



City of Madison Site Plan Verification

PROJECT: LNDSPR-2016-00141

Address: 601 Langdon ST

Current Revision #: 0

Submitted by: Reinhart Boerner Van Deuren, S.C.

Contact: Maya Zahn-Rhine
(608) 229-2212
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Project Type: Permitted Use Site Plan Review

Description: Conditional Use and Amended PD-GDP-SIP for ground floor walk-up service window and construct roof top mechanical equipment and screening

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Aug 22 2016
Engineering Review Main Office	Approved	Timothy Troester	Aug 5 2016
Fire Review	Approved	William Sullivan	Aug 8 2016
Parks/Forestry Review	Approved	Janet Schmidt	Sep 22 2016
Planning Review	Approved	Kevin Firchow	Sep 26 2016
Traffic Engineering Review	Approved	Cory Stoughtenger	Aug 25 2016
Urban Design Commission Review	Approved	Alan Martin	Aug 3 2016
Zoning Review	Approved	Jenny Kirchgatter	Nov 23 2016

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ENGINEERING MAPPING

Supplement Accepted**Comment Date:**

CAD received 8/21/2016.

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 CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the 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 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

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

NOTE: Email file transmissions preferred lzenchenko@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.

FIRE

Supplement Accepted**Comment Date:** 07/29/2016

Relocate the planter box proposed in front of the FDC. A minimum of 5-ft of clearance in front of the FDC shall be provided. Reference Sheet C1.1R.
FDC is located on Langdon Street.

PARKS FORESTRY

Supplement Accepted**Comment Date:** 09/22/2016

1. 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. 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/2013/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.

PLANNING

Supplement Accepted**Comment Date:** 08/11/2016

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The submitted elevation drawings do not match those approved by the Plan Commission. Height of screening walls/parapets has been reduced. Elevation drawings depict HVAC equipment is now visible above the lower screening walls. Revise plans to conform to those approved by the Plan Commission for final approval by Planning Division, Zoning Administrator, and UDC Secretary.

Supplement Accepted**Comment Date:** 08/11/2016

Per the June 28, 2016 approval letter, 12. That the Zoning Text be revised as follows with the final details to be approved by the Zoning Administrator and the Planning Division:

- a. That the Zoning Text be separated from the letter of intent and provided as a separate document.
- b. That Permitted and Conditional Uses be provided as numbered lists.
- c. That the permitted use list eliminate references to the NMX and R6 Districts.

TRAFFIC ENGINEERING**Supplement Accepted****Comment Date:** 08/09/2016

The applicant shall show dimensions for the proposed and existing parking stalls items S = 9 ft, L = 18 ft, E = 24 ft, F = 20 ft, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.

Supplement Accepted**Comment Date:** 08/09/2016

The applicant shall show the dimensions for the existing class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

Supplement Accepted**Comment Date:** 08/09/2016

All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' clear, for one-size-fits-all this means 8.75' by 17' clear.

URBAN DESIGN COMMISSION**Supplement Accepted****Comment Date:** 08/03/2016

Please provide the correct elevational details for review .