

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>November 9, 2005</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>November 16, 2005</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2703-2805 West Beltline Highway Frontage Rd. 2810-2818 Todd Drive.

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals) LG 1, LLC. ARCHITECT/DESIGNER/OR AGENT: Potter Lawson Inc. and Vierbicher Assoc.

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- 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 50,000 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)

Landmark Gate and Sergenian's Building
Urban Design Commission Informational Narrative
November 9, 2005

Zoning: This project is a rezoning into a PUD-GDP/SIP.
This allows the two buildings to share the site and the parking. This zoning is also requested in order to reduce the rear set back requirement from 30' to a range of 15' to 22' in order to allow for additional density.

Uses:

Ground level Retail.....	22,650 sf
3 levels of office and service commercial	69,015 sf
Sergenian's building.....	<u>31,300 sf</u>
total	122,965 sf

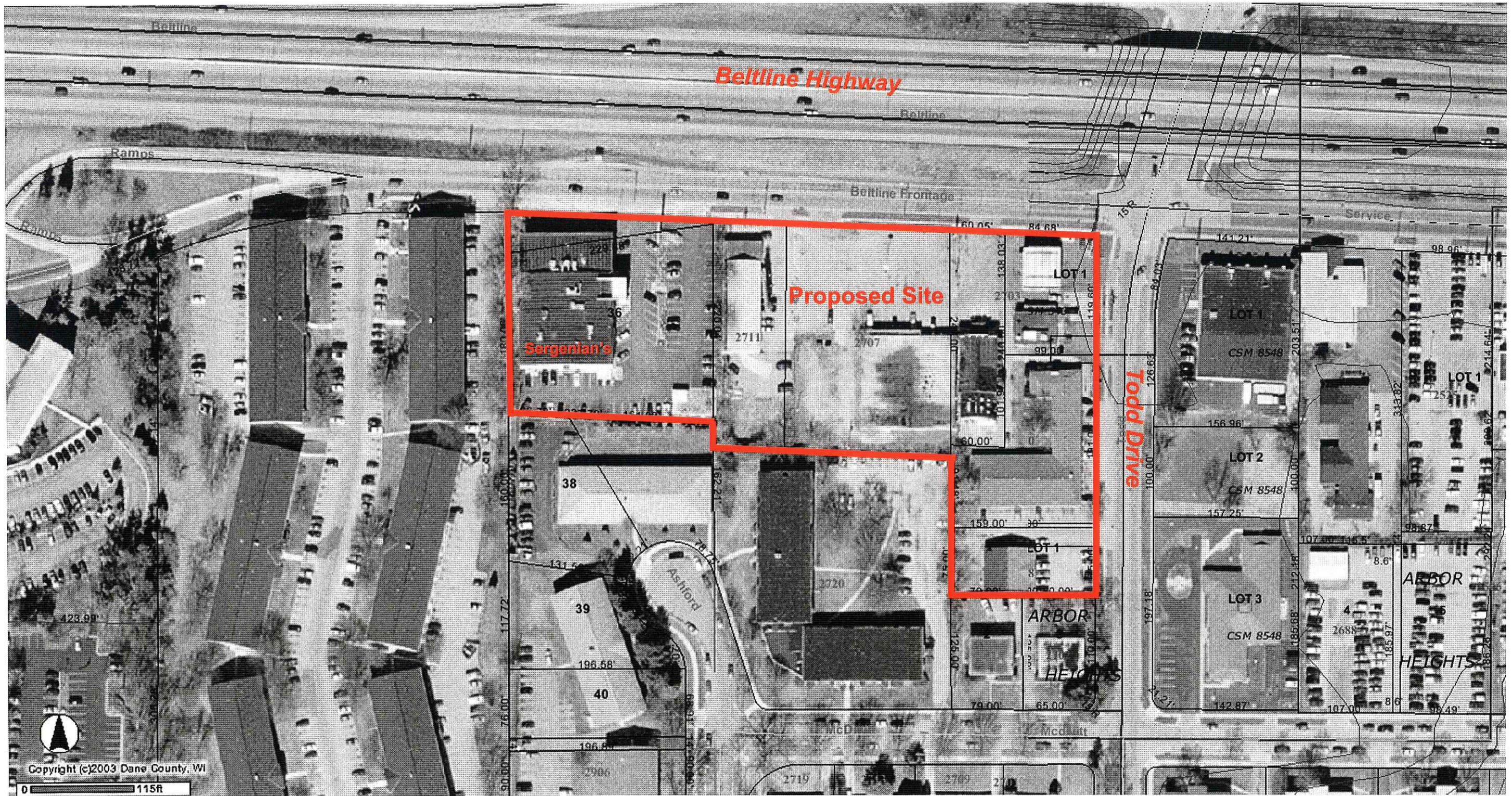
Site: The intersection of Todd Drive and the West Beltline Frontage Road
Existing uses and buildings:
Open Pantry, Grand China, Select Video, Midwest Billiards (vacated)
Ripple Apartments (vacated), Bridge Club
Sergenian's Floor Coverings
Combined site area: 181,417 sf

Parking: 1 row of ground level retail surface parking
1 level below grade parking
1 level of structured parking behind the building
Total parking: 429 stalls
Area per stall: 1 per 286 sf (3.48 per 1000 sf)

Design: The concept design shows a brick, metal panel and glass building. Ground floor is dedicated to retail with the possibility of fabric awnings to highlight the retail component. The office lobby and entrance is accentuated with additional glass, which extends to a roof screen that will be used for tenant identification. Loading is to the rear. One row of parking is shown in front of the building to be used by the retail customers. This parking moves the building away from the beltline so that the retail tenant signage can be made more visible and to increase the distance of the office uses from the beltline traffic noise. The majority of the parking is below and behind the building.

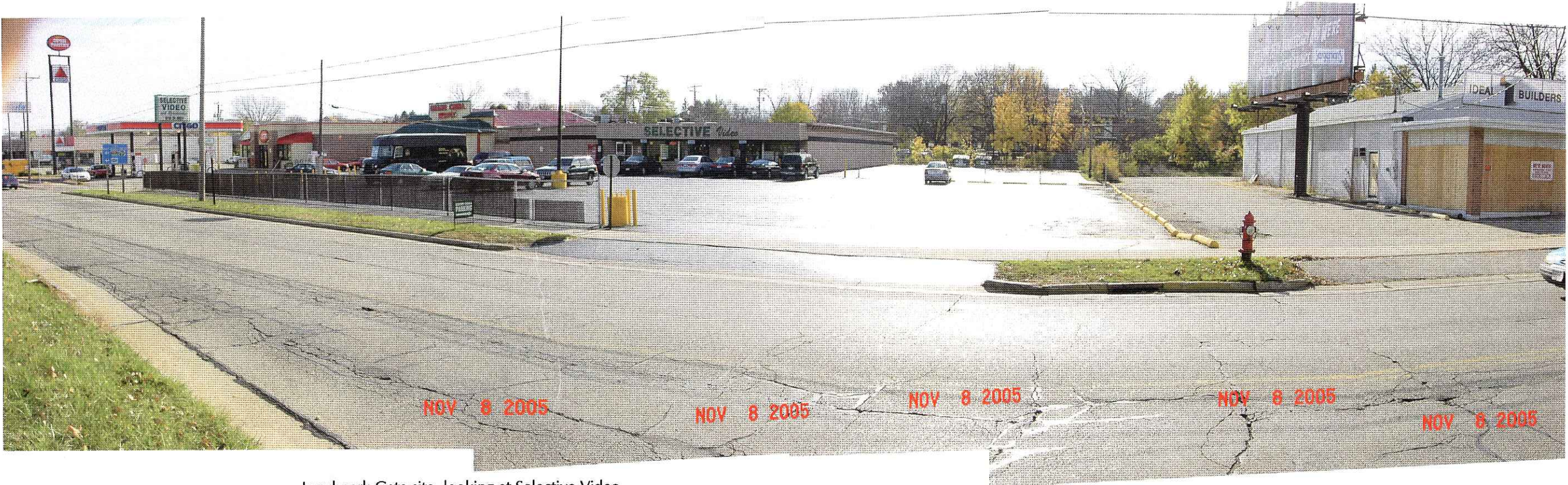
Sustainable Design features:
Increase in density on a developed site, increase in pervious surface
Below grade and structured parking
Rain infiltration gardens
High performance glazing
Narrow footprint for increased day-lighting efficiency and access to views
Energy Efficient shell and HVAC system

Sergenian's: The Sergenian's building remains as is, with the exception of an addition to the rear of the building of approximately 2500 square feet. The addition does move closer to the adjacent multi-family site to the rear but also allows for landscape screening between the addition and lot line. No landscaping in this area exists today. The parking lot has been redesigned to be compatible with the new development.





behind Sergenian's, looking SW



Landmark Gate site, looking at Selective Video



neighboring buildings to the east



Landmark Gate site, looking from neighboring buildings



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Landmark Gate



Mortenson Investment Group
5.31.05