

Bailey, Heather

From: Bunnow, Kyle
Sent: Wednesday, November 06, 2019 9:29 AM
To: Bailey, Heather
Subject: FW: 121 Langdon St
Attachments: IMG_8891.JPG; IMG_8892.JPG; IMG_8881.JPG; IMG_8883.JPG; IMG_8888.JPG; Langdon St 121.pdf

Heather,

The site plan for 121 Langdon Street has not been implemented as of 11/5/19. Below is an itemized list of elements not completed or needing correction / installation. Attached are photos showing the current conditions and the approved site plan that is being referenced (pages C1 and C2 are the site plan)



Kyle Bunnow, P.E.
Plan Review and Inspection Supervisor
City of Madison Building Inspection Division
Madison Municipal Building
215 Martin Luther King Jr Blvd Suite 017
Madison, Wisconsin 53701-2984
Tel: 608-266-6503
<https://www.cityofmadison.com/dpced/bi>

From: Moskowitz, Jacob <JMoskowitz@cityofmadison.com>
Sent: Wednesday, November 6, 2019 8:33 AM
To: Bunnow, Kyle <KBunnow@cityofmadison.com>
Subject: 121 Langdon St

Hi Kyle,

I inspected the property at 121 Langdon Street yesterday. I found that the site was not in compliance with the approved plan.

1. Nearly all of the landscaping was missing.
2. Cars were parked outside of designated areas, including in the front yard and alongside the house in required landscaped areas.
3. Aside from a small portion of the site which was newly paved, most of the lot was mud/gravel.
4. Nearly all of the parking lot striping was missing.
5. The required curb stops were missing.
6. The handicap parking sign did not meet state requirements.

Please let me know if you have any questions.

Jacob Moskowitz
Assistant Zoning Administrator
608-266-4560
jmoskowitz@cityofmadison.com

Department of Planning & Community & Economic Development

Building Inspection Unit
215 Martin Luther King, Jr. Blvd.
P. O. Box 2984
Madison, WI 53701



11/05/2019 15:37



11/05/2019 15:38



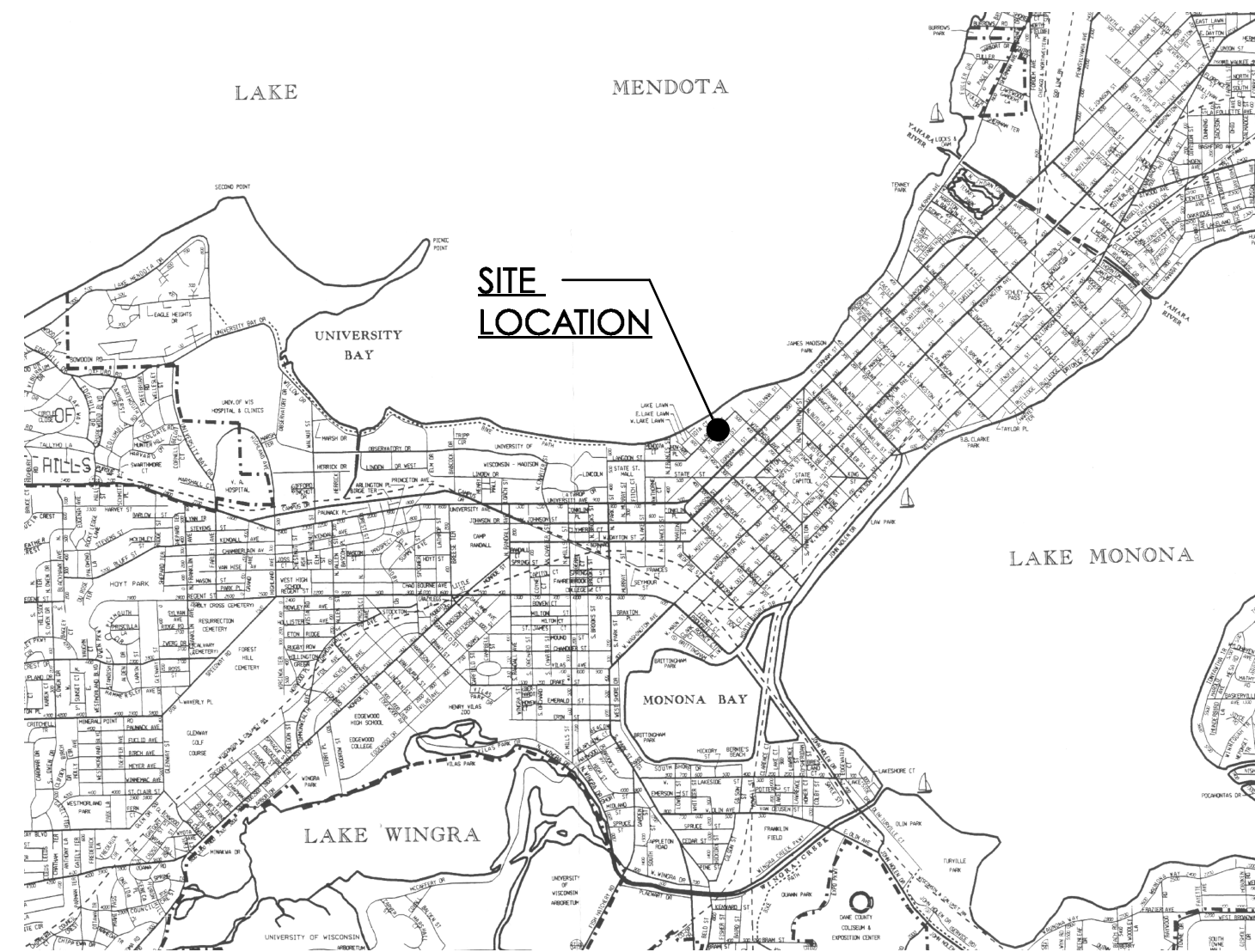
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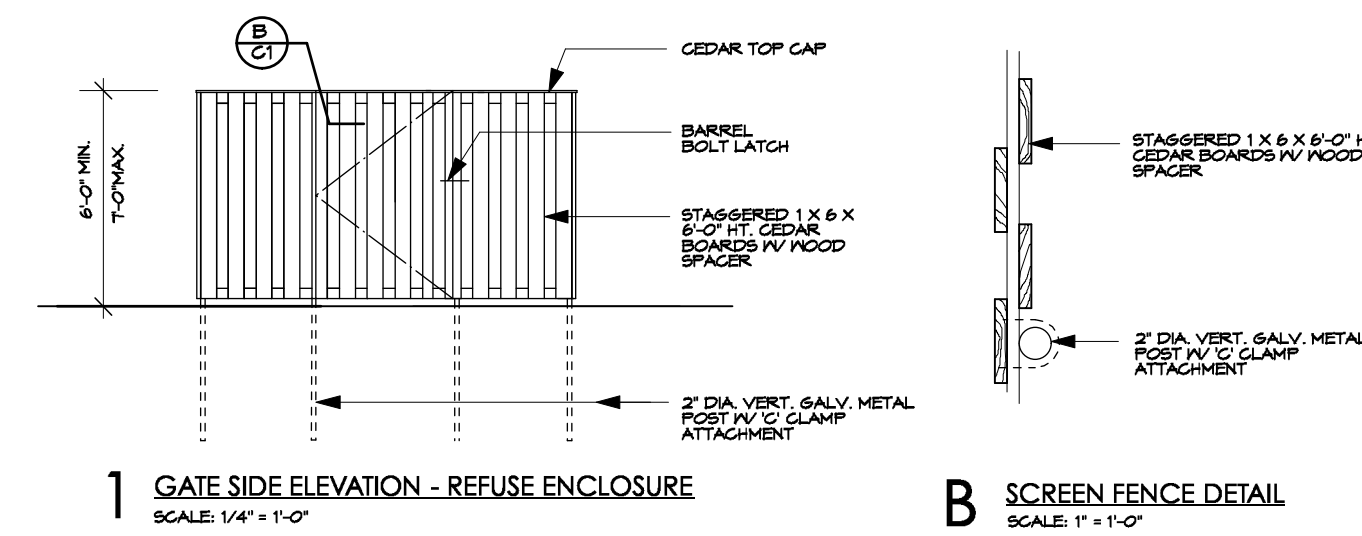
11/05/2019 15:40



