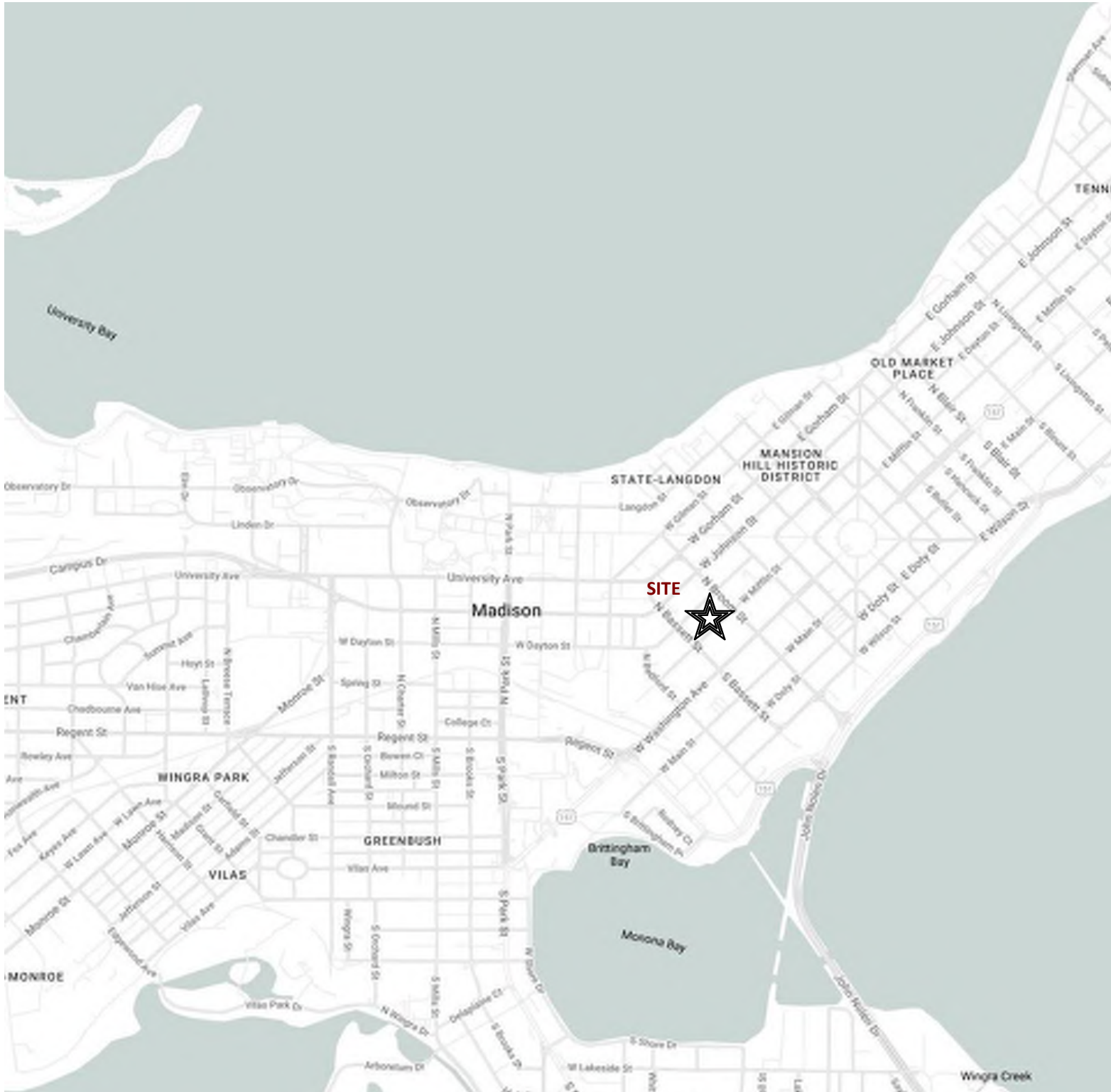




The Kronenberg
423-427 W. Mifflin St., Madison, WI
4 STORY, 40 UNIT APARTMENT BUILDING; 1
LEVEL UNDERGROUND PARKING



SHEET INDEX

G000	Cover Sheet	L101	Landscape Plan
C001	Civil Notes	AC100	Basement Floor Plan
C100	Existing Conditions	AC101	First Floor Plan
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CA101	Architectural Site Plan	AC203	Exterior Elevations Colored
CA102	Site Lighting Plan	AC204	Exterior Elevations Colored
CA103	Fire Department Access Plan		
CA104	Lot Coverage		
CA105	Usable Open Space		Concept Images

PROJECT NUMBER 2253

UDC SUBMITTAL - 2024.09.23
REVISION TO LUA SUBMITTAL 2024-10-21

SHEET NUMBER

G000



1. EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.

- | | PUMP SIZE (MAX GPM) | TYPE | BAU SIZE (SQ-FT) |
|--|---------------------|------|------------------|
| | 50 | 2 | 25 |
| | 100 | 3 | 50 |
| | 150 | 4 | 75 |
- STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: <http://www.dot.wisconsin.gov/business/engrswr/pal/html>. INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL PLANT-LEVEL STABILIZATION IS COMPLETE.
 - BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
 - NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
 - EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
 - ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEP OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
 - ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
 - ALL DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY AFTER GRADING ACTIVITIES HAVE BEEN COMPLETED.
 - ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT http://dnr.wi.gov/topsoil/stormwater/standards/const_standards.html. SEEDING AND SOODING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15, IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
 - FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.

MADISON DEVELOPMENT CORPORATION
HARRY IRWIN
550 WEST WASHINGTON, AVE.
MADISON, WI 53703
608-571-3375
harry@mdcorp.org

TBD	<p>SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED AND BEGIN DISTURBANCE OF SITE</p> <p>PLACE PRIVATE DRIVEWAY BASE AND BEGIN BUILDING CONSTRUCTION.</p> <p>PLACE TEMPORARY SEED AND MULCH ON ALL DISTURBED AREAS</p> <p>DRIVEWAY PAVEMENT INSTALLED</p> <p>APPLY FINAL SEED AND MULCH</p> <p>SITE STABILIZED. COMPLETE CONSTRUCTION OF BIORETENTION BASIN.</p> <p>PROJECT COMPLETE</p>
-----	--

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
2. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
3. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.
5. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
<http://www.cityofmadison.com/business/tw/documents/stdspecs/2018/part1.pdf>. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY; TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

1. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
2. TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
3. NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES PAIDS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DEMOLITION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED IF UNDER BUILDINGS.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.



	ACCESSIBLE ROUTE
	EXISTING EASEMENT
	PROPERTY BOUNDARY
	PARKING STALL COUNT
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
	SPOT GRADE
FG	FINISH GRADE
EG	EXISTING GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FOW	FRONT OF WALK
EXP	EXPOSURE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LATERAL
	UTILITY LINE DEMOLITION
	TREE REMOVAL
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE/DITCH
	ACCESSIBLE PARKING SIGN
	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30' 30")
	RIPRAP
	CONSTRUCTION ENTRANCE
	SAW CUT / REMOVAL LIMITS
	DISTURBANCE LIMITS
	SILT FENCE
	CHECK DAM
	DIVERSION BERM
	INLET PROTECTION
	USLE FLOW PATH
	SILT FENCE

CIVIL SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C001	CIVIL NOTES
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C102	SITE PLAN
C103	GRADING PLAN
C106	EROSION CONTROL PLAN
C108	UTILITY PLAN
C501	CONSTRUCTION DETAILS

1 NO REVISIONS ON THIS SHEET

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APPROVALS
PROJECT ENG:
MLB
DESIGNED BY:
DRH
DRAWN BY:
DRH
CHECKED BY:
PDF
APPROVED:
MLB

THE KRONENBERG
423-427 W MIFFLIN ST
MADISON, WI 53703

MADISON DEVELOPMENT CORP
550 W. WASHINGTON AVENUE
MADISON, WI 53703

PROJECT #: BSE1842
PLOT DATE: 10/21/2024

REVISION DATES:

ISSUE DATES:
09/23/2024

SUBMITTAL 10/21/2024

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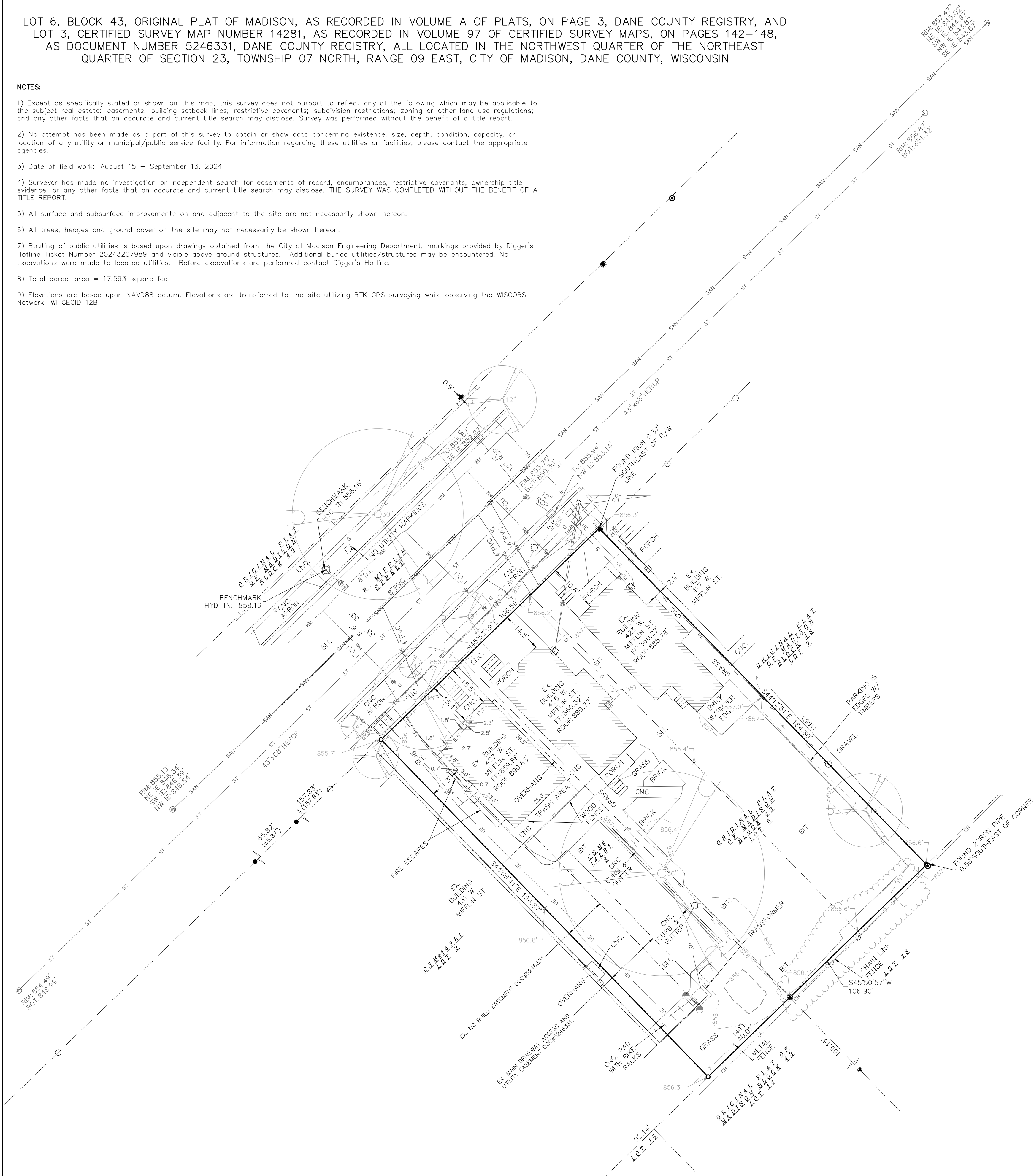
C001



LOT 6, BLOCK 43, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, AND LOT 3, CERTIFIED SURVEY MAP NUMBER 14281, AS RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, ON PAGES 142-148, AS DOCUMENT NUMBER 5246331, DANE COUNTY REGISTRY, ALL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: August 15 - September 13, 2024.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Number 20243207989 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 8) Total parcel area = 17,593 square feet
- 9) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCORS Network. WI GEOD 12B



DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

LEGEND

- 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- 1-1/2" PINCHED TOP PIPE FOUND
- SET CHISELED "X" IN CONCRETE
- SET MAG NAIL IN ASPHALT
- SPOT ELEVATION
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED ELECTRIC
- BURIED FIBER OPTIC
- WATER VALVE
- GAS METER
- AIR CONDITIONER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- LIGHT POLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- BOLLARD
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE (DBH IN INCHES)
- CONIFEROUS TREE (DBH IN INCHES)
- INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

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www.bursesurveyengr.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DRH	SEALING BY	DRH	CHECKED BY	PJF	APPROVED	MLB
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THE KRONENBERG
423-427 W MIFFLIN ST
MADISON, WI 53703

MADISON DEVELOPMENT CORP
550 W WASHINGTON AVENUE
MADISON, WI 53703

PROJECT #: BSE1842
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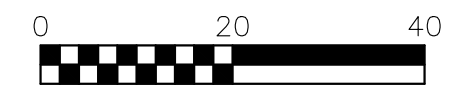
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MODIFIED LAND USE
SUBMITTAL 10/21/2024

