

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
03451

DATE SUBMITTED: <u>4/12/06</u>	Action Requested
UDC MEETING DATE: <u>4-19-06</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: GEMINI DRIVE - GRANDVIEW COMMONS
ALDERMANIC DISTRICT: 16

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
ALBRECHT CONSTRUCTION GMK ARCHITECTURE INC.
3536 SIGGLEKOW RD. 718 POST ROAD
MCFARLAND, WI. 53558 MADISON, WI. 53708

CONTACT PERSON: RUSS KOWALSKI
Address: 718 POST ROAD
53713
Phone: 608 277-0585
Fax: 277-0597
E-mail address: russgmk@gmkarch.com

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Letter of Intent

To: The City of Madison Plan Commission

The following is a detailed description of the intended use for the properties located at Grand View Commons. The density of 23 condominium units is consistent with the PUD for the properties that run parallel with Gemini Drive. The PUD calls for 2 buildings, a twelve (12) unit and an eleven (11) unit, on opposite sides of Gemini Drive. The goal of the project is to offer quality constructed, architecturally interesting living options at a competitive price.

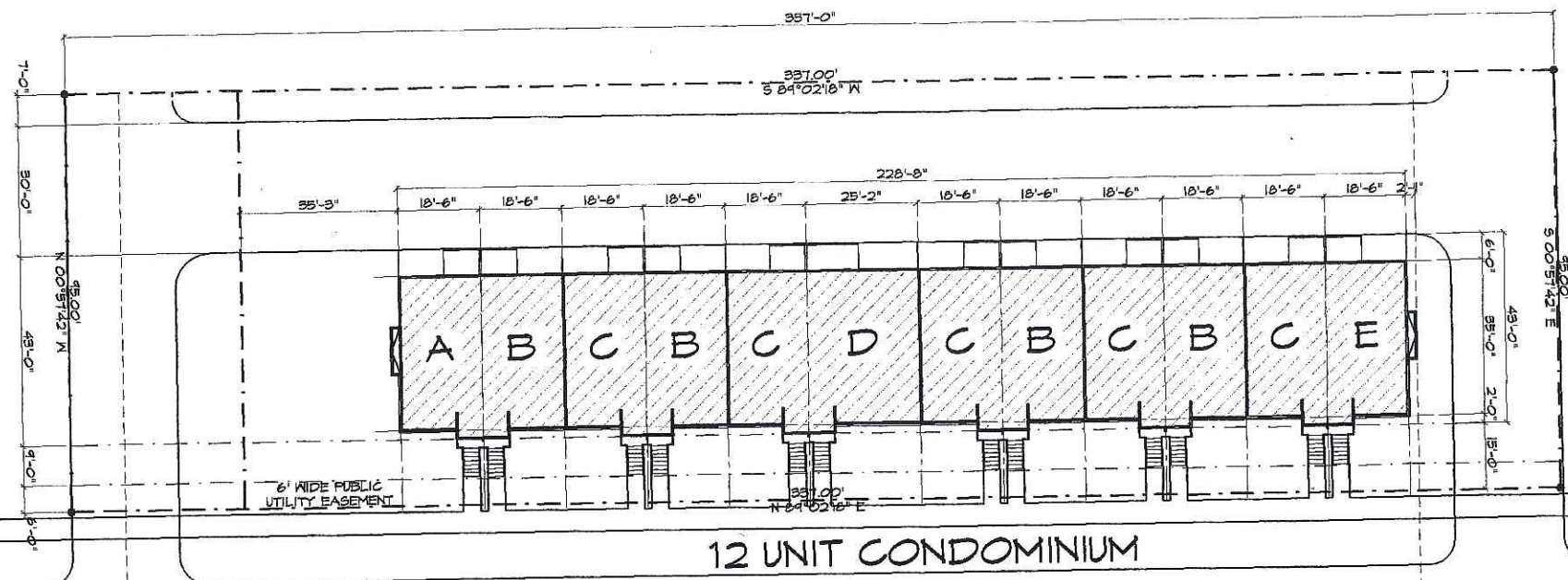
1. **The name of the project:** Grand View Townhomes.
2. **Construction schedule:** Summer to fall of 2006.
3. **Description of existing conditions:** Vacant, infill lots in multi-family area of Grand View Commons.
4. **Contractor:** Larry Albrecht, Albrecht Construction Inc.
5. **Architect:** Russ Kowalski, GMK Architecture Inc.
6. **Landscape Architect:** Paul Skidmore, Barns Inc.
7. **Surveying/Engineering:** Pete Fortlidge, Burse Surveying and Engineering Inc.
8. **Project Coordinator:** Larry Albrecht, Albrecht Construction Inc.
9. **Marketing Coordinator:** Gabe Albrecht, Stark Company Realtors
10. **Uses of building:** Approximately 1500 square feet of living space (includes: kitchen, dining room, living room, 2 ½ bath, 2 bedrooms, and den/bonus room). Approximately 400 square feet of 2 car attached garage.
11. **Total gross square footage of each building:**
 - 11 unit building = 20,900sqf (1900 x 11)
 - 12 unit building = 22,800sqf (1900 x 12)All of the square footage for each building is dedicated to residential.
12. **Square footage (acreage) of the site:** 32,015 (0.74) & 26,885 (0.62).
13. **Total number of dwelling units = 23** (11 unit building & 12 unit building).
14. **Number of bedrooms per unit = 2.**
15. **Bedrooms per building:**
 - 11 unit building = 22 bedrooms
 - 12 unit building = 24 bedrooms
16. **Estimated potential number of school children generated by project:**
One child per unit x 23 units = 23 children.
17. **Trash Removal:** Each individual unit will put their trash on the curb on the trash pick-up day. The same would be for recycle pick-up. Storage for trash and recycle receptacles will be within each individual unit's garage.
18. **Snow removal and maintenance for project** will be hired out to a private firm; therefore no equipment will be stored at the property.



