

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # 27835

DATE SUBMITTED: <u>September 19, 2012</u>	Action Requested
UDC MEETING DATE: <u>October 3, 2012</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

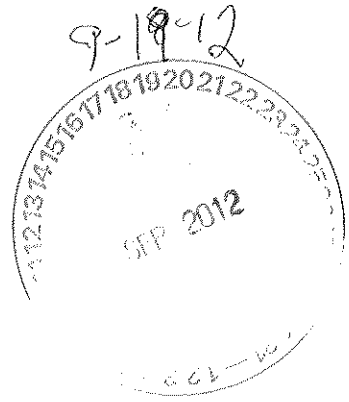
PROJECT ADDRESS: 5925 Sharpsburg Drive

ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals)  
MREC VH Madison Investors LLC.  
6801 South Towne Drive  
Madison, WI 53713

ARCHITECT/DESIGNER/OR AGENT:  
Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715

CONTACT PERSON: Brian Munson  
Address: 120 East Lakeside Street  
Madison, WI 53715  
Phone: (608) 255-3988  
Fax: (608) 255-0814  
E-mail address: bmunson@vandewalle.com



TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



# GRANDVIEW COMMONS RETAIL BUILDING 'C3'

Cottage Grove Road & Gemini Drive  
Madison, Wisconsin 53718

design development progress set



#### PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

JLA PROJECT NUMBER: 12-0514-01

SEPTEMBER 14, 2012



VERIDIAN HOMES

GRANDVIEW COMMONS  
 RETAIL BUILDING 'C3'

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DATE OF ISSUANCE SEPTEMBER 14, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

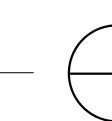
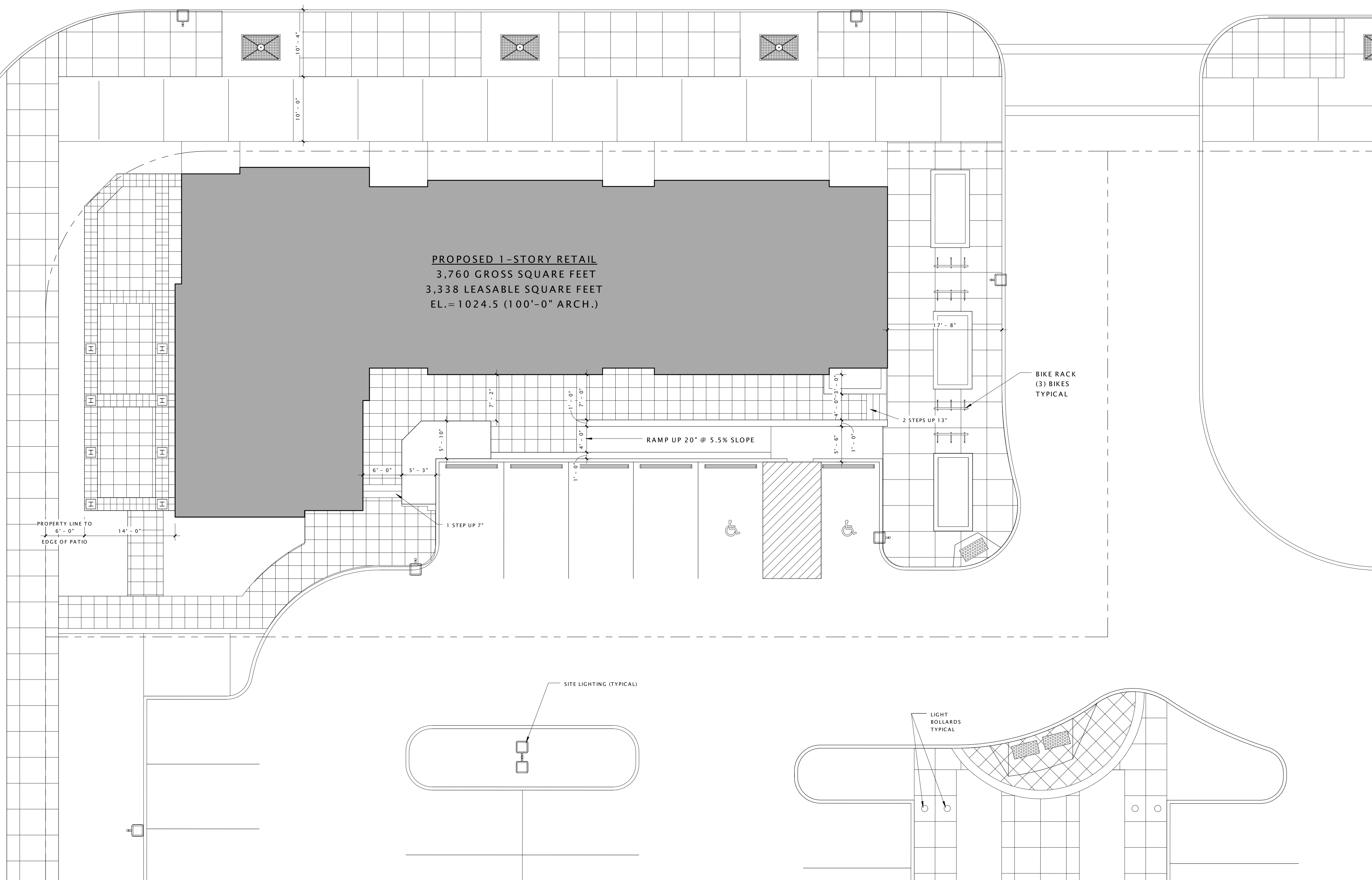
ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-100

GEMINI DRIVE

COTTAGE GROVE ROAD





VERIDIAN HOMES

GRANDVIEW COMMONS  
 RETAIL BUILDING 'C3'

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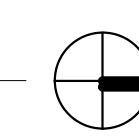
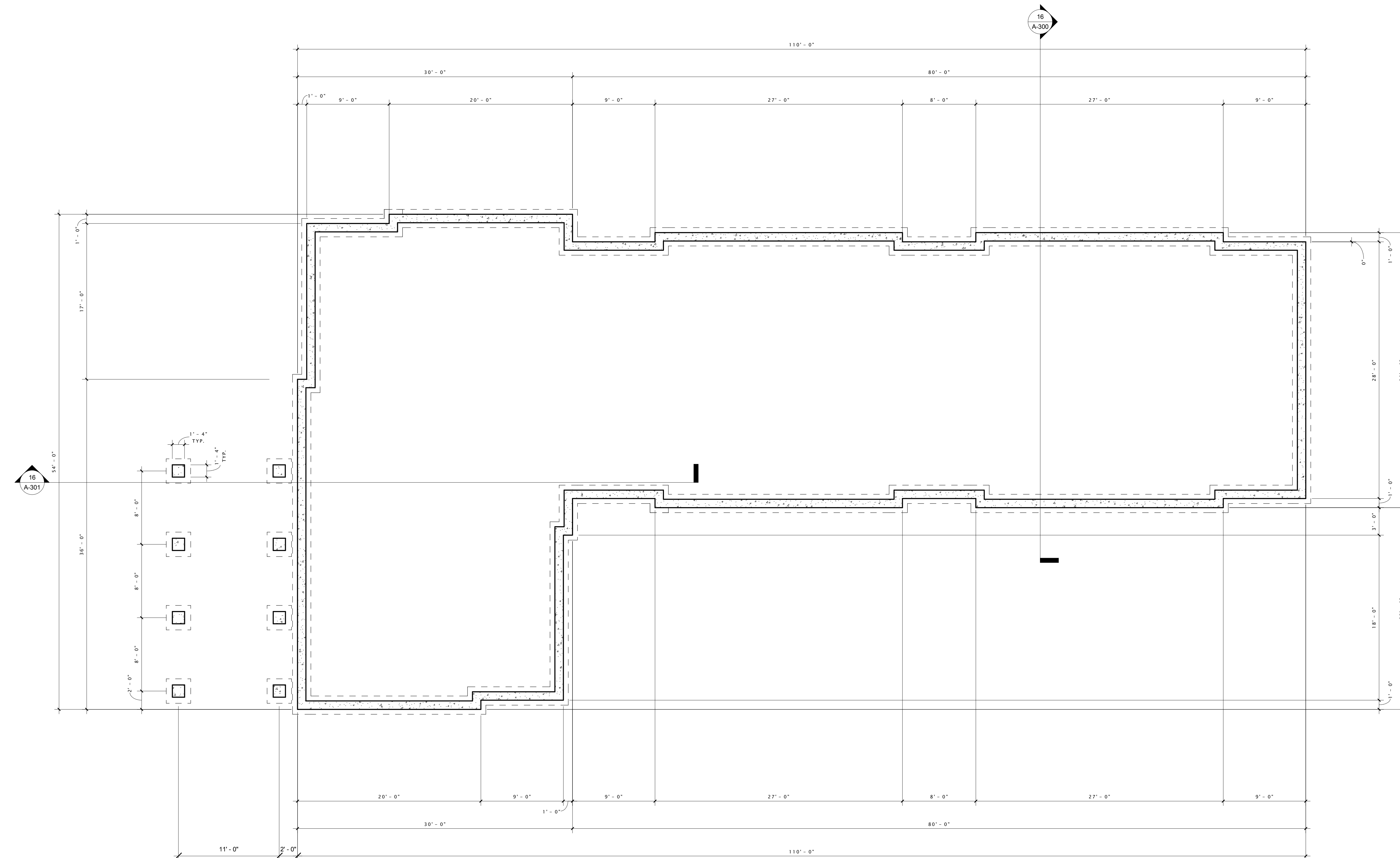
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FOUNDATION PLAN

