



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: _____	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: _____	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 4525 Secret Garden Dr.
Project Title (if any): Catalina Crossing

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☒ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Daniel Krisher
 Street Address: 2418 Crossroads Dr.
 Telephone: (608) 241-9500 Fax: ()

Company: JLA Architects
 City/State: Madison, WI Zip: 53718
 Email: dkrisher@jla-ap.com

Project Contact Person: Joseph Lee
 Street Address: 2418 Crossroads Dr.
 Telephone: (608) 241-9500 Fax: ()

Company: JLA Architects
 City/State: Madison, WI Zip: 53718
 Email: dkrisher@jla-ap.com

Project Owner (if not applicant): David J. Decker
 Street Address: 15850 W. Bluemound Rd.
 Telephone: (262) 785-0840 Fax: ()

City/State: Brookfield, WI Zip: 53005
 Email: deckerproperties@sbcglobal.net

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on Various.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: Daniel Krisher
 Authorized Signature:

Relationship to Property: Architectural Technician
 Date: 01/11/2016



JOSEPH LEE + ASSOCIATES, LLC

2418 Crossroads Drive, Suite 2300
Madison, Wisconsin 53718
608.241.9500

Letter of Intent

Catalina Crossing Informational Presentation

Catalina Crossing Apartments Master Plan is being submitted to the City of Madison in conjunction with the UDC Informational Presentation Application for the Catalina Crossing multi-family development. The following is the Letter of Intent for the UDC Application.

Catalina Crossing is a multi-family residential development located at the intersection of Secret Garden Drive and Catalina Parkway on the city's southeast side. The proposed project consists of (17) multi-family buildings, 113 dwelling units in total, and one 720 SF Maintenance Garage. Building Type 'A' contains 6 dwelling units and is approximately 7,920 SF (6 two bedroom apartments). Building Type 'B' contains 6 dwelling units and is approximately 8,365 SF (2 two bedroom apartments, 4 three bedroom apartments). Building Type 'C' contains 12 dwelling units and is approximately 14,260 SF (12 two bedroom apartments). Building Type 'D' contains 4 dwelling units and is approximately 10,240 SF (4 two bedroom apartments). Building Type 'E' contains 6 dwelling units and is approximately 15,360 SF (6 two bedroom apartments). Building Type 'F' contains 9 dwelling units and is approximately 23,040 SF (9 two bedroom apartments). All six building types are two stories in height and offer garage parking. All buildings shall be wood framed with fiberglass shingled roofs and shall have exterior materials consisting of stone veneer, composite siding, and vinyl windows and doors with wide-style vinyl trim pieces and precast concrete trim above the stonework.

The project team currently consists of Decker Properties (developer), JLA Architects + Planners (architecture/design), and D'Onofrio Kottke & Associates (civil engineering/ landscape architecture).

The existing site is currently an undeveloped space and the new site would house the seventeen new buildings, associated drives and surface parking, a stormwater retention area, and ample landscaping. The site will also include a total of 247 vehicle parking spaces (57 surface + 190 covered). The area of the site is approximately 559,310 SF, or 12.84 acres.

The proposed project schedule has construction commencing in the fall of 2016 with completion approximately one year later. The value of the land is \$610,000 and \$13,953,160. Approximately 250 jobs are estimated to be created during construction and approximately 8 full time permanent jobs will be created going forward. The developer has been recommended for award of City of Madison.



