



City of Madison Site Plan Verification

PROJECT: LNDUSE-2016-00114

Address: 1007 Fish Hatchery RD

Current Revision #: 0

Submitted by: Wingra Creek Residences, LLC

Contact: Terrence Wall
(608) 826-4000
terrence@twallenterprises.com

Project Type: Land Use

Description: Revised plans for an approved mixed-use building to include 1,965 square feet of commercial space, 156 apartments and 5 live-work units.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Nov 9 2018
Engineering Review Main Office	Approved	Timothy Troester	Jan 3 2019
Fire Review	Approved	William Sullivan	Jan 19 2018
Metro Review	Approved	Timothy Sobota	Jan 4 2018
Parks/Forestry Review	Approved	Sarah Lerner	Apr 9 2018
Planning Review	Approved	Heather Stouder	Dec 13 2018
Traffic Engineering Review	Approved	Timothy Stella	Aug 24 2018
Urban Design Commission Review	Approved	Janine Glaeser	Apr 20 2018
Zoning Review	Approved	Jenny Kirchgatter	Nov 1 2018

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ENG MAPPING VERIFICATION

Supplement Accepted**Comment Date:** 01/08/2018

CAD received 11/08/2018.

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:** 01/12/2018

CSM 14906 recorded 9/6/2018 as Doc # 5439340. Parcel No. 0709-262-0816-1

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

ENGINEERING VERIFICATION

Supplement Accepted**Comment Date:** 01/26/2018

The required Developer Agreement shall be executed and returned with any applicable surety and deposits for City review. Final plan verification approval cannot be issued until the Developer Agreement is approved by the City and executed by the Mayor.

Supplement Accepted**Comment Date:** 01/26/2018

The applicant shall provide the City Engineer with the proposed earth retention system to accommodate the construction and restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. The conditions of approval generated from City Engineering's review of the earth retention system must be signed by the developer and earth retention contractor and returned prior to issuance of an early start permit or building permit.

Supplement Accepted**Comment Date:** 01/26/2018

Entrance grades on the south east corner of the building need to be reviewed and updated. They currently show elevations that are lower than the adjacent sidewalk and from the information provided will not drain. Revise as needed to show these entrances are protected from runoff and flooding. If there are questions please contact Jim Wolfe at (608) 266-4099 or jwolfe@cityofmadison.com

Supplement Accepted**Comment Date:** 01/26/2018

Label the storm connections being made to the public storm sewer system to show which are serving roof drains, the courtyard drains, and/or the groundwater dewatering system. Per MGO Ch 37 there is an additional connection fee for any groundwater dewatering system connection based on flow rate. This fee will be collected as part of the Developer Agreement fees.

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Per the WDNR closure letter, this property was closed with residual soil contamination (BRRTS #02-13- 551750). Written approval from the WDNR is required prior to disturbing the existing barrier cap. Proof of coordination with the WDNR shall be submitted to Brynn Bemis (267.1986, bbemis@cityofmadison.com).

Note**Comment Date:** 01/26/2018

Based on historical documents (WDNR BRRTS #02-13-551750), the property contains residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all WDNR and DSPS regulations shall be followed for proper handling and disposal.

Supplement Accepted**Comment Date:** 01/26/2018

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. The erosion control plan shall include a concrete management plan and a construction dewatering plan. If contaminated soil or groundwater conditions exist on or adjacent to the project, additional WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to issuance of the required Erosion Control Permit.

Supplement Accepted**Comment Date:** 01/26/2018

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:** 01/26/2018

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:** 01/26/2018

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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:** 01/26/2018

The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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:** 01/26/2018

All damage to the pavement on S. Park Street and Fish Hatchery Road adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.

Note **Comment Date:** 01/26/2018

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

Supplement Accepted **Comment Date:** 01/26/2018

((Discussions with UDC staff indicate that the permeable concrete is not needed for project approval.)) The plan verification plans submitted do not show permeable concrete in the street terrace as was shown on the submittal for Plan Commission review. City Engineering is checking with Planning and UDC staff to confirm if this permeable concrete is still required or not. City Engineering does not have a requirement that permeable concrete be used in the street terrace, but if it is required for other agency approvals it will need to be show on the plans and incorporated into the City's public improvement plans and the developer agreement.

FIRE VERIFICATION

Supplement Accepted **Comment Date:** 01/05/2018

Provide exiting from the fifth floor in compliance with IBC 1021. A second exit enclosure will be required.
Per revised Sheets A205 & A206 dated 1-11-2018

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Park impact fees for 161 MF units previously paid. No impact fees due at this time.

Supplement Accepted **Comment Date:** 01/30/2018

Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction -

PLANNING VERIFICATION**Note** **Comment Date:** 02/09/2018

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

Note **Comment Date:** 02/09/2018

Any proposed HVAC or utility penetrations on the building shall not face S. Park Street or Fish Hatchery Road. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. All detail regarding HVAC and utility penetrations shall be provided to the Urban Design Commission for review.

