



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>October 12, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>November 30, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>December 12, 2016</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 518 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: Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Ave., Suite 201 City/State: Middleton Zip: WI
 Telephone: (608) 836-3690 Fax: () Email: rbruce@knothebruce.com

Project Contact Person: same as applicant Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

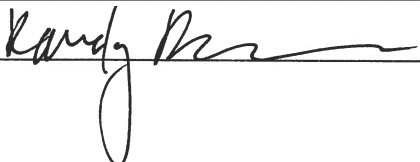
Project Owner (if not applicant): LZ Ventures, LLC (John Lejah)
 Street Address: 1022 W. Johnson City/State: Madison, WI Zip: 53715
 Telephone: (608) 576-3489 Fax: () Email: jlejah@me.com

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 _____ on _____.

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 Randy Bruce Relationship to Property Architect

Authorized Signature  Date October 12, 2016

5. Submission Requirements

Application: Each submittal must include **14 collated paper copies** (11" x 17" max.) and an **electronic copy** of all application materials. The electronic copy must include individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM submitted with the paper copies, or in an e-mail sent to: UDCApplications@cityofmadison.com. The transmittal shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance. For an application to be considered complete and scheduled for a UDC meeting, both the paper copies and electronic copy need to be submitted prior to the application deadline. Late materials will not be accepted. An application is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be easily read when reduced.

Fees: Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer, Madison, Wisconsin.

Project Plans: The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Brief Narrative Description of the Project, Site Plan, and 2-dimensional images of proposed buildings or structures. Additional information may provide for a greater level of feedback from the Commission.
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Any and all relevant plans and information on which feedback from the UDC is requested.

2. Initial Approval

- Locator Map
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List
- Building Elevations for all building sides
- PD text and letter of intent (if applicable)

3. Final Approval

- Locator Map
- Site Plan showing location of existing and proposed buildings
- Grading Plan
- Landscape Plan
- Plant List, including scientific name, size at planting, quantity and root condition for each species.
- Building Elevations for all building sides, colored with shadow lines, including exterior building materials and colors.
- Proposed Signage
- Lighting Plan, including fixture cut sheets and photometrics plan
- Utility/HVAC equipment location and screening details
- PD text and letter of intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

Denise Salimes

From: Skidmore, Paul <district9@cityofmadison.com>
Sent: Monday, October 10, 2016 9:19 AM
To: Randy Bruce; Stouder, Heather
Cc: John Leja; Black, Angela AB (7128); Denise Salimes; Tucker, Matthew; Duane Johnson
Subject: Re: 518 Junction Road

Randy,

I am pleased that this project is moving forward, and that construction could begin this year. Regarding the possible adjustment of the unit counts: I am supportive of that proposal. Please keep me up to date as you proceed.

Paul Skidmore, 9th District Alder
City of Madison, Wisconsin
13 Red Maple Trail
Madison, WI 53717
(608) 829 3425
(608) 335 1529 (C)

From: [Randy Bruce](#)
Sent: Friday, October 7, 2016 11:41 AM
To: [Stouder, Heather](#)
Cc: [John Leja](#), [Black, Angela AB \(7128\)](#), [Denise Salimes](#), [Tucker, Matthew](#), [Paul Skidmore](#), djohnson@knothebruce.com

Heather,

Thanks - we will move forward as you suggest. We will get the sign-offs on the plans for the 171 units and start construction on Building 1. Next week, we will also submit a major alteration for plan commission approval of the 173 units.

J. Randolph Bruce, AIA | Managing Member | [Knothe & Bruce Architects, LLC](#) | Ph: 608.836.3690, ext. 101
7601 University Avenue, Middleton, WI 53562 | rbruce@knothebruce.com

From: Heather Stouder <HStouder@cityofmadison.com>
Date: Friday, October 7, 2016 at 10:59 AM
To: Randy Bruce <rbruce@knothebruce.com>
Cc: John Leja <jleja@me.com>, "Black, Angela AB (7128)" <Angela.Black@huschblackwell.com>, Denise Salimes <DSalimes@knothebruce.com>, Matt Tucker <mtucker@cityofmadison.com>
Subject: RE: 518 Junction Road

Randy-

Zoning Text- Revised October 12, 2016

518-542 Junction Road

Amended PD-GDP-SIP

KBA 1504

Legal Description:

Lots Seven (7) and Eight (8), Sauk Junction, as recorded in Volume 57-078A of Plats, on Pages 304-306, as Document Number 2871526, Dane County Registry, located in the NE 1/4-NE 1/4 of Section 22, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin. Said description contains 196,384 square feet or 4.508 acres more or less.

A. Statement of Purpose: This zoning district is established to allow for the construction of a mixed-use development with **173 dwelling units** and 7,890 square feet of commercial space.

