



## City of Madison Site Plan Verification

**PROJECT: LNDMAP-2017-00023**

**Address:** 1936 Tennyson LN

**Current Revision #: 0**

**Submitted by:** Engberg Anderson

**Contact:** Mark Linser  
(414) 944-9144  
mark1@engberganderson.com

**Project Type:** Minor Alteration to Approved Planned Unit Development

**Description:** Phase 1 of Tennyson Senior Living Community

**Status:** Closed

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

| Review                         | Status                  | Reviewer                          | Reviewed    |
|--------------------------------|-------------------------|-----------------------------------|-------------|
| Engineering Mapping            | Approved                | <a href="#">Jeffrey Quamme</a>    | Jun 28 2017 |
| Engineering Review Main Office | Approved                | <a href="#">Jeffrey Benedict</a>  | Aug 9 2017  |
| Fire Review                    | Approved                | <a href="#">William Sullivan</a>  | Aug 9 2017  |
| Planning Review                | Approved                | <a href="#">Heather Stouder</a>   | Jun 27 2017 |
| Traffic Engineering Review     | Approved                | <a href="#">Eric Poffenberger</a> | Aug 8 2017  |
| Urban Design Commission Review | Approved                | <a href="#">Alan Martin</a>       | Aug 3 2017  |
| Zoning Review                  | Approved                | <a href="#">Jenny Kirchgatter</a> | Aug 8 2017  |
| <b>Plan Director Review</b>    | Administrative Approval | <a href="#">Heather Stouder</a>   |             |

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**ENGINEERING**

**Note** **Comment Date:** 07/03/2017

Any added or revised plan sheets must be submitted to Zoning to be included in the official approved plan set.

**Supplement Accepted** **Comment Date:** 07/03/2017

EC Permit ENG100-2016-00927 is expired. Renew the permit with USLE calcs, updated EC Plan and \$50 fee (check made out to City of Madison Treasurer). Submit to Jeff Benedict.

**ENGINEERING MAPPING**

**Note** **Comment Date:** 06/28/2017

Mapping has no objection to phased construction of the site in two phases.

**FIRE**

**Supplement Required** **Comment Date:** 07/05/2017

Provide a plan indicating the location of the proposed fire hydrant and the elevations around the fire hydrant as it relates to the proposed bioretention basins.

**TRAFFIC ENGINEERING**

**Note** **Comment Date:** 06/28/2017

No Plans 6/27/17

**Supplement Accepted** **Comment Date:** 07/05/2017

Provide an electronic copy of the site plan, .pdf preferred, e-mail plan to Eric Poffenberger - epoffenberger@cityofmadison.com

**Supplement Accepted** **Comment Date:** 07/05/2017

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; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

**Supplement Accepted** **Comment Date:** 07/05/2017

"Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

**Supplement Accepted** **Comment Date:** 07/05/2017

A deposit of \$1000.00 payable to City Treasurer will be required for the installation of traffic signage and markings deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

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**Note** **Comment Date:** 07/05/2017

If contractor request MGE temporary relocate wood pole street light, or any other work/infrastructure needed, may require additional deposit at that time.

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**Supplement Accepted** **Comment Date:** 07/05/2017

The Driveway Approach form is already filled out in Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$200.00 and Deposit to Insure Conduit of \$2400.00 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

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**Supplement Accepted** **Comment Date:** 07/05/2017

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. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.

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**Supplement Accepted** **Comment Date:** 07/05/2017

City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

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**Supplement Accepted** **Comment Date:** 07/05/2017

The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

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**Note** **Comment Date:** 07/05/2017

Review C101

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**Note** **Comment Date:** 07/12/2017

Place a type 2 pedestrian ramp at the Tennyson Lane sidewalk on site.

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**Supplement Accepted** **Comment Date:** 07/12/2017

Secure drive isle into future expansion. 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.

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**Supplement Accepted** **Comment Date:** 07/12/2017

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.

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**Supplement Accepted** **Comment Date:** 07/12/2017

Submit all underground parking sheets. Dimension stalls L/W drivewidth and paint markings. Note: All parking stalls for residential parking only.

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**Supplement Accepted** **Comment Date:** 07/12/2017

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For the underground parking 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. Or 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.

**Supplement Accepted****Comment Date:** 07/12/2017

All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' clear, for one-size-fits-all this means 8.75' by 17' clear.

**ZONING****Supplement Accepted****Comment Date:** 08/08/2017

The final site compliance date is September 1, 2018.

Clarify the timeframe for phase 1 and 2 of the project. Work with Zoning staff to establish a final site compliance date for phase 1 and 2. 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.