



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2017-00006**

**Address:** 5501 Spring Tide WAY

**Current Revision #: 0**

**Submitted by:** Grosse, Hanzel & Simon

**Contact:** Dick Hanzel  
(608) 575-9023  
dickhanzel@yahoo.com

**Project Type:** Land Use

**Description:** \*\*Update - PHASE 1, 35 Unit apartment building, #3 at lot 520 Autumn Lake\*\*

Construct residential building complex containing 170 apartments in Urban Design District 1.

**Status:** Approved

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

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Lori Zenchenko</a>	Jun 27 2018
Engineering Review Main Office	Approved	<a href="#">Brenda Stanley</a>	Jan 4 2019
Fire Review	Approved	<a href="#">William Sullivan</a>	May 18 2018
Lighting Review	Approved	<a href="#">Steve Rewey</a>	May 8 2018
Parks/Forestry Review	Approved	<a href="#">Kathleen Kane</a>	Apr 18 2018
Planning Review	Approved	<a href="#">Timothy Parks</a>	Apr 20 2018
Traffic Engineering Review	Approved	<a href="#">Timothy Stella</a>	May 11 2018
Urban Design Commission Review	Approved	<a href="#">Janine Glaeser</a>	Apr 20 2018
Zoning Review	Approved	<a href="#">Jenny Kirchgatter</a>	May 14 2018

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Addressing plan created 5/7/2018 for the 1702 Willow Rock Rd building (now known as 5527 Summer Shine Dr).  
Plan uploaded 5/14/2018.

No floor plans were received to create the addressing plan as required by the conditions of approval. It looks like this submittal is for one building only.

Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

Revised CAD received 6/15/2018.

Revised CAD needed to reflect LNDUSE-2018-00047 configurations.

CAD received 5/17/2018.

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:** 06/08/2018

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Due to the reconfiguration of the remainder of the site and the creation of a thru private drive, the address of "building 3" has been changed.

Summer Shine Dr shall continue thru the site as a private street segment. The address of building 3 has been changed from 1702 Willow Rock Rd to 5527 Summer Shine Dr.

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.

## ENGINEERING VERIFICATION

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**Supplement Accepted****Comment Date:** 05/07/2018

This development is subject to impact fees for the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District (\$14,557.40). All impact fees are due and payable at the time building permits are issued. (MGO Ch 20) The following note shall put on the face of the plans: LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

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**Note****Comment Date:** 05/07/2018

NOTE: TO BE COLLECTED WITH CSM IN PROGRESS UNDER 1702 WILLOW ROCK RD (LNDCSM-2018-00013) All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

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**Note****Comment Date:** 05/08/2018

This lot is not currently located with a phase of the plat that has a developer's agreement with the City. However Building 3 is adjacent to completed right of way infrastructure. A hold will be placed on this lot following the approval of Building 3 plans. The hold will be released upon receipt of signed developer's agreement for the remaining phases.

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**Note****Comment Date:** 05/08/2018

Plan review is for Building 3 only.

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**Supplement Accepted****Comment Date:** 05/08/2018

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).

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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:** 05/08/2018

Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer, specifically the storm sewer at Willow Rock Road and Lien Road. There are not two storm lines running north from Lien Road.

**Supplement Accepted****Comment Date:** 05/08/2018

Need notary signed maintenance agreement by owner for the inlet filters (oil/grease control). Contact Jeff Benedict for boilerplate and Exhibit B language. A Check for the recording fee in the amount of \$30.00, made out to Dane County Register of Deeds, shall be submitted along with the SWMA to Jeff Benedict.

**Supplement Accepted****Comment Date:** 06/01/2018

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:** 06/01/2018

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:** 06/01/2018

This site will require a Storm Water Management Permit. Please submit the Storm Water Management Permit Application (and associated fee) to Jeff Benedict, City Engineering, for approval.

**Supplement Accepted****Comment Date:** 06/01/2018

This project requires a pumping plan, designed & stamped by a Professional Engineer registered in the state of Wisconsin, for the area draining to the underground parking entrance. This pumping system shall have the capacity to convey the 100 year storm event. The required flow rate shall be determined using the rational method (NOAA Atlas 14). The calculator is located at this link: [http://hdsc.nws.noaa.gov/hdsc/pfds/pfds\\_map\\_cont.html?bkmrk=wi](http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=wi) Contact Jeff Benedict.

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This project will likely 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:** 06/01/2018

This project will need to address 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. Contact Jeff Benedict.

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

Provide information on street trees along Willow Rock Road.  
Parks will be designing & installing street trees after subdivision is mostly complete.

**PLANNING VERIFICATION****Note****Comment Date:** 04/20/2018

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

**Note****Comment Date:** 04/20/2018

The Planning Division does not object to the issuance of an "Early Start" permit for Building 3.

**TE VERIFICATION****Supplement Accepted****Comment Date:** 03/23/2018

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - [tstella@cityofmadison.com](mailto:tstella@cityofmadison.com)

**Supplement Accepted****Comment Date:** 03/23/2018

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/striped 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:** 03/23/2018

A deposit of \$1000 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:** 03/23/2018

A deposit of \$0 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 Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

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The Driveway Approach form is already filled out in the Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$300 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.

**Supplement Accepted****Comment Date:** 03/23/2018

The applicant shall work with Traffic Engineering to see if a pedestrian (that may or may not be ADA compliant) connection can be made from the internal pedestrian facilities to the public Right-of-Way (Spring Tide Way) between buildings 5 and 6.

**Supplement Accepted****Comment Date:** 03/23/2018

The applicant shall work with Traffic Engineering to improve pedestrian internal circulation. This may involve additional pedestrian paths, realignment of existing paths and/or the installation of pedestrian crosswalks (typically continental crosswalks)

**Supplement Accepted****Comment Date:** 03/23/2018

The applicant shall indicate on the underground parking plans whether the garage is used for residential use only or mixed commercial and residential use.

**Supplement Accepted****Comment Date:** 03/23/2018

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.

**ZONING VERIFICATION****Supplement Accepted****Comment Date:** 05/14/2018

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.

**Supplement Accepted****Comment Date:** 05/14/2018

Identify and label the ground cover and mulch for the planting beds and islands. Per Sections 28.142(3)(c) and 28.142(4)(e), planting beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

**Note****Comment Date:** 04/24/2018

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 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:** 04/24/2018

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 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.