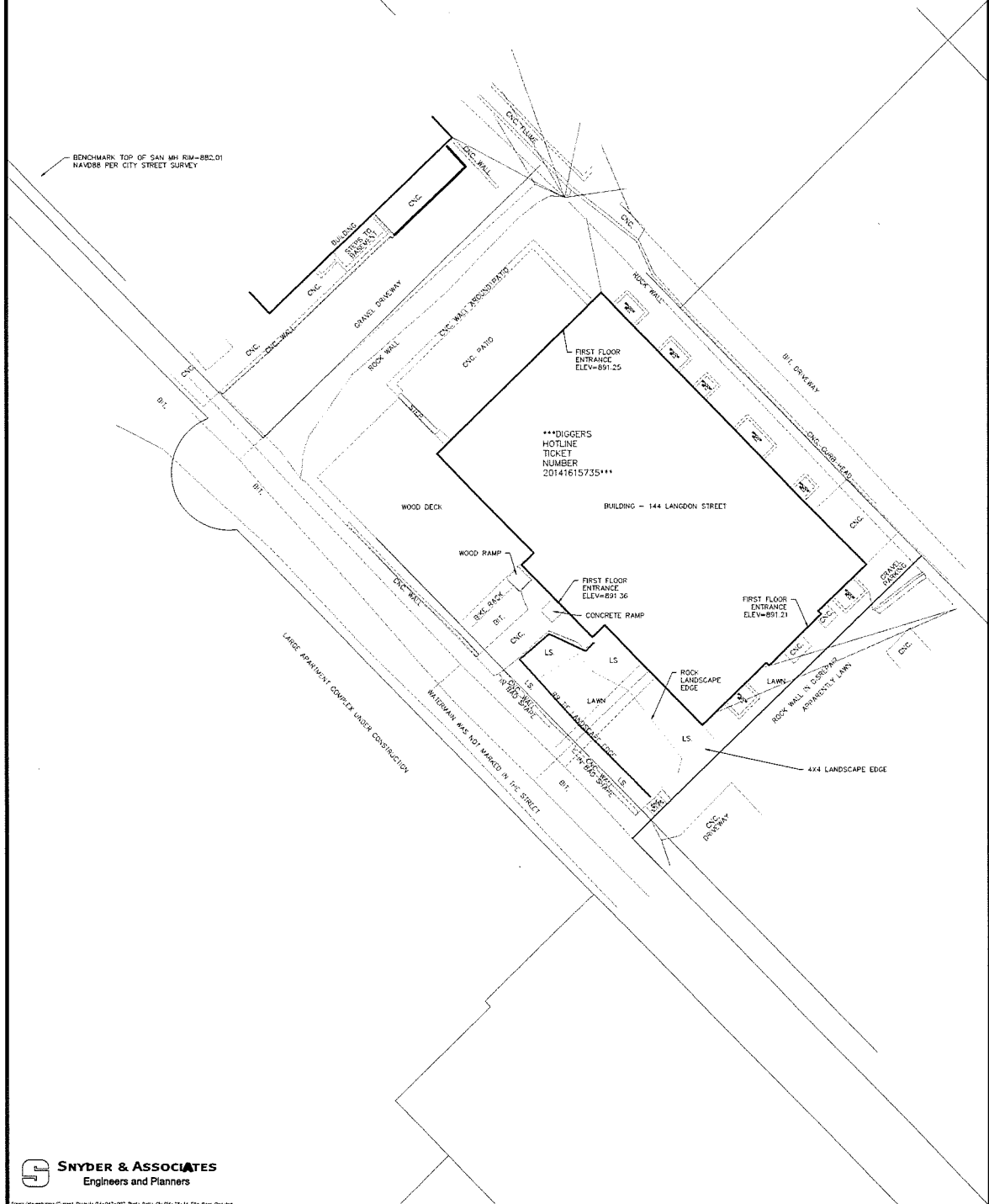




BENCHMARK TOP OF SAN 64 RIM=882.01
NAVD88 PER CITY STREET SURVEY



 **SNYDER & ASSOCIATES**
Engineers and Planners

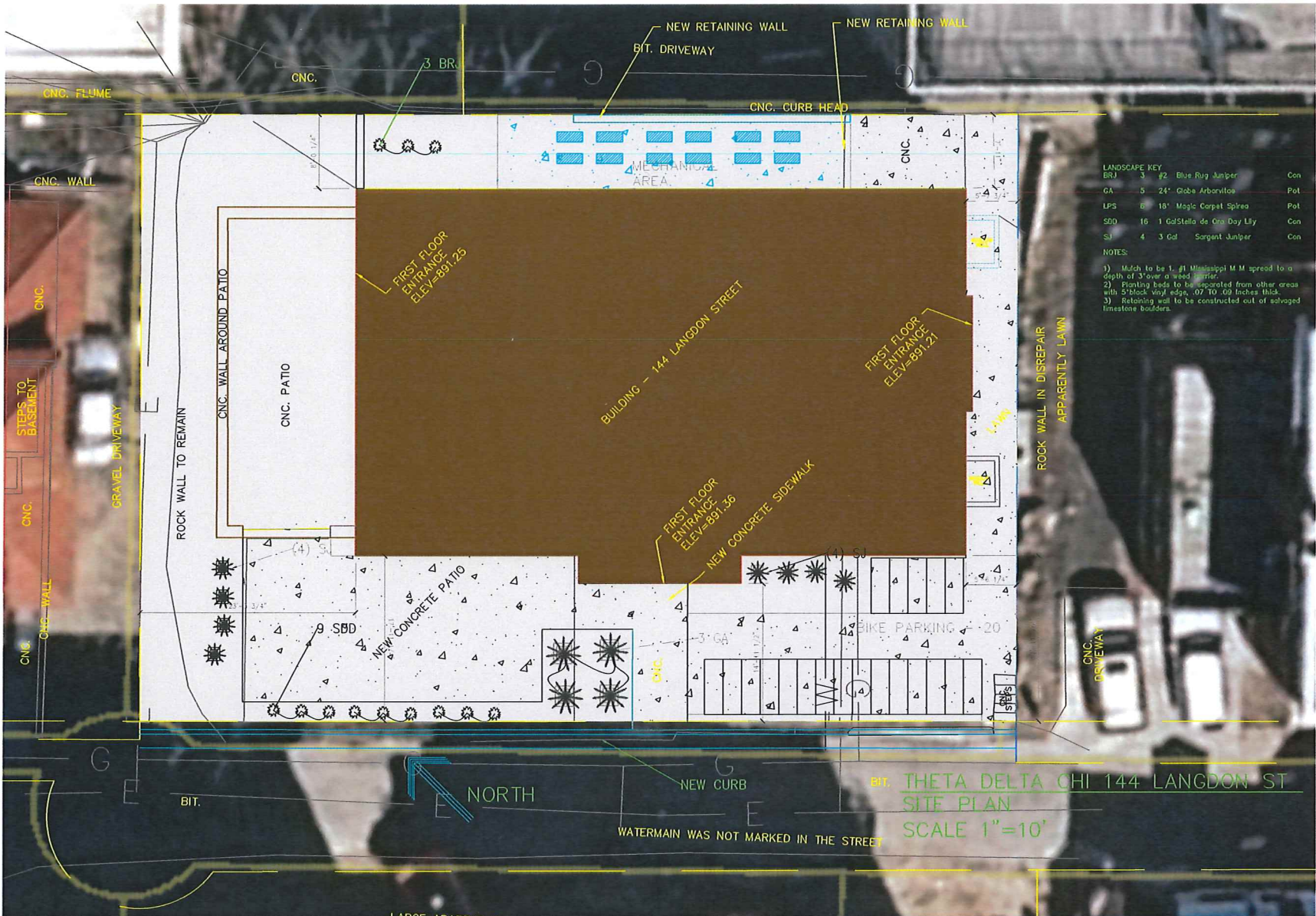
SURVEYED FOR:
Tri-North Builders
2025 Research Park Drive
Fitchburg, WI 53711

SURVEYED BY:
Snyder & Associates, Inc.
5070 Vogel Road
Madison, WI 53719
(608) 838-0444
www.snyder-associates.com

PLAT OF SURVEY
PART OF LOT 6 AND LOT 7, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SHEET
1 OF 1

