

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

Legistar # _____

DATE SUBMITTED: DEC. 20, 2013

Action Requested

Informational Presentation

☒ Initial Approval and/or Recommendation

Final Approval and/or Recommendation

UDC MEETING DATE: JAN. 8, 2014

PLEASE PRINT!

PROJECT ADDRESS: 1902 TENNYSON LANE

ALDERMANIC DISTRICT: 12

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

TOM KELLER, KELLER REAL ESTATE EXCEL ENGINEERING

448 W. WASHINGTON AVE. 100 CAMELOT DR.

MADISON, WI 53703 FOND DU LAC, WI 54935

CONTACT PERSON: TOM SATHER, T.W. SATHER COMPANY

Address: 6527 NORMANDY LANE, STE. 201
MADISON, WI 53719

Phone: 608.334.6132

Fax: 608.821.1402

E-mail address: tom.sather@s2therco.com

PLEASE PRINT!

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

MULTI-FAMILY BUILDING COMPLEX
PROPOSED ZONING SR-V2

(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.

PROJECT NARRATIVE

Tennyson Ridge

The proposed project consists of two multi-family buildings, 72 dwelling units in total, located on Tennyson Lane on the north side of Madison. One building contains 42 dwelling units (15 one bedroom apartments, 18 two bedroom apartments, and 9 three bedroom apartments). The other building contains 30 dwelling units (3 one bedroom apartments, 18 two bedroom apartments, and 9 three bedroom apartments). Both buildings are three stories in height and offer underground parking and elevator service. Both buildings shall be wood framed with pitched, shingled roofs and shall have exterior materials consisting of modular sized brick veneer, vinyl siding, vinyl windows, wide vinyl window trim, and cast stone trim within the brickwork. Each dwelling unit is afforded an outdoor balcony or porch.

The interior of the proposed buildings house the dwelling units and other ancillary spaces, such as an office and storage. The units are well laid out and will have finishes including painted drywall, carpet, and sheet vinyl. Each unit has its own washer and dryer. Heating is accomplished by hot water baseboard and cooling is via a through-wall A/C sleeve. The sleeve will be beneath the living room window and will be screened by the balcony/porch railing so as to be barely visible.

Exterior site amenities include a community patio and a playground. Bicycle parking is provided per City of Madison requirements. Vehicular parking is handled through the aforementioned underground parking garages, along with surface parking. Pedestrian traffic flows easily through the site, connecting both buildings with site amenities, along with connections to Tennyson Lane and the nearby bus stop. A bike path is also provided.

Site lighting is accomplished by the use of black shoebox fixtures on 20' poles at locations shown on the landscape plan. The fixtures shall be full cut off metal halide. Decorative wall sconces at the building entries and porches balconies provide the exterior building lighting.

The landscape approach draws inspiration from the existing 'old-field' condition and surrounding context. Durability, safety, maintenance, and aesthetics drive an edited palette of a perennial/graminoid lower plane and an overstory tree upper plane. The native planting areas are intended to be contiguous and large in size to promote ecological benefit and offset the mass of the buildings. These areas will be sparsely plugged with identified species and overseeded to ensure quick establishment while eliminating weed potential. A select number of shrubs dot these native areas to give winter structure, define views, and screen foundational voids. A vinyl 3-rail fence further defines the character of the site while reducing 'trace' pathways in the native areas. The overstory consists of a selection of species well suited for the exposed nature and gravelly soil

conditions of the site. Two 6' high wooden fence sections are shown along the south edge of the property and behind the playground/community patio area on the western edge. Both of these fences are used in conjunction with tall evergreen species to soften their appearance and transition into the surrounding landscape.

The southwest corner of the site contains a structured bio-retention facility that is a buffer in itself from the adjacent use. All stormwater is conveyed to this device to meet both quality and quantity requirements of the site. To ensure the health of this facility a forebay is added to the center of the parking lot island as well as gravel infiltration trenches adjacent to the parking lot. These two devices will filter out pollutants, sediment and help cool the stormwater prior to entering the bio-retention facility. Vegetated berms in the bio-retention facility increase surface area of the pond and create a meander to the stormwater flows improving infiltration.

Regarding the overall site design and how we arrived at this scheme, we have attempted to create a site plan that best respects the interests of the stakeholders.

Our first concept was submitted to city staff in early September and was also shared with the Berkeley Oaks neighborhood representative, Lydia Maurer and Alderman Palm. Based on the feedback we received, we submitted a revised site plan to planning staff in late September. This second plan was not what staff wanted either.

The developer also conducted a neighborhood meeting where input from neighbors was gathered.

Staff then proposed to draw up a concept site plan for us which is attached. We received this on October 14th. The developer asked us to adhere to the plan provided by city staff as much as possible. We have done this with what we believe are only two material differences.

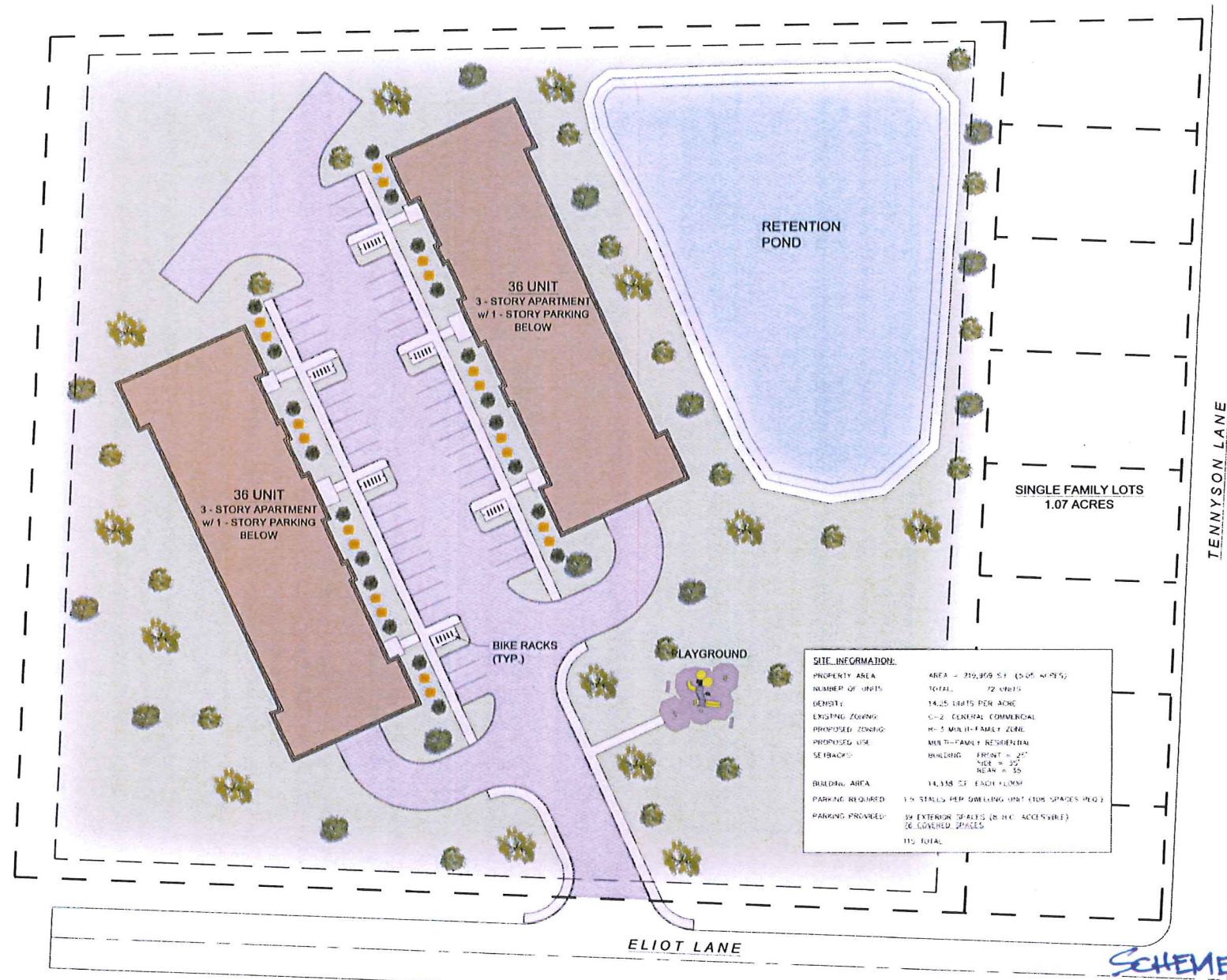
The first difference is that we have enhanced connectivity by providing a bike path, sidewalk "shortcut" to Tennyson and other walkways.

