

CITY OF MADISON

Proposed Rezoning

Location: 5817-5818 Gemini Drive
Applicant: Larry Albrecht - Albrecht Construction/
Ross Kowalski - GMK Architecture

From PUD(GDP) District(s) _____
To PUD(SIP) District(s) _____

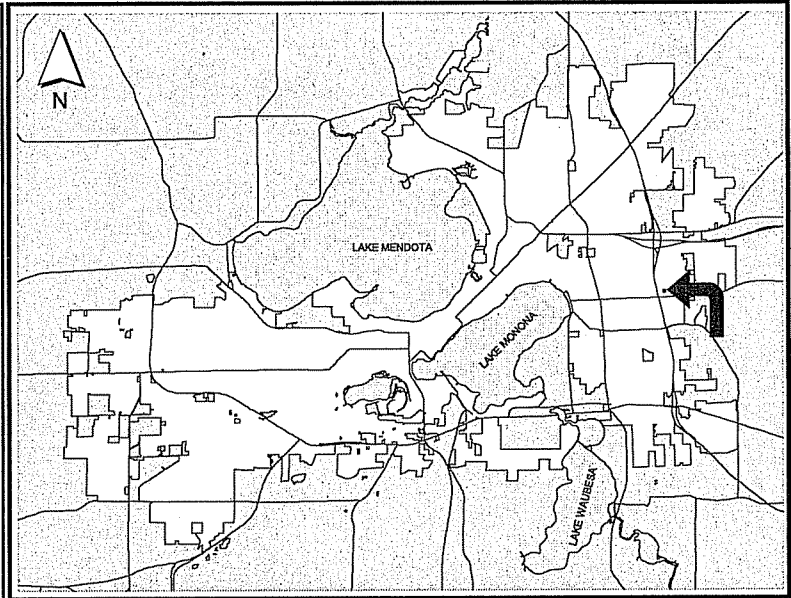
Existing Use: Vacant Lots
Proposed Use: One 11-Unit and One 12-Unit
Townhouse Condominium Buildings

File No. _____

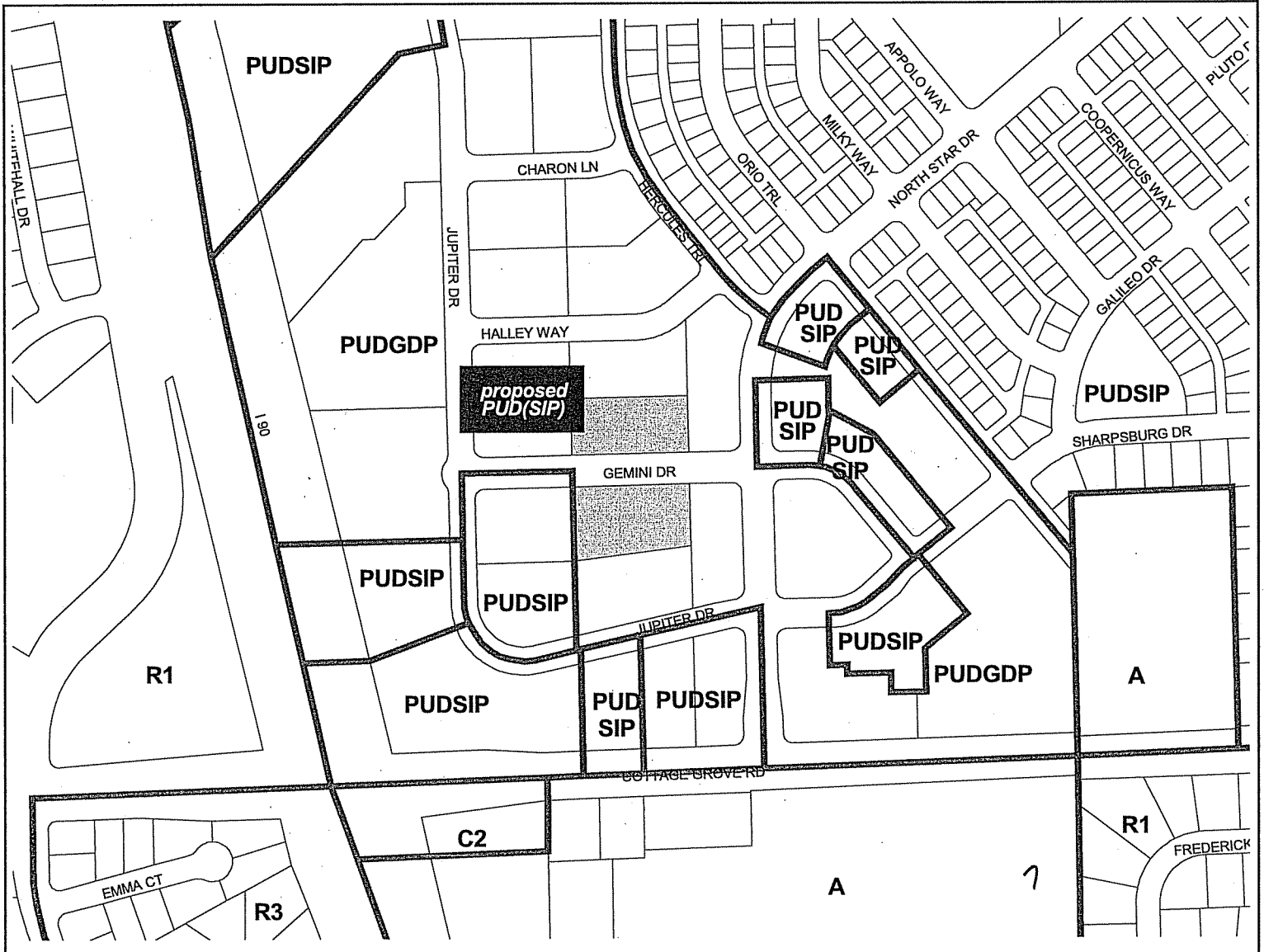
Public Hearing Dates: _____

Plan Commission 05 June 2006

Common Council 20 June 2006



For Questions contact: Pete Olson at 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

