



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00098

Address: 724 Heartland TRL

Current Revision #: 0

Submitted by: Vierbicher

Contact: Andrew Barneby
(608) 821-3954
abar@vierbicher.com

Project Type: Permitted Use Site Plan Review

Description: Construct a new storage building and parking lot (Catalent)

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Architectural Review	Approved	Christina Thiele	Sep 13 2018
Engineering Mapping	Approved	Jeffrey Quamme	Nov 26 2018
Engineering Review Main Office	Approved	Timothy Troester	Nov 26 2018
Fire Review	Approved	William Sullivan	Sep 10 2018
Lighting Review	Approved	Steve Rewey	Aug 21 2018
Traffic Engineering Review	Approved	Timothy Stella	Sep 19 2018
Zoning Review	Approved	Christina Thiele	Oct 23 2018

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ENGINEERING**Supplement Accepted****Comment Date:** 08/14/2018

This project is subject to City of Madison erosion control permitting requirements. Submit completed permit application, permit fee, erosion control plan, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at meberhardt@cityofmadison.com.

Supplement Accepted**Comment Date:** 08/14/2018

This project will disturb an acre or more of land area and will be subject to WDNR permitting requirements for erosion control and stormwater management. Submit a copy of the approved WDNR Construction Site Storm Water Runoff permit (WDNR NOI permit) to City Engineering. The City of Madison erosion control and stormwater management permits cannot be issued until WDNR has granted their permit approval.

Supplement Accepted**Comment Date:** 08/14/2018

This project is subject to City of Madison stormwater management permitting requirements. Submit completed permit application, permit fee, stormwater management plan stamped by a Wisconsin P.E., modeling calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Stormwater Management Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding stormwater management requirements or stormwater permitting requirements can be sent to Megan at meberhardt@cityofmadison.com. This project will need to provide stormwater treatment for TSS removal, oil & grease removal, and infiltration. Confirmation on detention requirements will also need to be provided.

Supplement Accepted**Comment Date:** 08/14/2018

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com. The final document and fee should be submitted to City Engineering, attention: Megan Eberhardt.

Supplement Accepted**Comment Date:** 08/14/2018

Submit electronic data files for the stormwater management modeling and calculations. Files can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com or submitted on CD to City Engineering.

Supplement Accepted**Comment Date:** 08/14/2018

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:** 08/14/2018

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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.

Note **Comment Date:** 08/14/2018

The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing sanitary sewer, storm sewer, or water connections in the public right-of-way or to public utilities. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Note **Comment Date:** 08/14/2018

The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

Note **Comment Date:** 08/14/2018

All work in the public right-of-way shall be performed by a City licensed contractor.

Note **Comment Date:** 08/14/2018

All damage to street pavement adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>

ENGINEERING MAPPING

Supplement Accepted **Comment Date:** 08/06/2018

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abar@vierbicher.com**Project Type:** Permitted Use Site Plan Review**Description:** Construct a new storage building and parking lot (Catalent)**Status:** Approved**Revision History:** [0](#)

CAD received 10/22/2018.

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:** 08/06/2018

Owner requested combine of 0708-153-0108-4 with 0708-153-0105-0. As a result, there is now frontage along Heartland Trl.

The proposed warehouse is now assigned an address of 724 Heartland Trl.

The request for an address change is pending. Depending on if a CSM is in the works.

Supplement Accepted **Comment Date:** 08/06/2018

Doc No. 5455982 restates 4499010.

The Declaration of Joint Driveway Easement shall be restated / amended to accommodate the changes to the site (bulb removal, sidewalk access to the east to Heartland Trail and parking). A recorded copy shall be provided prior to final sign off.

Supplement Accepted **Comment Date:** 08/06/2018

Plans received 8-31-2018

The site plans shall clearly show the interior lot lines for clarity of property extents, particularly the 1"=20" detail sheets.

Supplement Accepted **Comment Date:** 08/06/2018

Doc No. 5455982

The current lot and proposed site configurations require a new joint access easement / agreement between the properties located at 8610 Old Sauk Road, 720 Heartland Trl and 726 Heartland Trail for the planned access for the proposed building at 8610 Old Sauk Road. A recorded copy shall be provided prior to final sign off.

Supplement Accepted **Comment Date:** 08/06/2018

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Doc No 5455980

A recorded of the pedestrian easement between 726 Heartland Trail and 8610 Old Sauk Road for the sidewalk connecting the sites shall be provided prior to final sign off.

