



URBAN DESIGN COMMISSION 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

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

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

Date Submitted: <u>SEPTEMBER 16, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>OCTOBER 7, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: WHITMAN LANE
Project Title (if any): TENNYSON RIDGE

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

New Development Alteration to an Existing or Previously-Approved Development

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

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: <u>TOM SATHER</u>	Company: <u>T.W. SATHER CO.</u>
Street Address: <u>6527 NORMANDY LANE, STE. 201</u>	City/State: <u>MADISON, WI</u> Zip: <u>53719</u>
Telephone: <u>(608) 334-6132</u> Fax: <u>(608) 821-4402</u>	Email: <u>tom@satherco.com</u>

Project Contact Person: <u>SAME AS ABOVE</u>	Company: _____
Street Address: _____	City/State: _____ Zip: _____
Telephone: (____) _____ Fax: (____) _____	Email: _____

Project Owner (if not applicant): <u>TOM KELLER</u>	City/State: <u>MADISON, WI</u> Zip: <u>53703</u>
Street Address: <u>448 W. WASHINGTON AVE.</u>	Email: <u>thomas@kellerrealestategroup.com</u>
Telephone: <u>(608) 221-6543</u> Fax: <u>(608) 255-5005</u>	

4. Applicant Declarations:

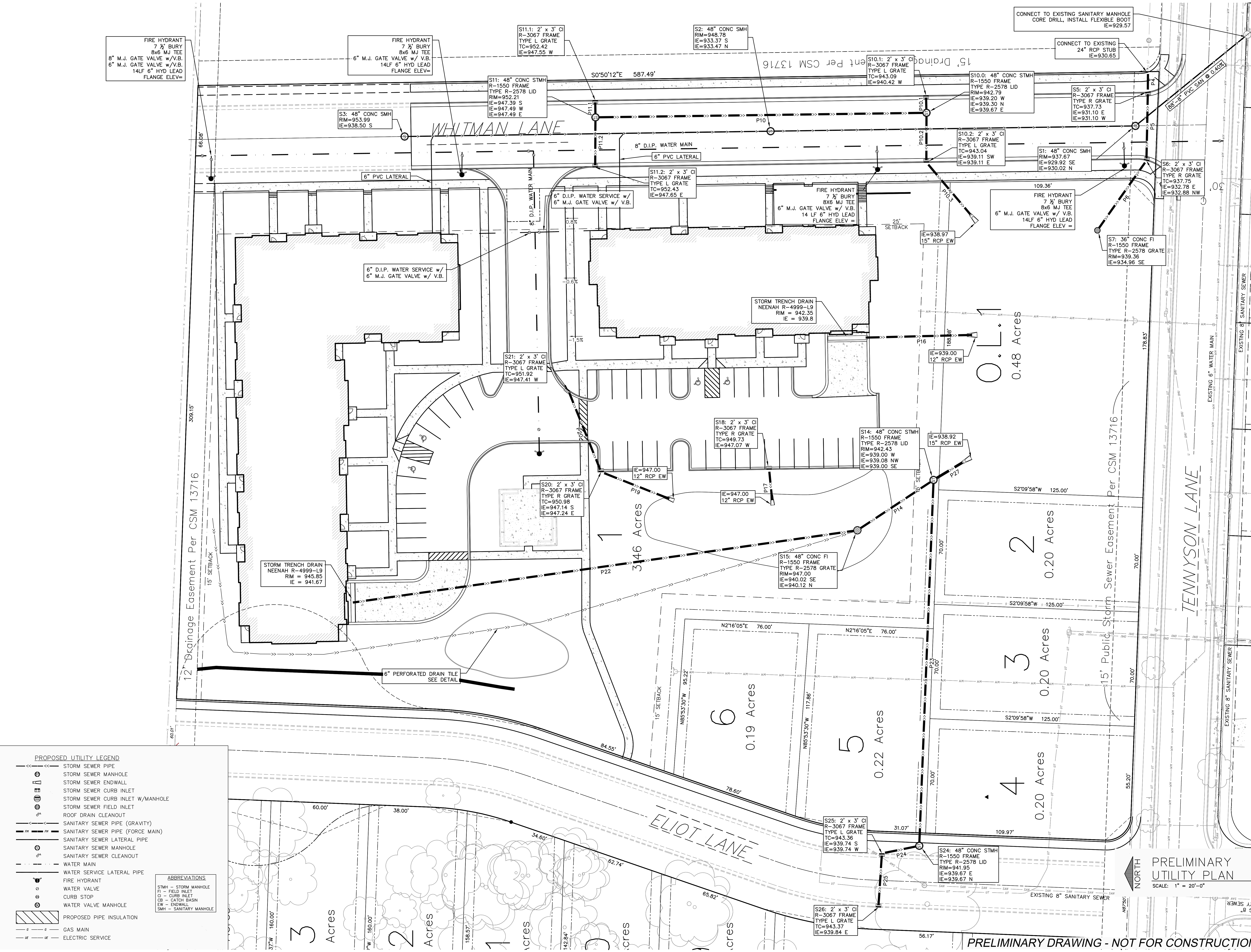
A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with KEVIN F., AL M. on 08/18/15.

