

# URBAN DESIGN COMMISSION APPLICATION

# UDC

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



## FOR OFFICE USE ONLY:

Date Received 7/6/23 3:35 p.m.  Initial Submittal  
 Paid \_\_\_\_\_  Revised Submittal

**Complete all sections of this application, including the desired meeting date and the action requested.** If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

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

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

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

## 1. Project Information

Address (list all addresses on the project site): 3100 E Washington Avenue, Madison, WI 53704

Title: 3100 E Washington

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 12

- New development  Alteration to an existing or previously-approved development  
 Informational  Initial Approval  Final Approval

## 3. Project Type

- Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
 General Development Plan (GDP)  
 Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

### Signage

- Comprehensive Design Review (CDR)  
 Modifications of Height, Area, and Setback  
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

### Other

- Please specify  
Conditional Use Permit

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Nick Orthmann  
 Street address 4011 80th St  
 Telephone 262-308-2656

Company Bear Development, LLC  
 City/State/Zip Kenosha, WI 53142  
 Email northmann@beardevelopment.com

**Project contact person** Nick Orthmann  
 Street address 4011 80th St  
 Telephone 262-308-265

Company Bear Development, LLC  
 City/State/Zip Kenosha, WI 53142  
 Email northmann@beardevelopment.com

**Property owner (if not applicant)** LLS Enterprises, LLC  
 Street address 2695 Ashbourne Lane  
 Telephone \_\_\_\_\_

City/State/Zip Madison, WI 53711  
 Email lskarty@tds.net

# URBAN DESIGN COMMISSION APPROVAL PROCESS



## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

## Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

# UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

## 4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

**Urban Design Commission Application** (continued)**5. Required Submittal Materials** **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

 **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

 **Development Plans** (Refer to checklist on Page 4 for plan details) **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type) **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to [UDCapplications@cityofmadison.com](mailto:UDCapplications@cityofmadison.com). The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

 **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 4/25/2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Nick Orthmann DocuSigned by: Larry Skartvedt Relationship to property Applicant/Developer  
 Authorizing signature of property owner Larry Skartvedt Date 2023-Jun-23 | 06:24 PDT  
F687C59ECFBE493...

**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



June 26<sup>th</sup>, 2023

Jessica Vaughn  
Secretary - Urban Design Commission  
215 Martin Luther King Jr Blvd  
Madison, WI 53701-2984

Re: UDC Informational Letter of Intent – 3100 E Washington Ave Madison, WI 53704

Dear Ms. Vaughn:

The purpose of this letter is to state our intent to submit a Land Use Application for the development of 3100 E Washington Ave and to request to be placed on the UDC's agenda for July 12<sup>th</sup> to give an informational presentation on our proposal and gather feedback prior to our full Land Use submittal. Bear presented a previous iteration of this project at the May 31<sup>st</sup> Urban Design Commission meeting and we feel that the revised plans address the UDC's comments which revolved primarily around the building's proximity to East Washington Avenue, reconfiguring the site for more usable outdoor area, and avoiding large unbroken areas on the building façade.

**Project & Site Details:**

Bear Development, LLC (Bear) is proposing to acquire and develop the property located at 3100 E Washington Ave into 192-units of housing. The site is currently zoned CC-T with a TOD Overlay and is located in Urban Design District No. 5. We will be applying for a Conditional Use Permit to allow for our proposed development and a demolition permit to raze the existing commercial building on site.

The revised plans include a single five-story building with frontage on East Washington Avenue and Ridgeway Avenue. There will be 168 total parking stalls on site (877 structured and 55 surface stalls). The revised unit mix will consist of 86 one-bedroom units and 106 two-bedroom units.

The revised building plans have building amenity space placed towards the corner of the building at Washington and Ridgeway approximately 15'6" from the back of curb moving east along Washington, the building then steps back an additional 18'. Consolidating the two buildings into a single building allowed for the site to be reconfigured to create a centralized outdoor greenspace that will be usable by residents. We have also provided conceptual landscape plans and section views to supplement the plans and provide additional context.

Our goal is to design the project within the framework of the zoning ordinance and limit any variance requests. Special attention is being paid to all requirements called out under Urban Design District No. 5, Commercial Corridor Transitional District (CCTD) and Transit Oriented Development Overlay District "TOD". Items including but not limited to the following are being designed to and around, building setbacks maximums and minimums, engagement of street edge for activation along the street, building massing appropriate to surrounding areas and per the permitted height and number of stories,

screening along adjacent properties, meeting parking minimum requirements, green space requirements, vision triangle requirements, stormwater requirements, easement requirements, etc.

We feel that the plan addresses the Urban Design District No. 5 design criteria as follows:

- Public Rights of Way- the building's interface with the public right of way will be landscaped appropriately and we have also set the building back from East Washington Avenue to ensure the width of the right of way and setback is sufficient to create an appealing feel for pedestrians.
- Off Street Parking and Loading Areas- the parking and loading areas are tucked into the "rear" of the development along Melvin Court and Ridgeway Avenue, limiting their exposure to East Washington which is the main thoroughfare in the area. The parking lot will be landscaped appropriately and we have usable outdoor amenity space near these areas as well to activate the site beyond just parking and loading.
- Signs- the full signage plan has not been developed but it will comply with UD-5 requirements.
- Building Design- the building has been designed to provide a mix of high quality materials and avoid large unbroken facades. To accomplish this, we have provided a mix of materials and colors palettes for the different segments of the building. We have also provided varying levels of setback to comply with the zoning ordinance with the building held on the hard corner of Washington and Melvin, and larger setback dimensions as you move away from the intersection.
- Lighting- the full lighting plan has not been developed but it will comply with the UD-5 requirements and complement the development and be compatible with neighboring uses as well.
- Landscaping- the conceptual landscape plan provided in this submittal shows the anticipated level and variety of landscaping which we believe provides a mix of functionality and aesthetics. We believe that the placement of the landscaping enhances the look and feel of the building and enhances the pedestrian experience along East Washington Avenue, and enhances the usable outdoor spaces for the residents.

