



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>JANUARY 7, 2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>JANUARY 14, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 4525 SECRET GARDEN DR. MADISON, WI 53558
Project Title (if any): CATALINA CROSSING

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

AGENDA ITEM #	
LEGISTAR #	<u>30251</u>
ALD. DIST.	

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

CITY OF MADISON

JAN 7 2015

11:54 am
Planning & Community
& Economic Development

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: ~~JOSEPH LEE~~ DANIEL KRISHER
Street Address: 2418 CROSSROADS DR. - SUITE 2300
Telephone: (608) 241-9500 Fax: ()

Company: JLA ARCHITECTS
City/State: MADISON, WI Zip: 53718
Email: ~~jllee@jla-arch.com~~ dkrisher@jla-ap.com

Project Contact Person: JOSEPH LEE
Street Address: 2418 CROSSROADS DR.
Telephone: (608) 241-9500 Fax: ()

Company: JLA ARCHITECTS
City/State: MADISON, WI Zip: 53718
Email: jlee@jla-ap.com

Project Owner (if not applicant): DAVID J. DECKER
Street Address: 15850 W. BLUEMOUND RD.
Telephone: (262) 785-0840 Fax: ()

City/State: BROOKFIELD, WI Zip: 53005
Email: deckerproperties@sbcglobal.net

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with KEVIN FIRCHOW on 12-17-14.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant DANIEL K. KRISHER Relationship to Property ARCHITECTURAL CONSULTANT

Authorized Signature [Signature] Date 1-7-2015



JOSEPH LEE + ASSOCIATES, LLC

2418 Crossroads Drive, Suite 2300

Madison, Wisconsin 53718

608.241.9500

Letter of Intent Catalina Crossing Informational UDC Presentation

Catalina Crossing Apartments Master Plan is being submitted to the City of Madison in conjunction with the UDC Informational Presentation Application for the Catalina Crossing multi-family development. The following is the Letter of Intent for the UDC Application.

Catalina Crossing is a multi-family residential development located at the intersection of Secret Garden Drive and Catalina Parkway on the city's southeast side. The proposed project consists of (12) multi-family buildings, 102 dwelling units in total, and one 720 SF Maintenance Garage. Building Type 'A' contains 12 dwelling units and is approximately 15,260 SF (4 one bedroom apartments, 8 two bedroom apartments). Building Type 'B' contains 6 dwelling units and is approximately 7,040 SF (4 two bedroom apartments, 2 one bedroom apartments). Building Type 'C' also contains 6 dwelling units and is approximately 8,365 SF (4 three bedroom apartments, 2 two bedroom apartments). These areas do not include garages. All three building types are two stories in height and offer both vaulted ceilings and garage parking. All buildings shall be wood framed with fiberglass shingled roofs and shall have exterior materials consisting of manufactured stone veneer, vinyl siding, and vinyl windows & doors.

The project team currently consists of Decker Properties (developer), JLA Architects + Planners (architecture/design), and D'Onofrio Kottke & Associates (civil engineering/ landscape architecture).

The existing site is currently an undeveloped space and the new site would house the thirteen new buildings, associated drives and surface parking, a storm water retention area, and ample landscaping. A total of 238 vehicle parking spaces (102 surface + 136 covered) and a total of 102 bicycle parking spaces are provided. The area of the site is approximately 559,310 SF, or 12.84 acres.

The proposed project schedule has construction commencing in the spring of 2015 with completion of the first building in the fall of 2015. The construction of each building will be slightly staggered, and the completion of total project build-out shall depend on market conditions.

Our team looks forward to working with the City of Madison on this project and contributing to the ongoing improvement of the neighborhood.

Regards,

Joseph M. Lee, AIA
JLA Architects + Planners

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 04 DECEMBER 2014

Revision Schedule		
Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE
PLAN

SHEET NUMBER

ASP-100

NOTE:
LANDSCAPING SHOWN FOR GRAPHIC
REPRESENTATION ONLY. SEE LANDSCAPE
PLAN FOR ACTUAL LOCATION, TYPE AND
SIZE OF LANDSCAPE MATERIALS.

CONCEPTUAL DATA														12.84 ACRES - 7.94 UNITS/ACRE			
BUILDING		UNITS						BIKE PARKING		PARKING							
TYPE	QTY	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	TOTAL	RATIO	COVERED	SURFACE	TOTAL	RATIO			
A	5	0	20	0	40	0	60	100	60	1 / UNIT	80	53	133	2.22 / UNIT			
B	3	0	6	0	12	0	18	30	18	1 / UNIT	24	15	39	2.22 / UNIT			
C	4	0	0	0	8	16	24	64	24	1 / UNIT	32	34	66	2.75 / UNIT			
TOTALS			26	0	60	16	102	194	102	1 / UNIT	136	102	238	2.33 / UNIT			
			0%	25%	0%	59%	16%							1.23 / BR			





JLA
ARCHITECTS + PLANNERS

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE, SUITE 2200
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-1103

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

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DATE OF ISSUANCE 04 DECEMBER 2014

Revision Schedule		
Mark	Description	Date

SHEET TITLE
PERSPECTIVE VIEWS

SHEET NUMBER
A001



JLA
architects + planners

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2200
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-1103

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Revision Schedule		
Mark	Description	Date

