



Location  
6801 Littlemore Drive

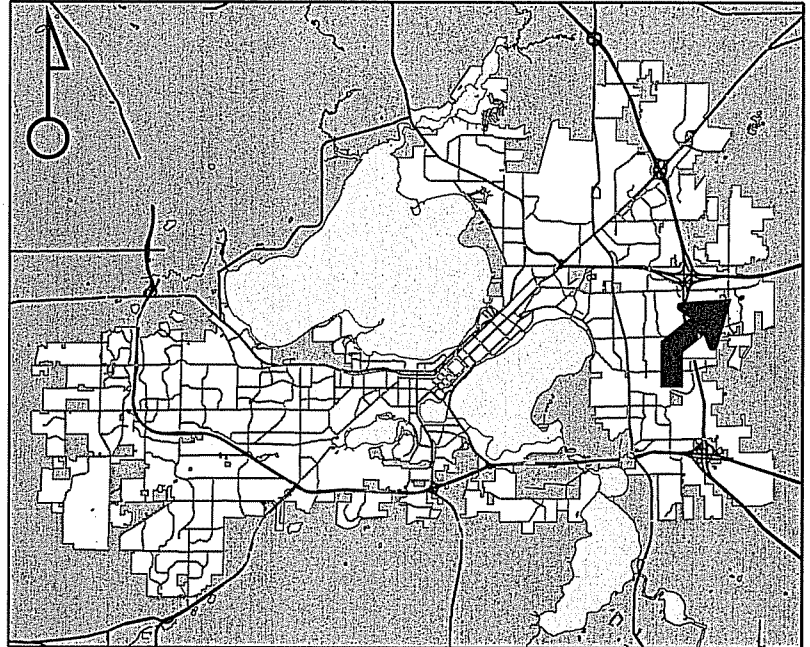
Applicant  
Dan Schmidt – FMI Development, LLC/  
J Randy Bruce – Knothe & Bruce Architects

From: PD-GDP To: PD-SIP

Existing Use  
Vacant land

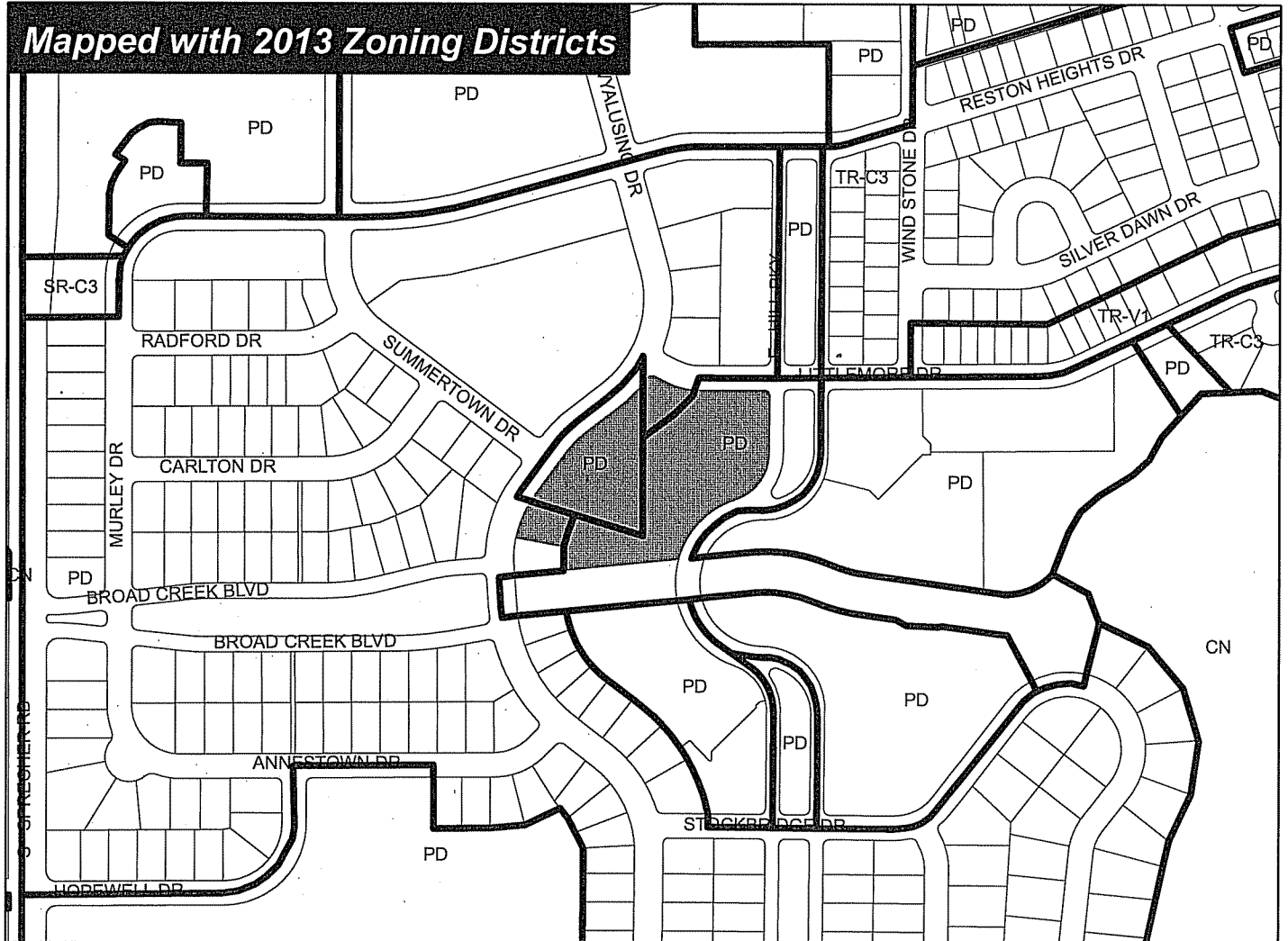
Proposed Use  
Construct apartment complex with  
61 units

