

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: January 17, 2007

UDC MEETING DATE: January 24, 2007

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PROJECT ADDRESS: Lot 455 (610 Hercules Tr, 5818 Charon Ln) & Lot 456 (617 Jupiter Dr, 5801 Charon Ln)

ALDERMANIC DISTRICT: District 9, Ald. Cnare

OWNER/DEVELOPER (Partners and/or Principals)
DJK Real Estate, LLC.

ARCHITECT/DESIGNER/OR AGENT:
Vandewalle & Associates

120 East Lakeside Street

Madison, WI 53715

CONTACT PERSON: Brian Munson or Chris Landerud

Address: 120 East Lakeside Street

Madison, WI 53715

Phone: (608) 255-3988

Fax: (608) 255-0814

E-mail address: bmunson@vandewalle.com

clanderud@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 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)

January 17, 2007

Mr. Al Martin
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: Grandview Commons – I Block Phase 2 (Lots 455 & 456)
UDC Informational Presentation

Dear Mr. Martin:

On behalf of David Simon, DJK Real Estate, LLC, we are pleased to submit a preliminary site plan for Grandview Commons lots 455 and 456. Referred to as the “I Block Phase 2,” these two lots are located south of the recently constructed townhomes on lot 457; the first lot developed of the three on this block. On this combined 2.4 acre site we are proposing the development of an 8 unit townhome building, a 6 unit townhome building, and six 4-unit buildings; a total of 38 units. Within the site plan there are 17 visitor parking stalls and a common green space. The total “I Block” build out would result in 54 total units and a density of 15 dwelling units per acre. This land use according to the general development plan allows for a maximum unit count of 87; a density of 24.4 dwelling units per acre.

The following information is attached:

- I Block Location Map
- Preliminary Site Plan
- GDP/Zoning Text

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

Development Information:

Project Name: Grandview Commons – I Block Phase 2 (Lots 455 & 456)

Address: Lot 455 – 610 Hercules Trail & 5818 Charon Lane
Lot 456 – 617 Jupiter Drive & 5802 Charon Lane

Parcel Number: Lot 455 – 0710-112-1501-1
Lot 456 – 0710-112-1502-9

Zoning: PUD–GDP Doc. # 3589157
Grandview Commons Adopted August 9, 2002

Proposed Use: Condominium/Apartment District

Schedule: Commencement – Summer 2007
Completion – December 2007

Lot Area: 2.4 acres

Thank you for your time in reviewing this project.

Sincerely,

Chris Landerud

GRANDVIEW COMMONS TOWN CENTER

Madison, Wisconsin

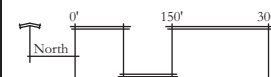
LOCATION MAP

I BLOCK

Lot 455 0710-112-1501-1
610 Hercules Trail
5818 Charon Lane

Lot 456 0710-112-1502-9
617 Jupiter Drive
5802 Charon Lane

Built:
Lot 457 0710-112-1503-7
542 Apollo Way
601 Jupiter Drive
602 Hercules Trail



Vandewalle & Associates
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GRANDVIEW COMMONS I BLOCK - PHASE 2

