

# 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 \_\_\_\_\_ 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): \_\_\_\_\_

Title: \_\_\_\_\_

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

UDC meeting date requested \_\_\_\_\_

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 \_\_\_\_\_

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

**Applicant name** \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

**Project contact person** \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

## 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

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

## 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 \_\_\_\_\_ on \_\_\_\_\_.
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 \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner \_\_\_\_\_ Date \_\_\_\_\_

## 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

July 10, 2023

Urban Design Commission  
215 Martin Luther King Jr. Blvd.  
Madison WI 53703

Re: Madison College Truax North Building Construction & Remodeling Program

We are writing to request initial input from the Urban Design Commission for remodeling work on Madison College's North Building at the Truax campus. As you may know, Madison College is a public technical and community college with multiple campuses around the city. They are committed to providing high-quality education and training to our community. Madison College has built a recognizable brand that is represented through the architecture of their campuses, most clearly seen at the main Truax Campus and the Goodman South Campus.

Madison College has owned this building, the North Building, immediately north of the main building on the Truax campus, for 12 years, but it has not yet been brought up to Madison College's current design standards. This project will be the first step of a phased approach to represent the Madison College brand through architecture at this building. As part of this project, we plan to reconfigure the entry sequence to the building and re-clad portions of the existing building. Included in this work is the second phase of ongoing parking and drive aisle redevelopment as part of a phased approach to improving the north parking lots.

The renovation work on the North Building is an integral part of the College's Construction and Remodeling program, which aims to improve the learning environment and accommodate the growing needs of their students and faculty. The proposed work will provide additional classroom and workshop space, as well as updated facilities and amenities. The planned recladding work will transform the existing building, creating a new main entry sequence clad with Madison College's recognizable material palette of buff limestone, brick, and aluminum metal panels; with plans to continue the recladding of the North Building in future projects.

We believe that the proposed work will not only benefit Madison College, but also strengthen the surrounding community and Madison as a whole. We look forward to the opportunity to present our plans in more detail and address any questions or comments you may have.

Drew Martin, AIA, NCARB, VP/Design Director  
[DMartin@strang-inc.com](mailto:DMartin@strang-inc.com)  
608.720.1835p



**GENERAL LIFE SAFETY PLAN NOTES**

- ALL DOOR LEAVES ARE 36" WIDE WITH 33" CLEAR EGRESS WIDTH, UNLESS NOTED OTHERWISE.
- WIDTHS NOTED ON LIFE SAFETY PLANS ARE CLEAR EGRESS WIDTHS
- SEE SITE PLAN FOR ACCESSIBLE ROUTE TO ACCESSIBLE PARKING STALLS.

**CODE INFORMATION FOR BUILDING AB**

**APPLICABLE CODES:**

Wisconsin Commercial Building Code  
 Accessibility: ICC/ANSI A117.1-2009 Edition  
 Commercial Building: 2015 IBC as amended  
 Electrical: 2017 NEC as amended  
 Energy Conservation: 2015 IECC as amended  
 Fire Protection: 2015 IFC as amended  
 Mechanical: 2015 IMC as amended  
 Plumbing: 2015 IPC as amended

**CLASSIFICATION OF WORK:** (IEBC 2015 Sections 503, 504, 505)  
 Change of Occupancy, Level 3 Alteration  
 Project Area 34,549 sq. ft. (Building AB)

**TOTAL BUILDING AREA (BUILDING AB):**  
 First Floor 34,549 gross sq. ft.  
 Building Total 34,549 gross sq. ft.

**BUILDING HEIGHT:**  
 Two stories above grade plane  
 Approx. 48'-0" to surface of high roof

**PRIMARY BUILDING USES:** (IBC 2015 Chapter 3)  
 SEPARATED USES (NO RATING REQUIRED BETWEEN USES)

Location	Occupancy group	Floor area
Business (Higher ed. 49 persons max.)	Group B, Business	29,600 gsf
Storage	Group S-1, Moderate Hazard	8,734 gsf

**TYPE OF CONSTRUCTION:** 2B (IBC 2015 Chapter 6)

**FIRE RESISTANCE RATINGS:**

Fire Resistance Hourly Ratings for Structural Components: (IBC 2015 Table 601)  
 Primary Structural Frame 0 Hour  
 Bearing Walls, Exterior 0 Hour  
 Bearing Walls, Interior 0 Hour  
 Floor Construction 0 Hour  
 Roof Construction 0 Hour

**Fire Resistance Hourly Ratings for Separations:**

Corridors 0 Hour, building is fully fire sprinklered (IBC 2015 Table 1020.1)  
 Storage, S-1 0 Hour (IBC 2015 Table 508.4)

**FIRE SPRINKLER SYSTEM:**

To be fully sprinklered per NFPA 13 (Building AB).

**FIRE ALARM SYSTEM:**

Not required. Provide fire suppression notification system only.

**ALLOWABLE AREA CALCULATIONS:**

69,000 sq. ft. Basic Allowable Area per B Occupancy (Sprinklered Multiple Story) (IBC 2015 Table 506.2)  
 17,250 sq. ft. Frontage Increase for B Occupancy (IBC 2015 Section 506.3)  
 52,500 sq. ft. Basic Allowable Area per S-1 Occupancy (Sprinklered Multiple Story) (IBC 2015 Table 506.2)

29,600 / 66,250 + 8,734 / 52,500 = .51 (≤1.0 is acceptable) Total Allowable Area per Floor

**ALLOWABLE HEIGHT CALCULATIONS:** (IBC 2015 Tables 504.3 and 504.4)

4 stories 75 feet Basic Allowable Height per B Occupancy  
 3 stories 75 feet Basic Allowable Height per S-1 Occupancy  
 3 stories 75 feet Total Allowable Height

**OCCUPANT LOAD CALCULATIONS:** (IBC 2015 Table 1004.1.2)

Business, Group B 27,005 gsf / 100 = 270.05 persons  
 Group B Mechanical Main Plant Room 2,595 gsf / 300 = 8.65 persons  
 Storage, Group S-1 8,734 gsf / 300 = 29.11 persons  
 Total occupancy 308 persons

**EXIT WIDTH CALCULATIONS:** (IBC 2015 Section 1005.3.1 & 1005.3.2)

With Sprinkler System:			
Stairs, Required	Stairs, Provided	Other Egress, Required	Other Egress, Provided
178 persons x 0.3 = 53.4 inches	147 inches	308 persons x 0.2 = 61.6 inches	198 inches

