

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

| | |
|----------------------------------|--|
| DATE SUBMITTED: <u>7/29/09</u> | Action Requested |
| UDC MEETING DATE: <u>9/16/09</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: 6225 University Ave
ALDERMANIC DISTRICT: _____

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Steve Yoder Bob Bouril
Apex Property Management Bouril Design Studio, LLC

CONTACT PERSON: Bob Bouril
Address: 1 Point Place Suite 100
Madison WI 53719
Phone: 608 833-3400
Fax: 608 833-3400
E-mail address: bob@bourildesign.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.

Letter Of Intent

6225 University Avenue, Madison, Wisconsin 3-Story multi-tenant office building with underground parking Apex Enterprises, Inc. Developers

Apex Properties, Inc proposes to redevelop the site at 6225 University Avenue. The site is presently occupied by a single-story multi-tenant office building with a partial exposed basement and a total gross area of 18, 140 square feet. The existing building was constructed in the early 1960's and is typical of wood-framed buildings of its era with low ceiling heights, little window area and no energy saving features. The building is a "Y" configuration with wing widths of only 42 feet making it very difficult to divide the space for multiple tenants and maintain exiting.

The site is zoned C-1, is accessed off University Avenue and the building is served by surface parking. Drainage is from the rear (south end) of the site to the front along University Avenue. The existing basement has perpetual water problems because of how the grades were initially set. The adjacent neighbors include St. Dunstons Church to the east, 8-unit apartment buildings to the west, and single-family residences to the south. Across the street to the north are commercial structures and to the west just past the apartments is extensive commercial development along University Avenue in Middleton.

This site was not included in part of a neighborhood plan that was done several years ago for the area and is capable of handling significantly greater development density than its current use. The proposal calls for demolishing the existing building and replacing it with a new multi-tenant office building with underground parking. The proposed building is 3 stories and will provide 36,706 leasable square feet of Class A office space in a state-of-the-art energy efficient building. Because the current zoning limits new buildings at 10,000 gsf, the development proposal calls for re-zoning the site to a PUD.

Because the building site straddles the line between a busy commercial transportation link to the north and a quiet residential neighborhood to the south, the architectural intent is to utilize materials and forms that are compatible with both. Exterior materials include horizontal metal panels which are cost-effective and environmentally respectful while providing a contemporary and attractive face to the street. Horizontal fiber-cement board siding at the projecting bays provides a little residential touch to the upper floors while brick pilasters soften the length of the facades. Finally, porcelain tiles in a travertine pattern provide the neutral element infill between the other materials.

This project is conveniently located on a bus line in a zone roughly halfway between suburban residential areas to the west and downtown making it an ideal place to locate a business. The businesses will most likely be service-type or professional office with occasional customer contact. The development is not intended nor is it well suited for retail development. With the Allen Boulevard link to the north, it will also offer convenient access to commuters from the north.

Apex Enterprises has reviewed this proposal with surrounding neighbors and it has been well received. They have accommodated requests and concerns that have been raised by surrounding property owners and enjoy the support from the Alderperson, Mark Clear.



**Bouril Design
Studio, LLC**

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September 14, 2009

Alan Martin
Planning Division
City of Madison
Madison Municipal Building
215 Martin Luther Drive Jr. Boulevard
Madison, WI 53703

Project: 6225 University Avenue, Apex Enterprises, Inc

Dear Mr. Martin

On behalf of Apex Enterprises, Inc. we are pleased to submit to you an application for Urban Design Commission review and approval for a GDP-SIP for 6225 University Avenue. The current owner, Apex Enterprises wishes to redevelop the site as a three story multi-tenant commercial office building with a floor of underground parking. The original office building, built in the 1960's is non-code conforming in most aspects and occupies the site in such a way that utilizing it in a redesign is not practical.

The new building makes better use of the site and is designed to present an updated image to University Avenue while respecting the residential neighborhood around the site. The site is currently zoned C1 and it abuts residentially zoned lots at its perimeter. The ratio of glass to solid material and the placement of window frames have been determined to allow for maximum flexibility to accommodate multiple tenants on each floor as the market dictates.

Our design takes advantage of the fact that Apex has a joint access agreement with St. Dunstan's Church to the east allowing for shared parking between the two facilities. The design has been presented to surrounding neighbors and has been modified to accommodate their concerns and interests. The projecting third story bays are an example of one of our design responses in deference to the residential neighborhood.