**Site Development Data:**

Lot Area:	96,235 SF / 2.21 acres
Dwelling Units:	192
Density:	87 / acre

<b>MADISON - 3100 EAST WASHINGTON DEVELOPMENT DATA</b>						
<b>UNIT TOTALS</b> (UNIT MIX 44.8% 1-BD & 55.2% 2-BD)						
BLDG 01	STUDIO	1BR	2BR	3BR	TOTAL	
1ST FL	0	14	17	0	31	
2ND FL	0	18	22	0	40	
3RD FL	0	18	22	0	40	
4TH FL	0	18	22	0	40	
5TH FL	0	18	23	0	41	
SUBTOTAL	0	86	106	0		
<b>TOTAL</b>					<b>192</b>	
<b>PARKING TOTALS</b> (UNIT TO STALL RATIO 1:0.74)						
LOWER LEVEL		87				
SURFACE		55				
<b>TOTAL</b>		<b>142</b>				
<b>PROJECT GROSS SQUARE FOOTAGES</b>						
BLDG 01	GSF / FLOOR					
LL	43,400					
1ST FL	42,500					
2ND FL	42,960					
3RD FL	42,960					
4TH FL	42,960					
5TH FL	42,960					
<b>TOTAL</b>	<b>257,740 GSF</b>					

**Project Team:**

Owner/Developer: Bear Development, LLC  
 4011 80<sup>th</sup> Street  
 Kenosha, WI 53142  
 Contact: Nick Orthmann  
 Phone: 262-308-2656  
 Email: [northmann@beardevelopment.com](mailto:northmann@beardevelopment.com)

Architect: Engberg Anderson Architects  
 305 W Washington Ave  
 Madison, WI 53703  
 Contact: Felipe Ornelas  
 Phone: 414-944-9117  
 Email: [felipeo@engberganderson.com](mailto:felipeo@engberganderson.com)

Civil Engineer & Landscape: JSD  
 161 Horizon Dr Suite 101

Verona, WI 53593  
Contact: Kevin Yeska  
Phone: 608-848-5060  
Email: [kevin.yeska@jsdinc.com](mailto:kevin.yeska@jsdinc.com)

Thank you for your time in reviewing our proposal. Should you have any questions, please feel free to contact me at any time.

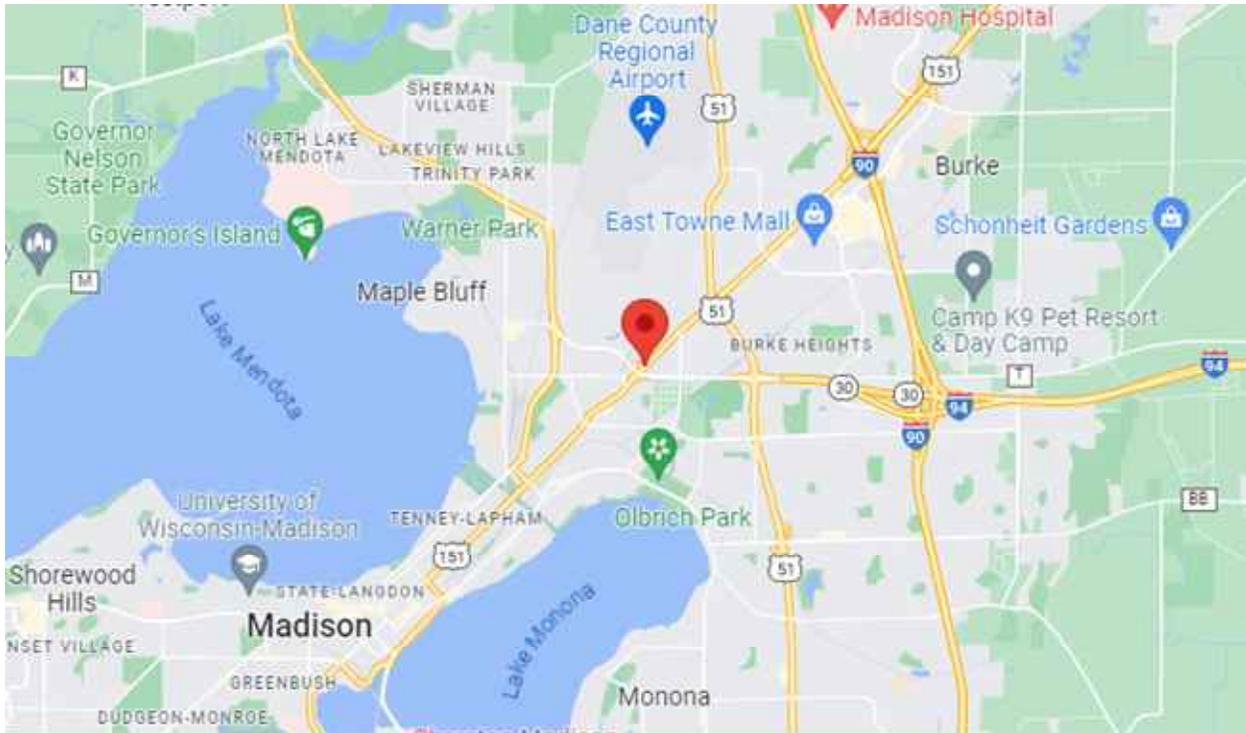
Sincerely,

A handwritten signature in black ink, appearing to read "NO", written in a cursive style.

