



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>August 03, 2016</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>August 17, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 489 Commerce Drive
Project Title (if any): _____

2. This is an application for (Check all that apply to this UDC application):

- New Development
- Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee)
- Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

- Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Randy Bruce
 Street Address: 7601 University Ave., Suite 201
 Telephone: (608) 836-3690 Fax: () _____

Company: Knothe & Bruce Architects, LLC
 City/State: Middleton Zip: WI
 Email: rbruce@knothebruce.com

Project Contact Person: same as above
 Street Address: _____
 Telephone: () _____ Fax: () _____

Company: _____
 City/State: _____ Zip: _____
 Email: _____

Project Owner (if not applicant): Fred Rouse - Rouse Management Co
 Street Address: 2428 Perry St.
 Telephone: (608) 251-7471 Fax: () _____

City/State: Madison, WI Zip: 53713
 Email: fred@rousemgmt.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with AL MARTIN DAT Meeting / pre- on 2016-07-28
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Randy Bruce

Relationship to Property Architect

Authorized Signature *Randy Bruce*

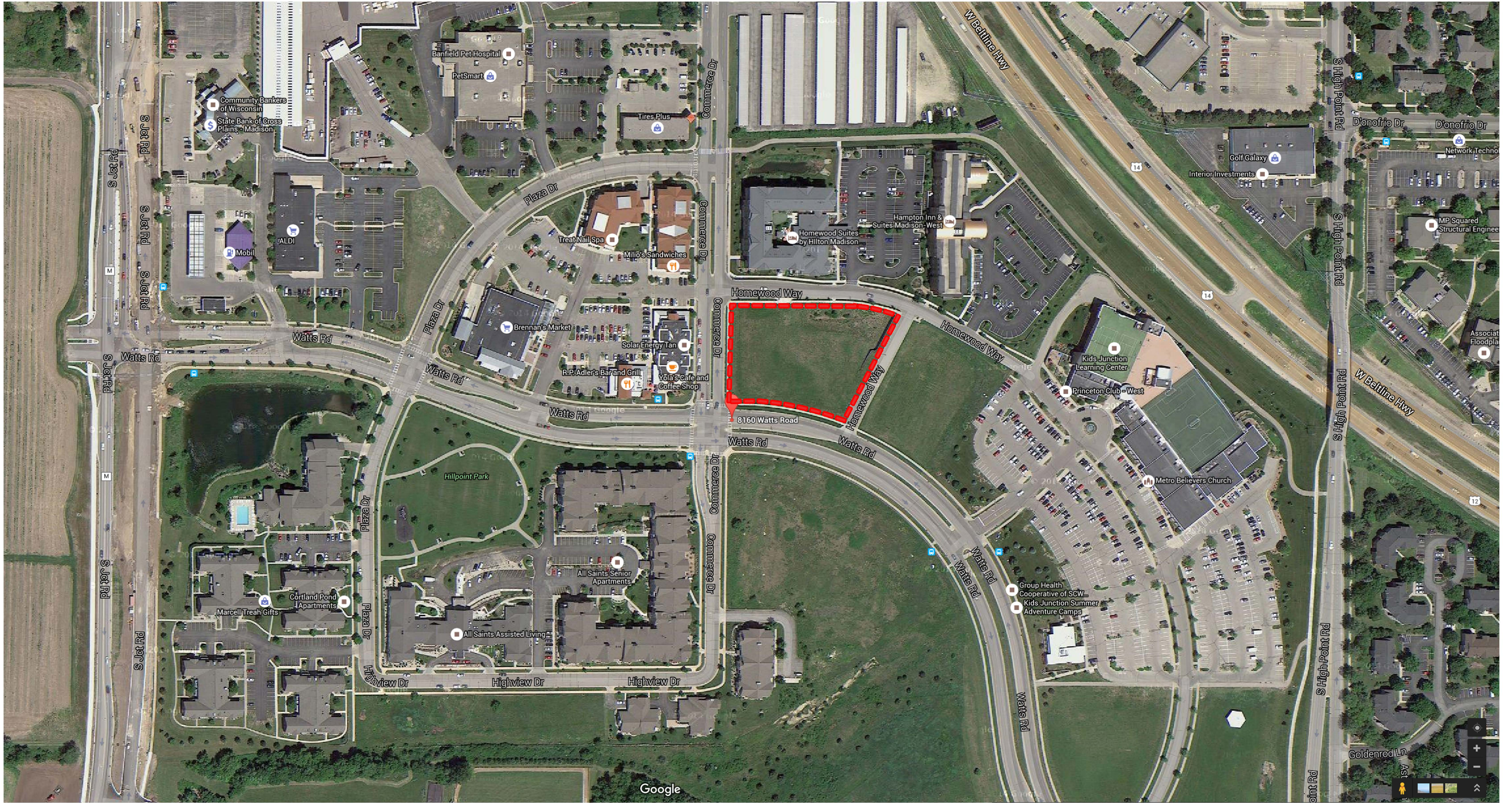
Date 8/3/16

Brief Narrative Description

489 Commerce Drive

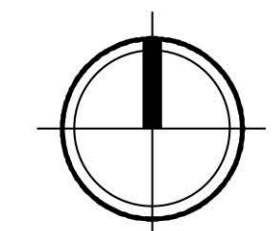
The proposed development is part of a mixed-use neighborhood located at the northeast corner of Commerce Drive and Watts Road. Uses in this neighborhood include a health club, professional offices, senior living community, grocery, restaurant, coffee shop and multifamily housing. This proposal is a 79-unit multifamily development with one and one-half levels of underground parking set into the sloping site. The four-story building will front both streets and features a strong architectural corner. Surface parking is located to the rear of the building.

A full application for an amended PD-GDP and PD-SIP will be made in early September.



Aerial
Cortland Commons III
8160 Watts Rd.
Madison, WI
July 20, 2016





Aerial Site Plan
489 Commerce Drive, Madison, WI
August 03, 2016





SITE



CORTLAND COMMONS TO THE WEST

Photos of Area
489 Commerce Drive, Madison, WI





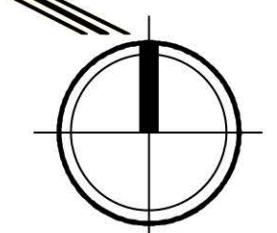
ALL SAINTS TO THE SOUTH



HOTELS TO THE NORTH

Photos of Surrounding Area
489 Commerce Drive, Madison, WI





Site Plan
489 Commerce Drive, Madison, WI





Commerce Drive Elevation



Watts Road Elevation

Elevations
489 Commerce Drive, Madison, WI
August 03, 2016

