



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
TDD 608 266-4747
FAX 608 267-8739
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November 20, 2007

David Ferch, Architect
2704 Gregory Street
Madison, WI 53711

RE: Approval of a conditional use to convert a former fraternity house/single-room occupancy building into a 20-unit apartment building at 233 Langdon Street

Dear Mr. Ferch:

The Plan Commission, meeting in regular session on November 19, 2007 determined that the ordinance standards could be met and **approved** your client's conditional use request subject to the conditions below. In order to receive final approval of the conditional use and for the conditional use to be in effect, the following conditions must be met and this letter signed and returned to the Zoning Administrator:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following three (3) items:

1. Contact City Engineering Program Specialist Lori Zenchenko at 266-5952 or lzenchenko@cityofmadison.com for approval and coordination of individual apartment unit addresses.
2. Land records indicate this property was platted as 66 feet in width by 132 feet in depth. The site plan identifies significantly different parcel dimensions based on approximate measurements obtained by Project Architect Mr. David Ferch. Due to the significant differences in these measurements, the applicant shall hire a Registered Land Surveyor to perform a Plat of Survey of this property and revise the site plan to reflect the actual surveyed boundaries.
3. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. Email file transmissions preferred. 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. Please include the site address in this transmittal.

Please contact Si Widstrand, Parks Development Manager, at 266-4714 if you have questions regarding the following two (2) comments:

4. The developer shall pay park fees for the difference between 20 apartment units and 25 rooming house units, totaling \$13,611.85 for park dedication and development fees.

5. The developer must select a method for payment of park fees before final signoff on the conditional use.

Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

- Payment of all fees in a lump sum prior to City signoff on the project;
- The fee payment may be paid within fourteen days of issuance of any zoning, conditional use or building permit. No certificate of occupancy may be issued for buildings on any parcel for which there are unpaid impact fees. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project. All fees shall be paid at the rate in effect at the time of payment.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following six (6) items:

6. A condition of approval shall be that no residential parking permits will be issued for 233 Langdon Street, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants in the apartment leases. The applicant shall submit for 233 Langdon Street a copy of the lease noting the above condition in the lease when submitting plans for City approval.
7. The applicant shall indicate the type of bicycle racks to be installed.
8. The applicant should provide an area for visitor and tenant moped parking spaces and access. Moped standard parking spaces recommend 4 ft in width and 6 ft in length with a 6 ft access aisle.
9. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
10. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
11. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following comment:

12. Provide 20 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user 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. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following two (2) items:

- 13. The fire alarm system and single station smoke detectors should be installed and maintained per the IBC and NFPA 72.
- 14. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: (commercial structures only)
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please now follow the procedures listed below for obtaining your conditional use:

- 1. Please revise your plans per the above and submit *nine (9) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
- 3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit.

If you have any questions regarding obtaining the conditional use approval, 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 267-1150.

Sincerely,

Kevin Firchow, AICP
 Planner

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

Signature of Applicant

cc: Matt Tucker, Zoning Administrator
 Scott Strassburg, Madison Fire Department
 John Leach, Traffic Engineering
 Janet Dailey, Engineering Division
 Si Widstrand, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Firchow)	<input 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 type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Other: Parks Division-Widstrand