



City of Madison Site Plan Verification

PROJECT: LNDSPR-2017-00085

Address: 1435 E Main ST

Current Revision #: 0

Submitted by: Architectural Building Arts

Contact: Eric Olson
(608) 233-2106
eric@designbuildmadison.com

Project Type: Permitted Use Site Plan Review

Description: New Accessory Building/Detached Garage

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Aug 23 2017
Engineering Review Main Office	Approved	Jeffrey Benedict	Aug 3 2017
Fire Review	Approved	William Sullivan	Aug 3 2017
Lighting Review	Approved	Frederick Rehbein	Aug 21 2017
Traffic Engineering Review	Approved	Eric Poffenberger	Aug 21 2017
Zoning Review	Approved	Patrick Anderson	Aug 16 2017

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ENGINEERING

Note **Comment Date:** 06/24/2017

The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction. Prior to beginning this repair work, the Applicant shall obtain a Street Terrace Permit from City Engineering.

All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)

Note **Comment Date:** 06/24/2017

Any added or revised plan sheets must be submitted to Zoning to be included in the official approved plan set.

Note **Comment Date:** 06/24/2017

Jeff Benedict (jbenedict@cityofmadison.com or 267-1198) may have comments regarding possible erosion control and stormwater management measures.

ENGINEERING MAPPING

Supplement Accepted **Comment Date:**

Revised CAD received 8/21/2017.
CAD received 7/28/2017.

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 to 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 Accepted **Comment Date:**

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Executed by the owner 8-23-2017. Doc No 5362758.

Exhibits received, ORES Proj No 11405 set up.

A portion of the public sidewalk along the curve of Northern Court currently lies over a part of the parcel. Applicant shall have their consultant prepare a metes and bounds legal description and scale map exhibits for the portions of this sidewalk and provide to Engineering Land Records Coordinator Jeff Quamme for review (608-266-4097) (jrquamme@cityofmadison.com). Upon approval of the exhibits Engineering will create the necessary Office of Real Estate Services (ORES) Project to have an easement drafted for the owner to execute. Madison Real Estate staff will administer the easement document and record with the Dane County Register of Deeds.

LIGHTING

Note	Comment Date:
Please use automatic daylight or time of day controls.	08/21/2017

TRAFFIC ENGINEERING

Note	Comment Date:
No plan	06/20/2017
Supplement Accepted	Comment Date: 06/28/2017
Provide an electronic copy of the site plan, .pdf preferred, e-mail plan to Eric Poffenberger - epoffenberger@cityofmadison.com	
Supplement Accepted	Comment Date: 06/28/2017
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; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.	
Supplement Accepted	Comment Date: 08/17/2017
"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.	

ZONING

Supplement Accepted	Comment Date:
Provide detail of bicycle rack to be installed.	06/29/2017
Supplement Accepted	Comment Date: 06/29/2017
Work with zoning staff to establish a compliance date with all the elements of the approved site plan. That date being April 15, 2018.	
Supplement Accepted	Comment Date: 06/29/2017
Provide details of refuse screening.	

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Note**Comment Date:** 06/29/2017

Any new lighting shall meet the city of Madison lighting requirements. Contact Fred Rehbein at 267-8688 with any questions.

Note**Comment Date:** 06/29/2017

Landscaped areas shall be kept weed free. Plant materials provided shall be in compliance with section 28.142 and be of nursery quality and tolerant of individual site microclimates. Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.