



PLAN COMMISSION APPLICATION

CITY OF MIDDLETON • 7426 HUBBARD AVE. • MIDDLETON, WI. 53562 • (608) 821-8370 • FAX (608) 827-1080

Plan Commission usually meets the 2nd and 4th Tuesdays of each month at 7 p.m. in the Council Chambers of Middleton City Hall. The following **must be submitted THREE weeks** prior to any Plan Commission meeting for staff review and agenda placement. Failure to submit a complete package may result in the return of all items, a resubmittal fee, and a delay of your project.

1. Plan Commission Application & Checklist (this packet).
2. Required (nonrefundable) fee(s) **and deposit (see chart below)**.
3. One (1) electronic copy of the submittal emailed to planning@cityofmiddleton.us. The plan set must include streetscape and site landscape plans.

Project Address/Name: Lot 2 of CSM 14817

Applicant: LZ Ventures		
Address: 8301 Machine Drive, Suite 102, Madison, WI 53717		
Phone: 608-831-3226	Fax:	Email: Jleja@me.com

Owner: LZ Ventures		
Address: 8301 Machine Drive, Suite 102, Madison, WI 53717		
Phone: 608-831-3226	Fax:	Email: Jleja@me.com

Project Description: Construct a 12-story building with a total of 133 dwelling units in a mix of studio, one-bedroom and two-bedroom units and parking on three levels.

Owner/Applicant Signature: John J Leja Date: 6/6/23

- Note:**
- City ordinances are on the City website at <https://www.cityofmiddleton.us/115/City-Code-of-Ordinances>
 - Applicants must check with the Building Inspection Dept. to determine if any permits are required.

Fees (check what applies):		
	Certified Survey Map (+GIS fees)	\$400 + \$55/lot
X	Concept Review	\$50
	Conditional Use Permit	\$500
	Design Review	\$200
	Design Review Revisions	\$50
	Final Plat (+GIS fees)	\$900 + \$80/lot
	Preliminary Plat	\$400 + \$50/acre
	Rezoning	\$500-\$2,000**
	Sign Design Review	\$50
	Sign Variance	\$500
	SIP/SIP Modification*	\$50-\$500**
	Future Land Use Map Amendment	\$200
* Specific Implementation Plan in Planned Development District = \$500. Minor Modification = \$300, SIP Major Modification = \$500, SIP Modification (revision) = \$50		
** Fee based on cost of project. For Rezonings: single lot or project = \$500, larger projects and PDD rezoning requests = \$2,000		

Deposit
An Escrow Deposit of \$5,000 is required per Ord. 10.128(2) to cover project review costs by outside consultants when necessary. See attached excerpt from City Ordinances.
Waiver authorized: <input type="checkbox"/> _____ date _____
TRAFFIC IMPACT ANALYSIS Required Yes <input type="checkbox"/> No <input type="checkbox"/>
Check 14592 6-8-23 \$50

CITY OF MIDDLETON ESCROW DEPOSIT, GIS FEE, & STORMWATER MANAGEMENT FINANCIAL GUARANTEE

Section 10.128(2) **Escrow Deposits** of the City of Middleton Code of Ordinances is hereby created to read as follows:

(a) In addition to the fees specified in sub (1), applicants for all **Rezoning, Conditional Use Permits, Design Review and Specific Implementation Plan Modifications** shall be responsible to pay the actual cost of review of the application by outside consultants hired by the City including but not limited to, Federal, State or County Departments and Madison Metropolitan Sewerage District, Attorneys, Engineers or Planners. Upon application, the applicant **shall deposit \$5,000** to be held in escrow upon which the City shall draw to pay for said costs as they are incurred during the course of reviewing the application. Itemized statements reflecting the amounts drawn from the deposit shall be sent to the applicant each month. In the event that the escrow deposit has been drawn down to twenty-five percent (25%) of the required amount, the applicant shall replenish the escrow deposit to its original amount. If any funds remain in the escrow deposit following final determination of the application, such remaining funds shall be returned to the applicant within sixty (60) days of the determination together with an accounting of the deposits and draws on the escrow.

(b) Applicants may obtain a pre-application waiver of the required escrow deposit from the City Administrator if in the City Administrator's sole discretion he/she determines that no consultant review will be required. Said waiver shall not preclude the City Administrator from employing an outside consultant, charging the costs of any consultant review to the applicant or requiring an escrow deposit at any time after application.

Similar language pertaining to **Land Divisions** appears in Section 19.04(7)(c).

THIS DEPOSIT WILL BE DUE ONE WEEK PRIOR TO THE PLAN COMMISSION MEETING WHERE THIS ITEM WILL BE DISCUSSED, UNLESS THE DEPOSIT HAS BEEN WAIVED BY THE CITY ADMINISTRATOR OR HIS DESIGNEE. IF A WAIVER IS GRANTED, THE APPLICANT WILL BE NOTIFIED BEFORE THE SUBMITTAL DEADLINE. FAILURE TO PAY THIS DEPOSIT MAY RESULT IN THE RETURN OF ALL ITEMS, A RESUBMITTAL FEE, AND A DELAY OF YOUR PROJECT.

Fee Schedule under Section 3.12 relating to Fees for Updating of Geographical Information System (GIS) Records

Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, Plats	\$500 + \$30/lot
Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, CSM	\$200 + \$30/lot
Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, Public Improvements	\$0.75 x total pipe length (i.e., total footage of all public Pipes + private storm Water conveyances)

Section 26.10(6) – **Warranty and Financial Guarantee** of the City of Middleton Code of Ordinances requires the submittal of financial guarantee in every instance where the estimated cost of stormwater practices exceeds \$5,000. The financial guarantee must be provided prior to stormwater management permit approval. The amount of the Installation Financial Guarantee shall be determined by the City Engineer and shall not exceed the total estimated construction costs of the approved storm water management practices, plus 25%.

