

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
 Date received _____
 Received by _____
 Aldermanic District 1
 Zoning District _____
 Urban Design District _____
 Submittal reviewed by _____

57488

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

CITY OF MADISON

1. Project Information

Address: 7050 Watts Road, Madison, WI

Title: At Home Subdivision

OCT 8 2019

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 11 / 06 / 2019

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

Planning & Community & Economic Development

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Daniel Stewart Company 7050 Watts Rd, LLC
 Street address 405 State Highway 121, Ste A250 City/State/Zip Lewisville, Texas 75067
 Telephone (469) 444-3950 Email dstewart@dec-en.com
 Project contact person Michelle L. Burse Company Burse Surveying and Engineering, Inc.
 Street address 2801 International Lane, Ste 101 City/State/Zip Madison, WI 53704
 Telephone 608-250-9263 Email _____
 Property owner (if not applicant) _____ City/State/Zip _____

October 8, 2019

At Home Development, 7050 Watts Road, Madison, WI

Brief Narrative:

At Home currently owns the land located at 7050 Wats Road and is requesting to divide the largely unused parking area into a commercial space. No tenants and/or specific uses being presented at this time; this request is for General Development Plan approval only. A Specific Implementation Plan will still be required at time of development of the new lot.

An existing landscape area will be reduced with development of the new lot. It is believed that this landscape area was remainder property not needed for the Walmart and (former) Sam's Club parking areas and landscaping was installed to partially screen the parking areas from Watts Road. The proposed building will act as that screening in addition to new landscaping that will be planted within the landscape buffer area being retained. The plan is consistent with the zoning intent of the City of Madison by providing only one bay of parking between the public street and the new building.

The combined parking area for Walmart and At Home consists of approximately 1055 parking spaces. This proposed use will result in a combined total of 1071 parking spaces. The conceptual site plan is not increasing the total impervious surface area by more than 20,000 square feet.

Proposed GDP Criteria:

- 3 lots are permitted.
- Allowed uses to be all permitted uses in the Commercial Center (CC) District
- Minimum front yard along Watts Road: 50'
- Minimum Inferior/side lot line: 5'
- Maximum Building Height: 1 story/24'
- Overall shared Parking Lot stalls: may not be reduced
- Landscape buffer along Watts Road shall be 20 feet deep, no landscape buffer is required along the interior lot lines.
- All lots will have rights to signage on the shared multi-tenant sign along the beltway frontage.

