

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

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>9.18.2013</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>9.25.2013</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: NORTH STAR ? JUPITER DRIVE

ALDERMANIC DISTRICT: 3 - CHARE

OWNER/DEVELOPER (Partners and/or Principals) DSI REAL ESTATE ARCHITECT/DESIGNER/OR AGENT: JLA ARCHITECTS + PLANNERS

2300 CROSSROADS - SUITE 2300
MADISON, WI 53718

CONTACT PERSON: JOSEPH LEE - JLA ARCHITECTS

Address: 2300 CROSSROADS - SUITE 2300
MADISON, WI 53718

Phone: 608.442.3860

Fax: N/A

E-mail address: JLEE@JLA-AP.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 40,000 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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

GRANDVIEW COMMONS
APARTMENT HOMES
MADISON, WISCONSIN



URBAN DESIGN COMMISSION - INFORMATIONAL MEETING

18 September, 2013

PROJECT DESCRIPTION :

This proposed project is a Specific Implementation Plan for a Mixed-Use multi-family/retail building in the Grandview Commons Neighborhood.

Proposed Use:

We are proposing a five story mixed-use building to be a part of the overall Grandview Commons neighborhood.

- Up to 75 Multi-Family Residential Units
- 2,000 square feet of ground floor retail with the option to expand to around 10,000 s.f.

Site Design

The site is designed to re-inforce the 'New Urbanism' characteristics of Grandview Commons to create a cohesive mixed-use community that has a 'sense of place'.

- The building will address the public realm with its uses, orientation, form, and access.
- Surface parking is screened from primary streets.

Building Design

The proposed building is designed in a more contemporary/modern aesthetic - with masonry veneer, fiber-cement siding, and larger windows.

- Building massing is broken up by use of materials, 'bi-passing' planes
- Each unit has a balcony - integrated into the overall design of the building.
- Ground floor will be designed to accommodate both residential and potential retail uses.
- Unit mix & sizes are not finalized. Therefore, architectural images are presented to introduce the architectural character. Exterior elevations may change slightly as designs are developed.



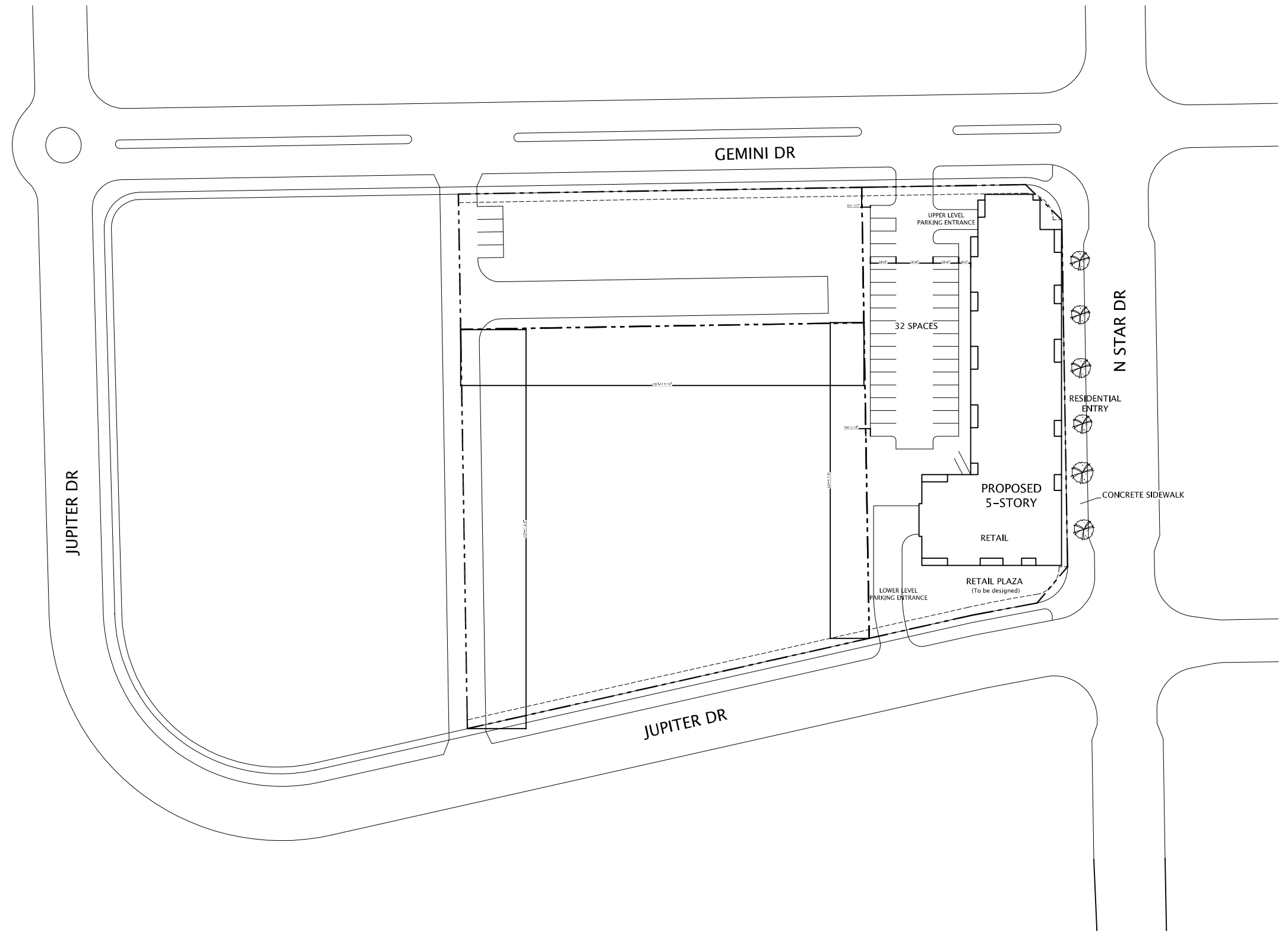


GRANDVIEW COMMONS APARTMENTS – E1 BUILDING
CONCEPT DESIGN

18 SEPTEMBER, 2013

BUILDING DATA - TYPICAL BUILDING									
FLRS	UNITS						PARKING PROVIDED		
	1BR	1BR+	2BR	3BR	TOTAL	BEDS	COVERED	SURFACE	RATIO
5	6	0	9	0	15	24	20	7	
4	6	0	9	0	15	24	20	7	
3	6	0	9	0	15	24	20	7	
2	6	0	9	0	15	24	20	7	
1	7	0	5	0	12	17	13	4	
T.	31	0	41	0	72	113	93	32	1.17 / BR
	43%	0%	57%	0%					1.74 / UNIT

NOTES:
 PARKING COUNTS DO NOT INCLUDE STREET PARKING.
 PARKING RATIO DO NOT INCLUDE RETAIL SPACE.
 BUILDING DOES NOT HAVE COMMON SPACE AREAS.

