



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00092

Address: 155 Langdon ST

Current Revision #: 0

Submitted by: Alexis Crates

Contact: John Cronin
(414) 431-3131
jjcron@agarch.com/aacrat@agarch.com

Project Type: Land Use

Description: Demolish existing lodging house and construct new lodging house.

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Jul 11 2018
Engineering Review Main Office	Approved	Timothy Troester	May 15 2018
Fire Review	Approved	William Sullivan	Feb 16 2018
Metro Review	Approved	Timothy Sobota	Feb 15 2018
Parks/Forestry Review	Approved	Kathleen Kane	Mar 5 2018
Planning Review	Approved	Chris Wells	Apr 9 2018
Recycling Coordinator	Approved	Bryan Johnson	Apr 17 2018
Traffic Engineering Review	Approved	Timothy Stella	Apr 13 2018
Zoning Review	Approved	Jenny Kirchgatter	Apr 25 2018

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ENG MAPPING VERIFICATION

Note **Comment Date:** 02/16/2018

They revised the plans which updated the entry door. The address of the new building is 155 Langdon St. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Supplement Accepted **Comment Date:** 02/16/2018

CAD received 4/12/2018.
The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Mapping 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.

Note **Comment Date:** 02/19/2018

Addressing floor plan approved 12/29/2017. Revised plan received 3/14/2018 with updated vestibule entrance. Due to the floor layouts, the round robin scheme is approved.
Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning.
For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Supplement Accepted **Comment Date:** 02/20/2018

Doc No 5422540

The plan notes the removal and replacement of an existing retaining wall along the northeasterly side of the site. Applicant shall provide a Retaining Wall agreement with the adjacent property addressing the construction and required maintenance of the new wall and any access required over the adjacent property.

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Supplement Accepted**Comment Date:** 02/20/2018

CSM 14844 recorded 6/29/2018 as Doc # 5421571.
New parcel identification number is 0709-144-1120-5 (155 Langdon St).
The proposed new building will cross an underlying platted lot line and also is comprised of two legal descriptions. Current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.

ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 03/05/2018

All damage to street pavement adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm>. Henry Street has a pavement rating of 7 currently so mill and overlay patching per the patching criteria will be required, not just the pavement removal as proposed. Update plans to show the required patching limits and note that final limits will be determined by the City Construction Engineer.

Supplement Accepted**Comment Date:** 03/05/2018

((Pvt storm to connect with tap in Henry Street and to back of inlet south of project on Henry St)) Indicate proposed sewer access structure size for the proposed storm sewer connection in Henry Street.

Supplement Accepted**Comment Date:** 03/05/2018

Review and show/label the storm water overflow paths that will safely route runoff when the storm sewer is at capacity. Specifically, along the south side of the building an enclosed depression is created. From grading information provided it appears this area will overflow into the proposed building and into the neighboring underground parking driveway before flowing to the public right-of-way. Also review proposed roof connection to the proposed private storm sewer as this connection will impact the efficiency of draining the enclosed depression. It may be necessary to collection additional off-site survey data or connect the proposed storm sewer farther south on Henry Street to provide safe stormwater overflow. Update grading and utility plans as necessary. Pump or drainage systems if required to serve an enclosed depression shall be designed to handle the 100-yr 24-hour storm event and be stamped by a Wisconsin P.E. or Master Plumber.

Supplement Accepted**Comment Date:** 03/05/2018

This project is subject to City of Madison erosion control permitting requirements. Submit completed permit application, permit fee, erosion control plan, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at meberhardt@cityofmadison.com.

Supplement Accepted**Comment Date:** 03/05/2018

Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com or submitted on CD to City Engineering.

Supplement Accepted**Comment Date:** 03/05/2018

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The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. 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) Plat name and lot lines (metes & bounds parcel lines if unplatted)
- g) Platted lot numbers (noted "unplatted lands" if not platted)
- h) Lot/Plat property dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm)

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

NOTE: Email CAD file transmissions are preferred to: ttroester@cityofmadison.com . The party responsible for the CAD file email transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal to City by applicant.

Supplement Accepted

Comment Date: 03/05/2018

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>.

Note

Comment Date: 03/05/2018

The applicant's utility and sidewalk contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction or work within the public right-of-way. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Note

Comment Date: 03/05/2018

The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

FIRE VERIFICATION

Supplement Required

Comment Date: 02/16/2018

Provide fire apparatus access as required by IFC 503 2015 edition, MGO 34.503

- a. The site plans shall clearly identify the location of all fire lanes.
- b. Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.

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TE VERIFICATION**Supplement Accepted****Comment Date:** 02/15/2018

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com

Supplement Accepted**Comment Date:** 02/15/2018

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; ADA stall dimensions; secured parking facility; sidewalk dimensions; drive aisle dimensions; bike stall dimensions and detail; underground parking dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

Supplement Accepted**Comment Date:** 02/15/2018

A deposit of \$2000 payable to City Treasurer will be required for the installation of traffic signage and markings deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 02/15/2018

A deposit of \$0 payable to City Treasurer will be required for the electrical installations or modifications deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 02/15/2018

The Driveway Approach form is already filled out in the Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$100 and Deposit to Insure Conduit of \$0 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Tim Stella, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

Supplement Accepted**Comment Date:** 02/15/2018

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation/plan of Traffic Engineering and City Engineering Departments.

Supplement Accepted**Comment Date:** 02/15/2018

The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained, they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. Place and dimension all vision triangles in the proposed plan.

Supplement Accepted**Comment Date:** 02/15/2018

As the entrance on North Henry Street no longer functions the applicant shall apply for a Commercial driveway permit and close the access. If the applicant would like to have a curb cut for waste removal or bicycle access they may work with City Engineering and Traffic Engineering to revive this access.

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Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut. Make note if the driveways are existing or proposed.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 04/17/2018

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).

Supplement Accepted**Comment Date:** 04/25/2018

Submit details or manufacturers specs showing the bike racks to be installed, including ground mounted, structured, vertical or wall mount racks.

Note**Comment Date:** 04/10/2018

A bicycle parking adjustment has been approved for the amount of wall mounted and structured bicycle parking exceeding 25%.

Supplement Accepted**Comment Date:** 04/25/2018

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

Supplement Accepted**Comment Date:** 04/25/2018

Submit a summary of the lodging rooms with the number and type of room (number of beds) per floor.

Supplement Accepted**Comment Date:** 04/25/2018

The final site compliance date is September 1, 2019.

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.

Note**Comment Date:** 04/10/2018

Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.