SHEET TITLE

AERIAL VIEWS

SHEET NUMBER

A002

DECKER PROPERTIES,
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CATALINA CROSSING
 APARTMENTS

DATE OF ISSUANCE 04 DECEMBER 2014

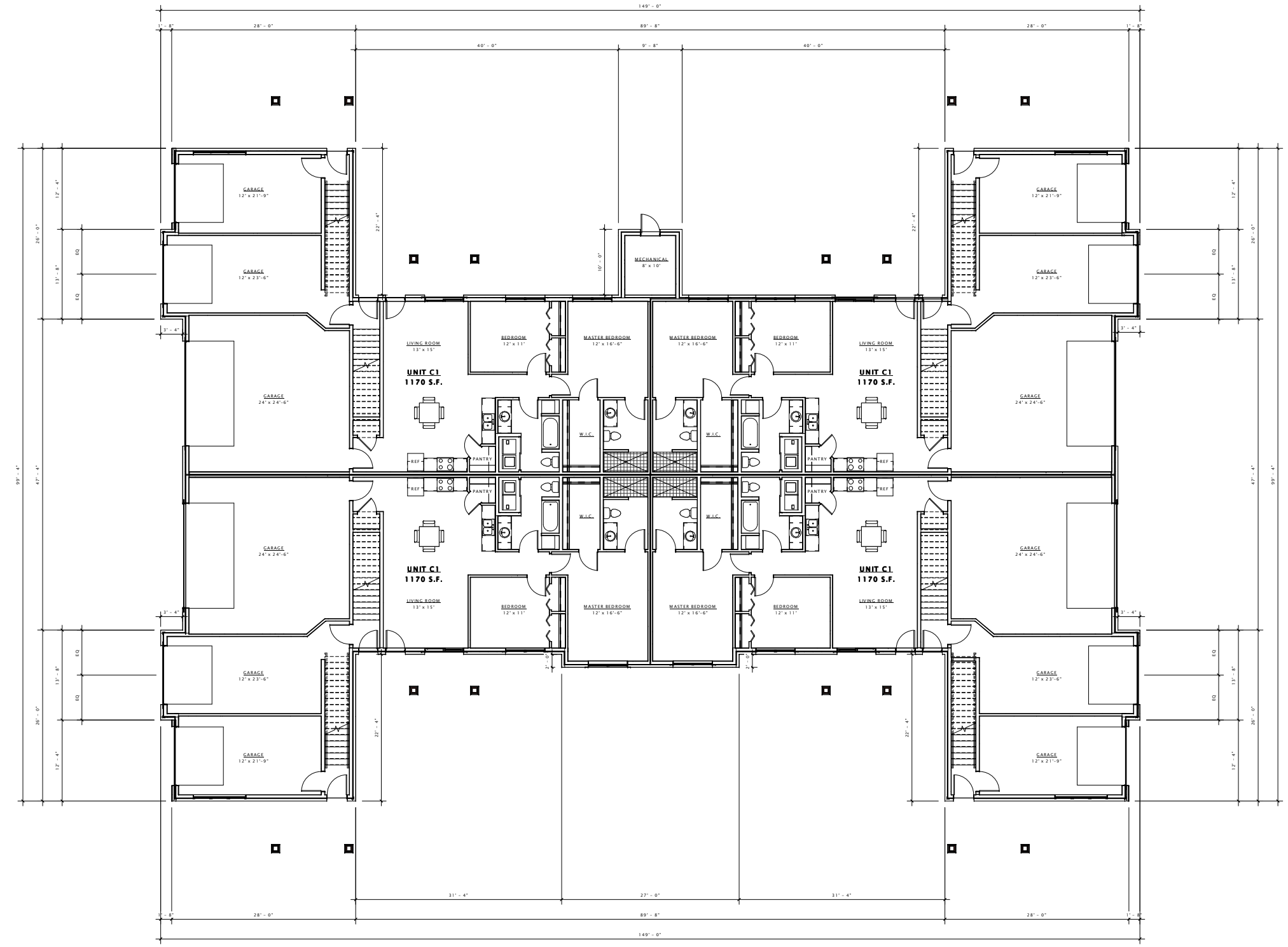
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN -
 BUILDING TYPE 'A'

SHEET NUMBER

A101-A



DECKER PROPERTIES,
 INC.

CATALINA CROSSING
 APARTMENTS

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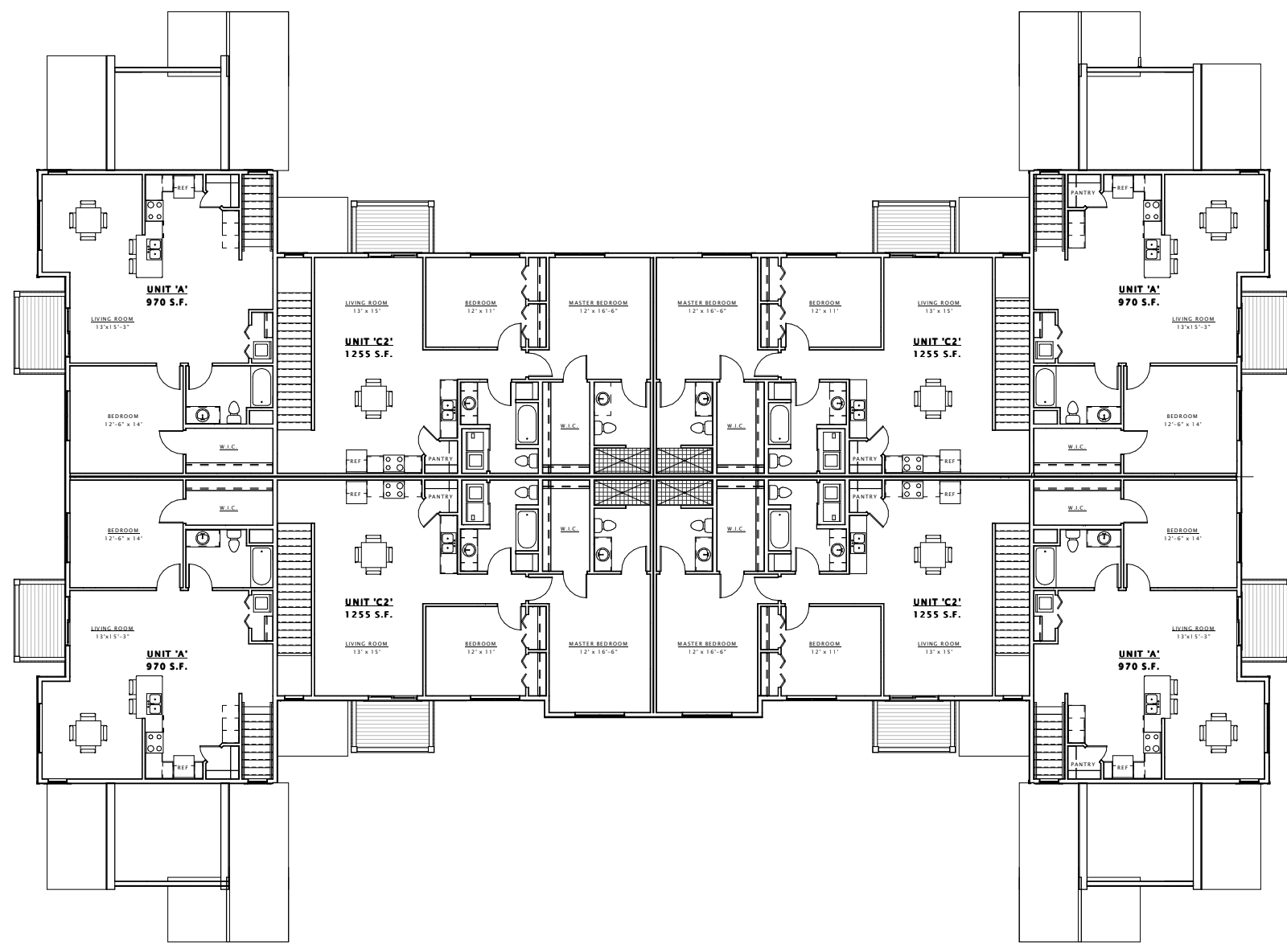
Revision Schedule		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN
 - BUILDING TYPE 'A'