Nick Orthmann  
Project Manager  
Bear Development, LLC

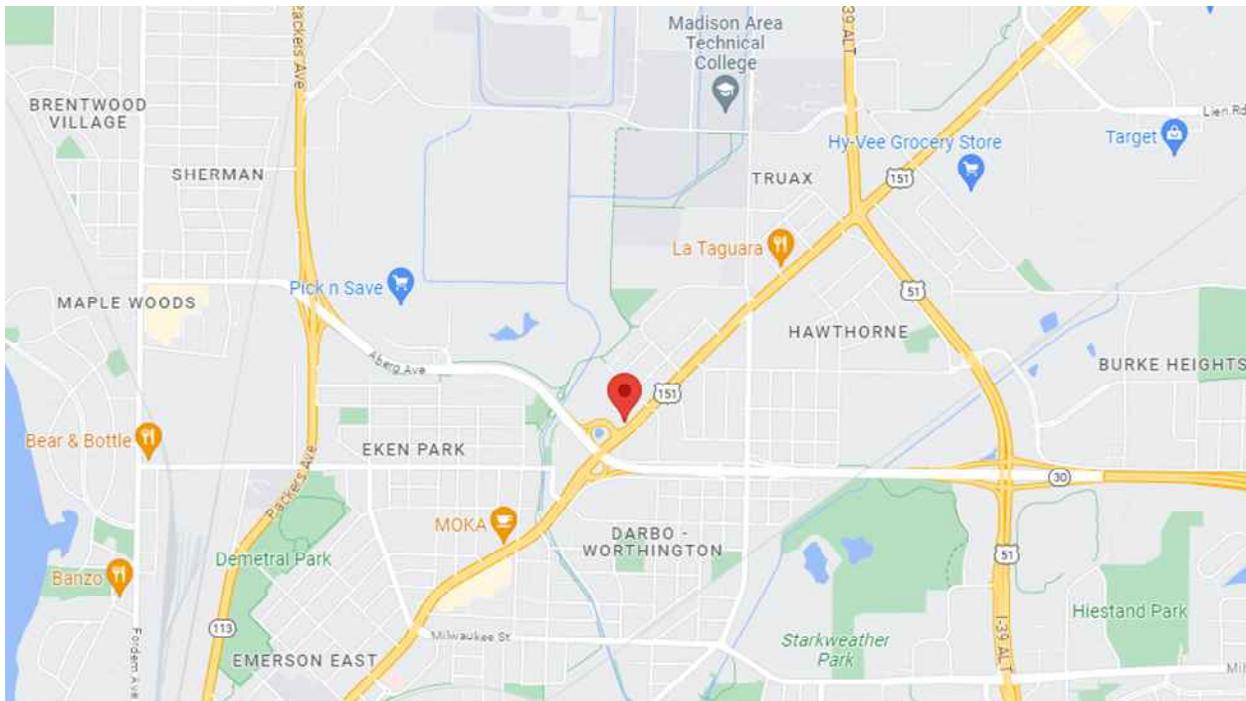
1) Greater Madison Area

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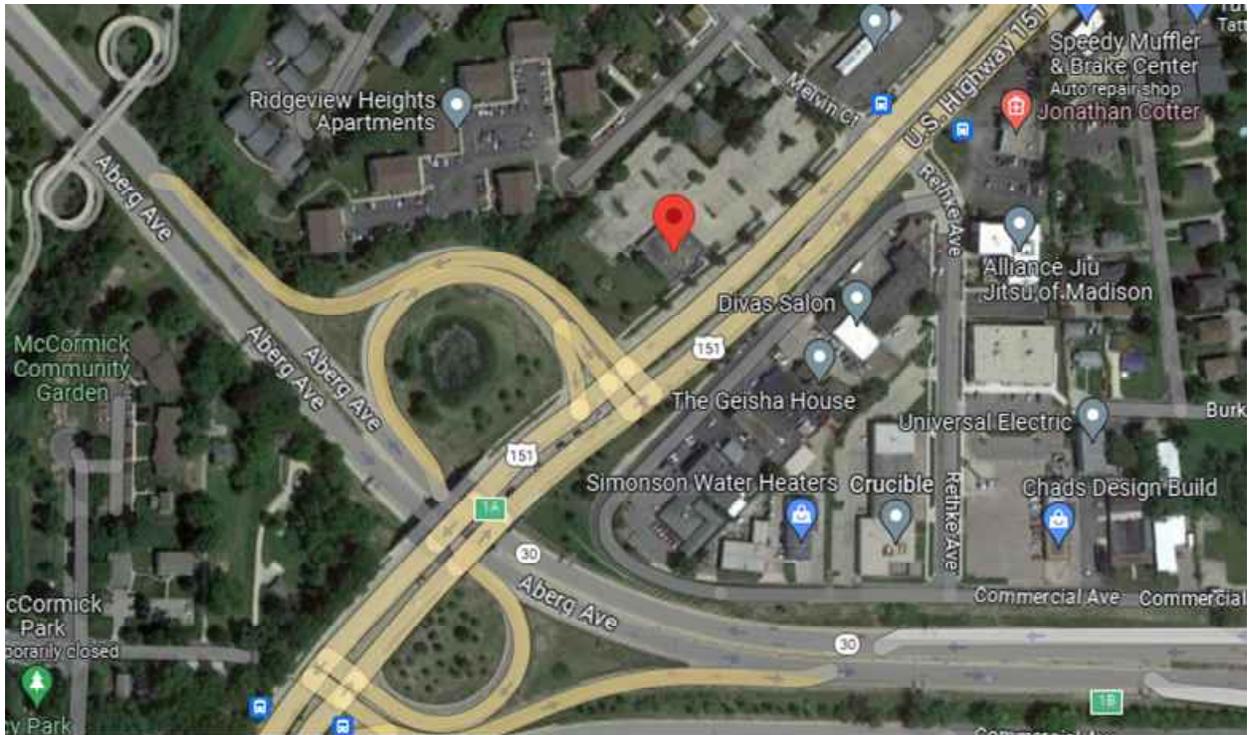
2) Neighborhood

