



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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June 25, 2014

Josh Wilcox
Gary Brink and Associates, Inc.
7780 Elmwood Ave., Ste. 204
Middleton, WI 53562

RE: Approval of a conditional use for an addition to an existing multifamily building resulting in a 117 unit building at 626 Langdon Street.

Dear Mr. Wilcox:

At its June 23, 2014 meeting, the Plan Commission found the standards met and **approved** your client's request for a conditional use at 626 Langdon Street, subject to the conditions below. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have questions regarding the following 5 items:

1. Final plans submitted for staff review and approval shall include elevations with all materials labeled.
2. The applicant shall include a written statement from Madison Gas & Electric verifying that the proposal adheres to all requirements included in the electrical easement running along the eastern side of the building.
3. Final plans submitted for staff review and approval shall include detail on the access to the bicycle parking area, including automatic doors and a bicycle ramp on the stairwell for added convenience in walking a bicycle to the parking area.
4. The applicant shall submit a revised management plan including a snow removal strategy.
5. With regard to building setback behind the proposed addition and balcony relocations, final plans submitted for staff review and approval shall be consistent with plans presented to the Plan Commission on June 23, 2014.

Note: This condition was added by the Plan Commission on June 23, 2014.

Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following 16 items:

6. The submitted plans show the requested accessory retail (market) space having direct access to an outdoor seating area. It appears as though the intent is to use this area as outdoor seating for the market. Note, accessory commercial uses in residential buildings in this zoning district must be entirely within enclosed buildings, and there may be no outdoor use. The commercial space, and all access to the commercial space, shall be located entirely within the building. The patio may be

retained as an accessory outdoor area for the residential tenants of the building, but shall be modified to clearly serve that purpose.

7. Lot coverage has not been correctly calculated. The submitted 43.9% lot coverage meets the definition of building coverage, which is not applicable to this development. See definition of lot coverage, sec 28.211. Plans shall be revised to not exceed 80% lot coverage.
8. It appears that short-term bicycle parking has been placed within the required 10' front yard setback. Bicycle parking is not a listed allowable projection into the setback, so requires short-term bike parking must be relocated out of the setback, but still must be located within 100' of a principal entrance to the building.
9. The submitted plans appear internally inconsistent in regard to the number of bike parking spaces being provided. The number of spaces provided does not match the number identified on the May 19th 2014 plan set.
10. The upper levels of the addition provide a 9'9" front setback, where a minimum 10' setback is required.
11. Bicycle parking shall comply with City of Madison General Ordinances Section 28.141 (4) & (11) Table 28I-3 (General Regulations). Provide required number of bike parking spaces, both short and long-term style, per the calculations below. NOTE: A bicycle-parking stall is two feet by six feet with a five-foot access area. Provide dimensions of bike parking on final plans. Provide details of bike rack on final plan sets, including the conventional rack and the structured rack proposed for structured bike parking under-building. Moped parking does not count as bicycle parking.
12. A qualifying Usable Open Space (UOS) must meet the following definition per Sec 28.211:

Usable Open Space. That portion of a zoning lot, outside of a required front or corner side yard, as extended to the rear lot line, that is available to all occupants for outdoor use. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement may be included in usable open space. Usable open space may include balconies and roof decks where specified in this ordinance.

All qualifying UOS shall be clearly identified and shown on final plans. Sec. 28.079(3)(c) provides dimensional requirement for UOS and indicates that useable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities. Of the total required amount of UOS, 75% may be on roof decks and balconies and a minimum of 25% (985 sq. ft.) must be provided at ground level and shown on final site plan.

13. The roof of the addition does not appear to be designed to be occupiable, and thus may not be used as occupiable space without future approvals.
14. Provide building elevations including a detailed cross section of floor to ceiling heights.
15. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
16. Provide all minimum setback dimensions on final site plan.
17. The site plan and civil plans do not match. All final plan sheets shall be checked and revised to be consistent across all pages.
18. Parking requirements for persons with disabilities must comply with MGO Section 28.141(4)(e) which includes all applicable State accessible requirements, including but not limited to:

- a) Provide the minimum accessible stalls striped per State requirements. A van accessible stall shall be 8' wide with an 8' striped out area adjacent.
 - b) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
19. Provide a Landscape Plan pursuant to Sec. 28.142 Landscaping and Screening Requirements. Plans shall be stamped by a Landscape Architect.
 20. No rooftop or ground-level screening is shown on the submitted plans. Any such equipment shall be screened from view per Sec. 28.142(9)(d).
 21. Provide refuse enclosure detail information, as required per Sec 28.142(a).

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following 19 items:

22. Modify the plans to include existing apartment numbers that are not part of the remodel or addition.
23. Revise proposed storm sewer design to add an inlet for the new connection to the public storm system.
24. The proposed existing building and addition will cross underlying platted lot lines. Current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.
25. There appears to be reciprocal access between this property and the property to the north. A joint driveway easement is noted on the Civil plans but does not refer to a recorded document nor does it encompass the all of the apparent areas of reciprocal access that is on the site plan. Provide a recorded copy of an easement/agreement that encompasses all of the areas that will be of common use or access.
26. The property boundary on the Civil plans shall be revised to better show the 31' x 66' rectangular area along the north side is included in this site.
27. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
28. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. 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.
29. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
30. 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.

31. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
32. The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
33. 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).
34. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
35. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
36. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
37. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
38. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to: Reduce TSS off of the proposed development by 80% when compared with the existing site, and 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 Ch. 37.
Stormwater mgmt plans shall be submitted and approved by City Engineering prior to signoff.
39. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.
PDF submittals shall contain the following information:
 - a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

40. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions about the following 2 items:

41. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
42. Additional technical comments will arise as the project develops. Continued collaboration with design team will be key to a successful project.

Please contact Dennis Cawley of the Water Utility at 266-4651 if you have any questions about the following 2 items:

43. A new 10" water main valve will need to be installed between the proposed water service laterals.
44. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Kay Rutledge of the Parks Division at 266-4816 if you have any questions about the following 4 items:

45. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. This development is within the Vilas-Brittingham park impact fee district (SI27). Please reference ID# 14122 when contacting Parks about this project.
46. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
47. Additional street trees may be needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.
48. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>

Please contact Eric Halvorson of Traffic Engineering at 266-6527 if you have any questions regarding the following 5 items:

49. A condition of approval shall be that no residential parking permits shall be issued for 626 Langdon St. This would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility requirement in their apartment leases. In addition, the applicant shall submit for 626 Langdon St a copy of the lease noting the above condition.
50. 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; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
51. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
52. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
53. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No demolition or building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining your building permits:

1. Please revise the plans per the above conditions and file **nine (9)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
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 the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or 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: Janet Schmidt, City Engineering Division
Jeff Quamme, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
Bill Sullivan, Fire Department
Eric Halvorson, Traffic Engineering
Kay Rutledge, Parks Division

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit and conditional use.

Signature of Applicant

Signature of Property Owner (if not Applicant)

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