**TOILET FIXTURE CALCULATIONS:** (IBC 2015 Table 2902.1)

Type of Use	Occupant load		Water closets		Lavatories		Drinking fountains	Service sink
	Men	Women	Men	Women	Men	Women		
Group B (279)	140	140	3.8	3.8	2.75	2.75	2.79	1
Group S-1 (30)	15	15	.15	.15	.15	.15	.03	
Total required for entire building			4	4	3	3	3	1
Total provided for entire building			4*	4	3	3	2**	1

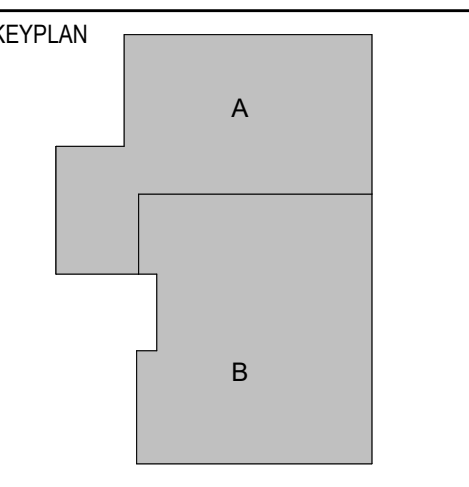
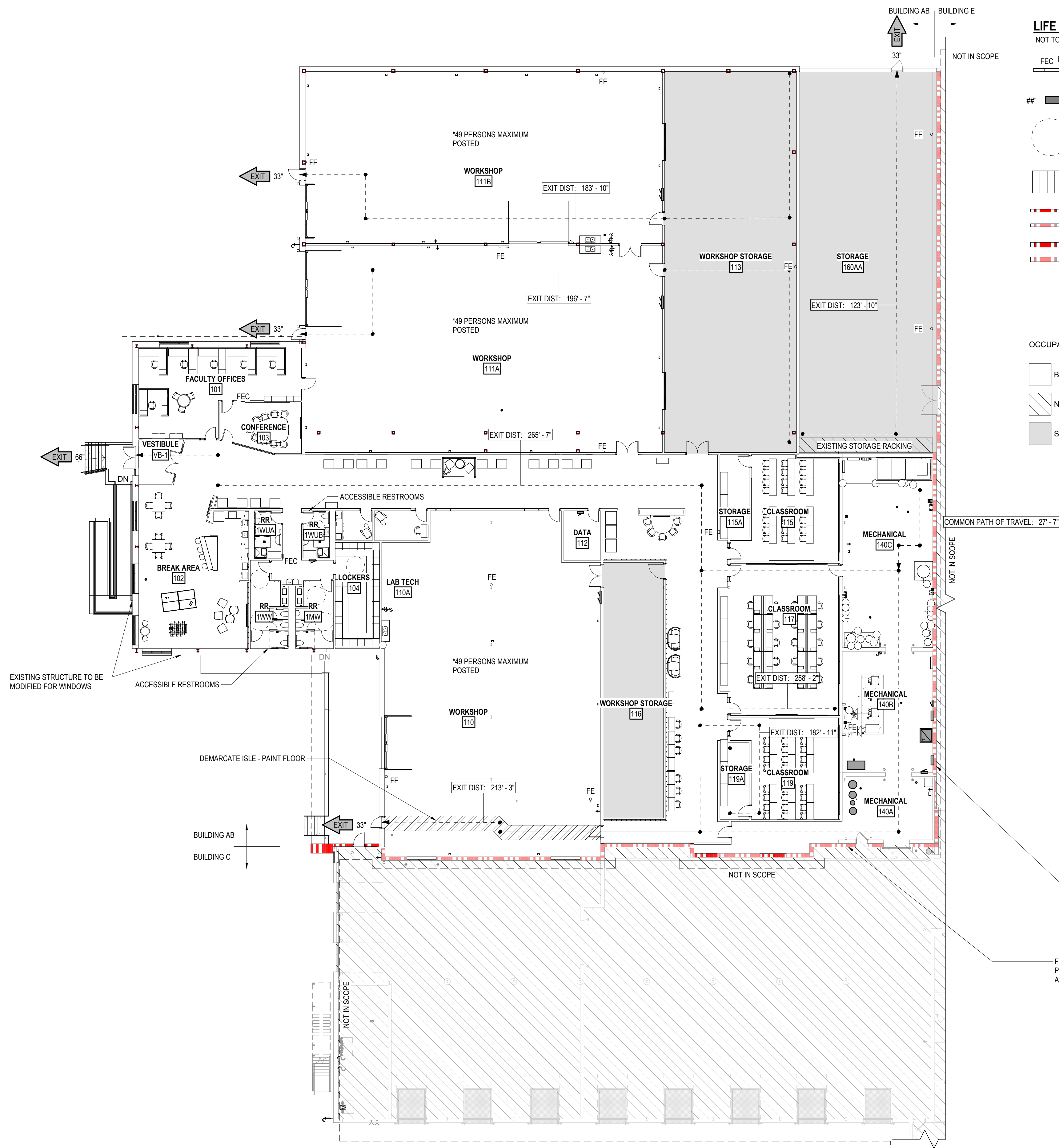
Notes \* Provided fixtures are 7 WC and 1 Urinal.  
 \*\* In addition to 2 drinking fountains bottled water will be provided in break room.

**LIFE SAFETY PLAN LEGEND**

- NOT TO SCALE
- FEC FE FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER
  - ## → EGRESS WIDTH AND DIRECTION
  - 60" Ø WHEELCHAIR TURNING SPACE
  - RACKING TO REMAIN
  - 1 HOUR RATED FIRE BARRIER
  - EXISTING 1 HOUR RATED FIRE BARRIER
  - 2 HOUR RATED FIRE WALL
  - EXISTING 2 HOUR RATED FIRE WALL

**OCCUPANCY GROUP LEGEND**

- BUSINESS
- NOT IN SCOPE
- STORAGE / MECH S-2



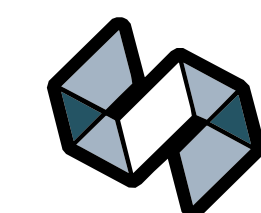
COPYRIGHT STRANG, INC. 2023

REVISIONS	NO.	DESCRIPTION	DATE

TX NORTH STORAGE BUILDING REMODEL PROJECT	
1840 WERTCH ST MADISON, WI 53704	DATE: 06/16/2023 DRAWING SET CD PROJECT NO. RFB24-002
LIFE SAFETY PLAN & CODE INFORMATION	







