



# 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>September 16, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>November 18, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>December 7, 2015</u>	<input checked="" 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)  
☐ 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: Brad Koning  
Street Address: 1918 Parmenter St. Ste. 2  
Telephone: (608) 836-7570 Fax: ( )

Company: Shulfer Architects, LLC.  
City/State: Madison, WI Zip: 53562  
Email: bkoning@shulferarchitects.com

Project Contact Person: Brad Koning  
Street Address: 1918 Parmenter St. Ste 2  
Telephone: (608) 836-7570 Fax: ( )

Company: Shulfer Architects, LLC.  
City/State: Middleton, WI Zip: 53562  
Email: bkoning@shulferarchitects.com

Project Owner (if not applicant): Elkhead Capital, LLC.  
Street Address: P.O. Box 45  
Telephone: (608) 327-4000 Fax: ( )

City/State: McFarland, WI Zip: 53558  
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 \_\_\_\_\_ Date August 19, 2015



September 16, 2015

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

RE: Urban Design Commission / Plan Commission Application –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 the second of two buildings to be built directly to the west of the existing Metro Market in Grandview Commons on Gemini Drive located on the east side of Madison. As part of a greater PD zoning, the two outlots of Metro Market were identified as future retail 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/SIP, 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.**



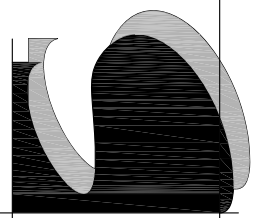
# GRANDVIEW COMMONS

C4 NEW RETAIL BUILDING  
6012 GEMINI DR  
MADISON, WISCONSIN



1918 PARMENTER ST., STE 2  
MADISON, WISCONSIN 53703  
TELEPHONE: 608.836.4500  
FAX: 608.836.4509

SHULFER  
ARCHITECTS, LLC



GRANDVIEW COMMONS  
C4 RETAIL BUILDING  
6012 GEMINI DRIVE  
MADISON, WISCONSIN

COVERSHEET

08.14.15  
UDC SUBMITTAL

A0.1

## PROJECT DATA:

LOCATION: 6012 GEMINI DR  
MADISON, WI

REGULATING MUNICIPALITIES:  
CITY OF MADISON  
DANE 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

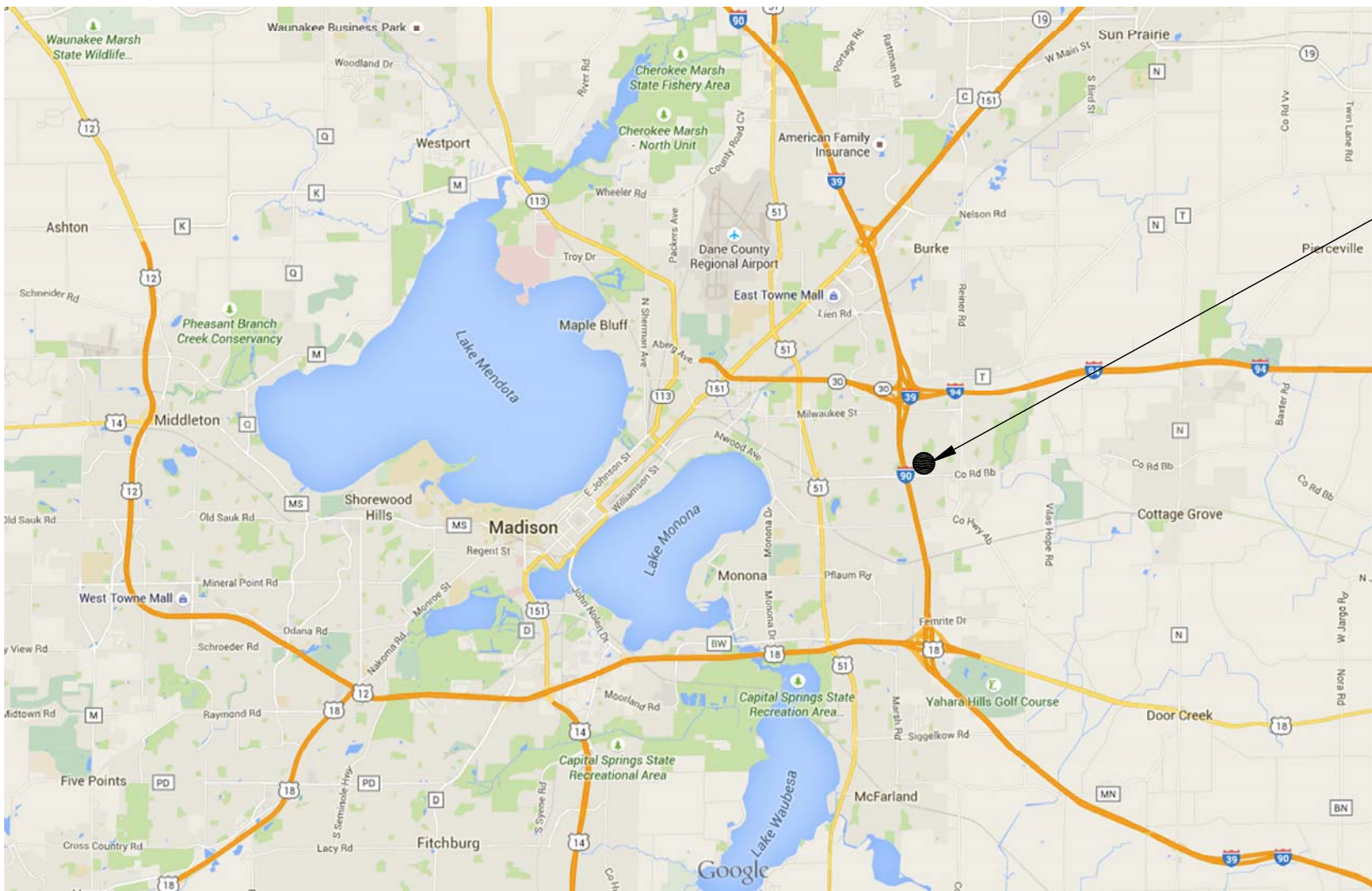
## GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- 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.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

## SHEET INDEX:

- A0.1 COVER SHEET  
A0.2 OVERALL SITE PHOTO
- CIVIL  
C200 SITE PLAN  
C300 GRADING PLAN  
C301 EROSION CONTROL PLAN  
C400 UTILITY PLAN  
L1.1 LANDSCAPE PLAN  
ES.1.1 SITE LIGHTING PLAN  
ES1.2 SITE LIGHTING FIXTURES
- ARCHITECTURAL  
A2.1 FLOOR PLANS  
A3.1 BUILDING ELEVATIONS  
A3.2 GEMINI DR. STREET FRONT 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 2  
MIDDLETON, WI 53562

BRAD KONING (ARCHITECT)  
608-836-7570

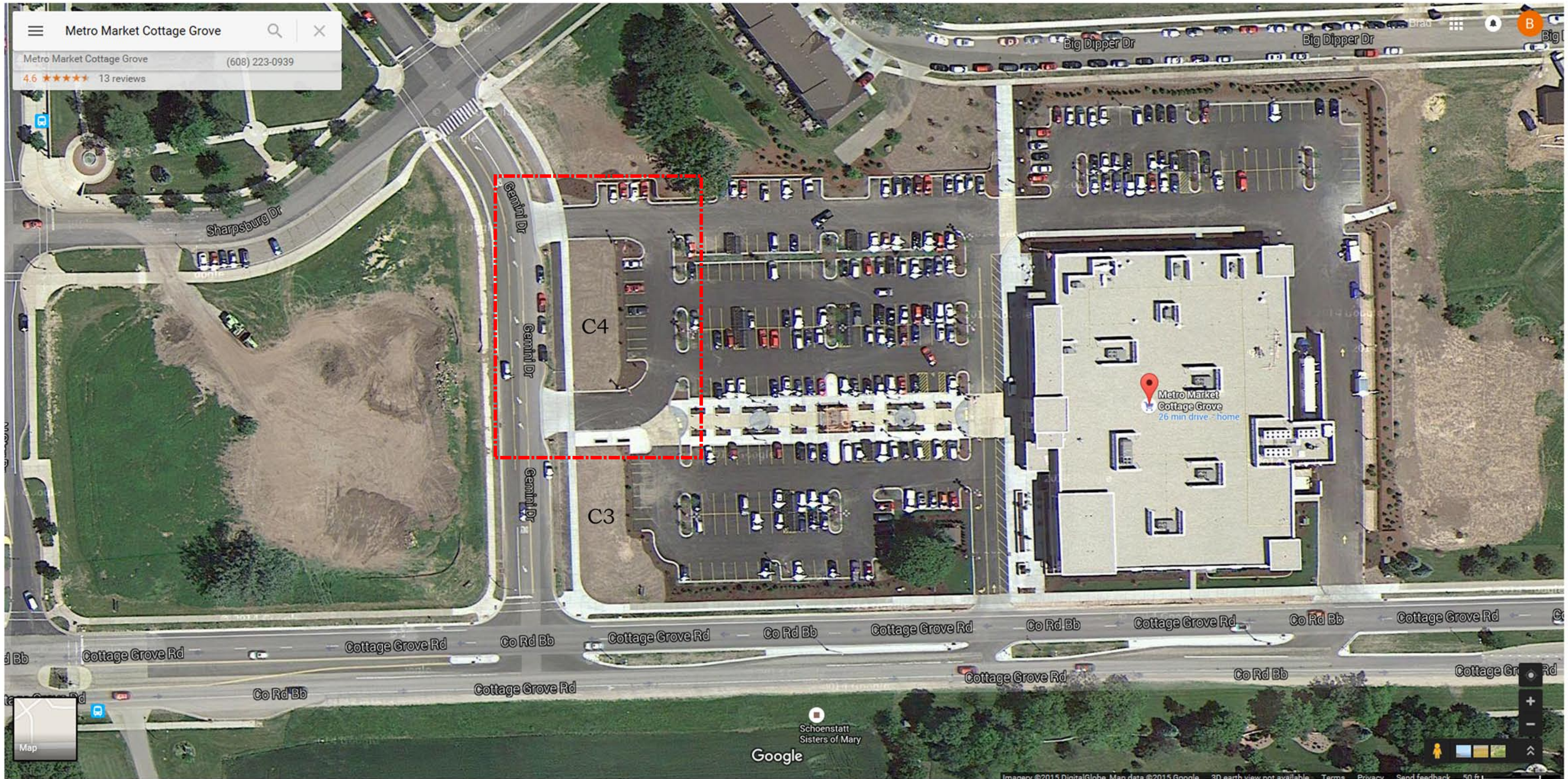
STRUCTURAL ENGINEER:  
MP SQUARED  
583 D'ONOFRIO DR, STE 201  
MADISON, WI 53719