SHEET NUMBER

A102-A



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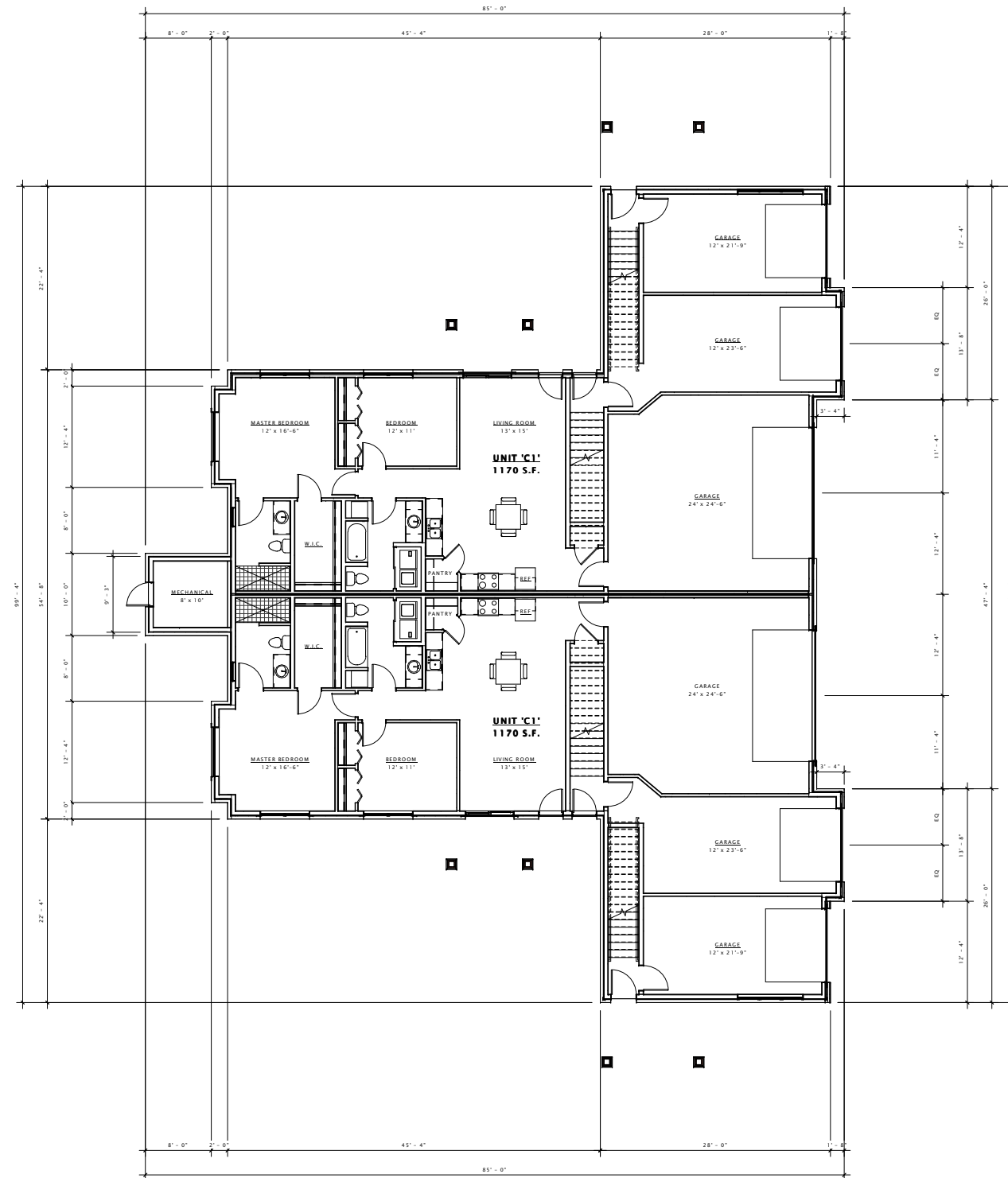
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN -
BUILDING TYPE 'B'

