



# City of Madison

## Proposed Rezoning

Location  
489 Commerce Drive

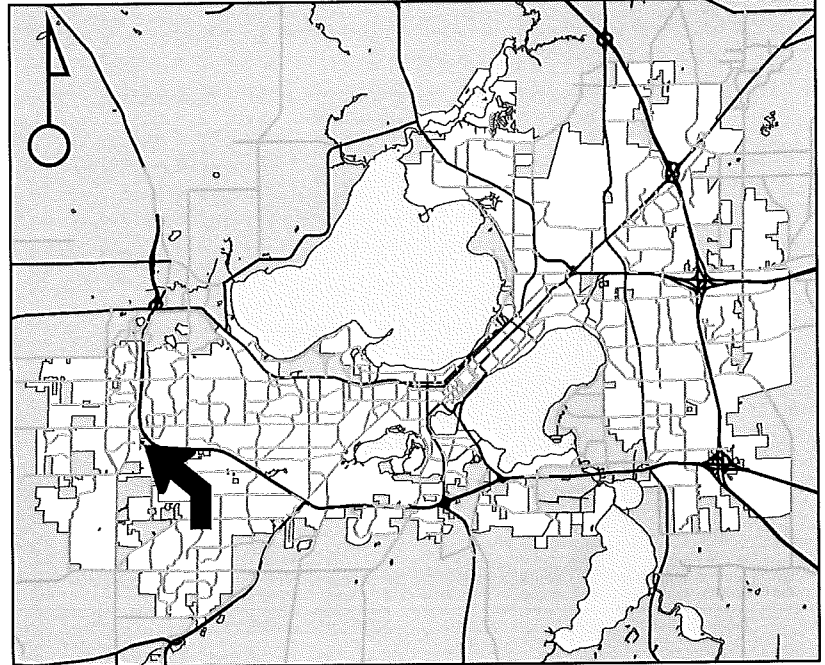
Applicant  
Fred Rouse – Rouse Management Co  
Randy Bruce – Knothe & Bruce  
Architects, LLC

From: PD(GDP) To: Amended PD(GDP-SIP)

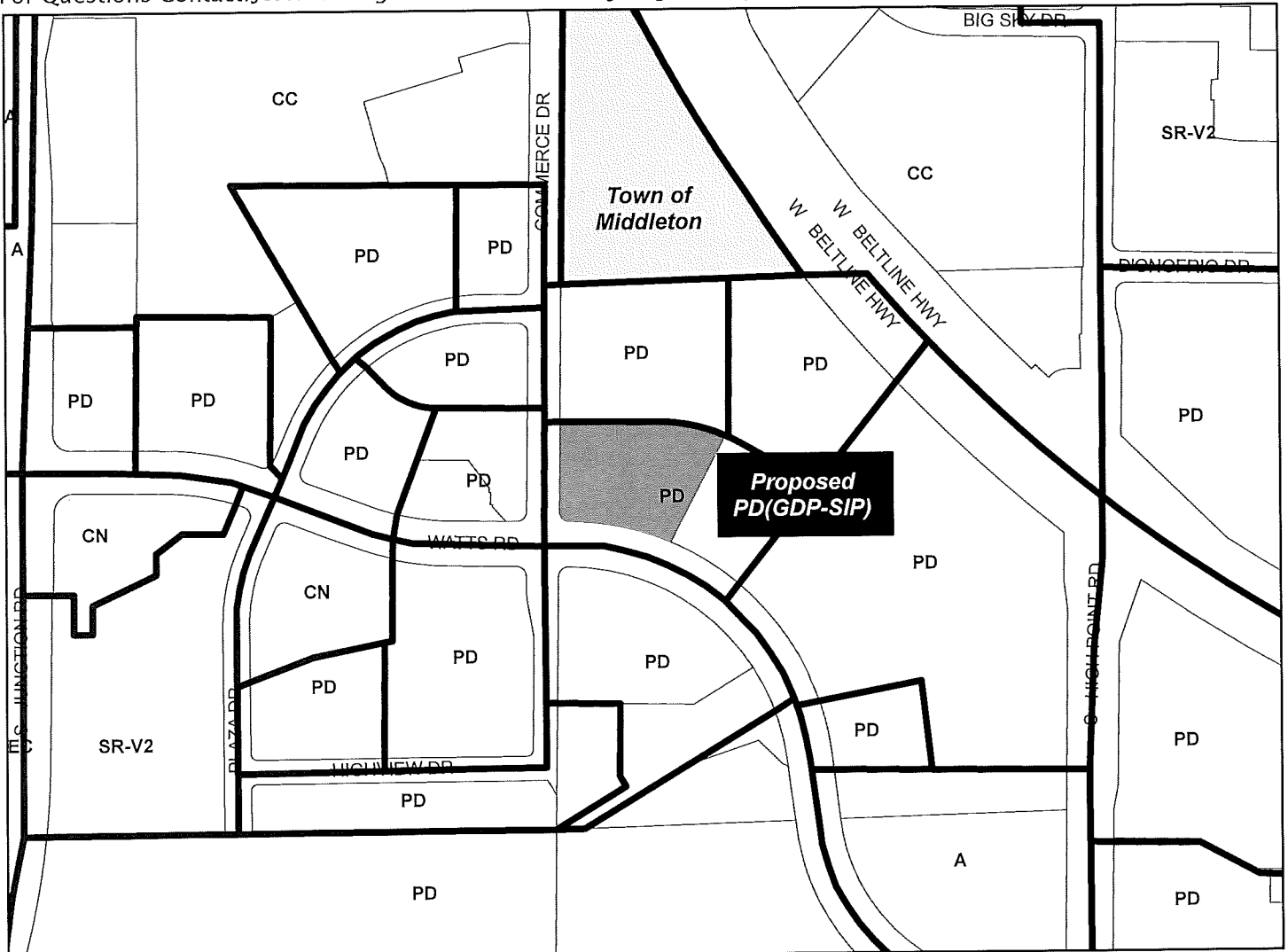
Existing Use  
Vacant

Proposed Use  
Construct 80-unit apartment building

Public Hearing Date  
Plan Commission  
21 November 2016  
Common Council  
06 December 2016



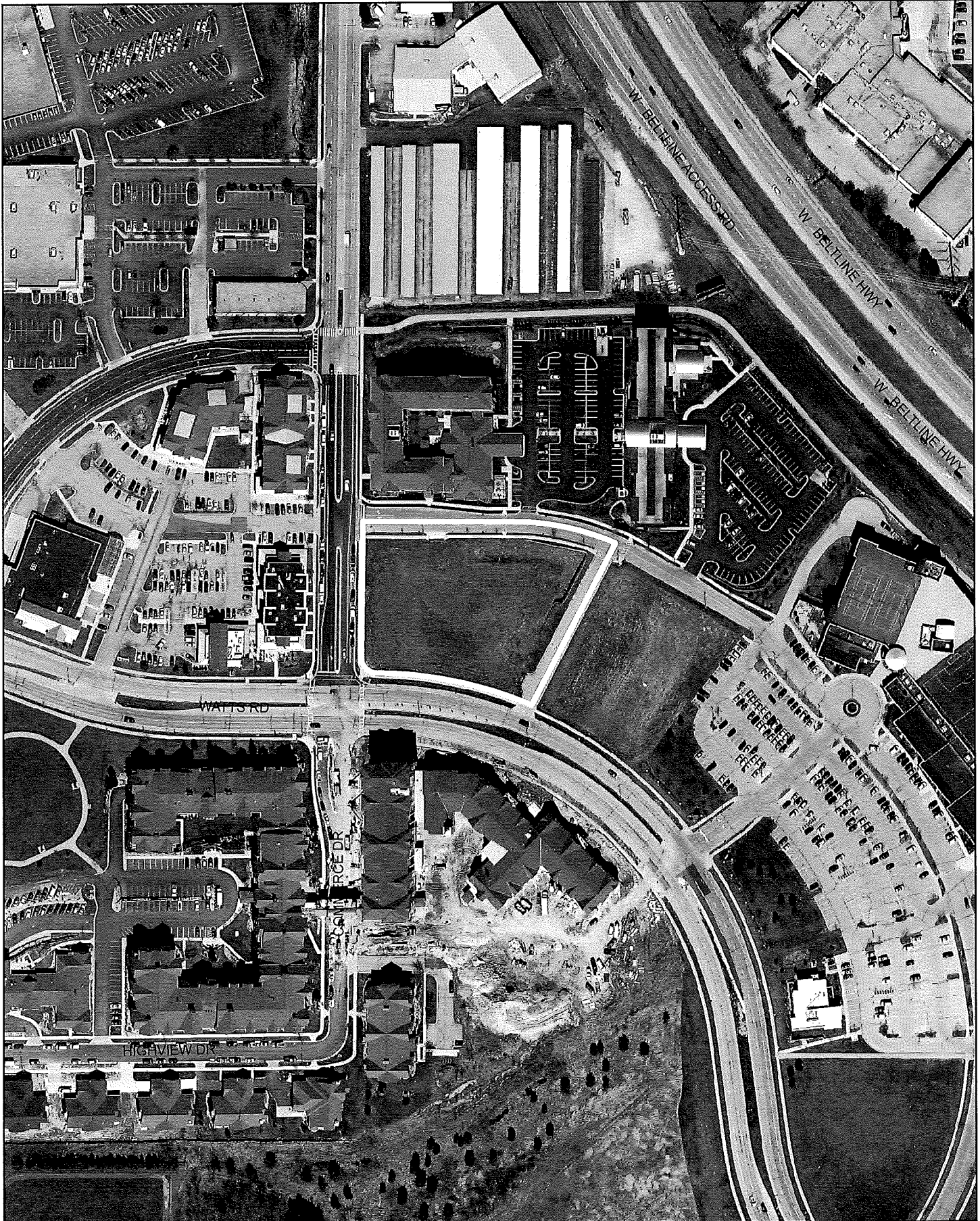
For Questions Contact: Jessica Vaughn at: 267-8733 or [jvaughn@cityofmadison.com](mailto:jvaughn@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 15 November 2016

