Exterior and Interior Design Criteria for Planned Unit Development Districts in Downtown Design Zones

Adopted by the Common Council on July 17, 2001 as Res. 58533 (ID 29805)

Statement of Purpose

The Design Criteria serve to articulate community design principles, guidelines, and standards for Planned Unit Developments (PUDs) in the near-campus Design Zones with the goal of enhancing the community's overall value and appearance. These criteria reflect the fact that the general development density and intensity of occupancy are expected to be relatively high in these Design Zones compared to other locations in the City. PUDs that have residential components may be considered which are significantly larger, taller, and more massive than would be allowed in the underlying zoning districts. Because it is recognized that design professionals, including architects, landscape architects, and land planners, are trained to strive for creative excellence, the design criteria are not intended to restrict creative solutions or to dictate design.

These criteria will serve as a tool for City staff, the UDC, and the Plan Commission by providing a checklist of the primary elements to be considered when reviewing such PUD requests. This will also inform the design professionals of items that should be considered from the beginning of the design process. These standards will be used in addition to the standards in the zoning code which guide the review of PUD requests. The requirements described in Section 28.07(6)(e) are intended to be the outer limits of what will be considered through this PUD process. The review process for the overall design of the proposed building shall consider the requirements in Section 28.07(6)(e), the Criteria for Approval in Section 28.07(6)(f), and the design criteria described herein.

Exterior Building Design

Exterior design criteria were developed to ensure that such buildings are compatible on a City, neighborhood, and block level; have a pedestrian orientation; and have a design that reflects the residential use of the structure. The following criteria are guidelines for evaluating design of the proposed project.

1) Massing. The proportions and relationships of the various architectural components of the building should be utilized to ensure compatibility with the scale of other buildings in the vicinity. Appropriate transitions should be provided where a change in scale is needed to ensure this compatibility. Larger buildings should have their mass broken up to avoid being out of scale with their surroundings and to provide a more pedestrian-friendly quality. Stepping back the upper floors of the street facades a substantial distance from lower floors may be appropriate to achieve this quality. The shape of the building should not detract from or dominate the surrounding area.

2) Orientation. Buildings create and define the public space (streets and sidewalks) and how the building faces this public way is important. Any building facade adjacent to a street should be oriented toward and engage the street. Buildings should respect the orientation of surrounding buildings, existing pedestrian paths and sidewalks, and the orientation of surrounding streets.

3) Building Components. The building should have an identifiable base, body, and cap. The design and detailing of the base are critical to defining the public space, engaging the street, and creating an interesting pedestrian environment. Lower levels should be sufficiently detailed to ground the building. The top of the building should be clearly defined through treatments such as cornices or non-flat roof elements where appropriate. The middle of the building should

provide a transition between the top and the base. Mechanical equipment (including rooftop) should be architecturally screened.

4) Articulation. Well-articulated buildings add architectural interest and variety to the massing of a building and help break up long, monotonous facades. A variety of elements should be incorporated into the design of the building to provide sufficient articulation of the facades. This may be achieved by having a variety in the mix of unit size and layout, or changes in floor levels, be reflected in the exterior of the building. This may also be achieved by incorporating the use of: vertical and/or horizontal reveals, stepbacks, modulation, projections, and three dimensional detail between surface planes to create shadow lines and break up flat surface areas. If large blank surfaces are proposed, they should be for some compelling design purpose, and the design should incorporate mitigating features to enrich the appearance of the project and provide a sense of human scale at the ground level that is inviting to the public.

5) Openings. The size and rhythm of openings (windows, doors, etc.) in a building should respect those established by existing buildings in the area and the residential and/or mixed-use nature of the building. The street facade should incorporate a sufficient number of windows, doors, balconies, and other opportunities for occupant surveillance of public areas. Visibility should be provided to areas accessed when entering or exiting a building. Lower floor facades should be more transparent and open than upper floors to provide a more detailed and human scaled architectural expression along the sidewalk. Window glass should have a high degree of transparency and should not be dark or reflective. Garage doors should not be visible from the street. If a design is proposed in which garage doors (or other service openings) are visible from the street, they should be sufficiently detailed and integrated into the building.

6) Materials. A variety of materials should be utilized to provide visual interest to the building. Colors and materials should be selected for compatibility with the site and the neighboring area. All sides of a structure should exhibit design continuity and be finished with quality materials. Materials should be those typically found in urban settings. Durable, low-maintenance materials should be used—particularly on surfaces close to the street.

7) Entry Treatment. Buildings with obvious entrances contribute to the definition of the public way and promote a strong pedestrian feel along the street. The building should have at least one clearly-defined primary entrance oriented towards the street. Entrances should be sized and articulated in proportion to the scale of the building. This may be achieved though the utilization of architectural elements such as: lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and others, where appropriate. Any such element utilized should be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.

8) Terminal Views and Highly-Visible Corners. The design of buildings occupying sites located at the end of a street, on a highly-visible corner, or in other prominent view sheds should reflect the prominence of the site. Particular attention should be paid to views from these perspectives and the structures should be treated as focal points by demonstrating a higher degree of architectural embellishments, such as corner towers, to emphasize their location.

9) Additional Criteria for Bonus Stories in Downtown Design Zone 2. Pursuant to Section 28.07(e)2.a, a structure may be allowed to have up to two additional stories (a maximum of 12 total stories), should it be determined that allowing such a bonus would result in a building design that makes an extraordinary contribution to the architecture of the area and the city as a whole. The bonus stories should serve as an incentive to creative building design, and not be

viewed as the "permitted" height/ This provision is intended to allow for increased design flexibility and not to simply allow for a bigger building. The bonus story(ies) should be stepped back and less massive than the floors below. The intent is to encourage buildings that appear less body at the top and provide more visual interest to the skyline. The appropriateness of allowing any bonus stories is at the sole discretion of the Urban Design Commission and Plan Commission.

Site Design / Function

1) Semi-Public Spaces. The space between the front facade of the building and the public sidewalk is an important transition area. It can vary in size, but should be thoughtfully considered with a variety of textures in ground treatment—particularly the area around the entryway. The emphasis should be on an urban landscape, incorporating elements such as raised planters, which could also be used as seating, street furniture, lighting, and landscape materials. These features should be architecturally compatible with the styles, materials and colors of the principal building on the lot and those in the immediate area.

2) Landscaping. Landscaping should be integrated with other functional and ornamental site and building design elements, and should reinforce the overall character of the area. Landscaping can be effective in reducing the massiveness of a building and in creating a more inviting pedestrian environment. Landscaping should be provided in the front where the building meets the ground as appropriate in the context (maybe trees or planters depending on the setbacks, shape and size of the building) to anchor building to the ground and soften the edge. Plants should be selected based on their compatibility with site and construction features. Ease of maintenance should also be considered.

3) Lighting. Exterior lighting should be designed to coordinate with the building architecture and landscaping. Building-mounted fixtures should be compatible with the building facades. Exterior lighting levels should not be excessive and should provide even light distribution. Areas around the entryways should be lit sufficiently. Overall lighting levels should be consistent with the character and intensity of existing lighting in the area surrounding the project site.

Interior Building Design

The criteria for determining the acceptability of a residential planned unit development within the Downtown Design Zones recognize the particular importance of building layout, functionality, interior design, and general level of amenity in ensuring that the living environment provided will be attractive, desirable and practical in an area where the intensity of development is relatively high, many potential development sites are relatively constrained in size and limited in configuration, and opportunities for on-site features and amenities outside the building envelope may be necessarily limited. Relevant factors for consideration include:

1) Mix of Dwelling Unit Types. A variety of dwelling unit types, as defined by the number of bedrooms per unit, should be available within the project. There should not be an over-concentration of either very small (efficiency and one bedroom) or very large (four or more bedrooms) units so as to maintain residential choice and provide flexibility for shifts in housing market demand.

2) Dwelling Unit Size, Type and Layout. The size and layout of each dwelling unit shall be adequate to allow for reasonably efficient placement of furniture to serve the needs of the occupants and create reasonable circulation patterns within the unit.

a) The sizes of bedrooms within the dwelling units should be designed to discourage multiple occupancy of bedrooms when that would result in more than five unrelated individuals living in a unit (the maximum occupancy allowed in the R5 General Residence District). The bedroom sizes should not be large enough to encourage multiple occupancy in units with three or more bedrooms. To the extent compatible with this consideration, having at least one bedroom in each unit sufficiently large for double occupancy makes the unit more suitable for households that include a couple.
b) The size and design of the living room within each unit shall reflect and be adequate for the intended number of occupants of the unit. It is generally expected that the living area be capable of comfortably seating at least the number of residents expected to occupy the unit; however, appropriate size shall be determined as part of the overall project review.

3) Interior Entryway. The interior entryway should create an inviting appearance and, when feasible, should include a lobby or similar area where visitors or persons making deliveries can wait. The entryway should be sufficiently transparent to see into or out of the building when entering or leaving.

4) Usable Open Space. Project designs should provide attractive, safe and creatively designed yards, courtyards, plazas, sitting areas or other similar open spaces for building residents. Usable open space on balconies or roof decks may be provided as long as they are sufficiently large (a suggested minimum size for a balcony is 4 feet by 8 feet) and are provided or accessible to all residents. Usable open space on roof decks at lower elevations is preferred to rooftops. At some locations, side and rear yards sufficient to provide usable open space may be limited, and outdoor open space may not represent the most beneficial use of a limited site when the overall density of development is relatively high. Common recreational facilities and social activity spaces in the development may be considered toward meeting the need for usable open space.

5) Trash Storage. The trash storage area for the building should be located where it is reasonably accessible to the residents, as well as to disposal pick-up crews. In general, it is recommended that the trash storage area be located within the building footprint. Trash storage areas shall not be located in building front yards. Trash storage areas at any location shall be adequately screened to preserve an attractive appearance from the buildings on the site, from adjacent buildings and uses, and from public streets and walkways.

6) Off Street Loading. Adequate off-street loading areas shall be provided, as specified in Section 28.11. The Plan Commission may consider arrangements to provide off-street loading and access from adjoining properties to satisfy the requirement provided that continued use of these arrangements is assured. For all residential developments where the off-street loading area is not adequate to accommodate the anticipated needs of residents moving into or out of the dwelling units, and in particular when significant numbers of residents are expected to want to make these moves within the same limited time period (as with student-oriented housing), a specific resident move-in plan shall also be submitted with the application for a residential development in a Downtown Design Zone describing in detail how the moving needs of residents will be accommodated without creating congestion or traffic problems on public streets or unauthorized use of parking and loading areas that are not part of the development.

7) Resident Parking.
a) Vehicles. The adequacy of provisions for the off-street parking of residents' motor vehicles shall be evaluated as part of the review of the specific development plan. The Plan

Commission may consider the likelihood that the types of residents expected will need or desire to keep private motor vehicles, the particular constraints of the development site and the resulting trade-off between the amount of parking provided and other potential site or building amenities, as well as alternate arrangements provided to accommodate the parking needs of residents, such as, provision of leased parking spaces at another location. Inadequate on-site parking may result in restrictions on residential eligibility to obtain Residential Street Parking Permits. Underground parking is preferred to surface parking lots.

b) Bicycles. Adequate on-site bicycle parking shall be provided to meet the needs of all the residents and users of the developments, as provided by Section 28.11(3)(e). Bicycle parking may be shared or assigned to individual dwelling units and should be located where it is reasonably convenient to the residents and to the public street system. It is recommended that at least some bicycle parking should be provided inside the building or in another location protected from the weather. If it is intended or anticipated that residents will store bicycles within individual dwelling units, the design of the units shall include provision for this storage, and hallways, elevators, and other building features shall be appropriately designed to facilitate the transport of bicycles to and from the units.

c) Mopeds. Adequate parking for mopeds should be provided to meet the needs of the residents. Indoor parking spaces should be provided within the parking area provided for other motor vehicles. Outdoor parking for mopeds may be provided within the parking area provided for other motor vehicles or within bicycle parking areas. Mopeds shall not be kept inside the building except within designated moped or motor vehicle parking areas.

8) Building Security and Management. Building security and adequate resident access to building management shall be provided as necessary to ensure the safety of residents and to protect them from excessive noise and other nuisances that might be created in and around the premises. Depending upon the size of the building, intensity of occupancy, and type of residents anticipated, adequate security might also require on-site management. A management plan shall be submitted with each application for a residential development in a Downtown Design Zone describing in detail how the necessary security and access to management will be provided. The Plan Commission shall retain continuing jurisdiction over the management plan, and in the event that security problems occur in the future, the Plan Commission may review the management plan and may require that additional actions be taken by the building owner to address specific problems or deficiencies determined to exist.

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	**PRESENTED:** December 19, 2012
TITLE: 145 Iota Court and 619 & 625 Henry Street – PUD(SIP), Deconstruction of Three Buildings for a New 8-Story Student-Oriented Apartment Building and the Addition of 2-Stories to an Existing Building (Cliff Dwellers) at 140 Iota Court. 2nd Ald. Dist. (27553)	**REFERRED:** **REREFERRED:** **REPORTED BACK:**
AUTHOR: Alan J. Martin, Secretary	**ADOPTED:** **POF:**
DATED: December 19, 2012	**ID NUMBER:**

Members present were: Richard Wagner, Chair; Marsha Rummel, John Harrington, Tom DeChant, Melissa Huggins, Richard Slayton, Dawn O'Kroley and Cliff Goodhart.

SUMMARY:

At its meeting of December 19, 2012, the Urban Design Commission **REJECTED** a PUD(SIP) located at 145 Iota Court and 619 & 625 Henry Street. Appearing on behalf of the project were J. Randy Bruce, Carole Schaeffer, both representing Palisades, LLC; Jeff Houden, Chris Houden, Sarah Carpenter and Jason Batton. Registered and speaking in opposition were Benjamin Pierce, Stephanie Stender, representing Kappa Kappa Gamma; and Tim Morgan. Appearing in opposition but not wishing to speak were Jordan Corning, representing Chi Psi Fraternity; Gavin Denzer, Thomas Madsen, Benjamin Ganther, William Van Hefty, Alex Stein and Karen Carlsen. Bruce gave a brief overview of the project and other developments in the Langdon Street area for size comparisons. The proposal calls for an extension of Langdon Lane creating a multi-modal transportation corridor with no parking (loading and drop-offs can be accommodated). Architecturally they wish to create one building mass, another building that anchors the corner and the third building that would be around the back corner along Iota Court and Langdon Lane. Some of the new design elements include a masonry base and a masonry upper level in a lighter color with buff on the upper levels. The size of the courtyard has increased and the mass of the back corner of the building has been decreased, reducing the density of the project by about 10%. They continue to pull back building mass in both directions to try to get enough landscaping around the perimeter to be effective. The floor plans have been redesigned with 8% of the bedrooms being internal; other student properties have had a ratio of about 25%. The Cliff Dwellers building is now glass on the back with a French balcony for the apartments with that orientation. The front door locations have been increased with a new entry canopy proposed.

Benjamin Pierce spoke to the difficulty of working in a historic neighborhood. He does not feel that the new designs resemble anything like what the neighborhood stands to lose. He feels scale has not been adequately addressed; these are monumentally larger in scale than anything currently in the neighborhood. He finds it disturbing and it would greatly disrupt the current density, appearance and history of the location.

