



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2016-00142**

**Address:** 715 W Dayton ST

**Current Revision #: 0**

**Submitted by:** University of Wisconsin-Madison

**Contact:** Gary Brown  
(608) 263-3023  
gary.brown@wisc.edu

**Project Type:** Land Use

**Description:** Demolish and reconstruct Southeast Recreational Facility (SERF) on UW Campus

**Status:** Additional Info Required

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

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	<a href="#">Jeffrey Quamme</a>	Jun 28 2017
Engineering Review Main Office	Add'l Info Req'd	<a href="#">Timothy Troester</a>	Jul 24 2017
Fire Review	Approved	<a href="#">William Sullivan</a>	Apr 16 2018
Lighting Review	Approved	<a href="#">Frederick Rehbein</a>	Jun 30 2017
Metro Review	Approved	<a href="#">Timothy Sobota</a>	Jun 30 2017
Parks/Forestry Review	Approved	<a href="#">Janet Schmidt</a>	Sep 6 2017
Planning Review	Approved	<a href="#">Timothy Parks</a>	Oct 24 2017
Recycling Coordinator	Approved	<a href="#">Bryan Johnson</a>	Nov 6 2017
Traffic Engineering Review	Add'l Info Req'd	<a href="#">Eric Poffenberger</a>	Jul 7 2017
Urban Design Commission Review	Approved	<a href="#">Alan Martin</a>	Aug 4 2017
Water Utility Review	Approved	<a href="#">Adam Wiederhoeft</a>	Sep 14 2017
Zoning Review	Add'l Info Req'd	<a href="#">Jenny Kirchgatter</a>	Feb 2 2018

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Filed Received 2017-9-18

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:** 06/28/2017

Per Liz Fredericks, the new SERF2 is UW facility # 0026 (with an address of 797 W Dayton St).

**Supplement Accepted****Comment Date:** 06/28/2017

Vacation Complete, RES-17-00821, Doc No 5368628.

ENGR B000285 File ID 48504 Common Council Intro Sept 5, PC Sept 18 BPW Sept 20, Public hearing and Final Action Oct 17th.

There are roof / canopy overhangs that protrude into the current right of way of East Campus Mall at the northwest corner. City Engineering supports vacating the required portion of the right of way under s. 66.1003(4), Wisconsin Statutes and also the dedication of a sidewalk easement over the vacated areas. The vacation requires Common Council approval. Applicant shall provide a map exhibit and legal description of the area to be vacated and discontinued to Jeff Quamme of Engineering Mapping. He will then draft the resolution and public notices as required.

**Supplement Accepted****Comment Date:** 06/28/2017

Approved by Council, RES-18-00152, 2/27/2018

UW to review revisions to permitted items. Once finalized resolution will be necessary for amendment per CAO.

Bike racks will encroach into the East Campus Mall right-of-way. The bike racks and new improvements could be added to the existing East Campus Mall maintenance agreement.

**Supplement Accepted****Comment Date:** 06/28/2017

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Doc No 5362429 ORES 11392

The Permanent Limited Easement for Parcel 4 of Document No. 2726337 shall be released by a document drafted by the City of Madison Office of Real Estate Services. Coordinate the release and required documents with Jeff Quamme of Engineering Mapping. (jrquamme@cityofmadison.com or 266-4097)

**Supplement Accepted****Comment Date:** 06/28/2017

Doc No 5362429 ORES 11392

The Public Sidewalk Easement per Document No. 3340343 at the northwesterly corner of the site shall be released by document drafted by the City of Madison Office of Real Estate Services. Coordinate the release and required documents with Jeff Quamme of Engineering Mapping. (jrquamme@cityofmadison.com or 266-4097). The bus pull-out area is being moved to the west eliminating the need for this easement.

**Supplement Required****Comment Date:** 06/28/2017

Doc recorded as 5388999. Recorded with incorrect configuration. Correction instrument to be recorded.

The UW bus pull-out is being proposed to the west adjacent to the Ogg Hall Residence Hall site. The detail shall show the existing W. Dayton Street right of way and the 5-foot Public Street Easement per Document No. 2836422 to determine if additional easement area is required by Engineering staff due to the proposed bus pull-out area. If additional easement area is determined necessary, the easement document shall be drafted by the City of Madison Office of Real Estate Services. Coordinate any required documents with Jeff Quamme of Engineering Mapping. (jrquamme@cityofmadison.com or 266-4097)

**Note****Comment Date:** 06/28/2017

The City of Madison and UW Board of Regents executed an agreement in 2005 assigning the maintenance of many of the improvements within East Campus Mall to the University of Wisconsin (UW). Those improvements that are disturbed are the responsibility of the UW to replace/restore. East Campus Mall is a public right of way; therefore any work within the right of way will require a permit from the City of Madison.

**Supplement Accepted****Comment Date:** 11/21/2017

Storm connection is to UW pipe, not a public pipe.

Revised plans show a new 6x6 storm sewer manhole in the NW quadrant of the intersection of Lake and W. Dayton Streets. This will require a PLE for Storm Sewer Purposes over a part along the south side of UW lands used for Van Hise Hall. Provide the map and description to allow the creation of a City of Madison Real Estate Project to administer this easement.

**ENGINEERING VERIFICATION****Supplement Accepted****Comment Date:** 07/23/2017

Utility Sheet C400 is missing line work for the proposed and existing storm sewer in the Dayton Street and Lake Street intersection area. Review and update utility sheet as necessary.