15





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \$1700 Receipt No. 020529-0009  
 Date Received 9/2/16  
 Received By [Signature]  
 Parcel No. 0708-262-0907-9  
 Aldermanic District 9 - Skidmore  
 Zoning District PD  
 Special Requirements Eng. Hold  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

LANDUSE-2016-00101

1. **Project Address:** 489 Commerce Drive  
**Project Title (if any):** \_\_\_\_\_

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from PD-GDP to PD-SIP
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

3. **Applicant, Agent & Property Owner Information:**

**Applicant Name:** Fred Rouse **Company:** Rouse Management Co  
**Street Address:** 2428 Perry Street **City/State:** Madison, WI **Zip:** 53713  
**Telephone:** (608) 251-7471 **Fax:** ( ) **Email:** fred@rousemgmt.com

**Project Contact Person:** Randy Bruce **Company:** Knothe & Bruce Architects, LLC  
**Street Address:** 7601 University Avenue, Ste 201 **City/State:** Middleton, WI **Zip:** 53562  
**Telephone:** (608) 836-3690 **Fax:** ( ) **Email:** rbruce@knothebruce.com

**Property Owner (if not applicant):** \_\_\_\_\_  
**Street Address:** \_\_\_\_\_ **City/State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: 80 unit multifamily development with underground parking

Development Schedule: Commencement Spring 2017 Completion Spring 2018

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

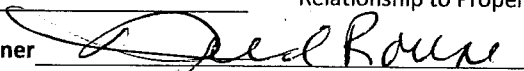
**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Alder Paul Skidmore / July 19, 2016 & August 15, 2016

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

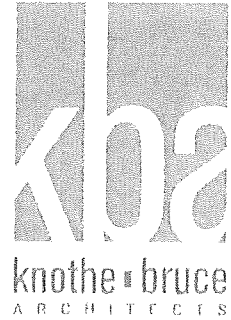
**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks, Jay Wendt Date: 7/28/2016 Zoning Staff: Jenny Kirchgatter Date: 7/28/2016

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Fred Rouse Relationship to Property: Owner  
Authorizing Signature of Property Owner  Date 8/31/16





September 7, 2016

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
Rezoning to PUD-SIP  
489 Commerce Drive

Dear Ms. Stouder:

The following is submitted together with the plans, application and zoning text for staff for approval.

**Organizational structure:**

Owner: Fred Rouse  
Rouse Management  
2428 Perry Street  
Madison, WI 53713  
608-251-5382  
608-251-5350 fax  
Contact: Fred Rouse  
info@rousemgmt.com

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Randy Bruce  
rbruce@knothebruce.com

Engineer: Vierbicher  
999 Fourier Drive Ste 201  
Madison, WI 53717  
608-826-0532  
608-826-0530 fax  
Contact: Joe Doyle  
jdoyle@vierbicher.com

Landscape Design: The Bruce Company  
2830 Parmenter Street  
Middleton, WI 53562  
(608) 836-7041  
Contact: Sarah Ricker  
sricker@brucecompany.com

**Introduction:**

The proposed site is located on the northwest corner of Commerce Drive and Watts Road. It is part of the PUD that contains the Princeton Health Club, a dental office and two existing hotels: Hampton Inn & Suites and Homewood Suites. Other surrounding uses in this mixed-use neighborhood include professional offices, a grocery, restaurants, coffee shop, a senior living community and market-rate multifamily housing.

A development proposal for a third hotel is being submitted at this same time for the site immediately east of the subject property. The site planning and civil engineering have been coordinated between the two sites.

In addition to this proposal and the proposed PD-SIP for the hotel, an Alteration to a PD-GDP is being submitted which will expand the allowable uses within the GDP area. A CSM will also be submitted that will redefine the lot line separating the two proposed developments.

**Project Description:**

The project consists of an 80 unit, four-story multi-family building with enclosed parking at the basement and first floor levels. The building takes advantage of the topography and is set into the site to provide vehicular access to the two parking levels. The " L-shaped " building will front both Commerce Drive and Watts Road and features strong architecture at the street corner. Pedestrian access is located off the parking (north) and the Watts Road (south) sides of the building. Vehicular access is achieved from Homewood Way, the private internal street that serves the properties within the PUD.

**Site Development Data:**

Densities:

Lot Area	80,617 S.F. or 1.85 acres
Dwelling Units	80 units
Lot Area / D.U.	1,007 S.F./unit
Density	43 units/acre

Building Height	4 stories
Usable Open Space	15,586 S.F. (194 S.F./unit)
Lot Coverage	48,859 S.F.

Dwelling Unit Mix:

Efficiency	13
One Bedroom	47
One Bedroom + Den	4
Two Bedroom	14
Two Bedroom + Den	2
Total	80

Vehicle Parking Stalls:

Basement Level	63
First Floor Level	18
Surface	43
Total	124

Parking Ratio	1.5 stalls/unit
---------------	-----------------

Bicycle Parking:

	<u>Floor Mount</u>	<u>Wall Mount</u>	<u>Total</u>
Underground	23	12	35
First Floor	30	7	37
Total-Secured	53	19 (24%)	72 (90%)
Surface			8
Surface-Short Term			8 (10% of units)
Total			88 bike stalls

**Project Schedule:**

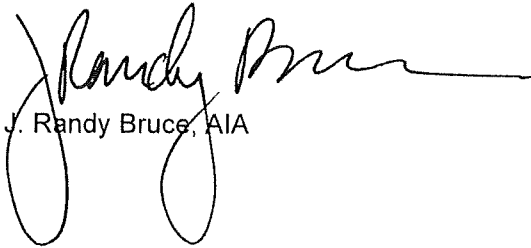
The project is a single building and will be constructed starting in spring 2017 and be completed in summer 2018.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. Many construction industry jobs will be supported and additional high-quality, energy efficient housing will be provided to the marketplace.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA

Zoning Text  
489 Commerce Drive  
PD -SIP  
September 07, 2016  
KBA #1217

**Legal Description:**

Lot 4, Certified Survey Map Number 11993, as recorded in Volume 73 of Certified Survey Maps, on pages 352-358, as Document Number 4257029, Dane County Registry and located in the Southwest Quarter of the Northwest Quarter of Section 26, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin.