CITY OF MIDDLETON PLAN SUBMITTAL CHECKLIST

Project Name:	Builder/Developer: LZ Ventures
Project Address: Lot 2 of CSM 14817	Phone: 608-831-3226

Note: Include on the plan sheets each applicable item listed below with all formal plan submittals. All spaces should be checked, or marked "N/A" if the item does not apply. Please submit this checklist with your application. **Staff will reject any application they deem incomplete.**

- 1. Show the planned improvements in the context of the surrounding properties and include existing buildings and driveways on **all** adjoining properties.
- 2. Show existing and proposed contours at an interval (minimum 1') suitable to the topography and project. Contours should extend a minimum of 20' beyond property lines and nearby berms and swales and at least to the backs of curbs.
- 3. Show square footage (area) of:
 - a. Lot or parcel
 - b. Existing impervious surface
 - c. Proposed total impervious (existing plus current proposal)
 - d. Existing building
 - e. Proposed total building (existing plus current proposal)
 - f. Existing parking and pavement
 - g. Proposed total parking and pavement (existing plus current proposal)
- 4. Show all relevant dimensions including:
 - a. Buildings
 - b. Setbacks to buildings and other improvements.
 - c. Parking stalls
 - d. Driveway widths
 - e. Parking lot aisles, turnarounds, turning radii, etc.
 - f. Distance from driveway to street corner if less than 200'
 - g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
 - h. Widths of abutting R.O.W.'s, roadways, and terraces.
- 5. Show dimensions and bearings of property lines.
- 6. Show North Arrow and scale of drawing.
- 7. Show site elevations to NAVD '88 vertical datum. Survey catalogued city benchmarks in the area of the site and adjust to NAVD '88.
- 8. Label all existing and proposed surface materials (grass, bituminous, concrete, etc.)
- 9. Show total number of required and proposed parking stalls.
- 10. Show handicap parking stall and ramp locations.
- 11. Show up or down arrows on loading or other ramps.

- ___ 12. Show existing, proposed, & adjoining driveway approaches.
- ___ 13. Show removal and replacement to City Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.
- ___ 14. Show rim and invert elevations of all drainage structures.
- ___ 15. Show location and screening of refuse and recycling containers.
- ___ 16. Design surface drainage to bypass refuse and recycling containers.
- ___ 17. Indicate proposed direction of roof drainage and show on grading plan the location of all roof gutter downspouts.
- ___ 18. Show all existing and proposed public and private utility locations on and adjacent to site.
- ___ 19. Show location of nearest existing City of Middleton fire hydrants and proposed City and private fire hydrants.
- ___ 20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.
- ___ 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.
- ___ 22. Include elevation view of rooftop mechanicals and required screening design, materials, and colors.
- ___ 23. Include statement of historical landmark designation status.
- ___ 24. Include name of designer, P.E. stamp and signature on final plans.
- ___ 25. Include Erosion Control Plan. Include note on plan stating: "Additional erosion control measures will be installed as needed."
- ___ 26. Include Landscape Plan. See separate checklist for landscape plan requirements.

Staff Contacts		
Abby Attoun, AICP	Mark Opitz	Daphne Xu, AICP
Planning & Community Development Director	City Planner Zoning Administrator	Associate Planner
(608) 821-8343	(608) 821-8394	(608) 821-8377
Email: attoun@cityofmiddleton.us	Email: mopitz@cityofmiddleton.us	Email: dxu@cityofmiddleton.us
Planning & Community Development Department Phone: (608) 821-8370 Email: planning@cityofmiddleton.us		

LANDSCAPE PLAN SUBMITTAL CHECKLIST

Note: Please include each applicable item listed below with all formal plan submittals. All spaces should be checked or marked "N/A" if the item does not apply.

- 1. Show existing and proposed contours at an interval (minimum 1') suitable to the topography and project. Contours should extend a minimum of 20' beyond property lines and nearby berms and swales at least to the backs of curbs

- 2. Show number of required:
 - a. Parking stalls
 - b. Landscaping points and size of landscaping elements
 - c. Additional canopy trees

- 3. Show total number of provided:
 - a. Parking stalls
 - b. Landscaping points and size of landscaping elements
 - c. Additional canopy trees

- 4. Show North Arrow and scale of drawing.

- 5. Include name of designer on final plans.

- 6. Show existing/proposed hydrants, sanitary laterals, water services, light poles, power poles, and other significant topographic features in landscaped areas.

- 7. Show all relevant dimensions.



June 6, 2023

Abby Attoun
Director of Planning and Community Development
City of Middleton
7426 Hubbard Ave.
Middleton, Wisconsin 53562

Re: Letter of Intent – Concept Review
Lot 2 of CSM 14817 – 1630 Aspen Commons
Middleton, WI 53562

Ms. Abby Attoun,

The following is submitted together with the plans and application for Plan Commission consideration.

Organizational Structure:

Owner/ Developer: LZ Ventures
8301 Machine Drive, Suite 102
Madison, WI 53717
Phone: 608-831-3326
John Leja

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste. 201
Middleton, WI 53562
Phone: 608-836-3690
Contact: Duane Johnson
djohnson@knothebruce.com

Introduction:

The site is located directly west of Greenway Station at 1630 Aspen Commons in between the existing Foundry Apartments and the Greenway Office Building.

Project Description:

The project will consist of a 12-story building with 134 dwelling units. The new building will connect to the adjacent Foundry apartment building (1690 Aspen Commons), also owned and managed by LZ, via a shared plaza on the first floor, amenities will be shared between these two buildings.

Architectural Design:

This project strives to invoke imagery indicative of repurposed or expanded buildings found in industrial districts of post-industrial cities.

Stylistically taking cues from its Northern neighbor, the Podium building is intended to be reminiscent of a late 19th or early 20th century industrial warehouse building. In this scenario, the existing Foundry apartment building is thought of as the “main factory storefront” and this project’s base is intended to be its utilitarian warehouse counterpart. Classic brick detailing will be employed on the lower portion of the building to bridge the gap between this project’s masonry dominant neighbors. The tower portion of this project is intended to be viewed as a contemporary vertical expansion on it’s much older base. Taking design elements from the base; the massing and material selections reflect the podium but change in its use as the tower rises. The tower is able to appear lighter as the heavy masonry is left behind favoring more contemporary metallic siding. The building’s massing will continue the design language at the street level while filling in the hole in the western skyline of Greenway Station.

Parking:

The building will have vehicle parking on three levels interconnected by internal ramps; one full level will be underground, the other two will be partial with parking in the rear and walk-up apartment units at the remaining portions of these floors facing Aspen Commons. The parking levels will extend beyond the building footprint above creating additional outdoor plaza spaces on the third floor adjacent to the existing parking ramp to the west. The enclosed parking will accommodate 130 stalls. An additional 16 surface stalls for guests will be located to the south of the building, in addition an agreement will be in place for additional stalls in the parking ramp to the west.

Housing:

The City of Middleton continues to see strong demand for housing for its growing community. The city’s goal is to provide a range of new housing to meet those demands. This development accomplishes the goal of diversity by providing new market rate apartments to an underutilized site adjacent to the abundant shopping, office spaces, and restaurants. This development will provide a dynamic housing option that is not currently available in Middleton.

Social & Economic Benefits:

This development will have positive social and economic impacts on the surrounding community. The proposed development provides many of the social benefits outlined in many goals of the Middleton Comprehensive Plan. This project will transform an underutilized site and provide a mixture of high-quality housing within close proximity to employment & commercial areas, offering tenants a unique housing option and creating additional customers and activity to the Greenway Station development and other businesses located within walking distance.

