

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

AGENDA ITEM # _____

Project # _____

| | |
|--|--|
| DATE SUBMITTED: <u>January 2, 2013</u> | Action Requested |
| UDC MEETING DATE: <u>January 9, 2013</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: 210 Langdon Street

ALDERMANIC DISTRICT: Bridget R. Maniaci - District #2

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Theta Chi-Jon Grann

Knothe & Bruce Architects, LLC

7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.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 50,000 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)

November 28, 2012

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
210 Langdon Street
PUD-SIP
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, plan commission and common council consideration of approval.

Organizational structure:

Owner: Jon Graan
c/o: Madison Property
Management
Rattle Building Corporation
1202 Regent Street
Madison, Wisconsin 53715

Architects: Knothe & Bruce Architects, LLC
7601 University Avenue
Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Project: 210 Langdon Street
Madison, WI

Engineer: D'Onofrio Kottke and
Associates, Inc.
7530 Westward Way
Madison, WI 53717
(608) 833-7530
rklass@donofrio.cc

Introduction:

This project proposes the deconstruction of an existing fraternity house and the construction of a new fraternity building. The total development site is approximately 14,268 square feet in area and is in the Downtown Design Zone 4.

In order to provide new, high quality, energy efficient housing, this proposed development envisions the removal of the existing fraternity house. As part of the PUD-SIP application the developers will provide a recycling and re-use plan for the buildings, starting with all reasonable efforts to relocate any suitable building(s).

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the plan commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the plan commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

The site is well located on the northeast edge of the UW-Madison campus and presents an excellent opportunity for redevelopment. The planned project will provide new high quality student housing for those students interested in Greek life. The lot is currently zoned R6 and occupied by an existing fraternity house.

The Specific Implementation Plan proposes a development consisting of a 3-story building containing 33 bedrooms units. The building will house single and double bedrooms. Residents of the development will be fraternity members. The entry for the building will be on Langdon Street. An additional entry from Lakelawn Place will also be provided. The project will provide 12 individual parking spaces accessed from Lakelawn Place. Convenient bicycle and moped parking will be provided, both on-site and at the underground parking.

Dwelling Unit Mix:

| | |
|----------------|----|
| Single Bedroom | 26 |
| Double Bedroom | 7 |

Total dwelling Units 33

Densities:

| | |
|-----------------|------------------------|
| Lot Area | 14,268 SF or .32 acres |
| Lot Area / D.U. | 432 SF/bedroom |
| Density | 103 bedrooms/acre |

Building Height:

3 Stories

Floor Area Ratio:

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com

| | |
|---------------------------------|-----------|
| Total Floor Area (floors 1-3) | 15,035 SF |
| Floor Area Ratio | 1.05 |
| <u>Vehicular Parking Ratio:</u> | |
| Site Parking | 12 |
| Bicycle parking – Site | 8 |
| Underground | 25 |
| Moped | 8 |
| Total | 41 |

Downtown Design Zone 4:

In August of 2001 the city established Downtown Design Zones and Design Guidelines to better control the character of development within these zones. This site is located within Design Zone 4. Design emphasis has been placed on meeting the requirements of the design guidelines. Following is a summary of the requirements as they relate to this proposal:

Building Height: The building height is 3 stories.

Floor Area Ratio: The floor area ratio of 1.05 does not exceed 3.0.

Yard Requirements: The building setbacks meet the requirements of the ordinance.

Exterior Building Design

Massing: The building massing will be defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The 3 story building height is in keeping with the surrounding context.

Orientation: The building is directly oriented to the public sidewalk and street. At the lower level the buildings' façade will incorporate an entry feature and large front porch.

Building Components: The 3 story building will have a clear architectural logic.

Articulation: The buildings will be well articulated with vertical modulation, horizontal step-backs and finely composed window patterns.

Openings: The size and rhythm of the window openings within the body of the building will express a traditional residential architecture.

Materials: A variety of materials will be used to reinforce the building articulation and to provide visual interest.

Entry treatment: The building will have clearly defined entries which open to the public sidewalk and street.

Site Design / Function

Semi-Public Spaces: The street side setbacks will be devoted to thoughtfully designed semi-public spaces.

Landscaping: A well designed landscape and hardscape will be prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained.

Usable Open Space: Both private and public open spaces will be provided. The street-side front porch provides a semi-public space. Private balconies will be provided at the second floor.

Interior Building Design

Mix of Dwelling Unit Types: Single and double bedrooms are provided in the building.

