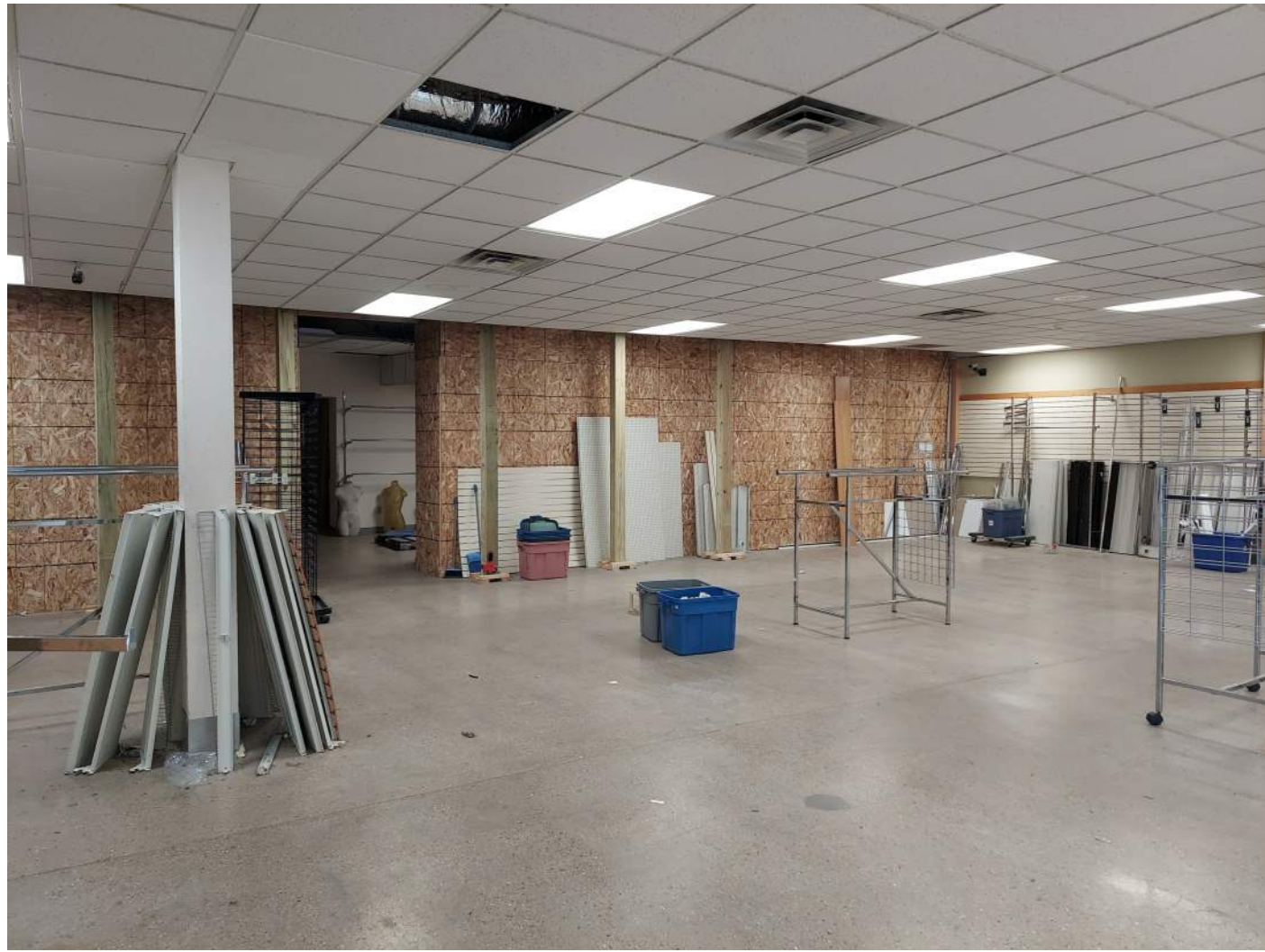




1305 WILLIAMSON (BUILDING 1) INTERIOR PHOTOS

1305 WILLIAMSON (BUILDING 2) INTERIOR PHOTOS

409 S BALDWIN INTERIOR PHOTOS





ROOF TRUSS FAILURE



ROOF TRUSS & PURLIN FAILURE



City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 409 S Baldwin St, 1305-1327 Williamson St

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?	<input 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 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 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 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 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 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 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 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 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 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 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input 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 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 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 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 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 <u>greater than 30-feet</u> above the grade plane?	<input 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 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 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 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 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 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 heights?	<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?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<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?	<input 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 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?	<input 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 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 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>			

Hydrants are existing to remain.

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

This worksheet is based on **MGO 34.503** and **IFC 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.



Parking Adjustments

(To be accompanied by a site plan and information supporting the requested adjustment.)