CATALINA CROSSING
APARTMENTS

DATE OF ISSUANCE 13 JANUARY 2016

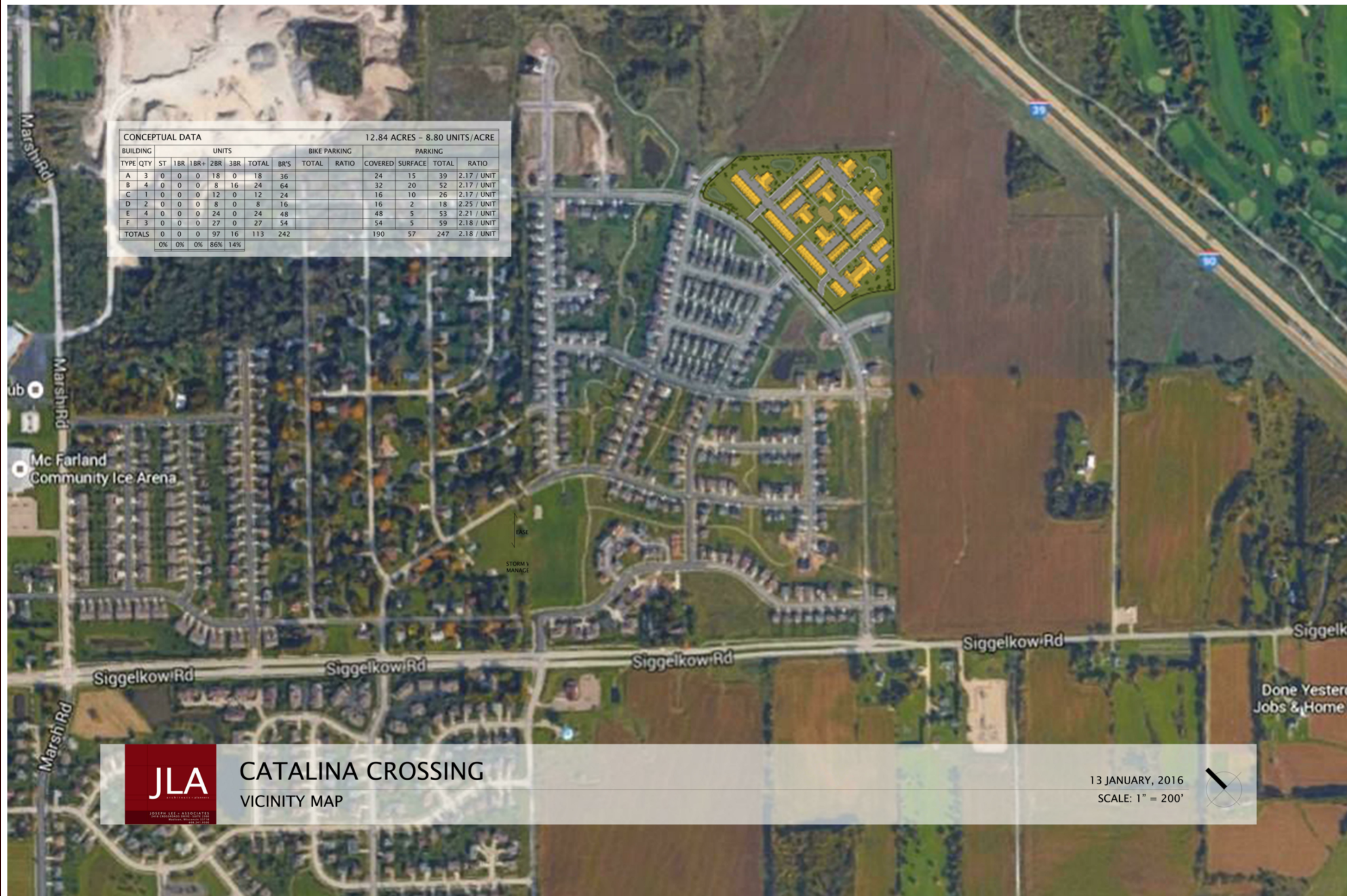
Revision Schedule		
Mark	Description	Date

SHEET TITLE

VICINITY MAP

SHEET NUMBER

ASP-100



NOTE:
LANDSCAPE & SITE LIGHTING ELEMENTS
SHOWN FOR GRAPHIC PURPOSES ONLY.
REFER TO CIVIL, LANDSCAPE, AND SITE
LIGHTING DRAWINGS FOR MORE
INFORMATION.

JLA
architects + planners

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE, SUITE 2300
MADISON, WISCONSIN 53718
608.241.9500
JLA PROJECT NUMBER: 14-1103

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE 13 JANUARY 2016

Revision Schedule		
Mark	Description	Date

SHEET TITLE

OVERALL
MASTERPLAN

SHEET NUMBER

ASP-101

CONCEPTUAL DATA											
12.84 ACRES - 8.80 UNITS/ACRE											
BUILDING		UNITS						BIKE PARKING		PARKING	
TYPE	QTY	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	TOTAL	RATIO	
A	3	0	0	0	18	0	18	36			
B	4	0	0	0	8	16	24	64			
C	1	0	0	0	12	0	12	24			
D	2	0	0	0	8	0	8	16			
E	4	0	0	0	24	0	24	48			
F	3	0	0	0	27	0	27	54			
TOTALS	0	0	0	0	97	16	113	242			
	0%	0%	0%	0%	86%	14%					



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CATALINA CROSSING
MASTERPLAN

13 JANUARY, 2016
SCALE: 1" = 100'



- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 6' X 8' VINYL SLIDING PATIO DOOR
- 3' X 6' SINGLE VINYL WINDOW
- 2'-6" X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 9" VINYL SHAKES (SABLE BROWN)
- 6" COMPOSITE TRIM
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

