

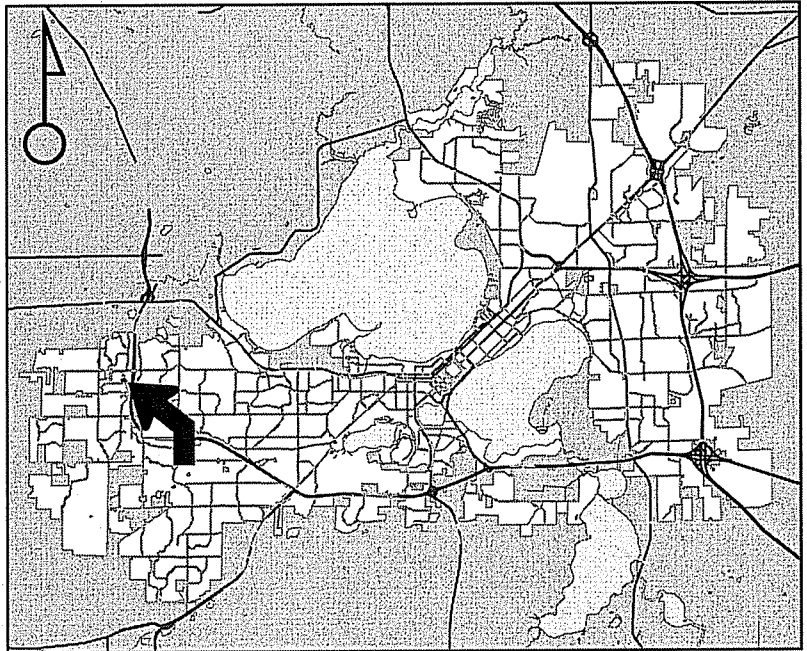


Location
518 – 542 Junction Road

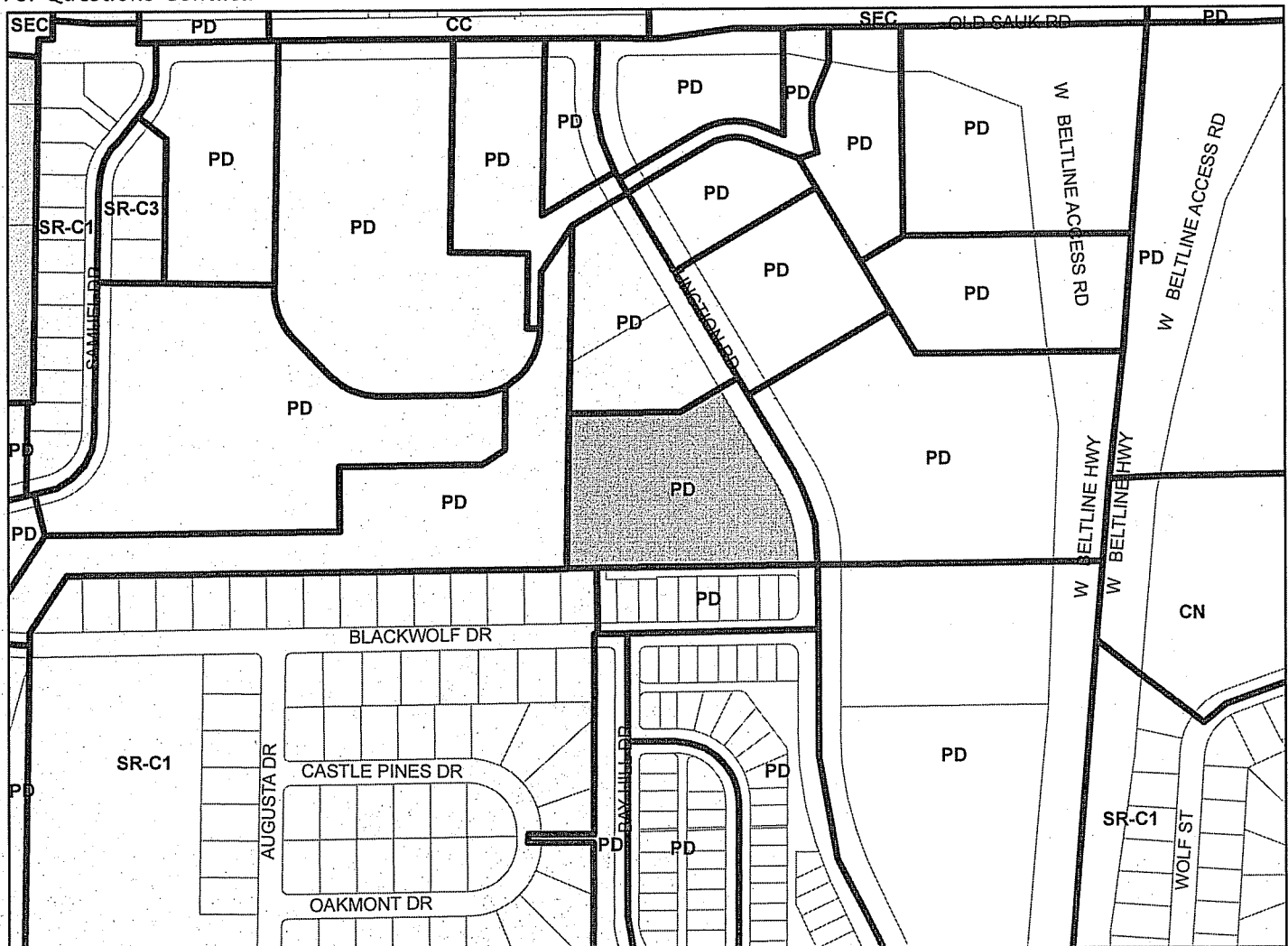
Applicant
John Leja – LZ Ventures, LLC/J. Randy Bruce – Knothe & Bruce Architects

Proposed Use
Amend PD to Construct mixed-use development with 173 residential units and 7,900 square feet of commercial space in three buildings

