

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

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

DATE SUBMITTED: <u>3.9.11</u>	Action Requested <input type="checkbox"/> Informational Presentation <input checked="" type="checkbox"/> Initial Approval and/or Recommendation <input type="checkbox"/> Final Approval and/or Recommendation
UDC MEETING DATE: <u>3.16.11</u>	

PROJECT ADDRESS: 677 SOUTH SEWER ROAD

ALDERMANIC DISTRICT: ALD TWIN

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

JOHN WALSH, SHONA WEBER - TJS VENTURES, LLC JOHN BIENO TJK DESIGN BUILD

5201 EAST TERRACE DR, SUITE 375 634 WEST MAIN STREET

MADISON, WI 53718 MADISON, WI 53703

CONTACT PERSON: JOHN BIENO TJK DESIGN BUILD

Address: 634 WEST MAIN STREET

MADISON WI 53703

Phone: 608.257.1090

Fax: 608.257.1092

E-mail address: JBIENO@TJKDESIGNBUILD.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.



DESIGNBUILD

634 W. Main Street  
Madison, WI 53703  
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February 23, 2011

Mr. Alan Martin  
Secretary, Urban Design Commission  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison WI 53701

RE: Letter of Intent  
PUD-GDP-SIP  
677 South Segoe Road  
Madison WI

Dear Mr. Martin:

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

**Organizational structure:**

Owner: TJS Ventures, LLC  
5201 East Terrace Drive, Suite 375  
Madison, WI 53718  
608-244-7012  
Contact: John Walsh

Architect: TJK Design Build Inc  
634 West Main Street  
Madison WI 53703  
608-257-1090  
608-257-1092 fax  
Contact: John J Bieno  
jjbien@tjkdesignbuild.com

Engineer: D'Onofrio Kottke and Associates  
7530 Westward Way  
Madison WI 53717  
608-833-7530  
608-833-1089 (F)  
Contact: Bruce Hollar

Landscape Design: Richard Slayton  
821 West Lakeside Street  
Madison, WI 53715  
608-251-6132  
Contact: Richard Slayton

## **Introduction:**

The proposed site is located at the intersection of Segoe and Odana Roads on the west side of Madison. The site is approximately 71,640 SF in size and contains an existing 2-story office building. It was formally under the control of a not for profit organization and the deferred maintenance of the structures is escalating.

## **Deconstruction:**

This proposed development envisions the deconstruction of a 2-story office building. This would also include the associated sidewalk and paved areas. Inspections of the property has been made by the development team. They have concluded that the structure is beyond the capacity of any reasonable rehabilitation for this development. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the buildings and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures the zoning codes purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the demolition standards are met.

## **Context**

### **Neighborhood**

The surrounding neighborhood to the South and to the East are predominantly single family homes. These homes range in construction times from roughly the mid 1950's through the 1970's. There is some multi-family housing located directly to the North-east of the property. This multi-family housing was completed somewhere in the mid twentieth century. To the West of the property is a new planned commercial development for a proposed Hy-Vee Grocery Store. While construction has not started on this development it is anticipated to start before construction on our project. There is a green space to the North of our property and condominiums further to the South behind single family homes. There is a substantial grade fall on the site that needs to be accommodated for during construction. After several meetings with the neighborhood group and reviewing some of the site plan options with them they gave tremendous feedback and input into the project. Some of their suggestions were to include a pedestrian lane along the Eastern edge of the property. They also mentioned that their plan wanted to limit the height of the building to three stories and that the vehicular access connecting both Segoe and Odana Roads would be a nice amenity to the project and its users. It is also the recommendation according to their neighborhood plan for 16 unit per acre. The comprehensive plans calls for a much higher density as well as for this site to be utilized as a planned commercial site that is both friendly to pedestrians and vehicular access. A bus stop is located along Odana Road.

## **Development**

This proposed project is a multi-family development in line with a comprehensive plan for the City of Madison. It is designed to have market rate apartments with a combination of efficiencies, 1, 2, efficiency loft, 1 bedroom loft and 2 bedroom loft units. There is enough parking underground for vehicles and as many as 80 bicycle and moped storage spots. In order to make way for the development a 1960's era office building which is inadequate for an adaptive reuse would be raised for the project. This development would bring this site into the tax rolls and the benefits of the City of Madison as the previous owner had tax exempt status. This highly visible site on an under utilized lot would be locally owned and managed.

## **Site**

While the neighborhood plans calls for a three story building with light density it also calls for a different use of the commercial development directly to the West. Because of this we see our site as an opportunity to step down from the commercial to the residential. Because of this and because of the mass of the proposed development to the West we are looking to utilize a three to four story building that steps up from the corner and down to the residential neighborhood. We have also incorporated pedestrian links as well as a strong pedestrian access at the intersection. We have pushed the development as close to the intersection of Segoe and Odana as possible trying to leave enough room to accommodate a future reworking of the intersection. A landscape buffer and soft undulating pedestrian link is along the Eastern edge. Planters are incorporated at the building base to help accommodate the grades as well as soften the architectural impact as it meets the ground.

## **Architecture**

The stepped planters and pedestrian link at the intersection of Segoe and Odana Roads created an inviting area that can be used for outdoor activities as well as community get-togethers. Pedestrian access into the residential side is from multiple locations along both Segoe Road and the parking lot. First floor residences on both sides would have direct access to the outdoors. Extensive use of porches and outdoor spaces are incorporated into the entire development. The balconies have been incorporated into the architecture adds texture and interest to the building massing. Further breakup has been incorporated into the varied use of materials, textures, and undulations. Horizontal character has been accented with a consistent use of banding, materials, window lines, and accents. All vertical masses have been broken up with the stepping of the building mass to accommodate a varied internal layout and style of apartments. We believe the overall composition of the development engages both the desire of the neighborhood, the City's comprehensive plan, site construction and the needs of the developer. The project adds drama to the intersection and is a good utilization of the site..

## **Project Schedule**

It is anticipated that construction of the SIP phase will start in the Summer of 2011 and will be completed in the Spring of 2012.

## **Social and Economic Impact**

This development will have a positive social and economic impact. The development will substantially increase the city's tax base on an infill site with minimal if any increased cost to the city. The redevelopment will provide new work-force housing on the West side while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J. Bieno, AIA  
TJK Design Build Inc.

# **ZONING TEXT**

February 23, 2011

## **677 South Segoe Road**

677 South Segoe Road  
Madison, WI

### **Legal Description**

677 South Segoe Road, Block 2 of Westgate

### **Statement of Purpose**

This Zoning District is established to allow for the construction of a multi-family residential development with 64 dwelling units, 40 surface parking stalls and 54 underground parking stalls.

### **Permitted Uses**

- Residential uses as allowed in the R-2 district pursuant to Chapter 2803 (2) of the Madison General Ordinance.
- Accessory uses to the above uses, including but not limited to accessory parking and home occupations as defined in Chapter 28 of the Madison General Ordinances.

### **Lot Area**

As shown on approved plans

### **Building Bulk and Placement**

- Floor area ratio is shown on approved plans.
- Building height is shown on approved plans.
- Yard area will be provided as shown on approved plans.

### **Landscaping**

- Site and planter landscaping will be provided as shown on approved plans.

### **Parking Management**

- Underground parking is for use by contracted residents of this property. Parking agreements are part of a lease agreement. See Exhibit A.
- Surface parking is for guests and residents of the development. No overnight parking will be permitted unless prior approval has been received from the landlord.
- Accessory off street parking and loading will be provided as shown on approved plans.

### **Trash Removal**

- Trash removal will be provided by private contractor. It is the tenant responsibility to transport garbage from unit/rental space to enclosed trash area underneath the building. Collections from landlord trash area will be on a regular scheduled basis.

### **Snow Removal**

- Snow removal will be provided by private contractor. Small events and snow accumulation will be handled on site. Determination of snow removal schedule is the responsibility of the landlord. Accumulation exceeding the capacity of the site will be hauled away.

### **Lighting**

- Site lighting will be provided and shown on approved plans.

### **Signage**

- Signage shall be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 Zoning District. Signage shall be approved by the Urban Design Commission. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations. Signage will be allowed as recorded on the approved plans and Exhibit E.

### **Alterations and Revisions**

No alteration or revision of 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.