FOR OFFICE USE ONLY

Date:

Received by:

Zoning District:

Parcel No.:

Special Conditions:

Type or print, using pen, not pencil. Check the parking adjustment(s) which is requested.

- | | |
|---|--|
| <input type="checkbox"/> Deferred provision of parking | <input type="checkbox"/> Off-site parking availability |
| <input type="checkbox"/> Shared parking (see separate request form) | <input type="checkbox"/> Moped substitution |
| <input checked="" type="checkbox"/> Parking stall reduction | <input type="checkbox"/> Bicycle substitution |
| <input type="checkbox"/> Bicycle parking reduction | <input type="checkbox"/> Parking exceeding maximum |
| <input type="checkbox"/> Shared car availability | |
| <input type="checkbox"/> Transit corridor proximity | |

Address of Property: 409 S. Baldwin St and 1305-1323 Williamson St.

Name & Address of Owner: District Council of Madison, Inc., Society of St Vincent de Paul

District Council of Madison, Inc., Society of St Vincent de Paul

Name & Address of Applicant (or owner's representative):

Ernest Stetenfeld
2033 Fish Hatchery Road, Madison, WI 53713

Phone Number: estetenfeld@svdpmadison.org

Email: estetenfeld@svdpmadison.org

Brief Summary of Proposal:

The existing parking lot will remain at 18 parking stalls. City ordinance requires off-street parking for mixed-use buildings such as this in the TSS district when the floor area exceeds 25,000 S.F. excluding basement storage area. The proposed building with an area of 26,471 S.F. exceeds the 25,000 S.F parking threshold by approximately 6%. Based on Table 281-3 Parking Stalls, 55 parking stalls would be required.

Sharing parking for up to an additional 4 parking stalls is possible on the adjacent St. Vincent de Paul owned lots at 1325 and 1329 Williamson. No additional land for parking is available without demolition of valued affordable housing. The proposed combined existing and new building area is approximately a small 15% increase over the existing building floor area of 23,050 S.F. The previous thrift store traffic is not expected to change significantly with the new construction. A significant number of store customers do arrive on foot or by bicycle or bus.

Minimizing additional off-street parking at current levels and encouraging pedestrian, bicycle and mass transit use conforms to the city's long-term goals for the neighborhood.

2/25/13 Doc.

The following section is to be filled in by the applicant with Zoning staff assistance. The applicant must submit information to support the request for a parking adjustment.

1) On bus route: ☒ YES NO

2) Within 1000 feet of bicycle path: ☒ YES NO

3) Bicycle rack on private property: ☒ YES NO

4) Public bike parking in public right of way within 200 feet: ☒ YES NO

If yes, number of bike stalls: 28

5) Hours of operation: 10:00 AM to 6:00 PM

6) Is this peak demand time for other uses: ☒ YES NO second floor offices which have light visitor traffic

7) Is this a change of use? no

8) New Building:

9) Addition to existing building:

10) Existing or potential shared parking: ☒ YES NO

If yes, address: 1325 & 1329 Williamson St

Number of stalls: up to 4

Applicant's Signature:

Ernest Stetefeld

Date:

7/18/2022

Parking Adjustments To Be Filled in by Zoning Staff

Existing Parking Requirement:	Existing Number of Stalls Provided:			
Proposed Parking Requirement:	Proposed Number of Stalls Provided:			
Number of Stalls Adjusted:	Percent of Adjustment Requested:			
11) Availability & Accessibility of Alternative Parking [1=Plenty available, 5=Little available (<i>bad</i>):				
a) On-street availability (Rate 1 to 5):				
b) Public parking within 500 feet: _____ stalls				
c) Other _____ stalls				
12) Impact on adjacent residential neighborhoods. Rate 1 to 5 [1=Low impact, 5=High impact (<i>bad</i>):				
13) Number of residential parking permits issued in the block (if applicable):				
14) Anticipated increased demand. Rate 1 to 5 [1=Low, 5=high (<i>bad</i>):				
Because of the diversity of situations and neighborhoods, some of the above criteria have greater influence on the parking stall reduction request. The following criteria are significant in this case.				
1	4	7	11.a.	10
2	5	8	11.b.	12
3	6	9	11.c.	13

Administrative Approval of Parking Stall Reduction Request

Parking requirement reduced by the greater of 5 parking stalls or 10% of the required parking:

Applicant:

Parking reduction up to 20 parking stalls:

Zoning Administrator:

Parking reduction of more than 20 stalls but less than 25% of the required parking:

Director of Planning & Community & Economic Development:

Zoning Administrator: _____

Administrative Approval of Parking in Excess of the Maximum Number of Stalls

Parking exceeding the requirement by the lesser of 5 parking stalls or 10% of maximum:

Applicant:

Parking exceeding maximum by up to 20 stalls:

Zoning Administrator:

Parking exceeding maximum by more than 20 stalls but not more than 10% of the maximum:

Director of Planning & Community & Economic Development:

Zoning Administrator: _____