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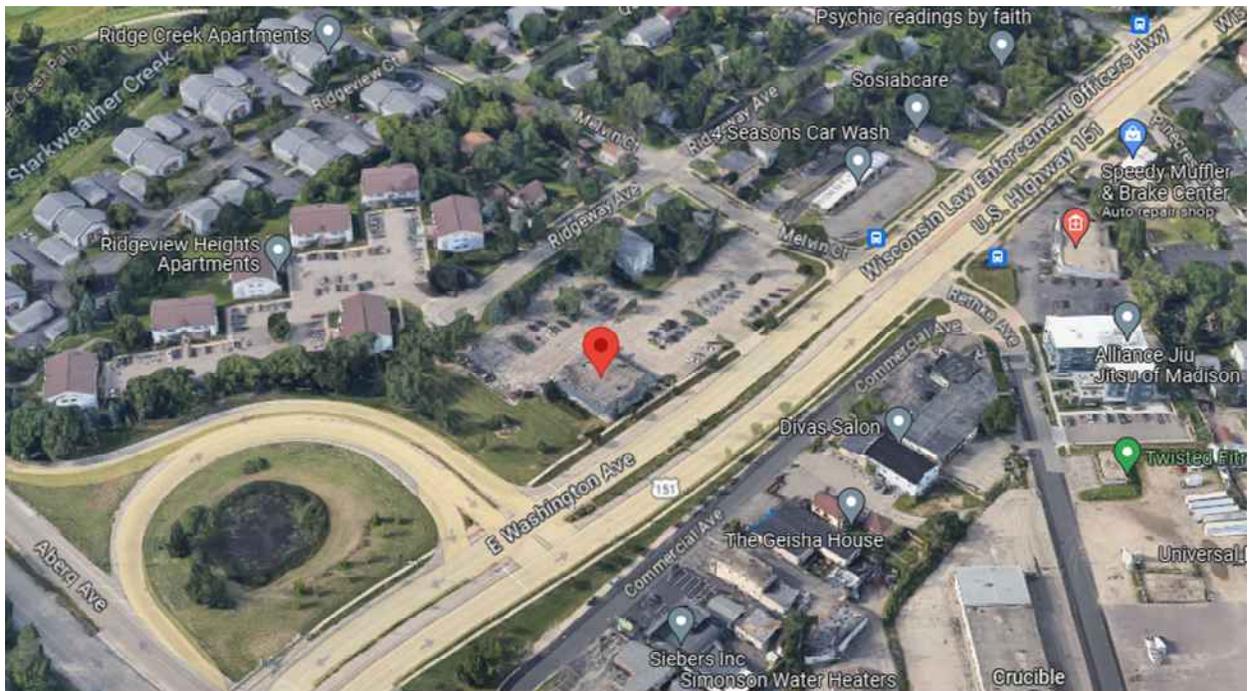
### 3) Site Aerial

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### 4) Northwest Ariel

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5) Northeast Ariel

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6) North view from E Washington Ave & HWY 30 On-Ramp

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7) Southwest view from E Washington Ave & Melvin Ct

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8) East view from Ridgeway Ave

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9) Neighboring Western properties from Ridgeway Ave

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10) Neighboring Northern properties on the corner of Ridgeway Ave & Melvin Ct

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11) Neighboring Northern properties from E Washington Ave & Melvin Ct

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12) Neighboring Eastern properties on E Washington Ave & Rethke Ave

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13) Northeastern properties on E Washington Ave & Rethke Ave

