

PLANNING DIVISION STAFF REPORT

March 25, 2024



PREPARED FOR THE PLAN COMMISSION

Project Address: 626 Langdon Street (District 2, Alder Bennett)
Legistar File ID #: [81917](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Contact: Makenzie Beam; EBNS, LLC; 5420 Dennis Drive, McFarland, WI 53558

Property Owner: CHT Apartment, LLC; 626 Langdon Street, Madison, WI 53703

Requested Action: Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a general retail and coffee shop tenant in a multi-family dwelling.

Proposal Summary: The applicant proposes to operate a retail shop and coffee shop in an existing tenant space in a multi-family building.

Applicable Regulations & Standards: Standards for conditional uses are found in MGO Section 28.183(6). Supplemental Regulations for accessory uses in the Downtown Residential 2 (DR2) District are found in MGO Section 28.151.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the approval standards for conditional uses are met and **approve** the request for general retail and a coffee shop at 626 Langdon Street. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 22,481 square-foot (0.51-acre) parcel is located along Langdon Street between North Lake Street and North Frances Street. It is located within District 2 (Alder Bennett) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject parcel is occupied by a 13-story, 117-unit apartment building with ground floor retail space, built in 1970 and remodeled in 2014. The site is zoned Downtown Residential 2 (DR2) District.

Surrounding Land Use and Zoning:

North: Multifamily residential, zoned Downtown Residential 2 (DR2) District;

East: Multifamily residential, zoned DR2 District; UW-Madison Lowell Center, zoned DR2 District;

South: Across Langdon Street, multifamily residential zoned DR2 District and Planned Development (PD) District; Hotel, zoned PD District; Student center, zoned PD District; and

West: Multifamily residential, DR2 District; across North Lake St, UW-Madison campus, zoned Campus Institutional (CI) District.

Adopted Land Use Plan: The [2018 Comprehensive Plan](#) recommends High Residential (HR) development for the subject property and surrounding properties. Areas to the south are recommended for Downtown Mixed Use (DMU) development and properties to the west are recommended for Special Institutional (SI) development.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	22,481 sq. ft.
Lot Width	Residential buildings: 30'	182.42'
Front Yard Setback	10' Downtown Setback Map	Adequate
Side Yard Setback	5'	Adequate
Rear Yard Setback	Lesser of 20% lot depth or 20'	Adequate
Usable Open Space	20 sq. ft. per bedroom	Existing open space
Maximum Lot Coverage	80%	Adequate
Minimum Building Height	2 stories	13 story existing building
Maximum Building Height	8 stories	13 story existing building

Site Design	Required	Proposed
Number Parking Stalls	Not required: Central area	7 existing stalls
Electric Vehicle Stalls	Not required	None
Accessible Stalls	Yes	1
Loading	Not required	None
Number Bike Parking Stalls	General retail: 1 per 2,000 sq. ft. floor area Coffee shop: 5% of capacity of persons (2 minimum)	16 existing exterior bicycle stalls
Landscaping and Screening	Not required	Existing landscaping
Lighting	Not required	Existing lighting
Building Form and Design	Not required	Existing building

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not within 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 proposes to operate a retail and coffee shop in an existing tenant space in a multi-family building. The 1,020 square foot tenant space is located on the ground floor of the multifamily building and fronts Langdon Street. The space is accessed through the lobby of the building.

The applicant proposed to sell goods such as apparel and hair accessories, which is a general retail use per the Zoning Code. A portion of the retail space would be used for seating and to prepare coffee drinks and sell pre-made food, which is a coffee shop use per the Zoning Code. Hours of operation would be 7 a.m. to 8 p.m. The applicant expects

to have two to three employees per shift. There would be seating available for approximately 15 people. There is no designated parking for the retail space. No exterior modifications are proposed at this time.

Conformance with Adopted Plan

The [2018 Comprehensive Plan](#) recommends High Residential (HR) areas include large multifamily buildings or complexes. HR areas are located close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. A limited number of nonresidential uses may also be located within residential categories, including small-scale commercial uses. Small-scale commercial uses within residential categories should be limited to small establishments providing convenience goods or services primarily to neighborhood residents, either as a freestanding business or within a larger, predominantly residential building.

Conditional Use Standards

The conditional use approval standards state that 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 MGO §28.183(6) are met. Please note, recent changes to 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.

Staff believe the conditional use standards can be found met.

Supplemental Regulations

The Supplemental Regulations for "Accessory Use: General Retail, Service Business, Restaurant, Coffee Shop, Tea House, Office, Professional and General" as found in MGO Section 28.151: In the DR2 and UOR Districts, must be accessory to a multi-family residential use or a permitted commercial use, accessible to the public only through a lobby, and shall not exceed three thousand (3,000) square feet of floor area. Staff believes that the Supplemental Regulations are met.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that the Plan Commission find the approval standards for conditional uses are met and **approve** the request for general retail and a coffee shop at 626 Langdon Street. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

Zoning (Contact Jenny Kirchgatter, 266-4429)

1. The accessory general retail and coffee shop use shall be accessible to the public only through a lobby and shall not exceed three thousand (3,000) square feet of floor area.

2. 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.

The following agencies reviewed the request and recommended no conditions of approval: Traffic Engineering, Fire Department, Parks Division, Forestry, Metro Transit, Engineering Mapping, Parking Utility.