



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: _____	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: _____	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 4525 Secret Garden Dr.
 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

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: 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: Joseph Lee 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 Owner (if not applicant): David J. Decker
 Street Address: 2418 Crossroads Dr. City/State: Brookfield, WI Zip: 53005
 Telephone: (608) 241-9500 Fax: () Email: deckerproperties@sbcglobal.net

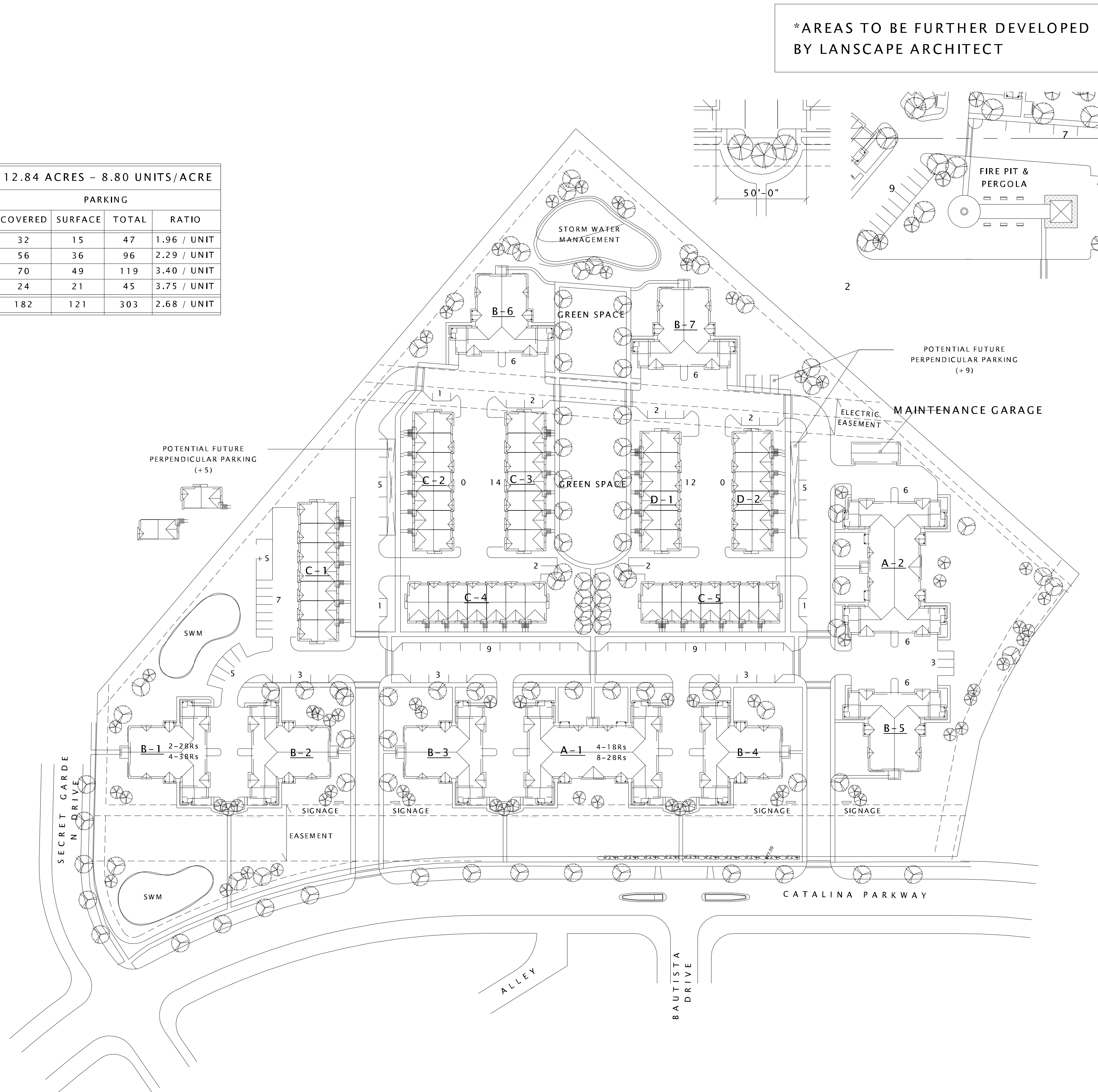
4. Applicant Declarations:

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 Al Martin on Various.
(name of staff person) (date of meeting)

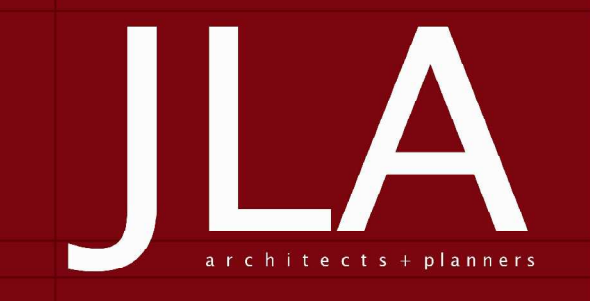
B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Daniel Krisher Relationship to Property Architectural Technician
 Authorized Signature Date 06/03/2015

CONCEPTUAL DATA										12.84 ACRES - 8.80 UNITS/ACRE				
BUILDING		UNITS							BIKE PARKING		PARKING			
TYPE	QTY	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	TOTAL	RATIO	COVERED	SURFACE	TOTAL	RATIO
A	2	0	8	0	16	0	24	40			32	15	47	1.96 / UNIT
B	7	0	0	0	14	28	42	112			56	36	96	2.29 / UNIT
C	5	0	0	0	35	0	35	70			70	49	119	3.40 / UNIT
D	2	0	0	0	12	0	12	24			24	21	45	3.75 / UNIT
TOTALS			8	0	77	28	113	246			182	121	303	2.68 / UNIT
		0%	7%	0%	68%	25%								



*AREAS TO BE FURTHER DEVELOPED BY LANSCAPE ARCHITECT



JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
608.241.9300
JLA PROJECT NUMBER: 14-1103

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		03 JUNE 2015	
Revision Schedule			
Mark	Description	Date	

SHEET TITLE
OVERALL MASTERPLAN

SHEET NUMBER
ASP-101

NOTE:
LANDSCAPE & SITE LIGHTING ELEMENTS SHOWN FOR GRAPHIC PURPOSES ONLY. REFER TO CIVIL, LANDSCAPE, AND SITE LIGHTING DRAWINGS FOR MORE INFORMATION.

MASTERPLAN - OPTION 'B'

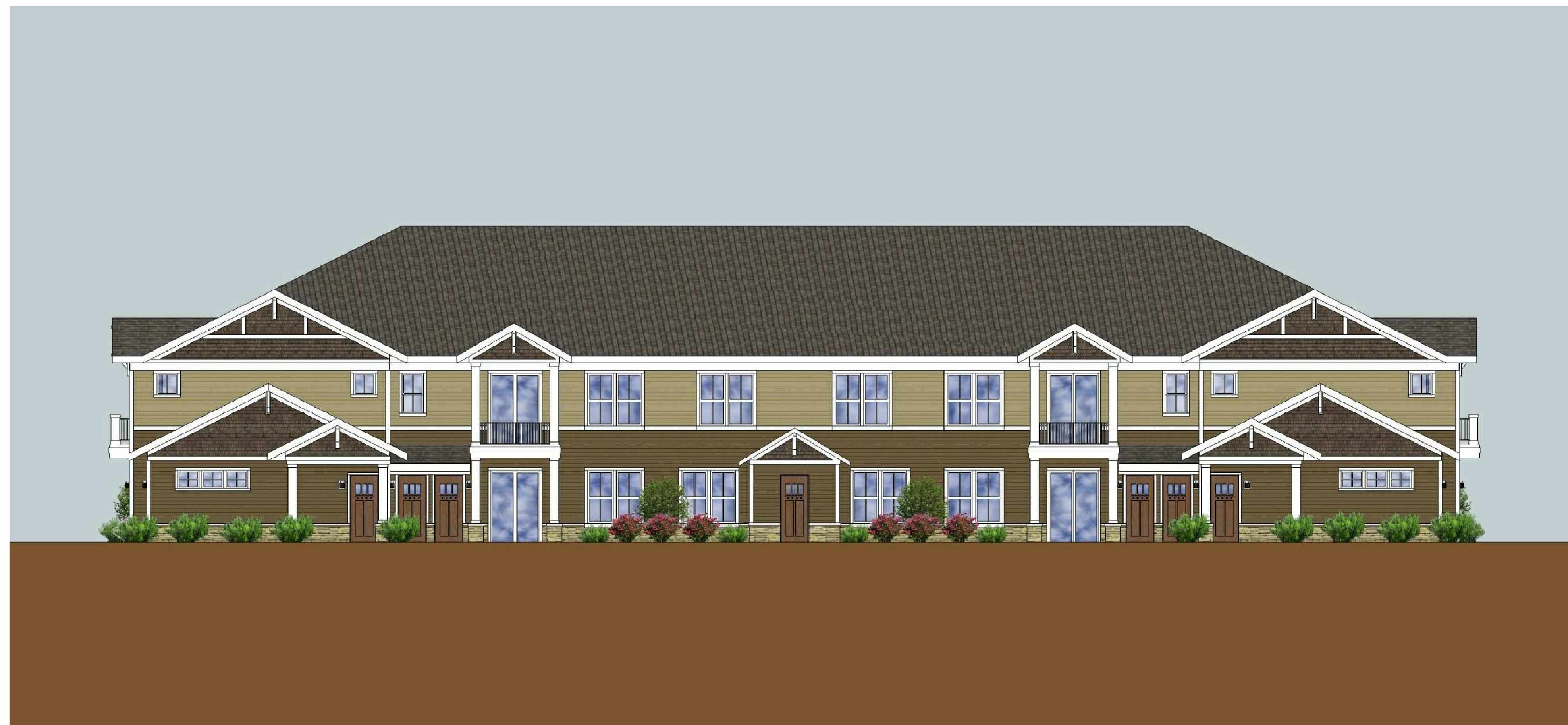
SCALE: 1" = 100'-0"

