

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

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**  
**Legistar # \_\_\_\_\_**

DATE SUBMITTED: January 2, 2013  
UDC MEETING DATE: February 6, 2013

**Action Requested**  
 Informational Presentation  
 Initial Approval and/or Recommendation  
 Final Approval and/or Recommendation

**PLEASE PRINT!**

**PLEASE PRINT!**

PROJECT ADDRESS: 5302 Tancho Drive & 5101 American Parkway

ALDERMANIC DISTRICT: District 17

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
Fiduciary Real Estate Development JLA Architects + Planners  
789 North Water Street – Suite 200 5325 Wall Street – Suite 2700  
Milwaukee, Wisconsin 53202 Madison, Wisconsin 53718  
Contact: Joseph Lee

CONTACT PERSON: Joseph Lee (JLA Architects + Planners)  
Address: 5325 Wall Street – Suite 2700  
Madison, Wisconsin 53718  
Phone: 608.241.9500  
Fax: \_\_\_\_\_  
E-mail address: jlee@jla-ap.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.

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THE AMERICAN  
PARKWAY  
APARTMENTS  
MADISON, WISCONSIN



City of Madison UDC Submittal – Final Approval

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- APPENDIX 'A' - Specific Implementation Plans
  - SIP Civil Plans
  - SIP Landscape Plans
  - SIP Architectural Plans

## PROJECT TEAM:



FIDUCIARY REAL ESTATE DEVELOPMENT, INC  
789 North Water Street - Suite 200  
Milwaukee, Wisconsin 53202  
Contact: Brett Miller  
414.226.4535



JLA ARCHITECTS + PLANNERS  
5325 Wall Street - Suite 2700  
Madison, Wisconsin 53718  
Contact: Joseph Lee  
608.241.9500



JSD PROFESSIONAL SERVICES, INC.  
161 Horizon Drive – Suite 101  
Verona, Wisconsin 53593  
Contact: Wade Wyse  
608.848.5060

## PREVIOUS GENERAL DEVELOPMENT PLANS

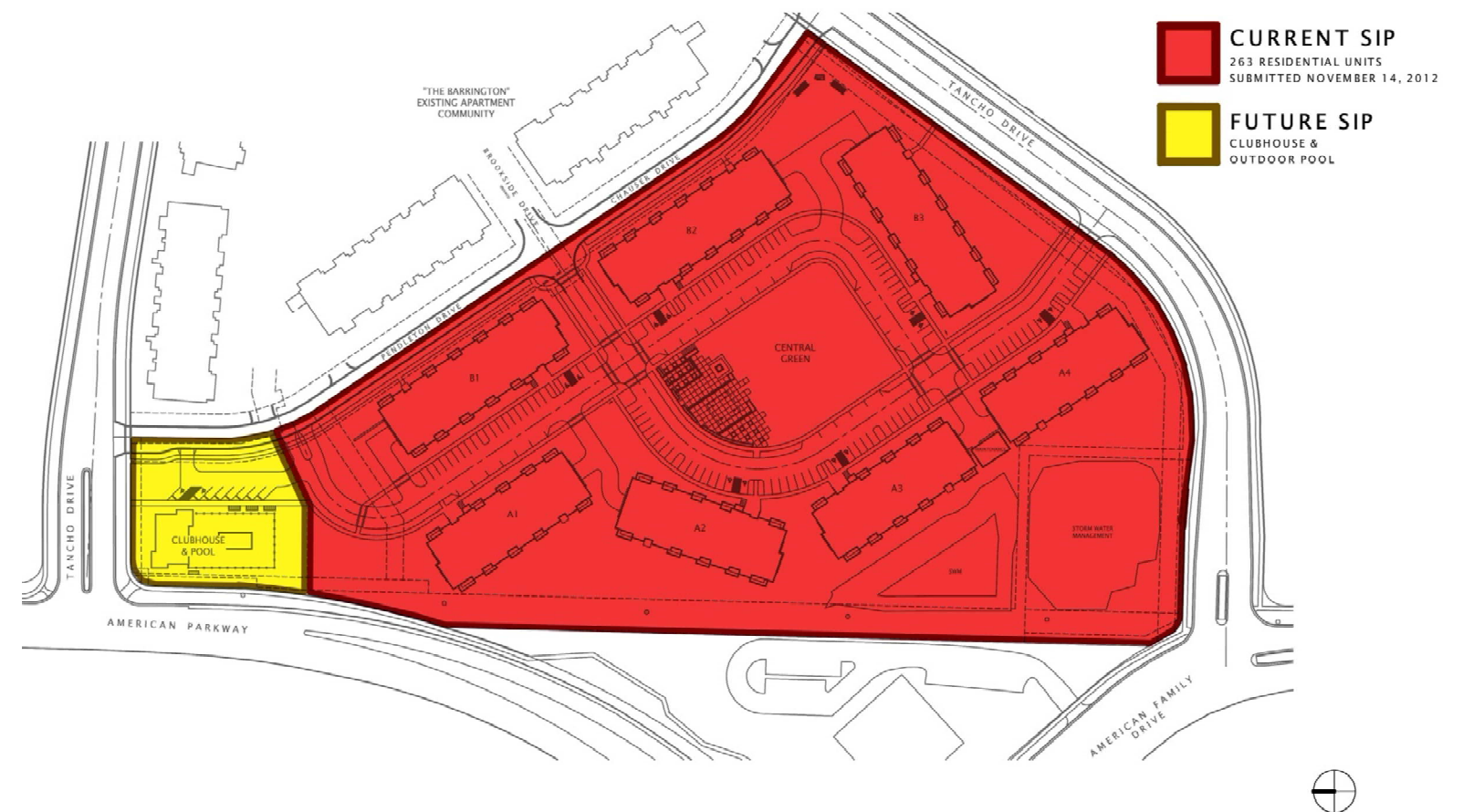
THIS DOCUMENT SHALL SERVE AS AN AMENDED PLANNED UNIT DEVELOPMENT - GENERAL DEVELOPMENT PLAN (PUD/GDP) AND PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN (PUD/SIP) TO THE PREVIOUSLY APPROVED GENERAL DEVELOPMENT PLAN:

- THE AMMENDED PUD/GDP FOR: 5302 TANCHE DRIVE AND 5101 AMERICAN PARKWAY - (LOT 1 CSM 11206) APPROVED BY COMMON COUNCIL ON NOVEMBER 4, 2003 AND FINAL SIGN OFF ON FEBRUARY 23, 2006.

## EXTENT OF THE GENERAL DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN BOUNDARIES

This document shall serve as the following:

- **The General Development Plan** for the areas shown in BOTH red and yellow on the keyplan shown to the right.
- **The Specific Implementation Plan** for the area shown in red ONLY on the keyplan shown to the right.
- A Specific Implementation Plan for the area shown in yellow on the keyplan will be submitted for review & approval at a later date. This area contains the common clubhouse & pool area.



## PROJECT LOCATION & GENERAL DESCRIPTION

### LOCATION

Located in the American Family campus on Madison's east side, the proposed project is the development of Lot 1 of CSM 11206 bounded by American Parkway, Tancho Drive and Chauser Drive.

### EXISTING CONDITIONS

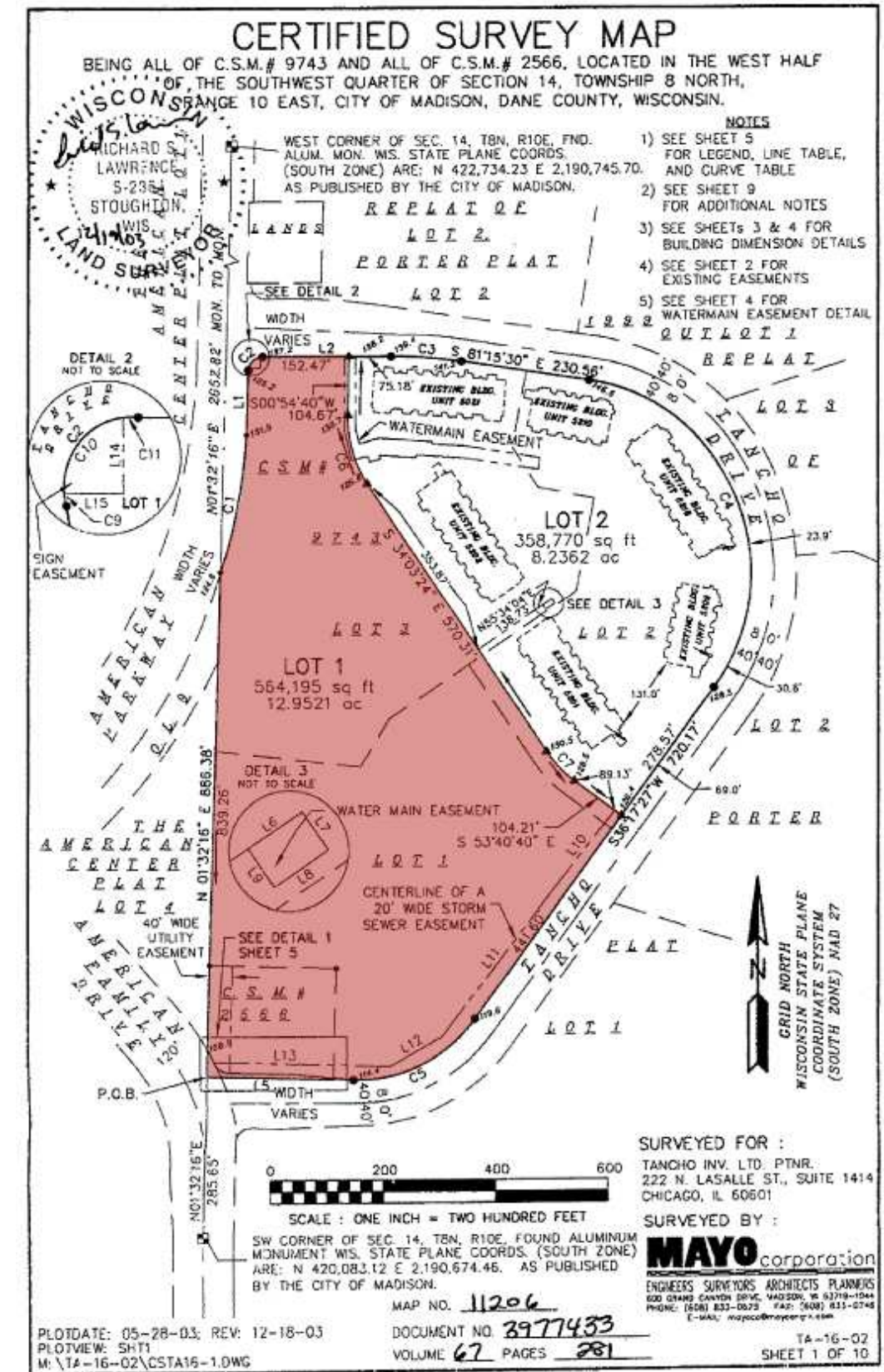
The subject property, Lot 1 of CSM 11206, is currently undeveloped. It is located adjacent to The Barrington Apartments which were developed on Lot 2 of CSM 11206 under the previous GDP that gained approval in 2003 and encompassed both Lot 1 and Lot 2 of CSM 11206.

### PROJECT DESCRIPTION

The development is to be comprised of 263 market-rate apartments located in seven buildings utilizing two building types: three buildings are to be 41 units and four buildings are to be 35 units each. A mix of unit types are being provided that range from studio to three bedroom units.

The development also includes such features as

- a separate clubhouse and pool
- a large central green to provide recreational space to the immediate residents and the broader community.
- sidewalks throughout to connect all buildings and amenities in a pedestrian friendly environment
- underground parking for cars and bicycles.



## PROPOSED SIP ZONING TEXT

**Project:** **AMERICAN PARKWAY APARTMENTS**  
 Lot 1 of CSM 11206  
 Madison, Wisconsin 53715

### **Legal Description:**

The lands subject to this Planned Unit Development (PUD) shall include those described in Exhibit 'A', attached hereto.

### **Lot Area:**

LOT 1, C.S.M. No. 11206, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OR SECTION 14, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### **A. Statement of Purpose:**

This zoning district is established to allow for the construction of 3 story multi-dwelling unit residential buildings and a 2 story club house and related amenities.

### **B. Permitted Uses:**

The following uses are Permitted in this Planned Unit Development (PUD):

1. Medium Density multi-family residential development and accessory uses, including but not limited to swimming pool(s), patios, club house(s), recreation facilities, maintenance facilities, activity rooms and sales/marketing center.
2. The development shall consist of up to 273 dwelling units in up to nine buildings.

### **C. Conditional Uses:**

The following uses may be allowed in this Planned Unit Development (PUD) subject to the provisions of Madison General Ordinance - Section 28.12(11):

1. Those Uses that are stated as Conditional Uses in the R5 Zoning Districts per Madison General Ordinance - Chapter 28 (Zoning).
2. Multiple Dwelling-Unit Buildings and those associated Accessory Uses shall be Permitted Uses per Section B(3) above.

### **D. Floor Area Ratio:**

The maximum Floor Area Ratio permitted with this Planned Unit Development (PUD) is 0.75

### **E. Building Height:**

In this Planned Unit Development (PUD), no building or structure shall exceed stories (3) nor forty-six (46) feet in height. Building Height shall be measured per Madison General Ordinance - Section 28.03(2).

### **F. Yard Requirements:**

The buildings shall be a minimum of thirty (30) feet apart (excluding accessory structures). The buildings shall be at no point closer than (10) feet to the private drive. The buildings shall be setback from the public street a minimum of fifteen (15) feet and a minimum of twenty (20) feet shall be provided from the back of sidewalks to garage doors.

### **G. Usable Open Space:**

Usable Open Space totaling no less than 1,100 s.f. per dwelling unit shall be provided. Balconies which are accessible only from dwelling units may be counted as Usable Open Space and may be counted for up to 100% of the required Usable Open Space. The minimum balcony size to be used in the Open Space calculations shall be 4'-0" x 8'-0".

### **H. Accessory Off-Street Parking & Loading:**

In this Planned Unit Development (PUD), the following minimum Off-Street Parking & Loading facilities shall be provided:

1. Passenger Vehicles - No Minimum Requirement
2. Bicycles or Motorized Scooters - Shall have a combined minimum total of one (1) parking space per dwelling unit.
  - i) Bicycle spaces shall be 24"x72" (minimum)
  - ii) Motorized Scooter spaces shall be 30"x72" (minimum)
3. Off-Street Loading - No Minimum Requirement

### **I. Signage:**

In this Planned Unit Development (PUD), signage shall be allowed as per Chapter 31 of the Madison General Ordinances - as compared to the R5 District, or signage shall be provided as shown on the recorded plans.

### **J. Lighting:**

In this Planned Unit Development (PUD), lighting shall be provided as shown on the recorded plans.

### **K. Landscaping:**

In this Planned Unit Development (PUD), landscaping shall be provided as shown on the recorded plans.

### **L. Alterations & Revisions:**

No alteration or revision to this Planned Unit Development (PUD) shall be permitted unless approved by the City of Madison Plan Commission. However, the Zoning Administrator may issue permits for minor alterations and/or additions which are approved by both the Director of Planning & Development and the Alderperson of the District. These minor alterations and/or additions shall be compatible with the concept approved by the City of Madison Common Council.

## DEVELOPMENT DATA

### Specific Implementation Site Plan Data

At the time of this Specific Implementation Plan, of Lot 1 of CSM 11206 is as follows. The exact data (right) is subject to change slightly as the project's design is further developed. However, the final data shall meet all Specific Implementation Plan Zoning Standards (above).

Note: Open space is provided at 1,156 sf per unit excluding balconies.

ZONING REQUIREMENT	SIP DESIGN VALUE	CALCULATIONS
SITE DENSITY	20.31 Units/Acre	263 Units / 12.952 AC. = 20.31
BUILDING COVERAGE	18.5% of Parcel	104,550 S.F. / 564,189 S.F. = 18.5%
FLOOR AREA RATIO	55.0% of Parcel	310,400 S.F. / 564,189 S.F. = 55.0%
IMPERVIOUS SURFACE	27.5% of Parcel	155,422 S.F. / 564,189 S.F. = 27.5%
OPEN SPACE	53.9% of Parcel	304,217 S.F. / 564,189 S.F. = 53.9%

### SPECIFIC IMPLEMENTATION PLAN DATA (Project Completion - Including Future Clubhouse)

BUILDING					PARKING			
NAME	USE	FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	RATIO
A1	Multi-Family Residential	13,400 S.F.	40,200 S.F.	35	35	17	52	1.49 PER UNIT
A2	Multi-Family Residential	13,400 S.F.	40,200 S.F.	35	35	17	52	1.49 PER UNIT
A3	Multi-Family Residential	13,400 S.F.	40,200 S.F.	35	35	17	52	1.49 PER UNIT
A4	Multi-Family Residential	13,400 S.F.	40,200 S.F.	35	35	17	52	1.49 PER UNIT
B2	Multi-Family Residential	15,900 S.F.	47,700 S.F.	41	43	19	62	1.51 PER UNIT
B3	Multi-Family Residential	15,900 S.F.	47,700 S.F.	41	43	19	62	1.51 PER UNIT
B4	Multi-Family Residential	15,900 S.F.	47,700 S.F.	41	43	20	63	1.54 PER UNIT
C1	Clubhouse - M.F. Accessory Uses	3,250 S.F.	6,500 S.F.	0	0	8	8	N/A
<b>TOTALS</b>		<b>104,550 S.F.</b>	<b>310,400 S.F.</b>	<b>263</b>	<b>269</b>	<b>134</b>	<b>403</b>	<b>1.53 PER UNIT</b>

### Building Plan Data

At the time of this Specific Implementation Plan, of Lot 1 of CSM 11206 is as follows. The exact building data (below) is subject to change as the project's design is further developed. However, total unit count & density for the entire development shall be regulated by the approved Amended PUD/GDP & PUD/SIP.

BUILDING DATA - RESIDENTIAL BUILDING TYPE 'A'																																							
	Unit A - Studio		Unit B1 - 1 BR		Unit B2 - 1BR		Unit B3 - 1 BR		Unit B4 - 1 BR		Unit B5 - 1 BR		Unit C1 - 1BR+D		Unit C2 - 1BR+D		Unit D1 - 2 BR		Unit D2 - 2 BR		Unit D3 - 2 BR		Unit D4 - 2BR		Unit E1 - 2 BR+D		Unit E2 - 2BR+D		Unit F1 - 3 BR		Unit F2 - 2BR+D		Total Units		Common Space	Building Totals			
	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Area	Efficiency					
Floor 3	1	573	2	1,518	2	1,610	-	-	-	-	-	-	1	851	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	-	-	1	1,390	-	-	12	11,883	1,472	13,355	89.0%
Floor 2	1	573	2	1,518	2	1,610	-	-	-	-	-	-	1	851	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	-	-	1	1,390	-	-	12	11,883	1,472	13,355	89.0%
Floor 1	-	-	2	1,518	2	1,610	-	-	-	1	751	-	-	-	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	-	-	1	1,390	-	-	11	11,210	2,145	13,355	83.9%
<b>Totals</b>	<b>2</b>	<b>1,146</b>	<b>6</b>	<b>4,554</b>	<b>6</b>	<b>4,830</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>751</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>1,702</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>6,936</b>	<b>6</b>	<b>7,302</b>	<b>3</b>	<b>3,585</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3</b>	<b>4,170</b>	<b>-</b>	<b>-</b>	<b>35</b>	<b>34,976</b>	<b>5,089</b>	<b>40,065</b>	<b>87.3%</b>		
<b>Unit Breakdown</b>	5.7%		17.1%		17.1%		0.0%		2.9%		0.0%		5.7%		0.0%		17.1%		17.1%		8.6%		0.0%		0.0%		0.0%		8.6%		0.0%		100%		1,145 s.f. per unit				
	Studios: 5.7%								1 Bedrooms: 37.1%				1BR+D: 5.7%				2 Bedrooms: 42.9%				2 Bedroom+Den: 0.0%				3 Bedroom: 8.6%				100%										

BUILDING DATA - RESIDENTIAL BUILDING TYPE 'B'																																							
	Unit A - Studio		Unit B1 - 1 BR		Unit B2 - 1BR		Unit B3 - 1 BR		Unit B4 - 1 BR		Unit B5 - 1 BR		Unit C1 - 1BR+D		Unit C2 - 1BR+D		Unit D1 - 2 BR		Unit D2 - 2 BR		Unit D3 - 2 BR		Unit D4 - 2BR		Unit E1 - 2 BR+D		Unit E2 - 2BR+D		Unit F1 - 3 BR		Unit F2 - 2BR+D		Total Units		Common Space	Building Totals			
	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Area	Efficiency					
Floor 3	1	573	2	1,518	2	1,610	-	-	-	-	-	-	1	851	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	-	-	1	1,390	-	-	14	14,195	1,680	15,875	89.4%
Floor 2	1	573	2	1,518	2	1,610	-	-	-	-	-	-	1	851	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	-	-	1	1,390	-	-	14	14,195	1,680	15,875	89.4%
Floor 1	-	-	2	1,518	2	1,610	-	-	-	1	751	-	-	-	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	-	1	1,390	-	-	13	13,522	2,353	15,875	85.2%	
<b>Totals</b>	<b>2</b>	<b>1,146</b>	<b>6</b>	<b>4,554</b>	<b>6</b>	<b>4,830</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>751</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>1,702</b>	<b>-</b>	<b>-</b>	<b>12</b>	<b>13,872</b>	<b>6</b>	<b>7,302</b>	<b>3</b>	<b>3,585</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3</b>	<b>4,170</b>	<b>-</b>	<b>-</b>	<b>41</b>	<b>41,912</b>	<b>5,713</b>	<b>47,625</b>	<b>88.0%</b>		
<b>Unit Breakdown</b>	4.9%		14.6%		14.6%		0.0%		2.4%		0.0%		4.9%		0.0%		29.3%		14.6%		7.3%		0.0%		0.0%		0.0%		7.3%		0.0%		100%		1,162 s.f. per unit				
	Studios: 4.9%								1 Bedrooms: 31.7%				1BR+D: 4.9%				2 Bedrooms: 51.2%				2 Bedroom+Den: 0.0%				3 Bedroom: 7.3%				100%										

NOTE: Final Unit Counts, Types, Mix, and Sizes are subject to change. The Total Unit Count & Density for Entire Development shall be regulated by the Approved PUD/GDP Package and subsequently Approved PUD/SIP Packages.

