

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_

DATE SUBMITTED: <u>03-01-2006</u>	<u>    </u> Action Requested
UDC MEETING DATE: <u>03-08-2006</u>	<u>    </u> Informational Presentation
	<u>    </u> Initial Approval and/or Recommendation
	<u>X</u> Final Approval and/or Recommendation

PROJECT ADDRESS: 8202 Watts Road and 474 Commerce Drive

ALDERMANIC DISTRICT: #9 – Paul Skidmore

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Fred Rouse, Rouse Management Company</u>	<u>Knothe &amp; Bruce Architects, LLC</u>
<u>837 West Badger Road, #6</u>	<u>7601 University Avenue, Suite 201</u>
<u>Madison WI 53713</u>	<u>Middleton, Wisconsin 53562</u>

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com



TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
  - 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 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

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

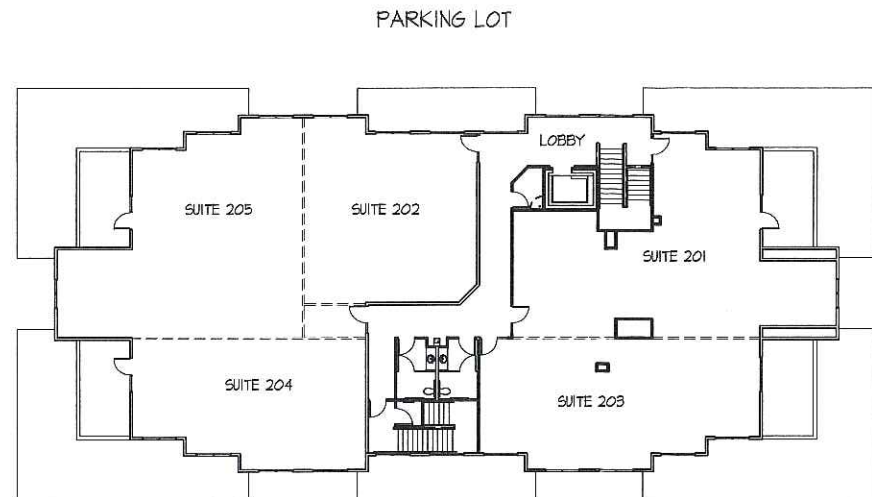
(See Section C for:)

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

(See Section D for:)

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

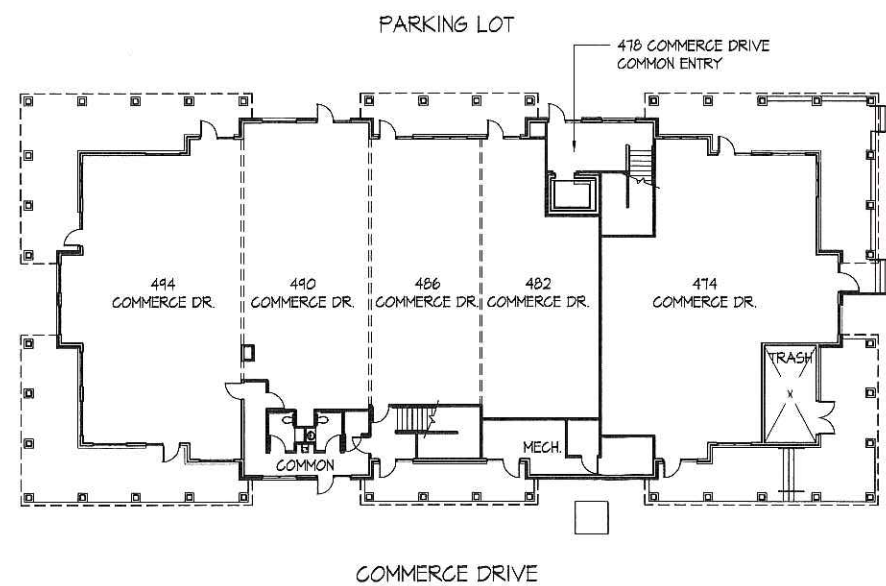
\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



