

**Location**

6004 Gemini Drive

**Applicant**

Jeff Rosenberg - Veridian Homes/  
Brian Munson - Vandewalle & Associates

From: PD-GDP                      To: Amended  
PD-GDP

**Existing Use**

Lot in Grandview Commons Town Center

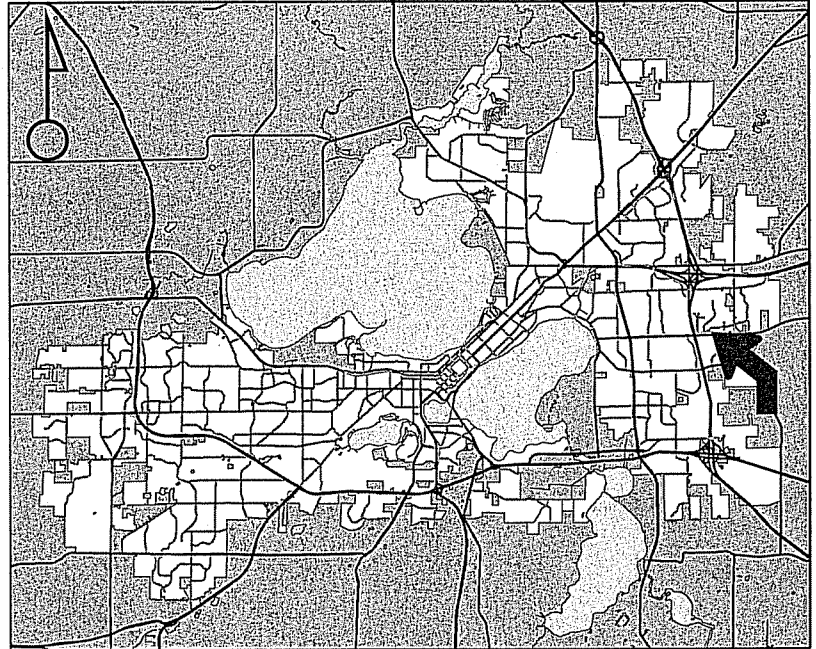
**Proposed Use**

Amend general development plan for  
Grandview Commons Town Center to  
expand list of potential future uses of  
Lot 649 (future library site)

