



May 9, 2007

Tim Parks
City of Madison Planning Department
215 Martin Luther King Jr. Blvd.
Suite 100
Madison, WI 53710

Re: PUD:GDP Amendment
Grandview Commons Neighborhood

Dear Tim:

Per our discussions regarding the mixed use district in Grandview Commons, attached please find a copy of the PUD:GDP Major Amendment for the allocation of commercial uses across the Library site and remaining area within the Town Center Mixed Use properties along Cottage Grove Road. This amendment combines the commercial use allocation between historic lots 439 and 440 combining the Town Center Mixed Use and Town Center Residential Uses allocating 90,000 square feet of commercial across the parcels. As this area has three existing PUD:SIP approvals (5901 Sharpsburg Drive, 5917 Sharpsburg Drive, and 6001 Kilpatrick Drive) this amendment will be constrained to the two parcels identified as CSM #11948 Lots 1 & 2 (attached).

Legal Description: CSM 11948 Lots 1 & 2

Sincerely,

Brian Munson
Principal

Cc: Don Esposito, Veridian Homes
Ald. Lauren Cnare

Vandewalle & Associates
120 East Lakeside Street • Madison, Wisconsin 53715
608 255-3988 • 608 255-0814 Fax • va@vandewalle.com

Shaping Places, Shaping Change

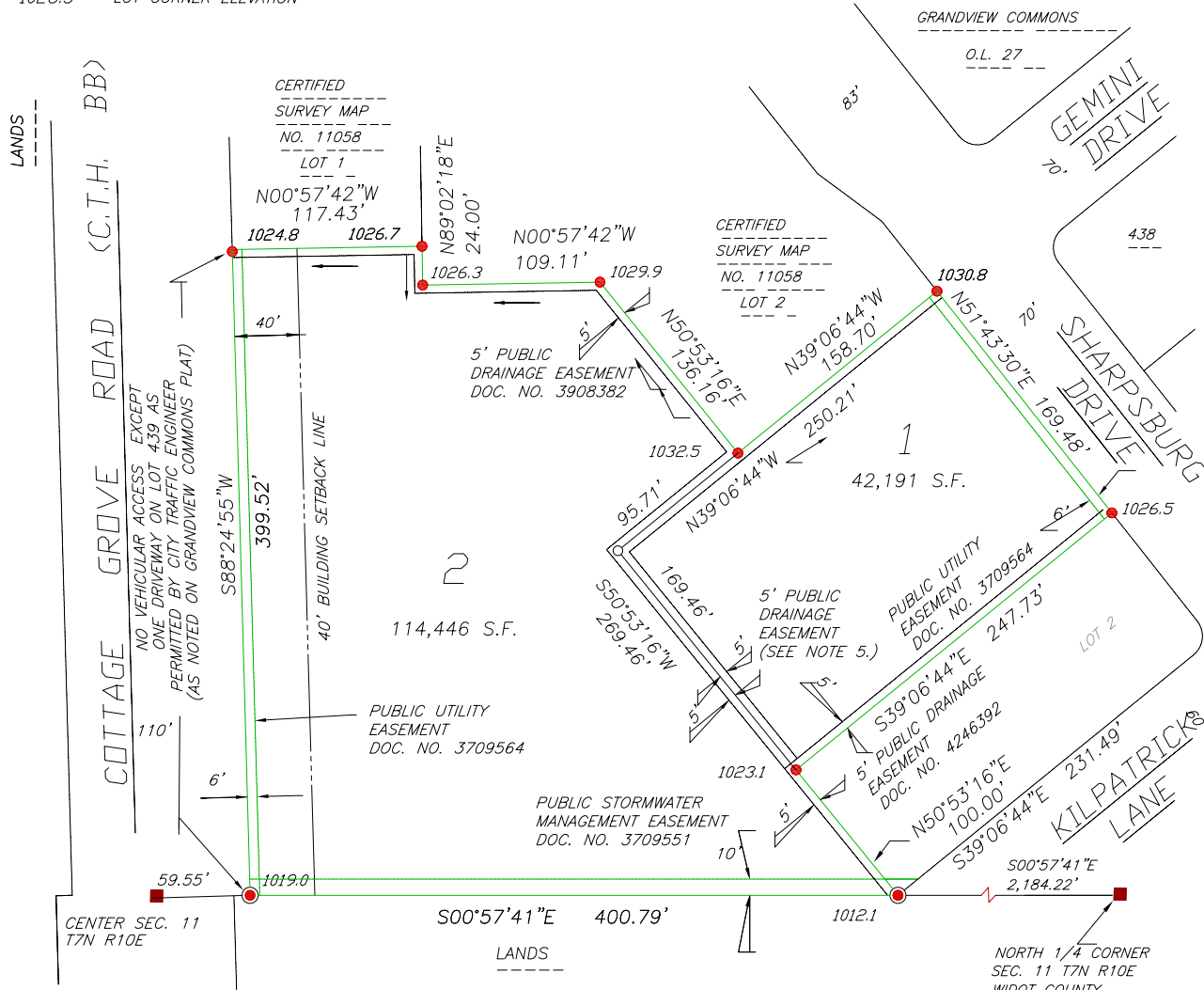
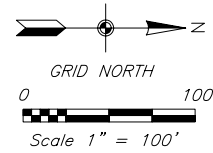
CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 11948, located in the
SE 1/4 of the NW 1/4 of Section 11, T7N, R10E,
City of Madison, Dane County, Wisconsin

