

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>11.22.10</u>	Action Requested
UDC MEETING DATE: <u>12.1.10</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 677 SOUTH SEWER ROAD

ALDERMANIC DISTRICT: ALD TWIN

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

JOHN WASH, SHANA WEBER - TJS VENTURES, LLC JOHN BIENO TJK DESIGN BUILD

5201 EAST TERRACE DR, SUITE 375 634 WEST MAIN STREET

MADISON, WI 53718 MADISON, WI 53703

CONTACT PERSON: JOHN BIENO TJK DESIGN BUILD

Address: 634 WEST MAIN STREET

MADISON WI 53703

Phone: 608.257.1090

Fax: 608.257.1092

E-mail address: JBIENO@TJKDESIGNBUILD.COM

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



DESIGNBUILD

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Madison, WI 53703
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www.tjkdesignbuild.com

November 22, 2010

Mr. Alan Martin
Secretary, Urban Design Commission
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: Letter of Intent
PUD-GDP-SIP
677 South Segoe Road
Madison WI

Dear Mr. Martin:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: TJS Ventures, LLC
PO Box 269
Sun Prairie, WI 53590
608-244-7012
Contact: John Walsh

Architect: TJK Design Build Inc
634 West Main Street
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbien@tjkdesignbuild.com

Engineer: D'Onofrio Kottke and Associates
7530 Westward Way
Madison WI 53717
608-833-7530
608-833-1089 (F)
Contact: Bruce Hollar

Landscape Design: Richard Slayton
821 West Lakeside Street
Madison, WI 53715
608-251-6132
Contact: Richard Slayton

Introduction:

The proposed site is located at the intersection of Segoe and Odana Roads on the west side of Madison. The site is approximately 71,640 SF in size and contains an existing 2-story office building. It was formally under the control of a single developer and the deferred maintenance of the structures is extensive.

Deconstruction:

This proposed development envisions the deconstruction of a 2-story office building. This would also include the associated sidewalk and paved areas. Inspections of the property has been made by the development team. They have concluded that the structure is beyond the capacity of any reasonable rehabilitation for this development. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the buildings and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures the zoning codes purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the demolition standards are met.

Context

Neighborhood

The surrounding neighborhood to the south and to the east is predominantly single family homes. These homes range in construction times from roughly the mid 1950's through the 1970's. There is some multi-family housing located directly to the north east of the property. This multi-family housing was completed somewhere in the mid twentieth century. To the west of the property is a new planned commercial development for a proposed Hy-Vee Grocery Store. While construction has not started on this development it is anticipated to start before construction on our project. There is a green space to the north of our property and condominiums further to the south behind single family homes. There is also a substantial grade fall on the site that needs to be accommodated for during construction. After several meetings with the neighborhood group and reviewing some of the site plan options with them they gave tremendous feedback and input into the project. Some of their suggestions were to include a pedestrian lane along the eastern edge of the property. To think about an alternative as the project being an elderly housing. They also mentioned that their comprehensive plan wanted to limit the height of the building to four stories and that the vehicular access connecting both Segoe and Odana Roads would be a nice amenity to the project and its users. It is also the recommendation according to their neighborhood plan of 16 unit of acre density. The comprehensive plans calls for a much higher density as well as for this site to be utilized as a planned commercial site that is both friendly to pedestrians and vehicular access. A bus stop is located along Odana Road.

Development

This proposed project is a mixed use development in line with a comprehensive plan for the City of Madison. It is designed to have 76 market rate apartments with a combination of efficiencies, 1, 2 and 3 bedroom units. There is approximately 3,300 SF of commercial space as well as enough parking underground for 65 vehicles and as many 80 bicycle and moped storage spots. In order to make way for the development a 1960's era office building which is inadequate for an adaptive reuse would be raised for the project. The current office building was for a non-profit organization meaning that this development would bring this site into the tax rolls and the benefits of the City of Madison. This highly visible site on an under utilized lot would be locally owned and managed.

