

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

04824

DATE SUBMITTED: <u>OCT. 25, 06</u>	Action Requested ☐ Informational Presentation ☒ Initial Approval and/or Recommendation ☐ Final Approval and/or Recommendation
UDC MEETING DATE: <u>NOV. 1, 06</u>	

PROJECT ADDRESS: CANYON PARKWAY / CITY OF MADISON

ALDERMANIC DISTRICT: 1

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
DUANE REIP - METRO APT. RENTALS. JEROME SATERBAK, ARCHITECT.

305 WATERCRESS CT. N751 BLOOMER MILL RD.

COTTAGE GROVE, WI 53527 LA CROSSE, WI 54601

CONTACT PERSON: JERRY SATERBAK.

Address: N751 BLOOMER MILL RD.

LA CROSSE, WI 54601

Phone: 608-788-2764

Fax: " 788-9864

E-mail address: Archstrbk@aol.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.



Jerome Saterbak, Architect

THE COMMONS AT SECRET PLACES

The Commons at Secret Places is designed for the rental market, whose tenants would most likely be the empty nester families, the snow bird families and the single senior.

This project consists of 25 single story, all accessible (roll-in) 2 bedroom living units with attached one and two car garages mixed in 8 separate buildings. They range from duplexes to a 5 unit building.

This project is surrounded by City Parkland on the north and west sides of the property and streets on the south and east sides.

The 2.67 acre site is an out lot of the Secret Places residential community developed by Veridian Homes.

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

Project Location/Address:	Canyn Parkway, and Bautista Dr.
Name of Project:	The Commons At Secret Places
Owner/Contact:	Jerome Saterbak
Address:	N751 Bloomer Mill Rd., La Crosse, WI 54601

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).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.

[Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

Number of Parking Stalls	19
Total Square Footage of the Storage Area Divided by Three Hundred (300) Square Feet	0
Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) (See Schedule on reverse side)	2

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 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth.
(See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side)	93
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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	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	2	70		
Deciduous Shrub	2	3	6		
Evergreen Shrub	3	9	27		
Decorative Wall or Fence (per 10 L.F.)	5	0	0		
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5	0	0		
Avg. Height 15"	2				
Evergreen Trees 3' height minimum	15	4	60		
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	2	30		
Sub Totals			193	+	

