

Conditional Use Review Standards:

Per Staff Report:

Page 6: “In regards to the Conditional Use Approval Standards, Staff believes that it is possible for the Plan Commission to find them met.”

Page 8: “Staff believes that all of the supplemental regulations for the requested us can be found met.”

Page 9: “As described in this report, the proposed height and bonus stories were contemplated in the Downtown Plan and subsequent drafting of the Zoning Code for this site.”

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. Detailed management and security plans have been submitted to the City of Madison Staff and Madison Police Department for review and approval, consistent with the recommendation included in the Staff Report.

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 which included a 7-story dormitory with a higher occupancy that the proposed building and reflects the recommendations of the Comprehensive Plan, Downtown Plan, and current zoning on the site. The development of the site will also create a wider fire access lane along the project, supplying enhanced fire access for the adjoining properties and a detailed management and security plan to be reviewed by City Staff and the Madison Police Department.

Met per staff report.

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.

Met per staff report.

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 incorporates the necessary site improvements to support the project. Detailed loading and delivery plans will be submitted for Staff review as part of the site plan review submittal, per the Staff Report

Met per staff report.

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. The project also focuses the tenant mobility towards pedestrian and bicycle use though use of low on-site vehicle parking.

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 proposal meets the recommendations for the intended character of the neighborhood which seeks to integrate new sustainable infill housing, especially in projects that activate underutilized sites and do not require the removal of contributing buildings.

This site is specifically identified as a “Underutilized Site and/or Obsolete Building” within the Parcel Analysis Map and is identified as Additional Building Height Area F which designates it for 5 +2 stories in height. It is also discussed under the Existing Out-of-Context buildings which states that:

“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”

Objective 2.4:

Encourage higher density infill and redevelopment that is innovative and sustainable, and complements and enhances the areas in which they are proposed.

Recommendation 17: Guide development to locations recommended in this plan for buildings of corresponding height and scale.

Recommendation 19:

Work with the owners of properties with good redevelopment potential as identified on the Parcel Analysis Map to achieve the goals and objectives of this plan.

As stated in the staff report:

“Staff believes this proposal will provide a limited amount of higher-density residential development on selected sites while maintaining the area’s historic and architectural integrity.”

“This proposal is believed to be consistent with the Comprehensive Plan (2018) and Downtown Plan (2012),...”

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.*

The proposal meets the recommendations of the height limit along Langdon Street and is seeking additional height per section 14 below.

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.*

The heights proposed for the project reflect the adopted Downtown Plan height recommendations for the neighborhood which states: “The base height recommendation for both areas is 5 stories, but a few taller buildings might be appropriate in the middle of these blocks if set well back from the street.”

This proposal meets this objective by conforming to the 5 story height along Langdon Street and incorporating the additional two floors with a significant setback from the street. The bonus two floor area of the building is setback 115’ feet from the Langdon Street ROW, a distance equal to or greater than the rear building façade of the two adjoining buildings along Langdon Street. For reference, the Waterfront, a nearby 6/7 story building across Greek Alley from the site (~100’ away from the site) is approximately 200’ from Langdon Street.

Area F in the downtown Height Map reflects the “Room to Grow” recommendations from the Downtown Plan that “encourage higher density infill and redevelopment that is innovative and sustainable” while promoting high quality architecture and specifically calls out this site for potential redevelopment/infill. This area of the Langdon Neighborhood was identified for this designation due to the ability to incorporate additional height mid-block without impacting the adjoining streetscape or larger viewsheds.

The Langdon Neighborhood section recommendations add further definition to this designation through Objective 4.9 which calls for a “limited amount of higher-density residential development on selected sites while preserving the historic and architectural heritage of the area” and “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”

This site was formerly occupied by a 7-story building and the contributing building at 142 Langdon is being preserved as part of the project. This project facilitates the incorporation of new housing options and sustainable infill, without the removal of any contributing buildings.

The architectural design seeks to create differentiation within the mass of the building through materials changes, color, setbacks and window arrangements to create interest and detailing within the proposed building composition. The Langdon Street façade has been revised to create a larger recessed entrance element and the overall design has been refined to create complimentary treatments while avoiding faux historic overtones.

- b. *The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*

The additional height creates the economic framework to implement the project in the following elements:

- i. Full masonry building

This additional economics generated by the bonus height allows the building to have a full masonry architectural detailing throughout all facades of the building, in keeping with the surrounding neighborhood.

- ii. Rooftop amenity space
The bonus height supports the creation of common rooftop amenity spaces in support of the tenants' interest. The code requirement for usable open space requires space allocations which are typically met through incorporate private balconies throughout the building facades. The use of the fifth floor rooftop deck located within the height step back, accessible through the elevator access to the bonus floors, allows for better management of the common open space versus private balconies and could not be integrated into the building without the bonus floors.
- iii. Grade & site challenges
The height helps the project respond to a challenging site due to grade and parcel configuration without removal of any existing buildings.
- iv. Preserve contributing building
The bonus height creates the financial support to allow the preservation of the contributing building located on-site at 142 Langdon Street. This is consistent with the adopted plans goals of creating new residential infill on select sites.
- v. Enhanced architectural expression
The additional floors also improve the massing of the building architecture, especially the element clad in white brick, visible at the views from the lake.
- vi. Green roof/ site permeability
The design allows the project to transition the site from entirely impervious surfaces to incorporate more ground level landscape area within the site and address stormwater management through a green roof system that exceeds current requirements.
- vii. Sustainable Design
The building will be built to LEED Silver standards without certification, incorporating sustainable construction techniques throughout the building.

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.*

Per Staff Report not applicable.

d. *For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*

Per Staff Report 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:*

- a. *The new building is entirely located on the same parcel as the building being replaced.*

- b. The new building is not taller in stories or in feet than the building being replaced.*
- c. The new building is not larger in total volume than the building being replaced.*
- d. The new building is consistent with the design standards in [Section 28.071\(3\)](#) and meets all of the dimensional standards of the zoning district other than height.*
- e. The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*

Per Staff Report not applicable.

- 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.