- A. Statement of Purpose: This zoning district is established to allow for the construction of a residential development with 80 dwelling units.
- B. Permitted Uses: Following are permitted uses:
  - 1. Multifamily residential uses as shown on approved plans.
  - 2. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
    - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. Lot Area: As shown on the approved plans.
- D. Height Regulations: As shown on the approved plans.
- E. Yard Regulations: As shown on the approved plans.
- F. Landscaping: Landscaping will be provided as shown on the approved plans.
- G. Usable Open Space Requirements: Usable open space will be provided as shown on the approved plans.
- H. Parking & Loading: Off-street parking and loading shall be provided as shown on the approved plans.
- I. Family Definition: The family definition shall coincide with the definition given in M.G.O. for the TR-U2 zoning district.
- J. Signage: Signage for the residential building will be allowed as provided by M.G.O. and as further regulated for the TR-U2 zoning district, with signage as approved by the Urban Design Commission and Zoning Administrator.
- K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning 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 alderperson of the district and are compatible with the concept approved by the City Planning Commission.



# Cree Edge™ Series

LED Area/Flood Luminaire

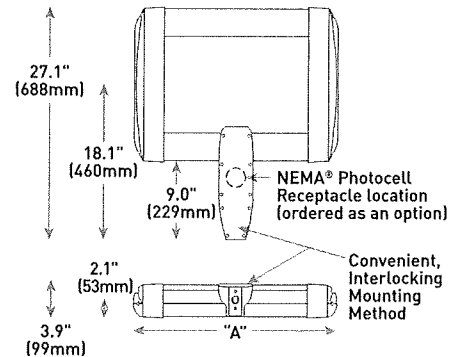
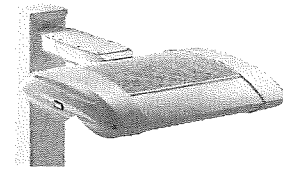
489 Commerce Drive

## Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

## DA Mount



## Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI

**CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\* See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

Field-Installed	
<b>Bird Spikes</b> XA-BRDSPK	<b>Backlight Control Shields</b> XA-20BLS-4 - Four-pack - Unpainted stainless steel
<b>Hand-Held Remote</b> XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

LED Count (x10)	Dim. "A"	Weight
02	12.1" [306mm]	21 lbs. [10kg]
04	12.1" [306mm]	24 lbs. [11kg]
06	14.1" [357mm]	27 lbs. [12kg]
08	16.1" [408mm]	28 lbs. [13kg]
10	18.1" [459mm]	32 lbs. [15kg]
12	20.1" [510mm]	34 lbs. [15kg]
14	22.1" [560mm]	37 lbs. [17kg]
16	24.1" [611mm]	41 lbs. [19kg]

## Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic			Mounting*	LED Count (x10)	E				Options											
						Series	Voltage	Color Options	Drive Current												
ARE-EDG	2M Type II Medium w/BLS	3MB Type III Medium w/Partial BLS	4MP Type IV Medium w/Partial BLS	AA	02	E	UL Universal 120-277V	BK Black	350 350mA	DIM 0-10V Dimming - Control by others - Refer to <a href="#">Dimming spec sheet</a> for details - Can't exceed specified drive current	PML Programmable Multi-Level, 20-40' Mounting Height - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt										
				DA	04							UH Universal 347-480V	BZ Bronze	525 525mA							
		DL	06	SV Silver	700 700mA										F Fuse - Refer to <a href="#">ML spec sheet</a> for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse	PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt					
		DL	08														WH White	700 700mA			
		DL	10																- Available with 20-60 LEDs	700 700mA	R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to <a href="#">ML spec sheet</a> for availability with ML options
		DL	12																		
	DL	14	- Available with 20-60 LEDs				700 700mA	ML Multi-Level - Refer to <a href="#">ML spec sheet</a> for details - Intended for downlight applications at 0° tilt													
	DL	16							- Available with 20-60 LEDs			700 700mA									
	SA	02		- Available with 20-60 LEDs	700 700mA								P Photocell - Refer to <a href="#">ML spec sheet</a> for availability with ML options - Available with UL voltage only								
	SA	04												- Available with 20-60 LEDs			700 700mA				
	SA	06																- Available with 20-60 LEDs	700 700mA		
	SA	08																		- Available with 20-60 LEDs	
SA	10	- Available with 20-60 LEDs	700 700mA																		
SA	12					- Available with 20-60 LEDs	700 700mA														
SA	14			- Available with 20-60 LEDs	700 700mA																
SA	16								- Available with 20-60 LEDs	700 700mA											
FLD-EDG	25° Flood 40° Flood										70° Flood SN Sign	N6 NEMA® 6									

\* Reference EPA and pole configuration suitability data beginning on page 19  
NOTE: Price adder may apply depending on configuration



US: [lighting.cree.com/lighting](http://lighting.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Rev. Date: V3 08/03/2016

Canada: [www.cree.com/canada](http://www.cree.com/canada)



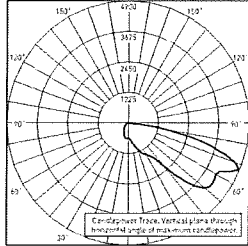
T (800) 473-1234 F (800) 890-7507

Cree Edge™ LED Area/Flood Luminaire

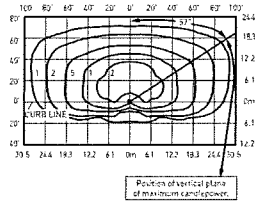
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

**3MB**



CSA Test Report #: 6448  
ARE-EDG-3MB-\*\*-D6-E-UL-700  
Initial Delivered Lumens: 7,740



ARE-EDG-3MB-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 12,420  
Initial FC at grade

Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>350mA</b>				
02	1,499	B1 U0 G1	1,557	B1 U0 G1
04	2,999	B1 U0 G1	3,114	B1 U0 G1
06	4,446	B1 U0 G1	4,617	B1 U0 G1
08	5,929	B1 U0 G2	6,157	B1 U0 G2
10	7,393	B1 U0 G2	7,677	B1 U0 G2
12	8,872	B1 U0 G2	9,213	B1 U0 G2
14	10,285	B1 U0 G2	10,680	B1 U0 G2
16	11,754	B1 U0 G3	12,206	B1 U0 G3
<b>525mA</b>				
02	2,099	B1 U0 G1	2,180	B1 U0 G1
04	4,198	B1 U0 G1	4,359	B1 U0 G1
06	6,225	B1 U0 G2	6,464	B1 U0 G2
08	8,300	B1 U0 G2	8,619	B1 U0 G2
10	10,350	B1 U0 G2	10,748	B1 U0 G2
12	12,420	B1 U0 G3	12,898	B1 U0 G3
14	14,398	B1 U0 G3	14,952	B2 U0 G3
16	16,455	B2 U0 G3	17,088	B2 U0 G3
<b>700mA</b>				
02	2,564	B1 U0 G1	2,662	B1 U0 G1
04	5,127	B1 U0 G2	5,325	B1 U0 G2
06	7,603	B1 U0 G2	7,896	B1 U0 G2