Public Hearing Date
Plan Commission
12 December 2016

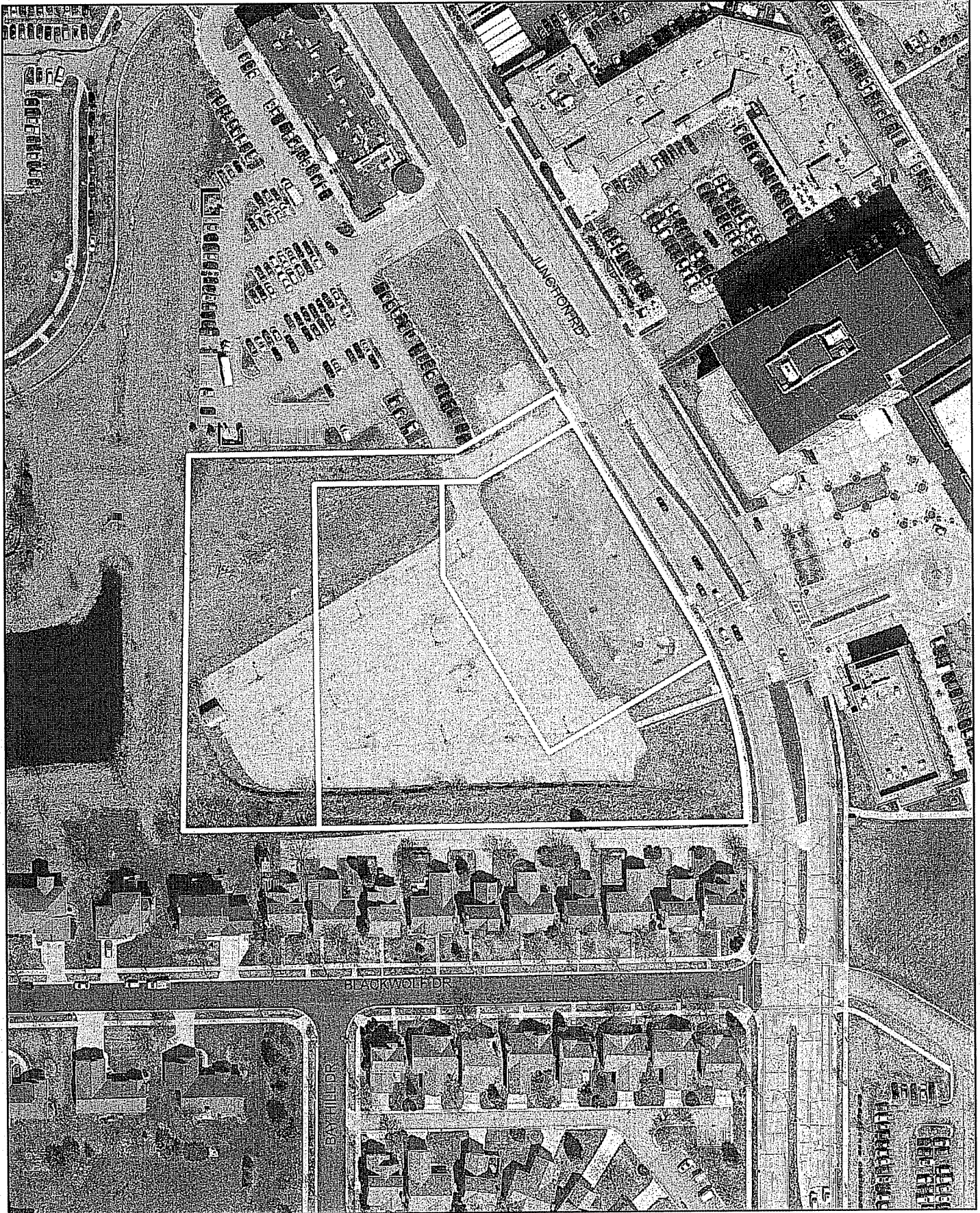


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 14 September 2015





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:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

LNUSE-2015-00129

1. Project Address: 518 Junction Road
Project Title (if any): _____

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: John Leja Company: LZ Ventures, LLC
 Street Address: 1022 W. Johnson City/State: Madison, WI Zip: 53715
 Telephone: (608) 576-3489 Fax: () Email: jleja@me.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects
 Street Address: 7601 University Ave. City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: () Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Mixed Use development including (3) buildings that range from three to five stories with first floor commercial space.

Development Schedule: Commencement Fall 2016 Completion Spring 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/altered 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:

→ 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: 9/20/16 Zoning Staff: _____ Date: _____

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

Name of Applicant John Leja Relationship to Property: Owner
Authorizing Signature of Property Owner [Signature] Date 10/11/16

Denise Salimes

From: Skidmore, Paul <district9@cityofmadison.com>
Sent: Monday, October 10, 2016 9:19 AM
To: Randy Bruce; Stouder, Heather
Cc: John Leja; Black, Angela AB (7128); Denise Salimes; Tucker, Matthew; Duane Johnson
Subject: Re: 518 Junction Road

Randy,

I am pleased that this project is moving forward, and that construction could begin this year. Regarding the possible adjustment of the unit counts: I am supportive of that proposal. Please keep me up to date as you proceed.

Paul Skidmore, 9th District Alder
City of Madison, Wisconsin
13 Red Maple Trail
Madison, WI 53717
(608) 829 3425
(608) 335 1529 (C)

From: Randy Bruce
Sent: Friday, October 7, 2016 11:41 AM
To: Stouder, Heather
Cc: John Leja, Black, Angela AB (7128), Denise Salimes, Tucker, Matthew, Paul Skidmore, djohnson@knothebruce.com

Heather,

Thanks - we will move forward as you suggest. We will get the sign-offs on the plans for the 171 units and start construction on Building 1. Next week, we will also submit a major alteration for plan commission approval of the 173 units.

J. Randolph Bruce, AIA | Managing Member | Knothe & Bruce Architects, LLC | Ph: 608.836.3690, ext. 101
7601 University Avenue, Middleton, WI 53562 | rbruce@knothebruce.com

From: Heather Stouder <HStouder@cityofmadison.com>
Date: Friday, October 7, 2016 at 10:59 AM
To: Randy Bruce <rbruce@knothebruce.com>
Cc: John Leja <jleja@me.com>, "Black, Angela AB (7128)" <Angela.Black@huschblackwell.com>, Denise Salimes <DSalimes@knothebruce.com>, Matt Tucker <mtucker@cityofmadison.com>
Subject: RE: 518 Junction Road

Randy-

Zoning Text- Revised October 12, 2016

518-542 Junction Road
Amended PD-GDP-SIP
KBA 1504

Legal Description:

Lots Seven (7) and Eight (8), Sauk Junction, as recorded in Volume 57-078A of Plats, on Pages 304-306, as Document Number 2871526, Dane County Registry, located in the NE 1/4-NE 1/4 of Section 22, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin. Said description contains 196,384 square feet or 4.508 acres more or less.

