



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00071

Address: 2003 Freeport RD

Current Revision #: 0

Submitted by: 2001 Freeport Rd Properties LLC

Contact: Eugene Bennett
(608) 219-6444
gbennett09@gmail.com

Project Type: Land Use

Description: Demolition of approximately 3,180 square feet of metal building with 1,235 square feet remaining.

Status: Agency Reviews in Process

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	Jeffrey Quamme	Oct 15 2018
Engineering Review Main Office	Approved	Timothy Troester	Oct 3 2018
Fire Review	Approved	William Sullivan	Oct 3 2018
Planning Review	Approved	Timothy Parks	Nov 9 2018
Real Estate Review	Pending	-	N/A
Recycling Coordinator	Approved	Bryan Johnson	Oct 1 2018
Traffic Engineering Review	Add'l Info Req'd	Timothy Stella	Oct 4 2018
Zoning Review	Pending	-	N/A

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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 Required**Comment Date:** 10/15/2018

Provide the copy of the recorded access agreement for the access area used by 2003 Freeport over the lands located at 2009 Freeport Road.

Supplement Required**Comment Date:** 10/15/2018

The Site Plan indicates a walk in cooler, southern parking area and a steel staircase of 2009 Freeport encroaching into the Freeport Road right of way. The Applicant shall confirm and note on the plans all encroachments within the Freeport Rd right of way. Please properly denote the line that separates the US 18-151 Highway right of way from the Freeport Road right of way. The City of Madison does not regulate the US 18-151 right of way . Make an application with City of Madison Real Estate for a privilege in streets agreement. Link as follows - <http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm>. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way. All map exhibits and descriptions shall be approved by Jeff Quamme (jrquamme@cityofmadison.com)

Supplement Required**Comment Date:** 10/15/2018

The site plan shall accurately show the location of the Publid water main that is within the public right of ways and very near the walk in cooler at 2009 Freeport.

PLANNING VERIFICATION**Note****Comment Date:** 11/09/2018

The final plans are consistent with the Plan Commission approval.

TE VERIFICATION**Supplement Required****Comment Date:** 10/04/2018

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

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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 Required**Comment Date:** 10/04/2018

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 Required**Comment Date:** 10/04/2018

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 Required**Comment Date:** 10/04/2018

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.

Supplement Required**Comment Date:** 10/04/2018

Applicant shall provide a copy of any cross access agreements. Email to tstella@cityofmadison.com

Note**Comment Date:** 10/04/2018

Items in the Right-of-Way are not approvable though site plan approval, work with City Real Estate to start the 'Privilege in Streets' process to obtain an Encroachment Agreement for items in the Right-of-Way (bicycle racks, planters, etc.). If an Encroachment agreement cannot be obtained the applicant shall restore the terrace to City of Madison standards and specifications.

Supplement Required**Comment Date:** 10/04/2018

The applicant shall secure the site per MGO 10.08. This can be accomplished by installing a substantial physical barrier along the eastern property line extended through the Verona Rd Right-of-Way; approval for the extension of the fence through State of Wisconsin Department of Transportation (WisDOT) Right-of-Way shall be obtained by WisDOT prior to site plan approval. If the applicant is unable to secure WisDOT approval the applicant shall secure the site through install of a substantial barrier along the eastern and southern property lines.