



Location
825 Jupiter Drive

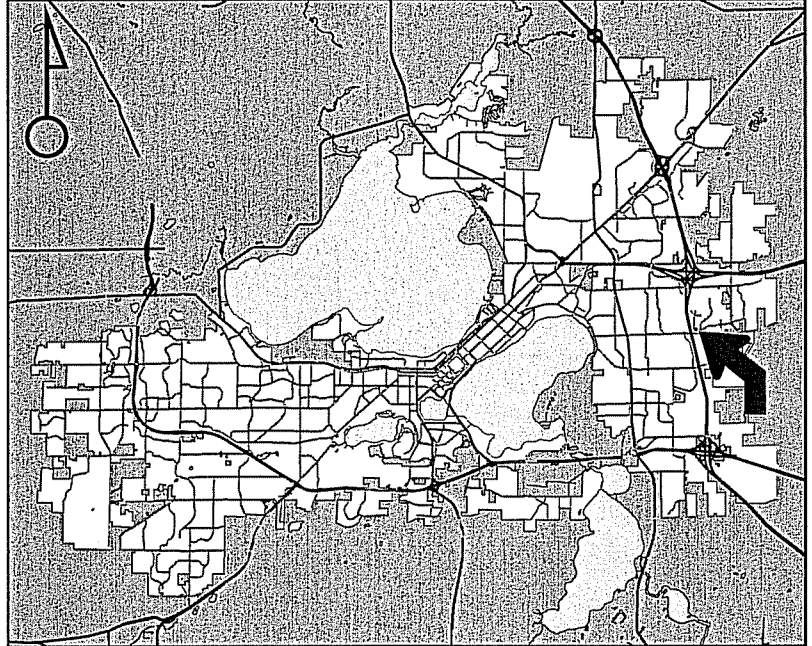
Applicant
801 Jupiter Drive, LLC/Gary P. Brink – Gary Brink and Associates, Inc.

From: PD To: Amended PD (GDP-SIP)

