

# City of Madison

# **Proposed Rezoning**

Location 6854 Stockbridge Drive

Applicant Hayes Holdings, LLC/ Brian Stoddard – Avenue Architects, Inc.

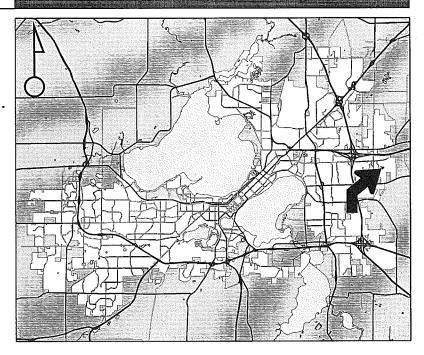
From: PUD-GDP

To: PUD-SIP

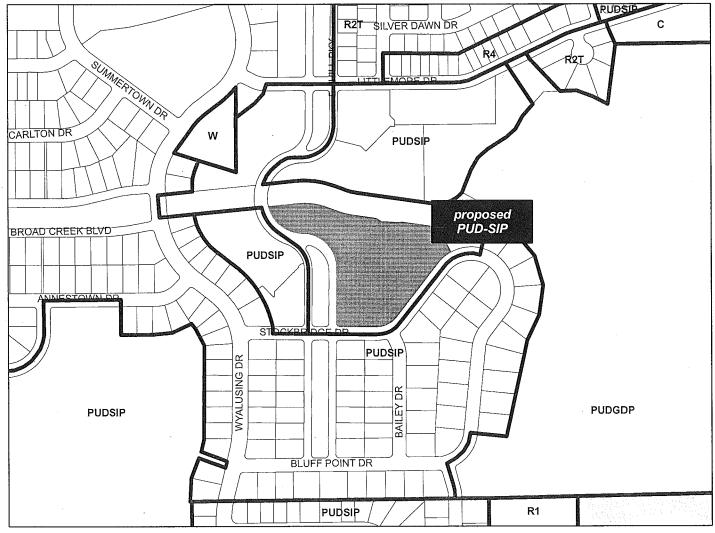
Existing Use Undeveloped Land

Proposed Use Construct 86 apartment units in three buildings

Public Hearing Date Plan Commission 17 October 2011 Common Council 01 November 2011

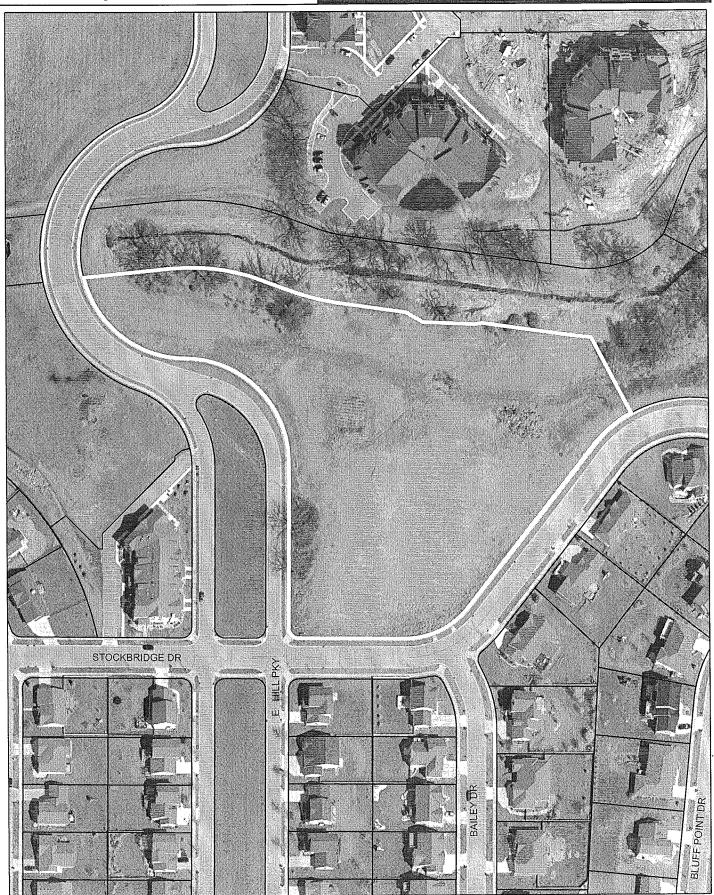


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 400'

