



Location  
6500 Normandy Lane

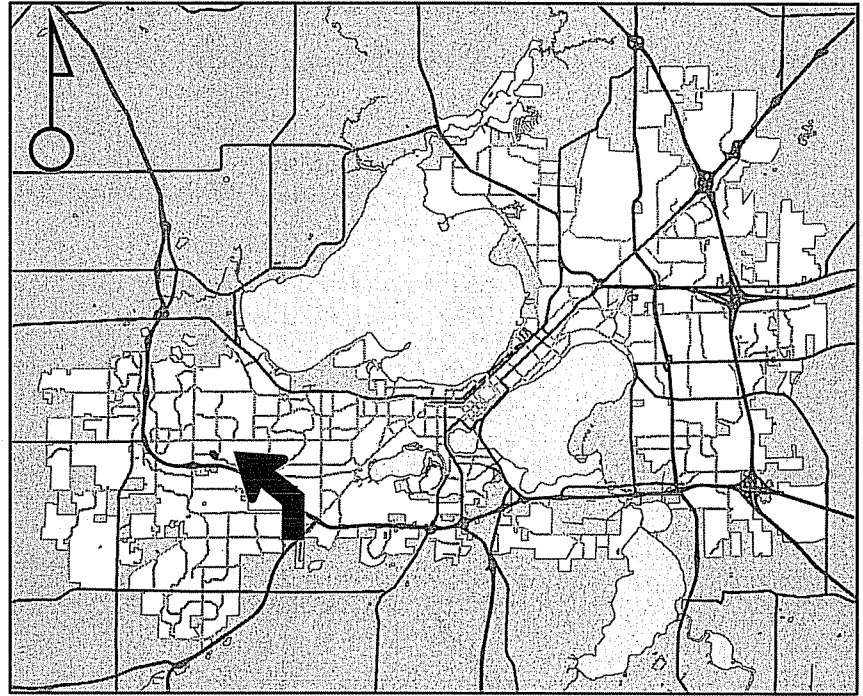
Applicant  
Gerard Dohm  
Steve Yoder – Normandy Square

From: C3L To: PUD(GDP-SIP)

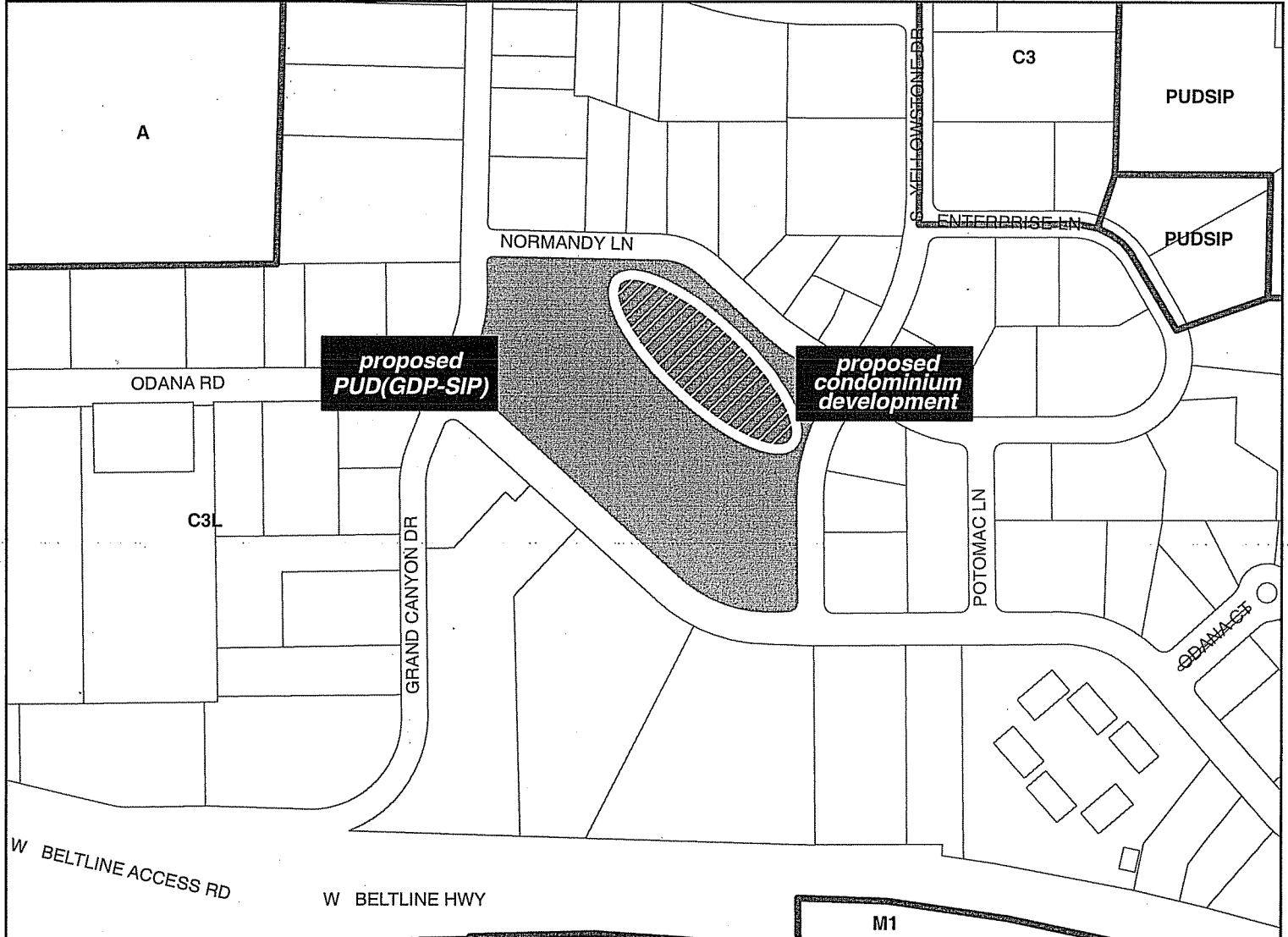
Existing Use  
Shopping Center and  
Movie Theater

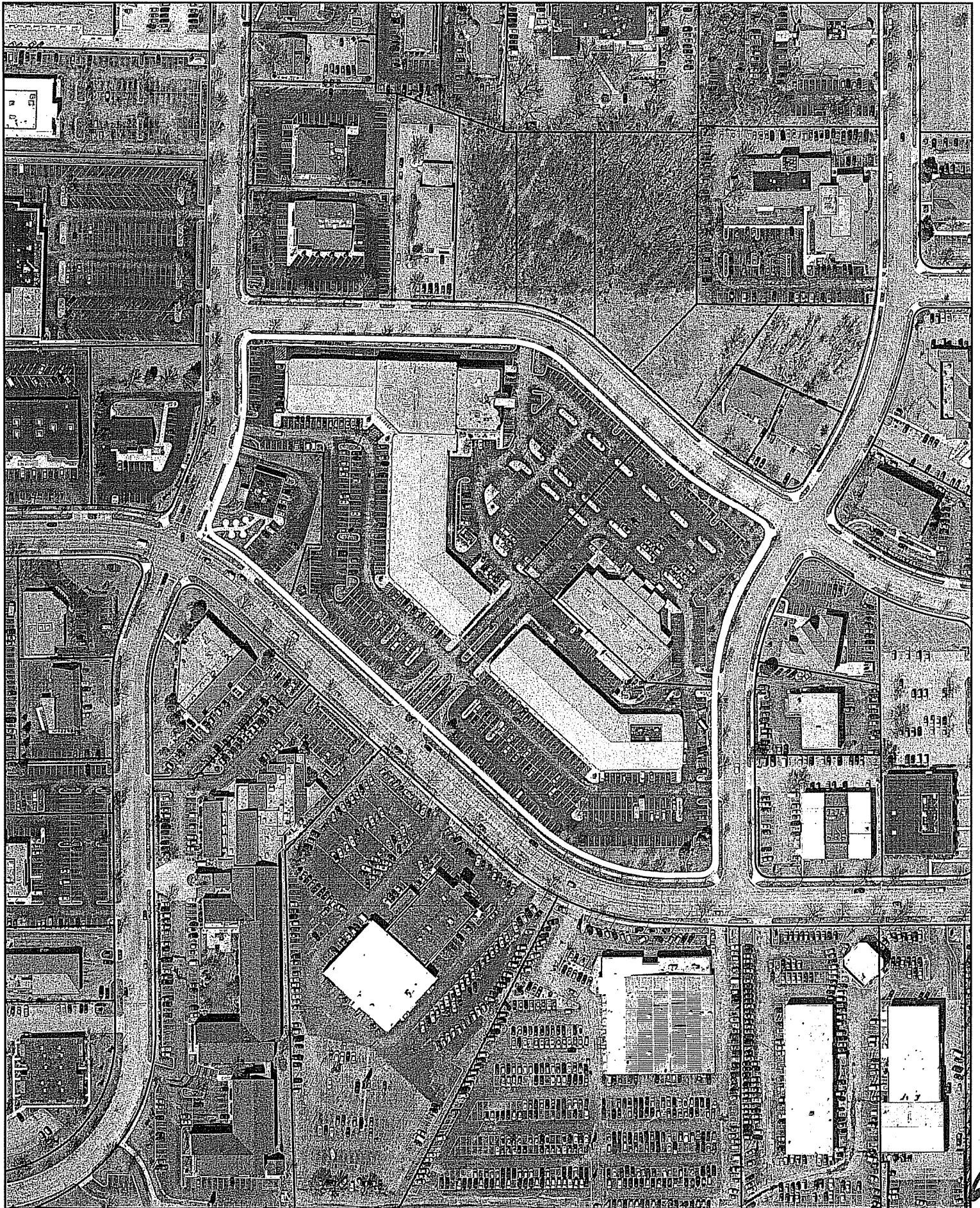
Proposed Use  
Addition of 91 Condo Units

Public Hearing Date  
Plan Commission  
09 July 2007  
Common Council  
17 July 2007



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635





# LAND USE APPLICATION

## Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
 PO Box 2985; Madison, Wisconsin 53701-2985  
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Date Received 2-21-07  
 Received By RT  
 Parcel No. 0708-252-0217-3  
 Aldermanic District 19, Noel Radomski  
 GQ OK  
 Zoning District C3L  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP N/A Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

**1. Project Address:** 6500 Normandy Lane **Project Area in Acres:** ~~80,500~~ 136,625 <sup>sf</sup>  
**Project Title (if any):** Normandy Square

**2. This is an application for:** (check at least one)

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from C3L to PUD/PCD-SIP

Rezoning from C3L to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**  **Demolition Permit**  **Other Requests** (Specify): \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: Steve Yoder Company: Normandy Square, LLC  
 Street Address: 3624 Pioneer Road City/State: Verona, WI Zip: 53593  
 Telephone: (608) 833-0900 Fax: (608) 833-8483 Email: syoder@advbldgcorp.com

Project Contact Person: Steve Yoder Company: Advanced Building Corporation  
 Street Address: 3624 Pioneer Road City/State: Verona, WI Zip: 53593  
 Telephone: (608) 833-0900 Fax: (608) 833-8483 Email: syoder@advbldgcorp.com

Property Owner (if not applicant): Gerard Dohm  
 Street Address: 3600 South Point Road City/State: Verona, WI Zip: 53593

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: The project in general consists of 95 Phase I and 64 Phase II residential condominiums with lower level parking.

