



City of Madison

Proposed Rezoning

Location
638 Hercules Trail

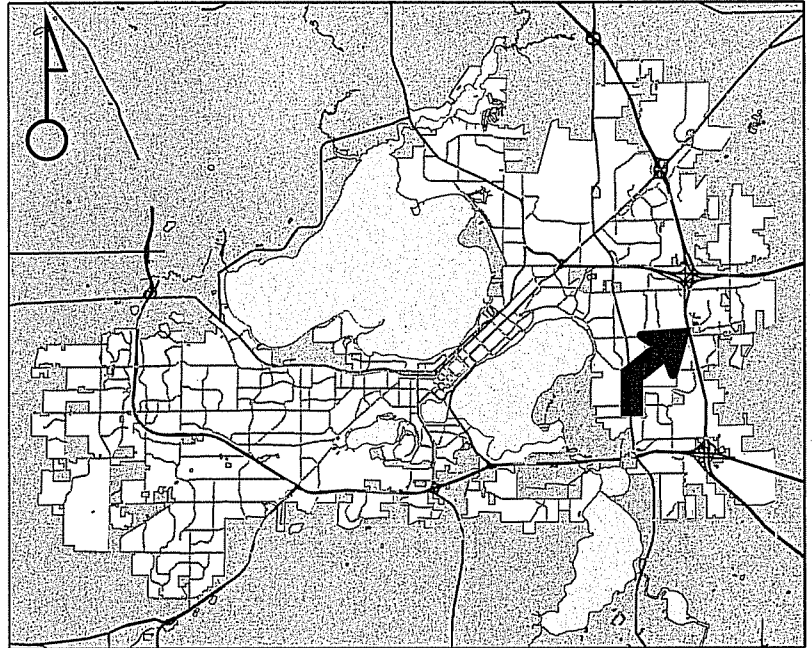
Applicant
Dan Schmidt - Hercules Trail Apartments/
Brian Stoddard - Avenue Architects, Inc.

From: PUD-GDP To: PUD(PD)-SIP

Existing Use
Undeveloped Land

Proposed Use
Construct two apartment buildings
containing 95 total units

Public Hearing Date
Plan Commission
03 December 2012
Common Council
11 December 2012



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 November 2012





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	<u>\$2350</u> Receipt No. <u>136324</u>
Date Received	<u>10/2/12</u>
Received By	<u>PDA.</u>
Parcel No.	<u>0710-112-1601-9</u>
Aldermanic District	<u>3 LAURIN CNARE</u>
GQ	<u>OK.</u>
Zoning District	<u>PUD6DP</u>
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 type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<u>8/10/12</u> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<u>8/10/12</u> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 638 HERCULES TR. COURT Project Area in Acres: 4.008

Project Title (if any): HERCULES TRAIL APARTMENTS

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

- Zoning Map Amendment from PUD/GDP to PUD/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 SCHMIOT Company: HERCULES TRAIL APARTMENTS, LLC
 Street Address: 110 S. BROOKS ST City/State: MADISON, WI Zip: 53715
 Telephone: (608) 441-6100 Fax: (608) 255-3387 Email: DANSC@RENTFMI.COM
 Project Contact Person: BRIAN STODDARD Company: AVENUE ARCHITECTS, INC.
 Street Address: 550 SUNRAISE DR. #201 City/State: SPRING GREEN, WI Zip: 53588
 Telephone: (608) 588-3691 Fax: (608) 588-3582 Email: BSTOD@AVARCH.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: 95 UNIT APARTMENT PROTEC, TWO BUILDINGS.

