



# City of Madison

# Proposed Rezoning

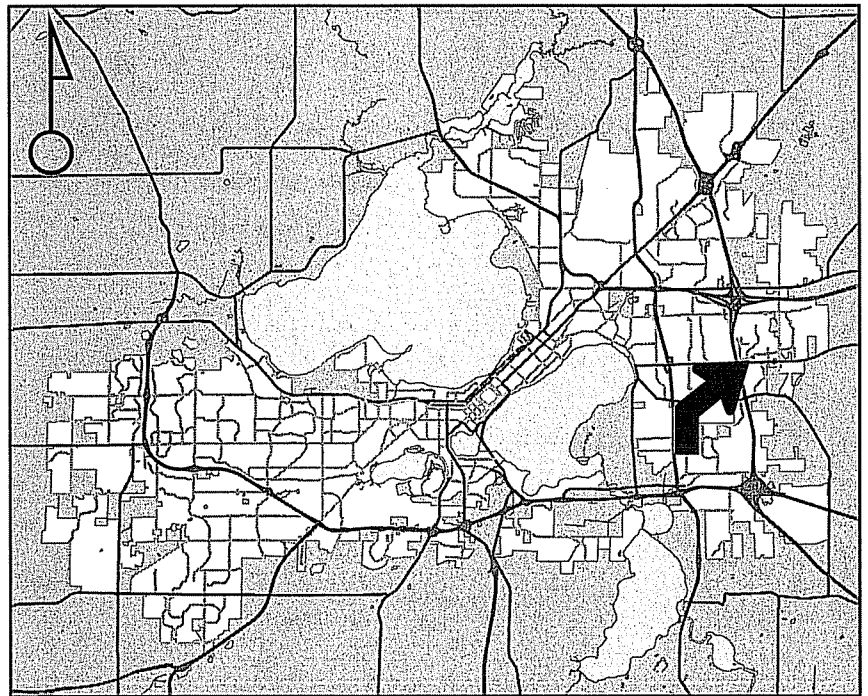
Location  
6001 Kilpatrick Lane

Applicant  
Don Esposito - DJK Real Estate/  
Brian Munson - Vandewalle & Associates  
From: PUD(GDP) To: PUD(SIP)

