

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>AUGUST 29, 2012</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>SEPT. 5, 2012</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 638 HERCULES TRAIL

ALDERMANIC DISTRICT: #3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
DAN SCHMIDT BRIAN STODDARD
FORWARD MANAGEMENT, INC. AVENUE ARCHITECTS

CONTACT PERSON: BRIAN STODDARD
Address: 550 SUNRISE DR. #201
SPRING GREEN, WI 53588
Phone: 608.588.3491
Fax: 608.588.3582
E-mail address: BSTOD@AVARCH.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.



August 29, 2012

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

Re: Narrative
Informational Presentation
Lots 541 – 454 Grandview Commons
(701 Jupiter Drive, 638 Hercules Trail, 5802 Halley Way, and 5871 Charon Lane)
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

Project Description:

The project is located on the east side of Madison, north of Cottage Grove Road and east of Interstate 90, in the Grandview Commons planned development, in the McClellan Park Neighborhood.

The parcel to the north of this proposal is currently undeveloped and is planned for multifamily development with an approximately 36 units (15 du/ac). Across the street to the east is an existing development consisting of duplex units with rear alley access to

garages. To the south is an undeveloped parcel, which is planned for 131 units (27.7 du/ac). To the west is Arbors senior living multifamily development, which was planned for 242 units (17.6 du/ac).

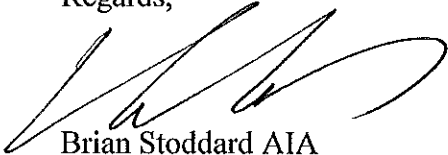
The proposed development parcel is approximately 4 acres in size. This development consists of two multifamily apartment buildings for a total of 95 dwelling unit (23.75 du/ac). Building A is on the east end of the site and is a combination of two story and three story building massing, and includes an underground parking garage. Building B is a three story building with underground parking. There is an existing cluster of trees along the north and west side of the property. The building is sited to preserve a large portion of the trees. The buildings have been located with a setback of between 10' and 20' from Halley Way and Hercules Trail and the parking has surface parking has been internalized.

There is a mix of unit types and sizes offering a variety of living options. Exterior building materials consist of brick veneer, vinyl siding, composite corners and trim, dimensional asphalt shingles, and aluminum railings.

Additional site data is located on the site plan.

Thank you for your time and consideration of our proposal.

