



City of Madison

Proposed Demolition & Rezoning

Location
619-625 N. Henry St., 140 & 145 Iota Ct. and
150 Langdon St.

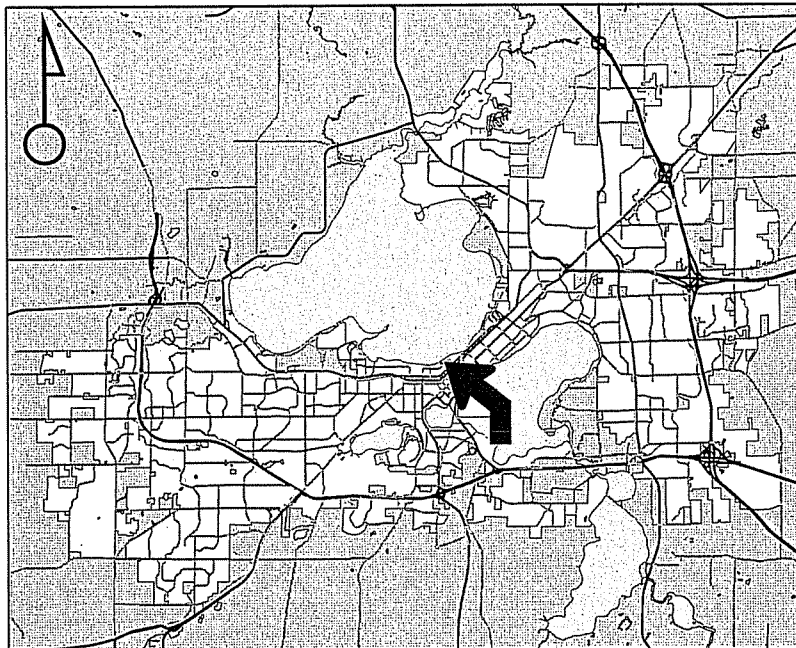
Applicant
Chris Houden - Palisades Apartments/
Randy Bruce - Knothe & Bruce Architects