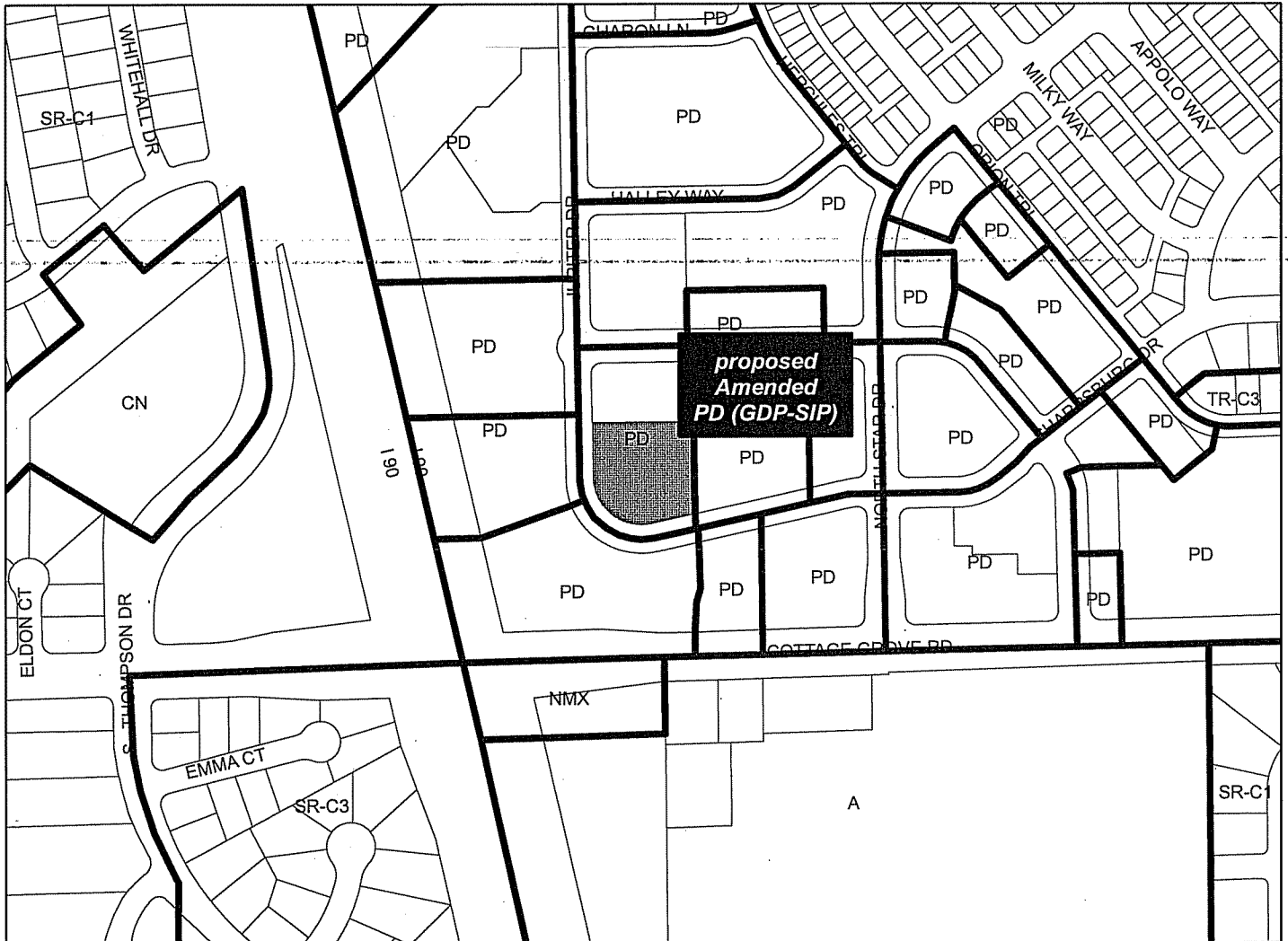
Existing Use
Vacant land

Proposed Use
Construct 37-unit apartment building

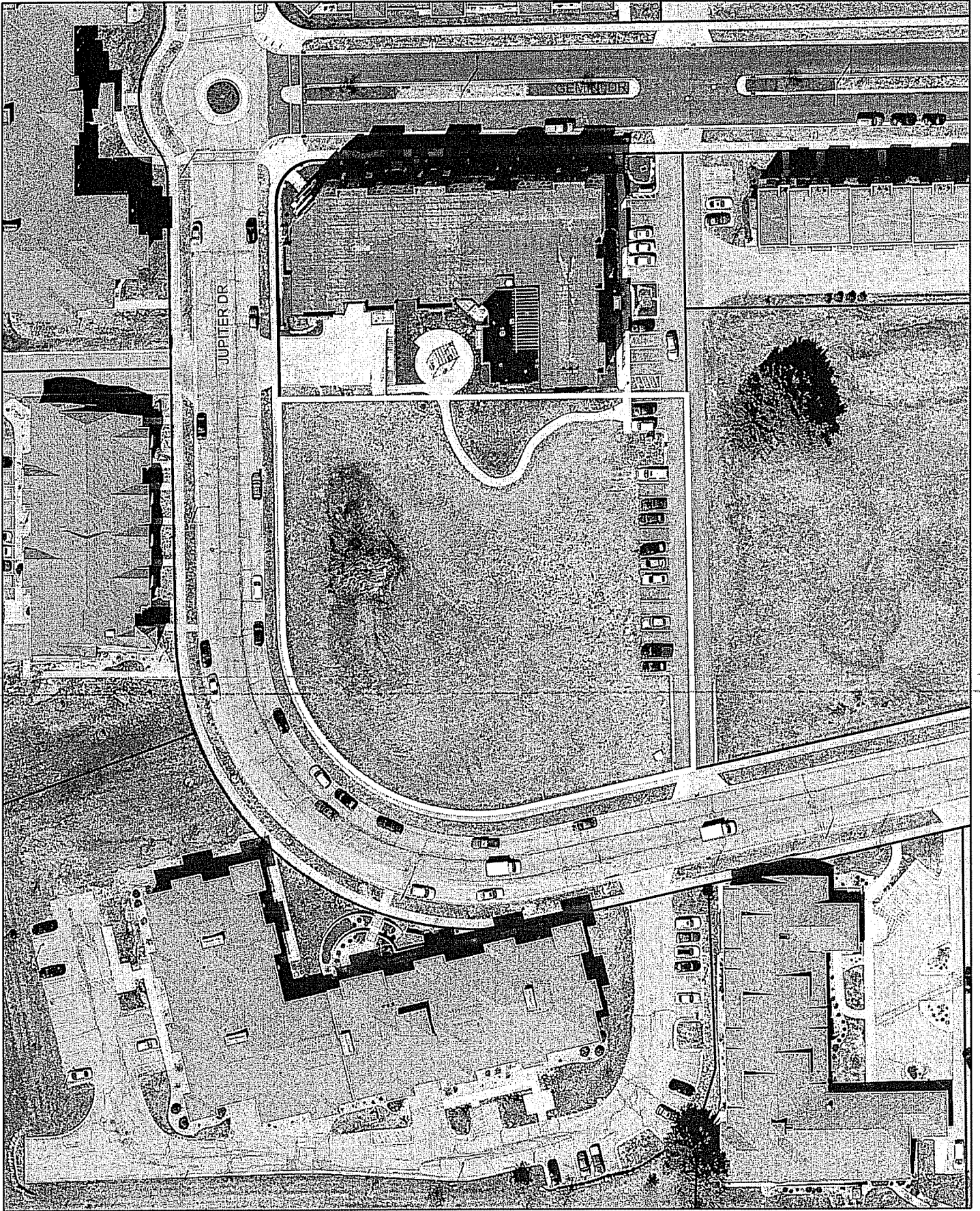
Public Hearing Date
Plan Commission
27 October 2014
Common Council
18 November 2014