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: <u>TOM SATHER</u>	Relationship to Property: <u>PURCHASER/DEVELOPER</u>
Authorized Signature:	Date: <u>09/16/15</u>







PROPOSED UTILITY LEGEND

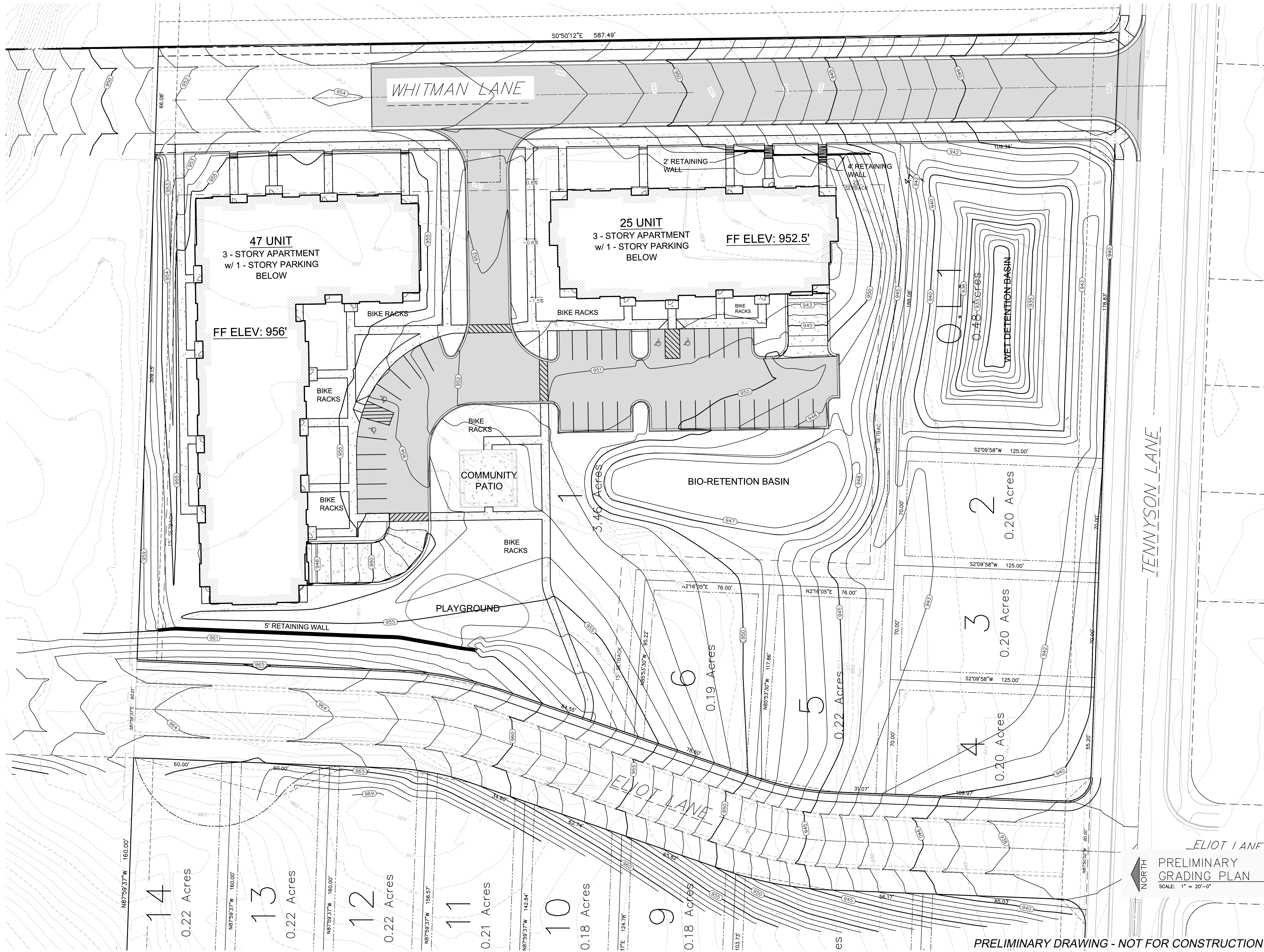
- S S --- STORM SEWER PIPE
- S S --- STORM SEWER MANHOLE
- S S --- STORM SEWER ENDWALL
- S S --- STORM SEWER CURB INLET
- S S --- STORM SEWER CURB INLET W/MANHOLE
- S S --- STORM SEWER FIELD INLET
- S S --- ROOF DRAIN CLEANOUT
- S S --- SANITARY SEWER PIPE (GRAVITY)
- S S --- SANITARY SEWER PIPE (FORCE MAIN)
- S S --- SANITARY SEWER LATERAL PIPE
- S S --- SANITARY SEWER MANHOLE
- S S --- SANITARY SEWER CLEANOUT
- S S --- WATER MAIN
- S S --- WATER SERVICE LATERAL PIPE
- S S --- FIRE HYDRANT
- S S --- WATER VALVE
- S S --- CURB STOP
- S S --- WATER VALVE MANHOLE
- S S --- PROPOSED PIPE INSULATION
- S S --- GAS MAIN
- S S --- ELECTRIC SERVICE

ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

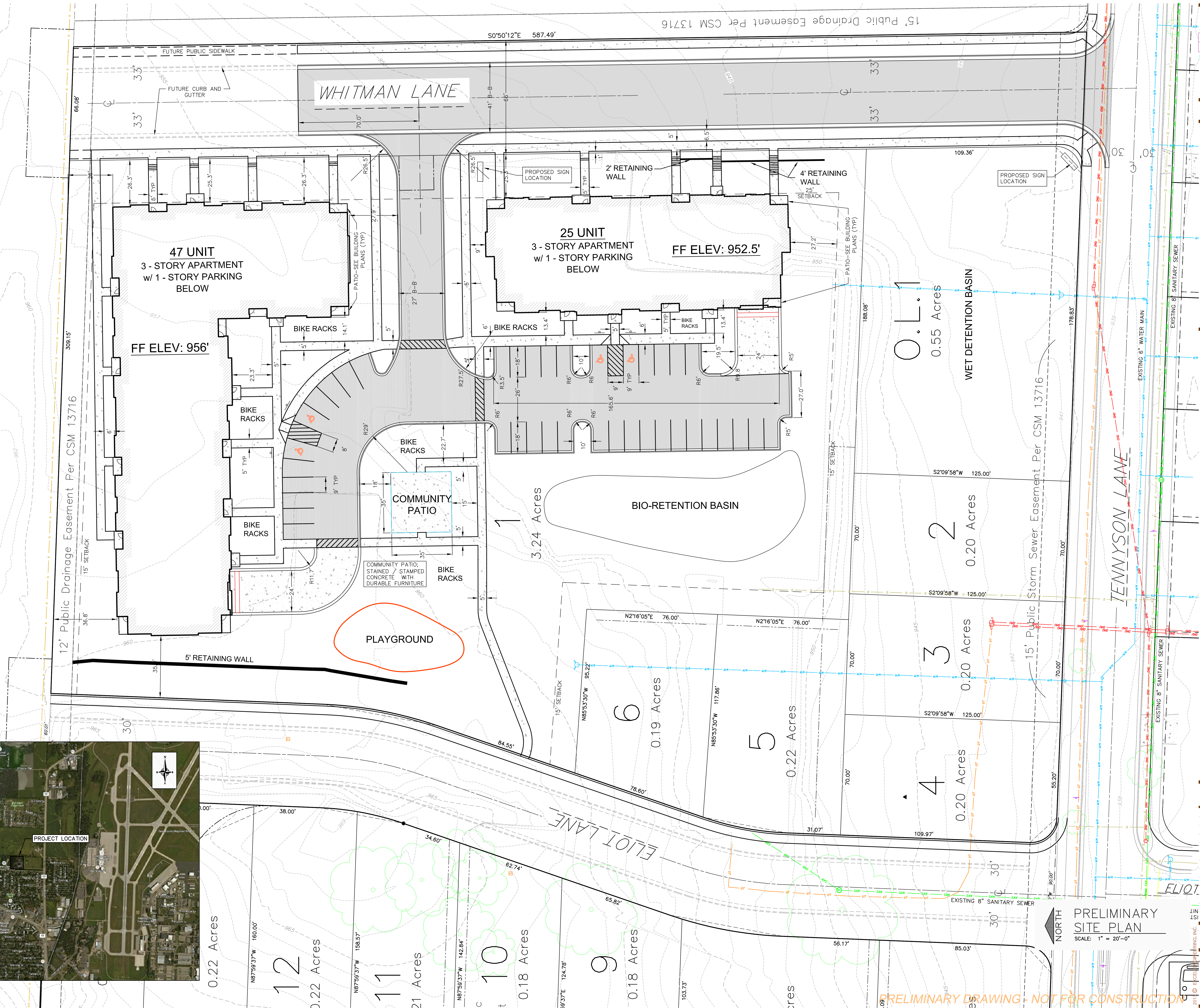
PRELIMINARY UTILITY PLAN
 SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



ELIOT LANE
PRELIMINARY GRADING PLAN
SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



