



City of Madison Site Plan Verification

PROJECT: LNDSPR-2016-00247

Address: 4501 Catalina PKWY

Current Revision #: 0

Submitted by: JLA Architects & Planners

Contact: Daniel Krisher
(608) 241-9500
dkrisher@jla-ap.com

Project Type: Permitted Use Site Plan Review

Description: Rezoning from SR-V2 to TR-P and conditional use to establish a 113-unit residential building complex

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Apr 3 2017
Engineering Review Main Office	Approved	Brenda Stanley	Mar 23 2017
Fire Review	Approved	William Sullivan	Apr 4 2017
Lighting Review	Approved	Frederick Rehbein	Mar 1 2017
Metro Review	Approved	Timothy Sobota	Dec 19 2016
Parks/Forestry Review	Approved	Janet Schmidt	Mar 24 2017
Planning Review	Approved	Kevin Firchow	Mar 27 2017
Traffic Engineering Review	Approved	Eric Poffenberger	Mar 29 2017
Urban Design Commission Review	Approved	Jessica Vaughn	Apr 13 2017
Zoning Review	Approved	Jenny Kirchgatter	Apr 13 2017

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Need notary signed maintenance agreement by owner for the 3 bioretention basins. 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:** 12/15/2016

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:** 12/15/2016

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:** 12/15/2016

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:** 12/15/2016

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. Required SWM includes Rate Control (100 yr), TSS Control (80% TE), Infiltration & Oil/Grease Control.

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

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.

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

This project appears to require construction dewatering and a dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit. Contact Jeff Benedict.

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

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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:** 12/19/2016

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).

Note**Comment Date:** 12/19/2016

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:** 12/19/2016

The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available online at <http://www.cityofmadison.com/engineering/permits.cfm>

Supplement Accepted**Comment Date:** 12/19/2016

Clarify via email whether sewer and water on site is to be publicly owned/maintained or private. bstanley@cityofmadison.com. Per Danny Krisher, JLA Architects, sanitary and water will be private (3/6/17)

Note**Comment Date:** 12/19/2016

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:** 12/19/2016

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:** 12/19/2016

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All damage to the pavement on Catalina Pkwy and Secret Garden 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> (POLICY)

Note **Comment Date:** 12/19/2016

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:** 12/20/2016

Submitted to Jenny 02/10/2017.

Submit a copy of the approved addressing plan with private drive names labeled to Zoning for attaching to this project file.

Supplement Accepted **Comment Date:** 12/20/2016

CAD received 3/7/2017.

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:

- 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 zenchenko@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:** 12/20/2016

ATC Approval letter received 4-3-2017 See ENGR 11397

The site plan is showing grade changes along with parking and driveway improvements within the transmission line easement per Document No 401598. Additionally, there is shown a proposed storm sewer pipe in close proximity to a transmission line tower along the north line. The easement provides the utility the right to erect and maintain the electric facilities within the easement. Applicant shall contact ATC to confirm the grade changes and improvements as proposed will not impede ATC's rights of maintenance of their facilities within the easement. Proof of consent will be required for final signoff by Engineering Mapping. If the proposed improvements are not acceptable to ATC, the Applicant shall redesign the site as necessary.

Supplement Accepted **Comment Date:** 12/20/2016

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Work agreement received 4-3-2017 See ENGR 11397

Per Document No. 3741444 applicant is required to obtain written consent from ANR Pipeline Company before making any improvement or grade change within the gas pipeline easement along the southwest site of this development. Proof of consent will be required prior to sign off of the zoning plans. If the proposed improvements are not acceptable to ANR, the Applicant shall redesign the site as necessary.

FIRE

Supplement Accepted

Comment Date: 03/27/2017

Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant. (Note: The hydrant behind building F-3 is ok to be 20-ft wide.)

Supplement Accepted

Comment Date: 03/27/2017

Provide building elevation dimensions from the drive lane up to the roof eave. Buildings exceeding 30-ft will need an aerial access lane parallel to one entire side of the building and at least 25% of the perimeter.

Supplement Accepted

Comment Date: 03/27/2017

Confirm that all the fire lanes and fire hydrants will be installed in Phase I; otherwise, provide a drawing of the temporary condition that provides the required fire apparatus turn arounds and fire hydrants within 500-ft of all the Phase I buildings. REVISED phasing plan with extra turnarounds provided. Dated 4-3-17

Supplement Accepted

Comment Date: 03/27/2017

Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building has a fire sprinkler system. Hose lays from the fire lanes to all exterior portions of the structures shall be documented on the plans.

