



City of Madison Site Plan Verification

PROJECT: LNDSPR-2017-00038

Address: 524 Genomic DR

Current Revision #: 0

Submitted by: D'Onofrio Kottke & Assoc.

Contact: Nate Oswald
(608) 833-7530

Project Type: Permitted Use Site Plan Review

Description: New Illumina Facility

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	May 26 2017
Engineering Review Main Office	Approved	Timothy Troester	May 26 2017
Fire Review	Approved	William Sullivan	May 1 2017
Lighting Review	Approved	Frederick Rehbein	May 11 2017
Traffic Engineering Review	Approved	Eric Poffenberger	May 30 2017
Zoning Review	Approved	Patrick Anderson	May 9 2017

Submitted by: D'Onofrio Kottke & Assoc.**Contact:** Nate Oswald
(608) 833-7530**Project Type:** Permitted Use Site Plan Review**Description:** New Illumina Facility**Status:** Approved**Revision History:** [0](#)**ENGINEERING****Supplement Accepted****Comment Date:** 04/04/2017

Add the following note to the plan sheets: All work within the public right-of-way shall be completed per the City issued plans, project number 11523.

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

Update the plan sheets as necessary to match the approved stormwater management plan. (UPDATED 4-20-17: revised plans shall be resubmitted to zoning for proper routing)

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

This project is subject to City of Madison erosion control permitting requirements. Submit completed permit application, permit fee, erosion control plan, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at meberhardt@cityofmadison.com. Items that have been submitted with the plan review verification packet have been forwarded to Megan. Review comments regarding the erosion control plan and permitting will be sent to the design engineer to address.

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

This project will disturb an acre or more of land area and will be subject to WDNR permitting requirements for erosion control and stormwater management. Submit a copy of the approved WDNR Construction Site Storm Water Runoff permit (WDNR NOI permit) to City Engineering. The City of Madison erosion control and stormwater management permits cannot be issued until WDNR has granted their permit approval.

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

This project is subject to City of Madison stormwater management permitting requirements. Submit completed permit application, permit fee, stormwater management plan stamped by a Wisconsin P.E., modeling calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Stormwater Management Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding stormwater management requirements or stormwater permitting requirements can be sent to Megan at meberhardt@cityofmadison.com. Items that have been submitted with the plan review verification packet have been forwarded to Megan. Review comments regarding the stormwater management plan and permitting will be sent to the design engineer to address.

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

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com. The final document and fee should be submitted to City Engineering, attention: Megan Eberhardt.

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

Submit electronic data files for the stormwater management modeling and calculations. Files can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com or submitted on CD to City Engineering.

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Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com or submitted on CD to City Engineering.

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

The Applicant shall submit, prior to plan sign-off, 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) 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)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: ttroester@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 to City by applicant.

ENGINEERING MAPPING**Supplement Accepted****Comment Date:** 03/23/2017

CSM 14488 recorded 4/13/2017 as Doc # 5318121 (New Parcel Id Number record 0708-251-0608-6).

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.

Note**Comment Date:** 03/23/2017

Part of the Stormwater Infiltration Basin Grading encroaches into the MG&E right of way per Document No. 2194699. Any change of grade requires approval by MG&E. Applicant is advised to contact MG&E and obtain consent for the change of grade as per the recorded easement document.

Supplement Accepted**Comment Date:** 03/23/2017

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Discharge per plans 2017-4-27 discharge to public right of way. Easement not required.

This lot discharges storm water to the property to the north from the proposed Bio-retention facility. A storm water drainage easement/agreement shall be provided for the rights and responsibilities for the owners of the two lots. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the CSM, and recorded at the Dane County Register of Deeds.

Supplement Accepted**Comment Date:**

CAD received 5/26/2017.

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:**

Revised plans 2017-4-27

524 Genomic Drive.

The new address of the building will be determined when the CSM is recorded.

The new street name shall be added to the plan set along with the new address.

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.

FIRE**Supplement Required****Comment Date:** 03/28/2017

Provide a fire lane with the minimum clear unobstructed width of 20-feet. MFD is willing to allow the fire lane to be split into (2) 10-ft wide lanes at the security gates and the narrow boulevard. The remainder of the fire lanes shall be 20-ft wide while still maintaining the 28-ft inside turn radii.

Per revised Sheet C800 dated 4-14-17

LIGHTING**Note****Comment Date:** 05/11/2017

Please use automatic daylight or time of day controls.

TRAFFIC ENGINEERING

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Supplement Accepted**Comment Date:** 03/29/2017

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

Supplement Accepted**Comment Date:** 03/29/2017

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.

Supplement Accepted**Comment Date:** 04/07/2017

"Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

Supplement Accepted**Comment Date:** 04/07/2017

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 \$200.00 and Deposit to Insure Conduit of \$1800.00 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:** 04/07/2017

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:** 04/07/2017

Dimension all bike stalls and add a detail of the bike rack.

Supplement Accepted**Comment Date:** 04/07/2017

To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, it is recommended for all bicycle racks to have a 2 to 5 foot buffer from parking or pedestrian walkways.

Note**Comment Date:** 04/07/2017

Connect sidewalks along building and to warehouse sidewalk.

Supplement Accepted**Comment Date:** 04/07/2017

Paid by developers agreement. A deposit of \$1000.00 payable to City Treasurer will be required for the installation of traffic signage and markings deemed necessary with the completion of the development. Make check 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:** 04/07/2017

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Paid by developers agreement. A deposit of \$34,000.00 payable to City Treasurer will be required for the electrical installations or modifications deemed necessary with the completion of the development. Make check 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:** 04/14/2017

The applicant shall submit a final plan, including all discussed alterations, through Zoning.

ZONING

Note**Comment Date:** 04/05/2017

This review is subject on the proposed CSM being recorded and the proposed new street being the front for design requirements.

Supplement Accepted**Comment Date:** 05/03/2017

Provide a revised stamped landscape plan that complies with 28.142, including but not limited to interior parking lot landscaping. A planting island shall be located at least every twelve (12) contiguous stall without a break.

Supplement Accepted**Comment Date:** 04/05/2017

Provide detailed floor plans. Include on site plan the breakdown of building square footages for the warehouse area, lab, office and manufacturing area. Final off street parking number will be reviewed at that time. Off-street parking requirements shall be determined by these plans. 263 Maximum stalls, 250 stalls provided.

Supplement Accepted**Comment Date:** 04/05/2017

Work with zoning staff to establish a compliance date with all the elements of the approved site plan subject to 28.186(4)(b). November 15, 2018 being that date.

Supplement Accepted**Comment Date:** 04/05/2017

Provide and call out 3 loading zones (10'x50"). shall be exclusive of aisle and maneuvering space and have a vertical clearance of at least (14) feet pursuant to 28.141(13).

Supplement Required**Comment Date:** 04/05/2017

Provide details of bicycle parking area's. A bicycle parking stall is 2 feet x 6 feet with a 5 foot clear access aisle and shall not obstruct a required walkway. Short term bike parking shall be located in a convenient and visible area at least as close as the closest non-accessible automobile parking and within (100) feet of a principal entrance. Floor plans needed to determine final totals. Based on new information provided, 62 bike stalls shall be required.

Supplement Accepted**Comment Date:** 04/05/2017

Provide detailed elevations calling out building materials equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level.

Note**Comment Date:** 04/05/2017

Signage is a separate review under Chapter 31 of the City of Madison General Ordinances.

Note**Comment Date:** 04/19/2017

Submit 3 large plan sheets of any and all revised plans before a building permit is approved.