



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00086

Address: 33 W Johnson ST

Current Revision #: 0

Submitted by: Drury Southwest Inc

Contact: Larry Westrich
(573) 335-3134
larry.westrich@drurysouthwest.com

Project Type: Land Use

Description: Remodel MATC into 195-room hotel. Construct addition with 12,000 square feet of leasable commercial space and an additional 115 hotel rooms.

Status: Agency Reviews in Process

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	Jeffrey Quamme	Dec 19 2018
Engineering Review Main Office	Add'l Info Req'd	Timothy Troester	Jan 2 2019
Fire Review	Approved	William Sullivan	Dec 17 2018
Lighting Review	Approved	Steve Rewey	Jan 3 2019
Parks/Forestry Review	Pending	-	N/A
Planning Review	Pending	-	N/A
Traffic Engineering Review	Add'l Info Req'd	Timothy Stella	Dec 19 2018
Urban Design Commission Review	Add'l Info Req'd	Janine Glaeser	Jan 17 2019
Water Utility Review	Approved	Adam Wiederhoeft	Jan 2 2019
Zoning Review	Pending	-	N/A

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ENG MAPPING VERIFICATION

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

Submit a Floor Plan 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 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). The approved Addressing Plan shall be included in this LNDUSE-2018-00086 verification stage.

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 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.

ENGINEERING VERIFICATION

Supplement Required**Comment Date:** 01/02/2019

The required Developer Agreement for this project must be executed and returned to City Engineering will all applicable deposits, surety, and supporting documentation. Prior to final plan verification approval the Developer Agreement materials must be approved by City review agencies and the contract executed by the Mayor.

Supplement Required**Comment Date:** 01/02/2019

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.

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This project will disturb an acre or more of land area and will be subject to WDNR permitting requirements for erosion control and stormwater management. Submit a copy of the approved WDNR Construction Site Storm Water Runoff permit (WDNR NOI permit) to City Engineering. The City of Madison erosion control and stormwater management permits cannot be issued until WDNR has granted their permit approval.

Supplement Required**Comment Date:** 01/02/2019

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 Required**Comment Date:** 01/02/2019

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.

FIRE VERIFICATION**Note****Comment Date:** 12/17/2018

MFD is only approving the site plan at this time. Also note that Wisconsin Ave does not qualify as an aerial access lane due to the existing & proposed trees. Aerial access is provided via Dayton Street.

Note**Comment Date:** 12/17/2018

A fire command center shall be provided in a location approved by MFD. Plan space accordingly.

TE VERIFICATION**Supplement Required****Comment Date:** 12/19/2018

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

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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/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:** 12/19/2018

(Developers Agreement) A deposit of \$2000 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:** 12/19/2018

(Developers Agreement) A deposit of \$57000 payable to City Treasurer will be required for the electrical/conduit 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 Required **Comment Date:** 12/19/2018

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:** 12/19/2018

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:** 12/19/2018

All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' clear, for one-size-fits-all this means 8.75' by 17' clear.

Supplement Required **Comment Date:** 12/19/2018

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

Supplement Required **Comment Date:** 12/19/2018

All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Supplement Required **Comment Date:** 12/19/2018

The applicant shall provide clearly defined 5' walkways clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, bikes, signage and doors that swing outward into walkway.

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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.

Note**Comment Date:** 12/19/2018

Parking Utility does not support the removal of on-street metered stalls. As per City policy, the applicant shall be financially responsible for any stalls lost as a result of their development.

URBAN DESIGN VERIFICATION**Supplement Required****Comment Date:** 01/17/2019

Sheet A200 & A201 Elevation Drawings: Provide current building elevation views as approved at the 10/3/18 UDC meeting.

Supplement Required**Comment Date:** 01/17/2019

Provide final exterior building material selection information, including exterior masonry size/style, windows, and trim.