EXHIBIT A

ADDENDUM TO RESIDENTIAL LEASE  
677 South Segoe Road

PARKING CONTRACT

OWNER/MANAGER: \_\_\_\_\_

LOT LOCATION: \_\_\_\_\_ PARKING TAG # \_\_\_\_\_

NAME: \_\_\_\_\_ UNIT # \_\_\_\_\_

CELL PHONE: \_\_\_\_\_ WORK PHONE: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PAYMENTS: If parking is included in your apartment lease, payments must be current for parking pass to be valid.

TERMS OF CONTRACT: \_\_\_\_\_ TO \_\_\_\_\_

INCLUDED IN LEASE: \_\_\_\_\_ PREPAID: \_\_\_\_\_

CHECK#: \_\_\_\_\_ DATE PAID: \_\_\_\_\_ AMOUNT: \_\_\_\_\_

**I have read and received a copy of the Parking Rules & Regulations and Parking Contract and understand both.**

\_\_\_\_\_  
Landlord/Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

-----  
DATE PARKING TAG PICKED UP: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_



DESIGNBUILD

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**DATE:** February 9, 2011

**FROM:** Timothy J. Kritter, P.E., AIA  
TJK Design Build, Inc.  
634 W. Main Street  
Madison, WI 53703

**RE:** **677 S Segoe Road  
Schedule for Development - Revised**

Contact Alderperson	11/05/09
Preliminary Zoning Meeting	12/04/10
Notice of Demolition	12/07/10
DAT Meeting	01/21/10
Neighborhood Board Meeting	02/23/10
Neighborhood Board Meeting	03/23/10
Neighborhood Board Meeting	09/13/10
Urban Design Informational Submittal	09/15/10
Urban Design Informational Meeting	09/22/10
Neighborhood Meeting	01/23/11
Urban Design Initial Submittal	02/23/11
Plan Commission Submittal	03/16/11
Urban Design Initial Meeting	03/16/11
Urban Design Final Submittal	04/06/11
Urban Design Final Meeting	04/27/11
Planning Commission	05/02/11
Common Council	05/17/11
Zoning Submittal	05/18/11
Bid Project (Approx.)	05/24/11
Finalize Zoning/City Requirements (Approx.)	06/01/11
Finalize Pricing (Approx.)	06/08/11
Construction (Approx.)	06/17/11
Substantial Completion (Approx.)	03/15/12



PROPOSED FACILITY FOR:

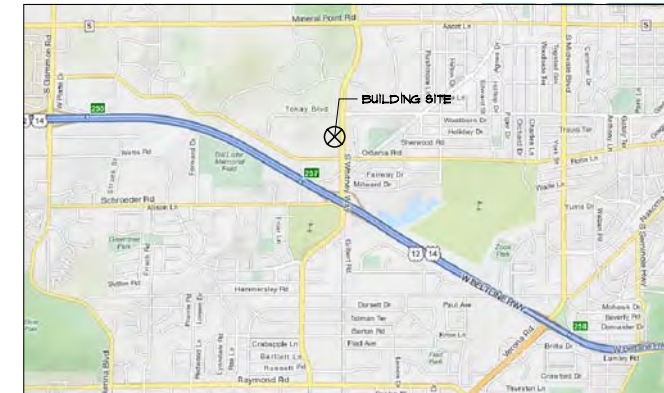
# TJS VENTURES, LLC

677 SOUTH SEGOE ROAD  
TOWN OF MADISON, WISCONSIN

**TJK** TJK Design Build  
634 West Main Street  
Madison, WI 53703  
**DESIGN BUILD** 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

- C-1.1 SITE/LANDSCAPE PLAN
- C-1.2 EXISTING SITE PLAN
- C-1.3A PLANTING PLAN
- C-1.3B PLANT SCHEDULE
- C-1.4 GRADING AND UTILITY PLAN
- A-1.1 PARKING AND FIRST FLOOR PLAN
- A-1.2 SECOND AND THIRD FLOOR PLAN
- A-1.3 FOURTH FLOOR AND LOFT PLAN
- A-2.1 EXTERIOR ELEVATIONS



SITE LOCATION MAP



EXISTING SITE PHOTO



LOOKING EAST FROM EXISTING SITE

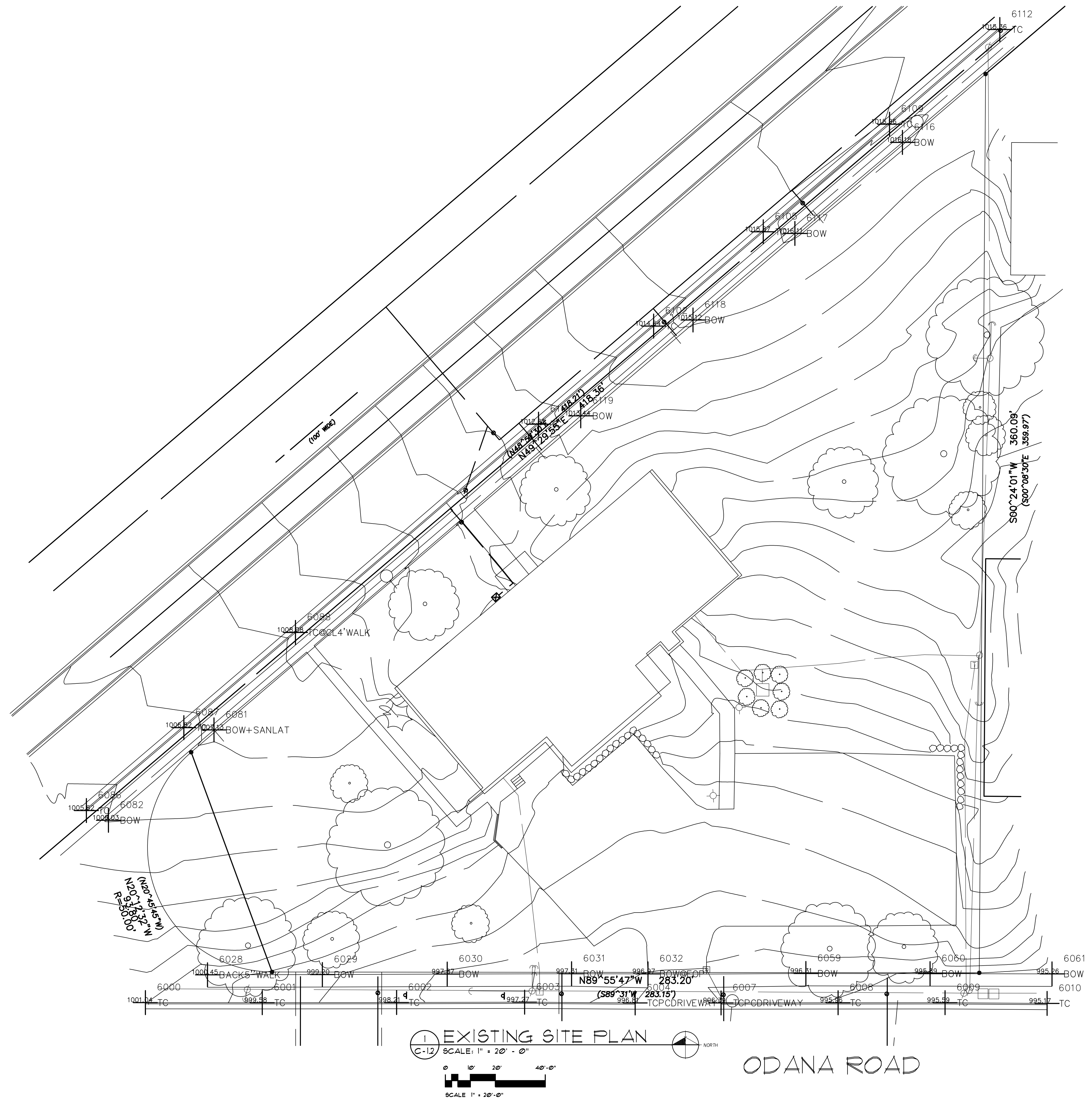


LOOKING SOUTH FROM EXISTING SITE



**1 SITE PLAN**  
C-11 SCALE: 1" = 20' - 0"  
0 10' 20' 40' - 0"  
SCALE 1" = 20' - 0"  
NORTH

ODANA ROAD



1 EXISTING SITE PLAN  
 C-12 SCALE: 1" = 20' - 0"  
 NORTH  
 SCALE 1" = 20'-0"  
 0 10' 20' 40'-0"

ODANA ROAD



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PROPOSED FACILITY FOR:  
**SEGOE ROAD DEVELOPMENT**  
 611 SOUTH SEGOE ROAD  
 MADISON, WISCONSIN