Development Schedule: Commencement Summer 2007 Completion Phase I Summer 2008

**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$\_\_\_\_\_ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* \_\_\_\_\_ *Plan, which recommends:*  
\_\_\_\_\_ *for this property.*

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*  
Noel Radomski District 19 September 4, 2006

*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

**Pre-application Meeting with staff:** **Prior** to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner William Roberts Date 9/06 | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Steve Yoder Date \_\_\_\_\_

Signature *Steve Yoder* Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner *Edward F. Holm* Date 2/15/07

**DIMENSION IV - MADISON**  
*Architecture, Engineering and Interior Design*

March 19, 2007

Matthew Tucker  
Department of Planning and Development  
Planning Unit – City of Madison  
215 Martin Luther King Jr Blvd  
Madison WI 53701-2985

Reference: Letter of Intent  
Normandy Square  
6500 Normandy Lane  
Dimension IV Project No. 06072

Dear Mr. Tucker:

This is a Letter of Intent for our project, Normandy Square, 6500 Normandy Lane. Following is the required information. Our application for rezoning from C3L to PUDSIP/PUDGDP is enclosed.

The name of the project:

- Normandy Square.

Normandy Square:

- The construction of a new 91 unit condominium apartment building with lower levels of parking.
- The condominium will be available 24 hours a day, seven days a week to the residents.

Construction schedule:

- Construction to start in the summer of 2007 and run through 2008.

Names of people involved:

- Land Owner: Gerard Dohm, Verona, WI
- Developer: Normandy Square, LLC, Verona, WI
- Architect: Dimension IV – Madison, L.L.C., Madison, WI
- Landscape Architect: Watts Landscape Service, Verona, WI
- Civil Engineers: Jenkins, Verona, WI
- General Contractor: Advanced Building Corporation, Verona, WI

Uses of all areas of the building(s) and square footages devoted to each use:

- Residential Condominiums: 114,000
- Covered Parking: 58,440

Site:

- The site is 72,100 sf and is located in the 2,600 block of Normandy Lane at the southwest corner of Yellowstone and Normandy.

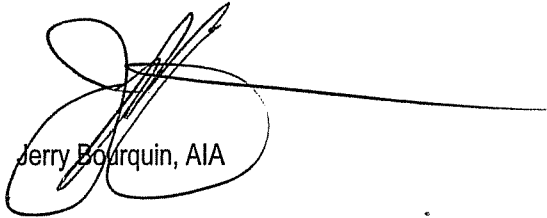
6

Proposed New Buildings:

- Proposed 91 unit Residential Condominium Building includes:
  - 36 1-bedroom and 55 2-bedroom condominium apartments.
  - Basement with 131 parking stalls, 68 bicycle parking, mechanical area and storage.

Sincerely,

Dimension IV – Madison, LLC



Jerry Bourquin, AIA

## ZONING TEXT SIP

Normandy Square  
Madison, Wisconsin  
Dimension IV – Madison Project No. 06072

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

- A. Statement of Purpose: This zoning district is to allow for the construction of Normandy Square which includes:
  - The construction of a 91 unit condominium apartment building.
  - The construction of basement levels with parking stalls.
- B. Permitted Uses:
  - Those that are stated as permitted uses in the PUD/SIP zoning district.
  - Uses accessory to permitted uses listed above.
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Floor Area Ratio:
  - Maximum floor area ratio permitted shall be as per the approved plans.
  - Maximum building height shall be as shown on approved plans.
- E. Yard Requirements: Yard areas will be provided as shown on approved plans.
- F. Landscaping: Site landscaping will be provided as shown on the approved plans
- G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading shall be provided as shown on approved plans.
- H. Lighting: Site lighting will be provided as shown on the approved plans.
- I. Signage: Signage will be allowed as approved on the recorded plans.
- J. Family Definition: The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4 Zoning District.
- K. Alterations and Revisions: No alteration or revision 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 district Alderperson and area compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

## NORMANDY SQUARE PARKING

Normandy Square is a 91 unit residential condominium property that will add residences and green area in place of the rear partially used parking lot at the rear of Market Square. It will replace 151 surface parking stalls.

There will be 131 stalls beneath the condominiums for their use. There will also be 15 surface stalls for joint use.

There are presently 646 surface stalls at Market Square. There will be 510 surface stalls remaining. The 50,300 sf of retail and 54,894 sf of office at 1/300 sf needs 350 stalls. There are 160 stalls for the theater use. The theater's primary use for parking stalls is at different times than the office use. The combined parking stalls can handle multi-uses as they require stalls at different times of the week and day.



**PART 1 - DEVELOPMENT INFORMATION:**

**Project or Plat** Normandy Square

**Project Address:** 6500 block of Normandy Lane **Project Area (in acres):** 1.66

**Developer:** Normandy Square LLC **Representative:** Steve Yoder

Street Address: 3624 Pioneer Rd City/State: Verona Zip: 53593

Telephone: 833-0900 Fax: 833-8483 Email: syoder@advbldgcorp.com

**Agent, If Any:** \_\_\_\_\_ **Company:** \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**PART 2 - PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family	77		14		91	1.666
<b>TOTAL</b>	<b>77</b>		<b>14</b>		<b>91</b>	

**PART 3 - AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							See attach
Anticipated Sale Price							See attach
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

**PART 4 - DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
<b>Owner-Occupied Units with:</b>		880	1026				880	1026		
Minimum Floor Area:										
<b>Rental Units With:</b>										
Minimum Floor Area:										

CONTINUE →

**PART 5 - INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input checked="" type="checkbox"/> Cash subsidy from <b>Inclusionary Unit Reserve Fund</b> up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input checked="" type="checkbox"/> Cash subsidy from <b>Inclusionary Unit Reserve Fund</b> of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input checked="" type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

**PART 6 - WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of Inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the **Inclusionary Unit Reserve Fund** based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

**PART 7 - APPLICANT'S DECLARATION:**

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	x		
Proportion of attached and detached IDU units is similar to Market rate.	x		
Mix of IDUs by bedroom size is similar to market rate.	x		

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	x		
IDUs are to be built in phasing similar to market rate.	x		
Pricing fits within Ordinance standards	x		
Developer offers security during construction phase in form of deed restriction.	x		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	x		
Developer describes marketing plan for IDUs.	x		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	x		
Terms of sale or rent.	x		
	<b>Yes</b>	<b>No</b>	<b>Additional comments</b>
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		x	
Developer has requested waiver for off-site or cash payment.		x	
Developer has requested waiver for reduction of number of units.		x	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → \_\_\_\_\_
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → \_\_\_\_\_
- The applicant notified Alderperson Noel Radomski of District 19 of this development proposal in writing on: → September 6, 2006
- The applicant also notified \_\_\_\_\_ of the \_\_\_\_\_ neighborhood in writing on: → None
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

**Applicant Signature**  **Date** March 21, 2007

**Printed Name** Steven M. Yoder **Phone** 833-0900

**Land Use Application  
Attachment**

**Project:** Normandy Square  
**Date:** March 21, 2007  
**Re:** Part 3, Affordable Housing Data

Normandy Square IZ units will consist of:

21 single bedroom units x .15 = 3 at average sell price of \$116,900

70 double bedroom units x .15 = 11 at average sell price of \$138,900

Total IZ units 14

Unit locations are designated on the submitted floor plans.

6

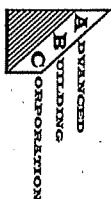
# DIMENSION IV-MADISON

Architecture, Engineering and Interior Design  
 313 West Beltline Hwy., Suite 161 Madison, WI 53713 Phone (608) 229-4444

## NORMANDY SQUARE

6500 NORMANDY LANE  
 MADISON, WI

Architecture: Dimension IV - Madison, LLC, Madison, WI  
 Civil Engineer: Jenkins Survey and Design, Inc., Madison, WI  
 Landscape: Watts Landscape Service, Verona, WI



### CODE DATA PROJECT/BUILDING DATA

STORIES FOUR SITE AREA 72,100 SF  
 LEVELS SIX BUILDING HEIGHT 52'-3"

PARKING  
 SURFACE PARKING - 14  
 SURFACE LOADING AREAS - 2  
 SURFACE MOBED PARKING - 6  
 UNDERGROUND PARKING - 137  
 TOTAL - 159

BICYCLE PARKING  
 SURFACE PARKING - 36  
 UNDERGROUND PARKING - 76  
 TOTAL - 112

BUILDING AREA  
 LOWER PARKING 29,240 SF  
 UPPER PARKING 30,110 SF  
 FIRST FLOOR 28,570 SF  
 SECOND FLOOR 28,570 SF  
 THIRD FLOOR 28,570 SF  
 FOURTH FLOOR 28,570 SF  
 TOTAL 173,630 SF

