

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

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

DATE SUBMITTED: <u>August 29, 2012</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>September 5, 2012</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!**

**PLEASE PRINT!**

PROJECT ADDRESS: 5302 Tancho Drive & 5101 American Parkway

ALDERMANIC DISTRICT: District 17

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Fiduciary Real Estate Development</u>	<u>JLA Architects + Planners</u>
<u>789 North Water Street – Suite 200</u>	<u>5325 Wall Street – Suite 2700</u>
<u>Milwaukee, Wisconsin 53202</u>	<u>Madison, Wisconsin 53718</u>
	<u>Contact: Joseph Lee</u>

CONTACT PERSON: Joseph Lee (JLA Architects + Planners)

Address: 5325 Wall Street – Suite 2700

Madison, Wisconsin 53718

Phone: 608.241.9500

Fax: \_\_\_\_\_

E-mail address: jlee@jla-ap.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.

---

AMERICAN PARKWAY  
APARTMENT HOMES  
MADISON, WISCONSIN



URBAN DESIGN COMMISSION - INFORMATIONAL MEETING

---

August 29, 2012

## PROJECT DESCRIPTION :

This proposed project involves the amendment of a previously approved General Development Plan for up to 273 Multi-Family Residential Units - and ultimately the submittal & approval of a subsequent Specific Implementation Plan.

### Proposed Use:

We are proposing a cohesive multi-family residential community to be a part of the overall mixed-use American Parkway Area that also contains retail & office uses.

- Up to 273 Multi-Family Residential Units
- 2,500-4,000 s.f. 'Clubhouse' building that contains operational space and common space amenities for the residential community.

### Site Design

The site is designed with 'New Urbanism' characteristics to create a cohesive residential community that has a 'sense of place'.

- The buildings address the residential streets - public & private - with their orientation, form, and access.
- The buildings are organized around a central open space - bringing 'order' to the masterplan.
- The masterplan has internal connectivity as well as connections with surrounding uses.
- The surface parking is accommodated - yet located in a manner that minimally impacts the public realm.
- The Clubhouse is placed as a central amenity to the development - serves as identity.

### Building Design

The proposed building is designed in a contemporary aesthetic - with masonry veneer, fiber-cement siding, and larger windows.

- Simple massing with attention to detailing at the human scale.
- Enough articulation in the building massing to break down the scale of the building, while still maintaining an urban form - holding the street edge.
- Each unit has a balcony - integrated into the overall design of the building.
- Potential for ground floor entries directly into units.
- Top floor units may have lofts - stepped back and not visible from street.
- Unit mix & sizes are not finalized. Therefore, architectural images are presented to introduce the architectural character. Exterior elevations may change slightly as designs are developed.



DATE: 11/14/06  
 PROJECT: GDP LANDSCAPE PLAN  
 CLIENT: MAYO CLINIC  
 PROJECT LOCATION: 200 WEST WASHINGTON STREET, MINNAPOLIS, MN 55455  
 DRAWING NO.: 2-2  
 SHEET NO.: 2-2  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

