



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00020

Address: 216 S Pinckney ST

Current Revision #: 0

Submitted by: Lothan Van Hook DeStefano Architecture LLC

Contact: James DeStefano
(312) 527-1500
jdestefano@lvdarchitecture.com

Project Type: Land Use

Description: REVISED PLANS - COMMENTS DUE 4/14. Construct mixed-use building with 8,000 sq. ft. of retail, a 4,000 sq. ft. bike center, 148 apartments and 560-stall Parking Utility garage, with projections into Capitol View Limit

Status: Agency Reviews in Process

Revision History: [0](#)

| Review | Status | Reviewer | Reviewed |
|--------------------------------|------------------|-----------------------------------|-------------|
| Engineering Mapping | Add'l Info Req'd | Jeffrey Quamme | Aug 28 2017 |
| Engineering Review Main Office | Pending | - | N/A |
| Fire Review | Add'l Info Req'd | William Sullivan | Sep 12 2017 |
| Lighting Review | Pending | - | N/A |
| Parks/Forestry Review | Add'l Info Req'd | Janet Schmidt | Sep 22 2017 |
| Planning Review | Add'l Info Req'd | Kevin Firchow | Sep 28 2017 |
| Traffic Engineering Review | Add'l Info Req'd | Eric Poffenberger | Sep 11 2017 |
| Urban Design Commission Review | Add'l Info Req'd | Janine Glaeser | Sep 22 2017 |
| Water Utility Review | Approved | Adam Wiederhoeft | Oct 10 2018 |
| Zoning Review | Add'l Info Req'd | Jenny Kirchgatter | Sep 21 2017 |

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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.

Supplement Required**Comment Date:** 08/25/2017

Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

Note**Comment Date:** 08/28/2017

The lease agreement(s) required for the private structure to be constructed in the future above and upon the public parking structure shall be executed prior to issuance of a building permit and construction of the future private structure over and above this parking structure.

Note**Comment Date:** 08/28/2017

Maintenance agreements will be required in the future for the proposed water fountain/sculpture improvements proposed as part of the future phases within the adjacent public right of ways.

Supplement Accepted**Comment Date:** 08/28/2017

Notice of Encroachment recorded as Doc No. 5354481.

The Notice of Encroachment has been prepared and is in the process of being executed and recorded by Real Estate.

Supplement Required**Comment Date:** 09/07/2017

Fill in the blank with Document No. 5354481 on sheet C-121.0 for the encroachment into Pinckney Street note.

ENGINEERING VERIFICATION

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jdestefano@lvdarchitecture.com**Project Type:** Land Use**Description:** REVISED PLANS - COMMENTS DUE 4/14. Construct mixed-use building with 8,000 sq. ft. of retail, a 4,000 sq. ft. bike center, 148 apartments and 560-stall Parking Utility garage, with projections into Capitol View Limit**Status:** Agency Reviews in Process**Revision History:** [0](#)**Supplement Accepted****Comment Date:** 09/21/2017

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:** 09/21/2017

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:** 09/21/2017

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.

Supplement Accepted**Comment Date:** 09/21/2017

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:** 09/21/2017

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:** 09/21/2017

This project appears to require fire system testing that will result in significant water discharged from the construction site. A note shall be added to the erosion control plan requiring the Contractor to coordinate the testing with City Engineering and provide appropriate erosion control measures during the discharge. Contact Jeff Benedict.

Note**Comment Date:** 09/21/2017

The underground parking structure, first floor of building, public utilities, and street improvement shall be constructed as shown on City of Madison Public Works Project Number 11471.

Supplement Required**Comment Date:** 09/22/2017

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.

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(312) 527-1500
jdestefano@lvdarchitecture.com**Project Type:** Land Use**Description:** REVISED PLANS - COMMENTS DUE 4/14. Construct mixed-use building with 8,000 sq. ft. of retail, a 4,000 sq. ft. bike center, 148 apartments and 560-stall Parking Utility garage, with projections into Capitol View Limit**Status:** Agency Reviews in Process**Revision History:** [0](#)**Supplement Required****Comment Date: 09/22/2017**

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).

FIRE VERIFICATION**Supplement Required****Comment Date: 09/12/2017**

Plans indicate using E Doty Street and E Wilson Streets as the require aerial access lanes. The trees shown along the E Doty Street are creating an obstruction. The middle tree will need to be removed if the intent is to use E Doty Street as the required fire lane.

