



December 29, 2008

Al Martin
Urban Design Commission
City of Madison

Dear Al,

Attached please find our resubmission of drawings and documents for 229 West Lakelawn Place (Acacia), for consideration of initial approval at the January 7, 2009 UDC meeting.

Significant changes have been made to the exterior design and to the interior layout. These changes include the following:

- o Car parking removed from lower level.
- o Scooter and bicycle parking increased (90 total).
- o Garage door size decreased (6'-0" wide) driveway width decreased, with additional exterior bike and scooter parking on north elevation.
- o Concrete slab size reduced at southeast corner (in front of existing building)
- o A net gain of five bedrooms in new building (2 units added to ground floor).
- o All windows on West Lakelawn Place are apartment windows – not parking windows.
- o Balconies added on 4th floor corner units, reducing the mass of the 4th floor.
- o Balconies and large glass area added at center of west elevation. The building wall was recessed 2'-0" at this location.

Colored elevations and material boards will be provided at the January 7th meeting. In the interest of saving paper, I did not include copies of the colored site context photos that have been submitted previously.

Please feel free to contact me if you need additional information.

Sincerely,
The Alexander Company, Inc

A handwritten signature in black ink, appearing to read "David N. Kaul". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David N. Kaul, AIA
Architect

Enclosures

CC: project file



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- o All windows on West Lakelawn Place are ~~not~~ apartment windows – not parking windows.
- o Balconies added on 4th floor corner units, reducing the mass of the 4th floor.
- o Balconies and large glass area added at center of west elevation. Building wall recessed 2'-0". *at this location* ^{The} *WAS*

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David N. Kaul, AIA
Architect

Enclosures

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>12-29-08</u>	Action Requested
UDC MEETING DATE: <u>1-7-09</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 229 WEST LAKECRAWN PLACE

ALDERMANIC DISTRICT: 2 KONIKEL

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
ACACIA FOUNDATION OF WISCONSIN THE ALEXANDER COMPANY
720 E. WISCONSIN AVE DAVID KAUL
MILWAUKEE WIS. 53202

CONTACT PERSON: DAVID KAUL
 Address: 145 EAST BANNER ROAD
MADISON WISCONSIN 53713
 Phone: 608-268-8128
 Fax: 608-258-5599
 E-mail address: DNK@ALEXANDERCOMPANY.COM

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

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

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



October 15th 2008

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL100
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984

PUD -GDP/SIP
ACACIA - 222 Langdon Street (201 West Lakelawn Place) & 229 W. Lakelawn Place

Letter of Intent

Dear Matt,

This is our Letter of Intent for the PUD-GDP/SIP at the property located at 222 Langdon Street (to be identified as 201 W. Lakelawn Place from this point forward) and 229 W. Lakelawn Place. The existing building is a 20 bedroom fraternity. We wish to remodel the existing building into apartment and lodging-room use with 9 lodging rooms and 7 apartments. 201 W. Lakelawn Place has the following unit and sleeping room mix:

Floor	Single Lodging Rooms	Double Lodging Rooms	1 BR Unit	2 BR Unit	3 BR Unit
1	4	2	1		
2		3			
3					2
4				2	
5					2

The rehabilitation work will meet the National Parks Service Standards for Rehabilitation.

The gross area of the building would be 12,202 sf, including the basement and floors one through four (the configuration of the rehabilitated structure does not change from the documents submitted with our approved conditional use. At 229 West Lakelawn we are proposing to develop a 4-story apartment building atop one level of enclosed parking the gross residential area for 229 W. Lakelawn is 17,340 atop 4,335 sf of parking for a total of 21,675 sf.

The unit tally for 229 W. Lakelawn follows:

Floor	1 BR Unit	2 BR Unit	3 BR Unit	4 BR Unit	total
1	0	1	2	1	4
2	0	1	2	1	4
3	0	1	2	1	4
4	0	1	2	1	4
Total	0	4	8	4	16

The total unit count for both buildings is 23 apartments and 9 lodging rooms. The total developed area of the two buildings is 33,877 sf. The combined lot size is 13,780 square feet (.32 acres) giving a floor to area ratio (FAR) of 2.46. There are 7 indoor car parking stalls, 1 indoor ADA van parking stall, 8 indoor bicycle stalls, 4 indoor scooter stalls, 18 outdoor bike parking stalls, and 5 outdoor scooter parking stalls proposed.

The development schedule, given the application will likely be heard at the Plan Commission's December 15th meeting, contemplates completing construction drawings and beginning construction on or near January 15th, 2008. The remodeling should take approximately 8 months and the building should be available for use in August of 2009.

Please refer to the attached Zoning Text and Plans for additional information. At this time, we are acting as our own general contractor. This may change, and if we hire a contractor we will contact you in a timely manner. The contact person at our office is David Kaul of the Alexander Company. The owner of the property is 222 Langdon, LLC.

Please call me at 608-258-5580 if you require further information.

Sincerely,

THE ALEXANDER COMPANY, INC.



Thomas Miller
Planning & Development Project Manager

CC: File

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

Legal Description: The lands subject to this planned unit development shall include those described the following legal description:

Lots Seven (7) and Eight (8), Freeman-Allen Replat in the City of Madison, Dane County, WI.