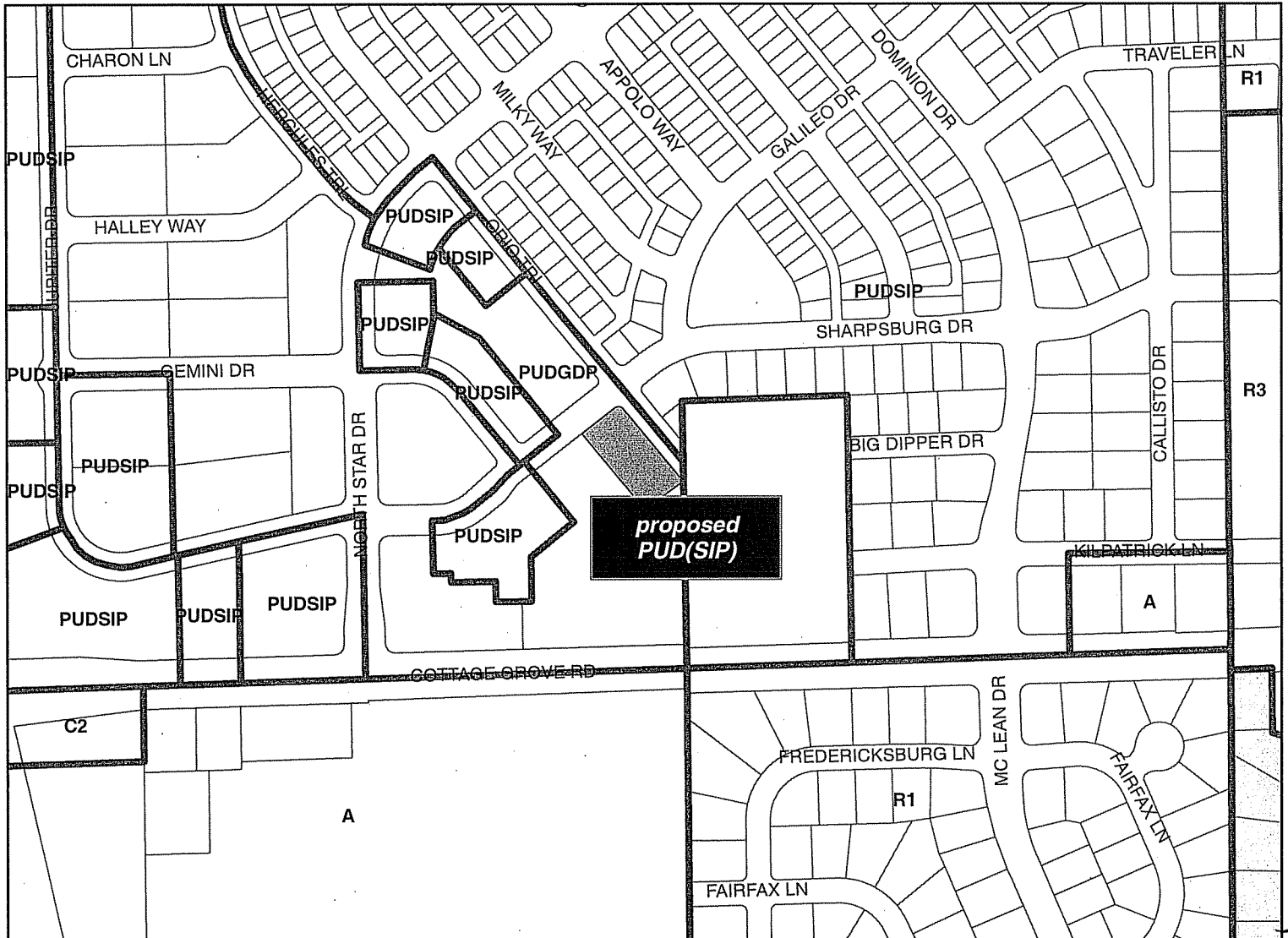
Existing Use  
Vacant Lands

Proposed Use  
10 Townhouse Units

Public Hearing Date  
Plan Commission  
21 August 2006  
Common Council  
05 September 2006



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





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June 21, 2006

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: 6001 Kilpatrick Lane  
Letter of Intent

Dear Mr. Murphy:

On behalf of David Simon, DJK Real Estate, LLC, we are pleased to submit the SIP and attached packet of information for the C2 Townhomes (6001 Kilpatrick Lane), within the Grandview Commons Neighborhood. This site is proposed for Neighborhood Center Mixed Use. The architectural design and scale of the townhomes has been developed to complement the surrounding neighborhood.

Owners:

DJK Real Estate, LLC

Design Team:

Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Tel: (608) 255-3988  
Fax: (608) 255-0814

Mr. Brian Munson  
Mr. Chris Landerud

D'Onofrio Kottke  
7530 Westward Way  
Madison, Wisconsin 53717  
Tel: (608) 833-7530  
Fax: (608) 833-1089

Mr. Dan Day

Eppstein Uhen Architects  
222 W. Washington Ave, Suite 650  
Madison, Wisconsin 53703  
Tel: (608) 442-5350  
Fax: (608) 442-6680

Mr. Joseph Lee

Development Information:

LEGAL DESCRIPTION

Lot 3, of Certified Survey Map No. 11058  
City of Madison, Wisconsin

Project Name: C2 Townhomes  
Address: 6001 Kilpatrick Lane  
Parcel Number: 0710-112-0105-2  
Zoning: PUD-GDP Doc. # 3589157  
Grandview Commons Adopted August 9, 2002

Proposed Use: Neighborhood Center Mixed Use  
Schedule: Commencement - Fall 2006  
Completion - 2007

Lot Area: 24,654 square feet

Floor Area: 20,786 square feet  
Floor Area Ratio: 0.84

Impervious Area: 10,820 square feet  
Impervious Area Ratio: 0.44

Surface Parking: 10 stalls  
Garage Parking: 20 stalls  
Total Parking: 30 stalls

Thank you for your time in reviewing this project.

Sincerely,



Brian Munson  
Project Manager

# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid	\$1250 Receipt No. 71864
Date Received	6-21-06
Received By	KAW
Parcel No.	0710-112-0107-8
Aldermanic District	03-Lauren Chare
GQ	oh
Zoning District	PUD(GDP)
<b>For Complete Submittal</b>	
Application	✓ Letter of Intent
IDUP	N/A Legal Descript. ✓
Plan Sets	✓ Zoning Text
Alder Notification	5-12-06 Waiver
Nbrhd. Assn Not.	5-12-06 Waiver
Date Sign Issued	6-21-06

**1. Project Address:** 6001 Kilpatrick Lane **Project Area in Acres:** 0.57 Acres  
**Project Title (if any):** Grandview Commons C2 Townhomes

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

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input checked="" type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____

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

Applicant's Name: Don Esposito Company: DJK Real Estate, LLC  
 Street Address: 6801 South Towne Drive 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): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: This site features 10 residential townhome units. The architectural style and scale has been modeled to complement the surrounding neighborhood.

Development Schedule: Commencement Fall 2006 Completion 2007

CONTINUE →

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**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 1/2 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:** \$ 1250 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](mailto: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 shall be in accordance with all adopted City of Madison plans:

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

Mixed Commercial/Residential *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:*

Ald. Lauren Cnare, District 3 and the McClellan Park Neighborhood Association - May 12, 2006

*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 Pete Olson Date 5.12.06 | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name Brian Munson Date June 21, 2006

Signature  Relation to Property Owner Agent

Authorizing Signature of Property Owner  Date June 21, 2006

Donald A. Esposito, Jr.

## SIP Zoning Text

Grandview Commons  
Townhomes  
6001 Kilpatrick Lane

### **Legal Description:**

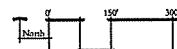
Lot 3, of Certified Survey Map No. 11058  
City of Madison, Wisconsin

- A. Statement of Purpose:** This zoning district is established to allow for the construction of 10 residential townhome units.
- B. Permitted Uses:** Multi-Family Residential
- C. Lot Area:** 0.57 Acres (24,654 sq. ft.)
- D. Floor Area Ratio:** 0.84
  - 1. Maximum floor area ratio varies (set in the SIP).
  - 2. Maximum building height permitted is 45 feet.
- E. Yard Requirements:** As shown on approved plans.
- F. Landscaping:** As shown on approved plans.
- G. Accessory Off-Street Parking & Loading:** As shown on approved plans.
- H. Lighting:** As shown on approved plans.
- I. Signage:** Not applicable
- J. Family Definition:** The family definition of the PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison Ordinances for the R-4 zoning district.
- K. Alterations 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 alteration 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.

