



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,

A handwritten signature in black ink, appearing to read "Brian Munson", written in a cursive style.

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  
[jrosenberg@veridianhomes.com](mailto:jrosenberg@veridianhomes.com)

### Design Team

#### *Architect:*

Joseph Lee & Associates  
5325 Wall Street - Suite 2700  
Madison, Wisconsin 53718  
Phone: (608) 241-9500  
Fax: (608) 241-9800  
Joe Lee  
[jlee@jla-ap.com](mailto:jlee@jla-ap.com)

#### *Engineer:*

D'Onofrio Kottke  
7530 Westward Way  
Madison, WI 53717  
Phone: (608) 833-7530  
Fax: (608) 206-6879  
Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

#### *Planner Landscape Architect:*

Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715  
Phone: (608) 255-3988  
Fax: (608) 255-0814  
Brian Munson  
[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

#### *Landscape Architect:*

Schaefer Land Design  
405 N. Page Street  
Stoughton, WI 53589  
Phone: (608) 225-7946  
Jim Schaefer  
[jschaeferld@sbcglobal.net](mailto:jschaeferld@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

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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

<u>Floor Area Ratio:</u>	As shown on approved plans.
<u>Height</u>	As shown on approved plans.
<u>Yard Requirements:</u>	Yard areas will be provided as shown on approved plans.
<u>Landscaping:</u>	Site landscaping areas will be provided as shown on approved plans.
<u>Accessory Off-Street Parking &amp; Loading:</u>	Accessory off-street parking and loading will be provided as shown on approved plans.
<u>Lighting:</u>	Site lighting will be provided as shown on approved plans.
<u>Signage:</u>	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.
<u>Permitted Uses:</u>	
Accessory uses, including but not limited to the following:	Artisan studio
a. Signs as regulated in this section	Auction rooms
b. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction	Automobile accessory stores
	Banks and financial institutions
	Barbershops
	Beauty parlors
Antique shops	Bicycle sales, rental and repair establishments.
Art galleries and museums	Book, magazine and stationery stores
Art and school supply 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  
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  
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

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Tailor shops	Upholstery and interior decorating shops
Taverns, except adult entertainment taverns	Variety stores
Telephone Exchanges	Video rental establishments not including adult entertainment establishments
Telecommunications centers and facilities	Walk up service openings within (10) feet of a public right of way
Temporary parking lots	Wearing apparel shop
Toy shops	
Travel Bureaus and transportation ticket offices	

## 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.

### Streetscape:

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 1/4 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)

