PLANNING DIVISION STAFF REPORT

June 9, 2014

PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

Project Address: **626 Langdon Street**

Application Type: Conditional Use

Legistar File ID # 33685

Prepared By: Heather Stouder, AICP, Planning Division

Reviewed By: Katherine Cornwell, AICP, Planning Division Director
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Property Owner: Roundhouse Apartments, LLC; 626 Langdon Street #108, Madison, WI 53703

Project Contact: Josh Wilcox; Gary Brink and Associates, Inc.; 7780 Elmwood Ave., Ste. 204, Middleton, WI 53562

Requested Action: The applicant requests conditional use approval for construction of an eight-story addition to the Roundhouse apartment building in the DR2 (Downtown Residential 2) District. Conditional use review is required for a multi-family building with over eight residential units.

Proposal Summary: The applicant proposes to construct an eight-story addition to the east side of the existing Roundhouse apartment building, which has 100 units and 101 bedrooms. The addition would increase the total for the property to 117 units and 197 bedrooms. Changes to the site include the incorporation of a 936 square foot market space and 1,759 square feet of office space on the first floor, new areas for bicycle and moped parking, and the relocation of trash from behind the existing building to an interior space.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183).

Review Required By: Plan Commission (PC), with a request for advisory recommendation from Urban Design Commission (UDC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards cannot be met and **place on file** the request at 626 Langdon Street. This recommendation is subject to input at the public hearing. The conditions from reviewing agencies have been provided below for reference, should the Plan Commission approve the proposal.

Background Information

Parcel Location: 626 Langdon Street is located on the north side of Langdon Street between North Lake Street and North Frances Street; Langdon Street National Register Historic District; Aldermanic District 8 (Resnick); Madison Metropolitan School District.

Existing Conditions and Land Use: The half-acre site is currently developed with a 13-story, 100-unit multi-family residential building with a surface parking area on the west side.

Surrounding Land Use and Zoning:

North: Three-story multi-family buildings in the DR2 District and an eight-story multi-family building in the PD (Planned Development) District.

East: 6-story multi-family building in the PD District.

South: Across Langdon Street to the south, 4 to 7-story multi-family buildings in the PD and DR2 Districts.

West: Three-story multi-family buildings in the DR2 District.

Adopted Land Use Plan: The Comprehensive Plan (2006) includes this property within the Langdon Downtown Residential Sub-district, where multi-unit residential development at a density of up to 60 units per acre or as defined in detailed neighborhood or special area plans is recommended. The recommended building height is two to eight stories, with the tallest buildings recommended close to State Street.

The Downtown Plan (2012) specifically identifies the Roundhouse as an "existing out of context building", and encourages redevelopment of the property. For the Langdon neighborhood, the Downtown Plan recommends predominant residential use, and encourages higher-density infill redevelopment of sites that are not identified as contributing to the National Register Historic District. The Downtown Plan generally recommends a maximum of eight stories for this area, but as an incentive to replace the Roundhouse building, recommends that it could be replaced with a building not to exceed the existing height and volume.

Zoning Summary: This property is in the DR2 (Downtown Residential 2) District.

Dimensional Requirements	**Required**	**Proposed**
Lot Area (sq. ft.)	3,000 sq. ft.	22,374 sq. ft. existing
Lot Width	40'	181.5'
Minimum front yard setback	10'	9'-9"
Side yard setback	5'	13' – RS 32'+ - LS
Rear yard	20% of lot depth, but no less than 20'	Adequate
Maximum lot coverage	80%	TBD
Maximum building height.	Addition, 8 stories	8 stories
Usable open space	20 sq. ft. per bedroom (197* 20 = 3,940 sq. ft.)	TBD
Dwelling unit mix	1.25	1.8

Site Design		
Number parking stalls	0 (Central Area)	8
Accessible parking	1	1
Bike parking	1 per unit up to 2-bedrooms, ½ space per add'l bedroom = 138 1 guest space per 10 units = 14 surface General retail/office 1 per 2,000 sq. ft. floor area = 2 surface Total 138 + 16 surface = 154 Other requirements 124 long-term for residential 30 short-term Of total, 38 structured maximum	132 long-term 18 surface
Landscaping	Yes	Yes
Lighting	Yes	Yes
Building forms	Yes	Meets building forms
Other Critical Zoning Items: Utility easements, Barrier free (ILHR 69)		

Table Prepared by Matt Tucker, Zoning Administrator

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, including several transit routes running along Langdon and State Streets.