SHEET NUMBER

A-100





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 RETAIL BUILDING 'C3'

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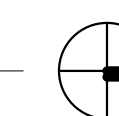
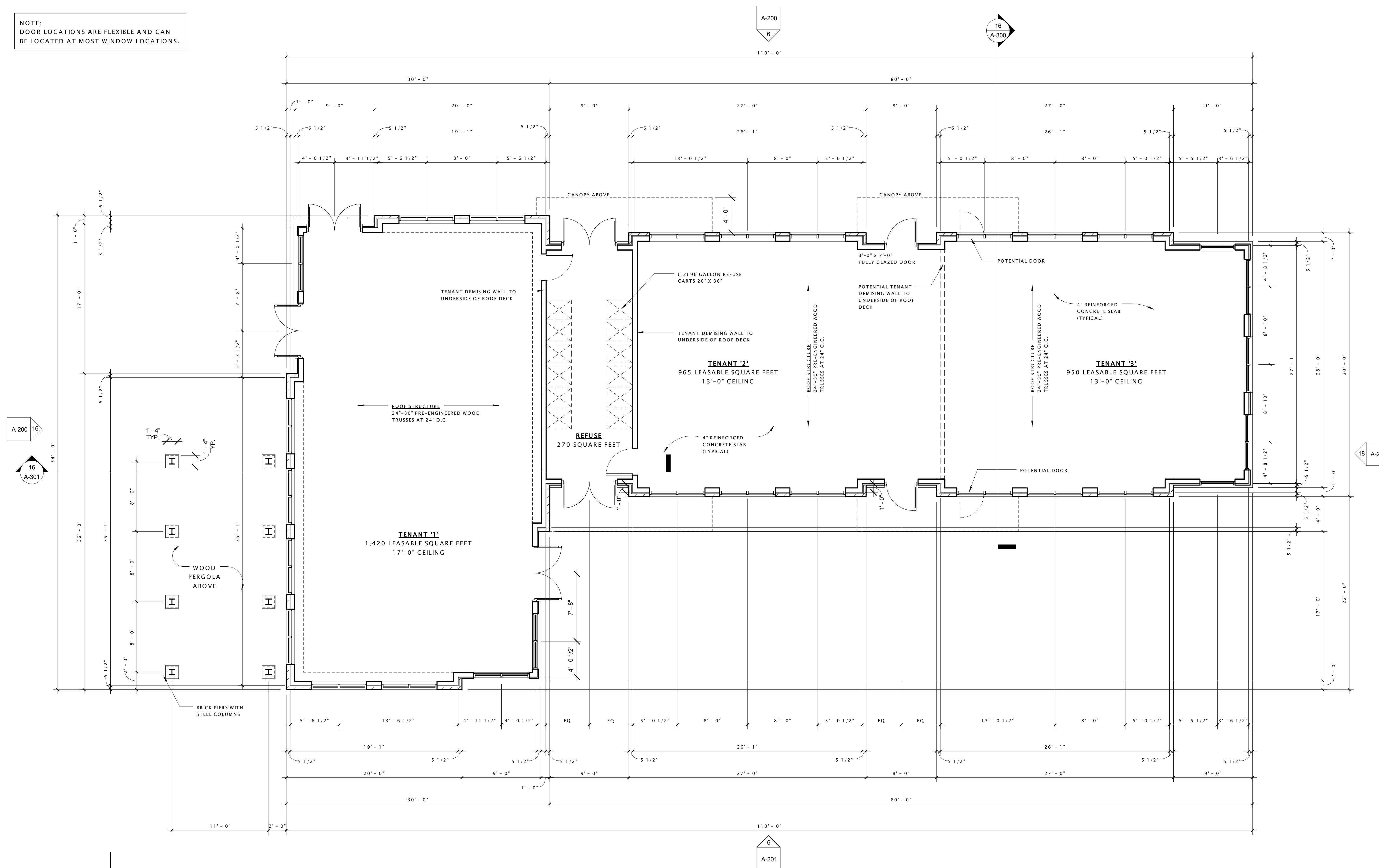
SHEET TITLE

GROUND FLOOR PLAN

SHEET NUMBER

A-101

NOTE:  
 DOOR LOCATIONS ARE FLEXIBLE AND CAN  
 BE LOCATED AT MOST WINDOW LOCATIONS.



EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTE
1	MASONRY #1	TBD			TBD	
2	MASONRY #2	TBD			TBD	
3	MASONRY #3	TBD			TBD	
4	METAL PANEL	TBD			TBD	
5	PREFINISHED METAL COPING	TBD			TBD	
6	METAL SIGNAGE	TBD			TBD	
7	METAL ENTRY CANOPY	TBD			TBD	
8	COPED STEEL PERGOLA COLUMN	TBD			TBD	
9	WOOD PERGOLA BEAM	TBD			TBD	
10	WOOD PERGOLA RIB	TBD			TBD	
11	ALUMINUM ENTRANCE DOOR(S)	TBD			TBD	

**JLA**  
architects + planners

JOSEPH LEE + ASSOCIATES  
3325 wall street - suite 2700  
madison, wisconsin 53718  
608.241.9500

JLA PROJECT NUMBER: 12-0514-01



VERIDIAN HOMES

GRANDVIEW COMMONS  
RETAIL BUILDING 'C3'

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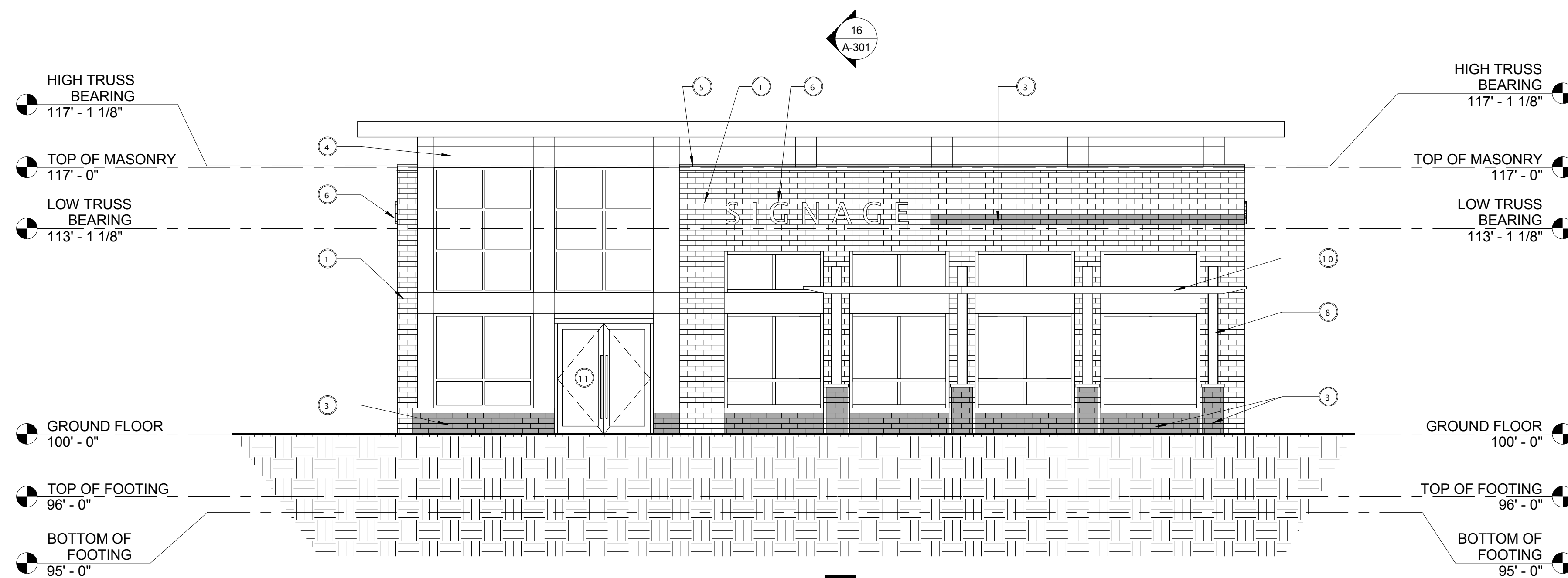
EXTERIOR ELEVATIONS

