



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>7/22/2015</u>	<input checked="" type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input type="checkbox"/> Final Approval
UDC Meeting Date: <u>7/29/2015</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

1. **Project Address:** 550 Junction Road
Project Title (if any): _____

2. **This is an application for** (Check all that apply to this UDC application):

New Development **Alteration to an Existing or Previously-Approved Development**

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)**
 - General Development Plan (GDP)**
 - Specific Implementation Plan (SIP)**
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review*** (public hearing-\$300 fee) **Street Graphics Variance*** (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District** (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: John Leja
Street Address: 1022 W. Johnson
Telephone: (608) 576-3489 **Fax:** () _____

Company: LZ Ventures, LLC
City/State: Madison **Zip:** WI
Email: jleja@me.com

Project Contact Person: Randy Bruce
Street Address: 7601 University Ave.
Telephone: (608) 836-3690 **Fax:** () _____

Company: Knothe & Bruce Architects
City/State: Middleton **Zip:** WI
Email: rbruce@knothebruce.com

Project Owner (if not applicant) : _____
Street Address: _____
Telephone: () _____ **Fax:** () _____

City/State: _____ **Zip:** _____
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder on 5/12/2015.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant John Leja

Relationship to Property Owner

Authorized Signature _____

Date 7/21/15

July 22, 2015

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



Re: Letter of Intent – UDC Review
550 Junction Road
Madison, WI
KBA Project # 1504

Mr. Alan Martin:

The following is submitted together with the plans and application for an introductory review by staff and the Urban Design Commission.

Organizational Structure:

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

Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
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
Architect:

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 part of an approved PUD-GDP that established a guide for redevelopment of the site.

This proposal requests rezoning from a PD-GDP to an amended PD-GDP-SIP, along with a plan amendment. It will create a dynamic mixed-use community that features attractive architecture and landscaping with density and uses that will support the surrounding businesses and residential neighborhood. In conjunction with this PD-SIP application a CSM will be submitted to combine the two underlying lots.

Project Description:

The proposed development consists of three buildings of three to five stories surrounding a landscaped courtyard. The development 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. RThe buildings will contain 176 apartment units, 7,125 square feet commercial space.

Site access is from both a north and south entry drive on Junction Road. Both entries provide access to the enclosed parking and distribute the traffic impacts. Automobile parking is provided at an excess of 1 stall per unit. Bicycle parking is designed to meet the City requirements.

The property is in the Junction Ridge Neighborhood Association. The proposed development is generally consistent with those plans.

Site Development Data:

Densities:

Lot Area	196,260 S.F. or 4.5 acres
Dwelling Units	176 units
Lot Area / D.U.	1,115 S.F./unit
Density	39 units/acre

Dwelling Unit Mix: Apartments

Efficiency	18
One Bedroom	92
One Bedroom + Den	16
Two Bedroom	50
<u>Two Bedroom + Den</u>	<u>1</u>
Total	176

