



April 4, 2018

City of Madison
Department of Planning and Community Development
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701

Re: Revision to previously approved SIP
City Center – Phase 2
530 Junction Road
Madison, Wisconsin

On behalf of property owner Lokre Companies, I am submitting this proposed alteration to the previously approved SIP to the new Phase 2 building development located at 530 Junction Road. This project is part of a previously approved GDP & SIP planned development district at "City Center", originally approved in 2002, then re-approved with SIP in 2017.

As the project budget and construction needs have materialized, we find ourselves in need of a small change to the building use, and ultimately an alteration to the Specific Implementation Plan, (SIP) – all are described following.

Changes from the Original Approved SIP:

The drawings illustrate this change, and are described as such:

- Add 3 residential, 1-bedroom apartment units to the fifth floor. The fifth floor space would change both the originally designed community room and fitness center into 1-bedroom apartments. (then relocating these functions to the first floor). A third 1-bedroom apartment would be added next to the stair on the west side of the building. This would result in adding three 1-BR units, bringing the total unit count up to 36 units.
- A portion of the first floor commercial space would be permanently dedicated to tenant amenities, likely a fitness center and tenant community room/lounge, mail and coffee area. This would result in a reduction in usable commercial square footage from 11,000 down to about 9,000 sf (+/-)

The architectural impact to these change is very minimal since it is generally a swap of interior square footage. The extra square footage that is added occurs on the parking lot side of the 5th floor, so there is no visual impact on the street front.

Due to the reduction in commercial leasable space, and the shared & underground parking available in both buildings – which is underutilized – we believe parking will not be an issue. Furthermore, we would likely still maintain a roof-top patio common for the residents.



Project Overview:

The project is currently under construction as per previously approved plans. City Center phase 2 is a mixed-use retail/office and multi-family development, on a vacant site south of the existing City Center building (phase 1) and north of a recently approved residential development at 518-542 Junction Road (currently under construction).

Project Team:

Owner / Developer:

Lokre Companies
Rolly Lokre
PO Box 215
3062 Village Park Drive
Plover, WI 54467
715-342-9200
rolly@lokre.com

Civil Engineer / Surveyor / Landscape

Architect:
JSD Professional Services
Kevin Yeska
161 Horizon Drive, Suite 101
Verona, WI 53593
608-848-5060
kevin.yeska@jsdinc.com

Architect:

Sketchworks Architecture, LLC
Steve Shulfer
7780 Elmwood Ave., suite 208
Middleton, WI 53562
608-836-7570
sshulfer@sketchworksarch.com

Structural Engineer:

MP Squared Structural Engineers, LLC
Mark Lindloff
583 D'Onofrio Drive, Suite 201
Madison, WI 53719
608-821-4770
mlindloff@mpsqr.com



Project Data:

Proposed Use: Mixed Use Development (residential & retail/office)
Project Name: City Center Phase 2

Lot size: 120,000 sf
New Building ftprnt: 11,600 sf
Existg Building ftprnt: 13,780 sf

Paving Coverage: 70,000 sf +/-
Lot Coverage: 79.5% coverage

Automobile Parking: 32 underground parking stalls beneath phase 2 building
36 underground parking stalls beneath existing phase 1 building
156 existing surface parking to remain

Bicycle Parking: 64 total spaces

Building Height: total 5 stories, approximately 60' above grade
Floor 1 = retail/office/tenant common amenities
Floor 2-4 = residential apartments
Floor 5 = residential apartments, rooftop patio

Apartment Totals: 33 two-bedroom units
3 one-bedroom units
36 total residential units

Commercial Space: 9,000 usable sf + 2,000 sf common area

Zoning District:

The property is currently zoned PD, Planned Development

City Center Development
530 Junction Road

A zoning text amendment was previously approved for height (5 stories / 60 feet) and use (retail/office and residential). No change is requested for this alteration.

Conditional Use:

The building has been planned to accommodate outdoor seating / dining for at least one of the commercial tenants. Recognizing that this would require a conditional use permit, and identification of a specific tenant, this request will be placed at a later date when the exact need materializes.



Site Design:

The site was previously developed in 2004 (roughly) and has all surface parking existing. This development will consist of siting the new building, connecting and expanding underground parking, and improving some select site engineering to complete the development.

Access to the site is gained via two existing curb-cuts from Junction Road. The primary entrance bisects the existing building and new building. The secondary drive entrance is a shared access (via existing cross-access easement agreement) between the residential development to the south, and the City Center development.

At the ground-level, all commercial spaces will be designed to accommodate pedestrian flow from the street side, as well as from the parking lot side. Residential access will be gained from the parking lot (west) side, into a common lobby area on the first floor.

Outdoor patio seating is designed at the northeast corner of this new building, anticipating future tenant (possibly a coffee shop, or the like).

Exterior Building Design:

The enclosed plans and renderings illustrate and call out all material selections. A combination of materials will be used including: clay brick masonry, cement-board siding, aluminum storefront glazing system (commercial spaces); fibrex windows (residential units) and a composite wood product (Prodema, or similar). These materials are selected due to their durability and the relatively low maintenance required.

Open Spaces:

Each unit will have a recessed outdoor patio / balcony accessed directly from their unit. Additionally, a green-landscaped roof-top patio accessed from a common corridor. A community room, coffee area, and fitness center will now be located at the first floor for tenant usage.

Amenities:

In addition to the roof top patio described above, a community room with kitchen will be provided for shared resident use. A fitness room with generous array of fitness equipment will be placed adjacent to the community room.

Thank you for considering this Alteration to the SIP, I look forward to discussing this project more in the coming weeks.

Respectfully,

A handwritten signature in black ink, appearing to read "Steve Shulfer".

Steve Shulfer, AIA

SKETCHWORKS ARCHITECTURE, LLC