



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00067

Address: 2262 Winnebago ST

Current Revision #: 0

Submitted by: DeHaven Properties

Contact: Jacob DeHaven
(608) 354-8690

Project Type: Permitted Use Site Plan Review

Description: Convert private club into restaurant-nightclub

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Aug 15 2018
Engineering Review Main Office	Approved	Brenda Stanley	Aug 3 2018
Fire Review	Approved	William Sullivan	Jul 23 2018
Traffic Engineering Review	Approved	Timothy Stella	Aug 15 2018
Water Utility Review	Approved	Adam Wiederhoeft	Aug 7 2018
Zoning Review	Approved	Jenny Kirchgatter	Aug 17 2018

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ENGINEERING

Note**Comment Date:** 08/03/2018

The plans submitted indicate less than 4,000 sf disturbed area, no Erosion Control or Storm Water Management Permits required.

ENGINEERING MAPPING

Supplement Accepted**Comment Date:** 07/25/2018

2018-8-14 Lease executed and delivered to Real Estate. Recorded Doc No 5461180

2018-8-13 ORES sent to owner to execute. Will sign off upon receipt by ORES of executed lease by owner.

A portion of the parking lot lies within City of Madison owned land for future bike path purposes along the Railroad Corridor. There is a current lease that will need to be terminated and a new lease executed for the parking area.

Applicant is having a survey completed of the site to accurately locate all facilities. Real Estate project 11632 has been set up to administer the new lease.

Supplement Accepted**Comment Date:** 07/25/2018

2018-8-15. Email for Edward Singer of WisDOT stated they will not lease the area to the Applicant. Applicant can leave the pavement as it exists and stripe it off to not allow any parking. Applicant has provided a revised site plan moving parking from this area.

Owner shall provide written proof of pending approval and lease of RR property for the existing parking lot.

If any of the final proposed parking lot extends beyond City of Madison Owned lands and into the adjacent Railroad Corridor, the applicant will be required to provide the permit from the Wisconsin DOT (and/or Wisconsin Southern RR) allowing the improvements to encroach.

Supplement Accepted**Comment Date:** 07/25/2018

Survey shows the driveways on private properties are not crossing the lot line. 8-14-2018

This parcel shares the driveway access with and over the parcel located at 2266 Winnebago Street. Applicant shall provide a recorded copy of the joint driveway easement / agreement addressing this common use condition.

FIRE

Note**Comment Date:** 07/23/2018

An automatic fire sprinkler system shall be provided if either threshold is met: 1. Occupant load of 100 or more or 2. the total fire area exceeds 5000 sqft.

TRAFFIC ENGINEERING

Supplement Accepted**Comment Date:** 07/27/2018

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

Supplement Accepted**Comment Date:** 07/27/2018

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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/stripped 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:** 07/27/2018

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages 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 Departments.

Supplement Accepted**Comment Date:** 07/27/2018

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.

Supplement Accepted**Comment Date:** 07/27/2018

Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.

Supplement Accepted**Comment Date:** 07/27/2018

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:** 07/27/2018

The applicant shall show dimensions for the proposed and existing parking stalls items S = 9 ft, L = 18 ft, E = 24 ft, F = 20 ft, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2. Alternatively, use "Small Vehicles" parking design standards 10.08(6)(b)3 items S = 8.5", L = 16", E = 22' & F = 18' where all parking shall be clearly identified and properly controlled for use by only such vehicles. A typical stall is 9' x 18' x with a 24' backup minimum.

WATER UTILITY**Note****Comment Date:** 08/07/2018

The proposed development may require the installation of a fire protection/automatic sprinkler system (see also Madison Fire Department review comments); subsequently, a higher capacity water service lateral may be required to meet required flow rates. If a new water service will be required, contact Madison Water Utility Engineering Section to evaluate service connection options, confirmation of water meter size, or any applicable customer account revisions.

ZONING**Supplement Accepted****Comment Date:** 08/10/2018

Submit a survey of the property to verify the location of the existing building, proposed roof and site improvements, and existing parking lot in relation to the property lines.

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A vehicle parking reduction has been approved per Section 28.141(5). A minimum of 15 parking stalls are required. 7 stalls are provided for a reduction of 8 parking stalls.

Supplement Accepted**Comment Date:** 08/17/2018

Screening is required adjacent the Zoning district boundary along the rear and southwest side property lines. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Submit a detail of the screening fence.

Supplement Accepted**Comment Date:** 08/17/2018

Verify whether new rooftop or ground level HVAC or mechanical equipment is proposed. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).

Supplement Accepted**Comment Date:** 08/17/2018

The final site compliance date is June 1, 2019.

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.

Note**Comment Date:** 07/25/2018

Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Supplement Accepted**Comment Date:** 08/17/2018

Verify the height of the proposed decks as measured from the adjacent ground level. If the deck is elevated more than 3 feet above adjacent ground level, it cannot encroach more than six (6) feet into the twenty (20) foot rear yard setback.

Supplement Accepted**Comment Date:** 08/17/2018

Identify and label the van accessible stall on the site plan.