

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

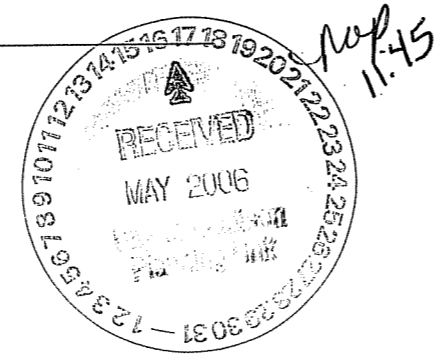
AGENDA ITEM # _____
Project # _____
03451

| | |
|--------------------------------|--|
| DATE SUBMITTED: <u>5/17/06</u> | <input type="checkbox"/> Action Requested |
| UDC MEETING DATE: _____ | <input type="checkbox"/> Informational Presentation |
| | <input type="checkbox"/> Initial Approval and/or Recommendation |
| | <input checked="" type="checkbox"/> Final Approval and/or Recommendation |

PROJECT ADDRESS: 5817-5818 GEMINI DRIVE
ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
ALBRECHT CONSTRUCTION INC. RUSS KOWALSKI
LARRY ALBRECHT GMK ARCHITECTURE INC.
3536 SUGGELKOW RD. MCFARLAND 53558 718 POST ROAD MADISON 53713

CONTACT PERSON: RUSS KOWALSKI
Address: 718 POST ROAD
MADISON, WI. 53713
Phone: 608 277-0585
Fax: -0597
E-mail address: rvssgmk@gmkarch.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)

Grandview Commons

Multi-Family Land
For Sale

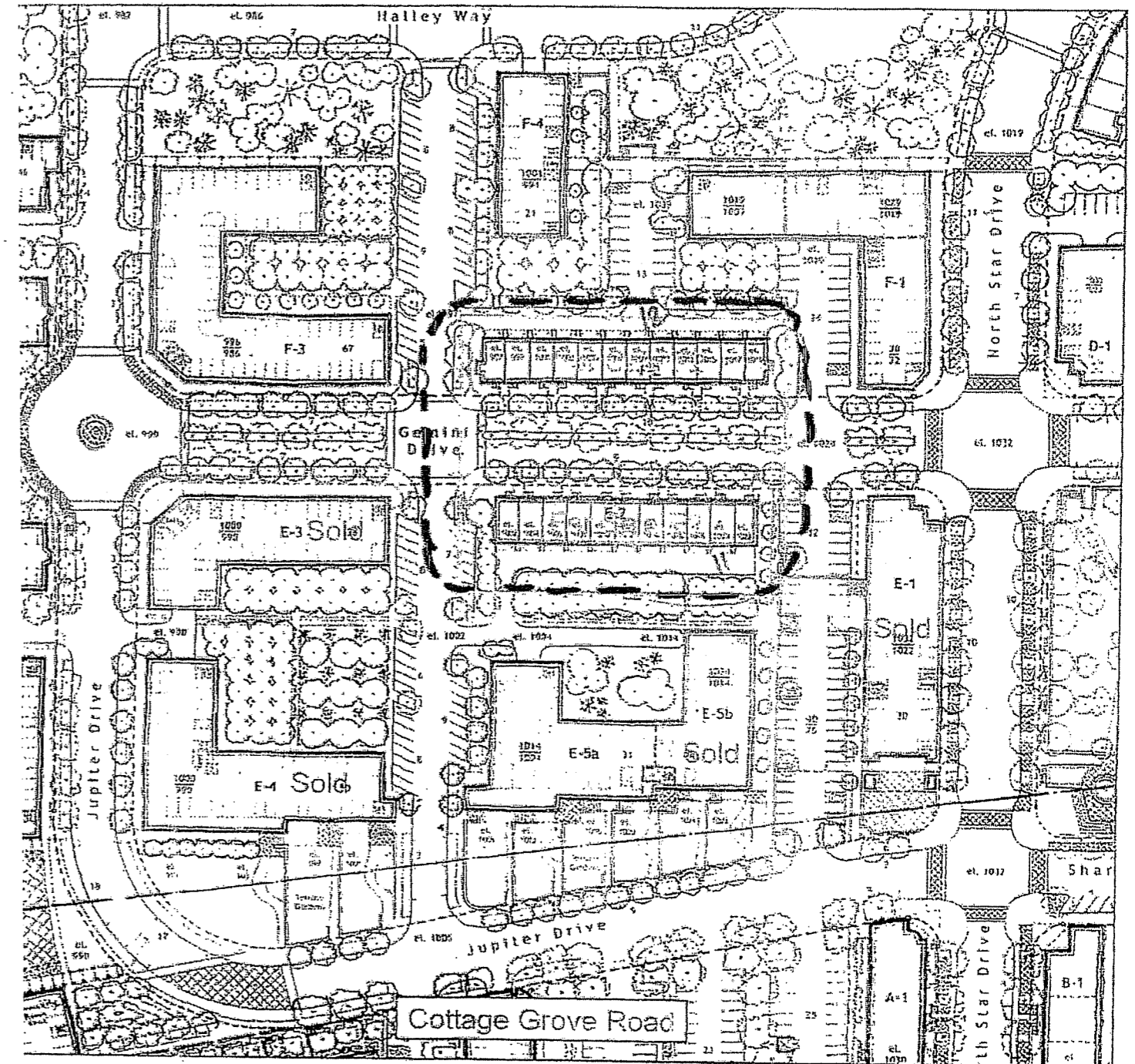


Letter of Intent

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.