Trash Storage: Refuse will be located adjacent to the surface parking and accessed by Lakelawn Place.

Off-Street Loading: One from Lakelawn Place.

Resident Parking for Vehicles, Bicycles and Mopeds: An appropriate amount of parking is provided on the surface lot. Based on the applicants experience the parking provided should meet the immediate needs of the residents. Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located inside the building.

Building Security and Management: The buildings will be professionally managed and on-site management will provide a continuous management presence. The buildings will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

Project Schedule:

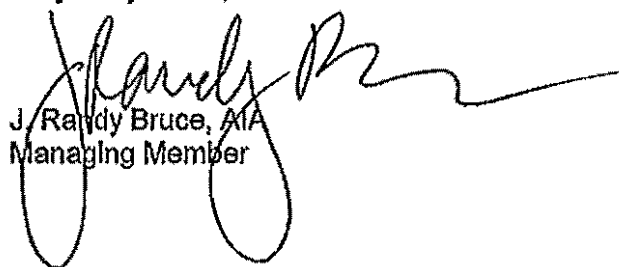
It is anticipated that construction will start in Summer of 2013 and be completed in Summer of 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will provide needed reinvestment in the Langdon Street neighborhood and strengthen the Greek life for UW students.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

GDP-SIP

November 28, 2012

Page 1

Legal Description:

Lots 6 and 7, Sanborn-Hanks Replat of a part of Block 4, City of Madison, according to the recorded plat thereof; together with easements and rights evidenced by deeds recorded in Volume 52 of Misc., Page 428; in Volume 28 of Misc., Page 14 and Page 256; in Volume 29 of Misc., Page 539 and in Volume 71 of Misc., Page 503, Dane County, Wisconsin.

A. ***Statement of Purpose:*** This zoning district is established to allow for the construction of a fraternity house containing up to 33 bedrooms.

B. ***Permitted Uses:***

2. Boarding house uses as shown in approved plans.
3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. ***Lot Area:*** As shown on the approved plans.

D. ***Height Regulations:*** As shown on the approved plans.

E. ***Yard Regulations:*** As shown on the approved plans.

F. ***Landscaping:*** Site Landscaping will be provided as shown on the approved plans.

G. ***Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved plans.

H. ***Parking & Loading:*** Off-street parking and loading shall be provided as shown on the approved plans.

I. ***Family Definition:*** A family shall be defined as in the R-6 zoning district.

J. ***Signage:*** Signage for the residential buildings will be allowed as per the R-6 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.

K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Deconstruction, Reuse & Recycling Plan

Project Data

Client: Knothe & Bruce Architects
Project: 210 Langdon Street, Theta Chi
Location: 210 Langdon Street, Madison, WI
Date: November 28, 2012
Contact: Jessica Thompson

Project Overview

The project at 210 Langdon Street includes the demolition of the existing fraternity house at 210 Langdon Street.

This plan is intended as a practical guide to the owner and contractors for the deconstruction of the buildings. The intent is to recycle and reuse materials in a pragmatic and realistic manner within the limitations of the reuse market within the community. It is acknowledged that actual conditions at time of deconstruction may be different than anticipated in this plan as concealed conditions or unanticipated obstacles to reuse/recycling are encountered. Both the owner and the contractor will have to adapt to these conditions and adjust or amend the plan.

Deconstruction Overview

Building materials reuse is one of the most sustainable activities associated with the built environment. In the context of physical construction, **deconstruction** is the selective dismantlement and harvesting of building components, specifically for re-use, recycling, and waste management.

Deconstruction focuses on giving the materials within a building a new life once the building as a whole can no longer continue. This increases opportunities for the recovery and reuse of building materials in an environmentally sound and financially sustainable way. This also reduces the need for new virgin materials.

Deconstruction is commonly separated into two categories; structural and non-structural. Non-structural deconstruction, also known as “soft-stripping”, consists of reclaiming non-structural components, appliances, doors, windows, and finish materials. The reuse of these types of materials is commonplace and considered to be a mature market in many locales.

This report is prepared in compliance with the requirements of Demolition Recycling and Reuse as prescribed by the City of Madison and should serve as a guide for the deconstruction contractors.

The Plan

Deconstruction

Deconstruction is the practice of selectively disassembling a building in such a way that the materials can be reused for new construction, recycled or to effectively manage waste.

Reuse

To **reuse** is to use an item more than once. This includes conventional reuse where the item is used again for the same function, and new-life reuse where it is used for a different function.

