



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00053

Address: 119 N Butler ST

Current Revision #: 0

Submitted by: McFadden & Co

Contact: James McFadden
(608) 251-1350

Project Type: Land Use

Description: Demolish 2-family residence and 4-unit apartment building to construct 4-story 31-unit apartment building.

Status: Closed

Revision History: [0](#)

| Review | Status | Reviewer | Reviewed |
|--------------------------------|------------------|-----------------------------------|-------------|
| Engineering Mapping | Add'l Info Req'd | Jeffrey Quamme | Feb 18 2022 |
| Engineering Review Main Office | Add'l Info Req'd | Brenda Stanley | Feb 18 2022 |
| Fire Review | Reject-Redraft | William Sullivan | Jul 13 2021 |
| Lighting Review | Approved | Steve Rewey | Jan 3 2019 |
| Parks/Forestry Review | Pending | - | Pending |
| Planning Review | Pending | - | Pending |
| Recycling Coordinator | Pending | Bryan Johnson | Pending |
| Traffic Engineering Review | Add'l Info Req'd | Timothy Stella | Feb 18 2022 |
| Zoning Review | Add'l Info Req'd | Jenny Kirchgatter | Feb 18 2022 |

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(608) 251-1350**Project Type:** Land Use**Description:** Demolish 2-family residence and 4-unit apartment building to construct 4-story 31-unit apartment building.**Status:** Closed**Revision History:** [0](#)**ENG MAPPING VERIFICATION****Supplement Required****Comment Date:** 12/17/2018

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.

Supplement Required**Comment Date:** 12/18/2018

The proposed new building will cross an underlying platted lot line. Current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.

Note**Comment Date:** 12/18/2018

The site proposes retaining wall and driveway improvements immediately adjacent to the side property lines. Applicant/owner/contractor is responsible to obtain permission from the adjacent property owners for any disturbance of adjacent property for construction.

ENGINEERING VERIFICATION**Supplement Required****Comment Date:** 01/04/2019

Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

Supplement Required**Comment Date:** 01/04/2019

Submitted by: McFadden & Co**Contact:** James McFadden
(608) 251-1350**Project Type:** Land Use**Description:** Demolish 2-family residence and 4-unit apartment building to construct 4-story 31-unit apartment building.**Status:** Closed**Revision History:** [0](#)

The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, 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) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat 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: bstanley@cityofmadison.com (East). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

Supplement Required**Comment Date:** 01/04/2019

The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East). 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) 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
- j) Stormwater Management Facilities
- k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Supplement Required**Comment Date:** 01/04/2019

Prior to beginning construction, the Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. (MGO 10.05(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

Supplement Accepted**Comment Date:** 01/04/2019

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(608) 251-1350**Project Type:** Land Use**Description:** Demolish 2-family residence and 4-unit apartment building to construct 4-story 31-unit apartment building.**Status:** Closed**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 Daniel Olivares (daolivares@cityofmadison.com), City Engineering, for approval.

Note**Comment Date:** 01/09/2019

The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

Supplement Accepted**Comment Date:** 01/09/2019

This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office, to Daniel Olivares (daolivares@cityofmadison.com) at City Engineering.

Supplement Accepted**Comment Date:** 01/09/2019

This site will require a Storm Water Management Permit. Please submit the Storm Water Management Permit Application (and associated fee) to Daniel Olivares (daolivares@cityofmadison.com), City Engineering, for approval.

Supplement Required**Comment Date:** 01/09/2019

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 Daniel Olivares.

FIRE VERIFICATION**Supplement Required****Comment Date:** 12/17/2018

Remove or relocate the overhead lines located between the proposed building and the aerial access fire lane. Alternative solutions could include fire sprinklers per NFPA 13 and/or a higher class of building construction.

Supplement Required**Comment Date:** 12/17/2018

Verify that the aerial access lane is outside the parking lane.

PLANNING VERIFICATION**Supplement Required****Comment Date:** 12/27/2018

Prior to final sign-off and issuance of demolition or building permits for the apartment building, proof of financing and executed contracts with construction firms for the entire scope of the project shall be provided for review and approval by the Director of Planning and Community and Economic Development, which shall indicate that the project, once started, can be completed consistent with the approved plans.

Supplement Required**Comment Date:** 12/27/2018

A Certified Survey Map (CSM) shall be approved and recorded prior to final sign off.

Note**Comment Date:** 12/27/2018

No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be approved at a later time.

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The final width of the driveway shall be approved by Traffic Engineering prior to final sign off.

TE VERIFICATION**Supplement Required****Comment Date:** 12/14/2018

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

Note**Comment Date:** 12/14/2018

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 Required**Comment Date:** 12/14/2018

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 Department, 215 Martin Luther King Jr. Blvd; Suite 109, P.O. Box 2986, Madison, Wisconsin 53703-2986.

Supplement Required**Comment Date:** 12/14/2018

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 \$300 is 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 Required**Comment Date:** 12/14/2018

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 Required**Comment Date:** 12/14/2018

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.

Note**Comment Date:** 12/14/2018

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 Required**Comment Date:** 12/14/2018

Driveway entrances shall be at least 5' from adjacent property line.

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Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.

Supplement Required**Comment Date:** 12/14/2018

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

Supplement Required**Comment Date:** 12/14/2018

Applicant shall provide a trash removal plan. Email to tstella@cityofmadison.com.

Supplement Required**Comment Date:** 12/14/2018

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.

ZONING VERIFICATION**Supplement Required****Comment Date:** 01/30/2019

The developer shall enter into an agreement with the City of Madison, agreeing to complete the proposed project according to all zoning approvals and in compliance with all other city ordinances, including the zoning code and building code, and shall provide an irrevocable letter of credit in favor of the City of Madison in the amount of 5% of the project cost with terms allowing the city to call the letter if the developer fails to complete the proposed project as described in the Agreement with the City. Calling of the letter of credit acts as liquidated damages for the failure complete the proposed project. The developer will remain fully liable for any violations resulting from his failure to comply with the law, and for any corrections.

Supplement Required**Comment Date:** 01/30/2019

The Developer shall resolve all outstanding violations as found by the Municipal Court for the properties located at 5 S. Blair St. (605 E. Washington), 15 S. Blair St. and 19 S. Blair St. and shall implement the changes shown on the approved site plan to the satisfaction of the Building Inspection Division Director prior to the issuance of any building permits for the proposed project.

Supplement Required**Comment Date:** 01/30/2019

The developer shall provide proof of a construction management contract with a contractor who will be responsible for managing the construction of the project.

Supplement Required**Comment Date:** 01/30/2019

Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).

Supplement Required**Comment Date:** 01/30/2019

Submit a complete site plan with lot dimensions, setback distances as measured from the property lines to the building, building dimensions, and dimensions of the driveway and sidewalks.

Supplement Required**Comment Date:** 01/30/2019

Submit a dwelling unit summary with the number and type of dwelling unit (number of bedrooms) per floor.

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Show the width of the access aisles for the underground bike parking stalls. The access area is a minimum of 5 feet in width.

Supplement Required**Comment Date:** 01/30/2019

Submit a detail of the trash enclosure. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.

Supplement Required**Comment Date:** 01/30/2019

Identify and label the building materials and colors on the building elevations.

Supplement Required**Comment Date:** 01/30/2019

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.