EXISTING CONDITIONS

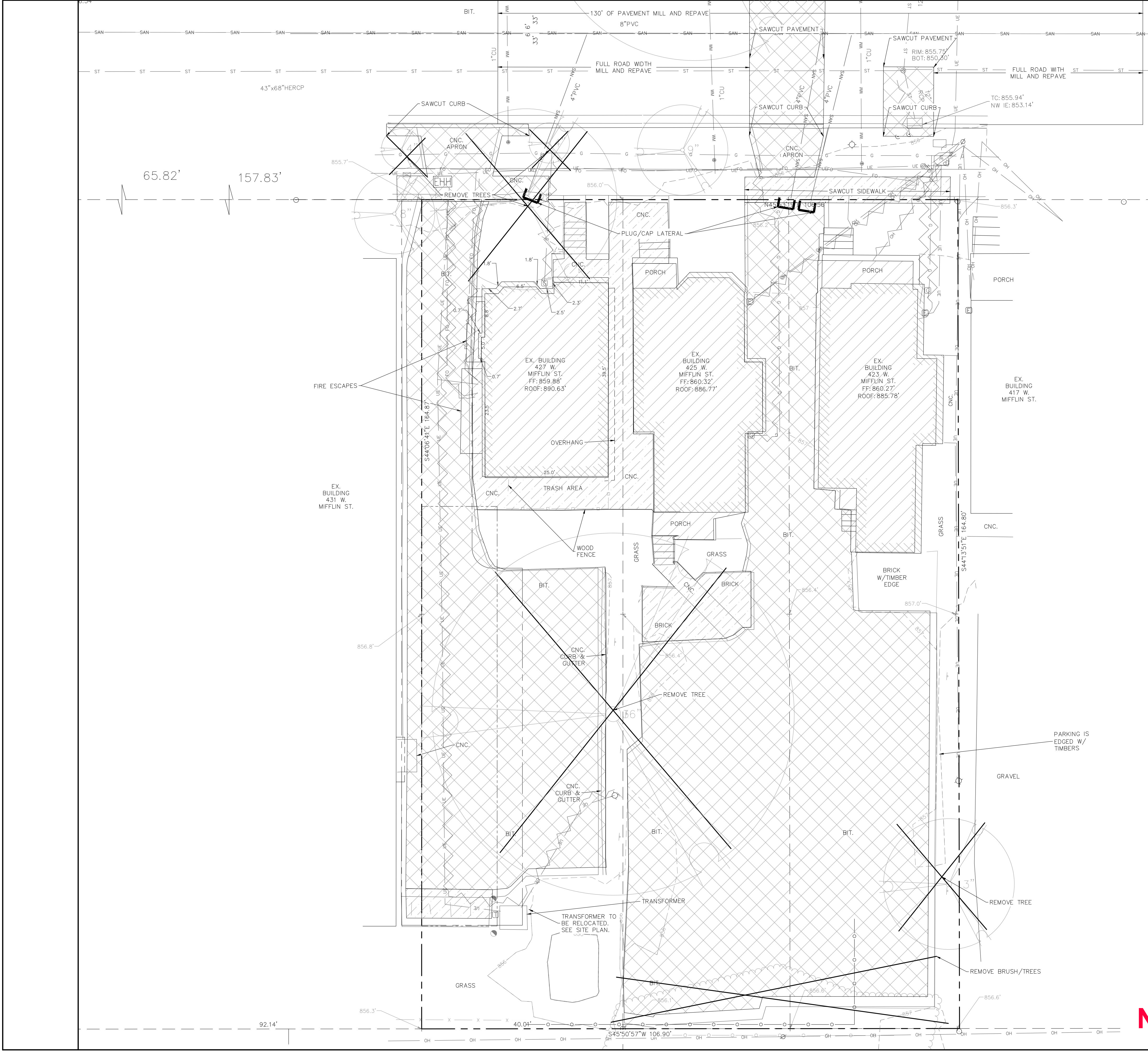
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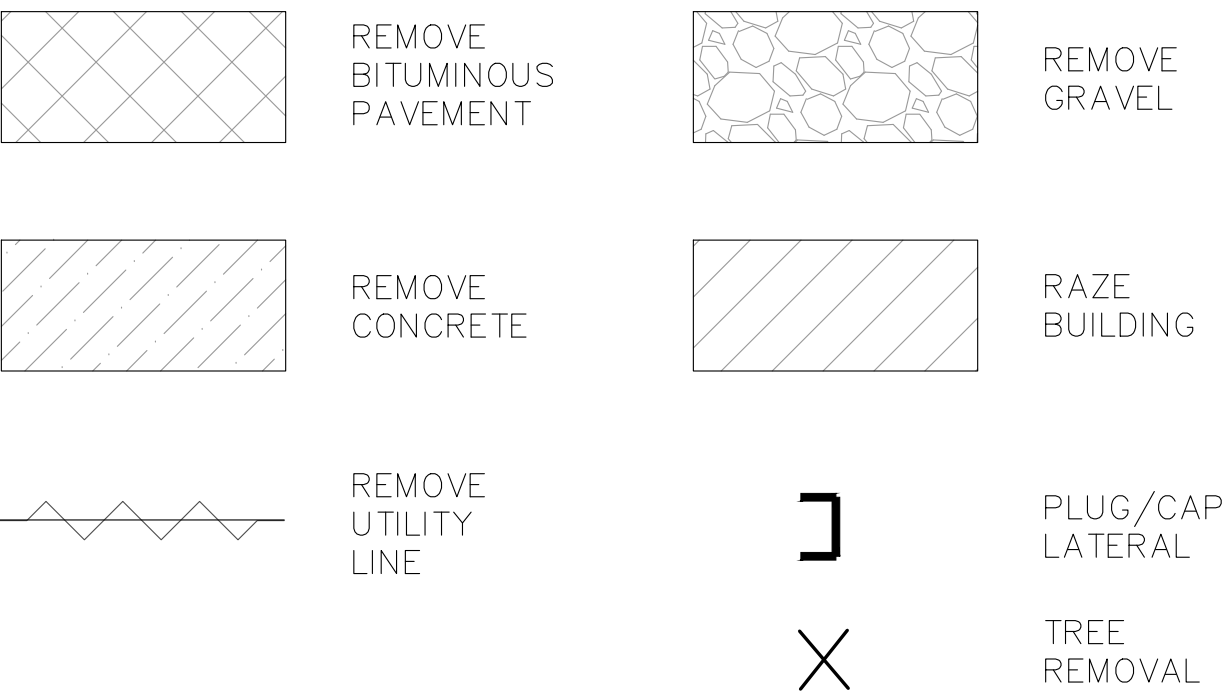
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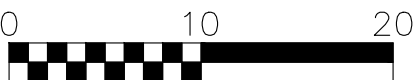
LEGEND



- DEMOLITION NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
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 4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
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 7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
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 10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES

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www.bursesurveyengr.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DNH	DRAWN BY	DRH	CHECKED BY	PJF	APPROVED	MLB
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THE KRONENBERG
423-427 W MIFFLIN ST
MADISON, WI 53703
MADISON DEVELOPMENT CORP
550 W WASHINGTON AVENUE
MADISON, WI 53703

PROJECT #: BSE1842
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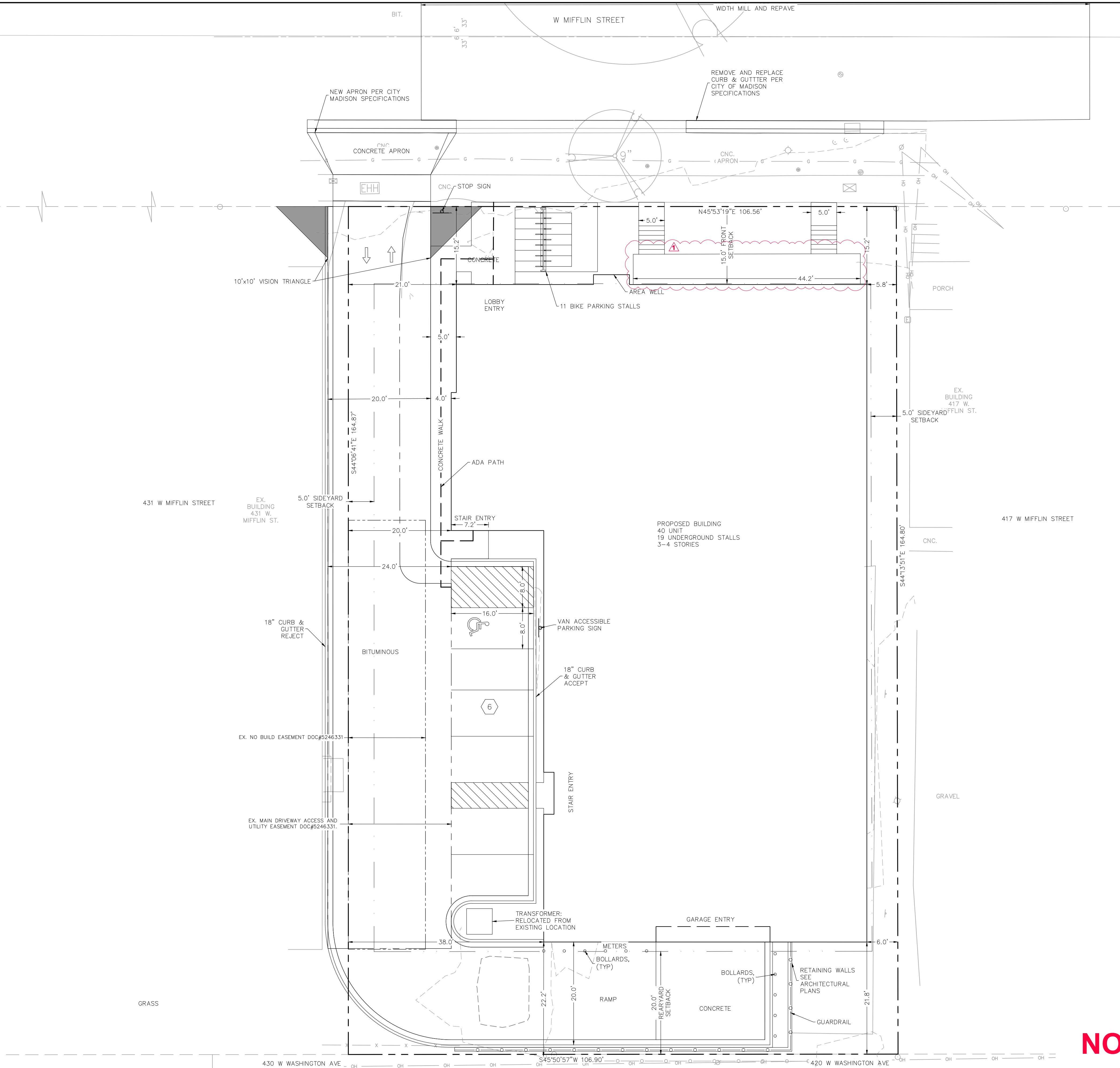
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DEMOLITION PLAN

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DRAWING NUMBER

C101



- NOTES:
1. ALL SIDEWALK, PAVEMENT, AND CURB & GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB & GUTTER THAT THE CITY ENGINEER DETERMINES THAT IT NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
 2. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. [TBD].

DIGGERSHOTLINE

Dial 811

or (800) 242-8511

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APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DCH	DRH	PDF	MLB

THE KRONENBERG
423-427 W MIFFLIN ST
MADISON, WI 53703
MADISON DEVELOPMENT CORP
550 W WASHINGTON AVENUE
MADISON, WI 53703

PROJECT #:	BSE1842
PLOT DATE:	10/21/2024
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MODIFIED LAND USE SUBMITTAL	10/21/2024

SITE PLAN

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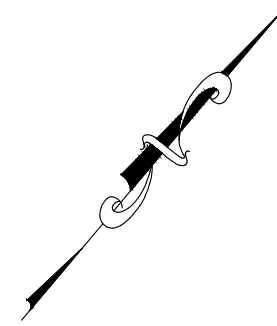


NOTES:

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).



ADS STORMTECH
CHAMBERS



2801 International Lane, Suite 10
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com



APPROVALS
PROJECT ENG: MLB
DESIGNED BY: DRH
DRAWN BY: DRH
CHECKED BY: PDF
APPROVED: MLB

THE KRONENBERG

423-427 W MIFFLIN ST

MADISON DEVELOPMENT CORP
TECHNICAL AVENUE

W. WASHINGTON AVENUE
MADISON, WI 53703

PROJECT #: BSE1842

PLOT DATE: 10/21/2024

REVISION DATES:

10/21/2024

ISSUE DATES:

09/23/2024
MODIFIED LAND USE

MODIFIED LAND USE
SUBMITTAL 10/21/2024

[illegible]