Site

While the neighborhood plans calls for a three story building at this location with a light density it also calls for a different use of the commercial development directly to the west. Because of this we see our site as an opportunity to step down from the commercial to the residential. Because of this and because of the mass of the proposed development to the west we are looking to utilize a four story building that steps down to the commercial site as it approaches Odana Road and towards the single family residences. We have also incorporated their concerns for the drive access aisle, pedestrian links as well as a strong pedestrian access at the intersection hopefully to strengthen and encourage walking access and opportunities. The one story commercial space would be located off of Odana Road still on the pedestrian link with pedestrian access as well as close to the heavily traveled Odana Road leaving the Segoe Road edge for the apartment uses. We have also pushed the development as close to the intersection of Segoe and Odana as possible still trying to accommodate a future changing of the intersection at that location. The added benefit of this is that this development has moved away from the current single family and multi-family developments creating an area for a buffer space and landscaping. The parking would be tiered and separated to help accommodate the grades as well as create green space in between the parking areas to help soften the impact. As mentioned earlier a landscape buffer and soft undulating pedestrian link is along the eastern edge. Planters are incorporated at the building base to help accommodate the grades as well as soften the architectural impact as it meets the ground.

Architecture

The curved steps at the intersection of Segoe and Odana Roads help to invite pedestrian traffic to enter the building. Entering into an area that can be used for outdoor activities as well as community room at that location. Pedestrian access into the residential side is from multiple locations on the 2 apartment blocks access to the commercial space is also available off of Segoe and the parking. First floor residences on both sides would have direct access to the outdoors. Extensive use of porches and outdoor spaces are incorporated into the entire development. These spaces are both public and private and vary in range, sizes and styles. Most of them have been incorporated directly into the architecture which has been broken up to help with the massing. Further breakup has been incorporated into the varied use of materials, textures, and undulations. Horizontal character has been accented with a consistent use of banding, materials, window lines, and accent. All vertical masses have been broken up with the stepping of the building mass to accommodate a varied internal layout and styles of apartment as well as different uses of materials on all four sides of the building. We believe the overall composition of the development engages both the desire of the neighborhood, the City's comprehensive plan, the grades of the site as well as meeting the needs and desires of the owner's and developer's. It helps to add drama to the intersection and is a good utilization of the site in a development that will help to add an architectural identity to this region of the City.

Project Schedule

It is anticipated that construction of the SIP phase will start in the Summer of 2011 and will be completed in the Spring of 2012.

Social and Economic Impact

This development will have a positive social and economic impact. The development will substantially increase the city's tax base on an infill site with minimal if any increased cost to the city. The redevelopment will provide new work-force housing on the west side while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J. Bieno, AIA
TJK Design Build Inc.

PROPOSED FACILITY FOR:

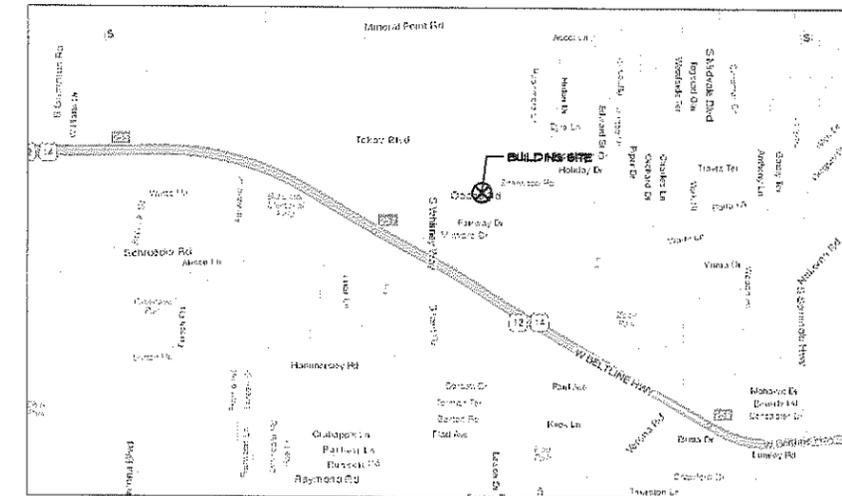
TJS VENTURES, LLC

677 SOUTH SEGOE ROAD
TOWN OF MADISON, WISCONSIN

TJK TJK Design Build
634 West Main Street
Madison, WI 53703
DESIGN BUILD 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

- C-1.1 SITE PLAN
- C-1.2 SITE ENGINEERING
- C-1.3 LANDSCAPE PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 THIRD AND FOURTH FLOOR PLAN
- A-2.1 EXTERIOR ELEVATIONS
- A-3.1 OVERALL BUILDING SECTIONS



