

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 8
Project # 9-37-12
Legistar # 27835

DATE SUBMITTED: October 10, 2012
UDC MEETING DATE: October 17, 2012

Action Requested
 Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 5925 Sharpsburg Drive

ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals) <u>MREC VH Madison Investors LLC.</u> <u>6801 South Towne Drive</u> <u>Madison, WI 53713</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Vandewalle & Associates</u> <u>120 East Lakeside Street</u> <u>Madison, WI 53715</u>
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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 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 RETAIL BUILDING 'C3'

Cottage Grove Road & Gemini Drive
Madison, Wisconsin 53718

design development progress set



PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

JLA PROJECT NUMBER: 12-0514-01

SEPTEMBER 14, 2012



VERIDIAN HOMES

GRANDVIEW COMMONS
 RETAIL BUILDING 'C3'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 14, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

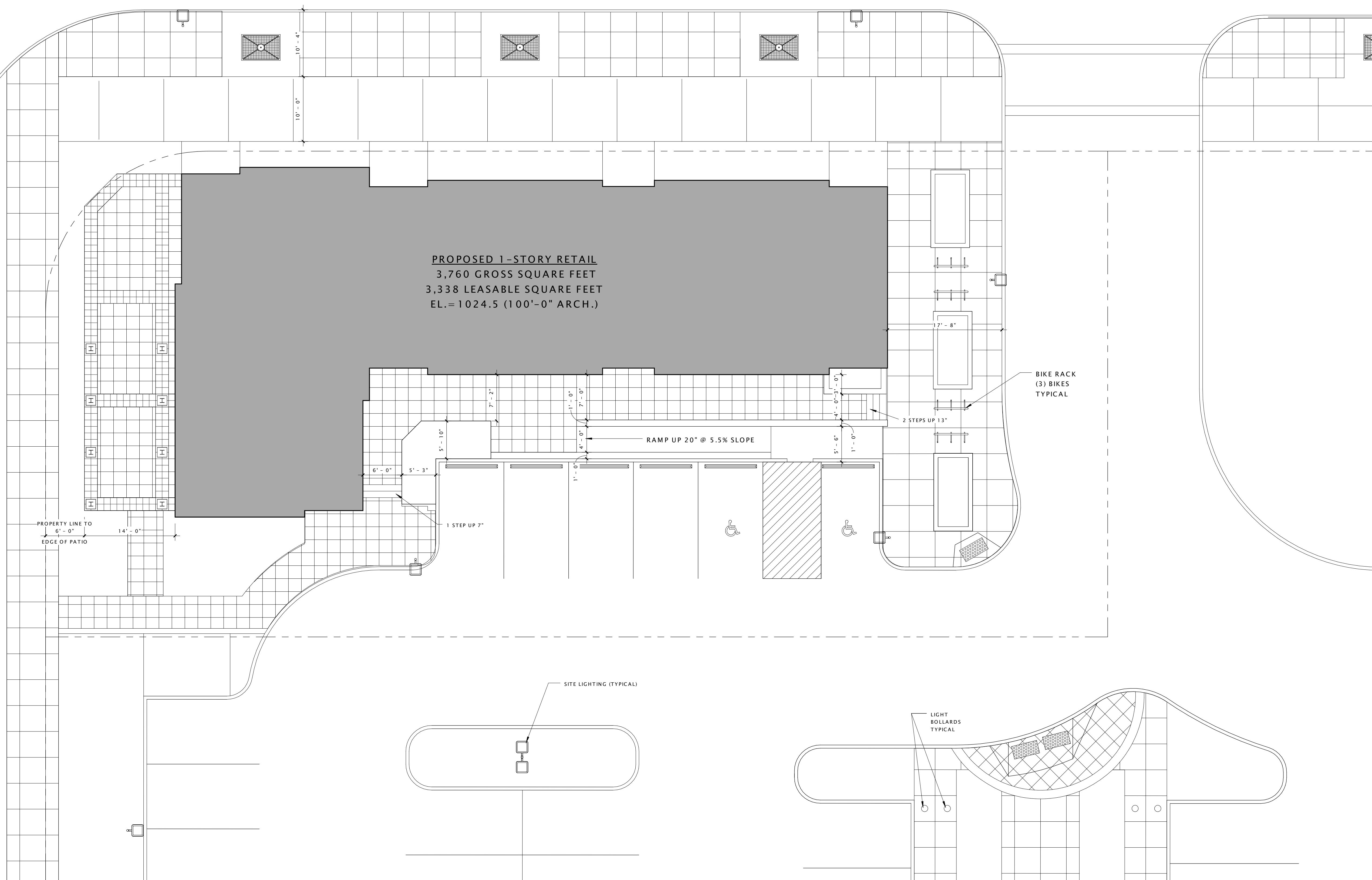
ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-100

GEMINI DRIVE

COTTAGE GROVE ROAD





VERIDIAN HOMES

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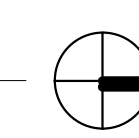
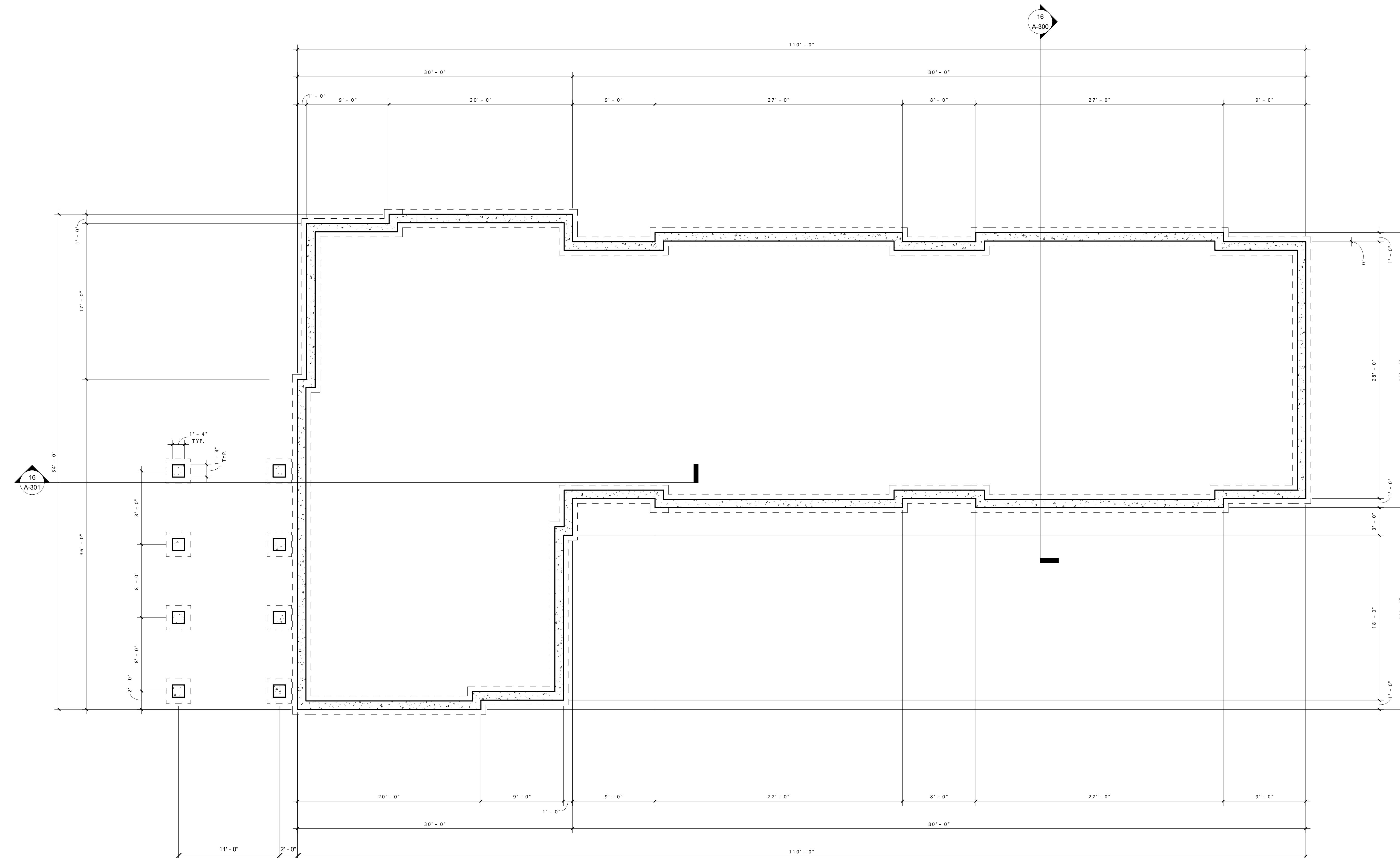
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FOUNDATION PLAN

