



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00030

Address: 201 Corry ST

Current Revision #: 0

Submitted by: Eppstein Uhen Architects

Contact: Cliff Goodhart
(608) 442-6684
cliffg@eua.com

Project Type: Land Use

Description: Create private parking facility.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Sep 18 2017
Engineering Review Main Office	Approved	Timothy Troester	Sep 15 2017
Fire Review	Approved	William Sullivan	Jul 6 2017
Lighting Review	Approved	Frederick Rehbein	Aug 8 2017
Planning Review	Approved	Chris Wells	Sep 11 2017
Traffic Engineering Review	Approved	Eric Poffenberger	Aug 24 2017
Zoning Review	Approved	Jenny Kirchgatter	Aug 30 2017

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ENG MAPPING VERIFICATION**Supplement Accepted****Comment Date:** 07/07/2017

CSM 14599

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:** 07/07/2017

CAD received 8/28/2017.

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.

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

Doc No 5357932

Applicant shall provide for review a reciprocal easement /agreement with the proposed lot to the north. This shall include, vehicular access, parking, pedestrian access and storm water drainage to accomplish the development as proposed. The document(s) shall then be executed and recorded and copies provided prior to final sign off.

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

Doc No 5357930

Provide a recorded document providing access through this site allowing access for the 1 stall car port on the adjacent parcel to the south at 230 Waubesa Street. This document shall be provided prior to final sign off.

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

Less than 4,000 sf disturbed area, no Erosion Control or Storm Water Management Permits required. Predominantly maintenance paving less than 30,000 sf repaved.

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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).

Note**Comment Date:** 07/31/2017

The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Note**Comment Date:** 07/31/2017

The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction. Prior to beginning this repair work, the Applicant shall obtain a Street Terrace Permit from City Engineering.

All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)

Note**Comment Date:** 07/31/2017

All damage to the pavement on Waubesa Street and Corry Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)

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

Please use automatic daylight or time of day controls.

TE VERIFICATION**Supplement Accepted****Comment Date:** 07/17/2017

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

Note**Comment Date:** 07/17/2017

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:** 07/17/2017

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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:** 07/17/2017

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 Accepted**Comment Date:** 07/17/2017

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 \$200.00 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.

Supplement Accepted**Comment Date:** 07/17/2017

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:** 07/17/2017

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:** 07/17/2017

The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage, steps, ramps and doors that swing outward into walkway.

Supplement Accepted**Comment Date:** 07/17/2017

The applicant shall consider reorienting the building to either the parking lot or Waubesa Street. This shall be done to protect the public interest adjacent the Isthmus Bike Path for when the City decides to make public transport improvements in the corridor. This will also negate the need for the applicant to reprogram/remodel the interior of the site in the event of said improvements. (Applicant chose to ignore TE recommendation and made no alterations to the plan).

Supplement Accepted**Comment Date:** 07/17/2017

Applicant shall provide a copy of the cross access agreement. Email to epoffenberger@cityofmadison.com

Supplement Accepted**Comment Date:** 07/17/2017

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.

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"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:** 07/17/2017

The applicant shall show the dimensions for the proposed/existing class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 08/30/2017

The Zoning district boundary screening fence adjacent the south property line shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. A solid fence is at least 90% opaque. Submit a detail of the solid screening fence.

Supplement Accepted**Comment Date:** 08/24/2017

The final site compliance date is December 31, 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.