



# 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: <u>Wednesday September 16, 2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>October 7, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 6012 GEMINI DRIVE  
Project Title (if any): Grandview Commons C4 Retail

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) \*Amended GDP. Required informational presentation on PD Zoning per  
☒ General Development Plan (GDP) Zoning Code.  
☒ 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: Brad Koning Company: Shulfer Architects, LLC.  
Street Address: 1918 Parmenter St. Ste. 2 City/State: Madison, WI Zip: 53562  
Telephone: (608) 836-7570 Fax: ( ) Email: bkonings@shulferarchitects.com

Project Contact Person: Brad Koning Company: Shulfer Architects, LLC.  
Street Address: 1918 Parmenter St. Ste 2 City/State: Middleton, WI Zip: 53562  
Telephone: (608) 836-7570 Fax: ( ) Email: bkonings@shulferarchitects.com

Project Owner (if not applicant): Elkhead Capital, LLC.  
Street Address: P.O. Box 45 City/State: McFarland, WI Zip: 53558  
Telephone: (608) 327-4000 Fax: ( ) Email: sdoran@lee-associates.com

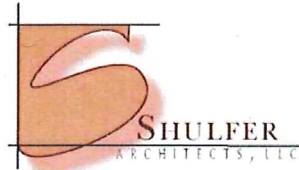
**4. Applicant Declarations:**

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 7/28/2015.  
(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 Brad Koning Relationship to Property Architect

Authorized Signature [Signature] Date September 16, 2015



August 14, 2015

City of Madison  
Urban Design Commission  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

RE: Urban Design Commission Application – Initial/Final Approval  
6012 Gemini Drive Multi-Tenant Development

Commission members:

On behalf of Elkhead Capital, LLC, I am submitting this letter of intent and application for initial and final approval of the proposed multi-tenant development located at 6012 Gemini Drive. We have met with Al Martin, and staff from city planning in a meeting on July 28, 2015.

**Proposal Summary:** This new development is one of two buildings to be built directly to the west of the existing Metro Market in Grandview Commons on Gemini Drive on the east side of Madison. As part of a greater PD zoning, the two outlots of Metro Market were identified as future development. The corner lot was recently approved and is currently under construction and is shown in the attached documents for reference – developed by Elkhead Capital, LLC. The proposed multi-tenant building is to be located on the interior outlot along Gemini Drive and is designed as a building that is complimentary to the design of the corner lot, as well as to the existing materials of the Metro Market. The project will utilize the existing parking, site lighting, and the existing landscape areas already constructed in preparation of this building being developed. Ample storefront glazing and entrances from the sidewalk will provide potential access to each tenant from the street, creating an edge to the neighborhood while allowing visibility to the existing Metro Market.

In summary, the project will consist of the general criteria listed below:

**Project Data:**

Project Name:	Grandview Commons C4 Retail Development
Address:	6012 Gemini Drive
Lot size:	16,213 sf
Building size:	3,955 sf
Proposed Use:	Shopping Center

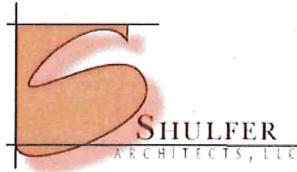
**Zoning District:**

The property is currently zoned PD/PUD, Planned Development District

**Project Schedule:**

The project construction schedule will be as follows:

Construction Start:	March, 2016
Substantial Completion:	June, 2016



I hope that you find this Letter of Intent acceptable and invite you to contact our office should you have any further questions.

Respectfully,

A handwritten signature in black ink that reads 'Bradley Koning'.

Brad Koning, AIA.  
Shulfer Architects, LLC

Attachments:  
Article A: Existing Photos





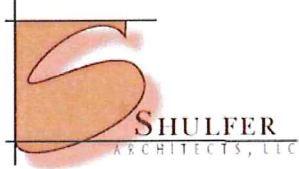
**Article A: Existing Photos**



**Existing site lighting and landscaping installed.**



**Existing site – north drive showing existing landscape, retaining wall, and site lighting.**



**Adjacent Metro Market. Masonry colors were selected on the proposed building to compliment both the existing Metro Market and future multi-tenant retail building located at 6030 Gemini drive.**