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GRADING PLAN

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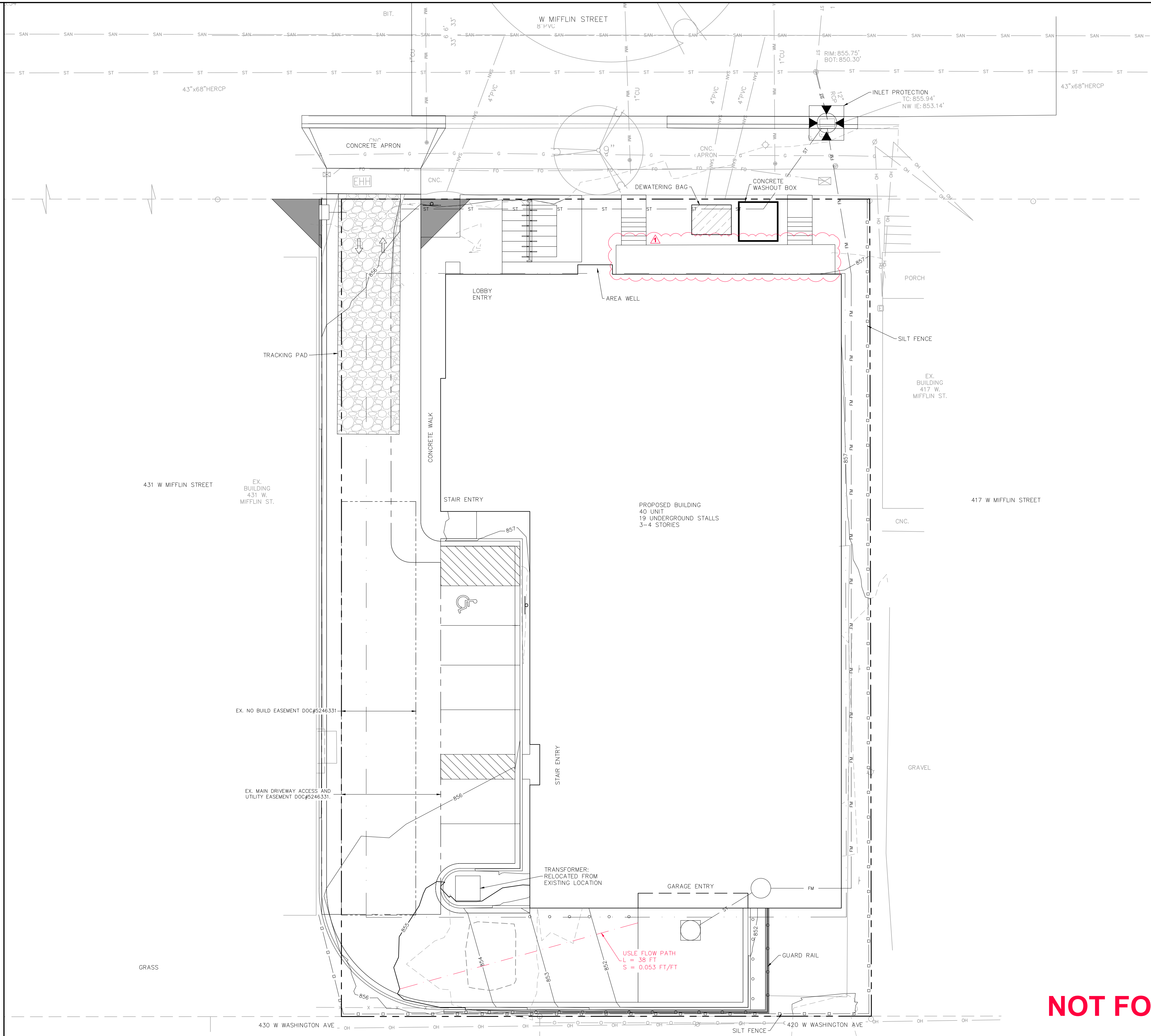
either in whole or in part, except as specifically authorized by Burse Surveying

DRAWING NUMBER

DRAWING NUMBER

C103

C103



NOT FOR CONSTRUCTION

DIGGERSHOTLINE

Dial 811 or (800) 242-8511

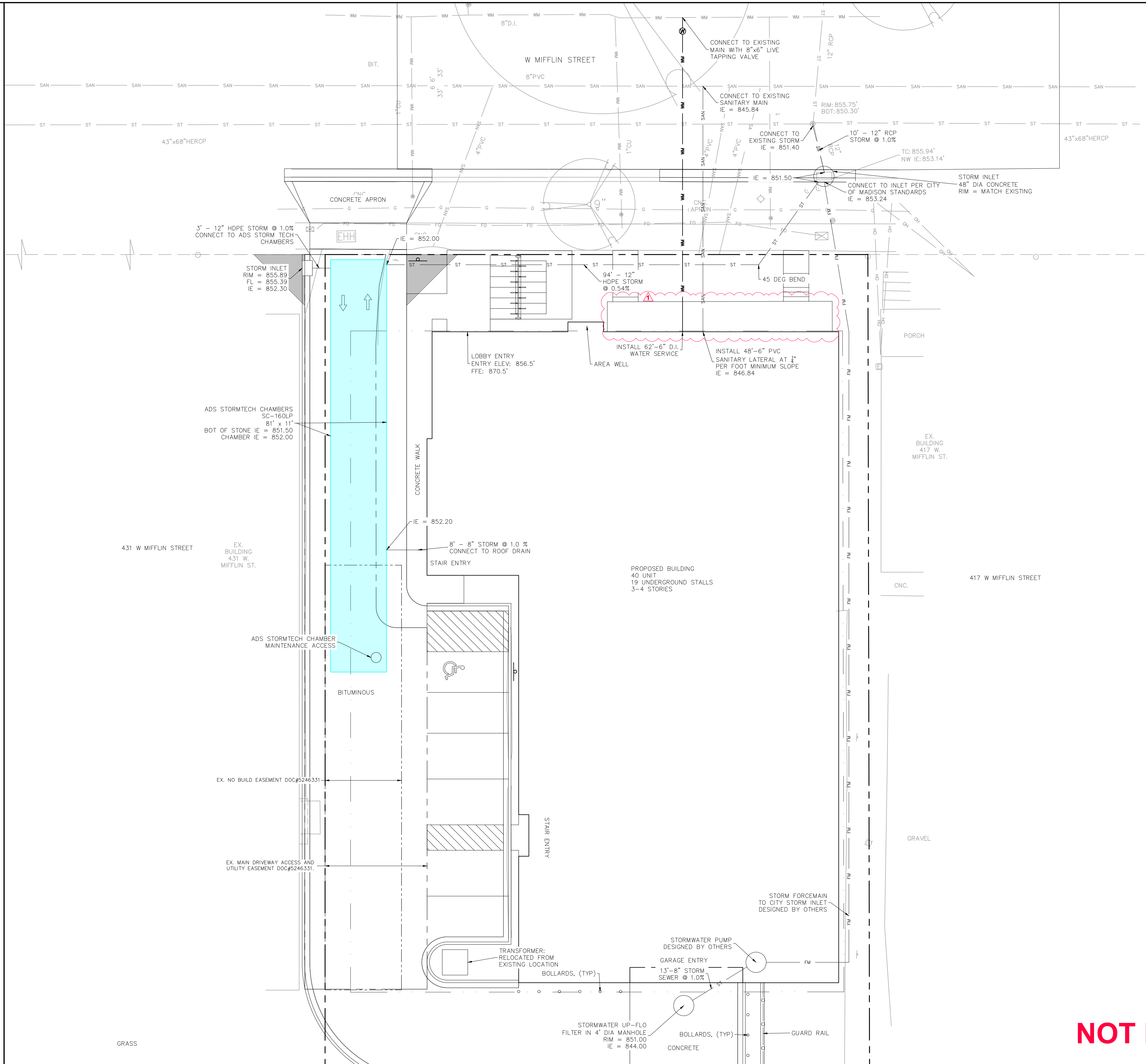
www.DiggersHotline.com

Burse
Surveying and Engineering, Inc.

2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DRH	CHECKED BY	PJF	APPROVED	MLB
THE KRONENBERG 423-427 W MIFFLIN ST MADISON, WI 53703 MADISON DEVELOPMENT CORP 550 W WASHINGTON AVENUE MADISON, WI 53703								

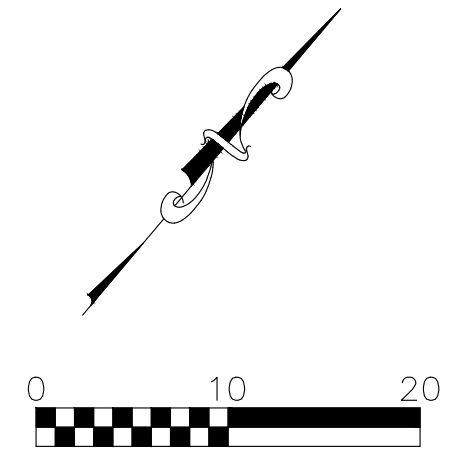
PROJECT #: BSE1842	
PLOT DATE: 10/21/2024	
REVISION DATES:	
10/21/2024	
ISSUE DATES:	
09/23/2024	
MODIFIED LAND USE SUBMITTAL 10/21/2024	
EROSION CONTROL	
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DRAWING NUMBER	
C106	



- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).
 6. 4,000 SF OF EXTENSIVE GREEN ROOF WILL AUGMENT THE STORMTECH CHAMBERS & UP-FLO FILTER TO MEET THE STORMWATER MANAGEMENT GOALS.

ADS STORMTECH CHAMBERS

Dial 811 or (800) 242-8511
www.DiggersHotline.com



NOT FOR CONSTRUCTION

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DNH	CHECKED BY	DRH	DATE	PDF	APPROVED	MLB
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THE KRONENBERG
423-427 W MIFFLIN ST
MADISON, WI 53703

MADISON DEVELOPMENT CORP
550 W WASHINGTON AVENUE
MADISON, WI 53703

PROJECT #:	BSE1842
PLOT DATE:	10/21/2024
REVISION DATES:	10/21/2024
ISSUE DATES:	09/23/2024
MODIFIED LAND USE SUBMITTAL	10/21/2024

UTILITY PLAN

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DRAWING NUMBER

C108

Dandy Dewatering Bag™ Plan Insert

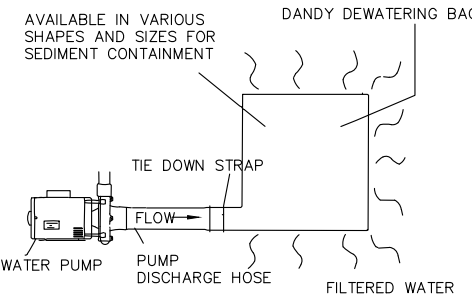
Installation

- Lifting straps, not included, should be placed under the Dandy Dewatering Bag™ to facilitate removal after use.
- Place the Dandy Dewatering Bag™ on a level stabilized area over dense vegetation/snow, or grow (if increased drainage surface area is needed) or as detailed in plans.
- Insert discharge hose from pump into the Dandy Dewatering Bag a minimum of six inches (6") and tightly secure with attached strap to prevent water from flowing out of the unit without being filtered.
- Replace the unit when one half (1/2) full of sediment or when sediment has reduced the flow rate of the pump discharge to an impractical rate.

Maintenance

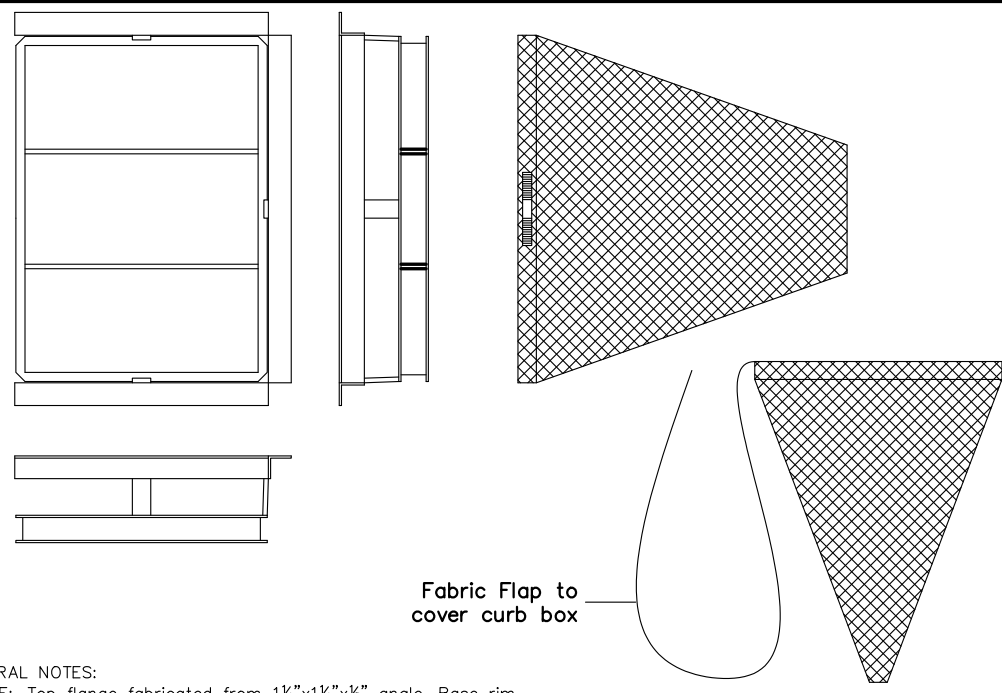
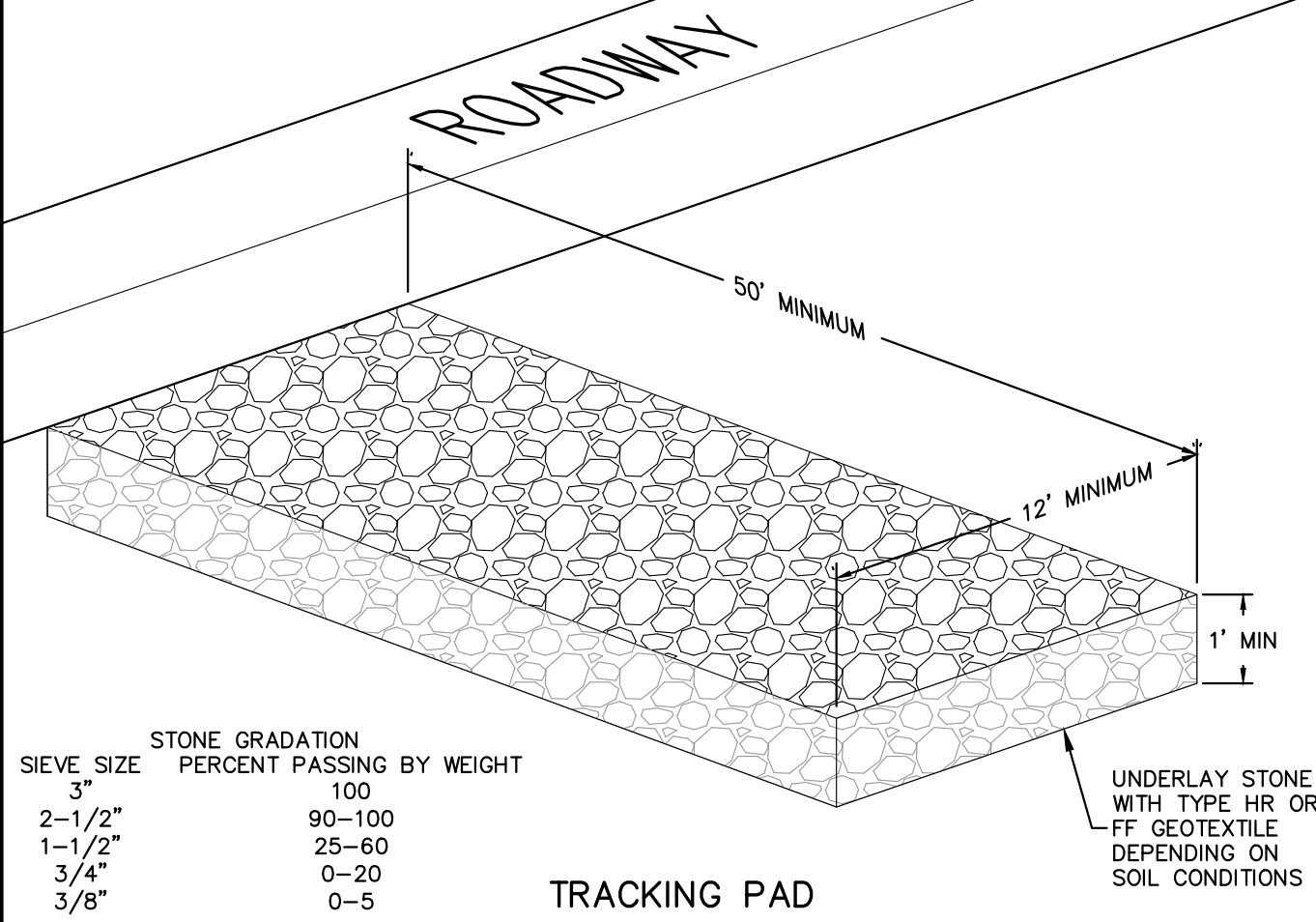
- Remove and dispose of the sediment in a manner satisfactory to the engineer/inspector or in one of the following ways:
- Remove the unit and sediment from environmentally sensitive area and waterways. At the approved disposal site, open or fill the unit, remove sediment and grade smoothly into existing topography. Dispose of the Dandy Dewatering Bag no longer in use, at an appropriate recycling or solid waste facility.
 - Bury unit on site; remove visible fabric and seed.