Grandview Commons

Madison, Wisconsin

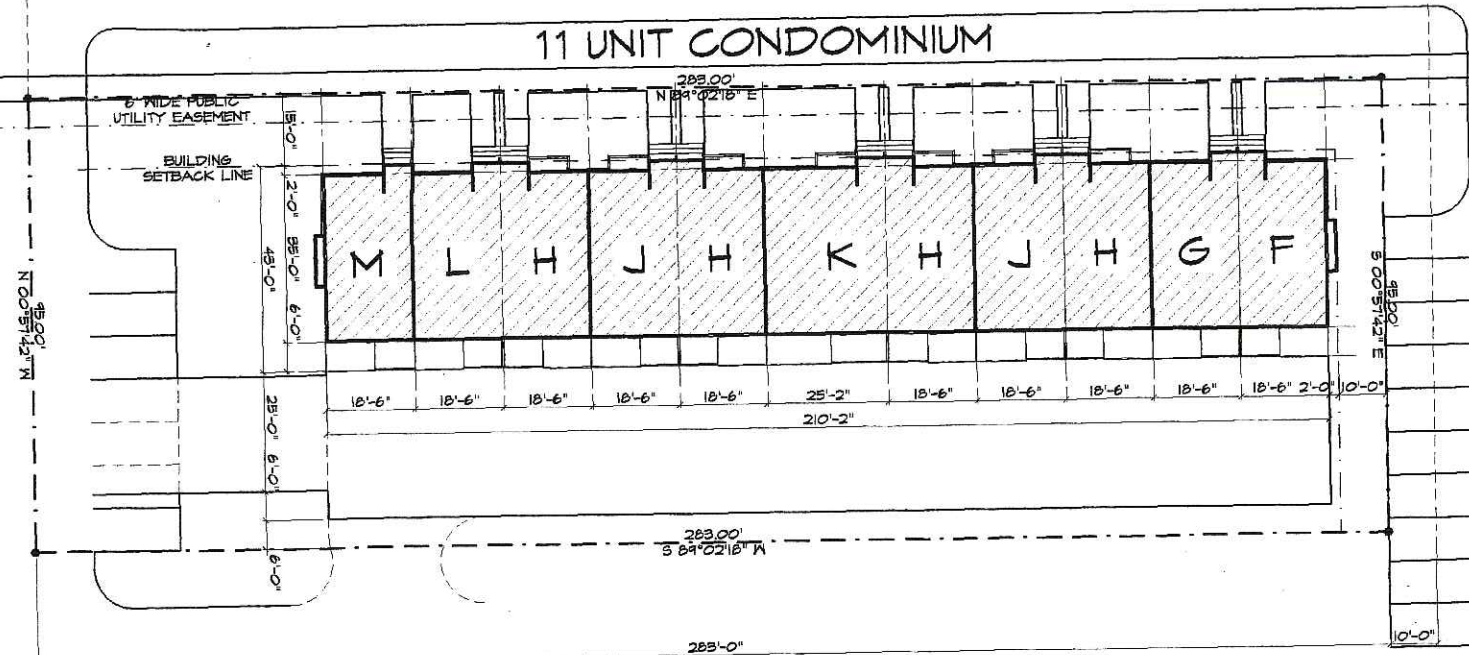
PART OF 447



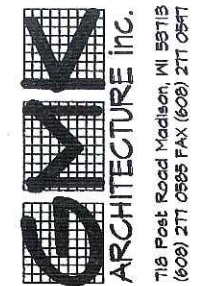
12 UNIT CONDOMINIUM

GEMINI DRIVE

11 UNIT CONDOMINIUM



PART OF 445



ALBRECHT TOWNHOMES

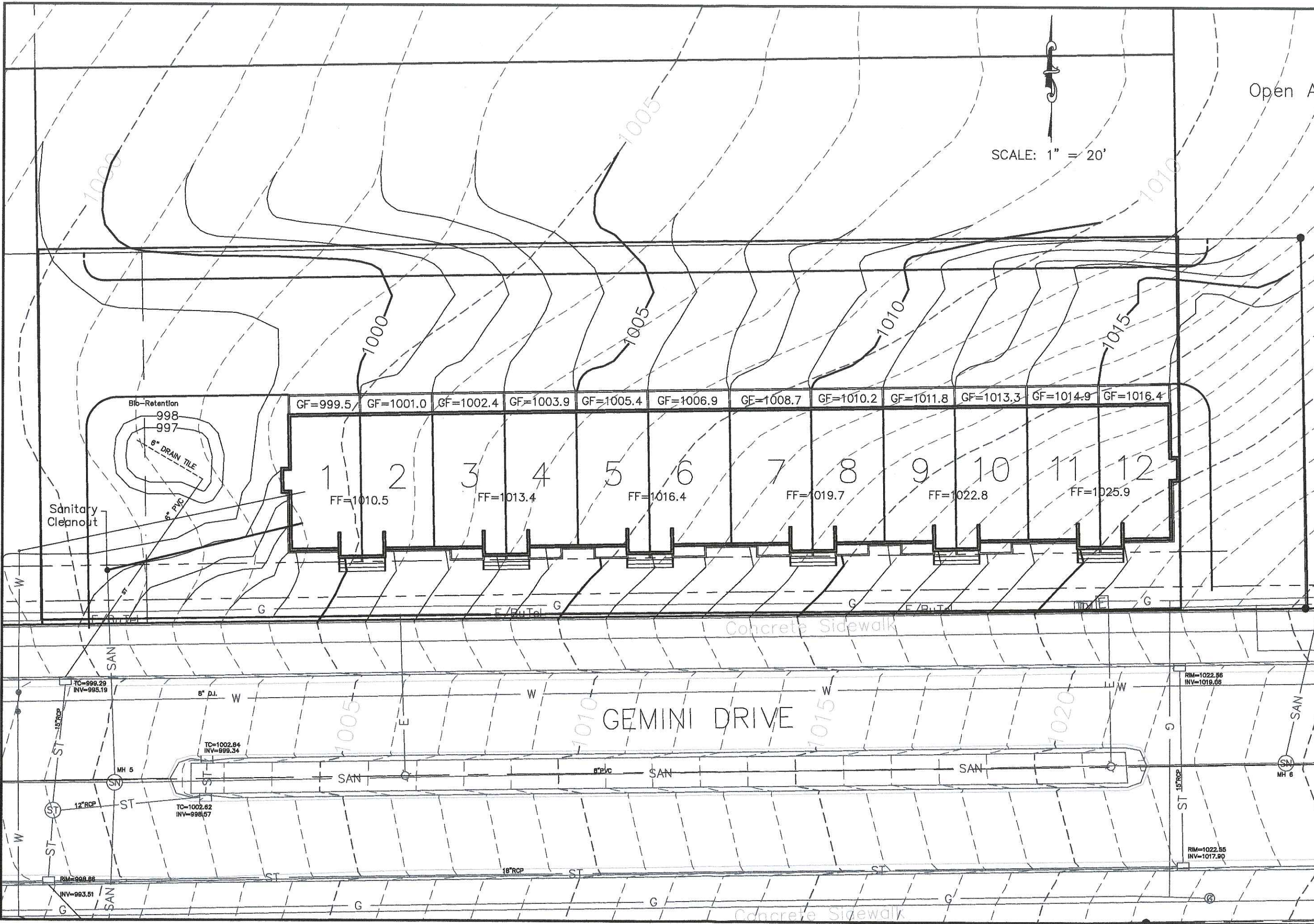
GEMINI DRIVE
MADISON, WISCONSIN

Comm. No.	K0610
Issued For	Date
PRELIMINARY	04.12.06

SITE PLAN

A0.1

A SITE PLAN
SCALE: 1" = 20'



Open A

SCALE: 1" = 20'



1400 E. Washington Ave. Suite 159
Madison, WI 53703
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: burse@bursesur.com
www.bursesurveying.com

APPROVAL:	PROJECT:
DESIGNER:	DATE:
CHECKER:	SCALE:
DATE:	DATE:

GRANDVIEW CONDOMINIUMS

GEMINI DRIVE
MADISON, WI 53713
ALBRECHT CONSTRUCTION INC.
3536 SIGGELKOW RD.
MCFARLAND, WI 53558

PROJECT #: BSE931-06

PLOT DATE:
03-22-2008

REVISION DATES:

ISSUE DATES:

PRELIMINARY GRADING
PLAN
NORTH BUILDING

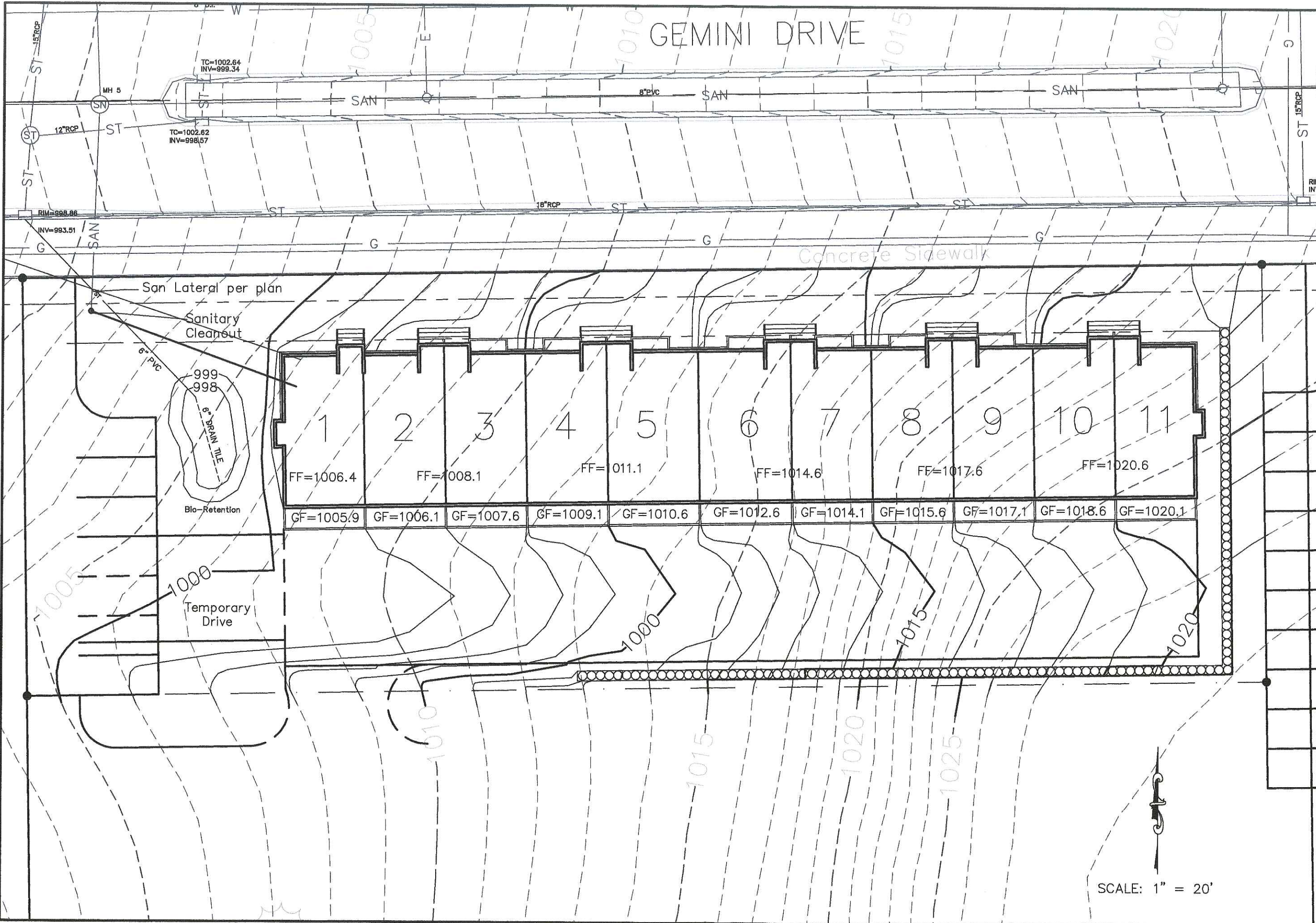


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DRAWING NUMBER

G-1

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400 E. Washington Ave, Suite 150
 Madison, WI 53703
 Phone: 608-250-9285
 Fax: 608-250-9250
 e-mail: burse@chorus.net
 www.bursesurveying.com

