



## City of Madison Site Plan Verification

**PROJECT: LNDSPR-2018-00146**

**Address:** 2017 Winnebago ST

**Current Revision #: 0**

**Submitted by:** Dimensions IV Madison

**Contact:** Jerry Bourquin  
(608) 829-4452  
jbourquin@dimensionivmadison.com

**Project Type:** Permitted Use Site Plan Review

**Description:** Demolish back portion of building and divide building into 4 tenant spaces.

**Status:** Agency Reviews in Process

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	<a href="#">Jeffrey Quamme</a>	Jan 4 2019
Engineering Review Main Office	Pending	-	N/A
Fire Review	Approved	<a href="#">William Sullivan</a>	Jan 3 2019
Traffic Engineering Review	Add'l Info Req'd	<a href="#">Eric Poffenberger</a>	Jan 4 2019
Zoning Review	Add'l Info Req'd	<a href="#">Christina Thiele</a>	Jan 17 2019

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**ENGINEERING MAPPING**

**Supplement Required** **Comment Date:**

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Tenant space address alpha characters are not permitted. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

**Supplement Required** **Comment Date:**

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The site plan shall identify lot and block numbers of the Plat. Also the length of the property lines shall be corrected. The depth of the deepest part of the property and the width is not correct.

**Supplement Required** **Comment Date:**

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The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Supplement Required** **Comment Date:**

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There is a 9' wide joint driveway easement that straddles the northeasterly property line (4.5 feet of the easement is within the property) per Document No's 706663. This easement area shall be shown and labeled on the site plan.

**Supplement Required** **Comment Date:**

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Add a note to the site plan that this site includes rights of access per document no 728903.

**FIRE**

**Note** **Comment Date:** 01/03/2019

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Obtain valid building addressing through City Engineering in compliance with Madison General Ordinances.

**TRAFFIC ENGINEERING**

**Supplement Required** **Comment Date:** 01/04/2019

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Provide an electronic copy of the revised site plan, .pdf preferred, e-mail plan to Eric Poffenberger - epoffenberger@cityofmadison.com

**Note** **Comment Date:** 01/04/2019

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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; sidewalk dimensions, drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

**Note** **Comment Date:** 01/04/2019

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No comment until I see revised plan with bike parking zoning may require.

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Applicant will clarify how the space will be used in the back portion of the property.

**ZONING****Supplement Required** **Comment Date:** 01/17/2019

Provide a total of five (5) bicycle parking spaces. 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.

**Supplement Required** **Comment Date:** 01/17/2019

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.

**Supplement Required** **Comment Date:** 01/17/2019

Provide mechanical screening details and material details. Per Section 28.142(9)(d), all new rooftop mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level.