SHEET NUMBER

A-100



EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTE
1	MASONRY #1	TBD			TBD	
2	MASONRY #2	TBD			TBD	
3	MASONRY #3	TBD			TBD	
4	METAL PANEL	TBD			TBD	
5	PREFINISHED METAL COPING	TBD			TBD	
6	METAL SIGNAGE	TBD			TBD	
7	METAL ENTRY CANOPY	TBD			TBD	
8	COPED STEEL PERGOLA COLUMN	TBD			TBD	
9	WOOD PERGOLA BEAM	TBD			TBD	
10	WOOD PERGOLA RIB	TBD			TBD	
11	ALUMINUM ENTRANCE DOOR(S)	TBD			TBD	

JLA
architects + planners

JOSEPH LEE + ASSOCIATES
3325 wall street - suite 2700
madison, wisconsin 53718
608.241.9500

JLA PROJECT NUMBER: 12-0514-01



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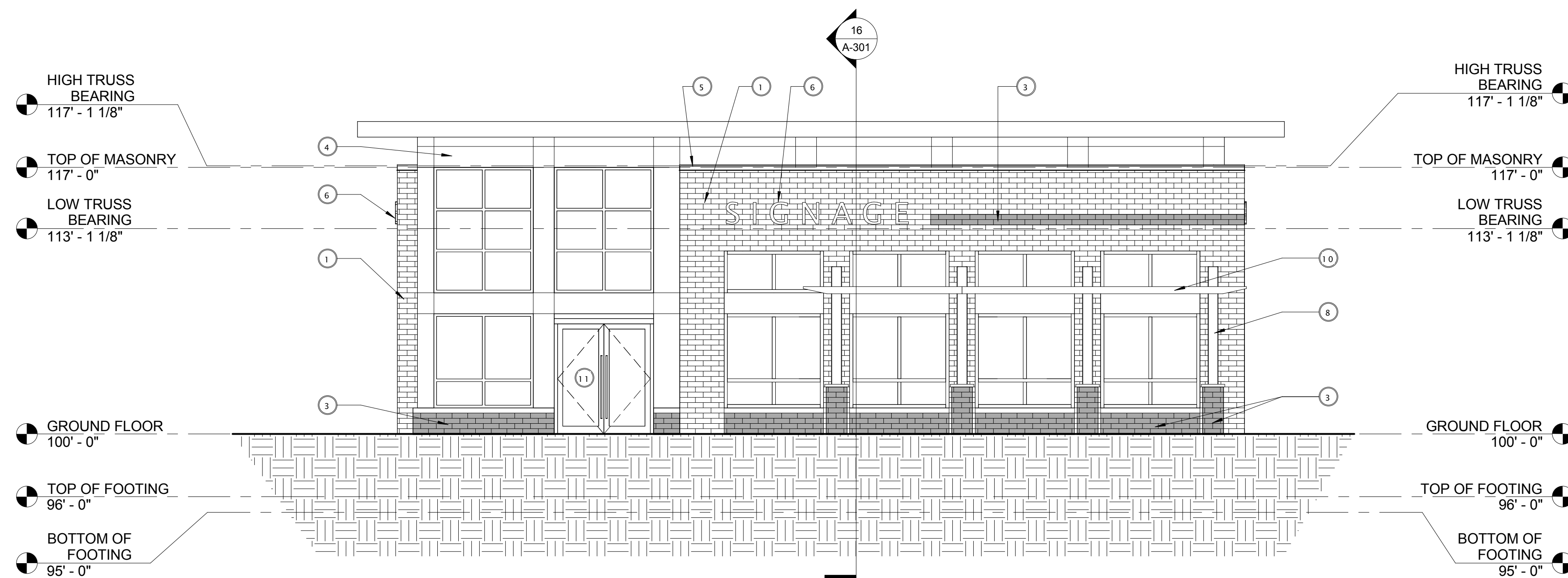
EXTERIOR ELEVATIONS