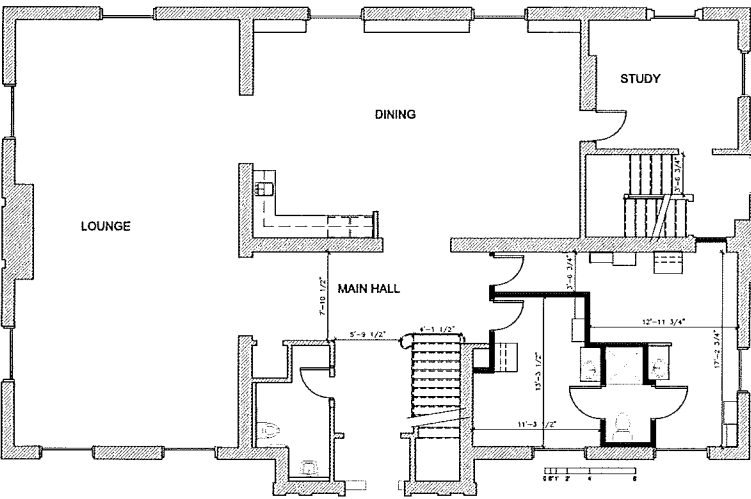


LANDSCAPE KEY

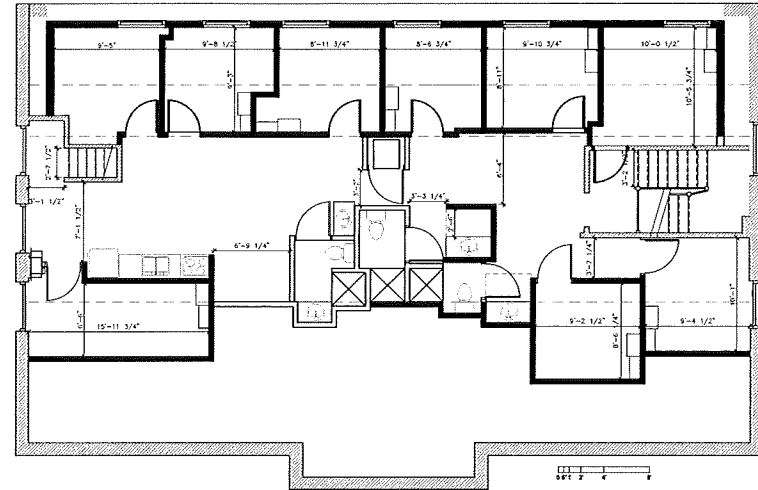
BRJ	3	#2 Blue Rug Juniper	Con
GA	5	24" Globe Arborvitae	Pol
LPS	6	18" Magic Carpet Spirea	Pol
SDD	16	1 Gal Stella de Oro Day Lily	Con
SI	4	3 Gal Sargent Juniper	Con

- NOTES:
- 1) Mulch to be 1" #1 Mississippi M.M. spread to a depth of 3" over a weed barrier.
 - 2) Planting beds to be separated from other areas with 5" black vinyl edging, 07 1/2" to 60 inches thick.
 - 3) Retaining wall to be constructed out of salvaged limestone boulders.

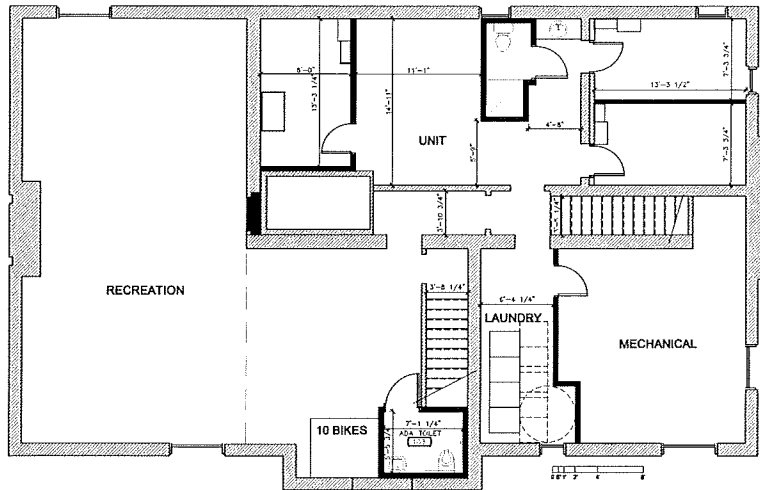
BIT. THETA DELTA CHI 144 LANGDON ST
 SITE PLAN
 SCALE 1"=10'



