

PLEASE PRINT!

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**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

Legistar # _____

DATE SUBMITTED: 3/14/12

Action Requested

Informational Presentation

UDC MEETING DATE: 3/21/12

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

PROJECT ADDRESS: 6854 STOCKBRIDGE DRIVE

ALDERMANIC DISTRICT: #3

OWNER/DEVELOPER (Partners and/or Principals)

STOCKBRIDGE TRAILS LLC

DAN SCHMIDT

ARCHITECT/DESIGNER/OR AGENT:

AVENUE ARCHITECTS, INC.

BRIAN STODDARD - ARCHITECT

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@AVEARC.H.COM

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP) * MODIFICATION TO PREVIOUSLY APPROVED PLAN
 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.



March 13, 2012

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

LETTER OF INTENT
Modification to a previously approved PUD/SIP
Lot 262
Second Addition to Reston Heights
6854 Stockbridge Drive

The attached application and plans are submitted for a *modification approval of the previously approved and recorded PUD/SIP for Lot 262, Second Addition to Reston Heights. The modification consists of adding mechanical equipment louvers in the exterior wall for mechanical equipment located inside the dwelling units. The louvers will be painted to match adjacent surfaces. An additional modification is for switching a patio door to a window. We have included the previously approved elevations for reference and also the revised elevations with the modifications 'clouded'.*

All of the following previously approved project data remains unchanged.

Developer:

Stockbridge Trails, LLC
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

Development Description

Lot 262 Reston Heights is located on the far east side of Madison, south of Interstate 94 and east of Sprecher Road, and falls within the Sprecher Neighborhood Development Plan. To the north of Lot 262 is a green space/drainage corridor/public trail with a 158 unit multifamily development north of that. To the northwest and to the west is also medium density multifamily development. Single-family residences exist to the south, across Stockbridge Drive. To the east is single-family homes and park land.

The GDP for Reston Heights was developed to provide a variety of living options in a neighborhood setting. The Plat and GDP were originally approved and recorded in 1999 and has been amended over the past twelve years. The majority of the Reston Heights GDP has been constructed with Lot 262 remaining as one of the last undeveloped multifamily lots.

The property will be developed in phases with construction commencing in the late 2011, pending City approvals. The development will proceed as market conditions allow.

Project Data

Building Summary

Building Height: 2 and 3 stories (< 50')

Apartment Unit Summary

<u>Building</u>	<u>3 Bedroom</u>	<u>2 Bedroom</u>	<u>1 Bedroom</u>	<u>Studio</u>	<u>Total</u>
#1		12	8	4	24
#2		12	8	4	24
#3	1	15	16	6	38
Totals	1	39	32	14	86

Site Summary

Total Site Acreage	5.15
Total Site Square Footage	224,286
Lot Area/D.U.	2,608 sf/du
Density	16.69 du/acre
Site Coverage	
Building	48,044 sf (21.4%)
Pavement	24,373 sf (10.9%)
Sidewalks	9,210 sf (4.1%)
Open Space	142,695 sf (63.7%)
Usable Open Space (22.9% of Lot Area)	51,426 SF

Parking Summary

Provided: Vehicle

Underground	108 Spaces
Surface	<u>38 Spaces</u>
Total	146 Spaces

Ratio: 1.6 stalls/unit

Provide: Bicycle

Surface	14
Underground	<u>72</u>
Total	86

Site and Building Architecture

The project consists of two 24-unit two-story buildings and one 38-unit three-story building, all with underground parking. Unit styles are a variety of studio, one bedroom, two bedroom, and three bedroom units. Site amenities include substantial open spaces with a pergola 'gathering' structure and common patio space, which are connected by a pedestrian link. A dedicated public bike/pedestrian pathway is located on the north side of the green space and is accessed via the sidewalk along East Hill Parkway.

Site and building architecture adopt neighborhood design elements such as siting the buildings close to the street, connecting walks from the street to the unit, and neighborhood scale street facades. The two-story buildings are located at the perimeter of the property to aid in the transition of scale from the single-family homes back toward the three-story building along the green space. Abundant open spaces are provided for active and passive recreation and social activity.

The majority of the parking is underground with the surface parking located internally on the site, minimizing the automobile's impact on the neighborhood.

Building materials are a mix of brick and horizontal siding with architectural asphalt shingles providing compatibility with the surrounding neighborhood.

Trash removal will be done privately. Trash storage for the apartments will be located in the underground parking garages. Snow removal and maintenance will be private.

Social and Economic Impact

The development will have a positive social and economic impact. It is the next phase of the progression of the Neighborhood Development Plan and complies with the previously approved zoning standards. The project will offer a variety of living choices in this mixed-use neighborhood.

Thank you for your time and consideration of our proposal.

Brian Stoddard AIA





Bldg # 1 - Original South Elevation

SCALE - 1/8" = 1'-0"



Bldg # 1 - Original East Elevation

SCALE - 1/8" = 1'-0"

Stockbridge Trails Apartments
Bldg # 1
319 East Hill Parkway
Madison, Wisconsin

Issued For Construction
12-23-2011

12-23-2011 Bldg Plan Review
01-03-2012 Trash Room Found. Rev.
01-13-2012 Issued for Mnfo Alt.
03-14-2012 Submitted UDC Minor Alt.

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Drawing Name

Original
Exterior Elevations

Project Number
1114

Sheet No.
1

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

Phone: 608-588-3691

Fax: 608-588-3582

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Madison, Wisconsin

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Sheet No.
2



Bldg # 1 - Original North Elevation

SCALE - 1/8" = 1'-0"



Bldg # 1 - Original West Elevation

SCALE - 1/8" = 1'-0"

550 Sunrise Drive, Suite 201
Post Office Box 1024
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Bldg # 2 - Original West Elevation

SCALE - 1/8" = 1'-0"



Bldg # 2 - Original South Elevation

SCALE - 1/8" = 1'-0"

Stockbridge Trails Apartments
Bldg # 2
327 East Hill Parkway
Madison, Wisconsin

Issued For Construction
01-24-2012

03-14-2012 Submitted UDC Minor Alt.

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Bldg # 2 - Original East Elevation

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Bldg # 2 - Original North Elevation

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 **Bldg # 3 - Original South-East Elevation**

SCALE - 1/8" = 1'-0"



 **Bldg # 3 - Original North-East Elevation**

SCALE - 1/8" = 1'-0"

Stockbridge Trails Apartments
Bldg # 3
6902 Stockbridge Drive
Madison, Wisconsin

Issued For Construction
01-27-2012

03-14-2012 Submitted UDC Minor Alt.

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Bldg # 3 - Original North-West Elevation

SCALE - 1/8" = 1'-0"



Bldg # 3 - Original South-West Elevation

SCALE - 1/8" = 1'-0"

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Bldg # 1 - Proposed South Elevation

SCALE - 1/8" = 1'-0"



Bldg # 1 - Proposed East Elevation

SCALE - 1/8" = 1'-0"

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Stockbridge Trails Apartments
Bldg # 1
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Madison, Wisconsin



Bldg # 1 - Proposed North Elevation

SCALE - 1/8" = 1'-0"



Bldg # 1 - Proposed West Elevation

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Bldg # 2 - Proposed West Elevation

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Bldg # 2 - Proposed South Elevation

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Bldg # 2 - Proposed East Elevation

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 Bldg # 3 - Proposed South-East Elevation

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 Bldg # 3 - Proposed North-East Elevation

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