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THE AMERICAN  
PARKWAY  
APARTMENTS  
MADISON, WISCONSIN



**Fiduciary**  
REAL ESTATE DEVELOPMENT, INC



AMENDED PUD/GDP & PUD/SIP

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14 November 2012

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**CONTENTS :**

- PREVIOUS GENERAL DEVELOPMENT PLANS
- SPECIFIC IMPLEMENTATION BOUNDARIES
- PROJECT LOCATION & GENERAL DESCRIPTION
- PROPOSED SIP ZONING TEXT
- SIP DEVELOPMENT DATA
- PROJECT IMPLEMENTATION
- APPENDIX 'A' - Specific Implementation Plans
  - SIP Civil Plans
  - SIP Landscape Plans
  - SIP Architectural Plans

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## PREVIOUS GENERAL DEVELOPMENT PLANS

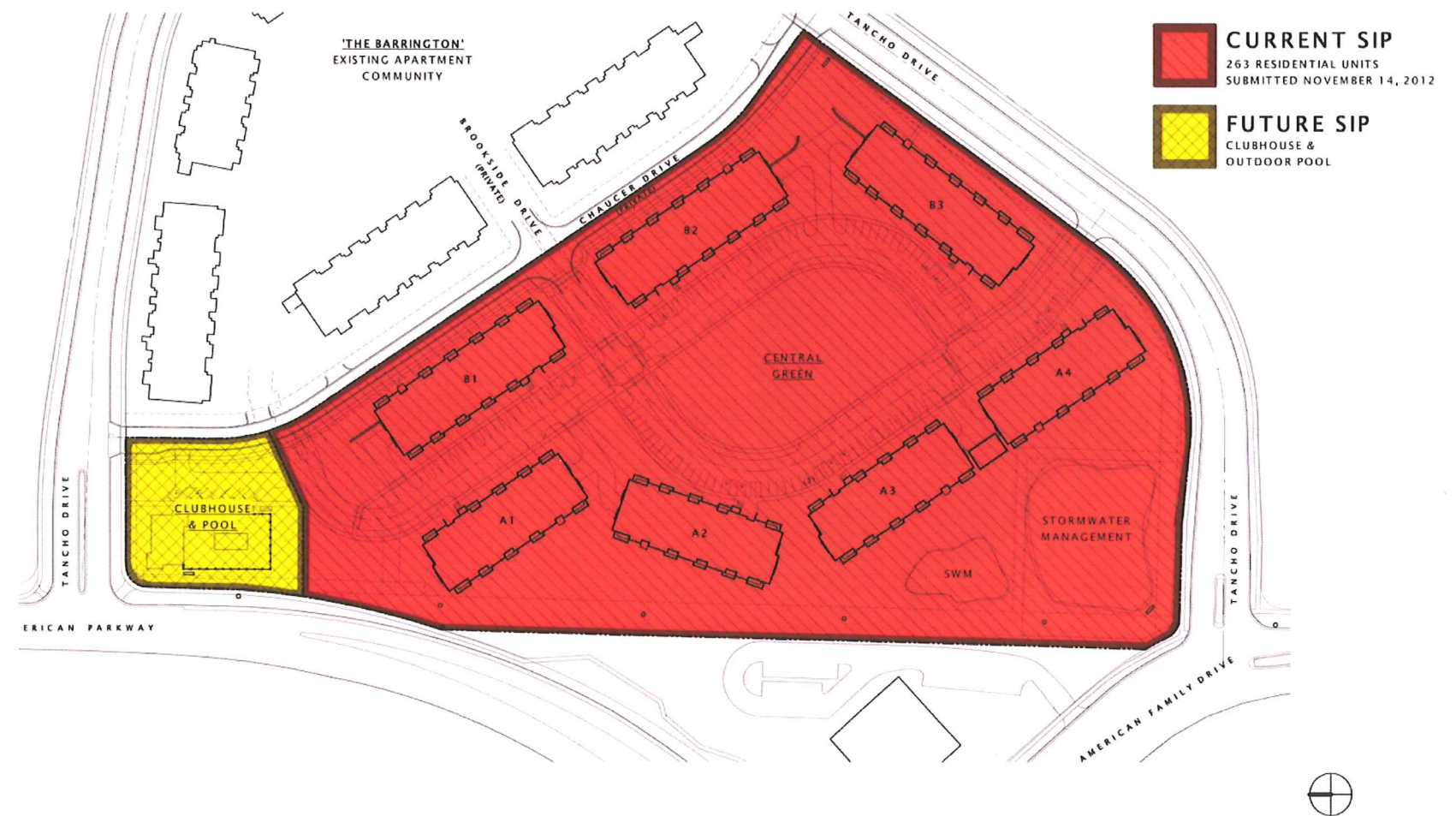
THIS DOCUMENT SHALL SERVE AS AN AMENDED PLANNED UNIT DEVELOPMENT - GENERAL DEVELOPMENT PLAN (PUD/GDP) AND PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN (PUD/SIP) TO THE PREVIOUSLY APPROVED GENERAL DEVELOPMENT PLAN:

- THE AMMENDED PUD/GDP FOR: 5302 TANCHO DRIVE AND 5101 AMERICAN PARKWAY - (LOT 1 CSM 11206) APPROVED BY COMMON COUNCIL ON NOVEMBER 4, 2003 AND FINAL SIGN OFF ON FEBRUARY 23, 2006.

## EXTENT OF THIS GENERAL DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN BOUNDARIES

This document shall serve as the following:

- The General Development Plan for the areas shown in BOTH red and yellow on the keyplan shown to the right.
- The Specific Implementation Plan for the area shown in red ONLY on the keyplan shown to the right.
- A Specific Implementation Plan for the area shown in yellow on the keyplan will be submitted for review & approval at a later date. This area contains the common clubhouse & pool area.



## PROJECT LOCATION & GENERAL DESCRIPTION

### LOCATION

Located in the American Family campus on Madison's east side, the proposed project is the development of Lot 1 of CSM 11206 bounded by American Parkway, Tancho Drive and Chauser Drive.

### EXISTING CONDITIONS

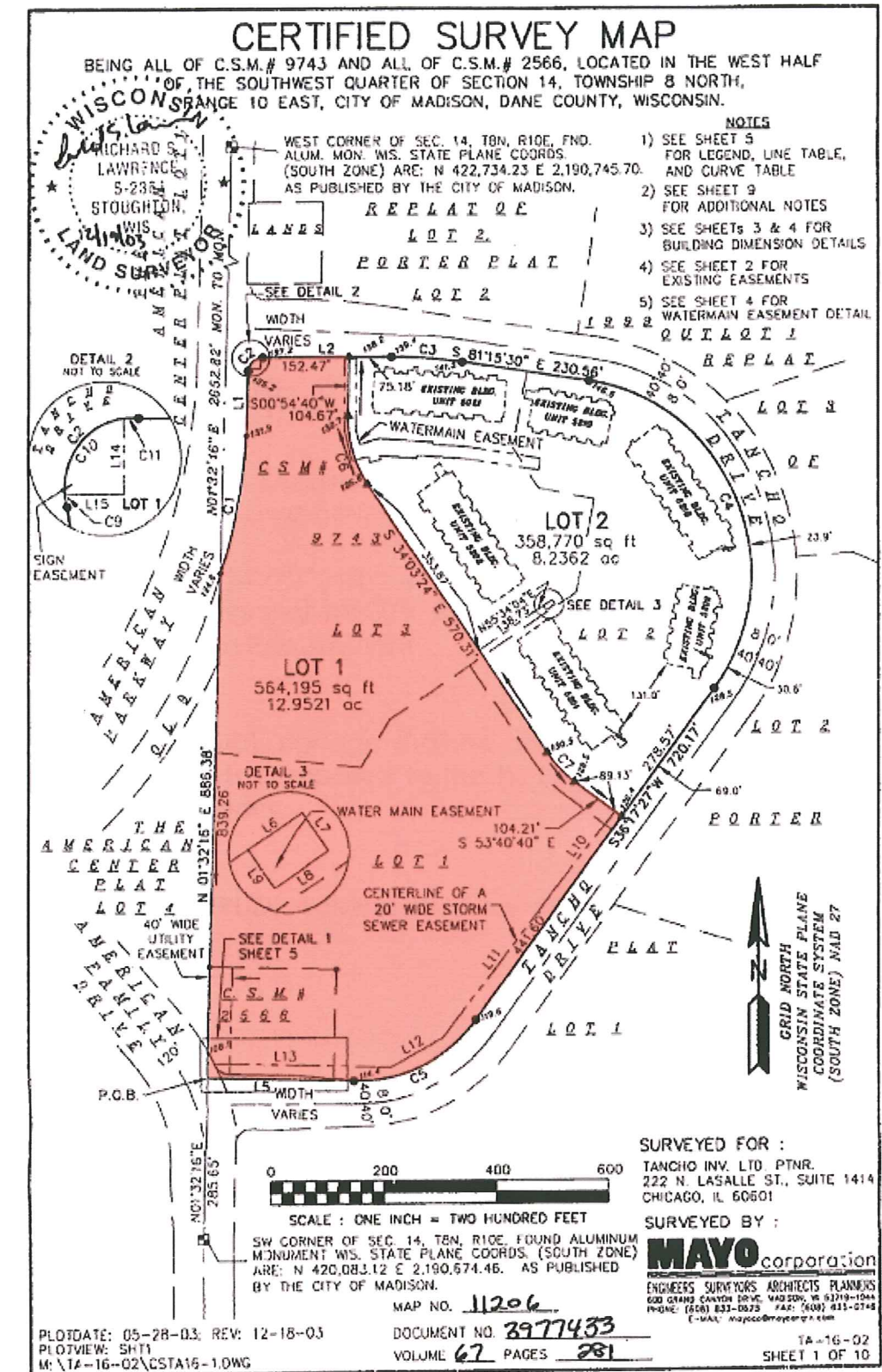
The subject property, Lot 1 of CSM 11206, is currently undeveloped. It is located adjacent to The Barrington Apartments which were developed on Lot 2 of CSM 11206 under the previous GDP that gained approval in 2003 and encompassed both Lot 1 and Lot 2 of CSM 11206.

### PROJECT DESCRIPTION

The development is to be comprised of 263 market-rate apartments located in seven buildings utilizing two building types: three buildings are to be 41 units and four buildings are to be 35 units each. A mix of unit types are being provided that range from studio to three bedroom units.

The development also includes such features as

- a separate clubhouse and pool
- a large central green to provide recreational space to the immediate residents and the broader community.
- sidewalks throughout to connect all buildings and amenities in a pedestrian friendly environment
- underground parking for cars and bicycles.



## PROPOSED SIP ZONING TEXT

**Project:** AMERICAN PARKWAY APARTMENTS  
Lot 1 of CSM 11206  
Madison, Wisconsin 53715

### **Legal Description:**

The lands subject to this Planned Unit Development (PUD) shall include those described in Exhibit 'A', attached hereto.

### **Lot Area:**

LOT 1, C.S.M. No. 11206, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OR SECTION 14, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### **A. Statement of Purpose:**

This zoning district is established to allow for the construction of 3 story multi-dwelling unit residential buildings and a 2 story club house and related amenities.

### **B. Permitted Uses:**

The following uses are Permitted in this Planned Unit Development (PUD):

1. Medium Density multi-family residential development and accessory uses, including but not limited to swimming pool(s), patios, club house(s), recreation facilities, maintenance facilities, activity rooms and sales/marketing center.
2. The development shall consist of up to 273 dwelling units in up to nine buildings.

