



City of Madison Site Plan Verification

PROJECT: LNDSPR-2017-00016

Address: 89 East Towne MALL

Current Revision #: 0

Submitted by: JSD Professional Services, Inc

Contact: Justin Frahm
(715) 298-6330
justin.frahm@jsdinc.com

Project Type: Permitted Use Site Plan Review

Description: Conditional use to expand former furniture store into movie theater, brewpub, and restaurant

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Apr 12 2017
Engineering Review Main Office	Approved	Brenda Stanley	Apr 26 2017
Fire Review	Approved	William Sullivan	Mar 3 2017
Lighting Review	Approved	Frederick Rehbein	Apr 10 2017
Metro Review	Approved	Timothy Sobota	Apr 3 2017
Planning Review	Approved	Timothy Parks	May 5 2017
Traffic Engineering Review	Approved	Eric Poffenberger	Mar 31 2017
Urban Design Commission Review	Approved	Jessica Vaughn	Apr 25 2017
Water Utility Review	Approved	Adam Wiederhoeft	Mar 24 2017
Zoning Review	Approved	Jenny Kirchgatter	Apr 3 2017

Submitted by: JSD Professional Services, Inc**Contact:** Justin Frahm
(715) 298-6330
justin.frahm@jsdinc.com**Project Type:** Permitted Use Site Plan Review**Description:** Conditional use to expand former furniture store into movie theater, brewpub, and restaurant**Status:** Closed**Revision History:** [0](#)**ENGINEERING****Supplement Accepted****Comment Date:** 03/11/2017

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. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

Supplement Accepted**Comment Date:** 03/11/2017

NONE DUE. 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:** 03/11/2017

This project appears to have proposed uses which could require sanitary sewer demand charges or monitoring of the discharge of sanitary sewerage. The applicant shall install a monitoring manhole on the exterior of the building in compliance with City of Madison Engineering criteria. Contact City Engineer to determine appropriate location and specifications for said monitoring manhole.

Supplement Accepted**Comment Date:** 03/11/2017

Applicant shall dedicate a 15' wide sanitary sewer easement for proposed sewer around building as a condition of plan approval.

Supplement Accepted**Comment Date:** 03/11/2017

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 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. (MGO 16.23(9)c)

Supplement Accepted**Comment Date:** 03/11/2017

Submitted by: JSD Professional Services, Inc**Contact:** Justin Frahm
(715) 298-6330
justin.frahm@jsdinc.com**Project Type:** Permitted Use Site Plan Review**Description:** Conditional use to expand former furniture store into movie theater, brewpub, and restaurant**Status:** Closed**Revision History:** [0](#)

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) or ttroester@cityofmadison.com (West). 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:** 03/11/2017

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) or ttroester@cityofmadison.com (West). 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).

Note**Comment Date:** 03/11/2017

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

Supplement Accepted**Comment Date:** 03/11/2017

Need notary signed maintenance agreement by owner for the bioretention basin. 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.

Submitted by: JSD Professional Services, Inc

Contact: Justin Frahm
(715) 298-6330
justin.frahm@jsdinc.com

Project Type: Permitted Use Site Plan Review

Description: Conditional use to expand former furniture store into movie theater, brewpub, and restaurant

Status: Closed

Revision History: [0](#)

Supplement Accepted **Comment Date:** 03/13/2017

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:** 03/13/2017

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:** 03/13/2017

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:** 03/13/2017

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.

Supplement Accepted **Comment Date:** 03/13/2017

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.

ENGINEERING MAPPING

Note **Comment Date:**

The address of 85 East Towne Mall is being reused for the new FLIX build out.

The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Supplement Accepted **Comment Date:**

Submitted by: JSD Professional Services, Inc

Contact: Justin Frahm
(715) 298-6330
justin.frahm@jsdinc.com

Project Type: Permitted Use Site Plan Review

Description: Conditional use to expand former furniture store into movie theater, brewpub, and restaurant

Status: Closed

Revision History: [0](#)

CAD received 4/10/2017.

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 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:**

Doc No. 5314004, Amended 5389000

The required amendment to the Sanitary Sewer Easement per Doc No 1313067 has been set up as Real Estate Proj No. 11276.

Supplement Accepted **Comment Date:**

Doc No. 5314005, Amended 5389001

The required amendment to the Water Main Easement per Doc No 1432746 has been set up as Real Estate Proj No. 11277. Additional exhibit edits are still required.

Supplement Accepted **Comment Date:**

CSM 14486 recorded 4/7/2017 as Doc # 5317135.
No new parcel id or addresses needed. LNDSR parcel remains as is.

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

FIRE

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

The approval applies to the proposed modifications to the site plans. MFD is not approving and will require additional conversation/documentation on how the space will be constructed and used as it relates to IBC 402.

LIGHTING

Submitted by: JSD Professional Services, Inc**Contact:** Justin Frahm
(715) 298-6330
justin.frahm@jsdinc.com**Project Type:** Permitted Use Site Plan Review**Description:** Conditional use to expand former furniture store into movie theater, brewpub, and restaurant**Status:** Closed**Revision History:** [0](#)**Supplement Accepted****Comment Date:** 04/05/2017

Please use automatic daylight or time of day controls.