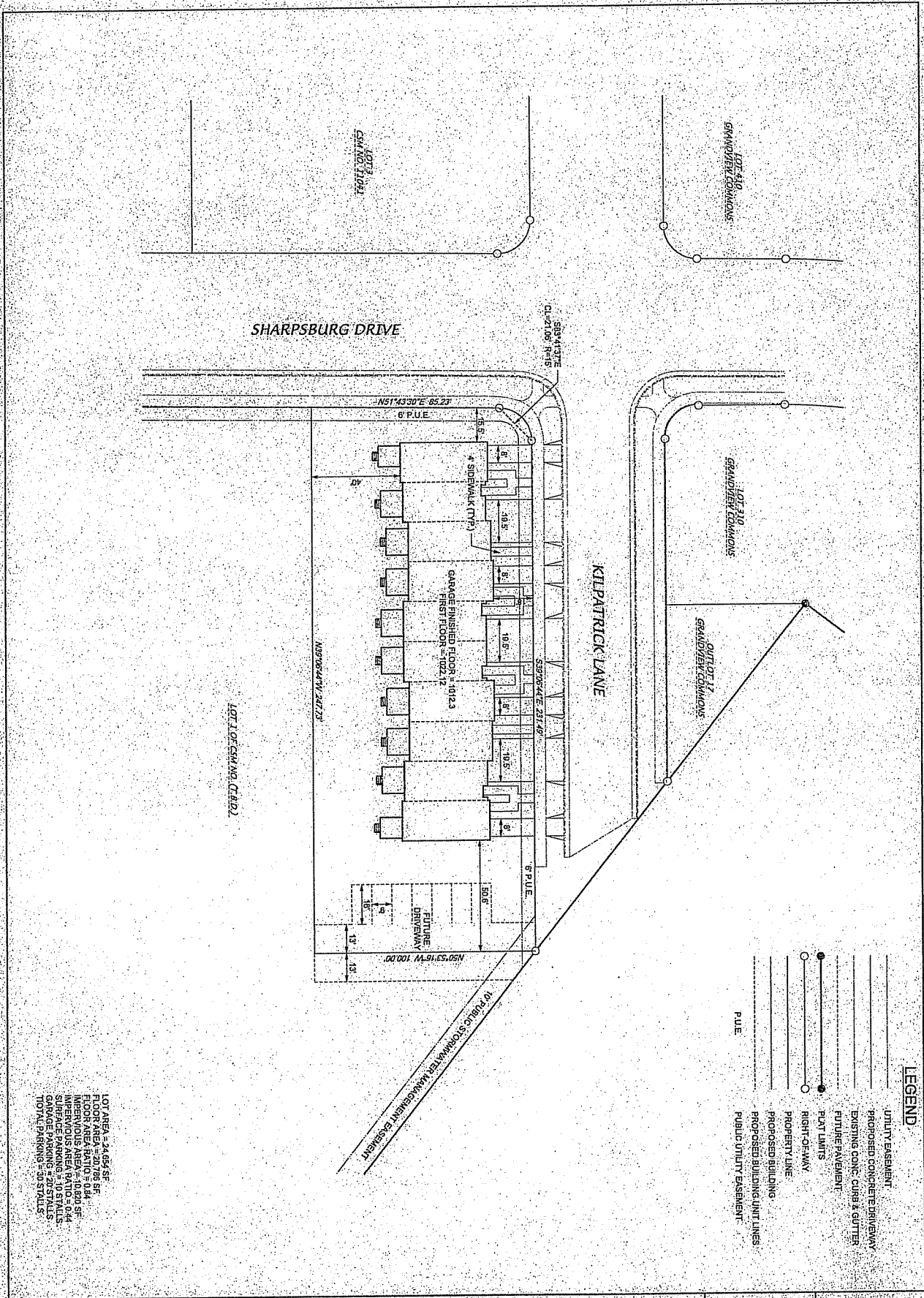


# Grandview Commons Town Center

*Madison, Wisconsin*







- LEGEND**
- UTILITY EASEMENT
  - PROPOSED CONCRETE DRIVEWAY
  - EXISTING CONC. CURBS & GUTTER
  - FUTURE PAVEMENT
  - PLAT LIMITS
  - RIGHT-OF-WAY
  - PROPOSED BUILDING
  - PROPERTY LINE
  - PROPOSED BUILDING UNIT LINES
  - PUBLIC UTILITY EASEMENT
  - P.U.E.