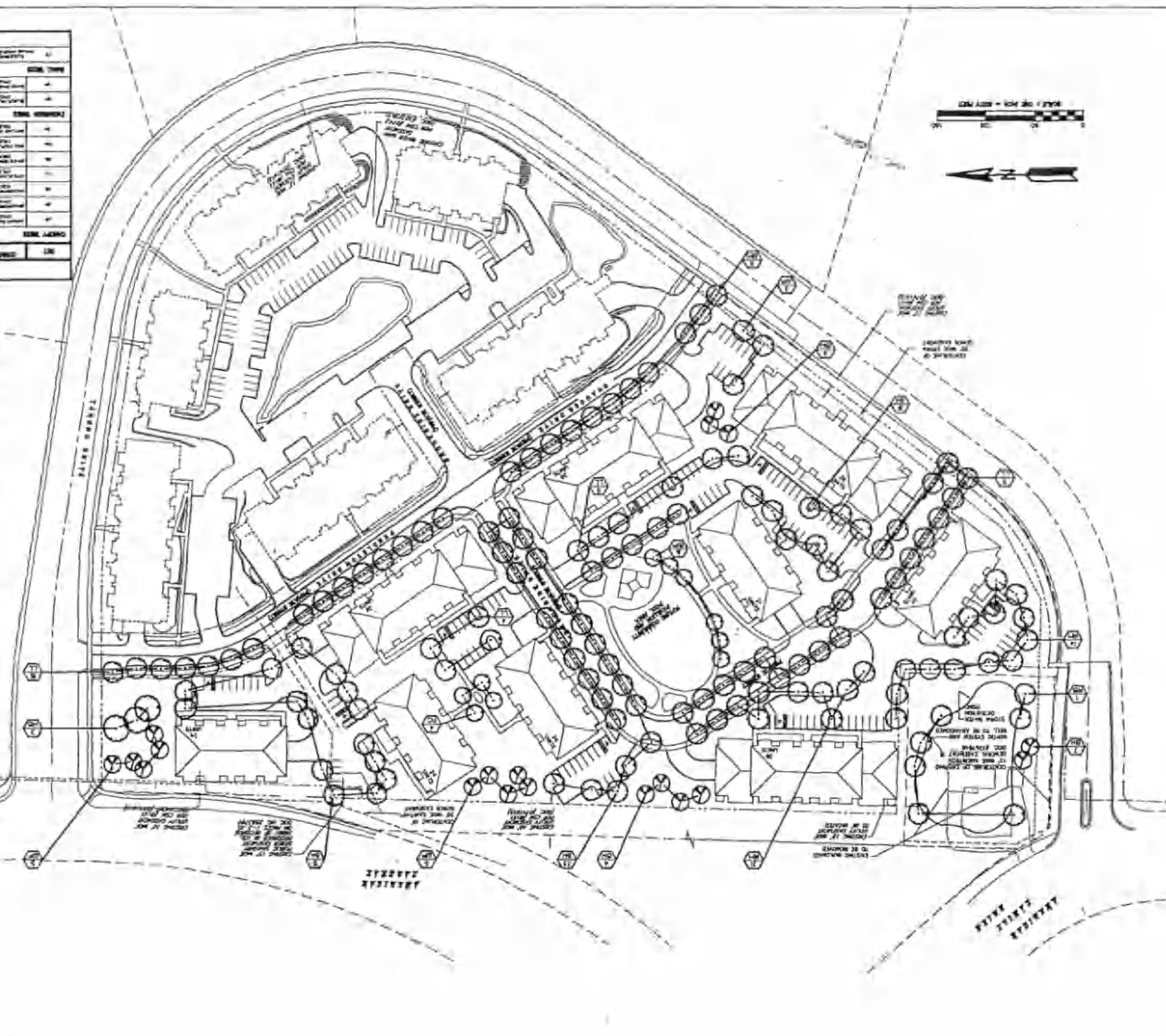
CONTRACTOR: MAYO CORPORATION  
 ARCHITECTS: MAYO ARCHITECTS  
 LANDSCAPE ARCHITECTS: MAYO LANDSCAPE ARCHITECTS  
 200 WEST WASHINGTON STREET, MINNAPOLIS, MN 55455  
 PHONE: (612) 255-5000  
 FAX: (612) 255-5000  
 EMAIL: [Email]

CONTRACTOR: MAYO CORPORATION  
 ARCHITECTS: MAYO ARCHITECTS  
 LANDSCAPE ARCHITECTS: MAYO LANDSCAPE ARCHITECTS  
 200 WEST WASHINGTON STREET, MINNAPOLIS, MN 55455  
 PHONE: (612) 255-5000  
 FAX: (612) 255-5000  
 EMAIL: [Email]

NO.	DATE	DESCRIPTION	BY	CHKD.
01	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
02	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
03	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
04	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
05	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
06	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
07	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
08	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
09	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
10	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
11	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
12	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
13	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
14	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
15	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
16	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
17	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
18	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
19	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
20	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]