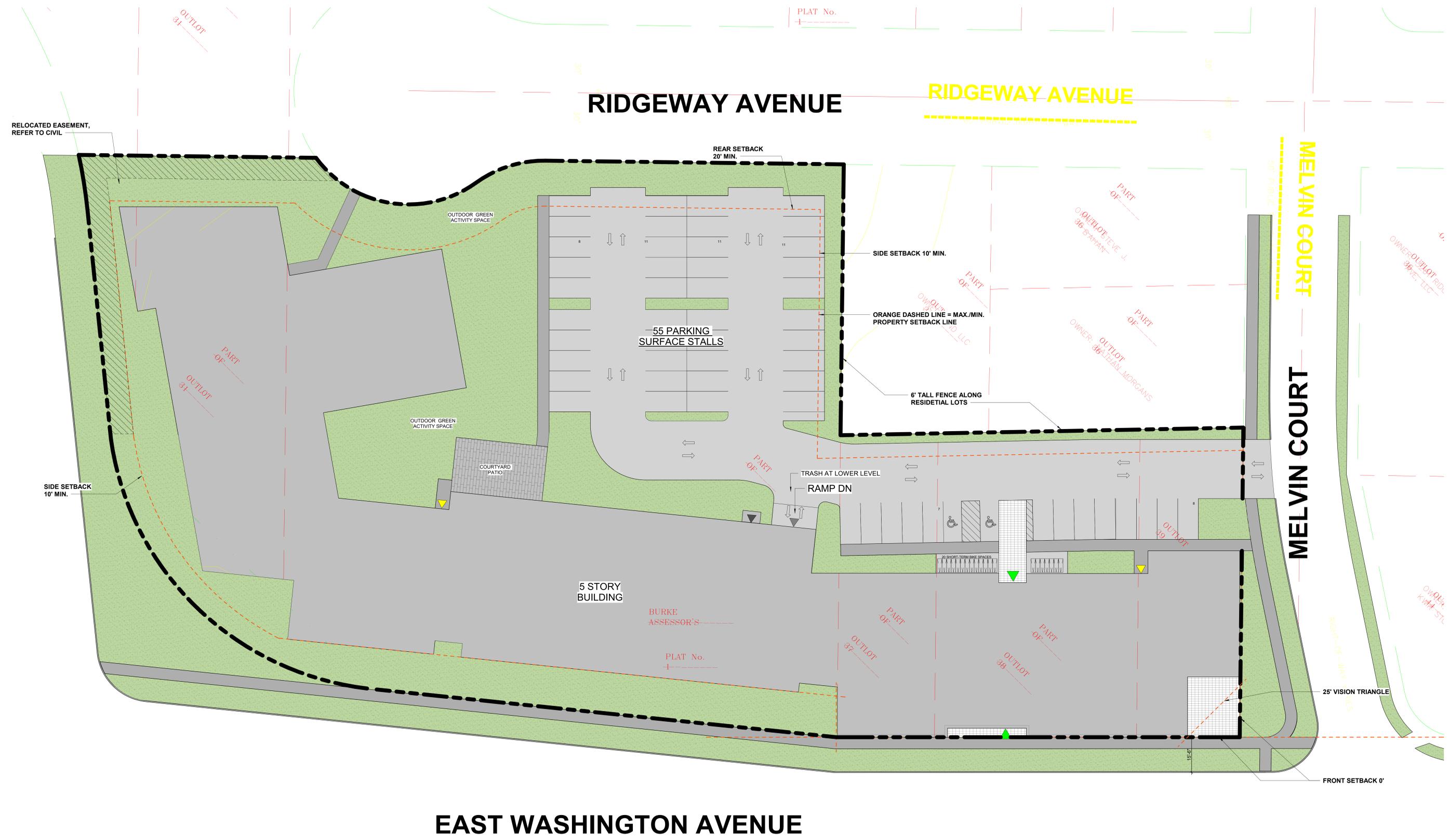
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14) HWY 30 Off-Ramp to E Washington Ave

