

**PLANNING DIVISION REPORT**  
**DEPARTMENT OF PLANNING AND COMMUNITY**  
**AND ECONOMIC DEVELOPMENT**  
**Of October 10, 2007**

**RE: I.D. # 07470: Zoning Map Amendment I.D. 3297 & 3298, Rezoning 611 Langdon Street from R6 (General Residence District) to PUD-GDP-SIP**

1. Requested Actions: Approval of a request to rezone 611 Langdon Street from R6 (General Residence District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of the University of Wisconsin Hillel Foundation building and construction of a new Hillel facility (“The Barbara Hochberg Center for Jewish Student Life”).
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments; Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits.
3. Report Prepared By: Timothy M. Parks, Planner.

**GENERAL INFORMATION**

1. Applicant & Property owner: Hillel Foundation, University of Wisconsin; 611 Langdon Street; Madison; Greg Steinberger, representative.  
  
Agent: Erik Jansson, Engberg Anderson Design Partnership; 1 N. Pinckney Street; Madison.
2. Development Schedule: The applicants wish to commence the development as soon as all regulatory approvals have been granted, with completion anticipated in January 2009.
3. Location: Approximately 0.33 acres located at 611 Langdon Street, approximately 150 west of N. Frances Street, Aldermanic District 8; Madison Metropolitan School District.
4. Existing Conditions: The existing Hillel Foundation building is a two-story structure with 12,100 square feet of floor area.
5. Proposed Land Use: A new four-story, 40,000 square-foot facility for Hillel Foundation activities.
6. Surrounding Land Use and Zoning:  
North: Roundhouse Apartments, University of Wisconsin Extension Lowell Center, zoned R6 (General Residence District); a six-story apartment building, zoned PUD-SIP;

South: Mixed retail and residential buildings located in the 600-block of State Street, including the University House Towers, zoned C4 (Central Commercial District);

East: Campus Inn, zoned PUD-SIP;

West: Six- and eight-story apartment buildings, zoned PUD-SIP.

7. Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and other properties along Langdon Street in the "Langdon Residential sub-district," which encourages mixed-use buildings containing a mix of office, service, dining, entertainment, etc. uses on the first floor and residential uses on upper floors.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

### **STANDARDS FOR REVIEW**

This application is subject to the demolition standards of Section 28.04(22) and the Planned Unit Development District standards.

### **PLAN REVIEW**

The applicants are requesting approval of planned unit development zoning to allow construction of a new four-story facility for the Hillel Foundation at the University of Wisconsin to replace the Jewish student organization's existing two-story, 12,100 square-foot facility, which was constructed in 1956. The site is a 0.33-acre parcel located at 611 Langdon Street, approximately 150 west of N. Frances Street, and is currently zoned R6 (General Residence District).

The existing structure is a low-slung two-story building with a brick and stone façade and aluminum-framed windows. The architecture of the building is largely indicative of many other post-World War II commercial buildings and features a modern, angular design. The nearest portion of the building sits approximately 24 feet from the Langdon Street sidewalk behind a mostly grass front yard, which is partially terraced in the center. The remainder of the front wall of the L-shaped building is set back 50 feet from Langdon Street. A concrete terrace extends along a portion of the front wall between the two front entrances to the facility, while a canopy extends over a portion of the walkway connecting the main entrance of the building to the street. A 12-foot wide shared driveway straddles the western property line of the site and is shared with the adjacent six-story apartment building to the west (619 Langdon Street) and some of the

commercial properties located to the south of the site along the north side of State Street. The driveway is governed by an existing joint driveway easement that extends the length of the common property line shared with the adjacent apartments. Parking for approximately three cars is provided in diagonal parking spaces located on the Hillel side of the shared driveway. The rear yard of the existing facility includes an asphalt and gravel parking area that is shared with the businesses in the three-story commercial-residential building located at 638 State Street.