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

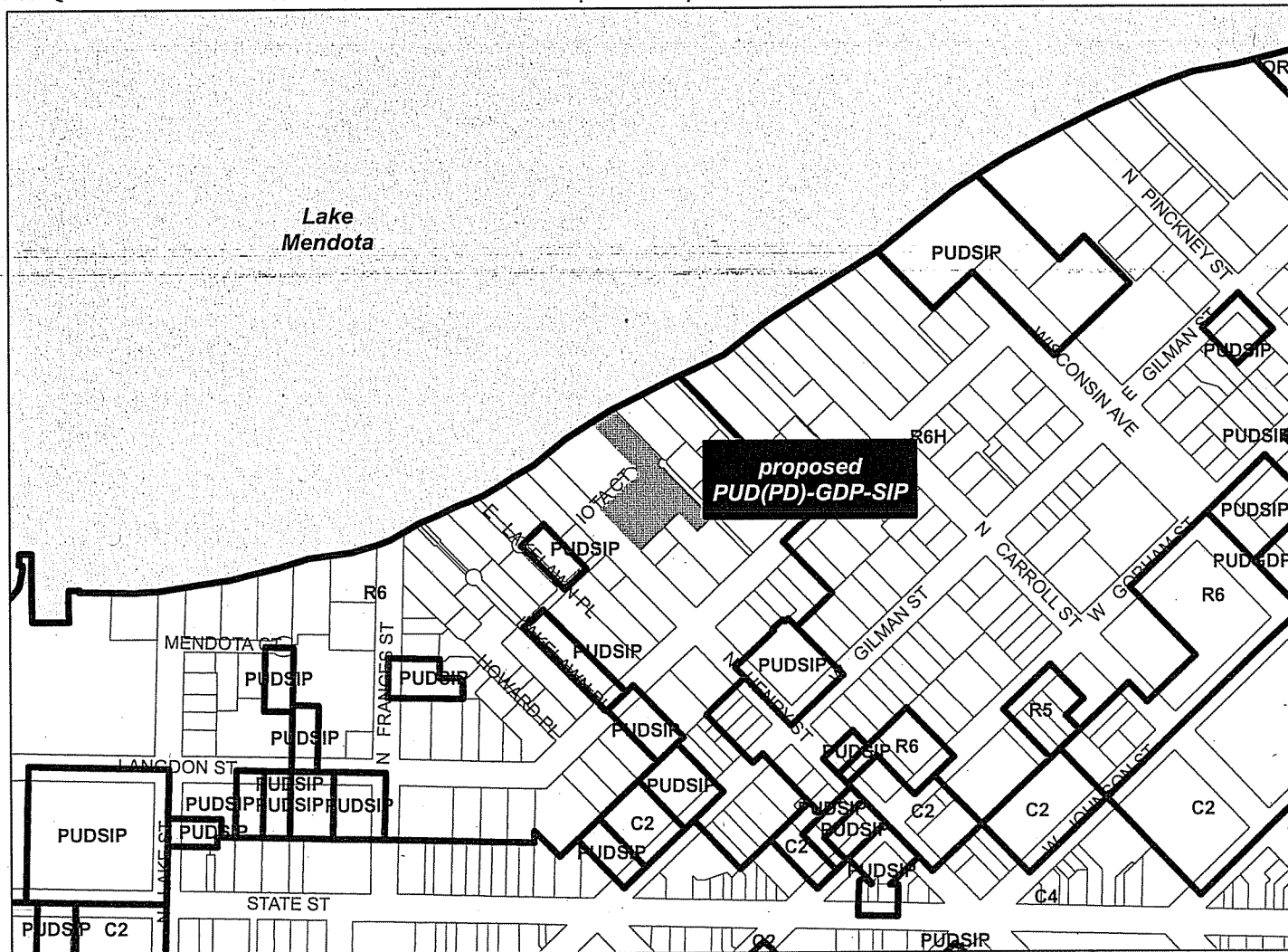
Existing Use
Three apartment buildings

Proposed Use
Demolish 3 apartment buildings at 619-
625 N. Henry St. and 145 Iota Ct. to
construct 84-unit apartment building;
renovate apartment buildings at
140 Iota Ct. and 150 Langdon St.

Public Hearing Date
Plan Commission
14 January 2013
Common Council
22 January 2013