Stephanie Stender spoke as a historical sorority house representative. They have great concerns about the dissolution of the historic character of this neighborhood, and the increased traffic and safety issues this building will bring. The mass and height are not at all in keeping with the neighborhood. The footprint of this building will be about the same size as the Madison Municipal Building in a neighborhood of 3-4 story house. The restoration of the Cliff Dwellers is a very attractive proposal but this building is inappropriate for this site.

Tim Morgan spoke about the driveway that would be eliminated by this project. He sees this as a violation of the conditional use standards as it would create hardship for neighboring property residents. He stated the residents were never told about this through their Alder or any other means. There is currently a fire lane it just isn't adequately signed.

Comments and questions from the Commission were as follows:

- Could you explain how an internal bedroom works?
    - It's set up as a bedroom in all other factors with a door and a closet, but no window. You supplement the fresh air and light with mechanical air and light. Provisions within the building code allow for that. About the year 2000 the building code changed. In other cities it's used as well, even in very high end properties. We also find with student properties that some students would prefer to have the darkness that an internal bedroom provides.
- (Cover) We've reviewed this new layout and staff finds it OK.
- I have difficulty with bedrooms with no windows.
- The Downtown Plan calls for 5 plus two bonus stories (7). I don't see how we can approve 9 stories.
    - I don't believe we're at 8. The Downtown Plan states 5 plus 2 bonus, measured from the high portion of the site. We do have a community room included within the penthouse level with roof deck access, mechanical space, stairs/elevator coming up. This occupancy of the community room could trigger another floor level but we have in other projects had an allowance for community space and a roof deck.

  I recall something different for measuring the height of the building.
  (Cover) The old method is take the front façade which would be the Henry Street side, the middle point of the building and measure up. The Downtown Plan and the new Zoning Code measures from the far right hand side upward, so there is a difference between the old and new.
  (Rummel) How do we count the community room?
- I won't vote for this because the mass is way oversized. There's nothing wrong with the building but it does not fit in the context of this neighborhood. It overpowers this whole area. I'd like to hear what the rest of the Commission has to say about that before we delve into the design issues.
- I think our responsibility is beyond design but the issue of scale does relate to our charge. I would agree 100%; the scale is inappropriate for this neighborhood. This is not the place for larger footprint buildings and I cannot support it either.
- Given my druthers I'd probably choose something different, but on the other hand the improvements overall to the City are something that need to be weighed. I'm willing to work on the design and let the Plan Commission and Common Council weigh that issue. We're part of the process.
- The fact is we have a Downtown Plan which we just approved that identifies this as a redevelopment site for up to 7 stories. It is in keeping with the plan which we all approved. I also believe that one of the things that this community struggles with is how you experience buildings from the street, and I think the size of this building will not be experienced as that large when you are a pedestrian.
    - We did approve this height but not such a mass. I disagree that you won't feel the mass of this building as a pedestrian. This is just too large a mass that will destroy the character of the area.

- The articulation of the mass is not broken down. All the brick is the same, maybe 2-3 window styles. It's designed as a mass, it's not designed with the articulation of the traditional block or property size in this area.
- Treating the other building on the lake in a more modern style is more appropriate than putting in false historic style on the building but it still does not include the 60s building's relationship to its surroundings. It's almost redesigned within a vacuum rather than addressing the context.
- I actually like the 60s building design. It will never relate to its context but I like this treatment much better than the false historic treatment.
- What is the floor area ratio?
    - We're approximately at 4. The FAR isn't limited, that's one of the bulk standards that's been relaxed. I would agree more with Melissa's point of view that we have what we perceive as smaller masses as we're on the street. The perception of it isn't necessarily of a single building about 4 FAR.
- It looks like with some work you could meet the criteria for bonus stories, not including the overall height and clubroom.
- This just looks like the Humanities building sitting on top of an apartment building. I don't know how to fix that but that's what it screams to me. I don't like this as much as what you did next to Dottie Dumpling's.
- When we see developments go into neighborhoods that aren't ready for the parking, what it does to the neighborhood, at the Parman site the street is loaded with cars. I'd hate to see this happen in this area.
- The Downtown Plan also identified this area as something we should plan on creating as part of our local landmark district. I can't support this at this point; the mass is too large.
- Landmarks has a view and City plans often have multiple policies that conflict with one another.
- I really do like the brick and the feel of it, and I like that you've expanded the entrance to the building. I wonder what you can do with the white elephant on top to make it not so white or to help it complement what's going on down below as opposed to being such a separate structure.
- I like the windows coming down and the fact that the two Henry Street brick masses are different heights, that helps with the articulation.
    - The stepback on Iota Court to those upper levels is very significant.
- Have you done any sun studies?
    - We have. We were most concerned with what was happening here and here, but the sun's gets high enough to maintain those light levels on Iota Court. We could bring those studies to a later meeting.
- As a design review board we're talking about the idea of a general mass and overall scale of what we think is appropriate, and then we have bonus stories for architectural merit. But in this case I've only heard "you're never going to see the top." It's not part of an overall composition that in my mind deems bonus stories because it's great; we're talking about trying to hide it.
    - We're talking about trying to minimize it due to the impact of the scale on the surrounding buildings, that's the intent.
- Sacrificing 2-3 units and eliminating two 4-bedroom units and really letting that be a little bit more slender right there, keeping the roof level there would really bring down the mass and the concern of this big looming façade.
- This project is beyond the architecture, it's simply too big and too massive for the area it's going into.

ACTION:

A motion was made by Goodhart for **INITIAL APPROVAL** with the condition that the height be restudied on the southeast corner with elimination of the 8th floor and reexamination of materials on the top stories of the

building. Rummel asked for referral. Slayton remarked that initial approval is site layout and massing. The Chair stated that the approval with specific suggestions could be done; it might be best to refer since the question of the brick seems to be unresolved. Huggins seconded. The motion failed on a vote of (2-5) with Goodhart, Huggins voting yes; Rummel, O'Kroley, Slayton, Harrington and DeChant voting no.

On a motion by O'Kroley, seconded by Rummel, the Urban Design Commission **REJECTED** this item citing the lack of architectural merit does not credit the bonus stories as noted within the Downtown Plan based on statements that the top stories never will be seen, are not of architectural merit and try to hide the top. The motion further stated that the Commission could not make a finding that the Planned Unit Development District approval criteria in Section 28.07(6)(f). Madison General Ordinances was met, in addition the Exterior and Interior Criteria for Planned Unit Development Districts in Downtown Design Zones was appropriately addressed for waiver of the bulk standards. The motion was passed on a vote of (3-4) with Rummel, O'Kroley, Slayton and DeChant voting for the rejection; and Goodhart, Huggins and Harrington voting against.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 3, 3, 3, 5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 145 Iota Court and 619 & 625 Henry Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	8	6	6	7	-	8	8	7
	2	5	6	-	-	4	1	3
	3	7	-	3	-	-	-	3
	3	5	7	-	-	5	3	3
	5	5	5	-	-	5	6	5

General Comments:

- Look at removing 2-3 floors.
- Simply way too massive a building for Langdon Street site.
- Too much mass for historic area, doesn't meet bonus story criteria. Good architecture in wrong location.
- Mass is significantly out of context with the neighborhood.

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	**PRESENTED:** November 7, 2012
TITLE: 145 Iota Court and 619 & 625 Henry Street – PUD(SIP), Deconstruction of Three Buildings for a New 8-Story Student-Oriented Apartment Building and the Addition of 2-Stories to an Existing Building (Cliff Dwellers) at 140 Iota Court. 2nd Ald. Dist. (27553)	**REFERRED:** **REREFERRED:** **REPORTED BACK:**
AUTHOR: Alan J. Martin, Secretary	**ADOPTED:** **POF:**
DATED: November 7, 2012	**ID NUMBER:**

Members present were: Richard Wagner, Chair; Tom DeChant, Cliff Goodhart, John Harrington, Richard Slayton, Dawn O'Kroley and Marsha Rummel.

SUMMARY:

At its meeting of November 7, 2012, the Urban Design Commission **REFERRED** consideration of a PUD(SIP) located at 145 Iota Court and 619 & 625 Henry Street. Appearing on behalf of the project was Brian Munson, representing Palisades Apartments. Appearing and speaking in opposition were Stephanie Stender, representing Kappa Kappa Gamma Sorority; Colin Bowden, Tim Morgan, Ledell Zellers and Fred Mohs. Munson presented updates to the project on this downsloped lot within the Langdon Historic District. Bruce talked through changes made to the architecture which include decreasing the footprint to assure a 20-foot wide fire lane through the development while still maintaining appropriate space for landscaping around the perimeter. It has been opened up more on the corner to give more room between buildings. The architecture has changed from four pods around the outside of the building to something much more cohesive and consistent architecture that is more compatible with the neighborhood as a whole. Surrounding views were shown. A highly detailed masonry façade was mentioned to include red and buff colored brick to respond better to the scale of the surrounding buildings. A whole new front and entrance is proposed for the Cliff Dwellers apartment building. Metal panel and shingle in a neutral color will be used along the top of the building.

Fred Mohs spoke to improvements made to surrounding buildings and the effect that the proposed demolitions would have on encouraging the maintenance of structures in the area versus allowing demolition for lack of maintenance. He raised concerns raised included the proximity to a local and national historic district. Plans for this neighborhood have mostly included 2-3 story buildings that are unique; once they're gone Langdon Street is not what it used to be. He mentioned the high density student housing area on University Avenue/Dayton Street (La Ciel) that was planned to take away the need for high-rise housing in areas like Langdon Street. The Downtown Plan names this area as reserved for low density and this would be a huge precedent and a negative to what Langdon Street is.

Ledell Zellers spoke to the Langdon District in the Downtown Plan that recently passed two out of four recommendations related to preserving and rehabilitating historic buildings. It calls for development that is compatible with the historic nature of the neighborhood. The building being proposed at nine stories is too big and does not seem to meet the design qualifications for a PUD/PD district. She talked to Daina Penkiunas at the Wisconsin Historical Society and there is some question about whether demolishing these contributing buildings would jeopardize the listing of the National Register of Historic Districts. She indicated there isn't a specific number or tipping point, but that this is quite a number to be demolished, combined with one demolished due to fire and another demolished to put in a new development. If it were to be delisted, other buildings would not receive the tax credit option which would also be a detriment to the area.

Tim Morgan spoke as a neighbor in the area. With this development, his driveway is proposed to be turned into a public path, and would affect three sides of his house. His biggest concern is the easement and how it would affect the driveway to the house that fits eight cars. The conditional use standards clearly indicate that neighboring properties shall not be negatively affected.

Stephanie Stender spoke on behalf of the group representing the sororities on campus. They are concerned about the dissolution of the unique historic character of their neighborhood. Many of these homes are by architect Frank Riley. They are also concerned about the increased traffic and safety issues in the neighborhood accompanied by the density and mass of this building. The height is extremely troubling with the massive wall between Langdon Street and the lake. It also breaks up many existing houses in a neighborhood of 3-4 story houses.

Colin Bowden spoke as the vice president of the Langdon Neighborhood Association. His concerns include the two impromptu meetings held by the neighborhood Alder (Maniaci); his feeling is the association/neighbors should be the ones to organize and facilitate these meetings and that has not happened. The people who own this project gave $250 each to the Alder. There has to be some sort of barrier there. He hopes they at least get the chance to give their full input. The meeting they had two nights ago, people were cut off and did not receive the answers they were asking. There are issues with the structure and the demolition of contributing buildings. None of the buildings proposed for demolition looks anything similar to what is being proposed.

Tim Parks of the Planning Division stated that an application was filed on October 17th for a rezoning to Planned Unit Development, specifically requesting PUD zoning under the 1966 code. It will not be reviewed under the new Downtown and Urban Zoning in the new Zoning Code; it will be a PUD in the old code and roll into the new zoning map after being approved. Ald. Rummel inquired about why these Commissions were asked to hurry up and approve changes to the Downtown Design Guidelines (almost for this project) and now it isn't even going to follow those standards. Information regarding the demolition of these buildings has not yet been submitted to Planning staff for review. They are looking for the renovation details for the 150 Langdon Street building which is incorporated into the PUD. They are also requesting floor plan layouts to address concerns with the number of bedrooms and windows. The site plans submitted do not clearly reflect the inclusion of 150 Langdon Street and 140 Iota Court within the boundaries of the PUD. He pointed out that this is a 9-story building (8 stories of residential) in a Downtown Design Zone that maxes out at 5-stories. The Downtown Plan points to five stories with the opportunity for two bonus stories; this project is one residential floor more than the bonus stories that can be granted under the Downtown Plan recommendations. Factor in also the 9th floor for the open space common element being proposed. Regarding the Langdon Lane concept, the Langdon District of the Downtown Plan encourages this idea. It's clear this project is relying on some formalization of the Langdon Lane idea. The Downtown Plan has quite an emphasis on the contributing structures in the Langdon National Register District and as mentioned before, staff feels that the bar must be exceptionally high if the demolition of three contributing structures is to be considered. Planning Division staff have determined that the entirety of the development should be reviewed by the Landmarks Commission so

they can make their advisory recommendations to this body and the Plan Commission regarding visual intrusiveness and a possible negative impact on the local historic district.

Ald. Maniaci asked for a sense of where the Commission sees this project going. The Chair reminded her that care needs to be taken so as not to violate the open meetings law. Bruce also stated that they would appreciate comments for a baseline. The Chair replied that this body is charged with design issues. Maniaci gave a brief update, starting with the informational presentation on this development in which she believes that the Commission gave "contradictory" comments. The neighborhood meeting was held two days prior to this with about 60 people in attendance, further stating that "in doing this the last 3 ½ years the alders usually call the meetings on development proposals and act as an intermediary between the development interests and the neighborhood interests." Overwhelmingly traditional architecture is very much where the neighborhood wants this to go. She hoped the Commission could give them 10 minutes of discussion time to move this process forward.

Slayton replied that it is important to him to hear the Landmarks Commission comments because when he looks at this proposal he thinks "one of these is not like the others" (proposed building as designed compared with existing adjacent structures). He needs Landmarks to comment on how they feel about how this fits in because he cannot see how it does. It's not intimate, there aren't any openings in the streetscape. The necessity of hearing recommendations from the Landmarks Commission was supported by other Commission members. O'Kroley remarked that the contributing buildings are the key factor; to discuss those first before the new proposal. She did comment on the proposal for the refacing of the Cliff Dwellers; if it's a building inappropriate to its neighbors when it was built, putting a false historic façade on it is not any more appropriate and probably further inappropriate.

ACTION:

On a motion by Slayton, seconded by Goodhart, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (7-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 4 and 4.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 145 Iota Court and 619 & 625 Henry Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	4	5	-	-	4	4	4
	-	-	-	-	-	-	-	4

General Comments:

- Too much mass for context. Cut-off 3 stories.
- Nice looking building but doesn't fit location and national historic district.

Madison Landmarks Commission **STAFF REPORT**

Regarding:	**619 - 625 Henry and 140 - 145 Iota Court – Construct "The Waterfront" a 7-story housing development adjacent to a designated landmark (Psi Chi Lodge) and in the Langdon Street National Register Historic District.** **2nd Ald. District** **Contact: J. Randy Bruce** **(Legistar #28348)**
Date:	November 26, 2012
Prepared By:	Amy Scanlon, Preservation Planner

General Information:

The Applicant is requesting to demolish three contributing structures in a National Register Historic District to construct a new development and improve the exterior appearance of two additional buildings. The PUD development parcel/zoning lot is adjacent to a landmark site and therefore, the project must be reviewed by the Landmarks Commission.

