



Project Address: 144 Langdon Street (2nd Aldermanic District, Alder Zellers)
Application Type: Conditional Use
Legistar File ID #: [36621](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact: Steve Harms, Tri-North Builders; 2625 Research Park Dr.; Madison, WI 53711

Property Owner: Wisconsin Association of Theta Delta Chi (Dave Howlett); 43 Castleton Rd., Valparaiso, IN 46385

Requested Action: Approval of a conditional use for renovation of and an addition to a lodging house in the Downtown Residential 2 (DR 2) District.

Proposal Summary: The applicant proposes a fourth floor addition to an existing lodging house.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 144 Langdon Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The property is on the northwest corner of West Main Street and South Carroll Street; Langdon Street National Register Historic District; Downtown Residential 2 (DR2) District; Aldermanic District 2 (Zellers); Madison Metropolitan School District.

Existing Conditions and Land Use: The property has an existing lodging house originally constructed in 1926. The three-story building has 20 existing lodging rooms.

Surrounding Land Use and Zoning: The property is surrounded on the north, east, and south by three to four-story lodging houses and group living quarters in the DR2 District. To the west is the recently constructed "Waterfront" apartment building, in the Planned Development (PD) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends student housing, high density residential uses, and mixed-use buildings in the Langdon Downtown Residential Sub-District. The Downtown Plan (2012) recommends similar uses, and the preservation and rehabilitation of historic buildings in this area.

Zoning Summary: The property is in the Downtown Residential 2 (DR2) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	6,650 sq. ft.
Lot Width	40'	90'
Front Yard Setback	10'	14'11 ½" existing
Side Yard Setback	5'	5' 6 ¼" – RS 23' 3 ¾" – LS
Rear Yard Setback	20'	9' 5"
Usable Open Space	20 sq. ft. per bedroom. (660)	TBD
Minimum Building Height	2 stories	4 stories existing
Maximum Building Height	5 stories	4 stories existing

Site Design	Required	Proposed
Number Parking Stalls	0 Central area	0
Accessible Stalls	n/a	n/a
Loading	No	No
Number Bike Parking Stalls	1 per new bedroom (14) 1 guest stall per 4 new bedrm. (3) Total = 17	Surface – 20 (existing) Structured, in-building-17
Landscaping	Yes	Yes
Lighting	No	No
Building Forms	N/A (existing building)	Yes, small multi-family

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	N/A
Wellhead Protection District	No

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services, including many Metro Transit Routes on nearby State Street.

Related Reviews and Approvals

On January 8, 2015, the Zoning Board of Appeals granted a rear yard setback variance to allow the additional living space under the new fourth floor dormers to be constructed at roughly the same distance from the rear lot line as the existing building (see Legistar ID # [36633](#)).

Project Description

The existing building was constructed in 1924 and is listed as a contributing building in the Langdon Street National Register Historic District. It is currently vacant, but the interior is designed with common areas in the basement, first floor, and fourth floor, and with 19 lodging rooms on the second and third floors.

In conjunction with a complete interior renovation and system upgrades to meet contemporary fire codes, the applicant proposes to add a shed dormer to the fourth floor on the back of the existing fraternity building.

This will result in space for nine new bedrooms, and along with the other interior changes, the building will include a total of 33 bedrooms. A new bicycle storage area is proposed in the basement.

As proposed, the new shed dormer would be clad in horizontal fiber cement siding. Aside from the proposed shed dormer, exterior changes include tuck-pointing the brick, stone restoration, and repainting the painted metal portions of the exterior, consistent with orders from the City's Building Inspection Division.

Project Analysis and Conclusion

Land Use and Plan Consistency – The proposal is consistent with land use recommendations in adopted plans, and involves interior renovations and an addition that will increase the life and vitality of a contributing building in the Langdon National Register Historic District.

Conditional Use Standards – The Planning Division staff evaluation of the proposed project's ability to meet the standards for conditional use approval is summarized below.

