

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 22, 2011

TITLE: 229 West Lakelawn Place –  
PUD(GDP-SIP), Construction of a  
Fourteen-Unit Apartment Building on  
the Acacia House Property. 2<sup>nd</sup> Ald.  
Dist. (22359)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 22, 2011

ID NUMBER:

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Members present were: Marsha Rummel, Richard Wagner, John Harrington, Richard Slayton, Mark Smith, Melissa Huggins, Jay Handy, Todd Barnett, Dawn O’Kroley and Henry Lufler.

### SUMMARY:

At its meeting of June 22, 2011, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 229 West Lakelawn Place. Appearing on behalf of the project were Gary Brink and Josh Wilcox, both representing Landgraf Construction; Mark Landgraf, representing Palladia, LLC; and Matt Dunning. Appearing in support and available to answer questions were Kevin Page and Josh Kothe, both representing Palladia, LLC; Ald. Bridge Maniaci and Chuck Possehl, representing The Bruce Company. Prior to the presentation staff noted that a handout in opposition from Eric Lanning, Treasurer Lambda Building Corp., TKE was distributed. Wilcox reviewed changes to the plans since their previous presentation, including the flow of the pedestrian traffic and how they would enter the building. A 12-foot stair has been added to identify the entrance with pole bollard style fixtures; an urban edge has been added along the northern edge with a cantilevered boardwalk 3’-3.5’ above grade with metal channeling along the outside. In addition a northern terrace has been added for about 10 people with a masonry wall around the outside. They have also added a raised planter in that area to create a more definitive edge, as well as more landscaping near the short-term parking. A fence has been added on the easterly property line with a gate on the northern edge to eliminate any potential for east-west cross traffic. They have eliminated the 5-foot walk that accessed the bike lobby; all the traffic will go through a drive aisle along the side of the building where mopeds and bicycles will be parked. Revisions to the interior include a reduction of units by two bedrooms; this helps interaction with the street which now include storefronts along this area that engages with the boardwalk. A planter in the parking area will add depth and give a focal point. Balconies have been reduced to discourage partying, and the southerly balconies have been reduced in number and size. Exterior building changes include a simplified roof structure, elimination of the corner glass element in favor of a metal panel bump out, the introduction of glass throughout the space which helps minimize the verticality of the structure as well as add light. A canopy with downlighting has been added to the public space. Images were presented showing the new building with the Acacia House to demonstrate that no direct sight lines through the windows will occur. Meetings with Acacia House representatives have eased concerns between the two buildings and the proposal is now acceptable to all.

Matt Dunning, a past active member of Acacia House spoke on their behalf. Acacia fully supports this development and they see this is a potential to solve problems with traffic, trash and aesthetics. Barnett inquired about a possible stair entry shown on the north abutting Lakelawn Place elevation; Wilcox replied the changes were due to safety concerns as well as greenspace amenities. Barnett thought one stair was unneeded and the other could be flipped where a future sidewalk could be installed, which would identify it as a main artery. He also wondered about the parking stalls and eliminating a staff space in favor of a public space; Sabin said they had a request from Acacia for shared parking. Barnett did express concern about the proportion of the brick piece to the stone mass on the tower element as having almost the same area; the tower ceases to be a tower because it's almost as thick as the brick element, too close, make tower element more of a tower. Harrington suggested using permeable pavers for the short-term parking area. O'Kroley commented that the developer has obviously studied the neighborhood and finds the dialogue very successful. She suggested utilizing the horizontal line at the bottom of the eave on Acacia to be carried over to the new structure to help with Barnett's concern. Slayton remarked on the landscaping plan's fussiness and would rather see something more substantial, like the building itself. The space between the sidewalk and deck could be filled with columnar trees, which would give it the same power as the building. Smith talked about the rhythm of the Acacia House and asked the applicant to look into replacing the stone face block with brick which he feels is in keeping with the successful buildings in the area. He complimented the windows and the flipping of mullions, but would like to see the horizontal raised to see what it looks like. At the fifth floor, he suggested operable windows. Ald. Maniaci appreciated the design changes. Rummel inquired about the Downtown Design Zone criteria being met and if Planning Division staff had any concerns about this project.

