



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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September 24, 2014

Darrell Slomiany
AJ Capital Partners
621 W Randolph St. Suite 4
Chicago, IL 60661

RE: Approval of an alteration of a Planned Development at 601 Langdon Street to allow for construction of additions to a hotel to create a roof-top restaurant and terrace

Dear Mr. Slomiany:

At their September 22, 2014 meeting, the Plan Commission approved your requested Planned Development alterations to allow for the construction of additions to a hotel for the purpose of creating a roof-top restaurant and terrace at 601 Langdon Street. This approval is subject to the below conditions of approval that shall be satisfied prior to final approval and sign-off of the plans, recording of the Planned Development, and the issuance of permits.

Please contact Janet Schmidt, City Engineering Division, at 261-9688 if you have questions regarding the following six (6) items:

1. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
2. Revise the label on the site plan for the the 15' encroachment as "Encroachment Agreement for underground utility vault and parking garage per Document No. 4345180.
3. The applicant shall arrange to have the restaurant metered separately for sewer and water billing purposes.
4. 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)
5. All damage to the pavement on Frances Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)

6. 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. (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) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

Please contact Eric Halvorson, Traffic Engineering Division, at 266-6527 if you have questions regarding the following two (2) items:

7. No entrance shall exceed the width of onsite driveway or parking area; shrink existing entrance to match the width of the Loading Zone and ADA Parking stall.
8. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the Public Right Away will be granted for construction purposes.

Please contact Bill Sullivan, Madison Fire Department, at 266-6527 if you have questions regarding the following two (2) items:

9. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
10. Fire Alarm, Fire Sprinkler and Fire Standpipe systems shall comply with IBC, MGO 34, and national standards.

Please contact my office at 267-1150 if you have questions regarding the following two (2) items. Please note, condition 12 was added by the Plan Commission at their September 22 meeting.

11. The applicant works with Planning and Zoning staff on the final zoning text to ensure that the proposed uses and the existing church are properly included in the list of permitted uses. Information shall be approved by staff.
12. That the Zoning Text be amended to state that accessory outdoor eating areas for accessory restaurants or restaurant-taverns be listed as a conditional use. The final zoning text shall be approved by the Planning Division and Zoning Administrator."

Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding compliance with the zoning code.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Please now follow the procedures listed below:

After the planned development has been revised per the above conditions, please submit eight (8) copies of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process. If this plan is not recorded within one year of the date of approval by the Plan Commission, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Schmidt, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Bill Sullivan, Fire Department
Patrick Anderson, Zoning

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