- A. **Statement of Purpose:** This Zoning District is established to allow for the rehabilitation of 222 Langdon Street (to be referred to hereto forward as 201 W. Lakelawn Place) and the construction of 229 West Lakelawn Place with the following program:

Total Site Area: 13,780 sf

229 W. Lakelawn Place

Parking level	4335 sf
Floors 1-4 (4335 sf ea):	17,340 sf
Total new construction:	21,675 sf

201 W. Lakelawn (Formerly 222 Langdon Street)

Lower level	2,840 sf
Floors 1-3 (2619 sf ea):	7857 sf
Attic Level:	1805 sf
Total Rehabilitation:	12,202 sf

Grand Total:

33,877 s.f.
23 Apartments (16 at 229, and 7 at 201)
9 lodging rooms

Parking

Indoor @ 229 W. Lakelawn

7 cars
1 van accessible space
8 bicycles
4 scooters

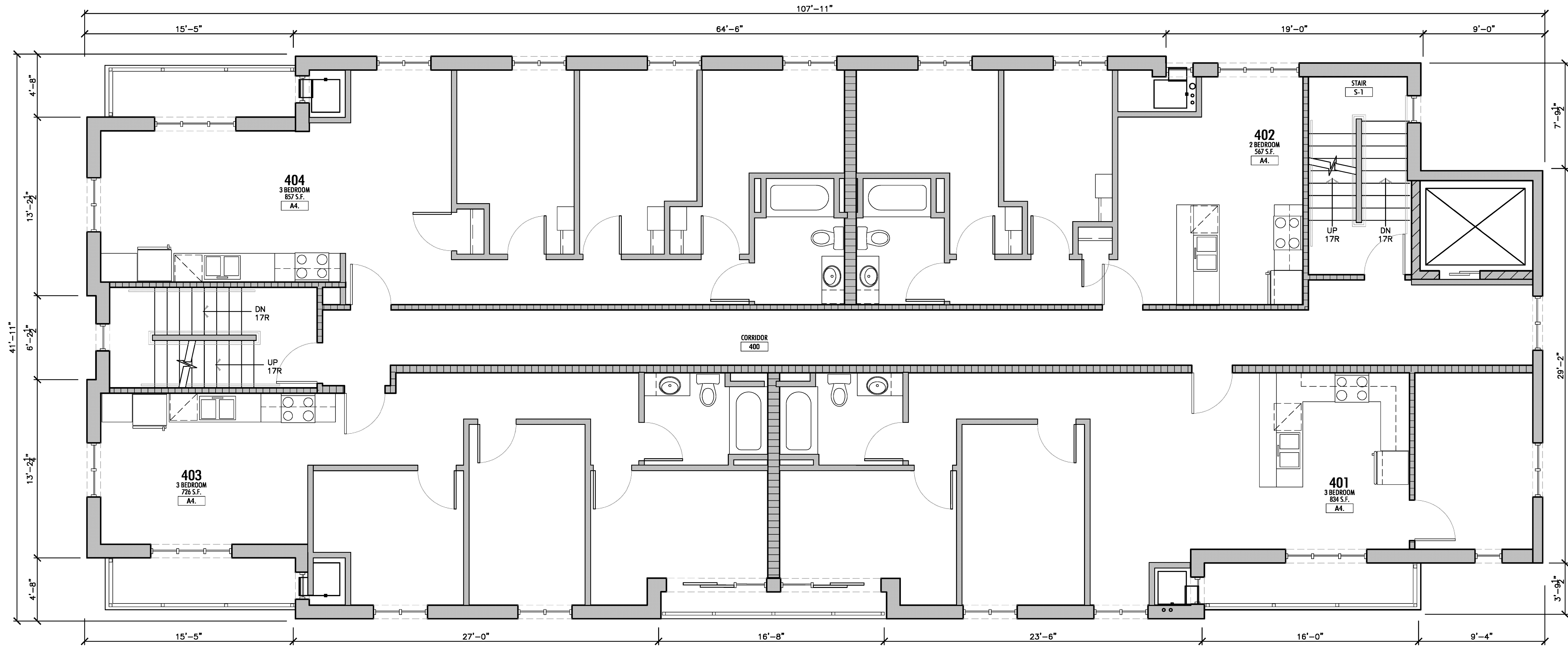
Outdoor Total Site

18 bicycles
5 scooters

- B. **Permitted Uses:**

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above
3. Maintenance of existing buildings for current uses is permitted by this SIP
4. Maintenance of existing buildings on lots designated for future uses is permitted by this SIP.

- C. **Lot Area:** Refer to the survey and the submitted architectural plans for Lot Areas for each specific component.
- D. **Floor Area Ratio:**
 1. Floor area ratios will comply with the submitted and recorded architectural plans for each component.
 2. Maximum building height shall be limited by Design District 4 of the Madison Zoning Code; the height of each structure is identified on submitted architectural plans
- E. **Yard Area Requirements:** Yard areas will be provided as shown on the submitted site plan and landscape plan.
- F. **Landscaping:** Site Landscaping will be provided as shown on the submitted site and landscape plan.
- G. **Accessory Off-Street Parking & Loading:** Accessory off street parking will be provided for 201 and 229 W. Lakelawn Place as shown on the site plan and architectural drawings of each component. Loading is located on Langdon Street at the truck loading and freight loading zones directly adjacent to the site.
- H. **Lighting:** Site Lighting will be provided as shown on the attached lighting plan.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and /or its Designee (Secretary).
- J. **Family Definition:** The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. **Alterations and Revisions:** No alteration or revision to this planned unit development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- L. **Terrace Improvements:** Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Real Estate Division.
- M. **Sanitary Storm:** All sanitary storm lines in the public right-of-way shall be built/installed per City of Madison plans and standards.
- N. **Residential Parking Permits:** No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.