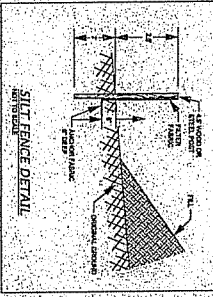
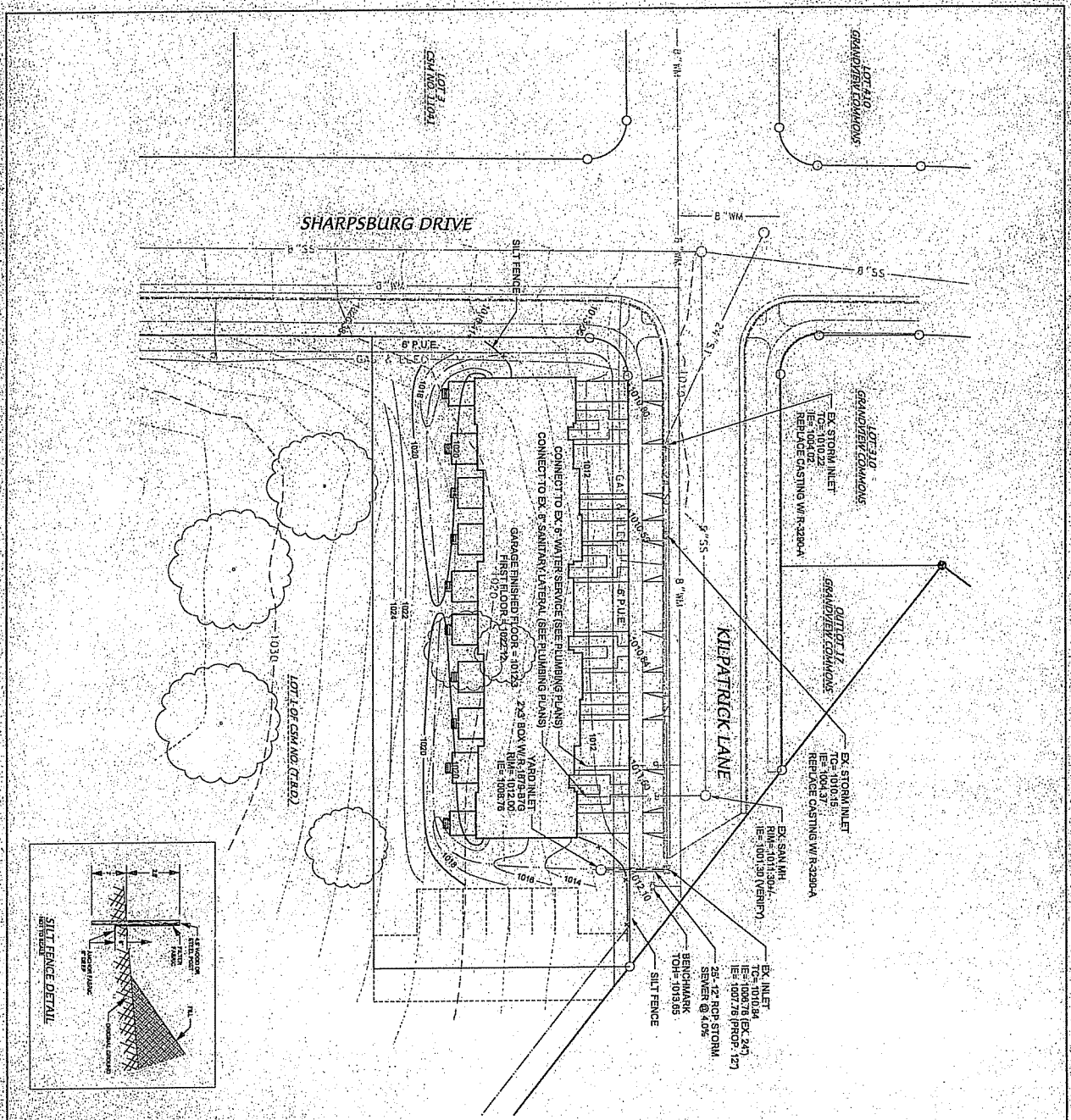
LOT AREA = 24,664.35 SF  
 FLOOR AREA = 20,756 SF  
 FLOOR AREA PATIO = 0.84  
 IMPERVIOUS AREA = 10,820 SF  
 IMPERVIOUS AREA PATIO = 0.84  
 GARAGE PARKING = 20 STALLS  
 TOTAL PARKING = 30 STALLS

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

**SITE PLAN**  
**GRANDVIEW COMMONS - "C2 SITE"**  
**LOT 2 OF CSM NO. (T.B.D.)**  
**CURRENTLY PART OF LOT 3 OF CSM NO. 11058**  
 KILPATRICK LANE  
 CITY OF MADISON, WISCONSIN

DATE 06-15-06  
 FN: 06-03-107  
 SCALE 1" = 20'