The Dandy Dewatering Bag™ is designed to control sediment discharge in dewatering applications where water is being pumped.



The Dandy Dewatering Bag is not intended for any other use and should not be used for any other purpose.

DEWATERING BAG FILTER

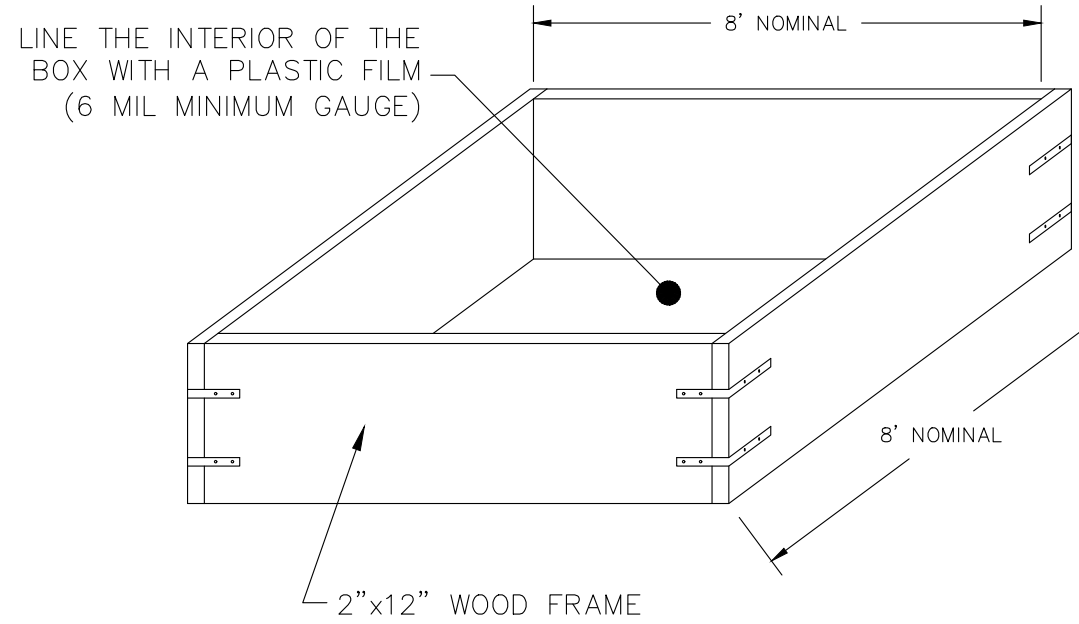


Typical Curb Box Catch-All
Marathon Materials, Inc.

GENERAL NOTES:

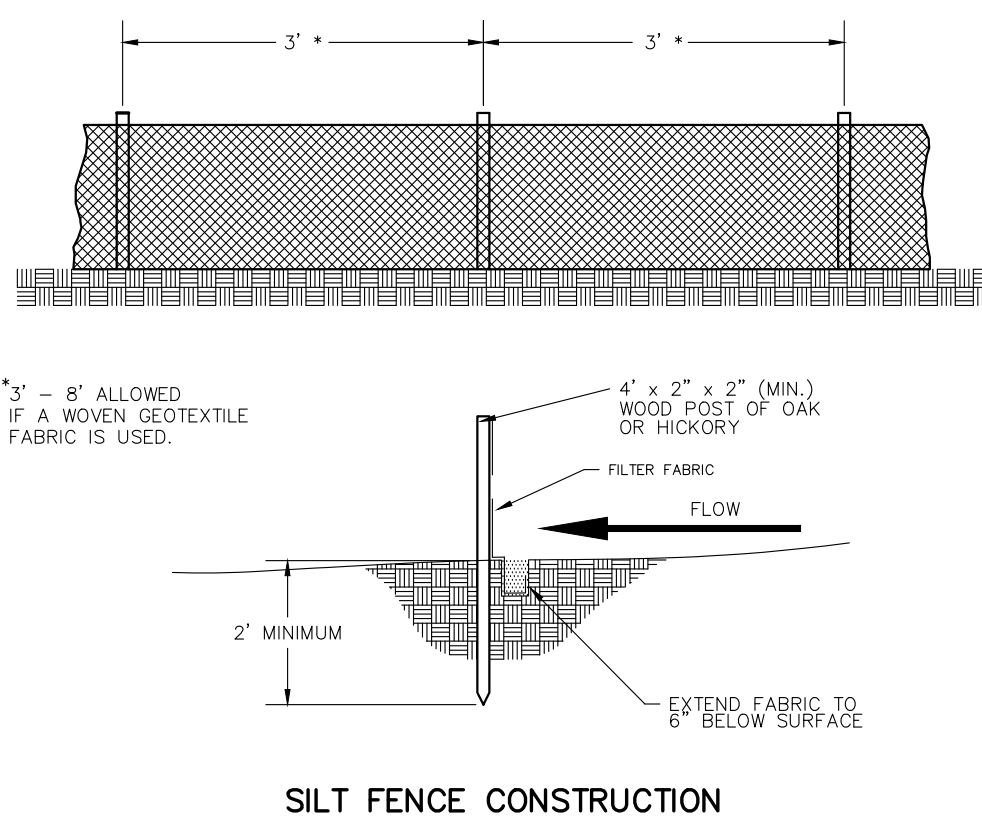
FRAME: Top flange fabricated from 1 1/2"x1 1/2"x1/2" angle. Base rim fabricated from 1 1/2"x5/8"x1/2" channel. Handles and suspension brackets fabricated from 1 1/2"x1/2" flat stock. All steel conforming to ASTM-A36.

SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel band and lock.

