



**Project Address:** 233 Langdon St (2<sup>nd</sup> Alder District – Alder Bennett)  
**Application Type:** Conditional Use  
**Legistar File ID #** [78189](#)  
**Prepared By:** Colin Punt, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Contact:** Charlie McCall; Sketchworks Architecture; 2501 Parmenter St; Middleton, WI 53562

**Applicant:** Sean La Rouque; North Branch Holdings, LLC; 141 Locust St; Oconomowoc, WI 53066

**Requested Action:** Consideration of a conditional use for a lodging house in a DR2 district per §28.072(1) MGO.

**Proposal Summary:** The applicant is seeking approval to convert an existing multifamily residential building at 233 Langdon Street into a lodging house.

**Applicable Regulations & Standards:** Section 28.183 MGO provides the process and standards for the approval of conditional uses.

**Review Required By:** Plan Commission

**Summary Recommendations:** The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met for a lodging house in the DR2 district, subject to the conditions from reviewing agencies beginning on page 4;

## Background Information

**Parcel Location:** The 8,712-square foot subject site is located on the south side of Langdon Street between North Frances Street and North Henry Street. It is within Alder District 2 (Ald. Bennett) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site, which is zoned DR2 (Downtown Residential 2 District), is currently developed with a three-story 12-unit apartment building constructed in 1920.

### Surrounding Land Uses and Zoning:

**Northwest:** Across Langdon Street, three-story apartment and condominium buildings zoned DR2 and PD (Planned Development district);

**Northeast:** Three-story 14-unit apartment building zone DR2.

**Southeast:** A church zoned PD and a three-story commercial and office building zoned UMX (Urban Mixed Use district); and

**Southwest:** A three-story fraternity/sorority building zoned DR2.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends Medium Residential (MR) for the subject site. The [Downtown Plan](#) (2012) recommends Predominant Residential uses for the site.

**Zoning Summary:** The subject property is zoned DR2 (Downtown Residential 2 District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	8,712 sq. ft.
Lot Width	40' for 4-unit buildings and higher, and for non-residential and mixed-use buildings	66.0'
Front Yard Setback	20' mapped setback	Existing front setback (2)
Side Yard Setback	5'	Adequate (2)
Rear Yard Setback	Lesser of 20% lot depth or 20'	Existing rear setback (2)
Usable Open Space	20 sq. ft. per bedroom (480 sq. ft.)	Adequate (4)
Maximum Lot Coverage	80%	Adequate (3)
Minimum Building Height	2 stories	3 stories
Maximum Building Height: Downtown Height Map	5 stories/ 74'	3 stories
Stepbacks: Downtown Stepback Map	None	None

Site Design	Required	Proposed
Number Parking Stalls	No minimum required: Central Area	None
Electric Vehicle Stalls	Not required	None
Accessible Stalls	Not required	None
Loading	Not required	Loading stall
Number Bike Parking Stalls	Lodging house: 1 per lodging room (24) plus 1 guest space per 4 lodging rooms (6) (30 total)	Yes (5)
Landscaping and Screening	Yes	Yes (6)(7)(8)
Lighting	None	Existing lighting (10)
Building Form and Design	Not required	Existing building (9)

<b>Other Critical Zoning Items</b>	Adjacent to Landmark, Barrier Free (ILHR 69), Utility Easements
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*Table prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**Environmental Corridor Status:** The property is not located within a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services.

## Project Description, Analysis, & Conclusion

The applicant proposes to convert an existing 12-unit residential building that has been previously used as a 25-bedroom fraternity into a lodging house. The operator, Mansfield Hall, provides housing and services to UW students with special needs. An interior remodel will result in a total of 24 bedrooms, offices for staff and support services, a kitchen, and a communal space. As part of the renovation project, new landscaping, bicycle racks, and

fencing will be added. No changes are proposed to the exterior architecture or loading areas. If the proposal is approved, the applicant intends to begin construction in April 2024, with completion by July 2024.

