



City of Madison Site Plan Verification

PROJECT: LNDSPR-2016-00148

Address: 1801 E Washington AVE

Current Revision #: 1

Submitted by: MMP CCG Madison, LLC

Contact: Michael Campbell
(678) 485-3672
mccampbell@icloud.com

Project Type: Permitted Use Site Plan Review

Description: Demolition of buildings and conditional use to construct mixed-use building with 228 residential units and 20,000 sq. ft. of commercial space

Status: Closed

Revision History: [0](#) [1](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Apr 28 2017
Engineering Review Main Office	Approved	Brenda Stanley	May 31 2017
Fire Review	Approved	William Sullivan	May 3 2017
Lighting Review	Approved	Frederick Rehbein	Jan 25 2017
Metro Review	Approved	Timothy Sobota	Jan 31 2017
Parks/Forestry Review	Approved	Janet Schmidt	May 15 2017
Planning Review	Approved	Heather Stouder	May 15 2017
Recycling Coordinator	Approved	Bryan Johnson	Mar 16 2017
Traffic Engineering Review	Approved	Eric Halvorson	Jun 2 2017
Urban Design Commission Review	Approved	Alan Martin	Apr 7 2017
Zoning Review	Approved	Jenny Kirchgatter	May 17 2017

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The storm sewer design connecting to the public pipe serving E. Main St will need to be revised. That public system presently has flooding issues. A discharge design will need to be agreed upon that does not make the flooding any worse & hopefully helps alleviate the problem. Contact Jeff Benedict.

Supplement Accepted**Comment Date:** 02/14/2017

Need notary signed maintenance agreement by owner for the two 72 inch pipe sediment traps. 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.

Supplement Accepted**Comment Date:** 02/14/2017

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:** 02/14/2017

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:** 02/14/2017

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:** 02/14/2017

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. Required SWM includes TSS control per TMDL redevelopment standard.

Supplement Accepted**Comment Date:** 02/14/2017

This project appears to disturb over 1 acre and requires an NR216 Permit (NOI & WRAPP submittal) from the WDNR. The local EC Permit cannot be issued until the NR216 coverage is shown to be in place. Contact Jeff Benedict.

Supplement Accepted**Comment Date:** 02/14/2017

Applicant shall provide projected wastewater flows to each of the City sanitary sewers being connected to. Applicant shall provide calculations to Mark Moder mmoder@cityofmadison.com or Brenda Stanley bstanley@cityofmadison.com prior to plan signoff.

Supplement Accepted**Comment Date:** 02/14/2017

The Applicant shall Construct Sidewalk to a plan approved by the City along E. Main St. Entrances to units may required to be set back and/or stepped to allow for sidewalk drainage. Applicant shall coordinate design with Forestry Dept.

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Applicant shall dedicate a 5' public sidewalk easement along the Yahara River frontage from the connection point to the East Washington Underpass ramp to East Main St. Sidewalk shall be type 4 sidewalk, maintained by property owner.

Supplement Accepted**Comment Date:** 02/14/2017

The construction of this project will require the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. Contact Brenda Stanley, bstanley@cityofmadison.com. (MGO 16.23(9)c)

Supplement Accepted**Comment Date:** 02/14/2017

All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

Supplement Accepted**Comment Date:** 02/14/2017

Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

Supplement Accepted**Comment Date:** 02/14/2017

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.

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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 (East). 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).

Supplement Accepted**Comment Date:** 02/14/2017

Per the WDNR closure letter, this property was closed with residual soil and/or groundwater contamination (BRRTS #03-13-01377). Proof of coordination with the WDNR shall be submitted to Brynn Bemis (608.267.1986, bbemis@cityofmadison.com).

Supplement Accepted**Comment Date:** 02/14/2017

The applicant shall be required to install new storm sewer from both discharge points at the Yahara River or E Main Street back to their property. The existing storm sewer shown as being connected to on E Washington Avenue is 12" pipe. The storm sewer systems on both E Washington Avenue and E Main Street are at or near capacity. The applicant shall coordinate this work with Engineering and City Parks.

Note**Comment Date:** 02/14/2017

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:** 08/10/2016

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CAD received 4/28/2017.

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:

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- 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:** 08/10/2016

CSM 14479 Recorded.

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

Supplement Accepted**Comment Date:** 02/28/2017

Completed on CSM

The pedestrian access easement required along the south west side from E. Main Street to the path connection point shall be modified to fit the improvements as proposed. The easement will be granted by the pending Certified Survey Map.

FIRE**Supplement Accepted****Comment Date:** 08/26/2016

Provide a fire apparatus access lane plan. Plan index indicates a Fire Access Exhibit on Sheet Ex-1; however, EX-1 was not included in the plan sets.
Per Sheet EX-Fire Dated 4-28-2017.

Supplement Accepted**Comment Date:** 08/26/2016

Provide an NFPA 13 compliant sprinkler system throughout the entire complex. This issue has not been resolved and MFD is still expecting an NFPA 13 sprinkler system throughout based on the lack of separations and code applications. Per the email from Michael Poole, Architect dated 2-15-17, the building will comply with NFPA 13.

PARKS FORESTRY

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((fees paid for 228 MF units 5/12/2017))Park impact fees for 228 MF units (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 Tenney, Law, James Madison Impact fee district (SI26). Please reference ID# 15165 when contacting Parks about this project.

Supplement Accepted**Comment Date:** 05/15/2017

The Parks Division will be required to sign off on the pending CSM prior to the issuance of building permits for the development.