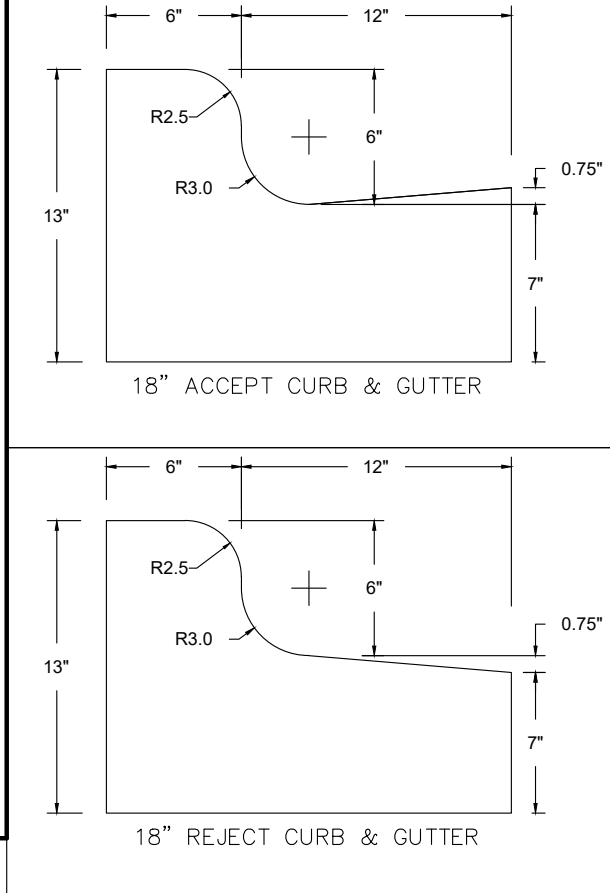


CONTENTS OF WASHOUT BOX SHALL BE DISPOSED OF OFF-SITE

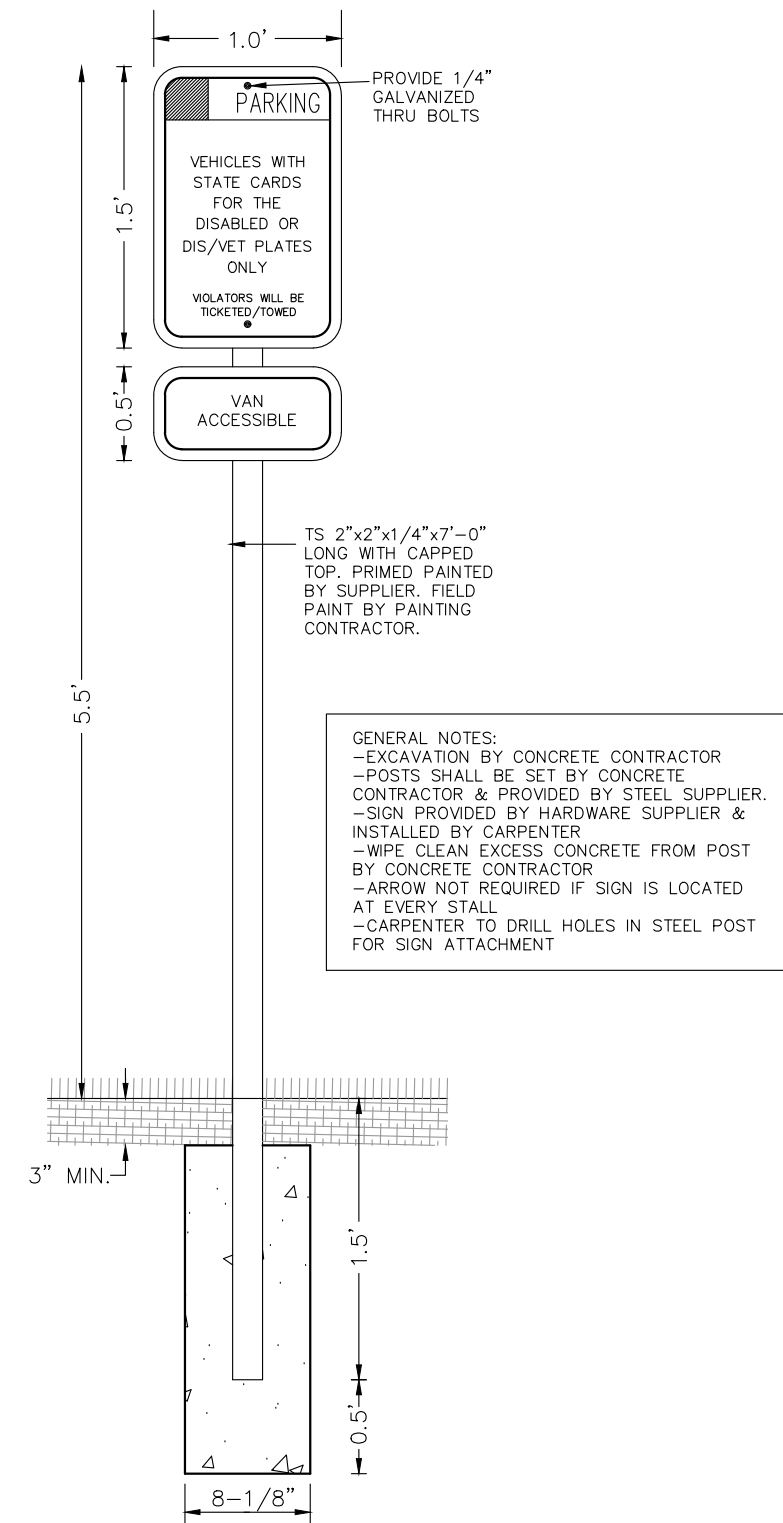
CONCRETE WASHOUT BOX DETAIL



SILT FENCE CONSTRUCTION

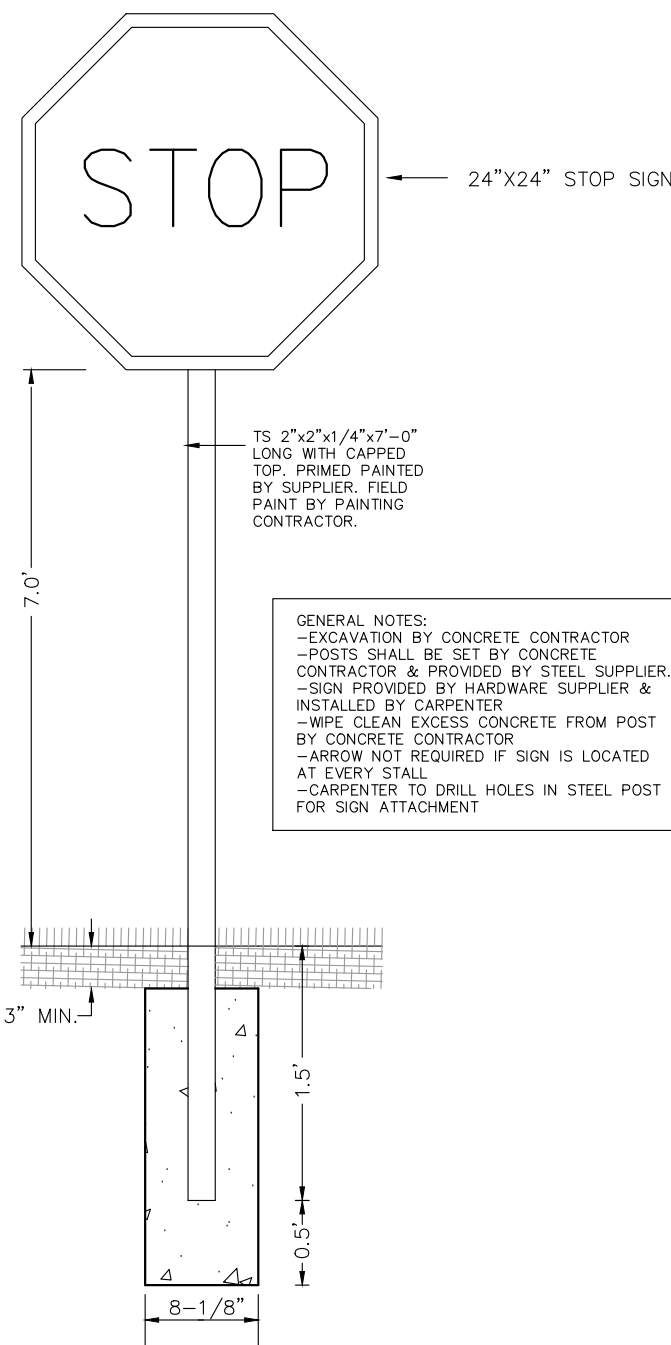


WISCONSIN VAN ACCESSIBLE PARKING SIGN



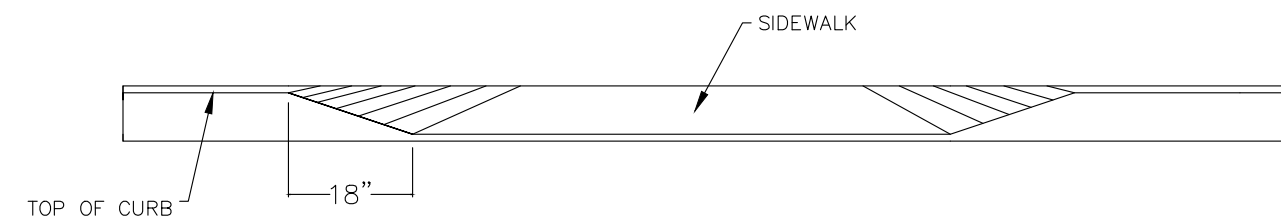
GENERAL NOTES:
-EXCAVATION BY CONCRETE CONTRACTOR
-POSTS SHALL BE SET BY CONCRETE CONTRACTOR & PROVIDED BY STEEL SUPPLIER
-SIGN PROVIDED BY HARDWARE SUPPLIER & INSTALLED BY CARPENTER
-WIPE CLEAN EXCESS CONCRETE FROM POST BY CONCRETE CONTRACTOR
-ARROW NOT REQUIRED IF SIGN IS LOCATED AT EVERY STALL
-CARPENTER TO DRILL HOLES IN STEEL POST FOR SIGN ATTACHMENT

STOP SIGN



GENERAL NOTES:
-EXCAVATION BY CONCRETE CONTRACTOR
-POSTS SHALL BE SET BY CONCRETE CONTRACTOR & PROVIDED BY STEEL SUPPLIER
-SIGN PROVIDED BY HARDWARE SUPPLIER & INSTALLED BY CARPENTER
-WIPE CLEAN EXCESS CONCRETE FROM POST BY CONCRETE CONTRACTOR
-ARROW NOT REQUIRED IF SIGN IS LOCATED AT EVERY STALL
-CARPENTER TO DRILL HOLES IN STEEL POST FOR SIGN ATTACHMENT

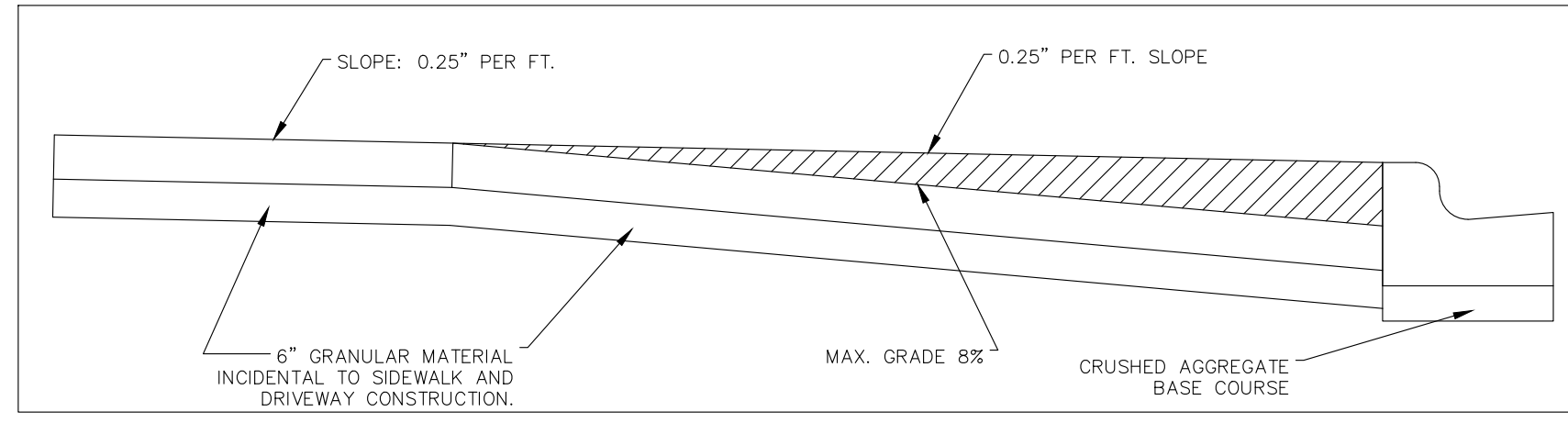
COMMERCIAL DRIVEWAY DETAIL



SECTION A-A

PLAN

PROFILE

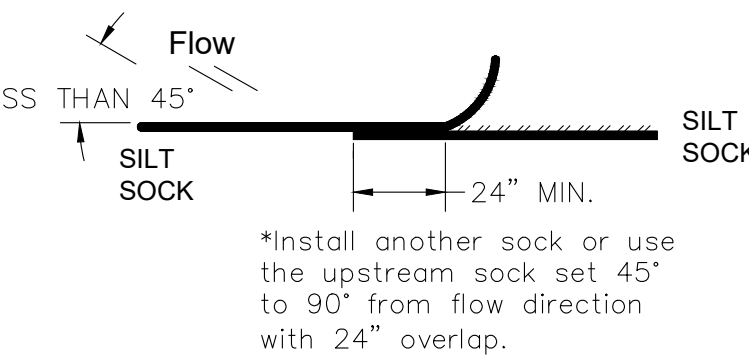
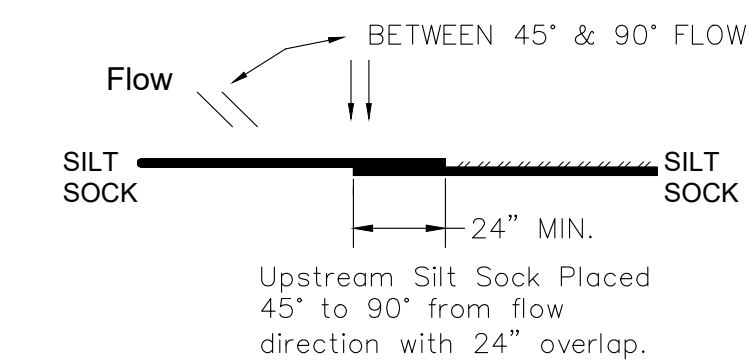


NO REVISIONS ON THIS SHEET

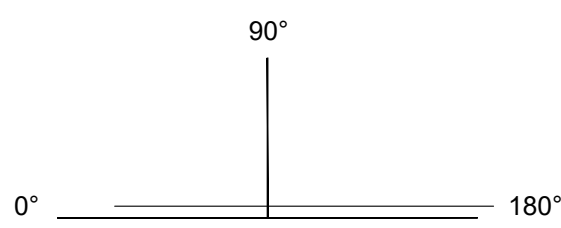
NOT FOR CONSTRUCTION

Installation Details

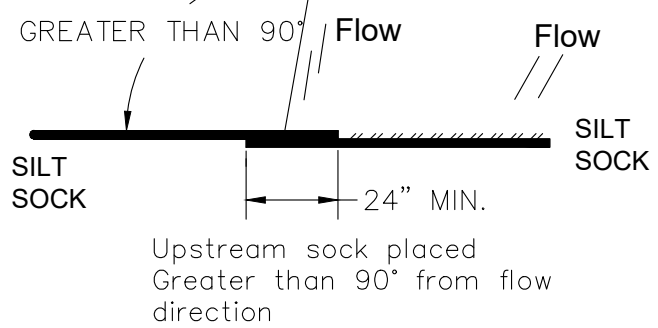
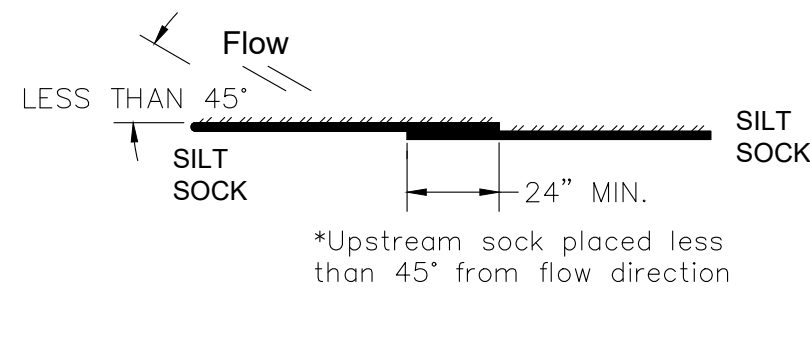
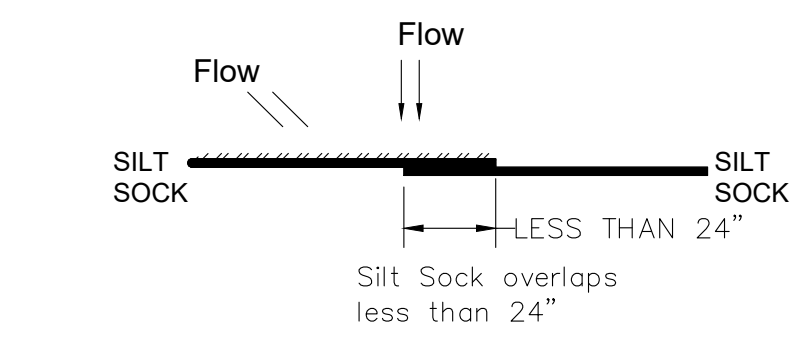
Silt Sock Properly Installed



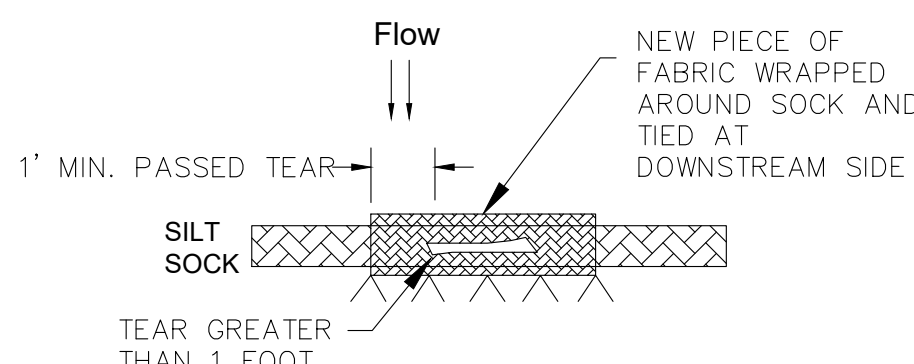
REFERENCE ANGLES



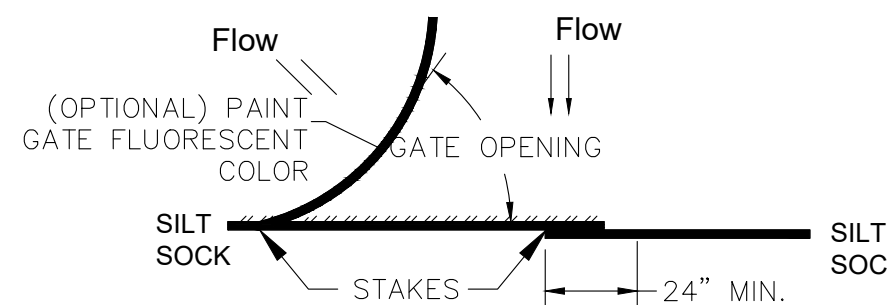
Silt Sock Not Properly Installed



Silt Sock Repair for Tear Greater Than 1 Foot



SILT SOCK GATE



DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

Silt Sock

EROSION CONTROL PRODUCTS

www.siltsock.net
608-438-7625

Burse
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Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Murse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DRH	CHECKED BY	PJF	APPROVED	MLB

