



PREPARED FOR THE PLAN COMMISSION

Project Address: 141 Langdon Street (District 2, Ald. Zellers)
Application Type: Demolition and Conditional Use
Legistar File ID #: [48775](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Contact: John Cronin and Alexis Crates; AG Architecture; 1414 Underwood Ave #301; Wauwatosa, WI 53213

Property Owner: Evans Scholar Foundation; 1 Briar Road; Golf, IL 60029

Requested Action: The applicant requests approval of a demolition permit and conditional use to demolish an existing lodging house and construct a new lodging house at 141 Langdon Street.

Proposal Summary: The applicant proposes to demolish the existing 3-story, 33-room Evans Scholars Scholarship house in order to construct a new 4-story, 36-room building for the same purpose. Note: while the exterior walls of the fourth floor will all be constructed with the initial phase, only six of the floor's possible 11 bedrooms will be constructed. In the future, when the demand and funds allow, the applicant plans to add the remaining five bedrooms thereby increasing the total number in the house to 41.

Applicable Regulations & Standards: This proposal is subject to the standards for demolitions [MGO §28.185(7)] and conditional uses [MGO §28.183(6)]. MGO §28.072(1) of the Zoning Code lists a lodging house as a conditional use in the DR2 (Downtown Residential 2) District. The Supplemental Regulations [MGO §28.151] contain further regulations for this type of use.

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards are met and **approve** the demolition permit and conditional use to demolish an existing lodging house and construct a new lodging house. This recommendation is subject to input at the public hearing and the conditions recommended by reviewing agencies.

Background Information

Parcel Location: The 10,275–square-foot (0.23-acre) subject property located to the east side of the intersection of Langdon and N. Henry Streets. The site is within Aldermanic District 2 (Ald. Zellers) and the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing three-story, 18,520-square-foot building, originally constructed in 1957.

Surrounding Land Use and Zoning:

- Northwest:** Across Langdon Street is the Kappa Kappa Gamma Sorority House, zoned DR2 (Downtown Residential 2) District;
- Northeast:** A 3-story, 6-unit apartment building, zoned DR2;
- Southwest:** Across N. Henry Street is a 3-story, 24-unit apartment building, zoned DR2; and
- Southeast:** A 10-story, 121-unit apartment building, zoned PD (Planned Development) District.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) identifies the project site as part of the Langdon Downtown Residential Sub-District. This area is generally defined as being located north of the downtown core and being developed with student housing including fraternities and sororities. Recommended land uses in this area include, but are not limited to, mixed-use buildings, multi-unit residential (16 to 60+ dwelling units per net acre), and small-scale neighborhood commercial uses.

The [Downtown Plan \(2012\)](#) identifies the project site as being within the Langdon Neighborhood, which is generally defined as traditional student-oriented neighborhood, including a concentration of fraternities, sororities, and multi-family rental structures being generally located adjacent to the UW campus between Lake Mendota and State Street. The [Downtown Plan](#) recommends that the Langdon Neighborhood should continue building on its history as a traditionally student neighborhood, including a concentration of fraternities and sororities and to encourage the preservation and rehabilitation of contributing historic buildings.

Zoning Summary: The project site is currently zoned DR2 (Downtown Residential 2).

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	10,275.0'
Lot Width	40' for 4-unit buildings and higher and for non-residential and mixed-use buildings	98.0'
Front Yard Setback	10'	10.0'
Side Yard Setback	5'	5.0' Northeast 5.0' Southwest
Rear Yard Setback	Lesser of 20% lot depth or 20'	21.0'
Usable Open Space	20 sq. ft. per bedroom (900 sq. ft.)	2,665 sq. ft. <i>(See Comment #25)</i>
Maximum Lot Coverage	80%	78%
Minimum Building Height	2 stories	5 stories
Maximum Building Height: Downtown Height Map	5 stories	5 stories
Number Parking Stalls	No minimum: Central area	None
Accessible Stalls	No	None
Loading	None	None
Number Bike Parking Stalls	Lodging house: 1 per lodging room (45) 1 guest space per 4 lodging rooms (11) (56 total)	20 surface 40 enclosed (60 total) <i>(See Comment #26)</i>
Landscaping and Screening	Yes	Yes <i>(See Comment #29)</i>
Lighting	Yes	Yes
Building Forms	Yes	Large multi-family <i>(See Comments #27 & 28)</i>
Other Critical Zoning Items	Barrier Free (ILHR 69); Utility Easements	

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services. Metro bus service is located roughly 450 feet to the south near the intersection of W. Gorham Street and State Street.