The other difference is that we have shown the primary access as a private rather than public roadway.

This was a difficult design decision for the developer who wants to please all parties. City staff wants a dedicated street and the neighbors clearly do not.

The neighbors are concerned about too much future thru traffic and believe that it is redundant given the new street extension of Eliot that will be constructed only a few hundred feet to the west. This new street would also just "tee" into Tennyson.

This, in addition to the significant engineering problems posed by the thru street, have led to the proposal submitted.



OWNER:

PROJECT:
PROPOSED DEVELOPMENT FOR
TENNYSON COTTAGES
TENNYSON LANE
MADISON, WISCONSIN

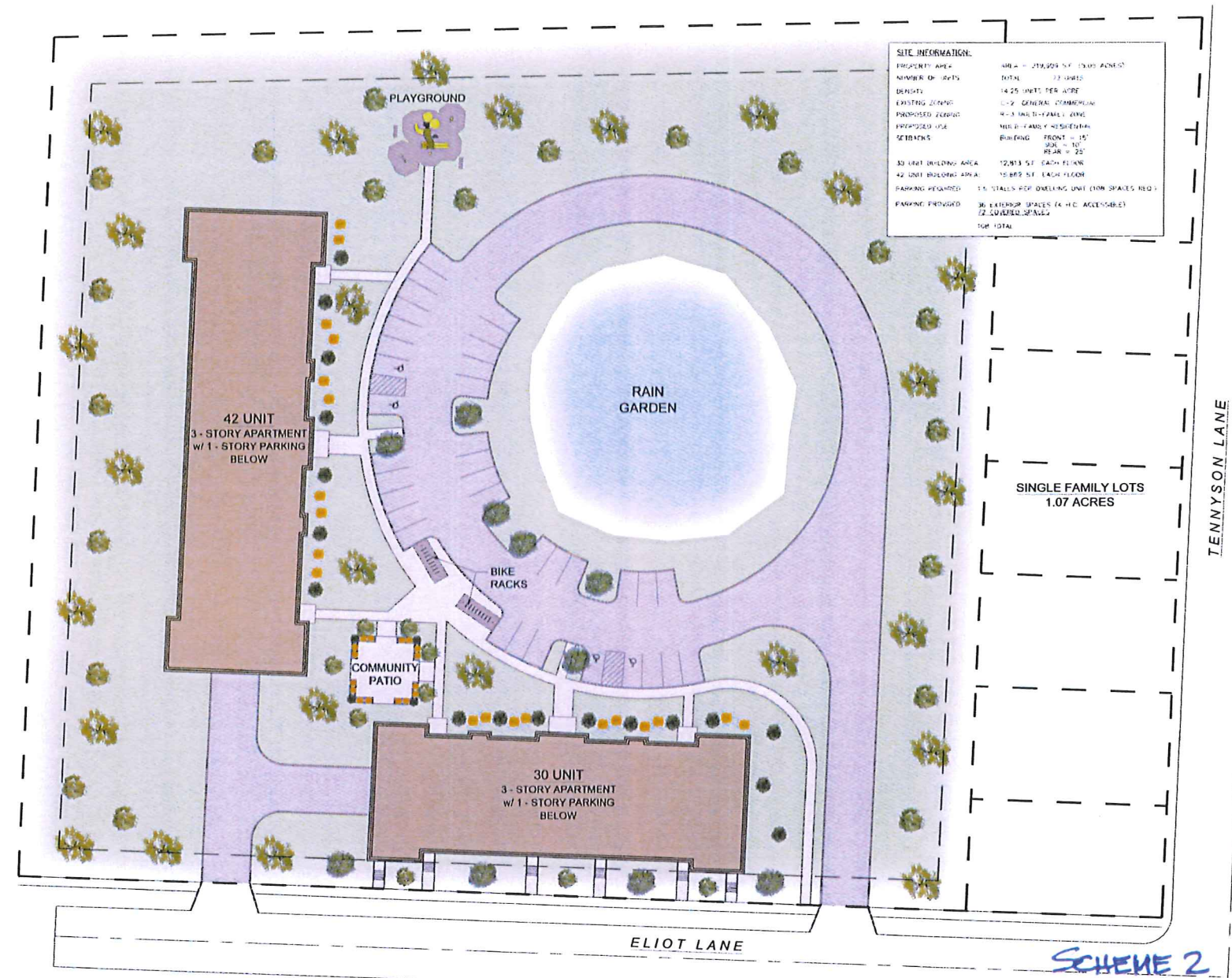
PRELIMINARY
SHEET DATES:
8-29-13
9-3-13

JOB NUMBER
1309760
SHEET

C1.0

PRELIMINARY
SITE PLAN
SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



SITE INFORMATION	
PROPERTY AREA	AREA = 279,204 S.F. (6.39 ACRES)
NUMBER OF UNITS	TOTAL 72 UNITS
DENSITY	14.25 UNITS PER ACRE
EXISTING ZONING	C-2 GENERAL COMMERCIAL
PROPOSED ZONING	R-3 SINGLE-FAMILY ZONE
PROPOSED USE	MIXED-FAMILY RESIDENTIAL
SETBACKS	BUILDING FRONT = 15' SIDE = 10' REAR = 25'
30 UNIT BUILDING AREA	12,813 S.F. EACH FLOOR
42 UNIT BUILDING AREA	15,875 S.F. EACH FLOOR
PARKING REQUIRED	1 IN. STALLS PER DWELLING UNIT (108 SPACES REQUIRED)
PARKING PROVIDED	30 EXTERIOR SPACES (4 H.D. ACCESSIBLE) 12 COVERED SPACES
	TOTAL 42

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**PRELIMINARY
SITE PLAN**
SCALE: 1" = 40' 0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