THE KRONENBERG
423-427 W MIFFLIN ST
MADISON, WI 53703
MADISON DEVELOPMENT CORP
550 W WASHINGTON AVENUE
MADISON, WI 53703

PROJECT #: BSE1842
PLOT DATE: 10/21/2024

REVISION DATES:
10/21/2024

ISSUE DATES:
09/23/2024
MODIFIED LAND USE
SUBMITTAL 10/21/2024

CONSTRUCTION
DETAILS

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DRAWING NUMBER

C501



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Review - June 17, 2024
Issued for Land Use Submittal - September 23, 2024

PROJECT TITLE
The Kronenberg

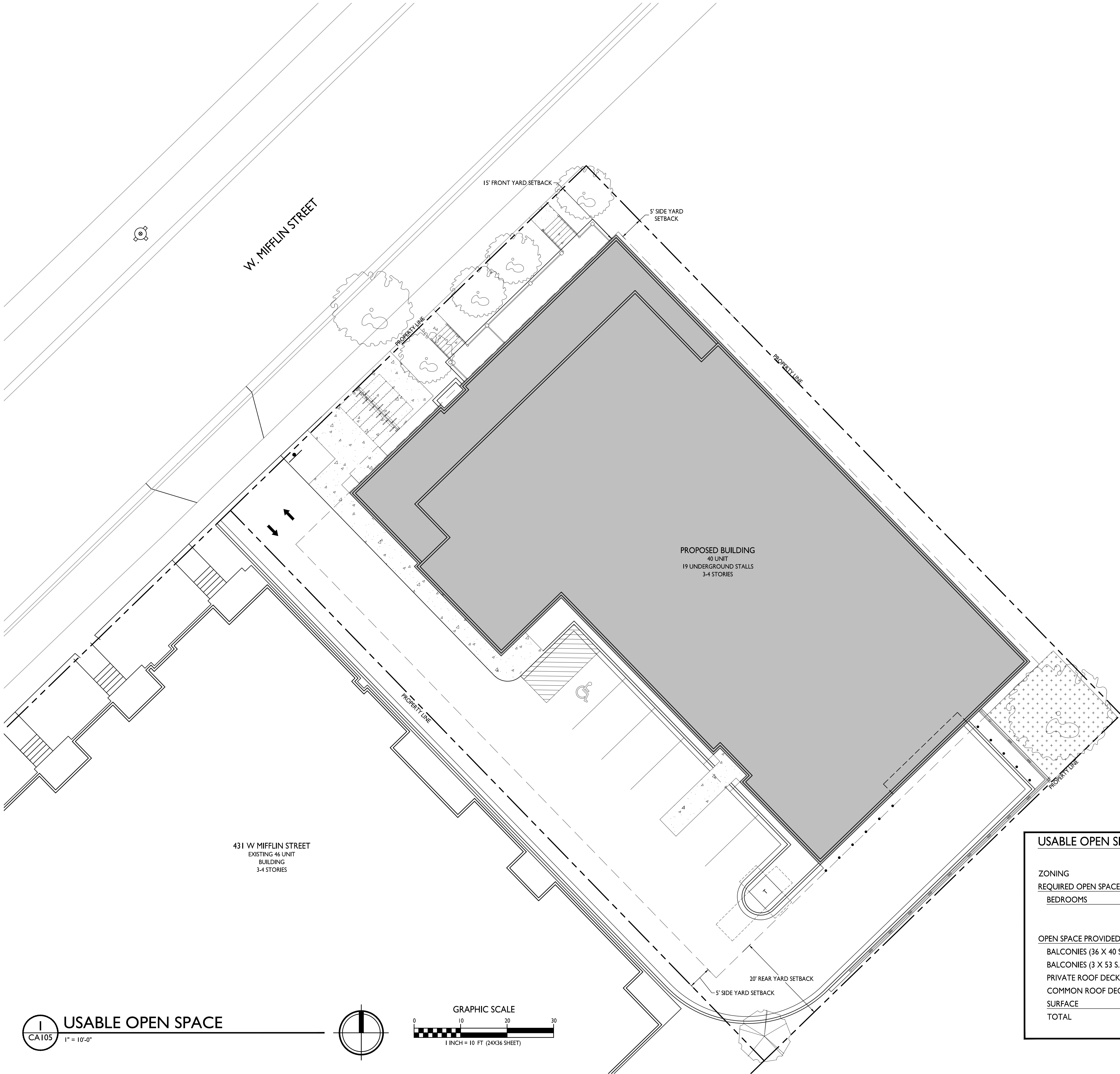
423-427 W. Mifflin Street,
Madison, WI

SHEET TITLE
Usable Open
Space

SHEET NUMBER

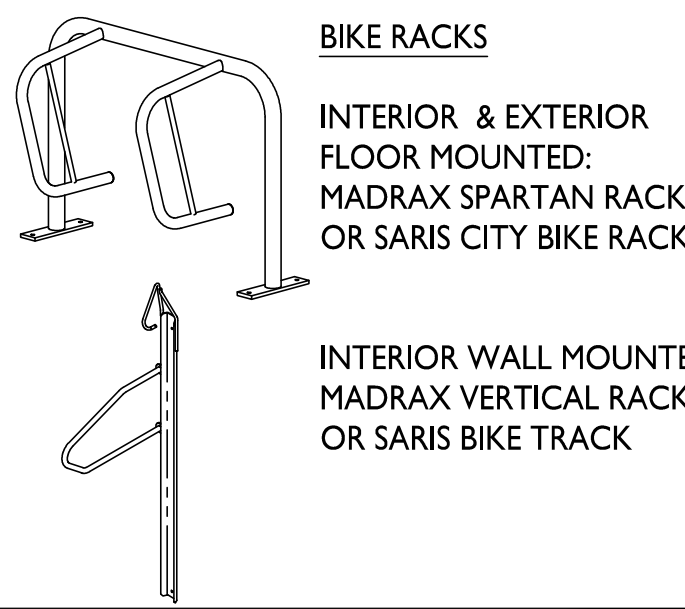
CA105

PROJECT NO. 2253
© Knothe & Bruce Architects, LLC



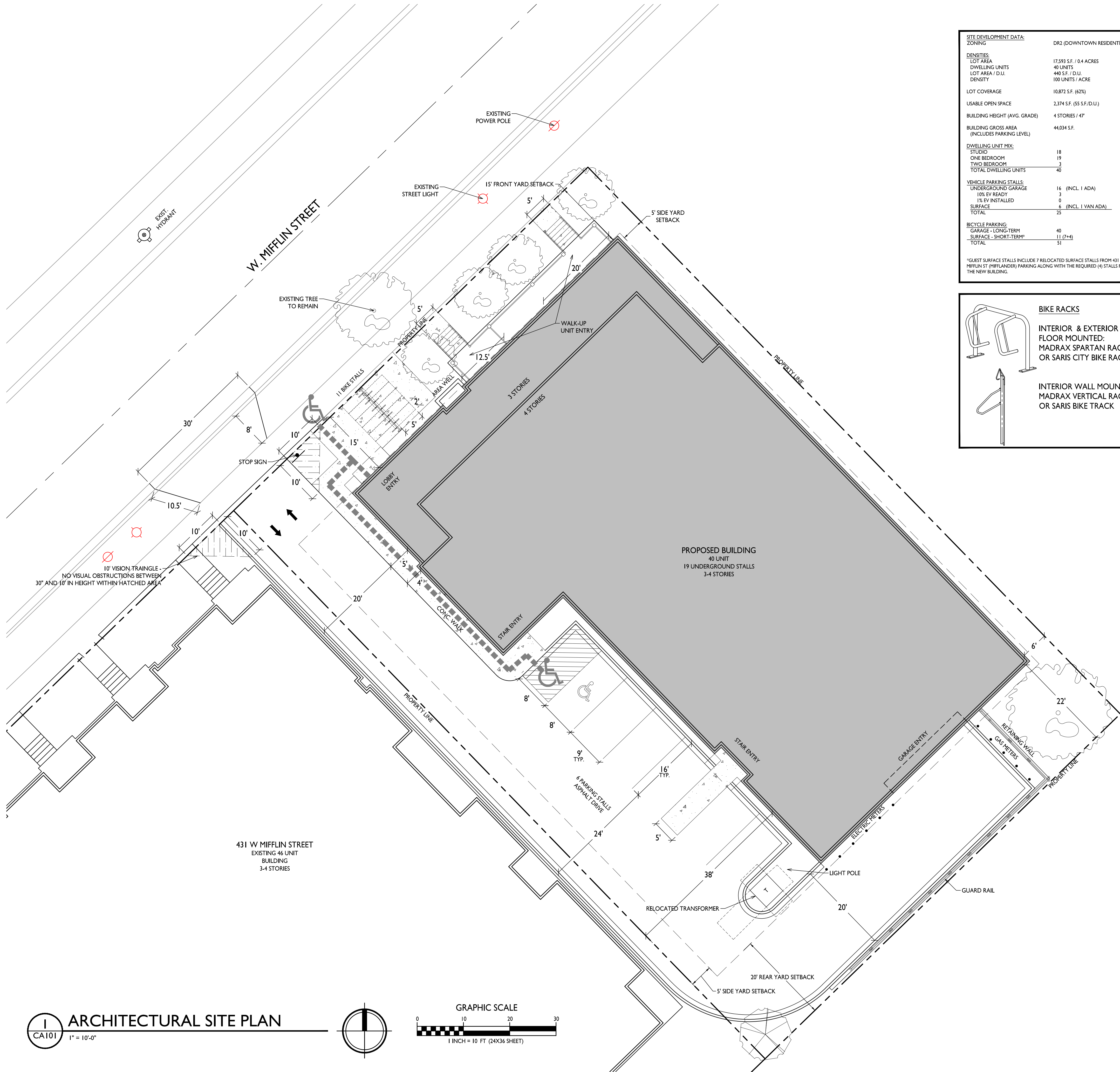
SITE DEVELOPMENT DATA:	
ZONING	DR2 (DOWNTOWN RESIDENTIAL)
DENSITIES:	
LOT AREA	17,593 S.F. / 0.4 ACRES
DWELLING UNITS	40 UNITS
LOT AREA / D.U.	440 S.F. / D.U.
DENSITY	100 UNITS / ACRE
LOT COVERAGE	10,872 S.F. (62%)
USABLE OPEN SPACE	2,374 S.F. (55 S.F./D.U.)
BUILDING HEIGHT (AVG. GRADE)	4 STORIES / 47'
BUILDING GROSS AREA (INCLUDES PARKING LEVEL)	44,034 S.F.
DWELLING UNIT MIX:	
STUDIO	18
ONE BEDROOM	19
TWO BEDROOM	3
TOTAL DWELLING UNITS	40
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE	16 (INCL. 1 ADA)
10% EV READY	3
1% EV INSTALLED	0
SURFACE	6 (INCL. 1 VAN ADA)
TOTAL	25
BICYCLE PARKING:	
GARAGE - LONG-TERM	40
SURFACE - SHORT-TERM*	11 (7+4)
TOTAL	51

*GUEST SURFACE STALLS INCLUDE 7 RELOCATED SURFACE STALLS FROM 431 W. MIFFLIN ST (W/PLANDER) PARKING ALONG WITH THE REQUIRED (4) STALLS FOR THE NEW BUILDING.



GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:
CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.





knothe + bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Review - June 17, 2024
Issued for Land Use Submittal - September 23, 2024
Revision to Submittal - October 21, 2024

