

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_  
**Legistar #** \_\_\_\_\_

DATE SUBMITTED: _____	<b>Action Requested</b>
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 501, 509, & 517 COMMERCE DRIVE

ALDERMANIC DISTRICT: 31146, 9<sup>th</sup> ALDERMANIC

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
Jackson Fonder DAVID BAUM

Catholic Charities ARCHITECTURE 2000

JFonder@ccmadison.org DBaum@sha-a2k.com

CONTACT PERSON: John Thode, Horizon Development

Address: 5201 E. TERRACE DR  
MADISON, WI 53718

Phone: 608.239.8232

Fax: \_\_\_\_\_

E-mail address: j.thode@horizondbm.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)\* Amended P.D. / Amended PDP/SIP.
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

# ALL SAINTS PHASE III

CONTENTS

TITLE SHEET

NARRATIVE DESCRIPTION

CONTEXTUAL PHOTOS

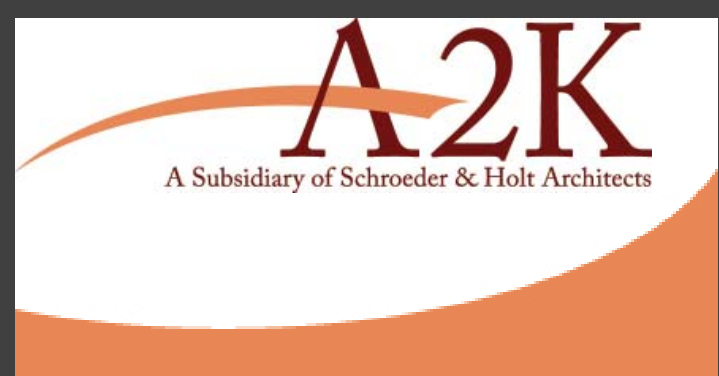
PLANS AND INFORMATION

SITE PLAN; 1" = 60' SCALE

SITE PLAN; 1" = 30' SCALE



SITE LOCATION



ARCHITECTURE 2000  
311 E. Chicago St.  
Suite 310  
Milwaukee, WI 53202  
414-727-2321

**ALL SAINTS CAMPUS**  
TITLE SHEET

October 16, 2013

## All Saints Phase III

All Saints Phase III, a Continuum of Care Residential Community  
Watts Road and Commerce Drive  
Madison, WI 53719  
UDC Informational Presentation  
Amended PDP/SIP

History and a Brief description of the proposed Project

### History- Project Location

All Saint's, a Catholic Charities Company, purchased this site in 2003. All Saint's vision for this property was to create a Catholic based retirement community. The site lies both on the east side and west side of Commerce drive, adjacent to the Bishop O'Connor Center and across Watts Road from the Princeton Club west.

Since 2003, the following has been developed on site:

- Infrastructure, consisting of the extension of Commerce Drive and the construction of Highview Drive and the extension of Plaza Drive,
- All Saints Retirement Center, a 144 Unit apartment building,
- All Saints Assisted Living a 58 unit assisted living and memory care facility,
- Hillside Estates, a 12 unit condominium building, and
- All Saints Cottages, two, free standing, duplex buildings.

In 2004 zoning was approved for 108 units of age restricted condo and multi-family under on the lands east of Commerce Drive. To date, only Hillside Estates, a 12 unit has been constructed in this area.

### Vision- Project Description

The current vision for this property is to develop the remaining land as a true Continuum of Care Residential Community (CCRC). In lieu of the 108 units west of Commerce, previously proposed and zoned, we are proposing the following:

- A 3-4 Story Apartment building consisting of 40-50 units of Service Enhanced apartments,
- A 2 story Assisted living facility consisting of 60 units,
- A 40-48 bed Skilled Nursing facility,
- A free standing 12 unit apartment building, and
- The services to support and create a CCRC consisting of a dining area, a café/bistro, commercial kitchen, exercise/wellness center, Chapel, activity area, and associated appropriate retail support.

### Process

Rezoning will be required

Re-platting will be required

A minor land acquisition from the Bishop O'Connor Center (complete) will be required with rezoning for same.

### Ownership

The project will be owned by All Saint's, a non-profit Catholic Charities company.

### Streets and Traffic

The site will be accessed from Commerce Drive, Watts Road, and Highview Drive. A new through-drive is envisioned between Watts Road and Commerce Drive. A curb cut is being proposed on Watts Road at an existing boulevard cut and directly across the street from the existing Princeton Club entrance.

### Park/Greenway

All Saints is adjacent to Hillpoint Park. The site is served by city and private sidewalks that are connected to city sidewalks, streets, and the park trail system.

