

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

03718

DATE SUBMITTED: <u>May 10, 2006</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>May 24, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 5901 Sharpsburg Drive

ALDERMANIC DISTRICT: District 9, Ald. Cnare

OWNER/DEVELOPER (Partners and/or Principals) <u>DJK Real Estate, LLC.</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Vandewalle &amp; Associates</u>
	<u>120 East Lakeside Street</u>
	<u>Madison, WI 53715</u>

CONTACT PERSON: Brian Munson  
Address: 120 East Lakeside Street  
Madison, WI 53715  
Phone: (608) 255-3988  
Fax: (608) 255-0814  
E-mail address: bmunson@vandewalle.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

## 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.

May 10, 2006

Mr. Al Martin  
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  
UDC Submittal

Dear Mr. Martin:

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

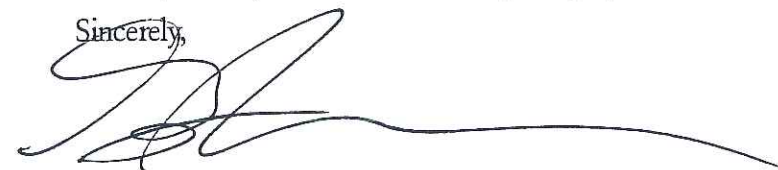
B1 Building:  
Total Supplied Parking: 28 stalls  
Total Lot Parking: 23 stalls  
On-Street Parking: 5 stalls (North Star frontage)

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

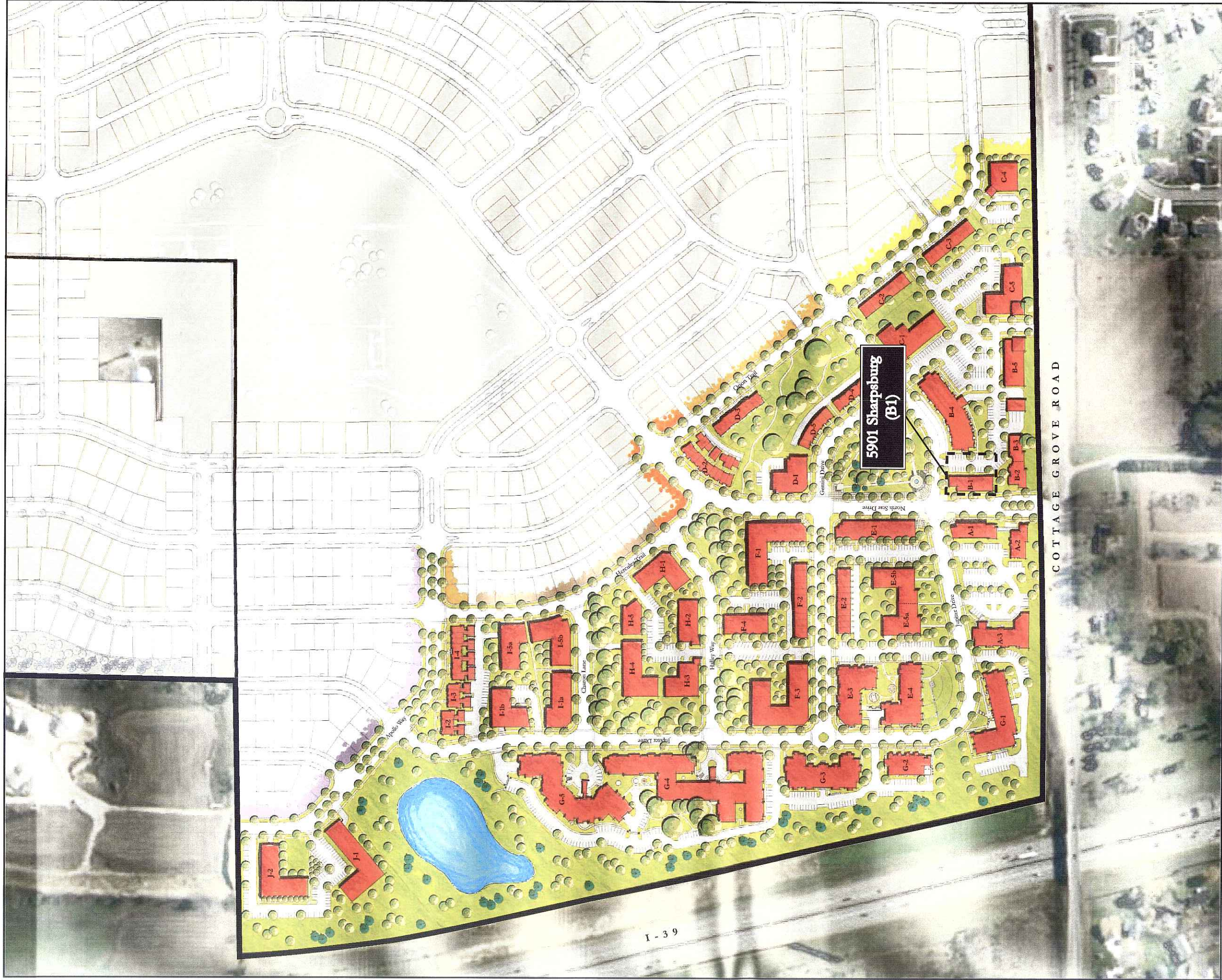
Thank you for your time in reviewing this project.