Project Description

The applicant is seeking a demolition permit in order to demolish the existing three-story, 33-room lodging house (the Evans Scholars Scholarship House) and a conditional use to replace it with a four-story lodging house for the same purpose.

The existing 18,520-square-foot building is three stories with 33 rooms (65 beds). It was originally constructed in 1957 with a concrete foundation, a steel frame with a brick exterior, and metal roof. Photos of the building have been included in the Plan Commission packet of materials. A property conditions report was commissioned by the property owner back in 2008. The executive summary of the report has been included in the Plan Commission packet of materials and a copy of the full report is available on [Legistar](#). The report notes the building is in generally fair to good condition given its age and notes some items of immediate concern – such as the condition of significant areas of the masonry façade, the lack of pipe insulation in a few areas, and some HVAC tests and/or improvements that should be repaired immediately. Given these repairs are done and other preventative maintenance steps are taken moving forward, the report estimates the remaining useful life should be at least an additional 20 years.

Table 1: Existing Evan Scholars Scholarship House’s Unit Breakdown

Floor	1-bed	2-bed	Total	Beds
1	1	0	1	1
2	0	16	16	32
3	0	16	16	32
Total	1	32	33	65

The new structure will have 36 rooms to start and, if and when the fourth floor is fully built-out internally, 41 rooms. The initial 36 rooms will be a mix of sizes including (26) 2-bed rooms, (3) 3-bed rooms, (3) 4-bed rooms, and 4 rooms for Resident Assistants (RAs) (see Table 2 below).

Table 2: Proposed Evan Scholars Scholarship House’s Unit Breakdown (Potential fourth floor full built out also included)

Floor	RA	2-bed	3-bed	4-bed	Total	Beds
1	1	6	1	1	9	20
2	1	7	1	1	10	22
3	1	8	1	1	11	24
4 th (now)	1	5	0	0	6	11
4 th (future)	1	8	1	1	11	24
Total (Floors 1-4) (now)	4	26	3	3	36	77
Total (Floors 1-4) (future)	4	29	4	4	41	90

The building’s main entrance is located off of a raised patio which sits at the corner of Langdon Street and N. Henry Street with access via steps from both. Student residents and their guests will exclusively use this main entrance, inside which will be a staffed front desk. While there is a nearby door located along the N. Henry Street sidewalk with access to the building’s primary staircase, the use of this exit door will be restricted (except for move ins/outs and emergency situations). The building’s only other exit is located along the northeast elevation. However, use of this door as well as internal access to the stairwell will also be restricted (except for move ins/outs and emergency situations).

The basic layout of the building consists of a 'core' (typically containing the floor's restrooms and the elevator) ringed by a hallway which also provides access to the bedrooms located along the floor's perimeter. The lower level, while completely hidden on the building's northwestern side, is fully exposed on the southeastern elevation due to steep grades and contains the building's amenities including the chapter room, study, board room, laundry, and mechanical room. An interior bicycle storage room with space for 40 bikes (via 12 ground-mounted stalls and 28 vertically-mounted stalls) will also be located on the lower level. The room will not have access from the inside of the building but rather only via an exterior door located off of the paved area which covers much of the southeastern end of the site. This paved area also provides space for another 20 exterior short-term bicycle stalls as well as a trash enclosure and has direct access to N. Henry Street via an existing curb cut.

