



City of Madison Site Plan Verification

PROJECT: LNDSPR-2017-00076

Address: 7148 Manufacturing DR

Current Revision #: 0

Submitted by: Thrive Architects

Contact: David Raschka
(414) 380-6180

Project Type: Permitted Use Site Plan Review

Description: Construct new building for industrial/heavy vehicle sales

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Jul 18 2017
Engineering Review Main Office	Approved	Brenda Stanley	Sep 18 2017
Fire Review	Approved	William Sullivan	Jun 19 2017
Lighting Review	Approved	Frederick Rehbein	Jun 15 2017
Traffic Engineering Review	Approved	Eric Poffenberger	Jun 16 2017
Zoning Review	Approved	Patrick Anderson	Jun 16 2017

Submitted by: Thrive Architects**Contact:** David Raschka
(414) 380-6180**Project Type:** Permitted Use Site Plan Review**Description:** Construct new building for industrial/heavy vehicle sales**Status:** Approved**Revision History:** [0](#)**ENGINEERING****Supplement Accepted****Comment Date:** 06/03/2017

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:** 06/03/2017

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:** 06/03/2017

The applicant shall revise the proposed utility plan to show the sanitary lateral connection including size, material and elevations.

Note**Comment Date:** 06/03/2017

If inlets are located in the driveway apron, the applicant shall revise the proposed utility plan labeling the casting requirements for the inlet located in the driveway curb line.

Note**Comment Date:** 06/03/2017

All work in the public right-of-way shall be performed with a permit and by a City licensed contractor. (MGO 16.23(9)(c)5 and MGO 23.01)

Note**Comment Date:** 06/03/2017

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.

Note**Comment Date:** 06/03/2017

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All damage to the pavement on Manufacturers 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:** 06/03/2017

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

Supplement Accepted **Comment Date:** 06/03/2017

Need notary signed maintenance agreement by owner for the infiltration & oil/grease control BMP(s). 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:** 06/14/2017

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:** 06/14/2017

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:** 06/14/2017

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:** 06/14/2017

A Storm Water Management Report is required for this development. Report needs to show compliance with required oil/grease control and infiltration.

The Applicant shall submit to jbenedict@cityofmadison.com prior to plan sign-off, electronic copies of any Storm Water 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:** 06/14/2017

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.

Supplement Accepted **Comment Date:** 06/15/2017

1.4 This property has deferred assessments for the assessment district that shall be paid in full as a condition of the subdivision approval. Hanson Road Neighborhood Sanitary Sewer and Water Main Assessment District. 2017 rate: \$92.4091/1000 sf

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Supplement Accepted**Comment Date:**

CSM 14548 recorded 6/30/2017 as Document # 5337949. New parcel id is 0810-093-0310-8.

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

Supplement Accepted**Comment Date:**

CAD received 7/18/2017.

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 preferred 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:**

Site plan addressed changed on plans 2017-6-16

The address of the proposed building is 7148 Manufacturers Drive. A new parcel id number will be assigned by the Assessor's Office when the CSM is recorded and processed.

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 Accepted**Comment Date:** 05/25/2017

Provide fire apparatus access as required by IFC 503 2015 edition, MGO 34.503, as follows:

- a. The site plans shall clearly identify the location of all fire lanes.
- b. 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.
- c. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
- d. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 75 psi.
- e. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.
- f. Provide a fire lane with the minimum clear unobstructed width of 20-feet.
- g. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal; the form is available at www.madisonfire.org.

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Please use automatic daylight or time of day controls.

TRAFFIC ENGINEERING**Note****Comment Date:** 05/24/2017

No plans attached

Note**Comment Date:** 06/06/2017

Review sheet SD1.0

Supplement Accepted**Comment Date:** 06/06/2017Provide an electronic copy of the site plan, .pdf preferred, e-mail plan to Eric Poffenberger -
epoffenberger@cityofmadison.com**Supplement Accepted****Comment Date:** 06/06/2017

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:** 06/06/2017

"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:** 06/06/2017

A deposit of \$0.00 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:** 06/06/2017

A deposit of \$0.00 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:** 06/06/2017

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 \$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.

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Dimension all sidewalks along parking stalls. Sidewalks

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

Modify location of driveways to prevent left on left conflicts with driveways of opposing sites, and prevent putting driveway entrances on curves.

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

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:** 06/06/2017

Dimension lengths and widths of all parking stalls. Include 2 foot overhang clearance if necessary.

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

Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper. Note curbed areas on plan if not represented with double line or in the legend.

Supplement Accepted**Comment Date:** 06/12/2017

Driveways should be constructed with flares and not radii.

ZONING**Note****Comment Date:** 05/30/2017

Signage is not a part of the review or approval. Signage requires a separate review and permit application subject to Chapter 31 of the Madison General Ordinances.

Supplement Accepted**Comment Date:** 05/31/2017

Submitted plans do not show mechanical location, if on roof provide a roof plan and screening subject to 28.142 (9)(d). If inside the building call out the mechanical room on floor plans.

Note**Comment Date:** 05/31/2017

Off street parking is determined by the number of employee's at any one time, applicant stated that there are 10 employees. The required 2 bicycle stalls are shown on plans.

Supplement Accepted**Comment Date:** 05/31/2017

Subject to 28.088(5)(b) all secondary entrances shall be clearly visible and identifiable from the street with elements such as roof overhangs, recessed entries, landscaping or similar design features.

Supplement Accepted**Comment Date:** 05/31/2017

Pursuant to section 28.142 (9)(c) Loading areas shall be screened from street view by a building wall or solid, commercial-grade wood fence or equivalent material, with a minimum height of six 6 feet and not greater than eight 8 feet.

Supplement Accepted**Comment Date:** 05/31/2017

Provide a revised landscape plan that complies with 28.142 including but not limited to planting areas must have at least 75% vegetative cover mulched, landscape calculations with points chart and planting table, interior parking lot requirements and screening of other site elements.

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Work with Zoning staff to establish a compliance date with all elements of the approved site plan. That date being May 15, 2018.

Note**Comment Date:** 05/31/2017

Revise inconsistent plan sheets, cover sheet calls out site plan sheet as SP1.0 and site plan sheet is labeled SD1.0. Provide three sets of any and all revised plan sheets.