Building Height: 3-5 Stories

Vehicle Parking Stalls

Surface	87
<u>Underground</u>	<u>203</u>
Total	290

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member



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Engineer:
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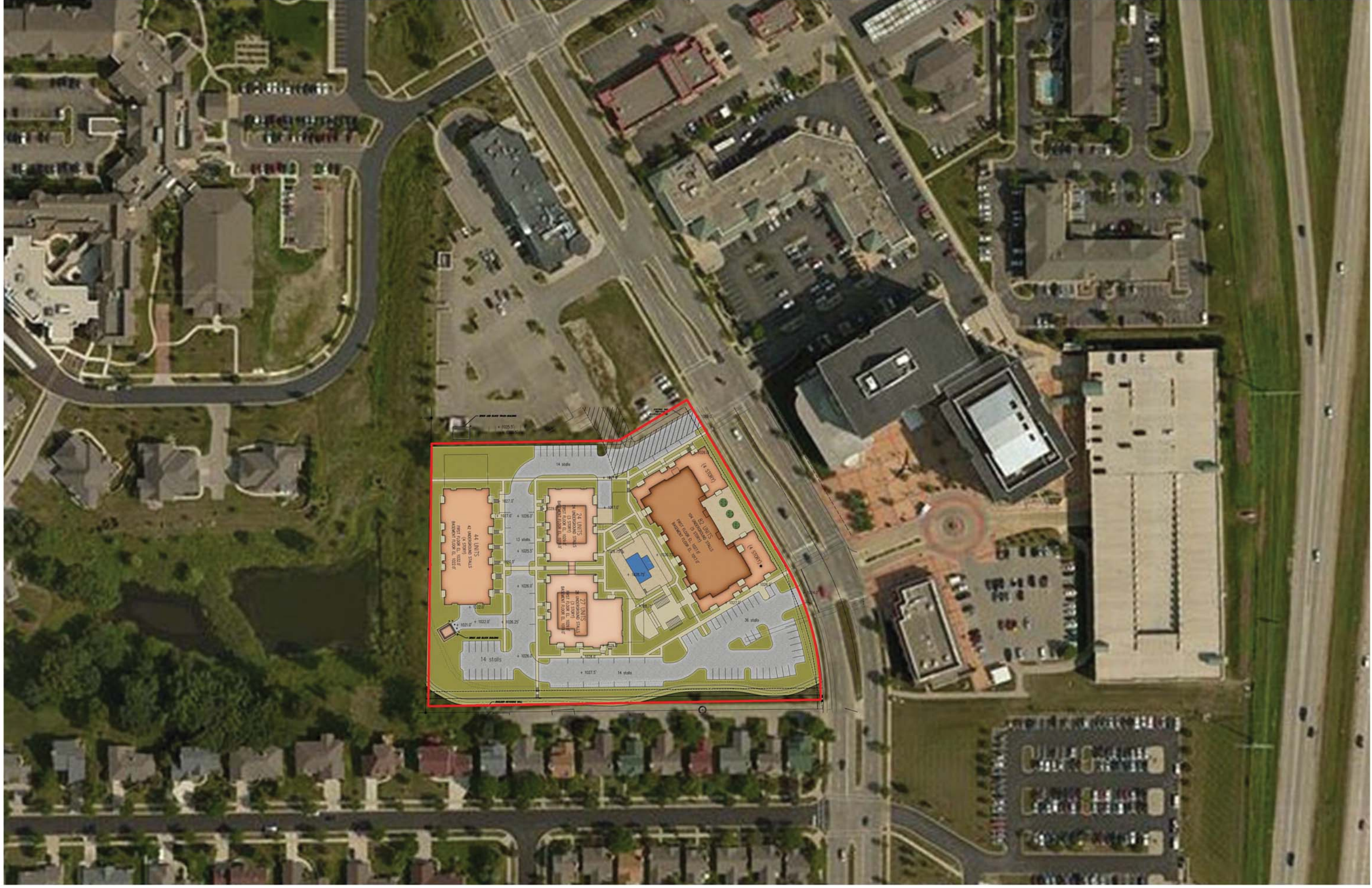
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<u>Underground</u>	<u>203</u>
Total	290

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member





knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
408.836.3490 Middleton, WI 53542

