

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: 12-10-08

**Action Requested**

Informational Presentation

Initial Approval and/or Recommendation

UDC MEETING DATE: 12-17-08

Final Approval and/or Recommendation

PROJECT ADDRESS: 201 / 229 WEST LAKEAWN PL

ALDERMANIC DISTRICT: #2 KONKEL

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

ACACIA FOUNDATION OF WIS.

THE ALEXANDER CO.

720 E. WISCONSIN AVE

DAVID KAUL

MILWAUKEE, WI 53202

CONTACT PERSON: DAVID KAUL

Address: 145 E. BADGER ROAD  
MADISON, WI 53713

Phone: 608-268-8128

Fax: 608-258-5599

E-mail address: DNK@ALEXANDERCOMPANY.COM

**TYPE OF PROJECT:**

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

\_\_\_ Planned Community Development (PCD)

\_\_\_ General Development Plan (GDP)

\_\_\_ Specific Implementation Plan (SIP)

\_\_\_ Planned Residential Development (PRD)

\_\_\_ New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)

\_\_\_ School, Public Building or Space (Fee may be required)

\_\_\_ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

\_\_\_ Planned Commercial Site

(See Section B for:)

\_\_\_ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

\_\_\_ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

\_\_\_ Comprehensive Design Review\* (Fee required)

\_\_\_ Street Graphics Variance\* (Fee required)

\_\_\_ Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

REVISIONS - 12-10-08

REVISIONS ARE CLOUDED ON  
DRAWINGS

229 West Lakelawn Place

Exterior & Interior Design Criteria

1. Massing: The proposed building is in scale with many of the buildings in the surrounding area. It is the same height as the adjacent Acacia fraternity house, and is somewhat smaller in footprint than the 3-story apartment building (McTaggerts Deli) just across West Lakelawn Place. The immediate neighborhood contains buildings that are much larger in both foot print and number of stories (see attached aerial photo).
2. Orientation: The proposed building is oriented both toward W. Lakelawn Place and Langdon Street. The building entrance is located on the corner facing Langdon Street, as this is the major approach. This entry location is also centered on the adjacent building and the entrance to McTaggerts Deli. A center entry on this building could not be fully appreciated, as West Lakelawn Place is very narrow, and a view that encompasses the entire building is not possible from this vantage point.
3. Building Components: The exterior design has been revised to provide an identifiable base, body and cap. The base is a stone like material (Renaissance Stone) with a rusticated coursing. (This material has been revised from the previous poured concrete.)  
The body is primarily brick (revised from burnished CMU) with approximately 20% remaining as EIFS on the upper portion. The EIFS provides an additional building material and design element in a compatible color, and also adds an additional surface plane for articulation, as it is recessed from the brick below.  
The cap is a substantial terra cotta colored metal cornice piece. The color will match that of the existing Acacia metal trim color. There will be no rooftop mechanical equipment, although the elevator overrun is in the slightly higher entrance element on the south elevation.
4. Articulation: The building is articulated by way of subtle plane changes in the various building materials. The building brick "endcaps" to the north and south, along with the center brick element, project out approximately six inches from the remainder of the façade. The upper portion of EIFS is recessed two inches from the brick below, while the rusticated Renaissance Stone base projects two inches from the brick above. The windows in the base section will be set to the back of the wall providing deep shadow lines. The corner entry is set back from the main façade, providing for a covered entry way, enhanced by a 2-story glass opening, clearly visible from West Lakelawn Place and Langdon Street.
5. Openings: The window openings are grouped together in slightly recessed vertical panels, and also in groups of either two or three sash per opening, which is similar to the window pattern of the Acacia fraternity house. There is significant glass area on all elevations of the building with the larger windows signifying living rooms and smaller windows in bedrooms.  
The garage door faces Lakelawn Place to the north. Lakelawn Place serves as an alley in this neighborhood, with most of the buildings having trash enclosures, parking, and rear or side doors on this street. Their front doors being located on either Langdon, East Lakelawn Place, West Lakelawn Place or Henry Street.
6. Building Materials: The proposed building materials are high quality, durable materials, consisting of Renaissance Stone (very similar to limestone in appearance) real brick, EIFS and a substantial metal cap flashing. The EIFS is used in a small proportion, to add a variety of materials and color, and to provide additional articulation. Many buildings adjacent to the proposed building are

ALL EIFS  
REPLACED WITH  
BRICK-

METAL CAP  
REPLACED WITH  
BRICK SOLDIER  
COURSE

SECONDARY ENTRY  
WITH GLASS AND  
CANOPY ADDED AT  
NORTHWEST CORNER

ADDITIONAL GLASS  
AT MAIN ENTRY

either completely or partially stucco. EIFS used on the upper stories of this building will be more durable and undistinguishable from stucco.

ENTRY MOVED TO WITHIN 3'-6" OF SET BACK - NOT RECESSED FROM ACACIA BLDG.

7. Entry Treatment: The corner entrance provides the most visible and recognizable entry for this site, addressing the Langdon St/West Lakelawn corner, and also being located closer to the Acacia entrance. Although the entrance ~~is set~~ below street level, the 2-story glass lobby with canopy and signage provides a dominate corner design feature for this building. This entry location also provides for required handicap accessibility for the Acacia fraternity house, by way of a common ramp.

