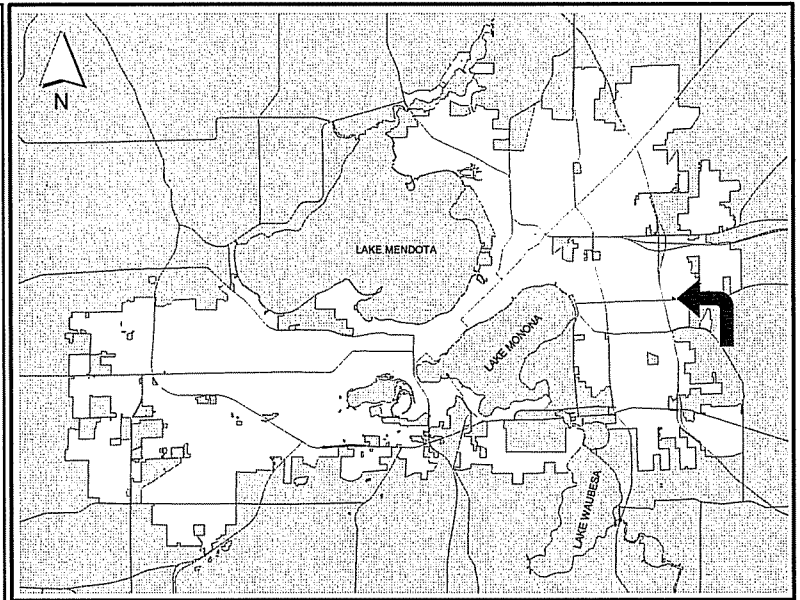


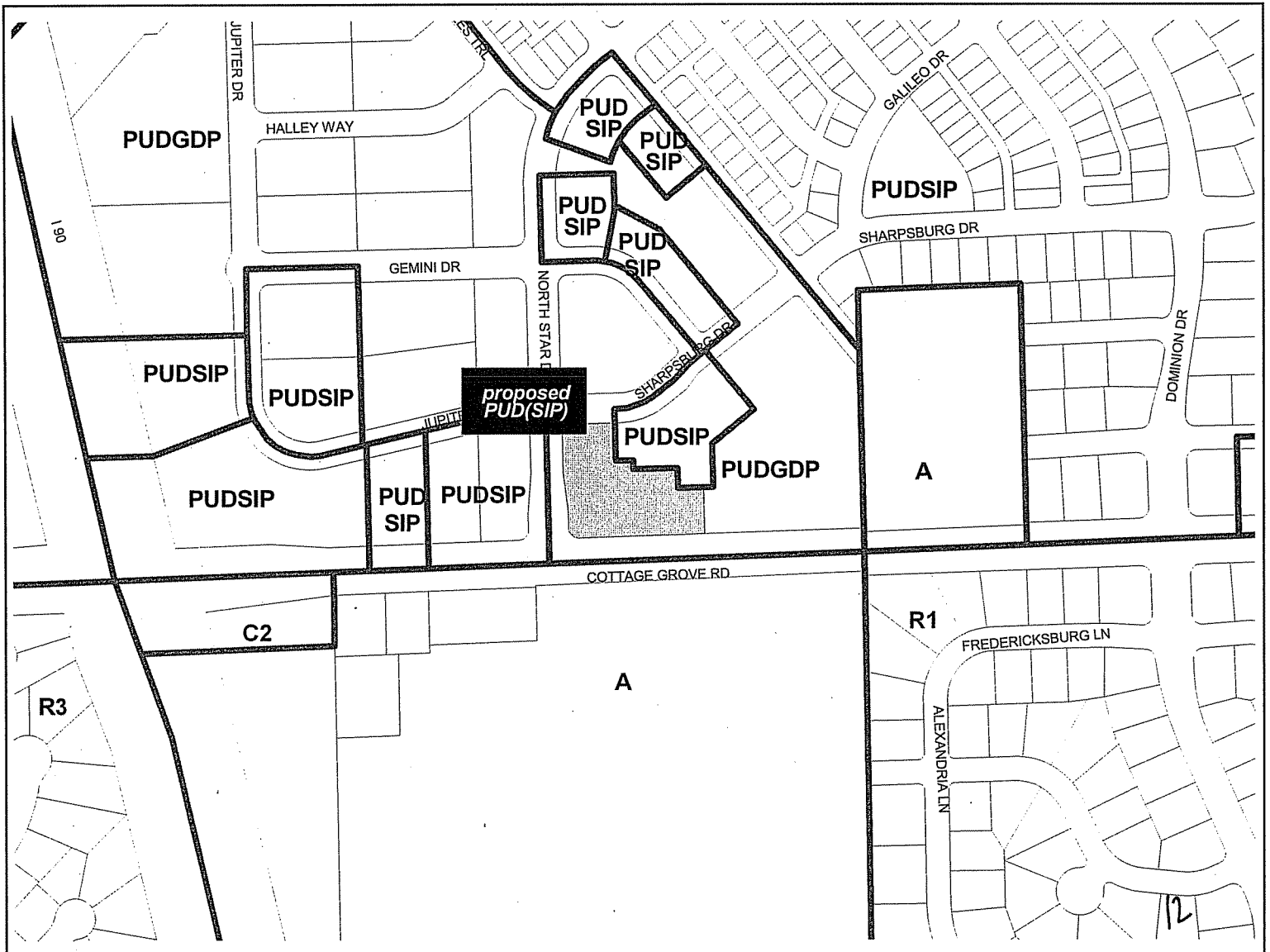
CITY OF MADISON

Proposed Rezoning

Location: 5901 Sharpsburg Drive
Applicant: Don Esposito - DJK Real Estate/
Brian Munson - Vandewalle & Associates
From PUD(GDP) District(s) _____
To PUD(SIP) District(s) _____