Project Description

The applicant proposes to construct an eight-story addition to the east side of the existing Roundhouse apartment building, while making required improvements to the life safety systems in the existing Roundhouse building. The functional obsolescence of the building is evident not only in its out-of-context design as identified in the Downtown Plan, but also in the need for life-safety improvements to the existing structure.

Land Use - As proposed, the existing Roundhouse plus the proposed addition includes 117 furnished apartment units with a total of 197 bedrooms, as well as a 936 square foot market and 1,759 square feet of real estate office space on the first floor. The proposed density on the site is 228 dwelling units per acre and 383 bedrooms per acre, which is within the range of residential densities for other properties in this area.

The proposed unit mix is as follows: 2 Efficiencies, 76 one-bedrooms, 11 two-bedrooms, 14 three-bedrooms, and 14 four-bedrooms. A vast majority of the units – existing and new – have balcony spaces. Most balcony spaces range from 60 to 80 square feet, with over 5-foot depths, although the balconies associated with the rear three bedroom units are only 3 feet deep and 37 square feet. The applicant indicates that all units would be furnished.

Aside from a few residential units, the ground floor of the building would also include real estate office space within the new addition and an accessory "market" space within the existing Roundhouse building to serve both tenants and the general public. As required in the zoning code for the Downtown Residential 2 District, the market would be accessed through an interior lobby, rather than having a separate entrance from the street.

Building Placement and Massing - The front wall of the proposed addition is approximately nine and a half feet (10 feet required) from Langdon Street, which is about ten feet in front of the face of the existing Roundhouse Apartment building. The top of the building addition is just over 81 feet from grade, in relationship with the existing 118-foot tall Roundhouse building.

The base of the proposed addition sits 13 feet from the eastern property line, but upper levels of the building are cantilevered 7 feet over the base, leaving only 6 feet between the face of the building and the eastern property line. The base sits approximately 12.5 feet from the northern property line, and upper levels are slightly cantilevered out, so that the face of the building maintains 10 feet from the property line. As a whole, the existing building and addition would have a width of 137 feet along Langdon Street.

Due to the need to match the structure of the existing Roundhouse building, the addition is proposed with relatively low floor-to-ceiling heights. Most new construction has at least 9-foot floor to ceiling height, and the proposed addition will have an 8-foot floor to ceiling height in the dwelling units.

Access, Parking and Circulation - The site would maintain its existing access points from Langdon Street and the shared driveway from Mendota Court to the north. The existing surface parking area just west of the building would remain with a total of 8 angled automobile parking stalls, although minor changes are proposed to the placement of the accessible parking stall and the striping details. Those parking automobiles on the site would enter the site from Langdon Street and exit onto Mendota Court.

Mopeds and bicyclists would enter the site from Langdon Street, ride around the back of the building, and access parking areas either inside or along the eastern edge of the building. There are 132 bicycle parking stalls in the basement of the addition, 24 moped stalls along the eastern side of the building, under the cantilever, and four additional moped stalls in the rear yard, behind the existing Roundhouse building. 18 exterior bicycle stalls are shown in front of the addition, but these will need to be relocated as per zoning requirements, as bicycle stalls are not allowable within required front yard setbacks.

