



City of Madison Site Plan Verification

PROJECT: LNDSPR-2015-00003

Address: 702 S High Point RD

Current Revision #: 0

Submitted by: Gorman & Company

Contact: Marc Ott
(608) 835-6388
mott@gormanusa.com

Project Type: Permitted Use Site Plan Review

Description: Rezoning to PD-GDP-SIP for Bishop O'Connor Catholic Center.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Mar 20 2015
Engineering Review Main Office	Approved	Janet Schmidt	Mar 20 2015
Fire Review	Approved	William Sullivan	Mar 20 2015
Lighting Review	Approved	Frederick Rehbein	Mar 20 2015
Parks/Forestry Review	Approved	Kathleen Kane	Mar 20 2015
Planning Review	Approved	Timothy Parks	Mar 20 2015
Traffic Engineering Review	Approved	Eric Halvorson	Mar 20 2015
Urban Design Commission Review	Approved	Alan Martin	Mar 20 2015
Zoning Review	Approved	Patrick Anderson	Mar 20 2015

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mott@gormanusa.com**Project Type:** Permitted Use Site Plan Review**Description:** Rezoning to PD-GDP-SIP for Bishop O'Connor Catholic Center.**Status:** Approved**Revision History:** [0](#)**ENGINEERING****Supplement Accepted****Comment Date:** 01/16/2015

The lot lines of Ganser Heights bisect parking, access and private utilities on site. A reciprocal easement/ agreement addressing the common access, parking, private utilities and drainage uses and restrictions shall be drafted, executed and recorded by all of the entities having ownership within this development.

Supplement Accepted**Comment Date:** 01/16/2015

The applicant shall work with the City Engineering Division to establish a permanent easement across the subject property for an east-west off-street public pedestrian/ bicycle path planned to extend from the Ice Age Junction Path along S. Junction Road on the west to the Southwest Path at Odana Hills.

Supplement Accepted**Comment Date:** 01/16/2015

The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division (files can be emailed to Tim Troester at ttroester@cityofmadison.com). The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

Supplement Accepted**Comment Date:** 01/16/2015

All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering sign-off.

Note**Comment Date:** 01/16/2015

All work in the public right of way shall be performed by a City-licensed contractor.

Note**Comment Date:** 01/16/2015

All damage to the pavement on S. High Point Road and Watts Road adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.

ENGINEERING MAPPING**Supplement Accepted****Comment Date:** 01/15/2015

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CAD received 1/21/2015.

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 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, 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.

Note **Comment Date:** 01/15/2015

Per Marc Ott, no changes to interior door locations for apts & suites.

If any apartment or suite configurations or any other room revisions have occurred since the preliminary apartment addressing plan approval on 01/06/2015, then new PDF's will be required and a re-review of the addresses is needed.

Supplement Required **Comment Date:** 01/16/2015

Doc No 5131223 received 3-4-13

Revised document received and comment made 2-20-15. Provide copy of document upon recording.

Draft Document received. Provide recorded document upon recording 1-26-15.

The Lot lines of Ganser Heights bisect parking, access and private utilities on site. A reciprocal easement/agreement addressing the common access, parking, private utilities and drainage uses and restrictions shall be drafted, executed and recorded by all of the entities having ownership within this development

FIRE

Supplement Accepted **Comment Date:** 01/16/2015

Provide a site plan that clearly identifies the location of all fire lanes. Plans indicate the location of fire lane signs but additional detail is required to clearly mark the widths and routes of the fire lanes.

Supplement Accepted **Comment Date:** 01/16/2015

Fire lanes serving the proposed parking garage are required to have a minimum of (2) fire hydrants with 500-ft. Per revised plans received 2-19-15.

LIGHTING

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It is understood the parking easement also applies to the lighting that may shine across property lines. Maintain at least 0.2 foot candles of light at the parking with the new lights. Most of the lighting is existing and not part of this review. Please use automatic daylight or time of day controls.

PARKS FORESTRY**Supplement Required****Comment Date:** 01/13/2015

Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the rezoning. This development is within the Elver park impact fee district (SI31). Please reference ID# 14155 when contacting Parks about this project.

Note**Comment Date:** 01/13/2015

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.

Supplement Accepted**Comment Date:** 01/23/2015

Developer has elected to defer payment of Park Impact Fees until building permits are pulled. Please contact Parks Staff to make payment arrangements prior to contacting Building Department for permits.

PLANNING**Supplement Accepted****Comment Date:** 03/19/2015

The applicant shall submit a zoning text for approval that addresses the condition 28 of the December 3, 2014 approval letter.

NOTE: The final staff-approved zoning text, including language regarding shared parking and access, is attached.

Supplement Accepted**Comment Date:** 03/19/2015

Per condition 27 of the December 3, 2014 approval letter, Holy Name Catholic Center, Inc. shall execute an agreement with the City of Madison requiring it to make a payment reflecting the value of municipal services provided to the proposed development on this site for any year in which it is exempt from paying property taxes. The agreement shall be approved by the Common Council in fulfillment of the standards for Planned Development districts prior to final approval and recording of the PD zoning and issuance of permits related to the project.

NOTE: The PILOT agreement was approved by Council resolution on March 17, 2015; the resolution is attached.

Supplement Accepted**Comment Date:** 03/19/2015

The approved cross-access and parking agreement to govern the overall site shall be referenced in the final zoning text for the PD district prior to recording and permit issuance.

Supplement Accepted**Comment Date:** 03/19/2015

The approved cross-access and parking agreement to govern the overall site shall be referenced in the final zoning text for the PD district prior to recording and permit issuance.

Note**Comment Date:** 01/15/2015

The final plans appear to be consistent with the plans approved by the Plan Commission and Common Council.

TRAFFIC ENGINEERING

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The applicant shall execute and return the declaration of conditions and covenants prior to sign off.

Supplement Accepted**Comment Date:** 01/21/2015

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

URBAN DESIGN COMMISSION**Supplement Accepted****Comment Date:** 02/16/2015

Submit 4 copies of photometric plan and lighting fixture cut sheets for the site and building.

Supplement Accepted**Comment Date:** 02/16/2015

Submit 4 copies of the building elevations with existing and proposed materials and colors identified.

ZONING**Supplement Accepted****Comment Date:** 02/16/2015

Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.

Supplement Required**Comment Date:** 01/14/2015

Submit \$30 recording fee payable to Dane County Register of Deeds and a reduced set of finalized drawing not exceeding 8.5x14 in size.

Supplement Required**Comment Date:** 02/16/2015

Submit 3 full size hard copies of any page revisions.