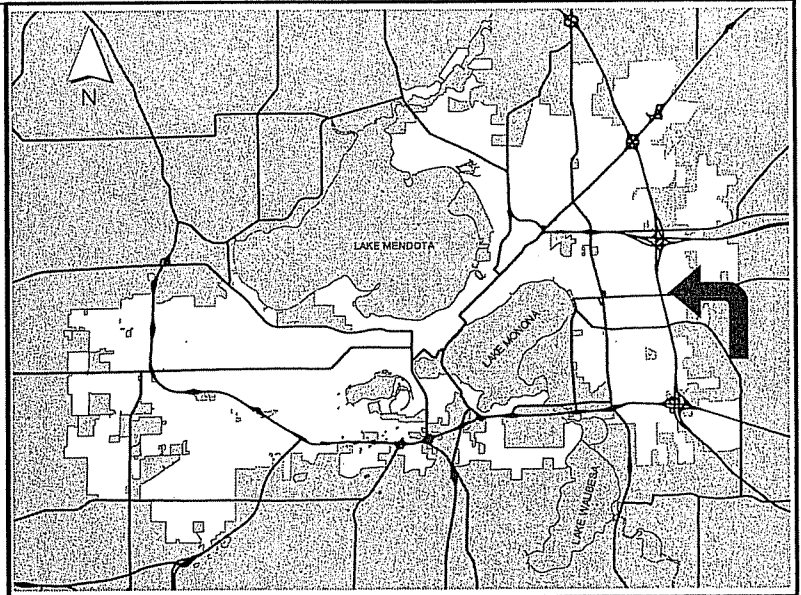


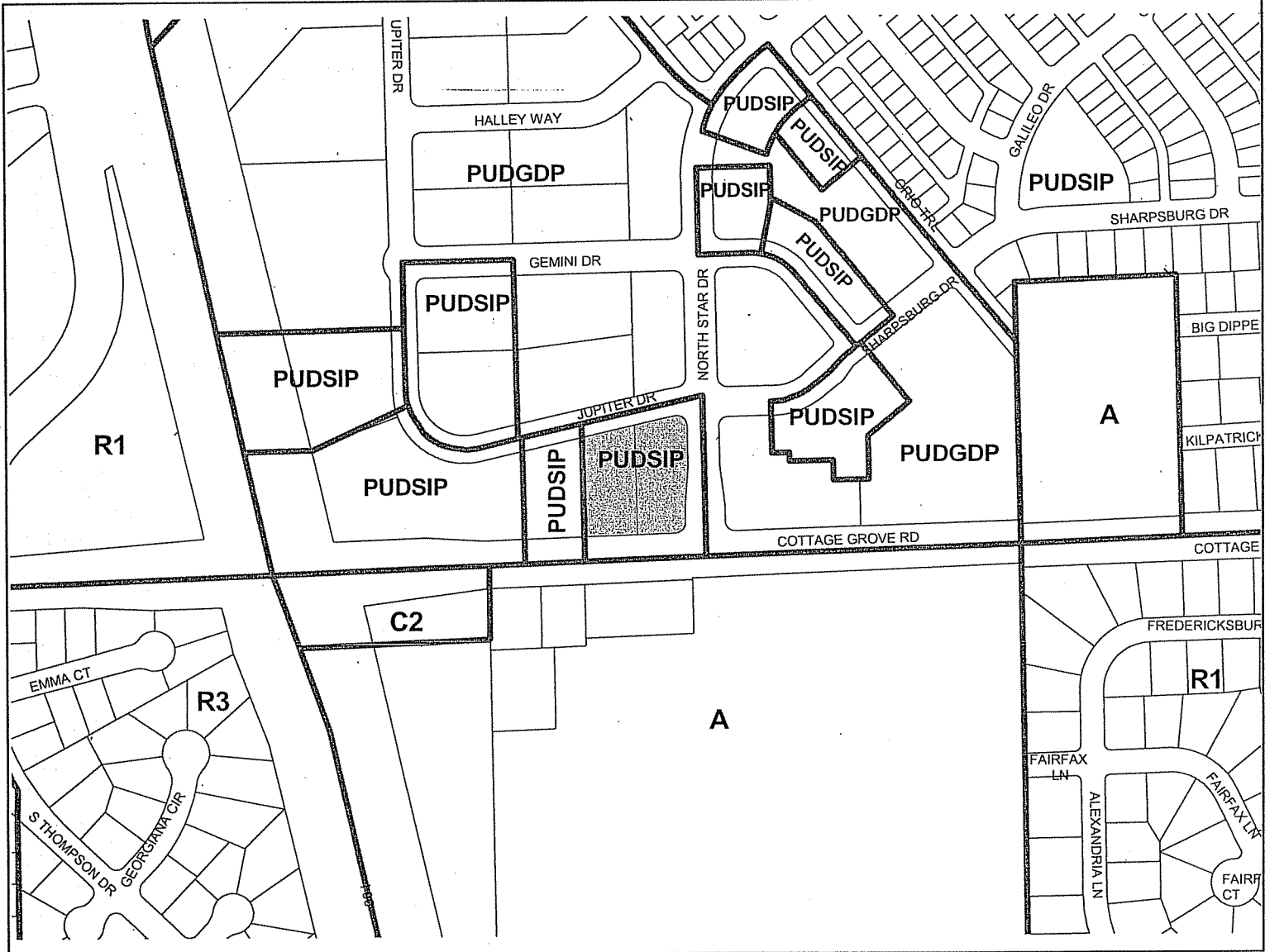
CITY OF MADISON

Proposed Rezoning

Location: 876 Jupiter Drive
Applicant: Don Esposito - Veridian/
Brian Munson - Vandewalle & Associates
From PUD(SIP) District(s)
To AMENDED PUD(SIP) District(s)
Existing Use: 1 Story Coffee Shop & Dentist Office
2-story, 6,600 sf Retail
Proposed Use: & Office Building
File No. _____
Public Hearing Dates:
Plan Commission 20 June 2005
Common Council 05 July 2005



