



# VANDEWALLE & ASSOCIATES INC.

December 16, 2020

Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

RE: 126 Langdon Street  
Revised Conditional Use Letter of Intent

Dear Heather,

Core Campus is please to present the following revised Conditional Use Application for the redevelopment of the 126 Langdon Street property, formerly the Langdon Apartments. This project is requesting a Conditional Use 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.

This revised application has been prepared to reflect the comments and discussions of the prior submittal at the July 27, 2020 Plan Commission. This revised building plans incorporate substantive revisions that reflects reflect the comments from the Plan Commission, Neighborhood, City Alders, and City Staff. The primary focus of these revisions are evident in the major design changes to the Langdon Street façade which include setbacks, step backs, façade articulation & design, and the integration of additional delivery/temporary parking stalls for the project. The overall design has also been adjusted to reflect staff comments on the prior submittal and to illustrate the conformance with adopted plans and zoning requirements.

#### Summary of design revisions:

- Meets the 5 +2 standards, consistent with the prior Plan Commission discussions.
- Creates significant reductions in width and height along Langdon Street through the incorporation of an 8' step back above the third floor for a portion of the facade, and a 14' setback along the eastern access drive.
- Incorporates 2 additional off-street parking stalls for delivery and ride share use that are accessible from the access drive without backing across the sidewalk, bringing the total off-street temporary parking stalls to 4.
- Maintains the rear yard setback/separation with 142 Langdon Street.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631

[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

- Incorporates architectural façade recommendations per staff discussions.
- The architectural character is an evolution of the preferred UDC architectural recommendations, coupled with updated massing from the Plan Commission.

**Applicant:**

Core Campus Manager, LLC.  
1643 North Milwaukee Street  
Chicago, Illinois 60647  
Contact: Rodney King  
rodneyk@corespaces.com

**Owner:**

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

**Design Team:**

Architect: Antunovich Associates  
224 West Huron Street, Suite 7E  
Chicago, Illinois 60654  
Contact: Jeff Zelisko  
[jzelisko@antunovich.com](mailto:jzelisko@antunovich.com)

Engineer: Burse Surveying & Engineering  
2801 International Lane, Suite 101  
Madison, WI 53704  
Contact: Carl Broberg  
[cbroberg@bse-inc.net](mailto:cbroberg@bse-inc.net)

Landscape Architect: Saiki Design, Inc.  
1101 South Park Street  
Madison, WI 53715  
Contact: Katherine Beaton  
[kbeaton@ksd-la.com](mailto:kbeaton@ksd-la.com)

Planning: Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715  
Contact: Brian Munson  
[Bmunson@vandewalle.com](mailto:Bmunson@vandewalle.com)

**Project Summary:**

The property is the former Langdon Dormitory site, demolished by the property owner in 2019, a 7-story dormitory with 375-395 residents when in operation.

The applicant is requesting conditional use approval for the construction of a 5-7 story student focused multi-family building, consistent with the current zoning and plan recommendations for the site. This project would feature 106 apartments (351 beds) with a blend of apartment sizes & configurations, first floor amenities, a rooftop open space. The proposed amendments to the plan result in a reduction of 25 beds.

The property and building located at 142 Langdon Street is included in the purchase of the site; however, the only adjustments to this existing contributing building is a lot line adjustment between the two sites. The resulting setbacks will meet the standards of the adopted zoning for both sites.

**Site Data:**

Address: 126 Langdon Street  
PIN: 0709-1441-016-6  
Parcel Size: 30,786 square feet (.71 acres)

Existing Zoning: Downtown Residential 2 (DR-2)

**Proposal:**

Dwelling Unit Mix:

Micro Unit	21
One Bedroom Units	1
Two Bedroom Units	13
Three Bedroom Units	20
Four Bedroom Units	38
Five Bedroom Units	13
<b>Total Dwelling Units:</b>	<b>106</b>

Parking:	Delivery/Pickup Stalls	4
	Underground Vehicle Stalls:	16
	Flex Stalls:	4 vehicle or 12 moped stalls
	Tenant Moped Stalls:	5
	Guest Moped Stalls:	8
	Tenant Bicycle Parking Stalls:	114
	Guest Bicycle Parking Stalls:	15

Usable Open Space:

Required: (20 sq. ft/bedroom) 6,520 sq. ft.