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# 3100 EAST WASHINGTON

ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

June 26, 2023

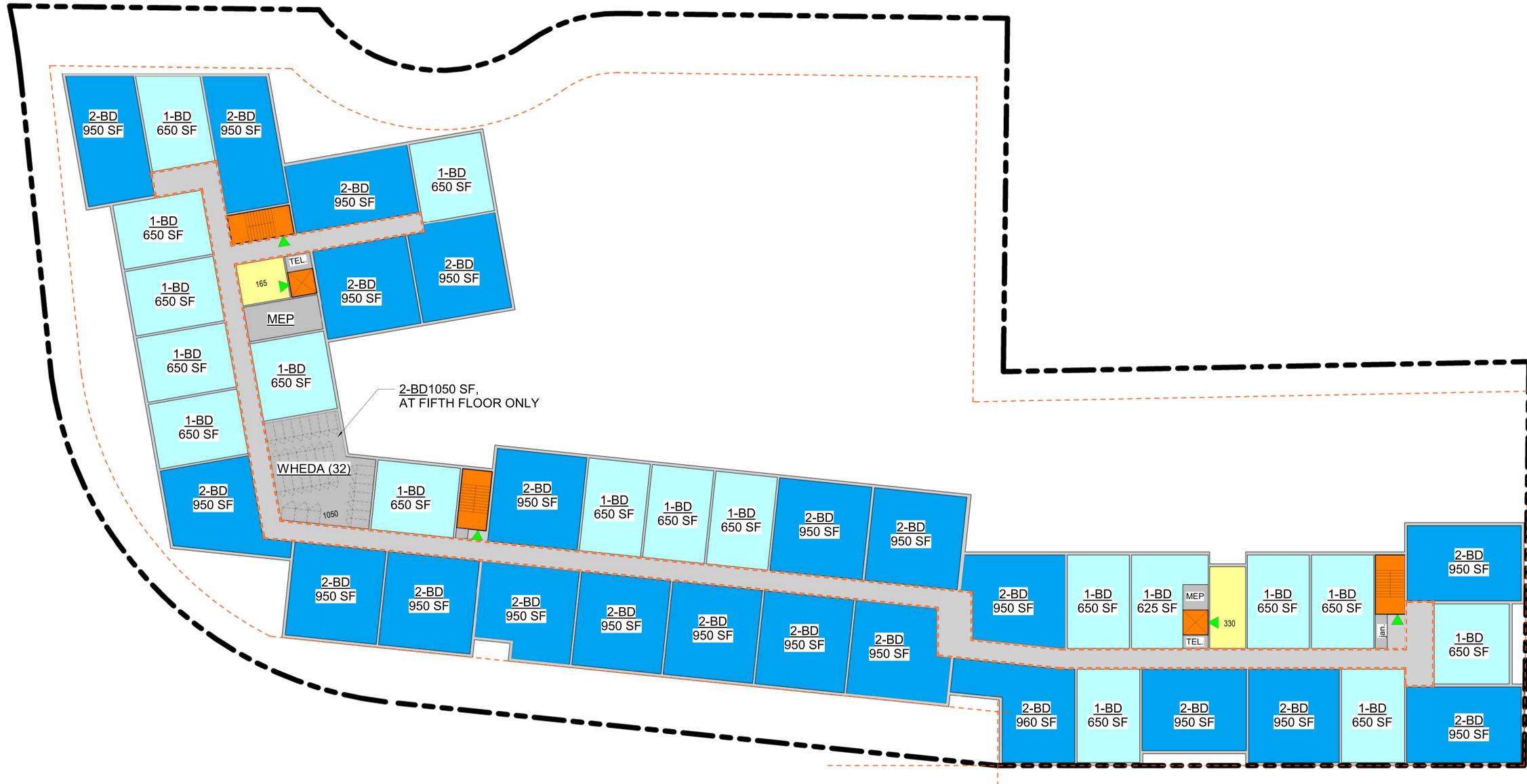
Engberg Anderson Project No. 233606.00



## SD 0.0







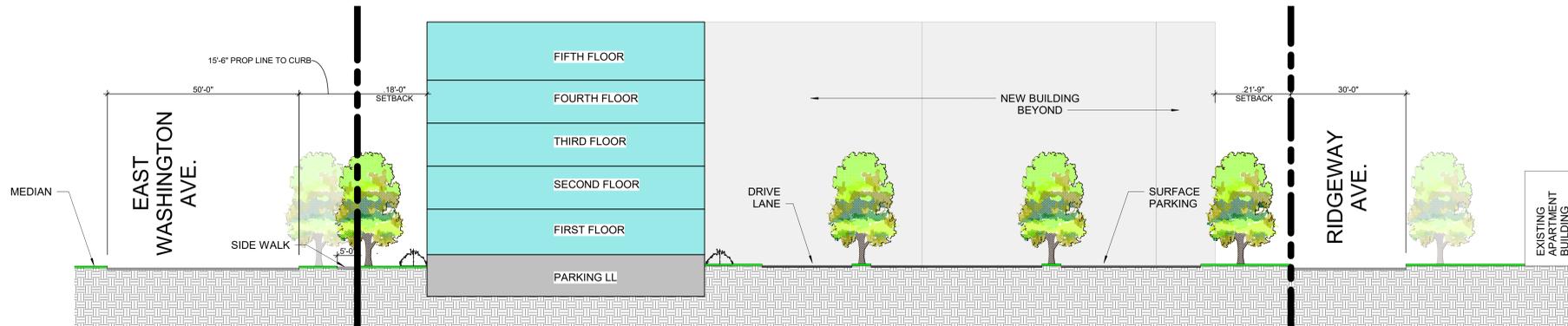
# 3100 EAST WASHINGTON

TYPICAL FLOOR PLAN (SECOND THRU FIFTH)

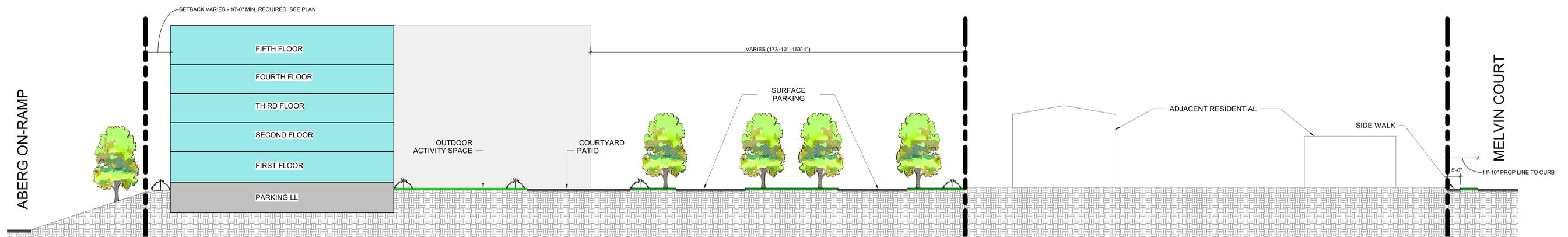
SCALE: 1/16" = 1'-0"

JUNE 26, 2023

Engberg Anderson Project No. 233606.00



3 SITE SECTION EAST-WEST  
SCALE: 1/16" = 1'-0"



4 SITE SECTION NORTH-SOUTH  
SCALE: 1/16" = 1'-0"

# 3100 EAST WASHINGTON



1 EAST ELEVATION 1  
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION 1  
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION 1  
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION 1  
SCALE: 1/16" = 1'-0"



5 WEST ELEVATION 2  
SCALE: 1/16" = 1'-0"



6 EAST ELEVATION 3  
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION 2  
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION 4  
SCALE: 1/16" = 1'-0"



3 SOUTHWEST ELEVATION  
SCALE: 1/16" = 1'-0"



# 3100 EAST WASHINGTON



BUILDING ELEVATIONS  
SCALE: 1/16" = 1'-0"

Engberg Anderson Project No. 233606.00

## SD 5.1



# 3100 EAST WASHINGTON

3-D VIEWS  
SCALE:

