

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: 4-27-10
UDC MEETING DATE: 5-5-10

Action Requested
 Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 1628 WINNEBAGO ST.

ALDERMANIC DISTRICT: 6

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
APEX INVESTMENT GROUP & DIMENSION IV

CONTACT PERSON: STEVE YODER
Address: 1741 COMMERCIAL AVE
MADISON WI 53704
Phone: 251-7749
Fax: 255-5668
E-mail address: SYODER@APEXRENDS.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.



B

View Along Merry St.



View Along Winnebago St.



BASEMENT PARKING PLAN



**Merry St
Development Synopsis**

April 26, 2010

Apex Enterprises, Inc. has been working in conjunction with Marquette Neighborhood Association, The Friends of the Yahara and the City of Madison to create additional housing at the intersection of Winnebago and Merry St.

The proposed development would focus on comfortable, energy efficient, owner occupied residential units. The owners will enjoy the beauty of the Yahara River, the bike path and the neighborhood.

The properties:

1628 Winnebago: lot size – 6,838

Two unit rental property, 5 bdrms

Owned by Apex

Zoned R-5

Home to be refurbished and moved approx 75' to the NW on Merry St.

1626 Winnebago: lot size – 9,330

Two unit apartment acting as a single family home

Owned by Apex

Zoned R-5

Home is in bad condition and will be demoed.

222 Merry St: lot size 34,571

22 unit apartment building.

2 - 3 bdrm, 4 – 1 bdrm and 16 – 2 bdrm units

Owned by Apex

Zoned R-5

The building will receive a complete face lift.

230 Merry St: lot size 15,063

Vacant property

Owned by Apex

Zoned R-5

Lot size includes the outlots adjacent to the Yahara.

The project will include:

The construction of 61 underground parking stalls below the existing parking lot that is accessed via Winnebago St. There will be 8 stalls in the garages as well as 11 surface stalls for a total of 80 stalls.

Relocation of the victorian home at 1628 Winnebago approx, 75' NW on Merry St. placing it on a newly constructed 3 car garage. We will refurbish the home with the intent selling it as two, two bedroom owner occupied units.

Constuction of a three unit, owner occupied, two bedroom units which will look similar in architectuer to the 1628 victorian. This unit will like wise be constructed on a six car garage.

Staining the blond brick a darker color, new windows, complete interior remodeling, balconies on the Yahara side and face lift will be completed.

Constructing a 23 unit owner occupied along Winnebago and the Yahara River.

The design:

After a year and a half of continued dialoge with the Marquette Neighborhood Association, we have designed the project to focus on the Neighbor's concerns.

- Keep the Bohemian feel of the neighborhood.
- Eliminate street parking.
- Hide the existing apartment building.
- Create more owner occupancy opportunity.

We have left the final design to be determined by the Neighborhood thus offering two views of the 23 unit for the Neighborhoods selection.

There will be a total of 50 units that include 105 bedrooms. Parking will include 61 underground stalls, 8 garage stalls and 11 surface stalls totaling 80.

There will be .76 stalls per bedroom.

Each unit will all be constructed with energy efficiency in mind to include all Energy Star rated appliances and construction products.

The environment:

To help jump start the Friends of the Yahara's creation of the Yahare River Parkway, Apex has agreed to the taking of approx, 13,500 of our property to act as the gateway entrance to the new river walk. That process is currently underway.

The proposed layout will minimize traffic on Merry St via the underground parking accessed off of Winnebago St.

With the proposed number of stalls-to bedrooms, there will likely be little or no resident parking on Merry St.

The project will focus on access to the bike path and the Yahara River with canoe, kayak, and bike racks.

Terrace gardens along Merry St. and rain gardens between the buildings and the Yahara will be attractive to the tenants as well as the neighbors.

Zoning:

After the early and very preliminary meetings with the City, it has been determined that the project will be a Planned Unit Development.

Apex hopes to begin construction as soon as possible.

The current Marquette Neighborhood plan calls for med-high density residential as we are proposing.

The pro-forma:

We believe that the project will require at least \$1.5M of clear net cash to pay for the underground parking of the 22 unit apartment building as well as conversion of the units to owner occupied quality.

We believe that the units will sell because of their proximity to both the Yahara and the bike path.

In summary, we believe the project and its design would be a great addition to any neighborhood but in particular, it will create a nice transition between Willy St. and Atwood Ave. and enhance the Marquette Neighborhood.

Respectfully,

Steve Yoder
President
Apex Enterprises, Inc.



A

View Along Merry St