



# Fiduciary

REAL ESTATE DEVELOPMENT, INC.

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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  
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### **Architect**

JOSEPH LEE+ASSOCIATES  
5325 Wall Street - Suite 2700  
Madison, Wisconsin 53718  
Phone: 608-241-9500  
Joseph Lee  
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### **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](mailto: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](mailto:wade.wyse@jsdinc.com)

### **Landscape Design**

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

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### **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