



City of Madison Site Plan Verification

PROJECT: LNDSPR-2018-00113

Address: 3200 Commercial AVE

Current Revision #: 0

Submitted by: Insite RE, Inc.

Contact: Dan Pfandler
(312) 735-7854

Project Type: Permitted Use Site Plan Review

Description: Construct a 105' telecommunications monopole with compound & ground equipment

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Sep 28 2018
Engineering Review Main Office	Approved	Daniel Olivares	Sep 13 2018
Fire Review	Approved	William Sullivan	Aug 23 2018
Traffic Engineering Review	Approved	Timothy Stella	Oct 8 2018
Zoning Review	Approved	Christina Thiele	Sep 26 2018

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(312) 735-7854**Project Type:** Permitted Use Site Plan Review**Description:** Construct a 105' telecommunications monopole with compound & ground equipment**Status:** Closed**Revision History:** [0](#)**ENGINEERING****Note** **Comment Date:** 08/28/2018

The applicant shall be aware that the City of Madison currently has a 2020 Public Works reconstruction project scheduled for Rethke Road. Work will include utilities, street, sidewalk and curb and gutter improvements.

Note **Comment Date:** 08/28/2018

The applicant shall be aware that there is a condition of approval for a Permanent Limited Easement for grading and sloping 15 feet wide along Rethke Road as part of the pending CSM that includes this lot.

Note **Comment Date:** 08/28/2018

Daniel Olivares (daolivares@cityofmadison.com) may have comments regarding possible erosion control and stormwater management measures.

ENGINEERING MAPPING**Note** **Comment Date:**

The address of the tower / lease site is 701 Rethke Ave # ANT.
The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Supplement Accepted **Comment Date:**

CAD received 9/28/2018. 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.

TRAFFIC ENGINEERING**Supplement Accepted** **Comment Date:** 08/24/2018

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

Supplement Accepted **Comment Date:** 08/24/2018

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.

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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.

ZONING**Supplement Accepted****Comment Date:** 09/14/2018

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 4/30/2019

Note**Comment Date:** 09/14/2018

Per Sec. 28.143(5)(c), Emergency back-up generators shall be completely enclosed on all sides. Other efforts to mitigate noise from such generators may be required.