COMMERCE DRIVE

BUILDING B SECOND FLOOR PLAN

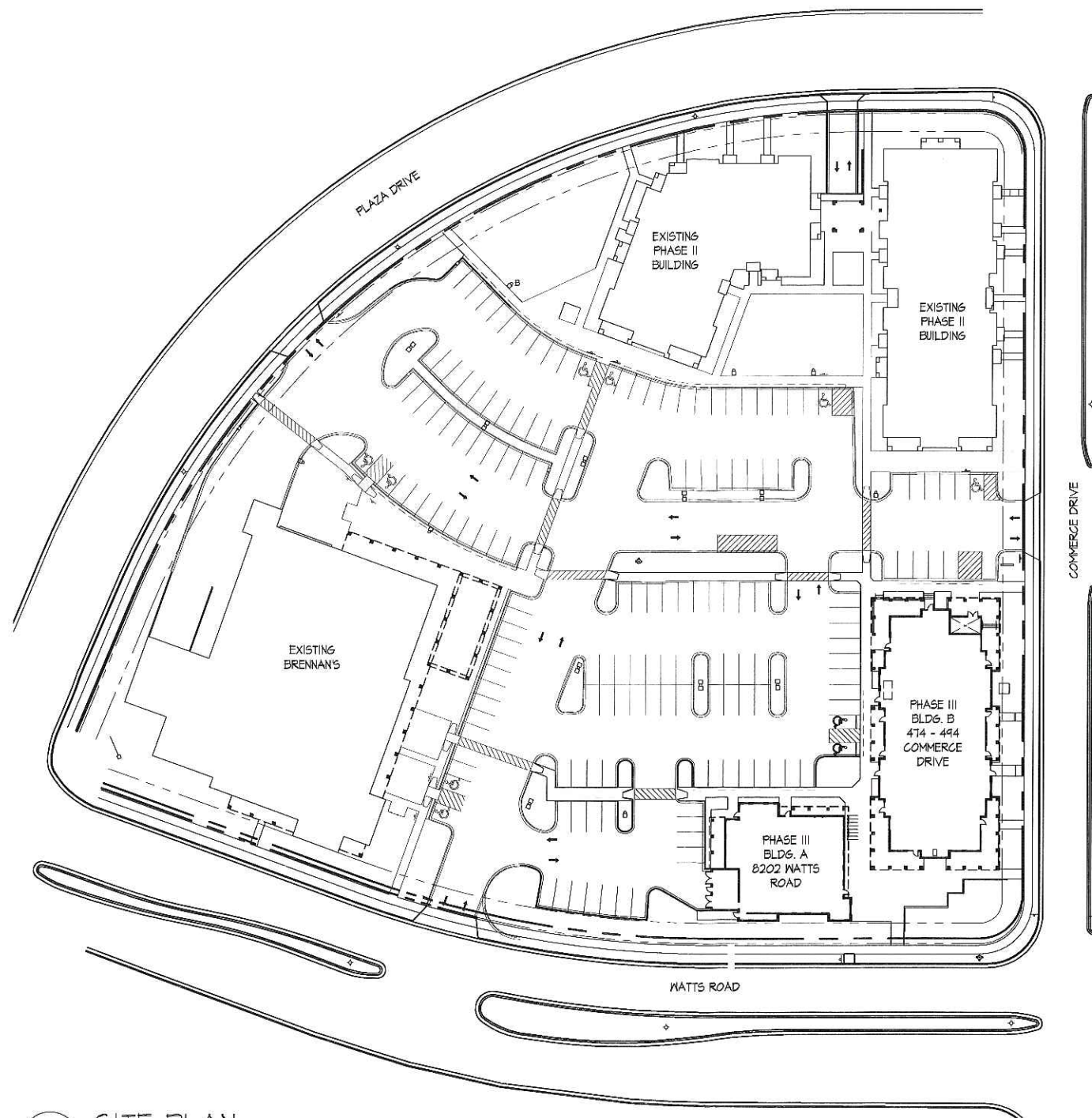
1/16" = 1'-0"



COMMERCE DRIVE

BUILDING B FIRST FLOOR PLAN

1/16" = 1'-0"



SITE PLAN

1" = 40'-0"

Revisions  
U.D.C. SUBMITTAL - FEBRUARY 8, 2006  
U.D.C. SUBMITTAL - MARCH 1, 2006

Project Title  
**Cortland Commons  
Phase III - Signage**

Drawing Title  
**Phase III Site Plan**

Project No.

**0240-3**

Drawing No.

**A-1.1**

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Consultant

Notes

SIGN CRITERIA

- LOCATION:
- TENANT SIGNAGE SHALL BE LOCATED IN DESIGNATED AREAS.
  - FOR END CAP TENANTS WHERE GOOSE NECK LIGHTING IS NOT AVAILABLE, SIGNAGE WILL ALSO BE ALLOWED ON THE LOW ROOF ELEMENTS. SIGNAGE WILL BE ATTACHED TO THE LOW ROOF VIA A STEEL ANGLE PAINTED TO MATCH THE SIGN BOX.

- TYPE:
- SIGNS SHALL BE SURFACE MOUNTED FACE LIT TYPE.
  - FOR END CAP TENANTS WHERE FACE LIGHTING IS NOT AVAILABLE, INTERNALLY ILLUMINATED SIGNS WILL BE ALLOWED.
  - SINGLE USER BUILDINGS WILL BE ALLOWED TO HAVE INTERNALLY ILLUMINATED SIGNS.
  - SINGLE USER BUILDINGS WILL BE ALLOWED TO HAVE INDIVIDUAL CHANNEL LETTER SIGNAGE.

