



VANDEWALLE & ASSOCIATES INC.

June 3rd, 2020

Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: 6003 Gemini Drive
Grandview Commons Town Center – B Block

Dear Heather,

The following document and illustrative graphics outline the proposed zoning, building plan, & site plan for the development of the B Block Addition to the Grandview Commons Town Center. This submittal builds upon and extends the existing mixed residential neighborhood town center and adds further diversity of housing that connects with the surrounding neighborhood fabric.

This project is consistent with the Sprecher Neighborhood Plan and the Comprehensive Plan guidelines for diverse, interconnected neighborhoods.

We look forward to working with the City on the review and implementation of the B Block addition.

Sincerely,

Brian Munson
Principal

Amended PUD: GDP/ SIP: Neighborhood Center Mixed Use District

Project Overview

This proposed GDP/SIP will amend the unbuilt portion of the B Block.

The new concept includes a mixed used building that will fit in with the built B-5 building and parking lot and complete the final pieces of this town center block. This project maintains the character of the area and will blend in seamlessly with the rest of the town center. Once complete, this will help enhance the goal of the full town center to create a walkable mixed-use district for residents, in keeping with the adopted Grandview Commons PUD:GDP, which calls for “an integrated mixture of neighborhood scale commercial, office, and walkable retail components that will supply the day-to-day goods and services for neighborhood residents”.

The following section outlines the rezoning application for the Grandview Commons Town Center B Block and requests amendment Planned Unit Development: General Development Plan, per the City of Madison Zoning Ordinance.

Project Name:

Grandview Commons Town Center: B Block

Project Owner/Applicant:

Dan Brinkman
DSI Real Estate Inc.
Greyrock at Grandview LLC
100 River Place
Madison, WI 53716
Phone: 608.226.3061
pdanlb@dsirealestate.com

Design Team:

Architecture
JLA Architects
800 W. Broadway, Suite 200
Monona, WI 53713
Phone: 608.241.9500
Adam Fredendall
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Planning
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
Phone: 608.255.3988
Brian Munson
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Engineering/Landscape Architecture
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Dan Day
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Project Information:

Address/PIN:
6051 Gemini Drive 071011225086
6035 Gemini Drive 071011225044
6019 Gemini Drive 071011225052
6003 Gemini Drive 071011225060

Lot Information:

Aldermanic District: District 3: Alder Lindsay Lemmer
Neighborhood Association: Northstar Neighborhood
Alder/Neighborhood Notification: April 8, 2020
Neighborhood Meeting: May 14, 2020
Legal Description: See Exhibit A
Lot Area: 2.0 Acres
Existing Land Use: Undeveloped Land
Existing Zoning: Planned Unit Development: General Development
Plan Neighborhood Center Mixed Use 1 & 3
Comprehensive Plan Designation: Neighborhood Mixed Use (NMU)
Neighborhood Plan Designation: Sprecher Neighborhood Plan
Surrounding Uses:
North: Mixed Residential (Grandview Commons)
East: Commercial (Grandview Commons)
South: Cottage Grove Road
Single Family Residential (Richmond Hill)
Schoenstatt Sisters of Mary Property
West: Mixed Use (Grandview Commons)
Development Schedule: 2020 Construction Commencement

Amended PUD:GDP Neighborhood Center Mixed Use

The town center redesign will include the unbuilt portions of the B-Block to complete the existing Neighborhood Center Mixed-Use District within Grandview Commons. This revised district will allow for additional commercial and residential spaces to continue the integration of residential uses while implementing the walkable mixed-use town center.



Development Descriptions:

Overall Development Concept

The Grandview Commons Town Center is proposed as a mixed-use district featuring pedestrian-oriented walkable retail and neighborhood serving commercial uses while balancing vehicular access, scale, and character. The B Block is set along the retail street network of the North Star Drive/Sharpsburg Drive Village Green frontages and the Gemini Drive extension. It will offer first floor retail/commercial uses and upper story residential uses with a vibrant neighborhood scaled urban setting. The redevelopment of the B Block will enhance the existing structure of the Neighborhood Center and offer additional diverse housing and commercial opportunities.



Zoning Text

<u>Permitted Uses:</u>	153 residential units 5,800 square feet of retail/service Outdoor seating for retail uses
<u>Total Net Lot Area:</u>	2.00 acres
<u>Yard & Building Requirements:</u>	As Shown on adopted SIP Plans
<u>Useable Open Space:</u>	As shown on adopted SIP plans.
<u>Off-Street Parking & Loading:</u>	198 Underground stalls 90 Surface Stalls TBD Bike Parking stalls
<u>Definition of Family:</u>	The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the TR-U1 district of the Zoning Code.
<u>Alterations and Revisions:</u>	No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit A: Legal Descriptions

Lots 1009, 1010, 1011 and 1013, Grandview Commons Replat No. 3, recorded in Volume 60-057A of Plats on pages 298-299 as Document Number 5245235, in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin.
Containing 87,060 square feet.