The proposed building exterior includes limestone on the majority of the lower half of the building and a light colored brick on the upper half. Stone will also be used for the building's horizontal bands, its cornice, and for the trim around the windows and doors. The windows will be fiberglass windows, the exiting stair doors will be steel, and the main entrance door will be aluminum storefront doors.

Landscaping will be planted around the site including three Armstrong Maple trees and a number of Dwarf Bush-Honeysuckle shrubs along the Langdon Street. Serviceberry trees, Compact Juniper and Dwarf Bush-Honeysuckle shrubs and will be planted in between the outdoor patio and the intersection of the two sidewalks. Planters of Spirea and Arborvitae will be added along the N. Henry Street sidewalk. In the rear yard, Reed Grass will be used as a foundation planting and two Linden trees and an Armstrong Maple will be planted along the southeastern property line. Finally, Sumac and Viburnum along with sodded lawn will be planted along the northeastern property line.

Lastly, the applicant has also submitted a management plan (as required by the Supplemental Regulations for Lodging Houses). Their plan, which spans two documents (one entitled "*UW Evans Scholars House - Management Report*" (dated August 16, 2017), and the other entitled "*Management Plan – Additional Information*"), outlines the building's security measures (including the presence of cameras at all entrances as well as a staffed front desk located just inside the front door), policies for garbage and snow removal, and policies for on-site events (there will not be any held on site as the scholars are substance-free). A copy of both documents has been included in the Plan Commission packet of materials.

Analysis

The proposed project is subject to the approval standards for demolitions [MGO §28.185(7)] and conditional uses [MGO §28.183(6)]. The Supplemental Regulations [MGO §28.151] contain further regulations for this type of use.

Demolition Standards

As proposed, the existing lodging house would be demolished. As noted in MGO §28.185(7), the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the zoning district. (A copy of the district's statement of purpose is provided as Attachment 1). Furthermore, the proposal should be compatible with adopted plans. The Plan Commission shall consider and give decisive weight to any relevant facts, including but not limited to impacts on normal and orderly development, efforts to relocate the existing building(s), and the limits that the location of the building(s) would place on efforts to relocate it/them. While the subject building is not a landmark building, nor does it lie within a local historic district, the Plan Commission shall consider any reports from the Landmark Commission and Historic Preservation Planner when determining whether the demolition standards are met.

Staff believes that the demolition standards are met with this proposal. The removal of the building and construction of the proposed lodging house are not anticipated to have a negative impact on either the normal and orderly development or the improvement of surrounding properties. The proposed building is generally consistent with the [Comprehensive Plan \(2006\)](#) which recommends, among other things, such land uses as multi-unit residential (i.e. 16 to 60+ dwelling units per net acre) for this site as well as the [Downtown Plan \(2012\)](#) which recommends the Langdon Neighborhood continue should continue building on its history as a traditionally student neighborhood, including a concentration of fraternities and sororities (which lodging rooms are considered akin to). Finally, at their July 31, 2017 meeting, the Landmarks Commission found that the building slated for demolition had no known historic value.

Conditional Use Standards

This proposal is also subject to the approval standards for conditional uses. In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. As described above, the Planning Division believes the request could be found consistent with the [Comprehensive Plan \(2006\)](#) as well as the [Downtown Plan \(2012\)](#).

Both Conditional Use Standard #9 as well as one of the Supplemental Regulations for Lodging Houses specifically require the proposal to be compatible with the scale and character of the surroundings.

The surrounding buildings in the area are mostly three stories but many – such as the adjacent three-story building to the east of the subject site – have gable roofs making them appear taller. The building to the west, across N. Henry Street, is also three stories but due to the slope on the site and its under-building parking, the finished first floor sits roughly four feet above grade, making the building appear more like a 3.5-4 story building, depending on one's vantage point along Langdon Street. While slightly above the average height for the surrounding buildings located within one block of the subject site (i.e. roughly 3.3 stories), it is within the [Downtown Plan's](#) height recommendation of five stories for the subject site. Furthermore, Staff believes the flat roof helps limit the perceived height of the 4-story design.

