



City of Madison

Proposed Rezoning, Conditional Use
Demolition and Certified Survey Map

Location

4103-4119 Portage Road

Applicant

Duaine R. Boehm/
John Schmied-JLA Architects

From: Temp A To: SR-V2

Existing Use

Single-family residence

Proposed Use

Demolish single-family house to construct
residential building complex containing 284
apartments in 3 buildings with pool and
clubhouse and create 3 lots for the
residential development

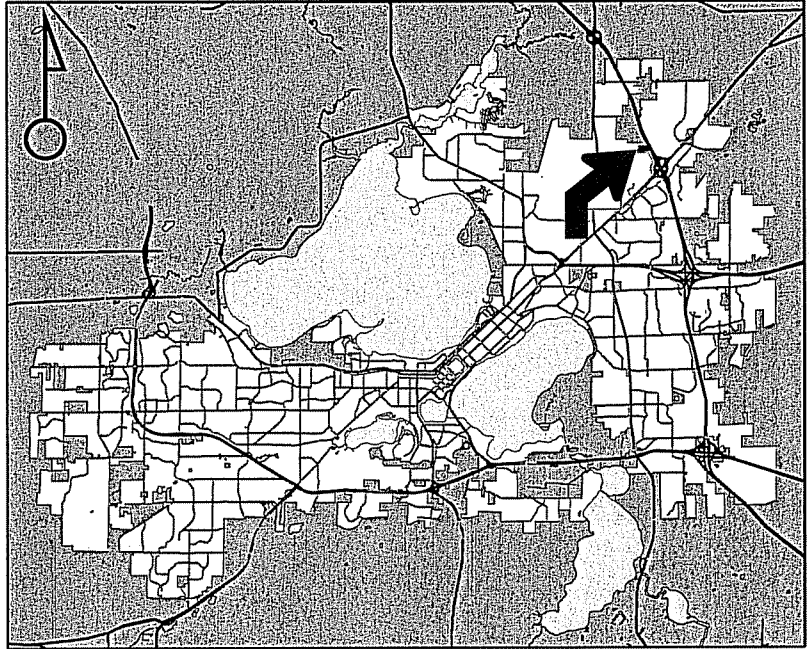
Public Hearing Date

Plan Commission

18 May 2015

Common Council

02 June 2015



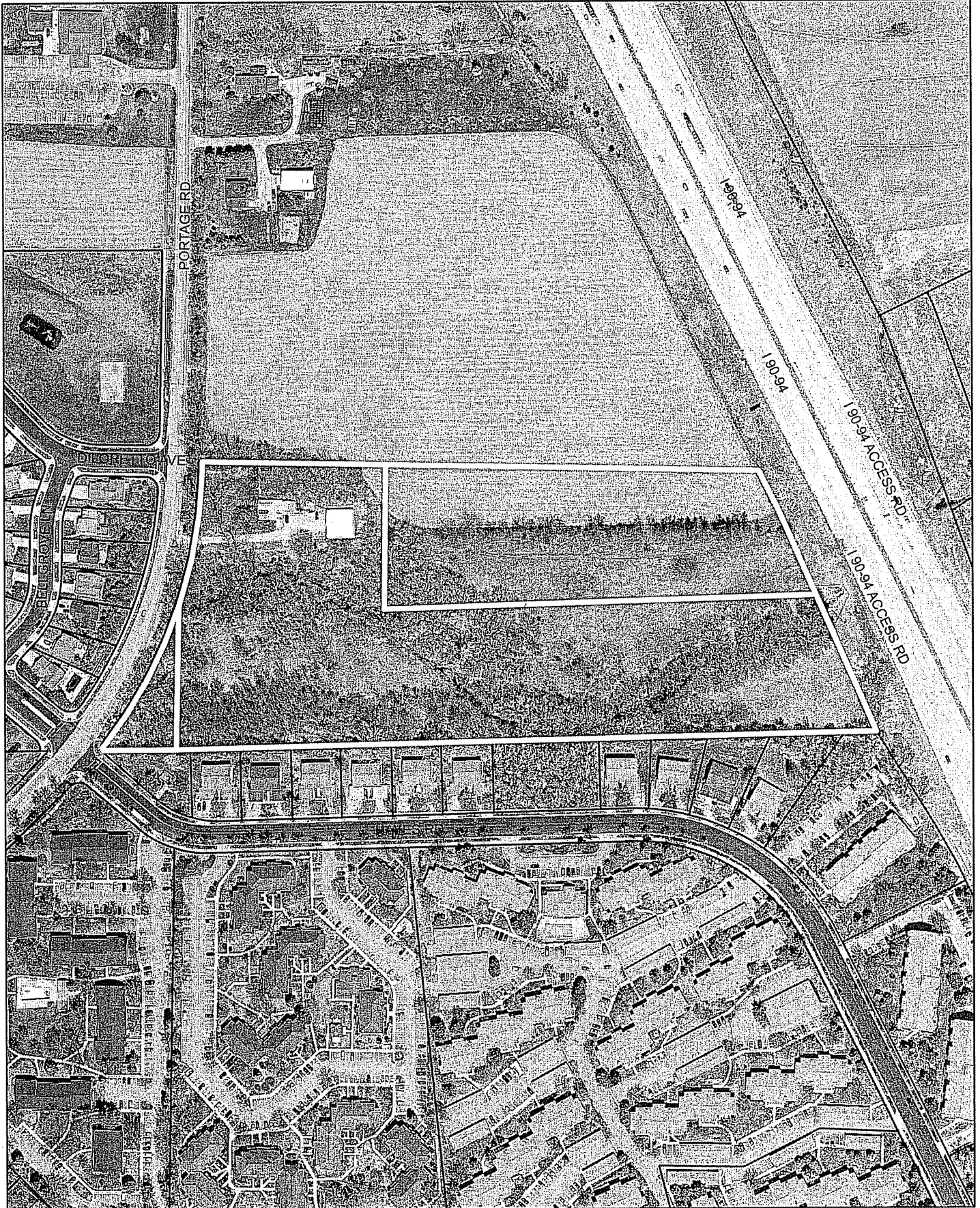
For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 May 2015

