



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>June 24, 2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>July 15, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 6033 GEMINI DRIVE
Project Title (if any): GRANDVIEW COMMONS TOWN CENTER

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: JLA ARCHITECTS Company: JLA ARCHITECTS
 Street Address: 2418 CROSSROADS DRIVE SUITE 2300 City/State: MADISON / WI Zip: 53718
 Telephone: (608) 241-9500 Fax: () Email: JLEE@JLA-AP.COM

Project Contact Person: BOB MCCAIGUE Company: JLA ARCHITECTS
 Street Address: 2418 CROSSROADS DRIVE SUITE 2300 City/State: MADISON / WI Zip: 53718
 Telephone: (608) 442-3867 Fax: () Email: RMCCAIGUE@JLA-AP.COM

Project Owner (if not applicant): DSI REAL ESTATE
 Street Address: 2800 ROYAL AVENUE, SUITE 101 City/State: MADISON / WI Zip: 53713
 Telephone: (608) 226-3060 Fax: () Email: PDANLB@DSIREALESTATE.COM

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with TIM PARKS on MARCH 3, 2015.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant JLA ARCHITECTS Relationship to Property PROJECT ARCHITECT
 Authorized Signature Date JUNE 24, 2015

GRANDVIEW COMMONS
TOWN CENTER
MADISON, WISCONSIN



URBAN DESIGN COMMISSION - INFORMATIONAL

PROJECT DESCRIPTION:

This proposed project is a Specific Implementation Plan for a commercial development in the Grandview Commons Neighborhood.

Proposed Use:

We are proposing a commercial development consisting of five one and two story buildings to be a part of the overall Grandview Commons neighborhood.

- Approximately 30,000 square feet of commercial s.f. over 5 buildings.

Site Design

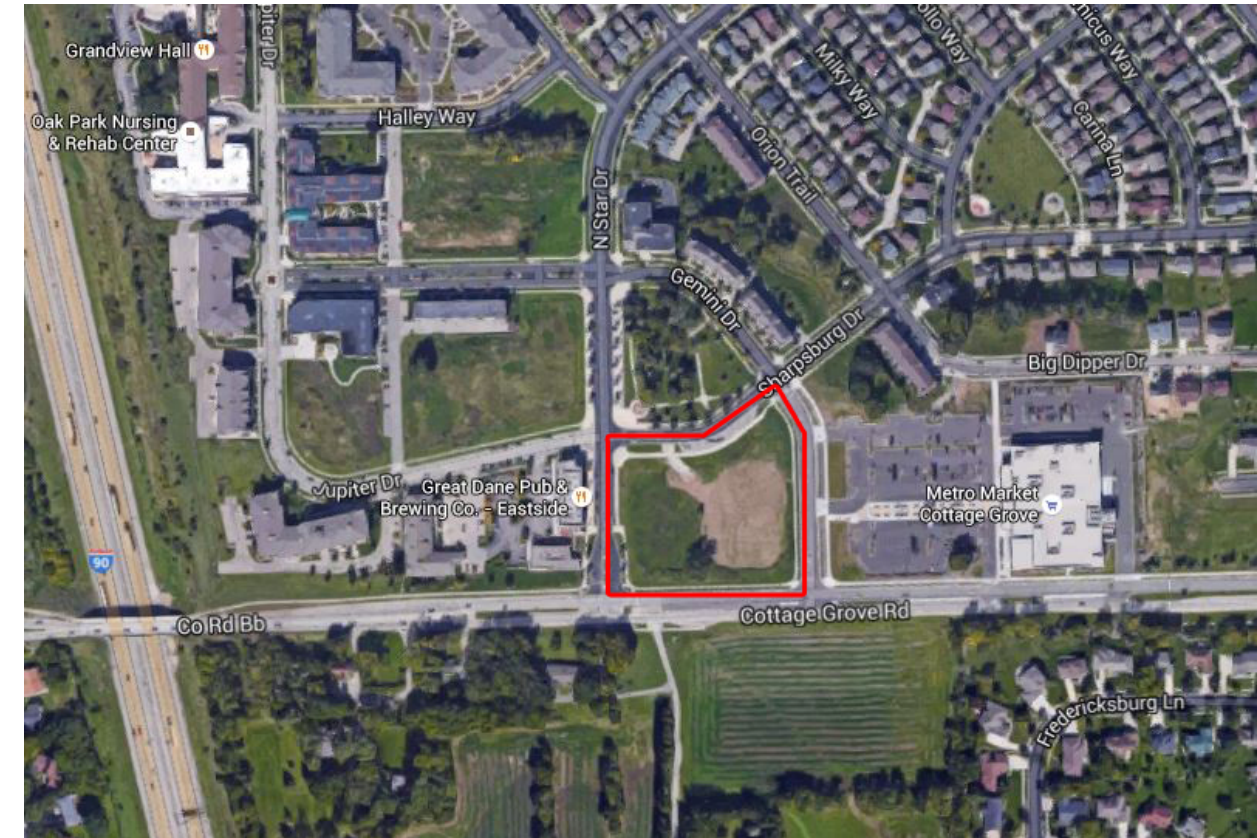
The site is designed to re-inforce the characteristics of Grandview Commons to create a cohesive mixed-use community that has a 'sense of place'.

