



City of Madison

Conditional Use

Location
115 Langdon Street

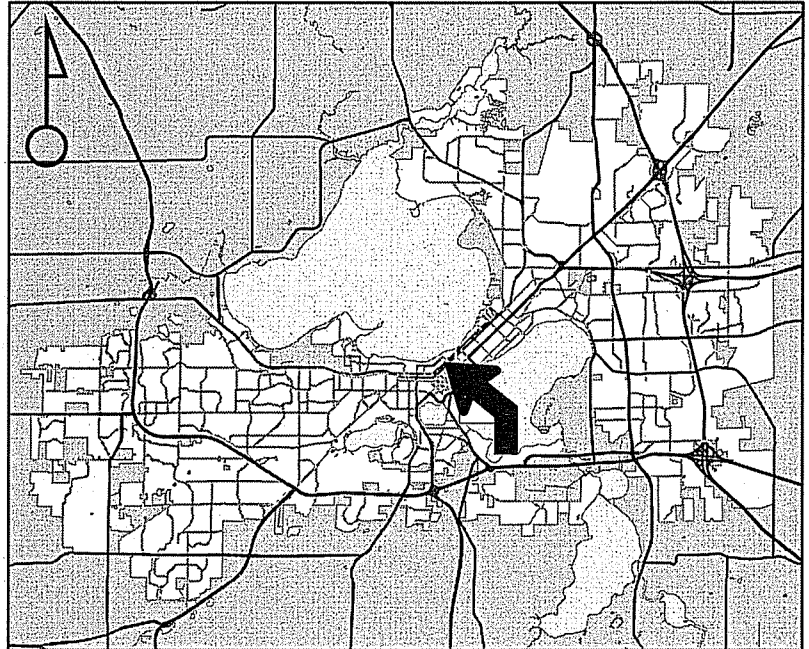
Project Name
Chi Omega - 4th Floor

Applicant
Chi Omega - NU / Steve
Harms - Tri-North Builders

Existing Use
Sorority House

Proposed Use
Renovate existing sorority house

Public Hearing Date
Plan Commission
03 April 2017



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 27 March 2017





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid \$600 Receipt No. 026707-6003
 Date Received 2/22/17
 Received By [Signature]
 Parcel No. 0709-144-1102-3
 Aldermanic District 2-Zellers
 Zoning District DR2
 Special Requirements HIS MTH, Ex. CV
 Review Required By: Adjacent to landmark

Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 115 LANGDON ST.
 Project Title (if any): CHI OMEGA - 4TH FLOOR

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: STEVE HARMS Company: TRI-NORTH BUILDERS
 Street Address: 1605 RESEARCH PK DR City/State: MADISON Zip: 53711
 Telephone: (608) 271-8717 Fax: (608) 271-3354 Email: sharms@tri-north.com

Project Contact Person: S. HARMS Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): CHI OMEGA - NU (KATHY MURTFELDT-BO.)
 Street Address: 115 LANGDON ST. City/State: MADISON Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: SORORITY HOUSE

Development Schedule: Commencement MAY 15 2017 Completion AUG 15, 2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ~~Seven (7) copies of a~~ full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- ~~Twenty-Five (25) copies~~ of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- ~~One (1) copy~~ of the plan set reduced to fit onto 8 1/2 X 11-inch paper

32
11x17

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

x32

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

See Email

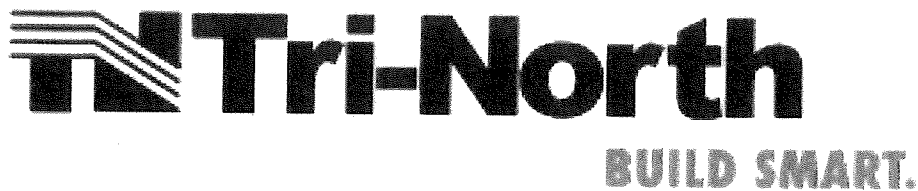
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Chris Wells Date: 1/11/2017 Zoning Staff: Amy Scambon Date: 1/11/17

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant: Nu Chapter of Chi Omega House Corp Relationship to Property: VP of Nu Chapter of
 Authorizing Signature of Property Owner: Kathy Mansfield Date: 1/27/17
Chi Omega House Corp



Tri-North

BUILD SMART.