Public Hearing Date  
Plan Commission  
04 March 2013  
Common Council  
19 March 2013



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635

### Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 February 2013



Date of Aerial Photography : Spring 2010



# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	\$2350- Receipt No. 138912
Date Received	1/2/2013
Received By	SK
Parcel No.	0710-013-0615-1
Aldermanic District	3
GQ	ENG Hold, Wetland
Zoning District	PUD GDP / PUD SIP
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	9/24/12 Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	12/26/12 Waiver <input type="checkbox"/>
Date Sign Issued	

1. Project Address: 6801 Littlemore Drive Project Area in Acres: 4.36

Project Title (if any): Lot 254 Reston Heights

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from PUD/GDP to PUD/PCD-SIP
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Dan Schmidt Company: FMI Development, LLC  
Street Address: 110 S. Brooks Street City/State: Madison, WI Zip: 53715  
Telephone: (608) 441-6100 Fax: (608) 225-3387 Email: dans@rentfmi.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC  
Street Address: 7601 University Ave Ste 201 City/State: Middleton, WI Zip: 53562  
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: (1) 28 unit apartment building & (1) 33 unit apartment building, 2 & 3 stories with underground parking  
Development Schedule: Commencement April 2013 Completion April 2014

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the **Urban Design Commission**, provide **twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**In Addition, The Following Items May Also Be Required With Your Application:**

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the Sprecher Neighborhood Development Plan Plan, which recommends medium density residential for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Lauren Chare, District 3, 9/24/12, Dave Lytle & Rik Berghammer, Sprecher East Neighborhood Association, 12/28/12  
 → If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.  
 Planning Staff: DAT Meeting Date: 10/11/12 Zoning Staff: DAT Meeting Date: 10/11/12

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Dan Schmidt Relation to Property Owner Owner  
 Authorizing Signature of Property Owner [Signature] Date 1/2/13

Mr. Bill Fruhling  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701-2985

Re: Letter of Intent  
PUD-SIP Submittal  
6801 Littlemore Drive  
Lot 254 Reston Heights  
Madison, WI

Dear Mr. Fruhling,

The following is submitted together with the plans, application and zoning text for staff, plan commission and common council consideration of approval.

**Organizational structure:**

Owner:	Dan Schmidt FMI Development, LLC 110 S. Brooks Street Madison, WI 53715 608-441-6100 608-225-3387 fax <a href="mailto:dans@rentfmi.com">dans@rentfmi.com</a>	Landscape Design:	Snyder & Associates, Inc. 5010 Voges Road. Madison, WI 53718 (608) 838-0444 (608) 838-0445 fax
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Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 608-836-6934 fax <a href="mailto:rbruce@knothebruce.com">rbruce@knothebruce.com</a>
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Engineer:	Mike Calkins Snyder & Associates, Inc. 5010 Voges Road. Madison, WI 53718 (608) 838-0444 (608) 838-0445 fax <a href="mailto:mcalkins@snyder-associates.com">mcalkins@snyder-associates.com</a>
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Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934  
[www.knothebruce.com](http://www.knothebruce.com) &

**Introduction:**

The Reston Heights development is located on the east side of Madison within the Sprecher Neighborhood Development Plan. The neighborhood is southeast of the intersection of Milwaukee Street and Sprecher Road and south of I-94. To the north of Lot 264 are one and two-family residences, a neighborhood park and mixed-use neighborhood retail district. West of Lot 264 is a single-family residence district. South of Lot 264 are a greenway and public trail, a multi-family residence district and a single-family residence district. To the east are a multi-family residence district and a regional city and county park.