Existing Use: Vacant Lot
Proposed Use: 13,900, 2-Story Office and
Retail Building
File No. _____
Public Hearing Dates:
Plan Commission 10 July 2006
Common Council 18 July 2006



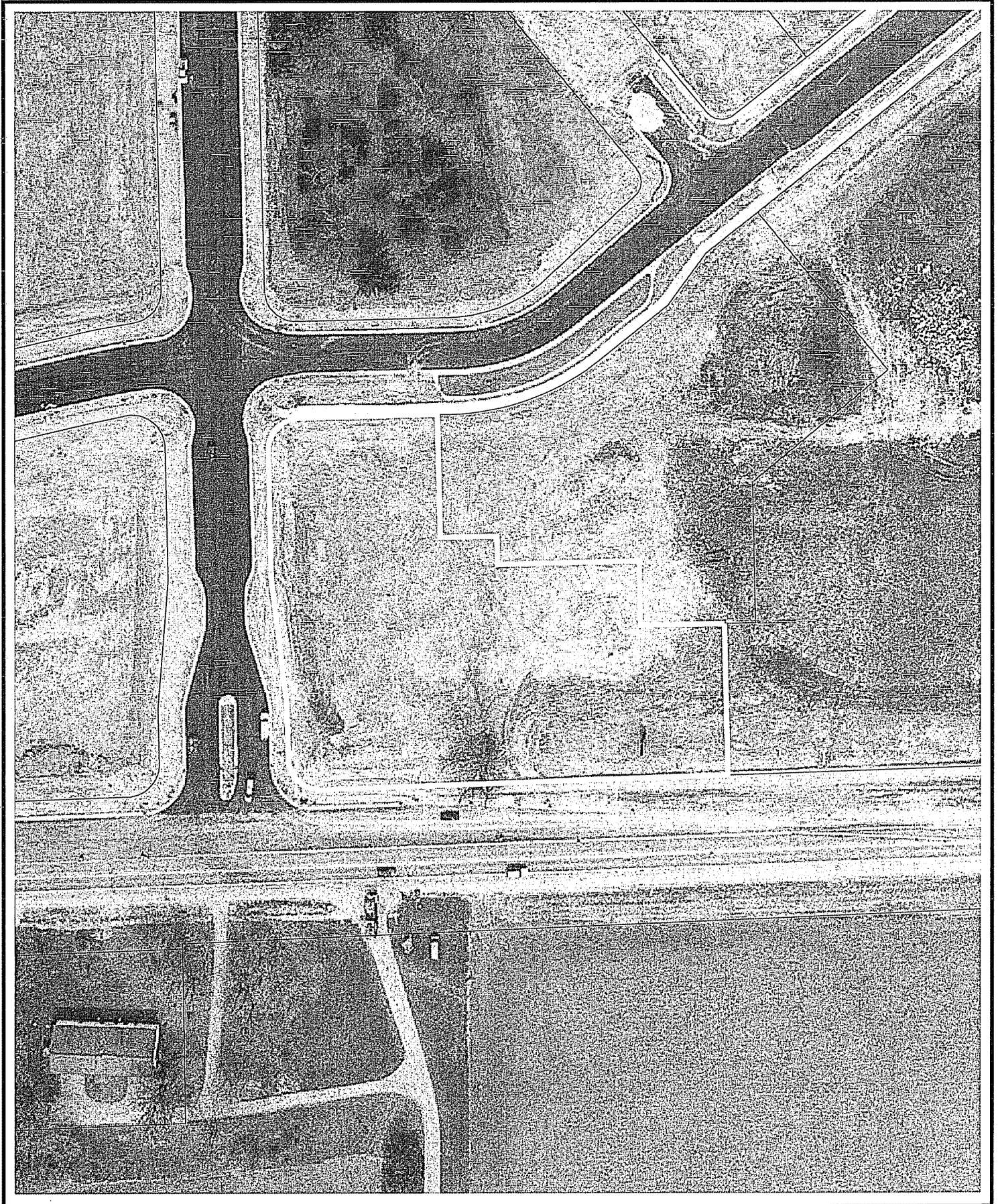
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



