

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_  
**Legistar #** \_\_\_\_\_

DATE SUBMITTED: <u>October 30, 2012</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>November 7, 2012</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

**PLEASE PRINT!**

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PROJECT ADDRESS: 5925 Sharpsburg Drive

ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals) <u>MREC VH Madison Investors LLC.</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Vandewalle &amp; Associates</u>
<u>6801 South Towne Drive</u>	<u>120 East Lakeside Street</u>
<u>Madison, WI 53713</u>	<u>Madison, WI 53715</u>

CONTACT PERSON: Brian Munson  
Address: 120 East Lakeside Street  
Madison, WI 53715  
Phone: (608) 255-3988  
Fax: (608) 255-0814  
E-mail address: bmunson@vandewalle.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 40,000 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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



## GRANDVIEW COMMONS RETAIL BUILDING 'C3'

Cottage Grove Road & Gemini Drive  
Madison, Wisconsin 53718

city of madison udc submittal

**JLA**  
architects

JLA PROJECT NUMBER: 12-0514-01

OCTOBER 31, 2012



VERIDIAN HOMES

GRANDVIEW COMMONS  
 RETAIL BUILDING 'C3'

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 SEPTEMBER 14, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

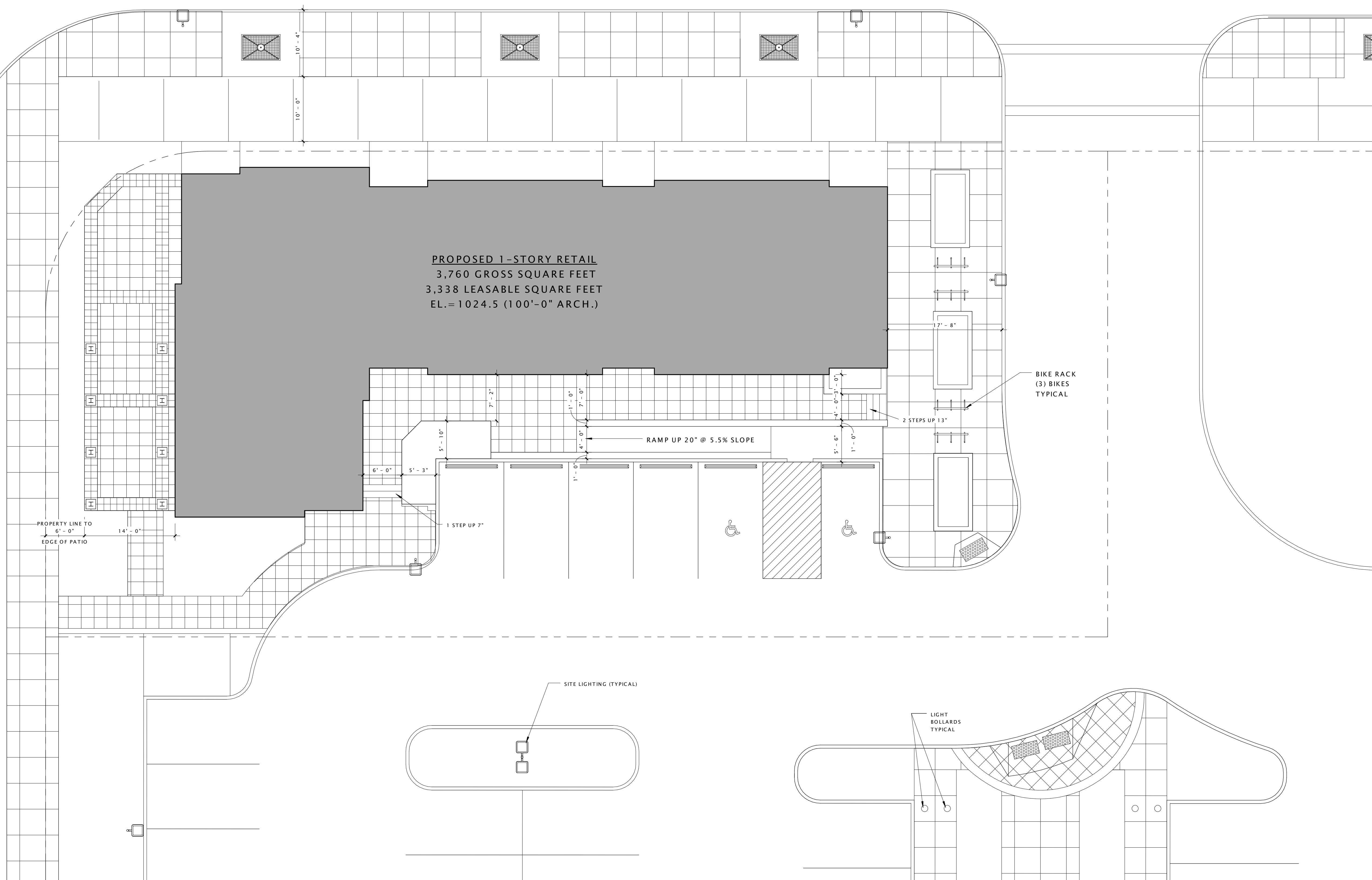
ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-100