JLA
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PROJECT NARRATIVE INFORMATION SHEET

COMPLETED BY: DJZ 05/20/2020

PROJECT: GRAND VIEW COMMONS TOWN CENTER

OWNER: Richard Hanzel Real-Estate Services
Mr. Dick Hanzel

LOCATION: River Place Professional Center One
730 Aztalan Drive
Madison, WI 53718

TIMELINE: Construction is expected to begin in the Spring/ summer of 2021 with completion in Fall 2022

SIZE: Building site is approximately 2.75 acres in size.
There will be (1) 6-story building @ 166,108 GSF.
There will be 153 units (+/-) with 2 retail spaces.
The two retail spaces will total approximately 5,800 sf.
There will be a leasing space, a fitness center and a clubroom.

TYPE OF BUILDING / OCCUPANCY: TYPE 3- six stories:
The development will be a mixed use, multi-family project with 2 retail spaces with leasing office, fitness center and clubroom support spaces.

CHALLENGES : Challenges will involve the removal of bedrock in order to provide (198) covered parking stalls for residents.

OPPORTUNITIES: The project provides an opportunity to create a unique, high quality development with an urban feel that provides a feeling of community for its occupants. There will also be connections to adjacent neighborhood retail establishments and a common green space. In addition, it provides good access to mass transit as well as conventional means of transportation.

ANYTHING UNIQUE: There is a generous variety of outdoor seating areas (both covered and uncovered) that are well-defines by landscape, art and water features. In addition, an existing 100 year+ tree is being maintained and integrated into a multiuse plaza/amphitheater space.
(Features, Amenities, Materials, Technologies, etc.)

PROJECT NARRATIVE

The residential building will have 2 levels of underground parking beneath, and wood frame construction above that is set on a precast concrete diaphragm. Flat roof construction will be used that incorporates a roofing membrane system. The exterior of the buildings will be a mixture of masonry, fieldstone, composite siding and composite panel products. Exterior windows and doors for the units will be of composite material with low-e glass. Retail spaces and common entries will have aluminum store front glazing. Building masses are broken up horizontally and vertically with projecting and recessed planes and building elements (balconies, signage walls, etc.). The variety in materials and massing achieves an overall unified look with a strong horizontal feel. The main design features include a fieldstone 'base' and 'book-ends', areas of brick with a simulated-wood panel wrap defining a 'middle' and a projecting roof 'top'.

Fully finished units including washer and dryers, appliances, and window treatments.

HVAC for the units will be provided with through-wall magic packs. Common areas will be using a traditional furnace and compressor for air conditioning. All compressors will be mounted on the roof and screened as needed.

Curbs and gutters are throughout the site in order to help with storm water management and site appearance.

Trash and recycle areas will be inside the covered parking area at the first lower level of building. There will also be an enclosed trash/recycle space for the retail stores that is integrated into the adjacent raised plaza.

The asphalt parking lot is fully lined- including pedestrian crossings and accessible parking stalls. Paved pedestrian crossings are defined around the periphery of the site.

A strong landscaped pathway (with seating) extends the full length of the site from east to west in order to connect the development with surrounding neighborhood.

Site will include extensive landscaping that defines both outdoor spaces and parking/bike stalls.

Below is additional information as required by the DDC for the Use and Development Application.

1. There are small groups of existing trees on the site. In order to provide proper storm water drainage to the site it will be necessary to remove these trees. The landscaping plan will provide for their replacement in accordance with DDC and City of Madison requirements.
2. This is primarily a residential development, so the number of employees on site would be minimal. There would be two sources. The apartments could have anywhere from 3-5 employees between leasing and maintenance. There are two small retail areas that could have from 4-8 total employees each, with approximately 4 on site at anyone time for each retail space.
3. Operating characteristics are fairly straight forward being primarily a residential development. Residents going to and from their residents both auto and bike as well as from the bus stop across the street. The retail spaces are intended to have occupants that will either focus on the needs of the tenants or become a destination type of business.
4. As this development will make use of the remaining property- there are no plans for future expansion.
5. The proposed development results in an impervious rate of 78.5%.
6. The Floor Area Ratio (FAR) for the proposed development is 0.25.
7. The percentage of finishes for the building will approximately 55% masonry, with the remaining 45% consisting of composite siding/panel materials and window/door openings.