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

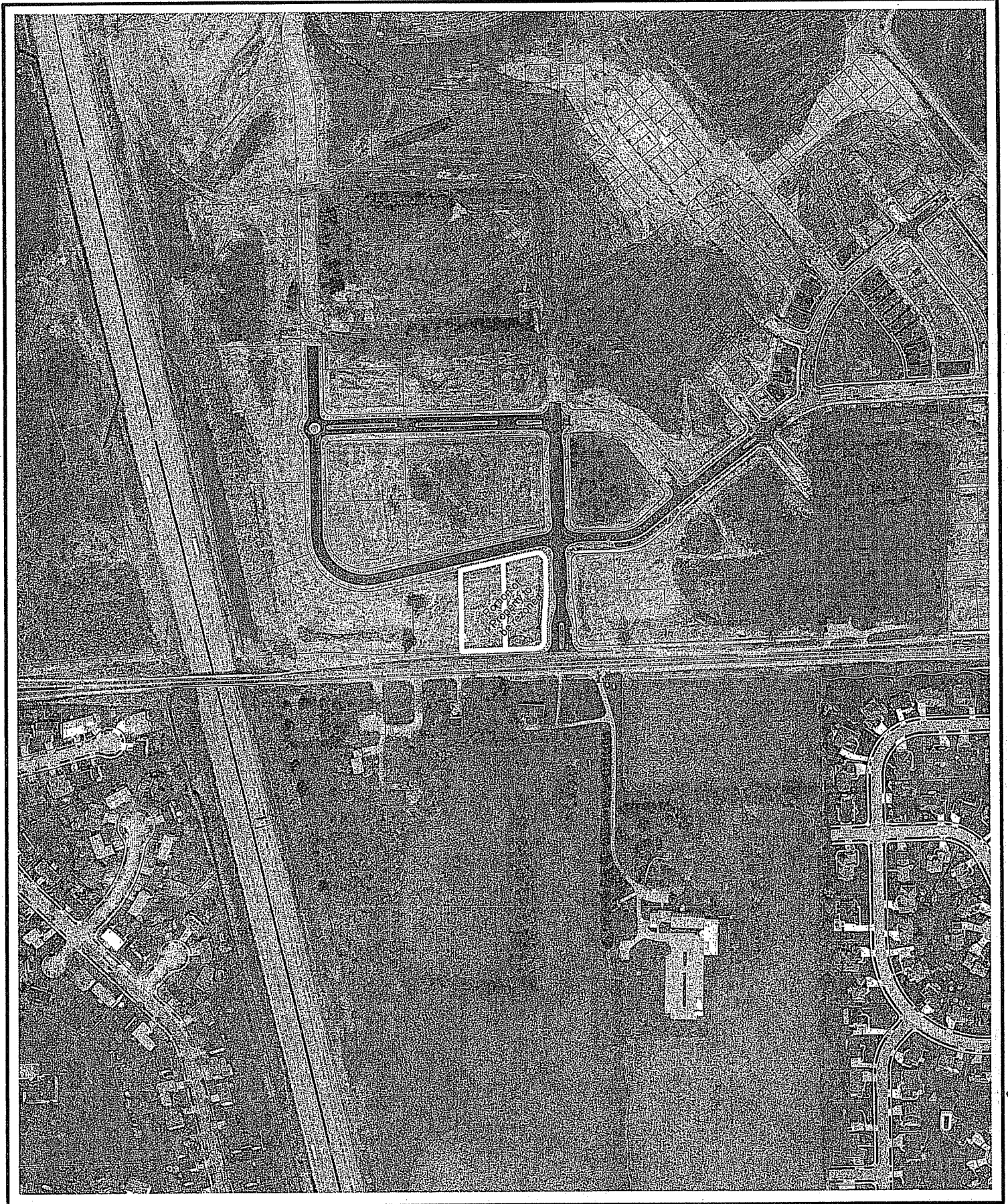


876 Jupiter Drive

400 0 400 Feet



Date of Aerial Photography - April 2003



7

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.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid 1450 Receipt No. _____
 Date Received 4-27-05
 Received By G. Patruffis
 Parcel No. 0710-112-1901-3
 Aldermanic District 3, Lauren Cndare
 GQ PUDSIP
 Zoning District PUDSIP
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver _____
 Ngrhd. Assn Not. Waiver _____
 Date Sign Issued 4-27-05

1. **Project Address:** 876 Jupiter Drive **Project Area in Acres:** 1.63

Project Title (if any): 876 Jupiter Drive

2. **This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from PUD-SIP to Amended PUD-SIP Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Don Esposito Company: _____
 Street Address: 6801 South Towne City/State: Madison, WI Zip: 53713
 Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: desposito@veridianhomes.com

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

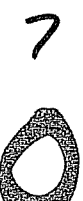
Property Owner (if not applicant): same
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: _____
Retail and office uses

Development Schedule: Commencement _____ Completion _____

CONTINUE →



5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 1,450 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of The Sprecher Neighborhood Plan, which recommends:

Mixed Use: Office/ Retail for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Warren Onken (March 18, 2005), McClellan Park Neighborhood (March 18, 2005)

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner _____ Date _____ | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Brian Lawson Date APRIL 20, 2005
 Signature [Signature] Relation to Property Owner AGENT
 Authorizing Signature of Property Owner [Signature] Date 4-21-05

April 27, 2005

Mr. Brad Murphy
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: PC Submittal
876 Jupiter Drive

Dear Mr. Murphy:

On behalf of David Simon, DJK Real Estate, LLC, we are pleased to submit the attached revised packet of information for the phase two Amended SIP for the commercial building at 876 Jupiter Drive, within the Grandview Commons Neighborhood. This packet is an amendment to the adopted 858 Jupiter Drive PUD-SIP, Doc. #3922679.

