

# URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

### 1. Project Information

Address: 6510 Cottage Grove Rd.

Title: Sprecher Rd Apartments

### 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested June 6, 2018

- ☐ New development ☐ Alteration to an existing or previously-approved development  
☒ Informational ☐ Initial approval ☐ Final approval

### 3. Project Type

- ☐ Project in an Urban Design District  
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
☐ Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

#### Signage

- ☐ Comprehensive Design Review (CDR)  
☐ Signage Variance (i.e. modification of signage height, area, and setback)

#### Other

- ☐ Please specify \_\_\_\_\_

### 4. Applicant, Agent, and Property Owner Information

Applicant name Vic Villacrez Company Hovde Properties

Street address 122 W Washington Ave #350 City/State/Zip Madison, WI 53703

Telephone 608-255-5175 Email \_\_\_\_\_

Project contact person Vic Villacrez Company Hovde Properties, LLC

Street address 122 W Washington Ave #350 City/State/Zip Madison, WI 53703

Telephone 608-310-1977 Email vvillacrez@HovdeProperties.com

Property owner (if not applicant) CGRD LLC

Street address 122 W Washington Ave #350 City/State/Zip Madison, WI 53703

Telephone 608-255-5175 Email vvillacrez@HovdeProperties.com



## 5. Required Submittal Materials

- Application Form
- Letter of Intent
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans (Refer to checklist provided below for plan details)
- Filing fee
- Electronic Submittal\*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also 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 legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with JANINE Glaeser on MAY 16, 2018.
2. 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.

Applicant name Victor Villacrez Relationship to property Staff  
 Authorized signature of Property Owner Victor Villacrez Date 5/16/2018

## 7. Application Filing 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. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Letter of Intent

## **Sprecher Apartments**

South Sprecher Road, Madison, WI  
Dimension IV Project No. 16090

May 16, 2018

### 1. Project Team

Applicant/Developer: Hovde Properties  
Attention: Victor Villacrez  
122 West Washington Avenue, Suite 350  
Madison, Wisconsin 53703  
Phone: 608.255.5175  
Email: [vvillacrez@hovdeproperties.com](mailto:vvillacrez@hovdeproperties.com)

Land Owner: CGRD, LLC  
Attention: Victor Villacrez  
122 West Washington Avenue, Suite 350  
Madison, Wisconsin 53703  
Phone: 608.255.5175  
Email: [vvillacrez@hovdeproperties.com](mailto:vvillacrez@hovdeproperties.com)

Architect: Dimension IV Madison Design Group  
Ray White  
6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
Phone: 608.829.4454  
Email: [rwhite@dimensionivmadison.com](mailto:rwhite@dimensionivmadison.com)

Civil Engineer/Site Design: Snyder & Associates, Inc.  
Attention: Mike Calkins  
5010 Voges Road  
Madison, Wisconsin 53718  
Phone: 608.838.0444 ext. 223  
Email: [mcalkins@snyder-associates.com](mailto:mcalkins@snyder-associates.com)

### 2. Existing Conditions

Current property address: 6510 Cottage Grove Road, Madison. The site is currently being used for agricultural use.

6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
p 608.829.4444  
f 608.829.4445

3. Project Schedule

Upon securing city approvals, the project is scheduled to start construction in spring 2019 with occupancy in the spring of 2020.

4. Proposed Uses

The project is a 75-unit multifamily apartment building with basement, ground floor and surface parking.

5. Hours of Operation

The housing is rental apartments that will have access 24 hours a day, 7 days a week to the tenants.

6. Building Area

Basement Parking:	23,533	square feet
First Floor:	23,283	square feet
Second Floor:	23,283	square feet
Third Floor:	22,249	square feet
<u>Fourth Floor:</u>	<u>19,829</u>	<u>square feet</u>
TOTAL	112,177	GSF

7. Number of Dwelling Units

Studio/1 Bedroom:	16
1 Bedroom:	30
1 Bedroom + Den:	1
2 Bedroom:	18
<u>2 Bedroom + Den:</u>	<u>10</u>
Total	75