ENTRY AT STREET LEVEL NOT RECESSED

8. Terminal Views: The terminal view corner of this building faces the Langdon/West Lakelawn Place corner. The rear of the building faces the alley environment of Lakelawn Place, the east elevation faces the adjacent parking lot.

Site Design/Function

ADDITIONAL LANDSCAPING, PLAZA AT FRONT ENTRY AND AT NEW REAR ENTRY

LANDSCAPING REVISED -

- 1. & 2. Semi Public Spaces/Landscaping: The front façade of the building is extensively landscaped in the space available (8'-0") with a variety of perennials and accent trees. A landscaping bed has also been provided around the existing streetlight located near the new entrance. Additional greenspace will be provided to the north and east, where none currently exists.
- 3. Lighting: Low level architectural down lighting is provided around the base of the building, highlighting the landscaping, sidewalk, and entrances. Down lighting will also be provided in the entrance canopy.

Interior Building Design

- 1. & 2. Mix of Dwelling Unit Types: The building is student housing. Two, three and four bedroom units are provided; the bedrooms are sized for single occupancy.
- 3. Interior entryway: A 2-story entrance foyer provides access to stairs and elevator, with a large glass wall facing the street.
- 4. Useable Open Space: Refer to site plan
- 5. Trash Storage: The trash enclosure has been relocated to the common area between the proposed and existing buildings, where it is not visible from the street, and is more accessible to residents of both buildings.
- 6. Off Street Loading: Off street loading is not provided. Two loading zones are located on Langdon Street one on each side of the West Lakelawn Place Intersection.
- 7. A. B-Resident Parking: Eight parking spaces are on the building ground level, including a van accessible handicap stall. Four moped spaces are provided inside, eight moped spaces are provided on site. 30 bicycle spaces are provided on site (26 required by zoning) with an additional nine hanging bicycle spaces available inside.

PARKING REVISED AND ADDED TO -

NEW COUNT = 7 CARS

15 SCOOTERS

51 Bicycles



October 15<sup>th</sup> 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	2
5					

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 15<sup>th</sup> meeting, contemplates completing construction drawings and beginning construction on or near January 15<sup>th</sup>, 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

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

**Legal Description:** The lands subject to this planned unit development shall include those described 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.

**PRELIMINARY**  
 FOR INFORMATION PURPOSE ONLY  
 NOT FOR CONSTRUCTION

DS-5-03 197/LANDMARKS SUBMITTAL

NO.	DATE	DESCRIPTION

DRAWN: AAA APPR: BBB

**229 W. LAKELAWN PLACE**  
**201 W. LAKELAWN PLACE**  
**MADISON, WISCONSIN**

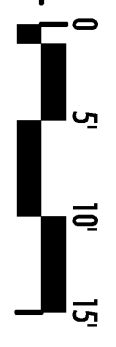
PROJECT # 08-673

**SITE IMPROVEMENTS PLAN**

# C3.1

## 1 SITE IMPROVEMENTS PLAN

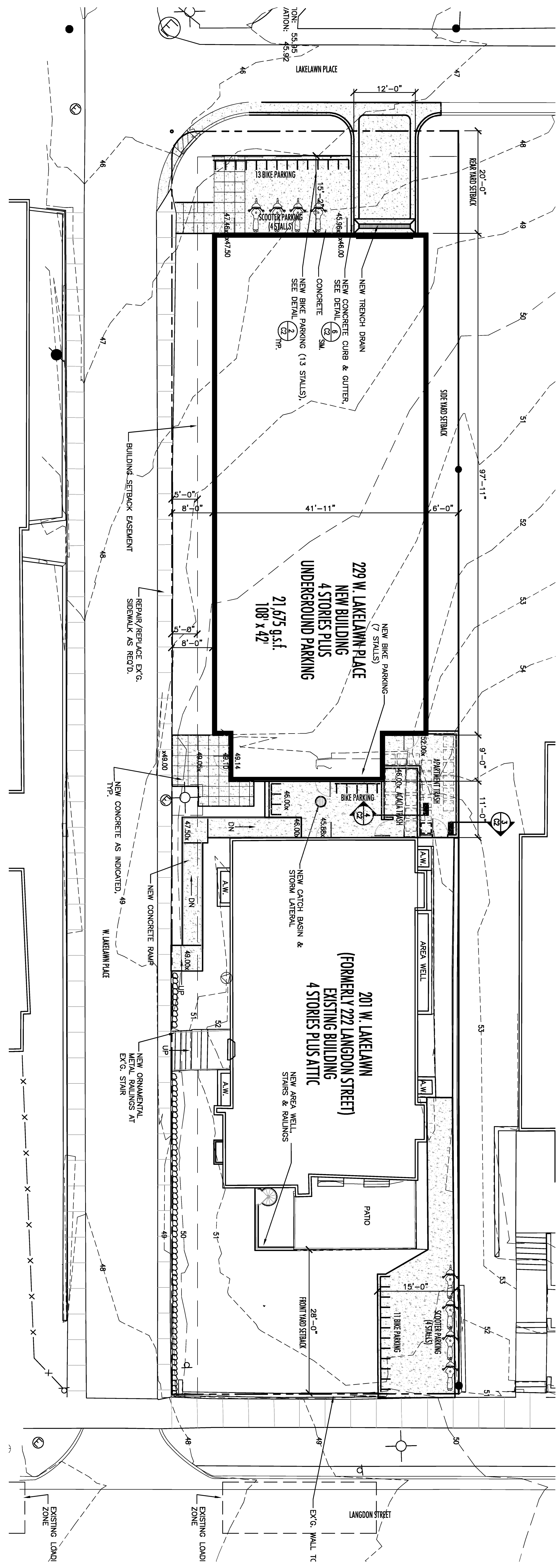
SCALE: 1" = 10'