7050 WATTS ROAD
LOCATION MAP



WAL-MART STORE

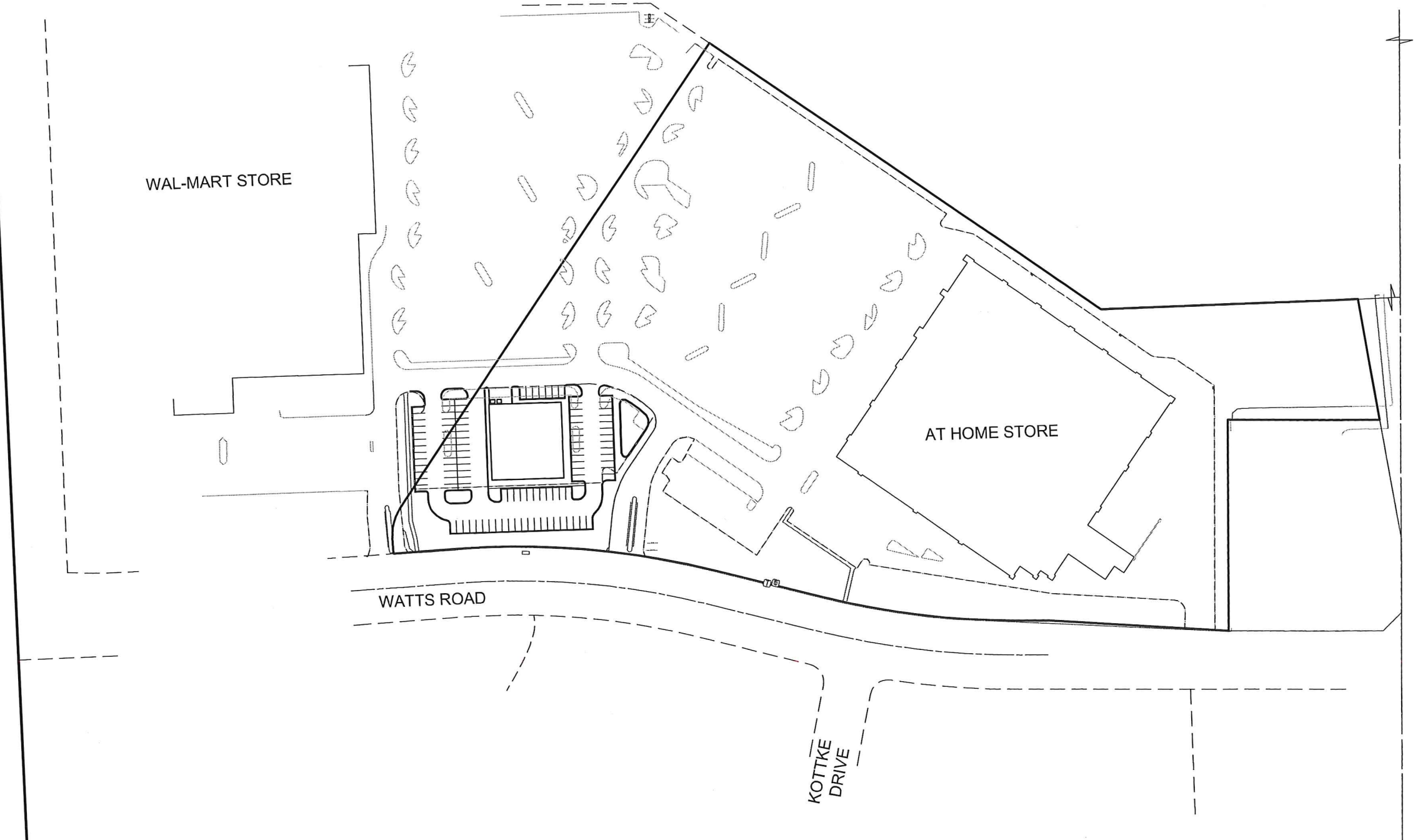
AT HOME STORE

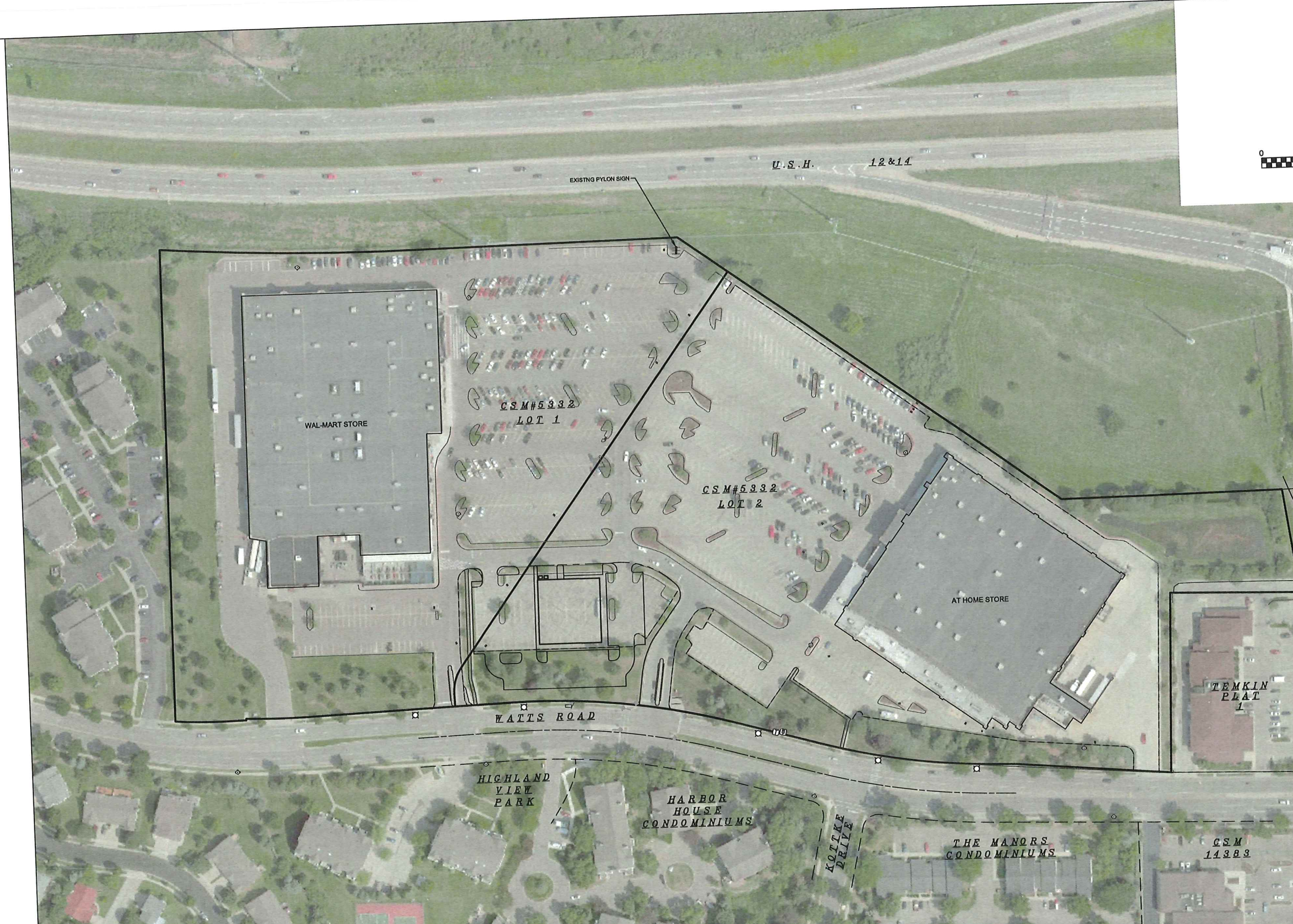
WATTS ROAD

KOTTKE DRIVE



S. GAMM
ROAD





U.S.H. 12 & 14

EXISTING PYLON SIGN

WAL-MART STORE

CSM#5332
LOT 1

CSM#5332
LOT 2

AT HOME STORE