TOTAL

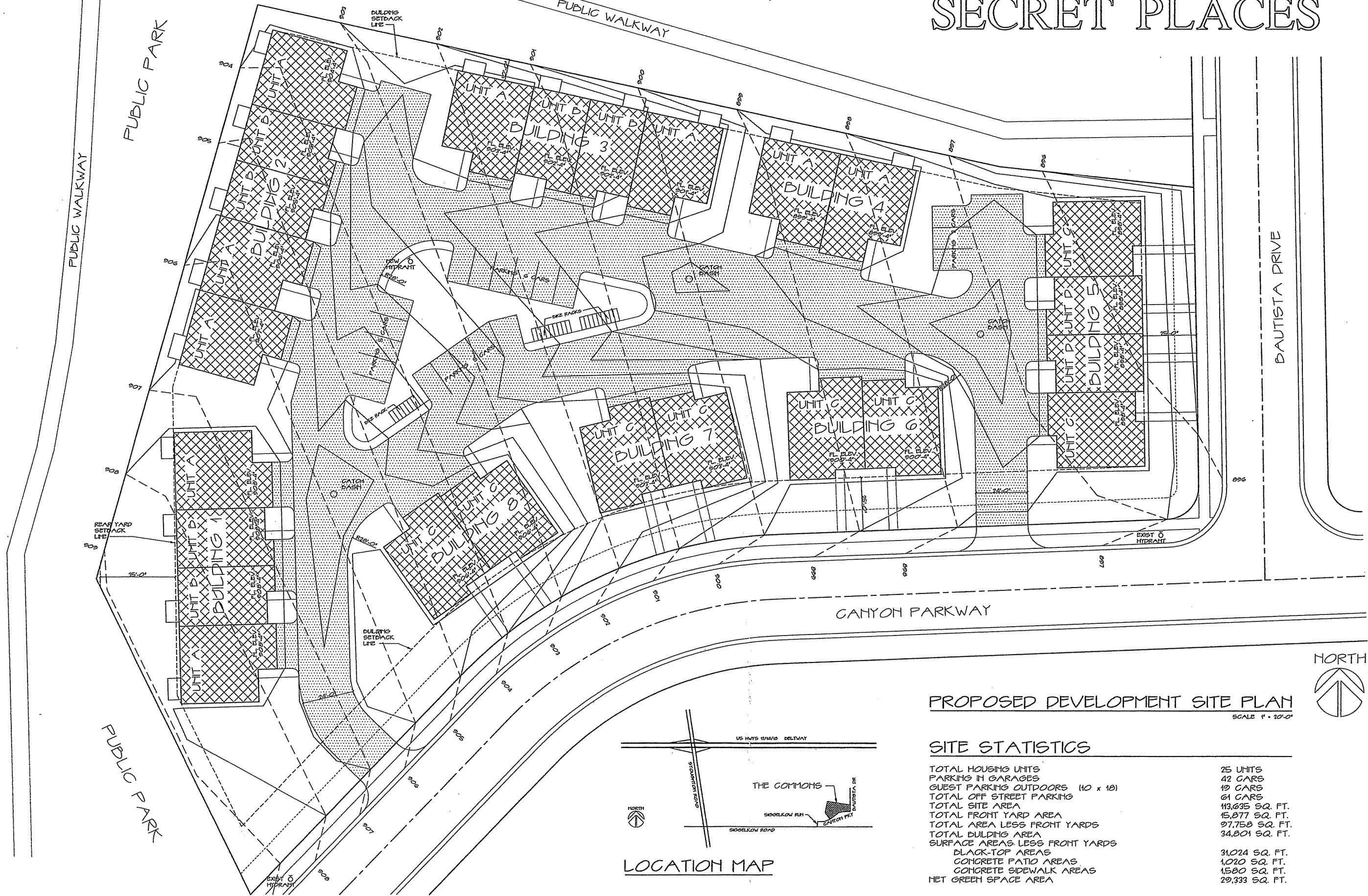
= 193

Total No. of Points Provided
(Equal to or greater than points
required)

*Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____

THE COMMONS AT SECRET PLACES



A PROPOSED 25 UNIT HOUSING DEVELOPMENT
THE COMMONS AT
SECRET PLACES
CANYON PARKWAY, MADISON, WISCONSIN
DUANE REID, DEVELOPER
P.O. BOX 69 COTTAGE GROVE, WI 53527

