

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: JULY 27, 2011

Action Requested

- ☒ Informational Presentation
☐ Initial Approval and/or Recommendation
☐ Final Approval and/or Recommendation

UDC MEETING DATE: AUG 3, 2011

PROJECT ADDRESS: 6854 STOCKBRIDGE DR.

ALDERMANIC DISTRICT: # 3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

DAN SCHMIDT

BRIAN STODARD

FORWARD MANAGEMENT, INC

AVENUE ARCHITECTS, INC

CONTACT PERSON: BRIAN STODARD

Address: 550 SUNAISE 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 27, 2011

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

Re: Narrative
Informational Presentation
Lot 262 –Second Addition to Reston Heights
6854 Stockbridge Drive
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

Site Engineer:

Vierbicher Associates, Inc.
Contact: Dave Glusick
999 Fourier Drive, Suite 201
Madison, WI 53717
608-826-0532
(fax) 608-826-0530
dglu@vierbicher.com

Landscape Design:

Vierbicher Associates, Inc.
Contact: Dave Glusick
999 Fourier Drive, Suite 201
Madison, WI 53717
608-826-0532
(fax) 608-826-0530
dglu@vierbicher.com

Project Description:

The project is located on the east side of Madison in the Reston Heights neighborhood, south of Milwaukee Street and east of Sprecher Road. The property is Lot 262 of the Second Addition to Reston Heights and falls within the Sprecher Neighborhood Development Plan.

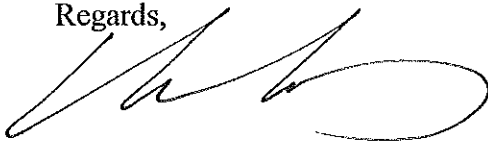
To the north of the property is an open space (drainage corridor) with an existing multifamily development north of that. To the west, across East Hill Parkway, is another existing multifamily development. To the south and east, across Stockbridge Drive, is existing single family residences.

The Sprecher Neighborhood Development Plan has designated this lot as medium density residential development.

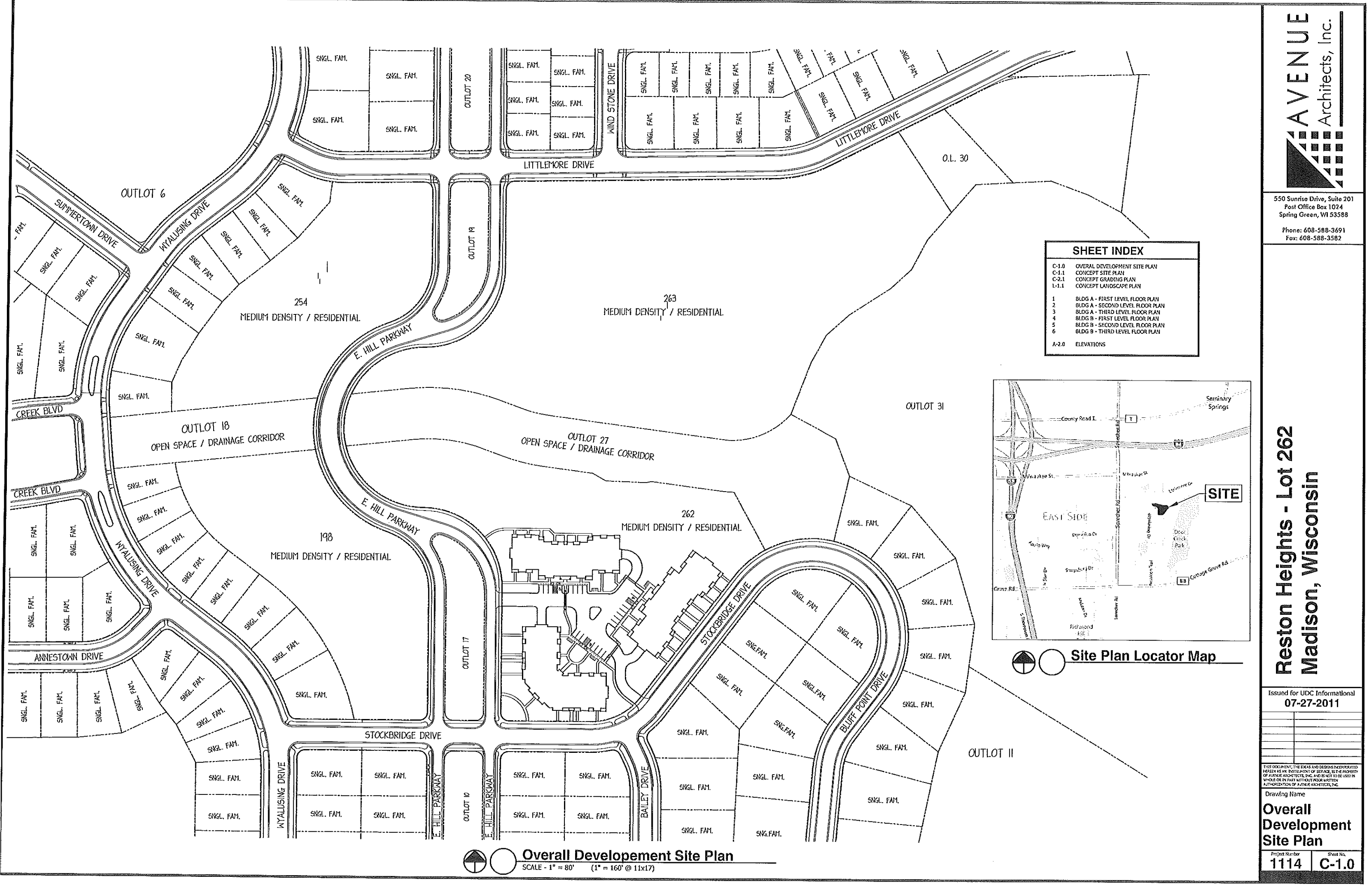
Lot 262 is approximately 5.15 acres. This proposal is for a total of eighty-six multifamily rental units, distributed in three buildings. There is a mix of unit types and sizes offering a variety of living options. The structures are a mix of two and three stories with underground parking. Exterior building materials consist of brick veneer, vinyl siding, dimensional asphalt shingles, and composite trim.

Thank you for your time and consideration of our proposal.