5901 Sharpsburg 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:

\$50

Amt. Paid \$1400 Receipt No. 70601
 Date Received 5-10-06
 Received By KAW
 Parcel No. 0710-112-0106-0
 Aldermanic District 03 - Lauren Endre
 GQ ok
 Zoning District PUD(GDP)
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript. _____
 Plan Sets _____ Zoning Text
 Alder Notification 4-7-06 Waiver _____
 Ngrbrhd. Assn Not. 4-7-06 Waiver _____
 Date Sign Issued _____

1. Project Address: 5901 Sharpsburg Drive **Project Area in Acres:** 1.63
Project Title (if any): B1 Commercial/Office Building

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: Don Esposito Company: DJK Real Estate, LLC
 Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713
 Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: despositio@veridianhomes.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates
 Street Address: 120 East Lakeside Street City/State: Madison, WI Zip: 53715
 Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson@vandewalle.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: This site features first floor retail/commercial and second floor office uses. The architectural design has been developed to complete the mixed use entry along North Star Drive and complement the existing commercial uses across the street.

Development Schedule: Commencement Fall 2006 Completion 2007

CONTINUE →

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:** \$ 1400 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:

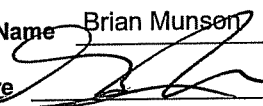
Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ *The site is located within the limits of* Sprecher Neighborhood *Plan, which recommends:*
Mixed Commercial/Residential *for this property.*

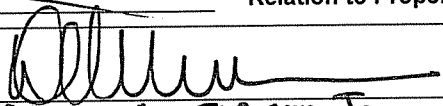
Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
Ald. Lauren Cnare, District 3 and McClellan Park Neighborhood Association - April 7, 2006.

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 Bill Roberts *Date* 4-7-06 | *Zoning Staff* _____ *Date* _____

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

Printed Name Brian Munson *Date* May 10, 2006
Signature  *Relation to Property Owner* Agent

Authorizing Signature of Property Owner  *Date* May 10, 2006
DONALD A. ESPOSITO, JR. ASST. SEC. 12

May 10, 2006

Mr. Brad Murphy
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: 5901 Sharpsburg Drive
Letter of Intent

Dear Mr. Murphy:

On behalf of David Simon, DJK Real Estate, LLC, we are pleased to submit the attached packet of information for the first phase SIP for the B1 Commercial/Office Building (5901 Sharpsburg Drive), within the Grandview Commons Neighborhood. This site is proposed for first floor retail/commercial and second floor office uses. The architectural design has been developed to complete the mixed use entry along North Star Drive and complement the existing commercial uses across the street. This building will be expanded in the future to include the B2 site at the corner of Cottage Grove, as shown conceptually on the drawing.