SHEET NUMBER

A101-B



DECKER PROPERTIES,
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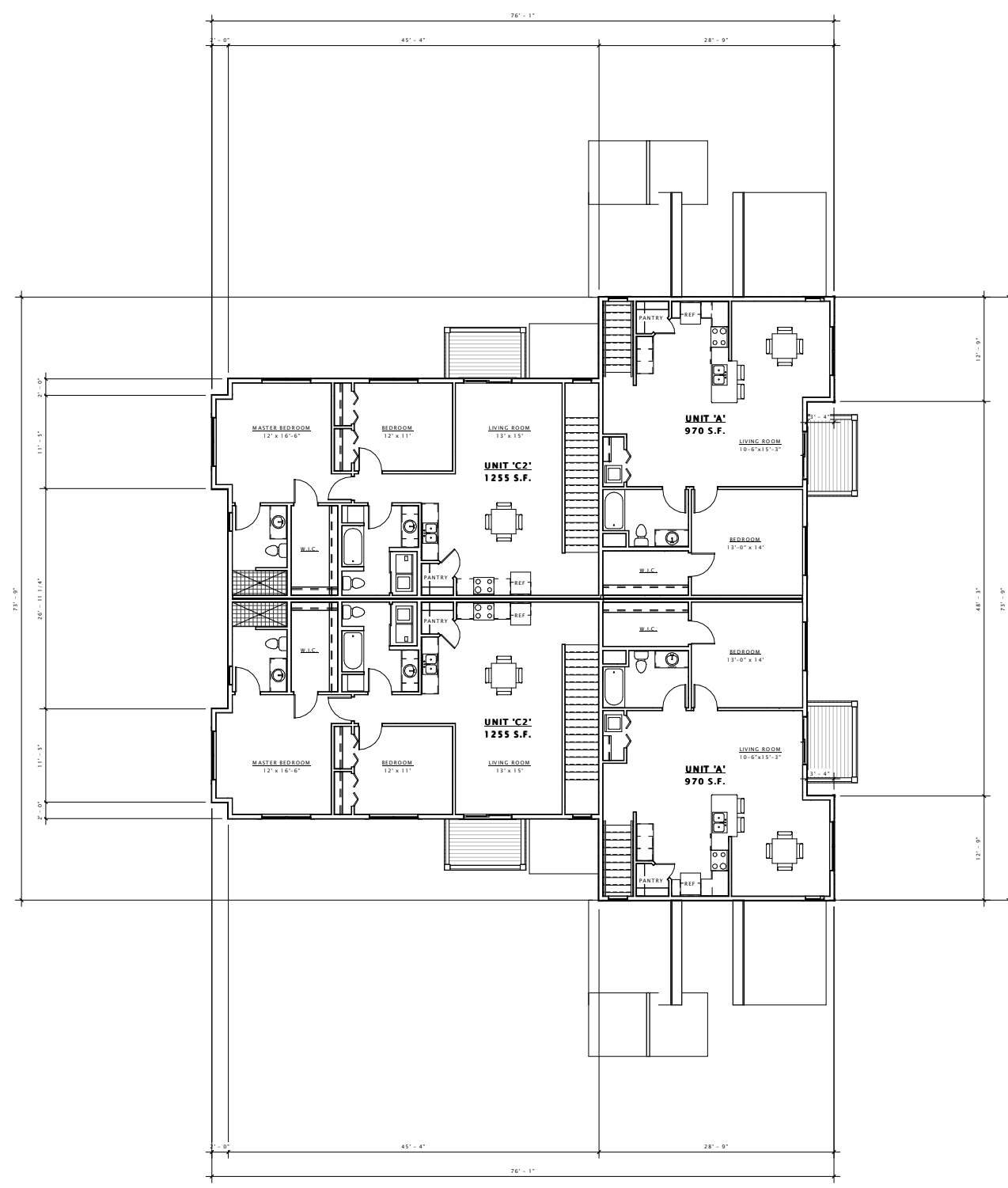
Revision Schedule		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN
 - BUILDING TYPE 'B'

SHEET NUMBER

A102-B



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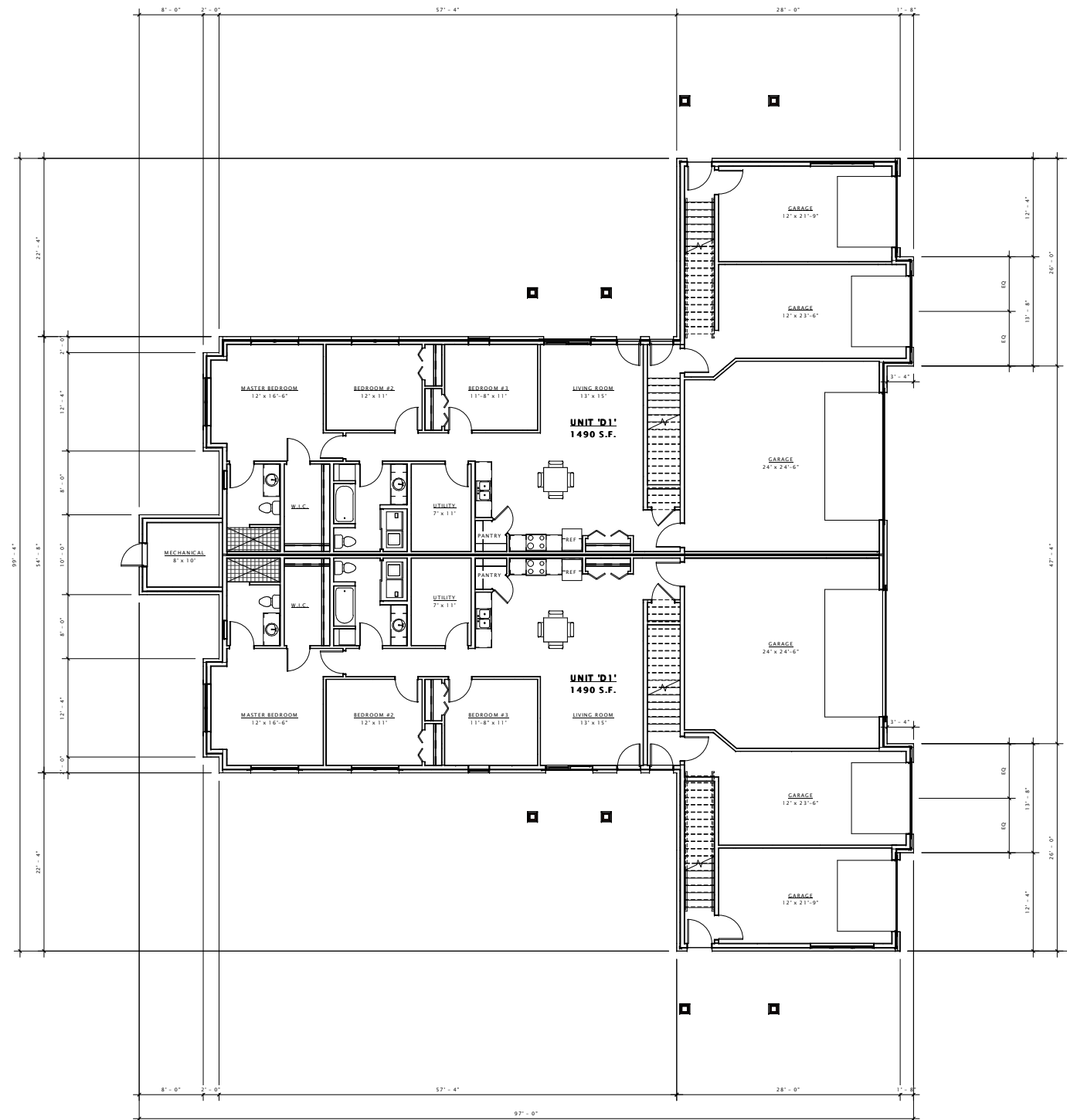
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN -
BUILDING TYPE 'C'