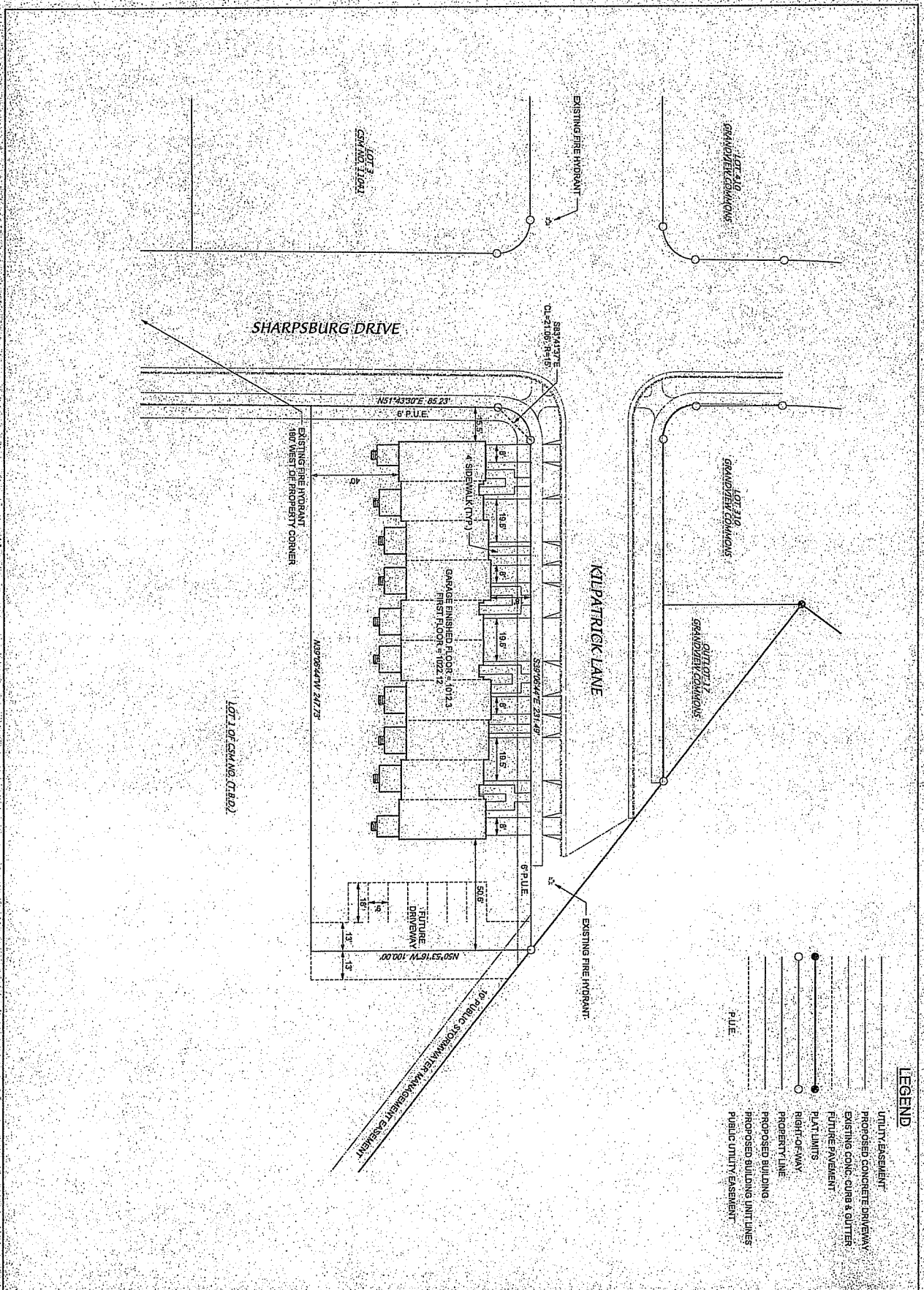
- ### UTILITY NOTES
- 1) All utility easements shall conform to the City of Madison Standard Specifications.
  - 2) Site utility easements shall conform to the City of Madison Standard Specifications for connecting to the sanitary sewer.
  - 3) The contractor shall make themselves familiar with existing utilities and be responsible for their protection during construction.
- ### EROSION CONTROL NOTES
- 1) Upon completion of final site grading, foundation excavation and backfill, all areas shall be stabilized and all disturbed areas along the adjacent lane side of the building shall be covered with newly planted grass, mulch, vegetation or stone. The mulch or stone shall be placed on top of a weed barrier fabric.
  - 2) A temporary silt fence shall be installed along the perimeter of the site and maintained until permanent cover is established. The fence shall be inspected daily.
  - 3) Erosion control is the responsibility of the contractor and completion of final project is required before final payment can be made.
  - 4) Additional erosion control measures, as requested in writing by the City Inspector, shall be implemented and approved by the City Inspector.
  - 5) Any additional erosion control measures, as requested in writing by the City Inspector, shall be implemented and approved by the City Inspector.
  - 6) Any additional erosion control measures, as requested in writing by the City Inspector, shall be implemented and approved by the City Inspector.
  - 7) Any additional erosion control measures, as requested in writing by the City Inspector, shall be implemented and approved by the City Inspector.