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 January 2013



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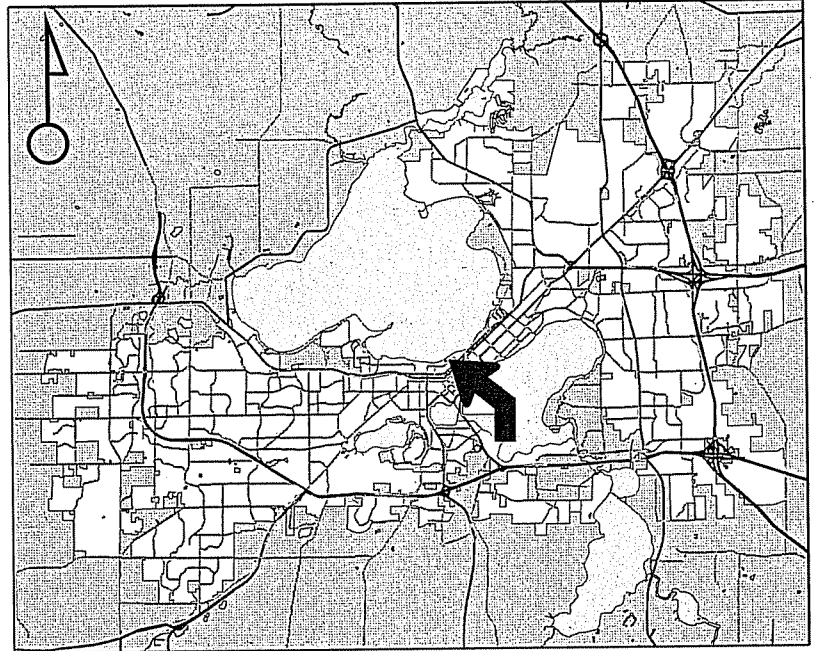
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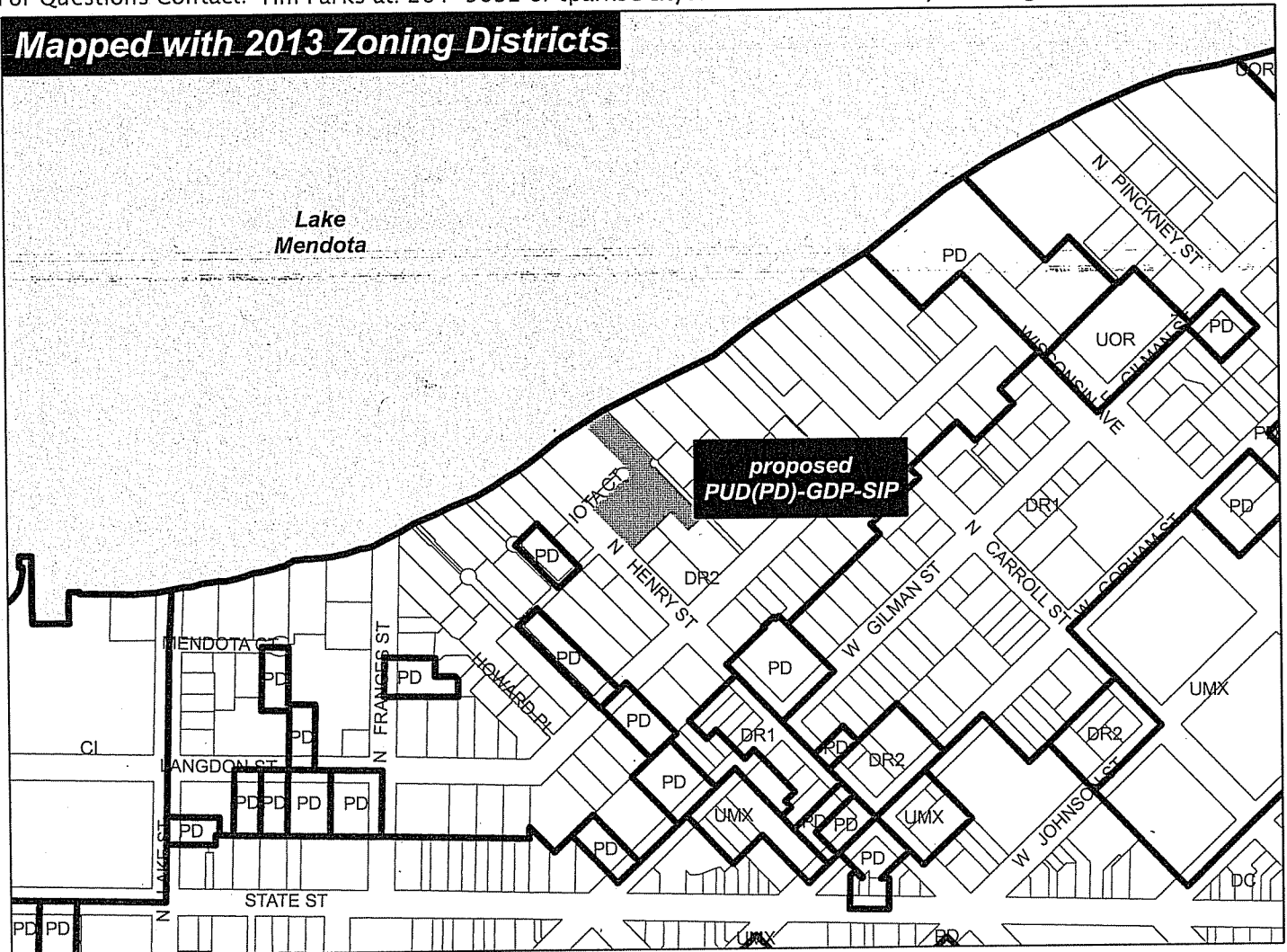
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Mapped with 2013 Zoning Districts