Site Development Data:

Densities:

Lot Area	47,565 S.F. / 1.1 acres
Dwelling Units	134 D.U.
Lot Area / D.U.	355 S.F./D.U.
Density	122 units/acre

Building Height: 12 Stories/145’

Dwelling Unit Mix:

Studio	22
One Bedroom	51
One Bedroom + Den	29
<u>Two Bedroom</u>	<u>32</u>
Total	134 D.U.

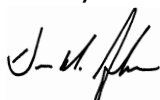
Vehicle Parking:

Underground	130 stalls
<u>Surface parking lot</u>	<u>16 Stalls</u>
Total	146 vehicle Stalls

Stormwater Management will be required. Review with Engineering staff the stormwater management plan from development of the Foundry mixed use building at 1690 Aspen Commons (PC-2392) per WRMC submittal 2014-09-17.

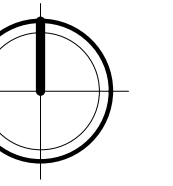
Thank you for your time reviewing our proposal.

Sincerely,



Duane Johnson, AIA, LEED AP
Member

TRUE NORTH



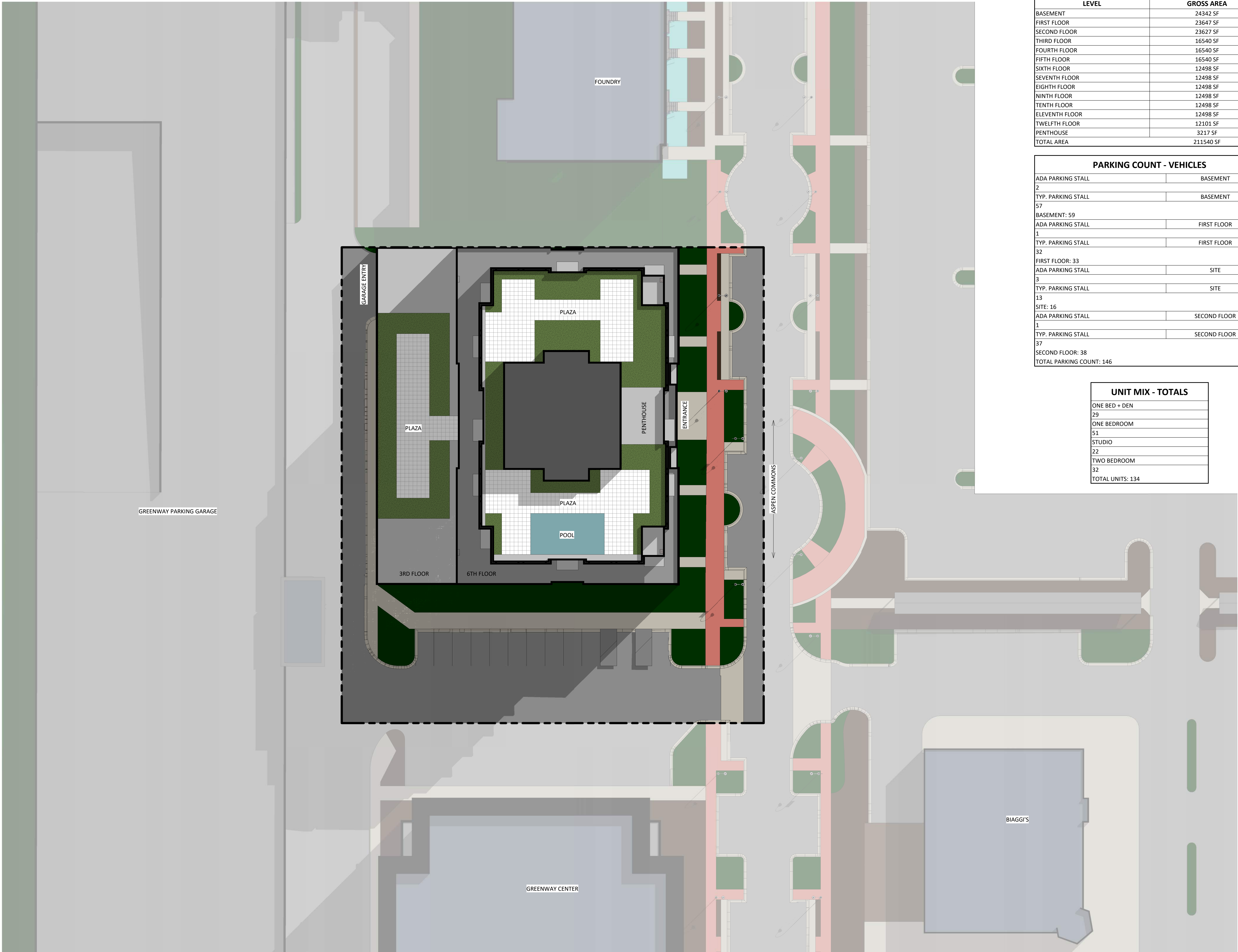
ISSUED
Issued For Concept Review - June 6, 2023

PROJECT TITLE
Aspen Commons II

Lot 2 of CSM 14817,
Middleton, WI
SHEET TITLE
**Conceptual Site
Plan w/ Context**

