

The
WATERFRONT
Apartments



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

Who we are

- Palisade Property - Owner managed, Jeff & Chris Houden
- 11/2012: Voted #2 property manager by ASM

My brother and I are very proud of what we have achieved downtown over the past 10 years.

Preview

- **As-Is Environment**
- **Architecture & Amenities**
- **Safety and security**
- **Management**
- **Neighborhood revitalization & economics**
- **Context with the neighborhood**
- **Environmental & Sustainable**
- **Conformance with the Downtown Plan**

Goal for tonight: Approval. Brian Munson and Randy Bruce will address this tonight.

- *625 N Henry: Built as a fraternity house*
- *Heavily remodeled in the 1960s*
- *Back door is now the front door*
- *Single interior stairway – fire hazard*
- *Roof: Thermal protection – if any – is minimal*
- *Outdated Knob & Tube wiring, commonly installed 1880 – 1930*



“Front door”



Synthetic stucco

*619 N Henry: Exposed HVAC added,
inside and out.*

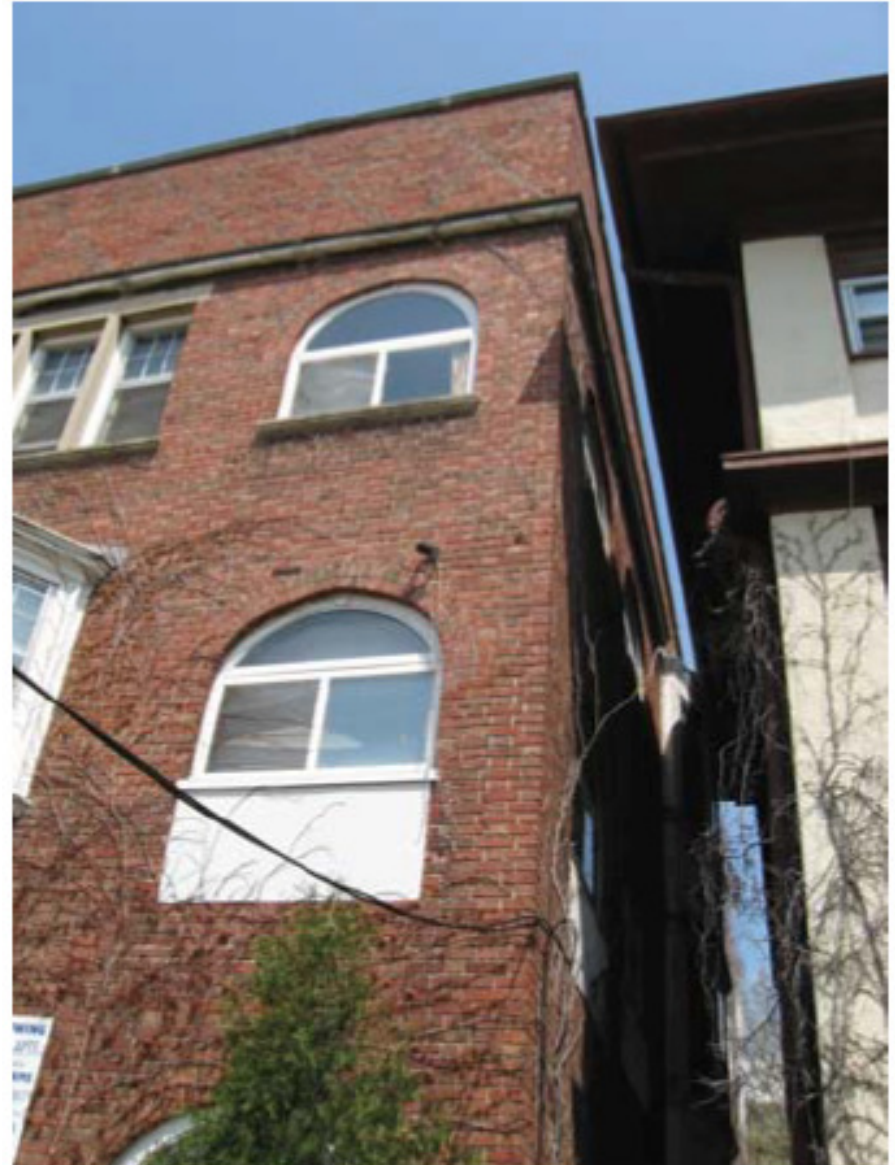


619 N Henry:

*“The ductwork is a significant visual
detraction from the aesthetics of each
apartment.”*



- *619 N Henry: Touches neighbor, creates unsafe area between buildings. Madison Police, Fire and neighbor have discussed securing this area after it is stepped back.*
- *Original corner porches converted to interior space decades ago.*
- *Roof: "Thermal protection is non-existent."*
- *Original window/porch details are gone*



- *145 Iota Ct: Exterior wall instability*
- *Continued moisture damage from roof that has been replaced, single roof drain causes waterfalls over edge*
- *Roof: Thermal protection unknown.*
- *Entry Canopy: significant damage due to water penetration and age*
- *Dysfunctional bathrooms*
- *Corridors: wall mounted florescent fixtures, exposed ductwork for heating clutters the ceiling and is obtrusive*
- *Single interior stairway – Fire hazard*
- *Porches converted to kitchens decades ago*
- *Outdated Knob & Tube wiring.*



145 Iota Ct: Exposed HVAC







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Management

- Existing buildings on Henry Street – Iota Court
- Security plan at Palisade, all properties – Built into lease documents.
- Cameras
- 11/2012: Voted #2 property manager by ASM



Madison Police Department

Noble Wray, Chief of Police

City-County Building
211 S. Carroll Street
Madison, Wisconsin 53703-3303
PH 608 266 4022
TTY/Textnet 866 275 6529
police@cityofmadison.com
www.cityofmadison.com/police

01-10-13

Jason Batton
Chris Houden
Randy Bruce

Dear Sirs:

Thank you for including the Central district of the Madison Police department in the planning of the Waterfront project. It is very clear that you have the experience of building safe structures as MPD only was able to offer minor suggestions to your plan. To review our concerns that you had already addressed.

- Lighting in the area is very poor. The darkness and blind spots created by the buildings are a safety hazard. Criminals tend to want to apply their trade in this sort of environment. The shadows make it a hazardous place to walk through.
- Walking in the area is a challenge due the layered building projects. A wider side walk that is well illuminated would be a great improvement to the area.
- The connection of Iota Court with Langdon lane will allow Police officers to drive through the area. This will allow officers to respond closer and quicker to calls for service.
- The use of video cameras will deter crime and help police solve crimes. Cameras inside and outside of the building bring technology to the area.
- Key fobs that monitor the entrances are another security boost. The use of these on all doors including the garage door will add to the security of residents.
- The attention to architecture as it relates to safety was very thoughtful. The design of the balconies and windows are going to reduce the amount of burglaries and damage to property.

The concerns of the historical value of the current buildings are issues that MPD are sensitive to. The Police will bow out of that discussion as it is matter for the community to discuss. The Police are able to report that this plan will help resolve safety issues that did not exist when the current buildings were designed.

The Central District considers your company to be a leading stake holder in our community. Our relationship has been based on mutual trust and cooperation. We consider your request for our input on this project as another symbol the mutual respect.

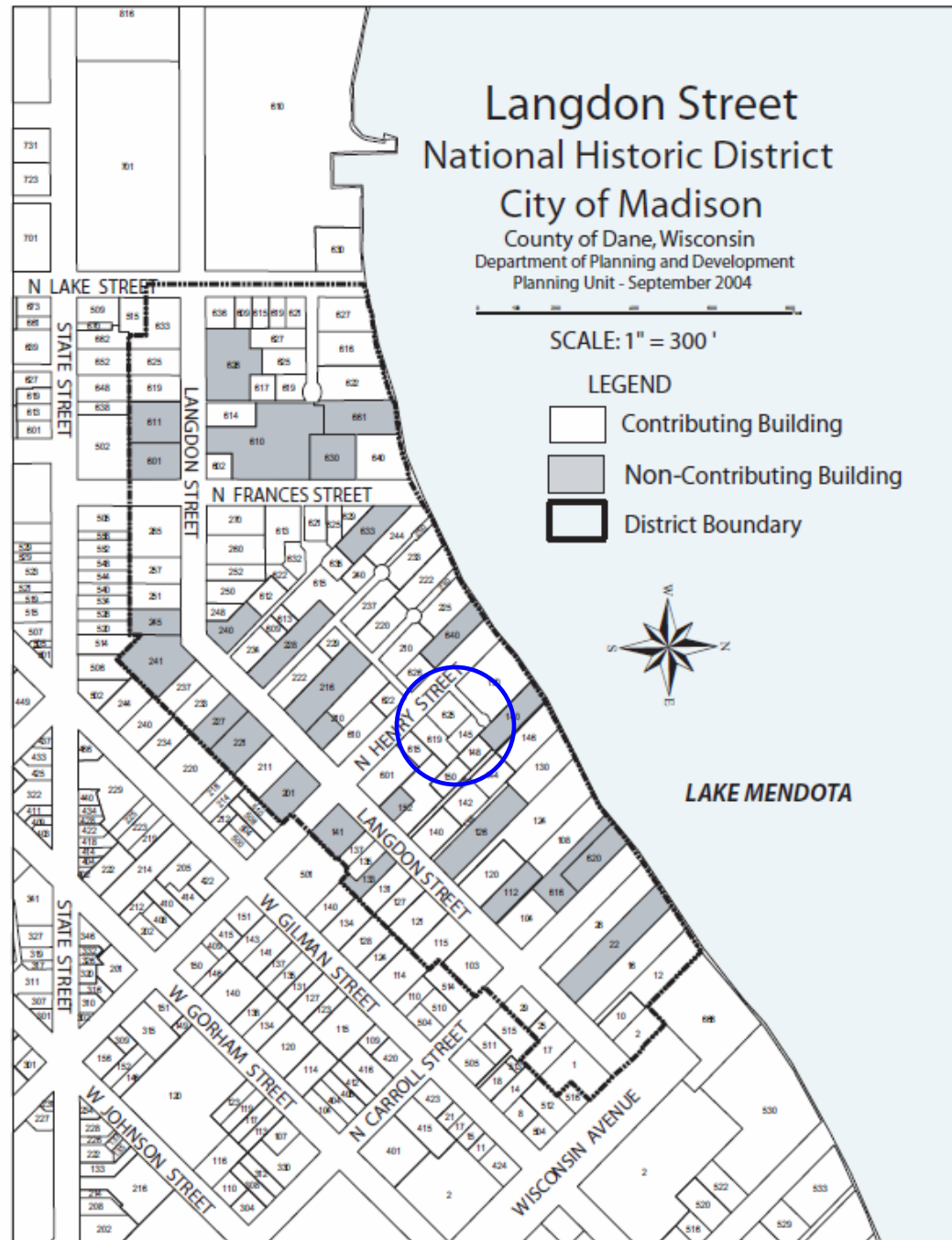
Sincerely,
Lt David McCaw
Madison Police Department

