

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

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_

DATE SUBMITTED: November 12, 2008	<b>Action Requested</b>
UDC MEETING DATE: November 19, 2008	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 610 Junction Rd., Ste. 101, Madison, Wisconsin

ALDERMANIC DISTRICT: District 9

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
City Center Junction, llc.	Blue Design Group, llc.
6495 S. 27 <sup>th</sup> St.	P.O. Box 357, 202 W. Main St.
Franklin, WI 53132	Hortonville, WI 54944

CONTACT PERSON: Steve Jamroz

Address: P.O. Box 357, 202 W. Main St.  
Hortonville, WI 54944

Phone: (920) 841-2583

Fax: (920) 779-0521

E-mail address: Sjamroz.bdg@charterinternet.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)

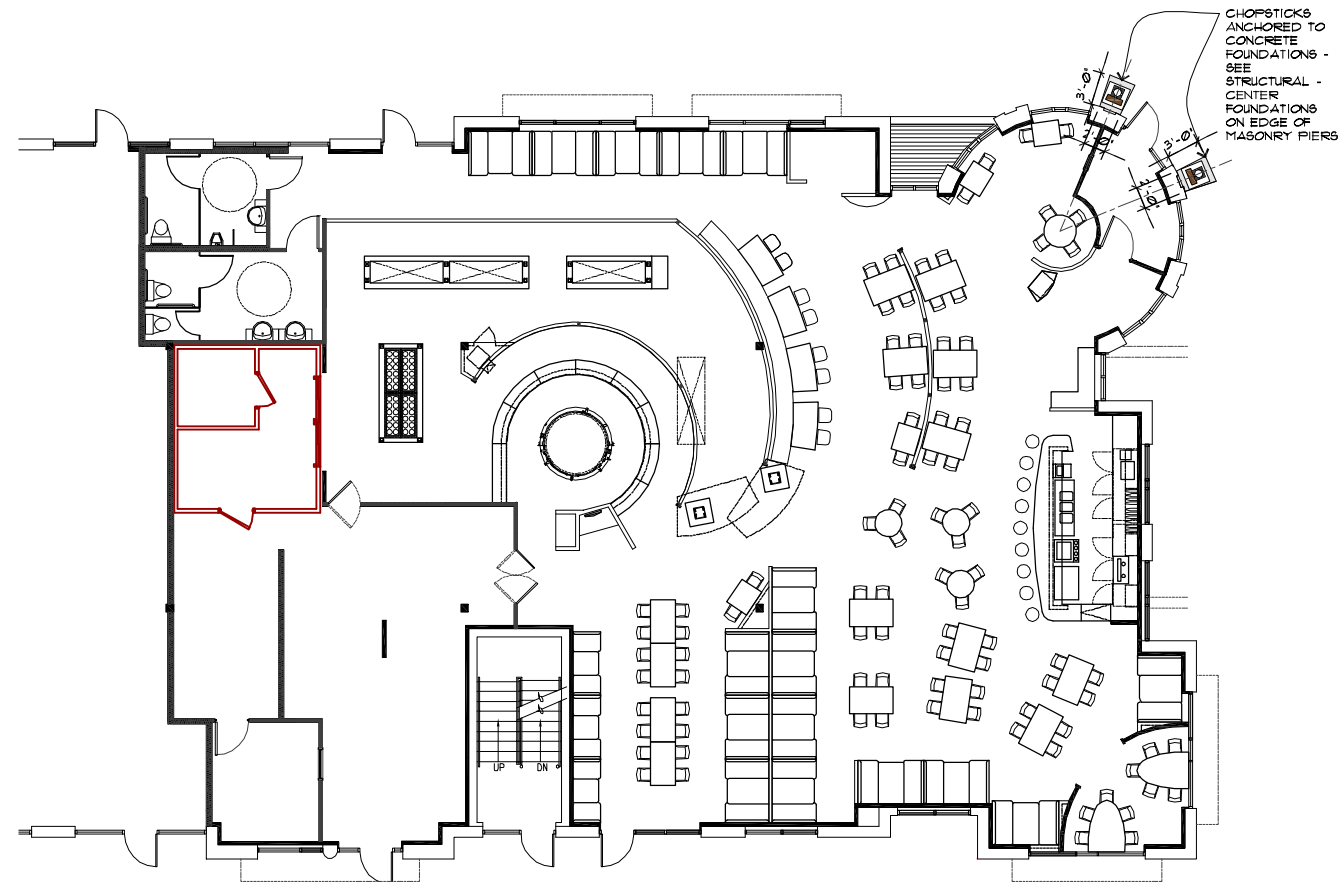
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



2 EXTERIOR SOUTH ELEVATION  
TD1.0 1/8" = 1'-0"



3 CONCEPTUAL IMAGE OF CHOPSTICKS  
TD1.0 NO SCALE



1 FLOOR PLAN  
TD1.0 1/8" = 1'-0"



4 PROTOTYPE IMAGES  
TD1.0 NO SCALE



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HUHOT MONGOLIAN GRILL  
223 MAIN STREET  
MISSOULA, MT 59802  
PHONE: 406.251.4303  
AVAP @ HUHOT.COM



PROFESSIONAL SEAL:

PROJECT:  
HuHot-Madison  
LOCATION:

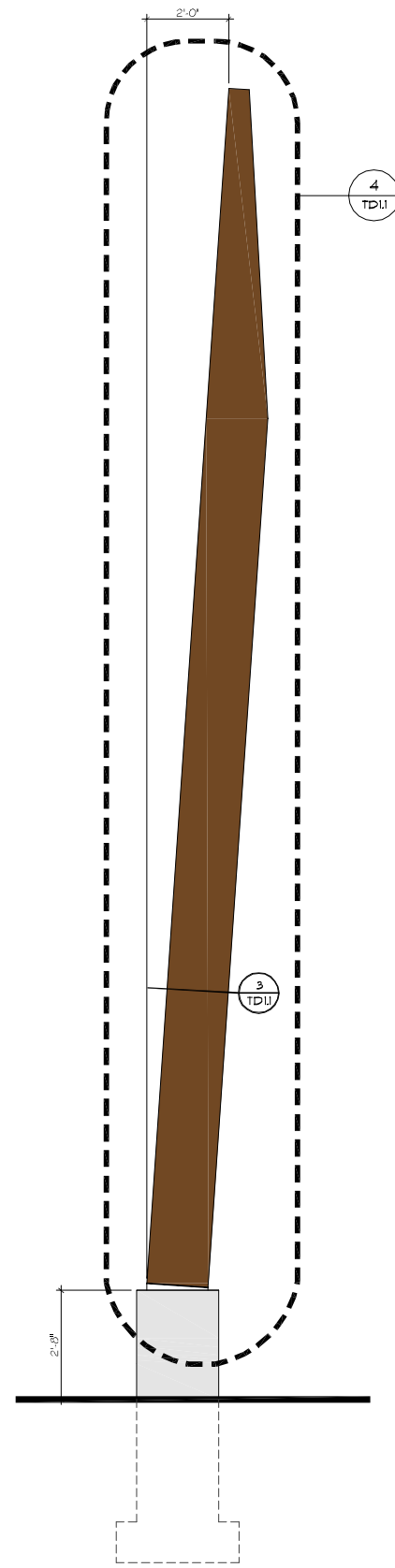
Madison, WI  
PREPARED FOR:  
HuHot Mongolian  
Grills, LLC

DATE	REVISION
8-29-08	HUHOT REVIEW
8-29-08	TRADE DRESS SET

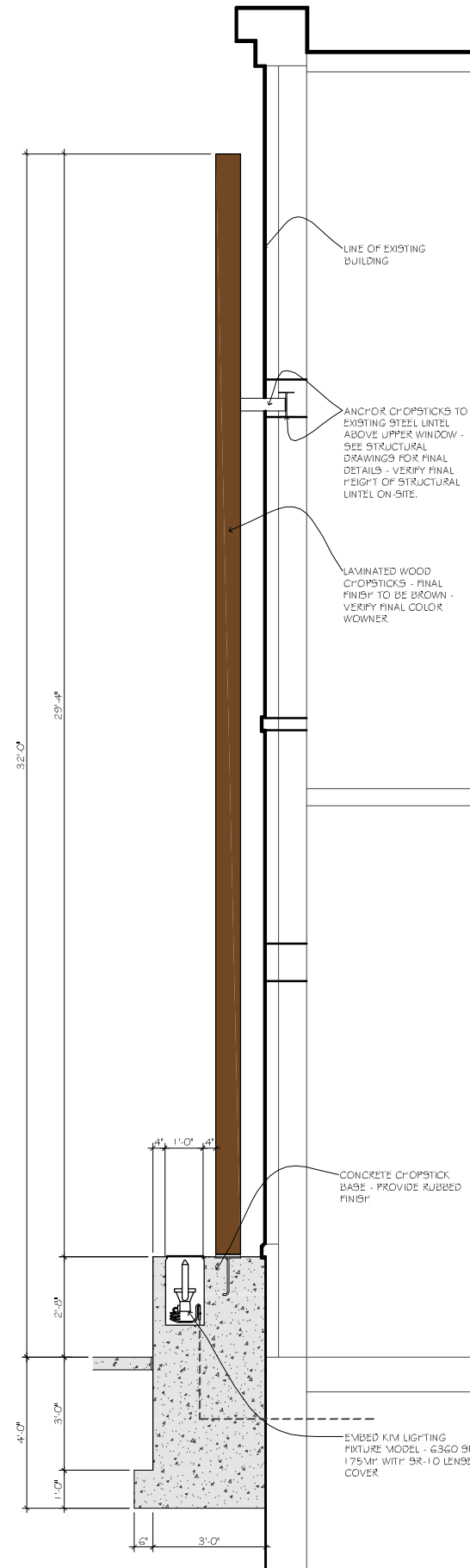
DRAWN BY:  
SJ  
CHECKED BY:  
PROJECT NO.  
08-018

EXTERIOR  
DETAILS

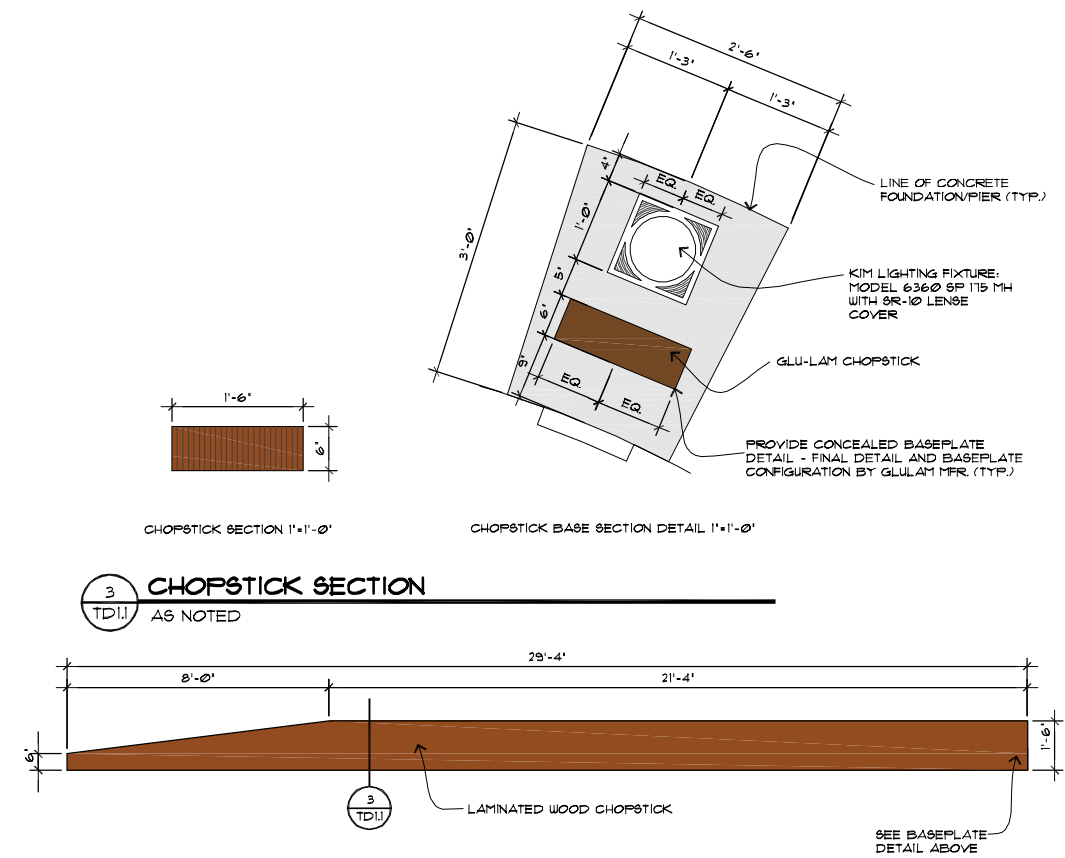
TD2.0



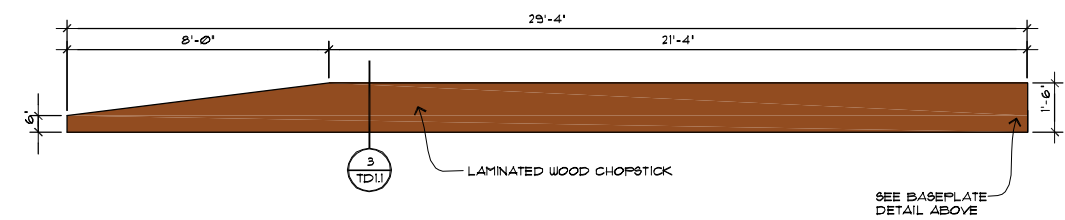
1 FRONT CHOPSTICK ELEVATION  
TD1.1 1/2" = 1'-0"



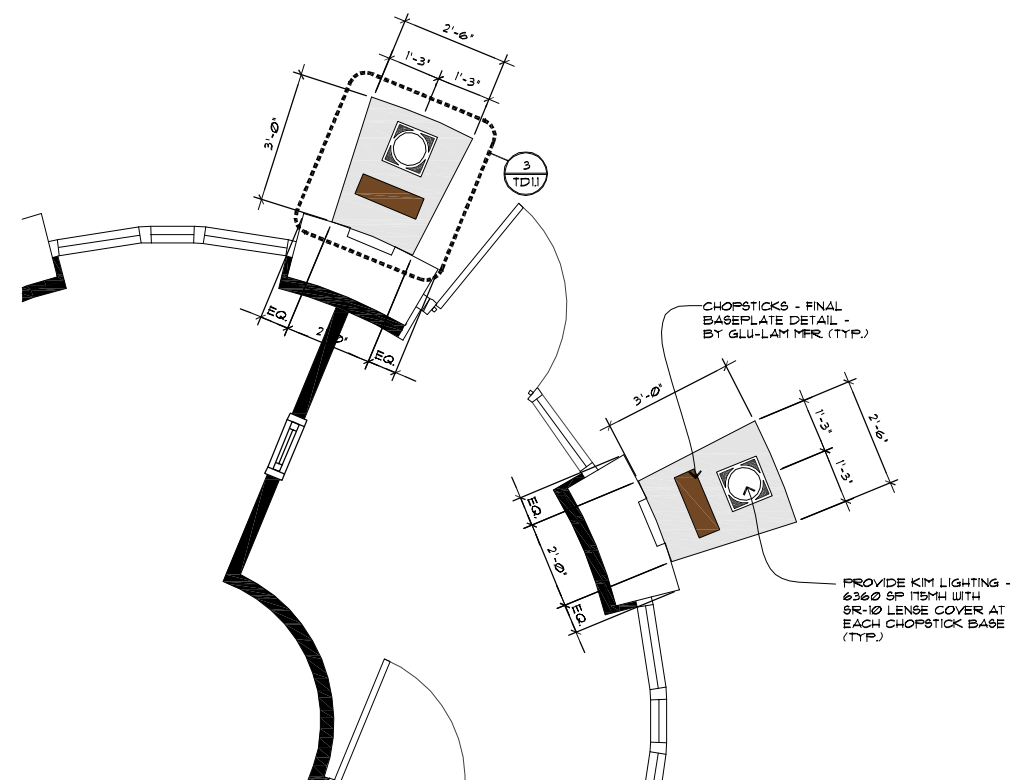
2 CHOPSTICK FOUNDATION DETAIL  
TD1.1 1/2" = 1'-0"



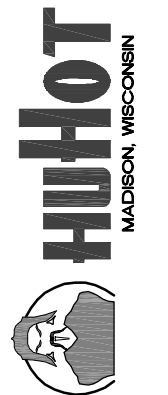
3 CHOPSTICK SECTION  
TD1.1 AS NOTED



4 GLU-LAM CHOPSTICK ELEVATION  
TD1.1 N.T.S.



5 CHOPSTICK BASE PLAN  
TD1.1 1/2" = 1'-0"



PROFESSIONAL SEAL:

PROJECT:  
HuHot-Madison  
LOCATION:

Madison, WI  
PREPARED FOR:  
HuHot Mongolian  
Grills, LLC

DATE	REVISION
8-29-08	HUHOT REVIEW
8-29-08	TRADE DRESS SET

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JF/SJ  
CHECKED BY:  
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EXTERIOR  
DETAILS

TD1.1

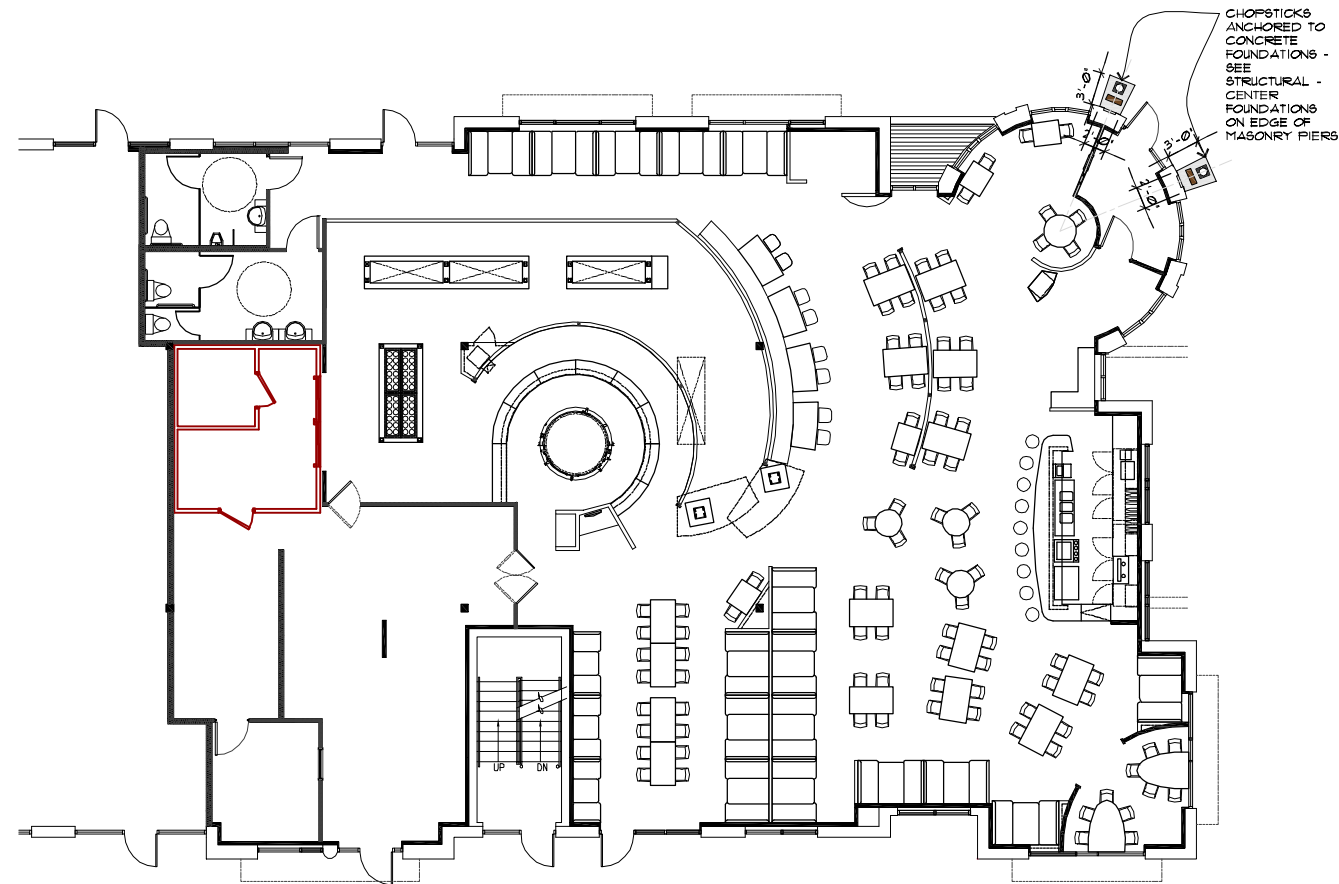




2 EXTERIOR SOUTH ELEVATION  
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3 CONCEPTUAL IMAGE OF CHOPSTICKS  
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1 FLOOR PLAN  
TD1.0 1/8" = 1'-0"



4 PROTOTYPE IMAGES  
TD1.0 NO SCALE

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PROFESSIONAL SEAL:

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LOCATION:

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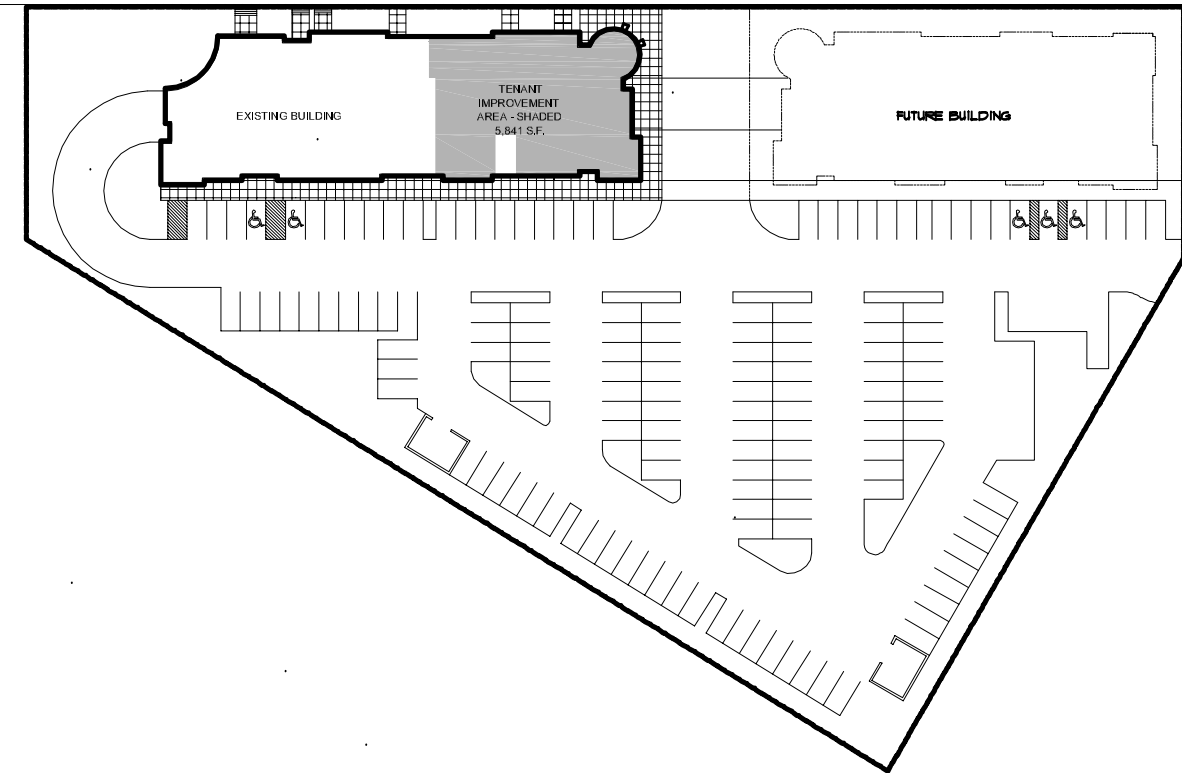
DATE	REVISION
8-29-08	HUHOT REVIEW
8-29-08	TRADE DRESS SET

DRAWN BY:  
JF  
CHECKED BY:  
PROJECT NO.  
08-018

EXTERIOR  
DETAILS

TD1.0

JUNCTION ROAD



MINOR ALTERATION TO AN APPROVED AND RECORDED SPECIFIC IMPLEMENTATION PLAN

MADISON, WISCONSIN

INDEX OF DRAWINGS

G1.0	COVER SHEET AND DRAWING INDEX
TD1.0	EXTERIOR DETAILS - OPTION 1
TD1.1	EXTERIOR DETAILS - OPTION 1
TD2.0	EXTERIOR DETAILS - OPTION 2
TD2.1	EXTERIOR DETAILS - OPTION 2

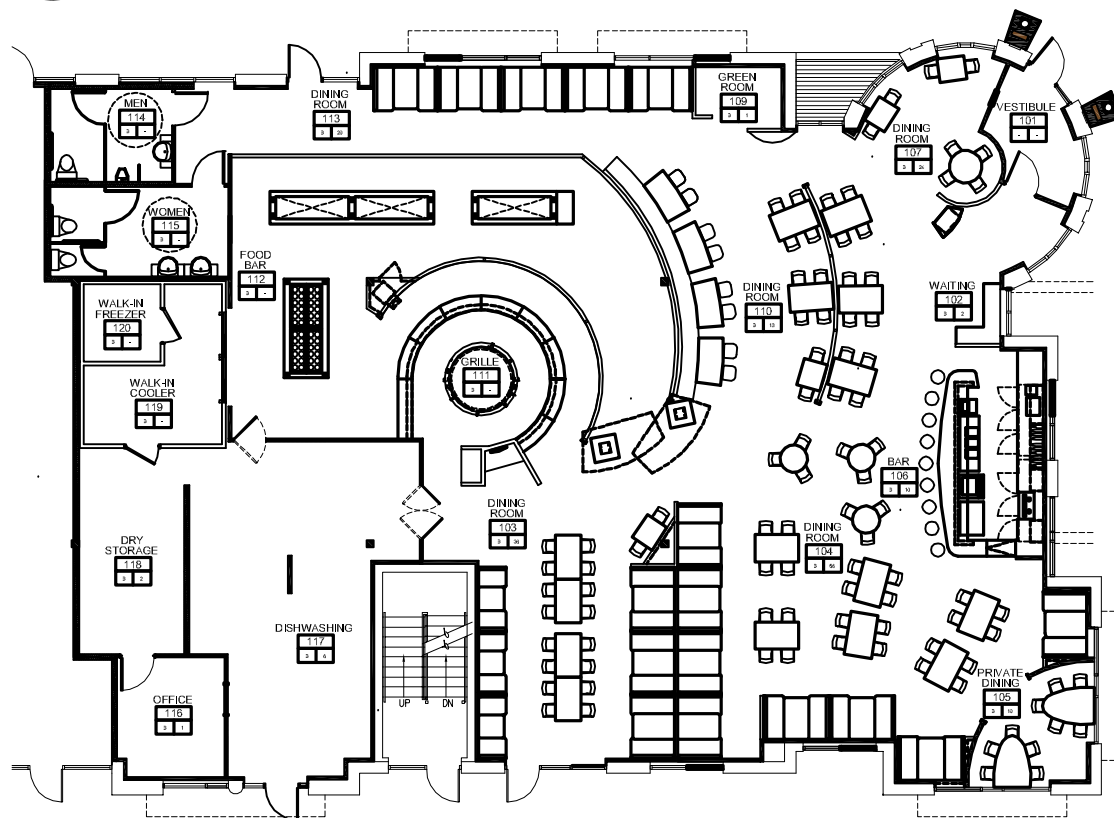
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PHONE: 406.251.4303  
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PROFESSIONAL SEAL:

2 SITE PLAN  
G1.0 1" = 50'-0"



ARCHITECT

BLUE DESIGN GROUP, LLC.  
STEVEN JAMROZ, AIA  
202 W. MAIN ST., (PO BOX 357)  
HORTONVILLE, WI 54944  
(920) 841-2583 FAX (920) 779-0521  
EMAIL: SJAMROZ.BDG@CHARTERINTERNET.COM

FRANCHISE CONTACT

HUHOT MONGOLIAN GRILLS, LLC  
ANDY VAP  
223 MAIN STREET  
MISSOULA, MONTANA 59802  
(406) 251-4303  
(406) 544-3174 (CELL)  
WEBSITE: WWW.HUHOT.COM  
EMAIL: AVAP@HUHOT.COM  
CONTRACTOR ONLINE RESOURCES AVAILABLE FROM ABOVE EMAIL ADDRESS

FOODSERVICE CONTACT

HIGH COUNTRY DESIGN AND CONSULTING  
MICHAEL MILES  
6682 FERGUSON AVENUE, SUITE 5  
BOZEMAN, MONTANA 59718  
(406) 522-7700 FAX (406) 522-7701  
EMAIL: TRACY@H-CDESIGN.COM  
MICHAEL@H-CDESIGN.COM

1 FLOOR PLAN  
G1.0 1/8" = 1'-0"

PROJECT:  
HuHot-Madison  
LOCATION:

Madison, WI  
PREPARED FOR:  
HuHot Mongolian  
Grills, LLC

DATE	REVISION
8-29-08	HUHOT REVIEW
8-29-08	TRADE DRESS SET
11-5-08	CONST. REVISION

DRAWN BY:  
SJ  
CHECKED BY:  
PROJECT NO.  
08-018

COVER SHEET  
DRAWING INDEX

NOVEMBER 11, 2008

G1.0

## Letter of Transmittal

**DATE:** November 11, 2008  
**JOB NO:** 08-018  
**RE:** UDC Submittal – Street Graphics Variance  
HuHot Tenant Build-Out  
610 Junction Rd., Ste. 101, Madison, WI

**TO:** **Department of Planning & Development**  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2984  
Madison, WI 53701-2984

### WE ARE SENDING:

QTY	DESCRIPTION
14 sets	11" x 17" reduced size drawings
1	UDC application
1	Written Explanation of the variance requested
1	Electronic Files on CD
1	Check for \$200 for Application Fee for Street Graphics Variance

### NOTES & REMARKS:

Please note that Locator Map, Site Plan, Scale Drawings of graphics, descriptions of materials and similar graphics are reflected in the attached drawing sets.

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**Steven J. Jamroz – AIA, NCARB, LEED® AP**

cc: File

■ P.O. Box 357 ■ 202 W. Main St.. ■ Hortonville, WI 54944 ■ Phone: (920) 841-blue ■ Fax: (920) 779-0521  
[sjamroz.bdg@charterinternet.com](mailto:sjamroz.bdg@charterinternet.com)



November 11, 2008

Department of Planning & Development  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2984  
Madison, WI 53701-2984

**Re: UDC Street Graphics Variance**  
City Center Junction – HuHot Tenant Build-Out  
610 Junction Rd. Ste. 101, Madison, WI

To Members of the Urban Design Commission

Please find outlined below a written explanation of the variance requested for the HuHot Tenant Build-Out, which is located within the City Center Junction project (previously approved by the City of Madison Department of Planning & Development). Also included, please find attached, the UDC variance application and related drawings.

The intent of the changes outlined in the drawings and further described below are related to building entry and architectural elements as they relate to the tenant build-out for HuHot Mongolian Grill. The proposed changes include the following; relocation of the main entry to the 'turret' location at the southeast corner of the building and the provision for architectural elements (chopsticks) that are located on foundations adjacent to the turret of the building.

- **Main Entry Relocation:** Per suggestive comments from the UDC, the Owner has decided to relocated the main entry to the restaurant to the southeast 'turret' location of the building. In moving this main entry to this location, it is hoped that the main entry will better serve the walking traffic and justify the location of architectural elements (chopsticks) at this location. The architectural elements are further described below.
- **Architectural elements:** Per suggestive comments from the UDC, the Owner has suggested architectural changes to the outside of the building that are in keeping with the comments from this committee from a previous UDC meeting. These changes, which involve architectural elements (chopsticks), are offered in a revised format for consideration and approval. Sheets TD1.0 and TD1.1 offer 1 option that depict chopsticks in a typical chopstick form. Sheets TD2.0 and TD2.1 offer another option that depict chopsticks in a typical chopstick form with conceptual chopstick sleeves on them. This is depicted in the form of a studwork framing with a hardiepanel sheathing. Both of these are options the Owner is considering for completion. It is hoped that both of these options will be acceptable to the UDC so that the Owner will have the ability to price out both options for final completion of the project.

**blue** design group, llc.

On behalf of the Owner, we respectfully ask that you consider our request for variance on the above mentioned items. We thank you in advance for your time and consideration on these issues. If there are any other items that you require or have any questions, please do not hesitate to contact me directly at (920) 841-2583.

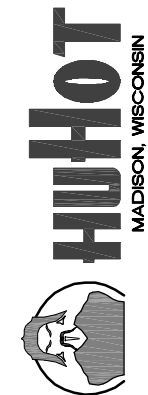
Respectfully,



Steven J. Jamroz, AIA, NCARB, **LEED® AP**  
**Owner/Partner, Blue Design Group, llc.**



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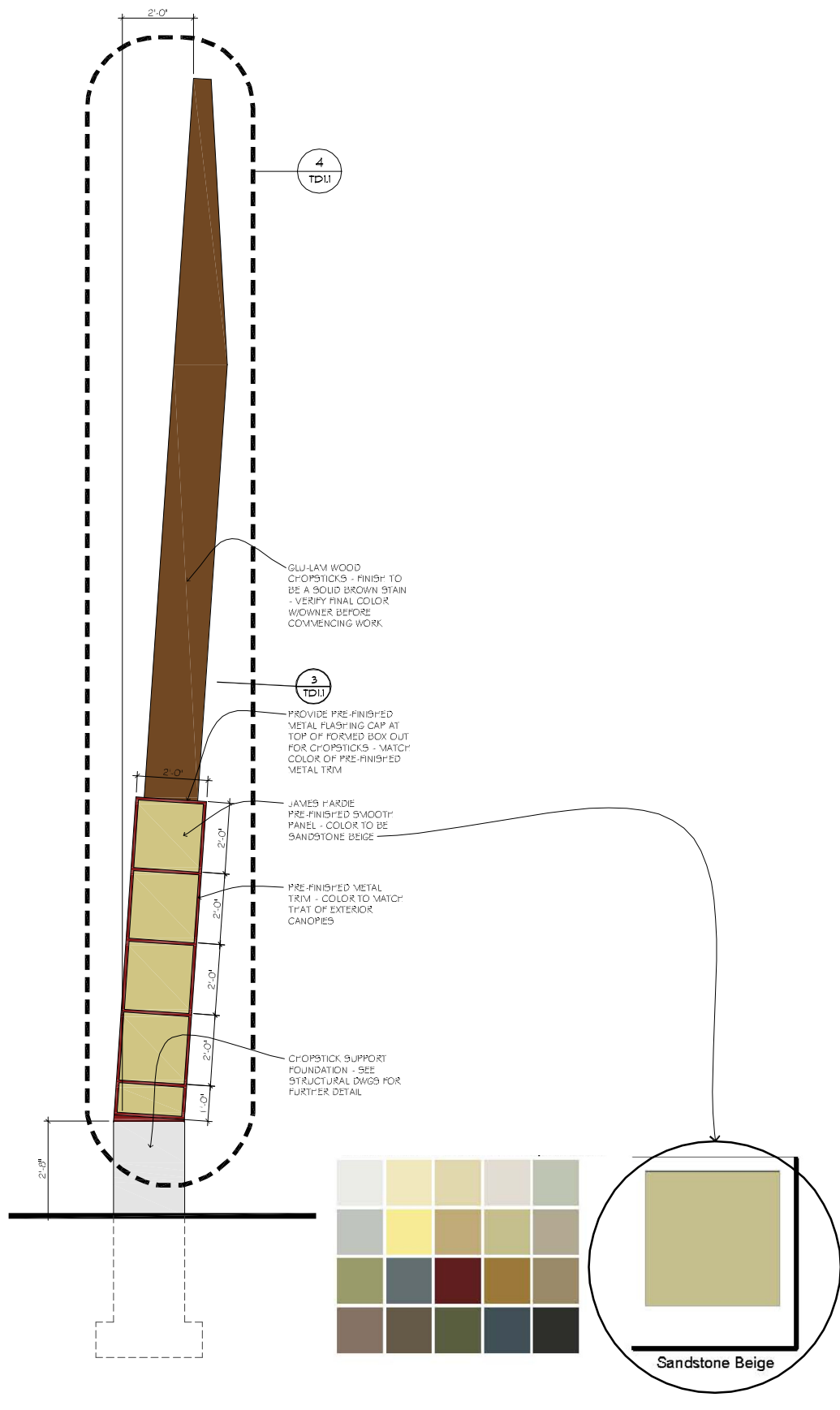
Madison, WI  
 PREPARED FOR:  
**HuHot Mongolian Grills, LLC**

DATE	REVISION
8-29-06	HUHOT REVIEW
8-29-06	TRADE DRESS SET

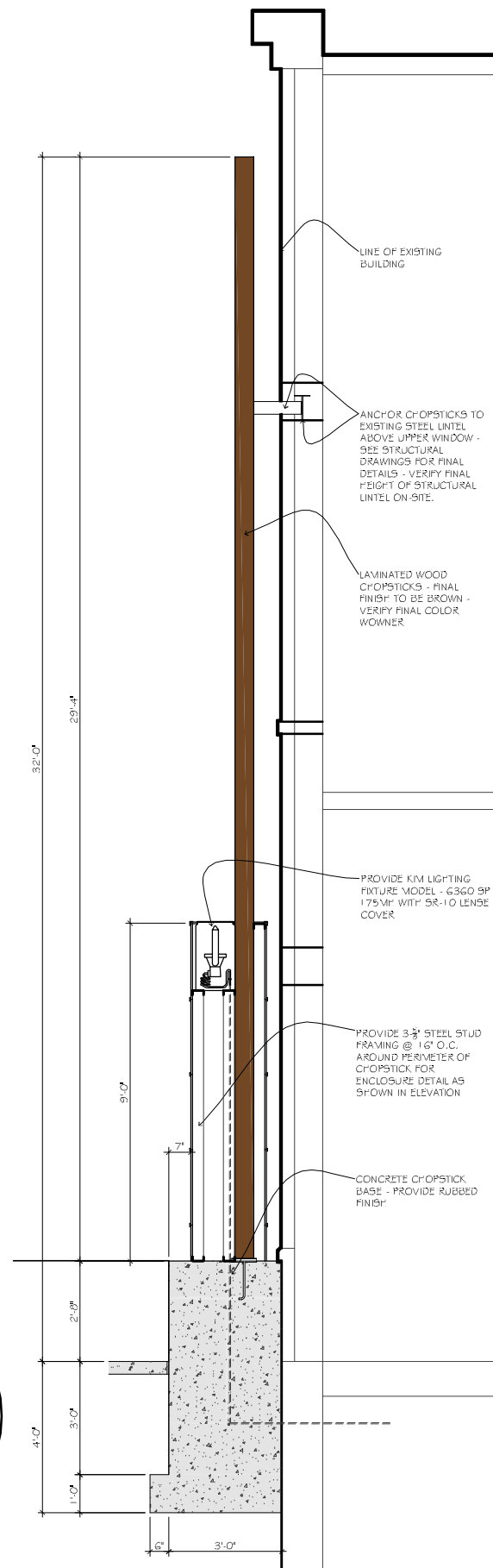
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**08-018**

EXTERIOR DETAILS

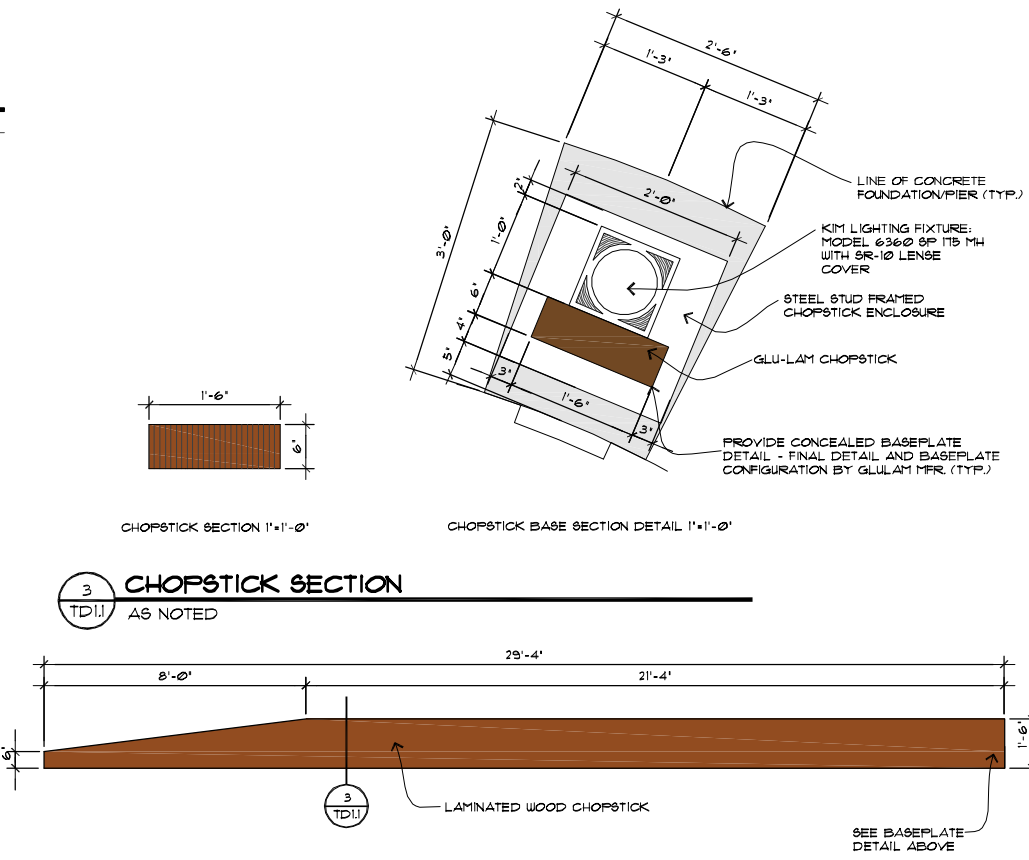
TD2.1



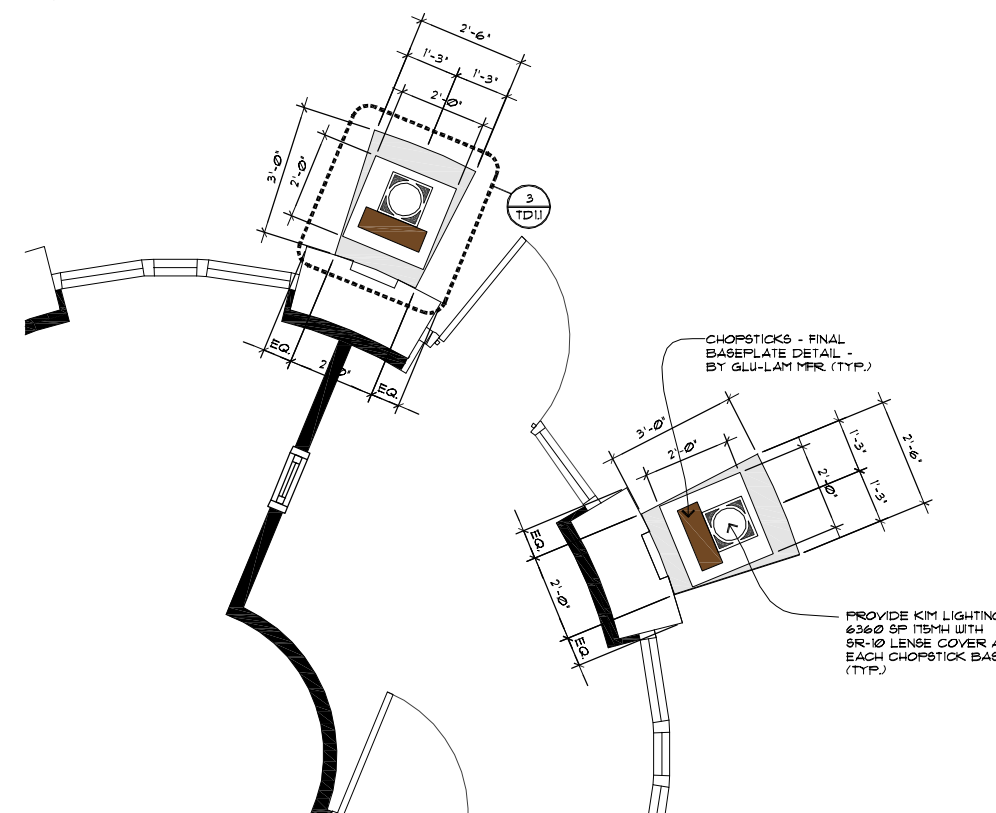
1 FRONT CHOPSTICK ELEVATION  
 TD11 1/2" = 1'-0"



2 CHOPSTICK FOUNDATION DETAIL  
 TD11 1/2" = 1'-0"



3 CHOPSTICK SECTION  
 TD11 N.T.S.



5 CHOPSTICK BASE PLAN  
 TD11 1/2" = 1'-0"