

PLEASE PRINT!

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

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

**Legistar #** \_\_\_\_\_

DATE SUBMITTED: February 13, 2013

**Action Requested**

Informational Presentation

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

UDC MEETING DATE: March 6, 2013

PROJECT ADDRESS: 6733 Fairhaven Road

ALDERMANIC DISTRICT: District 7

OWNER/DEVELOPER (Partners and/or Principals)  
Fairhaven Court, LLC  
Kevin Kavanaugh, Jim Anderson,  
Gregg Shimanski

ARCHITECT/DESIGNER/OR AGENT:  
Architectural Design  
Consultants, Inc.  
Russell A. Eilers, AIA

CONTACT PERSON: Russell A. Eilers, AIA

Address: 30 Wisconsin Dells Parkway  
Lake Delton, WI 53940

Phone: 608-254-6181

Fax: 608-254-2139

E-mail address: r.eilers@adcidesign.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)

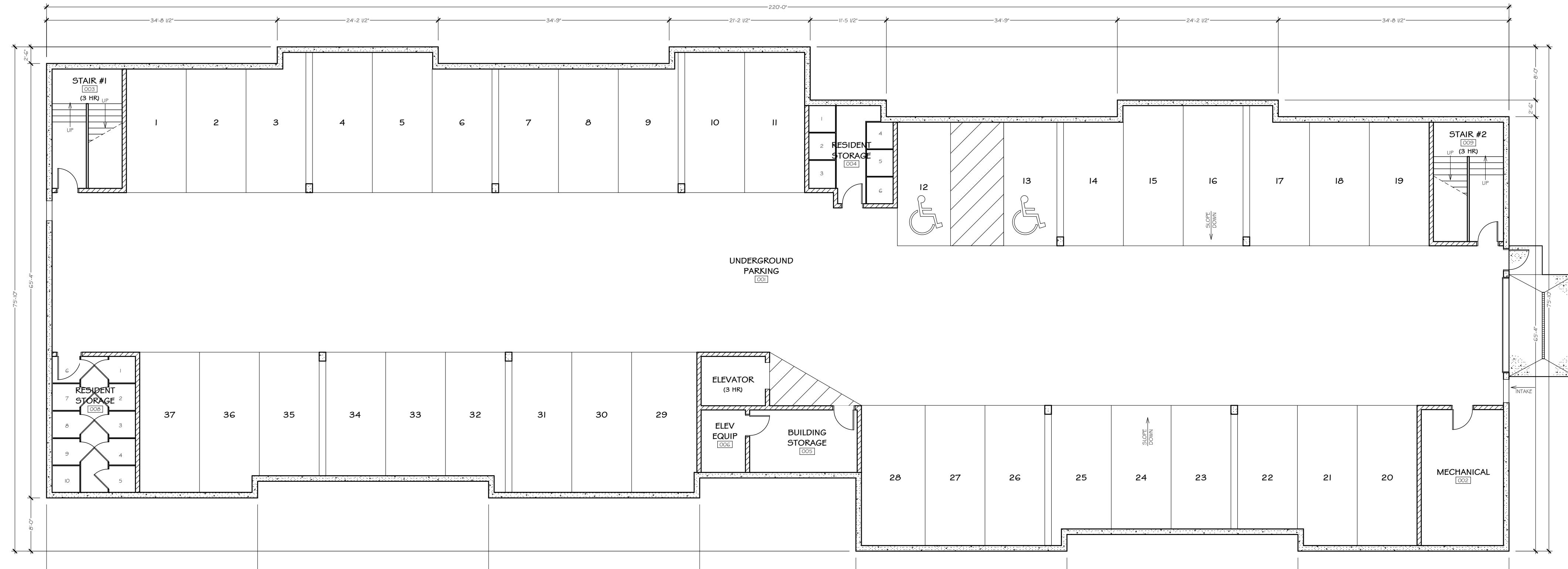
(See Section D for:)

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.

PLEASE PRINT!