PRELIMINARY SITE PLAN

Existing Townhome Buildings (lot 457)
- 16 Units



Townhome Building
- 8 Units



Three 4-Unit Buildings
- 12 Units



Three 4-Unit Buildings
- 12 Units



Townhome Building
- 6 Units



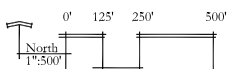
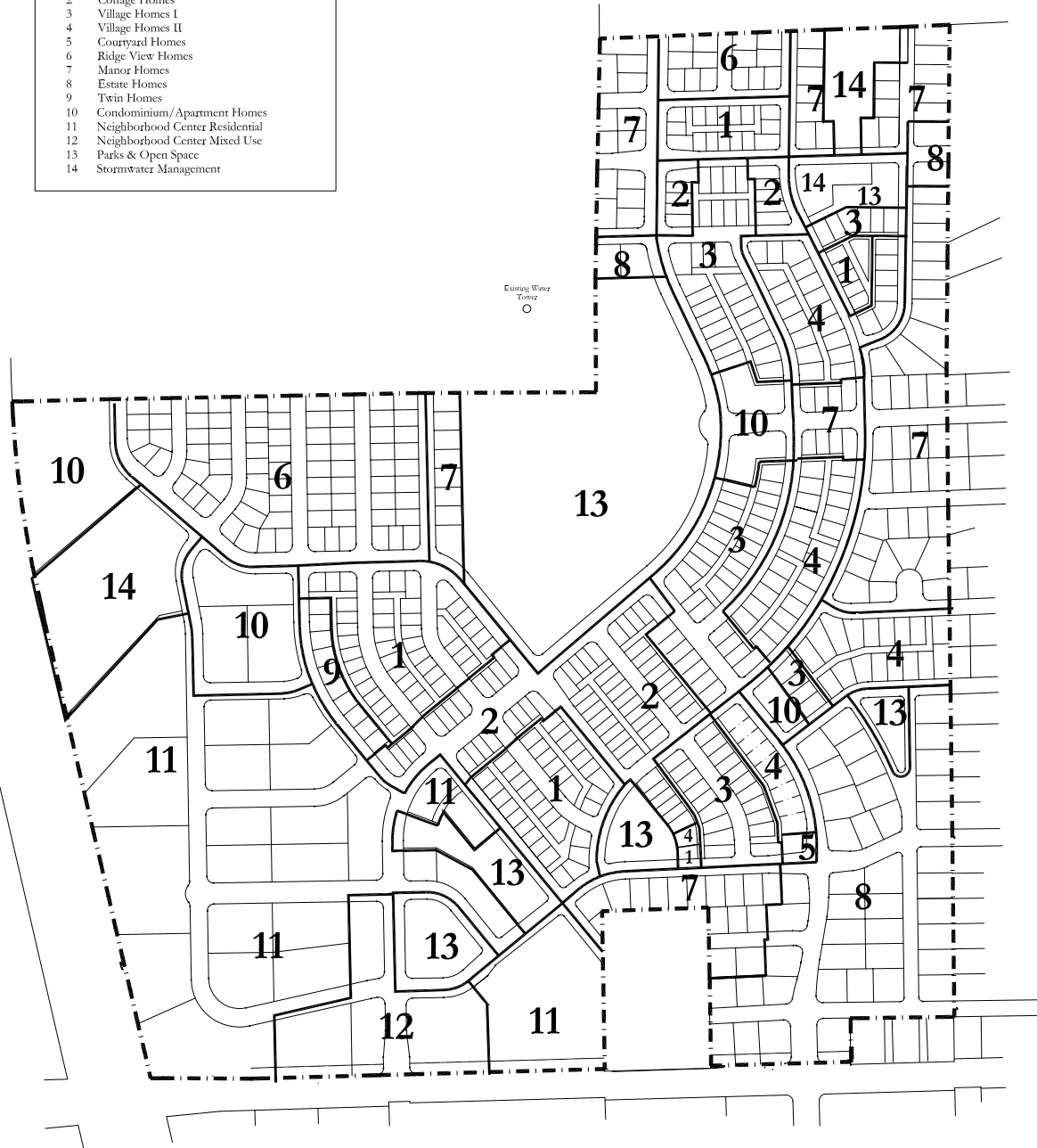
Lot 455 & 456	Townhome Building	8 units
	Townhome Building	6 units
	4-Unit Buildings	24 units
Lot 457	Existing Townhomes	16 units
Total Units		54 units
Total Lot Size		3.6 acres

GRANDVIEW COMMONS

Madison, Wisconsin

General Development Plan

- 1 Garden Homes
- 2 Cottage Homes
- 3 Village Homes I
- 4 Village Homes II
- 5 Courtyard Homes
- 6 Ridge View Homes
- 7 Manor Homes
- 8 Estate Homes
- 9 Twin Homes
- 10 Condominium/Apartment Homes
- 11 Neighborhood Center Residential
- 12 Neighborhood Center Mixed Use
- 13 Parks & Open Space
- 14 Stormwater Management