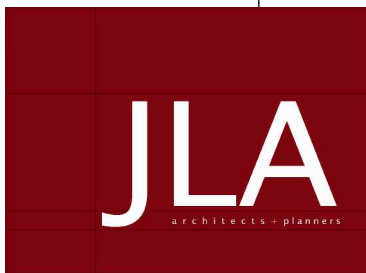
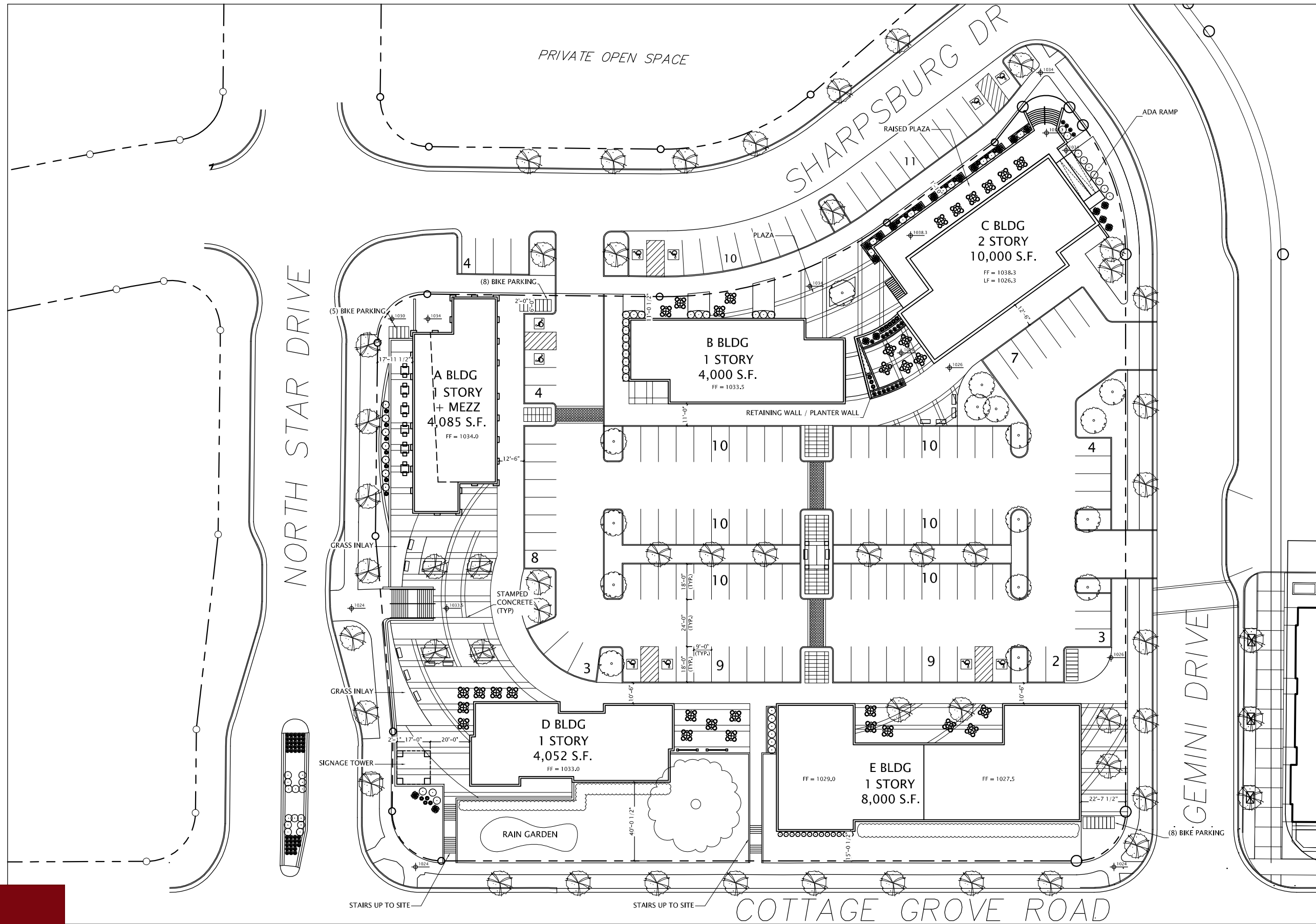
- The buildings will address the public realm with their uses, orientation, form, and access.
- Ample public space for gathering and leisure is provided throughout.
- 134 Parking stalls (subject to change with design progression) to accommodate for increased traffic
- Interconnection between commercial developments in the neighborhood provided by development layout and circulation patterns.

Building Design

The proposed buildings are designed in a contemporary/modern aesthetic with an "old industrial" accent. The project consists of masonry veneer, fiber-cement siding, and larger windows.

- Building massing is broken up by use of materials, masonry column bays
- Canopies provide further scale hierarchy and provide areas for signage and tenant delineation.
- Final square footages and plan organization not finalized. Therefore, architectural images are presented to introduce the architectural character. Exterior elevations may change slightly as designs are developed.



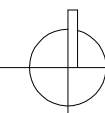


GRANDVIEW COMMONS TOWN CENTER

CONCEPT DESIGN

24 JUNE, 2015

1"=50'





GRANDVIEW COMMONS TOWN CENTER
CONCEPT DESIGN



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