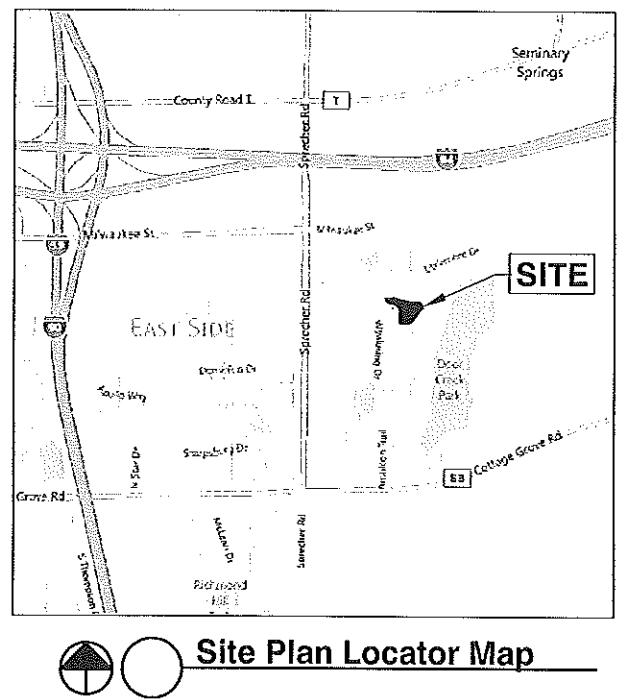
Regards,

A handwritten signature in black ink, appearing to read 'Brian Stoddard', with a large, stylized loop at the end.

Brian Stoddard AIA



SHEET INDEX	
C-1.0	OVERALL DEVELOPMENT SITE PLAN
C-1.1	CONCEPT SITE PLAN
C-2.1	CONCEPT GRADING PLAN
L-1.1	CONCEPT LANDSCAPE PLAN
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2	BLDG A - SECOND LEVEL FLOOR PLAN
3	BLDG A - THIRD LEVEL FLOOR PLAN
4	BLDG B - FIRST LEVEL FLOOR PLAN
5	BLDG B - SECOND LEVEL FLOOR PLAN
6	BLDG B - THIRD LEVEL FLOOR PLAN
A-2.0	ELEVATIONS



 **Overall Development Site Plan**
SCALE - 1" = 80' (1" = 160' @ 11x17)

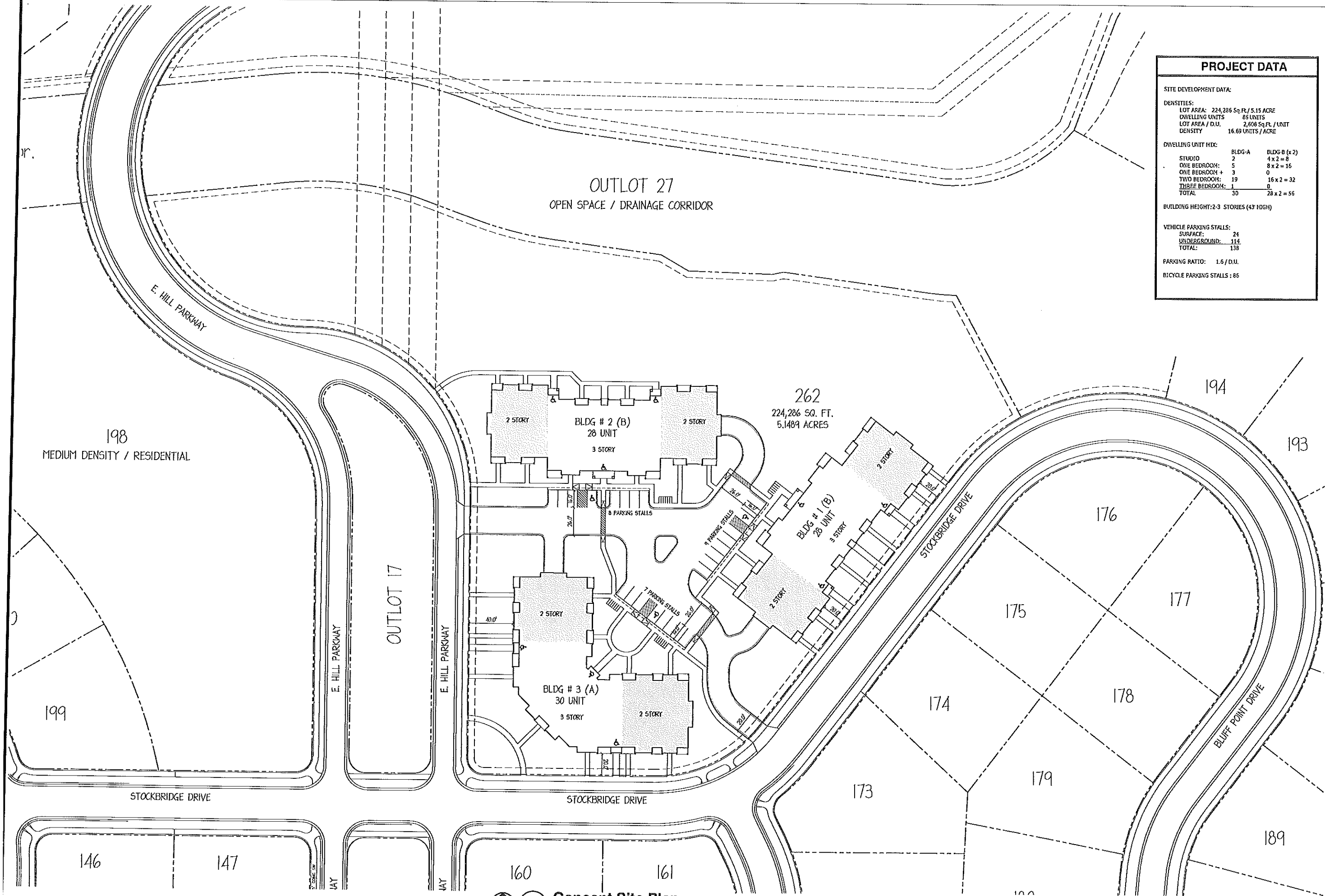
AVENUE
Architects, Inc.