06-538

OCT. 06

PRELIMINARY

A1

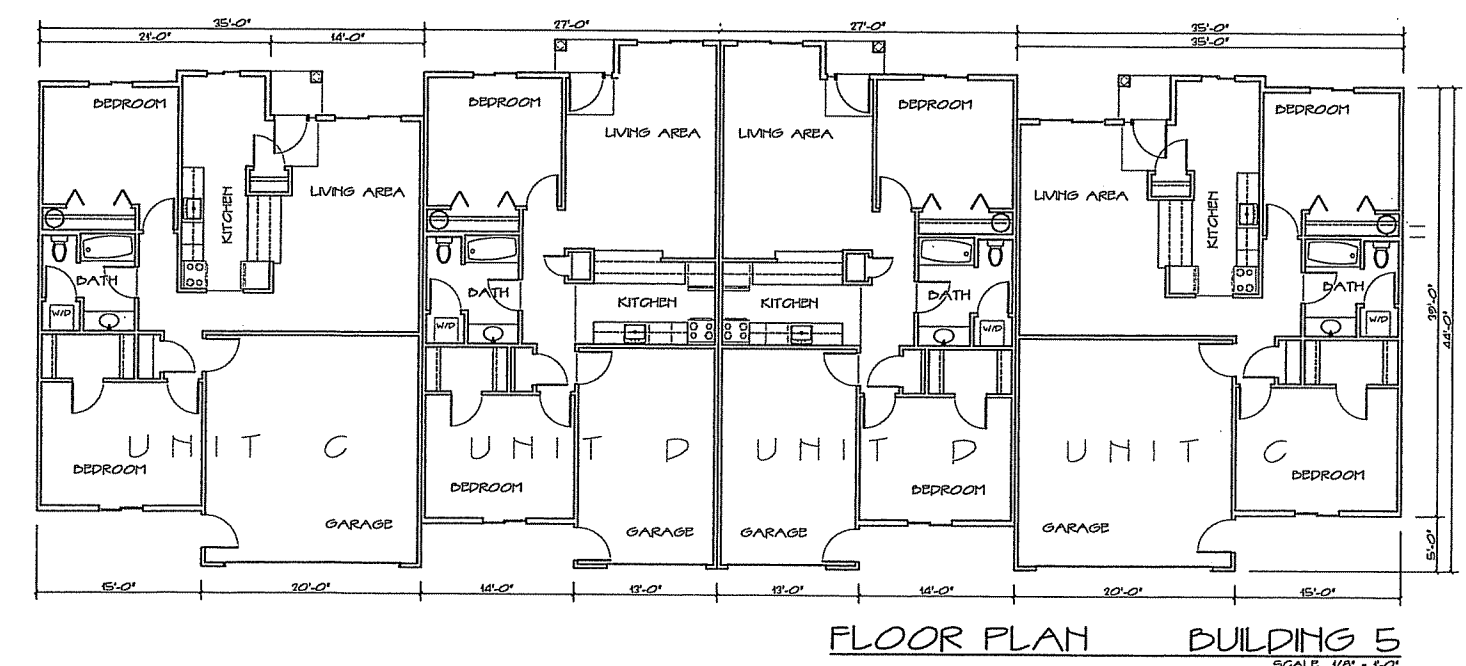