9-11





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
Zoning District _____
Special Requirements _____
Review Required By:
☐ Urban Design Commission ☐ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 5422 Portage RoadProject Title (if any): Portage Road Apartments

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: 5422 Portage Road, LLC Company: 5422 Portage Road, LLC
Street Address: 7609 Elmwood Ave., Suite 201 City/State: Middleton/WI Zip: 53562
Telephone: (608) 826-4000 Fax: () Email: zi@twallenterprises.com

Project Contact Person: John Schmied Company: JLA Architects
Street Address: 2418 Crossroads Dr., Suite 2300 City/State: Madison/WI Zip: 53718
Telephone: (608) 442.3863 Fax: () Email: jschmied@jla-ap.com

Property Owner (if not applicant): Duaine R. Boehm
Street Address: 5422 Portage Rd. City/State: Madison/WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Multi-family apartment development including three multi-family apartment buildings and one tenant use pool/clubhouse building. See PD app

Development Schedule: Commencement June 2015 Completion July 2018

5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans Including:**

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
 - Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
 - One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper
- " For projects requiring review by the Urban Design Commission, provide Fourteen (14) additional 11x17 copies of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent:** Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☒ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer.

☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☒ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☒ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alderman Joseph Clausius, District 17, initially contacted 7/29/14 with various follow up correspondence since

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 2/5/15 Zoning Staff: Matt Tucker Date: 2/5/15

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant 5422 Portage Rd. LLC

Relationship to Property: Owner/Developer

Juan N. Bohn 9-11



JOSEPH LEE + ASSOCIATES, LLC

2418 Crossroads Drive, Suite 2300
Madison, Wisconsin 53718
608.241.9500

**Letter of Intent
Portage Road Apartments Land Use Application**

Portage Road Apartments Master Plan is being submitted to the City of Madison in conjunction with the Land Use Application for the Portage Road Apartments multi-family development. The following is the Letter of Intent for the Land Use Application.

Portage Road Apartments is a multi-family residential development to be located at 5422 Portage Road on the city's east side. The proposed project consists of (3) multi-family buildings, 284 dwelling units in total, one Clubhouse building, and a dedicated public road along the north side of the property to be roughly aligned with Diloreto Avenue as allowed by property constraints. Buildings 'A1' and 'A2' contain 97 dwelling units each and are approximately 111,075 SF (33 studio apartments, 46 one bedroom apartments, 2 one bedroom apartments with den, and 16 two bedroom apartments). Building 'B1' contains 90 dwelling units and is approximately 99,003 SF (44 studio apartments, 30 one bedroom apartments, 8 one bedroom apartments with den, and 12 two bedroom apartments). All three building types are four stories in height with lower level parking. All buildings shall be wood framed and shall have exterior materials consisting of brick stone veneer, fiber cement siding, and vinyl windows & doors. Parking for the project includes 291 automobile spaces (160 covered/131 surface) and 321 bicycle spaces for a parking ratio of 1.02/unit and 1.13/unit respectively.

