



URBAN DESIGN COMMISSION 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

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>5-10-2017</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>5-24-2017</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 530 Junction Rd.
 Project Title (if any): City Center Phase 2

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: Shulfer Architects
 Street Address: 2780 Elmwood Ave #208
 Telephone: (608) 836-7570 Fax: () _____

Company: _____
 City/State: Middleton WI Zip: 53562
 Email: sjsulfer@shulferarchitects.com

Project Contact Person: Steve Shulfer
 Street Address: (Same as above)
 Telephone: () _____ Fax: () _____

Company: Shulfer Architects
 City/State: _____ Zip: _____
 Email: _____

Project Owner (if not applicant): Lokac Development
 Street Address: P.O. Box 215
 Telephone: (715) 574-1677 Fax: () _____

City/State: Plouer, WI Zip: 54467
 Email: _____

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 Jessica Vaughn on 4/20/17 (D.A.T. meeting)
(name of staff person) (date of meeting)

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: Steve Shulfer Relationship to Property: Architect
 Authorized Signature: [Signature] Date: 5/10/17



May 10, 2017

City of Madison
Department of Planning and Community Development-Urban Design Commission
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701

Re: Proposed mixed use building
City Center – Phase 2
530 Junction Road
Madison, Wisconsin

On behalf of property owner Lokre Development, I am submitting this project overview to the city of Madison Urban Design Commission for informational review.

This project is part of an approved GDP planned development district at “City Center”, approved in 2002. We are now proposing the second phase of the commercial development west of Junction Road, and for which we are intending to submit documents for a combined General Development Plan zoning text amendment, and Specific Implementation Plan, (SIP) upon UDC and staff review.

Project Overview:

The proposed project is a mixed-use retail/office and multi-family development, proposed on a vacant site south of the existing City Center building (phase 1) and north of a recently approved residential development at 518-542 Junction Road (currently under construction).

Zoning District:

The property is currently zoned PD, Planned Development

City Center Development
530 Junction Road

A zoning text amendment for height (5 stories / 60 feet) and use (retail/office and residential) will be requested.

The original GDP was due to expire if the phase 2 was not constructed within 10 years (2012). As such, we need to re-establish this zoning, but in order to make the development feasible, are requesting the amendment to the original language.



Project Data:

Proposed Use:	Mixed Use Development
Project Name:	City Center Phase 2
Lot size:	120,000 sf
New Building ftrprt:	11,600 sf
Existg Building ftrprt:	13,780 sf
Paving Coverage:	70,000 sf +/-
Lot Coverage:	79.5% coverage
Automobile Parking:	29 underground parking stalls currently shown 156 existing surface parking to remain
Bicycle Parking:	approx. 62 total spaces – TBD (two per unit)
Building Height:	total 5 stories, approximately 60' above grade Floor 1 = retail/office Floor 2-4 = residential apartments Floor 5 = residential apartments, common clubhouse, rooftop patio
Apartment Totals:	32 Total Units, all two-bedroom

While exterior materials and colors are not yet finalized, the intent is represented in this submittal, and available for discussion at the UDC meeting. Our team will bring updated renderings and true color samples for discussion.

We look forward to discussing this project in greater detail as part of our GDP/SIP process.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', with a long, sweeping horizontal line extending to the right.

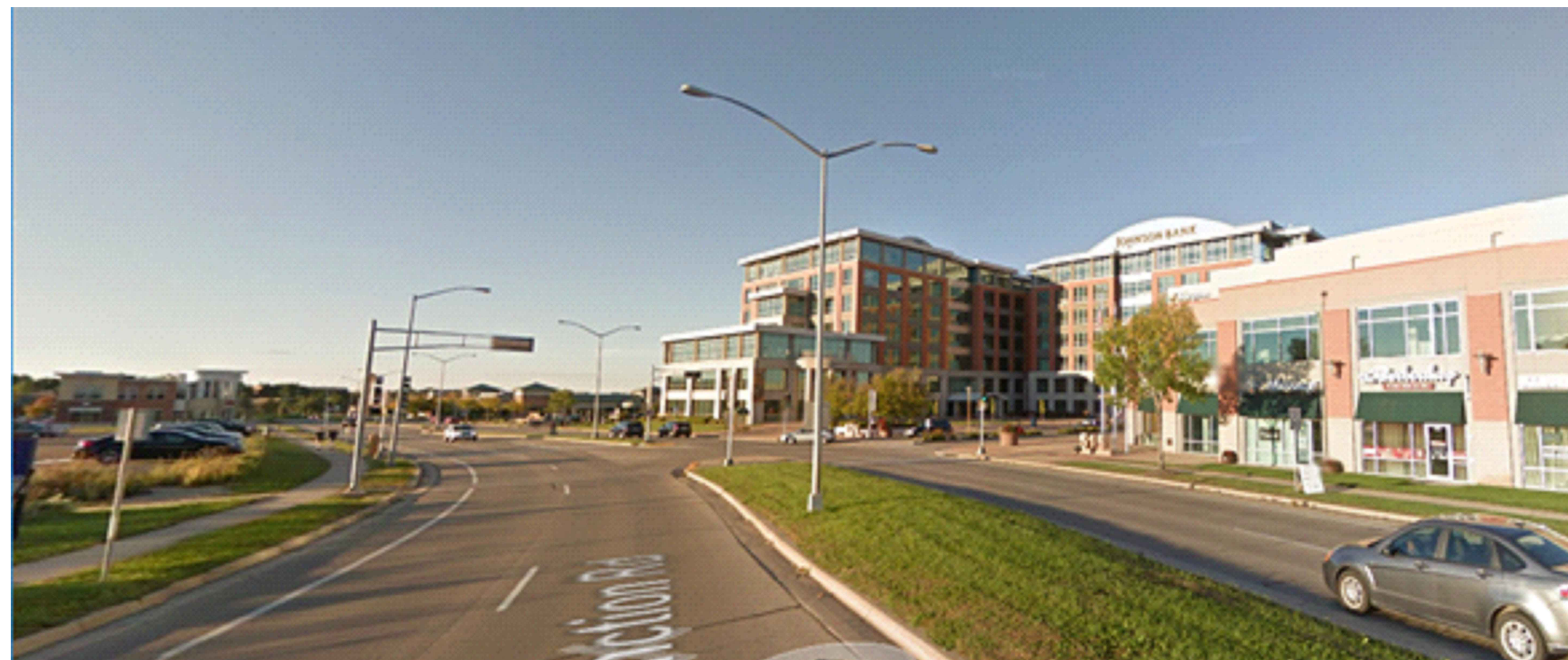
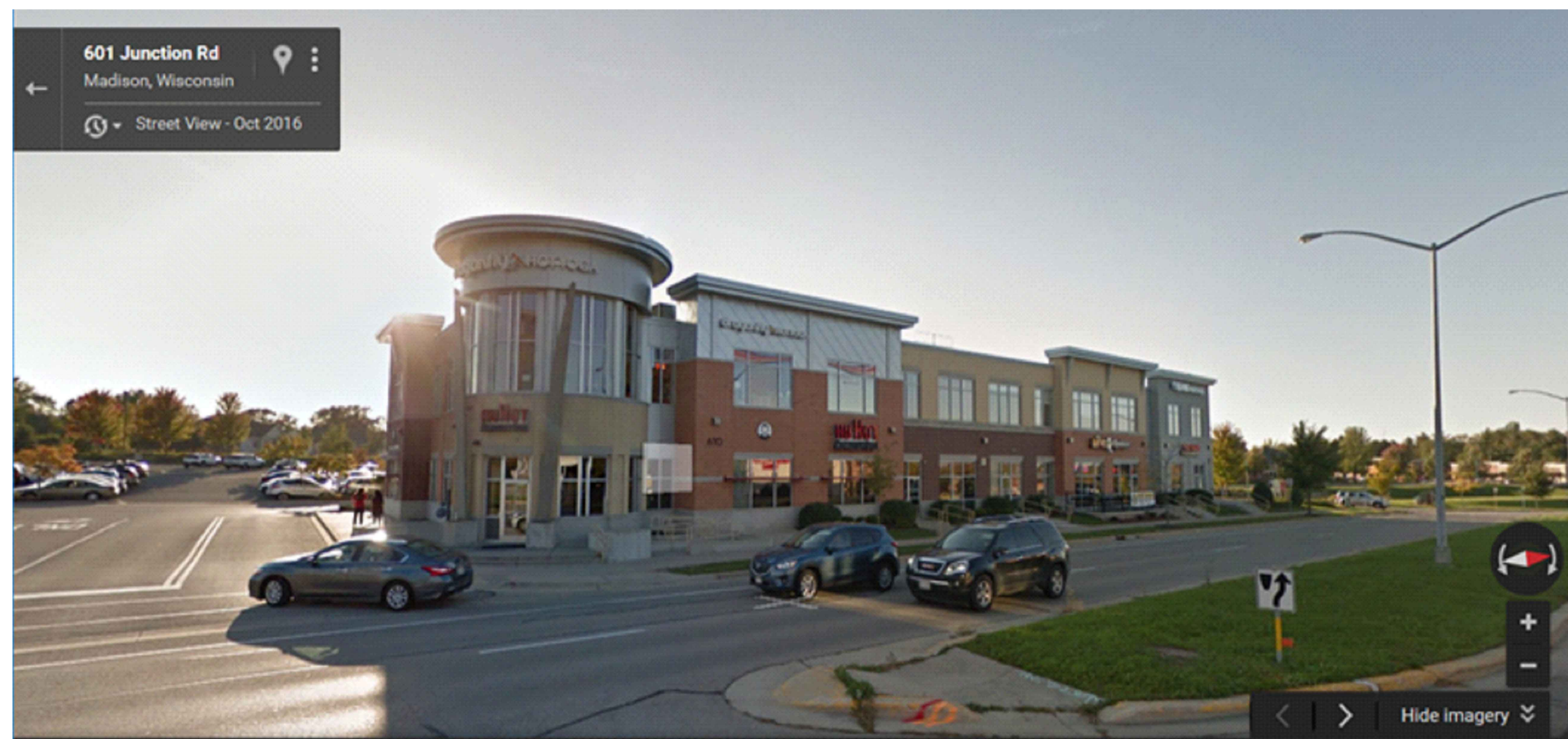
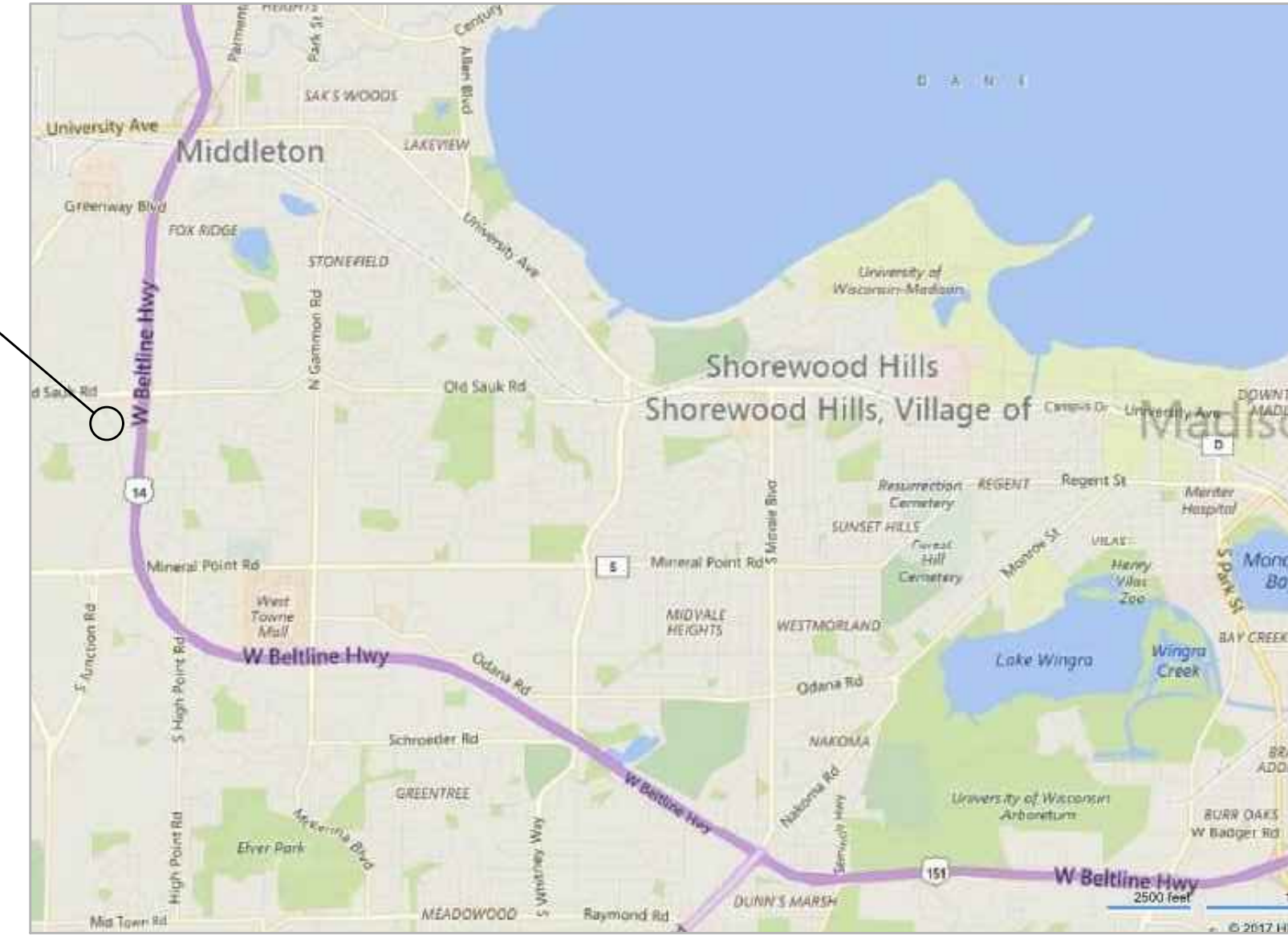
Steve Shulfer, AIA
SHULFER ARCHITECTS, LLC

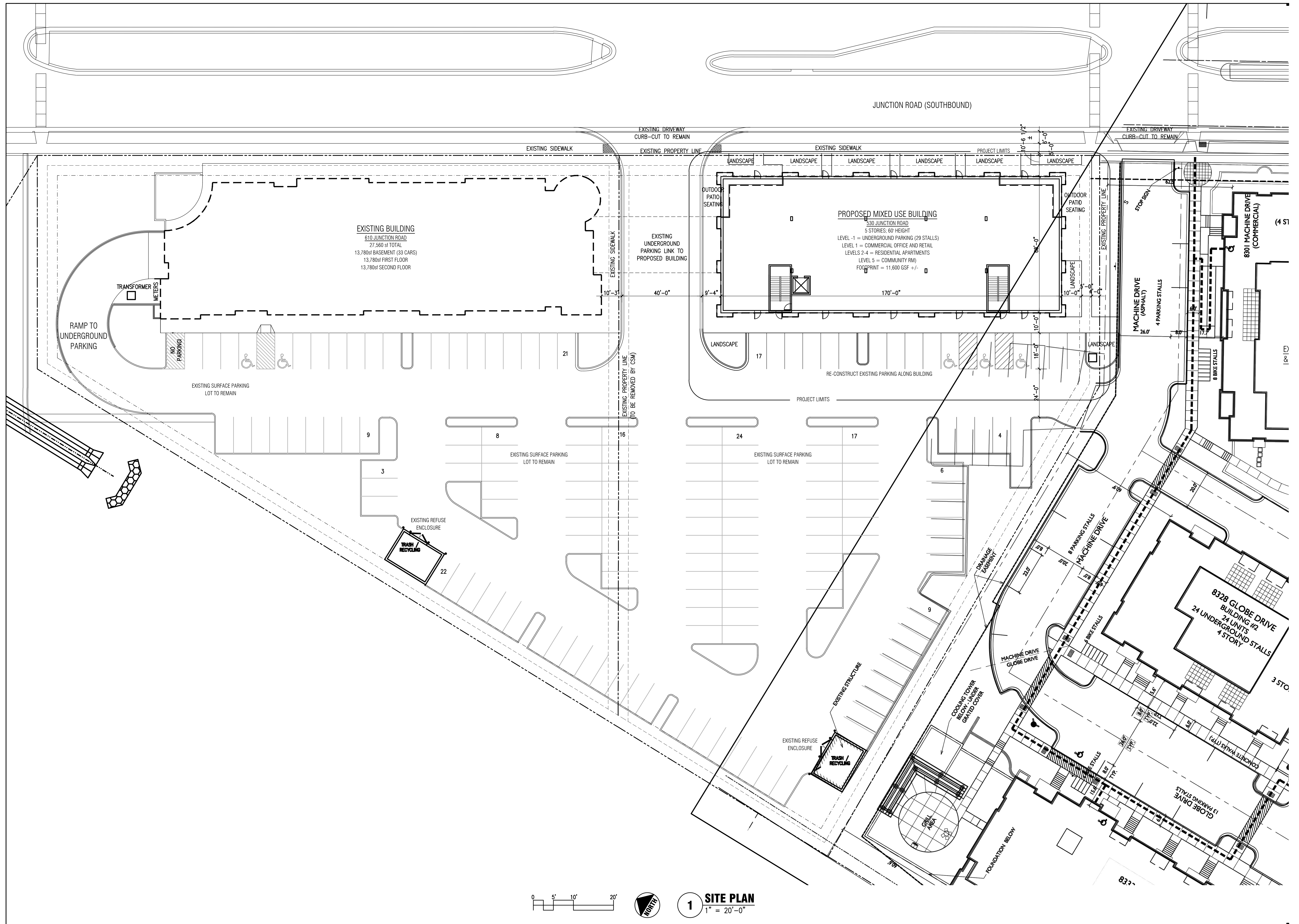
CONTEXT / AREA MAPS AND PHOTOS

PROPOSED MIXED USE BUILDING: CITY CENTER PHASE 2



PROJECT LOCATION
530 JUNCTION RD

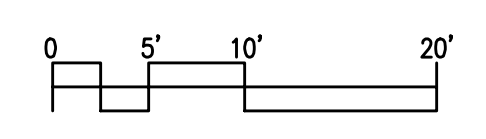




EXISTING BUILDING
 610 JUNCTION ROAD
 27,560 sq TOTAL
 13,780sq BASEMENT (33 CARS)
 13,780sq FIRST FLOOR
 13,780sq SECOND FLOOR

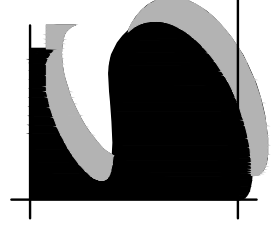
PROPOSED MIXED USE BUILDING
 530 JUNCTION ROAD
 5 STORIES, 60' HEIGHT
 LEVEL -1 = UNDERGROUND PARKING (29 STALLS)
 LEVEL 1 = COMMERCIAL OFFICE AND RETAIL
 LEVELS 2-4 = RESIDENTIAL APARTMENTS
 LEVEL 5 = COMMUNITY RM
 FOOTPRINT = 11,600 GSF +/-

8328 GLOBE DRIVE BUILDING #2
 24 UNITS
 24 UNDERGROUND STALLS
 4 STORY



1 SITE PLAN
 1" = 20'-0"

7700 LAMAR AVENUE, SUITE 400B
 MADISON, WI 53717
 TEL: 608.261.0000
 FAX: 608.261.0001



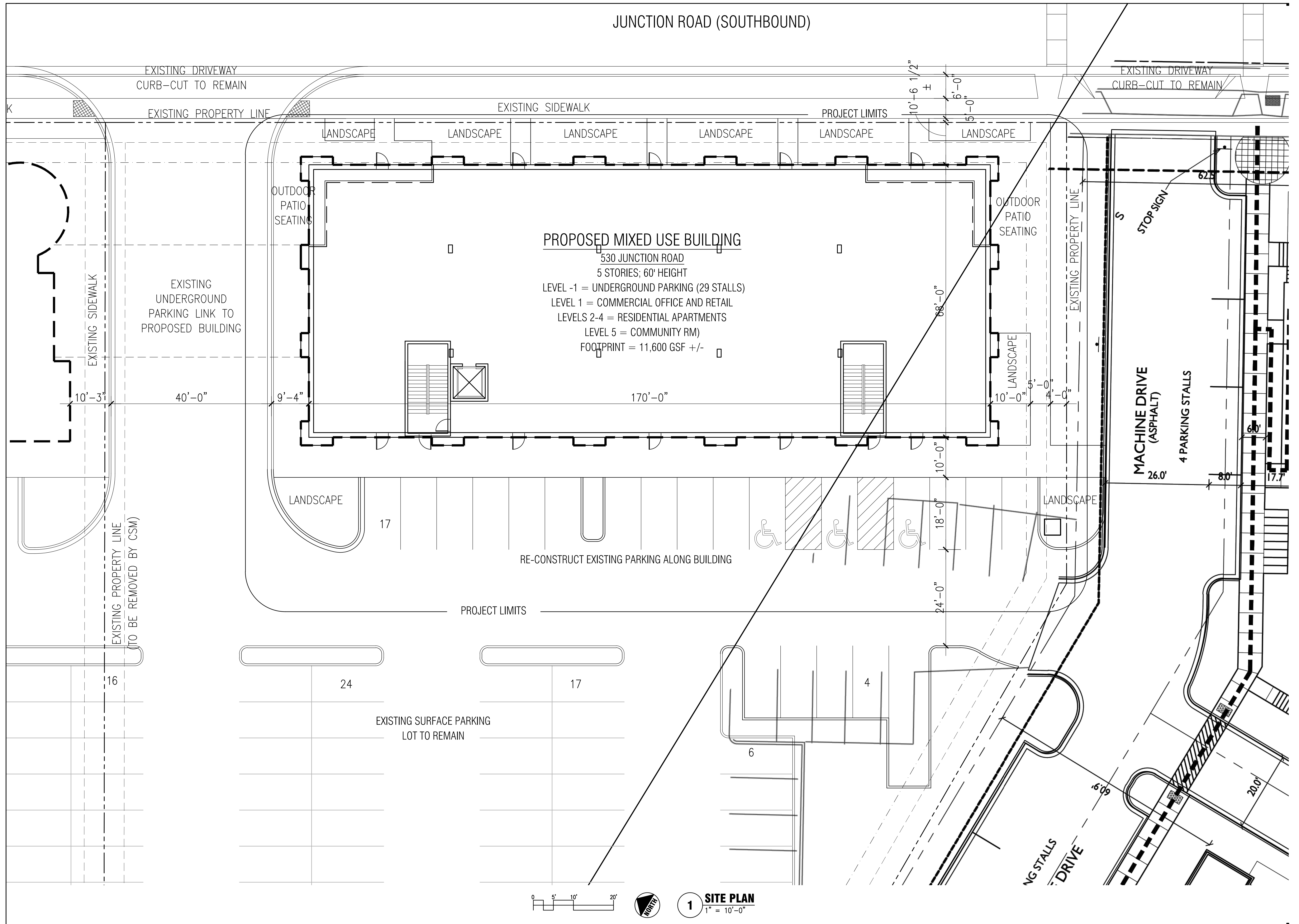
CITY CENTER PHASE 2
 MIXED USE DEVELOPMENT
 530 JUNCTION ROAD
 MADISON, WI 53717

SITE PLAN

05/10/2017
 UDC INFO

A1.2

JUNCTION ROAD (SOUTHBOUND)



1 SITE PLAN
 1" = 10'-0"



7740 HAWTHORNE AVE., SUITE 400B
 MADISON, WI 53717
 TELEPHONE 608.261.9270
 FAX 608.261.9268

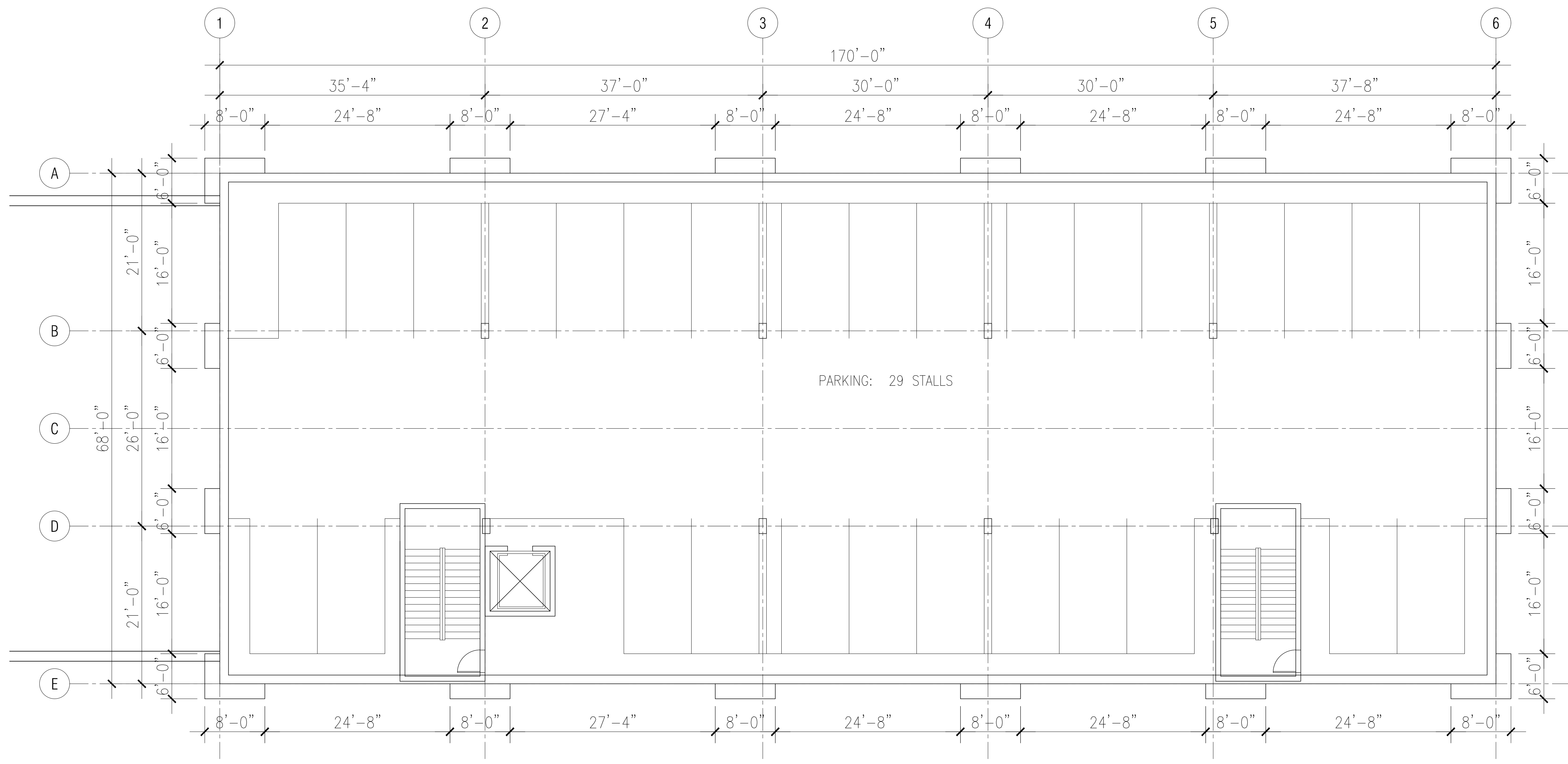
SHULFER
 ARCHITECTS, LLC

CITY CENTER PHASE 2
 MIXED USE DEVELOPMENT
 530 JUNCTION ROAD
 MADISON, WI 53717

SITE PLAN

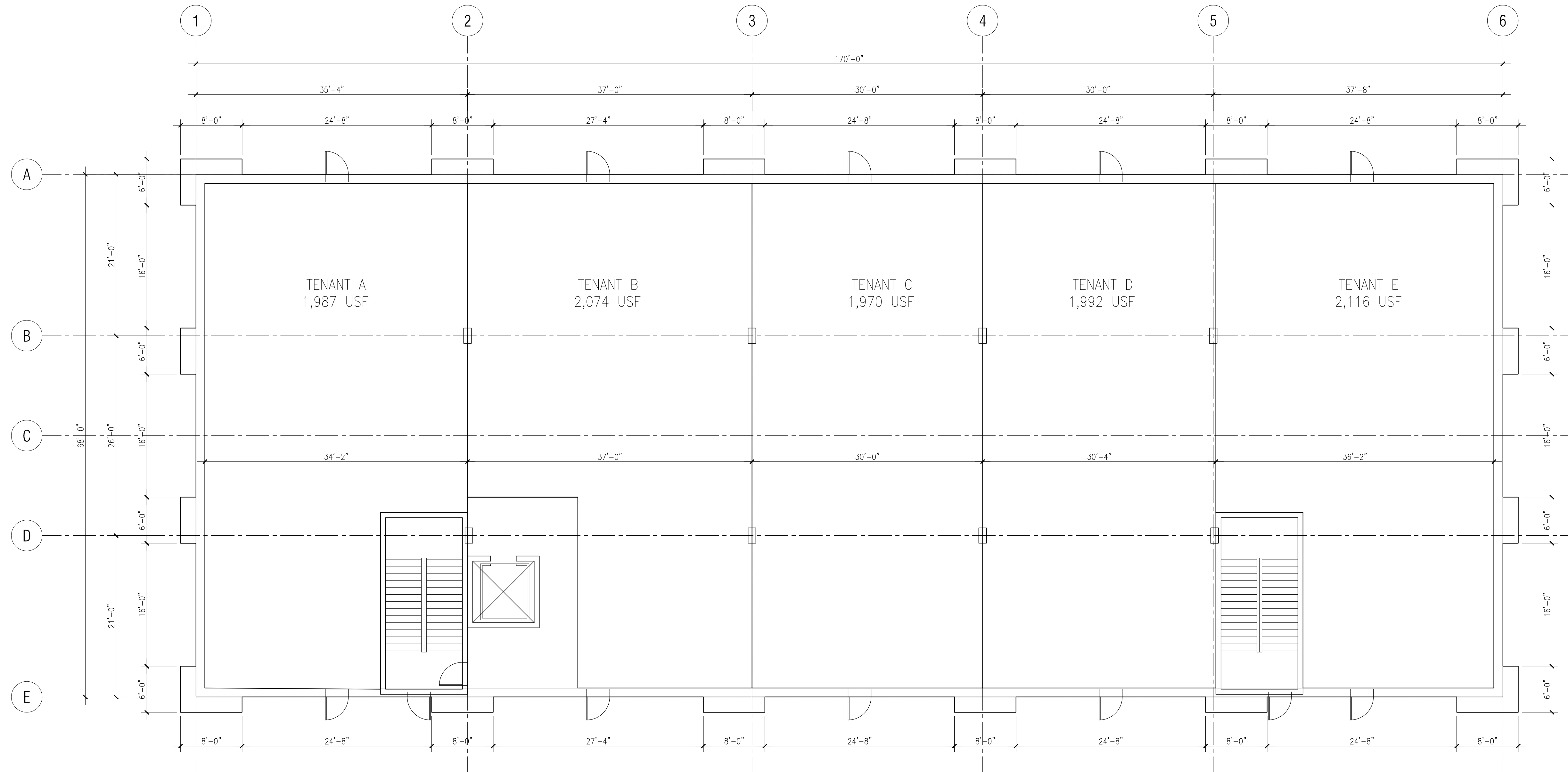
05/03/17
 CONCEPT

A1.2



LOWER LEVEL: UNDERGROUND PARKING
11,600 SF

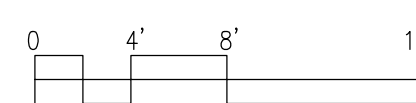
1 **UNDERGROUND PARKING PLAN**
1/8" = 1'-0"

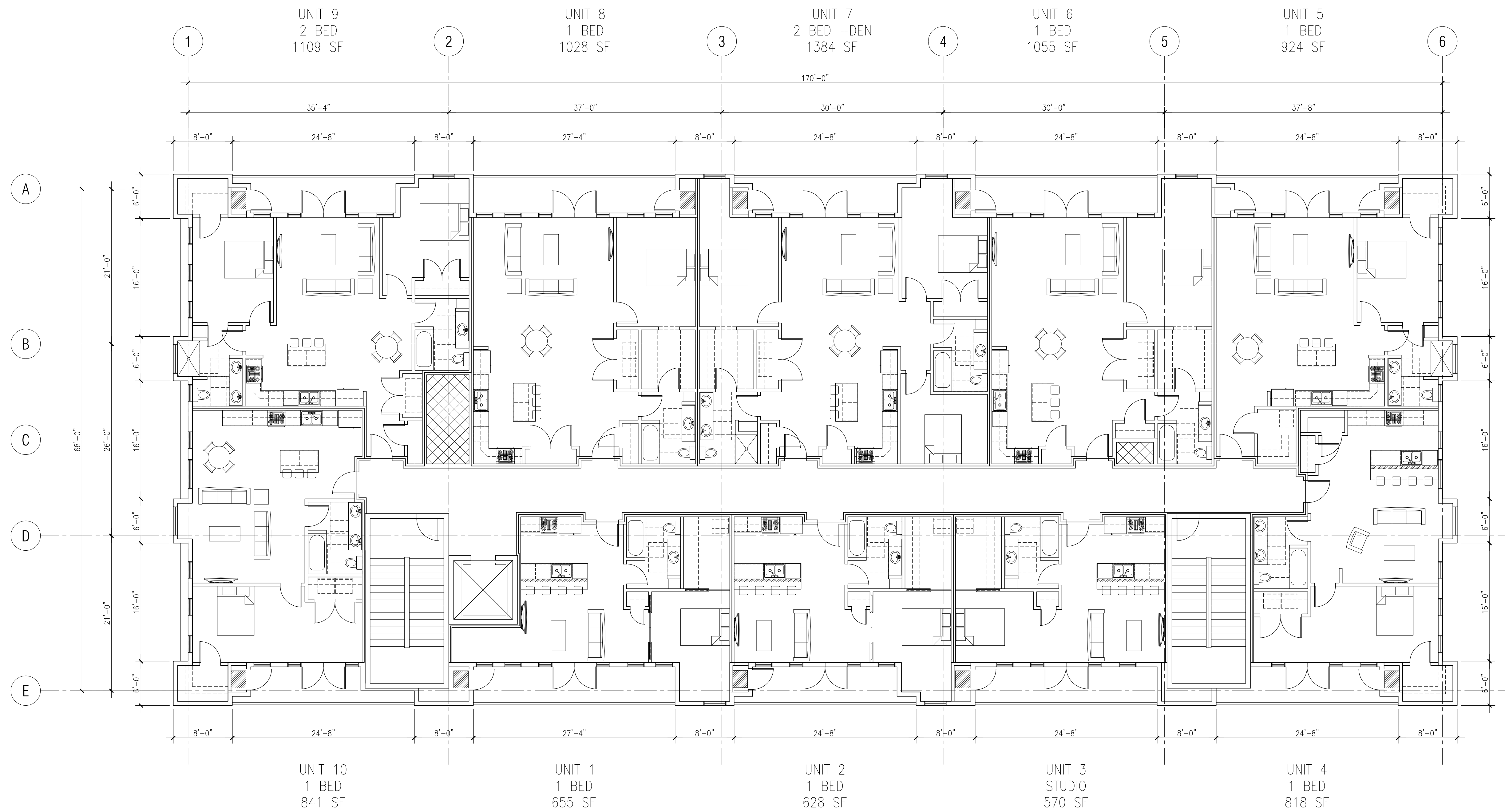


FIRST FLOOR: RETAIL
11,600 GSF

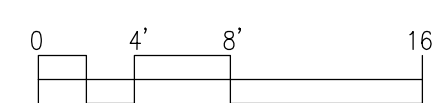


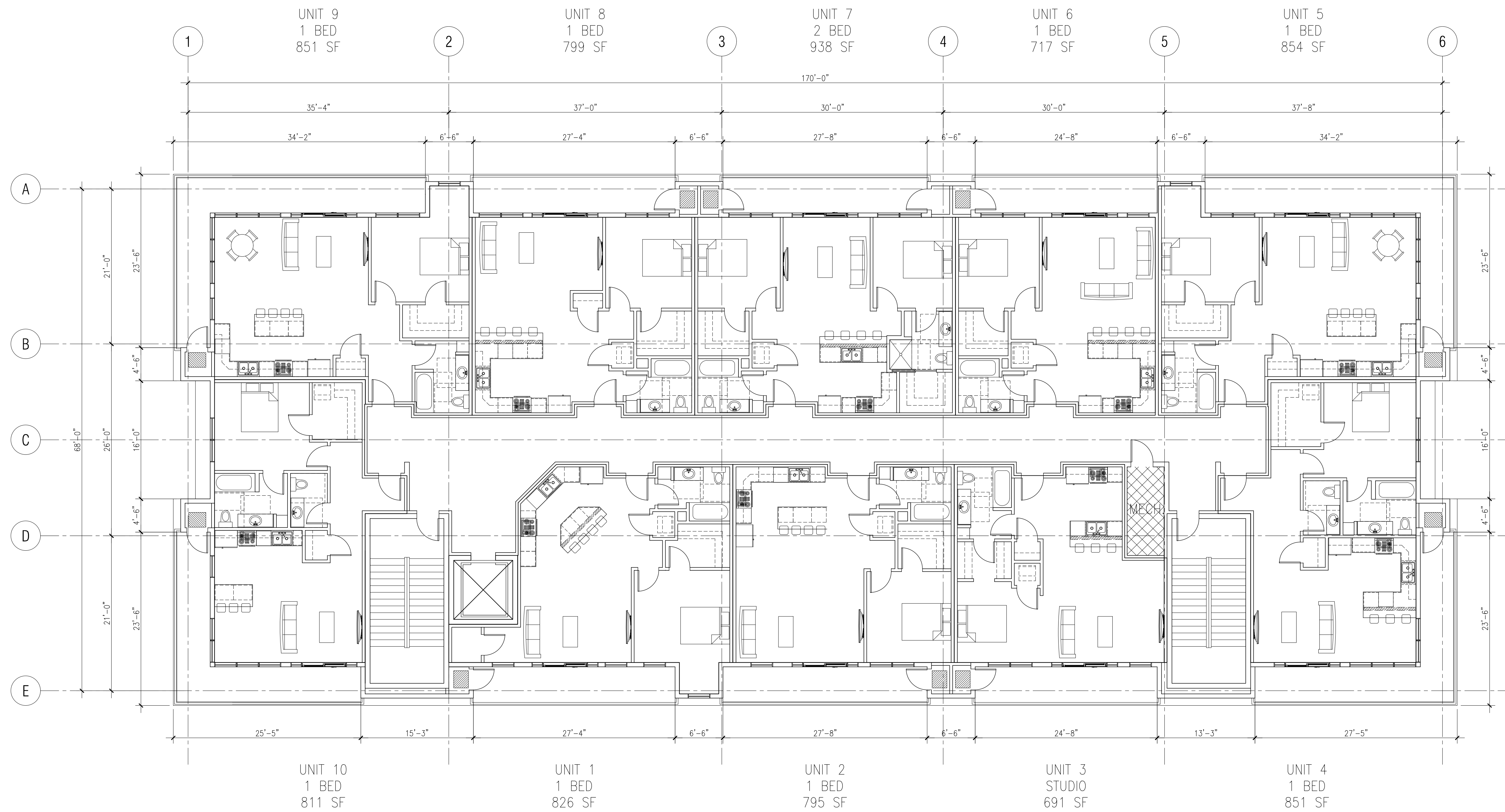
1 RETAIL FLOOR PLAN
1/8" = 1'-0"





1 RESIDENTIAL FLOOR PLAN
1/8" = 1'-0"

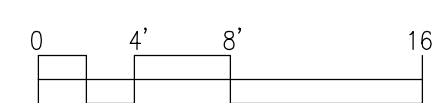


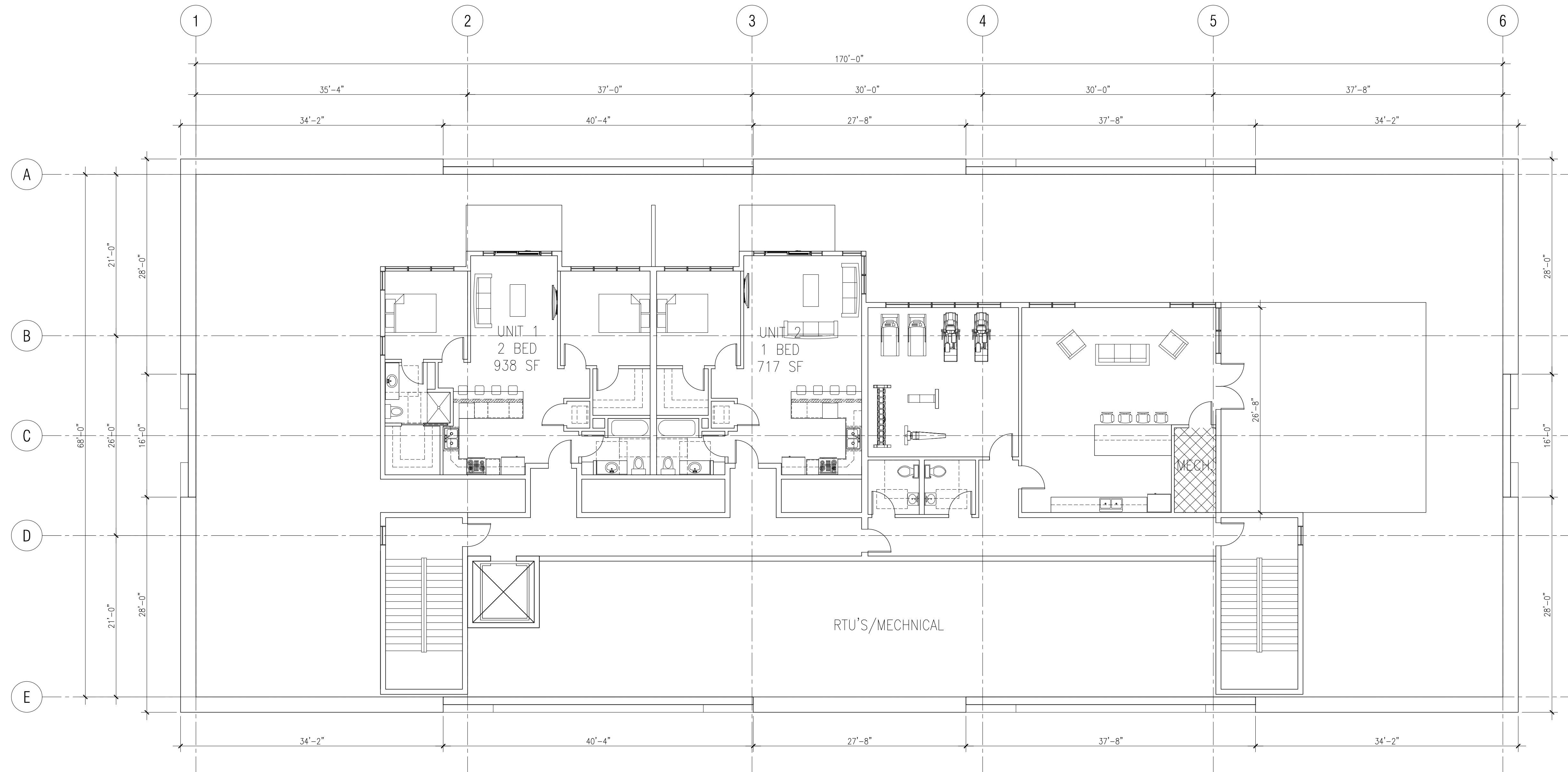


FOURTH FLOOR: RESIDENTIAL
9,500 SF



1 RESIDENTIAL FLOOR PLAN
1/8" = 1'-0"

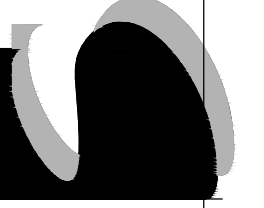
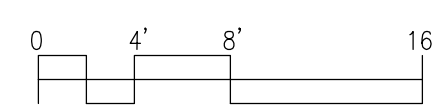




FIFTH FLOOR / LOW ROOF:
COMMUNITY
3,897 SF



1 RESIDENTIAL FLOOR PLAN
1/8" = 1'-0"





1 BUILDING ELEVATION - EAST
NTS



2 BUILDING ELEVATION - WEST
NTS



1 BUILDING ELEVATION - NORTH
NTS



2 BUILDING ELEVATION - SOUTH
NTS



1 BUILDING ELEVATION
NTS



2 BUILDING ELEVATION
NTS

7790 SILVERWOOD AVE., SUITE # 200
MADISON, WI 53717
TELEPHONE: 608.836.3700
FAX: 608.836.0050



SHULFER
ARCHITECTS, LLC

CITY CENTER PHASE 2

MIXED USE DEVELOPMENT
530 JUNCTION ROAD
MADISON, WI 53717

BUILDING ELEVATIONS

05/10/2017
UDC INFO



1 BUILDING ELEVATION
NTS



2 BUILDING ELEVATION
NTS



1 BUILDING ELEVATION
NTS



2 BUILDING ELEVATION
NTS