LEGEND

- FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND 3/4" SOLID ROUND IRON STAKE
- PLACED 3/4"x 18" SOLID ROUND IRON STAKE WEIGHING 1.50 LBS/FT.
- FOUND CITY OF MADISON CONCRETE MONUMENT W/ BRASS CAP
- PUBLIC UTILITY EASEMENT

1026.3 LOT CORNER ELEVATION



LEGAL DESCRIPTION

Lot 1, Certified Survey Map No. 11948, recorded in Volume 73 of Certified Survey Maps on Sheets 219-223 as Document No. 4246392, Dane County Registry, located in the SE 1/4 of the NW 1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the North quarter corner of said Section 11; thence S00°57'41"E, 2184.22 feet to the point of beginning; thence continuing S00°57'41"E, 400.79 feet; thence S88°24'55"W, 399.52 feet; thence N00°57'42"W, 117.43 feet; thence N89°02'18"E, 24.00 feet; thence N00°57'42"W, 109.11 feet; thence N50°53'16"E, 136.16 feet; thence N39°06'44"W, 158.70 feet; thence N51°43'30"E, 169.48 feet; thence S39°06'44"E, 247.73 feet; thence N50°53'16"E, 100.00 feet to the point of beginning. Contains 156,637 square feet (3.60 acres).

