



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00063

Address: 1 Exact LN

Current Revision #: 0

Submitted by: Vierbicher

Contact: Justin Zampardi
(608) 821-3970
jzam@vierbicher.com

Project Type: Permitted Use Site Plan Review

Description: Exact Science amenities facility and parking structure

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Jul 21 2018
Engineering Review Main Office	Approved	Timothy Troester	Jul 24 2018
Fire Review	Approved	William Sullivan	Jul 21 2018
Lighting Review	Approved	Steve Rewey	Jul 27 2018
Traffic Engineering Review	Approved	Timothy Stella	Jul 25 2018
Urban Design Commission Review	Approved	Janine Glaeser	Jul 21 2018
Zoning Review	Approved	Jenny Kirchgatter	Jul 26 2018

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ENGINEERING

Supplement Accepted

Comment Date: 06/06/2018

The private drive from Watts Road to Forward Drive will require revisions to the City issued plans for the right-of-way improvements. Submit updated CAD files to John Sapp (jsapp@cityofmadison.com). The driveway aprons and storm casting changes required for the private drive will need to be added to the City issued plans project no. 11740. Update plans to show improvements approved by Traffic Engineering.

Supplement Accepted

Comment Date: 06/06/2018

Update erosion control permit for the project site to include the atrium addition and the private drive. Contact Megan Eberhardt 608-266-6432 for submittal requirements.

Supplement Accepted

Comment Date: 06/17/2018

Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com or submitted on CD to City Engineering.

Supplement Accepted

Comment Date: 06/17/2018

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:

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. The address of the parking ramp is 640 Forward Dr.

Supplement Accepted

Comment Date:

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PDF floor plan received 6/8/2018.

No floor plans were attached for the amenities building section & how it connects to the main building. Submit a Floor Plan of the entire building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet.

Supplement Accepted

Comment Date:

CAD received 7/19/2018.

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.

Note

Comment Date:

There is a private drive connecting Rayovac Drive to Forward Drive. This is not a public access, therefore a public access easement has not been required for this improvement.

FIRE

Supplement Accepted

Comment Date: 06/13/2018

Provide an updated fire access plan to address the proposed building addition and the revised drop off circle.

Note

Comment Date: 06/13/2018

The proposed fire pits are not included in this review. A separate permit/application will be required to address the required safety precautions for outdoor fire features.

TRAFFIC ENGINEERING

Supplement Accepted

Comment Date: 06/06/2018

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

Supplement Accepted

Comment Date: 06/06/2018

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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/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: 06/06/2018**

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: 06/06/2018**

A deposit of \$5000 payable to City Treasurer will be required for the electrical installations/conduit 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: 06/06/2018**

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: 06/06/2018**

The private drive shall be designed and constructed to look and operate like a public street; this shall include the design and construction of curb and gutter, a pedestrian sidewalk along the north side and there shall be little to no elevation change between Forward Dr and Rayovac Dr. As the intent of the private drive is to minimize impacts to Schroeder Rd (specifically at the intersections of Rayovac Dr, Hathaway Dr and Forward Dr) no features shall be designed or constructed to inhibit regular vehicular activity. The final pavement width of the private drive shall be determined by the Interim City Traffic Engineer.

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

The Driveway Approach form will be 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 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: 06/07/2018**

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: 06/07/2018**

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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ZONING

Supplement Accepted

Comment Date: 07/26/2018

Submit a PDF and 4 hard copies of the floor plans and elevations for the proposed amenities building and parking structure.

Supplement Accepted

Comment Date: 07/26/2018

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: 07/24/2018

The final site compliance date is September 1, 2019.

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.