SHEET NUMBER

A-200

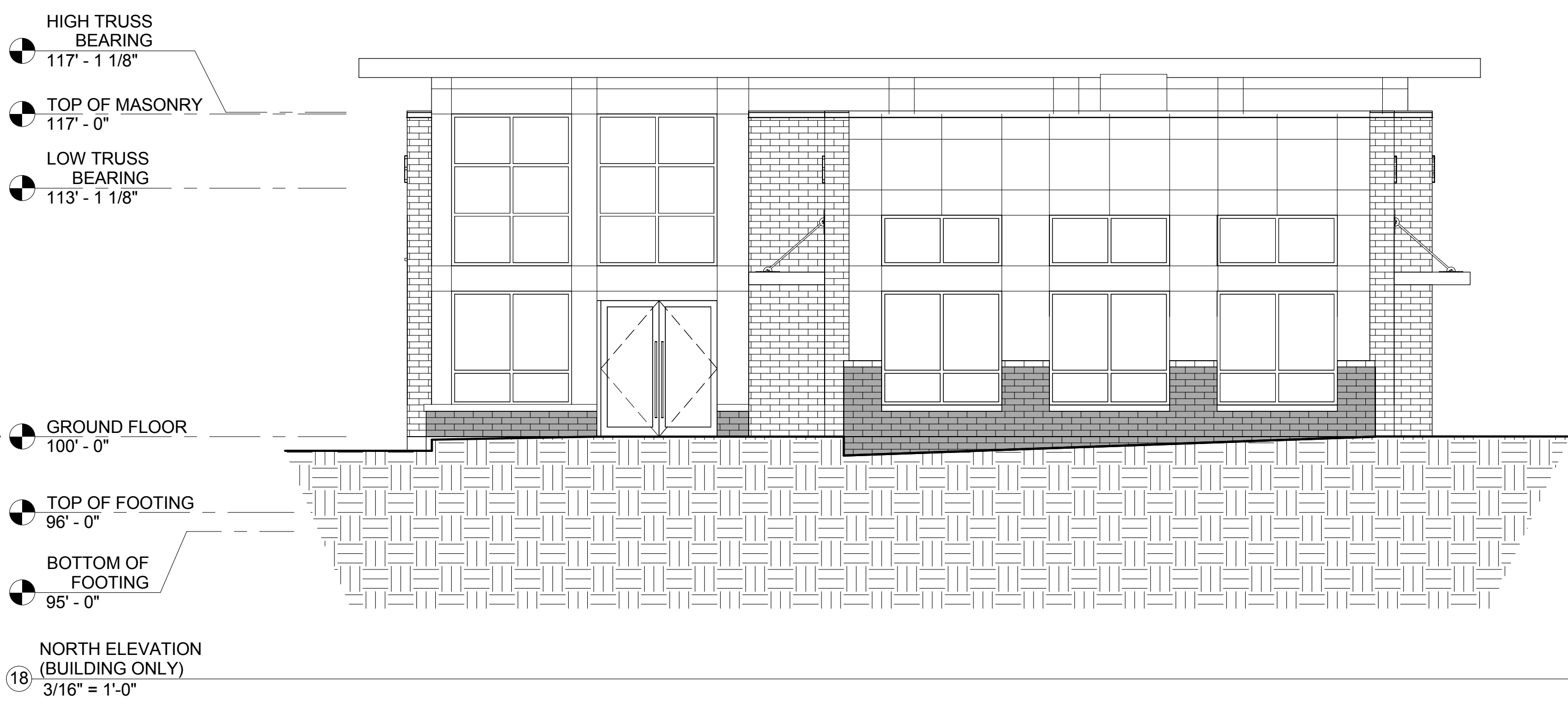
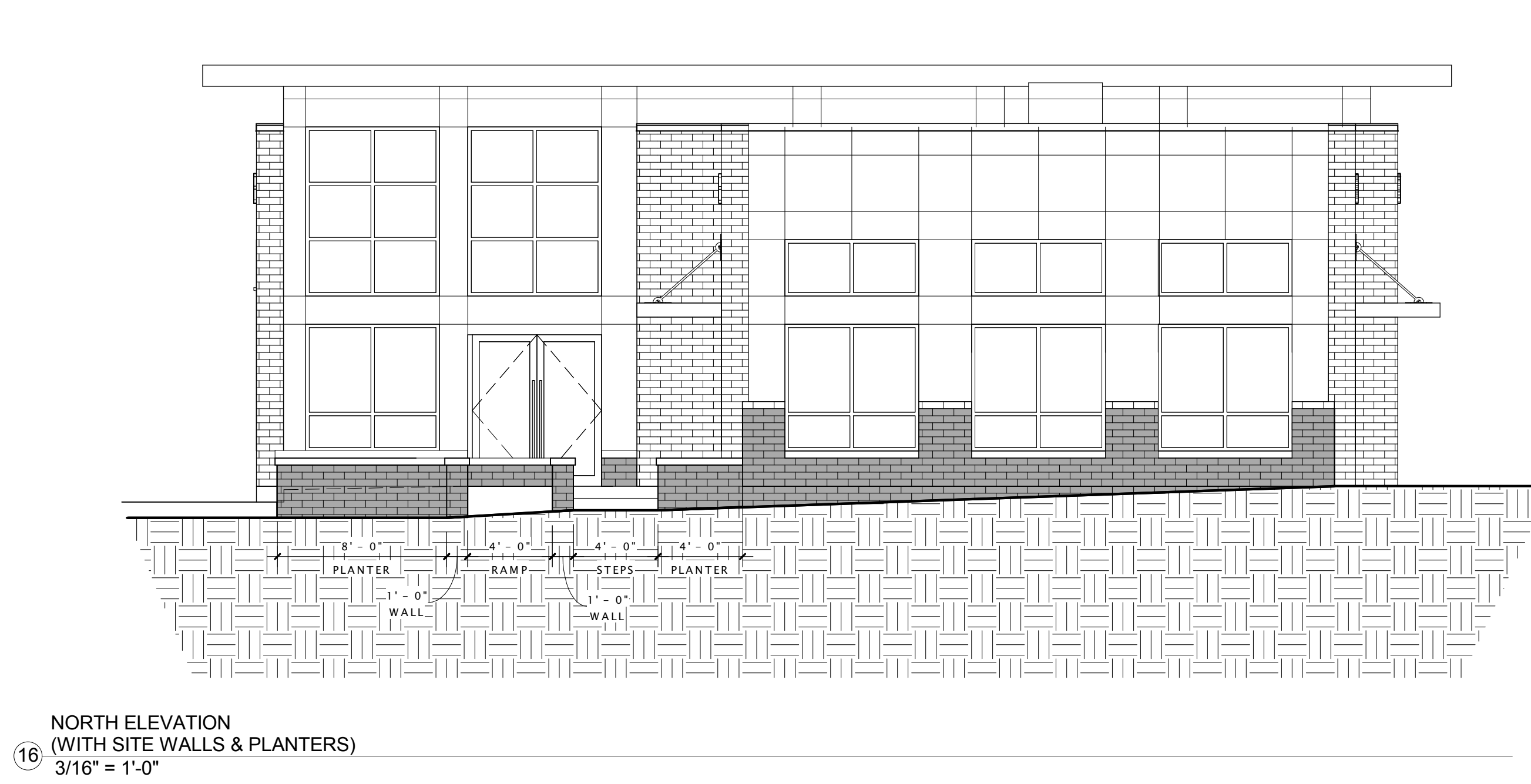
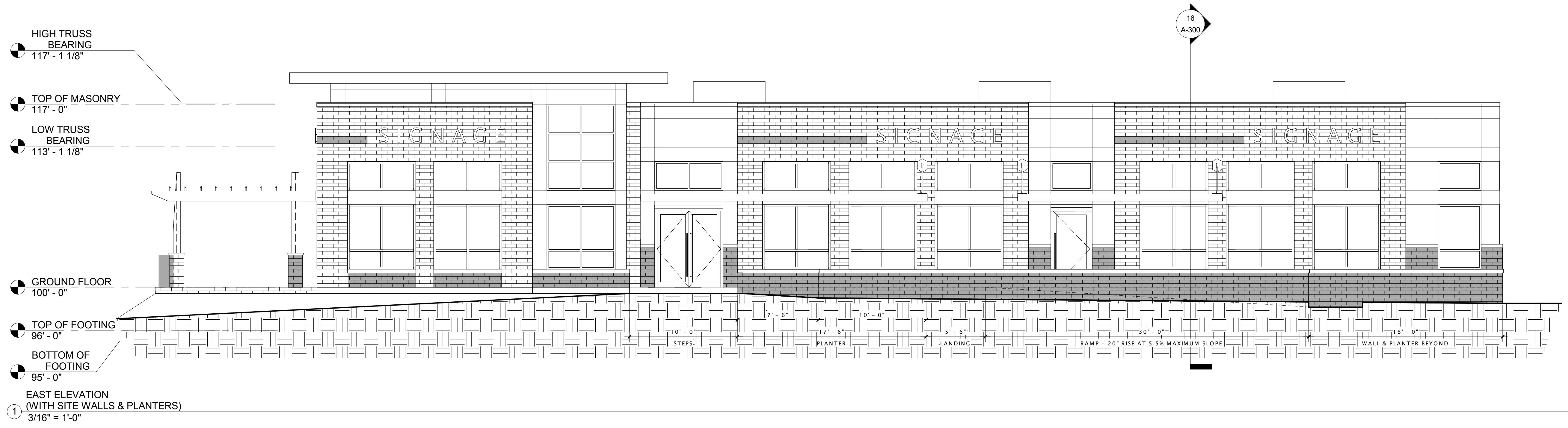