6 BUILDING 'A' - SIDE ELEVATION 1
3/16" = 1'-0"



16 BUILDING 'A' - SIDE ELEVATION 2
3/16" = 1'-0"

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architects + planners

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Revision Schedule		
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-A



- DECORATIVE BRACKET
- 3' X 6' DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM
- 9" VINYL SHAKES (SABLE BROWN)
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 6" COMPOSITE TRIM
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- 3' X 6' DOUBLE VINYL WINDOW
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

6 BUILDING 'A' - FRONT ELEVATION
3/16" = 1'-0"



16 BUILDING 'A' - REAR ELEVATION
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET NUMBER

A201-A



- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 6' X 8' VINYL SLIDING PATIO DOOR
- 3' X 6' SINGLE VINYL WINDOW
- DECORATIVE BRACKET
- 2'-6" X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 9" VINYL SHAKES (SABLE BROWN)
- 6" COMPOSITE TRIM
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

6 BUILDING 'B' - SIDE ELEVATION 1
3/16" = 1'-0"



16 BUILDING 'B' - SIDE ELEVATION 2
3/16" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-B



6 BUILDING 'B' - FRONT ELEVATION
3/16\" = 1'-0"

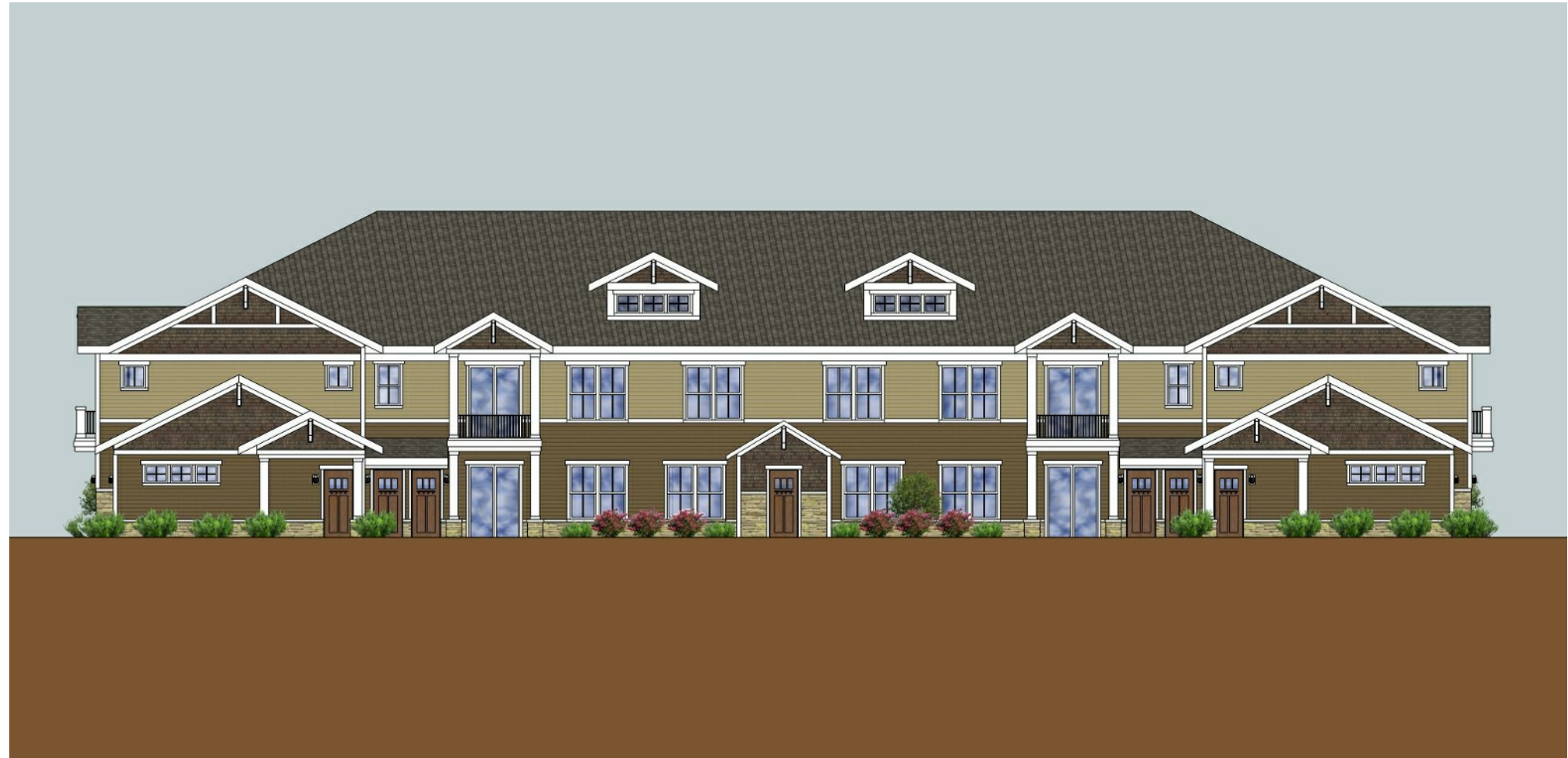


16 BUILDING 'B' - REAR ELEVATION
3/16\" = 1'-0"



- 3' X 6' DOUBLE VINYL WINDOW
- 6' X 8' VINYL PATIO DOOR
- 2'-6" X 4' VINYL SINGLE WINDOW
- 2'-6" X 2'-6" SINGLE VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (SUEDE)
- 9" VINYL SHAKES (SABLE BROWN)
- 6" COMPOSITE TRIM (WHITE)
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

⑥ BUILDING 'C' - FRONT ELEVATION
1/8" = 1'-0"



⑩ BUILDING 'C' - REAR ELEVATION
1/8" = 1'-0"

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architects + planners

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-C



- 3' X 6' DOUBLE VINYL WINDOW
- 6' X 8' VINYL PATIO DOOR
- 6" COMPOSITE TRIM
- DECORATIVE BRACKET
- 9" VINYL SHAKES (SABLE BROWN)
- 3' X 6' DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM
- 6" HORIZONTAL COMPOSITE SIDING (SUEDE)
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- 6" COMPOSITE TRIM
- STONE VENEER
- 7' X 16' OVERHEAD DOOR (HEARTHSTONE)

⑥ BUILDING 'C' - SIDE ELEVATION 1
3/16" = 1'-0"



①⑥ BUILDING 'C' - SIDE ELEVATION 2
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET NUMBER

A201-C