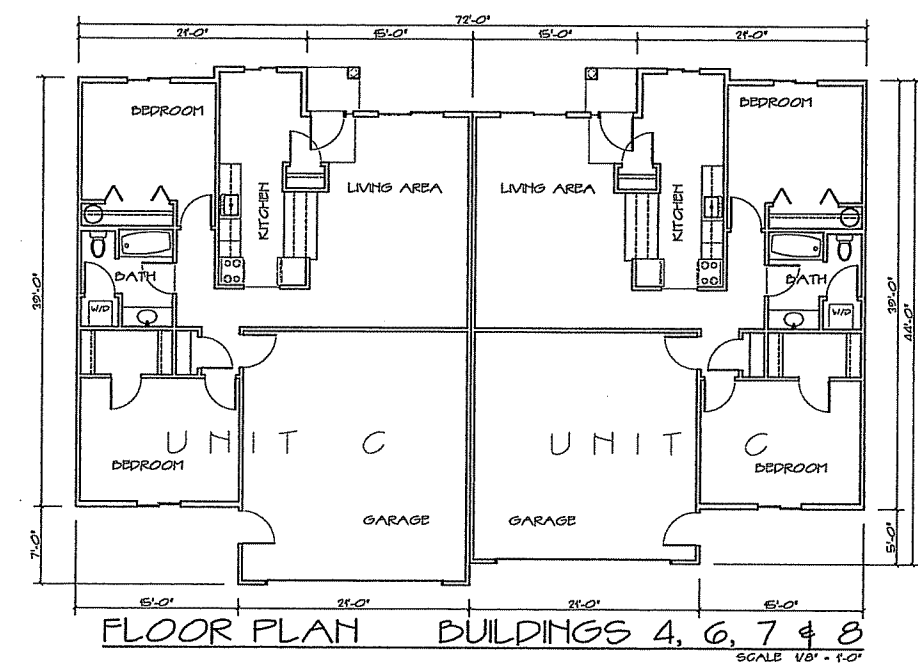
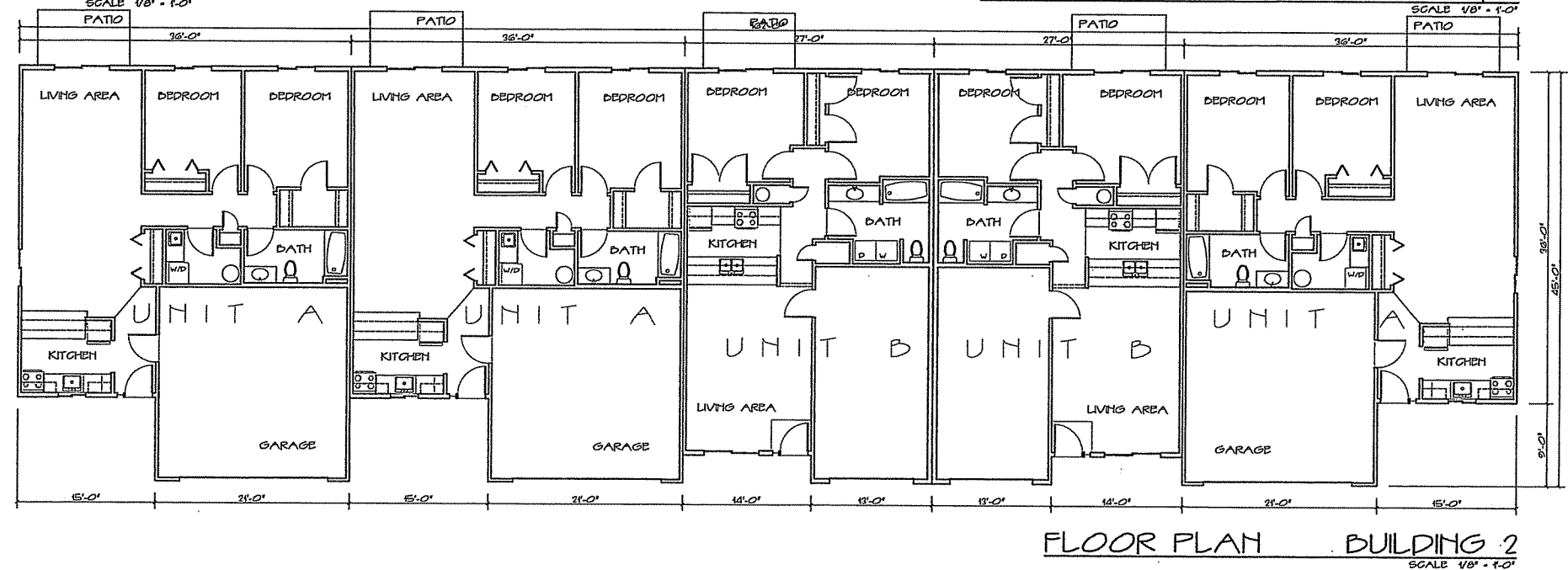
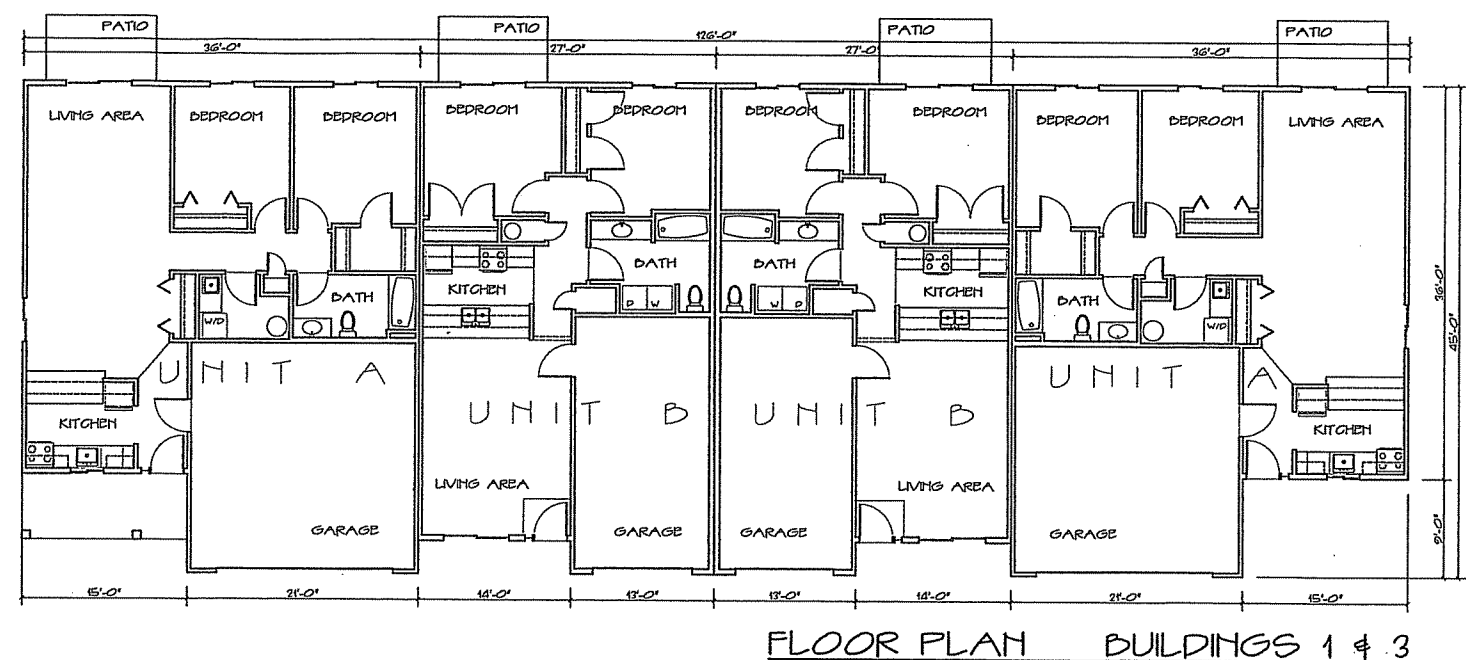