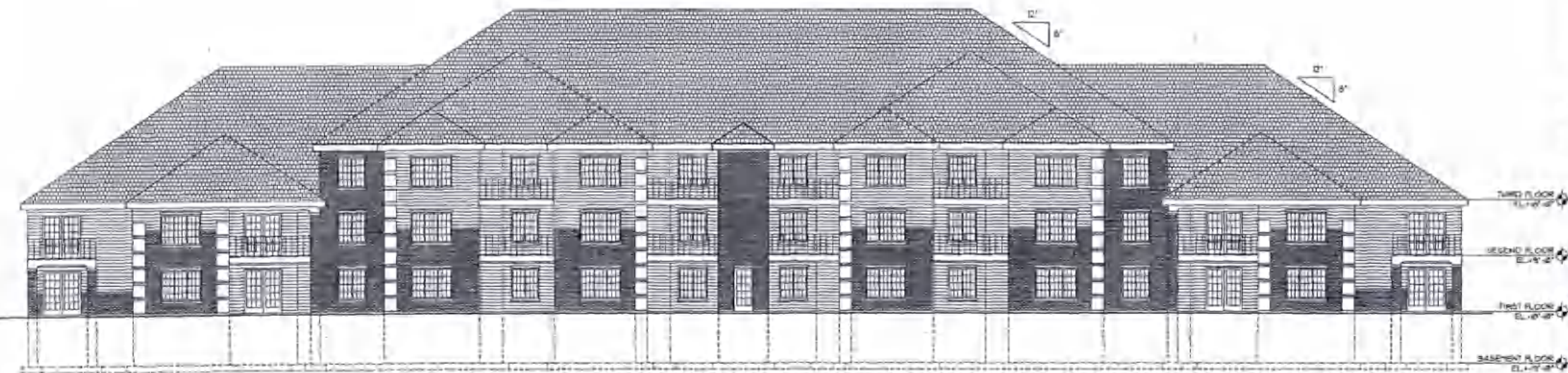
NO.	DATE	DESCRIPTION	BY	CHKD.
01	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
02	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
03	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
04	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
05	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
06	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
07	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
08	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
09	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
10	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
11	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
12	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
13	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
14	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
15	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
16	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
17	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
18	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
19	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]
20	11/14/06	ISSUED FOR PERMIT	[Name]	[Name]

**LANDSCAPING POINTS**  
 REQUIRED PARKING LOT CANOPY SHADE TREES  
 AT STALLS 1 - 9  
 LANDSCAPING POINTS REQUIRED FOR SITE  
 AT STALLS 1 - 9  
 TOTAL REQUIRED LANDSCAPING POINTS: 5436 POINTS  
 SHEET 1-2 LANDSCAPING POINTS: 3228 POINTS  
 SHEET 1-3 LANDSCAPING POINTS: 2108 POINTS  
 TOTAL LANDSCAPING POINTS AS SHOWN: 5336 POINTS  
 NOTE: SEE SHEET 1-2 FOR TRUCKS  
 PLANTING PLAN FOR BUILDING 2013





1 FRONT ELEVATION  
SCALE 1/8"=1'-0"



2 REAR ELEVATION  
SCALE 1/8"=1'-0"



**MAYO** corporation  
ENGINEERS SURVEYORS ARCHITECTS PLANNERS  
608 GRAND CANYON DRIVE, MADISON, WI 53718-1444  
PHONE: (608) 833-0020 FAX: (608) 833-0748  
E-MAIL: [info@mayo.com](mailto:info@mayo.com)