## PROJECT IMPLEMENTATION

As of the date of this submission, it is anticipated that the project will be developed according to the following schedule

### Phase 1

Shall include storm water management; construction of buildings 'A1', 'B1', 'B2 and the club house.

Construction Start: 4/1/13  
Occupancy: 2/1/14

### Phase 2

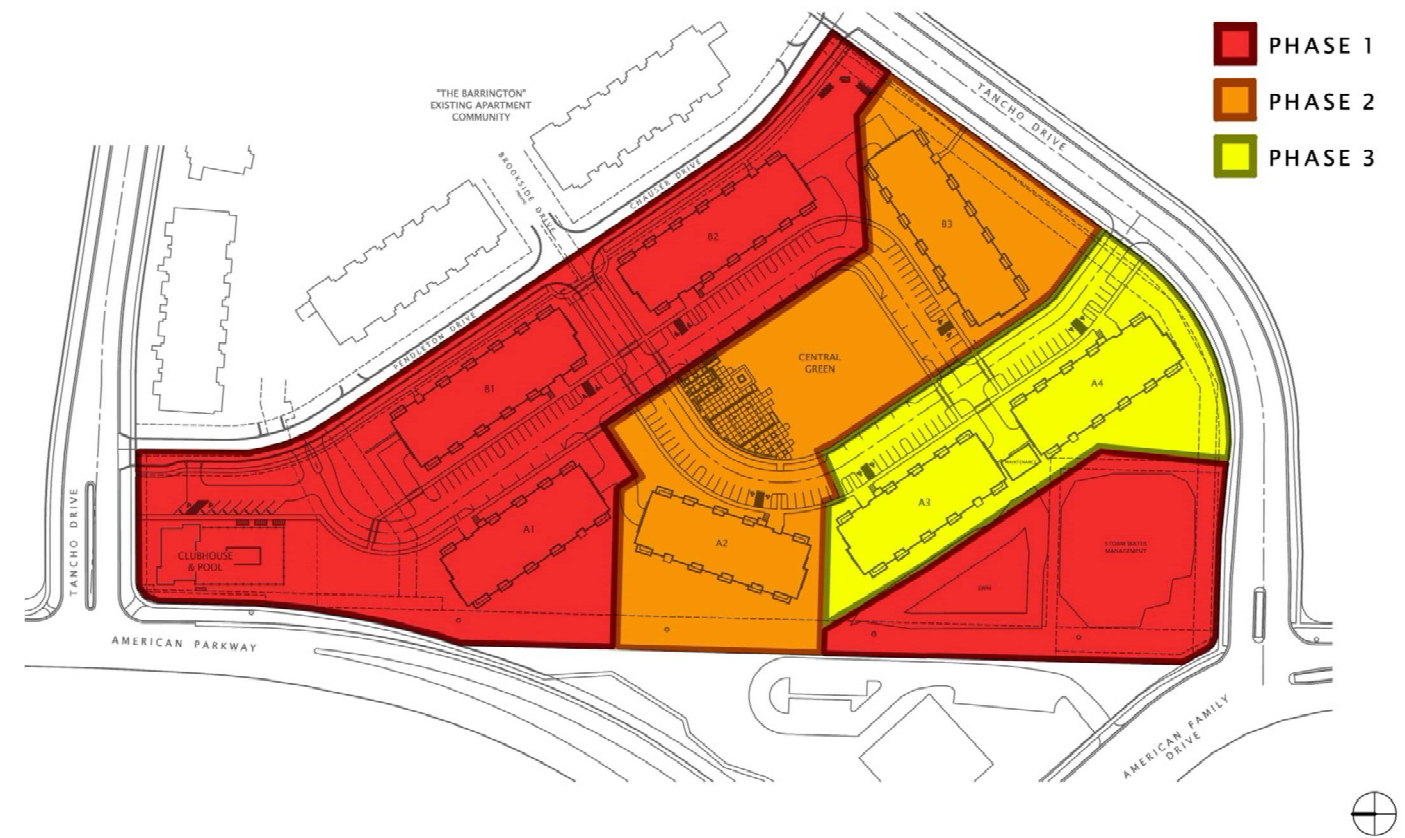
Construction of buildings 'A2', 'B3' and the central green.

Construction Start: 4/1/14  
Occupancy: 2/1/15

### Phase 3

Construction of buildings 'A3', 'A4'.

Construction Start: 4/1/15  
Occupancy: 2/1/16





APPENDIX 'A'  
SUBMITTAL PLANS

**SPECIFIC IMPLEMENTATION PLAN DATA (Project Completion - Including Future Clubhouse)**

BUILDING		FOOTPRINT		FLOOR AREA		UNITS		COVERED		PARKING SURFACE		TOTAL		RATIO	
NAME	USE	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	PER UNIT	PER UNIT
A1	Multi-Family Residential	13,400	S.F.	40,200	S.F.	35		35		17		52		1.49	PER UNIT
A2	Multi-Family Residential	13,400	S.F.	40,200	S.F.	35		35		17		52		1.49	PER UNIT
A3	Multi-Family Residential	13,400	S.F.	40,200	S.F.	35		35		17		52		1.49	PER UNIT
A4	Multi-Family Residential	13,400	S.F.	40,200	S.F.	35		35		17		52		1.49	PER UNIT
B2	Multi-Family Residential	15,900	S.F.	47,700	S.F.	41		43		19		62		1.51	PER UNIT
B3	Multi-Family Residential	15,900	S.F.	47,700	S.F.	41		43		19		62		1.51	PER UNIT
B4	Multi-Family Residential	15,900	S.F.	47,700	S.F.	41		43		20		63		1.54	PER UNIT
C1	Clubhouse - M.F. Accessory Uses	3,250	S.F.	6,500	S.F.	0		0		8		8		N/A	
<b>TOTALS</b>		<b>104,550</b>	<b>S.F.</b>	<b>310,400</b>	<b>S.F.</b>	<b>263</b>		<b>269</b>		<b>134</b>		<b>403</b>		<b>1.53</b>	<b>PER UNIT</b>

ZONING REQUIREMENT	SIP DESIGN VALUE	CALCULATIONS
SITE DENSITY	20.31 Units/Acre	263 Units / 12.952 AC. = 20.31
BUILDING COVERAGE	18.5% of Parcel	104,550 S.F. / 564,189 S.F. = 18.5%
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OPEN SPACE	53.9% of Parcel	304,217 S.F. / 564,189 S.F. = 53.9%

**MASTERPLAN NOTES**

- PARKING NOTES:**  
 1) VEHICULAR COVERED PARKING COUNTS ARE MINIMUM. SURFACE PARKING COUNTS ARE MAXIMUM. COVERED BICYCLE PARKING SHALL BE PROVIDED IN THE LOWER LEVEL OF EACH RESIDENTIAL BUILDING BY INDIVIDUAL STORAGE LOCKERS OR WALL/CEILING HOOKS ABOVE AUTOMOBILE SPACES.
- LANDSCAPING NOTE:**  
 1) ALL LANDSCAPING ELEMENTS SHOWN ON THIS MASTERPLAN ARE CONCEPTUAL ONLY. SEE LANDSCAPE PLANS FOR INFORMATION AND DETAILS REGARDING THE ACTUAL LANDSCAPING FOR THIS PROJECT.
- EXTERIOR SITE LIGHTING:**  
 1) ALL EXTERIOR LIGHTING SHALL BE ESTABLISHED, DIRECTED, AND MAINTAINED SO AS NOT TO BE CAST DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR NEIGHBORING PROPERTIES - OR BE LIGHTED IN INTENSITY OR COLORS SERIOUSLY DISTURBING TO NEIGHBORING PROPERTIES.

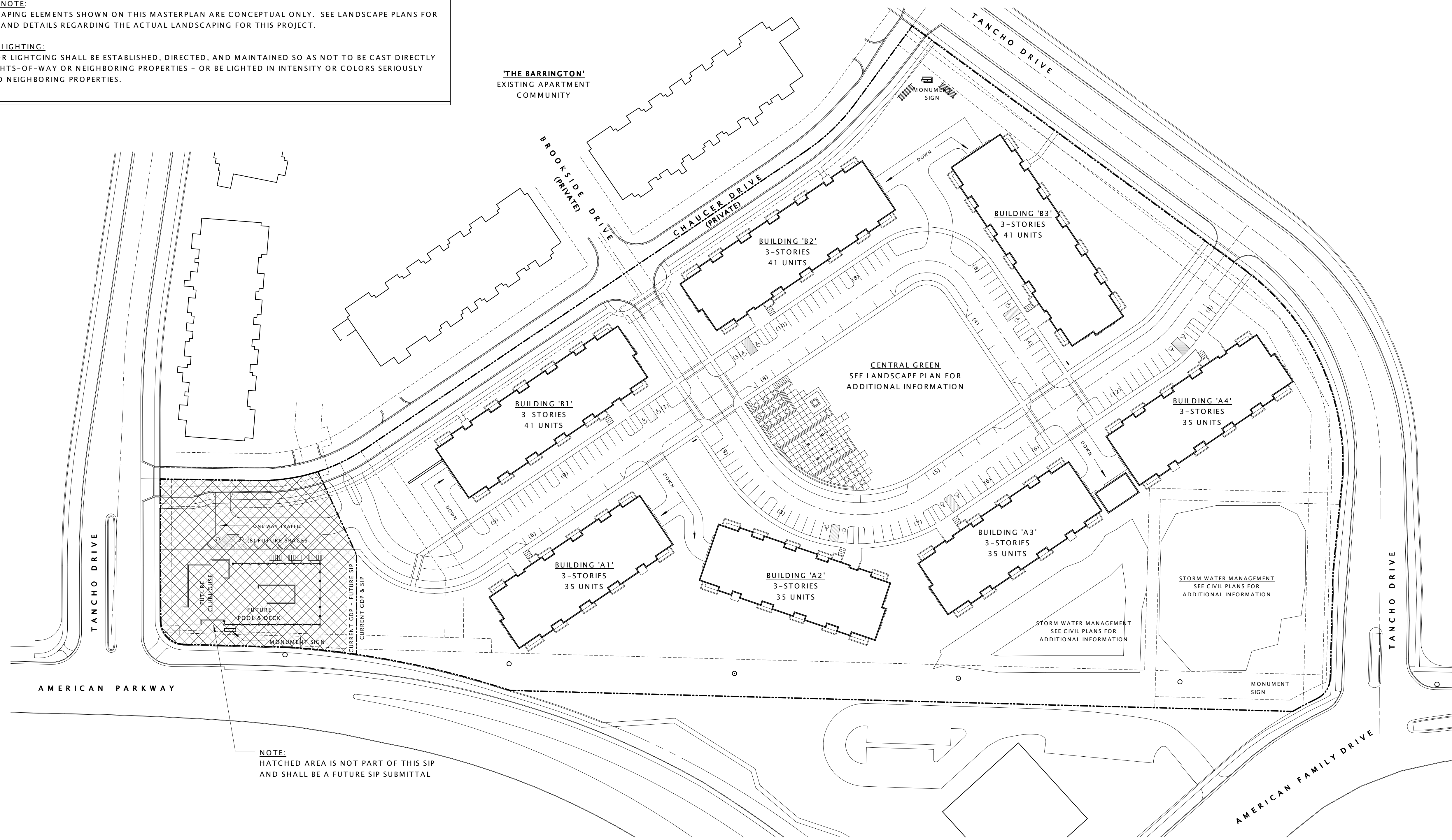
**BUILDING DATA - RESIDENTIAL BUILDING TYPE 'A'**

Floor	Unit A - Studio		Unit B1 - 1 BR		Unit B2 - 1BR		Unit B3 - 1 BR		Unit B4 - 1 BR		Unit B5 - 1 BR		Unit C1 - 1BR+D		Unit C2 - 1BR+D		Unit D1 - 2 BR		Unit D2 - 2 BR		Unit D3 - 2 BR		Unit D4 - 2BR		Unit E1 - 2 BR+D		Unit E2 - 2BR+D		Unit F1 - 3 BR		Unit F2 - 2BR+D		Total Units		Common Space	Building Totals	
	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Area	Efficiency			
Floor 3	1	573	2	1,538	2	1,610	-	-	-	-	-	-	1	851	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	12	11,883	1,472	13,355	89.0%
Floor 2	1	573	2	1,538	2	1,610	-	-	-	-	-	-	1	851	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	12	11,883	1,472	13,355	89.0%
Floor 1	-	-	2	1,538	2	1,610	-	-	-	1	751	-	-	-	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	11	11,210	2,145	13,355	83.9%
<b>Totals</b>	<b>2</b>	<b>1,146</b>	<b>6</b>	<b>4,554</b>	<b>6</b>	<b>4,830</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>751</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>1,702</b>	<b>-</b>	<b>6</b>	<b>6,936</b>	<b>6</b>	<b>7,302</b>	<b>3</b>	<b>3,585</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3</b>	<b>4,170</b>	<b>-</b>	<b>-</b>	<b>35</b>	<b>34,976</b>	<b>5,089</b>	<b>40,065</b>	<b>87.3%</b>	
<b>Unit Breakdown</b>	5.7%		17.1%		17.1%		0.0%		2.9%		0.0%		5.7%		0.0%		17.1%		17.1%		8.6%		0.0%		0.0%		8.6%		0.0%		100%				1,145 s.f. per unit		

**BUILDING DATA - RESIDENTIAL BUILDING TYPE 'B'**

Floor	Unit A - Studio		Unit B1 - 1 BR		Unit B2 - 1BR		Unit B3 - 1 BR		Unit B4 - 1 BR		Unit B5 - 1 BR		Unit C1 - 1BR+D		Unit C2 - 1BR+D		Unit D1 - 2 BR		Unit D2 - 2 BR		Unit D3 - 2 BR		Unit D4 - 2BR		Unit E1 - 2 BR+D		Unit E2 - 2BR+D		Unit F1 - 3 BR		Unit F2 - 2BR+D		Total Units		Common Space	Building Totals	
	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Area	Efficiency			
Floor 3	1	573	2	1,538	2	1,610	-	-	-	-	-	-	1	851	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	14	14,195	1,680	15,875	89.4%
Floor 2	1	573	2	1,538	2	1,610	-	-	-	-	-	-	1	851	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	14	14,195	1,680	15,875	89.4%
Floor 1	-	-	2	1,538	2	1,610	-	-	-	1	751	-	-	-	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	13	13,522	2,353	15,875	85.2%
<b>Totals</b>	<b>2</b>	<b>1,146</b>	<b>6</b>	<b>4,554</b>	<b>6</b>	<b>4,830</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>751</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>1,702</b>	<b>-</b>	<b>12</b>	<b>13,872</b>	<b>6</b>	<b>7,302</b>	<b>3</b>	<b>3,585</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3</b>	<b>4,170</b>	<b>-</b>	<b>-</b>	<b>41</b>	<b>41,912</b>	<b>5,713</b>	<b>47,625</b>	<b>88.0%</b>	
<b>Unit Breakdown</b>	4.9%		14.6%		14.6%		0.0%		2.4%		0.0%		4.9%		0.0%		29.3%		14.6%		7.3%		0.0%		0.0%		7.3%		0.0%		100%				1,162 s.f. per unit		

NOTE: Final Unit Counts, Types, Mix, and Sizes are subject to change. The Total Unit Count & Density for Entire Development shall be regulated by the Approved PUD/GDP Package and subsequently Approved PUD/SIP Packages.



NOTE: HATCHED AREA IS NOT PART OF THIS SIP AND SHALL BE A FUTURE SIP SUBMITTAL



**Fiduciary**  
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

AMERICAN PARKWAY APARTMENTS

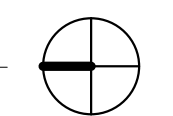
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 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

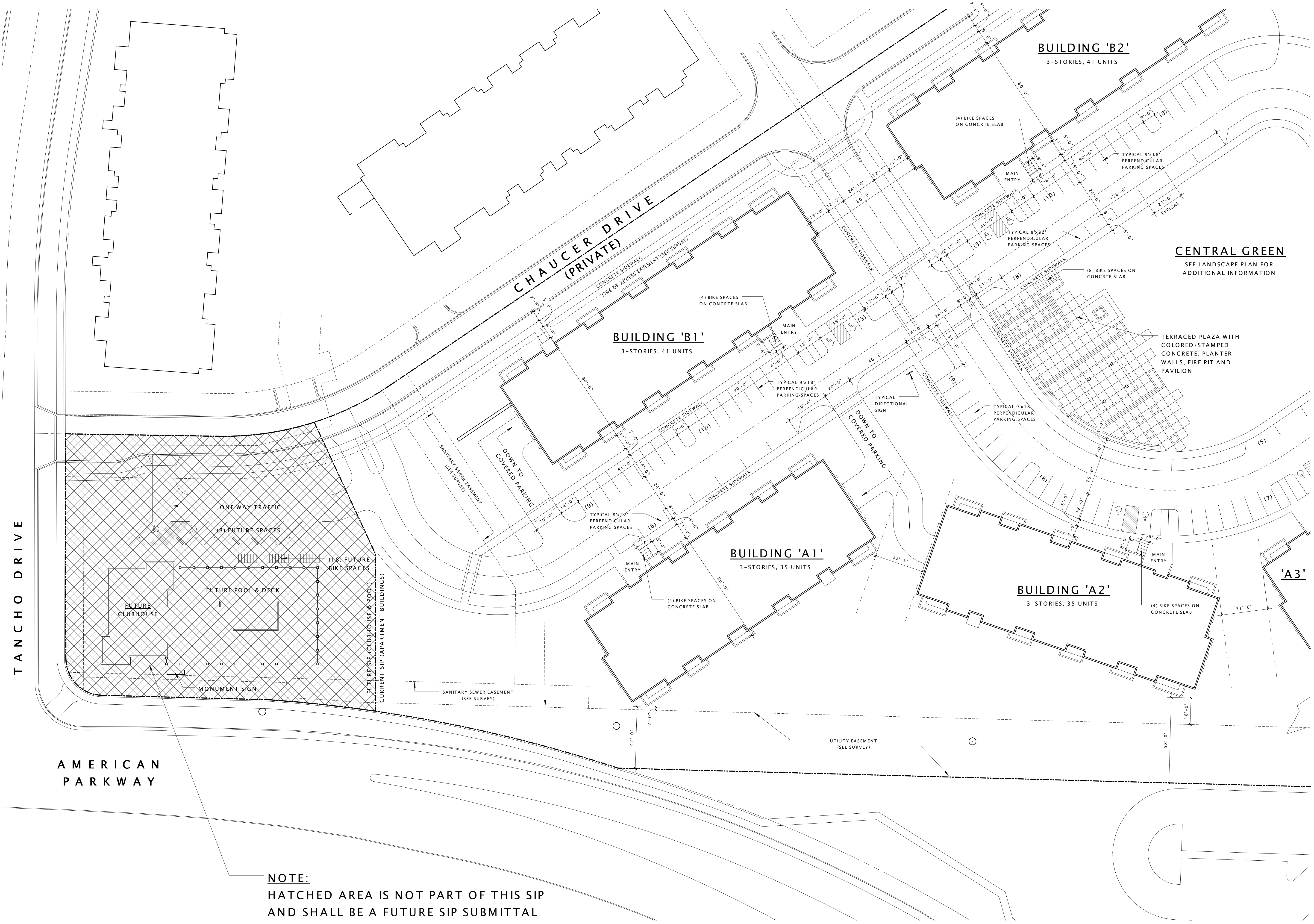
DATE OF ISSUANCE: January 2, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE: DEVELOPMENT MASTERPLAN