**BASEMENT FLOOR PLAN**

NOT TO SCALE



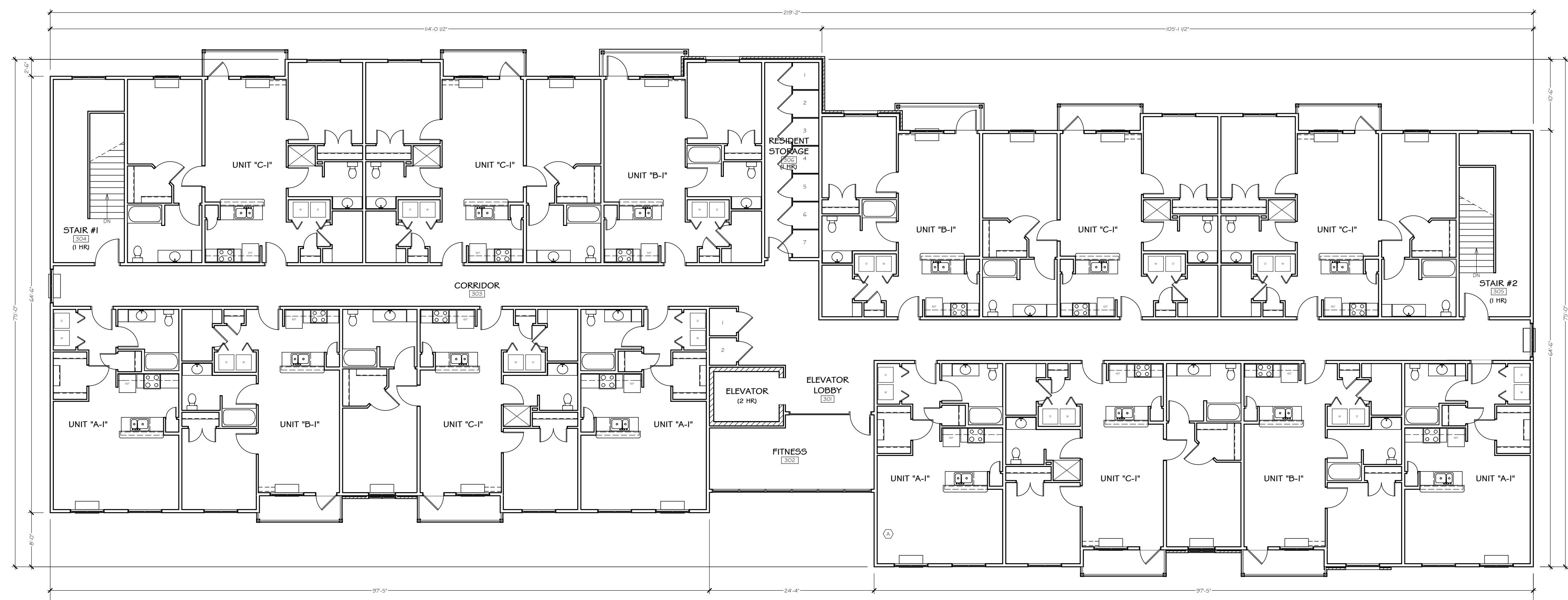
**FIRST FLOOR PLAN**

NOT TO SCALE



**SECOND FLOOR PLAN**

NOT TO SCALE



**THIRD FLOOR PLAN**

NOT TO SCALE



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FAIRHAVEN COURT - APARTMENT BUILDING

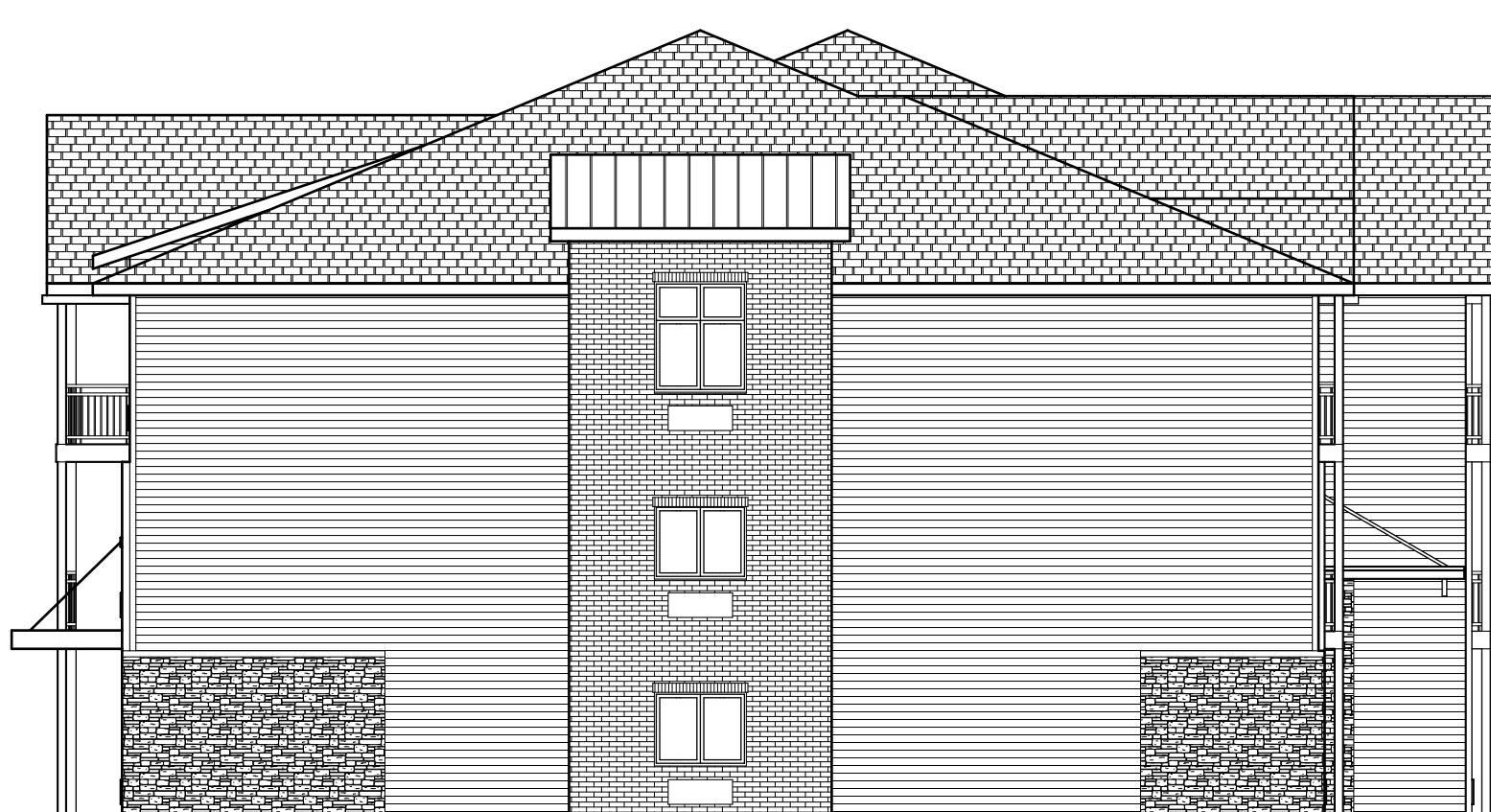
MADISON, WI

2-12-13



## ELEVATION A

SCALE: 1" = 10'



