



City of Madison Site Plan Verification

PROJECT: LNDSPR-2015-00032

Address: 5850 Charon LN

Current Revision #: 0

Submitted by:

Contact: Ulian Kissiov
(608) 320-3151
ukissiov@charter.net

Project Type: Permitted Use Site Plan Review

Description: Infinity Apartments - 80 Units

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Jul 7 2015
Engineering Review Main Office	Approved	Janet Schmidt	Jul 7 2015
Fire Review	Approved	William Sullivan	Jul 7 2015
Lighting Review	Approved	Frederick Rehbein	Jul 7 2015
Parks/Forestry Review	Approved	Sarah Lerner	Jul 7 2015
Planning Review	Approved	Kevin Firchow	Jul 7 2015
Traffic Engineering Review	Approved	Eric Halvorson	Jul 7 2015
Urban Design Commission Review	Approved	Jenny Kirchgatter	Jul 7 2015
Zoning Review	Approved	Patrick Anderson	Jul 7 2015

Submitted by:

Contact: Ulian Kissiov
(608) 320-3151
ukissiov@charter.net

Project Type: Permitted Use Site Plan Review

Description: Infinity Apartments - 80 Units

Status: Approved

Revision History: [0](#)

ENGINEERING**Supplement Accepted****Comment Date:** 04/05/2015

((fees paid to JS 4/10/2015)) Per conditional use letter dated 2-27-15, comment #18: Heritage Prairie Sanitary Sewer Interceptor Assessments are due for this property in the amount of \$13,898.64. Provide a check, payable to City Treasurer, in that amount and return to City Engineering, Attention Janet Schmidt.

Supplement Accepted**Comment Date:** 04/05/2015

Per conditional use letter dated 2-27-15, comment #3: A CSM is required. Contact Janet Schmidt for required information.

Supplement Accepted**Comment Date:** 04/05/2015

Per conditional use letter dated 2-27-15, comment #6: Submit stamped pumping plan to Jeff Benedict (jbenedict@cityofmadison.com). Plan must show the pumping will be at a capacity to handle the 100 yr storm event.

Supplement Accepted**Comment Date:** 04/05/2015

Per conditional use letter dated 2-27-15, comment #13: applicant must show they have acquired NR216 permit coverage from WDNR for this project.

Supplement Accepted**Comment Date:** 04/05/2015

Per conditional use letter dated 2-27-15, comment #15: The Applicant shall submit prior to sign-off, digital PDF files to the Engineering Division (attention: Jeff Benedict, email: jbenedict@cityofmadison.com). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater management facilities
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

Supplement Accepted**Comment Date:** 04/05/2015

Per conditional use letter dated 2-27-15, comment #16: The Applicant shall submit to jbenedict@cityofmadison.com prior to plan sign-off, electronic copies of any Stormwater Management files including:

- a) SLAMM .DAT files
- b) RECARGA files
- c) TR-55/HYDROCAD/Etc.
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. Storm Water Management Report shall be stamped by a Licensed P.E.

Supplement Accepted**Comment Date:** 04/05/2015

Need notary signed maintenance agreement by owner for the bioretention basin and 2 infiltration basins. Contact Jeff Benedict for boilerplate and Exhibit B language.

Submitted by:

Contact: Ulian Kissiov
(608) 320-3151
ukissiov@charter.net

Project Type: Permitted Use Site Plan Review

Description: Infinity Apartments - 80 Units

Status: Approved

Revision History: [0](#)

Supplement Accepted**Comment Date:** 04/05/2015

Revise Infiltration Basin detail to show the elevation of the sanitary sewer lateral under it. Push the connection point to the west closer to the ROW line. Best to keep lateral out from under the bottom of the basin. How is building B being served with sanitary? Contact Mark Moder (mmoder@cityofmadison.com) or Jeff Benedict (jbenedict@cityofmadison.com).

Note**Comment Date:** 04/06/2015

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

ENGINEERING MAPPING**Supplement Accepted****Comment Date:** 03/31/2015

Kissiov forwarded our text box marked up PDF to Jenny 4/1.

Addressing plan created 3/30/2015.