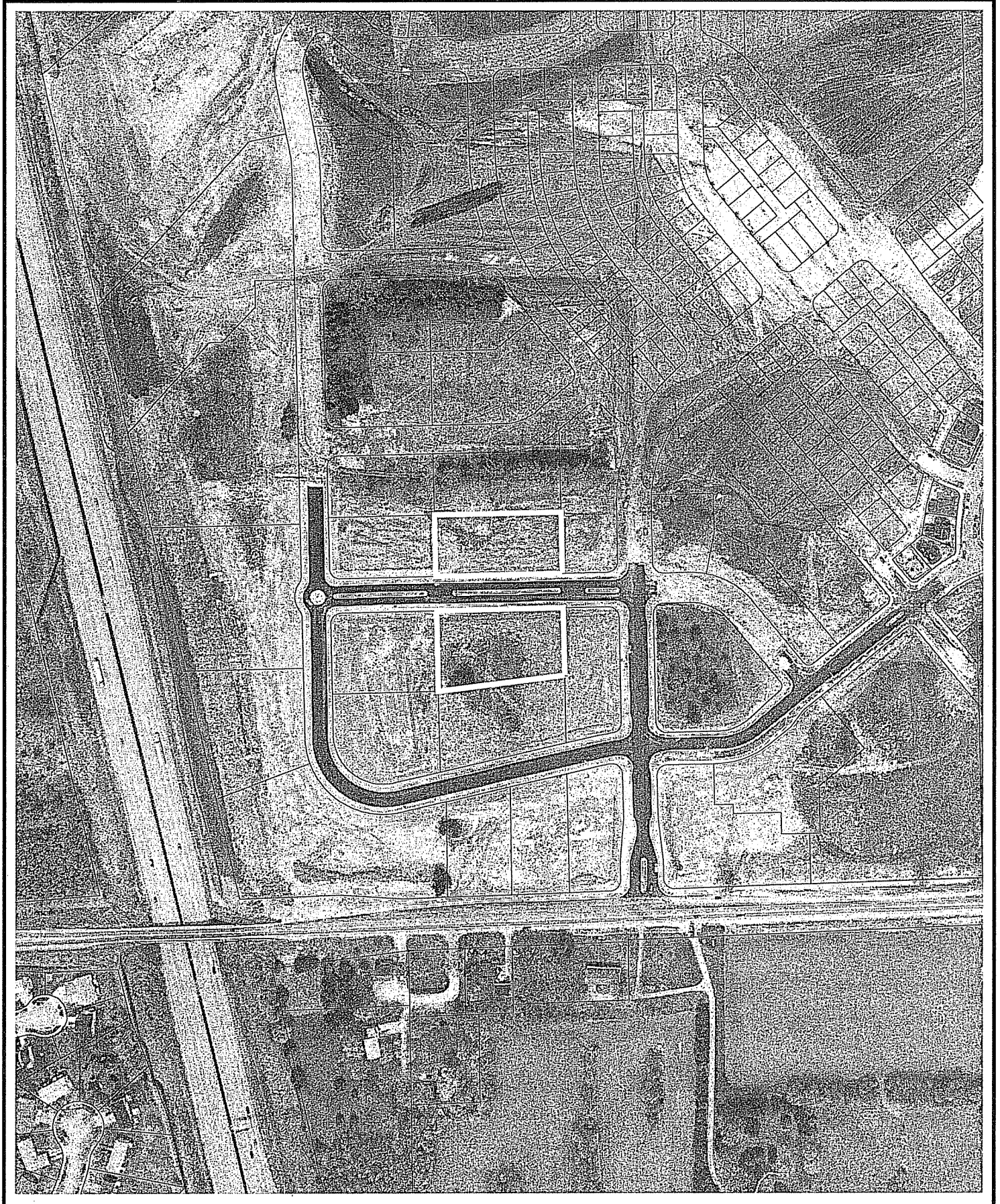


5817 & 5818 Gemini Drive

100 0 100 Feet



Date of Aerial Photography - April 2003



LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 1450⁰⁰ Receipt No. _____
 Date Received 4-12-06
 Received By RT
 Parcel No. 0710-112-1702-5
 Aldermanic District 0710-112-1805-7
3 LAUREN GNARE
 GQ PUD GDP
 Zoning District PUD GDP
For Complete Submittal
 Application Letter of Intent
 IDUP ? Legal Descript.
 Plan Sets Zoning Text _____
 Alder Notification ? Waiver _____
 Ngrbrhd. Assn Not. ? Waiver _____
 Date Sign Issued _____

1. Project Address: 5817-5818 GENERAL DRIVE Project Area in Acres: _____

Project Title (if any): _____

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____

Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP

Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use

Demolition Permit

Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: LARRY ALBRECHT Company: ALBRECHT CONSTRUCTION
 Street Address: 3536 SIGGELKOW RD. City/State: MCFARLAND, WI Zip: 53558
 Telephone: (608) 838-8271 Fax: () 838-2552 Email: _____

Project Contact Person: RUSS KOWALSKI Company: GMK ARCHITECTURE
 Street Address: 718 POST ROAD City/State: MADISON, WI Zip: 53713
 Telephone: (608) 277-0585 Fax: () 277-0597 Email: russgmk@gmkarch.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: _____
TWO LOTS - 11 & 12 TOWNHOUSE UNITS 7

Development Schedule: Commencement SUMMER 2006 Completion WINTER 2006

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ _____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of _____ Plan, which recommends: _____ for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 - Planner _____ Date _____ | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