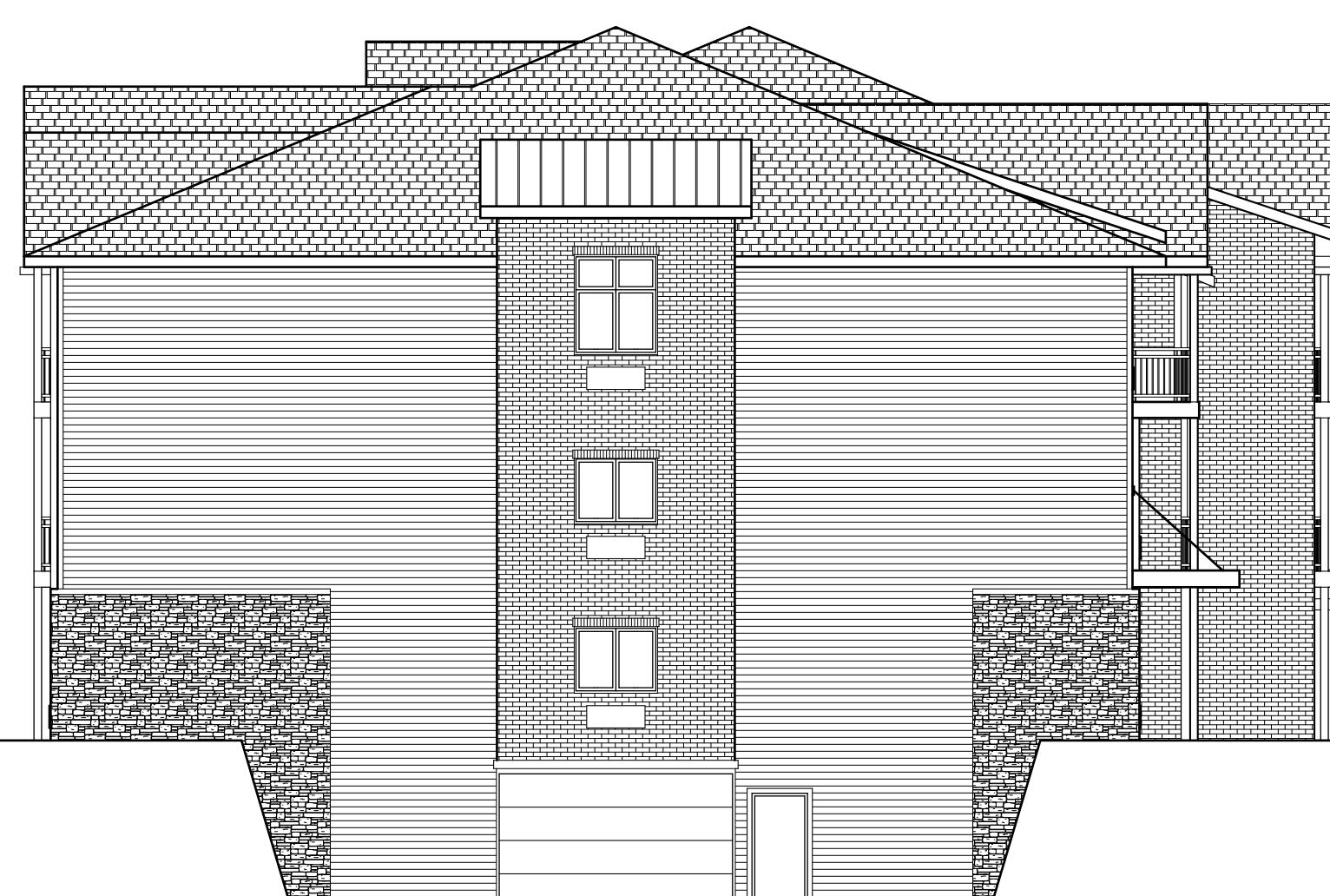
## ELEVATION B

SCALE: 1" = 1'



## ELEVATION C

SCALE: 1" = 10'



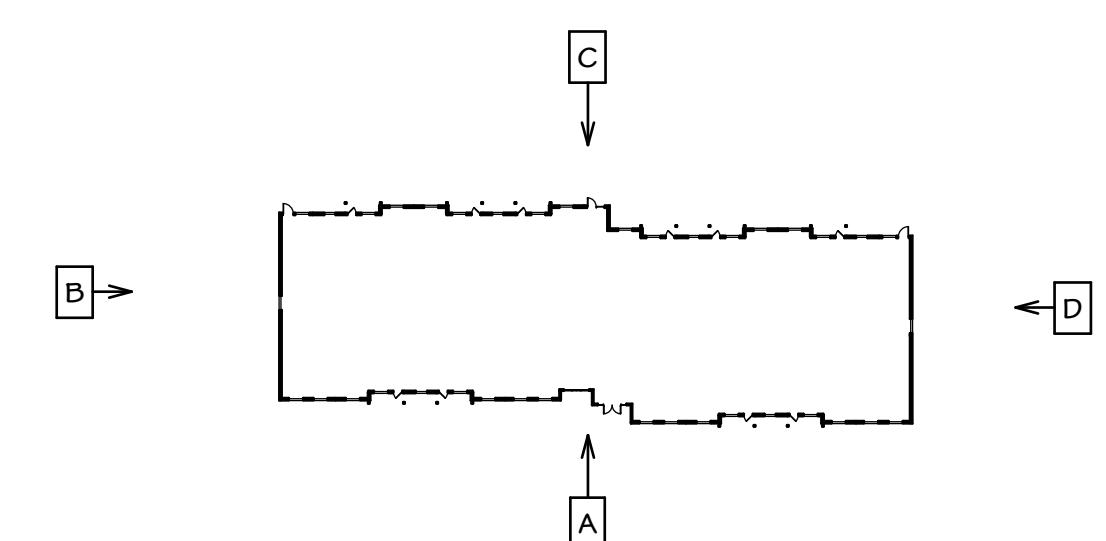
## ELEVATION D

---

SCALE: 1" = 1'

# EXTERIOR COLOR SCHEDULE

MATERIAL	COLOR
BRICK	RED
SIDING	SANDSTONE BEIGE
STONE	SUNHILL BLEND
SHINGLES	DRIFTWOOD
SOFFIT/FASCIA	WHITE
WINDOWS/DOORS	WHITE
BALCONIES/TRIM	WHITE



# KEY PLAN



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# FAIRHAVEN CO

MADISON, WI

2-12-13



**Fairhaven Court Apartments - February 12, 2013**



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Fairhaven Court Apartments - February 12, 2013



Architectural Design  
Consultants, Inc.