The trash and recycling storage would be moved from outside the building to an interior space on the first floor of the existing Roundhouse building, which is an improvement to the existing condition. Trash and recycling chutes, which are common in newer student and other multi-family buildings, were not included in this

proposal. Instead, residents will transport trash and recycling from the individual units down to the trash storage facility. The management plan submitted with this application indicates that carts will be provided to tenants for this purpose, and that the dumpsters will be frequently picked up by a private waste management company in the area behind the building.

Building Exterior and Site Details – The proposed addition is primarily clad with a dark red utility-sized brick, with charcoal grey metal paneling as a secondary material on the eastern and northern facades, and as an accent material on the south facade. Precast concrete window sills are proposed for areas outside of balconies, and the inset balcony areas would be clad in grey composite siding. Double-hung windows are proposed for upper levels on all sides of the addition, and with longer storefront windows proposed for the ground floor office area, and windows at or above eye-level along the eastern side of the building to let additional light into the offices and the ground floor residential unit.

A 63-foot long, 7-foot wide brick and metal pergola proposed in front of the accessory market space would serve as an architectural feature to ease the transition between the public sidewalk and the existing Roundhouse building. The pergola and the approximately 2-foot tall brick wall running parallel to the sidewalk serve to provide a sense of enclosure for an outdoor usable open space with seating for residential tenants and others. Aside from this area, there is very little usable open space at grade, and areas shown on the plan as small usable open spaces are heavily landscaped.

A steel fence with brick posts runs along the eastern edge of the property, providing some enclosure for the moped parking area and a separation between this property and the well-utilized sidewalk leading from Langdon Street to Mendota Court. The landscape plan shows four new maple trees in front of the building addition, and four other trees on the site. Dense shrubs and perennial plantings are proposed in linear and irregularly shaped spaces near building foundations and around the site. Three existing street trees would be removed and replaced following construction.

Project Analysis

Consistency with Adopted Plans - While the proposed land use, density, and architectural design of the addition itself are generally consistent with recommendations in adopted plans for this area, the resulting building as a whole is not entirely consistent with the Downtown Plan (2012). The Plan envisions this property as an example of a site that would benefit from a comprehensive redevelopment following the removal of the existing Roundhouse Apartments building, which is pictured as an example of "out of context" buildings identified on p. 24 in the Plan.

Relevant Downtown Plan Narrative, p. 24-25

"There are several developments throughout Downtown that are much larger in height and/or mass than other buildings in their vicinity, and that architecturally do not contribute positively to the character of the surrounding area. Several of these buildings are taller than what is proposed for their area in this plan. In order to encourage redevelopment of these sites with new buildings that would enhance the area, it is proposed that new replacement buildings be allowed to be built to a similar height, density, or volume of the existing building provided that superior architectural design is required. Although the new building could be taller or larger than other buildings allowed in the area, replacing these less attractive, out-of-context structures with better designs would benefit the neighborhood in which they are located and Downtown overall."

Relevant Downtown Plan Objectives and Recommendations

Objective 2.4 (p. 23) – Encourage higher density infill and redevelopment that is innovative and sustainable, and complements and enhances the areas in which they are proposed.

> *Recommendation 21 (p. 23) – Allow existing buildings that are taller than the proposed height limits to be redeveloped at the same height provided the new building is of superior architectural design. Implement through the development of the new Downtown zoning districts.*
>
> *Objective 4.9 (p. 54) – The Langdon neighborhood should build on its history as a traditional student neighborhood, including a concentration of fraternities and sororities. It should continue to accommodate a limited amount of higher-density residential redevelopment on selected sites while maintaining the area's historic and architectural integrity. Preserving and enhancing Langdon Street as the spine of the district will be key. The pedestrian walkway between the lake and Langdon Street should be formalized to enhance its aesthetics and safety and to make stronger connections to the lakefront path.*
>
> *Recommendation 95 (p. 54) – Encourage relatively higher-density infill and redevelopment that is compatible with the historic context in scale and design on non-landmark locations and sites that are not identified as contributing to the National Register Historic District.*
>
> *Recommendation 191 (p. 86) – Prepare an inventory of historic properties in the Langdon Neighborhood and consider creating a local historic district that is generally coterminous with the Langdon Street National Register Historic District.*