SHEET NUMBER
X 001-SD

PROJECT NUMBER
2324



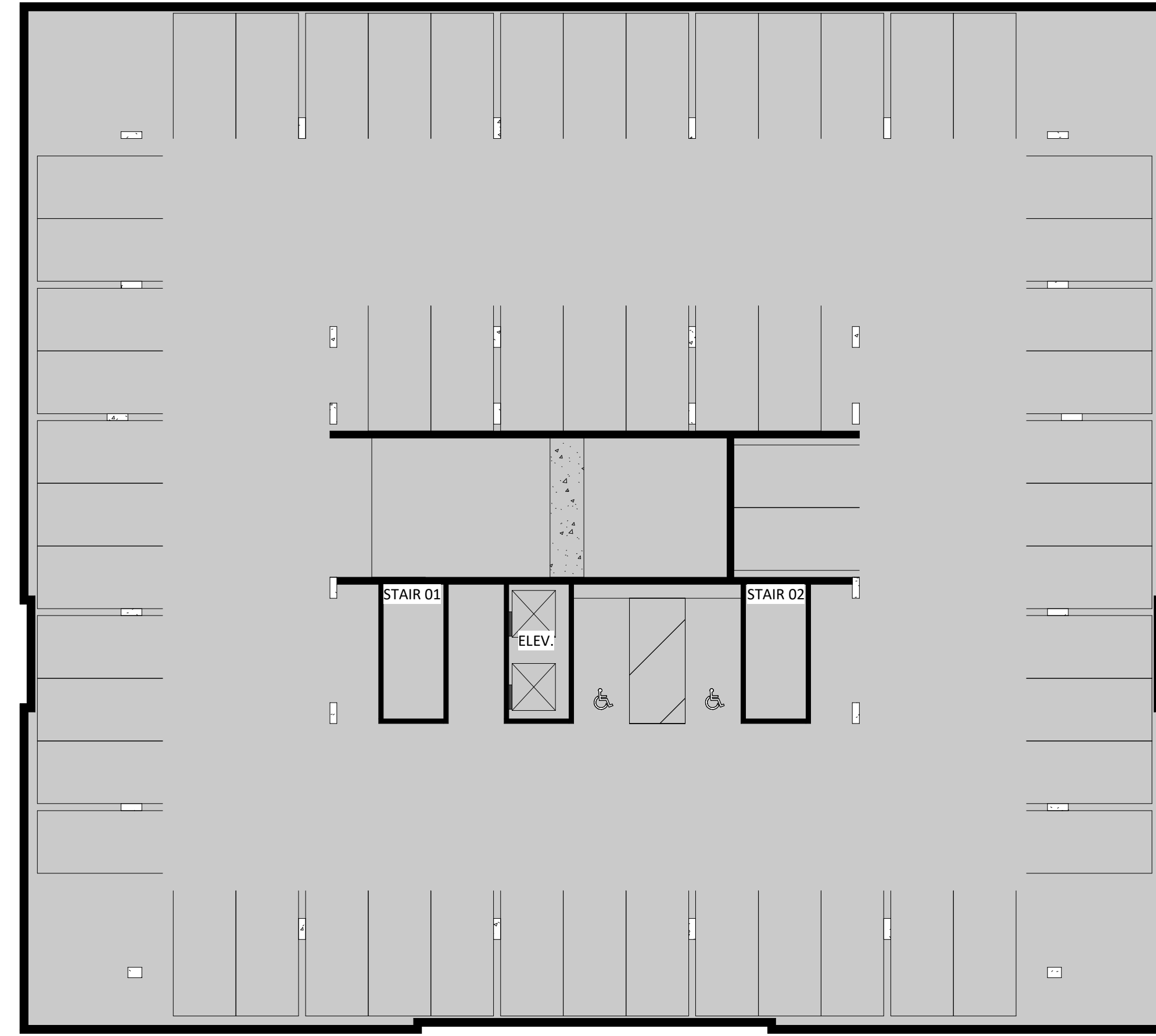
GROSS AREAS	
LEVEL	GROSS AREA
BASEMENT	24342 SF
FIRST FLOOR	23647 SF
SECOND FLOOR	23627 SF
THIRD FLOOR	16540 SF
FOURTH FLOOR	16540 SF
FIFTH FLOOR	16540 SF
SIXTH FLOOR	12498 SF
SEVENTH FLOOR	12498 SF
EIGHTH FLOOR	12498 SF
NINTH FLOOR	12498 SF
TENTH FLOOR	12498 SF
ELEVENTH FLOOR	12498 SF
TWELFTH FLOOR	12101 SF
PENTHOUSE	3217 SF
TOTAL AREA	211540 SF

PARKING COUNT - VEHICLES	
ADA PARKING STALL	BASEMENT
2	
TYP. PARKING STALL	BASEMENT
57	
BASEMENT: 59	
ADA PARKING STALL	FIRST FLOOR
1	
TYP. PARKING STALL	FIRST FLOOR
32	
FIRST FLOOR: 33	
ADA PARKING STALL	SITE
3	
TYP. PARKING STALL	SITE
13	
SITE: 16	
ADA PARKING STALL	SECOND FLOOR
1	
TYP. PARKING STALL	SECOND FLOOR
37	
SECOND FLOOR: 38	
TOTAL PARKING COUNT: 146	

