



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00016

Address: 827 E Gorham ST

Current Revision #: 1

Submitted by: 700 East LLC

Contact: Chris Houden

Project Type: Land Use

Description: Residential Building Complex with two relocated two-family two-unit buildings

Status: Closed

Revision History: [0](#) [1](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Aug 8 2018
Engineering Review Main Office	Approved	Brenda Stanley	Aug 8 2018
Fire Review	Approved	William Sullivan	Aug 8 2018
Lighting Review	Approved	Steve Rewey	Aug 21 2018
Parks/Forestry Review	Approved	Kathleen Kane	Aug 16 2018
Planning Review	Approved	Sydney Prusak	Aug 14 2018
Urban Design Commission Review	Approved	Janine Glaeser	Aug 8 2018
Zoning Review	Approved	Jenny Kirchgatter	Aug 15 2018

Submitted by: 700 East LLC**Contact:** Chris Houden**Project Type:** Land Use**Description:** Residential Building Complex with two relocated two-family two-unit buildings**Status:** Closed**Revision History:** [0](#) [1](#)**ENG MAPPING VERIFICATION****Supplement Accepted****Comment Date:** 07/16/2018

CAD received 7/26/2018.

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.

Supplement Accepted**Comment Date:** 07/16/2018

PDF received 7/19/2018.

Westerly 2 unit house is 825 E Gorham St Apt # 101 & Apt # 201. Easterly 2 unit house is 827 E Gorham St Apt # 101 and Apt # 201.

Submit a Floor Plan for each separate building 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 building and 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 submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application.

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.

Note**Comment Date:** 07/16/2018

The moving of two houses to this vacant parcel will necessitate the change of address for the adjacent property (0709-132-0910-6). The address of 825 E Gorham St will need to be re-used for one of the moved houses. The adjacent rental property at 825 E Gorham St will need to be readdressed as 823 E Gorham St.

Supplement Accepted**Comment Date:** 07/16/2018

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Doc No 5429397 corrected errors.

Doc no 5421695 has errors and needs correcting.

As noted on the plans the non-exclusive access easement for a joint driveway shall be amended/replaced and a recorded copy of the agreement provided.

PARKS FORESTRY VERIFICATION**Supplement Required****Comment Date:** 08/08/2018

The house move route shall be submitted to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree pruning and removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or Habitat Stewardship Committee prior to the approval of the site plan.

PLANNING VERIFICATION**Note****Comment Date:** 07/30/2018

This approval is subject to the related rezoning, demolition, and conditional use approval at 717-753 E Johnson Street.

Supplement Accepted**Comment Date:** 07/30/2018

The applicant shall submit updated floor plans that represent the remodeled two-unit home currently located at 725 E Johnson Street.

Supplement Accepted**Comment Date:** 07/30/2018

Prior to the final sign-off this conditional use, the applicant shall demonstrate that all requirements regarding distance between structures can be met, as determined by the Director of Building Inspection or his designee. This may include that the eastern wall of the relocated “725 E Johnson House” and the western wall of the “737 E Johnson House” include fire rated walls and openings to comply with necessary code requirements.

Supplement Accepted**Comment Date:** 07/30/2018

The applicant shall submit color elevation drawings that include labeled dimensions, heights, and material callouts for final Staff review.

Supplement Accepted**Comment Date:** 07/30/2018

The placement of the relocated buildings shall be modified so that the foundations of the structures are in alignment with the foundation of the adjoining structure to the east.

Supplement Accepted**Comment Date:** 07/30/2018

Upon review by the Director of Building Inspection and the City Attorney’s office, the applicant shall provide windows on the exterior walls between buildings (this includes the eastern exterior wall of the building being located from 725 East Johnson Street and the western exterior wall of the building being relocated from 737 East Johnson Street).

Supplement Accepted**Comment Date:** 08/02/2018

Please label the resubmitted floorplans for the house relocated to 827 E Gorham (Sheet A1.01) with the former E Johnson address.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 08/15/2018

Update the proposed landscape plan to be consistent with the civil plans and building foundation plans. The landscape plan shows a shrub that conflicts with the proposed basement stair location of 825 E Gorham St.

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Supplement Accepted

Comment Date: 08/13/2018

The final site compliance date is June 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.