



City of Madison

Proposed Demolition & Rezoning

Location
210 Langdon St.

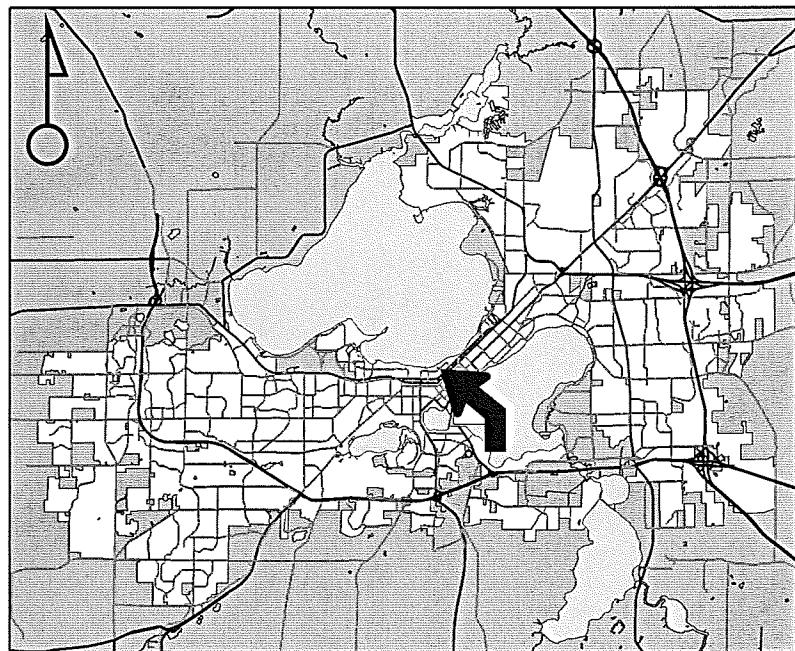
Applicant
Jon Graan - Rattle Building Corporation/
Randy Bruce - Knothe & Bruce Architects

