



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2017-00021**

**Address:** 215 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. Demolish Government East parking garage to construct mixed-use development with 250-room hotel (west tower), 204 apartments (east tower), and 1,150 sq. ft. of retail, 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	<a href="#">Jeffrey Quamme</a>	Sep 7 2017
Engineering Review Main Office	Add'l Info Req'd	<a href="#">Brenda Stanley</a>	Oct 11 2017
Fire Review	Add'l Info Req'd	<a href="#">William Sullivan</a>	Sep 12 2017
Lighting Review	Pending	-	N/A
Parks/Forestry Review	Pending	-	N/A
Planning Review	Add'l Info Req'd	<a href="#">Kevin Firchow</a>	Sep 28 2017
Recycling Coordinator	Approved	<a href="#">Bryan Johnson</a>	Oct 26 2017
Traffic Engineering Review	Add'l Info Req'd	<a href="#">Eric Poffenberger</a>	Sep 11 2017
Urban Design Commission Review	Add'l Info Req'd	<a href="#">Janine Glaeser</a>	Sep 22 2017
Water Utility Review	Approved	<a href="#">Adam Wiederhoeft</a>	Oct 10 2018
Zoning Review	Add'l Info Req'd	<a href="#">Jenny Kirchgatter</a>	Sep 22 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.

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

Provide plans for this site. The attached plans are for the Block 88 redevelopment on the opposite side of Pinckney Street.

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

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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 Required****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.  
null

**Supplement Required****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.

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

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>. (MGO CH 35.02(14))

**Supplement Required****Comment Date:** 10/11/2017

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))

**Supplement Required****Comment Date:** 10/11/2017

The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

**Supplement Required****Comment Date:** 10/11/2017

There is a utility Public Works project proposed on S. Pinckney Street to relocate sewer, storm sewer and water main for the proposed parking ramp. Applicant shall show these proposed facilities on the utility plan set. The sanitary sewer will be a temporary sewer main to serve the existing garage. Applicant shall not connect to this sewer main with the proposed buildings.

**Supplement Required****Comment Date:** 10/11/2017

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The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, 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
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- 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
- 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: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

**Supplement Required****Comment Date:** 10/11/2017

The Applicant shall submit prior to sign-off, but after all revisions are completed, digital PDF files to the Engineering Division (attention: Brenda Stanley, email: bstanley@cityofmadison.com). The digital copies shall be to scale, and shall have a scale bar on the plan set.

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 Required****Comment Date:** 10/11/2017

The applicant shall be required to provide information on the locations of proposed stormwater discharges such that with the reconstruction of Pinckney and Wilson Streets connection points can be provided for with those projects. No stormwater discharges shall be approved to discharge across the sidewalk.

**Note****Comment Date:** 10/11/2017

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Based on historical documents (Sanborn maps), a filling station was located at the western corner of Lot 3 and the property may contain 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 Required****Comment Date:** 10/11/2017

The construction of this project will require that 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. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)

**Supplement Required****Comment Date:** 10/11/2017

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 and garage 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. (POLICY)

**Supplement Required****Comment Date:** 10/11/2017

The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. (POLICY)

**Supplement Required****Comment Date:** 10/11/2017

Applicant shall install bassett style pedestrian lighting along E Doty St, S Pinckney St & E Wilson St as required by City Engineer

**Supplement Required****Comment Date:** 10/11/2017

Regarding the utility plan, the intent of the City is to abandon the sewer in Pinckney Street after both of the projects are complete- Block 88 & block 105. Applicant shall revise plan to connect sewer lateral for block 88 (MMB Block) to the sewer in West Wilson Street.

**Supplement Required****Comment Date:** 10/11/2017

The storm sewer information provided is not sufficient to design the storm sewer in Pinckney additionally the existing storm sewer shown at the corner of Wilson and Pinckney is not correct. Update plans to accurately show this information.

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

Plans indicate the use of E Doty St and E Wilson St as aerial access lanes. Provide documentation on the tree spacing and species mature canopy widths to determine if the trees create an obstruction too large to overcome.

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

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.

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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.

**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.

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

A deposit of \$0.00 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 Accepted****Comment Date:** 09/08/2017

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



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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 \$500.00 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 Accepted****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 Accepted****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

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

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

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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 Accepted****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

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

The applicant shall remove the island in the private alley or make it mountable. If designed with a standard curb and gutter the island will prohibit the free movement of vehicles from the loading area to the drive aisle either blocking additional vehicles access to this area or blocking them from exiting until the drive of the blocking vehicle returns

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

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

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

Applicant will dimension all parking sheets with stall widths, backups, and drive isle. (See Comment 2 above)

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

All small car parking spots will have a sign noted on the plan.

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

Call with Meghan Dyer. Will be sending updated parking sheets. 10/10/17

**Supplement Required****Comment Date:** 10/17/2017

Applicant will dimension ADA parking stalls and ADA accessible areas.

**Supplement Required****Comment Date:** 10/17/2017

Applicant will hash out one stall at the end of parking garage for cars to turn around.

**URBAN DESIGN VERIFICATION****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.



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

**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.

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

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

**ZONING VERIFICATION****Supplement Accepted****Comment Date:** 10/26/2017

Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).

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

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:** 09/22/2017

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 204 resident bicycle parking spaces are required plus 20 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 26 short-term bicycle stalls shall be required for the hotel and 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:** 09/22/2017

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:** 09/22/2017

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 hotel units by floor, and number of parking stalls and bike stalls.

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

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

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

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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.

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**Note** **Comment Date:** 09/22/2017

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

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**Note** **Comment Date:** 09/22/2017

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.