C-12  
 02.23.11

REV DATE

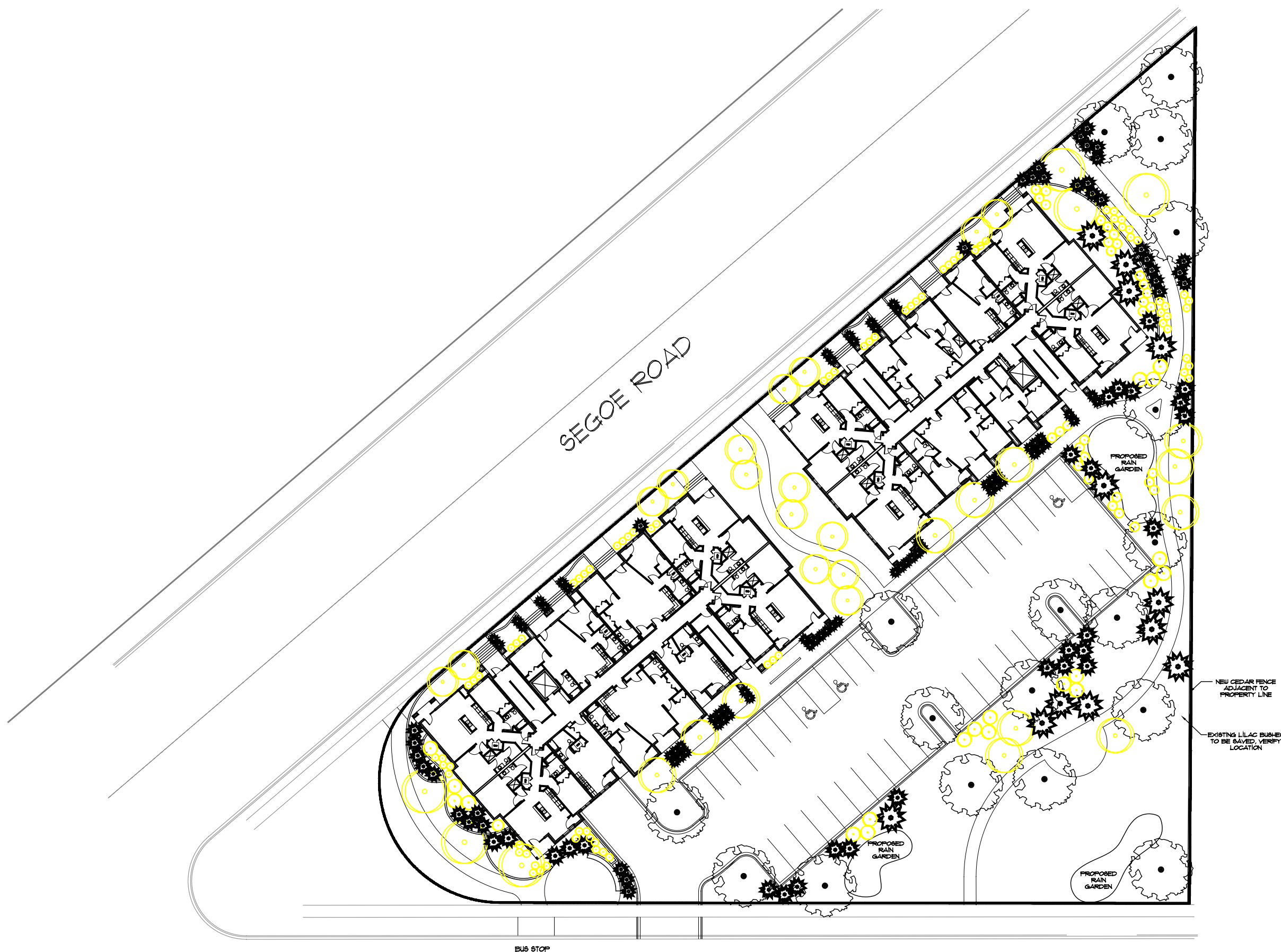
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PROPOSED FACILITY FOR:  
**SEGOE ROAD  
DEVELOPMENT**  
6711 SOUTH SEGOE ROAD  
MADISON, WISCONSIN

**C-13A**

03.111



**1 PLANTING PLAN**  
C-13A SCALE: 1" = 20'  
SCALE 1" = 20'



ODANA ROAD

SEGOE ROAD

BUS STOP

NEW CEDAR FENCE  
ADJACENT TO  
PROPERTY LINE

EXISTING LILAC BUSHES  
TO BE SAVED, VERIFY  
LOCATION

PROPOSED  
RAIN  
GARDEN

PROPOSED  
RAIN  
GARDEN

# PLANT SCHEDULE AND LEGEND

Key	Botanical Name	Common Name	Qty	Planting Size	Root Spec	Spacing	Comments
<b>Major Deciduous Trees</b>							
AR	Acer rubrum 'Red Sunset'	Red Sunset Maple	x	2-2 1/2" cal	B&B	As shown	Straight leader
BN	Betula nigra 'Heritage'	Heritage River Birch	x	1 1/2-2" cal	B&B	As shown	multi-stem
CJ	Cercidiphyllum japonicum	Katsuratree	x	1 1/2-2" cal	B&B	As shown	multi-stem
PA	Platanus x acerifolia 'Columbia'	Columbia London Planetree	x	2-2 1/2" cal	B&B	As shown	multi-stem
QF	Quercus robur 'Fastigiata'	Columnar English Oak	x	2-2 1/2" cal	B&B	As shown	multi-stem
QR	Quercus rubra	Red Oak	x	1 1/2-2" cal	B&B	As shown	Straight leader
<b>Minor Deciduous Trees</b>							
AG	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	x	1 1/2-2" cal	B&B	As shown	Multi-stem, matched full plants
AP	Acer pensylvanicum	Striped Maple	x	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
CM	Cornus mas 'Golden Glory'	Golden Corneliancherry Dogwood	x	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
PP	Parrotia persica	Persian Ironwood	x	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
<b>Evergreen Trees</b>							
AB	Abies concolor	White Fir	x	3' HT min	B&B	As shown	Straight leader
JV	Juniperus virginiana	Eastern Redcedar	x	3' HT min	B&B	As shown	multi-stem
PS	Pinus strobus	White Pine	x	3' Ht min	B&B	As shown	multi-stem
TC	Tsuga canadensis	Eastern Hemlock	x	3' HT min	B&B	As shown	multi-stem
<b>Evergreen Shrubs</b>							
BMW	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	x	18" HT min	B&B	As shown	Full plants, matched
TMT	Taxus x media 'Tauntonii'	Taunton Yew	x	18" HT min	B&B	As shown	Full plants, matched
VR	Viburnum rhytidophyllum	Leatherleaf Viburnum	x	18" HT min	B&B	As shown	Full plants, matched
<b>Deciduous Shrubs</b>							
APV	Aesculus parviflora	Bottlebrush Buckeye	x	18" HT min	CONT	As shown	Full, matched plants
CJP	Calycarpa japonica	Japanese Beautyberry	x	18" HT min	CONT	As shown	Full, matched plants
CS	Cornus sericea 'Kelsey'	Kelsey Redtwig Dogwood	x	18" HT min	CONT	As shown	Full, matched plants
CA	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	x	18" HT min	CONT	As shown	Full, matched plants
IV	Itea virginica 'Little Henry'	Little Henry Sweetspire	x	18" HT min	CONT	As shown	Full, matched plants
PO	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	x	18" HT min	CONT	As shown	Full, matched plants
VJ	Viburnum x juddii	Judd Viburnum	x	18" HT min	CONT	As shown	Full, matched plants
<b>Grasses and Groundcovers</b>							
ef	Euonymus fortunei	Wintercreeper Euonymus	x	x	CONT	18" o.c.	Full plants
pt	Pachysandra terminalis	Japanese Pachysandra	x	x	CONT	18" o.c.	Full plants
ds	Dryopteris species	Native Wood Fern species TBD	x	x	CONT	18" o.c.	Full plants
ss	Scizachyrium scoparium	Little Bluestem (grass)	x	x	CONT	18" o.c.	Full plants
sh	Sporobolus heterolepis	Prairie Dropseed (grass)	x	x	CONT	18" o.c.	Full plants



