

PLANNING DIVISION STAFF REPORT

July 29, 2024



PREPARED FOR THE PLAN COMMISSION

Project Address: 126 Langdon Street (District 2 – Alder Bennett)
Application Type: Conditional Use and Certified Survey Map (CSM)
Legistar File ID # [83978](#) & [84330](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Dan Seeley; Steve Brown Apartments; 120 W Gorham St.; Madison, WI 53703

Surveyor: Mike Ziehr; Vierbicher Associates; 999 Fourier Dr, Ste 201; Madison, WI 53717

Owner: 126 Langdon St LLC; c/o Dan Seeley; 120 W Gorham St; Madison, WI 53703

Requested Action: The applicant is seeking approval of a conditional use for a multi-family dwelling containing more than 8 dwelling units on a DR2-zoned parcel per §28.072(1) MGO and a one-lot certified survey map.

Proposal Summary: The applicant is seeking approvals to construct a five-story residential building with 79 dwelling units on a single lot to be created by CSM.

Applicable Regulations & Standards: Standards for conditional use approval are found in §28.183(6) MGO Standards for certified survey maps are found in §16.23(5) MGO

Review Required By: Plan Commission, Common Council (CSM only)

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 126 Langdon Street. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find that the standards for conditional uses are met for the proposed development, subject to the conditions from reviewing agencies beginning on page 5;
- That the Plan Commission forward the certified survey map to the Common Council with a recommendation to approve, subject to the conditions from reviewing agencies beginning on page 11;

Background Information

Parcel Location: The 30,786 square foot subject property is located on the northwest side of Langdon Street between North Carroll Street and North Henry Street. The site is within Alder District 2 (Alder Bennett) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site, zoned DR2 (Downtown Residential – 2), is currently vacant. A seven story dormitory building on the site was demolished in 2019.

Surrounding Land Uses and Zoning:

North: Fraternity/Sorority houses zoned DR2;

West: Fraternity/Sorority houses and small apartment buildings zoned DR2;

South: Across Langdon Street, several small apartment buildings zoned DR-2; and

East: Fraternity/Sorority houses and small apartment buildings immediately to the east and across Langdon Street, zoned DR2.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends MR (Medium Residential) uses on the site. The [Downtown Plan](#) (2012) recommends predominantly residential development and a maximum height of five stories, with the potential for two additional stories on the rear half of the site.

Zoning Summary: The subject property is zoned DR2 (Downtown Residential - 2 District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	30,786 sq. ft.
Lot Width	Residential buildings: 30' Non-residential and mixed-use buildings: 40'	153.32'
Front Yard Setback: Downtown Setback Map	25'	26'6"
Side Yard Setback	5' Lot width <40: 10% of lot width	10'0" northeast side 10'5" southwest side
Rear Yard Setback	Lesser of 20% lot depth or 20'	21'0"
Usable Open Space	20 sq. ft. per bedroom (2,740 sq. ft.)	Adequate
Maximum Lot Coverage	80%	77.9%
Minimum Building Height	2 stories	5 stories
Maximum Building Height: Downtown Height Map	5 stories/74'	5 stories/<74'
Stepbacks: Downtown Stepback Map	None	None

Site Design	Required	Proposed
Number Parking Stalls	No minimum required: Central Area	35 (5)
Electric Vehicle Stalls	10% EV Ready (3)	None (2)
Accessible Stalls	Yes	2
Loading	Not required	Drop-off zone
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (79) 1 guest space per 10 units (8)	79 garage 8 surface (3)(4)
Landscaping and Screening	Yes	Yes (1)
Lighting	Yes	Yes
Building Form and Design	Yes	Large multi-family building (6)(7)

Other Critical Zoning Items	Barrier Free (ILHR 69), Utility Easements
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Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant is seeking approvals to construct a five story, 79-unit multifamily residential building on a lot to be created by CSM. Floors one through five of the proposed building include eight studios, 13 one-bedroom units, and 58 two-bedroom units, for a total of 137 bedrooms. All two-bedroom units and some one-bedroom units include private balconies. The fifth floor also includes a community amenity space. The lower level includes a parking structure accessed via a drive on the northeast side of the building. The parking structure accommodates 35 structured vehicle parking stalls and 79 long-term indoor bicycle parking stalls. There are also an additional eight short-term outdoor bicycle stalls.

Principal building materials are red brick on the lower three floors and a white metal panel and dark gray horizontal lap siding predominantly on the upper two floors. The white metal panel and dark gray horizontal lap siding also appear as a vertical feature on the lower floors. Trim and accent materials include dark paneling along the flat roofline, first-floor storefront system, and dark metal railings and balconies. Due to the slope of the site (a drop of more than 20 feet from front to back), lower portions of the side and rear facades are a finished foundation wall coating. The building utilizes individual "MagicPak" HVAC systems for each unit. While nearly all louvres face to the side or rear, one stack of units at the western end of the front façade do face Langdon Street, though those on the lower three floors are somewhat masked by a brick column feature.

Proposed landscaping is primarily located along the Langdon Street frontage. Three deciduous trees, several understory trees, shrubs, and perennials are planned for planting beds in the front yard. Turf lawn areas in the front yard and in strips along the side yard.

A loading and vehicle delivery "drop" zone is located along the west end of the building off a shared driveway. A management plan outlining move-in/move-out operations, trash pick-up and delivery operations, and security has been provided and is part of the Plan Commission packet of materials.

According to the letter of intent, the applicant intends to start construction in spring 2025 with completion by summer 2026 for fall 2026 occupancy.

Analysis & Conclusion

This request is subject to the standards for demolition permits, conditional uses, and certified survey maps. This section begins with a summary of adopted plan recommendations, followed by demolition permit standards, conditional use standards, land division standards, and finally a conclusion.

Consistency with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends MR (Medium Residential) uses on the site. MR Areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings at heights of two to five stories. The [Downtown Plan](#) (2012) recommends predominantly residential development within this area (Langdon district) of downtown. The [Downtown Plan](#) also recommends a maximum height of five stories, with the potential for two additional stories on the rear half of the site. The [Plan](#) also places a mid-block pedestrian path running parallel to Langdon Street and the lakeshore along the rear and portions of the eastern side of the subject site. Staff believes the proposal is consistent with the recommendations in adopted plans.

Conditional Use Standards

The applicant is requesting approval of a conditional use within the DR2 district for a multi-family building of more than eight dwelling units. In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) MGO are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

Staff believes that when considering the consistency of the proposal with the land use recommendations of the Comprehensive Plan and the more specific use and height recommendations of the Downtown Plan, the architectural design of the building in the context of the surrounding developments, and the consistency of use as student-oriented housing within the neighborhood, all applicable conditional use standards of approval can be found met.

Land Division

The applicant has submitted a certified survey map to create one lot. Staff believe that all applicable standards for land divisions can be found met.

Staff does note that the Downtown Plan places a mid-block pedestrian path running parallel to Langdon Street and the lakeshore along the rear and portions of the eastern side of the subject site. The general route is recommended to run along a small portion of the eastern property line and then along the lake side. However, the plan is not specific if the route is meant to run on the subject property or the abutting parcels. While the plan specifies this is something to be considered during redevelopment projects, because of the surrounding development pattern, somewhat disjointed lot layout, and existing parking facility that is accessed through this property, Staff believe the difficulty of obtaining an easement in this area. In coordination with other agencies, Staff believes there would be even greater difficulty in establishing a pedestrian path in this particular location at this time and will not accomplish the ends intended in the plan.

Conclusion

Staff believes that the proposal is consistent with adopted plan recommendations. Further, staff believes that the standards of approval for conditional uses and the standards for land divisions can be found to be met.

At time of writing, Staff is unaware of any written comment from the public regarding these requests.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends the following to the Plan Commission regarding the applications for 126 Langdon Street. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find that the standards for conditional uses are met for the proposed development, subject to the conditions from reviewing agencies beginning below;

- That the Plan Commission forward the certified survey map to the Common Council with a recommendation to approve, subject to the conditions from reviewing agencies beginning on page 11;

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

Land Use Request – Conditional Uses

Planning Division (Contact Colin Punt, 243-0455)

1. Five units have HVAC “wall-pack” penetrations/louvers shown on the street-facing facades. Unless specifically approved by the Plan Commission, a change to add additional wall packs on street-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.
2. That the building shall be operated in accordance with the submitted management plan. Amendments to the management plan could be considered as a minor alteration to this conditional use if the amendments are found to meet the conditional use approval standards in §28.183(6) MGO.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

3. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
4. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the parking stalls (3 stalls) must be electric vehicle ready. Identify the locations of the electric vehicle ready stalls on the plans.
5. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 79 resident bicycle stalls are required plus a minimum of 8 short-term guest stalls. 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. Show the typical dimensions of the bicycle stalls and access aisles within the bike room. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
6. Relocate the 8 guest bicycle stalls from the rear of the building to a location near the primary building entrance. Required short-term bicycle parking spaces shall be located in a convenient and visible area within one hundred (100) feet of a principal entrance.
7. Moped parking is not required, however where moped or scooter off-street parking is provided it shall meet the standards of Section 28.142(12). Show the dimensions of the moped parking spaces. Spaces shall be a minimum of three (3) feet by six (6) feet in size with a drive aisle of five (5) feet wide.
8. Provide details showing that the street-facing façade meets the door and window opening requirements of 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, and upper story openings shall comprise a minimum of fifteen (15%) of the façade area per story.

9. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.
10. 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.
11. 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.

City Engineering Division (Contact Brenda Stanley, 261-9127)

12. Applicant shall provide additional information on how the site is to be drained and provide information on the rights the property has to drain onto adjacent private property. If no rights have been obtained the site will have to meet additional stormwater management requirements (control of 10-year volumetric discharge compared to existing).
13. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
 14. Construct sidewalk, terrace, curb and gutter and pavement to a plan as approved by City Engineer
 15. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
 16. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
 17. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
 18. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
 19. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.

20. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
21. Revise the site plan 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)
22. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. 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. (POLICY)
23. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
24. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>
This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)
This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
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.
25. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.
The Storm Water Management Plan & Report shall include compliance with the following:
Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering. (POLICY and MGO 37.09(2))
Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in

the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

City Engineering Division – Mapping Section (Contact Julius Smith, 264-9276)

26. Private roadway and private utility easement through the center of this site for the benefit of 130 Langdon St per Doc Nos 492580 and amended by 1083622. This easement shall be released and a new recorded easement provided that provides access and the same utility services currently within the existing easement prior to issuance of building permits for new construction. Note this document also contains height restrictions.
27. Driveway and Parking Easement Agreement per Doc No 4297212 shall be amended / replaced to address the proposed new conditions of access and parking proposed between the this property and the adjacent properties prior to issuance of building permits for new construction.
28. Release 8' wide MGE Easement per Document No. 451458 work with MGE to re-route existing gas service to 130 Langdon St. and grant new easement as being displaced in this development.
29. Grant a Public Water Main Easement(s) to the City on the face of the concurrent Certified Survey Map.
30. Remove the reference to Iota Ct for part of Lot 6. That shared access drive does not have a name.
31. The address of 126 Langdon St will be retired with the recording of the CSM and archived to reflect the historical records of the razed dormitory. The address of the new apartment building is 128 Langdon St. The site plan and all plans shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
32. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits or early start permits for new construction.
33. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall be provided for additional review and approval by Engineering. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until

final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

34. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; 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.
35. 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.
36. 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.
37. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
38. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
39. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
40. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
41. All parking ramps as they approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
42. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to

be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

43. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
44. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
45. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
46. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
47. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
48. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

Fire Department (Contact Matt Hamilton, 266-4457)

49. MFD has concerns about the fire apparatus access to the adjacent properties. We encourage the submitter to actively work with the neighboring properties to continue fire access to them.
50. Provide and document any easements for fire apparatus access.

Parks Division (Contact Ann Freiwald, 243-2848)

51. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 24035 when contacting Parks about this project.

Water Utility (Contact Jeff Belshaw, 261-9835)

52. 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/plumbers-contractors>), 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, 261-4289)

53. Metro Transit operates daily all-day transit service along West Gorham Street and West Johnson Street near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays). Metro Transit operates additional daily all-day transit service along State Street near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays).

54. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 274 Weekday & 132 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Parking Utility (Contact Trent Schultz, 246-5806)

55. The applicant shall receive final approval of a Transportation Demand Management (TDM) Plan, as part of project resubmittal following Plan Commission and Common Council approval. TDM Plan review fees will be required as part of final site plan review sign off.

Certified Survey Map

City Engineering Division (Contact Brenda Stanley, 261-9127)

56. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)

57. Construct sidewalk, terrace, curb and gutter and pavement to a plan as approved by City Engineer

58. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

City Engineering Division – Mapping Section (Contact Julius Smith, 264-9276)

59. Grant a Public Water Main Easement to the City on the face of this Certified Survey Map a the South corner of the parcel over the existing City facilities. The final location and width of the easement shall be approved by the City Water Department. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) for the final required easement language.

60. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the land division or site

development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. Private roadway and private utility easement through the center of this site for the benefit of 130 Langdon St per Doc Nos 492580 and amended by 1083622. This easement shall be released and a new recorded easement provided that provides access and the same utility services currently within the existing easement prior to issuance of building permits for new construction. Note this document also contains height restrictions.

61. Driveway and Parking Easement Agreement per Doc No 4297212 shall be amended / replaced to address the proposed new conditions of access and parking proposed between the this property and the adjacent properties
62. Release 8' wide MGE Easement per Document No. 451458 work with MGE to re-route existing gas service to 130 Langdon St. and grant new easement as being displaced with concurrent proposed development.
63. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
64. The Storm Sewer easement contained in Document no. 1083622 has been shown incorrectly and it does not burden this parcel it. the affect the adjacent parcel at 130 Langdon St. and leads to the lake. Show this easement correctly on the CSM as the Parcel benefits from the easement.
65. Provide the required 60 year title search, per the application requirements and the MGO. There may be additional comments based on a compete search that may be needed.
66. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com)
67. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.
68. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jule Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
69. This parcel is located in Government Lot 2 of Section 14-7-9, note this both in the caption at the top of each sheet and in the parcel description as required. This should be noted prior to the quarter/quarter in the description.
70. Label the POB on the Map on Sheet 2 of 9

71. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building and early start permits for new construction.
72. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
- a) Right-of-Way lines (public and private)
 - b) Lot lines
 - c) Lot numbers
 - d) Lot/Plat dimensions
 - e) Street names
 - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Office of Real Estate Services (Contact Lance Vest, 245-5794)

73. Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this CSM and may have additional comments and conditions. That office will send any comments separately. Please contact Lance Vest at (608) 245-5794 or Jenny Freese at (608) 267-8719 for more information. Any conditions or comments must be satisfactorily addressed prior to the Secretary of the Plan Commission or their assigns sign the CSM.

The Planning Division, Office of the Zoning Administrator, Fire Department, Forestry Section, City Assessor, Water Utility, Metro Transit, and Parking Utility have reviewed this request and have recommended no conditions of approval.