



Amended PUD:GDP/R2T Zoning Request



Amended PUD:GDP/R2T Zoning Request

Project Overview

The proposed Amendment General Development Plan/R2T redistributes the town center components to incorporate an economically feasible grocery store anchor, mixed-use plaza and streetscape area, City of Madison Library, and single family transition. This amendment also incorporates the vacant Doric Lodge property into the town center and neighborhood, facilitates an anchor use, and builds upon the ability to serve daily needs through the incorporation of enhanced access to groceries.

The goal of incorporating the anchor is not to simply create a grocery store, but rather to create the economic foundation to facilitate the full town center. Once complete, the full town center will 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 and requests amendment Planned Unit Development: General Development Plan and R2T zoning, per the City of Madison Zoning Ordinance.

Project Name:

Grandview Commons Town Center

Project Owner/Applicant:

Veridian Homes, LLC.
DJK Holdings, Inc.
DJK Real Estate
Premium Real Estate
Grandview Land, LLC.
Grandview Commons Association
6801 South Town Drive
Madison, WI 53713

City of Madison
Mayor's Office
Room 421
City County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

Design Team:

Planning

Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
Phone: 608.255.3988
Fax: 608.255.0814
Brian Munson
bmunson@vandewalle.com

Engineering

D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089
Dan Day
dday@donofrio.cc

Project Information:

Lot/PIN/Address Information:

CSM #11827 Lot 3	0710-112-1801-5	857 Jupiter Drive
CSM #11058 Lot 1	0710-112-0106-0	5901 Sharpsburg Drive
CSM #11058 Lot 2	0710-112-0105-2	5917 Sharpsburg Drive
CSM #12305 Lot 1	0710-112-0107-8	5939 Sharpsburg Drive
CSM #12305 Lot 2	0710-112-0109-4	5925 Sharpsburg Drive
Doric Lodge	0710-111-0101-2	6002 Cottage Grove Road
287	0710-111-0109-6	6117 Kilpatrick Drive
288	0710-111-0110-3	6109 Kilpatrick Drive
289	0710-111-0111-1	6101 Kilpatrick Drive
290	0710-111-2601-0	6102 Kilpatrick Drive
291	0710-111-2602-8	6110 Kilpatrick Drive
294	0710-111-2605-2	6105 Big Dipper Drive
295	0710-111-2606-0	6101 Big Dipper Drive
296	0710-111-2501-2	6102 Big Dipper Drive
297	0710-111-2502-0	6106 Big Dipper Drive
298	0710-111-2503-8	6110 Big Dipper Drive
Outlot 17	0710-111-2516-1	6006 Kilpatrick Drive

Aldermanic District:

Neighborhood Association:

Alder/Neighborhood Notification:

Legal Description:

Lot Area:

Existing Land Use:

Existing Zoning:

Comprehensive Plan Designation:

Neighborhood Plan Designation:

Surrounding Uses:

North:

East:

South:

West:

Development Schedule:

District 3: Alder Lauren Cnare

McClellan Park Neighborhood

September 1, 2011

September 13, 2011

See Addendum A

15.37 acres

Undeveloped Land

Former Doric Lodge Site (Institutional)

Planned Unit Development: General Development

Plan Neighborhood Center Mixed Use

Specific Implementation Plan

Single Family Homes

Agricultural

Neighborhood Mixed Use (NMU)

Medium Density Residential (MDR)

Low Density Residential (LDR)

Sprecher Neighborhood Plan

Mixed Residential (Grandview Commons)

Single Family Residential (Grandview Commons)

Cottage Grove Road

Single Family Residential (Richmond Hill)

Schoenstatt Sisters of Mary Property

Mixed Use (Grandview Commons)

2012 Construction Commencement

Single Family Homes

The single family homes in the redesign will be rezoned from a combination of PUD:SIP and Agricultural zoned parcels to the R2T standard residential district. These parcels will then be further defined through a deed restriction limiting their permanent use to single family residential.



Existing Parcels

Existing Lots:

Lots 287-291, 294-298, Outlot 17
Doric Lodge

Existing Zoning:

PUD:GDP

Lots 287-291, 294-298, Outlot 17

Total Units: 10

Estate Homes: 5

Manor Homes: 5

Net Acreage: 2.31

AG (Doric Lodge)

Net Acreage: 1.00



Proposed District

Proposed Zoning: R2T

Total Units: 18

Net Acreage: 3.31

Dwelling Units per Acre: 5.44



Amended PUD:GDP Neighborhood Center Mixed Use District 4

The town center portion of the redesign will combine PUD:GDP and Agricultural parcels to create a new Neighborhood Center Mixed-Use District 4 within the Grandview Commons Neighborhood. This revised district will allow for re-allocation of the commercial, creation of an anchor retail tenant location, and integration of residential uses while implementing the walkable mixed-use town center.



