

LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____
For Complete Submittal
Application _____ Letter of Intent _____
IDUP _____ Legal Descript. _____
Plan Sets _____ Zoning Text _____
Alder Notification _____ Waiver _____
Ngbrhd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. **Project Address:** 201 & 229 W. LAKE LAWN PL. **Project Area in Acres:** 13,780 S.F.

Project Title (if any): ACACIA

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly) <u>RUD-GDP</u>		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>RG</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: DAVID N. KAUL Company: ALEXANDER COMPANY
Street Address: 145 E. BADGER ROAD City/State: MADISON WI Zip: 53713
Telephone: (608) 268-8128 Fax: (608) 258-5599 Email: DNK@ALEXANDERCOMPANY.COM

Project Contact Person: DAVID KAUL Company: ALEXANDER COMPANY
Street Address: SAME AS ABOVE City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): ACACIA FOUNDATION OF WISCONSIN
Street Address: 720 E. WISCONSIN AVE City/State: MILWAUKEE WI Zip: 53202

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: REMODEL OF EXISTING ACACIA FRATERNITY HOUSE (201 W. LAKE LAWN PL.) & NEW 4 STORY, 16 UNIT APARTMENT BUILDING (229 W. LAKE LAWN PL.)

Development Schedule: Commencement FEB 09 Completion AVG '09

CONTINUE →

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 50 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of DOWNTOWN DESIGN ZONE 4 Plan, which recommends:

5 STORIES OR LESS - FAR 3 - for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

ALDER BRENDA KONKEL - SEPT 15, 2008 CAPITOL NEIGH. INC. SEPT 15, 08

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner HEATHER STAUDER Date 9/30/08 | Zoning Staff MATT TUCKER Date 9/30/08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name DAVID N KAUL Date 10-15-08

Signature David N Kaul Relation to Property Owner ARCHITECT / AGENT

Authorizing Signature of Property Owner _____ Date _____

LEGAL DESCRIPTION

Lots Seven (7) and Eight (8), Freeman-Allen Replat, in the City of Madison, Dane County, Wisconsin.

TAX PARCEL IDS:

0709-144-1934-0

0709-144-1933-2



Brenda Konkel
Alder, District 2
Common Council Office - 210 Martin Luther King, Jr. Blvd, Room 417
Madison, WI 53703

September 15, 2008

Bob Holloway
President, Capitol Neighborhoods, Inc.
360 West Washington Avenue #P212
Madison, WI 53703

Via Certified Mail
RE: 222 LANGDON STREET and 229 W. LAKELAWN PLACE

Brenda and Bob,

Please let this letter serve as notice that the Alexander Company intends to submit an application for PUD/SIP-GDP for 229 W. Lakelawn Place and 222 Langdon Street in the near future. Our understanding is that we must provide notice to you 30 days or more in advance of filing the noted application. We intend to file the application for the rezoning during the middle of October. **Since submittal of our original Conditional Use application we have become aware that the rehabilitation of 222 Langdon (in accordance with the National Park Service Standards for the Rehabilitation of Historic Buildings) in an economically feasible manner necessitates the redevelopment of the rear of the parcel as well.** As a result the GDP-SIP application will continue to consist of rehabilitating the existing fraternity building (to NPS standards) to include multi-family dwelling units and will also include the redevelopment of the rear of the parcel into a new-construction multi-family dwelling unit building. To ensure the highest level of success for the projects, we are planning to complete construction on both at the same time in August of 2009.

We look forward to meeting with you both as well as other representatives of the neighborhood to review the proposal for the project.

If you have any questions please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "RPA".

THE ALEXANDER COMPANY, INC.
Randall P. Alexander
President

Cc: Jessica Pavlic, Capitol Neighborhoods, Inc. via e-mail
Ledell Zellers, Capitol Neighborhoods, Inc. via e-mail
Adam Winkler, The Alexander Company, Inc.

**PROPOSED ZONING TEXT: PUD GDP/SIP
201 AND 229 WEST LAKELAWN PLACE
MADISON, WI
October 15th 2008**

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

Lots Seven (7) and Eight (8), Freeman-Allen Replat in the City of Madison, Dane County, WI.