Submitted: September 29, 2004



GRANDVIEW COMMONS

General Development Plan Acreage Breakdown

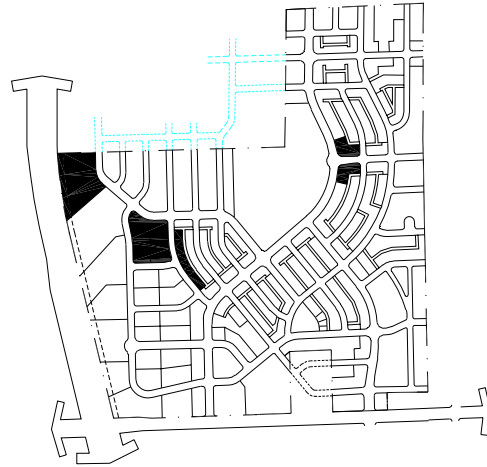
Land Use	Net Acreage	Total Units	Net Density DU/Acre	Maximum Office/Retail Square Footage
Single-Family	82.9	578	7.0	-
Garden Homes	8.6	103	12.0	-
Cottage Homes	7.1	72	10.1	-
Village Homes I	11.7	101	8.6	-
Village Homes II	10.6	74	7.0	-
Courtyard Homes	0.2	1	5.0	-
Ridge View Homes	12.1	94	7.8	-
Manor Homes	17.9	87	4.9	-
Estate Homes	14.6	46	3.1	-
Multi-Family	10.6	311	29.4	-
Twin Homes	1.1	20	18.4	-
Condominium/Apartments	9.5	291	30.6	-
Condominium Apartments 1 (Lot 465)	4.5	184	40.9	-
Condominium Apartments 2 (Lots 455, 456, 457)	3.6	87	24.4	-
Condominium Apartments 3 (Lots 154, 157)	1.4	20	13.9	-
Neighborhood Center	39.5	873	22.1	150,000
Neighborhood Center Mixed Use	10.5	225	21.4	150,000
Neighborhood Center Mixed Use 1 (Lot 441)	0.9	45	50.3	25,000
Neighborhood Center Mixed Use 2 (Lots 458,459)	2.5	18	7.2	35,000
Neighborhood Center Mixed Use 3 (Lot 339, 440)	7.1	162	22.8	90,000
Neighborhood Center Residential	29.0	648	22.4	0
Neighborhood Center Residential 1 (Lots 435, 436)	0.8	20	25.0	-
Neighborhood Center Residential 2 (Lots 437, 438)	1.2	34	27.5	-
Neighborhood Center Residential 3 (Lot 439)	5.0	150	30.0	-
Neighborhood Center Residential 4 (Lots 442-445)	4.4	126	28.5	-
Neighborhood Center Residential 5 (Lots 446-450)	4.7	131	27.7	-
Neighborhood Center Residential 6 (Lots 451-454)	4.0	95	23.7	-
Neighborhood Center Residential 7 (Lots 460-464)	13.8	242	17.6	-
Parks & Open Space	26.1	-	-	-
Village Green (Outlot 27)	1.6	-	-	-
Community Park (Outlot 10)	19.5	-	-	-
Neighborhood Pocket Parks	5.0	-	-	-
Outlot 5	0.8	-	-	-
Outlot 15	0.5	-	-	-
Outlot 16	0.6	-	-	-
Outlot 20	1.3	-	-	-
Outlot 26	1.9	-	-	-
Stormwater Management (Outlots 1,4,28)	9.2	-	-	-
Right of Way	63.7	-	-	-
Street Rights of Way	56.7	-	-	-
Cottage Grove Right of Way	0.2	-	-	-
Alley Rights of Way	6.9	-	-	-
Totals	232.0	1762	-	-

Attached Residential

Attached Residential housing within Grandview Commons is designed to accommodate a wide range of housing types and residential life-styles. These housing types range from twin homes to apartments and may include a mixture of rental and condominium units. Through the use of higher density living areas, the entire neighborhood creates additional open space areas, increased community interaction possibilities, and an increased support of neighborhood commercial, transit, and community facilities.

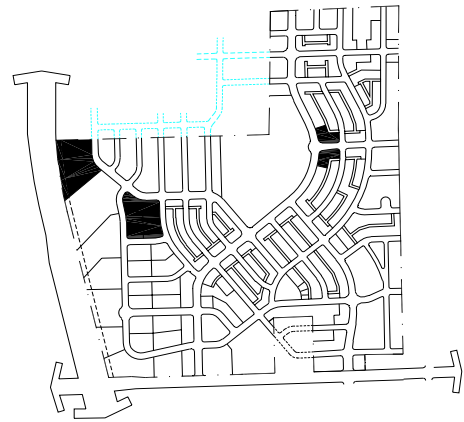
Attached Residential Housing includes the following types of districts:

- Twin Homes
- Condominium/Apartments



CONDOMINIUM/APARTMENTS

Final Plat Numbers 154, 157, 455, 456, 457, 465



Condominium/Apartments District Locations

Description

The Condominium Apartments District offer another component of housing within the neighborhood setting. These units will be designed and arranged to mitigate the impacts from Interstate 90, accommodate the sloped nature of their sites, and transition in form and density to reflect the adjacent land uses. These units range from attached units to urban style apartments and townhomes, and may include a mixture of condominium and rental units.

Total District Averages

Net Acreage	9.5 acres
Proposed Dwelling Units	291 units
Net Density	30.6 dwelling units/acre

Character Guidelines

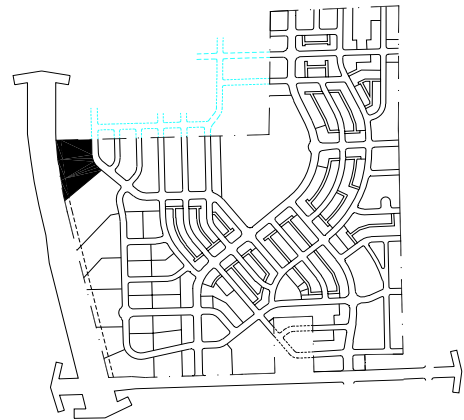
- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- Front entries for units should be oriented towards the public street frontage.