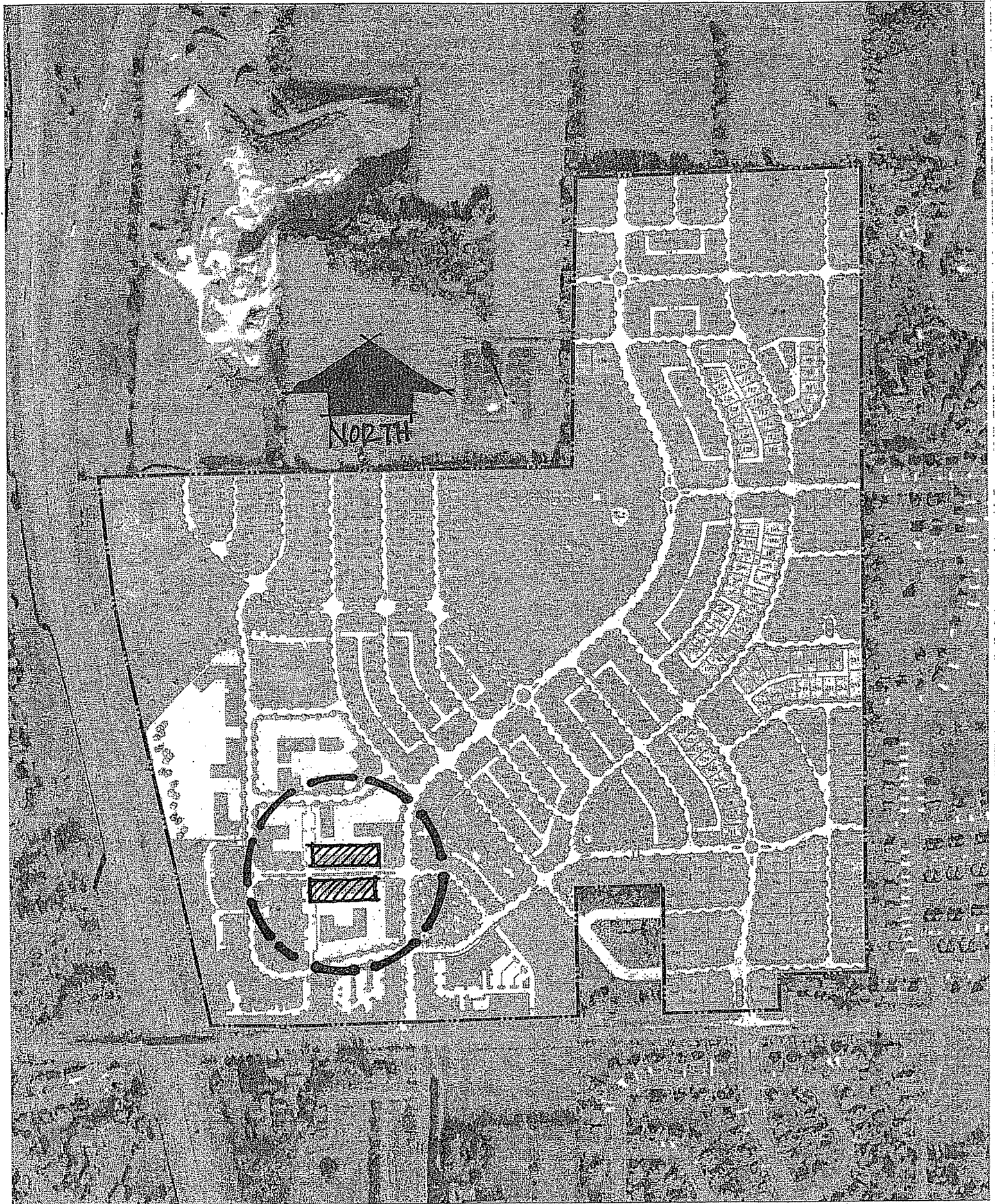
Printed Name RUSSEN KOWALSKI Date 4/12/06
 Signature [Handwritten Signature] Relation to Property Owner ARCHITECT 7
 Authorizing Signature of Property Owner [Handwritten Signature] Date 4.12.06

Letter of Intent

To: The City of Madison Plan Commission

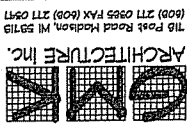
The following is a detailed description of the intended use for the properties located at Grand View Commons. The density of 23 condominium units is consistent with the PUD for the properties that run parallel with Gemini Drive. The PUD calls for 2 buildings, a twelve (12) unit and an eleven (11) unit, on opposite sides of Gemini Drive. The goal of the project is to offer quality constructed, architecturally interesting living options at a competitive price.

1. **The name of the project:** Grand View Townhomes.
2. **Construction schedule:** Summer to fall of 2006.
3. **Description of existing conditions:** Vacant, infill lots in multi-family area of Grand View Commons.
4. **Contractor:** Larry Albrecht, Albrecht Construction Inc.
5. **Architect:** Russ Kowalski, GMK Architecture Inc.
6. **Landscape Architect:** Paul Skidmore, Barns Inc.
7. **Surveying/Engineering:** Pete Fortlidge, Burse Surveying and Engineering Inc.
8. **Project Coordinator:** Larry Albrecht, Albrecht Construction Inc.
9. **Marketing Coordinator:** Gabe Albrecht, Stark Company Realtors
10. **Uses of building:** Approximately 1500 square feet of living space (includes: kitchen, dining room, living room, 2 ½ bath, 2 bedrooms, and den/bonus room). Approximately 400 square feet of 2 car attached garage.
11. **Total gross square footage of each building:**
 - 11 unit building = 20,900sqf (1900 x 11)
 - 12 unit building = 22,800sqf (1900 x 12)All of the square footage for each building is dedicated to residential.
12. **Square footage (acreage) of the site:** 32,015 (0.74) & 26,885 (0.62).
13. **Total number of dwelling units = 23** (11 unit building & 12 unit building).
14. **Number of bedrooms per unit = 2.**
15. **Bedrooms per building:**
 - 11 unit building = 22 bedrooms
 - 12 unit building = 24 bedrooms
16. **Estimated potential number of school children generated by project:**
 - One child per unit x 23 units = 23 children.
17. **Trash Removal:** Each individual unit will put their trash on the curb on the trash pick-up day. The same would be for recycle pick-up. Storage for trash and recycle receptacles will be within each individual unit's garage.
18. **Snow removal and maintenance for project** will be hired out to a private firm; therefore no equipment will be stored at the property.