SHEET NUMBER: ASP-100





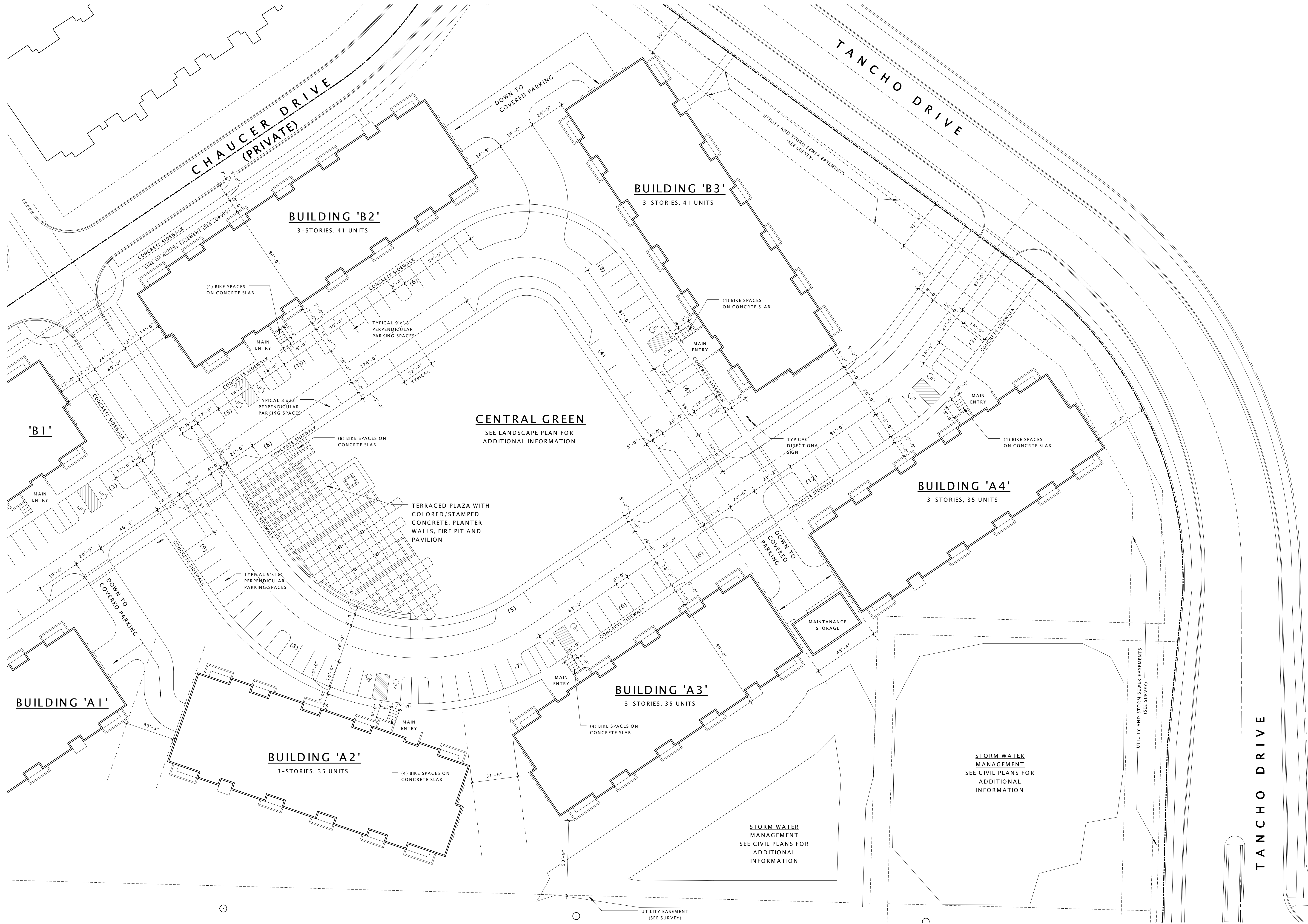
**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE		January 2, 2013
Revision Schedule		
Mark	Description	Date

SHEET TITLE  
**ARCHITECTURAL SITE PLAN**

SHEET NUMBER  
**ASP-101**



ARCHITECTURAL SITE PLAN -  
BUILDINGS B2, B3, A3, A4  
1" = 30'-0"



**FIDUCIARY REAL ESTATE DEVELOPMENT, INC.**

**AMERICAN PARKWAY APARTMENTS**

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE January 2, 2013

Revision Schedule		
Mark	Description	Date

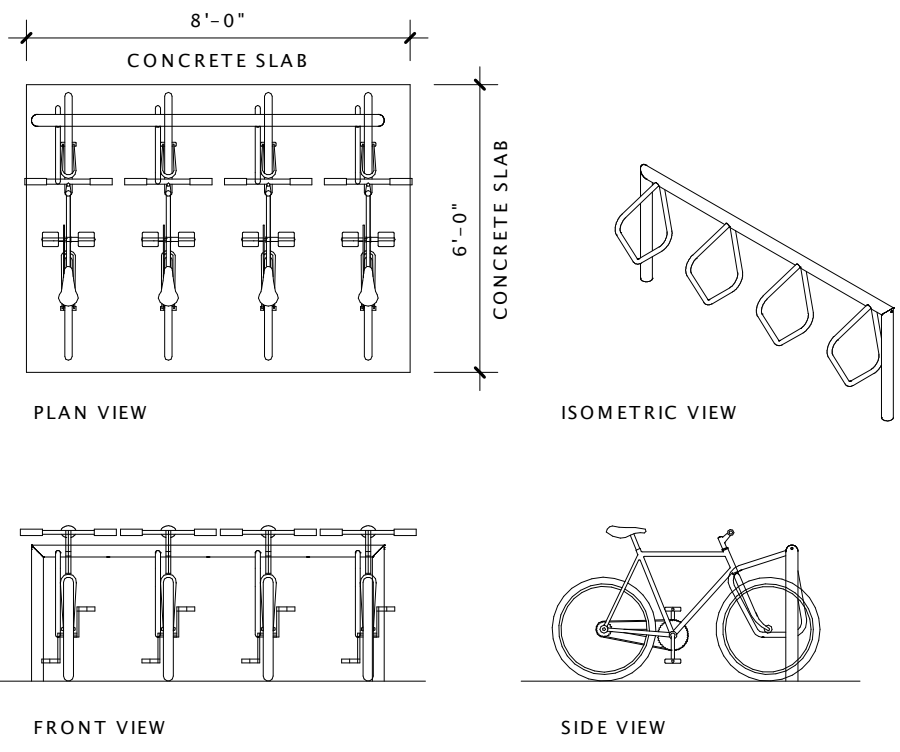
SHEET TITLE

**ARCHITECTURAL SITE PLAN**

SHEET NUMBER

**ASP-102**

**EXTERIOR BIKE RACKS**  
 EXTERIOR BIKE RACKS SHALL BE 'DERO CAMPUS - S4' OR EQUAL WITH IN-GROUND MOUNT (SHOWN IN PHOTO) & STAINLESS STEEL FINISH. ONE 'S4' RACK SHALL BE LOCATED AT THE ENTRY OF EACH RESIDENTIAL BUILDING AS NOTED ON THE PLANS.

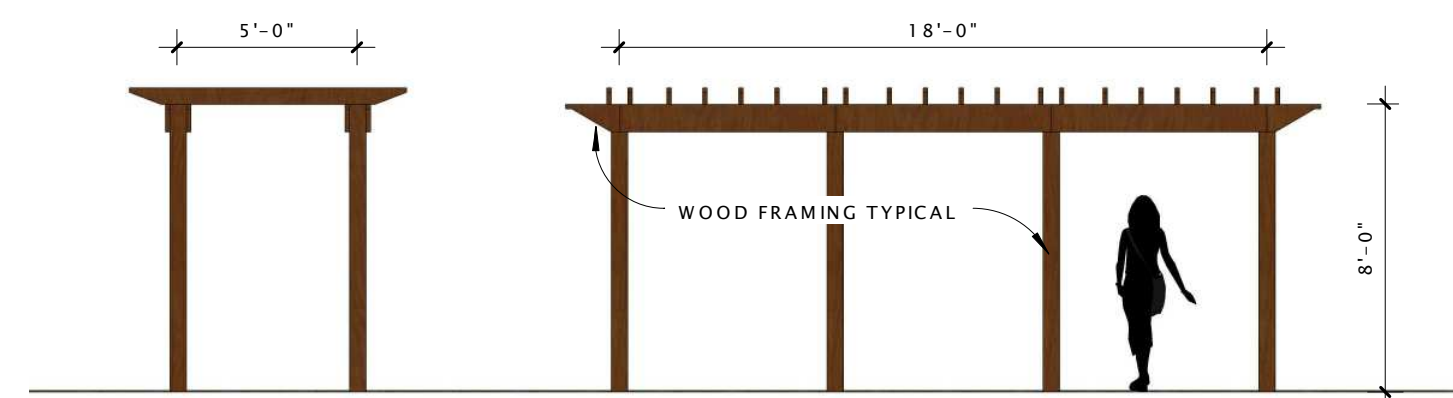


5 TYPICAL EXTERIOR BIKE RACK  
 1/4" = 1'-0"

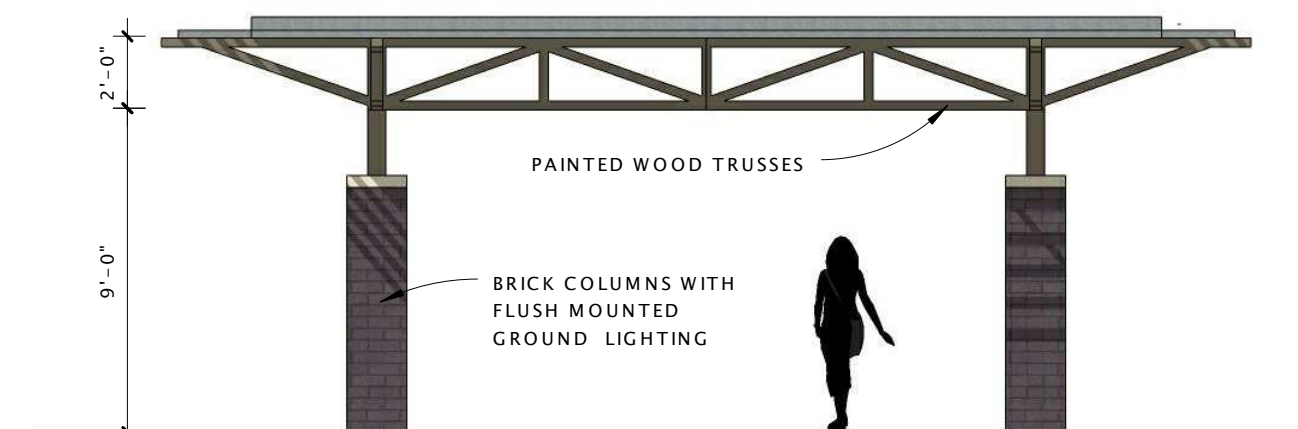
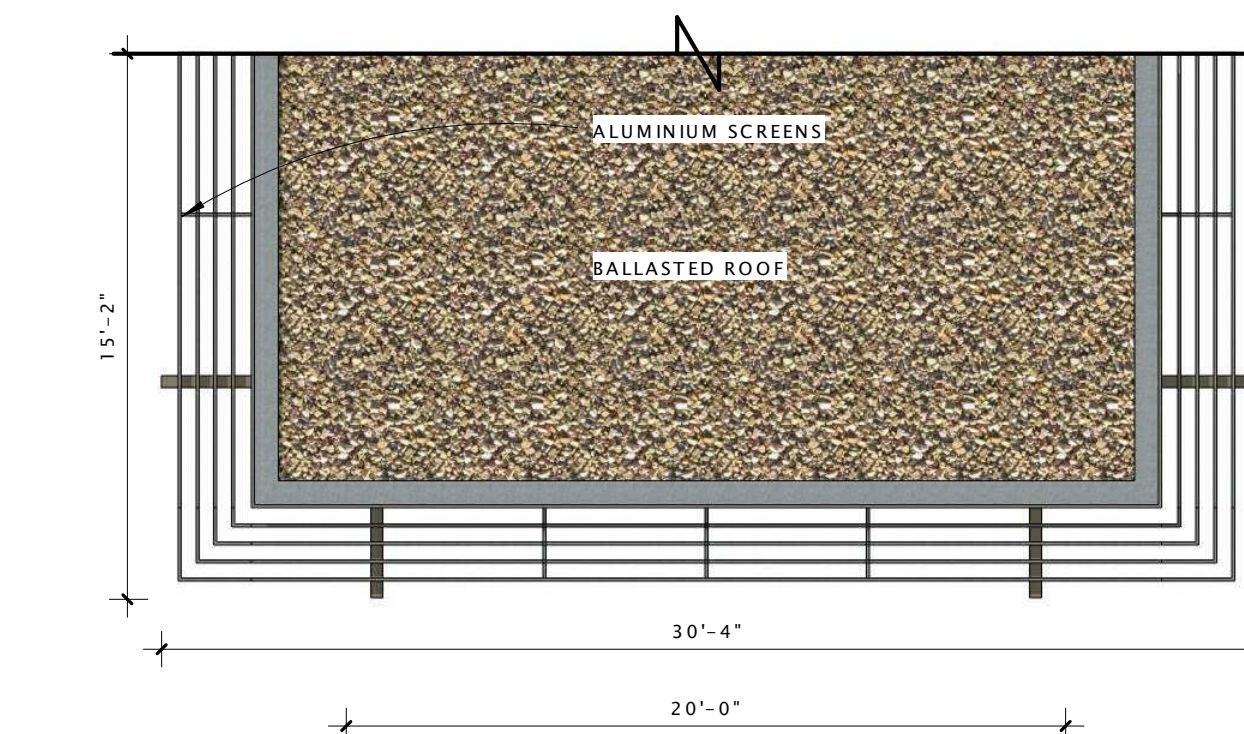


6 MONUMENT SIGNS  
 1/2" = 1'-0"

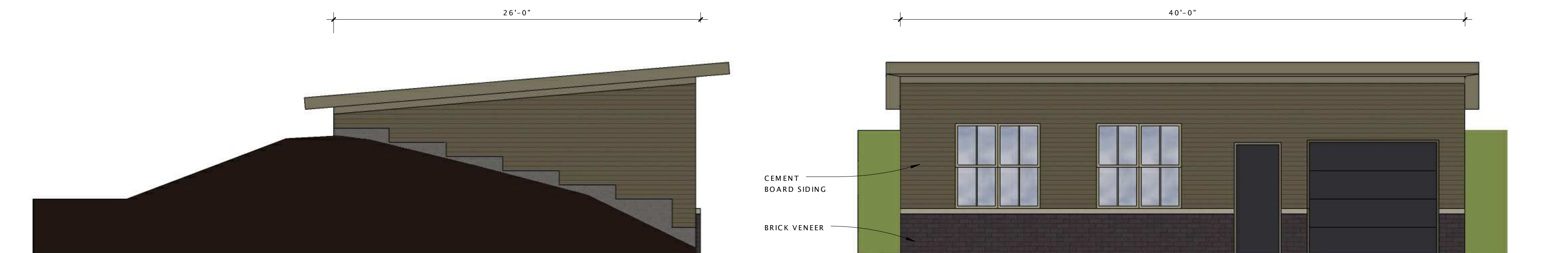
1 DIRECTIONAL SIGNS  
 1/2" = 1'-0"



3 TRELLIS DETAIL  
 3/16" = 1'-0"



2 PAVILION  
 3/16" = 1'-0"



16 MAINTENANCE BUILDING  
 3/16" = 1'-0"

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE January 2, 2013

Revision Schedule		
Mark	Description	Date

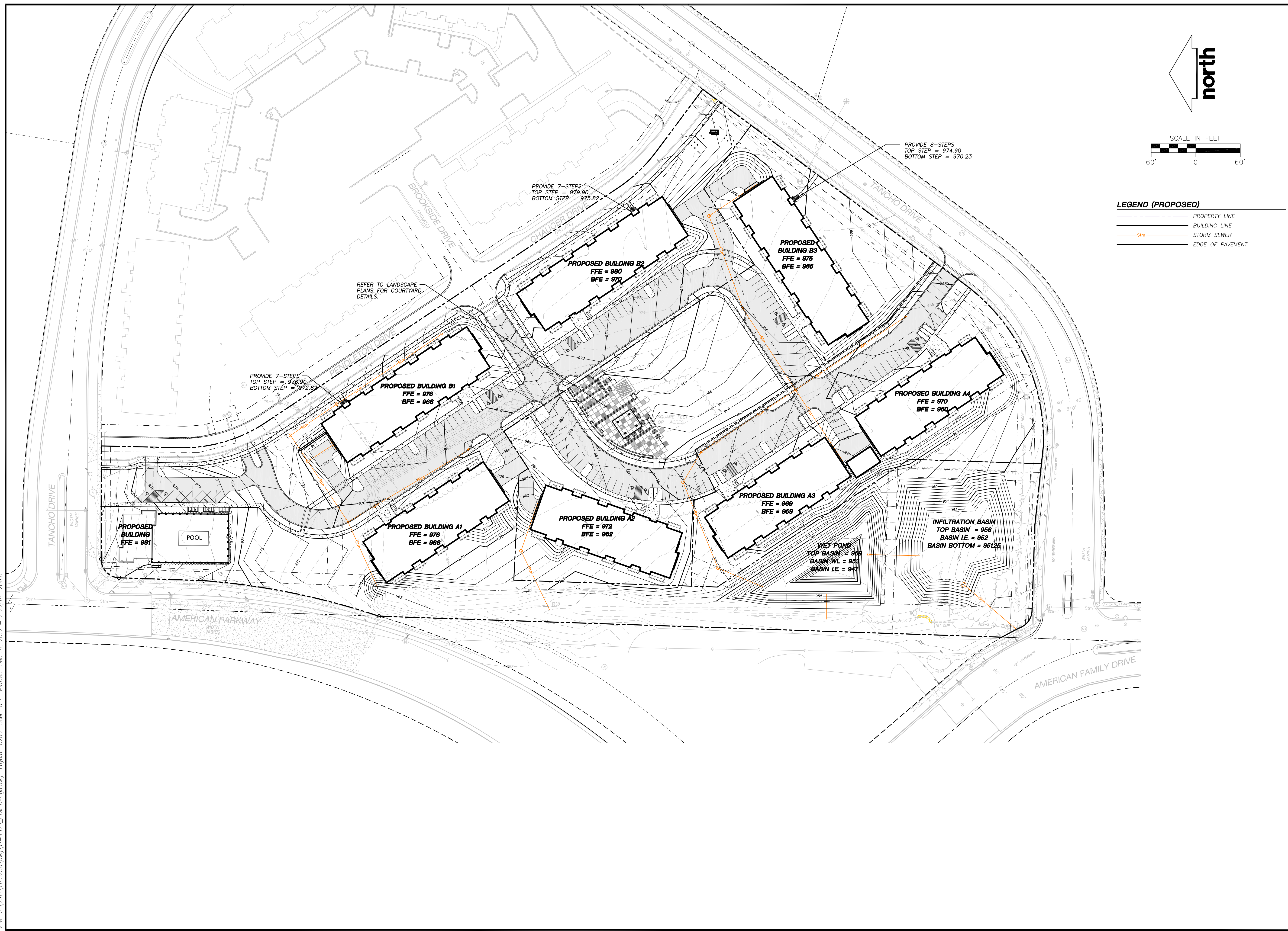
SHEET TITLE

SITE DETAILS

SHEET NUMBER

ASP-103

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

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SERVICES PROVIDED TO:  
**FIDUCIARY REAL ESTATE DEVELOPMENT, INC.**

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

PROJECT:  
**AMERICAN PARKWAY 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:	DOS	10-15-12
DRAWN:	DOS	10-15-12
APPROVED:	WPW	-
PLAN MODIFICATIONS:	DATE:	
CITY OF MADISON	11-27-12	
CITY OF MADISON	01-02-13	