Relevant Landmarks Ordinance sections:

28.04(3)(n)	Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmarks Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.
28.12(12)(c)1.d.	The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

Background Information:

The character of a neighborhood is guided by its development history which then informs predominant features like building type/use type, architectural style, building spacing, building scale and mass, building materials and dates of construction. These features combine to create a neighborhood with a unique character that is distinct from other neighborhoods. Some neighborhood development histories are more historically or architecturally significant than others.

The Langdon neighborhood has a distinctive character that is based on the development pattern of the area and the architectural trends of the time. The Langdon neighborhood was originally part of the Mansion Hill neighborhood and was home to prominent businessmen and University faculty. As the University population grew, the Langdon area became a popular neighborhood for Greek letter societies and housing for students. These Greek letter societies established chapter houses in existing stately structures or constructed new high-style period revival buildings. Since the University provided only one dormitory for female students, large residences in the area were turned into boarding houses and apartment buildings were constructed. With significant growth in University enrollment, the neighborhood transitioned from a prestigious neighborhood of professionals to a student enclave that is known for its buildings of high-style period revival architectural styles.

In addition to being known for its architecture, the Langdon neighborhood has the following character defining features:

- Irregularly sized blocks along Langdon Street that relate to the waterfront.
- Buildings on small irregularly shaped lots.
- Higher density for historic student and Greek letter society housing.
- Buildings of similar scale and form (typically three stories with traditional form).
- Buildings of similar materials (largely brick and siding).
- Small yards (lot coverage is high).
- Alleys and walkways.

The Landmarks Commission reviewed the demolition notices for 619 and 625 Henry Street and 145 Iota Court on August 13, 2012 (the demolition report from the August 13, 2012 meeting is attached). At that time the Commission provided a recommendation to the Plan Commission that the three buildings have historic value. The motion follows:

> *A motion was made by Gehrig, seconded by Rummel, to recommend to the Plan Commission that the Landmarks Commission strongly opposes the proposed demolition of three contributing structures in the National Register historic district for many reasons, but most importantly due to the inconsistency with the newly adopted Downtown Plan recommendations 77, 78 and 168 as well as the concern regarding the long term implications of the health of the National Register district as a whole since every demolition request is followed by another. The motion was approved by a voice vote/other.*

The historic information describing each building follows:

<u>145 Iota Court</u>
The Craftsman style building was erected in 1912 as the Batchelor Apartments. Its style is marked by a unique Craftsman/Classical style entrance feature and tall parapet with decorative brickwork making it one of the finest large Craftsman style apartment buildings in Madison.

<u>619 North Henry Street</u>
The building was built in 1911 as the Spooner Apartments as designed with Arts and Crafts and Colonial Revival elements by premier Milwaukee architect Alexander C. Eschweiler, FAIA. Eschweiler is considered one of the finest designers to practice in Wisconsin.

<u>625 North Henry Street</u>
Constructed in 1916 as the Sigma Nu Fraternity, the building was designed in the Prairie Style by Alfred Clas of the Milwaukee firm Ferry and Clas.

Plans and programs including the Langdon Street National Register Historic District, the Downtown Plan and the 2006 Comprehensive Plan have been put in place to protect the context and character of the Langdon neighborhood.

<u>The Langdon Neighborhood National Historic District</u> was listed on the National Register of Historic Places in 1986. The nomination form is linked to Legistar. The National Register nomination states,

> "*The Greek letter societies along with landlords and developers cashing in on the demand for student housing, demolished or altered most of the older buildings in the district. But, they also erected some distinctive high-style replacements, executed in the*

latest period revival architectural styles by some of Madison's best architects. This new construction of Tudor, Georgian, Colonial and Mediterranean revival buildings, alongside the older styles, resulted in an eclectic mix of buildings which distinguishes the Langdon Street historic district from any other area in the city."

The statement above suggests that the buildings built during the period of historic development, between 1900 and 1930, are significant to each other and to the overall character of the neighborhood. While the specific buildings proposed for demolition have individual historic value due to the significance of the architect, architectural style, and early development history, they are most valuable as part of the collection of buildings in the unique context of the Langdon neighborhood.

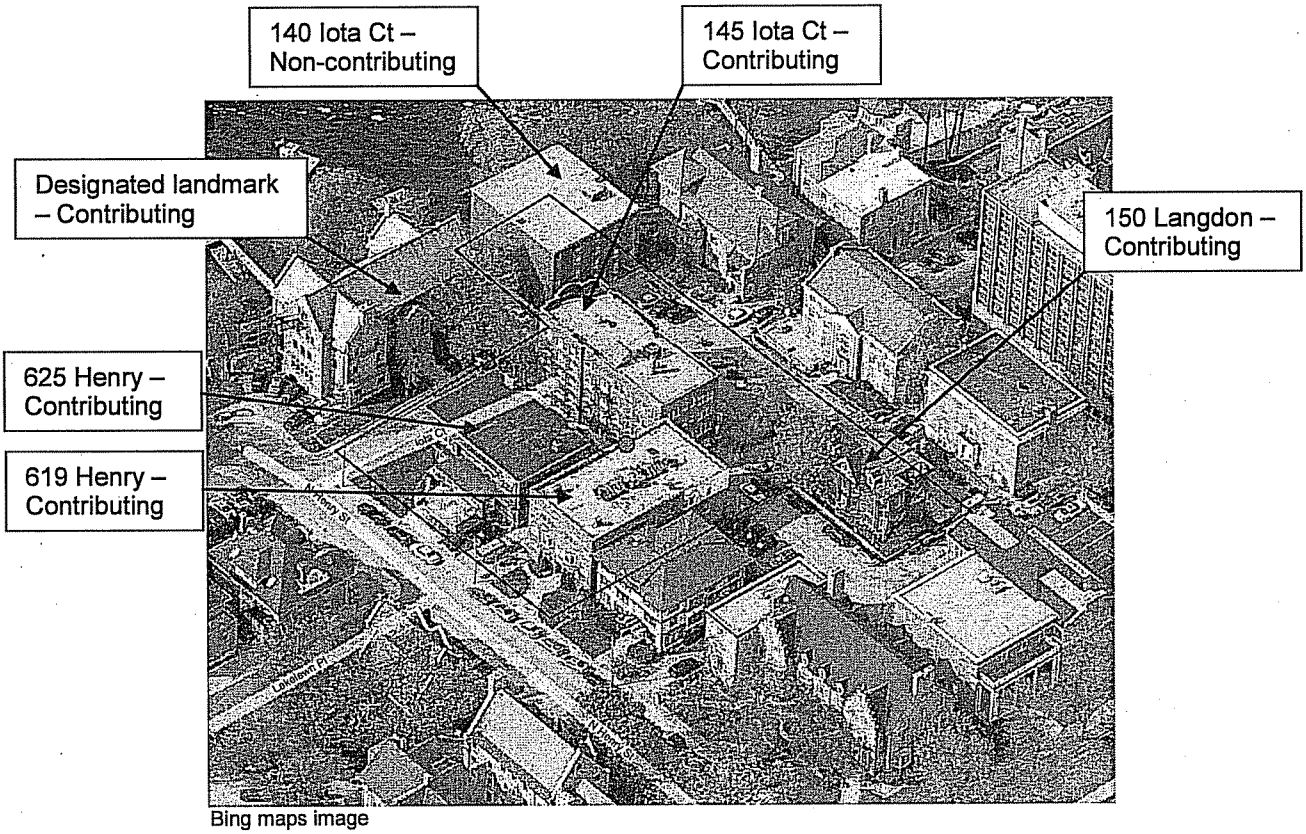
"Despite the fact that streetscapes of similar buildings are rare in this district, there is a continuity of scale, building materials, and form among the contributing structures. Of the 113 total buildings in the district, most are three stories in height (73, or 65%). Only 16 (14%) are over three stories in height, and of these 11 (61%) are post-1950 contemporary high-rise apartment buildings. Only 24 of the 113 buildings (21%) are two stories in height, and there are no single-story buildings, other than the four garages...All of the non-contributing buildings in the area have flat roofs, but only 15 (17%) of the contributing buildings do. Other contributing buildings have either a gable roof (41, 46%), or a hip roof (33, 37%). These statistics illustrate the continuity of scale and form which exists in most of the district, and means that one building does not necessarily dominate any streetscape."

The excerpt above states that the historic district has a continuity of scale and form. The existing buildings that are proposed for demolition relate to this scale and form.

"The distinctive type of housing in the district, and the emphasis on post-1900 construction, sets this neighborhood apart from its surrounding built environment. There are large, institutional buildings of the University of Wisconsin campus bordering the western edge of the district, and a wide, intrusive street (Wisconsin Avenue), with open space and new construction beyond it, borders the district to the east. Lake Mendota, to the north, is an obvious boundary, and to the southwest of the district, bordering lower Langdon Street, are commercial buildings related to Madison's lower State Street business district."

The excerpt above shows that the large buildings, incongruent improvements, and non-typical use patterns are used to define the edges of the historic district.

It should be noted that properties found to be contributing to a National Register Historic District are eligible for tax credits for rehabilitation. This means that if an owner of a building in a National Register Historic District substantially restores or adaptively reuses a property in accordance with the Secretary of the Interior's Standards for Rehabilitation, the owner can be eligible for a tax credit on the amount expended on the rehabilitation. The tax credit program is an incentive that has been used by other property owners in this historic district to maintain and rehabilitate their properties. Staff is concerned that the continued loss of contributing structures within the National Register Historic District may result in the future loss of the district thus terminating the tax credit program for all property owners. Of the five existing buildings included in this proposal, four buildings are considered contributing to the district (and would be eligible for tax credits for rehabilitation) and three of those four are proposed for demolition. One building is considered noncontributing.



Bing maps image

The recently adopted Downtown Plan features the Langdon area in Key 4: Maintaining Strong Neighborhoods and Districts and in Key 7: Build on Historic Resources. The historic preservation related objectives, recommendations, and discussion points that relate to this redevelopment proposal (on pages 56, 57, 92 and 93 of the draft plan) are listed below:

- *New development must enhance the essential character of the neighborhood and not diminish views of the lake.*
- *This plan recommends that a local historic district be considered to support the National Register designation and clarify the desire to preserve the historic character.*
- *Wholesale redevelopment is not the goal, but a limited amount of new development to replace non-contributing, blighted housing will benefit the area.*
- *Opportunities for implementing these amenities (access to the lake and formalization of pedestrian walkway) should be pursued in conjunction with new development that occurs adjacent to these corridors, but that potential should not be justification for approving new development that is otherwise inconsistent with the recommendations of this plan.*
- *The Langdon neighborhood should build on its history as a traditional student neighborhood, including a concentration of fraternities and sororities. It should continue to accommodate a limited amount of higher-density residential redevelopment on selected sites while maintaining the area's historic and architectural integrity. Preserving and enhancing Langdon Street as the spine of the district will be key. The pedestrian walkway between the lake and Langdon Street should be formalized to enhance its aesthetics and safety and to make stronger connections to the lakefront path.*
- *Encourage preservation and rehabilitation of contributing historic buildings.*
- *Encourage relatively higher-density infill and redevelopment that is compatible with the historic context in scale and design on non-landmark locations and sites that are not identified as contributing to the National Register Historic District.*

- *Update the Downtown Design Zone standards for the Langdon Street area and incorporate them into the Zoning Ordinance.*
- *Explore financial incentives (such as small cap Tax Increment Finance loans or grants) to rehabilitate landmarks, potential landmarks, and contributing buildings within existing TIF districts, including for rental properties.*
- *Preserve historic buildings and groupings of buildings that contribute to the essential character of Downtown and its neighborhoods.*
- *Establish* (later changed to "Consider establishing") *local Historic Districts as identified and as described in this Downtown Plan.*

Excerpts of the 2006 Comprehensive Plan as specifically mentioned in the submission materials are as follows (Please note that the Applicant provided submission materials that should refer to Objective 79 instead of 76):

Objective 75: Promote land use diversification and increases in development densities at selected locations in Madison's downtown area.

Policy 1: Promote and preserve the downtown's unique social and cultural character by:

- *Enhancing daytime and nighttime activities;*
- *Providing and maintaining public spaces*
- *for community entertainment, exhibits and public gatherings;*
- *Supporting and enhancing the vitality of the arts and entertainment for diverse ethnic, age, and social groups in the downtown;*
- *Involving a diversity of people in decision - making and planning for downtown arts, cultural and entertainment activities.*

Policy 2: Increase high - quality employment and diverse housing opportunities in the downtown area by identifying appropriate redevelopment and infill sites through the planning process, and facilitating development at these locations.

Policy 3: Facilitate through detailed sub - area planning and incentives, the development of Transit - Oriented Developments at appropriate locations within the downtown area.

Policy 4: Strategically use existing City tools and powers, such as land assembly, eminent domain, tax incremental district financing, and revenue bonding, to help implement downtown reinvestment projects identified through City planning

Objective 79: Increase the amount of housing in the downtown/campus area and provide a variety of housing choices for different household types, sizes, and incomes, including families and lower/middle - income households.

Policy 1: Develop downtown housing as part of vibrant mixed - use neighborhoods that include a range of neighborhood serving retail, service and recreational activities.

Policy 2: Identify and guide new housing to appropriate residential and mixed use development locations in downtown neighborhoods, in the East and South Campus areas, and in the near east, west and south Isthmus neighborhoods that provide significant housing opportunities convenient to the downtown.

Policy 3: Develop and implement strategies to encourage owner - occupied or long - term rental/lease residential properties in established neighborhoods.

Policy 4: Locate a large proportion of housing for University students within walking distance of campus.

Policy 5: Efforts to build additional housing in the downtown/Isthmus area should not result in extensive demolition of quality, existing housing that is perceived by the community to be valuable to the neighborhood.
Policy 6: As housing markets change, foster the rehabilitation and redevelopment needed to ensure a quality - housing environment for all people.
Policy 7: Explore the creation of City programs to rehabilitate historic downtown residential properties.

Additional excerpts of the 2006 Comprehensive Plan that relate to historic preservation issues are as follows:

Objective 34: Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan.

Policy 1: In established neighborhoods identified in the Comprehensive Plan as recommended locations for near - term or longer - term transition to different or more - intensive land uses, prepare and adopt a detailed neighborhood plan that clearly defines the locations where redevelopment, changes in use and/or increased density are recommended, the areas where no significant changes in use or intensity are recommended, and the essential character, scale and design elements that are critical to ensuring that new development is compatible with existing development.
Policy 2: Develop and implement a process for regularly reviewing, evaluating, and updating neighborhood plans to keep the recommendations current.
Policy 3: Changes in established neighborhoods should be carefully planned in collaboration with neighborhood residents, businesses, owners and institutions.
Policy 4: Balance the preferences of residents with City - wide and neighborhood planning objectives and priorities when determining the acceptability of changes to parcels of land in or adjacent to existing residential development.
Policy 5: Adopt regulations and design standards to protect the desired street and block patterns, land use patterns, and development characteristics of the City's established neighborhoods, such as building size and height, building setbacks and placement on the lot, density, parking, landscaping, and streetscape improvements.