Grandview Commons¹

Madison, Wisconsin



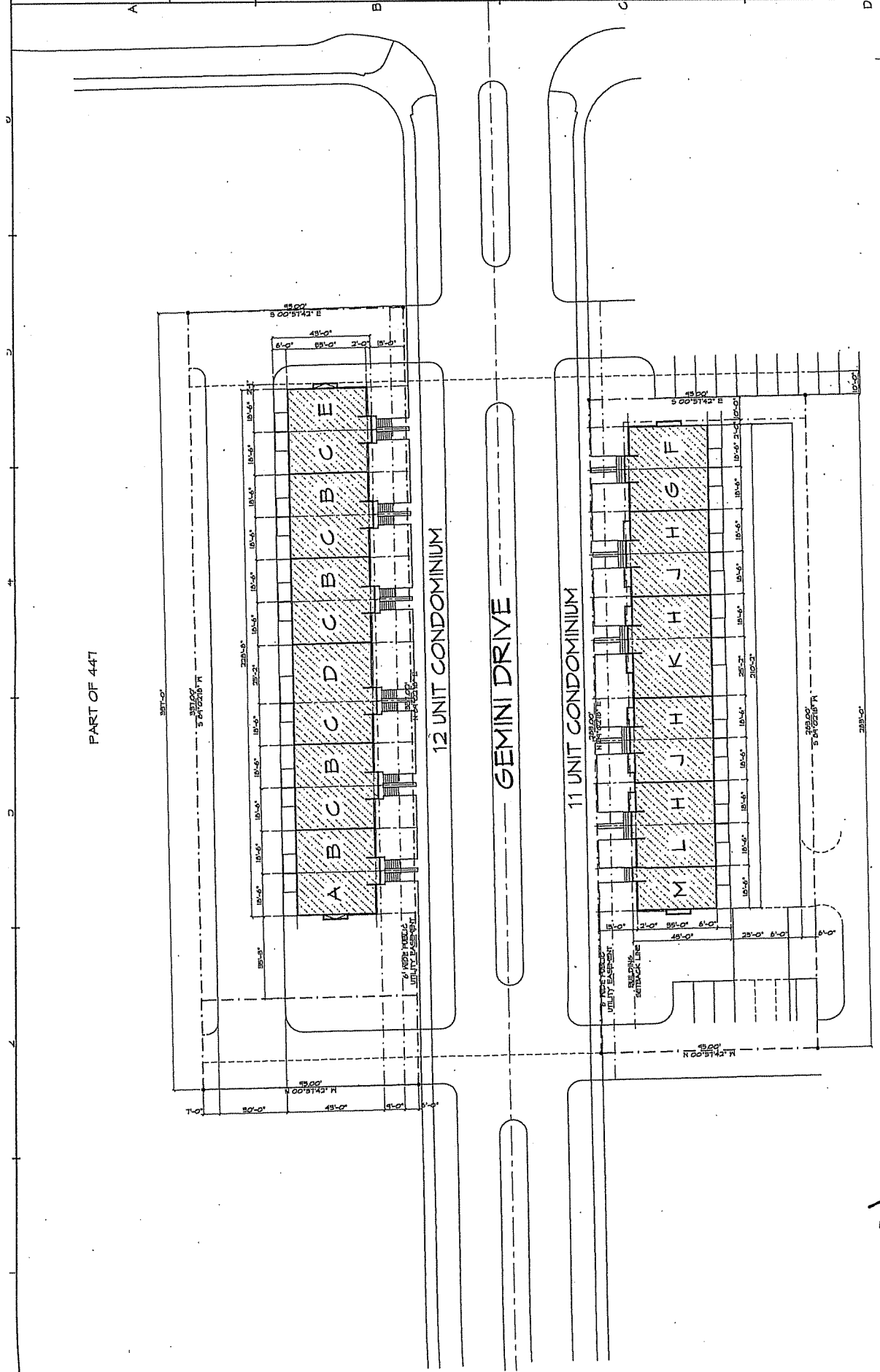
116 Peak Road Madison, WI 53713
(608) 271 0265 FAX (608) 271 0271