From: R6 To: PUD(PD)-GDP-SIP

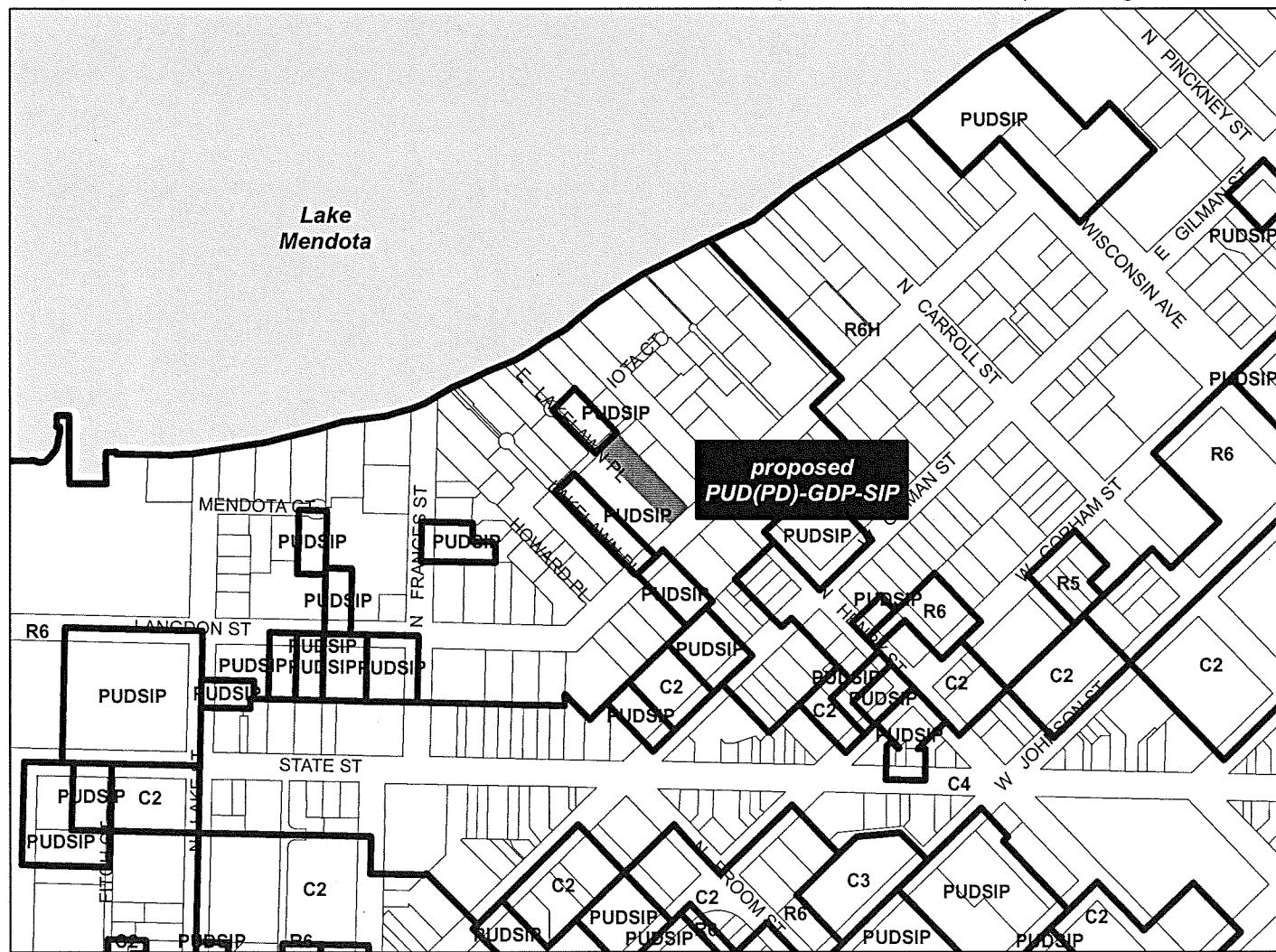
Existing Use
Fraternity house

Proposed Use
Demolish existing fraternity house
and construct new fraternity house
with 33 bedrooms

Public Hearing Date
Plan Commission
04 February 2013
Common Council
05 February 2013



