

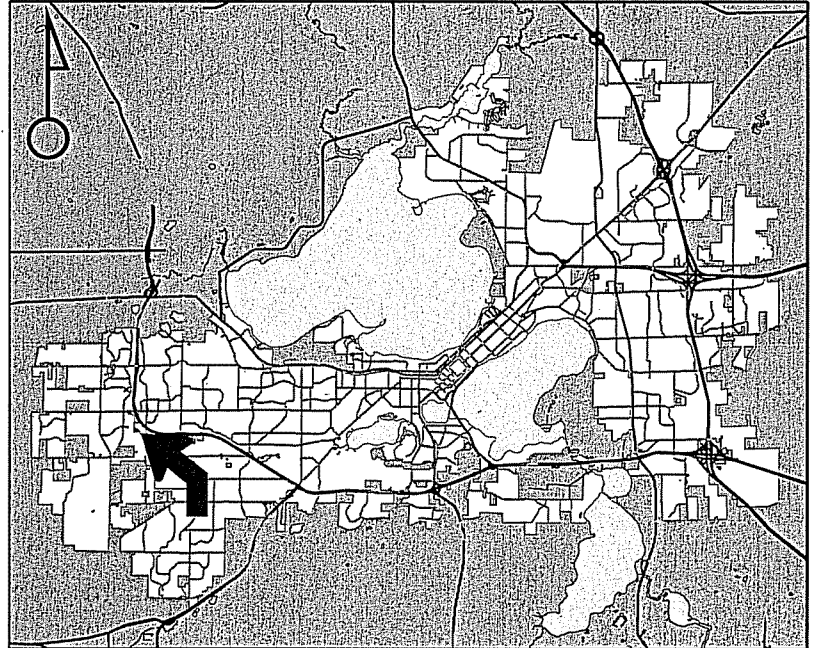


Location
503-519 Commerce Drive