Supplied:

Ground level landscape area: 3,025 sq. ft.  
Rooftop Deck: 3,515 sq. ft.

Green Roof: 5,280 sq. ft.  
Lot Coverage: 75%

Project Schedule: Spring 2021 construction start  
Fall 2022 occupancy

**Conditional use request:**

Multi-Family dwelling larger than 8 units  
Additional Building Height, per Area F  
Rooftop Pool/Amenity Space

**Conditional Use Standard Analysis:**

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 previous 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 than 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 has submitted a detailed management and security plan to be reviewed by City Staff and the Madison Police Department.

Met per previous 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 previous 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.

The revised plans create 4 off street parking stalls for visitor drop off or delivery service. The primary drop-off/delivery stalls are located in a highly visible location, accessed off the widened access drive without backing over the sidewalk, and feature direct access into the lobby area. These revised parking stalls create the functionality of a curved drive while preserving the desired landscape character of the front yard setback.

Guest bicycle parking is also located adjacent to the lobby, outside of the front yard setback.

Met per previous 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 through 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 goals of the City of Madison in seeking greater sustainable density without the removal of historic structures. This project specifically 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. The revised Langdon Street façade has incorporated significant setbacks and mass reductions to reduce the overall façade width in both horizontal plane breaks and a step-back after the third floor. This reduction in mass has reduced the overall unit count and square footage of the building, resulting in a smaller expression along Langdon Street and an overall smaller building.

The revised project implements the standards of Objective 3.3 by developing a site 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-

**Objective 3.3 Building Scale:**

“Provide a framework for building scale that encourages innovation and growth while reflecting the existing or planned (if recommended for change) character of the area in which a site is located and considers the larger Downtown context”

“The proposed height limitations are not intended to perpetuate the status quo or unreasonably restrict redevelopment potential. The proposed height limit are significantly higher than most existing development in most parts of the downtown,…”

**Objective 3.3 Building Scale:**

“...out-of-context sites with building types recommended for redevelopment (see Key 2) should be allowed to be redeveloped at taller heights than may be indicated on the map.”

**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.

context structures with better designs would benefit the neighborhood in which they are located and Downtown overall”

As stated in the previous 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.

The incorporation of 4 off-street parking stalls for temporary pickup/delivery vehicle parking exceeds the requirement for parking within the district and offers enhanced mobility options for residents.

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 the required 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 220’ from Langdon Street.

**Objective 3.3 Building Scale:**

“During the planning process, several areas were identified with special characteristics that make it reasonable to allow the potential to consider buildings slightly taller than the base height under certain circumstances. These tend to be areas located between areas with different development character, recommended building height and scale; or which include existing older structures whose long-term preservation should be encouraged, but may be threatened by the potential for high-density redevelopment.”

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, directly implementing the building scale recommendations.

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 integrate step backs and setbacks that create significant articulation. 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. Langdon Street façade step backs & setbacks  
The additional floor create the ability to integrate significant setbacks and step backs in the Langdon Street façade to reduce the overall scale and massing of the building height and width, reflecting the input from the Urban Design Commission, Plan Commission, and neighborhood.
- ii. 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.
- iii. 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

**Building Scale:** “Rooftops can provide valuable open spaces, such as gardens or patios, in dense urban environments. This *Downtown Plan* encourages the development of such amenities for use by residents.”

management of the common open space versus private balconies and could not be integrated into the building without the bonus floors.

