



City of Madison Site Plan Verification

PROJECT: LNDSPR-2016-00227

Address: 722 Williamson ST

Current Revision #: 0

Submitted by: McGrath Property Group

Contact: Michael Metzger
(920) 344-5000
michael.metzger@mcgrathpropertygroup.com

Project Type: Permitted Use Site Plan Review

Description: Rezoning from TSS to PD(GDP-SIP) to allow renovation of the "Old Seeds Building" into a mixed-use building containing 45 apartments and 7,200 sq.ft. of commercial space, and construction of a separate five-story, 96-unit apartment building.

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Dec 28 2016
Engineering Review Main Office	Approved	Brenda Stanley	Dec 27 2016
Fire Review	Approved	William Sullivan	Dec 22 2016
Landmarks Commission Review	Approved	Amy Scanlon	Dec 9 2016
Lighting Review	Approved	Frederick Rehbein	Jan 3 2017
Parks/Forestry Review	Approved	Janet Schmidt	Dec 28 2016
Planning Review	Approved	Timothy Parks	Dec 21 2016
Traffic Engineering Review	Approved	Eric Poffenberger	Jan 5 2017
Urban Design Commission Review	Approved	Alan Martin	Jan 5 2017
Zoning Review	Approved	Jenny Kirchgatter	Jan 5 2017

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ENGINEERING

Supplement Accepted**Comment Date:** 11/21/2016

Need notary signed maintenance agreement by owner for the underground sediment control tank. 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. (needed for building permit approval)

Supplement Accepted**Comment Date:** 11/21/2016

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. (needed for building permit approval)

Supplement Accepted**Comment Date:** 11/21/2016

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. (needed for building permit approval)

Supplement Accepted**Comment Date:** 11/21/2016

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. (needed for building permit approval)

Supplement Accepted**Comment Date:** 11/21/2016

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. SWM requirements are TSS (TMDL) Control

Supplement Accepted**Comment Date:** 11/21/2016

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. (needed for building permit approval)

Supplement Accepted**Comment Date:** 11/21/2016

This project appears to require construction dewatering and a dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit. (needed for building permit approval)

Supplement Accepted**Comment Date:** 11/21/2016

This project appears to have very little room for washing of concrete trucks or removal of concrete waste/waste water onsite. Provide a detail and location for the disposal of concrete waste/waste water as part of the Erosion Control Permit. (needed for building permit approval)

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Include a note on Utility Plans (sheet C103) that states "See City of Madison Project 11487 for City Utilities and Sanitary Sewer Plans"

Supplement Accepted**Comment Date:** 12/01/2016

Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. The owner shall complete a sewer lateral plugging application and pay the applicable permit fees. Note: New plugging procedures and permit fees are in effect as of January 1, 2013. Permit application is available online at <http://www.cityofmadison.com/engineering/permits.cfm>.

Supplement Accepted**Comment Date:** 12/01/2016

The Applicant shall submit, prior to plan sign-off but after all revisions are completed, 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: bstanley@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.

Supplement Accepted**Comment Date:** 12/01/2016

The applicant shall submit, prior to plan sign-off but after all revisions are completed, digital PDF files to the Engineering Division (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) 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), h) Private on-site sanitary sewer utilities (including all connections to public sanitary), i) Private on-site storm sewer utilities (including all connections to public storm).

Supplement Accepted**Comment Date:** 12/01/2016

The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. 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. Contact Brenda Stanley (bstanley@cityofmadison.com). Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)

Supplement Accepted**Comment Date:** 12/01/2016

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The property is an open contaminant site with the WDNR (BRRTS #03-13-127889). A digital copy of the site investigation report and remedial actions report shall be submitted to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) or Sally Swenson (608-266-4862, sswenson@cityofmadison.com). Applicant shall submit proof of coordination with the WDNR to remediate the site and address residual contaminant concerns associated with the proposed site plan (i.e. vapor mitigation, dewatering).

Supplement Accepted**Comment Date:** 12/01/2016

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. \$161.64 - 2016 rates (MGO 16.23(9)(d)(4))

Note**Comment Date:** 12/01/2016

The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction. Prior to beginning this repair work, the Applicant shall obtain a Street Terrace Permit from City Engineering.

Note**Comment Date:** 12/01/2016

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:** 12/01/2016

All damage to the pavement on Williamson Street, 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> (POLICY)

ENGINEERING MAPPING**Supplement Accepted****Comment Date:** 11/18/2016

CAD received 12/27/2016.

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:

- 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 to 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.

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Applicant has indicated that the release of MG&E easements across this site that would be in conflict are in the process of being released.

FIRE**Supplement Accepted** **Comment Date:** 12/07/2016

Provide documentation and design for the proposed fire access lane within the easement with 302 S Livingston St. Fire access may have additional design parameters than vehicle ingress/egress.
Revised Sheet G002 received 12-22-16.

