



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>April 22, 2015</u> | <input type="checkbox"/> Informational Presentation |
| UDC Meeting Date: <u>May 20, 2015</u> | <input type="checkbox"/> Initial Approval |
| Combined Schedule Plan Commission Date (if applicable): _____ | <input checked="" type="checkbox"/> Final Approval |

1. Project Address: 5020 Pendleton Drive
Project Title (if any): 50 Twenty Apartments

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: James Miller
Street Address: P.O. Box 283 / 109 Hotel St
Telephone: 608 455-5055 Fax: 608 455-5086
C:608-609-0079

Project Contact Person: same as above James Miller
Street Address: _____
Telephone: (____) _____ Fax: (____) _____

Project Owner (if not applicant): Jane Clegg
Street Address: 789 N. Water St. Suite 200
Telephone: 608 520-22300 Fax: 608 274-8296

Company: Wisconsin Sign & Graphics
City/State: Brooklyn, WI Zip: 53521
Email: Jemiller@wissign.com

Company: _____
City/State: _____ Zip: _____
Email: _____

Company: Fiduciary Real Estate Development
City/State: Milwaukee, WI Zip: 53202
Email: jclegg@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 Al Martin / Matt Tucker on 4-13-15.
(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 James Miller Relationship to Property Agent

Authorized Signature Date APRIL 22, 2015



109 Hotel Street
PO Box 283
Brooklyn, WI 53521

Phone 608.455.5055
Fax 608.455.5086
www.Wissign.com

April 21, 2015

**City of Madison
215 Martian Luther King JR. Blvd.
Dept of Planning & Development
Attn: Al Martin
Secretary of the Urban Design Commission**

**RE: 50 Twenty 5020 Pendleton Dr.
Madison, WI 53718
Planned Development – General development Plan (GDP)**

Dear Sirs and Madams;

Enclosed is application for the Urban Design Commission for review and grant final approval of Planned Development Signage
Property Zoning PD

We are asking for approval for:

1. (2) Monument (Single Faced) Signs – Locations A. & B. Signs are 32 Sq. Ft. each and meet the city codes for a (PD)
City code 31.13(3) Allows for 32/64 net & gross area.
2. (1) Wall Sign – Locations C. is 14.4 Sq. Ft.. City code allows for 12 Sq. Ft.
We are asking for variance of 20% bigger
3. Front Entry Address plaques – Locations D – (7) 10"hx 46" w – 3.19 Sq. Ft.
To be mounted on existing front entry - (Composite wood panels)

*All Landscaping will be the same as original approved building plans.