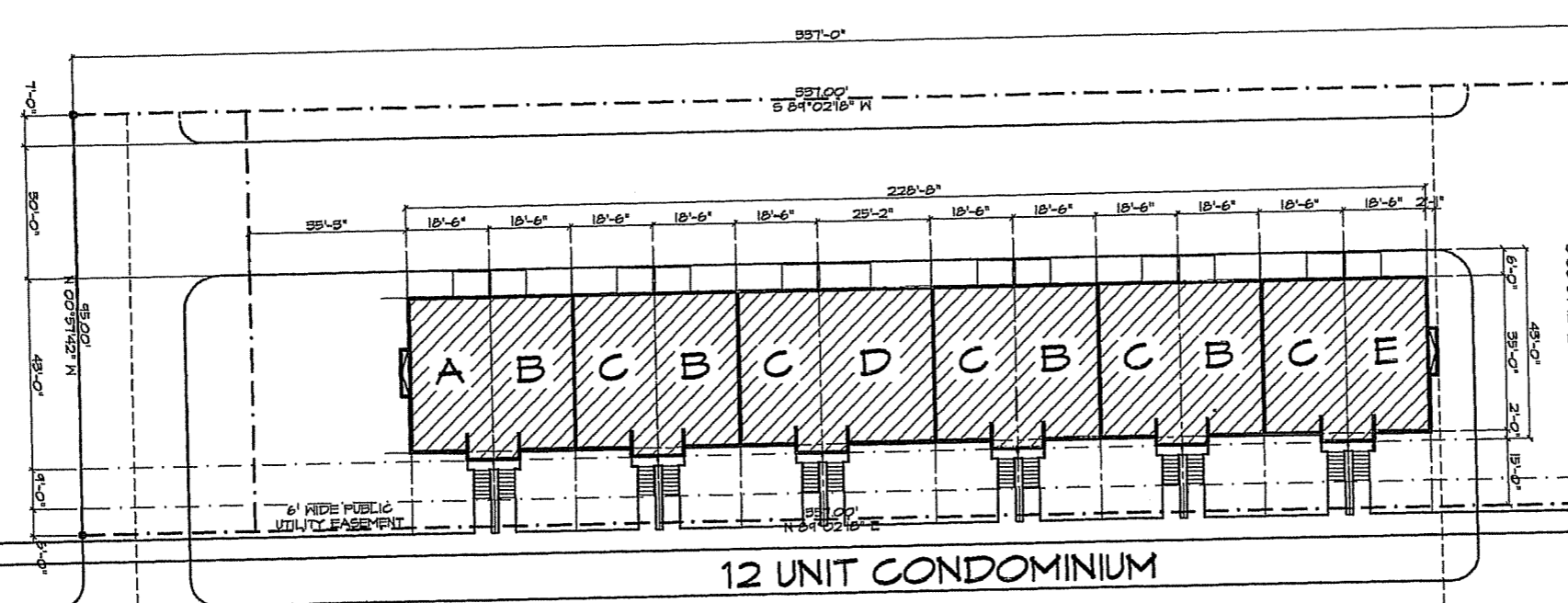


DSI Real Estate Group, Inc., 2800 Royal Ave., Madison, WI 53713

608/226-3060

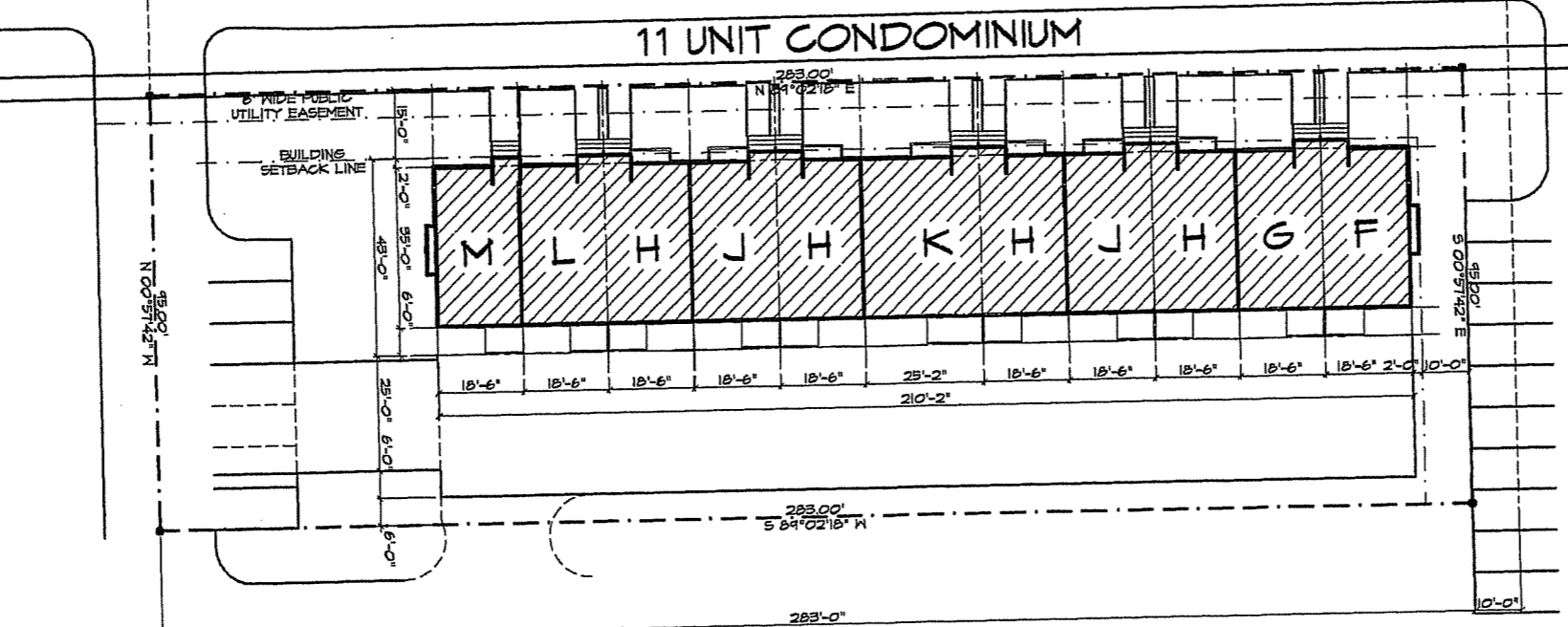
PART OF 447

A
B
C
D



12 UNIT CONDOMINIUM

GEMINI DRIVE



11 UNIT CONDOMINIUM

PART OF 445

ALBRECHT TOWNHOMES
 GEMINI DRIVE
 MADISON, WISCONSIN

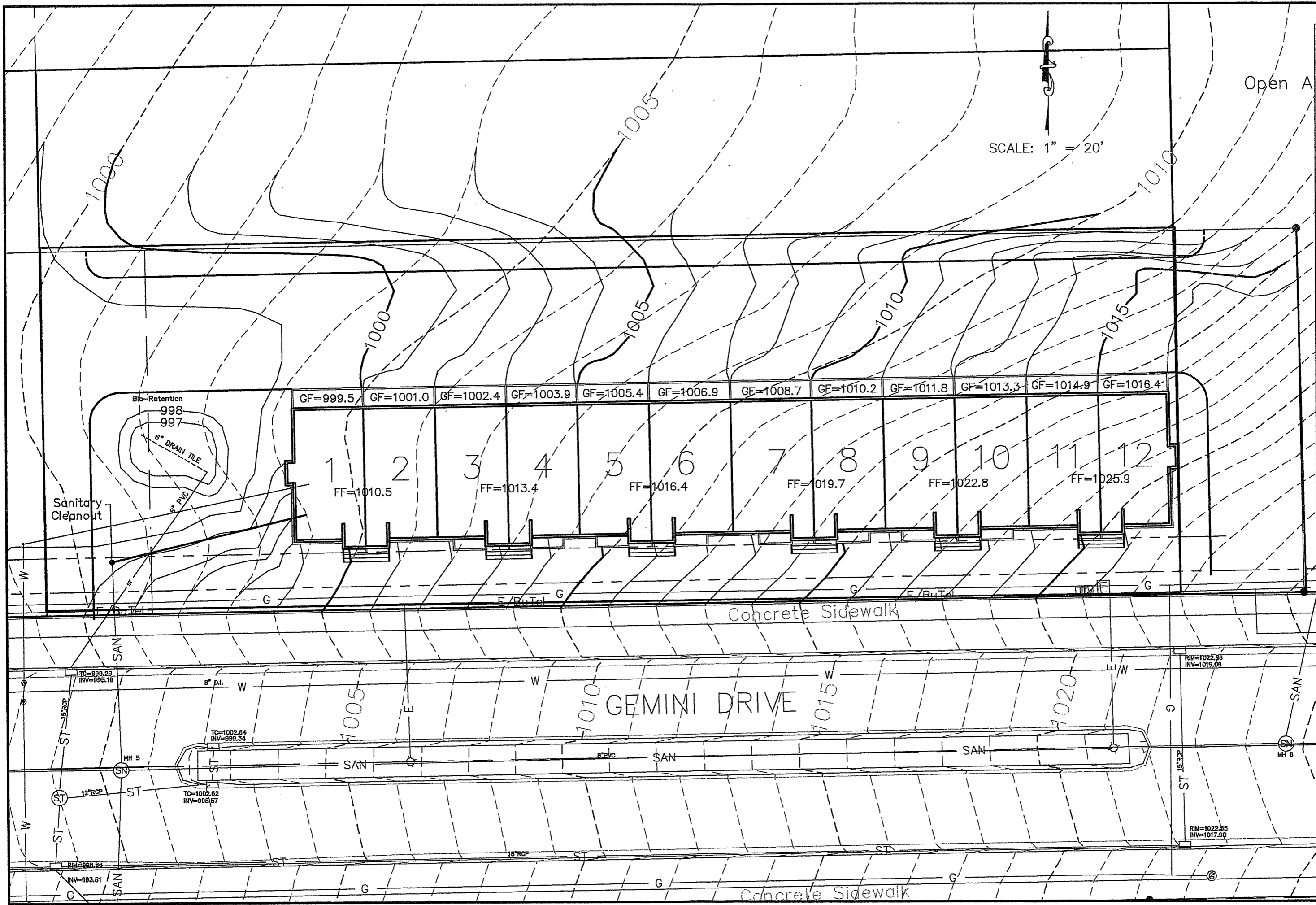
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| Comm. No. | K0610 |
| Issued For | Date |
| PRELIMINARY | 04.12.06 |

SITE PLAN

AO.1

A SITE PLAN
 SCALE: 1" = 20'





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 e-mail: burse@chorus.net
 www.bursesurveying.com

| | | |
|-----------|-------------|------|
| APPROVALS | PROJECT USE | DATE |
| | | |

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

PROJECT #: BSE931-08
 PLOT DATE:
 03-22-2008

REVISION DATES:

ISSUE DATES:

PRELIMINARY GRADING
 PLAN
 NORTH BUILDING

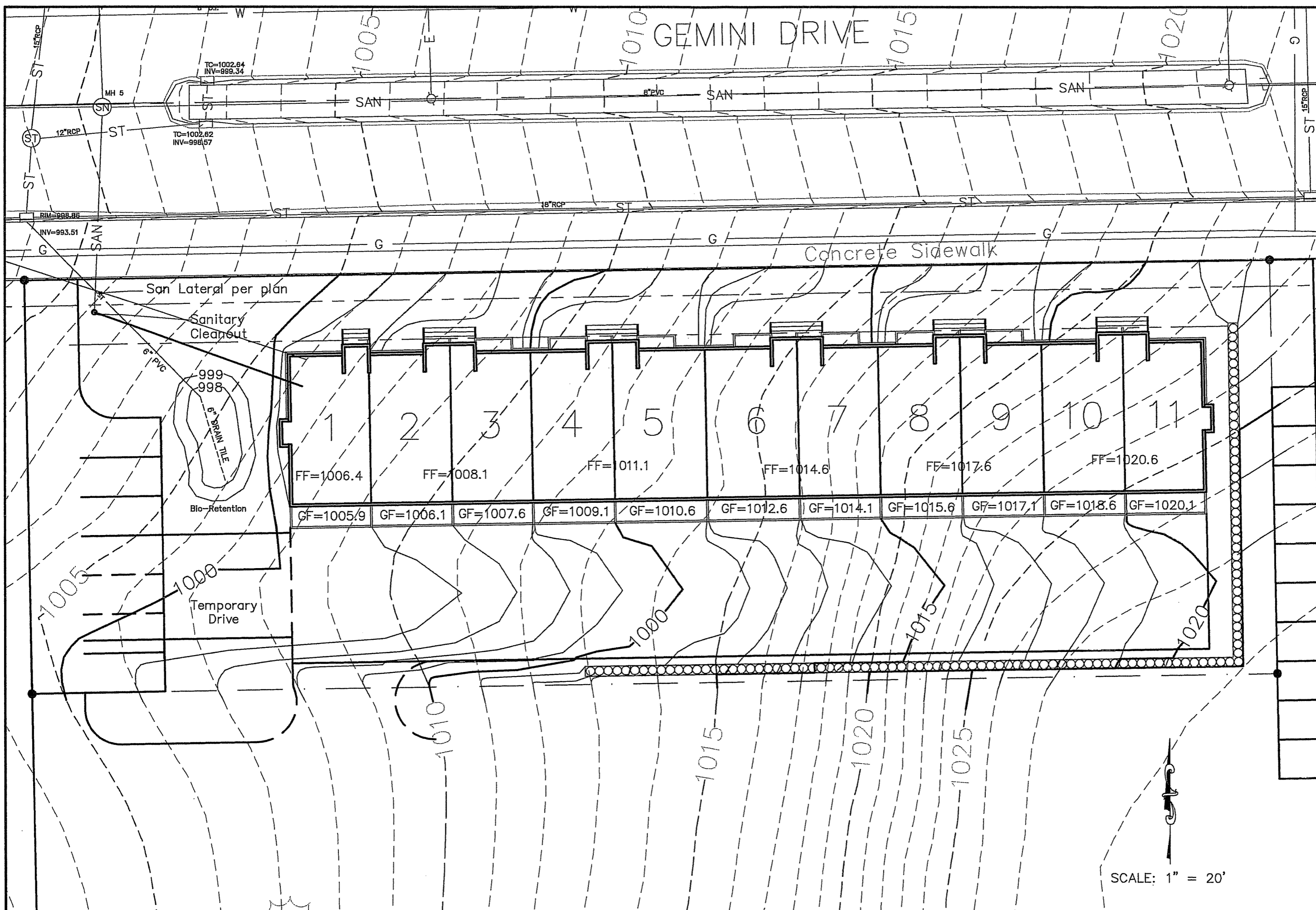
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DRAWING NUMBER

G-1

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| | |
|--------------|------------|
| APPROVAL: | PROJECT: |
| DESIGNED BY: | DATE: |
| CHECKED BY: | SCALE: |
| DRAWN BY: | REVISIONS: |

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

PROJECT #: BSE931-06
 PLOT DATE:
 03-22-2008
 REVISION DATES:

ISSUE DATES:

PRELIMINARY GRADING
 PLAN
 SOUTH BUILDING

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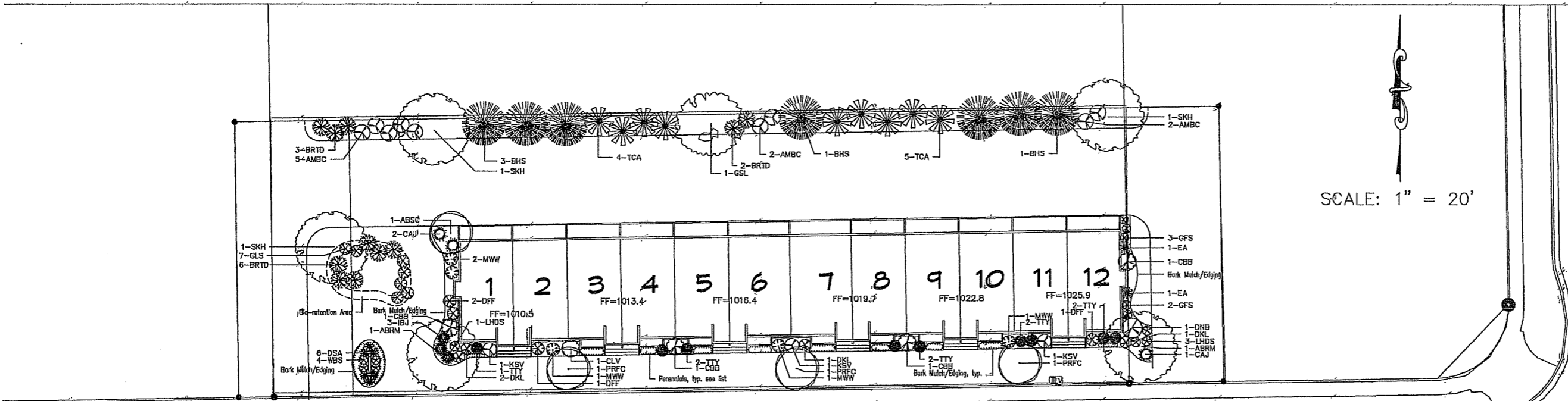
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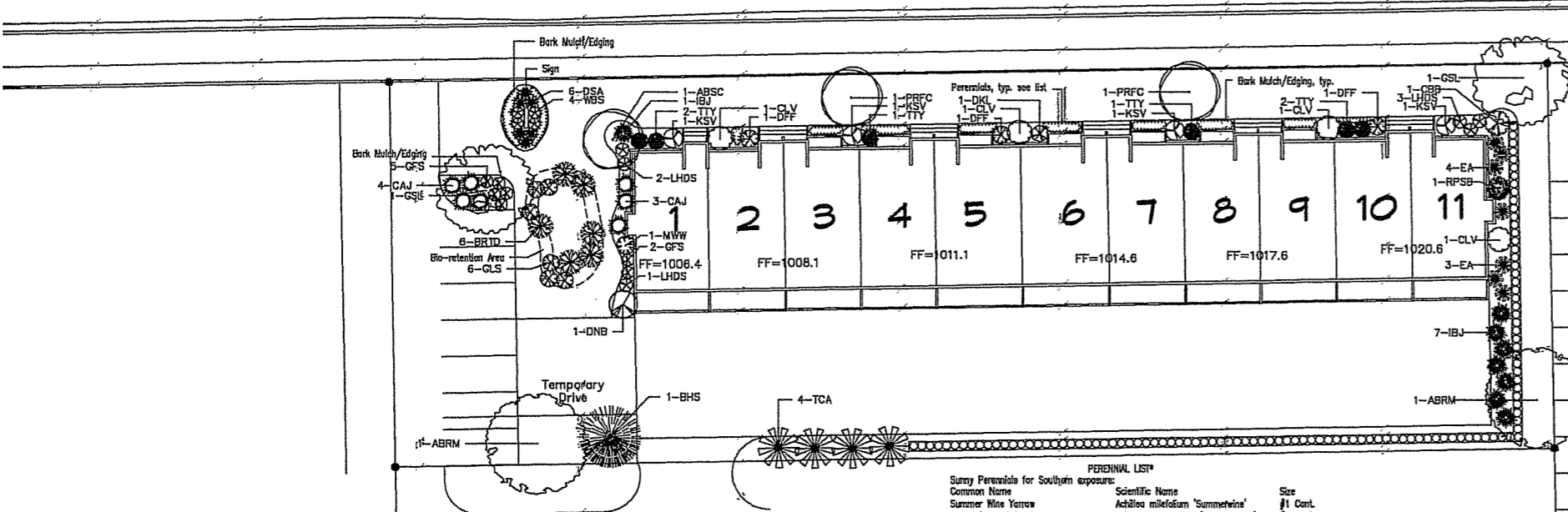
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SCALE: 1" = 20'



