



Project Address: 126 Langdon Street
Application Type: New Multi-unit Student Housing Building in a Downtown District
Informational Presentation
Legistar File ID # 57757
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Brian Munson, Vandewalle & Associates, Madison, WI

Project Description: The applicant proposes to redevelop the site with a seven story multi-unit student housing building with 88 units/373 beds, resident amenities, and underground parking.

Project Schedule:

- The UDC received an Informational Presentation on **October 30, 2019**.
- The development team is planning to submit a land use application later this year/early next year.

Approval Standards:

The UDC is an **advisory body** on this request. Per MGO 28.183(6)(a)(14) Conditional Use Approval Standards state that if a site in this Downtown District area is occupied on Jan 1, 2013 by a building taller than the max height allowed, it must meet conditions 'a-e', condition 'e' requires Urban Design Commission review. The Urban Design Commission shall review the proposed development and make a recommendation to the City Plan Commission. Per MGO 28.071 Additional Height & Stepback Requirements, the Additional Height Map (see map on back) indicates the areas where additional heights are allowed above the Downtown Height Map.

Summary of Design Considerations and Recommendations

The project site zoned DR2 is within the Downtown District area. This project will require a conditional use for additional height. Per General Provisions for Downtown and Urban Districts - Height map, 5 stories are allowed. Per the 28.071(2)(b) Additional Height Areas Map, up to (2) additional stories are allowed if it falls within the areas highlighted. The proposed development does allow up to (7) stories on part of the site. Please refer to standards below.

MGO 28.183(6)(a)(14) Conditional Use Standards, Approval Standards: 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.
- b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.

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- 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.
- 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.

Planning Staff recommends the UDC refer to their discussion points during the October 30th Informational Presentation: *(full report attached)*

- Concerns regarding large blank brick wall – will there be windows? Articulation of blank walls.
- Concerns regarding use of too much metal panel and not a lot of brick.
- Like the brick detailing shown – material lends itself to this kind of detail.
- Trellis in front is too bulky & distracting, it detracts from the main entrance. It could be lighter.
- Provide lakeside views of building.
- Explain how the excess height makes a better building.
- The element on the east looks like it has a lot of potential to be really well detailed.
- Bring material samples when you come back.

Planning Staff also requests that the Commission provide feedback on the following:

- **Materials.** Confirm building materials, including the white material which is rendered as brick. UDC is requested to provide feedback regarding whether there is a preference for one versus two colors of brick considering surrounding context and views from Lake.
- **Bonus Height.** UDC will be required to advise the Plan Commission on whether the standards for additional height, including whether the bonus stories allow for a demonstrated higher quality building. See the referenced standards.
- **Composition and Mass.** UDC is requested to provide feedback on how the revised composition addresses their previous comments and discuss how the revised elevation drawings address Langdon Street and surrounding context.