



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2016-00049**

**Address:** 109 S Fair Oaks AVE

**Current Revision #: 0**

**Submitted by:**

**Contact:** Bryant Moroder  
(608) 577-1150  
bryant@baumrevision.com

**Project Type:** Land Use

**Description:** Renovation of the Garver Feed Mill as a food production facility with complementary uses. Adjacent to the Garver Feed Mill will be micro-lodges operated as a hospitality option and an unheated storage for Olbrich and Garver tenants.

**Status:** Approved

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

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Jeffrey Quamme</a>	Nov 8 2017
Engineering Review Main Office	Approved	<a href="#">Brenda Stanley</a>	Nov 7 2017
Fire Review	Approved	<a href="#">William Sullivan</a>	Jul 5 2017
Landmarks Commission Review	Approved	<a href="#">Amy Scanlon</a>	Aug 8 2017
Lighting Review	Approved	<a href="#">Frederick Rehbein</a>	Jun 26 2017
Parks/Forestry Review	Approved	<a href="#">Janet Schmidt</a>	Nov 13 2017
Planning Review	Approved	<a href="#">Timothy Parks</a>	Oct 11 2017
Traffic Engineering Review	Approved	<a href="#">Eric Poffenberger</a>	Oct 24 2017
Urban Design Commission Review	Approved	<a href="#">Janine Glaeser</a>	Oct 13 2017
Zoning Review	Approved	<a href="#">Jenny Kirchgatter</a>	Nov 20 2017

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**ENG MAPPING VERIFICATION****Supplement Accepted****Comment Date:** 06/23/2017

The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record

**Supplement Accepted****Comment Date:** 06/23/2017

CAD received 11/7/2017.

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 to 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:** 06/28/2017

The base address of the Garver building is 3241 Garver Green. Preliminary suite addresses have been created (suite 101 for production 01, suite 111 for production 08, 121 for restaurant, 132 for hospitality, 134/136 for production 02, 140 for production 03, 150 for production 04, 170 for production 05, 211 for office 06, 236 for office 01, 240 for office 02, 250 for office 03, 270 for office 04, 280 for office 05); however, a full plan has not been approved due to the undetermined future tenant build out configurations at the time of submittal.

The unheated storage building is 3215 Garver Green. The existing cottage is 3267 Garver Green.

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:** 07/05/2017

The proposed public access easement for the east west sidewalk north of the parking area and south of the micro lodges shall be shown and noted on the plans. Most recent plans posted 9/11/2017 in Accela

All civil/site plan sheets shall show and label the proposed easements per the pending Certified Survey Map correctly. Currently the storm water management easements shown on the plans do not correlate to those on the Certified Survey Map.

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**Supplement Accepted****Comment Date: 07/05/2017**

The draft agreements are currently being drafted: Common access, utilities, private sanitary sewer, private water main, parking and cross drainage and storm water management agreements as needed between the future lots are required to be recorded to provide access and services as proposed for all of the future lots within this development. The agreements shall be recorded prior to building permit issuance for new construction.

**ENGINEERING VERIFICATION****Supplement Accepted****Comment Date: 07/27/2017**

A 30' bike and pedestrian path easement through the site from the existing railroad crossing at Sugar Avenue north to a planned bike and pedestrian bridge over the Starkweather Creek in the vicinity of Dawes Street shall be required. The easement shall not exist within the wetland delineation limits. The Applicant indicated that the 30' easement has been added to V100. There is not a sheet V100.