8. Auto and Bike Parking Stalls

	Covered	Surface	Total
Bicycle	76	12	88
Auto	77	38	115

9. Lot Data

Zoning: TR-U1 Traditional Residential - Urban

Lot Size: 130,155 square feet      2.988 acres  
1,735 SF / dwelling unit



Lot Coverage		
Building	23,533 square feet	19%
Impervious Area	25,498 square feet	18%
Pervious Area	<u>81,124 square feet</u>	<u>63%</u>
Total	130,155 square feet	100%

10. Usable Open Space

Required Usable Open Area: 320 SF / dwelling unit  
320 SF x 75 units = 24,000 SF

Provided Open Area: 73,373 square feet

11. Number of Construction or Full Time Equivalent Jobs Created:

Two (2) part time employees to run the property. Construction workforce between 100-150 throughout the project. Maximum of 40-60 at any one time.



SPRECHER APARTMENTS

SOUTH SPRECHER ROAD  
MADISON, WI

INFORMATIONAL UDC  
SUBMITTAL 5-17-18



Architecture : Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719

p: 608.829.4444 www.dimensionivmadison.com

PROJECT/BUILDING DATA:	
NEW 4 STORY APARTMENT BUILDING AND 1 STORY GARAGE	
GROSS BUILDING AREAS	
BASEMENT TOTAL AREA =	23,533 SQFT
FIRST FLOOR TOTAL AREA =	23,283 SQFT
SECOND FLOOR TOTAL AREA =	23,283 SQFT
THIRD FLOOR TOTAL AREA =	22,249 SQFT
THIRD FLOOR TOTAL AREA =	19,829 SQFT
TOTAL BUILDING AREA =	112,177 SQFT
ZONING = TR-U1 TRADITIONAL RESIDENTIAL - URBAN	
LOT SIZE = 130,155 SQFT = 2.988 AC	
1,735 SQFT PER DWELLING UNIT	
LOT COVERAGE	
BUILDING AREA =	23,533 SQFT = 19%
IMPERVIOUS AREA =	25,498 SQFT = 18%
PERVIOUS AREA =	81,124 SQFT = 63%
TOTAL =	130,155 SQFT = 100%

PARKING SUMMARY:	
CAR PARKING TOTALS:	BIKE PARKING TOTALS:
SURFACE PARKING: 38	INTERIOR: 76* (69 REQ'D)
1ST FLOOR STALLS: 17	*INCL 10 WALL MTD
PARKING GARAGE STALLS: 60	EXTERIOR: 12
TOTAL: 115	TOTAL: 88 (86 REQ'D)