WATTS ROAD

TEMKIN
PLAT
1

HIGHLAND
VIEW
PARK

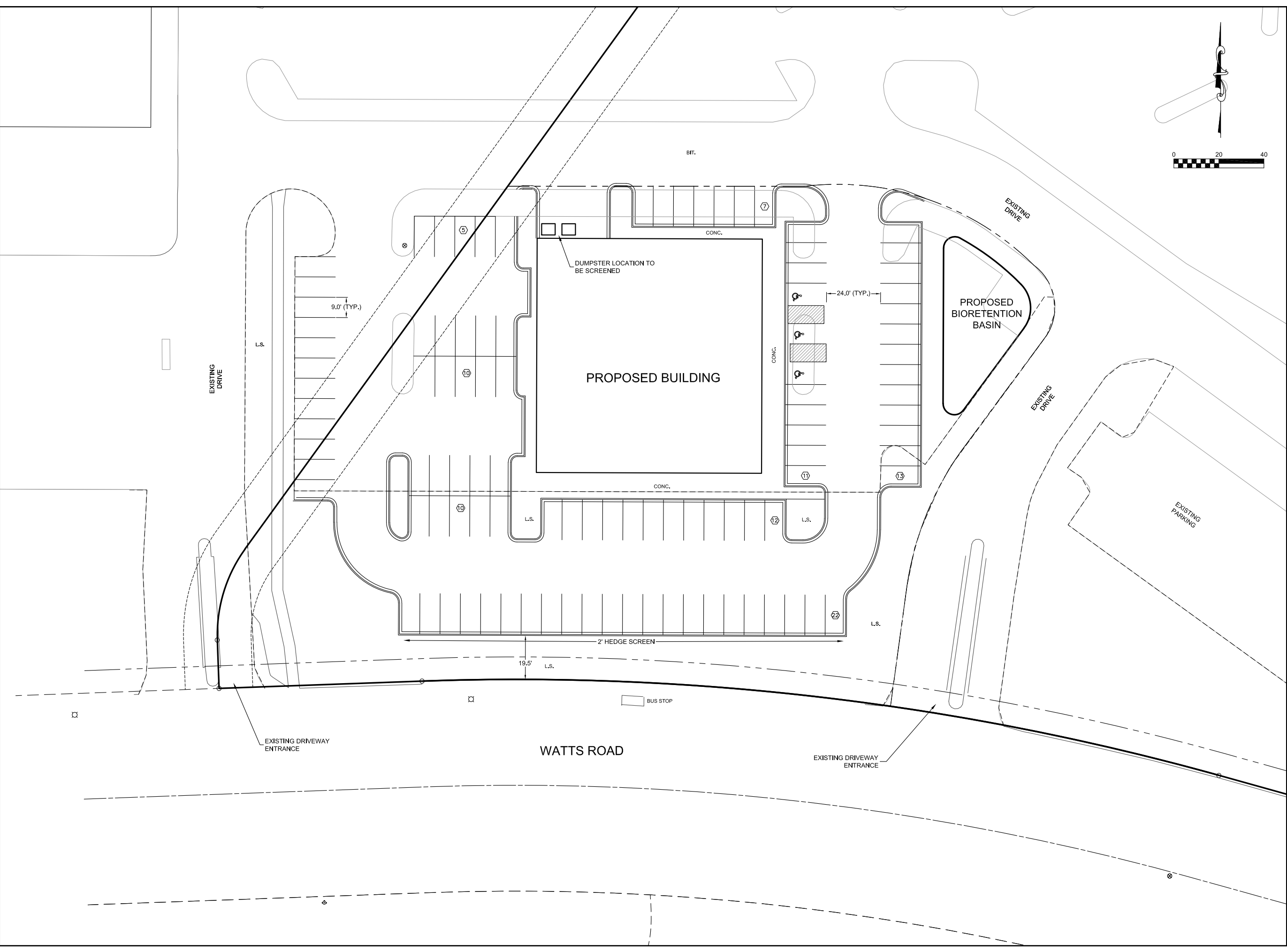
HARBOR
HOUSE
CONDOMINIUMS

THE MANORS
CONDOMINIUMS

CSM
14383

KOTIKE
DRIVE





Burse
 Surveying and Engineering, Inc.
 2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9263
 Fax: 608-250-9266
 e-mail: Mburse@BSE-INC.net
 www.burseurveyengr.com

APPROVALS	PROJECTING	DATE	DATE	DATE	DATE
MILB	MILB	CRB	CRB	PDF	MILB

WATTS ROAD GDP
 7050 WATTS ROAD
 CITY OF MADISON, WISCONSIN
 Development Engineering Consultants, LLC

PROJECT #:	BSE2188
PLOT DATE:	10/08/2019
REVISION DATES:	

