



Project Address: 126 Langdon Street
Application Type: New Multi-family Residential Building in a Downtown District
Informational Presentation
Legistar File ID # [57763](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Brian Munson, Vandewalle & Associates, Madison, WI

Project Description: The applicant proposes to redevelop the site with a seven story multi-family residential building with resident amenities and underground parking.

Project Schedule:

The development team is planning to submit a Land Use and UDC application later this year.

Approval Standards:

The UDC is an **advisory body** on this request. Per MGO 28.183(6)(a)(14) Conditional Use Approval Standards state that if a site in this Downtown District area is occupied on Jan 1, 2013 by a building taller than the max height allowed, it must meet conditions 'a-e', condition 'e' requires Urban Design Commission review. The Urban Design Commission shall review the proposed development and make a recommendation to the City Plan Commission. Per MGO 28.071 Additional Height & Stepback Requirements, the Additional Height Map (see map on back) indicates the areas where additional heights are allowed above the Downtown Height Map.

Summary of Design Considerations and Recommendations

The project site zoned DR2 is within the Downtown District area. This project will require a conditional use for additional height. Per General Provisions for Downtown and Urban Districts - Height map, 5 stories are allowed. Per the 28.071(2)(b) Additional Height Areas Map, up to (2) additional stories are allowed if it falls within the areas highlighted. The proposed development does allow up to (7) stories on part of the site. Please refer to standards below.

MGO 28.183(6)(a)(14) Conditional Use Standards, Approval Standards: When applying the above standards to an application for height in excess of that allowed by [Section 28.071\(2\)\(a\)](#) Downtown Height Map for a development located within the Additional Height Areas identified in [Section 28.071\(2\)\(b\)](#), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

- a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.
- b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.

- c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.
- d. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.

Planning Division staff requests that the UDC provide feedback on the exterior design and appearance of all principal buildings, structures and landscape plans for the proposed development. Staff further requests the UDC give consideration to:

- Compatibility of building mass along Langdon Street.
- Lakeside views.
- Articulation of blank walls.