11/05/2019 15:40



SITE MAP



Parking Lot Plan Site Information Block	
Site Address:	121 LANGDON STREET
Site acreage (total):	10,890 SQ. FT. = 0.250 ACRES
Number of building stories (above grade):	3
Building height:	34'-0"
SPS type of construction (new structures or additions):	TYPE SB, NON SPRINKLERED
Total square footage of building:	8,013 SF
Use of property:	4 UNIT APARTMENT BUILDING
Gross square feet of office:	N/A
Gross square feet of retail area:	N/A
Number of employees in warehouse:	N/A
Number of employees in production area:	N/A
Capacity of restaurant/office of assembly:	N/A
Number of bicycle stalls shown:	4
Number of parking stalls:	
Small car:	0
Large car:	7
Accessible:	1
Total:	8
Number of trees shown:	1

SITE STATISTICS

LOT DESCRIPTION: BLOCK 61, NE 1/4 OF LOT 6, ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WI

SITE ACREAGE: 10,890 sq. ft. (0.250 acres)

EXISTING	NEW
SITE AREA:	
BUILDING FOOTPRINT	2,634 sq. ft. 24.1%
PAVEMENT & SIDEWALKS	5,130 sq. ft. 47.1%
PERVIOUS AREA	3,126 sq. ft. 28.8%
	3,210 sq. ft. 29.5% (includes pervious pavers)

PARKING PROVIDED: 8 STALLS

BIKE PARKING PROVIDED: 4 STALLS
(PER ZONING APPROVED SITE PLAN DATED 8/13/2008)

