

# VANDEWALLE & ASSOCIATES INC.

Wednesday, October 17, 2012

Al Martin  
215 Martin Luther King Jr. Blvd.  
Suite 100  
Madison, WI 53710

**Re: 6002 Cottage Grove Road  
Planned Unit Development: Specific Implementation Plan  
Grandview Commons Grocery Store  
UDC Final Approval Request**



Mr. Martin,

Attached please find the Planned Unit Development: Specific Implementation Plan (PUD:SIP) submittal request for UDC Final Approval of the Grocery Store in Grandview Commons. This building is submitted for review along with the C3 Retail PUD-SIP application which together form the first two buildings in the revised Grandview Commons Town Center, per the PUD:GDP conditions of approval.

This plan set has been revised to reflect the conditions of approval from the Initial Approval of October 17, 2012, including the following:

### Site Plan/Landscape Plan

- 1.) Entry plazas revised to create two outdoor seating areas with additional landscape revisions
- 2.) Central walkway revised to symmetrical configuration
- 3.) Plant palette revised per suggestions
- 4.) Western walkway/plantings revised near Gemini Drive
- 5.) Retaining wall material revised

### Architecture

- 1.) Southwest/east, northwest awnings revised to sunscreens and increased in depth
- 2.) Awnings added on southern façade above upper windows
- 3.) Additional depth to the central piers
- 4.) Entry atrium slid south while maintaining alignment with central spine
- 5.) Vertical break added to southern/northern roof line

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Shaping places, shaping change

### **Additional Information**

1.) Tree removal/preservation plan

A detailed tree removal/preservation plan has been included in packet with additional information being developed for the meeting.

2.) Mechanical systems noise/visual mitigation

The mechanical systems have been screened with roof top noise/visual screens or enclosed within the refuse/storage area. These units generate the following decibel ratings HVAC (Condensers 60-83 dB(A), RTU's (55-94 dB (A)), Compactor (59 dB (A), 31 second cycle). The combination of screening and distance to adjoining homes effectively reduce the noise impact to comparable to the existing noise from the Interstate and Cottage Grove Road.

These systems are further mitigated aesthetically through the incorporation of the integrated visual screening and landscape screening (landscape layering and fence combinations) resulting in elimination of any direct sightlines to the units from all adjoining properties.

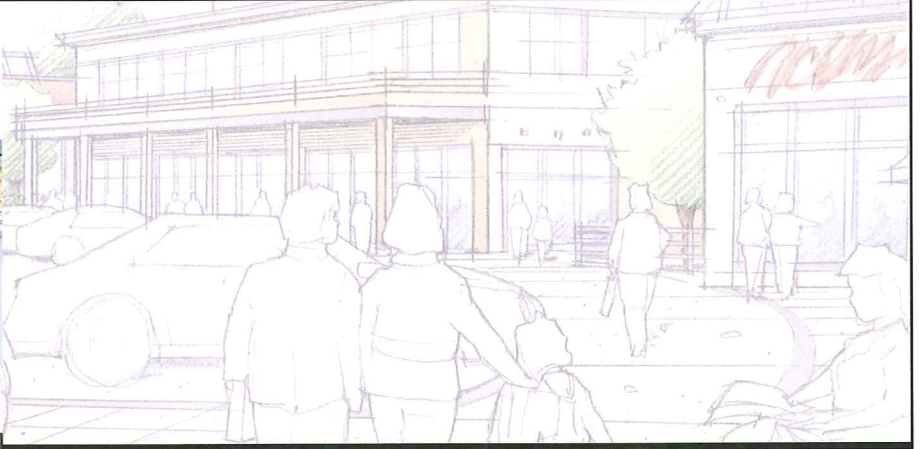
We look forward to discussing this project with the Commission at the November 7th UDC Meeting.

Sincerely,



Brian Munson  
Principal





# Grandview Commons Grocery Store



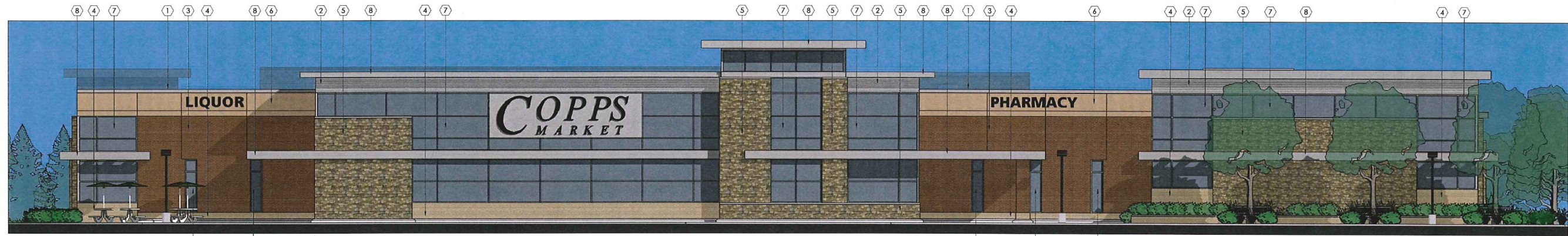
## Planned Unit Development: Specific Implementation Plan