12' Public Drainage Easement Per CSM 13716

WHITMAN LANE

TENNYSON LANE

ELLIOT LANE

PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

47 UNIT
3 - STORY APARTMENT
w/ 1 - STORY PARKING
BELOW
FF ELEV: 956'

25 UNIT
3 - STORY APARTMENT
w/ 1 - STORY PARKING
BELOW
FF ELEV: 952.5'

PLAYGROUND

BIO-RETENTION BASIN

0.55 Acres
WET DETENTION BASIN

0.22 Acres

0.22 Acres

0.21 Acres

0.18 Acres

0.18 Acres

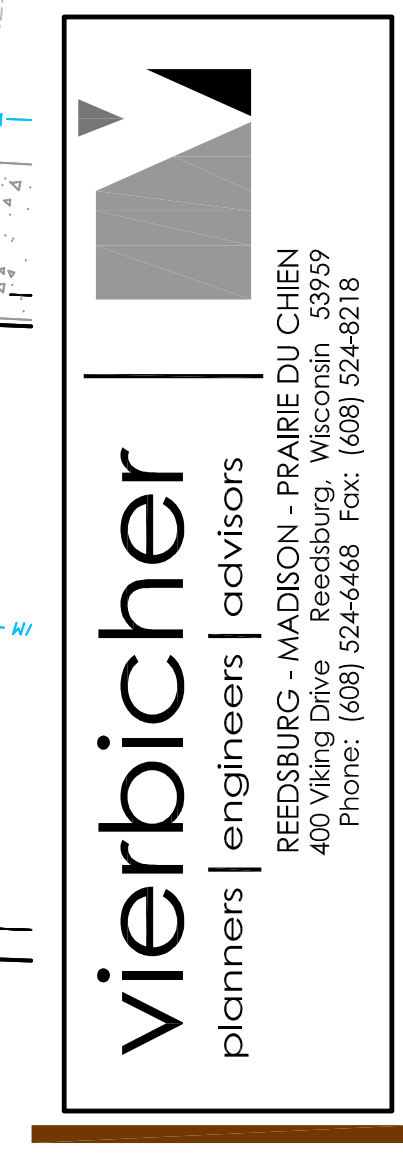
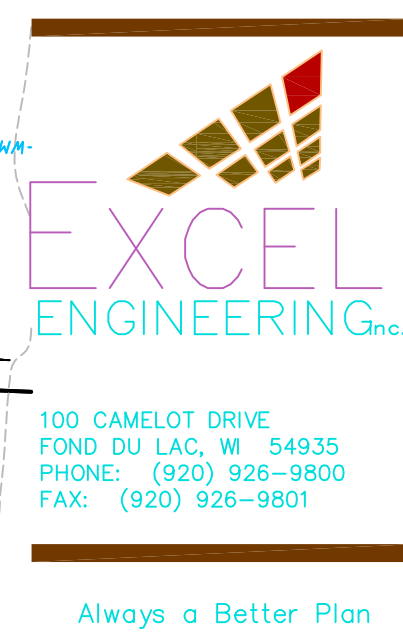
0.22 Acres

0.20 Acres

0.20 Acres

0.20 Acres

3.24 Acres



OWNER:
THE T.W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
MADISON, WISCONSIN
WHITMAN LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
September 2, 2015

JOB NUMBER:
1309760
SHEET

C2.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY EXISTING CONDITIONS
 SCALE: 1" = 20'-0"