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

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

Reston Heights - Lot 262 Madison, Wisconsin

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Drawing Name	Overall Development Site Plan
Project Number	1114
Sheet No.	C-1.0



PROJECT DATA		
SITE DEVELOPMENT DATA:		
DENSITIES:		
LOT AREA:	224,286 Sq. Ft. / 5.15 ACRE	
DWELLING UNITS	85 UNITS	
LOT AREA / D.U.	2,608 Sq. Ft. / UNIT	
DENSITY	16.69 UNITS / ACRE	
DWELLING UNIT MIX:		
	BLDG-A	BLDG-B (x 2)
STUDIO	2	4 x 2 = 8
ONE BEDROOM:	5	8 x 2 = 16
ONE BEDROOM +	3	0
TWO BEDROOM:	19	16 x 2 = 32
THREE BEDROOM:	1	0
TOTAL	30	28 x 2 = 56
BUILDING HEIGHT: 2-3 STORIES (43' HIGH)		
VEHICLE PARKING STALLS:		
SURFACE:	24	
UNDERGROUND:	114	
TOTAL:	138	
PARKING RATIO: 1.6 / D.U.		
BICYCLE PARKING STALLS : 85		



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Reston Heights - Lot 262
Madison, Wisconsin

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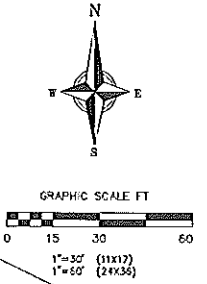
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Drawing Name
Concept Site Plan

Project Number
1114

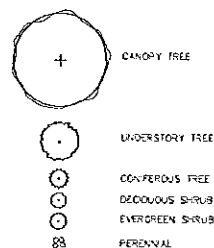
Sheet No.
C-1.1

  **Concept Site Plan**
SCALE - 1" = 40' (1" = 80' @ 11x17)

CONCEPT GRADING PLAN
DESIGN DETAILS

REGION HEIGHTS
STOCKBRIDGE DRIVE
MADISON, WI

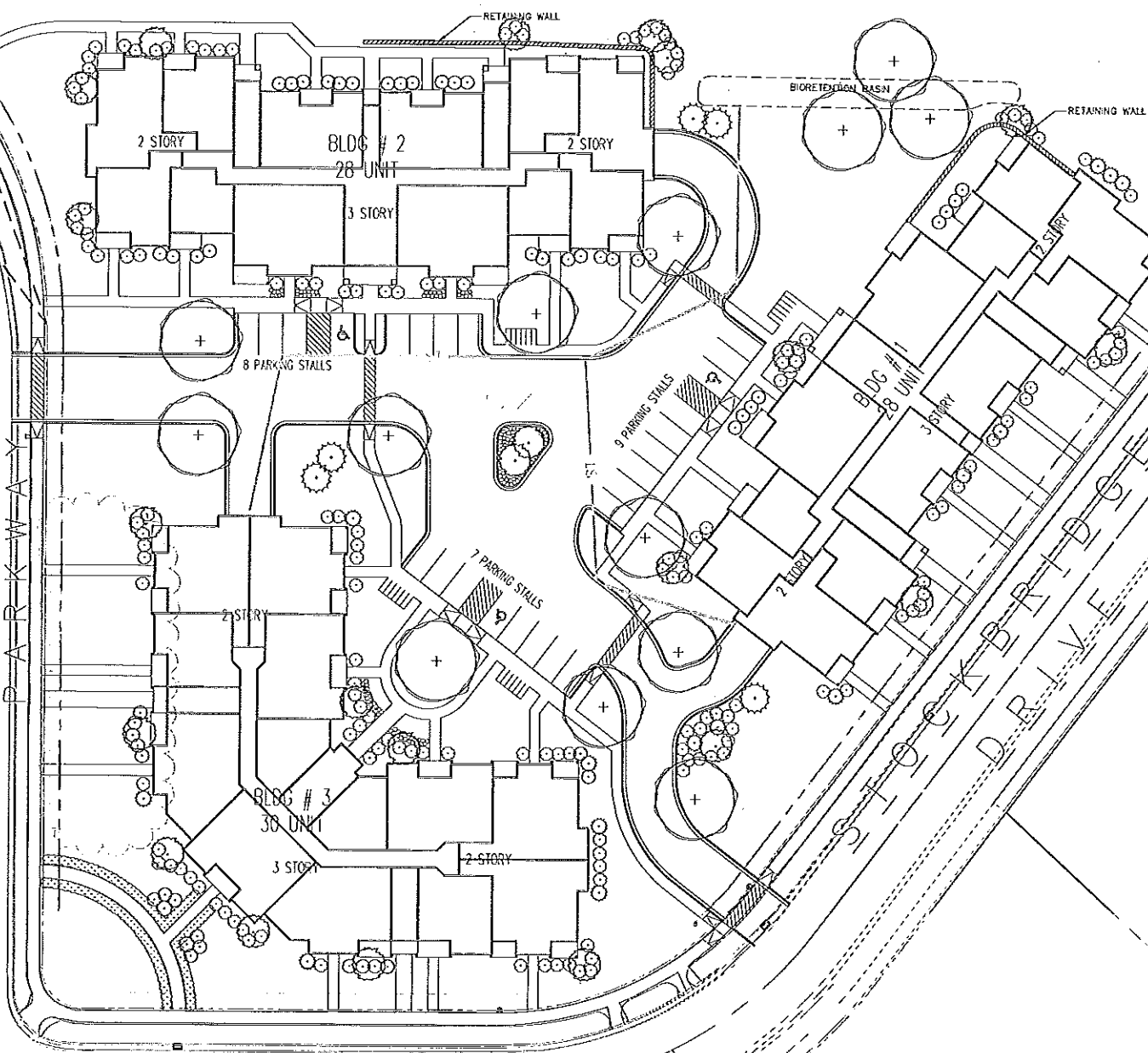
NET KNOW		RETURN	
NO.	DATE	REMARKS	NO. DATE
SCALE 1"=30' (11x17) 1"=60' (24x36)			
DATE 07-26-11			
DRAFTER TCOY			
CHECKED TSCB			
PROJECT NO. 53117693			
SHEET 1 OF 1			
DWG. NO. C-2.1			



GENERAL NOTES:

1. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per specified application rates.
2. All plantings shall conform to quality requirements as per ANSI Z60.1.
3. All planting beds to be mulched with natural colored shredded hardwood bark mulch to 3" depth min.