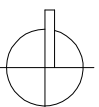


GRANDVIEW COMMONS APARTMENTS - E1 BUILDING

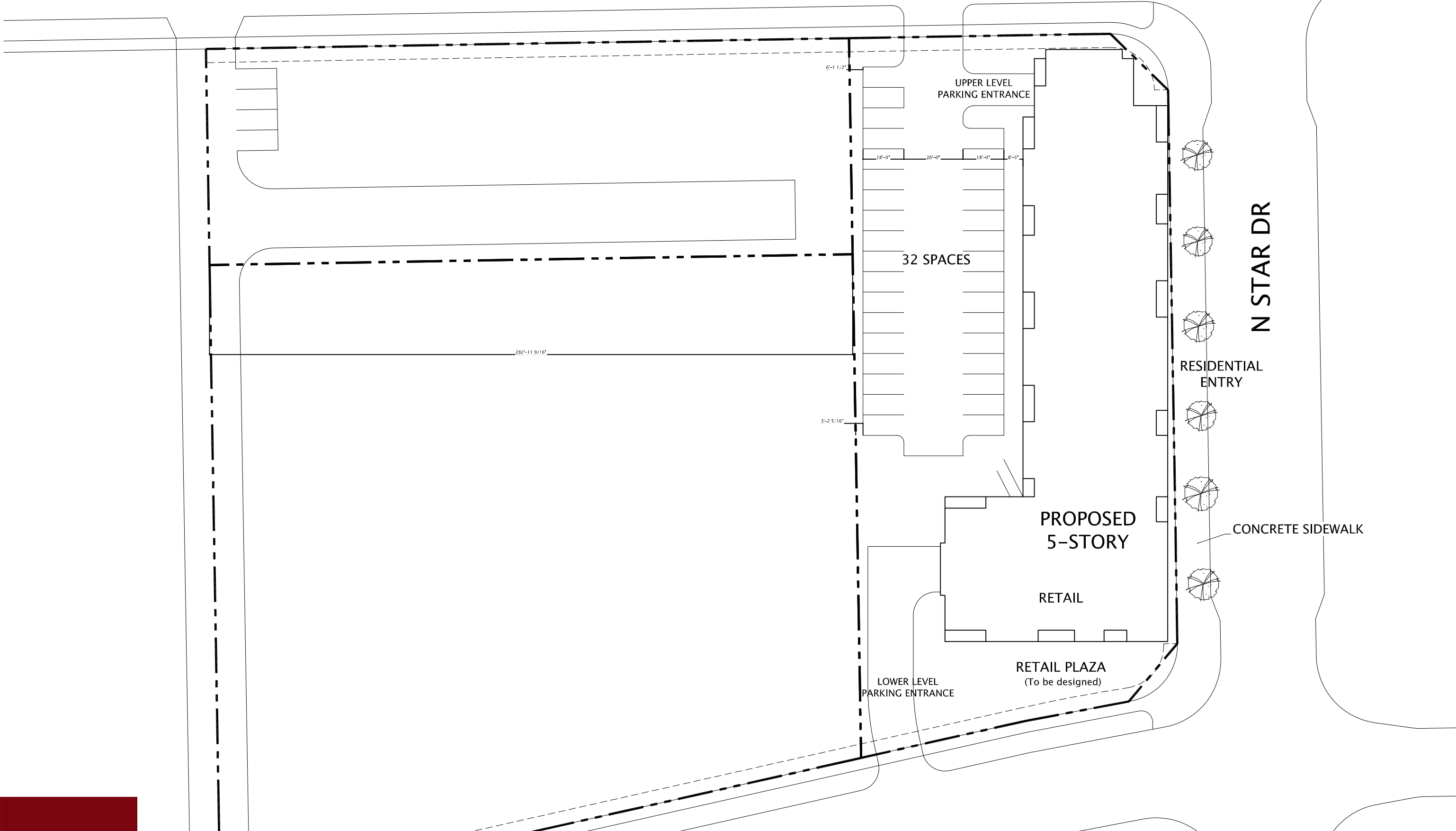
CONCEPT DESIGN

18 SEPTEMBER, 2013

1"=80'



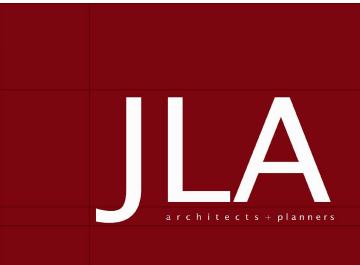
GEMINI DR



N STAR DR

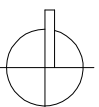
GRANDVIEW COMMONS APARTMENTS – E1 BUILDING

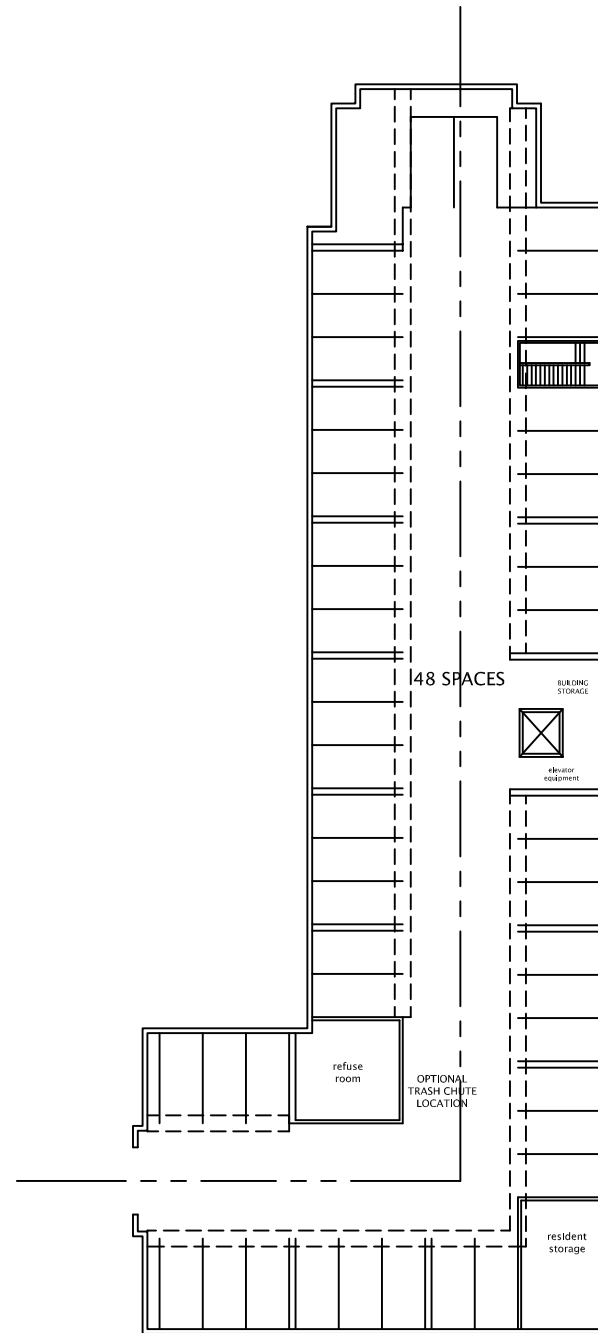
CONCEPT DESIGN



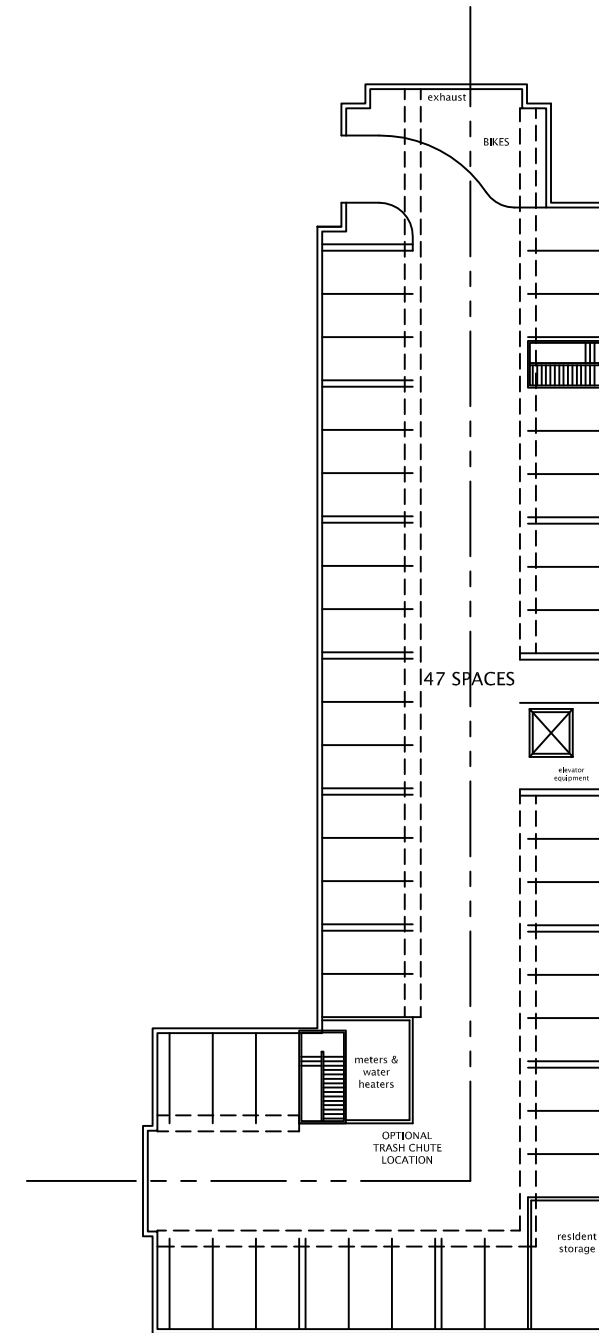
18 SEPTEMBER, 2013

1"=40'





LOWER LEVEL PARKING PLAN
1"=40"



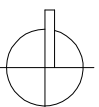
UPPER LEVEL PARKING PLAN
1"=40"

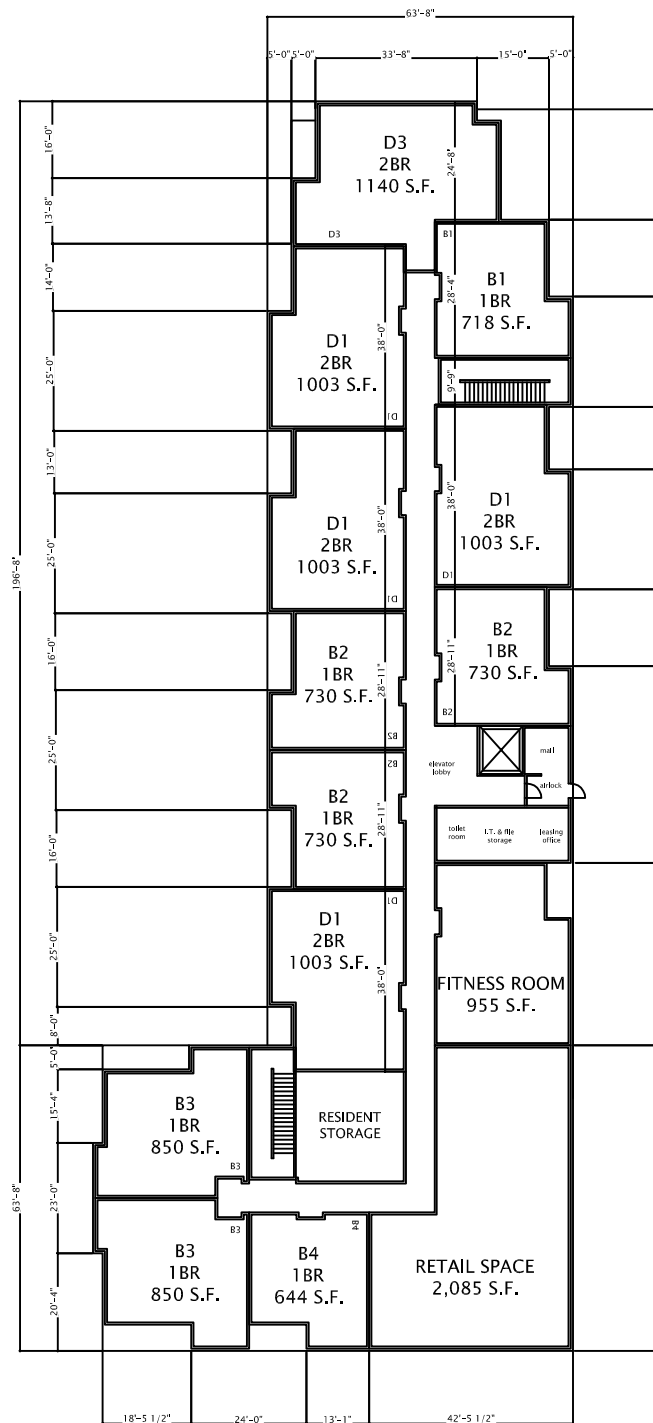


GRANDVIEW COMMONS APARTMENTS – E1 BUILDING
CONCEPT DESIGN

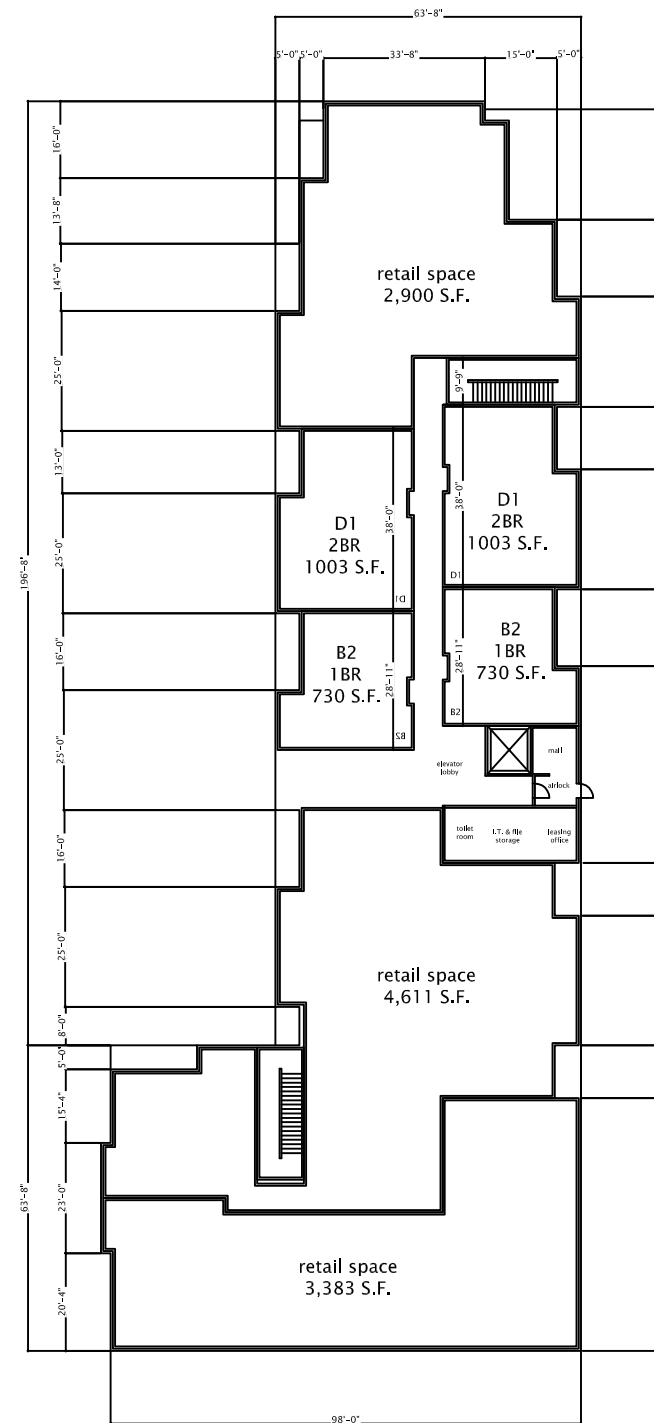
18 SEPTEMBER, 2013

1"=40'