JOB NUMBER:
1309760
SHEET

C1.0

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 MADISON, WISCONSIN

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 MADISON, WI 53719

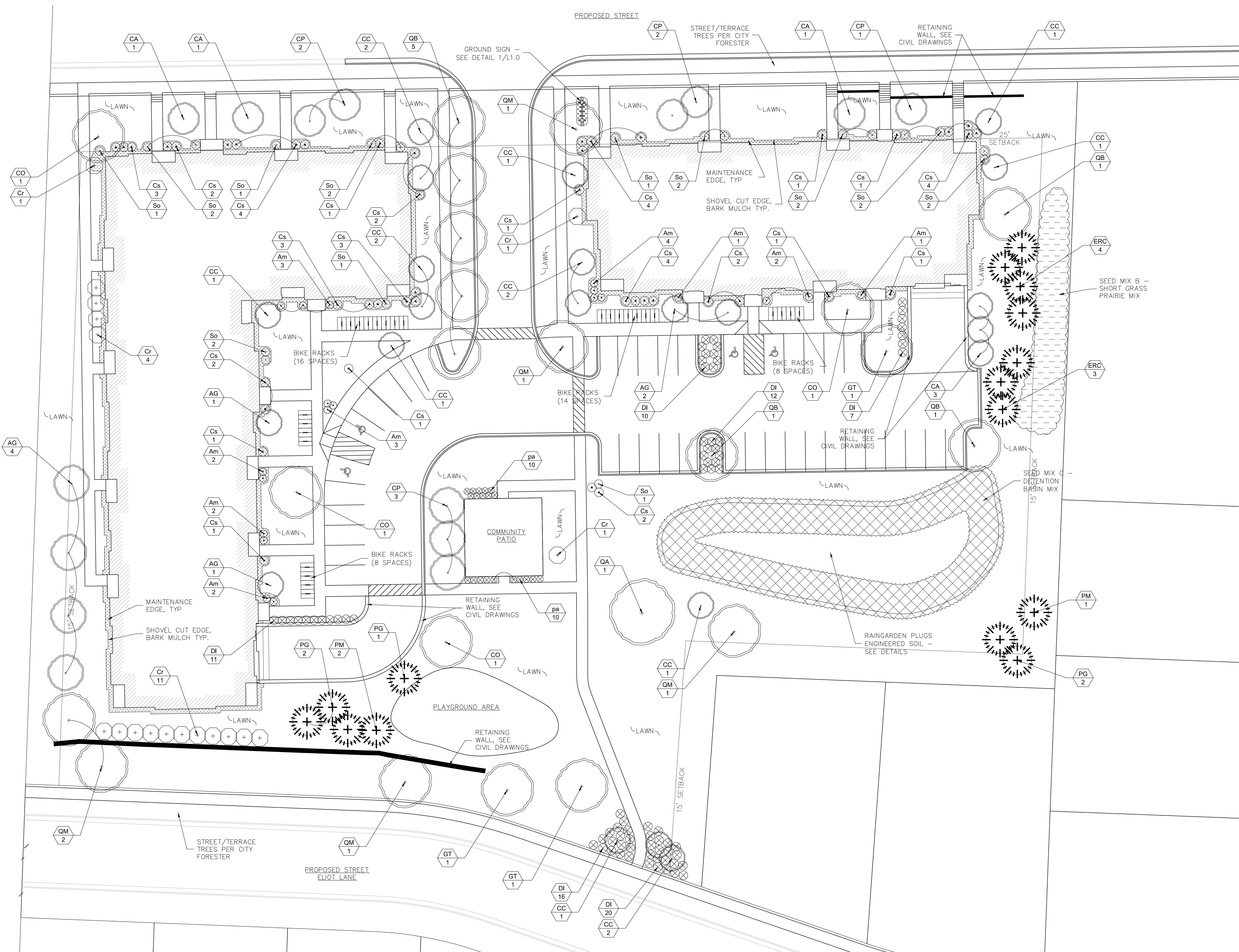
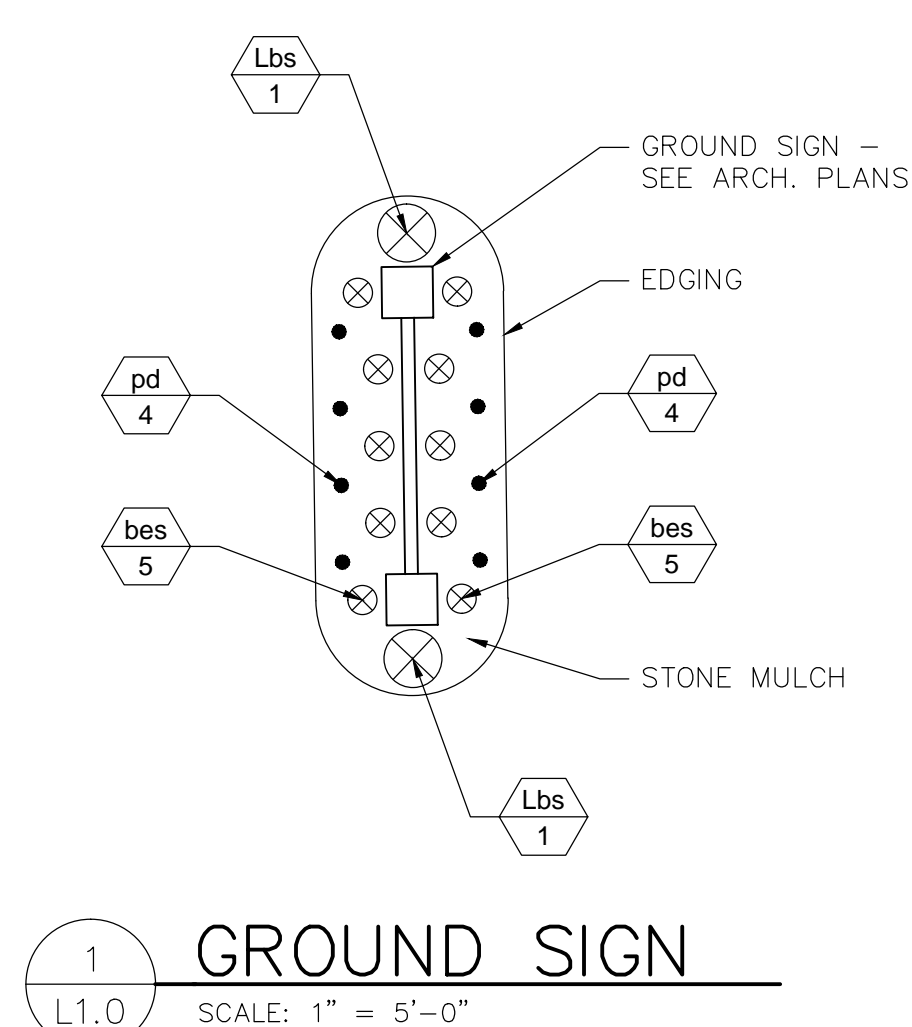
vierbicher
 planners | engineers | advisors