UNIT MIX - TOTALS	
ONE BED + DEN	
29	
ONE BEDROOM	
51	
STUDIO	
22	
TWO BEDROOM	
32	
TOTAL UNITS: 134	



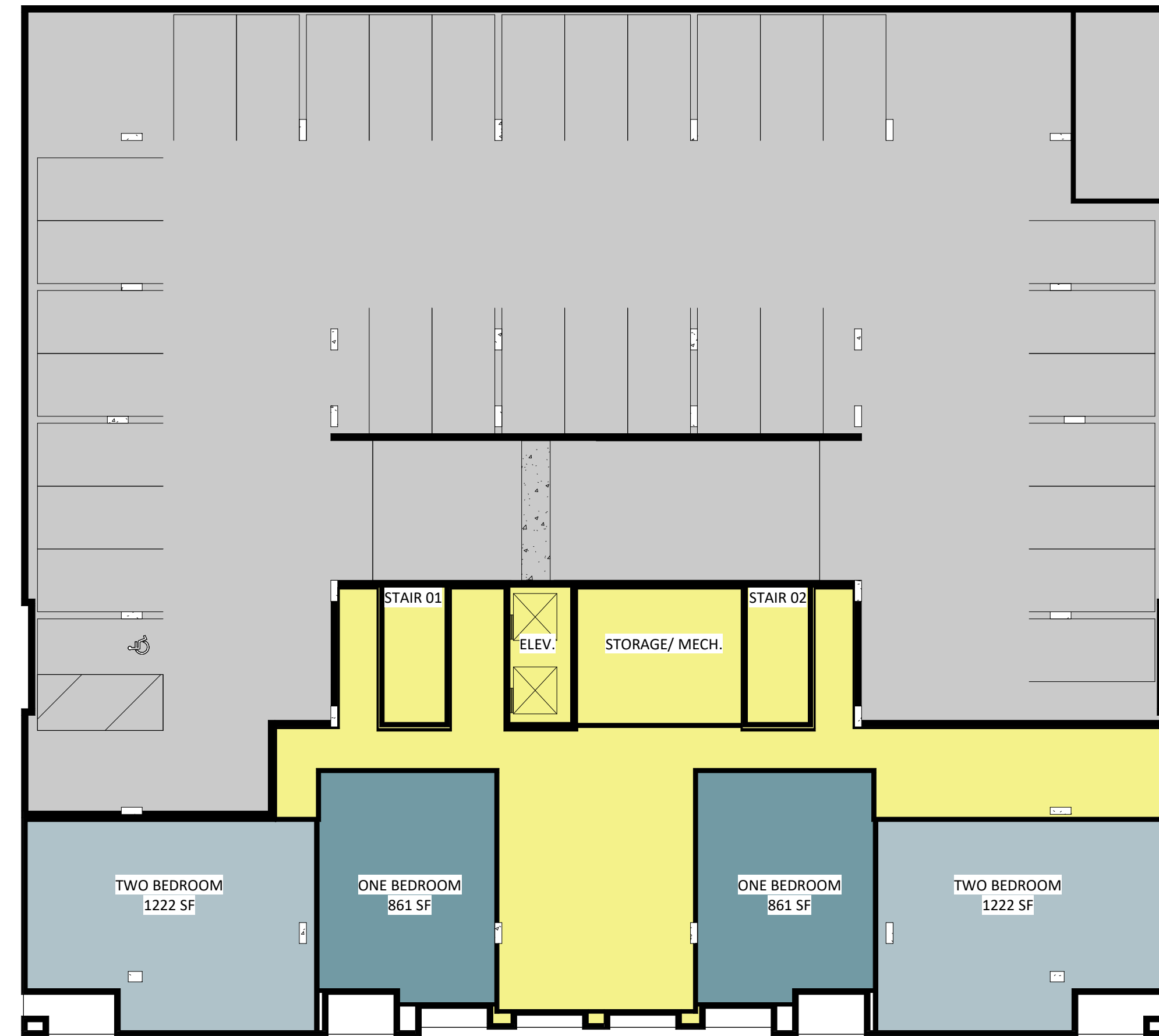
SECOND FLOOR PLAN



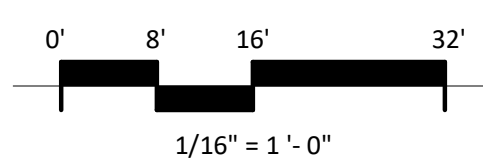
BASEMENT



THIRD FLOOR PLAN

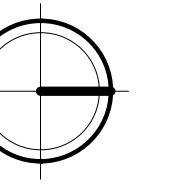


FIRST FLOOR PLAN



knothe • bruce
ARCHITECTS
Phone: 608.836.3690 8401 Greenway Blvd, 9th Floor
Middleton, WI 53562

TRUE NORTH



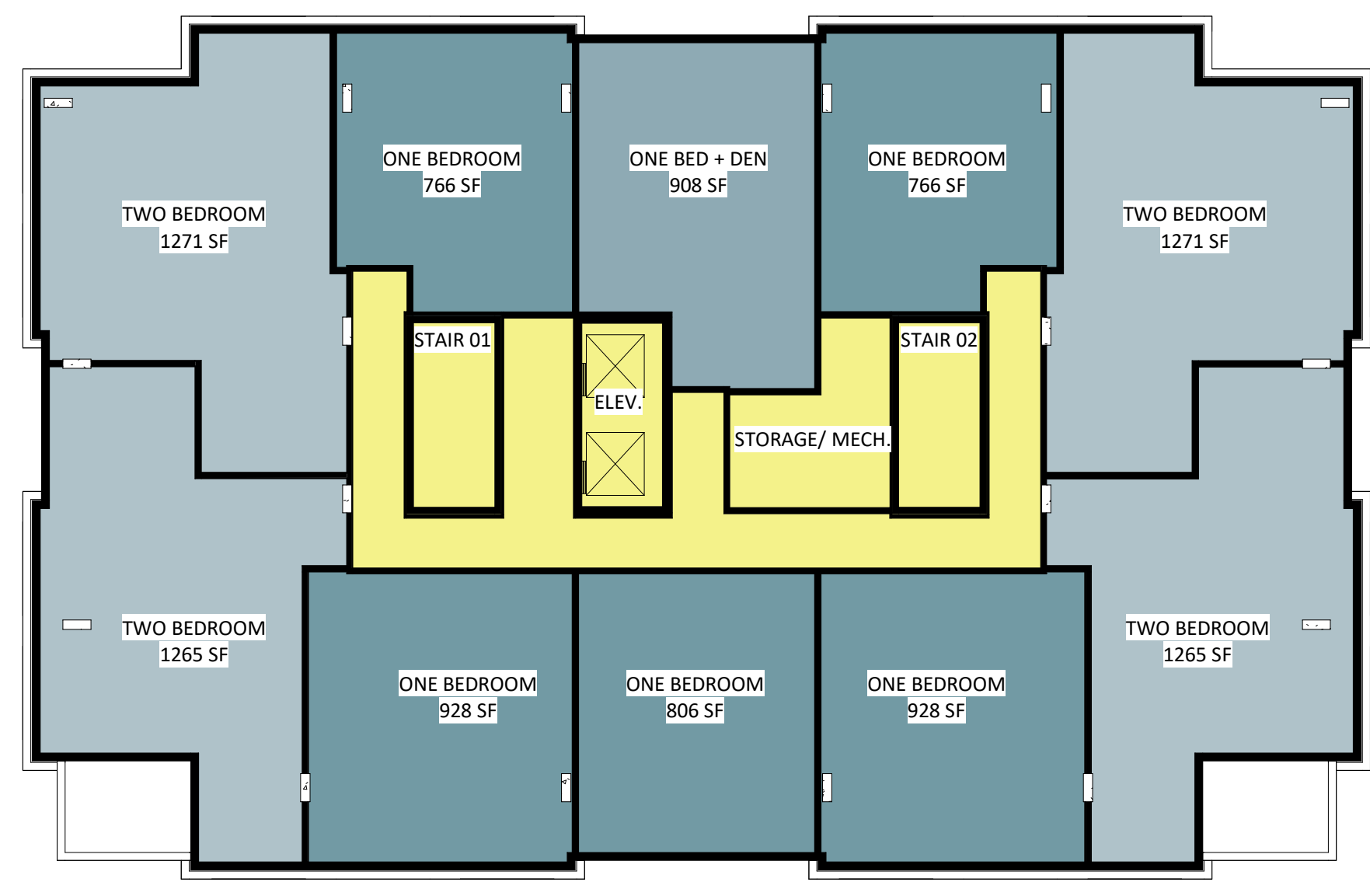
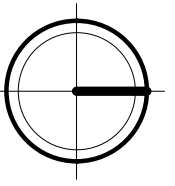
ISSUED
Issued For Concept Review - June 6, 2023