FOURTH FLOOR

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

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

DRAWN: DZ APPR.: DNK

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

PROJECT # 08-673

FOURTH FLOOR PLAN

A1.4

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

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

DRAWN: DZ APPR: DHK

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

PROJECT # 08-673

ELEVATIONS

A5.1



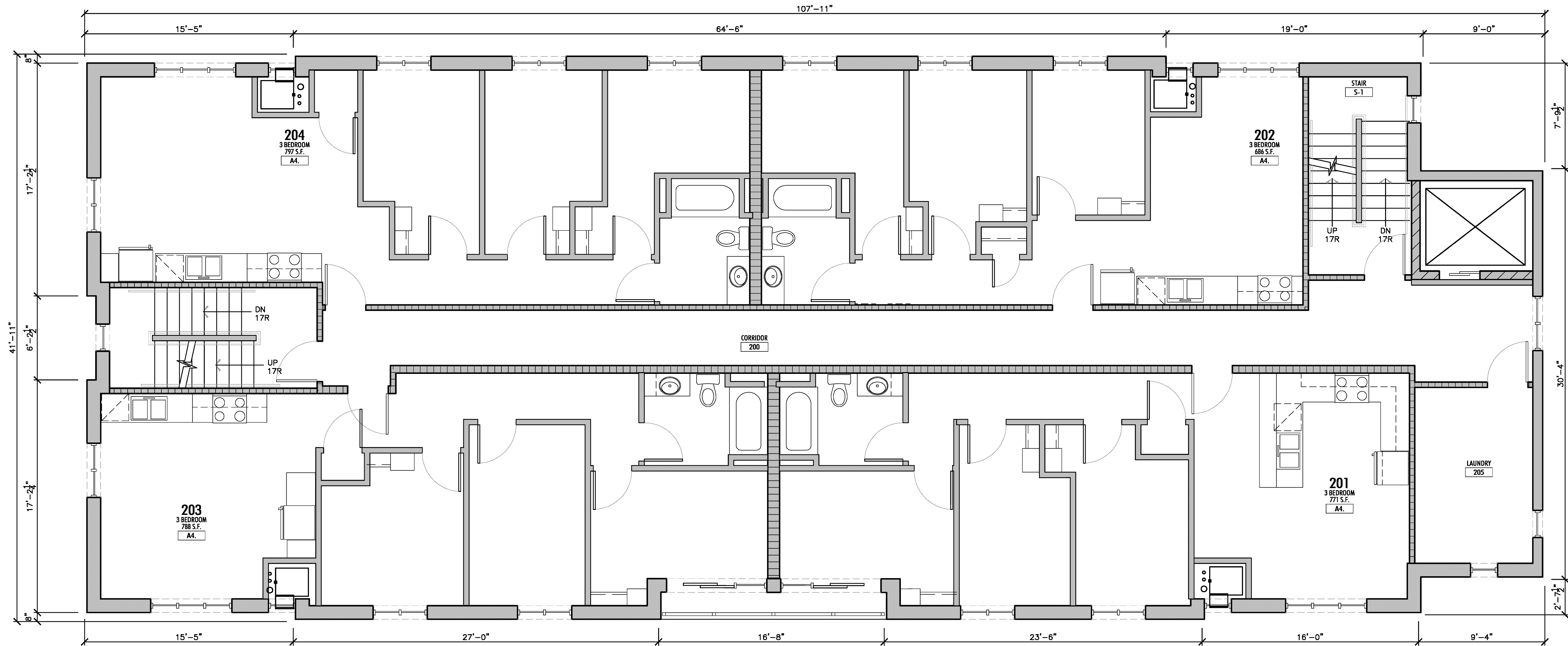
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SECOND / THIRD FLOOR

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

10-15-08 SPL/DMARKS SUBMITTAL
12-10-08 UDC INITIAL

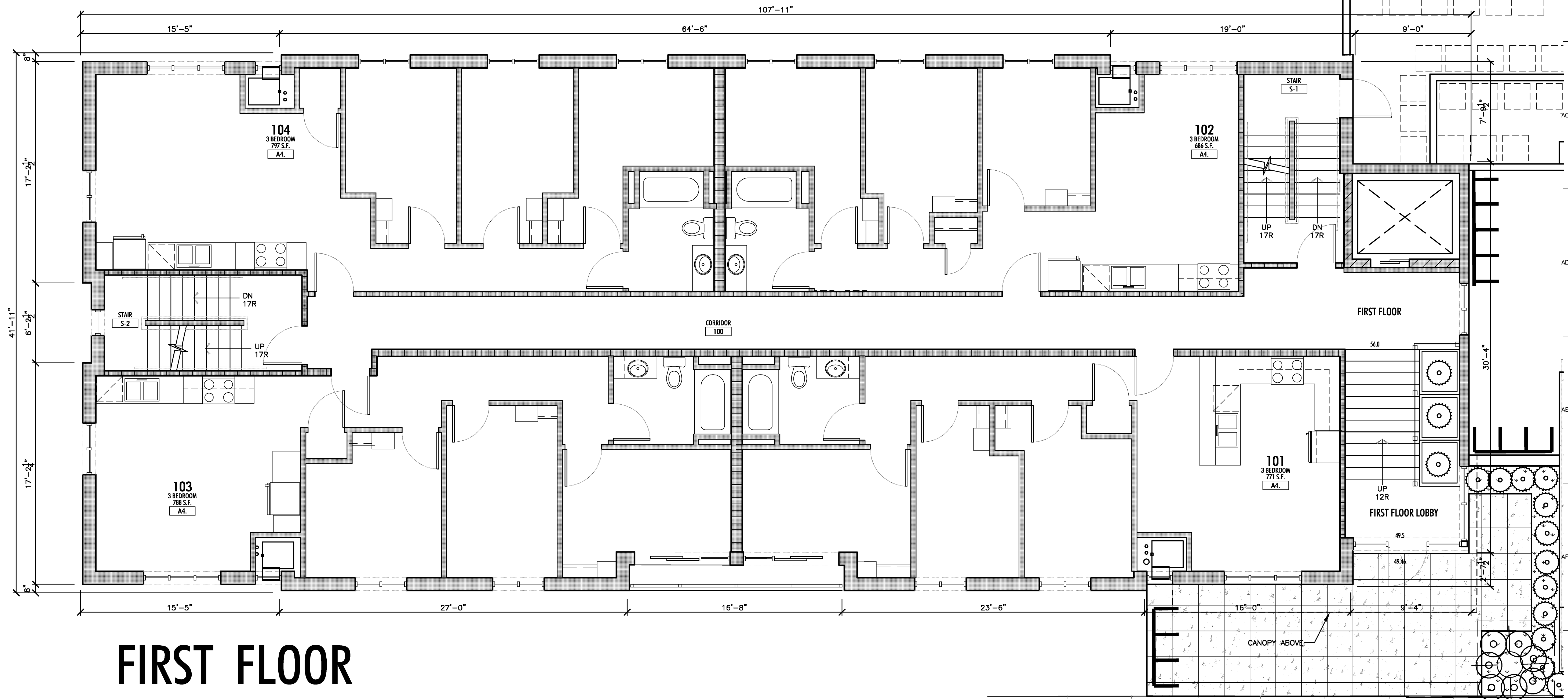
DRAWN: DZ APPR: DNK

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

PROJECT # 08-673

SECOND & THIRD
FLOOR PLAN

A1.2



FIRST FLOOR

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

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

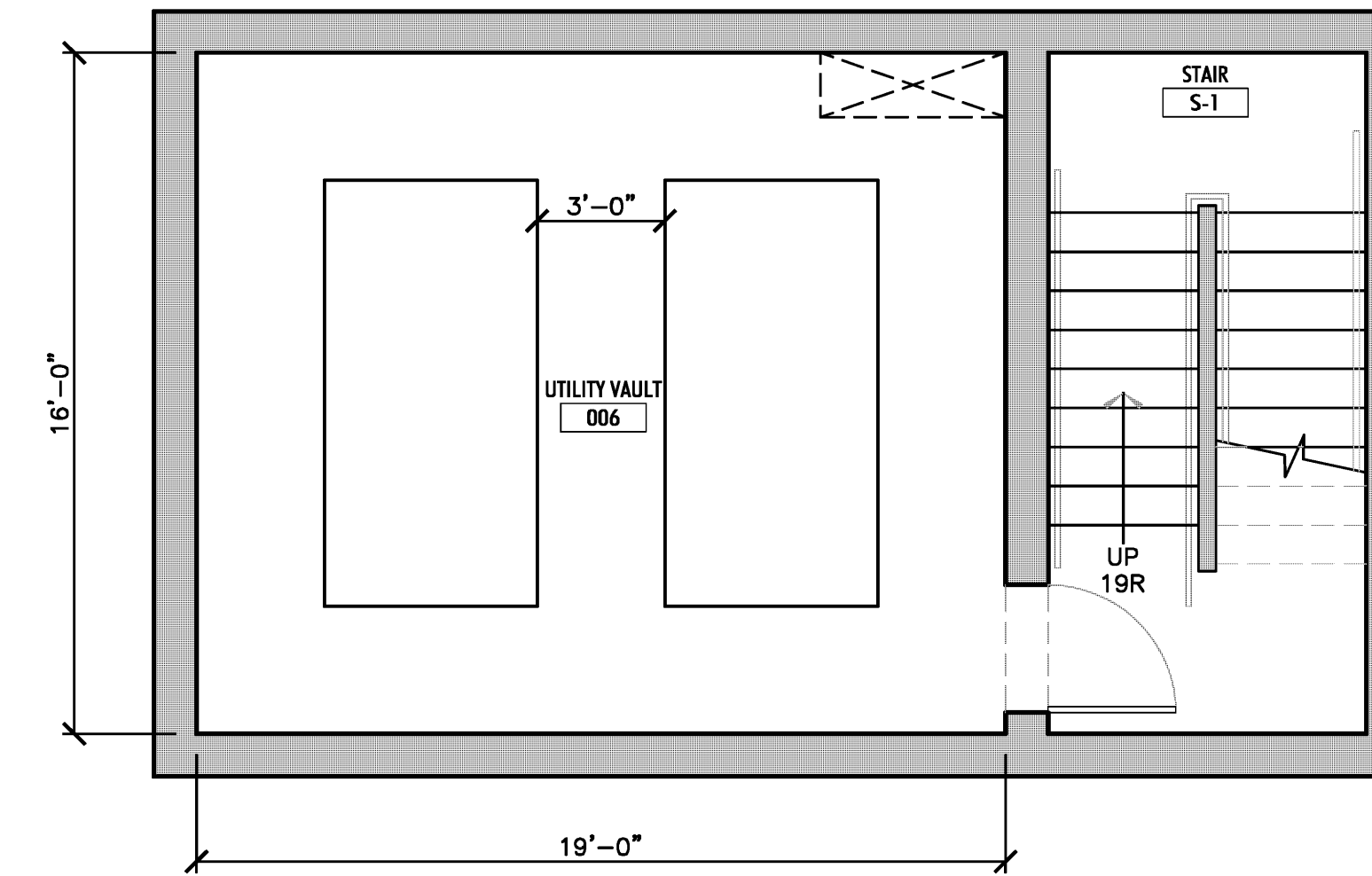
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229 W. LAKELAWN PLACE
201 W. LAKELAWN PLACE
MADISON, WISCONSIN

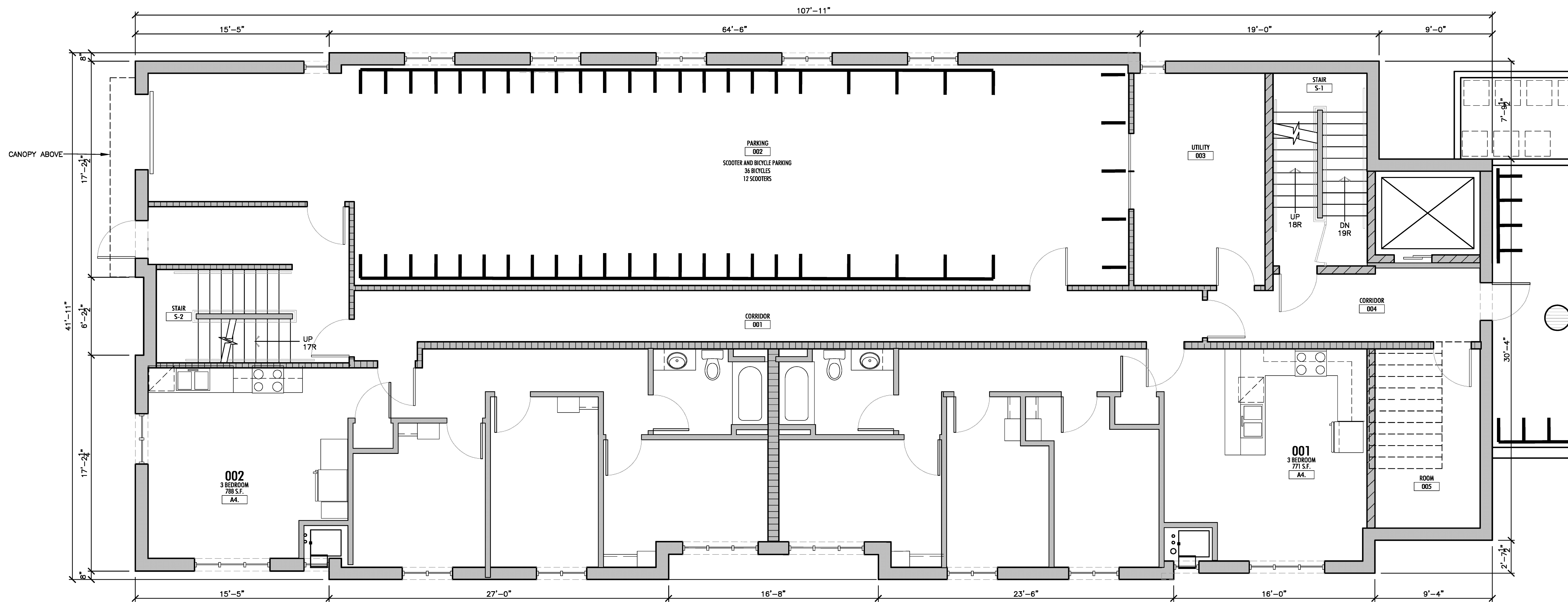
PROJECT # 08-673

FIRST FLOOR PLAN

A1.1



SUB-BASEMENT



GROUND FLOOR

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

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

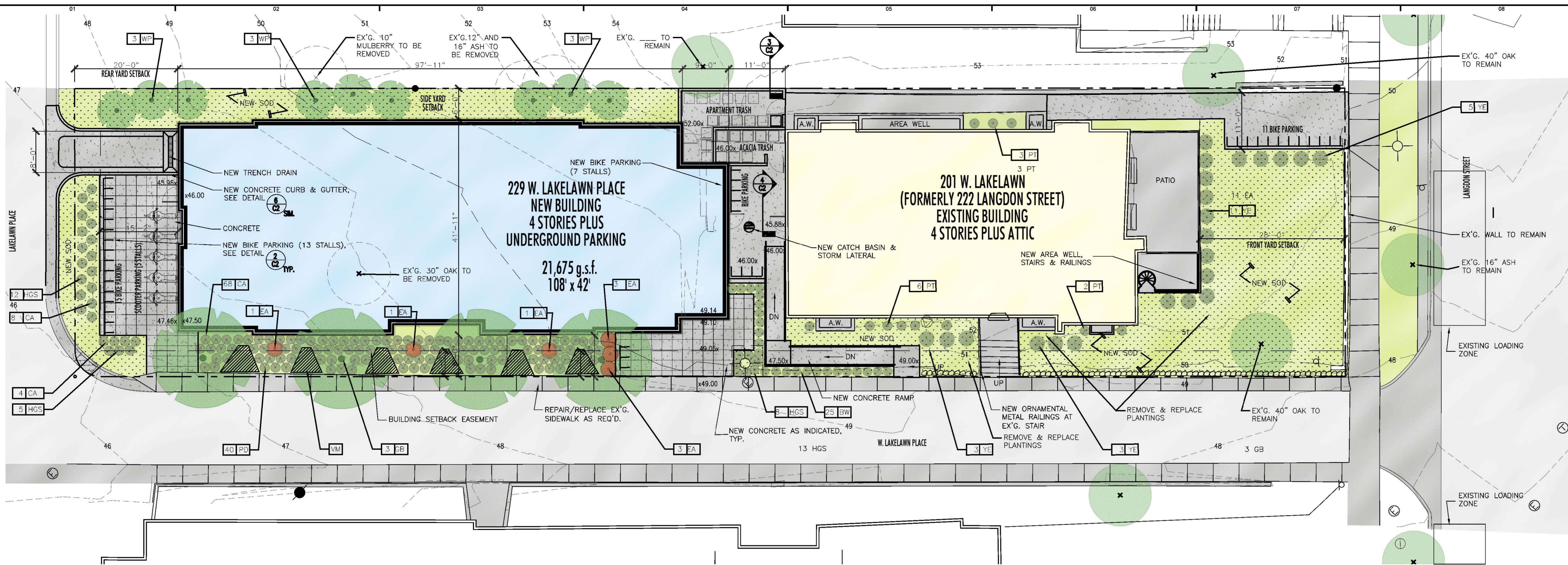
DRAWN: DZ APPR.: DNK