Lawn



Stone Mulch

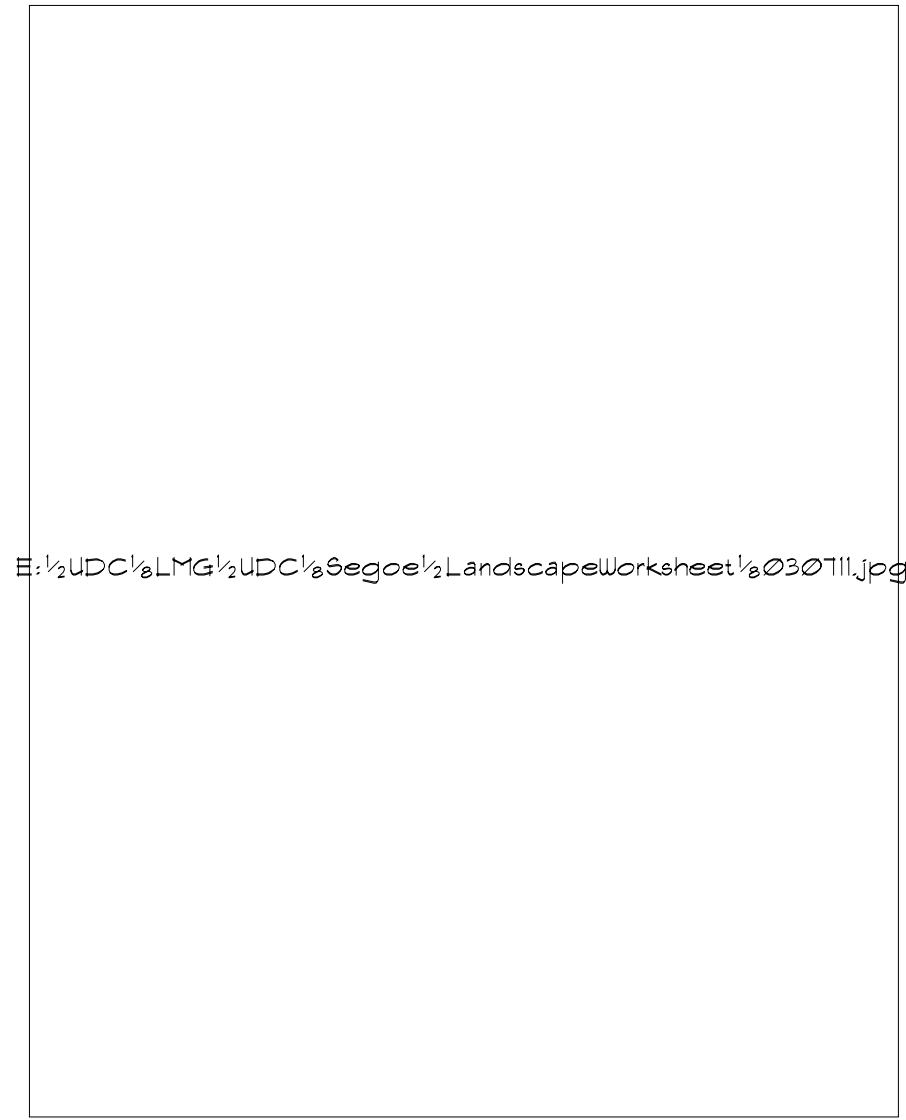


Shredded Bark Mulch

# RAIN GARDEN SPECIES

Botanical Name	Common Name	Qty
To Be Determined		

# LANDSCAPE WORKSHEET



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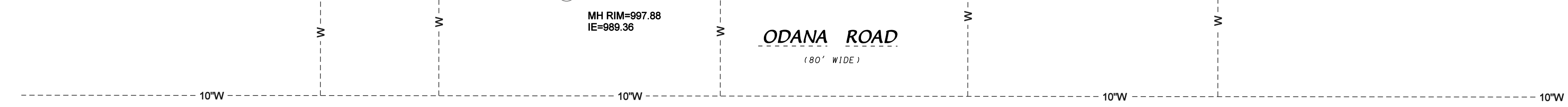
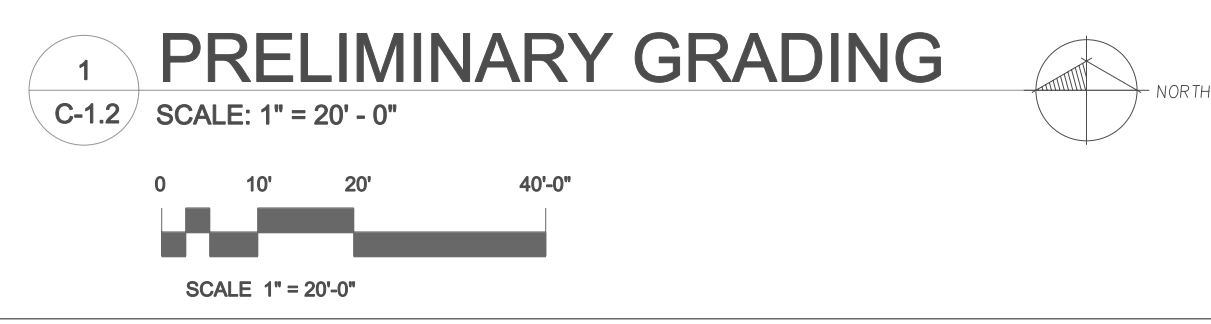
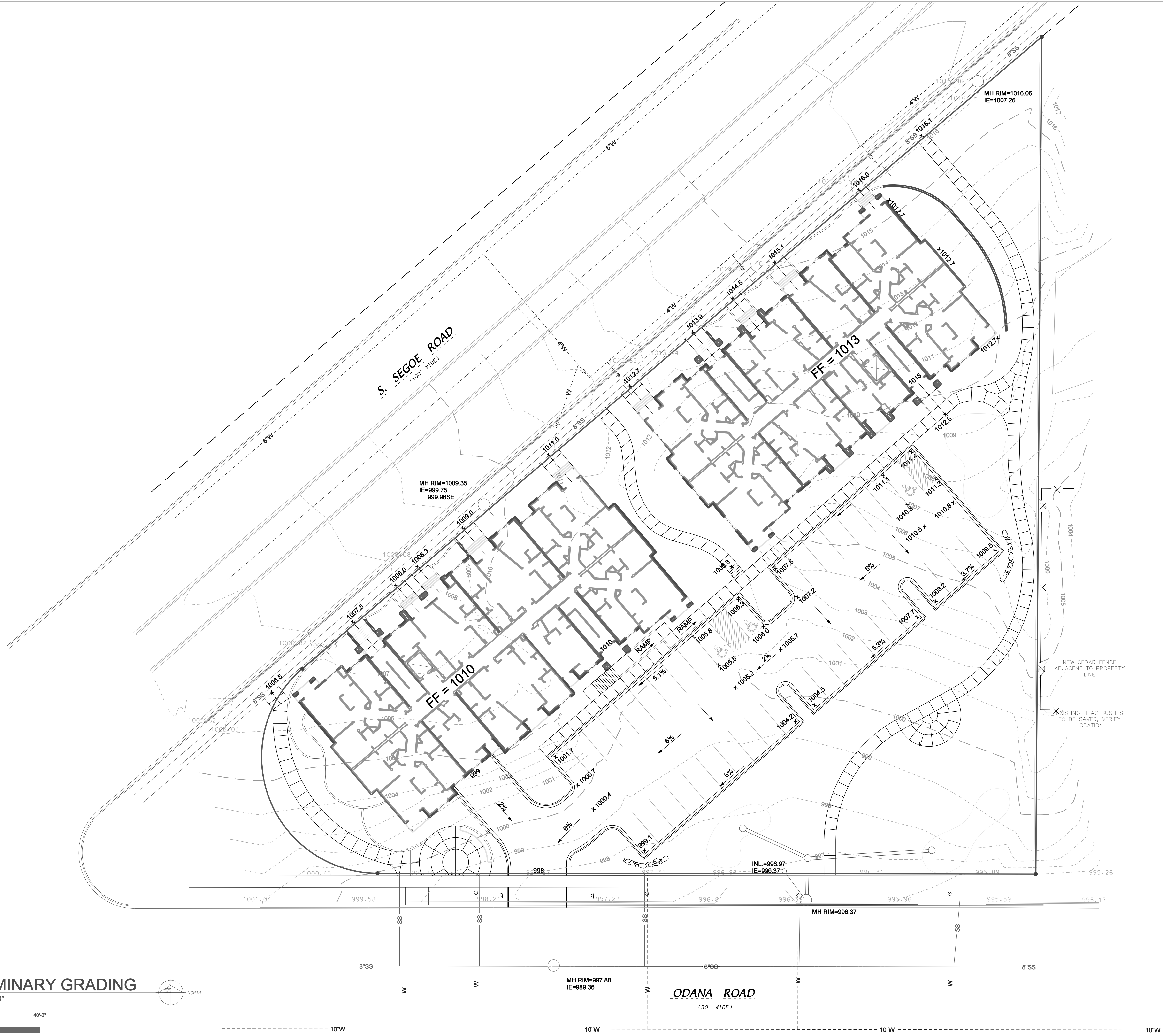
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PROPOSED FACILITY FOR:  
**SEGOE ROAD  
DEVELOPMENT**  
6711 SOUTH SEGOE ROAD  
MADISON, WISCONSIN