DATE: APRIL 24, 2007

F.N.: 07-07-109

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SHEET 1 OF 4



GRANDVIEW COMMONS

General Development Plan Amendment Tracking Packet II

Madison, Wisconsin

Revised: December 23, 2002

September 29, 2004

May 9, 2007



VERIDIAN
HOMES

GRANDVIEW COMMONS

General Development Plan Acreage Breakdown

Land Use	Net Acreage	Total Units	Net Density DU/Acre	Maximum Office/Retail Square Footage
Single-Family	82.9	578	7.0	-
Garden Homes	8.6	103	12.0	-
Cottage Homes	7.1	72	10.1	-
Village Homes I	11.7	101	8.6	-
Village Homes II	10.6	74	7.0	-
Courtyard Homes	0.2	1	5.0	-
Ridge View Homes	12.1	94	7.8	-
Manor Homes	17.9	87	4.9	-
Estate Homes	14.6	46	3.1	-
Multi-Family	10.6	311	29.4	-
Twin Homes	1.1	20	18.4	-
Condominium/Apartments	9.5	291	30.6	-
Condominium Apartments 1 (Lot 465)	4.5	184	40.9	-
Condominium Apartments 2 (Lots 455, 456, 457)	3.6	87	24.4	-
Condominium Apartments 3 (Lots 154, 157)	1.4	20	13.9	-
Neighborhood Center	39.5	873	22.1	150,000
Neighborhood Center Mixed Use	10.5	225	21.4	150,000
Neighborhood Center Mixed Use 1 (Lot 441)	0.9	45	50.3	25,000
Neighborhood Center Mixed Use 2 (Lots 458,459)	2.5	18	7.2	35,000
Neighborhood Center Mixed Use 3 (Lots 439, 440 CSM #11058 1,2,3 CSM #11948 1,2)	7.1	162	22.8	90,000
Neighborhood Center Residential	29.0	648	22.4	0
Neighborhood Center Residential 1 (Lots 435, 436)	0.8	20	25.0	-
Neighborhood Center Residential 2 (Lots 437, 438)	1.2	34	27.5	-
Neighborhood Center Residential 3 (Lot 439)	5.0	150	30.0	-
Neighborhood Center Residential 4 (Lots 442-445)	4.4	126	28.5	-
Neighborhood Center Residential 5 (Lots 446-450)	4.7	131	27.7	-
Neighborhood Center Residential 6 (Lots 451-454)	4.0	95	23.7	-
Neighborhood Center Residential 7 (Lots 460-464)	13.8	242	17.6	-
Parks & Open Space	26.1	-	-	-
Village Green (Outlot 27)	1.6	-	-	-
Community Park (Outlot 10)	19.5	-	-	-
Neighborhood Pocket Parks	5.0	-	-	-
Outlot 5	0.8	-	-	-
Outlot 15	0.5	-	-	-
Outlot 16	0.6	-	-	-
Outlot 20	1.3	-	-	-
Outlot 26	1.9	-	-	-
Stormwater Management (Outlots 1,4,28)	9.2	-	-	-
Right of Way	63.7	-	-	-
Street Rights of Way	56.7	-	-	-
Cottage Grove Right of Way	0.2	-	-	-
Alley Rights of Way	6.9	-	-	-
Totals	232.0	1762		-

GRANDVIEW COMMONS

General Development Plan Acreage Breakdown

Total Site Dwelling Units/Acre	7.6
Net Residential Dwelling Units/Acre	13.3

Acreage Percentages	Net
Single-Family Residential	36%
Multi-Family Residential	5%
Neighborhood Center Mixed Use	17%
Parks & Open Space	11%
Stormwater Management	4%
Right of Way	27%
	100%

Unit Percentages	
Single-Family Residential	33%
Multi-Family Residential	18%
Neighborhood Center Mixed Use	50%
	100%

School Children Projections	Middle	High School
Single-Family Residential (.40/.12/.23)	69	133
Duplex Residential (.19/.05/.11)	1	2
Multi-Family Residential (.11/.03/.06)	35	70

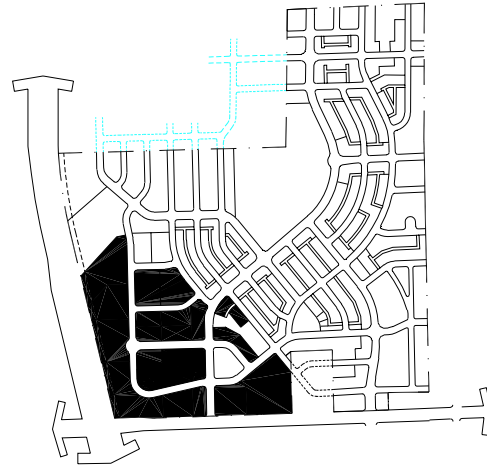
Totals	105	205
Neighborhood Total	310	

Neighborhood Center

The Neighborhood Center district will supply more than just a neighborhood center, but rather a unique setting for interaction, community building, work, and play. Development within this district will be carefully designed to create a pedestrian-scale environment that compliments and enhances the surrounding neighborhood. While the neighborhood center will not be focused at supplying regional shopping destinations, it will supply a unique setting within the neighborhood, in addition to serving the daily needs of its residents.