SITE LOCATION MAP

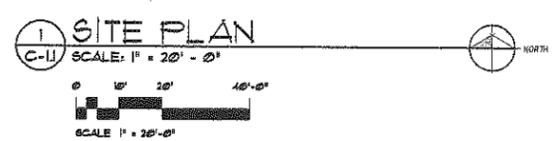
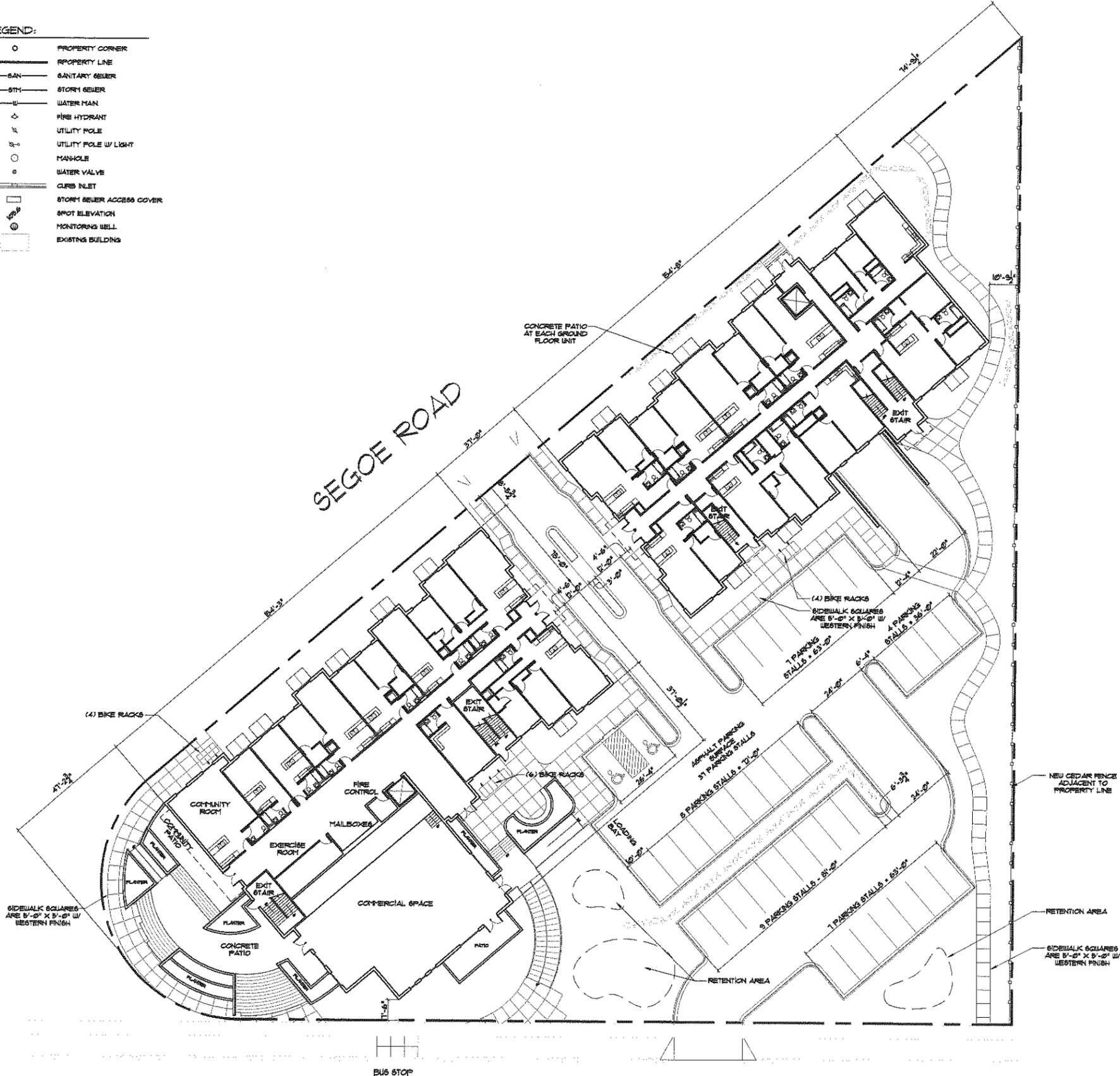
PARKING LOT PLAN SITE INFORMATION BLOCK

SITE ADDRESS: MADISON, WISCONSIN
 SITE ACREAGE (TOTAL): 11640 SQ. FT. x 1/4 ACRE
 NUMBER OF BUILDING STORES (ABOVE GRADE): 4
 BUILDING HEIGHT: VARIES
 TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS): IA / BA, FULLY SPRINKLED
 TOTAL SQUARE FOOTAGE OF BUILDING: 111,750 SQ. FT.
 USE OF PROPERTY: MULTI-USE
 GROSS SQUARE FEET OF RETAIL AREA: 3,300 SQ. FT.
 NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
 NUMBER OF EMPLOYEES ON PRODUCTION AREA: N/A
 CAPACITY OF RESTAURANT / PLACE OF ASSEMBLY: N/A
 NUMBER OF BICYCLE STALLS (8 HOUR): 14
 NUMBER OF PARKING STALLS (TOTAL SITE):