SHEET NO. SHEET NAME

GENERAL

G0.1 COVER SHEET

GENERAL

AS1.0 ARCHITECTURAL SITE PLAN

AS1.1 SITE CONTEXT PHOTOS

C1.0 SITE CONCEPT PLAN

ARCHITECTURAL

A1.1 BASEMENT AND FIRST FLOOR PLAN

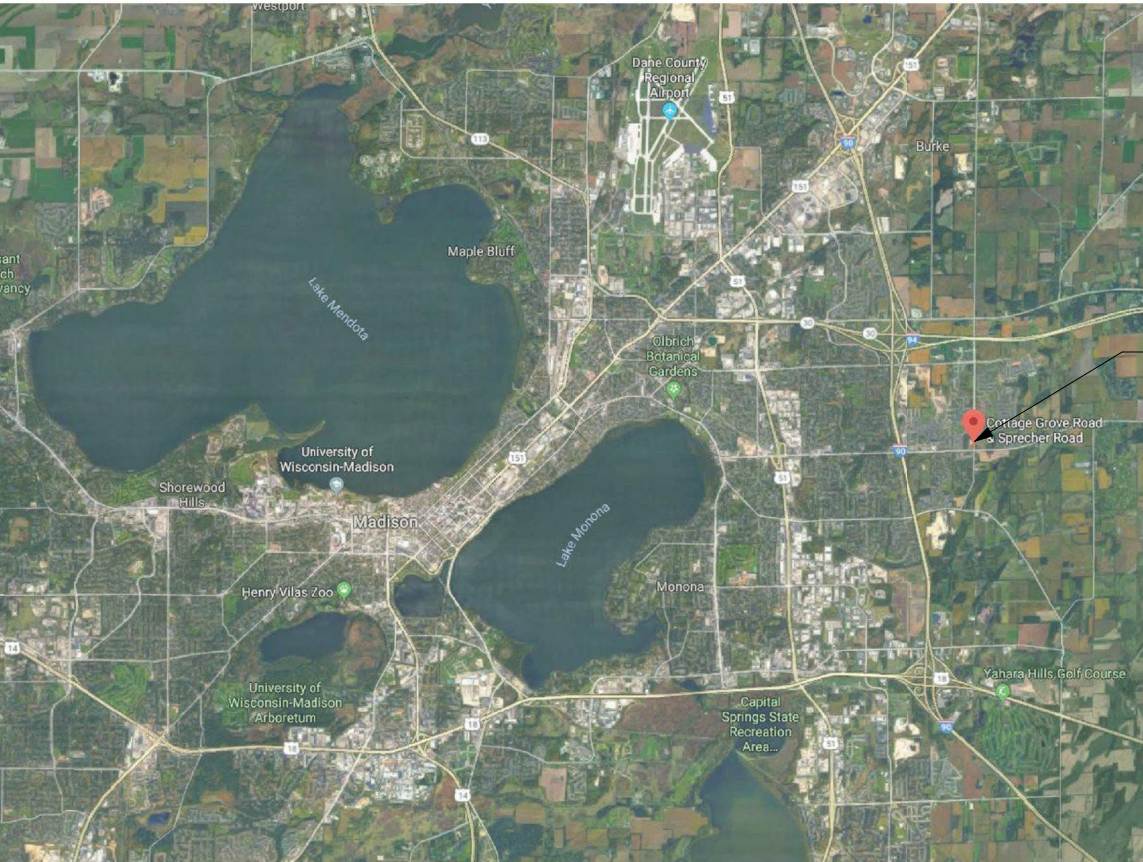
A1.2 SECOND AND THIRD FLOOR PLAN

A1.3 FOURTH FLOOR PLAN

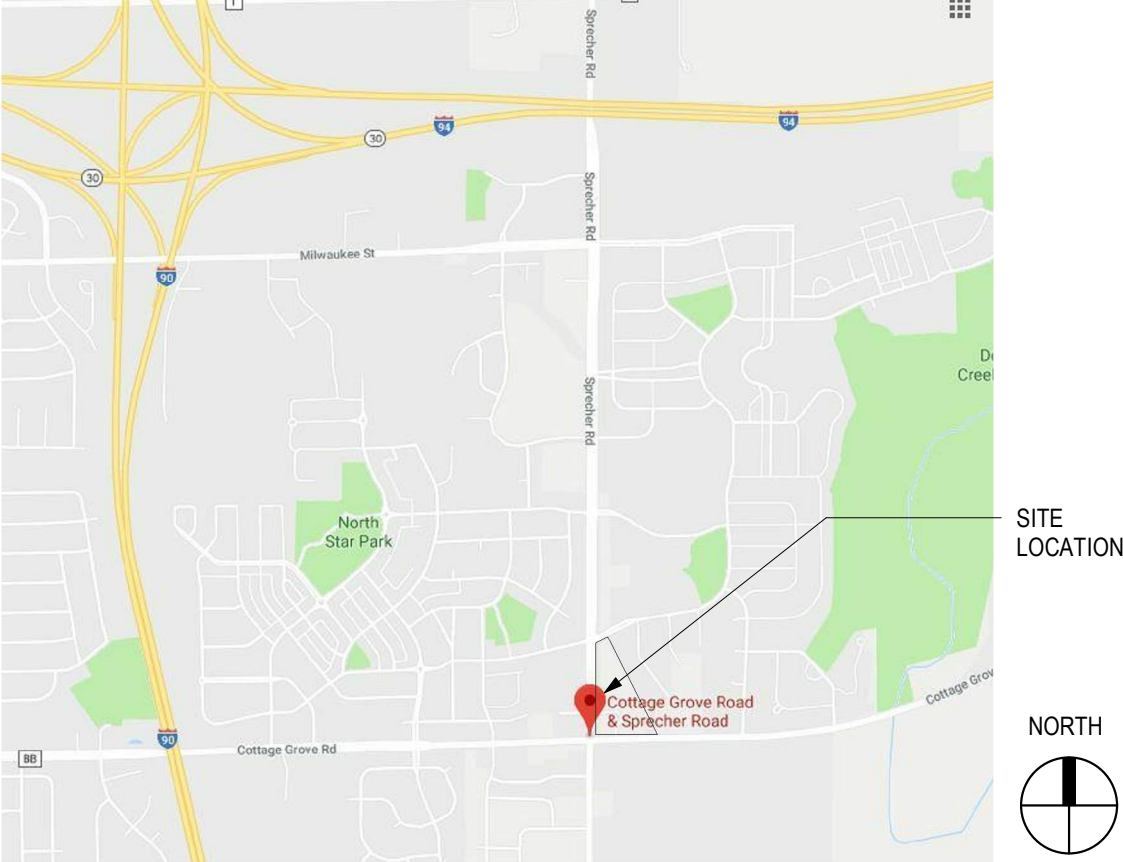
A2.0 EXTERIOR ELEVATIONS

A2.2 EXTERIOR RENDERING

UNIT SUMMARY:						
	STUDIO/1 BR	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	TOTAL
FIRST FLOOR	3	4	1	4	1	13
SECOND FLOOR	5	8	-	6	3	22
THIRD FLOOR	4	9	-	5	3	21
FOURTH FLOOR	4	9	-	3	3	19
						75



VICINITY MAP: NTS



AREA MAP: NTS



## SPRECHER APARTMENTS

SOUTH SPRECHER ROAD  
MADISON, WI

DATE OF ISSUE: 05/17/18

## INFORMATIONAL UDC SUBMITTAL 5-17-18

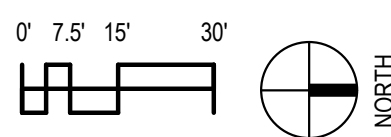
PROJECT # 16090

## ARCHITECTURAL SITE PLAN

# AS1.0



1 ARCHITECTURAL SITE PLAN  
1" = 30'-0"