Sincerely,



Brian Munson  
Project Manager



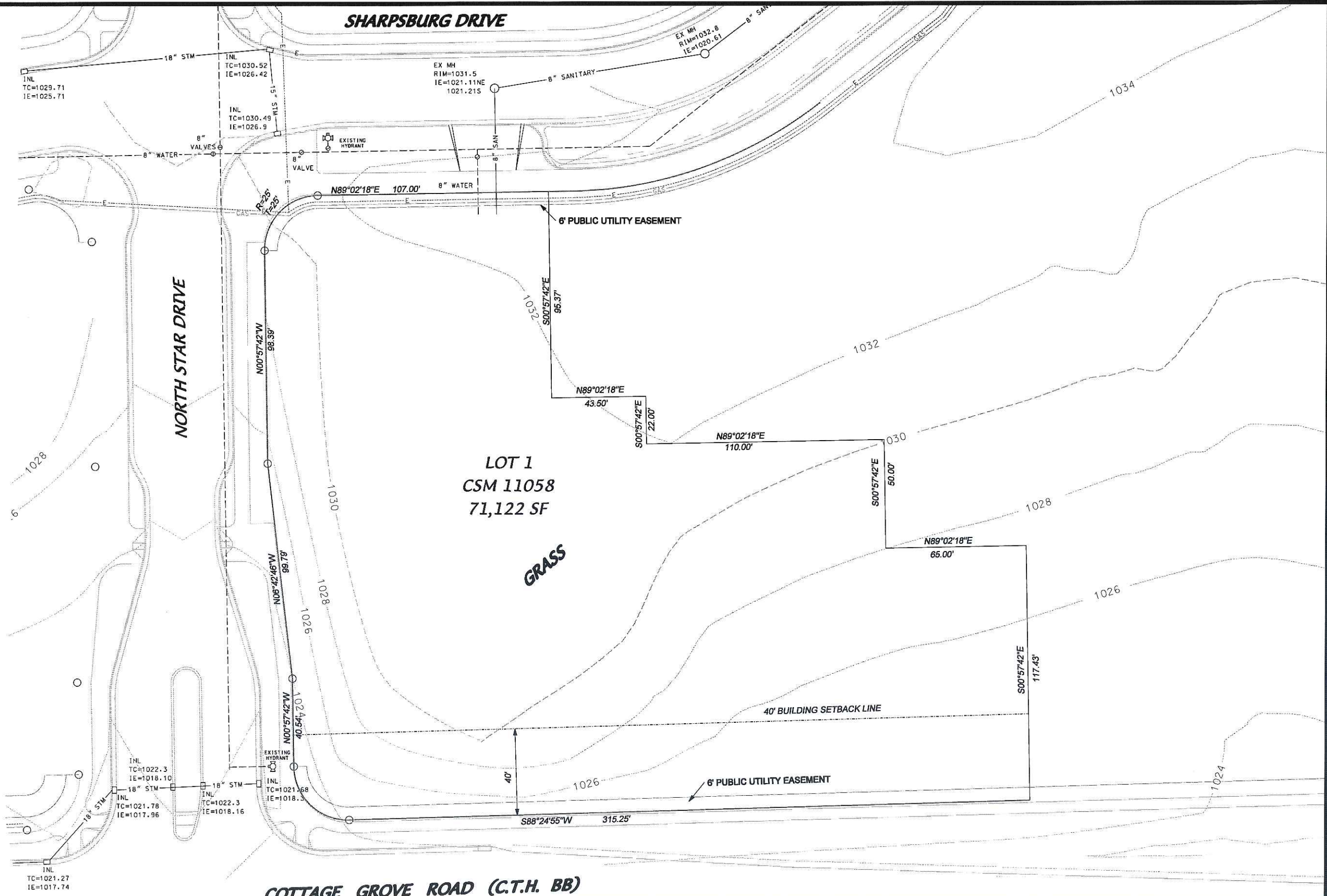


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# Grandview Commons Town Center

*Madison, Wisconsin*

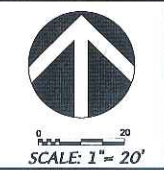




**LOT 1  
CSM 11058  
71,122 SF**

**GRASS**

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



DATE: 05-10-06  
REV:

FN: 06-05-129

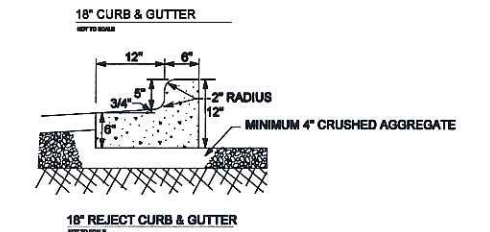
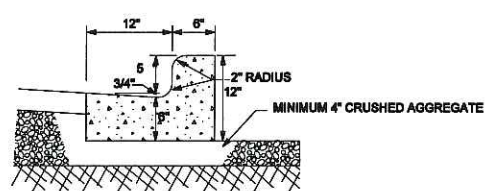
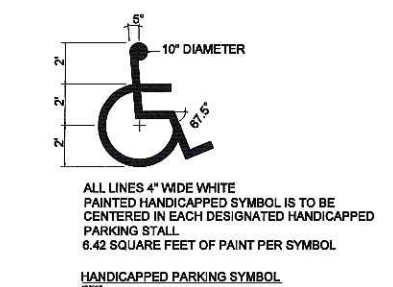
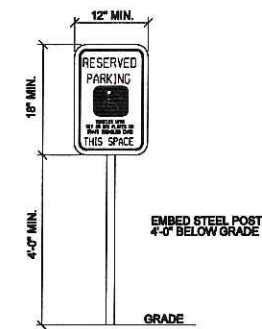
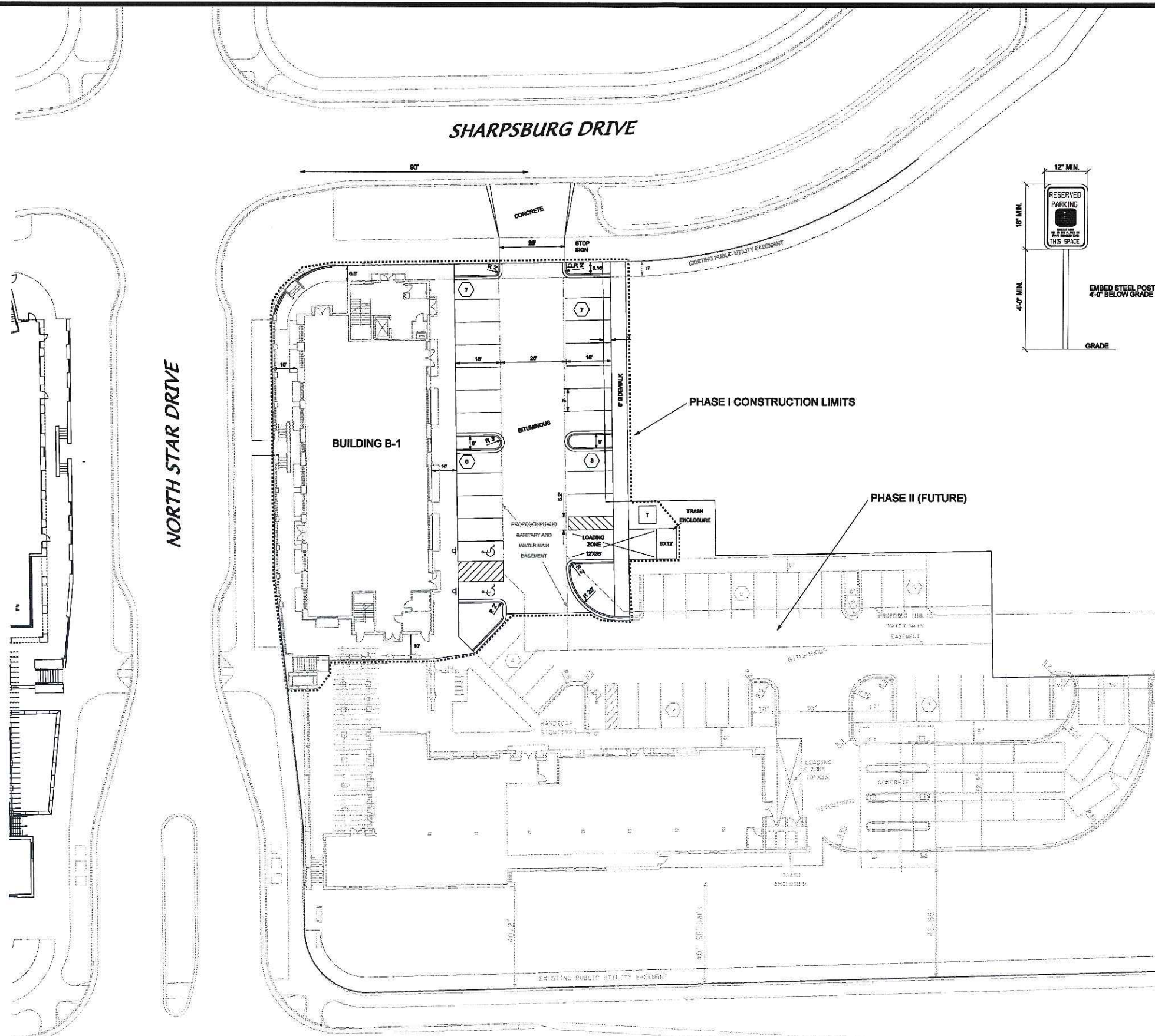
**EXISTING SITE  
GRANDVIEW COMMONS - BUILDING B-1**

