



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2016-00105**

**Address:** 210 E Olin AVE

**Current Revision #: 0**

**Submitted by:** Madison Metropolitan School District

**Contact:** Rick Hopke  
(608) 204-7912  
rhopke@madison.k12.wi.us

**Project Type:** Land Use

**Description:** Construct school in existing multi-tenant commercial building in Urban Design District 1.

**Status:** Approved

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

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Jeffrey Quamme</a>	Aug 14 2017
Fire Review	Approved	<a href="#">William Sullivan</a>	Aug 8 2017
Metro Review	Approved	<a href="#">Timothy Sobota</a>	Aug 11 2017
Planning Review	Approved	<a href="#">Chris Wells</a>	Sep 5 2017
Traffic Engineering Review	Approved	<a href="#">Eric Poffenberger</a>	Sep 5 2017
Zoning Review	Approved	<a href="#">Matthew Tucker</a>	Sep 5 2017

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C100 was not in hard copies and had dimensions.

The site plan shall include all parcel boundary dimensions.

**Supplement Accepted****Comment Date:** 08/04/2017

Owner letter received and placed in plan vault 2017-8-14

Provide the recorded common access agreements as required per comments by Traffic Engineering for our mapping records.

**Supplement Accepted****Comment Date:** 08/04/2017

Revised plans received 2017-8-14

Show and label the Madison Metropolitan Sewer District Easements per Doc. No's 1173378 and 1173379 that encumber the property. See Survey by Mark Gerhardt, Survey M744-L at the County Surveyor's Office.

**FIRE VERIFICATION****Note****Comment Date:** 08/08/2017

Extend the existing building fire alarm system into the new Group E occupancy space.

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

Coordinate building addresses with City Engineering in accordance with Madison General Ordinances.

**TE VERIFICATION****Supplement Accepted****Comment Date:** 08/02/2017

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

**Supplement Accepted****Comment Date:** 08/02/2017

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:** 08/02/2017

A deposit of \$0.00 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:** 08/02/2017

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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 Accepted****Comment Date:** 08/02/2017

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 \$0.00 and Deposit to Insure Conduit of \$0.00 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.

**Supplement Accepted****Comment Date:** 08/02/2017

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 anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.

**Supplement Accepted****Comment Date:** 08/02/2017

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:** 08/02/2017

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:** 08/02/2017

"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:** 08/02/2017

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:** 08/02/2017

Dimension all sidewalks.

**ZONING VERIFICATION****Supplement Accepted****Comment Date:** 09/05/2017

Provide a revised refuse disposal area plan. 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. Chain link fence with privacy slats is not approvable.

**Supplement Accepted****Comment Date:** 09/05/2017

final site compliance and all elements of approved site plan shall be implemented no later than 6/1/2018.

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**Note** **Comment Date:** 08/24/2017

Any displaced landscape elements shall be replaced.

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**Note** **Comment Date:** 08/24/2017

Off street parking requirements will be reviewed for future tenant build outs with a new site plan review.