**Supplement Accepted****Comment Date:** 07/23/2017

Notes referencing 21-inch storm sewer connecting the proposed building to public storm sewer are pointing to a proposed sanitary service. No information is provided for the sanitary service. Review and updated notes and/or line work as necessary.

**Supplement Required****Comment Date:** 07/23/2017

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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>.

**Supplement Accepted****Comment Date:** 07/23/2017

((Per MMSD there are no fees due 4-11-18)) All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

**Note****Comment Date:** 07/23/2017

The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

**Note****Comment Date:** 07/23/2017

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:** 07/23/2017

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

**Note****Comment Date:** 07/23/2017

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>

**Supplement Accepted****Comment Date:** 07/24/2017

The improvements proposed in the public right-of-way require separate approval by the Board of Public Works and the Common Council.

**Supplement Accepted****Comment Date:** 07/24/2017

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. The survey information shall also be provided as a CAD file for use in completing the required City issued plans.

**Supplement Required****Comment Date:** 07/24/2017

The applicant shall completed a maintenance agreement for non-standard improvements in the public right-of-way that the applicant shall be responsible to maintain. City Engineering shall draft the agreement and have it recorded with Dane County Register of Deeds once the executed document is returned.

**Supplement Accepted****Comment Date:** 07/24/2017

The applicant or applicant's general contractor shall obtain a permit to excavate in the public right-of-way to cover the inspection and warranty requirements for the proposed improvements in the right-of-way. A deposit for the estimated City expenses for inspection, design, and administration cost shall be a condition of the permit. Any deposit funds not used will be refunded, if costs exceed the initial deposit the extra amount due will be billed to the permit holder.

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Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) or submitted on CD to City Engineering.

**Supplement Accepted****Comment Date:** 07/24/2017

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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](mailto: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.

**FIRE VERIFICATION****Supplement Accepted****Comment Date:** 07/11/2017

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Provide a site plan that clearly identifies the location of all fire lanes.  
Per Sheet C800.

**LIGHTING VERIFICATION****Note****Comment Date:** 06/30/2017

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Please use automatic daylight or time of day controls.

**PARKS FORESTRY VERIFICATION****Supplement Accepted****Comment Date:** 07/27/2017

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Provide updated plans for final inclusion in the zoning plan set.

**Supplement Accepted****Comment Date:** 07/27/2017

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Lower the number of planting sites from 9 to 7 due spacing issues

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Add the following notes on the plans:

1) Contractor shall contact City Forestry (Brad Hofmann 267-4908) at least one week prior installing grates to determine final locations.

2) Contractor shall contact City Forestry (Brad Hofmann 267-4908) at least one week prior to planting to schedule inspecting nursery stock and review grate planting specification with the Landscaper.

**PLANNING VERIFICATION****Note****Comment Date:** 08/04/2017

The final plans are generally consistent with the plans approved by the Plan Commission and Common Council.

**Note****Comment Date:** 08/04/2017

This Amended PD-SIP shall be subject to the existing approved zoning text for Kohl Center, SERF and LaBahn Arena.

**Supplement Accepted****Comment Date:** 09/25/2017

Adjust the line weights on Sheet C700 to more fully and clearly show the new SERF in context with the Kohl Center, Nicholas-Johnson Pavilion and Plaza, and La Bahn Arena buildings, including the overhead pedestrian bridge connecting SERF and La Bahn Arena. Please include the outermost extent of the PD district in which all of these facilities are located on the revised sheet for clarity.

NOTE: Revised sheet OK

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

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Eric Poffenberger - epoffenberger@cityofmadison.com

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

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; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

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

A deposit of \$3,000 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 Eric Poffenberger, Traffic Engineering Division 215 Martin Luther King Jr. Blvd. Suite 109 P.O. Box 2986 Madison, WI 53701-2986.

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

A deposit of \$15,000 payable to City Treasurer will be required for the electrical installations or modifications deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering Division 215 Martin Luther King Jr. Blvd. Suite 109 P.O. Box 2986 Madison, WI 53701-2986.

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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 \$100.00 and Deposit to Insure Conduit of \$1200.00 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering Division 215 Martin Luther King Jr. Blvd. Suite 109 P.O. Box 2986 Madison, WI 53701-2986.

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

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 anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.

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

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:** 07/07/2017

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.

**Note****Comment Date:** 09/28/2017

Final plan in folder. Sent to zoning.

**WATER UTILITY VERIFICATION****Supplement Accepted****Comment Date:** 09/14/2017

Per the site plan review, the hydrant proposed to be relocated near the northeast corner of the facility shall be removed, salvaged and returned to Madison Water Utility. The replacement hydrant shall be furnished, owned and maintained by the University, as the hydrant is connected to the private University Water System.

This does not appear to be indicated on the Utility Plan - please revise drawing accordingly.

\*\*\* Submittal of Sheet C100 on 8/28/17 has resolved this matter.

**ZONING VERIFICATION****Supplement Required****Comment Date:** 02/02/2018

Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Show the required accessible stalls on the site layout plan.

**Supplement Required****Comment Date:** 02/02/2018

Provide a landscape island within the row of parking adjacent the proposed SERF building. A planting island shall be located at least every twelve (12) contiguous stalls with no break.

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

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 by August 21, 2020, as established by the Zoning Administrator.