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 January 2013

10-11



City of Madison

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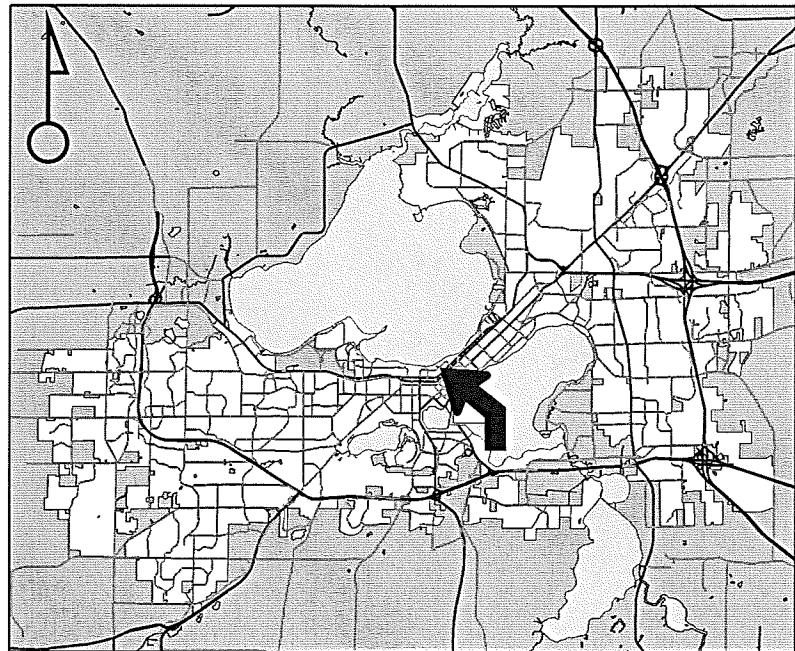
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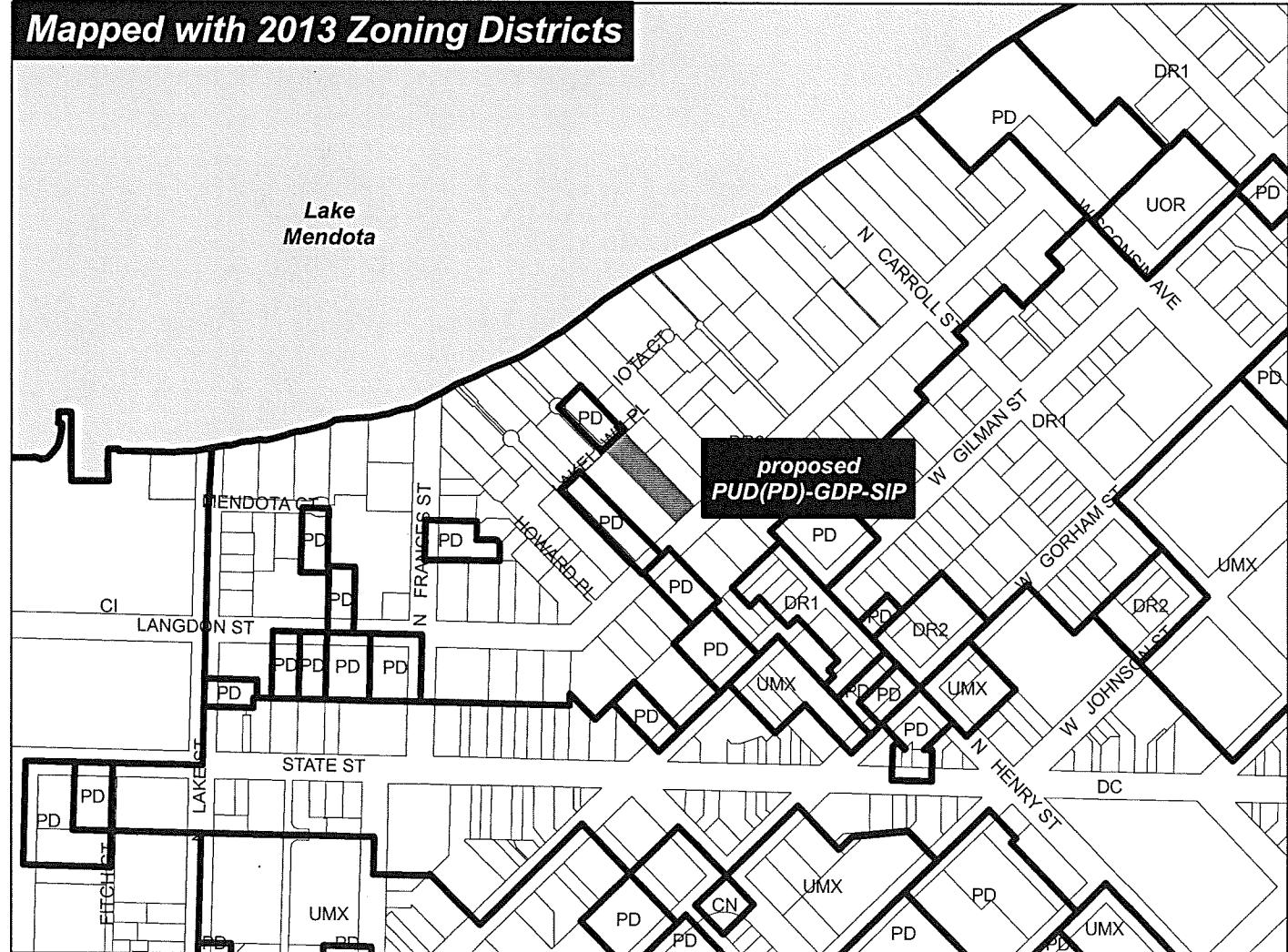
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Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 January 2013



City of Madison

210 Langdon Street



Date of Aerial Photography : Spring 2010

10-11



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 except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	\$ 1550 - Receipt No.
Date Received	11/28/2012
Received By	ER
Parcel No.	0709-144-1937-4
Aldermanic District	2
GQ	Adjacent to Landmark, CVA
Zoning District	R6 DDZ4
For Complete Submittal	
Application	✓ Letter of Intent
Photos	✓ Legal Descript.
Plan Sets	✓ Zoning Text
Alder Notification	9/26/12 Waiver
Ngbrhd. Assn Not.	9/27/12 Waiver
Date Sign Issued	11/28/2012

1. Project Address: 210 Langdon Street

Project Area in Acres: 0.32

Project Title (if any): Theta Chi

2. This is an application for (Check all that apply to your Land Use Application):

Zoning Map Amendment from R6 to PUD-SIP

Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning

Conditional Use, or Major Alteration to an Approved Conditional Use

Demolition Permit

Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jon Graan Company: Rattle Building Corporation

Street Address: 1202 Regent Street City/State: Madison, WI Zip: 53715

Telephone: () Fax: () Email: _____

Project Contact Person: J. Randy Bruce Company: Knothe and Bruce Architects, LLC

Street Address: 7601 University Avenue, Ste. 201 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Deconstruction of an existing fraternity house.