Objective 40: Protect Madison's historic structures, districts and neighborhoods and encourage the preservation, rehabilitation, maintenance and adaptive reuse of high - quality older buildings.

Policy 1: Continue to enforce existing City regulations, policies and programs that protect Madison's historic structures, districts and neighborhoods and foster the preservation, rehabilitation and maintenance of existing buildings.

Objective 41: Maintain a balance between redevelopment and preservation in established neighborhoods that recognizes the general satisfaction of many residents with their neighborhoods as they currently are and focuses redevelopment activity on selected areas and sites within the neighborhood where the objectives of increased density and a wider range of uses will be most supportive of objectives to maintain existing neighborhood character and quality.

Policy 1: Protect residential areas from inappropriate commercial and industrial encroachment by directing those activities to the locations identified in adopted plans.

Policy 2: General locations where a transition into a denser neighborhood or district is appropriate should be identified in the Comprehensive Plan and in detailed neighborhood development plans and other special area plans.
Policy 3: In general, predominantly single - family blocks within established neighborhoods should continue in this use, since significant intensification in these areas could be detrimental to the neighborhood and exceed infrastructure capacities.
Policy 4: In neighborhoods that currently are deficient in neighborhood supporting uses, such as neighborhood activity centers and gathering places, convenience shopping and services, or recreational opportunities, neighborhood plans should explore the interest in these amenities and seek to identify appropriate locations where limited amounts of these additional uses might beneficially be introduced.
Policy 5: Where appropriate, as determined by adopted neighborhood plans, established neighborhoods may be retrofitted with neighborhood - serving civic uses such as parks, recreation centers, library branches, schools, or day care, which offer opportunities for building community, but which do not unnecessarily dislocate viable existing housing stock.

Objective 42: Ensure that new development is compatible with the existing and planned design and development characteristics of the neighborhood and minimize land use conflicts between infill or redevelopment projects and existing neighborhood development.

Policy 1: Infill development or redevelopment in existing neighborhoods should be designed to incorporate or improve upon existing positive qualities such as building proportion and shape, pattern of buildings and yards, building orientation to the street, and building materials and styles.
Policy 2: Recognize that infill development is not inherently "good" simply because it is infill, or higher density because it is higher density. Where increased density is recommended, it is always only one among many community and neighborhood objectives, and other factors such as architectural character and scale (including building height, size, placement and spacing) block and street patterns, landscaping and traffic generation are also important.

Objective 44: Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.

Policy 1: The City shall continue to offer programs and incentives to property owners to foster the maintenance and enhancement of existing properties.
Policy 2: The City shall continue to enforce applicable property maintenance, building, and zoning codes to minimize the physical deterioration of properties in established neighborhoods.
Policy 3: Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while also recognizing the need f or flexibility that comes with rehabilitating existing buildings.
Policy 4: Public and private monies can be used to develop new programs that attract private property owners to redevelop strategic sites.

Objective 51: Protect and enhance features and places within the community that are of architectural and historical significance.

Policy 1: Continue to enforce existing City regulations, policies and programs that protect Madison's historic structures, districts and neighborhoods and foster the preservation, rehabilitation and maintenance of existing buildings.

Policy 2: Existing buildings that add to the vitality of the street and the historic fabric of the City should be preserved or adapted to meet the changing needs of our neighborhoods.
Policy 3: New developments should create harmonious design relationships between older and newer buildings, particularly in older neighborhoods with an established character and buildings of historic or architectural interest and value.

Staff Comments and Recommendations:

In response to the relevant Landmarks Ordinance sections, Staff recommends that the Landmarks Commission advise the Plan Commission and Urban Design Commission on the following issues:

1. The redevelopment proposal does not provide a design that is compatible with the existing character of the neighborhood in mass or scale. The architectural style attempts to be compatible with the context, but does not rise to an exceptional quality that could balance the loss of three contributing structures. In addition, the practice of combining lots to create one very large redevelopment site will change the character of the neighborhood. Typically the large buildings, incongruent improvements, and non-typical use patterns physically and visually alter existing contexts. Staff believes the current proposal (The Waterfront) is so large and visually intrusive that it adversely affects the historic character of the existing context and the adjoining landmark site (Psi Chi Lodge). Please review the black and white maps that are attached to this report. These maps show a figure ground study that compares the existing conditions with the proposed conditions of the character of the built environment. The proposed map shows a building footprint that is large and out of character within the context.

2. The Landmarks Commission reviews the historic value of all buildings proposed for demolition based on the criteria for landmark designation and the demolition standards for landmarks or buildings within historic districts. The Downtown Plan recommends that the Langdon neighborhood be considered for local historic district designation and the Landmarks Commission has indicated an interest in following this recommendation. Due to the two statements above, Staff suggests that this proposal be reviewed with knowledge of the demolition standards. The Landmarks Ordinance states (Sec 33.19(5)(c)3. Standards):

   "In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:

   a. *Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;*
   b. *Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;*
   c. *Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;*
   d. *Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;*
   e. *Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history,*

architecture and design or by developing an understanding of American culture and heritage;

f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;

g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located."

The proposal does not demonstrate that there is any structural deficiency in the existing buildings that would warrant the need for demolition or the need to stray from the recommendations in the recently adopted Downtown Plan or the 2006 Comprehensive Plan. Exterior restoration, window repair, roofing, painting, energy efficiency retrofits, structural repairs and upgrades, interior finishes and fixtures, and mechanical, electrical and plumbing system upgrades would be considered eligible projects for the tax credit program which would assist with the rehabilitation of the existing buildings.

3. The redevelopment proposal is in direct conflict with numerous historic preservation related recommendations in the Downtown Plan, the Comprehensive Plan, and PUD and Design Zone standards. All recommendations and standards in adopted plans apply to this property – not only the sections on bonus stories and increased density. Each PUD application must be carefully evaluated against the standards for approval. In this case, the loss of three contributing structures is not balanced by the proposed design of the development (The Waterfront). Detailed information about the restoration of 150 Langdon had not been submitted for review at the time of the preparation of this report. Staff believes that the rehabilitation of the 150 Langdon structure would not mitigate the loss of the three contributing buildings and the effect of the mass and scale of the proposed development on the prevailing development pattern in this area.

4. The submission materials state that the new development will allow for significant energy efficient upgrades that will include "sustainable design opportunities and green roof systems for stormwater filtration/pre-treatment". Sustainable design principles consistently strive to minimize waste including demolition waste. The restoration and reuse of an existing building is the most effective way to realize a sustainable design. All existing buildings can be made more energy efficient.

5. Because they are integral to the development of the historic Langdon neighborhood, the three buildings proposed for demolition are most valuable as part of the larger collection of buildings in context. Without these buildings, the character of the Langdon neighborhood is diminished and the historic context is eroded. The buildings proposed for demolition have individual historic value based on historic development pattern, architectural style, and being the work of master architects.

0
130
260 Feet
1 inch = 133 feet
Existing

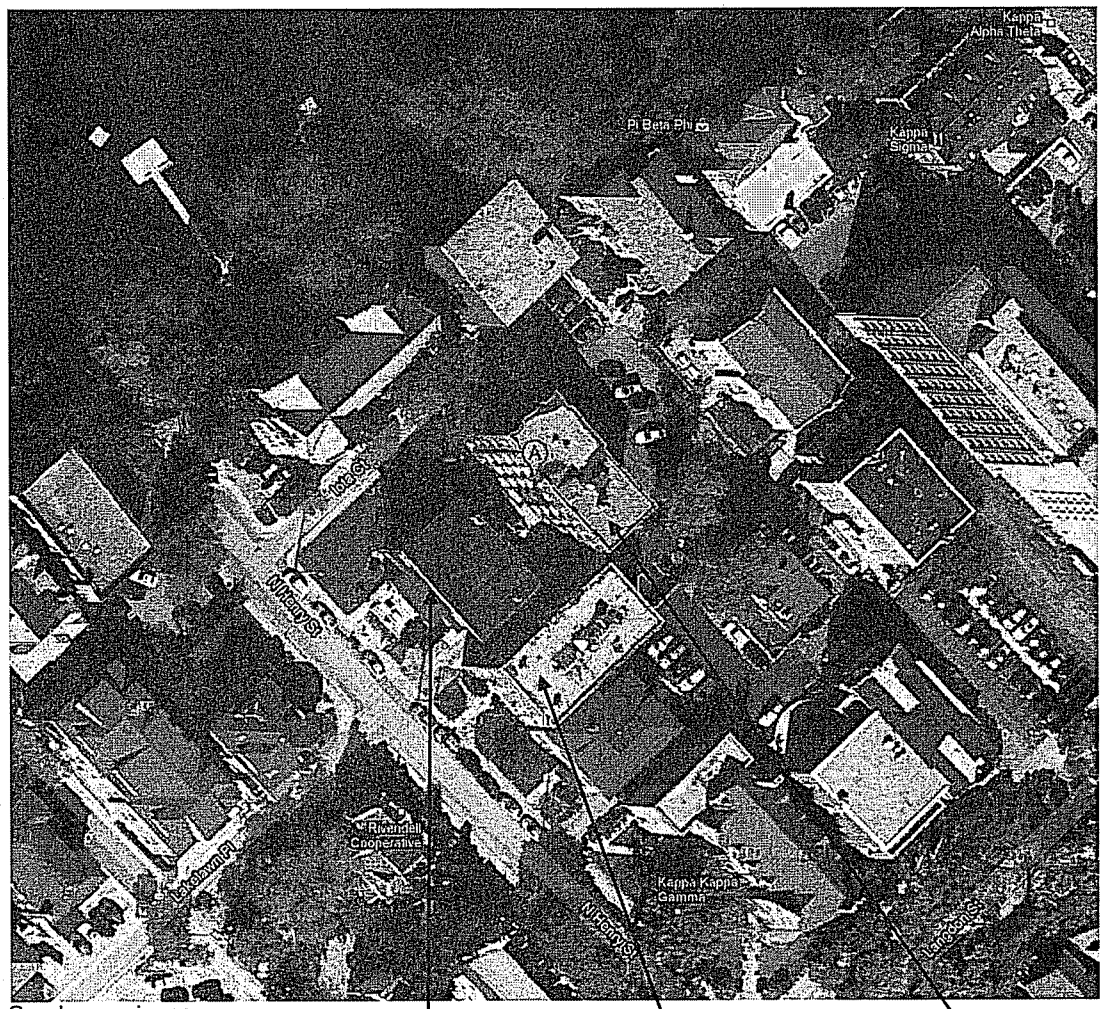
0
130
260 Feet
1 inch = 133 feet
Proposed

Madison Landmarks Commission **DEMOLITION REPORT**

Regarding: **Buildings Proposed for Demolition - 2012**
(Legistar #25183)

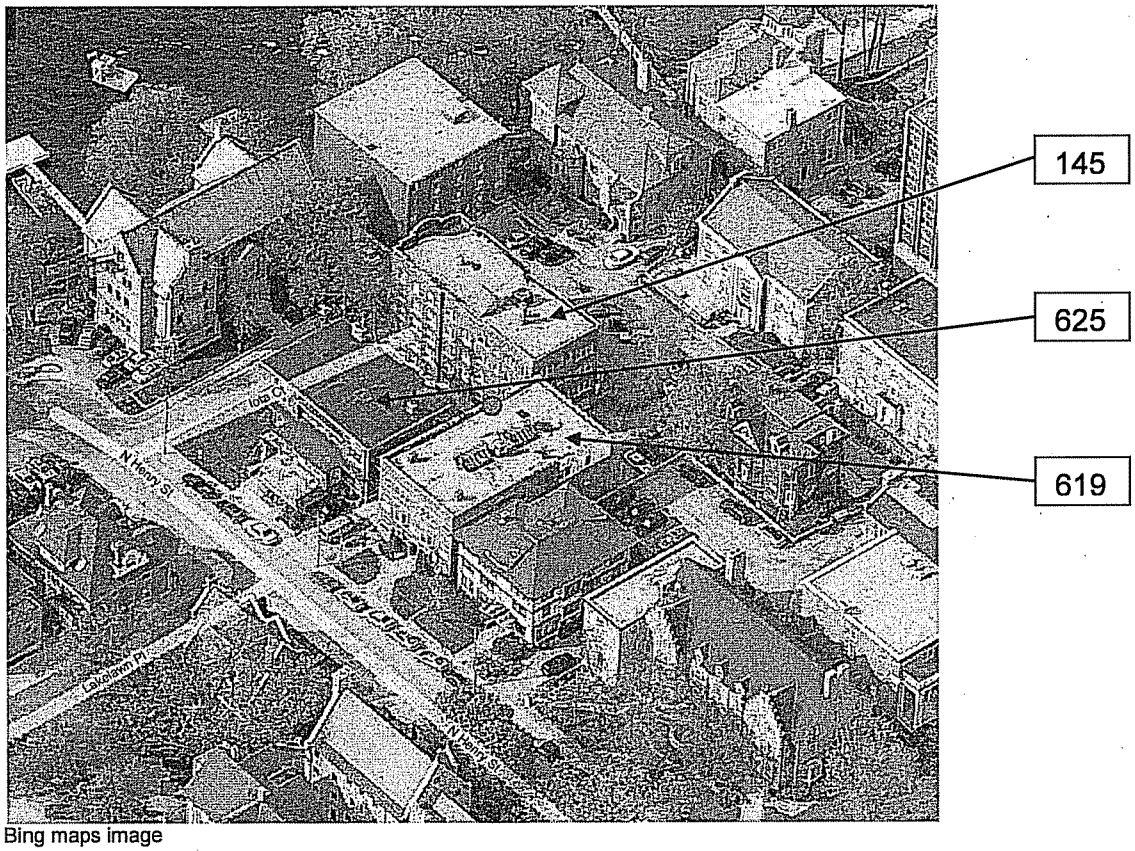
Date: August 13, 2012
Prepared By: Amy Scanlon, Preservation Planner

145 Iota Court, 619 and 625 North Henry
145 Iota Ct. is a 33 unit apartment building, constructed in 1912 as the Batchelor Apartments.
619 N. Henry is an 8 unit apartment building, constructed in 1911 as the Spooner Apartments.
625 N. Henry is a 17 unit apartment building, constructed in 1916 as the Sigma Nu Fraternity.