February 21, 2017

Matt Tucker
Zoning Administrator
City of Madison Zoning
215 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: 115 Langdon St. Chi Omega, Nu Chapter
Conditional Use Application for remodeling of the existing structure

Dear Mr. Tucker:

Our application for Conditional Use Application for remodeling of the existing structure for the Chi Omega house,

- We are requesting conditional use for 1. A remodel of the existing structure to add beds to the 4th floor (attic) 2. Continued use a sorority house – residential use in the DR2 district. Please note the site has been in use as Chi Omega sorority prior to 1925-26 when the current house was constructed.
- This is a project that is about preservation of the Greek community in Madison. The Cho Omega house is one of many fraternities and sororities in our community. There are many more members than beds available by a 6 to 1 ratio. There is a need to accommodate upperclassmen in the facility to provide leadership, continuity and mentors to the freshman and sophomore members. This contributes to keeping a strong Greek system.
- We believe the Greek system is worth a position in the community for two reasons. First is the fact that there is university oversight of the activities that take place in the houses. There is more control with the Greek system in Langdon than there would be without. Secondly, the Greek system alumni are some of the major contributors to the UW system. Promoting the continuance of the Greeks means supporting the university in Madison which is so vital to the entire community in Dane county.

Project Team:

Tri-North is the design-builder and team leader.
Architect: Tri-North Builders

Existing Building:

The current structure was built in 1925-26. The building is structurally sound. There is some minor but important need of tuck-pointing and roofing repairs as part of this project. The structure is masonry bearing walls & concrete floors. The roof is wood frame including wood ceiling joists.

The basement and first floor are common gathering and dining functions. The upper 2 floors are bedrooms with one common bathroom facility for each floor. There are stairs at the center and east end of the building that are functional and meet current exit stair codes. The east "back" stair has been upgraded to a secure stair with no entry into the resident's floors.

The structure has been fully sprinklered.

All windows have been repaired or replaced in recent times (within the last 20 years).

Tri-North

BUILD SMART.

Schedule:

City approval process and final design now through March of 2017

Construction: May 2017 to August 15, 2017

Proposed Building Concept:

The house will remain a sorority house owned by the Nu chapter of Chi Omega, as it has for the last 60 years plus. The current membership exceeds 200 women and continues to grow. There is a need to retain upper classmen in the house for mentoring, recruitment, and overall community. The current rooming house style is not attractive to upperclassmen who move to apartments after sophomore year.

The remodeling will build out the existing upper floor into a suite with 8 beds in 4 bedrooms with 3 full bathrooms. To provide better access and safety a 2nd stair will be added from 4th down to 3rd at/near the current main stair location. To accommodate the new stair one room with 2 beds on 3rd floor will be converted and include needed study area. This will **add a net 6 beds**. A common kitchen and dining hall exists and will remain on the lower floor dining room. The remainder of the building will remain in its current configuration. The common toilet/shower areas on 2nd and 3rd may be re-finished.

The 4th floor is currently an attic storage area. It will be remodeled into an 8-bed suite with shared bathrooms and partial kitchenette.

The exterior will be 100% retained, repaired with tuck-pointing and roof repair.

The house is a contributing building in the Langdon National Historic District and by right has certain code exemptions, including requirement for an elevator, re-construction of non-complying stairs etc. We are working with the State Historical Society to obtain tax credits for the investors.

The existing footprint on the site is 2,795 GSF.

The floors will have the same footprint.

The 4th floor attic has approximately 2,040 GSF

The Finished 4th floor will total approximately 1,600 GSF

The total SF of the project will be approximately 12,800 GSF

Current zoning: DR2

Allowed development height: 5 stories. Plus, up to 2 story bonus. We are not changing the height or the "bulk" of the building.

There will be an alternate taken on replacing the existing 4th floor windows so they are operable.

115 Langdon St.

Madison, WI

Zoning Analysis

Zoning:

Zoning district DR-2

Current Height – 4 stories (including space in "attic" level) + basement

New Proposed Height – same

Front Yard – "Langdon St. Access -10' required; Existing is about 16'-9" at the closest point to the lot line.

Side Yards – 5' required, north is approx. 12'7"; south is approx. 22'

Rear Yard – 20' required, existing is 27'-9".

No car parking is required, 1 car space is provided

Bicycle parking = 1/BR = 6 net beds added + (4/BR guest) = 2 TOTAL Bicycle Parking = 8

Tri-North

BUILD SMART.

A rack currently exists for 6 bikes. 3 will be added.

Currently there is a capacity for 36 beds on floors 2 and 3.
The remodeling will **add a net 6 beds** for a total of **42 beds**

Useable Open Space Required = 20SF per bedroom x 42 = **840SF**

Lot area = 9,972 SF

Building = 2,895 SF

Porch and sidewalk = 790 SF

Open Space = 6,287 SF

Land Value: assessed land value is \$517,000

Estimated Project Cost is \$650,000

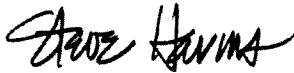
Construction Jobs: We estimate 32 jobs will be created during the project's construction and 1.0 full time equivalent jobs permanently.

There is **no public subsidy** requested.

SITE PLAN NOTE:

The submitted plans include the current site plan recently updated and approved by staff in 2016.
The existing grades will remain as-is (there are no new grades shown).

Sincerely:



Steve Harms, AIA, LEED BD+C

Tri-North Builders, Agent for Nu Chapter of Chi Omega.



115 LANGDON ST. MADISON, WI



