

AMENDED GDP/SIP
PLAN COMMISSION & COMMON COUNCIL

PLANNED UNIT DEVELOPMENT – AMENDMENT TO
APPROVED PUD (GDP/SIP)

Apartment Development - R.C.A.C.
Sites E-3, Grandview Commons,
Lot 444
5801 Gemini Dr.
in the City of Madison, Dane County, Wisconsin,
to be known as Lions Gate R.C.A.C. at Grandview

Application Submittal Date: July 14, 2009

Project Name: Lions Gate R.C.A.C. at Grandview

Owner: 801 Jupiter Drive LLC.
3392 Brooks Drive
Sun Prairie, Wisconsin 53590
Contact: David Baehr
(608) 834-2613

Project Manager: Mr. Paul Nooyan
Gil-Her Ltd.
115 King Street
Sun Prairie, Wisconsin 53590
(608) 837-6005

Designer: Mr. Casey Louther
Louther & Associates Designs, LLC
120 Telemark Parkway
Mount Horeb, Wisconsin 53572
(608) 206-0185

Civil Engineer: Mr. Marvin Hansen, P.E.
Royal Oaks Engineering, Inc.
5610 Medical Cir.
Madison, Wisconsin 53717
(608) 833-7530

Landscape:

Mr. Jeffery De Laura
Louther & Associates Designs, LLC
120 Telemark Parkway
Mount Horeb, Wisconsin 53572
(608) 206-0185

Engineer:

Mr. Jim Bandt P.E.
Bandt Engineering
139 Hickory Court
Oregon, Wisconsin 53575
(608) 835-3594

Legal Description:

Lot 444, Grandview Commons,
Part of the Southwest ¼, Northwest ¼ of Section 11,
Town 07 North, Range 10 East, City of Madison,
Dane County, Wisconsin.
Lot 444, Site E-3, 5801 Gemini Drive

Alteration of Project:

Original S.I.P was 69 units mixed unit apartment development in (2) buildings a 33 unit located on Site E-3 (5801 Gemini Drive) and a 36 unit Lot E-4 (825 Jupiter Drive) respectively in Grandview Commons, in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Madison's very exclusive Traditional Neighborhood Designed Grandview Commons, consists of 2 apartment buildings that surround a center landscaped courtyard with access from both buildings. Rooftop Terraces and Exercise Rooms overlook the courtyard, also from each building. Some upper floor units will have beautiful views of Lake Monona, The Madison Skyline, and The Capital. Entries to the buildings will be under the watchful eyes of Lions (Concrete Lions) above each buildings Main entrances.

This development is designed to provide a maximum amount of functional and usable open space proximate to all units. Quarry-stone walls will be used to accommodate grade changes and flat open lawn with sitting areas, walks, and flowers will be adjacent to the E-4 building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Patios are provided for all ground floor units and anodized metal decks for upper units. Landscaping will be used to act as screening or for general separation of buildings.

All units will have 9' ceiling heights, some with fireplaces, kitchens, washers & dryers, an open living area design and many common area features.

The Amendment is for the original 33 unit building only at this time and is only to the interior of the building. Nothing will be change on the exterior, landscaping, parking or any other exterior features, that were approved in the original S.I.P.

Uses/Family Definition:

Per Zoning Code Sec. 28.03(2) Dwelling Unit. A dwelling unit consists of one or more rooms which are arranged, designed or used as living quarters for one family only. Individual bathrooms and a complete kitchen facility, permanently installed, shall always be included with each dwelling unit.

Per Zoning Code Sec. 28.03(2) Kitchen Facility. A Kitchen facility is one which includes kitchen fixtures such as cabinets, sinks, refrigerator and stoves, or articles used or intended to be used for cooking. For the purpose of this ordinance, a coffee percolator and a popcorn popper shall not be considered a kitchen facility. (Am. By Ord. 12,281, 12-14-98)

Per the above definitions the revised plans shows less overall dwelling unit count,(from 33 units to 30 units) which does not affect the original G.D.P. or S.I.P.. The revised interior plan comes from the division of larger unit layouts to smaller separate Assisted Bedrooms with no kitchen facilities.

Additional common areas, a chapel, community lounges, Media room and serving kitchen/dining area.

All meals for the Assisted Bedroom clients are to be catered by outside services, also some of the regular Dwelling unit clients will have the catering services offered as a option.

The operators of this facility have from experience on other operations, noted that only about 50 % of residents have cars, so there will be no additional need for expanded parking.

NOTE: If this building would have been designed with 33 (2 Bedroom Dwelling Units) there would have been 66 bedrooms in that building. As presented with the changes made, this proposed building will have only 56 total bedrooms.

The uses of Lot 444 are as follows:

CSM Lot No.	Permitted Use	Lot Area	Permitted Dwelling Units	Bedrooms
Site E-3 444	Apartment Units	46,198 s.f.	30	56

Unit Breakdown:

	30 Unit	36 Unit	Total
Assisted Bedrooms:	20	0	20
Efficiency:	0	7	10
One Bedroom:	24	12	27
Two Bedroom:	6	17	32
Totals	30	36	66

Unit Size Breakdown:

Assisted Bedroom:	401 sq. ft. to 406 sq. ft.
Efficiency	569 sq.ft. to 710 sq.ft.
One Bedroom	828 sq.ft. to 991 sq.ft.
Two Bedroom	1,132sq.ft. to 1,470 sq.ft.

Total Building Volume:

30 Unit Building	61,670 sq.ft. including U.G. Parking.
36 Unit Building	61,617 sq.ft. including U.G. Parking.

Site Breakdown:

Total Site:	94,182.93 sq.ft.	100%
Blds. Footprints:	33,931 sq.ft.	36%
Drives & Parking:	13,057 sq.ft.	13%
Impervious Areas: (Walks, Patios, etc)	7,608 sq.ft.	8%
Total impervious:	54,596 sq.ft.	57%
Green Space:	39,586 sq.ft.	43%

Accessory Off-Street Parking:

30 Unit	36 Unit	Surface	Total
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U.G. Small	3	10	----	13
U.G. Large	37	32	26	95
Accessible	1	1	4	6
Totals	41	43	30	114
Bike	33	26	10	69

<i>Timetable for Construction:</i>	Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 2-3 years.
<i>Total area of Lots 443&444:</i>	Lot 443 E4-47,985.35 sq. ft.; Lot 444 E-3-46,197.58 sq. ft.; total 94,182.93 sq. ft.
<i>Lot Area Requirements</i>	Per PUD (SIP) total area as defined above is Site E-3 & E-4 94,182 sq. ft.
<i>Dwelling Units</i>	Dwelling units proposed: Site E-3-30; Site E-4 -36; total 66 Apartment Units.
<i>Lot Area Per Dwelling Unit</i>	Site E-3 & E-4 94,182 sq. ft., 1,365 sq. ft./u;
<i>Usable Open Space/Requirements</i>	Area Required 500 s.f./u: Site E-3 & E-4 total 34,500 sq. ft.
<i>Useable Open Space Provided</i>	Site E-3 & E-4 total 39,586 sq. ft.
<i>Snow and Trash Storage and Removal, Maintenance</i>	Snow and trash storage and removal will be done by private contractor. All onsite maintenance equipment will be stored within the underground parking garages.
<i>Economic/Socioeconomic Impact:</i>	The development is readably accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 66 new apartment units and Assisted Bedrooms will add approximately \$6,000,000 of tax base.

Sincerely,

David Baehr
Managing Partner
801 Jupiter LLC