Google maps image

7-8



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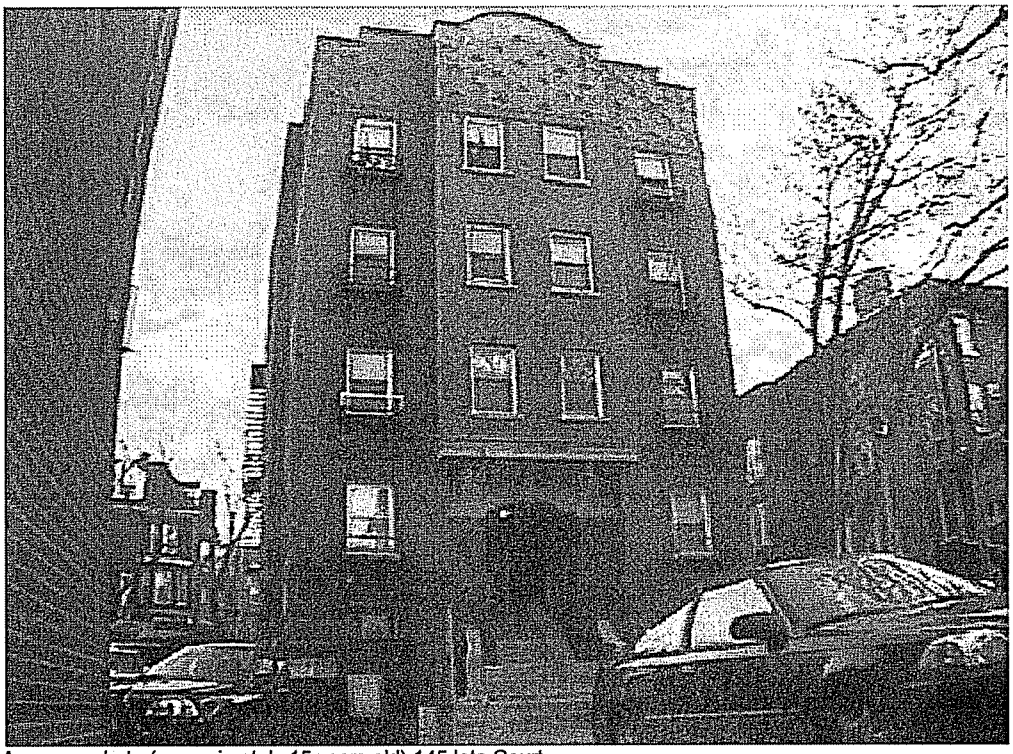
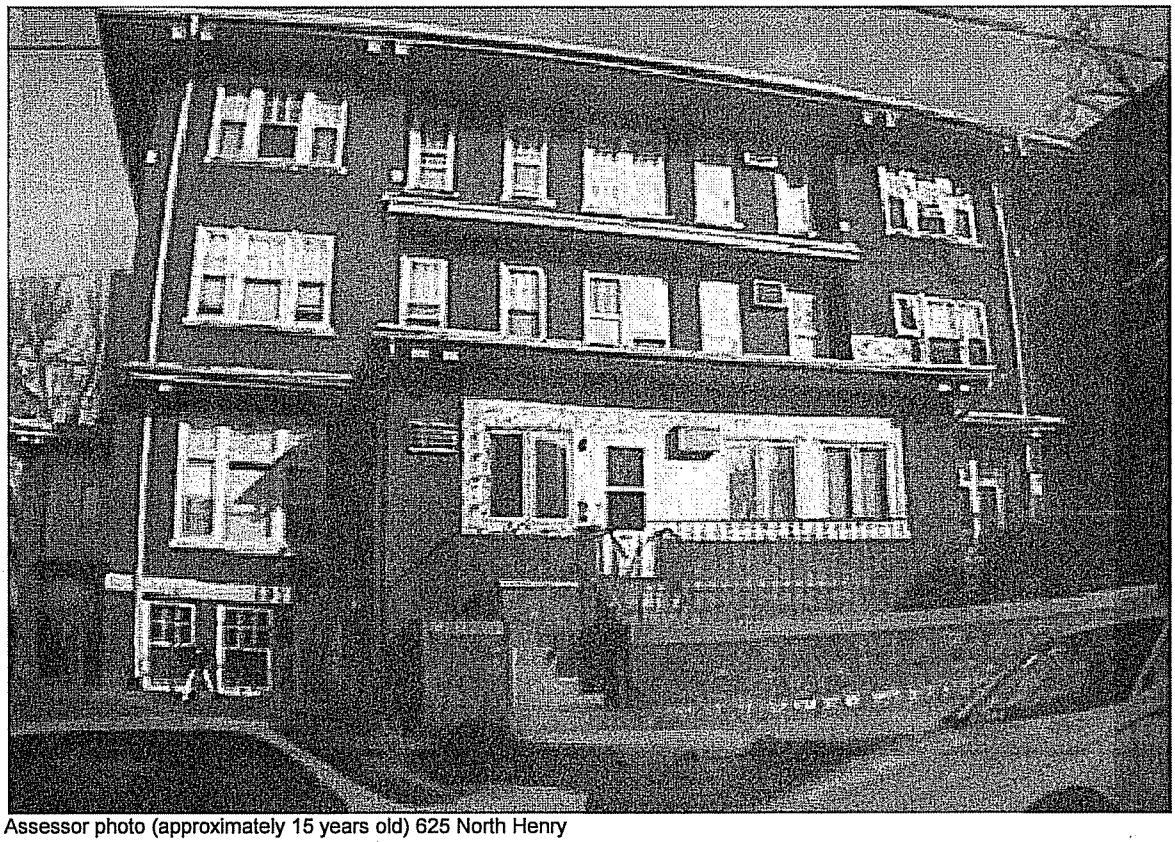

Assessor photo (approximately 15 years old) 145 Iota Court

2-8

Assessor photo (approximately 15 years old) 619 North Henry



Assessor photo (approximately 15 years old) 625 North Henry

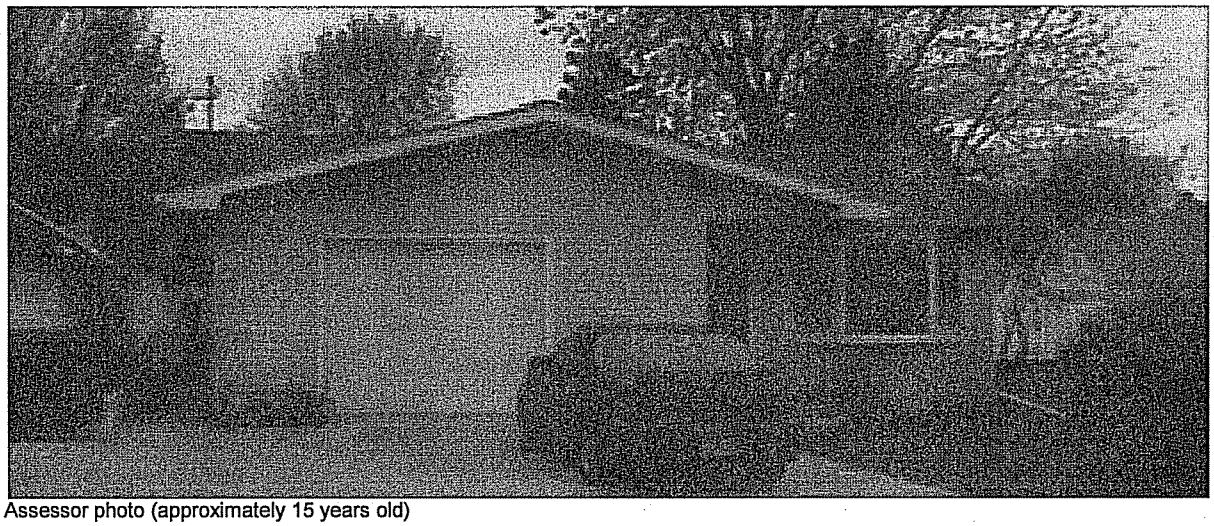
7-8

Applicant: Randy Bruce, Knothe & Bruce Architects, LLC

Applicant's Comments: The development shall include the deconstruction of 3 buildings to make room for a single student housing structure.

Staff findings for buildings proposed for demolition in this development: The reports of former Preservation Planner, Kitty Rankin,prepared in 2008, are attached to this report. All buildings are contributing structures in the Langdon Street National Register Historic District. The Downtown Plan (Recommendation 168) recommends that the historic properties in the Langdon Neighborhood be inventoried and that a local historic district be considered for the area that would be generally coterminous with the National Register historic district. When the NR nomination was written in 1985, there were 89 contributing structures and 113 total structures in the area. Since 1985, some structures have been demolished. As contributing structures continue to be destroyed, there is the possibility that at some point the State Historic Preservation Office could request that the National Register historic district be removed due to the loss of contributing buildings. This would remove the tax credit incentive for all properties in the area and result in a drastic change in the historic neighborhood.

<u>816 Christianson</u>
Single family residence, constructed in 1964.

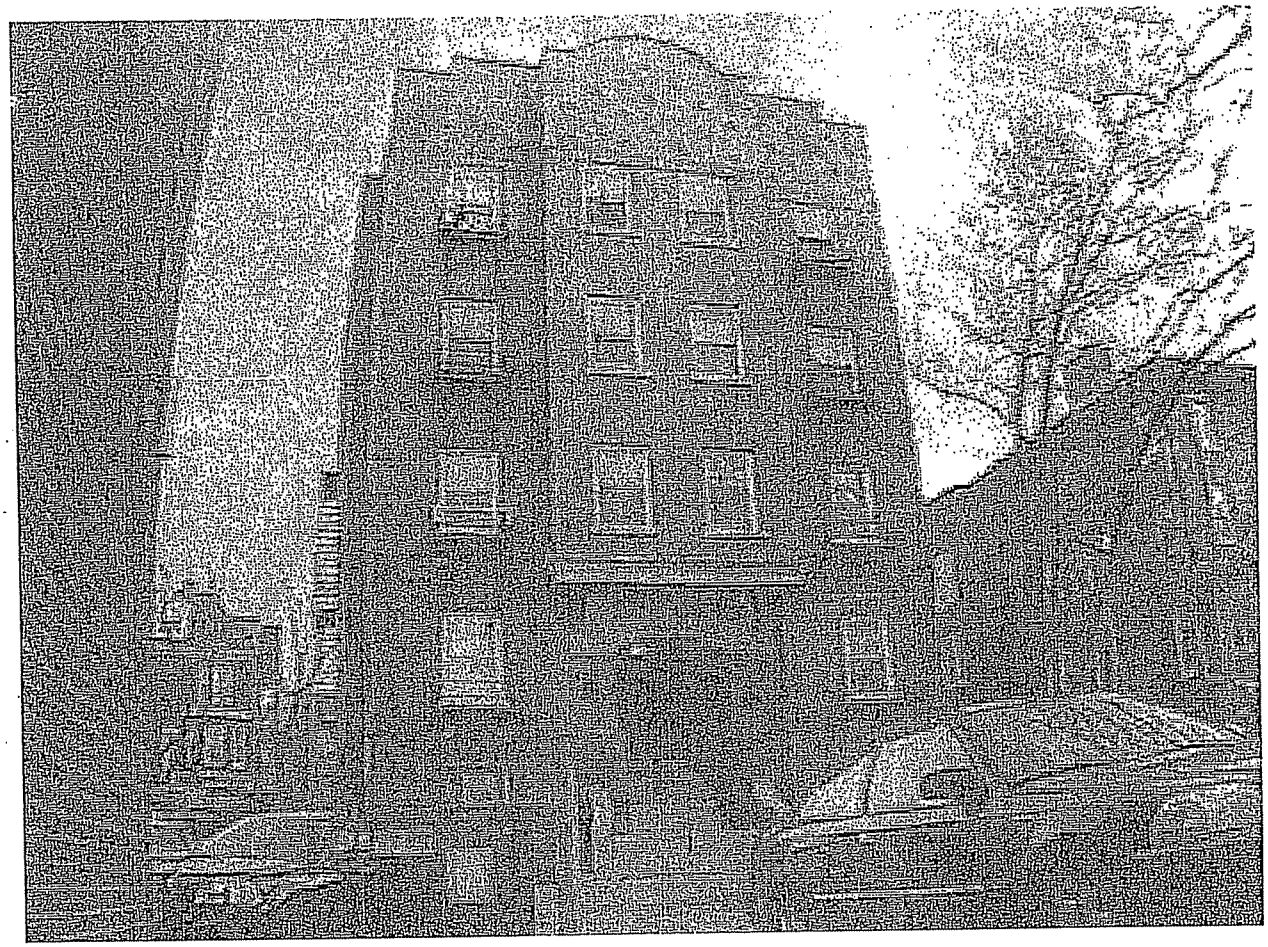


Assessor photo (approximately 15 years old)

Applicant: Scott Kerr

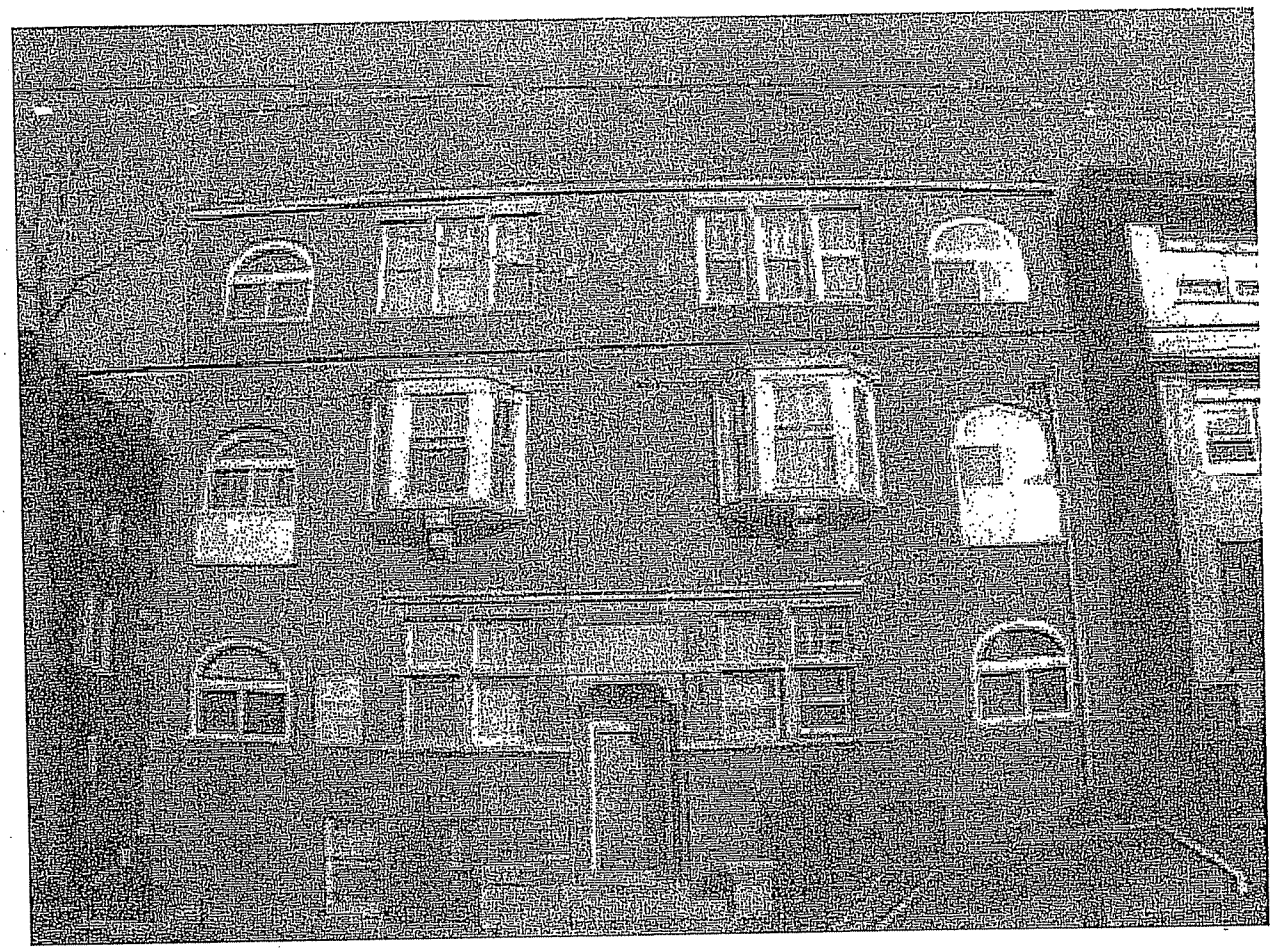
Applicant's Comments: Pipe burst while the home was vacant, over 100,000 cubic feet of water passed through the meter flooding the house. Mold has taken over the building and it has deteriorated to the point that restoration is no longer possible.