Supplement Accepted**Comment Date:** 01/27/2017

The applicant shall submit a revised storm sewer plan for the connection to the public system on E. Main Street. The applicant may be allowed to install storm sewer within the Yahara River Parkway that would serve their property and also alleviate flooding issues on E. Main Street, if approved by the Parks Superintendent. Storm sewer installation within the Park requires approval by the Board of Park Commissioners and also requires a public easement, which shall be recorded prior to approval of the site plans.

Supplement Accepted**Comment Date:** 01/27/2017

((included with Engineering Developer's Agreement. Temp Land Use Permit required)) Any work or access necessary to the park lands located on the Yahara River shall be coordinated with the Parks Division staff and may require a right of entry or access easement. No construction staging or grading shall be allowed on the park property unless specifically granted.

Supplement Accepted**Comment Date:** 01/27/2017

Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction -<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

Supplement Accepted**Comment Date:** 01/27/2017

Final placement of street trees will be coordinated with City Forestry and shall be planted in accordance with the plans that are issued by City Engineering in association with the developer's agreement.

PLANNING**Supplement Accepted****Comment Date:** 03/28/2017

Landscape Plan notes "Details and Specifications to be included on final landscape plan". This is the final landscape plan, so please include all detail. Specifically, need further detail on all paved areas and additional items such as the materials and dimensions of garden beds, specifications for rain barrels, etc. Also, please include all detail for third floor rooftop deck.

Supplement Accepted**Comment Date:** 03/21/2017

Regarding Condition 12, please submit written comment from Engineering staff demonstrating that this condition is met (specifying changes made to the drainage system to improve water quality).

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Regarding Condition 13, please submit written comment from Traffic Engineering staff noting that this condition is sufficiently addressed.

Supplement Accepted**Comment Date:** 03/28/2017

Please submit a detailed materials schedule with specifications for all materials. Include the following: brick type and size; specify "lap siding" as fiber cement or cementitious lap siding, and indicate width of siding; material detail for garage door along Main Street; material detail for all accent metals.

TRAFFIC ENGINEERING**Supplement Accepted****Comment Date:** 02/21/2017

The development is likely to increase pedestrian desire to cross East Washington Avenue. Applicant shall provide a connection from the development to the bottom of the existing ADA Ramp along the west side of the building to provide direct access to both residents and retail customers to utilize the pedestrian/bike crossing underneath East Washington Avenue along the Yahara River.

Supplement Accepted**Comment Date:** 02/21/2017

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. (It is unclear from the site plan but there may be a major alteration to the entrance on Main Street to meet this ordinance.)

Supplement Accepted**Comment Date:** 02/21/2017

The applicant shall shift the entrance and driveway adjacent East Washington Avenue 10 feet to meet the Vision Triangle ordinance.

Supplement Accepted**Comment Date:** 02/21/2017

This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on East Washington Avenue will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

Supplement Accepted**Comment Date:** 02/21/2017

Along any public right-of-way classified as an arterial or a collector street the applicant can expect to be required to maintain a public walkway past the job site (e.g. via use of pile/lagging or other vertical shoring method).

Supplement Accepted**Comment Date:** 02/21/2017

All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Supplement Accepted**Comment Date:** 02/21/2017

Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements. (This plan will not include the use of East Washington Avenue.)

Supplement Accepted**Comment Date:** 02/21/2017

Applicant shall submit for review a residential moving plan. This plan will include all parking regulations near the site as well as how a new resident may apply to receive city issued No Parking signs and Meter Hoods. (This plan will not include the use of East Washington Avenue.)

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Applicant shall submit for review a Trash Removal plan. This plan will include times, vehicle size, use of loading zones and all related steps to remove trash from its location.

Note**Comment Date:** 02/21/2017

Called and talked with Michael Campbell. He was going to get back to me on things outstanding. Garbage removal?

Call from Jordan he is going to email me new plans and confirm waste plans. Confirmed no structures in between parking spaces.

Supplement Accepted**Comment Date:** 03/07/2017

A deposit of \$6,000 will be required for the electrical installations or modifications deemed necessary with the completion of the development. Collected via developers agreement. Confirmed BS is collecting.

Supplement Accepted**Comment Date:** 03/07/2017

A deposit of \$1,500 will be required for the installation of traffic signage and markings deemed necessary with the completion of the development. Collected via Developers agreement. Confirmed BS is collecting.

Supplement Accepted**Comment Date:** 03/07/2017

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 \$ 500.00 and Deposit to Insure Conduit of \$2,400 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Note**Comment Date:** 03/08/2017

Waiting on Revised plan email 4/26/17 revised plan with vision triangle and mirrors.

Supplement Required**Comment Date:** 05/18/2017

Need approval that developers agreement was paid.

URBAN DESIGN COMMISSION**Supplement Accepted****Comment Date:** 04/07/2017

Still need full material color callouts on paving , accessory structures including pergolas , pier/ pillar details , etc .

ZONING**Supplement Accepted****Comment Date:** 03/16/2017

Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).

Supplement Accepted**Comment Date:** 05/17/2017

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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The final site compliance date is October 31, 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.

Note**Comment Date:** 02/23/2017

Staff is anticipating that future Conditional Uses will be sought as tenants are identified for commercial spaces in the building. These Conditional Uses will require additional approvals from the Plan Commission.

Note**Comment Date:** 02/23/2017

As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.

Note**Comment Date:** 02/23/2017

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.