Existing Parcels

Existing Lots:

- Neighborhood Center Mixed Use 1 (Lot 441)
- Neighborhood Center Mixed Use 3
(CSM #11058 lots 1 & 2,
CSM #12305 Lots 1 & 2)
- Doric Lodge Parcel



Existing Zoning:

Agricultural	Doric Lodge
Net Acreage:	4.29 acres

PUD:GDP

NCMU 1:	45 Dwelling Units
	25,000 Square Feet Retail
Net Acreage:	.90 acres
NCMU 3:	152 Dwelling Units
	90,000 Square Feet Retail
Net Acreage:	6.52 acres



Note: excludes existing townhomes (6021 Kilpatrick Lane), which will remain in NCMU 3



Proposed Zoning Text

<u>Permitted Uses:</u>	110 Multi-Family Residential Units 109,000 square feet of retail/office 24,000 square feet of institutional(library) Those that are stated as permitted uses in Addendum B Uses accessory to permitted use as listed in Addendum B
<u>Total Net Lot Area:</u>	11.71 acres
<u>Floor Area Ratio:</u>	Varies (will be set in SIP)
<u>Maximum Building Height:</u>	
Retail/Office/Institutional	45 feet
Mixed Use	70 feet
Multi-Family	70 feet
<u>Yard Requirements/Setbacks:</u>	
Minimum Lot Area	Varies (will be set in SIP)
Minimum Lot Width	Varies (will be set in SIP)
Minimum Front Yard	5 feet
Minimum Side Yard	0 feet
Min. Cottage Grove Road	20 feet
Min. Corner Lot Side Yard	5 feet from the street side right of way
Sum of Side Yard	0 feet minimum
Min. Bldg Separation	0 feet between adjoining lots
Min. Paved Surface	0 feet
<u>Useable Open Space:</u>	Varies (will be set in SIP)
<u>Off-Street Parking & Loading:</u>	Varies (will be set in SIP)
<u>Accessory Building Regulations:</u>	Accessory buildings not allowed
<u>Lighting:</u>	Site lighting will be determined in SIP
<u>Signage:</u>	Signage for project shall be limited to the maximum permitted in the R6 zoning district for the residential uses and as per the C2 zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning Administrator
<u>Definition of Family:</u>	The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-6 district.
<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.

Development Projections:

E-1 (Lot 441)

Net Acreage: .90 acres
Maximum Height: 5 stories
Maximum Dwelling Units: 60 units
Projected Development: 15,000 square feet



B-1

Net Acreage: .40 acres
Maximum Height: 2 stories
Projected Development: 2,500 square feet

B-2

Net Acreage: 1.56 acres
Maximum Height: 3 stories
Maximum Dwelling Units: 30 units
Projected Development: 13,000 square feet



B-3

Net Acreage: .55 acres
Maximum Height: 3 stories
Maximum Dwelling Units: 20 units
Projected Development: 4,500 square feet

B-4

Net Acreage: .62 acres
Maximum Height: 3 stories
Maximum Dwelling Units: 20 units
Projected Development: 9,000 square feet



C-1 (Library Site)

Net Acreage: .67 acres
Maximum Height: 3 stories
Projected Development: 24,000 square feet

C-2

Net Acreage: .50 acres
Maximum Height: 2 stories
Projected Development: 3,500 square feet

C-3

Net Acreage: .45 acres
Maximum Height: 2 stories
Projected Development: 3,500 square feet



C-4 (Grocery Site)

Net Acreage: 6.45 acres
Maximum Height: 2 stories
Projected Development: 58,000 square feet

General Project Components

Maximum Tenant Size Restriction

The town center area will accommodate the one anchor retail user grocery store with a single floor use of ~58,000 square feet. All other retail users are required to contain no more than 10,000 square feet of single story, single user square footage. Individual retail users greater than 10,000 square feet are allowed, but must utilize a multiple floor format. Retail buildings greater than 10,000 square feet must utilize multiple floor formats or multiple tenant first floors.

Pedestrian Frontages

Sharpsburg Drive serves as the primary pedestrian activity zone for the Town Center Area. Buildings along Sharpsburg Drive are required to be placed no more than 20' from the right of way for a minimum of 75% of their width and must have primary entrances towards the street. Buildings are encouraged to utilize the minimum setback of 5' unless constrained by site conditions or outdoor display/gathering areas are created between the façade and the streetscape. Minor deviations of the maximum setback may be allowed as part of a Specific Implementation Plan provided the overall streetscape along Sharpsburg Drive contains building facades for at least 75% of the total frontage with the 20' setback.

