

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: <u>4.10.2013</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>4.17.2013</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 6702 REYTON HEIGHTS DRIVE

ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
HENSE PROPERTIES. ENYBERG ANDERSON, INC.

122 W. WASHINGTON AVE. STE 101  
MADISON, WI 53703

1 N. PINKNEY ST.  
MADISON, WI 53703

CONTACT PERSON: MARC SWEELPEFFER.

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Phone: 608.250.7507

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E-mail address: marc@enyberganderson.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.



## Memorandum

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04-10-2013

**To:** Al Martin City of Madison

**From:** Marc Schellpfeffer, AIA Engberg Anderson

**Re:** UDC Informational Presentation – 4-17-2013  
Reston Heights Development  
Hovde Properties  
Engberg Anderson Project No. 122225.00  
EA File Name: P:\Madison\2012 2174\122225 Hovde Prop - East Side\3-Drawings\Presentations\04-10-2013\_UDC Informational\2013\_0410 UDC Narrative.Doc

**Dear Al,**

Enclosed please find our conceptual site plans for the Reston Heights development being proposed by Hovde Properties for the far-east side of the City of Madison within Aldermanic District 3. We are currently in the early design stages for the overall development and wish to present the broad vision for the development to the Urban Design Commission to focus on the overall site planning concepts.

Prior to our UDC Informational submittal we have met with City Planning staff regarding the proposed development and have been in front of the DAT Committee to discuss the project and any concerns from their respectful position. We are currently in the process of establishing meetings with the Alder and members of the neighborhood to solicit their input into the planning process.

The following narrative is to give a brief overview of the goals of the general development plan as well as provide a focus on Phase I that we will be seeking SIP approval for in the near future. Our current schedule is intending to submit for GDP and SIP approval for Phase I on May 8, 2013 with a potential Common Council approval on July 16, 2013. This schedule would keep us on track to provide product to the market in the summer of 2014.

### **MASTER PLAN**

This Reston Heights Master Plan submittal is intended to update and amend a portion of the previously submitted and approved Reston Heights East General Development Plan (GDP) which was implemented in 1999. The sites addressed in this submittal include 2 ½ blocks, comprising 13.5 net acres, located at the Southeast corner of Sprecher Road and Milwaukee Street and extending East along Milwaukee Street. The previously approved GDP identified

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these properties (lots P11, P230 & P231) as a Mixed Use Neighborhood Retail and Multi-family District. The proposed revision maintains this use designation and updates the plan with revised size and location of uses in addition to increased development detail.

The master plan envisions a multi-phased project that will result in a vibrant, mixed-use development that is respectful of the existing, adjoining development while carefully defining its own “Place” and anticipating future development to the North and West. The proposed design is respectful of the need to address the realities of vehicular traffic in a mixed-use development but also deliberately reinforces the experience of the pedestrian on both the public street edge as well as the linear, semi-public internal courtyard. As such, front yard setbacks are minimized with the buildings placed close to the public right-of-way and units fronting the public streets include direct access, porches and small yards intended to engage and activate the street. This placement also allows for increased space between the new buildings which affords the opportunity to design a linear courtyard intended to provide a series of spaces and amenities for residents that will also reinforce the pedestrian experience and movement through the development. The west end of the development and courtyard is anchored with the commercial/retail component located at the corner of Milwaukee Street and Sprecher Road. This significant intersection and edge is reinforced with a building that holds the corner and includes three levels of housing over one level of commercial/retail over one level of below building parking to serve the residential use. A small retail pad site is proposed to the south of the mixed-use building, along Sprecher Road, and is intended to help step the scale of the development as it abuts the more traditional residential neighborhood to the South. Ten Multi-family residential buildings extend to the East from these two buildings, holding the respective street edges and defining the internal, semi-public courtyard space that activates and ties this development together. The scale and character of this space is essential to reinforce the quality of the space and insure its vitality and use. To help assure the design of this space and respect the adjoining site edges, three levels of housing over one level of below building parking are aligned along the majority of the Milwaukee Street frontage. Buildings located along Reston Heights Drive are 2 ½ levels fronting the street, respecting the scale of the existing adjacent multi-unit single family development. The courtyard side of the Reston Heights Drive buildings will be three stories and intended to work in concert with the height and character of the buildings along Milwaukee Street, reinforcing the scale and environment of the courtyard space.

The overall density of the development increases slightly from the previous plan, providing 343 units as opposed to the 322 units for a proposed increase in density of 25.4 du/na compared to 23.9 du/na (dwelling unit per net acre). The proposed commercial/retail component also is increased from the previously approved maximum of 20K GSF with no

more than 6K GSF located on any one lot to 28K-33K of space located on the west and north edges of lot P11.

Public parking for the development is driven to the mid block but also relies on street parking to help assure the place and activity along the public edges of the development. Residential parking is located below the buildings and loading zones are located within the internal courtyard development. Bicycle parking for the residential units is both covered, secured and provides one space per bedroom in the development. Public bicycle parking will be appropriately distributed throughout the site and aligned with appropriate uses and entrances.