botanical name	common name	mature size (ft x in)
CANOPY TREES		
<i>Carya ovata</i>	Shagbark Hickory	80 x 40'
<i>Carolina speciosa</i>	Northern Catalpa	50 x 40'
<i>Celtis occidentalis</i>	Common Hackberry	50 x 50'
<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	50 x 30'
<i>Fagus grandifolia</i>	American Beech	60 x 35'
<i>Quercus rubra</i>	Red Oak	60 x 60'
UNDERSTORY TREES		
<i>Amelanchier lavyi</i>	Allegheny Serviceberry	25' x 15'
<i>Carpinus caroliniana</i>	Muscadew	25 x 25'
<i>Cercis canadensis</i>	Eastern Redbud	25 x 25'
<i>Magnolia x biesleri 'Leonard Meisel'</i>	Eastern Hybrid Magnolia	20 x 20'
<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	20 x 12'
CONIFEROUS TREES		
<i>Larix decidua</i>	European Larch	50' x 25'
<i>Picea glauca</i>	White Spruce	50 x 15'
<i>Pinus strobus</i>	Scots Pine	50 x 30'
<i>Pinus strobus</i>	Scots Pine	75 x 30'
EVERGREEN SHRUBS		
<i>Juniperus chinensis 'Falvow'</i>	Falvow Juniper	18' x 6'
<i>Juniperus chinensis 'Spartanola Kobay'</i>	Kobay's Compact Juniper	3' x 6'
<i>Juniperus horizontalis 'Wagoner'</i>	Wagoner Juniper	8' x 5'
<i>Larix x media 'Everw'</i>	Everw Juniper	7' x 5'
<i>Thuja occidentalis 'Boji Tree'</i>	Technia Arborvitae	18' x 8'
DECIDUOUS SHRUBS		
<i>Aronia melanocarpa</i>	Black Chokeberry	6' x 5'
<i>Cornus alternifolia 'Mariesii Compact'</i>	Alternifolia Compact Dogwood	6' x 6'
<i>Koeleria gardenii</i>	Plant 'Edenhill'	5' x 3'
<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	4' x 5'
<i>Hydrangea paniculata 'Little Lamb'</i>	Little Lamb Hydrangea	5' x 4'
<i>Rhus aromatica 'Gracilif'</i>	Gracilif Sumac	3' x 6'
<i>Ribes alpinum</i>	Ribes Currant	5' x 5'
<i>Syringa patula 'Miss Kim'</i>	Miss Kim Lilac	6' x 5'
<i>Viburnum coccineum</i>	Koreanopale Viburnum	6' x 6'
<i>Viburnum coccineum</i>	Wintered Viburnum	6' x 6'
<i>Viburnum blattum</i>	American Cranberrybush Viburnum	10' x 6'
PERENNIALS		
<i>Arisaema 'Blue Ice'</i>	Blue Ice Arisaema	18" x 20"
<i>Arisaema canadensis</i>	Wild Columbine	2' x 1'
<i>Anemone doreus</i>	Goldbeard	5" x 4"
<i>Aster alpinus</i>	Six Blue Aster	30" x 24"
<i>Dicentra spectabilis</i>	Bleeding Heart	18" x 3"
<i>Echinacea purpurea</i>	Purple Coneflower	3' x 18"
<i>Echinacea x 'Evan Soult'</i>	Sundown Coneflower	3' x 18"
<i>Hemerocallis sp.</i>	Daylily	30" x 2'
<i>Lilium 'Pink Perfection'</i>	Pink Blazing Star	4' x 18"
<i>Miscanthus sinensis var. purpureuscent</i>	Autumn Red Flame Grass	6' x 3'
<i>Monarda didyma 'Marshall's Delight'</i>	Marshall's Delight Bleeding Heart	3' x 2'
<i>Perovskia atriplicata</i>	Russian Sage	6' x 3'
<i>Sporobolus heterolepis</i>	Horde Drozeed	2' x 18"