**Supplement Accepted****Comment Date: 07/27/2017**

TO BE PAID WITH CLOSING. Any outstanding Madison Metropolitan Sewerage District (MMSD) and/or City of Madison sanitary sewer connection charges are due and payable prior to plan approval. Contact: Mark Moder, mmoder@cityofmadison.com

**Supplement Accepted****Comment Date: 07/27/2017**

The Applicant shall submit, prior to plan sign-off but after all revisions are completed, a digital CAD file (single file) to the Engineering Division (storm/sanitary section). 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) Plat name and lot lines (metes & bounds parcel lines if unplatted), g) Platted lot numbers (noted "unplatted lands" if not platted), h) Lot/Plat property dimensions, i) Street names, j) Private on-site sanitary sewer utilities (including all connections to public sanitary), k) Private on-site storm sewer utilities (including all connections to public storm)

THE CAD FILE WILL ONLY BE REQUIRED PRIOR TO FINAL PLAN REVIEW SO THAT MULTIPLE FILES DO NOT NEED TO BE SUPPLIED OR REVIEWED.

NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com. The party responsible for the CAD file email transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.

**Supplement Accepted****Comment Date: 07/27/2017**

The applicant shall submit, prior to plan sign-off but after all revisions are completed, digital PDF files to the Engineering Division (bstanley@cityofmadison.com). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)). PDF submittals shall contain the following information: a) Building footprints, b) Internal walkway areas, c) Internal site parking areas, d) Lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans), h) Private on-site sanitary sewer utilities (including all connections to public sanitary), i) Private on-site storm sewer utilities (including all connections to public storm).

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**Note** **Comment Date:** 07/27/2017

Prior to beginning construction, the Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. (MGO 10.05(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

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**Note** **Comment Date:** 07/27/2017

This project appears to require construction dewatering and is in an area with potential groundwater contamination. The BRRTS site 03-13-00437 (Garver Feed & Supply) was closed with residual petroleum groundwater contamination. If dewatering is required, the applicant shall apply to the WDNR for a WPDES permit for contaminated groundwater to go to the storm sewer. If the applicant prefers to go to the sanitary sewer, contact Megan Eberhardt (266-6432, [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com)) to obtain the necessary permit. Dewatering details and location shall be shown on the EC Plan.

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**Supplement Accepted** **Comment Date:** 07/27/2017

Include note on Sheet C200:  
All work in the public right-of-way shall be performed by a City licensed contractor.

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**Supplement Accepted** **Comment Date:** 07/27/2017

Include note on Sheet C200:  
All damage to the pavement on S. Fair Oaks Avenue, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.

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**Supplement Accepted** **Comment Date:** 07/27/2017

Update item A in the Sheet Notes on pages C303, C304, C305 to include sheet number.

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**Supplement Accepted** **Comment Date:** 07/27/2017

The Applicant shall update information regarding STM-MH-05 including showing the existing sidewalk. Is MH-05 connecting into another pipe? Only showing invert elevation for an incoming pipe.

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**Supplement Accepted** **Comment Date:** 07/27/2017

Add Note to Plans Sheet C400: Contractor shall notify Ray Schneider (608)347-3628, [rays@madsewer.org](mailto:rays@madsewer.org), 5 days prior to making the connection to the MMSD manhole to arrange for inspection of the connection. Sewer connection shall conform to all MMSD connection specification criteria. Contractor is responsible for taking out the MMSD connection permit as well as the permit connection fee.

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**Supplement Accepted** **Comment Date:** 07/27/2017

NONE REQUIRED Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral along the southern portion of the property that serves a building that is proposed for demolition. The owner shall complete a sewer lateral plugging application and pay the applicable permit fees. Note: New plugging procedures and permit fees are in effect as of January 1, 2013. Permit application is available online at <http://www.cityofmadison.com/engineering/permits.cfm>.

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**Note** **Comment Date:** 07/27/2017

Per SIP letter 7-28-16, comment 3: WDNR Permit to discharge storm water to Starkweather Creek required. The 18 inch discharge pipe falls into the self - issued permit category. The applicant needs the permit but this is not a condition of SIP approval. Contact Jeff Benedict.

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**Supplement Accepted****Comment Date:** 08/01/2017

Per SIP letter 7-28-16, comment 4: This project appears to disturb over 1 acre and requires an NR216 Permit (NOI & WRAPP submittal) & Ch 30 Permit from the WDNR. The local EC Permit cannot be issued until the NR216 coverage is shown to be in place. Contact Jeff Benedict.