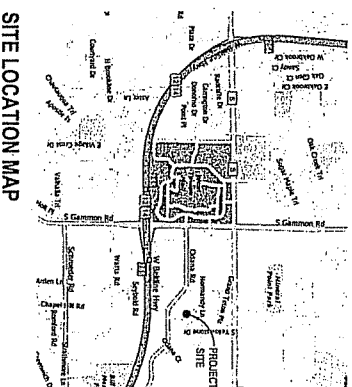
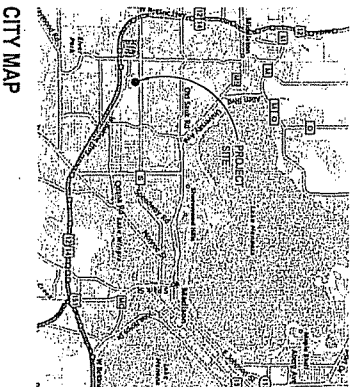
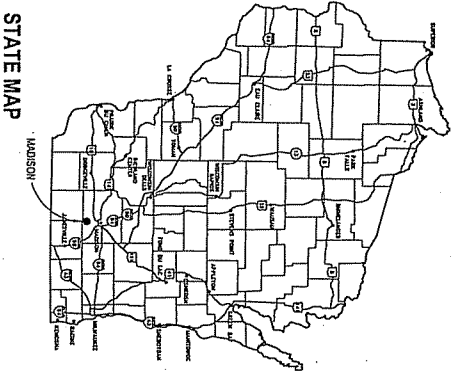
UNIT MIX  
 1-BEDROOM 20  
 2-BEDROOM 71  
 TOTAL 91

### LIST OF DRAWINGS

GENERAL  
 G0.1 COVER SHEET

SITELANDSCAPE  
 C1.0 EXISTING OVERALL MARKET SQUARE PLAN  
 C1.1 EXISTING SURVEY (JENKINS)  
 C2.0 OVERALL MARKET SQUARE PLAN  
 C2.1 SITE PLAN  
 C3.0 EROSION CONTROL GRADING AND UTILITY PLAN (JENKINS)  
 L1.0 LANDSCAPE PLAN (WATTS)  
 E1.0 SITE LIGHTING PLAN

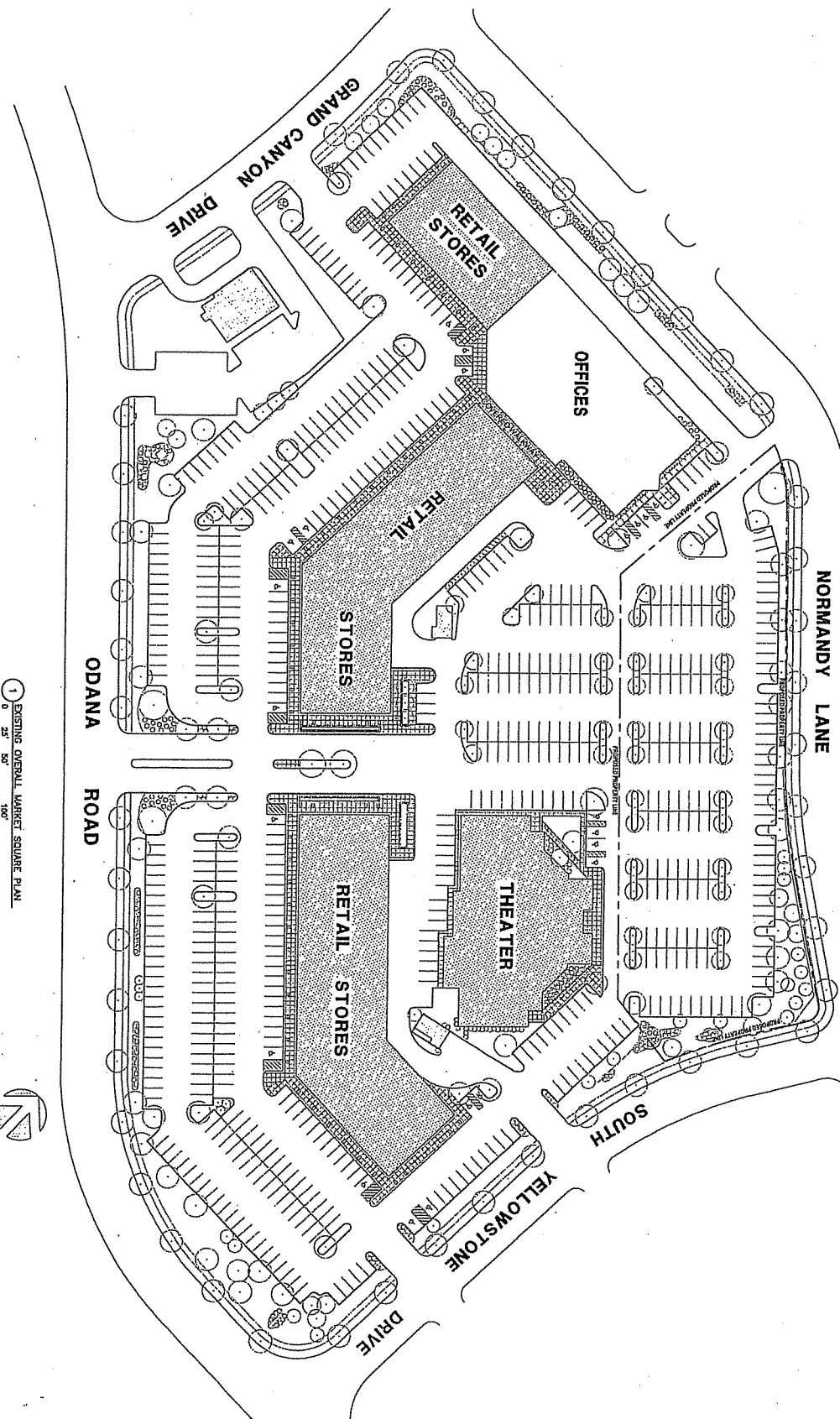
ARCHITECTURAL  
 A1.1 PARTIAL FIRST FLOOR PLAN  
 A1.2 PARTIAL FIRST FLOOR PLAN  
 A1.3 PARTIAL FIRST FLOOR PLAN  
 A1.4 SECOND, THIRD, & FOURTH FLOOR PLAN  
 A1.5 PARKING LEVEL PLANS  
 A2.0 EXTERIOR ELEVATIONS  
 A2.1 ENLARGED PARTIAL ELEVATION COLOR PERSPECTIVE



**DIMENSION IV**  
**MADISON**  
 Architecture  
 Engineering  
 Interior Design  
 333 West Building Hwy., Suite 300  
 Madison, WI 53703  
 Phone: (608) 252-4444 Fax: (608) 252-4445

**NORMANDY**  
**SQUARE**

6500 NORMANDY LANE  
 MADISON, WI

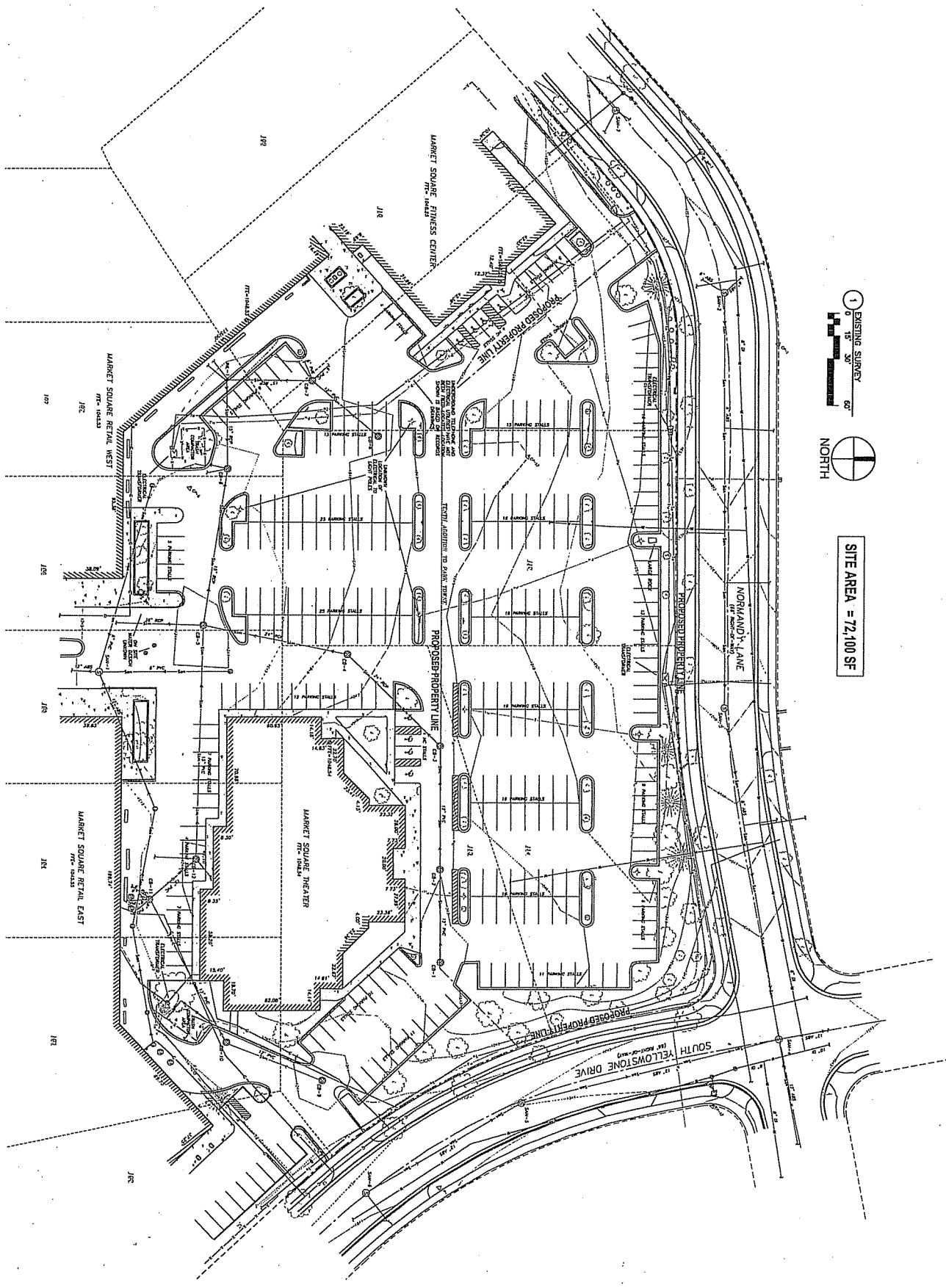


1 EXISTING OVERALL MARKET SQUARE PLAN



REVISIONS:  
**URBAN DESIGN**  
**SUBMISSION**  
 PROJECT NO: 06972  
 DATE OF ISSUE: 06/15/07  
 EXISTING OVERALL  
 MARKET SQUARE PLAN