**STRANG**

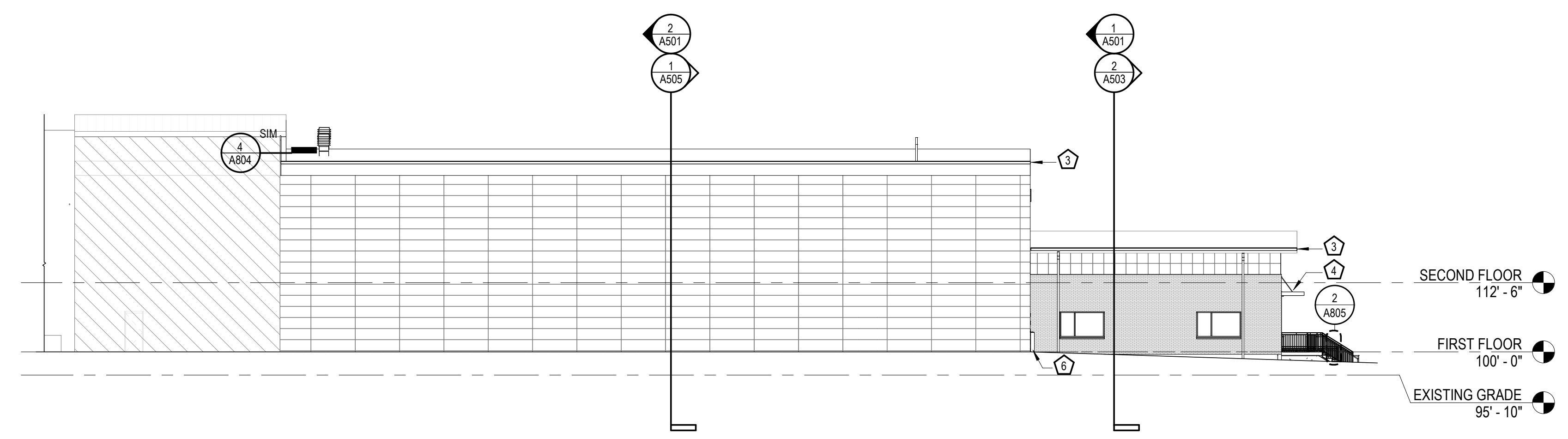
ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
MADISON, WI | WAUKESHA, WI

**SPECIFIC EXTERIOR ELEVATION NOTES**

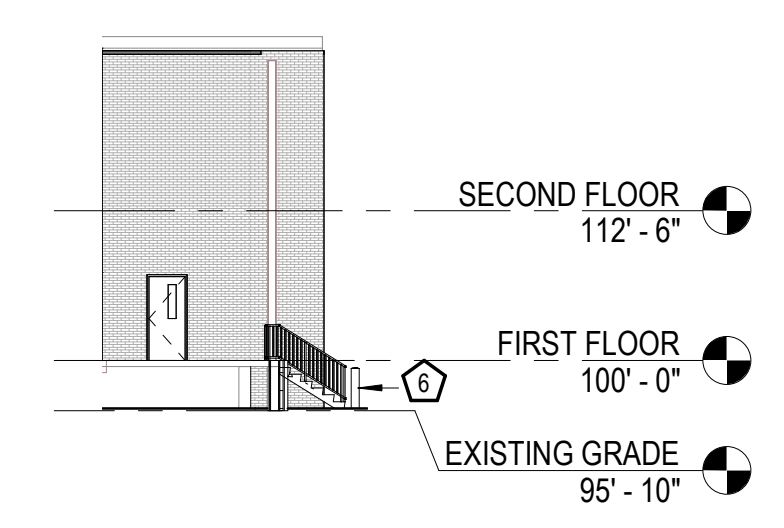
- 1 BACKLIT EXTERIOR SIGNAGE ON 2" STAND OFF BRACKETS.
- 2 REMOVABLE GUARDRAIL, HEIGHT 3' - 6" AFF, PAINT PT.
- 3 PREFINISHED METAL GUTTER AND DOWNSPOUT.
- 4 PREFINISHED METAL CANOPY SYSTEM.
- 5 PAINT EXISTING COLUMNS, PT.
- 6 CONCRETE BOLLARD.

**EXTERIOR FINISH LEGEND**

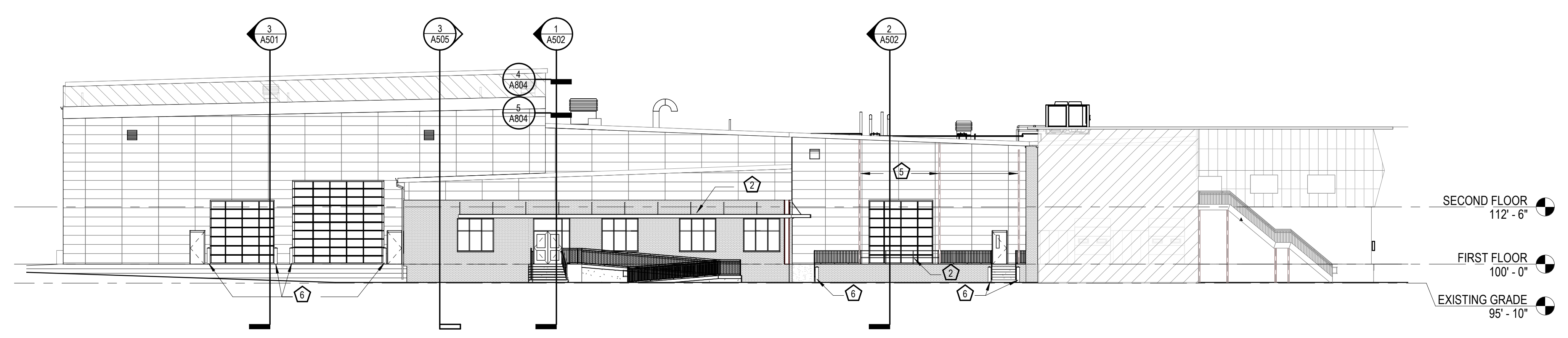
- BR-1 BRICK VENEER
- CMU-1 CONCRETE MASONRY UNIT VENEER
- MS-1 PREFINISHED METAL SIDING
- ADD ALTERNATE 1
- ADD ALTERNATE 2