**Supplement Accepted****Comment Date:** 08/01/2017

Per SIP letter 7-28-16, comment 13: A Storm Water Management Report is required for this development. Report needs to show compliance with required TSS control and Oil/Grease Control. The Applicant shall submit to jbenedict@cityofmadison.com prior to plan sign-off, electronic copies of any Storm Water Management files including:

- a) SLAMM .DAT files
- b) RECARGA files
- c) TR-55/HYDROCAD/Etc.
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. Storm Water Management Report shall be stamped by a Licensed P.E.

**Supplement Accepted****Comment Date:** 08/01/2017

Per SIP letter 7-28-16, comment 14: Need notary signed maintenance agreement by owner for the retention basins, swales and inlet filters. Contact Jeff Benedict for boilerplate and Exhibit B language. A Check for the recording fee in the amount of \$30.00, made out to Dane County Register of Deeds, shall be submitted along with the SWMA to Jeff Benedict.

**Supplement Accepted****Comment Date:** 08/01/2017

Per SIP letter 7-28-16, comment 15: This site will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Please submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Jeff Benedict, City Engineering, for approval.

**Supplement Accepted****Comment Date:** 08/01/2017

Per SIP letter 7-28-16, comment 15: This site will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Jeff Benedict at City Engineering.

**Supplement Accepted****Comment Date:** 08/01/2017

This site will require a Storm Water Management Permit. Please submit the Storm Water Management Permit Application (and associated fee) to Jeff Benedict, City Engineering, for approval.

**Note****Comment Date:** 08/01/2017

Any added or revised plan sheets must be submitted to Zoning to be included in the official approved plan set.

**FIRE VERIFICATION****Note****Comment Date:** 07/05/2017

Solar photovoltaic power systems shall comply with the IFC Section 605.11 of the 2015 edition.

**LIGHTING VERIFICATION**

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**Note** **Comment Date:** 06/26/2017

Please use automatic daylight or time of day controls.

**PARKS FORESTRY VERIFICATION**

**Supplement Accepted** **Comment Date:** 07/21/2017

Modify plans to relocate microlodges so they are not on top of proposed force main.

**Supplement Accepted** **Comment Date:** 07/21/2017

Show all new gas and underground electric mains and services.

**Supplement Accepted** **Comment Date:** 07/21/2017

Coordinate with Parks Staff to locate the access drive to the North Plat from the proposed access Road.

**Note** **Comment Date:** 07/21/2017

((this will likely be unplowed in the winter)) Sheet drainage is shown in the area of the microlodges and will drain over walks and drives. This will be an issue with icing. Add culverts under the paved surfaces.

**Supplement Accepted** **Comment Date:** 07/21/2017

Sheet C302 shows a drainage swale through the microlodges. Modify drainage or relocate structures.

**Supplement Accepted** **Comment Date:** 07/21/2017

Show grades and connections of the paved roadway to the Cottage.

**Supplement Accepted** **Comment Date:** 07/21/2017

All private utilities to serve the development from Fair Oaks should be within the access easement.

**Supplement Accepted** **Comment Date:** 11/13/2017

Provide CADD files to Parks Division, including final site layout, grading and DTMs.

**Supplement Accepted** **Comment Date:** 07/21/2017

Provide an external man door to the mechanical room for use the Olbrich Staff.

**Supplement Accepted** **Comment Date:** 07/21/2017

Verify if access road from Fair Oaks will have curb and gutter.

**Supplement Accepted** **Comment Date:** 07/21/2017

The Developer shall continue to work with the Parks Division on the unheated storage building design prior to final project approval. Minor modifications to the site plan may be anticipated at the time of final review to accommodate Olbrich Garden staff needs.