Staff believes that the proposed addition to the out-of-context Roundhouse results in a new building that falls short of meeting the intent of Objective 2.4 and Recommendation 21, which are geographically generalized for the entire Downtown. Staff does not believe that the proposal complements or enhances the area, particularly since it maintains the existing Roundhouse building. Recommendation 21 was written to encourage demolition and redevelopment of this and similar buildings. The major investment in the building as symbolized by the proposed addition would take this property further away from a possibility of ever being redeveloped, and does not result in an overall building with superior architectural design.

Further, staff does not believes that the proposal is fitting for the Langdon Street National Historic District, where the removal of the Roundhouse building could make way for high-quality development that is much more compatible with its surroundings. The single building resulting from the proposed addition is completely out of scale with a majority of buildings in the District. As one of a few non-contributing buildings in the District, the Roundhouse site could instead be a key redevelopment opportunity moving forward.

Staff and the applicant explored thoroughly the option of a comprehensive redevelopment of the site, noting opportunities to achieve a much greater number of bedrooms in a superior, well-designed building or group of buildings. However, due in part to a loss of rental income during demolition and construction, staff has been told that this is not economically feasible by the current owner at this time.

Building Placement and Massing - The proposed building has a much larger footprint and more volume than a majority of properties in this area. Aside from the Lowell Center to the east, the building footprint is more than triple that of other significant buildings nearby. Since the Roundhouse is 13 stories tall with a proposed 8-story addition, the overall volume proposed is much greater than the 3 to 8-story buildings in the area.

The proposed addition itself generally matches the placement and massing of other buildings in the area, although it sits only 10 feet from the property line shared with the newer 8-story building at 621 Mendota Court behind it, which was constructed in 2011. As proposed, these buildings would be 28 feet apart, with balconies facing each other. If this addition were being developed as a single building on a separate rectangular property, the required rear setback would be 20 feet, pushing the buildings to 38 feet apart. However, since it is being developed on a single, irregularly shaped property, the area immediately north of the proposed addition (indicated in Figure 1 with an arrow) is referred to as a "side yard", which would technically allow for the building to be within just 5 feet of the property line.

The applicant has successfully distinguished the proposed addition from the Roundhouse, so that it reads as a separate building from some angles, but along Langdon Street, its width of nearly 140 feet is triple or quadruple the width of all other buildings in the area north of Langdon Street, and is also greater than the street width of Langdon Hall and the Hillel building across the street to the south. The DR2 Zoning District does not have a building width limitation. However, the Plan Commission should take into account the difference in scale (and shape) between the resulting proposed building and others in the area, and should consider how well it fits in to the Langdon National Register Historic District.