PROJECT TITLE
Aspen Commons II

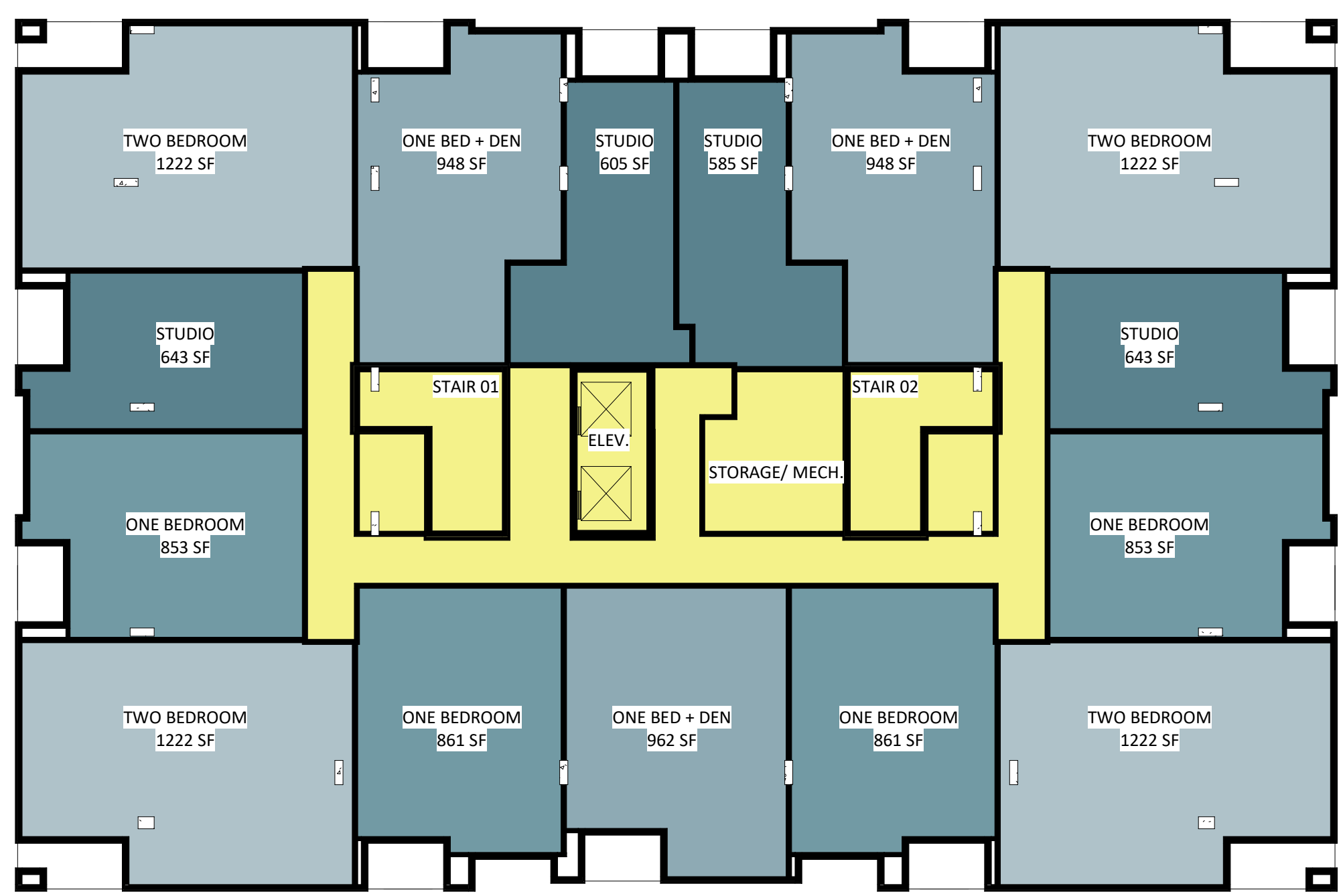
Lot 2 of CSM 14817,
Middleton, WI
SHEET TITLE
Conceptual Floor
Plans