GEMINI DRIVE

COTTAGE GROVE ROAD





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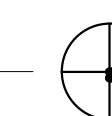
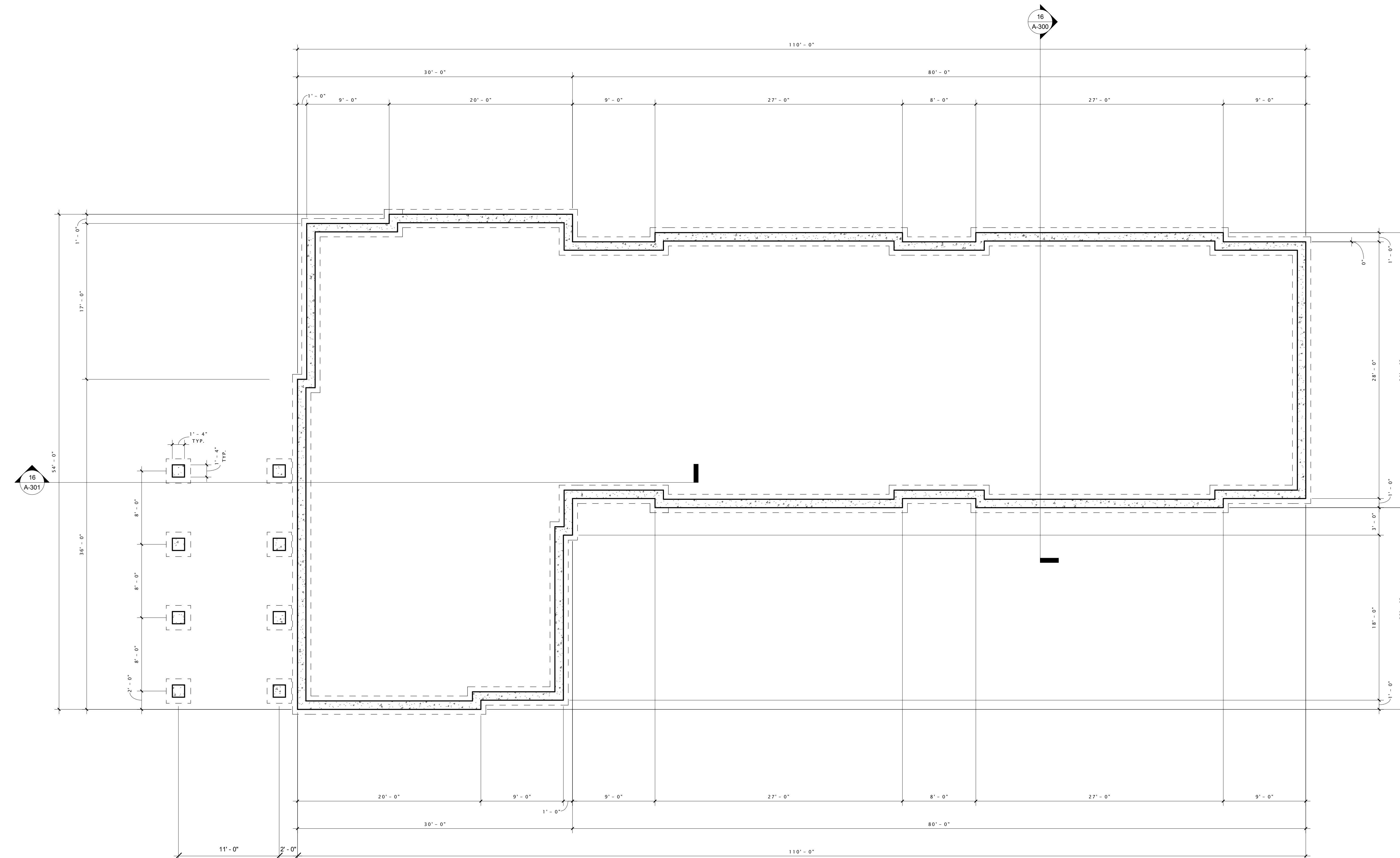
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FOUNDATION PLAN