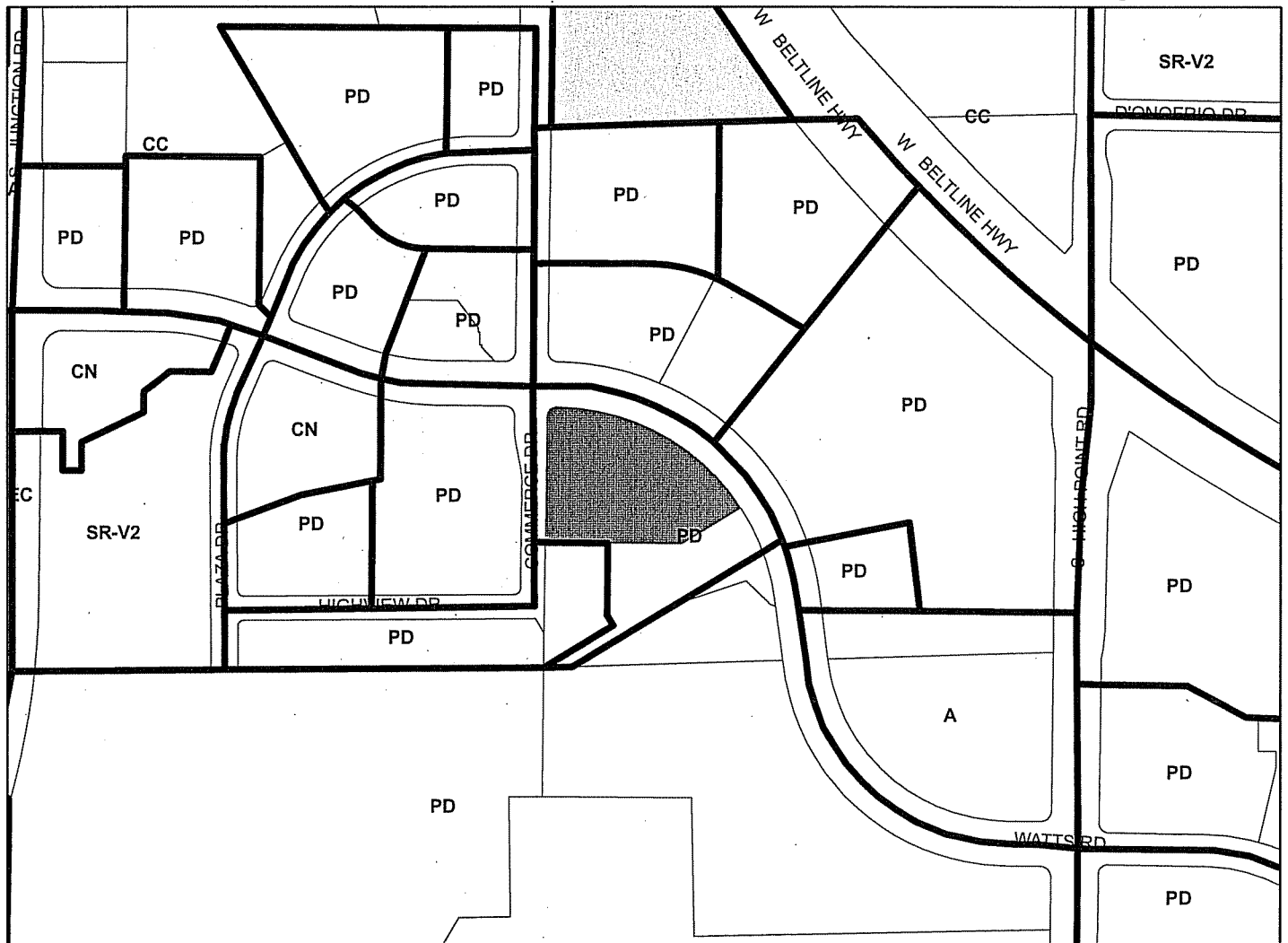
Applicant
All Saints Cottages and Condos/
David Baum -A2K