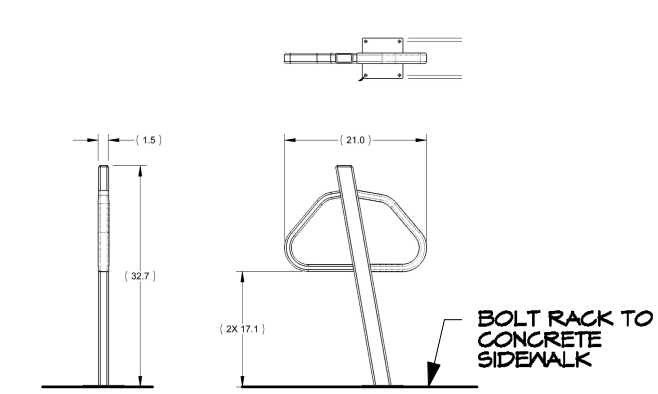
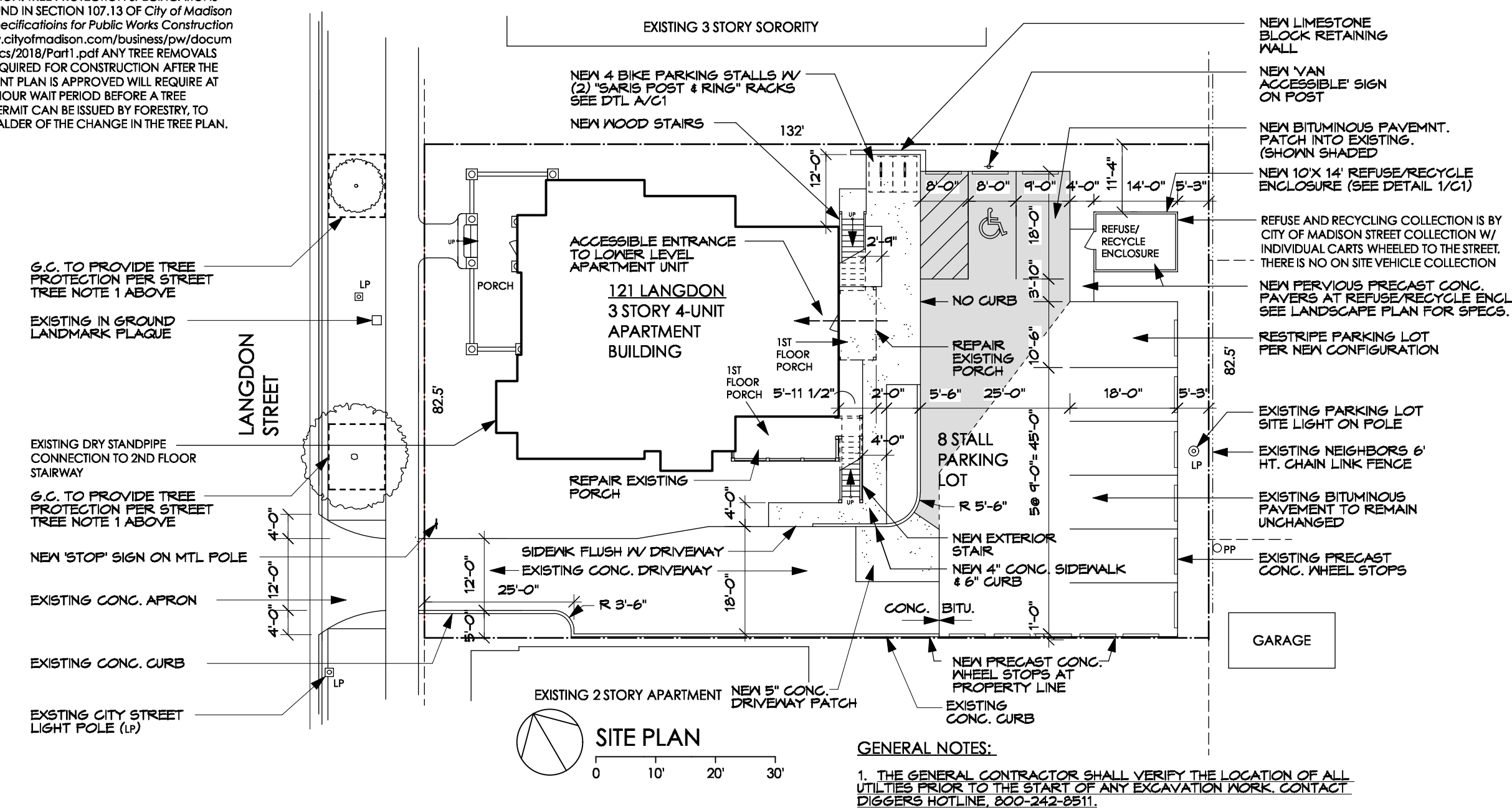
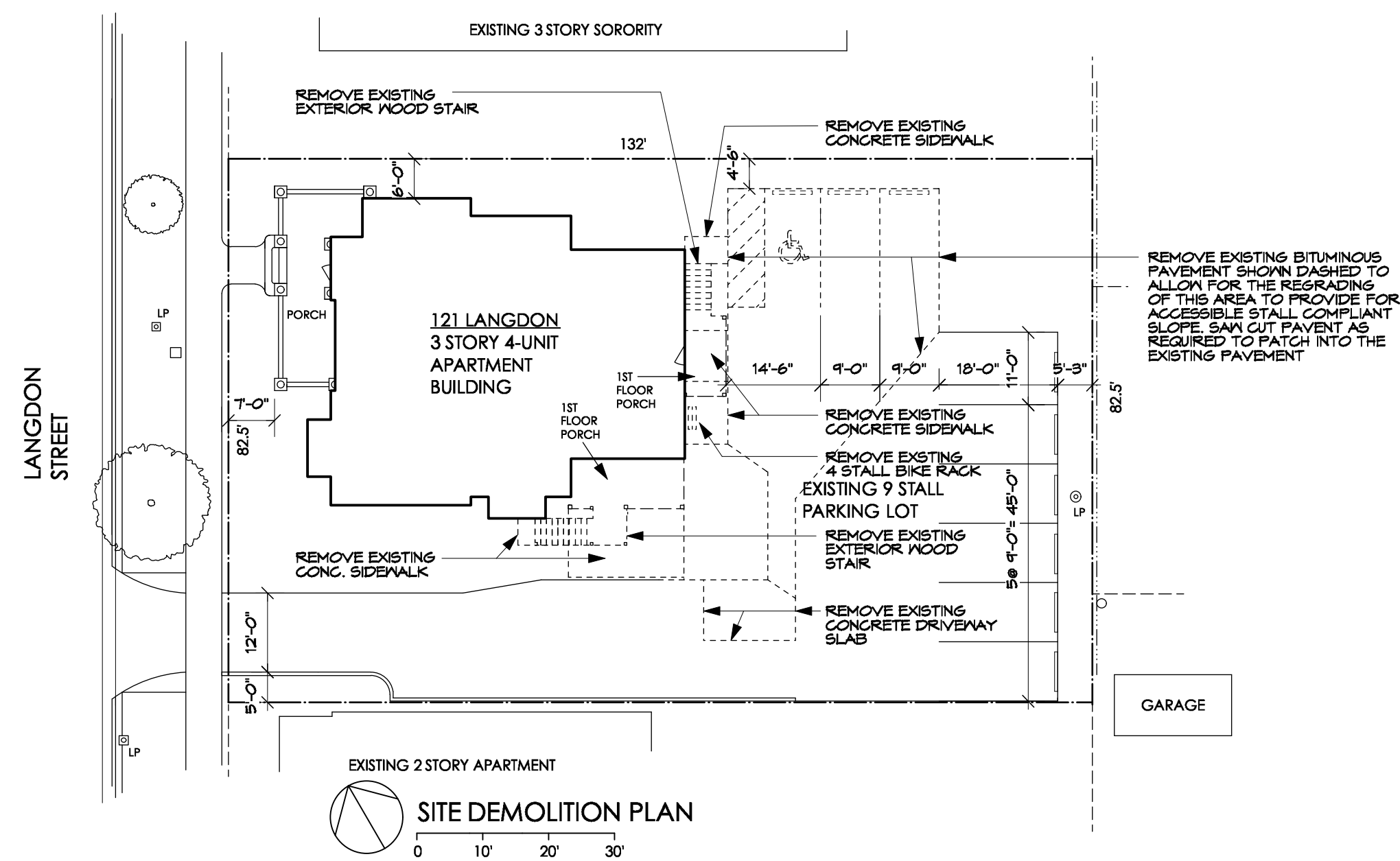
USEABLE OPEN SPACE REQUIRED: 20 sq. ft. / Bedroom (18 Bedrooms) = 360 sq. ft.

USEABLE OPEN SPACE PROVIDED:

PORCHES:	398 sq. ft.
ALGRADE OPEN SPACE:	701 sq. ft.
TOTAL USEABLE OPEN SPACE:	1,099 sq. ft.

STREET TREE NOTE 1

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/procurement/Specs/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 AIDER OF THE CHANGE IN THE TREE PLAN.



PHASE 2

7/18/19

John Suhr Residence - EXTERIOR REPAIRS
121 LANGDON STREET, MADISON, WI 53703

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

C1

Table of Plant and Soil

Use the table to indicate the quantity and price for all existing and proposed landscape elements.

Plant Type / Element	Minimum Size of Landscape	Plant Quantity	Existing Landscape Quantity	New Proposed Landscape Quantity	Plant Price
Tree (specify species)	18" caliper	1	0	1	35
Shrub (specify species)	4" caliper	2	0	2	30
Planting (specify species)	1" caliper	20	0	20	130
Planting (specify species)	1" caliper	130	0	130	130

Availability:

The following materials apply to all exterior construction and development including the replacement of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The table development is subject to the following conditions:

- The area of site disturbance is less than ten percent (10%) of the total development site during any one (1) year period.
- Disturbance area is only required to be planted (10%) during any one (1) year period.
- No disturbance of a pre-existing building is involved.
- All new landscape elements must be installed on the site and shown on a certified landscape plan.