OWNER:
THE T.W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

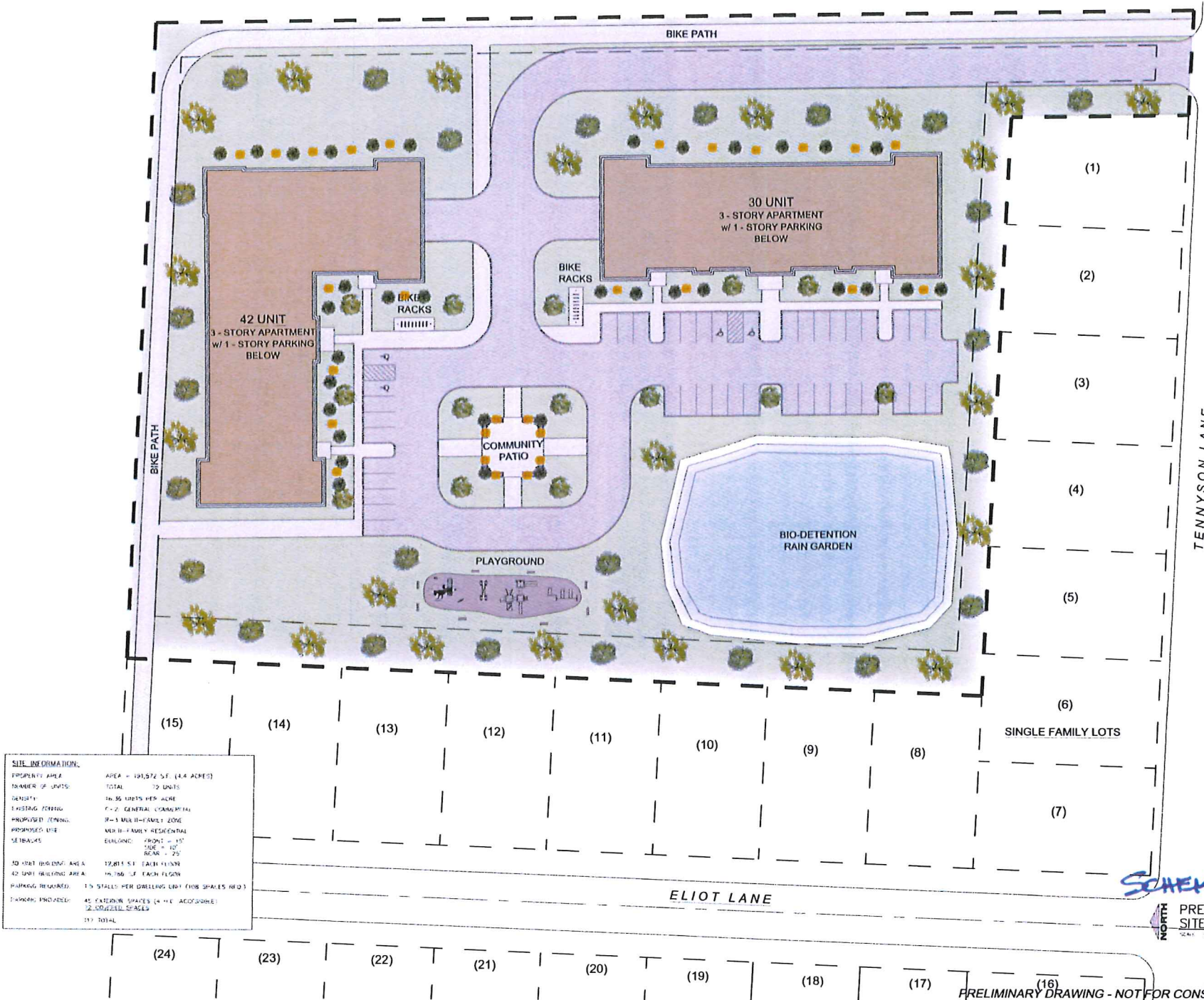
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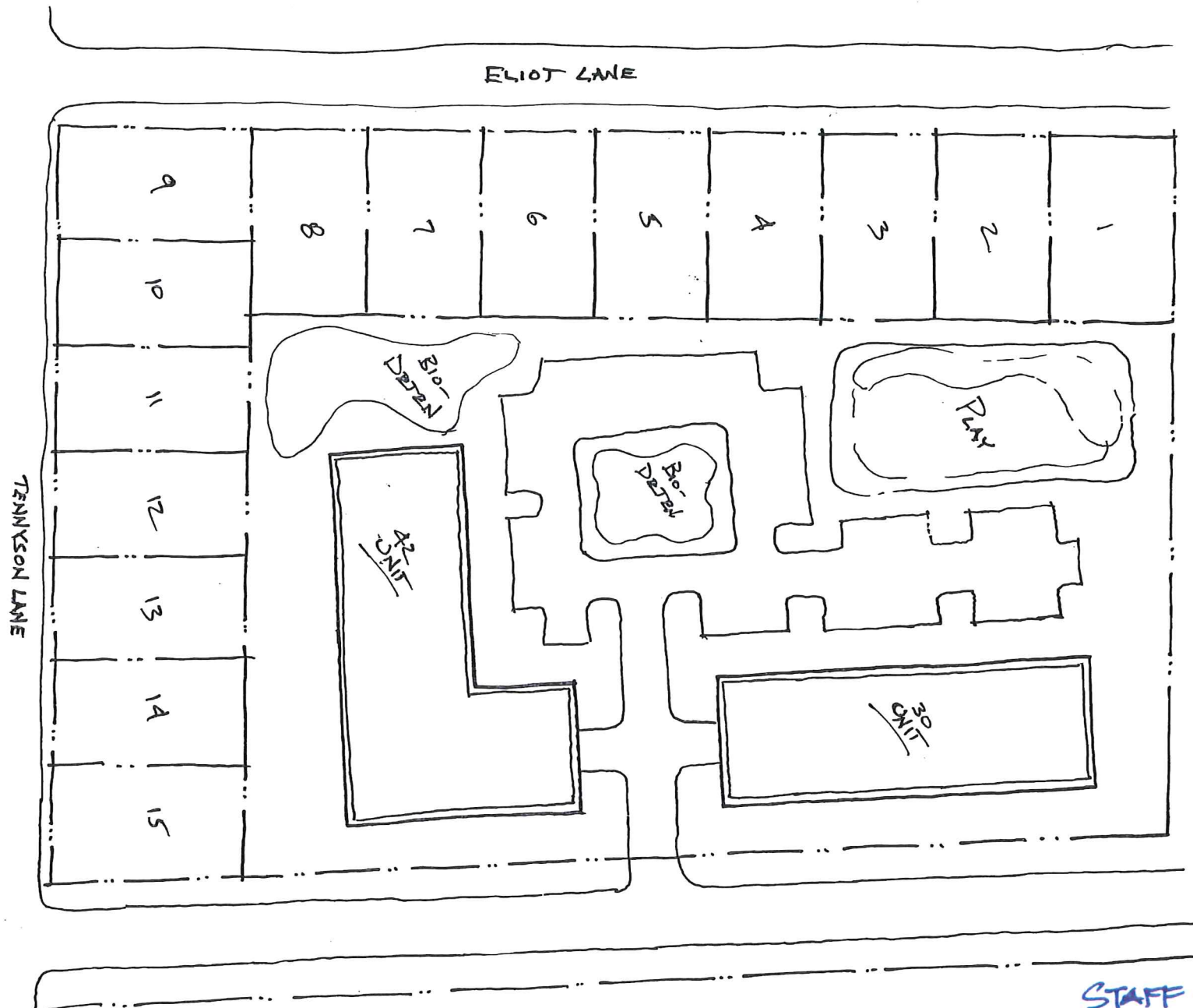