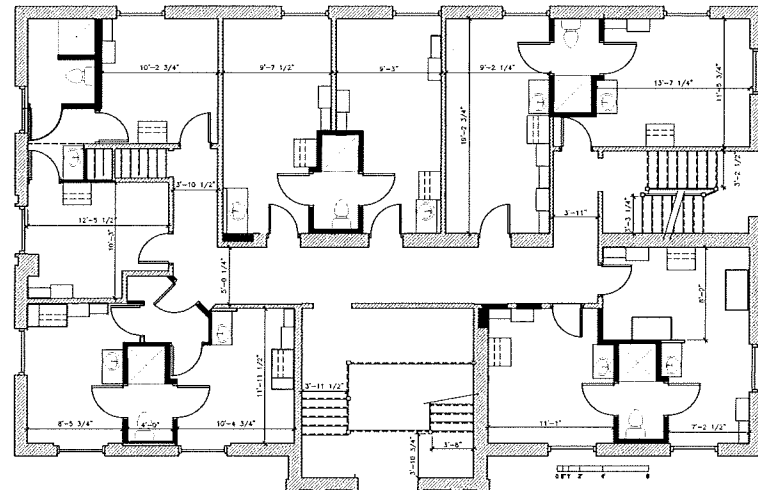
FIRST LEVEL



4TH LEVEL

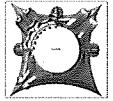


BASEMENT LEVEL



3RD (2ND) LEVEL

ISTHMUS
ARCHITECTURE, INC.
 411 WILGAMEN STREET
 SUITE 203
 MADISON, WI 53703
 PHONE: 608.294.0206
 FAX: 608.294.0297



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**THETA DELTA
 CHI -
 REMODELING**

Project
 Proj. No.: 1432
 PROPOSED NEW FLOOR PLANS

Sheet Title
 Scale: 3/32" = 1'-0"
 Drawn By: TR-NORTH
 Date: DECEMBER 2014
 Rev. Date:
 Rev. Date:
 Rev. Date:
 Rev. Date:
 Sheet No:

A200

ISTHMUS
ARCHITECTURE, INC.
613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



Tri-North
BUILDERS



This work was prepared by me or under my direct supervision and I am a duly licensed architect in the State of Wisconsin. I am not providing any professional services in any other state. I am not providing any professional services in any other state. I am not providing any professional services in any other state.

© Isthmus Architecture, Inc.

THETA DELTA CHI
RENOVATION

Project
Proj. No.: 1402
NORTH ELEVATION

Sheet Title
Scale: 1/4" = 1'-0"
Drawn By: LMD
Date: NOVEMBER 2014
Rev. Date:
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:


A301




PROPOSED NORTH ELEVATION
1/4" = 1'-0"



ISTHMUS
ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



Tri-North
TRUSTEES



This work was prepared by me or under my supervision, and I am a duly licensed professional architect in the State of Wisconsin. I am not providing any services in any other state. I am not providing any services in any other state. I am not providing any services in any other state.

© Isthmus Architecture, Inc.

**THETA DELTA CHI
 RENOVATION**

Project
 Proj. No.: 1402
 SOUTH ELEVATION

Sheet Title

Scale: 1/4" = 1'-0"

Drawn By: LMD

Date: NOVEMBER 2014

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

Sheet No:

A300

PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"



PROPOSED WEST ELEVATION
1/2" = 1'-0"

ISTHMUS
ARCHITECTURE, INC.
613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



Tri-North
SURVEYORS



The plans are prepared by the architect and are subject to the provisions of the Wisconsin State Board of Architectural Examiners. The contractor shall verify all dimensions and conditions of the site before commencing work.

**THETA DELTA CHI
RENOVATION**

Project
Proj. No.: 1402
WEST ELEVATION

Sheet Title
Scale: 1/4" = 1'-0"
Drawn By: LMD
Date: NOVEMBER 2014
Rev. Date:
Rev. Date:
Rev. Date:
Rev. Date:

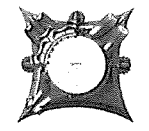
Sheet No:

A302



PROPOSED EAST ELEVATION
1/4" = 1'-0"

ISTHMUS
ARCHITECTURE, INC.
613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



Tri-North
GROUP INC.



The firm will be held to the extent of the contract for the design and construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project.

**THETA DELTA CHI
RENOVATION**

Project
Proj. No.: 1402
EAST ELEVATION

Sheet Title
Scale: 1/4" = 1'-0"
Drawn By: LMD
Date: NOVEMBER 2014
Rev. Date:
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:
A303

Subject: FW: Theta Delta Chi - 144 Langdon
Date: Monday, November 17, 2014 at 11:26:46 AM Central Standard Time
From: Zellers, Ledell <district2@cityofmadison.com>
To: chhoffma@gmail.com <chhoffma@gmail.com>
CC: Steve Harms <sharms@tri-north.com>

Hello Chris,

Please see the information below and attachments. Are you interested in a neighborhood meeting about the proposal?