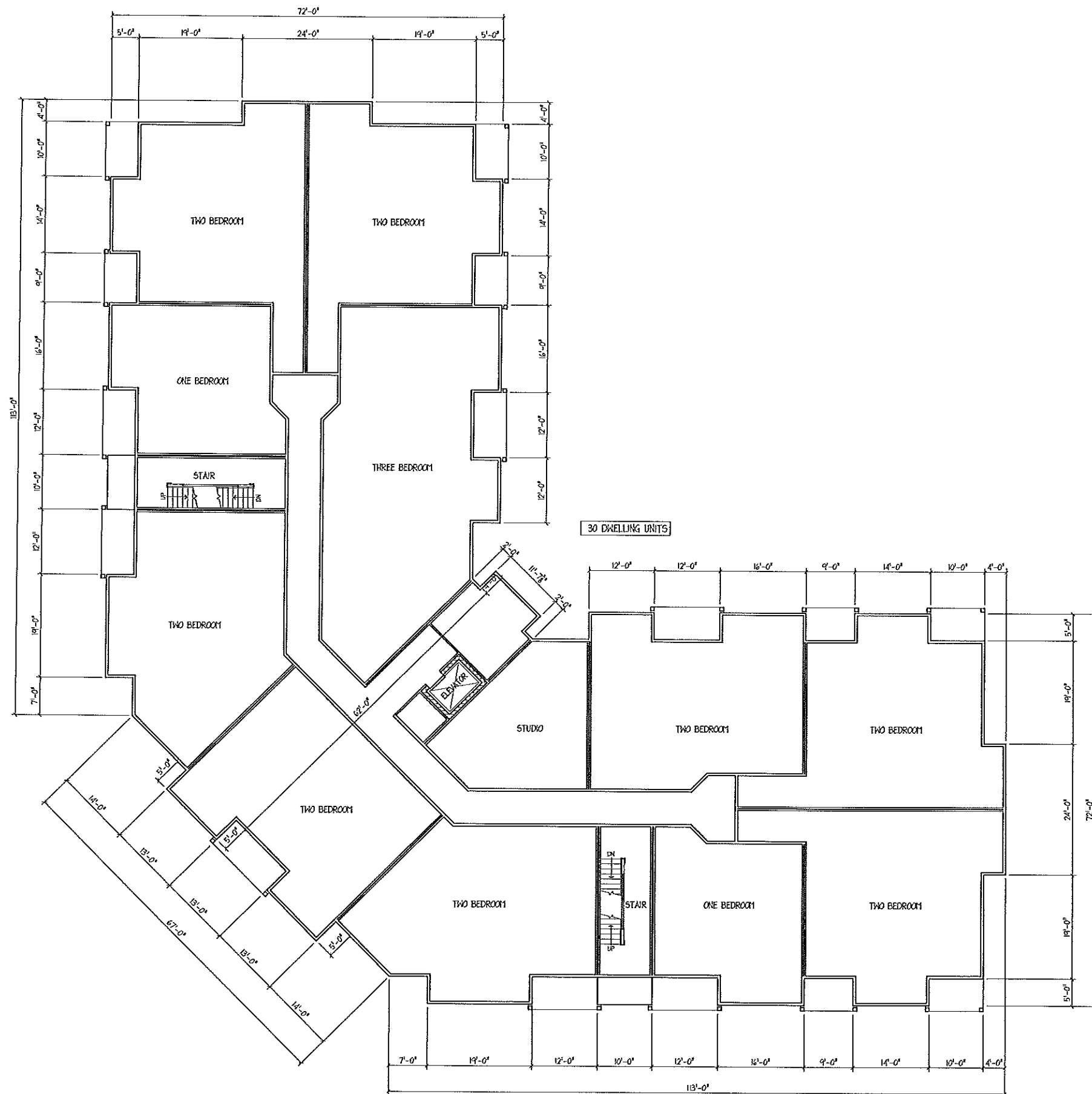
CONCEPT LANDSCAPE PLAN

RESTON HEIGHTS
STOCKBRIDGE DRIVE
MADISON, WI

SCALE		REVISIONS		REVISIONS	
DATE		NO.	DATE	NO.	DATE
07-26-11					
DRAFTER		REMARKS		REMARKS	
SVNI					
CHECKED					

PROJECT NO.	53117693
SHEET	

DWG. NO.
L-1.1



First Level Floor Plan
 SCALE - 3/32" = 1'-0" (3/64" = 1'-0" @ 11x17) Bldg. Area = x,xxx sq.ft.



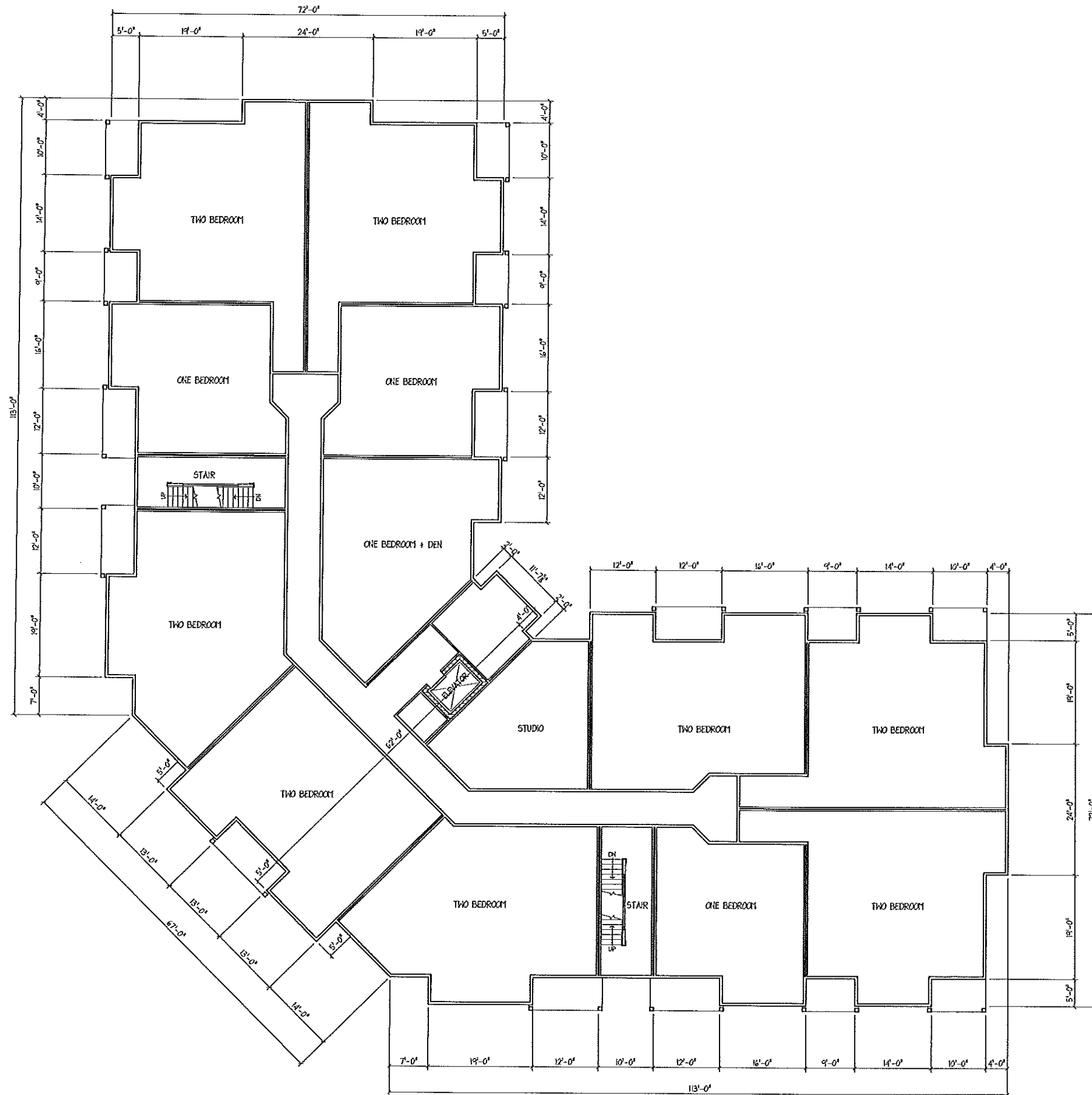
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Reston Heights - Lot 262 Madison, Wisconsin

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Drawing Name	
Bldg A	
First Level	
Floor Plan	
Project Number	Sheet No.
1114	1



Second Level Floor Plan
 SCALE - 3/32" = 1'-0" (3/64" = 1'-0" @ 11x17) Bldg. Area = x,xxx sq.ft.