5901 SHARPSBURG DRIVE  
MADISON, WISCONSIN 53718



**C 100**





**SITE INFORMATION**

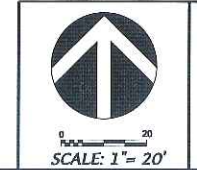
SITE ACREAGE = 1.63 ACRES

FLOOR AREA RATIO = 0.20  
13,911 SF/71,122 SF

ON-SITE PARKING STALLS = 23  
STREET PARKING STALLS = 5

ACCESSIBLE STALLS = 2

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



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FN: 06-05-129

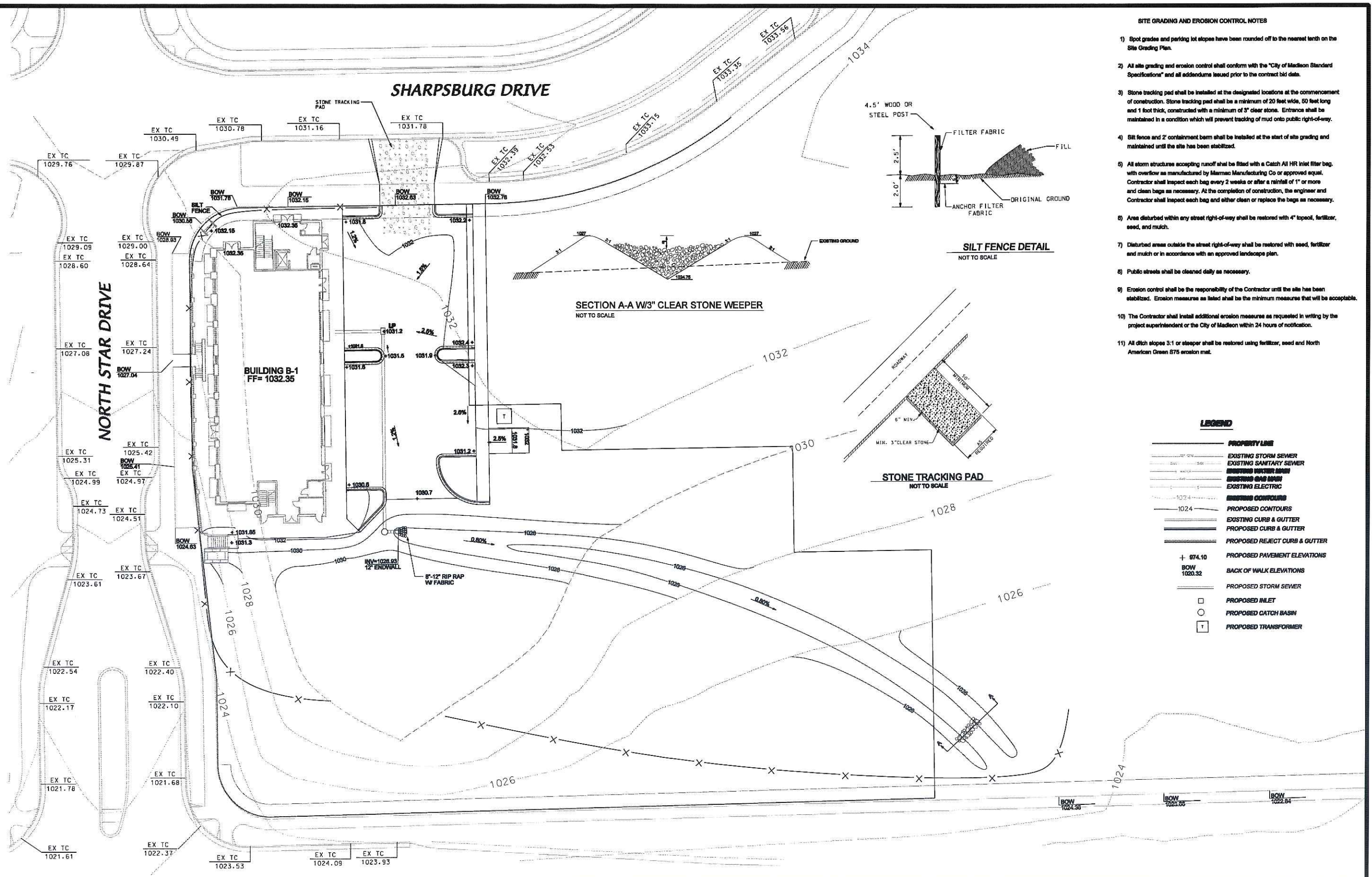
SITE PLAN

**GRANDVIEW COMMONS - BUILDING B-1**

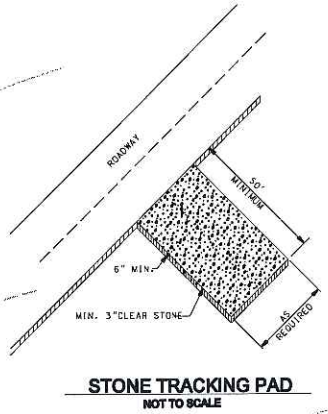
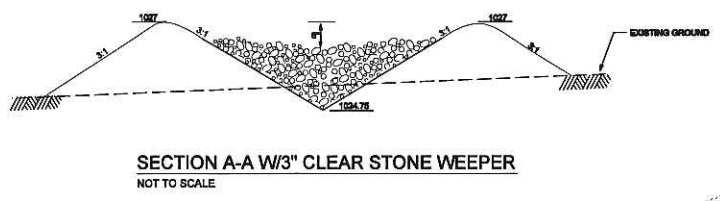
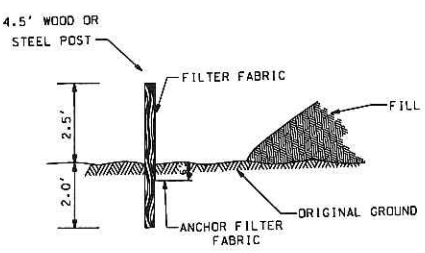
5901 SHARPSBURG DRIVE  
MADISON, WISCONSIN 53718

**C 101**





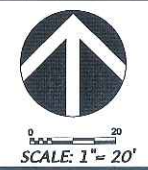
- SITE GRADING AND EROSION CONTROL NOTES**
- 1) Spot grades and parking lot slopes have been rounded off to the nearest tenth on the Site Grading Plan.
  - 2) All site grading and erosion control shall conform with the "City of Madison Standard Specifications" and all addendums issued prior to the contract bid date.
  - 3) Stone tracking pad shall be installed at the designated locations at the commencement of construction. Stone tracking pad shall be a minimum of 20 feet wide, 60 feet long and 1 foot thick, constructed with a minimum of 3" clear stone. Entrance shall be maintained in a condition which will prevent tracking of mud onto public right-of-way.
  - 4) Silt fence and 2" containment berm shall be installed at the start of site grading and maintained until the site has been stabilized.
  - 5) All storm structures accepting runoff shall be fitted with a Catch All HR inlet filter bag, with overflow as manufactured by Marmac Manufacturing Co or approved equal. Contractor shall inspect each bag every 2 weeks or after a rainfall of 1" or more and clean bags as necessary. At the completion of construction, the engineer and Contractor shall inspect each bag and either clean or replace the bags as necessary.
  - 6) Area disturbed within any street right-of-way shall be restored with 4" topsoil, fertilizer, seed, and mulch.
  - 7) Disturbed areas outside the street right-of-way shall be restored with seed, fertilizer and mulch or in accordance with an approved landscape plan.
  - 8) Public streets shall be cleaned daily as necessary.
  - 9) Erosion control shall be the responsibility of the Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum measures that will be acceptable.
  - 10) The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
  - 11) All ditch slopes 3:1 or steeper shall be restored using fertilizer, seed and North American Green 575 erosion mat.