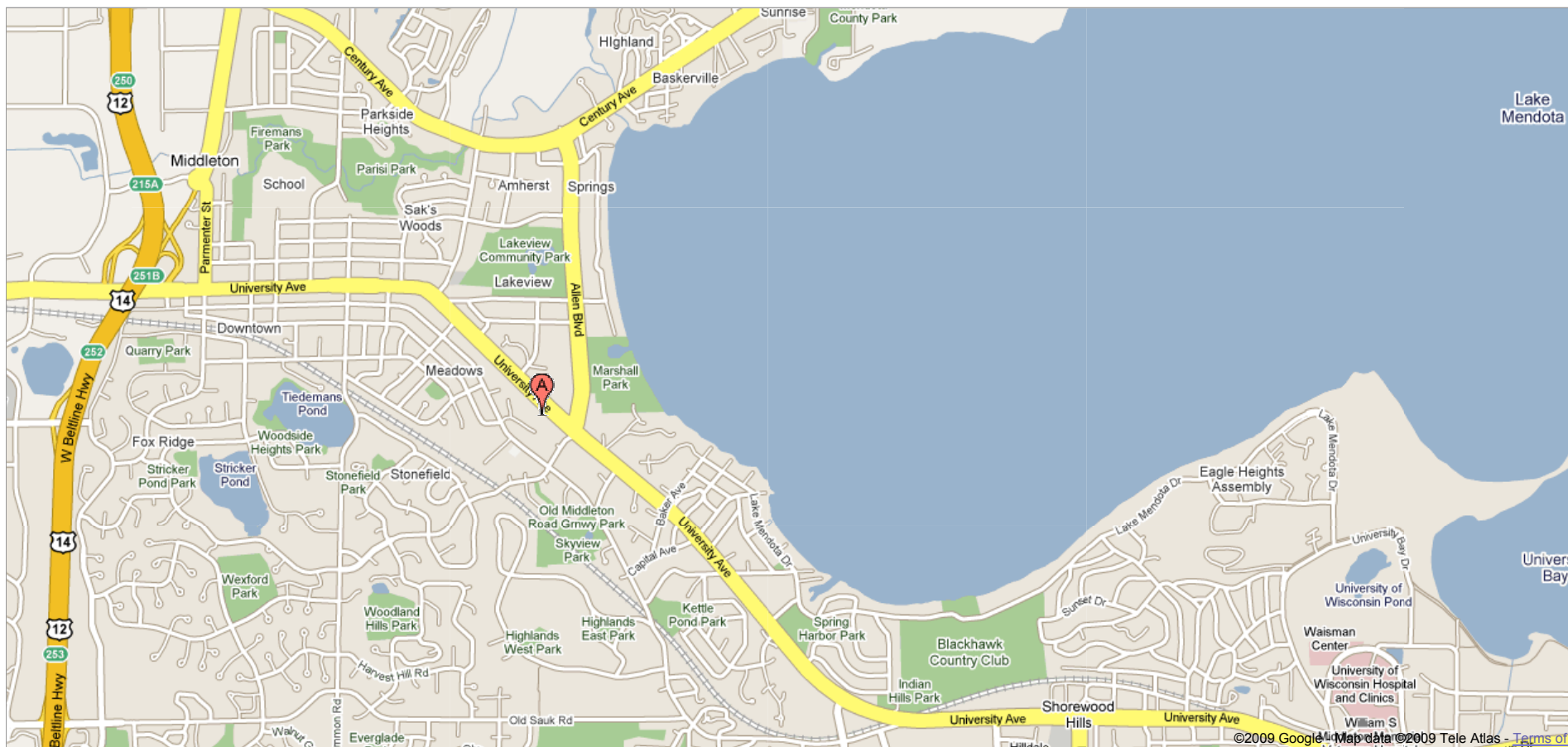
Exterior materials are a combination of low reflectance tinted glass for solar control, corrugated horizontal metal panel in a natural Galvalume finish that will oxidize to a dull gray, a primary brick in a warm tone earth color, a lighter color accent brick behind light fixtures, 12" x 12" buff colored travertine porcelain tile and 8" exposure fiber-cement siding at projecting bays.

We appreciate our consideration of this submittal and are looking forward to presenting the project to the Urban Design Commission.

Sincerely
Bouril Design Studio, LLC

Robert R. Bouril, AIA
Architect

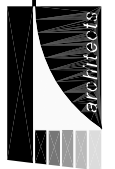
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SUBMITTAL**
NOT FOR CONSTRUCTION

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**6225 UNIVERSITY AVENUE
OFFICE BUILDING**
6225 UNIVERSITY AVENUE
MADISON, WISCONSIN