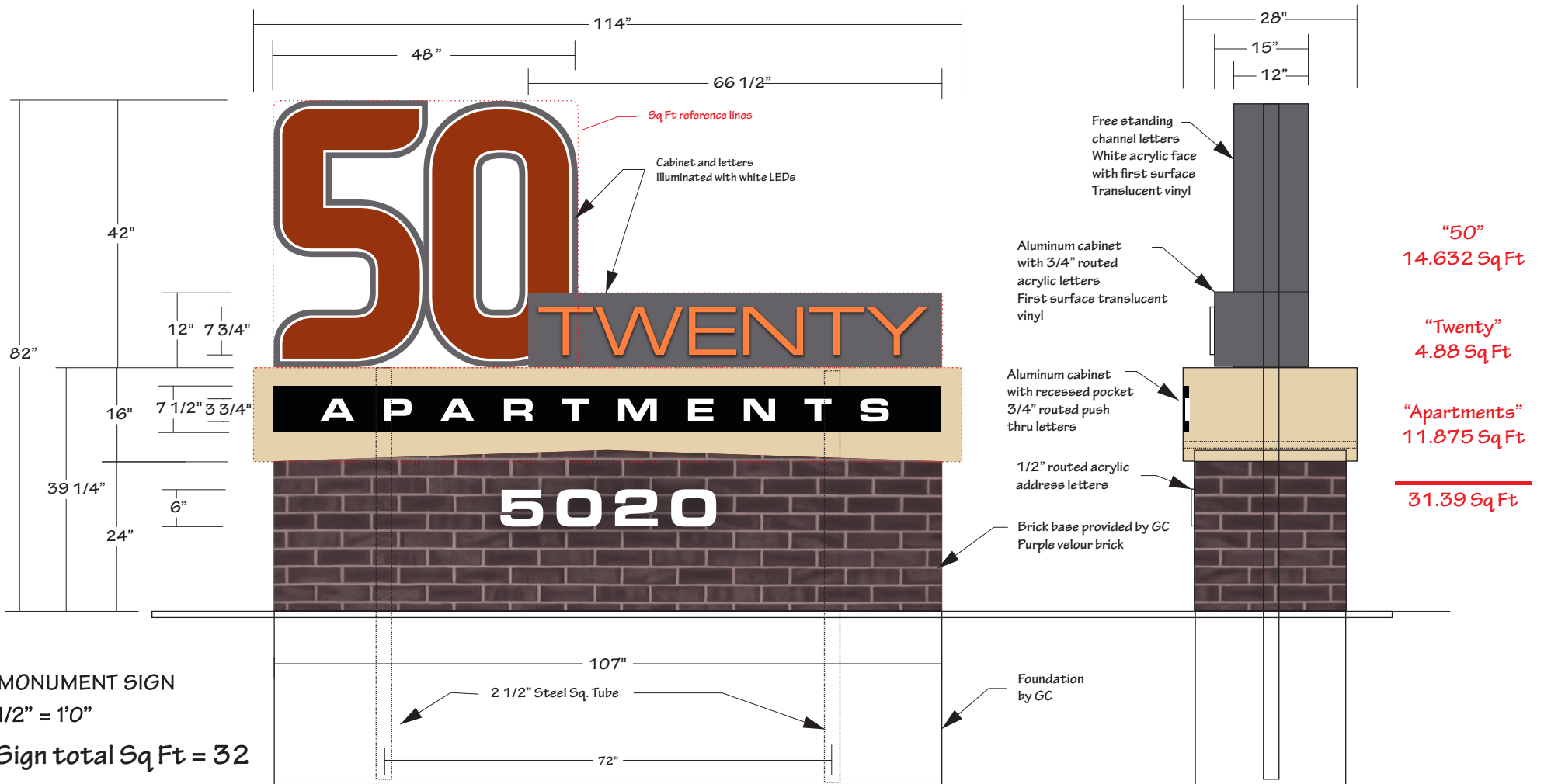
Sincerely

James E. Miller – Wisconsin Sign & Graphics

Agent for Fiduciary Real Estate Development – 50 Twenty Apartments

Signs For Your Success!

50 TWENTY- 5020 PENDLETON DR. - MADISON, WI



Monument Signs for Location A and B



Customer Fiduciary-50 Twenty
Street Madison, WI 53718
City

Date: 4.21.15
Acct. Rep. James Miller

Designer: M Studnicka
Drawing No. 50 Twenty Monument 32
Revision Sign A & B
Scale:

Client Approval Signature:
Print:
Date:

Landlord Approval Signature:
Print:
Date:

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50 TWENTY- 5020 PENDLETON DR. - MADISON, WI