Engberg Anderson Project No. 233606.00



# 3100 EAST WASHINGTON

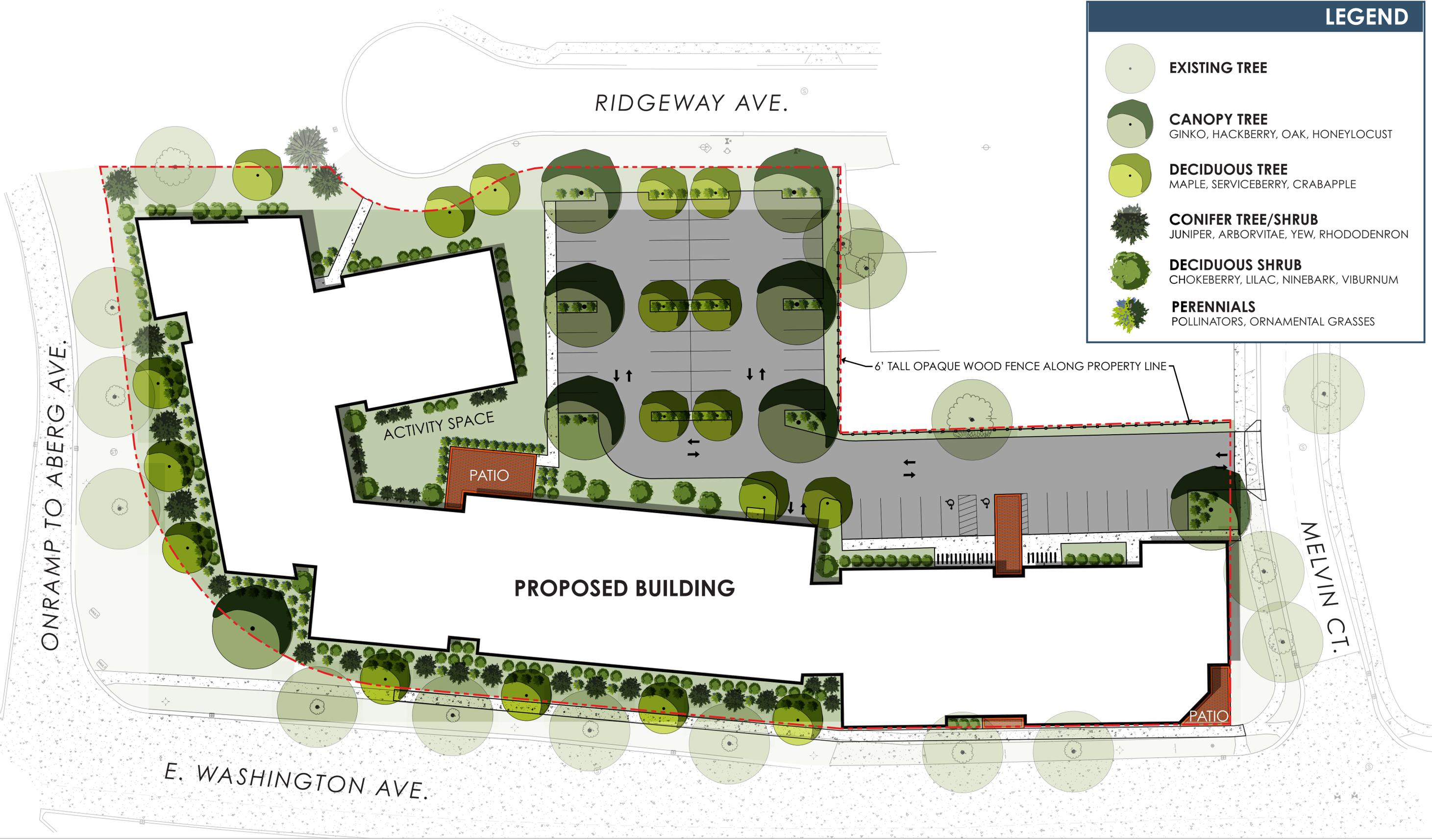
3-D VIEWS

SCALE:

Engberg Anderson Project No. 233606.00

**LEGEND**

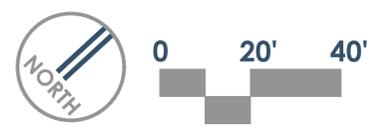
-  **EXISTING TREE**
-  **CANOPY TREE**  
GINKGO, HACKBERRY, OAK, HONEYLOCUST
-  **DECIDUOUS TREE**  
MAPLE, SERVICEBERRY, CRABAPPLE
-  **CONIFER TREE/SHRUB**  
JUNIPER, ARBORVITAE, YEW, RHODODENRON
-  **DECIDUOUS SHRUB**  
CHOKEBERRY, LILAC, NINEBARK, VIBURNUM
-  **PERENNIALS**  
POLLINATORS, ORNAMENTAL GRASSES



File: I:\2023\213191\02 Planning\01 Graphics and Exhibits\2023-06-20\_Conceptual Landscape Plan.dwg Layout: TB User: mainisacachi Plotted: Jun 22, 2023 - 10:52am Xrefs:

**3100 E. WASHINGTON AVE.**  
**MADISON, WISCONSIN**      **DATE: 6/26/2023**

**CONCEPTUAL LANDSCAPE PLAN**



2313191

**PLANT LIST**

**CANOPY TREES**

- Chicagoland Hackberry
- Autumn Gold Ginko
- Decaff Kentucky Coffeetree
- Stree Keeper Honeylocust

**DECIDUOUS TREES**

- Regal Prince Oak
- Yellow Birch
- Crimson Sunset Maple
- Autumn Brilliance Serviceberry

**CONIFER TREES**

- Green Giant Arborvitae
- Tamarack
- Iowa Juniper

**DECIDUOUS SHRUBS**

- Iroquois Beauty Chokeberry
- Bloomerang Lilac
- Center Glow Ninebark
- Judd Viburnum
- Vernal Witchazel