- GENERAL NOTES:**
- FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET C2.1
  - EXISTING TREES AND LANDSCAPING TO REMAIN UNLESS NOTED OTHERWISE. FOR LANDSCAPING INFORMATION SEE SHEET L1.
  - NOTIFY ARCHITECT IF ± DIMENSION VARIES BY 6" OR 5% WHICH EVER IS LESS.
  - FOR LOCATION OF UTILITIES, SEE SITE SURVEY SHEET SV-1.
  -

**LEGEND**

	SECTION CORNER ROUND		LIGHT POLE
	IRON SPIKE ROUND		ELECTRICAL OUTLET
	REPAIR FLAGGED		UTILITY POLE
	CHISELED ORNAMENTS		DRY HOLE / DEAD MAN
	DRILL HOLE		TRAFFIC SIGNAL
	SURVEY NAIL		TRAFFIC CONTROL BOX
	WOOD STAKE		ELECTRIC PEDESTAL
	RECORDED AS DATA		ELECTRIC METER
	RECORDED AS DATA		TELEPHONE PEDESTAL
	HEAVY DASHED DATA		TELEPHONE MANHOLE
	SOIL BORING		CABLE PEDESTAL
	SANITARY MANHOLE		SPRINKLER HEAD
	YARD CLEANOUT		SIGN
	SANITARY MANHOLE		NON-DRIVING WELL
	STORM CATCH BASIN		HANDICAP RAMP
	STORM CATCH BASIN		HANDICAP RAMP
	STORM CLEAN OUT		X-BOLTS
	STORM CLEAN OUT		SPOT ELEVATION
	STORM CLEAN OUT		CAUTION
	STORM CLEAN OUT		CAUTION
	STORM CLEAN OUT		CAUTION
	STORM CLEAN OUT		CAUTION
	STORM CLEAN OUT		CAUTION
	STORM CLEAN OUT		CAUTION