6 WEST ELEVATION (GEMINI DRIVE)  
3/16" = 1'-0"



16 SOUTH ELEVATION  
(COTTAGE GROVE ROAD)  
3/16" = 1'-0"





PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 14, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201

**PROGRESS DOCUMENTS**

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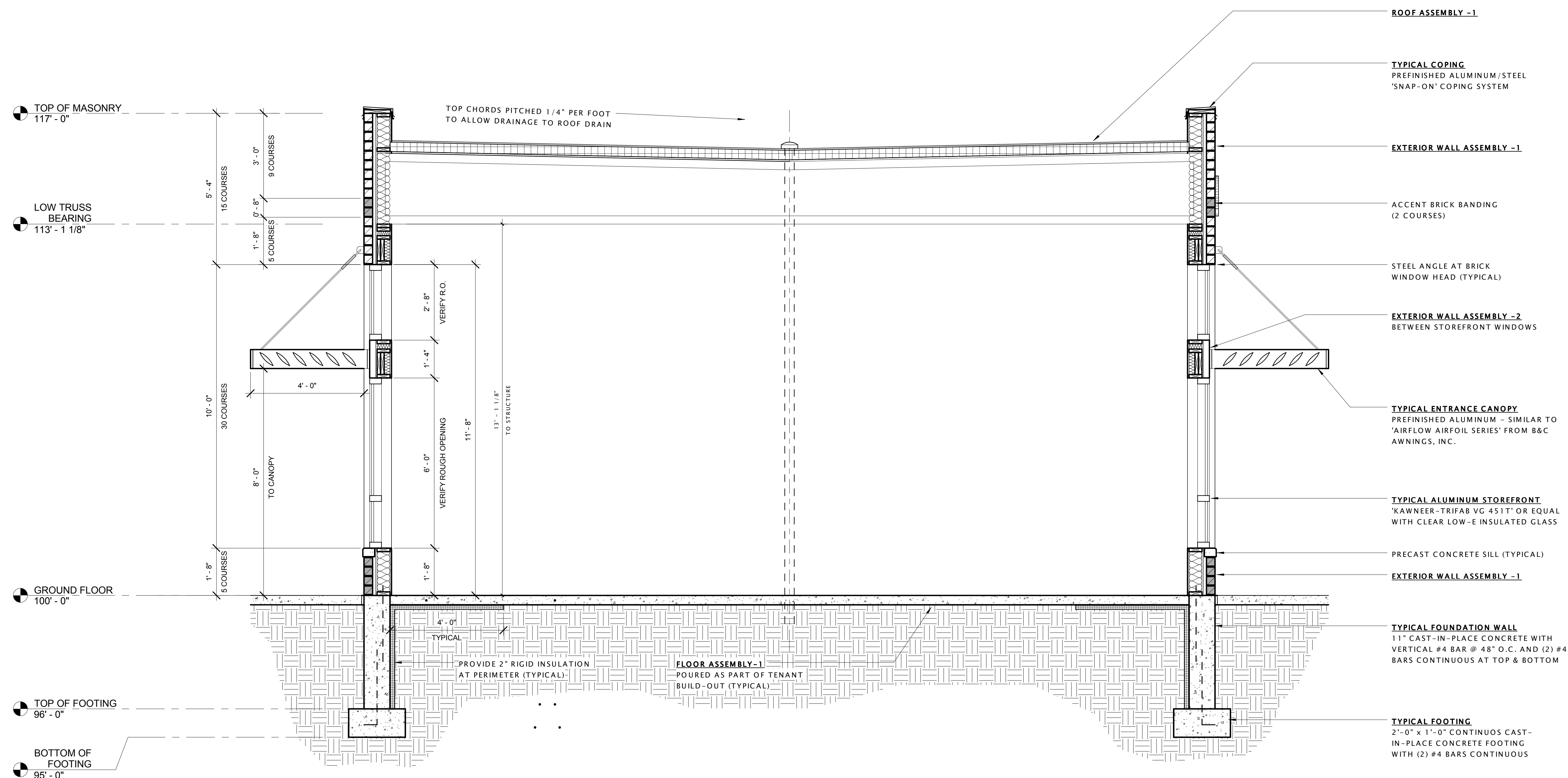
Revision Schedule		
Mark	Description	Date

SHEET TITLE

TYPICAL BUILDING SECTION

SHEET NUMBER

A-300







VERIDIAN HOMES

GRANDVIEW COMMONS  
 RETAIL BUILDING 'C3'

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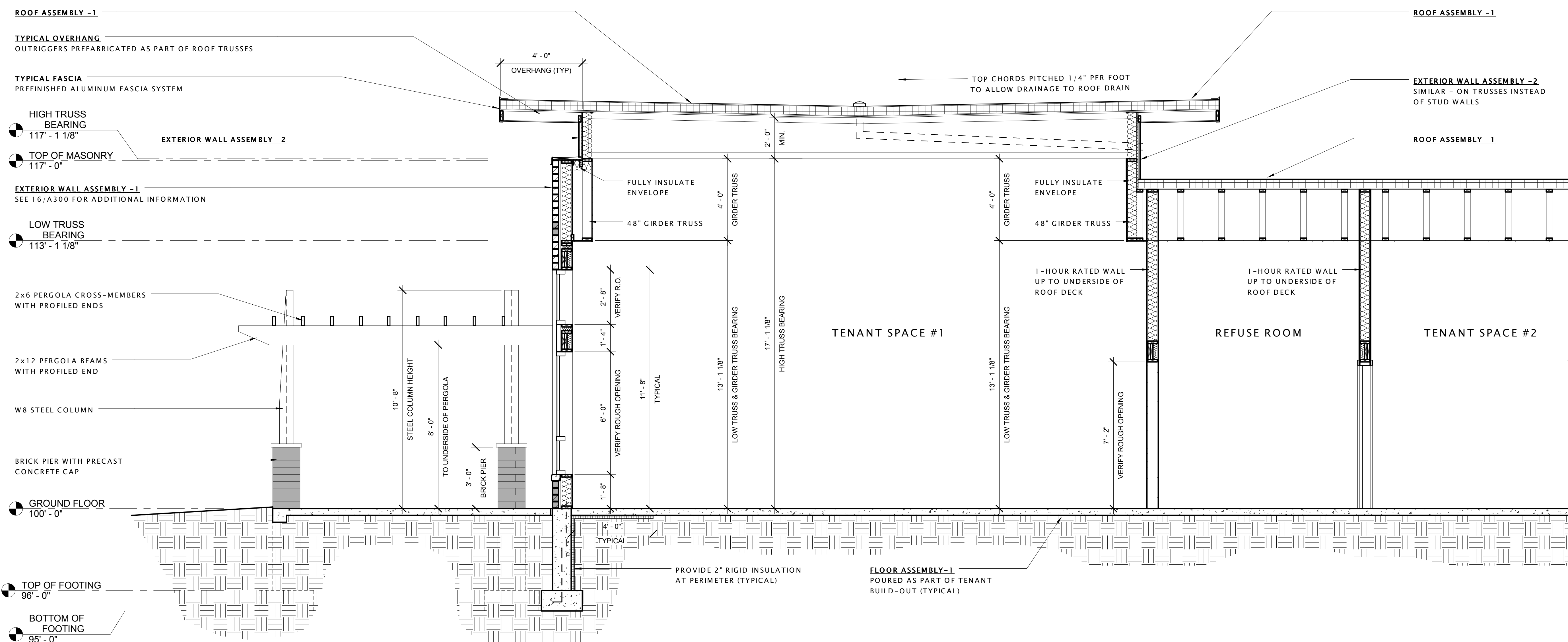
Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING SECTION

SHEET NUMBER

A-301





**PLANTING NOTES**

**GENERAL**

**Digging**  
Contact local Digger's Hotline prior to any digging.

**Topsoil**  
Topsoil shall be classified as a sandy loam soil to silty loam. No organic topsoil from peaty sources will be accepted. Topsoil imported from a local supplier shall be stripped and stockpiled for more than 12 months to be relatively free of viable weed seeds. Topsoil shall be sifted and/or screened to be free of stones and clay lumps, plants or other extraneous materials.