Landscaping Calculation and Details:

Minimum number of plants required based upon the total disturbed area of the project. Disturbed area is defined as the area within a single contiguous boundary which is made up of excavated, graded, disturbed and/or paved areas. The area of site disturbance is less than ten percent (10%) of the total development site during any one (1) year period.

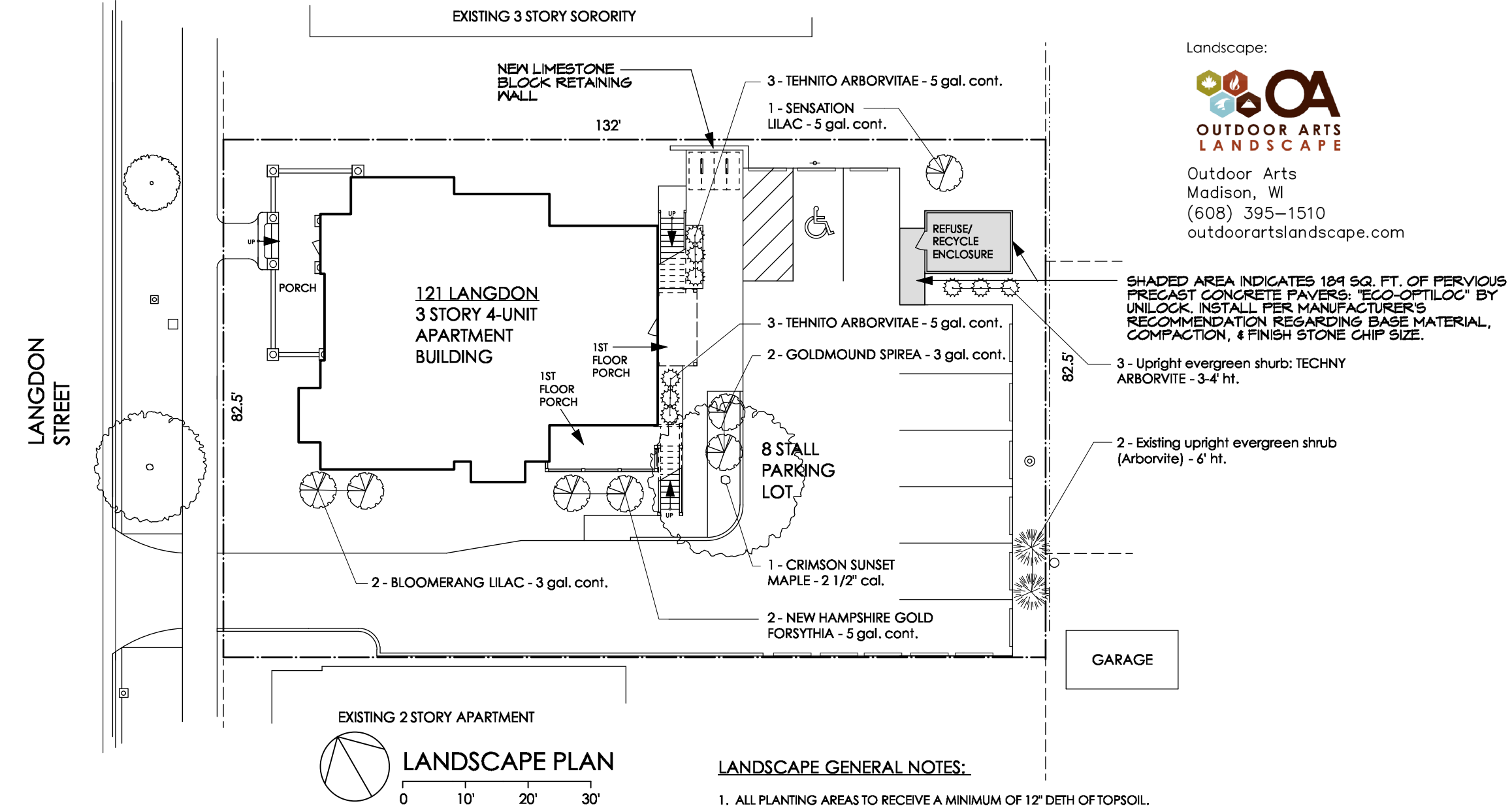
Total upper tierage of disturbed area: $5,068 / 300 = 17 (R) =$ **17**