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



Scale : 1" = 400'





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	<u>1500</u> Receipt No. <u>157589</u>
Date Received	<u>8/27/14</u>
Received By	<u>MSOP</u>
Parcel No.	0710-112-1803-1 <u>0710-112-1803-1</u>
Aldermanic District	<u>3 - CARE</u>
Zoning District	<u>PD</u>
Special Requirements	<u>NEAR NOISE POLLUTION</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input checked="" type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 825 Jupiter Drive
Project Title (if any): Lions Gate II

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: Jason & Kris Eckles **Company:** Avenue E. Properties, LLC
Street Address: P.O. Box 264 **City/State:** Cottage Grove/WI **Zip:** 53527
Telephone: (608) 575-2333 **Fax:** () **Email:** jasone@c21affiliated.com

Project Contact Person: Gary P. Brink **Company:** Gary Brink & Associates, Inc.
Street Address: 7780 Elmwood Avenue, Suite 204 **City/State:** Middleton/WI **Zip:** 53562
Telephone: (608) 829-1750 **Fax:** (608) 829-3056 **Email:** gary.brink@garybrink.com

Property Owner (if not applicant): 801 Jupiter Drive, LLC
Street Address: 3392 Brooks Drive **City/State:** Sun Prairie/WI **Zip:** 53590

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: 37-unit apartment building with underground parking. This will be the second building of a two building project under a previously approved GDP-SIP.

Development Schedule: Commencement December 2014 Completion August 2015

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 ½ 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:
7/24/14 Lauren Cnare & 7/24/14 McClellan Park Neighborhood Association

→ 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: Kevin Firchow Date: 8/21/14 Zoning Staff: Pat Anderson Date: 8/21/14

APPLICANT: AVENUE E PROPERTIES, LLC Jason Eckles JASON ECKLES

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

Name of Applicant Wingate Clapper Relationship to Property: Offer to Purchase

Authorizing Signature of Property Owner David Baehr Date 8-25-2014

David Baehr, David Baehr, Member POI Jupiter Drive LLC



August 27, 2014

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King, Jr. Blvd
PO Box 2984
Madison, WI 53701-2984

Re: Zoning Map Amendment
Letter of Intent for Lions Gate II – 825 Jupiter Drive

Dear Matt:

This is our Letter of Intent (Zoning Map Amendment) for the property located at 825 Jupiter Drive. The Developer, Avenue E Properties, LLC, is planning to develop a new three story (four-level) apartment building at this location including 37 apartment units with underground parking.

