



City of Madison Site Plan Verification

PROJECT: LNDSPR-2016-00048

Address: 841 Jupiter DR

Current Revision #: 0

Submitted by:

Contact: Ulian Kissiov
(608) 320-3151
ukissiov@gmail.com

Project Type: Permitted Use Site Plan Review

Description: Planned Development for 54 Unit apartment building, Fusion

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Sep 26 2016
Engineering Review Main Office	Approved	Brenda Stanley	Sep 28 2016
Fire Review	Approved	William Sullivan	Apr 20 2016
Lighting Review	Approved	Frederick Rehbein	Apr 20 2016
Parks/Forestry Review	Approved	Janet Schmidt	Sep 14 2016
Planning Review	Approved	Kevin Firchow	Jun 24 2016
Traffic Engineering Review	Approved	Eric Halvorson	Sep 30 2016
Urban Design Commission Review	Approved	Alan Martin	Apr 20 2016
Zoning Review	Approved	Jenny Kirchgatter	Sep 14 2016

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ENGINEERING**Supplement Accepted****Comment Date:** 04/22/2016

Per item #1 of the 2/5/16 letter: The site plans show the proposed 8" diameter building sewer lateral connecting to a 6" lateral in the road right of way. The connection is not legal without a sewer structure (manhole or cleanout). If an 8" diameter lateral is necessary, a new 8" lateral will need to be built in the street.

Supplement Accepted**Comment Date:** 04/22/2016

Per item #1 of the 2/5/16 letter: The proposed storm sewer crosses lot lines. Explain the arrangement for multiple lots served by the same private storm. The Declaration of Easements, Covenants and Restrictions per Doc No. 5122327 shall be amended, recorded and a recorded copy provided prior to final site plan approval.

Supplement Accepted**Comment Date:** 04/22/2016

Per item #3 of the 2/5/16 letter: The proposed storm sewer does not connect to the public storm system. Additional information is needed to show how the proposed storm sewer system works and how it connects to the public mains.

Supplement Accepted**Comment Date:** 04/22/2016

Per item #4 of the 2/5/16 letter: The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Supplement Accepted**Comment Date:** 04/22/2016

The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, 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) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat 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: bstanley@cityofmadison.com (East). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

Supplement Accepted**Comment Date:** 04/22/2016

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Per item #12 of the 2/5/16 letter: The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

Note **Comment Date:** 04/22/2016

The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. Prior to beginning this work, the Applicant shall obtain a Street Terrace Permit from City Engineering.

Note **Comment Date:** 04/22/2016

All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)

Note **Comment Date:** 04/22/2016

All damage to the pavement on Jupiter Drive, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm>

Note **Comment Date:** 04/22/2016

Prior to beginning construction, the Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. (MGO 10.05(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

Note **Comment Date:** 04/22/2016

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

Supplement Accepted **Comment Date:** 04/22/2016

Per item #7 of the 2/5/16 letter: 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:** 04/25/2016

Per item #9 of the 2/5/16 letter: Need notary signed maintenance agreement by owner for the infiltration basin and inlet filters. Contact Jeff Benedict for boilerplate and Exhibit B language. A Check for the recording fee in the amount of \$30.00, made out to Dane County Register of Deeds, shall be submitted along with the SWMA to Jeff Benedict. Document shall reflect any new parcel numbers &/or legal descriptions provided by the proposed CSM.

Supplement Accepted **Comment Date:** 04/25/2016

Per item #10 of the 2/5/16 letter: The NR216 coverage expires prior to the proposed completion of the project. Show that coverage extends to include the entire duration of the project. This comment must be satisfied prior to issuance of the City EC Permit. Contact Jeff Benedict.

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Supplement Accepted**Comment Date:** 04/25/2016

This site will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Please submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Jeff Benedict, City Engineering, for approval.

Supplement Accepted**Comment Date:** 04/25/2016

This site will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Jeff Benedict at City Engineering.

Supplement Accepted**Comment Date:** 04/25/2016

This site will require a Storm Water Management Permit. Please submit the Storm Water Management Permit Application (and associated fee) to Jeff Benedict, City Engineering, for approval.

Supplement Accepted**Comment Date:** 04/25/2016

The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com . The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2))

PDF submittals shall contain the following information:

- 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
- j) Stormwater Management Facilities
- k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

ENGINEERING MAPPING**Supplement Accepted****Comment Date:** 04/05/2016

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CAD received 6/29/2016.

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:

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 - 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.

Supplement Accepted**Comment Date:** 04/05/2016

New plan set sent 4/22/2016.

The addressing plan was created 2/8/2016. No apartment address numbers are shown on the floor plans. Submit a copy of the approved addressing plan to Jenny Kirchgatter (jkirchgatter@cityofmadison.com) to be attached to this project file.

Supplement Accepted**Comment Date:** 04/05/2016

CSM 14315 recorded 8/10/2016 as Doc # 5258037.

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 process any new Address-Parcel-Owner (APO) data, if applicable, in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.

Supplement Accepted**Comment Date:** 04/05/2016

Doc No. 5270530 recorded 9-26-2016

The Declaration of Easements, Covenants and Restrictions per Doc No. 5122327 shall be amended, recorded and a recorded copy provided prior to final site plan approval. This proposed site plan changes the configuration of the easements granted within the original document and an amendment is required.

Supplement Accepted**Comment Date:** 04/05/2016

Plans revised received 6-7-2016, connection now matches original documents, amendment not needed.

