



# City of Madison

## Conditional Use

Location  
233 Langdon Street

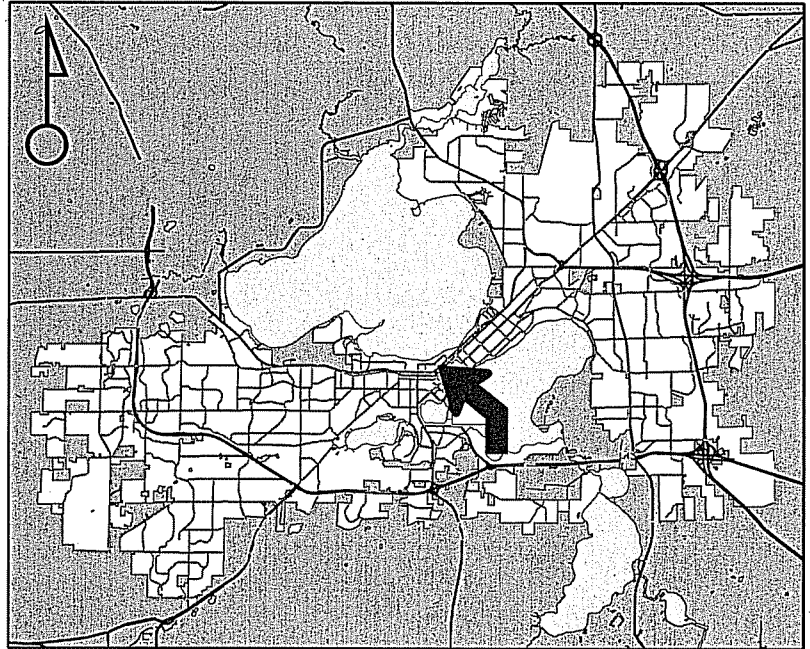
Project Name  
Jewish Experience Madison

Applicant  
Yerachmiel Anton – Jewish Experience of  
Madison/Jim Klett – Klett Architecture

Existing Use  
Fraternity house

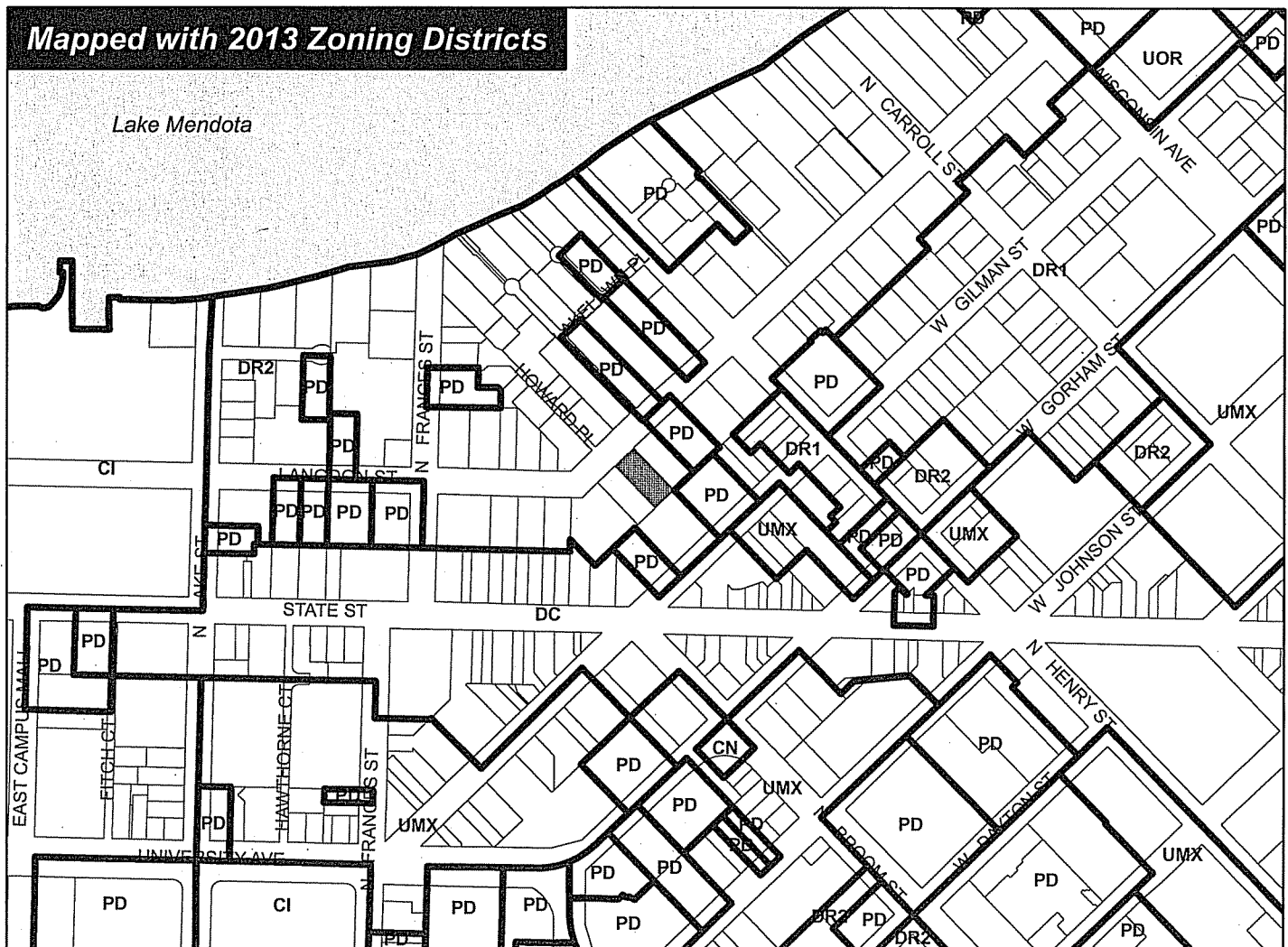
Proposed Use  
Convert fraternity house into 12  
apartments with religious society  
offices