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SOUTH SPRECHER ROAD  
MADISON, WI

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## INFORMATIONAL UDC SUBMITTAL 5-17-18

PROJECT # 16090

SITE CONTEXT  
PHOTOS

# AS1.1



4 LOOKING EAST ON COTTAGE GROVE ROAD  
1/8" = 1'-0"



2 LOOKING EAST ON WYALUSING DRIVE  
1/8" = 1'-0"



3 LOOKING SOUTH ON WYALUSING DRIVE  
1/8" = 1'-0"



1 LOOKING NORTH ON SPRECHER ROAD  
1/8" = 1'-0"

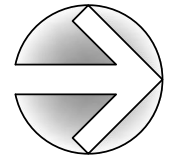




CONCEPT PLAN



SCALE: 1" = 50'  
(24"x36" SHEET)



NORTH



PROJECT #114.0268.30

Sheet 1 of 1

RODEFELD PROPERTY

CONCEPT PLAN

**SNYDER & ASSOCIATES**

5010 VOGES ROAD  
MADISON WISCONSIN 53718  
608-838-0444

IOWA MISSOURI  
NEBRASKA WISCONSIN

MADISON, WISCONSIN

MARK	REVISION	DATE	BY
Engineer: M.C.	Checked By:	Scale: 1"=50'	
Technician: M.W.	Date: 05-15-18	Field Bk:	Pg:
Project No: 114-0268.30			Sheet 1 of 1
File Location:			