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt







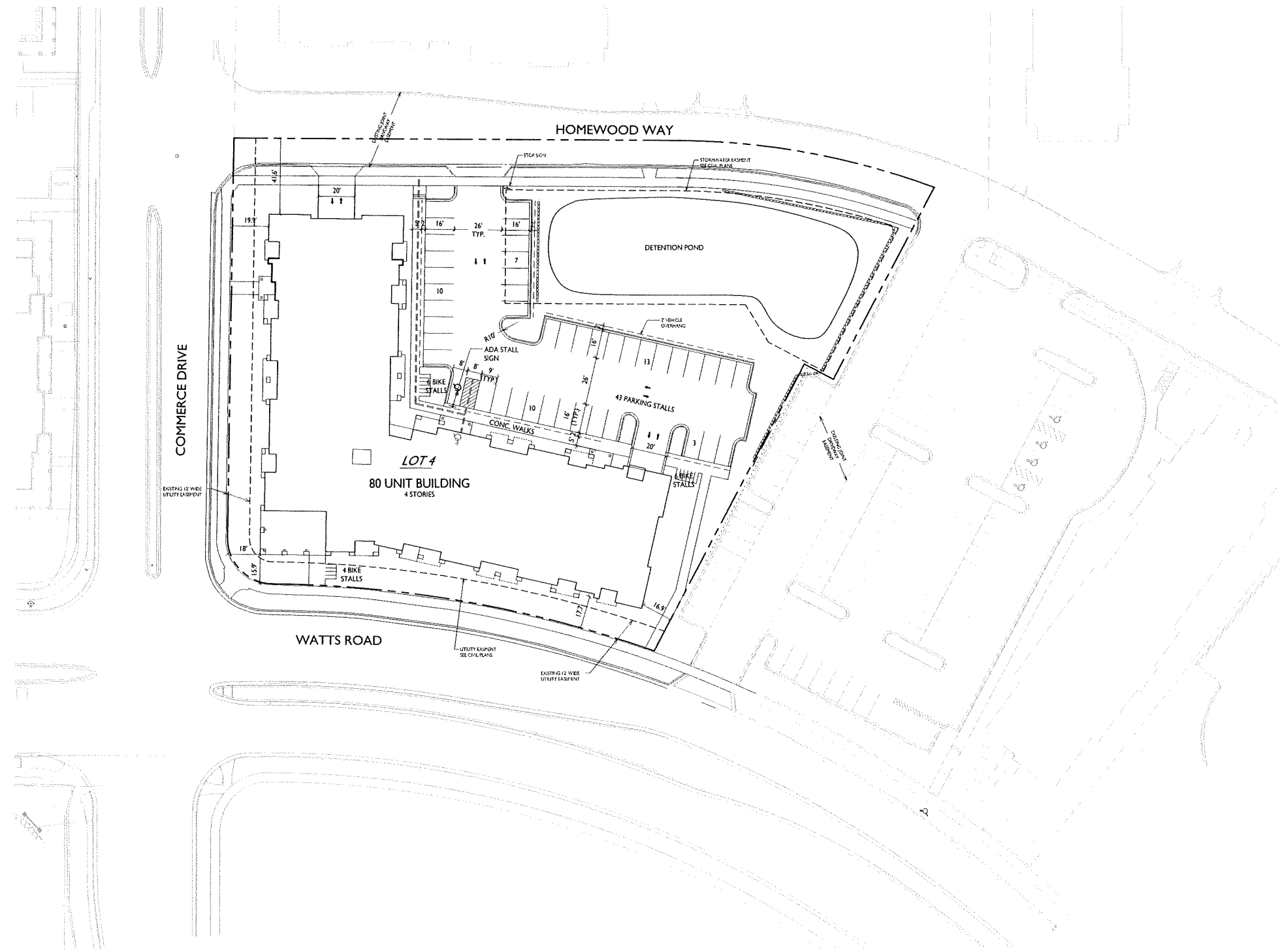
Aerial Plan  
489 Commerce Drive, Madison, WI





SITE DEVELOPMENT DATA			
<b>DENSITIES</b>			
LOT AREA	80,617 S.F./1.8 ACRES		
DWELLING UNITS	80 DU		
LOT AREA/D.U.	1,007 S.F./DU		
DENSITY	43 UNITS/ACRE		
<b>BUILDING HEIGHT</b>			
USABLE OPEN SPACE	4 STORIES		
LOT COVERAGE	18,259 S.F. (228 S.F./UNIT) 47,584 S.F. (59%)		
<b>DWELLING UNIT MIX:</b>			
EFFICIENCY	13		
ONE BEDROOM	47		
ONE BEDROOM + DEN	4		
TWO BEDROOM	14		
TWO BEDROOM + DEN	2		
TOTAL	80		
<b>VEHICLE PARKING STALLS:</b>			
UNDERGROUND	63		
FIRST FLOOR	18		
SURFACE	43		
TOTAL	124 VEHICLE STALLS		
PARKING RATIO: 1.5 STALLS/UNIT			
<b>BICYCLE PARKING STALLS:</b>			
FLOOR	WALL	TOTAL	
UNDERGROUND	23	12	35
FIRST FLOOR	30	7	37
TOTAL SECURED	53	19 (24%)	72 (90%)
SURFACE		8	
SURFACE-SHORT TERM		8 (10% OF UNITS)	
TOTAL		88 BIKE STALLS	

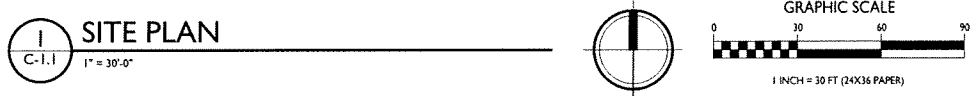
**ISSUED**  
Issued for Land Use - September 07, 2016  
Issued for Diocese Review - September 23, 2016  
Issued for PC & UDC - October 20, 2016



SHEET INDEX	
<b>SITE</b>	
C-1.0	SITE PLAN
C-1.1	SITE LIGHTING
C-1.2	FIRE DEPARTMENT ACCESS
C-1.3	OPEN SPACE
C-1.4	LOT COVERAGE
<b>C-2.0</b>	
C-2.0	EXISTING CONDITIONS
C-3.0	SITE GRADING AND EROSION CONTROL PLAN
C-4.0	SITE UTILITY PLAN
<b>L-1.0</b>	
L-1.0	LANDSCAPE PLAN
<b>ARCHITECTURAL</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS

**GENERAL NOTES:**

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- THE MAXIMUM RUNNING SLOPE OF ALL WALKS SHALL BE 1:20, EXCEPT AT RAMPS, WHICH SHALL HAVE A MAXIMUM SLOPE OF 1:12. THE MAXIMUM CROSS SLOPE AT ALL WALKS SHALL BE 1:50.
- ALL RAMPS WITH A RISE OVER 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
- ALL STAIRWAYS WITH MORE THAN ONE RISER SHALL HAVE HANDRAILS ON BOTH SIDES.
- ALL DAMAGE TO THE PAVEMENT ON COMMERCE DRIVE & WATTS ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.