SHEET NUMBER

A101-C



DECKER PROPERTIES,
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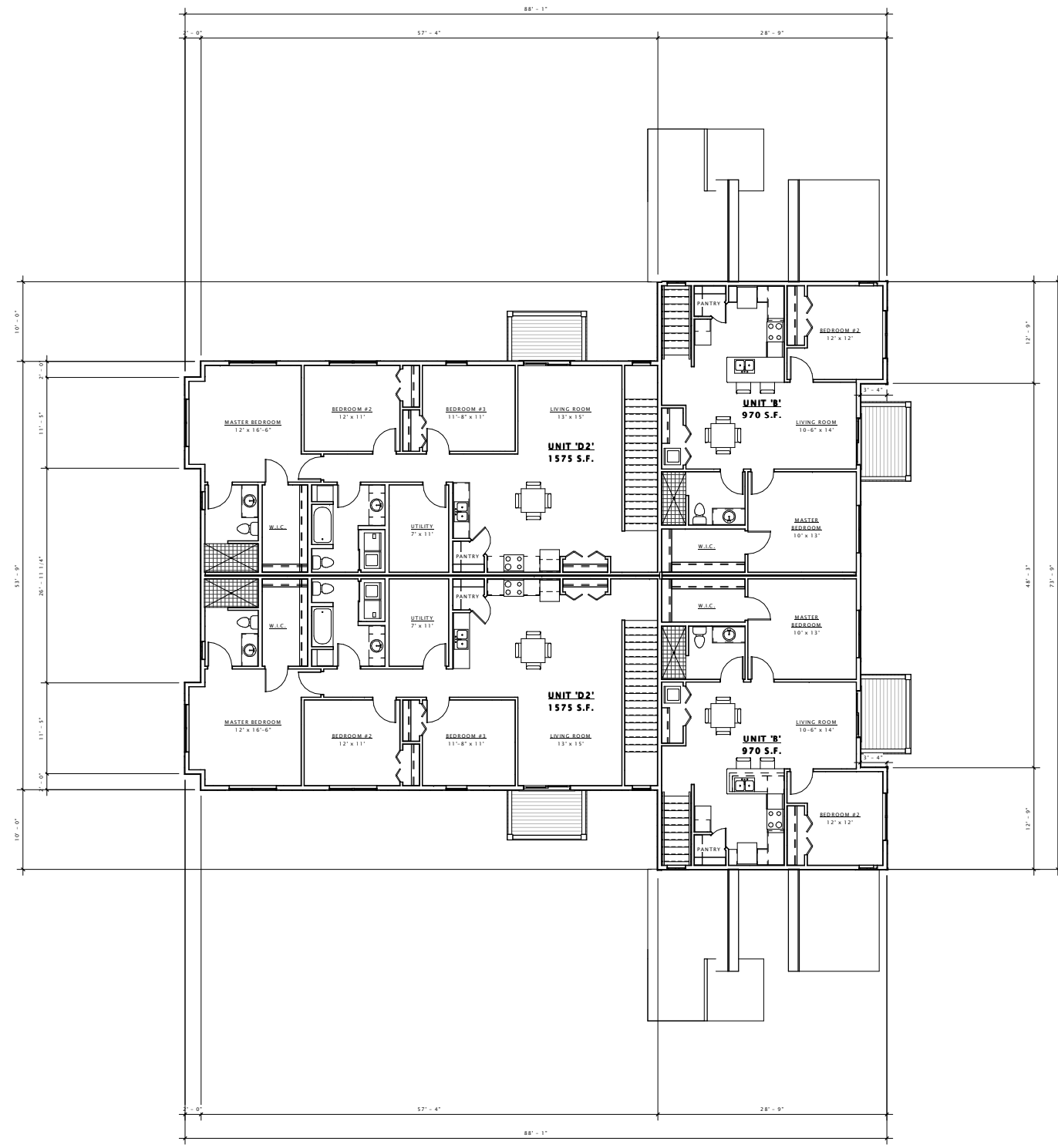
Revision Schedule		
Mark	Description	Date

