



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00092

Address: 216 S Pinckney ST

Current Revision #: 0

Submitted by: City of Madison

Contact: Natalie Erdman
(608) 267-8730

Project Type: Land Use

Description: Alteration to Planned Development Zoning - Adjacent to a Designated Madison Landmark (the U. S. Post Office and Courthouse (aka the Madison Municipal Building)). Construct City parking garage & the podium 11,500 sq. ft. of ground floor commercial space in first phase & 148 upper floor apts in separate 2nd phase

Status: Closed

Revision History: [0](#)

| Review | Status | Reviewer | Reviewed |
|--------------------------------|----------|-----------------------------------|-------------|
| Engineering Mapping | Approved | Lori Zenchenko | Jan 4 2019 |
| Engineering Review Main Office | Approved | Brenda Stanley | Jan 4 2019 |
| Fire Review | Approved | William Sullivan | Dec 10 2018 |
| Parks/Forestry Review | Approved | Kathleen Kane | Dec 19 2018 |
| Planning Review | Approved | Heather Stouder | Dec 27 2018 |
| Traffic Engineering Review | Approved | Eric Poffenberger | Dec 21 2018 |
| Urban Design Commission Review | Approved | Janine Glaeser | Dec 12 2018 |
| Water Utility Review | Approved | Adam Wiederhoeft | Dec 19 2018 |
| Zoning Review | Approved | Jenny Kirchgatter | Dec 27 2018 |

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CAD received 1/4/2019.

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:** 12/10/2018

Tentative addresses are Retail 202 S Pinckney St, Apts 216 S Pinckney St, Retail 230 S Pinckney St & 244 S Pinckney St, Public parking 20 E Wilson St. 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:** 12/10/2018

Upon the completion of the roof of the structure lying below Pinckney Street right of way, applicant shall have the contractor survey the horizontal and vertical locations of the top of the structure under Pinckney Street as required by Document No. 5354481 and provide an as built plan referenced to Dane County Coordinates and NAVD 88(91) to Engineering Mapping.

ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 12/11/2018

Applicant needs to submit a utility plan sheet(plan view only) with plan submittal. City utility improvements(sewer, storm sewer, and water should reference City Project # 11471, Contract #7952.

Supplement Accepted**Comment Date:** 12/11/2018

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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) or troester@cityofmadison.com (West). 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 Accepted**Comment Date:** 12/11/2018

Applicant shall provide structural engineering plans and calculations stamped by professional engineer to show design is adequate to carry greater of loading conditions of 250 psf & AASHTO H-20 loading. In addition design shall be adequate to carry loads from street lighting, street furniture and street trees.

Supplement Required**Comment Date:** 12/11/2018

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).

Note**Comment Date:** 12/11/2018

Remove Public Works project sheet R100 from final plan set.

FIRE VERIFICATION**Note****Comment Date:** 12/10/2018

The primary point of first response may need to be on Wilson Street if access to the future fire command center, stairs, and elevator are not provided in phase 1.

PLANNING VERIFICATION**Supplement Accepted****Comment Date:** 12/12/2018

Provide revised planting schedule that corresponds to Sheet L-201. If sheet 1-12-C is updated to reflect both GDP and SIP, the note following note should be removed/modified: "REPRESENTATIVE PLANE PALETTE ONLY. FINAL SPECIES AND QUANTITIES TO BE DETERMINED"

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

Revise drawings A300-303 to label Cap Height Limit (1032'8" / City Datum 187.2')

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Revise Sheet 2-13 to eliminate the depicted parapet overrun that extends beyond the 1032'8" height limit on the left side of the tower element.

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

Confirm that openings near Wilson and Doty streets are open as previously presented. The elevation drawing (Sheet 303) presumably shows interior walls through this opening. Sheet 4-01-A.2 appears to show the detail as previously approved. If an alteration is sought, please contact staff.

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

The areas generally depicted in the GDP for mechanical overrun areas must be consistent with the general areas approved by the Plan Commission on their April 24, 2017 meeting. Please look at Drawings 300-303. Note that the design details including those related to screening walls, elevator penthouses, and rooftop mechanicals will be reviewed as part of future SIP drawings submitted for recording.

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

Plans have been revised and removed an elevator that was shown on the plans reviewed by UDC, PC, and the Common Council. Specifically, this is the elevator Wilson Street, serving levels 3 and 4. Contact Planning and Zoning Staff to discuss steps to approve this alteration/design progression.

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

Provide copy of Zoning Text.

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

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; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

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

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

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

Applicant will modify small car parking stalls that have conflicting backup with adjacent stalls.

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

Applicant will strip out end cap parking stall to create turn around areas in which a cars must turn around to navigate throughout the garage.

URBAN DESIGN VERIFICATION

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Current plan review drawings are in keeping with the final 10/24/18 UDC approved design intent.

WATER UTILITY VERIFICATION**Supplement Required****Comment Date:** 12/05/2018

The Utility/Site Plan(s) shall be revised to show all existing and proposed public water mains, valves, hydrants and service laterals in the project area as well as identify the diameters of the existing water mains and laterals.

Comment Date: 12/05/2018**ZONING VERIFICATION****Supplement Accepted****Comment Date:** 12/18/2018

Update the Bicycle Parking Summary on page 1-02-B for a total of 184 stalls, not 194.

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

If the parking stall count should change during the site plan review, update the Land Use Area Chart number of parking spaces to reflect the updated count.

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

Show the typical bicycle stall and access aisle dimensions for the bicycle parking areas on Level 4 Podium Parking page 2-09.

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

Submit the Zoning text for review.

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

The bicycle parking requirements will be reviewed prior to obtaining Zoning approval for the future commercial tenant uses.

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

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 plan by June 1, 2020, as established by the Zoning Administrator.

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

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.

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

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For the GDP, update the elevations to show the height of the building per City Datum. Per Section 28.134(3) Capitol View Preservation, no portion of any building or structure located within one (1) mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of said Capitol Building or one hundred eighty-seven and two-tenths (187.2) feet, City datum. Provided, however, this prohibition shall not apply to any church spires, flagpoles, communication towers, elevator penthouses, screened air conditioning equipment on existing buildings and chimneys exceeding such elevation, when approved as conditional uses. For the purpose of this subsection, City datum zero (0.00) feet shall be established as eight hundred forty-five and six-tenths (845.6) feet above sea level as established by the United States Coast and Geodetic Survey.