APPROVALS	DATE
PROJECT MANAGER	
DESIGNER	
CHECKED BY	
APPROVED	

GRANDVIEW CONDOMINIUMS

GEMINI DRIVE
 MADISON, WI 53713
ALBRECHT CONSTRUCTION INC.
 3636 SIGGELKOW RD.
 MCFARLAND, WI 53558

PROJECT #: BSE931-06
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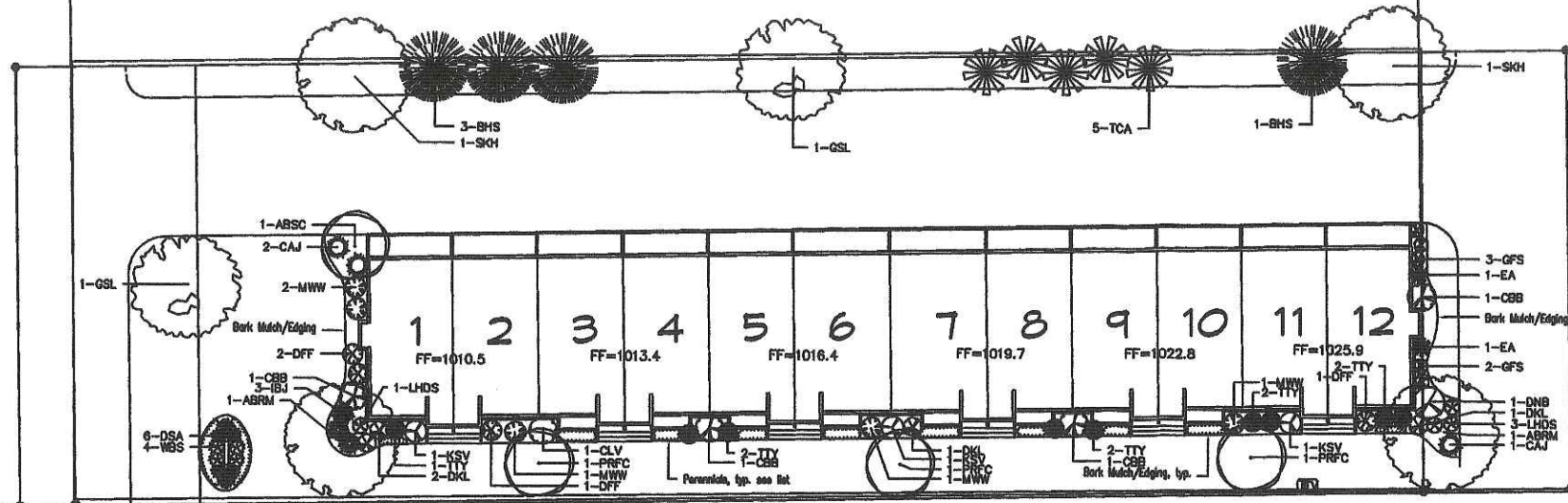
PRELIMINARY GRADING
 PLAN
 SOUTH BUILDING



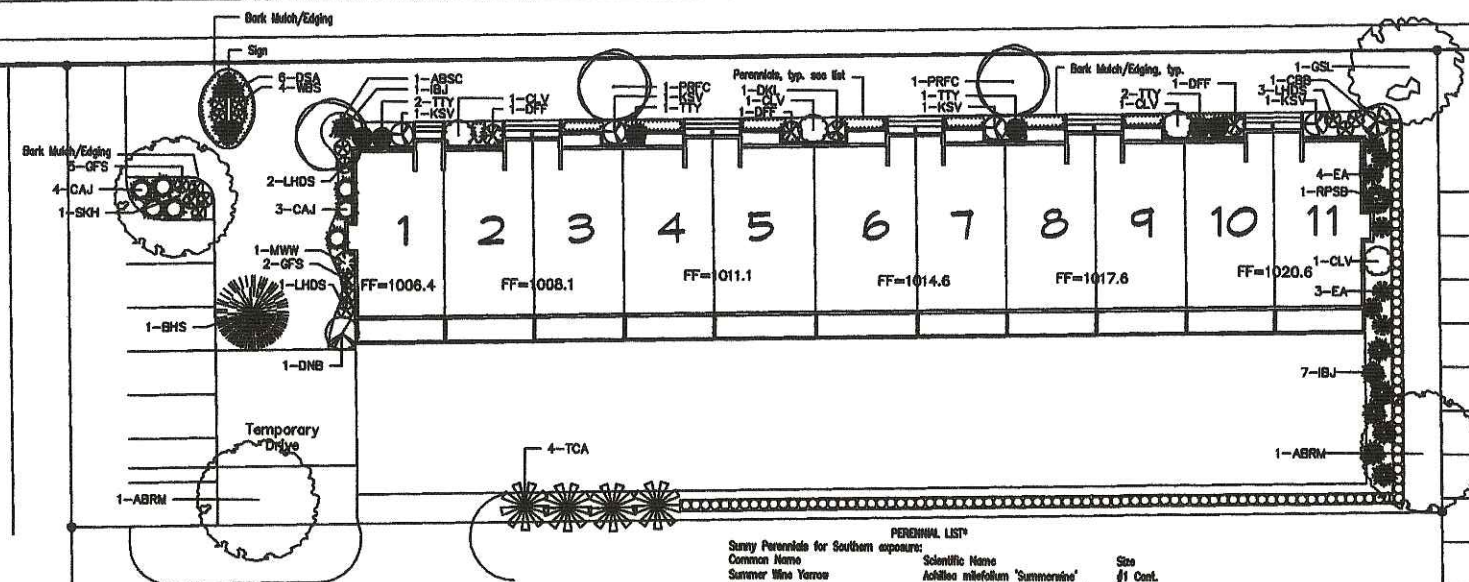
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DRAWING NUMBER
G-2