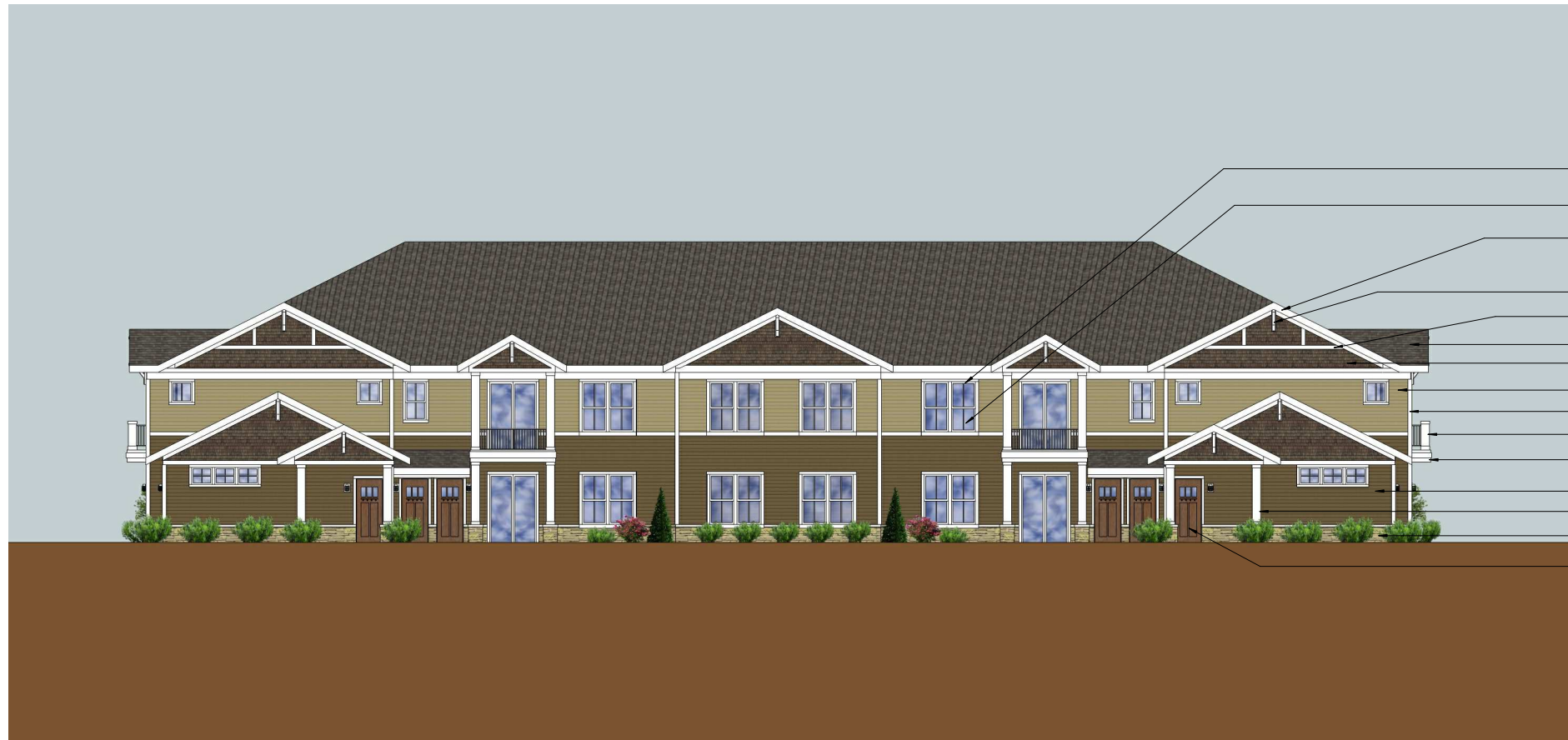
SHEET TITLE

SECOND FLOOR PLAN
 - BUILDING TYPE 'C'

SHEET NUMBER

A102-C





- VINYL WINDOW AND DOOR TRIM (TYP)
- VINYL WINDOWS AND DOORS (TYP)
- PREFINISHED ALUMINUM FASCIA, SOFFITS, GUTTERS, AND DOWN SPOUTS (TYP)
- DECORATIVE BRACKET
- VINYL LINEAL TRIM
- FIBERGLASS ROOF SHINGLES
- VINYL SHAKE SIDING (SABLE BROWN)
- 6" VINYL SIDING (SUEDE)
- 6" VINYL TRIM
- PVC RAILING SYSTEM
- WOOD BALCONY
- 9" VINYL SIDING (HEARTHSTONE)
- WOOD COLUMNS
- MANUFACTURED STONE VENEER
- FIBERGLASS ENTRY DOORS (TYP)

FRONT ELEVATION - BUILDING TYPE 'A'



REAR ELEVATION - BUILDING TYPE 'A'

DECKER PROPERTIES,
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DATE OF ISSUANCE 04 DECEMBER 2014

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200

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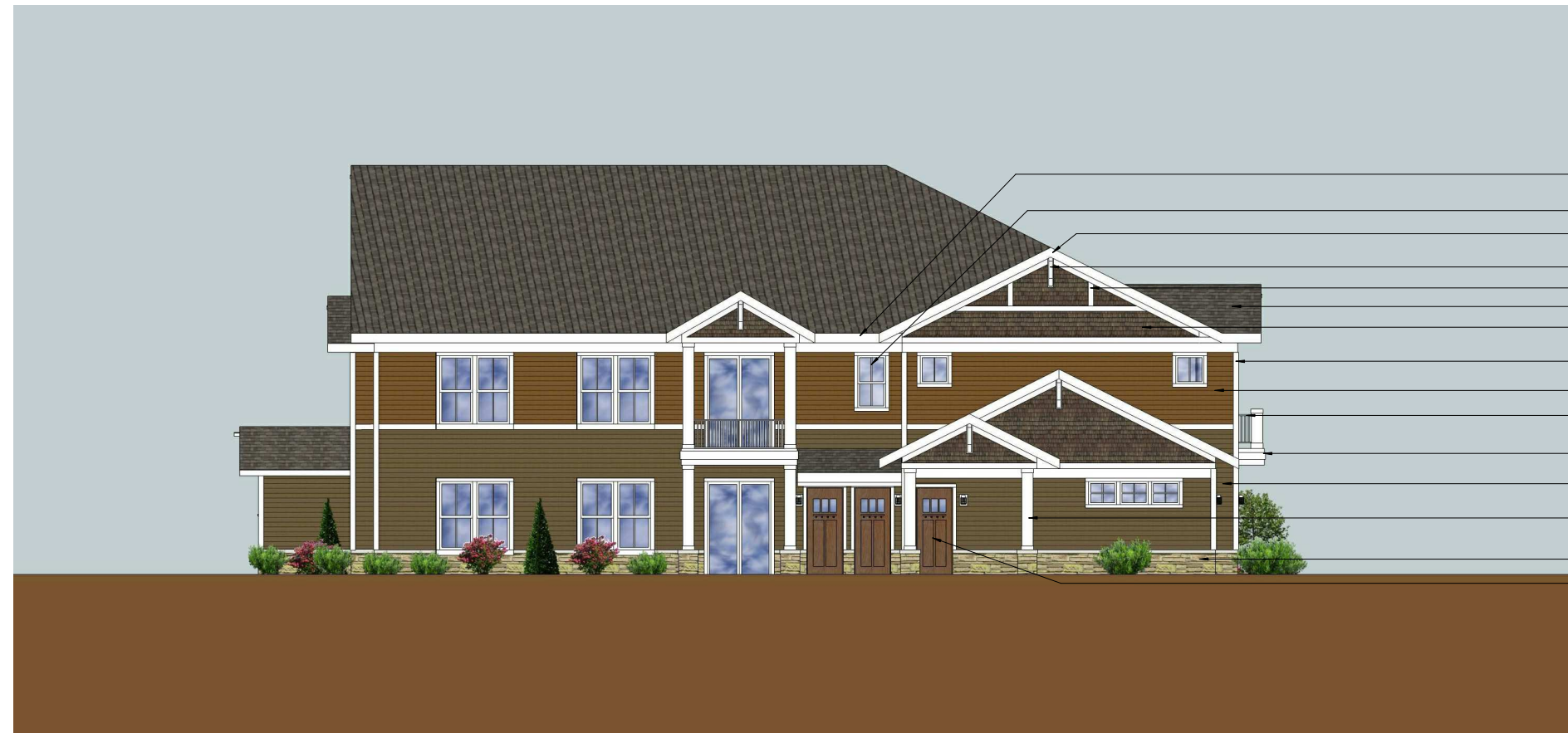
Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

