



City of Madison Site Plan Verification

PROJECT: LNDUSE-2016-00122

Address: 803 E Washington AVE

Current Revision #: 0

Submitted by: Gebhardt Development LLC

Contact: Otto Gebhardt
(608) 245-0753
gebhardtdevelopment@tds.net

Project Type: Land Use

Description: Construct up to eight-story commercial/ office building containing 152,925 square feet of floor area, including 40,000 square-foot theater/ concert hall in Urban Design Dist. 1

Status: Approved

Revision History: [0](#)

| Review | Status | Reviewer | Reviewed |
|--------------------------------|----------|-----------------------------------|-------------|
| Engineering Mapping | Approved | Lori Zenchenko | Jul 6 2017 |
| Engineering Review Main Office | Approved | Brenda Stanley | Jul 6 2017 |
| Fire Review | Approved | William Sullivan | Jul 17 2017 |
| Lighting Review | Approved | Frederick Rehbein | Jul 20 2017 |
| Parks/Forestry Review | Approved | Janet Schmidt | Jul 7 2017 |
| Planning Review | Approved | Timothy Parks | Jul 28 2017 |
| Traffic Engineering Review | Approved | Cory Stoughtenger | Jul 7 2017 |
| Urban Design Commission Review | Approved | Alan Martin | Jul 26 2017 |
| Zoning Review | Approved | Jenny Kirchgatter | Jul 26 2017 |

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CAD received 7/6/2017.

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 to 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:** 04/28/2017

If any unit configurations have changed since the 1/11/2017 addressing plan approval, a new set of plans will be needed.

Retail: 803 E Washington Ave (door closest to S Livingston St).

Retail: 807 E Washington Ave.

Office: base address is 811 E Washington Ave and will have suite numbers -- if there will be multiple tenants.

Venue: 25 S Livingston St (double door vestibule entrance).

Office: 29 S Livingston St and will have suite numbers -- if there will be multiple tenants.

Note**Comment Date:** 04/28/2017

Any resubmit of pages/plans and final plan set shall show the correct address. 801 E Washington Ave is not a valid address for the new building. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Note**Comment Date:** 04/28/2017

CSM 14433 recorded. Property conveyed #5305720. Encroachment agreement application made, ORES Proj. No. 11322. Reciprocal Easement Doc No. 5305936.

ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 05/10/2017

Any outstanding Madison Metropolitan Sewerage District (MMSD) and/or City of Madison sanitary sewer connection charges are due and payable with developer agreement prior to plan approval. \$592.82

Supplement Accepted**Comment Date:** 05/10/2017

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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:** 05/10/2017

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:** 05/10/2017

The lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds. (POLICY) ROD #5305936

Supplement Accepted**Comment Date:** 05/10/2017

The construction of this project will require sanitary sewer, sidewalk improvements, and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer.

Supplement Accepted**Comment Date:** 05/10/2017

Per the WDNR closure letter, this property was closed with residual soil and/or groundwater contamination (BRRTS #02-13-577635). 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 (608.267.1986, bbemis@cityofmadison.com).

Note**Comment Date:** 05/10/2017

Based on the WDNR records for BRRTS #02-13-577635, the property contains residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all WDNR and DSPS regulations must be followed for proper handling and disposal.

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Note **Comment Date:** 05/10/2017

The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction.

All damage to the pavement on E Washington Avenue, S Livingston Street, or E Main Street, 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> (POLICY)

All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)

Note **Comment Date:** 05/10/2017

Any added or revised plan sheets must be submitted to Zoning to be included in the official approved plan set.

Supplement Accepted **Comment Date:** 05/10/2017

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:** 05/10/2017

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:** 05/10/2017

This project appears to 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:** 05/10/2017

No Permanent dewatering required per Professional Engineering, LLC.

This project appears to require permanent dewatering. A permit to connect to the public stormwater system shall be required from City Engineering. Additionally, a permit for non-storm discharge to the storm sewer system from the City/County Health Department shall be required prior to discharge.

Supplement Accepted **Comment Date:** 05/10/2017

This project appears to have very little room for 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.

Supplement Accepted **Comment Date:** 05/10/2017

This project appears to require construction dewatering and/or permanent dewatering and is in an area with potential groundwater contamination. The application shall be required obtain the approval of Public Health – Madison & Dane County for this discharge. Contact Kirsti Sorsa for more information at 608-243-0356 or ksorsa@publichealthmdc.com. Discharge to the sanitary sewer system shall require permits from both MMSD & City Engineering. Contact Jeff Benedict.

Supplement Accepted **Comment Date:** 05/10/2017

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.

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Supplement Accepted**Comment Date:** 05/15/2017

Provide a fire access plan that shows compliance with the IFC and Madison General Ordinances.
Per revised Sheet FL-01 Dated 5-16-2017.

Supplement Accepted**Comment Date:** 05/15/2017

Provide a code analysis that documents your proposed design to have (3) floor levels connected and an open stair connecting those floors in an assembly occupancy.
Per Rick Gilbertsen of Strang Inc, the design approach is to have the 3rd floor area be designed as a mezzanine level of the 2nd Floor.

LIGHTING VERIFICATION**Note****Comment Date:** 07/21/2017

Per the 7/20/2019 meeting: The blue accent lights will be down lights or recessed or shielded. The 'V' light is part of the sign approval and not included in this approval. The flood lights are not included with this approval. Please use automatic daylight or time of day controls.

PARKS FORESTRY VERIFICATION**Supplement Accepted****Comment Date:** 07/07/2017

Forestry will permit the removal of two small crabapples on E Main St, which will be replaced with larger canopy trees.

