



# City of Madison Site Plan Verification

**PROJECT: LNDUSE-2020-00127**

**Address:** 1402 S Park ST

**Current Revision #: 0**

**Submitted by:** Rule Enterprises LLC

**Contact:** Brandon Rule  
(414) 810-2139  
brule@ruleenterprisesllc.com

**Project Type:** Land Use

**Description:** Construct six-story mixed-use building with approximately 25,000 square feet of commercial space and 150 apartments in Urban Design Dist. 7.

**Status:** Agency Reviews in Process

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

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	<a href="#">Lori Zenchenko</a>	Mar 26 2021
Engineering Review Main Office	Add'l Info Req'd	<a href="#">Timothy Troester</a>	May 5 2021
Fire Review	Approved	<a href="#">William Sullivan</a>	Mar 29 2021
Forestry Review	Approved	<a href="#">Bradley Hofmann</a>	Jun 25 2021
Lighting Review	Approved	<a href="#">Shannon Davis</a>	Jul 27 2021
Parks Review	Approved	<a href="#">Ann Freiwald</a>	Apr 6 2021
Planning Review	Approved	<a href="#">Timothy Parks</a>	Jul 28 2021
Traffic Engineering Review	Add'l Info Req'd	<a href="#">Timothy Stella</a>	Mar 26 2021
Urban Design Commission Review	Approved	<a href="#">Janine Glaeser</a>	May 27 2021
Water Utility Review	Approved	<a href="#">Jeff Belshaw</a>	Mar 25 2021
Zoning Review	Add'l Info Req'd	<a href="#">Jenny Kirchgatter</a>	Jun 2 2021

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## ENG MAPPING VERIFICATION

### Supplement Required

**Comment Date:** 03/26/2021

Addressing plan created 4/27/2021, applicant revised their plan set accordingly 5/25/2021. Applicant hasn't sent approved addressing plan to Zoning to upload into this project file yet.

The apartment numbers shown on the plans are not valid and not approved for addressing purposes.

The site plan/floors plans were not received as required by the conditions of approval in order to obtain approved apartment address numbers.

Submit a Site Plan / 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 and approval of a complete interior addressing plan.

The approved Addressing Plan shall be submitted to Zoning, by the applicant, in order for the plan to be attached to this verification review project file.

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.

### Supplement Accepted

**Comment Date:** 03/26/2021

CAD received 7/12/2021.

Submit, prior to plan sign-off, a single digital CAD file to the Engineering Program Specialist (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. It shall be in a designated coordinate system (preferably Dane County, US Ft). The single CAD file submittal can be either AutoCAD (dwg), 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.

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(414) 810-2139  
brule@ruleenterprisesllc.com**Project Type:** Land Use**Description:** Construct six-story mixed-use building with approximately 25,000 square feet of commercial space and 150 apartments in Urban Design Dist. 7.**Status:** Agency Reviews in Process**Revision History:** [0](#)**ENGINEERING VERIFICATION****Supplement Accepted****Comment Date:** 05/05/2021

(Development team shared proposed project schedule. No site utility work is anticipated to commence until after the Cedar Street project is completed) This site cannot be served with storm or sanitary sewer until utilities are run up South Street via a public project in 2021. The developer shall acknowledge and plan the timing of their project to coordinate with the public project. Provide timeline on proposed project to City Engineering and coordinate with the Cedar Street Public Works Project.

**Supplement Accepted****Comment Date:** 05/05/2021

(MMSD fees were paid with the CSM for this property) Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

**Supplement Required****Comment Date:** 05/05/2021

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).

**Supplement Required****Comment Date:** 05/05/2021

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:** 05/05/2021

The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation. The developer/owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.

**Supplement Required****Comment Date:** 05/05/2021

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).

**Supplement Required****Comment Date:** 05/05/2021

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(414) 810-2139  
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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. The final document and fee should be submitted to City Engineering, attention: Megan Eberhardt.

**Supplement Required****Comment Date:** 05/05/2021

Submit electronic data files for the stormwater management modeling and calculations. Files can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com or submitted on CD to City Engineering.

**Supplement Required****Comment Date:** 05/05/2021

Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com.

**Supplement Required****Comment Date:** 05/05/2021

(CAD file saved 7.9.19 - comment approval pending confirmation that plan matches with SWM approvals) 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.

**Note****Comment Date:** 05/05/2021

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The applicant's contractor(s) shall obtain a permit to excavate in the right-of-way prior to performing any work within Cedar Street or Park Street or making any required service lateral connections to City owned utilities. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

All work in the public right-of-way shall be performed by a City licensed contractor.

All damage to street pavement adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>

**FIRE VERIFICATION****Note** **Comment Date:** 03/29/2021

Water mains serving more than (1) hydrant shall be a minimum of 8-inches in diameter.

**Note** **Comment Date:** 03/29/2021

This MFD review only addresses the site. Additional comments regarding building fire protection may be warranted as the project develops.

**PARKS VERIFICATION****Note** **Comment Date:** 03/25/2021

Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 20014 when contacting Parks about this project.

**Note** **Comment Date:** 03/25/2021

Pursuant to the authority established under Wis. Stat. § 66.0617(7), and in the interests of promoting the development of low-cost housing in the City, low-cost housing is exempt from the park impact fees beginning January 1, 2017. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.