The joint driveway Easement per Doc's 4052014 and 4243771 shall be amended to acknowledge the actual storm sewer connection to be made within the easement area per this site plan and the newer lots created by the recent CSM along with the new easement legal description and boundary. Show the easement on the site plans.

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Supplement Required**Comment Date:** 04/05/2016

The Existing Conditions plan shall show all property lines and easements of record.

Supplement Required**Comment Date:** 04/05/2016

The current description and lots for this development are Lots 1 and 2, Certified Survey Map No. 13886. This description will change again upon the recording of the required CSM to change the lot line between these lots per the proposed site plan. Revise this on the plans.

FIRE**Supplement Accepted****Comment Date:** 04/01/2016

The proximity of the turning movements to each other do not allow access. The inside turn radius of 28-ft needs to be extended out to a full 90-degree change of direction before another opposite change of direction is expected. Per revised sheet C106 dated 4-18-16

Supplement Accepted**Comment Date:** 04/01/2016

Provide documentation on the easements across the property line for fire access.

LIGHTING**Note****Comment Date:** 04/20/2016

Please use automatic daylight or time of day controls.

PARKS FORESTRY**Supplement Required****Comment Date:** 04/20/2016

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 of the rezoning request. This development is within the Door Creek Impact fee district (SI23). Please reference ID# 13168.1 when contacting Parks about this project.

PLANNING**Supplement Accepted****Comment Date:** 04/26/2016

That the applicant revise conflicts between sheets C-102 and L-100 (and any other applicable sheets) to show the northern accessible route as approved by UDC, PC, and CC.

Supplement Accepted**Comment Date:** 04/26/2016

That per condition 44 of the February 5, 2016 approval letter, the applicant shall provide further detail on the exterior stair connection. This is addition to the schematic diagram shown on sheet C-105. Details shall include material, colors, and dimensions.

Supplement Accepted**Comment Date:** 04/26/2016

That per condition 45 of the February 5, 2016 approval shall provide further retaining wall details for staff approval. This includes material, color, texture, and dimension information.

Supplement Accepted**Comment Date:** 04/26/2016

West elevation drawing shows different window pattern on second floor compared to plans that were approved by UDC, PC, and CC. Revise plans to match approved elevation drawings. If the applicant wishes approval of an alteration, please contact staff to discuss the process.

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Supplement Accepted**Comment Date:** 04/26/2016

Provide a revised zoning text for both 841 Jupiter and 818 North Star Drive. Clarify use list for 841 Jupiter Street as being for multi-family development and not all uses allowed in NMX. This shall be approved by the Zoning Administrator and Planning staff.

Supplement Accepted**Comment Date:** 04/26/2016

Provide verification from architectural review committee that revised planting plan is consistent with view preservation easement.

TRAFFIC ENGINEERING**Supplement Accepted****Comment Date:** 04/17/2016

Provide updated site plans to Zoning for review of 818 North Star Dr as alterations to this site require modifications to North Star.

Supplement Accepted**Comment Date:** 04/17/2016

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 \$ 100.00 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:** 04/17/2016

The applicant shall show dimensions for the proposed and existing parking stalls items S = 9 ft, L = 18 ft, E = 24 ft, F = 20 ft, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.

Supplement Accepted**Comment Date:** 04/17/2016

Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

Supplement Accepted**Comment Date:** 04/17/2016

PC Comment # 28: All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang.

Supplement Accepted**Comment Date:** 04/17/2016

Provide a detail show how the proposed ADA connection to 818 North Star will not interfere with the parking stalls.

Supplement Accepted**Comment Date:** 04/17/2016

Clearly label Stop sign on the face of the site plan.

URBAN DESIGN COMMISSION**Supplement Accepted****Comment Date:** 04/14/2016

Provide material "color" callouts on all elevations, Provide a lighting and photometric plan with a fixture schedule along with locating any common fixtures in elevation, correct planting schedule to refer to "RTB" not "RT" for Rhus typhina "Bailtiger".

Note**Comment Date:** 04/20/2016

Subject to lighting approval by Rehbein.

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ZONING**Supplement Accepted****Comment Date:** 07/27/2016

The proposed Fusion Apartments will be cross-connected with the adjacent mixed-use building (The View) located at 818 North Star Dr (5851 Gemini Dr) and will trigger changes to the previously approved PD-SIP project for The View. Submit an Alteration to PD-SIP for site plan review of the site, parking lot, and landscape changes to The View Apartments located at 818 North Star Dr.

Supplement Accepted**Comment Date:** 09/14/2016

Submit an overall site plan exhibit for the entire planned multi-use site bounded by Gemini Dr, Jupiter Dr, and North Star Dr. The site plan should include the properties at 5801 Gemini Dr, 5817 Gemini Dr, 818 North Star Dr, 825 Jupiter Dr, and 841 Jupiter Dr.

Supplement Accepted**Comment Date:** 05/18/2016

Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).

Supplement Accepted**Comment Date:** 09/14/2016

The final site compliance date is June 30, 2017.

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.

Note**Comment Date:** 05/05/2016

Upon written request of the applicant, the Common Council granted a waiver to Section 28.141(11)(f) to allow up to 75% of bicycle parking for the project to be structured parking, vertical parking or wall mount parking, and for the requirement in that sub-section that a five (5) foot access aisle be provided for wall mount parking be waived.

Note**Comment Date:** 05/05/2016

Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.