SHEET NUMBER

A-100





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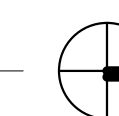
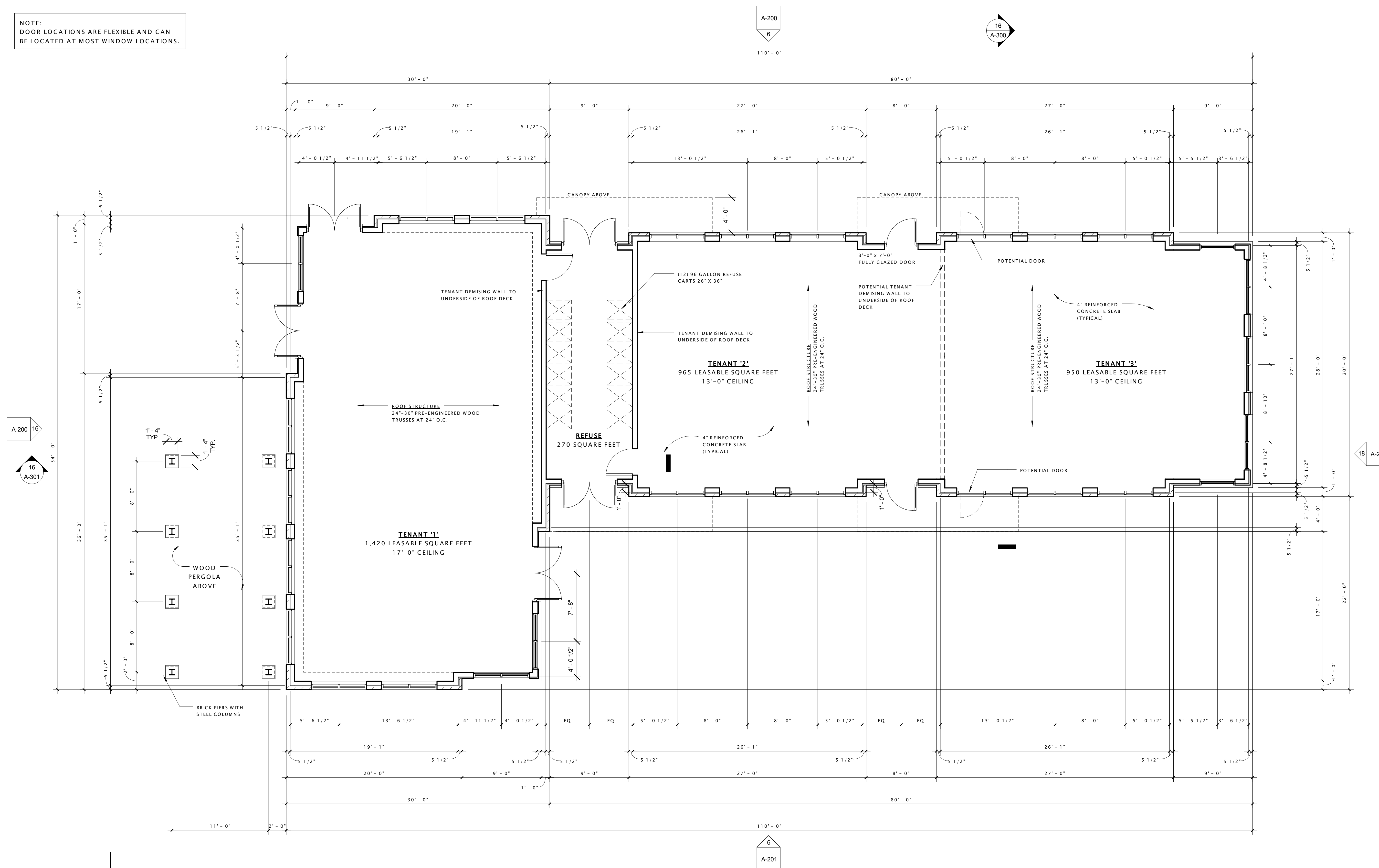
SHEET TITLE

GROUND FLOOR PLAN

SHEET NUMBER

A-101

NOTE:  
 DOOR LOCATIONS ARE FLEXIBLE AND CAN  
 BE LOCATED AT MOST WINDOW LOCATIONS.



EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTE
1	MASONRY #1	TBD			TBD	
2	MASONRY #2	TBD			TBD	
3	MASONRY #3	TBD			TBD	
4	METAL PANEL	TBD			TBD	
5	PREFINISHED METAL COPING	TBD			TBD	
6	METAL SIGNAGE	TBD			TBD	
7	METAL ENTRY CANOPY	TBD			TBD	
8	COPED STEEL PERGOLA COLUMN	TBD			TBD	
9	WOOD PERGOLA BEAM	TBD			TBD	
10	WOOD PERGOLA RIB	TBD			TBD	
11	ALUMINUM ENTRANCE DOOR(S)	TBD			TBD	



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DATE OF ISSUANCE: OCTOBER 30, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

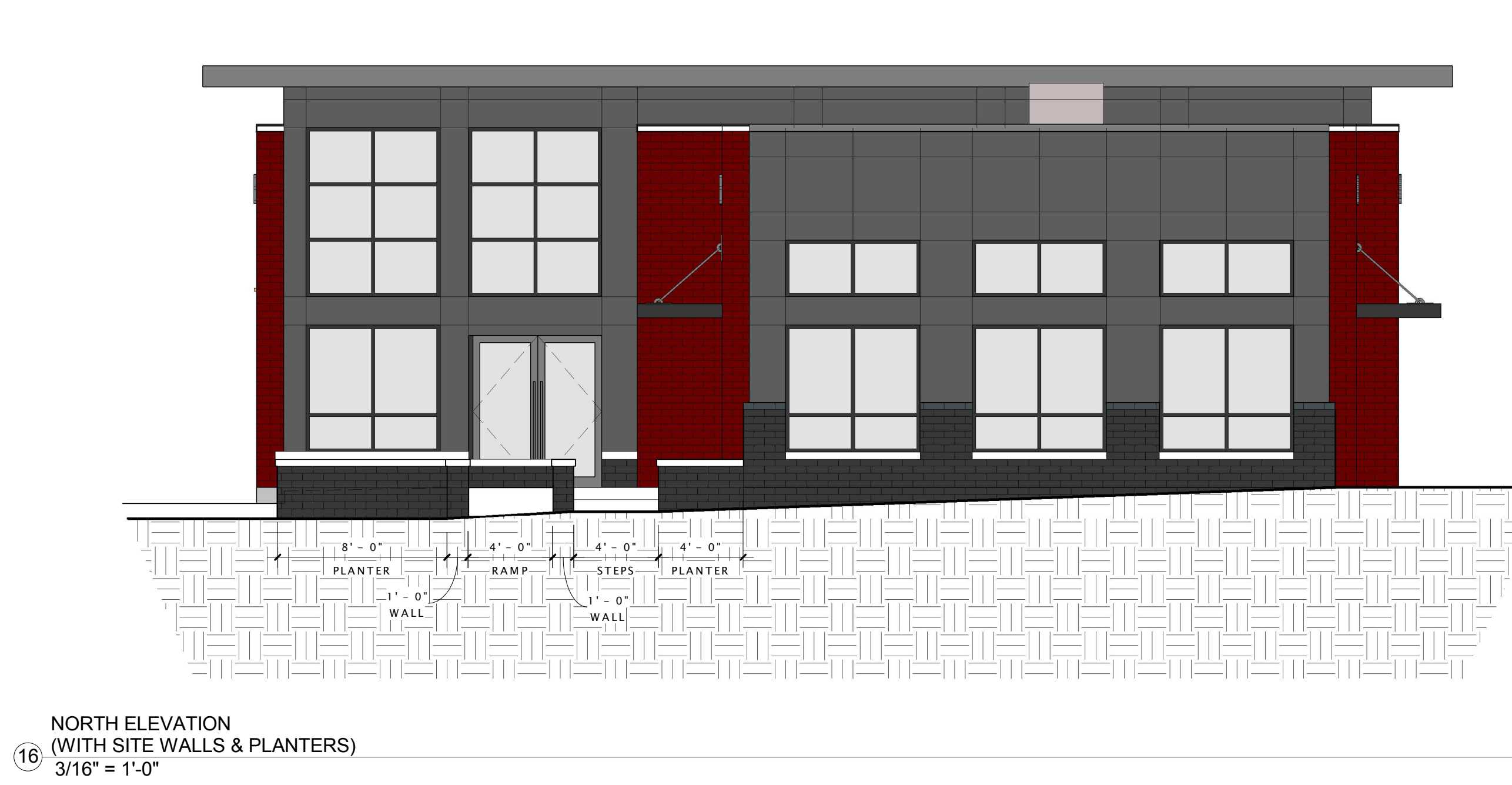
A-200



6 WEST ELEVATION (GEMINI DRIVE)  
 3/16" = 1'-0"



16 SOUTH ELEVATION  
 (COTTAGE GROVE ROAD)  
 3/16" = 1'-0"



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DATE OF ISSUANCE: OCTOBER 30, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201



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 RETAIL BUILDING 'C3'

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DATE OF ISSUANCE SEPTEMBER 14, 2012

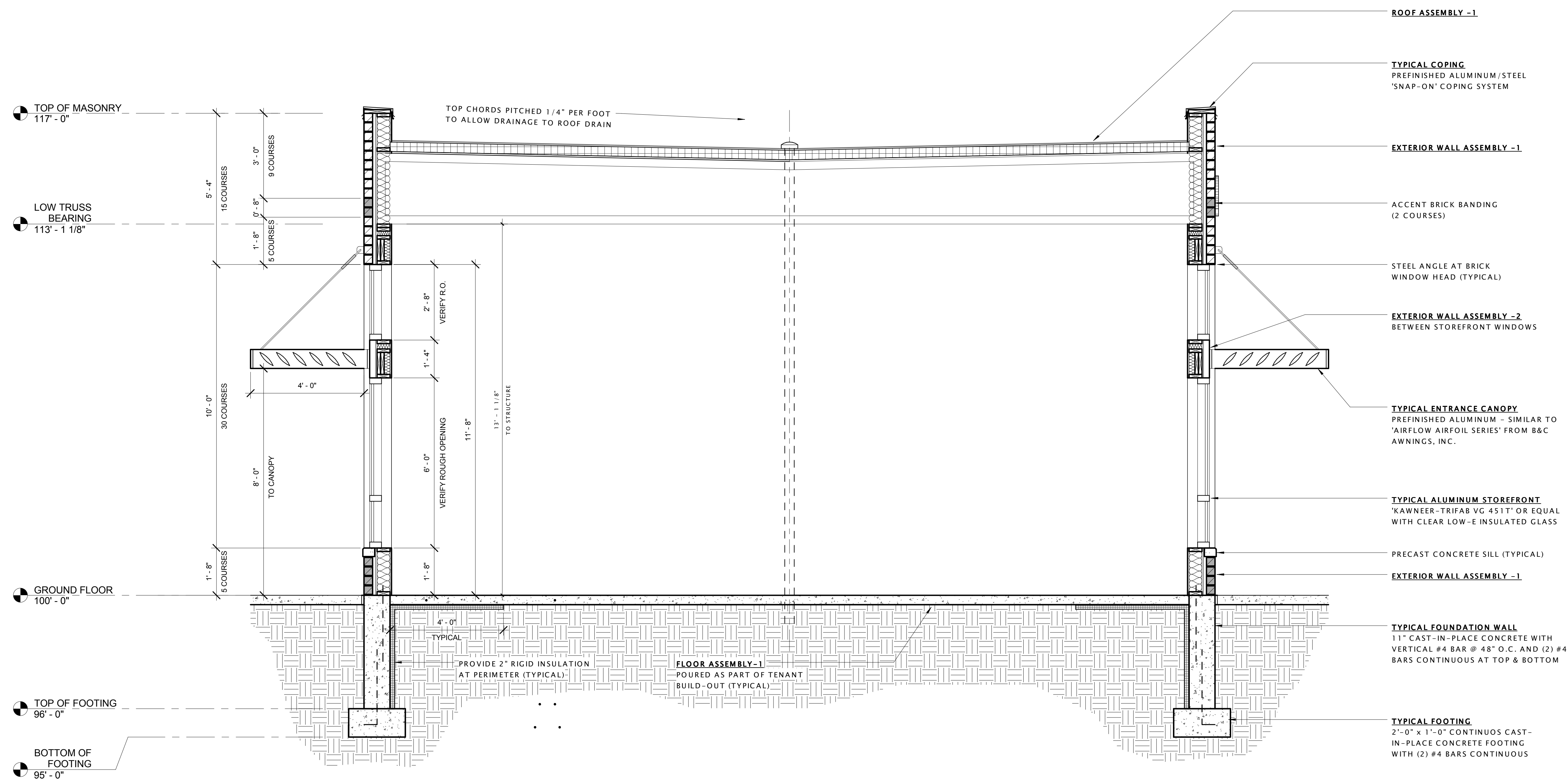
Revision Schedule		
Mark	Description	Date

