



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00005

Address: 3900 Dempsey RD

Current Revision #: 0

Submitted by: Accurate Custom Creations

Contact: Chad Corfits
(608) 279-5385
chad@accremodeling.com

Project Type: Permitted Use Site Plan Review

Description: Construct unheated vestibule and exterior deck

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Mar 8 2018
Engineering Review Main Office	Approved	Brenda Stanley	Feb 2 2018
Fire Review	Approved	William Sullivan	Feb 12 2018
Traffic Engineering Review	Approved	Timothy Stella	Mar 2 2018
Zoning Review	Approved	Jacob Moskowitz	May 3 2018

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ENGINEERING

Note **Comment Date:** 01/30/2018

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

ENGINEERING MAPPING

Supplement Accepted **Comment Date:**

Answer received 3/8/2018 from Chad Corfits. Upstairs is unleased and vacant and is accessed from exterior only. Please email Lori Zenchenko Lzenchenko@cityofmadison.com with the use of the 2nd floor. Is it all part of the bar or used for storage, or is it an apartment or ?

Supplement Accepted **Comment Date:**

Plan received 2018-3-8

The proposed planter in the northwest corner of the site is in the public right of way. There is a 15' radius at that corner. The planter shall be removed from the plan at that location.

FIRE

Note **Comment Date:** 02/12/2018

The proposed exterior deck shall have exiting leading directly to grade without going through the building or the occupant load of the deck shall be added to the building total which could require a fire sprinkler system.

TRAFFIC ENGINEERING

Supplement Accepted **Comment Date:** 02/06/2018

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

Supplement Accepted **Comment Date:** 02/06/2018

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; ADA 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:** 02/06/2018

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

Supplement Accepted **Comment Date:** 02/06/2018

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.

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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:** 02/06/2018

Dimension bike racks. 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.

Supplement Accepted **Comment Date:** 02/06/2018

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.

ZONING

Supplement Accepted **Comment Date:** 03/07/2018

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

Supplement Accepted **Comment Date:** 03/07/2018

Submit a detail of the trash enclosure. The trash enclosure 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.

Supplement Accepted **Comment Date:** 03/07/2018

Submit a detail of the bicycle parking.

Supplement Accepted **Comment Date:** 03/07/2018

No landscape elements shall be maintained between the heights of thirty (30) inches and ten (10) feet above the curb level within the ten (10) foot vision clearance triangle of a driveway.

Supplement Accepted **Comment Date:** 03/07/2018

Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Note that landscaping must be installed on the private property.

Note **Comment Date:** 03/07/2018

No outdoor serving of food or drink without obtaining a conditional use.

Note **Comment Date:** 03/07/2018

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 11-1-18.