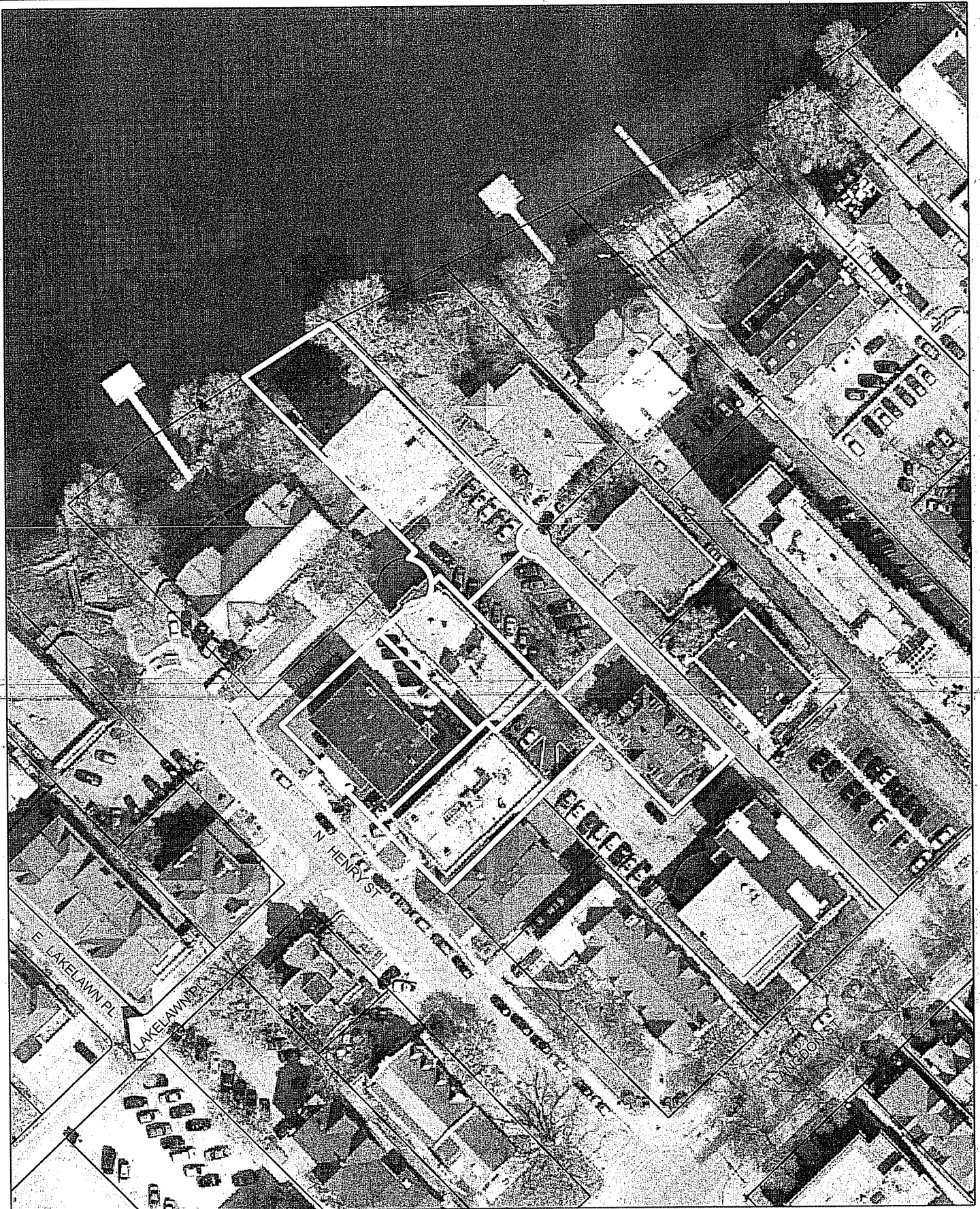
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City of Madison

619-625 N. Henry St., 140 & 145 Iota Ct.
and 150 Langdon St.