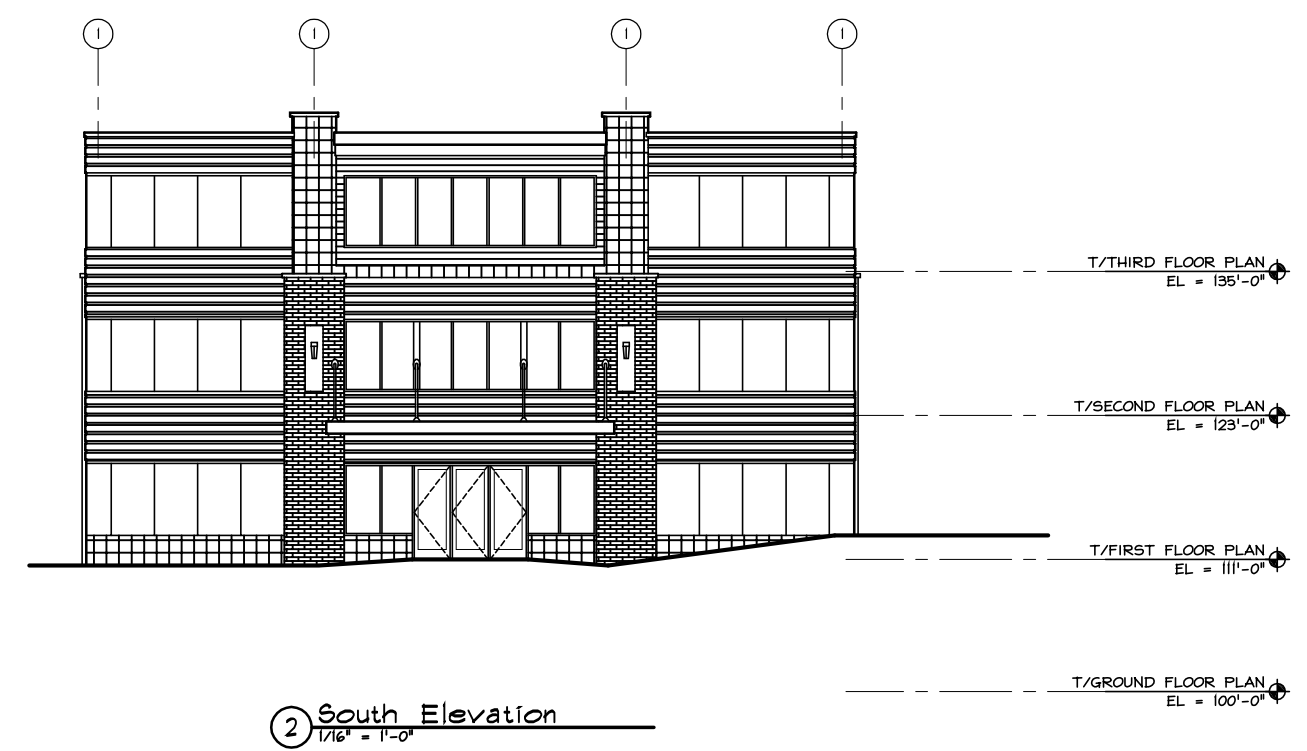
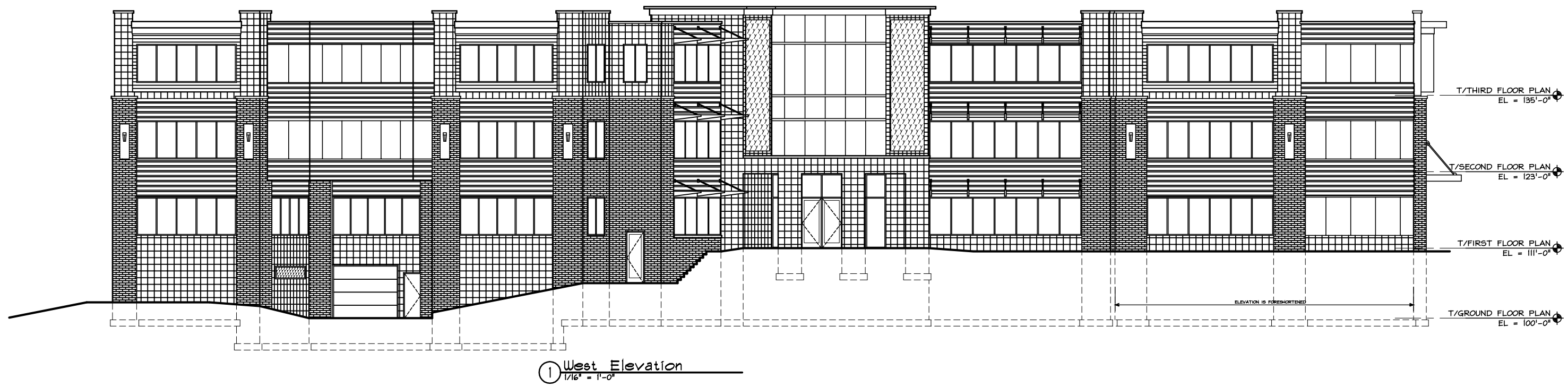
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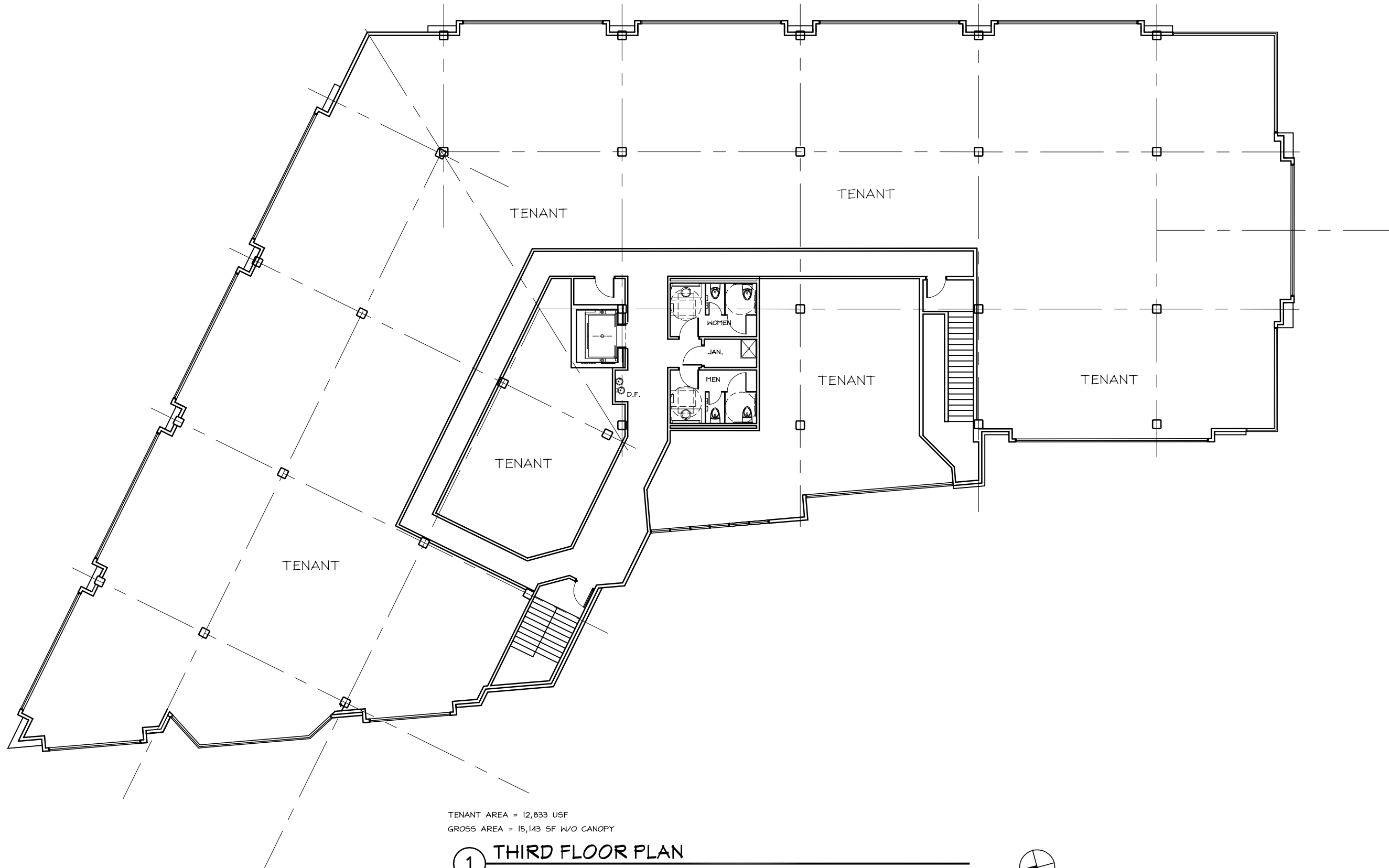
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TENANT AREA = 12,833 USF
 GROSS AREA = 15,143 SF W/O CANOPY

