



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00109

Address: 1804 S Park ST

Current Revision #: 0

Submitted by:

Contact: Shariff Syed
(608) 358-1786
naqc13@yahoo.com

Project Type: Land Use

Description: Allow auto repair station tenant in existing multi-tenant building in CC-T zoning

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	May 11 2018
Engineering Review Main Office	Approved	Timothy Troester	Aug 7 2018
Fire Review	Approved	William Sullivan	May 11 2018
Planning Review	Approved	Sydney Prusak	May 31 2018
Traffic Engineering Review	Approved	Timothy Stella	Jul 25 2018
Water Utility Review	Approved	Adam Wiederhoeft	May 7 2018
Zoning Review	Approved	Jenny Kirchgatter	Aug 13 2018

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ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 05/05/2018

The property is an open contaminant site with the WDNR (BRRTS #03-13-548832). Applicant shall submit proof of coordination with the WDNR to address potential contaminant concerns associated with the proposed site plan (i.e. vapor mitigation, dewatering) to Brynn Bemis (608.267.1986, bbemis@cityofmadison.com).

FIRE VERIFICATION**Note****Comment Date:** 05/11/2018

This review is limited only to the request for a conditional use to allow an auto repair facility. A complete code analysis of the building and its other occupancies with regard to the building & fire codes and Madison General Ordinances is the responsibility of the owner.

Note**Comment Date:** 05/11/2018

Control areas and a hazard materials inventory for each control area shall be established and approved by MFD prior to any start up of any auto repair operations.

Note**Comment Date:** 05/11/2018

Contact City of Madison Building Inspection regarding plan review and inspection for the installation and/or repair of any fire walls or fire barriers.

PLANNING VERIFICATION**Supplement Accepted****Comment Date:** 05/31/2018

An addition of more than four auto repair service stalls would require further approval for an alteration to this conditional use.

Note**Comment Date:** 05/31/2018

On the plans submitted for final sign-off, Unit 11 has been expanded to include Unit 12. The District Alder is aware of this change, and approved this design progression.

TE VERIFICATION**Supplement Accepted****Comment Date:** 05/09/2018

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

Supplement Accepted**Comment Date:** 05/09/2018

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.

Supplement Accepted**Comment Date:** 05/09/2018

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

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Supplement Accepted**Comment Date:** 05/09/2018

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:** 05/09/2018

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. Or 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.

WATER UTILITY VERIFICATION**Note****Comment Date:** 05/07/2018

The property located at 1804 S Park St. is located in Zone B of the Wellhead Protection District for Well 18. As such, there are certain land use restrictions that serve to protect groundwater in the vicinity of this and other municipal drinking water wells. The continued operation of four auto repair shops at this location may be approved subject to new and on-going mitigation consistent with the Best Management Practices (BMP) for Automotive Repair Shops provided with this Land Use Application. In particular, secondary containment in storage areas, spill response planning and clean up materials (i.e. drop pans and trays, rags, hydrophobic mats, dry absorbent materials), and lawful disposal of all solid and liquid wastes including regular pump-outs of holding tanks by a certified waste hauler would be required.

Note**Comment Date:** 05/07/2018

The Water Utility recommends against installing underground vaults for storage of waste. Importantly, the existing concrete floor serves as an impermeable barrier against wastes leaching underground. Any waste storage operations shall comply with methods identified in the provided BMP guidance document. The Water Utility also reserves the right to conduct periodic inspections of the property to ensure that the recommended BMPs are being implementing.

Note**Comment Date:** 05/07/2018

Expansion of any automobile repair activities beyond the footprint of the existing four shops, or the initiation of other activities that have the potential to contaminate groundwater (see attached) are restricted by MGO 28.102 (4) based on the property's location in Zone B of the Wellhead Protection District.

ZONING VERIFICATION**Note****Comment Date:** 07/21/2018

The property is located within Zone B of Wellhead Protection District 18. Per Section 28.102(3), all uses in Zones A and B of any Wellhead Protection District shall be subject to approval by the Water Utility General Manager or his/her designee.

Note**Comment Date:** 07/21/2018

The proposed automobile repair stations shall comply with the supplemental regulations per Section 28.151 Automobile Body Shop, Automobile Sales and Rental, Automobile Service Station, Automobile Repair Station, Convenience Store. All automobile servicing and repair activities shall be carried on within an enclosed building. No automobile servicing and repair activities may take place between the hours of 7:00 p.m. and 7:00 a.m. unless all of the building's windows and doors are closed.

Supplement Accepted**Comment Date:** 08/13/2018

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The final site compliance date is 06-15-19.

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.

Note**Comment Date:** 07/21/2018

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.