In terms of number of lodging rooms, the proposed building will initially have 36 lodging rooms and, possibly, at some time in the future when the fourth floor's last five rooms are added, 41. For comparison's sake, the existing building has 33 lodging rooms and the average for the other fraternities and sororities in the area is roughly 24.

Regarding materials, while there is a wide range of architectural styles and accompanying material palette of the surrounding buildings, the proposed materials of limestone and light colored brick on the subject building will match or closely resemble several of the nearby buildings, most notably the Kappa Kappa Gamma Sorority House and the Chi Phi Fraternity House, a Madison Historic Landmark, both located across the Langdon Street.

While slightly taller and containing more rooms than is typical in the immediate area, the Planning Staff believe that the scale and character of the proposed building could be found to be compatible with the surroundings. This is due to the site's context being located amongst a number of other lodging houses (i.e. the fraternity and sorority houses) as well as multi-unit apartment buildings; the building's flat roof which limits the perceived height of the design; and the building's proposed limestone and light brick materials (which are complimentary of several in the immediate area). The proposal is also consistent with both the zoning and height recommendations of the [Downtown Plan](#).

Public Input

Input provided to the Planning Division from one resident expressed concern about the minimal setback from Langdon Street and the contemporary design. Note: the resident's concerns were received before the applicant changed the design of the building from a modern one clad with composite wood and aluminum panels to the composition of limestone and brick that are currently before the Commission.

Conclusion

The Planning Division believes the proposal could be found to be compatible with the adopted plans. While slightly taller and containing more rooms than is typical in the immediate area, the Planning Staff believe the proposed building's design and materials (which resemble those of several buildings in the immediate area, including a Madison Historic Landmark), will help the building blend into a surrounding context that is largely 3- to 4-story lodging houses (i.e. fraternities and sororities) and multi-unit apartment buildings. While taller than the 3.3-story average in the vicinity, it is within the Downtown Plan's height recommendation of five stories for the subject site. Furthermore, Staff believes the flat roof helps limit the perceived height of the 4-story design. In addition, based on the submitted information, staff does not anticipate that this use will result in significant impacts on surrounding properties, due to the fact that overall sleeping occupancy is only being increasing by 12 in the submitted proposal; the various security, site maintenance, substance and event policies outlined in their submitted Management Plan; and the accommodation of the required number of bicycles stalls on site.

Staff note that that the Plan Commission retains continuing jurisdiction on approved conditional uses, meaning if concerns or complaints regarding the conditional use are filed, the Plan Commission can take further action on this request if it determines that such action is necessary for the project to meet the approval standards (MGO Section 28.183(9)(d)). If and when the applicant decides to add the additional five, it will require administrative approval from Staff as it would be considered a minor alteration.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the standards are met and **approve** the demolition and conditional use to demolish an existing lodging house and construct a new lodging house. This recommendation is subject to input at the public hearing and the conditions recommended by reviewing agencies.

City Engineering – Main Office (Contact Tim Troester, (608) 267-1995)

1. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
2. 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. (POLICY)

3. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the 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) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
 - k) Private on-site storm sewer utilities (including all connections to public storm)All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

4. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). 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) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names
 - j) Stormwater Management Facilities
 - k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
5. 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. (NOTIFICATION)

6. Revise the utility plan to show type of proposed private storm sewer pipe. Storm sewer in the pavement right shall be RCP.
7. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
8. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity. specifically in the area along the south side of the building an enclosed depression has been created. (POLICY)
9. 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. (POLICY)
10. 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. (POLICY)
11. 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)
12. All damage to the pavement on Langdon St & Henry St, 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)

City Engineering – Mapping (Contact Jeffrey Quamme, (608) 266-4097)

13. The plan notes the removal and replacement of an existing retaining wall along the northeasterly side of the site. Applicant shall provide a Retaining Wall agreement with the adjacent property addressing the construction and required maintenance of the new wall and any access required over the adjacent property.
 14. The proposed new building will cross an underlying platted lot line and also is comprised of two legal descriptions. 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.
15. 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.

