



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00099

Address: 1412 Pflaum RD

Current Revision #: 0

Submitted by: Open Pantry

Contact: Jim Schutz
(262) 705-9030
jschutz@openpantry.com

Project Type: Land Use

Description: Convert empty lot to overflow parking for car dealership.

Status: Agency Reviews in Process

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	Jeffrey Quamme	Mar 5 2018
Engineering Review Main Office	Approved	Jeffrey Benedict	Mar 21 2018
Planning Review	Approved	Sydney Prusak	Feb 27 2018
Traffic Engineering Review	Approved	Timothy Stella	Jun 1 2018
Zoning Review	Approved	Jenny Kirchgatter	Jun 8 2018

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ENG MAPPING VERIFICATION

Supplement Accepted

Comment Date: 03/01/2018

CAD received 6/25/2018.

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.

Supplement Required

Comment Date: 03/05/2018

Draft copy of agreement provided. Need recorded copy.

Provide a barrier between this property and the property to the north or provide a recorded copy of the proposed access agreement between the two properties. (zoning also has required this)

ENGINEERING VERIFICATION

Note

Comment Date: 03/03/2018

Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.

PLANNING VERIFICATION

Note

Comment Date: 02/27/2018

The private parking facility approved on the subject site shall be used for auto inventory storage only. There shall be no sales activity, customer viewing/showings, signage, marketing, or similar advertising activities associated with auto sales on this property.

Note

Comment Date: 02/27/2018

This conditional use is only valid for five (5) years from the date of issuance. If the applicant wishes to continue this use of the site, they must return to Plan Commission for further review.

Supplement Accepted

Comment Date: 02/27/2018

The resubmitted plans generally conform to the approved plans.

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TE VERIFICATION

Supplement Accepted**Comment Date:** 03/05/2018

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

Supplement Accepted**Comment Date:** 03/05/2018

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 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:** 03/05/2018

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 any time per the recommendation/plan of Traffic Engineering and City Engineering Departments.

Supplement Accepted**Comment Date:** 03/05/2018

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:** 03/05/2018

Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.

Supplement Accepted**Comment Date:** 03/05/2018

Applicant shall submit for review a vehicular turning movement template demonstrating ingress/egress and access of fuel delivery.

Supplement Accepted**Comment Date:** 03/05/2018

Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut. Make note if the driveways are existing or proposed.

Supplement Accepted**Comment Date:** 03/05/2018

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

Supplement Accepted**Comment Date:** 03/05/2018

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, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b)2

ZONING VERIFICATION

Supplement Accepted**Comment Date:** 06/08/2018

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Parking lot and site landscaping is not required to be brought into compliance for the development site. However, parking lot and site landscaping must be consistent with landscaping approved per the 1998 plan. Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Supplement Accepted**Comment Date:** 06/08/2018

The final site compliance date is October 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.