Customer Fiduciary - 50 Twenty
Street
City Madison, WI 53718

Date: 4.20.15
Acct. Rep.
James Miller

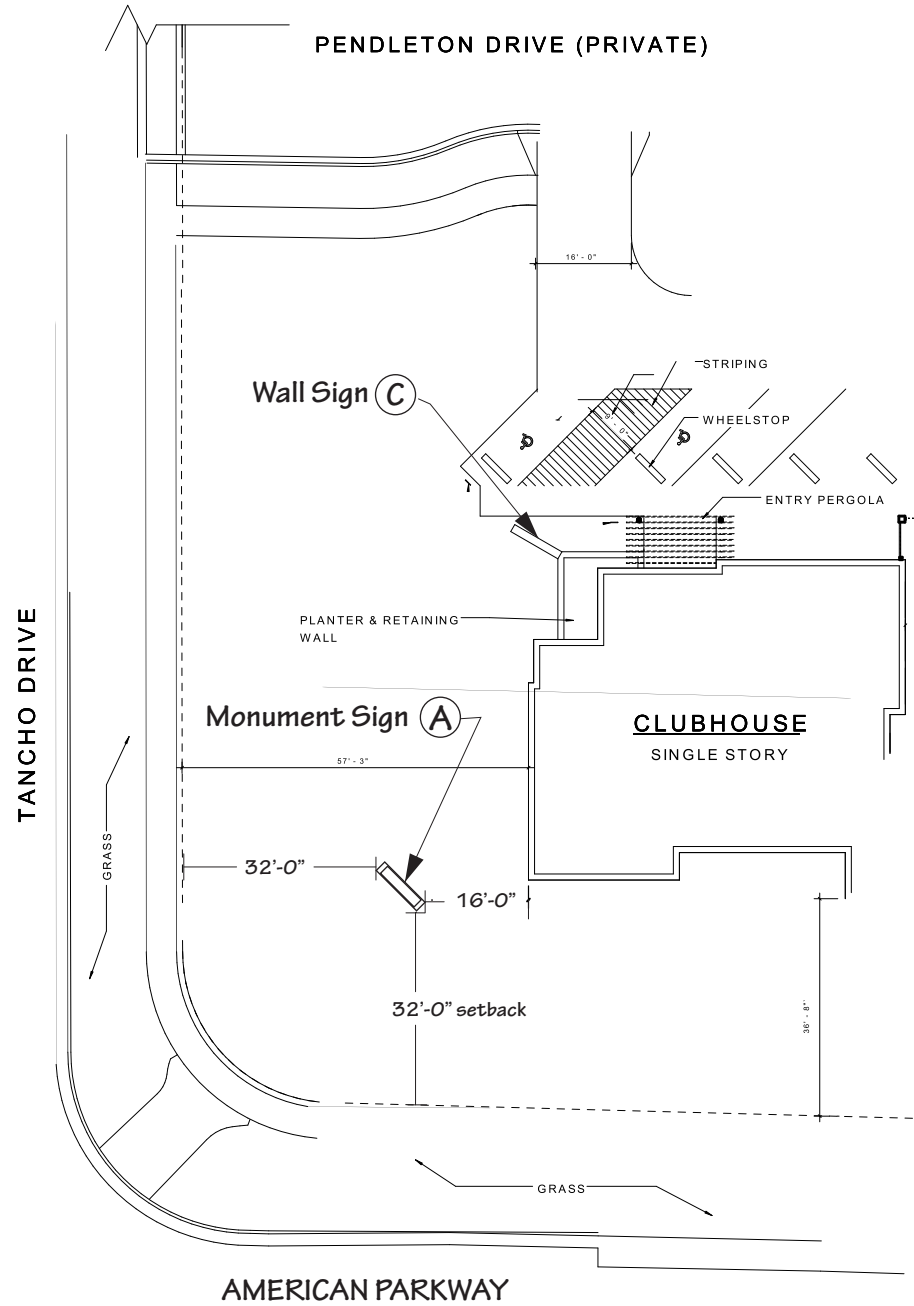
Designer: JEM
Drawing No. 42015Monument
Revision 1 Sign
Scale:

Client Approval
Signature:
Print:
Date:

Landlord Approval
Signature:
Print:
Date:

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50 TWENTY-
5020 PENDLETON DR.
- MADISON, WI