As stated in MGO Section 28.183(6)(a), *"The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable neighborhood, neighborhood development, or special area plan, including design guidelines as adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

Staff believes that this standard is met, noting that the proposed renovation will include life safety systems to bring the building into compliance with fire safety regulations in a tight urban environment that can be challenging to serve with fire safety equipment.

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 these services.*

Staff believes that this standard is met.

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.*

Staff believes that this standard is met.

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.*

Staff believes that this standard is met.

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.*

Staff believes that this standard can be met, so long as conditions of approval related to bicycle parking are sufficiently addressed.

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.*

Staff believes that this standard is met.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

Staff believes that this standard can be met, noting the rear yard setback variance granted by the Zoning Board of Appeals.

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 recommendations.*

Statement of Purpose for the Downtown Residential Districts

The Downtown Residential Districts are intended to recognize historic Downtown neighborhoods comprised of predominantly residential uses with some non-residential uses. The districts are also intended to:

- a) Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.*
- b) Promote the preservation and conservation of historic buildings and districts while allowing selective infill and redevelopment based on the recommendations of adopted City plans.*
- c) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of scale and rhythm, building placement, façade width, height and proportions, garage and driveway placement, landscaping and similar design features.*

Staff believes that this standard is met.

[Standards 8 and 10-15 do not apply to this request]

Conclusion- Staff supports the proposal to renovate and add to a historical fraternity building in the Langdon Street National Register Historic District, and believes relevant conditional use standards can be met with the proposal.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 144 Langdon Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall include details within the basement bicycle storage area. Floor plans shall include an indication of a convenient path for bicycles from an exterior door to the bicycle storage area, including a narrow bike ramp alongside the stairs.
2. Final elevation drawings submitted for staff review and approval shall include a detailed materials schedule, including colors and specifications, consistent with and conditions of approval by the State of Wisconsin Historical Society.
3. Final elevation drawings submitted for staff review and approval shall include detailed specifications for all windows, existing and proposed. Specifically, the windows on the east and west elevations should be shown as divided windows, similar to those on the north and south elevations.

Zoning Administrator (Contact Pat Anderson, 266-5978)

4. A rear yard setback variance for the proposed fourth story addition was approved January 8 2015.
5. Identify the required 660 sq. ft. of Useable Open Space on final plans. Note - UOS may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities. A minimum of 25% of the required open space must be located at-grade.
6. Provide 17 bicycle parking stalls (14 long-term, 3 short-term) to be shown on the final plans (this number represents bike parking required for the increase in occupancy at the site, from 19 rooms to 33 rooms), The three required visitor stalls shall be in a convenient and visible area within 100 feet of a principal entrance). Provide a detail of the bicycle rack design. NOTE: A bicycle-parking stall is two feet by six feet with a five-foot access area. Code requires a maximum of 25% of the required bicycle parking spaces may be structured bike parking (wall-mount or stacked).
7. Owner shall provide a Management Plan for the fraternity subject to Section 28.151 to be approved by Planning and Zoning staff.

City Engineering Division (Contact Janet Schmidt, 261-9688)

8. The site plan shall show the property boundary and easement information as shown on a Plat of Survey completed by Adam Gross of Snyder and Associates dated June 6, 2014, Dane County Surveyor's Office survey no. 2014-00502.
9. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

10. Submit a PDF of all floor plans to izenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to the plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
11. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
12. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)

Traffic Engineering (Contact Eric Halvorson, 266-6527)

- | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13. No off street automobile parking is provided. Residents shall not be eligible for participation in the Residential Permit Parking Program. The applicant shall inform all potential residents of this restriction. In addition, the applicant shall submit a copy of the document provided to residents noting the above condition. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
14. 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; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
 15. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
 16. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
 17. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Fire Department (Contact Bill Sullivan, 261-9658)

18. Madison Fire Department supports this project as the Theta Delta Chi House is the last fraternity house to be sprinklered.

Parks Division (Contact Kay Rutledge, 266-4714)

19. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the preliminary plat and rezoning. This development is within the Tenney, Law, James Madison park impact fee district (SI26). Please reference ID# 15110 when contacting Parks about this project.
20. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Water Utility (Contact Dennis Cawley, 266-4651)

21. This property is not located in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.