Proposed Use
Amend Planned Development to allow approved fiber cement siding to be replaced with vinyl siding

Public Hearing Date
Plan Commission
27 July 2015

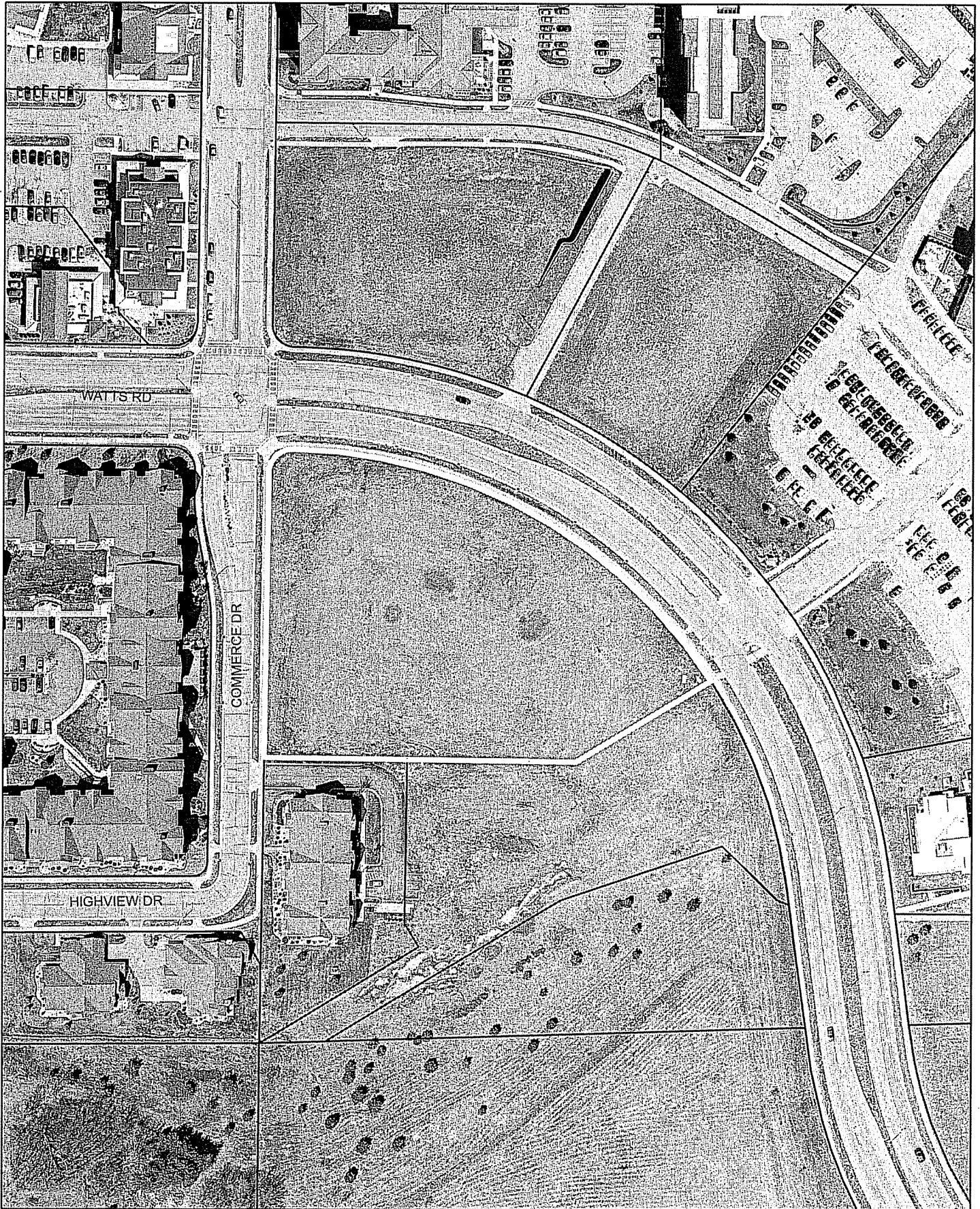


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 July 2015





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

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$ 500</u>	Receipt No. <u>4774-</u>
Date Received <u>6/10/15</u>	<u>0000</u>
Received By <u>JLK</u>	
Parcel No. <u>0708-262-1008-4</u>	
Aldermanic District <u>9 Paul Skidmore</u>	
Zoning District <u>PD</u>	
Special Requirements <u>Zone PD</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 503, 511, 519 Commerce Dr.

Project Title (if any): All Saints Phase 3

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

- Zoning Map Amendment from _____ to _____
- 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: David Baum Company: A2K
 Street Address: 311 E Chicago Suite 300 City/State: Milwaukee, WI Zip: 53202
 Telephone: (414) 276-1760 Fax: (414) 276-1764 Email: dbaum@sha-a2k.com

Project Contact Person: David Baum Company: A2K
 Street Address: 311 E. Chicago Suite 300 City/State: Milwaukee, WI Zip: 53202
 Telephone: (414) 276-1760 Fax: (414) 276-1764 Email: dbaum@sha-a2k.com

Property Owner (if not applicant): All Saints Cottages and Condos, inc.
 Street Address: 702 South High Point Road City/State: Madison, WI Zip: 53719

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This will be phase III of the All Saints campus it will include 48 units of independent senior apartments along with 63 units of CBRF frail care to support the existing campus program.

