



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00051

Address: 1233 McKenna BLVD

Current Revision #: 0

Submitted by: Dorschner Associates Inc

Contact: Diana Dorschner
(608) 204-0777
ddorschner@dorschnerassociates.com

Project Type: Land Use

Description: Convert restaurant into counseling/community service facility (employment center)

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Oct 8 2018
Engineering Review Main Office	Approved	Timothy Troester	Oct 8 2018
Planning Review	Approved	Colin Punt	Oct 8 2018
Traffic Engineering Review	Approved	Timothy Stella	Oct 15 2018
Urban Design Commission Review	Approved	Janine Glaeser	Oct 17 2018
Zoning Review	Approved	Jenny Kirchgatter	Oct 15 2018

Submitted by: Dorschner Associates Inc**Contact:** Diana Dorschner
(608) 204-0777
ddorschner@dorschnerassociates.com**Project Type:** Land Use**Description:** Convert restaurant into counseling/community service facility (employment center)**Status:** Closed**Revision History:** [0](#)**TE VERIFICATION****Supplement Accepted****Comment Date:** 09/19/2018

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com

Supplement Accepted**Comment Date:** 09/19/2018

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; ADA/striped stall dimensions; secured parking facility; sidewalk dimensions; drive aisle dimensions; bike stall dimensions and detail; underground parking dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

Supplement Accepted**Comment Date:** 09/19/2018

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation/plan of Traffic Engineering and City Engineering Departments.

Supplement Accepted**Comment Date:** 09/19/2018

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:** 09/19/2018

Dimension bike racks. Typical bike stalls are 2' x 6'. 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 at least a 2 foot buffer from parking or pedestrian walkways.

Supplement Accepted**Comment Date:** 09/19/2018

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. Alternatively, use "Small Vehicles" parking design standards 10.08(6)(b)3 items S = 8.5", L = 16", E = 22' & F = 18' where all parking shall be clearly identified and properly controlled for use by only such vehicles.

Supplement Accepted**Comment Date:** 09/19/2018

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.

URBAN DESIGN VERIFICATION**Supplement Accepted****Comment Date:** 10/16/2018

Per UDC 6/28/17 approval, condition was to incorporate canopy trees in the parking lot. Provide information on proposed trees.

Submitted by: Dorschner Associates Inc**Contact:** Diana Dorschner
(608) 204-0777
ddorschner@dorschnerassociates.com**Project Type:** Land Use**Description:** Convert restaurant into counseling/community service facility (employment center)**Status:** Closed**Revision History:** [0](#)**Supplement Accepted****Comment Date:** 10/16/2018

Provide final updated elevation drawing showing sizes and locations of modified windows.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 10/15/2018

Label the location of the trash enclosure on site plan page C200 and submit a detail of the screening. The trash enclosure 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.

Note**Comment Date:** 10/09/2018

The final site compliance date is June 1, 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.