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

PROJECT # 08-673

BASEMENT FLOOR
PLAN

A1.0

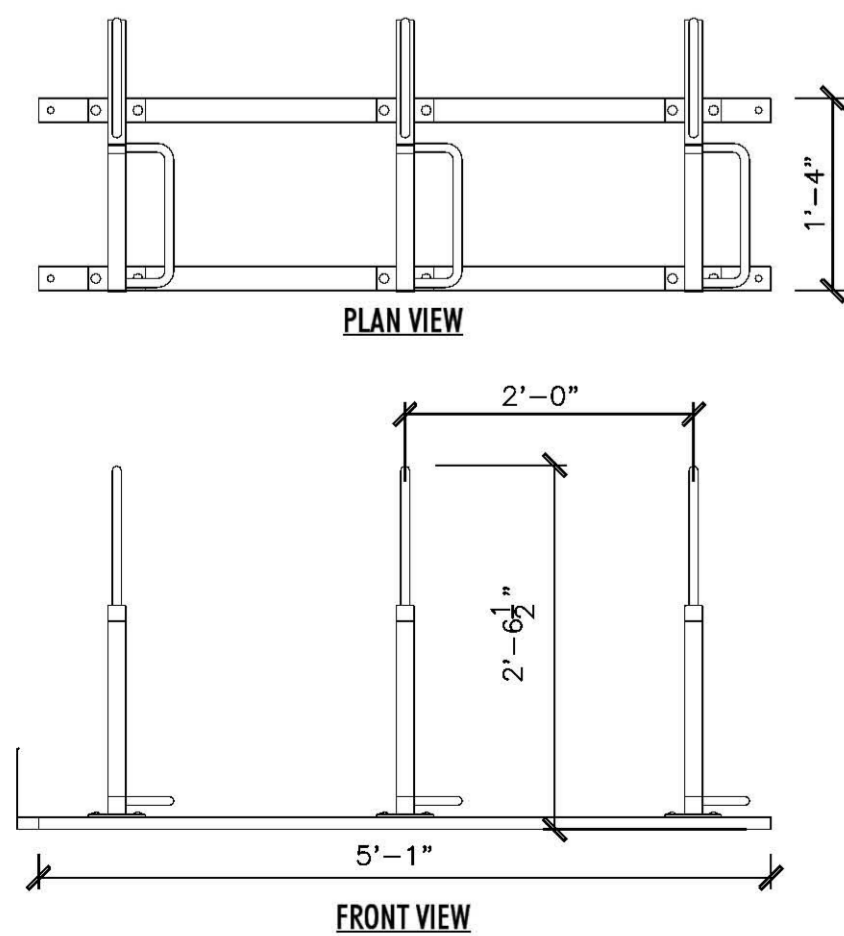


PRELIMINARY
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NOT FOR CONSTRUCTION

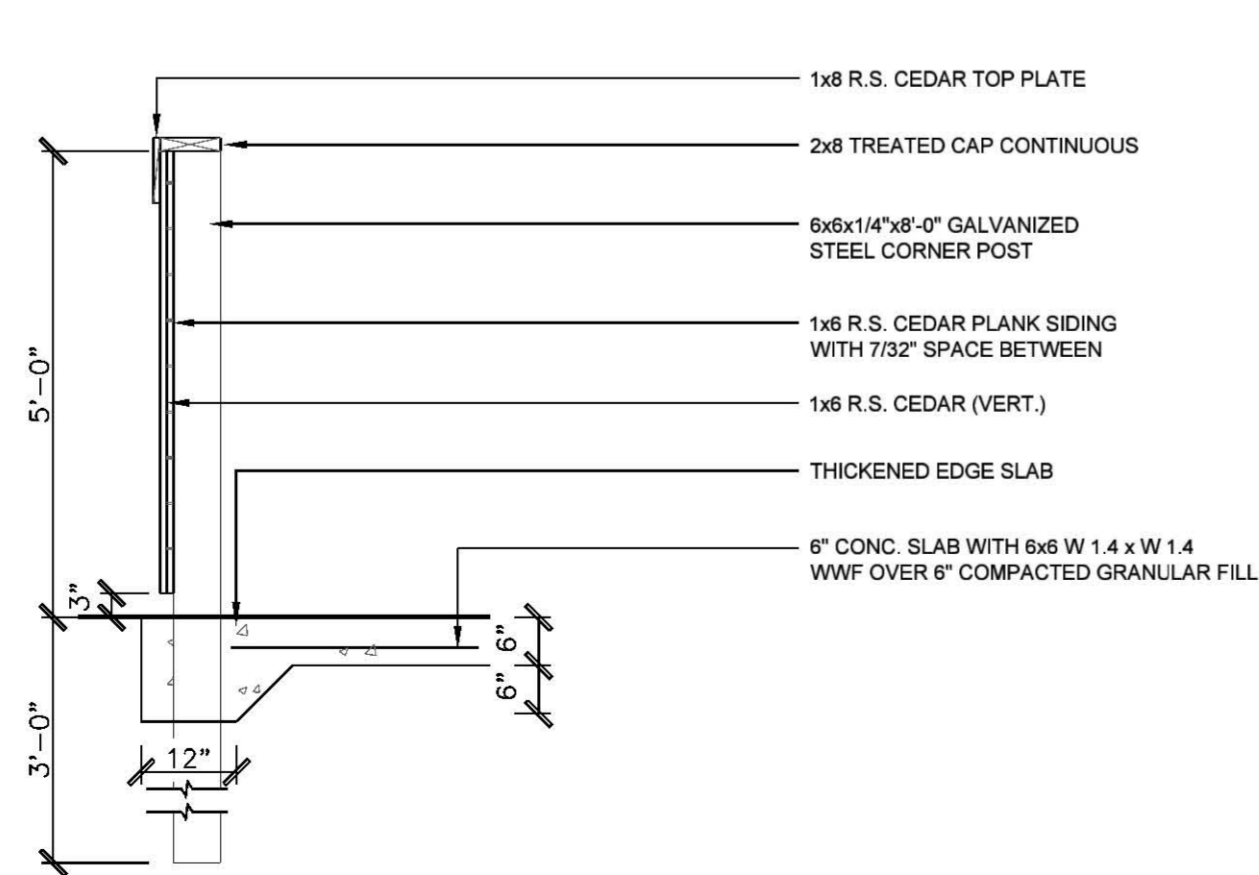
1
C2 **SITE IMPROVEMENTS PLAN**
SCALE: 1" = 10'



