



City of Madison Site Plan Verification

PROJECT: LNDMAC-2017-00110

Address: 1102 Regent ST

Current Revision #: 1

Submitted by: Bishop Engineering

Contact: Joel Jackson
(515) 76-0467
jjackson@bishopengr.com

Project Type: Minor Alteration to Approved Conditional Use

Description: Interior and exterior remodel of the existing McDonald's including replacement of the parking lot and sidewalks and a new exterior façade.

Status: Plan Review in Process

Revision History: [0](#) [1](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	Jeffrey Quamme	Nov 30 2018
Engineering Review Main Office	Approved	Timothy Troester	Dec 4 2018
Fire Review	Approved	William Sullivan	Nov 30 2018
Planning Review	Approved	Heather Stouder	Nov 27 2018
Traffic Engineering Review	Approved	Timothy Stella	Nov 26 2018
Water Utility Review	Approved	Adam Wiederhoeft	Nov 20 2018
Zoning Review	Add'l Info Req'd	Christina Thiele	Dec 19 2018
Plan Director Review			

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ENGINEERING MAPPING

Supplement Required**Comment Date:** 12/11/2017

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.

WATER UTILITY

Note**Comment Date:** 11/20/2018

A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. 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

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

Signage approvals are a separate process. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Sign Permit applications can be found here: <http://www.cityofmadison.com/dpced/bi/documents/SignPermitAppl.pdf>. Remember when submitting for sign permits to include the location of the intersection of the roof line and the parapet.

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

Provide \$100 check made out to City of Madison for reject/redraft review fee.

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

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 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.

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Provide updated Alder Recommendation for scope of work.

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

Proposed landscape plan has deviated from previously approved landscape plan. Submit the proposed landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

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

Site plan from 2005 shows pervious surface now missing on current site plan (about 75 sq. ft.). This site must maintain the pervious surface ratio from last approved site plan. Please contact Chrissy Thiele for more information.