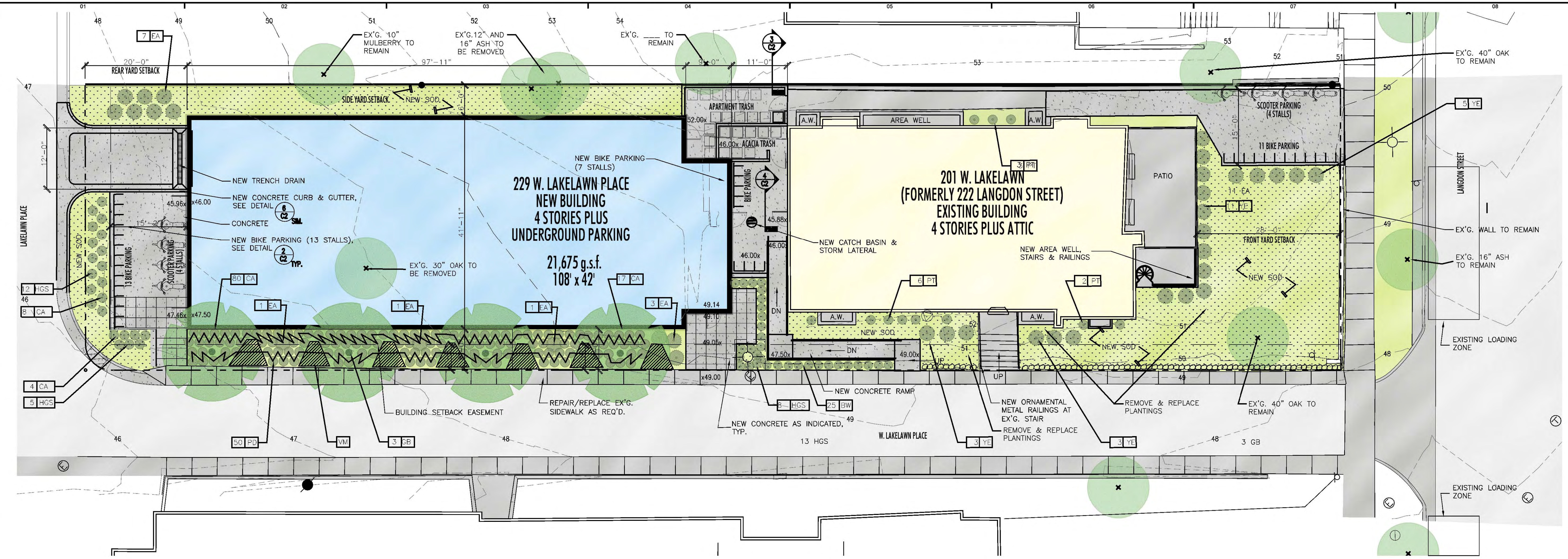
01 02 03 04 05 06 07 08

01 02 03 04 05 06 07 08

AA 01 02 03 04

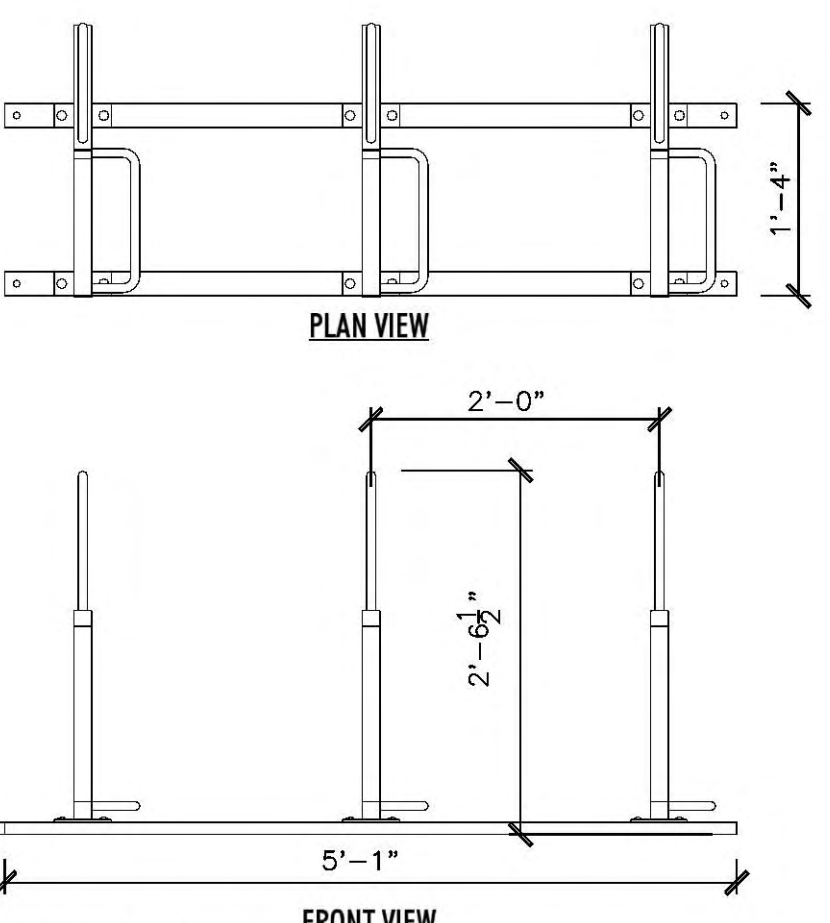
AA 01 02 03 04



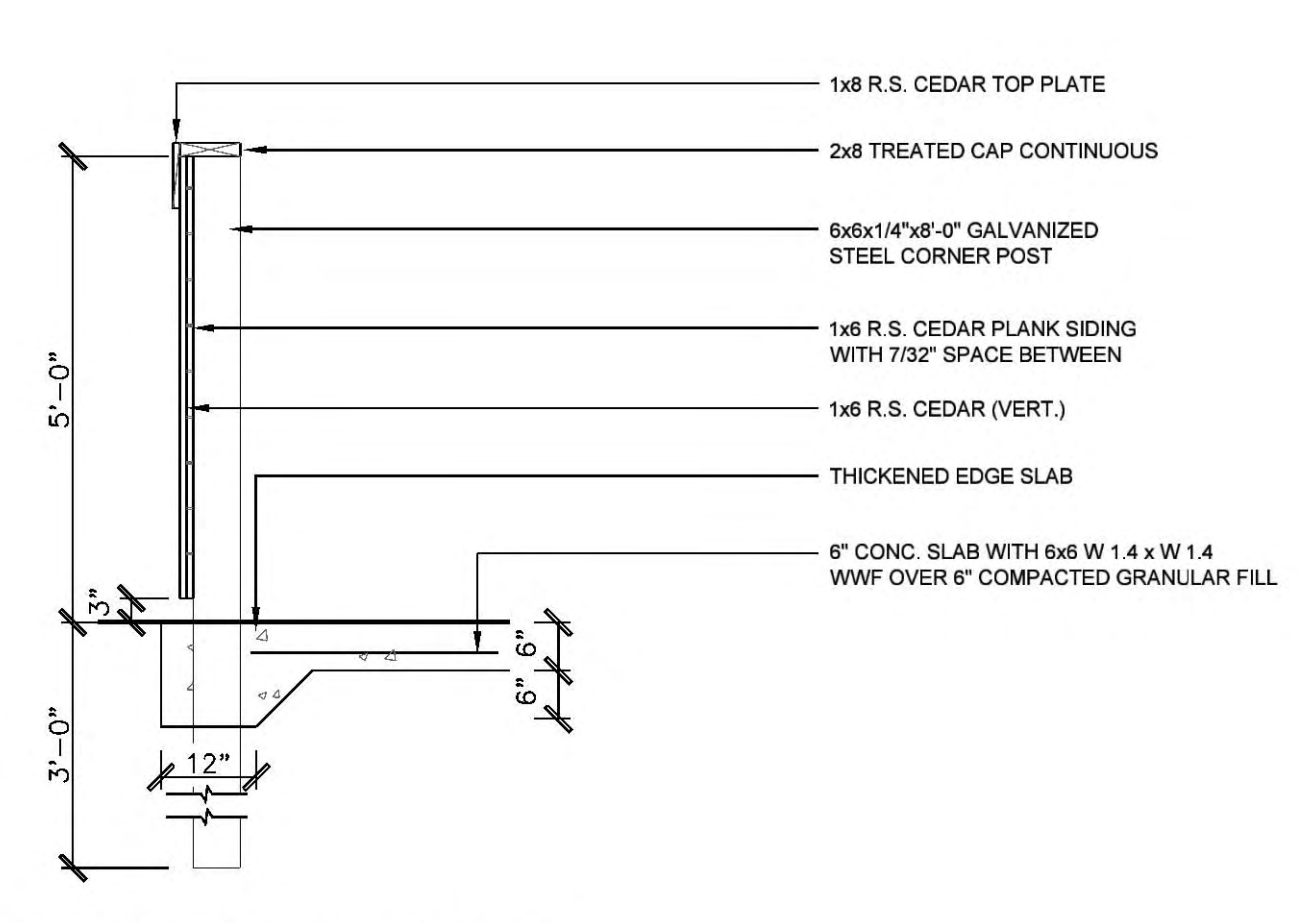


**1 C2 SITE IMPROVEMENTS PLAN**  
SCALE: 1" = 10'

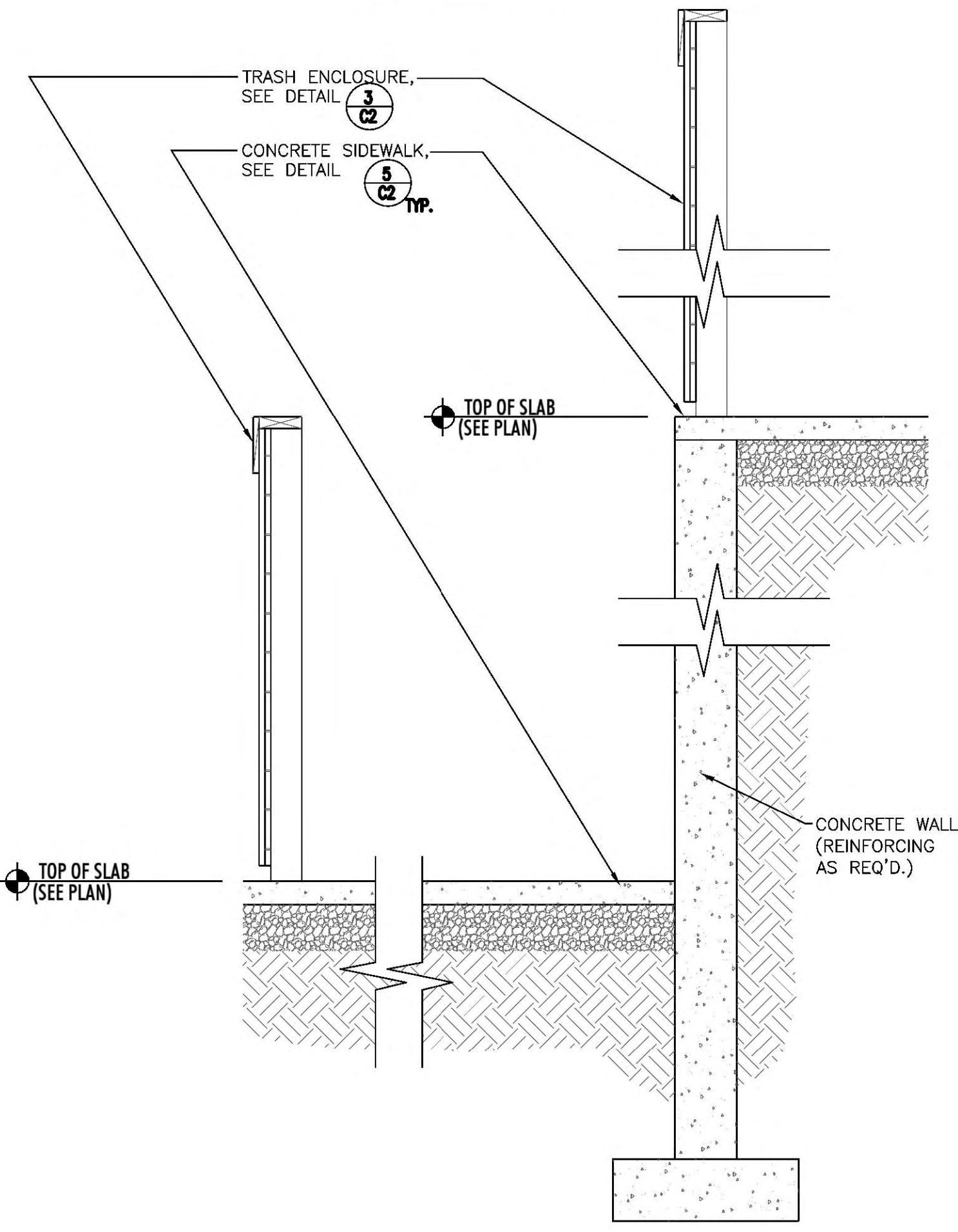
PLANT LIST						
SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	COMMENTS
<b>TREES</b>						
GB	Ginkgo Bilboa 'Autumn Gold'	Ginkgo Autumn Gold	2" cal.	B&B	4	
<b>SHRUBS</b>						
EA	Euonymus Alatus 'Timber Creek'	'Chicago Fire' Winged Euonymus	#5	Cont.	13	
BW	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	#2	Cont.	25	24" o.c.
YE	Taunton Yew	Yew	#5	Cont.	22	
<b>PERENNIALS / VINES</b>						
HGS	Hemerocallis 'Gentle Shepherd'	Gentle Shepherd Daylily	#1	Cont.	25	
EP	Echinacea Purpurea Magnus	Purple Cone Flower	#2	Cont.	NOT USED	
PD	Phlox Divaricata Chatahoochee	Chatahoochee Phlox	#1	Cont.	50	
CA	Calamagrostis Acula Flora 'Karl Forester'	Karl Forester Feather Reed Grass	#1	Cont.	92	
PT	Parthenocissus Tricuspidata	Boston Ivy	#2	Cont.	11	
VM	Vinca minor	Periwinkle		Cont.	12"	o.c.