# GRANDVIEW COMMONS

C4 NEW RETAIL BUILDING  
6012 GEMINI DR  
MADISON, WISCONSIN



PROJECT DATA:

LOCATION: 6012 GEMINI DR  
MADISON, WI

REGULATING MUNICIPALITIES:  
CITY OF MADISON  
DAKE COUNTY  
STATE OF WISCONSIN

BUILDING CODE:  
CITY OF MADISON ZONING ORDINANCES  
WISCONSIN ADMINISTRATIVE CODE  
2009 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:  
TYPE "VB" COMBUSTIBLE  
SINGLE STORY  
NON-SPRINKLERED

ALLOWABLE BUILDING AREA:  
TABULAR BUILDING AREA (TABLE 503) = 9,000 SF

OCCUPANCY:  
"M" - MERCHANTILE

AREA CALCULATIONS:  
TOTAL: 3,955 SF

PLUMBING:  
BY TENANT, NOT INCLUDED IN SCOPE OF THIS PLAN

FIRE CONTROL:  
THIS IS A NON-SPRINKLERED BUILDING  
NO FIRE AREAS PROVIDED  
2HR. DEMISING WALL SEPARATION BETWEEN TENANTS

EXIT TRAVEL DISTANCE:  
NON-SPRINK. BLDG = 200 FT MAX TRAVEL  
75 FT COMMON PATH OF TRAVEL

ACCESSIBILITY:  
PER ANSI A117.1

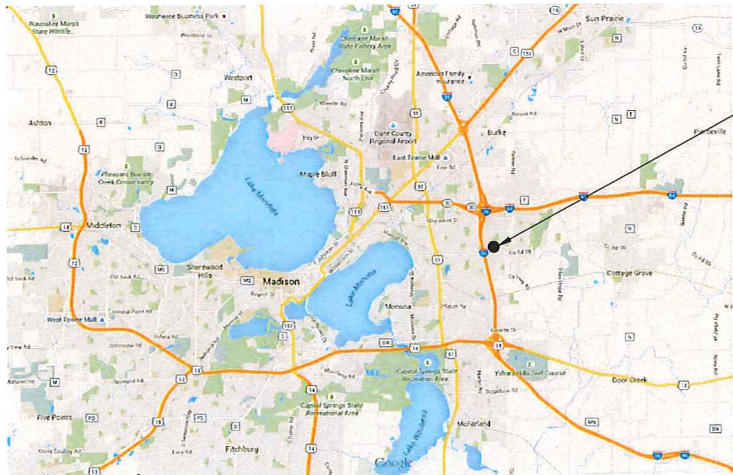
GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
2. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
3. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
6. JOB SITE SHALL BE BROOM SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
7. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
8. ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
9. ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN WITH ARCHITECT.
10. HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
11. ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

SHEET INDEX:

- A0.1 COVER SHEET
- CIVIL  
C200 SITE PLAN  
L1.1 LANDSCAPE PLAN
- ARCHITECTURAL  
A2.1 FLOOR PLANS  
A3.1 BUILDING ELEVATIONS

PROJECT LOCATION MAP:



PROJECT SITE

BUILDING LOCATION:



BUILDING LOCATION

CONTACTS:

OWNER:  
ELK Head Capital, LLC.  
P.O.Box 45  
McFarland, WI 53558

STEVE DORAN  
608-327-4000

ARCHITECT:  
SHULFER ARCHITECTS, LLC  
1918 PARMENTER ST., STE 201  
MIDDLETON, WI 53562

BRAD KONING (ARCHITECT)  
608-836-7570

STRUCTURAL ENGINEER:  
MP SQUARED  
583 D'ONOFRIO DR, STE 201  
MADISON, WI 53719

MARK PUCCIO  
608-821-4770

CIVIL ENGINEER:  
PROFESSIONAL ENGINEERING LLC  
818 MEADOWBROOK LN  
WAUNAKEE, WI 53597

ROXANNE JOHNSON  
608-849-9378

GRANDVIEW COMMONS  
C4 RETAIL BUILDING  
6012 GEMINI DRIVE  
MADISON, WISCONSIN

COVERSHEET

08.14.15  
UDC SUBMITTAL

A0.1

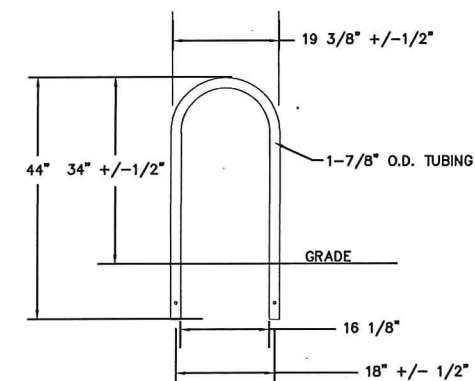


## SITE INFORMATION

SITE ADDRESS: 6012 GEMINI DRIVE  
LEGAL DESCRIPTION:  
TOWN CENTER ADDITION TO GRANDVIEW COMMONS, LOT 650  
SITE ACREAGE TOTAL: 16,213 SF (0.37 ACRES)  
NUMBER OF BUILDING STORIES: 1  
BUILDING HEIGHT: 16'-8"  
BUILDING AREA: 3,955 GROSS SF  
NUMBER OF PARKING STALLS: 11 TOTAL  
TOTAL BIKE PARKING: 10

## PLAN KEY

- 1 BIKE RACK TO BE U-SHAPED SURFACE MOUNTED BICYCLE RACKS (MADRAX U190-SF-G)
- 2 EX PARKING LOT LIGHTING
- 3 18" CURB AND GUTTER, TYP.
- 4 RAISED CONCRETE SIDEWALK
- 5 CONCRETE SIDEWALK
- 6 VAN ACCESSIBLE STALL, TYP.
- 7 VAN ACCESSIBLE PARKING SIGN, TYP.
- 8 PAVEMENT STRIPING, TYP.
- 9 CURB RAMP
- 10 DETECTABLE WARNING FIELD
- 11 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS
- 12 REMOVE EX ASPHALT PAVEMENT TO SAW CUT LINE
- 13 REMOVE EX CURB & GUTTER
- 14 REPLACE CURB & GUTTER
- 15 EX CURB AND GUTTER
- 16 EX STRIPING
- 17 EX HYDRANT
- 18 EX RAISED PLANTER
- 19 EX ASPHALT BIKE PATH
- 20 EX STOP SIGN