ELEVATION "A"



ELEVATION "C"



ELEVATION "B"

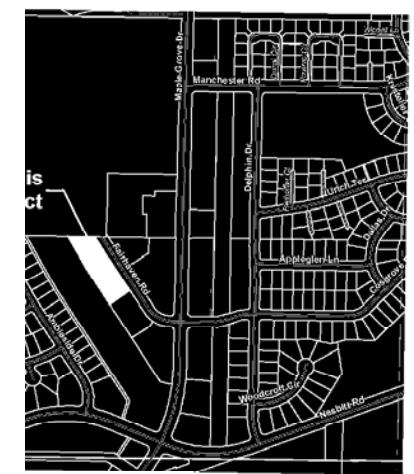


ELEVATION "D"

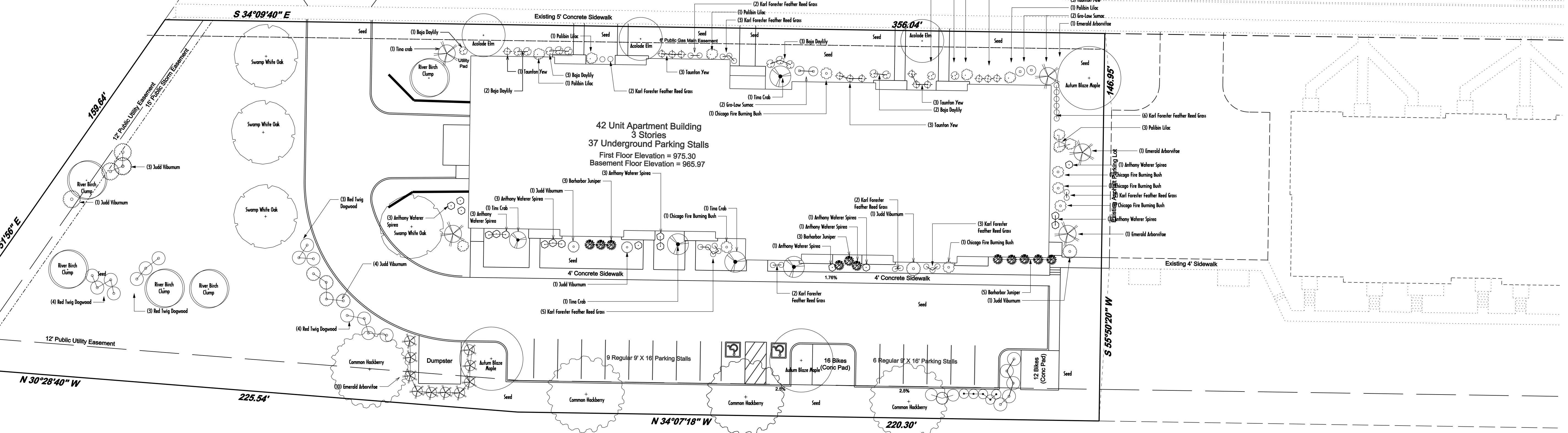


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Fairhaven Court Apartments - February 12, 2013



Locator  
Southwest 1/4, Section 12  
T06N, R12E



Quantity	Common Name	Planting Size
4	Swamp White Oak	2' BB
3	Acerola Elm	1-3/4" BB
4	Autumn Blaze Maple	2' BB
4	Common Hackberry	2' BB
5	River Birch Clump	6' BB
4	Tina Crab	4' BB
15	Emory's Serviceberry	4' BB
5	Common Witch Hazel	#5 CONT
22	Red Twig Dogwood	#7 CONT
11	Judd Viburnum	#7 CONT
8	Chicago Fire Burning Bush	3' BB
11	Pallbin Lilac	#5 CONT
18	Anthony Waterer Spirea	#2 CONT
17	Common Hackberry	#2 CONT
23	Taunton Yew	15' BB
14	Barbarian Juniper	#2 CONT
19	Karl Forester Feather Reed Grass	#1 CONT
13	Baja Daylily	#1 CONT

City of Madison		
Landscape Requirements		
Number of Parking Stalls		29
Number of Canopy Trees Required		3
Number of Landscape Points Required		147
Solution		
6	Canopy Trees (2" - 2-1/2") @ 35 points	210
38	Canopy Trees or Small Ornamental Trees (1-1/2" - 2") @ 15 points	570
	Deciduous Shrubs @ 2 points	76
	Evergreen Shrubs @ 3 points	9
	Evergreen Trees (3'h) @ 15 points	225
	Decorative Wall @ 5 points (Per 10 ft)	5
	Decorative Fence @ 5 points (Per 10 ft)	5
	Decorative Earth Berm @ 5 points (Per 10 ft)	5
	Average Height - 30" @ 5 points	25
	Average Height - 15" @ 2 points	10
Total Points		286

General Notes:

- Individual trees and shrub groupings found along the perimeter of the property as well as those found within lawn areas to receive wood mulch rings and wood mulch beds consisting of a mixture of recycled wood mulch, colored brown.
- "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric barrier.
- Seed shall consist of the following mixture:  
40% Palmer Ryegrass  
20% Baron Bluegrass  
20% Nassau Bluegrass  
20% Pennlawn Creeping Red Fescue
- Plant beds adjacent to the building(s) to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric barrier

## Watts Landscape Service

350 Pioneer Avenue  
Verona, Wisconsin 53593  
Phone (608) 833-3535  
www.wattslandscape.com

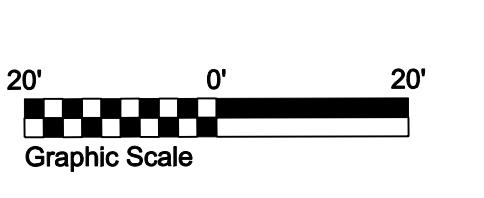
## Landscape Plan

For: Fairhaven Court, LLC  
Fairhaven Court, LLC  
2920 Bryant Road, Madison, Wisconsin 53713  
Contact: Kevin Kavanaugh

Part of Lot 3, CSM No 10769 and Lot 1, CSM No 12128, lying in the SW 1/4 of the SW 1/4 or Section 12, T06N, R12E, City of Madison, Dane County, Wisconsin