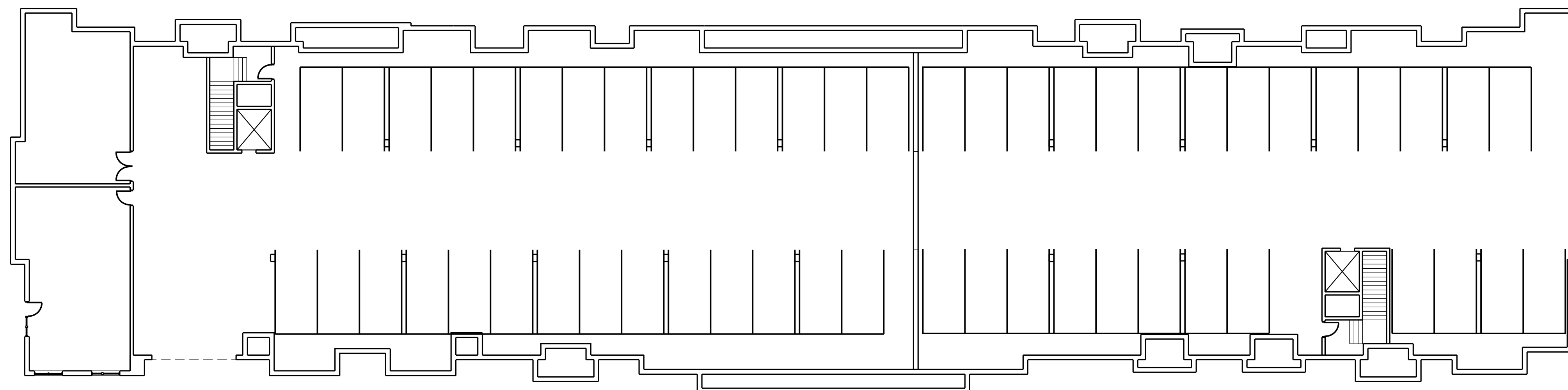
**C-13B**

03.1.11

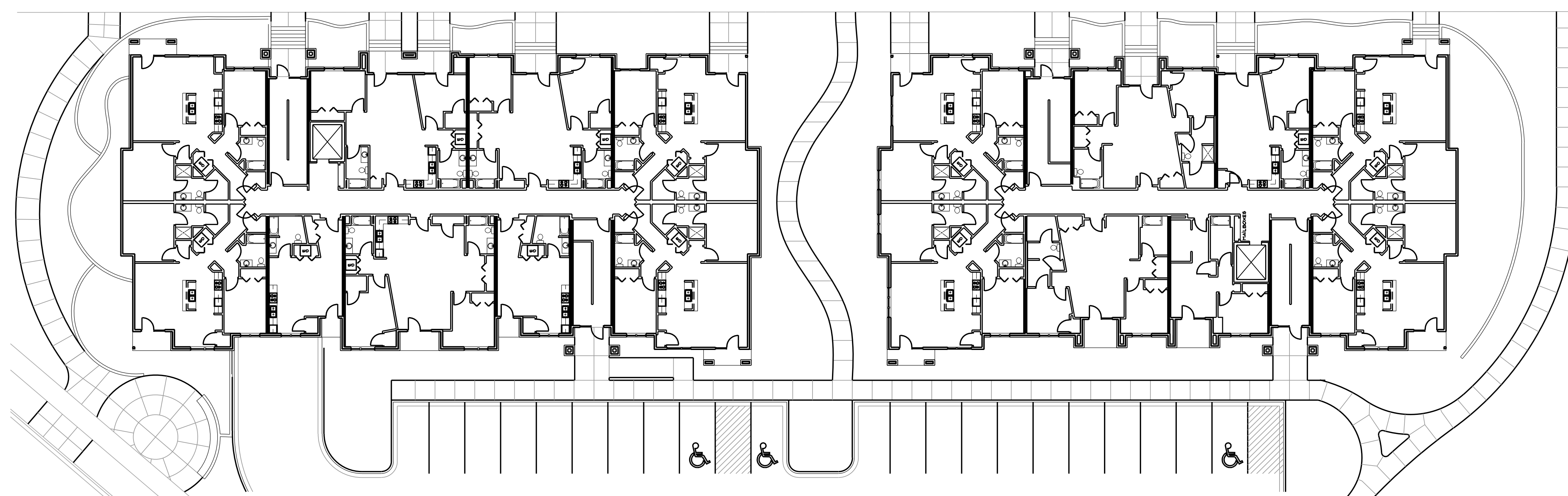
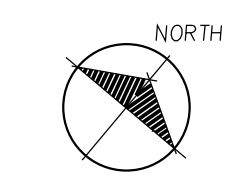
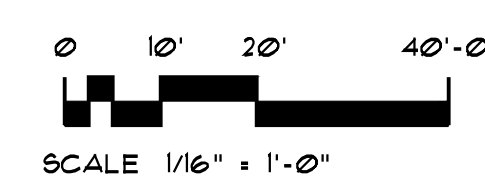


NEW CEDAR FENCE  
ADJACENT TO PROPERTY  
LINE

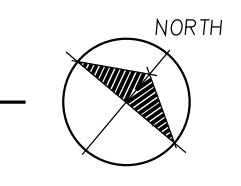
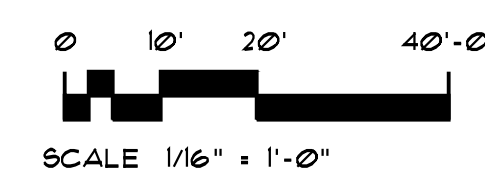
EXISTING LILAC BUSHES  
TO BE SAVED, VERIFY  
LOCATION