## Analysis

This request is subject to the standards for conditional uses. This section begins with adopted plan recommendations, then provides an analysis of the conditional use standards, and finishes with a conclusion and recommendation.

### Consistency with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Medium Residential (MR) for the subject site. Medium Residential areas typically accommodate residential development of two to five stories in height at densities between 20 and 90 units per acre. The [Downtown Plan](#) (2012) recommends Predominant Residential uses and a maximum height of five stories for the site. The [Downtown Plan](#) notes that the Langdon sub-neighborhood is well situated to continue as a predominately student neighborhood.

### Conditional Use Standards

The applicant is requesting approval of conditional uses for a lodging house in the DR2 district. In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) M.G.O. are met. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. As noted above, the Planning Division believes that the proposal can be found consistent with the recommendations of the [Comprehensive Plan](#) and [Downtown Plan](#).

Due to the similarity of the proposed use with previous uses on the site and surrounding uses and the absence of any significant exterior alterations, Staff believes all conditional use approval standards can be found met or are not applicable to this proposal.

## Conclusion

When the recommendations of the adopted plans, proposed uses, and surrounding land uses are considered Staff believes that the Plan Commission can find the conditional use approval standards are met.

At time of report writing, staff is not aware of any public comment received regarding this request.

## Recommendation

### Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met for a lodging house in the DR2 district, subject to the conditions from reviewing agencies below.

**Recommended Conditions of Approval:** Major/Non-Standard Conditions are Shaded

**Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

1. Per Supplemental Regulations Section 28.151 for a Lodging House, Fraternity or Sorority, the owner shall submit a Management Plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.
2. Show the existing building setback distances as measured to the property lines.
3. Provide a calculation for lot coverage with the final submittal. The lot coverage maximum is 80%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. If the existing site currently exceeds 80% maximum lot coverage, proposed site improvements may not further increase lot coverage above the maximum.
4. Provide calculations for the required useable open space areas, and clearly show the useable open space areas on the final plans. A minimum of 480 sq. ft. of useable open space is required. Identify each qualifying at-grade usable open space area, and show the structured useable open space areas located on roof decks, porches, and balconies. Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.
5. Bicycle parking for the lodging house shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 24 resident bicycle stalls are required plus a minimum of 6 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
6. Submit the landscape plan and landscape worksheet identifying the existing and proposed landscape shrubs and plantings.
7. Screening is required for the existing trash dumpsters. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure. Note that City issued refuse containers are not required to be screened.
8. Provide details for the proposed fences.
9. Verify whether exterior building changes are proposed, such as new or altered doors or windows or exterior building maintenance. If exterior building changes are proposed, submit existing and proposed building elevations.
10. Verify whether new site lighting will be installed. New lighting must comply with City of Madison General Ordinances Section 29.36 outdoor lighting standards. If site lighting is provided, submit a lighting photometric plan and fixture cut sheets with the final plan submittal.

11. 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 plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
12. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**City Engineering Division – Mapping Section** (Contact Julius Smith, 264-9276)

13. The Site Plan indicates Fencing and Gate encroaching into the Langdon Street right of way. The Applicant shall confirm and note on the plans all encroachments, including, (but not limited to) balconies, roof overhangs and underground vaults. Make an application with City of Madison Real Estate for a privilege in streets agreement. Link as follows - <http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm>. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.
14. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping. The existing/demolition from Proposed areas are hard to distinguish. An existing conditions sheet or demolition plan is needed. Also City utility's are not shown.
15. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.
16. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

**Traffic Engineering Division** (Contact Sean Malloy, 266-5987)

17. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
18. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; 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.

**Forestry Section** (Contact Brad Hofmann, 267-4908)

19. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
20. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
21. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.
22. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.
23. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
24. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
25. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American

National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.

*The Planning Division, City Engineering Division – Main Office, Fire Department, Water Utility, and Metro Transit has reviewed this request and has recommended no conditions of approval.*