P:\PROJECTS\2017\114.0268.30 Design\114.0268.30 Concept Plan\_2018.05.15.dwg



## SPRECHER APARTMENTS

SOUTH SPRECHER ROAD  
MADISON, WI

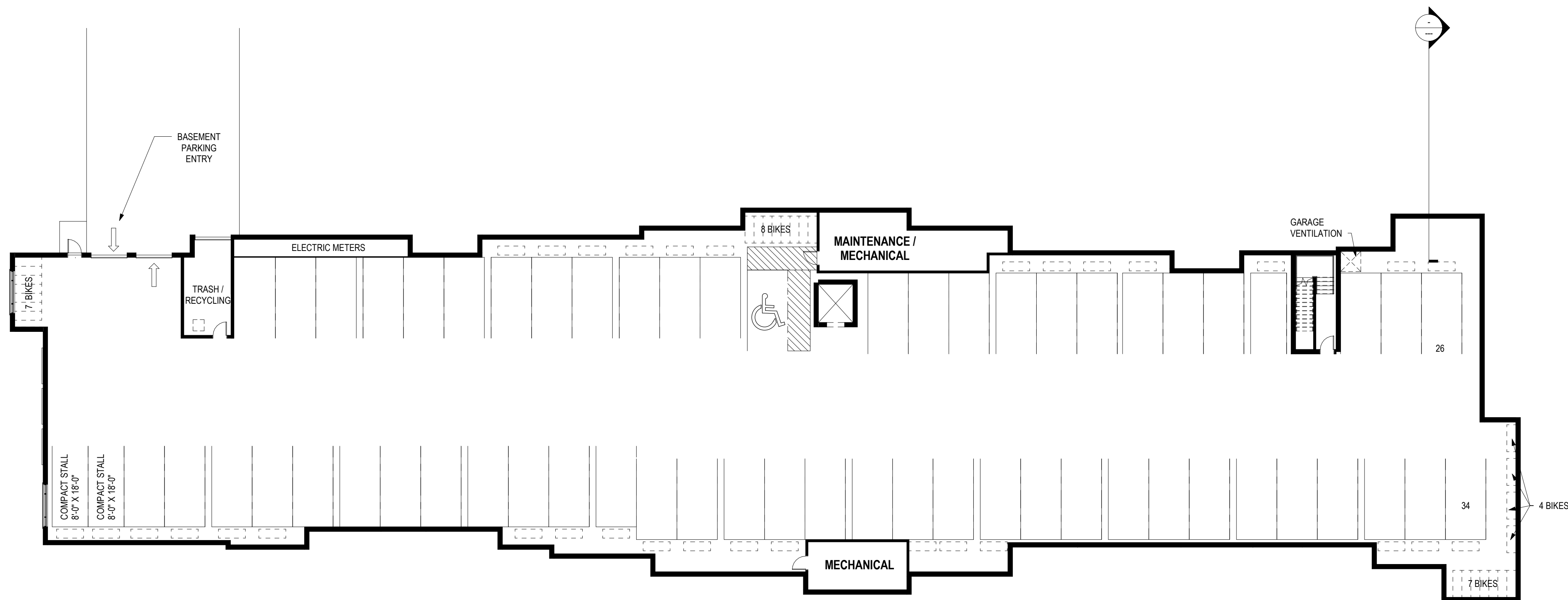
DATE OF ISSUE: 05/17/2018

## INFORMATIONAL UDC SUBMITTAL 5-17-18

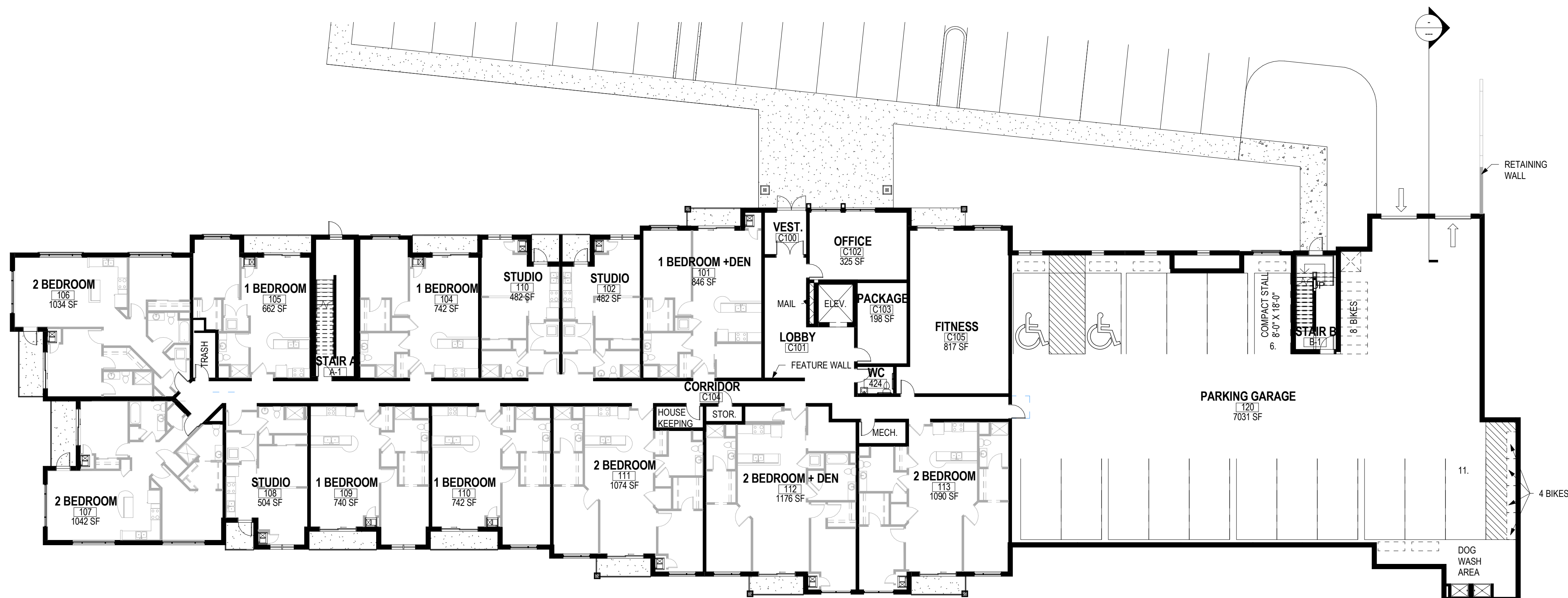