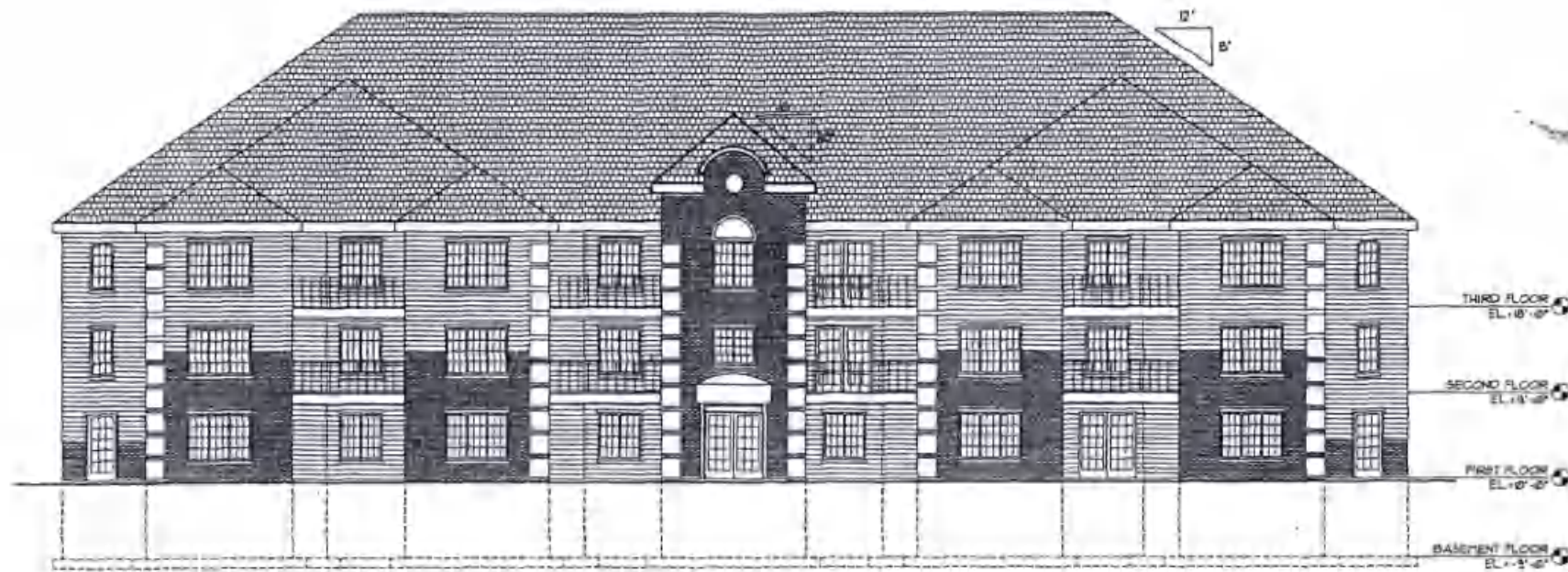
Project: **CENTERPOINT**  
WESTWAY 131 & AMERICAN PARKWAY  
MADISON, WISCONSIN  
OWNER: **CHRYSLER**  
OWNER: **CHRYSLER**