SITE AREA = 72,100 SF

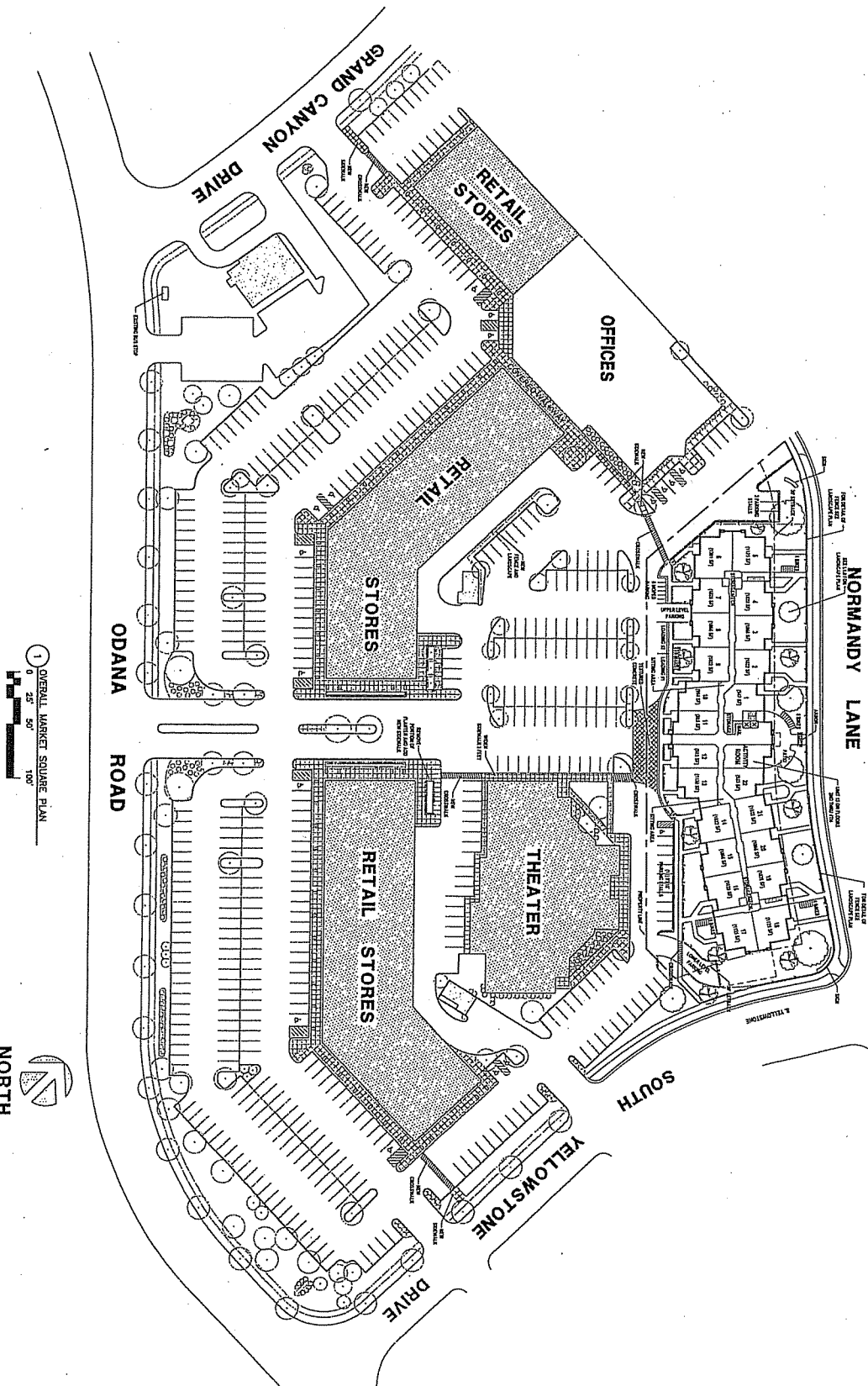
**DIMENSION IV**  
**MADISON**  
 Architecture  
 Engineering  
 Interior Design  
 313 West Spillville Hwy, Suite 103  
 Madison, WI 53703  
 Phone: (608) 223-4444 Fax: (608) 223-4445

**NORMANDY**  
**SQUARE**

6500 NORMANDY LANE  
 MADISON, WI

DATE OF ISSUE:	08/19/07
REVISIONS:	
<b>URBAN DESIGN</b>	
<b>SUBMISSION</b>	
PROJECT NO.:	65072

EXISTING SURVEY



**DIMENSION IV  
MADISON**

Architecture  
Engineering  
Interior Design  
313 West Sullivan Hwy., Suite 201  
Madison, WI 53713  
Phone: (608) 225-4444 Fax: (608) 729-4445

**NORMANDY  
SQUARE**

6500 NORMANDY LANE  
MADISON, WI

REVISIONS:	
DATE OF ISSUE:	06/10/07
<b>URBAN DESIGN SUBMISSION</b>	
PROJECT NO.:	06272

OVERALL MARKET  
SQUARE PLAN

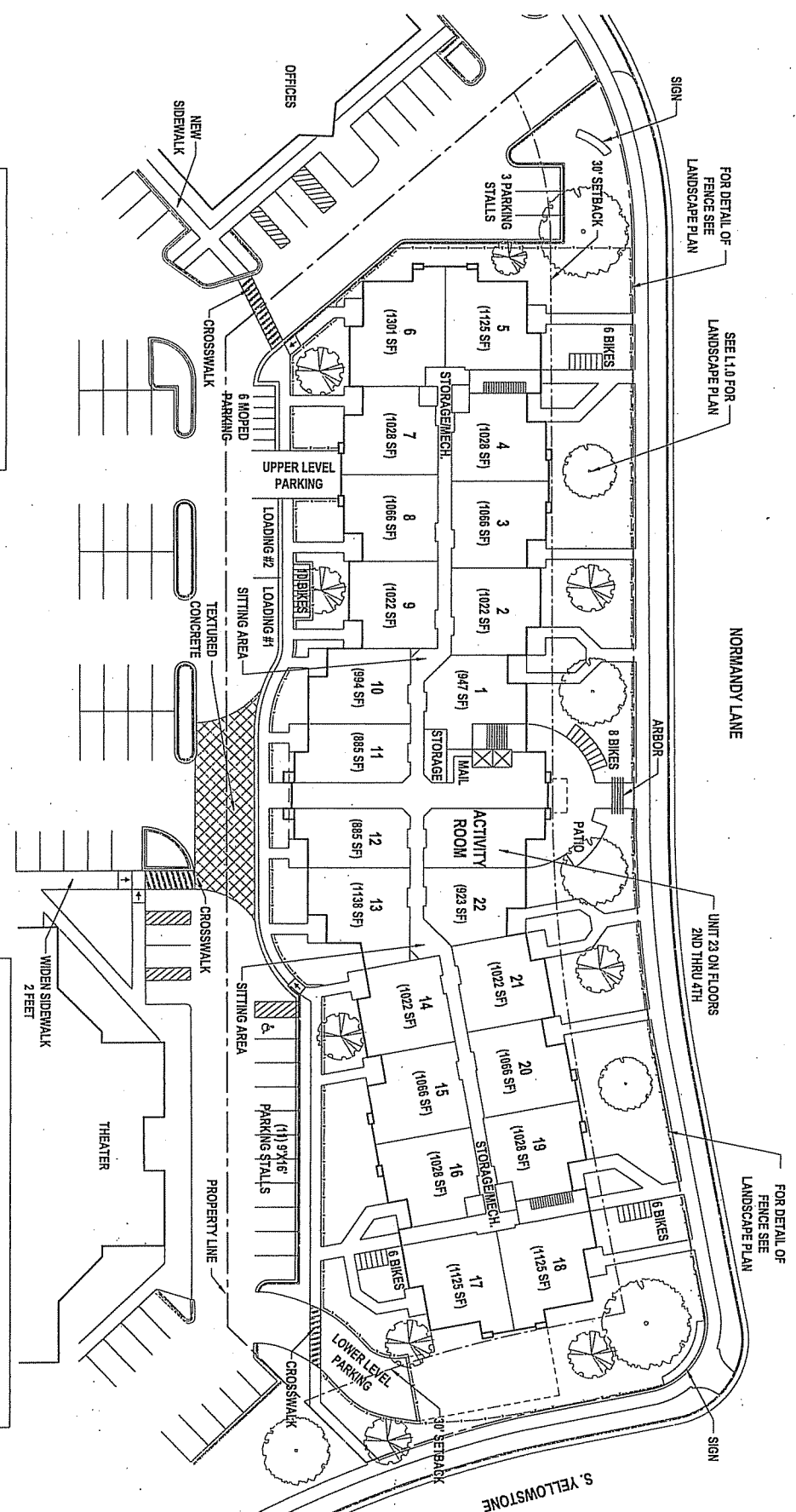




**DIMENSION IV**  
**MADISON**  
 Architecture  
 Engineering  
 Interior Design  
 313 West Belden Hwy., Suite 302  
 Madison, WI 53713  
 Phone: (608) 255-4444 Fax: (608) 252-4445

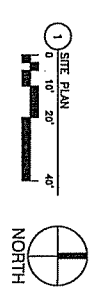
**NORMANDY SQUARE**

6500 NORMANDY LANE  
 MADISON, WI



STORAGE UNITS = 7 PER FLOOR  
 (5 ON FIRST FLOOR)

UNIT MIX			
1 BEDROOM, 1-3/4 BATH	1 PER FLOOR	x 4	= 4
1 BEDROOM, 1-3/4 BATH, STUDY	4 PER FLOOR	x 4	= 16
2 BEDROOM, 1-3/4 BATH - SMALL	8 PER FLOOR	x 4	= 32
2 BEDROOM, 1-3/4 BATH - LARGE	5 PER FLOOR (4 ON FIRST FLOOR)	x 4	= 19
2 BEDROOM, 2 BATH	5 PER FLOOR	x 4	= 20
<b>TOTAL</b>		<b>= 91</b>	