SHEET NUMBER
X 100-SD

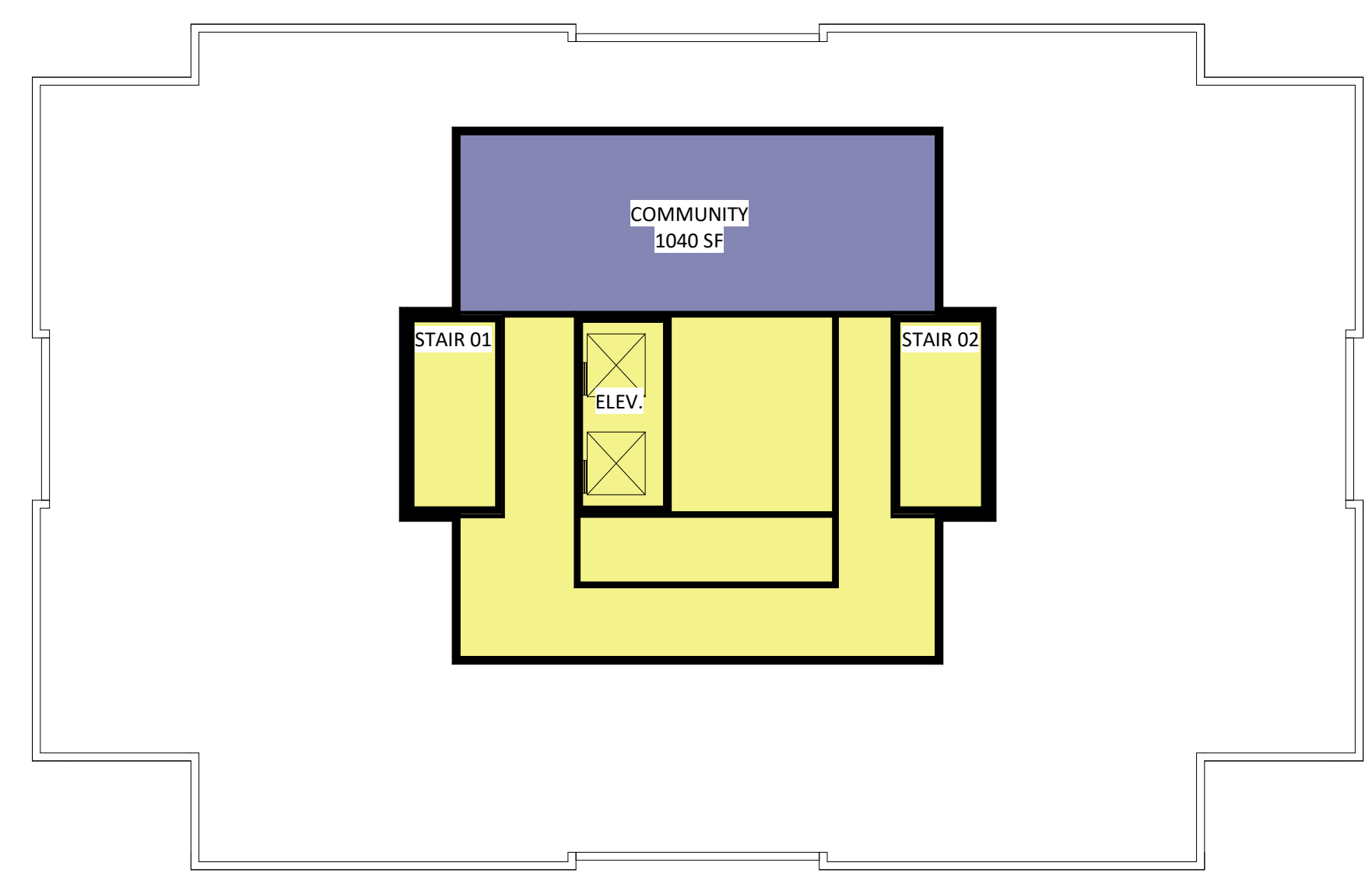
PROJECT NUMBER
2324



TWELFTH FLOOR PLAN



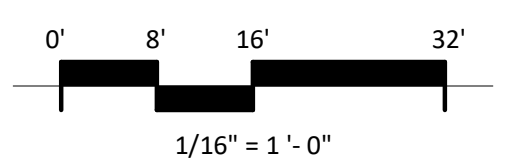
FOURTH - FIFTH FLOOR PLAN



PENTHOUSE



SIXTH - ELEVENTH FLOOR PLAN



PROJECT TITLE
Aspen Commons II

Lot 2 of CSM 14817,
Middleton, WI
SHEET TITLE
Conceptual Floor
Plans

SHEET NUMBER
X 101-SD

PROJECT NUMBER
2324



Greenway Building
 1600 Aspen Commons

Conceptual East Elevation along Aspen Commons

The Foundry
 1690 Aspen Commons

ISSUED
 Issued For Concept Review - June 6, 2023

PROJECT TITLE
Aspen Commons II

Lot 2 of CSM 14817,
 Middleton, WI
 SHEET TITLE
**Conceptual
 Elevation Color**

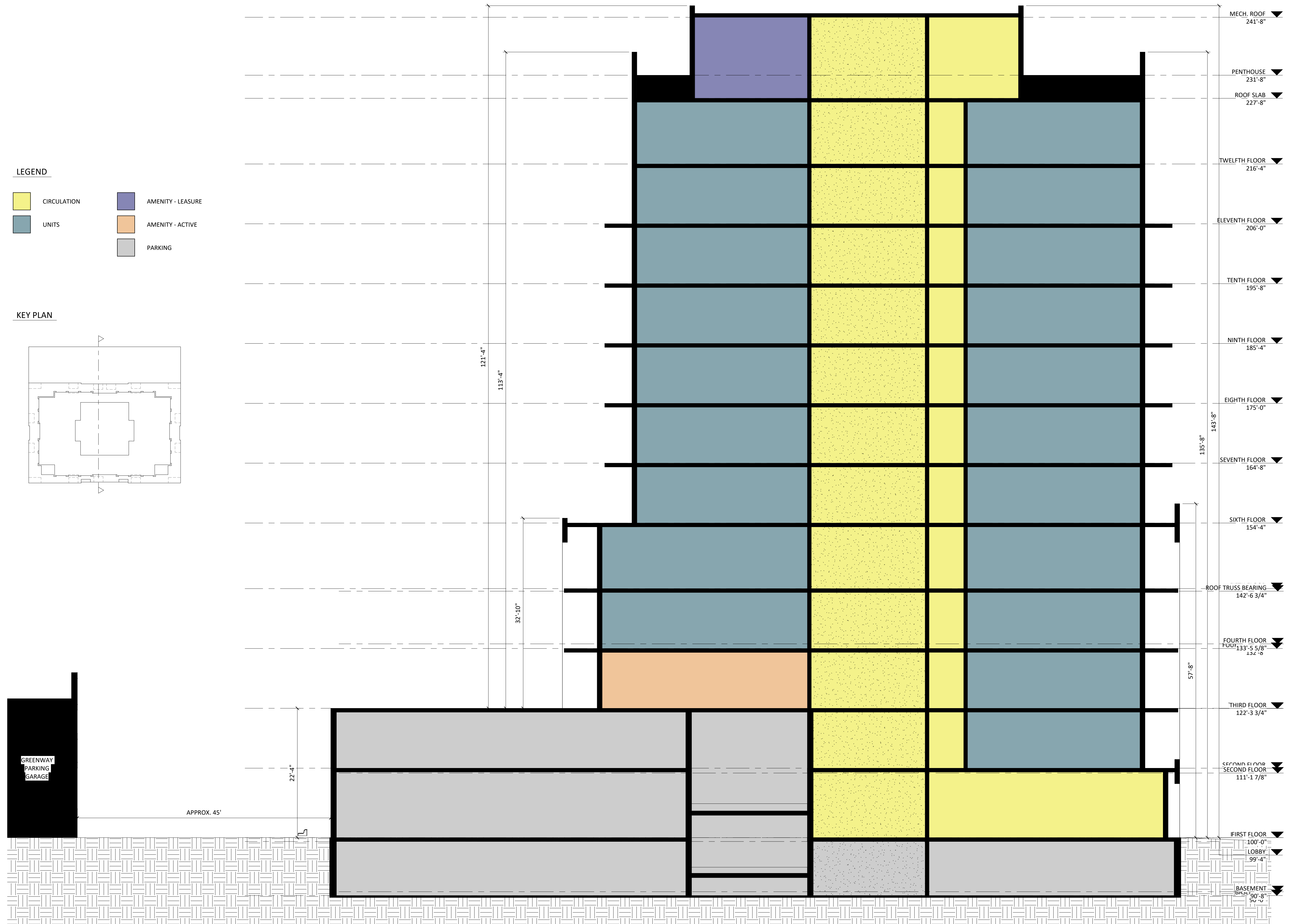
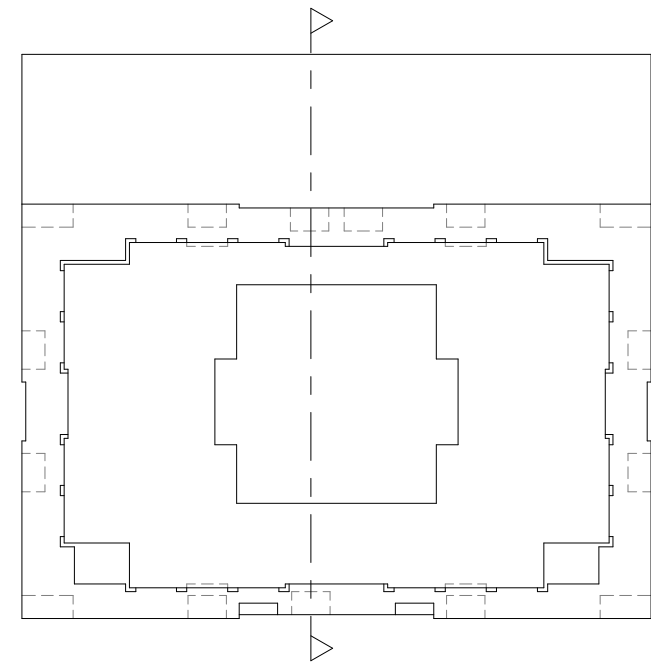
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X 201-SD

