



## City of Madison Site Plan Verification

**PROJECT: LNDMAC-2018-00020**

**Address:** 3102 S High Point RD

**Current Revision #: 0**

**Submitted by:** Knothe & Bruce

**Contact:** Denise Salimes  
(608) 836-3690  
dsalimes@knothebruce.com

**Project Type:** Minor Alteration to Approved Conditional Use

**Description:** Construct three remaining buildings

**Status:** Closed

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Jeffrey Quamme</a>	Nov 5 2018
Engineering Review Main Office	Approved	<a href="#">Megan Eberhardt</a>	Jun 25 2018
Fire Review	Approved	<a href="#">William Sullivan</a>	Feb 22 2018
Planning Review	Approved	<a href="#">Heather Stouder</a>	Apr 10 2018
Traffic Engineering Review	Approved	<a href="#">Timothy Stella</a>	Mar 22 2018
Urban Design Commission Review	Approved	<a href="#">Janine Glaeser</a>	Mar 13 2018
Zoning Review	Approved	<a href="#">Christina Thiele</a>	Apr 12 2018
<b>Plan Director Review</b>	Administrative Approval	<a href="#">Heather Stouder</a>	

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## ENGINEERING

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**Supplement Accepted****Comment Date:** 02/17/2018

This project is subject to City of Madison erosion control permitting requirements. Submit completed permit application, permit fee, erosion control plan, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com).

**Note****Comment Date:** 02/17/2018

This site already has an approved stormwater management plan and stormwater management maintenance agreement. Continue annual inspections and reporting per the previously approved plans. If there are questions regarding the current maintenance status of the stormwater management practices or the inspection / reporting requirements please contact Megan Eberhardt ([meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com) 608-266-6432)

## ENGINEERING MAPPING

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**Supplement Required****Comment Date:** 02/09/2018

A condominium amendment and an addendum to the condominium plat will be required to be recorded prior to final sign off. The proposed area of development was removed from the condominium on 09/23/2013.

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**Supplement Accepted****Comment Date:** 02/09/2018

CAD received 3/23/2018.

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](mailto: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.

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**Supplement Accepted****Comment Date:** 02/19/2018

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PDF received 3/5/2018. Addressing plan still valid from prior submittal.

Submit a Floor Plan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

## FIRE

**Note** **Comment Date:** 02/22/2018

Ensure all inside turn radii for the fire access lanes comply with the minimum 28-ft inside turn radius.

**Note** **Comment Date:** 02/22/2018

Ensure that the fire sprinkler system risers are located in an accessible location and rooms are labeled accordingly.

**Note** **Comment Date:** 02/22/2018

Since the buildings do not front on the street for which they are addressed, coordinate an acceptable location for the FDC prior to construction.

**Note** **Comment Date:** 02/22/2018

A fire sprinkler system shall be installed in accordance with NFPA 13 or 13R.

## TRAFFIC ENGINEERING

**Supplement Accepted** **Comment Date:** 02/12/2018

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com

**Supplement Accepted** **Comment Date:** 02/12/2018

The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; ADA stall dimensions; secured parking facility; sidewalk dimensions; drive aisle dimensions; bike stall dimensions and detail; underground parking dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

**Supplement Accepted** **Comment Date:** 02/12/2018

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: 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 Traffic Engineering and City Engineering Departments.

**Supplement Accepted** **Comment Date:** 02/12/2018

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The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained, they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. Place and dimension all vision triangles in the proposed plan.

**Supplement Accepted****Comment Date:** 02/12/2018

Dimension bike racks. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, it is recommended for all bicycle racks to have a 2 to 5 foot buffer from parking or pedestrian walkways.

**Supplement Accepted****Comment Date:** 02/12/2018

Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.

**ZONING****Supplement Accepted****Comment Date:** 03/06/2018

Landscape plan and worksheet should also note the existing landscaping on the site. Add the missing three Autumn Blaze Maples to the West of the property.

**Supplement Accepted****Comment Date:** 03/06/2018

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 provided the date of August 30, 2020\*\*

**Supplement Accepted****Comment Date:** 03/06/2018

Note building heights on elevations.