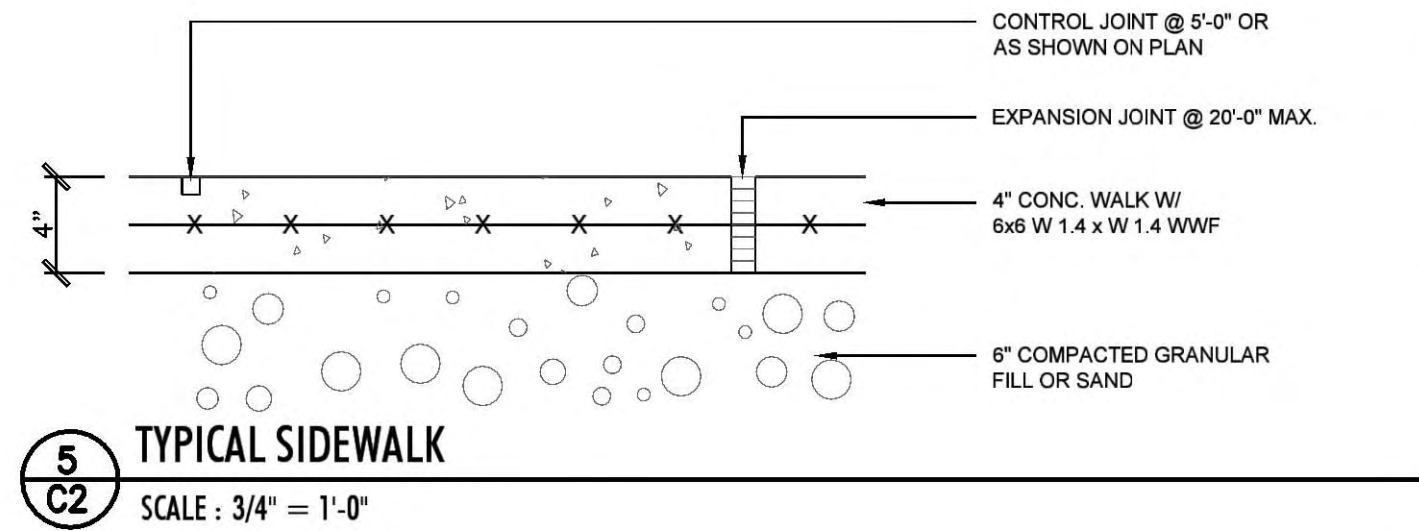
**2 C2 BIKE RACK**  
SCALE: 3/4" = 1'-0"



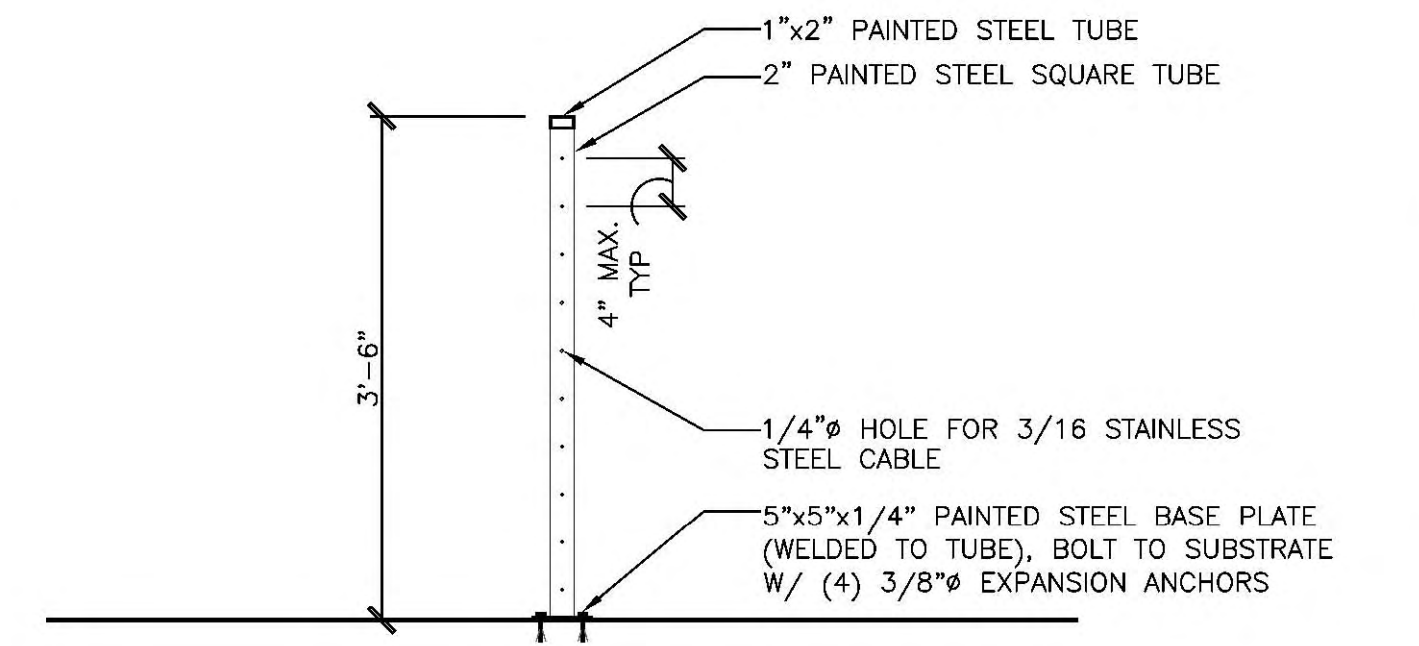
**3 C2 TRASH ENCLOSURE SECTION**  
SCALE: 3/4" = 1'-0"



