



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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April 3, 2018

Dan Seeley
Steve Brown Apartments
120 West Gorham Street
Madison, WI 53703

RE: Approval of a demolition permit and a conditional use proposed to demolish a seven-story dormitory at **126 Langdon Street** with no proposed future (ID 49918; LNDUSE-2018-00021).

Dear Mr. Seeley;

At its April 2, 2018 meeting, the Plan Commission found the standards met and **approved** your demolition permit for 126 Langdon Street. The conditions of approval in the following sections shall be satisfied prior to issuance of demolition or building permits for the project.

Please contact Colin Punt of the City Planning Division at (608) 243-0455 if you have any questions regarding the following three (3) items:

1. As a future use was not presented at the time of application, the Plan Commission requires that the alternative future use be approved by the Plan Commission prior to the issuance of permits as allowed under Section 28.175(8)(a) MGO. The property owner shall execute a restrictive covenant prior to issuance of the demolition permit, which requires Plan Commission approval of the proposed alternative use of the property prior to issuance of building permits for any new construction. The standards for approval of the proposed alternative use shall be those in contained in Section 28.185 of the Zoning Ordinance. The form of the restrictive covenant shall be approved by the Planning Division and City Attorney's Office.
2. The applicant shall provide notice of the demolition plan and schedule no later than six weeks prior to commencement of demolition to the following properties: 115, 120, 121, 124, 127, 130, 144, 146, and 152 Langdon Street. The demolition contractor shall use best practices to eliminate or minimize possible damage or impacts to surrounding buildings. The property owner, demolition contractor, or responsible party shall provide proof of liability insurance should there be damage to surrounding property during demolition.
3. The applicant shall install a semi-permanent physical barrier to prevent unauthorized parking in the seeded/sodded turf areas of the site.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following seven (7) items:

4. Remove the parking and paved areas that are accessory to the building including the parking lot located

to the southwest of the building and parking located to the north and northeast of the building. Paved areas and driveways that are required to access adjacent parcels and for ingress/egress may remain.

5. 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)
6. 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.
7. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
8. Approval of the demolition permit will require the removal of all structures including the principal building and accessory parking lot. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.
9. Submit a site plan clearly showing the final condition of the property including areas to be seeded or planted with sod and paved areas required to access the Zoning lot.
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.

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have any questions regarding the following four (4) items:

11. 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>.
12. The plan set shall be revised to show more information on existing drainage for the site. Specifically, City Engineering has no record of the existing roof drainage discharge points. This is needed to ensure that the proposed runoff volume to the rear of the lot is not larger than in the current condition.
13. 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. 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).

14. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

Please contact Jeff Quamme of the Engineering Division - Mapping at (608) 266-4097 if you have any questions regarding the following two (2) items:

15. The address of 126 Langdon St will be retired with the demolition of the building. The parcel will have a new address of 128 Langdon St in preparation for any future building.

16. Utilities and access between this property and surrounding parcels to remain status quo. As long as this remains and the parcel is status quo, Engineering Mapping has no comment on access or utility easements between the parcels.

Please contact Adam Wiederhoeft of the Water Utility at (608) 266-9121 if you have any questions regarding the following two (2) items:

17. 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.

18. 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.

Please contact Brad Hoffman of Parks/Forestry at (608) 266-4816 if you have any questions regarding the following one (1) item:

19. 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/2018/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.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. After the plans have been revised per the above conditions, please file **eight (8) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, 126 S. Hamilton Street. **This submittal shall all also include one (1) complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
3. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission. Where the plans have not been altered since issuance of the demolition or removal permit and the permit has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date.
4. As a future use was not presented at the time of application, the Plan Commission requires that the alternative future use be approved by the Plan Commission prior to the issuance of permits as allowed under Section 28.175(8)(a) MGO. The standards for approval of the proposed alternative use shall be those in contained in Section 28.185 of the Zoning Ordinance.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.

If you have any questions regarding obtaining your conditional use or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 243-0455.

Sincerely,



Colin Punt
 Planner

- cc: Brenda Stanley, City Engineering Division
 Jenny Kirchgatter, Asst. Zoning Administrator
 Jeff Quamme, Engineering - Mapping
 Bryan Johnson, Streets Division
 Brad Hoffman, Parks Division
 Adam Wiederhoeft, Water Utility

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for demotion.</p> <p>_____</p> <p style="text-align: center;"><i>Signature of Applicant</i></p> <p>_____</p> <p style="text-align: center;"><i>Signature of Property Owner (if not the applicant)</i></p>

LNDUSE-2018-00021			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Punt)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: