



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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March 14, 2013

Randy Bruce
Knothe and Bruce Architects, LLC
7601 University Ave. Ste. 201
Middleton, WI 53562

RE: Approval to demolish a lodging house and rezone property from the former R6 District to the former PUD-SIP District (now the Planned Development District) to construct a new lodging house.

Dear Mr. Bruce:

At its February 5, 2013 meeting, the Common Council **approved** the demolition of an existing building and the rezoning of your client's property at 210 Langdon Street from R6 to PUD-GDP-SIP, subject to the conditions of approval from reviewing agencies below. Please note that since the new Zoning Code has taken effect as of January 2, 2013, this property will be zoned PD-GDP-SIP (Planned Development - General Development Plan – Specific Implementation Plan):

Please contact my office at 266-5974 with questions about the following 4 items:

1. Final plans submitted for review and approval by staff shall fulfill conditions of approval recommended by the Urban Design Commission on January 23, 2013.
2. Final plans submitted for review and approval by Planning and Urban Design staff shall eliminate the use of EIFS on window trim areas, and instead utilize an alternative durable material.
3. Final plans submitted for review and approval by staff shall include a management plan to be recorded as part of the PUD for the property.
4. This is a lodging house, and as such, it is not appropriate to reference a family definition in the Zoning Text. For this PUD, the Zoning Text shall be amended to clarify that occupancy is limited to one person per bed, as shown on approved plans.

Please contact Matt Tucker, Zoning Administrator, at 266-4569 with questions about the following 7 items:

5. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide eleven (11) bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The racks shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
6. Sec. 28.07(6)(e)4., *Downtown Design Zone 4 (DDZ4)*, requires a side yard setback minimum of 8' to one side and 6' to the other, where the proposed development is providing a 5' setback on both sides. With this project, the applicant is requesting an exception to this specific setback requirement of DDZ4, as authorized in Sec. 28.07(6)(e).

7. Lighting is required and shall be in accordance with MGO Section 10.085. Provide a lighting photometric plan, including cut sheets for fixture, with the final plan submittal.
8. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
9. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
10. Sec. 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
11. Submitted plans indicate 2,536 sq. ft. of Useable Open Space (UOS) is being provided, but it is not clear where this space is located on the property. Clearly delineate qualifying Useable Open Space areas in the final submitted plans. Note: A ground-level UOS must have a minimum dimension no less than 10' wide, in an area no smaller than 200 sq. ft, and required front yard areas do not qualify. The proposed roof deck at the second level may count, if it has a minimum dimension of 15 feet.

Please contact Janet Dailey, City Engineering at 261-9688 with questions about the following 22 items:

12. Provide additional detail for proposed drainage. Use of a "Proprietary Underground Sediment Removal Device" shall necessitate the Developer extending storm sewer within Lakelawn Place.
13. Sanitary sewer plug for demolition shall be in accordance with revised Ordinance requiring additional fee for City plugging within the sewer main, which goes into effect starting January 1, 2013.
14. Sanitary shall be connected to Langdon Street, not W. Lakelawn Place.
15. In accordance with 10.34 MGO – STREET NUMBERS - Submit a PDF of each floor plan to Engineering Mapping Lori Zenchenko (Lzenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
16. Based on these site plans, it is understood that the proposed new building does not cross underlying platted lot lines; therefore a new CSM is not required per the building code. If the proposed building location is changed for any reason resulting in construction over the underlying platted lot lines, a CSM would be required.
17. The new building is within 5ft of the existing property lines. If earth retention is necessary, provide an earth retention plan. If the construction activities go onto the adjacent properties, provide copies of the access and easement agreements.
18. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
19. 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).
20. 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).

21. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan (POLICY).
22. All damage to the pavement on Lakelawn Place or Langdon Street adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
23. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
24. 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).
25. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to:
 - a) Reduce TSS off of the proposed development by 80% when compared with the existing site.
 - b) Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by MGO Chapter 37.
 - c) Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
26. 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 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 Misc Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred zenchenko@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))

27. 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 (NOTIFICATION).

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 dedicate 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.

28. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2))

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

29. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) 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 (POLICY and MGO 37.09(2)).

30. 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. (MGO 10.05(6)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
31. The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way (POLICY).
32. 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. \$100 non-refundable deposit will cover for the cost of inspection of the plugging by City staff; and the remaining \$900 will cover 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 (POLICY). This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.

33. 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).

Please contact Scott Langer, Traffic Engineering, at 266-5987 with questions about the following item:

34. A condition of approval shall be that no residential parking permits shall be issued 210 Langdon Street. This would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning text that no residential parking permits shall be issued. In addition, the applicant shall submit for 210 Langdon St. a copy of the lease noting the above condition.

Please contact Dennis Cawley, Water Utility, at 261-9243 with questions about the following item:

35. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Bill Sullivan, Fire Department, at 266-4420 with questions about the following 2 items:

36. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503, as follows:

- a) The site plans shall clearly identify the location of all fire lanes.
- b) IFC 503 Appendix D105, 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 and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
- c) 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.

37. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities (608) 246-4587.

Please contact Kay Rutledge, Parks Division, at 266-4714 with questions about the following 3 items:

38. This development is within the Vilas-Brittingham park impact fee district (SI27). The developer shall pay approximately \$10,590.30 for park dedication and development fees for the new 33 SRO unit development after a credit is given for the existing 24 SRO unit development (see below). Fees will be increased if paid after 2013.

<u>New Development:</u>	
Fees in lieu of dedication = (33 SRO @ \$854.00) =	\$28,182.00
Park development fees = (33 SRO @ \$322.70) =	\$10,649.10
Total Fees =	\$38,831.10
<u>Existing Development (Credit):</u>	
Fees in lieu of dedication = (24 SRO @ \$854.00) =	\$20,496.00
Park development fees = (24 SRO @ \$322.70) =	\$ 7,744.80
Total Credit =	\$28,240.80
Total Fees \$38,831.10 – Total Credit \$28,240.80 =	\$10,590.30

39. The developer must select a method for payment of park fees before signoff on the SIP.

40. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

After the plans have been changed per the above conditions, please file eleven **(11) sets** of the revised, complete plan set and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No demolition or construction on the property shall be permitted until the PD-GDP-SIP has been approved and recorded.

Building permits will not be issued until this process has been completed. No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Janet Dailey, City Engineering
Matt Tucker, Zoning
Scott Langer, Traffic Engineering
George Dreckmann, Recycling Coordinator
Eric Pederson, Engineering Mapping
Al Martin, Urban Design Planner
Bill Sullivan, Fire Department
Kay Rutledge, Parks Division

I hereby acknowledge that I understand and will comply with the above conditions of approval for this rezoning request.

Signature of Applicant

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