Construction of a new 33 bedroom fraternity house.

Development Schedule: Commencement Summer 2013 Completion Summer 2014

Effective August 31, 2012

CONTINUE →

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and drives; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper
- REVISED! – Letter of Intent:** **Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Downtown Design Zone 4 Plan, which recommends _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Colin Bowden, Scott Kolar, Davy Mayer, John Magnino, September 27, 2012, Bridget Maniaci, September 20, 2012
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.
Planning Staff: DAT meeting Date: 9/27/2012 Zoning Staff: DAT meeting Date: 9/27/2012
→ The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant _____

Relation to Property Owner _____

Owner

Authorizing Signature of Property Owner _____

SG

Gary Kaylor

Date

11/28/12

RBC Treasurer

January 25, 2013

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
210 Langdon Street
PUD-SIP
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, plan commission and common council consideration of approval.

Organizational structure:

Owner: Jon Graan
c/o: Madison Property
Management
Rattle Building Corporation
1202 Regent Street
Madison, Wisconsin 53715

Architects: Knothe & Bruce Architects, LLC
7601 University Avenue
Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Project: 210 Langdon Street
Madison, WI

Engineer: D'Onofrio Kottke and
Associates, Inc.
7530 Westward Way
Madison, WI 53717
(608) 833-7530
rklass@donofrio.cc

Introduction:

This project proposes the deconstruction of an existing fraternity house and the construction of a new fraternity building. The total development site is approximately 14,268 square feet in area and is in the Downtown Design Zone 4.

In order to provide new, high quality, energy efficient housing, this proposed development envisions the removal of the existing fraternity house. As part of the PUD-SIP application the developers will provide a recycling and re-use plan for the buildings, starting with all reasonable efforts to relocate any suitable building(s).

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the plan commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the plan commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

The site is well located on the northeast edge of the UW-Madison campus and presents an excellent opportunity for redevelopment. The planned project will provide new high quality student housing for those students interested in Greek life. The lot is currently zoned R6 and occupied by an existing fraternity house.

The Specific Implementation Plan proposes a development consisting of a 3-story building containing 42 bedrooms units. The building will house single and double bedrooms. Residents of the development will be fraternity members. The entry for the building will be on Langdon Street. An additional entry from Lakelawn Place will also be provided. The project will provide 10 individual parking spaces accessed from Lakelawn Place. Convenient bicycle and moped parking will be provided, both on-site and at the underground parking.

Dwelling Unit Mix:

Single Bedroom	24
Double Bedroom	9
Total dwelling Units	42

Densities:

Lot Area	14,268 SF or .32 acres
Lot Area / D.U.	340 SF/bedroom
Density	131 bedrooms/acre

Building Height:

3 Stories

Floor Area Ratio:

Total Floor Area (floors 1-3)	15,035 SF
Floor Area Ratio	1.05
<u>Vehicular Parking Ratio:</u>	
Site Parking	10
Bicycle parking – Site	10
Underground	24
<u>Moped</u>	<u>8</u>
Total	42

Downtown Design Zone 4:

In August of 2001 the city established Downtown Design Zones and Design Guidelines to better control the character of development within these zones. This site is located within Design Zone 4. Design emphasis has been placed on meeting the requirements of the design guidelines. Following is a summary of the requirements as they relate to this proposal:

Building Height: The building height is 3 stories.

Floor Area Ratio: The floor area ratio of 1.05 does not exceed 3.0.

Yard Requirements: The building setbacks meet the requirements of the ordinance.

Exterior Building Design

Massing: The building massing will be defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The 3 story building height is in keeping with the surrounding context.

Orientation: The building is directly oriented to the public sidewalk and street. At the lower level the buildings' façade will incorporate an entry feature and large front porch.

Building Components: The 3 story building will have a clear architectural logic.

Articulation: The buildings will be well articulated with vertical modulation, horizontal step-backs and finely composed window patterns.

Openings: The size and rhythm of the window openings within the body of the building will express a traditional residential architecture.

Materials: A variety of materials will be used to reinforce the building articulation and to provide visual interest..

Entry treatment: The building will have clearly defined entries which open to the public sidewalk and street.