1 THIRD FLOOR PLAN
 1/16" = 1'-0"



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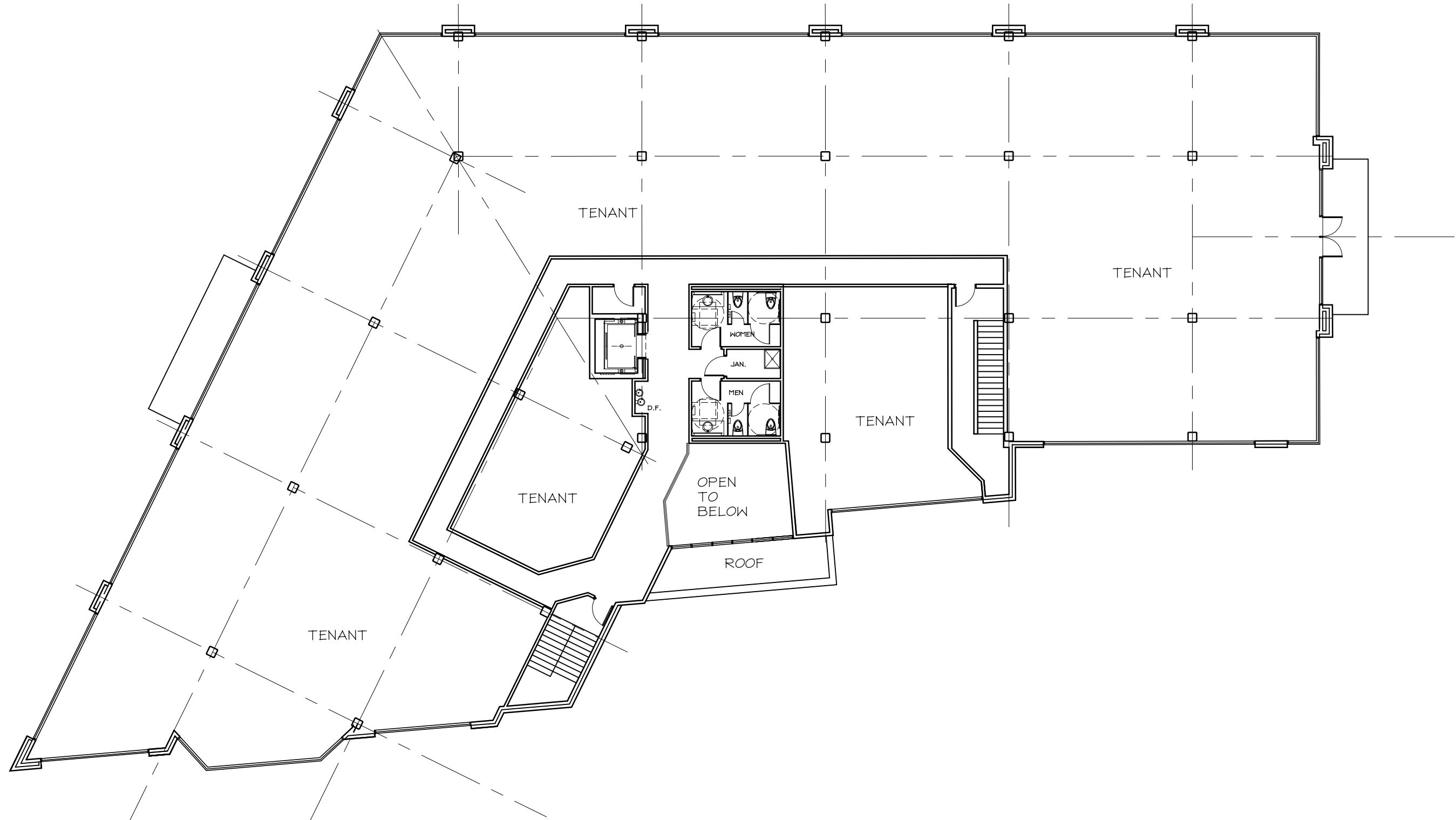
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TENANT AREA = 12,080 USF
 GROSS AREA = 14,737 SF