EXTERIOR MATERIAL SCHEDULE

1. SBRG 1	CERTAFIBRED	8" HORIZONTAL -VINYL (HEARTHSTONE)
2. SBRG 2	CERTAFIBRED	8" HORIZONTAL -VINYL (MTN. CEDAR)
3. SBRG 3	CERTAFIBRED	8" HORIZONTAL -VINYL (SLATE)
4. SBRG 4	CERTAFIBRED	5" SHAKES -VINYL (SABLE BROWN)
5. STONE VENER	HERITAGE CAST STONE	4"X8" ROCK FINISH (HEARTHSTONE)
6. DOOR 1	PELLA	3'-0" X 6'-0" ENTRY DOOR (WOOD)
7. DOOR 2	PELLA	6'-0" X 6'-0" PATIO -VINYL (WHITE)
8. DOOR 3	WAYNE DALTON	7'-0" X 14" OVERHEAD -VINYL (HEARTHSTONE)
9. WINDOW 1	PELLA	2'-4" X 4" SINGLE -VINYL (WHITE)
10. WINDOW 2	PELLA	3' X 6" DOUBLE -VINYL (WHITE)
11. WINDOW 3	PELLA	2'-0" X 2'-0" SINGLE TRANSOM -VINYL (WHITE)
12. WINDOW 4	PELLA	2'-0" X 2'-0" DOUBLE TRANSOM -VINYL (WHITE)



⑥ BUILDING 'A' - ELEVATION 2
1/8" = 1'-0"



⑥ BUILDING 'A' - ELEVATION 3
1/8" = 1'-0"

JLA
architects + planners

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
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Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-A

DECKER PROPERTIES,
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DATE OF ISSUANCE 03 JUNE 2015

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-A

EXTERIOR MATERIAL SCHEDULE

1. SING 1	CERTAINTEED	5" HORIZONTAL - VINYL HEARTHSTONE
2. SING 2	CERTAINTEED	6" HORIZONTAL - VINYL (W/IN. CEDAR)
3. SING 3	CERTAINTEED	6" HORIZONTAL - VINYL (CLEAN)
4. SING 4	CERTAINTEED	5" SHAKES - VINYL (DARK BROWN)
5. STONE VENEER	HERITAGE CAST STONE	4"x8" ROCK (HIGH HEARTHSTONE)
6. DOOR 1	PELLA	3'-0" x 6'-8" ENTRY DOOR (WOOD)
7. DOOR 2	PELLA	6'-0" x 8'-0" PATIO - VINYL (WHITE)
8. DOOR 3	WAYNE DALTON	7' x 14' OVERHEAD - VINYL HEARTHSTONE
9. WINDOW 1	PELLA	2'-4" x 4" SINGLE - VINYL (WHITE)
10. WINDOW 2	PELLA	3' x 6" DOUBLE - VINYL (WHITE)
11. WINDOW 3	PELLA	2'-0" x 2'-0" SINGLE TRANSOM - VINYL (WHITE)
12. WINDOW 4	PELLA	2'-0" x 2'-0" TRIPLE TRANSOM - VINYL (WHITE)