Total landscape plant required: **85**

Total upper tierage of disturbed area: **85**

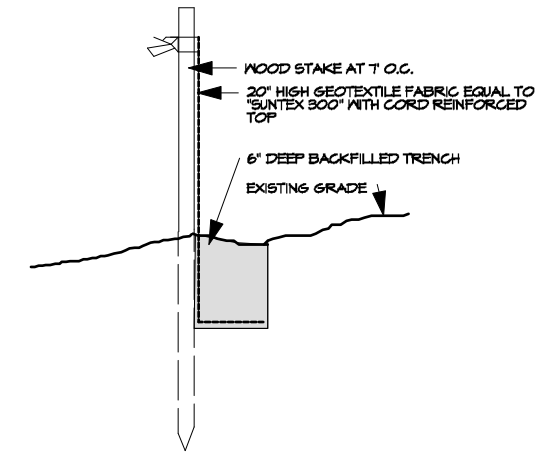
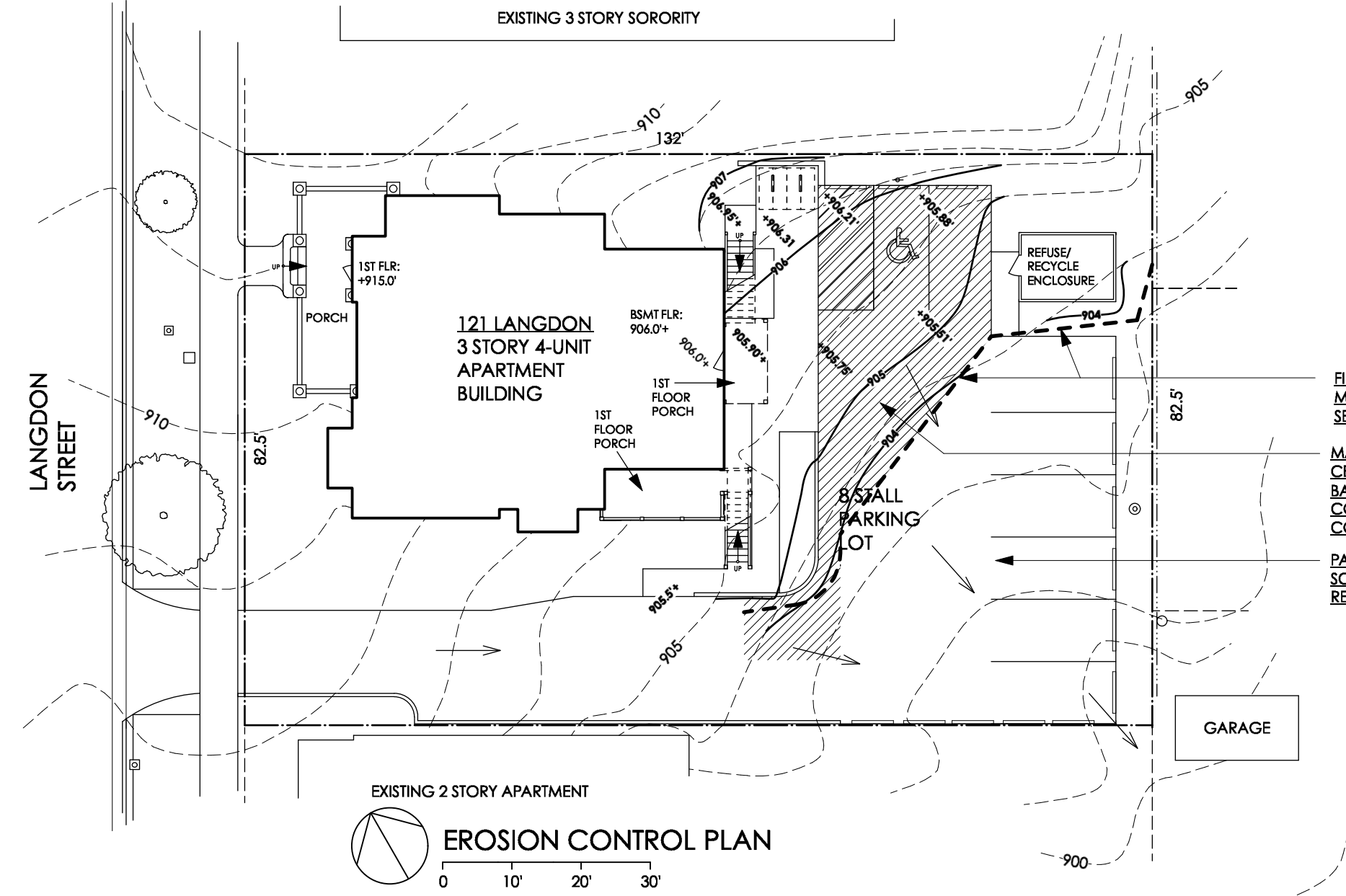
Total landscape plant required: **130**

30-2013



Landscape:
**Outdoor Arts
Madison, WI
(608) 395-1510
outdoorartslandscape.com**

SHADED AREA INDICATES 104 SQ. FT. OF PERVIOUS PRECAST CONCRETE PAVERS, "ECO-OPILLOC" BY UNILOCK. INSTALL PER MANUFACTURERS RECOMMENDATION REGARDING BASE MATERIAL, COMPACTION, & FINISH STONE CHIP SIZE.