Development Schedule: Commencement May 2015 Completion Aug 2016

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 ½ 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 ² 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:

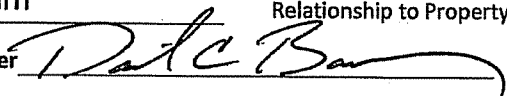
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

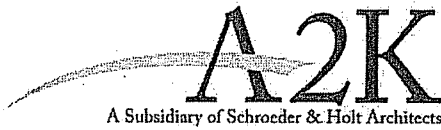
Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: _____ Date: _____ Zoning Staff: _____ Date: _____

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

Name of Applicant David C. Baum Relationship to Property: Architect

Authorizing Signature of Property Owner  Date 6/10/2015



June 10, 2015

Planning Division
215 MLK Blvd. Suite LL-100
Madison, WI
53701-2985

Re: All Saints Campus Phase III PD alteration

This package is a request to amend the approved PD for the All Saints Campus phase III. We are requesting that the exterior siding be changed from fibercement to vinyl to match phase one and phase two of the All Saints Campus. This request has the support and approval of the Alder (see attached email correspondence) Mr. Paul Skidmore. The correspondence also contains the Alder's waiver of the 30-day advance notice. Per the direction of Mr. Matt Tucker we are submitting the revised elevations only. The revised elevation has the requested material changed clouded.

If you need any additional information please feel free to contact me and we will address your concerns.

Respectfully,

A handwritten signature in black ink, appearing to read 'D.C. Baum', with a long, sweeping underline.

David C. Baum
President A2K

Cc: David Griffin – ElderSpan Management
John Thode – Horizon Development
File

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

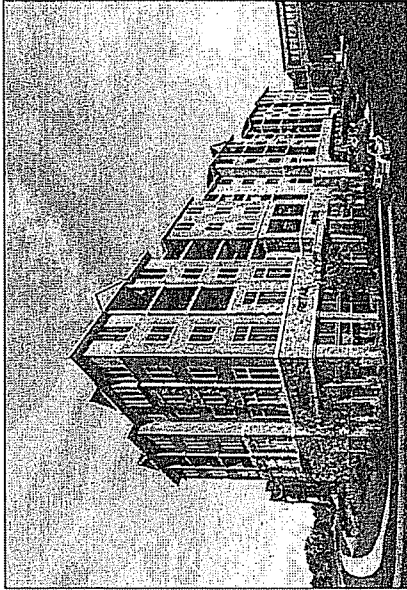
p. 414-276-1760
f. 414-276-1764

www.sha-a2k.com

All Saints Assisted Living Phase 3

503, 511, 519 Commerce Dr.

Madison, WI



PROJECT DIRECTORY:

OWNER:
All Saints Assisted Living Center, Inc.
1000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
FAX: (608) 278-2311
ATTN: Steve K. East

ARCHITECT:
Architecture 2000
2000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
FAX: (608) 278-2311
ATTN: Steve K. East

MANAGEMENT/OWNER CONSULTANTS:
Elliott Management Group, LLC
1000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
FAX: (608) 278-2311
ATTN: Steve K. East

LANDSCAPE ARCHITECT:
Landscape Architecture, LLC
2000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
FAX: (608) 278-2311
ATTN: Steve K. East

GENERAL CONTRACTOR/RYELIFE:
Ryeflex Construction Group, LLC
1000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
FAX: (608) 278-2311
ATTN: Steve K. East

KITCHEN:
KITCHENS UNLIMITED, LLC
1000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
FAX: (608) 278-2311
ATTN: BRUCE MICKEL

STRUCTURAL:
Structural Engineers, Inc.
1000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
ATTN: Tom Green

PROJECT INFORMATION:

Contract Date: 05/15/15
Project Name: All Saints Assisted Living Phase 3
Project Location: 503, 511, 519 Commerce Dr., Madison, WI 53711
Project Description: This project consists of the construction of a three-story assisted living building with 100 units, including 50 units with private entrances and 50 units with shared entrances. The building will include a central courtyard and a parking garage. The project is located on a 1.5-acre site in the All Saints neighborhood of Madison, WI.

Project Information:
Project No. 15-001
Project Name: All Saints Assisted Living Phase 3
Project Location: 503, 511, 519 Commerce Dr., Madison, WI 53711
Project Description: This project consists of the construction of a three-story assisted living building with 100 units, including 50 units with private entrances and 50 units with shared entrances. The building will include a central courtyard and a parking garage. The project is located on a 1.5-acre site in the All Saints neighborhood of Madison, WI.