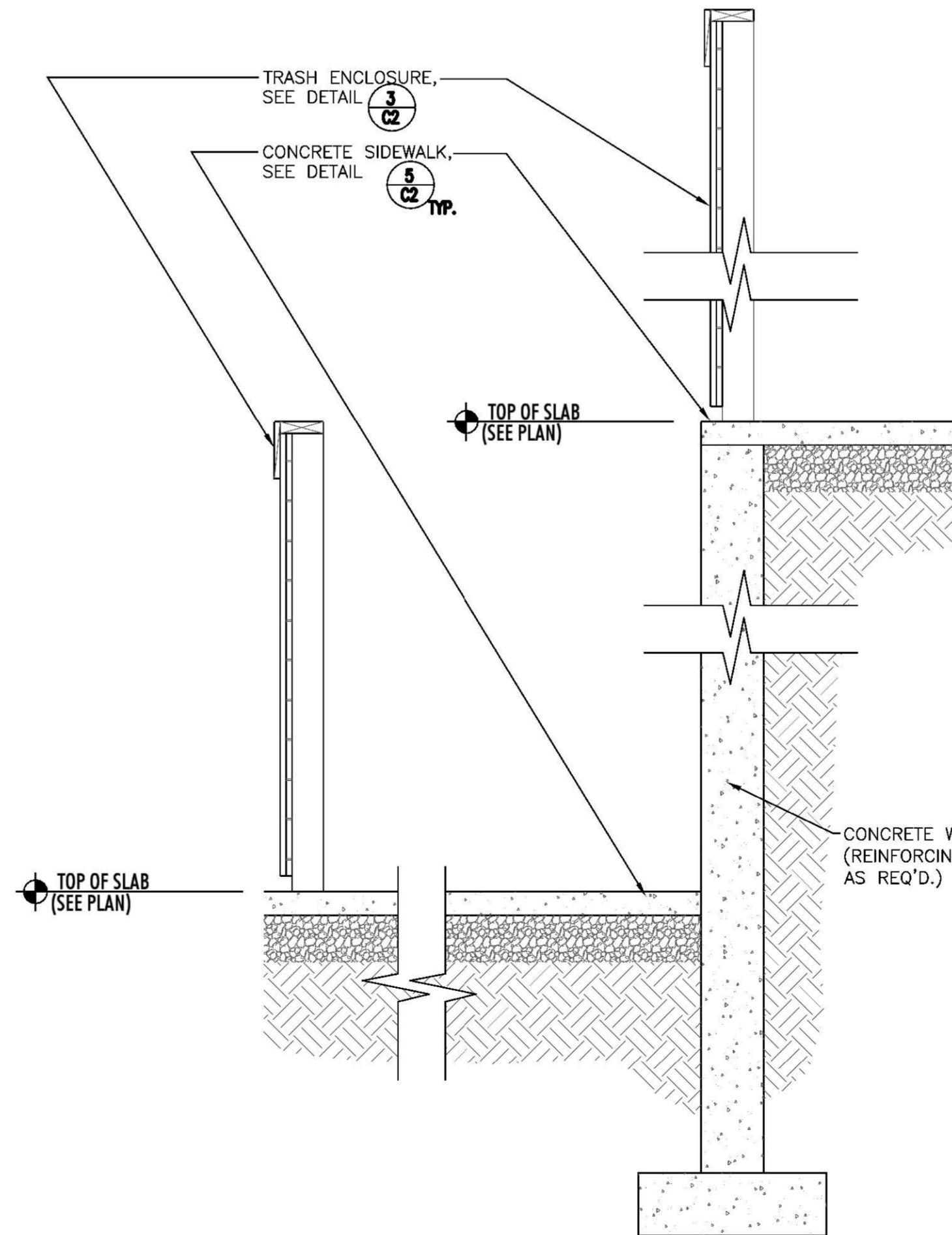
PLANT LIST						
SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	COMMENTS
TREES						
GB	Ginkgo Biloba 'Autumn Gold'	Ginkgo Autumn Gold	2' cal.	B&B	4	
WP	White Pine	White Pine	2' cal.	B&B	9	
SHRUBS						
EA	Euonymus Alatus 'Timber Creek'	'Chicago Fire' Winged Euonymus	#5	Cont.	6	
BW	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	#2	Cont.	25	24" o.c.
YE	Taunton Yew	Yew	#5	Cont.	22	
PERENNIALS / VINES						
HGS	Hemerocallis 'Gentle Shepherd'	Gentle Shepherd Daylily	#1	Cont.	25	
EP	Echinacea Purpurea Magnus	Purple Cone Flower	#2	Cont.	NOT USED	
PD	Phlox Divaricata Chatahoochee	Chatahoochee Phlox	#1	Cont.	40	
CA	Calamagrostis Acula Flora 'Karl Forester'	Karl Forester Feather Reed Grass	#1	Cont.	80	
PT	Parthenocissus Tricuspidata	Boston Ivy	#2	Cont.	11	
VM	Vinca minor	Periwinkle		Cont.	12" o.c.	