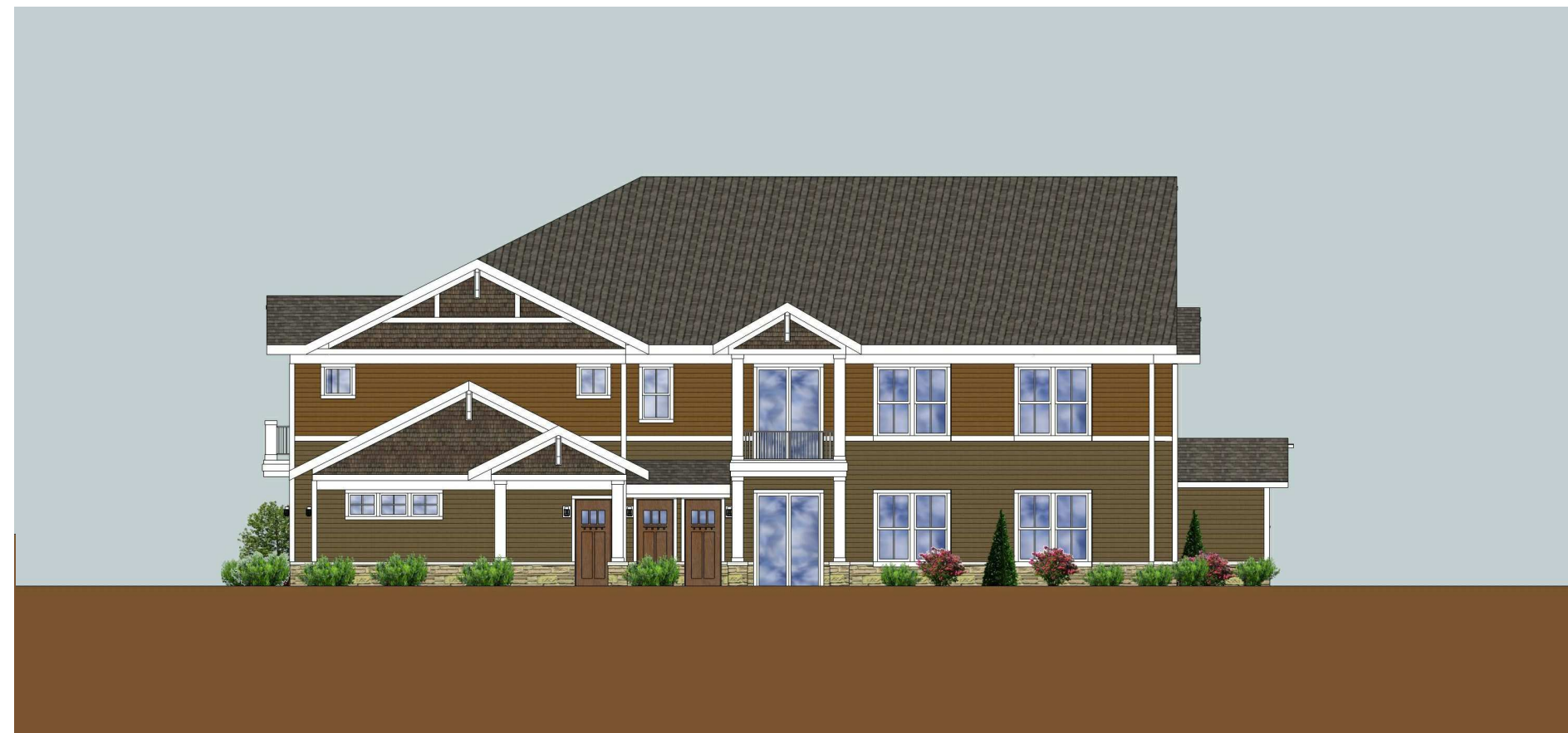
SHEET NUMBER

A201



- VINYL WINDOW AND DOOR TRIM (TYP)
- VINYL WINDOWS AND DOORS (TYP)
- PREFINISHED ALUMINUM FASCIA, SOFFITS, GUTTERS, AND DOWN SPOUTS (TYP)
- DECORATIVE BRACKET
- VINYL LINEAL TRIM
- FIBERGLASS ROOF SHINGLES
- VINYL SHAKE SIDING (SABLE BROWN)
- 6" VINYL TRIM
- 6" VINYL SIDING (MTN CEDAR)
- PVC RAILING SYSTEM
- WOOD BALCONY
- 9" VINYL SIDING (HEARTHSTONE)
- WOOD COLUMNS
- MANUFACTURED STONE VENEER
- FIBERGLASS ENTRY DOORS (TYP)

