



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00005

Address: 2507 Winnebago ST

Current Revision #: 0

Submitted by: Gorman & Co

Contact: Ben Marshall
(608) 835-3900
bmarshall@gormanusa.com

Project Type: Land Use

Description: Construct two apartment buildings containing 60 total dwelling units.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Aug 29 2018
Engineering Review Main Office	Approved	Brenda Stanley	Aug 29 2018
Fire Review	Approved	William Sullivan	Jul 23 2018
Lighting Review	Approved	Steve Rewey	Jul 12 2018
Parks/Forestry Review	Approved	Kathleen Kane	Aug 21 2018
Planning Review	Approved	Timothy Parks	Aug 20 2018
Traffic Engineering Review	Approved	Timothy Stella	Aug 14 2018
Urban Design Commission Review	Approved	Janine Glaeser	Jul 26 2018
Water Utility Review	Approved	Adam Wiederhoeft	Aug 3 2018
Zoning Review	Approved	Jenny Kirchgatter	Aug 30 2018

Submitted by: Gorman & Co
Contact: Ben Marshall
(608) 835-3900
bmarshall@gormanusa.com
Project Type: Land Use
Description: Construct two apartment buildings containing 60 total dwelling units.
Status: Approved
Revision History: [0](#)

ENG MAPPING VERIFICATION

Supplement Accepted**Comment Date:** 07/16/2018

Addressing plan approved 7/17/2018.
PDF received 7/12/2018.

Floor plans were not received prior to project being submitted for permit review. The apartment addresses shown on the verification permit plans are not valid.

Submit a Floor Plan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Supplement Accepted**Comment Date:** 07/16/2018

GAD received 8/17/2018.

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.

ENGINEERING VERIFICATION

Supplement Accepted**Comment Date:** 07/10/2018

Need notary signed maintenance agreement by owner for the bioretention basin. 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:** 07/10/2018

Submitted by: Gorman & Co
Contact: Ben Marshall
(608) 835-3900
bmarshall@gormanusa.com
Project Type: Land Use
Description: Construct two apartment buildings containing 60 total dwelling units.
Status: Approved
Revision History: [0](#)

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:** 07/10/2018

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.

Supplement Accepted**Comment Date:** 07/10/2018

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:** 07/10/2018

A Storm Water Management Report is required for this development. Report needs to show compliance with required TSS (TMDL) 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:** 07/10/2018

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:** 07/10/2018

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.

Supplement Accepted**Comment Date:** 07/10/2018

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:** 07/10/2018

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.

Note**Comment Date:** 07/10/2018

This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.

Submitted by: Gorman & Co
Contact: Ben Marshall
(608) 835-3900
bmarshall@gormanusa.com
Project Type: Land Use
Description: Construct two apartment buildings containing 60 total dwelling units.
Status: Approved
Revision History: [0](#)

Note **Comment Date:** 07/10/2018

Applicant shall verify the size & location of the existing inlet shown in the southwest corner of the lot adjacent to the existing pathway. Also, the applicant shall TV the existing pipe from this inlet to the catch basin on the other side of the RR tracks at the end of Ohio Ave. All pipe inverts, pipe location and structure locations shall be shown on the plans. The TV report shall be submitted to City Engineering, attention Jeff Benedict.

Supplement Accepted **Comment Date:** 07/27/2018

The applicant shall enter into a City / Developer agreement for the improvements required for this development. 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 meet with the City Engineer 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) with questions.

Supplement Accepted **Comment Date:** 07/31/2018

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.

Supplement Accepted **Comment Date:** 07/31/2018

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).

FIRE VERIFICATION

Note **Comment Date:** 07/23/2018

Ensure addresses, including apartment numbers correspond with the assigned addressing from City Engineering.

PLANNING VERIFICATION

Supplement Accepted **Comment Date:** 08/20/2018

Submitted by: Gorman & Co
Contact: Ben Marshall
 (608) 835-3900
 bmarshall@gormanusa.com
Project Type: Land Use
Description: Construct two apartment buildings containing 60 total dwelling units.
Status: Approved
Revision History: [0](#)

Per the Plan Commission condition, connections to the Union Corners Path shall be more direct, and be widened to eight (8) feet. All sheets showing the path shall be corrected accordingly.

NOTE: The final plans have been updated accordingly.

Note **Comment Date:** 08/07/2018

Any proposed HVAC or utility penetrations on the buildings shall not face Winnebago Street. Any such penetrations elsewhere on the exterior of the buildings shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. All details regarding HVAC and utility penetrations shall be provided to the Director of the Planning Division or Plan Commission for approval prior to issuance of permits for the project.

Note **Comment Date:** 08/07/2018

The final plans appear to be consistent with the plans approved by the Plan Commission and Common Council.

Supplement Accepted **Comment Date:** 08/20/2018

Please revise the site information block on Sheet C100 to note that the project contains 60 dwelling units.

Supplement Accepted **Comment Date:** 08/15/2018

The applicant may submit a zoning text specific to this project for review and approval by the Planning Division and Zoning Administrator prior to recording or note that this project is subject to the zoning text conditionally approved with the final Union Corners General Development Plan.

NOTE: A zoning text was approved for this SIP 15 Aug 2018

TE VERIFICATION

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

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

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

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:** 07/12/2018

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:** 07/12/2018

A deposit of \$4000 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.

Submitted by: Gorman & Co
Contact: Ben Marshall
(608) 835-3900
bmarshall@gormanusa.com
Project Type: Land Use
Description: Construct two apartment buildings containing 60 total dwelling units.
Status: Approved
Revision History: [0](#)

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

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 \$200 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:** 07/12/2018

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:** 07/12/2018

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.

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

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. The current radii shall be changed to flares per City of Madison standards.

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

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.

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

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

URBAN DESIGN VERIFICATION**Note****Comment Date:** 07/26/2018

The proposed project plans are in keeping with the design intent approved by the UDC on May 23, 2018

WATER UTILITY VERIFICATION**Note****Comment Date:** 08/03/2018**FOR NEW CONNECTIONS TO WATER MAIN OR FIRE HYDRANT INSTALLATIONS:**

A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. 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. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Submitted by: Gorman & Co
Contact: Ben Marshall
(608) 835-3900
bmarshall@gormanusa.com
Project Type: Land Use
Description: Construct two apartment buildings containing 60 total dwelling units.
Status: Approved
Revision History: [0](#)

Note **Comment Date:** 08/03/2018

FOR CONNECTIONS TO EXISTING SERVICE STUBS:

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:** 08/20/2018

Work with Planning and Zoning staff to finalize the Zoning Text.

Supplement Accepted **Comment Date:** 08/30/2018

Show the dimensions of the access aisles for the bicycle parking stalls. Label the wall mounted bike racks located in Building 6. Provide a detail of the wall mounted bike racks. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures.

Supplement Accepted **Comment Date:** 08/20/2018

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.

Supplement Accepted **Comment Date:** 08/30/2018

Provide a cross section showing the relative height of the rooftop mechanical equipment compared to the parapet height and that the rooftop equipment will be adequately screened. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).

Supplement Accepted **Comment Date:** 08/13/2018

The final site compliance date is November 30, 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.

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

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.