PARKS FORESTRY VERIFICATION**Supplement Required****Comment Date: 09/22/2017**

Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district. Please reference ID# 17114 when contacting Parks about this project.

Supplement Required**Comment Date: 09/22/2017**

City Forestry will permit the removal of five street trees, (one 9" Ash on E. Wilson St., one 8" Elm and one 5" Maple on S. Pinckney St., and two 10"-12" Honey Locust trees on E. Doty St.) for the construction of this project. All street trees will need to be removed for soil retention and utility installation associated with the construction of this project. Contractor shall contact City Forestry at least one week prior to construction to obtain a tree removal permit.

Supplement Required**Comment Date: 09/22/2017**

New street trees are needed for this project. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. Please submit a site plan that includes a fire aerial access plan, and street lighting plan (in PDF format) to Brad Hofmann at bhofmann@cityofmadison.com. Please take into consideration the depth needed for the new plantings over the underground parking structure on S. Pinckney Street. At least 3.5' of depth will be needed for the new cutouts in this location. Silva Cells may be required to increase the soil volume above the parking structure. 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 Required**Comment Date: 09/22/2017**

Please save and return all tree grates to the eastside forestry complex at 4602 Sycamore Avenue. Please call (266-4816) or e-mail Brad Hofmann at bhofmann@cityofmadison.com at least 48 hours before the delivery of the tree grates.

PLANNING VERIFICATION**Supplement Required****Comment Date: 09/28/2017**

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jdestefano@lvdarchitecture.com**Project Type:** Land Use**Description:** REVISED PLANS - COMMENTS DUE 4/14. Construct mixed-use building with 8,000 sq. ft. of retail, a 4,000 sq. ft. bike center, 148 apartments and 560-stall Parking Utility garage, with projections into Capitol View Limit**Status:** Agency Reviews in Process**Revision History:** [0](#)

Prior to recording of GDP-SIP, provide staff with additional details / labeling confirming the location of the garage door in relationship to loading areas. This is to confirm that condition 77 is met requiring overhead doors for loading docks be brought out to the building façade. four paper copies of that sheet shall be provided to the Zoning Administrator for inclusion in the recorded set.

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

Prior to the issuance of building permits, further clarification on exact design/pattern overhead doors be provided to supplement general information previously submitted. Cut sheet provides general pattern examples (e.g. possible opening configuration), but final design details shall be provided.

Supplement Required **Comment Date: 09/28/2017**

Prior to recording of GDP-SIP, provide staff with additional façade details showing how exterior materials are intended to return along parking garage openings, as required in Condition 77. Provide PDF for Planning review. Upon approval, provide four paper copies of that sheet to the Zoning Administrator for inclusion in the recorded set.

Supplement Required **Comment Date: 09/28/2017**

Prior to recording of GDP-SIP, confirm that Sheet A-208.0 dated 8/8/2017 (provided only as a PDF) remains current. If confirmed, four paper copies of that sheet shall be provided to the Zoning Administrator for inclusion in the recorded set.

Supplement Required **Comment Date: 09/28/2017**

The Zoning Administrator has requested additional bike parking detail to comply with ordinance requirements. Planning Division staff will review this revised information for compliance with Condition 77 that require details for exterior visitor bicycle parking be provided.

TE VERIFICATION**Supplement Required** **Comment Date: 09/08/2017**

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

Supplement Required **Comment Date: 09/08/2017**

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

Supplement Required **Comment Date: 09/08/2017**

(SENT) A deposit of \$(TBD) 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, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Required **Comment Date: 09/08/2017**

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Status: Agency Reviews in Process

Revision History: [0](#)

(SENT) A deposit of \$0.00 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, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Required **Comment Date: 09/08/2017**

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 and Deposit to Insure Conduit of \$0.00 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Required **Comment Date: 09/08/2017**

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 Required **Comment Date: 09/08/2017**

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 Required **Comment Date: 09/08/2017**

The applicant shall work with Traffic Engineering to provide a loading zone that will limit the negative impacts to the adjacent public Right-of-Way. It is our experience if a site is built with a 10 foot wide loading zone the operators of the facilities find this to be insufficient and look to the City to provide additional loading on-street. Often this is problematic if not impossible to provide and the applicants are additionally troubled when they learn no on-street loading zones are not reserved for one user.

Supplement Required **Comment Date: 09/08/2017**

The developer shall work with the City to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas.