- SIGN AREA:
- MAXIMUM SIGN AREA WILL BE 20 S.F. PER SIGN.
  - ROOF SIGNS OR WALL SIGNS WITHOUT GOOSE NECK LIGHTING WILL BE 30 S.F. MAX.
  - SIGNS ON SINGLE USER BUILDINGS WILL BE 30 S.F. MAX.
  - THE ACTUAL AREA OF THE SIGN WILL BE USED TO DETERMINE THE SIGN AREA. SIGNS WILL NOT BE ALLOWED TO EXCEED THE HEIGHT AND WIDTH REQUIREMENTS REGARDLESS OF TOTAL AREA.

- SIGN SIZE:
- MAXIMUM SIGN HEIGHT IS 24'. MAXIMUM SIGN WIDTH IS 100'.
  - FOR ROOF SIGNS OR WALL SIGNS WITHOUT GOOSE NECK LIGHTING, MAXIMUM HEIGHT IS 36'. MAXIMUM WIDTH IS 150'.
  - FOR SINGLE USER BUILDINGS, MAXIMUM SIGN WIDTH IS 160'. MAXIMUM SIGN HEIGHT IS 36'.

- APPROVALS:
- ALL SIGNS SHALL BE SUBMITTED TO THE LANDLORD FOR APPROVAL PRIOR TO SUBMITTAL FOR PERMITS TO THE CITY OF MADISON.
  - THE TENANT IS RESPONSIBLE FOR ALL PERMITS AND CITY APPROVALS FOR SIGN INSTALLATION.

Revisions

- U.D.C. SUBMITTAL - FEBRUARY 6, 2006
- U.D.C. SUBMITTAL - MARCH 1, 2006

Project Title

Cortland Commons  
Phase III - Signage

Drawing Title

Phase III Elevations

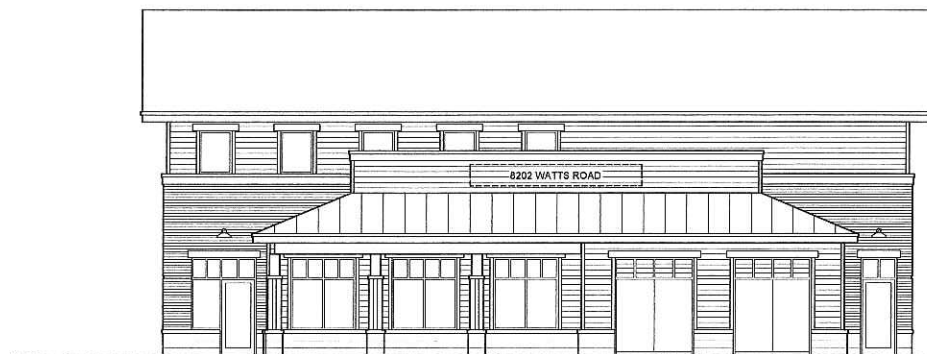
Project No.

0240-3

Drawing No.

A-2.1

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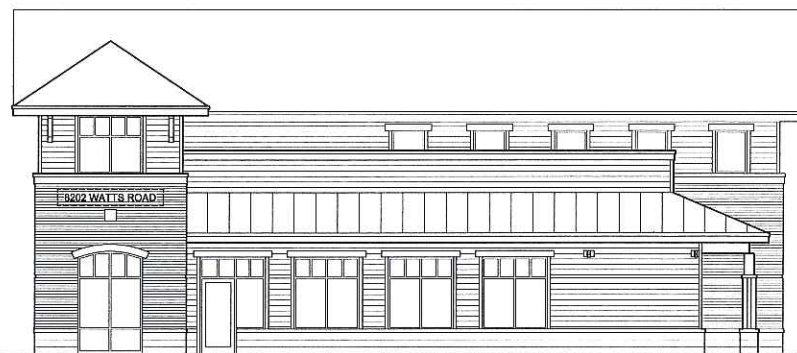
BUILDING A WEST ELEVATION

1/8" = 1'-0"



BUILDING A SOUTH ELEVATION

1/8" = 1'-0"



BUILDING A EAST ELEVATION

1/8" = 1'-0"



BUILDING A NORTH ELEVATION

1/8" = 1'-0"



BUILDING B SOUTH ELEVATION

1/8" = 1'-0"



BUILDING B EAST ELEVATION (COMMERCE DRIVE)

1/8" = 1'-0"



BUILDING B NORTH ELEVATION

1/8" = 1'-0"



BUILDING B WEST ELEVATION (PARKING LOT)

1/8" = 1'-0"