400 Viking Drive
 Reading, Wisconsin 53959
 Phone: (608) 524-0666 Fax: (608) 524-6818

Always a Better Plan

EXCEL
 ENGINEERING

100 CAMELOT DRIVE
 FOND DU LAC, WI 54930
 PHONE: (920) 926-8900
 FAX: (920) 926-9801



REQUIREMENTS:
 SQUARE FOOTAGE OF DEVELOPED AREA: 140,966
 DEVELOPED AREA DIVIDED BY 300 SF: 470 "Lus"
 "Lus" MULTIPLIED BY 5: 2,349 POINTS

BIKE RACKS:
 126 STALLS PROVIDED (72 INTERIOR)

- NOTES:**
- SEE SHEET L3.0 FOR CUT SHEETS, MAINTENANCE INFORMATION, AND SEED MIXES A, B, C
 - REFER TO CIVIL DRAWINGS FOR CONTOURS AND WALLS
 - ALL LIGHT FIXTURES ARE A MINIMUM OF 20' FROM OVERSTORY TREE SPECIES TRUNKS.
 - PLANTING SOILS: THE PLANTING SOIL MIX SHALL CONSIST OF TOPSOIL WITH SOIL AMENDMENTS AND FERTILIZERS IN THE FOLLOWING QUANTITIES: A 1:3 RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME AND PROVIDE FERTILIZER AT LEVELS FOR TREES, SHRUBS AND PERENNIALS AS RECOMMENDED BY THE SOIL ANALYSIS. PLANTING SOIL SHALL BE USED IN ALL PROPOSED LANDSCAPE BEDS.
 - ALL NATIVE PLANTING AREAS SHALL BE EDGED WITH A SHOVEL CUT LIMIT LINE.
 - PLANTING BED SHALL CONSIST OF 3" CLEAR WASHED STONE, COLOR TBD WITH VINYL EDGING.
 - TREES AND SHRUBS IN LAWN AREAS TO BE MULCHED WITH 3" SHREDDED HARDWOOD BARK.

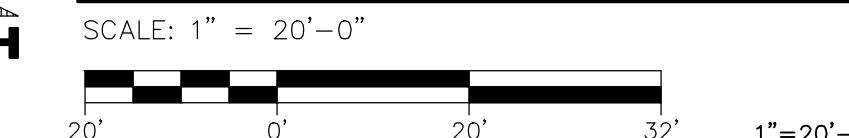
TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
OVERSTORY TREE 2"-2.5" MIN.	WITHIN LAWN AREAS, ENTRY DRIVES AND PARKING LOT TREE ISLANDS	20	35	700
TALL EVERGREEN TREE (5-6')	BOUNDARIES OF PROPERTY FOR SCREENING	22	35	770
ORNAMENTAL TREE	THROUGHOUT DEVELOPMENT	37	15	555
UPRIGHT EVERGREEN SHRUB (3-4')	NA	NA	10	-
SHRUB, DECIDUOUS	WITHIN NATIVE PLANTING AREAS	177	3	531
SHRUB, EVERGREEN	NA	NA	4	-
ORNAMENTAL GRASS/PERENNIALS	PLUGS (DO NOT COUNT TOWARD TOTAL)	40	2	80
EXISTING SIGNIFICANT SPECIMEN TREES	NA	NA	14/CAL. INCH	-
LANDSCAPE FURNITURE 5 FTS. PER "SEAT"	COMMUNITY PATIO & PLAYGROUND AREA	NA	5/SEAT	-
REQUIRED TOTAL				2,349
GRAND TOTAL				2,556

Symbol	Botanical name	Common Name	Size	Root	Quantity
DECIDUOUS TREES					
CO	<i>Celtis occidentalis</i>	Hackberry	2" Cal.	B&B	4
GT	<i>Gleditsia triacanthos</i> iner. 'Skyline'	Skyline Honeylocust	2" Cal.	B&B	3
QB	<i>Quercus bicolor</i>	Swamp White Oak	2" Cal.	B&B	7
QM	<i>Quercus rubrum</i>	Red Oak	2" Cal.	B&B	6
ORNAMENTAL TREES					
AG	<i>Amelanchier x grandiflora</i>	'Autumn Brilliance' serviceberry	1 1/2" Cal.	B&B	8
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood (TF)	1 1/2" Cal.	B&B	6
CC	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn (TF)	1 1/2" Cal.	B&B	15
CP	<i>Carpinus caroliniana</i>	American Hophornbeam	1 1/2" Cal.	B&B	8
SHRUBS					
Am	<i>Aronia melanocarpa</i>	Black chokeberry	5 Gal.	Cont.	20
Cr	<i>Cornus racemosa</i>	Grey Dogwood	5 Gal.	Cont.	18
Cs	<i>Cornus sericea</i> 'Alleman's	Alleman's Compact Dogwood	5 Gal.	Cont.	44
DI	<i>Diervilla lonicera</i>	Dwarf bush honeysuckle	5 Gal.	Cont.	76
So	<i>Symphoricarpos albus</i>	Coralberry	3 Gal.	Cont.	19
EVERGREEN SHRUBS					
PG	<i>Picea glauca</i> var. <i>Densata</i>	Black Hills Spruce	5' ht.	Cont.	8
PM	<i>Pseudotsuga menziesii</i>	Douglas Fir	5' ht.	Cont.	7
ERC	<i>Juniperus Virginiana</i>	Eastern Red Cedar	5' ht.	Cont.	7