Staff findings: A preservation file does not exist for this property.



145 Iota Court

This large four-and-one-half-story brick building is proposed for demolition for a multiple story residential building. The Craftsman style building was erected in 1912 as the Batchelor Apartments. It has a unique Craftsman/Classical style entrance feature and the tall parapet with its decorative brickwork is also unusual. It is identified in the draft styles document of the comprehensive survey as one of the finest large Craftsman style apartment buildings remaining in Madison. It is considered a contributing element in the Langdon Street National Register Historic District.



619 N. Henry Street

A brick three-and-one-half story Colonial Revival eight-unit residential building proposed for demolition for a large, multi-story residential building. The building has interesting Arts and Crafts elements and was built in 1911 as the Spooner Apartments It was designed by premier Milwaukee architect Alexander C. Eschweiler, FAIA (1865-1940), one of the finest designers to ever practice in Wisconsin. Other buildings by Eschweiler remaining in Madison include the Chi Psi Lodge around the corner at 150 Iota Court, the Main House across Henry Street at 622 N. Henry, the Scott house at 520 N. Pinckney Street and St. Francis House at 1001 University Avenue. All of these buildings are architecturally significant. This building is listed as a contributing resource in the Langdon Street National Register Historic District. In the draft styles report of our comprehensive survey, it is listed as one of the best examples of the Colonial Revival.

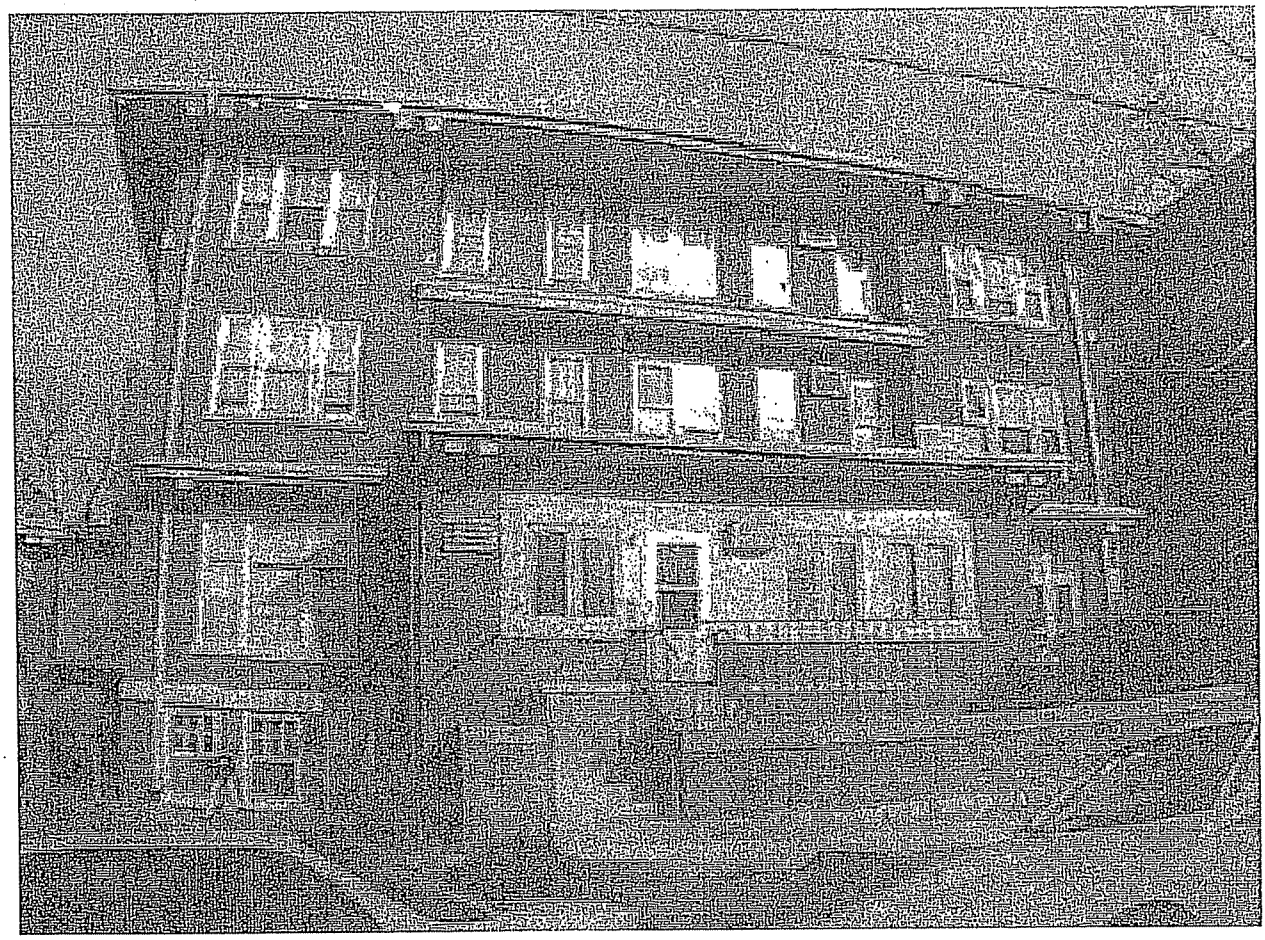
625 N. Henry Street

This three-and-one-half story brown brick building was built as the Sigma Nu Fraternity in 1916. It is proposed for demolition for a multi-story residential building.

Except for infill of porches, which detracts from the overall design of the building, Sigma Nu appears to look very much like it did when it was photographed for a booklet of UW Greek Societies in 1921. The architect for Sigma Nu was Alfred Clas of Milwaukee. His firm, Ferry and Clas, was a close second to Alexander Eschweiler for the finest designers in Milwaukee in their day. The practice of Ferry and Clas was multi-faceted. Their residential, civic and landscape designs were particularly renowned. In Madison they designed such diverse buildings at the State Historical Society, Smith Hall on the UW Campus, the Olin House in University Heights and the Brittingham Boathouse.

Alfred Clas also participated actively in the development of the Milwaukee and Madison parks systems, including the Brittingham Park Boathouse. Their designs tended toward the classical and monumental; as an example, Clas design Wacker Drive in Chicago. Even though Sigma Nu was a rare venture in the Prairie style for the firm, they handled its execution with grace.

The Sigma Nu Fraternity is identified as a contributing element in the Langdon Street National Register Historic District. It is recognized in the draft styles report for the Madison comprehensive survey as one of the finest examples of a large prairie style residential building remaining in Madison.



AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION		**PRESENTED:** November 26, 2012	
TITLE:	619, 625 Henry Street, 140, 145 Iota Court – Construct "the Waterfront" a 7-story student housing development adjacent to a designated landmark (Psi Chi Lodge) and in the Langdon Street National Register Historic District. 2nd Ald. District. Contact: J. Randy Bruce (28348)	**REFERRED:** **REREFERRED:** **REPORTED BACK:**	
AUTHOR: Amy Scanlon, Secretary		**ADOPTED:**	**POF:**
DATED: November 26, 2012		**ID NUMBER:**	

Members present were: Erica Gehrig, Vice Chair; Jason Fowler, David McLean, Marsha Rummel, and Michael Rosenblum. Stu Levitan and Christina Slattery were excused. Rummel left after Item 4.

SUMMARY:

Randy Bruce, 7601 University Avenue, representing Palisades LLC, appearing in support and wishing to speak. Mr. Bruce briefly presented the proposed project. Mr. Bruce described setbacks, building articulation and stepbacks, site circulation, building layout and circulation, redevelopment of Langdon Lane, Cliffdwellers improvements, 150 Langdon renovation scope, building heights/stories, building materials, and architectural style.

Jason Tish, 2714 Lafollette Avenue, representing Madison Trust for Historic Preservation, appearing in opposition and wishing to speak. Mr. Tish emphasized the negative impact of the demolition of 3 adjacent buildings that are contributing to the National Historic District. Mr. Tish noted that a historic district is evaluated as a summation of its individual parts. The integrity and character of a historic district is necessary to convey its importance. Mr. Tish requested that the Landmarks Commission support the themes of the staff report and advise the Plan Commission on the issues.

Fred Mohs, 512 Wisconsin Avenue, appearing in opposition and wishing to speak. Mr. Mohs explained he lives nearby and is a member of the Psi Chi Fraternity. Mr. Mohs explained that the fraternity has maintained the adjacent landmark building and that the building has served as a source of pride for the fraternity. Mr. Mohs explained that he is concerned that the owners have allowed these buildings to fall into disrepair and that this project will set a precedent. Mr. Mohs explained that in a previous plan, the student residential structures were allowed to be constructed on University Avenue so that the Langdon area could retain its unique character.

Mr. Mohs stated that the proposed development is too large for the district and buildings of this size will negatively impact the neighborhood and the historic district.

Staff briefly explained the differences between a National Register Historic District and a local historic district.

Stephanie Stender, 601 North Henry, representing Kappa Kappa Gamma, Panhellenic House Corporation Board, appearing in opposition and wishing to speak. Ms. Stender explained that the Kappa Kappa Gamma building, at the corner of Henry and Langdon, was constructed in 1926 as designed by Frank Riley in the South African Dutch Colonial style specifically for the Kappa Kappa Gamma Sorority. Panhellenic House Corporation Board includes all of the historic sorority buildings in the Langdon district. Ms. Stender explained that the organizations are opposed to this development due to the potential dilution of the unique character of the neighborhood and to the negative impact that it will have on a historic district that has National importance.

Ms. Stender explained that they are also opposed to the demolition of three contributing structures, the mass and height of the proposed building, and the increased traffic and safety issues that the proposed development would bring. Ms. Stender explained that the sororities in the area have made a commitment to this neighborhood by investing in the maintenance of historic buildings as attractive alternatives to high rise residential structures.

Benjamin Pierce, 556 State Street #10, appearing in opposition and wishing to speak. Mr. Pierce explained that as an alumnus of Nottingham Co-op, he is concerned about the practice of approximating the traditional style of historic buildings in new construction, the use of the potential improvements to the Cliffdwellers and to 150 Langdon as leverage for flexible new development, the continuation of the development of intrusions into a cohesive neighborhood character, and the process that has been used on this project and others to have public meetings related to new development in this city. Mr. Pierce stated that he opposes this proposed development.

Tim Morgan, 146 Langdon Street, appearing in opposition and wishing to speak. Mr. Morgan explained that he is a resident of Nottingham Co-op. Mr. Morgan explained that a portion of the proposed site improvements affect access to the driveway. Mr. Morgan explained that Nottingham was designed by Clarence Shepard, a student of Frank Lloyd Wright, in the Mediterranean Revival Style. Mr. Shepard was an architect that practiced in Kansas City where he designed 600 building in the Prairie Style. Mr. Morgan surmises that Shepard was familiar with the Langdon area, possibly due to the connection with Frank Lloyd Wright, and was inspired by the architecture of the area including the buildings proposed for demolition. Mr. Morgan explained that he does not appreciate the design and size of the proposed building when the design and size of the existing buildings are appropriate to the historic context.

Rosenblum asked Randy Bruce for the square footage of the proposed building. Mr. Bruce explained that the footprint is approximately 17,000 square feet.

Attorney David Sparer, 16 North Carroll Street, representing Nottingham Cooperative, appearing in neither support nor opposition but wishing to speak. Attorney Sparer explained he represents Nottingham Co-op as a corporation that is concerned about this development. He explained that Langdon Lane is privately owned and the Co-op residents access their parking area from Iota Court. This issue will need to be resolved before any improvements or development can occur in the area and the resolution may affect the design.

Alex Chelesnik, 601 North Henry, appearing in opposition but not wishing to speak.

Jason Batten, 2106 Sheridan Drive, appearing in support and available to answer questions.

Chris Houden, 6417 Normandy Lane, appearing in support but not wishing to speak.

Randy Bruce explained that the owners maintain the properties, but the buildings were designed with issues that are not functional or safe for the residents based on modern standards. Mr. Bruce noted the single central stair and resulting jump platforms and small kitchens and baths as significant issues of functional obsolescence.

Rummel asked Mr. Bruce to clarify the number of stories in the proposed development. Mr. Bruce explained that the Downtown Plan describes the method for determining stories from the highest point of the site. From this point, there are seven stories plus a penthouse. As grade drops across the site, more of the lower level of the building is exposed.

Rosenblum explained that he finds that the proposed building is massive and is not compatible with the neighborhood in mass or scale and would negatively impact the adjacent landmark. Rosenblum stated that he appreciates the articulation of the building to help reduce its size, but it is still too big. He concurs with the comments in the staff report.

McLean explained that he agrees with the comments in the staff report. He stated that the proposed building would be good in another location in the city, but that it is not appropriate in this context. McLean stated that the existing smaller buildings create depth and layers that are consistent with the character of the neighborhood.

Rummel explained that there is an intimate quality in the neighborhood that would dramatically change with the proposed development. Rummel also explained that the building is a good building, but it is in the wrong location. Rummel stated that the proposed building would be visually intrusive to the context and the adjacent landmark.

Fowler stated that he agreed with the other comments and wanted to emphasize that the building is too large for this location.

Rosenblum stated that it is difficult to allow the demolition of three neighboring, contributing structures regardless of the development potential.

ACTION:

A motion was made by Rosenblum, seconded by McLean, to provide the staff report of November 26, 2012 in its entirety to the Plan Commission and Urban Design Commission as the advisory opinion of the Landmarks Commission. The motion passed by voice vote/other.

MADISON TRUST
for Historic Preservation

LOCAL PARTNER
NATIONAL TRUST FOR HISTORIC PRESERVATION

13 August, 2012

Amy Scanlon – Department of Planning and Community and Economic Development
Bill Fruhling- Department of Planning and Community and Economic Development

The Madison Trust for Historic Preservation is wholly opposed to the proposed demolition of three contributing buildings in the Langdon Street Historic District.

Knothe and Bruce Architects have requested permits to demolish 145 Iota Court, 619 N. Henry St., and 625 N. Henry St. All three buildings, clustered at the corner of Iota Ct. and N. Henry St., in the center of the Langdon Street district, are considered contributing properties in the federal Langdon Street district. Demolishing them would be a significant degradation of the integrity of the district, whose significance depends on the assemblage of post-1900 revival style buildings constructed for student housing and for Greek letter societies at the University of Wisconsin.

Because this is a federal historic district, and these buildings are not included in a locally designated historic district, there is no legislative protection against degradation and demolition. Instead, the federal preservation program, in conjunction with a state tax credit, provides a significant financial incentive for restoration and rehabilitation of contributing buildings in federal historic districts. Many other property owners in the Langdon St. district have taken advantage of this tax credit program to repair, maintain, and improve their properties. This program leverages millions of dollars of economic activity annually in Madison and many thousands in the Langdon Street district. We believe this is a legitimate option for the repair and upgrade of these three buildings, which do not appear, from the exterior, to be so deteriorated that demolition is necessary.