SHEET NUMBER

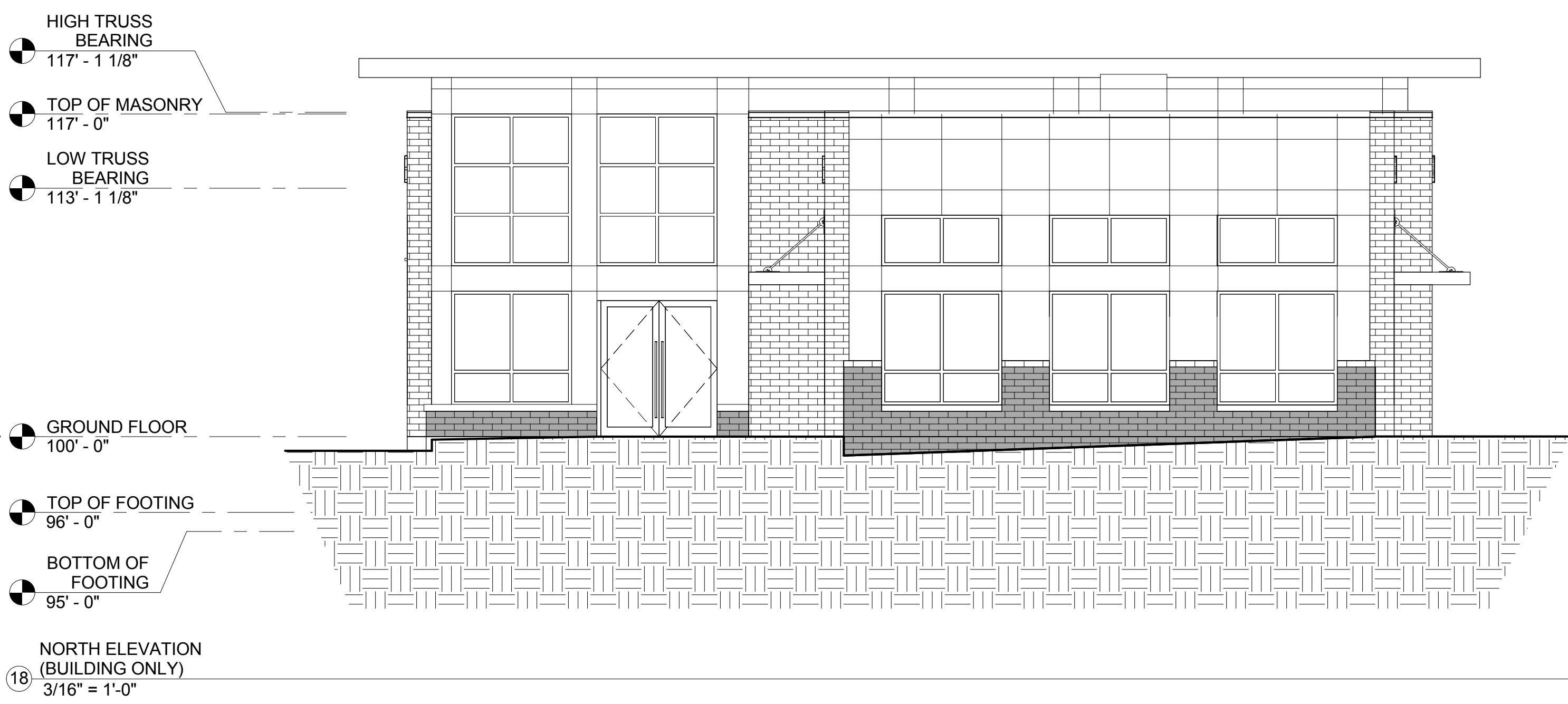
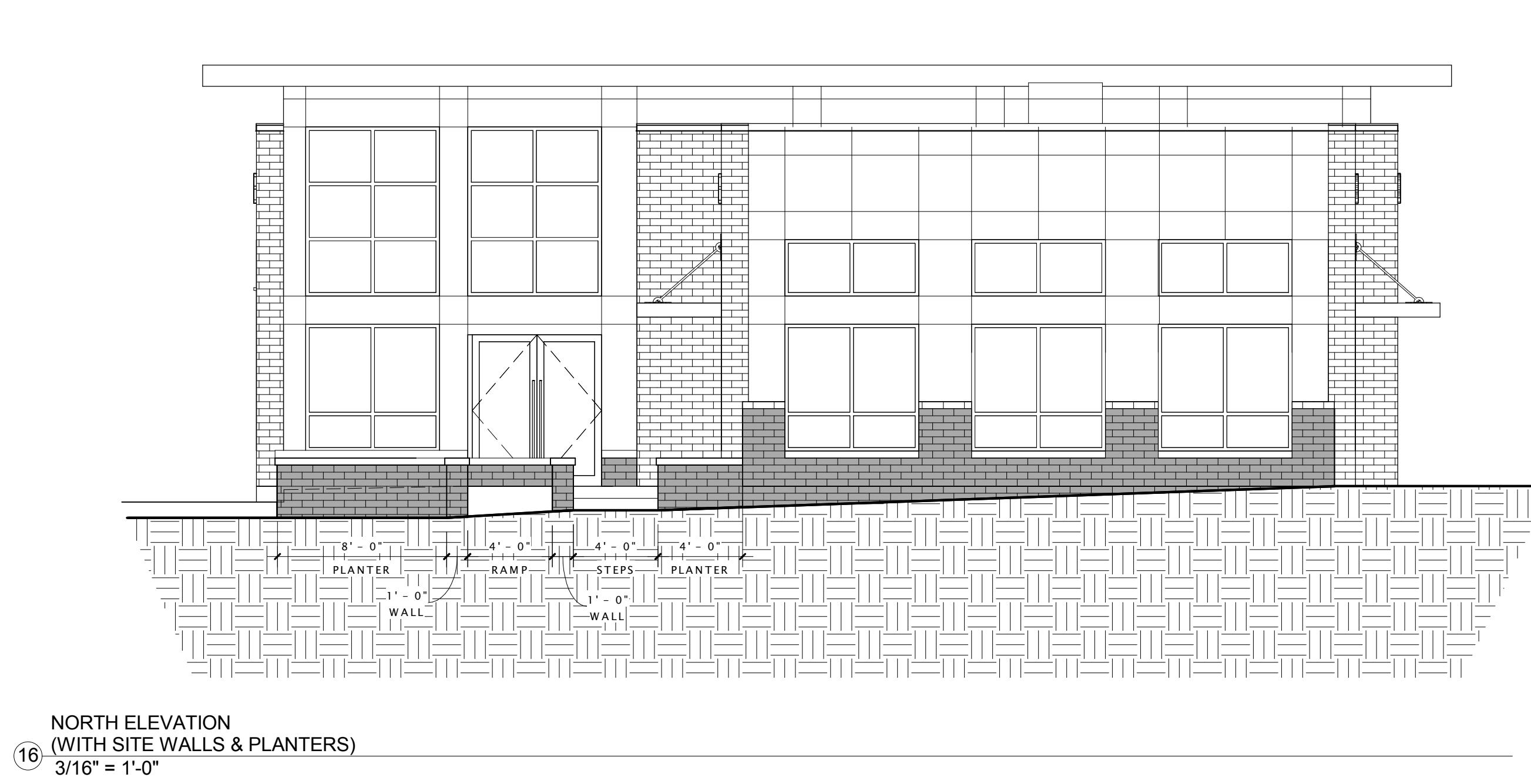
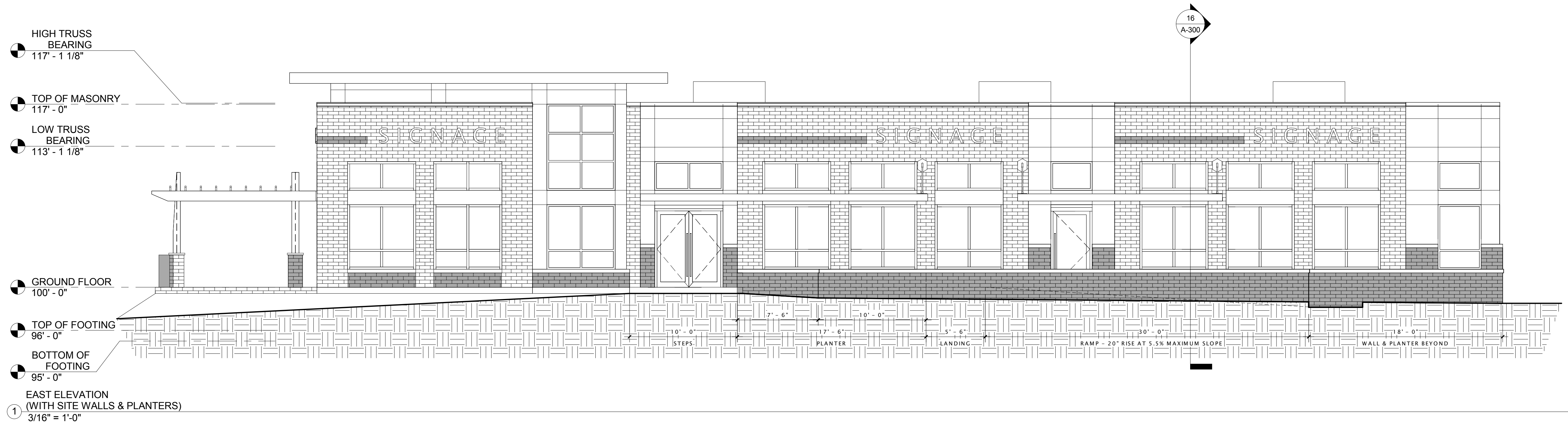
A-200



6 WEST ELEVATION (GEMINI DRIVE)
3/16" = 1'-0"



16 SOUTH ELEVATION
(COTTAGE GROVE ROAD)
3/16" = 1'-0"



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DATE OF ISSUANCE SEPTEMBER 14, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201



VERIDIAN HOMES

GRANDVIEW COMMONS
 RETAIL BUILDING 'C3'

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DATE OF ISSUANCE SEPTEMBER 14, 2012