LIGHTING

Supplement Accepted

Comment Date: 12/08/2016

The spot lights must shine on the building and not on the sky. Please use automatic daylight or time of day controls.

PARKS FORESTRY

Supplement Accepted

Comment Date: 03/24/2017

((park fees to be paid on a building by building basis. Park fee holds added)) Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the East Park Infrastructure Impact Fee district. Please reference ID# 07102.1 when contacting Parks about this project. 113 MF

Supplement Accepted

Comment Date: 12/28/2016

City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

PLANNING

Supplement Accepted

Comment Date: 01/10/2017

Contact staff regard phasing plan and consistency with conditional use approval.

Supplement Accepted

Comment Date: 01/10/2017

Provide details on street / pedestrian lighting.

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Provide further detail on sidewalk cross section ASP-105 - #16 in front of building E-4. Provide detail on grade/slope across the width of the sidewalk, which appears atypically steep in this graphic.

Supplement Accepted**Comment Date:** 01/10/2017

Each building must include complete floor plans and elevations. If buildings are identical, sheets shall be specifically relabeled to note what buildings these plans apply to (e.g. B-2 and B-4).

Supplement Accepted**Comment Date:** 01/10/2017

Provide details on any street furniture and other similar amenities.

TRAFFIC ENGINEERING**Supplement Accepted****Comment Date:** 12/08/2016

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

Supplement Accepted**Comment Date:** 12/08/2016

The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

Supplement Accepted**Comment Date:** 12/08/2016

Add and reconfigure sidewalk ramps to allow better pedestrian movement throughout the site. Ramps that provide two way direction should be flush with the entrance to allow wheel chairs to turn within the receiving ramp. Elevation change should begin on the through sidewalks sloping down to the receiving ramps.

Supplement Accepted**Comment Date:** 12/08/2016

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:** 12/08/2016

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 \$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 Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 12/08/2016

All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers. Dimension on plan.

Note**Comment Date:** 12/08/2016

Work with Traffic Engineering to provide a consistent terrace or standard streetscape to improve pedestrian access throughout the site. This become particularly important at the intersection(s) where the current design will require a mix of type one and type two pedestrian ramps creates challenging movements and requires unique treatments which are not desirable.

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Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.

Supplement Accepted **Comment Date:** 12/08/2016

All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.

Supplement Accepted **Comment Date:** 12/08/2016

Parking stall widths should be reduced to 8 feet in width.

Supplement Accepted **Comment Date:** 12/08/2016

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.

Note **Comment Date:** 02/17/2017

No Electrical deposit required.

Supplement Accepted **Comment Date:** 02/17/2017

Add wheel stops along sidewalks flush with the asphalt.

Note **Comment Date:** 02/17/2017

Phone call: Went over needed revisions and he will be sending a revised PDF.

URBAN DESIGN COMMISSION

Supplement Accepted **Comment Date:** 12/22/2016

Provide the name and sizing of all plantings on all plans . Provide material / color callouts on all pavements and surfaces . Provide details on playground equipment and benches . Provide a lighting and photometric plan with fixture cutsheets . Signage shall be provided to the Zoning Administrator and th UDC Secretary for conformnce to Chapter 32 nad approval ; if not it may require UDC approval .

Note **Comment Date:** 04/13/2017

Note that three copies of the complete final plan set will be required to be submitted as well as one electronic copy of the complete final plan set.

ZONING

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

Provide greater detail on the project phasing plan including anticipated construction start and end dates and the timing of construction of common features such as the street network, walk ways, and green space.

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

Submit a bike rack detail.

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Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required accessible stalls. Work Building Inspection plan reviewers to meet the accessible requirements.

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

Submit details of site amenities such as benches and the fire pit.

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

Per the applicant, the trash will be collected individually from each unit, with the trash and recycling bins being stored in the individual garages.

Verify whether individual trash and recycling containers will be stored in the garages or whether there will be common refuse disposal areas. All developments, except single and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the buildings, it shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure if provided outside the building.

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

The final site compliance date is June 1, 2019.

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:** 01/25/2017

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.