Lions Gate II Project Overview

The gross area of the new building is 41,755 square feet. The lot area is 58,102 square feet, with a building footprint of 14,125 square feet.

There are provisions for (51) parking stalls and (44) bicycle stalls as indicated below:

- Parking Stalls: (38) underground and (13) surface.
- Bicycle Stalls: (40) underground and (4) exterior visitor.

Trash and recyclable storage are in the underground parking level.

The new structure will house 37 apartment units with a unit mix as indicated below.

<u>Unit size</u>	<u>Qty Units</u>	<u># of bedrooms</u>
(1) Bedroom	15	15
(1) Bedroom w/Den	2	2
(2) Bedroom	20	40
Total	37	57

The development schedule calls for new construction starting December 2014 with a scheduled completion in August, 2015.

The people involved in the project are as follows:

Owner/Developer:

Avenue E. Properties, LLC
P.O. Box 264
Cottage Grove, WI 53527
Contact: Jason Eckles
E-mail: jasone@c21affiliated.com
Phone: 608-575-2333

Architect:

Gary Brink & Associates, Inc.
7780 Elmwood Avenue, Suite 204
Middleton, WI 53562
Contact: Gary Brink
E-mail: gary.brink@garybrink.com
Phone: 608-829-1750

Civil/Site Engineer:

Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Contact: Ryan Quam
E-mail: rquam@quamengineering.com
Phone: 608-838-7750

Landscape Designer:

Landscape Architect, LLC
13 Red Maple Trail
Madison, WI 53717
Contact: Paul Skidmore
E-mail: paulskidmore@tds.net
Phone: 608-826-0032

Lighting Design:

Enterprise Lighting, Ltd.
2007 Pewaukee Road
Waukesha, WI 53188
Contact: Kristen Roth Briggs
E-mail: kroth@enterpriselighting.com
Phone: 608-262-2700

We are projecting that the cost of the new building will be approximately \$3,700,000. The current value of the land is \$348,000.

Please refer to the attached plans for additional information.

Sincerely,

Gary P. Brink
President

PROPOSED ZONING TEXT: GDP/SIP

825 JUPITER DRIVE

MADISON, WI

August 27, 2014

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

Lot 2 of CSM 12933 as recorded in Document 4670781, Volume 82, Page 188 in the City of Madison, Dane County, Wisconsin. This parcel contains 58,102 sq. ft. – 1.33 acres.

A. Statement of Purpose: The Neighborhood Center Residential District of Grandview Commons GDP is established to allow for the construction at 825 Jupiter Drive with the following program:

Building Area:

Underground Parking Garage:	14,259 s.f. (not included in floor area ratio)
1 st Floor:	14,125 s.f.
2 nd Floor:	14,125 s.f.
3 rd Floor:	<u>13,505 s.f.</u>
Total New Construction:	56,014 s.f.

Apartments: 37

Bedrooms: 57

Auto Parking: (38) underground stalls & (13) surface stalls.

Bicycle Parking: (40) underground stalls & (4) exterior visitor stalls.

B. Permitted Uses:

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above.