16 ARCHITECTURAL SITE PLAN
Scale: 1/32" = 1'-0"



Customer Fiduciary - 50 Twenty
Street
City Madison, WI 53718

Date: 4.20.15
Acct. Rep.
James Miller

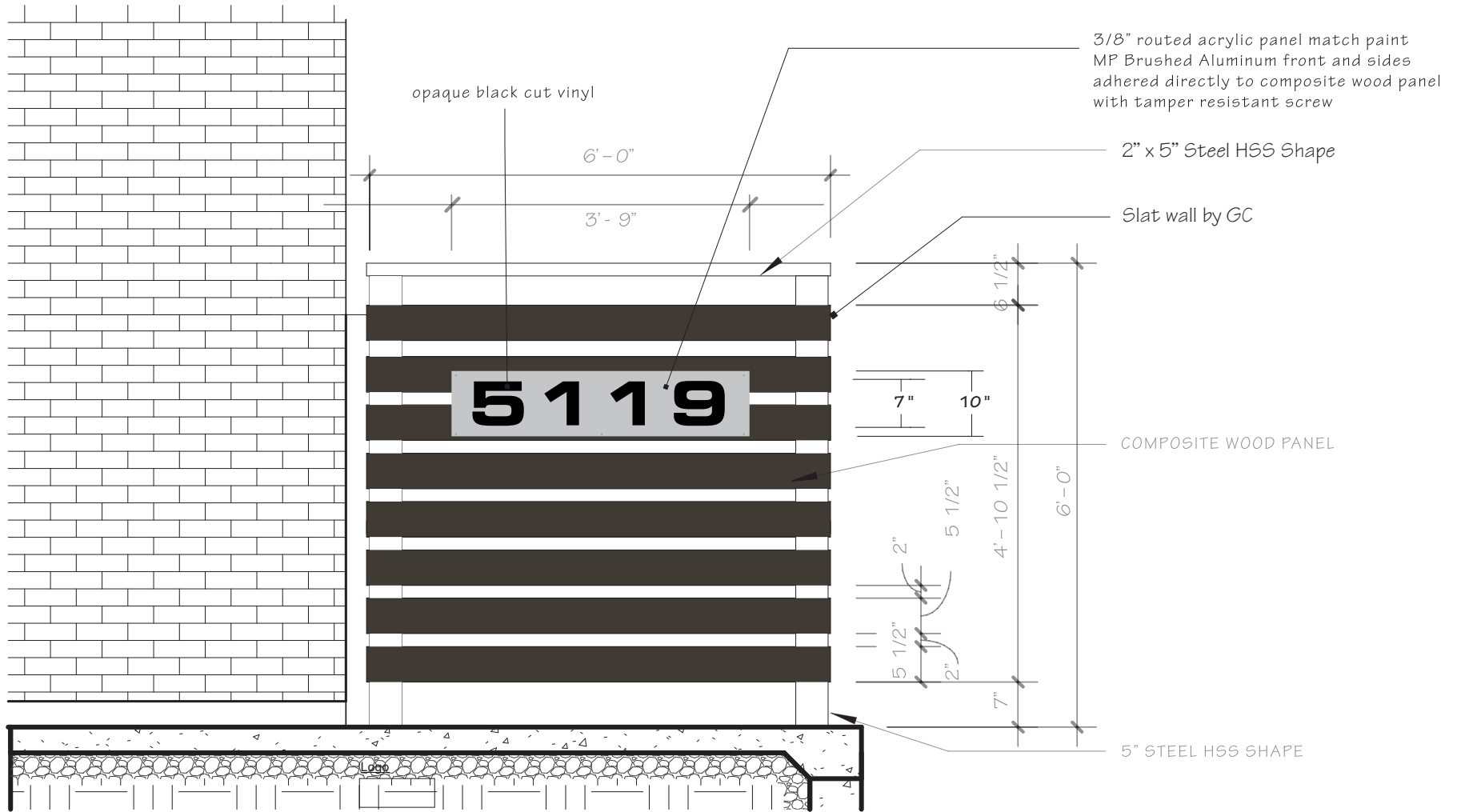
Designer: JEM
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Revision 1 Sign
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Landlord Approval
Signature:
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Date:

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50TWENTY / Madison, WI :: Building Identifiers



○ BUILDING FRONT ENTRY SIGN
1/2" = 1'0"

(7) Front entry address plaques
Sign D

MAP 33172 Brushed aluminum
3M 220-22 Matte Black



Customer Fiduciary_50 Twenty
Street
City Madison, WI

Date: 4.21.15
Acct. Rep
James Miller.