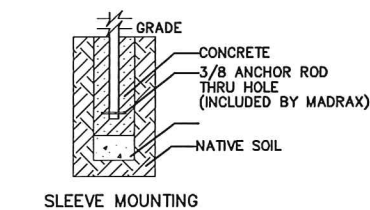


ELEVATION VIEW

BIKE RACK

1  
C200

NTS



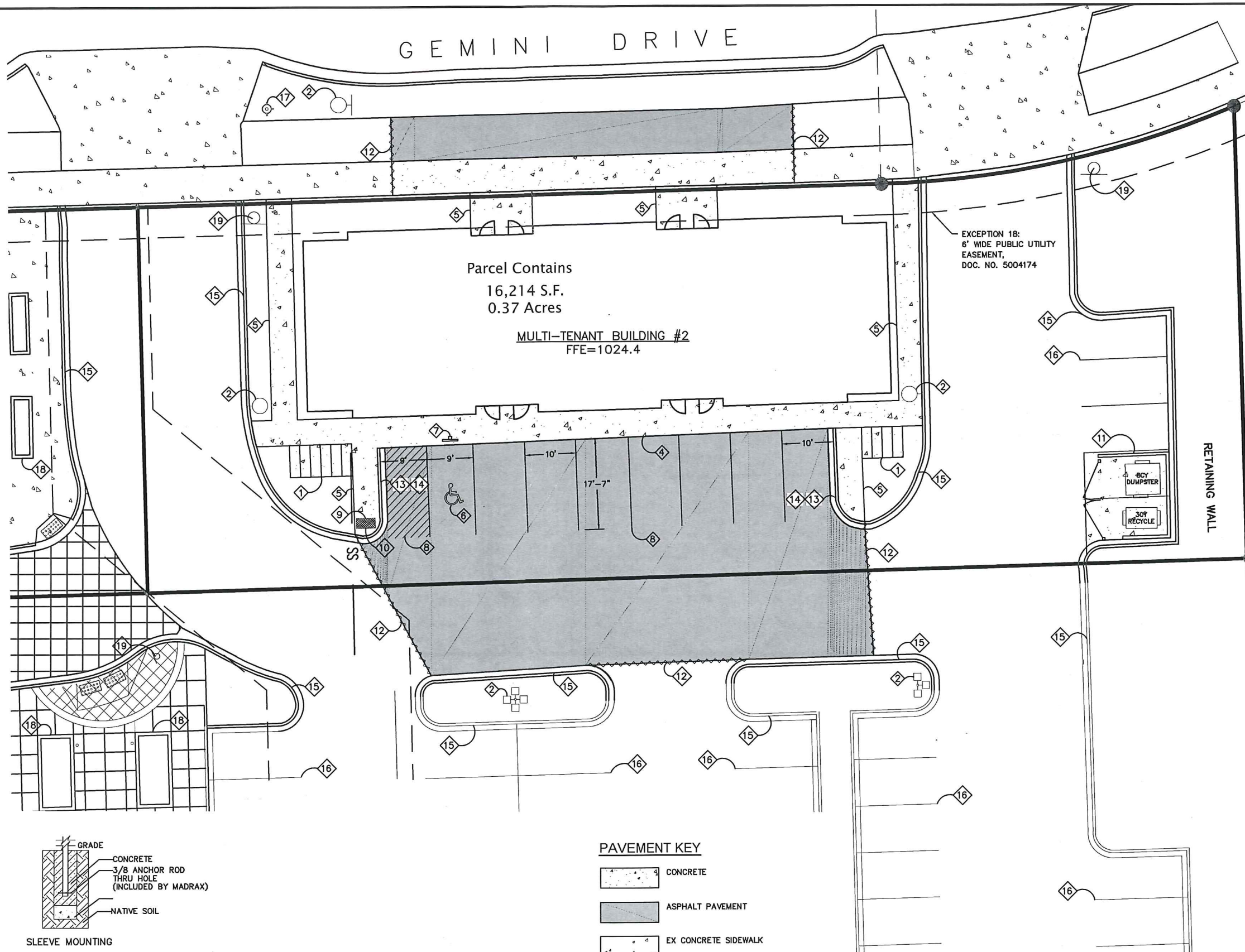
### NOTES:

- 1 BIKE RACK TO BE MODEL U190-IG, BY MADRAX (WWW.MADRAX.COM, PH 800-448-7931) OR EQUAL
2. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION.

## PAVEMENT KEY

- CONCRETE
- ASPHALT PAVEMENT
- EX CONCRETE SIDEWALK
- EX STAMPED CONCRETE SIDEWALK
- SAW CUT ASPHALT/CONCRETE
- 18" STANDARD CURB AND GUTTER

0 10 20 30  
SCALE : 1" = 10' (22 X 34)  
1" = 20' (11 X 17)



ISSUANCE/REVISION	DATE
BID DRAWINGS	07/21/15

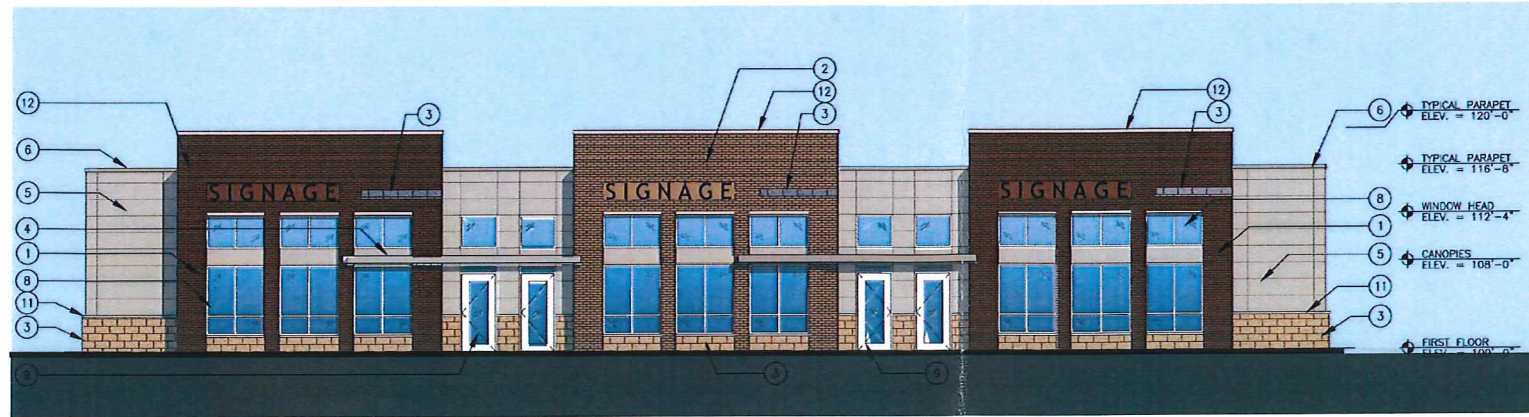
818 N Meadowbrook Ln  
Waunakee, WI 53597  
phone (608) 849-9378  
fax (608) 237-2129