The project team currently consists of 5422 Portage Road, LLC (developer), JLA Architects + Planners (architecture/design), Vierbicher Associates, Inc. (civil engineering), and The Bruce Company (landscape architecture).

The existing site consists of two parcels, the northern parcel is currently an agricultural field. The northern portion of the southern parcel contains an existing single family dwelling, shed, various concrete slabs and walls, and an associated gravel drive and surface parking area all of which will be removed as part of the project. The southern portion of the southern parcel contains an existing navigable stream bed (part of the Starkweather Creek watershed area), a floodway, floodplain, and wetland, and an existing water and sewer easement which run roughly parallel to the stream crossing the stream from south to north approximately halfway through the property.

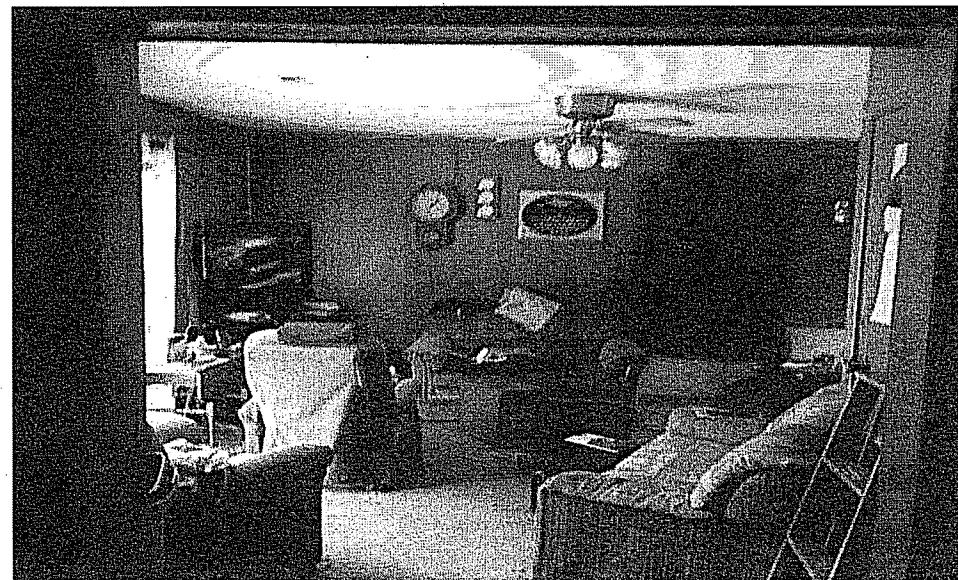
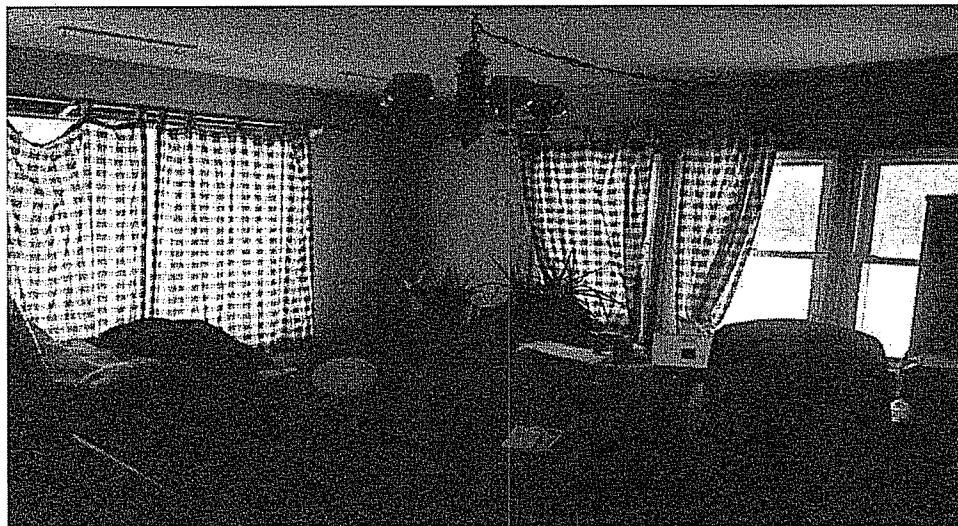
As part of the project the existing parcels will be reconfigured into three parcels and an area dedicated to the public for roadway purposes by separate CSM submittal. The three new parcels will house the new buildings, associated drives and surface parking, storm water retention areas, greenspaces, and landscaping. The total area of the project site is approximately 635,278 SF, or 14.58 acres.

