



City of Madison Site Plan Verification

PROJECT: LNDMAC-2017-00117

Address: 2131 Zeier RD

Current Revision #: 0

Submitted by:

Contact: saloni kumbkarni
216.223.3236
skumbkarni@herschmanarchitects.com

Project Type: Minor Alteration to Approved Conditional Use

Description: 8162 sq ft addition for dress for less. total tenant space = 22000sq.ft.

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Apr 4 2018
Engineering Review Main Office	Approved	Brenda Stanley	Apr 16 2018
Fire Review	Approved	William Sullivan	Apr 4 2018
Lighting Review	Approved	Harry Sulzer	Apr 4 2018
Planning Review	Approved	Heather Stouder	Apr 17 2018
Traffic Engineering Review	Approved	Eric Poffenberger	Apr 13 2018
Urban Design Commission Review	Approved	Janine Glaeser	Apr 4 2018
Water Utility Review	Approved	Adam Wiederhoeft	Apr 11 2018
Zoning Review	Approved	Christina Thiele	Apr 12 2018
Plan Director Review	Administrative Approval	Heather Stouder	

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ENGINEERING**Supplement Accepted****Comment Date:** 01/19/2018

This site will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Please submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Jeff Benedict, City Engineering, for approval.

Supplement Accepted**Comment Date:** 01/19/2018

The applicant shall submit, prior to plan sign-off but after all revisions are completed, digital PDF files to the Engineering Division (bstanley@cityofmadison.com). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)). PDF submittals shall contain the following information: a) Building footprints, b) Internal walkway areas, c) Internal site parking areas, d) Lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans), h) Private on-site sanitary sewer utilities (including all connections to public sanitary), i) Private on-site storm sewer utilities (including all connections to public storm).

Supplement Accepted**Comment Date:** 04/05/2018

The Applicant shall submit, prior to plan sign-off but after all revisions are completed, a digital CAD file (single file) to the Engineering Division (storm/sanitary section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number: a) Building Footprints, b) Internal Walkway Areas, c) Internal Site Parking Areas, d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.), e) Right-of-Way lines (public and private), f) Plat name and lot lines (metes & bounds parcel lines if unplatted), g) Platted lot numbers (noted "unplatted lands" if not platted), h) Lot/Plat property dimensions, i) Street names, j) Private on-site sanitary sewer utilities (including all connections to public sanitary), k) Private on-site storm sewer utilities (including all connections to public storm)
THE CAD FILE WILL ONLY BE REQUIRED PRIOR TO FINAL PLAN REVIEW SO THAT MULTIPLE FILES DO NOT NEED TO BE SUPPLIED OR REVIEWED.

NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com. The party responsible for the CAD file email transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.

Note**Comment Date:** 04/05/2018

Prior to beginning construction, the Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. (MGO 10.05(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

ENGINEERING MAPPING**Supplement Accepted****Comment Date:** 03/26/2018

Sheet C202 received 2018-3-26

The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

Supplement Accepted**Comment Date:** 03/26/2018

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Sheet C202 has legal 2018-3-26

The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Supplement Accepted**Comment Date:** 03/26/2018

Sheet C202 received 2018-3-26

The Site plan shall show and label all of the different Public Utility Easements and the three party driveway easement all as shown on Certified Survey Map No. 9136.

Supplement Accepted**Comment Date:** 03/26/2018

Revised plan received 2018-3-27

2025 Zeier Rd is for Burlington Coat Factory. This project is for a combine of 2129, 2131, 2133 & 2135 Zeier Rd; plus an addition. The address of the newly configured space is 2131 Zeier Rd.

The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Supplement Accepted**Comment Date:** 12/26/2017

Sheet C202 replaced AS1.0

Sheet AS1.0 shows adjacent stores. It indicates a proposed E-100 space. Please email time frame details for this build out. An address will need to be assigned to E-100. This sheet also shows Parcel I to be transferred to City. Remove text as this project does not involve the pond.

Supplement Accepted**Comment Date:** 12/26/2017

CAD received 2/27/2018.

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Mapping Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names

All other levels (contours, setbacks, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

FIRE**Note****Comment Date:** 01/02/2018

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Update all documents to reflect the correct building address. Presumed to be 2131 Zeier Road, confirm with City Engineering.

URBAN DESIGN COMMISSION**Supplement Accepted****Comment Date:** 03/21/2018

Received UDC final approval.

Supplement Accepted**Comment Date:** 03/21/2018

Provide additional information on signable areas.

WATER UTILITY**Note****Comment Date:** 04/11/2018

A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

ZONING**Supplement Accepted****Comment Date:** 01/04/2018

Per Sec. 28.142(2)(a)2., the building addition is more than 10% of the current building floor area, Landscaping must be brought up to date, including dumpster enclosures and adding parking lot islands.

Supplement Accepted**Comment Date:** 01/04/2018

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

Supplement Accepted**Comment Date:** 01/04/2018

Provide refuse disposal area details. Per Sec. 28.142(9)(a), such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.

Supplement Accepted**Comment Date:** 01/04/2018

Per Sec. 28.142(6)(a), a planting island shall be located at least every twelve (12) contiguous stalls with no break in the proposed expansion.

Supplement Accepted**Comment Date:** 01/04/2018

Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.

Supplement Accepted**Comment Date:** 01/04/2018

Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

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Supplement Accepted**Comment Date:** 01/04/2018

Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Applicant has provided the date of September 1st, 2018

Note**Comment Date:** 01/04/2018

Signage requires separate approval. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Sign Permit applications can be found here: <http://www.cityofmadison.com/dpced/bi/documents/SignPermitAppl.pdf>