Buildings along Sharpsburg Drive shall place primary retail entrances on the façade facing Sharpsburg Drive and shall remain unlocked during hours of operation for the retail space. Corner entrances may be used to meet this requirement. Secondary entrances serving residential units or office tenant spaces may face side facades, proposed plaza, or parking areas, but shall not serve as the primary entrance for retail tenants.

The private street extension of Gemini Drive forms a secondary pedestrian frontage connecting Sharpsburg and Cottage Grove Road. Buildings along the private street shall have useable retail entrances on both the street and parking lot facades. Corner entrances may be used to meet this requirement.

Underground parking entrances, if utilized, shall not face directly onto Sharpsburg Drive or North Star Drive.

Parking

B Block: ~100 Surface stalls

All buildings on the "B Block" will utilize a common shared parking field.

Underground parking will be allowed for all sites and may increase the overall parking count.

Underground parking will not be required to be part of the shared parking agreement and may be dedicated to a single user.

C Block: ~300 Stalls

All buildings on the C Block will utilize a common shared parking field.

Underground parking will be allowed for all sites and may increase the overall parking count.

Underground parking will not be required to be part of the shared parking agreement and may be dedicated to a single user.

Maximum Development & Maximum Dwelling Units

The development projections for each of the proposed development sites are intended as guidelines and may be amended as part of the SIP approvals. Individual site allocations for lot size, unit count, and retail square footage may be increased or decreased by shifting allocations within the overall district. Buildings shown in the conceptual town center may be reshaped or combined as part of the approval of a specific implementation plan. Overall total square footages and unit counts may not be exceeded.

Projected Development

Projected development refers to the approximate total square footage of development by development site for non-residential uses. This may include office, retail, or institutional uses. Sites shown in the conceptual town center may be reshaped or combined as part of the approval of a specific implementation plan. The overall district may not exceed the maximum square footage allocation; however, sub-districts may re-allocate square footage and units from the overall pool of development as each Specific Implementation Plan is adopted.

Flex Space

Several mixed-use buildings within the town center may utilize flex space design and construction techniques. Flex space refers to building techniques that create temporary first floor residential units that utilize construction techniques 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.

Transportation Demand Management

A detailed Transportation Demand Management Plan that establishes an overall Transportation Demand Management Association for the town center will be required as a component of the first Specific Implementation Plan submitted within the district. This plan will address methods for reducing single-occupant automobile trips throughout the town center.

Deliveries/Loading

No delivery, loading, trash removal, or compaction, or other such operations shall be permitted between the hours of 10:00 PM and 7:00 AM.

Truck Idling

Vehicles shall not have idling engines for more than five (5) minutes except when actively loading. When actively loading no operator of any large motor truck shall permit such vehicle to remain stationary with the main power train motor running for more than fifteen (15) minutes when the outside air temperature is between 40°F and 80°F. This restriction shall not apply to maintenance, construction, or public utility vehicles.

Smaller Retail Establishments

All individual retail business establishments, smaller than 10,000 square feet, shall have a first-level façade that is transparent between three (3) feet and eight (8) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the building façade that abuts the pedestrian frontage or plaza.

Big Box Ordinance

The overall General Development Plan Concept has been designed to meet and exceed the Big Box Ordinance as a cohesive zoning lot. Techniques incorporated into the concept include a new urban open space/pedestrian plaza, a primary pedestrian activity area along North Star Drive and Sharpsburg Drive, integrated sidewalk connections throughout the site, and district wide shared parking. Individual Specific Implementation Plans will be required to meet the architectural standards for façades, roofs, materials, and customer entrances.



