



City of Madison

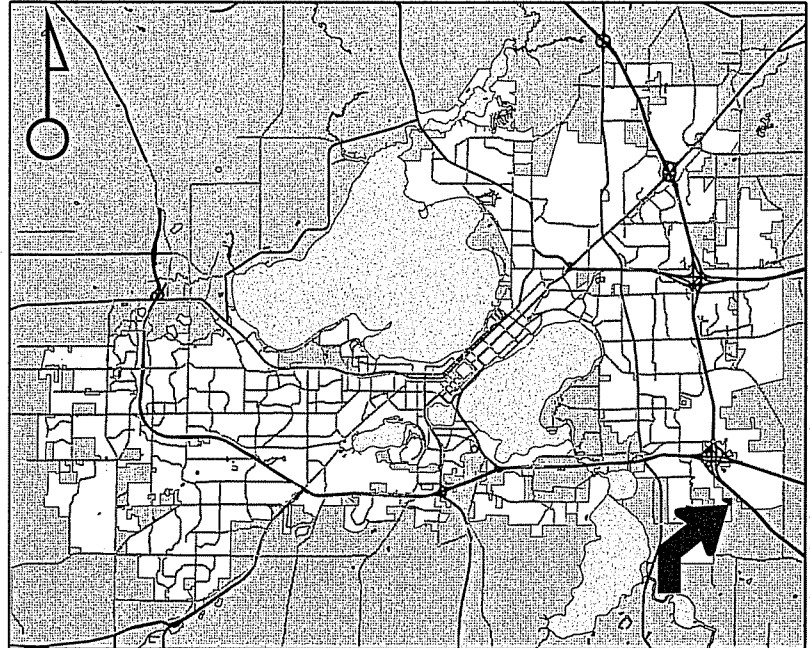
Proposed Rezoning and Conditional Use

Location
 4525 Secret Garden Drive
 Applicant
 David J. Decker/
 Joseph Lee – JLA Architects & Planners
 From: SR-V2 To: TR-P

Existing Use
 Vacant land

Proposed Use
 Construct residential building complex
 containing 113 multi-family dwellings in
 17 buildings

Public Hearing Date
 Plan Commission
 18 April 2016
 Common Council
 03 May 2016



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 : 11 April 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$2,250</u>	Receipt No. <u>000882-0002</u>
Date Received <u>2/17/16</u>	
Received By <u>[Signature]</u>	
Parcel No. <u>0710-351-0401-8</u>	
Aldermanic District <u>16-DeMarb</u>	
Zoning District <u>SR-V2</u>	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 4525 SECRET GARDEN DR.
Project Title (if any): CATALINA CROSSING

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from SR-V2 to TR-P
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: DANIEL KRISHER **Company:** JLA ARCHITECTS
Street Address: 2418 CROSSROADS DR. **City/State:** MADISON, WI **Zip:** 53718
Telephone: (608) 241-9500 **Fax:** () **Email:** DKRISHER@JLA-AP.COM

Project Contact Person: JOE LEE **Company:** JLA ARCHITECTS
Street Address: 2418 CROSSROADS DR. **City/State:** MADISON, WI **Zip:** 53718
Telephone: (608) 241-9500 **Fax:** () **Email:** JLEE@JLA-AP.COM

Property Owner (if not applicant): DAVID J. DECKER
Street Address: 15850 W. BLUEMOUND RD. #60 **City/State:** BROOKFIELD, WI **Zip:** 53005

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: (113) TOTAL UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Development Schedule: Commencement SUMMER 2016 Completion FALL 2018

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
DENISE DEMARB; DECEMBER 4, 2014

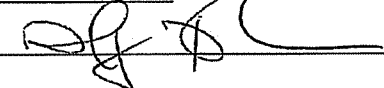
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: KEVIN FIRCHOW Date: 12/17/14 Zoning Staff: MATT TUCKER Date: 12/17/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant DANIEL KRISHER Relationship to Property: ARCHITECTURAL TECH.

Authorizing Signature of Property Owner  Date 2/17/2016



VANDEWALLE & ASSOCIATES INC.

February 17, 2016

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Catalina Crossing
TR-P Plan

Dear Katherine,

The following document and illustrative graphics outline the TR-P Plans for the Catalina Crossing project within the Secret Places Neighborhood. This 12.84 acre project creates 113 units of apartments in 17 buildings featuring townhomes and stacked flat buildings in three different configurations.