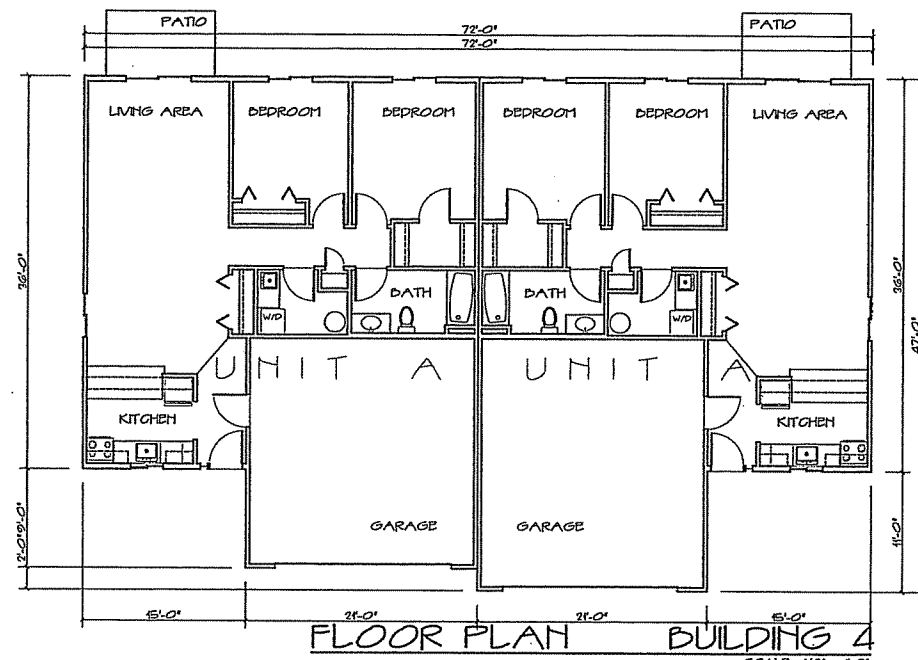
**JEROME
SATERBAK
ARCHITECT**