### **C. Conditional Uses:**

The following uses may be allowed in this Planned Unit Development (PUD) subject to the provisions of Madison General Ordinance - Section 28.12(11):

1. Those Uses that are stated as Conditional Uses in the R5 Zoning Districts per Madison General Ordinance - Chapter 28 (Zoning).
2. Multiple Dwelling-Unit Buildings and those associated Accessory Uses shall be Permitted Uses per Section B(3) above.

### **D. Floor Area Ratio:**

The maximum Floor Area Ratio permitted with this Planned Unit Development (PUD) is 0.75

### **E. Building Height:**

In this Planned Unit Development (PUD), no building or structure shall exceed stories (3) nor forty-six (46) feet in height. Building Height shall be measured per Madison General Ordinance - Section 28.03(2).

### **F. Yard Requirements:**

The buildings shall be a minimum of thirty (30) feet apart (excluding accessory structures). The buildings shall be at no point closer than (10) feet to the private drive. The buildings shall be setback from the public street a minimum of fifteen (15) feet and a minimum of twenty (20) feet shall be provided from the back of sidewalks to garage doors.

### **G. Usable Open Space:**

Usable Open Space totaling no less than 1,100 s.f. per dwelling unit shall be provided. Balconies which are accessible only from dwelling units may be counted as Usable Open Space and may be counted for up to 100% of the required Usable Open Space. The minimum balcony size to be used in the Open Space calculations shall be 4'-0" x 8'-0".

### **H. Accessory Off-Street Parking & Loading:**

In this Planned Unit Development (PUD), the following minimum Off-Street Parking & Loading facilities shall be provided:

1. Passenger Vehicles - No Minimum Requirement
2. Bicycles or Motorized Scooters - Shall have a combined minimum total of one (1) parking space per dwelling unit.
  - i) Bicycle spaces shall be 24"x72" (minimum)
  - ii) Motorized Scooter spaces shall be 30"x72" (minimum)
3. Off-Street Loading - No Minimum Requirement

### **I. Signage:**

In this Planned Unit Development (PUD), signage shall be allowed as per Chapter 31 of the Madison General Ordinances - as compared to the R5 District, or signage shall be provided as shown on the recorded plans.

### **J. Lighting:**

In this Planned Unit Development (PUD), lighting shall be provided as shown on the recorded plans.

### **K. Landscaping:**

In this Planned Unit Development (PUD), landscaping shall be provided as shown on the recorded plans.

### **L. Alterations & Revisions:**

No alteration or revision to this Planned Unit Development (PUD) shall be permitted unless approved by the City of Madison Plan Commission. However, the Zoning Administrator may issue permits for minor alterations and/or additions which are approved by both the Director of Planning & Development and the Alderperson of the District. These minor alterations and/or additions shall be compatible with the concept approved by the City of Madison Common Council.

## SIP DEVELOPMENT DATA

### Specific Implementation Site Plan Data

At the time of this Specific Implementation Plan, of Lot 1 of CSM 11206 is as follows. The exact data (right) is subject to change slightly as the project's design is further developed. However, the final data shall meet all Specific Implementation Plan Zoning Standards (above).

Note: Open space is provided at 1,177 sf per unit excluding balconies.

ZONING REQUIREMENT	SIP DESIGN VALUE	CALCULATIONS		
SITE DENSITY	20.31 Units/Acre	263 Units /	12.952 AC. =	20.31
BUILDING COVERAGE	18.5% of Parcel	104,550 S.F. /	564,189 S.F. =	18.5%
FLOOR AREA RATIO	55.0% of Parcel	310,400 S.F. /	564,189 S.F. =	55.0%
IMPERVIOUS SURFACE PERCENTAGE	26.6% of Parcel	150,000 S.F. /	564,189 S.F. =	26.6%
OPEN SPACE PERCENTAGE	54.9% of Parcel	309,639 S.F. /	564,189 S.F. =	54.9%