In addition to the apartments at 619 Langdon Street to the west, the Hillel property is bordered on the east by the seven-story Campus Inn hotel, which occupies the corner of Langdon and N. Frances streets and whose underground parking garage forms most of the eastern property line of the Hillel site. The subject site is located across Langdon Street from a six-story, 30-unit apartment building at 614 Langdon Street, a fraternity house and the University of Wisconsin-Extension Lowell Inn and Conference Center. The southeastern corner of the property adjoins the University House residential towers, which occupy the northwest corner of State and N. Frances streets and includes a tall brick wall that separates the subject site from a service court serving the University House development. The site and surrounding area are characterized by a modest slope south and west from the corner of Langdon and N. Frances streets, which results in about four feet of grade change from the northeastern corner of the site to the northwestern corner.

The new Hillel facility will be a four-story, 40,000 square-foot building, which, in combination with a raised concrete terrace that will extend along most of the front wall of the proposed building, will occupy most of the subject site. The new building will include parking for ten vehicles in a basement garage accessed from the shared driveway by a one-way ramp entering at the southwest corner of the building. The basement level will also house mechanical rooms and storage for the facility. The program for the rest of the new facility includes a first floor café, various lounge and office spaces, a library, a 162-person dining room and kitchen facility, a 240-seat auditorium, and fourth floor fitness facility and rooftop recreation court. Sliding glass doors are proposed to open onto the raised terrace from the first floor café and student lounge to provide outdoor seating for those spaces. In the rear of the building, a two-foot tall brick wall will be extended from the western edge of the wall that currently separates the Hillel property from the University House service court to channel traffic into the rear of the State Street properties accessed by the existing joint driveway in a more organized fashion than currently exists. The letter of intent indicates that the raised terrace along the front wall and the fourth floor recreation court will be used on occasion for religious worship services. The first floor café is characterized in the letter of intent as "religious based food service," which the zoning text states may be operated by Hillel or an outside vendor.

The proposed four-story building will largely stand 60 feet in height above grade as a result of 13 to 17-foot floor to floor heights, with a total height of 66 feet to the highest parts of the building. The building architecture will be distinctly modern in character and will feature a combination of

metal panels, glass block, Jerusalem stone and cement board paneling on the exterior, with a substantial curtain wall extending through the center of the first through third floors on the Langdon Street facade. The proposed building and raised terrace will extend the length of the eastern property line, with a setback of approximately a foot proposed. The building will also be situated along a portion of the southern property line. The western wall of the building has been set back to accommodate moped parking between the wall and the shared driveway, with a loading and service area for the proposed building in the southwestern corner of the first floor. The applicants hope to achieve LEED Silver Certification for the new building.

The applicants propose a granite block and stamped concrete area between the raised terrace and Langdon Street sidewalk and a new stamped concrete terrace and three maple trees between the sidewalk and curb in the Langdon Street right of way. The terrace improvements will require approval of a Privilege in Streets agreement prior to recording of the specific implementation plan for the project, with the consultation of the City Forester on the trees to be installed. Landscaping for the new facility is otherwise limited to planters located near the front entrance and the installation of three hornbeam trees in the paved area between the raised terrace and sidewalk on private property.

### **ANALYSIS & CONCLUSION**

The applicants are proposing demolition of the existing two-story, 12,100 square-foot Hillel Foundation at the University of Wisconsin facility located at 611 Langdon Street to facilitate construction of a new four-story, 40,000 square-foot facility. The project requires PUD zoning as a result of the proposed structure not providing the front, side and rear yards required in the R6 residential zone, which also has a maximum floor area ratio of 2.0, which the proposed building will exceed (a FAR of 2.83 is proposed).

A casual observation of the existing building by staff found the 1956 structure to be in average to above average condition, and no information has been presented with the application that would suggest that the building is not structurally sound or capable of being rehabilitated or repaired. However, the scope of programming for the 40,000 square-foot building proposed suggests that it may not be economically feasible for the applicants to modernize the existing facility and expand it to suit their future needs. Given the relationship between the Hillel organization and the University of Wisconsin campus, it appears unlikely to the Planning Division that Hillel could expand their presence in this area of the City without demolition of an existing structure factoring into the discussion. The existing Hillel building is generally unremarkable, and the site represents the most logical location for the applicants to expand their campus/ downtown presence.

