

Wednesday, September 19, 2012

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

Re: 5925 Sharpsburg Drive

Planned Unit Development: Specific Implementation Plan

**Grandview Commons C3 Building** 

Mr. Murphy,

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

The C3 building is a one story retail building located at the intersection of Gemini Drive (extended) and Cottage Grove Road. Featuring a pedestrian oriented frontage along Gemini Drive and an outdoor plaza along Cottage Grove Road; this building will form a new pedestrian and vehicular gateway to the project. The flexible 3,760 square foot building can be configured to accommodate two to three tenant spaces and will bring additional retail uses into the overall town center. Parking for the project will be a combination of on-street and off-street stalls shared with the overall C Block. The final streetscape design will be coordinated with City Staff as part of the overall street design.

We look forward to discussing this project with the City and Neighborhood.

Sincerely,

Brian Munson Principal

## **Zoning Request**

Planned Unit Development: Specific Implementation Plan

# **Project Information**

## **Applicant**

MREC VH Madison Investors, LLC 6801 South Town Drive Madison, Wisconsin 53713 Phone: (608)226-3100 Fax: (608)226-0600

Jeff Rosenberg

irosenberg@veridianhomes.com

## **Design Team**

Architect:Planner Landscape Architect:Joseph Lee & AssociatesVandewalle & Associates5325 Wall Street - Suite 2700120 East Lakeside StreetMadison, Wisconsin 53718Madison, WI 53715

Phone: (608) 241-9500 Phone: (608) 255-3988 Fax: (608) 241-9800 Fax: (608) 255-0814

Joe Lee Brian Munson

ilee@ila-ap.com bmunson@vandewalle.com

Engineer:

D'Onofrio Kottke 7530 Westward Way Madison, WI 53717

Phone: (608) 833-7530 Fax: (608) 206-6879

Dan Dav

dday@donofrio.cc

Landscape Architect: Schaefer Land Design 405 N. Page Street Stoughton, WI 53589

Phone: (608) 225-7946

Jim Schaefer

ischaefersld@sbcglobal.net

# **Existing Conditions**

Address 5925 Cottage Grove Road

Aldermanic District: District 5

Alder Lauren Cnare

Neighborhood Association: McClellan Park Neighborhood Association

Alder/Neighborhood Notification: April 23, 2012 Legal Description: See Exhibit A

Lot Area: .28 acres

Existing Land Use: Undeveloped Land

Existing Zoning: Planned Unit Development: General Development Plan

Comp. Plan Designation: Community Mixed Use

Surrounding Uses:

North: Mixed Residential (Grandview Commons)
East: Single Family Residential (Grandview Commons)

South: Cottage Grove Road

Single Family Residential (Richmond Hill) Schoenstatt Sisters of Mary Property

West: Mixed Use (Grandview Commons)

Development Schedule: 2013-2014 Construction

# **Zoning Text**

Floor Area Ratio:As shown on approved plans.HeightAs shown on approved plans.

Yard Requirements: Yard areas will be provided as shown on approved plans.

<u>Landscaping:</u> Site landscaping areas will be provided as shown on

approved plans.

Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as

shown on approved plans.

Lighting: Site lighting will be provided as shown on approved plans.

Signage: Signage for the project shall be limited to the maximum

permitted in the R6 zoning district for the residential uses and as per

the in the C2 zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning

Administrator.

<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.

#### Permitted Uses:

Accessory uses, including but not limited to the Artisan studio following:

Auction rooms

a. Signs as regulated in this section
 b. Temporary buildings for construction
 Automobile accessory stores
 Banks and financial institution

Temporary buildings for construction

Banks and financial institutions

Burbershops

Barbershops

duration of such construction

Beauty parlors

Antique shops Bicycle sales, rental and repair Art galleries and museums establishments.

Art and school supply stores 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

Drugstores

Dry goods stores

Dry cleaning and laundry establishments

employing not more than eight (8) persons

Educational or training centers

Emergency electric generator per the O3 Office

District conditional use standards

Employment agencies

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

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

Liquor stores

Locksmith shops

Massage therapy

Meat markets

Medical, dental and optical clinics

Musical instrument sales and repair

Non-profit counseling/community service

organizations

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

> 1.) Music: No additional outdoor amplification of sound is permitted

following conditions or as otherwise

provided for through the alteration

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

process:

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

## **General Project Components**

Shared Parking: The parking field will be part of an overall shared parking strategy

and will be available for use by any of the customers or patrons of

the C Block.

