



## City of Madison Site Plan Verification

**PROJECT: LNDMAC-2017-00066**

**Address:** 210 E Olin AVE

**Current Revision #: 0**

**Submitted by:** Plunkett Raysich Architects

**Contact:** Steven Kieckhafer  
608-240-9900 X357  
skieckhafer@prarch.com

**Project Type:** Minor Alteration to Approved Conditional Use

**Description:** Expand restore capacity by renovating an additional 8,823 sq. ft.

**Status:** Approved

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

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Lori Zenchenko</a>	Aug 10 2017
Fire Review	Approved	<a href="#">William Sullivan</a>	Aug 8 2017
Metro Review	Approved	<a href="#">Timothy Sobota</a>	Aug 11 2017
Planning Review	Approved	<a href="#">Heather Stouder</a>	Aug 23 2017
Traffic Engineering Review	Approved	<a href="#">Eric Poffenberger</a>	Sep 5 2017
Zoning Review	Approved	<a href="#">Matthew Tucker</a>	Sep 5 2017
<b>Plan Director Review</b>	Administrative Approval	<a href="#">Heather Stouder</a>	

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**ENGINEERING MAPPING**

**Note** **Comment Date:** 08/03/2017

This remodel is for the 206 E Olin Ave Suite 201 section.

**Supplement Accepted** **Comment Date:** 08/03/2017

PDF received 8/9/2017.  
Submit a PDF of sheet B1 A200 Overall Second Floor Plan to lzenchenko@cityofmadison.com

**FIRE**

**Note** **Comment Date:** 08/08/2017

Extend the existing building fire alarm system into the new Group E Educational occupancies.

**Note** **Comment Date:** 08/08/2017

Coordinate the building addresses with City Engineering in accordance with Madison General Ordinances.

**TRAFFIC ENGINEERING**

**Supplement Accepted** **Comment Date:** 08/02/2017

Provide an electronic copy of the site plan, .pdf preferred, e-mail plan to Eric Poffenberger -  
epoffenberger@cityofmadison.com

**Supplement Accepted** **Comment Date:** 08/02/2017

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:** 08/02/2017

A deposit of \$0.00 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 Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

**Supplement Accepted** **Comment Date:** 08/02/2017

A deposit of \$0.00 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 Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

**Supplement Accepted** **Comment Date:** 08/02/2017

The Driveway Approach form is already filled out in Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$0.00 and Deposit to Insure Conduit of \$0.00 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

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Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.

**Supplement Accepted****Comment Date:** 08/02/2017

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.

**Supplement Accepted****Comment Date:** 08/02/2017

The applicant shall show dimensions for the proposed and existing parking stalls items S = 9 ft, L = 18 ft, E = 24 ft, F = 20 ft, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.

**Supplement Accepted****Comment Date:** 08/02/2017

"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.

**Supplement Required****Comment Date:** 08/02/2017

Applicant shall submit cross access agreement. Email to [epoffenberger@cityofmadison.com](mailto:epoffenberger@cityofmadison.com)

**Supplement Accepted****Comment Date:** 08/02/2017

Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.

**ZONING****Supplement Accepted****Comment Date:** 09/05/2017

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 Accepted****Comment Date:** 09/05/2017

Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. On the site plan, show that the bicycle stalls are located within 100 feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area.

**Supplement Accepted****Comment Date:** 07/31/2017

Provide a detail of the proposed bike rack.

**Note****Comment Date:** 07/31/2017

Off street parking requirements will be reviewed under a separate site plan review at the time of future tenant change of zoning occupancies.

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Per Section 28.186(4)(b)., all site improvements shall be installed no later than 6/1/2018.