Owners:

DJK Real Estate, LLC

Design Team:

Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Tel: (608) 255-3988
Fax: (608) 255-0814

Mr. Brian Munson
Mr. Chris Landerud

D'Onofrio Kottke
7530 Westward Way
Madison, Wisconsin 53717
Tel: (608) 833-7530
Fax: (608) 833-1089

Mr. Dan Day

The Kubala Washatko Architects, Inc.
W61 N617 Mequon Avenue
Cedarburg, WI 53012
Tel: (262) 377-6039
Fax: (262) 377-2954

Mr. Michael Garber

Project Name:
5901 Sharpsburg Drive
B1 Building

Development Information:

Address: 5901 Sharpsburg Drive
Parcel Number: 0710-112-0106-0
Acreage: 1.63
Zoning: PUD-GDP Doc. # 3589157
Grandview Commons Adopted August 9, 2002

Proposed Use: Commercial/Office
Schedule: Commencement - Fall 2006
Completion - 2007

B1 Building:

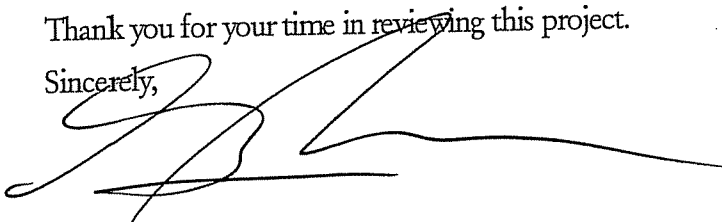
Total Supplied Parking: 28 stalls
Total Lot Parking: 23 stalls
On-Street Parking: 5 stalls (North Star frontage)

Total Square Footage: 13,911 square feet
Total Parking Ratio: 2.0 stalls/1,000 sq. ft.

Hours of Operation: 8:00am-10:00pm
Trash/Snow Removal: Private Contract

Thank you for your time in reviewing this project.

