



City of Madison Site Plan Verification

PROJECT: LNDMAP-2018-00051

Address: 1825 Opus LN

Current Revision #: 0

Submitted by: Haen Real Estate

Contact: Jeff Haen
(608) 845-1550
jeff@haenrealestate.com

Project Type: Minor Alteration to Approved Planned Unit Development

Description: Alter building size, floor plans and elevations for proposed 10 unit building.

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Nov 9 2018
Engineering Review Main Office	Approved	Timothy Troester	Nov 30 2018
Fire Review	Approved	William Sullivan	Oct 5 2018
Planning Review	Approved	Kevin Firchow	Nov 2 2018
Traffic Engineering Review	Approved	Timothy Stella	Nov 2 2018
Urban Design Commission Review	Approved	Janine Glaeser	Nov 7 2018
Zoning Review	Approved	Patrick Anderson	Nov 29 2018
Plan Director Review	Administrative Approval	Heather Stouder	

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Grading plan that was submitted with the plan set is not legible. Submit legible and scaled grading plan for Engineering review. Additional comments may be forthcoming pending review of the proposed grading plan.

Supplement Accepted**Comment Date:** 10/12/2018

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

Supplement Accepted**Comment Date:** 11/28/2018

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.

Supplement Accepted**Comment Date:** 11/28/2018

The stormwater for this area drains to a flat area. Project needs to show a safe emergency overflow for the 500 yr storm is provided which causes no damage to adjacent structures. Report should be stamped by a PE.

Supplement Accepted**Comment Date:** 11/28/2018

Submit electronic data files for the stormwater modeling and calculations. Files can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com or submitted on CD to City Engineering.

Supplement Accepted**Comment Date:** 11/29/2018

Revised grading plan has been approved but does not match plans that have been submitted to zoning (grading, pavement, retaining wall). Please resubmit plan so the plan on file matches what will be built.

ENGINEERING MAPPING**Supplement Accepted****Comment Date:** 10/09/2018

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Revised sheets uploaded 11/09/2018.

After further review, the proposed floor plan sheets on this submittal with unit addresses are correct, it was the "as approved" sheets that contained the unit addresses that do not match the Assessor's parcel id records/3rd amendment from 2011.

Please submit corrected/revised sheets to the Zoning Department for the "as approved" 1st and 2nd floor pages. They will upload the revised sheets into this LNDMAP.

VOID comment 10/26/2018: The unit number addresses on the proposed floor plan sheets are not valid. The address numbering pattern should have remained as shown on the original as approved floor plan sheets.

Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed).

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.

The current unit legal description number and the corresponding unit address number are as follows:

51	0708-343-0857-4	1825 Opus Ln # 101
52	0708-343-0858-2	1825 Opus Ln # 102
53	0708-343-0859-0	1825 Opus Ln # 103
54	0708-343-0860-7	1825 Opus Ln # 104
55	0708-343-0861-5	1825 Opus Ln # 105
56	0708-343-0862-3	1825 Opus Ln # 201
57	0708-343-0863-1	1825 Opus Ln # 202
58	0708-343-0864-9	1825 Opus Ln # 203
59	0708-343-0865-7	1825 Opus Ln # 204
60	0708-343-0866-5	1825 Opus Ln # 205

Supplement Accepted**Comment Date:** 10/09/2018

CAD received 10/23/2018.

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. 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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Doc 5451826 & 5451825 recorded 11-1-2018

The 22nd Amendment to Hawks Reserve Condominium shall be recorded prior to final sign off.

PLANNING**Supplement Accepted****Comment Date:** 10/30/2018

Clarifications are needed to evaluate the request. There are discrepancies between changes proposed on elevation drawings and submitted tables. Clarify if exposure is increasing or decreasing. Further information, including more detailed grading information may be required.

Supplement Accepted**Comment Date:** 10/30/2018

Written Alder recommendation is needed before Planning sign-off

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

Engineering has requested a copy of clarified/legible grading plan. Provide a copy of that information to Planning prior to final sign off.

TRAFFIC ENGINEERING**Supplement Accepted****Comment Date:** 10/15/2018Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com**Supplement Accepted****Comment Date:** 10/15/2018

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/striped 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:** 10/15/2018

The applicant shall indicate on the underground parking plan whether the garage is used for residential use only, mixed commercial and residential use, or employee and residential use only.

Supplement Accepted**Comment Date:** 10/15/2018

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.

Supplement Accepted**Comment Date:** 10/15/2018

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.

URBAN DESIGN COMMISSION**Note****Comment Date:** 11/07/2018

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

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ZONING

Supplement Accepted

Comment Date: 10/18/2018

Provide a copy of the Alder's recommendation.

Supplement Accepted

Comment Date: 10/18/2018

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 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. Elements of the approved site plan. July 1, 2019 is this date as per the applicant.

Note

Comment Date: 10/18/2018

Provide three copies of any revised plan.