DATE: MAY 2007

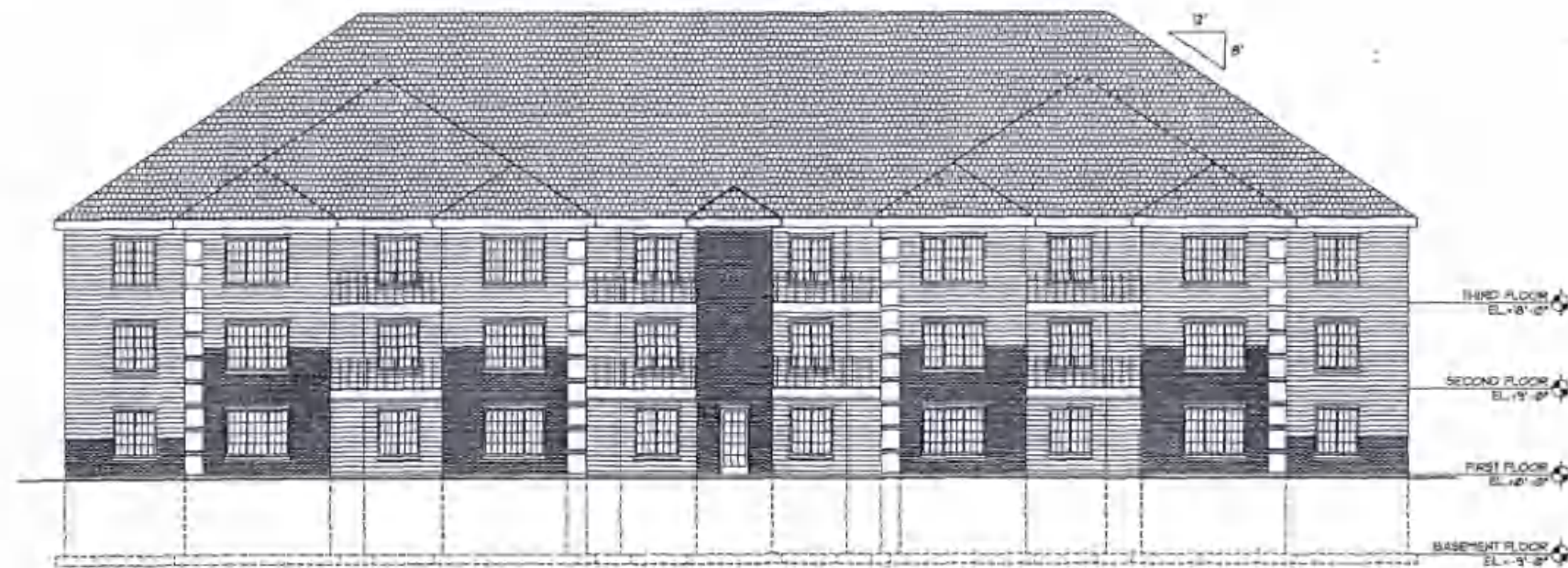
REVISION	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS
11	ISSUED FOR PERMITS
12	ISSUED FOR PERMITS
13	ISSUED FOR PERMITS
14	ISSUED FOR PERMITS
15	ISSUED FOR PERMITS
16	ISSUED FOR PERMITS
17	ISSUED FOR PERMITS
18	ISSUED FOR PERMITS
19	ISSUED FOR PERMITS
20	ISSUED FOR PERMITS

Drawn By: **AK**  
Checked By: **DM**  
Date: **5/17/07**  
Job No.: **T-1328**

**A1.4**



1 FRONT ELEVATION  
SCALE 1/8"=1'-0"



2 REAR ELEVATION  
SCALE 1/8"=1'-0"



MAYO corporation  
 ENGINEERS SURVEYORS ARCHITECTS PLANNERS  
 180 ARNOLD QUARTER DRIVE AMERSON, WI 53114-1844  
 PHONE: (262) 833-0828 FAX: (262) 833-0748  
 Email: mayo@mayocorp.com

24 UNIT ELEVATIONS  
 PROJECT:  
 CENTERPOINT  
 HIGHWAY 131 & AMERICAN PARKWAY  
 MADISON, WISCONSIN  
 OWNER:  
 DAWNER  
 DWYER

REVISION	DATE	DESCRIPTION
ALL	MAY/04	DESCRIPTION

Drawn By: AJL  
 Checked By: DMH  
 Date: 8-27-03  
 Job No.: TA-16-02

This document contains confidential or proprietary information of Mayo Corporation. Neither this document nor the information herein shall be reproduced, distributed, stored in a retrieval system, or used in any way without the prior written permission of Mayo Corporation. © 2003  
 Check:

A2.4



FIDUCIARY  
REAL ESTATE  
DEVELOPMENT, INC.