The General Development Plan for Reston Heights proposed a mixed-use development concept that integrated retail, residential, religious facilities, and open green space. The purpose of the Reston Heights GDP was to create a living environment within a neighborhood setting that offered a variety of housing types and uses to facilitate a variety of living preferences.


The Plat and General Development Plan for Reston Heights was approved and recorded in October 1999 and much of Reston Heights has since been constructed. This submittal requests a rezoning to PUD-SIP for Lot 264, one of the last remaining multi-family lots in the development.

Lot 254 contains a low-quality wetland. The owner worked with the WDNR to re-establish the wetland boundaries in June, 2012 and the WDNR has determined that a minimum of a 15 foot setback shall apply.

**Lot 254 PUD-SIP Site Development Data :**

Densities:

Lot Area	189,775 square feet or 4.36 acres
Dwelling Units	61 units
Lot Area per Dwelling Unit	3,111 sf/du
Density	14.0 du/ac

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January 2, 2013  
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Dwelling Unit Mix:

Efficiency	9
One Bedroom	20
One Bedroom + Den	4
Two Bedroom	25
<u>Three Bedroom</u>	<u>3</u>
Total	61

Building Height: 2 and 3 Stories

Site Coverage:

Building Coverage	28,777.9 sf	(16%)
Pavement Coverage	23,013.2 sf	(12%)
Usable Open Space	23,438.8 sf	(12%)
Additional Open Space	<u>114,545.1 sf</u>	<u>(60%)</u>
Total Lot Area	189,775 sf	(100%)

Floor Areas:

33-unit building	53,702 sf
<u>28-unit building</u>	<u>26,860 sf</u>
Gross Floor Area	80,562 sf
Floor Area Ratio	0.42

Vehicular Parking Ratio:

Underground Garage	72 stalls (incl. 2 accessible)
<u>Surface Parking</u>	<u>34 stalls (incl. 1 accessible)</u>
Total Parking	106 stalls (incl. 3 accessible)

Parking Ratio 1.74 stalls/du

Bicycle Parking Ratio:

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Underground Garage	37 stalls
<u>Surface Parking</u>	<u>22 stalls</u>
Total Parking	59 stalls (50 + .5(11) = 56 required)

**Site and Building Architecture:**

This project consists of one 28-unit building and one 33-unit building for a total of 61 units. The buildings are two and three stories with lower level parking. The unit mix offers a variety of choices from studios to three bedroom apartments.

The development is meant to apply neighborhood design practices that promote a pedestrian friendly environment for future residents. The proposed structures are located along the public right of way featuring private entries and porches to facilitate use of outdoor space and generate social activity. The reduced front yard setbacks, design standards and guidelines created for this district will help provide human scale along the street façade and enhance the pedestrian oriented environment.

The majority of the parking for the residences is accommodated in the underground parking. The remaining visitor parking is located in the surface parking areas that are screened from the public view. Pedestrian and bicycle usage is encouraged in the development by providing convenient bicycle parking and multiple pedestrian connections to the public sidewalks on Littlemore Drive and East Hill Parkway.

Low-maintenance materials will be used on the exteriors including brick and horizontal vinyl siding. The intent is to provide an architectural aesthetic that will be compatible with the existing portions of Reston Heights and to provide a residential environment that is focused on the streetscapes.

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**KNOTHE  
& BRUCE**  
*architects*

**Project Schedule & Management:**

It is anticipated that Lot 254 will be constructed over a one year period beginning in the spring of 2013 or as soon as all necessary approvals and permits are obtained.

**Social & Economic Impacts:**


This development will have a positive social and economic impact. It helps complete a well-designed neighborhood plan and provides alternative housing choices within a mixed-use neighborhood. Construction of the facilities will provide economic employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA  
Managing Member

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934  
www.knothebruce.com 

**Legal Description:** LOT 254, SECOND ADDITION TO RESTON HEIGHTS, AS RECORDED IN VOL. 58 – 066B OF PLATS, ON PGS. 346-350, AS Doc. No. 4003594, DANE COUNTY REGISTRY AND LOCATED IN THE SW ¼ OF SECTION 1, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 61 unit multifamily development.
- B. **Permitted Uses:** Following are permitted uses:
  - 1. Multifamily residential buildings.
  - 2. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including recreational facilities and parking for residents and guests.
    - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-5 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP. Signage shall be approved by the Urban Design Commission and zoning.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.