METRO**Supplement Accepted****Comment Date:** 04/03/2017

a. The applicant shall include the required bus stop pedestrian access improvements on the final documents being filed with their permit application so that Metro Transit may review and approve the design (i.e. accommodations that would maintain direct access through the interior of Mall towards the Food Court entrance after closing; parcel improvements linking the proposed use across the adjacent retail site frontages around to the bus stop zone; or parcel improvements to/from existing public street frontages that would give indirect access around to the bus stop zone).

PLANNING**Note****Comment Date:** 03/24/2017

The final site plans appear to be consistent with the plans approved by the Plan Commission and the revisions required as conditions of approval.

Supplement Accepted**Comment Date:** 04/24/2017

Floorplans and elevations of the theater/ brewpub were not included for review. Those plan sheets shall be submitted for review and shall be consistent with the plans approved by the Plan Commission and Urban Design Commission. Conditions 42 and 43 of the October 21, 2016 approval letter shall be addressed with these additional sheets.

NOTE: These sheets were submitted for review.

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

A minor alteration to the conditional use/ design progression shall be submitted for approval by the Director of the Planning Division following a recommendation by the district alder to acknowledge/ memorialize the revised floorplans for the proposed use (number of auditoriums, seats).

Note**Comment Date:** 04/24/2017

The final capacity of the facility (seats, auditoriums, etc.) in the land use files shall match the plans and application materials for the alcohol licensing for the establishment.

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

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

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

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.

Submitted by: JSD Professional Services, Inc**Contact:** Justin Frahm
(715) 298-6330
justin.frahm@jsdinc.com**Project Type:** Permitted Use Site Plan Review**Description:** Conditional use to expand former furniture store into movie theater, brewpub, and restaurant**Status:** Closed**Revision History:** [0](#)**Note** **Comment Date:** 02/28/2017

If needed provide an overall supplemental plan of the final build excluding any existing features that will be removed from the site. Preferred one sheet with entire site.

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

Include all paint markings on the plan. This includes cross walk, travel lane lines, parking stalls, direction arrows, ect.

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

Include stall angles along with stall size dimensions.

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

With the addition of the pedestrian crossing from Metro, Traffic Engineering requests a modification on the east sidewalk area to shorten the crosswalk distance for pedestrians.

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

Add cross walk and ramps to the west sidewalk to allow pedestrian movement.

Note **Comment Date:** 02/28/2017

Ramps should be level with parking area with the adjacent slabs sloping down to the ramp with a slope of 2%.

Note **Comment Date:** 02/28/2017

Square sidewalk ramps to provide a direct path to receiving ramps or pedestrian walk areas.

Note **Comment Date:** 02/28/2017

Electrical deposit (TBD) if necessary.

Note **Comment Date:** 02/28/2017

Sign and Marking deposit \$0.00.

Note **Comment Date:** 02/28/2017

phone conversation with Justin about comments and questions. Waiting for revisions.

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

Add turn movement for Dicks delivery.

URBAN DESIGN COMMISSION

Supplement Accepted **Comment Date:** 03/01/2017

The landscape plan does not identify the outlying trees in the paired islands off of the northeasterly corner of the building , provide a lighting and photometric plan which shall include fixture locations in- elevation and photometric grid , provide complete building elevations with full callout on building materials and colors . Signage will require seperate approval .

Supplement Accepted **Comment Date:** 04/18/2017

Per the UDC conditions of approval an increase in the overall amount of landscaping in mulch beds and the number of trees along the building front and within the parking lot should have been reflected. As shown on the plans, the overall number of trees has been decreased and the number of plantings in the beds, especially in the parking lot, has remained the same.

Submitted by: JSD Professional Services, Inc**Contact:** Justin Frahm
(715) 298-6330
justin.frahm@jsdinc.com**Project Type:** Permitted Use Site Plan Review**Description:** Conditional use to expand former furniture store into movie theater, brewpub, and restaurant**Status:** Closed**Revision History:** [0](#)**ZONING****Supplement Accepted****Comment Date:** 04/03/2017

Provide a calculation of the existing and proposed lot coverage for the development parcel. The lot coverage maximum is 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. If the development parcel currently exceeds the lot coverage maximum, the proposed site changes cannot further increase the amount of impervious surfaces on the site.

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

Submit 4 copies of the lighting photometric plan and cut sheets.

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

Submit 5 copies of the floor plans and elevations with materials and colors identified.

Supplement Accepted**Comment Date:** 04/03/2017

Screening is required if the rooftop mechanical units are visible to view upon installation.

Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop equipment shall be screened from view from adjacent streets and public rights-of-way per Sections 28.060(2)(f) and 28.142(9)(d). The equipment shall be within an enclosure. Screens shall be of durable, permanent materials that are compatible with the primary building materials and constructed to a height of at least one (1) foot above the height of the equipment.

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

Provide a detail of the outdoor eating area with a layout of the tables and chairs.

Note**Comment Date:** 03/21/2017

The capacity shall be established for the outdoor eating area. Occupancy is established by the Building Inspection Unit. Contact the Building Inspection Unit at (608)266-4559 to help facilitate this process.

Supplement Accepted**Comment Date:** 03/22/2017

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:** 03/21/2017

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.