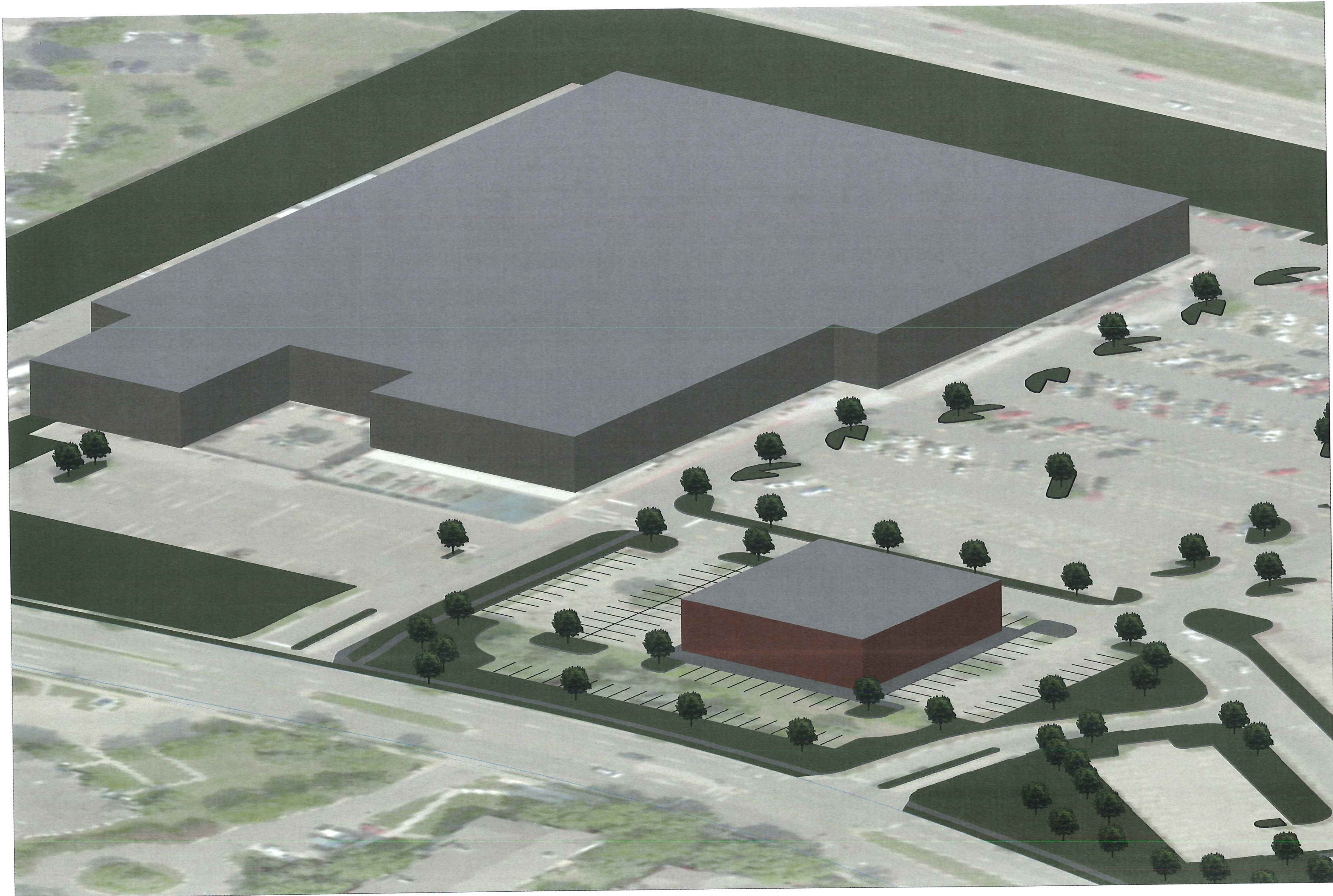
ISSUE DATES:	

