



City of Madison Site Plan Verification

PROJECT: LNDSPR-2017-00052

Address: 6022 Driscoll DR

Current Revision #: 0

Submitted by: Transcend Architects

Contact: Knute Villand
(608) 825-2222
kvilland@gmail.com

Project Type: Permitted Use Site Plan Review

Description: Two new four unit apartment buildings, one on each lot

Status: Closed

Revision History: [0](#)

| Review | Status | Reviewer | Reviewed |
|--------------------------------|----------|----------------------------------|-------------|
| Engineering Mapping | Approved | Lori Zenchenko | Sep 6 2018 |
| Engineering Review Main Office | Approved | Timothy Troester | Sep 11 2018 |
| Fire Review | Approved | William Sullivan | Nov 13 2017 |
| Zoning Review | Approved | Jacob Moskowitz | Apr 12 2018 |

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ENGINEERING

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

The Applicant shall submit prior to sign-off, but after all revisions are completed, digital PDF files to the Engineering Division (attention: Brenda Stanley, email: bstanley@cityofmadison.com). The digital copies shall be to scale, and shall have a scale bar on the plan set.

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:** 05/18/2017

The applicant shall update plan to show the removal of the north bound ramp in the southeast quadrant of Driscoll Drive and Alton Drive since the ramp is being removed on the north side of the road. Curb shall also be replaced with new full curb head.

Note**Comment Date:** 05/18/2017

Prior to beginning construction, the Applicant shall obtain a Street Terrace permit for the ramp, curb and sidewalk work required to serve this project. The Applicant shall pay the permit fee as applicable and shall comply with all the conditions of the permit. (MGO 10.08) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

Note**Comment Date:** 05/18/2017

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.

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:** 05/18/2017

All damage to the pavement on Driscoll Drive and Alton 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)

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

This development is subject to impact fees for the Door Creek North Phase 2 Impact Fee District. All impact fees are due and payable at the time building permits are issued. (MGO Ch 20)The following note shall put on the face of the plans: LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED. Contact Brenda Stanley, bstanley@cityofmadison.com for fee information.

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

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.

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(608) 825-2222
kvilland@gmail.com**Project Type:** Permitted Use Site Plan Review**Description:** Two new four unit apartment buildings, one on each lot**Status:** Closed**Revision History:** [0](#)**Supplement Accepted****Comment Date:** 06/19/2017

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:** 06/19/2017

UNDER ONE(1) ACRE - NOT REQ'D

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:** 06/19/2017

Doc No 5437985

A cross lot drainage agreement between lots 761, 762 & 763 shall be required. The agreement shall be submitted to Jeff Quamme (jrquamme@cityofmadison.com) & Jeff Benedict (jbenedict@cityofmadison.com) for approval.

Supplement Accepted**Comment Date:** 06/19/2017

Doc No. 5437987

An agreement/temporary easement shall be required for the proposed grading on lot 765. Submit Document to Jeff Quamme & Jeff Benedict for approval.

Supplement Accepted**Comment Date:** 06/19/2017

RETAINING WALL HAS BEEN ELIMINATED.

Need notary signed maintenance agreement by owner for the retaining wall on lots 762, 763 & 764. 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.

Note**Comment Date:** 01/21/2018

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>

Supplement Accepted**Comment Date:** 01/21/2018

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Project Type: Permitted Use Site Plan Review

Description: Two new four unit apartment buildings, one on each lot

Status: Closed

Revision History: [0](#)

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.

ENGINEERING MAPPING

Note **Comment Date:**

The addresses for this entire of block need to be changed to accommodate the additional units being built.
Lot 763 (0710-023-0203-3) is now addressed as 6022, 6024, 6026, 6028 Driscoll Dr.
Lot 764 (0710-023-0204-1) is now addressed as 6032, 6034, 6036, 6038 Driscoll Dr.
The site plan shall reflect proper street addresses of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Supplement Accepted **Comment Date:**

CAD received 9/4/2018.
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.

Note **Comment Date:**

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Addresses for Lot 763 are: SW apt is 6024, NW apt is 6022, SE apt is 6026, NE apt is 6028 Driscoll Dr.

Addresses for Lot 764 are: SW apt is 6034, NW apt is 6032, SE apt is 6036, NE apt is 6038 Driscoll Dr.

Supplement Accepted**Comment Date:**

Doc No's 5437987 and 5437986.

Applicant shall provide the recorded copies of Joint Driveway Easements referenced on the site plans. The document shall be recorded and a recorded copy provided prior to final sign off.

Supplement Accepted**Comment Date:**

Doc No. 5437985.

A cross lot drainage agreement between lots 761, 762 & 763 shall be required. The agreement shall be submitted to Jeff Quamme (jrquamme@cityofmadison.com) & Jeff Benedict (jbenedict@cityofmadison.com) for approval. The document shall be recorded and a recorded copy provided prior to final sign off.

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

No plans attached 4/19/17

Supplement Required**Comment Date:** 04/19/2017

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

Supplement Required**Comment Date:** 04/19/2017

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.

Note**Comment Date:** 11/13/2017

Traffic Engineering has asked to be removed from the site plan review.

ZONING**Supplement Accepted****Comment Date:** 05/16/2017

Pursuant to Sec. 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. Submit a landscape plan and worksheet stamped by a registered landscape architect.

Supplement Accepted**Comment Date:** 05/16/2017

Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(Driscoll Drive). Note that landscaping must be installed on the private property.

Supplement Accepted**Comment Date:** 05/16/2017

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Show the refuse disposal area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, 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:** 05/16/2017

Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141.11 and shall be designated as short-term or long-term bicycle parking. A minimum of 12 resident bicycle stalls are required plus a minimum of 1 short-term guest stall. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.

Note**Comment Date:** 04/12/2018

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 6-1-19, as established by the Zoning Administrator.