### SPECIFIC IMPLEMENTATION PLAN DATA (Project Completion - Including Future Clubhouse)

BUILDING					PARKING			
NAME	USE	FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	RATIO
A1	Multi-Family Residential	13,400 S.F.	40,200 S.F.	35	35	17	52	1.49 PER UNIT
A2	Multi-Family Residential	13,400 S.F.	40,200 S.F.	35	35	17	52	1.49 PER UNIT
A3	Multi-Family Residential	13,400 S.F.	40,200 S.F.	35	35	17	52	1.49 PER UNIT
A4	Multi-Family Residential	13,400 S.F.	40,200 S.F.	35	35	17	52	1.49 PER UNIT
B2	Multi-Family Residential	15,900 S.F.	47,700 S.F.	41	41	21	62	1.51 PER UNIT
B3	Multi-Family Residential	15,900 S.F.	47,700 S.F.	41	41	21	62	1.51 PER UNIT
B4	Multi-Family Residential	15,900 S.F.	47,700 S.F.	41	41	21	62	1.51 PER UNIT
C1	Clubhouse - M.F. Accessory Uses	3,250 S.F.	6,500 S.F.	0	0	8	8	N/A
<b>TOTALS</b>		<b>104,550 S.F.</b>	<b>310,400 S.F.</b>	<b>263</b>	<b>263</b>	<b>139</b>	<b>402</b>	<b>1.53 PER UNIT</b>

### Specific Implementation Building Plan Data

At the time of this Specific Implementation Plan, of Lot 1 of CSM 11206 is as follows. The exact building data (below) is subject to change as the project's design is further developed. However, total unit count & density for the entire development shall be regulated by the approved Amended PUD/GDP & PUD/SIP.

BUILDING DATA - RESIDENTIAL BUILDING TYPE 'A'																																						
	Unit A - Studio		Unit B1 - 1 BR		Unit B2 - 1BR		Unit B3 - 1 BR		Unit B4 - 1 BR		Unit B5 - 1 BR		Unit C1 - 1BR+D		Unit C2 - 1BR+D		Unit D1 - 2 BR		Unit D2 - 2 BR		Unit D3 - 2 BR		Unit D4 - 2BR		Unit E1 - 2 BR+D		Unit E2 - 2BR+D		Unit F1 - 3 BR		Unit F2 - 2BR+D		Total Units		Common Space	Building Totals		
	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Area	Efficiency				
	573 S.F.		759 S.F.		805 S.F.		0 S.F.		751 S.F.		0 S.F.		851 S.F.		0 S.F.		1156 S.F.		1217 S.F.		1195 S.F.		0 S.F.		0 S.F.		0 S.F.		1390 S.F.		0 S.F.		999 A.S.F.					
Floor 3	1	573	2	1,518	2	1,610	-	-	-	-	-	-	-	1	851	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	12	11,883	1,472	13,355	89.0%
Floor 2	1	573	2	1,518	2	1,610	-	-	-	-	-	-	-	1	851	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	12	11,883	1,472	13,355	89.0%
Floor 1	-	-	2	1,518	2	1,610	-	-	1	751	-	-	-	-	-	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	1	1,390	-	-	11	11,210	2,145	13,355	83.9%	
<b>Totals</b>	<b>2</b>	<b>1,146</b>	<b>6</b>	<b>4,554</b>	<b>6</b>	<b>4,830</b>	-	-	<b>1</b>	<b>751</b>	-	-	-	<b>2</b>	<b>1,702</b>	-	-	<b>6</b>	<b>6,936</b>	<b>6</b>	<b>7,302</b>	<b>3</b>	<b>3,585</b>	-	-	-	-	<b>3</b>	<b>4,170</b>	-	-	<b>35</b>	<b>34,976</b>	<b>5,089</b>	<b>40,065</b>	<b>87.3%</b>		
<b>Unit Breakdown</b>	5.7%		17.1%		17.1%		0.0%		2.9%		0.0%		5.7%		0.0%		17.1%		17.1%		8.6%		0.0%		0.0%		0.0%		8.6%		0.0%		100%				1,145 s.f. per unit	
	Studios: 5.7%								1 Bedrooms: 37.1%				1BR+D: 5.7%						2 Bedrooms: 42.9%				2 Bedroom+Den: 0.0%				3 Bedroom: 8.6%		100%									