LIGHTING**Supplement Accepted** **Comment Date:** 12/15/2016

Please use automatic daylight or time of day controls

PARKS FORESTRY**Supplement Accepted** **Comment Date:** 12/28/2016

((park fees paid 12/28/2016)) 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 Tenney, Law, James Madison impact fee district. Please reference ID# 16110 when contacting Parks about this project.

Supplement Accepted **Comment Date:** 12/12/2016

All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.

Supplement Accepted **Comment Date:** 12/12/2016

Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>

Supplement Accepted **Comment Date:** 12/12/2016

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>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

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

TRAFFIC ENGINEERING**Supplement Accepted** **Comment Date:** 11/21/2016

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

Supplement Accepted **Comment Date:** 11/21/2016

Add note on the plan that the transition from the bike path connection to the parking lot will be ramped and not curbed.

Supplement Accepted **Comment Date:** 11/21/2016

Move bike rack out of the vision triangle on the west side of the driveway along Williamson St.

Supplement Accepted **Comment Date:** 11/21/2016

Shift the sidewalk connection ramp north across from the handicapped accessible area to make a straight connection.

Supplement Accepted **Comment Date:** 11/21/2016

The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

Supplement Accepted **Comment Date:** 11/21/2016

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 \$2400.00 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.

Supplement Accepted **Comment Date:** 11/21/2016

Dimension sidewalk distance at the pinch point between the parking/sidewalk ramp and staircase on the north-west corner of the existing building.

Supplement Accepted **Comment Date:** 11/21/2016

Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.

Supplement Accepted **Comment Date:** 11/21/2016

A deposit of \$1,000 will be required for the installation of traffic signage and markings deemed necessary with the completion of the development. (Collected via developers agreement)

Supplement Accepted **Comment Date:** 11/21/2016

A parking lot management plan must be submitted. Email to Eric Poffenberger epoffenberger@cityofmadison.com

Supplement Accepted **Comment Date:** 12/12/2016

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A deposit of \$10,000 deposit for electrical street lights, signals, and Communication.

Require that they place notes on their plans to maintain existing street light and traffic signal pole/bases and traffic signal, lighting and communication Fiber Optic conduits/cablings.

(Collected via developers agreement)

Supplement Accepted**Comment Date:** 12/23/2016

Check to make sure bike rack is in compliance with city standards.

URBAN DESIGN COMMISSION**Supplement Accepted****Comment Date:** 01/05/2017

Need to provide adequate replacements for the Black Chokeberry removed from the streetside planting area . Need to replace shrubs and other planting in the middle tree island or provide alternatives .

Supplement Accepted**Comment Date:** 11/29/2016

Need to provide plans that show fixtures in elevation .

Supplement Accepted**Comment Date:** 01/05/2017

Note added venting on the East elevation as a design progression on plans and cover letter as well as the west elevation .

ZONING**Supplement Accepted****Comment Date:** 01/05/2017

Submit an overall site plan for the entire cross connected site including the property at 302 S Livingston Street. On the overall site plan, include the existing building at 302 S Livingston St, parking lot, bicycle parking and other site features. Any site changes on 302 S Livingston Street, such as landscaping or parking lot changes will require an alteration to the PD-SIP.

Supplement Accepted**Comment Date:** 12/28/2016

Submit the final Zoning text and letter of intent for review and inclusion with the recording materials.

Supplement Accepted**Comment Date:** 12/29/2016

Label the dimensions of the bicycle parking areas including the 5 foot access aisles. The access aisle must not be obstructed by vehicles, columns or other structures. Provide details of the underground bike racks including any wall mounted or vertical style racks.

Note**Comment Date:** 12/14/2016

The 21 bicycle stalls adjacent the northwest wall shown on Building A Lower Floor Plan A100a do not appear to meet the minimum Zoning requirements for bicycle stalls. Bicycle parking not meeting dimensional or access aisle requirements may be installed but shall not count towards a minimum bicycle parking requirement.

Note**Comment Date:** 12/14/2016

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

Supplement Accepted**Comment Date:** 12/29/2016

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Submit details showing that the proposed rooftop units on the existing Olds building will be screened or not visible to view. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from 6 feet above ground level per Section 28.142(9)(d).

Supplement Accepted**Comment Date:** 12/28/2016

The evergreen screening hedge shall be maintained to provide adequate screening.

Provide details showing that the proposed generator and transformer will be adequately screened from view from Williamson Street. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from 6 feet above ground level per Section 28.142(9)(d).

Supplement Accepted**Comment Date:** 12/28/2016

The final site compliance date is June 1, 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:** 12/14/2016

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.