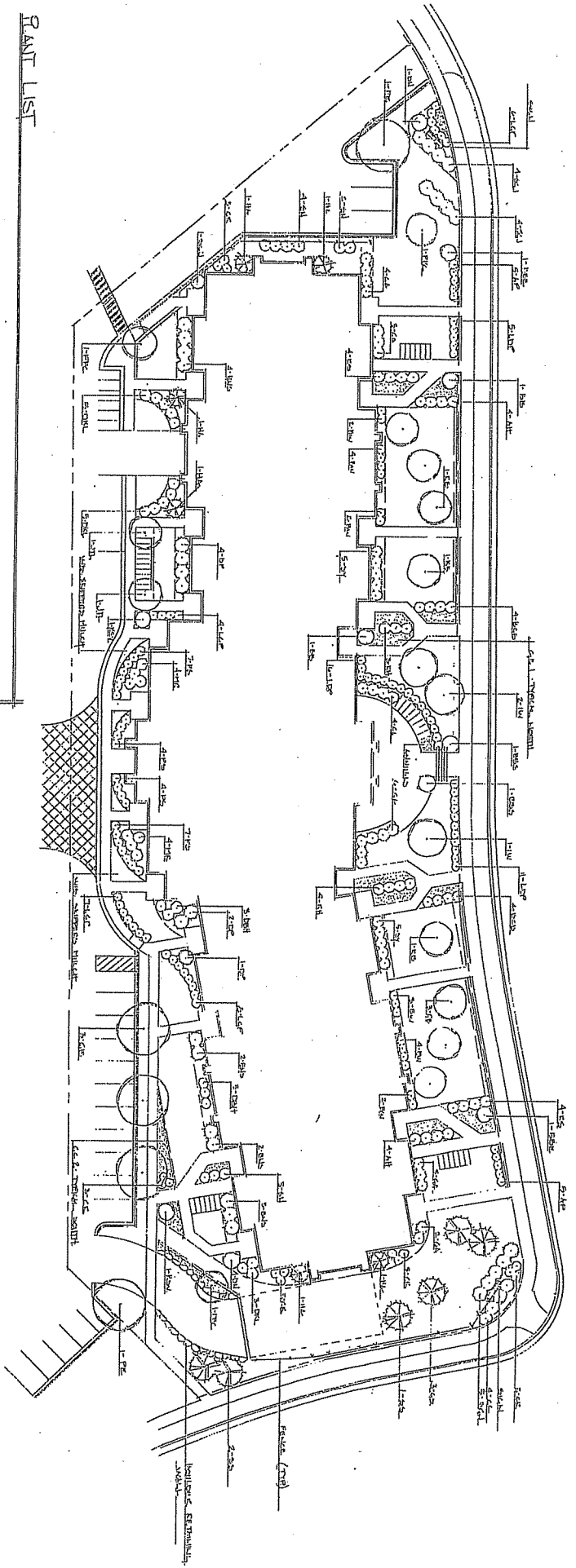
BEDROOMS		TYPE		FRONT/REAR		FLOOR	COUNT
1	1	B3	B3	REAR	REAR	2	2
1	1	B3	B3	REAR	REAR	3	1
2	2	C	C	FRONT	FRONT	3	2
2	2	C	C	REAR	REAR	2	2
2	2	C1	C1	REAR	REAR	3	2
2	2	D	D	REAR	REAR	2	2
2	2	D1	D1	FRONT	FRONT	2	1
<b>TOTAL</b>						<b>2</b>	<b>14</b>



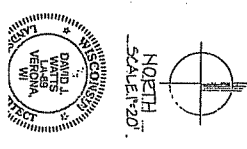
- Notes
- 1) All utilities to be shown, street frontage
  - 2) North street, street width
  - 3) All streets, sidewalks, curbs, etc. to be shown
  - 4) All streets, sidewalks, curbs, etc. to be shown
  - 5) All streets, sidewalks, curbs, etc. to be shown
  - 6) All streets, sidewalks, curbs, etc. to be shown
  - 7) All streets, sidewalks, curbs, etc. to be shown
  - 8) All streets, sidewalks, curbs, etc. to be shown
  - 9) All streets, sidewalks, curbs, etc. to be shown

PLAN OF THE CITY OF VERONA  
 14' SCALE  
 15' UNITS  
 15' UNITS

LANDSCAPE PLAN  
 SCALE 1"=20'



TRAFFIC	GENERAL NOTE	SIZE	PLANT	GENERAL NOTE	SIZE
1b	BRASS SIGN	11"	BR	BRASS SIGN	11"
1c	BRASS SIGN	11"	BR	BRASS SIGN	11"
1d	BRASS SIGN	11"	BR	BRASS SIGN	11"
1e	BRASS SIGN	11"	BR	BRASS SIGN	11"
1f	BRASS SIGN	11"	BR	BRASS SIGN	11"
1g	BRASS SIGN	11"	BR	BRASS SIGN	11"
1h	BRASS SIGN	11"	BR	BRASS SIGN	11"
1i	BRASS SIGN	11"	BR	BRASS SIGN	11"
1j	BRASS SIGN	11"	BR	BRASS SIGN	11"
1k	BRASS SIGN	11"	BR	BRASS SIGN	11"
1l	BRASS SIGN	11"	BR	BRASS SIGN	11"
1m	BRASS SIGN	11"	BR	BRASS SIGN	11"
1n	BRASS SIGN	11"	BR	BRASS SIGN	11"
1o	BRASS SIGN	11"	BR	BRASS SIGN	11"
1p	BRASS SIGN	11"	BR	BRASS SIGN	11"
1q	BRASS SIGN	11"	BR	BRASS SIGN	11"
1r	BRASS SIGN	11"	BR	BRASS SIGN	11"
1s	BRASS SIGN	11"	BR	BRASS SIGN	11"
1t	BRASS SIGN	11"	BR	BRASS SIGN	11"
1u	BRASS SIGN	11"	BR	BRASS SIGN	11"
1v	BRASS SIGN	11"	BR	BRASS SIGN	11"
1w	BRASS SIGN	11"	BR	BRASS SIGN	11"
1x	BRASS SIGN	11"	BR	BRASS SIGN	11"
1y	BRASS SIGN	11"	BR	BRASS SIGN	11"
1z	BRASS SIGN	11"	BR	BRASS SIGN	11"
2	BRASS SIGN	11"	BR	BRASS SIGN	11"
3	BRASS SIGN	11"	BR	BRASS SIGN	11"
4	BRASS SIGN	11"	BR	BRASS SIGN	11"
5	BRASS SIGN	11"	BR	BRASS SIGN	11"
6	BRASS SIGN	11"	BR	BRASS SIGN	11"
7	BRASS SIGN	11"	BR	BRASS SIGN	11"
8	BRASS SIGN	11"	BR	BRASS SIGN	11"
9	BRASS SIGN	11"	BR	BRASS SIGN	11"



NORMANDY SQUARE  
 600 NORMANDY UNIT  
 VERONA, WI

DAVID LANDSCAPE ARCHITECTS  
 1000 FRONTIER RD  
 VERONA, WI

3

**DIMENSION IV**  
**MADISON**

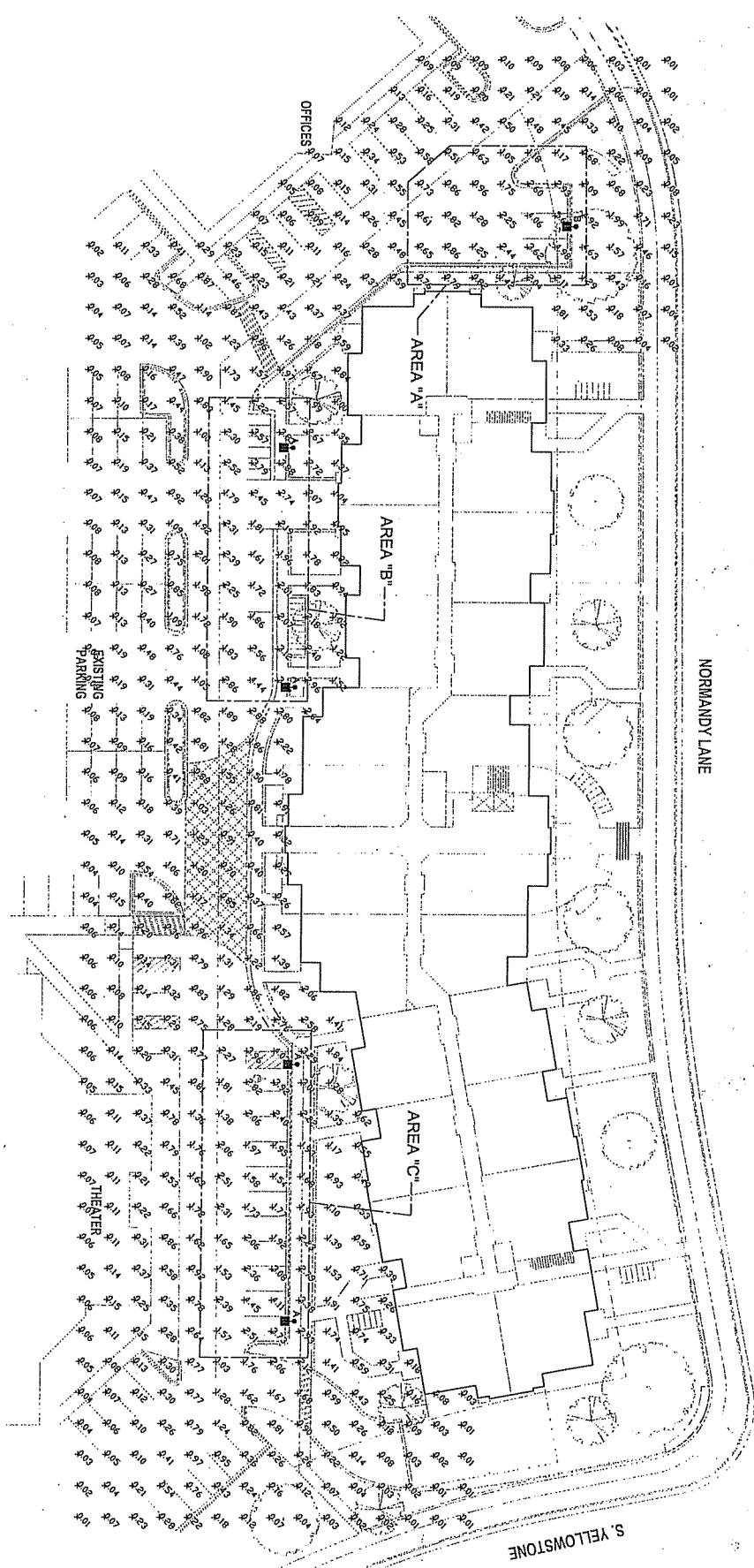
Architecture  
Engineering  
Interior Design  
312 West Baltimore Hwy, Suite 101  
Madison, WI 53713  
Phone: (608) 258-9444, Fax: (608) 258-4445