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 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
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SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**C200**

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OUTLOT 1  
1995 REPLAT OF  
PORTER PLAT

LOT 3  
1 OF LOT 2  
PORTER PLAT

File: J:\2011\14523A\dwg\17-4523\_Landscape.dwg Layout: Landscape Plan Overview 2/23/14 User: dds Plotted: Dec 31, 2012 - 3:07pm Xrefs:

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PROJECT:  
**AMERICAN PARKWAY APARTMENTS**

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 CITY OF MADISON  
 DANE COUNTY, WI

JSD PROJECT NO.: 11-4523

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DESIGN: JLF 10-31-12  
 DRAWN: JLF 10-31-12  
 APPROVED: -

PLAN MODIFICATIONS: DATE:  
 CITY OF MADISON 11-28-12  
 CITY OF MADISON 01-02-13

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SHEET TITLE:  
**GENERAL DEVELOPMENT LANDSCAPE PLAN**

SHEET NUMBER:  
**L100**

**LEGEND (PROPOSED)**

- PROPERTY LINE
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- BUILDING LINE
- EDGE OF CONCRETE
- EASEMENT LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- POLYETHYLENE EDGING
- "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX
- FUTURE AREA FOR SIP SUBMITTAL

- LARGE CANOPY DECIDUOUS TREES
- ORNAMENTAL TREES
- TALL EVERGREEN TREES
- MEDIUM EVERGREEN SHRUBS
- LARGE DECIDUOUS SHRUBS
- MEDIUM DECIDUOUS SHRUBS
- PERENNIALS
- ORNAMENTAL GRASSES

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS 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.
  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
  - ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET C100

- LANDSCAPE NOTES**
- REFER TO SHEET L400 FOR DETAILS, ADDITIONAL NOTES AND SPECIFICATIONS.
  - REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - 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 PLANT LIST**

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
<b>LARGE CANOPY TREES</b>							
AF	14	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	3" Cal.	B&B	35	70
GB	12	Autumn Gold Ginkgo (Male Cultivar Only)	GINKGO biloba 'Autumn Gold'	3" Cal.	B&B	35	0
GT	8	Skyline Honeylocust	GLEDTISIA triacanthos 'Skyline'	3" Cal.	B&B	35	0
QM	3	Chinkapin Oak	QUERCUS muehlenbergii	2" Cal.	B&B	35	0
TC	6	Greenspire Littleleaf Linden	TILIA cordata 'Greenspire'	3" Cal.	B&B	35	0
UN	4	New Horizon Elm	ULMUS x 'New Horizon'	2" Cal.	B&B	35	0
<b>MEDIUM CANOPY TREES</b>							
PT	9	Quaking Aspen	POPULUS tremuloides	2" Cal.	B&B	15	135
<b>ORNAMENTAL TREES</b>							
AG	7	Autumn Brilliance Serviceberry (Tree Form)	AMELANCHIER x grandiflora 'Autumn Brilliance'	1 1/2" Cal.	B&B	15	105
PC	6	Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	2" Cal.	B&B	15	90
<b>TALL EVERGREEN TREES</b>							
PS	23	Black Hills Spruce	PICEA glauca var. densata	4' Min Ht.	B&B	15	345
PP	30	Colorado Blue Spruce	PICEA pungens 'Glauc'	4' Min Ht.	B&B	15	450
<b>LARGE DECIDUOUS SHRUBS</b>							
CS	15	Redosier Dogwood	CORNUS sericea	24-30" Min. Ht.	B&B	2	30
VT	30	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	24-30" Min. Ht.	B&B	2	60
<b>MEDIUM DECIDUOUS SHRUBS</b>							
BT	42	Rose Glow Barbary	BERBERIS thunbergii 'Rose Glow'	18" Min. Ht.	# 2 Cont.	2	84
<b>PERENNIALS</b>							
PA	61	Russian Sage	PEROVSKIA atriplicifolia	10 - 12" Ht.	# 1 Cont.	0	0
LS	16	Gayfeather Blazing Star	LIATRIS spicata 'Kobold'	10 - 12" Ht.	# 1 Cont.	0	0
RF	51	Black Eyed Susan	RUDBECKIA fulgida 'Goldstrum'	10 - 12" Ht.	# 1 Cont.	0	0
RS	5	Black Eyed Susan Little Star	RUDBECKIA fulgida var. sullivanii 'Little Goldstar'	4 1/2" Ht.	# 1 Cont.	0	0
<b>ORNAMENTAL GRASSES</b>							
CA	73	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.	0	0
PV	31	Heavy Metal Switch Grass	PANICUM virgatum 'Heavy Metal'	10 - 12" Ht.	# 1 Cont.	0	0
PS	71	Shermandosh Red Switch Grass	PANICUM virgatum 'Shermandosh'	10 - 12" Ht.	# 1 Cont.	0	0
PH	11	Dwarf Fountain Grass	PENNISETUM alopecuroides 'Hameln'	4 1/2" Ht.	# 1 Cont.	0	0
SS	20	The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10 - 12" Ht.	# 1 Cont.	0	0
<b>TOTAL:</b>							<b>1369</b>

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

Project Location/Address: AMERICAN PARKWAY & TANCHE DRIVE  
 Name of Project: AMERICAN PARKWAY APARTMENTS  
 Owner/Contact: 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: 122

Number of Additional Canopy Shade Trees Required (2" - 2 1/2" Caliper) (See Schedule on reverse side): 9

Number of Additional Canopy Shade Trees Required - 3&4 Underground Parking Stalls Per Unit (7 Units x 3 Trees per Unit = 21 Additional Canopy Shade Trees Required): 21

**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.)

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): 544

**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	CREDITS	
			POINTS ACHIEVED	POINTS
Canopy Tree: 2" - 2 1/2"	35	47	0	70
Deciduous Shrub	2	87	174	0
Evergreen Shrub	3	0	0	0
Decorative Wall or Fence (per 10 L.F.)	5	0	0	0
Earth Berm (per 10 L.F.)	2	0	0	0
Evergreen Trees	15	53	795	0
Canopy Tree or Small Tree (1 1/2" - 2" Caliper (i.e., Crab, Hawthorn))	15	22	330	0
<b>Sub Totals</b>			1299	70
<b>TOTAL</b>			<b>1369</b>	

\*Trees required in Part I above, are not to be included in the point count.  
 \*47 total trees - (30 required trees + 15 total terrace/trees not included in point count) = 2 total trees eligible for credits

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

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

PROJECT:  
**AMERICAN PARKWAY APARTMENTS**

PROJECT LOCATION:  
 CITY OF MADISON  
 DANE COUNTY, WI

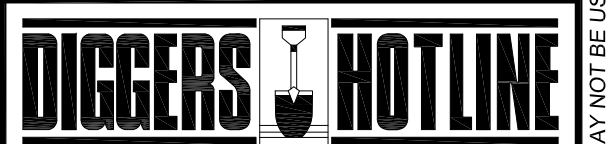
JSD PROJECT NO.: 11-4523

SEAL/SIGNATURE:

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 DRAWN: JLF 10-31-12  
 APPROVED: -

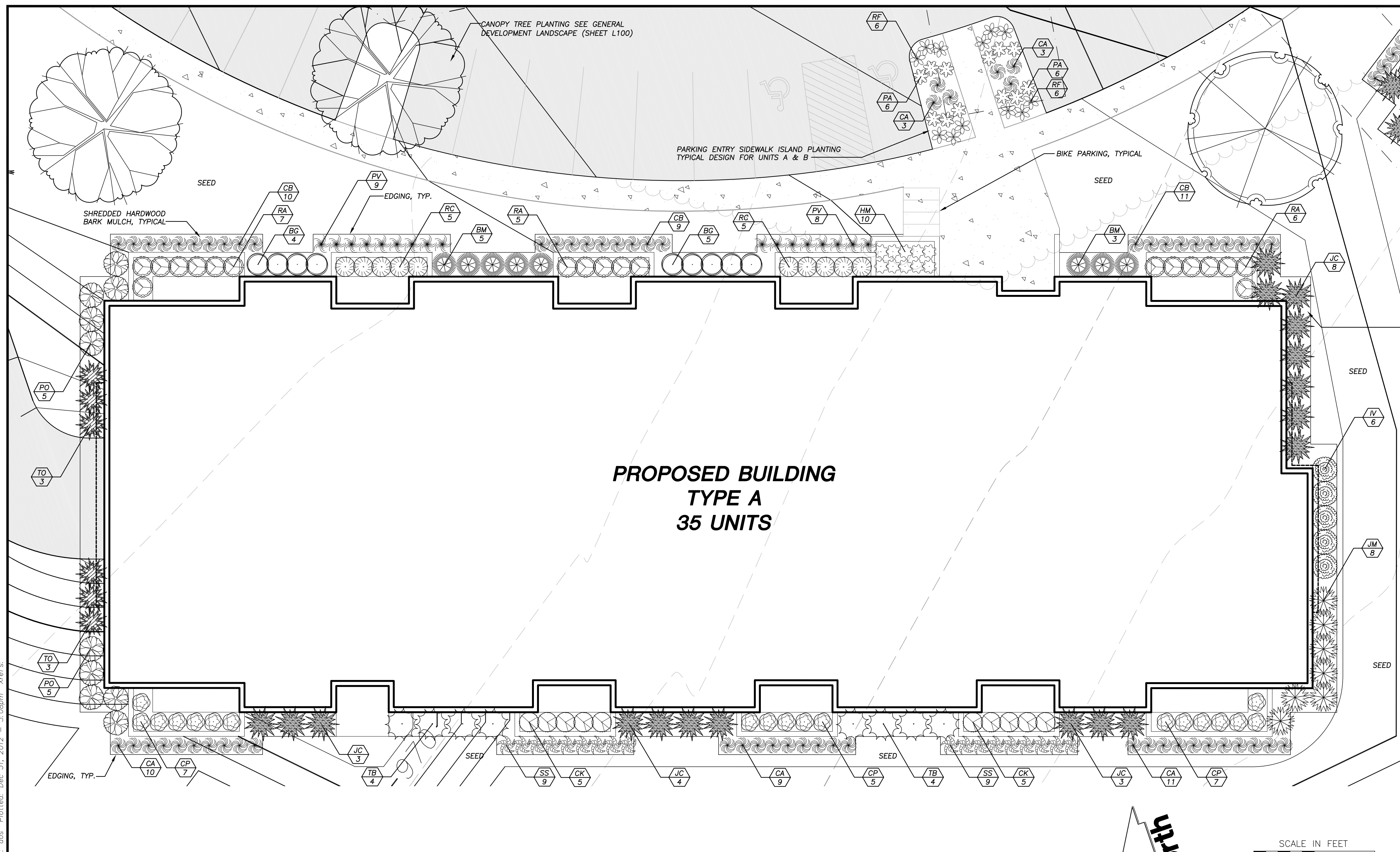
PLAN MODIFICATIONS: DATE:  
 CITY OF MADISON 11-28-12  
 CITY OF MADISON 01-02-13



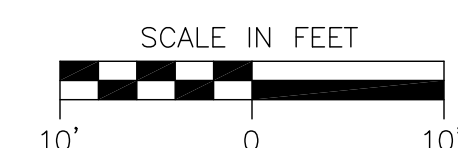
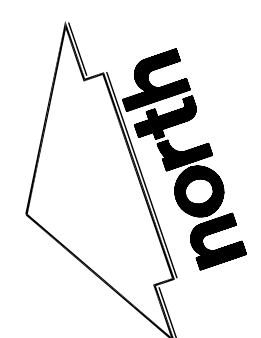
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 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
**www.DiggersHotline.com**

SHEET TITLE:  
**LANDSCAPE PLAN  
 UNIT A TYPICAL**

SHEET NUMBER:  
**L200**



**PROPOSED BUILDING  
 TYPE A  
 35 UNITS**



**LEGEND (PROPOSED)**

---	PROPERTY LINE
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	BUILDING LINE
---	EDGE OF CONCRETE
---	EASEMENT LINE
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT
---	POLYETHYLENE EDGING

	MEDIUM EVERGREEN SHRUBS
	LARGE DECIDUOUS SHRUBS
	MEDIUM DECIDUOUS SHRUBS
	PERENNIALS
	ORNAMENTAL GRASSES

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS 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.
  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
  - ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET C100

- LANDSCAPE NOTES**
- REFER TO SHEET L400 FOR DETAILS, ADDITIONAL NOTES AND SPECIFICATIONS.
  - REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - 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 PLANT LIST**

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
<b>MEDIUM EVERGREEN SHRUBS</b>							
JC	18	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	30" Min Ht.	# 3 Cont.	3	54
JM	7	Mountbatten Juniper	JUNIPERUS chinensis 'Mountbatten'	4' Min Ht.	# 3 Cont.	3	21
TO	6	Holmstrup Arborvitae	THUJA occidentalis 'Holmstrup'	2' Min Ht.	# 3 Cont.	3	18
TB	8	Berkman's Golden Arborvitae	THUJA occidentalis 'Berkman's Golden'	2' Min Ht.	# 3 Cont.	3	24
<b>LARGE DECIDUOUS SHRUBS</b>							
BM	8	Green Mountain Boxwood	BUXUS 'Green Mountain'	24" Min. Ht.	# 3 Cont.	2	16
PO	10	Dwarf Ninebark	PHYSOCARPUS opulifolius 'Nanus'	24" Min. Ht.	# 3 Cont.	2	20
<b>MEDIUM DECIDUOUS SHRUBS</b>							
CP	22	Crimson Pygmy Barberry	BERBERIS thunbergii 'Crimson Pygmy'	18" Min. Ht.	# 2 Cont.	2	44
BG	9	Wintergreen Boxwood	BUXUS 'Wintergreen'	18" Min. Ht.	# 3 Cont.	2	18
RC	10	Ruby Spice Clethra	CLETHRA alnifolia 'Ruby Spice'	18" Min. Ht.	# 3 Cont.	2	20
CK	10	Kelsey's Compact Dogwood	CORNUS sericea 'Kelsey'	18" Min. Ht.	# 3 Cont.	2	20
IV	6	Little Henry Sweetspire	ITEA virginica 'Little Henry'	18" Min. Ht.	# 3 Cont.	2	12
RA	19	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	18" Min. Ht.	# 3 Cont.	2	38
<b>PERENNIALS</b>							
HM	10	Lime Marmalade Palace Purple	HEUCHERA micrantha 'Lime Marmalade'	10 - 12" Ht.	# 1 Cont.	0	0
PA	12	Russian Sage Little Spire	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	0	0
RF	12	Black Eyed Susan	RUDBECKIA fulgida 'Goldstrum'	10 - 12" Ht.	# 1 Cont.	0	0
<b>ORNAMENTAL GRASSES</b>							
CB	30	Korean Feather Reed Grass	CALAMAGROSTIS brachytricha	10 - 12" Ht.	# 1 Cont.	0	0
CA	36	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	0	0
PV	17	Heavy Metal Switch Grass	PANICUM virgatum 'Heavy Metal'	10 - 12" Ht.	# 1 Cont.	0	0
SS	18	The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10 - 12" Ht.	# 1 Cont.	0	0
						<b>TOTAL:</b>	<b>305</b>

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

Project Location/Address: AMERICAN PARKWAY & TANCHE DRIVE  
 Name of Project: AMERICAN PARKWAY APARTMENTS  
 Owner/Contract: 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: 34/UNIT

Number of Trees Required: 0

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: 49.6 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 for each stall.

Number of Points Required: 164

III. **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	3**	0			
Deciduous Shrub	2	39	78			
Evergreen Shrub	3	94	282			
Destructive Wall or Fence (per 10 L.F.)	5					
Earth Berm (per 10 L.F.)	5					
Avg. Height 30"	2					
Avg. Height 15"	1					
Evergreen Trees	15					
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15					
<b>Sub Totals</b>						<b>305</b>
						<b>TOTAL</b>
						<b>305</b>

\*Trees required in Part I above, are not to be included in the point count.  
 \*\* 3 total shade canopy trees included for each unit, see sheet L100

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

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

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- LANDSCAPE ARCHITECTURE

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 VERONA, WISCONSIN 53593  
 608.848.5060 PHONE | 608.848.2255 FAX

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 www.jsdinc.com

SERVICES PROVIDED TO:  
**FIDUCIARY REAL ESTATE DEVELOPMENT, INC.**

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

PROJECT:  
**AMERICAN PARKWAY 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.

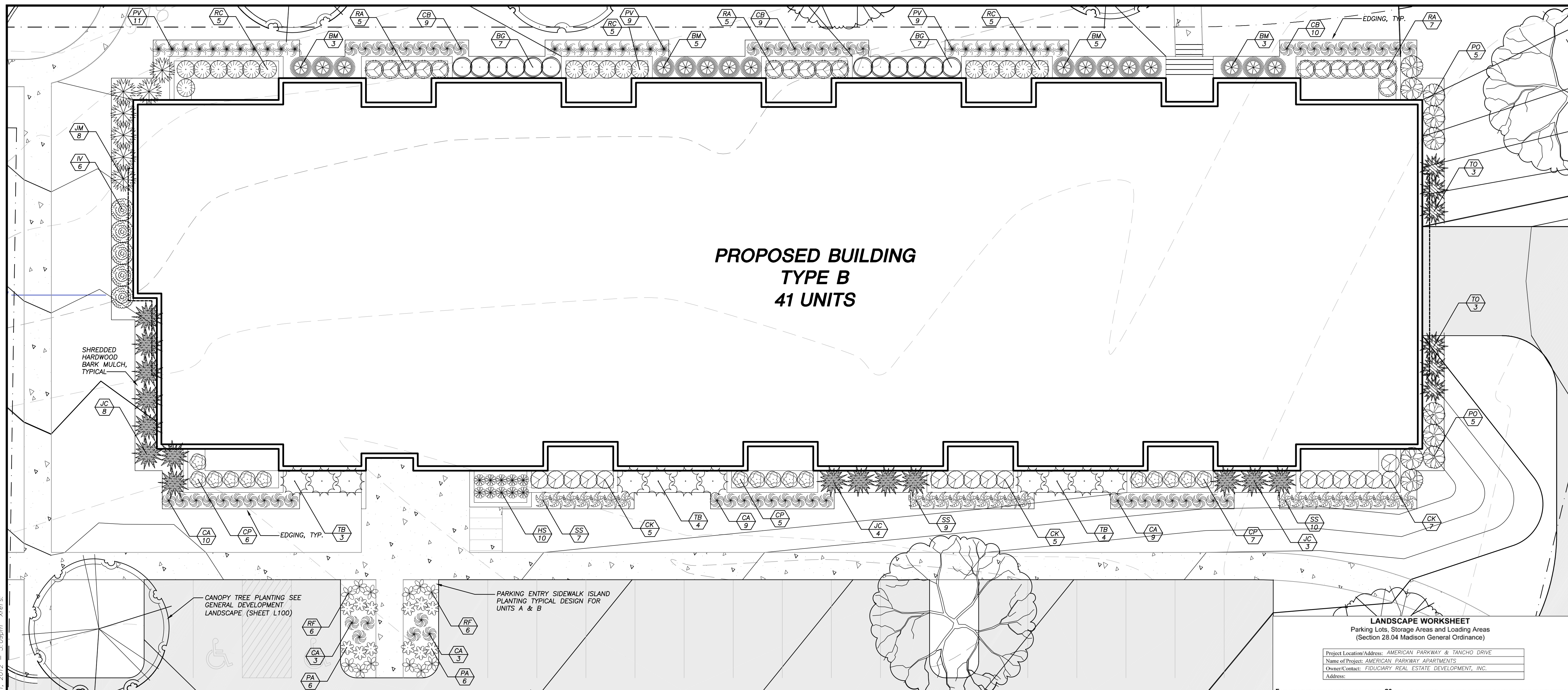
DESIGN: JLF 10-31-12  
 DRAWN: JLF 10-31-12  
 APPROVED: -

PLAN MODIFICATIONS: DATE:  
 CITY OF MADISON 11-28-12  
 CITY OF MADISON 01-02-13

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

SHEET TITLE:  
**LANDSCAPE PLAN  
 UNIT B TYPICAL**

SHEET NUMBER:  
**L300**



**PROPOSED BUILDING  
 TYPE B  
 41 UNITS**

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

Project Location/Address: AMERICAN PARKWAY & TANGHO DRIVE  
 Name of Project: AMERICAN PARKWAY APARTMENTS  
 Owner/Contact: 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: 41/UNIT  
 Number of Trees Required: 0

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: 49.8 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.)

