



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00080

Address: 465 Science DR

Current Revision #: 0

Submitted by: Flad & Associates

Contact: Dirk Von Below
(608) 358-3542

Project Type: Permitted Use Site Plan Review

Description: Renovation and alteration of site, construct new penthouse, new use

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Architectural Review	Approved	Christina Thiele	Jun 29 2018
Engineering Mapping	Approved	Lori Zenchenko	Jun 28 2018
Engineering Review Main Office	Approved	Timothy Troester	Jun 22 2018
Fire Review	Approved	William Sullivan	Jun 22 2018
Traffic Engineering Review	Approved	Timothy Stella	Jun 25 2018
Zoning Review	Approved	Christina Thiele	Jul 13 2018

Submitted by: Flad & Associates**Contact:** Dirk Von Below
(608) 358-3542**Project Type:** Permitted Use Site Plan Review**Description:** Renovation and alteration of site, construct new penthouse, new use**Status:** Closed**Revision History:** [0](#)

ENGINEERING MAPPING

Supplement Accepted**Comment Date:**

CAD received 6/27/2018.

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.

Note**Comment Date:**

Proposed exterior improvements shown on the east side of the building are within a Madison Gas and Electric Easement per Document No. 1940884. All changes within the easement require written consent by MG&E. Applicant is solely responsible to make the necessary contact and coordination for ALL improvements planned within the existing easement.

FIRE

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

Extend the existing fire sprinkler & fire alarm systems to cover the areas of work. Obtain fire protection system work permits prior to construction.

TRAFFIC ENGINEERING

Supplement Accepted**Comment Date:** 06/19/2018

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

Supplement Accepted**Comment Date:** 06/19/2018

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/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.

Submitted by: Flad & Associates**Contact:** Dirk Von Below
(608) 358-3542**Project Type:** Permitted Use Site Plan Review**Description:** Renovation and alteration of site, construct new penthouse, new use**Status:** Closed**Revision History:** [0](#)**Supplement Accepted****Comment Date:** 06/19/2018

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:** 06/19/2018

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.

Supplement Accepted**Comment Date:** 06/19/2018

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:** 06/19/2018

Dimension bike racks. Typical bike stalls are 2' x 6'. 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 at least a 2 foot buffer from parking or pedestrian walkways.

ZONING**Supplement Accepted****Comment Date:** 06/29/2018

Provide one additional ADA parking stall for a total of four accessible stalls.

Supplement Required**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 has provided the date July 1, 2019

Supplement Accepted**Comment Date:** 06/29/2018

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. Identify existing and proposed plantings.

Supplement Accepted**Comment Date:** 06/29/2018

Provide impervious and pervious calculations for the parcel.

Supplement Accepted**Comment Date:** 06/29/2018

Provide 1 bicycle stall per 5 employees on the maximum working shift, with the minimum two stalls. A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area, and should be shown on the site plan. Submit a detail showing the model of bike rack to be installed.

Submitted by: Flad & Associates**Contact:** Dirk Von Below
(608) 358-3542**Project Type:** Permitted Use Site Plan Review**Description:** Renovation and alteration of site, construct new penthouse, new use**Status:** Closed**Revision History:** [0](#)**Supplement Accepted****Comment Date:** 06/29/2018

Provide refuse disposal area details. Per Sec. 28.142(9)(a), such area 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:** 06/29/2018

Provide chiller enclosure details.

Note**Comment Date:** 06/29/2018

Signage requires separate approval. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Sign Permit applications can be found here: <http://www.cityofmadison.com/dpced/bi/documents/SignPermitAppl.pdf>

Note**Comment Date:** 06/29/2018

Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Note**Comment Date:** 06/29/2018

Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.