



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00001

Address: 2153 Rimrock RD

Current Revision #: 0

Submitted by: GBA Architecture + Design

Contact: Josh Wilcox
(608) 829-1750
josh.wilcox@garybrink.com

Project Type: Land Use

Description: Demolish four commercial buildings to construct four-story, 143-room hotel.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Jun 12 2018
Engineering Review Main Office	Approved	Timothy Troester	Jun 7 2018
Fire Review	Approved	William Sullivan	May 30 2018
Lighting Review	Approved	Steve Rewey	Apr 16 2018
Metro Review	Approved	Timothy Sobota	Apr 19 2018
Parks/Forestry Review	Approved	Sarah Lerner	Apr 23 2018
Planning Review	Approved	Timothy Parks	May 22 2018
Recycling Coordinator	Approved	Bryan Johnson	May 23 2018
Traffic Engineering Review	Approved	Timothy Stella	Jun 7 2018
Urban Design Commission Review	Approved	Janine Glaeser	May 31 2018
Water Utility Review	Approved	Adam Wiederhoeft	May 1 2018
Zoning Review	Approved	Jenny Kirchgatter	Jun 13 2018

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CSM 14819 recorded 6/1/2018 as Doc # 5413524.

The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record

Supplement Accepted**Comment Date:** 04/13/2018

CAD received 6/8/2018.

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 Accepted**Comment Date:** 04/13/2018

Zoning uploaded approved addressing plan 6/11/2018.

The address room numbers on the plan set are not the address numbers that were created with the approved addressing plan.

Revise the room numbers to match the approved addressing plan and resubmit the appropriate sheets. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Supplement Accepted**Comment Date:** 04/20/2018

Doc No. 5413729 Recorded.

The existing Joint Driveway Easement per Doc No. 3247789 and 3261797 has not been activated by another recorded instrument per the terms of the original easement. An access easement instrument(s) over lands to the north shall be recorded providing the necessary access required to accomplish this development as planned.

Supplement Accepted**Comment Date:** 04/20/2018

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Billboard Easement Released 5410575

The private Billboard, Ingress-Egress, Electric and Sanitary Sewer Easements noted to be released on the proposed CSM shall be released by recorded instrument(s) prior to final sign off.

Supplement Accepted**Comment Date:** 04/20/2018

Doc No 5410575

The parking lease/easement shall be released or modified to accommodate the proposed development prior to final site plan sign off.

Supplement Accepted**Comment Date:** 04/20/2018

Doc No. 5414288

Comprehensive Agreement(s) / Easement(s) between the Lots and Outlots within this proposed Certified Survey Map shall be drafted and provided for review and recorded prior to final site plan sign off. The agreement (s)/easement(s) shall address all common private vehicular and pedestrian access facilities, storm sewer facilities, storm water management facilities, sanitary sewer facilities, water main facilities and common open space areas/facilities.

Supplement Accepted**Comment Date:** 04/20/2018

Doc No. 5411009

Comprehensive Agreement(s) / Easement(s) between this Certified Survey Map and the Dept of Revenue lands to the north shall be drafted and recorded prior to final site plan sign off. The agreement(s)/easement(s) shall address all common private vehicular and pedestrian access as well as maintenance of the retaining wall as proposed by the development.

Supplement Accepted**Comment Date:** 04/20/2018

Provided on CSM

A Public Sidewalk Easement shall be granted in the northwest corner of the property to the City of Madison ("City") on the face of the proposed Certified Survey Map for the portion of the sidewalk that is proposed to cross onto the property

ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 04/15/2018

The construction of this project will require that the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The City Engineer will not sign off on this project without the agreement executed by the developer, all deposits/surety submitted, and the agreement executed by the Mayor.

Supplement Accepted**Comment Date:** 04/15/2018

The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

Supplement Accepted**Comment Date:** 04/15/2018

Revise plan sheets to include note regarding improvements within the public right-of-way. "All public improvements and work within the public right-of-way shall be completed per the City issued plans, project number 11919."