Designer: M Studnicka
Drawing No. 50 Twenty_Entry D
Revision Sign location D
Scale:

Client Approval
Signature:
Print:
Date:

Landlord Approval
Signature:
Print:
Date:

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50TWENTY / Madison, WI :: Clubhouse / Leasing Office Signage



3" deep fabricated cabinet painted MP Cabot Trail white acrylic front face with translucent Tangerine, Red, Rust Brown, Shadow Grey and opaque Dark Grey vinyl

1 1/2" deep fabricated cabinet match paint MP Cabot Trail front face match paint Signal Jet Black (Dark Grey) internally LED lit

3/4" acrylic push-thru letters with translucent Tangerine vinyl face

1 1/2" deep fabricated cabinet painted MP Cabot Trail white acrylic front face with match paint Signal Black fastened to 3" cabinet below

3/4" acrylic push-thru letters with translucent Metallic Silver vinyl face



Total Sq Ft of Sign 14.47
As detailed with dashed lines above

SF Wall Sign
Sign Location C



Customer fiduciary_50 Twenty
Street
City

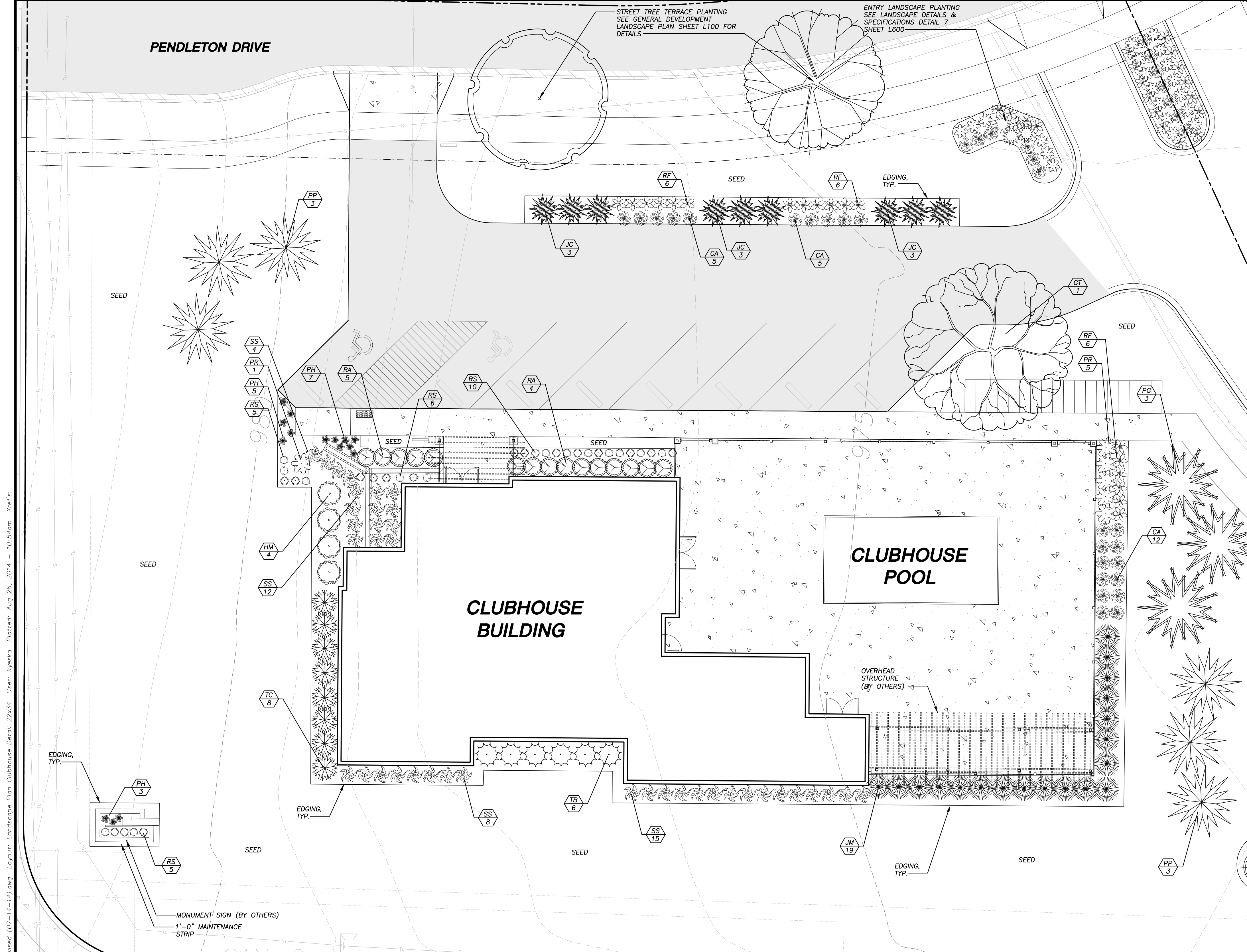
Date: 4.21.15
Acct. Rep.
James Miller

Designer: M Studnicka
Drawing No. 50 Twenty_Club Ho
Revision Sign location C
Scale:

Client Approval
Signature:
Print:
Date:

Landlord Approval
Signature:
Print:
Date:

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LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING LINE
- EDGE OF CONCRETE
- EASEMENT LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- POLYETHYLENE EDGING

SCALE IN FEET

10' 0 10'

north

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. SURVEY PERFORMED BY JSD.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET C100

LANDSCAPE NOTES

- REFER TO SHEET L600 FOR DETAILS, ADDITIONAL NOTES AND SPECIFICATIONS.
- REFER TO CIVIL PLANS FOR PROPOSED EROSION CONTROL, GRADING, AND UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.04 Madison General Ordinance)

Project Location/Address: AMERICAN PARKWAY & TANCHO DRIVE
 Name of Project: AMERICAN PARKWAY APARTMENTS
 Owner/Contractor: FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
 Address:

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required
 The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Number of Parking Stalls: 8

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper)
 (See Schedule on reverse side): 1

