



City of Madison Site Plan Verification

PROJECT: LNDUSE-2016-00107

Address: 1101 University AVE

Current Revision #: 0

Submitted by: UW-Madison Facilities Planning & Management

Contact: Gary Brown
(608) 263-3023

Project Type: Land Use

Description: Demo of a single-family residence & approx. 39,800 GSF of the Daniels Chem. Bldg., construct a 9-story, approx. 225,000 GSF, academic tower addition, & remodel approx. 55,000 sq. ft. of the Daniels Chem. Bldg.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Oct 1 2019
Engineering Review Main Office	Approved	Timothy Troester	Aug 23 2020
Fire Review	Approved	William Sullivan	Jan 24 2020
Lighting Review	Approved	Harry Sulzer	Apr 5 2018
Metro Review	Approved	Timothy Sobota	Jul 24 2020
Parks/Forestry Review	Approved	Sarah Lerner	Apr 23 2018
Planning Review	Approved	Timothy Parks	Aug 11 2020
Recycling Coordinator	Approved	Bryan Johnson	May 7 2019
Traffic Engineering Review	Approved	Timothy Stella	Apr 6 2018
Zoning Review	Approved	Jenny Kirchgatter	Jul 17 2020

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CSM 15234

The proposed new building will cross an underlying platted lot line. Current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.

Supplement Accepted**Comment Date:** 04/06/2018

CAD received 9/27/2019.

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:** 04/09/2018

CSM Recorded 15234

6.11 The site plan and future CSM requires new Public Sidewalk easement along University Avenue to be granted on the face of the future Certified Survey Map and the proposed easement shall be shown and labeled on the site plan. Contact Engineering (Jeff Quamme - jrquamme@cityofmadison.com) to receive the appropriate easement terms/conditions language for inclusion on the future CSM.

Supplement Accepted**Comment Date:** 04/09/2018

Doc no 211900 released Doc No. 5519922, 1134323 released Doc No. 5520259, 1128379 Released Doc No 5520260

The Cross access, parking and stormwater management easement required with the adjacent property to the west shall be provided for review and comment. It shall be recorded immediately after the pending CSM recording has been accomplished. Also doc no's 211900, 1128379 and 1134323 shall be released.

Recorded documents shall be provided prior to sign off.

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Doc No 5529288

The applicant shall enter into a maintenance agreement for landscaping/streetscaping, paving, bike parking, storm sewer and stormwater trench drains in the ROW of University Avenue and N. Mills St. The Privilege in streets requirement shall be satisfied by this maintenance agreement. Provide Map exhibits to Tim Troester and Jeff Quamme for review.

ENGINEERING VERIFICATION

Supplement Accepted**Comment Date:** 04/15/2018

(OK per MDM 9-27-18) The applicant shall provide projected water use calculations to confirm City sewer has adequate capacity for the additional drainage fixtures.

Supplement Accepted**Comment Date:** 04/15/2018

(Pending CSM completion per UW comments 8-30-18) The applicant shall dedicate an 8-foot wide Permanent Limited Easement for public sidewalk along University Avenue.

Supplement Accepted**Comment Date:** 04/15/2018

(Coordinating with Eng Mapping & City Real Estate per UW comments 8-30-18) The applicant shall enter into a maintenance agreement for landscaping/streetscaping, paving, bike parking and stormwater trench drains in the right of way.

Supplement Accepted**Comment Date:** 04/15/2018

All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.

Supplement Accepted**Comment Date:** 04/15/2018

The construction of this project will require that the applicant shall apply for an excavation in the right of way permit for the required infrastructure improvements. The permit will include fees and deposits associated with the work in the right of way. The applicant shall contact City Engineering to schedule the development of the plans.

Supplement Accepted**Comment Date:** 04/15/2018

The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer.

Supplement Accepted**Comment Date:** 04/15/2018

(Grading plan provided to Jim Wolfe for final comment. Final terrace and street restoration plans need to be issued and the existing permit updated or a new permit obtained. 10-16-19 TNT) The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

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Supplement Accepted**Comment Date: 04/15/2018**

The applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.

Supplement Accepted**Comment Date: 04/15/2018**

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: 04/15/2018**

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.

Supplement Accepted**Comment Date: 04/15/2018**

Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

FIRE VERIFICATION

Supplement Accepted**Comment Date: 04/06/2018**

Provide aerial access lanes and document accordingly on the site plans.
Per revised sheet G006 dated 5-9-18.

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Provide layout of control areas and the permitted maximum allowable quantities per control area on each floor in accordance with IBC Chapter 4.

Note **Comment Date:** 04/06/2018

Provide access to the mechanical roof via an exit stair enclosure per IBC 1011.12.

METRO VERIFICATION

Supplement Accepted **Comment Date:** 07/24/2020

27. The applicant shall install and maintain a new passenger waiting shelter with seating amenity on the west side of Mills Street, south of University Avenue. The bus shelter should be installed no more than 90' south of the crosswalk at University Avenue, to avoid overlap with existing on-street parking stalls.

Supplement Accepted **Comment Date:** 07/24/2020

28. The applicant shall protect the existing curbside bus loading zone and sidewalk pedestrian access to transit vehicles during construction. Pedestrian access must be maintained at least 90' south of the crosswalk at University Avenue, on the west side of Mills Street, and must comply with standards set out by the Americans with Disabilities Act.

Note **Comment Date:** 07/24/2020

28a. The permanent relocation of the UW bus shelter on the south side of West Johnson Street, from the west side of the Mills Street intersection to the east side of Mills Street intersection, has also sufficiently addressed the ongoing closure of the curbside bus loading zone and transit vehicle access on the west side of Mills Street south of University Avenue.

PLANNING VERIFICATION

Note **Comment Date:** 07/08/2019

The final plans appear to be consistent with the plans approved by the Plan Commission.

Supplement Accepted **Comment Date:** 08/11/2020

The site plan(s) and Sheet LA 100(Landscaping) shall be revised for final staff approval to clearly show the final lot line between the University-owned Chemistry Complex land and The Crossing Campus Ministry property (1127 University Avenue). The site plan(s) shall clearly indicate the proposed setbacks for both the proposed Daniels addition and the east wall of The Crossing from this line.

NOTE: The attached site plan explanation is fine.

Supplement Accepted **Comment Date:** 07/20/2020

The applicant shall submit floorplans and elevations for The Crossing Campus Ministry Building following demolition of 1121 University for final approval by the Planning Division and Zoning Administrator.

NOTE: The applicant has submitted these plans.

TE VERIFICATION

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Traffic engineering neither approves or rejects this plan. The applicant has decided to adhere to the UW-Madison and State of Wisconsin parking facility requirements.

ZONING VERIFICATION

Supplement Accepted**Comment Date:** 07/17/2020

Submit the floor plans for The Crossing Campus Ministry Building.

Supplement Accepted**Comment Date:** 07/17/2020

Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8 foot wide striped access aisle. Show the required signage at the head of the stalls.

Supplement Accepted**Comment Date:** 07/17/2020

Submit the landscape worksheet to accompany the submitted stamped landscape plan.

Supplement Accepted**Comment Date:** 07/17/2020

The final site compliance date is July 15, 2022.

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.