The Planning Division feels that the new building is well designed and fits well within the existing urban context and building rhythm present at the western end of Langdon Street, which

features a variety of buildings that occupy most or all of their sites with dense, mid- and high-rise, residential structures representing a variety of architectural styles. Staff feels that the new Hillel facility will relate well to the sidewalk, and should further enhance the already high amount of activity already present in the 600-block of Langdon Street. While the proposed building will be constructed to abut the eastern property line adjacent to the Campus Inn, staff feels that the project has been designed to have a minimal impact on the adjacent hotel, whose underground parking and upper parking level occupy the common property line shared with the Hillel site. The main hotel tower itself will be located approximately 17 feet from the proposed Hillel building, which staff feels will result in a sufficient light shaft between Hillel and the hotel given the downtown setting.

There are presently no specific, detailed neighborhood-level plans in effect for this area of the City. The Comprehensive Plan identifies the subject site and other properties in the Langdon Street corridor as part of the "Langdon Residential sub-district," which generally encourages mixed-use buildings containing a mix of office, service, dining, entertainment, etc. uses on the first floor and residential uses on upper floors. Buildings in the Langdon Street sub-district are recommended to stand between two and eight stories in height. In general, staff feels that Hillel and other campus-related uses like the nearby French House at 633 N. Frances Street are an appropriate element in this area of downtown.

The subject site is located in Downtown Design Zone 3. However, because the project does not contain any residential units, it is not subject to the design requirements for that zone, which limit the height of buildings in this zone to eight stories and a FAR of 5.0 and include specific yard requirements.

The Urban Design Commission recommended final approval of the project on September 5, 2007 (see attached report).

In closing, the Planning Division believes that the redevelopment of the Hillel Foundation facility at 611 Langdon Street meet the standards for demolitions and planned unit developments.

### **RECOMMENDATION**

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3297 & 3298, rezoning 611 Langdon Street from R6 (General Residence District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP), to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.

ID #07470:  
611 Langdon Street  
October 10, 2007  
Page 6

2. That the zoning text be revised per Planning Division approval as follows:
  - a.) that the floor area ratio be noted "As shown on the approved plans;"
  - b.) that the family definition be removed as the project does not propose any residential units;
  - c.) signage shall be limited to the maximum permitted in the R6 zoning district, as approved by the Urban Design Commission and Zoning Administrator.
  
3. That the applicant receive approval of a Privilege in Streets agreement for the proposed Langdon Street terrace improvements prior to recording of the specific implementation plan. The City Forester shall be consulted of the on the trees to be installed in the terrace.

## AGENDA # 3

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> September 5, 2007
TITLE: 611 Langdon Street – PUD(GDP-SIP), New Hillel Building. 8 <sup>th</sup> Ald. Dist. (05946)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: September 5, 2007	<b>ID NUMBER:</b>

---

Members present were: Paul Wagner, Jay Ferm, Bruce Woods, Richard Slayton, Marsha Rummel, Todd Barnett and Lou Host-Jablonski.

### SUMMARY:

At its meeting of September 5, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 611 Langdon Street. Appearing on behalf of the project were Paul Cuta, Erik Jansson, Michael Huffinan, and Rebecca Flood.

Cuta provided an summary of the previous review of the project at the Commission's meeting of March 21, 2007, in addition to a summary of modifications to the project in response to issues as well as subsequent programming needs for the facility. During discussion on this item, staff noted an email correspondence on the project by Attorney Steven Zarnowitz representing the Campus Inn of Madison, the adjacent property owner. In the memo, Zarnowitz cited issues with inadequate public notice for the project as well as ordinance requirements relevant to the impinging of views of others that the bulk and the mass of the project as proposed would provide according to various sections of the Madison General Ordinances and Chapter 33. Staff noted that the citations contained within this memo did not appear to directly affect any issues relevant to public notice or to the project's approval under the proposed PUD development since both citations refer to developments within an Urban Design District had the powers and duties of the Commission. The project is not located within a designated Urban Design District.