Sincerely,



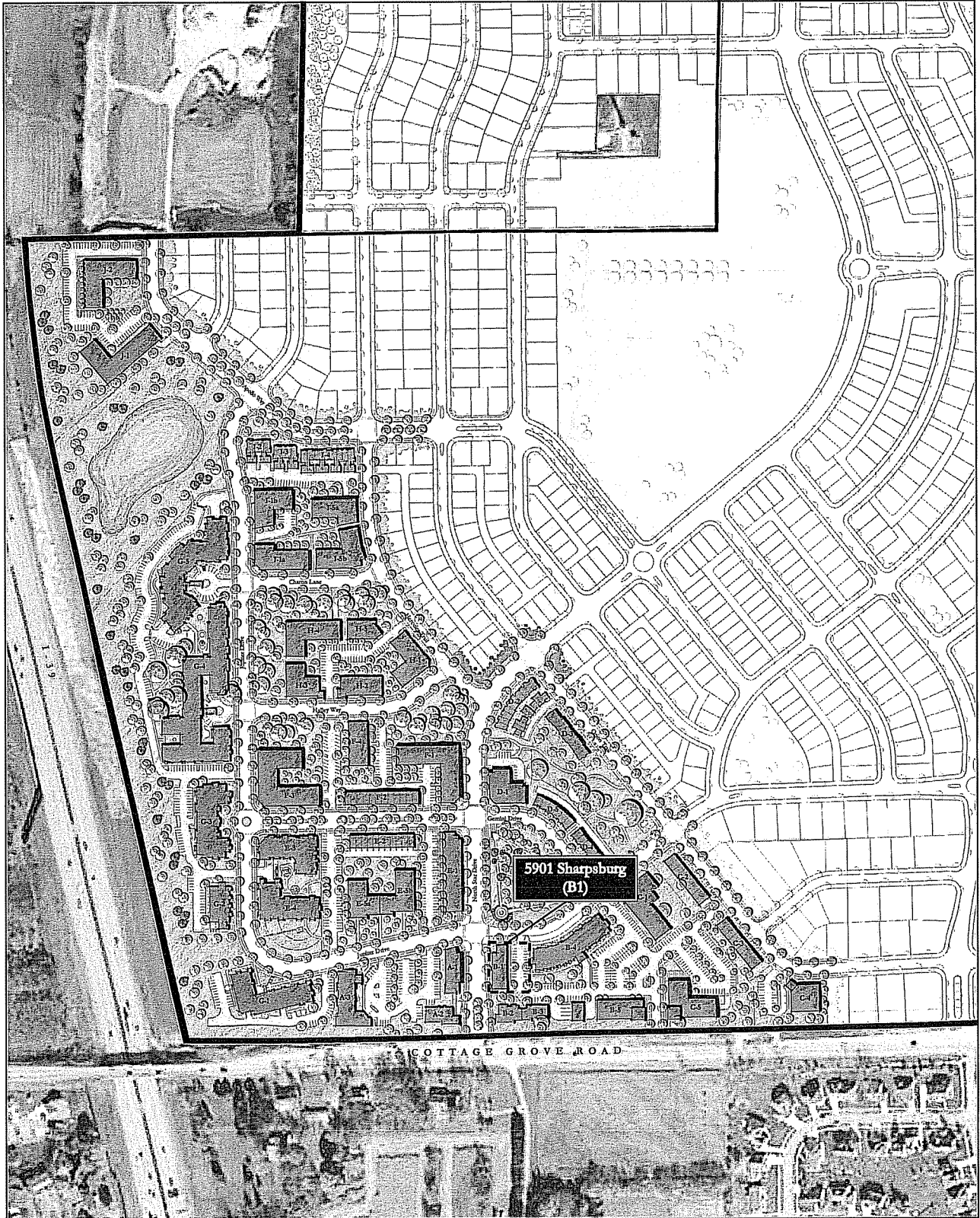
Brian Munson
Project Manager

12

SIP Zoning Text

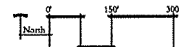
Grandview Commons
B1 Commercial/Office Building
5901 Sharpsburg Drive

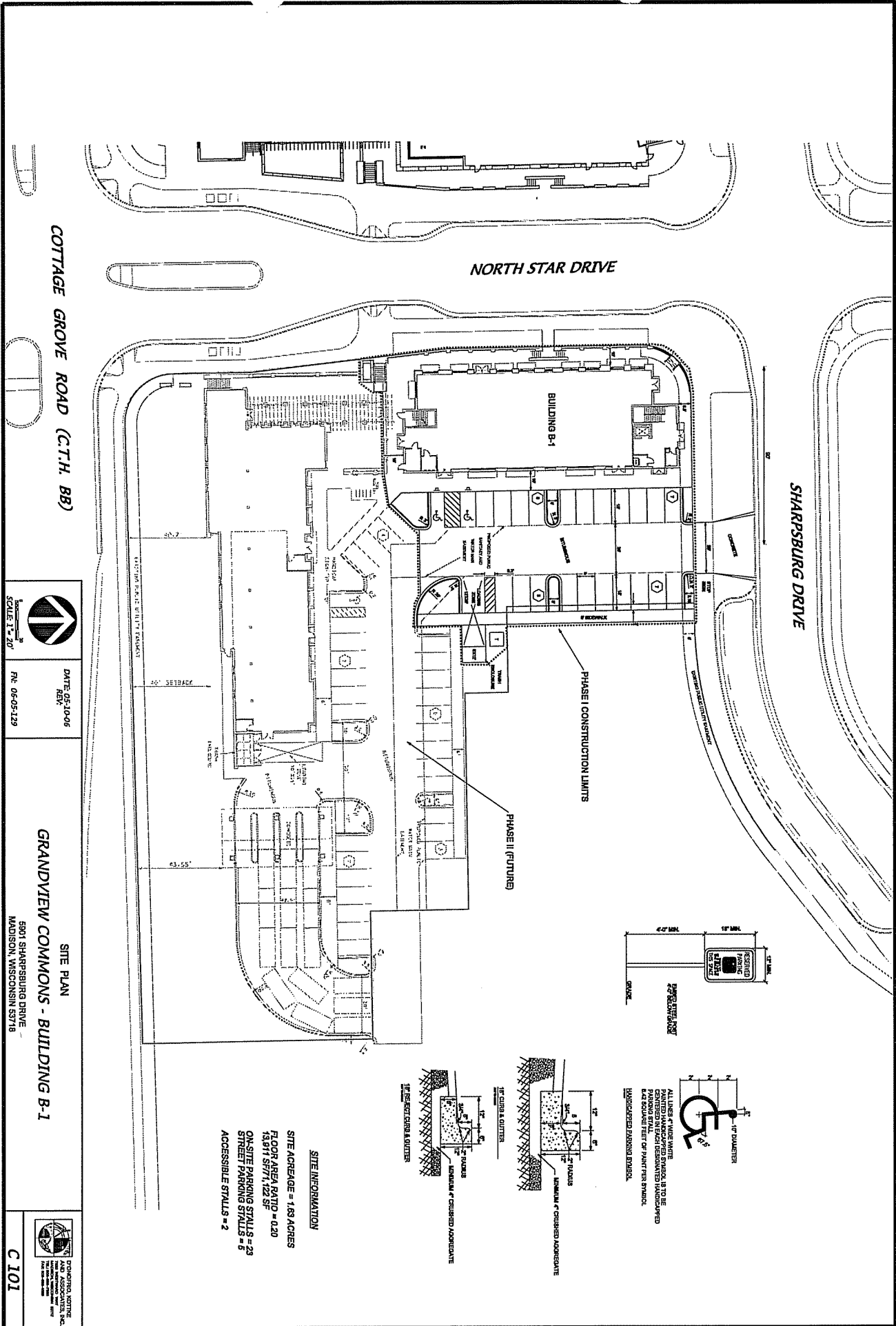
- A. Statement of Purpose:** This zoning district is established to allow for the construction of a mixed use retail/commercial/office building.
- B. Permitted Uses:** As shown on approved plans.
- C. Lot Area:** As shown on approved plans.
- D. Floor Area Ratio:** As shown on approved plans.
- E. Yard Requirements:** As shown on approved plans.
- F. Landscaping:** As shown on approved plans.
- G. Accessory Off-Street Parking & Loading:** As shown on approved plans.
- H. Lighting:** As shown on approved plans.
- I. Signage:** As shown on approved plans.
- J. Family Definition:** Not applicable.
- K. Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alteration or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