#### **ACTION:**

On a motion by Barnett, seconded by Huggins, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0). The motion provided for the following:

- The applicant shall look at changing the CMU to brick.
- Look at the proportions of the windows in the current brick "skin," to change them to 2 over 1 as suggested.
- Look at a landscaping plan that is more appropriate to the building and address other comments regarding landscaping.
- Alternative landscaping, specifically in front of the boardwalk to discourage people from going underneath that space.
- Ways to mitigate visual prominence of the parking space between the Acacia building and the proposed structure.
- Utilize porous pavement in the parking area.
- Look at and study the proportions of the current tower and the horizontal element on the west.
- On north elevation provide an option for stair and if discussion with the City requires the introduction of sidewalk on Lakelawn Place.
- A preference for the green wall.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6, 6.5, 6.5, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 229 West Lakelawn Place

|                | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|----------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| Member Ratings | -         | -            | 5              | -                              | -     | -                                   | 8             | 7              |
|                | -         | -            | -              | -                              | -     | -                                   | -             | 6.5            |
|                | 8         | 8            | 6              | 7                              | -     | 8                                   | 8             | 7.5            |
|                | 5         | 5            | 6              | -                              | -     | 6                                   | 8             | 6              |
|                | 6         | 7            | 5              | 6                              | -     | 6                                   | 7             | 6.5            |
|                | 5         | 6            | 4              | -                              | -     | -                                   | 6             | 5              |
|                | 6         | 7            | 6              | 6                              | -     | 7                                   | 8             | 7              |
|                |           |              |                |                                |       |                                     |               |                |
|                |           |              |                |                                |       |                                     |               |                |
|                |           |              |                |                                |       |                                     |               |                |

General Comments:

- Improved entry, corner treatment, attractive use of materials. Much better.
- Look at proportions of stone tower to brick mass.
- Skip the CMU block and replace it with brick. Try triple square windows, operable windows on the 5<sup>th</sup> floor – sidewalk on Lakelawn?
- Plant and mulch materials are weak, architecture improved.
- Eliminate weed barrier; planting plan is out of character with building; green screen is great; planting plan is too decorative (fussy) for building style.
- Nice project.

## AGENDA # 3

City of Madison, Wisconsin

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| REPORT OF: LANDMARKS COMMISSION  | PRESENTED: June 27, 2011                   |
| TITLE: 229 West Lakelawn Place –<br>PUD(GDP-SIP), Construction of a<br>Fourteen-Unit Apartment Building on<br>the Acacia House Property. 2 <sup>nd</sup> Ald.<br>Dist. (22359) | REFERRED:<br>REREFERRED:<br>REPORTED BACK: |
| AUTHOR: Amy Scanlon, Secretary   | ADOPTED: POF:                              |
| DATED: June 27, 2011   | ID NUMBER:                                 |

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Members present were: Marsha Rummel, Stuart Levitan, Christina Slattery, Daniel Stephans, Robin Taylor and Michael Rosenblum.

### SUMMARY:

Appearing on behalf of the project were Josh Wilcox and Mark Landgraf, representing Landgraf Construction; and Ald. Bridget Maniaci, District 2. Wilcox distributed revised drawings dated June 27, 2011, as well as comments from the Urban Design Commission and information addressing those comments. He discussed what has been revised since their last visit to the Commission, which includes addressing the urban edge along Langdon to better relate to pedestrians. They added more space for the bicycles and mopeds, eliminated all the outdoor stalls and internalized them (with a 1 to 1 ratio which will include the parking requirements for Acacia), simplified the area between the spaces with an 18" planter to act as a backdrop to soften the space, a cantilevered boardwalk has been added, the addition of a terrace area to interact with the corner while still being elevated. The bicycle parking has been moved to the interior; these changes have allowed them to add daylighting into all of the downstairs units. These changes also allow for more "eyes on the street" to address recent security issues, with a net loss of 1-2 bedrooms. More articulation has been added to the building while the balconies have been reduced to 9' x 5' to break up the façade. Glazing has been added to the windows to create a visual stepback to the building. The green screen has been retained with stainless steel wire mesh that will run between the aluminum storefront to keep the rhythm through the lobby. Two towers of limestone will be placed at the northwest corner and the southeast corner with horizontal elements that go through and tie the two towers together. Pole light fixtures will be on both sides of the stairways adding light to the terrace and the street, and identifying the main entrance. The windows on the southeast corner have been eliminated. The materials will consist of cast stone, CMU block, brick, metal and glass. They would like the "brows" to be EIFS. Landgraf stated they received positive feedback at the Urban Design Commission meeting and have worked very closely with the neighborhood, garnering the endorsement of the Acacia House. Levitan inquired about residents putting up window coverings and how that would affect the appearance; Wilcox replied that the building is fully furnished which will include window treatments. Ald. Maniaci found the changes very successful and reiterated the positive feedback heard from the Urban Design Commission. She did say that members of the neighboring fraternity house were opposed to this project and they did submit a letter and photographs to the Urban Design Commission. She sees the changes as managing the rights of the property owner and the rights of the neighbors; the side of the building that faces the neighboring fraternity is appropriate