Recycling

Recycling is the breaking down of the used item into raw materials which are used to make new items.

Hazardous Materials

Hazardous materials are being removed from the property in advance of deconstruction activities by separate contract and are not included within this scope of work.

Survey & Documentation

The goal of the Deconstruction Plan is to provide information to the contractors and salvage entities related to the materials and components available for reuse and recycling and to define some parameters for deconstruction waste management.

Existing Buildings

The Deconstruction Plan involves the complete demolition of the existing buildings at 210 Langdon Street.

Madison Stuff Exchange

The Madison Stuff Exchange may be a sensible option for some items related to reuse. The Exchange lets you sell, give away or trade things you don't want with people who do, like an online garage sale. You can post listings of items and materials you wish to get rid of.

Reuse

Reuse

Selective removal, disassembly and packaging of components and materials are essential parts of the reuse efforts. Multiple contractors and salvage entities may be involved with this effort. The owner will also be removing items for reuse and salvage in advance of contractor activity. Below is a partial list of items for reuse.

Owner List

- Wood panel doors and hardware
- Kitchen cabinets (upper and lower)
- Stainless steel sink
- Counter tops
- Ceiling and wall mounted light fixtures
- Coat racks
- Dimensional lumber
- Exit signs/egress lights
- Toilets
- Mirrors
- Toilet room towel bars and grab bars
- Toilet room vanity base cabinets
- Misc. wood shelving
- Aluminum HVAC grilles
- Wood fascia
- Storm windows and screens
- Wood windows
- Exterior brick
- Exterior wood siding
- Metal access doors
- hollow metal doors
- Fire detection and alarm system components
- Gutter and downspouts
- Wood fascia
- Flashing
- Misc. grilles and louvers
- Wood handrails

Restore List

Because the Owner's core business involves the management and maintenance of several different types of rental properties, all salvaged materials will be retained by the owner. If materials are later identified as not needed, the Habitat Restore will be contacted prior to disposal.

Recycling

Appliance Recycling

The Owner intends to keep possession of all working appliances in the existing buildings. If any appliance is identified as no longer in good working order, the unit will be disposed of in the appropriate manner. Appliances that are expected to be collected and stored include:

- Kitchen appliances
- Laundry appliances
- Water Heaters
- Water Softeners
- Air Conditioning Units
- Furnaces
- All other HVAC equipment

Primary building equipment such as water heaters, boilers, furnaces, condensing units and related components should be recycled. Moor's Salvage is a local recycler.

Refrigerants must be disposed of per state regulations. All CFC refrigerant containing equipment is to be disconnected and contained by a licensed contractor.

Mercury Recovery / Recycling

Thermostats containing mercury should be recycled. Madison Gas and Electric is an area recycler.

In general, all fluorescent lamps containing mercury must be recycled. Ballasts containing PCBs must be recycled. Midwest Lamp Recycling and PKK Lighting are area recyclers.

Mixed Loads of Construction and Demolition Debris

Local waste disposal companies such as waste management will collect comingled debris and separate the recyclable materials.

Drywall: At this time only clean new drywall is recyclable. Existing drywall is not recyclable.

Carpet and padding should be recycled. Sergenian's is a local recycler.

Household materials, chemical and paints should be disposed of or recycled properly. Dane County Clean Sweep is an area recycler.

Asphalt, Brick and Concrete

Clean concrete block and concrete walks, floor and walls should be recycled. All interior coated surfaces should be tested for hazardous materials. Wingra Stone is a local recycler.

Metal Recycling

Miscellaneous metals including; ductwork gutters/downspouts, railings, supports, brackets, etc. should be recycled. Alter Metals and All Metals are local recyclers.

The demolition contractor may consider separate collection bins for copper piping and metal conduit.

Shingle Recycling

The asphalt shingles may contain asbestos material and will require examination, potential removal and disposal by a licensed abatement contractor.

