



VANDEWALLE & ASSOCIATES INC.

March 30, 2020

Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: 126 Langdon Street
Revised Conditional Use Letter of Intent

Dear Heather,

Core Campus is please to present the following revision to the Conditional Use Application for the redevelopment of the 126 Langdon Street property, formerly the Langdon Apartments. This project is requesting a Conditional Use for a student focused housing project that delivers amenities and housing options for the neighborhood while reflecting the guidelines of the adopted plans and Downtown Residential 2 zoning district.

Applicant:

Core Campus Manager, LLC.
1643 North Milwaukee Street
Chicago, Illinois 60647
Contact: Rodney King
rodneyk@corespaces.com

Owner:

126 Langdon Street LLC.
120 West Gorham Street
Madison, WI 53703

Design Team:

Architect: Antunovich Associates
224 West Huron Street, Suite 7E
Chicago, Illinois 60654
Contact: Jeff Zelisko
jzelisko@antunovich.com

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

Shaping places, shaping change

Engineer: Burse Surveying & Engineering
2801 International Lane, Suite 101
Madison, WI 53704
Contact: Carl Broberg
cbroberg@bse-inc.net

Landscape Architect: Saiki Design, Inc.
1101 South Park Street
Madison, WI 53715
Contact: Katherine Beaton
Kbeaton@ksd-la.com

Planning: Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
Contact: Brian Munson
Bmunson@vandewalle.com

Project Summary:

The property is the former Langdon Dormitory site, demolished by the owner in 2019, a 7-story dormitory with 375-395 residents when in operation.

The applicant is requesting conditional use approval for the construction of a 5-7 story student focused multi-family building, consistent with the current zoning and plan recommendations for the site. This project would feature 107 apartments (373 beds) with a blend of apartment sizes & configurations, first floor amenities, a rooftop open space, 164 bike parking stalls, and 20 vehicle parking stalls under the building.

The property located at 142 Langdon Street is included in the purchase of the site but will not be amended as part of this project, beyond lot line adjustments.

Site Data:

Address: 126 Langdon Street
PIN: 0709-1441-016-6
Parcel Size: 30,786 square feet (.71 acres)

Existing Zoning:

Downtown Residential 2 (DR-2)

Proposal:

Dwelling Unit Mix:

Two Bedroom	26
Three Bedroom	11
Four Bedroom	35
<u>Five Bedroom</u>	<u>18</u>
Total Dwelling Units:	90

Parking: Underground Vehicle Stalls: 20
 Bicycle Parking Stalls: 164

Usable Open Space:

Required: (20 sq. ft/bedroom) 7,3040 sq. ft.

Supplied:

Ground level landscape area: 5,751 sq. ft.
Rooftop Deck: 3,247 sq. ft.

Project Schedule: Summer 2020 construction start
 Fall 2021 Occupancy

Conditional use request:

Multi-Family dwelling larger than 8 units
Additional Building Height, per Area F
Rooftop Pool/Amenity Space

Conditional Use Review Standards:

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
The proposal for multi-family housing is consistent with the historic use of the site (formerly the Langdon Private Dormitory) and the surrounding area.
- 2. The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*
The site is well served with readily available municipal services adjacent to the site.
- 3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*
The proposed building is consistent with the previous use of the site and reflects the recommendations of the Comprehensive Plan, Downtown Plan, and current zoning on the site.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
The proposal will improve vehicular and fire access to the adjoining properties and will not preclude development or improvement of the surrounding properties.
5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*
The proposal incorporates the necessary site improvements to support the project.
6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*
The project widens the shared access drive with adjoining properties creating better access for vehicles and fire for the site and the surrounding buildings. The project also focuses the tenant mobility towards pedestrian and bicycle use.
7. *The conditional use conforms to all applicable regulations of the district in which it is located.*
Met
8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*
Not Applicable
9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*
The project has been presented for two informational reviews with the Urban Design Commission (UDC) and anticipates seeking UDC approval as part of the review of the project.
10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*

The proposal meets the parking requirements for the Downtown Residential 2 zoning district. This site is well served with pedestrian and bicycle routes and transit service.

11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*

Not Applicable.

12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

The proposal meets the recommendations of the height limit along Langdon Street and is seeking additional height per section 14 below.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

- a. *The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*

The heights proposed for the project reflect the adopted Downtown Plan height recommendations for the neighborhood which states: “The base height recommendation for both areas is 5 stories, but a few taller buildings might be appropriate in the middle of these blocks if set well back from the street.”

This proposal meets this objective by conforming to the 5 story height along Langdon Street and incorporating the additional two floors with a significant setback from the street. The bonus two floor area of the building is setback 115’ feet from the Langdon Street ROW, a distance equal to or greater than the rear building façade of the two adjoining buildings along Langdon Street. For reference, the Waterfront, a nearby 6/7 story building across Greek Alley from the site (~100’ away from the site) is approximately 200’ from Langdon Street.

Area F in the downtown Height Map reflects the “Room to Grow” recommendations from the Downtown Plan that “encourage higher density infill and redevelopment that is innovative and sustainable” while promoting high

quality architecture and specifically calls out this site for potential redevelopment/infill. This area of the Langdon Neighborhood was identified for this designation due to the ability to incorporate additional height mid-block without impacting the adjoining streetscape or larger viewsheds.

The Langdon Neighborhood recommendations add further definition to this designation through Objective 4.9 which calls for a “limited amount of higher-density residential development on selected sites while preserving the historic and architectural heritage of the area.” This site was formerly occupied by a 7-story building and the contributing building at 142 Langdon is being preserved as part of the project. This project facilitates the incorporation of new housing options and sustainable infill, without the removal of any contributing buildings.