The proposed project schedule has construction commencing approximately 2015 with three phases of construction and a total project completion of approximately July 2018. The construction of each building will be slightly staggered, and the completion of total project build-out shall depend on market conditions.

Regards,

Joseph M. Lee, AIA
JLA Architects + Planners

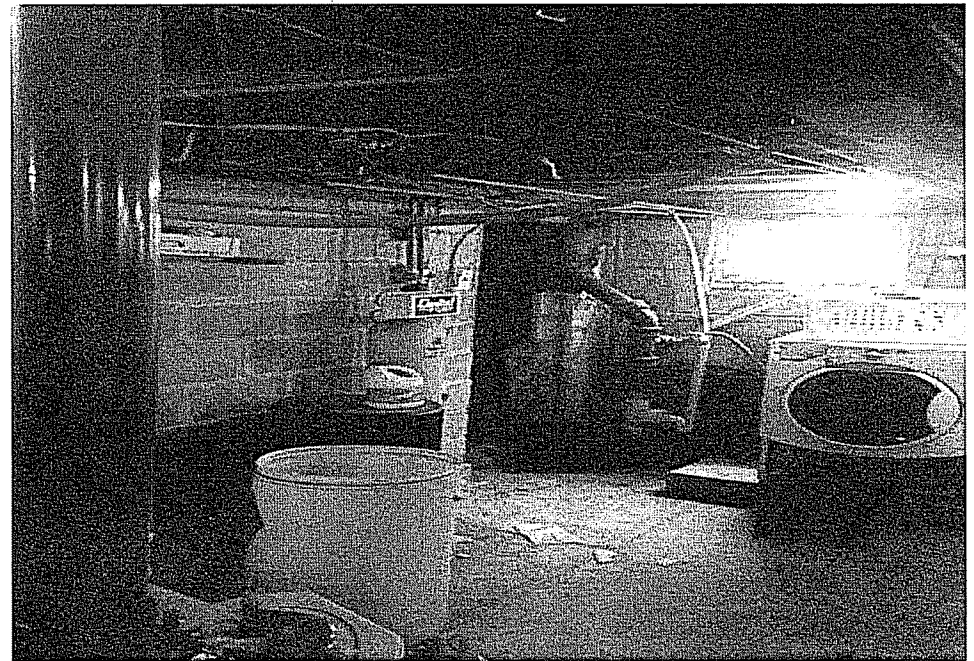
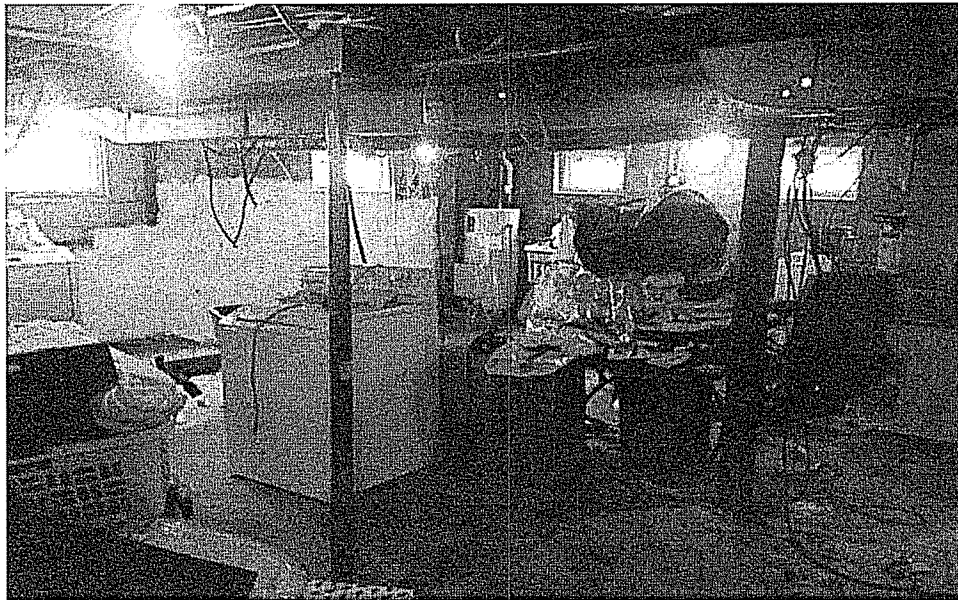
Living Room Photos