City of Madison, Planning Division: RPJ: Date: 03 October 2011



Date of Aerial Photography : Spring 2010



# Hadison Plan

- The following information is require Commission review except subdivis should be filed with the Subdivisio
- Before filing your application, plea regarding the LOBBYING ORDIN
- Please read all pages of the applica required fields.
- This application form may also www.cityofmadison.com/planning/
- All Land Use Applications should Zoning Administrator.

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LAND USE APPLICATION  Madison Plan Commission	ا الما المحمد المحمد الما المحمد
215 Martin Luther King Jr. Blvd; Room LL-100 PO Box 2985; Madison, Wisconsin 53701-2985	Received By
<ul> <li>Phone: 608.266.4635   Facsimile: 608.267.87</li> <li>The following information is required for all applications Commission review except subdivisions or land divisions should be filed with the <u>Subdivision Application</u>.</li> </ul>	Aldermanic District 3- CNARE  for Plan  GO PLANCAP
<ul> <li>Before filing your application, please review the information regarding the LOBBYING ORDINANCE on the first part of the company of the company</li></ul>	rmation For Complete Submittal
<ul> <li>Please read all pages of the application completely and required fields.</li> </ul>	fill in all Intent IDUP Legal Descript.
<ul> <li>This application form may also be completed on www.cityofmadison.com/planning/plan.html</li> <li>All Land Use Applications should be filed directly w Zoning Administrator.</li> </ul>	Plan Sets Zoning Text  Alder Notification Waiver
	Ngbrhd. Assn Not. <u>V Waiver</u> Date Sign Issued <u>Aい</u> らいらて けっとさい
1. Project Address: 6854 STOCKBRIDGE	
Project Title (if any): LOT 262 BR	STON HEIGHTS
2. This is an application for:	
Zoning Map Amendment (check the appropriate box(es) in	n only one of the columns below)
Rezoning to a <u>Non</u> -PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:
Existing Zoning: to	Ex. Zoning: to PUD/PCD-GDP
Proposed Zoning (ex: R1, R2T, C3):	Ex. Zoning: PUD/GDP to PUD/PCD-SIP
	Amended Gen. Dev. Amended Spec. Imp. Plan
☐ Conditional Use ☐ Demolition Permit	Other Requests (Specify):
3. Applicant, Agent & Property Owner Information  Applicant's Name: DAN SCHMIDT  Street Address: U.D. & BLANK ST	ation: Company: FRIWARD MANAGEMENT, 178 ity/State: MADISON, W   Zip: 53715
Telephone: (408) 441-4100 Fax: (608) 255-	18387 Email: DANS C RENTEMI. COM
Project Contact Person: BRIAN STODARD	Company: ANEXUE ABOHITECTS, INC http://state: 5/AING GREEN, Wize: 53598
	3582 Email: BSTODE AVEARCH. COM
Property Owner (if not applicant): HAYES HOLDING Street Address: 2985 TRIVERTON PIKE Ci	ty/State: FITCHBURG W/ Zip: 53711
4. Project Information:	
Provide a brief description of the project and all proposed	uses of the site! Blo UNIT MULTIFAMILY
CONTECT, IN THREE BUILDING, UNDERGI	ROUND PARKING, POOL, CLUBHOUGE
Development Schedule: Commencement DEC 2011	