SHEET TITLE

TYPICAL BUILDING SECTION

SHEET NUMBER

A-300



16 TYPICAL BUILDING SECTION  
 1/2" = 1'-0"





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 RETAIL BUILDING 'C3'

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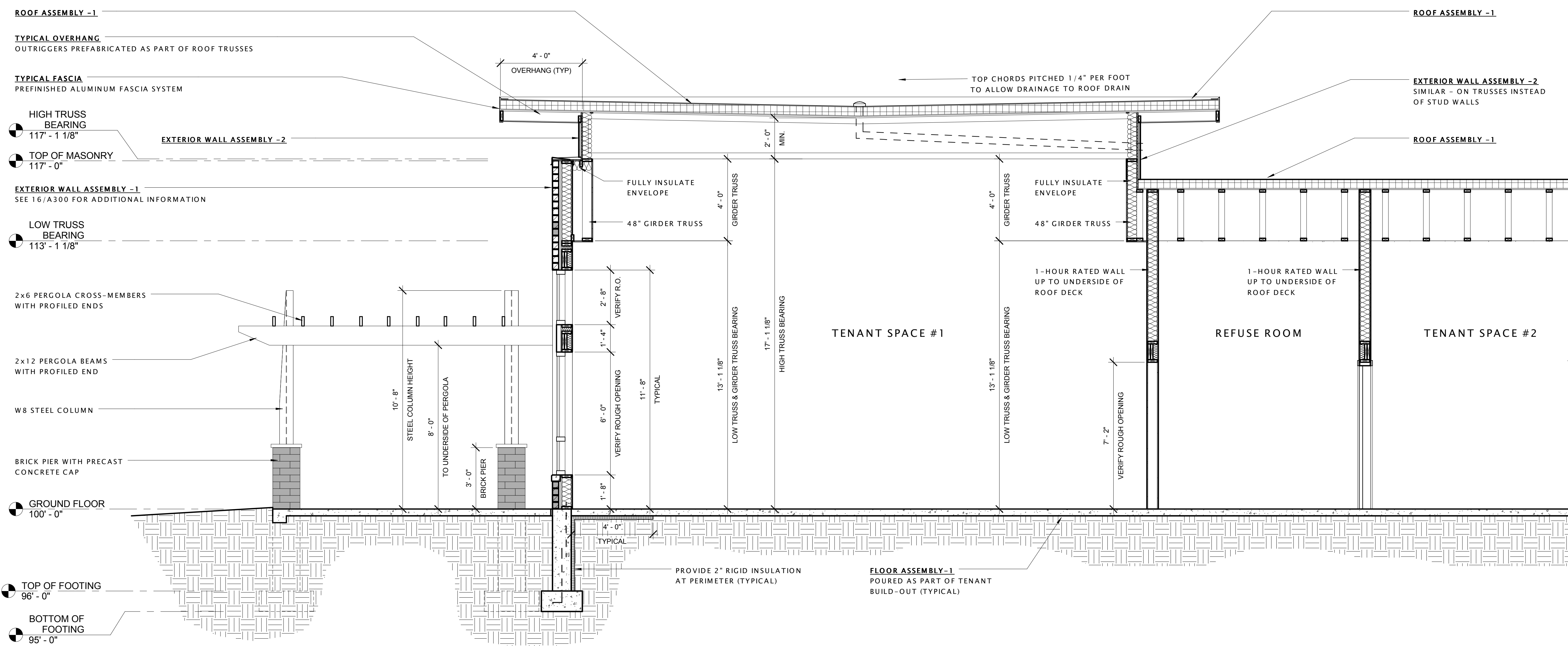
Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING SECTION

SHEET NUMBER

A-301



**PLANTING NOTES**

**GENERAL**

**Digging**  
Contact local Digger's Hotline prior to any digging.

**Topsoil**  
Topsoil shall be classified as a sandy loam soil to silty loam. No organic topsoil from peaty sources will be accepted. Topsoil imported from a local supplier shall be stripped and stockpiled for more than 12 months to be relatively free of viable weed seeds. Topsoil shall be sifted and/or screened to be free of stones and clay lumps, plants or other extraneous materials.