**LEGEND**

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REJECT CURB & GUTTER
- + 074.10 PROPOSED PAVEMENT ELEVATIONS
- BOW 1020.32 BACK OF WALK ELEVATIONS
- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED CATCH BASIN
- ⊠ PROPOSED TRANSFORMER

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



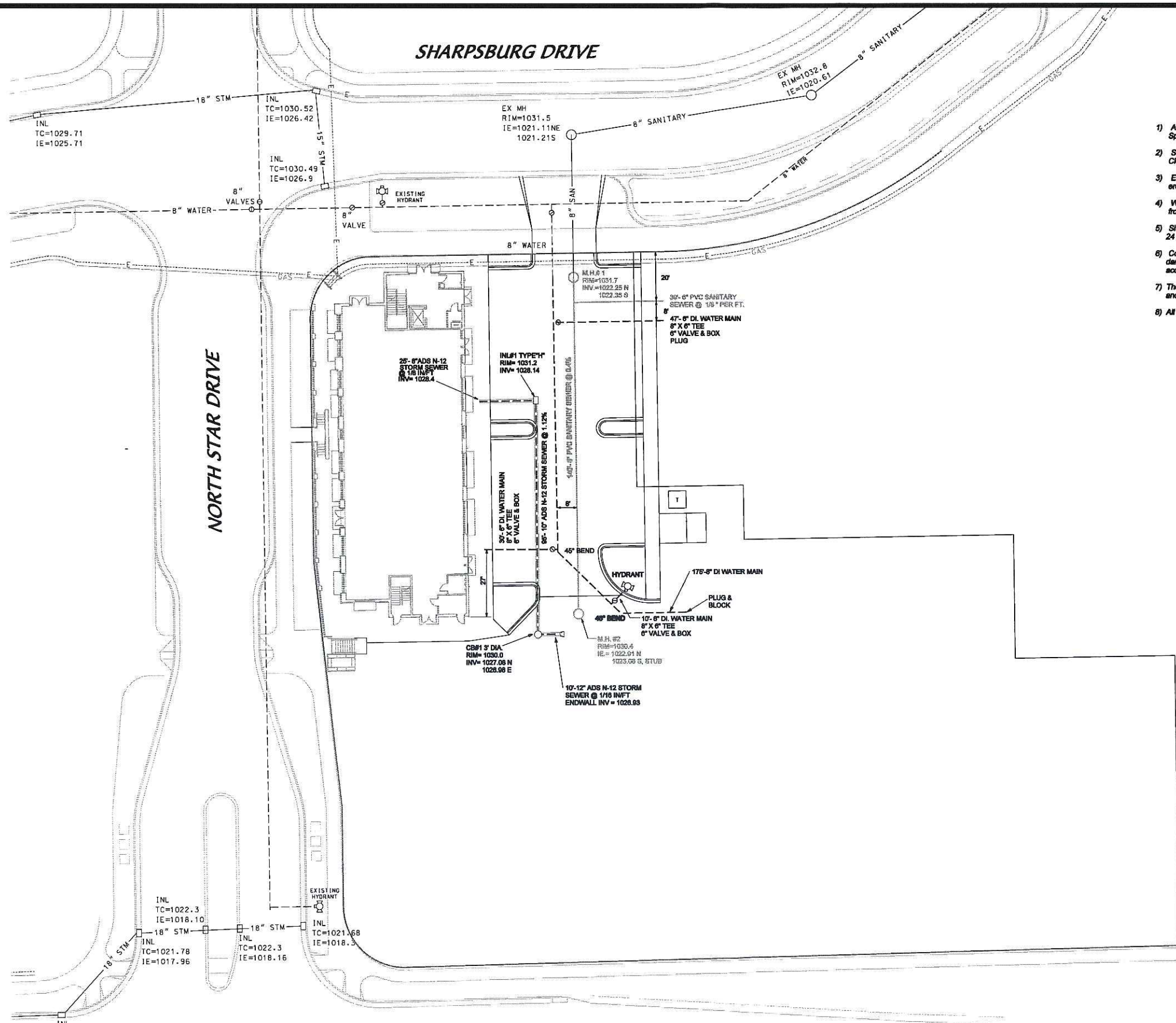
DATE: 05-10-06  
REV:  
FN: 06-05-129

SITE GRADING AND EROSION CONTROL PLAN  
**GRANDVIEW COMMONS - BUILDING B-1**  
5901 SHARPSBURG DRIVE  
MADISON, WISCONSIN 53718

**C 102**

U:\USER\0605129\ERAD\ING BLDG B-1.DWG



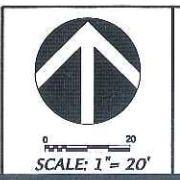


- SITE UTILITY NOTES**
- 1) All site utilities shall conform with the "City of Madison Standard Specifications" and all addendums issued prior to the contract bid date.
  - 2) Sanitary sewer laterals shall be marked with a 4" x 4" hardwood post. Clearouts shall be provided in accordance with Comm 82.35.
  - 3) Erosion control measures must be installed as shown on the grading and erosion control plan prior to any construction.
  - 4) Water service shall be installed with a minimum of 6.5 feet of cover from finish grade.
  - 5) Site Utility Contractor shall notify the City of Madison a minimum of 24 hours in prior to making connections to the water main, and storm sewer.
  - 6) Contractor shall remove and replace any curb and gutter or pavement damaged during connection of the storm sewer to the existing inlet in full accordance with the City of Madison Standard Specifications.
  - 7) The Contractor shall make himself familiar with existing utilities in the area and be responsible for their protection during construction.
  - 8) All ADS storm sewer shall be installed with water tight joints.

**LEGEND**

○	PLACED IRON STAKE
SS	SANITARY SEWER
W	WATER MAIN
G	GAS MAIN
E	UNDERGROUND ELECTRIC
STM	STORM SEWER
□	ELECTRIC TRANSFORMER
○	MANHOLE
⊗	CATCH BASIN
⊙	POWER POLE
⊖	TELEPHONE PEDESTAL
⊕	HYDRANT
⊘	VALVE
⊙	SIGN
=====	EXISTING CONC. CURB
=====	PROPOSED CURB & GUTTER
-----	PROPOSED STORM SEWER
-----	PROPOSED WATER SERVICE
-----	PROPOSED SANITARY SEWER

