



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00072

Address: 304 S Baldwin ST

Current Revision #: 0

Submitted by:

Contact: Nicholas Rhode
(608) 338-4353
rhodeproperty@gmail.com

Project Type: Land Use

Description: TR-C4 to PD, create one lot for existing two-family residence and one lot for new single-family residence.

Status: Agency Reviews in Process

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Jan 17 2019
Engineering Review Main Office	Approved	Daniel Olivares	Jan 17 2019
Fire Review	Approved	William Sullivan	Dec 13 2018
Parks/Forestry Review	Approved	Kathleen Kane	Dec 14 2018
Planning Review	Approved	Chris Wells	Dec 13 2018
Traffic Engineering Review	Approved	Timothy Stella	Dec 13 2018
Urban Design Commission Review	Approved	Janine Glaeser	Dec 21 2018
Zoning Review	Add'l Info Req'd	Jacob Moskowitz	Dec 20 2018

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ENG MAPPING VERIFICATION**Supplement Accepted****Comment Date:** 12/18/2018

Doc No 54655842

A Restrictive Covenant for Stormwater Measures has been recorded per Doc No. 5452527. This document is not complete (missing Exhibit B) as it does not contain or reference what the approved storm water management measures are subject to the covenant.

Applicant shall consult with Stormwater Staff from the Engineering Main office and determine the final stormwater solution for this site and subsequently record the proper document. (Covenant for storm water management or cross drainage agreement between the lots)

ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 12/18/2018

ENGSRP-2018-07675

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>. (MGO CH 35.02(14))

Supplement Accepted**Comment Date:** 12/18/2018

PAID 11/2/18, \$77.55

All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

Supplement Accepted**Comment Date:** 12/18/2018

ENGSRP-2018-07675

This development appears to have multiple existing laterals extended to the property line. In an effort to reduce inflow and contamination to the City's sanitary system our policy is to plug at the main laterals that are no longer active when associated with a new or redevelopment project. City Engineering will complete aTV inspection of the main to help clarify which laterals are active and which need to be plugged as a condition of approval for this application. The applicant is notified that as a condition of approval a sewer plug permit will be required for one or more laterals associated with this project that will no longer be used at its completion.

Supplement Accepted**Comment Date:** 12/18/2018

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The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttreoster@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2))PDF submittals shall contain the following information:

- 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
- j) Stormwater Management Facilities
- k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Supplement Accepted**Comment Date:** 12/18/2018

Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event. The volume control requirement can be removed by recording a cross-lot drainage agreement. Contact Daniel Olivares (daolivares@cityofmadison.com), Engineering

Supplement Accepted**Comment Date:** 12/18/2018

Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage. (MGO 16.23(9)(D)) The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27. NOTE: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master storm water drainage plan:

- a. For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.

No building permits shall be issued prior to City Engineering's approval of this plan.

Contact Daniel Olivares (daolivares@cityofmadison.com), Engineering

FIRE VERIFICATION**Note****Comment Date:** 12/13/2018

Remove or reduce the existing deck at 306 S Baldwin as it is extending across the new proposed property line.

URBAN DESIGN VERIFICATION**Note****Comment Date:** 12/21/2018

Current application is in keeping with the UDC approved design intent.

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ZONING VERIFICATION

Supplement Required **Comment Date:** 12/20/2018

Show the proposed driveway on the site plan. The driveway shall not exceed the width of the garage it leads to, up to a maximum of 22 feet.

Supplement Required **Comment Date:** 12/20/2018

The garage on page 1 (utility plan) is larger than on subsequent pages. Revise plans to show a consistent size.

Note **Comment Date:** 12/20/2018

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 6/1/19, as established by the Zoning Administrator.