in terms of that conflict. Levitan stated that architecturally this is the best design of a building on Langdon Street from 1940 on. The Secretary requested the Commission to make a motion to favorably recommend; Levitan spoke against that because the Commission does not have jurisdiction and they have not gone through a staff review process on any known standards. The Commission has given constructive comments that have been taken into account and have given general approval of the project, but lacking jurisdiction or an actual matrix upon which to base a decision, he doesn't think they should be formally recommending anything. The Commission recognized and appreciated that the applicant took into consideration and responded to several of their points. Landgraf commented that people are excited about what this project will bring to the neighborhood. Stephans reminded the applicant to pay attention to the importance of the outside spaces. He still finds the mass "heavy" when compared to Acacia House, but thinks they did a good job of trying to break up that mass to keep a pedestrian feel to it and their vertical elements don't dominate to the point that they are offensive by their balance and use of the horizontals. Levitan inquired about the differences between this iteration and the previous one from a couple of years ago. Wilcox replied that they have made much better use of the spaces, better architectural review on the outside, and the overall uses of the square footage.

**From:** Eric Lanning [mailto:ericlanning1@gmail.com]  
**Sent:** Friday, June 17, 2011 11:41 PM  
**To:** Martin, Al  
**Subject:** Acacia Project

Mr. Martin,

Thank you for your time today.

As you may recall, I am the Treasurer for Lambda Chapter Building Corp, TKE. We are the owners of 216 Langdon St. which is adjacent to the Landgraf proposed development of the Acacia parking lot on Lakelawn St.

In it's current design, we are OPPOSED to this 5 story complex due to the adverse effects it would have on our rooftop view of Lake Mendota. Our rooftop is common area and readily usable by our tenants and membership. This Summer, we are spending over \$25,000 to upgrade our roof and improve the rooftop space. This includes replacing the walking surface on the roof. This space offers outstanding views of Lake Mendota and it is truly an asset for our tenants and membership. This amenity is an important recruitment tool for new membership as well. Additionally, our property is one of the few properties that offers both access to Langdon St and views of Lake Mendota.

Due to this proposed development being 5 stories in height, we estimate that it will obscure 30% to 40% of our Lake Mendota view. (Our building is only three stories). I have attached pictures from our rooftop. The proposed building will sit directly in front of the "Mediterranean Style" building in the photos. This "Mediterranean style" building is only 3 stories so you can assess what an additional two stories will do to our view.

If this project could be re-worked to preserve our views of Lake Mendota, we would not be opposed to it.

One possible solution might be to have the 5th story only cover the southern 50% of the building. This may add character to the building (instead of another "rectangular box") Lastly, it may offer the opportunity for Mr. Landgraf to add a rooftop deck or garden of his own. This would provide an additional common space amenity for his tenants and they can take advantage of his incredible views of Lake Mendota too.

Please let me know if you cannot view the photos or if you have any additional questions. Please feel free to email or phone. My phone number is 206-4031.

Thank you,  
Eric Lanning, Treasurer  
Lambda Chapter Building Corp, TKE