Symbol	Botanical name	Common Name	Size	Root	Quantity
PERENNIALS					
pa	<i>Panicum virgatum</i>	Switchgrass	1 Gal		20
Lbs	<i>Schizachyrium Scoparium</i>	Little Bluestem	1 Gal		2
bes	<i>Rudbeckia F.</i>	Black Eyed Susan	1 Gal		10
pd	<i>Sporobolus Heterolepis</i>	Prairie Dropseed	1 Gal		8



LANDSCAPE PLAN
SCALE: 1" = 20'-0"



OWNER:
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 6527 NORMANDY LANE, SUITE 201
 MADISON, WISCONSIN

PROJECT:
 PROPOSED DEVELOPMENT FOR:
 TENNYSON RIDGE
 WHITMAN LANE
 MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
 SEPTEMBER 10, 2015
 SEPTEMBER 15, 2015

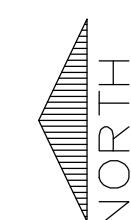
JOB NUMBER:
 1421580
SHEET

L1.0

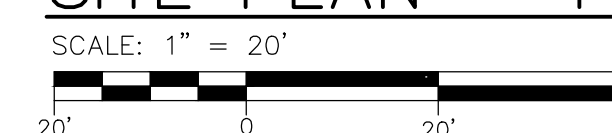


Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	0.2 fc	6.0 fc	0.0 fc	NA	NA	0.01
PARKING	X	2.4 fc	5.3 fc	0.8 fc	6.61	3.01	0.51

Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	L1W	8	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR1A	LUMARK CROSSTOUR 1A - 5000K CCT	LED	1	721.4001	0.81	7
□	L3	3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AE-04-LED-E1-T3	GALLEON LED AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 14 LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV OFFICE ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	LED	64	323.6157	0.81	213
□	L3W	2	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR3A	LUMARK CROSSTOUR 30W LED WALL PACK	LED	1	2802.273	0.81	27
□	L4	2	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AE-04-LED-E1-SL4-HSB	GALLEON LED AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 14 LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT BEAMTOR OPTICS WITH HOUR SIDE SHIELD ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	LED	64	362.2201	0.81	213
□	L5	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AE-04-LED-E1-5M2	GALLEON LED AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 14 LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV MEDIUM OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	LED	64	339.8274	0.81	426



SITE PLAN - PHOTOMETRIC



COORDINATE LOCATION OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.

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SEPTEMBER 15, 2015

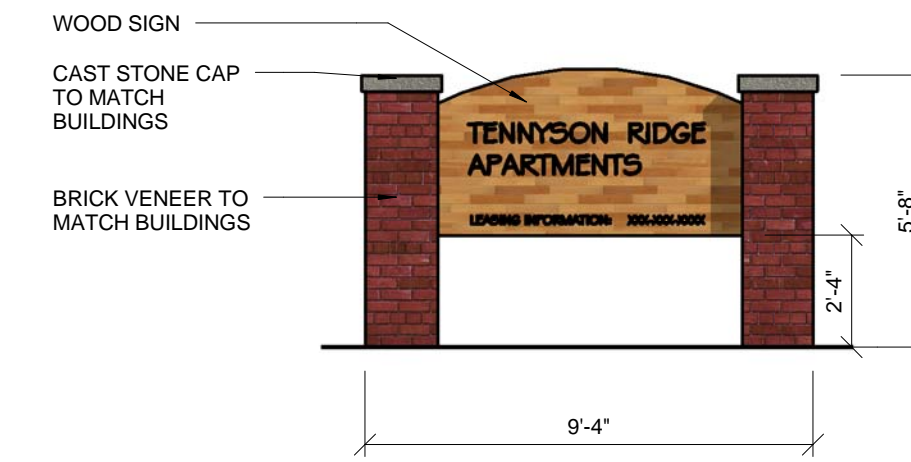
JOB NUMBER:
1421580
SHEET

PXP1



BLDG 'B' - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SIGN

SCALE: 1/4" = 1'-0"



BLDG 'B' - EAST ELEVATION

SCALE: 1/8" = 1'-0"