Office Map Number 16037-L  
Graphic Scale  
20' 0' 20'  
L1.0

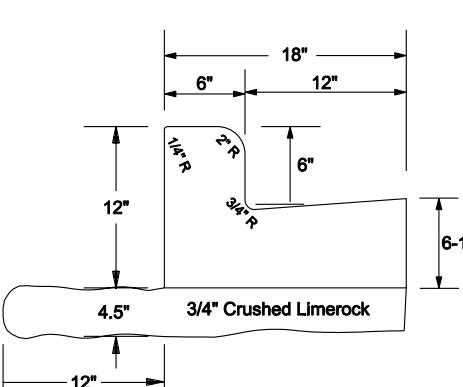
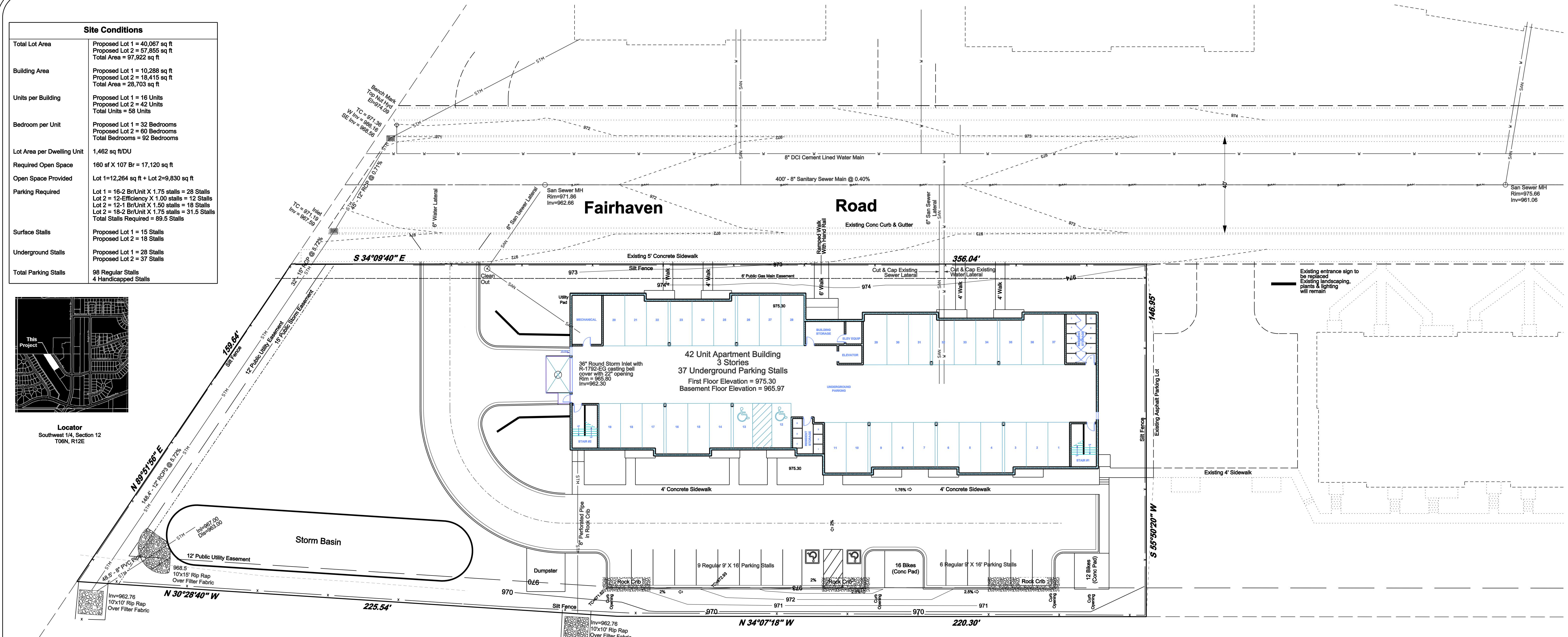
Drawn By: EVS  
Checked By: RC  
Date: April 6, 2012  
Plot File: 16037-L  
Pen Table: 16037-L  
Directory: P:\Projects\WattsLandscape\Datasheets\Section12\16037-L.dwg\Eng\SitePlan



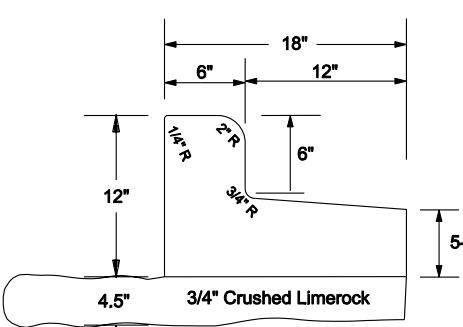
Site Conditions	
Total Lot Area	Proposed Lot 1 = 40,067 sq ft Proposed Lot 2 = 57,855 sq ft Total Area = 97,922 sq ft
Building Area	Proposed Lot 1 = 10,288 sq ft Proposed Lot 2 = 18,415 sq ft Total Area = 28,703 sq ft
Units per Building	Proposed Lot 1 = 16 Units Proposed Lot 2 = 42 Units Total Units = 58 Units
Bedroom per Unit	Proposed Lot 1 = 32 Bedrooms Proposed Lot 2 = 60 Bedrooms Total Bedrooms = 92 Bedrooms
Lot Area per Dwelling Unit	1,462 sq ft/BU
Required Open Space	160 sf X 107 Br = 17,120 sq ft
Open Space Provided	Lot 1=12,264 sq ft + Lot 2=9,830 sq ft
Parking Required	Lot 1 = 16-2 Br/Unit X 1.75 stalls = 28 Stalls Lot 2 = 12-2 Br/Unit X 1.50 stalls = 18 Stalls Lot 1 = 1 Br/Unit X 1.50 stalls = 10 Stalls Lot 2 = 18-2 Br/Unit X 1.75 stalls = 31.5 Stalls Total Stalls Required = 89.5 Stalls
Surface Stalls	Proposed Lot 1 = 15 Stalls Proposed Lot 2 = 18 Stalls
Underground Stalls	Proposed Lot 1 = 28 Stalls Proposed Lot 2 = 37 Stalls
Total Parking Stalls	98 Regular Stalls 4 Handicapped Stalls