SITE INFORMATION	
PROPERTY AREA	AREA = 191,572 S.F. (4.4 ACRES)
NUMBER OF UNITS	TOTAL 72 UNITS
DENSITY	16.35 UNITS PER ACRE
EXISTING ZONING	R-2 GENERAL COMMERCIAL
PROPOSED ZONING	3R-3 MULTI-FAMILY ZONE
PROPOSED USE	MED-HIGH DENSITY RESIDENTIAL
SETBACKS	BUILDING: FRONT = 15' SIDE = 10' REAR = 25'
30 UNIT BUILDING AREA	12,811 S.F. EACH FLOOR
42 UNIT BUILDING AREA	14,786 S.F. EACH FLOOR
PARKING REQUIRED	1.5 STALLS PER DWELLING UNIT (FOR SPACES REQ.)
PARKING PROVIDED	42 EXTERIOR SPACES (4 ARE ACCORDING) 12 INTERIOR SPACES
	54 TOTAL

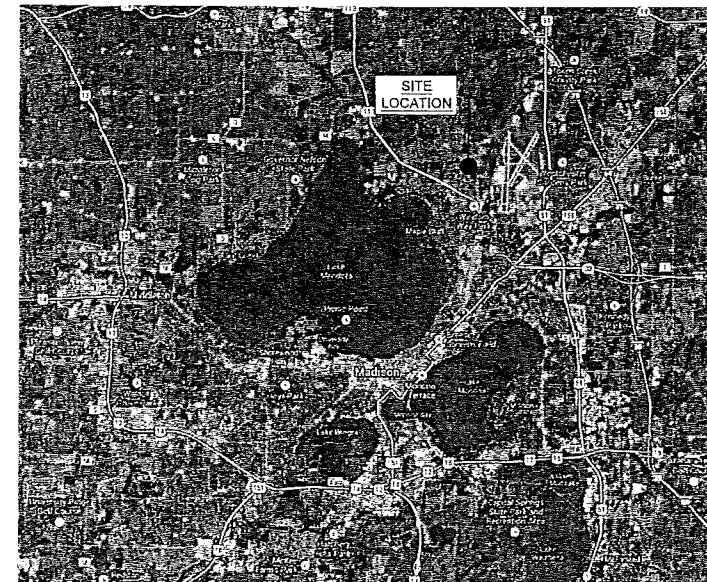
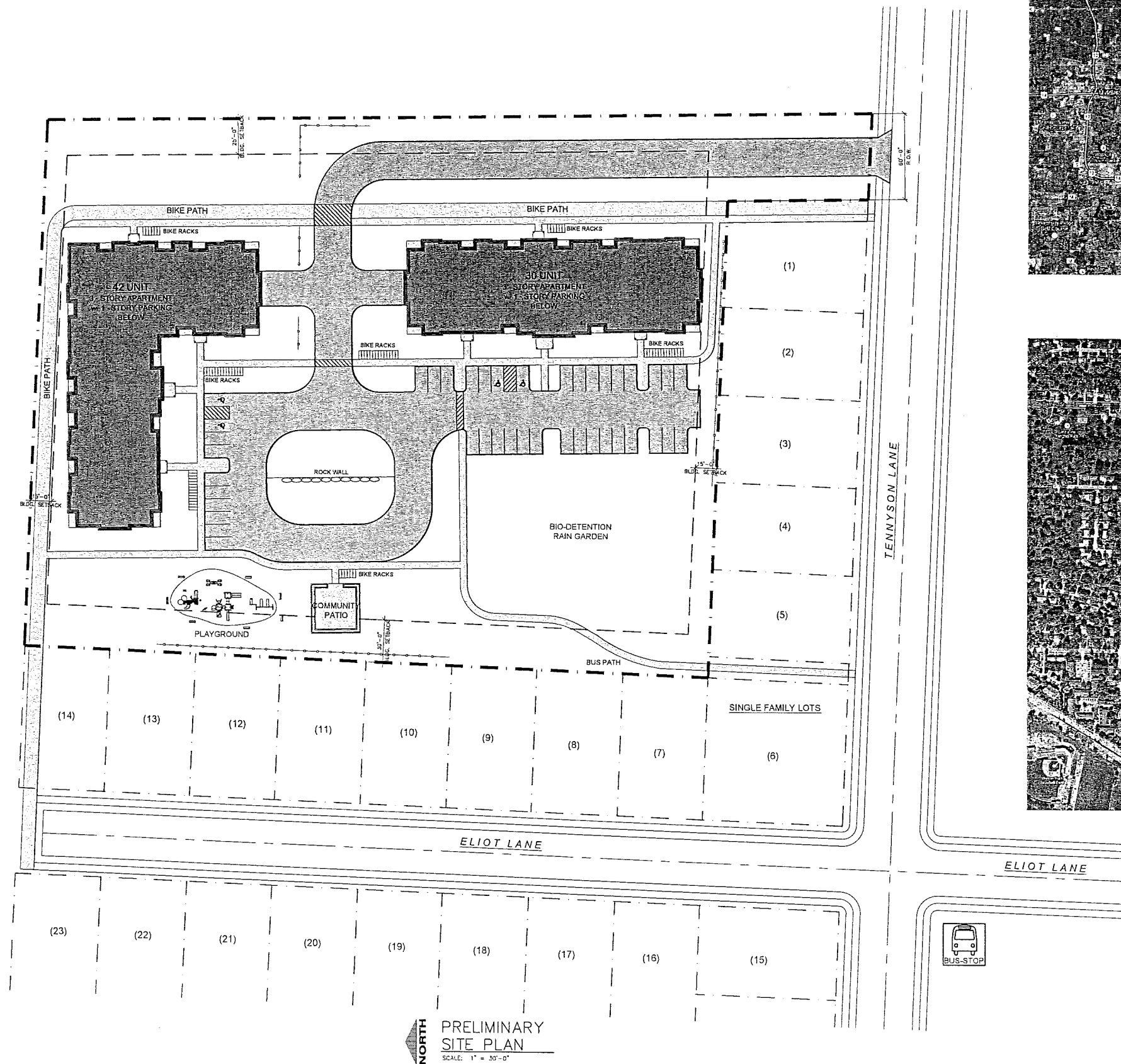
SCHEME 3

PRELIMINARY SITE PLAN

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



STAFF SCHEME



NEIGHBORHOOD LOCATOR MAP

SITE INFORMATION:	
PROPERTY AREA:	AREA = 156,618 S.F. (3.59 ACRES)
NUMBER OF UNITS:	TOTAL: 72 UNITS
DENSITY:	20.0 UNITS PER ACRE
EXISTING ZONING:	SR-C1
PROPOSED ZONING:	SR-V2
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 25' SIDE = 10' REAR = 30'
30 UNIT BUILDING AREA:	13,850 S.F. EACH FLOOR
42 UNIT BUILDING AREA:	17,990 S.F. EACH FLOOR
PARKING PROVIDED:	44 EXTERIOR SPACES (4 H.C. ACCESSIBLE) 72 COVERED SPACES
	116 TOTAL

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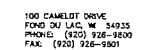
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TENNYSON LANE
MADISON, WISCONSIN

