



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00066

Address: 5004 Tradewinds PKWY

Current Revision #: 0

Submitted by: Potter Lawson

Contact: Doug Hursh
(608) 224-2741
dough@potterlawson.com

Project Type: Permitted Use Site Plan Review

Description: Construct two 36,160 sq.ft. flex unit buildings

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Aug 24 2018
Engineering Review Main Office	Approved	Brenda Stanley	Aug 6 2018
Fire Review	Approved	William Sullivan	Jul 18 2018
Lighting Review	Approved	Steve Rewey	Jun 6 2018
Traffic Engineering Review	Approved	Timothy Stella	Jul 5 2018
Urban Design Commission Review	Approved	Janine Glaeser	Jun 26 2018
Zoning Review	Approved	Christina Thiele	Aug 31 2018

Submitted by: Potter Lawson
Contact: Doug Hursh
(608) 224-2741
dough@potterlawson.com
Project Type: Permitted Use Site Plan Review
Description: Construct two 36,160 sq.ft. flex unit buildings
Status: Closed
Revision History: [0](#)

ENGINEERING

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

Need notary signed maintenance agreement by owner for the bmp's to meet requirements for oil/grease control. 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:** 06/22/2018

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:** 06/22/2018

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:** 06/22/2018

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:** 06/22/2018

A Storm Water Management Report is required for this development. Report needs to show compliance with required 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:** 06/22/2018

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:** 06/22/2018

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:** 06/22/2018

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:** 06/22/2018

Submitted by: Potter Lawson
Contact: Doug Hursh
 (608) 224-2741
 dough@potterlawson.com
Project Type: Permitted Use Site Plan Review
Description: Construct two 36,160 sq.ft. flex unit buildings
Status: Closed
Revision History: [0](#)

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:** 06/26/2018

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:** 06/26/2018

Two of the lots in the proposed CSM require Capital Area Regional Planning Commission (CARPC) approval of the private sewer extensions to provide sewer to the lot. Applicant shall provide evidence that CARPC has either approved development on the lot or CARPC has waived the sewer extension review requirement as a condition of CSM approval.

Supplement Accepted**Comment Date:** 06/29/2018

Per Resolution CARPC 908, Rooftop runoff to be directed to pervious areas onsite. Contact Jeff Benedict.

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

CSM 14857 recorded 7/16/2018 as Doc # 5425436. APO completed 7/18/2018.
 New Pins are 0710-271-0408-4 & 0710-271-0409-2.

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:**

Submitted by: Potter Lawson

Contact: Doug Hursh
(608) 224-2741
dough@potterlawson.com

Project Type: Permitted Use Site Plan Review

Description: Construct two 36,160 sq.ft. flex unit buildings

Status: Closed

Revision History: [0](#)

CAD received 8/13/2018.

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:

Submitted to Zoning 8/13/2018.

Submit the addressing plan sheet that was approved 5/21/2018 for the 18 proposed units to Zoning for them to attach to this LNDSR. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Supplement Accepted

Comment Date:

8-13-2018 plan provided.

Sheet C2.0 shall be revised to acknowledge the proposed one lot CSM to be recorded. Also the drainage easements that will be released by the pending CSM shall be noted as "to be released by pending Certified Survey Map".

Supplement Accepted

Comment Date:

Doc No. 5435137

Provide a copy of a recorded Cross easement agreement as there is shared access and storm water drainage facilities between the two proposed lots.

FIRE

Supplement Accepted

Comment Date: 06/15/2018

Provide a site plan identifying all fire lanes. The fire access shall also document (2) fire hydrants within 500-ft of all portions of the fire lanes and the maximum hose length to all exterior portions of the building form the fire lanes. 250-ft maximum for buildings with fire sprinkler protection.

Per revised sheets dated 7-16-18

TRAFFIC ENGINEERING

Submitted by: Potter Lawson
Contact: Doug Hursh
(608) 224-2741
dough@potterlawson.com
Project Type: Permitted Use Site Plan Review
Description: Construct two 36,160 sq.ft. flex unit buildings
Status: Closed
Revision History: [0](#)

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

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

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

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/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: 06/05/2018**

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.

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

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: 06/05/2018**

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 \$100 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: 06/05/2018**

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: 06/05/2018**

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: 06/05/2018**

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.

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

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.

Submitted by: Potter Lawson
Contact: Doug Hursh
 (608) 224-2741
 dough@potterlawson.com
Project Type: Permitted Use Site Plan Review
Description: Construct two 36,160 sq.ft. flex unit buildings
Status: Closed
Revision History: [0](#)

URBAN DESIGN COMMISSION

Note **Comment Date:** 06/26/2018

Current documents are in keeping with the UDC approved design intent.

ZONING

Supplement Accepted **Comment Date:** 06/27/2018

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 provided the date 7/15/2019

Supplement Accepted **Comment Date:** 06/27/2018

Provide impervious and pervious calculations for site

Supplement Accepted **Comment Date:** 06/27/2018

Provide manufacture cut sheet for refuse enclosure.

Supplement Accepted **Comment Date:** 06/27/2018

Provide 8 more bike stalls per building, for a total of 18 stalls per building.

Supplement Accepted **Comment Date:** 06/27/2018

Revise landscape plans to include locations of bike parking. In particular, the bike parking locations for the east building show landscaping.

Supplement Accepted **Comment Date:** 06/27/2018

Revise landscape plan to only show landscaping on this property. Landscaping shown on 5128 Tradewinds will not count towards landscape points and may need City Engineering approval.

Supplement Accepted **Comment Date:** 06/27/2018

Loading area will need additional screening as viewed from the beltline and Agriculture Drive.

Supplement Accepted **Comment Date:** 06/27/2018

Each parcel will need three ADA stalls, with at least one of them being ADA Van accessible. Show the dimensions of the ADA stalls on the site plan.

Note **Comment Date:** 08/31/2018

Landscaping along beltline will provide adequate screening for the loading area and shall be continuously maintained to effectively screen this area.