SCALE: 1" = 20'

GEMINI DRIVE



PERENNIAL LIST*

| Common Name | Scientific Name | Size |
|---|---------------------------------------|----------|
| Sunny Perennials for Southern exposure: | | |
| Summer Wine Yarrow | Actinella millefolium 'Summerwine' | #1 Cont. |
| Purple Dome Aster | Aster novae-angliae 'Purple Dome' | #1 Cont. |
| Magnus Coneflower | Echinacea purpurea 'Magnus' | #1 Cont. |
| Fantasee Gallardia | Gallardia x Fantasee | #1 Cont. |
| Little Wine Cup Daylily | Hemerocallis x 'Little Wine Cup' | #1 Cont. |
| Vi Laibn Siberian Iris | Iris sibirica 'Vi Laibn' | #1 Cont. |
| Kobold Gayfeather | Liatris spicata 'Kobold' | #1 Cont. |
| Autumn Fire Sedum | Sedum spectabile 'Autumn Fire' | #1 Cont. |
| Prarie Dropseed | Sporobolus heterolepis | #1 Cont. |
| Shady Perennials for Northern exposure: | | |
| Viola in Red Astilbe | Astilbe chinensis 'Viola in Red' | #1 Cont. |
| Color Flash Astilbe | Astilbe x arendsi 'Color Flash' | #1 Cont. |
| Japanese Painted Fern | Allyrium nipponicum 'Painted' | #1 Cont. |
| Silver Sceptre Sedge | Carex marrooni 'Silver Sceptre' | #1 Cont. |
| Stormy Seas Coralbelle | Huechera 'Stormy Seas' | #1 Cont. |
| Blue Angel Hosta | Hosta x 'Blue Angel' | #1 Cont. |
| Sissinghurst White Lungwort | Pulmonaria socc. 'Sissinghurst White' | #1 Cont. |

*Total of 314 S.F. of perennial bed, space 18" o.c.

Plant Material List

| Quantity | Code Name | Common Name | Scientific Name | Planting Size |
|----------------------------|-----------|--------------------------------|---|---------------|
| Broadleaf Deciduous | | | | |
| 3 | SKH | Skyline Honeylocust | Gleditsia triacanthos 'Skyline' | 2" B&B |
| 5 | PRFC | Prairie Fire Crabapple | Malus x 'Prairie Fire' | 1-3/4" B&B |
| 4 | ABRM | Autumn Blaze Red Maple | Acer x freemanii 'Autumn Blaze' | 2" B&B |
| 2 | ABSC | Autumn Brilliance Serviceberry | Amelanchier x grand 'Autumn Brilliance' clp | 6"-7" B&B |
| 3 | GLS | Green Spire Linden | Tilia cordata 'Green Spire' | 2"-Cal |
| Conifer Evergreen | | | | |
| 15 | TTY | Townsend Yew | Taxus x media 'townson' | 18"-24" B&B |
| 8 | BHS | Black Hills Spruce | Picea glauca var. densata | 4'-5" B&B |
| 13 | TCA | Techy Arborvitae | Thuja occidentalis 'Techy' | 4'-5" B&B |
| 9 | EA | Emerald Arborvitae | Thuja occidentalis 'Emerald' | 5'-8" B&B |
| 11 | IBJ | Icee Blue Juniper | Juniperus horizontalis 'Icee Blue' | #5 CONT. |
| 12 | DSA | Degroot Spire Arborvitae | Thuja occidentalis 'Degroot Spire' | #2 CONT. |
| 6 | CAJ | Compact Arceuthobium Juniper | Juniperus sibirica 'Arceuthobium Compact' | #5 CONT. |
| Shrub | | | | |
| 5 | CBB | Compact Burning Bush | Euronymus alatus 'compactus' | 24"-30" B&B |
| 10 | LHDS | Little Henry Dwarf Sweetgum | Liquidambar styraciflua | #3 CONT. |
| 5 | GFS | Goldflame Spirea | Spiraea japonica 'goldflame' | 15"-18" B&B |
| 5 | DKL | Dwarf Korean Lilac | Syringa meyeri 'Palibin' | 24"-30" B&B |
| 2 | DNB | Diablo Nancebark | Physocarpus opulifolius 'Diablo' | 18"-24" |
| 7 | KSV | Korean Spice Viburnum | Viburnum carlesii | 30"-36" B&B |
| 6 | MWW | Midnight Wine Weigela | Weigela florida 'Elera' | #2 CONT. |
| 5 | CLV | Chicago Lustre Viburnum | Viburnum dentatum 'Chicago Lustre' | 3'-4" B&B |
| 6 | WBS | White Birchleaf Spirea | Spiraea betulifolia | 15"-18" |
| 1 | RPSB | Royal Purple Smoke Bush | Cotinus coggygria 'Royal Purple' | #5 CONT. |
| 7 | DFP | Dwarf Faltergilla | Falthergilla gardenii | 30"-36" B&B |
| 17 | BRID | Bailey Red Twig Dogwood | Cornus sericea f. baileyi | #3 CONT. |
| 9 | AMBC | Autumn Magic Black Chokeberry | Aronia melanocarpa 'Autumn Magic' | 18"-24" |
| 13 | GLS | Green-Low Samoc | Rhus aromatica 'Gro-low' | #2 CONT. |

