



Tri-North

BUILD SMART.

December 17, 2014

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

Re: 144 Langdon St. Wisconsin Association of Theta Delta Chi
Conditional Use Application for remodeling/ expansion of the existing structure

Dear Mr. Tucker:

Our application for Conditional Use Application for remodeling and minor expansion of the existing structure for the Theta Delta Chi house redevelopment.

- We are requesting conditional use for 1. A remodel of the existing structure to modernize the rooms and reconfigure for semi-private bathrooms 2. Continued use as a fraternity house – residential use in the DR2 district. Please note the site has been in use as Theta delta Chi fraternity prior to 1924-25 when the current house was constructed.
- This is a project that is about preservation of the Greek community in Madison. The TDX house is one of many fraternities and sororities in our community that face the state law mandate of fire sprinklering installation prior to January 1 2014. A few of these organizations have been able to raise funds to either upgrade their houses or replace them. Most do not have the finances to permit them to accomplish the law and are faced with a dilemma. Many, according to the management company of TDX, BMOC, Inc. of Madison, are not allowing their members to live in the houses but rent the rooms out to outsiders. The rooms have no cooking facilities so renters must depend on university meal plans or eating out. This ultimately means the Langdon area will become a series of third tier rooming house rentals managed by third party management or area landlords.
- 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. We all know that un-adult behavior is common among these groups, but when real harm or damage is done, the university steps in and takes action. 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: Isthmus Architects

Civil Engineer: TBD

Existing Building:

The current structure was built in 1924-25. The building is structurally sound but is in need of numerous maintenance & repair tasks and upgrades both interior and exterior. The structure is masonry bearing walls, steel channel joists and concrete. 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 each end of the building that are functional but do not meet current exit stair code run and rise dimensions.

Schedule:

City approval process and final design now through January of 2015

Construction: February 2015 to August 1, 2015

Proposed Building Concept:

The house will remain a TDx fraternity house owned by the Wisconsin Association of Theta Delta Chi, as it has for the last 60 years plus. The current membership exceeds 60 men 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 remodel the existing upper 3 floors into suites with single bedrooms in 2 room "suite" sharing a full bathroom. A common serving/catering kitchen will be reconstructed on the first floor in a dining room (currently called the library) (the kitchen was in the basement). Dining will continue on the first floor along with the living room and study space. The Basement will house a 3 bed suite, mechanical equipment, indoor bicycle storage, laundry and personal storage.

The 4th floor is currently a gathering space on the south and a chapter room on the north. It will be remodeled into a 9 bed suite style suite with shared bathrooms and partial kitchenette. To accomplish this the north side of the roof will be converted into a shed dormer to allow full windows into the bedrooms.

The exterior brick will be retained, repaired with tuckpointing and restoration of stone elements.

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 2,710 GSF.

The floors will have the same footprint of 2,710 GSF

The total SF of the project will be approximately 12,785 GSF

Common area on the first floor occupies 1,700 SF

Current zoning: DR2

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

144 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 15' at the closest point to the lot line.



Side Yards – 5' required, east is approx. 5'-3; west is approx.. 23'
Rear Yard – 20' required, existing is 8' – Variance is being requested.
No car parking is required or provided
Bicycle parking = 1/BR =34 + (4/BR guest) = 3 TOTAL Bicycle Parking = 37

Useable Open Space Required = 20SF per bedroom x 34 =**680SF**
Lot area = 6,547 SF
Building =2,710 SF
Porch and sidewalk = 2,365 SF
Open Space = 1,472 SF

Land Value: assessed land value is \$305,000

Estimated Project Cost is \$1.7M

Construction Jobs: We estimate 32 jobs will be created during the project's construction and 1.5 full time equivalent jobs permanently.

There is **no public subsidy** requested.

SITE PLAN NOTE:

The submitted plans include a survey and a new site plan. The existing grades will remain as-is (there are no new grades shown).

Also any bikes that are not accommodated on-site are proposed to be located in the basement in a double high rack (cut sheet attached). There is not enough space to provide the required racks on the "ground" for all resident racks inside.

Sincerely:

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

Steve Harms, AIA, LEED BD+C
Tri-North Builders, Agent for Wisconsin Association of Theta Delta Chi.