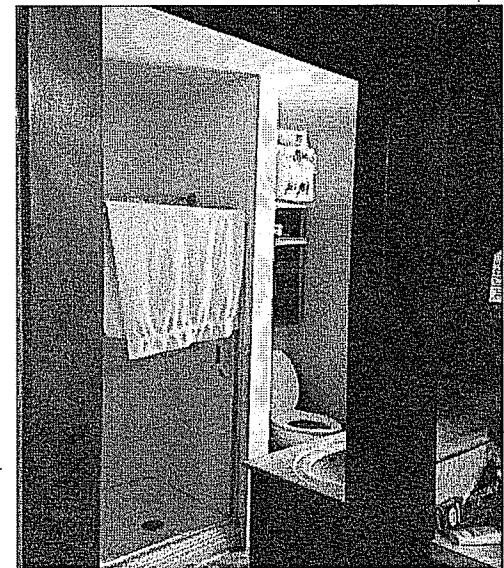
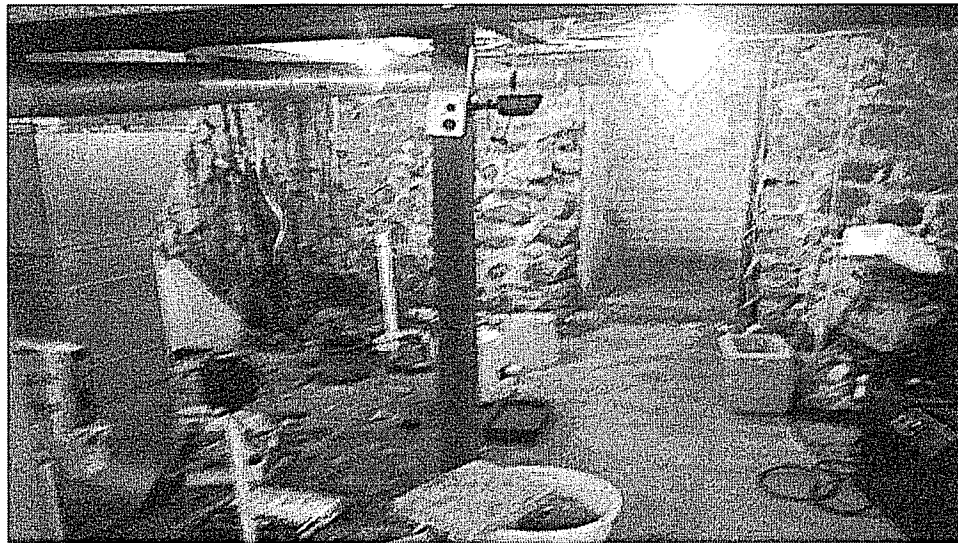
Bedroom Photo