Date of Aerial Photography : Spring 2010

7-8



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.

0709-14-1003-3
0709-14-1004-1

FOR OFFICE USE ONLY:			
Amt. Paid	<u>1550 -</u>	Receipt No.	<u>136868</u>
Date Received	<u>10/17/12</u>		
Received By	<u>MP</u>		
Parcel No.	<u>0709-144-1005-9</u>		
Aldermanic District	<u>2 - MANIACI</u>		
GQ	<u>NATL REG</u>		
Zoning District	<u>RL</u>		
For Complete Submittal			
Application	<input checked="" type="checkbox"/>	Letter of Intent	<input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/>	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>	Zoning Text	<input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/>	Waiver	<input type="checkbox"/>
Ngbrhd. Assn Not.	<input checked="" type="checkbox"/>	Waiver	<input type="checkbox"/>
Date Sign Issued	<u>10/17/12</u>		

1. Project Address: 145 Lota Court, 619 s 625 N. Henry St Project Area in Acres: .91
Project Title (if any): The Waterfront

2. This is an application for (Check all that apply to your Land Use Application):
- Zoning Map Amendment from RL 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: Chris Huden Company: Palisades Apartments, LLC
Street Address: 6417 Normandy Lane City/State: Madison, WI Zip: 53719
Telephone: (608) 271-8864 Fax: (608) 271-9021 Email: chrsh@selectpub.com

Project Contact Person: Randy Bruce Company: Knothe Bruce Architects
Street Address: 2601 University Ave City/State: Middleton WI Zip: 53562
Telephone: (608) 826-2190 Fax: (608) 826-6734 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: 1 story, 84 unit apartment building with underground parking

Development Schedule: Commencement 2013 Spring Completion 2014 Fall

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 driveways; 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 ½ 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 Langdon District Plan, which recommends 2-3 stories; 16-foot duplex 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:

Alder Maniaci, State-Langdon Neighborhood Association, Capitol Neighbors - 7/24/12
→ 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 mtg Date: 8/30/12 Zoning Staff: DAT mtg Date: 8/30/12

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant CHRIS HOUDEN Relation to Property Owner owner

Authorizing Signature of Property Owner [Signature] Date 10/10/12

**Description of Proposed Renovation Work
Cliff Dwellers Building
140 Iota Court**

Summary

The following is an outline description of the proposed renovation work for 140 Iota Court. The general intent of the renovation is to make a capital reinvestment in the building so that the useful life of the structure can be extended for another 20 to 30 years.

Exterior Work

1. Roofing
 - 1.1. Inspect and repair the existing roofing on the low-slope roof. Inspect and repair all flashings, copings and terminations.
2. Windows and Doors
 - 2.1. Install new double pane insulated low- E windows and doors as shown on the drawings.
3. Masonry walls
 - 3.1. Inspect exterior masonry walls. Repoint mortar joints as required on the walls.
 - 3.2. On the lakeside, remove the exterior wall and glass patio doors and reinstall new glass wall and door system as shown on the drawings.
 - 3.3. On the entry side, construct new entryway as shown on the drawings.

Interior Work

1. Mechanical
 - 1.1. Remove through wall air conditioning units and install new mini-split cooling units in each apartment. Supplement with existing electric baseboard heat. Locate the condensers on the middle of the flat roof (on-grade for lower level units).
 - 1.2. Inspect existing water heating and water softening systems and repair or replace as needed.
 - 1.3. A certified electrical contractor to inspect the existing electrical system. Upgrade as required.
 - 1.4. Test for radon and install venting system if required.
2. Common Areas
 - 2.1. Install new solid core wood apartment entry doors. Refinish existing door jambs. Color to be determined.
 - 2.2. Install new LVT tile flooring in main entry.
 - 2.3. Install new carpet in all hallways.
 - 2.4. Paint all walls and ceilings.
 - 2.5. Replace light fixtures
 - 2.6. Inspect laundry appliances and replace if needed.
3. Apartments
 - 3.1. Enlarge the lakeside apartments to include the existing balcony area as shown on the drawings.
 - 3.2. Remove existing kitchens and install new kitchen cabinets, tops, sink and faucet and appliances as shown on drawings.
 - 3.3. Remove existing bath vanities and toilet.