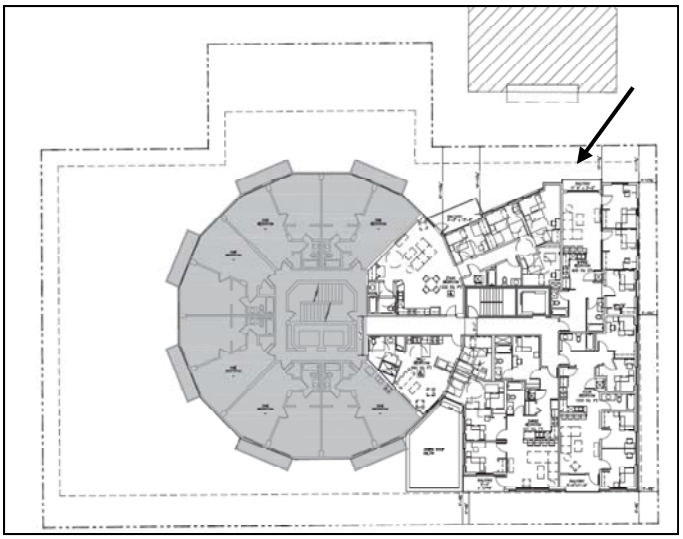

Figure 1

Access, Parking, and Circulation - Pedestrian access to the new central lobby area represents a significant improvement to the existing condition. However, access to the bicycle and moped parking areas for residents is indirect, with both needing to travel over 200 feet from the street around the back of the building to the entrance to each respective area. Moped riders would dismount at the back of the building and walk the moped to a stall along the eastern edge of the building, parking in an area protected from weather by the cantilevered building above. Bicyclists would enter the rear of the building and head down a stairway to a basement parking area. If this project were to be approved, staff recommends that the stairway leading down to the bicycle parking area have a ramp incorporated for convenience in walking a bicycle down these stairs.

Staff has encouraged the applicant to include trash and recycling chutes as part of the proposed building addition, but in order to disrupt fewer opportunities for additional bedrooms in the new addition, the applicant has decided to place the interior trash storage in the existing portion of the building to where retrofitting for chutes is more expensive. Staff was concerned about impacts on elevators and hallways of residents carrying trash and recycling from their units to the trash room, and the applicant has suggested in a management plan that carts would be provided to residents for this purpose.

Building Exterior – Staff believes that the exterior of the proposed addition has improved through the review process. In response to comments from staff and the UDC, the applicant has effectively differentiated the building from the existing Roundhouse. The simple architectural palette includes durable, low-maintenance materials, including utility-sized brick on most of the highly visible parts of the building. With the exception of the narrow rear setback, the addition in and of itself would generally fit in with the surrounding area, while maintaining a contemporary design.

Staff does not believe the seven-foot cantilever on the side of the building is an ideal condition, but efforts by the applicant to utilize architectural strategies to make it seem more intentional are appreciated. The UDC shared no concerns about the cantilever, but staff believes that the view of this portion of the building from Langdon Street would be awkward without a grounding of the cantilevered portion of the building with columns. This would not be permissible with the electrical easement in place, and the applicant has indicated that neither an elimination of the cantilever nor a relocation of the easement would be feasible.

Conditional Use Standards – The Planning Division staff evaluation of the proposed project's ability to meet the standards for conditional use approval is summarized below. The Plan Commission should refer to the subsection on *Consistency with Adopted Plans* beginning on Page 4 when considering whether the standards are met.

As stated in MGO Section 28.183(6)(a), *"The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable neighborhood, neighborhood development, or special area plan, including design guidelines as adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

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

   Staff believes that this standard can be met, but notes that in any case, the applicant will need to address life safety issues in the existing Roundhouse building whether or not this proposal moves forward.

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 these services.*

   Staff believes that this standard can be met, so long as conditions of approval related to public infrastructure are addressed.

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.*

   Staff believes that this standard is in question. As has been mentioned, the proposed building is placed only ten feet from the property line shared with the existing 8-story building immediately to the north. While this is an improvement over the five feet originally proposed, staff is aware of significant concerns of the neighboring property owner regarding the proximity of the two buildings, as mentioned earlier in the report. Staff notes that the applicant has reduced the depth of the balconies on this facade to only three feet, which will minimize their use for larger groups of residents and guests.

   After seeing the results of a shadow study (attached), staff believes that the impacts on sunlight to adjacent properties would be typical for urban redevelopment in this area, and that the proposed addition would not significantly alter the shadow pattern from that of existing buildings in the area.

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.*

   Staff believes that this standard is in question. On one hand, the proposed addition does not impede further development and redevelopment of surrounding properties. With some significant changes (higher floor to ceiling heights, a deeper rear yard setback, and the elimination of the cantilever), the addition as a standalone building could represents an efficient use of undeveloped land generally consistent with the massing and character of its surroundings.