### **PHASE I DEVELOPMENT**

Phase one of the this development is the East end of Lot P230, bound by Milwaukee Street to the north, Summertown Drive to the west, Wyalusing Drive to the east, and Reston Heights Drive to the south. This site was chosen for several reasons including an emphasis on increasing residential density prior to implementing commercial phase and geographical challenges relative to seamless implementation of future phases. This first phase will include many of the base amenities intended for use by the extended development. Development details include:

- 2 residential buildings comprising 136,000 GSF
- Includes:
  - 68 residential units
  - 86 below building parking spaces (1.26/unit)
  - Covered/secured bicycle parking spaces – 1/Bedroom
  - Community Lounge
  - Community Room - Programmable & Rentable
  - Fitness Room
  - Leasing office (for extended development)
  - Exterior Amenities
    - Swimming pool & activity area
    - Exterior grilling / dining area
    - Seating areas & shelter / pavilion
    - Fire pits/circles
    - Resident garden plots
    - Public bicycle parking
    - Walking paths
- 6 off-street guest parking spaces & required loading zone



Attachments

- Existing Site Photos
- Overall Conceptual Site Plan
- Phase One Site Plan





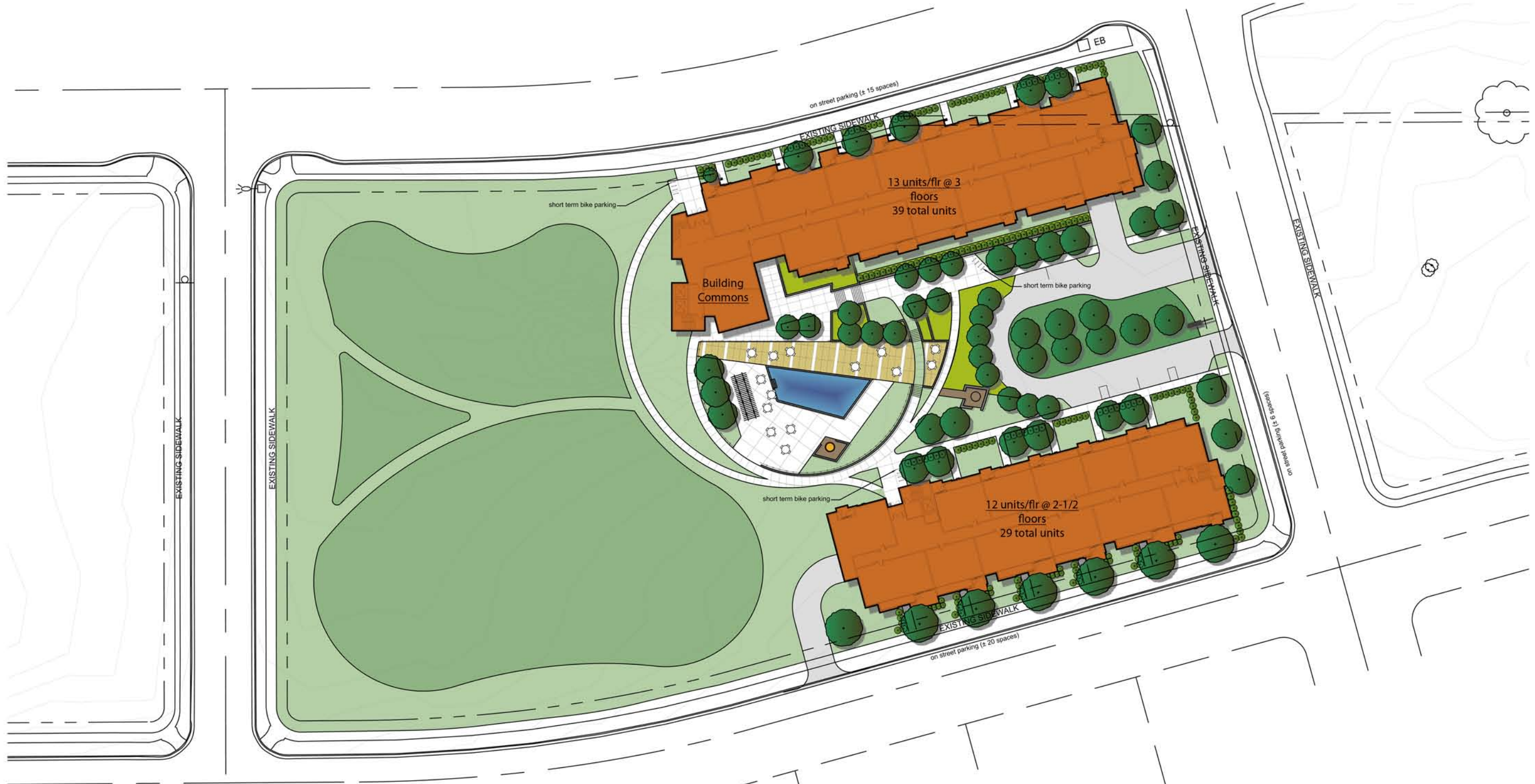
## RESTON HEIGHTS

### EXISTING SITE PHOTOS

Urban Design Commission submitted April 10, 2013, presenting April 17, 2013

Engberg Anderson Project No. 122225.00





# RESTON HEIGHTS

## PHASE ONE SITE PLAN

Urban Design Commission submitted April 10, 2013, presenting April 17, 2013  
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a pool area ..... b shelter, seating, outdoor kitchen facilities ..... c outdoor fire pit ..... d stormwater management areas (plant character) ..... e resident garden plots ..... f informal performance and gathering space .....

# RESTON HEIGHTS

## OVERALL CONCEPTUAL SITE PLAN

Urban Design Commission submitted April 10, 2013, presenting April 17, 2013

Engberg Anderson Project No. 122225.00



HOVDE PROPERTIES