B. Permitted Uses: Following are permitted uses:

1. Multifamily residential uses as shown on approved plans.
2. Commercial uses as allowed in the MXC zoning district
3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. Lot Area: As shown on the approved plans.

D. Height Regulations: As shown on the approved plans.

E. Yard Regulations: As shown on the approved plans.

F. Landscaping: Site Landscaping will be provided as shown on the approved plans.

G. Usable Open Space Requirements: Usable open space will be provided as shown on the approved plans.

H. Parking & Loading: Off-street parking and loading shall be provided as shown on the approved plans.

I. Family Definition: The family definition shall coincide with the definition given in M.G.O. for the MXC zoning district.

J. Signage: Signage for the residential building will be allowed as provided by M.G.O. and as further regulated for the MXC zoning district, with signage as approved by the Urban Design Commission and Zoning Administrator.

K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning 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 Planning Commission.

Revised February 22, 2016
Revised April 18, 2016
Revised June 30, 2016
Revised August 17, 2016
Revised October 12, 2016



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

Re: Letter of Intent
Amended GDP-PD-SIP Application
518-542 Junction Road
Madison, WI
KBA Project # 1504

Ms. Heather Stouder:

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

Organizational Structure:

Owner/Developer:
LZ Ventures, LLC
1022 W. Johnson Suite I
Madison, WI 53715
608-576-3489
Contact: John Leja
jleja@me.com

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

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 an approved PUD-GDP-SIP. This proposal requests a change in the number of apartments. In both Building 1 and Building 3, there was one 2-bedroom apartment that is now converted to a pair of Executive Studio apartments. This will add 2 apartments and increase the total apartments from 171 to 173. The exterior façade revisions are minimal. In Building #3 unit addresses were adjusted on all floor levels because of the additional unit and two units on the first level had their corridor entrances shifted. These revisions are in bold and italicized in this letter and revision clouds are shown in the drawings.

Project Description:

The development consists of three buildings of three to five stories surrounding a landscaped courtyard. The project 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. The buildings will contain ***173 apartments*** and 7,890 square feet commercial space.

Vehicular access is achieved from two entry drives on Junction Road leading to a looped private street and parking. Traffic flow is distributed across the two entries and the southern entry provides a lighted intersection. Pedestrian and bicycle connections are facilitated with an extensive internal walk system that also connects to the Junction Road corridor. Bicycle parking is designed to meet the City requirements.

The property is in the Junction Ridge Neighborhood Association.

Site Development Data:

Densities:

Lot Area	196,260 S.F. or 4.5 acres
<i>Dwelling Units</i>	<i>173 units</i>
Commercial Area	7,890 SF
<i>Lot Area / D.U.</i>	<i>1,134 S.F./unit</i>
Density	38 units/acre
Building Height	3-5 Stories
Lot Coverage	106,146 S.F. = 54% (85% Max.)
Usable Open Space	60,829 S.F.

<u>Dwelling Unit Mix:</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Total</u>
<i>Efficiency</i>	<i>11</i>	<i>5</i>	<i>8</i>	<i>24</i>
One Bedroom	32	32	12	76
One Bedroom + Den	12	-	4	16
Lofted One Bedroom	-	1	-	1
<i>Two Bedroom</i>	<i>27</i>	<i>6</i>	<i>16</i>	<i>49</i>
<i>Lofted Two Bedroom</i>	<i>-</i>	<i>7</i>	<i>-</i>	<i>7</i>
<i>Total Units</i>	<i>82</i>	<i>51</i>	<i>40</i>	<i>173 units</i>

<u>Vehicle Parking Stalls:</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Total</u>
Underground	104	51	39	194
<u>Surface (not including future stalls)</u>		-	-	<u>72</u>
Total				266 vehicle stalls

<u>Bicycle Parking Stalls</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Total</u>
Underground	73	46	35	154
<u>Surface (includes 6 commercial)</u>	<u>20</u>	14	8	<u>42</u>
Total				196 bike stalls

Project Schedule

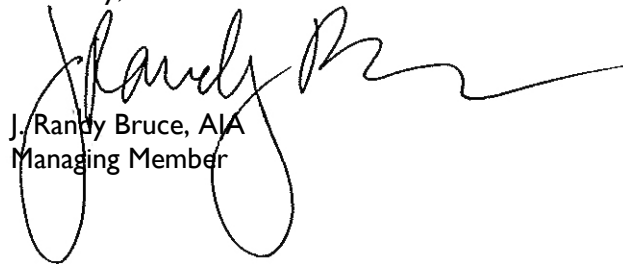
The revised schedule has Building 1 starting by November 1st. Building 2 and 3 will follow as market conditions dictate. Building 2 will start construction in spring or early summer of 2017 with a final completion/occupancy slated for spring of 2018. Landscaping will be installed alongside the building construction schedule.