5. Required Submittals:	CONTINUE ->			
Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed by parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations and floor plans; landscaping, and a development schedule describing pertinent project do represent a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded) or copies of the plan set reduced to fit onto 11 links by 17 inch plans.	itions; building etails:			
<ul> <li>7 copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folder</li> <li>1 copy of the plan set reduced to fit onto 8 ½ inch by 11 inch paper</li> </ul>	1)			
Letter of Intent (12 copies): describing this application in detail including, but not limited to: ex conditions and uses of the property; development schedule for the project; names of persons involve architect, landscaper, business manager, etc.); types of businesses; number of employees; hours square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling square footage of building(s); number of parking stalls, etc.	ed (contractor, s of operation; ng units; gross			
Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land any application for rezoning, the description must be submitted as an electronic word document via CD applications proposing rezoning to more than one district, a separate description of each district shall	or e-mail, For			
Filing Fee: \$2220 See the fee schedule on the application cover page. Make checks payable to: 0	ily Treasurer			
application (including this applicants are required to submit copies of all Items submitted in hard copies application (including this application form, the letter of intent, complete plan sets and elevations, or Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an operapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicant to provide the materials electronically should contact the Planning Division at (608) 266-4635 for as	opy with their etc.) as Adobe e-mail sent to			
In Addition, The Following Items May Also Be Required With Your Application:	,			
For any applications proposing demolition or removal of existing buildings, the following items are re	quired:			
persons registered with the City 30 or 60 days prior to filing their application using the online tool found at: <a href="https://www.cityofmadison.com/developmentCenter/demolitionNotification">https://www.cityofmadison.com/developmentCenter/demolitionNotification</a>	notification			
<ul> <li>A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or written assessment of the condition of the building(s) to be demolished or removed is highly reco.</li> <li>Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinates.</li> </ul>	132 ma n n d n d			
The state of constitution.				
<ul> <li>Zoning Text (12 copies): must accompany Planned Community or Planned Unit Development (PCD,</li> <li>Applicant Declarations;</li> </ul>	/PUD) submittals,			
> The site is located within the limits of SDI BALLED IN ACCORDANCE With all adopted City of Mi				
MEDIUM DENGINE MALT FAMILE for the Pre-application Notification: Section 28.12 of the Zoning Code was the state of the Pre-application of	is property.			
Pre-application Notification: Section 28,12 of the Zoning Code requires that the applicant notify the and any nearby neighborhood & business associations in writing no later than 30 days prior to hing the List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notice	hin noguart.			
ALDER CNAME 11611 GOVERNER SPECIES SPECIES				
NOTE: If the alder has granted a walver to this requirement, please attach any such correspondence to this form	50C 1/15/11			
NOTE: If the alder has granted a walver to this requirement, please attach any such correspondence to this form.  Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to proposed development and review process with Zoning and Planning Division staff; note staff persons	UNDER PASSET discuss the 7/18/11 and date.			
Planning Staff: /KVIII FIRCHER Date: 7/8/11 Zoning Staff: /W ANDESSON Date	: 7/w/11			
Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of	f Intent.			
The signer attests that this form is accurately completed and all required materials are submitted:				
Printed Name Delta 1 STADDARD Date 7/4/	//			
Signature Alachithar Acidition to Property Owner Alachithar	- aungel			
Authorizing Signature of Property Owner   Called Date 7/14/1				
Effective May 1, 2009				



September 28, 2011

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

# LETTER OF INTENT

Lot 262 Second Addition to Reston Heights 6854 Stockbridge Drive

The attached application and plans are submitted for Initial Approval/Recommendation for the rezoning from PUD/GDP to PUD/GDP/SIP for Lot 262, Second Addition to Reston Heights. This project has previously been before the Commission for an Informational review and an Initial review. The Initial review occurred on September 21, 2011 and was 'referred'.

#### Developer:

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

#### 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

### Landscape Design:

Vierbicher Associates, Inc. Contact: Dave Glusick 999 Fourier Drive, Suite 201 Madison, WI 53717 608-826-0532 (fax) 608-826-0530 dglu@yierbicher.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
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Building	3 Bedroom	2 Bedroom	1 Bedroom	<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	47,418 sf (21.3%)
Pavement	28,667 sf (10.9%)
Sidewalks	12,861 sf (4.1%)
Open Space	135,330 sf (63.7%)

Usable Open Space

(23.1% of Lot Area)

51,426 SF

#### Parking Summary

Provided: Vehicle

Underground104 SpacesSurface38 SpacesTotal142 Spaces

Ratio: 1.6 stalls/unit

Provide: Bicycle

Surface 14
Underground 72
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.

