



PLAN COMMISSION APPLICATION

CITY OF MIDDLETON • 7426 HUBBARD AVE. • MIDDLETON, WI. 53562 • (608) 821-8370 • FAX (608) 827-1080

Plan Commission usually meets the 2nd and 4th Tuesdays of each month at 7 p.m. in the Council Chambers of Middleton City Hall. The following **must be submitted THREE weeks** prior to any Plan Commission meeting for staff review and agenda placement. Failure to submit a complete package may result in the return of all items, a resubmittal fee, and a delay of your project.

1. Plan Commission Application & Checklist (this packet).
2. Required (nonrefundable) fee(s) **and deposit (see chart below)**.
3. One (1) plan set, 11"x17", and an electronic version emailed to Diane, the Office Manager, at dattoe@cityofmiddleton.us. The plan sets must include streetscape and site landscape plans.
4. One separate copy of the streetscape/landscape plan must be submitted to Mark, the City Forester, at mwegner@cityofmiddleton.us.

Project Address/Name: _____

Applicant:		
Address:		
Phone:	Fax:	Email:

Owner:		
Address:		
Phone:	Fax:	Email:

Project Description: _____

Owner/Applicant Signature: _____ **Date:** _____

- Note:**
- City ordinances are on the City website at <http://www.ci.middleton.wi.us/115/City-Code-of-Ordinances>
 - Applicants must check with the Building Inspection Dept. to determine if any permits are required.

Fees (check what applies):	
Certified Survey Map	\$200 + \$25/lot
Concept Review	\$50
Conditional Use Permit	\$300
Design Review	\$200
Design Review Revisions	\$50
Final Plat	\$400 + \$50/lot
GIS (cost to update City records)	See below**
Preliminary Plat	\$400 + \$50/acre
Rezoning	\$400-\$2,000***
Sign Design Review	\$50
Sign Variance	\$200
SIP/SIP Modification*	\$50-\$400***

* Specific Implementation Plan in Planned Development District
 ** Land Divisions: **Plat** = \$500 + \$30/ lot; **CSM** = \$200 + \$30/lot; public improvements = \$0.75 x total pipe length (total footage of all public pipes + private storm water pipes) - see attached calculation sheet
 *** Fee based on cost of project. **For Rezoning:** single lot or project = \$400, larger projects and PDD rezoning requests = \$1,000 for projects up to 50 acres, and \$2,000 for projects over 50 acres. **For SIP Modifications:** projects under \$10,000 = \$50, between \$10,000 and \$50,000 = \$200, and over \$50,000 = \$400.

Deposit
An Escrow Deposit of \$5,000 is required per Ord. 10.128(2) to cover project review costs by outside consultants when necessary. See attached excerpt from City Ordinances.
Waiver authorized: £ _____ date _____
TRAFFIC IMPACT ANALYSIS Required Yes £ No £

CITY OF MIDDLETON ESCROW DEPOSIT & GIS FEE

Section 10.128(2) **Escrow Deposits** of the City of Middleton Code of Ordinances is hereby created to read as follows:

(a) In addition to the fees specified in sub (1), applicants for all **Rezoning, Conditional Use Permits, Design Review and Specific Implementation Plan Modifications** shall be responsible to pay the actual cost of review of the application by outside consultants hired by the City including but not limited to, Federal, State or County Departments and Madison Metropolitan Sewerage District, Attorneys, Engineers or Planners. Upon application, the applicant **shall deposit \$5,000** to be held in escrow upon which the City shall draw to pay for said costs as they are incurred during the course of reviewing the application. Itemized statements reflecting the amounts drawn from the deposit shall be sent to the applicant each month. In the event that the escrow deposit has been drawn down to twenty-five percent (25%) of the required amount, the applicant shall replenish the escrow deposit to its original amount. If any funds remain in the escrow deposit following final determination of the application, such remaining funds shall be returned to the applicant within sixty (60) days of the determination together with an accounting of the deposits and draws on the escrow.

(b) Applicants may obtain a pre-application waiver of the required escrow deposit from the City Administrator if in the City Administrator's sole discretion he/she determines that no consultant review will be required. Said waiver shall not preclude the City Administrator from employing an outside consultant, charging the costs of any consultant review to the applicant or requiring an escrow deposit at any time after application.

Similar language pertaining to **Land Divisions** appears in Section 19.04(7)(c).

THIS DEPOSIT WILL BE DUE ONE WEEK PRIOR TO THE PLAN COMMISSION MEETING WHERE THIS ITEM WILL BE DISCUSSED, UNLESS THE DEPOSIT HAS BEEN WAIVED BY THE CITY ADMINISTRATOR OR HIS DESIGNEE. IF A WAIVER IS GRANTED, THE APPLICANT WILL BE NOTIFIED BEFORE THE SUBMITTAL DEADLINE. FAILURE TO PAY THIS DEPOSIT MAY RESULT IN THE RETURN OF ALL ITEMS, A RESUBMITTAL FEE, AND A DELAY OF YOUR PROJECT.

Fee Schedule under Section 3.12 relating to Fees for Updating of Geographical Information System (GIS) Records

Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, Plats	\$500 + \$30/lot
Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, CSM	\$200 + \$30/lot
Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, Public Improvements	\$0.75 x total pipe length (i.e., total footage of all public Pipes + private storm Water conveyances)

CITY OF MIDDLETON PLAN SUBMITTAL CHECKLIST

Project Name:	Builder/Developer:
Project Address:	Phone:

Note: Include on the plan sheets each applicable item listed below with all formal plan submittals. All spaces should be checked, or marked "N/A" if the item does not apply. Please submit this checklist with your application. **Staff will reject any application they deem incomplete.**

- 1. Show the planned improvements in the context of the surrounding properties and include existing buildings and driveways on **all** adjoining properties.