ALBRECHT TOWNHOMES
GEMINI DRIVE
MADISON, WISCONSIN

Gen. No. 20810
Based For 08/05
PRELIMINARY 04/2006

SITE PLAN

AOI



PART OF 447

12 UNIT CONDOMINIUM

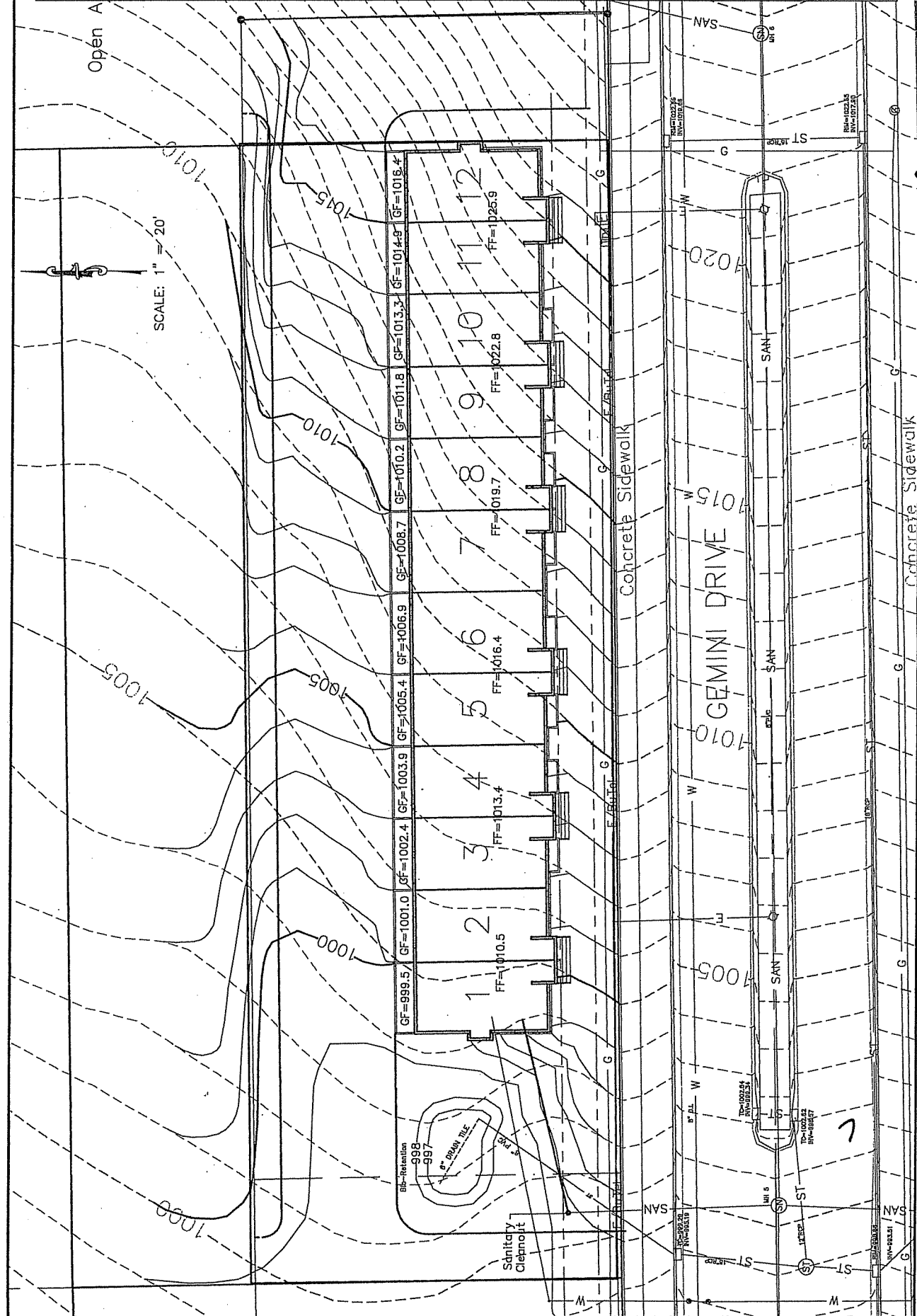
GEMINI DRIVE

11 UNIT CONDOMINIUM

PART OF 445

A SITE PLAN
SCALE: 1" = 30'

<p>Burse Engineering, Inc. 1400 North Lincoln Street, Suite 100 Madison, WI 53703 Phone: 608-263-0200 Fax: 608-263-0202 www.burse-engineering.com</p>	<p>ALBRECHT CONSTRUCTION INC. 3936 SIGELKOW RD. MCFARLAND, WI 53558</p>	<p>PROJECT: 6 050304-08</p>	<p>ISSUE DATES:</p>
		<p>PROJECT: GRANDVIEW CONDOMINIUMS GEMINI DRIVE MADISON, WI 53713</p>	
<p>PRELIMINARY GRADING PLAN NORTH BUILDING</p>		<p>REVISION DATES:</p>	<p>ISSUE DATES:</p>
<p>Grandview Condominiums North Building Preliminary Grading Plan This drawing is a preliminary plan and is not to be used for construction without the approval of the engineer. The engineer is not responsible for any errors or omissions in this drawing. The engineer is not responsible for any conditions that may exist on the site that are not shown on this drawing. The engineer is not responsible for any conditions that may exist on the site that are not shown on this drawing.</p>		<p>DRAWING NUMBER: G-1</p>	<p>DATE: 03-23-2008</p>



100 E. Washington Ave. Suite 100
Madison, WI 53703
Phone: 608-255-2222
Fax: 608-255-2222
www.burseconstruction.com

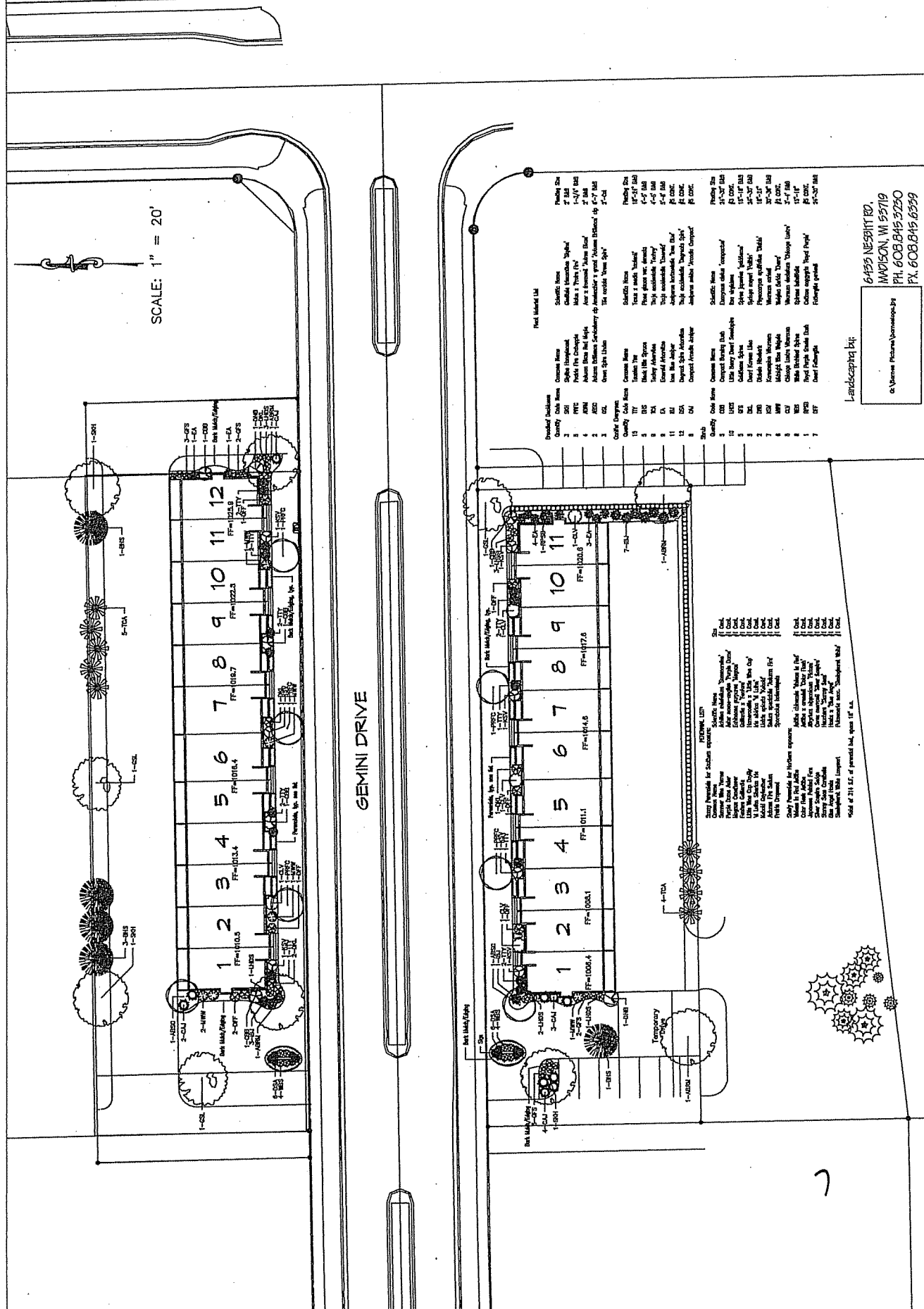
GRANDVIEW CONDOMINIUMS
GEMINI DRIVE
MADISON, WI 53713
ALBRECHT CONSTRUCTION INC.
3536 SIGELKOW RD.
MCFARLAND, WI 53558