**CONIFER SHRUBS**

- Acadia Juniper
- Everlow Yew
- Tauton Yew

**PERENNIALS**

- Millenium Allium
- Butterfly Weed
- White Montrose Calamintha
- Purple Coneflower
- Little Goldstar Black-Eyed Susan
- Caradonna Salvia
- Fire Chief Coralbells

**GRASSES**

- Prairie Dropseed
- Heavy Metal Switchgrass
- Blue Heaven Little Bluestem



210 N. BASSETT ST



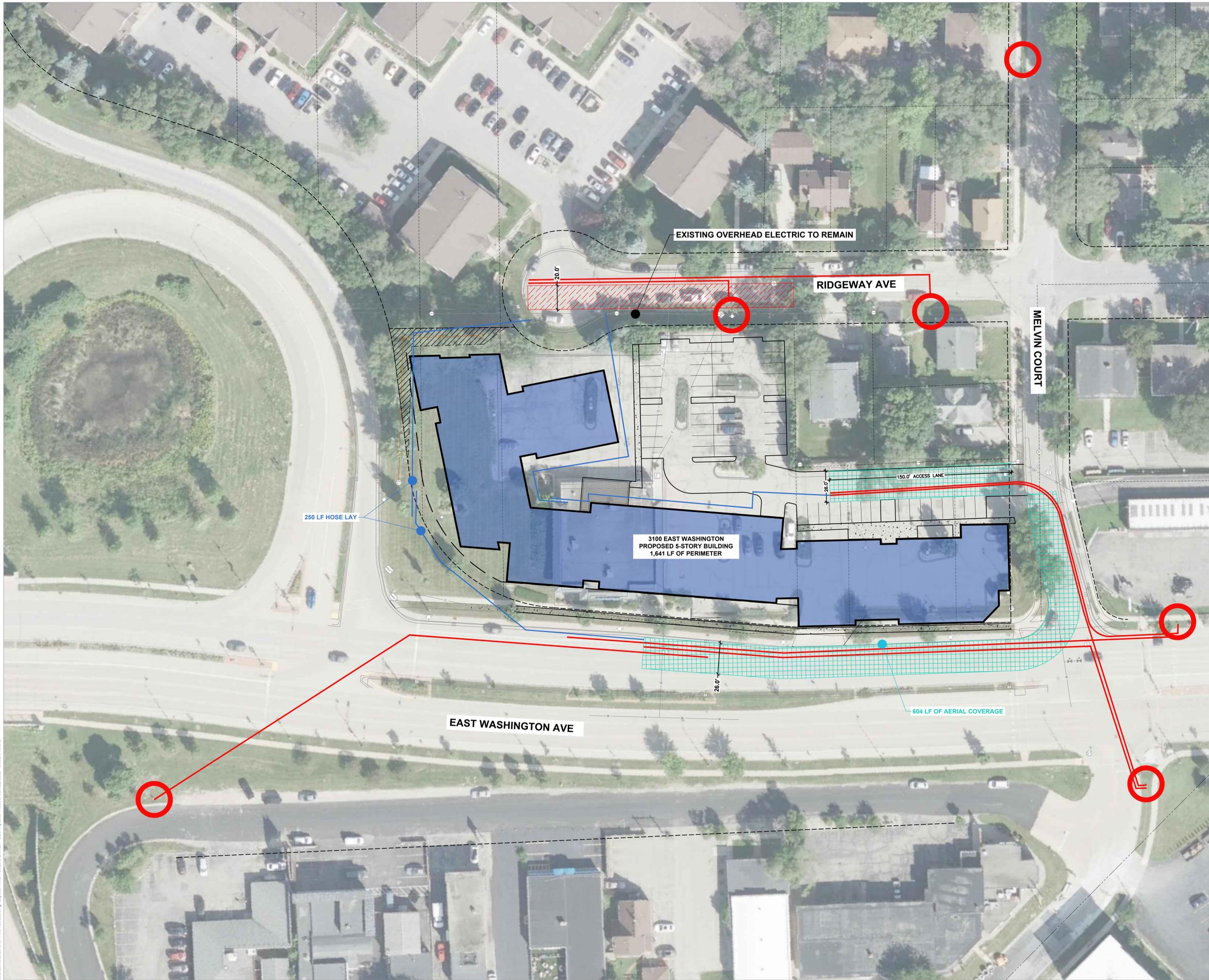
VERITAS VILLAGE

3100 E. WASHINGTON AVE.  
MADISON, WISCONSIN

6/26/2023

STREETSCAPE PRECEDENT STUDIES





**LEGEND**

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
▨	20' WIDE FIRE LANE
▩	26' WIDE FIRE LANE - AERIAL APPARATUS
○	HYDRANT LOCATION

**NOTE:**  
ALL HOSE LAY ROUTES SHOWN  
MEASURE 500 FEET OR LESS

**City of Madison Fire Department**  
30 West Mifflin Street, 3rd & 9th Floors, Madison, WI 53703-2579  
Phone: 608-266-4420 • Fax: 608-267-1100 • Email: fire@cityofmadison.com

Project Address: **3100 EAST WASHINGTON AVENUE**  
Contact Name & Phone #: **KEVIN YESKA (JSD) 608-609-6794**

**FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 26-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a rollable curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 26-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6? If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<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 grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in height?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" 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? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrant? 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? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.  
This worksheet is based on MGO 34.503 and IFC 2012 Edition Chapter 5 and Appendix D, please see the codes for further information.