CONCEPTUAL SITE PLAN

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DRAWING NUMBER
C102





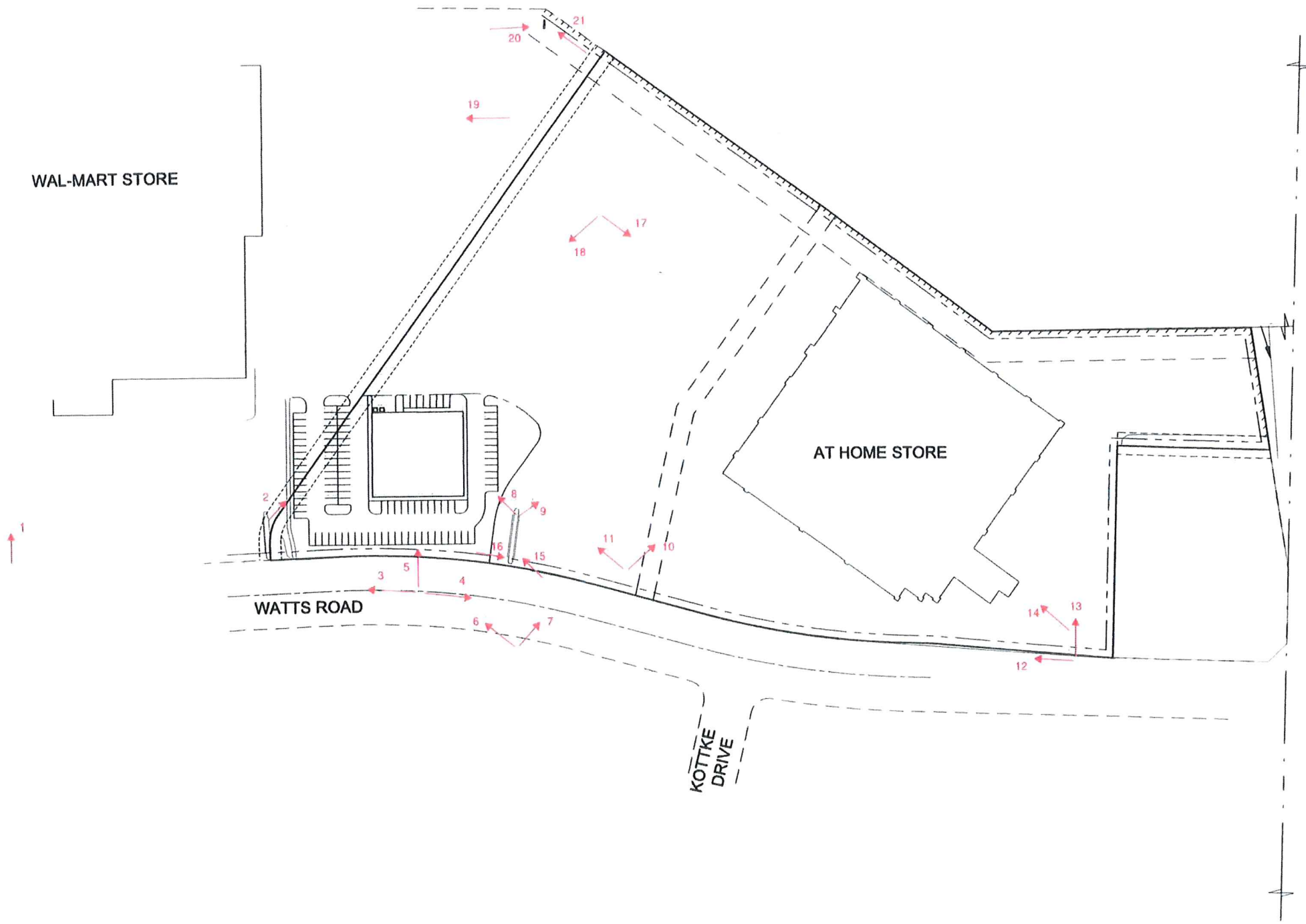
WAL-MART STORE

AT HOME STORE

WATTS ROAD

KOTTKE DRIVE

S. GAMMON ROAD



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e-mail: MBurse@BSE-INC.net
www.burse-surveying.com

APPROVAL	DATE
PROJECT	
DESIGNED BY	
CHECKED BY	
DATE	
SCALE	

WATTS ROAD SIP
7050 WATTS ROAD
CITY OF MADISON, WISCONSIN
Development Engineering Consultants, LLC

PROJECT #:	BSE2188
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REVISION DATES:	
ISSUE DATES:	