PROJECT & SHEET NO:
PLOT DATE: 03-22-2009
REVISION DATES:
ISSUE DATES:

PRELIMINARY GRADING PLAN
NORTH BUILDING

100 E. Washington Ave. Suite 100
Madison, WI 53703
Phone: 608-255-2222
Fax: 608-255-2222
www.burseconstruction.com

DRAWING NUMBER: **G-1**
DATE: 03/22/09



SCALE: 1" = 20'

GEMINI DRIVE

Quantity	Code Name	Description
2	SO	Soil
3	PRC	Precast Concrete
4	RMC	Reinforced Masonry
5	REC	Reinforced Concrete
6	CE	Concrete
7	ST	Structural Steel
8	TR	Timber
9	EA	Earthwork
10	CA	Construction
11	SA	Site Area
12	PA	Paving

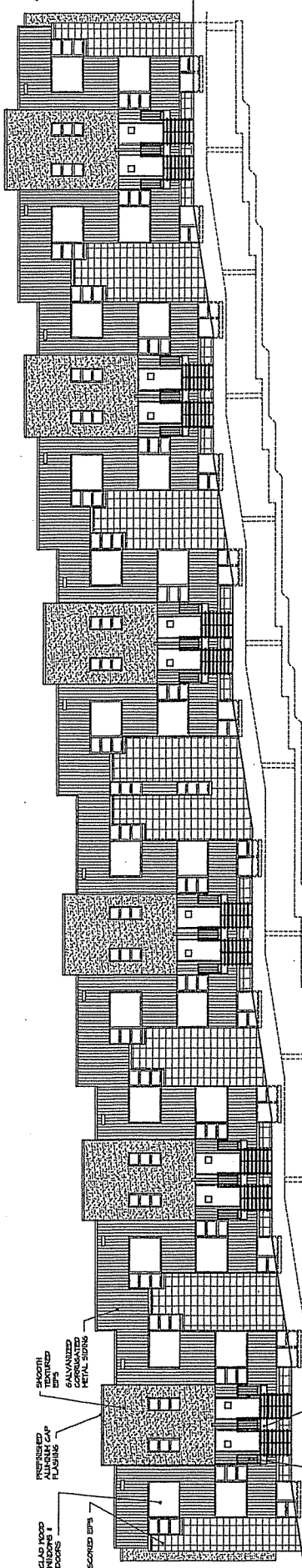
Quantity	Code Name	Description
1	CO	Concrete
2	ST	Structural Steel
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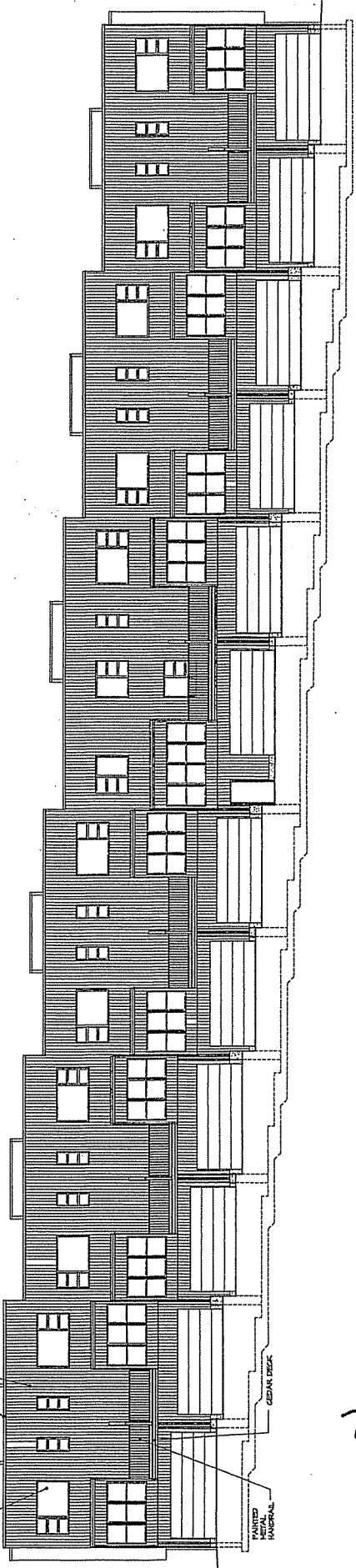
6455 NESBITT RD.
MADISON, WI 53719
PH. 608.849.3290
FX. 608.849.6399

Landscaping by

© Burse Construction



(A) 12 UNIT COMPOSITE FRONT ELEVATION
 SCALE: 3/8" = 1'-0"