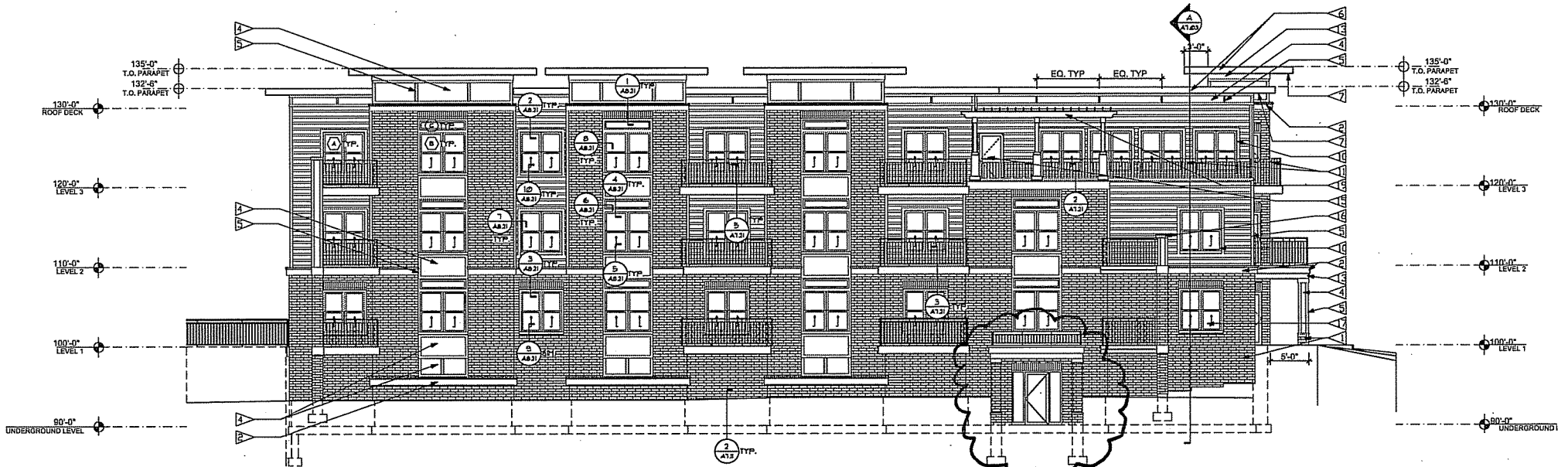
C. Lot Area: 58,102 s.f.

D. Floor Area Ratio:

1. Floor area ratios will be: $41,755/58,102 = .719$
2. Maximum building height shall be as limited to 45 feet as defined in the GDP; the height of the structure is identified on submitted architectural plans.

