



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00130

Address: 4802 Sheboygan AVE

Current Revision #: 0

Submitted by: SG Hill Farms LLC

Contact: Mark Theder
(414) 453-0110

Project Type: Land Use

Description: Rezone from SE to PD & Approve GDP for redevelopment of portion of the Hill Farms State Office property for State office bldg, pkg structure & proposed mixed-use development in Urban Design District No. 6 (Concurrent with a Preliminary Plat)

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Aug 29 2018
Engineering Review Main Office	Approved	Timothy Troester	Feb 7 2019
Fire Review	Approved	William Sullivan	Aug 21 2018
Metro Review	Approved	Timothy Sobota	Aug 3 2018
Parks/Forestry Review	Approved	Sarah Lerner	Oct 11 2018
Planning Review	Approved	Timothy Parks	Feb 8 2019
Traffic Engineering Review	Approved	Timothy Stella	Dec 5 2018
Urban Design Commission Review	Approved	Janine Glaeser	Sep 10 2018
Zoning Review	Approved	Jenny Kirchgatter	Jan 2 2019

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Continue to work with Lori Zenchenko on the submission and approval of street names for street C and street D. Email proposed names to LZenchenko@cityofmadison.com
The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Note **Comment Date:** 08/29/2018

Applicant shall provide the separate documents for review including private reciprocal easements, restrictive covenants and agreements addressing, but not limited to, pedestrian/vehicular access, parking, private utilities, common areas (including the Central Green), storm drainage and storm water management (including silva cells) that are necessary to accomplish the development as proposed. The document(s) shall then be executed and recorded and copies provided prior to the approval of the SIP for Phase 1.

Note **Comment Date:** 08/29/2018

There are Public Sanitary Sewer and Watermain facilities that exist and many to be constructed as part of the development. Public Easements shall be granted generally within the Outlots designated for private roads. Applicant will be required to coordinate the documents to be drafted and recorded by the City of Madison Office of Real Estate Services with Jeff Quamme.

Required Easements shall be recorded prior to or simultaneously with SIP approval.

Note **Comment Date:** 08/29/2018

The internal road system is planned to be private. The applicant shall provide public easements for public pedestrian, bicycle and vehicular access and use. A separate document will be required to be drafted, reviewed by City staff and recorded after the subdivision plat setting forth specific restrictions, rights and responsibilities of the parties subject to or benefitting from the easement.

The required Easements shall be recorded prior to or simultaneously with SIP approval.

ENGINEERING VERIFICATION**Supplement Accepted** **Comment Date:** 08/16/2018

The Future Phase Developer Agreement must be completed prior to final plan approval.

Supplement Accepted **Comment Date:** 08/16/2018

Submit the Stormwater Management Plan for review to Megan Eberhardt (meberhardt@cityofmadison.com). Additional comments may be pending review of the stormwater plan. The stormwater plan will be required to be approved for the pending plat as well.

FIRE VERIFICATION**Note** **Comment Date:** 08/21/2018

MFD is not opposed to the general development plan. MFD supports the general layout of the proposed fire lanes but may require modifications based on the actual building designs and street scape details.

PARKS FORESTRY VERIFICATION

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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(2) will be required for all new residential development associated with this project. This development is within the West District Park -Infrastructure Impact Fee district. Please reference ID# 18101 when contacting Parks about this project.

Note**Comment Date:** 08/21/2018

Pursuant to MGO 20.08 (2)(c)2.d. the park impact fee may be reduced for multi-family dwelling units that are limited to occupancy by persons fifty-five (55) years of age or older by appropriated recorded restriction for a period of not less than thirty (30) years.

Note**Comment Date:** 08/21/2018

An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.

2. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction -<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

3. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - 2018 Edition

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Contractor shall contact City Forestry Brad Hofmann bhoffman@cityofmadison.com or 266-4816 at least one week prior to planting to schedule inspecting nursery stock and review planting specifications with the landscaper.

PLANNING VERIFICATION

Note **Comment Date:** 09/17/2018

The final general development plan is consistent with the GDP approved by the Plan Commission and Common Council.

Supplement Accepted **Comment Date:** 11/08/2018

Remove references about the final plat and CSM from the final letter of intent (page 1).

NOTE: The revised materials provided on 1 Nov 2018

Supplement Accepted **Comment Date:** 11/08/2018

The zoning text Statement of Purpose should strike references to the proposed State-owned lot, which is zoned SE and not subject to this PD zoning district. Table 2 shall also be revised accordingly prior to final approval and recording.

NOTE: The revised materials provided on 1 Nov 2018

Supplement Accepted **Comment Date:** 11/08/2018

in Section B of the zoning text, Permitted Uses, please revise "conditioned" to "conditional" and include the word "uses" after "conditional."

NOTE: The revised materials provided on 1 Nov 2018

TE VERIFICATION

Supplement Accepted **Comment Date:** 08/14/2018

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

Note **Comment Date:** 08/14/2018

(To be required during the SIP submittals)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/stripped 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:** 08/14/2018

(To be required during the SIP submittals)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 Tim Stella, Traffic Engineering Department, 215 Martin Luther King Jr. Blvd; Suite 109, P.O. Box 2986, Madison, Wisconsin 53703-2986.

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(To be required during the SIP submittals) A deposit of \$(TBD) 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 Department, 215 Martin Luther King Jr. Blvd; Suite 109, P.O. Box 2986, Madison, Wisconsin 53703-2986.

Supplement Accepted**Comment Date:** 08/14/2018

(To be required during the SIP submittals) Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation/plan of Traffic Engineering and City Engineering Departments.

Supplement Accepted**Comment Date:** 08/14/2018

(To be required during the SIP submittals) 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.

Note**Comment Date:** 08/14/2018

(To be required during the SIP submittals) 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.

Note**Comment Date:** 08/14/2018

(To be required during the SIP submittals) 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:** 08/14/2018

(To be required during the SIP submittals) Dimensions of the driveways/private streets shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.

Note**Comment Date:** 08/14/2018

(To be required during the SIP submittals) Dimension bike racks. Typical bike stalls are 2' x 6'. 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.

Note**Comment Date:** 08/14/2018

(To be required during the SIP submittals) 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, (266-4766) 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:** 08/14/2018

The applicant shall finalize a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer. MGO (28.183(6)(a)(6))

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Comment Date: 08/14/2018

(To be required in the CSM)Applicant shall provide a copy of all cross access agreements. Email to tstella@cityofmadison.com

URBAN DESIGN VERIFICATION

Note

Comment Date: 09/10/2018

Proposed application is in keeping with the 7/11/2018 UDC approved design intent.

ZONING VERIFICATION

Supplement Accepted

Comment Date: 01/02/2019

Submit a final PDF of the plans and documents and 2 hard copies (8 1/2 x 14 size) for the final recording plan sets.