



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2018-00094**

**Address:** 8102 Wellness WAY

**Current Revision #: 0**

**Submitted by:** UnityPoint Health-Meriter

**Contact:** Mike Brasser  
(608) 417-6229

**Project Type:** Land Use

**Description:** Construct 20,000 sq. ft. addition to Child and Adolescent Psychiatric Hospital in CI zoning. Will include 30-bed inpatient facility & site improvements like parking, loading dock and landscaping.

**Status:** Closed

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Jeffrey Quamme</a>	Mar 13 2019
Engineering Review Main Office	Approved	<a href="#">Megan Eberhardt</a>	Feb 21 2019
Fire Review	Approved	<a href="#">William Sullivan</a>	Nov 26 2018
Lighting Review	Approved	<a href="#">Steve Rewey</a>	Nov 26 2018
Metro Review	Approved	<a href="#">Timothy Sobota</a>	Nov 26 2018
Planning Review	Approved	<a href="#">Sydney Prusak</a>	Feb 20 2019
Traffic Engineering Review	Approved	<a href="#">Timothy Stella</a>	Feb 5 2019
Urban Design Commission Review	Approved	<a href="#">Janine Glaeser</a>	Nov 26 2018
Water Utility Review	Approved	<a href="#">Adam Wiederhoeft</a>	Nov 26 2018
Zoning Review	Approved	<a href="#">Jacob Moskowitz</a>	Feb 14 2019

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With the future closing of the access to Raymond Rd, the address of the building upon building addition completion will change from 8001 Raymond Rd to 8102 Wellness Way.

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. Contact Lori Zenchenko with any questions.

**Supplement Accepted****Comment Date:** 11/09/2018

CAD received 1/11/2019.

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:** 11/12/2018

The 20' Wide Water Main Easement per Doc No.'s 3882924 & 4292845 is be amended to encompass public facilities as determined by the Madison Water Utility. Real Estate Project No. 11756 has been created to accomplish the amendment. A separate resolution will be run for authorization.

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

Executed Document received 2019-3-13

Real Estate Project No 11744 has been set up to amend the Public Road Easement per Doc No 4366425. The amendment shall provide for realignment as approved by the City of Madison, permitting utilities within the easement and to provide 25' radii at the corners at the intersection of Wellness Way and Meriter Way. This amendment shall be executed by the owner prior to final sign off.

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

Real Estate Project No 11757 has been set up for the existing private 8" sanitary sewer without an easement that crosses the City of Madison property to the north of this lot. A separate resolution will be run for authorization.

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## ENGINEERING VERIFICATION

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**Supplement Accepted****Comment Date:** 11/19/2018

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](mailto:meberhardt@cityofmadison.com). Application and plan materials submitted with the plan verification review submittal have been forwarded to Megan. Upon review additional comments may be added specific to the erosion control plan review.

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**Supplement Accepted****Comment Date:** 11/19/2018

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.

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**Supplement Accepted****Comment Date:** 11/19/2018

This project is subject to City of Madison stormwater management permitting requirements. Submit completed permit application, permit fee, stormwater management plan stamped by a Wisconsin P.E., modeling calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Stormwater Management Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding stormwater management requirements or stormwater permitting requirements can be sent to Megan at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com). Application and plan materials submitted with the plan verification review submittal have been forwarded to Megan. Upon review additional comments may be added specific to the stormwater management plan requirements.

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**Supplement Accepted****Comment Date:** 11/19/2018

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Megan Eberhardt at [Meberhardt@cityofmadison.com](mailto:Meberhardt@cityofmadison.com). The final document and fee should be submitted to City Engineering, attention: Megan Eberhardt.

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**Supplement Accepted****Comment Date:** 11/19/2018

Submit electronic data files for the stormwater management modeling and calculations. Files can be emailed to Megan Eberhardt at [Meberhardt@cityofmadison.com](mailto:Meberhardt@cityofmadison.com) or submitted on CD to City Engineering. PDF of report was forwarded to Megan, data file should be submitted as well.