A. Statement of Purpose: This zoning district is established to allow for the construction of a mixed-use development with **173 dwelling units** and 7,890 square feet of commercial space.

B. Permitted Uses: Following are permitted uses:

1. Multifamily residential uses as shown on approved plans.
2. Commercial uses as allowed in the MXC zoning district
3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. Lot Area: As shown on the approved plans.

D. Height Regulations: As shown on the approved plans.

E. Yard Regulations: As shown on the approved plans.

F. Landscaping: Site Landscaping will be provided as shown on the approved plans.

G. Usable Open Space Requirements: Usable open space will be provided as shown on the approved plans.

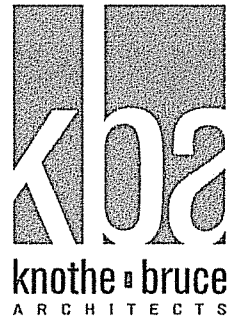
H. Parking & Loading: Off-street parking and loading shall be provided as shown on the approved plans.

I. Family Definition: The family definition shall coincide with the definition given in M.G.O. for the MXC zoning district.

J. Signage: Signage for the residential building will be allowed as provided by M.G.O. and as further regulated for the MXC zoning district, with signage as approved by the Urban Design Commission and Zoning Administrator.

K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Revised February 22, 2016
Revised April 18, 2016
Revised June 30, 2016
Revised August 17, 2016
Revised October 12, 2016



Ms. Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Amended GDP-PD-SIP Application
518-542 Junction Road
Madison, WI
KBA Project # 1504

Ms. Heather Stouder:

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

Organizational Structure:

Owner/Developer:
LZ Ventures, LLC
1022 W. Johnson Suite I
Madison, WI 53715
608-576-3489
Contact: John Leja
jleja@me.com

Architect:
Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer:
Vierbicher
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax
Contact: Joe Doyle
jdoyle@vierbicher.com

Landscape Design:
Ken Saiki Design
303 South Paterson Street
Madison, WI 53703
(608) 251-3600
Contact: Julia Schilling
jschilling@ksd-la.com

Introduction:

The 4.5 acre site is located on Junction Road and is an approved PUD-GDP-SIP. This proposal requests a change in the number of apartments. In both Building 1 and Building 3, there was one 2-bedroom apartment that is now converted to a pair of Executive Studio apartments. This will add 2 apartments and increase the total apartments from 171 to 173. The exterior façade revisions are minimal. In Building #3 unit addresses were adjusted on all floor levels because of the additional unit and two units on the first level had their corridor entrances shifted. These revisions are in bold and italicized in this letter and revision clouds are shown in the drawings.

Project Description:

The development consists of three buildings of three to five stories surrounding a landscaped courtyard. The project fronts the Junction Road streetscape with first level commercial uses and includes residential uses on remaining areas. Parking is located in basement parking garages under each building. The buildings will contain ***173 apartments*** and 7,890 square feet commercial space.

Vehicular access is achieved from two entry drives on Junction Road leading to a looped private street and parking. Traffic flow is distributed across the two entries and the southern entry provides a lighted intersection. Pedestrian and bicycle connections are facilitated with an extensive internal walk system that also connects to the Junction Road corridor. Bicycle parking is designed to meet the City requirements.

The property is in the Junction Ridge Neighborhood Association.

Site Development Data:

Densities:

Lot Area	196,260 S.F. or 4.5 acres
<i>Dwelling Units</i>	<i>173 units</i>
Commercial Area	7,890 SF
<i>Lot Area / D.U.</i>	<i>1,134 S.F./unit</i>
Density	38 units/acre
Building Height	3-5 Stories
Lot Coverage	106,146 S.F. = 54% (85% Max.)
Usable Open Space	60,829 S.F.

<u>Dwelling Unit Mix:</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Total</u>
<i>Efficiency</i>	<i>11</i>	<i>5</i>	<i>8</i>	<i>24</i>
One Bedroom	32	32	12	76
One Bedroom + Den	12	-	4	16
Lofted One Bedroom	-	1	-	1
<i>Two Bedroom</i>	<i>27</i>	<i>6</i>	<i>16</i>	<i>49</i>
<i>Lofted Two Bedroom</i>	<i>-</i>	<i>7</i>	<i>-</i>	<i>7</i>
Total Units	82	51	40	173 units

Revised Letter of Intent – October 12, 2016
518-542 Junction Road

<u>Vehicle Parking Stalls:</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Total</u>
Underground	104	51	39	194
<u>Surface (not including future stalls)</u>	-	-	-	<u>72</u>
Total				266 vehicle stalls

<u>Bicycle Parking Stalls</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Total</u>
Underground	73	46	35	154
<u>Surface (includes 6 commercial)</u> 20	14	8	8	<u>42</u>
Total				196 bike stalls

Project Schedule

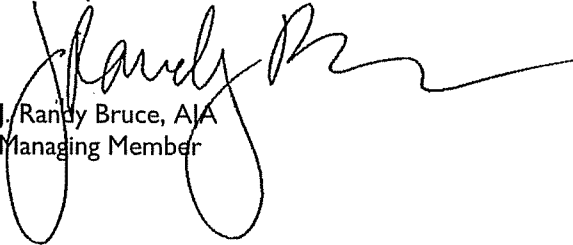
The revised schedule has Building 1 starting by November 1st. Building 2 and 3 will follow as market conditions dictate. Building 2 will start construction in spring or early summer of 2017 with a final completion/occupancy slated for spring of 2018. Landscaping will be installed alongside the building construction schedule.