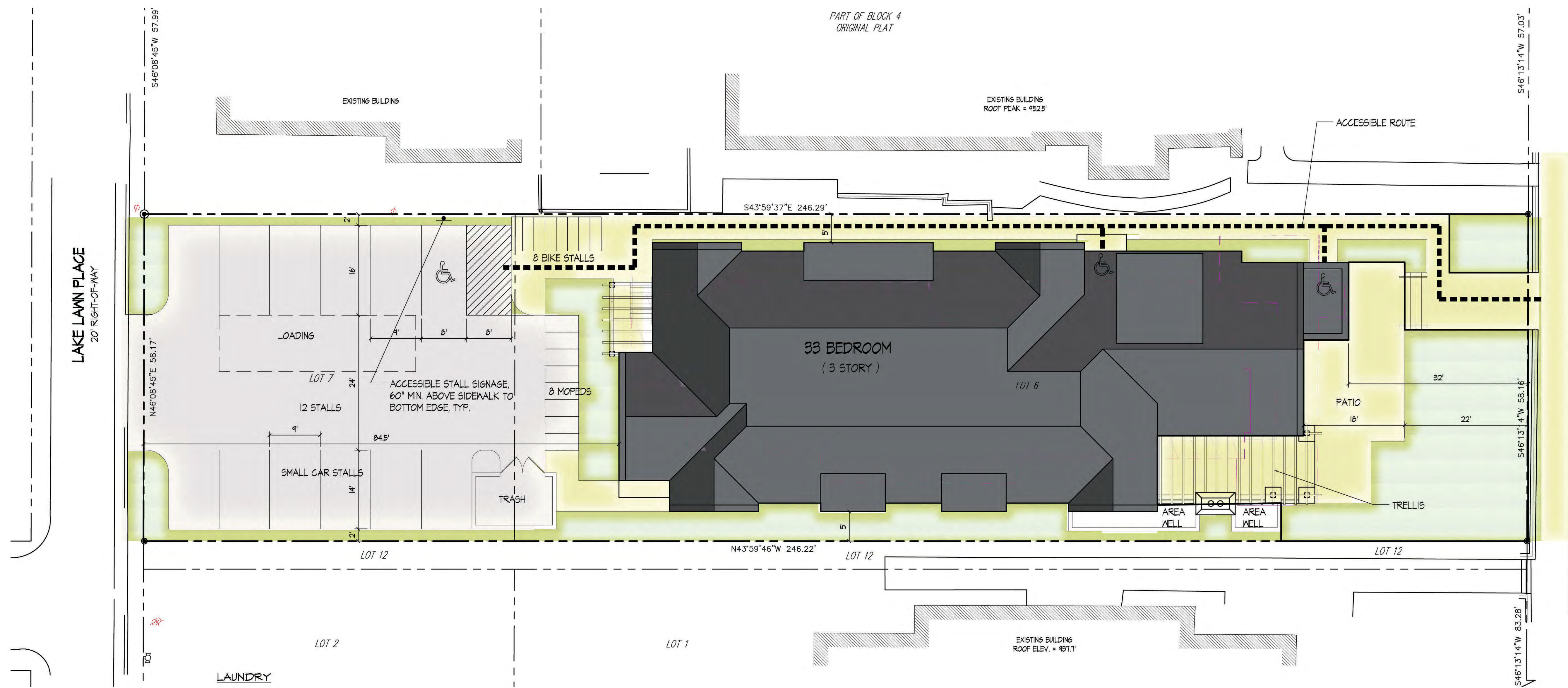
Clean Wood

Miscellaneous wood and wood components that are unfinished may be recycled. The Bruce Company is a local recycler.

