

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 31103

DATE SUBMITTED: <u>7/30/13</u>	Action Requested
UDC MEETING DATE: <u>8/7/13</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 502 APOLLO WAY

ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
DAN SCHMIDT BRIAN STODDARD

FORWARD MANAGEMENT AVENUE ARCHITECTS

CONTACT PERSON: BRIAN STODDARD

Address: 550 SUNRISE DR. #201
SPRING GREEN, WI 53588

Phone: 608-588-3691

Fax: 608-588-3582

E-mail address: BSTOD@AVEARCH.COM

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 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

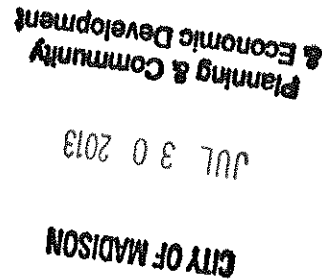
- R.P.S.M. Parking Variance (Fee required)

(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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.





July 30, 2013

Mr. Al Martin
Urban Design Commission
City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53701

Re: Narrative
Informational Presentation
Lots 465 Grandview Commons
502 Apollo Way
Madison, WI

Dear Mr. Martin:

This narrative, along with the attached application and plans, are submitted for UDC informational consideration and comment.

Developer:

Forward Management, Inc.
Contact: Dan Schmidt
110 S. Brooks Street
Madison, WI 53715
608-441-6100
(fax) 608-255-3387
dans@rentfmi.com

Architect:

AVENUE Architects, Inc
Contact: Brian Stoddard
550 Sunrise Drive, Suite 201
Spring Green, WI 53588
608-588-3691
(fax) 608-588-3582
bstod@avearch.com

Project Description:

The project is located on the east side of Madison, north of Cottage Grove Road and east of Interstate 90, in the Grandview Commons planned development, in the McClellan Park Neighborhood.

The parcel to the north of this proposal is a quarry. Across the street to the east there are existing single-family homes. To the south is a large storm water detention pond with the

Oak Park Place Senior Living Community buildings. To the west is Interstate 90. There is an existing large highway noise abatement berm along the western edge of the site.

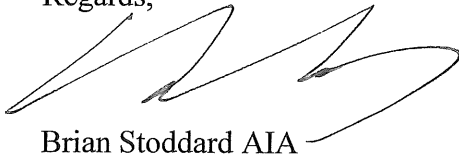
The proposed development parcel is 4.51 acres in size. This development consists of one multifamily apartment building with a total of 105 dwelling units (23.3 du/ac). The structure is a combination of four and three story building height. There is underground parking with 97 parking stalls. Amenities include a swimming pool, exercise room, community room, and an on-site leasing/property management office. The building has been located with a setback of between 15' and 30' from Apollo Way per the GDP, with individual unit entrances with pedestrian connections to either Apollo Way or the surface parking area. The surface parking has been primarily internalized on the site with the building acting as a buffer to the neighboring property.

There is a mix of unit types and sizes offering a variety of living options. Exterior building materials consist of brick veneer, fiber cement panels and siding, composite corners and trim, and aluminum railings.

Additional site data is located on the site plan.

Thank you for your time and consideration of our proposal.

Regards,

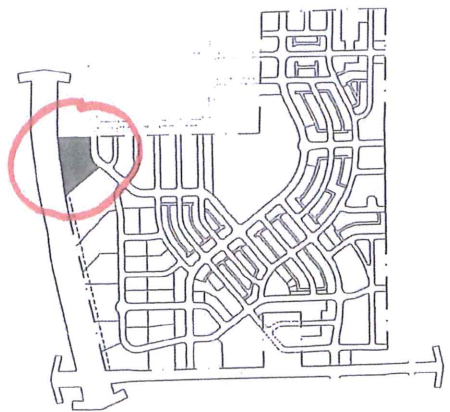
A handwritten signature in black ink, appearing to read 'Brian Stoddard', with a large, stylized flourish extending from the end of the signature.