Regards,

Brian Stoddard AIA

# MULTI-FAMILY DISTRICT

# Lot numbers included in district:

Lots P191, P192, P209 to 213

# Zoning Standards:

# STATEMENT OF PURPOSE

The Multi-Family Residence District is being established to promote and encourage a suitable living environment for family life where children are members of most families.

This Multi-Family Residence District is being created to allow the design flexibility needed to reduce front yard and side yard setbacks, ensure garages are set back from house façades, and encourage the architecture and landscaping needed to help create a human scale environment and attractive neighborhood street facade.

# DEFINITION OF FAMILY

The definition of family is pursuant to that definition which is found in Section 28.03(2) Family of the City of Madison's Chapter 28 Zoning Code. The definition for the Multi-Family District would be compared to the family definition as it refers to the R-4 district.

# PERMITTED USE

Condominium Homes

Apartment Homes

Accessory Uses

# NUMBER OF UNITS & DENSITY STANDARDS

Number of Units:

384 Dwelling Units

Maximum Gross Density:

± 14 Dwelling Units per Acre

Maximum Net Density:

± 16.7 Dwelling Units per Acre

# LOTAREA

Minimum Lot Area:

Efficiency One Bedroom

700 Square Feet per Dwelling Unit 1,000 Square Feet per Dwelling Unit

Two Bedroom or More

1,300 Square Feet per Dwelling Unit

# LOT WIDTH (AT MINIMUM BUILD TO LINE)

Minimum Lot width: 50' Wide

## g) HEIGHT REGULATION

Maximum Height:

In the Multi-Family Residence District, no building or structure shall exceed three and one-half (3 ½) stories and fifty (50) feet in height.

# h) LOT SETBACKS

In the Multi-Family Residence District a front, side and rear yard shall be provided, each of which shall be subject to the following standards.

#### 1) Front Yard

Minimum Setback:

Twenty (20) feet from the public right of way line. A front porch, entry bay, or front stoop may encroach into the front yard area up to five (5) feet. In no case shall any structural elements of the house be any closer than fifteen (15) feet to the public right of way.

## Maximum Seiback:

Twenty-five (25) feet from the public right of way line.

In the case of Lots P191, P192, P209, P210 & P211 there may be multiple principle buildings on one lot. Those principle buildings not located directly facing onto the public street right of way will not be included in the maximum 25' setback.

#### 2) Side Yard

#### Minimum setback:

One Story

Minimum of 5' and a combined total of 12'

Two Story

Minimum of 6' and a combined total of 15'

Three Story

Minimum of 8' and a combined total of 20'

# Reversed comer lot minimum setback:

- 2 ½ Stories or Less A minimum fifteen (15) foot setback shall be provided for a side yard directly adjacent to a public street right of way.
- 2 ½ Stories or More A minimum twenty (20) foot setback shall be provided for a side yard directly adjacent to a public street right of way.

## 3) Rear Yard

#### Minimum setback:

Thirty (30) feet from the rear property line.

4) State building codes may be more restrictive. All building codes and accessibility codes, as required, shall be met.

## i) USABLE OPEN SPACE

Minimum amount per lot:

A minimum of one hundred sixty (160) square feet of usable open space shall be provided per dwelling unit.

\*note: The 160 square feet per dwelling unit is intended, as opposed to the 160 square feet per bedroom in Chapter 28.

