

Rutledge, Kay

From: Lund, Jerry
Sent: Tuesday, March 04, 2014 7:18 AM
To: Marx, Don; Stepnik, Joe; Rutledge, Kay
Subject: RE: Notice of Appeal for Park Dedication Fees
Attachments: Ecopy - 02-20-14 - CTDQP2K.PDF; summary chart.pdf; appraisal summary.pdf; forest oak listing.pdf; GVCN aerial map.pdf; Last Deed.pdf; 841jd_CSMmap.pdf; 5851gd_site.pdf; DSI Aerial.pdf

Don and all;

Upon review if the attached DSI letter dated February 20, 2014, I am unable to conclude any relevant unit value estimate for the subject property.

1) The DSI letter references an approximate 103 acre vacant parcel located “just northeast of our parcel” (2.25 miles or so as the crow flies) that is under foreclosure by AnchorBank, with no sewer or water immediately available, nor platting done to say the least. (See attached DSI Aerial)

2) The second parcel is also a large vacant tract just north of the subject, approximately 68 acres, that is in preliminary platting stages but as yet unimproved.

The subject is: 2 fully improved platted lots located in Grandview Commons (1.35 acres and 1.25 acres).
Zoned for high density use – Commercial and Apartments (see attached site plan)
Currently assessed at \$5.85 per square foot
Purchased in 2007 for \$4.17 per square foot

The DSI “comparables” are not comparable by any definition. It is concluded that the DSI letter of February 20, 2014 has no relevance as to the value of the subject lots.

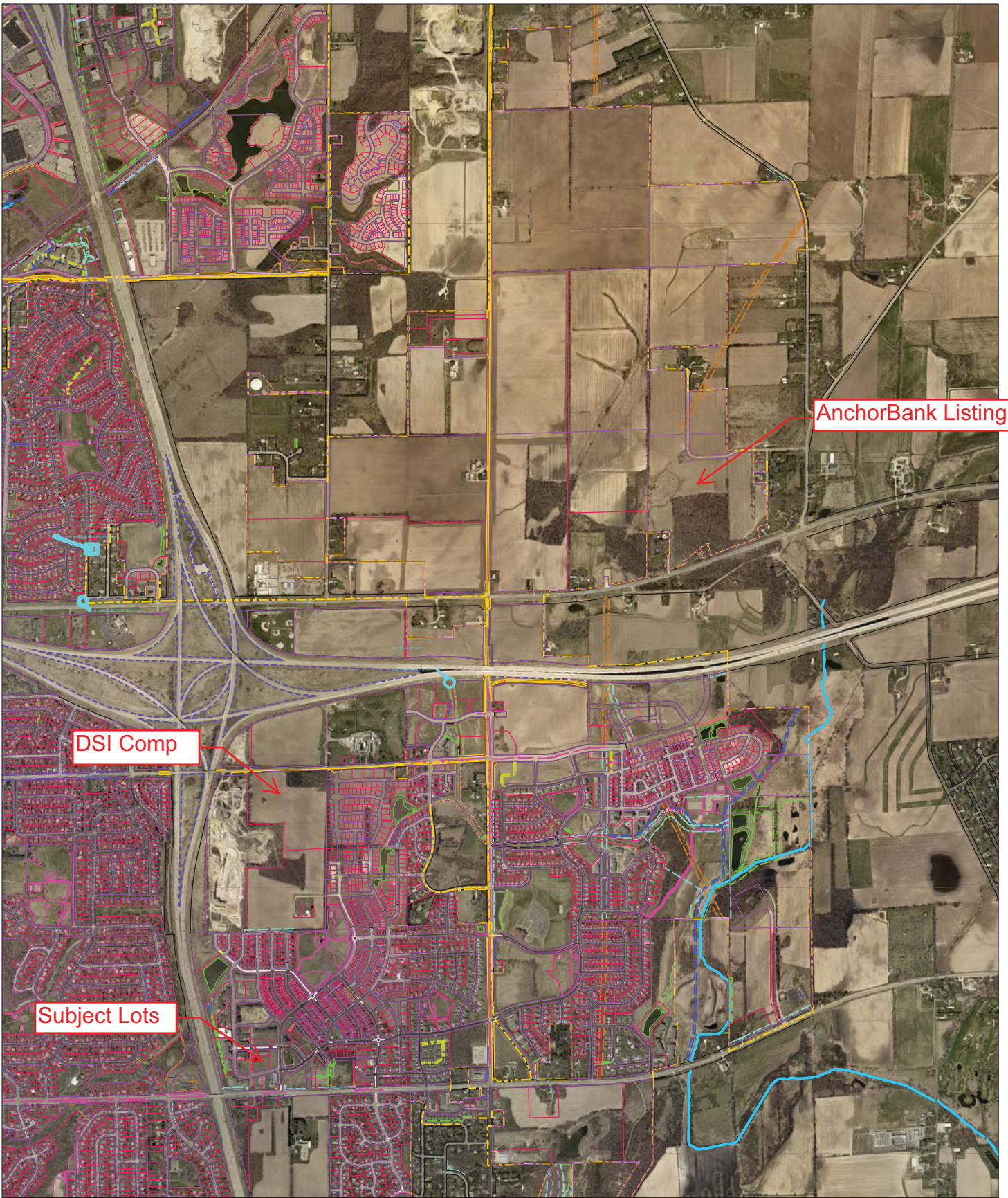
My suggestion to DSI would be to obtain an appraisal by a quality appraisal firm that is familiar with the Madison area market.

Thanks.



Jerry Lund SR/WA, Real Estate Agent III
Office of Real Estate Services - Economic Development Division
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Time: 3/3/2014 3:11:45 PM

Session: C:\GTViewer_Sessions\eric.gts

City of Madison, WI - GIS/Mapping data

Printed By: rejcl

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages

GRANDVIEW COMMONS APARTMENTS

MADISON, WISCONSIN



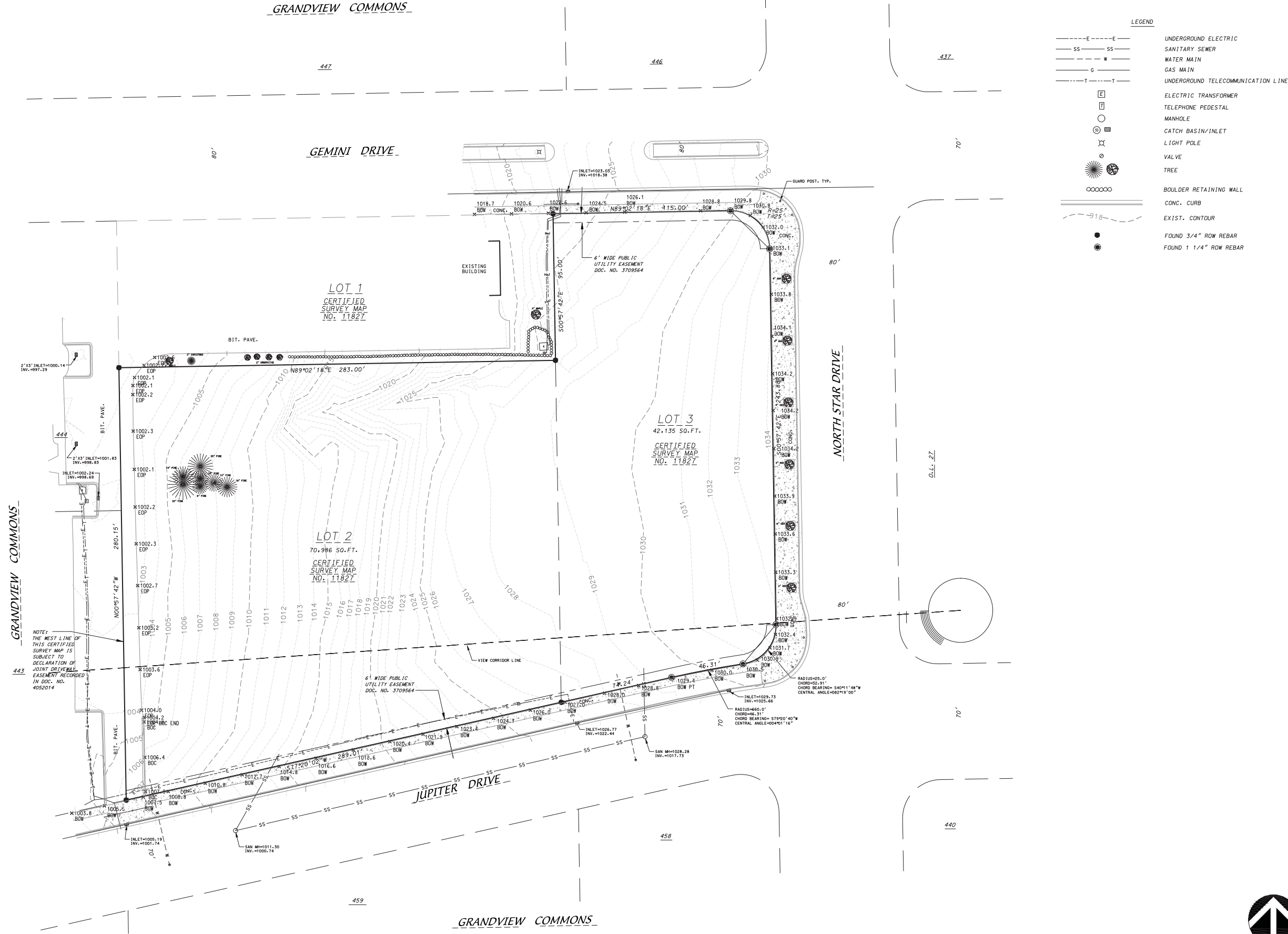
SPECIFIC INFORMATION PLAN



JLA PROJECT NUMBER: 13-0111

NOVEMBER 6, 2013

GRANDVIEW COMMONS



LEGEND

---	UNDERGROUND ELECTRIC
SS	SANITARY SEWER
W	WATER MAIN
G	GAS MAIN
---	UNDERGROUND TELECOMMUNICATION LINE
□	ELECTRIC TRANSFORMER
○	TELEPHONE PEDESTAL
○	MANHOLE
⊗	CATCH BASIN/INLET
⊗	LIGHT POLE
○	VALVE
☀	TREE
○○○○○	BOULDER RETAINING WALL
---	CONC. CURB
---	EXIST. CONTOUR
●	FOUND 3/4" ROW REBAR
●	FOUND 1 1/4" ROW REBAR

JLA
JOSEPH LEE & ASSOCIATES
2418 CROSSROADS DRIVE, SUITE 2300
MADISON, WISCONSIN 53718
608.261.0300

JLA PROJECT NUMBER: 13-0111

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

GRANDVIEW COMMONS APARTMENTS
802 NORTH STAR DRIVE

PROGRESS DOCUMENTS
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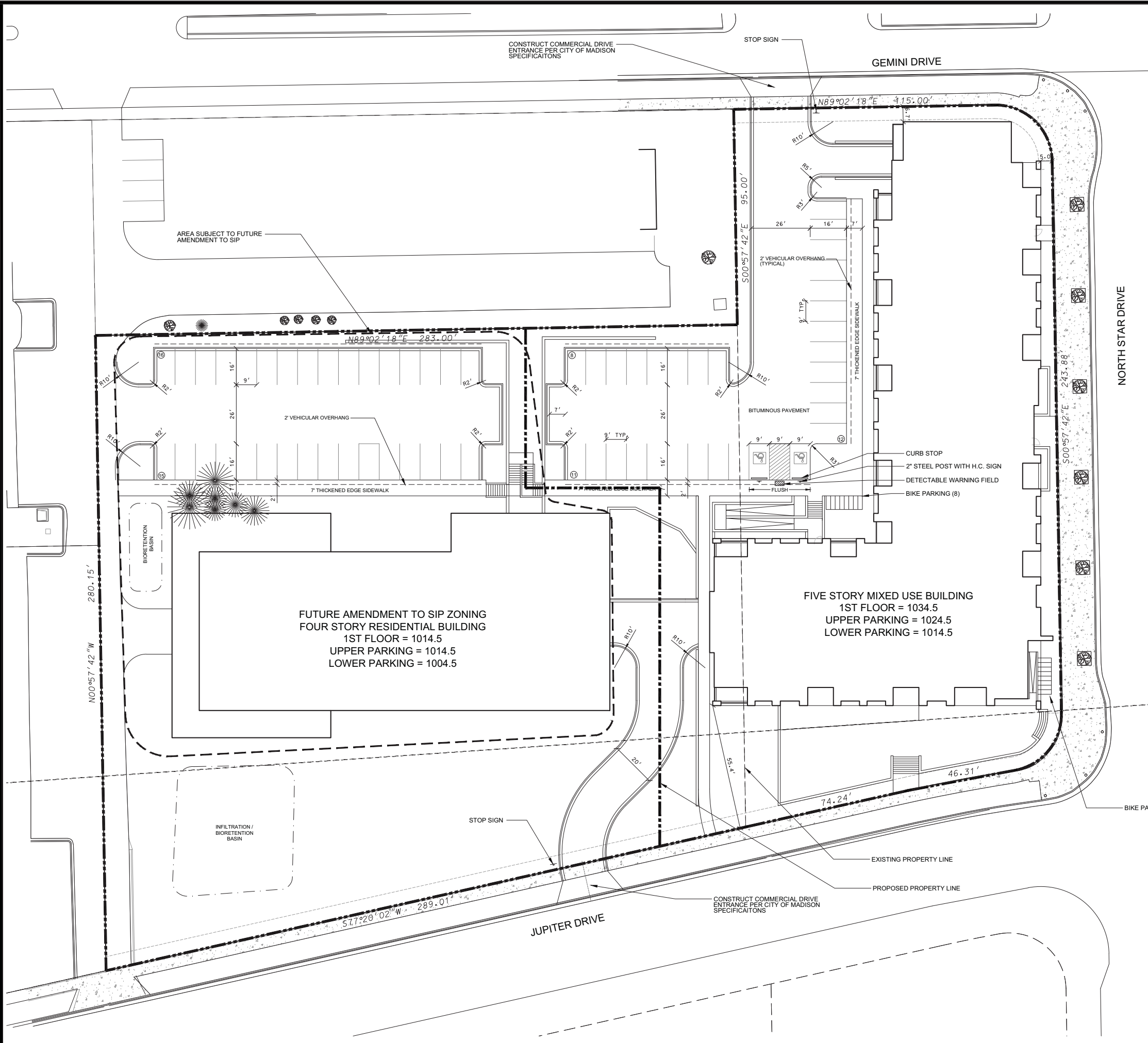
DATE OF ISSUANCE

Revision Schedule		
Mark	Description	Date

SHEET TITLE
EXISTING CONDITIONS MAP

SHEET NUMBER
C001





LEGEND

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL

GENERAL NOTES

1. ALL SITE WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. PARCELS SUBJECT TO JOINT DRIVEWAY, PEDESTRIAN ACCESS, AND CROSS PARKING AGREEMENT.

