



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00021

Address: 126 Langdon ST

Current Revision #: 0

Submitted by: Steve Brown Apartments

Contact: Dan Seeley
(608) 255-7100
dseeley@stevebrownapts.com

Project Type: Land Use

Description: Demolish 8-story apartment/dormitory building with no proposed use.

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Lori Zenchenko	Sep 12 2018
Engineering Review Main Office	Approved	Timothy Troester	Oct 4 2018
Fire Review	Approved	William Sullivan	Aug 17 2018
Parks/Forestry Review	Approved	Sarah Lerner	Sep 12 2018
Planning Review	Approved	Colin Punt	Nov 28 2018
Recycling Coordinator	Approved	Bryan Johnson	Sep 14 2018
Water Utility Review	Approved	Adam Wiederhoeft	Aug 17 2018
Zoning Review	Approved	Jenny Kirchgatter	Sep 14 2018

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The address of 126 Langdon St will be retired with the demolition of the building. The parcel will have a new address of 128 Langdon St in preparation for any future building.

Supplement Accepted **Comment Date:** 07/19/2018

CAD received 9/12/2018.

The CAD should show the remaining impervious area after the demolition. 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.

ENGINEERING VERIFICATION**Supplement Accepted** **Comment Date:** 08/03/2018

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

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

The private roadway passage shall be maintained in a condition that is accessible for fire apparatus outside of the actual demolition process or until additional documents are provided and vetted addressing ownership/rights by neighboring parcels.

PARKS FORESTRY VERIFICATION**Supplement Accepted** **Comment Date:** 07/27/2018

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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 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/pw/documents/StdSpecs/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 Alder of the change in the tree plan.

PLANNING VERIFICATION

Supplement Required

Comment Date: 09/13/2018

Address Planning Condition 1:

As a future use was not presented at the time of application, the Plan Commission requires that the alternative future use be approved by the Plan Commission prior to the issuance of permits as allowed under Section 28.175(8)(a) MGO. The property owner shall execute a restrictive covenant prior to issuance of the demolition permit, which requires Plan Commission approval of the proposed alternative use of the property prior to issuance of building permits for any new construction. The standards for approval of the proposed alternative use shall be those in contained in Section 28.185 of the Zoning Ordinance. The form of the restrictive covenant shall be approved by the Planning Division and City Attorney's Office.

Supplement Required

Comment Date: 09/13/2018

Provide Plan to Address Planning Condition 2:

The applicant shall provide notice of the demolition plan and schedule no later than six weeks prior to commencement of demolition to the following properties: 115, 120, 121, 124, 127, 130, 144, 146, and 152 Langdon Street. The demolition contractor shall use best practices to eliminate or minimize possible damage or impacts to surrounding buildings. The property owner, demolition contractor, or responsible party shall provide proof of liability insurance should there be damage to surrounding property during demolition.

Supplement Required

Comment Date: 09/13/2018

Address Planning Condition 3:

The applicant shall install a semi-permanent physical barrier to prevent unauthorized parking in the seeded/sodded turf areas of the site.

WATER UTILITY VERIFICATION

Note

Comment Date: 08/03/2018

The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

ZONING VERIFICATION

Supplement Accepted

Comment Date: 09/14/2018

Remove the striping for the 4 parking stalls shown north of the building. Paved areas and driveways that are required to access adjacent parcels and for ingress/egress may remain.

Supplement Accepted

Comment Date: 09/14/2018

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).

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The final site compliance date is November 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.