



Report to the Plan Commission

March 18, 2013

Legistar ID #29095
233 Langdon Street
Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to convert a fraternity house into 12 apartments with religious society offices.

Applicable Regulations & Standards: Multi-family dwellings exceeding eight units within the DR-2 zoning district require conditional use approval. Section 28.183 provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the project meets the conditional use standards and **approve** the request to convert a fraternity house into 12 apartments with religious society offices at 233 Langdon Street, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Applicant / Owner: Yerachmiel Anton; Jewish Experience of Madison; 3453 North 54th Street; Milwaukee, WI 53216

Contact: Jim Klett; Klett Architecture; 1036 E Lexington Blvd; Whitefish Bay, WI 53217

Proposal: The applicant, the Jewish Experience of Madison, proposes to convert a fraternity house into 12 apartment units with additional resident program space on the ground floor.

Parcel Location: The subject site is a 8,712 square foot property on the south side of Langdon Street. The landmark "Woman's Building" (Now Samba Brazilian Grill) sits immediately behind the structure. The proposal is within Aldermanic District 2 and within the limits of the Madison Metropolitan School District. The site is also within the limits of the Langdon Street National Historic District.

Existing Conditions: The site includes an existing three story building.

Surrounding Land Use and Zoning:

North: Apartment buildings and fraternity/sorority houses, zoned DR-2 (Downtown Residential 2)

South: Parking lot and Restaurant (landmark building) zoned DR-2 and church, zoned PD (Planned Development);

East: Apartment buildings and fraternity/sorority houses, zoned DR-2 (Downtown Residential 2); and

West: Apartment buildings and fraternity/sorority houses, zoned DR-2 (Downtown Residential 2); and

Adopted Land Use Plan: The Comprehensive and Downtown Plans include this site within the Langdon Sub-District of Downtown. Multi-unit residential buildings are included in the recommended uses.

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.

Zoning Summary: The property is zoned DR-2 (Downtown Residential 2). A summary table was not available at the time of report writing.

Analysis, Evaluation, & Conclusion

The applicant requests approval to convert a former fraternity/sorority house into a 12 unit apartment building. Multi-family dwellings exceeding eight units within the DR-2 (Downtown Residential-2) District require conditional use approval.

No significant changes are proposed to the exterior of the building. Small areas of EIFS will cover areas of existing stucco on the structure's rear and east sides. Some windows will also be replaced. A new accessible ramp will be provided along the building's east side. The building is adjacent to a landmark, the Woman's Building (currently Samba Brazilian Grill) at 240 West Gilman Street. These alterations have been approved by the City's Preservation Planner, finding that the proposed work does not adversely affect the historic character and integrity of the adjoining landmark. A copy of that approval letter is attached.

While the exterior has only very limited changes, the interior will include more substantial remodeling. Upon completion, the remodeled building will include eight (8) efficiency units, two (2) two-bedroom units, and one (1) three-bedroom unit, totaling 18 bedrooms. The first floor of the building will be converted into a small office and other common shared spaces accessory to the dwelling units.

The proposed plan includes 18 outdoor bicycle parking stalls, nine on the building's west side and nine to the rear. The applicant's plans show a total of 3,220 square feet of useable open space, including the large elevated terraces at the front and rear of the building.

The proposed conversion is consistent with the City's adopted land use recommendations. The use is consistent with surrounding uses, which include a mixture of fraternity/sorority houses and similarly sized apartment buildings. At the time of report writing, staff was not aware of any concerns on this proposal. Staff believes the applicable conditional use standards are met.

Recommendation

Major/Non-Standard Conditions are Shaded
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Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find the project meets the conditional use standards and **approve** the request to convert a fraternity house into 12 apartments with religious society offices at 233 Langdon Street, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

The following conditions have been submitted by reviewing agencies:

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

1. In accordance with 10.34 MGO – STREET NUMBERS - Submit a PDF of all floor plans to Engineering Mapping Lori Zenchenko (Lzenchenko@cityofmadison.com) so that an interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
2. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
3. 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)
4. All damage to the pavement on Langdon 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)
5. 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.
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

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

6. When the applicant shall submit plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
7. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.

8. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Patrick Anderson, 266-5978)

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

Fire Department (Contact Bill Sullivan, 261-9658)

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| <ol style="list-style-type: none">9. Install automatic fire sprinkler system in accordance with NFPA 13 or 13R as appropriate to comply with SPS 362.0903(6)(b)3. |
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Water Utility (Contact Dennis Cawley, 261-9243)

10. 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, nor need a copy of the approved plans.