MARK PUCCIO  
608-821-4770

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

ROXANNE JOHNSON  
608-849-9378





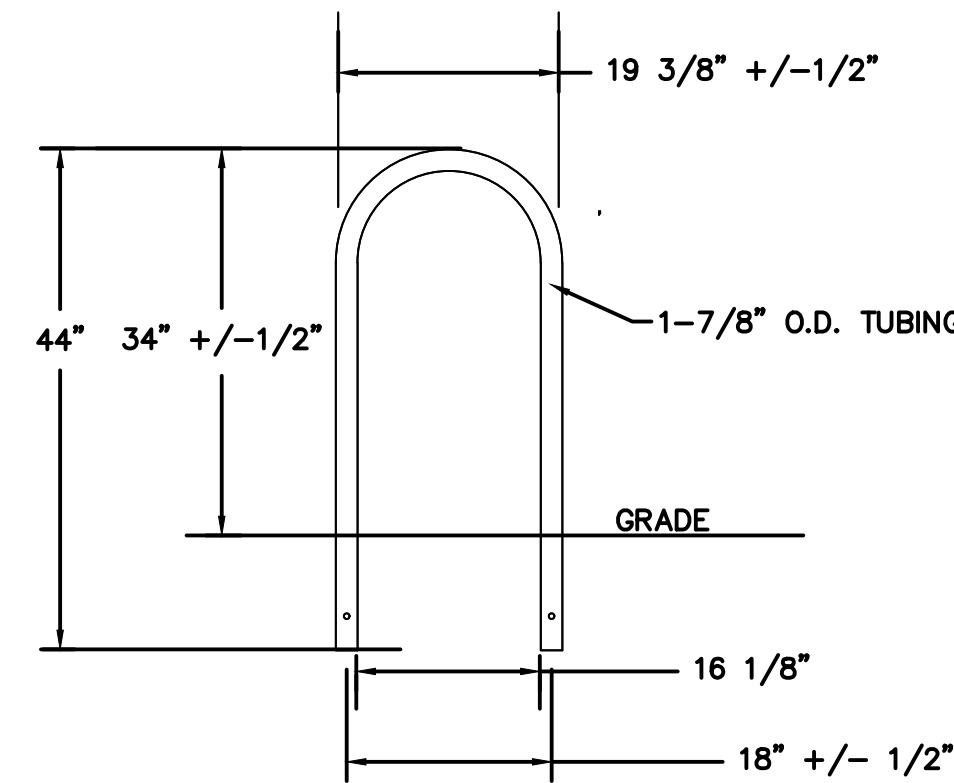


SITE INFORMATION

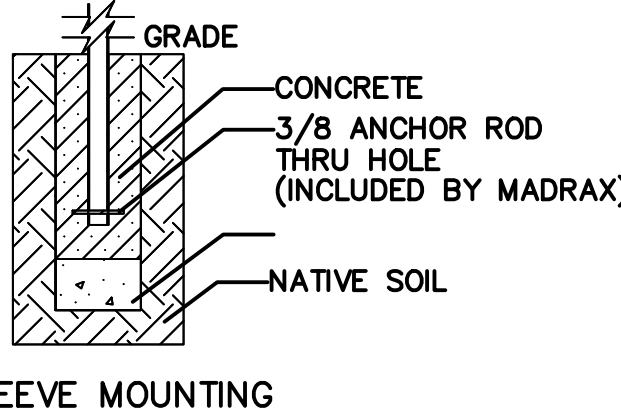
SITE ADDRESS: 6012 GEMINI DRIVE  
LEGAL DESCRIPTION:  
TOWN CENTER ADDITION TO GRANDVIEW COMMONS, LOT 650  
SITE ACREAGE TOTAL: 16,213 SF (0.37 ACRES)  
NUMBER OF BUILDING STORIES: 1  
BUILDING HEIGHT: 16'-8"  
BUILDING AREA: 3,955 GROSS SF  
NUMBER OF PARKING STALLS: 11 TOTAL  
TOTAL BIKE PARKING: 10

PLAN KEY

- 1 BIKE RACK TO BE U-SHAPED SURFACE MOUNTED BICYCLE RACKS (MADRAX U190-SF-G)
- 2 RELOCATE EXISTING LIGHT POLE
- 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  
BICYCLE RACK

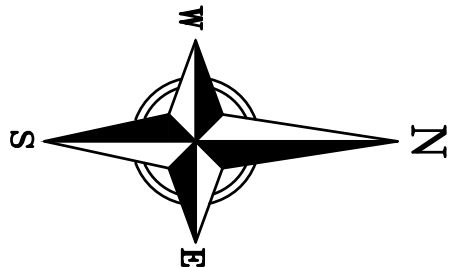


NOTES:  
1 BIKE RACK TO BE MODEL U190-IG, BY MADRAX (WWW.MADRAX.COM, PH 800-448-7931) OR EQUAL.  
2 INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION.

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)



GEMINI DRIVE

Parcel Contains  
16,214 S.F.  
0.37 Acres  
MULTI-TENANT BUILDING #2  
FFE=1024.4

EXCEPTION 18:  
6' WIDE PUBLIC UTILITY  
EASEMENT,  
DOC. NO. 5004174

RETAINING WALL

8CY DUMPSTER

GRANDVIEW COMMONS  
SITE PLAN  
6012 GEMINI DRIVE  
MADISON, WISCONSIN

C200

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

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ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	10/13/15

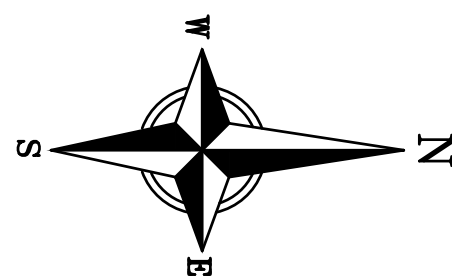


GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

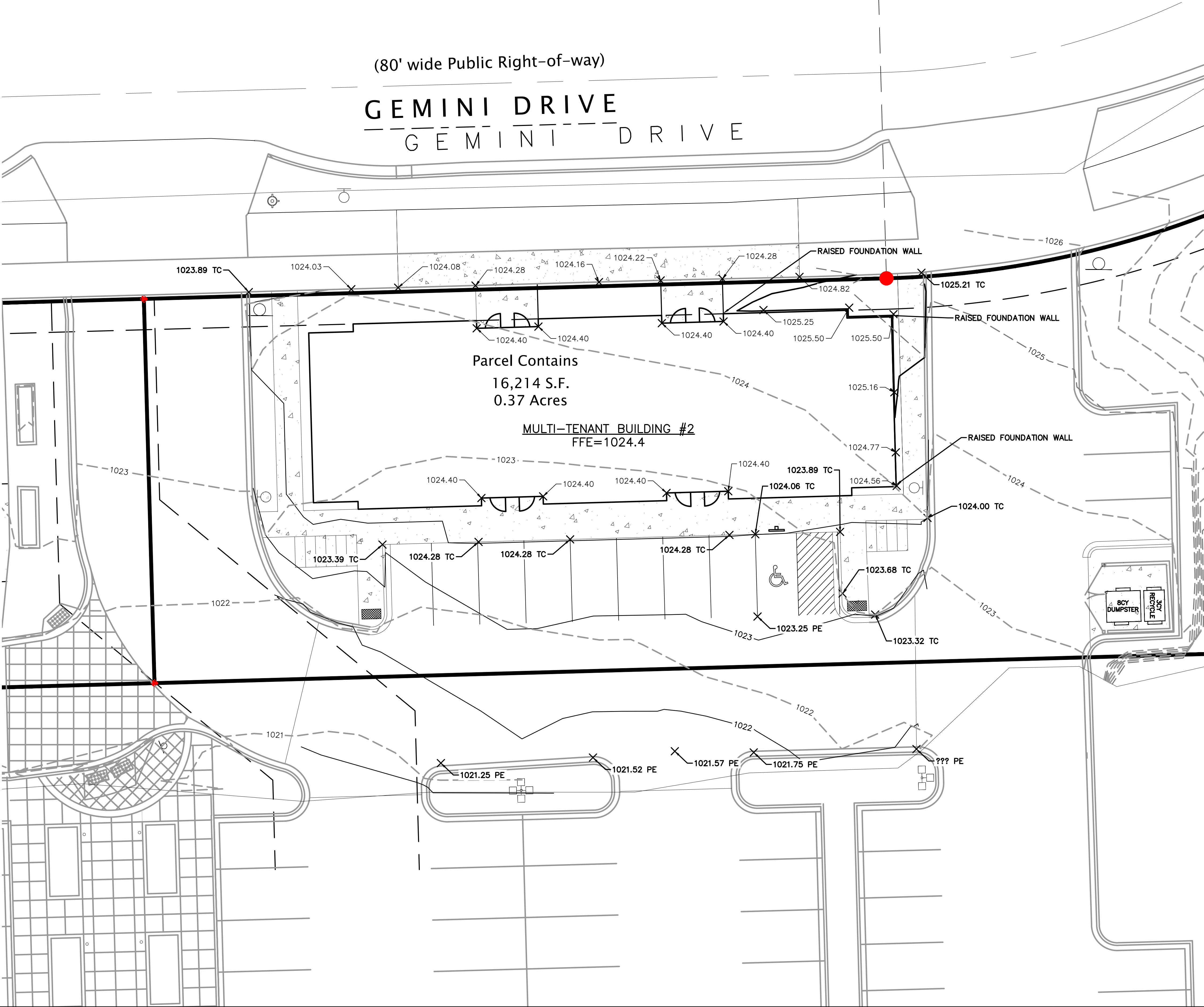
- EXISTING CONTOUR  
--- PROPOSED CONTOUR  
X 1020.00 SPOT ELEVATION  
X 1020.00 TC TOP OF CURB ELEVATION  
X 1020.00 PE PAVEMENT ELEVATION  
= 18" CURB AND GUTTER



