



City of Madison Site Plan Verification

PROJECT: LNDMAC-2018-00080

Address: 1802 Pankratz ST

Current Revision #: 0

Submitted by: PERTCO, LLC

Contact: Guy Mueller
(763) 218-6418
guymueller1@gmail.com

Project Type: Minor Alteration to Approved Conditional Use

Description: Site plan adjustments including additional parking, adjust fence lines, relocate trash enclosure, relocate bicycle parking.

Status: Plan Review in Process

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	Lori Zenchenko	Aug 28 2018
Fire Review	Approved	William Sullivan	Aug 24 2018
Planning Review	Approved	Heather Stouder	Aug 24 2018
Traffic Engineering Review	Approved	Eric Poffenberger	Dec 21 2018
Urban Design Commission Review	Approved	Janine Glaeser	Aug 24 2018
Zoning Review	Approved	Jenny Kirchgatter	Aug 24 2018
Plan Director Review			

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Site plan notes state additional parking. But no notes are on the drawing as to where the additional parking is located. Is the additional parking the removal of 2 handicapped parking stalls?

With the removal of the trash enclosure, are you removing the concrete pad also? Are the arborvitae surrounding the existing dumpster still there?

The site plan shall identify the difference between existing and proposed impervious areas.

TRAFFIC ENGINEERING**Supplement Required****Comment Date:** 07/17/2018

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

Note**Comment Date:** 07/17/2018

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; sidewalk dimensions, drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

Supplement Required**Comment Date:** 07/17/2018

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

Supplement Required**Comment Date:** 07/17/2018

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 Required**Comment Date:** 07/17/2018

"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 Required**Comment Date:** 07/17/2018

Dimension all sidewalks along parking.

Supplement Required**Comment Date:** 07/17/2018

The applicant shall show the dimensions for the existing class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

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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. Or use "Small Vehicles" parking design standards 10.08(6)(b)3 items S = 8.5", L = 16", E = 22' & F = 18' where all parking shall be clearly identified and properly controlled for use by only such vehicles.

ZONING**Note****Comment Date:** 07/23/2018

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 plan by September 30, 2018, as established by the Zoning Administrator.