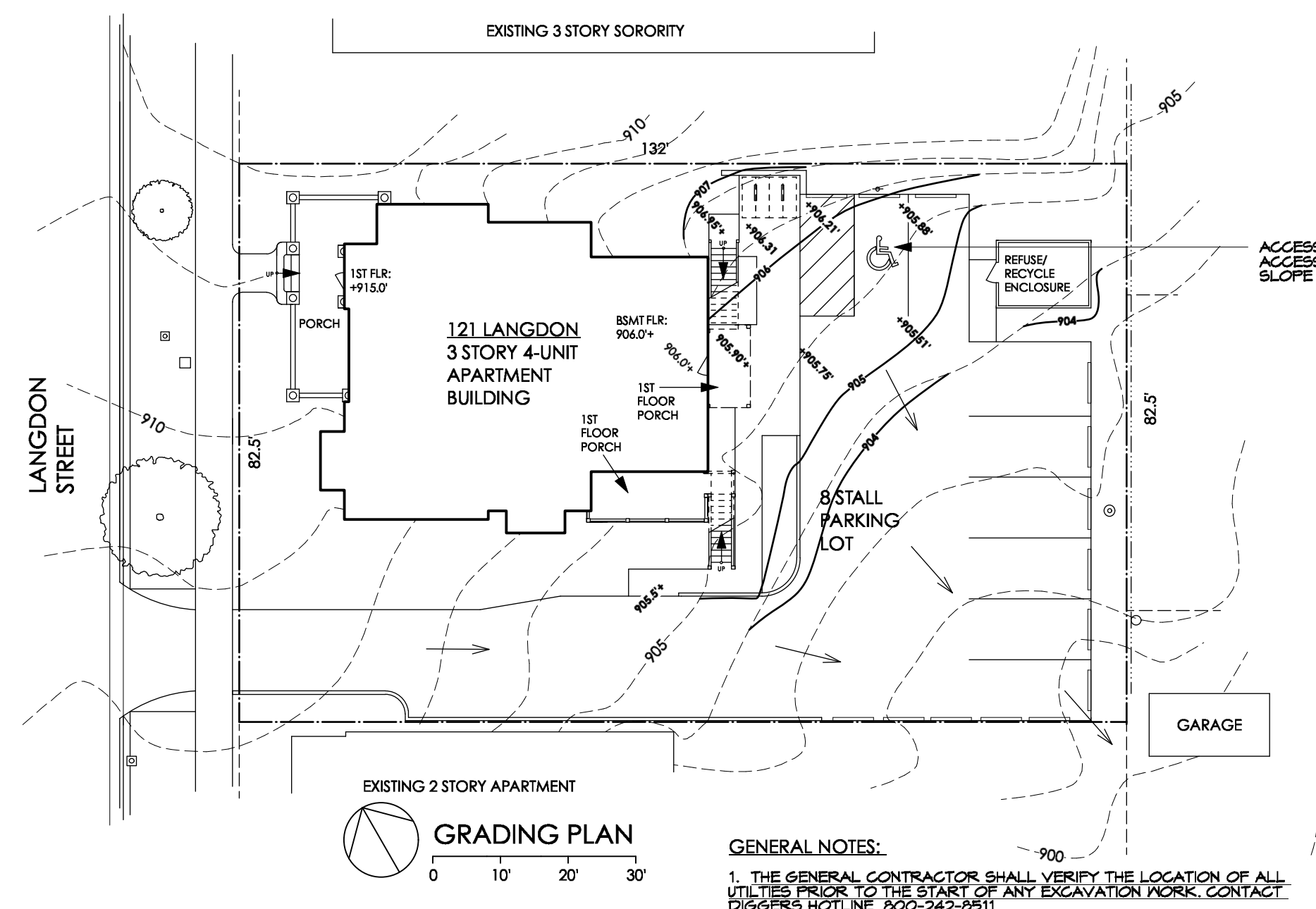
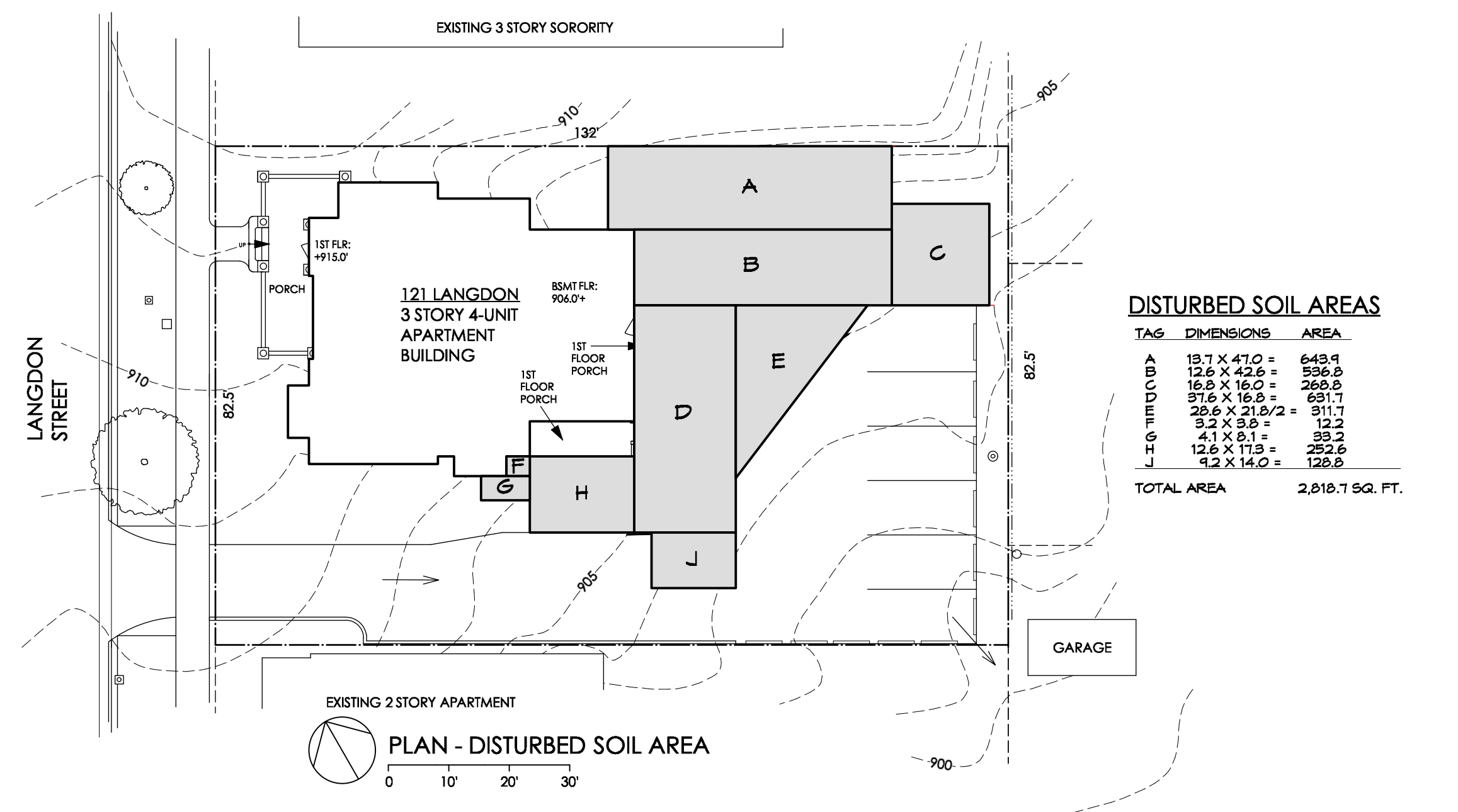
SOIL EROSION CONTROL NOTES

1. SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY EXCAVATION WORK.
2. FABRIC FILTER FENCES SHALL BE INSPECTED AT 24 HOURS AFTER EACH RAINFALL. SEDIMENT PORTS SHOULD BE REMOVED AFTER EACH STORM EVENT.

FILTER FABRIC FENCE TO BE INSTALLED AS SHOWN AND MAINTAINED DURING CONSTRUCTION TO RETAIN SOIL SEDIMENTS ON THE CONSTRUCTION SITE. SEE DETAIL A/C2.

MAINTAIN EXISTING STONE BASE OR INSTALL NEW CLEAR STONE BASE AFTER PAVEMENT IS REMOVED. BASE SHALL BE MAINTAINED AS A EROSION CONTROL STABILIZATION PAD DURING CONSTRUCTION.

