



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00095

Address: 802 Atlas AVE

Current Revision #: 0

Submitted by: Beck Enterprises LLC

Contact: Dale Beck
(608) 225-1329
south2beck@yahoo.com

Project Type: Land Use

Description: Allow outdoor recreation at a restaurant-tavern.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Jan 26 2018
Engineering Review Main Office	Approved	Jeffrey Benedict	Jan 16 2018
Fire Review	Approved	William Sullivan	Jan 2 2018
Planning Review	Approved	Chris Wells	Jan 24 2018
Traffic Engineering Review	Approved	Timothy Stella	Jan 4 2018
Zoning Review	Approved	Jenny Kirchgatter	Jan 25 2018

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CAD received 1/26/2018.

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 preferred 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.

ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 01/08/2018

NOTE: APPLICANT MOVED THE COURT OUTSIDE OF SANITARY SEWER EASEMENT. Proposed volleyball court location is within a City sanitary sewer easement. Applicant shall shift the proposed improvement 15' east of the property line. If the location of the courts needs to be located as it is proposed, the applicant will be required to locate the force main and any posts driven into the ground will need to be a minimum of 5' horizontal from the force main. The applicant will also be required to record a consent to occupy easement if the court is located within the 15' city sanitary sewer easement. Any questions regarding this requirement should be Mark Moder 261-9250 mmoder@cityofmadison. If a consent to occupy easement is proposed, Jeff Quamme 266-4097, jrquamme@cityofmadison.com.

Supplement Accepted**Comment Date:** 01/08/2018

The split rail fence shown in the City sanitary sewer easement is a permanent structure. The Applicant shall remove the fence from the easement or record a consent to occupy easement and fence posts shall not exceed a depth of 18-inches.

Supplement Accepted**Comment Date:** 01/08/2018

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).

Supplement Accepted**Comment Date:** 01/08/2018

The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

TE VERIFICATION**Supplement Accepted****Comment Date:** 12/29/2017

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

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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 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:** 12/29/2017

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:** 12/29/2017

Dimension sidewalks.

ZONING VERIFICATION**Note****Comment Date:** 01/29/2018

The final site compliance date is September 1, 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.