Hours of Operation:

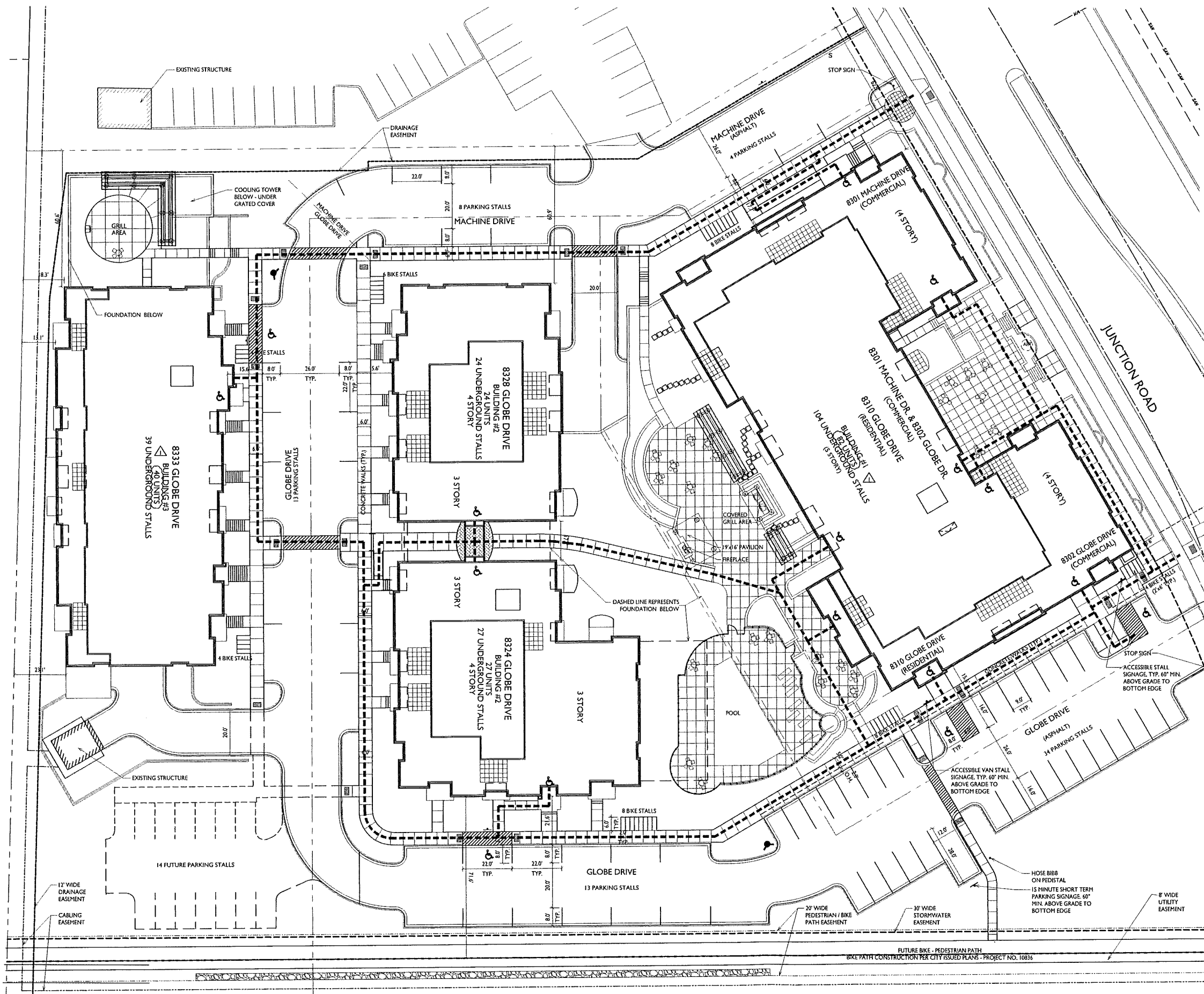
The residential apartment's property will be a professionally managed apartment community. The building will have an on-site management office with hours of operation are expected to be from 8:00 A.M. – 5:00 P.M., Monday through Friday, with scheduled appointments at other times. The hours of operation for the commercial spaces on the first floor will vary depending on the specific commercial user.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member



SITE DEVELOPMENT DATA

DENSITIES
 LOT AREA 176,240 SF/4.5 ACRES
 DWELLING UNITS 173 DU
 COMMERCIAL AREA 7,890 SF
 LOT AREA/DU 1,134 SF/DU
 DENSITY 38 UNITS/ACRE

BUILDING HEIGHT 3-5 STORIES
 LOT COVERAGE 106,146 SF. = 54% (85% MAX)
 USABLE OPEN SPACE 69,893 SF.

DWELLING UNIT MIX:

EFFICIENCY	BLDG #1	BLDG #2	BLDG #3	TOTAL
ONE BEDROOM	11	5	8	24
ONE BEDROOM + DEN	32	32	12	76
LOFTED ONE BEDROOM	12	-	4	16
TWO BEDROOM	-	1	-	1
LOFTED TWO BEDROOM	27	6	16	49
TOTAL UNITS	82	51	40	173 UNITS

VEHICLE PARKING STALLS:

	BLDG #1	BLDG #2	BLDG #3	TOTAL
UNDERGROUND	104	51	39	194
SURFACE (NOT INCLUDING FUTURE STALLS)	-	-	-	42
TOTAL	-	-	-	266 VEHICLE STALLS

BICYCLE PARKING STALLS:

	BLDG #1	BLDG #2	BLDG #3	TOTAL
UNDERGROUND	73	46	35	154
SURFACE (INCL. 6 COMMERCIAL)	20	14	8	42
TOTAL	-	-	-	196 BIKE STALLS

GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ADJUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON JUNCTION ROAD, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4916.
- EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.

SHEET INDEX

C-1.1	SITE PLAN
A-1.1a	BLDG #1 - FIRST FLOOR PLAN
A-3.1	BLDG #3 - FIRST FLOOR PLAN
A-3.2	BLDG #3 - SECOND FLOOR PLAN
A-3.3	BLDG #3 - THIRD FLOOR PLAN
A-3.4	BLDG #3 - FOURTH FLOOR PLAN
A-3.6	BLDG #3 - ELEVATIONS



ISSUED
 Issued for Amended SP & UDC - Oct. 12, 2016

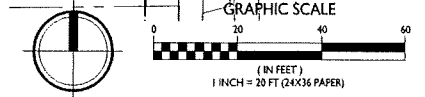
Revised Unit count - October 12, 2016
 PROJECT TITLE
 518-542 Junction Rd.

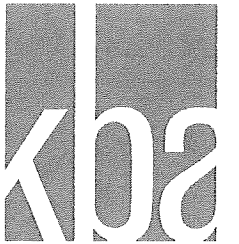
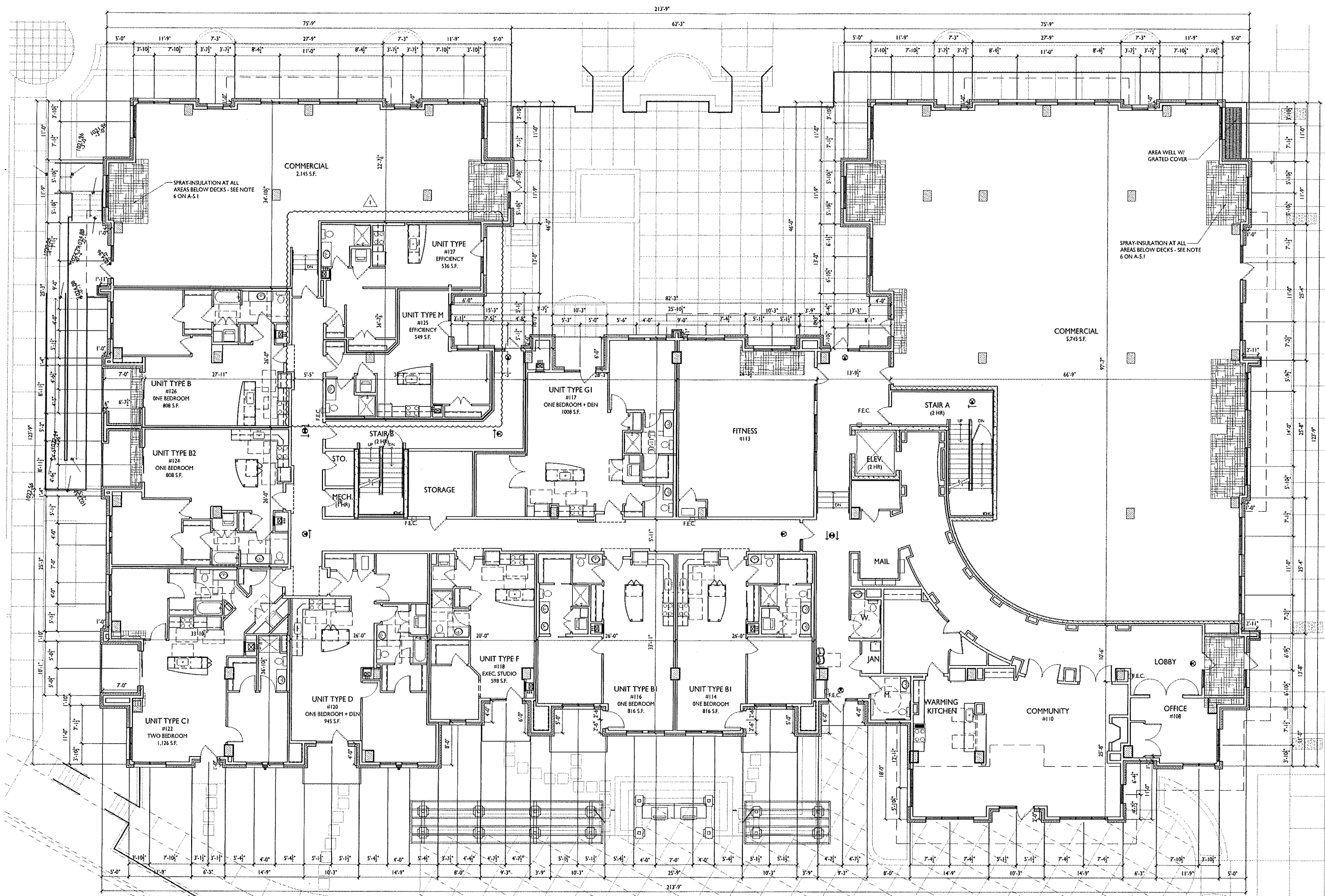
Madison, WI
 SHEET TITLE
 Site Plan

SHEET NUMBER

C-1.1
 PROJECT NO. 1504
 © 2013 Knothe & Bruce Architects, LLC

1 SITE PLAN
 C-1.1 1" = 20'-0"

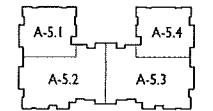




knothe + bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

KEY PLAN



1ST FLOOR

ISSUED
Progress Set - February 15, 2016
Issued for Plan Review - April 11, 2016
Issued for Plan Review - April 27, 2016
Issued for Amended SIP & UDC - October 12, 2016

1 Revised 2 bed unit into 2 efficiencies - 10/12/2016
PROJECT TITLE

SHEET TITLE
First Floor Plan

SHEET NUMBER

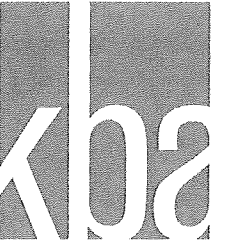
A-1.1a

PROJECT NO.

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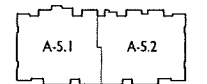
1 FIRST FLOOR PLAN
A-1.1a 1/8"=1'-0"





knothe + bruce
ARCHITECTS

Phone: 7401 University Ave., Ste 201
608.836.3690 Middleton, WI 53562



1ST FLOOR

ISSUED
Issued for Amended SIP & UDC - October 12, 2016

Revised two unit entries, revised unit numbering
October 12, 2016

PROJECT TITLE
JUNCTION
ROAD - BLDG III

518 Junction Road
Madison, WI 53717

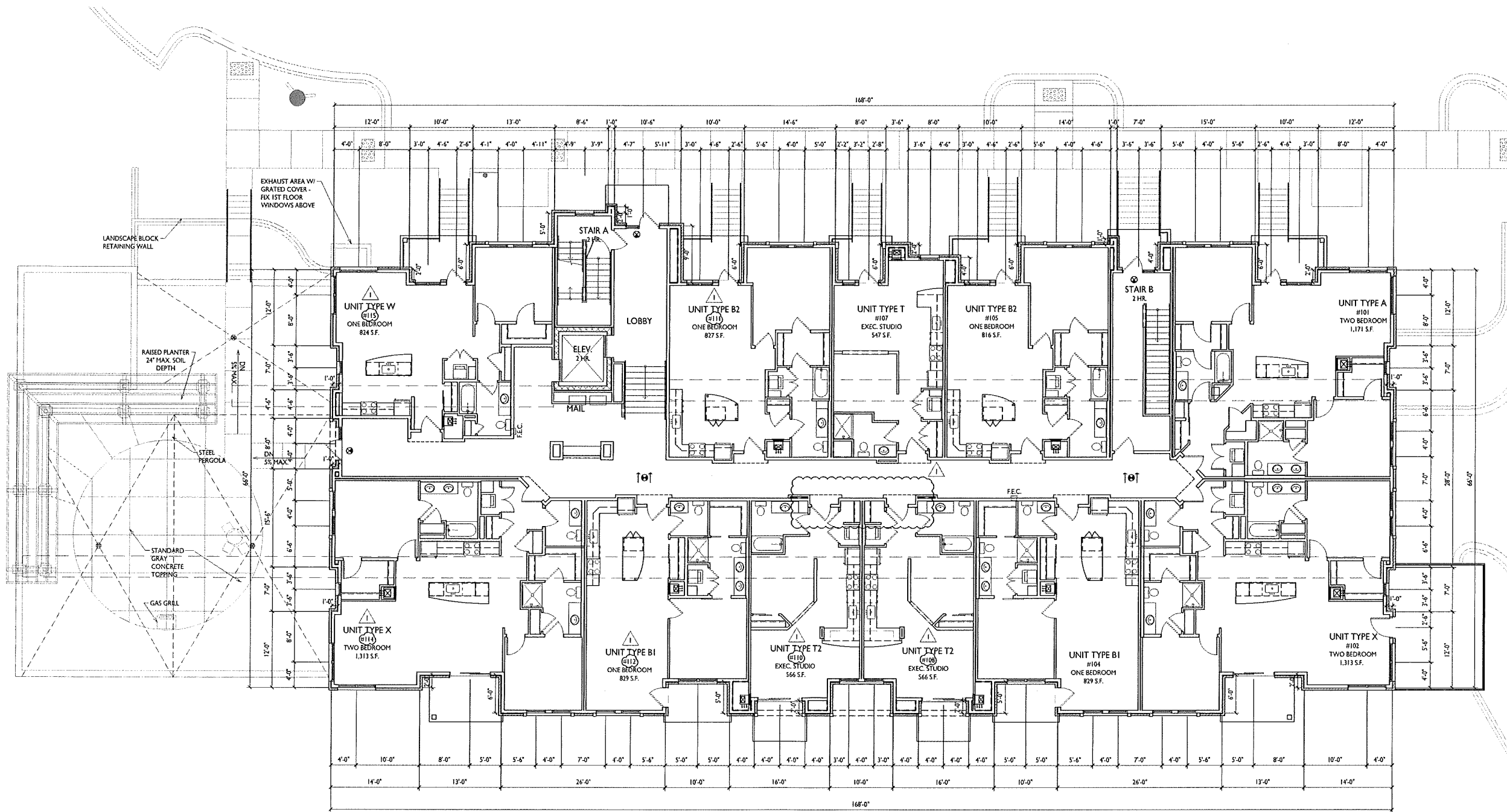
SHEET TITLE
First Floor Plan

SHEET NUMBER

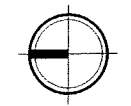
A-3.1

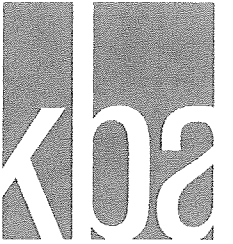
PROJECT NO. 1504

© Knothe & Bruce Architects, LLC



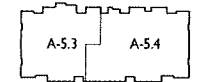
1 FIRST FLOOR PLAN
A-1.1 1/8"=1'-0"





knothe + bruce
ARCHITECTS

Phone: 7601 University Ave. Ste 201
608.836.3490 Middleton, WI 53562



2ND FLOOR

ISSUED
Issued for Amended SIP & UDC - October 12, 2016

2 Revised unit type - October 12, 2016
1 Revised two bed unit to two efficiencies
& revised unit numbering - October 12, 2016

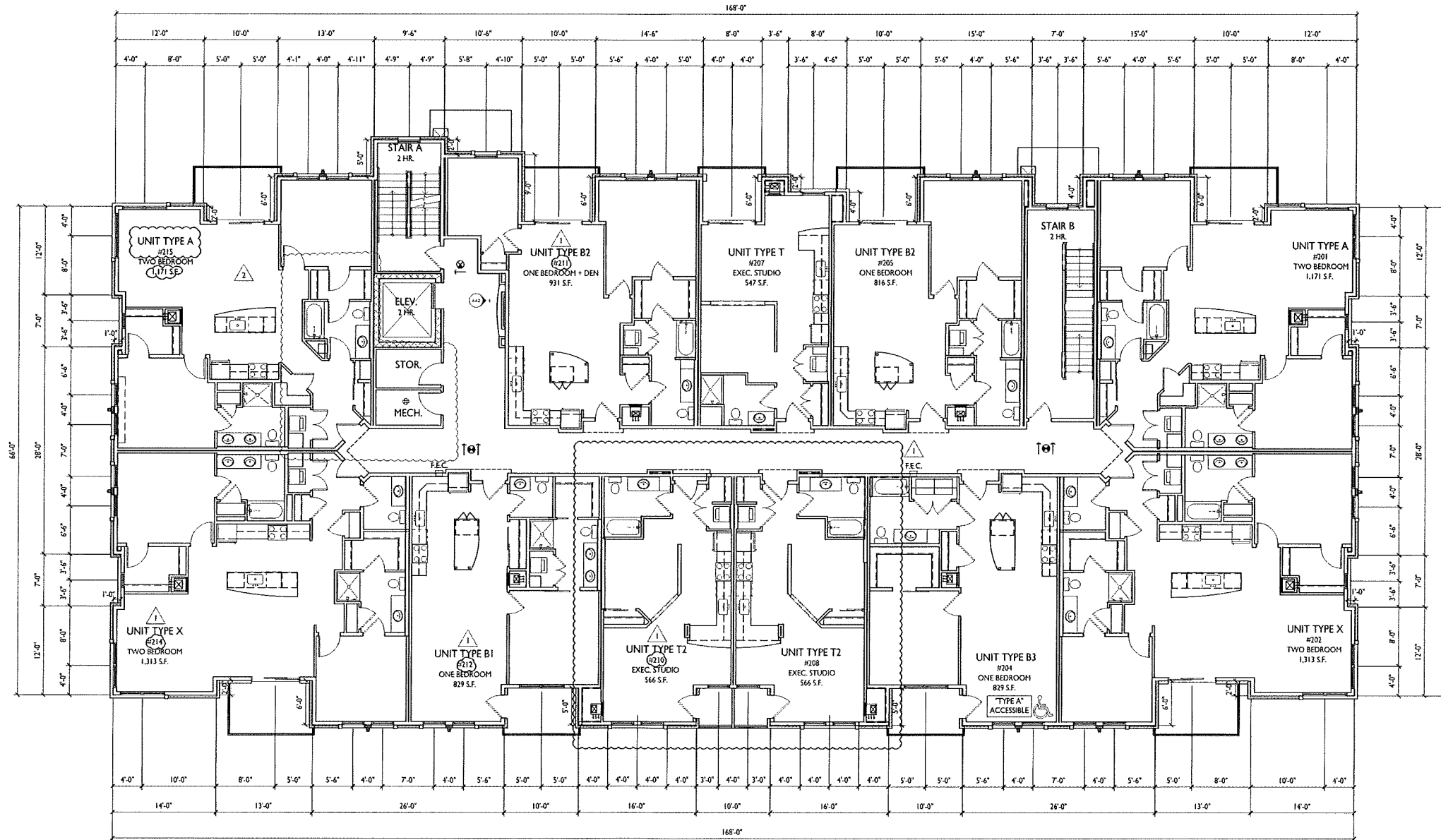
PROJECT TITLE
**JUNCTION
ROAD - BLDG III**

518 Junction Road
Madison, WI 53717
SHEET TITLE
Second Floor Plan

SHEET NUMBER

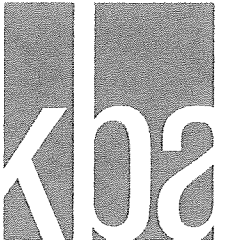
A-3.2

PROJECT NO. **1504**
© Knothe & Bruce Architects, LLC



SECOND FLOOR PLAN
A-1.2 1/8"=1'-0"





knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



3RD FLOOR

ISSUED
Issued for Amended SIP & UDC - October 12, 2016

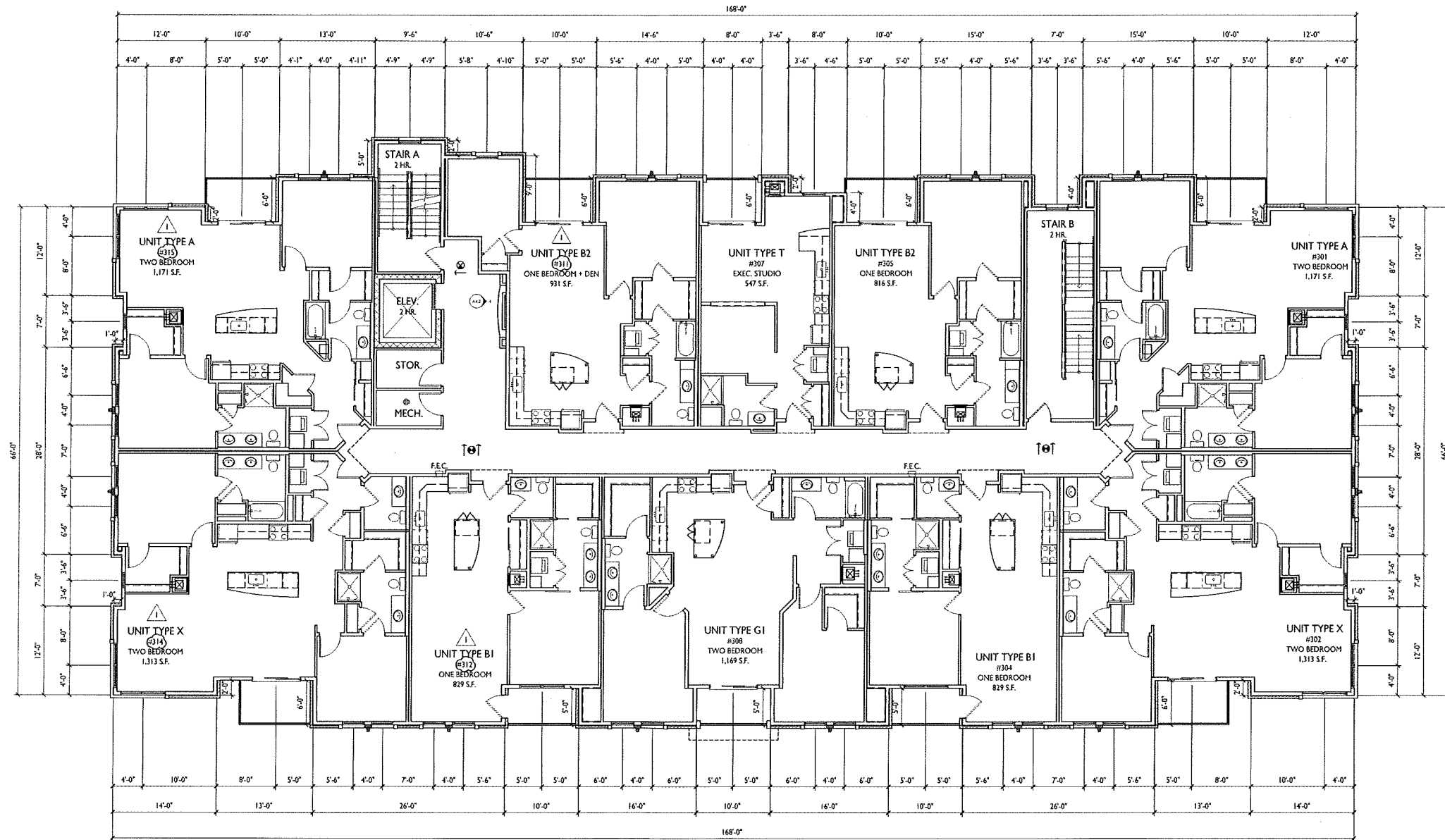
Revised unit numbering - October 12, 2016
PROJECT TITLE
**JUNCTION
ROAD - BLDG III**

518 Junction Road
Madison, WI 53717
SHEET TITLE
Third Floor Plan

SHEET NUMBER

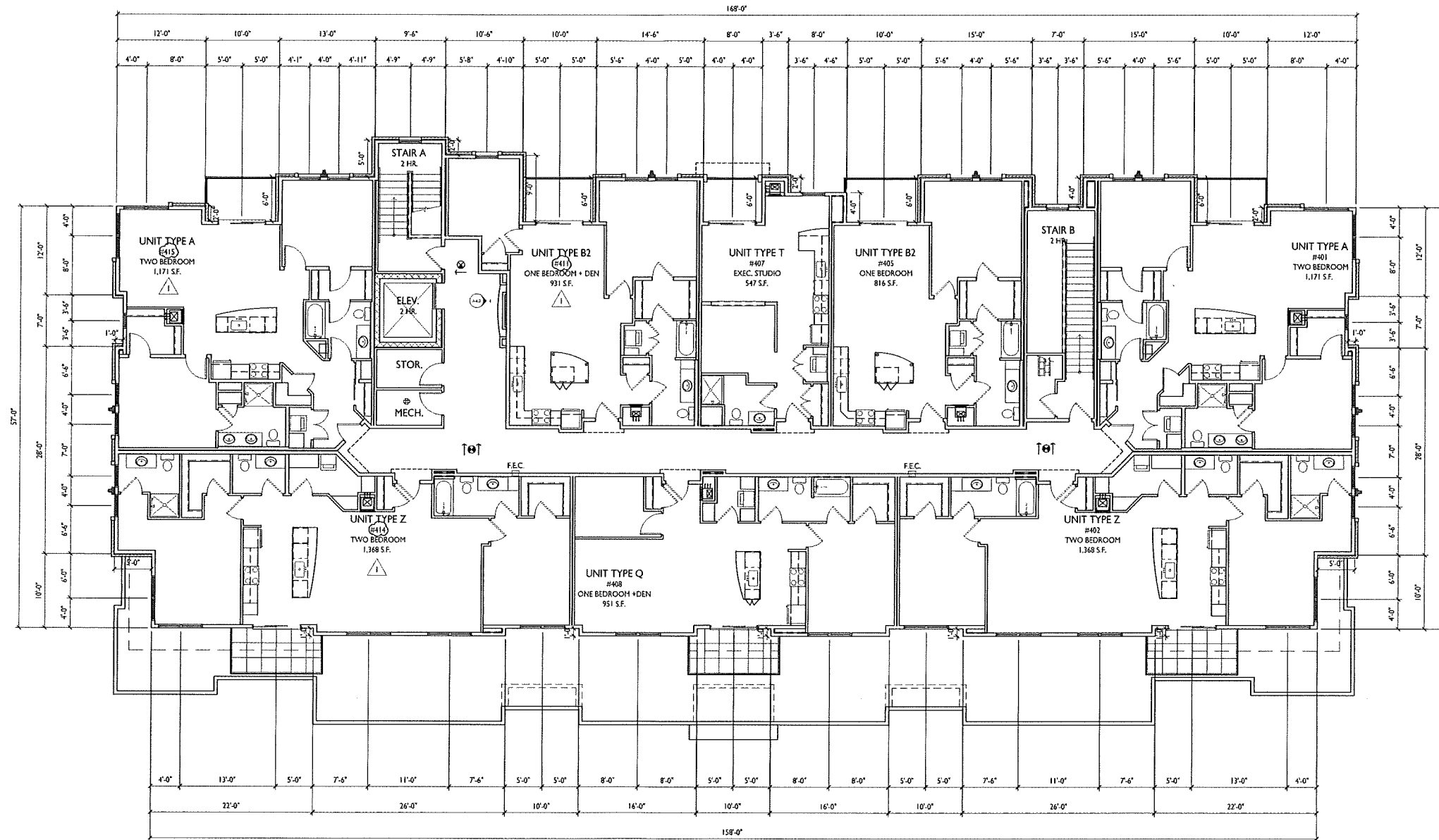
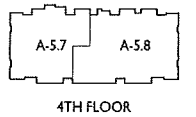
A-3.3

PROJECT NO. **1504**
© Knothe & Bruce Architects, LLC



THIRD FLOOR PLAN
A-1.3
1/8"=1'-0"





ISSUED
 Issued for Amended SIP & UDC - October 12, 2016

Revised unit numbering - October 12, 2016
 PROJECT TITLE
**JUNCTION
 ROAD - BLDG III**

518 Junction Road
 Madison, WI 53717
 SHEET TITLE
Fourth Floor Plan

FOURTH FLOOR PLAN
 A-1.4 1/8"=1'-0"



SHEET NUMBER

A-3.4

PROJECT NO. **1504**
 © Knothe & Bruce Architects, LLC



1 EAST ELEVATION
 A-3.6 1/8"=1'-0"

ISSUED
 Issued for Amended SIP & UDC - Oct. 12, 2016



2 WEST ELEVATION
 A-3.6 1/8"=1'-0"

- TYPICAL MATERIALS**
- COMPOSITE SIDING
 - EFS 1 ABOVE WINDOW TRIM
 - 6"x30" CAST STONE ACCENTS
 - BRICK MASONRY
 - COMPOSITE OR VINYL WINDOWS
 - EFS 2 WINDOW TRIM AND BELOW
 - EFS 2 FIN
 - EFS 1 AT CORNER BAYS
 - ALUMINUM RAILING
 - PRECAST BANDS/SILLS
 - CAST STONE VENEER

Revised Unit count - October 12, 2016
 PROJECT TITLE
JUNCTION ROAD - BLDG 1

EXTERIOR MATERIAL SCHEDULE			
BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
HORIZONTAL SIDING	COMPOSITE	HARDIE	AUTUMN TAN
WINDOWS	COMPOSITE	ANDERSEN 100	DARK BRONZE
RAILING	ALUMINUM	SUPERIOR	SILVER
CAST STONE	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF TEXTUREFACE
MORTAR	MORTAR	QUAKRETE	COLORED MORTAR - TBD - MATCH CAST STONE
BRICK	KING BRICK	INTERSTATE BRICK	ALMOND
MORTAR	MORTAR	MORTAR TECHNOLOGIES	COLORED MORTAR - TBD - MATCH BRICK
PRECAST BANDS, SILLS, HEADS	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF SMOOTHFACE
DECK EDGE & POST	ALUMINUM	PAC-CLAD	SILVER
EFS 1	EFS	TBD	MATCH PAC-CLAD METALLIC SILVER
EFS 2	EFS	TBD	MATCH SW7569 STUCCO
STOREFRONT	ALUMINUM		CLEAR ANODIZED

518 Junction Road
 Madison, WI 53717
 SHEET TITLE
Exterior Elevations

SHEET NUMBER
A-3.6
 PROJECT NO. **1504**
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