PROJECT # 16090

### BASEMENT AND FIRST FLOOR PLAN

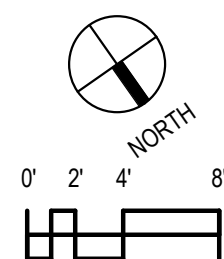
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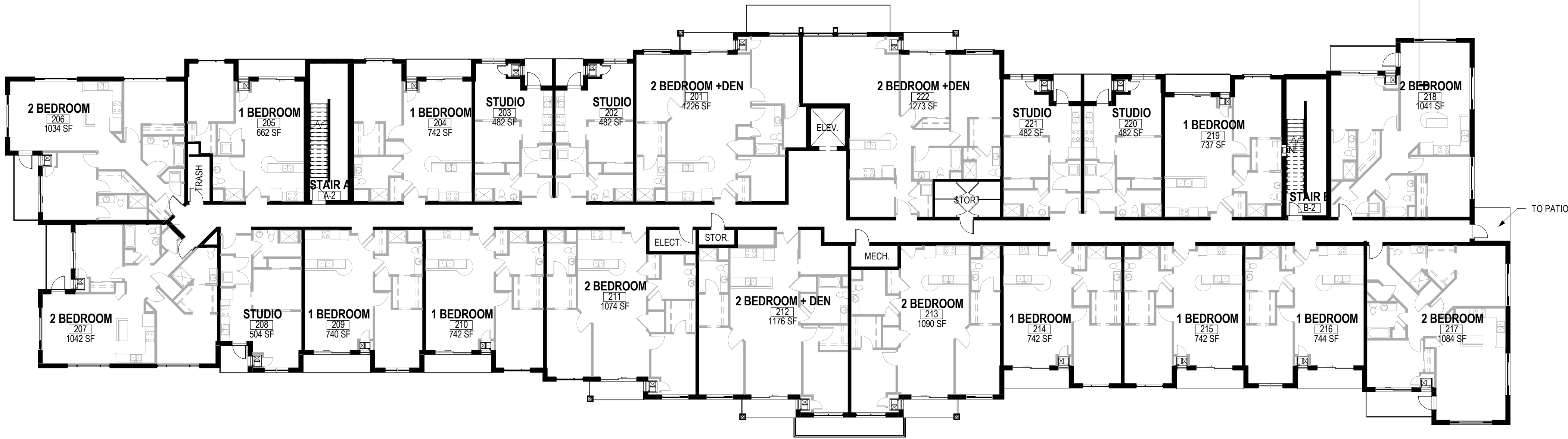
**0 00-BASEMENT**  
1/16" = 1'-0"