PROJECT TITLE
The Kronenberg

423-427 W. Mifflin Street,
Madison, WI

SHEET TITLE
Site Lighting Plan

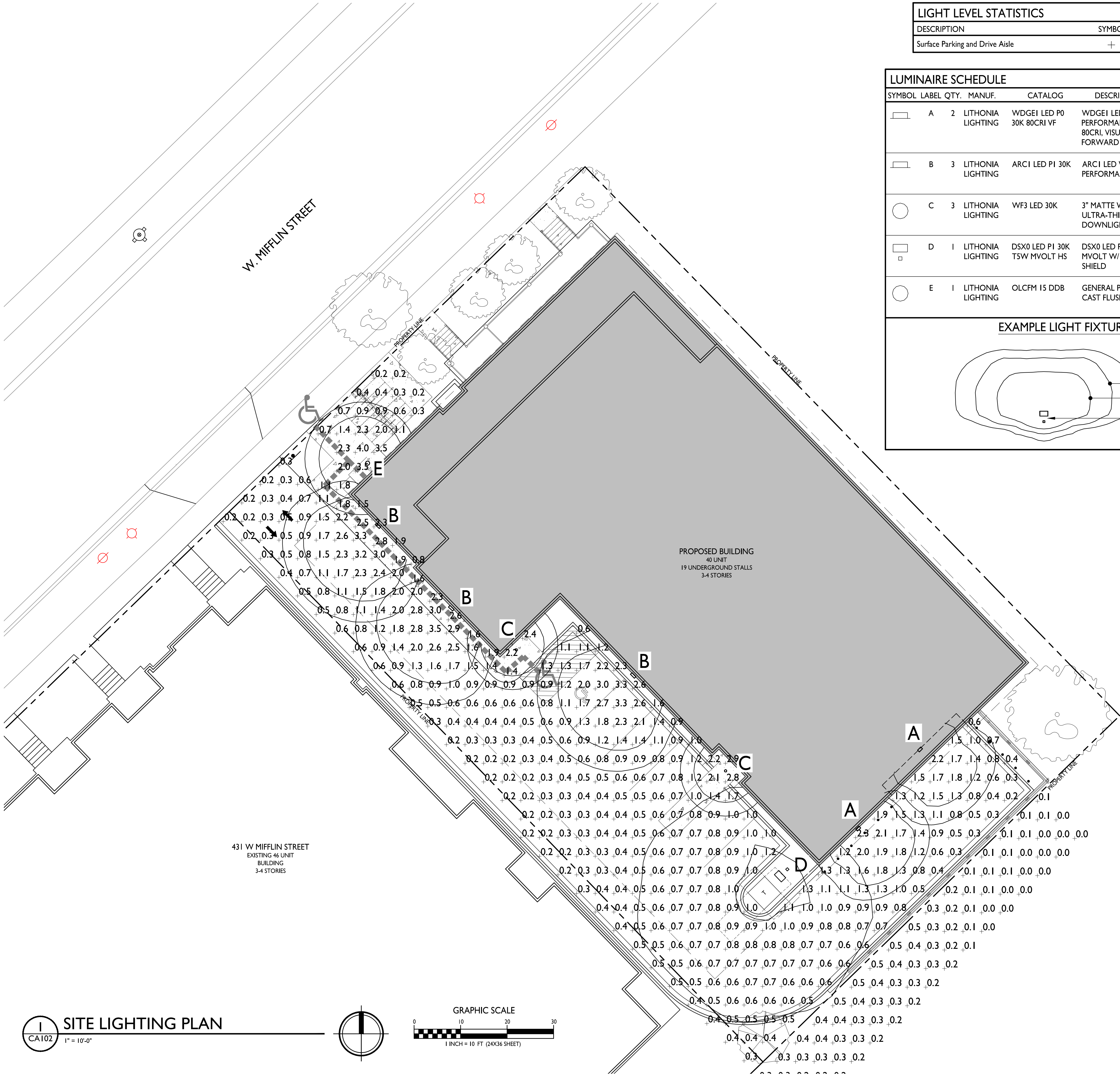
SHEET NUMBER

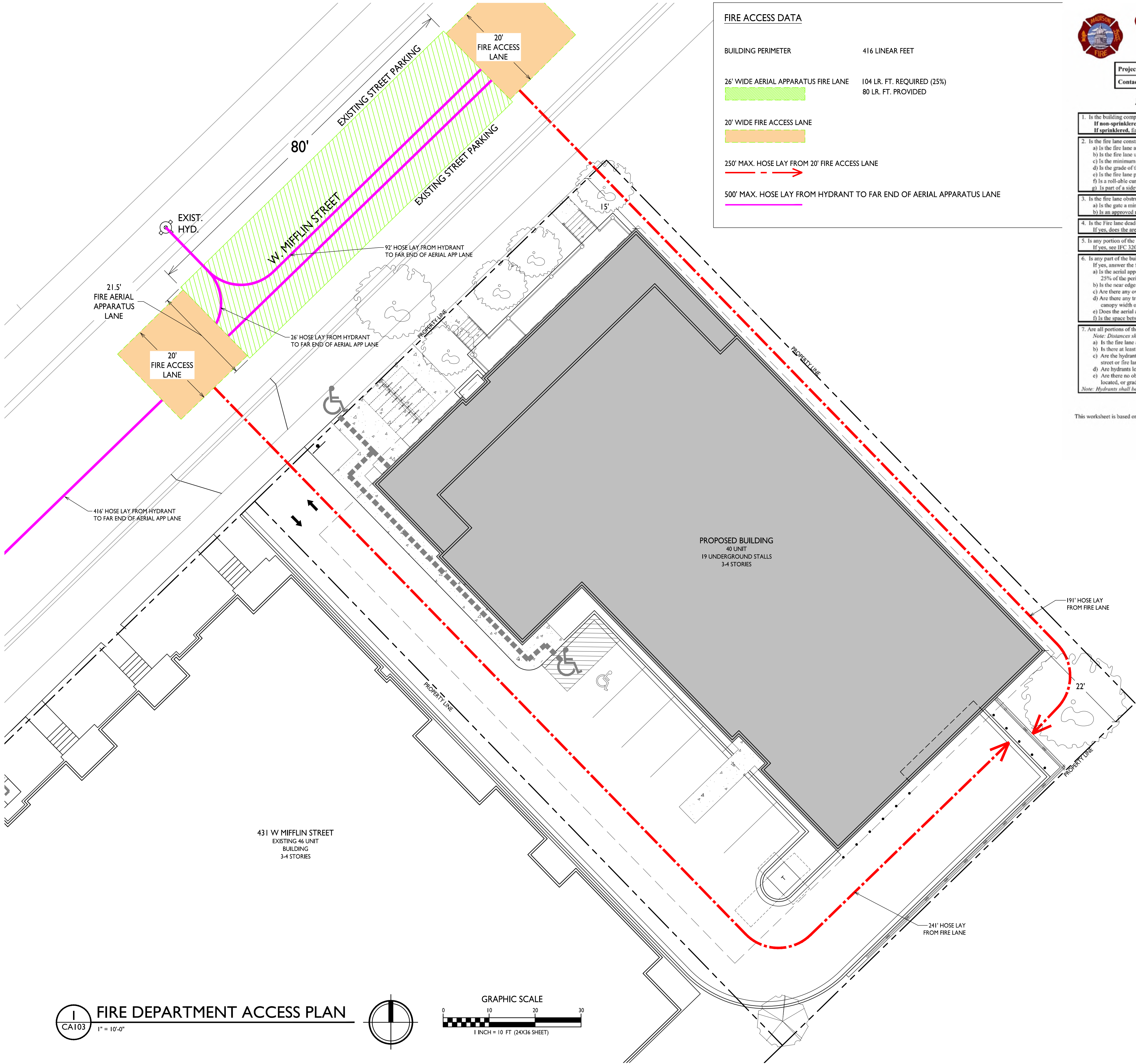
CA102

PROJECT NO. 2253
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LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking and Drive Aisle	+	1.0 fc	3.5 fc	0.2 fc	17.5 :1	5.0 :1

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE
	A	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	WDGE1 LED W/ P0 PERFORMANCE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1_LED_P0_30K_80CRI_VF.ies
	B	3	LITHONIA LIGHTING	ARCI LED PI 30K	ARCI LED W/ PI PERFORMANCE, 3000K	ARCI_LED_PI_30K.ies
	C	3	LITHONIA LIGHTING	WF3 LED 30K	3" MATTE WHITE LED ULTRA-THIN WAFER DOWNLIGHT, 3000K	WF3_LED_30K.ies
	D	1	LITHONIA LIGHTING	DSX0 LED PI 30K T5W MVOLT HS	DSX0 LED PI 30K T5W MVOLT W/ HOUSE SHIELD	DSX0_LED_PI_30K_T5W_MVOLT_HS.ies
	E	1	LITHONIA LIGHTING	OLCFM I5 DDB	GENERAL PURPOSE LED CAST FLUSH MOUNT	OLCFM_I5_DDB.ies
EXAMPLE LIGHT FIXTURE DISTRIBUTION						
						ISOLUX CONTOUR = 0.25 FC
						ISOLUX CONTOUR = 0.5 FC
						ISOLUX CONTOUR = 1.0 FC
						LIGHT FIXTURE





FIRE ACCESS DATA

BUILDING PERIMETER	416 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	104 LR. FT. REQUIRED (25%) 80 LR. FT. PROVIDED
20' WIDE FIRE ACCESS LANE	
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE	



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 427 W Mifflin Street
Contact Name & Phone #: Kevin Burow, Knothe & Bruce Architects - 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input checked="" 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-feet 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?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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
6. Is any part of the building greater than 30-feet above the grade plane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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 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 hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	<input 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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

Attach an additional sheet if further explanation is required for any answers.
This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022

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Issued for Review - June 17, 2024
Issued for Land Use Submittal - September 23, 2024

PROJECT TITLE
The Kronenberg

423-427 W. Mifflin Street,
Madison, WI
SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER

CA103

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PROJECT TITLE
The Kronenberg

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Madison, WI

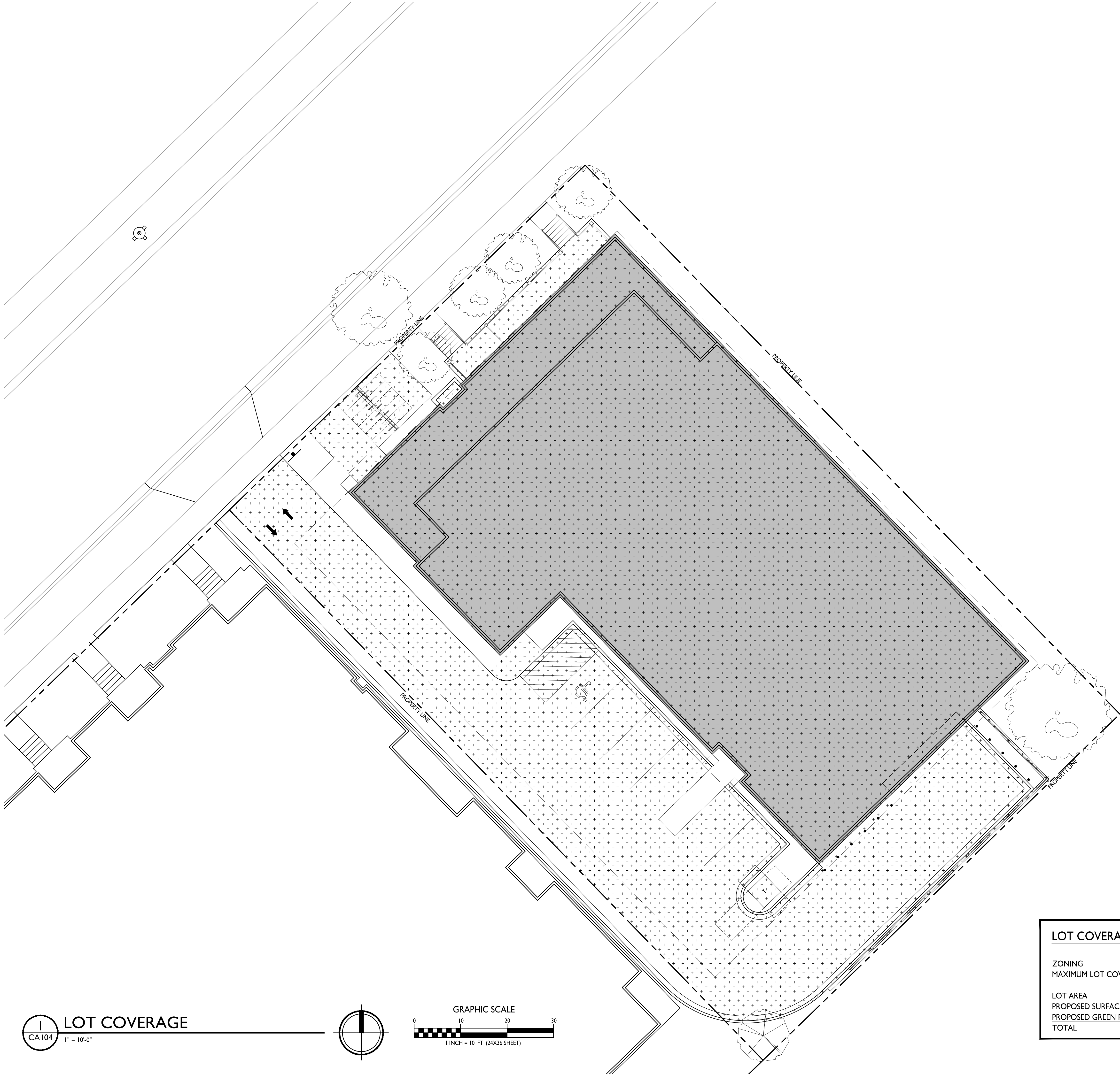
SHEET TITLE
Lot Coverage

SHEET NUMBER

CA104

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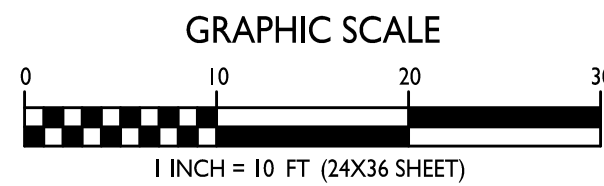
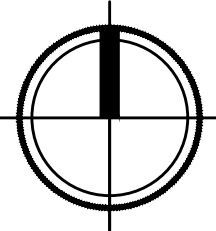
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CA104

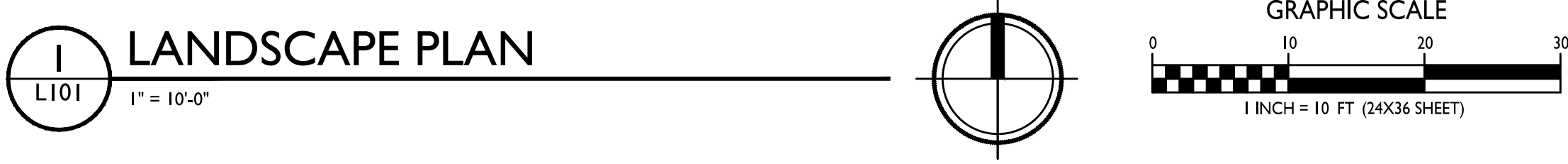
LOT COVERAGE

1" = 10'-0"




LOT COVERAGE

ZONING	DR2 (DOWNTOWN RESIDENTIAL)
MAXIMUM LOT COVERAGE	13,989 S.F. / 80%
LOT AREA	17,592 S.F.
PROPOSED SURFACE COVERAGE	14,872 S.F.
PROPOSED GREEN ROOF	- 4,000 S.F.
TOTAL	10,872 S.F. / 62%



LANDSCAPE WORKSHEET 423-427 W. Mifflin Street, Madison, WI	
<u>Landscape Points Required:</u>	
Developed Area =	8,576 SF
Landscape Points, 6,570 SF / 300 X 5 =	<u>143 points</u>
<u>Total Landscape Points Required:</u>	<u>143 points</u>
<u>Landscape Points Supplied:</u>	
Existing canopy trees - 0 @ 35 =	0 points
Proposed canopy trees - 5 @ 35 =	210 points
Existing evergreen trees - 0 @ 35 =	0 points
Proposed evergreen trees - 0 @ 35 =	0 points
Existing ornamental trees - 0 @ 15 =	0 points
Proposed ornamental trees - 1 @ 15 =	15 points
Existing upright evergreen shrubs - 0 @ 10 =	0 points
Proposed upright evergreen shrubs - 1 @ 10 =	10 points
Existing deciduous shrubs - 0 @ 3 =	0 points
Proposed deciduous shrubs - 37 @ 3 =	111 points
Existing evergreen shrubs - 0 @ 4 =	0 points
Proposed evergreen shrubs - 0 @ 4 =	0 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 45 @ 2 =	90 points
<u>Total Landscape Points Supplied =</u>	<u>458 points</u>
<u>Lot Frontage Landscape Required</u> (Section 23.14(2) Development Frontage Landscaping)	
"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."	
<u>W. Mifflin Street =</u>	<u>106 LF</u>
Over story trees required $(259.99/30) \times 866$	<u>4 trees</u>
Shrubs required $(259.99/30) \times 5 = 43.33$	<u>18 shrubs</u>
<u>Over story trees supplied</u>	<u>6 trees</u>
<u>Ornamental/Evergreen trees supplied</u>	<u>1 tree</u>
<u>Shrubs supplied</u>	<u>42 shrubs</u>