**Fine Grading**  
Inspect site and verify that adequate topsoil has been provided for all seed and planting beds. Remove all trash and stone exceeding 2 inches in diameter from area to a depth of 2 inches prior to bed preparation and planting. Fine grade to within 1/2" of finished grade. All lawn areas to be sloped evenly to sheet drain and approximate contours on grading plan.

**PLANTING**

**Plant starter mix**  
A 2:1 ratio mix of two parts peat moss and one part manure.

**Trees**  
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Tree holes to be at least 2 times the spread diameter of the root ball. Use shovel to rough up sides of exposed walls. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

**Shrubs**  
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

**Perennials:**  
Condition topsoil in perennial planting beds by adding 3" plant starter mix. Add bone meal and milorganite, each at the rate of 1-2 lbs. per 100 S.F. Add granular sulfur at the rate of 3-4 lbs. per 100 S.F. Rototill to blend and re-grade as necessary. Set plant depth to be same as grown in nursery. Water-in well.

**MULCHING**  
Install a 3" layer of shredded bark throughout tree, shrub, and perennial planting beds. For trees in lawn, install a 4-5' diameter circle of mulch around each tree. Do not allow mulch to touch plant stems. Contractor shall provide shredded bark mulch from disease-free hardwood trees. Provide generally flat bark, maximum of 1" wide and 4" long, graded down to sawdust, and relatively free of deleterious matter.

**BED EDGING**  
All planting beds adjacent to turf areas shall be edged with poly-vinyl edging. Install per manufacturer's instructions.

**MAINTENANCE**

Maintenance Period – Contractor shall provide regular maintenance until a date of 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

**PLANT GUARANTEE**

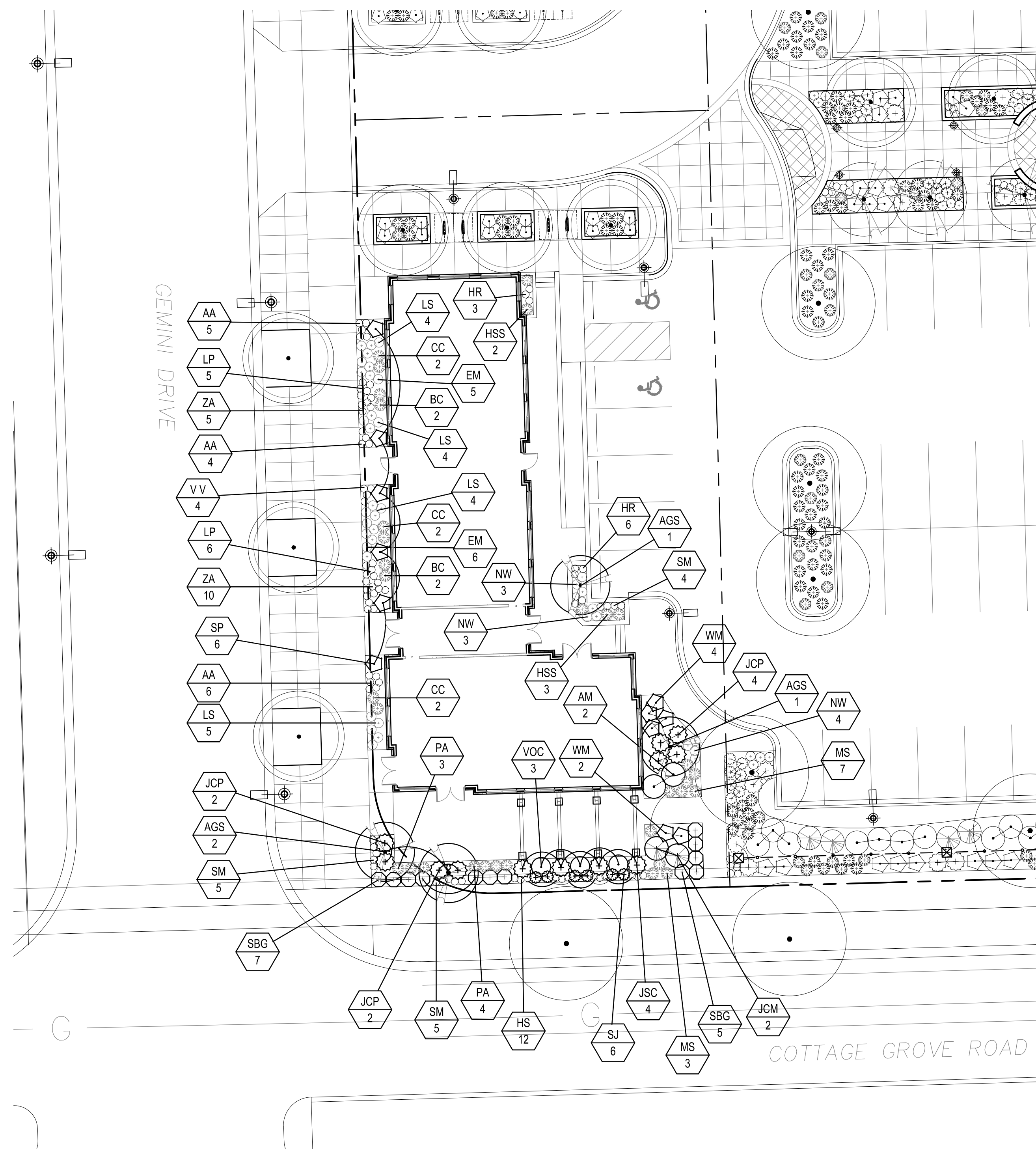
The landscape contractor shall guarantee to replace once, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee period.

**PLANTING REQUIREMENTS**

Site has less than 20 parking stalls, and those stalls shown are included in the Copps Grocery store calculation.

**PLANTING SCHEDULE**

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	PT VALUE	POINTS
<b>Ornamental Trees</b>								
AGS	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	8' Sq. Stem	B/B	As shown	15	60
<b>Deciduous Shrubs</b>								
AM	Aronia melanocarpa var. elata 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry	2	2 Gal.	Container	48" o.c.	2	4
SP	Salix purpurea nana	Dwarf Arctic Willow	6	5 Gal.	Container	48" o.c.	2	12
SBG	Spiraea x bumalda 'Gold Charm'	Gold Charm Spirea	12	2 Gal.	Container	36" o.c.	2	24
SJ	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	6	2 Gal.	Container	30" o.c.	2	12
WM	Weigela 'Minuet'	Minuet Weigela	6	2 Gal.	Container	42" o.c.	2	12
VOC	Viburnum opulus 'Compactum'	Compact European Viburnum	3	18" Ht.	B/B	48" o.c.	2	6
<b>Evergreen Shrubs</b>								
JCM	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	2	5' Ht.	BB	60" o.c.	3	6
JSC	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	4	5 Gal.	Container	60" o.c.	3	12
<b>Perennials</b>								
AA	Aster azureus	Sky Blue Aster	15	1 Gal.	Container	12" o.c.		
BC	Bouteloua curtipendula	Sidecoats Gramma	4	3"	Container	12" o.c.		
CC	Calamagrostis canadensis	Bluejoint Grass	6	1 Gal.	Container	30" o.c.		
EM	Eupatorium maculatum 'Little Joe'	Little Joe Pye Weed	11	1 Gal.	Container	24" o.c.		
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oats Grass	5	1 Gal.	Container	24" o.c.		
HS	Hemerocallis 'Stella d'Oro'	Low Yellow-Gold Daylily	12	1 Gal.	Container	18" o.c.		
HR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	9	1 Gal.	Container	18" o.c.		
LS	Lobelia siphilitica	Great Blue Lobelia	17	1 Gal.	Container	24" o.c.		
LP	Lupinus perennis	Lupine	11	1 Gal.	Container	18" o.c.		
MS	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	10	1 Gal.	Container	30" o.c.		
NW	Nepeta x 'Walker's Low'	Walker's Low Catmint	10	1 Gal.	Container	24" o.c.		
PA	Pennisetum alopecuroides 'Hamlet'	Hamlet Dwarf Fountain Grass	7	1 Gal.	Container	24" o.c.		
SM	Salvia x 'May Night'	May Night Salvia	14	1 Gal.	Container	18" o.c.		
VV	Veronicastrum virginicum	Culver's Root	4	1 Gal.	Container	18" o.c.		
ZA	Zizia aurea	Golden Alexanders	15	1 Gal.	Container	18" o.c.		
							<b>Total Points</b>	<b>148</b>