Grandview Commons Town Center

Madison, Wisconsin





COTTAGE GROVE ROAD (C.T.H. BB)

NORTH STAR DRIVE

SHARSBURG DRIVE

BUILDING B-1

PHASE I CONSTRUCTION LIMITS

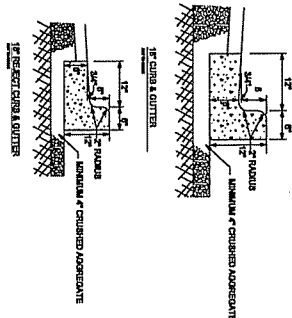
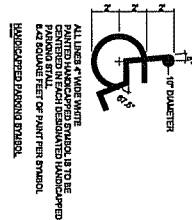
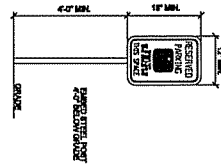
PHASE II (FUTURE)

DATE: 05-10-06
 R/S
 R/S: 06-05-129

SITE PLAN
 GRANDVIEW COMMONS - BUILDING B-1
 5901 SHARSBURG DRIVE
 MADISON, WISCONSIN 53718

CONCRETE, MORTAR
 AND ASSOCIATED, INC.
 1000 W. WISCONSIN AVENUE
 MADISON, WI 53706
 C 101

SITE INFORMATION
 SITE AREA = 1.89 ACRES
 FLOOR AREA RATIO = 0.20
 13,971 SF/1,122 SF
 ON-SITE PARKING STALLS = 23
 STREET PARKING STALLS = 5
 ACCESSIBLE STALLS = 2