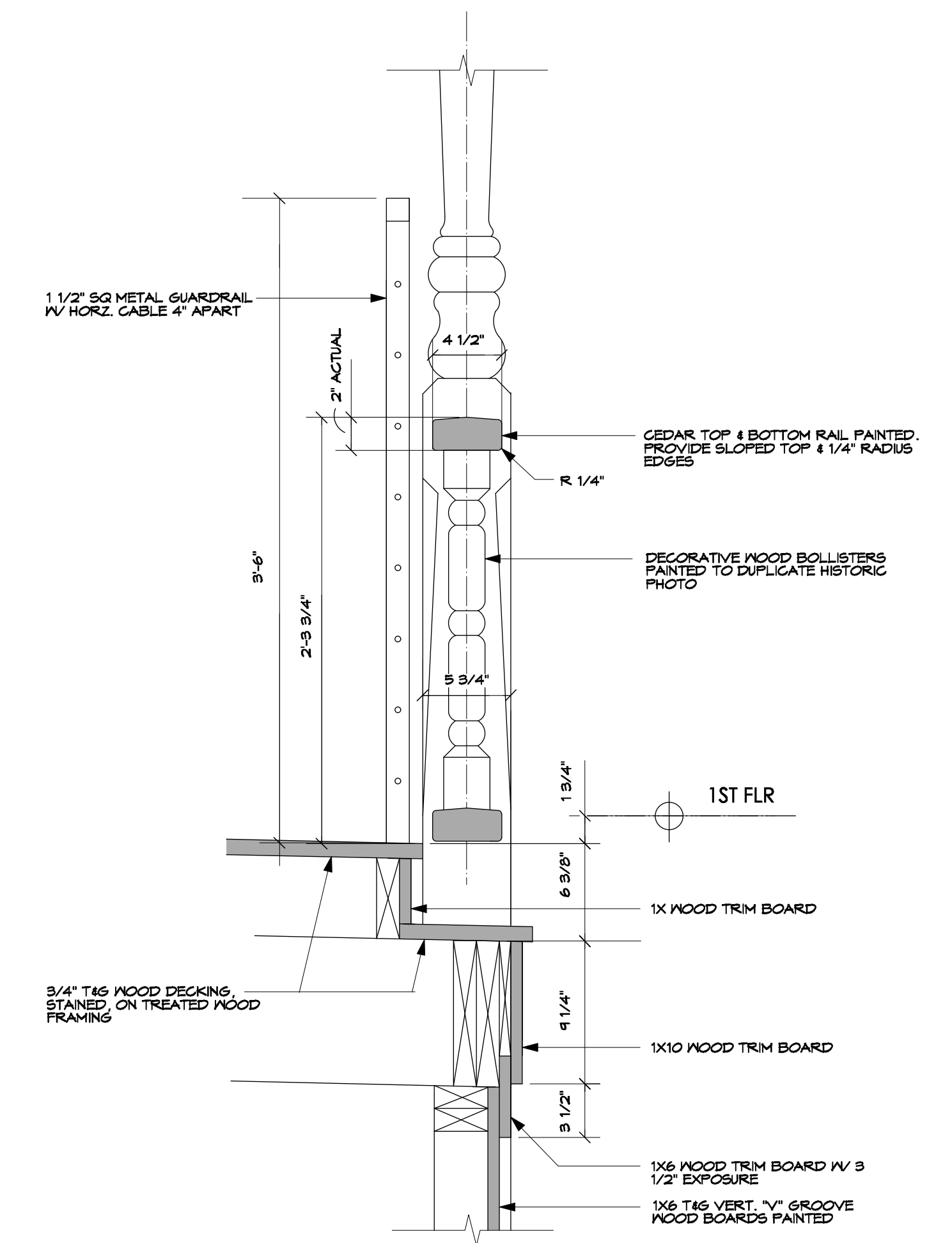
PAVED PARKING LOT SHALL BE SWEEPED AND/OR SCRAPPED AT THE END OF EACH WORK DAY TO REMOVE SOIL, DIRT AND DUST.



ACCESSIBLE STALL AND ACCESSIBLE SHALL HAVE A SLOPE LESS THAN 1:40

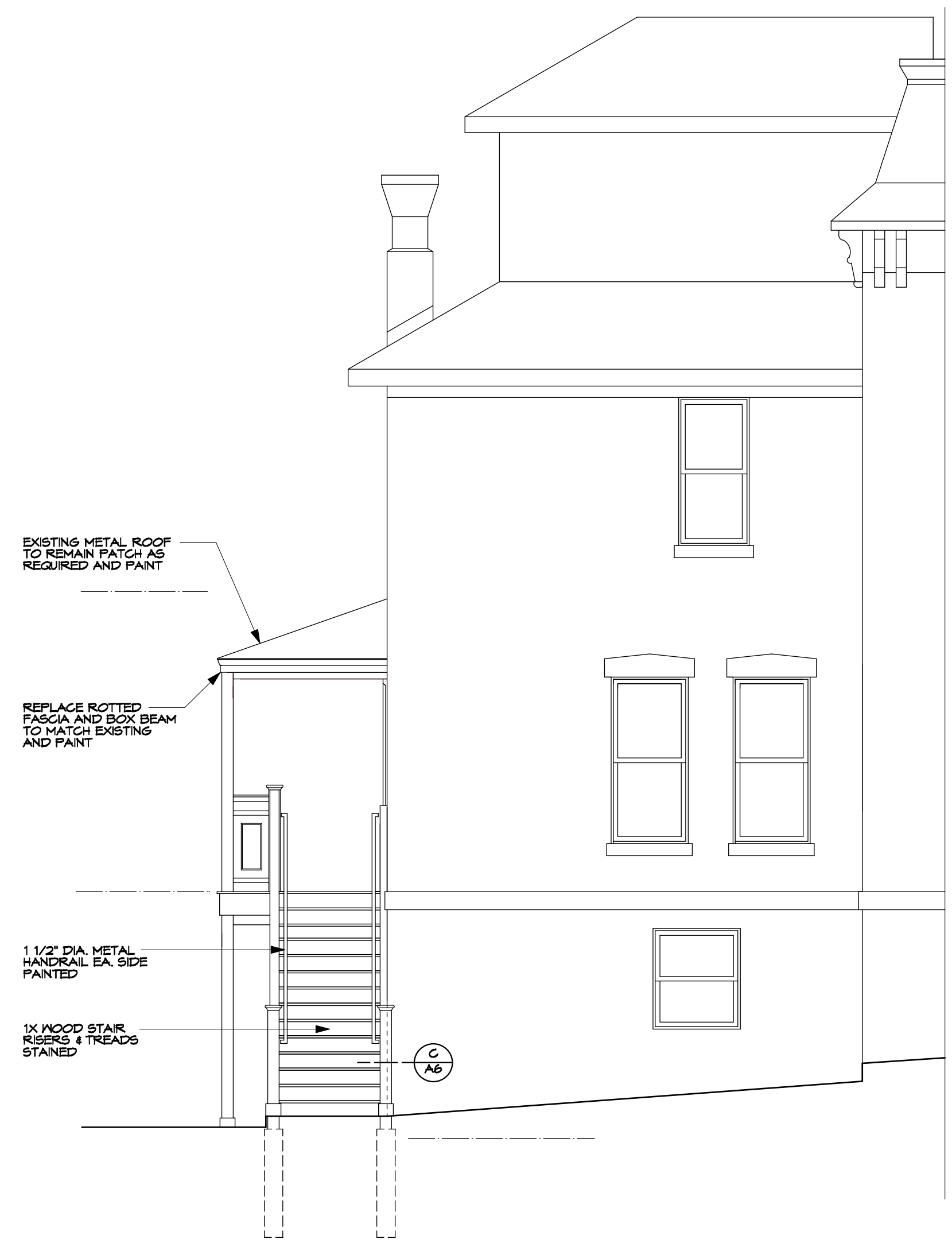


SOUTH ELEVATION
0 4 8 16'



A SIDE PORCH RAILING DETAIL
SCALE: 1 1/2" = 1'-0"