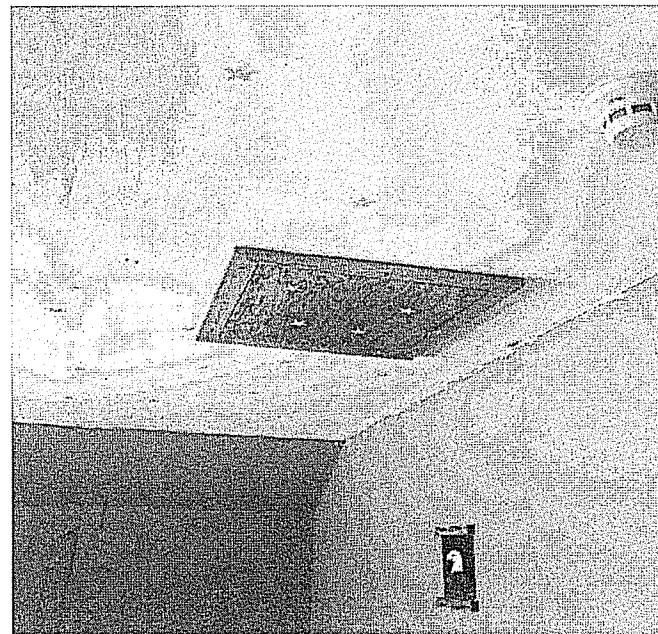
Basement Photos



Main Level Bathroom



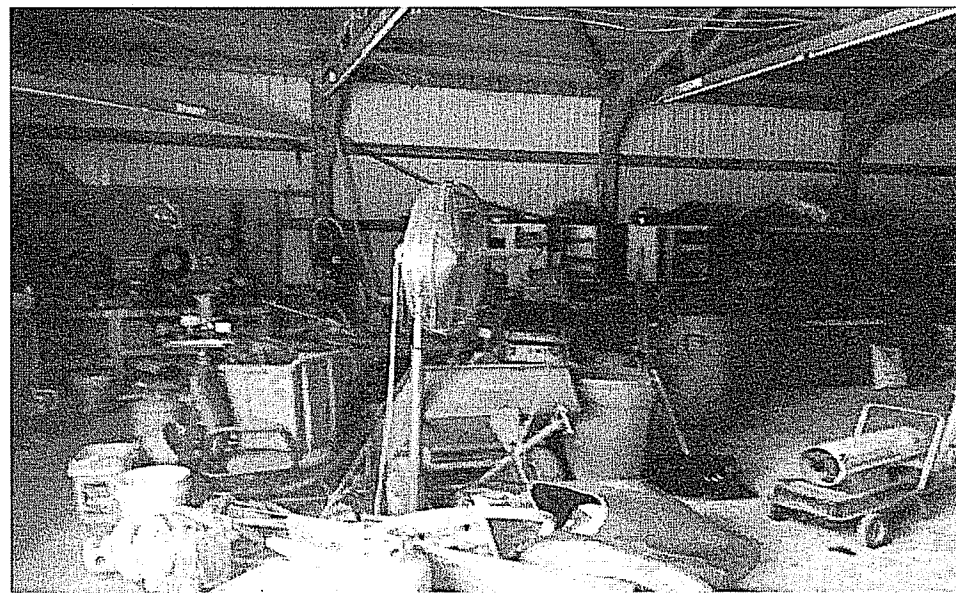
