



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00077

Address: 2048 Winnebago ST

Current Revision #: 0

Submitted by: Accipiter Real Estate LLC

Contact: John Young
(608) 345-1561
john@accipiterproperties.com

Project Type: Land Use

Description: Rezone portion of property developed with a gym at 2114 Winnebago Street to TE; demolish two commercial buildings; construct three-story mixed-use building with 3,850 square feet of commercial space and 45 cohousing units; construct 10,300 square foot trade school; and create 3 commercial lots.

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Jul 10 2018
Engineering Review Main Office	Approved	Brenda Stanley	Jul 12 2018
Fire Review	Approved	William Sullivan	Jul 2 2018
Lighting Review	Approved	Steve Rewey	Apr 16 2018
Metro Review	Approved	Timothy Sobota	Apr 19 2018
Parks/Forestry Review	Approved	Kathleen Kane	Apr 23 2018
Planning Review	Approved	Timothy Parks	Jul 6 2018
Recycling Coordinator	Approved	Bryan Johnson	May 2 2018
Traffic Engineering Review	Approved	Timothy Stella	Jul 5 2018
Zoning Review	Approved	Jenny Kirchgatter	Jul 18 2018

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CAD received 5/9/2018.

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.

Note**Comment Date:** 04/13/2018

The proposed vacation and discontinuance of Linden Court has been accomplished. See recorded Doc No. 5368628. (RES-17-00821, File ID 48610)

Supplement Accepted**Comment Date:** 04/16/2018

CSM 14810 recorded

The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record

Supplement Required**Comment Date:** 04/16/2018

Doc No 5422278

Applicant has provided a draft of the reciprocal easement agreement for common access, parking, surface drainage, common areas. The document shall be executed and recorded after the pending CSM (to allow references to the new lots) and recorded copies provided prior to sign off.

Supplement Accepted**Comment Date:** 04/16/2018

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Doc No 5451383

Applicant shall provide the map exhibit, legal description and \$500 fee for the release of the public water main easement per Document No. 1655804. The Real estate project will be set up for the release upon the abandonment of the watermain.

ENGINEERING VERIFICATION

Supplement Accepted

Comment Date: 04/24/2018

Need notary signed maintenance agreement by owner for the upflow filter & catch basin sumps. 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: 04/24/2018

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: 04/24/2018

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. null

Supplement Accepted

Comment Date: 04/24/2018

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: 04/24/2018

A Storm Water Management Report is required for this development. Report needs to show compliance with required TSS control and oil/grease control.

The Applicant shall submit to jbenedict@cityofmadison.com prior to plan sign-off, electronic copies of any Storm Water Management files including:

- a) SLAMM .DAT files
- b) RECARGA files
- c) TR-55/HYDROCAD/Etc.
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. Storm Water Management Report shall be stamped by a Licensed P.E. Contact Jeff Benedict.

Supplement Accepted

Comment Date: 04/24/2018

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: 04/24/2018

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 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:** 04/24/2018

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.

Supplement Accepted**Comment Date:** 04/24/2018

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

PAID \$2,095.67 4/30/18

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

A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. The applicant shall provide one (1) digital copy and a paper copy only if specifically requested. Staff review of this Phase 1 ESA will determine if a Phase 2 ESA is also required. Please submit report(s) to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) for review.

Supplement Accepted**Comment Date:** 04/24/2018

Based on historical documents (1942 Sanborn maps), the property was formerly the Reliable Fuel & Material coal yard. It also contained auto facilities and may contain 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.

Supplement Accepted**Comment Date:** 04/24/2018

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 be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. 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. Contact Brenda Stanley (bstanley@cityofmadison.com). Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)(c))

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

The Applicant shall make improvements to Winnebago St. The improvements shall consist of sidewalk, terrace & curb and gutter installation to former Linden Ct opening. (MGO 16.23(9)(d)(6)). Applicant shall be aware that the City is planning to reconstruct Winnebago St in 2018/2019. If the project occurs, the applicant shall reduce scope of work to sidewalk only, and the street project will replace the terrace, curb & gutter. Standard special assessments will be applied.

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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:** 05/09/2018

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.

FIRE VERIFICATION**Supplement Accepted****Comment Date:** 04/17/2018

Provide a fire access plan for the site.

Note**Comment Date:** 04/17/2018

Confirm the exit discharge on the north side of 2082 Winnebago has a clear path out to the public way. Ensure a means of snow removal is accounted for.

Note**Comment Date:** 04/17/2018

Include a permanent no build easement between Lot 1 & Lot 2 for the benefit of the proposed 2082 Winnebago Street or provide fire rated walls and protected openings as required by IBC Chapter 6.

PLANNING VERIFICATION**Supplement Accepted****Comment Date:** 07/06/2018

For Co-Ho building at 107 Sutherland Court, please label the use of the space between the parking stalls and foundation wall on Sheet 2 - Parking Level Plan (Plan Commission set labeled these areas as "Storage").

NOTE: The sheet "CoHoParking Level-Sh 2_06-25-18.pdf" satisfies this condition.

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

Supplement Accepted **Comment Date:** 07/06/2018

The final building plans, notwithstanding the increased volume, do not match the elevations approved by the Plan Commission. The final architecture of the enlarged building shall match the materials and window/door openings on the plans approved by the Plan Commission.

NOTE: The plans "Revised Madison Circus Space Dwgs_06-29-18.pdf" satisfy this condition.

TE VERIFICATION

Supplement Accepted **Comment Date:** 04/13/2018

No site plan loaded.

Supplement Accepted **Comment Date:** 04/20/2018

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com

Supplement Accepted **Comment Date:** 04/20/2018

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:** 04/20/2018

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:** 04/20/2018

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.

Supplement Accepted **Comment Date:** 04/20/2018

The Driveway Approach form will be 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 \$400 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:** 04/20/2018

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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:** 04/20/2018

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:** 04/20/2018

Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.

Supplement Accepted**Comment Date:** 04/20/2018

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 at least a 2 foot buffer from parking or pedestrian walkways.

Supplement Accepted**Comment Date:** 04/20/2018

Applicant shall provide a copy of all cross access agreements. Email to tstella@cityofmadison.com

Supplement Accepted**Comment Date:** 04/20/2018

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

Supplement Accepted**Comment Date:** 04/20/2018

The applicant shall indicate on the underground parking plan what the slope % is going down into the garage.

Supplement Accepted**Comment Date:** 04/20/2018

Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.

ZONING VERIFICATION**Note****Comment Date:** 06/08/2018

The Traffic Demand Management plan has been approved by Traffic Engineering and will be placed on file.

Supplement Accepted**Comment Date:** 07/12/2018

Bicycle parking for this project shall be provided per Section 28.141(4) and Table 28I-3 as uses are established for the various spaces in the development. Per Section 28.141(11), required bicycle parking shall comply with short and long-term bicycle parking requirements for both residential and non-residential uses, to be shown on the final plan sets. Provide information to confirm the bicycle parking requirements for the proposed uses, including the anticipated number of students/performers at the Madison Circus Space and capacity of Ford's Gym.

Supplement Accepted**Comment Date:** 07/12/2018

Identify and label the building materials and colors for the Madison Circus Space building elevations and the colors for the mixed-use arts and cohousing building.

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Screening is not proposed for the rooftop mechanical units. The rooftop units shall be screened per Section 28.142(9)(d) should they be visible to view.

Supplement Accepted **Comment Date:** 07/18/2018

Submit a final pdf of the plans and 3 hard copies of any updated plan pages.

Supplement Accepted **Comment Date:** 07/12/2018

The final site compliance date is May 1, 2020.

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:** 06/08/2018

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