Theta Chi Fraternity
Aerial

November 26, 2012





Theta Chi Fraternity Site Plan

December 10, 2012



229 Lake Lawn



610 N. Henry Street



610 N. Henry Street



Langdon Street & Lakelawn Place



216 Langdon Street



216 Langdon Street



210 Langdon Street - Side Elevation



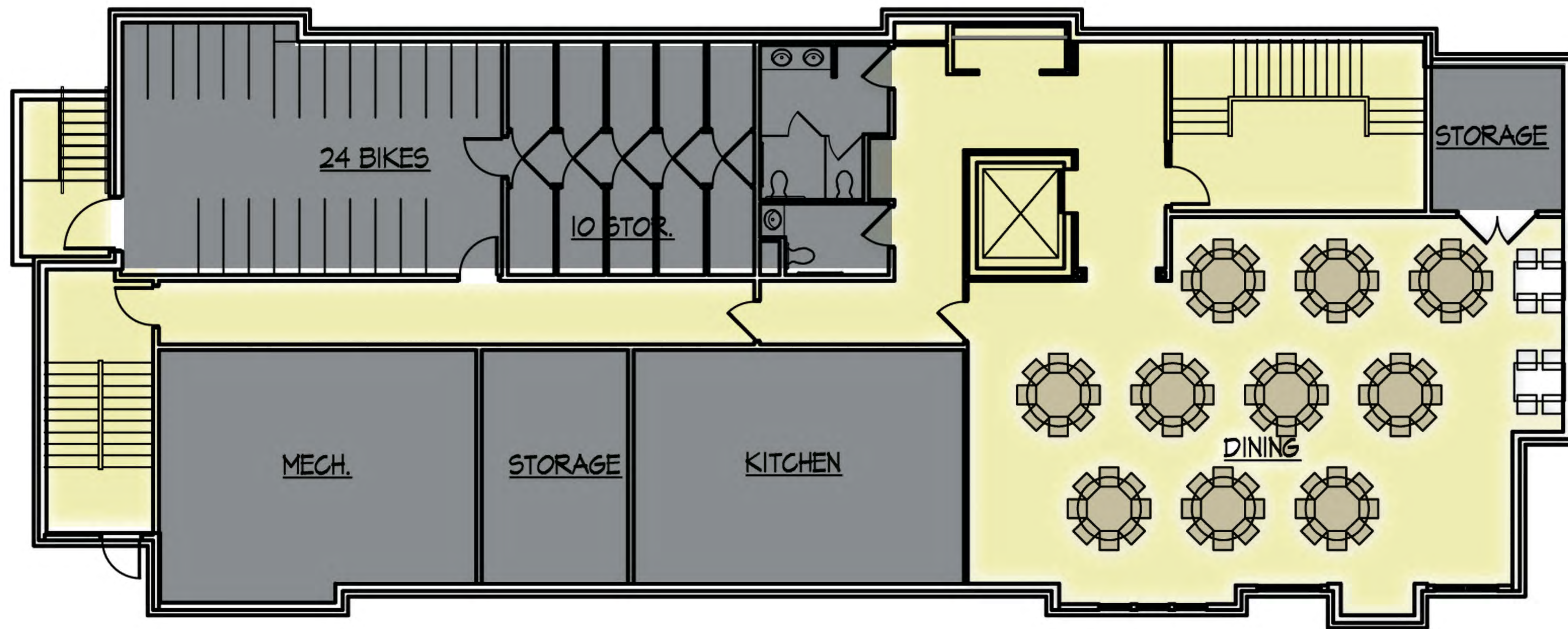
210 Langdon Street - Rear Elevation



210 Langdon Street-Langdon Elevation