## SIGN CRITERIA

### LOCATION:

- TENANT SIGNAGE SHALL BE LOCATED IN DESIGNATED AREAS.
- FOR END CAP TENANTS WHERE GOOSE NECK LIGHTING IS NOT AVAILABLE, SIGNAGE WILL ALSO BE ALLOWED ON THE LOW ROOF ELEMENTS. SIGNAGE WILL BE ATTACHED TO THE LOW ROOF VIA A STEEL ANGLE PAINTED TO MATCH THE SIGN BOX

### TYPE:

- SIGNS SHALL BE SURFACE MOUNTED FACE LIT TYPE
- FOR END CAP TENANTS WHERE FACE LIGHTING IS NOT AVAILABLE, INTERNALLY ILLUMINATED SIGNS WILL BE ALLOWED.
- SINGLE USER BUILDINGS WILL BE ALLOWED TO HAVE INTERNALLY ILLUMINATED SIGNS.
- SINGLE USED BUILDINGS WILL BE ALLOWED TO HAVE INDIVIDUAL CHANNEL LETTER SIGNAGE

### SIGN AREA:

- MAXIMUM SIGN AREA WILL BE 20 S.F. PER SIGN
- ROOF SIGNS OR WALL SIGNS WITHOUT GOOSE NECK LIGHTING WILL BE 30 S.F. MAX.
- SIGNS ON SINGLE USER BUILDINGS WILL BE 30 S.F. MAX.
- THE ACTUAL AREA OF THE SIGN WILL BE USED TO DETERMINE THE SIGN AREA. SIGNS WILL NOT BE ALLOWED TO EXCEED THE HEIGHT AND WIDTH REQUIREMENTS REGARDLESS OF TOTAL AREA.

### SIGN SIZE

- MAXIMUM SIGN HEIGHT IS 24." MAXIMUM SIGN WIDTH IS 100"
- FOR ROOF SIGNS OR WALL SIGNS WITHOUT GOOSE NECK LIGHTING, MAXIMUM HEIGHT IS 36." MAXIMUM WIDTH IS 190"
- FOR SINGLE USER BUILDINGS, MAXIMUM SIGN WIDTH IS 160." MAXIMUM SIGN HEIGHT IS 36."

### APPROVALS

- ALL SIGNS SHALL BE SUBMITTED TO THE LANDLORD FOR APPROVAL PRIOR TO SUBMITTAL FOR PERMITS TO THE CITY OF MADISON
- THE TENANT IS RESPONSIBLE FOR ALL PERMITS AND CITY APPROVALS FOR SIGN INSTALLATION

**GENERAL NOTES:**

NON ILLUMINATED HIGH DENSITY URETHANE / SIGN FOAM SIGN.  
THIS SIGN FEATURES A SANDBLASTED BACKGROUND, WITH  
RAISED LETTERING / BORDER.  
THIS SIGN WILL BE MOUNTED FLAT AGAINST THE WALL.  
THIS SIGN WILL BE LIT  
UTILIZING GOOSE NECK LIGHTING BY OTHERS.

**a** FRONT VIEW  
SCALE - 1/2" = 1'

### WEST ELEVATION



### EAST ELEVATION



CLIENT:	SALONS OF DISTINCTION
PROJECT:	SIGN LAYOUT
LOCATION:	478 COMMERCE DRIVE
CITY, STATE:	MADISON, WI
ACCT. REP.:	BOB LUNDGREN
DATE:	12.22.2005
DRAWN BY:	BOB LUNDGREN
FILE NAME:	SALONS OF DISTINCTION
DISK:	
SCALE:	1/2"=1'
SIGNED:	CLIENT APPROVAL
TITLE:	
DATE:	
SIGNED:	LANDLORD APPROVAL
TITLE:	
DATE:	

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PROPOSED SIGN SUITE 203



GENERAL NOTES:

1 1/2" THICK HDU / SIGN FOAM,  
SANDBLASTED PER APPROVED LAYOUT.  
SIGN IS DECORATED WITH ACRYLIC PAINTS.

**a** FRONT VIEW  
SCALE - 3/4" = 1'

96"



24"

**LUNDGREN'S BRUSH**  
A Fine Signs Studio

608-358-3894  
LundgrensBrush.com  
LundgrensBrush@charter.net

CLIENT: MEETING GROUNDS

PROJECT: SIGN LAYOUT

LOCATION: COURTLAND COMMONS

CITY STATE: MADISON, WI

ACCT. REPR.: BOB LUNDGREN

DATE: 01/30/06

DRAWN BY: BOB LUNDGREN

FILE NAME: MEETING GROUNDS

DISK:

SCALE: 3/4" = 10"

SIGNED: CLIENT APPROVAL

TITLE:

DATE:

LANDLORD APPROVAL

SIGNED:

TITLE:

DATE:

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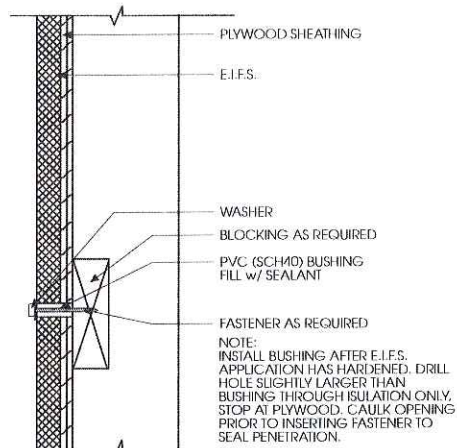
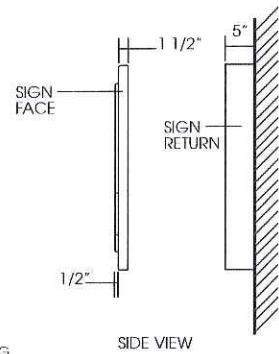
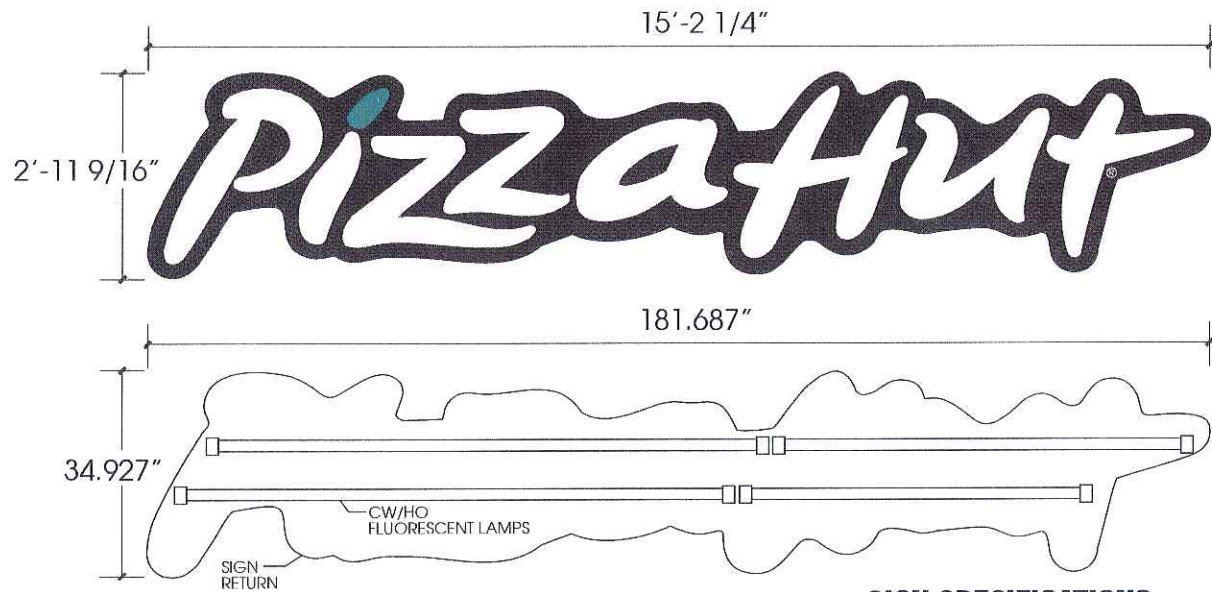
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PROPOSED SIGN 494 COMMERCE



Signature: \_\_\_\_\_

Date: \_\_\_\_\_



E.I.F.S. DETAIL

**COLOR SPECIFICATIONS**

Interior: Paint white

Exterior: Paint black

Graphic & Color Specifications

Color	PMS	3M
Green	347	3630-146
Black	N/A	3630-22

**SIGN SPECIFICATIONS**

**Materials**

- .150" SG-100 clear polycarbonate w/ Alum. channel 5" deep w/ black finish

**Decoration**

- Vinyl applied to second surface

**Trademark Detail**

- Font: Helv. Medium
- Size: Proportionate to graphics
- Color: White

**Accesses**

- Remove sign face

**Area**

- Squared: 44.20 Sq.Ft.

Actual 27.84 Sq.Ft.

**Weight (Est.)**

- 240 lbs.

**Wind Load**

- 110 MPH wind speed 3 second gust - exposure C. 300 PSF per foot of depth allowable lateral soil bearing pressure. Compliant with national building code and standards. (IBC, UBC, BOCA, AISC, ASCE 7, ACI, & Aluminum Design Manual).