Brian Stoddard AIA

GDP

Condominium Apartments 1 (Lot 465)

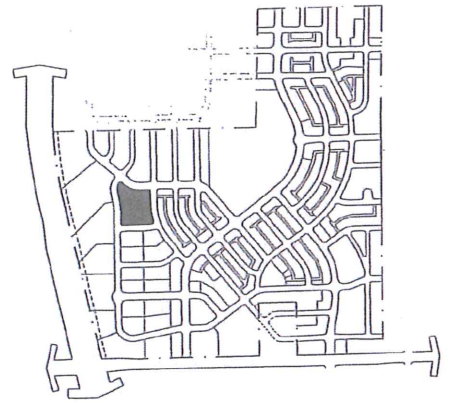
Condominium Apartments 1 include a mixture of apartment units located along the stormwater feature and highway right-of-way. Building placement within this sub-district will focus onto the open space feature and Apollo Way, with berm and landscape features along the highway. Landscaping and site design will be coordinated with the noise abatement treatments.



<u>Net Acreage</u>	<u>4.5 acres</u>
<u>Maximum Dwelling Units</u>	<u>184 units</u>
<u>Net Density</u>	<u>40.9 dwelling units/acre</u>

Condominium/Apartments 2 (Lots 455, 456, 457)

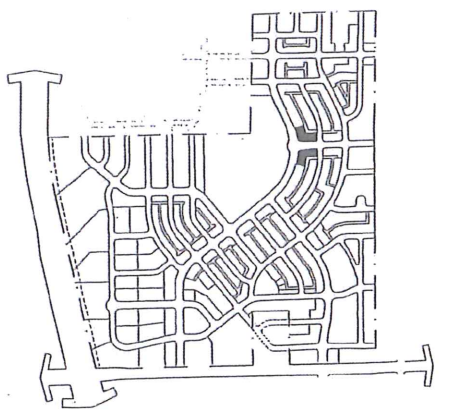
Condominium Apartments 2 features both apartment homes and townhomes designed to transition in massing and density from the Neighborhood Center Residential Areas and the adjoining single family residential units. Building placement and design will reinforce the street edges and transition the grade change across the site.



<u>Net Acreage</u>	<u>3.6 acres</u>
<u>Maximum Dwelling Units</u>	<u>87 units</u>
<u>Net Density</u>	<u>24.4 dwelling units/acre</u>

Condominium/Apartments 3 (Lots 154, 157)

Condominium Apartments 3 offer a mixture of housing options within the single family areas. These alley loaded homes will be designed to highlight the Dominion/North Star roundabout and wrap "front door" facades along each frontage.



<u>Net Acreage</u>	<u>1.4 acres</u>
<u>Maximum Dwelling Units</u>	<u>20 units</u>
<u>Net Density</u>	<u>13.9 dwelling units/acre</u>

CONDOMINIUM/APARTMENT DISTRICT

Description

The condominium/apartment district includes a range of housing types from Townhomes and Four Unit homes to multi-family interior hallway residential buildings. These housing types are mixed to create a vibrant urban style residential core.

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-4 district.

Permitted Uses

Multi Family Residential Homes
 Condominium Homes
 Detached, Attached, Underground, & Garages parking
 Accessory Uses

District Breakdown

<u>Total Number of Units</u>	<u>291 units</u>
<u>Average Net Density</u>	<u>30.6 dwelling units/ acre</u>
<u>Lot 465</u>	
<u>Maximum Number of Units</u>	<u>184 units</u>
<u>Net Acreage</u>	<u>4.5 acres</u>
<u>Maximum Net Density</u>	<u>40.9 dwelling units/ acre</u>
<u>Lot 455, 456, 457</u>	
<u>Maximum Number of Units</u>	<u>87 units</u>
<u>Net Acreage</u>	<u>3.6 acres</u>
<u>Maximum Net Density</u>	<u>24.4 dwelling units/ acre</u>
<u>Lot 154, 157</u>	
<u>Maximum Number of Units</u>	<u>20 units</u>
<u>Net Acreage</u>	<u>1.4 acres</u>
<u>Maximum Net Density</u>	<u>13.9 dwelling units/ acre</u>

Lot Requirements

Minimum Lot Area	varies (will be set in SIP)
Minimum Lot Width	varies (will be set in SIP)
Minimum Corner Lot Width	varies (will be set in SIP)
Minimum Front Yard Setback	15 feet
Maximum Front Yard Setback	30 feet
Minimum Side Yard Setback	0 feet
Minimum Corner Lot Side Yard Setback	varies (will be set in SIP)
Sum of Side Yard Setbacks	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Minimum Garage Rear Yard Setback	1 foot
Maximum Garage Rear Yard Setback	4' on exterior lots 8' on interior lots
Minimum Garage Side Yard Setback	5 feet

Minimum Paved Surface Setback	4 feet
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	80%
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	<u>varies (will be set in SIP)</u>
Accessory Building Regulations	accessory buildings not allowed, except detached garages

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee.

