



February 21, 2017

Matt Tucker
Zoning Administrator
City of Madison Zoning
215 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: 115 Langdon St. Chi Omega, Nu Chapter
Conditional Use Application for remodeling of the existing structure

Dear Mr. Tucker:

Our application for Conditional Use Application for remodeling of the existing structure for the Chi Omega house,

- We are requesting conditional use for 1. A remodel of the existing structure to add beds to the 4th floor (attic) 2. Continued use a sorority house – residential use in the DR2 district. Please note the site has been in use as Chi Omega sorority prior to 1925-26 when the current house was constructed.
- This is a project that is about preservation of the Greek community in Madison. The Cho Omega house is one of many fraternities and sororities in our community. There are many more members than beds available by a 6 to 1 ratio. There is a need to accommodate upperclassmen in the facility to provide leadership, continuity and mentors to the freshman and sophomore members. This contributes to keeping a strong Greek system.
- We believe the Greek system is worth a position in the community for two reasons. First is the fact that there is university oversight of the activities that take place in the houses. There is more control with the Greek system in Langdon than there would be without. Secondly, the Greek system alumni are some of the major contributors to the UW system. Promoting the continuance of the Greeks means supporting the university in Madison which is so vital to the entire community in Dane county.

Project Team:

Tri-North is the design-builder and team leader.
Architect: Tri-North Builders

Existing Building:

The current structure was built in 1925-26. The building is structurally sound. There is some minor but important need of tuck-pointing and roofing repairs as part of this project. The structure is masonry bearing walls & concrete floors. The roof is wood frame including wood ceiling joists.

The basement and first floor are common gathering and dining functions. The upper 2 floors are bedrooms with one common bathroom facility for each floor. There are stairs at the center and east end of the building that are functional and meet current exit stair codes. The east “back” stair has been upgraded to a secure stair with no entry into the resident’s floors.

The structure has been fully sprinklered.

All windows have been repaired or replaced in recent times (within the last 20 years).



Schedule:

City approval process and final design now through March of 2017

Construction: May 2017 to August 15, 2017

Proposed Building Concept:

The house will remain a sorority house owned by the Nu chapter of Chi Omega, as it has for the last 60 years plus. The current membership exceeds 200 women and continues to grow. There is a need to retain upper classmen in the house for mentoring, recruitment, and overall community. The current rooming house style is not attractive to upperclassmen who move to apartments after sophomore year.

The remodeling will build out the existing upper floor into a suite with 8 beds in 4 bedrooms with 3 full bathrooms. To provide better access and safety a 2nd stair will be added from 4th down to 3rd at/near the current main stair location. To accommodate the new stair one room with 2 beds on 3rd floor will be converted and include needed study area. This will **add a net 6 beds**. A common kitchen and dining hall exists and will remain on the lower floor dining room. The remainder of the building will remain in its current configuration. The common toilet/shower areas on 2nd and 3rd may be re-finished.

The 4th floor is currently an attic storage area. It will be remodeled into an 8-bed suite with shared bathrooms and partial kitchenette.

The exterior will be 100% retained, repaired with tuck-pointing and roof repair.

The house is a contributing building in the Langdon National Historic District and by right has certain code exemptions, including requirement for an elevator, re-construction of non-complying stairs etc. We are working with the State Historical Society to obtain tax credits for the investors.

The existing footprint on the site is 2,795 GSF.

The floors will have the same footprint.

The 4th floor attic has approximately 2,040 GSF

The Finished 4th floor will total approximately 1,600 GSF

The total SF of the project will be approximately 12,800 GSF

Current zoning: DR2

Allowed development height: 5 stories. Plus, up to 2 story bonus. We are not changing the height or the "bulk" of the building.

There will be an alternate taken on replacing the existing 4th floor windows so they are operable.

115 Langdon St.

Madison, WI

Zoning Analysis

Zoning:

Zoning district DR-2

Current Height – 4 stories (including space in "attic" level) + basement

New Proposed Height – same

Front Yard – "Langdon St. Access -10' required; Existing is about 16'-9" at the closest point to the lot line.

Side Yards – 5' required, north is approx. 12'7"; south is approx. 22'

Rear Yard – 20' required, existing is 27'-9".

No car parking is required, 1 car space is provided

Bicycle parking = 1/BR =6 net beds added + (4/BR guest) = 2 TOTAL Bicycle Parking = 8



BUILD SMART.

A rack currently exists for 6 bikes. 3 will be added.

Currently there is a capacity for 36 beds on floors 2 and 3.
The remodeling will add a net 6 beds for a total of 42 beds

Useable Open Space Required = 20SF per bedroom x 42 = **840SF**

Lot area = 9,972 SF

Building = 2,895 SF

Porch and sidewalk = 790 SF

Open Space = 6,287 SF

Land Value: assessed land value is \$517,000

Estimated Project Cost is \$650,000

Construction Jobs: We estimate 32 jobs will be created during the project's construction and 1.0 full time equivalent jobs permanently.

There is **no public subsidy** requested.

SITE PLAN NOTE:

The submitted plans include the current site plan recently updated and approved by staff in 2016. The existing grades will remain as-is (there are no new grades shown).

Sincerely:

A handwritten signature in black ink that reads 'Steve Harms'.

Steve Harms, AIA, LEED BD+C

Tri-North Builders, Agent for Nu Chapter of Chi Omega.