The Langdon Street Historic District already has several non-contributing properties scattered evenly throughout the district. If the number of contributing properties in this district continues to decline the whole district risks being de-listed from the National Register of Historic Places, removing the tax credit program as an option for other owners in the district, and taking of the table a major incentive for investment in the unique historic character of the district.

We request that the Landmarks Commission make a strong statement of these facts to the Plan Commission and Common Council, and encourage those bodies to deny the demolition requests.

Respectfully submitted,

Jason Tish
Executive Director, Madison Trust for Historic Preservation

MADISON TRUST
for Historic Preservation

LOCAL PARTNER
NATIONAL TRUST FOR HISTORIC PRESERVATION

Madison Plan Commission
Brad Murphy – Department of Planning and Community and Economic Development

23 August, 2012

Dear Mr. Murphy and Plan Commissioners-

Demolition permits requested for residential buildings at 145 Iota Court, 619 N. Henry St., and 625 N. Henry St. in the Langdon Street Historic District should be denied.

These demolitions are in direct conflict with the recommendations of the recently adopted Downtown Plan regarding the Langdon Street neighborhood. The Plan's recommendations are unanimously in favor of redevelopment and infill that is sensitive to and retains the historic character of the Historic District:

> Objective 4.8: "*[The Langdon neighborhood] should continue to accommodate a limited amount of higher density residential redevelopment on selected sites while preserving the historic and architectural heritage of the area.*"
>
> Recommendation 77: "*Encourage preservation and rehabilitation of contributing historic buildings.*"
>
> Recommendation 78: "*Encourage relatively higher-density infill and redevelopment that is compatible with historic context in scale and design on non-landmark locations and sites that are identified as contributing to the National Register Historic District.*"
>
> The Plan concludes that "*a limited amount of new development to replace non-contributing blighted housing will benefit the area.*"

All three buildings were determined to be contributing properties in the federal Langdon Street Historic District. They are clustered at the corner of Iota Ct. and N. Henry St. in the center of the District. Demolishing them would be a significant degradation of the integrity of the District, whose significance depends on the assemblage of post-1900 revival style buildings constructed for student housing and for Greek letter societies at the University of Wisconsin.

MADISON TRUST for Historic Preservation

LOCAL PARTNER
NATIONAL TRUST FOR HISTORIC PRESERVATION

Because this is a federal historic district, and these buildings are not included in a locally designated historic district, there is no legislative protection against deterioration or demolition. But the federal preservation program, in conjunction with a state tax credit for historic buildings, provides a significant financial incentive for restoration and rehabilitation of contributing buildings in federal historic districts. Other property owners in the Langdon St. district have taken advantage of this tax credit program to repair, maintain, and improve their properties. This program leverages hundreds of thousands of dollars of economic activity and reinvestment in Madison neighborhoods annually, a significant portion of that in the Langdon Street district. This program is a significant financial tool for the repair and upgrade of these three buildings.

The Langdon Street Historic District already has several non-contributing properties scattered evenly throughout the district. If the number of contributing properties in this district continues to decline the whole district may be de-listed from the National Register of Historic Places, revoking the federal and state tax credit programs as an option for other owners in the district, and taking off the table a major incentive for investment in the neighborhood's unique historic character.

While there are opportunities for increased density in the Langdon neighborhood, these three contributing building do not represent on one of those opportunities. Please encourage the applicant to find other redevelopment opportunities and deny these demolition permits.

Respectfully submitted,

Jason Tish
Executive Director, Madison Trust for Historic Preservation

To: Madison Urban Design Commission

From: Ledell Zellers

Re: Agenda Item 4 – 145 Iota Court and 619 & 625 Henry Street

Date: September 5, 2012

I'm sorry I could not be at the meeting where the 145 Iota Court and 619 & 625 Henry Street is to be presented. This is a project that is not an appropriate project for this area. The height map in the Downtown Plan for the Langdon Street area is shown in the application material. The map referenced by the applicant has a descriptive paragraph that precedes it. That paragraph is noteworthy: "During the planning process, several areas were identified with special characteristics that make it reasonable to allow the potential to consider buildings slightly taller than the recommended base height under certain circumstances. These tend to be transition areas...which include existing older structures whose long-term preservation should be encouraged, but may be threatened by the potential for high-density redevelopment. To recognize and accommodate these situations, the Maximum Building Heights Map in this Downtown Plan defines eight areas where buildings may be allowed up to two additional...stories if they meet specific criteria that reflect the unique context of the site and its surroundings, and help to advance the planning recommendations for that area." Following are two of the four planning recommendations for the Langdon area which encompasses the area of this proposed project. These provisions should be considered in reviewing the Iota Court proposal.

> Recommendation 77: Encourage preservation and rehabilitation of contributing historic buildings.
>
> Recommendation 78: Encourage relatively higher density infill and redevelopment that is compatible with the historic context in scale and design on non landmark locations and sites that are not identified as contributing to the National Register Historic District.

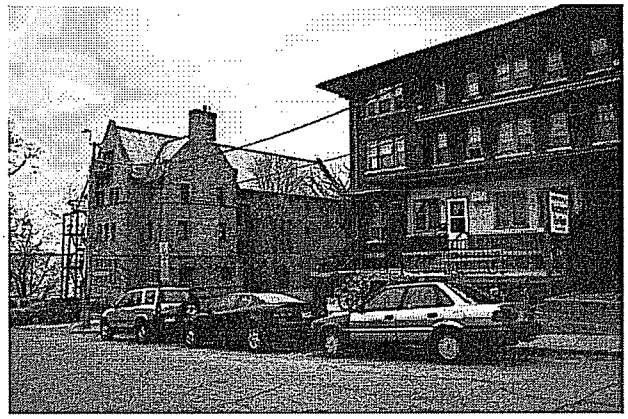
The Urban Design Commission is charged with assuring that buildings in a planned unit development district "shall be of a visual and operational character which: a. Are compatible with the physical nature of the site or area." The Downtown Plan in the above recommendations speaks to the visual character which is intended to be present in the area targeted by this development. It includes both a provision related to scale and design and a provision that indicates that developments which do occur should be on sites that are not identified as contributing to the National Register Historic District. All three of the buildings proposed for demolition are identified as contributing to the National Register Historic District. Demolishing these buildings and constructing the extremely large footprint building which is proposed does not retain nor does it create an urban streetscape that is recommended for this area in the Downtown Plan.

In addition the PUD zoning code requires under 28.07(6)(f)4: "In a planned unit development district adequate provision for the improvement and continuing preservation and maintenance of attractive open space shall be made." It does not appear that "attractive open space" has been considered in this proposal.

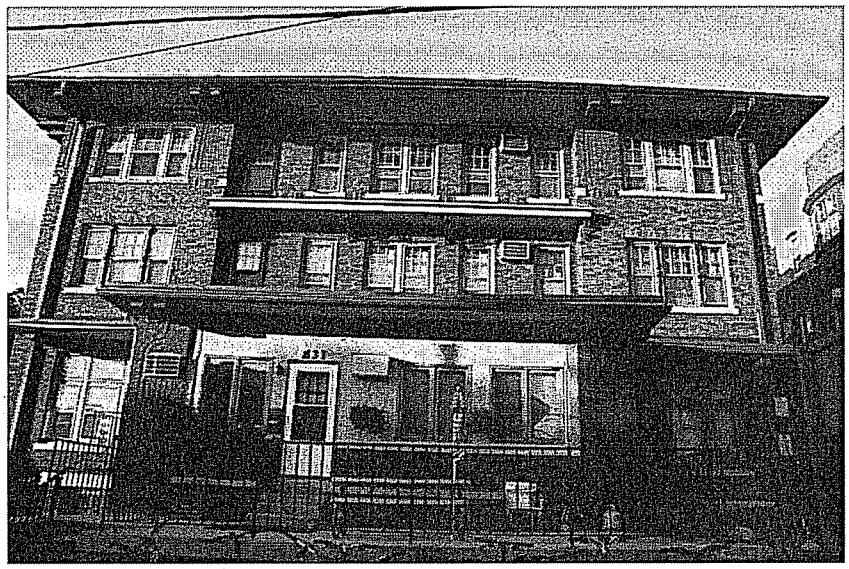
Since the applicant does not appear to have provided in their informational materials photographs of the buildings which are targeted for demolition and which due to their designation as contributing

buildings in the National Register Historic District, have been specifically called out in the Downtown Plan to be preserved and rehabilitated, I have included photos of those buildings. I have also attached a photo of the building directly across the street on Iota Court from the proposed development which I did not find in the material provided to you.

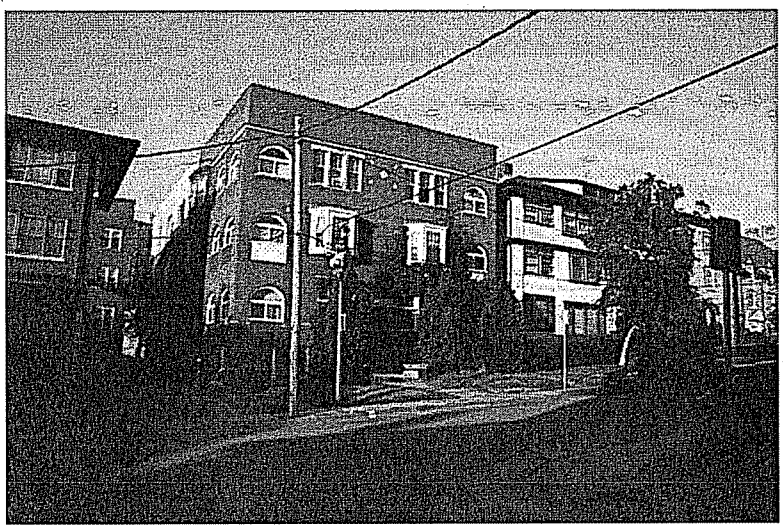
Buildings Proposed for Demolition in the Langdon Street National Historic District and Context



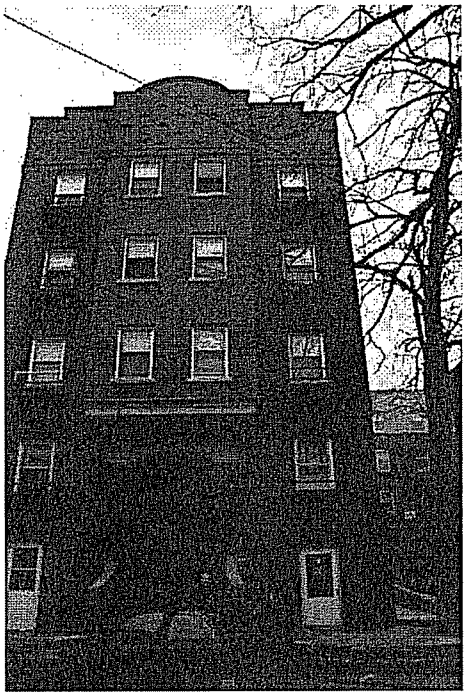
625-31 N. Henry (building on right) – proposed for demolition & 150 Iota Court



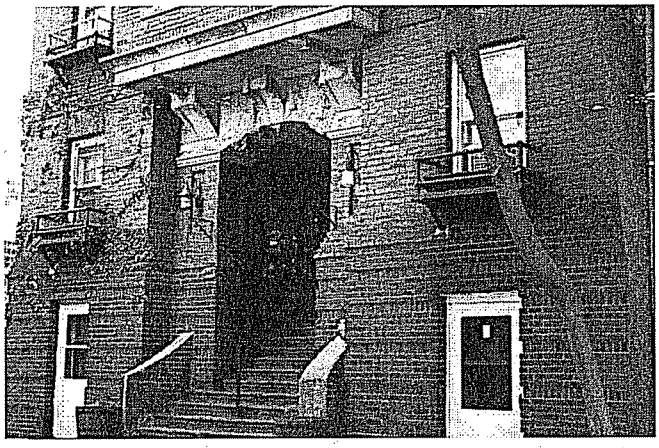
Another photograph of 625-31 N. Henry – proposed for demolition



619 N. Henry – proposed for demolition

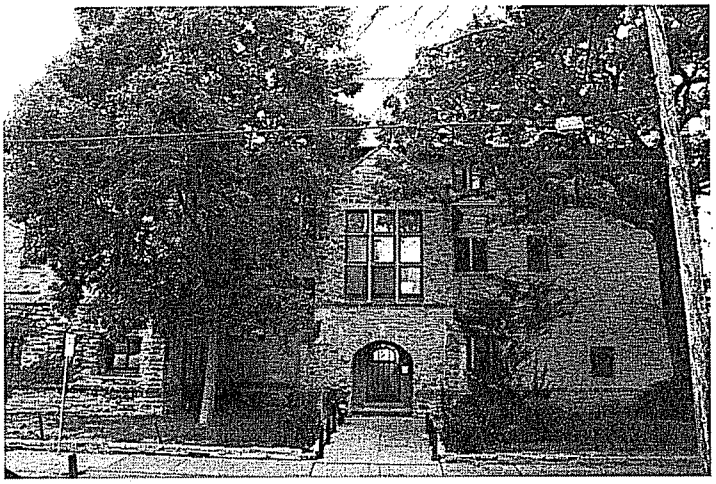


145 Iota Court – proposed for demolition



Front entrance of 145 Iota Court – proposed for demolition

146 Iota Court – scale and character of most buildings in area



150 Iota Court – directly across the street from 145 Iota Court

Herrick & Kasdorf, L.L.P.

Patricia Hammel
Scott N. Herrick *Court Commissioner*
Robert T. Kasdorf
Juscha Robinson
David R. Sparer

Robert L. Reynolds, Jr. (1930-1994)

Law Offices
16 N. Carroll, Suite 500
Madison WI 53703

Peter Zarov *of counsel*
Roger Buffett *of counsel*

November 1, 2012

J. Randy Bruce
Knothe & Bruce Architects, LLC
7601 University Ave, suite 201
Middleton, WI 53562

RE: Project for 619 & 625 Henry st, and 145 & 140 Iota Court, Madison
Easement Claim

Greetings:

I represent the owner of 146 Langdon st, Madison, which borders directly upon the land which is the subject of the above referenced project, directly to the east along the lake front. From this point, until further notice, please direct all communications meant for the owners of 146 Langdon to my attention, or make sure a copy of any written notice is sent to me and them as well. Thank you.

My client, the owner of this property, is a cooperative corporation, organized under Chapter 185 WI Stats. It has owned this property since 1971 and occupied it continuously. Its members and the residents of the building have accessed the entrance to their own building, for cars, delivery vehicles, and by foot and bicycle, over this entire period by way of driving, riding or walking along Iota Court, and then crossing the paved area by 140 Iota Court, at the east end of Iota court, and then getting to their property.

They have individuals identified who can speak to this continued use for each month over the last 37 years. They claim easement rights for that purpose, and are hereby giving notice that they will defend these rights.

I do know that there is a possibility that your project will interfere with those easement rights. It also is quite possible that your project may be constructed in such a way that it does not interfere with those rights at all. I am writing to make sure that we will be in communication about this subject, and to create the possibility of working together the make sure that my client's easement rights are not cut off unintentionally.

