



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2017-00080**

**Address:** 3116 Commercial AVE

**Current Revision #: 0**

**Submitted by:** Alabaster Holdings LLC

**Contact:** Jason Socha  
(608) 213-9838  
socha.jason@sochadev.com

**Project Type:** Land Use

**Description:** Convert property into a nightclub and taproom.

**Status:** Closed

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

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Jeffrey Quamme</a>	Aug 24 2018
Engineering Review Main Office	Approved	<a href="#">Brenda Stanley</a>	Aug 29 2018
Fire Review	Approved	<a href="#">William Sullivan</a>	Jul 24 2018
Lighting Review	Approved	<a href="#">Steve Rewey</a>	Jul 25 2018
Parks/Forestry Review	Approved	<a href="#">Kathleen Kane</a>	Jul 26 2018
Planning Review	Approved	<a href="#">Chris Wells</a>	Jul 27 2018
Traffic Engineering Review	Approved	<a href="#">Timothy Stella</a>	Aug 24 2018
Water Utility Review	Approved	<a href="#">Adam Wiederhoeft</a>	Aug 3 2018
Zoning Review	Approved	<a href="#">Jenny Kirchgatter</a>	Aug 29 2018

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## ENG MAPPING VERIFICATION

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**Supplement Accepted****Comment Date:** 07/19/2018

Revised plans 2018-8-23

Right of way determined. Provide revised site plans accordingly.

Through a review of a Certified Survey Map on the east side of Rethke Rd, the right of way of Commercial Avenue on this site plan (south property line) appears to be incorrect. Applicant's consultant shall coordinate with consultants for the other site and determine the correct location of the Commercial Avenue right of way. The plan shall then be modified to show the corrected boundary.

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**Supplement Accepted****Comment Date:** 07/19/2018

Real Estate Project No. 11696 set up.

The map exhibit and legal description for the required Public Storm Sewer Easement over the southeast corner of this site shall be provided upon the public right of way lines being corrected.

## ENGINEERING VERIFICATION

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**Supplement Accepted****Comment Date:** 07/25/2018

Applicant shall calculate disturbed area. If disturbing >4,000 sf then an EC Permit shall be required. Contact Daniel Olivares.

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**Note****Comment Date:** 07/25/2018

Based on WDNR records (BRRS #03-13-000304, 03-13-002516), the property may contain residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all WDNR and DSPS regulations shall be followed for proper handling and disposal.

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**Supplement Accepted****Comment Date:** 07/26/2018

In lieu of a developer agreement, the developer shall record a waiver of their right to notice and hearings for the assessments for the improvement of Rethke Avenue and Commercial Avenue in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Contact Brenda Stanley, bstanley@cityofmadison, for waiver information.

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**Supplement Accepted****Comment Date:** 07/27/2018

The Applicant shall grant a Permanent Limited Easement for grading and sloping 15 feet wide along Rethke Ave & Commercial Ave. Contact Jeff Quamme (jrquamme@cityofmadison.com) for required language.

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**Supplement Accepted****Comment Date:** 07/27/2018

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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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.

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**Note** **Comment Date:** 07/27/2018

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>

## TE VERIFICATION

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**Supplement Accepted** **Comment Date:** 07/20/2018

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - [tstella@cityofmadison.com](mailto:tstella@cityofmadison.com)

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**Supplement Accepted** **Comment Date:** 07/20/2018

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.

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**Supplement Accepted** **Comment Date:** 07/20/2018

A deposit of \$500 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 Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

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**Supplement Accepted** **Comment Date:** 07/20/2018

A deposit of \$0 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 Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

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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:** 07/20/2018

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:** 07/20/2018

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 Accepted****Comment Date:** 07/20/2018

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.

**Supplement Accepted****Comment Date:** 07/20/2018

To limit interference to the street and an improved pedestrian environment, the entrances on Rethke Avenue shall be reduce in width to a more typical one-way entrance of 10 to 15 feet.

**WATER UTILITY VERIFICATION****Note****Comment Date:** 08/03/2018

Contact the Water Utility Meter Department at (608) 266-4765 to review proposed water demands/proposed supply fixture units to determine if any new customer account or domestic meter changes will be required.

**ZONING VERIFICATION****Supplement Accepted****Comment Date:** 08/29/2018

Verify the number of proposed vehicle parking stalls including the parallel parking stalls located east of the building. There appears to be 56 stalls including 6 parallel stalls located east of the building. Update the parking lot plan site information block accordingly. Add an additional handicap accessible stall for a total of three (3) if there are more than 50 total parking stalls.

**Supplement Accepted****Comment Date:** 08/29/2018

Update the landscape plan to be consistent with the site and civil plans regarding the location of the accessible stalls and number and location of bike parking stalls.

**Supplement Accepted****Comment Date:** 08/29/2018

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.

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**Note**

**Comment Date:** 08/20/2018

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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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.