Development Schedule: Commencement EARLY 2013 Completion FALL 2013

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 GRANOVUE COMMONS Plan, which recommends MULTIFAMILY (95 UNITS) 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:
BODA ALDERMAN + NEIGHBORHOOD ON 8/10/12
- 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: DAJ Date: 8/23/12 Zoning Staff: _____ Date: _____

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

Name of Applicant BRIAN STODDARD Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner [Signature] Date 8.26.12



October 3, 2012

Plan Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

LETTER OF INTENT

Lots 451-454
Grandview Commons
638 Hercules Trail, 701 Jupiter Drive, 5802 Halley Way, and 5871 Charon Lane

The attached application and plans are submitted for approval/recommendation for the rezoning from PUD/GDP to PUD/GDP/SIP for Lots 451-454 at Grandview Commons

Developer:

Stockbridge Trails, LLC
Contact: Dan Schmidt
110 S. Brooks Street
Madison, WI 53715
608-441-6100
(fax) 608-255-3387
dans@rentfni.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:

Snyder & Associates, Inc.
Contact: Mike Calkins
5010 Voges Road
Madison, WI 53718
608-838-0444
(fax) 608-838-0445
mcalkins@snyder-associates.com

Landscape Design:

Snyder & Associates, Inc.
Contact: Mike Calkins
5010 Voges Road
Madison, WI 53718
608-838-0444
(fax) 608-838-0445
mcalkins@snyder-associates.com

Development Description

The project site is located in the Grandview Commons development on the far east side of Madison, east of Interstate 90 and north of Cottage Grove Road. The site is in the McClellan Park neighborhood. To the north of the site is an undeveloped planned medium density multifamily site, to the west of the site is an existing senior housing multifamily development, to the south is an existing multifamily development and green space, and to the east are existing duplexes.

The GDP for Grandview Commons was developed to provide a variety of living options and commercial uses in a neighborhood setting.

It is anticipated that both building will be commence construction in early 2013, pending City approvals, with construction completed in late 2013.

Project Data

Building Summary

Building Height: 2 and 3 stories (< 45')

Apartment Unit Summary

<u>Building</u>	<u>3 Bedroom</u>	<u>2 Bedroom</u>	<u>1 Bedroom</u>	<u>Studio</u>	<u>Total</u>	
A	3	24		14	7	48
B	3	24		14	6	47
Totals	6	48		28	13	95

Site Summary

Total Site Acreage	4.0
Total Site Square Footage	174,585.59 sf
Lot Area/D.U.	1,837 sf/du
Density	23.75 du/acre
Site Coverage	
Building	42,581 sf (24.4%)
Pavement	29,348 sf (16.9%)
Sidewalks	7,142 sf (4.1%)
Open Space	95,514 sf (63.7%)

Parking Summary

Provided: Vehicle

 Required: Varies ((will be set in SIP)

 Provided:

Underground	105 Spaces
Surface	62 Spaces
Total	167 Spaces (meets R-4 standards)

 Ratio: 1.77 stalls/unit

Provide: Bicycle

Surface	32
Underground	41
Total	73

Site and Building Architecture

The project consists of one 47-unit three-story building and one 48-unit combination three-story/two-story building. Both buildings will have underground parking. The 47 unit building will contain a leasing office. Unit styles are a variety of studio, one bedroom, two bedroom, and three bedroom units. Site amenities include protected existing mature trees on the northern and western edges of the site and an outdoor gathering space integrated into the existing trees.

Site and building architecture adopt neighborhood design elements such as siting the buildings close to the street, anchoring the building to the corner architecturally, providing individual connecting walks from the street to many of the units, and neighborhood scale street facades.

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 progression of the Grandview Commons Development Plan and complies with the previously approved GDP zoning standards. The project will add to the variety of living choices and commercial uses in this planned development.

Thank you for your time and consideration of our proposal.

Regards,



Brian Stoddard AIA

Zoning Text

Rezoning PUD-GDP to PUD-GDP-SIP

Lots 451, 452, 453, and 454, Grandview Commons

October 3, 2012

Legal Description: Lots 451, 452, 453, and 454, Grandview Commons

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 95-unit multifamily housing community.
- B. **Permitted Uses:** Following are permitted uses within the PUD district:
 - 1. A 95-unit multifamily housing community.
 - 2. Accessory uses including parking for residents and guests, and those accessory uses allowed in the R-4 district.
 - 3. 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-4 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- 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.