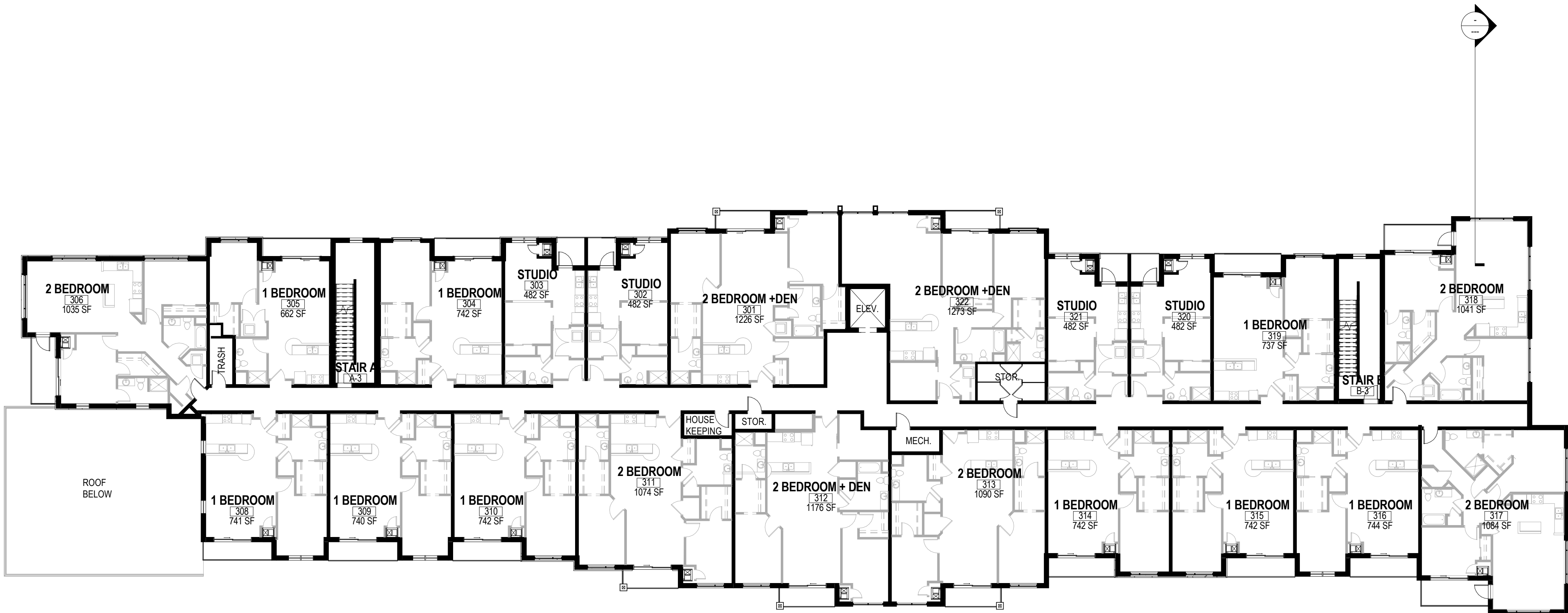
**1 FIRST FLOOR PLAN**  
1/16" = 1'-0"