Hours of Operation:

The residential apartment's property will be a professionally managed apartment community. The building will have an on-site management office with hours of operation are expected to be from 8:00 A.M. – 5:00 P.M., Monday through Friday, with scheduled appointments at other times. The hours of operation for the commercial spaces on the first floor will vary depending on the specific commercial user.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member

SITE DEVELOPMENT DATA

DENSITIES
 LOT AREA 196,260 S.F./4.5 ACRES
 DWELLING UNITS 173 DU
 COMMERCIAL AREA 7,890 S.F.
 LOT AREA/DU 1,134 S.F./DU
 DENSITY 38 UNITS/ACRE

BUILDING HEIGHT 3-5 STORIES
 LOT COVERAGE 106,146 S.F. = 54% (85% MAX)
 USABLE OPEN SPACE 60,829 S.F.

DWELLING UNIT MIX:	BLDG #1	BLDG #2	BLDG #3	TOTAL
EFFICIENCY	11	5	8	24
ONE BEDROOM	32	32	12	76
ONE BEDROOM + DEN	12	-	4	16
LOFTED ONE BEDROOM	-	1	-	1
TWO BEDROOM	27	6	16	49
LOFTED TWO BEDROOM	-	-	7	7
TOTAL UNITS	82	51	40	173 UNITS

VEHICLE PARKING STALLS:
 UNDERGROUND 104 51 39 194
 SURFACE (NOT INCLUDING FUTURE STALLS) - - - 72
 TOTAL 266 VEHICLE STALLS

BICYCLE PARKING STALLS	BLDG #1	BLDG #2	BLDG #3	TOTAL
UNDERGROUND	73	46	35	154
SURFACE (INCL 6 COMMERCIAL)	20	14	8	42
TOTAL				196 BIKE STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON JUNCTION ROAD, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
 - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.

SHEET INDEX

C-1.1	SITE PLAN
A-1.1a	BLDG #1 - FIRST FLOOR PLAN
A-3.1	BLDG #3 - FIRST FLOOR PLAN
A-3.2	BLDG #3 - SECOND FLOOR PLAN
A-3.3	BLDG #3 - THIRD FLOOR PLAN
A-3.4	BLDG #3 - FOURTH FLOOR PLAN
A-3.6	BLDG #3 - ELEVATIONS