Supplement Accepted**Comment Date:** 07/07/2017

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 267-4908. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.

Supplement Accepted**Comment Date:** 07/07/2017

Existing street trees along E Washington Av. shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction -<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Supplement Accepted**Comment Date:** 07/07/2017

Modify the Landscape Plans to include the following notes:

1. Contractor shall contact City Forestry at least one week prior to forming concrete and constructing tree grates to determine tree locations.
2. Contractor shall contact City Forestry at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.

PLANNING VERIFICATION

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Note **Comment Date:** 07/27/2017

The final plans appear to be consistent with the plans approved by the Plan Commission. A design progression alteration to address minor changes to the plans since the March 8, 2017 Urban Design Commission approval is also approved.

Note **Comment Date:** 07/27/2017

The approved final Transportation Demand Management Plan for The Cosmos is attached to this permit record, dated 25 July 2017.

Supplement Accepted **Comment Date:** 07/28/2017

The final Public Access Management Agreement to ensure public accessibility to the pocket park for the life of The Cosmos building shall be recorded prior to issuance of building permits for the project. A recorded copy of the final PAMA shall be kept on file with this permit record and the Zoning Administrator.

NOTE: PAMA recorded on 28 July 2017 as Document No. 5344936. A copy is attached to this permit record and noted on the City's official maps.

TE VERIFICATION

Supplement Accepted **Comment Date:** 05/08/2017

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 East Washington Avenue 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:** 05/08/2017

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:** 05/08/2017

Items in the Right-of-Way are not approvable though site plan approval, work with City Real Estate to get a 'Privilege in Streets' permit for items in the Right-of-Way (bicycle racks, planters, etc.) The applicant shall note on the face of the GDP that all improvements shown in the public right of way are not approved with this plan.

Note **Comment Date:** 05/08/2017

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:** 05/08/2017

Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

Supplement Accepted **Comment Date:** 05/08/2017

Applicant shall provide fully dimensioned detail of the proposed café/courtyard area to verify a minimum of 5' clear walkway is maintained throughout.

Supplement Accepted **Comment Date:** 05/08/2017

Applicant shall provide plan showing vision triangle requirements per MGO 27.05.

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Supplement Accepted **Comment Date:** 05/08/2017

Applicant shall provide a delivery plan showing turning movements required to access loading dock.

Supplement Accepted **Comment Date:** 05/24/2017

No Vehicle Parking/Fire Lane signs are required to be installed on the building near the 50 vertical bike racks to designate the fire lane in the through block connection.

Supplement Accepted **Comment Date:** 07/06/2017

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 \$ 300.00 payable to the City of Madison Treasurer to be delivered or mailed to Attention Cory Stoughtenger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

URBAN DESIGN VERIFICATION

Supplement Accepted **Comment Date:** 05/02/2017

As indicated on Sheet L102, Plaza Detail of the UDC Final Approval plan set, an asterisk demarcated a place for public art, which is no longer shown. Revise as necessary.

Supplement Accepted **Comment Date:** 05/02/2017

Please note that signage is not part of this approval. The signage shown on the building will be required to be reviewed and approved through a separate process.

Supplement Accepted **Comment Date:** 05/02/2017

As indicated on Sheet E200LC, light levels at building entries are in excess of 10 footcandles. Consideration should be given to reducing light levels in those areas to between 3-5 footcandles. Revise as necessary.

Supplement Accepted **Comment Date:** 05/09/2017

Please note that an architectural lighting plan will be required for all building elevations that are lit.

Supplement Accepted **Comment Date:** 05/12/2017

Please coordinate the resolution of the UDC lighting comments with Fred Rehbein.

ZONING VERIFICATION

Supplement Accepted **Comment Date:** 07/26/2017

Work with Zoning staff to establish the minimum bicycle parking requirements for the proposed development. A bicycle parking reduction or adjustment may be required per Section 28.141(5). Please submit a building use and bike parking summary, including the square footage of office/retail space, the capacity of the concert hall venue, and numbers of ground mounted and vertical or wall mounted bike stalls.

Supplement Accepted **Comment Date:** 07/13/2017

Clearly label the bicycle parking locations with the numbers of stalls. Show the typical dimension of the bicycle stalls and access aisles. A bicycle stall is a minimum of 2 feet by 6 feet with a 5-foot wide access area.

Supplement Accepted **Comment Date:** 07/13/2017

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.

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Supplement Accepted**Comment Date:** 07/13/2017

Submit the roof plans and details including sheets A210A and A210B. Include the dimensions and details of the 4th floor green roof areas. Provide details of the 4th floor roof terrace seating, tables, planters, or other amenities that may be provided.

Note**Comment Date:** 05/18/2017

Staff is anticipating that future Conditional Uses for general retail, food and related goods sales, restaurant, restaurant-tavern, and outdoor eating area associated with food and beverage establishment will be sought as tenants are identified for spaces in the building. These Conditional Uses will require additional approvals from the Plan Commission.

Note**Comment Date:** 05/18/2017

As each tenant space is leased, vehicle and bicycle parking requirements will be reviewed prior to obtaining Zoning approval for each future tenant space use. Future vehicle and bicycle parking reductions may be required prior to obtaining Zoning approval for future tenant uses.

Note**Comment Date:** 05/18/2017

Any future use or development will require approvals from the Madison Water Utility, as a portion of the site is located within Wellhead Protection District No. 24.

Note**Comment Date:** 05/18/2017

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 by May 1, 2019, as established by the Zoning Administrator.

Note**Comment Date:** 05/18/2017

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 and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.