### Parking

Parking for the residents and staff of All Saints Phase III is envisioned to be structured underground parking. Visitor parking is envisioned to be on the surface, along new through drive and on existing public streets.

### Hours of Operation

The buildings will be occupied 24 hours a day 365 days per year.

### All Saint's Phase III Project Data Table.

Lot Area:	179,370 sq. ft. (4.12 acres)
Dwelling Units:	170 units (includes 48 bed SNF and 60 bed ASL "private rooms")
Lot Area/Dwelling Unit:	1,055 sq. ft./D.U.
Density:	41.26 units/acre

### Lot Coverage

Open Space	90,175 sq. ft. (35.8%)
Building Coverage	73,320 sq. ft. (40.9%)
Total Pavement	41,729 sq. ft. (23.3%)



RETAIL AT NORTH WEST CORNER OF WATTS AND COMMERCIAL



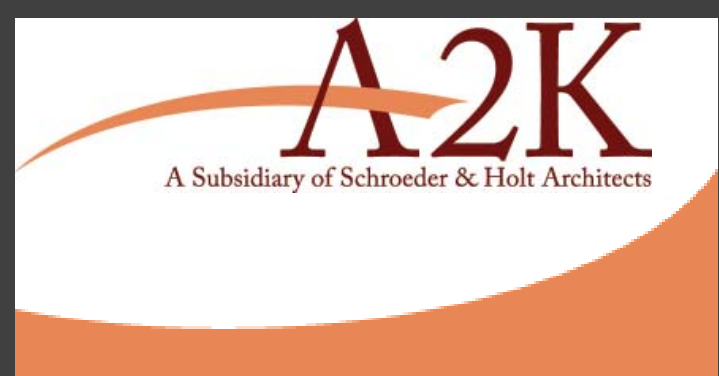
RETAIL AT COMMERCE AND WATTS



144 UNIT ALL SAINTS RETIREMENT



12 UNIT CONDO, HILLSIDE ESTATES



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**ALL SAINTS CAMPUS**  
CONTEXTUAL PHOTOS



VIEW TO SOUTH OF BISHOP O'CONNOR CENTER



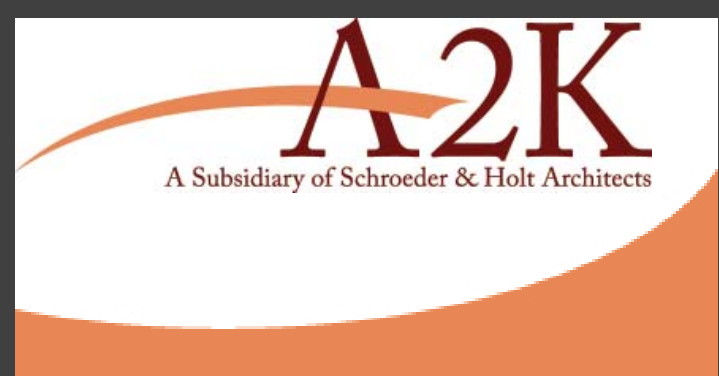
PRINCETON CLUB TO EAST



HOTEL TO NORTH



HOTEL TO NORTHWEST



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**ALL SAINTS CAMPUS**  
CONTEXTUAL PHOTOS