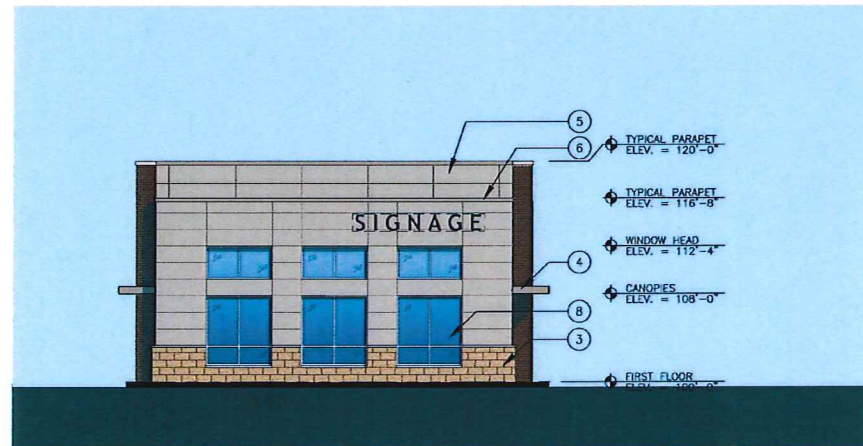
GRANDVIEW COMMONS  
SITE PLAN  
6012 GEMINI DRIVE  
MADISON, WISCONSIN

C200





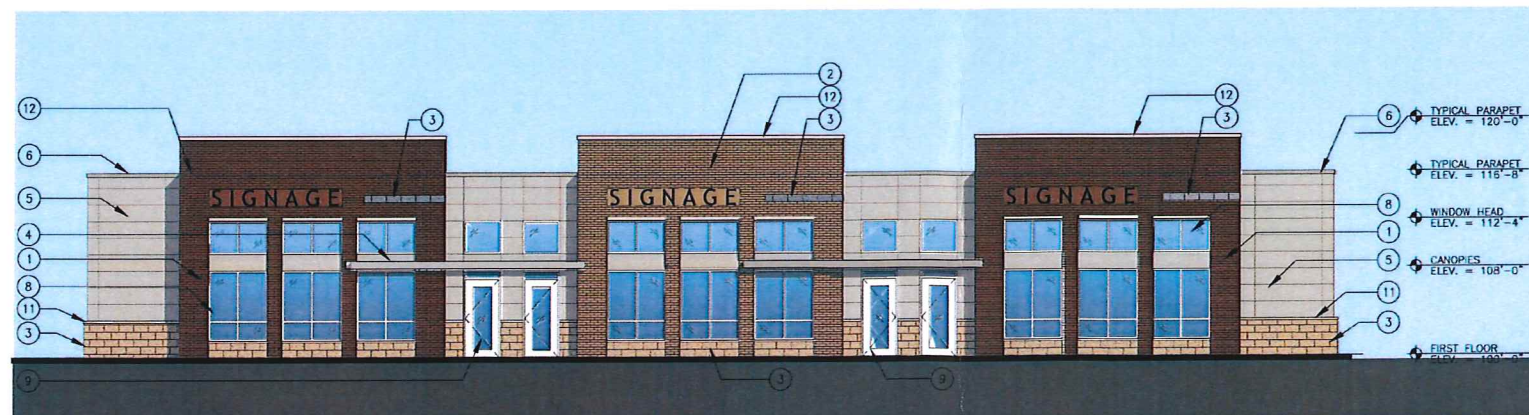
**1 WEST ELEVATION**  
1/8"=1'-0"



**2 NORTH ELEVATION**  
1/8"=1'-0"



**3 SOUTH ELEVATION**  
1/8"=1'-0"



**4 EAST ELEVATION**  
1/8"=1'-0"

**MATERIAL NOTES:**

- ① MASONRY #1; COUNTY MATERIALS; HERITAGE CONCRETE BRICK  
COLOR: HARVARD BLEND-ROUGH ESTATE
- ② MASONRY #2; COUNTY MATERIALS; HERITAGE CONCRETE BRICK  
COLOR: WINTER BLEND-ROUGH ESTATE
- ③ MASONRY #3; COUNTY MATERIALS ULTRA-BURNISHED BLOCK  
COLOR: DUSK
- ④ FIRESTONE METAL ENTRY SUNSHADE; OUTFACING CHANNEL FASCIA  
AND OUTRIGGER. AR FOL BLADE. COLOR: SLATE GREY
- ⑤ CEMENT BOARD PANEL; NICHIA ILLUMINATION SERIES CONCEALED  
FASTENER FIBER CEMENT BOARD PANEL  
COLOR: SLATE GREY
- ⑥ PREFINISHED METAL COPING  
COLOR: PAC-CLAD MUSKET GRAY
- ⑦ METAL SIGNAGE; BY SIGNAGE COMPANY
- ⑧ THERMALLY IMPROVED CLEAR ANODIZED ALUMINUM WINDOW SYSTEM  
WITH 1" LOW-E GLAZING.  
APPROVED IN PUD-SP DATED DEC. 19,2012.
- ⑨ THERMALLY IMPROVED CLEAR ANODIZED ALUMINUM STOREFRONT  
SYSTEM WITH 1" LOW-E GLAZING  
APPROVED IN PUD-SP DATED DEC. 19,2012.
- ⑩ PRECAST CONCRETE SILL; ROCKCAST, SMOOTH FACE  
COLOR: BUFF  
APPROVED IN PUD-SP DATED DEC. 19,2012.
- ⑪ PRECAST CONCRETE BANDING; ROCKCAST, SMOOTH FACE - 2 1/4"  
COLOR: BUFF  
APPROVED IN PUD-SP DATED DEC. 19,2012.
- ⑫ PRECAST CONCRETE CAP; ROCKCAST, SMOOTH FACE - 4"  
COLOR: BUFF  
APPROVED IN PUD-SP DATED DEC. 19, 2012.



**GRANDVIEW COMMONS**

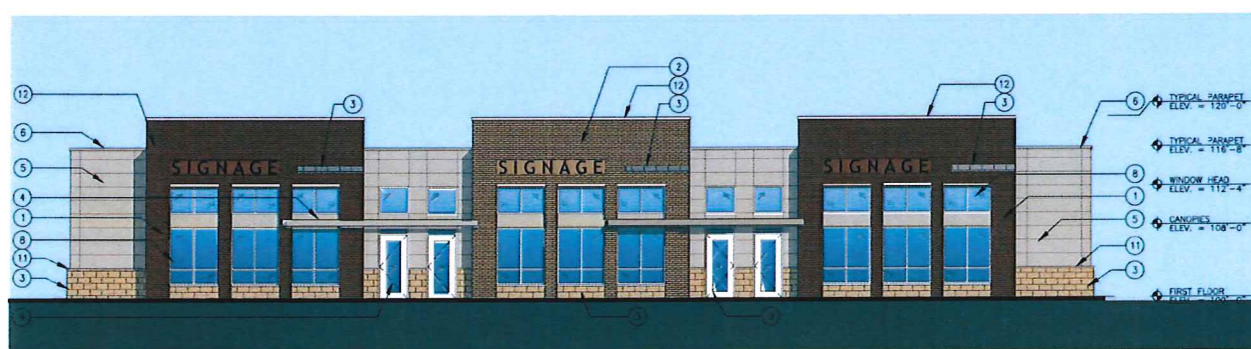
C4 RETAIL BUILDING  
6012 GEMINI DRIVE  
MADISON WISCONSIN

**BUILDING ELEVATIONS**

08.14.15  
UDC SUBMITTAL

**A3.1**





1 WEST ELEVATION  
1/8"=1'-0"



1 WEST ELEVATION  
1/8"=1'-0"