



Location
5302 Tancho Drive

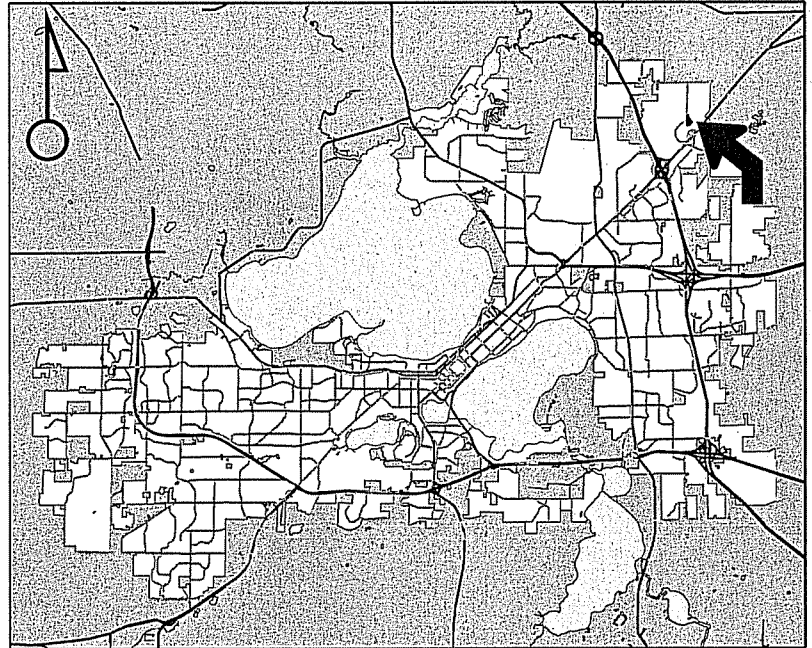
Applicant
Wisconsin Apartments II, LLC./Brett Miller-
Fiduciary Real Estate Development, Inc.