Regards,

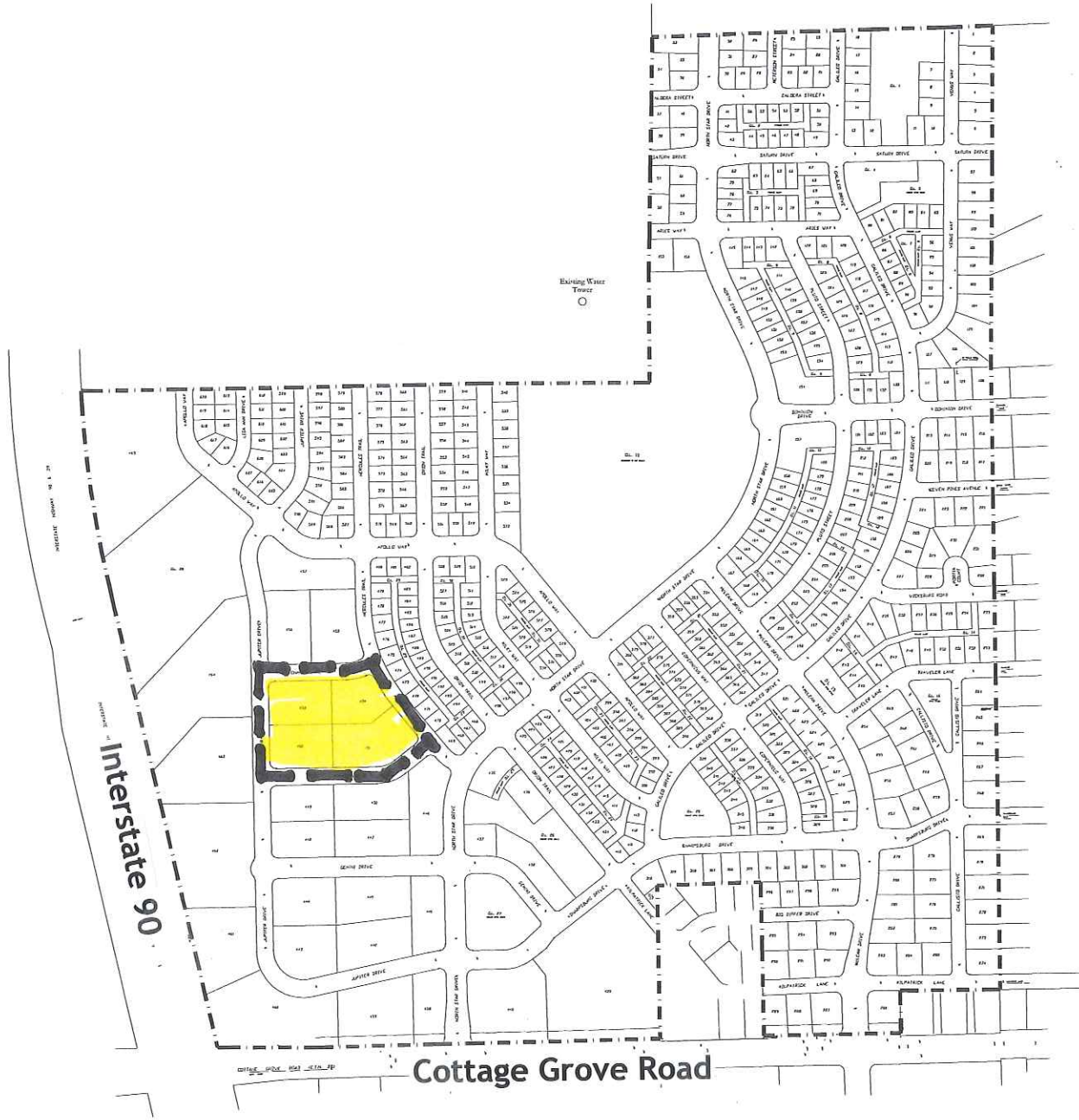


Brian Stoddard AIA

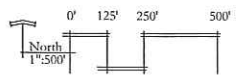
GRANDVIEW COMMONS

Madison, Wisconsin

LOCATION MAP



Note: See attached Final Plat Documents for full scale versions of neighborhood.



Submitted: September 29, 2004
Vanderweil & Associates
Planning, Urban Design & Architecture
1000 University Avenue
Madison, WI 53706
Phone: 608.263.1111
Fax: 608.263.1112
www.vanderweil.com