**SITE PLAN**  
C-1.1  
1" = 30'-0"

PROJECT TITLE

SHEET TITLE  
**Site Plan**

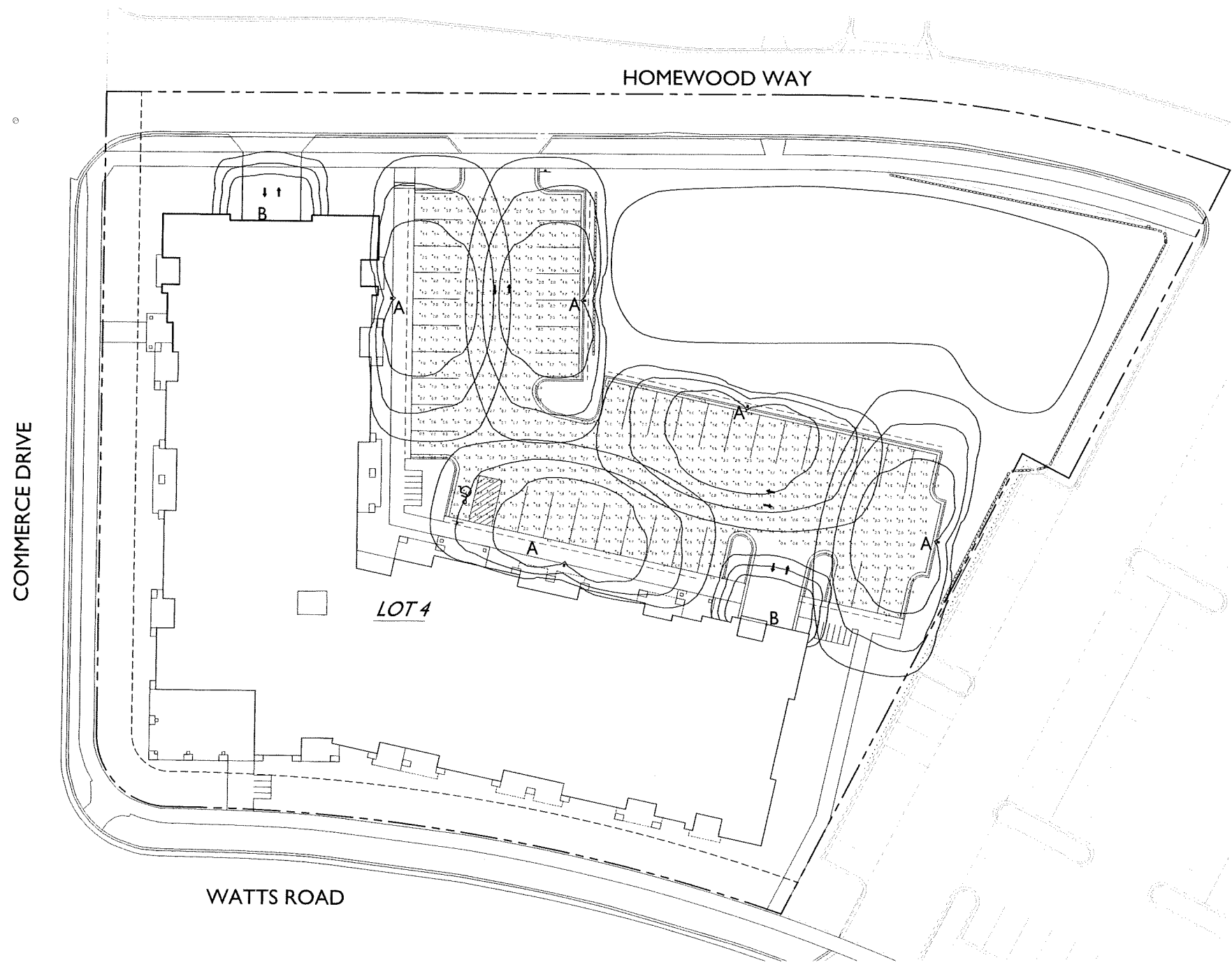
SHEET NUMBER

**C-1.1**

PROJECT NO.

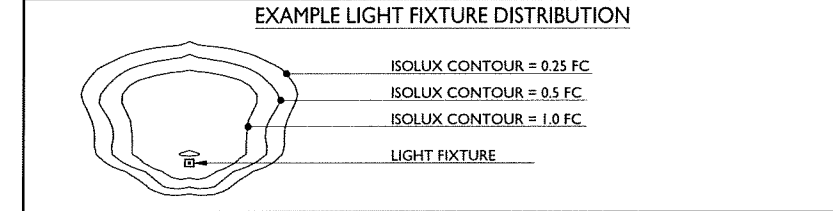


ISSUED  
 Issued for Land Use - September 07, 2016  
 Issued for Diocese Review - September 23, 2016  
 Issued for PC & UDC - October 10, 2016



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	2.1 fc	0.4 fc	5.3:1	3.0:1

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog	Description	Lamp	File	Mounting
□	A	5	ARE-EDG-3MB-**-06-E-UL-350-40K (350mA)	LED TYPE III MEDIUM OPTIC W/ FULL BACKLIGHT 700MA 4000K LEDWAY STREETLIGHT	60 WHITE LED, VERTICAL BASE-UP	ARE-EDG-3MB-**-06-E-UL-350-40K-CONFIGURED, IES	16'-0" POLE ON 2'-0" TALL CONC. BASE
○	B	2	SEC-EDG-4MB-**-02-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM W- FULL BLS, 120 LEDS, 525MA, 4000K	120 WHITE LED, VERTICAL BASE-UP	SEC-EDG-4MB-**-02-E-UL-350-40K-CONFIGURED, IES	8'-0" AOVE GRADE ON SIDE OF BUILDING



PROJECT TITLE  
 489 Commerce Dr.

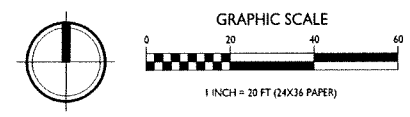
SHEET TITLE  
 Site Lighting Plan

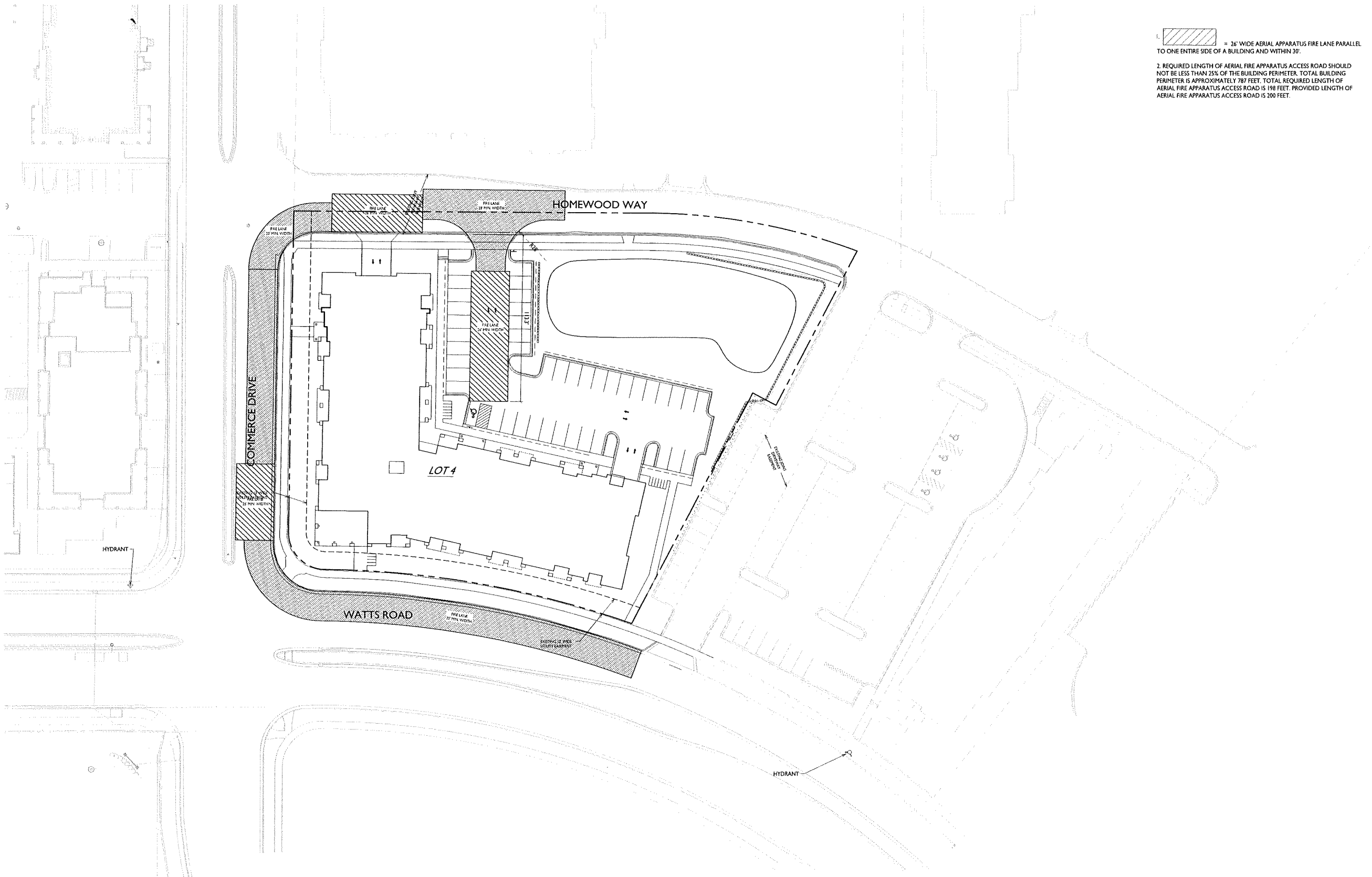
SHEET NUMBER

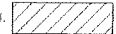
**C-1.2**

PROJECT NO.  
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**1 SITE LIGHTING PLAN**  
 C-1.2 1" = 20'-0"





1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'

2. REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 787 FEET. TOTAL REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 198 FEET. PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 200 FEET.