   However, it should be reiterated that the proposal involves a major investment, not only for the addition, but also to an existing non-contributing building in a National Historic District whose replacement with a superior redevelopment would otherwise be readily supported. When considering the resulting building as a whole, the proposal is not a good example of normal and orderly development. If constructed, the building would immediately be sub-par to newer large buildings with regard to floor-to-ceiling heights and trash management, and would represent a lost opportunity for higher quality redevelopment on this highly visible site for many decades to come.

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.*

   Staff believes that this standard can be met, so long as utility upgrades and connections are made, a management plan for parking, loading, trash and recycling, and snow removal is closely adhered to, and that the response to other conditions of approval results in revised site details meeting this standard.

   The bicycle and moped parking additions to the site will be very helpful to accommodate the needs of new and existing tenants. However, the location of the access to the bike and moped parking entrance behind the building is not the most convenient path. Staff would have preferred to see a further reduction in the number of automobile parking stalls west of the building, and this may still occur due to zoning conditions related to the placement of exterior bicycle parking, lot coverage, and open space.

   The interior trash room is an improvement over the existing outdoor trash storage area behind the building. During the review process, staff urged the applicant to include trash and recycling chutes in the building, which is consistent with many recently approved student apartment buildings. However, the applicant has indicated that the cost to do this is prohibitive, and is electing to instead provide carts to each tenant to haul trash and recyclables from the apartment units, down elevators, and into the interior trash room.

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.*

   Staff believes that this standard can be met.

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

   This standard is not currently met, but staff believes that it could be met with a revised site plan meeting all zoning conditions. This standard could also be met with a full redevelopment of the site that maximizes the zoning entitlements and results in a building of a higher quality design and character that better complements it National Register Historic District context.

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 recommendations:*

   Staff appreciates the significant efforts by the applicant to improve the proposal throughout the review process, but does not believe that this standard can be met. The exterior materials, window pattern, and other architectural details on the proposed addition have effectively differentiated it from the Roundhouse building in response to early feedback from the UDC and staff. If the proposed addition was a stand-alone building, staff believes that it could meet this standard with some significant changes. However, inherent to the proposal is the fact that it perpetuates the presence of a building constructed in 1970 which does not fit in well at all with surrounding properties in the Langdon Street National Register Historic District. Staff does not believe that the proposal as a whole, even with changes, can create an environment of sustained aesthetic desirability compatible with the existing or intended character of the Langdon neighborhood.

Staff has carefully reviewed the Statement of Purpose for Downtown Residential Districts (below), and does not believe (a) or (c) are met with the proposal.

> *Statement of Purpose for Downtown Residential Districts*
>
> *These districts are intended to recognize historic Downtown neighborhoods comprised of predominantly residential uses with some non-residential uses. The districts are also intended to:*
>
> *a) Facilitate the preservation, development, or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor, or special area plans.*
>
> *b) Promote the preservation and conservation of historic buildings and districts while allowing selective infill and redevelopment based on the recommendations of adopted City plans.*
>
> *c) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of scale and rhythm, building placement, façade width, height and proportions, garage and driveway placement, landscaping and similar design features.*

As aforementioned, the Roundhouse building was recognized in the Downtown Plan as an out-of-context building. In order to promote its replacement, the Downtown Plan recommends, and zoning allows for, a new building that may exceed the 8-story height limit to match the height and volume of the Roundhouse. Further, this unique, large lot could be subdivided to accommodate significantly more development potential than what is being proposed. Staff understands that this scenario is not considered to be economically feasible for the applicant at this time, but believes that the proposed addition would preclude a superior outcome for the property and the Langdon neighborhood at a future time.

The proposed addition and related investments would maintain the existing building on the site for several decades to come in an arrangement viewed as substandard for this prominent property – low floor to ceiling heights, an awkward gap in the street-face due to the surface parking area west of the existing building, and the massing and shape of the Roundhouse building itself. The resulting building would be out of scale and rhythm when compared to its surroundings, as previously discussed.

