



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00039

Address: 6502 Manufacturers DR

Current Revision #: 0

Submitted by: JSD Professional Services, Inc.

Contact: Justin Frahm
(608) 848-5060
justin.frahm@jsdinc.com

Project Type: Permitted Use Site Plan Review

Description: Construct 138,802 sq.ft. industrial building

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Architectural Review	Approved	Rebecca Cnare	Apr 26 2018
Engineering Mapping	Approved	Jeffrey Quamme	Jun 22 2018
Engineering Review Main Office	Approved	Jeffrey Benedict	Jun 22 2018
Fire Review	Approved	William Sullivan	Jun 6 2018
Lighting Review	Approved	Steve Rewey	May 23 2018
Traffic Engineering Review	Approved	Timothy Stella	Jun 15 2018
Zoning Review	Approved	Christina Thiele	Jun 25 2018

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ENGINEERING

Note **Comment Date:** 05/09/2018

Prior to beginning construction, the Applicant shall obtain a Street Excavation permit for the storm sewer installation on Manufacturers Drive. 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:** 05/09/2018

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:** 05/09/2018

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:** 05/09/2018

Need notary signed maintenance agreement by owner for the infiltration basin, bioretention basin and inlet filters. 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:** 05/10/2018

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:** 05/10/2018

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.

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Supplement Accepted**Comment Date:** 05/10/2018

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:** 05/10/2018

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

Supplement Accepted**Comment Date:** 05/10/2018

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:** 05/10/2018

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:** 05/10/2018

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.

Supplement Accepted**Comment Date:** 05/17/2018

Applicant shall verify the exiting public storm elevations on John Wall Drive with those on City issued Public Works Project 11461 and update plans accordingly.

Supplement Accepted**Comment Date:** 05/17/2018

The Applicant shall work with Andy Zweg, City Engineering 266-9219, to have work in the Right of Way on John Wall Drive included with City Public Works Project 11461. Plans shall be revised to indicate that work will be completed with City of Madison Public Works Project 11461.

Supplement Accepted**Comment Date:** 05/17/2018

The new Storm MH-1 in Manufacturers Drive shall include the City of Madison Engineering lid as specified in Standard Detail Drawing 5.7.16 in the following location:

http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Drawings/5_7_16.pdf

Note**Comment Date:** 06/15/2018

If utility work related to this project is not completed with the Public Works project, the applicant shall be required to do utility work in the right of way with a Permit to Excavate in the right of way.

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Supplement Accepted**Comment Date:**

revised plan received 2018-6-14

The survey attached to the plan sheet by Graef has an incorrect boundary. This sheet shall be updated to reflect the proposed boundary of the pending Certified Survey of this site.

Supplement Accepted**Comment Date:**

CSM 14832 recorded 6/18/2108 as Document 547867.

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:**

Easement has been removed from plans 6/20/2018.

The site plans shall show the existing 10' utility easement that will run through the westerly parking area as per the plat of The Center for Industry and Commerce.

Supplement Accepted**Comment Date:**

Berm moved 6-14-2018.

The proposed landscaping berms and landscaping along John Wall Drive are within Public Utility Easements. The applicant shall provide proof of coordination with utilities serving the area that the berming and landscaping is not a problem for the facilities existing or to be installed within these easements.

Supplement Accepted**Comment Date:**

CAD received 6/14/2018.

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.

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Since this building is speculative flex space, individual addresses (and/or suites) will be assigned when tenant configurations are known. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Note	Comment Date:
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As part of the CSM process of creating new parcel identification records, new address(es) are also created. The address of the new building is 3819 John Wall Drive. The primary entrance will be off of John Wall Dr. As noted above, additional addresses are TBD. 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: 04/27/2018
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Provide additional fire hydrant coverage to demonstrate compliance with the IFC.
 Per revised Sheet C500 received 6-6-18.

Supplement Accepted	Comment Date: 04/27/2018
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Provide documentation that semi-trailers will not be parked within the proposed aerial access lane or relocate the aerial access lane.
 Aerial access lane moved to north side of building.

TRAFFIC ENGINEERING

Supplement Accepted	Comment Date: 04/30/2018
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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: 04/30/2018
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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/stripped 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: 04/30/2018
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A deposit of \$500 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.

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Supplement Accepted**Comment Date:** 04/30/2018

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:** 04/30/2018

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 \$300 (PAID) and Deposit to Insure Conduit of \$1200 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:** 04/30/2018

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:** 04/30/2018

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:** 04/30/2018

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. Two driveways are too big and need to be modified to city standards (or as close as possible per city traffic engineer approval).

ZONING**Supplement Accepted****Comment Date:** 05/22/2018

Correct the count of parking stalls on C200 to state 131 (located in the parking lot)

Supplement Accepted**Comment Date:** 05/22/2018

Impervious surface ratio is 75.36%. This must be reduced to 75.0% by adding pervious pavement in some areas. All future noted parking areas (both regular and truck trailer) will require pervious pavement in order to maintain the 75% ratio.

Supplement Accepted**Comment Date:** 05/22/2018

Submit an additional check for \$200 for the site plan review fee.

Supplement Accepted**Comment Date:** 05/22/2018

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 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.

Supplement Accepted**Comment Date:** 05/22/2018

Planting beds located at the building foundation cannot be stone mulch. Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

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Per Sec. 28.142(5)(a), One overstory deciduous tree and five shrubs shall be planted for each 30 lineal feet of lot frontage. Two ornamental trees or two evergreen trees may be used in place of one overstory deciduous tree. 17 more trees and 80 more shrubs are needed for John Wall Dr and eight more trees and 75 more shrubs are needed for Manufacturer Dr.

Supplement Accepted**Comment Date:** 05/22/2018

Per Sec. 28.142(9)(c), loading areas shall be screened from street view to the extent feasible by building a wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six feet and not greater than eight feet.

Supplement Accepted**Comment Date:** 05/22/2018

Provide refuse disposal area details. Per Sec. 28.142(9)(a), such area 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.

Supplement Accepted**Comment Date:** 05/22/2018

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.

Applicant has provided the date 11-02-18

Note**Comment Date:** 05/22/2018

Number of bike stalls shall be determined as tenant build-out building permits are submitted. If more than 16 stalls are need, more bike stalls will need to be added at that time.

Note**Comment Date:** 05/22/2018

Signage requires separate approval. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Sign Permit applications can be found here: <http://www.cityofmadison.com/dpced/bi/documents/SignPermitAppl.pdf>

Note**Comment Date:** 06/22/2018

Noted future parking stalls will need be approved through a separate site plan review.

Supplement Accepted**Comment Date:** 06/22/2018

Confirm with CIC the removal of the foundation landscaping is ok