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Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Supplement Accepted**Comment Date:** 04/15/2018

All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

Supplement Accepted**Comment Date:** 04/15/2018

Per the Wisconsin Department of Natural Resources (WDNR) closure letter, this property was closed with residual soil contamination (BRRTS #0213253755). Written approval from the WDNR is required prior to disturbing the existing barrier cap. Proof of coordination with the WDNR shall be submitted to Brynn Bemis (267-1986, bbemis@cityofmadison.com).

Supplement Accepted**Comment Date:** 04/15/2018

This project is subject to City of Madison erosion control permitting requirements. Submit completed permit application, permit fee, erosion control plan, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at meberhardt@cityofmadison.com.

Supplement Accepted**Comment Date:** 04/15/2018

This project will disturb an acre or more of land area and will be subject to WDNR permitting requirements for erosion control and stormwater management. Submit a copy of the approved WDNR Construction Site Storm Water Runoff permit (WDNR NOI permit) to City Engineering. The City of Madison erosion control and stormwater management permits cannot be issued until WDNR has granted their permit approval.

Supplement Accepted**Comment Date:** 04/15/2018

This project is subject to City of Madison stormwater management permitting requirements. Submit completed permit application, permit fee, stormwater management plan stamped by a Wisconsin P.E., modeling calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Stormwater Management Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding stormwater management requirements or stormwater permitting requirements can be sent to Megan at meberhardt@cityofmadison.com.

Supplement Accepted**Comment Date:** 04/15/2018

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com. The final document and fee should be submitted to City Engineering, attention: Megan Eberhardt.

Supplement Accepted**Comment Date:** 04/15/2018

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Submit electronic data files for the stormwater management modeling and calculations. Files can be emailed to Megan Eberhardt at Meberhardt@cityofmadison.com or submitted on CD to City Engineering.

Supplement Accepted**Comment Date:** 04/15/2018

Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com or submitted on CD to City Engineering.

Supplement Accepted**Comment Date:** 04/15/2018

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. 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)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: ttroester@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 to City by applicant.

FIRE VERIFICATION**Supplement Accepted****Comment Date:** 04/17/2018

Provide the fire apparatus access plan. Sheet F100 was not included in paper copies.

Note**Comment Date:** 04/17/2018

Private fire service mains serving fire hydrants shall be the same size as the public mains supplying the private mains unless hydraulically calculated to provide the minimum required flow and pressure. In all cases, mains serving fire hydrants do not need to exceed 10-inches but shall be at least 6-inches. See MGO 34.507 for additional information. NFPA 24 has additional requirements for private fire service main sizes as well. Mains serving more than 1 hydrant shall be a minimum of 8-inch diameter pipe.

Supplement Accepted**Comment Date:** 04/17/2018

Proposed Red Oak trees impact the aerial access lane proposed on the south side of the building. Relocate trees or select trees with a narrower canopy.

PLANNING VERIFICATION

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

The final plans appear to be consistent with the plans approved by the Plan Commission.

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

The applicant has provided a conceptual plan for how Lot 1 of the CSM could be developed adjacent to the hotel per condition #71 of the March 6, 2018 approval letter. The conceptual layout is attached to this permit record. Planning finds this concept acceptable.

Supplement Accepted **Comment Date:** 05/22/2018

Revise Sheets A6.01 and A6.02 to include a minimum and maximum height for the parapet/ roof line of the hotel.

NOTE: Revised Sheets A601-A603 are attached.

Supplement Accepted **Comment Date:** 05/22/2018

Provide a elevation detail showing the canopy on Sheets A6.01 and A6.02 so that the details of the canopy can be clearly understood in plan. [Staff suggests that, for this detail, the west elevation be zoomed into the canopy without the rest of the northern façade in the background; likewise, a close-up view of the canopy on the north faced with labels is preferred.]

NOTE: Revised Sheets A601-A603 are attached.

Supplement Accepted **Comment Date:** 05/22/2018

Per Section 28.137(2)(a), a planned multi-use site shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic Development recorded in the office of the Dane County Register of Deeds immediately following recording of the three-lot Certified Survey Map.

