



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00046

Address: 813 Post RD

Current Revision #: 0

Submitted by: Smash Life Fitness LLC

Contact: Brian McClaren
(608) 819-6544

Project Type: Land Use

Description: Convert existing building into arts/technical/trade school (The Big Dane Collective fitness instruction).

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Jul 10 2018
Engineering Review Main Office	Approved	Timothy Troester	Jul 6 2018
Fire Review	Approved	William Sullivan	Jul 10 2018
Planning Review	Approved	Chris Wells	Jul 3 2018
Traffic Engineering Review	Approved	Timothy Stella	Jul 10 2018
Zoning Review	Approved	Jenny Kirchgatter	Aug 8 2018

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TE VERIFICATION

Supplement Accepted**Comment Date:** 07/03/2018

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

Supplement Accepted**Comment Date:** 07/03/2018

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:** 07/03/2018

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.

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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:** 07/03/2018

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:** 07/03/2018

Dimension bike racks. Typical bike stalls are 2' x 6'. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, it is recommended for all bicycle racks to have at least a 2 foot buffer from parking or pedestrian walkways.

ZONING VERIFICATION

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

Submit a copy of the floor plan to include with the final site plan review plan set.

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

Verify with the Building Inspection Unit whether a building permit will be required for the change of use. If a building permit is not required, submit an application for a Change of Use Certificate of Occupancy along with the \$75 application fee.

Note**Comment Date:** 07/30/2018

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 plan by October 1, 2018, as established by the Zoning Administrator.

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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.

Note**Comment Date:** 07/30/2018

The Traffic Demand Management Plan has been approved by Traffic Engineering and will be kept on file with the Zoning Administrator.