ISSUED
 Issued for Amended SIP & UDC - Oct. 12, 2016

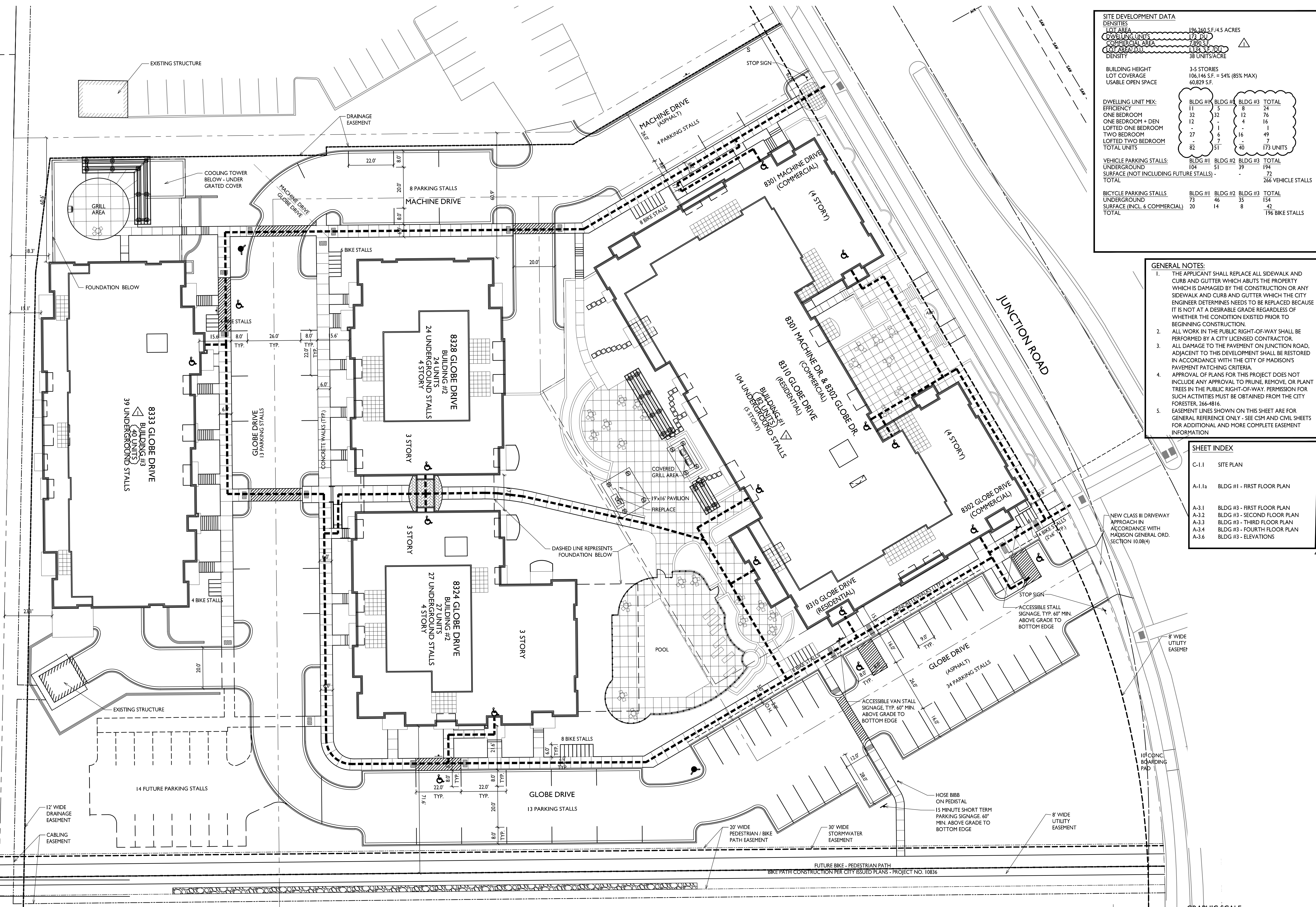
Revised Unit count - October 12, 2016

PROJECT TITLE
518-542 Junction Rd.

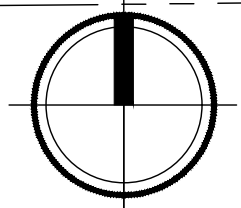
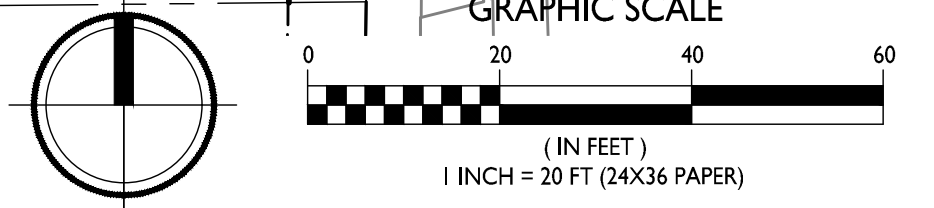
Madison, WI
 SHEET TITLE
Site Plan

SHEET NUMBER

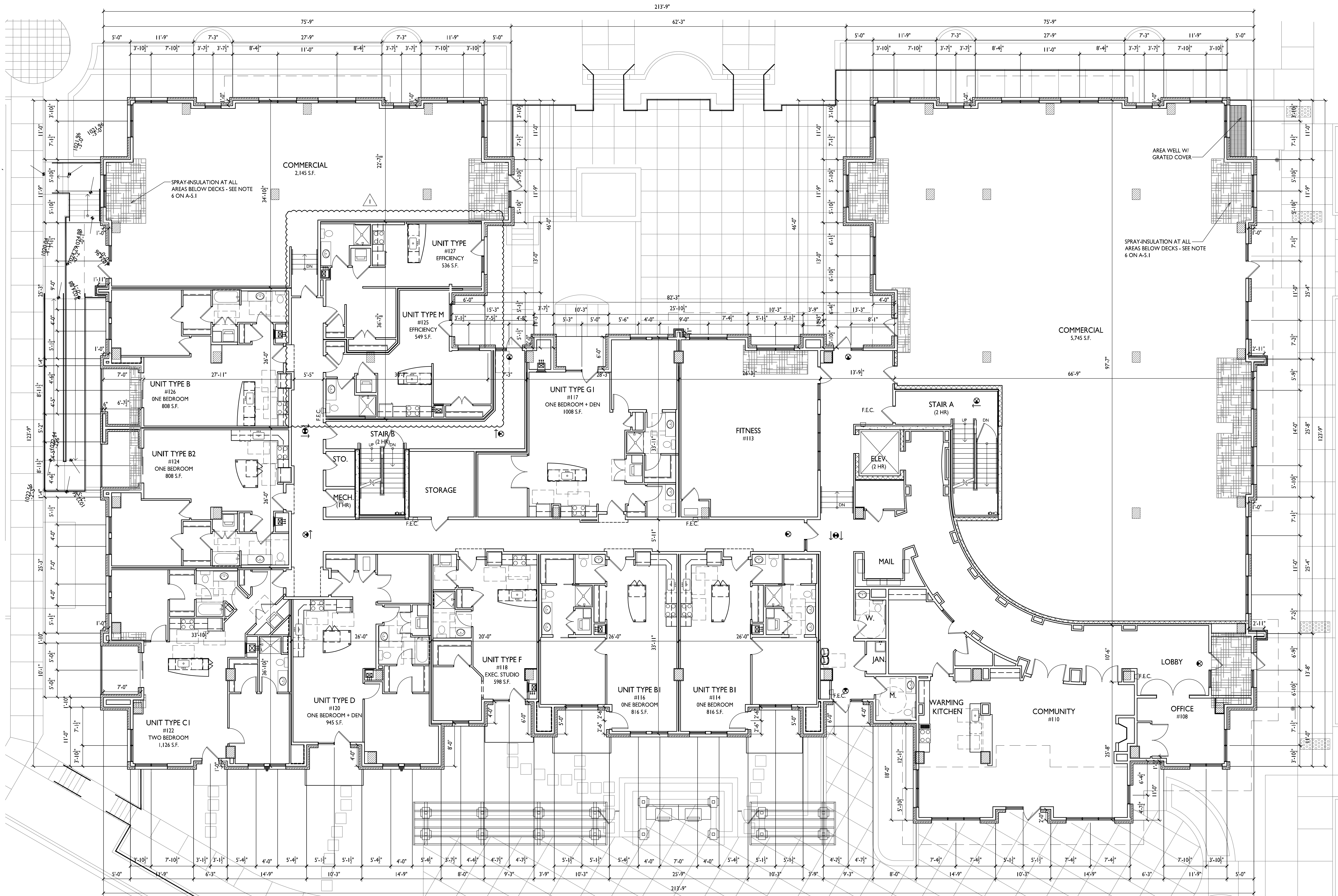
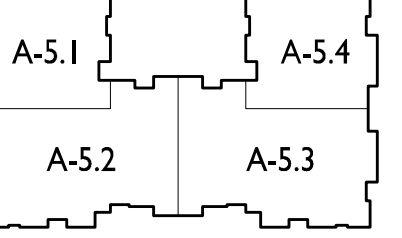
C-1.1
 PROJECT NO. **1504**
 © 2013 Knothe & Bruce Architects, LLC



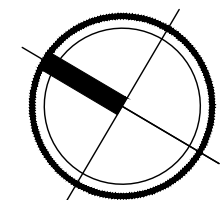
1 SITE PLAN
 C-1.1 1" = 20'-0"

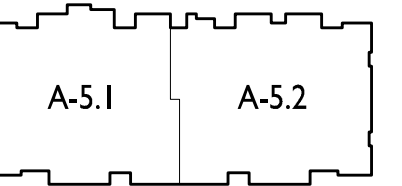


FUTURE BIKE - PEDESTRIAN PATH
 BIKE PATH CONSTRUCTION PER CITY ISSUED PLANS - PROJECT NO. 10836



1 FIRST FLOOR PLAN
A-1.1a 1/8"=1'-0"





1ST FLOOR

ISSUED
Issued for Amended SIP & UDC - October 12, 2016

Revised two unit entries, revised unit numbering
October 12, 2016

PROJECT TITLE
**JUNCTION
ROAD - BLDG III**

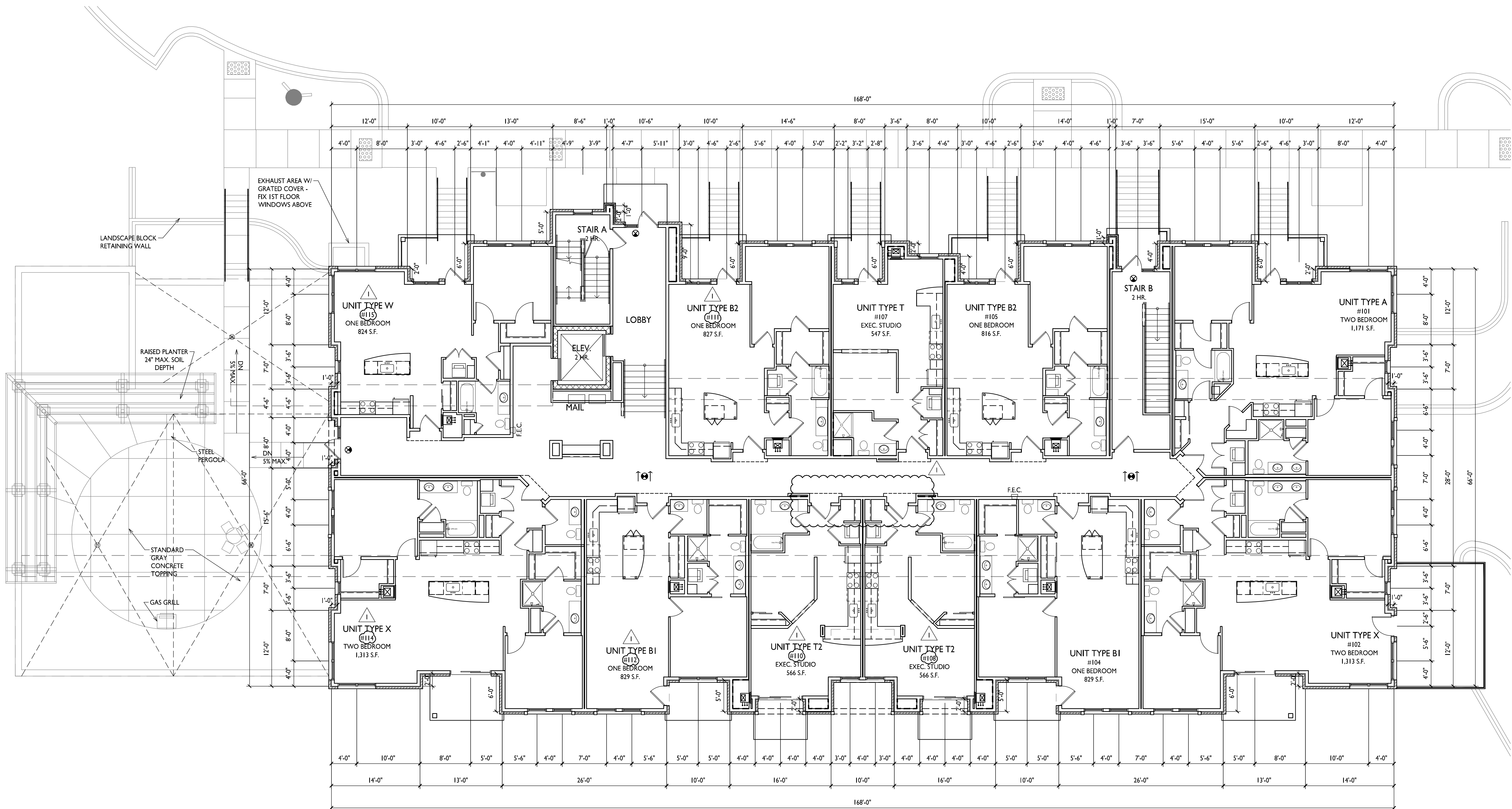
518 Junction Road
Madison, WI 53717
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-3.1

PROJECT NO. 1504

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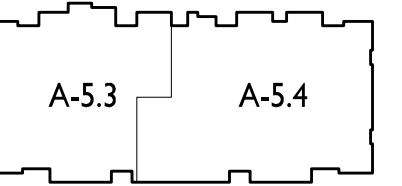


I FIRST FLOOR PLAN
A-1.1 1/8"=1'-0"



knothe • bruce
ARCHITECTS

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



2ND FLOOR

ISSUED
Issued for Amended SIP & UDC - October 12, 2016

2 Revised unit type -October 12, 2016
1 Revised two bed unit to two efficiencies, & revised unit numbering -October 12, 2016

PROJECT TITLE
JUNCTION ROAD - BLDG III

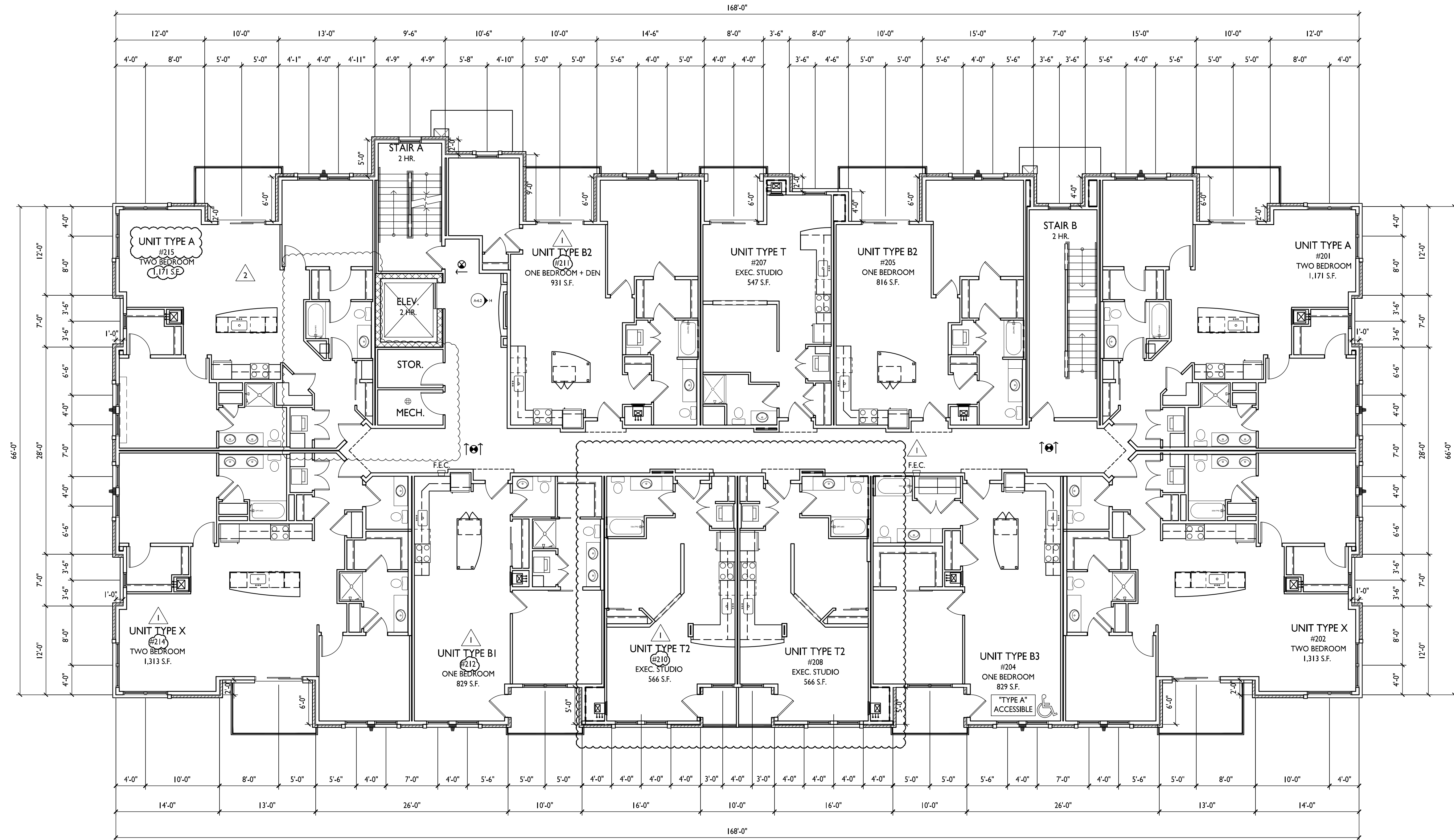
518 Junction Road
Madison, WI 53717
SHEET TITLE
Second Floor Plan

SHEET NUMBER

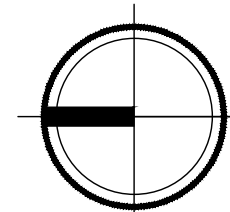
A-3.2

PROJECT NO. 1504

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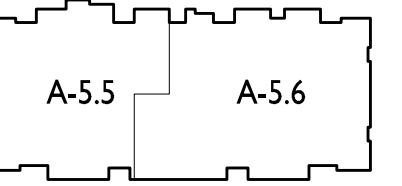
1 SECOND FLOOR PLAN
A-1.2 1/8"=1'-0"





knothe • bruce
ARCHITECTS

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



3RD FLOOR

ISSUED
Issued for Amended SIP & UDC - October 12, 2016

1 Revised unit numbering - October 12, 2016

PROJECT TITLE
**JUNCTION
ROAD - BLDG III**

518 Junction Road
Madison, WI 53717
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-3.3

PROJECT NO. **1504**
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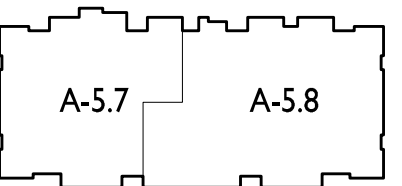


1 THIRD FLOOR PLAN
A-1.3 1/8"=1'-0"



knothe • bruce
ARCHITECTS

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



4TH FLOOR

ISSUED
Issued for Amended SIP & UDC - October 12, 2016

▲ Revised unit numbering -October 12, 2016

PROJECT TITLE
**JUNCTION
ROAD - BLDG III**

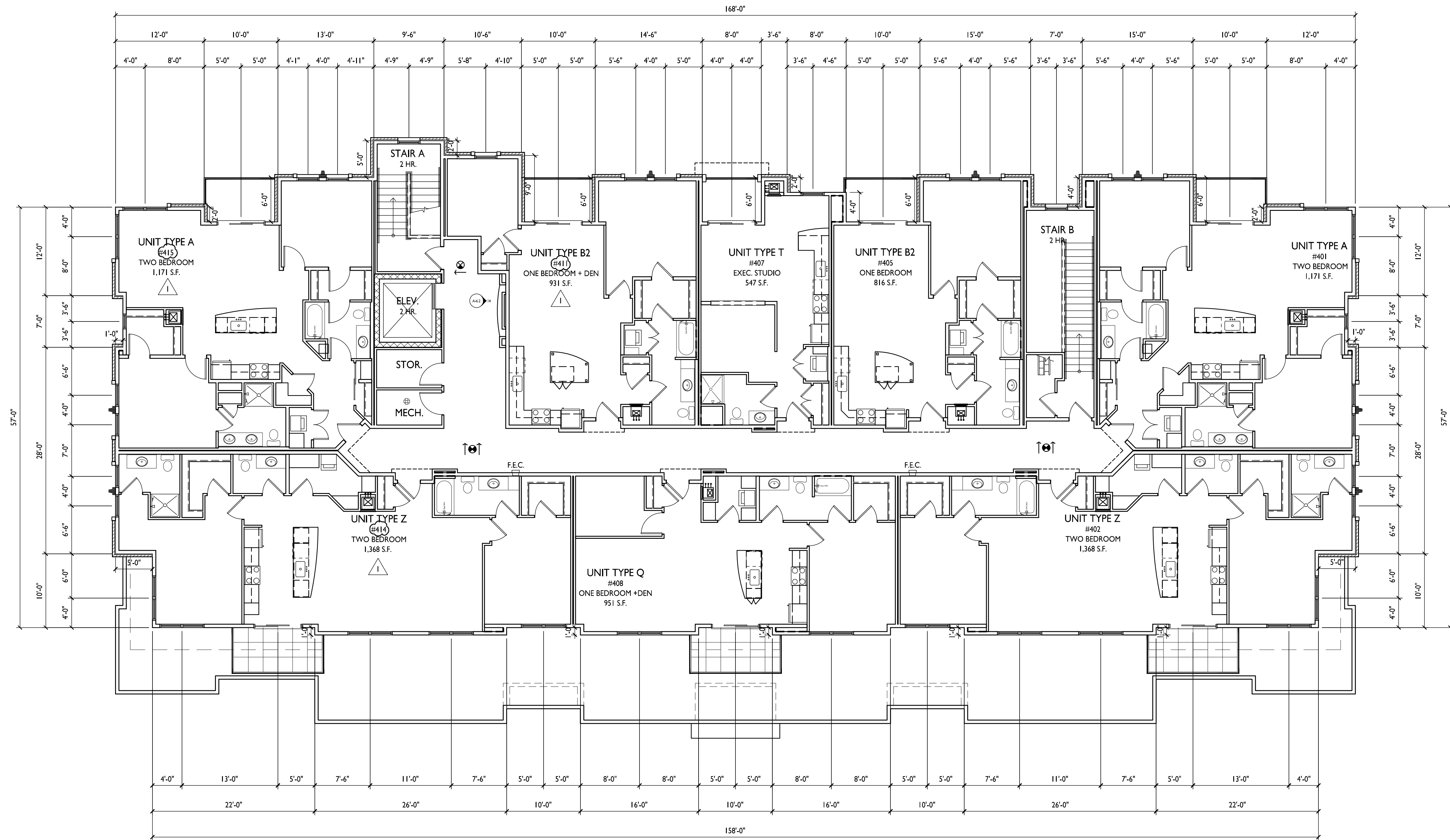
518 Junction Road
Madison, WI 53717
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-3.4

PROJECT NO. **1504**

© Knothe & Bruce Architects, LLC



1 FOURTH FLOOR PLAN
A-1.4 1/8"=1'-0"



1 EAST ELEVATION
 A-3.6 1/8"=1'-0"

ISSUED
 Issued for Site Plan Resubmittal - April 18, 2016
 Site Plan Review Supplement - June 28, 2016
 Site Plan Review Supplement - August 17, 2016
 Issued for Amended SIP & UDC - October 12, 2016



2 WEST ELEVATION
 A-3.6 1/8"=1'-0"

Revised Unit count - October 12, 2016
 PROJECT TITLE
JUNCTION ROAD - BLDG I

EXTERIOR MATERIAL SCHEDULE			
BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
HORIZONTAL SIDING	COMPOSITE	HARDIE	AUTUMN TAN
WINDOWS	COMPOSITE	ANDERSEN 100	DARK BRONZE
RAILING	ALUMINUM	SUPERIOR	SILVER
CAST STONE	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF TEXTUREFACE
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - MATCH CAST STONE
BRICK	KING BRICK	INTERSTATE BRICK	ALMOND
MORTAR	MORTAR	MORTAR TECHNOLOGIES	COLORED MORTAR - TBD - MATCH BRICK
PRECAST BANDS, SILLS, HEADS	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF SMOOTHFACE
DECK EDGE & POST	ALUMINUM	PAC-CLAD	SILVER
EIFS 1	EIFS	TBD	MATCH PAC-CLAD METALLIC SILVER
EIFS 2	EIFS	TBD	MATCH SW7569 STUCCO
STOREFRONT	ALUMINUM		CLEAR ANODIZED

518 Junction Road
 Madison, WI 53717
 SHEET TITLE
Exterior Elevations

SHEET NUMBER

A-3.6

PROJECT NO. **1504**
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