



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

May 25, 2010

Barry Norem
Sigma Phi Epsilon
6113 Fairfax Lane
Madison, WI 53718

RE: Approval of the construction of a fraternity house in the R6 (General Residence) District.

Dear Mr. Norem:

The Plan Commission, meeting in regular session on May 24, 2010 determined that the ordinance standards could be met and **approved** your request to construct a fraternity house at 237 Langdon Street. In order to receive final approval, the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following ten (10) items:

1. Applicant shall provide sizing information for the 8" PVC proposed along the rear property line to pass water through the lot.
2. The applicant's utility contractor shall obtain a Permit to Excavate in Public Right-of-Way for the installation of utilities to serve this project.
3. The "BR#s shown on plans do not conform to the City of Madison address ordinances. In accordance with MGO 10.34 – Street Numbers: submit a PDF of each floor plan to Engineering Mapping – Lori Zenchenko (addressing@cityofmadison.com) to coordinate approval of an interior addressing plan. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal
4. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
5. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
6. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by MGO Chapter 37.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

7. Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number:
 - 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) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))

8. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. (MGO 10.05(6)) and MGO 35.02(4)(c)(2))
9. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7)
10. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. (POLICY)

NOTE: Permits for Nos. 8-10 are available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

Please contact John Leach, Traffic Engineering, at 267-8755 with questions about the following five (5) items:

11. No residential parking permits will be issued for 237 Langdon Street, as is consistent with other projects in the area. In addition, the applicant shall inform all tenants. The applicant shall submit for 237 Langdon Street a copy of the lease or notice regarding the above condition when submitting plans for City approval. Please contact William Knobeloch or Bill Putman, Parking Utility at 266-4761 if you have questions regarding the above item.

12. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches to lots on either side, signage, percent of slope, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
13. The applicant shall redesign the driveway according to the design criteria for a "Class III" driveway in accordance to MGO Section 10.08(4). The applicant shall modify the westerly driveway according to MGO 10.08(3)(b). No entrance shall be closer than five (5) ft. to an adjacent property line. The commercial driveway approach shall have minimum 5-foot flares at the proposed approach making the driveway approach curb cut of 25 feet and should be revised on the plan. The applicant shall modify the plan so no part of the driveway approach shall extend in front of the property belonging to a person other than the permittee unless both property owners sign a joint application for a permit or driveway radii waiver letter prior to submittal of plans for approval.
14. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
15. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Pat Anderson, Zoning, at 266-5978 with questions about the following six (6) items:

16. This project includes a second story deck which is not an allowable encroachment into the front yard. Final plans shall address this. Contact Zoning staff for further assistance with this matter.
17. Bike parking shall comply with MGO Sec. 28.11. Provide seven (7) bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The racks shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location.
NOTE: a bike-parking stall is two feet by six feet with a five-foot access area.
18. Provide a detail drawing for the proposed dumpster enclosure pursuant to MGO Sec. 28.08(7)(j), including materials for the screening fence and gate.
19. Parking and loading shall comply with MGO Sec. 28.11(4). Provide one 10'x35' loading area with 14' vertical clearance to be shown on the plan. The loading area shown scales to less than 10'x35'.
20. If exterior lighting is provided, it must comply with MGO Sec. 10.085, outdoor lighting standards. Lighting will be limited to .10 watts per square foot.
21. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Ch. 31, Sign Code, and MGO Ch. 33, Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please Contact Scott Strassburg, Madison Fire Department, at 261-9843 with questions about the following item:

22. The project must comply with all applicable fire code and ordinances.

Please contact Dennis Cawley, Water Utility, at 261-9243 with questions about the following item:

23. This property is not in a Wellhead Protection District. All wells on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Kay Rutledge, Parks Division, at 266-4714 with questions about the following item:

24. This development is within the Vilas-Brittingham park impact fee district. The developer shall pay \$1,034.75 in park dedication and development fees for 1 additional rooming house unit, which is the remaining amount due after a credit is given for the former structure as shown below (17-room rooming house and one apartment). The developer must select a method for payment of park fees before signoff.

Please now follow the procedures listed below for obtaining your demolition permit and conditional use permit:

1. Please revise your plans per the above and submit **eight (8) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant and property owner to acknowledge the conditions of approval and returned to the Zoning Administrator prior to the issuance of building permits.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining your permits, please contact the Zoning Administrator at 266-4551. If I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Pat Anderson, Asst. Zoning Administrator
Janet Dailey, City Engineering
John Leach, Traffic Engineering
Scott Strassburg, Fire Department
Kay Rutledge, Parks Division

I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.

Signature of Applicant

Signature of Property Owner (if not the applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: