

Belmar Apartments - Proposed Facade Renovation

2113 Red Arrow Trail

Dear Members of the Planning Commission,

We are writing to describe the proposed exterior renovation of the Belmar Apartments located at 2113 Red Arrow Trail in Fitchburg. Over time, portions of the building facade have deteriorated and now require repair. The intent of this project is not only to address these maintenance concerns, but also to update the buildings in a way that improves their appearance, durability, and long-term performance.

The project includes removal of the existing mansard roof structures, replacement of aging and deteriorated windows, installation of new exterior vinyl siding and replacement of the roof membrane assemblies. Together, these improvements are intended to resolve current weathering and maintenance issues while providing a cleaner and more cohesive architectural character.

All existing exterior lighting will also be replaced with new fixtures designed with full cut-off shielding. These fixtures will direct light downward onto walking and entry areas while minimizing light spill and glare.

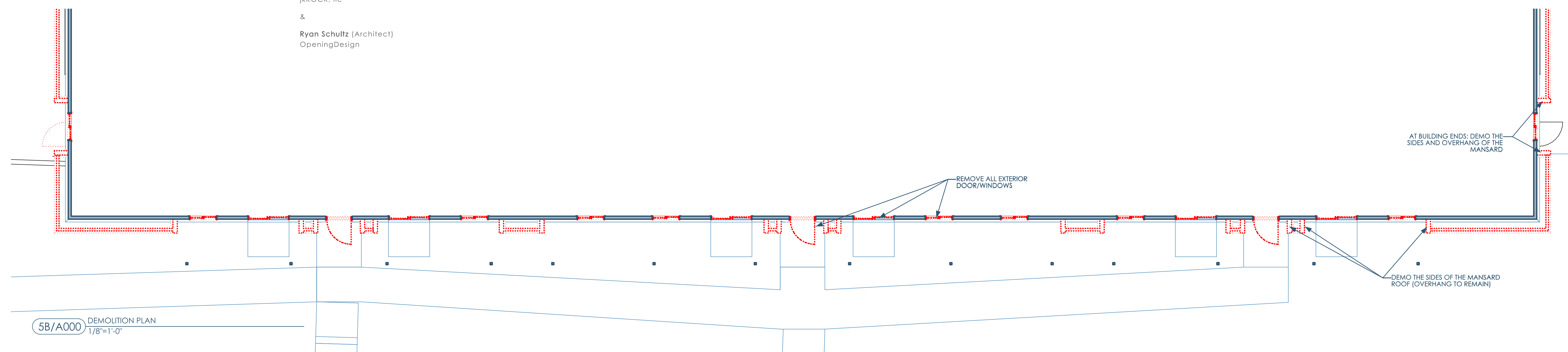
There are four buildings on the site, and the same scope of work is proposed for each building to ensure a consistent appearance across the development.

In addition to correcting deferred maintenance, this renovation will help strengthen the property's contribution to the surrounding neighborhood. By improving building quality, safety, and curb appeal, the project is expected to enhance the overall visual character of the area and support the long-term vitality and value of the existing community.

Thank you for your consideration of this proposal.

Sincerely,
Josh Gierach (Owner)
jkROCK, LLC

&
Ryan Schultz (Architect)
OpeningDesign



5A/A000 EXISTING - ALONG RED ARROW TRAIL 1

PROPOSED REMOVAL OF FAUX MANSARD ROOFS (TYP.)