**Fine Grading**  
Inspect site and verify that adequate topsoil has been provided for all seed and planting beds. Remove all trash and stone exceeding 2 inches in diameter from area to a depth of 2 inches prior to bed preparation and planting. Fine grade to within 1/2" of finished grade. All lawn areas to be sloped evenly to sheet drain and approximate contours on grading plan.

**PLANTING**

**Plant starter mix**  
A 2:1 ratio mix of two parts peat moss and one part manure.

**Trees**  
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Tree holes to be at least 2 times the spread diameter of the root ball. Use shovel to rough up sides of exposed walls. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

**Shrubs**  
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

**Perennials:**  
Condition topsoil in perennial planting beds by adding 3" plant starter mix. Add bone meal and milorganite, each at the rate of 1-2 lbs. per 100 S.F. Add granular sulfur at the rate of 3-4 lbs. per 100 S.F. Rototill to blend and re-grade as necessary. Set plant depth to be same as grown in nursery. Water-in well.

**MULCHING**  
Install a 3" layer of shredded bark throughout tree, shrub, and perennial planting beds. For trees in lawn, install a 4-5' diameter circle of mulch around each tree. Do not allow mulch to touch plant stems. Contractor shall provide shredded bark mulch from disease-free hardwood trees. Provide generally flat bark, maximum of 1" wide and 4" long, graded down to sawdust, and relatively free of deleterious matter.

**BED EDGING**  
All planting beds adjacent to turf areas shall be edged with poly-vinyl edging. Install per manufacturer's instructions.

**MAINTENANCE**

Maintenance Period – Contractor shall provide regular maintenance until a date of 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

**PLANT GUARANTEE**

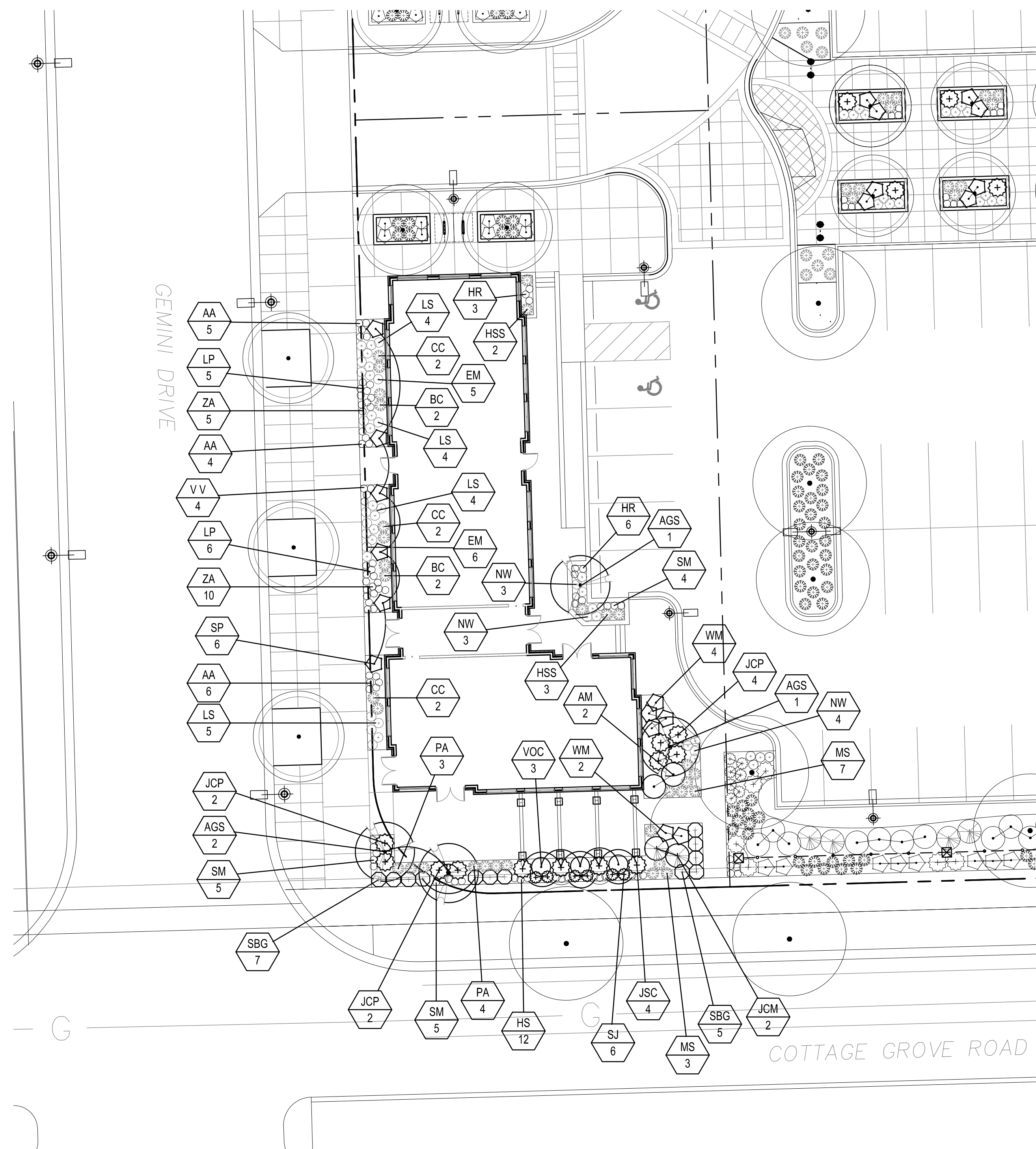
The landscape contractor shall guarantee to replace once, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee period.