STALLS REQUIRED (1,500)	8 HOUR
STALLS SHOWN	39
ACCESSIBLE	7
TOTAL	31

NUMBER OF TREES SHOWN SEE LANDSCAPE PLAN

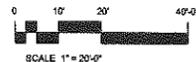
- LEGEND:**
- PROPERTY CORNER
 - PROPERTY LINE
 - SAN SANITARY SEWER
 - STY STORM SEWER
 - W WATER MAIN
 - FIRE HYDRANT
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - MANHOLE
 - WATER VALVE
 - CURB INLET
 - STORM SEWER ACCESS COVER
 - SPOT ELEVATION
 - MONITORING WELL
 - EXISTING BUILDING



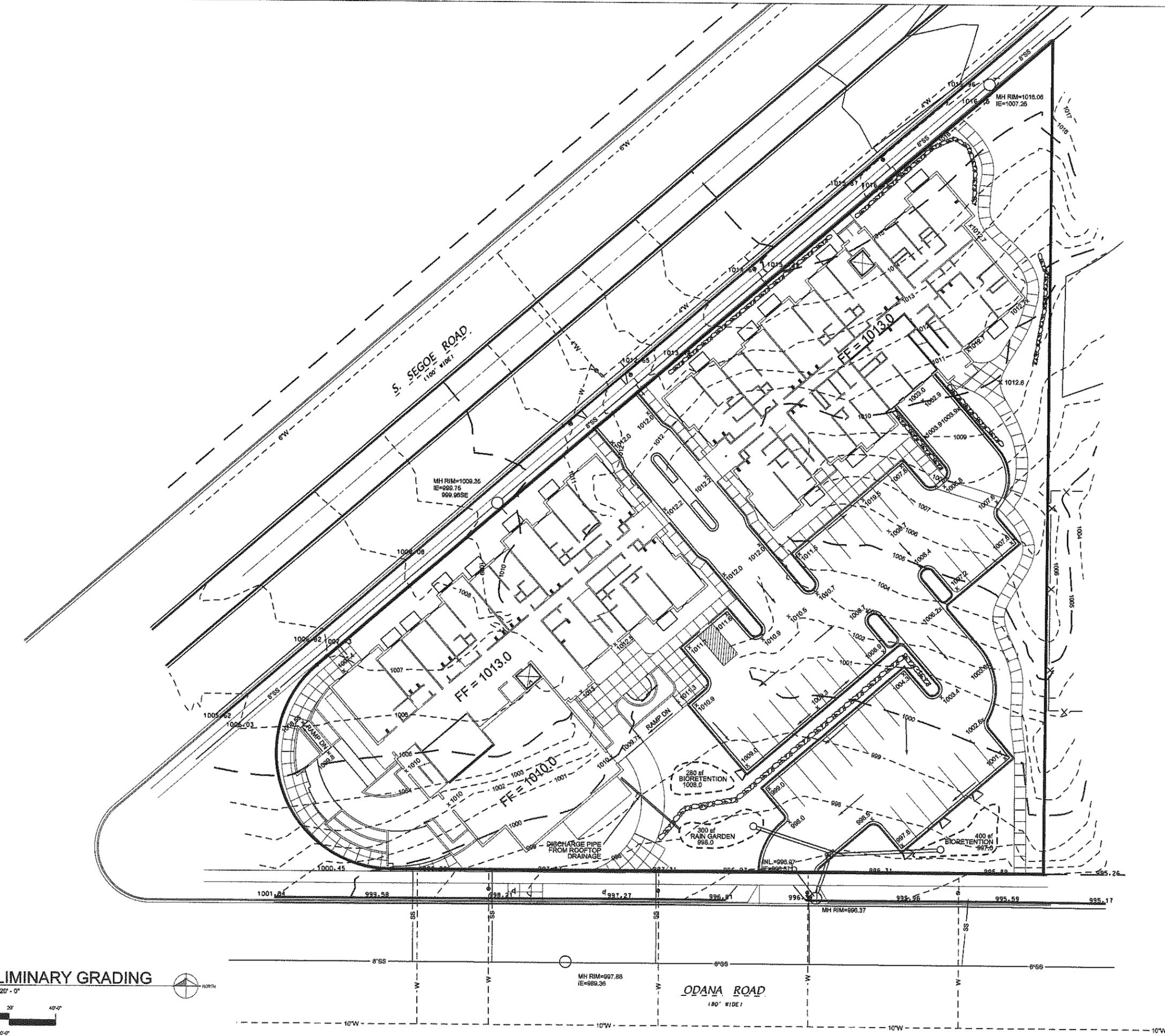
ODANA ROAD

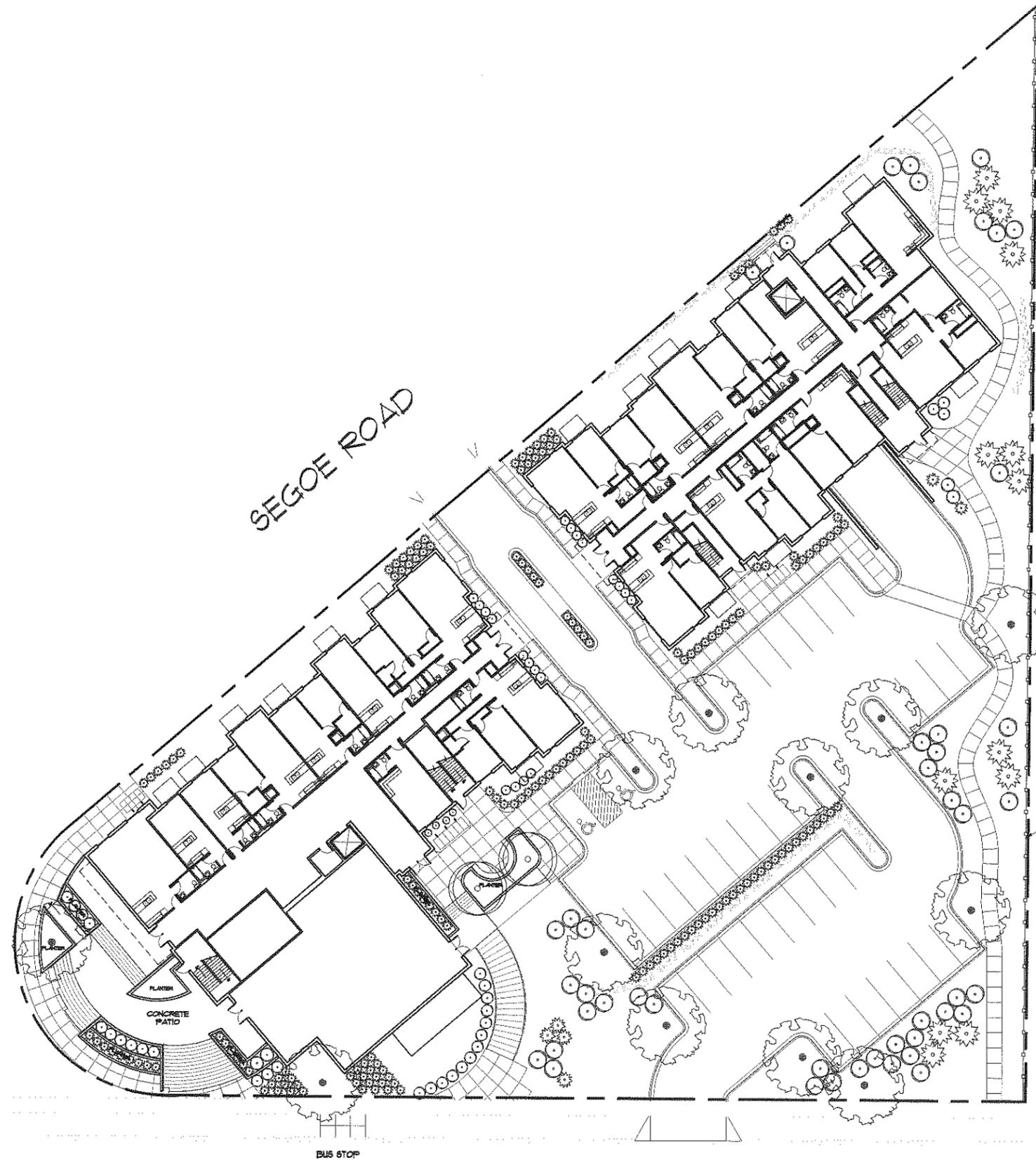
PRELIMINARY GRADING

SCALE: 1" = 20' - 0"