The Urban Design Commission reviewed the proposal on May 7 (see attached report), and shared comments with the applicant and Plan Commission which focused primarily on the entry and pergola in front of the existing Roundhouse building. Staff agrees with UDC comments, and believes that the applicant has responded to them in the latest submittal.

[Standards 8 and 10-15 do not apply to this request.]

Conclusion

The proposed addition to the Roundhouse building has improved throughout this challenging review process. The applicant has made efforts to address staff concerns about trash management, building placement, and architectural detailing. As a standalone building, staff believes that the architectural direction for the addition would generally fit in well with surrounding properties. Although its closeness to the adjacent building to the north and the cantilever remain concerns, it could likely be revised to meet all conditional use standards if it were not constrained by its connection to the existing Roundhouse building.

After careful review, staff believes that while most of the conditional use standards could be met if conditions of approval were addressed, staff cannot determine that Standards No. 3 No. 4 are met, and does not believe that Standard No. 9 can be met. When making a determination as to whether Standard No. 3 is met, the Plan Commission should focus on whether the placement of the building addition just 10 feet from the northern property line provides adequate space between this building and the 8-story building directly behind it. When

considering Standard No. 4, the Plan Commission should consider whether the proposal as a whole can be a part of the normal and orderly development of the surrounding area.

With regard to Standard No. 9, staff does not believe that the proposal adequately provides an environment of sustained aesthetic desirability compatible with the Langdon Street National Register Historic District. Staff cannot find that the proposal adheres to the Statement of Purpose for Downtown Residential Districts, or that it is consistent with recommendations in the Downtown Plan for replacement of "out-of-context" buildings. An approval of the proposed addition represents a lost opportunity for any number of more comprehensive scenarios for higher-quality redevelopment of this site, which would be precluded for several decades.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards cannot be met and **place on file** the request at 626 Langdon Street. This recommendation is subject to input at the public hearing. The conditions from reviewing agencies have been provided below for reference, should the Plan Commission approve the proposal.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall include elevations with all materials labeled.
2. The applicant shall include a written statement from Madison Gas & Electric verifying that the proposal adheres to all requirements included in the electrical easement running along the eastern side of the building.
3. Final plans submitted for staff review and approval shall include detail on the access to the bicycle parking area, including automatic doors and a bicycle ramp on the stairwell for added convenience in walking a bicycle to the parking area.
4. The applicant shall submit a revised management plan including a snow removal strategy.

Zoning Administrator (Contact Matt Tucker, 266-4569)

5. The submitted plans show the requested accessory retail (market) space having direct access to an outdoor seating area. It appears as though the intent is to use this area as outdoor seating for the market. Note, accessory commercial uses in residential buildings in this zoning district must be entirely within enclosed buildings, and there may be no outdoor use. The commercial space, and all access to the commercial space, shall be located entirely within the building. The patio may be retained as an accessory outdoor area for the residential tenants of the building, but shall be modified to clearly serve that purpose.
6. Lot coverage has not been correctly calculated. The submitted 43.9% lot coverage meets the definition of building coverage, which is not applicable to this development. See definition of lot coverage, sec 28.211. Plans shall be revised to not exceed 80% lot coverage.
7. It appears that short-term bicycle parking has been placed within the required 10' front yard setback. Bicycle parking is not a listed allowable projection into the setback, so requires short-term bike parking must be relocated out of the setback, but still must be located within 100' of a principal entrance to the building.

8. The submitted plans appear internally inconsistent in regard to the number of bike parking spaces being provided. The number of spaces provided does not match the number identified on the May 19th 2014 plan set.
9. The upper levels of the addition provide a 9'9" front setback, where a minimum 10' setback is required.