GROUND FLOOR PLAN
MINIMUM RETAIL



RETAIL OPTIONS

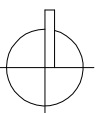


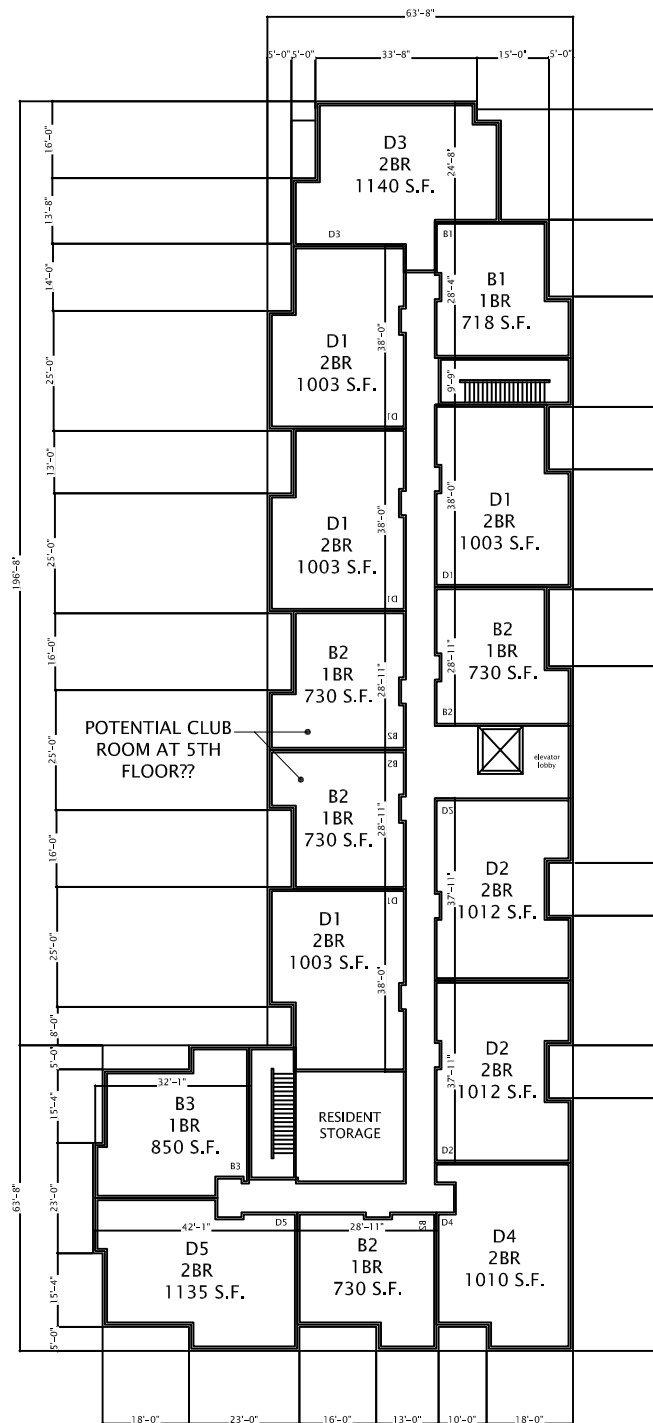
GRANDVIEW COMMONS APARTMENTS – E1 BUILDING