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



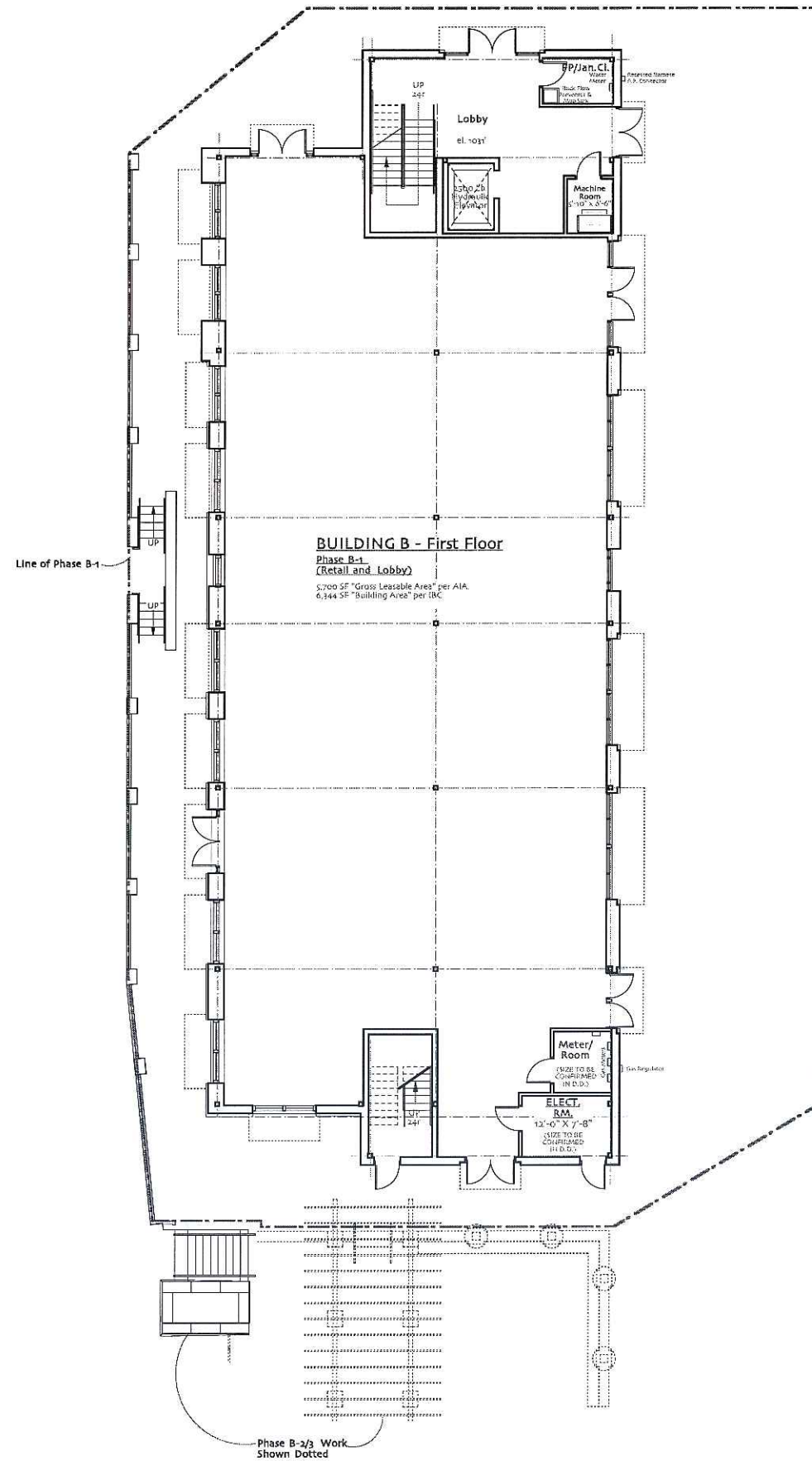
DATE: 05-10-06  
REV:  
FN: 06-05-129

**SITE UTILITY PLAN**  
**GRANDVIEW COMMONS - BUILDING B-1**  
5901 SHARPSBURG DRIVE  
MADISON, WISCONSIN 53718

D'ONOFRIO, KOTKKE AND ASSOCIATES, INC.  
7330 WESTWOOD WAY  
MADISON, WISCONSIN 53717  
TEL: 608-833-7000  
FAX: 608-833-1000

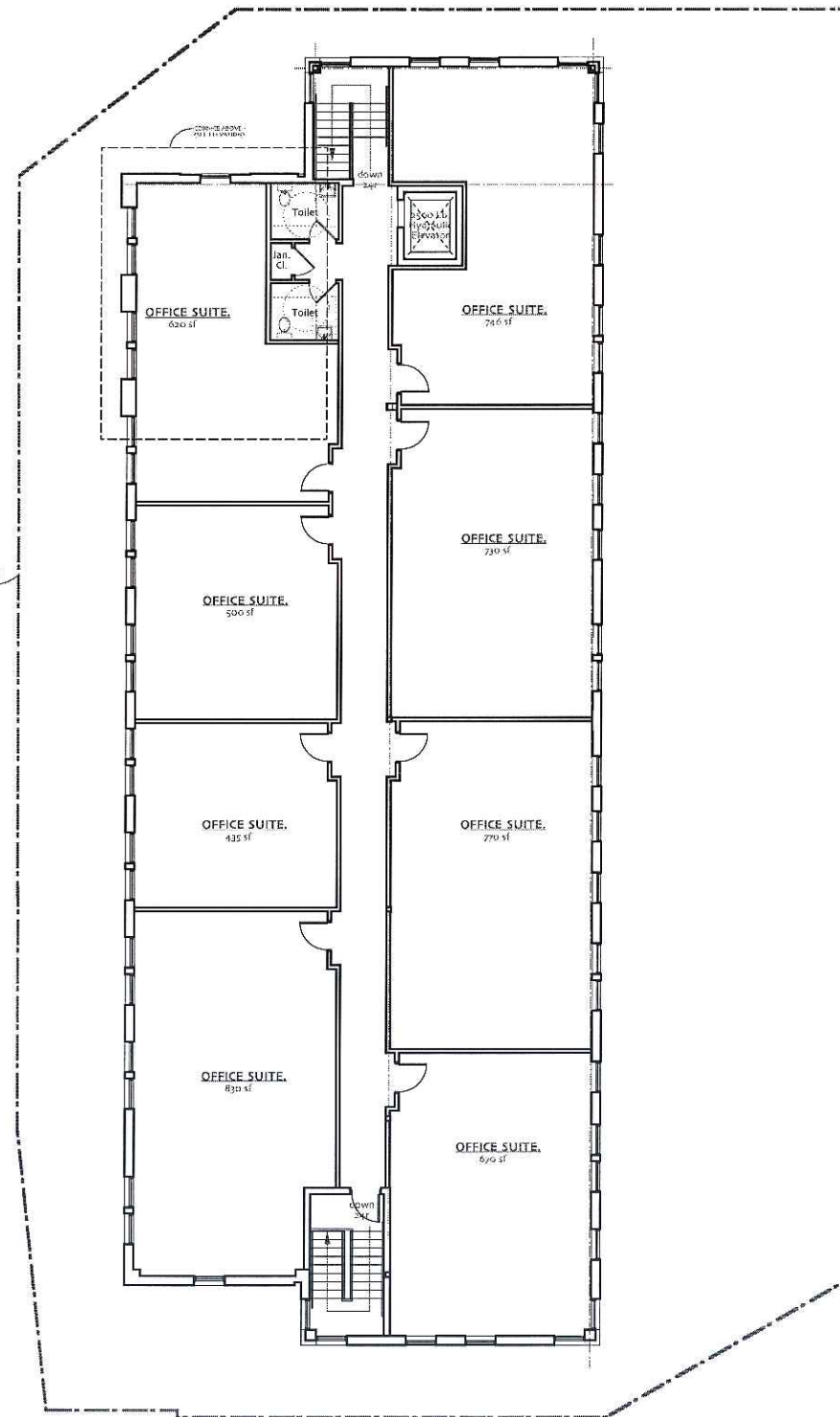
**C 103**





**BUILDING B: Phase B-1 First Floor Plan**

NOTE: Landscape and site information not shown, see landscape and site plans for information.



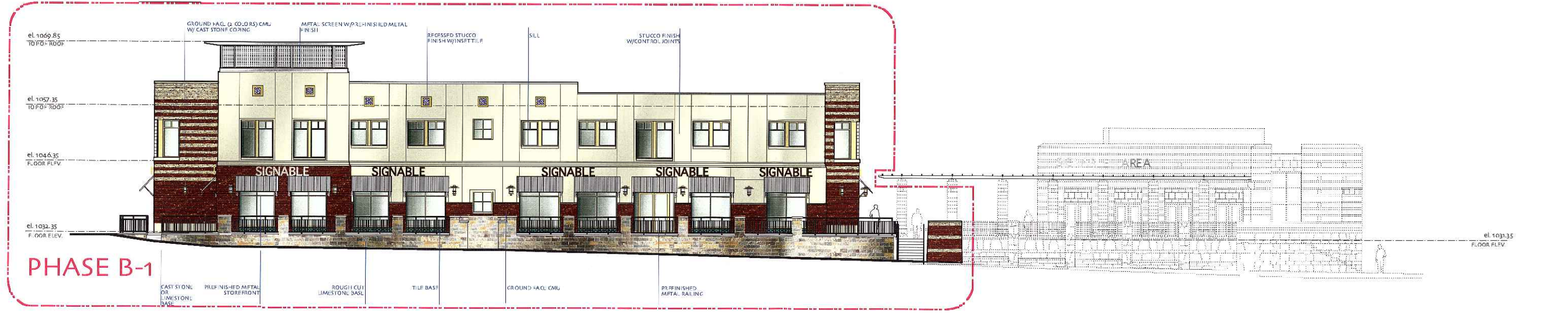
**BUILDING B: Phase B-1 Second Floor Plan**

NOTE: Landscape and site information not shown, see landscape and site plans for information.  
NOTE: Unit areas based on AIA standard (wall thickness included) stairs, mech. shafts, and lobby not included.

