



City of Madison Site Plan Verification

PROJECT: LNDMAC-2018-00005

Address: 2534 Fish Hatchery RD

Current Revision #: 0

Submitted by: Kwik Trip

Contact: Chris McGuire
(608) 793-6205

Project Type: Minor Alteration to Approved Conditional Use

Description: Take out door on South East elevation

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	Jeffrey Quamme	Mar 4 2022
Engineering Review Main Office	Approved	Timothy Troester	Apr 4 2018
Planning Review	Approved	Heather Stouder	Feb 7 2018
Traffic Engineering Review	Approved	Timothy Stella	Feb 15 2018
Zoning Review	Add'l Info Req'd	Christina Thiele	Mar 4 2022
Plan Director Review			

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ENGINEERING MAPPING

Supplement Required

Comment Date: 01/17/2018

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.

Supplement Required

Comment Date: 01/24/2018

A current surveys site plans indicate retaining wall, landscaping, flag pole and lighting currently encroach into the Fish Hatchery Road right of way. The Applicant shall make an application with required fees to the City of Madison Office of Real Estate Services for a privilege in streets permit administered by that agency. Use the following link for application information.

<http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm>

An approval of the site plan does not constitute or guarantee approval of any encroachments within a public right of way.

Additionally, private signs are prohibited in the public right of way. Contact Zoning for requirements and permits necessary to relocate the sign.

TRAFFIC ENGINEERING

Supplement Accepted

Comment Date: 01/17/2018

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com

Supplement Accepted

Comment Date: 01/17/2018

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 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: 01/17/2018

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 any time per the recommendation/plan of Traffic Engineering and City Engineering Depts.

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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:** 01/17/2018

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 Accepted**Comment Date:** 01/17/2018

Applicant shall provide a copy of all cross access agreements. Email to tstella@cityofmadison.com

ZONING**Supplement Accepted****Comment Date:** 01/16/2018

Provide elevations showing doors removed from South Elevation and include color and materials used to infill space.

Supplement Accepted**Comment Date:** 01/16/2018

Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.141(4)(e) which includes all applicable State accessible requirements, including but not limited to:

a. Provide a minimum of one (1) van accessible stall 8 feet wide with an 8 foot wide striped access area adjacent, or a stall 11 feet wide with a 5 foot wide striped access area adjacent.

b. Show signage at the head of the stall. Accessible signs shall be a minimum of 48" between the bottom of the sign and the ground.

c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.

Supplement Accepted**Comment Date:** 01/17/2018

Provide another \$100 check made out to "City of Madison" for site plan review fee.

Supplement Required**Comment Date:** 01/17/2018

Current landscaping on site does not match previously approved landscape plan. Applicant can either submit a new landscape plan and landscape worksheet stamped by the registered landscape architect, or revert back to previously approved landscape plan.

Supplement Accepted**Comment Date:** 01/17/2018

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.

Note**Comment Date:** 01/17/2018

Applicant should obtain approval from Engineering to have the right-of-way landscaped.

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Original Conditional Use approval for the site can be found under 2538 Fish Hatchery Rd.