Site Design / Function

Semi-Public Spaces: The street side setbacks will be devoted to thoughtfully designed semi-public spaces.

Landscaping: A well designed landscape and hardscape will be prepared that complements the building architecture and provides an attractive ground plane that is easily maintained.

Usable Open Space: Both private and public open spaces will be provided. The street-side front porch provides a semi-public space. Private balconies will be provided at the second floor.

Interior Building Design

Mix of Dwelling Unit Types: Single and double bedrooms are provided in the building.

Trash Storage: Refuse will be located adjacent to the surface parking and accessed by Lakelawn Place.

Off-Street Loading: One from Lakelawn Place.

Resident Parking for Vehicles, Bicycles and Mopeds: An appropriate amount of parking is provided on the surface lot. Based on the applicants experience the parking provided should meet the immediate needs of the residents. Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located inside the building.

Building Security and Management: The buildings will be professionally managed and on-site management will provide a continuous management presence. The buildings will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

Project Schedule:

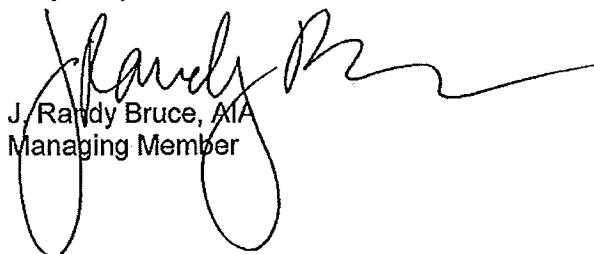
It is anticipated that construction will start in Summer of 2013 and be completed in Summer of 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will provide needed reinvestment in the Langdon Street neighborhood and strengthen the Greek life for UW students.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

GDP-SIP

November 28, 2012

Page 1

Legal Description:

Lots 6 and 7, Sanborn-Hanks Replat of a part of Block 4, City of Madison, according to the recorded plat thereof; together with easements and rights evidenced by deeds recorded in Volume 52 of Misc., Page 428; in Volume 28 of Misc., Page 14 and Page 256; in Volume 29 of Misc., Page 539 and in Volume 71 of Misc., Page 503, Dane County, Wisconsin.

A. ***Statement of Purpose:*** This zoning district is established to allow for the construction of a fraternity house containing up to 33 bedrooms.

B. ***Permitted Uses:***

2. Boarding house uses as shown in approved plans.
3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. ***Lot Area:*** As shown on the approved plans.

D. ***Height Regulations:*** As shown on the approved plans.

E. ***Yard Regulations:*** As shown on the approved plans.

F. ***Landscaping:*** Site Landscaping will be provided as shown on the approved plans.

G. ***Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved plans.

H. ***Parking & Loading:*** Off-street parking and loading shall be provided as shown on the approved plans.

I. ***Family Definition:*** A family shall be defined as in the R-6 zoning district.

J. ***Signage:*** Signage for the residential buildings will be allowed as per the R-6 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.

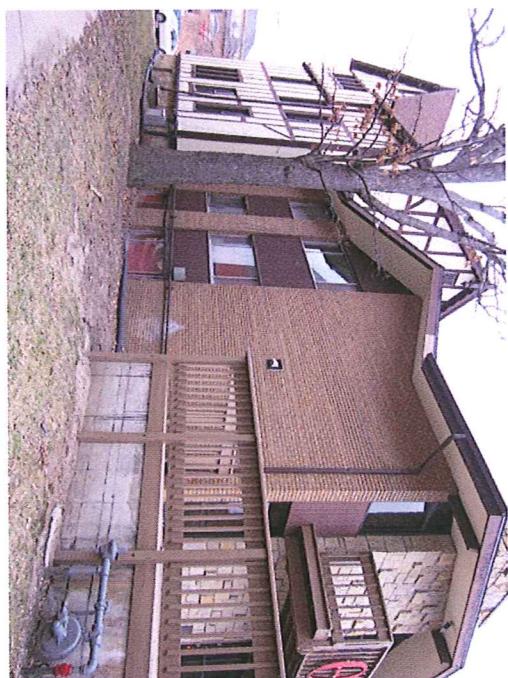
K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