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

(80' wide Public Right-of-way)

GEMINI DRIVE  
GEMINI DRIVE



GRANDVIEW COMMONS  
GRADING PLAN  
6012 GEMINI DRIVE  
MADISON, WISCONSIN

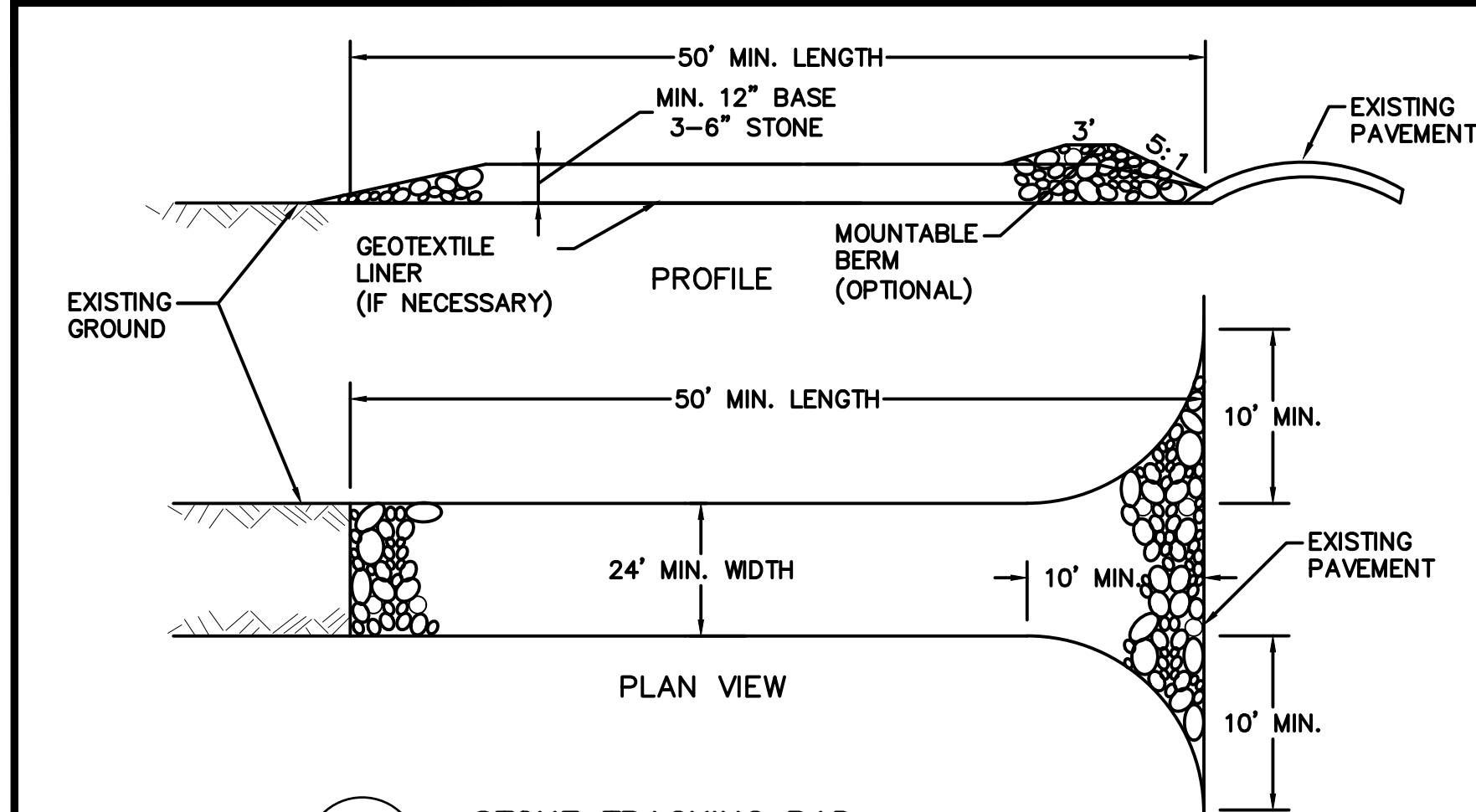
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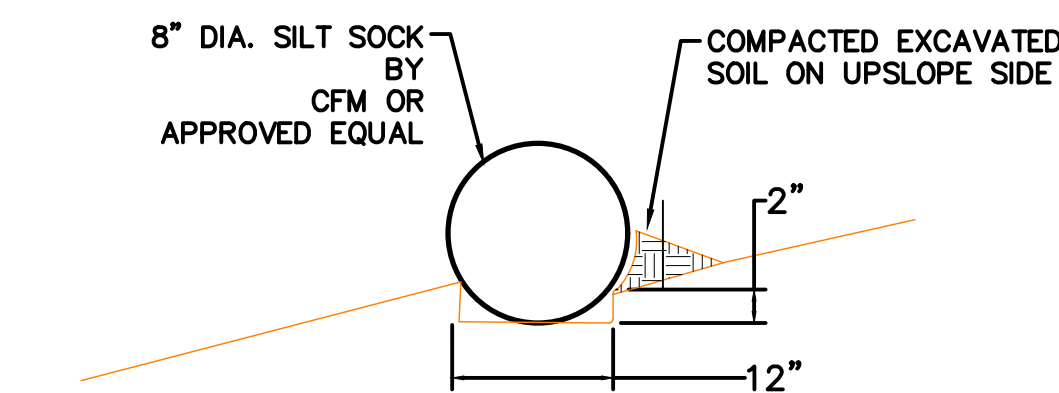
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	10/13/15

C300





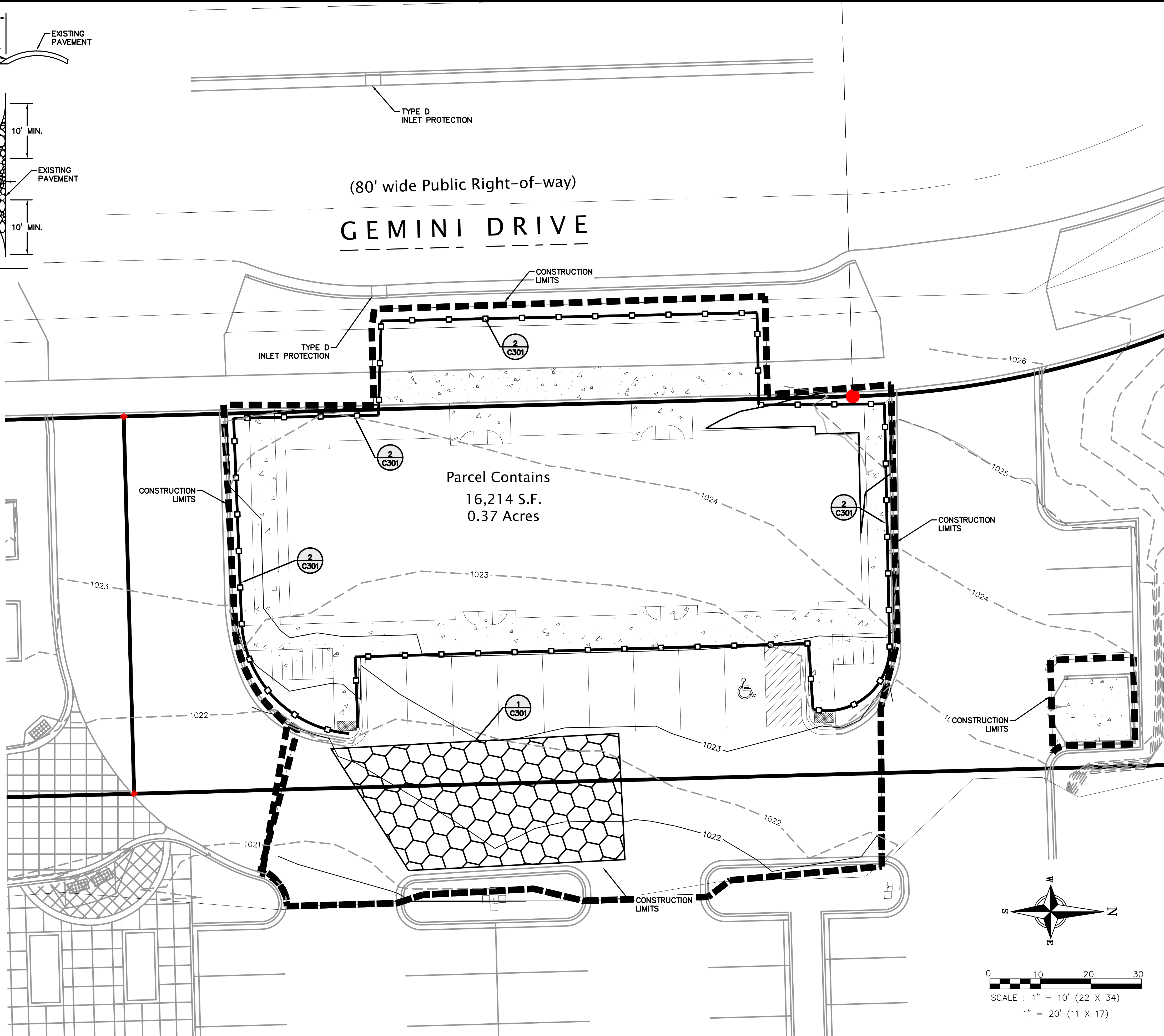
1 STONE TRACKING PAD  
C301 NTS



2 SILT SOCK  
C301 NTS

#### EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MADISON EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE TOWN.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL: PERMIT TRACKING WEBSITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH A CATCH BASIN FILTER INSERT MANUFACTURED BY MARATHON MATERIALS OR APPROVED EQUAL. A STANDARD SEDIMENT BAG SHALL BE USED DURING CONSTRUCTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	10/13/15

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

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**GRANDVIEW COMMONS  
EROSION CONTROL PLAN**  
6012 GEMINI DRIVE  
MADISON, WISCONSIN

C301



STRUCTURE TABLE					
STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.2	10" YARD DRAIN	1024.40		P1.1, 8" INV OUT =1017.17	10" GRATE
EX STORM PIPE	CONNECT TO ROOF DRAIN	1017.57	P1.1, 8" INV IN =1016.86		-

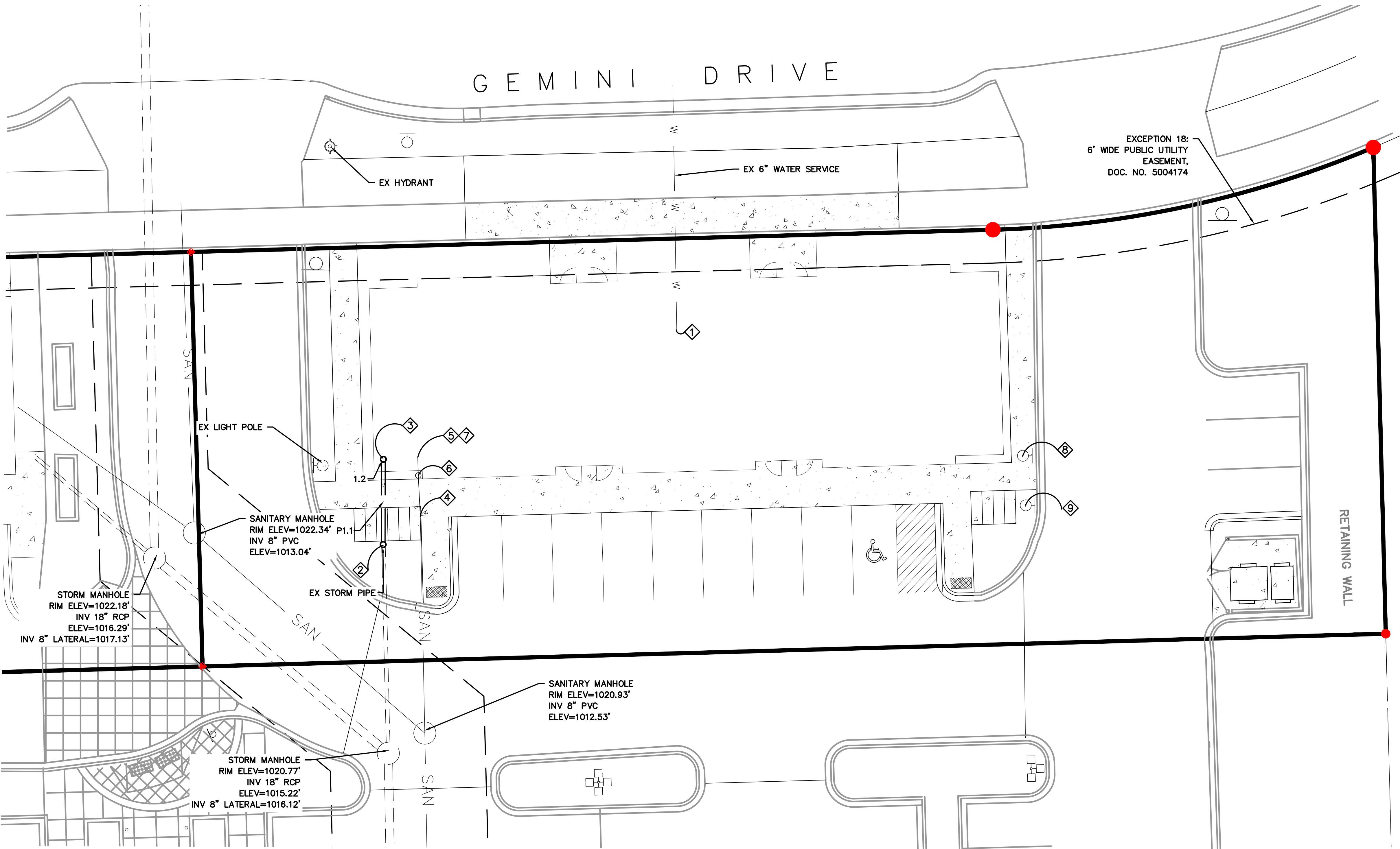
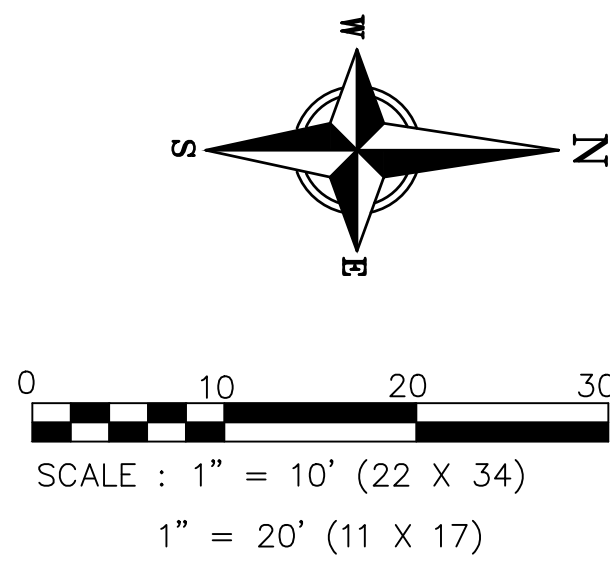
PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	8"	16'	2.00%	ADS N-12	1017.17'	1016.86'

PLAN KEY

- 1. CONNECT TO EXISTING 6" D.I. WATER SERVICE PER CITY STANDARDS
- 2. CONNECT TO EXISTING STORM SEWER
- 3. CONNECT TO INTERIOR ROOF DRAIN
- 4. CONNECT TO EXISTING 8" SANITARY SEWER LATERAL
- 5. 8" SANITARY LATERAL @ 1.04% MIN SLOPE EXTEND 5 FEET INTO BUILDING
- 6. SANITARY CLEAN OUT
- 7. CONNECT TO SANITARY BUILDING SEWER
- 8. REMOVE & SALVAGE EXISTING LIGHT POLE
- 9. RELOCATED LIGHT POLE

UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE ADS N-12 OR SCHEDULE 40 PVC
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.



EXCEPTION 18:  
6' WIDE PUBLIC UTILITY  
EASEMENT,  
DOC. NO. 5004174

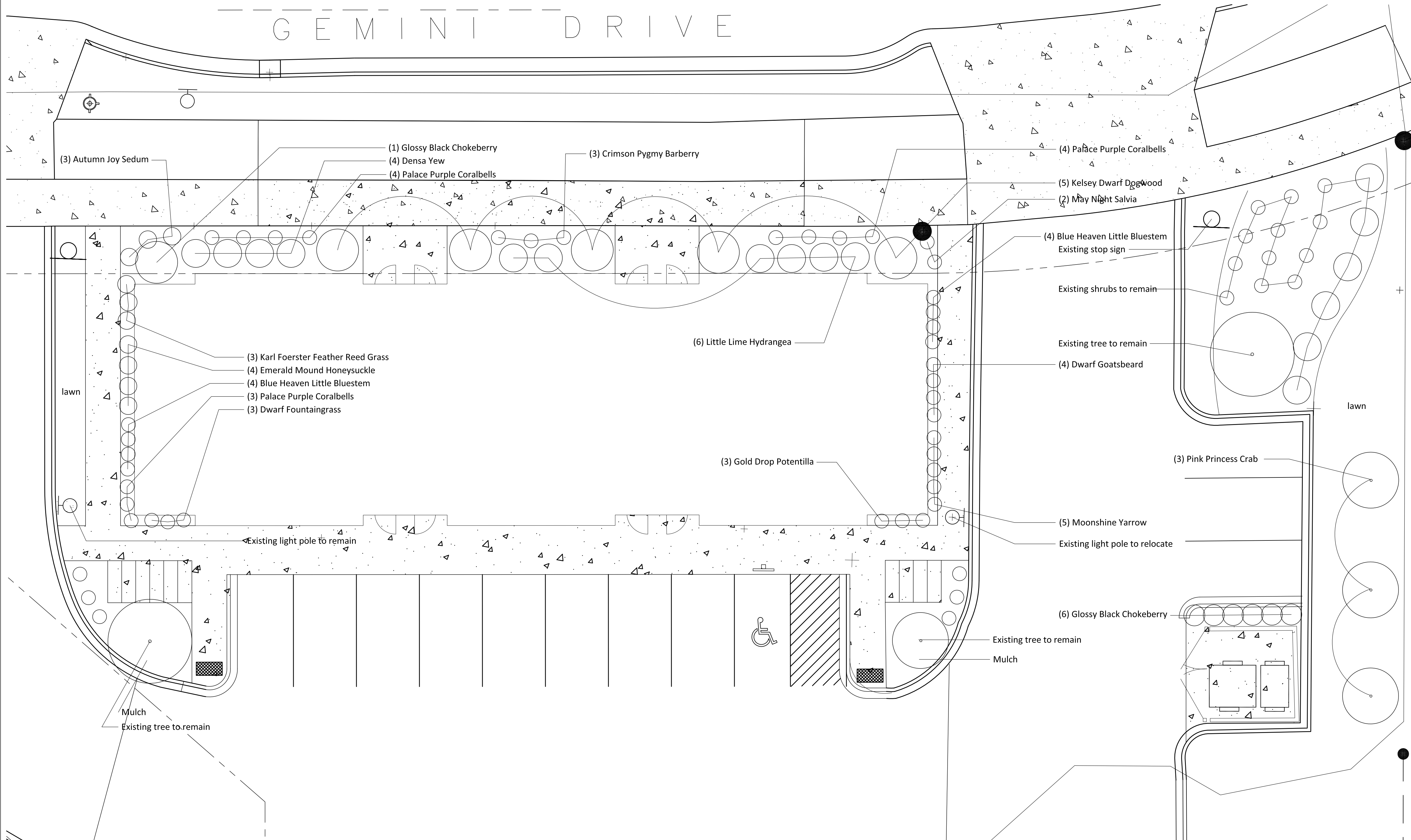
GRANDVIEW COMMONS  
UTILITY PLAN  
6012 GEMINI DRIVE  
MADISON, WISCONSIN

C400

818 N Meadowbrook Ln  
Waunakee, WI 53597  
phone (608) 849-9378  
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PROFESSIONAL  
ENGINEERING  
LLC

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	10/13/15



# 1 PROPOSED LANDSCAPE PLAN

## NOTES:

- Individual trees and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
- "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. ([www.seedsolutions.com](http://www.seedsolutions.com))
- Landscape stone mulch to be locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
- Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.
- Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.

## Landscape Calculations and Distribution:

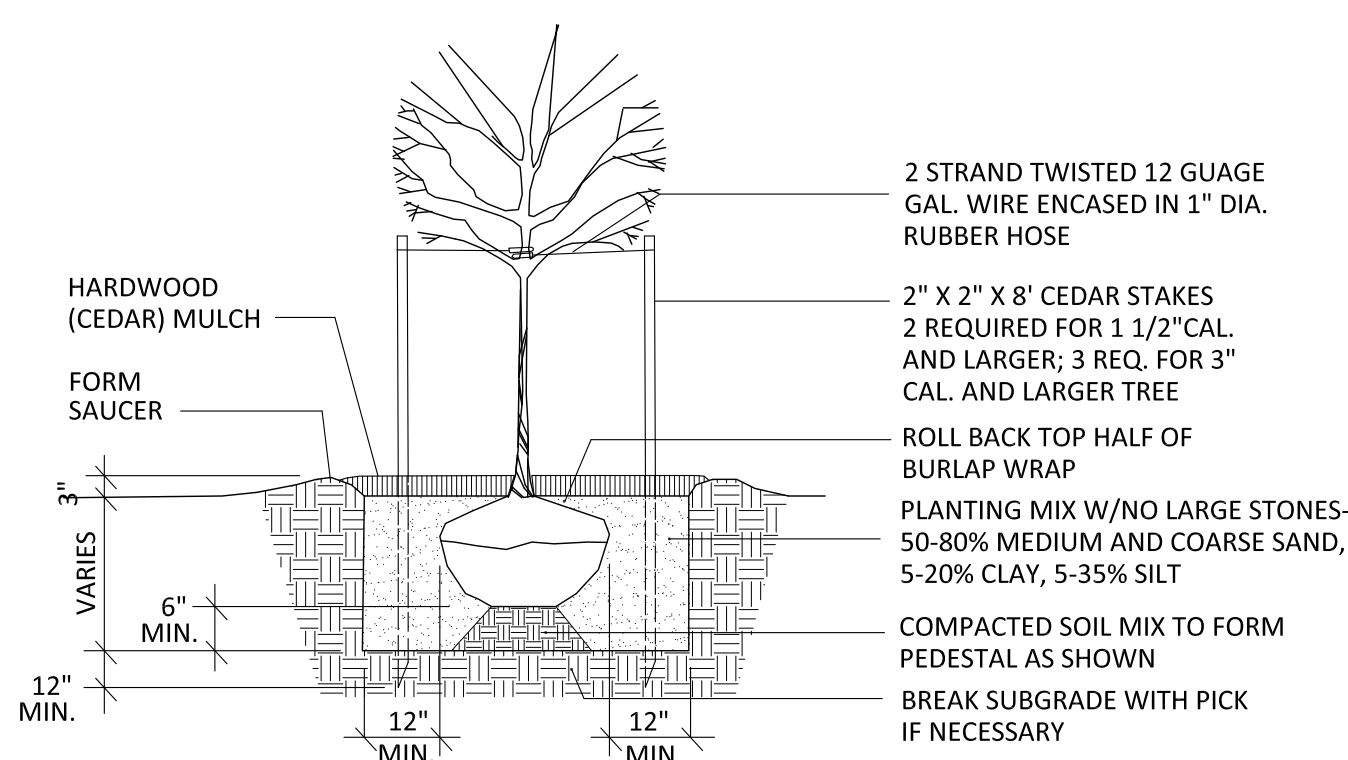
(a) One (1) landscape unit for each (300) sf developed area  
Total sf of developed area = 3,955 sf  
Developed area divided by (300) = 13 Landscape Units  
One landscape unit = 5 landscape points  
Landscape units (13) x 5 landscape points = 66 Total Points Required

## Development Frontage Landscaping:

Provide (1) overstory deciduous tree and five (5) shrubs per (30) lf of lot frontage  
Existing Lot frontage = 215 lf  
(7) trees required (6) proposed  
(35) shrubs required (31) proposed

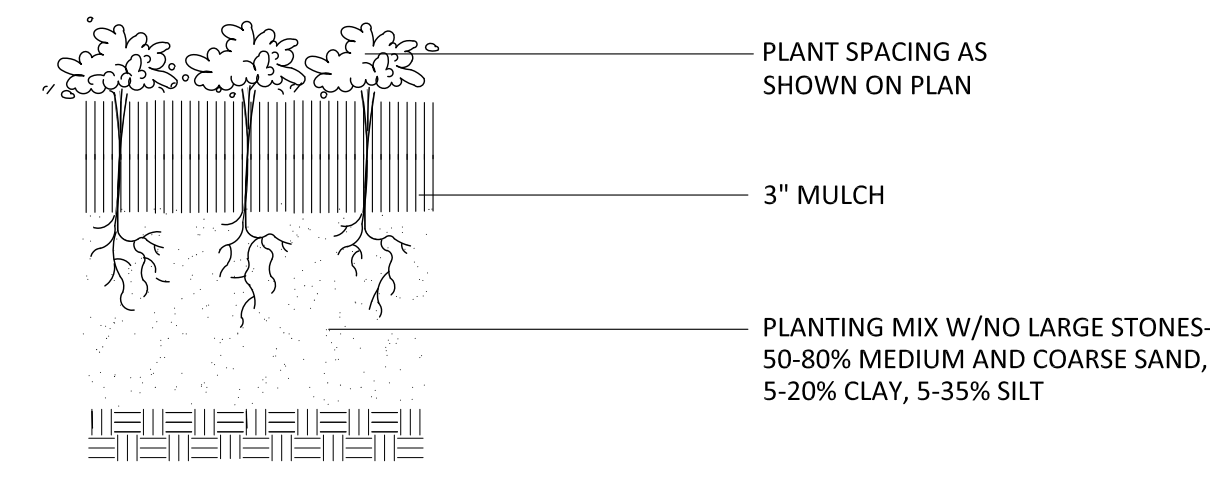
## Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35	3	105
Ornamental tree	1 1/2" cal.	15	3	45
Evergreen tree	3 feet tall	15	-	-
Shrub, deciduous	18" or 3 gal.	2	24	48
Shrub, evergreen	18" or 3 gal.	3	7	21
Ornamental grasses	18" or 3 gal.	2	-	-
Ornamental fence or wall	Existing CMU	4 per 10 lf	40	16
Total				235
				235 Total Points Provided (66 Required)



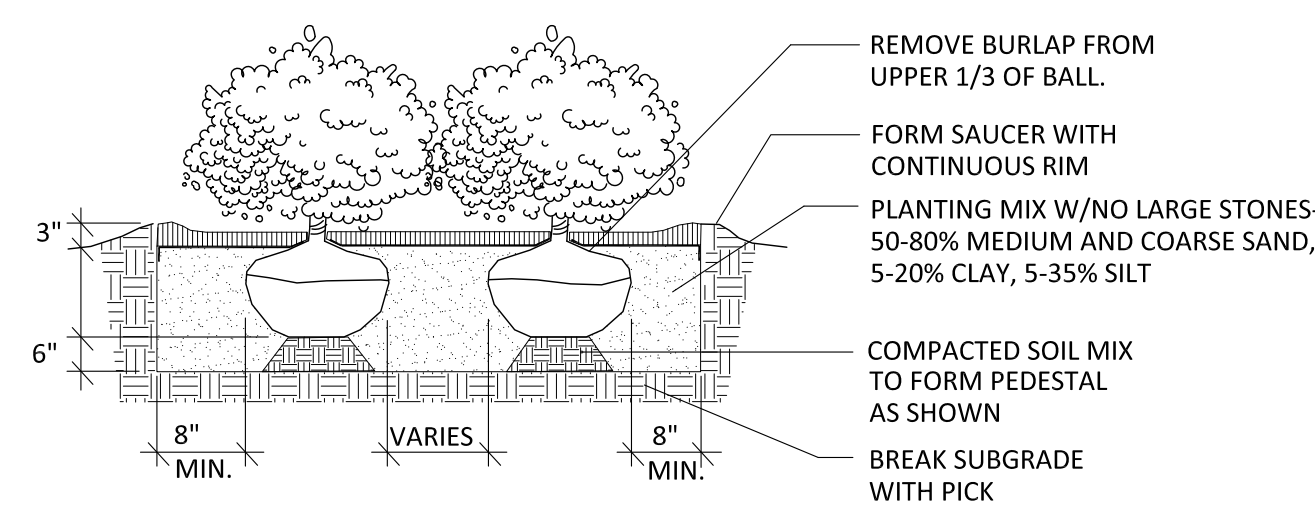
## 2 TREE PLANTING

NTS



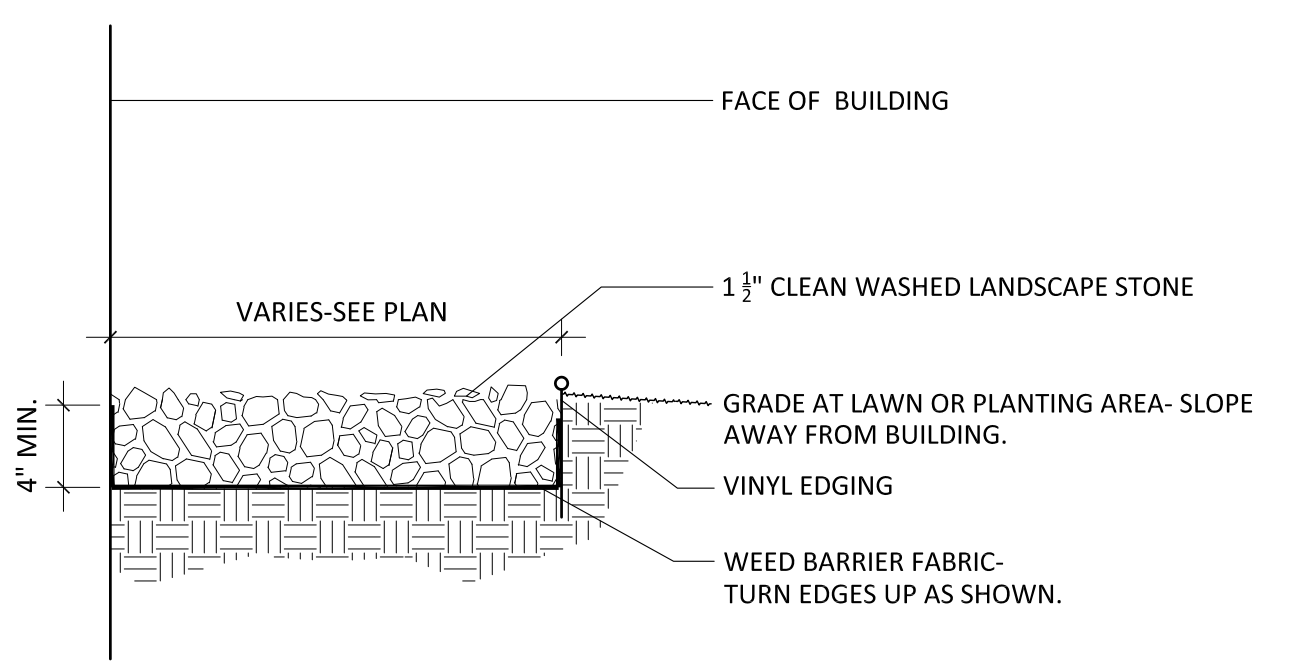
## 3 PERENNIAL PLANTING

NTS



## 4 SHRUB PLANTING

NTS



## 5 STONE MAINTENANCE EDGE

NTS

1015 UNIVERSITY OF WISCONSIN  
MADISON, WISCONSIN 53706  
TELEPHONE FAX 608 263 8039

SHULFER  
ARCHITECTS, LLC

GRANDVIEW COMMONS

C4 RETAIL BUILDING  
6012 GEMINI DRIVE  
MADISON, WISCONSIN

LANDSCAPE PLAN

08.14.15  
UDC SUBMITTAL

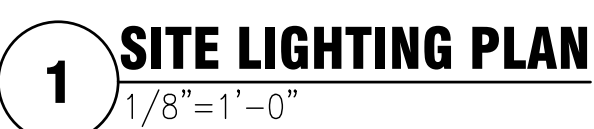
10.07.15  
UDC/PC FINAL

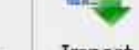

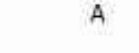

L1.1



**C4 RETAIL BUILDING**  
**6012 GEMINI DRIVE**  
**MADISON, WISCONSIN**

**09.15.2015**  
**UDC Submittal**



SCHEDULE												
	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
1		A	2	LSI INDUSTRIES, INC	GFM-5-250-PSMV-F	GREENBRIAR	1- 250W PSMV CLEAR BU	GFM-5-250-PSMV-F.ies	1	23000	1.00	1164.0
2		B	0	LSI INDUSTRIES, INC	GBWS-3-50-MH-F	GREENBRIAR		GBWS-3-50-MH-F.ies	1	3400	1.00	69.0
3		C	2	LSI INDUSTRIES, INC	GFM-5-250-PSMV-F	GREENBRIAR	1- 250W PSMV CLEAR BU	GFM-5-250-PSMV-F.ies	1	23000	1.00	291.0
4		D	1	LSI INDUSTRIES, INC	GFM-5-250-PSMV-F	GREENBRIAR	1- 250W PSMV CLEAR BU	GFM-5-250-PSMV-F.ies	1	23000	1.00	873.0

Hold the CTRL key to select multiple rows (0 Selected)

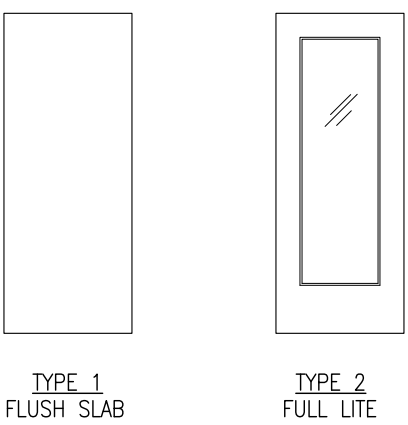


# ES1.2

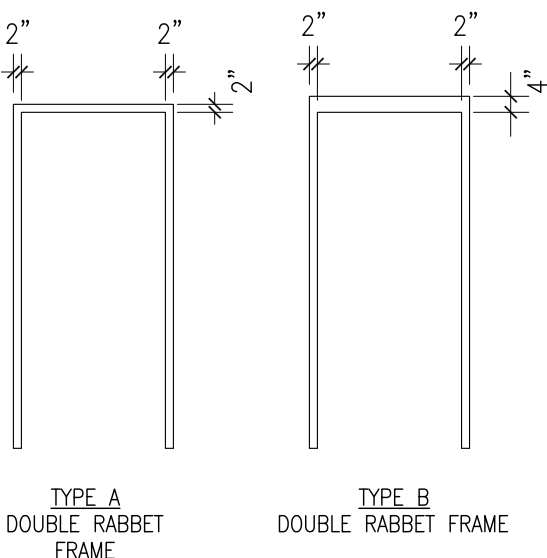


DOOR SCHEDULE

DOOR TYPES



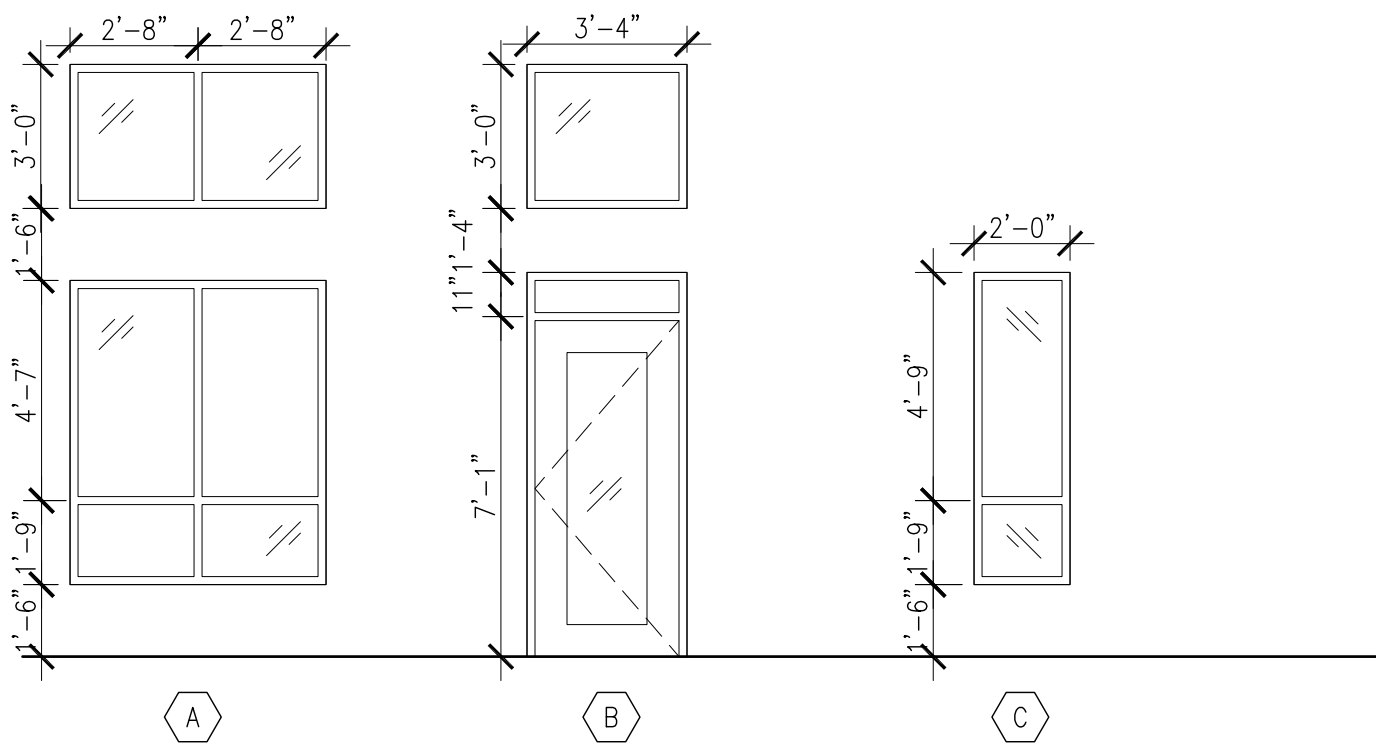
FRAME TYPES



NO.	DOOR					FRAME			LABEL	REMARKS
	SIZE	TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL	FINISH		
SUITE D										
D-D1	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL, LOCK
D-D2	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL, LOCK
SUITE E										
D-E1	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL, LOCK
D-E2	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL, LOCK
D-E3	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL, LOCK
D-E4	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL, LOCK
SUITE F										
D-F1	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL, LOCK
D-F2	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL, LOCK

DOOR AND FRAME TYPE NOTES:

- ALL DOORS AND LOCK CYLINDERS IN THE ENTIRE PREMISE SHALL BE KEYED TO ONE MASTER KEY. THE MASTER KEY SHALL BE HOUSED IN A KNOX BOX LOCATED ON THE PREMISE AT THE DIRECTION OF THE CITY OF MONONA FIRE DEPARTMENT. EACH TENANT SHALL HAVE THEIR LOCKS KEYED TO A SUB-MASTER KEY UNIQUE TO THEIR OWN SPACE.
- VERIFY DOOR SIZES FROM DOOR SCHEDULE
  - PROVIDE SAFETY GLAZING PER CODE IN ALL DOORS AND FRAMES
  - PROVIDE INSULATED GLAZING IN EXTERIOR DOORS AND FRAMES
  - ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE INSULATED CORES
  - ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE GALVANIZED
  - PROVIDE REINFORCING IN ALL DOORS AND FRAMES FOR HARDWARE SELECTIONS
  - PROVIDE ACCESSIBLE HARDWARE AND THRESHOLDS AT ALL NEW DOORS
  - GC TO VERIFY ALL MATERIAL SPECIFICATIONS
  - GC TO VERIFY ALL HARDWARE WITH OWNER/ARCHITECT
  - NOMINAL 2" FOR ALL ALUMINUM STOREFRONT FRAMES
  - DIMENSIONS ARE TO OUTSIDE OF FRAME & CENTERLINE OF MULLION (FOR INTERNAL MULLIONS)
  - SEE TENANT PLANS FOR INTERIOR DOOR SCHEDULES



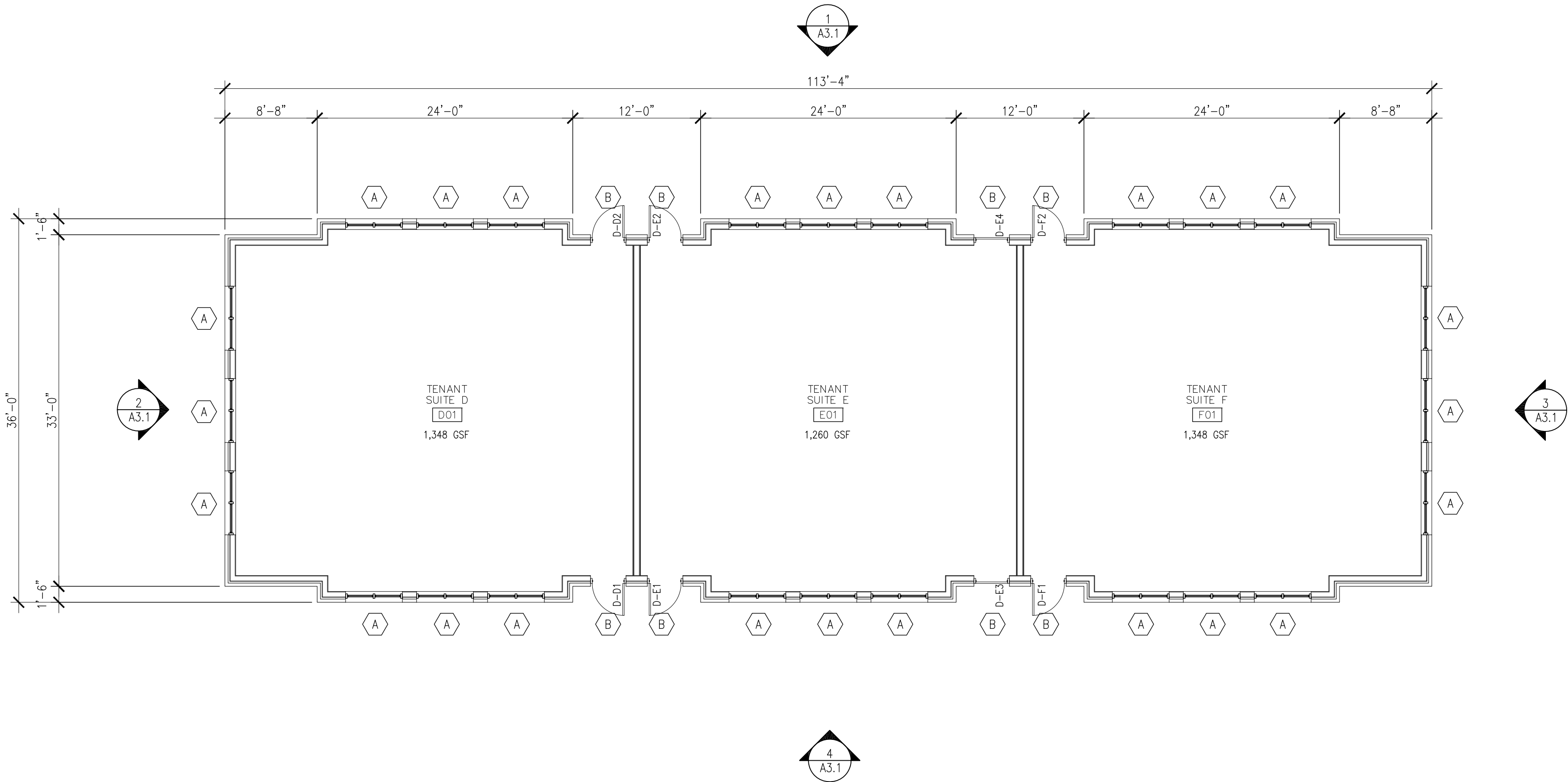
FLOOR PLAN GENERAL NOTES

- PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS
- DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT-DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR TO MAINTAIN PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.
- REFER TO TENANT PLANS FOR INTERIOR FINISHES

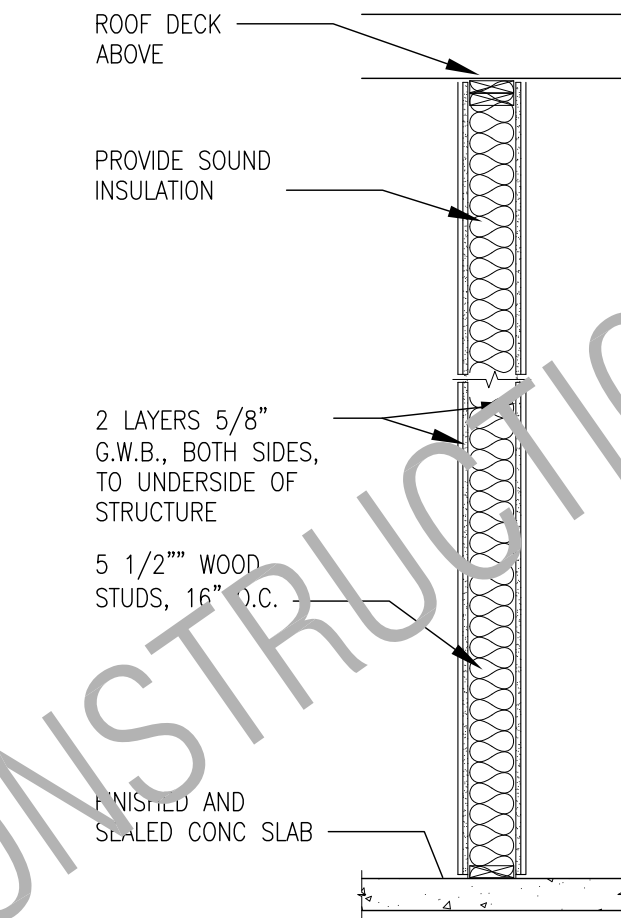
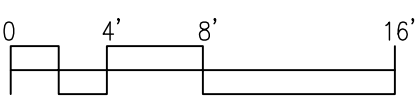
FLOOR PLAN KEYED NOTES