II. Number of Landscape Points Required
 The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus 49.5 points would be rounded down to 49 points required.)

Number of Points Required for loading areas is (75) points for each loading berth.
 (See Schedule on reverse side): 0

Number of Points Required (See Schedule on reverse side): 40

Tabulation of Points and Credits
 Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

| ELEMENT | POINT VALUE | QUANTITY | POINTS ACHIEVED | QUANTITY | POINTS |
|--|-------------|----------|-----------------|----------|--------------|
| Canopy Tree 2" - 2 1/2" | 35 | 1 | 0 | | |
| Deciduous Shrub | 2 | 19 | 38 | | |
| Evergreen Shrub | 3 | 42 | 126 | | |
| Decorative Wall or Fence (per 10 L.F.) | 5 | | | | |
| Earth Berm (per 10 L.F.) | 2 | | | | |
| Avg. Height 30" | 5 | | | | |
| Avg. Height 15" | 2 | | | | |
| Evergreen Trees 3' height minimum | 15 | 9 | 135 | | |
| Canopy Tree or Small Tree 1 1/2" - 2" Caliper (Ex. Crab, Hawthorn) | 15 | | | | |
| Sub Totals | | 299 | + | 0 | 299 |
| | | | | | TOTAL |
| | | | | | 299 |

*Trees required in Part I above, are not to be included in the point count.
 Total No. of Points Provided (Equal to or greater than points required)

LANDSCAPE PLANT LIST**

| SYM | QTY. | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | POINTS | TOTAL POINTS |
|--------------------------------|------|---------------------------------|---------------------------------------|-----------------|-----------|--------|--------------|
| LARGE CANOPY TREES | | | | | | | |
| GT | 1 | Skyline Honeylocust | GLEDTISIA triacanthos 'Skyline' | 2 1/2" Cal. | B&B | 35 | 0 |
| TALL EVERGREEN TREES | | | | | | | |
| PG | 3 | Black Hills Spruce | PICEA glauca var. densata | 4' Min Ht. | B&B | 15 | 45 |
| PP | 6 | Colorado Blue Spruce | PICEA pungens 'Glaucosa' | 4' Min Ht. | B&B | 15 | 90 |
| MEDIUM EVERGREEN SHRUBS | | | | | | | |
| JM | 19 | Mountbatten Juniper | JUNIPERUS chinensis 'Mountbatten' | 4' Ht. | B&B | 3 | 57 |
| JC | 9 | Sea Green Juniper | JUNIPERUS chinensis 'Sea Green' | 30" Min Ht. | # 3 Cont. | 3 | 27 |
| TC | 8 | Dwarf Japanese Yew (Brevifolia) | TAXUS cuspidata 'Nana' | 15-18" Min. Ht. | # 3 Cont. | 3 | 24 |
| TB | 6 | Berkman's Golden Arborvitae | THUJA occidentalis 'Berkman's Golden' | 3' Min Ht. | # 3 Cont. | 3 | 18 |