Project Name:
876 Jupiter Drive
A1 Building

Revised Development Information:

Address: 876 Jupiter Drive (Addition to 858 Jupiter Drive)
Parcel Number: 0710-112-1901-3
Acreage: 1.63
Zoning: PUD-GDP Doc. # 3589157
Grandview Commons Adopted August 9, 2002
PUD-SIP Doc. #3922679
858 Jupiter Drive Adopted March 30, 2004

Proposed Use: First Floor Retail/Office
Second Floor Professional Office

Schedule: Fall 2005 Occupancy

Phase One (A2 Building) As Built
Gross Area: 7,191 "building area" per IBC
Leasable Area: 4,934 square feet

Phase Two (A1 Building)
Gross Area: 6,628 "building area" per IBC
Leasable Area: 5,470 square feet

Required/Supplied Parking: 55 stalls (existing)

Total District Parking: 67 stalls
 (846 Jupiter Drive, 858 Jupiter Drive, 876 Jupiter Drive,)

On-Street Parking: 7 stalls

Total District Square Footage: 13,819 square feet

Total District Parking Ratio: 4.8 stalls/1,000 sq. ft.

Hours of Operation: 8:00am-10:00pm

Trash/Snow Removal: Private Contract

Thank you for your time in reviewing this project.

Sincerely,

Brian Munson
Project Manager

858 JUPITER DRIVE/ 876 JUPITER DRIVE AMENDED SIP TEXT

Statement of Intent

This SIP summarizes the office and retail components of the 858 Jupiter Drive and 876 Jupiter Drive site, within the Grandview Commons Neighborhood, for the construction of an office & retail building.

Description

This component of the neighborhood center mixed use area features office and retail uses focused on the neighborhood scale. This district is located to capitalize on the exposure to Cottage Grove Road (CTH BB) and the Village Green. This pedestrian focused mixed-use district is intended to serve the daily needs of the neighborhood residents with uses scaled to meet the neighborhood surroundings.

Legal Description:

Lot 458 and part of Lot 459, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Beginning at the northeast corner of said Lot 459, thence N77E20°02"E, 78.54 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 590.00 feet and a chord which bears N78E31°17"E, 24.45 feet to a point of compound curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S50E37°35"E, 38.11 feet; thence S00E57°42"E, 103.91 feet; thence S04E47°21"W, 99.80 feet; thence S00E57°42"E, 42.44 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S43E37°36.5"W, 35.10 feet; thence S88E12°55"W, 227.38 feet; thence N00E57°42"W, 250.84 feet; thence N77E20°02"E, 134.80 feet to the point of beginning. Containing 70,807 square feet (1.626 acres).

Permitted Uses

Retail
Office

Maximum Building Floor Space per User As shown on attached plans

The following is a list of permitted non-residential uses for this area:

Antique shops	Medical, dental, and optical clinics
Art supply and Art Galleries	Offices, businesses, and professional
Banks and financial institutions	Photography studios and supply stores
Barbershops	Post Offices
Beauty parlors	Public utility and public services
Bed and Breakfast establishments	Recreational buildings and community centers
Bicycle sales, rental, and service	Restaurants including outdoor eating areas
Book, magazine, and stationary shops	Shoe and hat repair stores
Candy and ice cream stores	Senior day care
Children's day care	Tailor Shops
Coin and philatelic stores	Video Rentals
Drugstores	Wearing apparel shops
Dry cleaning and laundry establishments	Toyshops
Florist shops	
Food stores	
Gift shops	
Hobby shops	
Libraries, municipally owned and operated	

858 Jupiter Drive/876 Jupiter Drive SIP Zoning (continued)**Lot 458**

Net Acreage	1.63 acres
Average Net Density	NA
Maximum Office/Retail Square Footage	25,000 square feet

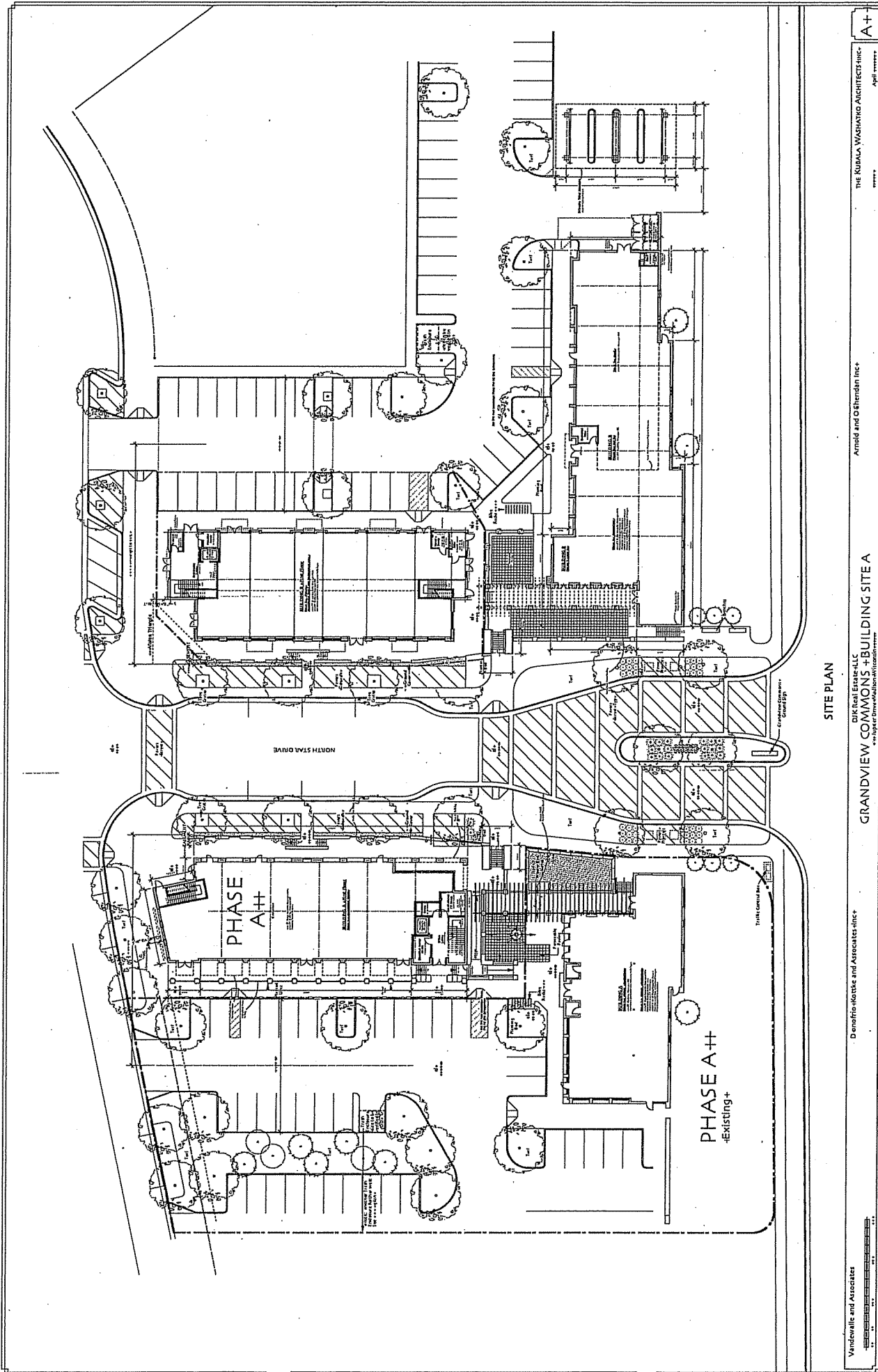
Yard Requirements	As shown on attached plans
Landscaping	As shown on attached plans
Floor Area Ratio	As shown on the attached plans
Maximum Building Height	As shown on attached plans
Lighting	As shown on attached plans
Accessory Off-Street Parking	As shown on attached plans
Loading	As shown on attached plans

Signage

Signage shall be allowed as per Chapter 31 of the Madison General Ordinance, as compared to the C2 district, or signage will be provided as approved on the recorded plans.

Alteration and Revisions

No alteration or revision 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 district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the Plan Commission.



SITE PLAN

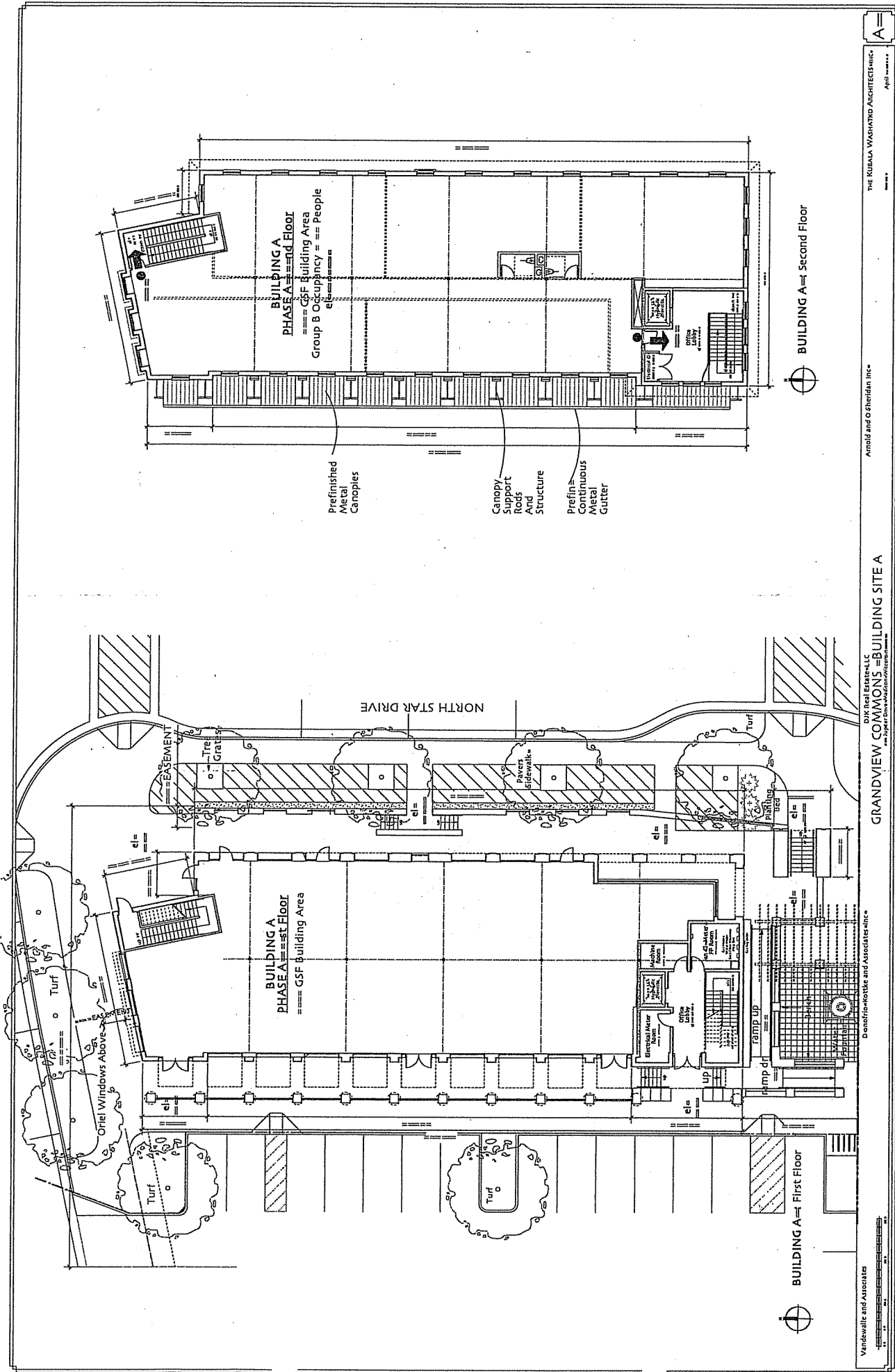
D:\Real Estate-LLC
GRANDVIEW COMMONS - BUILDING SITE A
© 2011 by D. Danafra-Koetje and Associates, Inc.

Danafra-Koetje and Associates, Inc.
 10000 15th Avenue, Suite 100, Denver, CO 80202
 303.755.1111
 www.danakra.com

Arnold and O'Sterland Inc.
 10000 15th Avenue, Suite 100, Denver, CO 80202
 303.755.1111
 www.arnoldosterland.com

THE KUMHO, WASHINGTON ARCHITECTS, INC.
 10000 15th Avenue, Suite 100, Denver, CO 80202
 303.755.1111
 www.kumho.com

A+



THE KUMALA WASHINGTON ARCHITECTS INC.
April

Arnold and O. Phelan, Inc.

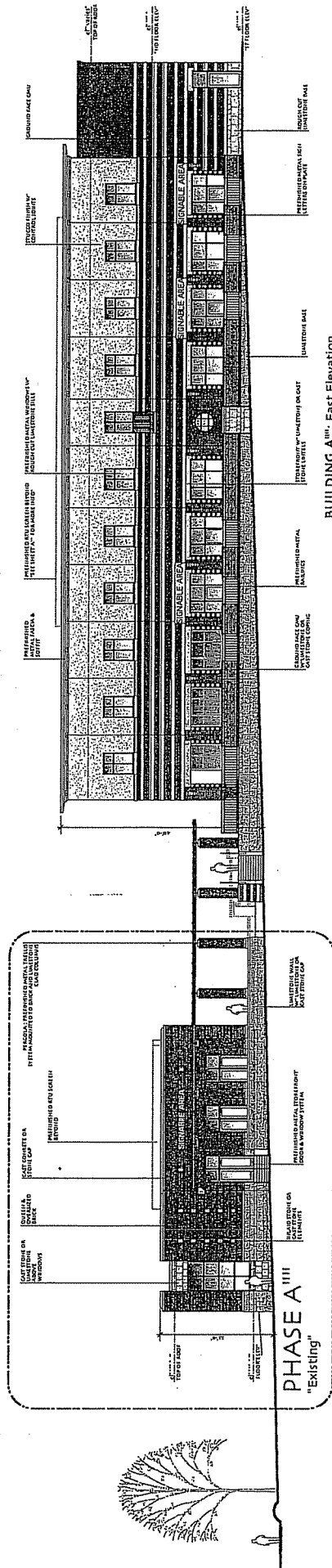
GRANDVIEW COMMONS - BUILDING SITE A
DUK Real Estate, LLC
Tanner Draper Architects

Donald For-Katze and Associates, Inc.

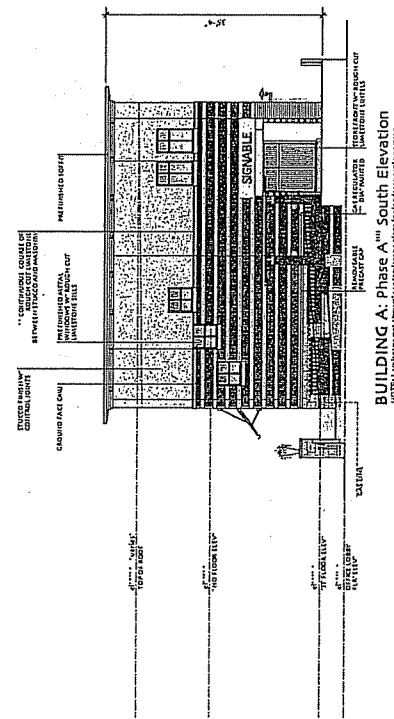
Wandewalle and Associates

A=

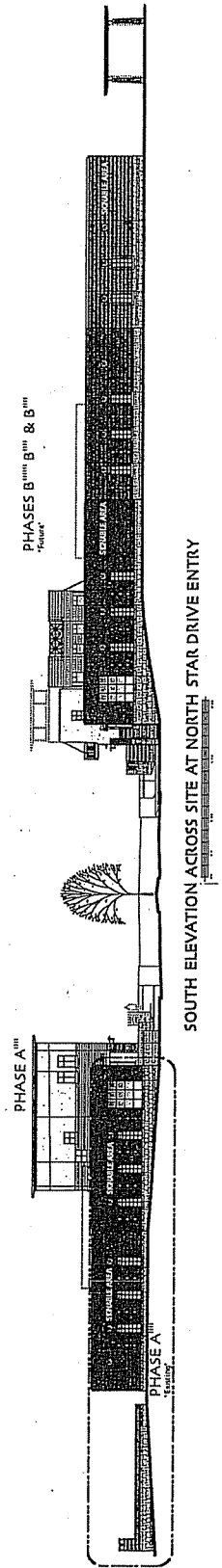
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BUILDING A IIII, East Elevation
 NOTE: Landscape not shown; see landscape plan for landscape information.

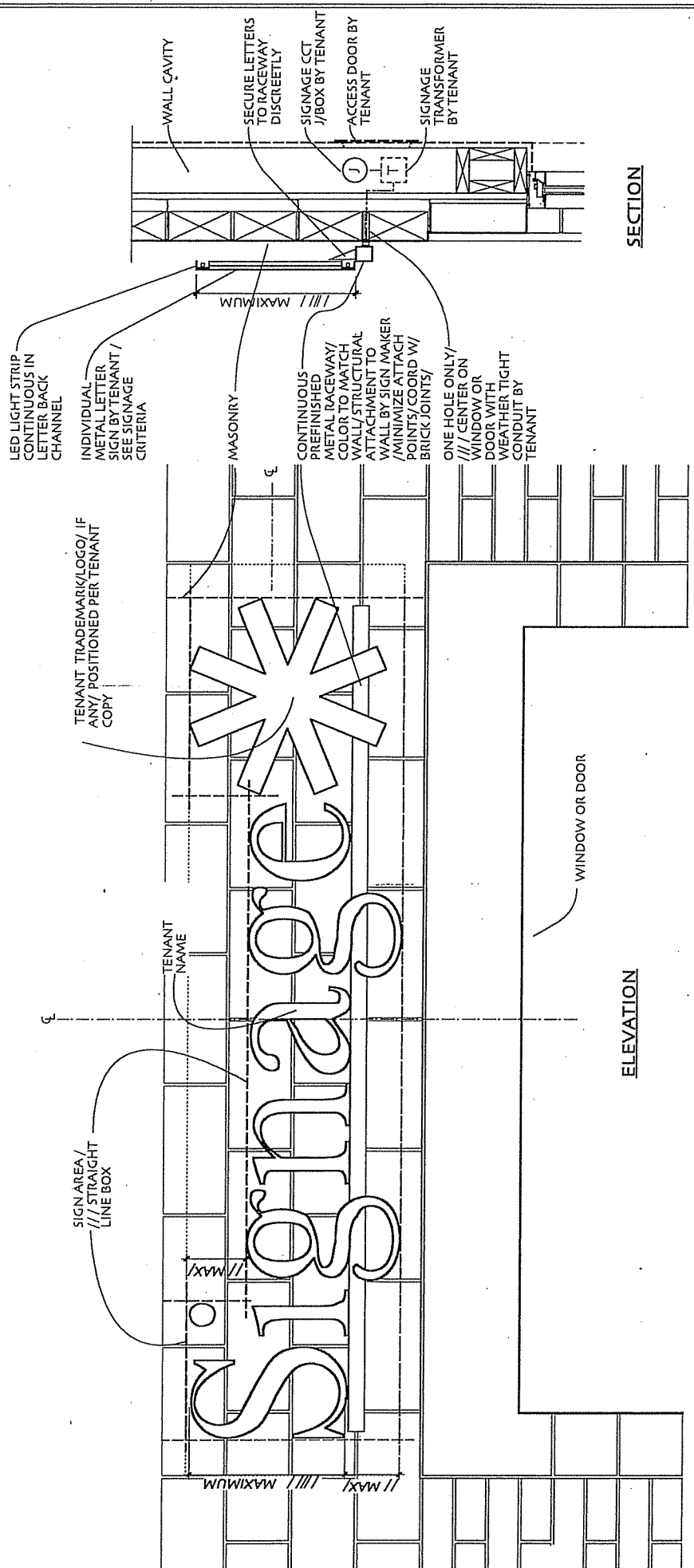


BUILDING A, Phase A IIII, South Elevation
 NOTE: Landscape not shown; see landscape plan for landscape information.



SOUTH ELEVATION ACROSS SITE AT NORTH STAR DRIVE ENTRY

7



BUILDING MOUNTED SIGN
SCALE 1/4" = 1'-0"

2