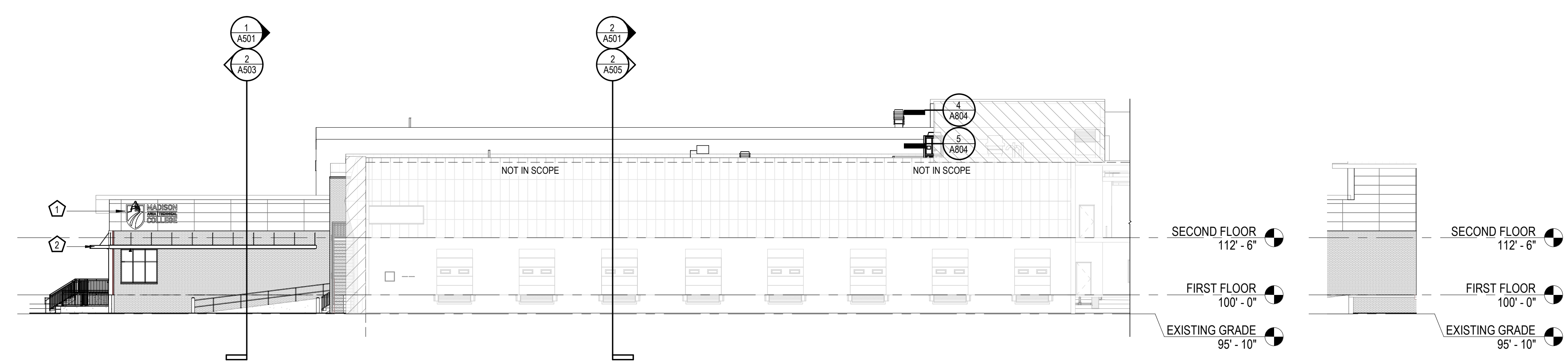
**1 NORTH ELEVATION**  
A401 SCALE: 1/16" = 1'-0"



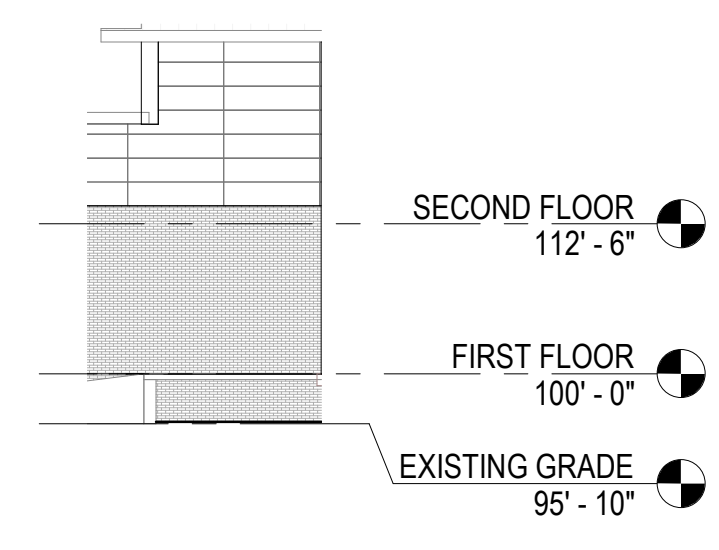
**2 NORTH ELEVATION 2**  
A401 SCALE: 1/16" = 1'-0"



**3 WEST ELEVATION**  
A401 SCALE: 1/16" = 1'-0"



**4 SOUTH ELEVATION**  
A401 SCALE: 1/16" = 1'-0"



**5 SOUTH ELEVATION 2**  
A401 SCALE: 1/16" = 1'-0"

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REVISIONS	NO.	DESCRIPTION	DATE