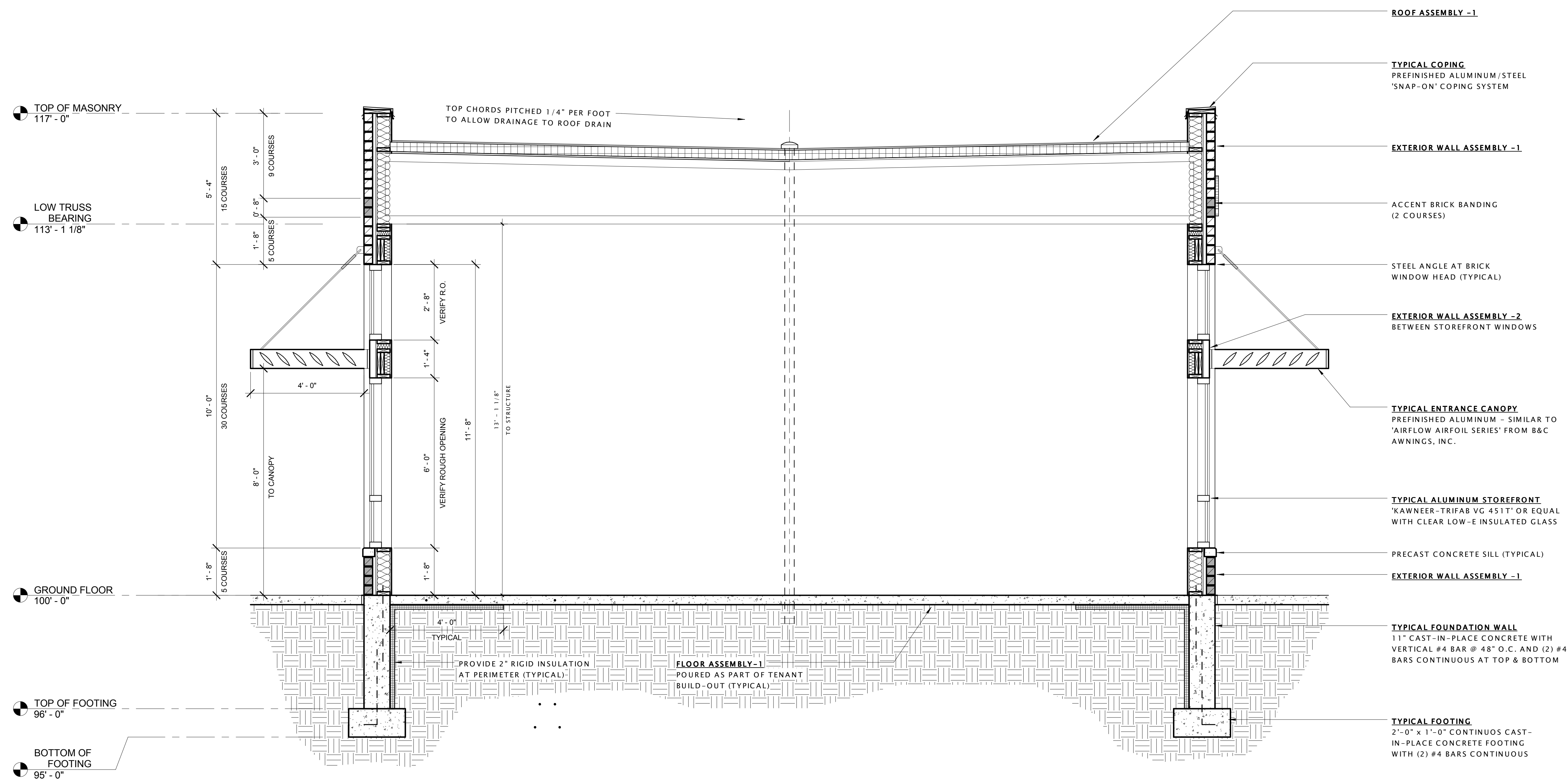
Revision Schedule		
Mark	Description	Date

SHEET TITLE

TYPICAL BUILDING SECTION

SHEET NUMBER

A-300





VERIDIAN HOMES

GRANDVIEW COMMONS
 RETAIL BUILDING 'C3'

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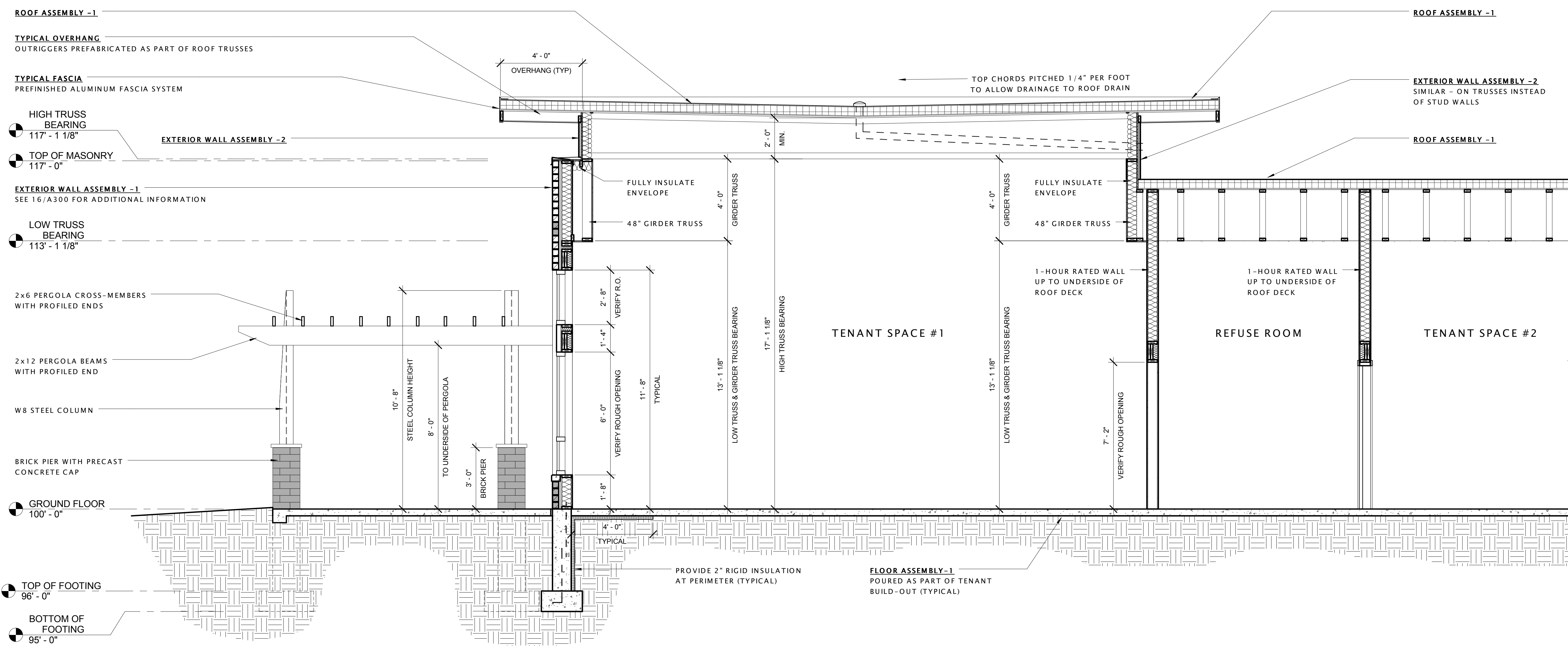
Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING SECTION

SHEET NUMBER

A-301



PLANTING NOTES

GENERAL

Digging
Contact local Digger's Hotline prior to any digging.

Topsoil
Topsoil shall be classified as a sandy loam soil to silty loam. No organic topsoil from peaty sources will be accepted. Topsoil imported from a local supplier shall be stripped and stockpiled for more than 12 months to be relatively free of viable weed seeds. Topsoil shall be sifted and/or screened to be free of stones and clay lumps, plants or other extraneous materials.

Fine Grading
Inspect site and verify that adequate topsoil has been provided for all seed and planting beds. Remove all trash and stone exceeding 2 inches in diameter from area to a depth of 2 inches prior to bed preparation and planting. Fine grade to within 1/2" of finished grade. All lawn areas to be sloped evenly to sheet drain and approximate contours on grading plan.