PROJECT NUMBER
2324

LEGEND

- CIRCULATION
- UNITS
- AMENITY - LEASURE
- AMENITY - ACTIVE
- PARKING

KEY PLAN



BUILDING SECTION - EAST/WEST

ISSUED
Issued For Concept Review - June 6, 2023

PROJECT TITLE
Aspen Commons II

Lot 2 of CSM 14817,
Middleton, WI
SHEET TITLE
**Conceptual
Building Section**

SHEET NUMBER
X 301-SD

PROJECT NUMBER
2324



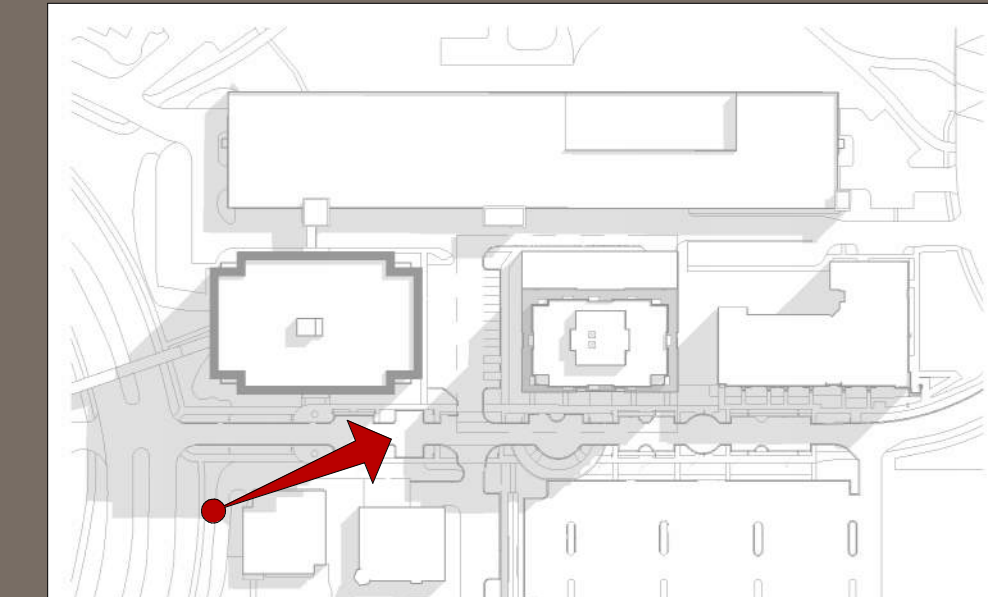
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Aspen Commons II

Lot 2 of CSM 14817, Middleton, WI

Concept Render

X 901-SD





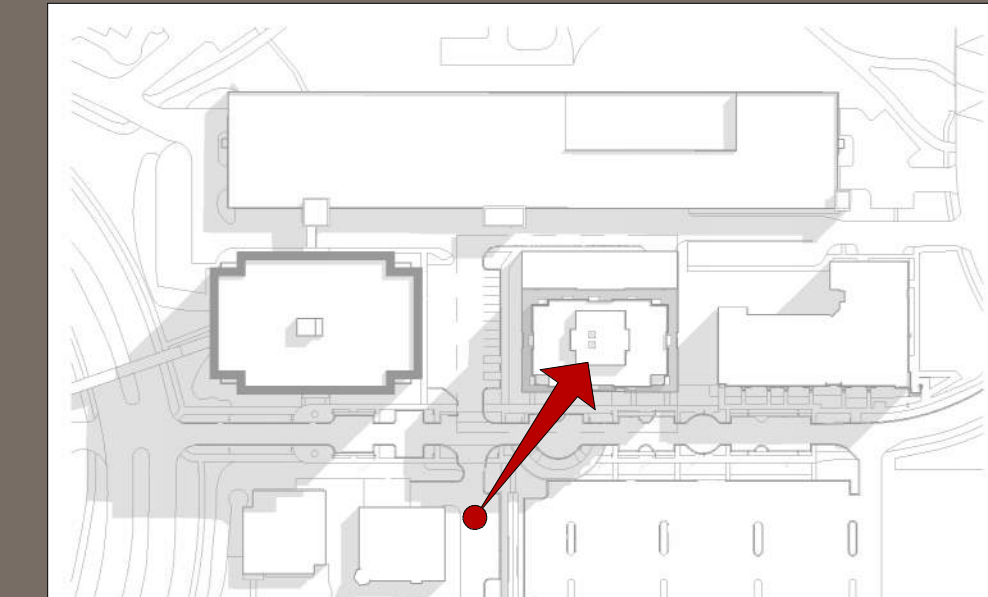
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Aspen Commons II

Lot 2 of CSM 14817, Middleton, WI

Concept Render

X 902-SD





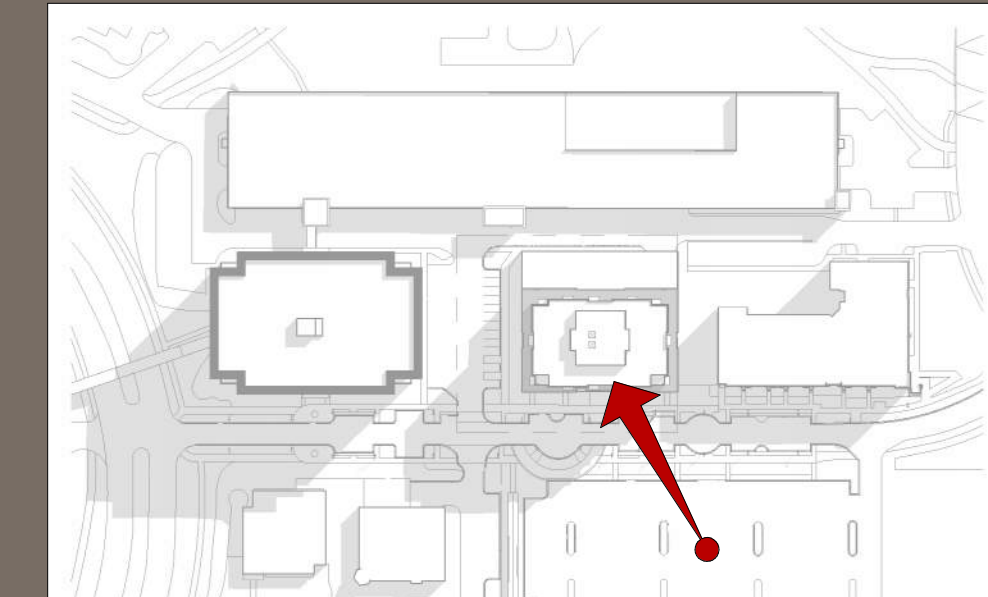
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Aspen Commons II

Lot 2 of CSM 14817, Middleton, WI

Concept Render

X 903-SD





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Aspen Commons II

Lot 2 of CSM 14817, Middleton, WI

Concept Render

X 904-SD