ISSUED  
 Issued for Land Use - September 07, 2016  
 Issued for Diocese Review - September 23, 2016  
 Issued for PC & UDC - October 20, 2016

PROJECT TITLE

SHEET TITLE  
**Fire Access Plan**

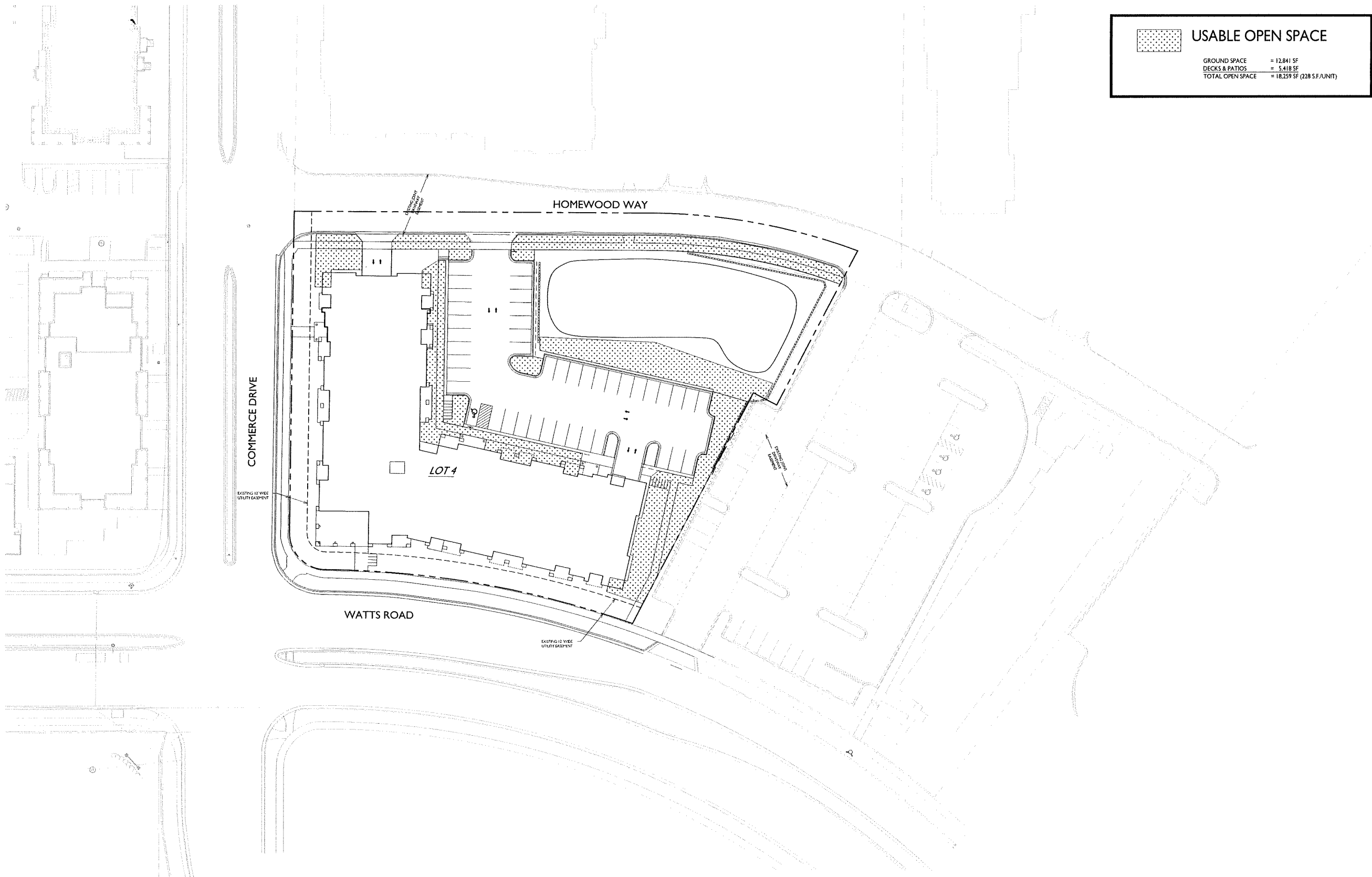
SHEET NUMBER

**C-1.3**

PROJECT NO.  
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**1** FIRE ACCESS PLAN  
 C-1.3 1" = 30'-0"

GRAPHIC SCALE  
 0 30 60 90  
 1 INCH = 30 FT (A4X6 PAPER)



USABLE OPEN SPACE	
GROUND SPACE	= 12,841 SF
DECKS & PATIOS	= 5,418 SF
TOTAL OPEN SPACE	= 18,259 SF (228 S.F./UNIT)

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 Issued for PG & UDC - October 20, 2016

PROJECT TITLE

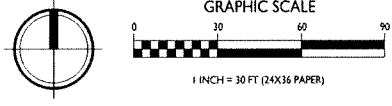
SHEET TITLE  
**Usable Open  
 Space Plan**

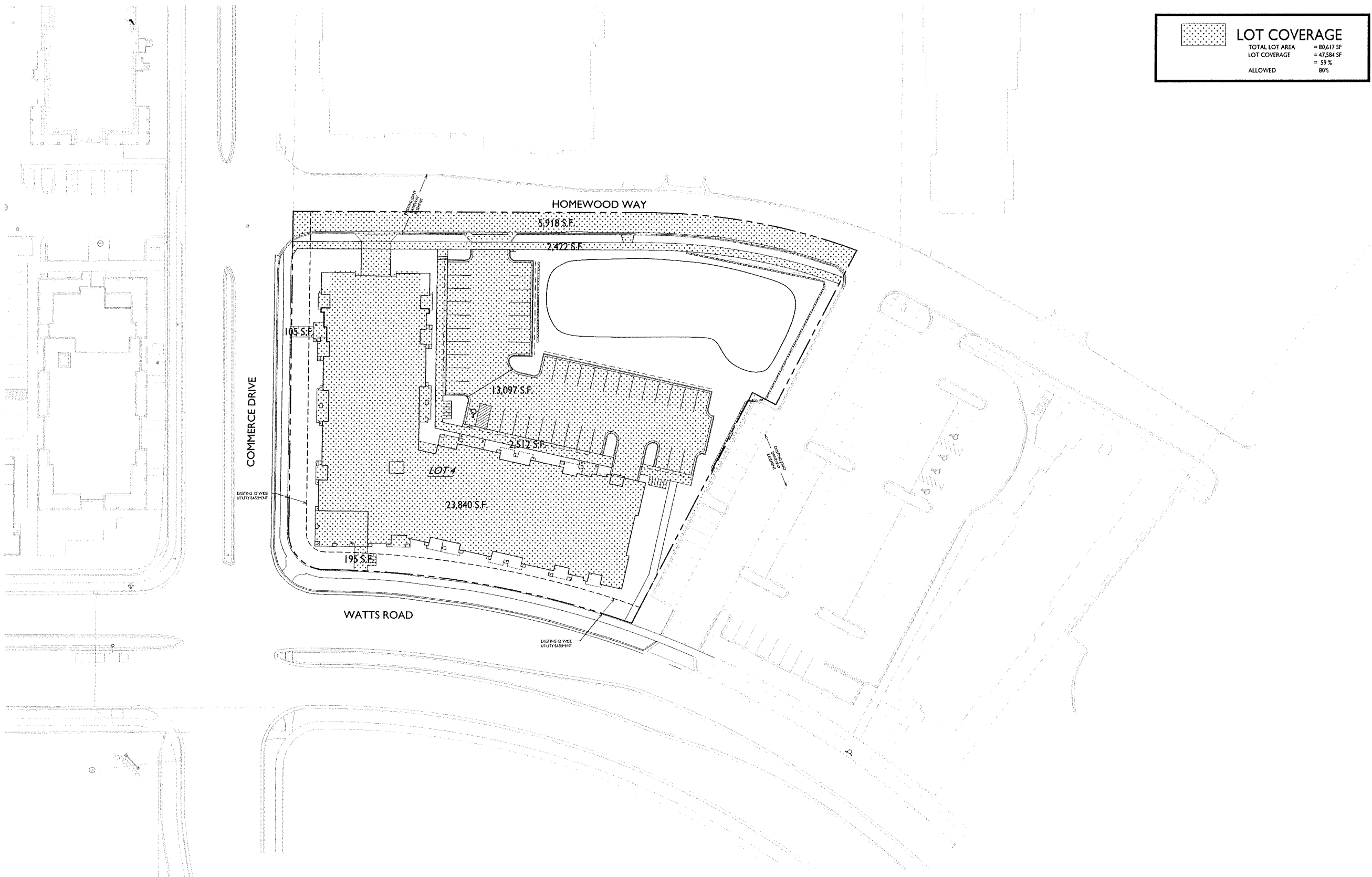
SHEET NUMBER

**C-1.4**

PROJECT NO.  
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**1** USABLE OPEN SPACE PLAN  
 C-1.4 1" = 30'-0"