UDC Final Approval Submittal:  
October 31, 2012

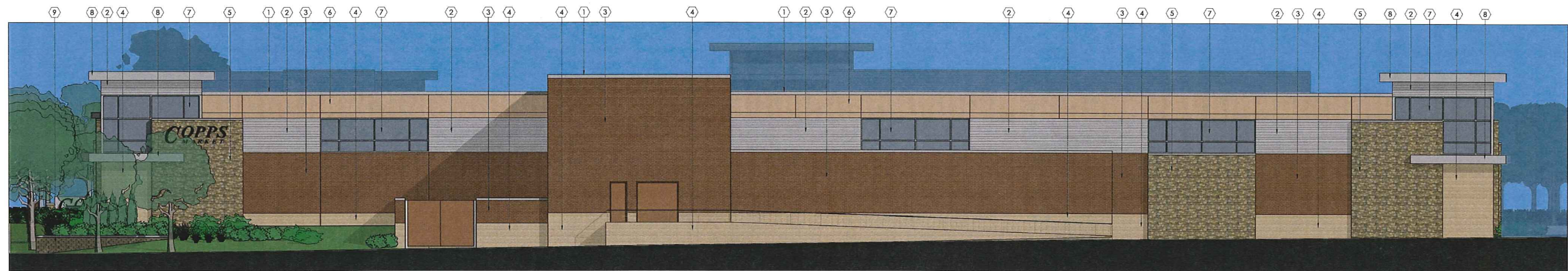


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FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

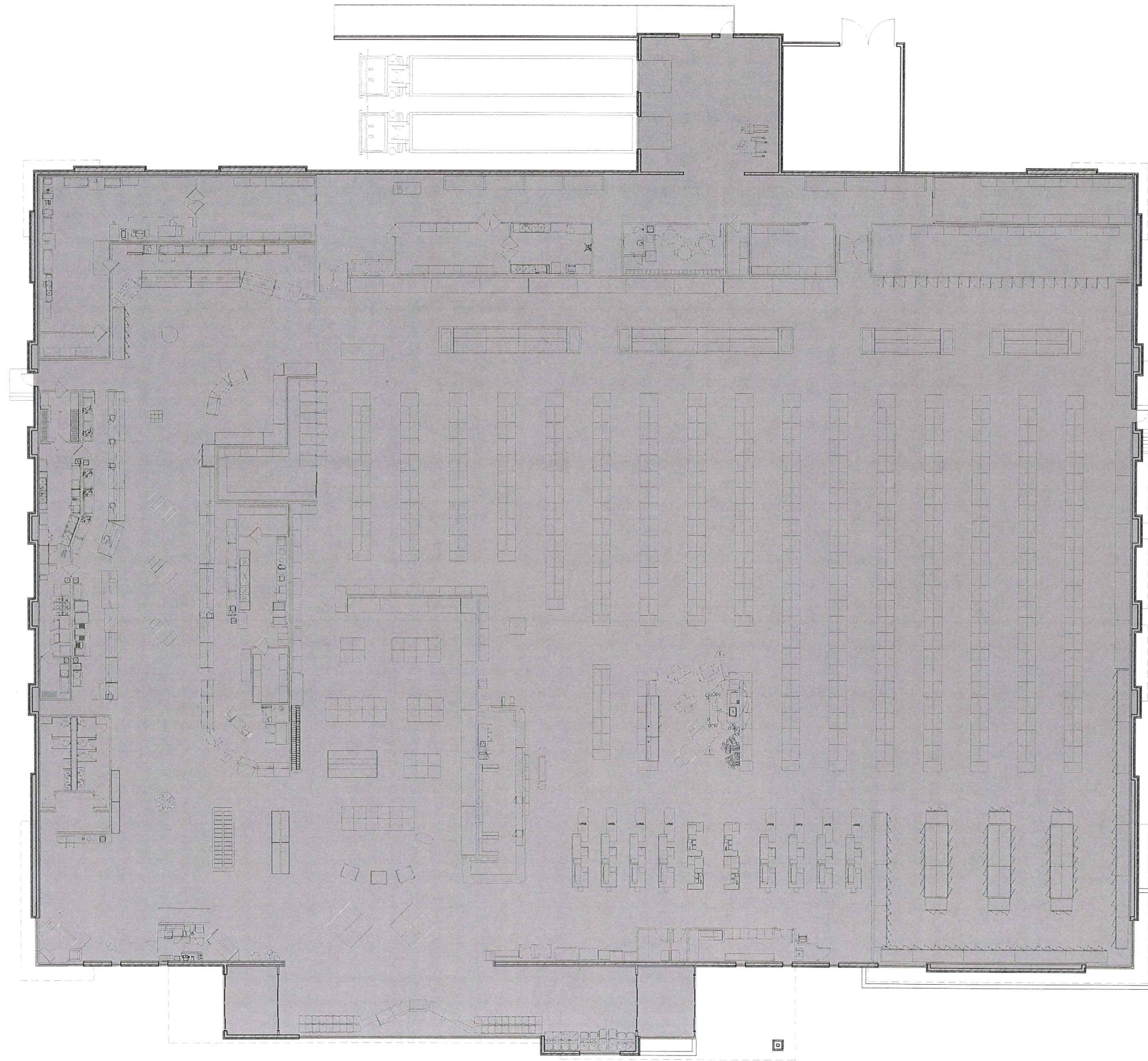


LEFT ELEVATION

ELEVATION KEY NOTES

- (1) PRE FINISHED METAL COPING (COLOR: CLEAR ANODIZED.)
- (2) PRE FINISHED CORRUGATED METAL SIDING (COLOR: CLEAR ANODIZED.)
- (3) DECORATIVE BRICK (COLOR: MEDIUM TAN)
- (4) DECORATIVE BLOCK BASE (COLOR: LIGHT TAN)
- (5) CULTURED STONE.
- (6) EPS FASCIA WITH SAND PEBBLE FINE (COLOR: TAN).
- (7) CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND VISION GLASS UNITS.
- (8) PRE FINISHED BREAK METAL FASCIA FOR OVERHANGS AND CANOPIES (COLOR: CLEAR ANODIZED.)
- (9) PRE FINISHED DRY STACK RETAINING WALL. (COLOR: TAN)





FLOOR PLAN WITH PRELIMINARY LAYOUT





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