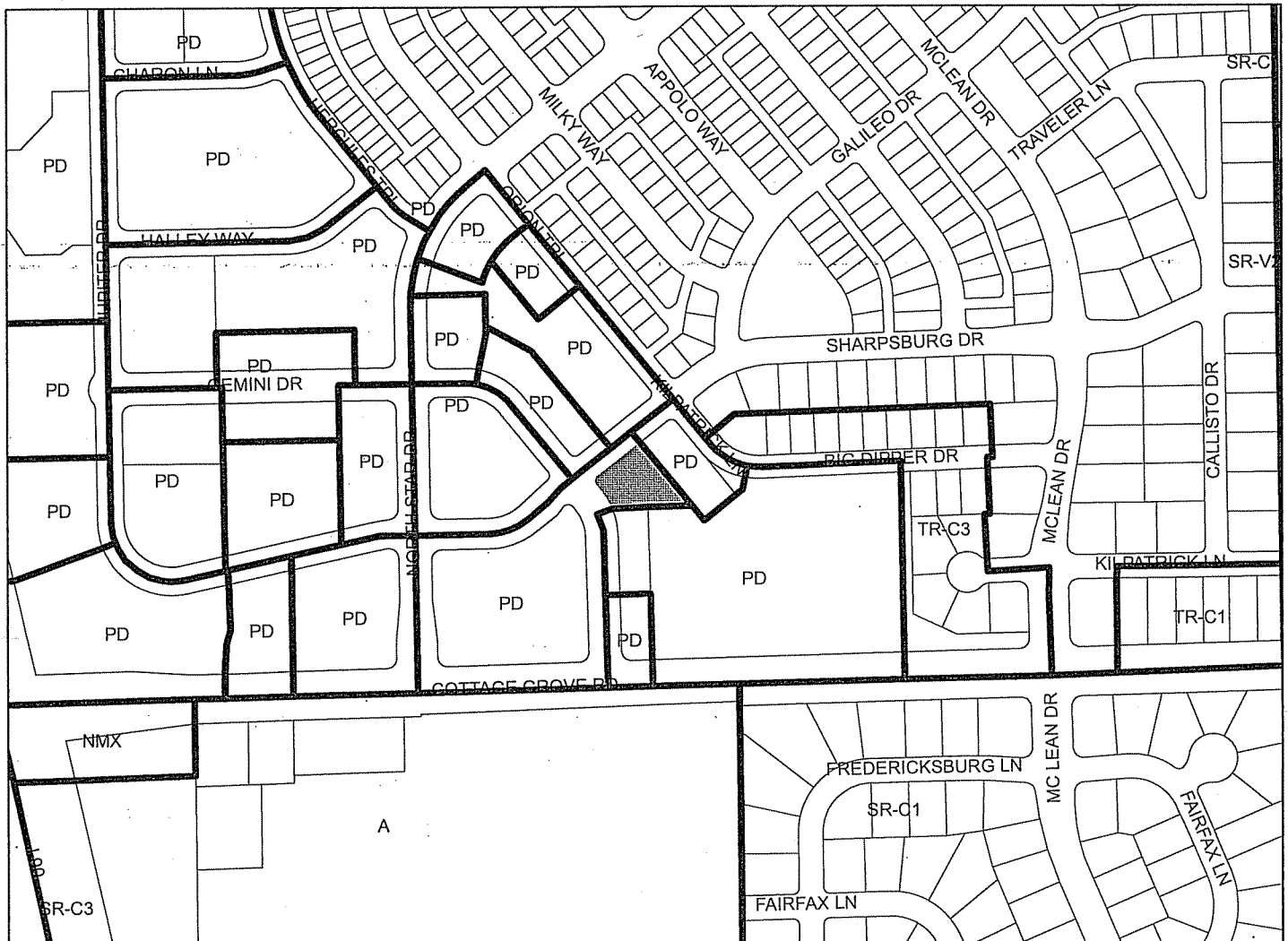
**Public Hearing Date**

Plan Commission  
23 June 2014

Common Council  
01 July 2014

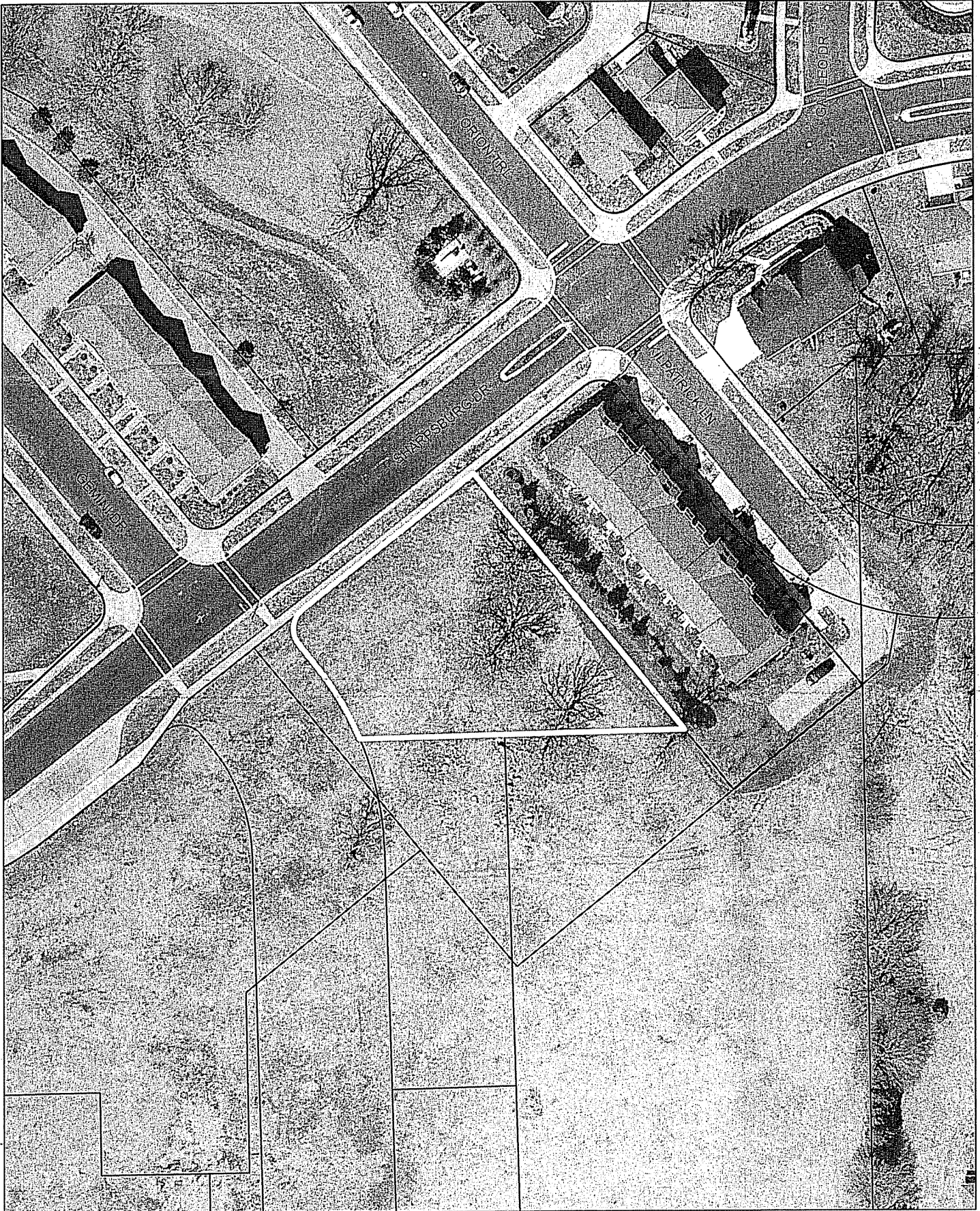


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 June 2014



**Existing Text:**

C-1 (Library Site)

Description:

Located at the high point of the town center, directly in line with the Capital View Corridor, this location has long been reserved for a Civic use. Donated to the City of Madison as part of the development, this site's designation as a Library completes the eastern edge of the Sharpsburg Drive walking district. Final design and timing of the Library will be determined by the City of Madison, but the primary entrance should be located at the corner of Sharpsburg Drive and Gemini Drive to take advantage of the view. Lower level uses may be allowed as a third floor.

Approx. Net Acreage:	.67 acres
Height:	2-3 stories
Projected Building Square Footage:	15,000-24,000 square feet

**Proposed Text:**

C-1 (Mixed Use)

Located at the high point of the town center, directly in line with the Capital View Corridor, this location has long been reserved for a prominent use. Currently owned by the City of Madison and designated as a potential Library, this site completes the eastern edge of the Sharpsburg Drive walking district. Final design and timing of the Library will be determined by the City of Madison. In the event that the site is not used as a Library, as determined by the City of Madison, the site will be used as a mixed use building.

Primary entrance should be located at the corner of Sharpsburg Drive and Gemini Drive to take advantage of the view. First floor uses may include civic uses (Library), first floor commercial, or office uses. Flex space may be used for the initial build out of the first floor. Upper floor uses may include civic, office, or residential uses.