CONCEPTUAL SITE PLAN

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DRAWING NUMBER
PHOTO KEY

7050 WATTS ROAD

Photo 1 Looking North



Photo 2 Looking Northeast

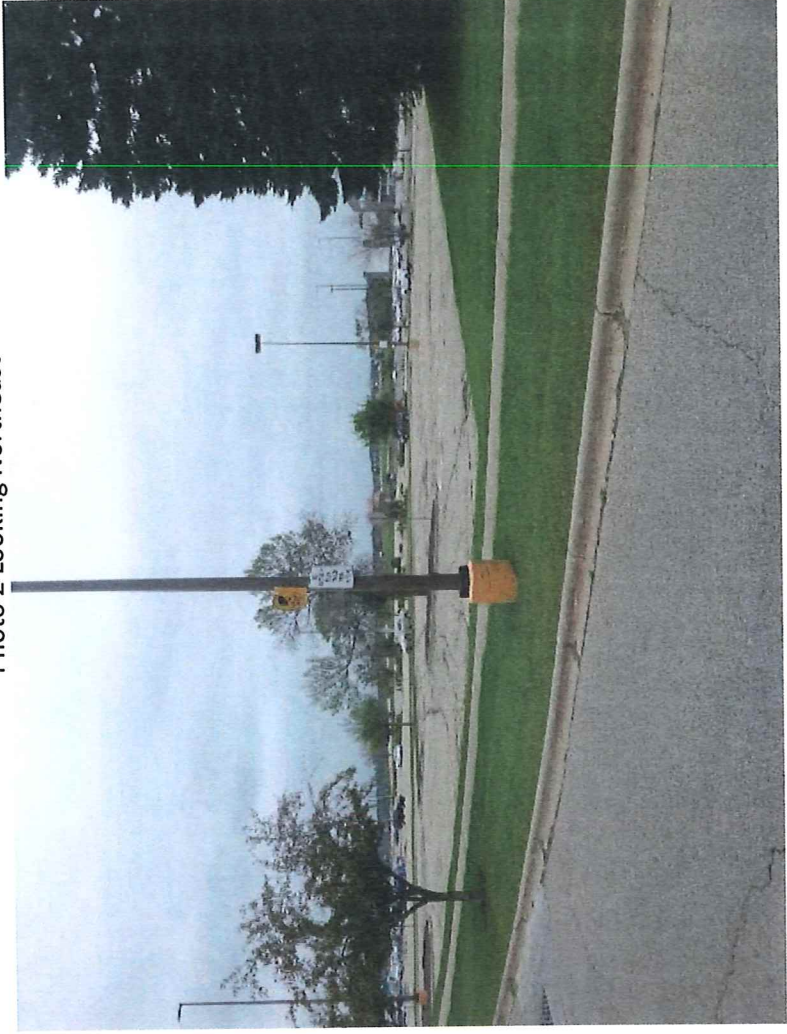


Photo 3 Looking West



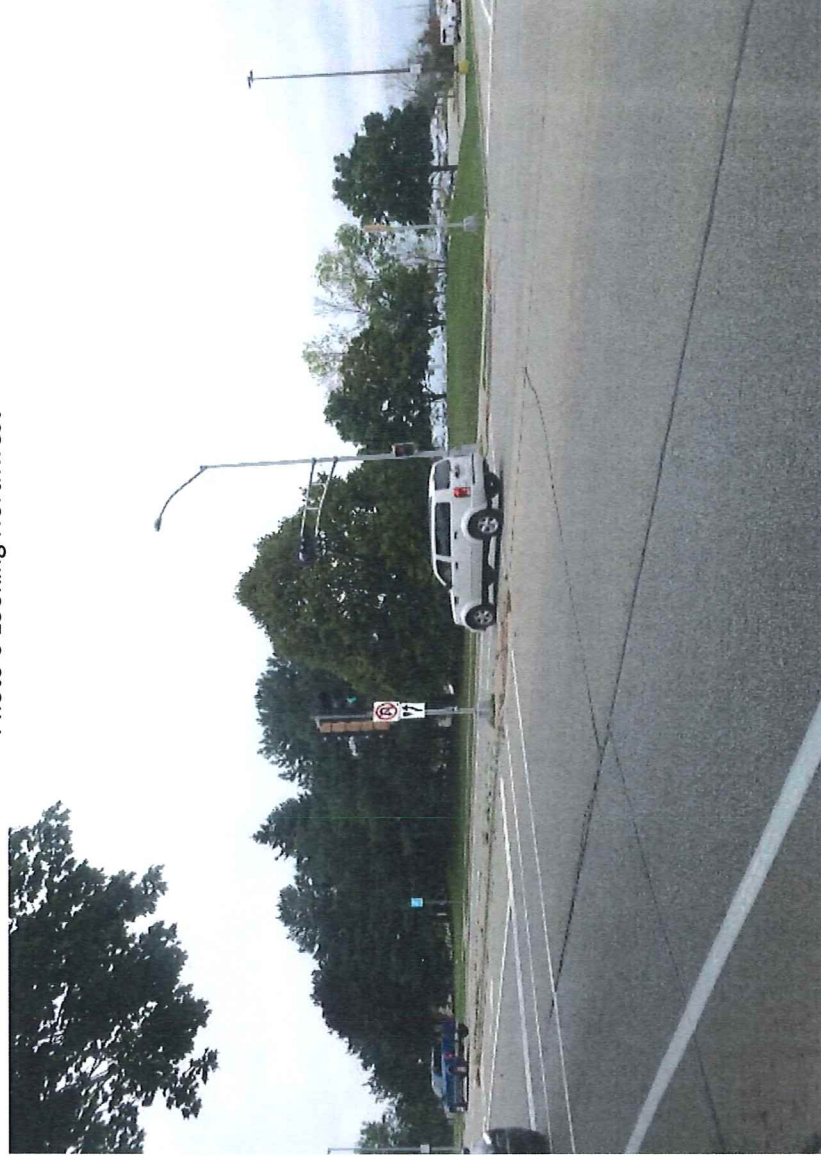
7050 WATTS ROAD
Photo 4 Looking East



Photo 5 Looking North



Photo 6 Looking Northwest



7050 WATTS ROAD

Photo 7 Looking Northeast