Landscaping by:

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| | | | |
|-----------|-------------|------------|------|
| APPROVALS | DESIGNED BY | CHECKED BY | DATE |
| | | | |

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PROJECT #: BSE931-06
PLOT DATE:
03-22-2006

REVISION DATES:

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PRELIMINARY GRADING PLAN
NORTH BUILDING

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DRAWING NUMBER
G-1



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



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

ALBRECHT TOWNHOMES - GEMINI DRIVE
 GEMINI DRIVE
 MADISON, WISCONSIN

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12 UNIT ELEVATIONS

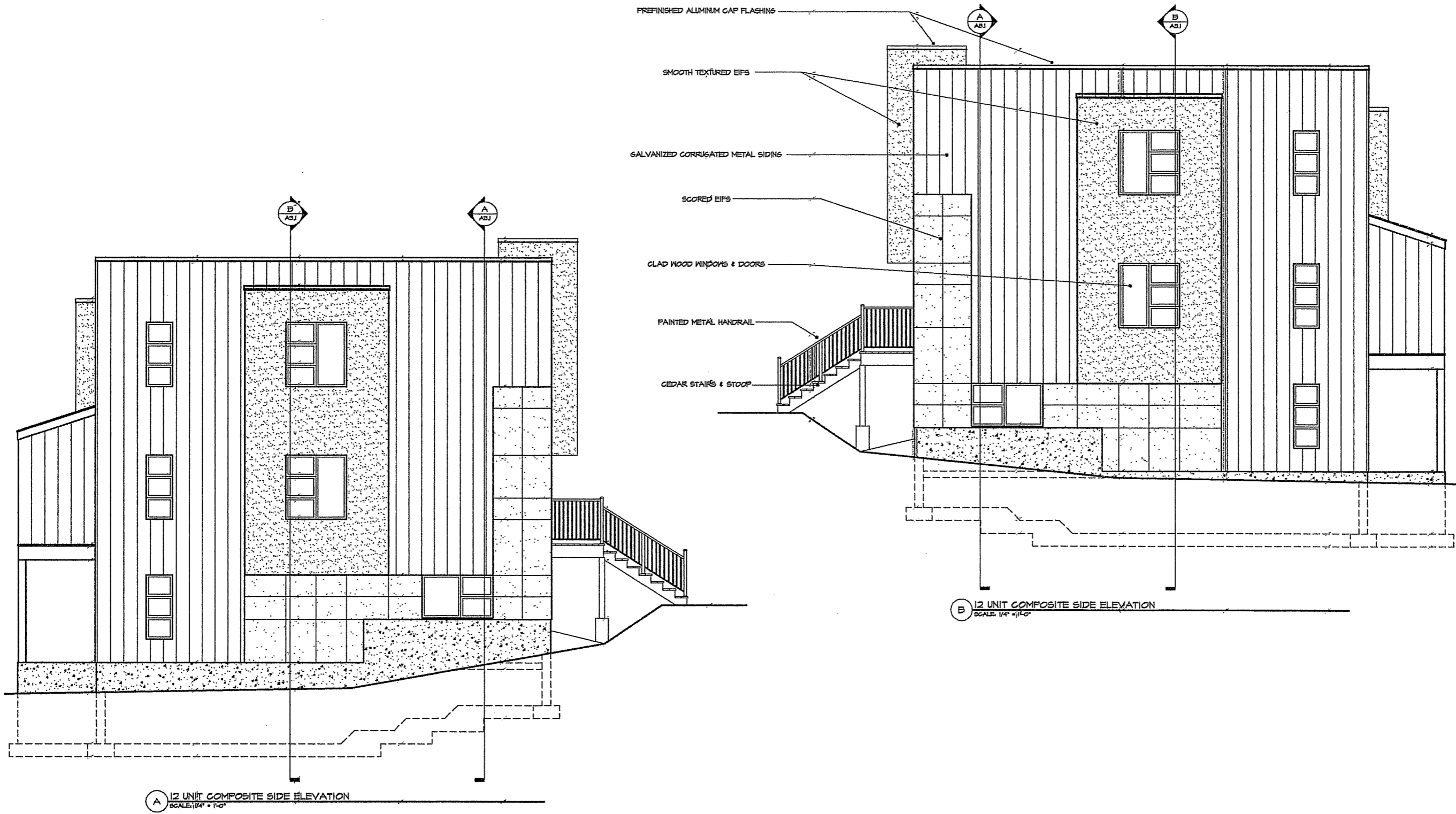
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ALBRECHT TOWNHOMES - GEMINI DRIVE
 GEMINI DRIVE
 MADISON, WISCONSIN

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| Comm. No. | K0610 |
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12 UNIT ELEVATIONS