210 Langdon Street - Langdon Elevation



210 Langdon Street - Side Elevation



210 Langdon Street - Side Elevation



210 Langdon Street - Rear Elevation



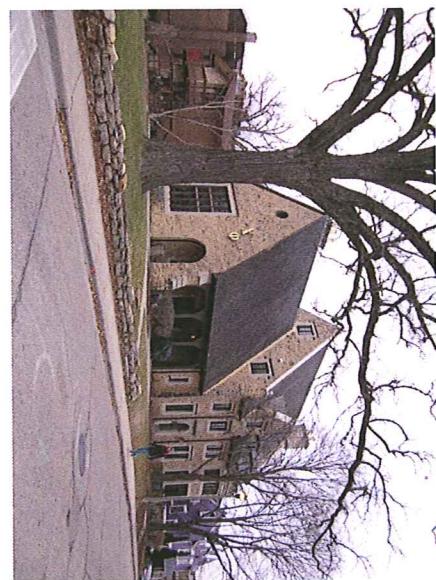
Langdon Street & Lakelawn Place



229 Lake Lawn



216 Langdon Street



610 N. Henry Street



216 Langdon Street



610 N. Henry Street



CHARLES QUAGLIANA

Architect, AIA, NCARB

December 4, 2012

5018 Holiday Drive
Madison, WI 53711
(608) 444-9589
quagliana@charter.net

Mr. J. Randy Bruce
Knothe & Bruce Architects, LLC.
7601 University Avenue
Middleton, WI 53562

Re: Theta Chi Fraternity House
210 Langdon
Madison, WI

Dear Randy,

The original portion of the Theta Chi Fraternity House was built in 1875 as the Congregational Church Parsonage. It was remodeled in 1927 by architect Frank Riley giving it the Tudor influenced exterior. The contemporary street side addition and north stair were added in 1964.

Based upon my walk through tours, it is evident that the majority of interior spaces within the original structure have been significantly remodeled and modified to accommodate student housing. The floor plans of the basement, first, second and third floors have all been modified to accommodate additional bedrooms, corridors, closets and bathrooms. The majority of this has been subtractive, some additive.

The vast majority of any original or 1927 era detail, such as stairs, trim, doors, built-ins, pocket doors and decorative work, have been removed. Some isolated fragments of decorative base and trim do remain as well as one first floor fire place. All original windows have been replaced with aluminum units. One original interior door was found on third floor. Most ceilings have been furred with drywall.

The original 1875 exterior form and fabric was likely removed and/or heavily altered to accommodate the 1927 reconfiguration into a Tudor influenced exterior style. Based upon 1902 Sanborn map information, it appears the original building footprint was modified and expanded in 1927 with in-fills and additions. It is likely the third floor was added at this time.

The 1927 era building lost its street side entry and porch when the 1964 addition was constructed. Also in 1964, the interior of the original Parsonage was further remodeled and all windows were removed and replaced with aluminum units. Several new windows were added. These curiously contrast with the Tudor exterior detailing.

In my opinion, the overall architectural integrity of the property is very low. Much of the original character defining elements have been removed or covered over. I estimate that less than 5% of the original character defining features or elements remains intact on the interior. On the exterior, of the original 1875 Parsonage, only the foundation stone remains visible. On the 1927 Tudor exterior, 30% of its original facades have been altered or are buried behind additions.

Sincerely,


Charles J. Quagliana, AIA, NCARB
Preservation Architect



7702 Terrace Avenue, Suite 1
Middleton, WI 53562

December 4, 2012

Voice: 608.833.8830
Fax: 608.833.8835

Mr. J. Randy Bruce
Knothe & Bruce Architects, LLC.
7601 University Avenue
Middleton, WI 53562

Re: Theta Chi Fraternity House
210 Langdon
Madison, WI

Dear Randy,

This letter outlines our opinions of structural conditions based on our walkthrough on Friday, November 30, 2012. We noted several structural concerns having to do with the wood framed original portion of the Theta Chi Fraternity House built in 1875 as the church parsonage, and remodeled in 1927. We understand that the original parsonage was a two-story building. The present building is a three-story wood framed structure. The presence of interior and exterior finishes prevented us from getting complete access to the framing, and the attic space was closed. We are not aware of any existing plans. For the sake of simplicity, we will call the rear of the building the north side.

We were able to see a portion of the first floor framing from the basement. The framing generally ran north to south in the middle third of the building, but changed direction in the northern third of the building to run east west (inaccessible in the southern third). We believe that the framing changes direction in the middle third and runs east west in the second and third floors.