PLANTING

Plant starter mix
A 2:1 ratio mix of two parts peat moss and one part manure.

Trees
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Tree holes to be at least 2 times the spread diameter of the root ball. Use shovel to rough up sides of exposed walls. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Shrubs
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Perennials:
Condition topsoil in perennial planting beds by adding 3" plant starter mix. Add bone meal and milorganite, each at the rate of 1-2 lbs. per 100 S.F. Add granular sulfur at the rate of 3-4 lbs. per 100 S.F. Rototill to blend and re-grade as necessary. Set plant depth to be same as grown in nursery. Water-in well.

MULCHING
Install a 3" layer of shredded bark throughout tree, shrub, and perennial planting beds. For trees in lawn, install a 4-5' diameter circle of mulch around each tree. Do not allow mulch to touch plant stems. Contractor shall provide shredded bark mulch from disease-free hardwood trees. Provide generally flat bark, maximum of 1" wide and 4" long, graded down to sawdust, and relatively free of deleterious matter.

BED EDGING
All planting beds adjacent to turf areas shall be edged with poly-vinyl edging. Install per manufacturer's instructions.

MAINTENANCE

Maintenance Period – Contractor shall provide regular maintenance until a date of 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

PLANT GUARANTEE

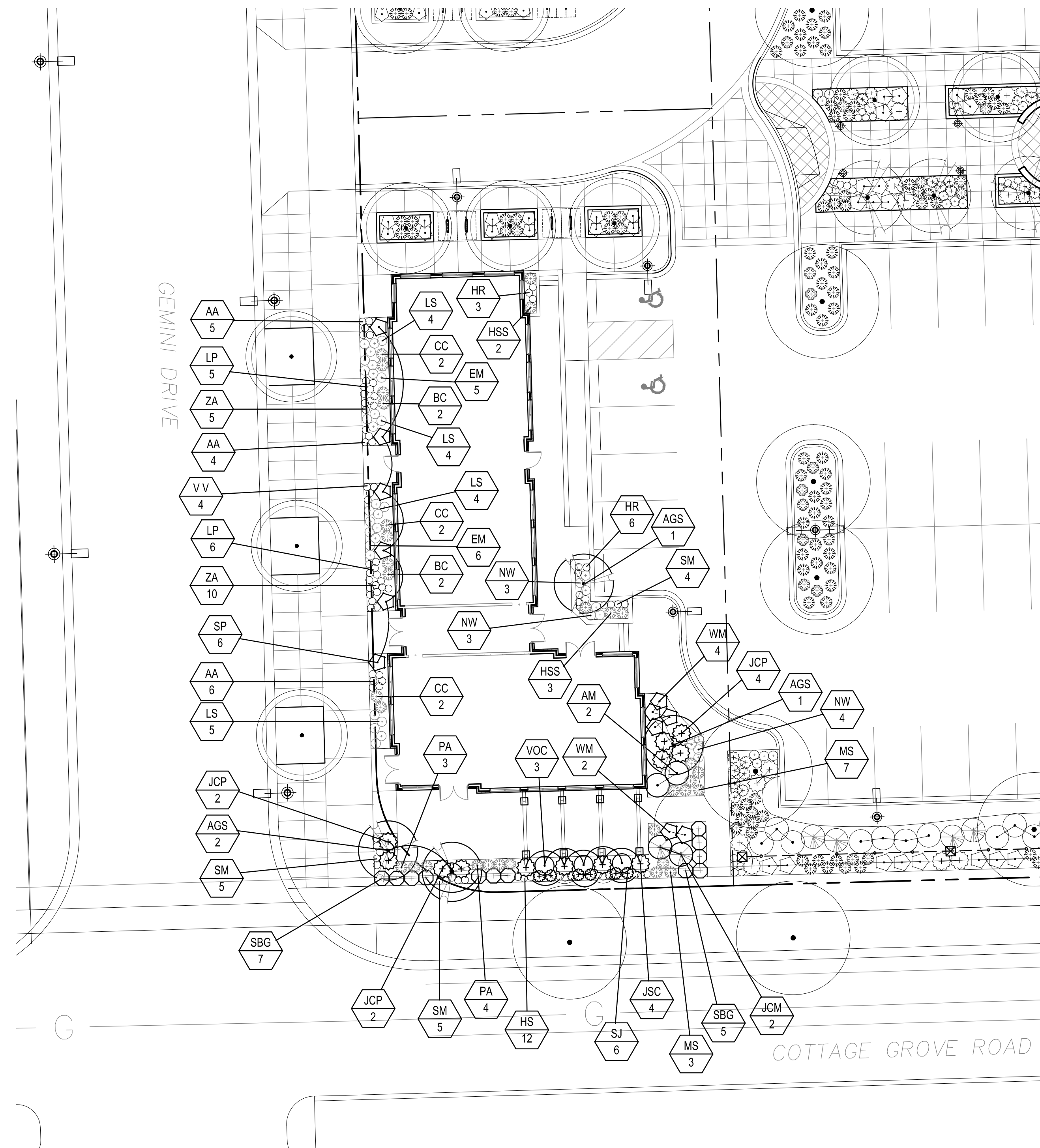
The landscape contractor shall guarantee to replace once, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee period.

PLANTING REQUIREMENTS

Site has less than 20 parking stalls, and those stalls shown are included in the Coppers Grocery store calculation.

PLANTING SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	PT VALUE	POINTS
Ornamental Trees								
AGS	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	8' Sq. Stem	B/B	As shown	15	60
Deciduous Shrubs								
AM	Aronia melanocarpa var. elata 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry	2	2 Gal.	Container	48" o.c.	2	4
SP	Salix purpurea nana	Dwarf Arctic Willow	6	5 Gal.	Container	48" o.c.	2	12
SBG	Spiraea x bumalda 'Gold Charm'	Gold Charm Spiraea	12	2 Gal.	Container	36" o.c.	2	24
SJ	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	6	2 Gal.	Container	30" o.c.	2	12
WM	Weigela 'Minuet'	Minuet Weigela	6	2 Gal.	Container	42" o.c.	2	12
VOC	Viburnum opulus 'Compactum'	Compact European Viburnum	3	18" Ht.	B/B	48" o.c.	2	6
Evergreen Shrubs								
JCM	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	2	5' Ht.	BB	60" o.c.	3	6
JSC	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	4	5 Gal.	Container	60" o.c.	3	12
Perennials								
AA	Aster azureus	Sky Blue Aster	15	1 Gal.	Container	12" o.c.		
BC	Bouteloua curtipendula	Sidecoats Gramma	4	3"	Container	12" o.c.		
CC	Calamagrostis canadensis	Bluejoint Grass	6	1 Gal.	Container	30" o.c.		
EM	Eupatorium maculatum 'Little Joe'	Little Joe Pye Weed	11	1 Gal.	Container	24" o.c.		
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oats Grass	5	1 Gal.	Container	24" o.c.		
HS	Hemerocallis 'Stella d'Oro'	Low Yellow-Gold Daylily	12	1 Gal.	Container	18" o.c.		
HR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	9	1 Gal.	Container	18" o.c.		
LS	Lobelia siphilitica	Great Blue Lobelia	17	1 Gal.	Container	24" o.c.		
LP	Lupinus perennis	Lupine	11	1 Gal.	Container	18" o.c.		
MS	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	10	1 Gal.	Container	30" o.c.		
NW	Nepeta x 'Walker's Low'	Walker's Low Catmint	10	1 Gal.	Container	24" o.c.		
PA	Pennisetum alopecuroides 'Hamlet'	Hamlet Dwarf Fountain Grass	7	1 Gal.	Container	24" o.c.		
SM	Salvia x 'May Night'	May Night Salvia	14	1 Gal.	Container	18" o.c.		
VV	Veronicastrum virginicum	Culver's Root	4	1 Gal.	Container	18" o.c.		
ZA	Zizia aurea	Golden Alexanders	15	1 Gal.	Container	18" o.c.		
Total Points								148



REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1" = 16'-0"
DATE: 9/14/12
DRAWN BY: JDS
GVC C3 RETAIL

COTTAGE GROVE ROAD

GEMINI DRIVE

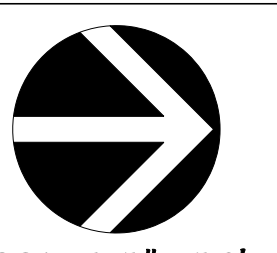
FIRE HYDRANT

FIRE HYDRANT

FIRE ACCESS LANE

GRANDVIEW COMMONS
C3 RETAIL BUILDING

FIRE ACCESS PLAN
GARNDVIEW COMMONS C3 RETAIL BUILDING
5925 SHARPSBURG DRIVE
MADISON, WISCONSIN



SCALE: 1" = 10'
(PAGE SIZE: 24x36)

DATE: 09-19-12
REVISED:

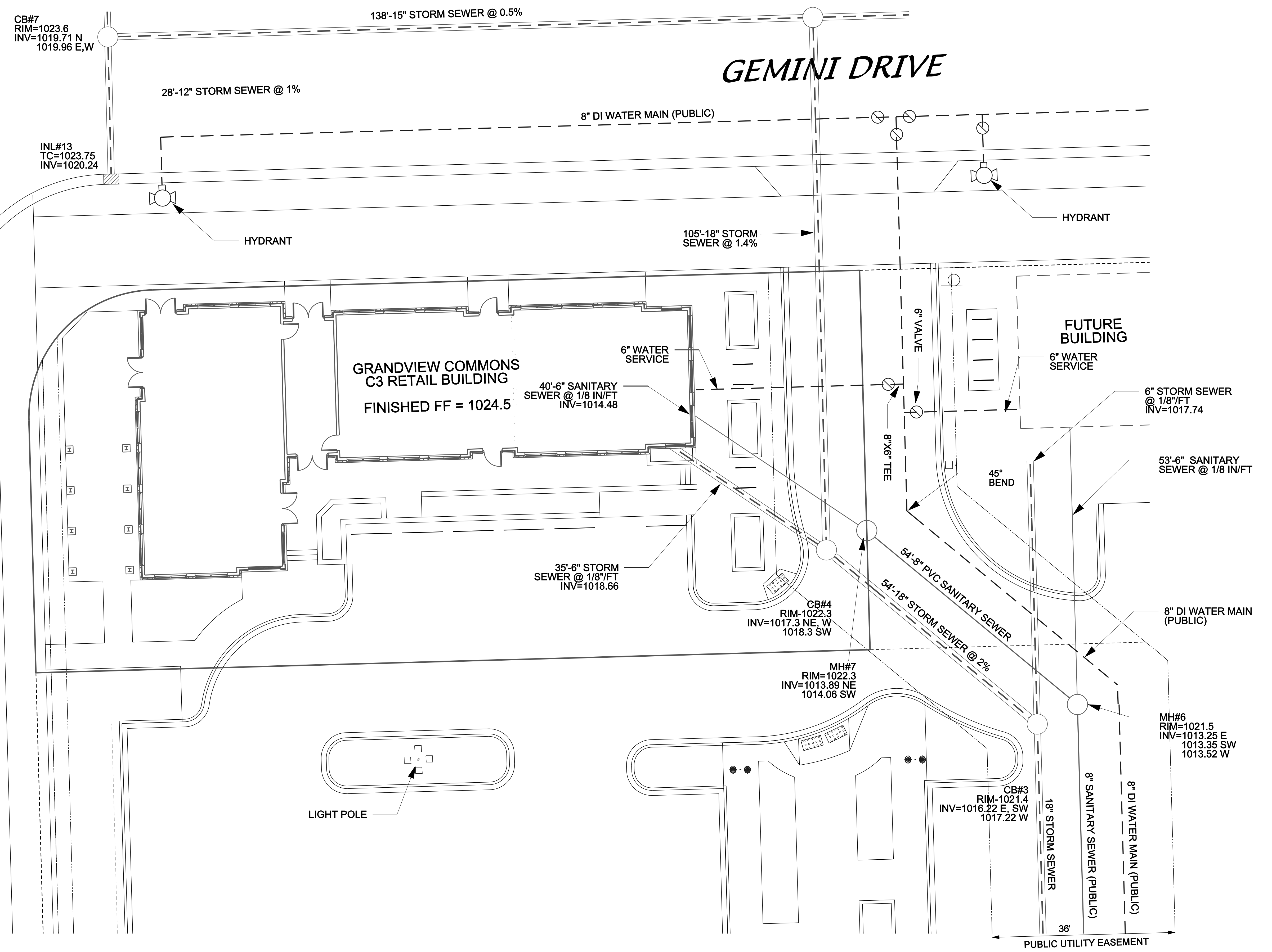
DRAWN BY: B,H

FN: 12-05-134

Sheet Number:
C104

COTTAGE GROVE ROAD

3' 1" PUBL EASE



CONSTRUCTION OF ALL PUBLIC AND PRIVATE UTILITIES SHALL CONFORM WITH CITY OF MADISON STANDARDS

LEGEND

	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED CATCHBASIN OR MANHOLE
	PROPOSED INLET

PROPOSED IMPROVEMENTS ON GEMINI DRIVE TO BE CONSTRUCTED AS PART OF THE PLAT DEVELOPMENT AND SHALL BE IN CONFORMANCE WITH PLANS ISSUED BY THE CITY ENGINEER AND ARE NOT APPROVED AS PART OF THIS PLAN