1 SECOND FLOOR PLAN
 1/16" = 1'-0"



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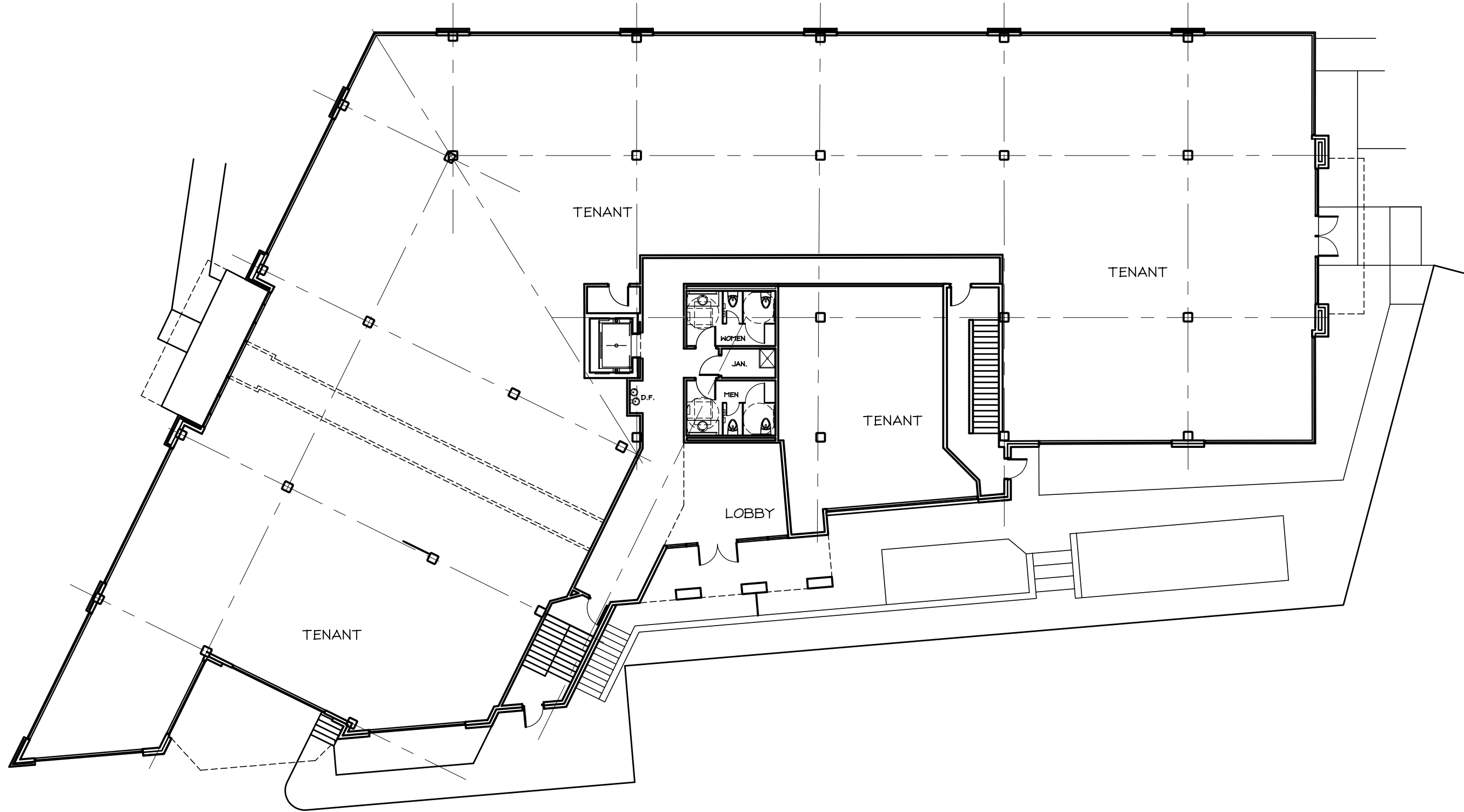
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TENANT AREA = 11,793 USF
 GROSS AREA = 14,452 SF W/O CANOPY
 CANOPY AREA = 260 SF