**Note** **Comment Date:** 03/25/2021

The park impact fee will be exempt for developments that meet the "low-cost housing" requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). The determination whether a proposed development will create low-cost housing, and how much low-cost housing it will create, shall be made by the Community Development Division.

**PLANNING VERIFICATION****Supplement Accepted** **Comment Date:** 07/16/2021

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An alteration to the approved conditional uses for the project is required to reflect the changes to the plans since Plan Commission approval. Those include the addition of the hotel unit on the second floor, the revised resident amenities on the second floor, and the changes to the northern and southern facades of the building (including the exterior of the parking structure).

**Supplement Accepted****Comment Date:** 07/28/2021

The applicant shall submit a commercial delivery plan and residential move-in/move-out plan for approval by the City Traffic Engineer prior to final approval of the project and issuance of building permits for the project. A copy of the approved plan will be kept with this permit record.

Note: Traffic Engineering approved these plans on 7 July and 27 July 2021.

**Note****Comment Date:** 05/03/2021

Utility and HVAC pedestals or penetrations (including HVAC wall packs for units, and gas meters or electric meters for the building or units) are approved as shown on the plans. No other utility or HVAC pedestals or penetrations shall be permitted to face a public street or adjacent residential property without approval of an alteration to this conditional use should they be proposed at a later time.

**Supplement Accepted****Comment Date:** 07/15/2021

The final plans shall be revised to provide a project data table on the first page of the set (in this case G000), which provides a complete accounting of the proposed building area, gross floor area, dwelling units by type, and automobile and parking spaces.

**Supplement Accepted****Comment Date:** 07/15/2021

Submit a section demonstrating compliance with the rear yard height transition to the residentially zoned properties abutting the western property line per Section 28.065(3)(b).

**Note****Comment Date:** 05/03/2021

The final plans are generally consistent with the plans approved by the Plan Commission except as noted herein.

**TE VERIFICATION****Supplement Required****Comment Date:** 03/26/2021

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

**Note****Comment Date:** 03/26/2021

The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall 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 driveways including flares; and percent of slope.

**Supplement Accepted****Comment Date:** 03/26/2021

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A deposit of \$TBD 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 Accepted****Comment Date: 03/26/2021**

A deposit of \$TBD 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 Department, 215 Martin Luther King Jr. Blvd; Suite 109, P.O. Box 2986, Madison, Wisconsin 53703-2986.

**Supplement Accepted****Comment Date: 03/26/2021**

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 \$400 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.

**Note****Comment Date: 03/26/2021**

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. Make a note on the proposed plan that states: No visual obstructions are allowed between the heights of 30 inches and 10 feet.

**Note****Comment Date: 03/26/2021**

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.

**Note****Comment Date: 03/26/2021**

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

**Supplement Required****Comment Date: 03/26/2021**

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 three stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) (ascheib@cityofmadison.com) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed copy of the approval letter to the City of Madison Traffic Engineering office with final plans for sign off.

**Supplement Accepted****Comment Date: 03/26/2021**

The applicant shall demonstrate use of loading zone with turning template.

**Supplement Accepted****Comment Date: 03/26/2021**

Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

**Supplement Accepted****Comment Date: 03/26/2021**

The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer. MGO (28.183(6)(a)(6))

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This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on South Park Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

**Supplement Accepted** **Comment Date:** 03/26/2021

The driveway slope to the parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%.

**Supplement Accepted** **Comment Date:** 03/26/2021

Stop signs shall be installed at a height of seven (7) feet from the bottom of the sign 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.

**Supplement Required** **Comment Date:** 03/26/2021

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 Accepted** **Comment Date:** 03/26/2021

Dimension bike racks. Typical bike stalls are 2' x 6'. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, it is recommended for all bicycle racks to have at least a 2 foot buffer from parking or pedestrian walkways. Show bike rack placement on the plans.

## URBAN DESIGN VERIFICATION

**Supplement Accepted** **Comment Date:** 05/27/2021

Per 1/13/21 UDC approval conditions, the south facing façade with added fenestration is acceptable. See updated elevation view 5/21/21.

**Note** **Comment Date:** 05/27/2021

Updated south façade with revised parking ramp wall design adding fluted textured precast panels is in keeping with the UDC approved design intent.

## ZONING VERIFICATION

**Supplement Required** **Comment Date:** 06/02/2021

A parking reduction will be required. A parking reduction of more than 20 spaces but less than 25% of the required parking may be approved by the Director of Planning, Community and Economic Development. Submit a request for a parking reduction including information to support the request.

**Supplement Accepted** **Comment Date:** 07/17/2021

Reduce the lot coverage to a maximum of 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.



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Include the following information with the bicycle parking summary: number of outside surface stalls, number of ground mount stalls and number of wall mount stalls.

**Supplement Accepted****Comment Date:** 06/28/2021

Increase the length of glazing on the S. Park Street primary street façade to a minimum of 60% of the length. For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.

**Supplement Accepted****Comment Date:** 07/17/2021

Show the loading areas on the plans. Required loading facilities shall comply with MGO Section 28.141(13). Provide two (10' x 50') loading areas with 14' vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space.

**Supplement Accepted****Comment Date:** 06/28/2021

Provide the specifications for the specific bird-safe glass product that will be used.

**Supplement Accepted****Comment Date:** 06/28/2021

Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.

**Supplement Required****Comment Date:** 06/02/2021

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.

**Note****Comment Date:** 06/02/2021

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 and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.