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Always a Better Plan



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PROJECT:

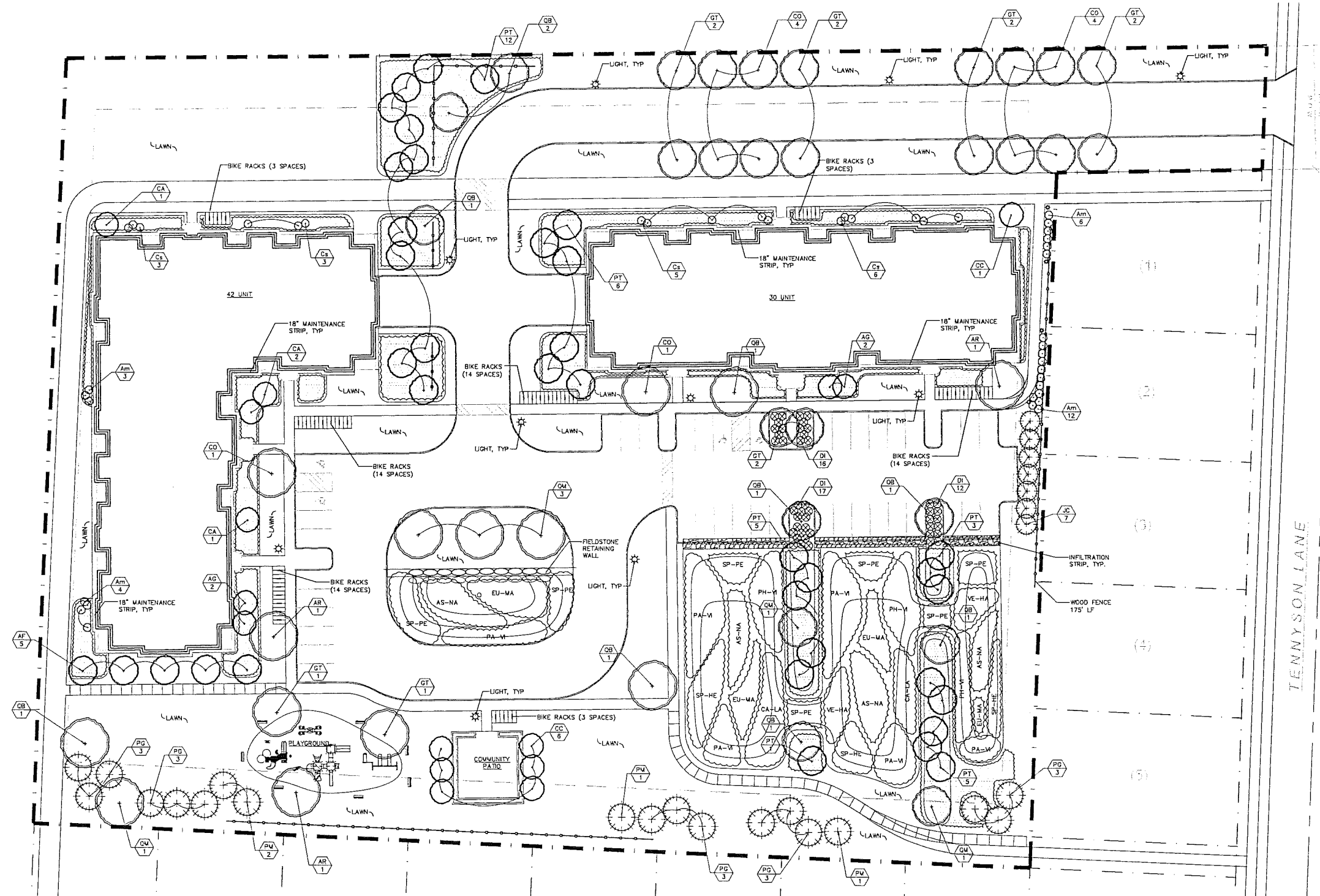
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TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
OVERSTORY TREE 2'-2.5' WVN	WITHIN LAWN AREAS, ENTRY DRIVES AND PARKING LOT TREE ISLANDS	56	35	1,960
TALL EVERGREEN TREE (5-8')	BOUNDARIES OF PROPERTY FOR SCREENING	26	35	960
ORNAMENTAL TREE	THROUGHOUT DEVELOPMENT	15	15	225
UPRIGHT EVERGREEN SHRUB (3-4')	NA	NA	10	NA
SHRUB, DECIDUOUS	WITHIN NATIVE PLANTING AREAS	87	3	261
SHRUB, EVERGREEN	NA	NA	4	NA
ORNAMENTAL GRASS/PERENNIALS	PLUGS (DO NOT COUNT TOWARD TOTAL)	NA	2	NA
EXISTING SIGNIFICANT SPECIMEN TREES	NA	NA	14/CAL. INCH	NA
LANDSCAPE FURNITURE 5 PTS. PER "SEAT"	COMMUNITY PATIO	10	5/SEAT	50
REQUIRED TOTAL				2,910
GRAND TOTAL				3,456

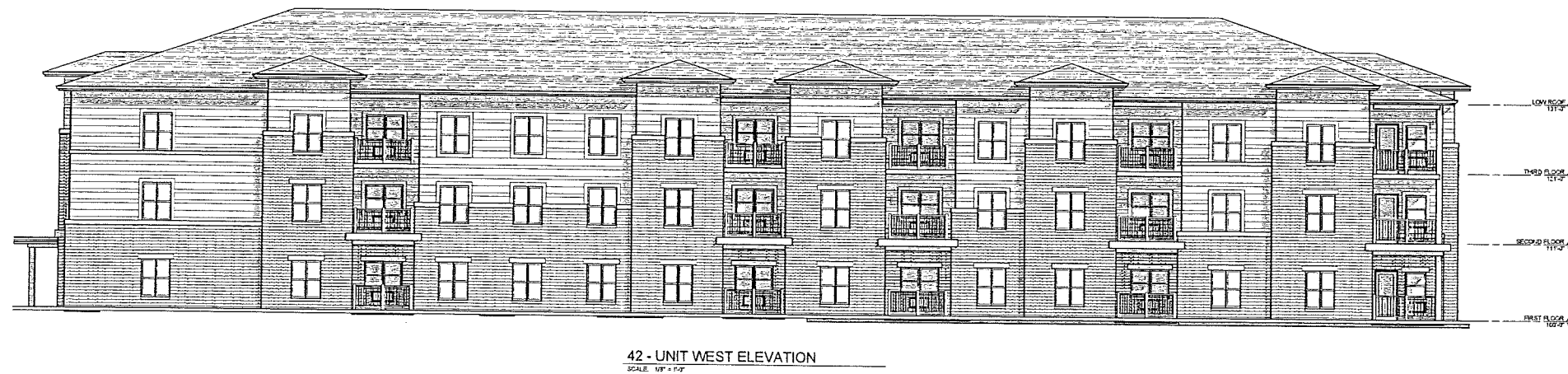
Symbol	Botanical name	Common Name	Size	Root	Quantity
DECIDUOUS TREES					
AF	<i>Acer x freemanii</i> 'Sienna'	Sienna Glen Maple	3' Cal.	B&B	5
AR	<i>Acer rubrum</i> 'Frank X.'	Redpointe Red Maple	3' Cal.	B&B	3
CO	<i>Celtis occidentalis</i>	Hackberry	3' Cal.	B&B	10
ST	<i>Gleditsia tricanthos</i> 'Iner. 'Skyline'	Skyline Honeylocust	2' Cal.	B&B	4
QB	<i>Quercus bicolor</i>	Swamp White Oak	3' Cal.	B&B	10
CM	<i>Quercus muehlenbergii</i>	Chinkapin Oak	3' Cal.	B&B	6
PT	<i>Populus tremuloides</i>	Quaking Aspen	2' Cal.	B&B	18
ORNAMENTAL TREES					
AG	<i>Amelanchier x grandiflora</i>	'Autumn Brilliance' serviceberry	2' Cal.	B&B	4
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood (TF)	2' Cal.	B&B	4
CC	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn (TF)	2' Cal.	B&B	7
SHRUBS					
Am	<i>Aronia melanocarpa</i>	Black chokeberry	5 Gal.	Cont.	25
Cs	<i>Cornus sericea</i> 'Alleman's	Alleman's Compact Dogwood	5 Gal.	Cont.	17
Di	<i>Diervilla lonicera</i>	Dwarf bush honeysuckle	5 Gal.	Cont.	45
EVERGREEN SHRUBS					
JC	<i>Juniper chinensis</i> 'Vaubanatten'	Vaubanatten Juniper	4' ht.	Cont.	15
PG	<i>Picea glauca</i> var. <i>Densata</i>	Black Hills Spruce	6' ht.	Cont.	4
PM	<i>Pseudotsuga menziesii</i>	Douglas Fir	6' ht.	Cont.	7