CONCEPT DESIGN

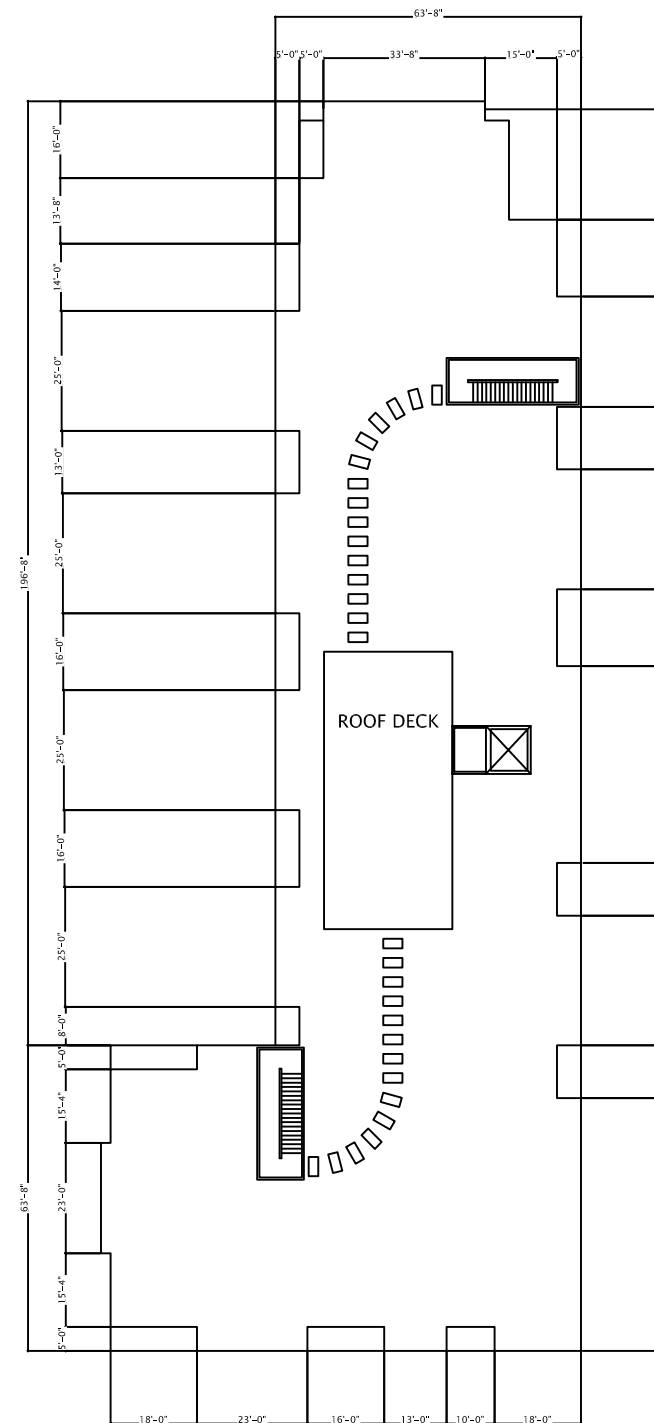
18 SEPTEMBER, 2013

1"=40'





TYPICAL RESIDENTIAL FLOOR



ROOF PLAN



GRANDVIEW COMMONS APARTMENTS – E1 BUILDING

CONCEPT DESIGN

18 SEPTEMBER, 2013

1"=40'