1 FIRST FLOOR PLAN
 1/16" = 1'-0"



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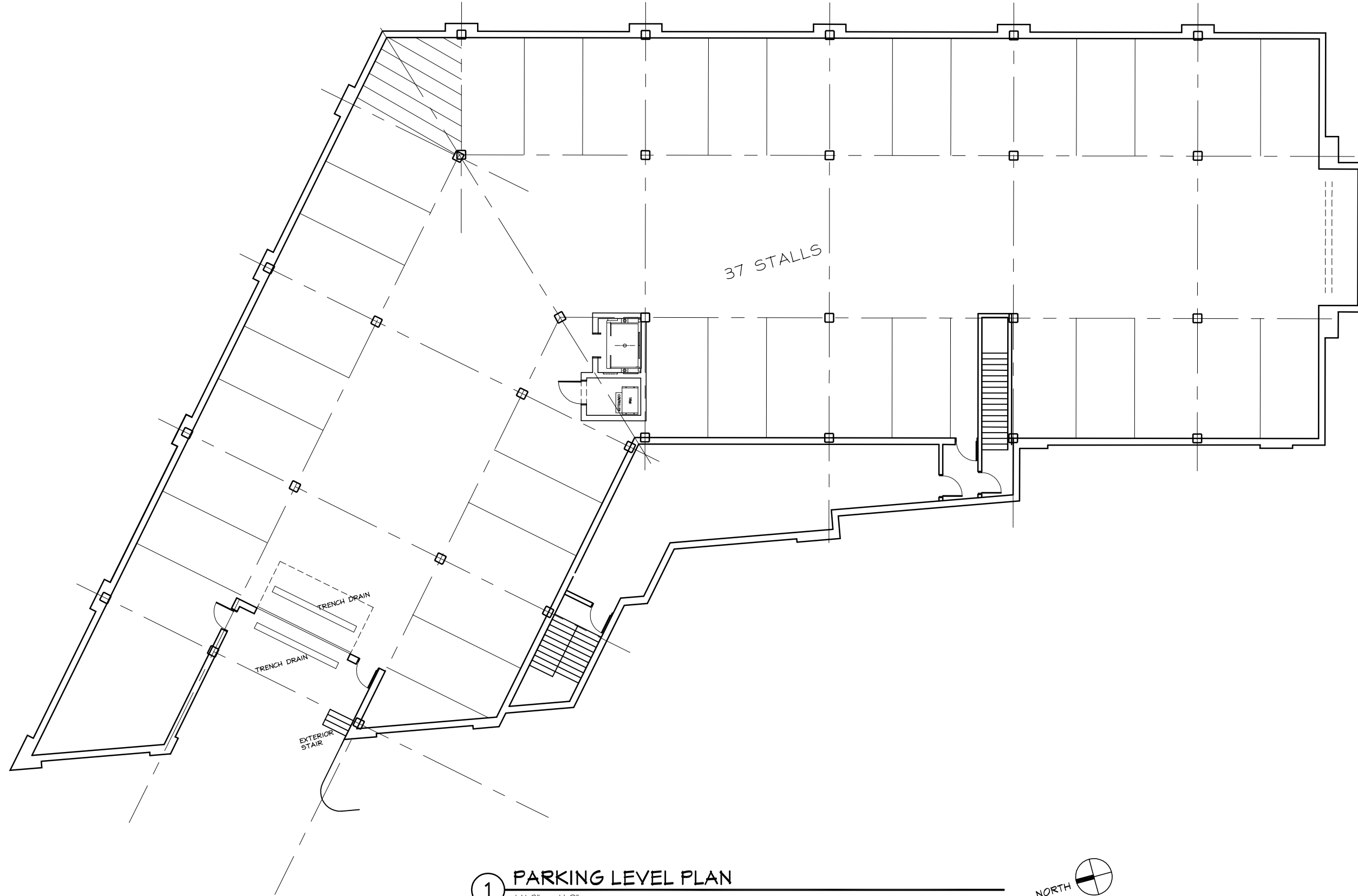
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1 PARKING LEVEL PLAN
1/16" = 1'-0"



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6225 UNIV. AVE.