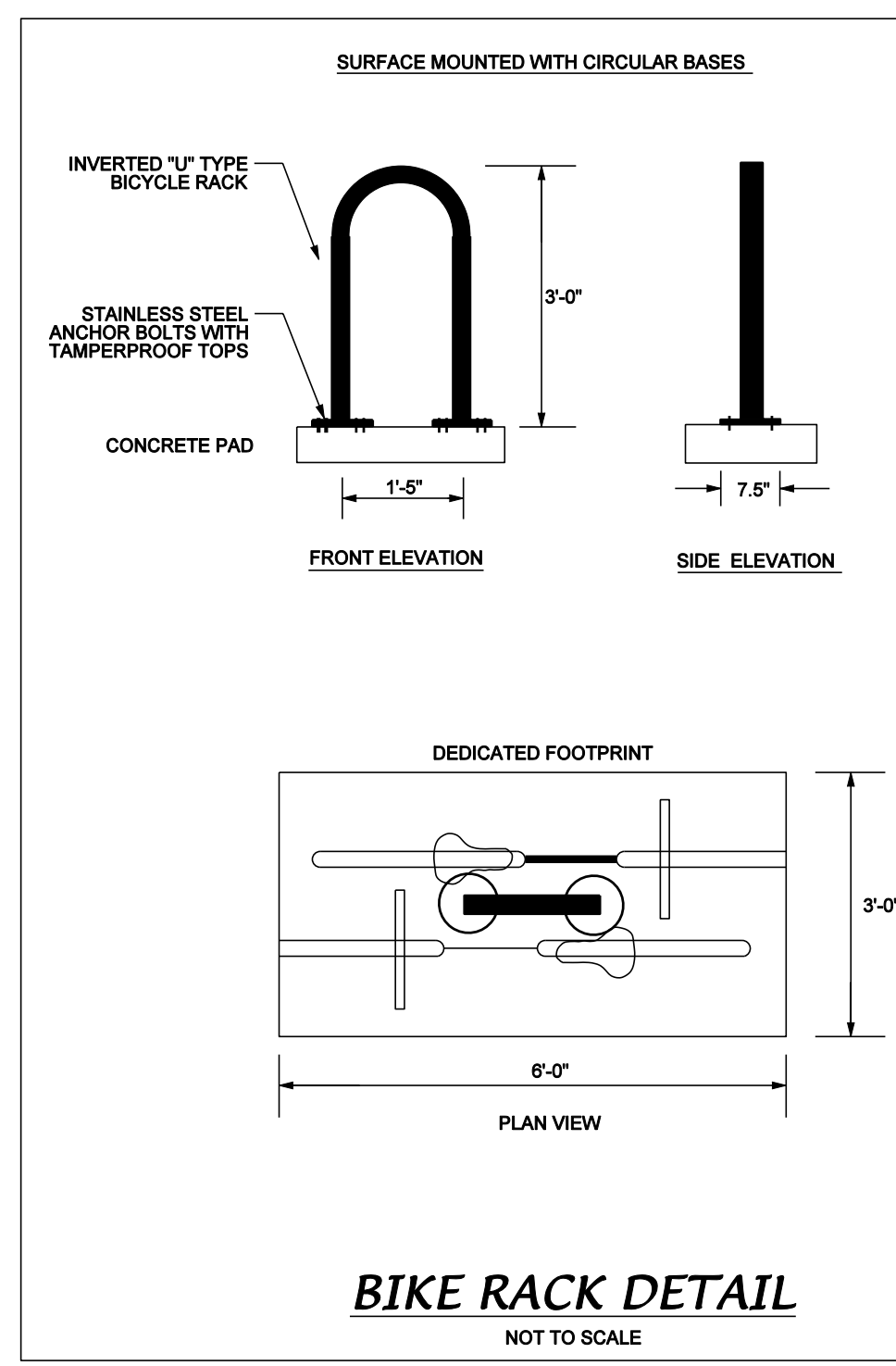
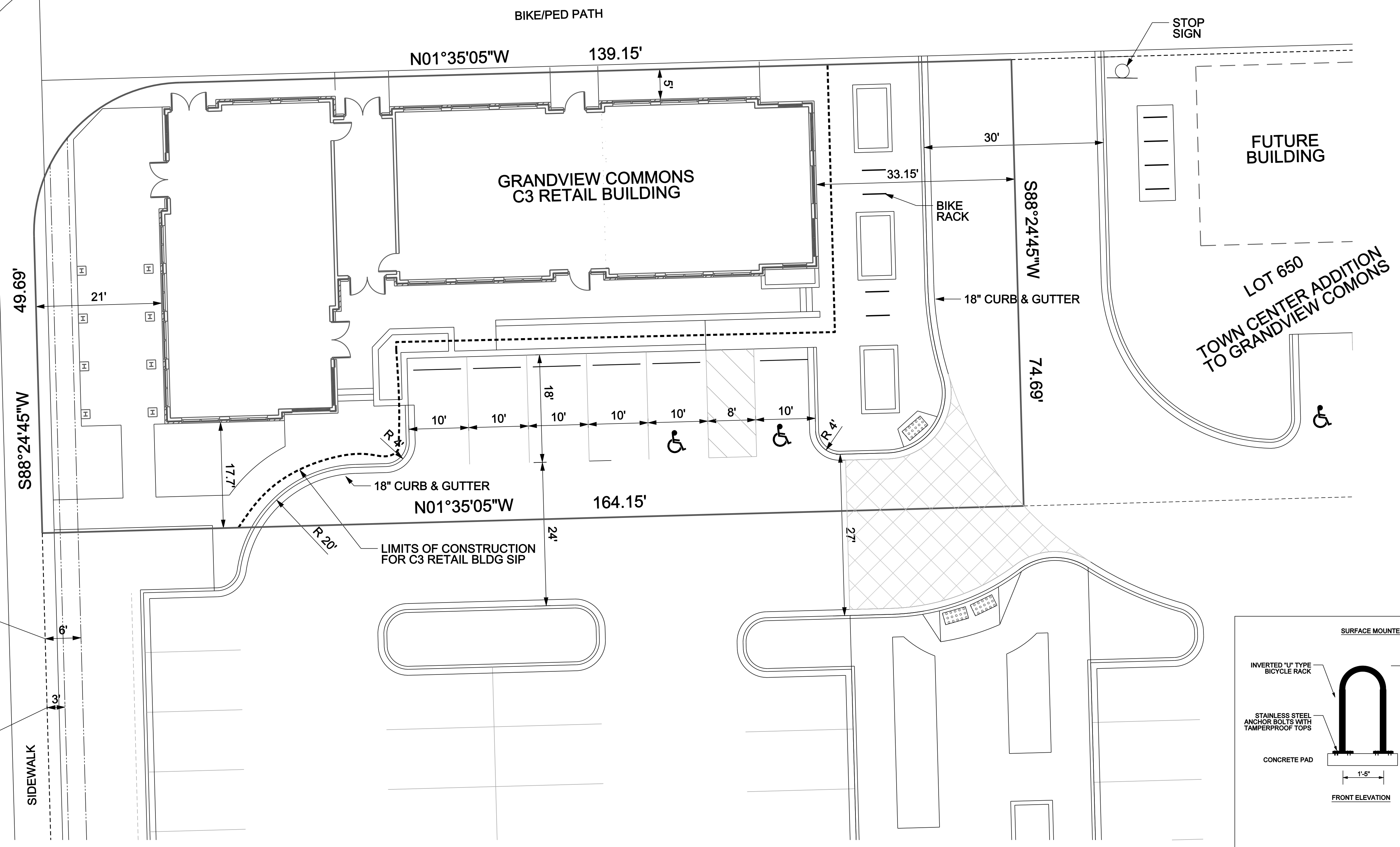
GEMINI DRIVE

CONSTRUCT COMMERCIAL DRIVE ENTRANCE PER CITY OF MADISON STANDARDS

COTTAGE GROVE ROAD

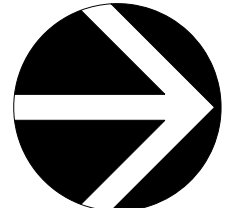
PUBLIC UTILITY EASEMENT DOC NO 3709564

PUBLIC SIDEWALK EASEMENT



D'ONOFRIO ROTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN
GARNDVIEW COMMONS C3 RETAIL BUILDING
5925 SHARPSBURG DRIVE
MADISON, WISCONSIN


SCALE: 1" = 10'
(PAGE SIZE: 24x36)

DATE: 09-19-12
REVISED:
X

DRAWN BY: B/H
FN: 12-05-134
Sheet Number:
C101



VANDEWALLE & ASSOCIATES INC.

Wednesday, September 19, 2012

Brad Murphy
215 Martin Luther King Jr. Blvd.
Suite 100
Madison, WI 53710

**Re: 5925 Sharpsburg Drive
Planned Unit Development: Specific Implementation Plan
Grandview Commons C3 Building**

Mr. Murphy,

Attached please find the Planned Unit Development: Specific Implementation Plan (PUD:SIP) submittal request for the C3 Building in Grandview Commons. This building is submitted for review along with the Grocery Store PUD-SIP application which together form the first two buildings in the revised Grandview Commons Town Center, per the PUD:GDP conditions of approval.

The C3 building is a one story retail building located at the intersection of Gemini Drive (extended) and Cottage Grove Road. Featuring a pedestrian oriented frontage along Gemini Drive and an outdoor plaza along Cottage Grove Road; this building will form a new pedestrian and vehicular gateway to the project. The flexible 3,760 square foot building can be configured to accommodate two to three tenant spaces and will bring additional retail uses into the overall town center. Parking for the project will be a combination of on-street and off-street stalls shared with the overall C Block. The final streetscape design will be coordinated with City Staff as part of the overall street design.

We look forward to discussing this project with the City and Neighborhood.