608-788-2764

La Crosse, Wisconsin 54601
N751 Bloomer Mill Road

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DATE: 10/06/06
PROJECT: THE COMMONS AT SECRET PLACES
SHEET: A1



I hereby certify that the plan, specification or other data herein shown and described are true and correct to the best of my knowledge and belief, and that I am a duly Licensed Architect under the Laws of the State of Wisconsin.

DATE: _____

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. IT IS HEREBY AGREED THAT THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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La Crosse, Wisconsin 54601

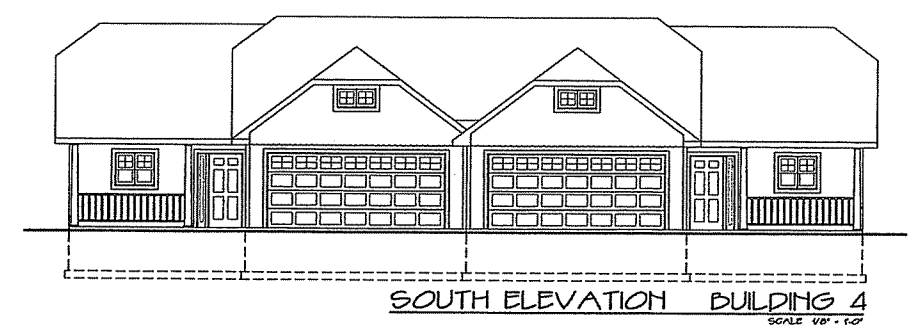
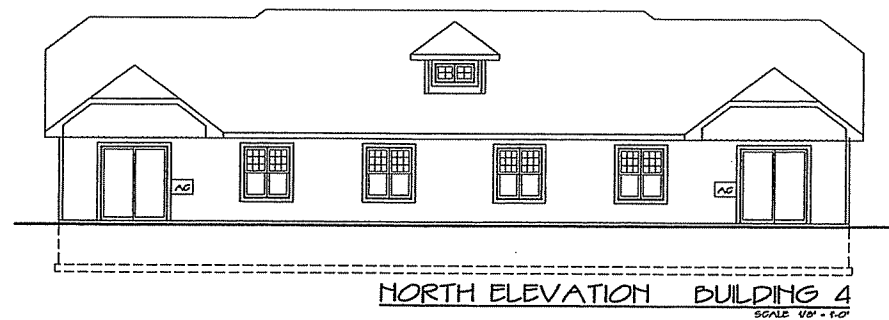
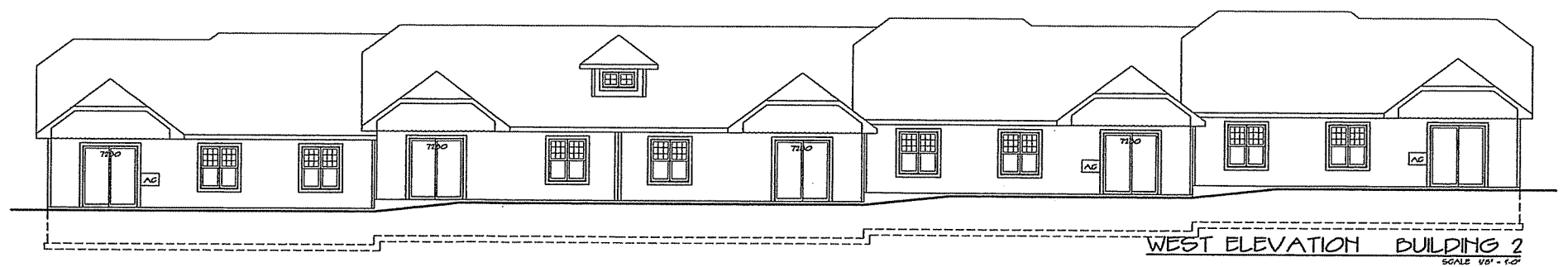
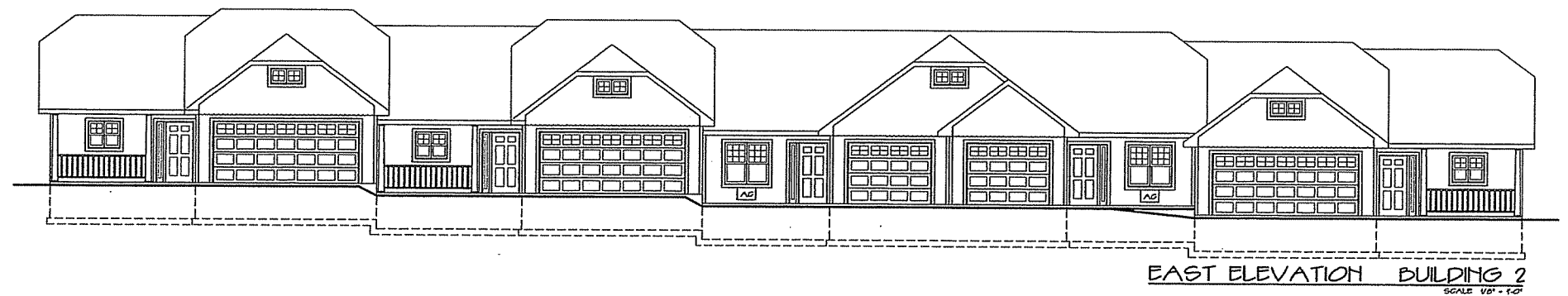
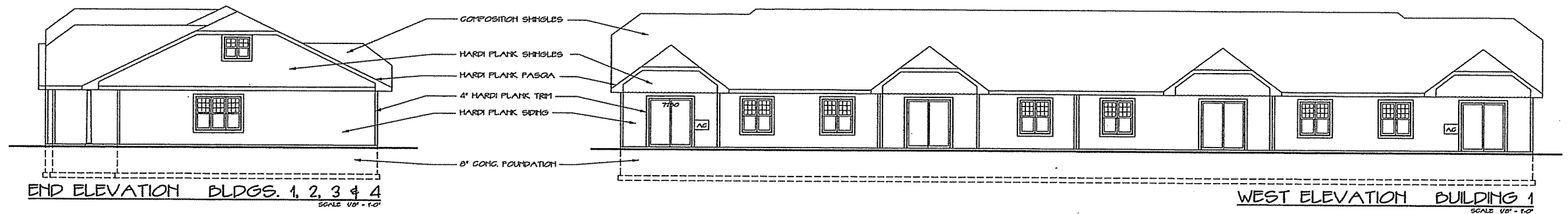
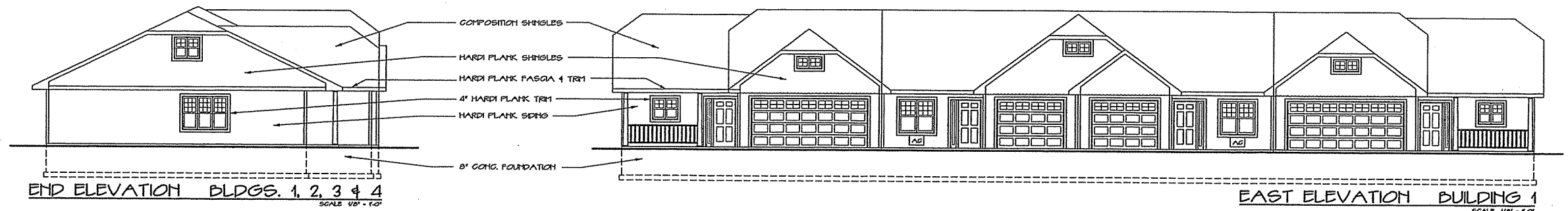
A PROPOSED 28 UNIT HOUSING DEVELOPMENT
THE COMMONS AT SECRET PLACES
CANTON 1/2ARLWAI, MADISON, WISCONSIN
DUANE REID, DEVELOPER
P.O. BOX 69 COTTAGE GROVE, WI 53527