Following the presentation the Commission noted the following:

- Make the stairway continuous to the street off of the northeasterly corner of the building with adjustments to the "granite block".
- Rethink stadium seating and location adjacent to main stair at the entry.
- In regards to bike parking, consider having a bike ramp and more bike racks on the terrace in front of the building. In addition, provide a handrail next to the stadium seating area and main entry stair.
- The project is great and well thought-out and detailed.
- The project is wonderful in numerous areas but there is still issue with the stadium seating so as not to be a hazard for the unknowing; needs something to warn.
- In regards to the stadium seating area, consider adding another level atop seating area such as a bench that looks at or towards the main entry. As an alternative provide options to address the safety issue with this stadium seating.

**ACTION:**

On a motion by Slayton, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Woods abstaining.

The motion required the applicant to provide various options for staff approval to address the safety issues associated with the stadium seating area's design, its proximity to the main stairway, and entry to the building and make stairway continuous off of the northwesterly corner of the building form grade with adjustments to the granite blocks feature.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 7, 8, 8, 8, 8 and 9.



**URBAN DESIGN COMMISSION PROJECT RATING FOR: 611 Langdon Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	8	6	7	-	6	8	8
	6/7	8	6	-	-	6	7	7
	7	9	7	7	8	6	8	8
	9	-	-	-	-	-	9	9
	9	8	6	7	8	9	8	8
	-	-	-	-	-	-	-	8

**General Comments:**

- Very exciting project that will create vitality for Langdon Street. LEED silver certification should set new standards. Architectural/design elements very attractive.
- Well-designed project.
- Great.
- Fantastic project. Wonderful interaction of public/semi-private spaces.
- Exemplary design both architecturally and site. Street presence and entry/courtyard are especially well thought out.



**Department of Public Works  
City Engineering Division**

**608 266 4751**

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
1 866 704 2315 Textnet

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

**Financial Officer**  
Steven B. Danner-Rivers

DATE: October 1, 2007  
TO: Plan Commission  
FROM: *fn* Larry D. Nelson, P.E., City Engineer  
SUBJECT: *fn* 611 Langdon Street Demolition/Rezoning

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Species and locations of trees must be approved by the City Forester.
2. All terrace treatments including bollards and terrace paving are not part of this approval and shall be considered when the plans and specifications for restoration of the public right-of-way is being prepared.
3. Plans need to be revised to show 1 sanitary lateral connecting to the manhole SAS 4849-025 located directly in front of the proposed building on Langdon Street.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 611 Langdon Street Demolition/Rezoning

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.

21



- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the \_\_\_\_\_ Impact Fee District for Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ Plat/CSM. The current rate is \$ \_\_\_\_\_ /1000SF for a total of \$ \_\_\_\_\_. The Developer shall select one of the following two options for payment of these fees:

- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
- 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
  - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
  - b) All information shall transmitted to Janet Dailey by e-mail at [jdailey@cityofmadison.com](mailto:jdailey@cityofmadison.com), or on a CD to:
 

Janet Dailey  
City of Madison Engineering Division  
210 Martin Luther King Jr. Blvd  
Room 115  
Madison, WI 53703
  - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

**ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).**

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
  - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
  - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other

access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)

- c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
- b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.  
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

#### Streets and Sidewalks

3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.

3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.

3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 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.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

**Storm Water Management**

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances

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.

- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, 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.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle) off of new paved surfaces
  - Control 80% TSS (5 micron particle) off of new paved surfaces
  - Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.
  - 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 Chapter 37 of the Madison General Ordinances.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The 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 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) Lot lines
  - g) Lot numbers
  - h) Lot/Plat dimensions
  - i) Street names

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 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:
- Building footprints.
  - Internal walkway areas.
  - Internal site parking areas.
  - Lot lines and right-of-way lines.
  - Street names.
  - Stormwater Management Facilities.
  - Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- SLAMM DAT files.
  - RECARGA files.
  - TR-55/HYDROCAD/Etc...
  - Sediment loading calculations
- If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

#### Sanitary Sewer

- 6.1 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 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.



## Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608 266 4761  
TTY 866-704-2315  
FAX 608 267 1158

October 4, 2007

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **611 Langdon Street – Rezoning / Demolition – R6 to PUD (GDP-SIP) – UW Hillel Building**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The developer shall contact City Traffic Engineering, Kevin Fahey (266-4761) prior to submitting parking lot plans to arrange for redesign of the existing street light(s) on Langdon St. All cost related to this work (design, inspection, materials, construction, etc.) shall be the responsibility of the developer.
2. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be review by Traffic Engineer to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

3. None

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

4. When the applicant submits final plans 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, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.



5. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
6. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
7. 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.
8. 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 John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Erik Jansson  
Fax: 608-250-0200  
Email: erikj@eadp.com

DCD: DJM: dm



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: October 5, 2007  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **611 Langdon Street**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
  - a. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.

## **GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
  - a. The site plans shall clearly identify the location of all fire lanes.
  - b. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan

Steven Zarnowitz  
Attorney-at-Law  
300 South Thayer Street  
Ann Arbor, Michigan 48104

September 4, 2007

Mr. Al Martin  
Secretary, Urban Design Commission  
215 Martin Luther King Jr. Blvd  
Madison, WI 53703 BY EMAIL, FAX, AND US MAIL

Dear Mr. Martin:

The undersigned is Michigan counsel to the owner of the Campus Inn Madison, which is located at 601 Langdon Street. The Campus Inn Madison is immediately adjacent to the proposed Hillel development at 611 Langdon Street.

We understand that, based on plans submitted on August 29<sup>th</sup>, the petitioner is seeking a public hearing together with approval of both the general development plan and the specific implementation plan at the September 5<sup>th</sup> meeting. The Campus Inn Madison has received no notice of the proceedings and, as I am sure the Commission is aware, a 7-day prior notice of hearing is required to be sent to adjoining owners within 100 feet of the proposed development (MGO 33.24(4)(a)(3)). The Campus Inn Madison has received no such notice. Further, it is my understanding that the request for simultaneous approval of the general development plan and the specific implementation plan is unusual in light of what we understand to be the Commission's customary procedures, particularly in the absence of building elevations. We understand that this is usually a two-step process, in which the specific implementation plan is approved at a separate meeting after approval of the general development plan.

We object to the proposed development because it will block the views of more than two stories of the hotel's guest rooms. The developer has made no effort to address the hotel's concerns in the design of the new building. The ordinance requires that new development not impinge on the views of others if possible and that new development be compatible with existing structures (MGO 33.24(10)(b)(i) and (ii)). This development does not meet these goals. The hotel has a legally enforceable implied easement for air and sunlight under Wisconsin law (*Prah v Marinetti*, 108 Wis 2d 223; 321 NW 2d 182 (1982)).

We therefore request that the Commission not approve the project as requested at this time.

Very truly yours,

Steven Zarnowitz  
Voice: 734-761-5004  
Cell: 734-717-0846

Cc: Tim Parks, Planning Staff  
Randall A. Page AIA  
Andy Dahlmann  
William Wellman, General Manager

**Erik Jansson**

---

**From:** Jeff Erlanger [jeff.erlanger@gmail.com]  
**Sent:** Thursday, May 03, 2007 11:24 AM  
**To:** amartin@cityofmadison.com; Parks, Timothy  
**Cc:** state-langdon Neighborhood; Capitol Neighborhoods - Executive Committee; gsteinberger@uwhillel.org; Erik Jansson  
**Subject:** State-Langdon's take on the proposed Hillel building at 611 Langdon St

Dear UDC and Planning Commission members,  
At its meeting on Tuesday, May 1st, State-Langdon Neighborhood District (a Capital Neighborhood Inc. district) unanimously to support the proposed building as proposed. If I can be of any assistance, let me know.  
Sincerely,  
Jeff Erlanger  
State-Langdon Neighborhood District-Chair  
**jeff.erlanger@gmail.com**  
255-3794