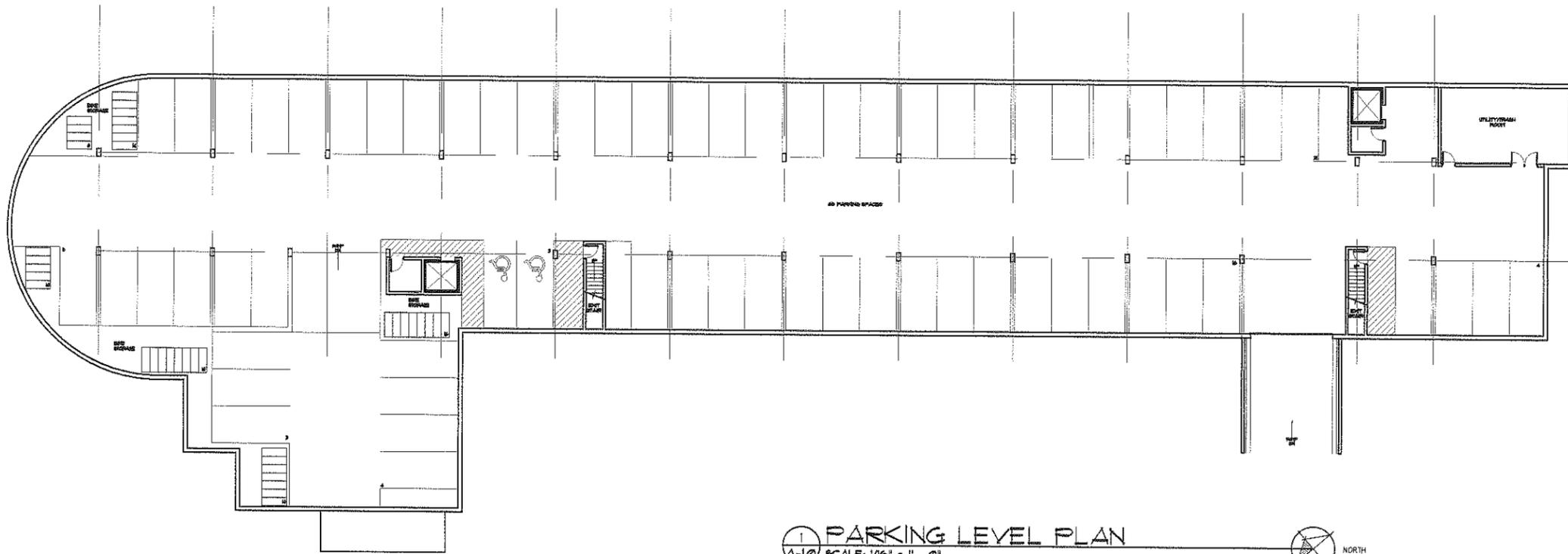
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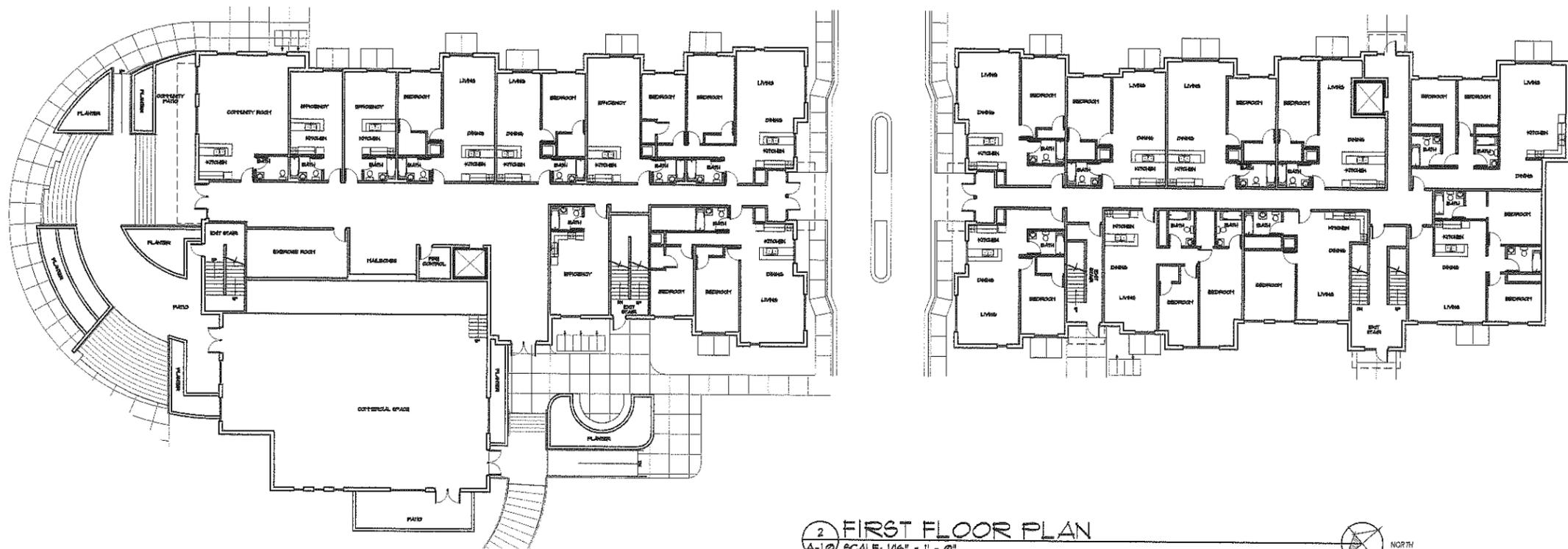
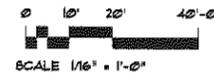
1 LANDSCAPE PLAN
L-11 SCALE: 1" = 20' - 0"
SCALE 1" = 20'-0"
NORTH