Submit a copy of the approved addressing plan to Jenny Kirchgatter (JKirchgatter@cityofmadison.com) for attachment to this LNDSR. Please CC Lori, so that we may mark this supplement as accepted.

Submit a PDF of each floor to Lori Zenchenko (Lzenchenko@cityofmadison.com); so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

Supplement Accepted**Comment Date:** 03/31/2015

CAD received 4/30/2015.

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.

Supplement Accepted**Comment Date:** 03/31/2015

Submitted by:

Contact: Ulian Kissiov
(608) 320-3151
ukissiov@charter.net

Project Type: Permitted Use Site Plan Review

Description: Infinity Apartments - 80 Units

Status: Approved

Revision History: [0](#)

CSM 13993 recorded 6/19/2015 as Doc # 5161447.

The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.

FIRE

Note **Comment Date:** 03/20/2015

MFD acknowledges that the building will be sprinklered per NFPA 13 standards to address the limited aerial access to the building.

LIGHTING

Note **Comment Date:** 04/21/2015

Please use automatic daylight or time of day controls.

PARKS FORESTRY

Supplement Accepted **Comment Date:** 03/26/2015

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 Door Creek park impact fee district (SI23). Please reference ID# 15104 when contacting Parks about this project.

Note **Comment Date:** 03/26/2015

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.

Note **Comment Date:** 07/02/2015

Developer will submit payment prior to issuance of building permit as identified by the Architect on 7/2/2015.

PLANNING

Supplement Accepted **Comment Date:** 03/27/2015

Provide 4 copies of colored elevation drawings with height dimensions labeled for review for conformance with approved plans.

Supplement Accepted **Comment Date:** 03/27/2015

Provide 4 copies of previously provided perspective drawings that showed the location of HVAC units.

Note **Comment Date:** 03/27/2015

Per the approval condition, No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Floor plans and perspective illustrations show such penetrations will be located within balconies/recesses and not on the outward-facing façade walls. The addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this Planned Development should they be proposed at a later time.

Supplement Accepted **Comment Date:** 03/27/2015

Submitted by:

Contact: Ulian Kissiov
(608) 320-3151
ukissiov@charter.net

Project Type: Permitted Use Site Plan Review

Description: Infinity Apartments - 80 Units

Status: Approved

Revision History: [0](#)

Revise the GDP zoning text to clarify that the height approved for this development applies only to lots 455 and 456 and not the other properties within the "Apartment/Condominium District." GDP should retain the original height regulation for other properties within this district.

TRAFFIC ENGINEERING**Supplement Accepted****Comment Date:** 03/26/2015

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 \$ 0.00 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Halvorson, Traffic Engineering, Madison Municipal Building, Suite 100, 215 Martin Luther King Jr. Blvd., P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 03/26/2015

Mid blk pedestrian ramps in this configuration are not allowed as they can confuse people with different abilities and create a potentially dangerous situation. Reconfigure so as to make it clear this is not an appropriate pedestrian crossing location.

Supplement Accepted**Comment Date:** 03/26/2015

Clearly define the accessible routes form Jupiter Dr and Hercules Trl.7

Note**Comment Date:** 03/26/2015

It is recommended the Bicycle Parking have a 5' backup so as not to interfere with the orderly use of the pedestrian walkways. Bicycles incorrectly secured or bicycles with trailers tend to exceed the 2'x6' space allotted and will hang over the pedestrian walkway.

Supplement Accepted**Comment Date:** 03/30/2015

A deposit of \$500 payable to City Treasurer will be required for the installation of traffic signage and markings deemed necessary with the completion of the development. The applicant shall complete a Responsible Party Form and return it to Traffic Engineering.

URBAN DESIGN COMMISSION**Supplement Accepted****Comment Date:** 04/14/2015

Provide fixture cut sheets . The recently submitted colored elevations omit details as to the materials and colors ; this needs to be provided . The landscape plan requires a typical tree island detail that provides that the 75% vegetative cover requirements is met . Provide info on the specific infiltration seed mix on the landscape plan .

ZONING**Supplement Accepted****Comment Date:** 04/08/2015

Submit a minor alteration to the GDP zoning text.

Note**Comment Date:** 04/08/2015

Meet with Pat Anderson to review approved SIP plans and other documents to be recorded with the Register of Deeds.