The National Park Service – the agency that manages historic nominations – offers a 2-page form to nominate multiple properties. From the NPS website: National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property. National Register listing does not lead to public acquisition or require public access. A property will not be listed if, for individual properties, the owner objects.

Of the 113 total buildings in this district:

- 89 are “Contributing” buildings.
- 58 “Contributing” buildings had a description on the Nomination Form.
- 31 “Contributing” buildings did not have any description.

These 3 buildings were included as Contributing because they were built prior to 1930.



The
WATERFRONT
Apartments

The logo consists of the word "The" in a small, black, serif font positioned above the word "WATERFRONT". "WATERFRONT" is written in a large, bold, black, serif font. A teal-colored wavy line, resembling a stylized wave or ribbon, curves underneath the letters of "WATERFRONT". Below the wavy line, the word "Apartments" is written in a smaller, black, serif font.

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

Why are we here today?

- Long Road
- The new DT Plan
- We are really excited about our proposal that your plan allows us to bring to you today
- Opportunity to revitalize and enhance this neighborhood.
- Safety/security improvement to the neighborhood
- 82% of students surveyed want to live new housing in the Langdon Neighborhood
- Context with the neighborhood

We've heard that developments of similar context have not been done lately in the Langdon Neighborhood. That is not the case. I will show you a few here tonight.



