



## City of Madison Site Plan Verification

**PROJECT: LNDSPR-2017-00115**

**Address:** 56 Corry ST

**Current Revision #: 0**

**Submitted by:** Sector67

**Contact:** Chris Meyer  
(608) 241-4605  
team@sector67.org

**Project Type:** Permitted Use Site Plan Review

**Description:** Raising roof 10', adding exiting deck and green house to south side of building

**Status:** Approved

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Lori Zenchenko</a>	Aug 17 2017
Engineering Review Main Office	Approved	<a href="#">Brenda Stanley</a>	Aug 15 2017
Fire Review	Approved	<a href="#">William Sullivan</a>	Aug 16 2017
Traffic Engineering Review	Approved	<a href="#">Eric Poffenberger</a>	Aug 21 2017
Zoning Review	Approved	<a href="#">Jacob Moskowitz</a>	Aug 31 2017

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**ENGINEERING**

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**Note** **Comment Date:** 08/15/2017

Less than 4,000 sf disturbed area, no Erosion Control or Storm Water Management Permits required.

**ENGINEERING MAPPING**

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**Supplement Accepted** **Comment Date:**

Revised CAD received 8/21/2017.

CAD received 8/17/2017.

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 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.

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**Supplement Accepted** **Comment Date:**

Revised plan 2017-8-16

The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat. The boundary shall also be correctly and accurately drawn. There is a curve along the south side of this property, not a straight line. This will affect the correct dimensioning and placement of additions to this building. Refer to MSA survey by Kevin Lord on January 13, 2017. (Dane County Survey File no. 2017-00089)

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**Supplement Accepted** **Comment Date:**

Applicant has had correspondence with the RR and DOT. Copy of email placed in plan vault.

The concrete dock and access drive encroach into the adjacent railroad right of way. Applicant shall provide the documentation from the Wisconsin DOT or Wisconsin Southern Railroad permitting the encroachments and access that are to remain within the railroad. All should be clearly shown and labeled on the site plan.

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Revised Plan provided 2017-8-16

The Site plan does not correctly show the curve for the property line along the railroad. A recent CADD file of the survey indicates that an 11x30' addition will encroach into the railroad. Applicant indicated the greenhouse may not be constructed. If so a new site plan shall be submitted to zoning and the curve correctly shown.

**TRAFFIC ENGINEERING****Supplement Accepted****Comment Date:** 08/17/2017

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

**Supplement Accepted****Comment Date:** 08/17/2017

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

A deposit of \$0.00 payable to City Treasurer will be required for the installation of traffic signage and markings deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

**Supplement Accepted****Comment Date:** 08/17/2017

A deposit of \$0.00 payable to City Treasurer will be required for the electrical installations or modifications deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

**Supplement Accepted****Comment Date:** 08/17/2017

The Driveway Approach form is already filled out in Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$0.00 and Deposit to Insure Conduit of \$0.00 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

**Supplement Accepted****Comment Date:** 08/17/2017

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:** 08/17/2017

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:** 08/18/2017

Secure site with gate leading back to loading area.

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**Supplement Accepted** **Comment Date:** 08/18/2017

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Applicant will dimension backup and drive isle dimension on site plan.

**Supplement Accepted** **Comment Date:** 08/18/2017

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All bike parking will include paved surface. Connect to sidewalk.

**Supplement Accepted** **Comment Date:** 08/21/2017

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add concrete text for pad.

## ZONING

**Supplement Accepted** **Comment Date:** 08/21/2017

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Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of 1 short-term bicycle parking stall per 5 employees, located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.

**Supplement Accepted** **Comment Date:** 08/21/2017

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Show the refuse disposal area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, it shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure if provided outside the building.

**Note** **Comment Date:** 08/21/2017

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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 11/1/17, as established by the Zoning Administrator.