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 Issued for Disposal Review - September 23, 2016  
 Issued for PC & UDC - October 20, 2016

PROJECT TITLE

SHEET TITLE  
**Lot Coverage Plan**

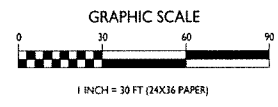
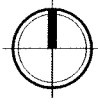
SHEET NUMBER

**C-1.5**

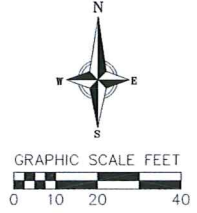
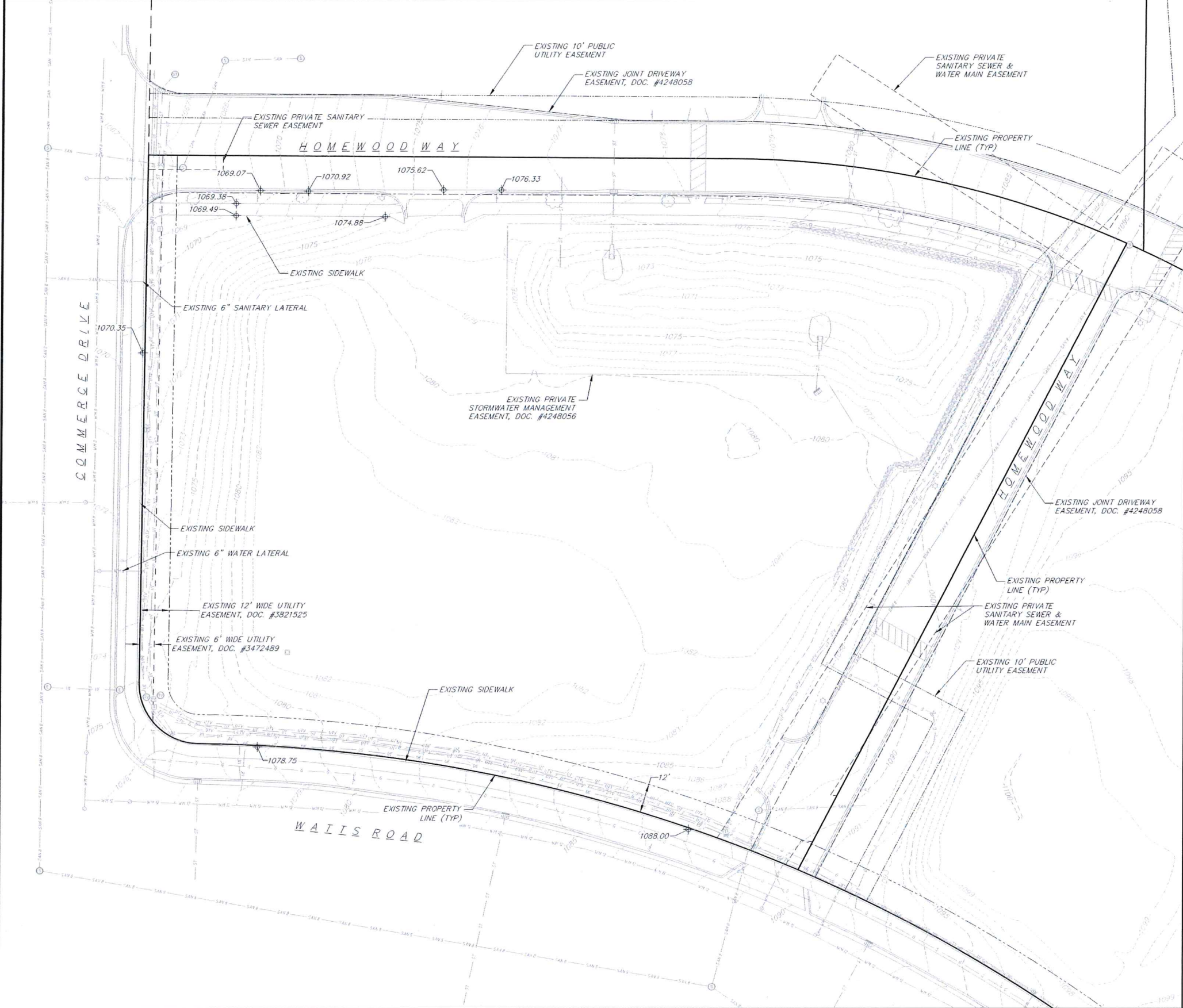
PROJECT NO.

© Knothe & Bruce Architects, LLC

**LOT COVERAGE PLAN**  
 C-1.5 1" = 30'-0"







**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING POST
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING ELECTRIC MANHOLE
- ⊙ EXISTING ELECTRIC PEDESTAL
- ⊙ EXISTING TRANSFORMER
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING TV MANHOLE
- ⊙ EXISTING TV PEDESTAL
- ⊙ EXISTING TELEPHONE MANHOLE
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING DECIDUOUS TREE

**TOPOGRAPHIC LINEWORK LEGEND**

- PROPERTY LINE
- EXISTING UNDERGROUND CABLE TV
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

**vierbicher**  
 planners | engineers | advisors  
 BREDSBURG - MADISON - PRABHU CHEN  
 999 Fountaine Drive, Suite 201, Madison, Wisconsin 53717  
 Phone: (608) 262-6252 Fax: (608) 262-6250

**Existing Conditions Plan**  
 Watts-Commerce Development  
 City of Madison  
 Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE 9/6/2016