**NORMANDY**  
**SQUARE**

6500 NORMANDY LANE  
MADISON, WI

REVISIONS  
**URBAN DESIGN**  
**SUBMISSION**

DATE OF ISSUE: 06/10/07  
PROJECT #: 00072  
**SITE LIGHTING**  
**PHOTOMETRIC PLAN**  
**FDN**



1 SITE LIGHTING PHOTOMETRIC PLAN



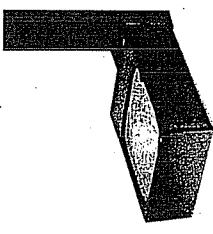
**NEW PARKING AREA CALCULATIONS:**

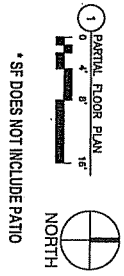
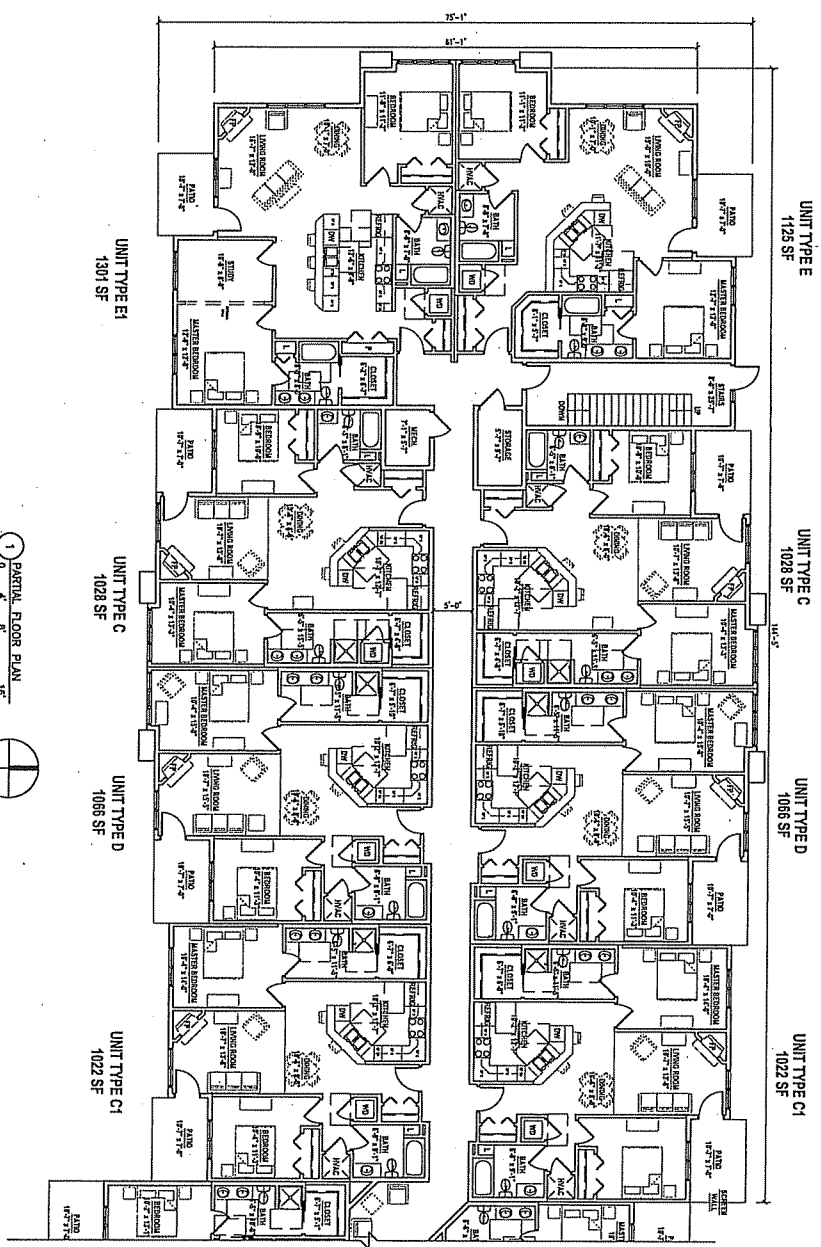
AREA	AVERAGE (f)	MAXIMUM (f)	MINIMUM (f)	AVERAGE/MINIMUM (f)
A	1.88	5.84	0.81	3.10
B	2.11	3.98	1.45	1.46
C	2.17	4.45	1.54	1.41

**FIXTURE SCHEDULE**

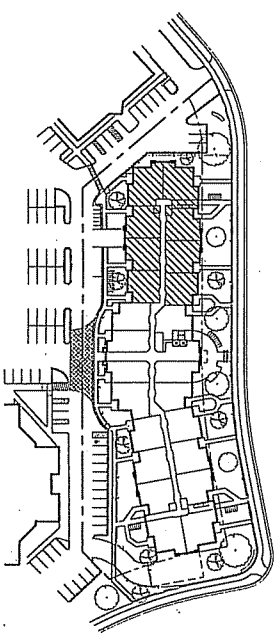
TYPE	MANUFACTURER	CATALOG NO.	VOLTS	LAMPS	MTG.	REMARKS
A	MORSE DESIGN	OC-2500H-180-J-5- HAYES SIKO 38810	120	1-1400/0/0	FLX	SHIELD HEAD TYPE II AREA LIGHTING ON 2" FIBER OPTIC BOD. 5.0 WATT W/FL. HAZ. MARK. (LUM. SOURCE)
B	MORSE DESIGN	OC-2500H-180-J-5- HAYES SIKO 38810	120	1-1400/0/0	FLX	SHIELD HEAD TYPE II AREA LIGHTING ON 2" FIBER OPTIC BOD. 5.0 WATT W/FL. HAZ. MARK. (LUM. SOURCE)

TYPE "A" FIXTURE





\* SF DOES NOT INCLUDE PATIO



UPPER CORNER SHOWN

**DIMENSION IV**  
**MADISON**  
 Architecture  
 Engineering  
 Interior Design  
 313 West Bellvue Hwy, Suite 161  
 Madison, WI 53713  
 Phone: (608) 232-9444 Fax: (608) 232-4445

**NORMANDY**  
**SQUARE**  
 6500 NORMANDY LANE  
 MADISON, WI

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<b>SUBMISSION</b>	
PROJECT NO.:	06072

PARTIAL FIRST FLOOR  
 PLAN

2

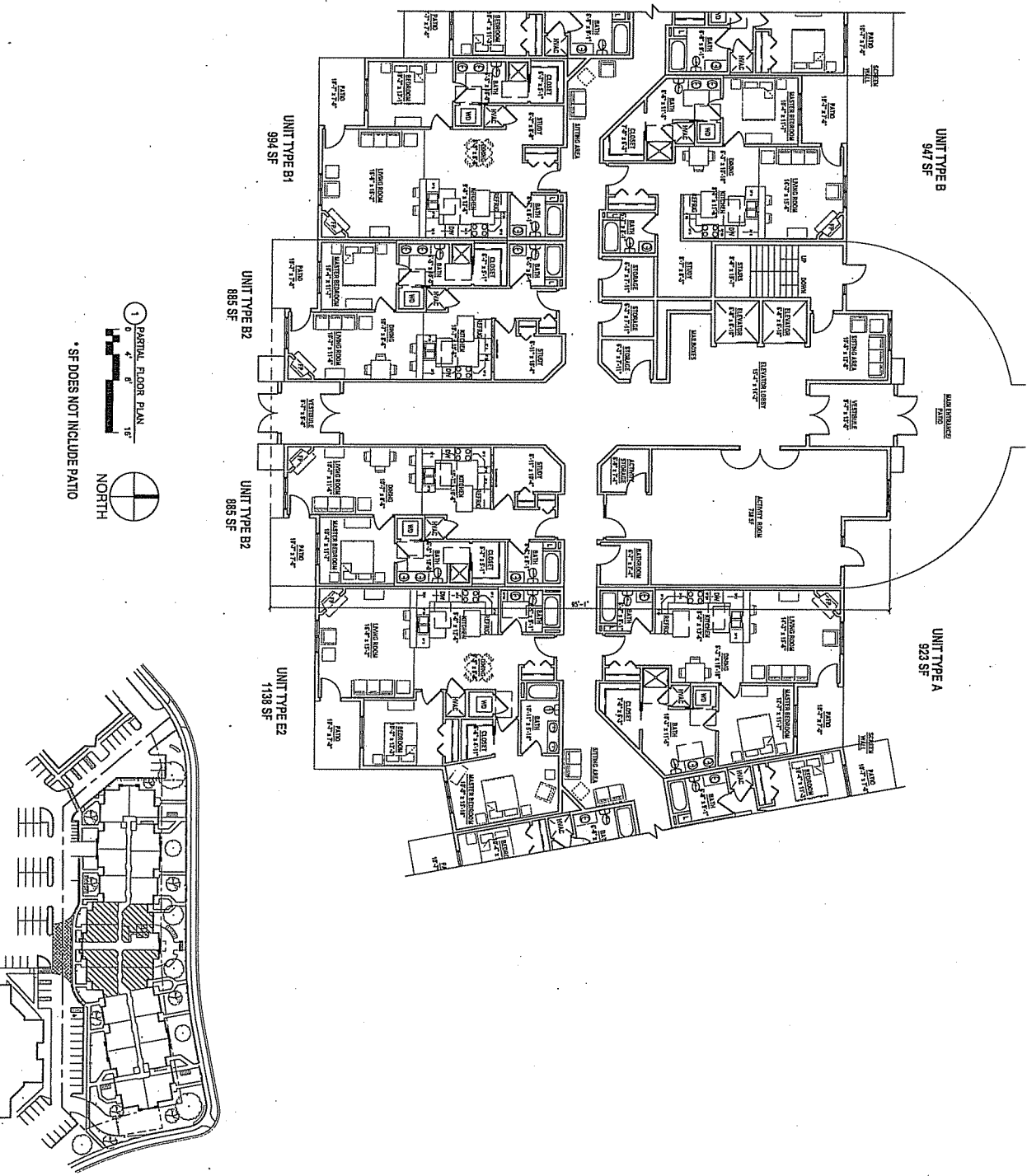
**DIMENSION IV**  
**MADISON**  
 Architecture  
 Engineering  
 Interior Design  
 313 West Madison Hwy., Suite 100  
 Madison, WI 53713  
 phone (608) 223-4444 fax (608) 223-4445