The proposed new building will have the primary entrance facing N Henry St. Therefore, the address of the building is 525 N Henry St. 141 Langdon St will be retired with the demolition of the existing building and recording of the CSM.

16. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior dorm room addressing plan can be developed prior to plans being submitted for permit review. 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.

Traffic Engineering (Contact Eric Halvorson, (608) 266-6527)

17. 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.
18. 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.
19. 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.
20. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
21. As the entrance on North Henry Street no longer functions the applicant shall apply for a Commercial driveway permit and close the access. If the applicant would like to have a curb cut for waste removal or bicycle access they may work with City Engineering and Traffic Engineering to revive this access.

Zoning Division (Contact Jenny Kirchgatter, (608) 266-4429)

22. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
23. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
24. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
25. Clearly show the useable open space areas and amounts on the final plans. Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities. In addition to showing structured useable open space at patio areas, identify each qualifying at-grade usable open space area on the final plans. Roof decks and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.

26. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 45 resident bicycle stalls are required plus a minimum of 11 guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be short-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit details showing the bike racks to be installed, including structured, vertical or wall mount racks.
27. On the building elevations, show the height of each floor of the building. The ground story height shall be measured from the sidewalk to the second story floor. The minimum ground story height is twelve (12) feet and the maximum ground story height is eighteen (18) feet, measured from the sidewalk to the second story floor. Upper stories shall not exceed fourteen (14) feet floor to floor.
28. Provide details showing that the proposed building meets the requirements for the percentage of door and window openings per Section 28.071(3)(e). For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the façade area. Upper story openings shall comprise a minimum of fifteen (15%) of the façade area per story.
29. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop equipment except for solar and wind equipment shall be screened from view from adjacent streets and public rights-of-way per Sections 28.071(3)(h) and 28.142(9)(d). Screens shall be of durable, permanent materials that are compatible with the primary building materials.
30. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
31. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Madison Fire Department (Contact Bill Sullivan, (608) 261-9658)

32. Provide fire apparatus access as required by IFC 503 2015 edition, MGO 34.503
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.
33. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner at jbuechner@cityofmadison.com or (608) 516-9195.

Parks/Forestry Review (Contact Janet Schmidt, (608) 261-9688)

34. The existing property has credits for 45 Group Living Quarter units (45 bedrooms). The proposed redevelopment calls for 45 Group Living Quarter units upon full build out, therefore no park impact fees are due. If the bedroom count exceeds 45 units Park Impact Fees will be due in accordance with MGO Sec. 20.08(2), Sec. 16.23(8)(f) and 20.08(6).

35. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. 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. Please update the following information: City street trees locations show up on plan but species and size are not indicated. Two trees are shown on the Landscape Plan as “Existing Street Tree (TYP), but the third tree is not label this way.

36. 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 prior to the start of construction. 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>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

37. All public water main or water lateral pipe material located in the public right-of-way shall be class 52 ductile iron pipe built in accordance with the City of Madison Standard Specifications for Public Works Construction, latest edition.

38. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

39. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

40. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

41. Metro Transit currently operates daily transit service along Langdon Street through the North Henry Street intersection, during the UW academic year. Bus stop ID #0089 is adjacent the proposed project site along the south side of Langdon Street, with the bus stop zone encompassing the area from the existing bus stop sign pole west back to the intersection.
42. The applicant shall include the location of this transit stop on the final documents filed with their permit application.

Attachment 1

28.077 DOWNTOWN RESIDENTIAL DISTRICTS.

(1) Statement of Purpose.

These districts are intended to recognize historic Downtown neighborhoods comprised of predominantly residential uses with some non-residential uses. The districts are also intended to:

- (a) Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.
- (b) Promote the preservation and conservation of historic buildings and districts while allowing selective infill and redevelopment based on the recommendations of adopted City plans.
- (c) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of scale and rhythm, building placement, façade width, height and proportions, garage and driveway placement, landscaping and similar design features.