COTTAGE GROVE ROAD

GEMINI DRIVE

FIRE HYDRANT

FIRE HYDRANT

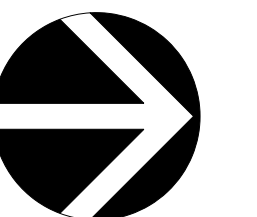
FIRE ACCESS LANE

GRANDVIEW COMMONS  
C3 RETAIL BUILDING

FIRE ACCESS PLAN

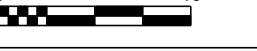
GRANDVIEW COMMONS C3 RETAIL BUILDING

5925 SHARPSBURG DRIVE  
MADISON, WISCONSIN



SCALE: 1" = 10'

(PAGE SIZE: 24x36)



DATE: 09-19-12

REVISED:

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C104

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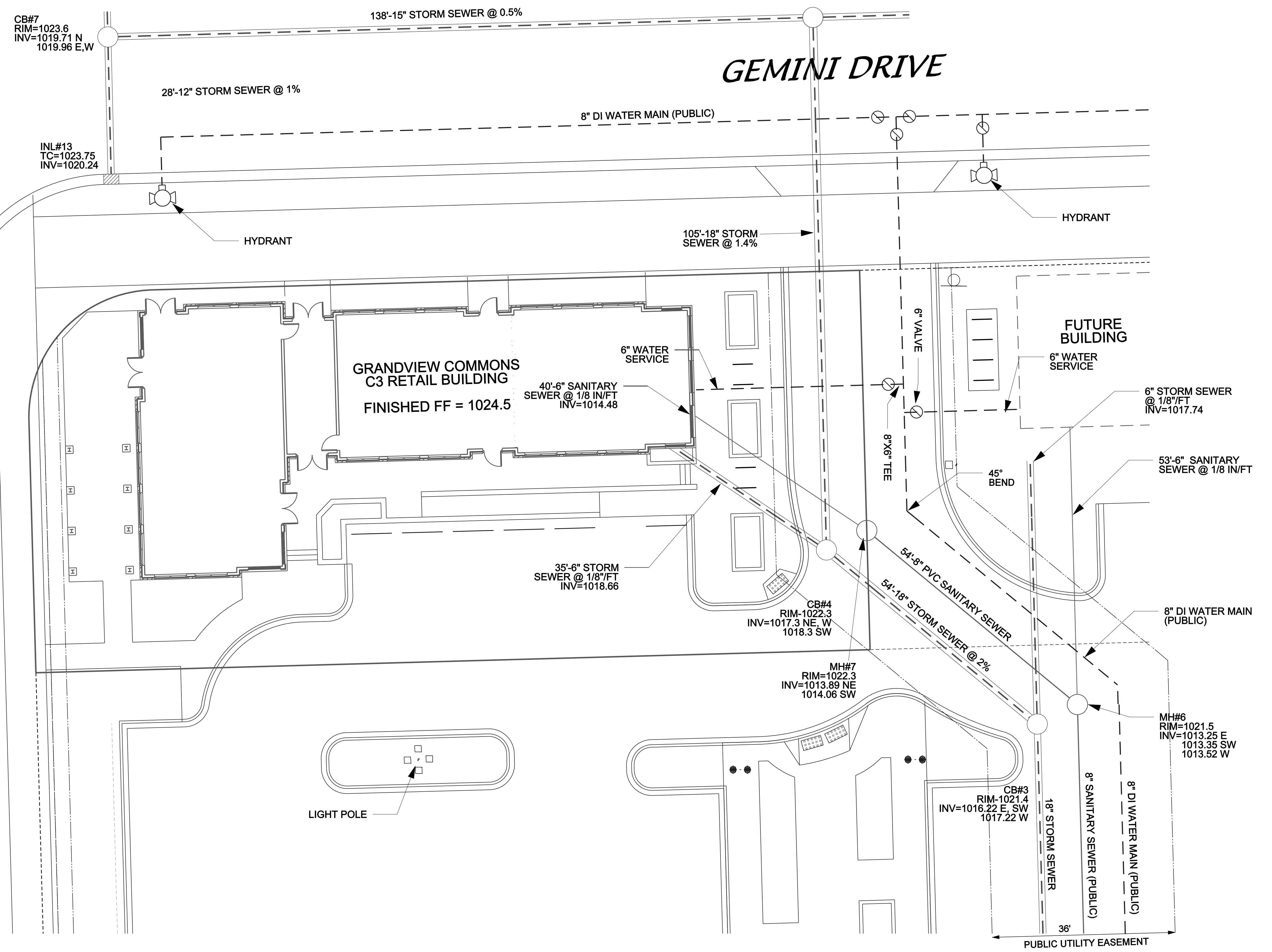
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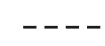



**COTTAGE GROVE ROAD**

3' 1" PUBL EASE



CONSTRUCTION OF ALL PUBLIC AND PRIVATE UTILITIES SHALL CONFORM WITH CITY OF MADISON STANDARDS

**LEGEND**

	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED CATCHBASIN OR MANHOLE
	PROPOSED INLET



PROPOSED IMPROVEMENTS ON GEMINI DRIVE TO BE CONSTRUCTED AS PART OF THE PLAT DEVELOPMENT AND SHALL BE IN CONFORMANCE WITH PLANS ISSUED BY THE CITY ENGINEER AND ARE NOT APPROVED AS PART OF THIS PLAN

