



City of Madison Site Plan Verification

PROJECT: LNDMAC-2018-00036

Address: 3001 N Sherman AVE

Current Revision #: 0

Submitted by: PS Architecture

Contact: Pat Schmitt
(608) 770-5848
psarch@tds.net

Project Type: Minor Alteration to Approved Conditional Use

Description: Add 126 sq. ft. addition and remove island in parking lot

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Mar 26 2018
Engineering Review Main Office	Approved	Brenda Stanley	Mar 29 2018
Fire Review	Approved	William Sullivan	Mar 26 2018
Planning Review	Approved	Heather Stouder	Mar 20 2018
Traffic Engineering Review	Approved	Timothy Stella	Apr 2 2018
Urban Design Commission Review	Approved	Janine Glaeser	Apr 12 2018
Zoning Review	Approved	Christina Thiele	Apr 17 2018
Plan Director Review	Administrative Approval	Heather Stouder	

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Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.

Note **Comment Date:** 03/28/2018

further comments from Brenda Stanley may be forthcoming.

FIRE**Note** **Comment Date:** 03/26/2018

Provide a fire sprinkler system or verify that the both the occupant load and the fire area do not exceed the thresholds established in the IBC/IFC.

TRAFFIC ENGINEERING**Supplement Accepted** **Comment Date:** 03/20/2018

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

Supplement Accepted **Comment Date:** 03/20/2018

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/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 of radii; and percent of slope.

Supplement Accepted **Comment Date:** 03/20/2018

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 Departments.

Supplement Accepted **Comment Date:** 03/20/2018

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:** 03/20/2018

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.

Supplement Accepted **Comment Date:** 03/20/2018

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.

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Provide updated landscaping plan. Note- with removal of landscape island for addition, provide additional landscaping in existing parking lot islands.

Site is part of a Large Retail Development which requires that the Urban Design Commission approve the proposed alteration project using the design standards and guidelines for Large Retail Developments.

The proposed project must meet design standards for building alterations in a Large Retail Development pursuant to Section 33.24(4)(f) and Planned Multi-Use Sites pursuant to Section 28.137(2)(e) of the Zoning Code.

ZONING**Supplement Accepted****Comment Date:** 03/30/2018

Submit written recommendation from Alder (can be in email form).

Supplement Accepted**Comment Date:** 03/30/2018

Provide square footage of impervious surface for lot. Per section 28.067(3), maximum lot coverage shall not exceed 85%. If beyond 85%, more impervious surface cannot be added unless equivalent pervious surface is added elsewhere on the lot.

Note**Comment Date:** 03/30/2018

Outdoor eating area associated with food & beverage establishment requires Conditional Use approval from the Plan Commission as a separate approval.

Supplement Accepted**Comment Date:** 03/30/2018

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:** 03/30/2018

Patio is approved, but no outdoor dining shall take place obtaining Conditional Use approval.

Note**Comment Date:** 03/30/2018

Signage requires separate approval. 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>

Note**Comment Date:** 03/30/2018

Conditional Use approval for the vehicle access sales and service window will terminate with the removal of the drive up window and parking lot island. Any future drive thru will require a new Conditional Use approval from the Plan Commission.