The discussion below pertains to issues relating to the middle third of the building. For the upper floors, the west wall of the corridor appears to be the original bearing wall for the entire height of the building. There were fragments of the original trim found only on the west wall of the corridor. The east corridor wall appears to have been added sometime later; at least from the first to second floor.

The floor framing of second and third floors slopes considerably across the central corridor of the building and the joists are likely significantly overstressed. The magnitude of the floor deformation is in the range of 2" to 3" across the corridor. The floors slope back upwards on the other side of the corridor walls in the eastern bedrooms. So, the second floor, third floor and possibly roof loads are being transmitted downward through the building through both sets of corridor walls. But only the west wall is truly a bearing wall, causing the significant deformations in the relatively soft floor joists of third and second floors. Although further investigation would be required, sagging in the floors may yet be ongoing.

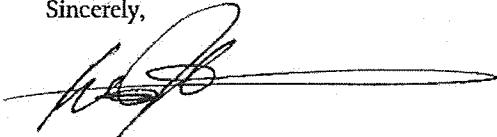
Noting that the original building was two stories and that it is now three stories, we have a major concern that the third floor framing may not be contributing much (or any) to the support of the eastern-most wall stack. Since at one time the third floor was framed as a ceiling joist system or a lightly loaded attic, it is logical to believe that the framing supporting third floor may contain the smaller members left from the ceiling construction or attic floor, rather than stouter members typically used in the floor systems (present in second floor). It follows that second floor joist framing may be supporting both the second, and third floors, and part of the roof, all by itself.

These significant floor deformations were not present in the first floor framing. Actually, the sloping in the first floor appeared to be about $\frac{1}{2}$ " and running the other way, east, downward to the west, across the corridor. We attribute this sloping to likely settlements in the foundations due to long term loads from the true west corridor bearing wall.

We also noted that the gable roof framing was sagged in some of the roof planes but also along the ridge. The ridge sagging was more prevalent in the middle third of the building.

In summary, we believe that there are significant structural issues present; overstressed floor and roof framing, and loads that do not transfer adequately through the building to foundations.

Sincerely,



Kurt Straus, P.E.
Structural Engineer
Structural Integrity, Inc.

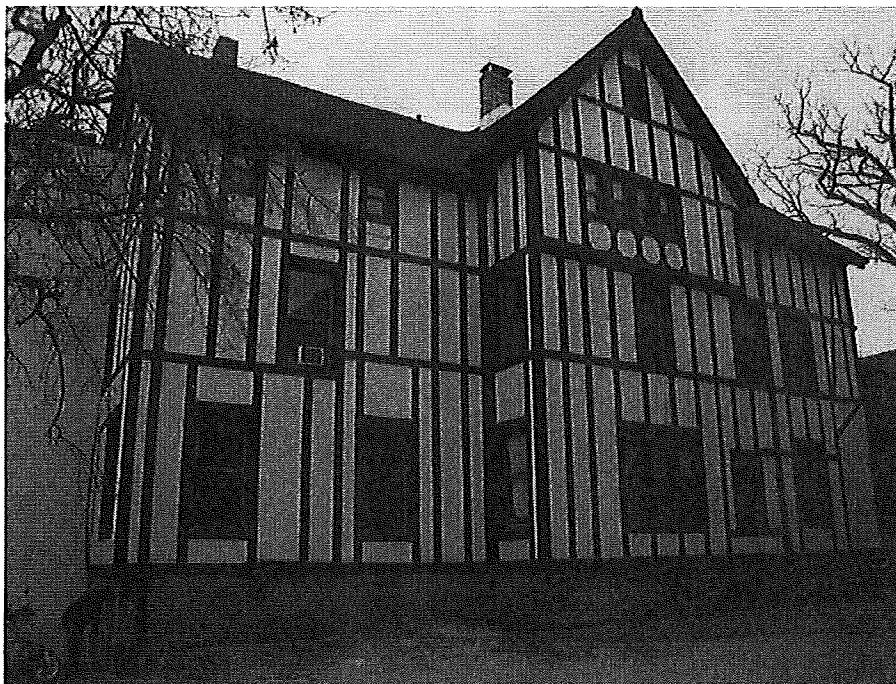


Image showing the east exterior of the building. The floor deformations are occurring generally in the longer joist spans of the middle third of the building, in the section under the east west framed gable.



Image showing the sloping in the corridor of second floor from west downward to the east.