Roof eaves may not extend over a property line or a utility easement.

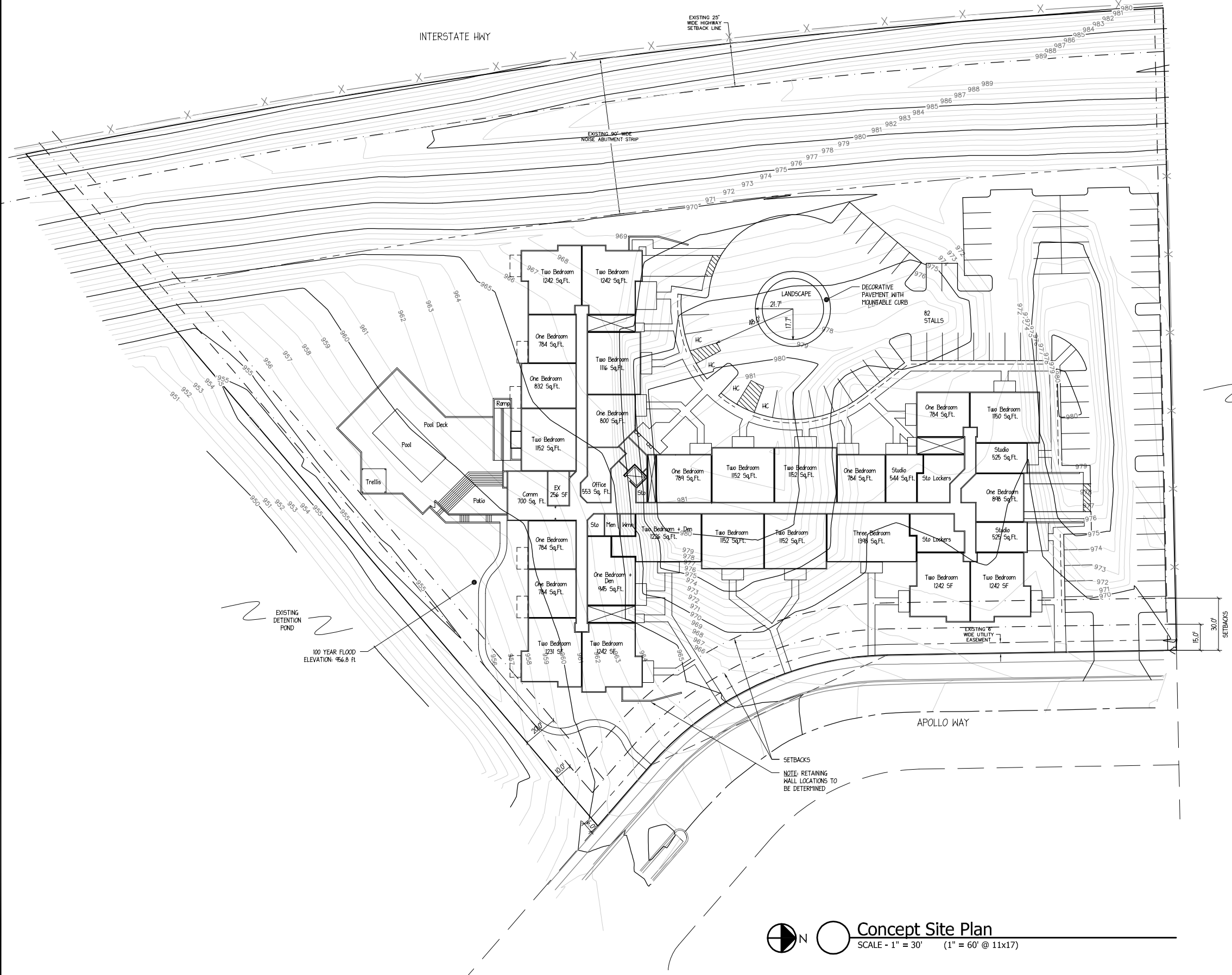
Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Trash Enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.