C1 ZONING
 PARKING PROVIDED
 36 INTERIOR STALLS
 58 SURFACE STALLS
 94 TOTAL STALLS ON PROPERTY

17 PLUS ADDITIONAL STALLS ON
 ADJACENT CHURCH PROPERTY
 (EXIST AGREEMENT)

III PLUS TOTAL STALLS

| | |
|--------------|--------|
| FIRST FLOOR | 14,452 |
| SECOND FLOOR | 14,737 |
| THIRD FLOOR | 15,143 |
| TOTAL GSF | 44,332 |
| TOTAL TENANT | 36,706 |

PARKING 400 SF/STALL

PARKING STALLS REQ'D: = III
 BICYCLE STALLS REQ'D = 12

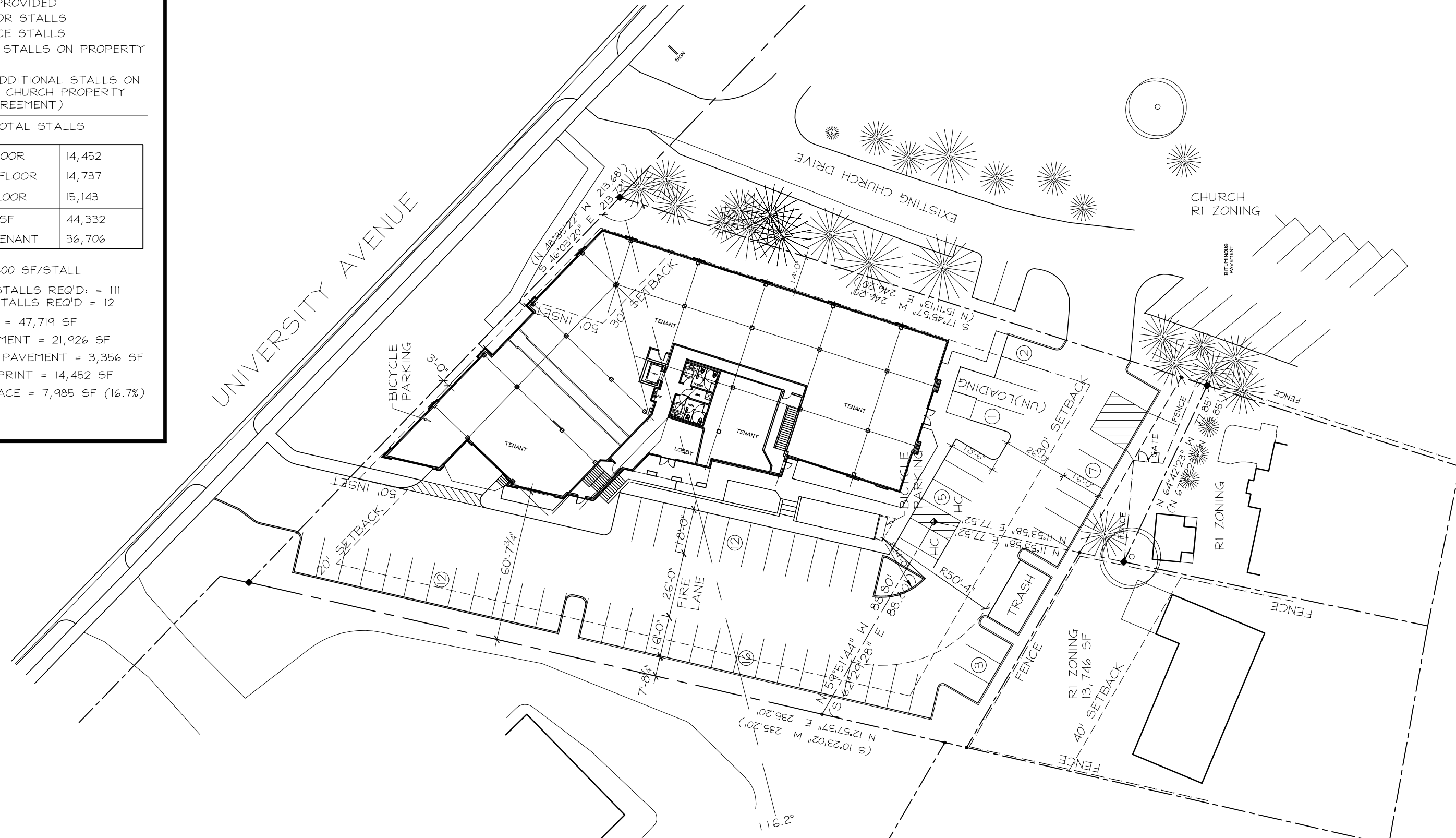
LOT AREA = 47,719 SF

PKG PAVEMENT = 21,926 SF

SIDEWALK PAVEMENT = 3,356 SF

BLG FOOTPRINT = 14,452 SF

GREEN SPACE = 7,985 SF (16.7%)



6225 UNIVERSITY AVENUE
 PARKING EXPANDED BEYOND SITE
 SITE PLAN - FIRST FLOOR PLAN - OPTION A

1

1" = 40'-0"