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 6500 NORMANDY LANE  
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<b>SUBMISSION</b>	
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PARTIAL FIRST FLOOR PLAN

**A19**



\* SF DOES NOT INCLUDE RATIO



9

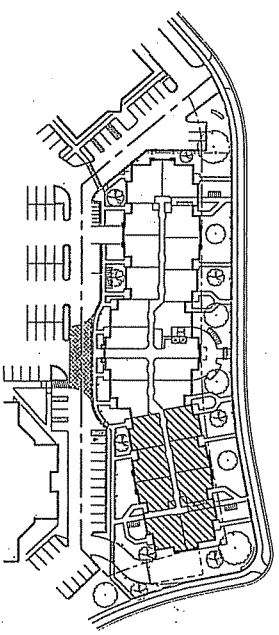
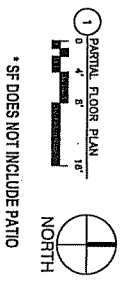
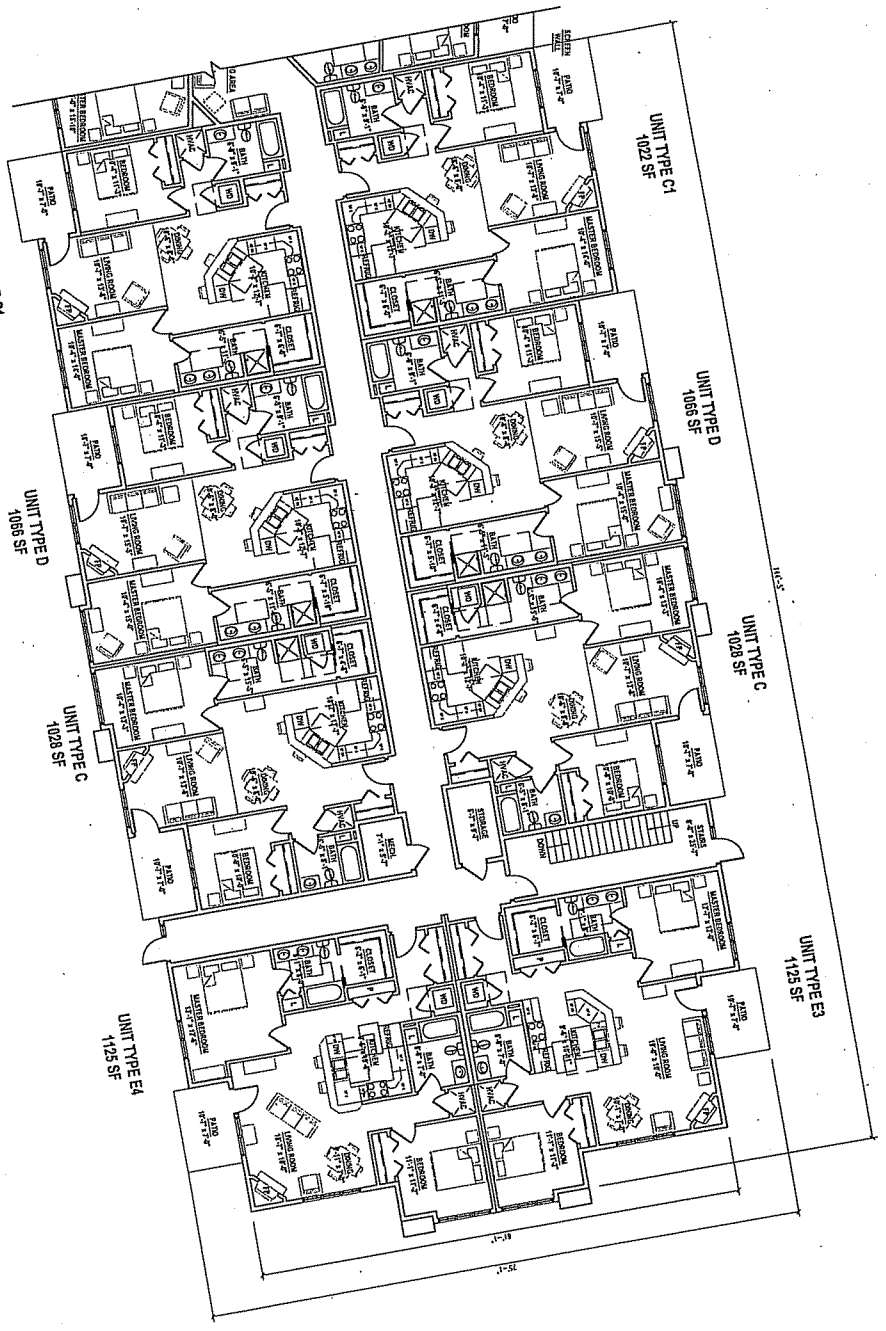
**DIMENSION IV**  
**MADISON**  
 Architecture  
 Engineering  
 Interior Design  
 313 West Sullivan Hwy., Suite 203  
 Madison, WI 53713  
 Phone: (608) 725-4444 Fax: (608) 725-4445

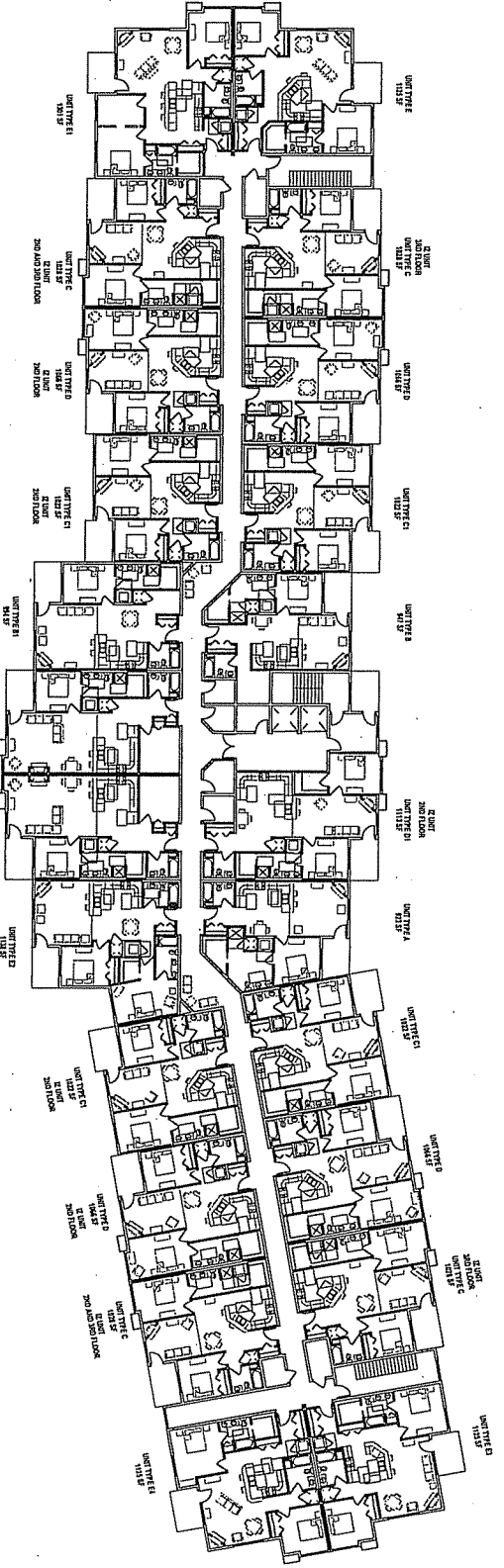
**NORMANDY**  
**SQUARE**  
 6500 NORMANDY LANE  
 MADISON, WI

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REVISIONS:	
<b>URBAN DESIGN</b>	
<b>SUBMISSION</b>	
PROJECT NO.:	65072

PARTIAL FIRST FLOOR  
 PLAN

**A-1 2**

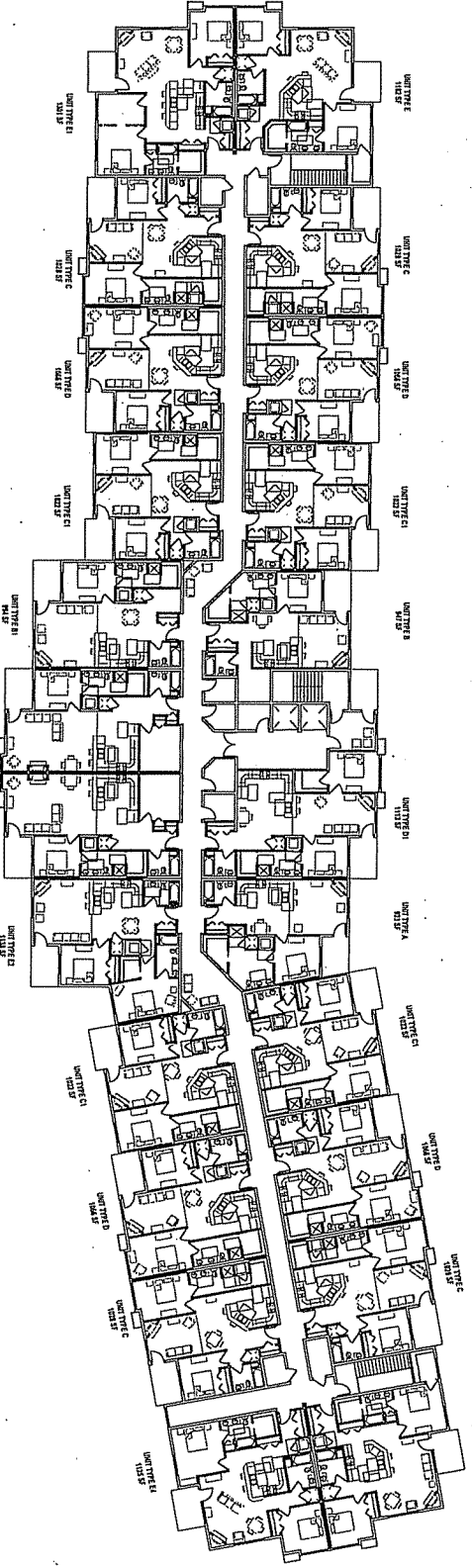




1 SECOND & THIRD FLOOR PLAN

0' 5' 10' 20'