DRAFTER CGUY

CHECKED .JDOY

PROJECT NO. 160239

SHEET 1 OF 3

DWG. NO. C-2.0

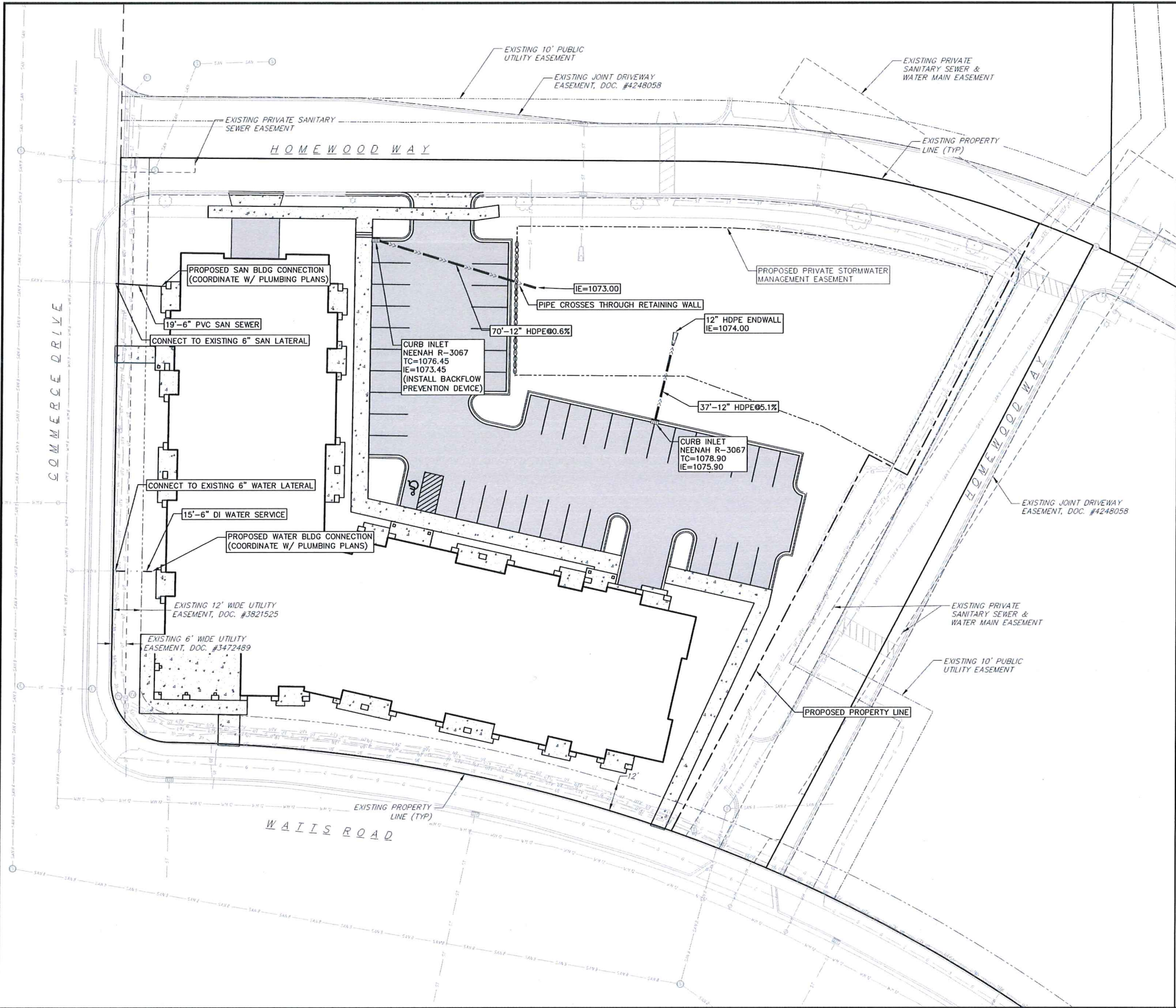






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05 Sep 2016 - 6:08p M:\Route Management\160239\_Watts-Commerce, Madison\CADD\160239\_Base.dwg by: cguj



N  
S  
E  
W

GRAPHIC SCALE FEET  
0 10 20 40

**PROPOSED UTILITY LEGEND**

- STORM SEWER PIPE
- STORM SEWER CURB INLET
- STORM SEWER ENDWALL
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE

**ABBREVIATIONS**

- IE - INVERT ELEVATION
- SAN - SANITARY
- TC - TOP OF CURB

**vierbicher**  
engineers | advisors  
planners

REEDSBERG - MADISON - PRABHU CHEN  
999 Boulder Drive, Suite 201, Madison, Wisconsin 53717  
Phone: (608) 262-6252 Fax: (608) 262-6300

**Utility Plan**  
Watts-Commerce Development  
City of Madison  
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE 9/6/2016

DRAFTER CGUY

CHECKED JDDY

PROJECT NO. 160239

SHEET 3 OF 3

DWG. NO. C-4.0





ISSUED  
 Issued for Land Use - September 07, 2016  
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PROJECT TITLE  
**Watts Hill  
 Apartments**

489 Commerce Dr.  
 Madison, WI  
 SHEET TITLE  
**Basement Floor  
 Plan**

SHEET NUMBER

**A-1.0**

PROJECT NO. **1217**  
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**1** BASEMENT FLOOR PLAN  
 A-1.0 3/32" = 1'-0"  
 [North Arrow]



1 FIRST FLOOR PLAN  
 A-1.1 3/32" = 1'-0"

ISSUED  
 Issued for Land Use - September 07, 2016  
 Issued for Diocese Review - September 23, 2016  
 Issued for Plan Com & UDC - October 20, 2016

PROJECT TITLE  
**Watts Hill  
 Apartments**

489 Commerce Dr.  
 Madison, WI  
 SHEET TITLE  
**First Floor Plan**

SHEET NUMBER

**A-1.1**

PROJECT NO. **1217**  
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1 SECOND FLOOR PLAN  
A-1.2 3/32" = 1'-0"



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Issued for Land Use - September 07, 2016  
Issued for Diocese Review - September 23, 2016  
Issued for Plan Com & UDC - October 20, 2016

PROJECT TITLE  
**Watts Hill  
Apartments**

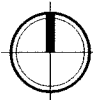
489 Commerce Dr.  
Madison, WI  
SHEET TITLE  
**Second Floor Plan**

SHEET NUMBER  
**A-1.2**

PROJECT NO. 1217  
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1 THIRD FLOOR PLAN  
A-1.3 3/32" = 1'-0"



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 Issued for Discretionary Review - September 23, 2016  
 Issued for Plan Com & UDC - October 20, 2016

PROJECT TITLE  
**Watts Hill  
 Apartments**

489 Commerce Dr.  
 Madison, WI  
 SHEET TITLE  
**Third Floor Plan**

SHEET NUMBER

**A-1.3**

PROJECT NO. **1217**  
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1 FOURTH FLOOR PLAN  
A-1.4 3/32" = 1'-0"

ISSUED  
 Issued for Land Use - September 07, 2016  
 Issued for Discretionary Review - September 23, 2016  
 Issued for Plan Com & UDC - October 20, 2016

PROJECT TITLE  
**Watts Hill  
 Apartments**

489 Commerce Dr.  
 Madison, WI  
 SHEET TITLE  
**Fourth Floor Plan**

SHEET NUMBER

**A-1.4**

PROJECT NO. **1217**  
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1 SOUTH ELEVATION ALONG WATTS ROAD  
 A-2.1 3/32" = 1'-0"

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 Issued for Disposal Review - September 23, 2016  
 Issued for PC & UDC - October 20, 2016



2 WEST ELEVATION ALONG COMMERCE DRIVE  
 A-2.1 3/32" = 1'-0"

PROJECT TITLE  
**Watts Hill**  
**Apartments**

489 Commerce Dr.  
 Madison, WI

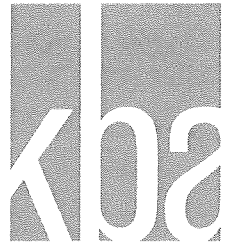
SHEET TITLE  
**Elevations**

SHEET NUMBER

**A-2.1**

PROJECT NO. **1217**  
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Material	Manufacturer	Color
Composite Fascia	Hardie	Rich Espresso
Heavy Timber	TBD	Stained Dark Mahogany
Composite Horiz. Upper Siding	Hardie	Downing Earth SW2820
Composite Vert. Siding	Hardie	Rich Espresso
Composite Horiz. Lower Siding	Hardie	Rich Espresso
Precast Band and Sills	Rockcast	Brindle- Smooth
Aluminum Railing	TBD	Black
Vinyl or Composite Windows	Visions	Heritage Brown
Metal Roof/Canopy/Panels	CMG	Burnished Slate
Cast Stone	Rockcast	Brindle-Split Face



**knothe & bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED

Issued for Land Use - September 07, 2016  
Issued for Land Use Supplement - Sept. 17, 2016  
Issued for Diocese Review - September 23, 2016  
Issued for PC & UDC - October 20, 2016

PROJECT TITLE

Watts Hill  
Apartments

489 Commerce Dr.  
Madison, WI

SHEET TITLE

Elevations

SHEET NUMBER

**A-2.2**

PROJECT NO. 1217

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1 NORTH ELEVATION  
A-2.2 3/32" = 1'-0"



2 EAST ELEVATION  
A-2.2 3/32" = 1'-0"

Material	Manufacturer	Color
Composite Fascia	Hardie	Rich Espresso
Heavy Timber	TBD	Stained Dark Mahogany
Composite Horiz. Upper Siding	Hardie	Downing Earth SW2820
Composite Vert. Siding	Hardie	Rich Espresso
Composite Horiz. Lower Siding	Hardie	Rich Espresso
Precast Band and Sills	Rockcast	Brindle- Smooth
Aluminum Railing	TBD	Black
Vinyl or Composite Windows	Visions	Heritage Brown
Metal Roof/Canopy/Panels	CMG	Burnished Slate
Cast Stone	Rockcast	Brindle-Split Face





West Elevation along Commerce Drive



South Elevation along Watts Road

Watts Hill Elevations  
489 Commerce Drive, Madison, WI  
October 12, 2016