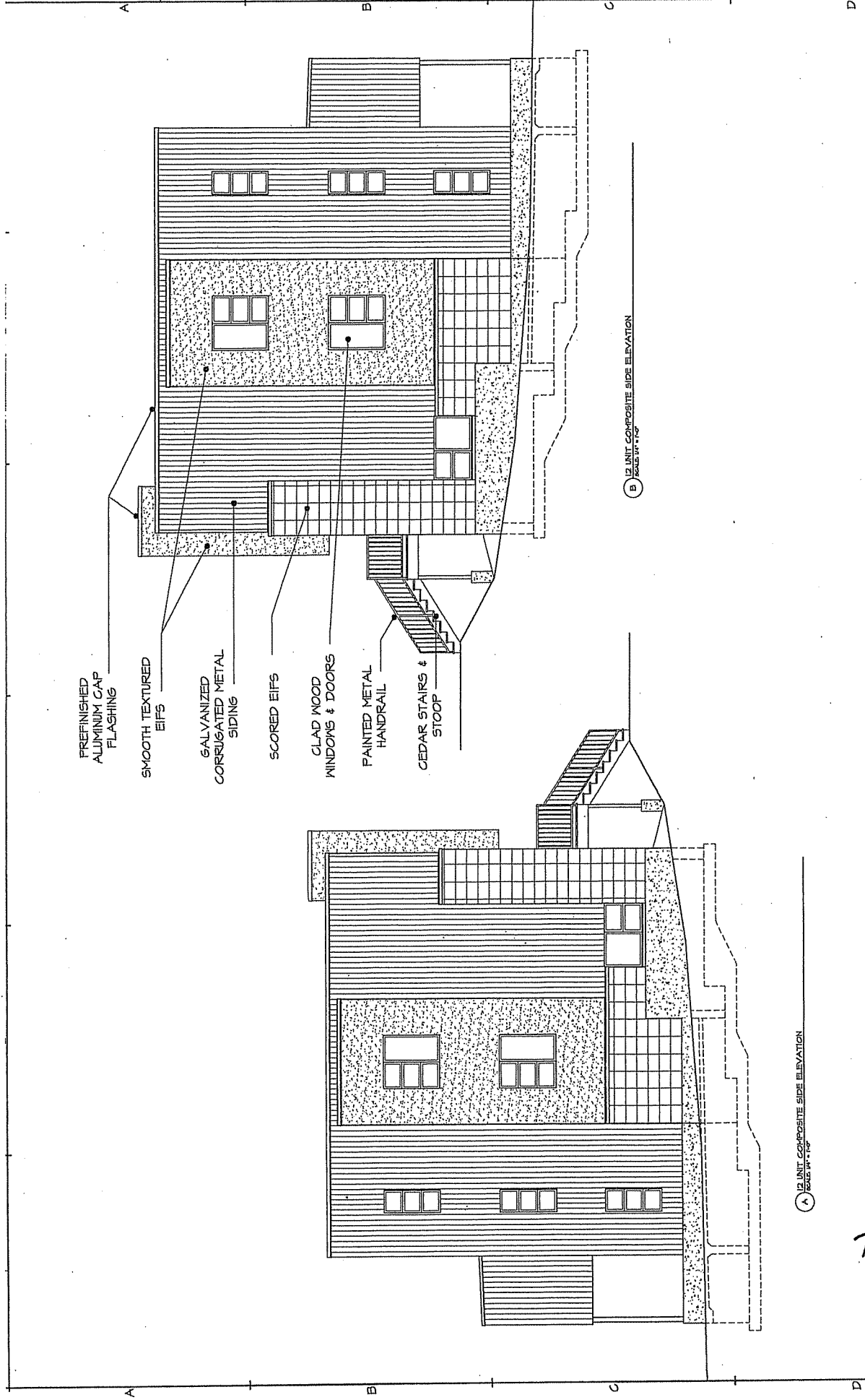
(B) 12 UNIT COMPOSITE REAR ELEVATION
 SCALE: 3/8" = 1'-0"

CLAD WOOD DOORS
 REFINISHED FLARING
 SMOOTH FINISHED EPS
 GALVANIZED METAL SIDING
 PAINTED METAL
 CEILING STAIRS 1
 STAIRS 1

CLAD WOOD DOORS
 REFINISHED FLARING
 GALVANIZED METAL SIDING
 PAINTED METAL
 CEILING DECK

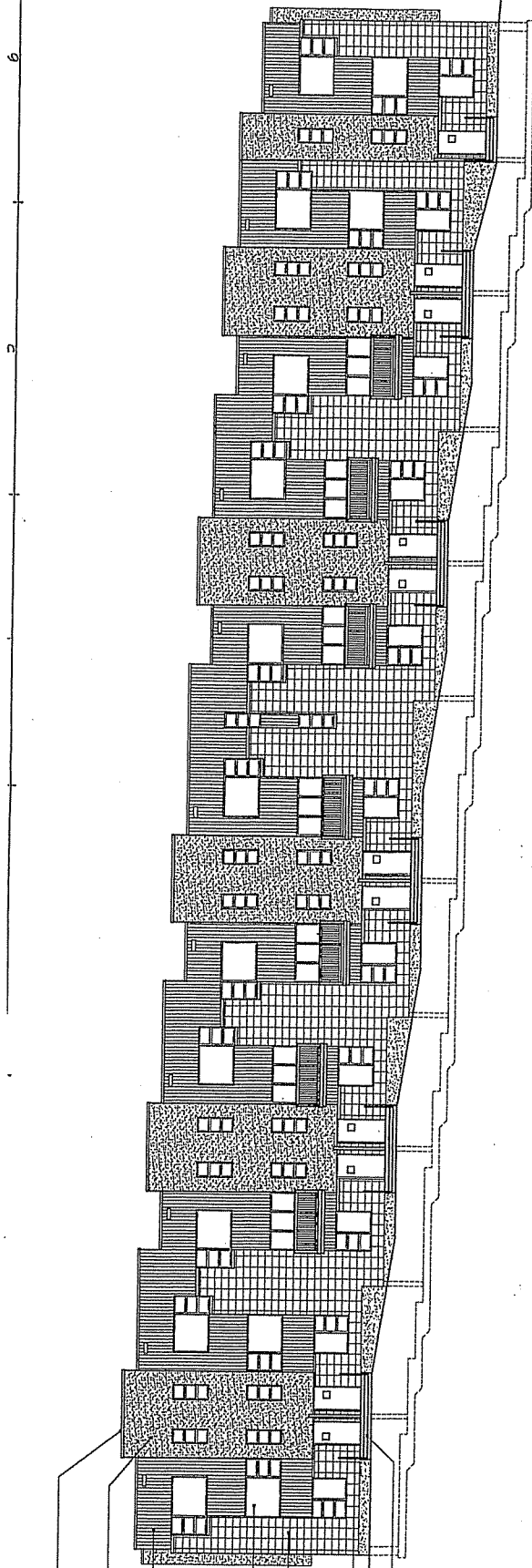
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- PREFINISHED ALUMINUM CAP FLASHING
- SMOOTH TEXTURED EIFS
- GALVANIZED CORRUGATED METAL SIDING
- SCORED EIFS
- GLAD WOOD WINDOWS & DOORS
- PAINTED METAL HANDRAIL
- CEDAR STAIRS & STOOP