Addendum



Addendum A: Legal Descriptions

Area to be zoned R2T

Lots 287, 288, 289, 290, 291, 294, 295, 296, 297, 298, Outlot 17 and part of vacated Kilpatrick Lane, Grandview Commons, recorded in Volume 58-005A of Plats on Pages 19–33 as Document No. 3583911, Dane County Registry, and a parcel of land all located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north ¼ corner of said Section 11; thence S00°57'41"E, 1985.67 feet to the most northerly corner of said Outlot 17 and the point of beginning; thence N87°59'25"E along the south line of Lots 310-304 of said Grandview Commons, 405.07 feet to the northwest corner of said Lot 296; thence N87°37'58"E along the north line of Lots 296-298, 222.22 feet to the northeast corner of said Lot 298; thence S02°22'02"E along the east line of said Lot 298, 102.39 feet to the southeast corner of said Lot 298 and a point on the north right-of-way line of Big Dipper Drive; thence S87°37'58"W along said north right-of-way line, 224.73 to the southwest corner of said Lot 296; thence S00°57'41"E, 56.01 feet to the northwest corner of said Lot 295 and a point on the south right-of-way line of Big Dipper Drive; thence N87°37'58"E along said south right-of-way line, 213.13 feet to the northeast corner of said Lot 294; thence S02°22'02"E along the east line of said Lot 294, 111.76 feet to the southeast corner of said Lot 294; thence S87°37'58"W along the south line of said Lot 294, 12.83 feet to the northeast corner of said Lot 291; thence S03°13'14"E along the east line and east line extended of said Lot 291, 170.97 feet to a point on the south right-of-way line of Kilpatrick Lane; thence N86°46'46"E along said south right-of-way line, 71.19 feet to a point of curve; thence southeasterly along the west right-of-way line of McLean Drive on a curve to the right which has a radius of 25.00 feet and a chord that bears S47°24'10"E, 35.86 feet; thence S01°35'05"E along said west right-of-way line, 116.02 feet to a point of curve; thence southwesterly along the north right-of-way line of Cottage Grove Road on a curve to the right which has a radius of 25.00 feet and a chord which bears S43°24'55"W, 35.36 feet; thence S88°24'55"W along said north right-of-way line, 283.38 to the southwest corner of said Lot 289; thence N00°57'41"W along the west line of said Lots 289, 290 and 295, 499.92 feet to the southwest corner of said Lot 296; thence S87°37'58"W, 342.24 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 120.00 feet and a chord which bears N65°44'23"W, 107.57 feet to a point on the southwesterly line of said Outlot 17; thence N39°06'44"W along said southwesterly line, 24.08 feet to the most westerly corner of said Outlot 17; thence N50°57'57"E along the northwesterly line of said Outlot 17, 62.65 feet to the point of beginning. Containing 176,083 square feet (4.042 acres).

Amended PUD – GDP Area

Lots 1 and 2, Certified Survey Map No. 11058, recorded in Volume 66 of Certified Survey Maps, on Pages 221-225, as Document No. 3908382, Dane County Registry, Lot 3, Certified Survey Map No. 11827, recorded in Volume 72 of Certified Survey Maps on Pages 223-227, as Document No. 4203096, Dane County Registry, Lots 1 and 2, Certified Survey Map No. 12305, recorded in Volume 76 of Certified Survey Maps, on Pages 166-169, as Document No. 4371415, Dane County Registry located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin and a parcel of land located in the SW1/4 of the NE1/4 of said Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin described as follows: Commencing at the north 1/4 corner of said Section 11; thence S00°57'41"E, 1985.67 feet to the most northerly corner of Outlot 17 Grandview Commons; thence N87°59'25"E along the south line of Lots 310-304 of said Grandview Commons, 405.07 feet to the northwest corner of Lot 296 Grandview Commons; thence S00°57'41"E along the west line of said lot and west line extended, 158.43 feet to the point of beginning; thence continuing S00°57'41"E along the west line of Lots 295, 290 and 289 Grandview Commons, 443.90 feet to a point on the north right-of-way line of Cottage Grove Road; thence S88°24'55"W along said north right-of-way line, 405.02 feet to the southeast corner of Lot 2 Certified Survey Map No. 12305; thence N00°57'41"W along the east line and east line extended of said Lot 2, 449.03 feet to a point on a curve; thence southeasterly on a curve to the left which has a radius of 180.00 feet and a chord which bears S82°27'42"E, 61.93 feet; thence N87°37'58"E, 343.86 feet to the point of beginning. Total area of rezone 462,152 square feet (10.610 acres)

Addendum B: Allowable Uses

Accessory uses, including but not limited to the following:

- a. Signs as regulated in this section
- b. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction

Antique shops
Art galleries and museums
Art and school supply stores
Artisan studio
Auction rooms
Automobile accessory stores
Banks and financial institutions
Barbershops
Beauty parlors
Bicycle sales, rental and repair establishments.
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
Day Care Centers
Department stores
Drugstores
Dry goods stores
Dry cleaning and laundry establishments employing not more than eight (8) persons
Drive-up service windows
Educational or training centers
Emergency electric generator per the O3 Office District conditional use standards
Employment agencies
Farmers markets
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
Hotels
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
Libraries, municipally owned and operated
Liquor stores
Locksmith shops
Massage therapy
Meat markets
Medical, dental and optical clinics
Musical instrument sales and repair
Multi-Family Residential
Non-profit counseling/community service organizations
Nursery schools or day care centers
Offices, business and professional
Office supply stores
Optical sales
Orthopedic and medical appliance and supply stores
Outdoor eating areas of restaurants, brewpubs, tavern, etc.
Paint and wallpaper stores
Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served
Parking facilities, accessory and located outside of the central area
Accessory off-street parking facilities

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
Small home appliances, sales and services
Shoe and hat repair stores
Sporting goods stores
Tailor shops
Taverns, except adult entertainment taverns
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