



VANDEWALLE & ASSOCIATES INC.

Steve Brown Apartments: The Langdon

Steve Brown Apartments is pleased to present the following Conditional Use Permit Application for the redevelopment of the 126 Langdon Street property, formerly the Langdon Apartments. This project is requesting a Conditional Use Permit (CUP) for a student focused housing project that delivers amenities and housing options for the neighborhood while reflecting the guidelines of the adopted plans and Downtown Residential 2 zoning district.

Request: Conditional Use Permit
Multi-Family dwelling larger than 8 units
Certified Survey Map

Project Name: The Langdon

Applicant: Steve Brown Apartments Dan Seeley
120 West Gorham Street
Madison, WI 53703

Owner: 126 Langdon Street LLC.
120 West Gorham Street
Madison, WI 53703

Design Team:

Architecture: Brownhouse Laurel Brown
202 West Gorham Street Shane Fry
Madison, WI 53703

Engineering/Landscape: Vierbicher Justin Zampardi
999 Fournier Drive Sarah Church
Madison, WI 53717

Entitlement: Vandewalle & Associates Brian Munson
120 East Lakeside Street
Madison, WI 53715

Site Data:

Address: 126 Langdon Street
PIN: 0709-1441-016-6
Parcel Size: 30,801 square feet (.71 acres)
Existing Zoning: Downtown Residential 2 (DR-2)

Adopted Plan Recommendations:

Comprehensive Plan

The Comprehensive Plan Designates the site as Medium Residential which allows for a range of building sizes and a general density of 20-90 du/acre.

Downtown Plan

The Downtown Plan identifies the site as part of the Langdon Street district and calls for “Predominately Residential Uses” set within the context of predominately student housing. The site is also identified as part of the 5+2 additional building height areas, but the project is not seeking bonus height.

Maximum Building Height Map:



Project Summary:

The applicant is requesting conditional use approval for the construction of a 5 story 79-unit student focused multi-family building, consistent with the current zoning and plan recommendations for the site. The property is the former Langdon Dormitory site, demolished by the owner in 2019, a 7-story dormitory with 375-395 residents when in operation.

Dwelling Unit Mix:

Studios	8
One Bedroom	13
Two Bedroom	58
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Total:	79

Parking:

Underbuilding Vehicle Stalls: 35 parking stalls

Bicycle Parking Stalls: 79 (standard stalls)

Usable Open Space:

Required: 2,740 sq. ft.
Supplied: 5,069 sq. ft. (balconies)
2,998 sq. ft. (at grade open space)

Lot Coverage:

Total acreage	30,801 sq. ft.
Impervious area	24,000 sq. ft.
Lot Coverage	77.9%

Project Schedule: Spring 2025 construction start
Fall 2026 occupancy

Conditional Use Review Standards:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

The proposal for multi-family housing is consistent with the historic use of the site (formerly the Langdon Private Dormitory) and the surrounding area. The overall building density and scale are compatible with the adjoining neighborhood which is comprised of a range of building sizes and heights of 2-5+ stories.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*

The site is well served with readily available municipal services adjacent to the site.

3. *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.*

The proposed building is consistent with the previous use of the site and reflects the recommendations of the Comprehensive Plan, Downtown Plan, and current zoning on the site.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The proposal will improve vehicular and fire access to the adjoining properties and will not preclude development or improvement of the surrounding properties.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

The proposal will implement all of the necessary site improvements to support the project.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

The project widens the shared access drive with adjoining properties creating better access for vehicles and fire for the site and the surrounding buildings.

- 7. The conditional use conforms to all applicable regulations of the district in which it is located.*

Met

- 8. When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*

Not Applicable

- 9. When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*

The project concept has been discussed and presented to the Alder, City Staff, and Capital Area Neighborhood Association for feedback and refinement to make sure that the project continues the character and scale of the Langdon Neighborhood and underlying zoning.

- 10. When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*

The proposal meets the parking requirements for the Downtown Residential 2 zoning district. This site is well served with pedestrian and bicycle routes and transit service.

- 11. When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*

Not Applicable.

- 12. When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass,*

orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

Not Applicable.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

- a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
- b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*
- c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*

Not applicable.

15. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071\(2\)\(a\) Downtown Height Map](#), as provided by [Section 28.071\(2\)\(a\)1.](#), no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:*

While the site was occupied by a building taller than the maximum building height, the project is not seeking a height exception.

16. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process.*

(Cr. by ORD-15-00124, 11-11-15)

Not Applicable.

Downtown Design Guidelines

Site Design + Building Placement

Orientation

Access + Circulation

The site parking and loading is accessed from the shared driveway adjacent to the north side of the building. This driveway is proposed to be widened to create additional circulation room and fire access for this project and all of the adjoining properties. Additional stalls for pickup and deliveries have been added off of the southern shared driveway to create an off-street staging area.

Usable Open Space -Residential Development

The project offers residents both balcony and ground level open space adjacent to the building, consistent with the urban location.

Landscaping

The ground level landscaping offers a well designed landscape setting with urban appropriate plantings.

Lighting

Building lighting is proposed to provide appropriate levels of light while maintaining the character of the neighborhood.

Architecture

Massing

The residential building is designed to fit into the rhythm and context of the Langdon Street district while developing a site with significant grade change. The five-story massing is broken down with articulation and materials that are complimentary to the character of the neighborhood while avoiding faux-historic references

Building Components

The residential building follows the downtown plan recommendations to create a architectural expression and articulation consistent with the pattern of the neighborhood.

Visual Interest

This proposal bridges the need to have a structure that both feels at home near a historic district, but also one that separates itself as a modern building. The building itself uses material selection and massing to break up the façade into smaller pieces. Brick is used at the corners to ground the building and tie it into the surrounding structures. There will be detailing within the masonry, such as herringbone and different depths. At the top of the third story there is a cornice line which matches the adjacent structures. Where the mass continues up to the 5th story, we introduce both

cement board siding and metal panels. The recessed balconies help to give relief to the façade and further enhance the different masses. On the lake side, extensive fenestration is used to highlight those views.

Door and Window Openings

Door and window openings are designed to fit into the surrounding context.

Building Materials

Materials on the primary and secondary facades are designed to be in alignment with the character and materiality of the Langdon district and feature durable high quality materials that are complimentary of the surroundings.

Terminal Views and Highly-Visible Corners

Not applicable

Awnings and Canopies

Not applicable.

Signage

Signage for the building will be integrated into the project through future submittals and will be consistent with the signage ordinance.

Legal Description

All that part of Lot Eight (8) and the Southwesterly 16 feet of Lot Nine (9), Block Sixty (60), Original Plat of Madison, according to the Pritchette Plat thereof, in the City of Madison, Dane County, Wisconsin, which lies Southeasterly of a line parallel with and 275 feet Northwesterly from the Southeasterly line of said Lots.

ALSO the following described lands,

The Southeast 115 feet of Lot Seven (7), and the Northeasterly 4 1/2 feet in width of the Southeast 115 feet of Lot Six (6), Block Sixty (60), Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin