



City of Madison

Proposed Rezoning

Location
5925 Sharpsburg Drive

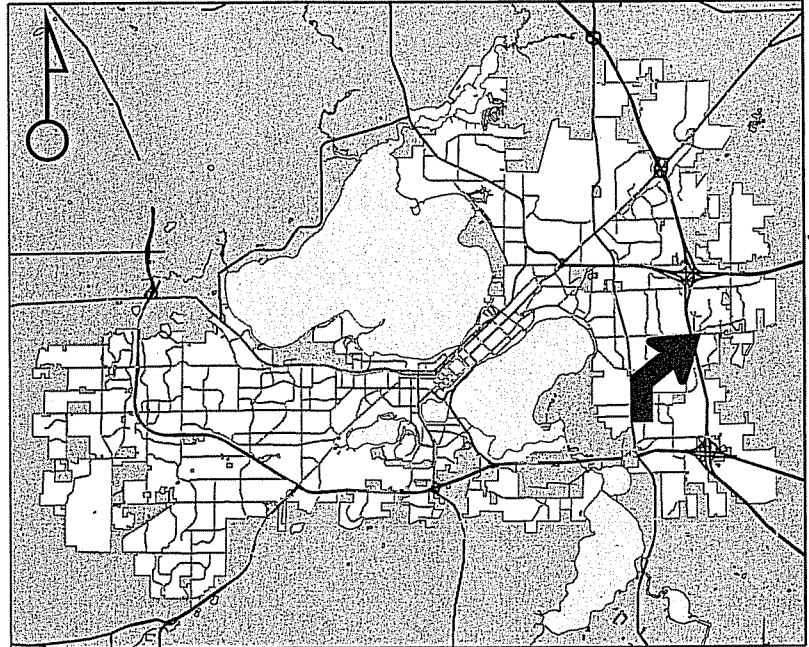
Applicant
Jeff Rosenberg-MREC VH Madison Investors/
Brian Munson-Vandewalle & Associates

From: PUD-GDP To: PUD(PD)-SIP

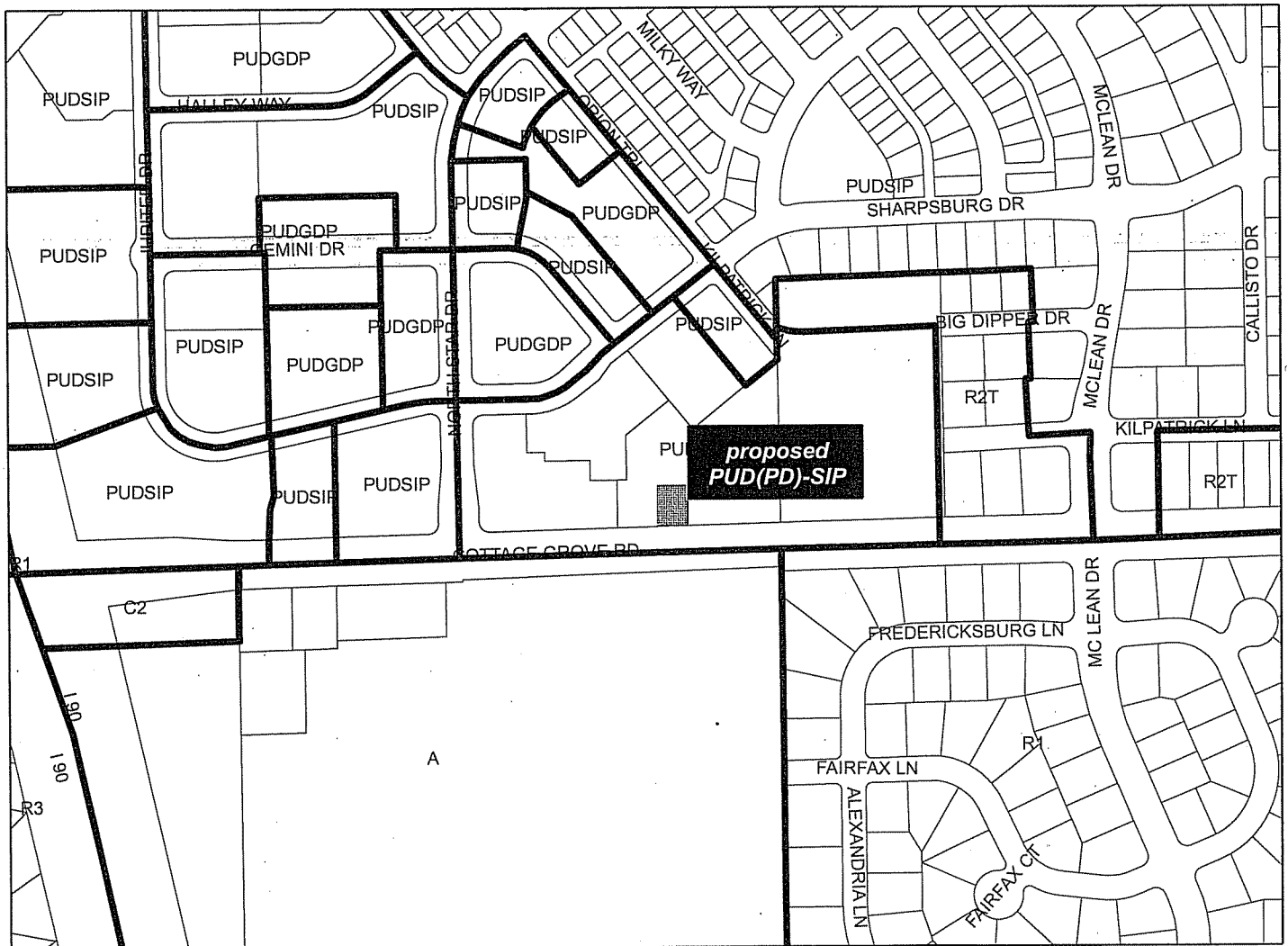
Existing Use
Vacant Land

Proposed Use
Construct approximately 3,800 square-foot multi-tenant retail building in Grandview Commons Town Center

Public Hearing Date
Plan Commission
19 November 2012
Common Council
27 November 2012