4A/A000 EXISTING - CORNER OF THURSTON LANE AND RED ARROW T



2A/A000 EXISTING - ALONG RED ARROW TRAIL 2



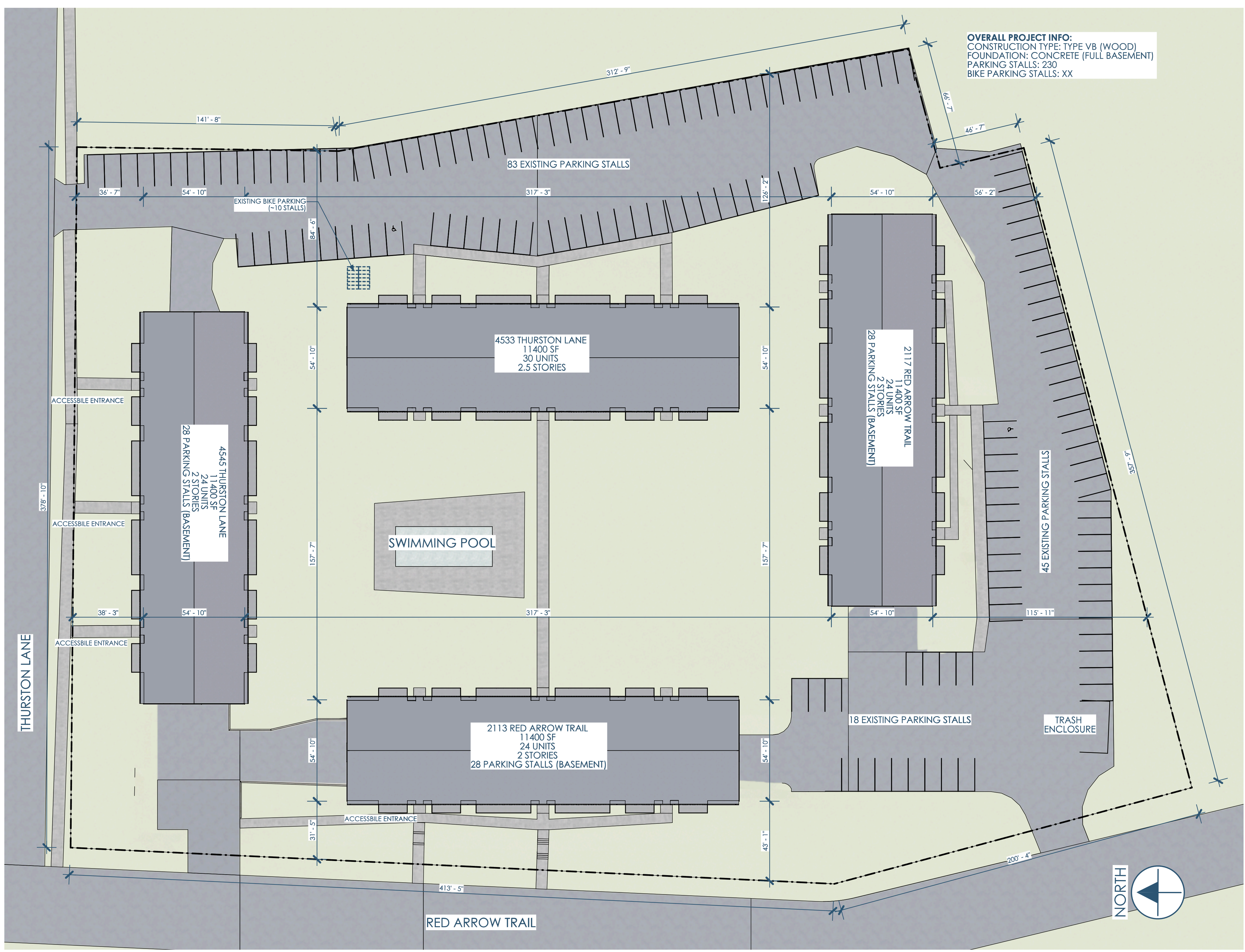
Owner: J.K. Rock, LLC
4929 Chalef Gardens Rd
Fitchburg WI 53711
josh@jrockhomes.com | 262.573.5310

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

NARRATIVE, EXISTING CONDITIONS & DEMOLITION PLAN
BELMAR APARTMENT HOMES - FACADE RENOVATION
2113 RED ARROW TRAIL, FITCHBURG, WI 53711

A000

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OVERALL PROJECT INFO:
 CONSTRUCTION TYPE: TYPE VB (WOOD)
 FOUNDATION: CONCRETE (FULL BASEMENT)
 PARKING STALLS: 230
 BIKE PARKING STALLS: XX

4A/A100 OVERALL SITE PLAN
 1"=30'