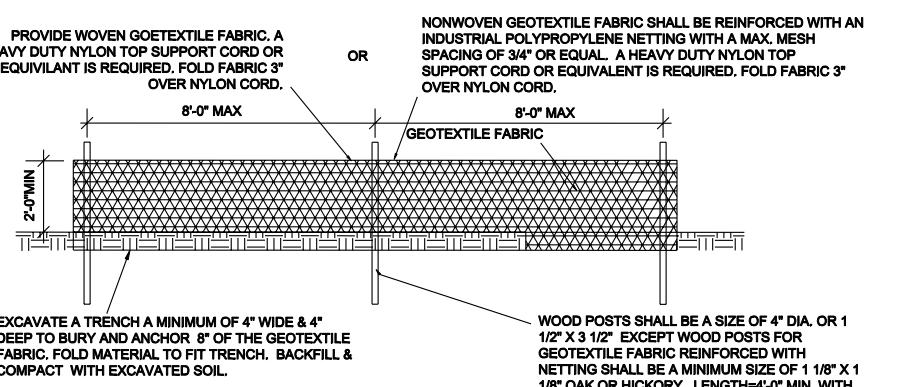
Locator  
Southwest 1/4, Section 12  
T06N, R12E



18" Standard Curb

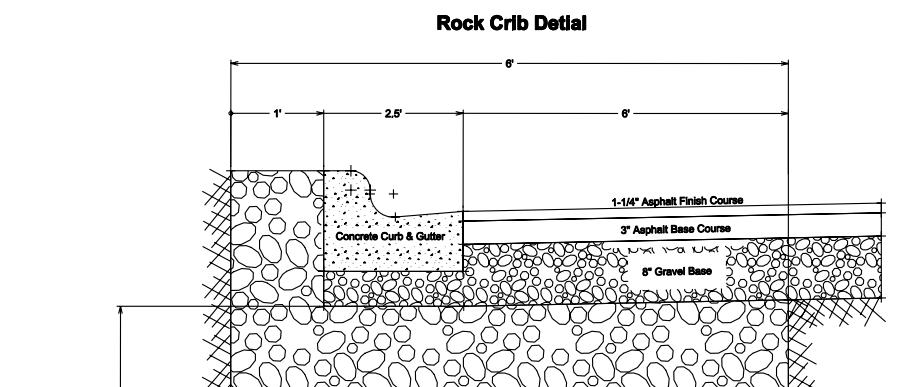


18" Reject Curb



SILT FENCE

NOTE: REFER TO WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK SECTION B.1.



SECTION A-A

NOTE: REFER TO WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK SECTION B.1.

SECTION A-A



## COLORS

**BACKGROUND:** SW. 6084 Modest White paint

**BACK:** SW. 3002 Belvedere Tan stain

**BORDER:** 3/4" SW. 2916 Red Prairie

3" space

**PINSTRIPE:** 3/8" SW. 6881 Cayenne

**LOGO:** SW. Black with a Belvedere Tan stained background

**LETTERS:** SW. Black (raised), and  
SW. 6084 Modest White (blasted in)

**MISC:** Raised Capsule painted SW. Black with letters blasted in

**POSTS:** SW. Belvedere Tan stain Post Trim - SW. Red Prairie

**BALL TOPS:** SW. Belvedere Tan stain with Black & Cayenne pinstripes



**Architectural Design  
Consultants, Inc.**

Front Elevation of 16-Unit Building

Fairhaven Court - Madison, WI

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Front Yard of 16-Unit Building

Fairhaven Court - Madison, WI

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Rear Elevation of 16-Unit Building

Fairhaven Court - Madison, WI

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**Architectural Design  
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Side Elevation of 16-Unit Building

Fairhaven Court - Madison, WI

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Development to the East

Fairhaven Court - Madison, WI

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Undeveloped Site

Fairhaven Court - Madison, WI

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**Architectural Design  
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Development to the North

Fairhaven Court - Madison, WI

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**Architectural Design  
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Development to the North

Fairhaven Court - Madison, WI

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**Architectural Design  
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Development to the West

Fairhaven Court - Madison, WI

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Rear Yard of 16-Unit Building

Fairhaven Court - Madison, WI

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**Architectural Design  
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Development to the South