TX NORTH STORAGE BUILDING REMODEL PROJECT

1840 WRIGHT ST  
MADISON, WI 53704

DATE: 06/16/2023  
DRAWING SET: CD  
PROJECT NO.: RFB24-002

EXTERIOR ELEVATIONS

A401










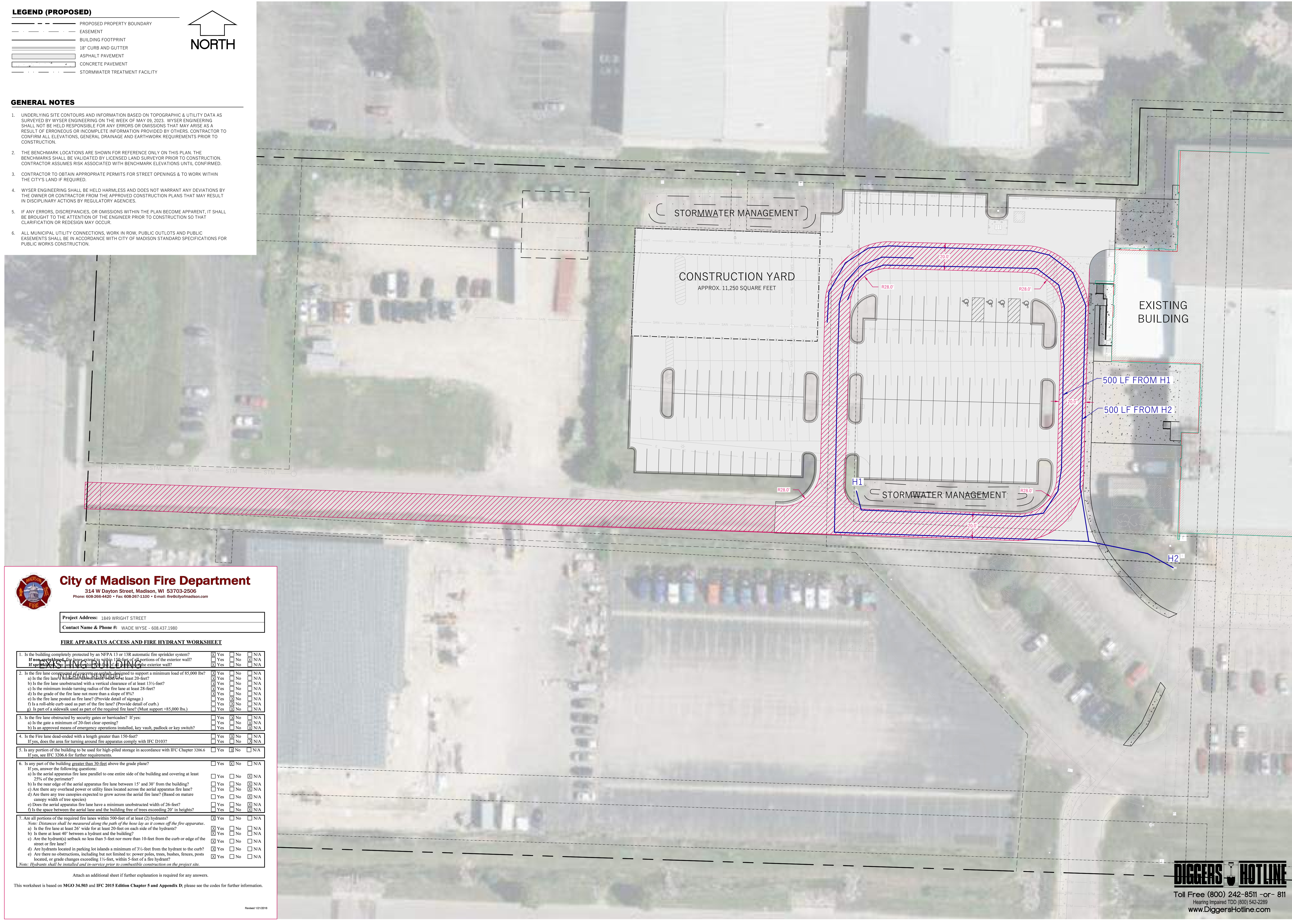


**LEGEND (PROPOSED)**

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- ▭ STORMWATER TREATMENT FACILITY

  
**NORTH**

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 09, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
  - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
  - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
  - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
  - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
  - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.



**City of Madison Fire Department**  
 314 W Dayton Street, Madison, WI 53703-2506  
 Phone: 608-266-4420 • Fax: 608-267-1500 • Email: fire@cityofmadison.com

**Project Address:** 1849 WRIGHT STREET  
**Contact Name & Phone #:** WADE WYSE - 608.437.1980

**FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <i>If non-sprinklered, fire lanes shall be within 150 feet of all portions of the exterior wall?</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane completely protected by a fire lane door? <i>If not, is the fire lane door designed to support a minimum load of 85,000 lbs?</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane unobstructed with a vertical clearance of at least 20-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a rollable curb used as part of the fire lane? (Provide detail of curb.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-foot clear opening?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? <i>If yes, does the area for turning around fire apparatus comply with IFC D103?</i>	<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 <i>If yes, see IFC 3206.6 for further requirements.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 20-feet above the grade plane? <i>If yes, answer the following questions:</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
f) Is the space between the aerial fire lane and the building free of trees exceeding 20' in height?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<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>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane at least 20' wide for at least 20-feet on each side of the hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are the hydrants setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

*Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.*

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

This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.

Sheet Title: FIRE APPARATUS ACCESS PLAN

Revisions:		
No.	Date:	Description:

Graphic Scale: 0' 15' 30' 45'

Wysér Number: 23-1053

Set Type: REVIEW

Date Issued: 08/16/2023

Sheet Number: C102

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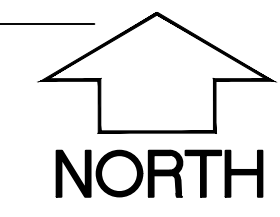


**UTILITY NOTES**

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a) AND SPS 384.30(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