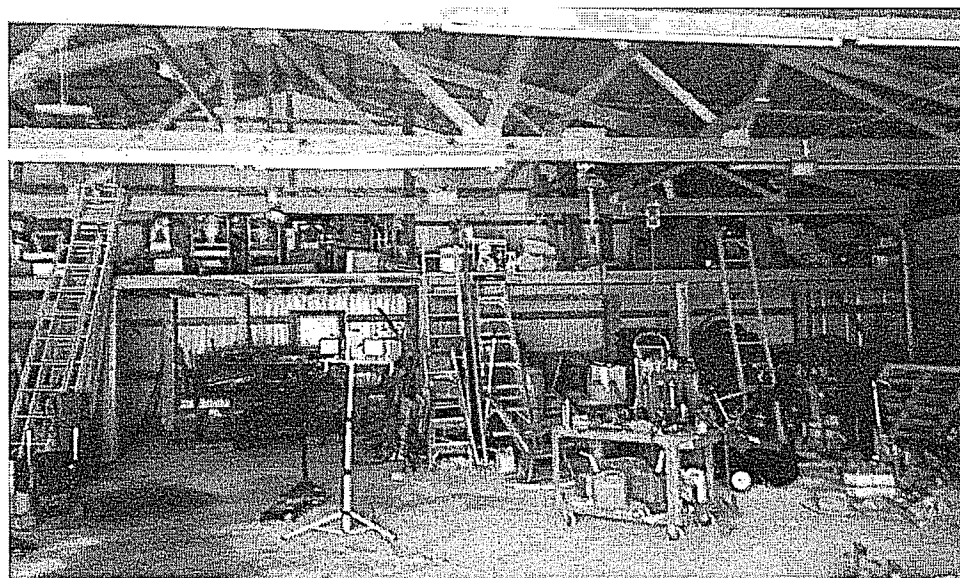
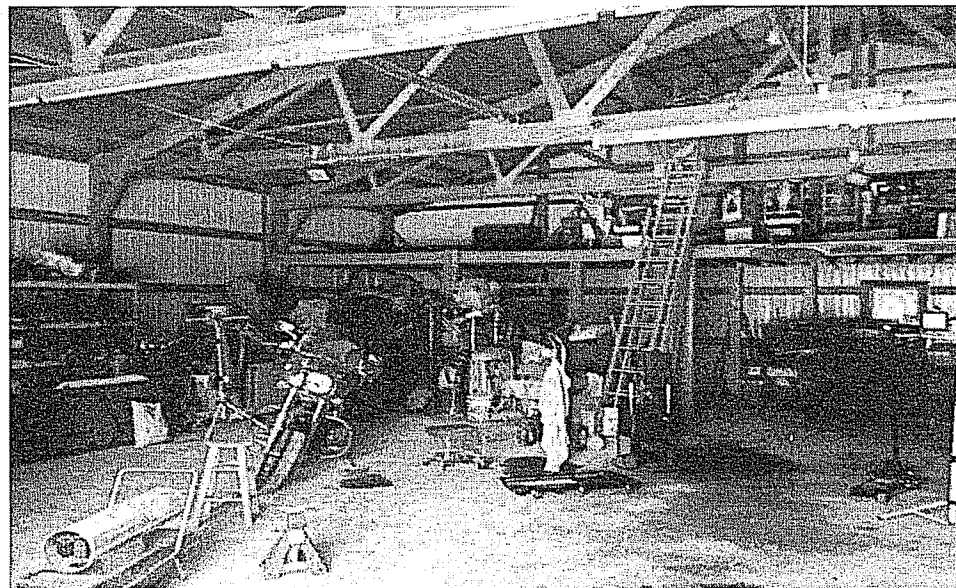
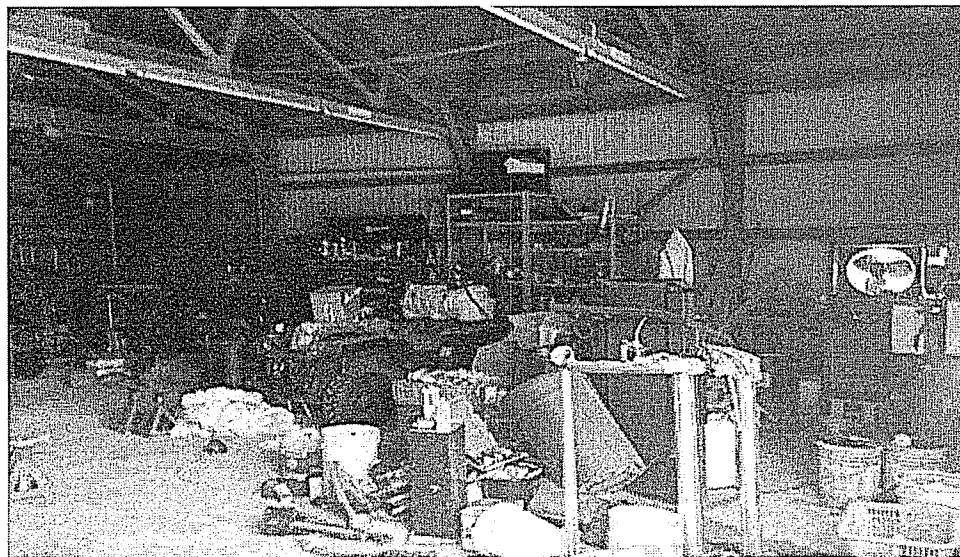
Up Stairs Photos