Reston Heights - Lot 262
Madison, Wisconsin

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Drawing Name
Bldg A
Second Level
Floor Plan

Project Number
1114

Sheet No.
2



**Reston Heights - Lot 262
Madison, Wisconsin**

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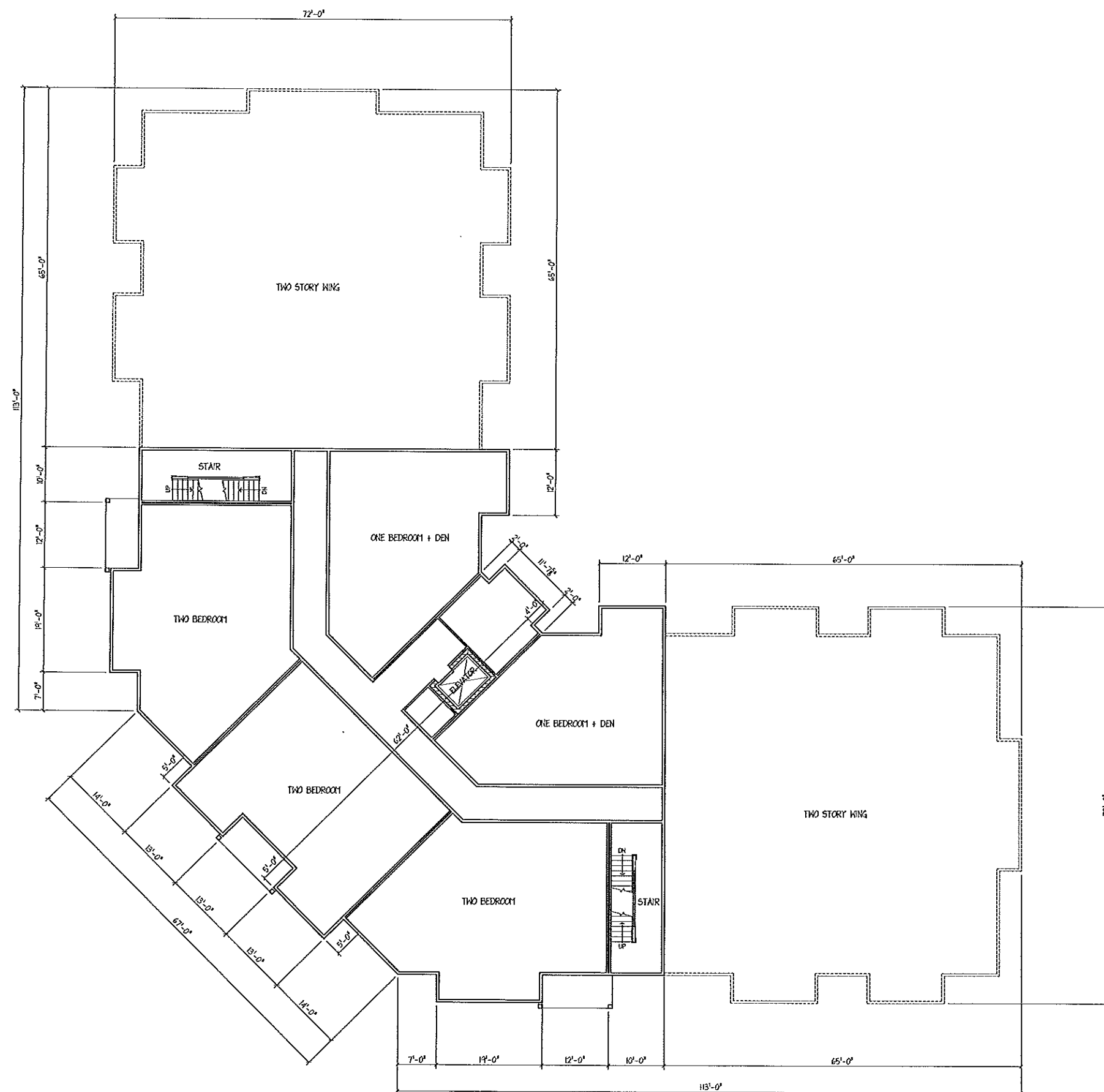
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Drawing Name