NOTE: THESE DRAWINGS REPRESENT SCHEMATIC INTENT ONLY. SYSTEMS ARE SUBJECT TO CHANGE TO COMPLY WITH LOCAL REGULATORY REQUIREMENTS AS WELL AS STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, CIVIL, LANDSCAPE, ARCHITECTURAL REQUIREMENTS AND SYSTEM AVAILABILITY.

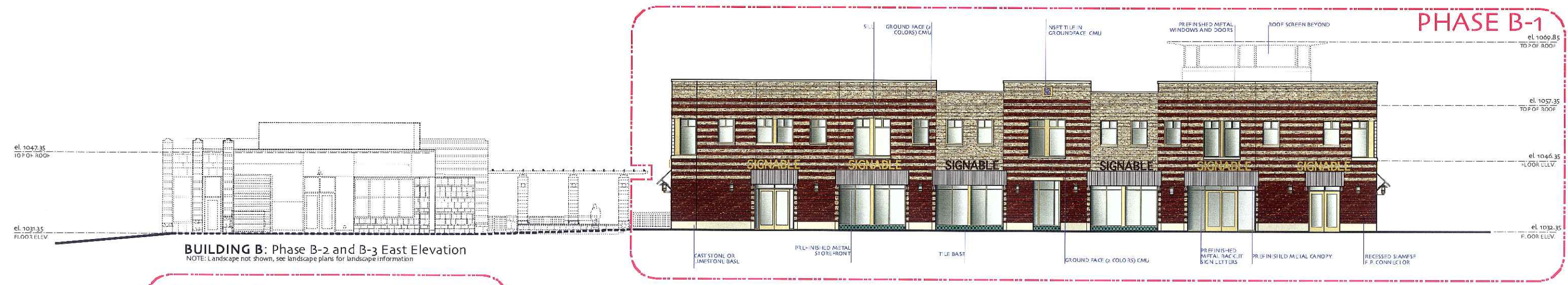






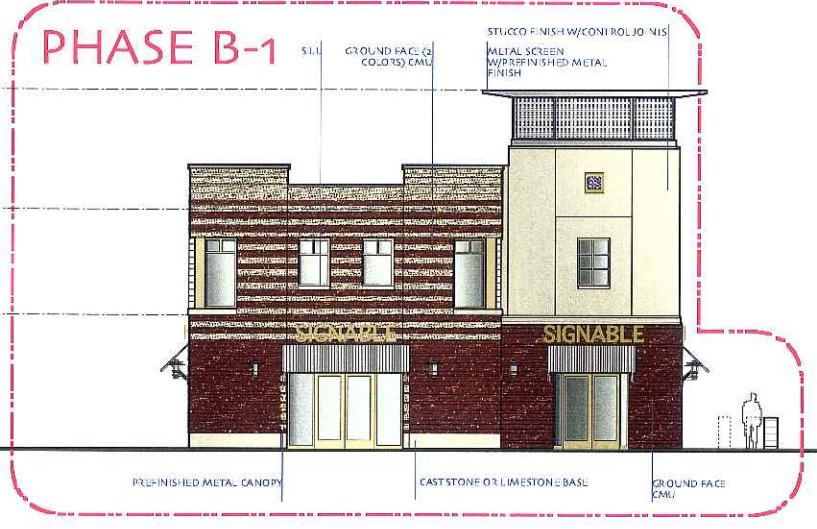
**PHASE B-1**

Phase B-2 and B-3 (future) West Elevation  
NOTE: Landscape not shown, see landscape plans for landscape information

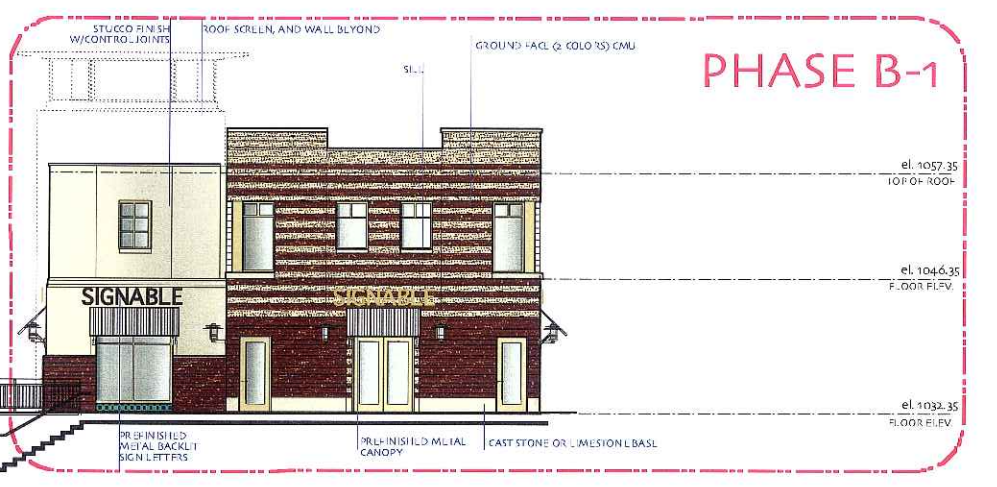


**BUILDING B: Phase B-2 and B-3 East Elevation**  
NOTE: Landscape not shown, see landscape plans for landscape information

