



City of Madison Site Plan Verification

PROJECT: LNDMAP-2017-00045

Address: 7933 Tree LN

Current Revision #: 0

Submitted by: Heartland Housing Inc

Contact: Matt Melendes
(414) 207-4443
mmelendes@heartlandalliance.org

Project Type: Minor Alteration to Approved Planned Unit Development

Description: Create a connection to High Point Rd; locate an electrical transformer; adjust the location of storm water management system; change material of retaining wall.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Mar 2 2018
Engineering Review Main Office	Approved	Timothy Troester	Nov 6 2017
Fire Review	Approved	William Sullivan	Oct 26 2017
Planning Review	Approved	Kevin Firchow	Jan 23 2018
Traffic Engineering Review	Approved	Timothy Stella	Mar 6 2018
Urban Design Commission Review	Approved	Janine Glaeser	Oct 20 2017
Zoning Review	Approved	Gregory Patmythes	Dec 26 2017
Plan Director Review	Administrative Approval	Heather Stouder	

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ENGINEERING

Supplement Accepted**Comment Date:** 11/01/2017

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. 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)

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

NOTE: Email CAD file transmissions are preferred to: ttroester@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 to City by applicant.

ENGINEERING MAPPING

Supplement Accepted**Comment Date:** 10/11/2017

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Revised CAD received 10/13/2017.

Prior CAD from LNDSPR-2017-00022 will need to be revised to reflect this submittal's new site changes.

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.

Supplement Accepted**Comment Date:** 10/12/2017

Doc no 5391858

Applicant shall provide the recorded cross access agreement permitting the new connection to the parking and access facilities to the properties lying south of this site.

FIRE**Note****Comment Date:** 10/26/2017

MFD assumes Sheet C700 fire access is still applicable from the original submittal. Approval is based on the revised Sheet C500 Landscaping dated 9-14-2017.

PLANNING**Supplement Accepted****Comment Date:** 11/14/2017

Resolve parking lot / site plan conflicts with adjacent property where new access meets parking lot.

TRAFFIC ENGINEERING**Supplement Accepted****Comment Date:** 10/16/2017

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

Supplement Accepted**Comment Date:** 10/16/2017

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

Supplement Accepted**Comment Date:** 10/16/2017

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 anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.

Supplement Accepted**Comment Date:** 10/16/2017

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:** 10/16/2017

Dimension bike rack widths. They are typically 2' x 6'. 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:** 10/16/2017

Applicant shall provide a copy of all cross access agreements. Email to tstella@cityofmadison.com

Supplement Accepted**Comment Date:** 10/16/2017

Both parking lots to the south of the property line are conceptual only and will be involved in future development with the property to the south; 7941 Tree Lane. As such the applicant will add a note to both areas stating the geometry is conceptual only and final configuration will be approved with the redevelopment.

Supplement Accepted**Comment Date:** 01/05/2018

The applicant shall construct the southeast driveway to the property line with temporary wheel stops installed. A note shall be added to the plan stating the wheel stops are temporary in nature and shall be removed when construction is finished for 7941 Tree Land.

ZONING**Supplement Accepted****Comment Date:** 10/05/2017

Submit a recommendation from Alder Skidmore.

Supplement Accepted**Comment Date:** 11/14/2017

Submit the recording cover form signed by the property owner.

Note**Comment Date:** 10/11/2017

The final location and screening (MGO 28.142(9)(d)) of the mechanical equipment shall require another minor alt. Unless the final location is fixed as part of this minor alt.