The architectural design seeks to create differentiation within the mass of the building through materials changes, color, setbacks and window arrangements to create interest and detailing within the proposed building composition. The Langdon Street façade has been revised to create a larger recessed entrance element and the overall design has been refined to create complimentary treatments while avoiding faux historic overtones.

- b. *The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*

The additional height creates the economic framework to implement the project in the following elements:

- i. Full masonry building
This additional economics generated by the bonus height allows the building to have a full masonry architectural detailing throughout all facades of the building, in keeping with the surrounding neighborhood.
- ii. Rooftop amenity space
The bonus height supports the creation of common rooftop amenity spaces in support of the tenants’ interest. The code requirement for usable open space requires space allocations which are typically met through incorporate private balconies throughout the building facades. The use of the fifth floor rooftop deck located within the height step back, accessible through the elevator access to the bonus floors, allows for better management of the common open space versus private balconies and could not be integrated into the building without the bonus floors.
- iii. Grade & site challenges
The height helps the project respond to a challenging site due to grade and parcel configuration without removal of any existing buildings.
- iv. Preserve contributing building
The bonus height creates the financial support to allow the preservation of the contributing building located on-site at 142 Langdon Street.
- v. Enhanced architectural expression

The additional floors also improve the massing of the building architecture, especially the element clad in white brick, visible at the views from the lake.

- vi. Green roof/ site permeability
The design allows the project to transition the site from entirely impervious surfaces to incorporate more ground level landscape area within the site and address stormwater management through a green roof system that exceeds current requirements.
- c. *The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*
The design of the project seeks to compliment the surrounding neighborhood which features a wide range of styles, masses, and configurations by creating an integrated urban architectural approach.

This section of the Langdon Neighborhood features a wide range of building heights with buildings ranging from three to seven stories including 3 six to seven story buildings within the block (200-300' from the site).

- d. *For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*
This project does not fall within the viewsheds demonstrated by the Views and Vista map.

15. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071\(2\)\(a\) Downtown Height Map](#), as provided by [Section 28.071\(2\)\(a\)1.](#), no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:*

- a. *The new building is entirely located on the same parcel as the building being replaced.*
- b. *The new building is not taller in stories or in feet than the building being replaced.*
- c. *The new building is not larger in total volume than the building being replaced.*
- d. *The new building is consistent with the design standards in [Section 28.071\(3\)](#) and meets all of the dimensional standards of the zoning district other than height.*
- e. *The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*

The proposal meets the recommendations of the height limit along Langdon Street and is seeking additional height per section 14 above.

16. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of*

operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)

Not Applicable.

We look forward to working with the City on the review and implementation of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Munson', with a long horizontal flourish extending to the right.

Brian Munson
Principal

Legal Description:

PARCEL A:

A-I(a): All that part of Lot Eight (8) and the Southwesterly 16 feet of Lot Nine (9), Block Sixty (60), Madison, according to the Pritchette Plat thereof, in the City of Madison, Dane County, Wisconsin, which lies Southeasterly of a line parallel with and 275 feet Northwesterly from the Southeasterly line of said lots.

A-I(b): Easement for private roadway, passageway, turn-around, and sanitary sewer as set forth in a Warranty Deed recorded in Volume 337 of Deeds, Page 425, as Document No. 492580, Dane County Registry, as modified by Instrument recorded September 24, 1963, in Vol 398 of Misc., Page 156, as Document No. 1083622.

A-II(a): The Southeast 115 feet of Lot Seven (7), and the Northeasterly 4 1/2 feet in wide of the Southeast 115 feet of Lot Six (6), Block Sixty (60), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

A-II(b): Easement for joint driveway as set forth in an agreement recorded August 25,

A-II(c): Easement for lake access as set forth in instrument recorded September 24, 1963, in Volume 398 of Misc., Page 156, as Document No. 1083622.

Property Address: 126 Langdon Street

Tax Parcel No. 251/0709-144-1016-6

PARCEL B:

B-I: Part of Lots Six (6) and Seven (7), Block Sixty (60), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at a point on the Northeast line of Lot 7, Block 60, 115 feet Northwest from the East corner of said Lot 7; thence Northwesterly 100 feet; thence Southwesterly 100 feet; thence Southwesterly at right angles 70 1/2 feet; thence Southeasterly parallel with the Northeast line of said Lot 6, 100 feet; thence Easterly at right angles, 70 1/2 feet to the point of beginning.

B-II: A non-exclusive right-of-way beginning at a point on Langdon Street, 4 1/2 feet Southwesterly from the East corner of Lot 6; thence Northwesterly at right angles to Langdon Street, 310 feet; thence Southwesterly at right angles, 12 feet; thence Southeasterly at right angles, 310 feet to Langdon Street; and thence Northeasterly along Langdon Street, 12 feet to the point of beginning.

B-III: A non-exclusive easement for the purpose of access to and from the shore of Lake Mendota over a 4-foot strip on Lot 6, beginning at the waters edge of Lake Mendota at a point 2 1/2 feet Southwest of the North corner of Lot 6; thence Southeasterly parallel with the Northeast line of Lot 6 to a point 310 feet from Langdon Street; thence Southwesterly at right angles, 4 feet; thence Northwesterly at right angles in a line parallel with the Northeast line of Lot 6 to the waters edge of Lake Mendota.

B-IV: A circular area, 20 feet in diameter, the center of which circle shall be the center of the above described 12-foot drive which center shall be situated 310 feet from Langdon Street all in Lots 6 and 7, Block 60, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

Property Address: 142 Langdon Street

Tax Parcel No. 251/0709-144-1013-2