



City of Madison Site Plan Verification

PROJECT: LNDMAP-2012-00050

Address: 7839 Courtyard DR

Current Revision #: 1

Submitted by: Architectural Design Consultants, Inc

Contact: Bradley Servin
(608) 848-2324
b.servin@adcdesign.com

Project Type: Minor Alteration to Approved Planned Unit Development

Description: Coventry Village tri-plex

Status: Plan Review in Process

Revision History: [0](#) [1](#)

Review	Status	Reviewer	Reviewed
City Eng. Review Mapping	Approved	Lori Zenchenko	Jun 23 2014
Engineering Review Main Office	Add'l Info Req'd	Tim Troester	Jul 22 2013
Fire Review	Approved	William Sullivan	Sep 6 2013
Parks/Forestry Review	Add'l Info Req'd	Kay Rutledge	May 4 2014
Planning Review	Pending	-	N/A
Traffic Engineering Review	Approved	Eric Halvorson	Jul 22 2013
Urban Design Commission Review	Approved	Al Martin	Sep 23 2013
Zoning Review	Approved	Jenny Kirchgatter	Sep 6 2013
Plan Director Review	Pending	-	

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ENGINEERING

Supplement Required**Comment Date:** 11/16/2012

((Total land disturbance has been submitted. Still need the signed permit application, permit fee, and a copy of the issued WDNR permit)) Provide total land disturbance area for the proposed project. If 4,000 sf or more then an Erosion Control & Stormwater Management Permit will be required. If the area is 20,000 sf or more then a specific erosion control plan is also required. If a permit requirement is triggered submit permit applicaiton, USLE work sheet, erosion control plan (11x17 or PDF) and permit fee. Applicaiton permit can be found on City Enigneering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>

Supplement Accepted**Comment Date:** 11/16/2012

Submit PDFs of final plans for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com

Supplement Required**Comment Date:** 11/19/2012

((2013 rate adjusted - note amount due)) All outstanding Madison Metropolitan Sewarage District (MMSD) fees must be paid prior to final plan approval. Total due currently is \$298.18, submit check to City Engineering, but made payable to MMSD

Supplement Required**Comment Date:** 07/22/2013

((The proposed disturbance for this project will be over an acre per update info on 9-25-13 so a WDNR permit will be needed prior to issuance of the City permit(s))) If an acre or more area is to be disturbed a NR-216 permit will be required from WDNR. If this is the case the City erosion control permit cannot be issued until a copy of the approved WDNR permit is submitted to City Engineering.

ENGINEERING MAPPING

Supplement Accepted**Comment Date:** 07/22/2013

CAD received 9/24/2013.

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and 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, 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.

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Note **Comment Date:** 07/22/2013

The sheets label the triplex with unit 1, unit 2 & unit 3. This triplex is part of a declared condominium. Each of the three units has a separate street address, parcel identification number and legal description (not unit 1, 2 & 3). The sheets labeled duplexes are now also declared. Each unit has a separate street address, parcel id number and legal description (not unit 1, 2, 3, 4, 5 & 6).

Supplement Accepted **Comment Date:** 07/22/2013

Condo Amendment recorded 6/19/2014 as Document # 5078162.

This alteration removes 4 units from the declared condominium and revises several units. A condominium amendment and plat addendum are required. The condominium association/ owner(s) /applicant shall submit a condominium amendment & plat addendum application to the Planning Division for approval and recording with the Dane County Register of Deeds.

Note **Comment Date:** 09/26/2013

7839	COURTYARD DR	REVISE UNIT	0708-263-1541-2
7841	COURTYARD DR	REVISE UNIT	0708-263-1542-0
7843	COURTYARD DR	ADD 4 SEASON PORCH TO UNIT	0708-263-1543-8
7915	COURTYARD DR	REVISE UNIT	0708-263-1546-2
7917	COURTYARD DR	REVISE UNIT	0708-263-1547-0
7918	COURTYARD DR	REVISE UNIT	0708-263-1533-9
7919	COURTYARD DR	REVISE UNIT	0708-263-1548-8
7920	COURTYARD DR	REVISE UNIT	0708-263-1534-7
7921	COURTYARD DR	REVISE UNIT	0708-263-1549-6
7922	COURTYARD DR	REVISE UNIT	0708-263-1535-5
7924	COURTYARD DR	REVISE UNIT	0708-263-1536-3
7923	COURTYARD DR	REMOVE UNIT FROM CONDOMINIUM	0708-263-1550-3
7925	COURTYARD DR	REMOVE UNIT FROM CONDOMINIUM	0708-263-1551-1
7926	COURTYARD DR	REMOVE UNIT FROM CONDOMINIUM	0708-263-1537-1
7928	COURTYARD DR	REMOVE UNIT FROM CONDOMINIUM	0708-263-1538-9
752 S HIGH POINT RD REVISIONS COVENTRY CONDO, AMENDMENT NEEDED 0708-263-1403-4			

FIRE

Supplement Accepted **Comment Date:** 07/18/2013

A fire lane is required to extend to within 150-feet of all exterior portions of the structure. Submit a site plan that clearly shows the hose stretch from the fire lane. The path cannot go through or over obstructions such as retaining walls and fences.

Note **Comment Date:** 07/18/2013

MFD recommends the installation of an automatic fire sprinkler system for the safety of the occupants.

Note **Comment Date:** 07/18/2013

An automatic fire sprinkler system will be required unless the dwelling units are separate by 2-hr per SPS 362.903(5)(c) and the 150-ft hose length is met.

PARKS FORESTRY

Supplement Required **Comment Date:** 08/06/2013

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Revision #1 submitted 7-11-13. Development now includes one 3 MF unit and 8 duplex units. Units will be elderly deed restricted to 55 and over. The developer shall pay \$19,126.06 for park dedication and development fees for the new 3 MF unit development and the 8 new duplex units.

The developer must select a method for payment of park fees before signoff on the plan.

This development is within the Elver park impact fee district (SI31). Please reference ID# 13146 when contacting Parks about this project.

Supplement Accepted**Comment Date:** 08/06/2013

The calculation of the park impact fees for the new development can be further reduced if this development will be restricted to persons fifty-five (55) years of age or older. In accordance with MGO 16.23(8)(f)4, "... where a multi-family development in whole or part will be limited to occupancy by persons fifty-five (55) years of age or older by appropriate recorded restriction for a period of not less than thirty (30) years, ...", a restriction that remains in effect for 30 years limiting these units to persons 55 years of age or older must be recorded. Please contact Kay Rutledge for appropriate deed language.

Note**Comment Date:** 08/06/2013

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.

URBAN DESIGN COMMISSION**Supplement Required****Comment Date:** 08/13/2013

Need to meet to discuss alteration .

ZONING**Supplement Accepted****Comment Date:** 09/06/2013

Submit floor plans and elevations for the tri-plex at 7839, 7841, and 7843 Courtyard Dr.