- 3.4. Replace bath sink and faucet, toilet, and tub/shower fixtures. Inspect tubs and surrounds and replace as needed.
- 3.5. Install new LVT tile or LVP plank flooring in kitchens, bathrooms and living areas.
- 3.6. Install new carpet in bedrooms.
- 3.7. Install interior gypsum board ceiling on former balcony areas.
- 3.8. Repair all plaster and drywall walls and repaint. Maintain existing interior masonry walls.
- 3.9. Install solid core wood doors at bedrooms and closets.
- 3.10. Install closet organizers at all bedroom clothes closets.
- 3.11. Install new vinyl base throughout.
- 3.12. Install new light fixtures throughout.

Other

1. Before starting work, inspect and test for hazardous materials and follow recommendations of environmental engineer.

Description of Proposed Renovation Work 150 Langdon Street

Summary

The following is an outline description of the proposed renovation work for 150 Langdon Street. The general intent of the renovation is to make a capital reinvestment in the building so that the useful life of the structure can be extended for another 20 to 30 years.

Exterior Work

1. Roofing
 - 1.1. Replace flat seam metal roofing over bay tower
 - 1.2. Reconstruct the existing roof dormer cladding and trim elements. Inspect and repair wall sheathing and framing beneath cladding as needed. Use existing cladding materials where possible; replace unsuitable pieces with like materials. Repaint the dormer cladding and trim. Color as approved.
 - 1.3. Remove all previous shingles on the sloped roof sections. Inspect and replace roof sheathing as needed. Install new architectural shingle roofing, color as approved.
 - 1.4. Inspect and repair the EPDM roofing on the low-slope roof.
 - 1.5. Remove existing gutters and downspouts. Replace with pre-finished sheet metal gutters and downspouts.
2. Windows and Doors
 - 2.1. Inspect and repair all existing leaded glass windows.
 - 2.2. Individually inspect each existing wood single hung window. Repair pieces as needed and provide complete air sealing as required. Replace with wood window if required to provide weather and air-tight assembly. Repaint all window assemblies.
 - 2.3. Inspect storm windows and repair or replace as needed. Install new storm windows as required to provide additional protection for every wood window.
 - 2.4. Install new exterior doors.
3. Masonry walls
 - 3.1. Inspect exterior masonry walls. Locate the sources of water infiltration near the west chimney and repair.
 - 3.2. Tuck-point the loose mortar joints.
 - 3.3. Remove loose paint and repaint the brick, color as approved.
4. Other
 - 4.1. Install new steel structural supports at the rear fire escape. Repaint front and rear fire escape.
 - 4.2. Replace exterior vault cover with reinforced concrete cap.

Interior Work

1. Structural
 - 1.1. Inspect the exposed foundation and repair concrete fissures.
 - 1.2. Complete a structural analysis of the wood framing in its current condition. The prior remodeling has altered the structure. Analyze the load paths and repair and reinforce the existing roof rafters, floor joists and wall studs with new framing members as required.

