

April 27, 2005

Mr. Brad Murphy  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

Re: PC Submittal  
876 Jupiter Drive

Dear Mr. Murphy:

On behalf of David Simon, DJK Real Estate, LLC, we are pleased to submit the attached revised packet of information for the phase two Amended SIP for the commercial building at 876 Jupiter Drive, within the Grandview Commons Neighborhood. This packet is an amendment to the adopted 858 Jupiter Drive PUD-SIP, Doc. #3922679.

Project Name:  
876 Jupiter Drive  
A1 Building

Revised Development Information:

Address:	876 Jupiter Drive (Addition to 858 Jupiter Drive)
Parcel Number:	0710-112-1901-3
Acreage:	1.63
Zoning:	PUD-GDP Doc. # 3589157 Grandview Commons Adopted August 9, 2002 PUD-SIP Doc. #3922679 858 Jupiter Drive Adopted March 30, 2004
Proposed Use:	First Floor Retail/Office Second Floor Professional Office
Schedule:	Fall 2005 Occupancy

<u>Phase One (A2 Building)</u>	<u>As Built</u>
Gross Area:	7,191 "building area" per IBC
Leasable Area:	4,934 square feet
Phase Two (A1 Building)	
Gross Area:	6,628 "building area" per IBC
Leasable Area:	5,470 square feet
Required/Supplied Parking:	55 stalls (existing)
Total District Parking:	67 stalls (846 Jupiter Drive, 858 Jupiter Drive, 876 Jupiter Drive,)
On-Street Parking:	7 stalls
Total District Square Footage:	13,819 square feet
Total District Parking Ratio:	4.8 stalls/1,000 sq. ft.
Hours of Operation:	8:00am-10:00pm
Trash/Snow Removal:	Private Contract

Thank you for your time in reviewing this project.

Sincerely,

Brian Munson  
Project Manager

## 858 JUPITER DRIVE/ 876 JUPITER DRIVE AMENDED SIP TEXT

### Statement of Intent

This SIP summarizes the office and retail components of the 858 Jupiter Drive and 876 Jupiter Drive site, within the Grandview Commons Neighborhood, for the construction of an office & retail building

### Description

This component of the neighborhood center mixed use area features office and retail 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.

### Legal Description:

Lot 458 and part of Lot 459, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Beginning at the northeast corner of said Lot 459, thence N77E20'02"E, 78.54 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 590.00 feet and a chord which bears N78E31'17"E, 24.45 feet to a point of compound curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S50E37'35"E, 38.11 feet; thence S00E57'42"E, 103.91 feet; thence S04E47'21"W, 99.80 feet; thence S00E57'42"E, 42.44 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S43E37'36.5"W, 35.10 feet; thence S88E12'55"W, 227.38 feet; thence N00E57'42"W, 250.84 feet; thence N77E20'02"E, 134.80 feet to the point of beginning. Containing 70,807 square feet (1.626 acres).

### Permitted Uses

Retail  
Office

Maximum Building Floor Space per User                      As shown on attached plans

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

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

**858 Jupiter Drive/876 Jupiter Drive SIP Zoning (continued)****Lot 458**

Net Acreage	1.63 acres
Average Net Density	NA
Maximum Office/Retail Square Footage	25,000 square feet

<b>Yard Requirements</b>	As shown on attached plans
<b>Landscaping</b>	As shown on attached plans
<b>Floor Area Ratio</b>	As shown on the attached plans
<b>Maximum Building Height</b>	As shown on attached plans
<b>Lighting</b>	As shown on attached plans
<b>Accessory Off-Street Parking</b>	As shown on attached plans
<b>Loading</b>	As shown on attached plans

**Signage**

Signage shall be allowed as per Chapter 31 of the Madison General Ordinance, as compared to the C2 district, or signage will be provided as approved on the recorded plans.

**Alteration and Revisions**

No alteration or revision 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 district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the Plan Commission.