### LEGEND

UTILITY EASEMENT	---
EXISTING SANITARY SEWER	SS
EXISTING WATER MAIN	WM
EXISTING STORM SEWER	ST
EXISTING GAS & ELECTRIC LINES	G.A.C. & E.L.E.C.
PROPOSED STORM SEWER	- - -
EXISTING MANHOLE	(M)
EXISTING INLET	(I)
EXISTING CONC. CURB & GUTTER	---
FUTURE PAVEMENT	---
PROPOSED CONCRET DRIVEWAY	---
PROPOSED INDEX CONTOUR	1000
PROPOSED INTERMEDIATE CONTOUR	1000
EXISTING INDEX CONTOUR	1000
EXISTING INTERMEDIATE CONTOUR	1000
SWALE DRAINAGE ROUTE	---
EXISTING SPOT GRADE	+1000
PROPOSED SPOT GRADE	+1000
PLANT LIMITS	(PLANT)
RIGHT-OF-WAY	---
PROPERTY LINE	---
PROPOSED BUILDING	---
PUBLIC UTILITY EASEMENT	---

**D'ONDRIO ROTHE & ASSOCIATES, INC.**  
 7530 Wisconsin Way, Madison, WI 53717  
 Phone: 608.833.7500 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

CI-1



- LEGEND**
- UTILITY EASEMENT
  - PROPOSED CONCRETE DRIVEWAY
  - EXISTING CONC. CURB & GUTTER
  - FUTURE PAVEMENT
  - PLAT LIMITS
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  - PROPERTY LINE
  - PROPOSED BUILDING UNIT LINES
  - PUBLIC UTILITY EASEMENT

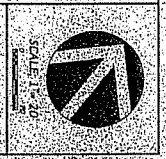
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**D'ONOFRIO KOTYKE AND ASSOCIATES, INC.**  
 7530 Westwood Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FIRE ACCESS PLAN  
**GRANDVIEW COMMONS - "C2 SITE"**  
**LOT 2 OF CSM NO. (T.B.D.)**  
**CURRENTLY PART OF LOT 3 OF CSM NO. 11058**

KILPATRICK LANE  
 CITY OF MADISON, WISCONSIN

DATE: 06-15-06  
 FN: 06-03-107







**E.P. STEIN UHEN**  
 ARCHITECT  
 221 W. WISCONSIN ST.  
 MILWAUKEE, WISCONSIN 53202  
 TEL: 414.224.1100  
 FAX: 414.224.1101

**PROJECT**  
 GRANDVIEW COMMONS  
 BUILDING - 022  
 KILPATRICK LANE  
 MADISON, WISCONSIN

**PROGRESS DOCUMENTS**  
 This document is part of a set of documents that together form a contract. It is not to be used in isolation. It is subject to the terms and conditions of the contract documents.

**TANKHORN WINDOW SCHEDULE**

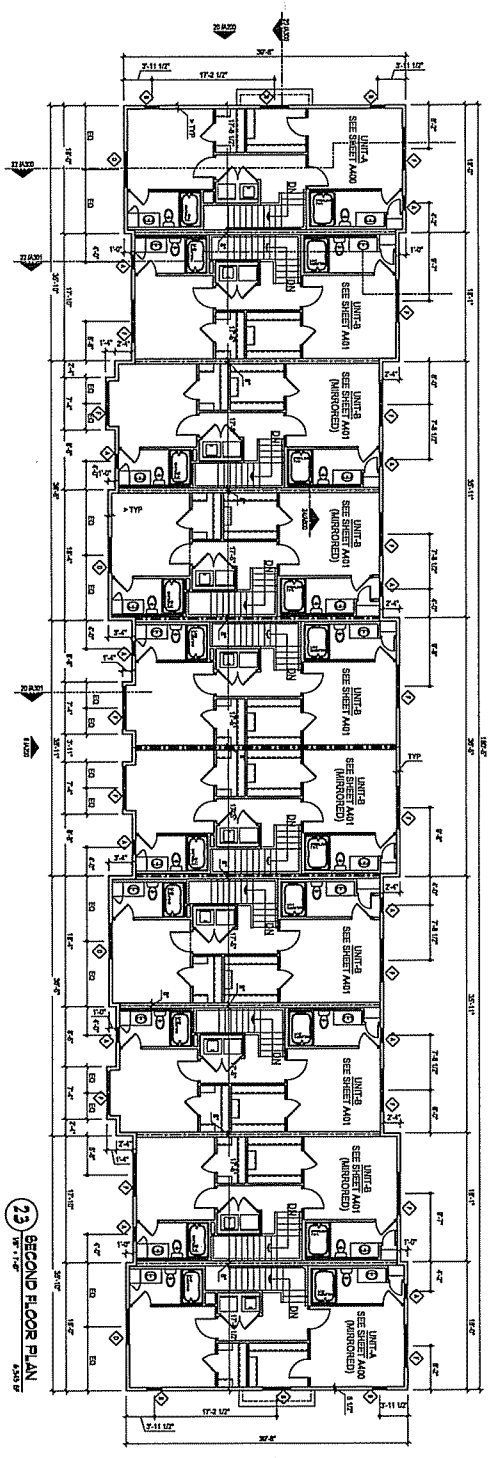
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100	DOUBLE GLAZED WINDOW	12'-0" x 12'-0"	WOOD

1. ALL WINDOW FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE.
2. WINDOW FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE.
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4. WINDOW FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE.

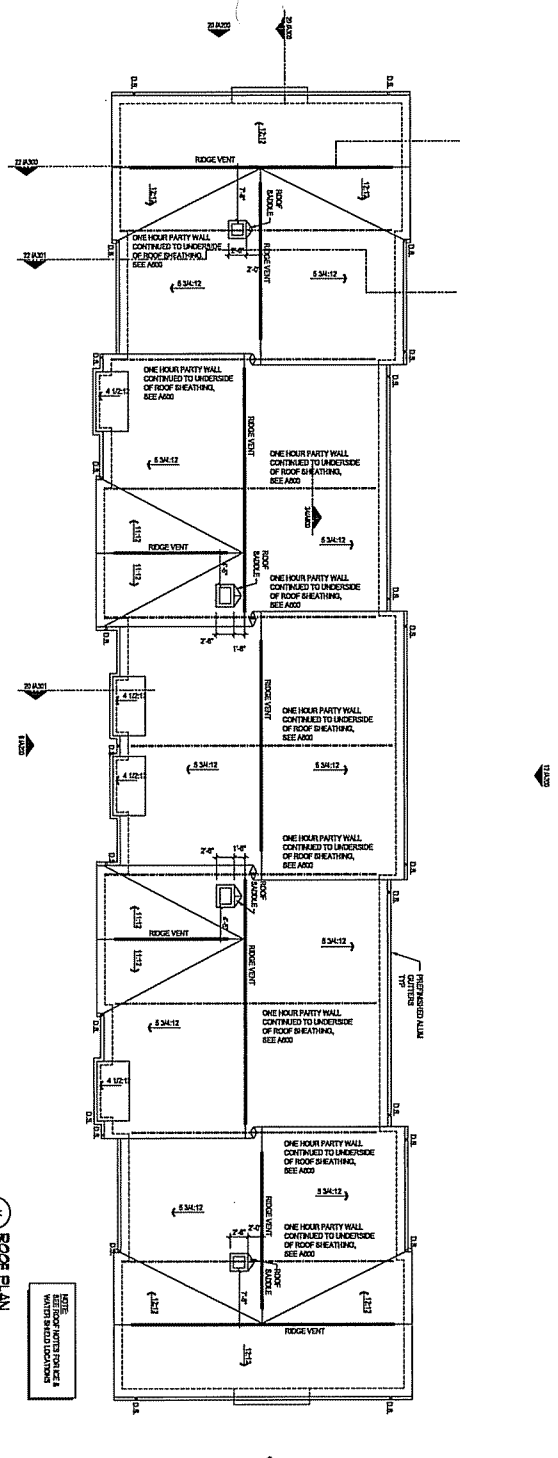
**UDC SUBMITTAL**  
 SHEET NO. 11  
 SECOND FLOOR PLAN,  
 ROOF PLAN & WINDOW  
 SCHEDULE

**APPROVAL**  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 PROJECT NUMBER: 10251-03  
 DATE: JUNE 21, 2005  
 SHEET NUMBER: A101

**73 SECOND FLOOR PLAN**  
 2507



**11 ROOF PLAN**  
 2508



**ROOF NOTES**

1. ALL PARTY WALL PENETRATIONS SHALL BE LOCATED AT THE INTERSECTION OF THE PARTY WALL AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE PARTY WALL AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE PARTY WALL AND THE FINISH LINE.
2. WINDOW FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE.
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**GENERAL NOTES**

1. OPERATIONAL LIFT OR OTHER FAZE OF END OR THROUGH CURBS
2. ALL OPERATIONAL LIFT SHALL BE 2" HIGH ABOVE CURBS
3. VENTILATION SYSTEMS SHALL BE 1" HIGH ABOVE CURBS
4. ALL OPERATIONAL LIFT SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE. FINISHES SHALL BE LOCATED AT THE INTERSECTION OF THE WINDOW AND THE FINISH LINE.