CONSULTANT

ISSUED

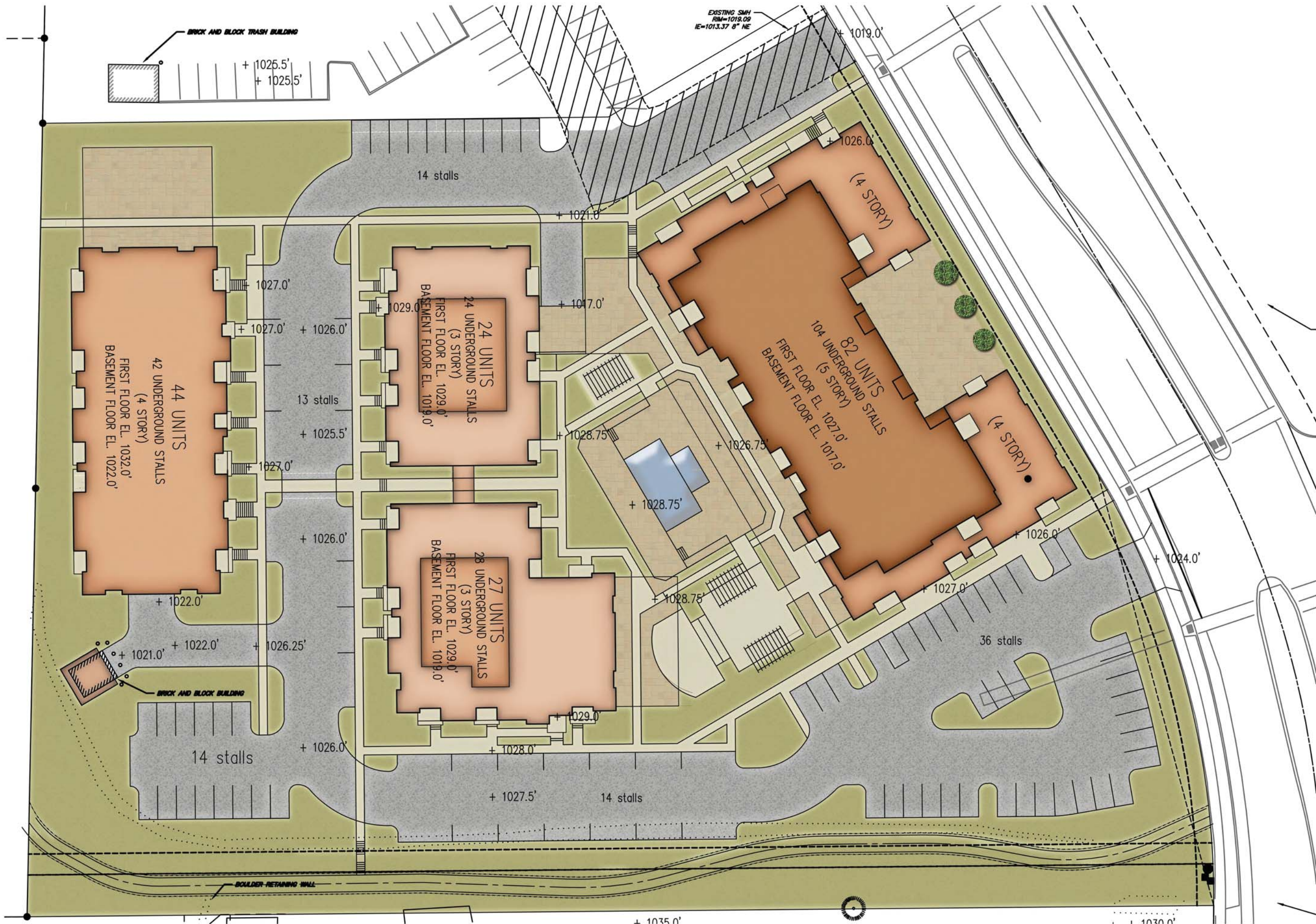
PROJECT TITLE
550 Junction Road

Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **1504**
© 2013 Knothe & Bruce Architects.



EXISTING SWH
RM=1019.09
IE=1013.37 8° NE

BRICK AND BLOCK TRASH BUILDING
+ 1025.5'
+ 1025.5'

44 UNITS
42 UNDERGROUND STALLS
(4 STORY)
FIRST FLOOR EL. 1032.0'
BASEMENT FLOOR EL. 1022.0'

24 UNDERGROUND STALLS
24 UNITS
(3 STORY)
FIRST FLOOR EL. 1029.0'
BASEMENT FLOOR EL. 1019.0'

27 UNITS
28 UNDERGROUND STALLS
(3 STORY)
FIRST FLOOR EL. 1029.0'
BASEMENT FLOOR EL. 1019.0'

82 UNITS
104 UNDERGROUND STALLS
(5 STORY)
FIRST FLOOR EL. 1027.0'
BASEMENT FLOOR EL. 1017.0'

(4 STORY)

14 stalls

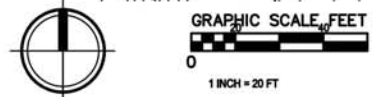
13 stalls

36 stalls

14 stalls

BOULDER RETAINING WALL

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





knothe + bruce
ARCHITECTS

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

CONSULTANT

ISSUED

PROJECT TITLE
550 Junction Road

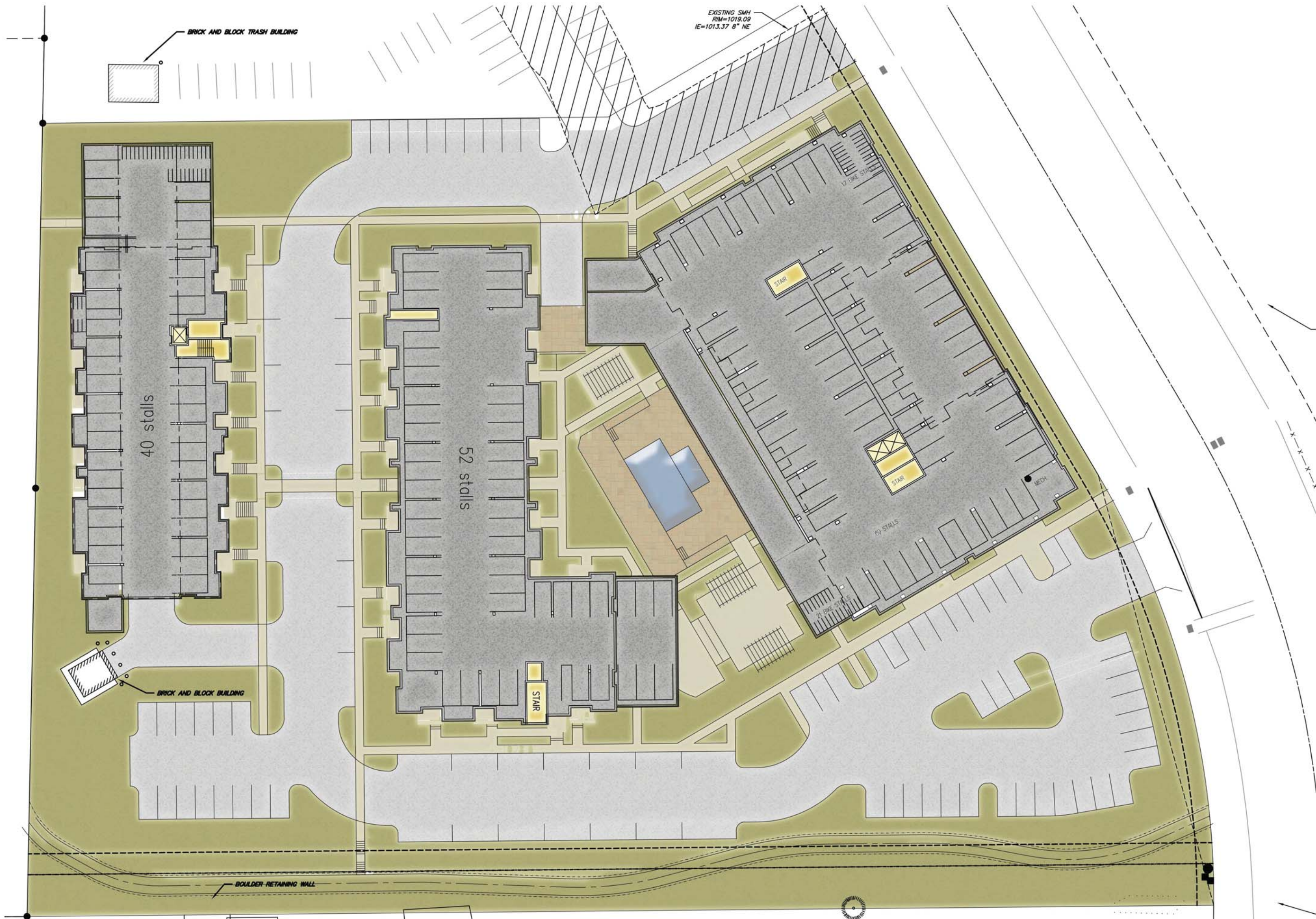
Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects.



EXISTING SMH
RM=1019.09
IE=1013.37 8" NE

BRICK AND BLOCK TRASH BUILDING

40 stalls

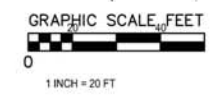
52 stalls

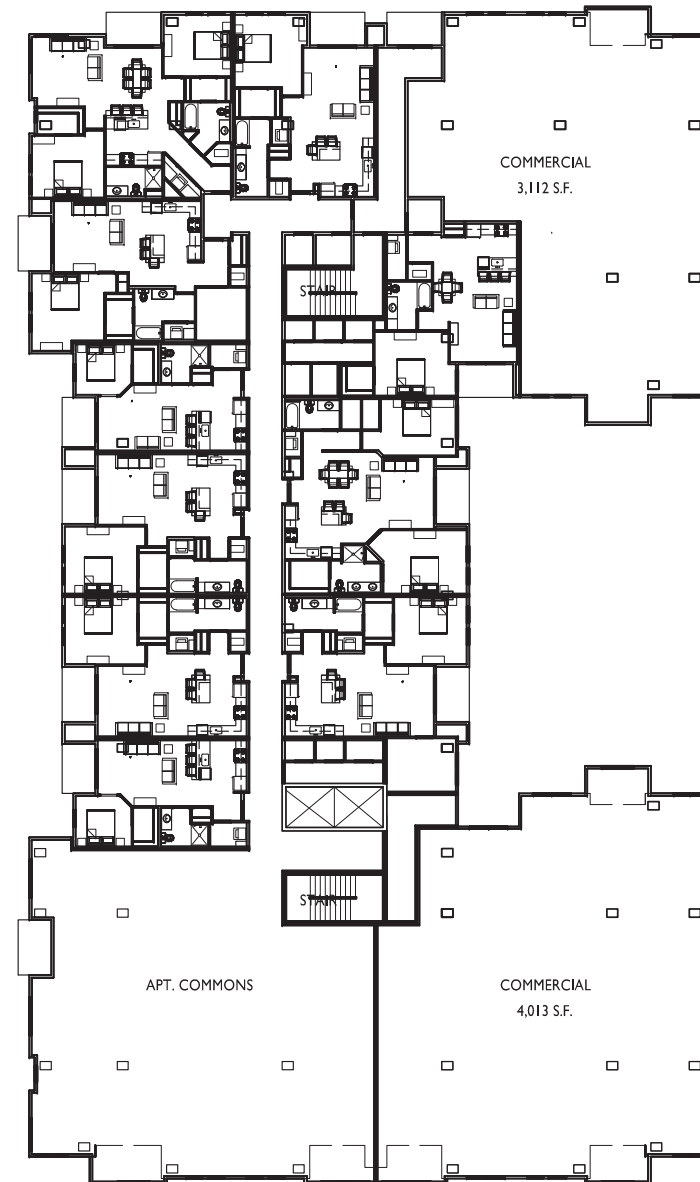
69 STALLS

BRICK AND BLOCK BUILDING

BOULDER RETAINING WALL

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





I FIRST FLOOR PLAN
 A-1.11 1/16"=1'-0"

ISSUED
 Issued for UDC Review - July 22, 2015

PROJECT TITLE
550 Junction Road

Madison, WI
 SHEET TITLE
Floor Plans

BUILDING #1
 SHEET NUMBER

A-1.11



Elevations
Junction Road
July 20, 2015





Elevations
Junction Road
July 20, 2015







Image Landsat

Google earth

2000

Imagery Date: 6/12/2014 43°04'24.07" N 89°31'33.93" W elev 1024 ft eye alt 1255 ft