ODANA ROAD



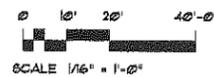
1 PARKING LEVEL PLAN

A-10 SCALE: 1/16" = 1'-0"



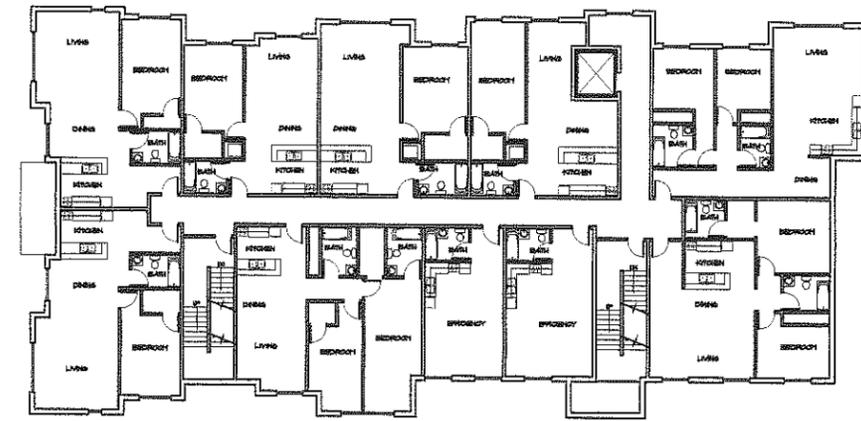
2 FIRST FLOOR PLAN

A-10 SCALE: 1/16" = 1'-0"



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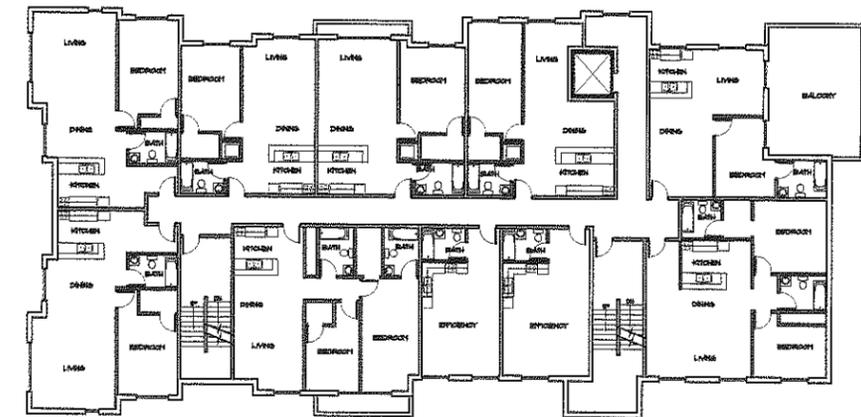
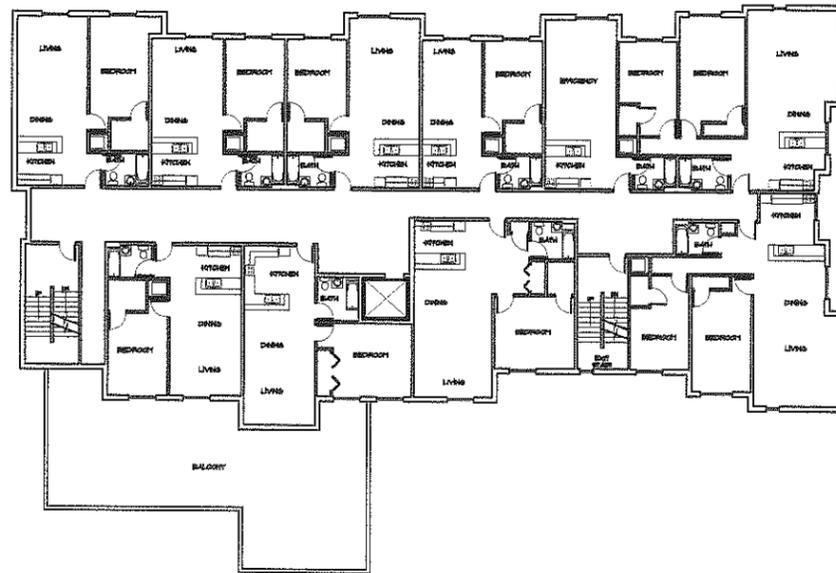
1 SECOND FLOOR PLAN