I hope all is going well for you.

Ledell

Alder Ledell Zellers
608 417 9521

To subscribe to District 2 updates go to: <http://www.cityofmadison.com/council/district2/>

From: Steve Harms <sharms@tri-north.com>
Sent: Monday, November 17, 2014 10:44 AM
To: Zellers, Ledell
Subject: FW: Theta Delta Chi - 144 Langdon

Ledell, our team including Isthmus Architecture is planning a remodel of the Theta Delta Chi Fraternity house.

Attached are the schematics which does include expanding the 4th floor (attic) on the back side with a dormer concept.

This project will utilize historic tax credits and have been working with the state historical society on that aspect to complete the financial picture, which has just been finalized. We are ready to start the process.

I would appreciate talking today to get the notice in (Matt was several weeks getting back to me on whether this is conditional use or staff review, so I'm behind a little)

I would be happy to meet you anytime today or otherwise and of course with the neighborhood if you think we should.

Thank you for your consideration
Steve Harms cell 575-8262 anytime

Tri-North Builders

Steve Harms | AIA, LEED AP, DBIA, ASHE Cert.
Director of Pre-Construction Services

sharms@tri-north.com | Tri-North Builders | Build Smart.

P: 608.271.8717 | F: 608.271.3354 | Direct: 608.204.7252

www.tri-north.com | 2625 Research Park Drive | Fitchburg, WI | 53711

From: <Tucker>, Matt Tucker <mtucker@cityofmadison.com>
Date: Monday, November 17, 2014 at 9:00 AM
To: Steve Harms <sharms@tri-north.com>

Cc: "scover@cityofmadison.com" <scover@cityofmadison.com>, "Wendt, Jay" <JWendt@cityofmadison.com>, "Ascanlon@cityofmadison.com" <Ascanlon@cityofmadison.com>
Subject: RE: Theta Delta Chi - 144 Langdon

Ok Steve, I think I understand the project now.... Complete remodel, slight expansion at the roof level, end result is a lodging house, right? If so, yes, this is a Conditional Use.

In regard to the schedule (link here), after the you have satisfied the 30-day Alder/neighborhood noticing, we can book the item. This property is located in the [State-Langdon neighborhood association](#) and Ald. Zeller' district. This would go to Plan Commission only, I see no direct trigger to send it to UDC. If you sent the noticed today, we could accept the application on the December 17th submission date, which puts this item at Plan Commission on February 9 2015.

I have copied principal Planner Jay Wendt and Preservation Planner Amy Scanlon on this message.

We will want to sit down with you to have a pre-application meeting, where we can talk about the project and process. Let me know what dates and times work for you.



Matt Tucker

Zoning Administrator
Building Inspection Division
Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53701-2984
Telephone: 608 266 4569
Email: mtucker@cityofmadison.com
www.cityofmadison.com/bi

In compliance with State public records law, the City of Madison retains copies of ALL email messages to and from this mailbox. Email messages may be released in response to appropriate open record requests.

From: Steve Harms [<mailto:sharms@tri-north.com>]
Sent: Thursday, November 13, 2014 12:29 PM
To: Tucker, Matthew
Cc: Cover, Steven
Subject: Theta Delta Chi - 144 Langdon

Matt, we need to know about this remodel being a condition use or not please, and if so what submittal schedule will be using.
Thank you very much
Steve H

Tri-North Builders

**Steve Harms | AIA, LEED AP, DBIA, ASHE Cert.
Director of Pre-Construction Services**

sharms@tri-north.com | Tri-North Builders | Build Smart.

P: 608.271.8717 | F: 608.271.3354 | Direct: 608.204.7252

www.tri-north.com | 2625 Research Park Drive | Fitchburg, WI | 53711

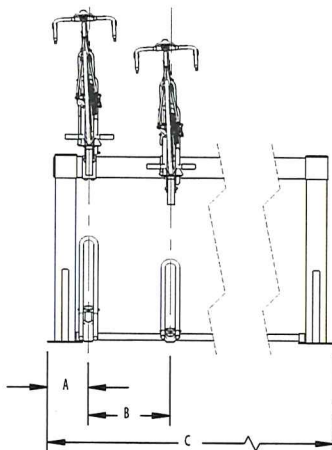


CYCLE RACKS

SARIS

STACK RACK

The customizable Stack Rack combines industrial design and strength with two-tier spacing for added capacity and maximum density. And, the lift assist mechanism eases any bike lifting required by the user, making it easier to load and unload. Flexibility in bike spacing, rack configuration and the modular design make this product unique to each installation.