A2.2



A 12 UNIT COMPOSITE SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

B 12 UNIT COMPOSITE SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

PREFINISHED ALUMINUM GAP FLASHING

SMOOTH TEXTURED EIFS

GALVANIZED CORRUGATED METAL SIDING

SCORED EIFS

CLAD WOOD WINDOWS & DOORS

PAINTED METAL HANDRAIL

CEDAR STAIRS & STOOP

A

B

C

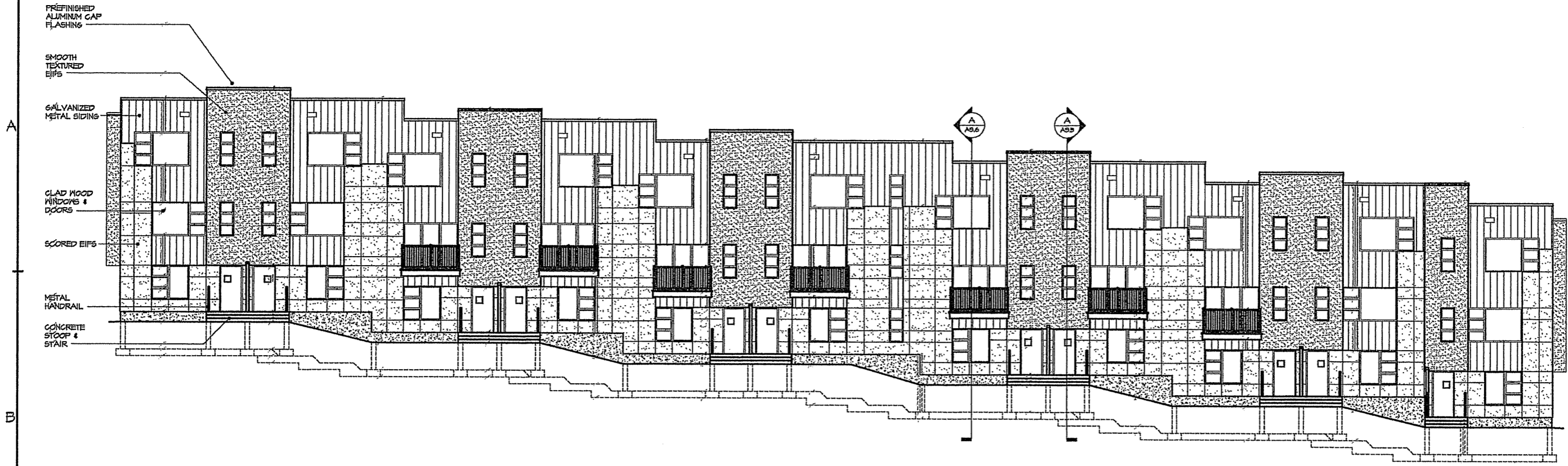
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A