A-12 SCALE: 1/16" = 1'-0"



0 10' 20' 40'-0"

SCALE 1/16" = 1'-0"



2 THIRD FLOOR PLAN

A-12 SCALE: 1/16" = 1'-0"

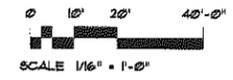


0 10' 20' 40'-0"

SCALE 1/16" = 1'-0"



1 FOURTH FLOOR PLAN
A-13 SCALE: 1/16" = 1'-0"



REV DATE
XXX

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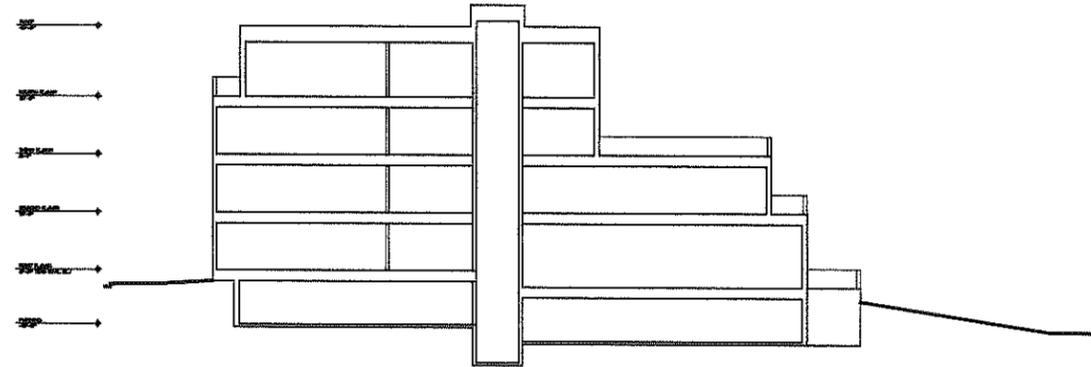
PROPOSED FACILITY FOR:
**SEGOE ROAD
DEVELOPMENT**
671 SOUTH SEGOE ROAD
MADISON, WISCONSIN

A-13

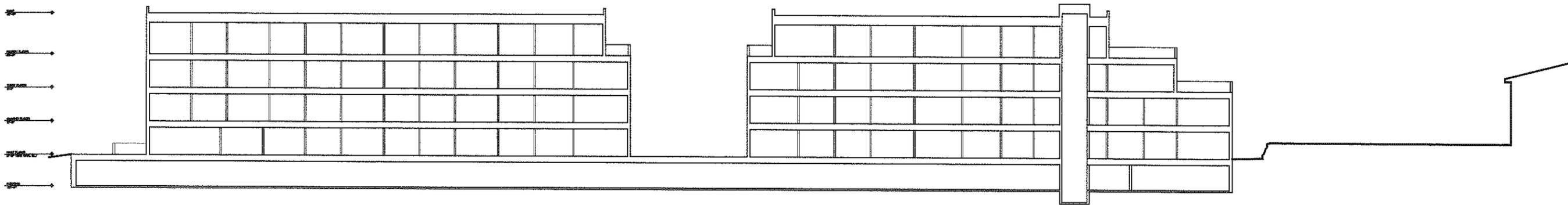
REV DATE

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1 BUILDING SECTION
A-3.1 SCALE: 1/16" = 1' - 0"



2 BUILDING SECTION
A-3.1 SCALE: 1/16" = 1' - 0"

PROPOSED FACILITY FOR:
**SEGOE ROAD
DEVELOPMENT**
671 SOUTH SEGOE ROAD
MADISON, WISCONSIN

A-3.1