- iv. 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.
- v. 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.
- vi. 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.
- vii. 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.
- viii. Sustainable Design  
The building will be built to LEED Silver standards, without seeking 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 prior 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 prior 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.

We look forward to working with the City on the review and implementation of this revised project.

Sincerely,



Brian Munson  
Principal

Legal Description:

PARCEL A:

A-I(a): All that part of Lot Eight (8) and the Southwesterly 16 feet of Lot Nine (9), Block Sixty (60), 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.

A-I(b): Easement for private roadway, passageway, turn-around, and sanitary sewer as set forth in a Warranty Deed recorded in Volume 337 of Deeds, Page 425, as Document No. 492580, Dane County Registry, as modified by Instrument recorded September 24, 1963, in Vol 398 of Misc., Page 156, as Document No. 1083622.

A-II(a): The Southeast 115 feet of Lot Seven (7), and the Northeasterly 4 1/2 feet in wide of the Southeast 115 feet of Lot Six (6), Block Sixty (60), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

A-II(b): Easement for joint driveway as set forth in an agreement recorded August 25,

A-II(c): Easement for lake access as set forth in instrument recorded September 24, 1963, in Volume 398 of Misc., Page 156, as Document No. 1083622.

Property Address: 126 Langdon Street  
Tax Parcel No. 251/0709-144-1016-6

PARCEL B:

B-I: Part of Lots Six (6) and Seven (7), Block Sixty (60), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at a point on the Northeast line of Lot 7, Block 60, 115 feet Northwest from the East corner of said Lot 7; thence Northwesterly 100 feet; thence Southwesterly 100 feet; thence Southwesterly at right angles 70 1/2 feet; thence Southeasterly parallel with the Northeast line of said Lot 6, 100 feet; thence Easterly at right angles, 70 1/2 feet to the point of beginning.

B-II: A non-exclusive right-of-way beginning at a point on Langdon Street, 4 1/2 feet Southwesterly from the East corner of Lot 6; thence Northwesterly at right angles to Langdon Street, 310 feet; thence Southwesterly at right angles, 12 feet; thence Southeasterly at right angles, 310 feet to Langdon Street; and thence Northeasterly along Langdon Street, 12 feet to the point of beginning.

B-III: A non-exclusive easement for the purpose of access to and from the shore of Lake Mendota over a 4-foot strip on Lot 6, beginning at the waters edge of

Lake Mendota at a point 2 1/2 feet Southwest of the North corner of Lot 6; thence Southeasterly parallel with the Northeast line of Lot 6 to a point 310 feet from Langdon Street; thence Southwesterly at right angles, 4 feet; thence Northwesterly at right angles in a line parallel with the Northeast line of Lot 6 to the waters edge of Lake Mendota.

B-IV: A circular area, 20 feet in diameter, the center of which circle shall be the center of the above described 12-foot drive which center shall be situated 310 feet from Langdon Street all in Lots 6 and 7, Block 60, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

Property Address: 142 Langdon Street  
Tax Parcel No. 251/0709-144-1013-2

## Brian Munson

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**From:** Brian Munson  
**Sent:** Monday, November 02, 2020 11:41 AM  
**To:** campusareaneighborhoodassn@gmail.com; Heck, Patrick; president@capitolneighborhoods.org  
**Cc:** Prusak, Sydney (SPrusak@cityofmadison.com); 'Kevin Firchow'; Rodney J. King; 'Jeff Zelisko'; Brian Munson  
**Subject:** 126 Langdon: Resubmittal December 2, 2020

The Core Spaces Design Team has been working to refine the 126 Langdon Street project to incorporate additional Langdon Street façade massing reduction and off-street delivery loading. We are targeting the December 2<sup>nd</sup> submittal deadline and will reach out shortly to discuss the project.

Thank you,

Brian Munson

VANDEWALLE & ASSOCIATES  
120 East Lakeside Street  
Madison, WI 53715  
Office: 608.255.3988  
Cell: 608.609.4410

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