10. Bicycle parking shall comply with City of Madison General Ordinances Section 28.141 (4) & (11) Table 28I-3 (General Regulations). Provide required number of bike parking spaces, both short and long-term style, per the calculations below. NOTE: A bicycle-parking stall is two feet by six feet with a five-foot access area. Provide dimensions of bike parking on final plans. Provide details of bike rack on final plan sets, including the conventional rack and the structured rack proposed for structured bike parking under-building. Moped parking does not count as bicycle parking.

11. A qualifying Usable Open Space (UOS) must meet the following definition per Sec 28.211:

    Usable Open Space. That portion of a zoning lot, outside of a required front or corner side yard, as extended to the rear lot line, that is available to all occupants for outdoor use. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement may be included in usable open space. Usable open space may include balconies and roof decks where specified in this ordinance.

    All qualifying UOS shall be clearly identified and shown on final plans. Sec. 28.079(3)(c) provides dimensional requirement for UOS and indicates that useable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities. Of the total required amount of UOS, 75% may be on roof decks and balconies and a minimum of 25% (985 sq. ft.) must be provided at ground level and shown on final site plan.

12. The roof of the addition does not appear to be designed to be occupyable, and thus may not be used as occupyable space without future approvals.

13. Provide building elevations including a detailed cross section of floor to ceiling heights.

14. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

15. Provide all minimum setback dimensions on final site plan.

16. The site plan and civil plans do not match. All final plan sheets shall be checked and revised to be consistent across all pages.

17. Parking requirements for persons with disabilities must comply with MGO Section 28.141(4)(e) which includes all applicable State accessible requirements, including but not limited to:

    a) Provide the minimum accessible stalls striped per State requirements. A van accessible stall shall be 8' wide with an 8' striped out area adjacent.
    b) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
    c) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.

18. Provide a Landscape Plan pursuant to Sec. 28.142 Landscaping and Screening Requirements. Plans shall be stamped by a Landscape Architect.

19. No rooftop or ground-level screening is shown on the submitted plans. Any such equipment shall be screened from view per Sec. 28.142(9)(d).

20. Provide refuse enclosure detail information, as required per Sec 28.142(a).

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

21. Modify the plans to include existing apartment numbers that are not part of the remodel or addition.
22. Revise proposed storm sewer design to add an inlet for the new connection to the public storm system.
23. The proposed existing building and addition will cross underlying platted lot lines. Current fire code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit
24. There appears to be reciprocal access between this property and the property to the north. A joint driveway easement is noted on the Civil plans but does not refer to a recorded document nor does it encompass the all of the apparent areas of reciprocal access that is on the site plan. Provide a recorded copy of an easement/agreement that encompasses all of the areas that will be of common use or access.
25. The property boundary on the Civil plans shall be revised to better show the 31' x 66' rectangular area along the north side is included in this site.
26. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
27. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary 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.
28. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
29. 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).
30. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system (POLICY).
31. The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced (POLICY).
32. 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).
33. 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).
34. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.

35. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.

36. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required (NOTIFICATION).

37. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to: Reduce TSS off of the proposed development by 80% when compared with the existing site, and complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by MGO Ch. 37.

    Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

38. 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)

39. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service (POLICY).

Fire Department (Contact Bill Sullivan, 261-9658)

40. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

41. Additional technical comments will arise as the project develops. Continued collaboration with design team will be key to a successful project.

Water Utility (Contact Dennis Cawley, 266-4651)

42. A new 10" water main valve will need to be installed between the proposed water service laterals.

43. This property is not in a wellhead protection district.

44. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Parks Division (Kay Rutledge, 266-4816)

45. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. This development is within the Vilas-Brittingham park impact fee district (SI27). Please reference ID# 14122 when contacting Parks about this project.

46. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.

47. Additional street trees may be needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf.

48. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

49. A condition of approval shall be that no residential parking permits shall be issued for 626 Langdon St. This would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility requirement in their apartment leases. In addition, the applicant shall submit for 626 Langdon St a copy of the lease noting the above condition.

50. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

51. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.

52. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.

53. All parking facility design shall conform to MGO standards, as set in section 10.08(6).