**PHASE B-1**



**BUILDING B: Phase B-1 North Elevation**  
NOTE: Landscape not shown, see landscape plans for landscape information

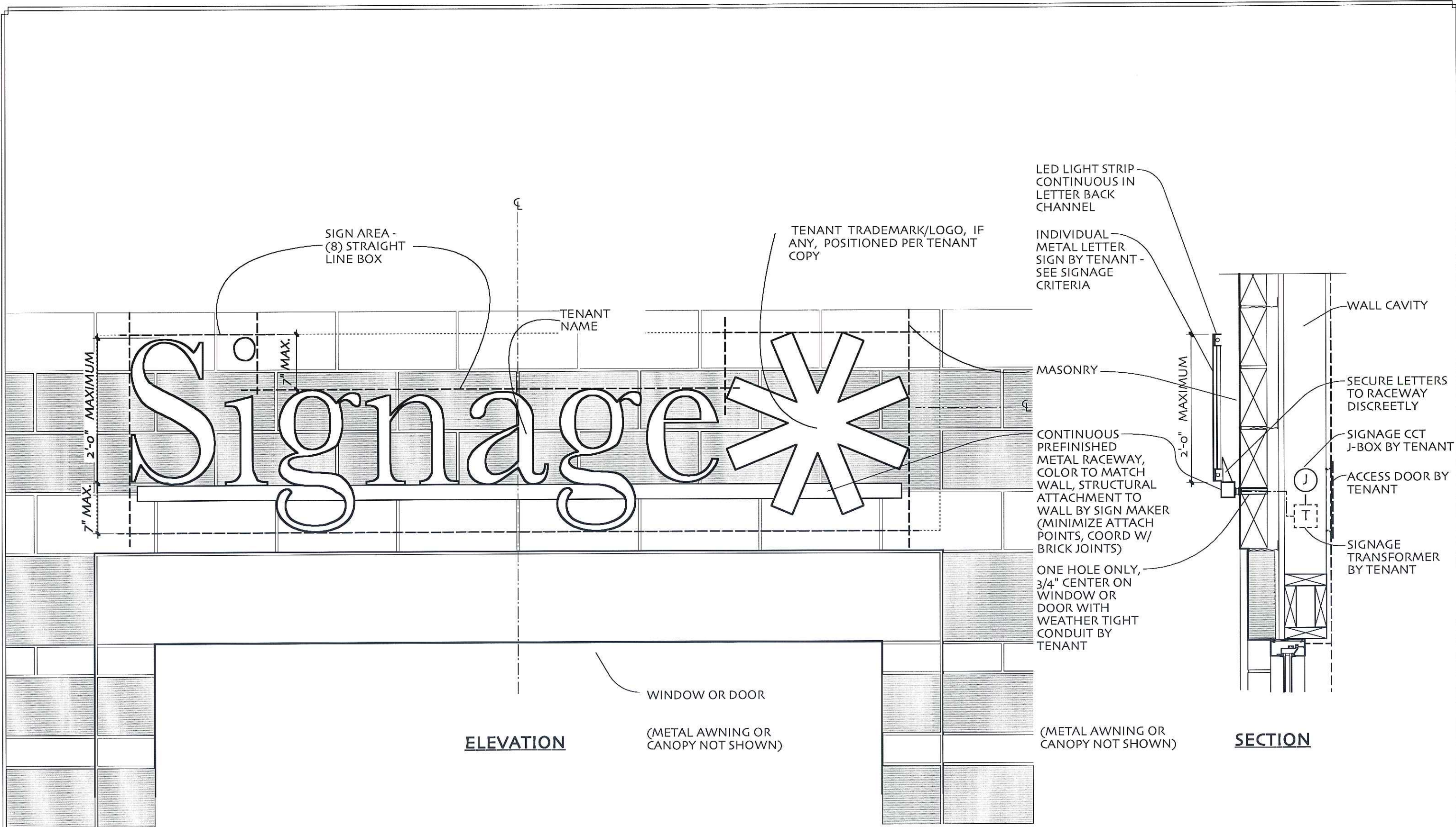


**PHASE B-1**

Phase B-1 South Elevation  
NOTE: Landscape not shown, see landscape plans for landscape information

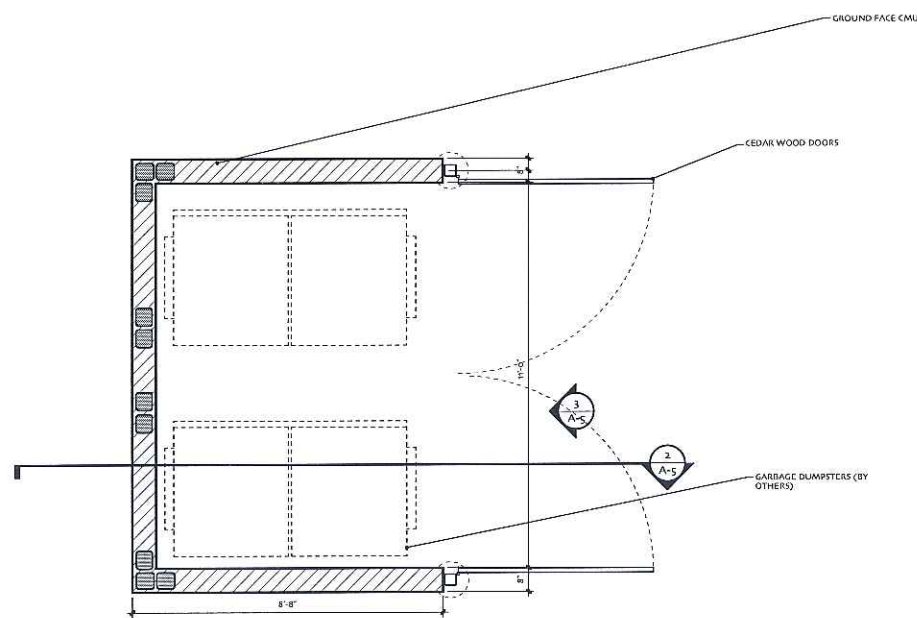
NOTE: THESE DRAWINGS REPRESENT SCHEMATIC INTENT ONLY. SYSTEMS ARE SUBJECT TO CHANGE TO COMPLY WITH LOCAL REGULATORY REQUIREMENTS AS WELL AS STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, CIVIL, LANDSCAPE, ARCHITECTURAL REQUIREMENTS AND SYSTEM AVAILABILITY.



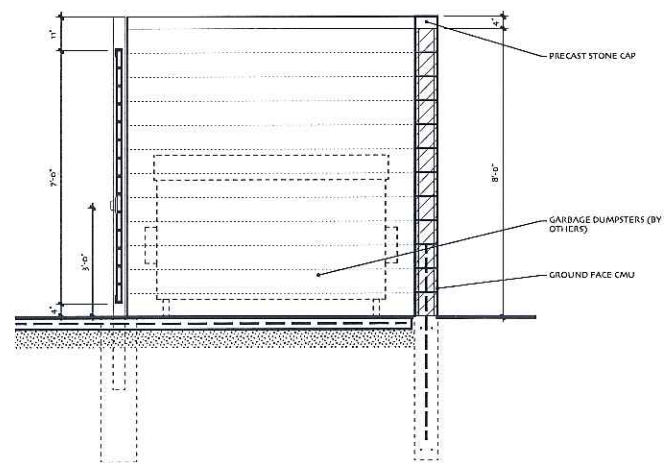


**BUILDING MOUNTED SIGN**  
SCALE 1" = 1'-0"

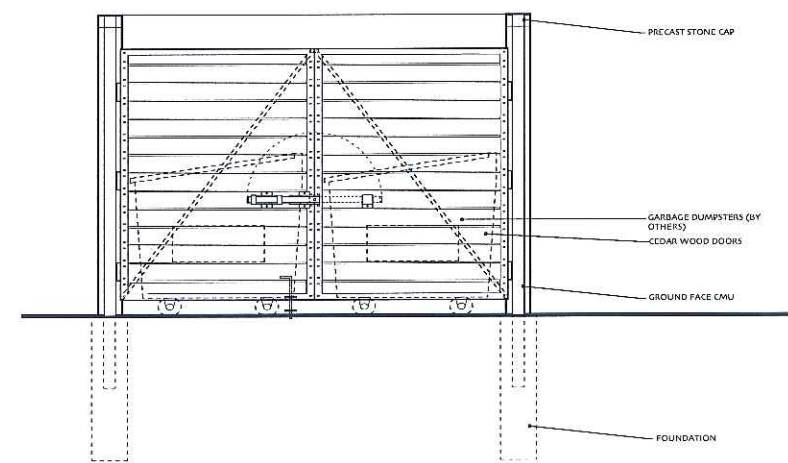




**1 TRASH ENCLOSURE PLAN**  
 PHASE A-2 - BUILDING A  
 (SEE SITE AND LANDSCAPE PLANS FOR LOCATION OF TRASH ENCLOSURE)  
 SCALE: NOT TO SCALE



**2 TRASH ENCLOSURE SECTION**  
 PHASE B - BUILDING B-1  
 SCALE: NOT TO SCALE



**3 TRASH ENCLOSURE ELEVATION**  
 PHASE B - BUILDING B-1  
 SCALE: NOT TO SCALE

NOTE: ALL STEEL TO BE GALVANIZED AND PAINTED UNLESS OTHERWISE NOTED. ALL WOOD TO BE CEDAR W/STAIN FINISH. ALL CMU TO HAVE GROUND FACE FINISH. METAL ROOF TO BE PREFINISHED



1/20/06 06:17:33 Drawing/Electrical/060173 E1.dwg, 5/10/2006 10:53:02 AM, gfr, ARCH D, 11/01/07