Fairhaven Court - Madison, WI

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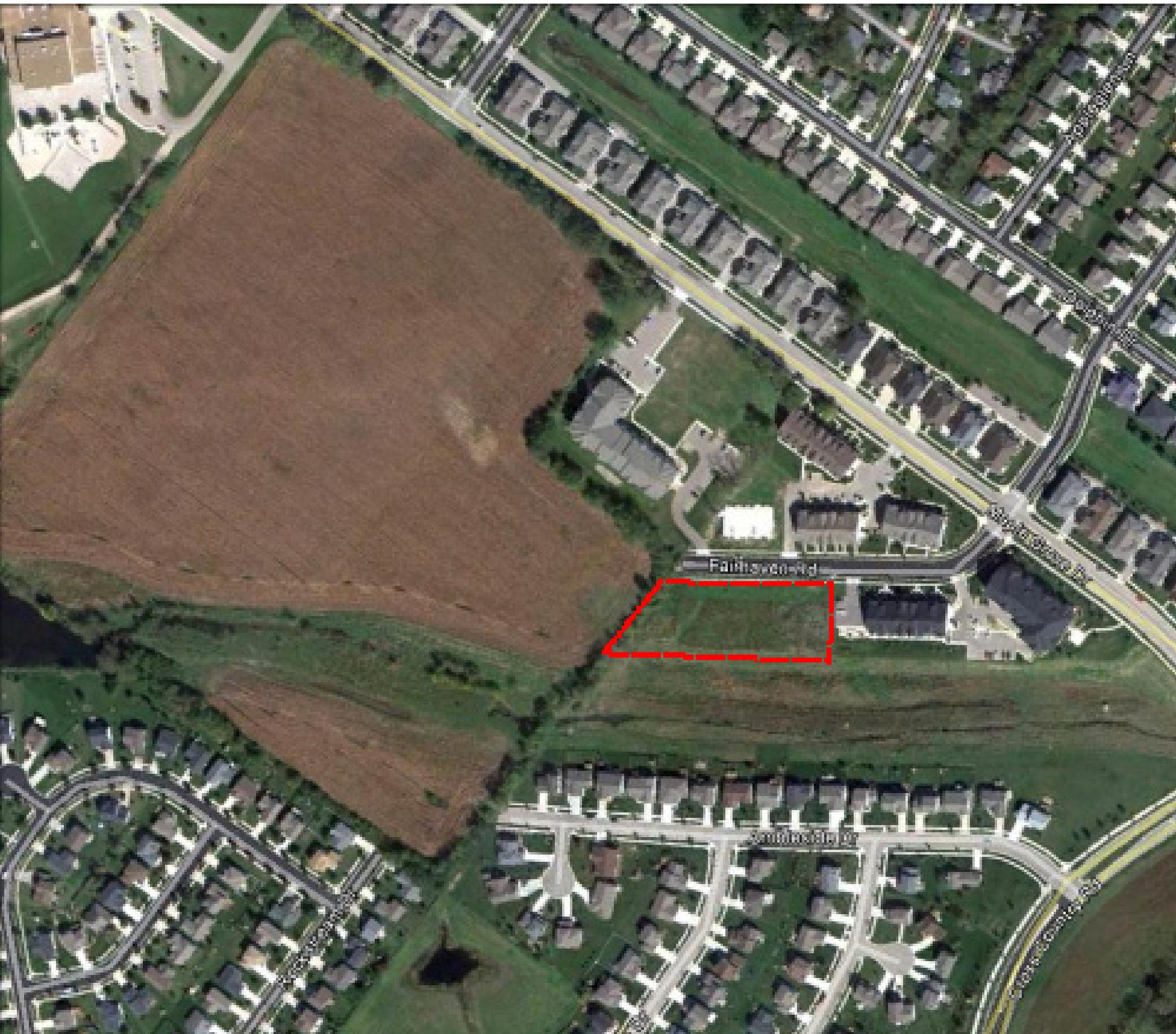


**Architectural Design  
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Development to the South

Fairhaven Court - Madison, WI

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**Architectural Design  
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Location Map

Fairhaven Court - Madison, WI



LETTER OF INTENT  
TO THE PLAN COMMISSION AND  
CITY COUNCIL OF THE CITY OF MADISON

PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN  
PUD (SIP)

Residential Development

Lot 3, Certified Survey Map No. 10769, now known as Units  
6717-1 through 6717-16, inclusive, and Units 6725-1 through 6725-16,  
inclusive, Twisted Tree Condominium and Lot 1, Certified Survey Map No. 12128.  
6717, 6725 and 6733 Fairhaven Road  
In the City of Madison, Dane County, Wisconsin  
To be known as Fairhaven Court

*Application Submittal Date:* May 9, 2012

*Project Name:* Fairhaven Court

*Owner:* Fairhaven Court, LLC  
2920 Bryant Road  
Madison, Wisconsin 53713  
Contact: Kevin Kavanaugh  
(608) 271-8514  
[kevin@krsrestequip.com](mailto:kevin@krsrestequip.com)

*Designer:* Russell A. Eilers, AIA  
Architectural Design Consultants, Inc.  
30 Wisconsin Dells Parkway  
P.O. Box 580  
Lake Delton, WI 53940  
(608) 254-6181  
[r.eilers@adcidesign.com](mailto:r.eilers@adcidesign.com)

*Engineer:* Eric W. Sandsnes, PLS  
Royal Oak & Associates, Inc.  
3678 Kinsman Boulevard  
Madison, WI 53704-2509  
(608) 274-0500 Ext. 13  
[esandsnes@royaloakengineering.com](mailto:esandsnes@royaloakengineering.com)

***Landscape Architect:***

Watts Landscaping Service  
350 Pioneer Avenue  
Verona, WI 53593  
608-833-3535

***Legal:***

***Project:***

42-unit apartment building to be located on a portion of Lot 3 Certified Survey Map No. 10769, now known as 6725-1 through 6725-16, inclusive, Twisted Tree Condominium (6725 Fairhaven Road) and Lot 1 of Certified Survey Map No. 12128 (6733 Fairhaven Road); and an existing 16-unit building located on a portion of Lot 3 Certified Survey Map No. 10769, now known as Units 6717-1 through 6717-16, inclusive, Twisted Tree Condominium, (6717 Fairhaven Road) in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Madison's very popular Cross Country neighborhood, currently consists of 1 townhouse style building with 16 condominium units (located on Lot 3 CSM 10769, 6717 Fairhaven Road), and a 42-unit multi-family apartment building all totaling 93,609 square feet of dwelling unit improvements, including underground parking. The condominium will be dissolved and the units will become multi-family rental units.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all dwelling units. Block retaining walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches are included with the dwelling units for all ground units, and balconies are provided for upper units. A variety of landscaping will be used to act as screening or for general separation of those units.

**Uses/Family Definition:**

The uses of Lots 1 and 3 are as follows:

CSM Lot No	Permitted Use	Lot Area	Permitted Dwelling Units	Bedrooms
Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769	Multi-Family Building	57,856 s.f.	42	60
Lot 3 CSM 10769	Townhouse Units	40,067 s.f.	16	32
		97,923 s.f.	58	92

The improvements to Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769 (6725 and 6733 Fairhaven Road) shall consist of one 42-unit apartment building. There exists on a portion of Lot 3 CSM 10769 one townhouse style building with 16 condominium units, the condominium will be dissolved. This is to be a multi-family development owned and operated as a residential apartment development. The units and the common areas of the residential apartment development shall be used for residential purposes only, as per the R4 zoning district. The family definition shall coincide with the definition given in Madison General Ordinance 28.03 for the R1 zoning district.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for tenants and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

**Timetable for Construction:**

Building construction is anticipated to begin immediately following plan approval. Ultimate completion is expected in approximately nine months.