6 BUILDING 'A' - ELEVATION 1
3/16" = 1'-0"



16 BUILDING 'A' - ELEVATION 4
3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

1. SIDING 1	CERTAINTEED	5" HORIZONTAL - VINYL (BEARHISTONE)
2. SIDING 2	CERTAINTEED	6" HORIZONTAL - VINYL (MTR, CEDAR)
3. SIDING 3	CERTAINTEED	6" HORIZONTAL - VINYL (SUDOK)
4. SIDING 4	CERTAINTEED	5" SHAKES - VINYL (SABLE BROWN)
5. STONE VENEER	HERITAGE CAST STONE	4"x8" ROCK (HIGH BEARHISTONE)
6. DOOR 1	PELLA	3'-0" x 6'-0" ENTRY DOOR (WOOD)
7. DOOR 2	PELLA	6'-0" x 8'-0" PATIO - VINYL (WHITE)
8. DOOR 3	WAYNE GALLISON	7' x 14' OVERHEAD - VINYL (BEARHISTONE)
9. WINDOW 1	PELLA	2'-4" x 4" SINGLE - VINYL (WHITE)
10. WINDOW 2	PELLA	3' x 8" DOUBLE - VINYL (WHITE)
11. WINDOW 3	PELLA	2'-0" x 2'-11" SINGLE TRANSOM - VINYL (WHITE)
12. WINDOW 4	PELLA	2'-0" x 2'-11" TRIPLE TRANSOM - VINYL (WHITE)



6 BUILDING 'B' - ELEVATION 2
3/16" = 1'-0"



16 BUILDING 'B' - ELEVATION 3
3/16" = 1'-0"

JLA
architects + planners

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
608.241.9300

JLA PROJECT NUMBER: 14-1102

DECKER PROPERTIES,
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DATE OF ISSUANCE 03 JUNE 2015

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

PROGRESS DOCUMENTS

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Revision Schedule		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201-B

EXTERIOR MATERIAL SCHEDULE

1. SIDING 1	CERTAINTEED	5" HORIZONTAL - VINYL (HEARTHSTONE)
2. SIDING 2	CERTAINTEED	6" HORIZONTAL - VINYL (MTR, CEDAR)
3. SIDING 3	CERTAINTEED	6" HORIZONTAL - VINYL (GLORY)
4. SIDING 4	CERTAINTEED	5" SHAKES - VINYL (SABLE BROWN)
5. STONE VENEER	HERSCOG CAST STONE	4" X 8" ROCK FINISH (HEARTHSTONE)
6. DOOR 1	PELLA	3'-0" X 6'-8" ENTRY DOOR (WOOD)
7. DOOR 2	PELLA	6'-0" X 8'-0" PATIO - VINYL (WHIT)
8. DOOR 3	WAYNE DALTON	7' X 14' OVERHEAD - VINYL (HEARTHSTONE)
9. WINDOW 1	PELLA	2'-4" X 4" SINGLE - VINYL (WHITE)
10. WINDOW 2	PELLA	3' X 6" DOUBLE - VINYL (WHITE)
11. WINDOW 3	PELLA	2'-0" X 2'-0" SINGLE TRANSOM - VINYL (WHITE)
12. WINDOW 4	PELLA	2'-0" X 2'-0" TRIPLE TRANSOM - VINYL (WHITE)



6 BUILDING 'B' - ELEVATION 1
3/16" = 1'-0"



16 BUILDING 'B' - ELEVATION 4
3/16" = 1'-0"

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE 03 JUNE 2015

Revision Schedule		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A200-C



⑦ BUILDING 'C' - FRONT ELEVATION
1/8" = 1'-0"



⑰ BUILDING 'C' - REAR ELEVATION
1/8" = 1'-0"

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE 03 JUNE 2015

Revision Schedule		
Mark	Description	Date

SHEET TITLE

TOWNHOUSE
ELEVATIONS

SHEET NUMBER

A200-D



⑦ BUILDING 'D' - FRONT ELEVATION
1/8" = 1'-0"



⑰ BUILDING 'D' - REAR ELEVATION
1/8" = 1'-0"

May 13, 2015

Mr. Alan Martin
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent – SIP
Maple Grove, Madison, WI
KBA Project # 1355

Mr. Alan Martin:

The following is submitted together with the plans and application for review by staff and the Urban Design Commission.