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**Supplement Accepted****Comment Date:** 11/19/2018

Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) or submitted on CD to City Engineering.

**Submitted by:** UnityPoint Health-Meriter**Contact:** Mike Brasser  
(608) 417-6229**Project Type:** Land Use**Description:** Construct 20,000 sq. ft. addition to Child and Adolescent Psychiatric Hospital in CI zoning. Will include 30-bed inpatient facility & site improvements like parking, loading dock and landscaping.**Status:** Closed**Revision History:** [0](#)**Supplement Accepted****Comment Date:** 11/19/2018

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](mailto: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:** 11/26/2018

The inside turn radius of all fire lanes shall be 28-ft minimum while maintaining the required fire lane width.

**PLANNING VERIFICATION****Supplement Accepted****Comment Date:** 11/02/2018

The applicant shall provide a southerly access point into the hospital from the Meriter Way or Wellness Way public right-of-way. The proposed driveway shall be approved by Planning, Engineering, and Traffic Engineering Divisions. This may require the project to be readdressed with a Wellness Way or Meriter Way Address. The applicant shall work with Engineering Mapping and the Fire Department on this request.

**Supplement Accepted****Comment Date:** 11/02/2018

51. The applicant shall adjust the 66 foot wide easement dedicated by CSM No 12283, for a future Stratton Way Street connection so it meets the necessary conditions from the Engineering and Traffic Engineering Divisions. The adjusted easement shall be approved by the Planning, Engineering, and Traffic Engineering Divisions prior to final sign-off and issuance of permits.

**Note****Comment Date:** 11/02/2018

That the applicant provide temporary construction easements to the City at no cost when the roadway is built.

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Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - [tstella@cityofmadison.com](mailto:tstella@cityofmadison.com)

**Note****Comment Date:** 11/07/2018

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; 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:** 11/07/2018

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 \$100 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 Accepted****Comment Date:** 11/07/2018

Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.

**Note****Comment Date:** 11/07/2018

The applicant shall construct an entrance connecting the proposed addition to the newly constructed Meriter Way and Wellness Way public right-of-way. The final location will be the determination of Traffic Engineering. This may result in the need for additional right-of-way construction as determined by City Engineering.

**Note****Comment Date:** 11/07/2018

The applicant shall work with Traffic Engineering and City Engineering to determine if there is an agreeable realignment for the existing public easement for the continuation of the Wellness Way public right-of-way. This will be determined agreeable if the new alignment meets constructability and safety considerations. If an agreement cannot be reached, the easement will remain in its current configuration and no new or newly altered encumbrances shall be approved.

**URBAN DESIGN VERIFICATION****Note****Comment Date:** 11/19/2018

Proposed project is in keeping with the original UDC approved design intent.

**WATER UTILITY VERIFICATION****Note****Comment Date:** 11/17/2018

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See Engineering Mapping comments regarding revision to the Water Main Easements per Doc No.'s 3882924 & 4292845. Real Estate Project No. 11756 has been created to accomplish the amendment under a separate resolution system – contact Adam Wiederhoeft of Madison Water Utility (awiederhoeft@madisonwater.org or 608-266-9121) if there are any questions regarding the proposed reconfiguration of public main and private lateral locations, including the associated easement locations.

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**Note** **Comment Date:** 11/17/2018

Note that Site Utility Plan drawing 216.CU depicts the existing water main extending west from Stratton Way into the facility as 8-IN diameter. The actual existing water main is 12-IN diameter. Revise affected sheets prior to submitting plans in application of building permits.

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**Note** **Comment Date:** 11/17/2018

A Water Meter Application Form and fees must be submitted before reconnecting to the existing water main/lateral. Existing meter size must be verified based on proposed total facility WSFU count and/or anticipated flow-rate requirements. 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

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

Submit a detail of the proposed bike rack.

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

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect.

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

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 plans by 6/1/20, as part of the site and building plan approval.