- 1.3. Expose the framing for the grand staircase between the first and second floors.
Repair or replace damaged or loose framing.
2. Mechanical
 - 2.1. Replace boiler with new high-efficiency model.
 - 2.2. Install new window air-conditioning units in each apartment.
 - 2.3. Replace the existing undersized water heating system. The new water heater to be appropriately sized by plumbing designer. Vent the water heater per code requirements.
 - 2.4. Install new water softener.
 - 2.5. Inspect and replace or repair the exposed water distribution system and sewer piping system.
 - 2.6. A certified electrical contractor to inspect the existing electrical system. Replace old devices, fuses and boxes as required for full code compliance.
 - 2.7. Test for radon and install venting system if required.
3. Common Areas
 - 3.1. Repair grand staircase railing between first and second floor. Re-stain the railing and balusters.
 - 3.2. Maintain and refinish vintage doors and trim wherever possible.
 - 3.3. Install new solid core maple or birch apartment entry doors with matching door casing and jambs. Stain color to be determined.
 - 3.4. Install new LVT tile flooring in entry.
 - 3.5. Install new carpet in all hallways.
 - 3.6. Paint all walls and ceilings.
 - 3.7. Replace light fixtures
 - 3.8. Paint basement laundry room. Inspect laundry appliances and replace if needed.
4. Apartments
 - 4.1. Maintain and refinish vintage doors and trim wherever possible.
 - 4.2. Replace non-original doors with solid core wood doors.
 - 4.3. Replace ranch style wall base and door casing with square edge trim.
 - 4.4. Expose and restore original wood floors where possible.
 - 4.5. Replace kitchen cabinets, tops, sink and faucet and appliances.
 - 4.6. Install garbage disposals.
 - 4.7. Replace bath vanities.
 - 4.8. Replace bath sink and faucet, toilet, and tub/shower fixtures. Inspect tubs and surrounds and replace as needed.
 - 4.9. Install new LVT tile or LVP plank flooring in kitchens and baths.
 - 4.10. Install new carpet in living areas and bedrooms where wood flooring cannot be restored.
 - 4.11. Repair all plaster and drywall walls and repaint throughout.
 - 4.12. Inspect and repair vintage lighting fixtures if possible, replacing if required. Replace non-vintage light fixtures as needed.
5. Other
 - 5.1. Before starting work, inspect and test for hazardous materials and follow recommendations of environmental engineer.

MICHAEL BEST

& FRIEDRICH LLP

Michael Best & Friedrich LLP

Attorneys at Law

One South Pinckney Street

Suite 700

Madison, WI 53703

P.O. Box 1806

Madison, WI 53701-1806

Phone 608.257.3501

Fax 608.283.2275

William F. White

Direct 608.283.2246

Email wfwhite@michaelbest.com

January 9, 2013

Nan Fey, Chair

Members of the City of Madison Plan Commission

c/o City of Madison Department of Planning, Community, and Economic Development

Room G100

215 Martin Luther King Jr. Blvd.

Madison, WI 53709

Re: Waterfront Apartments
621 N. Henry Street
Liststar #28414 and 28592



Dear Chair Fey and Members of the Plan Commission:

We work with Palisade Apartments LLC, the owner, manager and is the proposed developer of the above-referenced project. The Waterfront Apartments is proposed to be a 84 unit in-fill redevelopment housing project primarily targeted to the student population. This will include 1-5 bedroom units in the Langdon Street area and will blend the need for modern housing amenities, energy efficient, safe and secure living with consistency with the surrounding Historic District.

The summary of the project is contained in the information sheet attached to this letter. The matter will come before the Plan Commission on Monday evening, January 14, 2013 for consideration and approval of the PUD/GDP/SIP. We would urge your approval at that time.

This project is a long time coming and an exciting continuation of the City's successful effort to rebuild and energize its residential base. The Waterfront Apartment project includes the following attributes:

1. In its context, the building will not only upgrade existing housing stock, but blend with the nature and character of the surrounding residential uses. While three contributing structures within the National Historic District will be taken down, there is no jeopardy to that Historic District designation. Additionally, the Halle Steensland House at 150 Langdon Street and CliffDweller Apartments at 140 Iota Court will be fully renovated and improved.
2. The architecture blends and harmonizes the new structure with those of the existing structures. While the Urban Design Commission narrowly voted against the current design, the reasons for that vote were largely unrelated to the actual architecture of the building. This will include 1-5 bedroom units in the Langdon Street area and will blend the need for modern housing amenities, energy efficient, safe and secure living with consistency with the surrounding Historic District.