Supplement Required **Comment Date: 09/08/2017**

"Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

Supplement Required **Comment Date: 09/08/2017**

Applicant shall note all regulatory signs on plan sheets.

Supplement Required **Comment Date: 09/08/2017**

The applicant shall show the dimensions for the proposed/existing class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

Supplement Required **Comment Date: 09/08/2017**

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The applicant shall show dimensions for the proposed and existing parking stalls items S = 9 ft, L = 18 ft, E = 24 ft, F = 20 ft, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2. Or use "Small Vehicles" parking design standards 10.08(6)(b)3 items S = 8.5", L = 16", E = 22' & F = 18' where all parking shall be clearly identified and properly controlled for use by only such vehicles.

Supplement Required**Comment Date:** 09/08/2017

All paint markings for traffic related purposes will be noted on the plan.

Supplement Required**Comment Date:** 09/08/2017

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, (266-4768, ascheib@cityofmadison.com) 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 Required**Comment Date:** 09/08/2017

Applicant shall provide overall site plans; including all parking level sheets needed for Traffic Engineering review. Email to epoffenberger@cityofmadison.com

Note**Comment Date:** 09/19/2017

Called DeStefano for information/comments and left message. Date was sometime shortly after making comments on project.

URBAN DESIGN VERIFICATION**Supplement Required****Comment Date:** 09/22/2017

Site Plan Set 8/11/17, Sheet 2-16A & 2-18A: Add more articulation to Public Parking pedestrian entry at street level. Solutions should unify entries so that they appear as one element. Design team to discuss options with UDC secretary and provide supplemental information to UDC secretary prior to recording of documents.

Supplement Required**Comment Date:** 09/22/2017

Site Plan Set 8/11/17, Sheet L201 & L301/ 1-11A -C, D: Provide ground level landscaping species information, including all seasonal plantings and seed mixes. Provide supplemental information to UDC secretary prior to recording of documents.

Supplement Required**Comment Date:** 09/22/2017

Site Plan Set 8/11/17, Sheet 1-11A -C, D: Provide roof level landscaping species information, including all seasonal plantings and seed mixes. Provide supplemental information to UDC secretary prior to issuance of permits.

Supplement Required**Comment Date:** 09/22/2017

Site Plan Set 8/11/17, 2-19: Remove landscape illustrative views on elevations. Rooftop landscaping to be approved by UDC staff prior to issuance of permits.

Supplement Required**Comment Date:** 09/22/2017

Site Plan Set 8/11/17, 4-10-A: Submit additional information on the building rooftop cornice details to UDC staff prior to issuance of permits.

Supplement Required**Comment Date:** 09/22/2017

Contact UDC staff to review most current lighting/photometric plan layout, details, and fixtures.

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The Plan Commission approved the Conditional Use to allow mechanical projections in the Capitol View Height Limit. Per Section 28.134(3) Capitol View Preservation, show the height of the building per City Datum to the top of the elevator overrun and mechanical screen wall. For the purpose of this subsection, City datum zero (0.00) feet shall be established as eight hundred forty-five and six-tenths (845.6) feet above sea level as established by the United States Coast and Geodetic Survey.

Supplement Required**Comment Date:** 09/21/2017

Provide the minimum required number of bicycle parking spaces distributed as both Short Term and Long Term bicycle parking for the residential and commercial uses, as required per Sections 28.141(4) and 28.141(11). A minimum of 148 resident bicycle parking spaces are required plus 15 guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be short-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. A minimum of four (4) short-term bicycle stalls shall be required for the commercial uses. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. Provide a detail of the bike rack design, including structured or wall mount bike racks.

Supplement Required**Comment Date:** 09/21/2017

Submit a pdf and 3 hard copies of the floor plans and roof plan. Include the all the underground parking garage levels as well as the above ground floors.

Supplement Required**Comment Date:** 09/21/2017

Submit a land use and parking summary for the development. Please include the following information: square footage of land uses, number and type of apartment units by floor, number of public parking stalls and bike stalls, and number of apartment parking stalls and bike stalls.

Supplement Required**Comment Date:** 09/21/2017

Submit the zoning text for review and approval by Planning and Zoning staff.

Supplement Required**Comment Date:** 09/21/2017

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 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:** 09/21/2017

The bicycle parking requirements will be reviewed prior to obtaining Zoning approval for the future commercial tenant uses.

Note**Comment Date:** 09/21/2017

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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.