



PLANNING DIVISION STAFF REPORT

June 13, 2016

PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

Project Address: 601 Langdon Street
Application Type: Planned Development Zoning Map Amendment and Conditional Use
Legistar File ID # [42298](#) and [42462](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Joyce Ke; AJ Capital Partners; 133 N. Jefferson St; 4th Floor; Chicago, IL 60661

Contact: Bill Wellman; Graduate Madison; 601 Langdon Street; Madison, WI 53703

Property Owner: Graduate Madison Owner, LLC; 621 W Randolph Street; Chicago, IL 60661

Requested Action: The applicant requests approval of a zoning map amendment from Planned Development-General Development Plan and Specific Implementation Plan (PD-GDP-SIP) to amended PD-GDP-SIP and a Conditional Use.

Proposal Summary: In September 2014, the applicant received approval for alterations to the subject hotel for the purpose of creating a roof-top restaurant and terrace for this existing hotel. Other physical alterations included the addition of a seven-story elevator and stair tower at the rear of the building and a first floor expansion. There are two primary alterations proposed with the current application. The first is a request to add a walk-up service window along the Frances Street façade. This is being proposed as a conditional use in the site-specific zoning text. The second component of this request is for modifications to the roof top for mechanical equipment and associated screening. As noted in the letter of intent, this equipment was not originally installed in accordance to approved plans. The applicant seeks approval for the as-built mechanicals and new screening.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments [Section 28.182] Planned Developments [Section 28.098] and Conditional Uses [Section 28.183]

Review Required By: Urban Design Commission (UDC), Plan Commission (PC) and Common Council

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for Zoning Map Amendments, Planned Developments, and Conditional Uses are met and forward zoning map amendment 28.022 – 00231, rezoning the property from Planned Development-General Development Plan and Specific Implementation Plan (PD-GDP-SIP) to amended PD-GDP-SIP, to the Common Council with a recommendation of **approval**. Further, the Planning Division recommends that the Plan Commission **approve** the conditional use request to establish a walk-up service window at 601 Langdon Street. These recommendations are subject to input at the public hearing and the conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject property is a 12,010 square foot parcel located at the northwest corner of the intersection of Langdon and North Frances Streets. The site is within Aldermanic District 8 and is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The site includes the existing seven-story hotel.

Surrounding Land Use and Zoning:

North: Boarding House, UW Lowell Center (Conference/Lodging facility); Fraternities/Sororities; and other residences, zoned DR-2 (Downtown Residential-2) or PD (Planned Development);

South: Apartments and other mixed use development on State Street, zoned DC (Downtown Core);

East: Apartments and fraternity/sorority houses, zoned DR-2; and

West: Student center, with other apartments and campus uses beyond, zoned DR-2.

Adopted Land Use Plan: The Comprehensive Plan and Downtown Plans include the subject area within the Langdon sub district of Downtown. The area is identified as a mixed-use and residential neighborhood and the proposed alterations are not inconsistent with the underlying land use recommendations.

Zoning Summary: The property is an existing Planned Development (PD).

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Maximum Lot Coverage	As per approved plans.	As per submitted plans.
Building Height	As per approved plans.	As per submitted plans.
Number Parking Stalls	None	38 existing stalls
Accessible Stalls	Yes	2
Loading	None	1 (10' x 36')
Number Bike Parking Stalls	Hotel, inn, motel: 1 per 10 bedrooms (7) Restaurant-tavern: 5% of capacity of persons	4 existing stalls
Landscaping	No	Existing landscaping
Lighting	No	Existing lighting
Other Critical Zoning Items	Urban Design, Barrier Free (ILHR 69)	

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant requests approval of alterations to the “Campus Inn” hotel located at 601 North Langdon Street. This request is subject to the Zoning Map Amendment, Planned Development, and Conditional Use approval standards.

The hotel was constructed in 1960. It was rezoned to a Planned Development in 2001 to allow for expansions and renovations, which included the patio that now fronts onto Langdon Street. Alterations were most recently approved in September 2014 to create a roof-top restaurant and terrace. Those improvements also included the addition of a seven-story elevator and stair tower at the rear of the building.

There are two components to this request. The first component is to establish a walk-up service window along the North Frances Street façade. At the direction of staff, this is being added as a conditional use in the site-specific PD-Zoning Text. The Planning Division notes that walk-up service windows, such as this one, that are within 10 feet of the property line require conditional use approval. The lower third of the existing window will be covered with an opaque film to mask equipment and a two-door pass-through window and bar counter will be added. The Planning Division does not have concerns regarding this component of the application.

The second component of this request is for roof-top modifications for mechanical equipment and associated screening. As noted in the letter of intent, this equipment was not installed in accordance to approved plans. The applicant seeks approval for the as-built mechanicals and new screening. While some other alterations were worked through with staff during the sign-off process, the rooftop mechanical alterations were not discussed with the Planning Division and Zoning Administrator until after their installation. It remains of significant concern that the project was not constructed in accordance with these plans. However, the Planning Division believes that should the rooftop HVAC equipment had been originally presented with an architecturally integrated plan for screening, it is possible such changes to this existing building could have been found consistent with the applicable standards for Planned Developments, which were the standards considered by the Urban Design Commission (UDC) and Plan Commission during their reviews of the PD alterations approved in Fall 2014.

Existing photos and perspective illustrations of the proposed condition are included in the applicant's materials.

This item was recommended for Final Approval by the UDC at their June 1, 2016 meeting. The Planning Division requested that the UDC provide specific feedback on the rooftop mechanicals and screening and whether any changes related to the color, materials, or textures would better integrate the proposed screening into the building's design. The UDC recommended approval of the Plans as shown, as noted in the attached report.

The Planning Division has not received any comments on this request and believes the approval standards for Zoning Map Amendments, Planned Developments, and Conditional Uses can be met. Staff recommends some modifications be provided to the Zoning Text for formatting and clarification purposes.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for Zoning Map Amendments, Planned Developments, and Conditional Uses are met and forward zoning map amendment 28.022 – 00231, rezoning the property from Planned Development-General Development Plan and Specific Implementation Plan (PD-GDP-SIP) to amended PD-GDP-SIP, to the Common Council with a recommendation of **approval**. Further, the Planning Division recommends that the Plan Commission **approve** the conditional use request to establish a walk-up service window at 601 Langdon Street. These recommendations are subject to input at the public hearing and the conditions recommended by reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Kevin Firchow, 267-1150)

1. That the Zoning Text be revised as follows with the final details to be approved by the Zoning Administrator and the Planning Division:
 - a. That the Zoning Text be separated from the letter of intent and provided as a separate document.
 - b. That Permitted and Conditional Uses be provided as numbered lists.
 - c. That the permitted use list eliminate references to the NMX and R6 Districts.

City Engineering Division (Contact Tim Troester, 608-267-1995)

2. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
3. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

4. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Dave Nachreiner, (266-4899) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
5. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
6. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
7. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

8. Provide a detail of the revised first floor exterior seating area. Update page A5.2R to show the layout of the tables and chairs and details of the planters.
9. The final plans shall be consistent with the existing construction.
10. Per Section 28.186(4)(b), The property owner or operator is required to bring the property into compliance with all elements of the approved site plan by September 1, 2016, as established by the Zoning Administrator.

Fire Department (Contact Bill Sullivan, 261-9658)

11. Ensure the existing fire department connection is not obstructed by tables, chairs, fencing, etc in the proposed outdoor seating area.

Parks Division (Contact Janet Schmidt, 261-9688)

12. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction- <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Water Utility (Contact Dennis Cawley, 261-9243)

13. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed this request and did not provide any comments.