



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00094

Address: 335 W Lakeside ST

Current Revision #: 0

Submitted by: OpeningDesign

Contact: Ryan Schultz
(773) 425-6456
ryan@openingdesign.com

Project Type: Land Use

Description: Add dwelling unit in existing mixed-use building.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Aug 7 2018
Engineering Review Main Office	Approved	Timothy Troester	Aug 14 2018
Fire Review	Approved	William Sullivan	Aug 17 2018
Parks/Forestry Review	Approved	Sarah Lerner	Aug 31 2018
Planning Review	Approved	Chris Wells	Aug 20 2018
Zoning Review	Approved	Jenny Kirchgatter	Sep 5 2018

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ENG MAPPING VERIFICATION

Note **Comment Date:** 08/07/2018

A survey of the property is recommended prior to the installation of the proposed Cedar privacy fence.

FIRE VERIFICATION

Supplement Accepted **Comment Date:** 08/14/2018

Provide documentation on the inclusion of fire sprinkler protection and extent of coverage.

PARKS FORESTRY VERIFICATION

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

Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the Central Park -Infrastructure Impact Fee district. Please reference ID# 17153 when contacting Parks about this project.

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

Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction -<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

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

An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.

ZONING VERIFICATION

Note **Comment Date:** 09/05/2018

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.