AMERICAN PARKWAY  
APARTMENTS

DATE OF ISSUANCE July 13, 2012

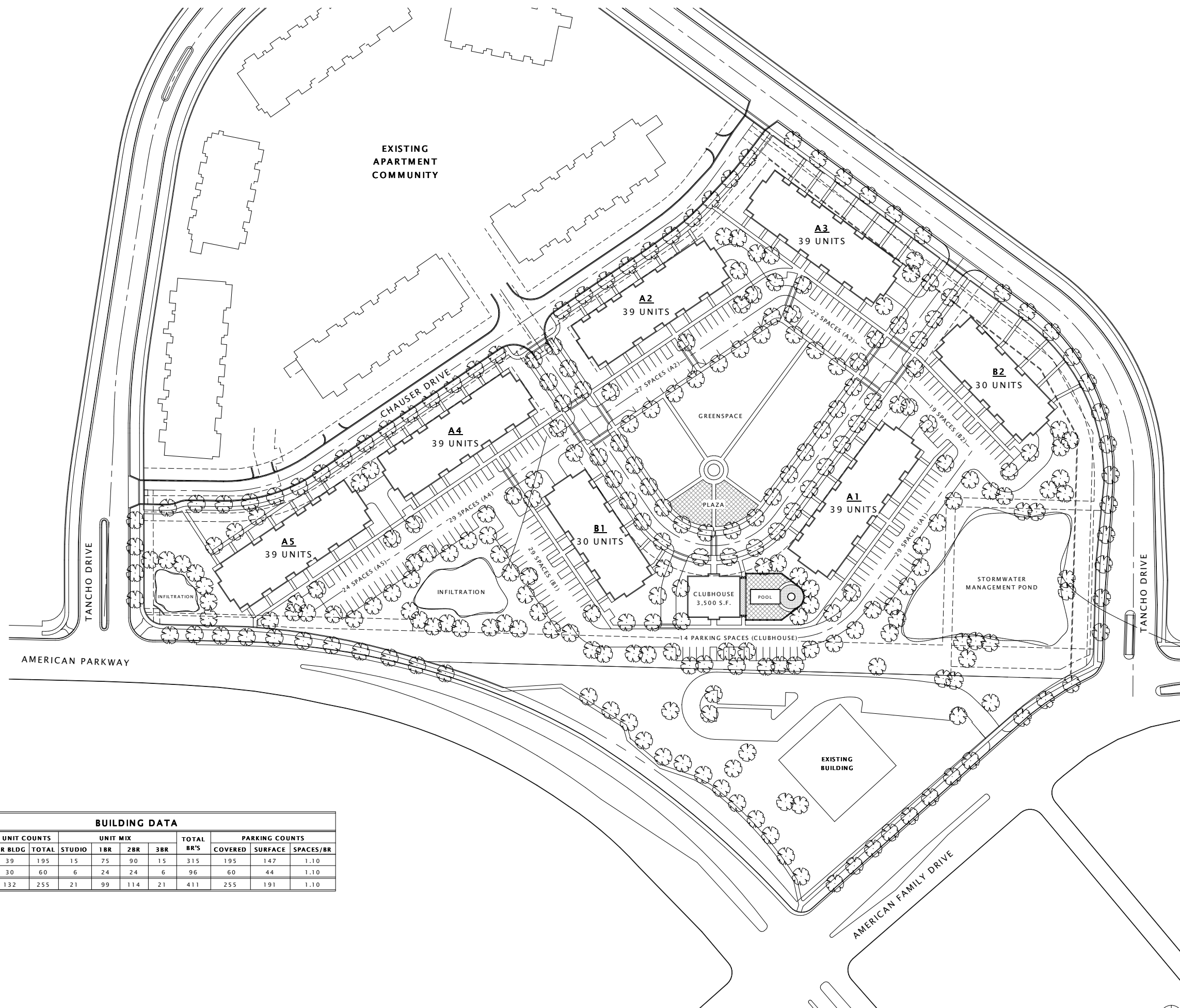
Mark	Revision Description	Date

SHEET TITLE

RESIDENTIAL  
MASTERPLAN

SHEET NUMBER

ASP-100



BUILDING DATA

BUILDING	UNIT COUNTS			UNIT MIX				TOTAL BR'S	PARKING COUNTS		
	NAME	QNTY	PER BLDG	STUDIO	1BR	2BR	3BR		COVERED	SURFACE	SPACES/BR
A	5	39	195	15	75	90	15	315	195	147	1.10
B	2	30	60	6	24	24	6	96	60	44	1.10
TOTALS	7	132	255	21	99	114	21	411	255	191	1.10











JLA