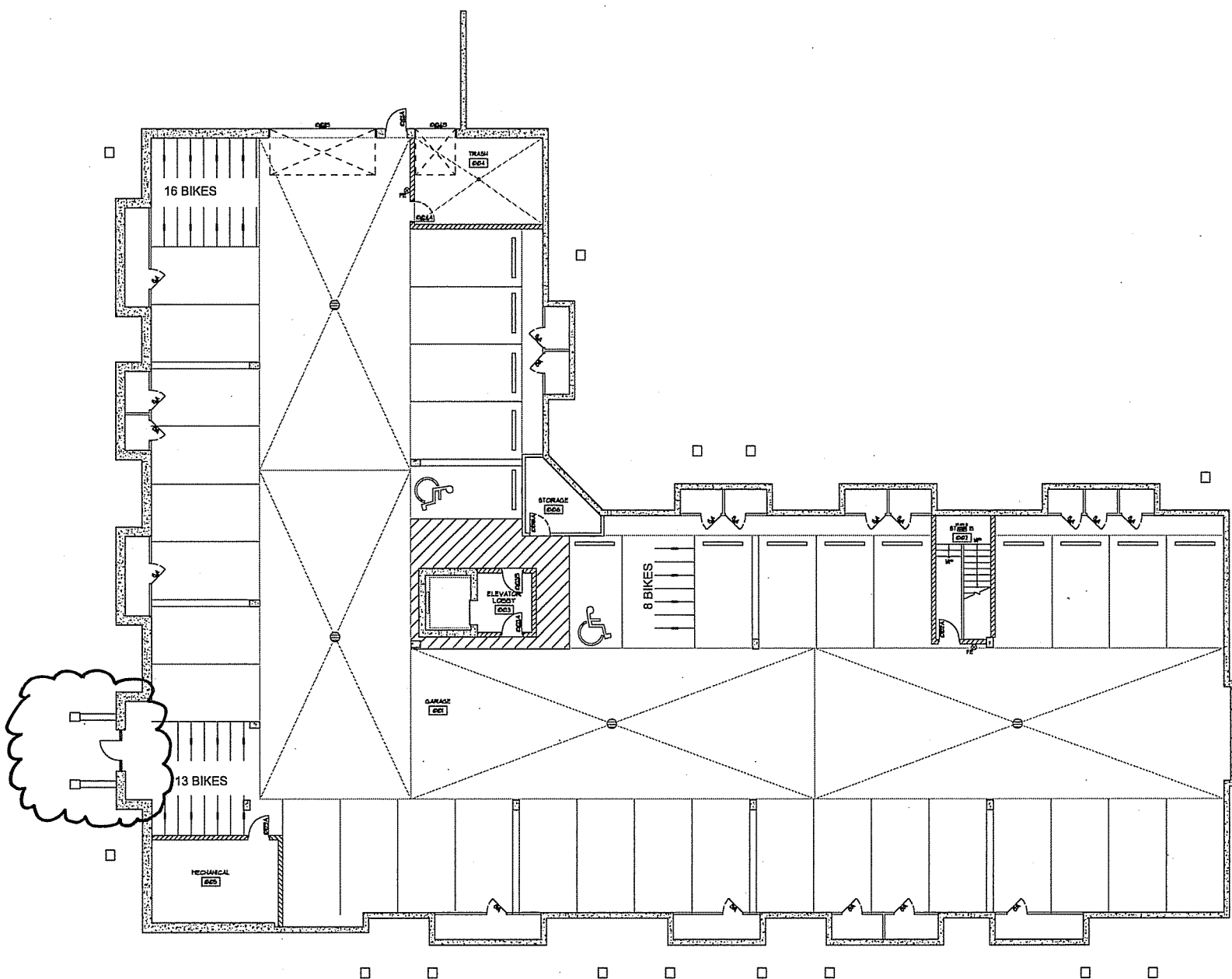
- E. Yard Area Requirements:** Yard areas will be provided as shown on the submitted site plan and landscape plan and as outlined in the Neighborhood Center Residential District of Grandview Commons GDP.
- F. Landscaping:** Site Landscaping will be provided as shown on final approved landscape plan.
- G. Accessory Off-Street Parking & Loading:** Accessory off street bicycle and automobile parking will be provided as shown on the site and floor plans.
- H. Lighting:** Site Lighting is provided as shown on the submitted lighting plan.
- I. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the Neighborhood Center Residential District of Grandview Commons GDP as approved by the Urban Design Commission and/or its Designee (Secretary)
- J. Family Definition:** The family definition of this GDP-SIP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. Alterations and Revisions:** No alteration or revision to this planned unit development shall be permitted unless approved by the City Plan 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 Plan Commission.
- L. Sanitary and Water:** All sanitary and water lines in the public right-of-way shall be built/installed per City of Madison plans and standards.