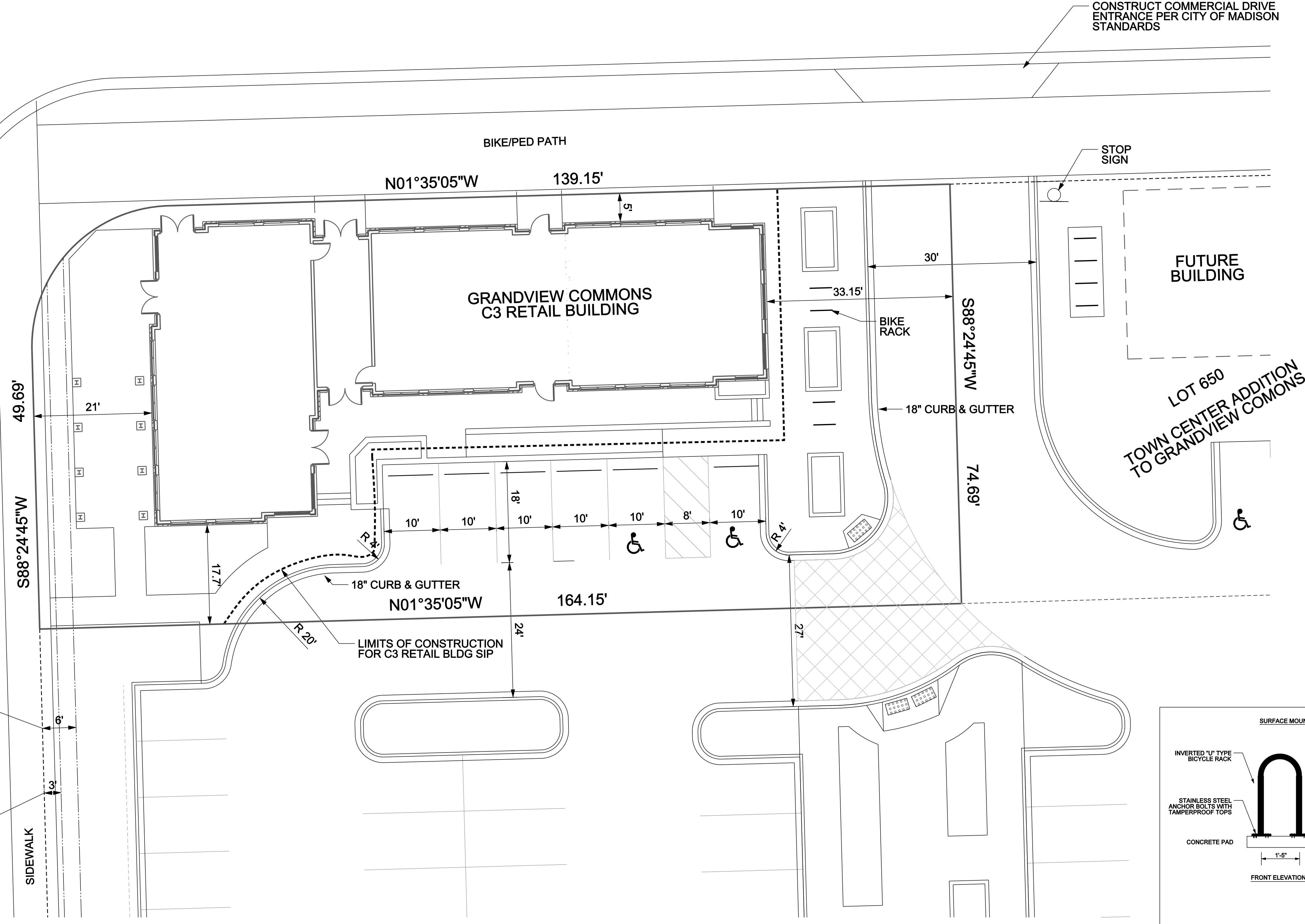
# GEMINI DRIVE

CONSTRUCT COMMERCIAL DRIVE ENTRANCE PER CITY OF MADISON STANDARDS

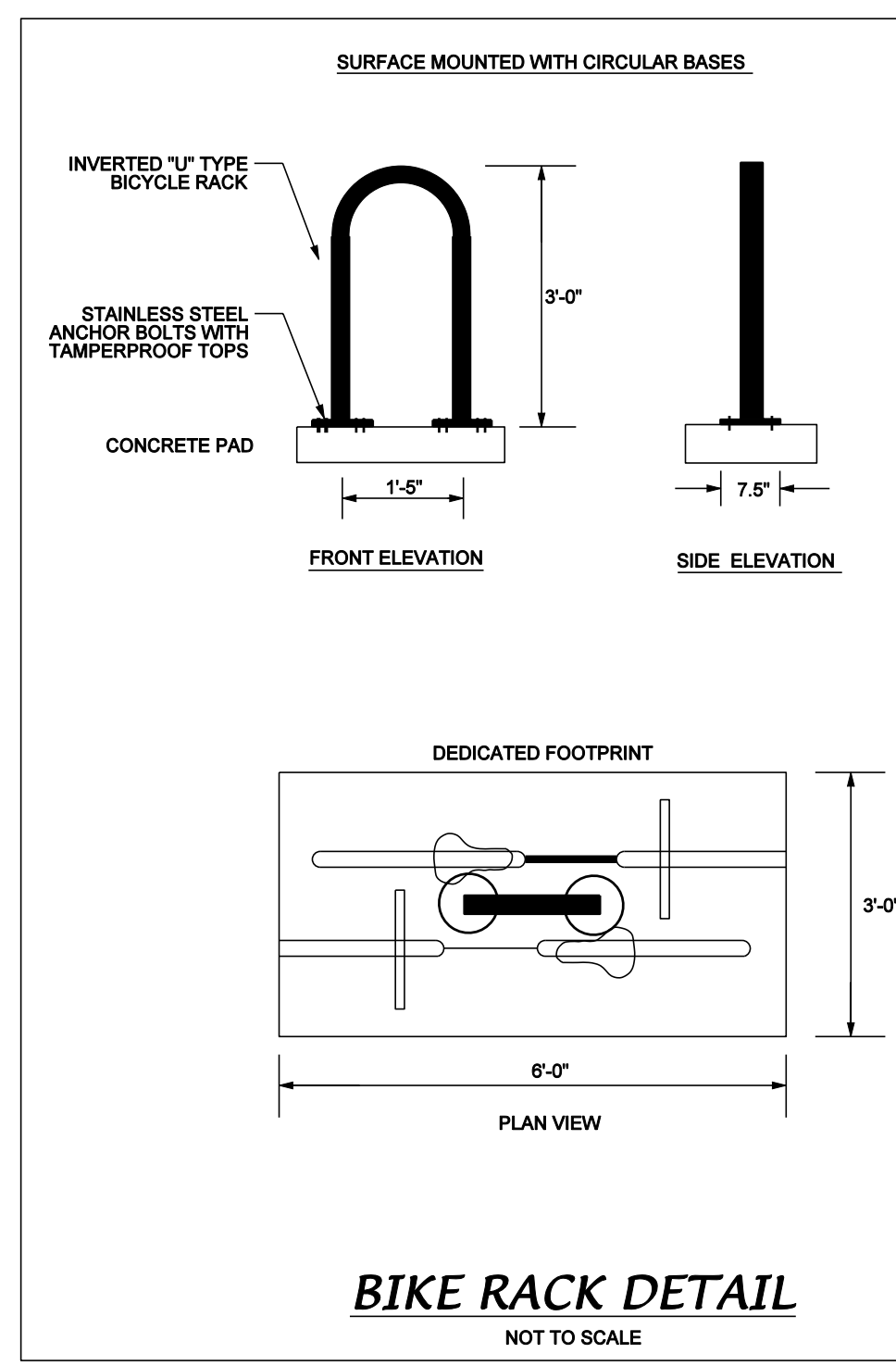
# COTTAGE GROVE ROAD

PUBLIC UTILITY EASEMENT DOC NO 3709564

PUBLIC SIDEWALK EASEMENT

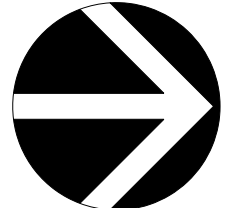


LOT 648  
TOWN CENTER ADDITION  
TO GRANDVIEW COMMONS



**D'ONOFRIO ROTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

**SITE PLAN**  
**GARNDVIEW COMMONS C3 RETAIL BUILDING**  
5925 SHARPSBURG DRIVE  
MADISON, WISCONSIN

  
**SCALE: 1" = 10'**  
(PAGE SIZE: 24x36)  
**DATE: 09-19-12**  
**REVISED:**  
x  
**DRAWN BY: B/H**  
**FN: 12-05-134**  
**Sheet Number:**  
**C101**





# VANDEWALLE & ASSOCIATES INC.

Wednesday, September 19, 2012

Brad Murphy  
215 Martin Luther King Jr. Blvd.  
Suite 100  
Madison, WI 53710

**Re: 5925 Sharpsburg Drive  
Planned Unit Development: Specific Implementation Plan  
Grandview Commons C3 Building**

Mr. Murphy,

Attached please find the Planned Unit Development: Specific Implementation Plan (PUD:SIP) submittal request for the C3 Building in Grandview Commons. This building is submitted for review along with the Grocery Store PUD-SIP application which together form the first two buildings in the revised Grandview Commons Town Center, per the PUD:GDP conditions of approval.

The C3 building is a one story retail building located at the intersection of Gemini Drive (extended) and Cottage Grove Road. Featuring a pedestrian oriented frontage along Gemini Drive and an outdoor plaza along Cottage Grove Road; this building will form a new pedestrian and vehicular gateway to the project. The flexible 3,760 square foot building can be configured to accommodate two to three tenant spaces and will bring additional retail uses into the overall town center. Parking for the project will be a combination of on-street and off-street stalls shared with the overall C Block. The final streetscape design will be coordinated with City Staff as part of the overall street design.

We look forward to discussing this project with the City and Neighborhood.