- REFER TO CIVIL DRAWINGS FOR SITE INFORMATION
- FUTURE RESTROOMS: FINAL LOCATIONS AND FIXTURE COUNT TO BE DETERMINED BY TENANT AND SUBMITTED AS A SEPARATE PLAN APPROVAL
- FROST PROOF HOSE BIB, THREE LOCATIONS MINIMUM
- 12" CONCRETE SLAB AROUND PERIMETER OF TENANT SPACE, CONCRETE FLOOR SLAB BY TENANT
- DEMARK FOR TELE/DATA, COORDINATE WITH TENANT
- TERMINATION OF INTERIOR PLUMBING / GAS, COORDINATE WITH TENANT
- TERMINATION OF INTERIOR ELECTRICAL, COORDINATE WITH TENANT
- EXTERIOR WEATHERPROOF DUPLEX OUTLET, THREE LOCATIONS MINIMUM
- KNOX BOX PER CITY OF MADISON FIRE CODE. VERIFY FINAL LOCATION WITH FIRE CHIEF.
- GAS METER LOCATION
- MAIN ELECTRICAL PANEL LOCATION

HATCH PATTERNS KEY:	
	NEW CONSTRUCTION
	PARTIAL HEIGHT WALL
	EXISTING CONSTRUCTION
	DEMOLITION



1 FLOOR PLAN  
1/8"=1'-0"

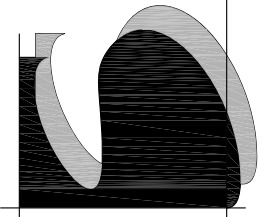


PARTITION TYPE P1 (2 HR)  
1/2"=1'-0" UL DESIGN NO. U-419



1910 UNIVERSITY AVENUE, SUITE 402  
MADISON, WISCONSIN 53706  
TEL: 608.261.1234 FAX: 608.261.1235

SHULFER  
ARCHITECTS, LLC



GRANDVIEW COMMONS

C4 RETAIL BUILDING  
6012 GEMINI DRIVE  
MADISON, WISCONSIN

FLOOR PLAN

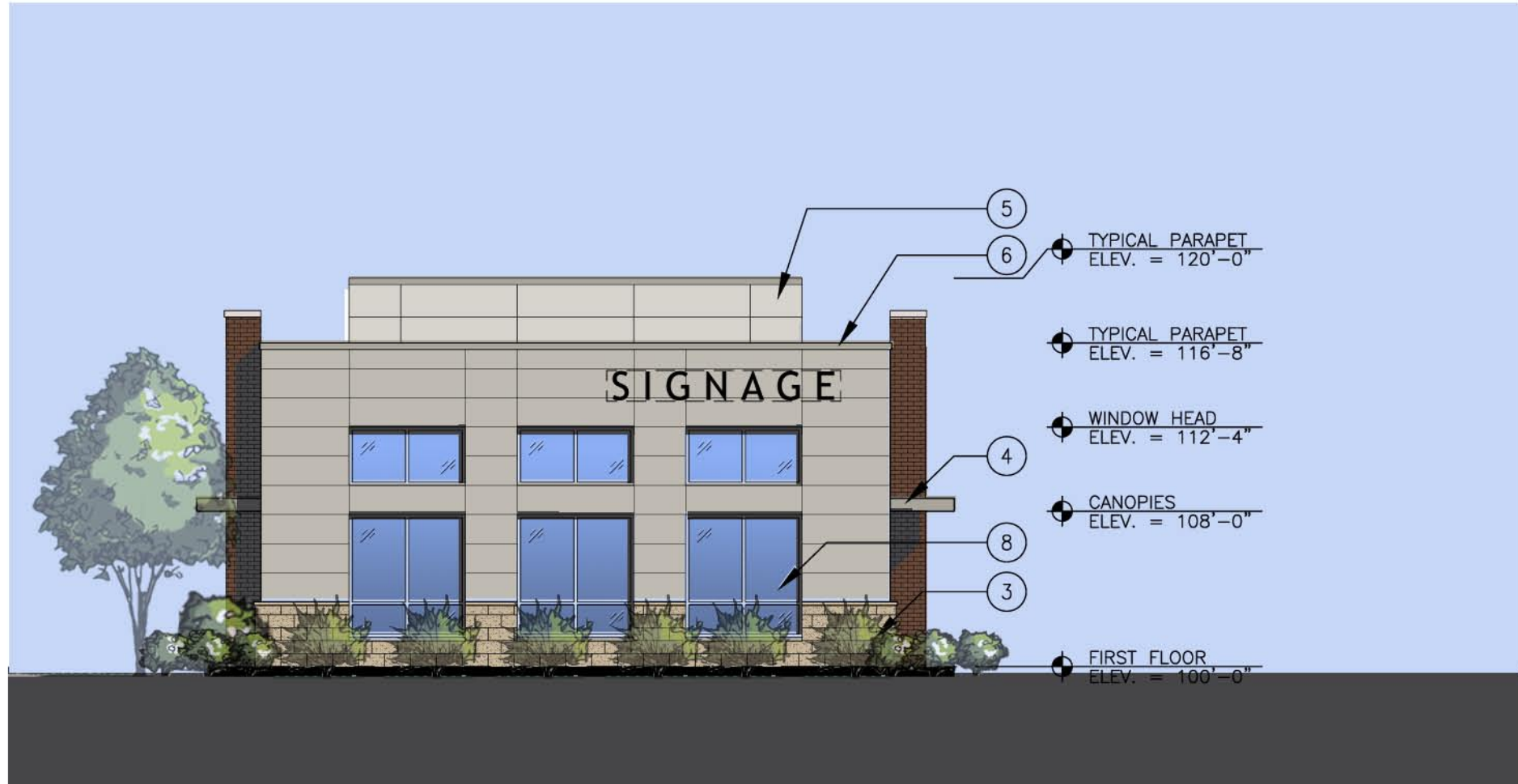
07.15.15  
CONCEPT DESIGN

A2.1





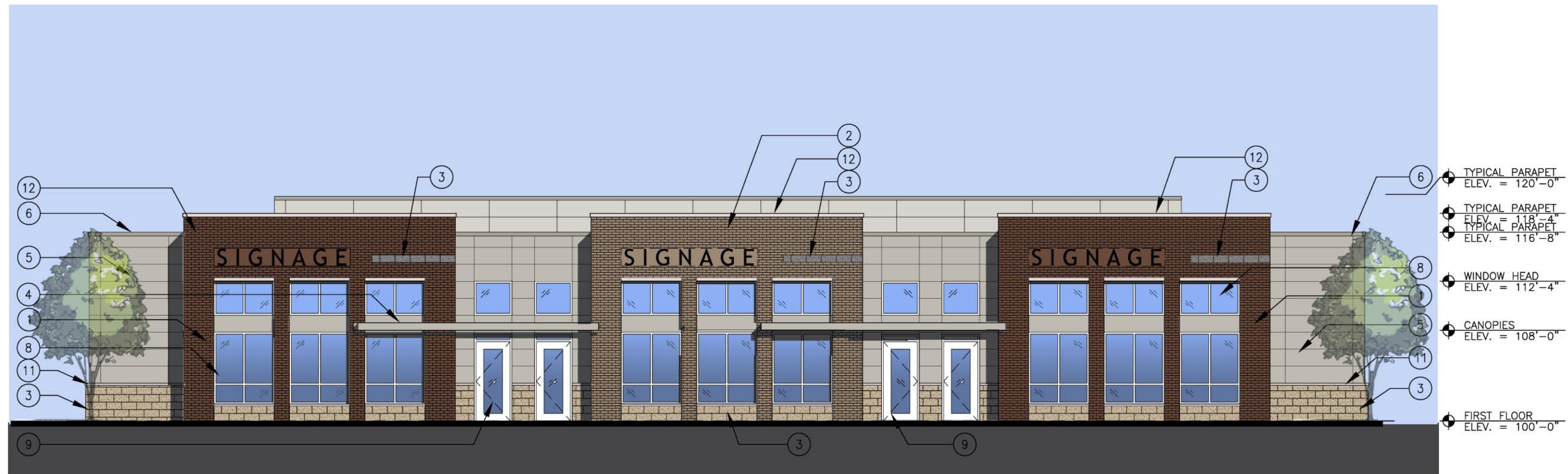
**1 WEST ELEVATION**  
1/8"=1'-0"



**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. AIR FOIL BLADE. COLOR: SLATE GREY
- 5 CEMENT BOARD PANEL; NICHHA 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-SIP DATED DEC. 19,2012.
- 9 THERMALLY IMPROVED CLEAR ANODIZED ALUMINUM STOREFRONT  
SYSTEM WITH 1" LOW-E GLAZING  
APPROVED IN PUD-SIP DATED DEC. 19,2012.
- 10 PRECAST CONCRETE SILL; ROCKCAST, SMOOTH FACE  
COLOR: BUFF  
APPROVED IN PUD-SIP DATED DEC. 19,2012.
- 11 PRECAST CONCRETE BANDING; ROCKCAST, SMOOTH FACE - 2 1/4"  
COLOR: BUFF  
APPROVED IN PUD-SIP DATED DEC. 19,2012.
- 12 PRECAST CONCRETE CAP; ROCKCAST, SMOOTH FACE - 4"  
COLOR: BUFF  
APPROVED IN PUD-SIP DATED DEC. 19, 2012.

1018 PARSONS ST., SUITE #2  
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**SHULFER**  
ARCHITECTS, LLC

**GRANDVIEW COMMONS**  
C4 RETAIL BUILDING  
6012 GEMINI DRIVE  
MADISON WISCONSIN

**BUILDING ELEVATIONS**

08.14.15  
UDC SUBMITTAL





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

6030 GEMINI DRIVE - PREVIOUSLY APPROVED AND UNDER CONSTRUCTION