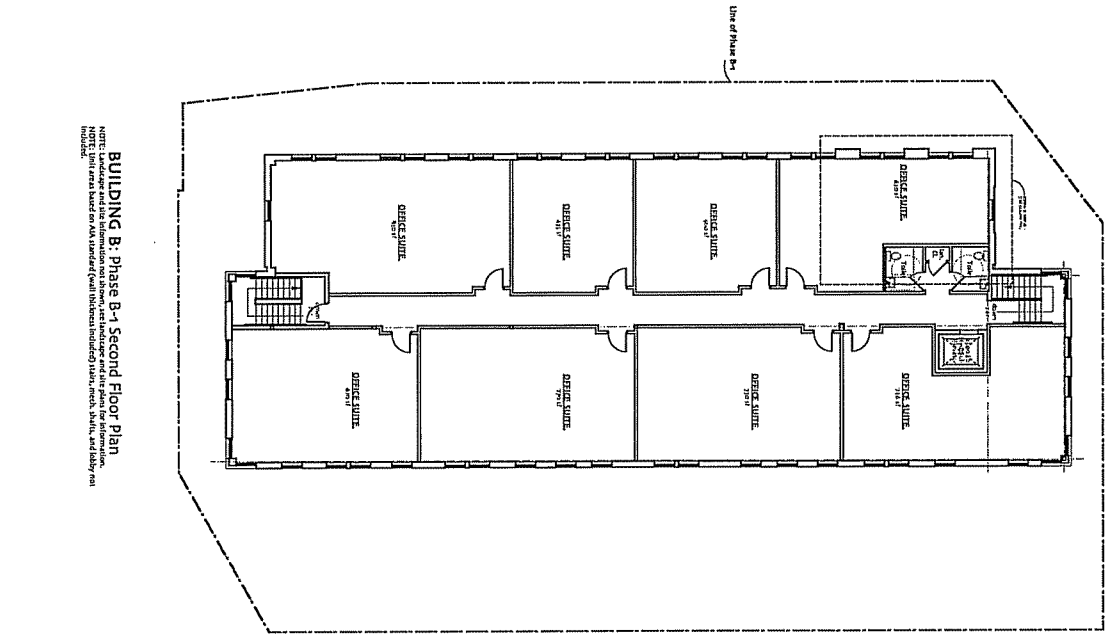
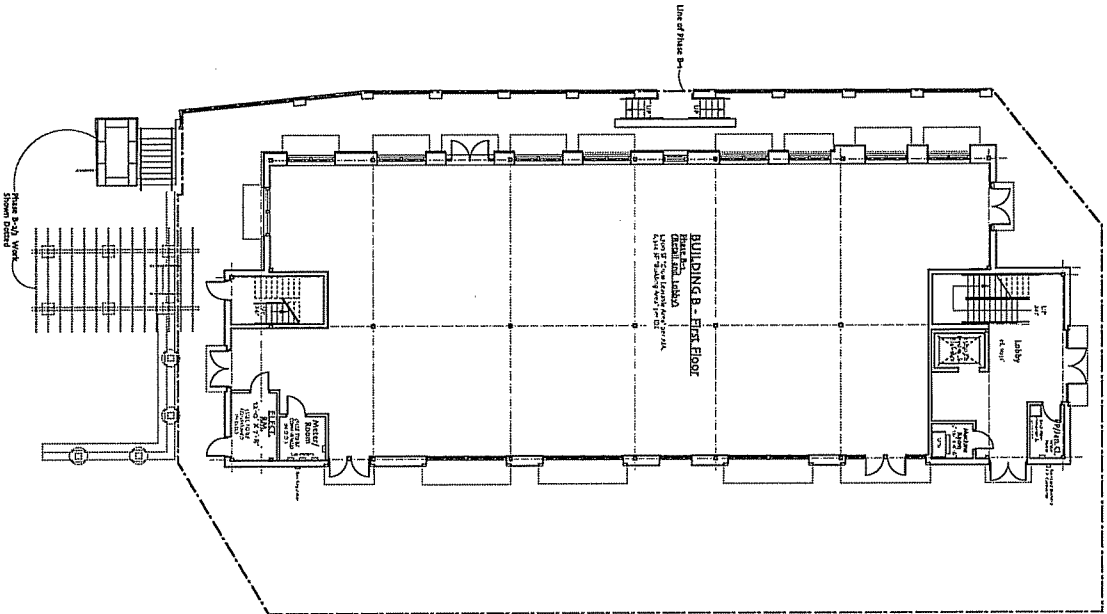
NOTE: THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