Agenda Items 7 & 8

Nan Fey, Chair
January 9, 2013
Page 2

3. Energy efficiency, security and safety of the students will be vastly enhanced through structural integrity. Fire safety and police protection will be vastly improved for our site as well as several adjoining properties because of the ability through this redesigned project to allow public safety equipment to have access to the site. Fire safety will be improved for our site as well as several adjoining properties through enhanced access.
4. The current structures are substandard and have been for many, many decades. The ability of the current owners, as well as prior owners, to upgrade these facilities has met with unmitigated obstacles to efficient adaptive reuse. Clearly, the preferable course of action is to rebuild the residential use in a manner which is both consistent with surrounding uses and not inconsistent with the designation as the National Historic District.
5. Finally, the Waterfront Apartments is consistent with the recent amendment to the Downtown Plan and its zoning code. The site is currently within Height Bonus Area E and is of an allowable size to be compatible with the Planned Units Development Ordinance.

For the foregoing reasons, we believe this project should be approved as a significant improvement to the status quo, while improving the residential infrastructure of the area and increasing the City's property tax base. If there are any questions prior to Monday evening, please do not hesitate to contact the undersigned at (608) 695-4946 or Carole Schaeffer at (608) 212-5869. We look forward to seeing you on Monday evening.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

cc: Mayor Paul R. Soglin
William Fruhling, Acting Director, Department of Planning and Development
Steven R. Cover AICP, Director, Department of Planning & Community & Economic
Timothy Parks, Senior Planner
Amy Scanlon, Preservation Planner
Al Martin
Honorable Richard Wagner, Chair UDC
Stuart D. Levitan, Chair, Landmarks Commission
Palisades Apartment LLC

026774-0001\12379393.1



Developing a new quality of life in the tradition of the Langdon area

Project Information Sheet

- Address:** 621 N Henry St, Madison WI 53703
- Architect:** Randy Bruce, Knothe Bruce
- Alder:** Bridget Maniaci
- Developer/Owner:** Palisade Apartments, LLC and its owners have owned and managed real estate in Madison since 1976. Ten years ago, the developer built Palisade Apartments. The developer purchased this property over the past 25 years for this intended use.
- Awards:** November 2012: ASM named Palisade Apartments as the #2 landlord in the campus area.
- Project Summary:** The Waterfront Apartments is a 84-unit infill re-development student housing project including 1-5 bedroom units located in the Langdon Street area. This residential project is designed to blend the best of modern housing with the character and massing of the surrounding area.
- Construction Date:** August 2013 through August 2014
- Amenities:** The Waterfront will include underground parking for cars, a Community Car, bikes, and mopeds, laundry, a fitness facility, multiple rooftop sundecks, community rooms, onsite management office, package delivery, access to Lake Mendota, and much more.
- Site Enhancements:** This project includes enhancements to the streetscapes along Henry Street, Iota Court and Langdon Lane, green space, benches and better security lighting in all locations, widened sidewalks. Exterior dumpsters will be eliminated.
- Safety & Security:** The Waterfront project includes better security lighting in all locations, widened sidewalks, key fob building access, common area video surveillance inside and out and enhanced fire/police/emergency access resulting from connection of Iota Court and Langdon Lane. This project also eliminates the multiple “dark and dangerous alleyways” that currently exist.
- Environmental Benefits:** This project includes the restoration / rehabilitation of 150 Langdon Street and CliffDweller Apartments, upgrades to Langdon Lane to include permeable pavement and filtration basins. It also removes surface parking lots; storm water runoff into Lake Mendota will be curtailed. There will be significant energy efficiency upgrades for all buildings and green roof systems. Underground move-in/move-out will reduce street congestion.
- Context:** This project is in conformance with the recent changes to Madison’s Downtown Plan and Zoning Code. This site is located within Height Bonus Area E. The upgrades to Langdon Lane would connect it to Iota Court, providing better access to the entire neighborhood for fire/police/emergency and related safety issues. Currently, the streets do not connect and there is often no access between the two streets. This project restores the contributing Halle Steensland House (featured on the front of a walking tour brochure published by the City of Madison in 1986) and CliffDweller Apartments, a non-contributing building. It removes 3 contributing buildings without descriptions in the Historic District application.

View down Henry Street, from Langdon St



View down Langdon Lane, CliffDwellers at end of Langdon Lane



Height Bonus Area E Boundary