Neighborhood Center Districts include:

- Neighborhood Center Mixed Use
- Neighborhood Center Residential



NEIGHBORHOOD CENTER MIXED USE

Revised: August 11, 2003

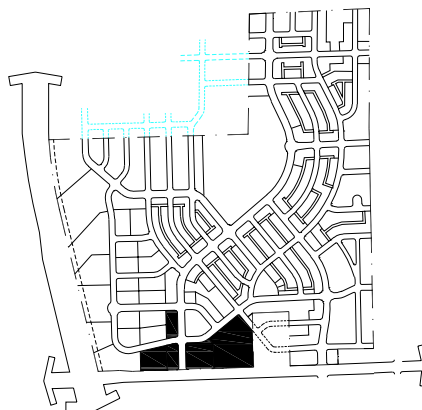
September 21, 2004

May 9, 2007

Final Plat Numbers ~~#32, 440~~, 441, 458, 459

CSM: #11948 Lots 1, 2, & 3

#11058 Lots 1 & 2



**Neighborhood Center
Mixed Use District Locations**

Description

The Neighborhood Center Mixed Use district contains an integrated mixture of neighborhood scale commercial, office, and residential components that will supply the day-to-day goods and services for neighborhood residents. This area will contain limited neighborhood commercial uses and may include tenants such as a deli, coffee shop, specialty retail, dry cleaners, and drug store, each use focused at meeting the pedestrian's and local neighborhood resident's daily needs. Development in this mixed-use district will feature first floor retail, office, and residential, accented by the potential for upper story office space and residential units. The careful blend of pedestrian and street oriented retail, residential units, and open space will help reinforce the pedestrian focus of the mixed-use area.



Total District Averages

Net Acreage	5.5 acres
Maximum Dwelling Units	75 225 units
Maximum Development Intensity	100,000 150,000 square feet of first floor retail or office
Net Density	13.8 dwelling units/acre

Character Guidelines

- Minimum parking ratio of one stall per 300 square feet of office/retail
- On-street parking will be utilized and counted into the overall parking requirements
- Parking in the district will be accommodated by a mixture of surface, on-street, and underground parking
- Shared parking arrangements will be utilized in an effort to eliminate unused stalls
- Surface parking located at rear or side of building
- Surface parking will be screened from all public rights of way with either vegetative or structural treatments
- Buildings will front onto a pedestrian oriented street system with articulated, usable entrances
- Primary commercial entrances shall front onto the public street system
- Architectural details to promote special design character of Neighborhood center
- Bike racks & pedestrian focused streetscape elements
- Stormwater management and infiltration will be integrated within the design
- Potential shuttle/future bus stop
- Ground floor retail and residential with second and third story residential, lodging, or office uses
- Potential ground floor residential & flex space
- Mixture of auto and pedestrian oriented commercial

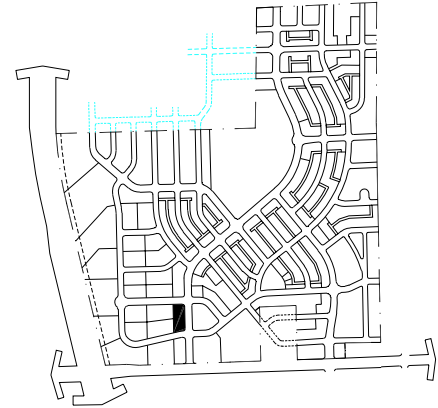
**Potential Land Uses**

- Neighborhood Retail, Service and Office uses
- Mixed Use Buildings
- Indoor Entertainment Eating and Drinking Establishments
- Financial Institution
- Pharmacy uses
- General & Specialty Retail
- Restaurant or Eating Establishments

Neighborhood Center Mixed Use 1 (Lot 441)

The Neighborhood Center Mixed Use 1 sub-district is developed to maximize views and frontage onto the Village Green. This mixed-use district will feature commercial and flex space first floor areas, a potential outdoor dining plaza, and upper floor residential. Parking within for the sub-district will feature underground, on-street, and a limited number of surface stalls.