SCALE: 1" = 20'



GEMINI DRIVE



PERENNIAL LIST*

Common Name	Scientific Name	Qty
Sunny Perennials for Southern exposure:		
Summer Wine Yarrow	<i>Achillea millefolium 'Summerwine'</i>	#1 Cont.
Purple Dome Aster	<i>Aster novae-angliae 'Purple Dome'</i>	#1 Cont.
Magnus Coneflower	<i>Echinacea purpurea 'Magnus'</i>	#1 Cont.
Fantasia Gallardia	<i>Gallardia x 'Fantasia'</i>	#1 Cont.
Little Wine Cup Daylily	<i>Hemerocallis x 'Little Wine Cup'</i>	#1 Cont.
V. Lulu Siberian Iris	<i>Iris sibirica 'V. Lulu'</i>	#1 Cont.
Kobold Gayfeather	<i>Liatris spicata 'Kobold'</i>	#1 Cont.
Autumn Fire Sedum	<i>Sedum spectabile 'Autumn Fire'</i>	#1 Cont.
Prairie Dropseed	<i>Sporobolus heterostachys</i>	#1 Cont.
Shady Perennials for Northern exposure:		
Valerie in Red Astilbe	<i>Astilbe chinensis 'Valerie in Red'</i>	#1 Cont.
Color Flash Astilbe	<i>Astilbe x arendii 'Color Flash'</i>	#1 Cont.
Japanese Painted Fern	<i>Allyrium japonicum 'Pictum'</i>	#1 Cont.
Silver Sceptre Sedge	<i>Carex morrowii 'Silver Sceptre'</i>	#1 Cont.
Stormy Seas Coreopsis	<i>Heuchera 'Stormy Seas'</i>	#1 Cont.
Blue Angel Hosta	<i>Hosta x 'Blue Angel'</i>	#1 Cont.
Stainlight White Lungwort	<i>Pulmonaria sacc. 'Stainlight White'</i>	#1 Cont.

*Total of 314 S.F. of perennial bed, space 18" o.c.

Plant Material List

Quantity	Code	Common Name	Scientific Name	Planting Size
3	SKH	Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline'</i>	2" B&B
5	PRFC	Prairie Fire Crabapple	<i>Malus x 'Prairie Fire'</i>	1-3/4" B&B
4	ABRM	Autumn Blaze Red Maple	<i>Acer x freemanii 'Autumn Blaze'</i>	2" B&B
2	ABSC	Autumn Brilliance Serviceberry	<i>Amelanchier x grand 'Autumn Brilliance'</i>	6"-7" B&B
3	GSL	Green Spire Linden	<i>Tilia cordata 'Green Spire'</i>	2"-cal
Conifer Evergreen				
15	TTY	Tuxton Yew	<i>Taxus x media 'tuxtonii'</i>	18"-24" B&B
5	BHS	Black Hills Spruce	<i>Picea glauca var. densata</i>	4'-5" B&B
9	TCA	Tachy Arborvitae	<i>Thuja occidentalis 'Tachy'</i>	4'-5" B&B
9	EA	Emerald Arborvitae	<i>Thuja occidentalis 'Emerald'</i>	6'-8" B&B
11	IBJ	Icee Blue Juniper	<i>Juniperus horizontalis 'Icee Blue'</i>	#5 CONT.
12	DSA	Degroot Spire Arborvitae	<i>Thuja occidentalis 'Degroot Spire'</i>	#2 CONT.
8	CAJ	Compact Arceuthobium Juniper	<i>Juniperus sabbina 'Arceuthobium Compact'</i>	#5 CONT.
Shrub				
5	CBB	Compact Burning Bush	<i>Eurocyathus elatus 'compactus'</i>	24"-30" B&B
10	LHDS	Little Henry Dwarf Sweetgum	<i>Rosa virginiana</i>	#3 CONT.
5	GFS	Golfiana Spiraea	<i>Spiraea japonica 'goldflame'</i>	15"-18" B&B
5	DKL	Dwarf Korean Lilac	<i>Syringa meyeri 'Pallidus'</i>	24"-30" B&B
2	DNB	Diablo Nivea Bark	<i>Physocarpus opulifolius 'Diablo'</i>	18"-24"
7	KSV	Koreanspice Viburnum	<i>Viburnum carlesii</i>	30"-36" B&B
6	MWV	Midnight Wine Weigela	<i>Weigela florida 'Evers'</i>	#2 CONT.
5	CLV	Chicago Lustre Viburnum	<i>Viburnum dentatum 'Chicago Lustre'</i>	3'-4" B&B
6	WBS	White Birchleaf Spiraea	<i>Spiraea betulifolia</i>	15"-18"
1	RPSB	Royal Purple Smoke Bush	<i>Cotinus coccinea 'Royal Purple'</i>	#5 CONT.
7	DFF	Dwarf Forsythia	<i>Forsythia gardenii</i>	24"-30" B&B