SITE PLAN INFORMATION BLOCK 802 NORTH STAR DRIVE	
PROJECT AREA	54,570 SF
PROPOSED BUILDING AREA	23,500 SF
PROPOSED TOTAL IMPERVIOUS	43,450 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	31
NUMBER OF PROPOSED UNDERGROUND PARKING STALLS	104
NUMBER OF ACCESSIBLE STALLS	2
TOTAL NUMBER OF STALLS	135
NUMBER OF SURFACE BICYCLE STALLS	16
NUMBER OF UNDERGROUND BICYCLE STALLS	120
TOTAL NUMBER OF BICYCLE STALLS	136

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**GRANDVIEW COMMONS APARTMENTS
802 NORTH STAR DRIVE**

PROGRESS DOCUMENTS

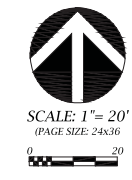
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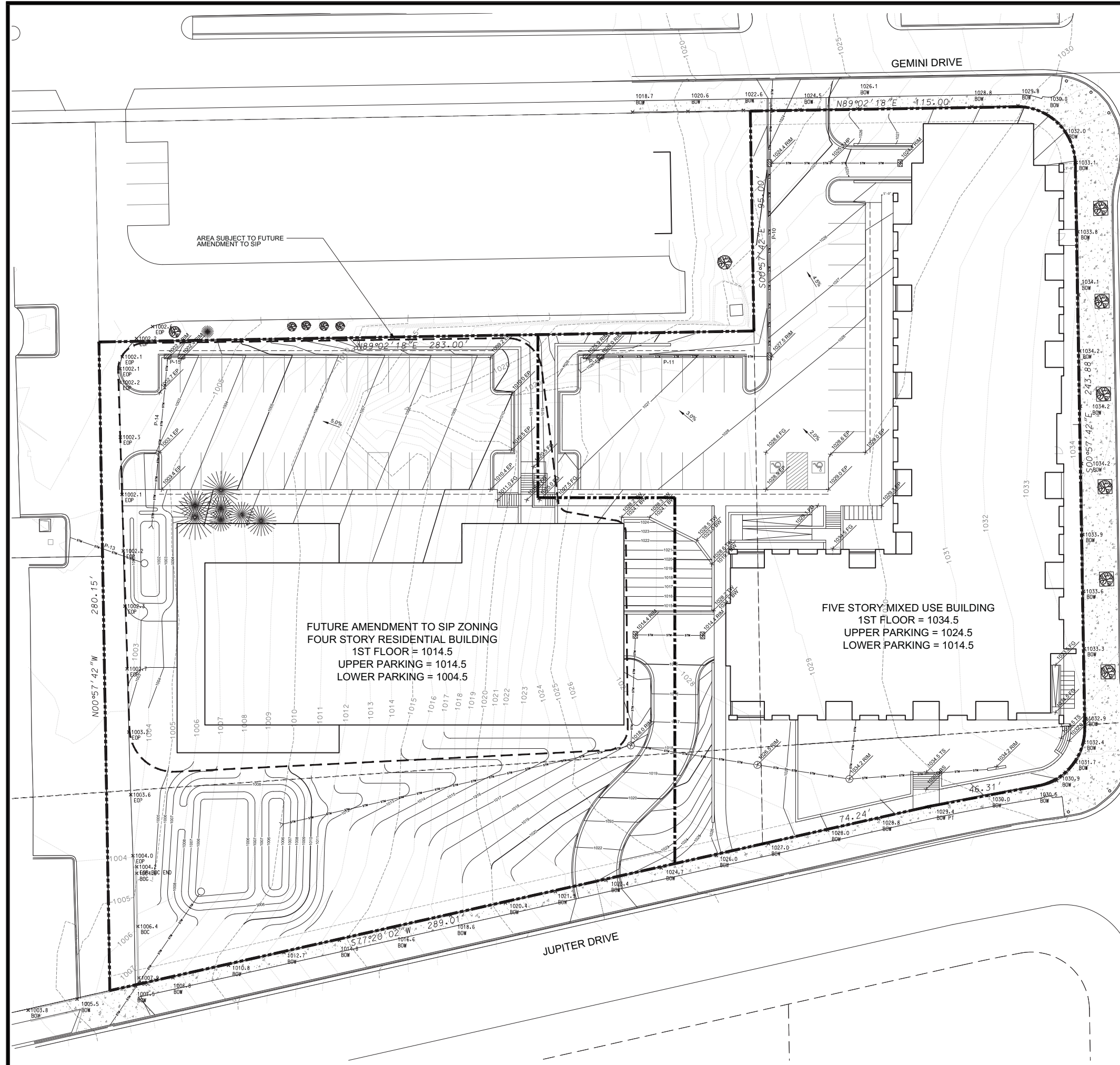
DATE OF ISSUANCE

Revision Schedule		
Mark	Description	Date

SHEET TITLE
SITE PLAN

SHEET NUMBER
C101





LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- SPOT ELEVATION
EP - EDGE OF PAVEMENT
FFE - FINISHED FLOOR ELEVATION
TC - TOP OF CURB
TW - TOP OF WALL (GROUND ELEVATION)
BW - BOTTOM OF WALL (GROUND ELEVATION)
HP - HIGHPOINT
- PROPOSED RETAINING WALL

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION THE COUNTY OR TOWN WILL REQUIRE ADDITIONAL MEASURES TO BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEE MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.



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JLA PROJECT NUMBER: 13-0111

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802 NORTH STAR DRIVE

PROGRESS DOCUMENTS

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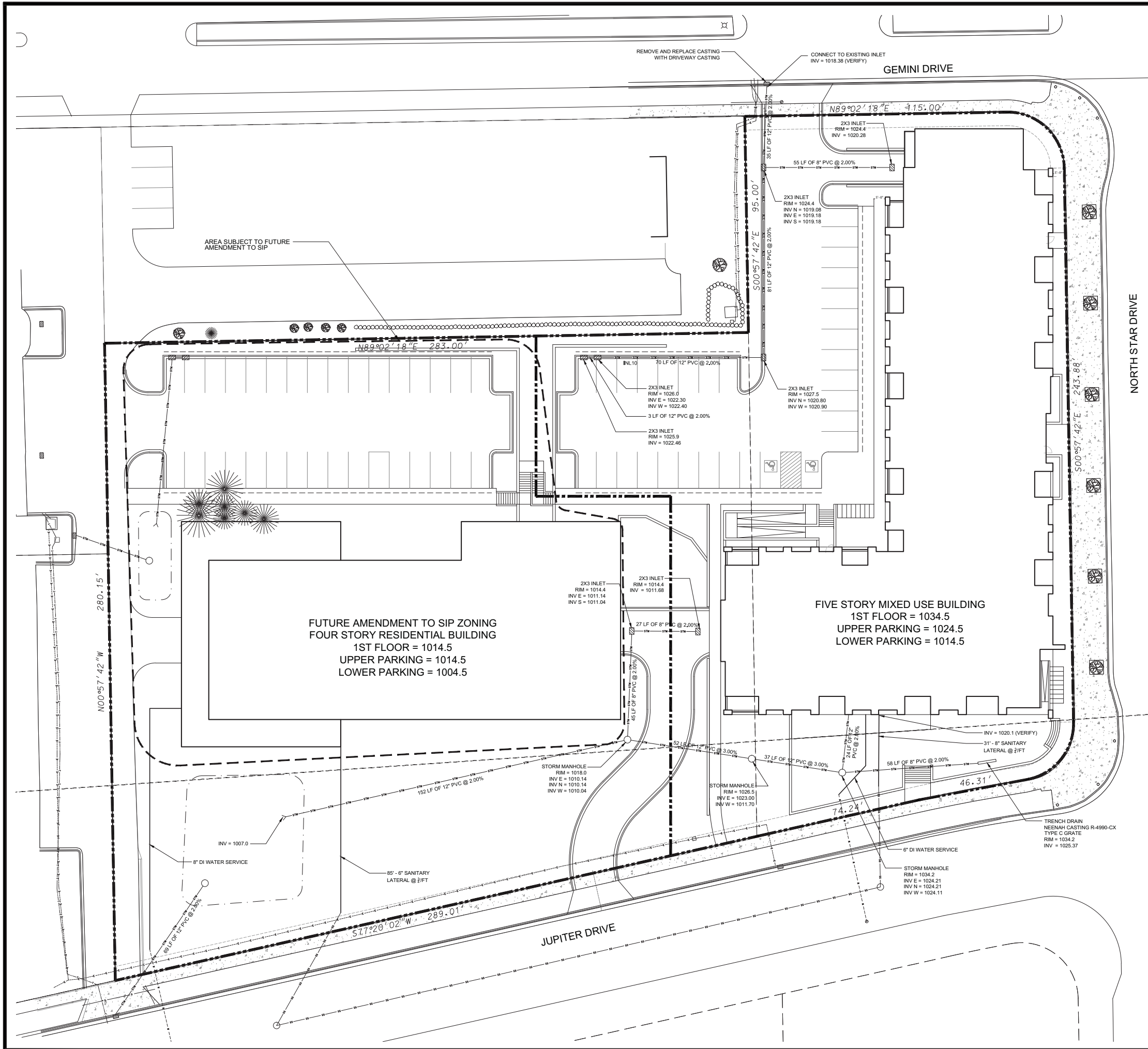
DATE OF ISSUANCE

Revision Schedule		
Mark	Description	Date

GRADING & EROSION CONTROL PLAN

SHEET NUMBER
C102





LEGEND

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
6. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID

JLA
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JLA PROJECT NUMBER: 13-0111

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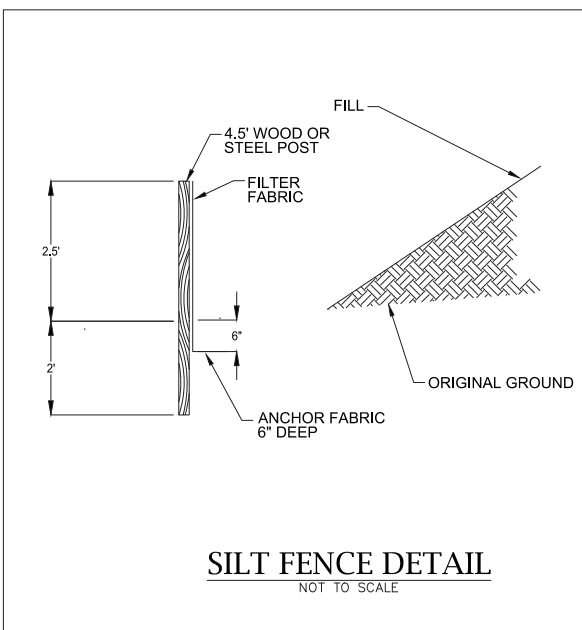
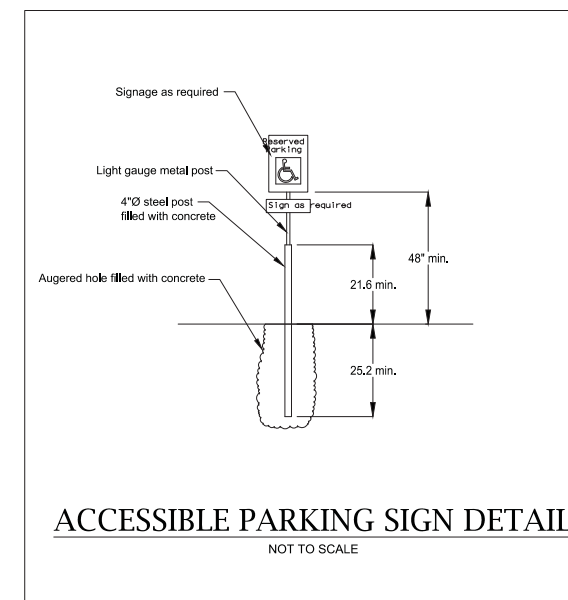
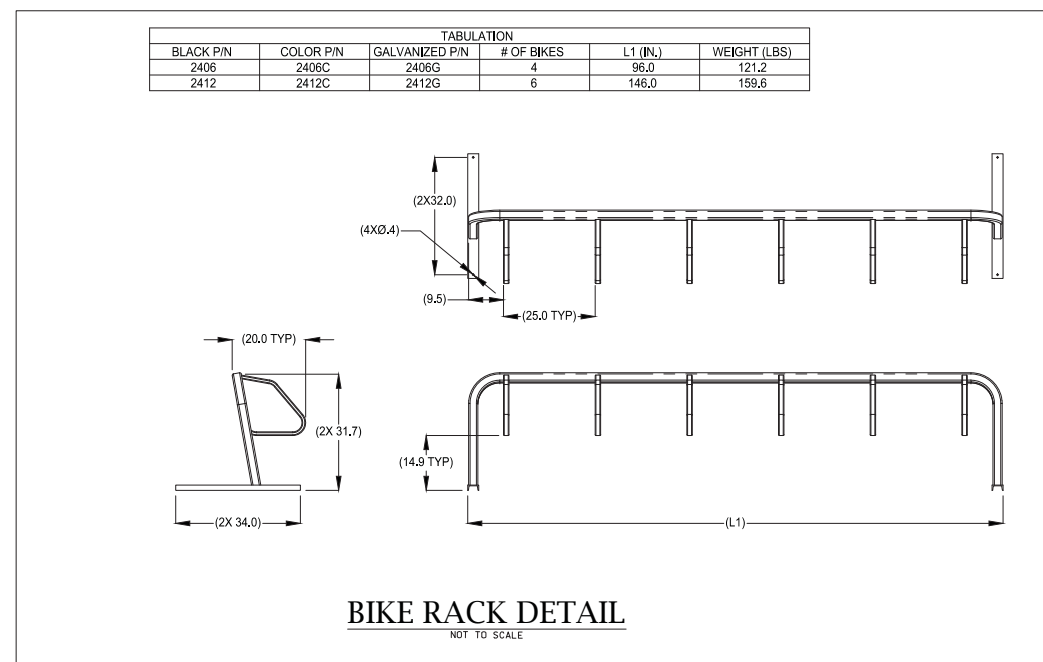
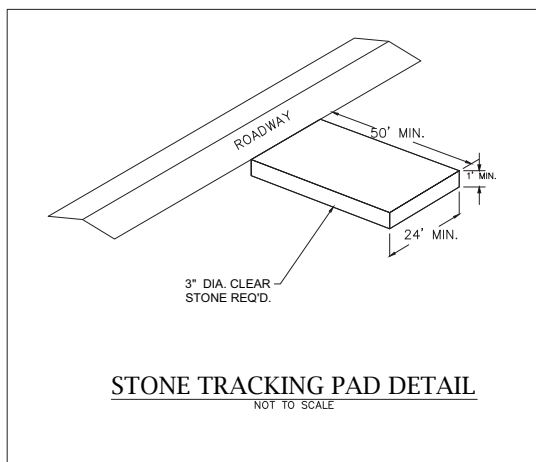
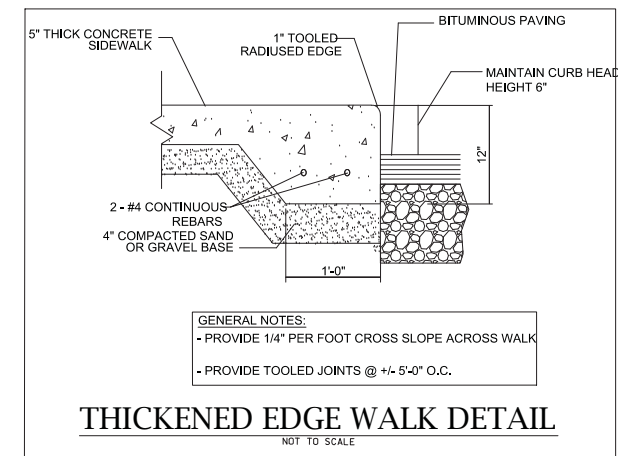
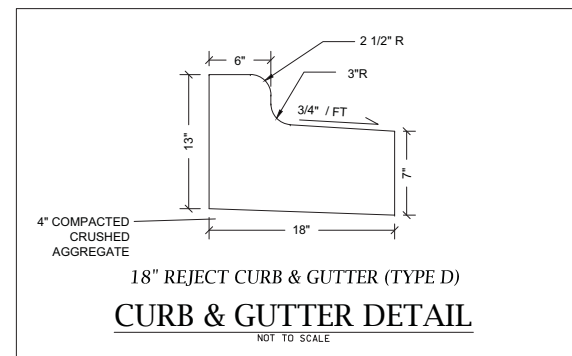
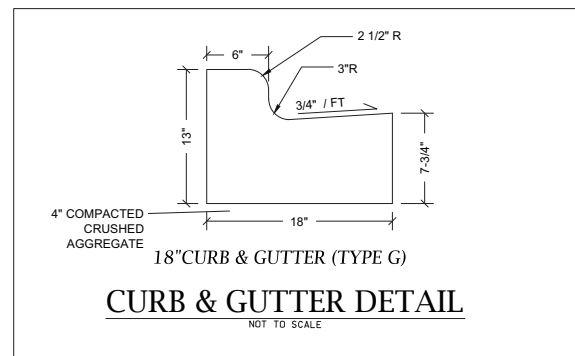
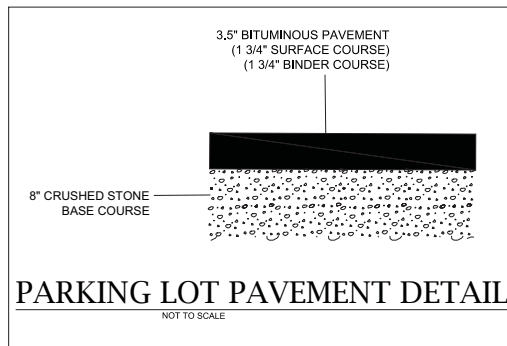
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C103





JLA
JOSEPH LEE & ASSOCIATES

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2424 CROSSROADS DRIVE, SUITE 2300
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JLA PROJECT NUMBER: 13-0111

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APARTMENTS
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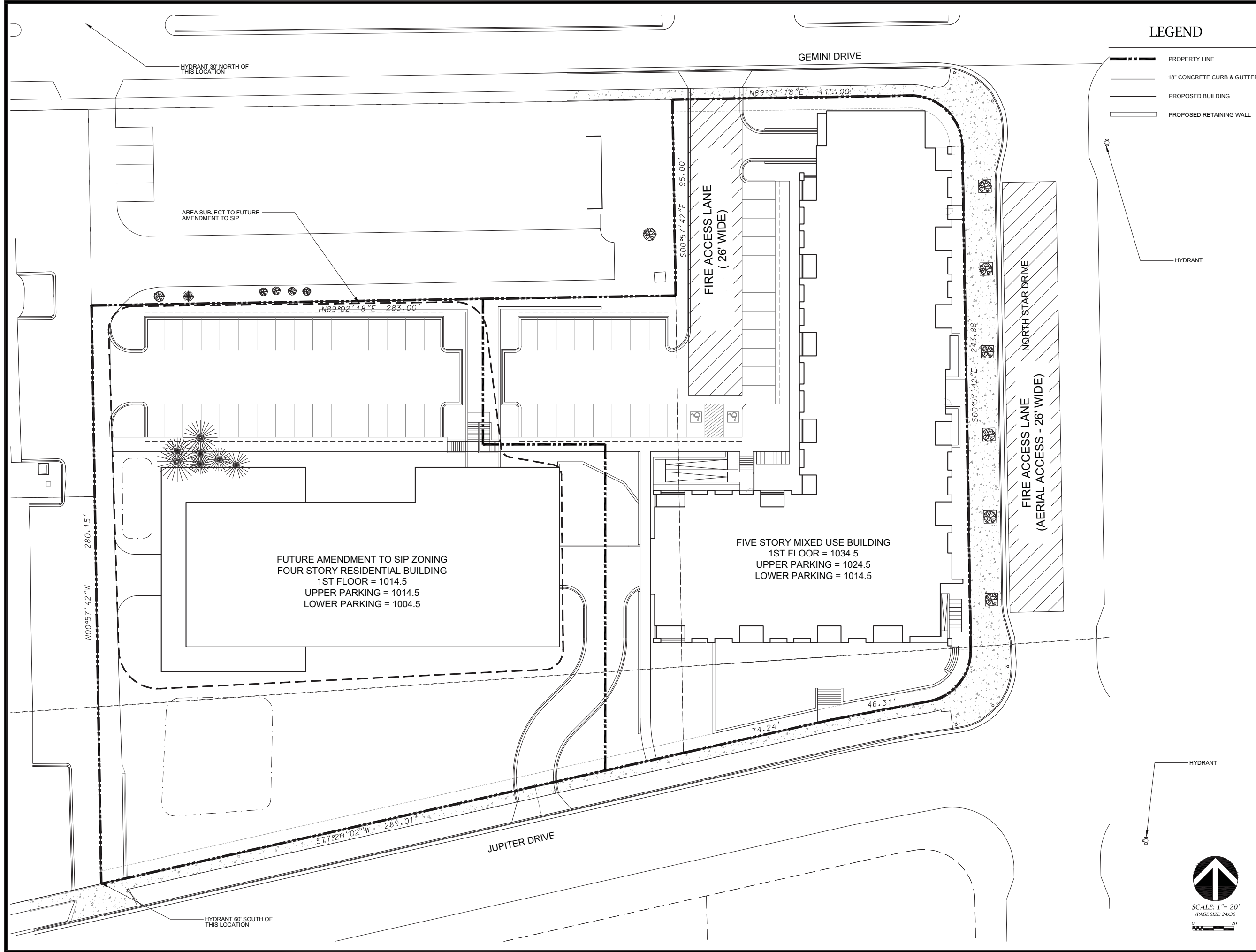
Revision Schedule		
Mark	Description	Date

SHEET TITLE

DETAILS

SHEET NUMBER

C104



LEGEND

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL

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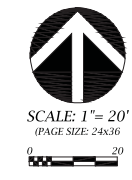
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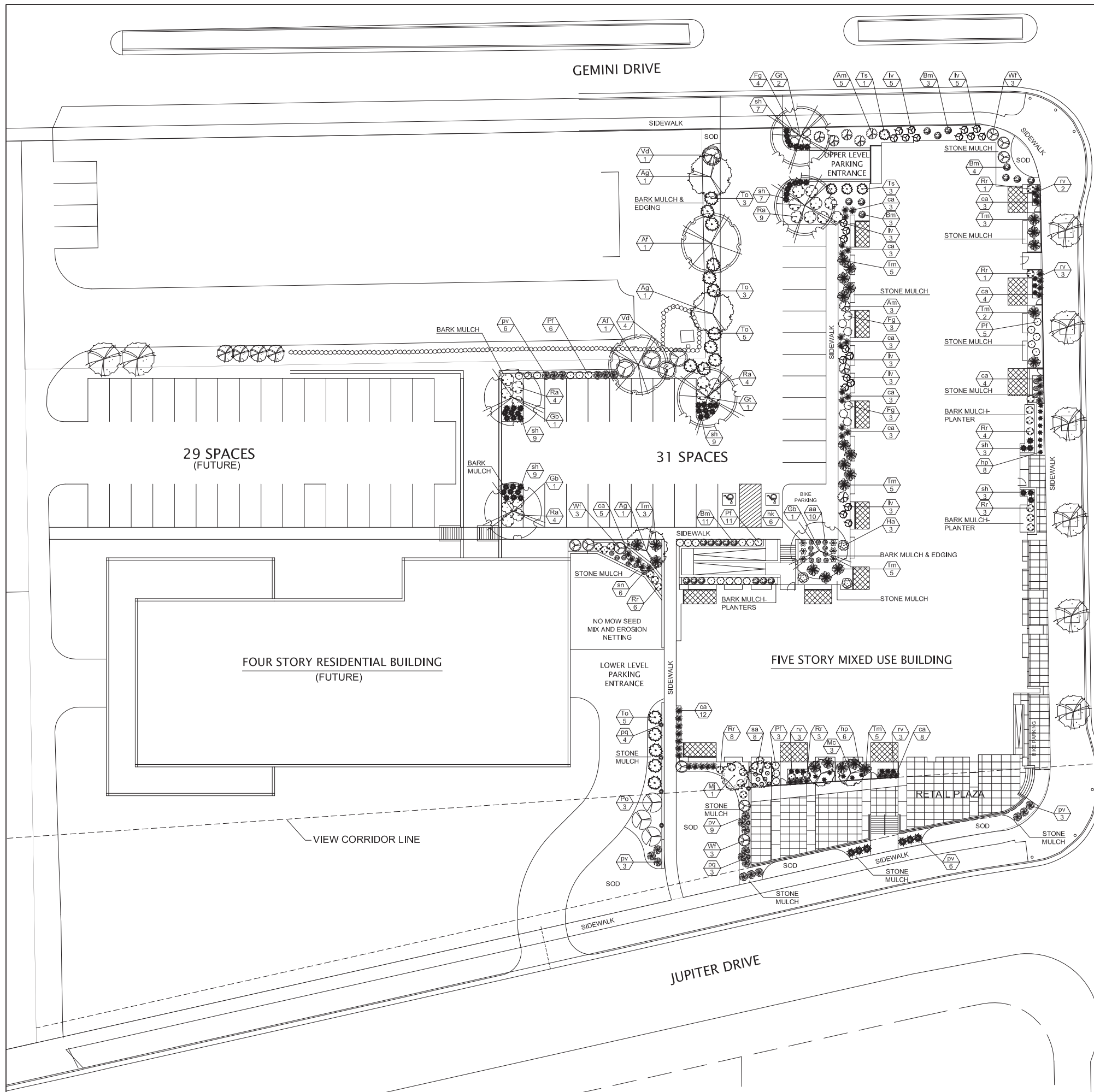
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Revision Schedule		
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**SHEET TITLE
FIRE ACCESS PLAN**

**SHEET NUMBER
C105**





CITY OF MADISON LANDSCAPING REQUIREMENTS

Total Developed Square Footage	44300
Required Landscape Units (Total / 300 sq ft)	148
Required Landscape Points (Units x 5 points)	739

LANDSCAPE POINTS CALCULATION

PLANT TYPE (MINIMUM SIZE)	POINTS VALUE	CREDIT \$ FOR EXISTING LANDSCAPING		PROPOSED LANDSCAPING		
		QUANTITY	POINTS	QUANTITY	POINTS	
Overstory/deciduous tree (2.5" caliper)	35	0	8	280		
Ornamental Tree (1.5" caliper)	15	0	7	105		
Evergreen Tree (3 feet tall)	15	0	23	300		
Shrub, deciduous (18" or 3 gal. container)	2	0	125	250		
Shrub, evergreen (18" or 3 gal. container)	3	0	47	141		
Ornamental Grasses 18" or 3 gal. container)	2	0	127	254		
Ornamental / decorative hardscape or wall (per 10 in. ft.)	4	0	0	0		
			SUBTOTAL	0	SUBTOTAL	1338
					TOTAL OF PROVIDED POINTS	1338

PLANTING SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Root
OVERSTORY DECIDUOUS TREES					
At	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	2.5"	2	B&B
Gb	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	2.5"	3	B&B
Gr	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	2.5"	3	B&B
ORNAMENTAL TREES					
Aq	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	6" dump	3	B&B
Mb	<i>Malus 'Camelot'</i>	Camelot Crabapple	1.75"	3	B&B
M	<i>Malus 'Jewelbelle'</i>	Red Jewel Crabapple	1.75"	1	B&B
EVERGREEN TREES					
To	<i>Thuja occidentalis 'Techny'</i>	Techny / Mission Arborvitae	6"	16	B&B
Ts	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Arborvitae	6"	4	B&B
DECIDUOUS SHRUB					
Am	<i>Aronia melanocarpa var. elata</i>	Glossy Black Chokeberry	#6	8	Cont.
Fq	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	#6	10	Cont.
Ha	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	#6	3	Cont.
Iv	<i>Ilex virginica 'Scribble'</i>	Little Henry Dwarf Sweetgum	#6	19	Cont.
Pf	<i>Potentilla fruticosa 'Mikoy's White'</i>	Abigail's White Potentilla	#6	25	Cont.
Po	<i>Physocarpus opulifolius 'Monro'</i>	Diablo Ninebark	#6	3	Cont.
Ra	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	#6	21	Cont.
Rr	<i>Rosa 'Radrazz'</i>	Knockout Shrub Rose	#6	26	Cont.
Vd	<i>Viburnum dentatum 'Synnosed'</i>	Chicago Lustre Arrowwood Viburnum	#6	5	Cont.
Wf	<i>Weigela florida 'Alexandra'</i>	White & Rose Weigela	#6	9	Cont.
EVERGREEN SHRUB					
Tm	<i>Taxus media 'Tauntoni'</i>	Tauntton Yew	24"	26	B&B
Bm	<i>Buxus microvar. koreana 'Green Velvet'</i>	Green Velvet Boxwood	#6	21	Cont.
ORNAMENTAL GRASSES					
sh	<i>Scorobolus heterolepis</i>	Prairie Dropseed	#6	47	B&B
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Reed Grass	#6	53	Cont.
pv	<i>Panicum virgatum 'Prairie Fire'</i>	Prairie Fire Switch Grass	#6	27	Cont.
PERENNIALS					
pa	<i>Parthenocissus quinquefolia</i>	Virginia Creeper (Vine)	#1	7	Cont.
sa	<i>Astilbe x anandii 'Fanal'</i>	Fanal Astilbe (red)	#1	10	Cont.
hk	<i>Hosta 'Krossa Regal'</i>	Krossa Regal Hosta	#1	6	Cont.
hp	<i>Hem erocallis 'Pardon Me'</i>	Pardon Me Daylily	#1	14	Cont.
rv	<i>Rudbeckia 'Vitto's Little Suzie'</i>	Black Eyed Susan	#1	11	Cont.
sa	<i>Sedum spectabile 'Autumn Joy'</i>	Autumn Joy Sedum	#1	3	Cont.
sn	<i>Salvia nemerosa 'Mansueti'</i>	May Night Salvia	#1	6	Cont.

GENERAL NOTES:

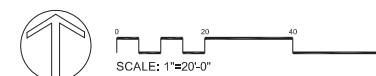
- BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
- WASHED STONE TO BE 1.5" CAPITOL WASHED WITH WEED BARRIER FABRIC.
- BED EDGING TO BE BLACK DIAMOND POLY-VINYL.

STREET TREE NOTES:

- EXISTING TERRACE TREES TO REMAIN.

BIKE PARKING AND AMENITIES NOTES:

- SEE SITE PLAN FOR DETAILED LAYOUT



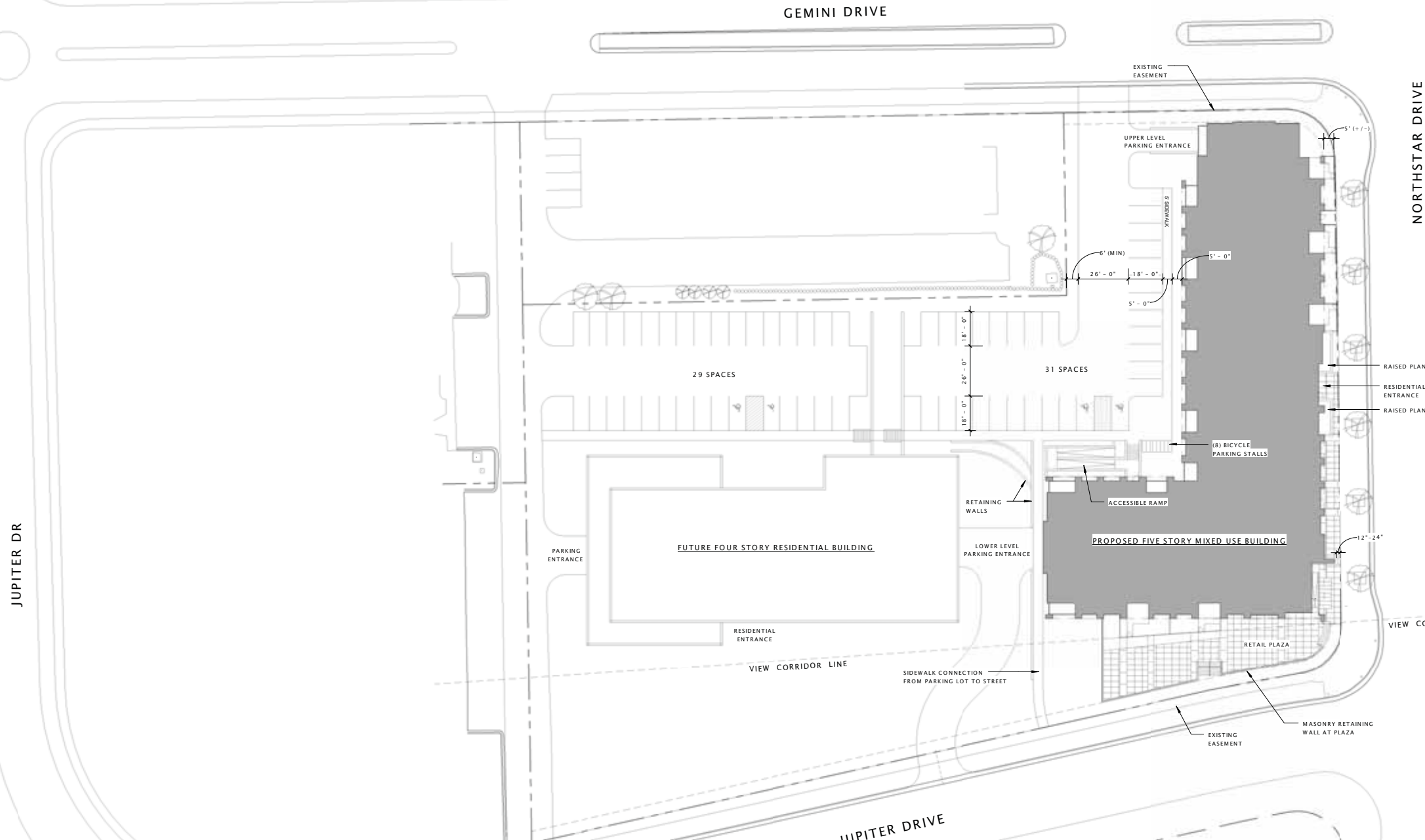
Grandview Commons E1
Jupiter Drive & North Star Drive
Madison, Wisconsin

Date: 10-17-13
Scale: 1"=20'-0"
Designer: BNF
Job #

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "bidtable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:
October 23, 2013
October 31, 2013
November 1, 2013
November 4, 2013

Reference Name:
DSI



GRANDVIEW COMMONS APARTMENTS

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DATE OF ISSUANCE: NOVEMBER 6, 2013

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Mark	Description	Date

SHEET TITLE

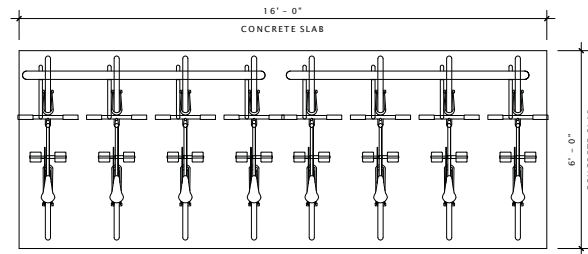
ARCHITECTURAL SITE PLAN

SHEET NUMBER

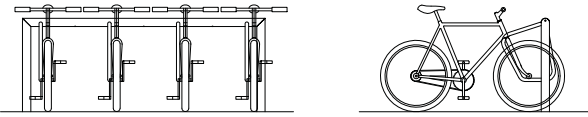
ASP-100



EXTERIOR BIKE RACKS
 EXTERIOR BIKE RACKS SHALL BE 'DEKO CAMPUS - S4' OR EQUAL WITH IN-GROUND MOUNT (SHOWN IN PHOTO) & STAINLESS STEEL FINISH. ONE 'S4' RACK SHALL BE LOCATED AT THE ENTRY OF EACH RESIDENTIAL BUILDING AS NOTED ON THE PLANS.



PLAN VIEW



FRONT VIEW

SIDE VIEW



6 TYPICAL EXTERIOR BIKE RACK
 3/8" = 1'-0"

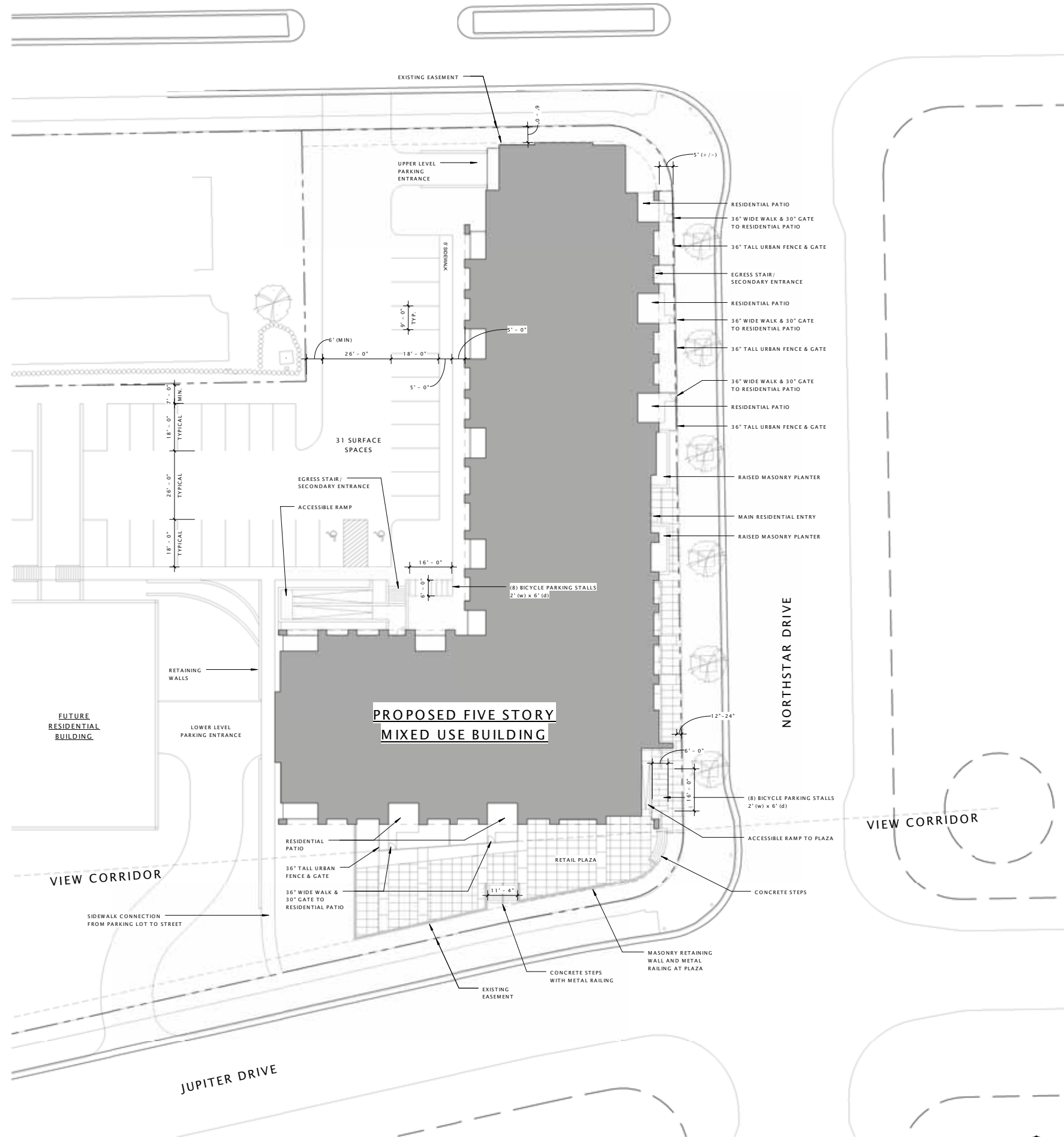
FLRS	UNITS					PARKING PROVIDED			
	1BR	1BR+	2BR	3BR	TOTAL	BEDS	COVERED	SURFACE	RATIO
5	7	0	10	0	17	27			
4	7	0	10	0	17	27			
3	7	0	10	0	17	27			
2	7	0	10	0	17	27			
1	8	0	6	0	14	20			
T.	36	0	46	0	82	128	104	31	1.05 / BR
		44%	0%	56%	0%				1.65 / UNIT

NOTES:
 PARKING COUNTS DO NOT INCLUDE STREET PARKING.

	REQUIRED		PROVIDED		RATIO
	#	#	#	#	
82 RESIDENTIAL UNITS	82	122	1.48/UNIT		
GUEST STALLS	9	9	1.0/GUEST		
2000 SQ FT RETAIL	1	7	3.5/1,000 SQ FT		

	REQUIRED		PROVIDED		RATIO
	#	#	#	#	
68 RESIDENTIAL UNITS	68	122	1.79/UNIT		
GUEST STALLS	7	7	1.0/GUEST		
16000 SQ FT RETAIL	8	9	.6/1,000 SQ FT		

NOTES:
 PARKING COUNT INCLUDES BICYCLE HOOKS ABOVE EACH COVERED CAR PARKING STALL



17 ARCHITECTURAL SITE PLAN
 1" = 20'-0"

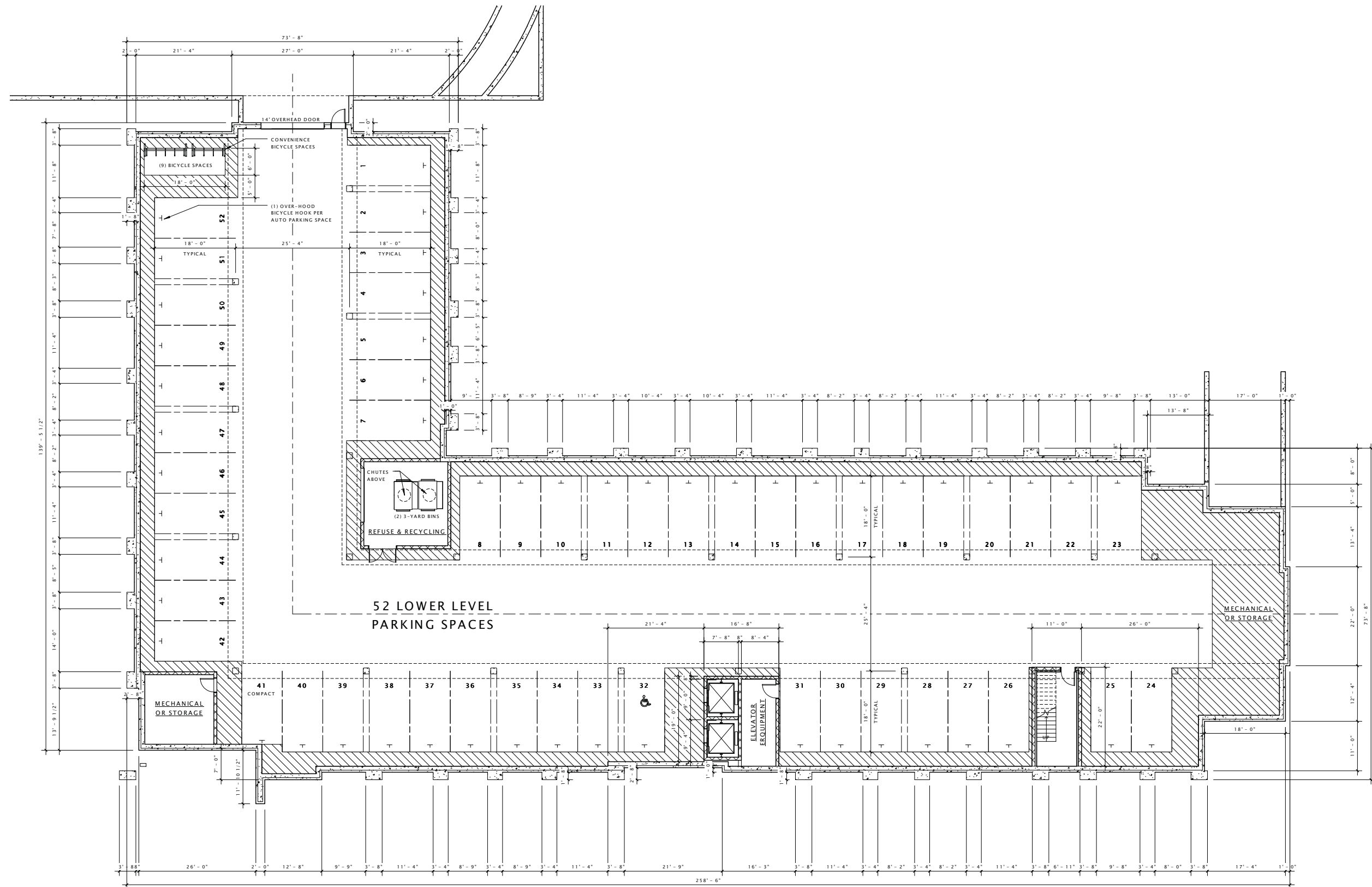
GRANDVIEW COMMONS
 APARTMENTS

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.

DATE OF ISSUANCE		
NOVEMBER 6, 2013		
Revision Schedule		
Mark	Description	Date

SHEET TITLE
 ARCHITECTURAL SITE PLAN

SHEET NUMBER
ASP-101



GRANDVIEW COMMONS APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

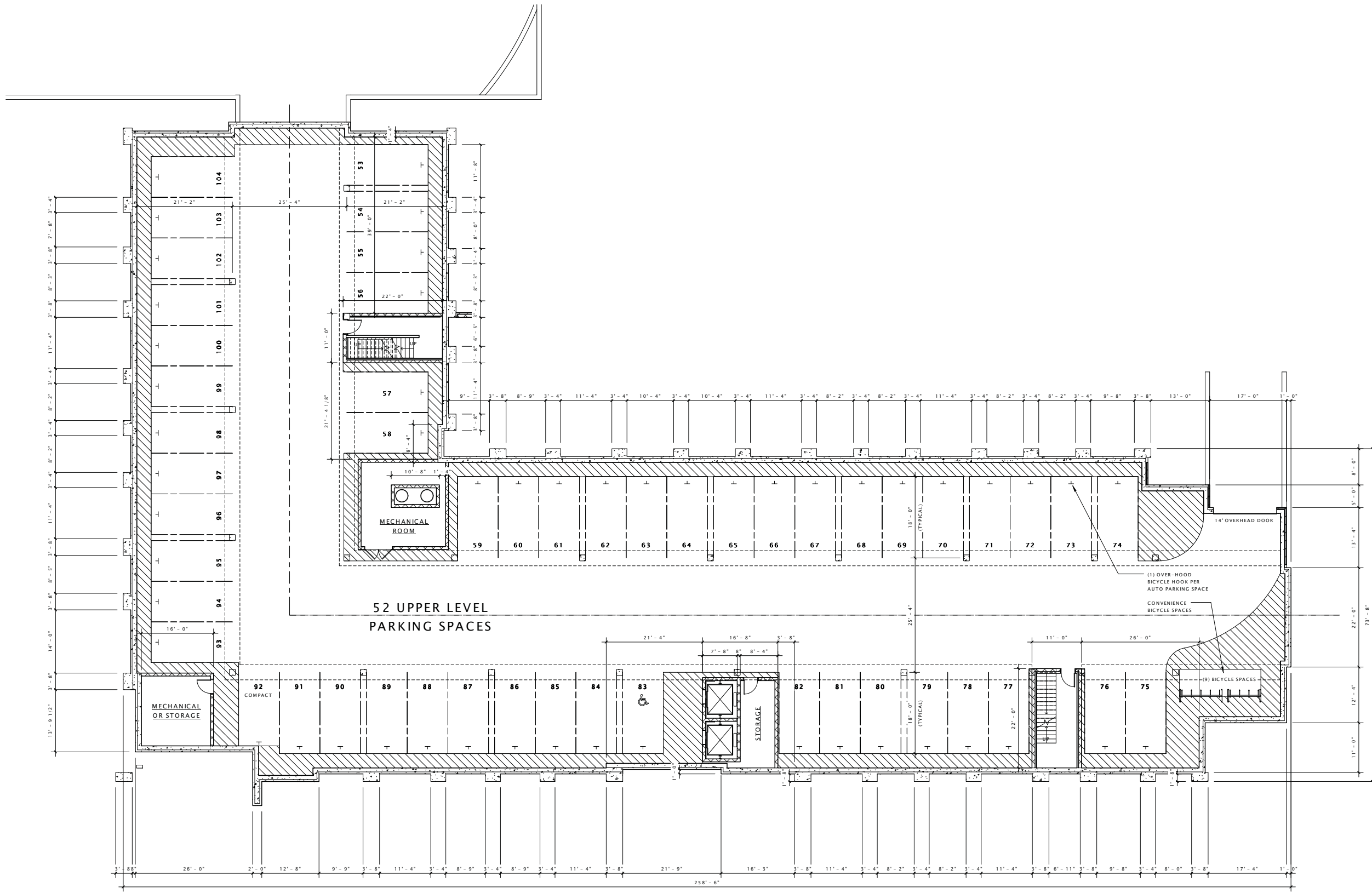
**BUILDING 'E1'
LOWER LEVEL PLAN**

SHEET NUMBER

A100

1 LOWER LEVEL PARKING
3/32" = 1'-0"





GRANDVIEW COMMONS APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: NOVEMBER 6, 2013

Revision Schedule

Mark	Description	Date

SHEET TITLE

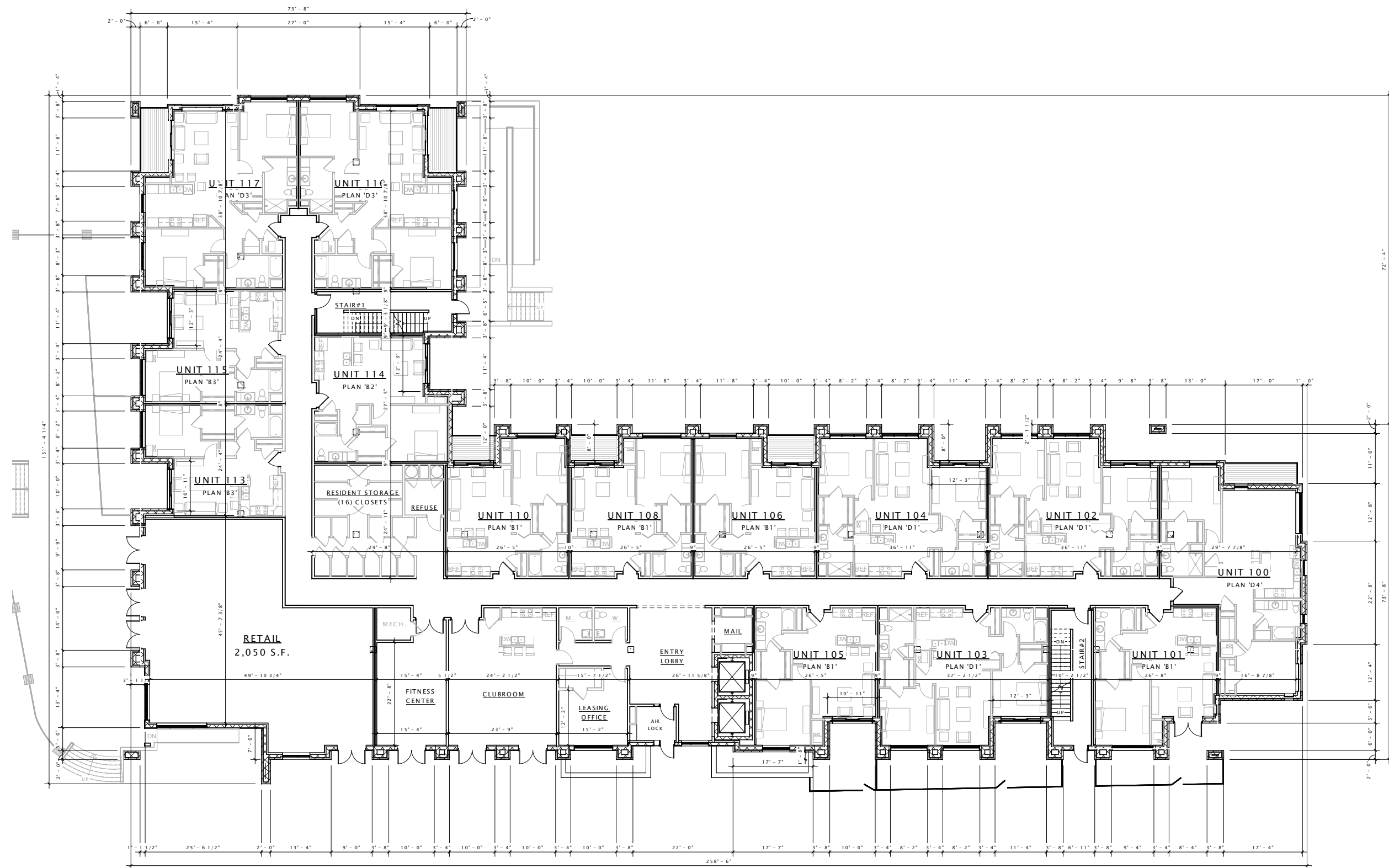
BUILDING 'E1' - UPPER LEVEL PLAN

SHEET NUMBER

A100.1

① UPPER LEVEL PARKING
3/32" = 1'-0"





16 FIRST FLOOR - INITIAL RETAIL
3/32" = 1'-0"

GRANDVIEW COMMONS APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 6, 2013

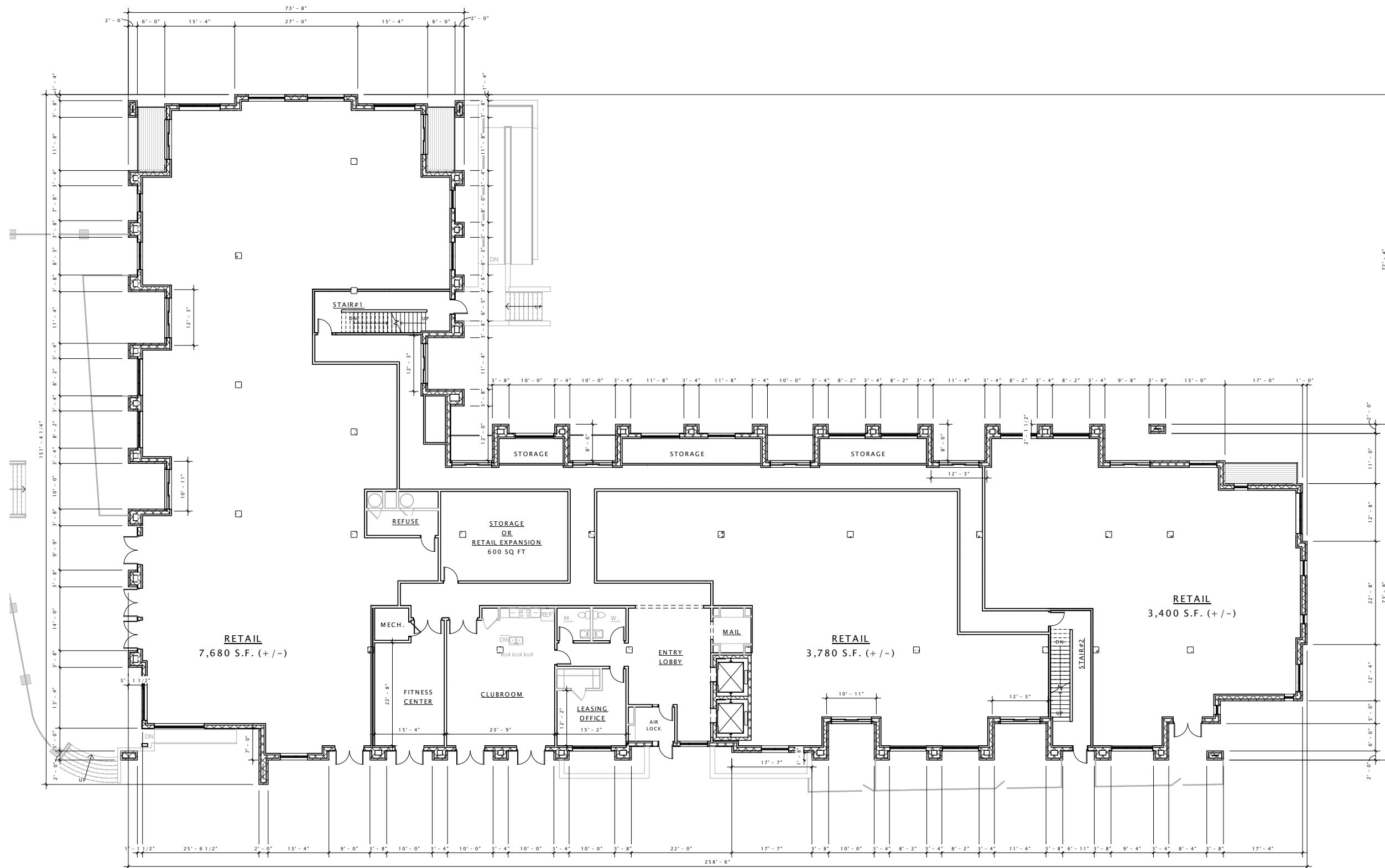
Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING 'E1'
FIRST FLOOR PLAN -
MINIMUM RETAIL

SHEET NUMBER

A101



① FIRST FLOOR - RETAIL POTENTIAL
3/32" = 1'-0"

GRANDVIEW COMMONS APARTMENTS

PROGRESS DOCUMENTS

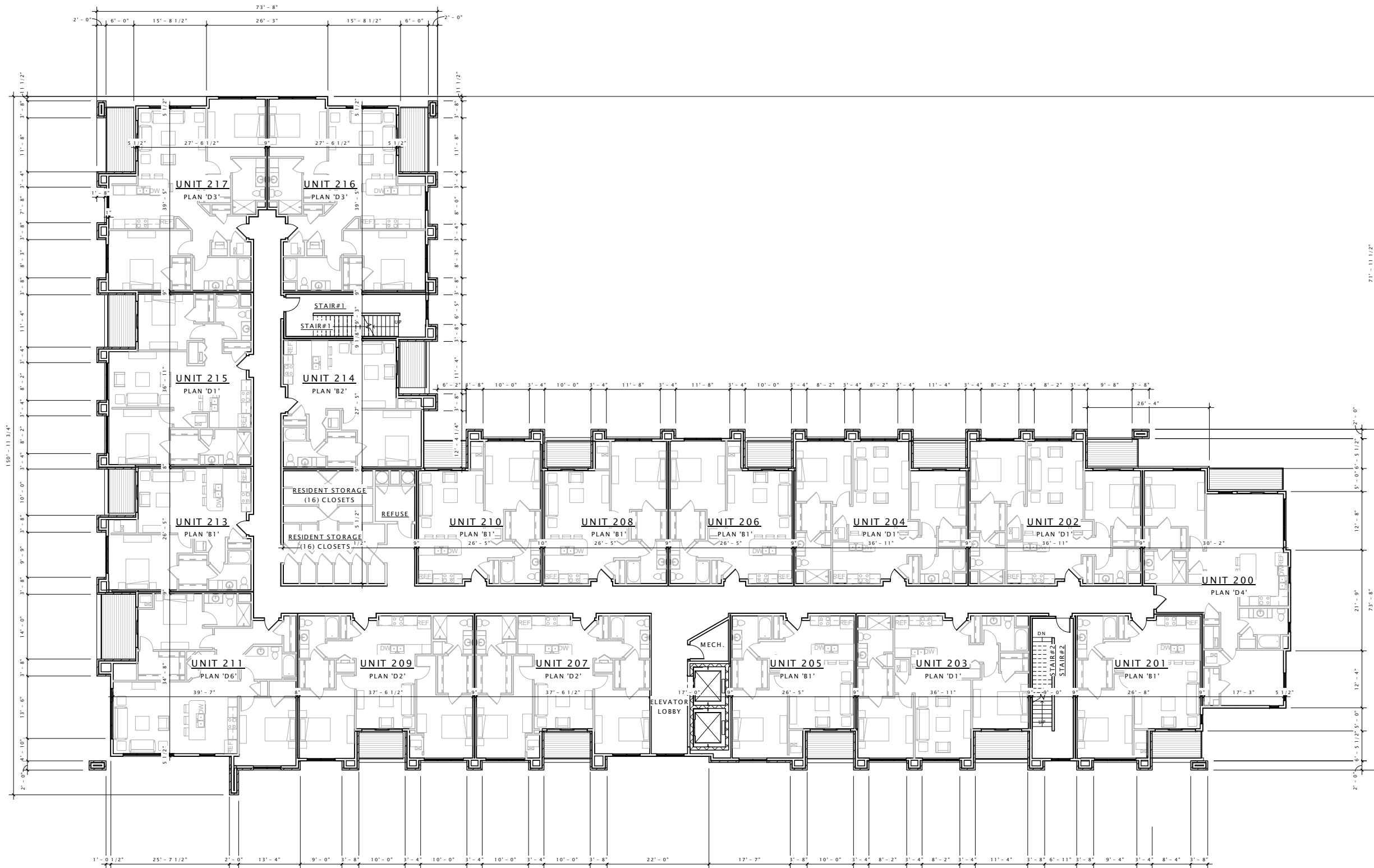
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE
BUILDING 'E1' - FIRST FLOOR PLAN - RETAIL POTENTIAL

SHEET NUMBER
A101.1



16 SECOND FLOOR
3/32" = 1'-0"

GRANDVIEW COMMONS APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING 'E1'
SECOND FLOOR PLAN

SHEET NUMBER

A102

GRANDVIEW COMMONS APARTMENTS

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.

DATE OF ISSUANCE: NOVEMBER 6, 2013

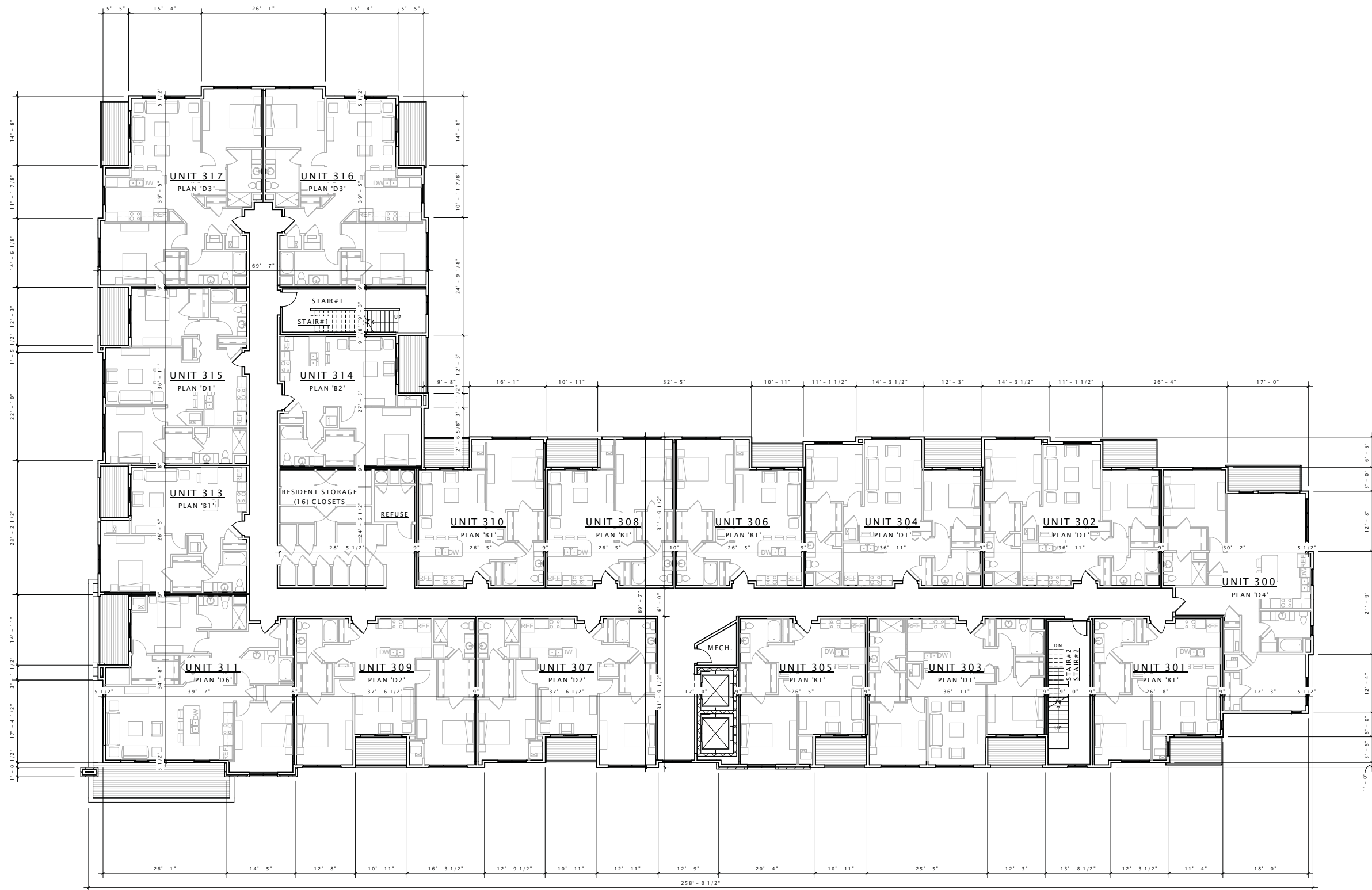
Revision Schedule		
Mark	Description	Date

SHEET TITLE

**BUILDING 'E1'
THIRD FLOOR PLAN**

SHEET NUMBER

A103



GRANDVIEW COMMONS APARTMENTS

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.

DATE OF ISSUANCE: NOVEMBER 6, 2013

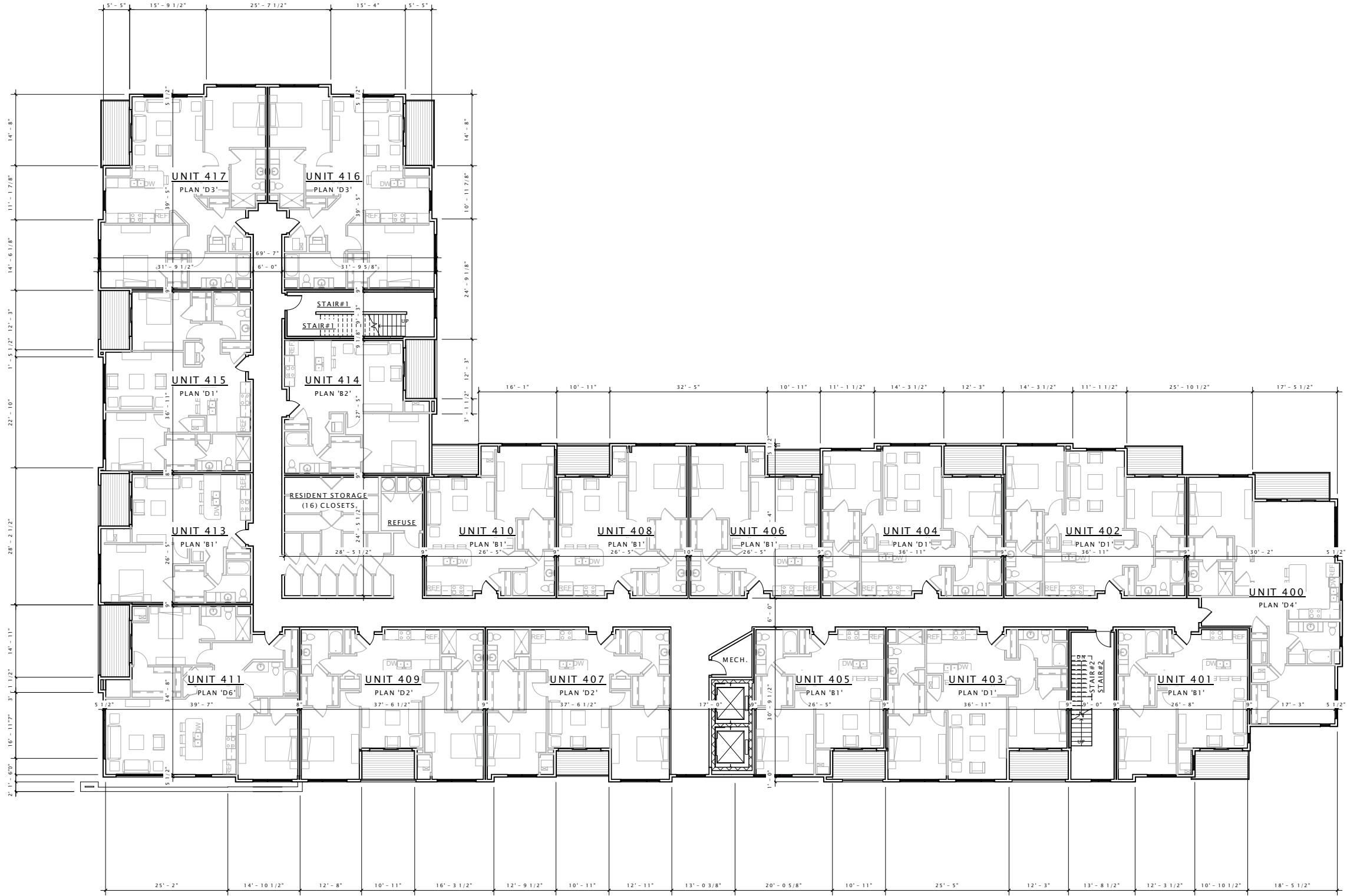
Revision Schedule		
Mark	Description	Date

SHEET TITLE

**BUILDING 'E1' -
FOURTH FLOOR PLAN**

SHEET NUMBER

A104



① FOURTH FLOOR
3/32" = 1'-0"

GRANDVIEW COMMONS APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING 'E1' - FIFTH FLOOR PLAN - APARTMENTS OPTION

SHEET NUMBER

A105



① FIFTH FLOOR APARTMENT OPTION
3/32" = 1'-0"

GRANDVIEW COMMONS APARTMENTS

PROGRESS DOCUMENTS

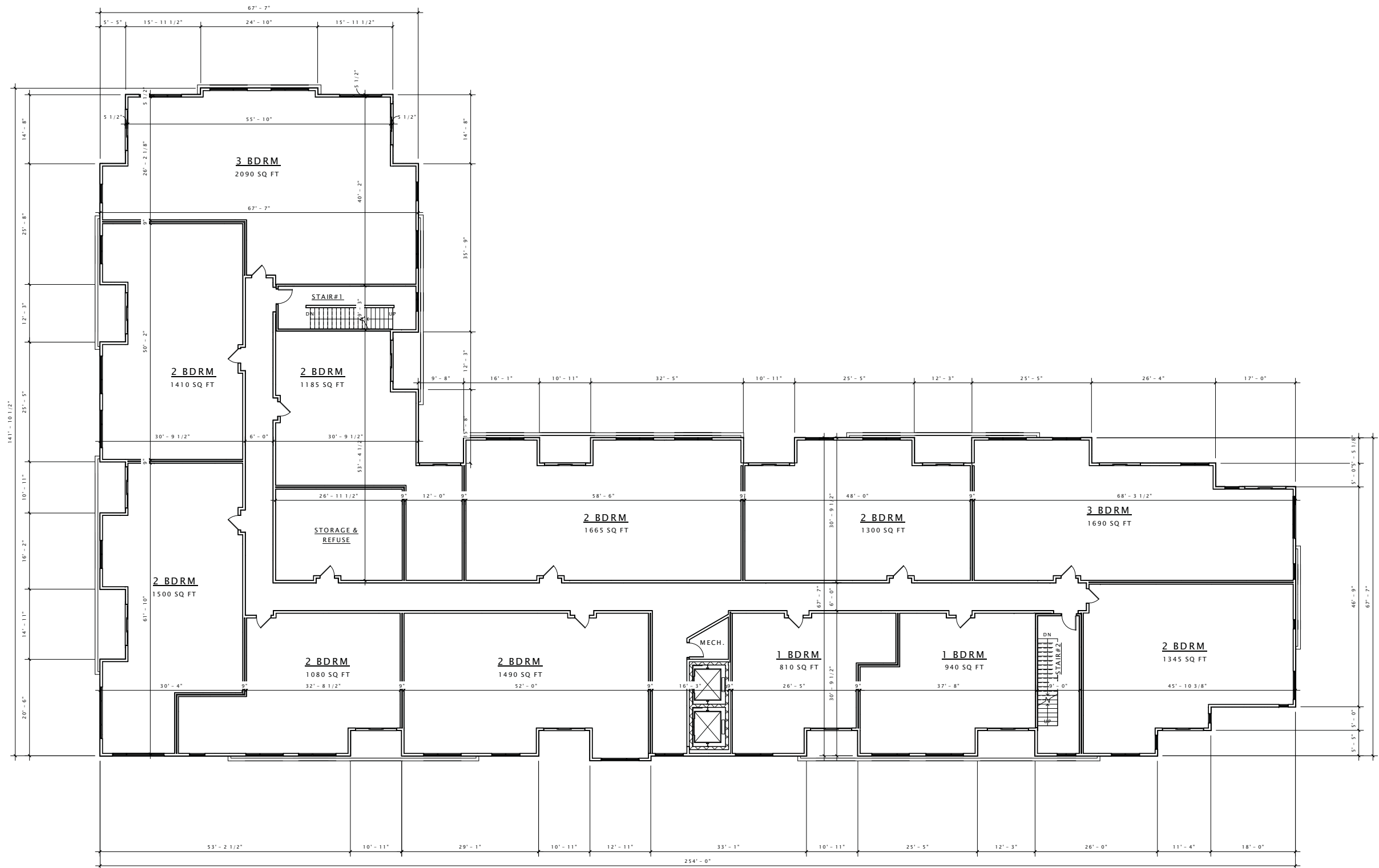
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: NOVEMBER 6, 2013

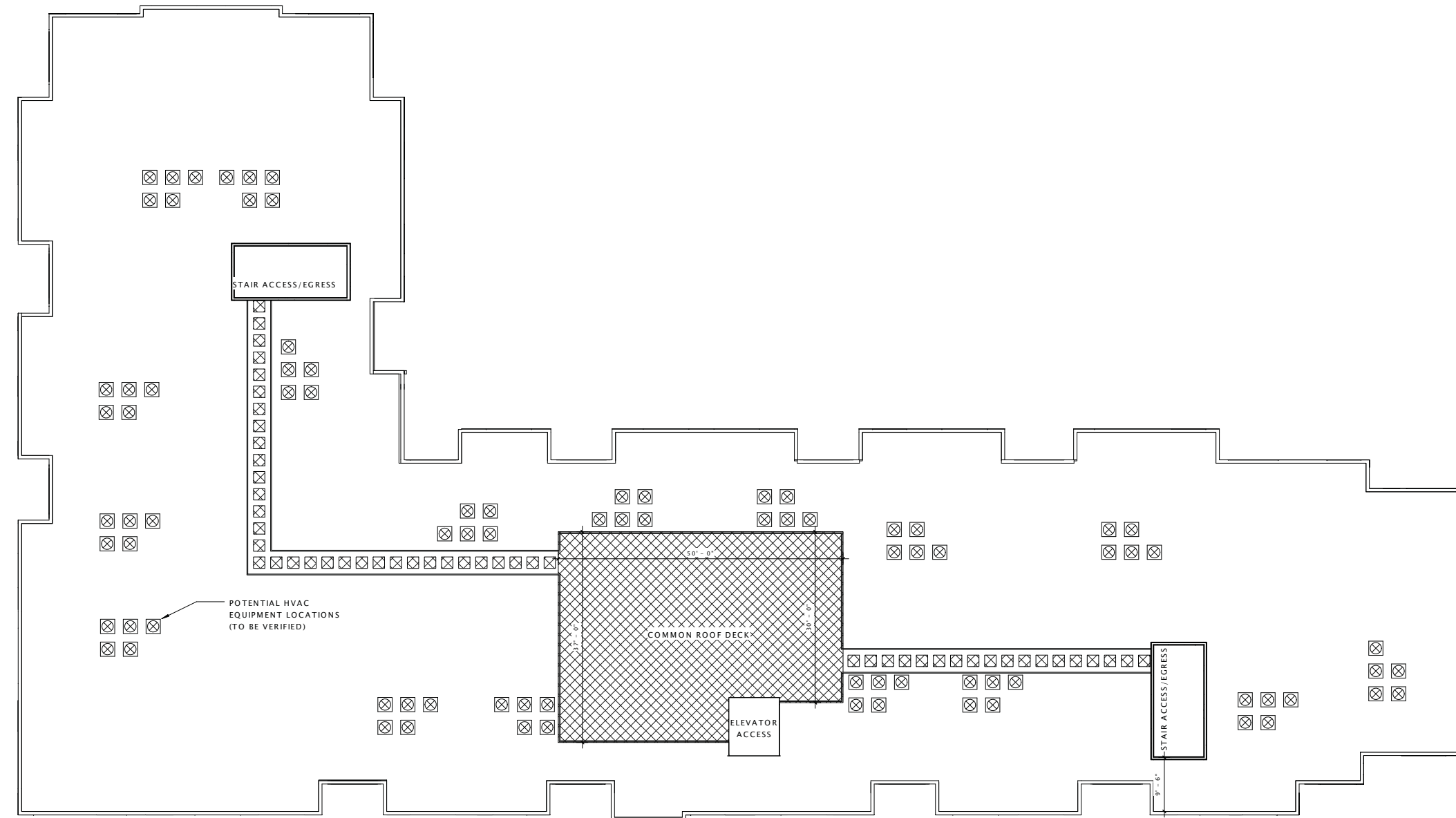
Revision Schedule		
Mark	Description	Date

SHEET TITLE
BUILDING 'E1' - FIFTH FLOOR PLAN - CONDO OPTION

SHEET NUMBER
A105.1



① FIFTH FLOOR CONDO OPTION
3/32" = 1'-0"



① ROOF LEVEL
3/32" = 1'-0"



GRANDVIEW COMMONS APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

**BUILDING 'E1' - ROOF
PLAN**

SHEET NUMBER

A106



② EAST ELEVATION
3/32" = 1'-0"



① NORTH ELEVATION
3/32" = 1'-0"

GRANDVIEW COMMONS APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200



① WEST ELEVATION
3/32" = 1'-0"



② SOUTH ELEVATION
3/32" = 1'-0"

GRANDVIEW COMMONS APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201



JLA
ARCHITECTS + PLANNERS

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE, SUITE 2100
MADISON, WISCONSIN 53718
608.261.9200

JLA PROJECT NUMBER: 13-0111

**GRANDVIEW COMMONS
APARTMENTS**

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.

DATE OF ISSUANCE: NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE
**BUILDING 'E1' -
EXTERIOR VIEWS**

SHEET NUMBER
A107



**GRANDVIEW COMMONS
APARTMENTS**

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.

DATE OF ISSUANCE NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

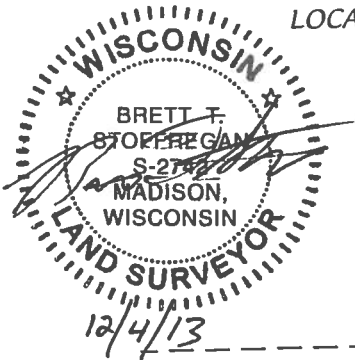
**BUILDING 'E1' -
EXTERIOR VIEWS**

SHEET NUMBER

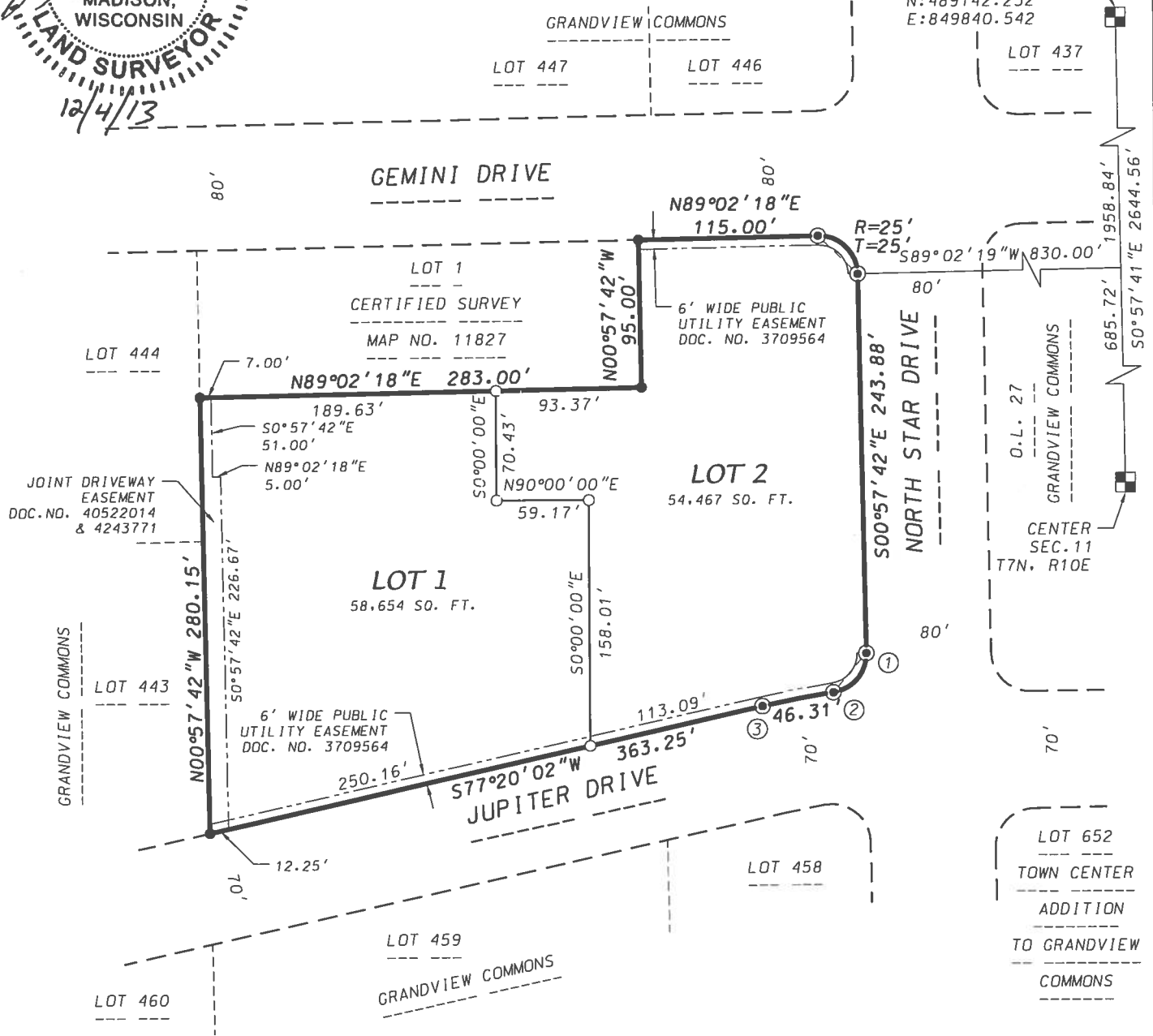
A107.1

CERTIFIED SURVEY MAP

LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 11827,
LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 11, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



NORTH 1/4 CORNER
SEC. 11, T7N, R10E
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE
N: 489142.252
E: 849840.542



CURVE TABLE

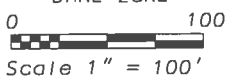
CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	25.00	32.91	35.92	S40° 11' 48" W	082° 19' 00"	2-S81° 21' 18" W
2-3	660.00	46.31	46.32	S79° 20' 40" W	004° 01' 16"	

LEGEND

- PLACED 3/4" X 18" IRON REBAR (WT. = 1.5 LBS/FT.)
- FOUND 3/4" IRON REBAR
- ⊙ FOUND 1-1/4" IRON REBAR
- FOUND CITY OF MADISON MONUMENT W/ BRASS CAP



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE



DATE: December 4, 2013
 F.N.: 13-07-123
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

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

CERTIFIED SURVEY MAP
LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 11827,
LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 11, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Registered Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows: Lots 1 and 2, Certified Survey Map No. 11827, recorded in Volume 72 of Certified Survey Maps on pages 223-227 as Document Number 4203096, Dane County Registry, City of Madison, Dane County, Wisconsin. Containing 113,121 square feet (2.597 acres).

Dated this 5th day of December, 2013.




Brett T. Stoffregan, Registered Land Surveyor S-2742



NOTES

1. Notes on Recorded Plat of Grandview Commons:
 - A. All buildings and outdoor recreational area shall comply with MCO Sec. 16.23(3)(d) - Highway Noise Land Use Provisions Policies and ordinance.
 - B. Subsoil information indicates that basements of structures within the plat may encounter bedrock. The subsurface conditions report, dated November 11, 2001, is on file with the City Engineer.
 - C. Upon review and approval of each Conditional Use Proposal for multi-family lots, provisions for off-street parking are expected to exceed the minimum R4 requirements of the Zoning Ordinance.
 - D. As of the date of Plat recordation there is an active quarry operation on the lands located to the North and West of this Plat.
2. This Certified Survey Map is subject to the following recorded instruments:
 - A. PUD (GDP) and PUD (SIP) zoning documents for the Grandview Commons Neighborhood, recorded as Doc. No. 3589157 and amended by Doc. Nos. 3624540, 3638593, 3638594, 3693377, 3693378, 3793992, 3950484, 3950485, 3950486, 3997707, 4168412, 4241753, 4241754 and 4261331.
 - B. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505 and amended by Doc. Nos. 3678368, 3755204, 3792373, 3872555, 4282664, 4546051, 4744838, 4897648, and 5007399.
 - C. Declaration of Conditions and Covenants recorded in Doc. No. 3867658 and Doc. No. 3867659.
 - D. Encroachment Agreement recorded as Doc. No. 3746510; modified as Doc. No. 3956939; amended as Doc. No. 4248116.
3. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
4. All lots within this survey are subject to public easements for drainage purposes which shall be a minimum of five (5) feet in width measured from the property line to the interior of each lot except that the easements shall be ten (10) feet in width on the perimeter of the survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be ten (10) feet in width along the perimeter of the survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
5. In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.


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

DATE: December 4, 2013
F.N.: 13-07-123
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 11827,
LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 11, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

DJK Holdings, Inc., a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

DJK Holdings, Inc., does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said DJK Holdings, Inc. has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2013.

DJK HOLDINGS, INC.

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2014, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE

Bank of Sun Prairie, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

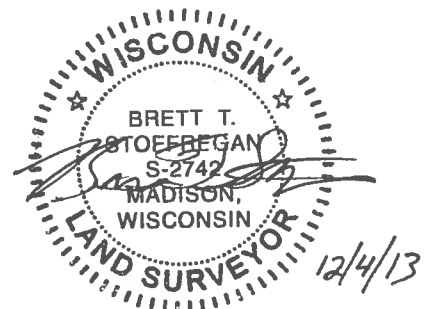
IN WITNESS WHEREOF, the said Bank of Sun Prairie has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2014.


BANK OF SUN PRAIRIE

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2014, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires _____





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

DATE: December 4, 2013
F.N.: 13-07-123
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 11827,
LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 11, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 2013 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map of the City of Madison for public use.

Dated this _____ day of _____, 2014

Maribeth L. Witzel- Behl, City Clerk
City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2014 at
_____ o'clock _____ M. and recorded in Volume _____ of Certified Survey
Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



D'ONOFRIO KOTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: December 4, 2013
F.N.: 13-07-123
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between DJK Real Estate, LLC, a Wisconsin limited liability company

("Grantor," whether one or more), and DJK Holdings, Inc., a Wisconsin corporation

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 2 and Lot 3 of Certified Survey Map Number 11827, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on June 15, 2006, in Volume 72 of Certified Survey Maps on Pages 223-227, as Document Number 4203096.

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4296262

04/05/2007 12:17PM

Trans. Fee: 1414.50
Exempt #:

Rec. Fee: 11.00
Pages: 1

001041

Recording Area

Name and Return Address

**Jeffrey J. Femrite
Godfrey & Kahn, S.C.
P.O. Box 2719
Madison, WI 53701-2719**

**251/0710-112-1802-3 &
251/0710-112-1801-5**

Parcel Identification Number (PIN)

This is not homestead property.
~~(is)~~ (is not)

Dated March 28, 2007

**DJK REAL ESTATE, LLC
By: Veridian Development, LLC, Its Sole Member**

(SEAL)

(SEAL)

*** By: David P. Simon, Vice President**

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

**Jeffrey J. Femrite
Godfrey & Kahn, S.C.**

ACKNOWLEDGMENT

STATE OF Wisconsin)

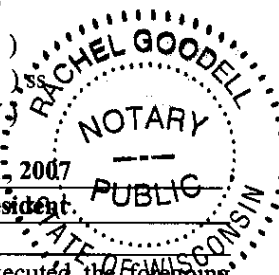
Dane COUNTY)

Personally came before me on March 28, 2007
the above-named David P. Simon, Vice President

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

*** Rachel Goodell**
Notary Public, State of Wisconsin

My commission (is permanent) (expires: September 23, 2007)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

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