BLDG 'B' - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BLDG 'B' - WEST ELEVATION

SCALE: 1/8" = 1'-0"

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TENNYSON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
AUGUST 13, 2015
SEPTEMBER 15, 2015

JOB NUMBER:
1421580

SHEET

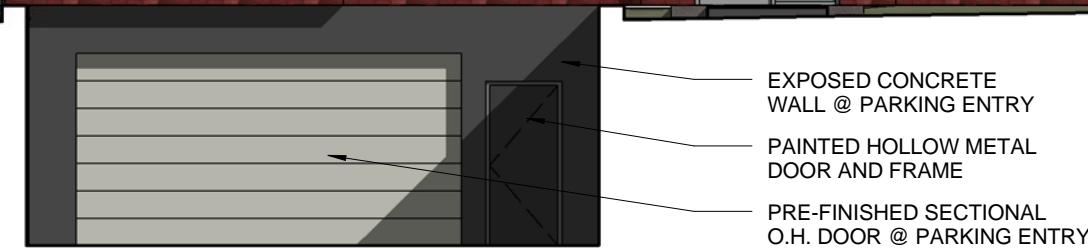
A2.1



BLDG 'A' - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BLDG 'A' - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. 'A' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BLDG 'A' - WEST ELEVATION
SCALE: 1/8" = 1'-0"

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TENNYSON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
AUGUST 13, 2015
SEPTEMBER 15, 2015

JOB NUMBER:
1421580

SHEET

A2.0



100 Camelot Drive
 Fond du Lac, WI 54935
 920.926.9800 office
 920.926.9801 fax
 www.excelengineer.com

LETTER OF TRANSMITTAL

City of Madison Planning Dept.
 215 Martin Luther King Jr. Blvd.
 Madison, WI 53703

JOB NUMBER : 1421580 SEPTEMBER 16, 2015
 ATTN: AL MARTIN
 REGARDING: TENNYSON RIDGE
 MADISON, WI

WE ARE SENDING YOU THE ATTACHED

VIA: <input type="checkbox"/> Fax <input type="checkbox"/> Website <input type="checkbox"/> Mail <input type="checkbox"/> UPS <input type="checkbox"/> Next Day UPS a.m. <input type="checkbox"/> Next Day UPS p.m. <input checked="" type="checkbox"/> DELIVERED runner-AI D. <input type="checkbox"/> PICKED UP	FORMAT <input type="checkbox"/> 8 1/2 x 11 Plans <input checked="" type="checkbox"/> 11 x 17 Plans <input type="checkbox"/> Half size Plans <input type="checkbox"/> Full size Plans <input checked="" type="checkbox"/> CD	ELECTRONIC FILES <input type="checkbox"/> .dwg Autocad 2002 <input type="checkbox"/> .dwg Autocad 2004 <input type="checkbox"/> .plt files <input checked="" type="checkbox"/> .pdf files <input type="checkbox"/> .tiff files <input type="checkbox"/> Other
--	---	--

COPIES	DATE	NUMBER	DESCRIPTION
1			Application Form
14			Sets of Application Material including: Photo of Representative Patio Furniture and Photo of Representative Playset
14			Plans (C1.0, C2.0, C3.0, C4.0, A2.0, A2.1, L1.0, PXP1 and PXP2)
1			CD with electronic files
1			

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|--|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> FOR BIDS DUE ON | <input type="checkbox"/> Returned for corrections |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> For review and comment |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Approved as noted | |

REMARKS:

Application Materials for October 7th UDC

SIGNED: _____

Jeff Liebergen, Architect, Project Designer

COPY TO :

Tom Sather, Tennyson Ridge, LLC
 Gary Woolever, Vierbicher Associates, Inc.
 Paul Skidmore, Skidmore Property Services, LLC

WE ARE SENDING YOU:

<input type="checkbox"/> Same as above	<input checked="" type="checkbox"/> LOT Only	<input type="checkbox"/> Other
VIA: <input type="checkbox"/> Fax <input type="checkbox"/> MAIL <input type="checkbox"/> Website <input type="checkbox"/> UPS <input checked="" type="checkbox"/> Next Day UPS a.m. <input type="checkbox"/> Next Day UPS p.m. <input type="checkbox"/> DELIVERED <input type="checkbox"/> PICKED UP		FORMAT <input type="checkbox"/> 8 1/2 x 11 Plans <input type="checkbox"/> 11 x 17 Plans <input type="checkbox"/> Half size Plans <input type="checkbox"/> Full size Plans <input type="checkbox"/> CD
		ELECTRONIC FILES <input type="checkbox"/> .dwg AutoCAD 2002 <input type="checkbox"/> .dwg AutoCAD 2004 <input type="checkbox"/> .plt files <input type="checkbox"/> .pdf files <input type="checkbox"/> .tiff files <input type="checkbox"/> Other

If enclosures are not as noted, please notify us at once.