Number of Points Required: 197

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	3**	0		
Deciduous Shrub	2	39	78		
Evergreen Shrub	3	114	228		
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)	5				
Avg. Height 30"	2				
Avg. Height 15"	1				
Evergreen Trees	15				
3' height minimum					
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15				
<b>Sub Totals</b>			345		
<b>TOTAL</b>					345

\*Trees required in Part I above, are not to be included in the point count.  
 \*\* 3 total shade canopy trees included for each unit, see sheet L100

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

**LANDSCAPE PLANT LIST**

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
<b>MEDIUM EVERGREEN SHRUBS</b>							
JC	15	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	30" Min Ht.	# 3 Cont.	3	45
JM	7	Mountbatten Juniper	JUNIPERUS chinensis 'Mountbatten'	4' Min Ht.	# 3 Cont.	3	21
TO	6	Holmstrup Arborvitae	THUJA occidentalis 'Holmstrup'	2' Min Ht.	# 3 Cont.	3	18
TB	11	Berkman's Golden Arborvitae	THUJA occidentalis 'Berkman's Golden'	2' Min Ht.	# 3 Cont.	3	33
<b>LARGE DECIDUOUS SHRUBS</b>							
BM	16	Green Mountain Boxwood	BUXUS 'Green Mountain'	24" Min. Ht.	# 3 Cont.	2	32
PO	10	Dwarf Ninebark	PHYSOCARPUS opulifolius 'Nanus'	24" Min. Ht.	# 3 Cont.	2	20
<b>MEDIUM DECIDUOUS SHRUBS</b>							
CP	19	Crymson Pygmy Barberry	BERBERIS thunbergii 'Crimson Pygmy'	18" Min. Ht.	# 2 Cont.	2	38
BG	12	Wintergreen Boxwood	BUXUS 'Wintergreen'	18" Min. Ht.	# 3 Cont.	2	24
RC	17	Ruby Spice Clethra	CLETHRA alnifolia 'Ruby Spice'	18" Min. Ht.	# 3 Cont.	2	34
CK	17	Kelsey's Compact Dogwood	CORINUS sericea 'Kelsey'	18" Min. Ht.	# 3 Cont.	2	34
IV	6	Little Henry Sweetspire	ITEA virginica 'Little Henry'	18" Min. Ht.	# 3 Cont.	2	12
RA	17	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	18" Min. Ht.	# 3 Cont.	2	34
<b>PERENNIALS</b>							
PA	12	Russian Sage Little Spire	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	0	0
RF	12	Black Eyed Susan	RUDBECKIA fulgida 'Goldstrum'	10 - 12" Ht.	# 1 Cont.	0	0
<b>ORNAMENTAL GRASSES</b>							
CB	28	Korean Feather Reed Grass	CALAMAGROSTIS brachytricha	10 - 12" Ht.	# 1 Cont.	0	0
CA	28	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	0	0
HS	10	Blue Oat Grass	HELOTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	0	0
PV	29	Heavy Metal Switch Grass	PANICUM virgatum 'Heavy Metal'	10 - 12" Ht.	# 1 Cont.	0	0
SS	26	The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10 - 12" Ht.	# 1 Cont.	0	0
						<b>TOTAL:</b>	<b>345</b>

**LEGEND (PROPOSED)**

- PROPERTY LINE
- - - PROPOSED 1 FOOT CONTOUR
- - - PROPOSED 5 FOOT CONTOUR
- BUILDING LINE
- EDGE OF CONCRETE
- - - EASEMENT LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- POLYETHYLENE EDGING

MEDIUM EVERGREEN SHRUBS

LARGE DECIDUOUS SHRUBS

MEDIUM DECIDUOUS SHRUBS

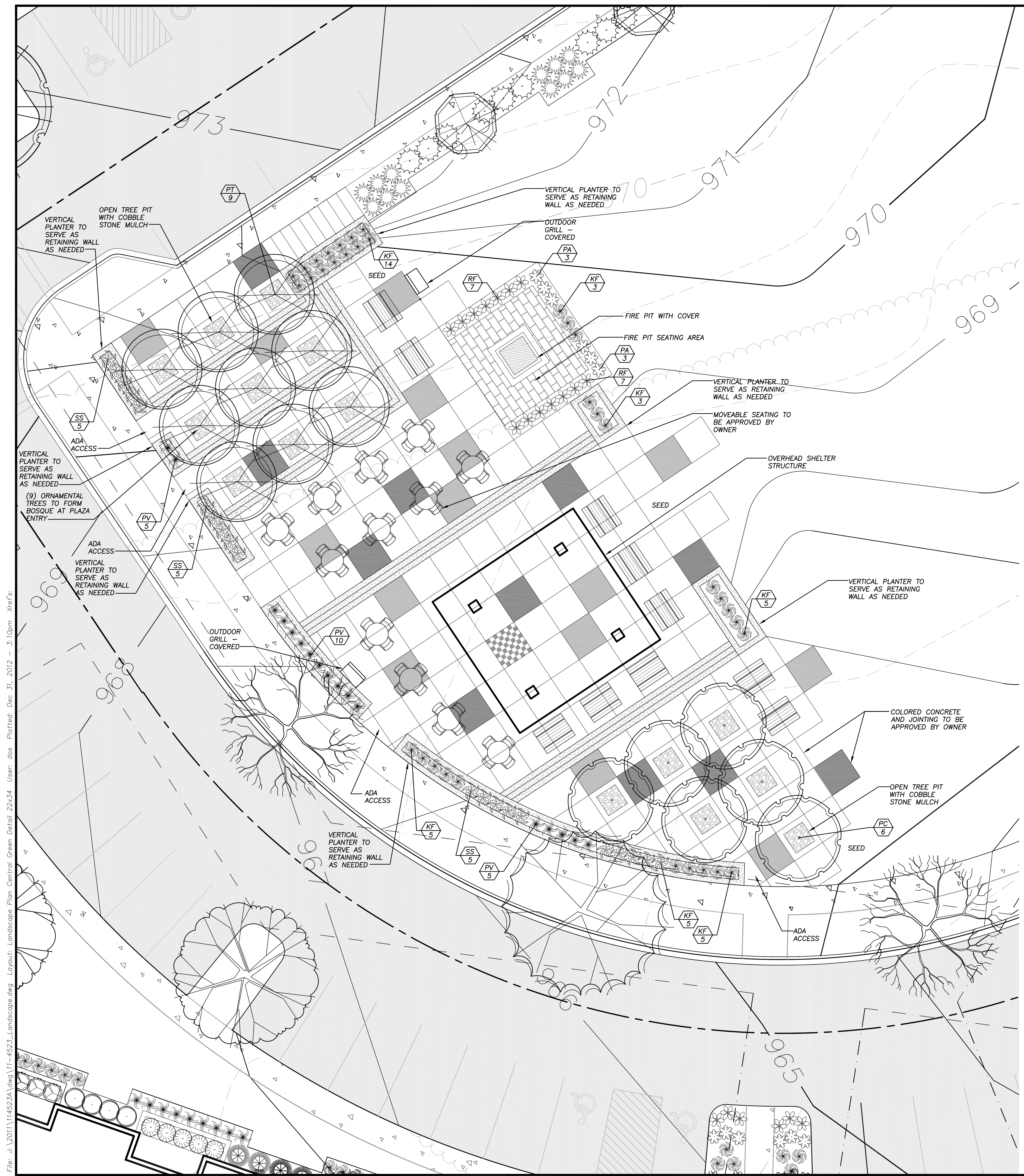
PERENNIALS

ORNAMENTAL GRASSES

- GENERAL NOTES**
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  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
  - ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET C100
- LANDSCAPE NOTES**
- REFER TO SHEET L400 FOR DETAILS, ADDITIONAL NOTES AND SPECIFICATIONS.
  - REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - REFER TO CIVIL PLANS FOR PROPOSED EROSION CONTROL, GRADING, AND UTILITIES.
  - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR

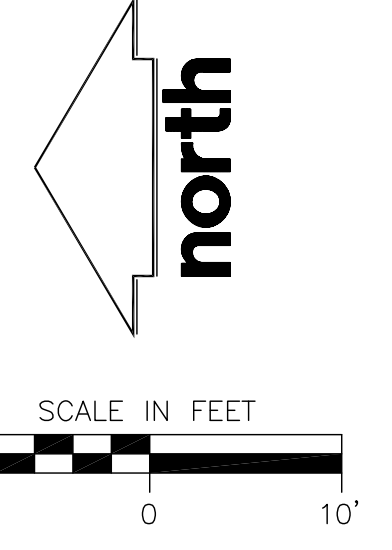
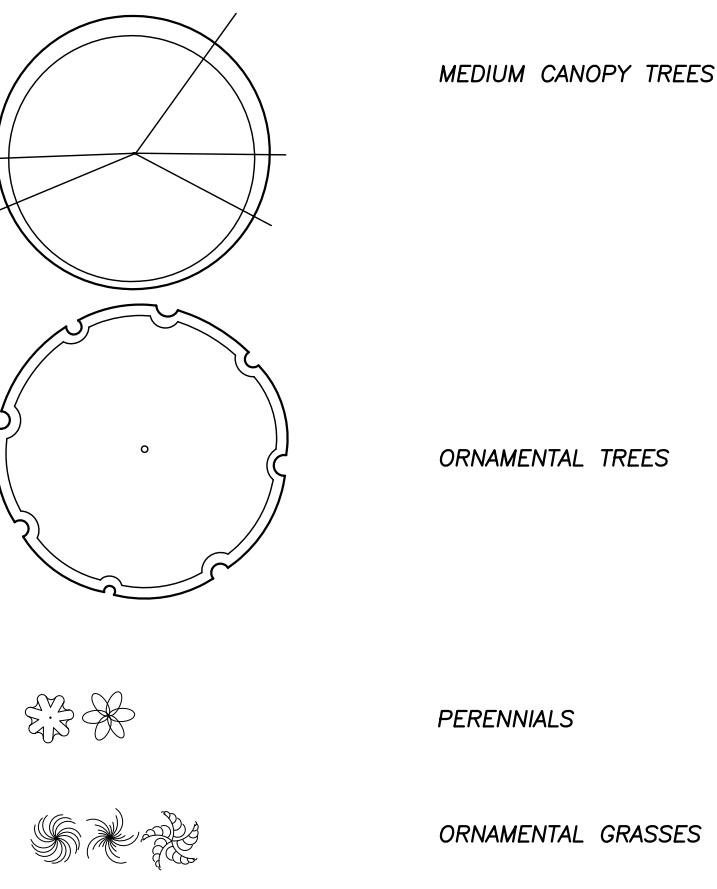
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**LEGEND (PROPOSED)**

- PROPERTY LINE
- 212 PROPOSED 1 FOOT CONTOUR
- 215 PROPOSED 5 FOOT CONTOUR
- BUILDING LINE
- EDGE OF CONCRETE
- EASEMENT LINE
- [Pattern] PROPOSED CONCRETE PAVEMENT
- [Pattern] PROPOSED ASPHALT PAVEMENT
- [Pattern] POLYETHYLENE EDGING
- [Pattern] 'DIVERSE PRAIRIE FOR MEDIUM SOILS' SEED MIX
- [Pattern] FUTURE AREA FOR SIP SUBMITTAL



**GENERAL NOTES**

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**LANDSCAPE NOTES**

1. REFER TO SHEET L400 FOR DETAILS, ADDITIONAL NOTES AND SPECIFICATIONS.
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**LANDSCAPE PLANT LIST\*\***

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
<b>MEDIUM CANOPY TREES</b>							
PT	9	Quaking Aspen	POPULUS tremuloides	2" Cal.	B&B	0	0
<b>ORNAMENTAL TREES</b>							
PC	6	Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	2 1/2" Cal.	B&B	15	135
<b>PERENNIALS</b>							
PA	6	Russian Sage	PEROVSKIA atriplicifolia	10 - 12" Ht.	# 1 Cont.	0	0
RF	14	Black Eyed Susan	RUDBECKIA fulgida 'Goldstrum'	10 - 12" Ht.	# 1 Cont.	0	0
<b>ORNAMENTAL GRASSES</b>							
CA	35	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	0	0
PV	17	Heavy Metal Switch Grass	PANICUM virgatum 'Heavy Metal'	10 - 12" Ht.	# 1 Cont.	0	0
SS	20	The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10 - 12" Ht.	# 1 Cont.	0	0

\*\*please note quantities on sheet are included within general landscape plan landscape plant list

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

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 REAL ESTATE  
 DEVELOPMENT, INC.**

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

PROJECT:

**AMERICAN PARKWAY  
 APARTMENTS**

PROJECT LOCATION:  
 CITY OF MADISON  
 DANE COUNTY, WI

JSD PROJECT NO.: 11-4523

SEAL/SIGNATURE:

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DESIGN: JLF 10-31-12  
 DRAWN: JLF 10-31-12  
 APPROVED:

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	11-28-12
CITY OF MADISON	01-02-13

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SHEET TITLE:

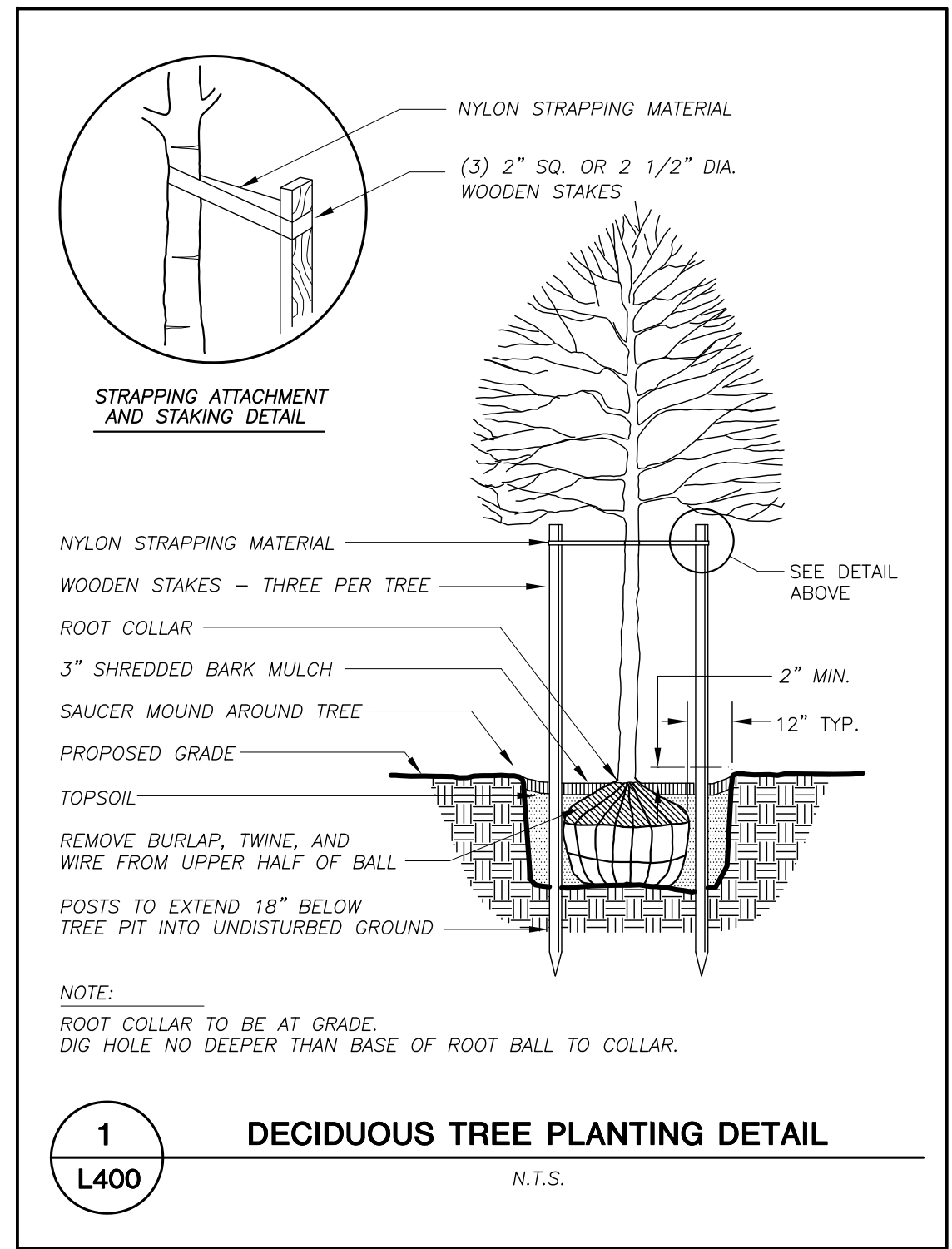
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 PLAN  
 CENTRAL GREEN  
 DETAIL**

SHEET NUMBER:

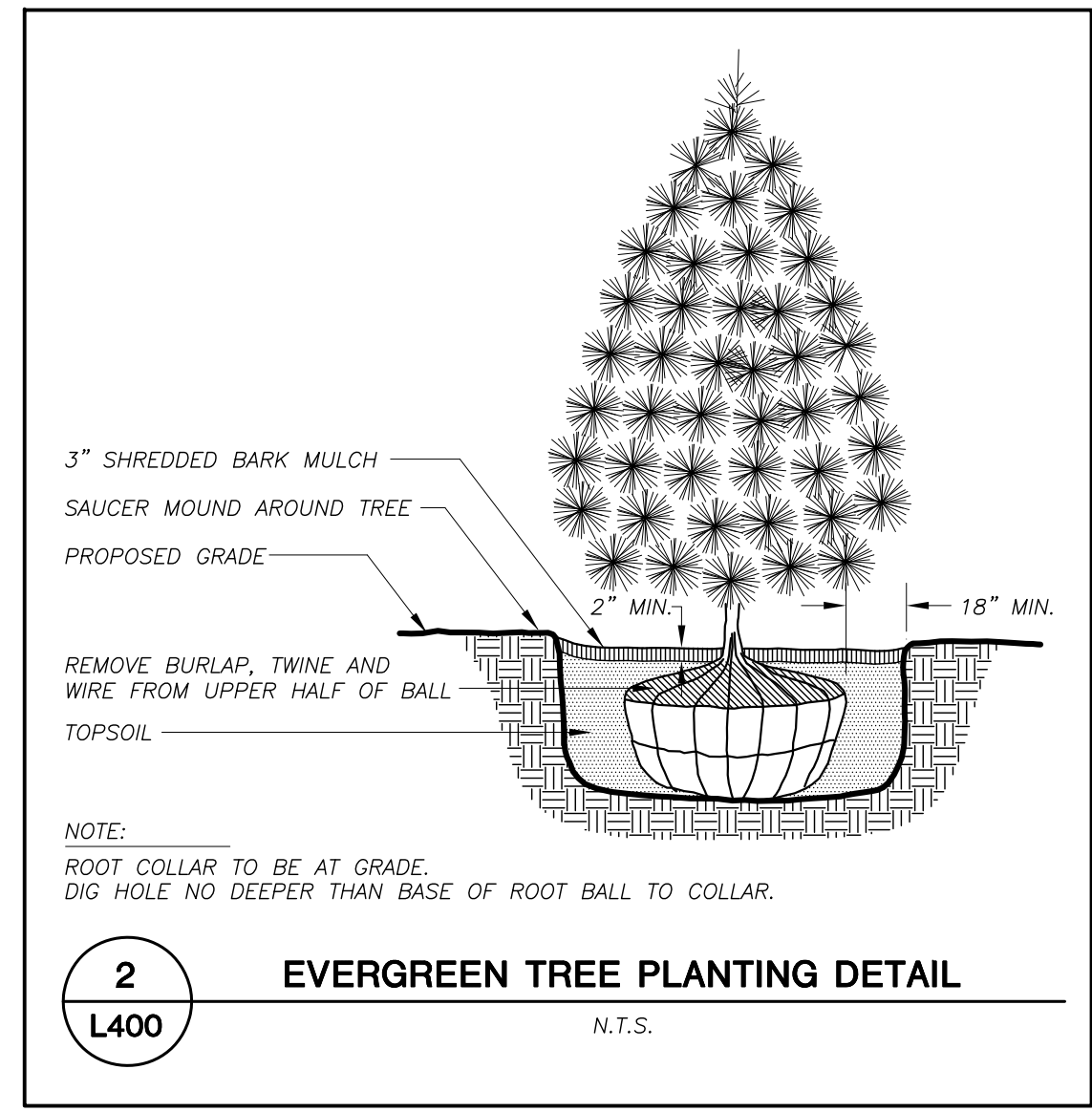
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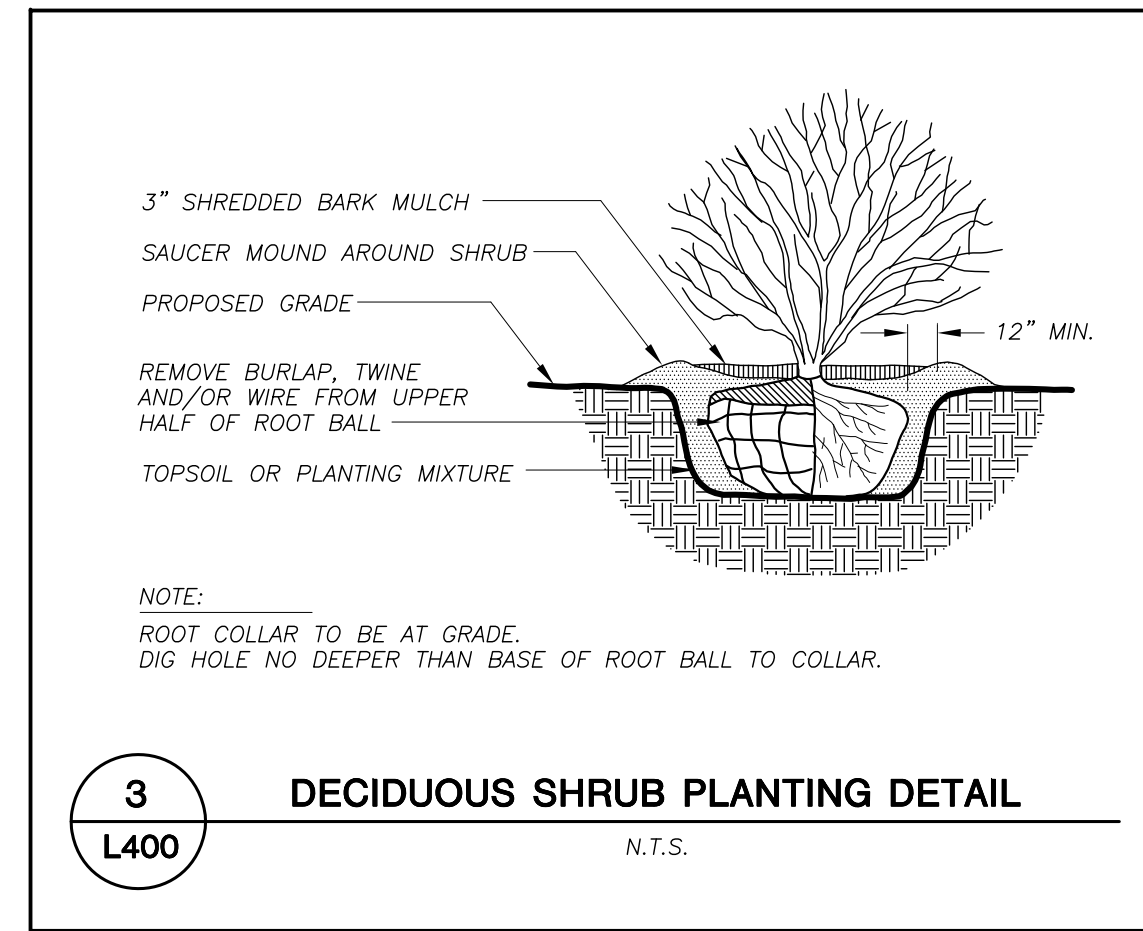
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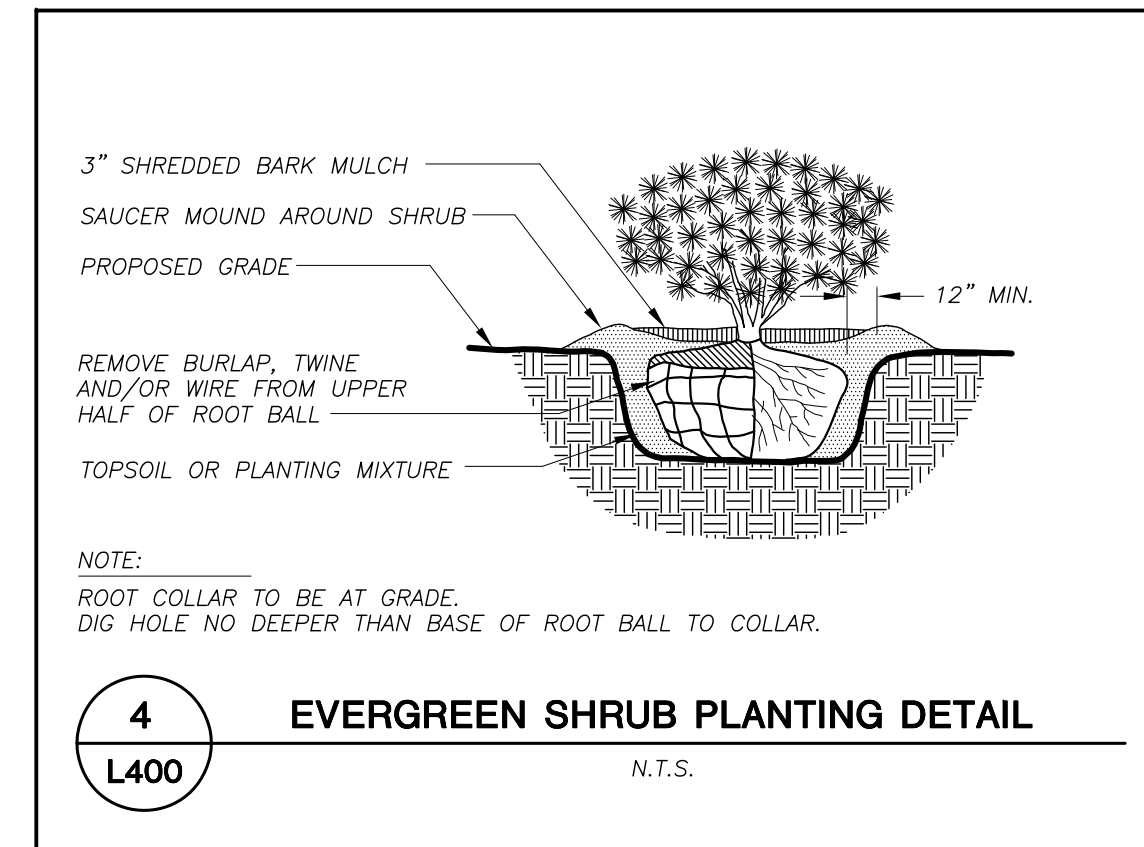
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L400 N.T.S.



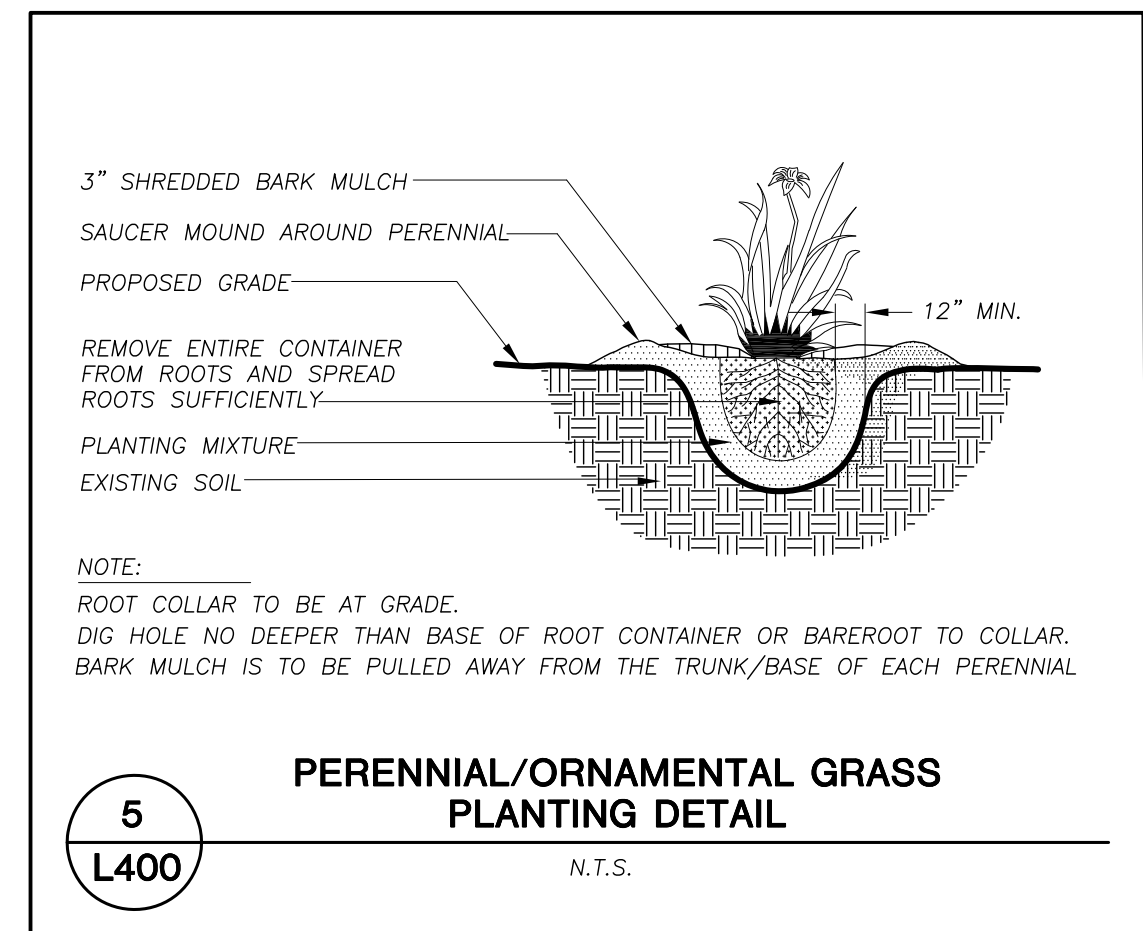
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L400 N.T.S.



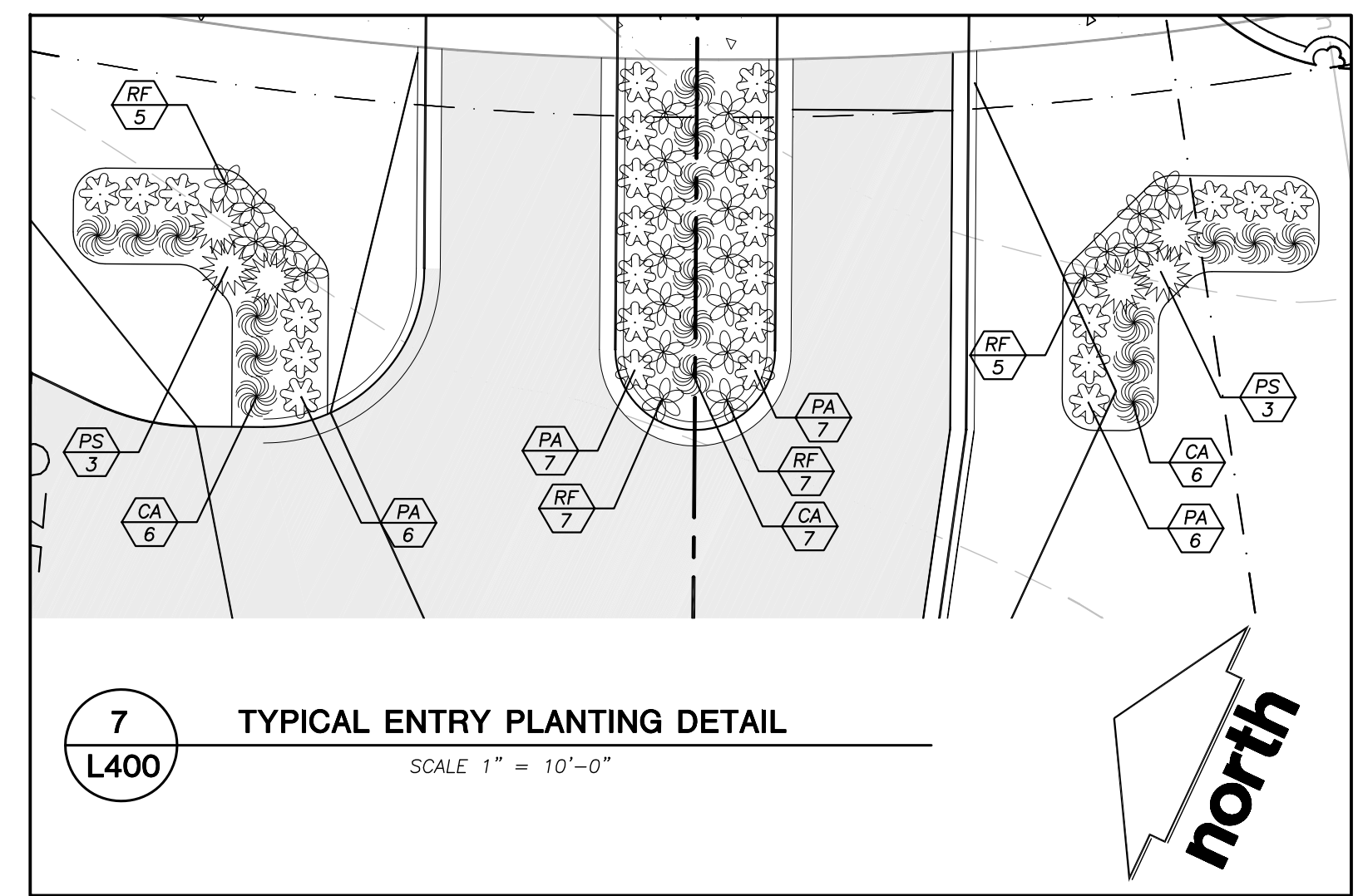
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L400 N.T.S.



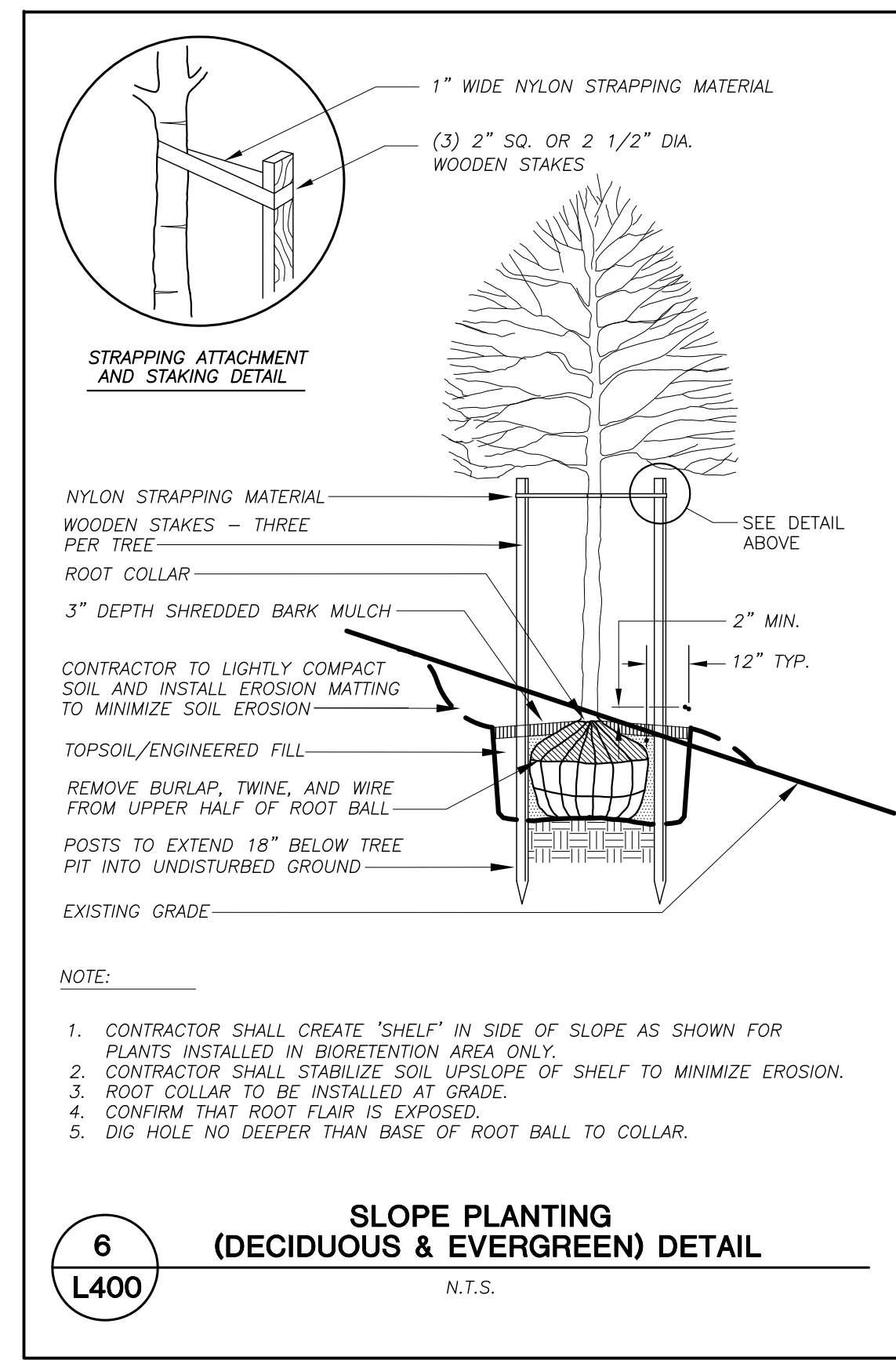
**4 EVERGREEN SHRUB PLANTING DETAIL**  
L400 N.T.S.



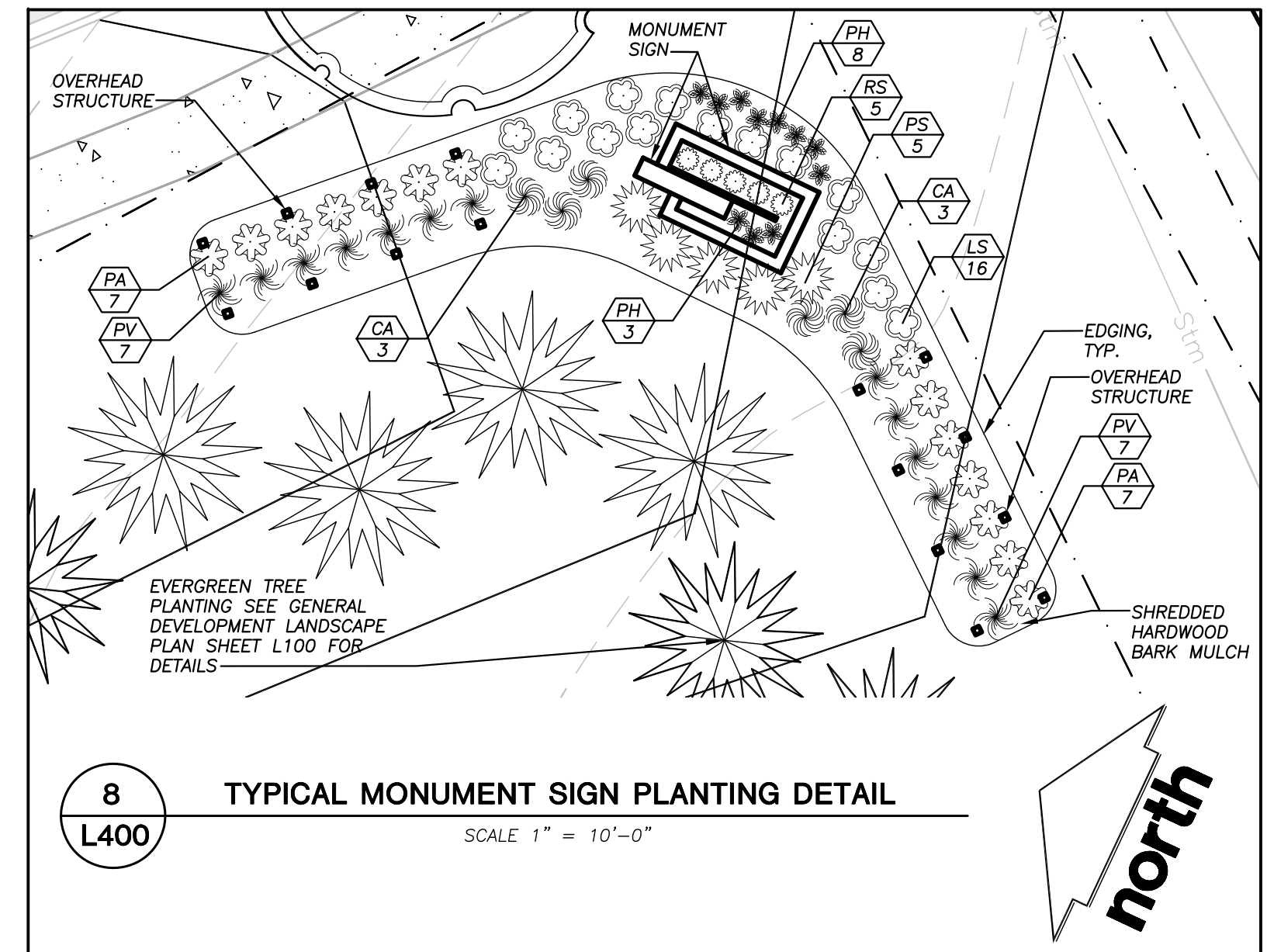
**5 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL**  
L400 N.T.S.