- A. **Statement of Purpose:** This Zoning District is established to allow for the rehabilitation of 222 Langdon Street (to be referred to hereto forward as 201 W. Lakelawn Place) and the construction of 229 West Lakelawn Place with the following program:

Total Site Area: 13,780 sf

229 W. Lakelawn Place

Parking level	4335 sf
Floors 1-4 (4335 sf ea):	17,340 sf
Total new construction:	21,675 sf

201 W. Lakelawn (Formerly 222 Langdon Street)

Lower level	2,840 sf
Floors 1-3 (2619 sf ea):	7857 sf
Attic Level:	1805 sf
Total Rehabilitation:	12,202 sf

Grand Total:

33,877 s.f.
23 Apartments (16 at 229, and 7 at 201)
9 lodging rooms

Parking

Indoor @ 229 W. Lakelawn

7 cars
1 van accessible space
8 bicycles
4 scooters

Outdoor Total Site

18 bicycles
5 scooters

- B. **Permitted Uses:**

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above
3. Maintenance of existing buildings for current uses is permitted by this SIP
4. Maintenance of existing buildings on lots designated for future uses is permitted by this SIP.

- C. **Lot Area:** Refer to the survey and the submitted architectural plans for Lot Areas for each specific component.
- D. **Floor Area Ratio:**
 - 1. Floor area ratios will comply with the submitted and recorded architectural plans for each component.
 - 2. Maximum building height shall be limited by Design District 4 of the Madison Zoning Code; the height of each structure is identified on submitted architectural plans
- E. **Yard Area Requirements:** Yard areas will be provided as shown on the submitted site plan and landscape plan.
- F. **Landscaping:** Site Landscaping will be provided as shown on the submitted site and landscape plan.
- G. **Accessory Off-Street Parking & Loading:** Accessory off street parking will be provided for 201 and 229 W. Lakelawn Place as shown on the site plan and architectural drawings of each component. Loading is located on Langdon Street at the truck loading and freight loading zones directly adjacent to the site.
- H. **Lighting:** Site Lighting will be provided as shown on the attached lighting plan.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and /or its Designee (Secretary).
- J. **Family Definition:** The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. **Alterations and Revisions:** No alteration or revision to this planned unit development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- L. **Terrace Improvements:** Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Real Estate Division.
- M. **Sanitary Storm:** All sanitary storm lines in the public right-of-way shall be built/installed per City of Madison plans and standards.
- N. **Residential Parking Permits:** No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.



October 15th 2008

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL100
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984

PUD -GDP/SIP

ACACIA - 222 Langdon Street (201 West Lakelawn Place) & 229 W. Lakelawn Place

Letter of Intent

Dear Matt,

This is our Letter of Intent for the PUD-GDP/SIP at the property located at 222 Langdon Street (to be identified as 201 W. Lakelawn Place from this point forward) and 229 W. Lakelawn Place. The existing building is a 20 bedroom fraternity. We wish to remodel the existing building into apartment and lodging-room use with 9 lodging rooms and 7 apartments. 201 W. Lakelawn Place has the following unit and sleeping room mix:

Floor	Single Lodging Rooms	Double Lodging Rooms	1 BR Unit	2 BR Unit	3 BR Unit
1	4	2	1		
2		3			
3					2
4				2	
5					2

The rehabilitation work will meet the National Parks Service Standards for Rehabilitation.

The gross area of the building would be 12,202 sf, including the basement and floors one through four (the configuration of the rehabilitated structure does not change from the documents submitted with our approved conditional use. At 229 West Lakelawn we are proposing to develop a 4-story apartment building atop one level of enclosed parking the gross residential area for 229 W. Lakelawn is 17,340 atop 4,335 sf of parking for a total of 21,675 sf.

The unit tally for 229 W. Lakelawn follows:

Floor	1 BR Unit	2 BR Unit	3 BR Unit	4 BR Unit	total
1	0	1	2	1	4
2	0	1	2	1	4
3	0	1	2	1	4
4	0	1	2	1	4
Total	0	4	8	4	16

The total unit count for both buildings is 23 apartments and 9 lodging rooms. The total developed area of the two buildings is 33,877 sf. The combined lot size is 13,780 square feet (.32 acres) giving a floor to area ratio (FAR) of 2.46. There are 7 indoor car parking stalls, 1 indoor ADA van parking stall, 8 indoor bicycle stalls, 4 indoor scooter stalls, 18 outdoor bike parking stalls, and 5 outdoor scooter parking stalls proposed.

The development schedule, given the application will likely be heard at the Plan Commission's December 15th meeting, contemplates completing construction drawings and beginning construction on or near January 15th, 2008. The remodeling should take approximately 8 months and the building should be available for use in August of 2009.

Please refer to the attached Zoning Text and Plans for additional information. At this time, we are acting as our own general contractor. This may change, and if we hire a contractor we will contact you in a timely manner. The contact person at our office is David Kaul of the Alexander Company. The owner of the property is 222 Langdon, LLC.

Please call me at 608-258-5580 if you require further information.

Sincerely,

THE ALEXANDER COMPANY, INC.



Thomas Miller
Planning & Development Project Manager

CC: File