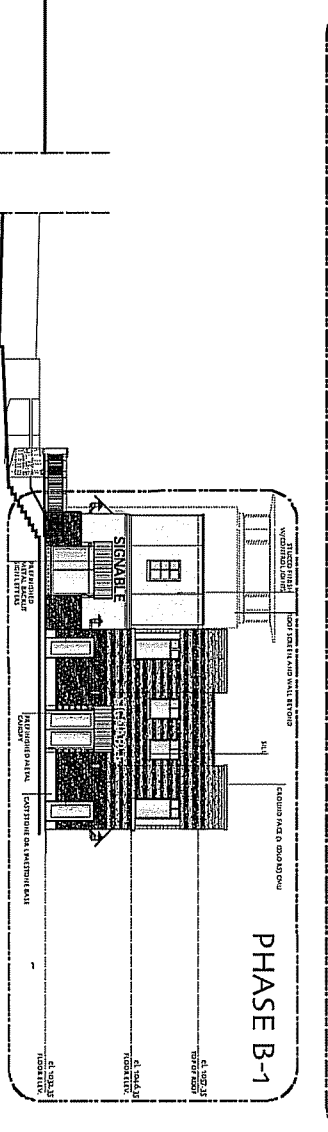
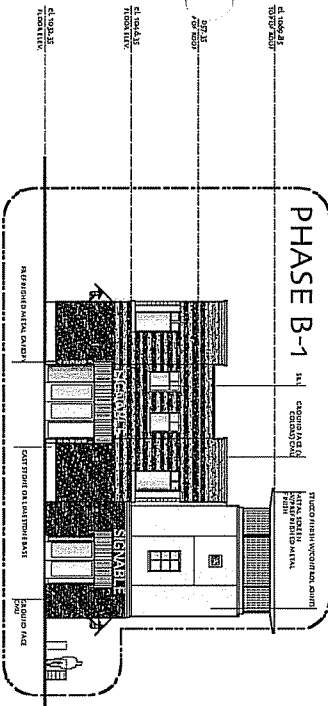
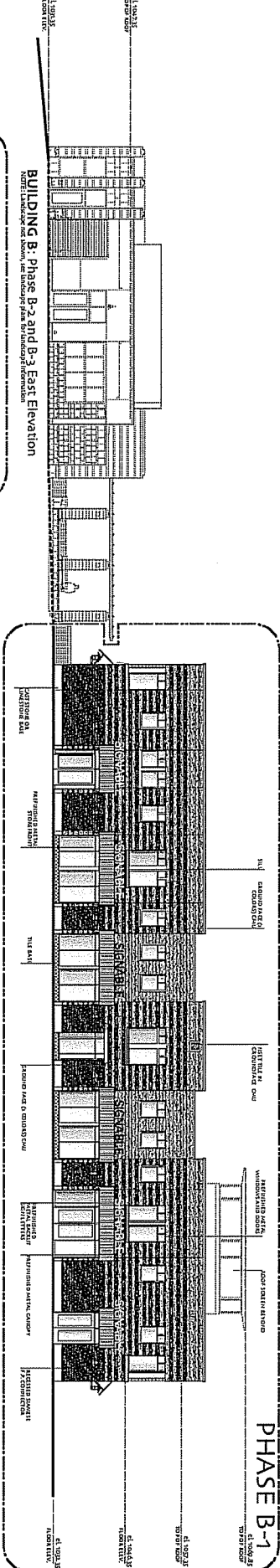
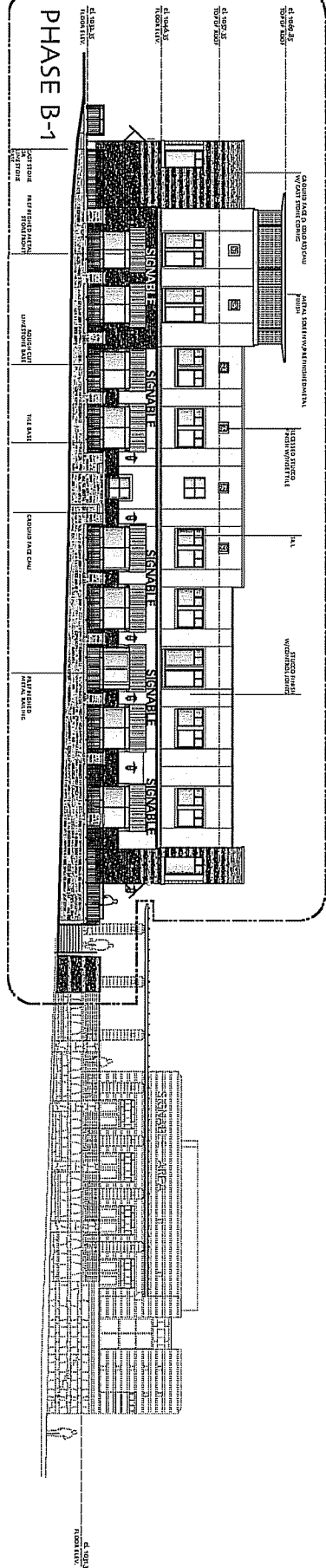
NOTE: SEE SHEET A-1 FOR INFORMATION ON THE PHASE B-1 WORK SHOWN HEREIN.

Great Neighborhoods, Inc.
GRANDVIEW COMMONS - BUILDING SITE B
 3000 Kingsway Drive, Madison, Wisconsin 53718

THE KUBALA WASHAKO ARCHITECTS, INC.
 17714
 MAY 9, 2004

A-2





GRANDVIEW COMMONS - BUILDING SITE B

Grand Neighborhoods, Inc.
 5000 Shopping Drive, Anderson, Wisconsin 54806

THE KUBALA WASHINGTON ARCHITECTS, INC.
 4700 N. May 9, 2004

A-3