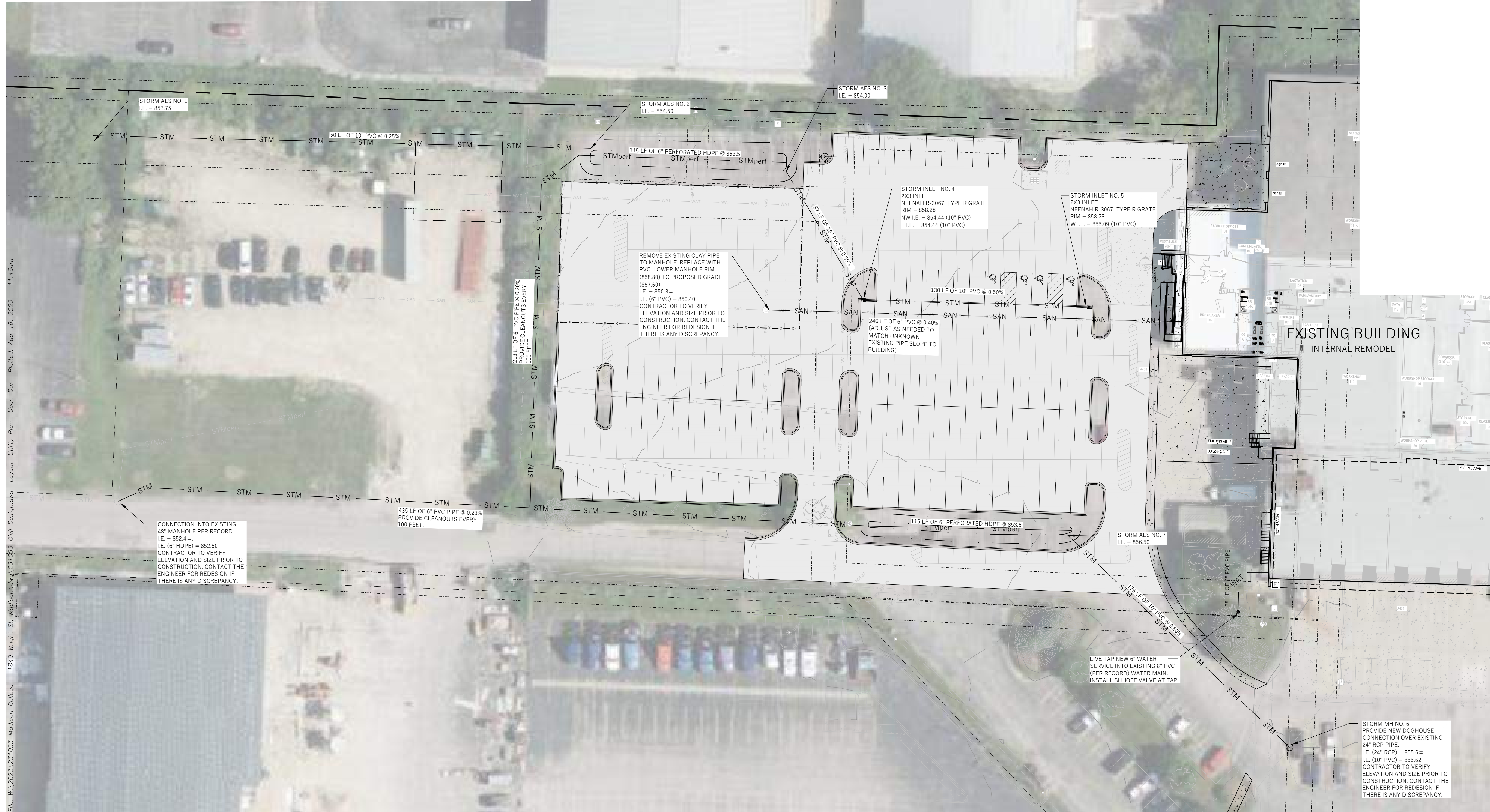
**LEGEND (PROPOSED)**

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▬ 18" CURB AND GUTTER
- ▬ ASPHALT PAVEMENT
- ▬ CONCRETE PAVEMENT
- ▬ WAT PROPOSED WATER MAIN
- ▬ SAN PROPOSED SANITARY SEWER
- ▬ STM PROPOSED STORM SEWER
- ▬ GAS PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- ▬ E PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- ▬ STORMWATER TREATMENT FACILITY



**GENERAL NOTES**

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 09, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.



1849 WRIGHT STREET  
MADISON, WI 53704

MADISON COLLEGE - TRUAX  
NORTH CAMPUS REDEVELOPMENT  
CITY OF MADISON, DANE COUNTY, WI  
Sheet Title:  
UTILITY PLAN

Revisions:		
No.	Date:	Description:

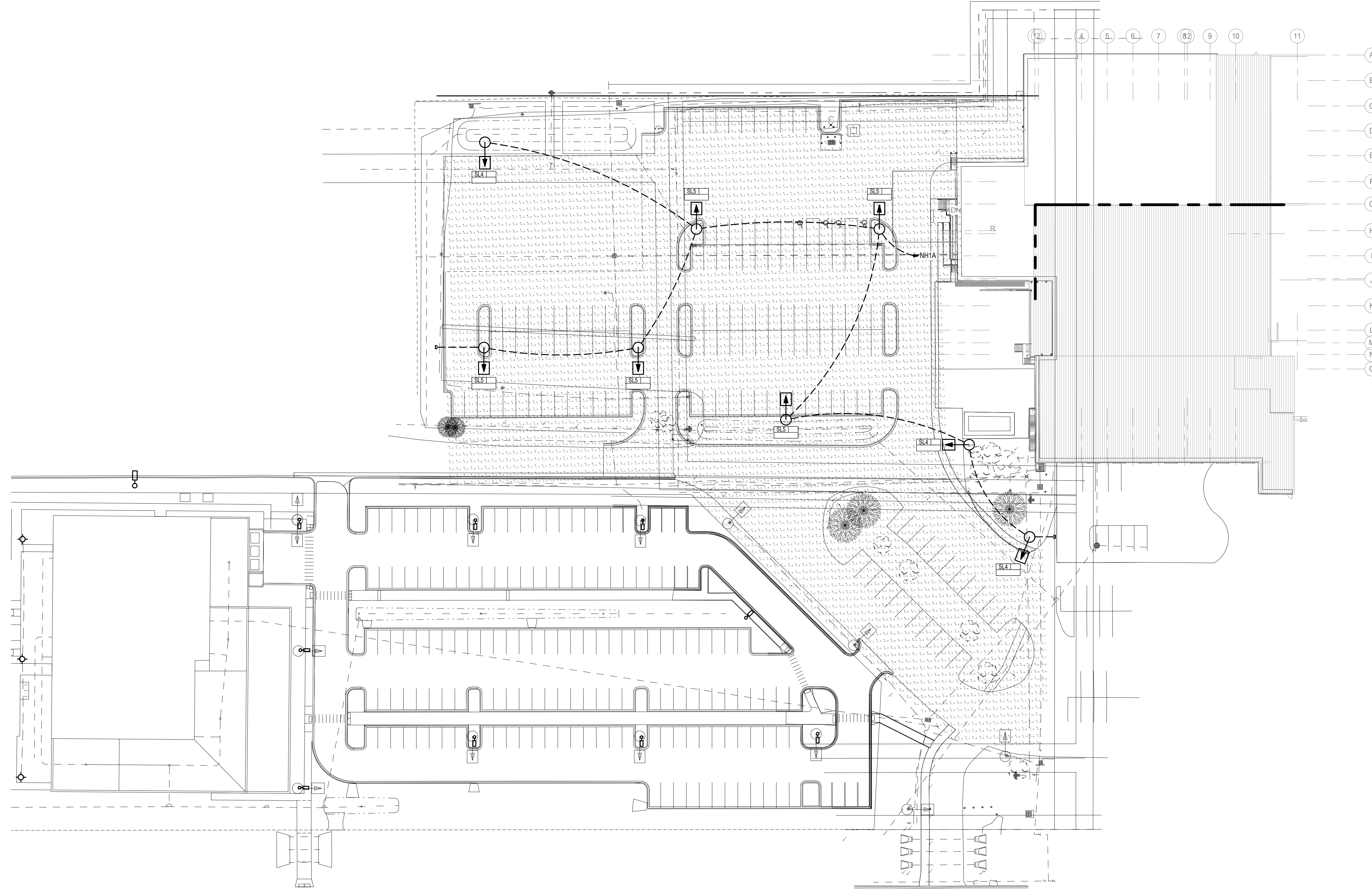
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Wyser Number	23-1053
Set Type	REVIEW
Date Issued	08/16/2023
Sheet Number	C300

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PARKING ILLUMINATION SUMMARY			
AVERAGE	MINIMUM	MAXIMUM	AVG-MIN
1.25FC	0.3FC	9.6FC	4:1



KEYPLAN

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REVISIONS	NO.	DESCRIPTION	DATE