From: PUD-GDP To: Amended
PUD(PD)-GDP-SIP

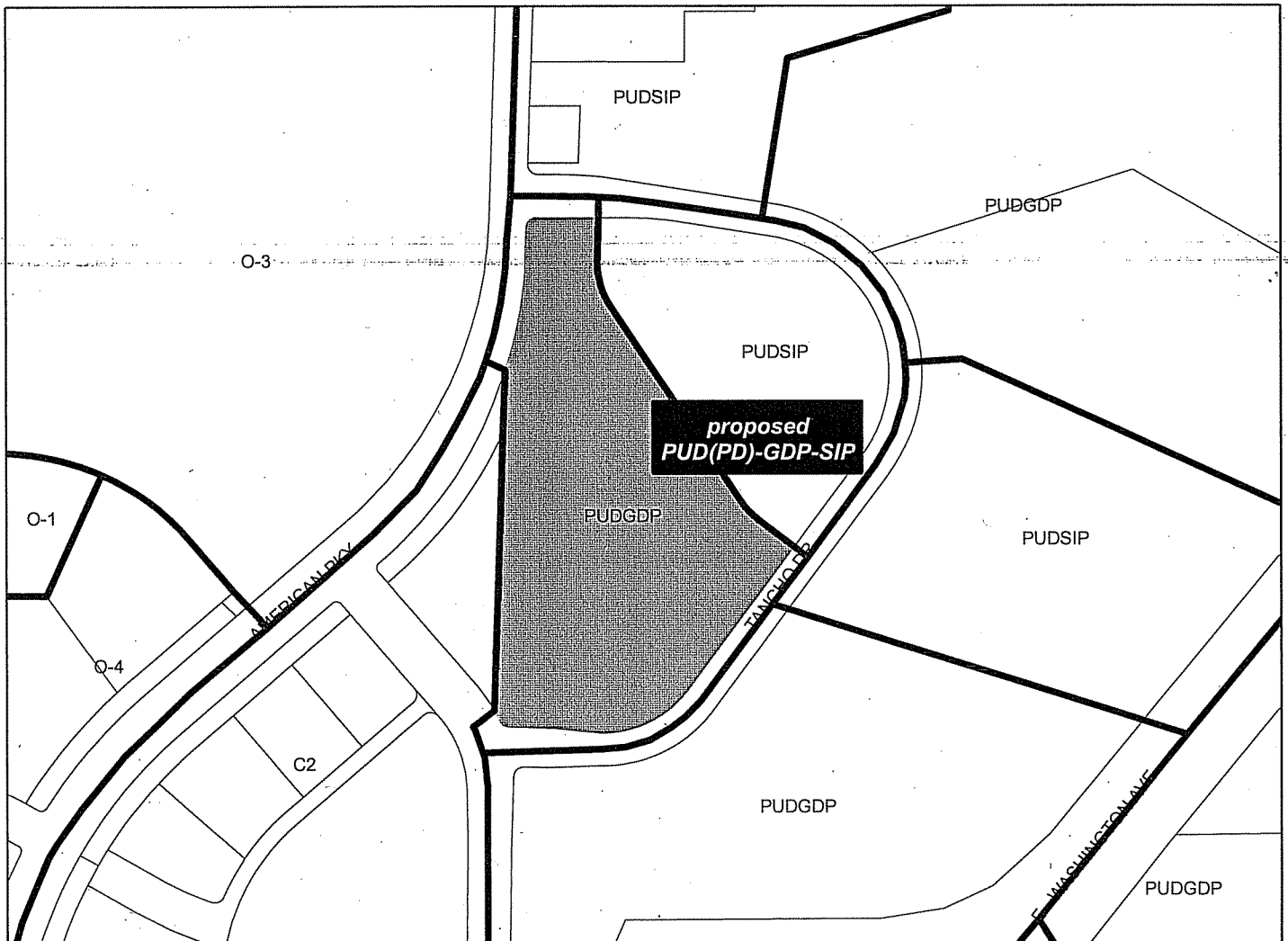
Existing Use
Vacant land

Proposed Use
Construct apartment complex
with 263 units

Public Hearing Date
Plan Commission
14 January 2013
Common Council
22 January 2013