**7 TYPICAL ENTRY PLANTING DETAIL**  
L400 SCALE 1" = 10'-0"



**6 SLOPE PLANTING (DECIDUOUS & EVERGREEN) DETAIL**  
L400 N.T.S.



**8 TYPICAL MONUMENT SIGN PLANTING DETAIL**  
L400 SCALE 1" = 10'-0"

**LANDSCAPE NOTES AND SPECIFICATIONS**

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. 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. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDS, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL:** PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:  
1. SEEDED AREAS = 7"  
2. PARKING ISLANDS = 20"  
3. TREE RINGS AND PITS = SEE DETAILS  
PLANTING SOIL TO BE A MINIMUM 6" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A PH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - EDGING:** EDGING SHALL BE 5" DEEP, BLACK, POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECIDUOUS, ORNAMENTAL TREES NOT WITHIN EDGED LANDSCAPE BEDS SHALL BE INSTALLED WITH A 5" DIAMETER TREE RING WITH SHOVEL CUT EDGING 5" IN DEPTH.
- SEEDING:** ALL DISTURBED AREAS SHALL BE SEEDED AS SPECIFIED IN THESE NOTES.
- MATERIALS - SEED:** ALL LAWN SEED SHALL BE EARTH CARPET'S 'BOULEVARD' OR OWNER APPROVED EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZER AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - SEED:** BIORETENTION AREA DESIGNATED TO RECEIVE PRAIRIE SEED MIX IS TO BE SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX (ITEM NO. 50012) AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964. TEL. 608-296-3679. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT.
- MATERIALS - FERTILIZER AND MULCH:** TREE RINGS AND BIORETENTION AREA SHALL RECEIVE 3" DEPTH, FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) OVER ENTIRE BED, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - FERTILIZER AND MULCH:** PARKING ISLAND AREAS ONLY SHALL RECEIVE 1 1/2" INCH DECORATIVE WASHED STONE SPREAD TO A DEPTH OF THREE INCHES. OWNER SHALL APPROVE COLOR, TEXTURE AND SIZE EXAMPLE PRIOR TO INSTALLATION. AN APPROVED PROFESSIONAL GRADE WOVEN FABRIC WEED BARRIER SHALL BE INSTALLED PRIOR TO MULCH INSTALLATION. NO PLASTIC (IMPERVIOUS BARRIERS ACCEPTED) EX. BLACK VISQUEEN. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - FERTILIZER AND MULCH:** ALL PLANTING BED AREAS SHALL RECEIVE 1 1/2" INCH DECORATIVE WASHED STONE SPREAD TO A DEPTH OF THREE INCHES. OWNER SHALL APPROVE COLOR, TEXTURE AND SIZE EXAMPLE PRIOR TO INSTALLATION. AN APPROVED PROFESSIONAL GRADE WOVEN FABRIC WEED BARRIER SHALL BE INSTALLED PRIOR TO MULCH INSTALLATION. NO PLASTIC (IMPERVIOUS BARRIERS ACCEPTED) EX. BLACK VISQUEEN. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A30C. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SOARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP:** DISPOSE OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR PLANT GUARANTEE PERIOD.

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

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MADISON REGIONAL OFFICE  
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VERONA, WISCONSIN 53593  
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MADISON | MILWAUKEE  
KENOSHA | APPLETON  
[www.jsdinc.com](http://www.jsdinc.com)

SERVICES PROVIDED TO:

**FIDUCIARY REAL ESTATE DEVELOPMENT, INC.**

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

PROJECT:

**AMERICAN PARKWAY 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 10-31-12  
DRAWN: JLF 10-31-12  
APPROVED: - - -

PLAN MODIFICATIONS: DATE:  
CITY OF MADISON 11-28-12  
CITY OF MADISON 01-02-13

**DIGGERS HOTLINE**

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

SHEET TITLE:  
**LANDSCAPE DETAILS & SPECIFICATIONS**

SHEET NUMBER:  
**L500**

File: J:\2011\14523A\eng\VT-4523\_Landscape.dwg Layout: Landscape Details 22x34 User: dos Plotfile: Dec 31, 2012 - 3:15pm Xref's:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



8491 Murphy Dr.  
 Middleton, WI 53562  
 PH: 608-836-7072  
 FAX: 608-836-7109

**CLIENT INFORMATION:**  
 FIDUCIARY REAL ESTATE DEVELOPMENT, INC.  
 189 NORTH WATER STREET, SUITE 200  
 MILWAUKEE, WISCONSIN 53202

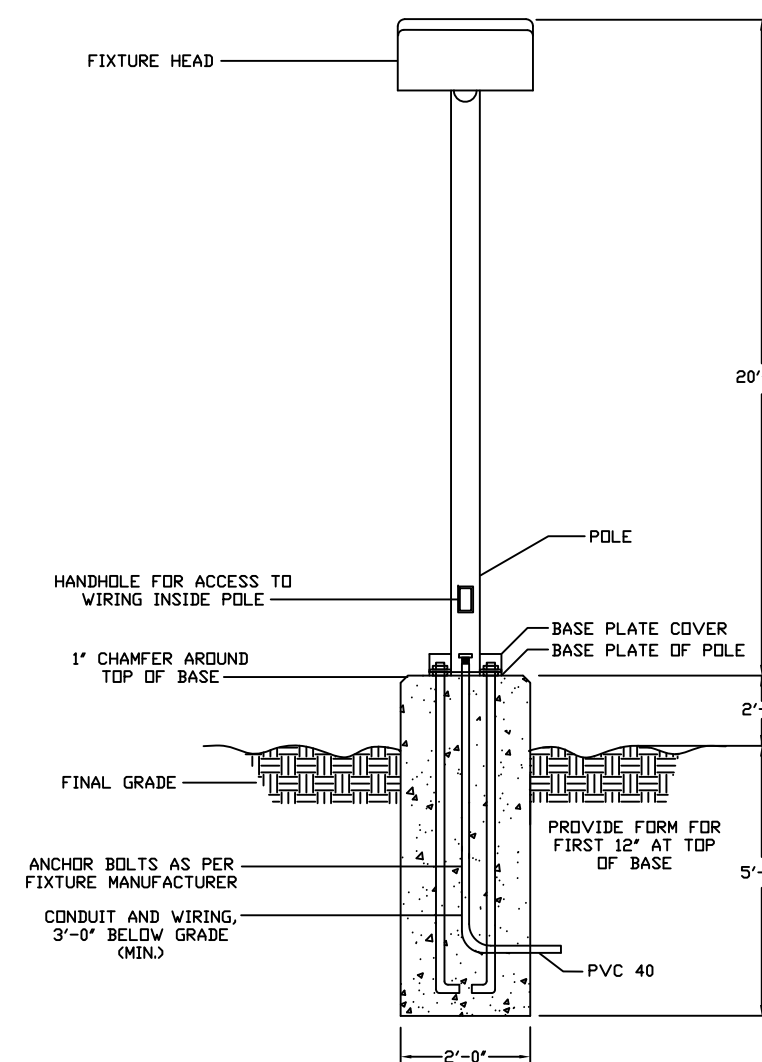
**PROJECT INFORMATION:**  
 AMERICAN PARKWAY APARTMENTS  
 MADISON, WISCONSIN

SCALE: AS NOTED

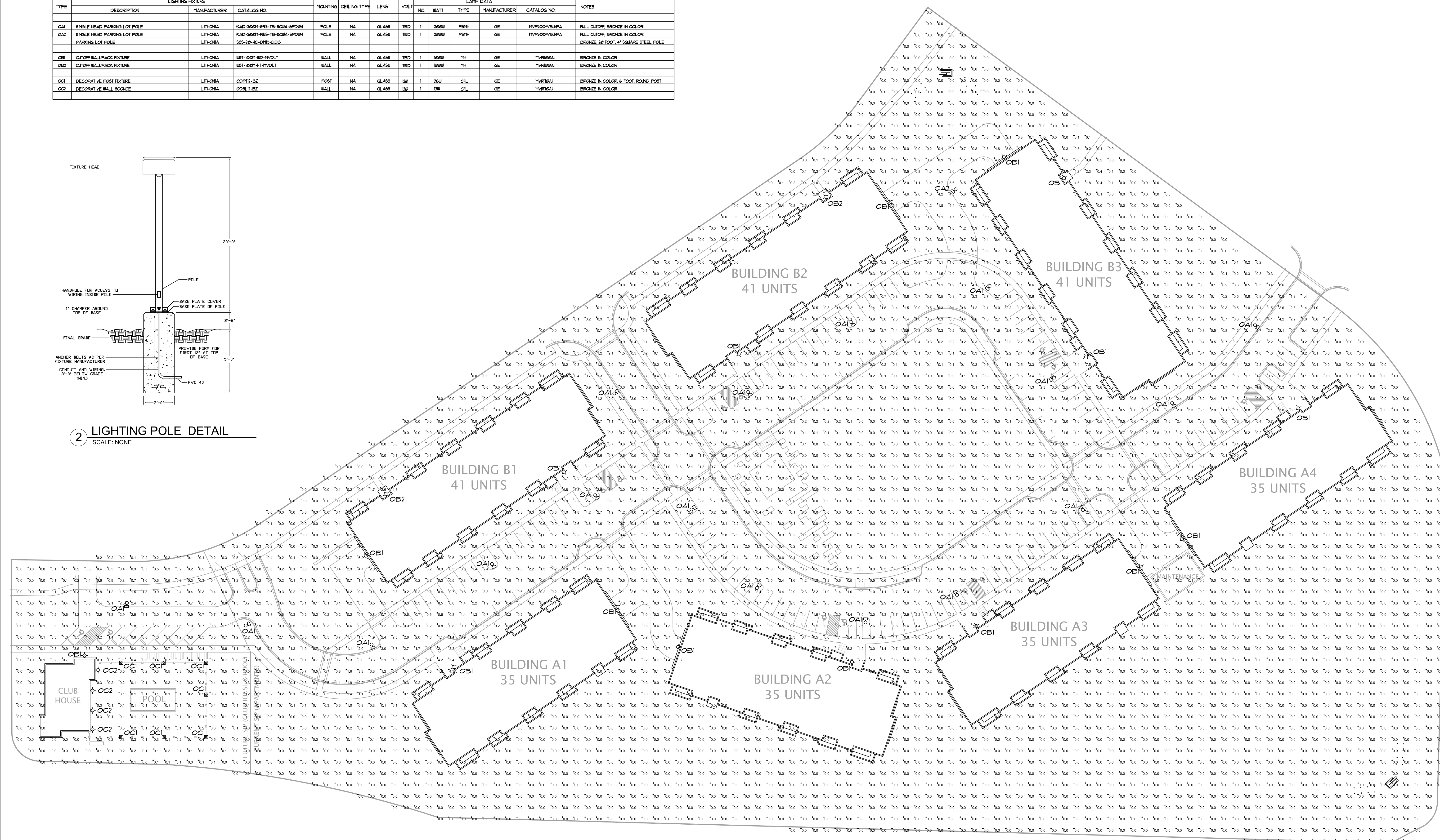
DATE: 1/2/2013

**ES-1**  
 1 OF 1 SHEETS

LIGHTING FIXTURE SCHEDULE													
TYPE	LIGHTING FIXTURE				LAMP DATA								NOTES
	DESCRIPTION	MANUFACTURER	CATALOG NO.	MOUNTING	CEILING TYPE	LENS	VOLT	NO.	WATT	TYPE	MANUFACTURER	CATALOG NO.	
OAI	SINGLE HEAD PARKING LOT POLE	LITHONIA	KAD-2001-893-TB-SC14-SPD04	POLE	NA	GLASS	TBD	1	200W	FRSH	GE	HYPS00V5BUFA	FULL CUTOFF, BRONZE IN COLOR
OAZ	SINGLE HEAD PARKING LOT POLE	LITHONIA	KAD-2001-896-TB-SC14-SPD04	POLE	NA	GLASS	TBD	1	200W	FRSH	GE	HYPS00V5BUFA	FULL CUTOFF, BRONZE IN COLOR
OBI	CUTOFF WALLPACK FIXTURE	LITHONIA	U51-1001-14D-1VOLT	WALL	NA	GLASS	TBD	1	100W	MH	GE	HYR00DU	BRONZE IN COLOR
OBJ	CUTOFF WALLPACK FIXTURE	LITHONIA	U51-1001-14T-1VOLT	WALL	NA	GLASS	TBD	1	100W	MH	GE	HYR00DU	BRONZE IN COLOR
OCI	DECORATIVE POST FIXTURE	LITHONIA	ODPTD-BZ	POST	NA	GLASS	DIP	1	24W	CFL	GE	HYR10BU	BRONZE IN COLOR, 6 FOOT, ROUND POST
OCJ	DECORATIVE WALL SCONCE	LITHONIA	ODSLD-BZ	WALL	NA	GLASS	DIP	1	24W	CFL	GE	HYR10BU	BRONZE IN COLOR

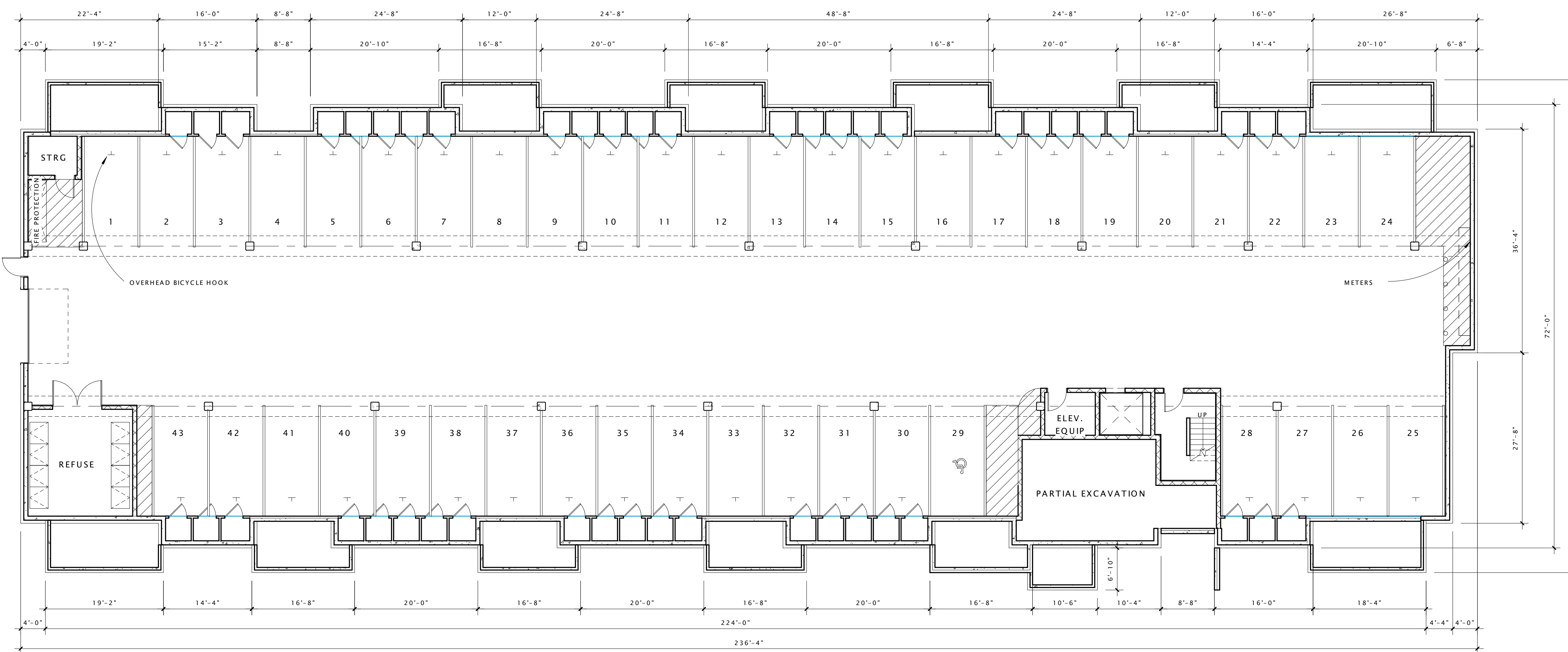
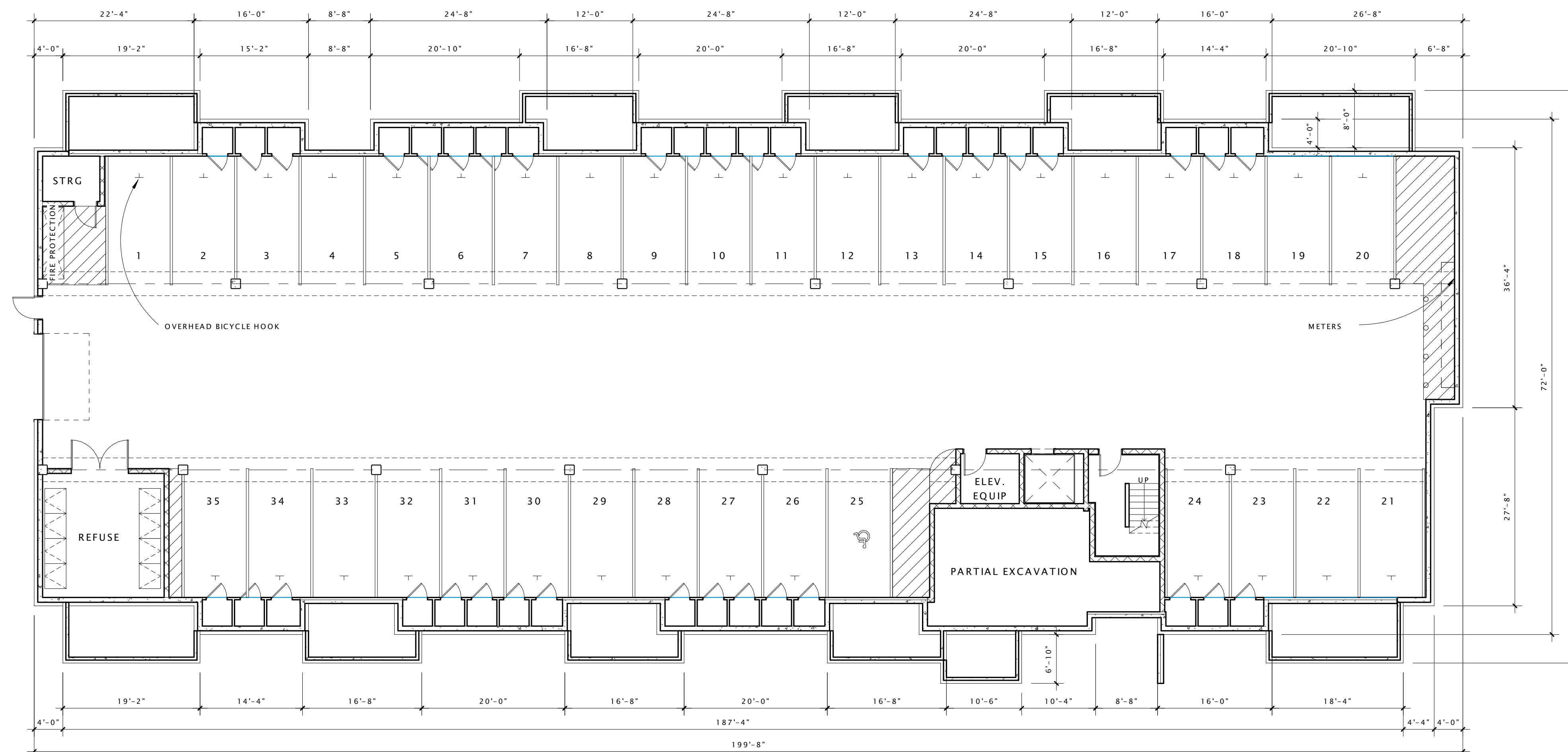