FRONT ELEVATION - BUILDING TYPE 'B'

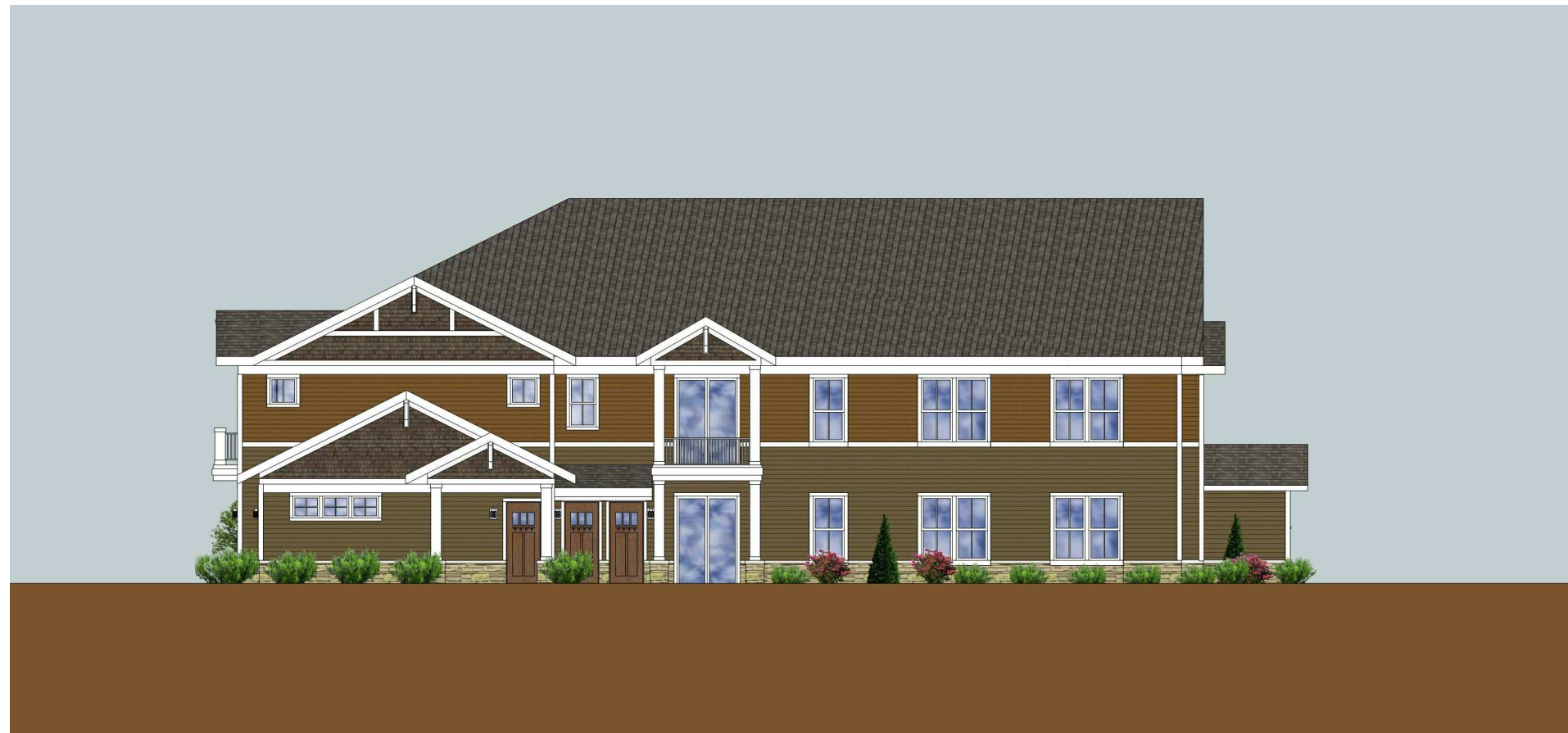


REAR ELEVATION - BUILDING TYPE 'B'



- VINYL WINDOW AND DOOR TRIM (TYP)
- VINYL WINDOWS AND DOORS (TYP)
- PREFINISHED ALUMINUM FASCIA, SOFFITS, GUTTERS, AND DOWN SPOUTS (TYP)
- DECORATIVE BRACKET
- VINYL LINEAL TRIM
- FIBERGLASS ROOF SHINGLES
- VINYL SHAKE SIDING (SABLE BROWN)
- 6" VINYL TRIM
- 6" VINYL SIDING (MTN CEDAR)
- PVC RAILING SYSTEM
- WOOD BALCONY
- WOOD COLUMNS
- 9" VINYL SIDING (HEARTHSTONE)
- MANUFACTURED STONE VENEER
- FIBERGLASS ENTRY DOORS (TYP)

FRONT ELEVATION - BUILDING TYPE 'C'



REAR ELEVATION - BUILDING TYPE 'C'

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

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DATE OF ISSUANCE 04 DECEMBER 2014

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

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DATE OF ISSUANCE 04 DECEMBER 2014

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A203



- VINYL WINDOW AND DOOR TRIM (TYP)
- VINYL WINDOWS AND DOORS (TYP)
- PREFINISHED ALUMINUM FASCIA, SOFFITS, GUTTERS, AND DOWN SPOUTS (TYP)
- DECORATIVE BRACKET
- VINYL SHAKE SIDING (SABLE BROWN)
- FIBERGLASS ROOF SHINGLES
- 6" VINYL SIDING (SUEDE)
- 6" VINYL TRIM
- PVC RAILING SYSTEM
- WOOD BALCONY
- 9" VINYL SIDING (HEARTHSTONE)
- WOOD COLUMNS
- MANUFACTURED STONE VENEER
- INSULATED GARAGE DOORS (TYP)

GARAGE ELEVATION - BUILDING TYPE 'A'



GARAGE ELEVATION - BUILDING TYPE 'B'

DECKER PROPERTIES,
INC.

CATALINA CROSSING
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A204



GARAGE ELEVATION - BUILDING TYPE 'C'



END ELEVATION - BUILDING TYPES 'B' & 'C'