Landscaping by:
 6433 NESBITT RD.
 MADISON, WI 53719
 PH. 608.845.3230
 FX. 608.845.6339

Burse
 Surveying and Engineering, Inc.
 100 E. Washington Ave, Suite 100
 Madison, WI 53703
 Phone: 608-250-9283
 Fax: 608-250-9286
 e-mail: burse@chorus.net
 www.bursesurveyengr.com

APPROVAL:	PROJECT:	DESIGNED BY:	DRAWN BY:	CHECKED BY:

GRANDVIEW CONDOMINIUMS
 GEMINI DRIVE
 MADISON, WI 53713
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 3536 SIGGELKOW RD.
 MCFARLAND, WI 53558

PROJECT #: BSE931-06
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REVISION DATES:

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PRELIMINARY GRADING PLAN
 NORTH BUILDING

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DRAWING NUMBER
G-1



A 12 UNIT COMPOSITE FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



B 12 UNIT COMPOSITE REAR ELEVATION
 SCALE: 1/8" = 1'-0"

ALBRECHT TOWNHOMES - GEMINI DRIVE
 GEMINI DRIVE
 MADISON, WISCONSIN

Comm. No.	K0610
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12 UNIT ELEVATION

A2.1

A

B

C

D

A

B

C

D

PREFINISHED
ALUMINUM CAP
FLASHING

SMOOTH TEXTURED
EIFS

GALVANIZED
CORRUGATED METAL
SIDING

SCORED EIFS

CLAD WOOD
WINDOWS & DOORS

PAINTED METAL
HANDRAIL

CEDAR STAIRS &
STOOP



A 12 UNIT COMPOSITE SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



B 12 UNIT COMPOSITE SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

ALBRECHT TOWNHOMES - GEMINI DRIVE

GEMINI DRIVE
 MADISON, WISCONSIN

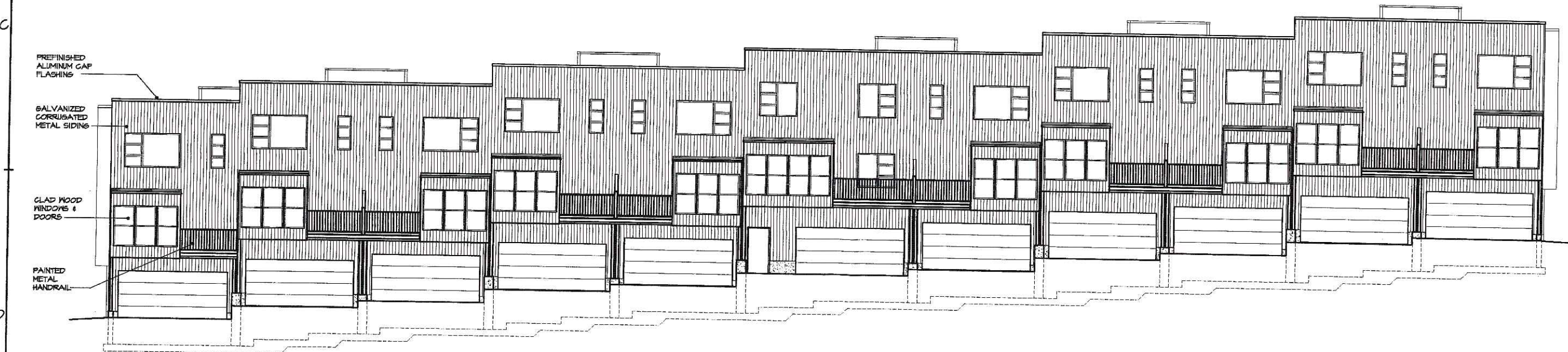
Comm. No.	K0610
Issued For	Date
PRELIMINARY	04.12.0

12 UNIT ELEVATION

A2.2



(A) 12 UNIT COMPOSITE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



(B) 12 UNIT COMPOSITE REAR ELEVATION
SCALE: 1/8" = 1'-0"

