



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

Project Type: Permitted Use Site Plan Review

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

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Feb 4 2019
Engineering Review Main Office	Approved	Daniel Olivares	Feb 4 2019
Fire Review	Approved	William Sullivan	Jan 3 2019
Traffic Engineering Review	Approved	Eric Poffenberger	Jan 24 2019
Zoning Review	Approved	Christina Thiele	Feb 6 2019

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ENGINEERING

Note **Comment Date:** 01/18/2019

No Comments

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

ENGINEERING MAPPING

Supplement Required **Comment Date:**

PDF received 1/18/2019. Due to adjacent parcel addresses, there is no room for individual tenant addresses for the 4 proposed tenant spaces. Therefore, the updated addresses are:

- Space A = 2015 Winnebago St STE 101
- Space B = 2015 Winnebago St STE 103
- Space C = 2017 Winnebago St STE 101
- Space D = 2017 Winnebago St STE 103

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 Accepted **Comment Date:**

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 Accepted **Comment Date:**

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

Supplement Accepted **Comment Date:**

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 Accepted **Comment Date:**

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

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

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TRAFFIC ENGINEERING

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

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

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

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

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

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

ZONING

Supplement Accepted**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 Accepted**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.

Applicant provided the date May 30th, 2019

Note**Comment Date:** 01/17/2019

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.

If new RTUs can be viewed from the street, screening will be required.