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 January 2013

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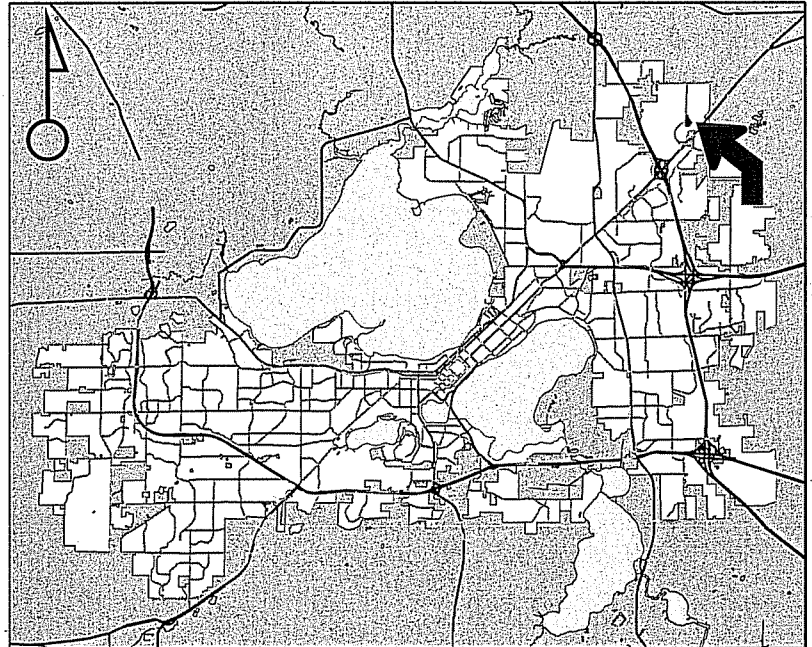
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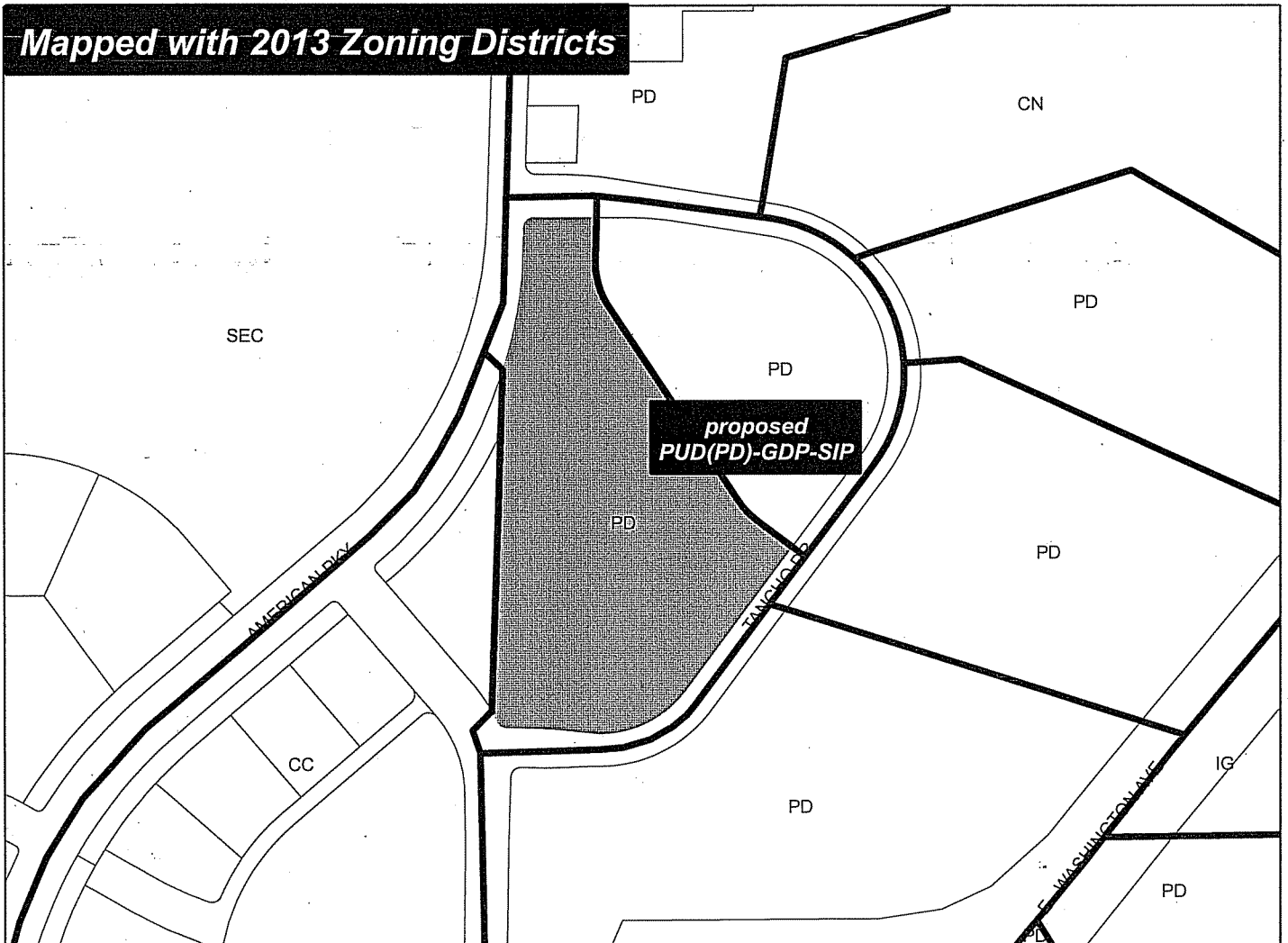
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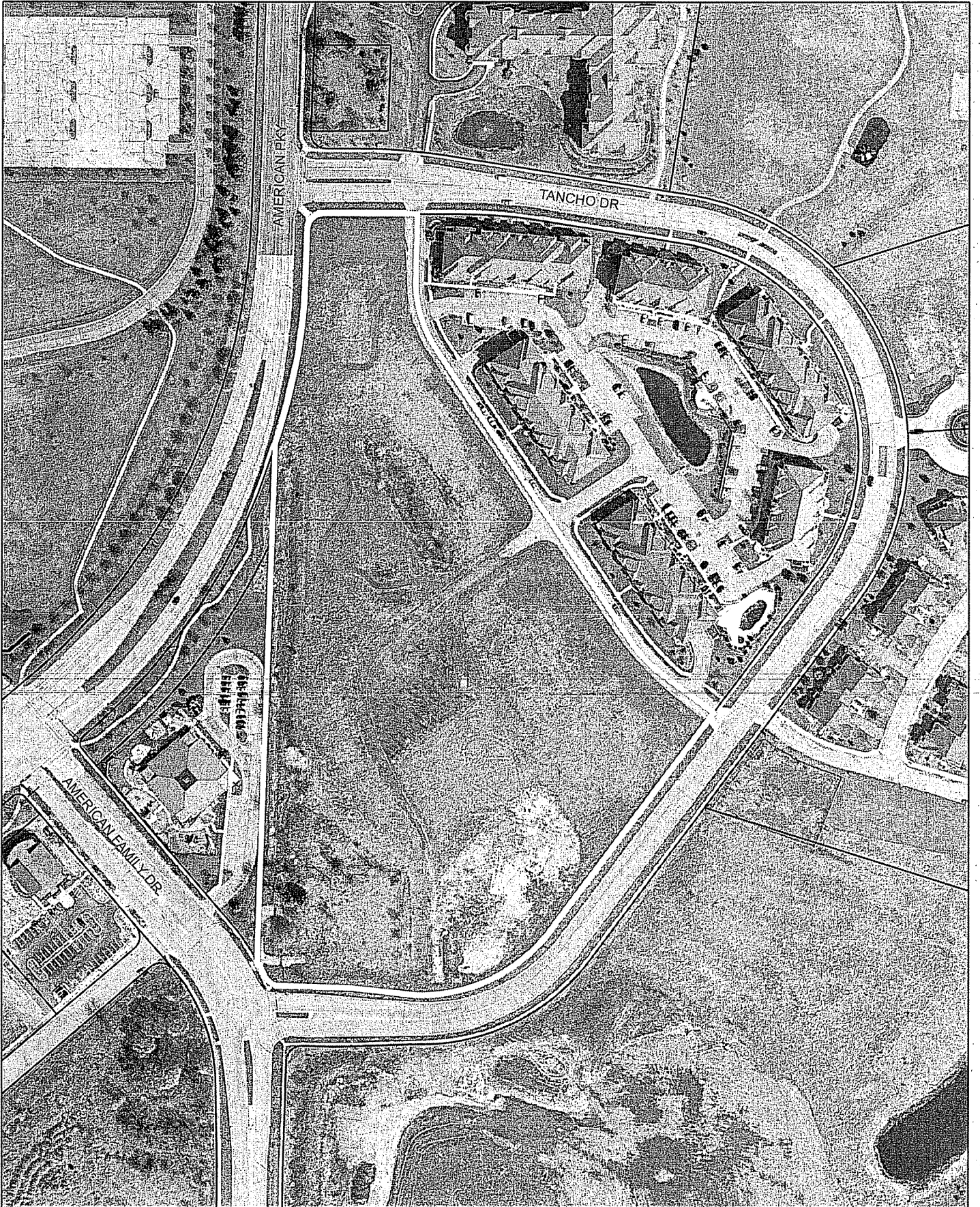
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Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 January 2013