Supplement Accepted**Comment Date:** 08/06/2018

Doc No 5455983

A recorded copy of the fire access easement / agreement between all 4 properties shall be provided prior to final site plan sign off.

Supplement Accepted**Comment Date:** 08/06/2018

Doc No. 5455980

Either the Declaration of Private Easements per 4499012 shall be amended or another easement / agreement shall be created to address storm water discharge from 8610 Old Sauk Road onto and across 720 Heartland Trail. A recorded copy shall be provided prior to final site plan sign off.

Supplement Accepted**Comment Date:** 08/06/2018

Doc No. 5455980

A storm sewer easement / agreement allowing storm sewer from the storm water basin serving the three lots located at 8610 Old Sauk Road, 708 Heartland Trl and 720 Heartland Trl under the drive and into the bio-retention basin along the north side of the access drive for 726 Heartland Trl shall be recorded prior to final site plan sign off.

Supplement Accepted**Comment Date:** 08/06/2018

Doc No 5455981

The reciprocal Stormwater Drainage easement per Doc No. 4499011 shall be released and a new stormwater easement agreement(s) drafted and recorded addressing the shared stormwater drainage and stormwater management facilities between and serving the four parcels sharing the facilities.

FIRE**Supplement Accepted****Comment Date:** 08/14/2018

Submit a fire access plan.

Supplement Required**Comment Date:** 08/14/2018

IFC 3206.6 Provide fire access doors in each 100 linear feet or fraction thereof of exterior walls that face the fire access road. The fire access doors shall provide access to the high-piled storage area. Provide additional fire access doors Along the eastern face of the building.

Note**Comment Date:** 08/14/2018

IFC 3206.9 Aisles providing access to exits shall maintain a clear height from the floor to the ceiling with the exception of structural supports for racking. Storage in racks above exit access aisles is prohibited.

TRAFFIC ENGINEERING**Supplement Accepted****Comment Date:** 07/31/2018

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

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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:** 09/04/2018

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.

ZONING**Supplement Accepted****Comment Date:** 08/22/2018

Obtain approval from Old Sauk Architectural Review Committee for scope of work.

Supplement Accepted**Comment Date:** 08/22/2018

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 provided the date December 31, 2019

Supplement Accepted**Comment Date:** 08/22/2018

Provide dimensions for new building and setbacks to property lines.

Supplement Accepted**Comment Date:** 08/22/2018

Per Sec. 28.142(6)(a), a planting island shall be located at least every twelve (12) contiguous stalls with no break in the proposed expansion.

Supplement Accepted**Comment Date:** 08/22/2018

Provide lot coverage calculations for zoning lot.

Supplement Accepted**Comment Date:** 08/22/2018

Provide screening details for refuse disposal and generator. 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:** 08/22/2018

Provide total number of vehicular stalls for zoning lot. Based on previously provided numbers, the zoning lot can have a maximum of 722 auto stalls.

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Show ADA stalls and dimensions for 708 Heartland Ave. This parcel should have a total of 5 ADA stalls, with at least 1 van accessible.

Supplement Accepted

Comment Date: 08/22/2018

Show ADA stalls and dimensions for 726 Heartland Ave. This parcel should have a total of 10 ADA stalls, with at least 2 van accessible.

Supplement Accepted

Comment Date: 08/22/2018

Show layout and dimensions of existing bike stalls. A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area, and should be shown on the site plan. Submit a detail showing the model of bike rack to be installed.

Supplement Accepted

Comment Date: 08/22/2018

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: 08/22/2018

Show all existing landscaping on zoning lot, including frontage landscaping along Old Sauk, Heartland Trail, and N. Pleasant View Road.

Supplement Accepted

Comment Date: 08/22/2018

Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.

Supplement Accepted

Comment Date: 08/22/2018

Frontage landscaping is required along N. Pleasant View Rd along new parking area.

Supplement Accepted

Comment Date: 08/22/2018

Landscape worksheet should count all landscaping on zoning lot, existing and new.

Note

Comment Date: 08/22/2018

Any noted future proposals or development noted in these plans are not approved in this review and will

Note

Comment Date: 08/22/2018

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: 09/17/2018

Per Section 28.071(3)(h), all rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

If any RTU's are visible from the street, additional screening will need to be installed.