



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00104

Address: 1016 Milton ST

Current Revision #: 0

Submitted by: Unity Point Health Meriter

Contact: Kevin Snitchler
(608) 417-6591
kevin.snitchler@unitypoint.org

Project Type: Land Use

Description: Amend Meriter Hospital General Development Plan and approve Specific Implementation Plan to construct an emergency generator facility for hospital campus.

Status: Closed

Revision History: [0](#)

| Review | Status | Reviewer | Reviewed |
|--------------------------------|----------|-----------------------------------|-------------|
| Engineering Mapping | Approved | Jeffrey Quamme | Apr 13 2018 |
| Engineering Review Main Office | Approved | Timothy Troester | Apr 27 2018 |
| Fire Review | Approved | William Sullivan | Mar 5 2018 |
| Lighting Review | Approved | Harry Sulzer | Apr 4 2018 |
| Parks/Forestry Review | Approved | Kathleen Kane | Apr 13 2018 |
| Planning Review | Approved | Sydney Prusak | Mar 5 2018 |
| Traffic Engineering Review | Approved | Timothy Stella | Apr 16 2018 |
| Urban Design Commission Review | Approved | Janine Glaeser | Mar 8 2018 |
| Water Utility Review | Approved | Adam Wiederhoeft | Mar 11 2018 |
| Zoning Review | Approved | Jenny Kirchgatter | May 2 2018 |

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ENG MAPPING VERIFICATION

Supplement Accepted**Comment Date:** 02/09/2018

CAD received 3/27/2018.

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:** 02/20/2018

Lyle Leverentz of Potter Lawson made contact with Unity Point Meriter. Application to be made by 4-20-2018

This plant is replacing existing electrical generation plants on the Meriter site. Preliminary plans indicated the future installation of duct banks crossing Brooks Street. Applicant shall be aware any future private duct bank within a public right of way will require a privilege in streets agreement with the City of Madison.

Supplement Accepted**Comment Date:** 02/20/2018

Air lease draft completed. Final execution on horizon.

Real Estate Project 3762 for the skywalk lease and also an encroachment agreement for support piers within the right of way for the skywalk crossing above S. Brooks Street shall be completed.

ENGINEERING VERIFICATION

Supplement Accepted**Comment Date:** 02/17/2018

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.

Supplement Accepted**Comment Date:** 02/17/2018

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This project is subject to City of Madison erosion control permitting requirements. Submit completed permit application, permit fee, erosion control plan, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at meberhardt@cityofmadison.com.

Supplement Accepted**Comment Date:** 02/17/2018

This project is subject to City of Madison stormwater management permitting requirements. Submit completed permit application, permit fee, stormwater management plan stamped by a Wisconsin P.E., modeling calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Stormwater Management Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding stormwater management requirements or stormwater permitting requirements can be sent to Megan at meberhardt@cityofmadison.com.

Supplement Accepted**Comment Date:** 02/17/2018

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com. The final document and fee should be submitted to City Engineering, attention: Megan Eberhardt.

Supplement Accepted**Comment Date:** 02/17/2018

Submit electronic data files for the stormwater management modeling and calculations. Files can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com or submitted on CD to City Engineering.

Supplement Accepted**Comment Date:** 02/17/2018

Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com or submitted on CD to City Engineering.

Supplement Accepted**Comment Date:** 02/17/2018

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The Applicant shall submit, prior to plan sign-off, 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
- 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)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: ttroester@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 to City by applicant.

Supplement Accepted**Comment Date:** 02/17/2018

Add note to plans requiring existing utilities to be potholed and elevations confirmed where they are to be crossed by the proposed bored services in Milton St. Elevations will need to be included in the permit application to install the proposed services.

Supplement Accepted**Comment Date:** 02/17/2018

Provide rim and invert elevations for the existing sanitary sewer on the south side of Milton Street and elevation of proposed force main connection. Provide profile of the proposed force main crossing the existing storm box.

Supplement Accepted**Comment Date:** 02/17/2018

Provide rim and invert elevations for the existing storm sewer box culvert in Milton Street. It is recommended that the storm connection be made high up on the existing storm sewer box culvert is possible to reduce back water conditions in the private storm system as a result of the public system flowing at or near capacity. Revise connection invert as appropriate. Revise note for storm sewer connection at the existing storm sewer box to be made using a "Kor-N-Seal or approved prefabricated connection per City of Madison Standard Specifications"

Note**Comment Date:** 02/17/2018

The applicant's contractor shall obtain a permit to excavate in the public right-of-way permit prior to commencing any work within the public right-of-way (lateral connections, utility boring, street restoration, etc). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Note**Comment Date:** 02/17/2018

The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

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All damage to street pavement adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm>

PLANNING VERIFICATION**Supplement Accepted** **Comment Date:** 02/13/2018

The resubmitted plans generally conform with Plan Commission approval.

TE VERIFICATION**Supplement Accepted** **Comment Date:** 02/19/2018

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

Supplement Accepted **Comment Date:** 02/19/2018

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 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:** 02/19/2018

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:** 02/19/2018

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 \$100 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:** 02/19/2018

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

WATER UTILITY VERIFICATION**Note** **Comment Date:** 03/11/2018

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A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

ZONING VERIFICATION

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

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. Identify and label all proposed landscaping and existing landscaping to remain adjacent the existing building.

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

Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.

Supplement Accepted**Comment Date:** 05/02/2018

The final site compliance date is December 31, 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.