Symbol	Botanical name	Common Name	Size	Root	Quantity	Rate
PERENNIALS						
bc	<i>Bouteloua curtipendula</i>	Sideoats grama		Seed	7.25 lbs	30 lbs/ac
km	<i>Koeleria macrantha</i>	June Grass		Seed	.6 lbs	2.5 lbs/ac
ss	<i>Schizachyrium scoparium</i>	Soft Rush		Seed	1.25 lbs	5 lbs/ac
ea*	<i>Echinacea pallida</i>	Pink Purple Coneflower		32-cell	1,750	
da	<i>Dalea purpurea</i>	Purple Prairie Clover		Seed	.6 lbs	2.5 lbs/ac
d*	<i>Desmanthus illinoensis</i>	Illinois Bundle Flower		32-cell	1,100	
ec	<i>Elymus canadensis</i>	Canada Wild Rye		Seed	x	40 lbs/ac
BIO RETENTION FACILITIES						
CA-LA	<i>Carex lasiocarpa</i>	Woody Needle Sedge	18" oc	32-cell	315	
PA-ME	<i>Panicum virgatum</i>	Switchgrass	24" oc	32-cell	510	
SP-PE	<i>Sporobolus heterostachys</i>	Prairie Dropseed	18" oc	32-cell	440	
SP-PE	<i>Spartina pectinata</i>	Prairie Cord Grass	24" oc	32-cell	325	
AS-NA	<i>Asar canadensis</i>	New England Asar	18" oc	32-cell	515	
EU-WA	<i>Eupatorium maculatum</i>	Jos-Pye Weed	18" oc	32-cell	285	
PH-VI	<i>Physostegia virginiana</i>	Obesient Plant	18" oc	32-cell	485	
VE-WA	<i>Vergna hastata</i>	Blue vervain	18" oc	32-cell	275	

* PLANTINGS TO BE DISTRIBUTED IN CLUSTERS, NOT EVENLY THROUGHOUT THE DESIGNATED AREA
AREAS OF PLACEMENT TO BE IDENTIFIED BY LANDSCAPE ARCHITECT

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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



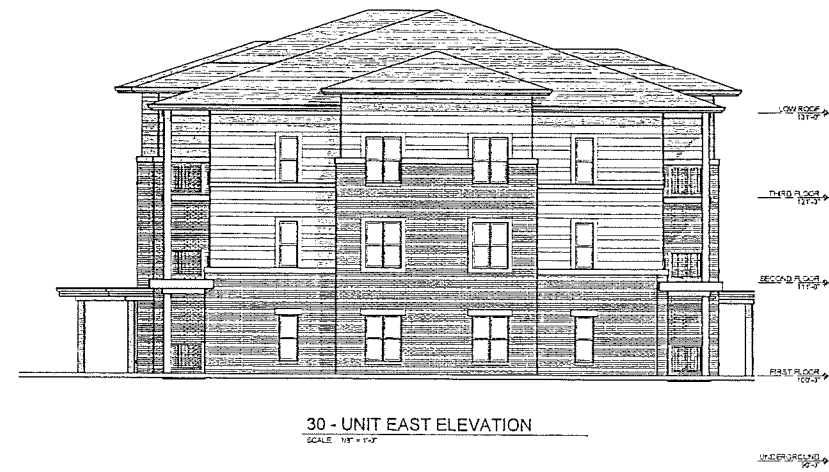
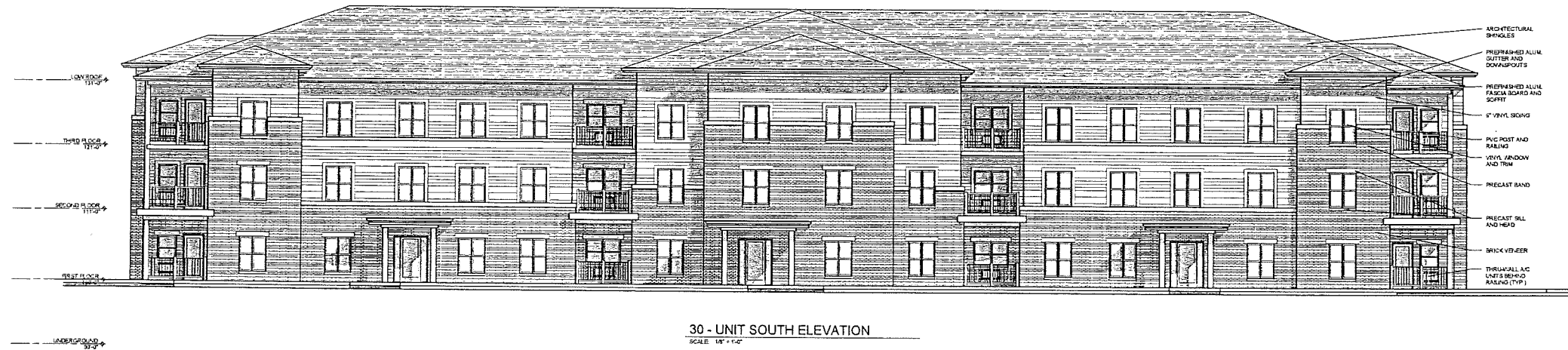
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MADISON, WISCONSIN

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11-9-13
12-16-13
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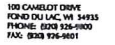
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Always a Better Plan