- 6" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- 6" HORIZONTAL SIDING (MOUNTAIN CEDAR)
- DECORATIVE BRACKET
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 3' X 6' DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' TRIPLE VINYL WINDOW
- STONE VENEER
- 2'-6" X 2'-6" VINYL WINDOW
- 3' X 6'-8" ENTRY DOOR (WOOD)
- 3' X 6' DOUBLE VINYL WINDOW

6 BUILDING 'D' - FRONT ELEVATION
3/16" = 1'-0"



16 BUILDING 'D' - REAR ELEVATION
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET NUMBER

A200-D



- DECORATIVE BRACKET
- 2' X 2'-6" VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 2' X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 2'-6" X 4' VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' DOUBLE VINYL WINDOW
- STONE VENEER

⑥ BUILDING 'E' - SIDE ELEVATION 1
3/16" = 1'-0"



①⑥ BUILDING 'E' - SIDE ELEVATION 2
3/16" = 1'-0"

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A201-D



- 6" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- 6" HORIZONTAL SIDING (MOUNTAIN CEDAR)
- DECORATIVE BRACKET
- 9" VINYL SHAKES (SABLE BROWN)
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 3' X 6' DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' TRIPLE VINYL WINDOW
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)
- 2'-6" X 2'-6" VINYL WINDOW
- 3' X 6' DOUBLE VINYL WINDOW

⑥ BUILDING 'E' - FRONT ELEVATION
1/8" = 1'-0"



⑩ BUILDING 'E' - REAR ELEVATION
1/8" = 1'-0"

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SHEET NUMBER

A200-E



- DECORATIVE BRACKET
- 2' X 2'-6" VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 2' X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 2'-6" X 4' VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' DOUBLE VINYL WINDOW
- STONE VENEER

⑥ BUILDING 'E' - SIDE ELEVATION 1
3/16" = 1'-0"



⑥ BUILDING 'E' - SIDE ELEVATION 2
3/16" = 1'-0"

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SHEET NUMBER

A201-E



6 BUILDING 'F' - FRONT ELEVATION
1/8" = 1'-0"



16 BUILDING 'F' - REAR ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET NUMBER

A200-F



- DECORATIVE BRACKET
- 2' X 2'-6" VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 2' X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 2'-6" X 4' VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' DOUBLE VINYL WINDOW
- STONE VENEER

⑥ BUILDING 'F' - SIDE ELEVATION 1
3/16" = 1'-0"



①⑥ BUILDING 'F' - SIDE ELEVATION 2
3/16" = 1'-0"

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A201-F