



June 28, 2017

City of Madison
Department of Planning and Community Development
126 S. Hamilton St.
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 Companies, I am submitting this Land Use Application for a new Phase 2 building development to a previous PUD located at 530 Junction Road.

This project is seeking final approval of the GDP/SIP Planned Development district at “City Center Junction” (610 Junction Road), originally 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 (GDP) zoning text amendment, and Specific Implementation Plan, (SIP) as well as seeking final UDC approval 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 Junction building (phase 1) and north of a recently approved residential development at 518-542 Junction Road (currently under construction).

Project Team:

Owner / Developer:

Lokre Companies
Rolly Lokre
PO Box 215
3062 Village Park Drive
Plover, WI 54467
715-342-9200
rolly@lokre.com

Civil Engineer / Surveyor / Landscape

Architect:
JSD Professional Services
Kevin Yeska
161 Horizon Drive, Suite 101
Verona, WI 53593
608-848-5060
kevin.yeska@jsdinc.com

Architect:

Shulfer Architects, LLC
Steve Shulfer
7780 Elmwood Ave., suite 208
Middleton, WI 53562
608-836-7570
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Structural Engineer:

MP Squared Structural Engineers, LLC
Mark Lindloff
583 D'Onofrio Drive, Suite 201
Madison, WI 53719
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Project Data:

Proposed Use: Mixed Use Development (residential & retail/office)
Project Name: City Center Junction (Phase 2)

Lot 10 56,886 sf
Lot 9 64,627 sf
Total Lot size: 121,513 sf (lots 9 and 10)

Total New Bldg Area: 47,465 sf
Underground: 11,832 sf
First Floor: 9,796 sf
Second Floor: 11,150 sf
Third Floor: 11,150 sf
Fourth Floor: 10,451 sf
Fifth Floor: 4,918 sf

Paving Coverage: 57,749 sf (lots 9 and 10)
New Building ftprnt: 11,830 sf
Existg. Building ftprnt: 13,900 sf
Max Lot Coverage: 85% coverage (lots 9 and 10)
Proposed Coverage: 69% coverage (83,479 sf – lots 9 and 10)

Open Space Total: 21,370 sf +/-
At Grade:
Residential Patios: 120 sf per unit x 32 units = 3,840 sf
Rooftop Patio: 560 sf

Automobile Parking: 31 underground parking stalls currently proposed in new bldg. 2
33 underground parking stalls in existing building 1
156 existing surface parking to remain

Bicycle Parking shown: 43 total spaces
Bicycle Parking req'd: one per unit req'd plus 1 guest per 10 units
1 per 2,000 sf retail

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, as follows:
2nd & 3rd Floors: [5] 2-bedrooms, [4] 1-bedrooms, [1] studio
4th Floor: [1] 2-bedrooms, [8] 1-bedrooms, [1] studio
5th Floor: [1] 3-bedrooms, [1] 2-bedrooms



Zoning District:

The property is currently zoned PD, Planned Development

City Center Junction Development
610 Junction Road (proposed building will be 530 Junction Road)

A zoning text amendment for height (5 stories / 68 feet) and use (retail/office and residential) is requested with this application.

This application will include final request for approval of the GDP/SIP.

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.

Conditional Use (future):

The building is be planned to accommodate outdoor seating / dining for at least one of the commercial tenants. Recognizing that this would require a conditional use permit, and identification of a specific tenant, this request will be placed at a later date when the exact need materializes.

Site Design:

The site was previously developed with building 1 in 2008, and has all surface parking existing. This development will consist of siting the new building, connecting and expanding underground parking, and improving some select site engineering to complete the development.

Access to the site is gained via two existing curb-cuts from Junction Road. The primary entrance bisects the existing building and new building. The secondary drive entrance is a shared access (via existing cross-access easement agreement) between the residential development to the south, and the City Center development.

At the ground-level, all commercial spaces will be designed to accommodate pedestrian flow from the street side, as well as from the parking lot side. Residential access will be gained from the parking lot (west) side, into a common lobby area.

Outdoor patio seating is designed at the northeast corner of this new building, anticipating future tenant (possibly a coffee shop, or the like).

Exterior Building Design:

The enclosed plans and renderings illustrate and call out all material selections. A combination of materials will be used including: clay brick masonry, cement-board siding, aluminum storefront glazing system (commercial spaces); fibrex windows (residential units) and a composite wood product (Prodema, or similar). These materials are selected due to their durability and the relatively low maintenance required.



Open Spaces:

Each unit will have a recessed outdoor patio / balcony accessed directly from their unit. Additionally, a green-landscaped roof-top patio accessed from a common community room at the fifth floor will allow additional open / green space.

Amenities:

In addition to the roof top patio described above, a community room with kitchen will be provided for shared resident use. A fitness room with generous array of fitness equipment will be placed adjacent to the community room.

Thank you for considering this Land Use Application and Urban Design Commission submission for final approval, I look forward to discussing this project more in the coming weeks.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', is written over a light blue horizontal line.

Steve Shulfer, AIA
SHULFER ARCHITECTS, LLC