As you probably know, the nature of the layout of buildings and streets in this exact location is quite haphazard and does not demonstrate any careful planning by people in the distant past who built all these

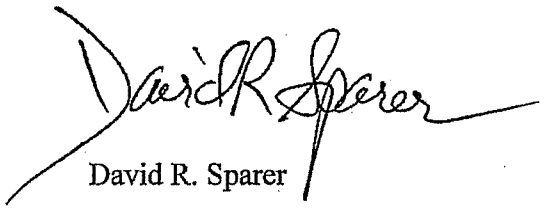
(608) 257-1369
fax (608) 250-4370

voicemail extension: 228
sparer@herricklaw.net

buildings. My client's property is essentially land locked without this easement access. As noted, for an uninterrupted period of no less than 37 years (and most likely for 41 years), the coop members and occupants of 146 Langdon have openly used this pathway as an easement access to their own property. They have a clear right to continued use for this limited purpose.

Please do be in touch to discuss the preservation of their easement within the plans that you have in mind.

Sincerely yours,



David R. Sparer

DRS/ms

cc: Notthingham Cooperative - Tim Morgan
Alder Bridget Maniaci
Al Martin - Madison Dept. of Planning & Development
Cliff Dwellers Apartments LLC - Jeff Houden

(608) 257-1369
fax (608) 250-4370

voicemail extension: 228
sparer@herricklaw.net

From: Lynne Eich
To: Scanlon, Amy
Subject: Fw: Iota Court Demolition Proposal
Date: Monday, November 26, 2012 5:07:44 PM

Hi Amy,

This morning I read with interest about The Waterfront proposal in the WSJ and--after fifty years as a UW student--I revisited the buildings on Iota Court/North Henry Street to consider the plan. It's my opinion that an 84-unit apartment would clearly diminish the character and historical relationship to the greater Langdon Street while adding to the density and way-out-of scale mass of the immediate area. I hope that the Madison Landmarks Commission will instead encourage creative renovation of the three existing buildings and the re-landscaping of the properties to unify the jumble of structures, lawns and parking sites. Replacing these older buildings with a monster new one is surely no improvement to this historic neighborhood. We can do better.

Lynne Watrous Eich

From:	Chris Jensen
To:	Scanlon, Amy; ciensenjensen@hotmail.com
Subject:	For preservationist Amy Scanlon
Date:	Wednesday, November 28, 2012 4:35:41 PM

Hi Amy,

I saw a news story about Monday's agenda item of the three apartment buildings on North Henry street with hopes of them being torn down for this outrageous large high rise building. Glad it did not passy by your committee with an ok, however, I guess it does go ahead anyway to the Plan Commission which can go against your good efforts and pass it anyway if they so wish, correct?

And also, are you techincall a staff member or the director of preservation and historical buildings of Madison..what is your correct title....and is staff member appropriate as one news story told?

Chris Jensen

--

-----Original Message-----
From: Beth Getman [mailto:lgetman@wi.rr.com]
Sent: Friday, November 30, 2012 5:20 PM
To: Fruhling, William
Subject: Save Iota Court

I was in junior high when Mapleside was demolished. What a tragedy! Let's keep our distinctive Madison buildings alive. Do not turn the campus into a Walmart campus. Besides, those old buildings were well built with solid real materials. Good craftsmanship throughout.

Just saying my piece. When I travel to my hometown from Milwaukee I like to see State St. and Langdon St. as a historic and beautiful place

From: James Westring [mailto:james@westringconstruction.com]
Sent: Friday, November 30, 2012 5:58 PM
To: Fruhling, William
Subject: Three contributing buildings in Langdon St. Historic District proposed for demolition

Bill,
Please – leave them be for restoration and rehabilitation. Thanks.

James Westring, CR, GCP
Westring Construction, LLC
4617 Dovetail Drive
Suite 8
Madison, WI 53704
608.441.5435 office
608.441.2473 fax
608.334.0711 cellular

Please visit us at http://www.westringconstruction.com/why_choose_us.php
Look for improvements in the future for a customer portal on my website with on-line payment options!
Follow us on facebook twitter remodelwestring blog

7-8

From: Kathy Madison [mailto:kmmadison665@gmail.com]
Sent: Saturday, December 01, 2012 2:01 PM
To: Martin, Al
Subject: Langdon St. Historic District Proposed Demolition

Please save these buildings! Madison, especially downtown/campus area, cannot lose any more history!

From: Stefanie Moritz [mailto:stefmrtz@gmail.com]
Sent: Monday, December 03, 2012 11:41 AM
To: Fruhling, William; Martin, Al; Murphy, Brad
Subject: proposed Langdon St. development

Dear Bill, Al and Brad,
I have been following plans for the proposed development on Langdon St. and wanted to let you know of my opposition to it. The buildings which would be demolished to make this project happen do add character to the neighborhood and are of an appropriate scale, unlike the proposal. There are certainly places in the downtown residential neighborhoods where it makes sense to tear down existing buildings to build new, but this is not one of them. I hope that the City will advise against the demolitions. Thank you for allowing me to register my opinion.

Sincerely,
Stefanie Moritz
533 W. Main St.
Madison, WI 53703

From: mmht2@charter.net [mailto:mmht2@charter.net]
Sent: Monday, December 03, 2012 3:36 PM
To: Martin, Al
Subject: Henry Street and Iota Court

To the Urban Design Commission:

This weekend I made a photo expedition through the Langdon Street Historic District between Lake Street and Iota Court, dodging garbage, broken glass and mud from ill-kept parking lots, strategically aiming my camera to exclude more garbage and dumped furniture.

The problem with this area is not, as developers claim, 'hundred year old buildings that have outlived their usefulness.' By developers' standards the Louvre, the Pyramids, and the Taj Mahal qualify as landfill.

If you accept the developers' version of reality, we will throw away great buildings and replace them with throw-away buildings, to be replaced in turn after thirty years, without comment or opposition, as they had no design value in the first place. The developers' triumph will be complete. Notice also that contemporary buildings miss the century mark by sixty-six percent. This is progress?

The area in question has been subjected to the death of a thousand cuts starting with the round house in the 1960s and followed by a series of overscaled vertical sardine cans surrounded by concrete, all an affront to the existing built environment, not to mention the natural environment. The proposed current project is a slap in the face to Chi Psi, directly across Iota Court. I darkly suspect the developers hope to destabilize Chi Psi's foundation, forcing it to be demolished, making a plum property on the lake available to them dirt cheap (pun intended).

Low-cost loans promoting architecturally compatible rehab and urban street-keeping aren't as sexy as high finance and the phantasmagorical prospect of a thirty-five million dollar tax base. But consider Sterling Court, very similar to the historic district in question. It was replaced by that Monty Python sixteen-ton weight, the Inhumanities Building, a functional and aesthetic disaster and endless embarrassment. Everyone agrees it should be demolished. This is the future of the Langdon Street Historic District, piece by piece by piece, if this and future design-deficient projects are allowed to be built. Grow a backbone. Just say no.

Margaret Marriott
Madison, WI

-----Original Message-----
From: Karen lee weidig [mailto:karenleeweidig@gmail.com]
Sent: Monday, December 03, 2012 4:10 PM
To: Fruhling, William; Martin, Al; Murphy, Brad
Subject: Langdon St. Historic Dist.

Guys, please, let's not have a re-enactment of the '70s. The Langdon St. area is too important for too many reasons to just cave to the needs of developers to the detriment of design considerations. The buildings being proposed are too dense, too tall and have no architectural benefits to offer the area. I am FOR development and density; just not for big ugly buildings on the lake front replacing historically relevant structures. Let's think this through before allowing something dumb and ugly to happen. Thank you.
klw
karenleeweidig@gmail.com

Karen Lee Weidig Designs
608-244-0919
3113 Lindbergh Street
Madison,WI 53704

From: Scott Lewis [mailto:Scott@cmimanagement.net]
Sent: Tuesday, December 04, 2012 11:16 AM
To: Fruhling, William; Martin, Al; Murphy, Brad
Cc: info@madisonpreservation.org
Subject: Langdon St. Demolition

Gentlemen,

I received a correspondence from the Madison Trust for Historic Preservation regarding a proposal to demolish three historic buildings in the Langdon St. area. I saw the pictures of these buildings and visited the site. I am very surprised that a development proposal would include the demolition of these buildings. I am certainly supportive of downtown development as I have completed a few developments over the past several years, however I have always been careful to develop sites that will add to the character of the city and not subtract from the charm the downtown has to offer. The city should try to encourage rehabilitation of these type of properties. I would think that approval of this kind of demolition would only set a precedent that would encourage further dilapidation of historic buildings which are irreplaceable.

Thank you

Scott Lewis
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121 S. Pinckney St. Suite 200
Madison, WI 53703
608-256-4200
scott@cmimanagement.net

From: Joe Lusson [mailto:joelusson@gmail.com]
Sent: Monday, December 10, 2012 5:33 PM
To: Martin, Al
Cc: Rummel, Marsha
Subject: Iota Court project a bad idea (UDC)

Al,

Please share the following letter with the Urban Design commissioners. I have shared a similar letter with the Plan Commission.

Thank you.
Joe

Dec. 10, 2012

RE: Iota Court Proposal

Dear Plan Commissioners:

I strongly oppose the Iota Court project. Taking down three attractive turn-of-the-last century buildings in the heart of a National Register district and replacing them with one massive building will erode the integrity of the district. In fact, it would bring into question the relevance and future viability of the district.

These three stately buildings would appear to be solid, restorable, and quite worthy of retention. Demolishing them would not only be wasteful, but short-sighted and bad public policy.

As a city with a strong sense of place and a formidable history, if we can't protect our National Register Historic Districts, then what do we really value?

We deserve better and we can do better. This is the wrong project, in the wrong place at the wrong time.

I urge you to vote it down. Thank you.

Joe Lusson
627 E. Gorham St
256-5941

From: Scanlon, Amy
To: Scanlon, Amy
Subject: FW: Iota Court project a bad idea (Plan Commission)
Date: Tuesday, December 11, 2012 9:35:39 AM

Dec. 10, 2012

RE: Iota Court Proposal

Dear Plan Commissioners:

I strongly oppose the Iota Court project. Taking down three attractive turn-of-the-last century buildings in the heart of a National Register district and replacing them with one massive building will erode the integrity of the district. In fact, it would bring into question the relevance and future viability of the district.

These three stately buildings would appear to be solid, restorable, and quite worthy of retention. Demolishing them would not only be wasteful, but short-sighted and bad public policy.

As a city with a strong sense of place and a formidable history, if we can't protect our National Register Historic Districts, then what do we really value?

We deserve better and we can do better. This is the wrong project, in the wrong place at the wrong time.

I urge you to vote it down. Thank you.

Joe Lusson
627 E. Gorham St
256-5941

To: Madison Urban Design Commission

From: Ledell Zellers

Re: Agenda Item 8 – 145 Iota Court and 619 & 625 Henry Street

Date: December 19, 2012

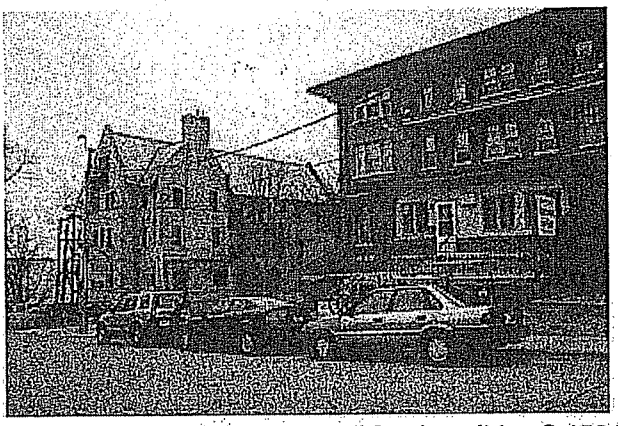
The Urban Design Commission is charged with assuring that buildings in a planned unit development district "shall be of a visual and operational character which: a. Are compatible with the physical nature of the site or area." The recommendations in the Downtown Plan (see below) speak to the visual character which is intended to be present in the area targeted by this development. This project proposes to construct an *extremely* large footprint building which does not retain nor does it create an urban streetscape of a scale that is recommended for this area in the Downtown Plan.

The appropriate mass and scale is found not only in the buildings proposed for demolition but also in the buildings across the street from the buildings proposed for demolition. I show below photos of two of the buildings which share the streetscape with the proposed development.

While the height map in the Downtown Plan for the Langdon Street area indicates 7 stories may be appropriate (not the nine stories proposed by this development), it does have caveats on even the 7 storey height. The Downtown Plan says: "During the planning process, several areas were identified with special characteristics that make it reasonable to allow the potential to consider buildings slightly taller than the recommended base height under certain circumstances. These tend to be transition areas...which include existing older structures whose long-term preservation should be encouraged, but may be threatened by the potential for high-density redevelopment. To recognize and accommodate these situations, the Maximum Building Heights Map in this Downtown Plan defines eight areas where buildings may be allowed up to two additional...stories if they meet specific criteria that reflect the unique context of the site and its surroundings, and help to advance the planning recommendations for that area."

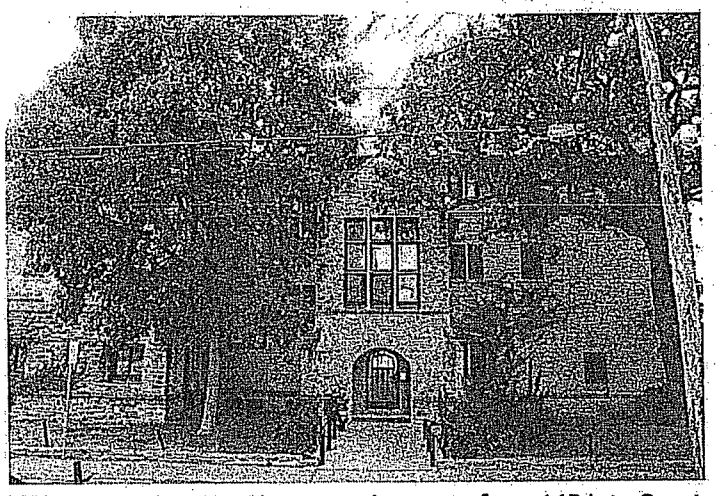
This proposed development does not "help to advance planning recommendations" for the area nor does it "reflect the unique context of the site and its surroundings". This proposed project is counter to two of the four planning recommendations for the Langdon area. One recommendation calls for development on sites that are NOT identified as contributing to the National Register Historic District. **The other recommendation encourages calls for redevelopment that is "compatible with the historic context in scale and design". In no way can this project be seen as "compatible ... in scale and design".** The Downtown Plan provisions are as follows and should be considered in reviewing the Iota Court proposal.

> Recommendation 77: Encourage preservation and rehabilitation of contributing historic buildings.
>
> Recommendation 78: Encourage relatively higher density infill and redevelopment that is compatible with the historic context in scale and design on non landmark locations and sites that are not identified as contributing to the National Register Historic District.



625 N. Henry (building on right) – proposed for demolition & 150 Iota Court

146 Iota Court – scale and character of most buildings in area



150 Iota Court – directly across the street from 145 Iota Court