



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00013

Address: 6602 Ronald Reagan AVE

Current Revision #: 0

Submitted by: St. Johns Properties

Contact: Dustin Atkielski
(262) 369-0100
datkielski@sjpi.com

Project Type: Permitted Use Site Plan Review

Description: Construct two Multi-Tenant Buildings, Buildings A & B only at this time

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Architectural Review	Approved	Jenny Kirchgatter	Apr 20 2018
Engineering Mapping	Approved	Lori Zenchenko	May 11 2018
Engineering Review Main Office	Approved	Jeffrey Benedict	Apr 19 2018
Fire Review	Approved	William Sullivan	Apr 20 2018
Lighting Review	Approved	Steve Rewey	May 2 2018
Traffic Engineering Review	Approved	Timothy Stella	May 10 2018
Zoning Review	Approved	Jenny Kirchgatter	May 22 2018

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Applicant shall revise the note in the plans referring to the City of Madison plans to reference Project No. 11461

Supplement Accepted**Comment Date:** 03/03/2018

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:** 03/03/2018

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:** 03/03/2018

The applicant shall update the plans to show the correct location of the public storm sewer adjacent to this development which runs under the curb. The invert elevation of the inlet is 907.0, not 906.0.

Note**Comment Date:** 03/03/2018

If the 18" storm sewer pipe from the infiltration basin to the public storm sewer inlet is installed with this project, a Street Excavation Permit will be required.

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:** 03/03/2018

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.

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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:** 03/21/2018

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:** 03/21/2018

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:** 03/21/2018

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

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Supplement Accepted**Comment Date:** 03/21/2018

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:** 03/21/2018

This project will likely 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:** 03/21/2018

This project will need to address washing of concrete trucks or removal of concrete waste/waste water onsite. Provide a detail and location for the disposal of concrete waste/waste water as part of the Erosion Control Permit. Contact Jeff Benedict.

ENGINEERING MAPPING**Supplement Accepted****Comment Date:**

Building A = 6602 Ronald Reagan Ave.

Building B = 6406 Ronald Reagan Ave.

Building C = 6504 Ronald Reagan Ave (future building).

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.

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CAD received 5/10/2018.

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 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:**

Revised site plan received 2018-5-10

The site plans shall update the note for the Bike/Pedestrian Bike Path Easement along the west side of this site to note that the easement is 40' wide and not 30' wide. It extends and is adjacent to the USH 51 right of way. Also extend the Public Utility easement shown adjacent to Ronald Reagan Avenue all the way south to the south property line.

FIRE**Supplement Accepted****Comment Date: 03/07/2018**

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. A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length.
- d. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
- e. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 75 psi.
- f. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.
- g. Provide a fire lane with the minimum clear unobstructed width of 20-feet.

Supplement Accepted**Comment Date: 03/07/2018**

2. All portions of the fire lanes for newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.507 for additional information.

TRAFFIC ENGINEERING

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Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com

Supplement Accepted**Comment Date:** 03/02/2018

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; ADA stall dimensions; secured parking facility; sidewalk dimensions; drive aisle dimensions; bike stall dimensions and detail; underground parking dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

Supplement Accepted**Comment Date:** 03/02/2018

A deposit of \$1000 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 Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 03/02/2018

A deposit of \$0 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 Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 03/02/2018

The Driveway Approach form is already filled out in the Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$200 and Deposit to Insure Conduit of \$0 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 03/02/2018

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation/plan of Traffic Engineering and City Engineering Departments.

Supplement Accepted**Comment Date:** 03/02/2018

The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained, they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. Place and dimension all vision triangles in the proposed plan.

Supplement Accepted**Comment Date:** 03/02/2018

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:** 03/02/2018

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.

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Provide a approval letter from the CIC Architectural Review Committee.

Supplement Accepted **Comment Date:** 03/19/2018

Provide details of the lot coverage. 75% max. is allowed. 4/30/18 plan provides 71%.

Note **Comment Date:** 03/19/2018

Provide more detail of the rooftop mechanical and the screening of them. Mechanical screening may be revised during tenant build outs.

Supplement Accepted **Comment Date:** 03/19/2018

Provide a compliance date with all elements of the approved site plan subject to section 28.186(4)(b). May 20, 2019 being that date.

Note **Comment Date:** 03/19/2018

Signage is a separate review under chapter 31 of the Madison General Code of Ordinances.

Note **Comment Date:** 03/19/2018

Off street parking provisions subject to section 28.141 shall be revised and approved with each tenant build out before building permits are issued.

Supplement Accepted **Comment Date:** 03/20/2018

Provide a detailed floor plan.

Supplement Accepted **Comment Date:** 03/20/2018

Provide the roof plan with location of all mechanicals.

Supplement Accepted **Comment Date:** 03/20/2018

Provide details of the refuse enclosures.

Supplement Accepted **Comment Date:** 03/20/2018

Provide a landscape plan stamped and signed by a Registered Landscape Architect. Plan shall comply with development frontage landscaping requirements of section 28.142(5) including but not limited to one (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Submitted plans on the NE corner of property do not meet this requirement.

Supplement Accepted **Comment Date:** 04/26/2018

Provide the building elevations.