Owner: J.K. Rock, LLC
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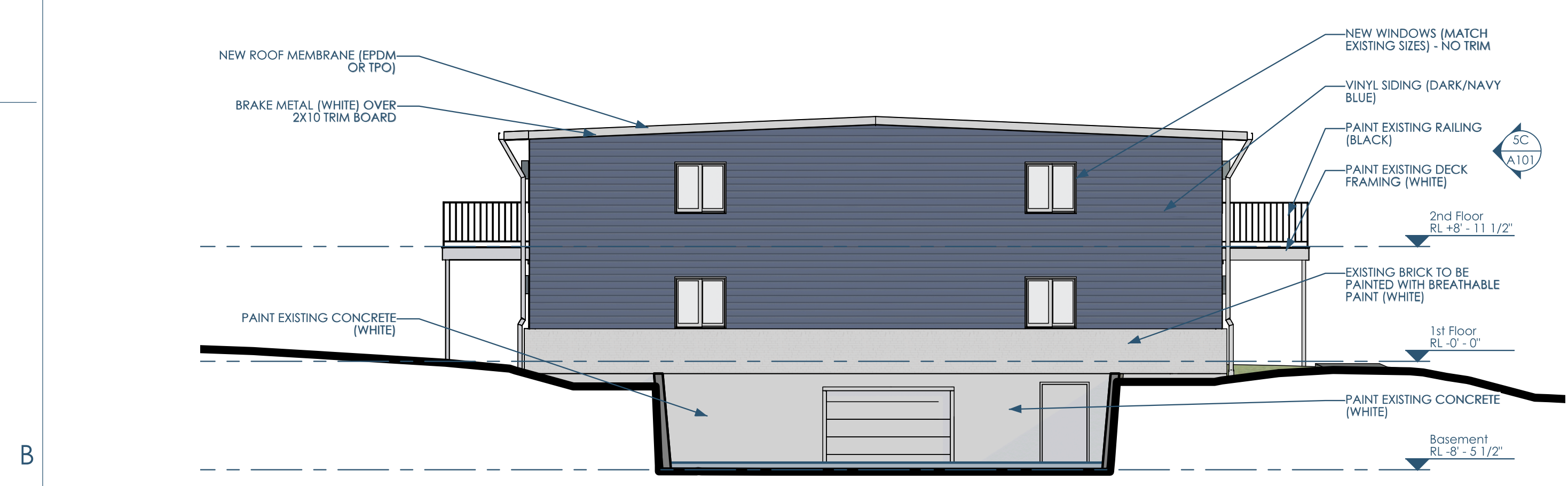
SITE PLAN
 BELMAR APARTMENT HOMES - FACADE RENOVATION
 2113 RED ARROW TRAIL, FITCHBURG, WI 53711

A100

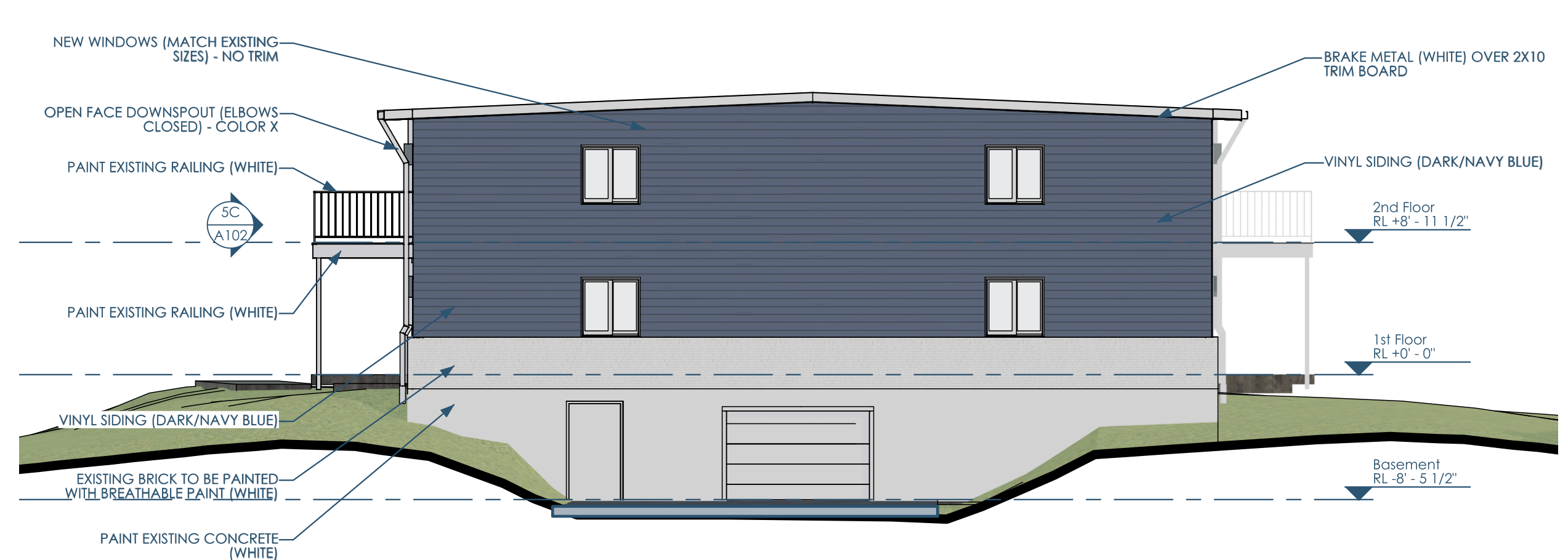
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5C/A101 ELEVATION - WEST
1/8"=1'-0"