**Hercules Trails Apartments
Madison, WI**

8-27-12 Concept Plan

Revisions

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Drawing Name
Elevation

Project Number	Sheet No.
1206	A2.0



- DIMENSIONAL ASPHALT SHINGLES
- ALUMINUM WRAPPED FASCIA
- HORIZONTAL VINYL SIDING
- COMPOSITE TRIM
- COMPOSITE TRIM

- DECORATIVE ALUMINUM RAILING
- CAST CONCRETE WINDOW HEAD AND SILL
- BRICK VENEER

1 Hercules Trail Elevation
SCALE : 1/8"=1'-0" (1/16"=1'-0"@ 11x17 size)

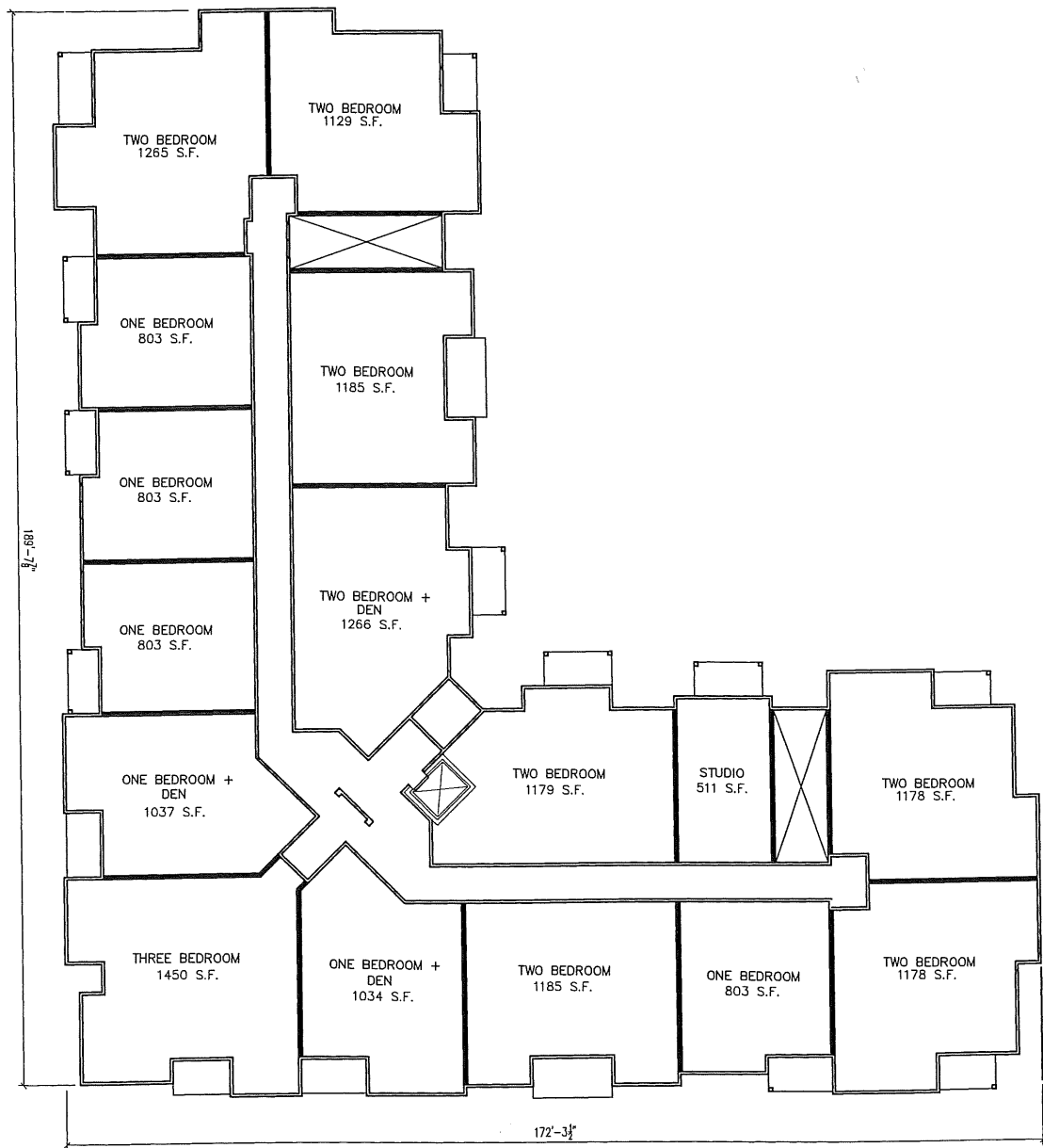
**Hercules Trail Apartments
Lots 451-454
Madison, Wisconsin**

UDC Informational
08-29-2012

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Drawing Name
Floor Plan

Project Number: **1206** Sheet No.: **A-1.1**

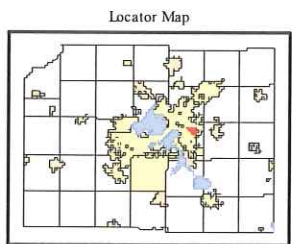
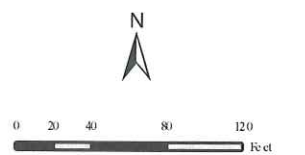


Building B



Building A

Floor Plan
SCALE - 1/16" = 1'-0" (1/32" = 1'-0" @ 11x17)



This map was prepared by the Dane County Land Information Office from records and data located in various public offices. Map information is believed to be accurate but is not guaranteed to be without error. Source data used to compile this map is dynamic and in a constant state of maintenance, correction and update. This map does not represent a field survey and is not intended to be used as one. For general cartographic and reference purposes only.