**Total area of Lots 1 and 3:**

Lot 1 CSM 12128-57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

**Lot Area Requirements:**

Per PUD (SIP) total area as defined above is

Lot 1 CSM 12128-57,856 sq. ft.; Lot 3  
CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

**Dwelling Units:**

Dwelling units proposed: 42 new apartment units (6725 and 6733 Fairhaven Road) plus existing 16 units (6717 Fairhaven Road).

**Lot Area Per Dwelling Unit:**

1,688 sq. ft./u;

**Usable Open Space/Requirements:**

Area Required 160 s.f./bedroom: 14,720 sq. ft.

**Useable Open Space Provided:**

Lot 1= 12,264 s.f. + Lot 2= 9,830 s.f.

**Snow and Trash Storage and Removal, Maintenance:**

Snow and trash storage and removal will be done by private contractor. All on-site maintenance equipment will be stored within the underground parking garages.

**Economic/Socioeconomic Impact:**

The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of multi-family single-family development which dominates the area.

Rents for the apartment units of the existing building will range from \$[ ] for [ ] bedrooms to \$[ ] for [ ] bedrooms. Rents for the apartment units of the new building will range from \$[ ] for [ ] bedrooms to \$[ ] for [ ] bedrooms.

Sincerely,

Fairhaven Court, LLC

## **ZONING TEXT**

### **PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN PUD (SIP) May 9, 2012**

#### **Residential Development**

Lot 3, Certified Survey Map No. 10769, now known as Units 6717-1 through 6717-16, inclusive, and Units 6725-1 through 6725-16, inclusive, Twisted Tree Condominium and Lot 1, Certified Survey Map No. 12128. 6717, 6725 and 6733 Fairhaven Road  
In the City of Madison, Dane County, Wisconsin  
To be known as Fairhaven Court

#### ***Statement of Purpose:***

This Planned Unit Development Specific Implementation Plan PUD (SIP) provides for a new 56,768 gross square foot, 42-unit residential development with underground parking located on a portion of Lot 3 Certified Survey Map No. 10769, now known as 6725-1 through 6725-16, inclusive, Twisted Tree Condominium (6725 Fairhaven Road) and Lot 1 of Certified Survey Map No. 12128 (6733 Fairhaven Road); and an existing 16-unit building located on a portion of Lot 3 Certified Survey Map No. 10769, now known as Units 6717-1 through 6717-16, inclusive, Twisted Tree Condominium, (6717 Fairhaven Road) in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Madison's very popular Cross Country neighborhood, currently consists of 1 townhouse style building with 16 condominium units (located on Lot 3 CSM 10769, 6717 Fairhaven Road), and a 42-unit multi-family apartment building all totaling 93,609 square feet of dwelling unit improvements, including underground parking. The condominium will be dissolved and the units will become multi-family rental units.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Block retaining walls will be used to accommodate

grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches are included with the dwelling units for all ground units, and balconies are provided for upper units. A variety of landscaping will be used to act as screening or for general separation of those units.

***Building Descriptions:***

This development will consist of 58 dwelling units. The dwelling units will offer a mix of interiors and amenities with a total of approximately 92 bedrooms. The apartment buildings will offer units ranging from roughly 580-1,730 s.f.

CSM Lot No	Permitted Use	Lot Area	Permitted Dwelling Units	Bedrooms
Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769	Multi-Family Building	57,856 s.f.	42	60
Lot 3 CSM 10769	Townhouse Units	40,067 s.f.	16	32
		97,923 s.f.	58	92

The improvements to Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769 (6725 and 6733 Fairhaven Road) shall consist of one 42-unit apartment building. There exists on a portion of Lot 3 CSM 10769 one townhouse style building with 16 condominium units, the condominium will be dissolved. This is to be a multi-family development owned and operated as a residential apartment development. The units and the common areas of the residential apartment development shall be used for residential purposes only, as per the R4 zoning district. The family definition shall coincide with the definition given in Madison General Ordinance 28.03 for the R1 zoning district.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for tenants and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

***Yard Requirements:***

Minimum Yard Requirements:

Front Yard: 10 ft.

Side Yard: 5 ft.

Rear Yard: 30 ft.

***Total area of Lots 1 and 3:***

Lot 1 CSM 12128- 57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

***Lot Area Requirements***

Per PUD (SIP) total area as defined above is Lot 1 CSM 12128-57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

***Dwelling Units***

Dwelling units proposed: 42 new apartment units (6725 and 6733 Fairhaven Road) plus existing 16 units (6717 Fairhaven Road)

***Lot Area Per Dwelling Unit***

1,688 sq. ft./u;

***Usable Open Space/Requirements:***

Area Required 160 s.f./bedroom: 14,720 sq. ft.

***Usable Open Space Provided:***

Lot 1= 12,264 s.f. + Lot 2= 9,830 s.f.

***Height Requirements:***

Maximum Building Height is 3 stories or 40 ft.

Proposed Building Height is 3 stories with average height of 36 ft.

***Landscaping:***

Landscaped areas will be provided as shown on approved plans. Upon commencement of building construction, a local provider will be responsible for the installation of all landscape materials.

***Accessory Off-Street Parking:***

Min. Parking Stalls Required: 89.5 spaces

Parking Stalls Provided: 102 spaces above ground; 65 spaces underground.

***Bicycle Requirements:***

Spaces required: 58  
Spaces provided: [civil]

***Site Lighting:***

Lighting will be provided as shown on approved plans.

***Signage:***

Signage will be as shown on approved plans--  
Max. Allowable Signage: 20 sq. ft. Proposed Signage: 17 sq. ft.

All signage shall be per the approved PUD (SIP).

***Snow and Trash Storage and Removal, Maintenance:***

Snow and trash storage and removal will be done by private contractor. All on-site maintenance equipment will be stored within the underground parking garages.

***Alterations and Revisions:***

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.