- 2. Show existing and proposed contours at an interval (minimum 1') suitable to the topography and project. Contours should extend a minimum of 20' beyond property lines and nearby berms and swales and at least to the backs of curbs.

- 3. Show square footage (area) of:
 - a. Lot or parcel
 - b. Existing impervious surface
 - c. Proposed total impervious (existing plus current proposal)
 - d. Existing building
 - e. Proposed total building (existing plus current proposal)
 - f. Existing parking and pavement
 - g. Proposed total parking and pavement (existing plus current proposal)

- 4. Show all relevant dimensions including:
 - a. Buildings
 - b. Setbacks to buildings and other improvements.
 - c. Parking stalls
 - d. Driveway widths
 - e. Parking lot aisles, turnarounds, turning radii, etc.
 - f. Distance from driveway to street corner if less than 200'
 - g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
 - h. Widths of abutting R.O.W.'s, roadways, and terraces.

- 5. Show dimensions and bearings of property lines.

- 6. Show North Arrow and scale of drawing.

- 7. Show **City** bench mark location and elevation to NGS datum.

- 8. Label all existing and proposed surface materials (grass, bituminous, concrete, etc.)

- 9. Show total number of required and proposed parking stalls.

- 10. Show handicap parking stall and ramp locations.

- 11. Show up or down arrows on loading or other ramps.

- 12. Show existing, proposed, & adjoining driveway approaches.

- ___ 13. Show removal and replacement to City Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.
- ___ 14. Show rim and invert elevations of all drainage structures.
- ___ 15. Show location and screening of refuse and recycling containers.
- ___ 16. Design surface drainage to bypass refuse and recycling containers.
- ___ 17. Indicate proposed direction of roof drainage and show on grading plan the location of all roof gutter downspouts.
- ___ 18. Show all existing and proposed public and private utility locations on and adjacent to site.
- ___ 19. Show location of nearest existing City of Middleton fire hydrants and proposed City and private fire hydrants.
- ___ 20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.
- ___ 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.
- ___ 22. Include elevation view of rooftop mechanicals and required screening design, materials, and colors.
- ___ 23. Include statement of historical landmark designation status.
- ___ 24. Include name of designer, P.E. stamp and signature on final plans.
- ___ 25. Include Erosion Control Plan. Include note on plan stating: "Additional erosion control measures will be installed as needed."
- ___ 26. Include Landscape Plan. See separate checklist for landscape plan requirements.

Staff Contacts		
Eileen M. Kelley, AICP	Mark Opitz	Abby Attoun, AICP
Planning Director/ Zoning Administrator	Asst Planning Director / Zoning Administrator	Director of Community Development
(608) 821-8377	(608) 821-8394	(608) 821-8343
Email: ekelley@cityofmiddleton.us	Email: mopitz@cityofmiddleton.us	Email: aattoun@cityofmiddleton.us
Fax: (608) 827-1080	Fax: (608) 827-1080	Fax: (608) 827-1080
<p>Diane Attoe: Office Manager, Public Works Department Phone: (608) 821-8370 / Fax: (608) 827-1080 Email: dattoe@cityofmiddleton.us</p>		

LANDSCAPE PLAN SUBMITTAL CHECKLIST

Note: Please include each applicable item listed below with all formal plan submittals. All spaces should be checked or marked "N/A" if the item does not apply.

- 1. Show existing and proposed contours at an interval (minimum 1') suitable to the topography and project. Contours should extend a minimum of 20' beyond property lines and nearby berms and swales at least to the backs of curbs

- 2. Show number of required:
 - a. Parking stalls
 - b. Landscaping points and size of landscaping elements
 - c. Additional canopy trees

- 3. Show total number of provided:
 - a. Parking stalls
 - b. Landscaping points and size of landscaping elements
 - c. Additional canopy trees

- 4. Show North Arrow and scale of drawing.

- 5. Include name of designer on final plans.

- 6. Show existing/proposed hydrants, sanitary laterals, water services, light poles, power poles, and other significant topographic features in landscaped areas.

- 7. Show all relevant dimensions.

STAFF APPROVAL FORM FOR BUILDING PERMIT APPLICATIONS

Project Name:	Builder/Developer:
Project Address:	Phone: PC #

Applicants for a building permit who require Plan Commission approval must obtain the following staff approvals prior to obtaining a building permit.
Staff available at (608) 821-8370, unless otherwise noted.

PLANNING – Eileen Kelley/Mark Opitz/Abby Attoun	Comments:
Date Approved: / / PC Approval: / /	
For Plans Received: / /	
Impact Fee: \$ _____	
Park Dedication Fee: \$ _____	
Park Improvement Fee: \$ _____	
ENGINEERING –Shawn Stauske/Gary Huth/Rich Weihert	Comments:
Plan received: / / APPROVED	
£ Site Plan: / /	
£ Erosion Control & Storm Water Permits: / /	
£ Storm Water Maint Agreement: / /	
£ CSM: / /	
£ City/Developer Agreement / /	
£ Storm Water fee: \$ _____	
£ GIS Fee: \$ _____	
	\$0.75 x _____ total pipe length (total footage of all public pipes + private storm water pipes)
UTILITIES / PUBLIC WORKS – Dave Sarbacker	Comments:
Date Approved: / /	
For Plans Received: / /	
MMSD Fee: \$ _____	
FIRE INSPECTION/EMS (827-1090) Matt Reigel	Comments:
Date Approved: / /	
For Plans Received: / /	
FORESTRY – Mark Wegner (821-8345)	Comments:
Date Approved: / /	
For Plans Received: / /	