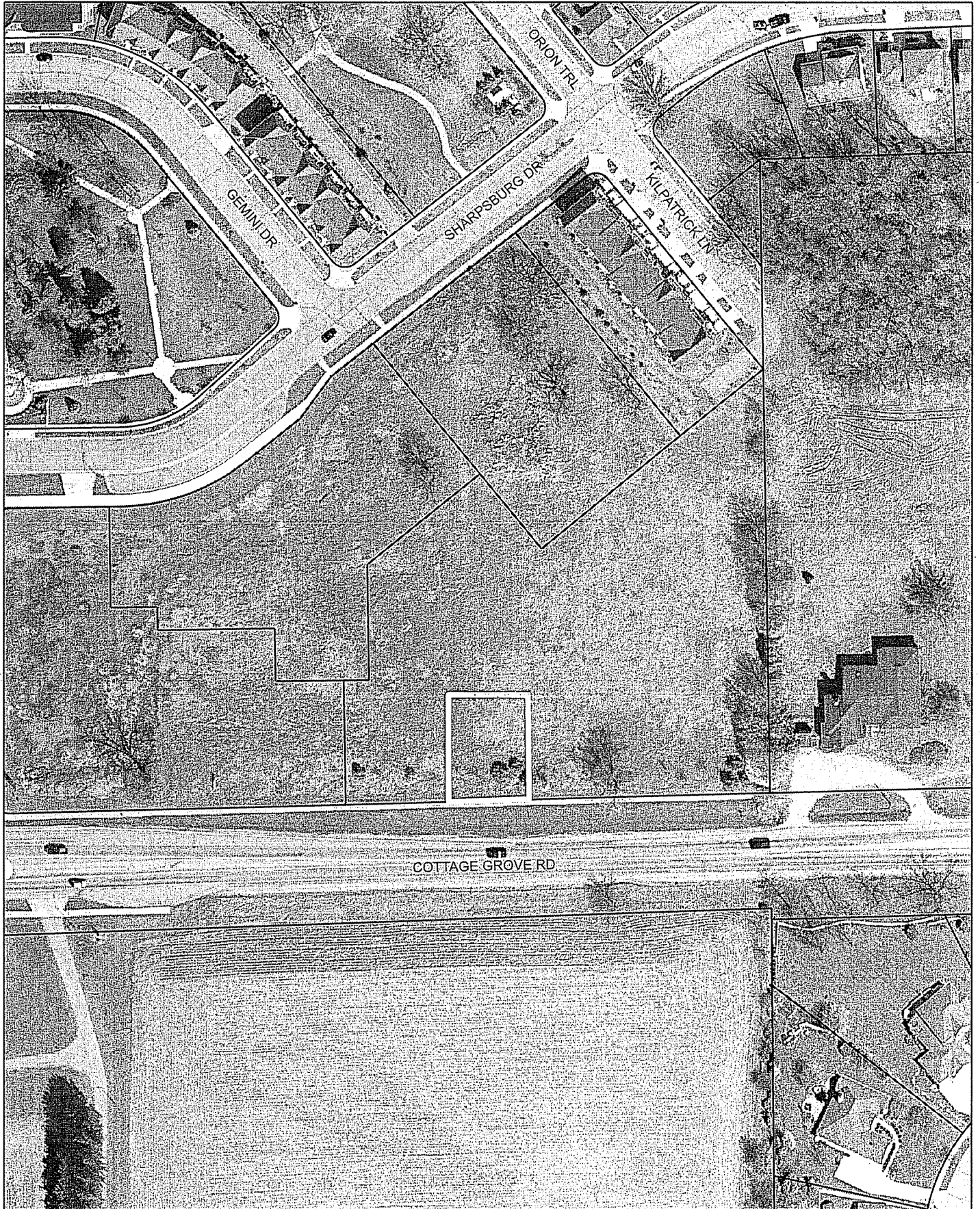


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 November 2012





LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Am't. Paid: <u>1550⁰⁰</u>	Receipt No. <u>135874</u>
Date Received: <u>9/19/12</u>	
Received By: <u>SK</u>	
Parcel No. <u>0710-112-0109-4</u>	
Aldermanic District: <u>3 Lauren Chase</u>	
GQ: <u>Zone PUDGDP/Eng hold</u>	
Zoning District: <u>PUDGDP</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
Photos <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Nbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued: <u>9/19/12</u>	

1. Project Address: 5925 Sharpsburg Project Area in Acres: .28

Project Title (if any): Grandview Commons: C3 Retail Building

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from PUD-GDP to PUD-SIP
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jeff Rosenberg Company: MREC VH Madison Investors, LLC.
Street Address: 6801 South Town Drive City/State: Madison, Wisconsin Zip: 53713
Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: jrosenberg@veridianhomes.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates
Street Address: 120 East Lakeside Street City/State: Madison, Wisconsin Zip: 53715
Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson@vandewalle.com

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Multi-tenant retail building

Development Schedule: Commencement 2013 Completion 2014

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission, twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

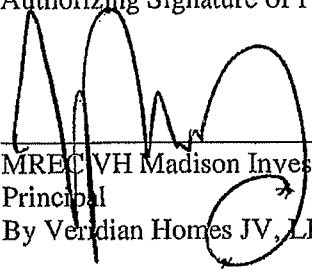
- Conformance with adopted City plans:** The site is located within the limits of the Sprecher Neighborhood Plan, which recommends Community Mixed Use for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Cnare, McClellan Park Neighborhood Association 4.23.12
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
Planning Staff: DAT Date: 8.2.12 Zoning Staff: same Date: same

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Brian Munson Relation to Property Owner Agent

Authorizing Signature of Property Owner _____ Date see attached Sheet

Authorizing Signature of Property Owner:

A handwritten signature in black ink, appearing to be 'Jeff Rosenberg', written over a horizontal line.

MREC/VH Madison Investors, LLC.
Principal
By Verdian Homes JV, LLC.

Jeff Rosenberg
Authorized Officer and Signatory



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

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

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
jschaefersld@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.

Permitted Uses:

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.