



**Project Address:** 126 Langdon Street  
**Application Type:** Advisory Recommendation to Plan Commission  
**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 90 units/367 beds, resident amenities, and underground parking.

**Project Schedule:**

- The UDC received an Informational Presentation on October 30, 2019 and December 11, 2019.
- The Plan Commission is scheduled to review this proposal on February 24, 2020

**Approval Standards:**

The UDC is an **advisory body** to the Plan Commission per the Alder’s request.

**Summary of Design Considerations and Recommendations**

Staff recommends that the Commission provide an advisory recommendation to the Plan Commission regarding the Conditional Use Standards for excess height and refer to their discussion from the December 11, 2019 Informational Presentation.

The project site is zoned as a Downtown Residential 2 (DR2) district. This proposal requires conditional use consideration, including a conditional use for additional height above the allowed 5 stories. This project site is located in an “Additional Height Area” which allows for up to 7 stories if certain conditions are met. Below are conditional use approval standards for excess height in the downtown area.

The Downtown Plan includes this in Additional Height Area “F” which identifies the location is within a National Register Historic District, noting new development should enhance this character. The plan notes that that a few taller buildings might be appropriate if set well back from the street.

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:

*(Staff notes that c & d are not applicable for this request.)*

- 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.
- 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.

December 11, 2019 Informational Presentation: *(full report attached)*

- It's refined, I like everything except for the rear view, something about it looks heavy.
- I think a section cut the other way would be helpful.
- Provide views down the alley, what pedestrians see,
- Is there an exit on the back wall and could that be a small canopy to activate that alleyway?
- I'm not seeing the amount of amenity space that a dormitory like this mimics would have.
- I'd be curious as to what a shadow study would show happening to the adjacent buildings.
- The roof terrace and noise associated with it is a concern
- The cream brick at the top is a little heavy. It's a base, middle, top but it's a very massive top. It doesn't distinguish itself as a top through its fenestration, it's just a different material.