**ELECTRICAL SPECIFICATIONS**

**Illumination**

- (2) F96T12 CW/HO , (1)F72T12 CW/HO, (1) F60T12 CW/HO fluorescent LAMPS

**Ballast**

- (1) EESB-832-1-ISL

**Line Load**

- 1.7 Amps @ 120 VAC
- (1) 15 Amp circuit, 60 Hz UL 48 & NEC Compliant
- Sign to be wired with 14 gauge AWN 105c per diagram on ballast. Electrical leads to be 12 gauge MTW wire. Sign must be grounded with 14 gauge green wire.

PROPOSED SIGN 474 COMMERCE

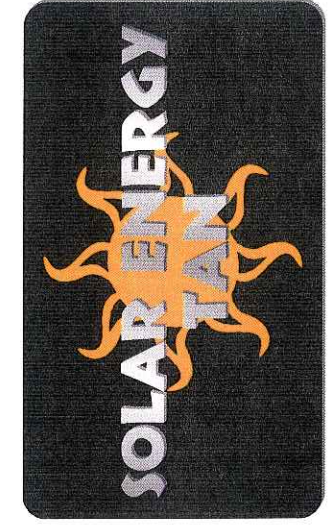
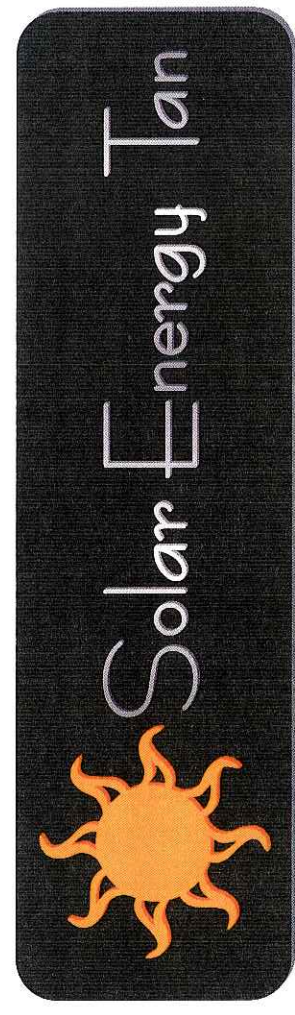
\*The Yum! Brands Sign Program Product Sheets were prepared on behalf, and are the sole propriety, of Yum! Brands, Inc.

\* Requirement of Yum! Brand's all faces must be interchangeable amongst vendors through fit and function. V-\*\*\*





1221 Venture Dr. Suite 2 • Janesville, WI 53546 • 608-752-4444 • 800-972-7764 • Fax: 608-752-6158  
sarjanesville@aol.com • www.SignARamaJanesville.com



Prepared For: Rebecca/Solar Energy Tan

Job Name: SolarEnergy

Dimensions: NA

Materials: NA

Colors: NA

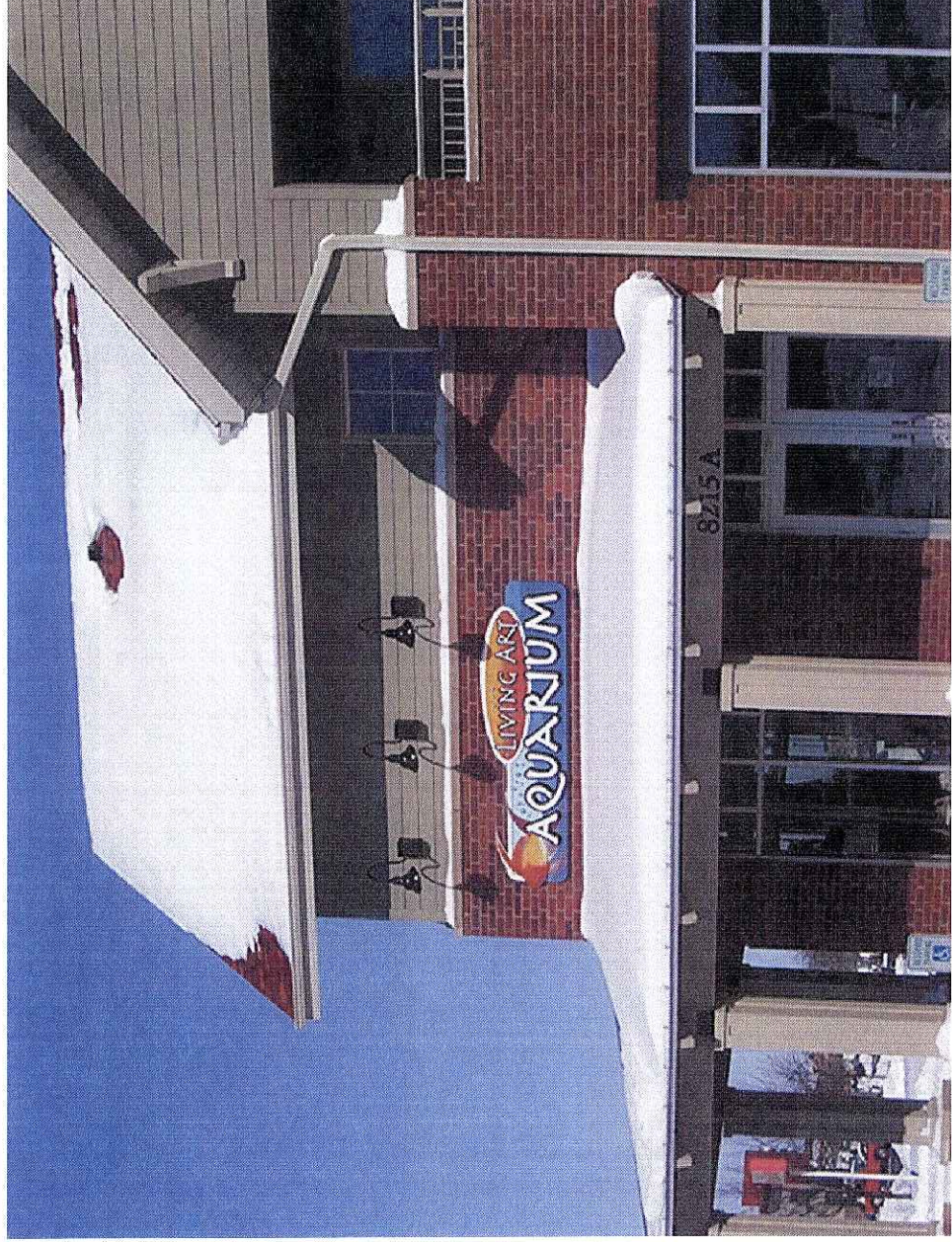
**Customer Approval:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*PROPOSED SIGNS 482 COMMERCE*





