



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00011

Address: 7102 US Highway 12 & 18

Current Revision #: 0

Submitted by: Dane County - Solid Waste Division

Contact: John Welch
(608) 516-4154

Project Type: Land Use

Description: Alteration to an approved PD District to construct biogas treatment & pumping facility at Rodefild landfill.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	May 9 2018
Engineering Review Main Office	Approved	Brenda Stanley	May 23 2018
Fire Review	Approved	William Sullivan	May 16 2018
Parks/Forestry Review	Approved	Kathleen Kane	Apr 30 2018
Planning Review	Approved	Timothy Parks	Jun 12 2018
Traffic Engineering Review	Approved	Timothy Stella	May 22 2018
Urban Design Commission Review	Approved	Janine Glaeser	May 23 2018
Water Utility Review	Approved	Adam Wiederhoeft	May 7 2018
Zoning Review	Approved	Jenny Kirchgatter	May 30 2018

Submitted by: Dane County - Solid Waste Division**Contact:** John Welch
(608) 516-4154**Project Type:** Land Use**Description:** Alteration to an approved PD District to construct biogas treatment & pumping facility at Rodefild landfill.**Status:** Approved**Revision History:** [0](#)**ENG MAPPING VERIFICATION****Note****Comment Date:** 04/27/2018

The current lease agreement has been determined to be satisfactory by City Staff for the proposed uses within City of Madison Property. No further action is necessary.

Supplement Accepted**Comment Date:** 04/30/2018

CAD received 5/8/2018.

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:** 06/11/2018

Site plan has changed by the addition of a compression building. That compression building shall use the address of building # 12 and the Boiler building shall use building number # 13.

ENGINEERING VERIFICATION**Note****Comment Date:** 05/10/2018

All Erosion Control & Storm Water Management comments, including all permitting requirements, fall under the jurisdiction of Dane County Land & Water Resources Department per the Rodefild Landfill Expansion and Solid Waste Agreement.

Supplement Accepted**Comment Date:** 05/10/2018

The proposed discharge processed leachate needs to meet both the City of Madison and MMSDs discharge criteria (Chapter 35 of the City of Madison General Ordinances). Applicant will need to submit the list of the expected chemical constituents and pH levels to Ralph Erickson from MMSD, ralphe@madsewer.org and provide evidence of MMSD approval of proposed discharge prior to plan signoff.

Supplement Accepted**Comment Date:** 05/10/2018

Submitted by: Dane County - Solid Waste Division**Contact:** John Welch
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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:** 05/10/2018

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:** 05/10/2018

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).

PLANNING VERIFICATION**Note****Comment Date:** 06/12/2018

The final plans appear to be consistent with the plans approved by the Plan Commission and condition of approval.

TE VERIFICATION**Supplement Accepted****Comment Date:** 05/07/2018

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

Supplement Accepted**Comment Date:** 05/07/2018

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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:** 05/07/2018

A deposit of \$0 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:** 05/07/2018

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:** 05/07/2018

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 \$0 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.

WATER UTILITY VERIFICATION**Note****Comment Date:** 05/07/2018

All private wells located in the City of Madison require a Well Operation Permit issued by Madison Water Utility in accordance with MGO 13.21. The proposed well and pump installation must be done in accordance with Chapter NR 812 of the Wisconsin Administrative Code and will be required to demonstrate that bacteriologically safe is produced. Permits are valid for 5 years and are renewable. Permit applications must include the \$355 fee which covers the cost of a state mandated inspection and required water quality tests. The property owner is required to submit annual test results for total coliform and nitrate by October 1st of each year the permit is valid. Well permits are non-transferable; new owners must obtain a permit in their name. Additional information may be found in MGO 13.21 (http://www.cityofmadison.com/sites/default/files/city-of-madison/water/documents/MGO%2013_21%202014.pdf) and on the Water Utility's private well information page (<http://www.cityofmadison.com/water/water-quality/private-wells/>).

Note**Comment Date:** 05/07/2018

Note that recently land owners with potential development parcels located east of this site have expressed interest in the possibility of extending water main and sanitary sewer to accommodate future development east of CTH AB. Subsequently, there MAY POSSIBLY be water and sewer service extended past this site in the next few years. At this point all conversations have been conceptual and no plans have been formalized, nor has there been any capital funds budgeted for this possibility.

ZONING VERIFICATION

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The final site compliance date is March 31, 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.