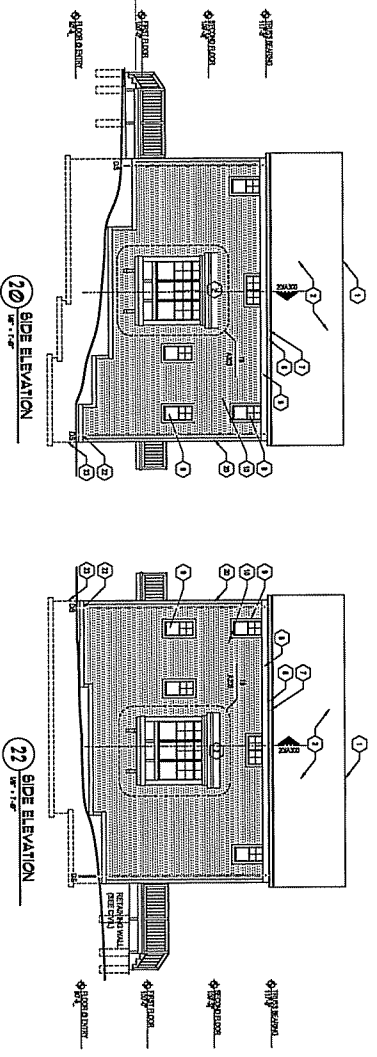
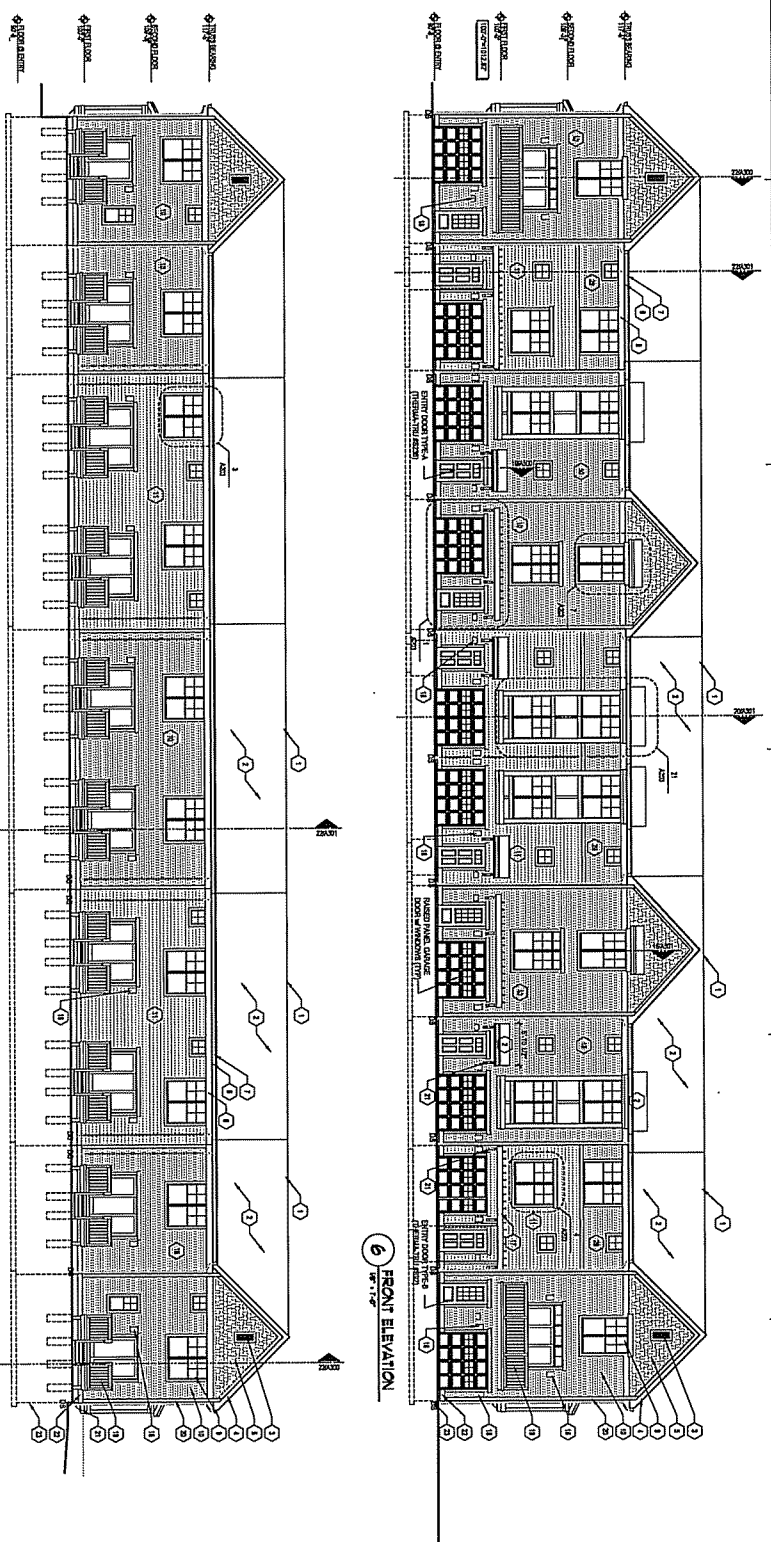


5



**EPSTEIN UHEN**  
**ARCHITECTS**  
 333 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 Phone: 414.224.2278  
 Fax: 414.224.2279  
 www.epsteinuhen.com

**PROJECT**  
**GRANDVIEW COMMONS**  
**BUILDING - 102**  
**KILPATRICK LANE**  
**MADISON, WISCONSIN**



TOWNHOUSE MATERIAL KEY			
1	BRICKED ROOF, 10\"/>	1	3\"/>
2	BRICK, 1\"/>	2	1\"/>
3	BRICK, 1\"/>	3	1\"/>
4	BRICK, 1\"/>	4	1\"/>
5	BRICK, 1\"/>	5	1\"/>
6	BRICK, 1\"/>	6	1\"/>
7	BRICK, 1\"/>	7	1\"/>
8	BRICK, 1\"/>	8	1\"/>
9	BRICK, 1\"/>	9	1\"/>
10	BRICK, 1\"/>	10	1\"/>
11	BRICK, 1\"/>	11	1\"/>
12	BRICK, 1\"/>	12	1\"/>
13	BRICK, 1\"/>	13	1\"/>
14	BRICK, 1\"/>	14	1\"/>
15	BRICK, 1\"/>	15	1\"/>
16	BRICK, 1\"/>	16	1\"/>
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19	BRICK, 1\"/>	19	1\"/>
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26	BRICK, 1\"/>	26	1\"/>
27	BRICK, 1\"/>	27	1\"/>
28	BRICK, 1\"/>	28	1\"/>
29	BRICK, 1\"/>	29	1\"/>

**UDC SUBMITTAL**  
**EXTERIOR ELEVATIONS & MATERIAL KEY**

**APPROVAL**

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NUMBER: 102271-03  
 DATE: JUNE 21, 2006  
 SHEET NUMBER: A200

**PROCESS DOCUMENTS**

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_

