



City of Madison Site Plan Verification

PROJECT: LNDMAP-2018-00053

Address: 8222 Watts RD

Current Revision #: 0

Submitted by: Pinnacle Engineering Group, LLC

Contact: Matt Carey
(262) 754-8888
matt.carey@pinnacle-engr.com

Project Type: Minor Alteration to Approved Planned Unit Development

Description: Construct over 3,000 sq. ft. addition, relocate ADA stalls, new concrete walkway

Status: Plan Review in Process

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Dec 11 2018
Engineering Review Main Office	Approved	Megan Eberhardt	Jan 10 2019
Fire Review	Approved	William Sullivan	Dec 18 2018
Lighting Review	Approved	Steve Rewey	Nov 6 2018
Planning Review	Approved	Heather Stouder	Dec 18 2018
Traffic Engineering Review	Approved	Timothy Stella	Nov 26 2018
Urban Design Commission Review	Approved	Janine Glaeser	Dec 21 2018
Zoning Review	Approved	Christina Thiele	Jan 9 2019
Plan Director Review			

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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. Following review of the submitted permit materials additional review comments may be made that will need to be addressed prior to permit issuance and final site plan approval.

Supplement Accepted**Comment Date:** 11/07/2018

This project is subject to City of Madison stormwater management permitting requirements. Submit completed permit application, permit fee, stormwater management plan stamped by a Wisconsin P.E., modeling calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Stormwater Management Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding stormwater management requirements or stormwater permitting requirements can be sent to Megan at meberhardt@cityofmadison.com. Following review of the submitted permit materials additional review comments may be made that will need to be addressed prior to permit issuance and final site plan approval.

Supplement Accepted**Comment Date:** 11/07/2018

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com. The final document and fee should be submitted to City Engineering, attention: Megan Eberhardt.

Supplement Accepted**Comment Date:** 11/07/2018

Submit electronic data files for the stormwater management 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:** 11/07/2018

Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com or submitted on CD to City Engineering.

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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.

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

Stormwater Comment: provide additional detail in how 60% TSS is achieved (email sent directly to engineer 11-9-18).

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

Stormwater Comment: Update SW report and drawings to make consistence reference to the number of modules in the UpFlo filter (11 vs. 12).

ENGINEERING MAPPING**Supplement Accepted****Comment Date:** 11/02/2018

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CAD received 12/11/2018.

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 Footprint
- sb) 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 dimensionsi) 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.

FIRE

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

Provide a fire apparatus access plan.

TRAFFIC ENGINEERING

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

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

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

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:** 10/30/2018

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.

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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. Just show on the plan the stop sign at the northeast entrance.

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

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

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

Dimension bike racks. Typical bike stalls are 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 at least a 2 foot buffer from parking or pedestrian walkways.

URBAN DESIGN COMMISSION**Supplement Accepted****Comment Date:** 12/06/2018

Provide updated Watts Road Elevation Drawing showing clerestory windows in the two bays directly adjacent to the enclosed cart storage area.

ZONING**Supplement Accepted****Comment Date:** 11/08/2018

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 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.

Applicant provided the date June 1, 2019

Supplement Accepted**Comment Date:** 11/08/2018

Submit payment for \$300 minor alteration and site plan review fee

Supplement Accepted**Comment Date:** 11/08/2018

As this is in a PD zoning district, an alder recommendation is required when making any changes to the site. Obtain recommendation from Alder Skidmore at district9@cityofmadison.com.

Supplement Accepted**Comment Date:** 11/08/2018

Provide elevations and floor plans for the project.

Supplement Accepted**Comment Date:** 11/08/2018

Provide recording sheet with property owners original signature.

Supplement Accepted**Comment Date:** 11/08/2018

Provide \$30 check made out to "Dane County Register of Deeds".

Supplement Accepted**Comment Date:** 11/08/2018

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

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Note**Comment Date:** 11/08/2018

Signage requires separate approval. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Sign Permit applications can be found here: <http://www.cityofmadison.com/dpced/bi/documents/SignPermitAppl.pdf>