**Supplement Accepted** **Comment Date:** 07/21/2017

Revise the site plans to move the drive for Olbrich Garden staff located at the south side of the unheated storage building so the drive connects to the pavement further to the south.



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**Supplement Accepted****Comment Date:** 07/21/2017

The Developer shall work with the Madison Fire Department in determining the necessary fire suppression systems for the storage building based upon the materials stored within by the Parks Division.

**Note****Comment Date:** 07/21/2017

The Developer shall enter into cross access easement agreements with the Parks Division as part of the pending CSM, to allow vehicle access from Olbrich Gardens.

**Note****Comment Date:** 07/21/2017

The Developer shall be required to obtain temporary grading easements, as necessary, from the Parks Division for the installation of any infrastructure improvements related to this development.

**Note****Comment Date:** 07/21/2017

The Developer shall provide details on the stormwater management area to the east of the development, within Lot 3 and determined if possible to reduce the size of the detention within the Parks property (COMPLETED). The Developer shall enter into a lease or obtain a permanent limited easement for private stormwater management purposes for the use of Parks property and shall be required to provide perpetual maintenance of the facilities serving this development.

**Supplement Accepted****Comment Date:** 07/21/2017

The Developer shall provide and designate a minimum total of twelve (12) parking stalls to be located near the storage building and also at the Olbrich Gardens cottage for staff parking. Provide locations of the parking stalls on the plans.

**Supplement Accepted****Comment Date:** 07/21/2017

((removed from plans)) Provide details on the masonry wall and cooling tower adjacent to the unheated storage building. If they are not meant to serve the unheated storage building and if the unheated storage building is to be on a separate Lot, those improvements should be located on Lot 1 of the proposed CSM.

**Supplement Accepted****Comment Date:** 07/21/2017

Clearly define where the sanitary sewer, lift station, and water main shall be considered public or private. Show all required easements on the plans

**Supplement Accepted****Comment Date:** 07/21/2017

Remove reference to paving and improvements within the rail corridor. Approval for that construction will be required separately by the appropriate approving agency (WisDOT and/or WSOR). The Developer shall be responsible for all coordination required with the railroad for access improvements, as proposed.

**Supplement Accepted****Comment Date:** 07/21/2017

Clearly denote any trees that are planned for removal that are outside of proposed lots 1-2. Approval is required by Parks staff for tree removals on Lot 3.

**PLANNING VERIFICATION****Note****Comment Date:** 08/04/2017

The final plans appear to be consistent with the plans approved by the Plan Commission and Common Council in July 2016. Approval of the final plans is contingent on final sign-off by Landmarks Commission and Urban Design Commission staff.

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**Supplement Accepted****Comment Date:** 11/16/2017

Final approval of the zoning text for this PD by the Planning Division and Zoning Administrator is required.

NOTE: A final zoning text is attached.

**TE VERIFICATION****Supplement Accepted****Comment Date:** 06/20/2017

No plans

**Supplement Accepted****Comment Date:** 06/27/2017

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

**Supplement Accepted****Comment Date:** 06/27/2017

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

**Supplement Accepted****Comment Date:** 06/27/2017

Sheet 200 What is the curb cut and pavement go to? Finish drawing the pavement/end.

**Supplement Required****Comment Date:** 06/27/2017

A deposit of \$1000.00 payable to City Treasurer will be required for the installation of traffic signage and markings deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

**Supplement Accepted****Comment Date:** 06/27/2017

A deposit of \$0.00 payable to City Treasurer will be required for the electrical installations or modifications deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

**Supplement Required****Comment Date:** 06/27/2017

The Driveway Approach form is already filled out in Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$100.00 and Deposit to Insure Conduit of \$600.00 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

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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.

**Supplement Accepted** **Comment Date: 06/27/2017**

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The applicant shall show dimensions for the proposed and existing parking stalls items S = 9 ft, L = 18 ft, E = 24 ft, F = 20 ft, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.