Sincerely,

Brian Munson
Principal

Zoning Request

Planned Unit Development: Specific Implementation Plan

Project Information

Applicant

MREC VH Madison Investors, LLC
6801 South Town Drive
Madison, Wisconsin 53713
Phone: (608)226-3100
Fax: (608)226-0600
Jeff Rosenberg
jrosenberg@veridianhomes.com

Design Team

Architect:

Joseph Lee & Associates
5325 Wall Street - Suite 2700
Madison, Wisconsin 53718
Phone: (608) 241-9500
Fax: (608) 241-9800
Joe Lee
jlee@jla-ap.com

Planner Landscape Architect:

Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
Phone: (608) 255-3988
Fax: (608) 255-0814
Brian Munson
bmunson@vandewalle.com

Engineer:

D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: (608) 833-7530
Fax: (608) 206-6879
Dan Day
dday@donofrio.cc

Landscape Architect:

Schaefer Land Design
405 N. Page Street
Stoughton, WI 53589
Phone: (608) 225-7946
Jim Schaefer
jschaeferld@sbcglobal.net

Existing Conditions

Address	5925 Cottage Grove Road
Aldermanic District:	District 5 Alder Lauren Cnare
Neighborhood Association:	McClellan Park Neighborhood Association
Alder/Neighborhood Notification:	April 23, 2012
Legal Description:	See Exhibit A
Lot Area:	.28 acres
Existing Land Use:	Undeveloped Land

Existing Zoning:	Planned Unit Development: General Development Plan
Comp. Plan Designation:	Community Mixed Use
Surrounding Uses:	
North:	Mixed Residential (Grandview Commons)
East:	Single Family Residential (Grandview Commons)
South:	Cottage Grove Road Single Family Residential (Richmond Hill) Schoenstatt Sisters of Mary Property
West:	Mixed Use (Grandview Commons)
Development Schedule:	2013-2014 Construction

Zoning Text

<u>Floor Area Ratio:</u>	As shown on approved plans.
<u>Height</u>	As shown on approved plans.
<u>Yard Requirements:</u>	Yard areas will be provided as shown on approved plans.
<u>Landscaping:</u>	Site landscaping areas will be provided as shown on approved plans.
<u>Accessory Off-Street Parking & Loading:</u>	Accessory off-street parking and loading will be provided as shown on approved plans.
<u>Lighting:</u>	Site lighting will be provided as shown on approved plans.
<u>Signage:</u>	Signage for the project shall be limited to the maximum permitted in the R6 zoning district for the residential uses and as per the in the C2 zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning Administrator.
<u>Alterations and Revisions:</u>	No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations 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.
<u>Permitted Uses:</u>	
Accessory uses, including but not limited to the following:	Artisan studio
a. Signs as regulated in this section	Auction rooms
b. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction	Automobile accessory stores
Antique shops	Banks and financial institutions
Art galleries and museums	Barbershops
Art and school supply stores	Beauty parlors
	Bicycle sales, rental and repair establishments.
	Book, magazine and stationery stores

Brewpubs
Business machine sales and service establishments
Camera and photographic supply stores
Candy and ice cream stores
Carpet and rug stores
Catering establishments
China and glassware stores
Clothing and costume rental stores
Coin and philatelic stores
Data processing centers
Drugstores
Dry goods stores
Dry cleaning and laundry establishments
 employing not more than eight (8)
 persons
Educational or training centers
Emergency electric generator per the O3 Office
 District conditional use standards
Employment agencies
Film developing and processing
Florist shops and conservatories
Floor covering stores (linoleum and tile)
Food stores--grocery stores, meat stores, fish
 markets, bakeries, and delicatessens
Furniture sales
Gift shops
Hardware stores
Health clubs
Hobby shops
Household appliance stores, including radio and
 television sales and service
Interior decorating shops, including upholstering
 and making of draperies, slipcovers and
 other similar articles when conducted as
 part of the retail operation and secondary
 to the principal use
Jewelry stores, including watch
Leather goods and luggage stores
Liquor stores
Locksmith shops
Massage therapy
Meat markets
Medical, dental and optical clinics
Musical instrument sales and repair
Non-profit counseling/community service
 organizations
Offices, business and professional
Office supply stores
Optical sales
Orthopedic and medical appliance and supply
 stores

Outdoor eating areas of restaurants, brewpubs,
tavern, etc. shall be allowed as shown on
approved specific implementation plans,
or as minor alterations to approved and
recorded specific implementation plans
when approved by the Planning Division
Director following a recommendation by
the District Alderperson, with the
following conditions or as otherwise
provided for through the alteration
process:
1.) Music: No additional outdoor
 amplification of sound is permitted
2.) Outdoor eating areas shall be subject
 to the Plan Commission's continuing
 jurisdiction, as provided for in
 Section 28.12 (11)h.4.
Paint and wallpaper stores
Personal computers and home electronics, sales
 and service
Pet Shops
Phonograph, record, and sheet music stores
Photography studios, including the development
 of films and pictures when conducted as
 part of the retail business on the premises
Physical culture and health services and reducing
 salons
Physical fitness and other similar type recreational
 facilities for employees
Picture framing
Printing and publishing establishments, including
 newspaper, letter press, business cards,
 mimeographing and other similar job
 printing service, provided that there shall
 be not more than five (5) employees, and
 further provided that the hours of
 operation shall be limited to the hours
 between 7:00 a.m. and 9:00 p.m.
Post offices
Public service signs
Recording studios
Recreational buildings and community centers,
 not operated for profit
Reproduction processes, including printing,
 blueprinting, photostating, lithographing,
 engraving, stereotyping, publishing, and
 bookbinding
Restaurants, except adult entertainment taverns
Schools—music, dance, business or trade
Shoe and hat repair stores
Sporting goods stores

Tailor shops
Taverns, except adult entertainment taverns
Telephone Exchanges
Telecommunications centers and facilities
Temporary parking lots
Toy shops
Travel Bureaus and transportation ticket offices

Upholstery and interior decorating shops
Variety stores
Video rental establishments not including adult
entertainment establishments
Walk up service openings within (10) feet of a
public right of way
Wearing apparel shop

General Project Components

Shared Parking:

The parking field will be part of an overall shared parking strategy and will be available for use by any of the customers or patrons of the C Block.

Streetscape:

Final streetscape design and cross section will be coordinated with the City of Madison Street Design for Gemini Drive and Cottage Grove Road.

Exhibit A: Legal Description

Part of Lot 2, Certified Survey Map Number 12305, recorded in Volume 76 of Certified Survey Maps on Pages 166-169 as Document Number 4371415, Dane County Registry, located in the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the North 1/4 corner of said Section 11; thence S00°57'41"E, 2585.01 feet; thence S88°24'55"W, 212.02 feet to the point of beginning; thence continuing S88°24'55"W, 49.69 feet to a point of curve; thence along a curve to the right which has a radius of 25.00 feet and a chord which bears N46°35'05"W, 35.36 feet; thence N01°35'05"W, 139.15 feet; thence N88°24'55"E, 74.69 feet; thence S01° 35'05"E, 164.15 feet to the point of beginning. Containing 12,127 square feet. (0.278 acres)

Legal Description
Building C3 SIP

Part of Lot 2, Certified Survey Map Number 12305, recorded in Volume 76 of Certified Survey Maps on Pages 166-169 as Document Number 4371415, Dane County Registry, located in the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the North ¼ corner of said Section 11; thence S00°57'41"E, 2585.01 feet; thence S88°24'55"W, 212.02 feet to the point of beginning; thence continuing S88°24'55"W, 49.69 feet to a point of curve; thence along a curve to the right which has a radius of 25.00 feet and a chord which bears N46°35'05"W, 35.36 feet; thence N01°35'05"W, 139.15 feet; thence N88°24'55"E, 74.69 feet; thence S01° 35'05"E, 164.15 feet to the point of beginning. Containing 12,127 square feet. (0.278 acres)