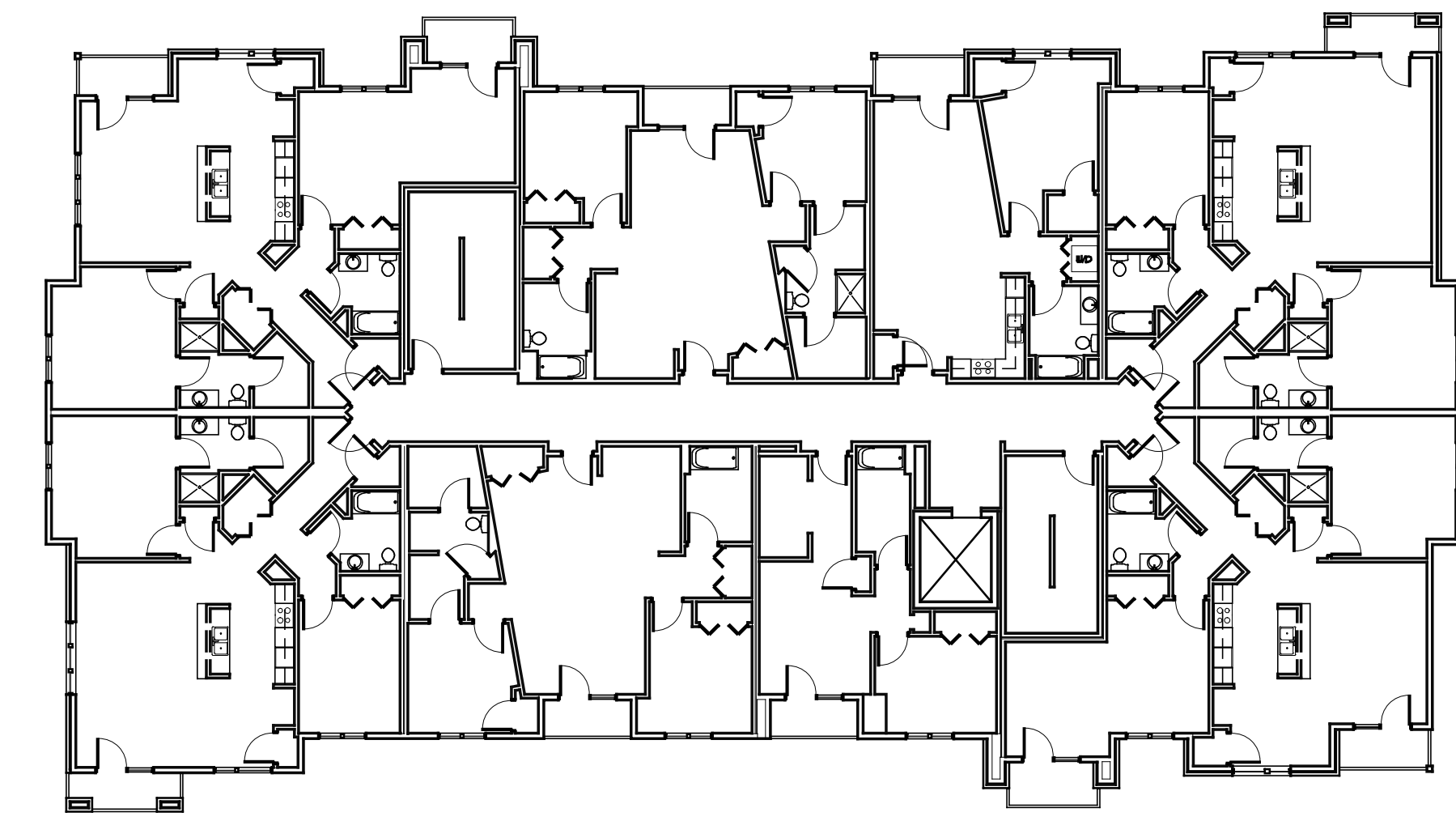


1 PARKING LEVEL PLAN  
A-II SCALE: 1/16" = 1'-0"

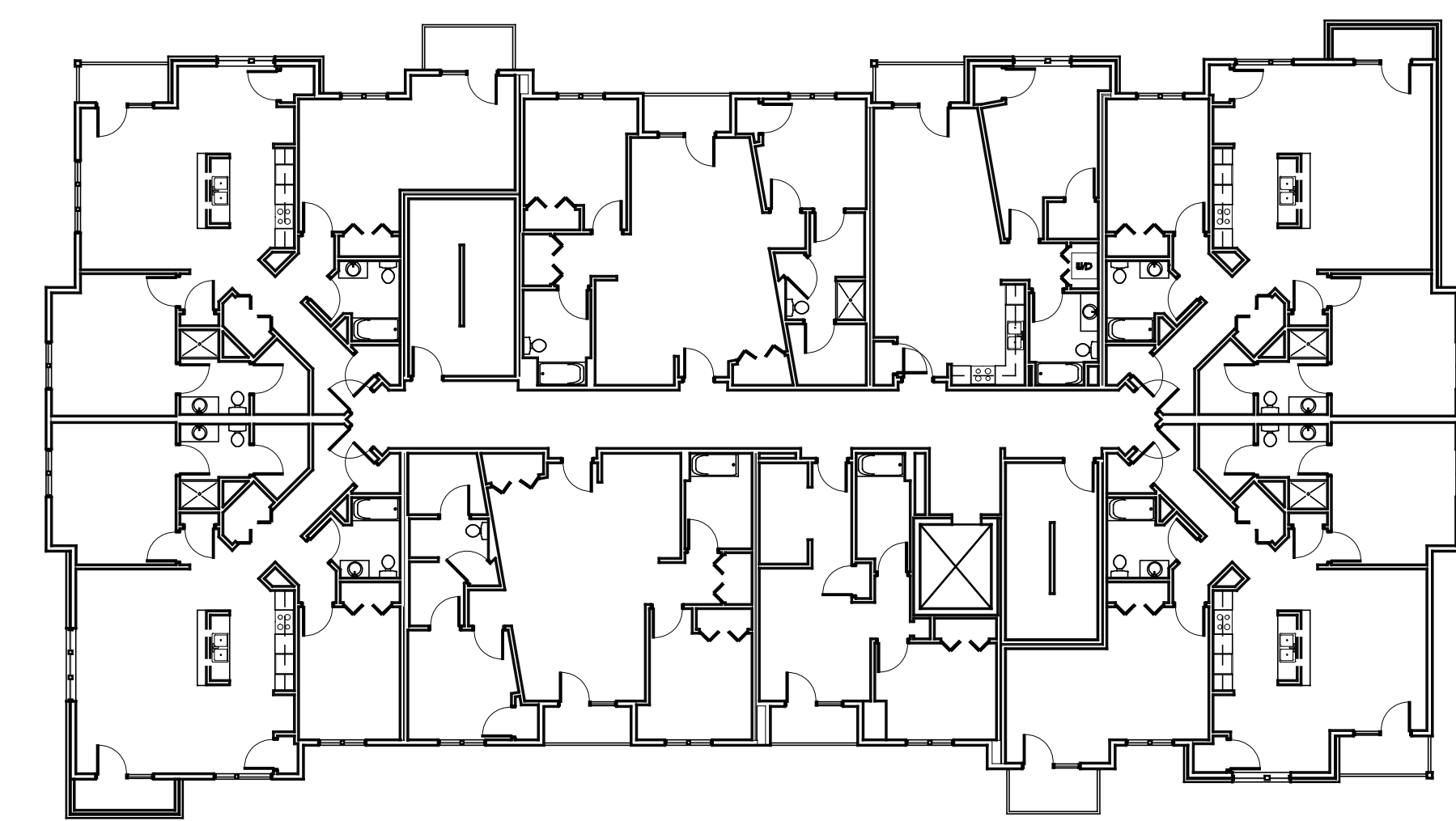


2 FIRST FLOOR PLAN  
A-II SCALE: 1/16" = 1'-0"





1 SECOND FLOOR PLAN  
 A-12 SCALE: 1/16" = 1'-0"  
 0 10' 20' 40'-0"  
 SCALE 1/16" = 1'-0"



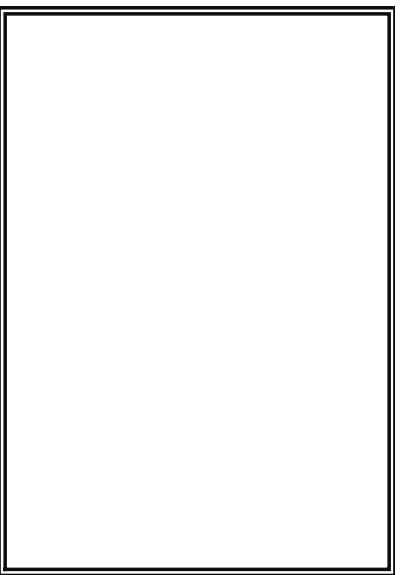
2 THIRD FLOOR PLAN  
 A-12 SCALE: 1/16" = 1'-0"  
 0 10' 20' 40'-0"  
 SCALE 1/16" = 1'-0"