06-538

OCT. 06

PRELIMINARY

A2



I HEREBY CERTIFY THAT THE PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

DATE: _____

PROJECT: _____

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE OF THE ARCHITECT IS PRESENT. IT IS THE ARCHITECT'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE PLAN, SPECIFICATION, OR REPORT.

608-788-2764

**JEROME
SATERBAK
ARCHITECT**

N751 Bloomer Mill Road
La Crosse, Wisconsin 54601

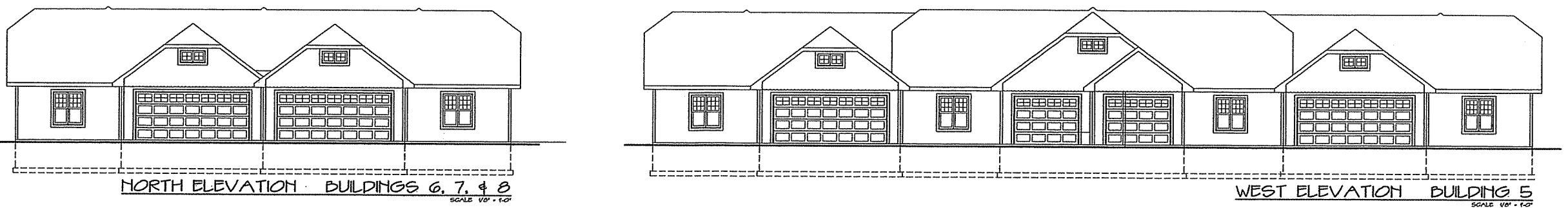
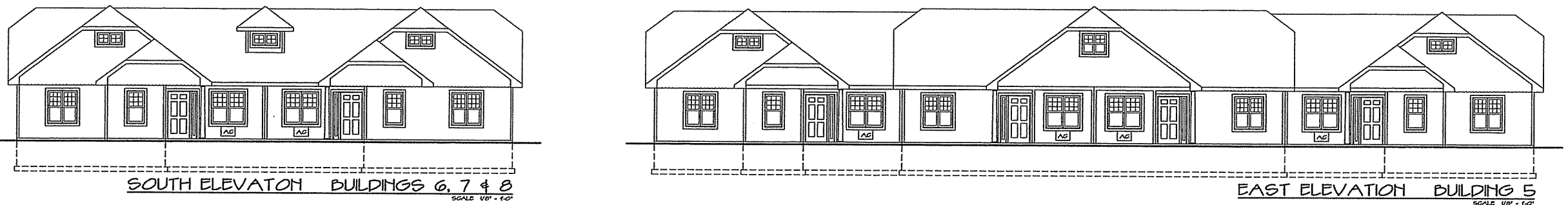
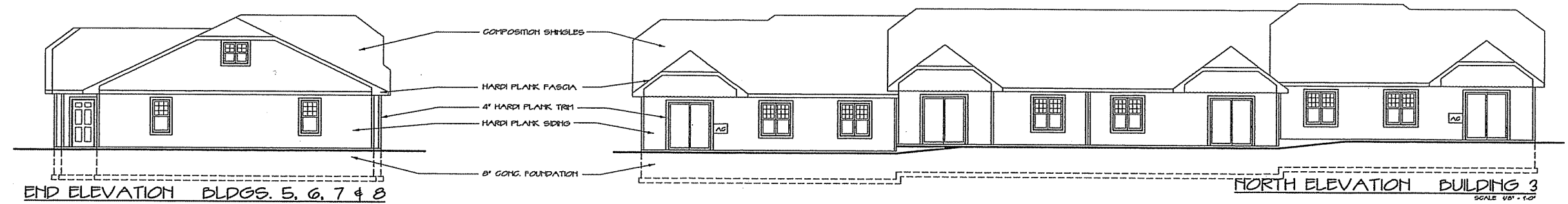
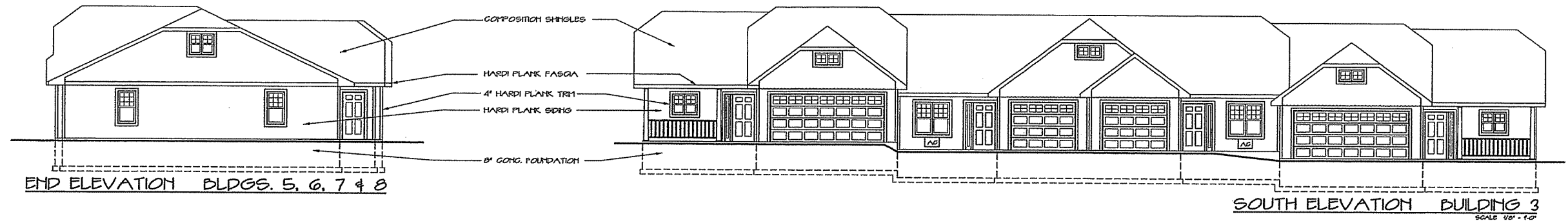
A PROPOSED 28 UNIT HOUSING DEVELOPMENT
**THE COMMONS AT
SECRET PLACES**
CANYON 1/2 MILE, MADISON, WISCONSIN
DUANE REID, DEVELOPER
P.O. BOX 69 COTTAGE GROVE, WI 53527

06-538

OCT. 06

PRELIMINARY

A3



I HEREBY CERTIFY THAT THE ARCHITECTURE, AS SHOWN
 HEREON, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND
 THAT I AM A LICENSED ARCHITECT UNDER THE LAWS
 OF THE STATE OF WISCONSIN.
 DATE: _____

608-788-2764

**JEROME
 SATERBAK
 ARCHITECT**
 N751 Bloomer Mill Road
 La Crosse, Wisconsin 54601

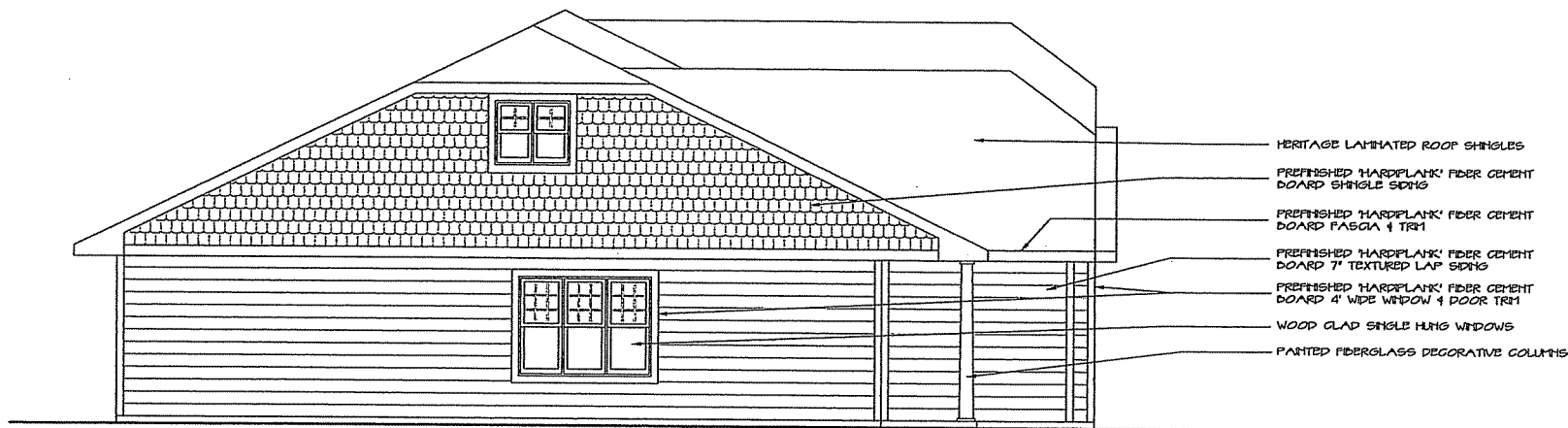
A PROPOSED 28 UNIT HOUSING DEVELOPMENT
 THE COMMONS AT
 SECRET PLACES
 CANTON WISCONSIN, MADISON, WISCONSIN
 DUANE REID, DEVELOPER
 P.O. BOX 69 COTTAGE GROVE, WI 53527

