



PLANNING DIVISION STAFF REPORT

September 22, 2014

PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

Project Address: 601 Langdon Street
Application Type: Alteration to an approved Planned Development
Legistar File ID # [34915](#) and [35425](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Graduate Madison Lessee, LLC; 621 W Randolph Street; Chicago, IL 60661

Contact: Darrell Slomiany; AJ Capital Partners; 621 W. Randolph St, Suite 4; Chicago, IL 60661

Property Owner: Graduate Madison Owner, LLC; 621 W Randolph Street; Chicago, IL 60661

Requested Action: The applicant requests approval of on an alteration to an existing Planned Development (PD).

Proposal Summary: The applicant proposes alterations to an existing hotel and restaurant. The proposed alterations including converting two existing guest room suites into a kitchen, restaurant, outdoor deck, and meeting space on the building's seventh floor. Other physical alterations include the addition of a seven-story elevator and stair tower at the rear of the building and a first floor expansion in an area that is now a covered overhang. Plans also show the replacement of an existing low planter with an at-grade seating area along North Frances Street.

Applicable Regulations & Standards: This proposal is subject to the standards for Planned Developments [Section 28.098]

Review Required By: Urban Design Commission (UDC) and Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for Planned Developments are met and approve the requested Planned Development alterations at 601 Langdon Street. This recommendation is subject to input at the public hearing and the conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject property is a 12,010 square foot parcel located at the northwest corner of the intersection of Langdon and North Frances Streets. The site is within Aldermanic District 8 and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The site includes the existing seven-story hotel.

Surrounding Land Use and Zoning:

North: Boarding House, UW Lowell Center (Conference/Lodging facility); Fraternities/Sororities; and other residences, zoned DR-2 (Downtown Residential-2) or PD (Planned Development);

South: Apartments and other mixed use development on State Street, zoned DC (Downtown Core);

East: Apartments and fraternity/sorority houses, zoned DR-2; and

West: Student center, with other apartments and campus uses beyond, zoned DR-2.

Adopted Land Use Plan: The Comprehensive Plan and Downtown Plans include the subject area within the Langdon sub district of Downtown. The area is identified as a mixed-use and residential neighborhood and the proposed alterations are not inconsistent with the underlying land use recommendations.

Zoning Summary: The property is an existing Planned Development (PD).

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant requests approval of several alterations to the “Campus Inn” hotel located at 601 North Langdon Street. This request is subject to the Planned Development approval standards.

The hotel was constructed in 1960. It was rezoned to a Planned Development in 2001 to allow for expansions and renovations, which included the patio that now fronts onto Langdon Street.

The current proposed alterations include converting two existing guest room suites into a kitchen, restaurant, outdoor deck, and meeting space on the building’s seventh floor. Other physical alterations include the addition of a seven-story elevator and stair tower at the rear of the building and a first floor expansion at the rear of the building. The elevation drawings have been revised and the rear addition is proposed to be clad in corrugated metal panels. (Previous versions were clad in fiber cement panels). The submitted plans also show the replacement of an existing street-level planter with an at-grade seating area along North Frances Street.

The letter of intent states that the restaurant will operate Sunday through Wednesday, 4:30 pm to 12:00 am, and Thursday through Saturday, 12:00 pm until 2:00 am. No additional time restrictions are currently proposed for the roof-top outdoor dining area and there is no information provided related to outdoor amplified sound. Considering the number residential units in close proximity, staff recommends that some additional restrictions be considered. Staff proposes that the rooftop patio be closed at 11:00 pm weekdays (Sunday-Thursday) and that no outdoor amplified sound be allowed. The Planning Division has requested this as a formal condition of approval. As part of that condition, staff recommends after one year following the final zoning issuance of occupancy permits, the applicant may request approval of a minor alteration, following the recommendation of the district alder, to modify this condition. The recommended condition states that prior to granting approval of an alteration to this condition, it shall be found that the uses, values, and enjoyment of other property in the neighborhood shall not be substantially impaired or diminished.

At the time of report writing, staff was not aware of any concerns on this request.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for Planned Developments are met and approve the requested Planned Development alteration at 601 Langdon Street. This recommendation is subject to input at the public hearing and the conditions recommended by reviewing agencies.

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

Planning Division

1. That the rooftop patio be closed at 11 pm Sunday through Thursday. Closing time shall be 2:00 am for Fridays and Saturdays, as listed in the letter of intent for the restaurant. There shall be no outdoor amplified sound on the roof top patio at any time. After one year following the issuance of occupancy permits by Building Inspection, the applicant may request approval of a minor alteration, following a recommendation of the district alder, to modify this condition. Prior to granting approval of an alteration to this condition, it shall be found that the uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

City Engineering Division (Contact Janet Schmidt, 261-9688)

2. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
 3. Revise the label on the site plan for the the 15' encroachment as "Encroachment Agreement for underground utility vault and parking garage per Document No. 4345180.
 4. The applicant shall arrange to have the restaurant metered separately for sewer and water billing purposes.
5. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
 6. All damage to the pavement on Frances Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
 7. 33. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f)

Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

8. No entrance shall exceed the width of onsite driveway or parking area; shrink existing entrance to match the width or the Loading Zone and ADA Parking stall.
9. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the Public Right Away will be granted for construction purposes.

Zoning Administrator (Contact Pat Anderson, 266-5978)

Comments were not provided in time to be included in this report.

Fire Department (Contact Bill Sullivan, 261-9658)

10. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
11. Fire Alarm, Fire Sprinkler and Fire Standpipe systems shall comply with IBC, MGO 34, and national standards.

Water Utility (Contact Dennis Cawley, 261-9243)

12. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.