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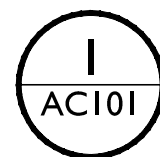
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Madison, WI

SHEET NUMBER

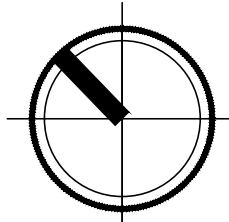
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FIRST FLOOR PLAN

1/8" = 1'-0"



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PROJECT TITLE

The Kronenberg

423-427 W. Mifflin Street,
Madison, WI

SHEET TITLE

First Floor Plan

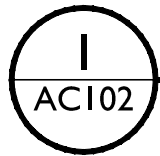
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SECOND FLOOR PLAN

1/8" = 1'-0"



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423-427 W. Mifflin Street,
Madison, WI

SHEET TITLE

Second Floor Plan

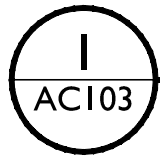
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THIRD FLOOR PLAN

1/8" = 1'-0"



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SHEET TITLE

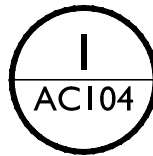
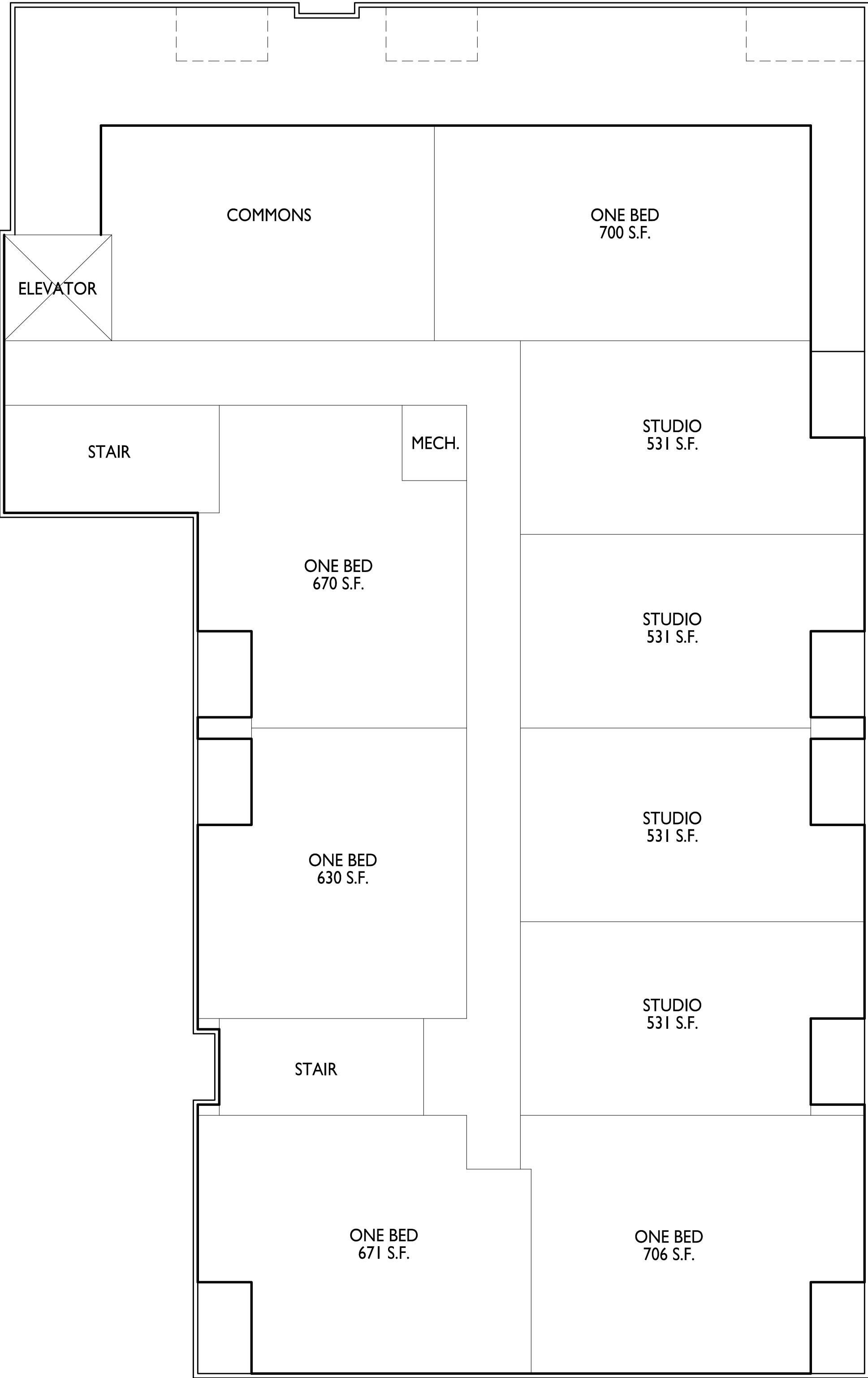
Third Floor Plan

SHEET NUMBER

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FOURTH FLOOR PLAN

1/8" = 1'-0"



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The Kronenberg

423-427 W. Mifflin Street,
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SHEET TITLE

Fourth Floor Plan

SHEET NUMBER

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SHEET TITLE

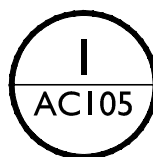
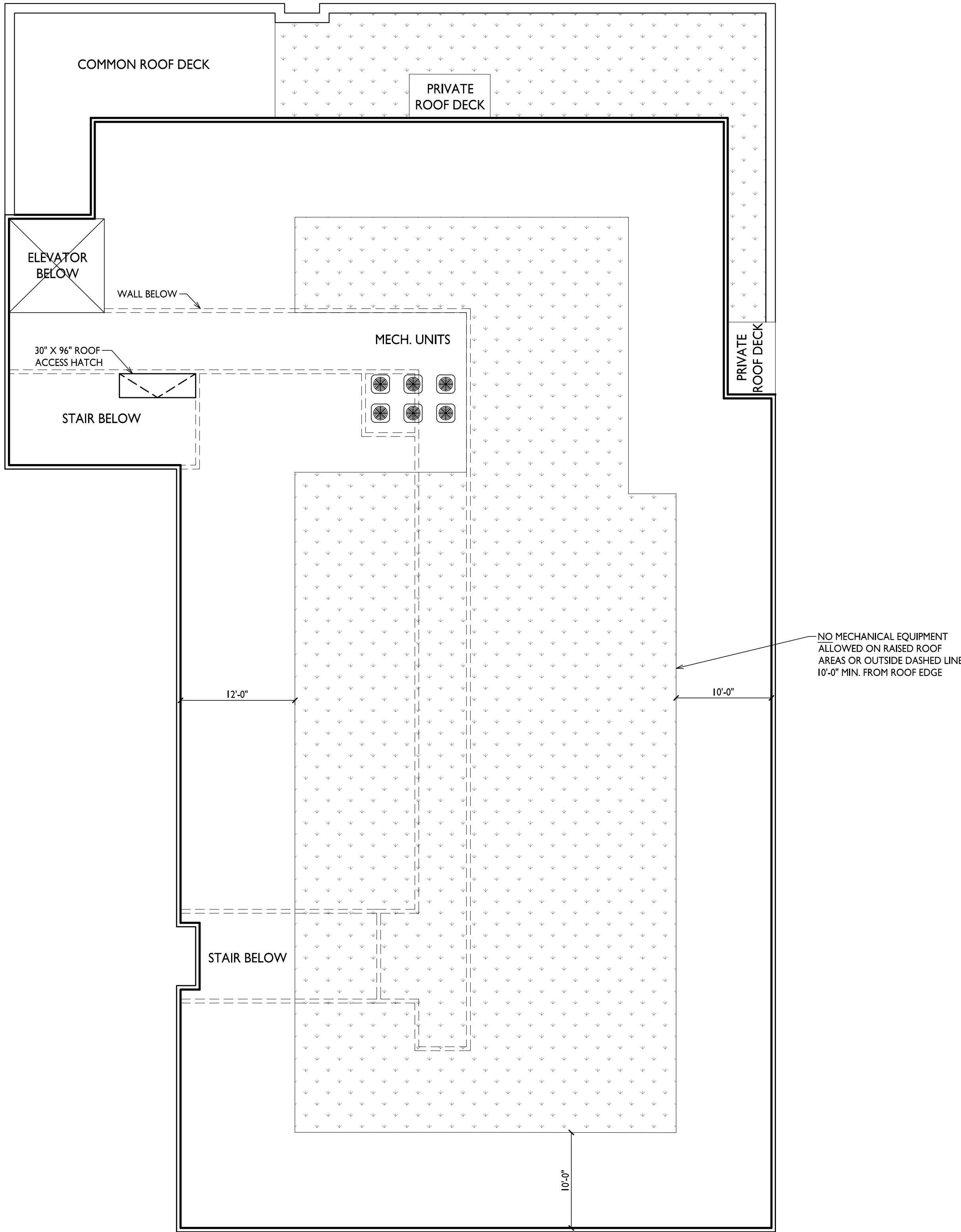
Roof Plan

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ROOF PLAN

1/8" = 1'-0"

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PROJECT TITLE
The Kronenberg

423-427 W. Mifflin St.,
Madison, WI
SHEET TITLE
Exterior Elevations

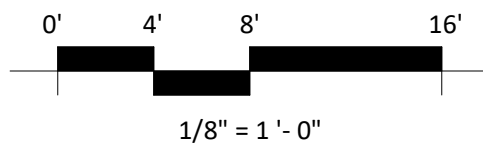
SHEET NUMBER
AC201
PROJECT NUMBER
2253



2 CITY ELEVATION - NORTHEAST
1/8" = 1'-0"



1 CITY ELEVATION - NORTHWEST
1/8" = 1'-0"



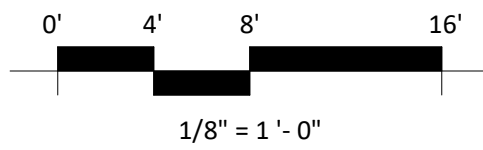
EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	GRAY SLATE
03	COMPOSITE LAP SIDING - 6"	JAMES HARDIE	WOOD TONE - WINCHESTER BROWN
04	BRICK VENEER	SUMMIT BRICK	DOVE
05	BRICK SOLDIER COURSE	SUMMIT BRICK	DOVE
06	CAST STONE	ROCKCAST	REISLING
07	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	ALUMINIUM STOREFRONT	N/A	BLACK
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK



2 CITY ELEVATION - SOUTHWEST
1/8" = 1'-0"



1 CITY ELEVATION - SOUTHEAST
1/8" = 1'-0"



1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	GRAY SLATE
03	COMPOSITE LAP SIDING - 6"	JAMES HARDIE	WOOD TONE - WINCHESTER BROWN
04	BRICK VENEER	SUMMIT BRICK	DOVE
05	BRICK SOLDIER COURSE	SUMMIT BRICK	DOVE
06	CAST STONE	ROCKCAST	REISLING
07	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	ALUMINIUM STOREFRONT	N/A	BLACK
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK

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PROJECT TITLE
The Kronenberg

423-427 W. Mifflin St.,
Madison, WI
SHEET TITLE
Exterior
Elevations

SHEET NUMBER

AC202
PROJECT NUMBER
2253



2 COLORED CITY ELEVATION - NORTHEAST
1/8" = 1'-0"

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1 COLORED CITY ELEVATION - NORTHWEST
1/8" = 1'-0"

PROJECT TITLE
The Kronenberg

423-427 W. Mifflin St.,
Madison, WI
SHEET TITLE
Exterior
Elevations Colored

SHEET NUMBER

AC203

PROJECT NUMBER

2253

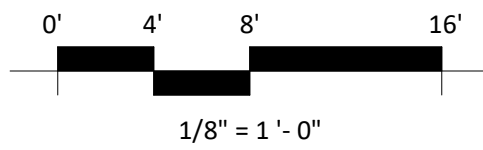
EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	GRAY SLATE
03	COMPOSITE LAP SIDING - 6"	JAMES HARDIE	WOOD TONE - WINCHESTER BROWN
04	BRICK VENEER	SUMMIT BRICK	DOVE
05	BRICK SOLDIER COURSE	SUMMIT BRICK	DOVE
06	CAST STONE	ROCKCAST	REISLING
07	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	ALUMINIUM STOREFRONT	N/A	BLACK
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK



2 COLORED CITY ELEVATION - SOUTHWEST
1/8" = 1'-0"



1 COLORED CITY ELEVATION - SOUTHEAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	GRAY SLATE
03	COMPOSITE LAP SIDING - 6"	JAMES HARDIE	WOOD TONE - WINCHESTER BROWN
04	BRICK VENEER	SUMMIT BRICK	DOVE
05	BRICK SOLDIER COURSE	SUMMIT BRICK	DOVE
06	CAST STONE	ROCKCAST	REISLING
07	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	ALUMINIUM STOREFRONT	N/A	BLACK
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK

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PROJECT TITLE
The Kronenberg

423-427 W. Mifflin St.,
Madison, WI
SHEET TITLE
Exterior
Elevations Colored

SHEET NUMBER

AC204

PROJECT NUMBER

2253



Concept Image



Concept Image



Concept Image



Concept Image