NOTE: The necessary documents have been submitted for review and will be recorded with the CSM.

TE VERIFICATION

Supplement Accepted **Comment Date:** 04/16/2018

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

Supplement Accepted **Comment Date:** 04/16/2018

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/stripped 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:** 04/16/2018

(Developer's Agreement)A deposit of \$2000 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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(Developer's Agreement)A deposit of \$23000 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.

Supplement Accepted**Comment Date:** 04/16/2018

The Driveway Approach form is already filled out in the Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$0 and Deposit to Insure Conduit of \$0 is 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.

Supplement Accepted**Comment Date:** 04/16/2018

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:** 04/16/2018

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:** 04/16/2018

The applicant shall seek, and provide written documentation to Traffic Engineering, for approval of the Rimrock Road access point from the WisDOT.

Supplement Accepted**Comment Date:** 04/16/2018

The applicant shall be required to obtain and provide recorded documentation for a cross-access agreement granting all properties in this development full access to the Rimrock Road and East Rusk Avenue intersection prior to final sign-off. Under no circumstances shall Traffic Engineering approve any plans or grant early build permits for construction of this proposed development without that in place.

Supplement Accepted**Comment Date:** 04/16/2018

Due to traffic safety concerns, the proposed Rimrock Road access point shall be right-in right-out only. The applicant shall work with Traffic Engineering, City Engineering and Dane County Highway Department on the geometrics for modifications to the Rimrock Road Right-of-Way (typically this is an extension of the median but so as to not negatively impact the operation of the Rimrock Road and East Rusk Avenue intersection the might be required to construct the full left turn lane) to ensure the prescribed access is secured. This will also require the applicant to post a deposit, to be determined upon acceptance of final geometrics, for the full estimated cost of construction.

Supplement Accepted**Comment Date:** 04/16/2018

The applicant shall enter into a signed developer's agreement through City of Madison Engineering prior to sign off.

URBAN DESIGN VERIFICATION**Supplement Accepted****Comment Date:** 05/02/2018

Per UDC 2/21/18 Approval Conditions: Provide clarification of beacon structure on this building. Additional detail required.

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Per UDC 2/21/18 Approval Conditions: Remove vents from general EIFS frame and provide better placement. Additional detail of new EIFS jointing required.

Supplement Accepted**Comment Date:** 05/02/2018

Per UDC 2/21/18 Approval Conditions: Fully integrate exterior penetrations into design of south elevation. Additional detail of penetration lactations required.

Supplement Accepted**Comment Date:** 05/02/2018

Per UDC 2/21/18 Approval Conditions: Provide window detail that appears as one architectural element.

Supplement Accepted**Comment Date:** 05/02/2018

Provide exterior building elevation drawing in black and white with material and color call outs (in lieu of color chart.)

Supplement Accepted**Comment Date:** 05/02/2018

Sheet L101 Landscaping Plan - provide number of shade trees and landscaping beds shown on UDC 2/21/18 approved plans (approx. 24).

WATER UTILITY VERIFICATION**Supplement Accepted****Comment Date:** 04/28/2018****Survey has been completed. No wells observed****

Private wells may have served the parcels associated with this project prior to municipal water service connections. The existing properties will require an internal and external survey for potential unabandoned private wells prior to proceeding with demolition. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.

Note**Comment Date:** 04/28/2018A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.**Note****Comment Date:** 04/28/2018

The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 05/23/2018

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Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).

Supplement Accepted**Comment Date:** 06/13/2018

Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.

Supplement Accepted**Comment Date:** 06/13/2018

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

Supplement Accepted**Comment Date:** 06/13/2018

Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Note that landscaping must be installed on the private property.

Supplement Accepted**Comment Date:** 06/13/2018

Per Sections 28.142(3)(c) and 28.142(4)(e), planting beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Supplement Accepted**Comment Date:** 05/29/2018

The final site compliance date is September 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.

Note**Comment Date:** 05/12/2018

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.