**Bldg A
Third Level
Floor Plan**

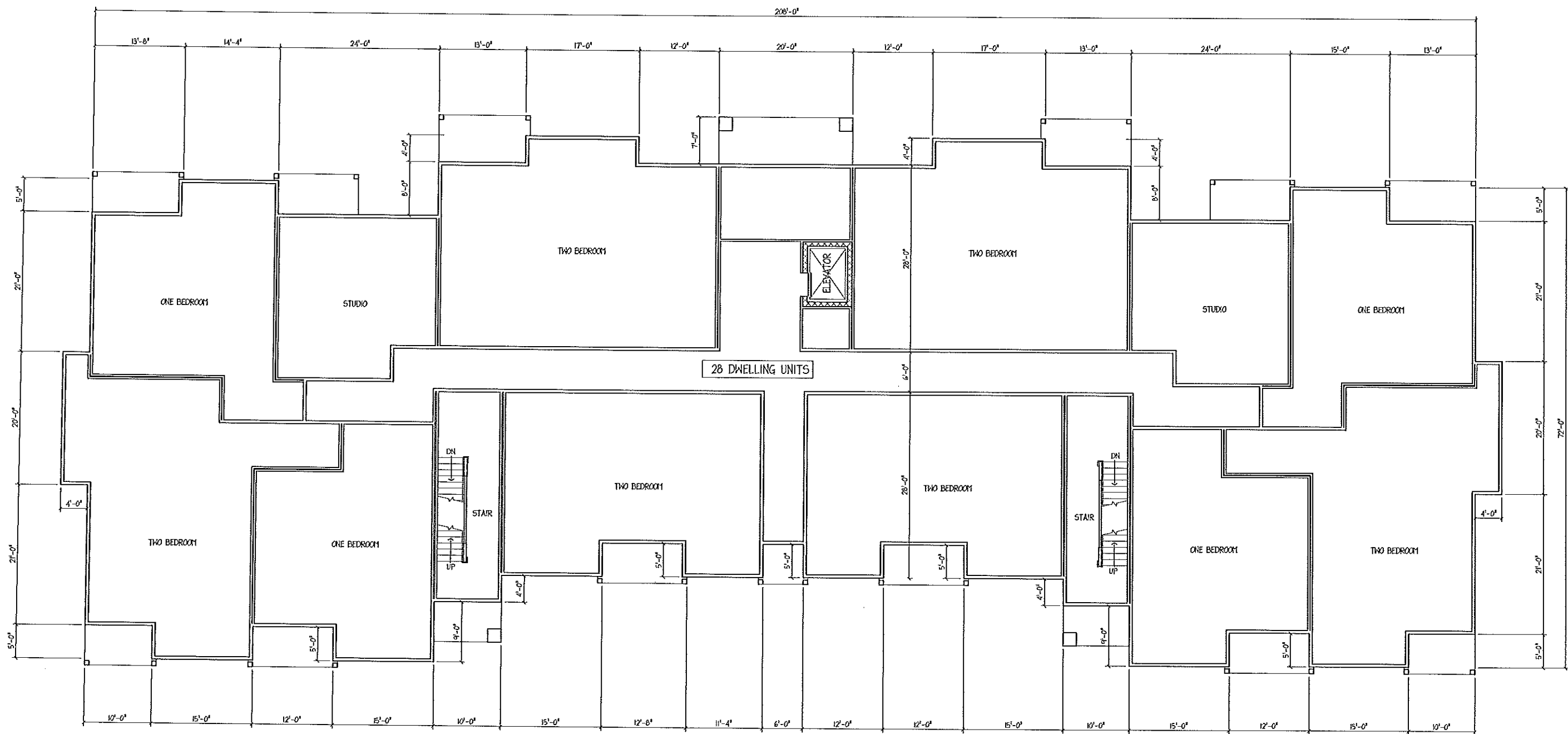
Project Number
1114

Sheet No.
3



Third Level Floor Plan
SCALE - 3/32" = 1'-0" (3/64" = 1'-0" @ 11x11)

Bldg. Area = x,xxx sq.ft.



First Level Floor Plan
 SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17) Bldg. Area = x,xxx sq.ft.

Reston Heights - Lot 262
Madison, Wisconsin

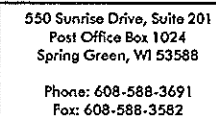
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Drawing Name
Bldg B
First Level
Floor Plan

Project Number
1114

Sheet No.
4



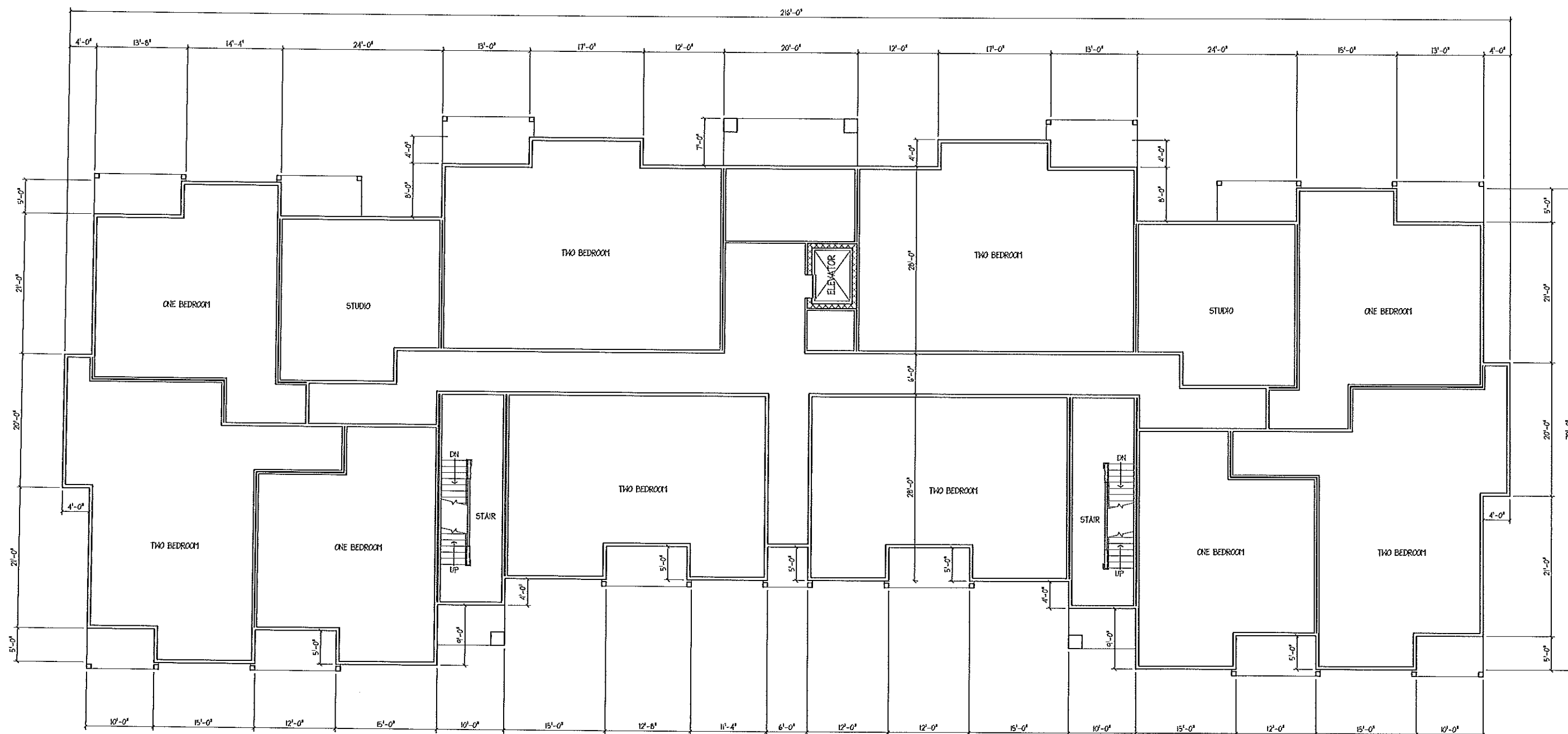
**Reston Heights - Lot 262
Madison, Wisconsin**