5B/A101 ELEVATION - NORTH
1/8"=1'-0"



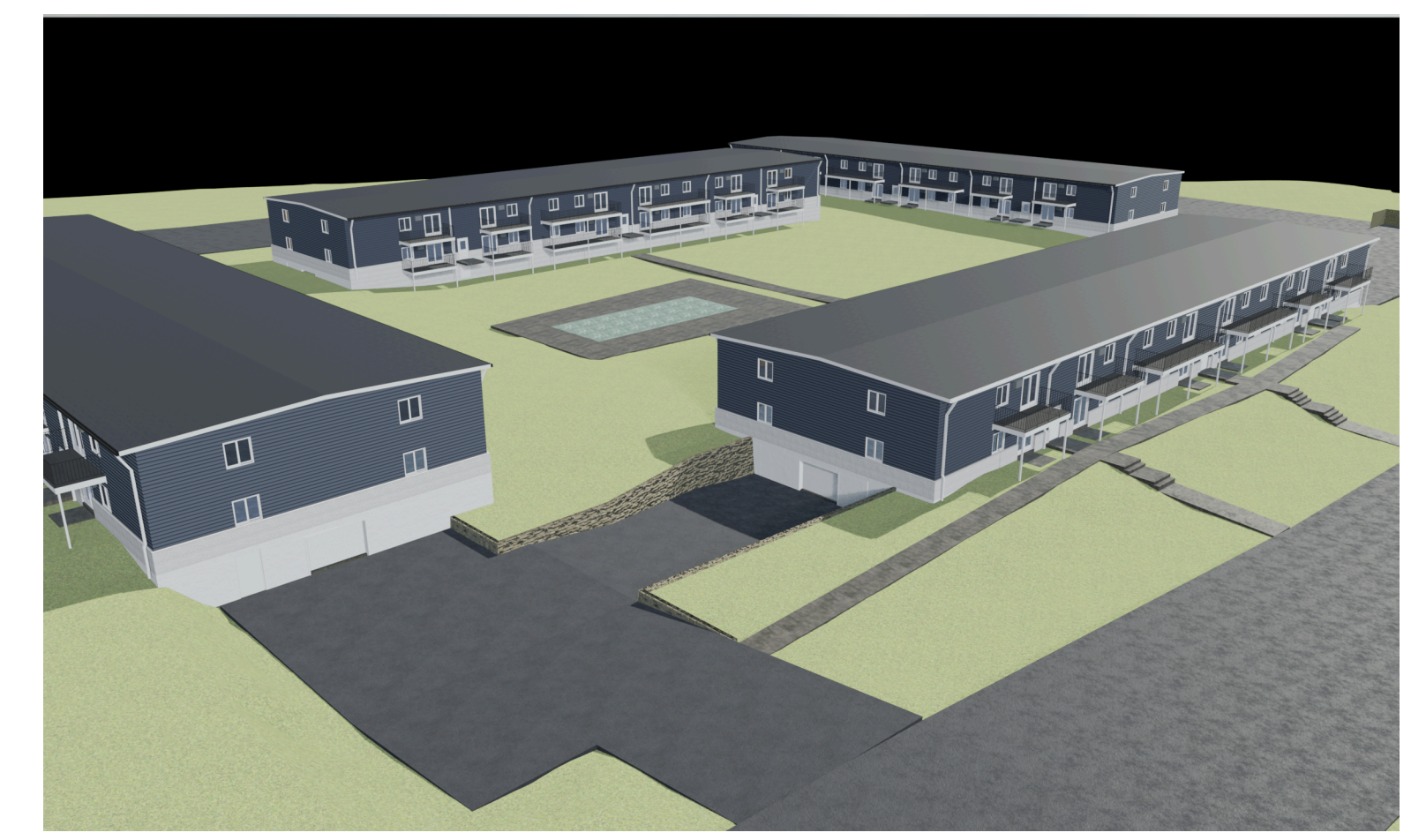
3B/A101 ELEVATION - SOUTH
1/8"=1'-0"



5A/A101 PERSPECTIVE - 1



4A/A101 PERSPECTIVE - 2



2A/A101 PERSPECTIVE - 3



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ELEVATIONS & RENDERINGS
BELMAR APARTMENT HOMES - FACADE RENOVATION
2113 RED ARROW TRAIL, FITCHBURG, WI 53711

A101

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