4+	2006-2008	City: 1st Meetings to discuss this project (Olinger, Murphy, Fruhling)	
5	2008	City: Discussing continues, wait "a year" for DT Plan (Staff)	
6	2012	DT Plan almost done	
7	<u>JULY</u>	City: Discussion with City (Staff)	7/23/12
8	<u>AUGUST</u>	City: Staff	8/1/12
9		City: Cover, Martins, Murphy, Fruhling, Scanlon, Cnare, Parks	8/6/12
10		City: Cover, staff	8/10/12
11		City: Cover, Martins, Murphy, Fruhling, Scanlon, Cnare, Parks	8/13/12
12		Collin Boeden from State-Langdon Association	8/24/12
13		City: Development Advisory Group	8/28/12
14	<u>SEPTEMBER</u>	City: Cover, Olver	9/4/12
15		Neighborhood Meeting	9/10/12
16		City: staff	9/11/12
17		Team Meeting	9/13/12
18		Plan Commission Work Group (Zoning Code)	9/27/12
19	<u>OCTOBER</u>	Plan Commission (Zoning Maps)	10/1/12
20		City: Staff	10/1/12
21		Alder Resnick	10/4/12
22		Alder Maniaci	10/8/12
23		Neighbor Meeting	10/9/12
24		Alder Resnick	10/15/12
25		City: Mayor	10/15/12
26		Project Application	10/17/12
27		Team Meeting	10/22/12
28		Alder Maniaci	10/23/12
29		State-Langdon Neighborhood Assoc President – John Magnino	10/23/12
30		Sorority Meeting (Kappa Kappa Gamma)	10/29/12
31		City: Staff	10/31/12
32	<u>NOVEMBER</u>	Sorority Meeting (Alpha Chi Omega)	11/1/12
33		Neighborhood Meeting – Maniaci	11/5/12
34		Sue Springman, Mullins	11/6/12
35		City: Madison PD Lt. McCaw	11/9/12
36		MEP Engineer	11/14/12
37		State-Langdon Neighborhood Assoc meeting, John Magnino.	11/14/12
38		Carol Machesny Johnson (Talieon)	11/15/12
39		Juli Aulik	11/15/12
40		Melissa Moran, Kappa Kappa Gamma, Housing Core	11/17/12
41		Neighbor meeting, Becky Anderson, Heidi Schaefer	11/19/12
42		Bob Buckley, Retired FBI and Security Expert	11/22/12
43		Landmarks Commission	11/26/12
44		City: Design Team	11/30/12
45	<u>DECEMBER</u>	Urban Design	12/5/12
46		Fraternity and Sorority Presidents/VP Monthly Meeting	12/5/12
47		Tammy Ehrmann, Tri-Delta, Housing Core	12/6/12
48		James Tye (Clean Lakes Alliance)	12/7/12
49		City: Mayor, staff	12/10/12
50		Laurie Dies, Alpha Chi Omega, Housing Core Member	12/11/12
51		State-Langdon Neighborhood Assoc meeting, John Magnino	12/12/12
52		City: Design Team	12/13/12
53		Zoning Board of Appeals	12/13/12
54		Neighbor Meeting, Edgewater	12/17/12
55		Plan Commission (Rummel, Schmidt, Sundquist, Fey, Andrzejewski, Heifetz, Rewey, Cantrell, Berger, Hamilton-Nisbet, Finnemore).	12/17/12
56		City: Mayor, Cover, Monks, Guy VanRensler, Murphy, Parks, Tucker, Martins, Cover, Olver, R. Knare.	12/18/12
57		Judy Karafsky	12/19/12
58		Urban Design	12/19/12
59	<u>JANUARY</u>	Gary Kolpin - Theta Chi	1/3/13
60		Team Meeting	1/11/13
61		Plan Commission	1/14/13

Plus about 20-30 unlisted.

History / Progression

	Sq Footage	Units	Beds
Original	155,000	122	397
Now	112,470 (-27%)	79 (-35%)	254 (-36%)

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Entrance to Langdon Street: 614 Langdon on the left, Hillel Building on right.

614 Langdon St

Replaced Beta Theta Pi Fraternity House, built in 1889, Contributing, with description (in Langdon Historic District)



1998 Taxes: ~ \$11,700

2012 Taxes: \$110,606.18

FAR: 4.5 (1999)

625 Langdon St
Replaced Nancy Brass House, built in 1889, Contributing



1998 Taxes: ~ \$13,200

2012 Taxes: \$134,695.43

FAR: 5.1 (1999)

619 Langdon St

Replaced E.T. Owen Rental House, built in 1890, Contributing

Langdon Street, Madison, Wisconsin, United States
ISS is approximate



1993 Taxes: ~ \$8,800

2012 Taxes: \$76,825

FAR: 2.8 (1993)

621 Mendota Ct

Replaced Frawley Apt House (1898-99) and P. Frawley Building (1893-95), both Contributing



2010 Taxes: ~ \$10,500

2012 Taxes: \$158,041

FAR: 4.1 (2011)

613 N Frances St

Replaced Herman G. Kronke House (1875) and Craven Sisters House (1873), both
Contributing



1994 Taxes: ~ \$6,600

2012 Taxes: \$84,265

FAR: 3.5 (1995)

515 N Lake St



2001 Taxes: ~ \$22,000

2012 Taxes: \$144,344

FAR: 6.3 (2002)



Tax Increase on Context Locations

	Old	New
614 Langdon (1999)	\$ 11,700.00	\$110,606.00
625 Langdon (1999)	\$ 13,200.00	\$134,695.00
619 Langdon (1993)	\$ 8,800.00	\$ 76,825.00
621 Mendota (2011)	\$ 10,500.00	\$158,041.00
613 N Frances (1995)	\$ 6,600.00	\$ 84,295.00
515 N Lake St (2002)	\$ 22,000.00	\$144,344.00
	\$ 72,800.00	\$708,806.00 per year
	Tax Increase:	\$636,006.00 per year.

These six buildings have added about \$6.8 million in taxes collected since 1993. Only six comparable buildings built within past 20 years, one in past 11 years.



District Character

- National Historic Landmark
- National Register
- Local Register
- Architecturally Significant Buildings
- Architecturally Contributing Buildings
- New Buildings
- Non-Conforming Buildings
- Non-Contributing Buildings
- Surface Parking Lots

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Design District Boundaries

- Design District Boundary
- Existing District Four Boundary
- Proposed District Four Boundary

4 Downtown Design District



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