**2 LIGHTING POLE DETAIL**  
 SCALE: NONE



**1 SITE LIGHTING PLAN**  
 SCALE: 1" = 40'-0"





16 PARKING LEVEL PLAN  
3/32" = 1'-0"

AMERICAN PARKWAY  
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 11/14/2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

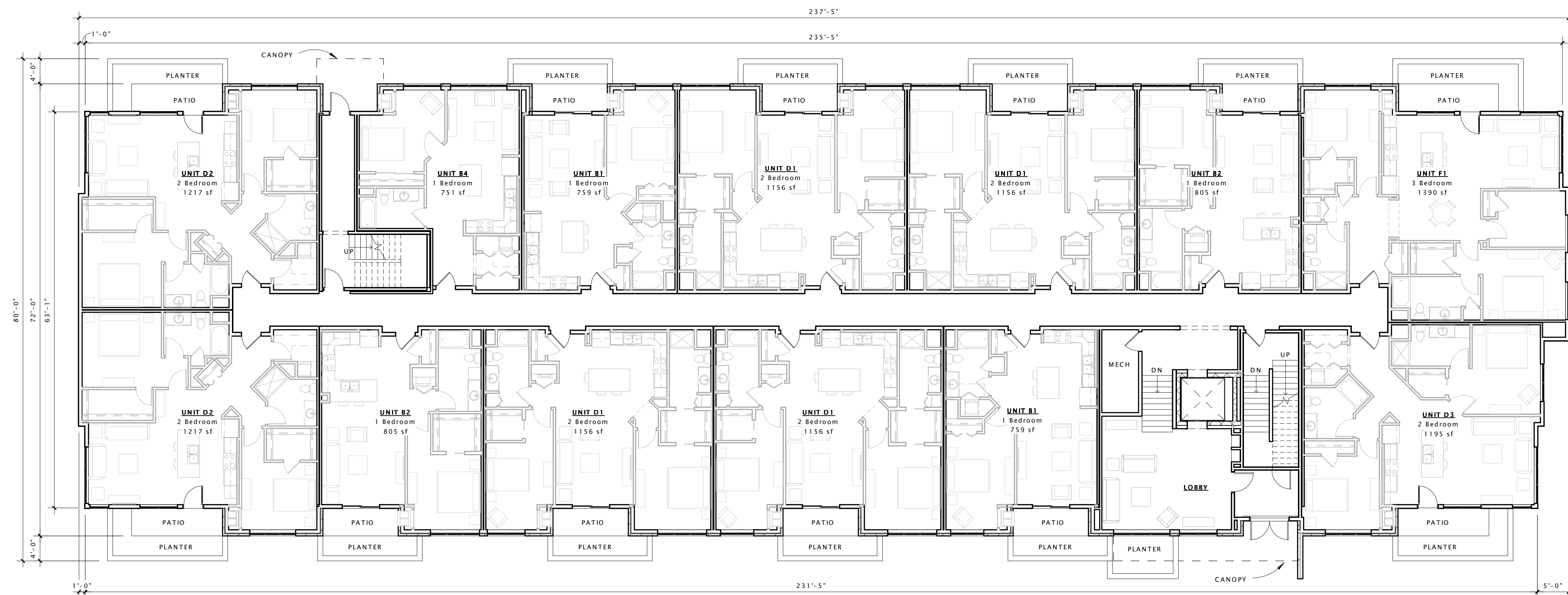
LOWER LEVEL PLAN

SHEET NUMBER

A100



**BUILDING TYPE A  
(35 UNITS)**



**BUILDING TYPE B  
(41 UNITS)**

**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 11/14/2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

**FIRST FLOOR PLAN**

SHEET NUMBER

**A101**



BUILDING TYPE A  
(35 UNITS)



BUILDING TYPE B  
(41 UNITS)

AMERICAN PARKWAY  
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 11/14/2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

SECOND AND THIRD  
FLOOR PLANS

SHEET NUMBER

A102



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 01/02/2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING A - EXTERIOR ELEVATIONS

SHEET NUMBER

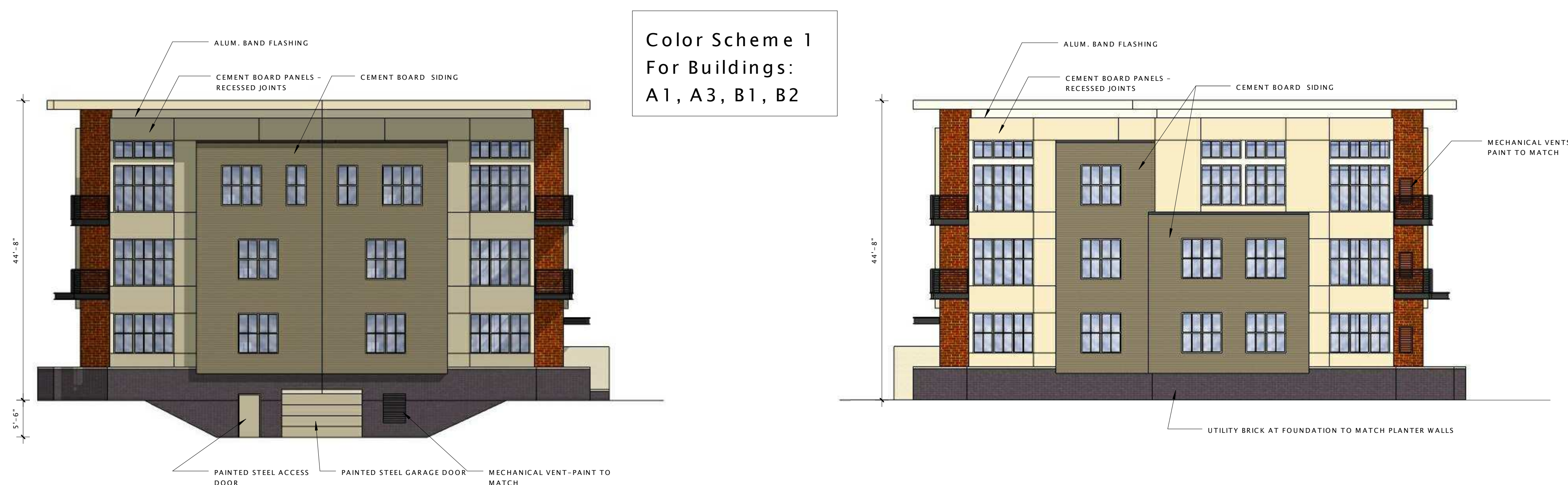
A200



① Building A - Front Elevation  
3/32" = 1'-0"



② Building A - Back Elevation  
3/32" = 1'-0"



④ End Elevation - Garage  
3/32" = 1'-0"

③ Typical End Elevation  
3/32" = 1'-0"

**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 01/02/2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

**BUILDING B - EXTERIOR ELEVATIONS**

SHEET NUMBER

**A201**

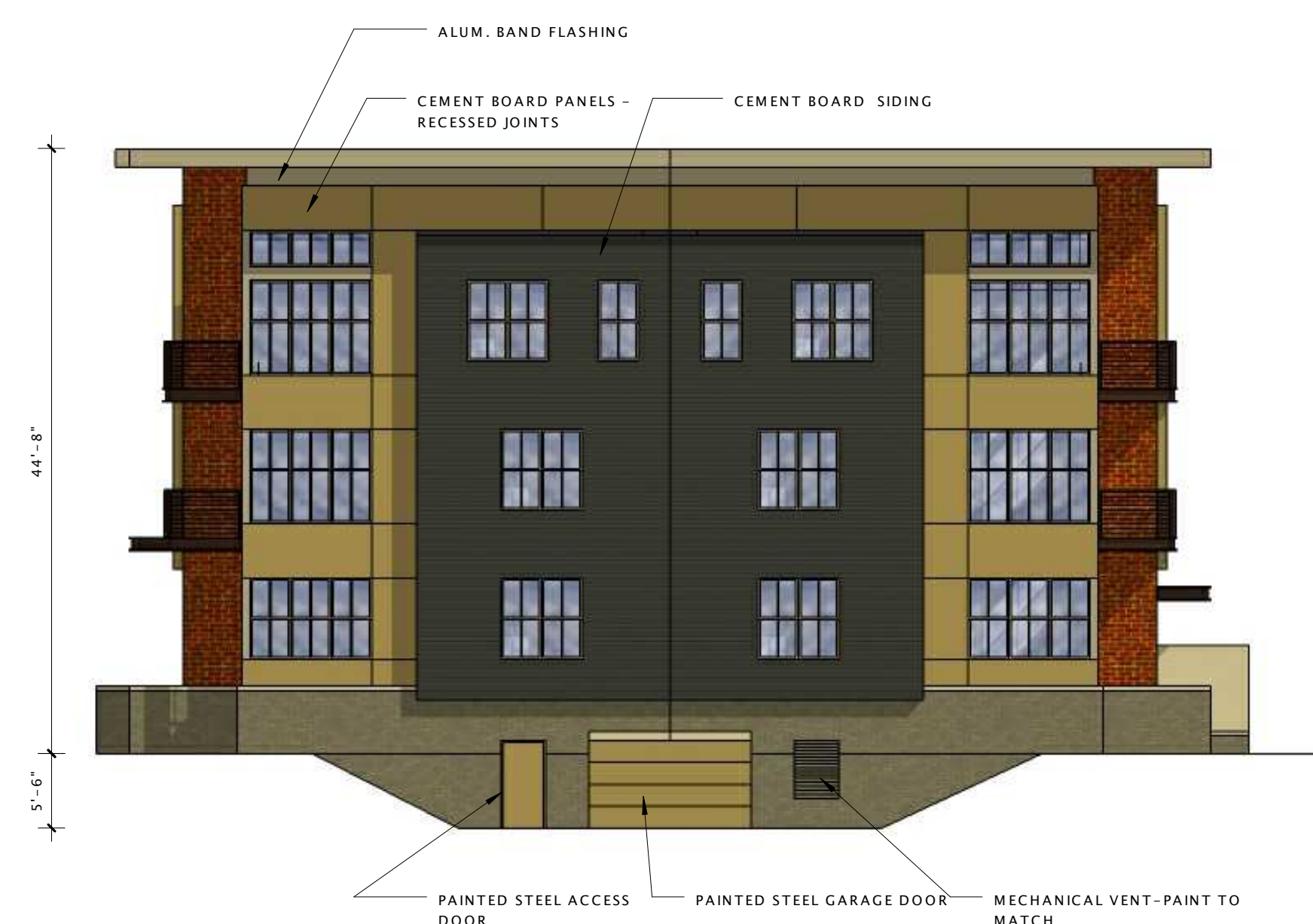


② Building B - Front Elevation  
3/32" = 1'-0"



① Building B - Back Elevation  
3/32" = 1'-0"

Color Scheme 2  
For Buildings:  
A2, A4, B3



④ - End Elevation - Garage  
3/32" = 1'-0"



③ - End Elevation  
3/32" = 1'-0"



# Fiduciary

REAL ESTATE DEVELOPMENT, INC.

789 North Water Street, Suite 200, Milwaukee, Wisconsin 53202  
Phone 414.226.4535 – Fax 414.226.4523 – www.fred-inc.com

**Brett K. Miller**  
**Vice President & COO**  
Direct Dial: (414) 274-8218  
Direct Fax: (414) 274-8219  
bmiller@fred-inc.com

November 14, 2012

Mr. Matt Tucker  
Zoning Administrator  
**City of Madison**  
Madison Municipal Building, LL 100  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

**RE: C.S.M. 11206, Lot 1 SIP Application**

Dear Matt,

On behalf of Fiduciary Real Estate Development, Inc. and our development partners, please consider this our formal letter of intent to pursue GDP / SIP rezoning for C.S.M. 11206, Lot 1 located in the American Family campus on Madison's east side. In November 2003, the Common Council conditionally approved the Amended PUD (GDP) for the subject parcel. At this time, we are presenting our development plan and our submittal for both the GDP and SIP for the development (exclusive of the clubhouse).

We have not yet named our proposed 263-unit project and will generically refer to it as the "American Parkway Apartments." Please consider the following:

## **PROJECT TEAM**

### **Applicant**

Fiduciary Real Estate Development, Inc.  
789 N. Water St. Suite 200  
Milwaukee, WI 53202  
Phone: 414-274-8218  
Fax: (414) 274-8219  
Brett Miller  
bmiller@fred-inc.com

### **Architect**

JOSEPH LEE+ASSOCIATES  
5325 Wall Street - Suite 2700  
Madison, Wisconsin 53718  
Phone: 608-241-9500  
Joseph Lee  
jlee@jla-ap.com

### **Development Consultant**

WiRED Properties  
4526 N. Oakland Ave.  
Whitefish Bay, WI 53211  
Phone: 414-375-0244  
Fax: 888-877-9672  
Blair Williams  
blair@wiredproperties.com

### **Engineer**

JSD Professional Services, Inc.  
Madison Regional Office  
161 Horizon Drive, Suite 101  
Verona, WI 53593  
Phone: 608-848-5060  
Fax: 608-848-2255  
Wade Wyse  
wade.wyse@jsdinc.com

### **Landscape Design**

JSD Professional Services, Inc.  
Madison Regional Office  
161 Horizon Drive, Suite 101  
Verona, WI 53593  
Phone: 608-848-5060  
Fax: 608-848-2255  
Justin Frahm  
justin.frahm@jsdinc.com

## **PROPERTY INFORMATION**

<i>Address:</i>	C.S.M. 11206, Lot 1
<i>Aldermanic District:</i>	District 17, Alder Clausius
<i>Alder/Neighborhood Notification:</i>	July 13, 2012
<i>Concept Design UDC Presentation:</i>	September 5, 2012
<i>Legal Description:</i>	LOT 1, C.S.M. No. 11206, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OR SECTION 14, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN
<i>Lot Area:</i>	564,195 square feet
<i>Existing Land Use:</i>	Agricultural
<i>Existing Zoning:</i>	Expired PUD – GDP (reversion to agricultural)
<i>Surrounding Uses:</i>	Medium Density Residential, Daycare
<i>Development Schedule:</i>	2013-2016: Construction in three phases <ul style="list-style-type: none"><li>• Phase 1: 117 units – 4/2013 – 2/2014</li><li>• Phase 2: 76 units – 4/2014 – 2/2015</li><li>• Phase 3: 70 units – 4/2015 – 2/2016</li></ul>

## **PROJECT DESCRIPTION**

The development will be comprised of 263 market-rate apartments located in seven (7) buildings and will include a separate clubhouse and pool. The apartments will include a mix of studios, one bedrooms, two bedrooms and three bedrooms. There are two distinct building types: three with 41 units each and four with 35 units each.

This community features underground parking for cars, bikes & mopeds, energy efficient building materials and techniques, and a carefully designed street level massing and character. In addition, the development will feature an exceptional central green that will provide recreational space to the broader community. The property will be professionally managed on site by Fiduciary Real Estate Development, Inc., which currently manages approximately 5,000 units and the property will feature a clubhouse with swimming pool, fitness center, clubroom, tanning room and other amenities.

The following details the specific elements of the development, all of which are detailed in the Amended PUD/GDP & PUD/SIP Submittal Package dated November 14, 2012:

Site Area:	564,195 square feet
------------	---------------------

Clubhouse Square Footage:	Up to 6,500 square feet
Gross Building Square Footage:	310,400
Residential Square Footage:	303,900
Residential Unit Count:	263 <ul style="list-style-type: none"><li>• Three 41 unit buildings with 68 bedrooms each</li><li>• Four 35 unit buildings with 56 bedrooms each</li></ul>
Residential Unit Mix	Studio 14 One Bedroom 105 Two Bedrooms 123 Three Bedrooms 21
Underground Parking Count:	263
Surface Parking Count:	138
Bicycle Parking Count:	28 exterior, 263 interior
Open Space Percentage:	55% Open Space (at project completion)
Estimate School-age Population:	47 (per Dane County 2000 Impact Study at 0.18 / apartment)
Trash / Snow Removal:	All trash and snow removal will be performed by private contractors.
Amenities:	Private and public outdoor space- private balconies, public green Covered automobile, scooter, and bicycle parking Laundry facilities in each unit Community Room Pool Fitness Center Tanning Room

## **EXISTING CONDITIONS**

The property is currently undeveloped. It is located adjacent to The Barrington Apartments, which were developed under the previous GDP.

The 2003 approval established a zoning code for the subject parcel, including a variety of bulk regulations. The following summarizes the approved zoning code:

**2003 ZONING TEXT (PREVIOUS PUD/GDP)**

A. USES:

Lot 3-A shall be used for medium density multi-family residential development and accessory uses, including but not limited to swimming pool(s), patios, recreation facilities, activity rooms, and sales/marketing center. The development shall consist of up to 273 dwelling units in nine buildings. The proposed building mix is four (4) thirty-nine unit buildings, four (4) twenty-four unit buildings, and one (1) twenty-one unit building.

B. BULK REGULATIONS:

1. Height Regulations: No building shall exceed three (3) stories or forty-three (43) feet in height.
2. Yard Requirements: The buildings shall be a minimum of thirty (30) feet apart. The buildings shall be an average of twenty five (25) feet and at no point closer than ten (10) feet to the private drive. The buildings shall be setback from the public street a minimum of fifteen (15) feet. And a minimum of twenty (20) feet shall be provided from the back of sidewalks to garage doors.
3. Usable Open Space: The total usable open space is 304,460 square feet and the average per dwelling unit is 1,153 square feet.
4. Off-Street Loading Facilities: To be provided per M. G. O. Section 28.11 or as provided on the approved plan.
5. Off-Street Parking: Parking shall comply with M. G. O. Section 28.11. 164 surface and 264 underground for a total of 428 parking stalls are currently shown.
6. Density: 273 units on 12.98 acres is a density of 21.03 units per acre.

C. FAMILY DEFINITION/PERMITTED:

Family shall be as defined per M. G. O. Section 28.03 (2) and shall be permitted as it applies to the R-5 zoning district.

D. SITE IMPROVEMENTS:

1. Street(s): All streets internal to a lot or shared between lots shall be private and shall intersect with the dedicated public street.
2. Sanitary Sewer: On-site sanitary sewers shall be private with connections to the existing public sewers in Tancho Drive at the designated locations.
3. Storm Sewer: Storm water management shall be provided on site per M. G. O. Section 37.09
4. Water Mains: A looped public water main shall be constructed through the site connecting the existing stubbed public main along the east edge of the lot with the water main in Tancho Drive. All water services to the individual buildings shall be private.
5. Solid waste, snow removal and maintenance: Solid waste collection, snow removal and maintenance shall be private.

E. LANDSCAPE AND SIGNS:

Landscaping shall be as per the approved plans, to be designed to integrate vegetation, entrance monument, signs, decorative paving accents, site lighting, ponds, and fountains. Landscaping shall be rich and detailed to give a park like setting with strong identifiable architecture to assist in the creation of an identifiable neighborhood. Landscaping and signs shall be installed per the plans approved in the Planned Unit Development - Specific Implementation Plan of each phase as development takes place. Signs will be allowed per Chapter 31 of the M.G.O. for the R-5 zoning district.

## **STATEMENT OF CONFORMANCE WITH ZONING**

This new development will substantially comply with the bulk regulations as outlined in the 2003 Zoning Code. The enclosed Amended PUD/GDP and PUD/SIP Submittal dated November 14, 2012 contains new Zoning Text that will serve to regulate this new development.

## **PROPOSED PROJECT SCHEDULE**

As of the date of the letter, it is anticipated that the project will be developed according to the following schedule.

Phase 1 Construction Start:	4/1/13
Phase 1 Occupancy:	2/1/14
Phase 2 Construction Start:	4/1/14
Phase 2 Occupancy:	2/1/15
Phase 3 Construction Start:	4/1/15
Phase 3 Occupancy:	2/1/16

Matt, we look forward to working with you to make this an outstanding project for Fiduciary and its partners and the City of Madison.

Yours very truly,



Brett K. Miller  
Vice President & Chief Operating Officer

Enclosures