



## City of Madison Site Plan Verification

**PROJECT: LNDSPR-2018-00103**

**Address:** 2317 Daniels ST

**Current Revision #: 1**

**Submitted by:** Wickcraft

**Contact:** Travis Leaser  
(608) 379-0132  
tleaser@clearybuilding.com

**Project Type:** Permitted Use Site Plan Review

**Description:** Construct 33' x 56' storage/manufacturing building

**Status:** Approved

**Revision History:** [0](#) [1](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Lori Zenchenko</a>	Sep 21 2018
Engineering Review Main Office	Approved	<a href="#">Daniel Olivares</a>	Oct 4 2018
Fire Review	Approved	<a href="#">William Sullivan</a>	Sep 20 2018
Traffic Engineering Review	Approved	<a href="#">Timothy Stella</a>	Sep 18 2018
Zoning Review	Approved	<a href="#">Patrick Anderson</a>	Sep 13 2018

**Submitted by:** Wickcraft  
**Contact:** Travis Leeser  
(608) 379-0132  
tleeser@clearybuilding.com  
**Project Type:** Permitted Use Site Plan Review  
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**ENGINEERING****Supplement Accepted****Comment Date:** 09/21/2019

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 Daniel Olivares (daolivares@cityofmadison.com), City Engineering, for approval.

**Supplement Accepted****Comment Date:** 09/21/2018

The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

**Supplement Accepted****Comment Date:** 09/21/2018

For impervious area tracking purposes only.

This site will require a Storm Water Management Permit. Please submit the Storm Water Management Permit Application (and associated fee) to Daniel Olivares (daolivares@cityofmadison.com), City Engineering, for approval.

**Supplement Accepted****Comment Date:** 09/21/2018

Impervious reduced - comment does not apply

The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:a) SLAMM DAT filesb) RECARGA filesc) TR-55/HYDROCAD/Etcd) 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. (POLICY and MGO 37.09(2)) Contact Daniel Olivares, City Engineering, at daolivares@cityofmadison.com.

**Supplement Accepted****Comment Date:** 09/21/2018

Impervious reduced - comment does not apply

Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2, 10, & 100 -year storm events, matching post development rates to predevelopment rates.

**Supplement Accepted****Comment Date:** 09/21/2018

Impervious reduced - comment does not apply

Prior to approval, this project shall comply with Chapter 37.09(3)(a)1.a. of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls.

**Supplement Accepted****Comment Date:** 09/21/2018

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Impervious reduced - comment does not apply

Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.

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**Supplement Accepted****Comment Date:** 09/21/2018

Impervious reduced - comment does not apply

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 Daniel Olivares at daolivares@cityofmadison.com. Final document and fee should be submitted to City Engineering.

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**Supplement Accepted****Comment Date:** 09/21/2018

No water or sewer to building per Engineer 10/3/18

Will the new building have water or sanitary sewer? If so, please revise plans to accurately show these connections. If not, please provide an email to Brenda Stanley, bstanley@cityofmadison.com, stating this information.

## ZONING

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**Supplement Accepted****Comment Date:** 09/12/2018

Provide a revised Landscape plan stamped by a Landscape Architect and that complies with section 28.142 and specifically the frontage requirements of 28.142(5).

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**Supplement Accepted****Comment Date:** 09/12/2018

Revise Landscape plan calling out the existing Arborvitae species.

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**Supplement Accepted****Comment Date:** 09/12/2018

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 plan Work with Zoning staff to establish a final site compliance date.

\*\*Applicant provided a date of June 15, 2019\*\*