**SPECTRA™** 819 - Outdoor Hood

1/2 Fixture / Hood

4 Lamp Ballast

5 Colors

6 Optional Hood Finish

7 Options

3 Lens Element

Architectural Area Lighting

**KIM LIGHTING**

The Archetype™

Standard Features

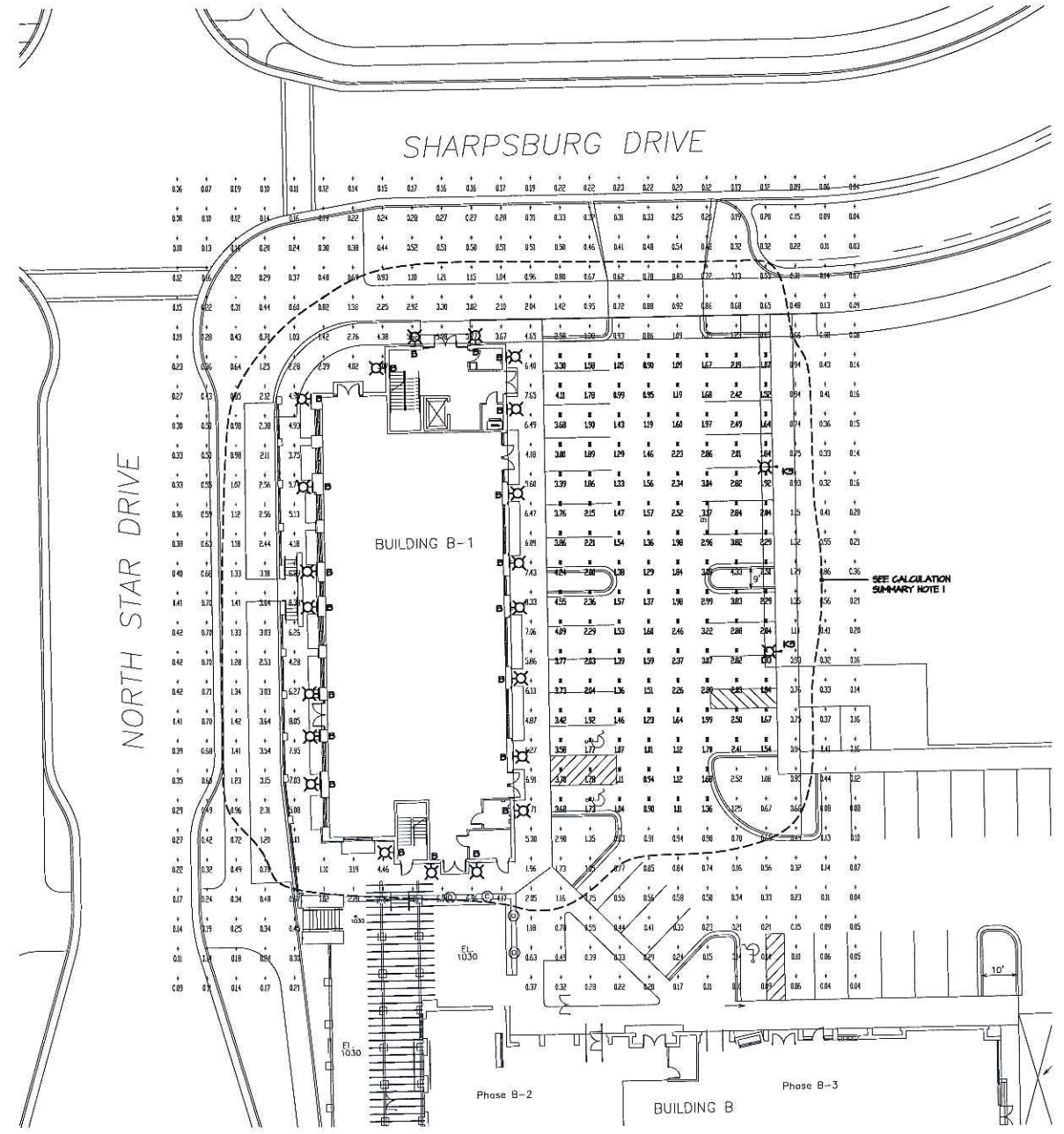
Mounting

Electrical Module

Finish

Color: Black, Dark Bronze, Light Gray, Platinum Silver, White, Custom Color

Support: 1/2" BL-P, 1/2" DB-P, 1" LG-P, 1" PSP, 1" WHP, 2" CC-P



**1 SITE LIGHTING PLAN**  
SCALE: 1/2" = 1'-0"

**FIXTURE SCHEDULE:**

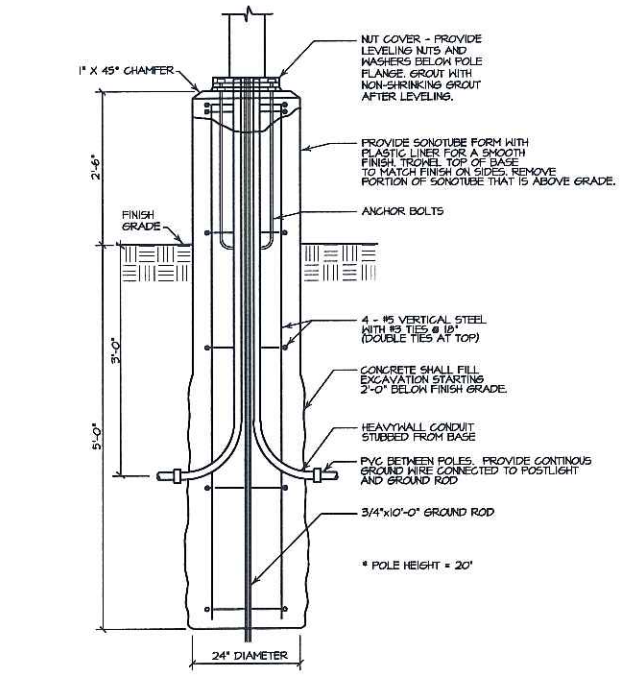
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF	NOTES
K3	⊗	KIM LIGHTING AR3-250MH-DB2-HE	(1) 250 MH	23000	0.75	1
B	⊗	ARCH AREA LIGHTING SP2-DBL-GLA-100MH-DB2	(1) 100 MH	8640	0.75	2

1. FIXTURE MOUNTED ON 20' POLE.
2. FIXTURE HALL MOUNTED AT ELEVATION 1039.85

**CALCULATION SUMMARY:**

PHASE	AVE	MAX	MIN	MAX/MIN	AVE/MIN	WATTS/SQ.FT.
PHASE 1 PARKING LOT	2.9	21 fc	4.8 fc	0.9 fc	5.1	2.4

1. DASHED LINE INDICATES POINT WHERE 0.5 HORIZONTAL FOOTCANDLES OCCURS AT 4 FEET ABOVE THE GROUND.



**ARNOLD AND O'SHERIDAN INC.**  
CONSULTING ENGINEERS

STRUCTURAL ■ CIVIL ■ HVAC ■ PLUMBING  
ELECTRICAL ■ TECHNOLOGY

MADISON, WISCONSIN (608) 821-8500  
BROOKFIELD, WISCONSIN (262) 783-6130  
WWW.ARNLANDOSHERIDAN.COM

**BUILDING B-1**  
5901 SHARPSBURG DRIVE  
MADISON, WI 53718  
GREAT NEIGHBORHOOD, INC.

Sheet Title:  
**SITE LIGHTING PLAN**

Revisions:

No.	Date	Description	By:
1	00-00-00	-	ABC

Project Number: **060173**      Designed By: **DTM**

Date Issued: **05-09-06**      Reviewed By: **DTM**

Sheet Number:  
**E1**