5

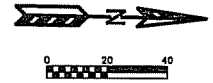
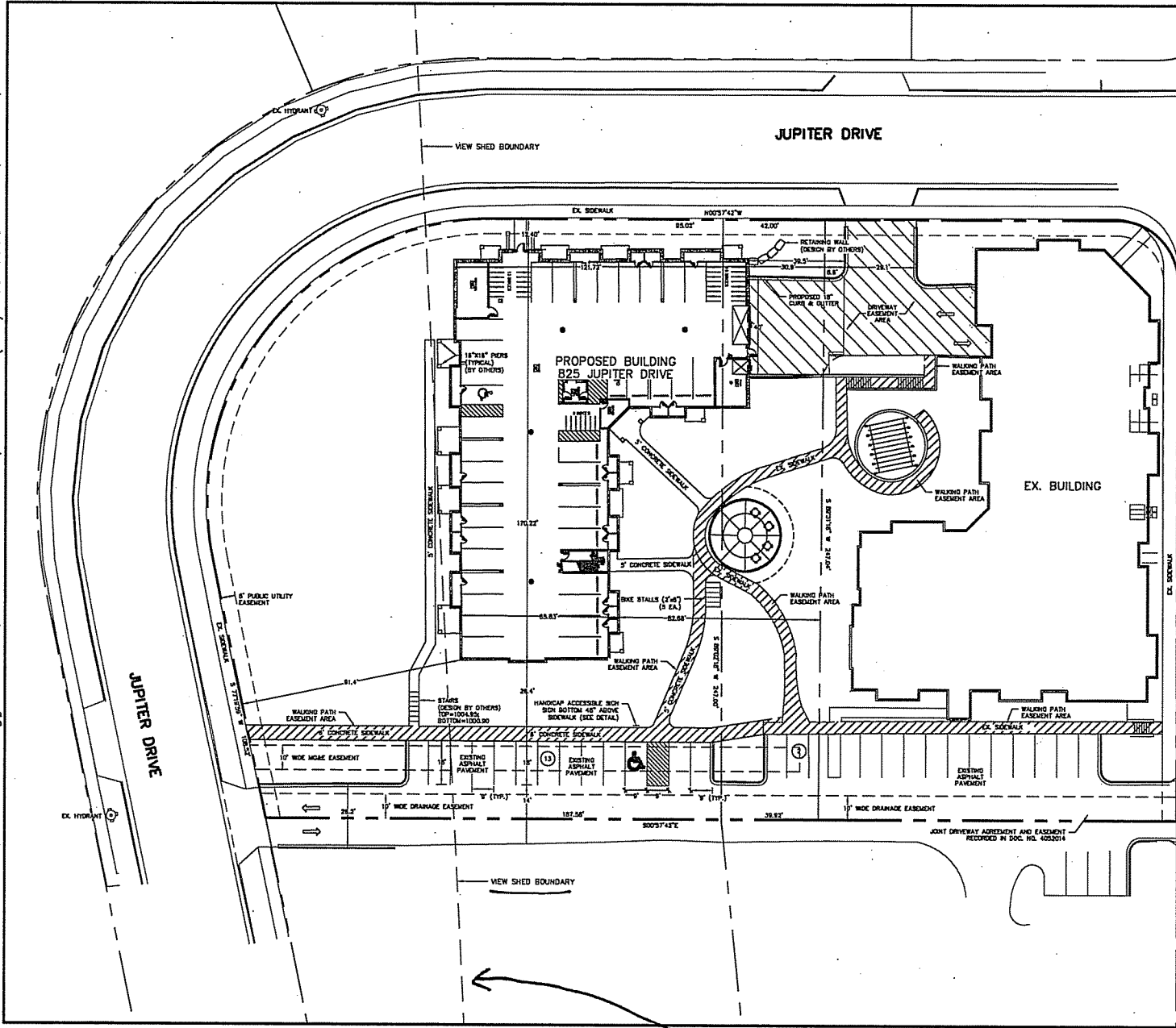


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

REVISED ELEVATION
(SHOWING GROUND LEVEL DOOR)



REVISED



DUMPSTER NOTE
 THERE WILL BE NO DUMPSTER POSITION ON THE SITE AND THE GARBAGE REMOVAL WILL BE MANAGED WITHIN THE BUILDING.

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address: 825 Jupiter Drive, Madison, WI
 Site acreage (total): 1.111 Acres

Number of buildings: 2
 Building height: 24.00 FT (BASE TO FINISH FLOOR)
 FPS type of construction (see structure or section): SA
 Total square footage of building: 11,725 sq. ft.
 Total square footage of garage: 11,529 sq. ft.

Use of property: GARAGE/DRIVE
 Gross square feet of lot: 4,774
 Gross square feet of paved area: 3,774
 Number of employees in production: 374
 Number of employees in production: 374
 Capacity of restaurant/office of necessary: 374

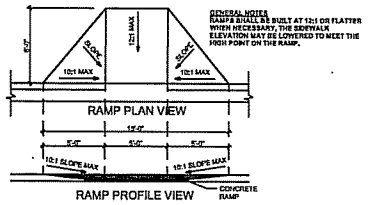
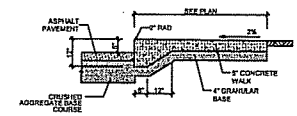
Number of bicycle stalls shown: 8
 Number of Parke stalls: 8

Item	Count
Small Car	0
Large Car	14
Accessories	1
Truck	15

Number of trees shown: (See Landscape Plan)



HANDICAP ACCESSIBLE SIGN DETAIL



LIONS GATE II @ GRANDVIEW COMMONS
 PRELIMINARY PROPOSED SITE PLAN
 DATED: OCTOBER 22, 2014 **C1.2**

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

PROTECTED VIEW SHED EXHIBIT