Sincerely,

Brian Munson  
Principal

## Zoning Request

Planned Unit Development: Specific Implementation Plan

## Project Information

### Applicant

MREC VH Madison Investors, LLC  
6801 South Town Drive  
Madison, Wisconsin 53713  
Phone: (608)226-3100  
Fax: (608)226-0600  
Jeff Rosenberg  
[jrosenberg@veridianhomes.com](mailto:jrosenberg@veridianhomes.com)

### Design Team

#### *Architect:*

Joseph Lee & Associates  
5325 Wall Street - Suite 2700  
Madison, Wisconsin 53718  
Phone: (608) 241-9500  
Fax: (608) 241-9800  
Joe Lee  
[jlee@jla-ap.com](mailto:jlee@jla-ap.com)

#### *Planner Landscape Architect:*

Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715  
Phone: (608) 255-3988  
Fax: (608) 255-0814  
Brian Munson  
[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

#### *Engineer:*

D'Onofrio Kottke  
7530 Westward Way  
Madison, WI 53717  
Phone: (608) 833-7530  
Fax: (608) 206-6879  
Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

#### *Landscape Architect:*

Schaefer Land Design  
405 N. Page Street  
Stoughton, WI 53589  
Phone: (608) 225-7946  
Jim Schaefer  
[jschaeferld@sbcglobal.net](mailto:jschaeferld@sbcglobal.net)

## Existing Conditions

Address	5925 Cottage Grove Road
Aldermanic District:	District 5 Alder Lauren Cnare
Neighborhood Association:	McClellan Park Neighborhood Association
Alder/Neighborhood Notification:	April 23, 2012
Legal Description:	See Exhibit A
Lot Area:	.28 acres
Existing Land Use:	Undeveloped Land

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Existing Zoning:	Planned Unit Development: General Development Plan
Comp. Plan Designation:	Community Mixed Use
Surrounding Uses:	
North:	Mixed Residential (Grandview Commons)
East:	Single Family Residential (Grandview Commons)
South:	Cottage Grove Road Single Family Residential (Richmond Hill) Schoenstatt Sisters of Mary Property
West:	Mixed Use (Grandview Commons)
Development Schedule:	2013-2014 Construction

## Zoning Text

<u>Floor Area Ratio:</u>	As shown on approved plans.
<u>Height</u>	As shown on approved plans.
<u>Yard Requirements:</u>	Yard areas will be provided as shown on approved plans.
<u>Landscaping:</u>	Site landscaping areas will be provided as shown on approved plans.
<u>Accessory Off-Street Parking &amp; Loading:</u>	Accessory off-street parking and loading will be provided as shown on approved plans.
<u>Lighting:</u>	Site lighting will be provided as shown on approved plans.
<u>Signage:</u>	Signage for the project shall be limited to the maximum permitted in the R6 zoning district for the residential uses and as per the in the C2 zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning Administrator.
<u>Alterations and Revisions:</u>	No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.
<u>Permitted Uses:</u>	
Accessory uses, including but not limited to the following:	Artisan studio
a. Signs as regulated in this section	Auction rooms
b. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction	Automobile accessory stores
Antique shops	Banks and financial institutions
Art galleries and museums	Barbershops
Art and school supply stores	Beauty parlors
	Bicycle sales, rental and repair establishments.
	Book, magazine and stationery stores

Brewpubs  
Business machine sales and service establishments  
Camera and photographic supply stores  
Candy and ice cream stores  
Carpet and rug stores  
Catering establishments  
China and glassware stores  
Clothing and costume rental stores  
Coin and philatelic stores  
Data processing centers  
Drugstores  
Dry goods stores  
Dry cleaning and laundry establishments  
    employing not more than eight (8)  
    persons  
Educational or training centers  
Emergency electric generator per the O3 Office  
    District conditional use standards  
Employment agencies  
Film developing and processing  
Florist shops and conservatories  
Floor covering stores (linoleum and tile)  
Food stores--grocery stores, meat stores, fish  
    markets, bakeries, and delicatessens  
Furniture sales  
Gift shops  
Hardware stores  
Health clubs  
Hobby shops  
Household appliance stores, including radio and  
    television sales and service  
Interior decorating shops, including upholstering  
    and making of draperies, slipcovers and  
    other similar articles when conducted as  
    part of the retail operation and secondary  
    to the principal use  
Jewelry stores, including watch  
Leather goods and luggage stores  
Liquor stores  
Locksmith shops  
Massage therapy  
Meat markets  
Medical, dental and optical clinics  
Musical instrument sales and repair  
Non-profit counseling/community service  
    organizations  
Offices, business and professional  
Office supply stores  
Optical sales  
Orthopedic and medical appliance and supply  
    stores

Outdoor eating areas of restaurants, brewpubs,  
tavern, etc. shall be allowed as shown on  
approved specific implementation plans,  
or as minor alterations to approved and  
recorded specific implementation plans  
when approved by the Planning Division  
Director following a recommendation by  
the District Alderperson, with the  
following conditions or as otherwise  
provided for through the alteration  
process:  
1.) Music: No additional outdoor  
    amplification of sound is permitted  
2.) Outdoor eating areas shall be subject  
    to the Plan Commission's continuing  
    jurisdiction, as provided for in  
    Section 28.12 (11)h.4.  
Paint and wallpaper stores  
Personal computers and home electronics, sales  
    and service  
Pet Shops  
Phonograph, record, and sheet music stores  
Photography studios, including the development  
    of films and pictures when conducted as  
    part of the retail business on the premises  
Physical culture and health services and reducing  
    salons  
Physical fitness and other similar type recreational  
    facilities for employees  
Picture framing  
Printing and publishing establishments, including  
    newspaper, letter press, business cards,  
    mimeographing and other similar job  
    printing service, provided that there shall  
    be not more than five (5) employees, and  
    further provided that the hours of  
    operation shall be limited to the hours  
    between 7:00 a.m. and 9:00 p.m.  
Post offices  
Public service signs  
Recording studios  
Recreational buildings and community centers,  
    not operated for profit  
Reproduction processes, including printing,  
    blueprinting, photostating, lithographing,  
    engraving, stereotyping, publishing, and  
    bookbinding  
Restaurants, except adult entertainment taverns  
Schools—music, dance, business or trade  
Shoe and hat repair stores  
Sporting goods stores

Tailor shops  
Taverns, except adult entertainment taverns  
Telephone Exchanges  
Telecommunications centers and facilities  
Temporary parking lots  
Toy shops  
Travel Bureaus and transportation ticket offices

Upholstery and interior decorating shops  
Variety stores  
Video rental establishments not including adult  
entertainment establishments  
Walk up service openings within (10) feet of a  
public right of way  
Wearing apparel shop

### **General Project Components**

Shared Parking:

The parking field will be part of an overall shared parking strategy and will be available for use by any of the customers or patrons of the C Block.

Streetscape:

Final streetscape design and cross section will be coordinated with the City of Madison Street Design for Gemini Drive and Cottage Grove Road.

## **Exhibit A: Legal Description**

Part of Lot 2, Certified Survey Map Number 12305, recorded in Volume 76 of Certified Survey Maps on Pages 166-169 as Document Number 4371415, Dane County Registry, located in the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the North 1/4 corner of said Section 11; thence S00°57'41"E, 2585.01 feet; thence S88°24'55"W, 212.02 feet to the point of beginning; thence continuing S88°24'55"W, 49.69 feet to a point of curve; thence along a curve to the right which has a radius of 25.00 feet and a chord which bears N46°35'05"W, 35.36 feet; thence N01°35'05"W, 139.15 feet; thence N88°24'55"E, 74.69 feet; thence S01° 35'05"E, 164.15 feet to the point of beginning. Containing 12,127 square feet. (0.278 acres)





# CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 ♦ Phone: 608-266-4484 ♦ FAX: 608-267-1153

**Project Address:** 5925 Sharpsburg Drive

**Contact Name & Phone #:** Brian Munson, (608) 255-3988

## 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <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? a. Is a detail of the signage included on the site plan? f) Is a roll-able curb used as part of the fire lane? a. Is a detail of the curb included on the site plan? g) Is part of a sidewalk used as part of the required fire lane? a. Is the sidewalk constructed to withstand 85,000-lbs?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <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"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, is the area for turning around fire apparatus provided by: a) A cul-de-sac with a minimum inside diameter of 70-feet? b) A 45-degree wye with a minimum length of 60-feet per side? c) A 90-degree tee with a minimum length of 60-feet per side?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building? 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) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" 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? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

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

This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

**Legal Description**  
**Building C3 SIP**

Part of Lot 2, Certified Survey Map Number 12305, recorded in Volume 76 of Certified Survey Maps on Pages 166-169 as Document Number 4371415, Dane County Registry, located in the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the North ¼ corner of said Section 11; thence S00°57'41"E, 2585.01 feet; thence S88°24'55"W, 212.02 feet to the point of beginning; thence continuing S88°24'55"W, 49.69 feet to a point of curve; thence along a curve to the right which has a radius of 25.00 feet and a chord which bears N46°35'05"W, 35.36 feet; thence N01°35'05"W, 139.15 feet; thence N88°24'55"E, 74.69 feet; thence S01° 35'05"E, 164.15 feet to the point of beginning. Containing 12,127 square feet. (0.278 acres)