# j) ACCESSORY BUILDING REGULATIONS

- 1. Time of construction. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory
- 2. Percentage of Required Rear Yard Occupied. No detached accessory building or buildings shall occupy more than fifty (50) percent of the area of the required rear yard. Any accessory building which exceeds four (4) automobile stalls or eight hundred (800) square feet of floor area shall first obtain a minor alteration or major alteration of the PUD at the discretion of the Alderman and Planning Director.
- 3. Height of Accessory Buildings in Required Rear Yards. No detached accessory building located in a required rear yard shall exceed 15 feet in height.
- 4. Location. No accessory building shall be erected in any yard except the rear yard, and all accessory buildings shall be located not less than three (3) feet from all lot lines and from any other building or structure on the same lot.

# k) PARKING REQUIREMENTS

Minimum number of Off-Street parking:
A minimum of one (1) stall per dwelling unit shall be provided.

Location of Off-Street Parking:

Parking shall be located behind or along the side of the structures it is serving and in no case shall it be put it front of the building it is serving. If any portion of a parking lot is located adjacent to a public street right of way the following will apply:

- 1. Vegetative or structural screening shall be provided
- 2. Screen walls shall relate to the building it is serving in terms of material and proportion.
- 3. If refuse bins are proposed in the parking lots, their location shall be designated on the plan and adequate screening shall be provided.
- 4. Driveway openings shall be a minimum of sixteen (16) feet wide and a maximum of twenty (20) feet wide.

- 5. Screen walls shall be set back a minimum of five (5) feet adjacent to the driveway opening. Screening walls within 10' of a driveway opening shall be limited to a maximum of 2' in screening height
- 6. Areas shall be provided in and around parking areas for landscaping which will included at least two canopy shade tree 1 ½" to 2" caliper. (Caliper: diameter of tree)

# Architecture and Landscape Standards & Guidelines

### a) General

· ·

1. All architectural and landscape plans for new construction within this district shall be reviewed and approved by the Architectural Review Committee prior to the issuance of building permits. The Architectural Review Committee shall use the following design standards under "residential building", "garage", and "landscape" and the context of each individual construction site to make appropriate approval decisions.

# b) Residential Building

- 1. At least fifty (50) percent of the front building façade located directly adjacent to the public street facade must fall within the twenty (20) to twenty-five (25) foot front yard minimum/maximum setback area. A garage façade is not included in this calculation. This ensures the mass of the building façade will address the public street. Refer to the "definitions" at the end of this zoning text for building façade clarification.
- 2. For buildings facing directly onto a public street right of way at least two (2) ground floor entries shall be oriented to the front of the lot on a public or private street.
- 3. Balconies, entry bays and front porches are recommended to help enhance the human scale of the public street façade.

# c) Garages

 It is important the garage door does not dominate the architectural presence of the public street façade. To ensure the garage door is set back from the façade of the building the following standards have been written.

The garages may be located in the rear yard, either attached to the rear of the building or detached from the building, or they can be attached to the side of the building with the following exceptions:

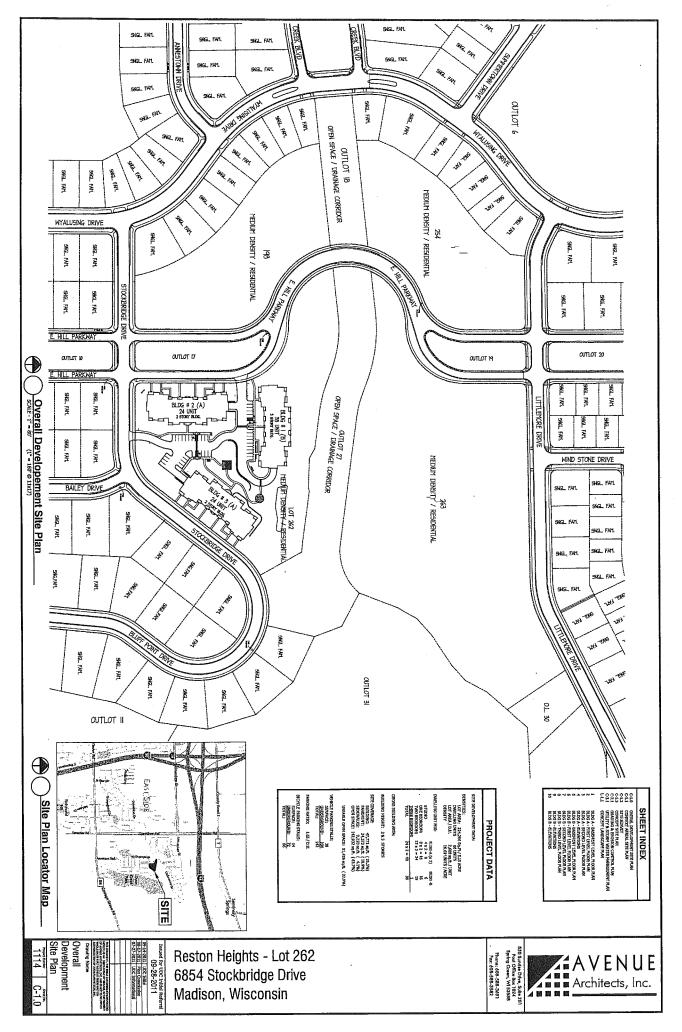
Under no condition shall the garages extend closer to the street than the front structural wall of the building façade it is serving. In this case the building façade excludes porches, entry bays, stoops, decks and any other similar elements.