UDC Application

With this application we will be requesting an informational presentation and review of the project development and site plan layout.

Organizational structure:

Applicant Oakbrook Corporation
/Developer: 2 Science Court
Madison, WI 53711
608-238-2600
608-238-2625 fax
Contact: Michael C. Morey
mcmorey@oakbrookcorp.com

Engineer: D'Onofrio & Kottke
7530 Westward Way
Madison, WI 53717
(608) 833-7530
(608) 833-1089 fax
Contact: Bruce Hollar
bhollar@donofrio.cc

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: Ken Saiki Design
303 South Paterson Street
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com

Please note that the Applicant/Developer is not the current owner of the property; the current owner is Mad Grove LLC. The Applicant/Developer intends to purchase the property from Mad Grove LLC in the fall of 2015.

Introduction:

This development is located adjacent to the corner of McKee Road and Maple Grove Drive on Lot 244 and 245 of the East Pass addition to Country Grove. The site is currently zoned under a General Development Plan that was approved on January 12, 2015 and an SIP application will be submitted for this site in June of 2015.

Site Planning & Building Architecture:

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. Vehicular access to the site is achieved from a secondary street between McKee Road and Mader Drive. The site entry drive will provide access to the surface level parking and lower level enclosed parking. Pedestrian access to the site is from both McKee Road and Mader Drive via sidewalks that have terraces, street lighting, and street trees.

The two new buildings will be three stories and contain 80 apartments, including a mix of market rate and affordable housing units. The development will incorporate underground vehicle and bike parking with additional surface parking provided on site.

The building façades will reflect variations in color, texture and material with high-quality materials. The exterior materials will be a combination of masonry and siding.

Site Development Data:

Densities:

Lot Area	131,910 S.F. or 3.02 acres
Dwelling Units	80 units
Lot Area / D.U.	1,648 S.F./unit
Density	26.5 units/acre
Lot Coverage	72,055 S.F.
Usable Open Space	42,422 S.F.

Floor Area Ratio:

Bldg #1	59,457 S.F.
<u>Bldg #2</u>	<u>35,190 S.F.</u>
Gross Floor Area	94,647 S.F.
Floor Area Ratio	.71
<i>(Excludes parking)</i>	

Dwelling Unit Mix: Apartments

One Bedroom	36
Two Bedroom	34
<u>Three Bedroom</u>	<u>10</u>
Total	80

Vehicle Parking Stalls

Surface	63
<u>Underground</u>	<u>82</u>
Total	145

Bicycle parking Stalls

Surface	19
<u>Underground</u>	<u>82</u>
Total	101

Building Height: 3 Stories

Project Schedule:

This project will be a phased development with construction commencing in the fall of 2015 with a 10 to 12 month timeline and scheduled completion/occupancy slated for late summer or early fall 2016.

Hours of Operation:

The property will be operated as a residential housing facility. The building will have an on-site management office. Hours of operation are expected to be from 8:00 A.M. – 5:00 P.M., Monday through Friday, with previously scheduled appointments on Saturdays.

Social & Economic Impacts:

The development will have a positive social and economic impact through the creation of additional affordable housing targeting families, seniors, persons with disabilities, and those that require additional supportive services in order to live independently. The project will create 12-15 new construction jobs as well as two permanent, full-time positions at the property dedicated to managing and maintaining the facility and servicing the residents.

Value of Land/Estimated Project Costs:

The value of multifamily land is driven by the number of dwelling units that can be developed on a given parcel. The land price agreed upon by the owner and developer is based on a project size of 80 units at a total value of \$960,000. The total project budget, including land, hard/soft costs, operating reserves and other fees is approximately \$11,985,000. The City of Madison, through their Affordable Housing Initiative (AHI), has agreed to provide financial resources in the amount of \$1,000,000 in order to support the project and meet the goals and objectives of the city's initiative.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA
Managing Member