



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00051

Address: 84 N Bryan ST

Current Revision #: 0

Submitted by: Madison Circus Space

Contact: Josh Casey
(608) 556-4471
josh@madisoncircusspace.com

Project Type: Land Use

Description: Convert existing building into arts/technical/trade school (circus arts training).

Status: Agency Reviews in Process

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Nov 6 2018
Engineering Review Main Office	Pending		N/A
Planning Review	Approved	Colin Punt	Nov 6 2018
Traffic Engineering Review	Add'l Info Req'd	Timothy Stella	Nov 13 2018
Zoning Review	Approved	Jenny Kirchgatter	Nov 6 2018

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Revised plan provided 10-25-2018

As per the conditions of approval: There are not any new proposed exterior improvements. The site plan shall be updated to show the existing improvements and pavement and properly label them as such.

TE VERIFICATION**Supplement Required****Comment Date:** 11/13/2018Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com**Note****Comment Date:** 11/13/2018

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 Required**Comment Date:** 11/13/2018

A deposit of \$(TBD) 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 Department, 215 Martin Luther King Jr. Blvd; Suite 109, P.O. Box 2986, Madison, Wisconsin 53703-2986. (If second driveway is being proposed/added)

Supplement Required**Comment Date:** 11/13/2018

The Driveway Approach form will be 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 \$(TBD) and Deposit to Insure Conduit of \$(TBD) is payable to the City of Madison Treasurer to be delivered or mailed to Attention Tim Stella, Traffic Engineering Department, 215 Martin Luther King Jr. Blvd; Suite 109, P.O. Box 2986, Madison, Wisconsin 53703-2986. (If second driveway is being proposed/added)

Supplement Required**Comment Date:** 11/13/2018

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages 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 Required**Comment Date:** 11/13/2018

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.

ZONING VERIFICATION

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The Traffic Demand Management Plan has been submitted and has been approved by Traffic Engineering.

Per the Supplemental Regulations Section 28.151 School, Arts, Technical or Trade, the applicant shall submit a Traffic Demand Management plan to be approved by the Traffic Engineer and to be kept on file with the Zoning Administrator.

Note**Comment Date:** 11/01/2018

The final site compliance date is May 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.