Public Hearing Date  
Plan Commission  
18 March 2013



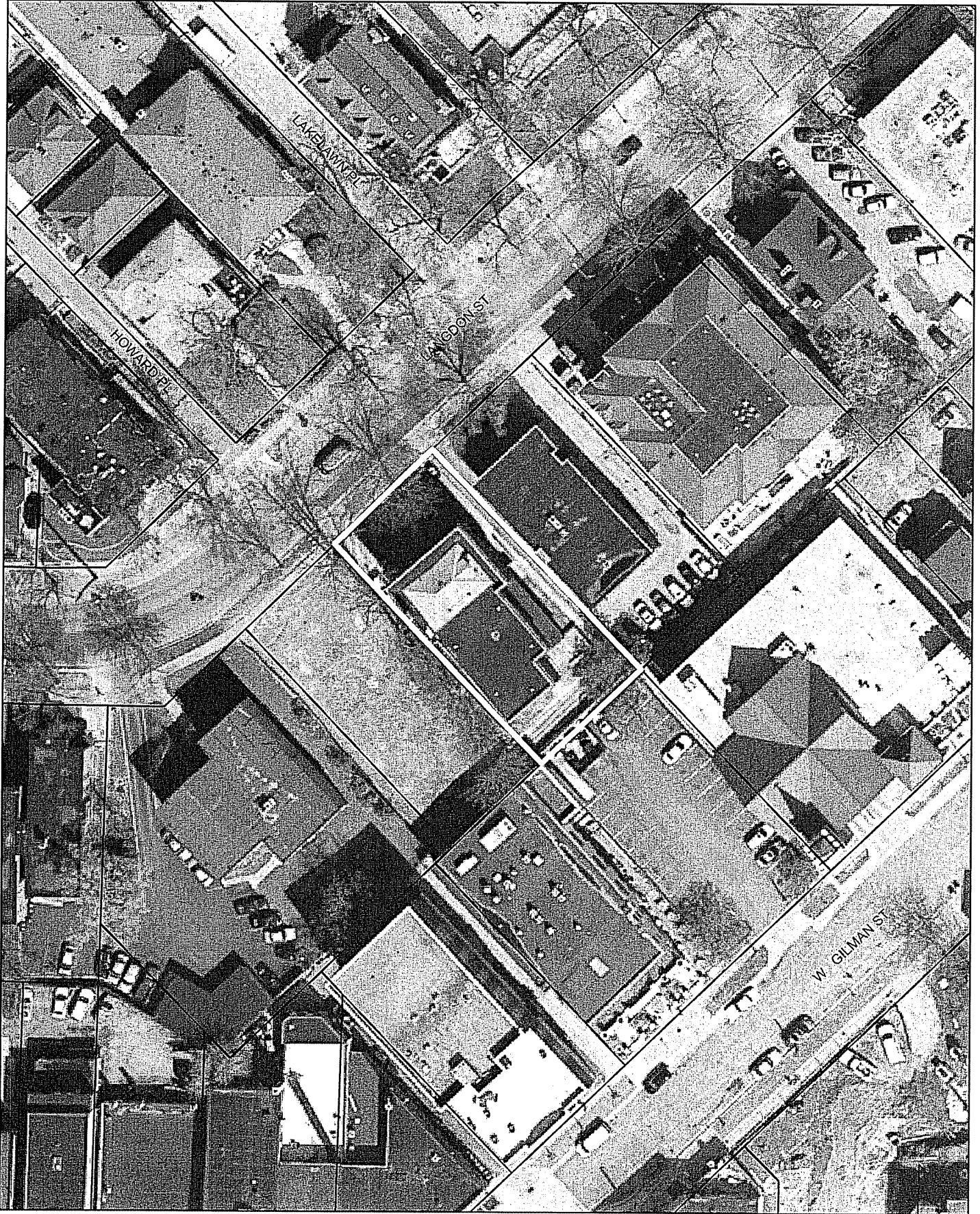
For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635

### Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 March 2013





## LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

| FOR OFFICE USE ONLY:   |                                       |
|------------------------|---------------------------------------|
| Amt. Paid              | <u>\$50</u> Receipt No. <u>139862</u> |
| Date Received          | <u>2/5/13</u>                         |
| Received By            | <u>JLK</u>                            |
| Parcel No.             | <u>0709-144-2005-8</u>                |
| Aldermanic District    | <u>2-Bridget Maniaci</u>              |
| GQ                     | <u>Nat'l Register, ZBA, CU</u>        |
| Zoning District        | <u>DR-2</u>                           |
| For Complete Submittal |                                       |
| Application            | <u>✓</u> Letter of Intent <u>✓</u>    |
| Photos                 | <u>NA</u> Legal Descript. <u>✓</u>    |
| Plan Sets              | <u>✓</u> Zoning Text <u>NA</u>        |
| Alder Notification     | <u>Waiver</u> <u>4/30/13</u>          |
| Ngbrhd. Assn Not.      | <u>Waiver</u>                         |
| Date Sign Issued       |                                       |

1. Project Address: 233 Langdon Street Project Area in Acres: \_\_\_\_\_

Project Title (if any): JEM-Jewish Experience Madison

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Review of Minor Alteration to Planned Development by the Plan Commission Only

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Yerachmiel Anton Company: Jewish Experience of Madison  
Street Address: 3453 North 54th Street City/State: Milwaukee, WI Zip: 53216  
Telephone: (414) 708-6353 Fax: ( ) Email: rocky@jemuw.com

Project Contact Person: Jim Klett Company: Klett Architecture  
Street Address: 1036 E Lexington Blvd City/State: Whitefish Bay, WI Zip: 53217  
Telephone: (414) 416-3999 Fax: ( ) Email: jklett@sbcglobal.net

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_

Move JEM offices and activities to first floor, remodel 2nd and 3rd floors to house 12 living units.

Development Schedule: Commencement April 15, 2013 Completion August 15, 2013

## 5. Required Submittals:

- ☒ **Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- ☒ **REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- ☐ **Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- ☐ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

### In Addition, The Following Items May Also Be Required With Your Application:

- ☐ **Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- ☐ For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ☐ A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

## 6. Applicant Declarations:

- ☒ **Conformance with adopted City plans:** The site is located within the limits of the Comp. Plan \_\_\_\_\_ Plan, which recommends Langdon sub area of Downtown \_\_\_\_\_ for this property.
- ☒ **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Meetings with Alder Bridget Maniaci 1.15.13 John Magnino, State-Langdon Neighborhood Assoc. 1.22.13  
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- ☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.  
Planning Staff: Kevin Firchow Date: 1-8-2013 Zoning Staff: Matt Tucker Date: 1-8-2013  
DEVELOP. ASSISTANCE TEAM DATE 1.31.13  
→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Yerachmiel Anton Relation to Property Owner JEM-Executive Director  
Authorizing Signature of Property Owner *Yerachmiel Anton* Date FEB 1 2013

February 2, 2013

Jewish Experience of Madison  
Letter of Intent

**Owner Information**

JEM, Jewish Experience of Madison, founded in 2005 is a not-for-profit organization whose goal is to meet the needs identified by UW-Madison students for additional Jewish programming on campus.

JEM provides programs, Kosher meals, social events, holiday observances, religious services and leadership programs. JEM also sponsors trips to Israel. The on campus staff consists of three couples.

JEM recently purchased the building at 233 Langdon and plans on moving their operation from their current location in an existing storefront building on State Street.

**Persons Involved**

|                      |  |
|----------------------|--|
| Owner:               | Rabbi Yeramichiel Anton, Executive Director, JEM, Inc. |
| Architect (Contact): | James R. Klett, AIA LEED AP                            |
| Contractor:          | Not selected yet                                       |

**Proposed Uses**

The proposed use will be residential with JEM program space on the first floor. The first floor includes remodeling to provide one accessible living unit, new accessible toilet facilities and refurbishing other rooms. The second floor includes three larger living units with full kitchens and baths that will house the JEM staff. The third floor will include one 2 BR unit and seven efficiency units available for rent. All new units will have kitchens and private baths.

Exterior remodeling will include installing an accessible ramp with access to the first floor, replacing all windows, and deferred maintenance which includes repair of brick, stucco and concrete terraces. The goal is to have the living units ready for tenants by mid August 2013.

**Project Data**

|                                   |   |
|-----------------------------------|---|
| Lot Area                          | 8712 SF .20 Acres   |
| Usable Open Space Required        | 360 SF  |
| Usable Open Space Provided        | 3220 SF   |
| Building Area                     | 10270 SF (1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> Floors) |
| Proposed Number of Dwelling Units | 12  |
| Auto Parking Stalls               | 0   |
| Bike Parking Stalls               | 16  |

**Project Schedule**

|                         |                 |
|-------------------------|-----------------|
| Plan Commission Meeting | March 18, 2013  |
| Start Construction      | April 1, 2013   |
| Apartments Completed    | August 15, 2013 |

**Hours of Operation**

|                    |          |
|--------------------|----------|
| Monday thru Friday | 9am-9pm  |
| Saturday           | 11am-2pm |