DUPLEX ON HIGHVIEW



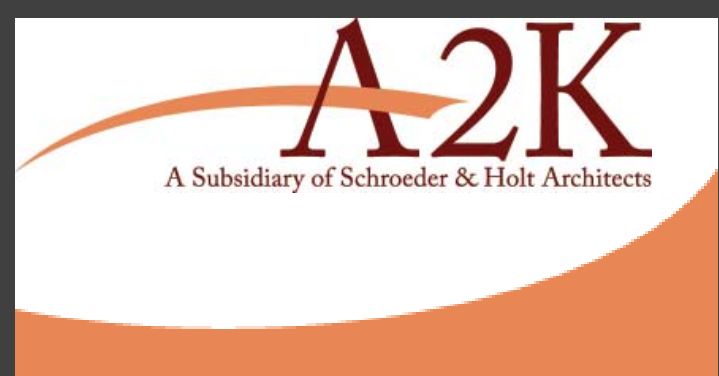
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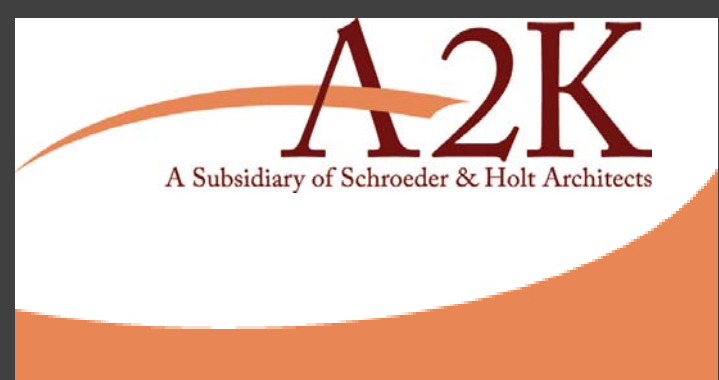
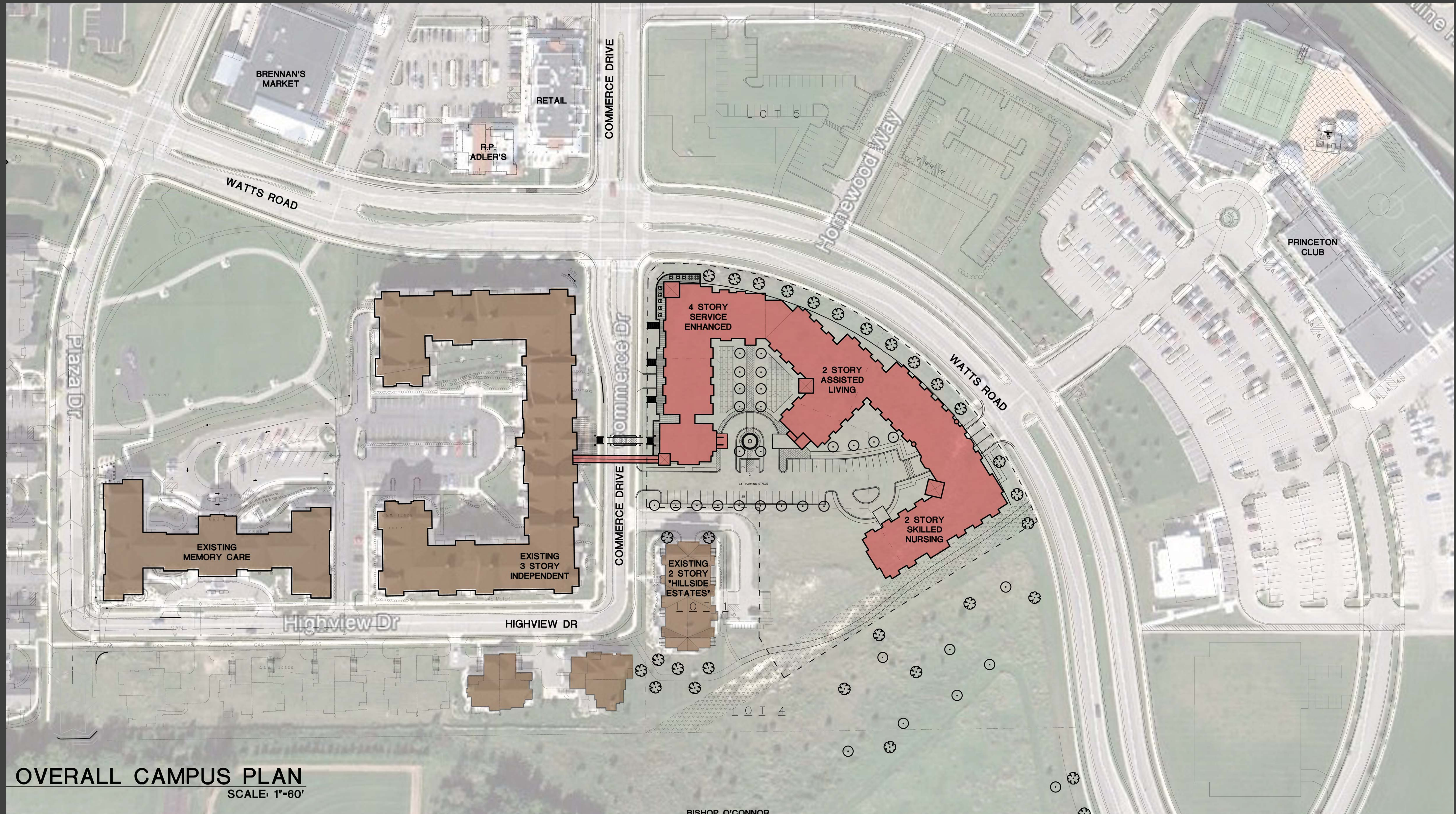