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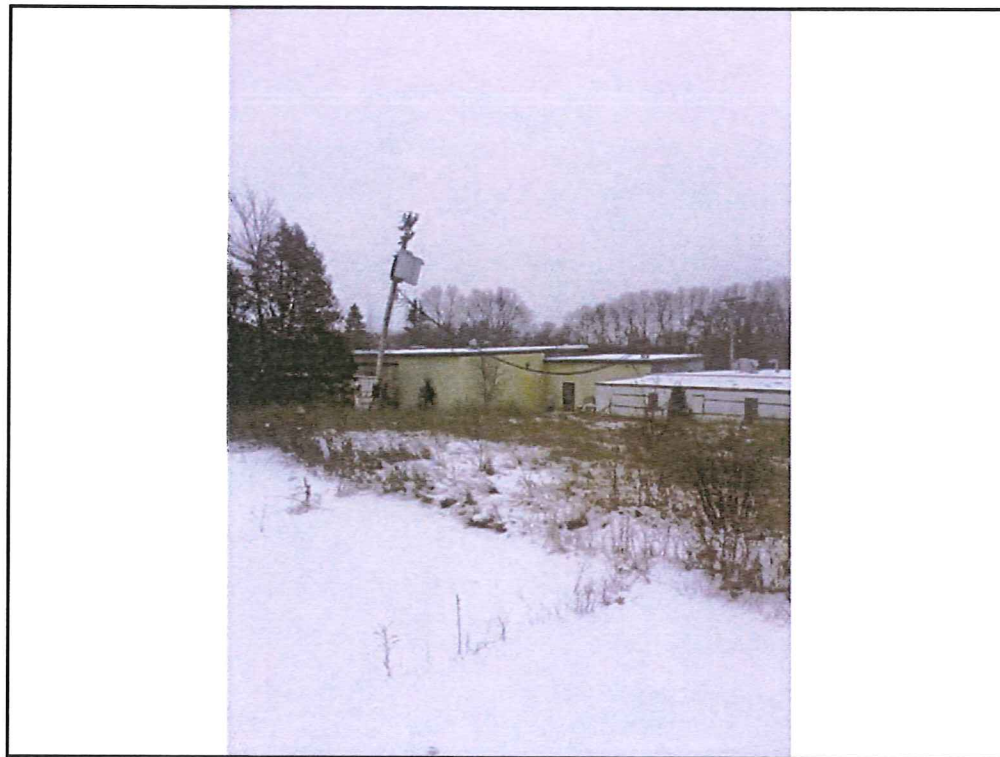
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View of site from west