**Supplement Accepted** **Comment Date: 06/27/2017**

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Dimension all ADA and other stalls that are not the typical 9x18 as noted on the plan.

**Supplement Accepted** **Comment Date: 06/27/2017**

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Note angle of angled parking stalls.

**Supplement Accepted** **Comment Date: 06/27/2017**

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Applicant shall include ROW features and adjacent driveways in the site plan.

**Supplement Accepted** **Comment Date: 06/27/2017**

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Detail/dimension bike parking configuration/layout.

**Supplement Accepted** **Comment Date: 06/27/2017**

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One way operation of the site shall be secured by placing a "One Way" sign at the entrance and a "Do Not Enter" sign at the Exit.

**Note** **Comment Date: 06/27/2017**

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Loading area 24'(Check truck types and turn movements)

**Supplement Accepted** **Comment Date: 06/28/2017**

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Applicant shall add 8' access aisle the runs the entire length of the ADA stall.

**Supplement Accepted** **Comment Date: 09/18/2017**

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Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.

**Supplement Accepted** **Comment Date: 09/18/2017**

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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 a 2 to 5 foot buffer from parking or pedestrian walkways.

**Note** **Comment Date: 10/23/2017**

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A departmental hold was placed for the fees. No building permit will be issued until the fees are paid for.

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**Supplement Accepted** **Comment Date:** 08/04/2017  
Provide the color of any paved and concrete surface on the face of each plan.

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**Supplement Accepted** **Comment Date:** 08/04/2017  
Provide the " gabion" wall material / color as well as the trash enclosure and fence .

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**Note** **Comment Date:** 10/12/2017  
Gazebo details will submitted in phase 2.

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**Note** **Comment Date:** 10/12/2017  
A complete sign package, including sign lighting, will require further consideration by Zoning, UDC, and Landmarks staff.

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**Supplement Accepted** **Comment Date:** 10/12/2017  
Screening of the emergency generator is required .

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**Supplement Accepted** **Comment Date:** 10/12/2017  
Provide a "north" indicator on all site plans .

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**Supplement Accepted** **Comment Date:** 10/12/2017  
Provide the specific design and detailing of the deck / seating area . Clearly label and identify all improvements and furnishings including material/ color callouts in the north courtyard/ lounge and south terrace on the face of plans as enlarged .

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**Supplement Accepted** **Comment Date:** 10/12/2017  
Provide more specific detailing on the mico-lodges as detailed with UDC approval and include address of landscaping comments effecting this area.

**ZONING VERIFICATION**

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**Supplement Accepted** **Comment Date:** 10/19/2017  
Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Show the access aisle for the accessible stall located at the western end of the Garver Building.

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**Supplement Accepted** **Comment Date:** 11/09/2017  
Provide a site use and parking summary for the development including the following information: numbers of vehicle stalls, accessible stalls, and bicycle stalls, number of micro lodges, square footage of storage building, square footage and numbers of employees in production space in Garver Building, square footage of office space, and capacity of restaurant and event space.

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**Note** **Comment Date:** 07/19/2017  
Bicycle parking shall be provided per Sections 28.141(4), Table 28 I-3, and 28.141(1) as uses are established within the development.

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**Supplement Accepted** **Comment Date:** 10/19/2017  
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.

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**Supplement Accepted****Comment Date:** 11/20/2017

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Identify and label the structures on the roof plan including the rooftop mechanical units and solar panels. Following installation of rooftop mechanical equipment, screening may be required as determined by Landmarks and Zoning staff if mechanical equipment is visible from view from any street or residential district, as viewed from six (6) feet above ground level.

**Note****Comment Date:** 07/19/2017

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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 plan by October 1, 2019, as established by the Zoning Administrator.

**Note****Comment Date:** 07/19/2017

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Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Supplement Accepted****Comment Date:** 10/19/2017

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Clearly identify the emergency generator, electrical transformers, and any other mechanical equipment and utilities on the site plan. Screening may be required as determined by Landmarks and Zoning staff. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.