



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00078

Address: 120 Langdon ST

Current Revision #: 0

Submitted by:

Contact:

Project Type: Permitted Use Site Plan Review

Description: Construct concrete retaining wall and egress stairs

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Jul 13 2018
Engineering Review Main Office	Approved	Timothy Troester	Jul 13 2018
Fire Review	Approved	William Sullivan	Jun 22 2018
Landmarks Commission Review	Approved	Amy Scanlon	Jun 21 2018
Traffic Engineering Review	Approved	Timothy Stella	Jul 27 2018
Zoning Review	Approved	Christina Thiele	Jul 31 2018

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ENGINEERING

Note **Comment Date:** 06/22/2018

Land disturbance for this project is under the requirement for permitting. Provide erosion controls as necessary to protect the project area.

Supplement Accepted **Comment Date:** 06/22/2018

Provide PDF of final plan for Engineering records. File(s) can be emailed to Tim Troester at ttroester@cityofmadison.com

ENGINEERING MAPPING

Supplement Accepted **Comment Date:**

Revised plan received 2018-7-13

The end of the wall and footing that extends into the Langdon Street right-of-way shall revised to be outside of the public right of way. If applicant should want to have the wall or footing within the right of way as currently designed, the wall improvements lying within the public right of way require a Privilege in Streets application with an application fee of \$750. If approved an Encroachment Agreement would be drafted and recorded by the Madison Real Estate Office that includes an annual minimum fee of \$500.

Supplement Accepted **Comment Date:**

Revised plan received 2018-7-13

The plans shall show and label the property line and also provide dimensions to the wall.

TRAFFIC ENGINEERING

Supplement Accepted **Comment Date:** 06/28/2018

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

Supplement Accepted **Comment Date:** 06/28/2018

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/striped 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:** 06/28/2018

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 Departments.

Supplement Accepted **Comment Date:** 06/28/2018

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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: 06/28/2018

Applicant shall provide a copy of all cross access agreements. Email to tstella@cityofmadison.com

Supplement Accepted

Comment Date: 06/28/2018

Site plan should include all existing and proposed features for the entire parcel.

ZONING

Supplement Accepted

Comment Date: 06/29/2018

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 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.

Applicant provided the date 9/28/2018