Net Acreage	.9 acres
Maximum Dwelling Units	45 units (15 flex space units)
Net Density	50.3 dwelling units/acre
Maximum Development	25,000 sq.ft. retail

**Neighborhood Center Mixed Use 2 (Lots 458, 459)**

The Neighborhood Center Mixed Use 2 sub-district forms the western component of the Neighborhood Center “gateway”, and will feature office, retail, and residential opportunities. Building placement within this district will reinforce the entrance and village green, as well as the pedestrian focused streetscape, with two-story facades, first floor retail, and parking placed at the rear of the buildings. Retail and residential opportunities within this district will include some flex space uses, to allow for the buildings to be constructed while the market is still maturing.

Net Acreage	2.5 acres
Maximum Dwelling Units	18 units
Net Density	7.2 dwelling units/acre
Maximum Development	35,000 sq. ft. office/retail

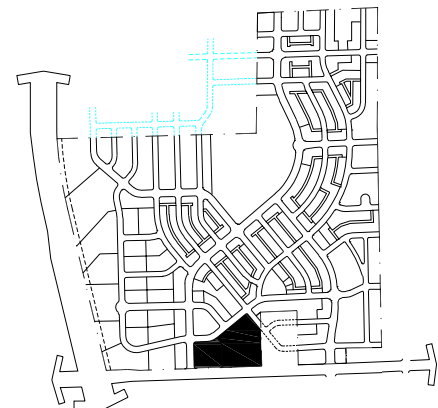


SIP Adopted: October 7, 2003
 March 30, 2004

Neighborhood Center Mixed Use 3 (CSM # 11058 Lots 1,2,3, CSM #11948 Lots 1,2)

The Neighborhood Center Mixed Use 3 sub-district completes the Neighborhood Center “gateway” and forms part of the southern edge of the Village Green. Buildings within this district will feature two story facades, first floor retail, flex space opportunities, and integrated building placement which reinforces the pedestrian spaces and green. Parking within this district will be located at the rear, with visual access to Cottage Grove Road.

Net Acreage	2.1 <u>2.1</u> acres
Maximum Dwelling Units	12 <u>162</u> units (6 flex space units)
Net Density	5.8 <u>22.8</u> dwelling units/acre
Maximum Development	40,000 <u>90,000</u> sq.ft. retail



SIP Adopted: 5917 Sharpsburg Drive November 4, 2003
 6001 Kilpatrick Drive September 5, 2006
 5901 Sharpsburg Drive July 18, 2006

NEIGHBORHOOD CENTER MIXED USE DISTRICT

Revised: August 11, 2003
May 9, 2007

Description

The Neighborhood Center Mixed Use District features a mixture of housing and commercial/office uses, focused on the neighborhood scale. This district is located to capitalize on the exposure to Cottage Grove Road (CTH BB) and the Village Green. This pedestrian focused mixed-use district is intended to serve the daily needs of the neighborhood residents with uses scaled to meet the neighborhood surroundings.

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-4 district.

Definition of Flex Space

Several commercial/residential mixed use buildings within the town center will utilize flex space design and construction techniques. Flex space refer to building techniques that create temporary first floor residential units that will be constructed to allow for an eventual transition to retail or office spaces. Building design and construction will be employed that create spaces featuring residential units with floor-to-ceiling space, support structures, and utility placements that will allow the eventual transition to commercial uses. The transition of these spaces will be allowed at time of construction or at such time as market conditions will allow.