TR-P Requirements

- Four residential housing types (Single Family Street Accessed adjoining to site , Single Family Alley Accessed adjoining to site, Townhomes, Stacked flat Multi-Family)
- All units within 1/4 acre of a combination of public parks & private open spaces
- Multi-Family dispersed throughout the TR-P area
- Project will be constructed in two phases

TR-P Site Design Standards

Open Space

The project is built around a central green which serves as a vibrant open space amenity for the neighborhood. This open space spans the site and features connected walkways, a playground in the center, and a passive gathering area to the north.

Street Layout

The neighborhood is surrounded by a strong grid of neighborhood scaled streets, sidewalks, and off street connections and is served by an internal network of sidewalks and private streets within the project.

Building Design

The building design will be per the adopted plans and will feature a variety of materials and configurations. Building shall front onto either the interior private drives or adjoining streets.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Neighborhood Objectives

The goal of the neighborhood is to create a diverse range of housing options, configurations, and price points set within a framework of walk able private streets and neighborhood scaled open space.

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,



Brian Munson
Principal

Catalina Crossing Apartment Management Plan

1. ELIGIBILITY FOR OCCUPANCY

- All Federal, State and local Fair Housing rules apply and take precedence over this management plan.
- All adults living in the apartment must complete the Decker Properties, Inc. application.
- All Adults that will be living in the apartment shall be required to prove their identity by showing a valid picture ID like a driver's license.
- Occupancy shall be limited to two people per bedroom. Infants shall not be counted as occupants until the age of two.
- Criminal background checks will be performed to screen out individuals guilty of violent crime, sex crimes, destruction of property, theft and distribution of controlled substances.
- Minimum income from all adults living in the apartment to be not less than three times the amount of the rent.
- Continuity of income. All reported income shall be investigated to reasonably assure continuance of the income reported.
- Credit reports will be obtained on all adults living in the apartment and reviewed for consistency in meeting financial obligations.
- Inquiries will be made of current and past landlords for every adult occupying the apartment to verify how previous rental accounts have been handled.

2. TRAINING & COMMUNICATION

- On-site staff will be thoroughly trained in all areas of leasing and property management.
- On-site staff will be thoroughly trained in Federal, State and local Fair Housing Rules.
- On-site staff will maintain regular two way communication regarding community issues and market conditions.

3. RESIDENT RIGHTS

- Prior to taking any money toward an apartment, the applicant will have the opportunity to review the entire lease.
- New tenants will have the opportunity for the first seven days of the lease term to make a written report of the apartment and will be given a form for recording any defects.
- Any promises to repair a unit for a new tenant in anticipation of future occupancy will be made in writing with a copy given to the tenant.
- The parties responsible for payment of utilities will be clearly indicated in the lease.

4. INSURANCE

- Management will maintain replacement cost type insurance on all structures at all times.
- Management agrees to be subject to loss control inspections performed by the insurance company as the insurance company may deem proper and necessary.

5. SECURITY MEASURES

- All apartments shall be furnished with a deadbolt type lock.

- Site lighting will sufficient to discourage mischief and shall be reasonably maintained at all times.
- Landscaping shall be maintained in such a manner as to not provide cover for mischief or theft.

6. WASTE MANAGEMENT

- Each resident will be furnished with separate garbage and recycling containers. Such containers shall be stored in resident garages when not moved to the curb by the resident for collection.
- A private contractor will empty individual garbage and recycling containers on a regular basis.

7. SNOW REMOVAL

- Snow and ice will be removed from all sidewalk and parking areas and driveways by a contractor or management employees promptly.
- The contractor or management employees will employ de-icing agents as needed to sidewalk, parking and driveways.

8. PARKING

- All surface parking areas shall be numbered to facilitate assignment of same.
- Surface parking will be restricted to operational vehicles only. Trailers, boats, motorcycles and campers and other vehicles must be stored in the tenant's garage. Management shall reserve the right to prohibit the parking of any vehicle or object in the surface parking lots at management's sole discretion.

9. GROUNDS

- Grounds will be maintained by management to insure a thriving lawn and landscaped areas, cutting and pruning as needed.
- Management will engage in ongoing inspections to insure cleanliness and proper litter and weed control.
- Playground type equipment will be maintained in a manner to insure cleanliness and safe operation of these facilities.
- Waste receptacles shall be deployed near the playground and fire pit areas and emptied and maintained as needed.

10. PETS

- Dogs will be restricted to non-aggressive breeds, if allowed. Additionally, pet waste stations may be deployed if dogs are allowed. Any dogs must be on a leash when not inside the apartment.
- Any pets must be authorized by Management in writing in a separate Pet Addendum. The Addendum will describe Tenant responsibilities for maintaining the pet.