**4 C2 RETAINING WALL**  
SCALE: 3/4" = 1'-0"



**5 C2 TYPICAL SIDEWALK**  
SCALE: 3/4" = 1'-0"



**7 C2 GUARDRAIL**  
SCALE: 3/4" = 1'-0"

**PRELIMINARY**  
FOR INFORMATION PURPOSE ONLY  
NOT FOR CONSTRUCTION

11-15-08 SPL/PLANS SUBMITTAL  
12-10-08 JDC/INITIAL

DRAWN: DZ APPR.: TM

229 W. LAKELAWN PLACE  
201 W. LAKELAWN PLACE  
MADISON, WISCONSIN

PROJECT # 08-673

LANDSCAPING AND  
SITE IMPROVEMENTS

**C2**



**PRELIMINARY**  
FOR INFORMATION PURPOSE ONLY  
NOT FOR CONSTRUCTION

DS: SB SP/ANOMARIS SUBMITTAL  
12/1/08 UDC INTL

DRAWN: AAL APPR: B88

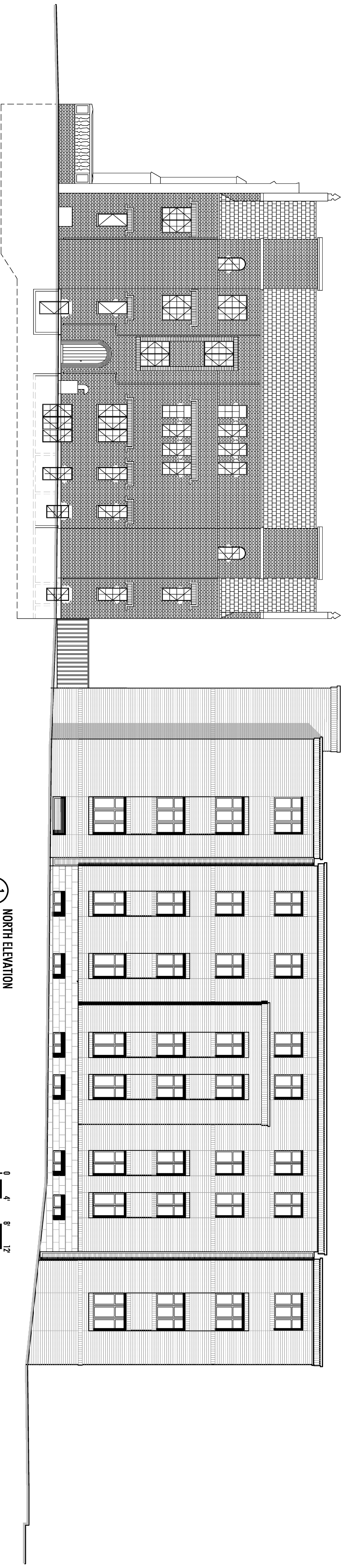
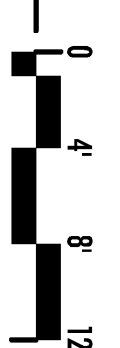
229 W. LAKE LAWN PLACE  
201 W. LAKE LAWN PLACE  
MADISON, WISCONSIN