Approx. Net Acreage:	.67 acres
Height:	2-3 stories
Dwelling Units:	0-30 Units
Commercial Square Footage:	0-10,000 square feet
Office Square Footage:	0-15,000 square feet
Civic Use:	0-25,000 square feet
First Floor:	Up to 10,000 square feet Civic or Up to 10,000 square feet Commercial 0-10 Residential Units (flex space)
Second Floor:	Up to 10,000 square feet Civic or Up to 10,000 square feet Office or 0-10 Residential Units
Third Floor:	Up to 5,000 square feet Office or 0-10 Residential Units

## Permitted Uses

Accessory uses, including but not limited to the following:

- a. Signs as regulated in this section
- b. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction

Antique shops  
Art galleries and museums  
Art and school supply stores  
Artisan studio  
Auction rooms  
Automobile accessory stores  
Banks and financial institutions  
Barbershops  
Beauty parlors  
Bicycle sales, rental and repair establishments.  
Book, magazine and stationery stores  
Brewpubs  
Business machine sales and service establishments  
Camera and photographic supply stores  
Candy and ice cream stores  
Carpet and rug stores  
Catering establishments  
China and glassware stores  
Clothing and costume rental stores  
Coin and philatelic stores  
Data processing centers  
Day Care Centers  
Department stores  
Drugstores  
Dry goods stores  
Dry cleaning and laundry establishments employing not more than eight (8) persons  
Drive-up service windows, as a **conditional use** to be approved at the time of specific implementation plan approval  
Educational or training centers  
Emergency electric generator per the O3 Office District conditional use standards  
Employment agencies  
Farmers markets  
Film developing and processing

Florist shops and conservatories  
Floor covering stores (linoleum and tile)  
Food stores--grocery stores, meat stores, fish markets, bakeries, and delicatessens  
Furniture sales  
Gift shops  
Hardware stores  
Health clubs  
Hobby shops  
Hotels  
Household appliance stores, including radio and television sales and service  
Interior decorating shops, including upholstering and making of draperies, slipcovers and other similar articles when conducted as part of the retail operation and secondary to the principal use  
Jewelry stores, including watch  
Leather goods and luggage stores  
Libraries, municipally owned and operated  
Liquor stores  
Locksmith shops  
Massage therapy  
Meat markets  
Medical, dental and optical clinics  
Musical instrument sales and repair  
Multi-Family Residential  
Non-profit counseling/community service organizations  
Nursery schools or day care centers  
Offices, business and professional  
Office supply stores  
Optical sales  
Orthopedic and medical appliance and supply stores  
Outdoor eating areas of restaurants, brewpubs, tavern, etc. shall be allowed as shown on approved specific implementation plans, or as minor alterations to approved and recorded specific implementation plans when approved by the Planning Division Director following a recommendation by the District Alderperson, with the

Grandview Commons  
Town Center Amendment Request

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following conditions or as otherwise provided for through the alteration process:

- 1.) Music: No additional outdoor amplification of sound is permitted
- 2.) Outdoor eating areas shall be subject to the Plan Commission's continuing jurisdiction, as provided for in Section 28.12 (11)h.4.

Paint and wallpaper stores

Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served

Parking facilities, accessory and located outside of the central area

Accessory off-street parking facilities

Personal computers and home electronics, sales and service

Pet Shops

Phonograph, record, and sheet music stores

Photography studios, including the development of films and pictures when conducted as part of the retail business on the premises

Physical culture and health services and reducing salons

Physical fitness and other similar type recreational facilities for employees

Picture framing

Printing and publishing establishments, including newspaper, letter press, business cards, mimeographing and other similar job printing service, provided that there shall be not more than five (5) employees, and further provided that the hours of operation shall be limited to the hours between 7:00 a.m. and 9:00 p.m.

Post offices

Public service signs

Recording studios

Recreational buildings and community centers, not operated for profit

Reproduction processes, including printing, blueprinting, photostating, lithographing, engraving, stereotyping, publishing, and bookbinding

Restaurants, except adult entertainment taverns

Schools—music, dance, business or trade

Shoe and hat repair stores

Sporting goods stores

Tailor shops

Taverns, except adult entertainment taverns

Telephone Exchanges

Telecommunications centers and facilities

Temporary parking lots

Toy shops

Travel Bureaus and transportation ticket offices

Upholstery and interior decorating shops

Variety stores

Video rental establishments not including adult entertainment establishments

Walk up service openings within (10) feet of a public right of way

Wearing apparel shop



# Grandview Commons

Town Center/Doric Lodge  
Revised General Development Plan