Photo 8 Looking Northwest



Photo 9 Looking Northeast



7050 WATTS ROAD

Photo 13 Looking North



Photo 14 Looking Northwest



Photo 15 Looking Northwest



7050 WATTS ROAD

Photo 16 Looking East

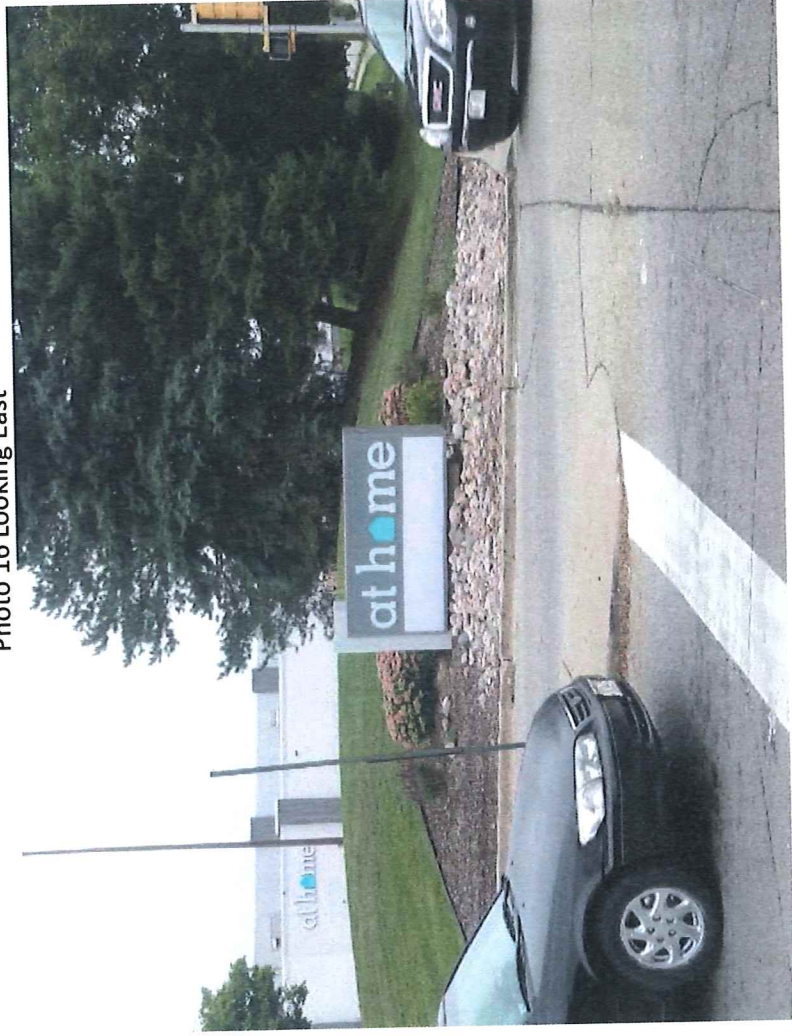


Photo 17 Looking Southeast



Photo 18 Looking Southwest



7050 WATTS ROAD

Photo 19 Looking West



Photo 20 Looking East



Photo 21 Looking Northwest

