



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00068

Address: 8216 Watts RD

Current Revision #: 0

Submitted by: Rouse Management Co

Contact: Fred Rouse
(608) 251-7471

Project Type: Land Use

Description: PD Alteration to allow a winery tenant (The Cider Farm) in existing commercial building with outdoor eating area.

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Oct 26 2018
Engineering Review Main Office	Approved	Timothy Troester	Oct 26 2018
Fire Review	Approved	William Sullivan	Oct 22 2018
Planning Review	Approved	Chris Wells	Nov 5 2018
Traffic Engineering Review	Approved	Timothy Stella	Oct 30 2018
Urban Design Commission Review	Approved	Janine Glaeser	Nov 20 2018
Zoning Review	Approved	Jenny Kirchgatter	Nov 14 2018

Submitted by: Rouse Management Co**Contact:** Fred Rouse
(608) 251-7471**Project Type:** Land Use**Description:** PD Alteration to allow a winery tenant (The Cider Farm) in existing commercial building with outdoor eating area.**Status:** Closed**Revision History:** [0](#)

TE VERIFICATION

Supplement Accepted**Comment Date:** 10/24/2018

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

Supplement Accepted**Comment Date:** 10/24/2018

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:** 10/24/2018

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 Accepted**Comment Date:** 10/24/2018

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:** 10/24/2018

The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway. Specifically, wheel stops shall be added to the four parking stalls to the north of the new bike stalls while conforming to MGO standards, as set in section 10.08(6).

ZONING VERIFICATION

Supplement Accepted**Comment Date:** 11/14/2018

The zoning text has been submitted for review. Update the Signage section of the zoning text as follows: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the CC-T (Commercial Corridor- Transitional) district.

Supplement Accepted**Comment Date:** 11/14/2018

Submit the building section per the note on page A1.1 (3) Overall Roof Plan: New rooftop unit at 42" high concealed from view at grade by lower roof canopy and upper parapet- see building section.

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

Submitted by: Rouse Management Co**Contact:** Fred Rouse
(608) 251-7471**Project Type:** Land Use**Description:** PD Alteration to allow a winery tenant (The Cider Farm) in existing commercial building with outdoor eating area.**Status:** Closed**Revision History:** [0](#)

The capacity shall be established for the outdoor eating area. Occupancy is established by the Building Inspection Unit. Contact Building Inspection staff at (608) 266-4559 to help facilitate this process.

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

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 March 15, 2019, as established by the Zoning Administrator.

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

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.