PROJECT DATA	
SITE DEVELOPMENT DATA:	
DENSITIES:	
LOT SIZE:	196,646 Sq.Ft./ 4.51 ACRE
DENSITY:	23.3 DU/AC
UNITS:	105 DU
PARKING:	
UG STALLS:	97
SURFACE STALLS:	82
TOTAL:	179
PARKING RATIO:	1.70 STALLS / DU



550 Sunrise Drive, Suite 201
 Post Office Box 1024
 Spring Green, WI 53588
 Phone: 608-588-3691
 Fax: 608-588-3582



Concept Site Plan
 SCALE - 1" = 30' (1" = 60' @ 11x17)

Lot 465
502 Apollo Way
Grandview Commons
Madison, Wisconsin

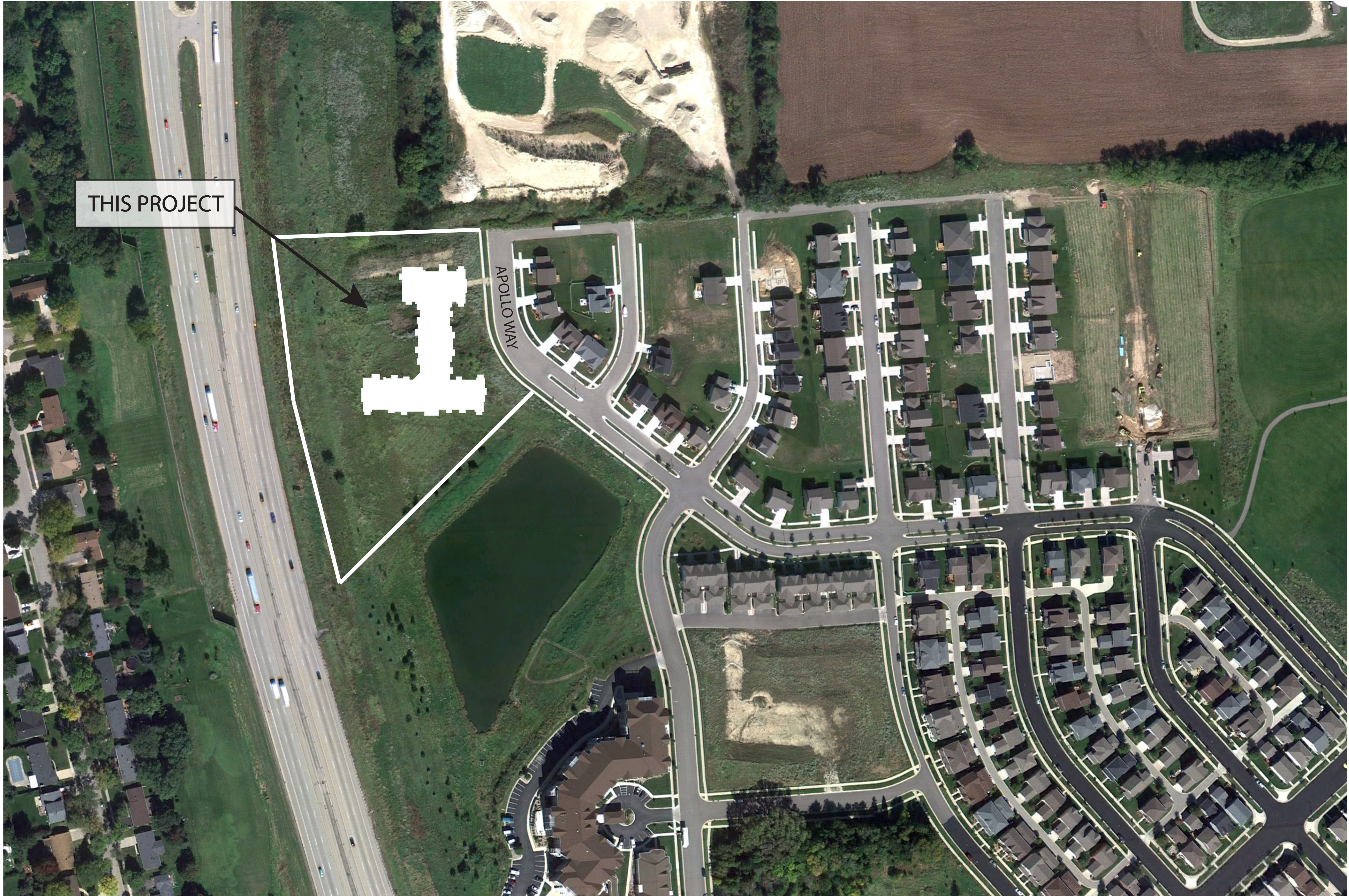
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Drawing Name
Site Plan