MEDIUM DECIDUOUS SHRUBS

| | | | | | | | |
|----|----|----------------------------|--|--------------|-----------|---|----|
| RA | 15 | Green Mound Alpine Currant | RIBES alpinum 'Green Mound' | 18" Min. Ht. | # 2 Cont. | 2 | 30 |
| HM | 4 | Endless Summer Hydrangea | HYDRANGEA macrophylla 'Endless Summer' | 18" Min. Ht. | # 2 Cont. | 2 | 8 |

PERENNIALS

| | | | | | | | |
|----|----|------------------------------|---|--------------|-----------|---|---|
| PR | 6 | Russian Sage | PEROVSKIA atriplicifolia | 10 - 12" Ht. | # 1 Cont. | 0 | 0 |
| RF | 18 | Black Eyed Susan | RUDBECKIA fulgida 'Goldstrum' | 10 - 12" Ht. | # 1 Cont. | 0 | 0 |
| RS | 32 | Black Eyed Susan Little Star | RUDBECKIA fulgida var. sullivanti 'Little Goldstar' | 4 1/2" Ht. | # 1 Cont. | 0 | 0 |

ORNAMENTAL GRASSES

| | | | | | | | |
|----|----|----------------------------------|--|--------------|-----------|---------------|------------|
| CA | 22 | Karl Foerster Feather Reed Grass | CALAMAGROSTIS x acutiflora 'Karl Foerster' | 10 - 12" Ht. | # 1 Cont. | 0 | 0 |
| SS | 39 | The Blues Little Bluestem | SCHIZACHYRIUM scoparium 'The Blues' | 10 - 12" Ht. | # 1 Cont. | 0 | 0 |
| PH | 15 | Dwarf Fountain Grass | PENNISETUM alopecuroides 'Harmeln' | 4 1/2" Ht. | # 1 Cont. | 0 | 0 |
| | | | | | | TOTAL: | 299 |

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.04 Madison General Ordinance)

Project Location/Address: AMERICAN PARKWAY & TANCHO DRIVE
 Name of Project: AMERICAN PARKWAY APARTMENTS
 Owner/Contractor: FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
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| Sub Totals | | 299 | + | 0 | 299 |
| | | | | | TOTAL |
| | | | | | 299 |

*Trees required in Part I above, are not to be included in the point count.
 Total No. of Points Provided (Equal to or greater than points required)

Approved by: _____ Date: _____

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
 KENOSHA | APPLETON

www.jsdinc.com

SERVICES PROVIDED TO:

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

789 N. WATER ST. STE. 200
 MILWAUKEE, WI 53202

PROJECT:

50 - TWENTY APARTMENTS

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 11-4523

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: JLF 02-25-13
 DRAWN: JLF 02-25-13
 APPROVED: _____

PLAN MODIFICATIONS:

| DATE | DATE |
|----------------------------------|----------|
| CITY OF MADISON | 02-27-13 |
| ISSUED FOR BID | 05-10-13 |
| CITY OF MADISON | 06-14-13 |
| CITY OF MADISON PLAN REVIEW | 05-30-14 |
| CITY OF MADISON UDC SUBMITTAL | 07-16-14 |
| CITY OF MADISON SITE PLAN REVIEW | 08-12-14 |
| ISSUED FOR BID | 08-29-14 |

DIGGERS HOTLINE

Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:

LANDSCAPE PLAN CLUBHOUSE DETAIL

SHEET NUMBER:

L500

File: J:\2011\14523A\dwg\11-4523_Landscape_Revise.dwg User: kysaka Plotted: Aug 26, 2014 - 10:54am Xref's:

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