PROJECT # 08-673

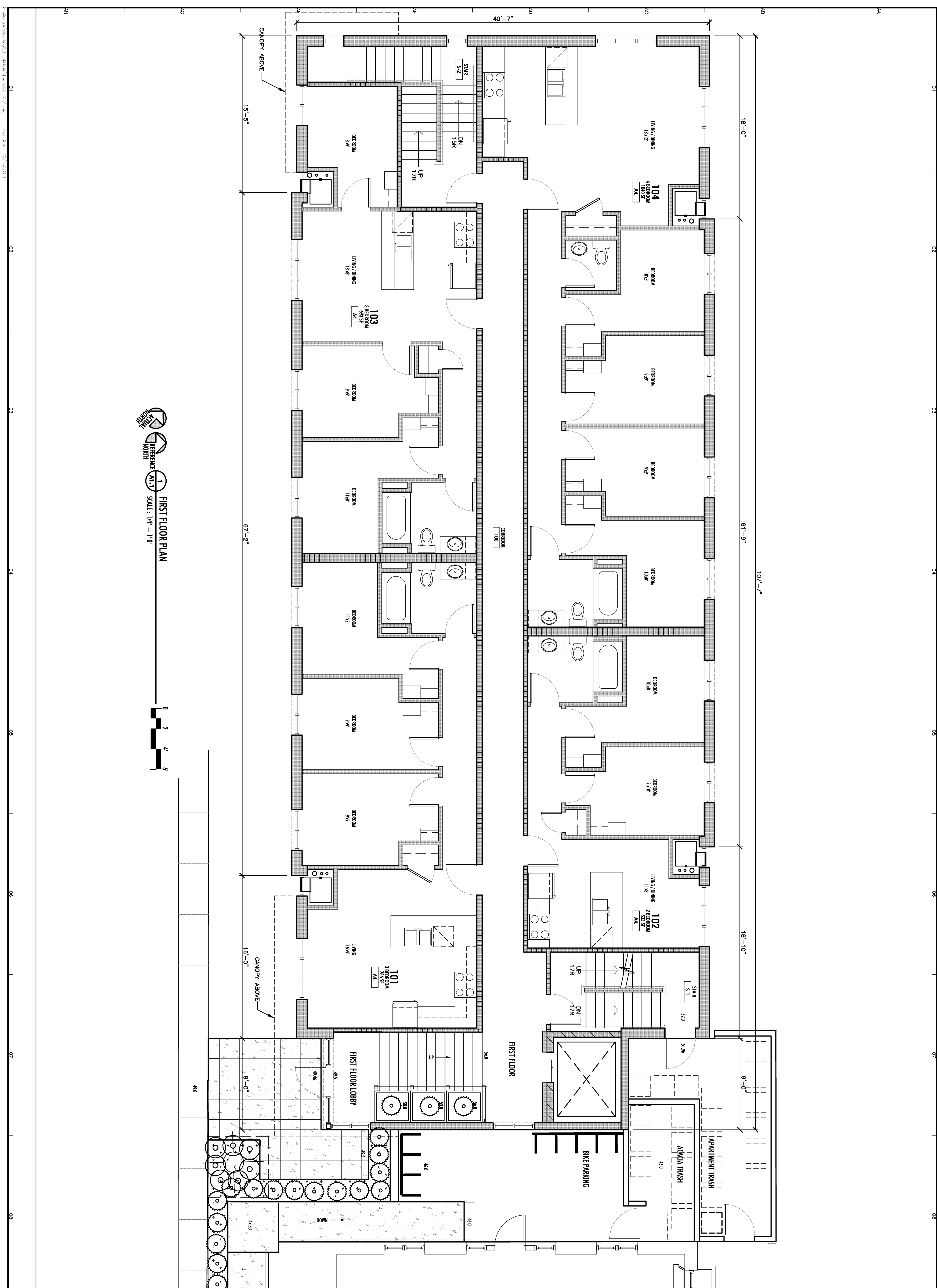
ELEVATIONS

**A5.2**

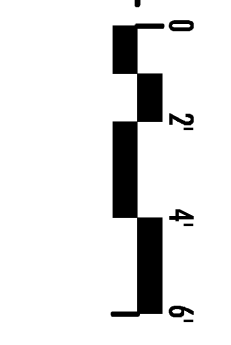
1 NORTH ELEVATION  
A5.2 SCALE: 1/8" = 1'-0"



\\western\project\08\A5.2\external\A5.2\A5.2.dwg Plot Date: 12/1/2008



**FIRST FLOOR PLAN**
  
 SCALE: 1/4" = 1'-0"



**Alexander Company**  
 145 E. Badger Road  
 Suite 200  
 Madison, WI 53713  
 Telephone: 608-258-5590  
 Fax: 608-258-5599

**PRELIMINARY**  
 FOR INFORMATION PURPOSES ONLY  
 NOT FOR CONSTRUCTION

DS-5-28 SPTANMARKS SUBMITTAL  
 D2-1-08 UDC INPL

NO.	DATE	DESCRIPTION	BY	CHK

DRAWN: DZ APPR.: DMK

229 W. LAKELAWN PLACE  
 201 W. LAKELAWN PLACE  
 MADISON, WISCONSIN

PROJECT # 08-673

FIRST FLOOR PLAN

**A1.1**







**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

- MATERIAL LEGEND**
-  BRICK MASONRY  
WATSON BRICK CO.  
PARK AVENUE TYPE 8  
4" X 4" X 12"
  -  METAL PANELS  
COLOR: TERRA COTTA
  -  WINDOWS  
CLEAR GLASS, BRONZE FRAMES
  -  BRICK MASONRY  
HEBRON BRICK "MAPLE"  
4" X 4" X 12"
  -  RENAISSANCE STONE  
8" X 24" UNITS  
COLOR: NUTMEG
  -  ALUMINUM GRILLS  
COLOR: BRONZE
  -  CABLE RAIL  
PAINTED STEEL RAILS WITH  
STAINLESS STEEL CABLES &  
HARDWARE

**PRELIMINARY**  
FOR INFORMATION PURPOSE ONLY  
NOT FOR CONSTRUCTION

10-15-08 SPL/LANDMARKS SUBMITTAL  
12-10-08 JDC INITIAL

DRAWN: AAA APPR.: BBB

229 W. LAKELAWN PLACE  
201 W. LAKELAWN PLACE  
MADISON, WISCONSIN

PROJECT # 08-673

ELEVATIONS  
**A5.1**