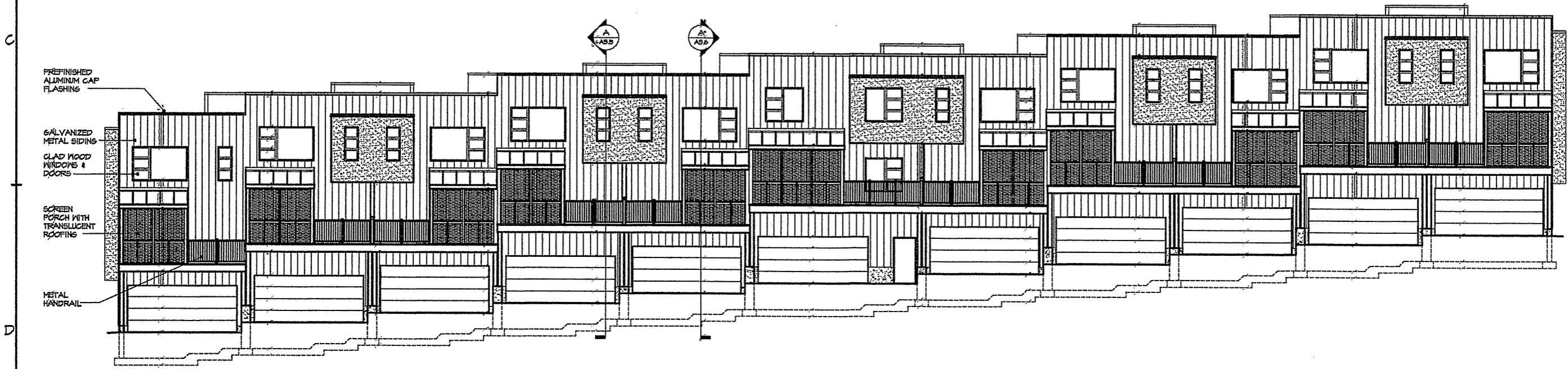
B

C

D



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



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

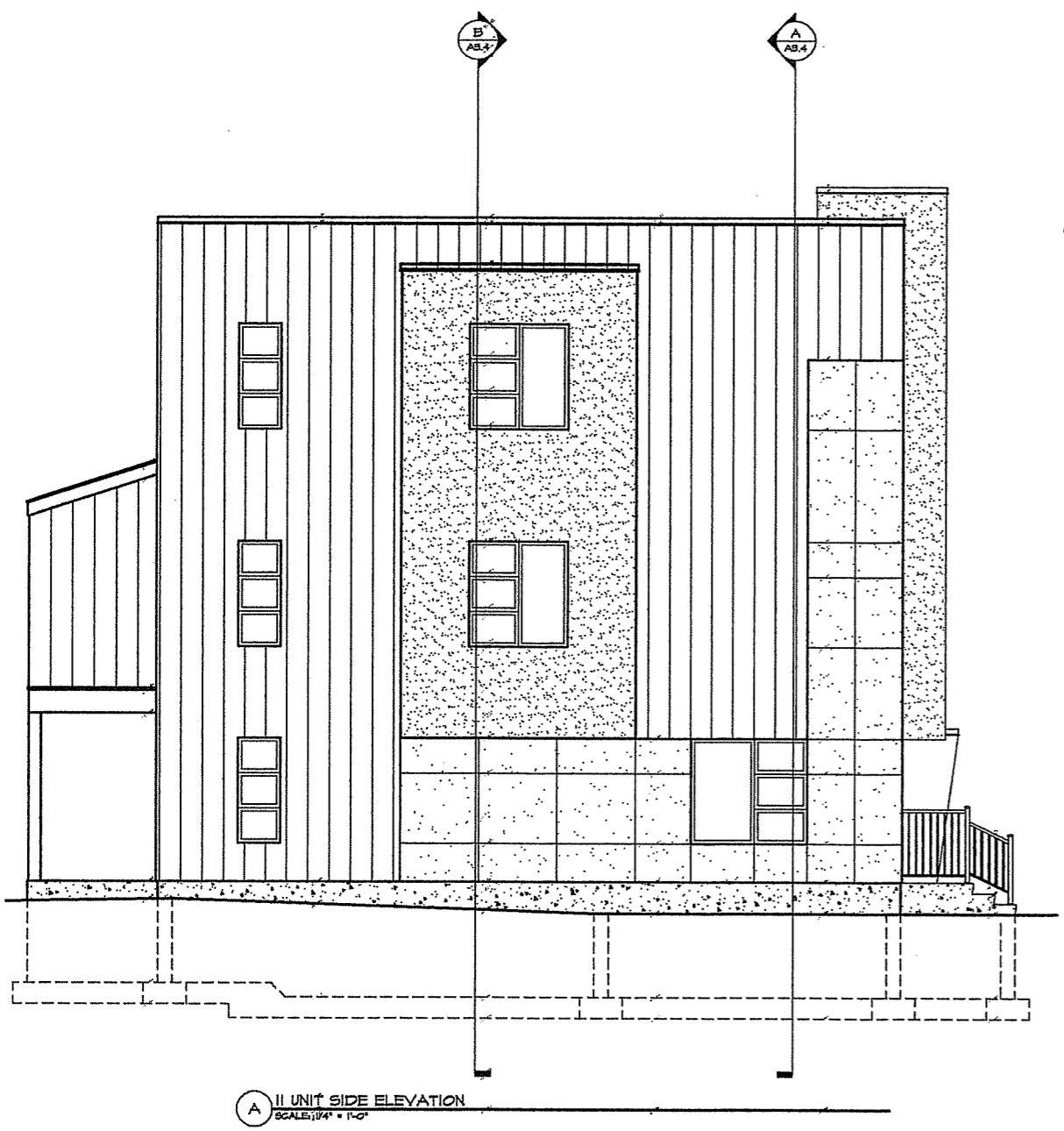
ALBRECHT TOWNHOMES - GEMINI DRIVE
 GEMINI DRIVE
 MADISON, WISCONSIN

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II UNIT ELEVATIONS

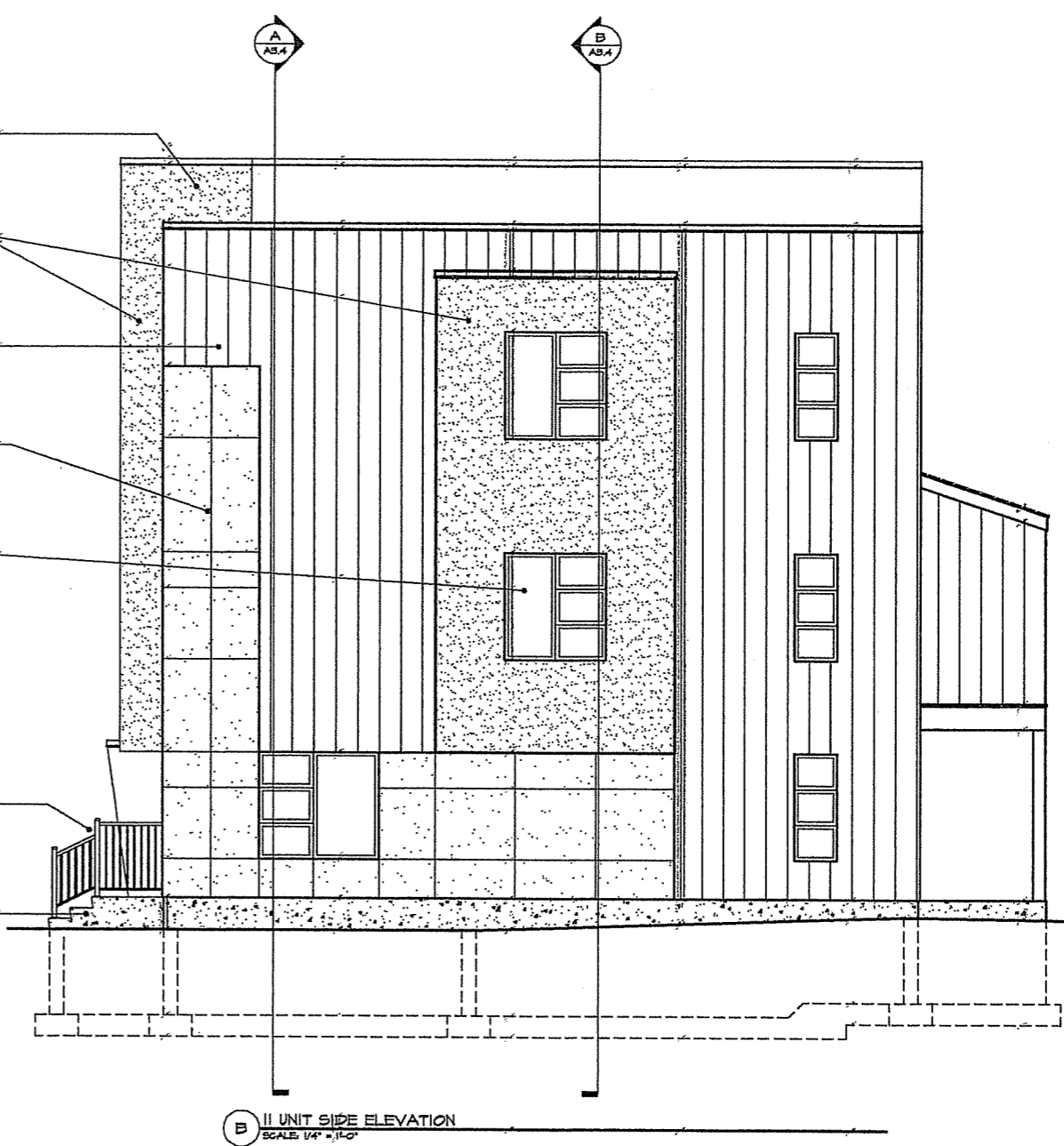
A2.3

A
B
C
D



A II UNIT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- PREFINISHED ALUMINUM GAP FLASHING
- SMOOTH TEXTURED EIFS
- GALVANIZED METAL SIDING
- SCORED EIFS
- CLAD WOOD WINDOWS & DOORS
- METAL HANDRAIL
- CONCRETE STAIRS & STOOP



B II UNIT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ALBRECHT TOWNHOMES - GEMINI DRIVE
GEMINI DRIVE
MADISON, WISCONSIN

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II UNIT ELEVATIONS