



City of Madison Site Plan Verification

PROJECT: LNDSPR-2017-00171

Address: 101 Dempsey RD

Current Revision #: 0

Submitted by: KONTEXT Architects, LLC

Contact: Amy Hasselman
(608) 698-0715
amy@kontextarchitects.com

Project Type: Permitted Use Site Plan Review

Description: Alteration to existing office and apartment building. Change the rear roof to a deck and add stairs to grade.

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Jan 9 2018
Engineering Review Main Office	Approved	Brenda Stanley	Dec 26 2017
Fire Review	Approved	William Sullivan	Jan 5 2018
Traffic Engineering Review	Approved	Timothy Stella	Jan 9 2018
Water Utility Review	Approved	Adam Wiederhoeft	Jan 11 2018
Zoning Review	Approved	Jacob Moskowitz	Dec 28 2017

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

ENGINEERING MAPPING**Supplement Accepted** **Comment Date:**

The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

Supplement Accepted **Comment Date:**

The site plan shall include a full and complete legal description of the site or property being subjected to this application.

TRAFFIC ENGINEERING**Supplement Accepted** **Comment Date:** 12/20/2017

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

Supplement Accepted **Comment Date:** 12/20/2017

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; 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:** 12/20/2017

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 Accepted **Comment Date:** 12/20/2017

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:** 12/20/2017

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.

Supplement Accepted **Comment Date:** 12/20/2017

Dimension bike parking. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, it is recommended for all bicycle racks to have a 2 to 5 foot buffer from parking or pedestrian walkways.

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ZONING**Note****Comment Date:** 12/28/2017

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.