Project Number
1307

Sheet No.
C-1.1



THIS PROJECT

APOLLO WAY



550 Sunrise Drive, Suite 201
Post Office Box 1024
Spring Green, WI 53588

Phone: 608-588-3691
Fax: 608-588-3582

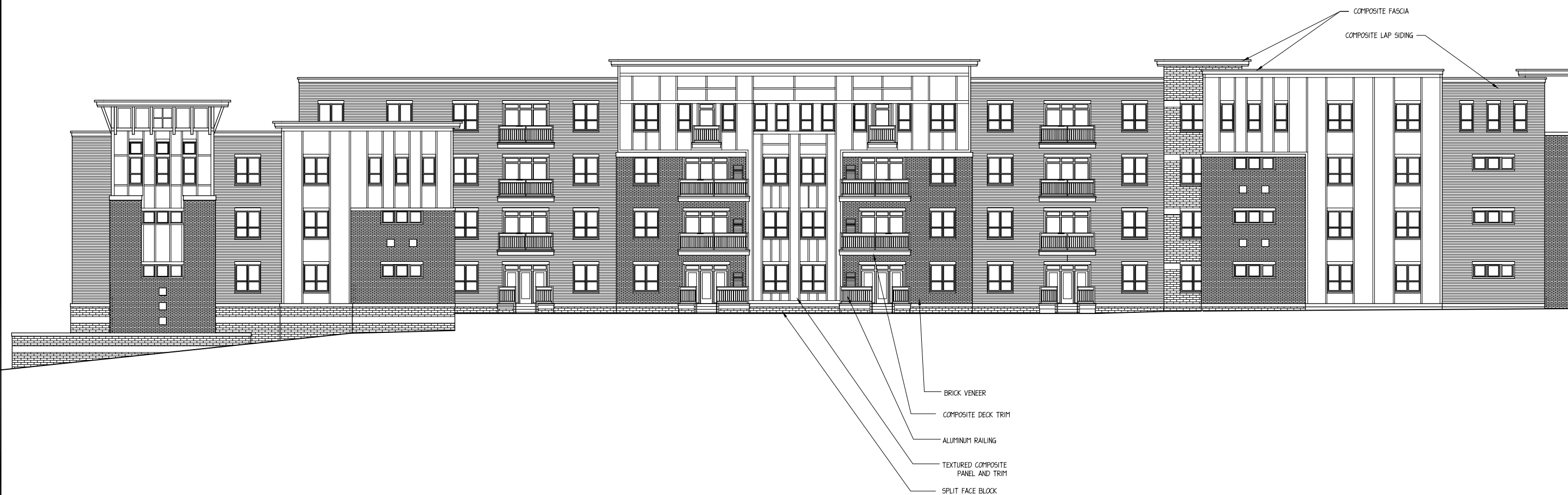
Lot 465
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Drawing Name
Site Locator Map

Project Number: 1307
Sheet No.: C-1.0



Lot 465
502 Apollo Way
Grandview Commons
Madison, Wisconsin

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Drawing Name
Elevations

Project Number
1307

Sheet No.
A-2.1

Elevation
SCALE - 3/32" = 1'-0" (1/32" = 1'-0" @ 11x17)



Fourth Floor Plan
 SCALE - 1/16" = 1'-0" (1/64" = 1'-0" @ 11x17)



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Lot 465
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Drawing Name
Fourth Floor Plan

Project Number
1307

Sheet No.
A-1.4



Third Floor Plan
 SCALE - 1/16" = 1'-0" (1/64" = 1'-0" @ 11x17)

Lot 465
502 Apollo Way
Grandview Commons
Madison, Wisconsin


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Drawing Name
Third Floor Plan