TX NORTH STORAGE BLDG C&R REMODEL

1840 WRIGHT ST  
MADISON, WI 53704

DATE: 07/17/2023  
DRAWING SET DD  
PROJECT NO. 2023063

**NOT FOR CONSTRUCTION**

SITE LIGHTING PHOTOMETRIC PLAN

PN TN  
1  
zE401  
SCALE: 1" = 40'-0"  
**SITE LIGHTING PHOTOMETRIC PLAN**

NEW WORK KEY	
—	EXISTING
—	NEW / REVISED
■	EXISTING EQUIPMENT
■	NEW / REVISED EQUIPMENT

zE401



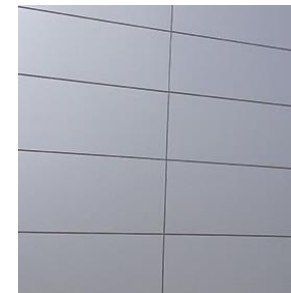


MADISON COLLEGE EARLY LEARNING CAMPUS



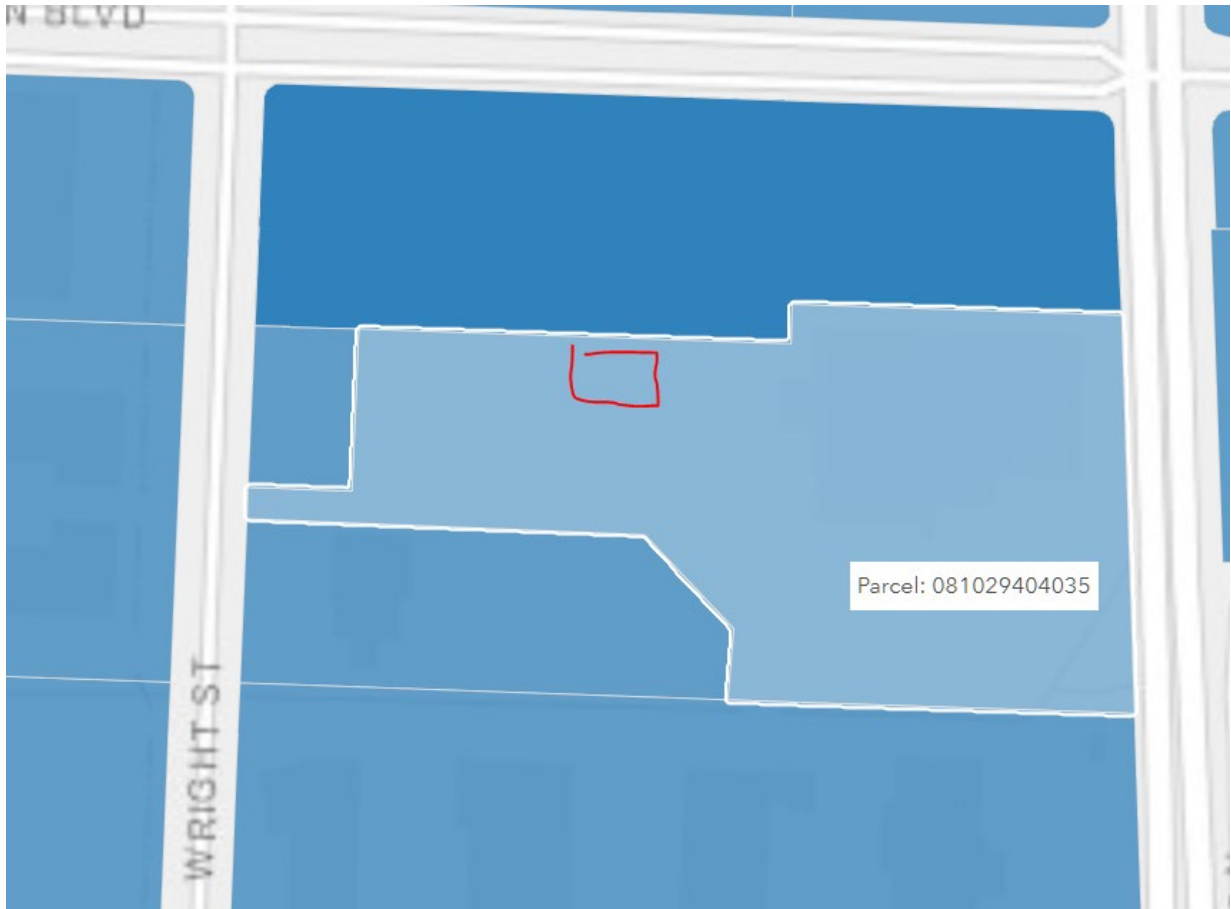
**Brick**

- Utility Brick
- Sioux City Toasted Fine Art
- Sioux City Badlands



**Metal Panel**

- Clear anodized aluminum
- Aluminum Composite Material (ACM) panel





**Drew Martin, AIA, NCARB**

Senior Vice President | Design Director | Shareholder

o.608.720.1835 | c.217.725.8852 | [DMartin@strang-inc.com](mailto:DMartin@strang-inc.com)

 [Book time to meet with me](#)



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**From:** Cleveland, Julie <JCleveland@cityofmadison.com>  
**Sent:** Tuesday, September 19, 2023 12:35 PM  
**To:** Drew Martin <DMartin@strang-inc.com>  
**Subject:** 1849 Wright Street

\*\*\* [EXTERNAL] This message comes from an external organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. \*\*\*

Good Afternoon, Drew-

Thank you for your UDC submittal for initial/final approval of 1849 Wright Street. In order to complete the package, we need the following additional materials:

- A materials board (digital is fine);
- Material & color call-outs on elevations;
- Further details on the proposed fencing material. Your plans list chain link, so it is unclear as to how that would effectively screen the area.

Please forward this information by the end of this week, and let me know if you have any questions.

Thanks!  
Julie



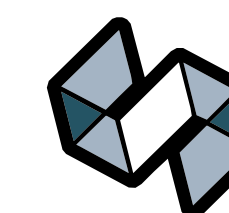
**Julie Cleveland** she/her/hers

*\*Working in office Monday & Tuesday; working remotely Wednesday-Friday – EMAIL IS BEST\**

DPCED – Planning Division  
215 Martin Luther King, Jr. Blvd., Ste. 017  
Madison, WI 53703  
[jcleveland@cityofmadison.com](mailto:jcleveland@cityofmadison.com)



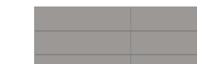
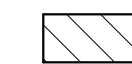

***Many Planning Division employees continue to work remotely part-time, continuing to provide customer service in virtual meetings, and for in-person meetings by appointment only. For general Planning assistance, or to find out the best contact for making an appointment, please call (608) 266-4635.***