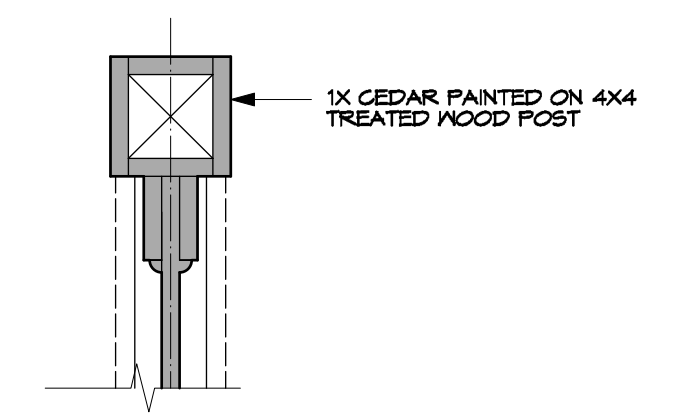
- DECORATIVE WOOD PORCH POST (DUPLICATE TO MATCH THE EXISTING COLUMN)
- 1 1/2" DIA. METAL HANDRAIL EA. SIDE PAINTED
- 1X WOOD STAIR RISERS & TREADS STAINED
- NEW WOOD STAIR W/ WOOD TRIM PAINTED
- 4X4 WOOD NEWEL POST COVER W/ 1X WOOD TRIM



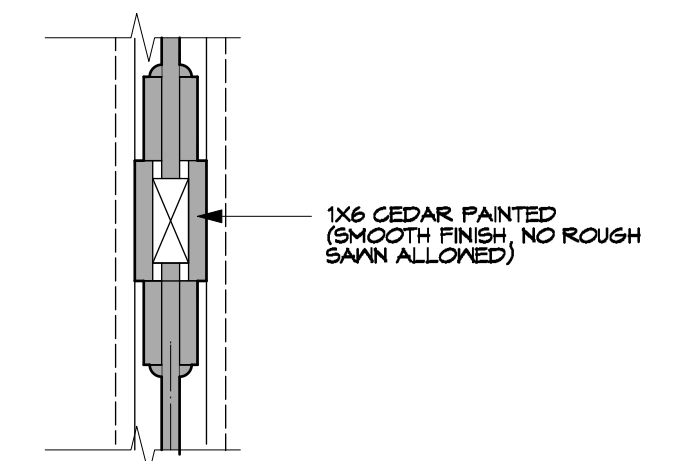
NORTH ELEVATION
0 4' 8' 16'



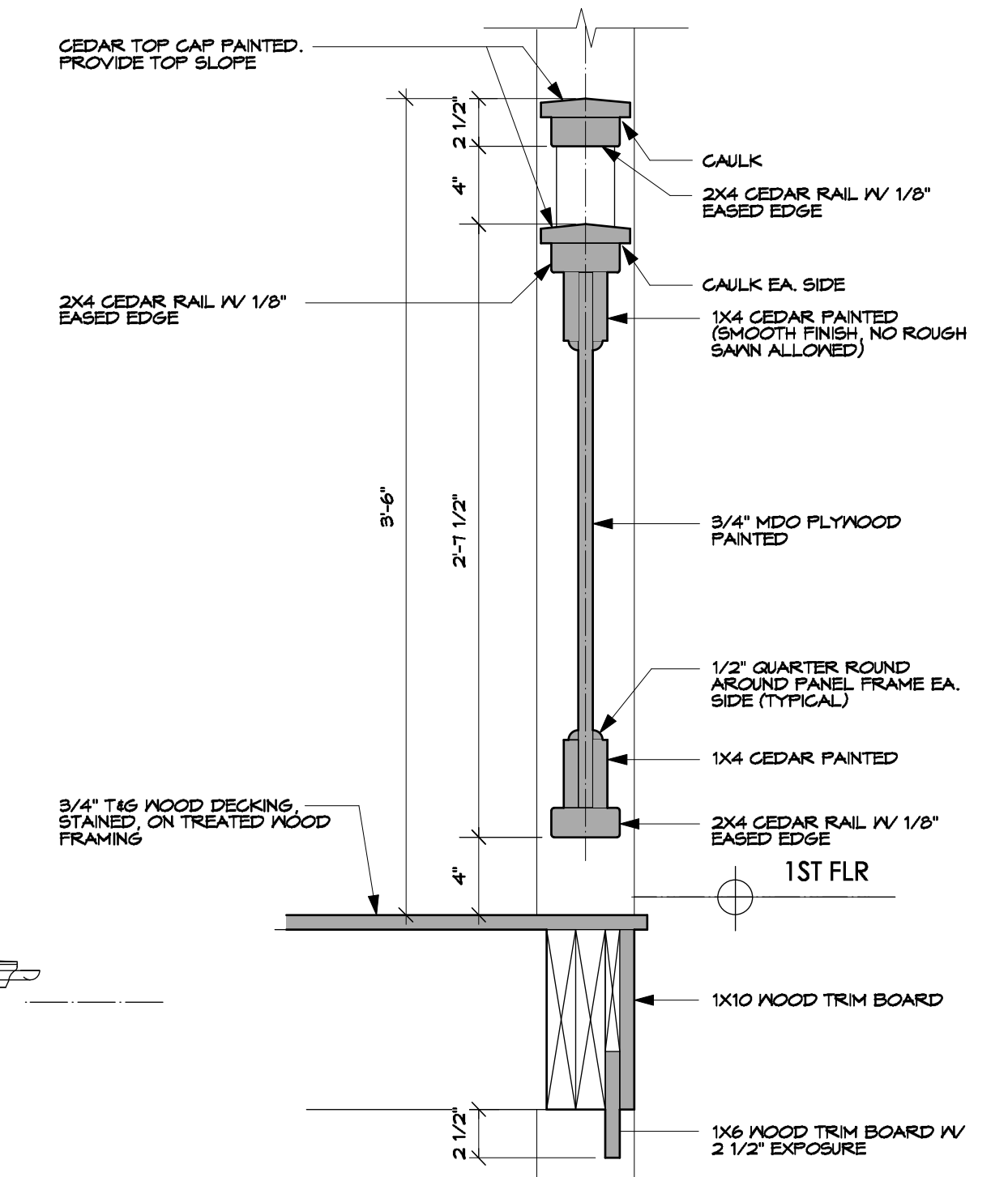
REAR ELEVATION
0 4' 8' 16'



C REAR PORCH & STAIR - CORNER POST
SCALE: 1 1/2" = 1'-0"



B REAR PORCH & STAIR - CENTER RAIL
SCALE: 1 1/2" = 1'-0"



A REAR PORCH RAILING DETAIL
SCALE: 1 1/2" = 1'-0"