<u>Streetscape:</u> Final streetscape design and cross section will be coordinated with

the City of Madison Street Design for Gemini Drive and Cottage

Grove Road.

# **Exhibit A: Legal Description**

Part of Lot 2, Certified Survey Map Number 12305, recorded in Volume 76 of Certified Survey Maps on Pages 166-169 as Document Number 4371415, Dane County Registry, located in the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the North ½ corner of said Section 11; thence S00°57′41″E, 2585.01 feet; thence S88°24′55″W, 212.02 feet to the point of beginning; thence continuing S88°24′55″W, 49.69 feet to a point of curve; thence along a curve to the right which has a radius of 25.00 feet and a chord which bears N46°35′05″W, 35.36 feet; thence N01°35′05″W, 139.15 feet; thence N88°24′55″E, 74..69 feet; thence S01° 35′05″E, 164.15 feet to the point of beginning. Containing 12,127 square feet. (0.278 acres)



# **CITY OF MADISON FIRE DEPARTMENT**

Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 ◆ Phone: 608-266-4484 ◆ FAX: 608-267-1153

Project Address: 5925 Sharpsburg Drive	
Contact Name & Phone #: Brian Munson, (608)	255-3988

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?  If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?  If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	X Yes ☐ Yes X Yes	No No No	<ul><li>N/A</li><li>N/A</li><li>N/A</li></ul>
<ul> <li>2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? <ul> <li>a) Is the fire lane a minimum unobstructed width of at least 20-feet?</li> <li>b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?</li> <li>c) Is the minimum inside turning radius of the fire lane at least 28-feet?</li> <li>d) Is the grade of the fire lane not more than a slope of 8%?</li> <li>e) Is the fire lane posted as fire lane? <ul> <li>a. Is a detail of the signage included on the site plan?</li> </ul> </li> <li>f) Is a roll-able curb used as part of the fire lane? <ul> <li>a. Is a detail of the curb included on the site plan?</li> </ul> </li> <li>g) Is part of a sidewalk used as part of the required fire lane?</li> <li>a. Is the sidewalk constructed to withstand 85,000-lbs?</li> </ul> </li> </ul>		No   No   No   No   No   No   No   No	N/A   N/A
<ul><li>3. Is the fire lane obstructed by security gates or barricades? If yes:</li><li>a) Is the gate a minimum of 20-feet clear opening?</li><li>b) Is an approved means of emergency operations installed, key vault, padlock or key switch?</li></ul>	☐ Yes ☐ Yes ☐ Yes	<ul><li>X No</li><li>No</li><li>No</li><li>No</li></ul>	N/A N/A N/A N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?  If yes, is the area for turning around fire apparatus provided by:  a) A cul-de-sac with a minimum inside diameter of 70-feet?  b) A 45-degree wye with a minimum length of 60-feet per side?  c) A 90-degree tee with a minimum length of 60-feet per side?	☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes	No   No   No   No   No	<ul><li>N/A</li><li>N/A</li><li>N/A</li><li>N/A</li><li>N/A</li></ul>
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	Yes	X No	□ N/A
<ul> <li>6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access? If yes, answer the following questions: <ul> <li>a) Is the aerial apparatus fire lane parallel to one entire side of the building?</li> <li>b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?</li> <li>c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?</li> <li>d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?</li> </ul> </li> </ul>	☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes	No   No   No   No   No   No   No	<ul> <li>N/A</li> <li>N/A</li> <li>N/A</li> <li>N/A</li> <li>N/A</li> <li>N/A</li> </ul>
<ul> <li>7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</li> </ul>	X Yes	<ul> <li>No</li> <li>No</li> <li>No</li> <li>No</li> <li>No</li> <li>No</li> <li>No</li> </ul>	<ul> <li>N/A</li> <li>N/A</li> <li>N/A</li> <li>N/A</li> <li>N/A</li> <li>N/A</li> </ul>

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.