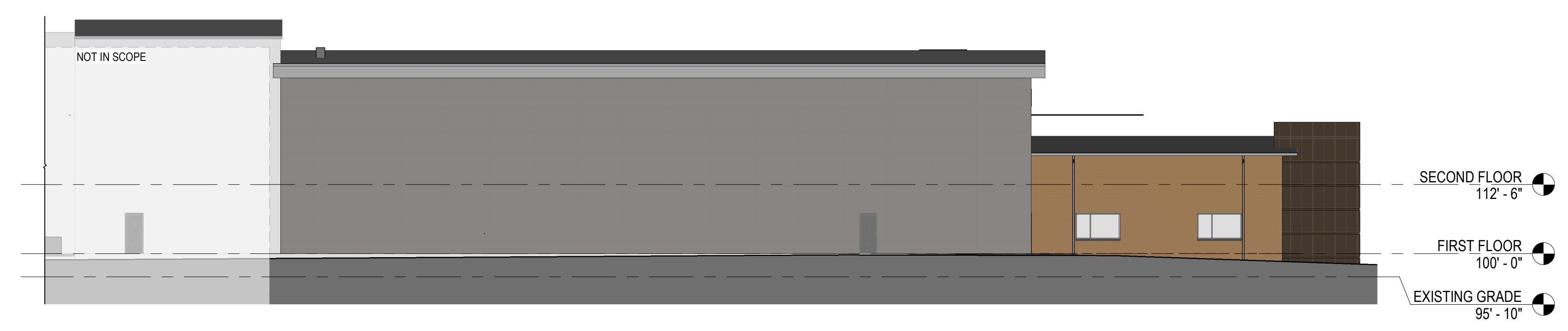
***Please view all impacts to City services on the City's [COVID-19 website](#)***




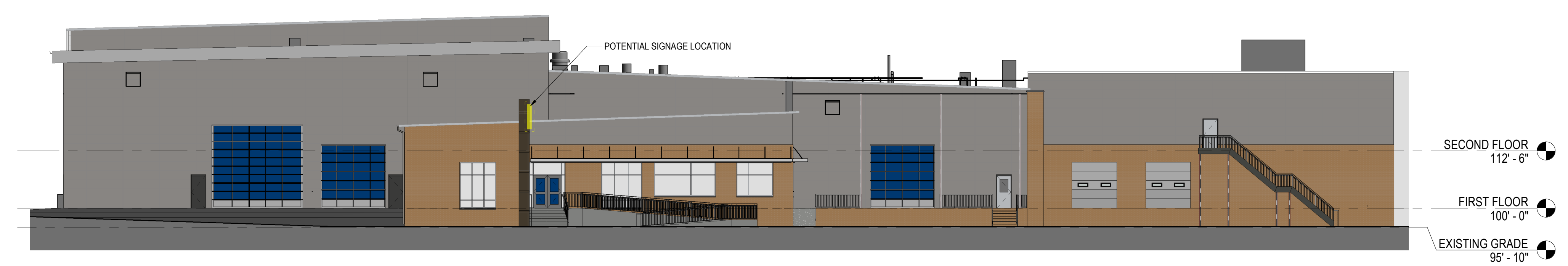
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MADISON, WI | WAUKESHA, WI

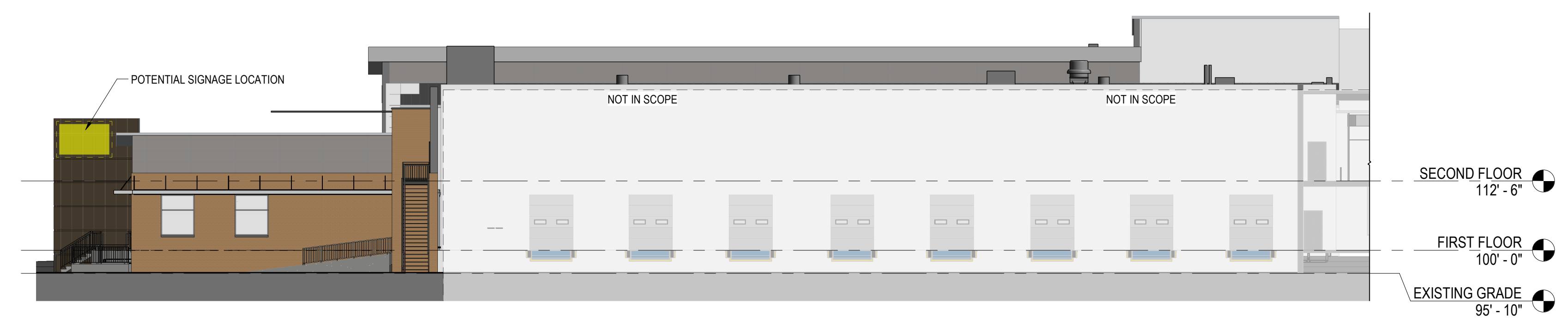
- EXTERIOR FINISH LEGEND**
-  BR-1 BRICK VENEER
  -  CMU-1 CONCRETE MASONRY UNIT VENEER
  -  MS-1 PREFINISHED METAL SIDING
  -  ADD ALTERNATE 1
  -  ADD ALTERNATE 2




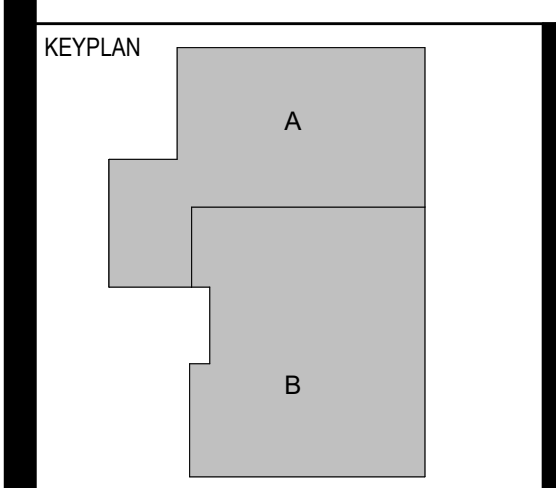
**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"  




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




**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"  




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REVISIONS	NO.	DESCRIPTION	DATE

TX NORTH STORAGE BUILDING REMODEL PROJECT

1840 WERTCH ST  
MADISON, WI 53704

DATE: 06/07/2023  
DRAWING SET: DD  
PROJECT NO.: RFB24-002

**NOT FOR CONSTRUCTION**

EXTERIOR ELEVATIONS - COLOR

X402