>> The applicant asserts that no such penetrations are proposed, and no penetrations are shown on the final elevation sheets.

Supplement Accepted **Comment Date:** 08/24/2018

Submit a roof plan for review; if the roof will house HVAC equipment, please provide a plan for the screening of said equipment.

Note: The roof plan supplement shows no rooftop mechanical equipment.

Supplement Accepted **Comment Date:** 02/09/2018

Sheet C-3.0 (site plan) shall be revised to include setback dimensions on all three sides from the adjacent public and private rights of way. A minimum of two such dimensions shall be included at the building closest points to the adjacent lines.

Note: The Sheet C-3.0 dated March 9, 2018 shows the setbacks required.

Supplement Accepted **Comment Date:** 12/13/2018

Prior to final sign-off and issuance of building permits, proof of financing shall be provided for review and approval by the Director of Planning and Community and Economic Development that indicates that the building, once started, can be completed consistent with the approved plans.

NOTE: The development team provided this information in a meeting with the Planning Division Director the week of December 10, 2018. The information shared at that meeting was sufficient to satisfy this condition.

Note **Comment Date:** 02/09/2018

Any late night (defined as open past 8:00 p.m.) restaurant, nightclub, brewpub, restaurant-tavern, or restaurant-nightclub proposed to occupy the commercial areas of the building shall be reviewed by the Plan Commission as a conditional use.

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The final written responses to conditions #61, 63, 64, and 65 shall be recorded with the PD(SIP) for this project as an integral part of the zoning record for this approval.

Supplement Accepted **Comment Date:** 08/24/2018

The cross-sections referenced in #58 shall be submitted for final approval and inclusion in the recorded PD(SIP).

Note: The cross-sections have been accepted.

Supplement Accepted **Comment Date:** 12/10/2018

Submit a revised zoning text for the Specific Implementation Plan for final approval by Planning and Zoning staff per conditions #56 and 57.

NOTE: An "Approved" zoning text dated December 10, 2018 is attached.

TE VERIFICATION

Supplement Accepted **Comment Date:** 01/16/2018

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

Supplement Accepted **Comment Date:** 01/16/2018

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 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:** 01/16/2018

A deposit of \$2000 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:** 01/16/2018

A deposit of \$5000 payable to City Treasurer will be required for the electrical installations or modifications deemed necessary with the completion of the development. **This deposit does not include removing or relocating existing traffic signal heads, poles, arms, and/or concrete bases. If a traffic signal or sign base must be temporarily removed or relocated, a substantially higher deposit shall be required before approval of relocating the traffic signal or sign structure. 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:** 01/16/2018

The Driveway Approach form is already filled out in Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$0 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.

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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 Depts.

Supplement Accepted**Comment Date:** 01/16/2018

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:** 01/16/2018

Dimension bike racks. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, it is recommended for all bicycle racks to have a 2 to 5 foot buffer from parking or pedestrian walkways.

Supplement Accepted**Comment Date:** 01/16/2018

City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4766) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

Supplement Accepted**Comment Date:** 01/16/2018

This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on South Park Street and Fish Hatchery Road will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

Supplement Accepted**Comment Date:** 03/13/2018

A note must be added to the underground parking plan stating that the parking is used for residential and commercial employees/workers only. No public access.

URBAN DESIGN VERIFICATION**Supplement Accepted****Comment Date:** 03/14/2018

Per UDC 10/4/17 Review, provide elevation detail information regarding "vertical fins" at corner element. Feel free to call with questions.

Supplement Accepted**Comment Date:** 03/14/2018

Provide pdf of current lighting plan and fixture cuts.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 11/01/2018

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On site plan page C3.0, clearly identify and label each bike parking area with the number of bike stalls and show the dimensions of the bike stalls. On lower level page A200, show the typical dimensions of the bike stalls and access aisles for the standard floor mounted bike stalls and bike parking within the bike storage room. A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide details of the proposed bike racks, including ground mounted and wall mounted or structured racks.

Supplement Accepted**Comment Date:** 04/16/2018

Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Show the dimensions of the accessible stalls on the lower level plan. Show the required signage at the head of the stalls.

Supplement Accepted**Comment Date:** 04/17/2018

On the rooftop plan page A207, clearly identify and label all rooftop features including mechanical equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).

Supplement Accepted**Comment Date:** 04/16/2018

Provide details of the proposed 5th floor resident rooftop patio, including whether there will be features such as planters, tables, seating or other resident amenities.

Supplement Accepted**Comment Date:** 09/24/2018

The final site compliance date is December 31, 2020.

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.

Note**Comment Date:** 02/01/2018

Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Supplement Accepted**Comment Date:** 10/09/2018

Provide a dwelling unit and parking summary with the number and type of dwelling unit per floor and the number and type of vehicle and bike parking stalls (number of surface bike stalls, number of garage floor mounted and vertical/wall mounted stalls).