ALBRECHT TOWNHOMES - GEMINI DRIVE
GEMINI DRIVE
MADISON, WISCONSIN

Comm. No.	K0610
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PRELIMINARY	04.12.06

12 UNIT ELEVATIONS

A2.1

A

B

C

D

PREFINISHED ALUMINUM CAP FLASHING

SMOOTH TEXTURED EIFS

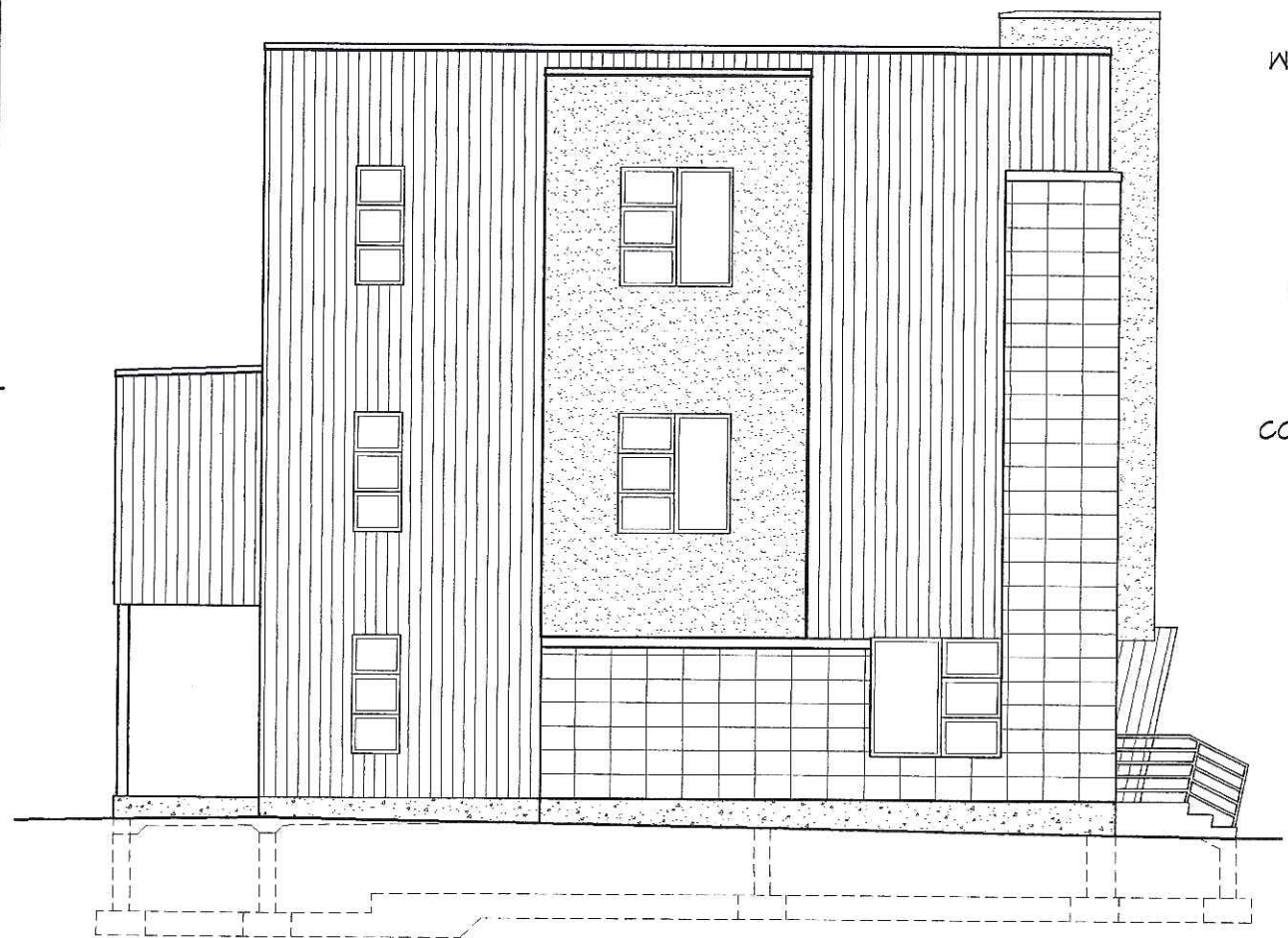
GALVANIZED CORRUGATED METAL SIDING

SCORED EIFS

CLAD WOOD WINDOWS & DOORS

PAINTED METAL HANDRAIL

CONCRETE STAIRS & STOOP



A II UNIT COMPOSITE SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



B II UNIT COMPOSITE SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

ALBRECHT TOWNHOMES - GEMINI DRIVE
 GEMINI DRIVE
 MADISON, WISCONSIN

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II UNIT ELEVATIONS

A2.2