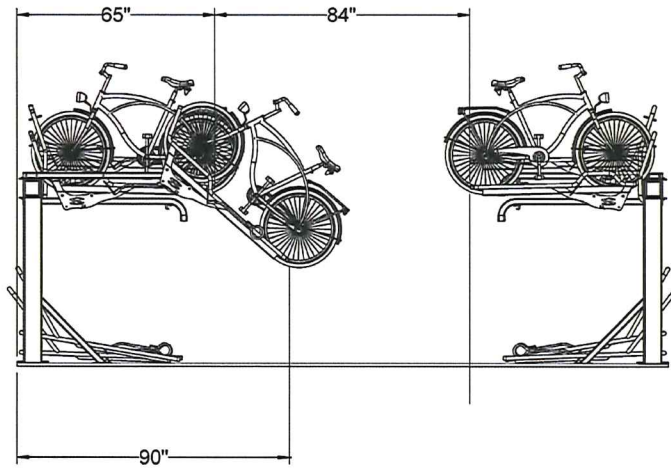
Specifications

# Bikes	Starting Dim. (A)	Bike Spacing (B)	Overall Length (C)
16	12"	18"	150"
16	12"	20"	164"
16	12"	24"	192"

Note: Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

Stack Rack

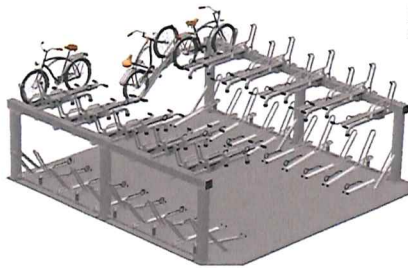
Recommended Spacing



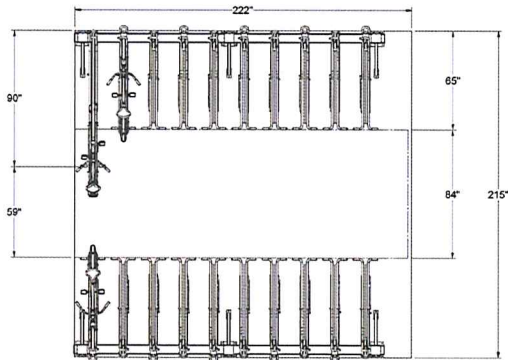
Product Details

- Can be built as single sided or double sided unit
- Flexibility in bike spacing during planning or installation
- Few moving parts to minimize maintenance
- Security locking cable is 3/4" structural steel cable, sheathed in vinyl coating
- Requires 108" ceiling clearance (low ceiling height model can be provided if needed for ceiling height of 100")

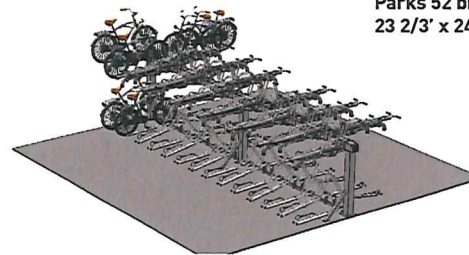
Single-Sided Layout



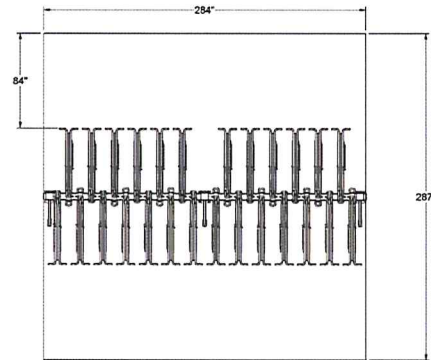
Parks 40 bikes in
18.5' x 18' area



Double-Sided Layout



Parks 52 bikes in
23 2/3' x 24' area



Product Information



of Bikes

Saris Stack Rack is a commercial grade rack with few moving parts and customized bike spacing

16 bike maximum per section. Can be designed in sections of 4, 6, 8, 10, 12, 16 bikes



Materials

6" square upper frame
2" square steel lower frame



Finish

Hot dipped galvanized finish



Hardware

Flange Mount
Recommended Anchor #6260



Spacing

84" aisle way recommended to allow for loading and unloading



Lift Assist

Lift assist mechanism is spring loaded top tray

Anchors must be purchased separately



CAD Files



SketchUp Files



Written Specs



Photos