



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00053

Address: 1104 John Nolen DR

Current Revision #: 0

Submitted by: FCM Corporation

Contact: Jeff Gillis
(608) 273-1069
jgillis@fcmcorp.com

Project Type: Permitted Use Site Plan Review

Description: Addition to Existing Facility

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Aug 27 2018
Engineering Review Main Office	Approved	Timothy Troester	Jul 9 2018
Fire Review	Approved	William Sullivan	Jun 4 2018
Traffic Engineering Review	Approved	Timothy Stella	Jun 1 2018
Urban Design Commission Review	Approved	Janine Glaeser	Jun 1 2018
Zoning Review	Approved	Christina Thiele	Jul 5 2018

Submitted by: FCM Corporation
Contact: Jeff Gillis
(608) 273-1069
jgillis@fcmcorp.com
Project Type: Permitted Use Site Plan Review
Description: Addition to Existing Facility
Status: Closed
Revision History: [0](#)

ENGINEERING

Supplement Accepted

Comment Date: 05/25/2018

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:

Submitted by: FCM Corporation

Contact: Jeff Gillis
(608) 273-1069
jgillis@fcmcorp.com

Project Type: Permitted Use Site Plan Review

Description: Addition to Existing Facility

Status: Closed

Revision History: [0](#)

CAD received 7/5/2018.

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:
<hr/>	
CSM 14896 recorded 8/23/2018 as Doc # 5436163. 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:
<hr/>	
Agreement reviewed and okay. Attorney Brian Anderson is working on execution with all parties. See email in plan vault	

Storm Water Easement Agreement per Doc No. 5204614 shall be amended and recorded post CSM recording to include all of the lands within this proposed CSM as part of the shared stormwater agreement. A recorded copy shall be provided prior to site plan sign off.

FIRE

Note	Comment Date: 06/04/2018
<hr/>	
Provide marking and identification of the fire walls above the ceiling as required by IBC 703.7.	

TRAFFIC ENGINEERING

Supplement Accepted	Comment Date: 05/15/2018
<hr/>	
Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com	

Supplement Accepted	Comment Date: 05/15/2018
<hr/>	

Submitted by: FCM Corporation
Contact: Jeff Gillis
(608) 273-1069
jgillis@fcmcorp.com
Project Type: Permitted Use Site Plan Review
Description: Addition to Existing Facility
Status: Closed
Revision History: [0](#)

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/striped 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:** 05/15/2018

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:** 05/15/2018

Dimension bike racks. Typical bike stalls are 2' x 6'. 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 at least a 2 foot buffer from parking or pedestrian walkways.

Supplement Accepted**Comment Date:** 05/15/2018

The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

URBAN DESIGN COMMISSION**Note****Comment Date:** 05/25/2018

Proposed project addition meets the general design requirements of Urban Design District #1.

ZONING**Supplement Accepted****Comment Date:** 06/05/2018

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 6/30/2019