



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>November 23, 2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>December 9, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 5401 Tancho Drive
Project Title (if any): Tancho Drive Multi-Family Development (working name)

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: SIP for a previously approved GDP

- 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:

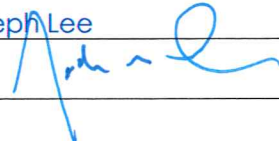
Applicant Name: Joseph Lee Company: JLA Architects + Planners
 Street Address: 2418 Crossroads Drive - 2300 City/State: Madison, Wisconsin Zip: 53718
 Telephone: (608) 241-9500 Fax: () _____ Email: jlee@jla-ap.com

Project Contact Person: Joseph Lee Company: JLA Architects + Planners
 Street Address: 2418 Crossroads Drive - 2300 City/State: Madison, Wisconsin Zip: 53718
 Telephone: (608) 241-9500 Fax: () _____ Email: jlee@jla-ap.com

Project Owner (if not applicant): Fiduciary Real Estate Development
 Street Address: 789 N. Water Street - Suite 200 City/State: Milwaukee, Wisconsin Zip: 53718
 Telephone: (414) 226-4535 Fax: () _____ Email: mschiltz@fred-inc.com

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 Jay Wendt on November 9, 2015
(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 Joseph Lee Relationship to Property Project Designer
 Authorized Signature  Date November 23, 2015



JOSEPH LEE + ASSOCIATES, LLC

2418 Crossroads Drive, Suite 2300
Madison, Wisconsin 53718
608.241.9500

November 23, 2015

City of Madison – Urban Design Commission
c/o Mr. Al Martin
City of Madison Planning & Zoning Department
215 Martin Luther King, Jr. Boulevard - Suite LL100
Madison, Wisconsin 53703

RE: UDC Urban Design Commission – Informational Meeting
Tancho Drive Multi-Family Development

City of Madison Urban Design Commission –

On behalf of Fiduciary Real Estate Development, JLA Architects is submitting the current design drawings for the *Tancho Drive Multi-Family Development* (working name) to the City of Madison Urban Design Commission for an Informational Presentation and to receive preliminary feedback from the Commission.

This proposed development is located on an a 14 acre (+/-) undeveloped parcel on Tancho Drive – off of American Parkway – on Madison's far-east side. It is surrounded by various multi-family residential properties as well as a City Park.

Currently, the proposed development consists of seven (7) multi-family buildings and a Clubhouse Building – all organized around two common greenspaces. In addition to the internal pedestrian connections throughout the site, the Masterplan has pedestrian connections to Tancho Drive and the neighboring park.

The residential buildings will be three-stories above one level of covered parking. In the current Masterplan design, these buildings have 264 total units – a density of 18.9 units/acre. The Clubhouse Building will be a single-story building and will contain a leasing office, swimming pool and other common amenities for the development's residents.

Vehicular parking for the development will be a combination of surface parking and covered parking. Currently, the Masterplan design has a total of 443 parking spaces – a parking ratio of 1.68 spaces per units and 1.18 spaces per bedroom.

The project team currently consists of Fiduciary Real Estate Development (Developer), JLA Architects + Planners (Architecture/Design), and The Sigma Group (Civil Engineering/Landscape Architecture).

The proposed project schedule has construction commencing in the spring of 2016 with completion of the first building in the fall of 2016. The construction of each building will be slightly staggered, and the completion of total project build-out shall depend on market conditions.

Tancho Drive Multi-Family Development
UDC Informational Submittal
November 23, 2015
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Our team looks forward to working with the City of Madison on this project and contributing to the ongoing improvement of the neighborhood.

Regards,

A handwritten signature in blue ink, appearing to read "J. Lee", with a stylized flourish at the end.

Joseph M. Lee, AIA
JLA Architects + Planners



Fiduciary
REAL ESTATE DEVELOPMENT, INC







POPLAR CREEK



BARRINGTON APARTMENTS



OAKWOOD VILLAGE



PUBLIC PARK



	UNITS							PARKING			
	ST.	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	RATIO
A-1	8	21	3	9	3	44	59	44			
A-2	8	21	3	9	3	44	59	44			
A-3	8	21	3	9	3	44	59	44			
B-1	3	11	5	11	3	33	50	33			
B-2	3	11	5	11	3	33	50	33			
B-3	3	11	5	11	3	33	50	33			
B-4	3	11	5	11	3	33	50	33			
TOTALS	36	107	29	71	21	264	377	264	179	443	1.68/u
											1.18/BR

NOTE:
PARKING COUNTS LISTED ABOVE DO NOT INCLUDE TEN (10) SPACES DEDICATED FOR THE CLUBHOUSE BUILDING.

CONCEPTUAL MASTERPLAN



CONCEPTUAL ARCHITECTURAL CHARACTER



CONCEPTUAL ARCHITECTURAL CHARACTER