634 West Main Street  
 Madison, WI 53703  
 608-257-1090  
 FAX 608-257-1092

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XXX	

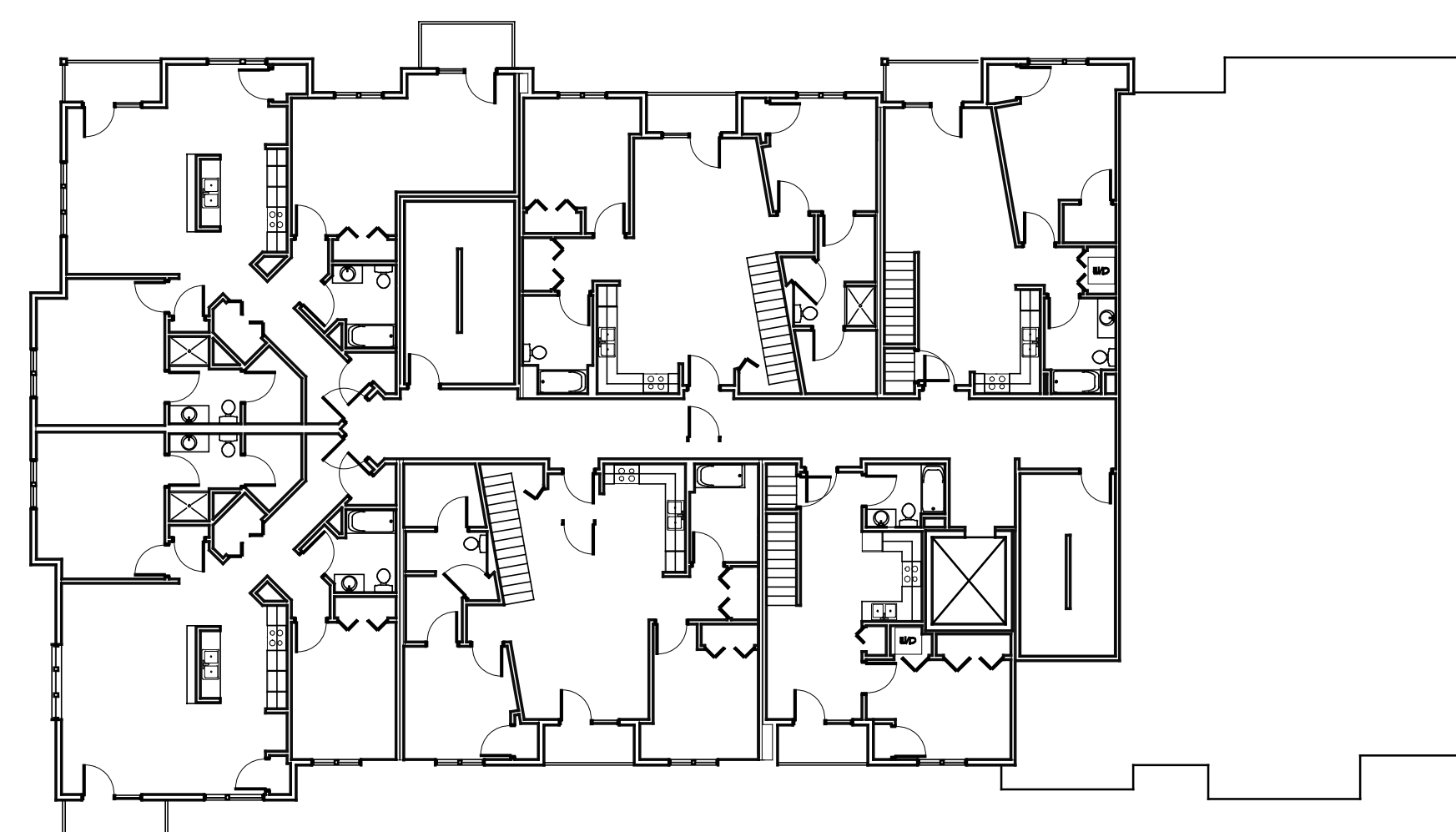
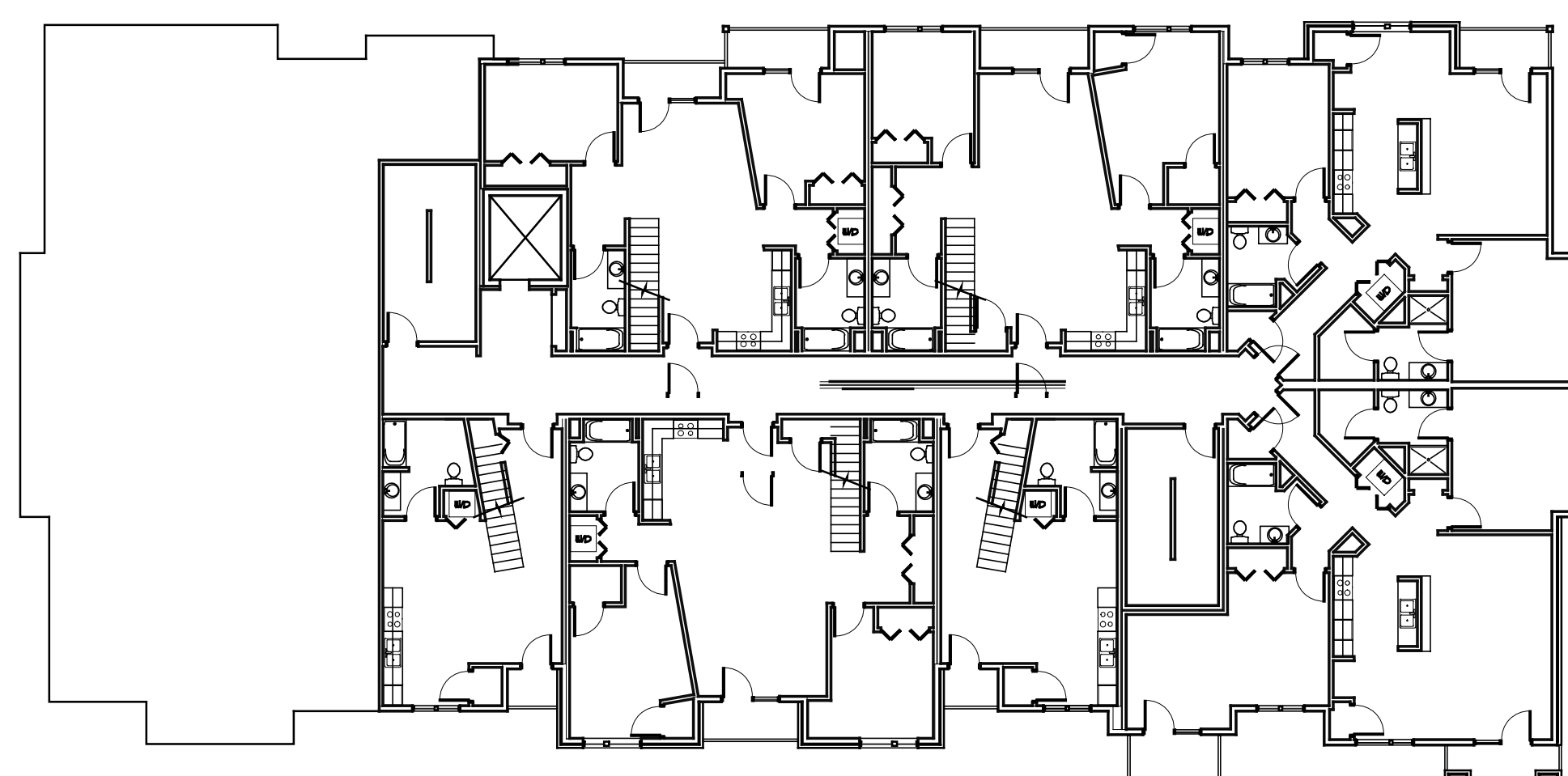
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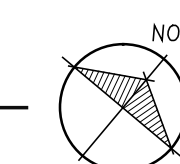
PROPOSED FACILITY FOR:  
**SEGOE ROAD  
 DEVELOPMENT**  
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 MADISON, WISCONSIN

**A-12**  
 03.08.11



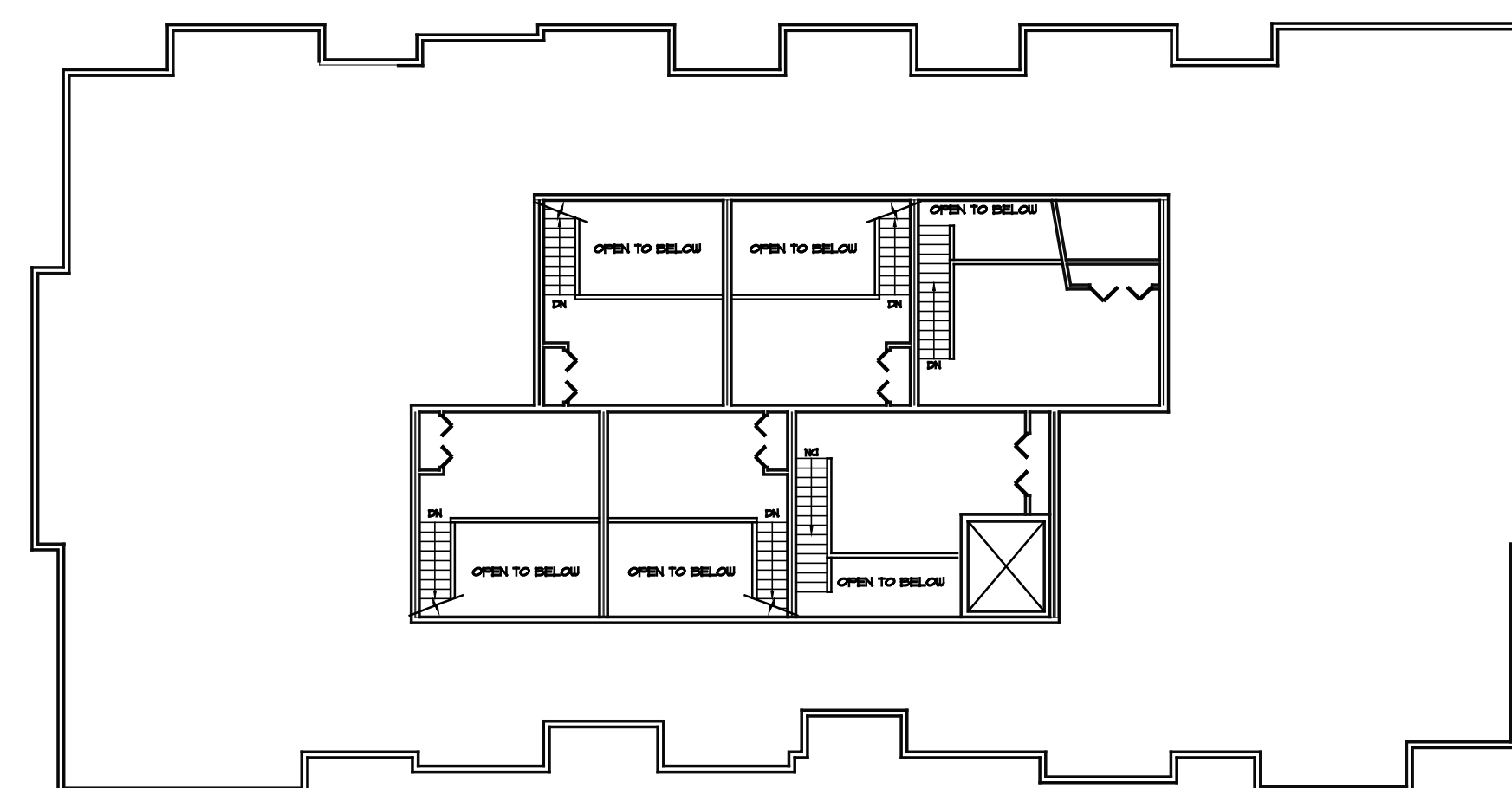
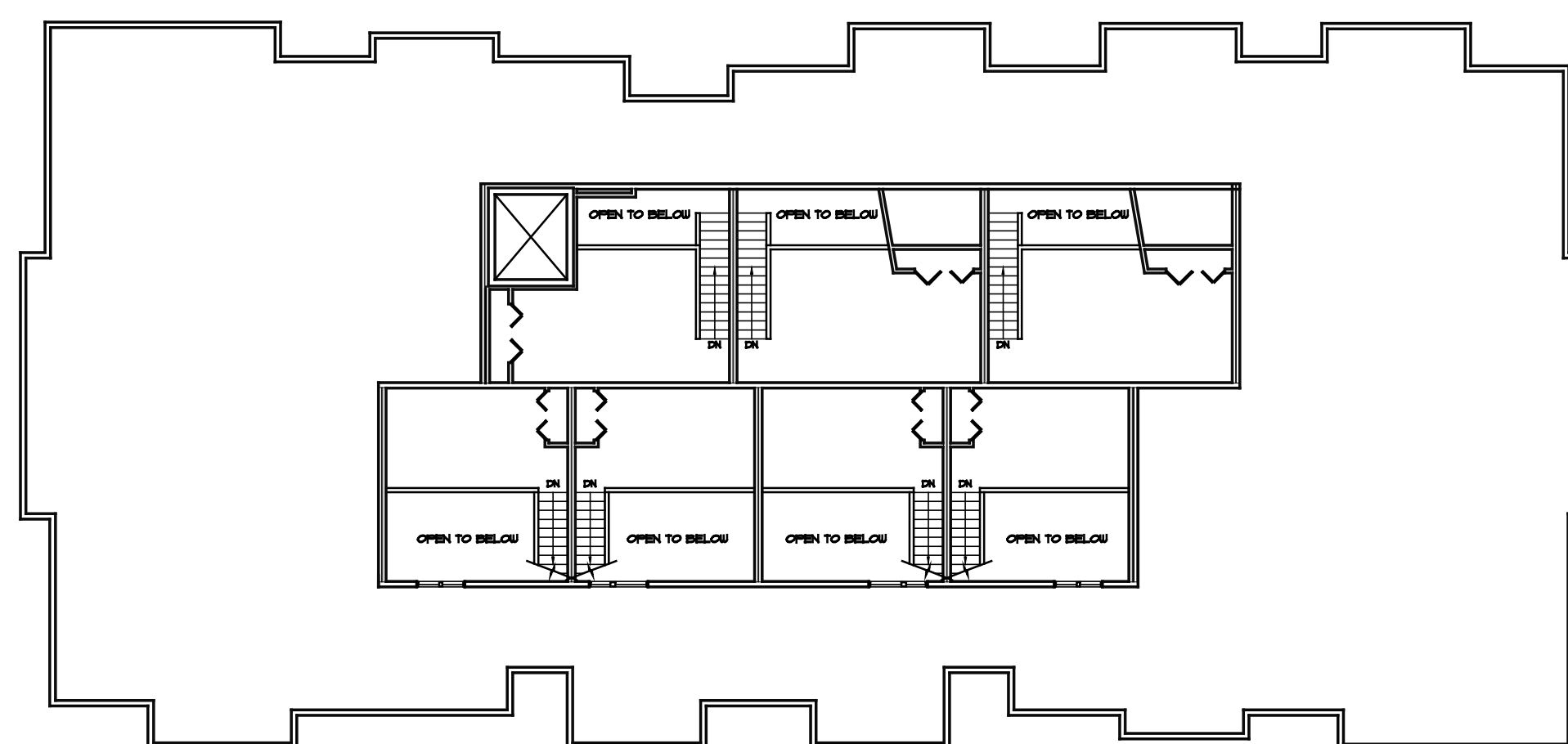


1 FOURTH FLOOR PLAN  
A-13 SCALE: 1/16" = 1'-0"

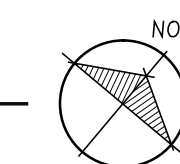


0 10' 20' 40'-0"

SCALE 1/16" = 1'-0"



2 FOURTH FLOOR LOFT PLAN  
A-13 SCALE: 1/16" = 1'-0"



0 10' 20' 40'-0"

SCALE 1/16" = 1'-0"



1 NORTHWEST ELEVATION  
A-2.1 SCALE: 1/16" = 1' - 0"



2 SOUTHWEST ELEVATION  
A-2.1 SCALE: 1/16" = 1' - 0"



2 HIDDEN NORTHEAST ELEVATION  
A-2.1 SCALE: 1/16" = 1' - 0"



2 HIDDEN SOUTHWEST ELEVATION  
A-2.1 SCALE: 1/16" = 1' - 0"



2 NORTHEAST ELEVATION  
A-2.1 SCALE: 1/16" = 1' - 0"



5 SOUTHEAST ELEVATION  
A-2.1 SCALE: 1/16" = 1' - 0"