12 UNIT CONDEO, HILLSIDE ESTATES



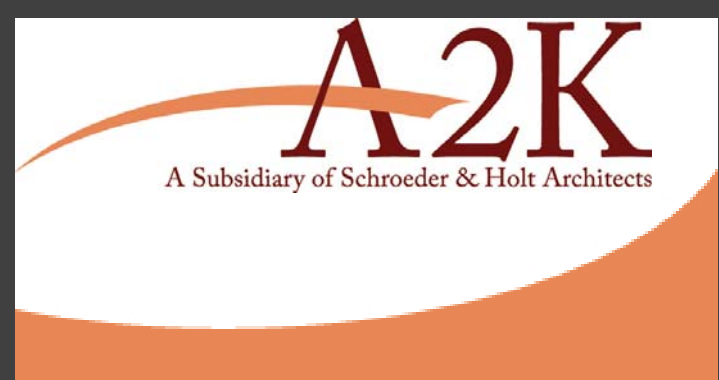
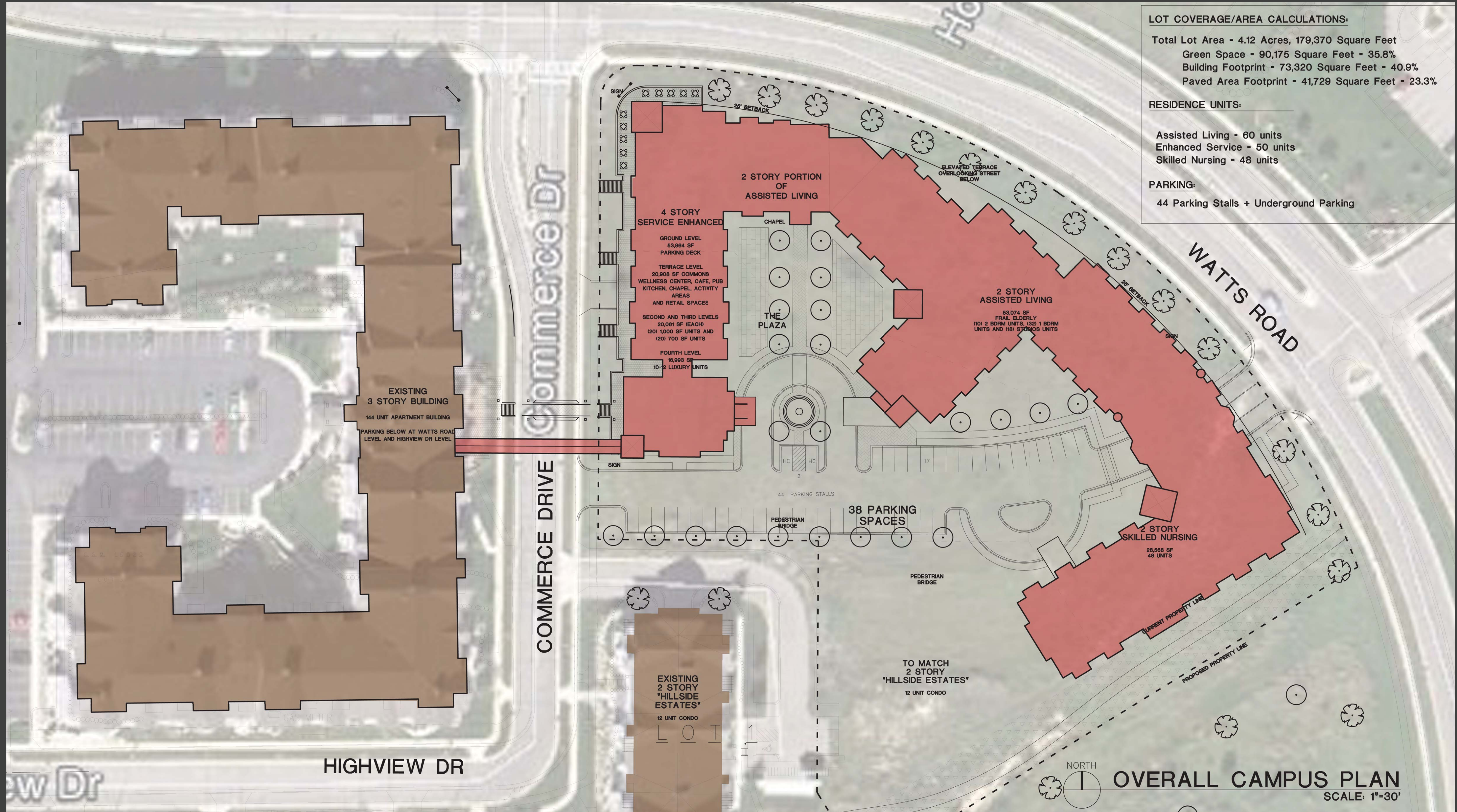
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