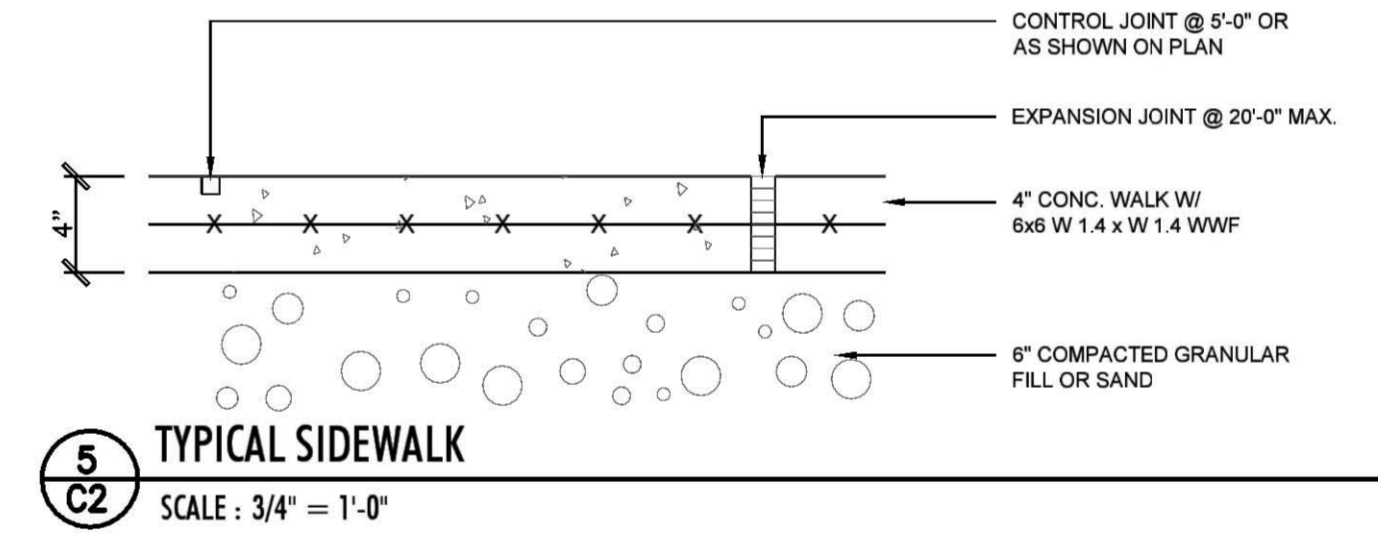
2
C2 **BIKE RACK**
SCALE: 3/4" = 1'-0"



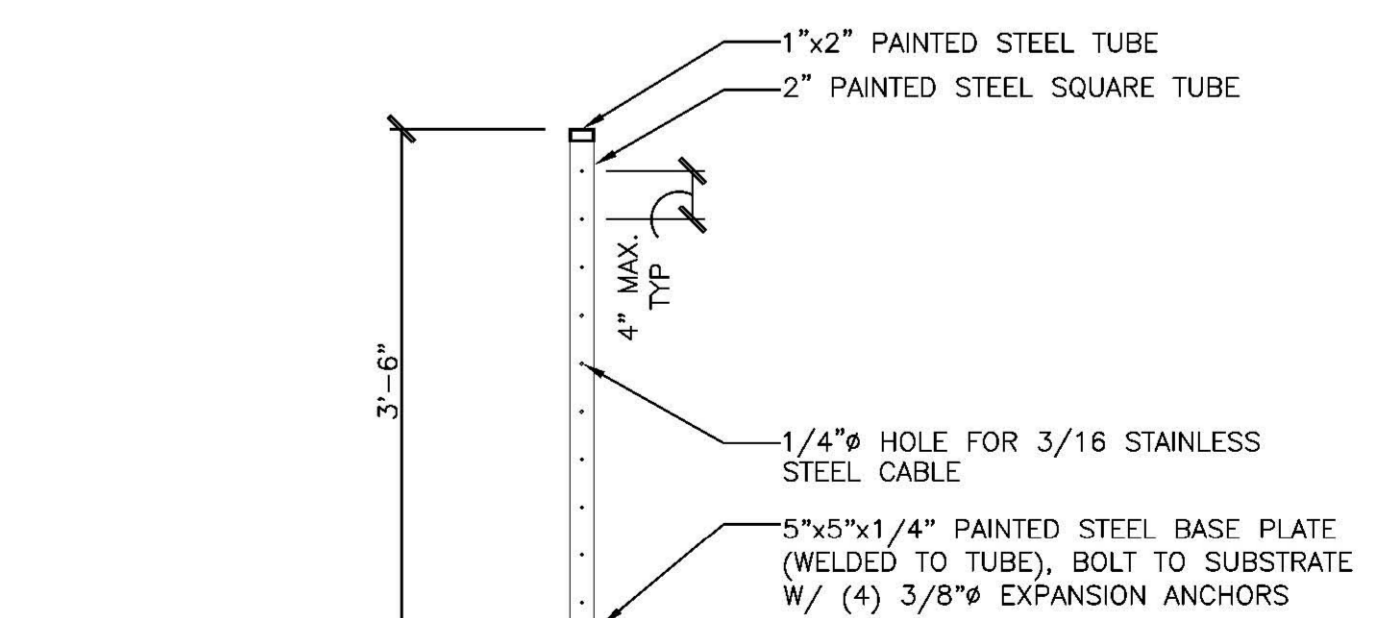
3
C2 **TRASH ENCLOSURE SECTION**
SCALE: 3/4" = 1'-0"



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



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



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

10-15-08 SPLANDMARKS SUBMITTAL
12-10-08 JDC INITIAL

DRAWN: DZ APPR.: TM

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

PROJECT # 08-673

LANDSCAPING AND
SITE IMPROVEMENTS

C2