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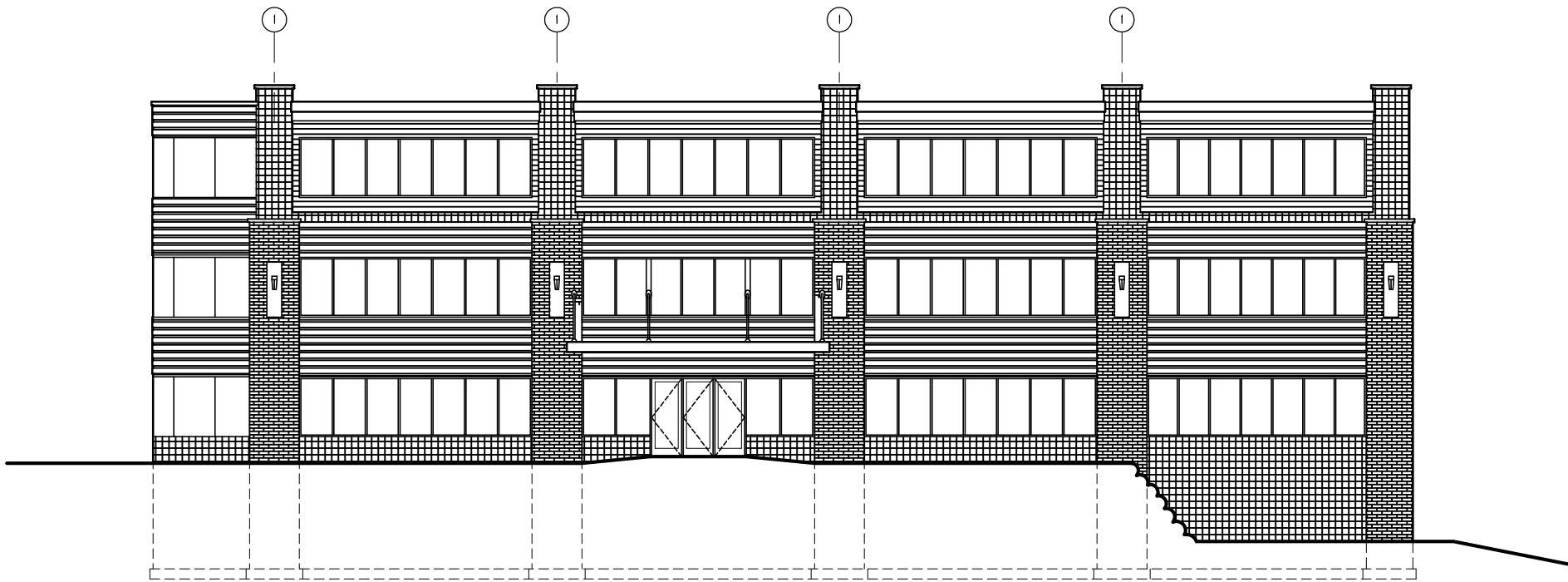
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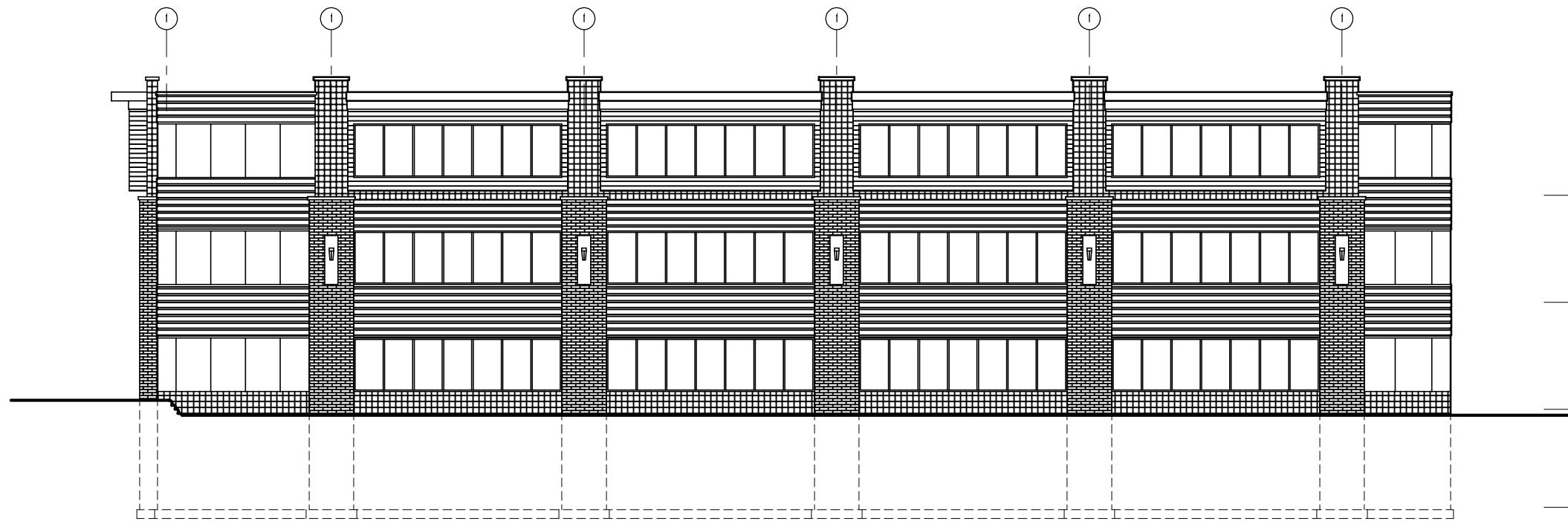
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① North Elevation
1/16" = 1'-0"



② East Elevation
1/16" = 1'-0"

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