



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00082

Address: 302 S Gammon RD

Current Revision #: 1

Submitted by: The Livesey Company

Contact: John Livesey
(608) 833-2929

Project Type: Land Use

Description: Demo office bldg & construct 2 office bldgs, a 5-story, 80,000 sq. ft. HQ office for Nativus Health Solutions, & a 2-story, 30,000 sq. ft. specialty pharmacy bldg for Lumicera Health Solutions, & (2) 5,000 sq. ft. multi-tenant general commercial bldgs w/ outdoor eating areas.

Status: Closed

Revision History: [0](#) [1](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Feb 20 2018
Engineering Review Main Office	Approved	Timothy Troester	Feb 20 2018
Fire Review	Approved	William Sullivan	Feb 2 2018
Lighting Review	Approved	Harry Sulzer	Jan 17 2018
Metro Review	Approved	Timothy Sobota	Jan 18 2018
Parks/Forestry Review	Approved	Janet Schmidt	Feb 6 2018
Planning Review	Approved	Sydney Prusak	Jan 19 2018
Recycling Coordinator	Approved	Bryan Johnson	Jan 17 2018
Traffic Engineering Review	Approved	Eric Poffenberger	Feb 20 2018
Water Utility Review	Approved	Adam Wiederhoeft	Jan 17 2018
Zoning Review	Approved	Jenny Kirchgatter	Feb 20 2018

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ENG MAPPING VERIFICATION

Supplement Accepted**Comment Date:** 10/30/2017

CAD received 2/20/2018.

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:** 10/30/2017

Private named drives approved 1/26/2018. They are Integrity Drive, Sligo Drive, and Temvo Lane.

Submit private named drive naming suggestions to Lori Zenchenko. Building addresses cannot be determined until the street names have been reviewed and approved.

Lzenchenko@cityofmadison.com

Supplement Accepted**Comment Date:** 11/03/2017

CSM 14705 Recorded, APO Data entered.

1.13 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

TE VERIFICATION

Supplement Accepted**Comment Date:** 01/29/2018

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Applicant will place note on site plan as stated:

Pursuant to the condition of approval for this land division, the applicant shall, in connection with future development of property within this certified survey map that occurs after completion of the planned phase 1 of the development (phase 1), dedicate two (2) public streets to serve the redevelopment or build two (2) private roads to City of Madison public street standards, which may be dedicated to the City in the future.

The Future streets shall be a North-South street and East-West street located within this Certified Survey map and connect to the future North-South street on the adjacent property to the North, which is planned to connect Tree Lane.

The purposed of the future North-South street between Tree Lane and Mineral Point road and the future East-West street between the future Western North-South street and South Gammon Road is to provide additional access to serve future development anticipated on this property (i.e., development that occurs after completion of phase 1) and on adjacent property to the North that is not part of this land division.

The proposed streets to be constructed within the property included in this certified survey map shall be constructed upon addition density being added to the property within this certified survey map through additional development or expansion that occurs after completion of phase 1.

The location of the North-South and East-West street connections to Tree Lane and South Gammon Road within the subject site will be determined in consultation with the City of Madison as part of future development.

Additionally, in the event of construction of future North-South street on this property as provided above, or in the event of disturbance, through alignment or resurfacing, in consultation with the City, to the existing North-South roadway located on this property, the Southern end of such roadway of future street shall align with and connect to the Northern end of the existing North-South driveway which currently connects this property to the Mineral Point Road Right-of-Way.

No building permits for construction on the property within this certified survey map, of any buildings not included in phase 1, shall be issued unless such permits are conditioned upon the developer constructing the streets within this certified survey map according to plans approved by the City of Madison, and if any such street will be a public street or if there are other public improvements, the developer has executed a developer's agreement with the City to Construct public improvements.

Upon consultation, the City Traffic Engineering may determine a delay in construction of the streets is appropriate.

Supplement Accepted**Comment Date:** 01/31/2018

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 a 2 to 5 foot buffer from parking or pedestrian walkways.

ZONING VERIFICATION**Supplement Required****Comment Date:** 02/06/2018

The final site compliance date is June 1, 2019.

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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As each tenant space is leased in commercial buildings "C" and "D", the zoning requirements for the amount, type and location of bicycle parking spaces will be reviewed prior to obtaining zoning approval for each use.

Note**Comment Date:** 02/06/2018

An additional review of the outdoor seating areas will be required to establish the conditions, including review of hours, layout, and capacity. The capacity shall be established for the outdoor eating area prior to issuance of building permits. Occupancy is established by the Building Inspection Unit. Contact Building Inspection staff at (608) 266-4559 to help facilitate this process.

Note**Comment Date:** 02/06/2018

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.