BUILDING DATA - RESIDENTIAL BUILDING TYPE 'B'																																						
	Unit A - Studio		Unit B1 - 1 BR		Unit B2 - 1BR		Unit B3 - 1 BR		Unit B4 - 1 BR		Unit B5 - 1 BR		Unit C1 - 1BR+D		Unit C2 - 1BR+D		Unit D1 - 2 BR		Unit D2 - 2 BR		Unit D3 - 2 BR		Unit D4 - 2BR		Unit E1 - 2 BR+D		Unit E2 - 2BR+D		Unit F1 - 3 BR		Unit F2 - 2BR+D		Total Units		Common Space	Building Totals		
	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Area	Efficiency				
	573 S.F.		759 S.F.		805 S.F.		0 S.F.		751 S.F.		0 S.F.		851 S.F.		0 S.F.		1156 S.F.		1217 S.F.		1195 S.F.		0 S.F.		0 S.F.		0 S.F.		1390 S.F.		0 S.F.		1022 A.S.F.					
Floor 3	1	573	2	1,518	2	1,610	-	-	-	-	-	-	-	1	851	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	14	14,195	1,680	15,875	89.4%
Floor 2	1	573	2	1,518	2	1,610	-	-	-	-	-	-	-	1	851	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	14	14,195	1,680	15,875	89.4%
Floor 1	-	-	2	1,518	2	1,610	-	-	1	751	-	-	-	-	-	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	1	1,390	-	-	13	13,522	2,353	15,875	85.2%	
<b>Totals</b>	<b>2</b>	<b>1,146</b>	<b>6</b>	<b>4,554</b>	<b>6</b>	<b>4,830</b>	-	-	<b>1</b>	<b>751</b>	-	-	-	<b>2</b>	<b>1,702</b>	-	-	<b>12</b>	<b>13,872</b>	<b>6</b>	<b>7,302</b>	<b>3</b>	<b>3,585</b>	-	-	-	-	<b>3</b>	<b>4,170</b>	-	-	<b>41</b>	<b>41,912</b>	<b>5,713</b>	<b>47,625</b>	<b>88.0%</b>		
<b>Unit Breakdown</b>	4.9%		14.6%		14.6%		0.0%		2.4%		0.0%		4.9%		0.0%		29.3%		14.6%		7.3%		0.0%		0.0%		0.0%		7.3%		0.0%		100%				1,162 s.f. per unit	
	Studios: 4.9%								1 Bedrooms: 31.7%				1BR+D: 4.9%						2 Bedrooms: 51.2%				2 Bedroom+Den: 0.0%				3 Bedroom: 7.3%		100%									

NOTE: Final Unit Counts, Types, Mix, and Sizes are subject to change. The Total Unit Count & Density for Entire Development shall be regulated by the Approved PUD/GDP Package and subsequently Approved PUD/SIP Packages.

## PROJECT IMPLEMENTATION

As of the date of this submission, it is anticipated that the project will be developed according to the following schedule

### Phase 1

Shall include storm water management; construction of buildings 'A1', 'B1', 'B2 and the club house.

Construction Start: 4/1/13  
Occupancy: 2/1/14

### Phase 2

Construction of buildings 'A2', 'B3' and the central green.

Construction Start: 4/1/14  
Occupancy: 2/1/15

### Phase 3

Construction of buildings 'A3', 'A4'.

Construction Start: 4/1/15  
Occupancy: 2/1/16