Permitted Uses

Retail

Office

Retail with Multi-Family Residential above

First Floor Residential

Attached Residential

Maximum Building Floor Space per User 15,000 square feet

The following is a list of permitted non-residential uses for this area:

Antique shops	Hobby shops
Art supply and Art Galleries	Libraries, municipally owned and operated
Banks and financial institutions	Medical, dental, and optical clinics
Barbershops	Medical, dental, and optical clinics
Beauty parlors	Offices, businesses, and professional
Bed and Breakfast establishments	Photography studios and supply stores
Bicycle sales, rental, and service	Post Offices
Book, magazine, and stationary shops	Public utility and public services
Candy and ice cream stores	Recreational buildings and community centers
Children's day care	Restaurants including outdoor eating areas
Coin and philatelic stores	Shoe and hat repair stores
Drugstores	Senior day care
Dry cleaning and laundry establishments	Tailor Shops
Florist shops	Video Rentals
Food stores	Wearing apparel shops
Gift shops	

District Breakdown

Maximum Number of Units	75 units
Net Acreage	5.5 acres
Average Net Density	13.8 dwelling units/acre
Maximum Office/Retail Square Footage	100,000 square feet

Lot 441

Maximum Number of Units	45 units
Net Acreage	.9 acres
Maximum Net Density	50.3 dwelling units/acre
Maximum Development	25, 000 square feet office/retail

Lots 458, 459

Maximum Number of Units	18 units
Net Acreage	2.5 acres
Maximum Net Density	7.2 dwelling units/acre
Maximum Development	35,000 square feet office/retail

Lot ~~439, 440~~ CSM # 11058 Lots 1,2,3, CSM #11948 Lots 1,2

Maximum Number of Units	12 162 units
Net Acreage	2.1 7.1 acres
Maximum Net Density	5.8 22.8 dwelling units/acre
Maximum Development	40,000 90,000 square feet office/retail

Lot Requirements

Minimum Lot Area	varies (will be set in SIP)
Minimum Lot Width	varies (will be set in SIP)
Minimum Corner Lot Width	varies (will be set in SIP)
Minimum Front Yard Setback	0 feet
Maximum Front Yard Setback	20 feet
Minimum Side Yard Setback	0 feet
Minimum Setback from Cottage Grove Road	40 feet
Minimum Corner Lot Side Yard Setback	0 feet from the street side right of way
Sum of Side Yard Setbacks	0 feet minimum
Minimum Building Separation	0 feet between adjoining lots
Minimum Paved Surface Setback	0 feet
Maximum Building Height	
Retail	45 feet
Retail with Multi-Family Above	70 feet
Multi-Family	70 feet
Maximum Impervious Surface Ratio	80%
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)
Accessory Building Regulations	accessory buildings not allowed

Permitted Encroachments

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Trash Enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.

Additional Requirements

Building Massing

- Buildings fronting onto North Star Drive or Sharpsburg Way shall be a minimum of two stories or 24 feet in height, with retail, office, or flex space uses for all ground floor spaces.

Building Breaks

- Breaks between buildings shall be carefully restricted to ensure that the intended urban character and continuous street enclosure. Breaks between buildings along public streets shall be no more than 50-60' in width. Breaks of 55-60' in width are restricted to one single loaded parking drive, with a minimum of one sidewalk along the parking isle.
- Surface parking located between buildings shall be screened from the street right of way with a combination of landscaping and structural elements.
- Parking will not be allowed between the street right of way and building façade for any buildings within this district. The use of on-street parking is encouraged to replace these stalls.

Build-to-lines

- Buildings fronting onto the Village Green and Street "B" shall have a minimum of 50% of the primary façade placed between 0-5' from the street right of way. Canopies, loggia, or other structural elements could satisfy this requirement if the element is attached to the primary building.