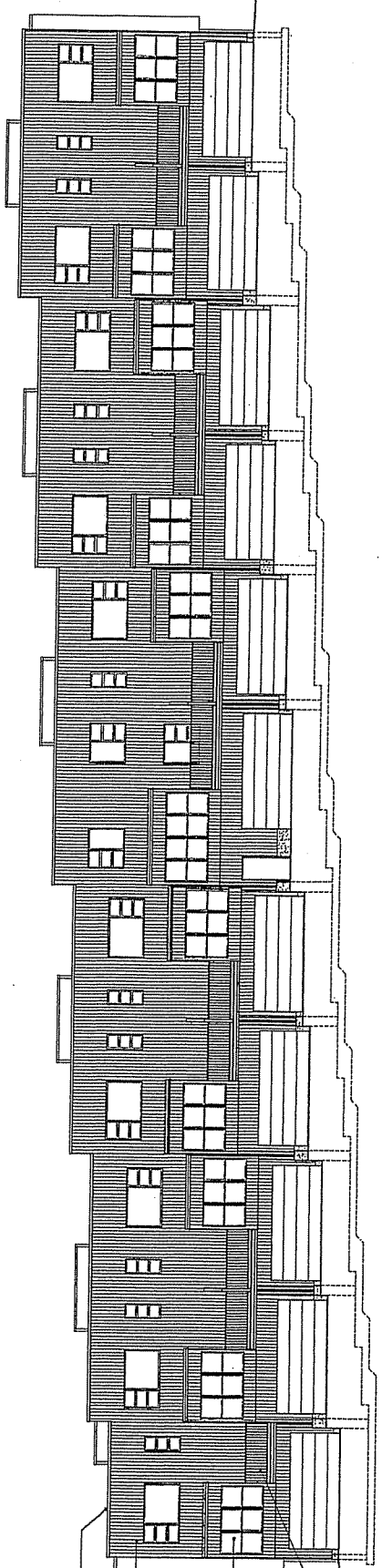
(B) 12 UNIT COMPOSITE SIDE ELEVATION
PAGE 14 OF 14

(A) 12 UNIT COMPOSITE SIDE ELEVATION
PAGE 14 OF 14



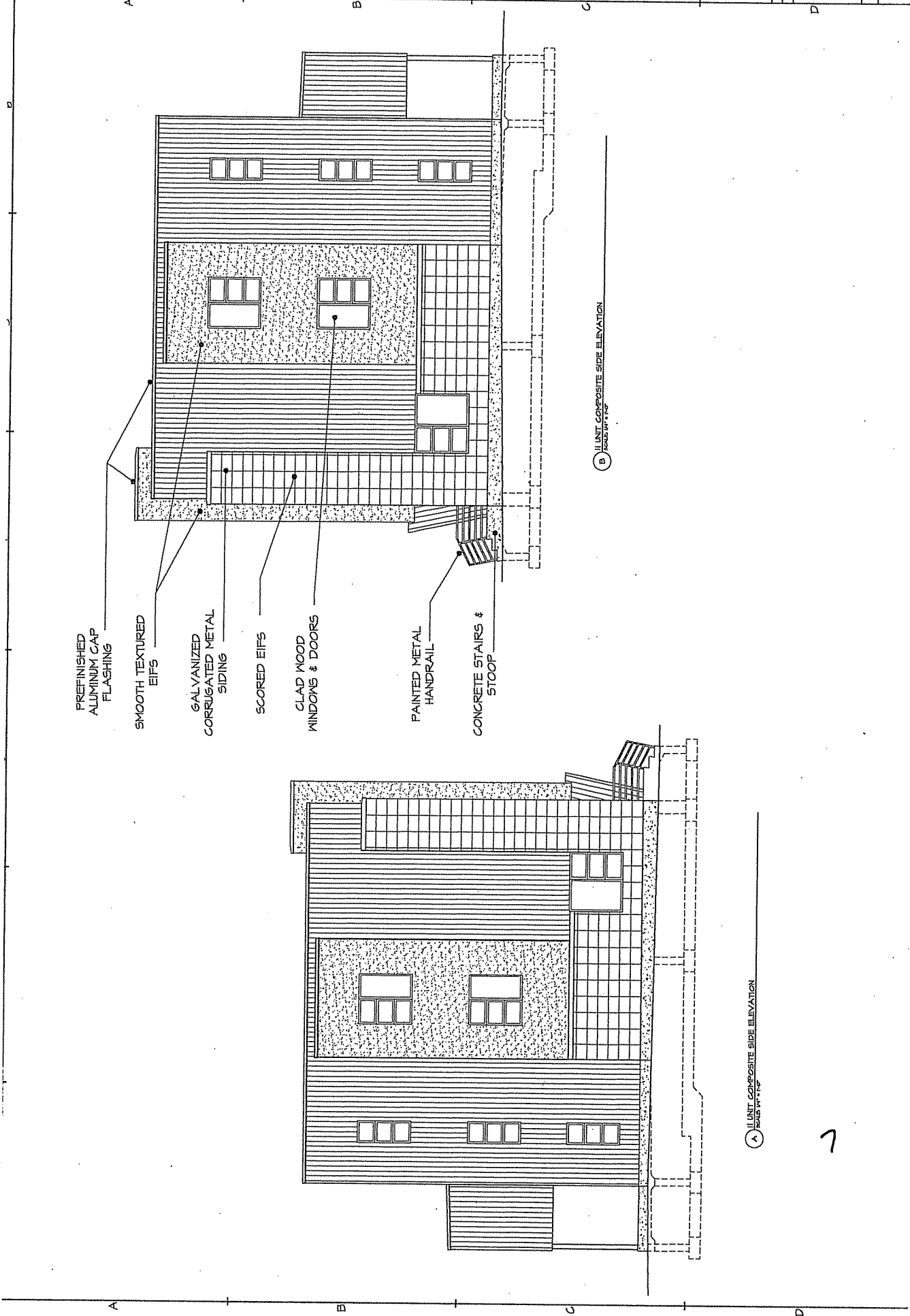
- PREPARED ALUMINUM CAP FLASHING
- SMOOTH FINISH EPS
- GALVANIZED METAL SIDING
- GLAD WOOD DOORS & WINDOWS
- SCORED EPS
- PAINTED METAL HANDRAIL
- CONCRETE EXPOSED STAIR

A II UNIT COMPOSITE FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



- PREPARED ALUMINUM CAP FLASHING
- GALVANIZED METAL SIDING
- GLAD WOOD DOORS & WINDOWS
- PAINTED METAL HANDRAIL

B II UNIT COMPOSITE REAR ELEVATION
 SCALE: 1/8" = 1'-0"



7