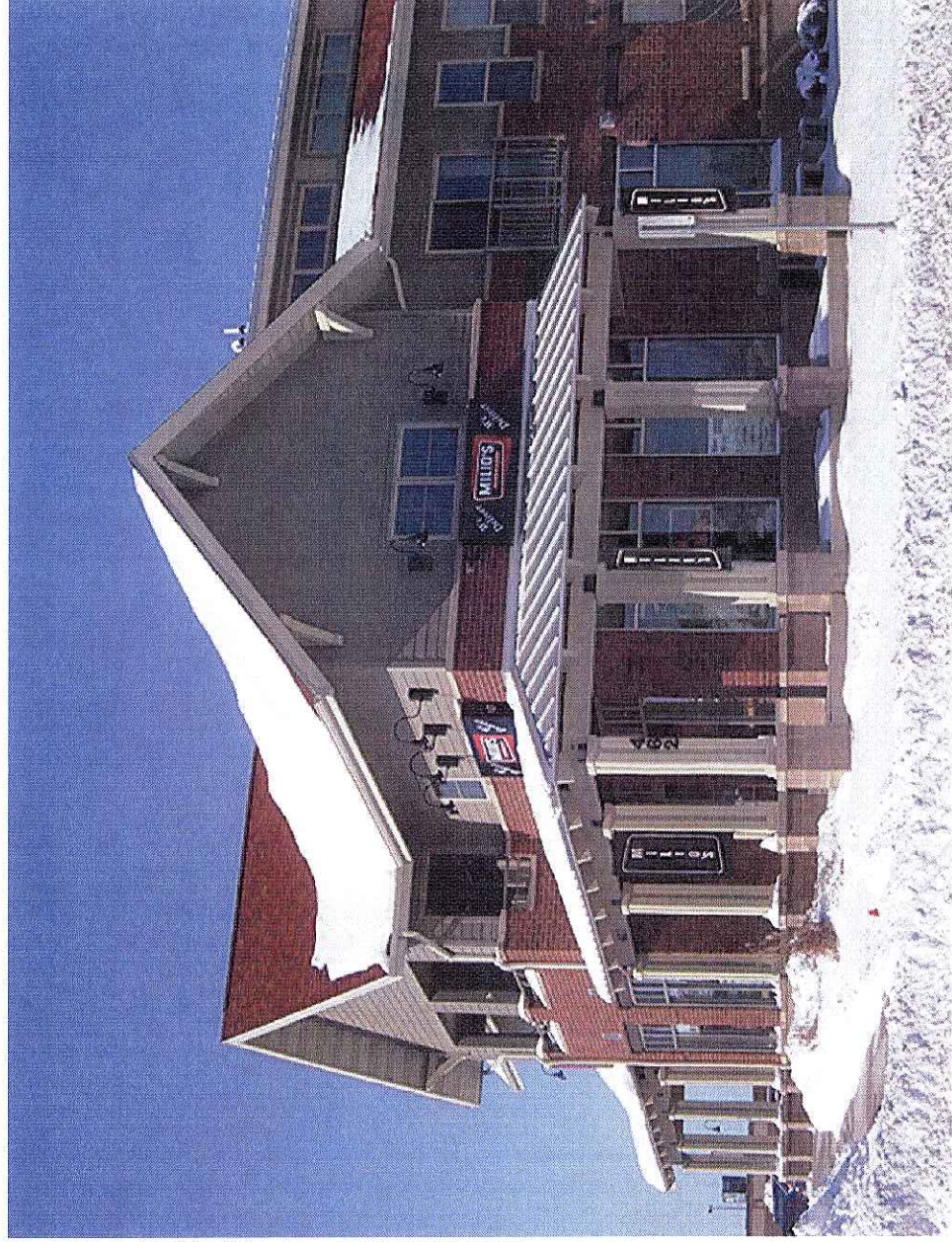
EXISTING PHASE II SIGN





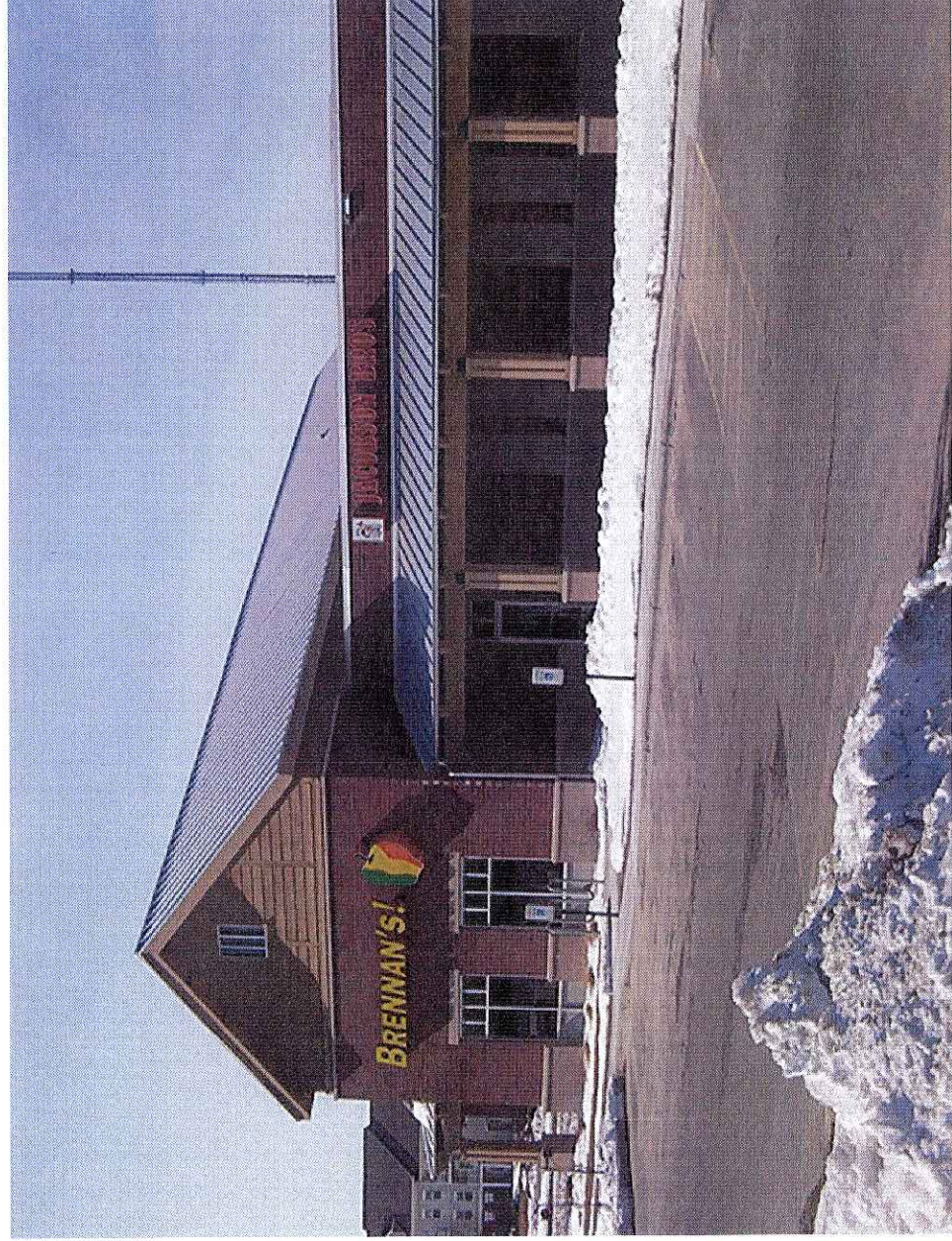
EXISTING PHASE II SIGN





EXISTING, PHASE II SIGN





EXISTING PHASE I SIGNS



