



City of Madison Site Plan Verification

PROJECT: LNDMAC-2018-00120

Address: 9602 Watts RD

Current Revision #: 0

Submitted by: Knothe & Bruce Architects

Contact: Denise Salimes
608-836
dsalimes@knothebruce.com

Project Type: Minor Alteration to Approved Conditional Use

Description: Building #1 and Building #4 updates

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Dec 10 2018
Engineering Review Main Office	Approved	Timothy Troester	Nov 19 2018
Fire Review	Approved	William Sullivan	Nov 12 2018
Planning Review	Approved	Heather Stouder	Nov 13 2018
Traffic Engineering Review	Approved	Timothy Stella	Nov 2 2018
Urban Design Commission Review	Approved	Janine Glaeser	Nov 20 2018
Zoning Review	Approved	Christina Thiele	Dec 7 2018
Plan Director Review	Administrative Approval	Heather Stouder	

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ENGINEERING MAPPING

Supplement Accepted**Comment Date:** 11/09/2018

Revised addressing plans received 11/9/2018.

The relocation of doors (and elevator/hallway) and the changing of 9601 Harvest Moon Ln apt #'s 114, 214, 314 to 9601 Harvest Moon Ln Apt 116, 216, 316 & 9604 Watts Rd apt #'s 116, 216, 316 to 9604 Watts Rd Apt 114, 214, 314 has been approved. Please submit the revised Floor Plans 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 so we may update our addressing floor plan file.

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.

Supplement Accepted**Comment Date:** 11/09/2018

CAD received 12/7/2018.

The Applicant shall submit, prior to plan sign-off, the revised 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.

PLANNING

Supplement Accepted**Comment Date:** 11/13/2018

A2.1, Elevation 1: Please provide additional information to explain why PTAC units can't be incorporated so as not to be visible from the street.

Supplement Accepted**Comment Date:** 11/13/2018

Please submit Alder recommendation.

TRAFFIC ENGINEERING

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Supplement Accepted**Comment Date:** 11/01/2018

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

Supplement Accepted**Comment Date:** 11/01/2018

Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.

Supplement Accepted**Comment Date:** 11/01/2018

The applicant shall show dimensions for the proposed and existing parking stalls items S = 9 ft, L = 18 ft, E = 24 ft, F = 20 ft, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2. Alternatively, use "Small Vehicles" parking design standards 10.08(6)(b)3 items S = 8.5", L = 16", E = 22' & F = 18' where all parking shall be clearly identified and properly controlled for use by only such vehicles.

URBAN DESIGN COMMISSION**Note****Comment Date:** 11/20/2018

Proposed changes are in keeping with the original UDC approved design intent.

ZONING**Supplement Accepted****Comment Date:** 11/14/2018

Provide revised landscape plan showing relocation of plants where area wells have been added and entrances/walkways revised.

Supplement Accepted**Comment Date:** 11/14/2018

Provide detail of wall mounted bike racks.

Note**Comment Date:** 12/07/2018

The final site compliance date is October 31, 2022.

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.