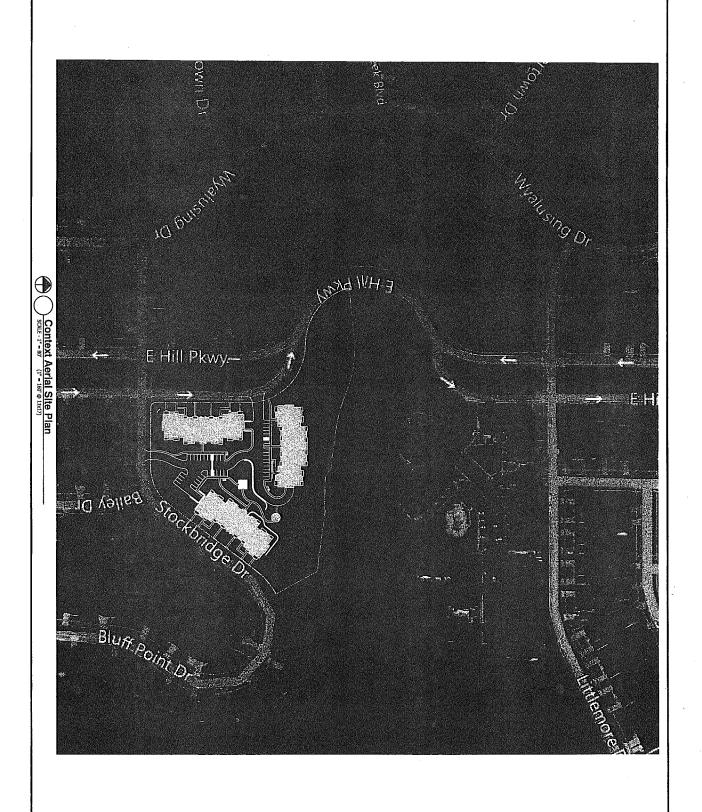
- 2. Underground parking is encouraged for this area.
- d) Open Space

- 1. Plans shall include the design and treatment of all usable open space. Rear yards shall be developed and landscaped to encourage their use by the building residents and guests.
- 2. Whenever possible contiguous rear yard areas shall be consolidated by agreement of the owners and should be developed as a unit.
- 3. Fences shall not be permitted between contiguous rear yard areas developed under the zero-lot-line concept except when required to enclose swimming pools. Small privacy fences next to a patio area would be acceptable.

# e) Landscape

- 1. Plans shall show the location, size and species of all existing trees on the site. Wherever, possible, healthy trees shall be saved.
- Plans should use a good mix of plant species.
- 3. All proposed plans shall show the location and species of plants being used.
- 4. A minimum of thirty (30) percent of the front yard shall consist of planting beds with ground covers, shrubs or trees.





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