



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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February 10, 2015

Steve Harms
Tri-North Builders
2625 Research Park Dr.
Madison, WI, 53711

RE: Approval of a conditional use for the renovation of and an addition to a lodging house in the Downtown Residential 2 (DR2) District.

Dear Mr. Harms:

At its February 9, 2015 meeting, the Plan Commission found the standards met and **approved** your client's conditional use request for the renovation of and an addition to a lodging house at 144 Langdon Street, subject to the conditions below. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have questions regarding the following 3 items:

1. Final plans submitted for staff review and approval shall include details within the basement bicycle storage area. Floor plans shall include an indication of a convenient path for bicycles from an exterior door to the bicycle storage area, including a narrow bike ramp alongside the stairs.
2. Final elevation drawings submitted for staff review and approval shall include a detailed materials schedule, including colors and specifications, consistent with and conditions of approval by the State of Wisconsin Historical Society.
3. Final elevation drawings submitted for staff review and approval shall include detailed specifications for all windows, existing and proposed. Specifically, the windows on the east and west elevations should be shown as divided windows, similar to those on the north and south elevations.

Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following 4 items:

4. A rear yard setback variance for the proposed fourth story addition was approved January 8 2015.
5. Identify the required 660 sq. ft. of Useable Open Space on final plans. Note - UOS may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities. A minimum of 25% of the required open space must be located at-grade.
6. Provide 17 bicycle parking stalls (14 long-term, 3 short-term) to be shown on the final plans (this number represents bike parking required for the increase in occupancy at the site, from 19 rooms to 33 rooms), The three required visitor stalls shall be in a convenient and visible area within 100 feet of a principal entrance). Provide a detail of the bicycle rack design. NOTE: A bicycle-parking stall is two feet by six feet with a five-foot access area. Code requires a maximum of 25% of the required bicycle parking spaces may be structured bike parking (wall-mount or stacked).

7. Owner shall provide a Management Plan for the fraternity subject to Section 28.151 to be approved by Planning and Zoning staff.

Please contact Janet Schmidt of City Engineering at 261-9688 if you have any questions regarding the following 5 items:

8. The site plan shall show the property boundary and easement information as shown on a Plat of Survey completed by Adam Gross of Snyder and Associates dated June 6, 2014, Dane County Surveyor's Office survey no. 2014-00502.
9. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
10. Submit a PDF of all floor plans to zenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to the plans being submitted for permit review. 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.
11. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
12. 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 Mgmt Facilities (including if applicable planting plans)

Please contact Eric Halvorson of Traffic Engineering at 266-6527 if you have any questions regarding the following 5 items:

13. No off street automobile parking is provided. Residents shall not be eligible for participation in the Residential Permit Parking Program. The applicant shall inform all potential residents of this restriction. In addition, the applicant shall submit a copy of the document provided to residents noting the above condition.
14. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; 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.

15. 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.
16. 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.
17. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

18. Madison Fire Department supports this project as the Theta Delta Chi House is the last fraternity house to be sprinklered.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following 2 items:

19. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the preliminary plat and rezoning. This development is within the Tenney, Law, James Madison park impact fee district (SI26). Please reference ID# 15110 when contacting Parks about this project.
20. 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.

Please contact Dennis Cawley of the Water Utility (266-4651) if you have any questions regarding the following item:

21. This property is not located 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.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

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

1. Please revise the plans per the above conditions and file **nine (9)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting 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 conditional use.

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 I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Pat Anderson, Asst. Zoning Administrator
Eric Halvorson, Traffic Engineering
Bill Sullivan, Fire Department
Kay Rutledge, Parks Division
Janet Schmidt, City Engineering
Jeff Quamme, Engineering Mapping

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

Signature of Applicant

Signature of Property Owner, if not Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<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 checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Real Estate