06-538

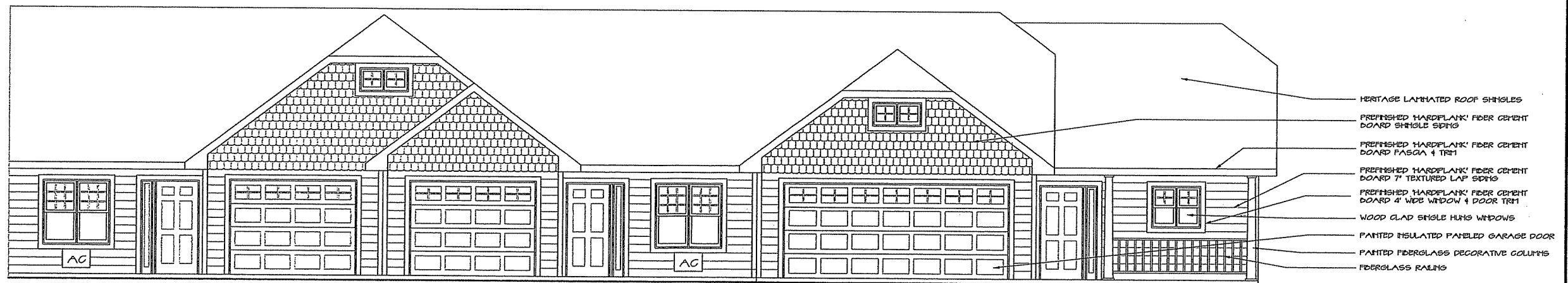
OCT. 06

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A4



ENLARGED BUILDING SIDE ELEVATION



ENLARGED PARTIAL BUILDING FRONT ELEVATION

I HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS, OR REPORTS
HEREON WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND
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OF THE STATE OF WISCONSIN.

DATE: _____

THREE: _____

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608-788-2704

**JEROME
SATERBAK
ARCHITECT**

N751 Bloomer Mill Road
La Crosse, Wisconsin 54601

A PROPOSED 28 UNIT HOUSING DEVELOPMENT
THE COMMONS AT
SECRET PLACES
CANTON WARWAU, MADISON, WISCONSIN
DUANE REID, DEVELOPER
P.O. BOX 69 COTTAGE GROVE, WI 53527

06-538

OCT. 06

PRELIMINARY

A5

OLSON WILLS
LANDSCAPING

4387 Schwartz Rd.
Middleton, WI 53562
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsonwills.com

The Commons at Secret Places

Canyon Parkway
Madison, WI

Date: October 9, 2006
Scale: 1" = 20' - 0"
Designer: mta/bnf

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

Reference Name:
Commons at Secret Places

LANDSCAPE WORKSHEET
Parking Lots, Storage Areas and Loading Areas
(Section 20.04 Madison General Ordinance)

Project Location/Address:	<i>Crown Plaza Mall & Palatka St.</i>
Name of Project:	<i>The Green at Sunset Plaza</i>
Owner/Contact:	<i>Jesse Siskind</i>
Address:	<i>1751 Kiewit Mall, La Grange, WI 54601</i>

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).

Landscaping requirements for storage areas are determined by dividing the total square footage of the storage area by 3000 square feet. This converts gars to stalls.
(Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (150) points).

Number of Parking Stalls _____	17
Total Square Footage of the Storage Area Divided by Three Hundred (300) Squares Feet _____	0
TOTAL _____	TOTAL
Number of Canopy Shade Trees Required ($2'' - 2\frac{1}{2}''$ Caliper) (See Schedule on reverse side) _____	2

II. **Number of Landscape Plants Required**
The number of plants required is also based on the number of parking stalls. Using the Plant Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of plants required. (Example: 4.0 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. Note: These 4.5-point value would be rounded down to 4.0-point required.

The number of points required for landscape areas is (75) points for each loading berth. _____
(See Schedule on reverse side)

Number of Points Required (see Schedule on reverse side) _____	TOTAL
	75

Tabulation of Plants 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 ACCRUED	CREDITS	POINTS
Canopy Tree "T" - 2 W*	35	2	70		
Deciduous Shrub	2	5			
Evergreen Shrub	3	9	27		
Decorative Wall or Fence (per 10 L.F.)	5	0			
Earth Screen (per 10 L.F.)	5	0	0		
Avg. Height 10"	5	0			
Avg. Height 15"	2	1			
Evergreen Tree 3" height minimum	15	4	60		
Canopy Tree or Small Tree 1 1/4" - 2" Caliper (Gm., Chib., Hawthorn)	15	2	30		
Sub Totals			175	=	TOTAL
					175

*Trees required in Part above, and not to be included in the point count.

Total No. of Points Provided
(Equal to or greater than points required)