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	\$4450 - Receipt No. 137703
Date Received	11/14/2012
Received By	ESK
Parcel No.	0810-143-0204-6
Aldermanic District	17
GQ	PUD-SIP
Zoning District	PUD-SIP
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	7/13/12 Waiver
Nbrhd. Assn Not.	NA Waiver
Date Sign Issued	

C.S.M. 11206, Lot 1

1. Project Address: 5302 Tancho Drive & 5101 American Parkway **Project Area in Acres:** 12.952 Acres

Project Title (if any): American Parkway Apartments

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from PUD/GDP to AMENDED PUD/GDP - AND PUD/SIP
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Mr. Brett Miller Company: Fiduciary Real Estate Development, Inc.
Street Address: 789 N. Water Street - Suite 200 City/State: Milwaukee, Wisconsin Zip: 53202
Telephone: (414) 266-4535 Fax: (414) 266-4523 Email: bmillerr@fred-inc.com

Project Contact Person: Mr. Brett Miller Company: Fiduciary Real Estate Development, Inc.
Street Address: 789 N. Water Street - Suite 200 City/State: Milwaukee, Wisconsin Zip: 53202
Telephone: (414) 266-4535 Fax: (414) 266-4523 Email: bmillerr@fred-inc.com

Property Owner (if not applicant): Wisconsin Apartments II, LLC
Street Address: 200 East Randolph Street #2100 City/State: Chicago, IL Zip: 60601

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
263 Multi-family residential Units and Associated Common Clubhouse Building & Outdoor Pool

Development Schedule: Commencement April 2013 (anticipated) Completion February 2016 (estimated)

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5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission, twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

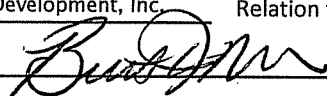
- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

N/A

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Rattman Neighborhood Development Plan, which recommends Medium Density Residential Uses for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days** prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
July 13, 2012 – Alder Clausius
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
Planning Staff: Tim Parks Date: July 13, 2012 Zoning Staff: Matt Tucker Date: July 13, 2012
Urban Design Commission – Informational September 5, 2012

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Brett Miller Relation to Property Owner Joint Venture Partner
 Fiduciary Real Estate Development, Inc.
 Authorizing Signature of Property Owner  Date November 14, 2012



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">• Phase 1: 117 units – 4/2013 – 2/2014• Phase 2: 76 units – 4/2014 – 2/2015• Phase 3: 70 units – 4/2015 – 2/2016

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">• Three 41 unit buildings with 68 bedrooms each• Four 35 unit buildings with 56 bedrooms each
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.

Mr. Matt Tucker
November 14, 2012
Page 5

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