NORTH



2 FOURTH FLOOR PLAN

0' 5' 10' 20'

NORTH

**DIMENSION IV**  
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 Interior Design  
 311 West Building Hwy., Suite 100  
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**NORMANDY**  
**SQUARE**

6500 NORMANDY LANE  
 MADISON, WI

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<b>URBAN DESIGN</b>	
<b>SUBMISSION</b>	
PROJECT NO.:	06272

SECOND, THIRD, &  
 FOURTH FLOOR PLAN



2

**DIMENSION IV  
MADISON**

Architecture  
Engineering  
Interior Design

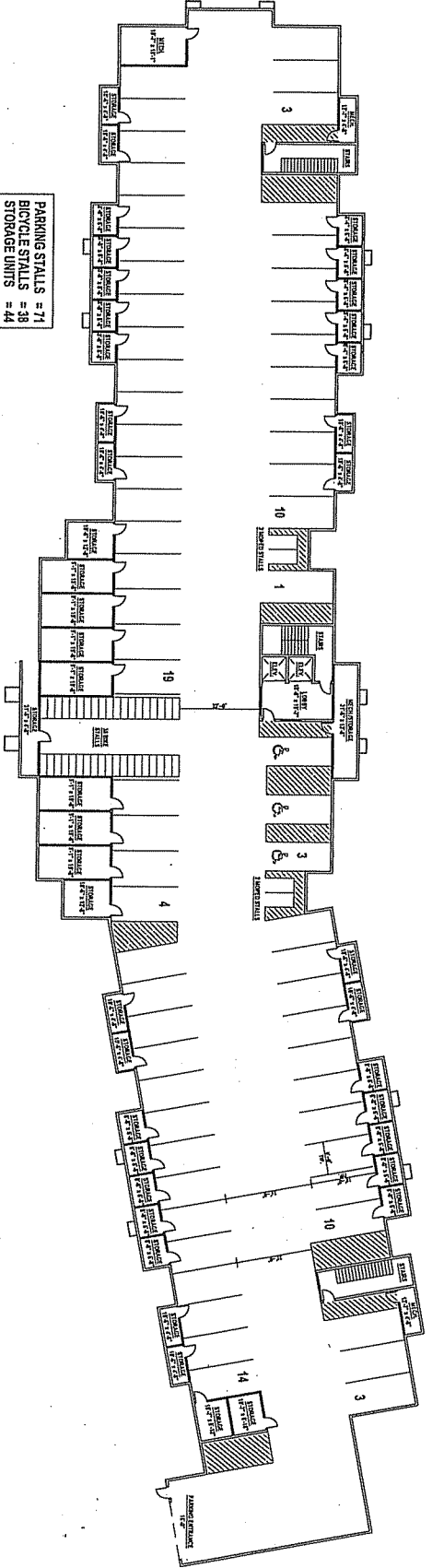
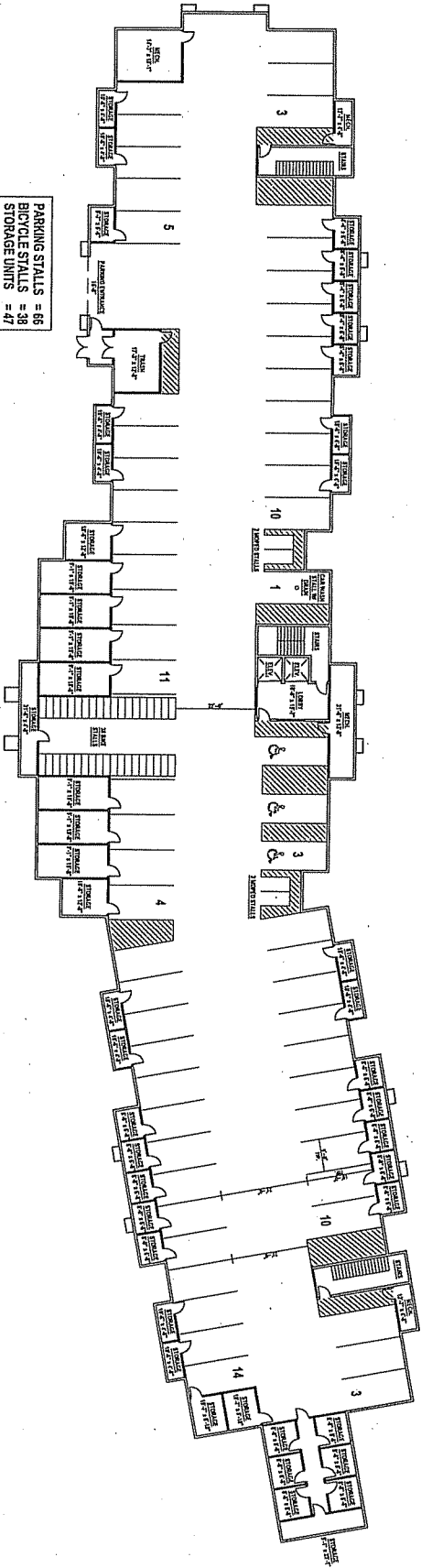
313 West Bellvue Hwy., Suite 110  
Madison, WI 53713  
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**NORMANDY  
SQUARE**

6500 NORMANDY LANE  
MADISON, WI

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PROJECT NO.:	02072

PARKING LEVEL PLANS



**A 4 5**



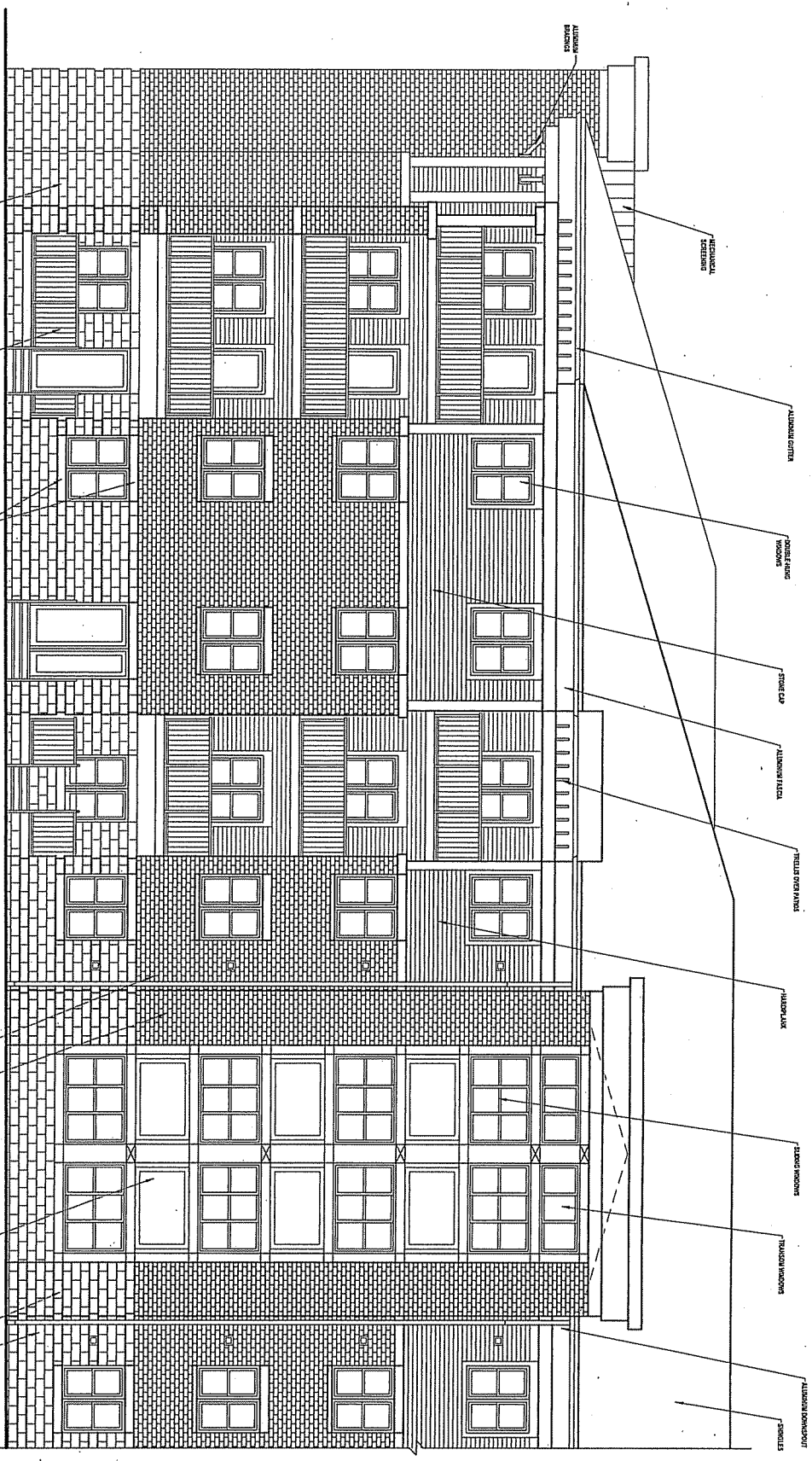
2

**DIMENSION IV  
MADISON**

Architecture  
Engineering  
Interior Design  
313 West Building Hwy., Suite 785  
Madison, WI 53703  
Phone: (608) 278-9414 Fax: (608) 232-4435

**NORMANDY  
SQUARE**

6500 NORMANDY LANE  
MADISON, WI



1 ENLARGED PARTIAL ELEVATION  
0 2 4 8  
1" = 8'-0"

REVISIONS:
DATE OF ISSUE:
06/17/07
<b>URBAN DESIGN</b>
<b>SUBMISSION</b>
PROJECT NO.:
06072

ENLARGED PARTIAL  
ELEVATION

AD 1

NORMANDY SQUARE