2 SECOND FLOOR PLAN  
1/16" = 1'-0"



3 THIRD FLOOR PLAN  
1/16" = 1'-0"

## SPRECHER APARTMENTS

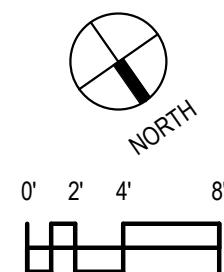
SOUTH SPRECHER ROAD  
MADISON, WI

DATE OF ISSUE: 05/17/2018

## INFORMATIONAL UDC SUBMITTAL 5-17-18

PROJECT # 16090

## SECOND AND THIRD FLOOR PLAN



# A1.2

SPRECHER  
APARTMENTS

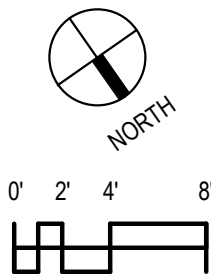
SOUTH SPRECHER ROAD  
MADISON, WI

DATE OF ISSUE:05/17/2018

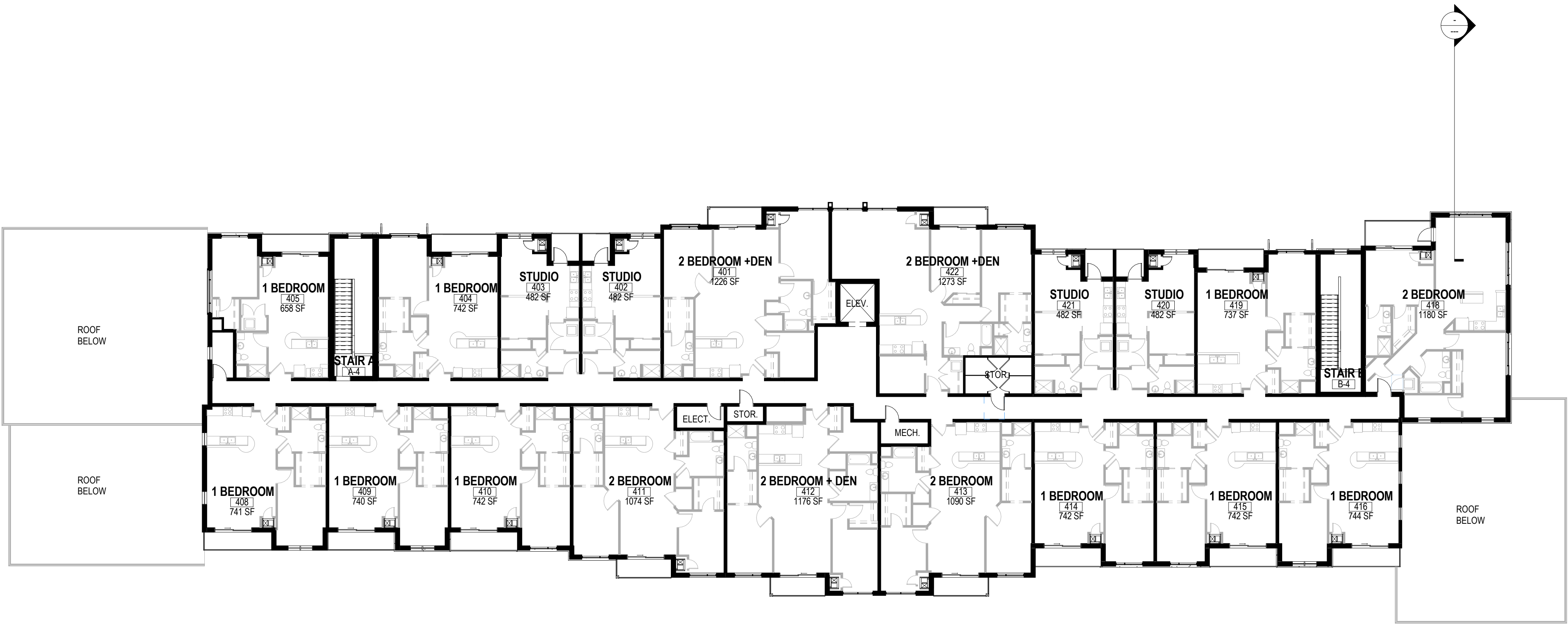
INFORMATIONAL  
UDC SUBMITTAL  
5-17-18

PROJECT #16090

FOURTH FLOOR  
PLAN



A1.3



4 FOURTH FLOOR PLAN

1/16" = 1'-0"





**4 SOUTH-WEST ELEVATION**

1/16" = 1'-0"



**1 SOUTH-EAST ELEVATION**

1/16" = 1'-0"



**3 NORTH-WEST ELEVATION**

1/16" = 1'-0"



**2 NORTH-EAST ELEVATION**

1/16" = 1'-0"

**SPRECHER  
APARTMENTS**

SOUTH SPRECHER ROAD  
MADISON, WI

DATE OF ISSUE: 05/17/2018

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5-17-18**

PROJECT # 16090

**EXTERIOR  
ELEVATIONS**

**A2.0**





1 VIEW FROM SOUTH SITE ENTRY

**SPRECHER  
APARTMENTS**

SOUTH SPRECHER ROAD  
MADISON, WI

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**INFORMATIONAL  
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5-17-18**

PROJECT # 16090

EXTERIOR  
RENDERING

**A2.2**