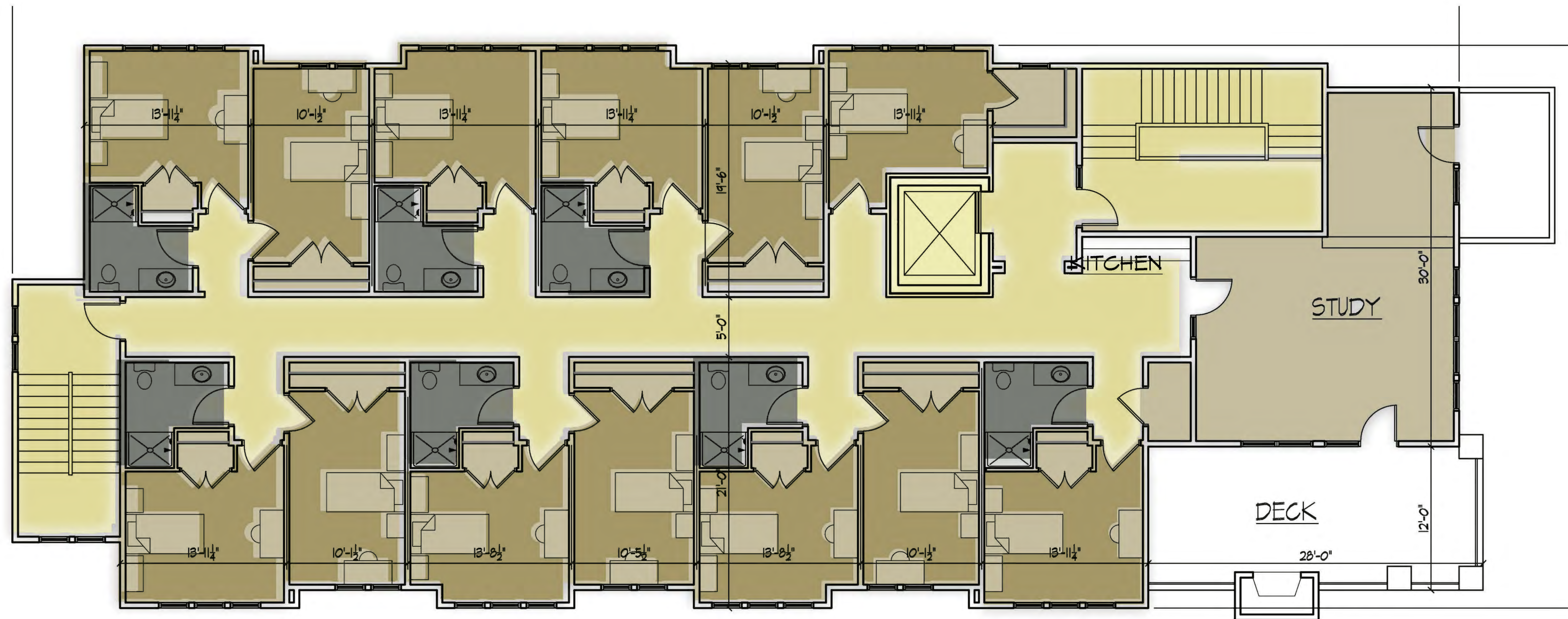
210 Langdon Street - Side Elevation



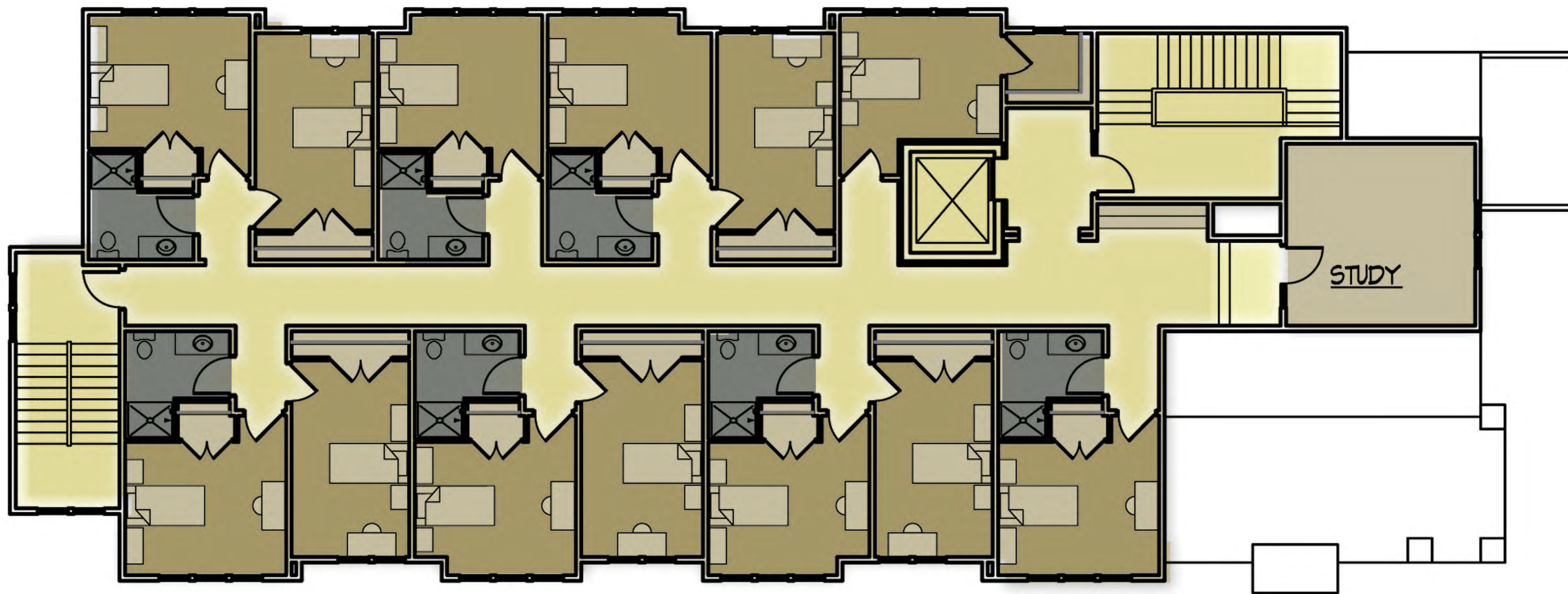
Basement Plan



First Floor Plan - 7 Double Rooms/14 Beds



Second Floor Plan - 13 Single Rooms



Third Floor Plan - 13 Single Rooms



South Elevation



East Elevation



North Elevation



West Elevation

Theta Chi Fraternity
Elevations

November 26, 2012



OX