



City of Madison Site Plan Verification

PROJECT: LNDMAP-2018-00033

Address: 7050 Watts RD

Current Revision #: 0

Submitted by: Callaway Architecture

Contact: Hal Hofheins
(469) 680-9755
hhofheins@callawayarchitecture.com

Project Type: Minor Alteration to Approved Planned Unit Development

Description: Removing west facade of building for rebranding front elevation, removing sidewalk and concrete entryway, relocating ADA parking and parking lot to be re-sealed and stripped.

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Aug 21 2018
Engineering Review Main Office	Approved	Timothy Troester	Aug 24 2018
Fire Review	Approved	William Sullivan	Aug 10 2018
Planning Review	Approved	Heather Stouder	Aug 24 2018
Traffic Engineering Review	Approved	Timothy Stella	Aug 24 2018
Urban Design Commission Review	Approved	Janine Glaeser	Aug 24 2018
Zoning Review	Approved	Christina Thiele	Sep 6 2018
Plan Director Review	Administrative Approval	Heather Stouder	

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ENGINEERING

Supplement Accepted**Comment Date:** 08/14/2018

(Erosion control permit is to be obtained by Contractor. A hold will be placed on issuance of a demolition or building permit until the required erosion control permit is obtained. 8-24-18 TNT) The building removals, sidewalk removals, and new concrete sidewalk will disturb over 4,000 sf so a City of Madison Erosion Control Permit is required. Submit completed permit application, permit fee, erosion control plan (if over 20,000 sf disturbance), USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at meberhardt@cityofmadison.com.

Supplement Accepted**Comment Date:** 08/23/2018

(Erosion control permit is to be obtained by Contractor. A hold will be placed on issuance of a demolition or building permit until the required erosion control permit is obtained. 8-24-18 TNT) The erosion control permit application provided is incomplete. The construction approximate start and end dates as well as the USLE sheet are required. <https://dnr.wi.gov/topic/stormwater/publications.html>

They can be sent to Megan at meberhardt@cityofmadison.com.

ENGINEERING MAPPING

Supplement Accepted**Comment Date:** 08/06/2018

CAD received 8/21/2018.

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.

TRAFFIC ENGINEERING

Supplement Accepted**Comment Date:** 08/07/2018

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

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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:** 08/07/2018

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.

URBAN DESIGN COMMISSION**Supplement Accepted****Comment Date:** 08/07/2018

UDC review required. UDC approved façade changes at 8/8/18 meeting with condition that design team consider additional site landscaping improvements at entry and in parking lot.

Note**Comment Date:** 08/14/2018

Exterior lighting must have cut off fixtures with no up lighting. All site and building lighting must meet zoning code requirements.

Supplement Accepted**Comment Date:** 08/14/2018

Alder's approval required for an alteration to an existing Planned Development (PD).

ZONING**Supplement Accepted****Comment Date:** 08/31/2018

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.

Applicant has provided the date 2/14/18

Note**Comment Date:** 08/31/2018

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>