**PLANTING REQUIREMENTS**

Site has less than 20 parking stalls, and those stalls shown are included in the Copps Grocery store calculation.

**PLANTING SCHEDULE**

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	PT VALUE	POINTS
<b>Ornamental Trees</b>								
AGS	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	8' Sq. Stem	B/B	As shown	15	60
<b>Deciduous Shrubs</b>								
AM	Aronia melanocarpa var. elata 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry	2	2 Gal.	Container	48" o.c.	2	4
SP	Salix purpurea nana	Dwarf Arctic Willow	6	5 Gal.	Container	48" o.c.	2	12
SBG	Spiraea x bumalda 'Gold Charm'	Gold Charm Spirea	12	2 Gal.	Container	36" o.c.	2	24
SJ	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	6	2 Gal.	Container	30" o.c.	2	12
WM	Weigela 'Minuet'	Minuet Weigela	6	2 Gal.	Container	42" o.c.	2	12
VOC	Viburnum opulus 'Compactum'	Compact European Viburnum	3	18" Ht.	B/B	48" o.c.	2	6
<b>Evergreen Shrubs</b>								
JCM	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	2	5' Ht.	BB	60" o.c.	3	6
JSC	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	4	5 Gal.	Container	60" o.c.	3	12
<b>Perennials</b>								
AA	Aster azureus	Sky Blue Aster	15	1 Gal.	Container	12" o.c.		
BC	Bouteloua curtipendula	Sidecoats Gramma	4	3"	Container	12" o.c.		
CC	Calamagrostis canadensis	Bluejoint Grass	6	1 Gal.	Container	30" o.c.		
EM	Eupatorium maculatum 'Little Joe'	Little Joe Pye Weed	11	1 Gal.	Container	24" o.c.		
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oats Grass	5	1 Gal.	Container	24" o.c.		
HS	Hemerocallis 'Stella d'Oro'	Low Yellow-Gold Daylily	12	1 Gal.	Container	18" o.c.		
HR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	9	1 Gal.	Container	18" o.c.		
LS	Lobelia siphilitica	Great Blue Lobelia	17	1 Gal.	Container	24" o.c.		
LP	Lupinus perennis	Lupine	11	1 Gal.	Container	18" o.c.		
MS	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	10	1 Gal.	Container	30" o.c.		
NW	Nepeta x 'Walker's Low'	Walker's Low Catmint	10	1 Gal.	Container	24" o.c.		
PA	Pennisetum alopecuroides 'Hamlet'	Hamlet Dwarf Fountain Grass	7	1 Gal.	Container	24" o.c.		
SM	Salvia x 'May Night'	May Night Salvia	14	1 Gal.	Container	18" o.c.		
VV	Veronicastrum virginicum	Culver's Root	4	1 Gal.	Container	18" o.c.		
ZA	Zizia aurea	Golden Alexanders	15	1 Gal.	Container	18" o.c.		
							<b>Total Points</b>	<b>148</b>



**REVISIONS**

NO.	DATE	DESCRIPTION

SCALE: 1" = 16'-0"  
DATE: 10/29/12  
DRAWN BY: JDS  
GVC C3 RETAIL