Project Number
1307

Sheet No.
A-1.3

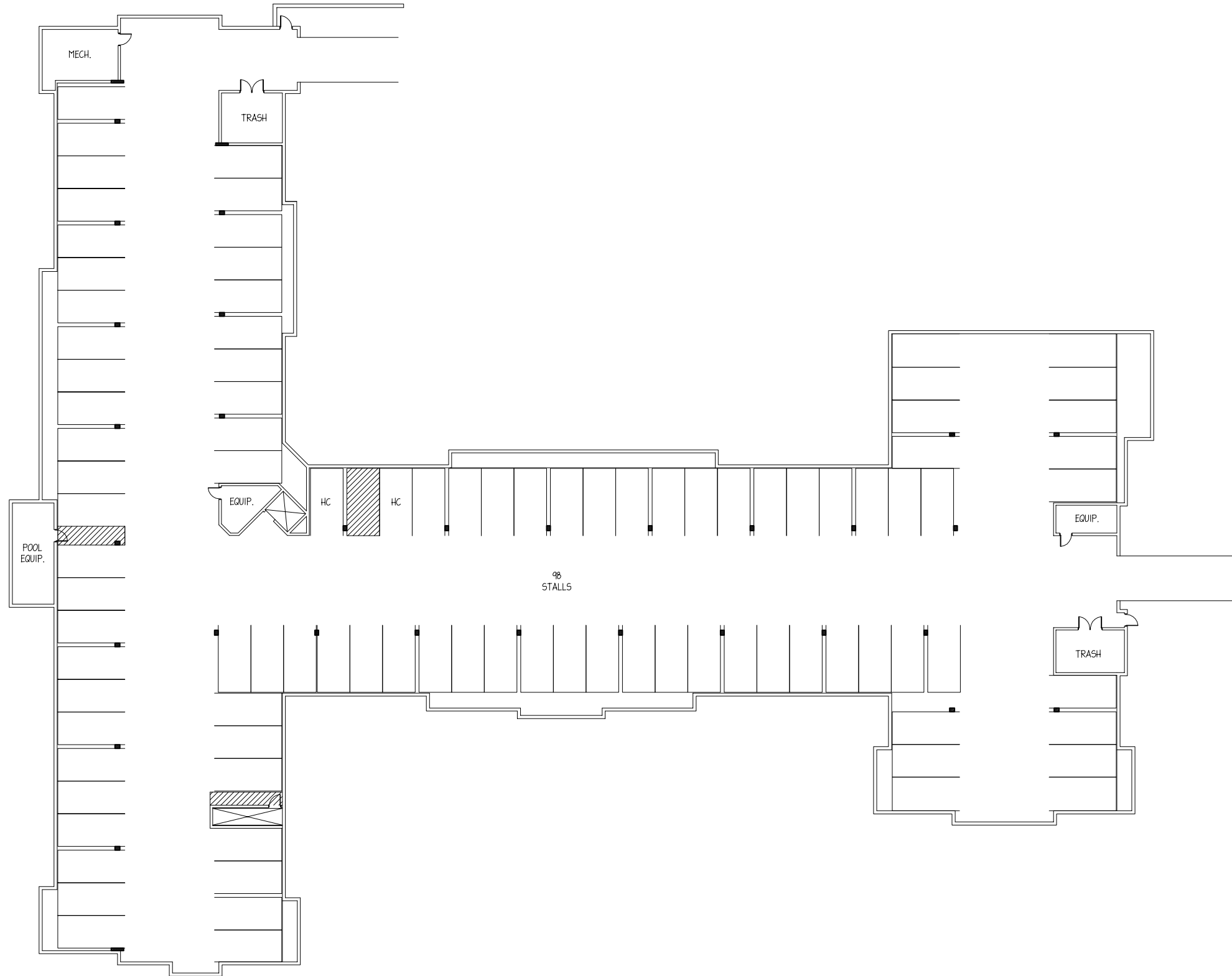



Second Floor Plan
 SCALE - 1/16" = 1'-0" (1/64" = 1'-0" @ 11x17)



First Floor Plan

SCALE - 1/16" = 1'-0" (1/64" = 1'-0" @ 11x17)



Basement Plan

SCALE - 1/16" = 1'-0" (1/64" = 1'-0" @ 11x17)



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Drawing Name

Basement Floor Plan

Project Number
1307

Sheet No.
A-1.0