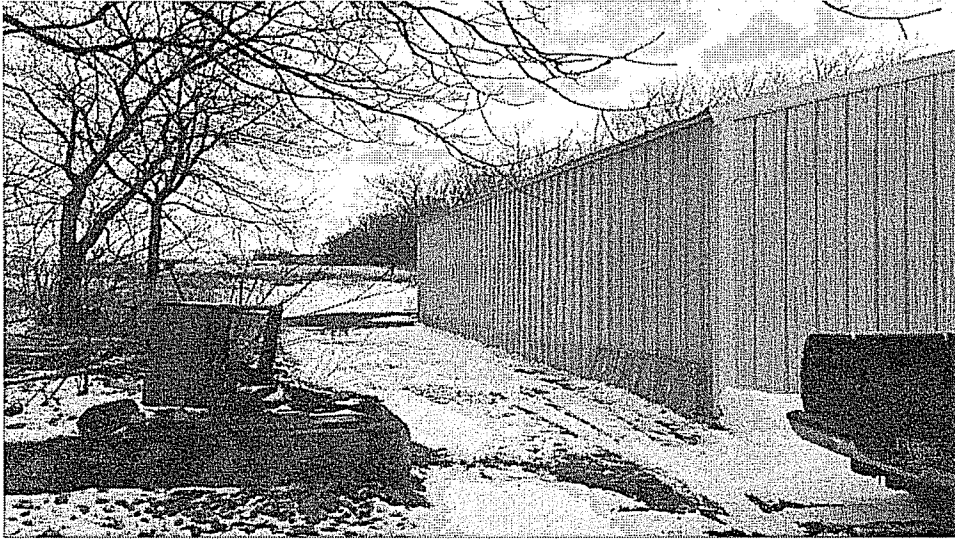
Connected Garage Photo



Separate Shop/Storage Garage



Exterior of Shop/Storage Garage

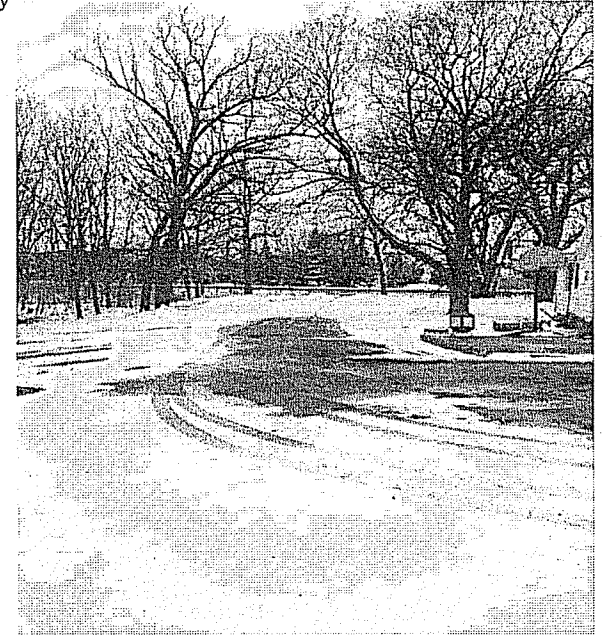
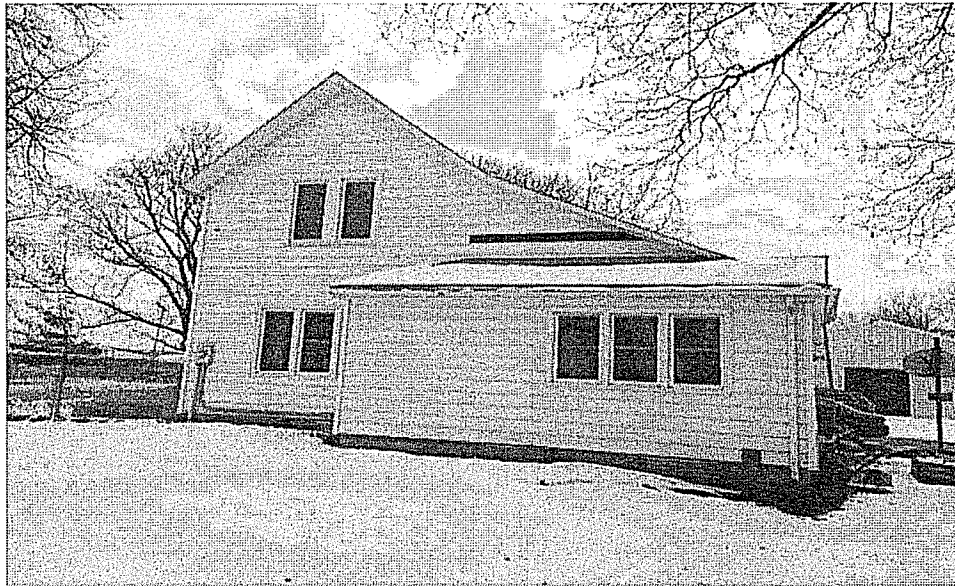


Exterior of Home Photos





Photo of Gravel Driveway





OPEN SPACE

Open Space Area per Lot				
	1	2	3	
Dwelling Units	90	97	97	
Dwelling Unit Area	45,000	48,500	48,500	SF
10' Reduced Setback Area	3,406	3,586	3,726	SF
Total Required Open Space	48,406	52,086	52,226	SF
Total Proposed Open Space	48,990	73,250	60,642	SF