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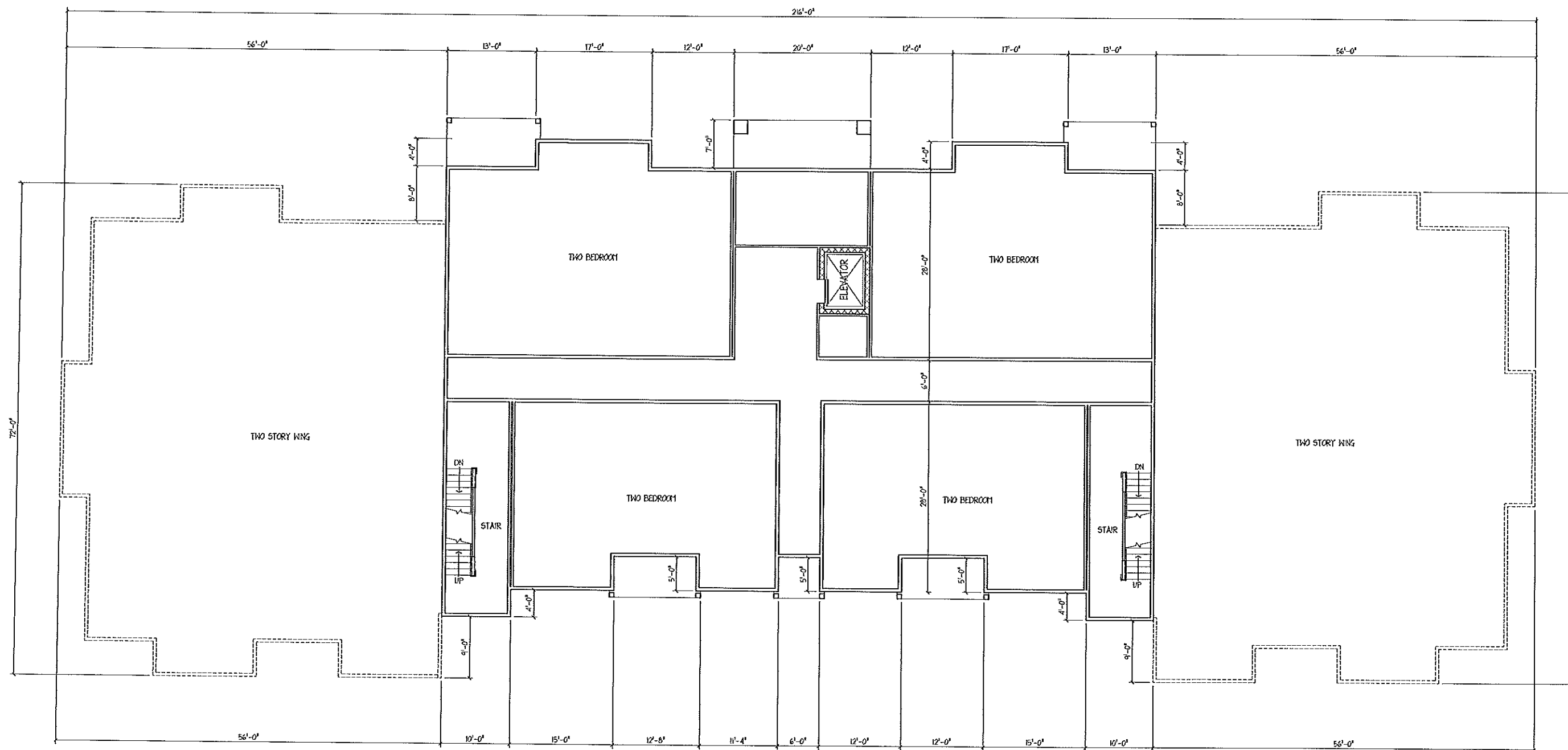
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Drawing Name
Bldg B
Second Level
Floor Plan

Project Number 1028	Sheet No. 5
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Second Level Floor Plan
SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17) Bldg. Area = x,xxx sq.ft.



Third Level Floor Plan
 SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17) Bldg. Area = x,xxx sq.ft.

**Reston Heights - Lot 262
 Madison, Wisconsin**

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Drawing Name

**Bldg B
 Third Level
 Floor Plan**

Project Number
1114

Sheet No.
6

**Reston Heights - Lot 262
Madison, Wisconsin**

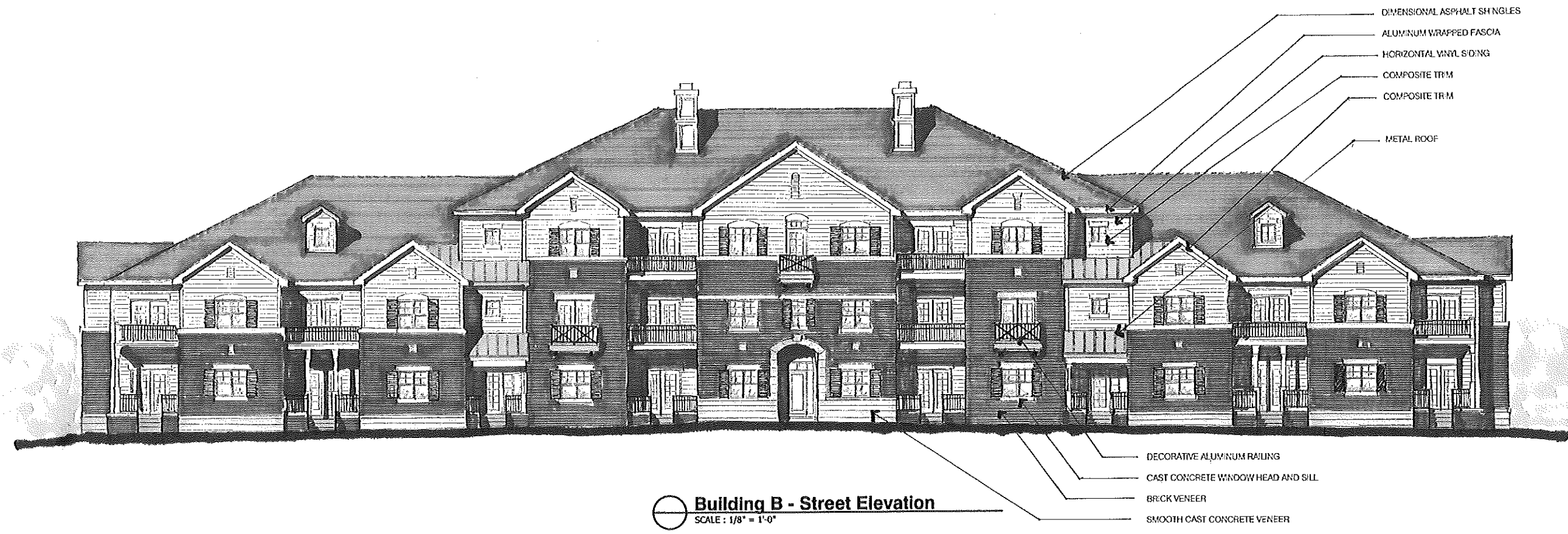
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Drawing Name
Elevation

Project Number
1114

Sheet No.
A-2.0



Building B - Street Elevation
SCALE: 1/8" = 1'-0"