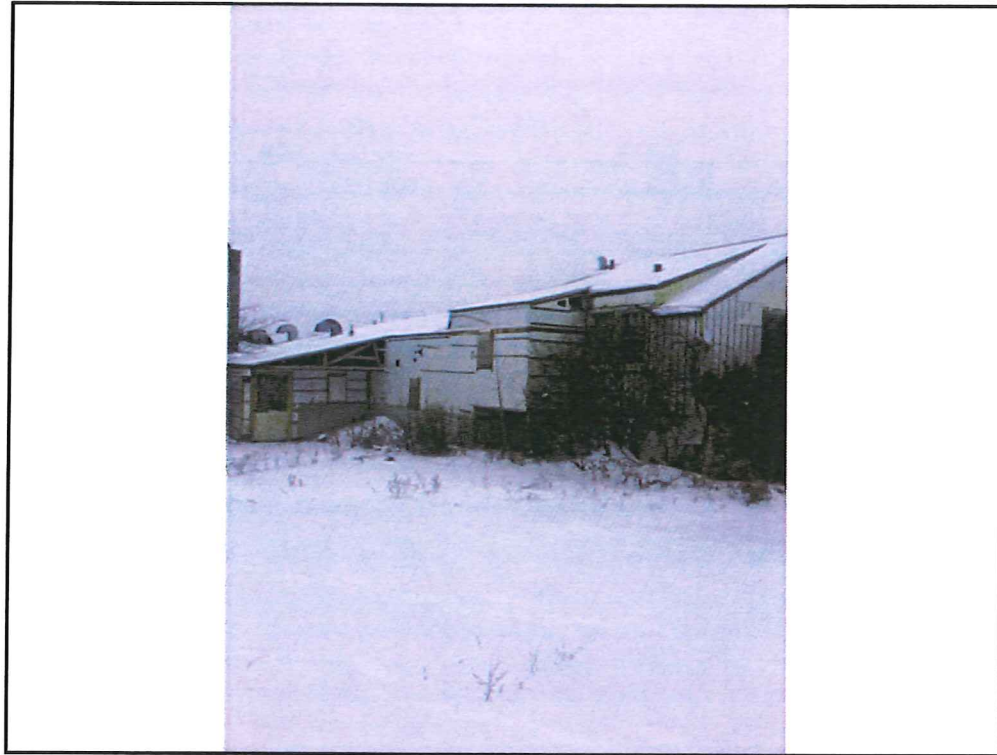
View from site looking west



Existing improvements



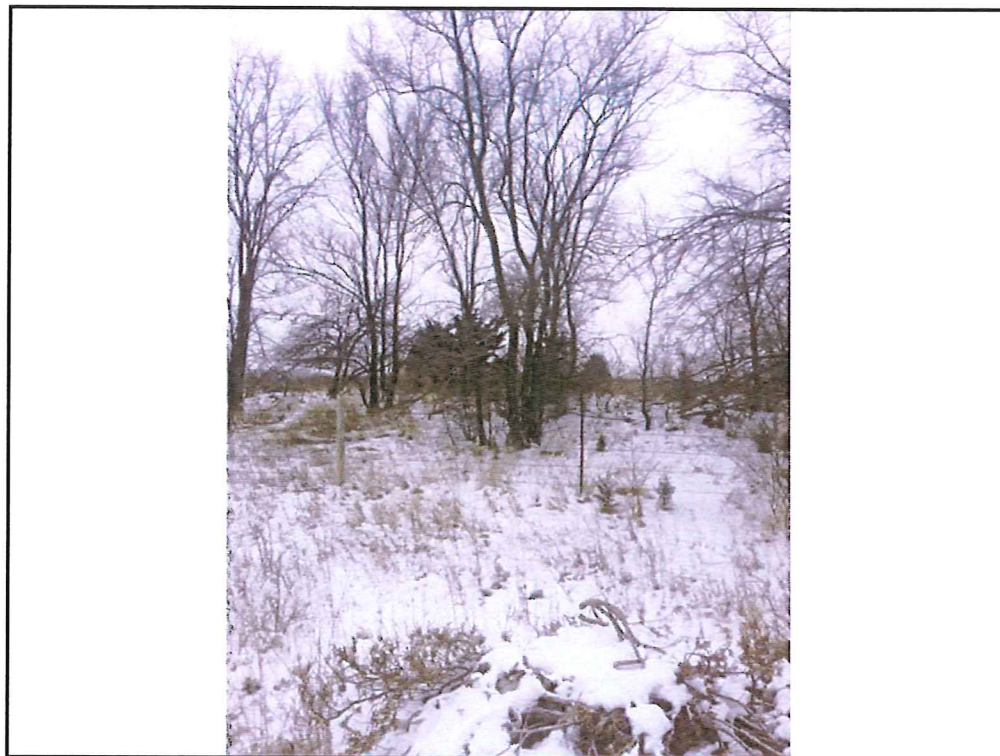
Existing improvements



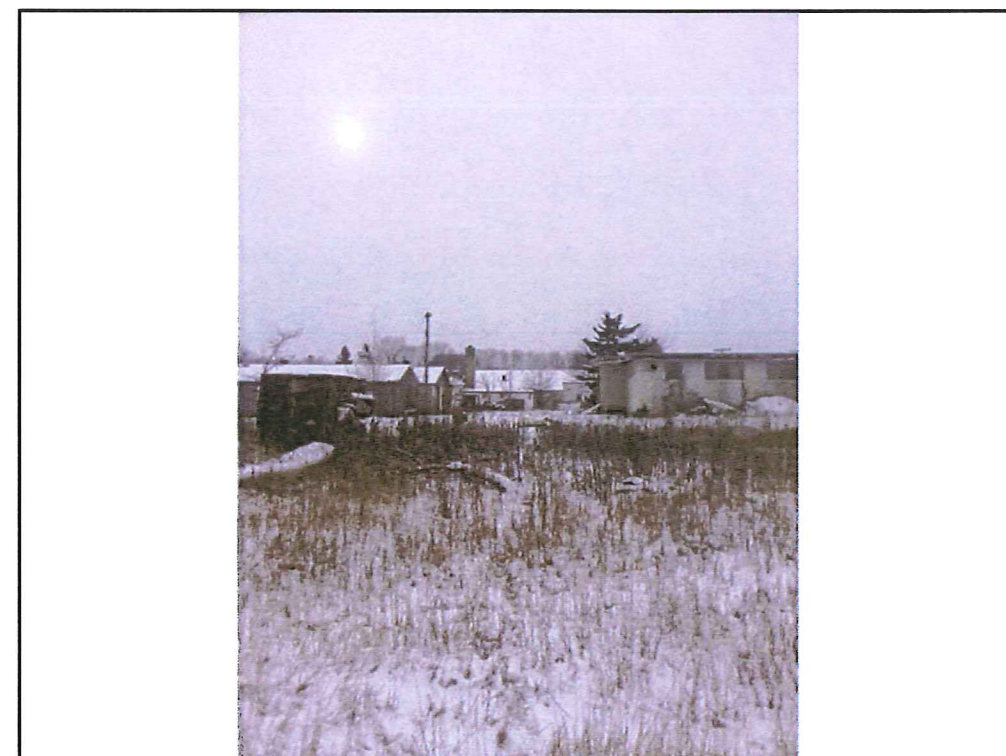
Existing improvements



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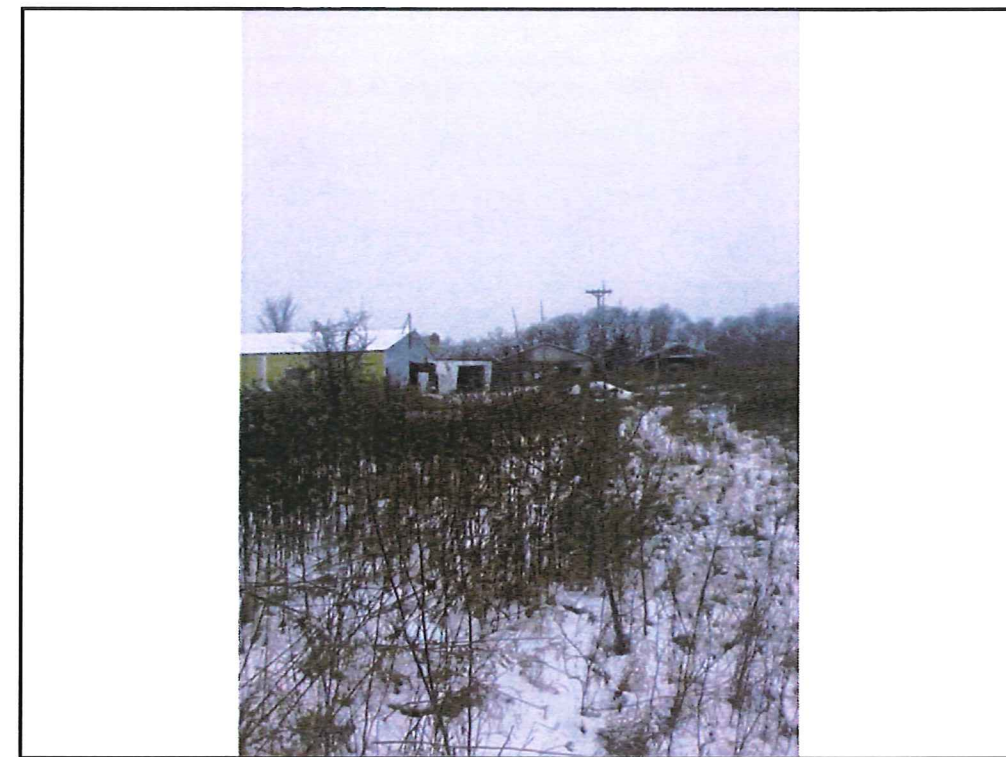
View of north from site



View of site from north



View from site to east



View from east to site



Existing improvements



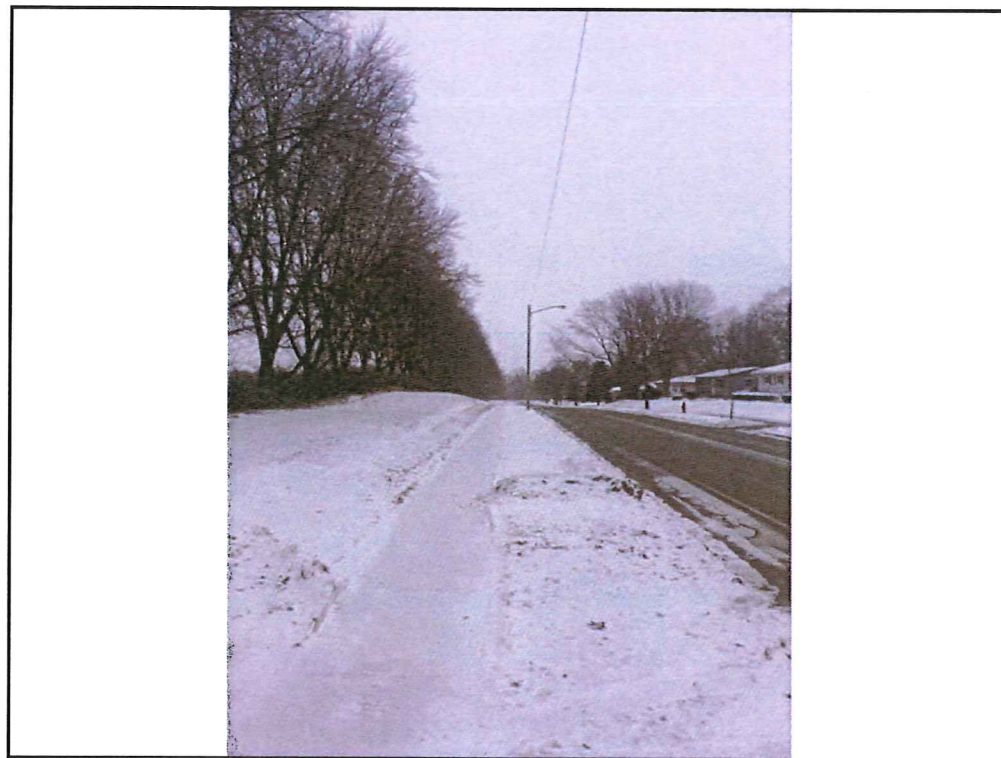
View from site to south



View from south to site



Houses along Tennyson



Tennyson looking east



Tennyson looking west



Houses along Tennyson