



## City of Madison Site Plan Verification

**PROJECT: LNDSPR-2015-00130**

**Address:** 5817 Halley WAY

**Current Revision #: 0**

**Submitted by:** Alternative Continuum of Care

**Contact:** Shawn McKibben  
(608) 663-8792  
smckibben@oakparkplace.com

**Project Type:** Permitted Use Site Plan Review

**Description:** 82 unit senior housing apartment facility.

**Status:** Closed

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Lori Zenchenko</a>	Oct 3 2018
Engineering Review Main Office	Add'l Info Req'd	<a href="#">Jeffrey Benedict</a>	Oct 3 2018
Fire Review	Approved	<a href="#">William Sullivan</a>	Oct 3 2018
Lighting Review	Approved	<a href="#">Frederick Rehbein</a>	Oct 3 2018
Parks/Forestry Review	Approved	<a href="#">Sarah Lerner</a>	Oct 3 2018
Planning Review	Approved	<a href="#">Kevin Firchow</a>	Oct 3 2018
Traffic Engineering Review	Approved	<a href="#">Eric Halvorson</a>	Oct 3 2018
Urban Design Commission Review	Approved	<a href="#">Alan Martin</a>	Oct 3 2018
Zoning Review	Approved	<a href="#">Patrick Anderson</a>	Oct 3 2018

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## ENGINEERING

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**Supplement Required****Comment Date:** 08/17/2015

EC Permit ENG100-2014-00550 needs to be renewed with new USLE calcs & a fee of \$50 payable to City of Madison Treasurer. Contact Jeff Benedict.

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**Supplement Accepted****Comment Date:** 08/17/2015

The Applicant shall submit prior to sign-off, digital PDF files to the Engineering Division (attention: Jeff Benedict, email: [jbenedict@cityofmadison.com](mailto: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)

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**Supplement Accepted****Comment Date:** 08/17/2015

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division (storm/sanitary section). 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)

THE CAD FILE WILL ONLY BE REQUIRED PRIOR TO FINAL PLAN REVIEW SO THAT MULTIPLE FILES DO NOT NEED TO BE SUPPLIED OR REVIEWED.

NOTE: Email CAD file transmissions are preferred to: [jbenedict@cityofmadison.com](mailto:jbenedict@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.

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**Note****Comment Date:** 08/17/2015

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

## ENGINEERING MAPPING

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

The numbers in circles are not apartment address numbers. They are not valid for any wayfinding or addressing purposes.

If any apartment configuration or revisions have occurred since the preliminary apartment addressing plan approval on 07/20/2015, then new PDF's will be required and a re-review of the addresses is needed.

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

CAD received 10/27/2015.

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, 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 Accepted****Comment Date:** 08/05/2015

Sheet C102 indicates a 26-ft wide fire lane along the south side of the project. The landscape plan L100, indicates (4) large trees along this fire lane. Provide better documentation on the extents of the required aerial fire access lane and/or modify the trees to accommodate aerial access via this driveway.  
Per revised Sheet L-100 dated 9-24-15.

**LIGHTING****Supplement Accepted****Comment Date:** 08/03/2015

Please use automatic daylight or time of day controls.

**PARKS FORESTRY****Note****Comment Date:** 07/31/2015

The existing executed letter of credit for \$50,470.18 must be paid by the developer by May 7, 2016. Please reference ID# 13157 when contacting Parks about this project.

**Note****Comment Date:** 07/31/2015

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.

**TRAFFIC ENGINEERING**

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**Supplement Accepted****Comment Date:** 08/10/2015

On sheet A2.2 include a centerline to help vehicles navigate the articulation in parking stalls. This is typically done with 20' reverse curve centered on the conflict point leading to a short centerline on both sides.

**Supplement Accepted****Comment Date:** 08/10/2015

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

**Supplement Accepted****Comment Date:** 08/10/2015

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 \$ 300.00 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.

**URBAN DESIGN COMMISSION****Supplement Accepted****Comment Date:** 09/21/2015

Provide four sets of revised landscape plan per meeting of 8-24-15.

**Supplement Accepted****Comment Date:** 09/22/2015

Need to meet to discuss elevations

**ZONING****Note****Comment Date:** 08/21/2015

Submit a \$30 check made out to the Dane County Register of Deeds.

**Note****Comment Date:** 08/21/2015

Provide 3 large plan sets of any revised plan sheets.