Condominium Apartments 1 (Lot 465)

Condominium Apartments 1 include a mixture of apartment units located along the stormwater feature and highway right-of-way. Building placement within this sub-district will focus onto the open space feature and Apollo Way, with berm and landscape features along the highway. Landscaping and site design will be coordinated with the noise abatement treatments.

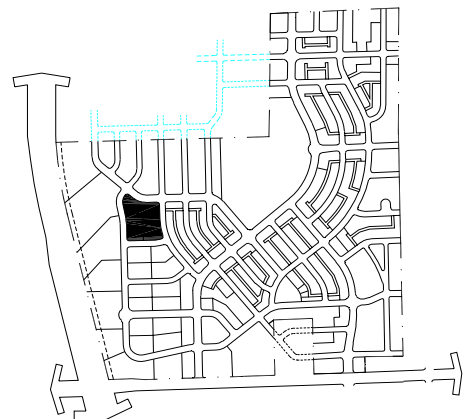
Net Acreage	4.5 acres
Maximum Dwelling Units	184 units
Net Density	40.9 dwelling units/acre



Condominium/Apartments 2 (Lots 455, 456, 457)

Condominium Apartments 2 features both apartment homes and townhomes designed to transition in massing and density from the Neighborhood Center Residential Areas and the adjoining single family residential units. Building placement and design will reinforce the street edges and transition the grade change across the site.

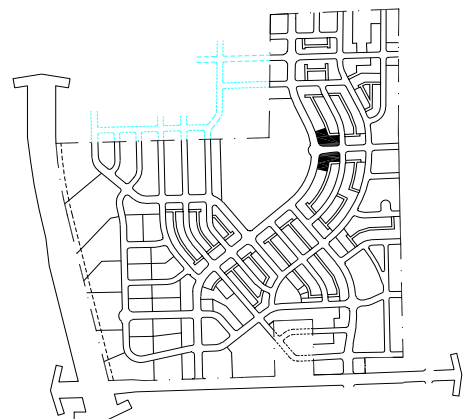
Net Acreage	3.6 acres
Maximum Dwelling Units	87 units
Net Density	24.4 dwelling units/acre



Condominium/Apartments 3 (Lots 154, 157)

Condominium Apartments 3 offer a mixture of housing options within the single family areas. These alley loaded homes will be designed to highlight the Dominion/North Star roundabout and wrap “front door” facades along each frontage.

Net Acreage	1.4 acres
Maximum Dwelling Units	20 units
Net Density	13.9 dwelling units/acre



CONDOMINIUM/APARTMENT DISTRICT

Description

The condominium/apartment district includes a range of housing types from Townhomes and Four Unit homes to multi-family interior hallway residential buildings. These housing types are mixed to create a vibrant urban style residential core.

Definition of Family

The definition of family is the definition outlined in [Section 28.03\(2\)](#) Madison General Ordinances for the R-4 district.

Permitted Uses

Multi Family Residential Homes
 Condominium Homes
 Detached, Attached, Underground, & Garages parking
 Accessory Uses

District Breakdown

Total Number of Units	291 units
Average Net Density	30.6dwelling units/acre
Lot 465	
Maximum Number of Units	184 units
Net Acreage	4.5 acres
Maximum Net Density	40.9 dwelling units/acre
Lot 455, 456, 457	
Maximum Number of Units	87 units
Net Acreage	3.6 acres
Maximum Net Density	24.4 dwelling units/acre
Lot 154, 157	
Maximum Number of Units	20 units
Net Acreage	1.4 acres
Maximum Net Density	13.9 dwelling units/acre

Lot Requirements

Minimum Lot Area	varies (will be set in SIP)
Minimum Lot Width	varies (will be set in SIP)
Minimum Corner Lot Width	varies (will be set in SIP)
Minimum Front Yard Setback	15 feet
Maximum Front Yard Setback	30 feet
Minimum Side Yard Setback	0 feet
Minimum Corner Lot Side Yard Setback	varies (will be set in SIP)
Sum of Side Yard Setbacks	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Minimum Garage Rear Yard Setback	1 foot
Maximum Garage Rear Yard Setback	4' on exterior lots 8' on interior lots
Minimum Garage Side Yard Setback	5 feet

Minimum Paved Surface Setback	4 feet
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	80%
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)
Accessory Building Regulations	accessory buildings not allowed, except detached garages

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Trash Enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.