Architect: Architecture 2000
2000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
FAX: (608) 278-2311
ATTN: Steve K. East

General Contractor: Ryeflex Construction Group, LLC
1000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
FAX: (608) 278-2311
ATTN: Steve K. East

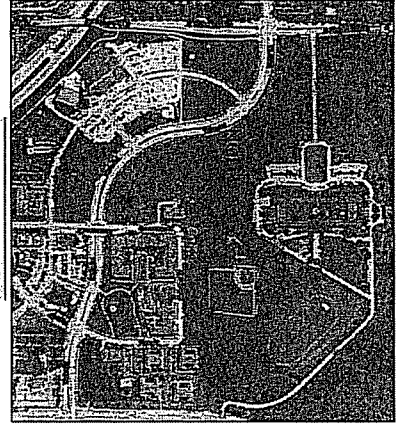
Kitchen: KITCHENS UNLIMITED, LLC
1000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
FAX: (608) 278-2311
ATTN: BRUCE MICKEL

Structural: Structural Engineers, Inc.
1000 North Lincoln Avenue
Madison, WI 53711
TEL: (608) 278-2311
ATTN: Tom Green

SHEET INDEX:

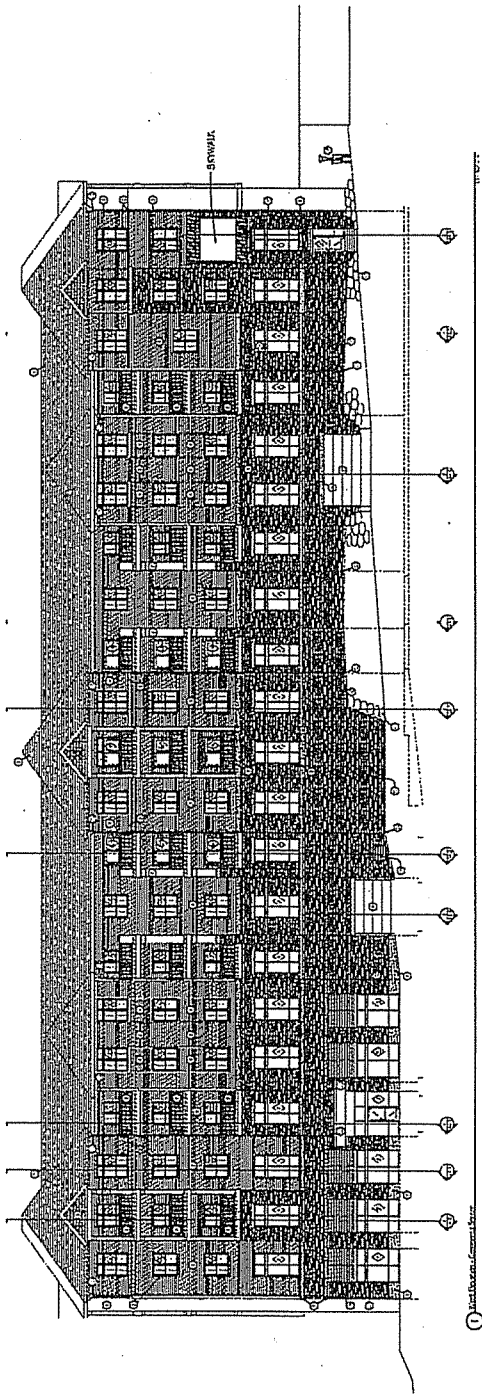
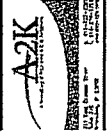
SHEET	DESCRIPTION
1	TITLE SHEET
2	ARCHITECTURAL DRAWINGS
3	INTERIOR ELEVATIONS - 2E
4	EXTERIOR ELEVATIONS - 2E
5	EXTERIOR ELEVATIONS - 2E
6	EXTERIOR ELEVATIONS - 2E

VICINITY MAP



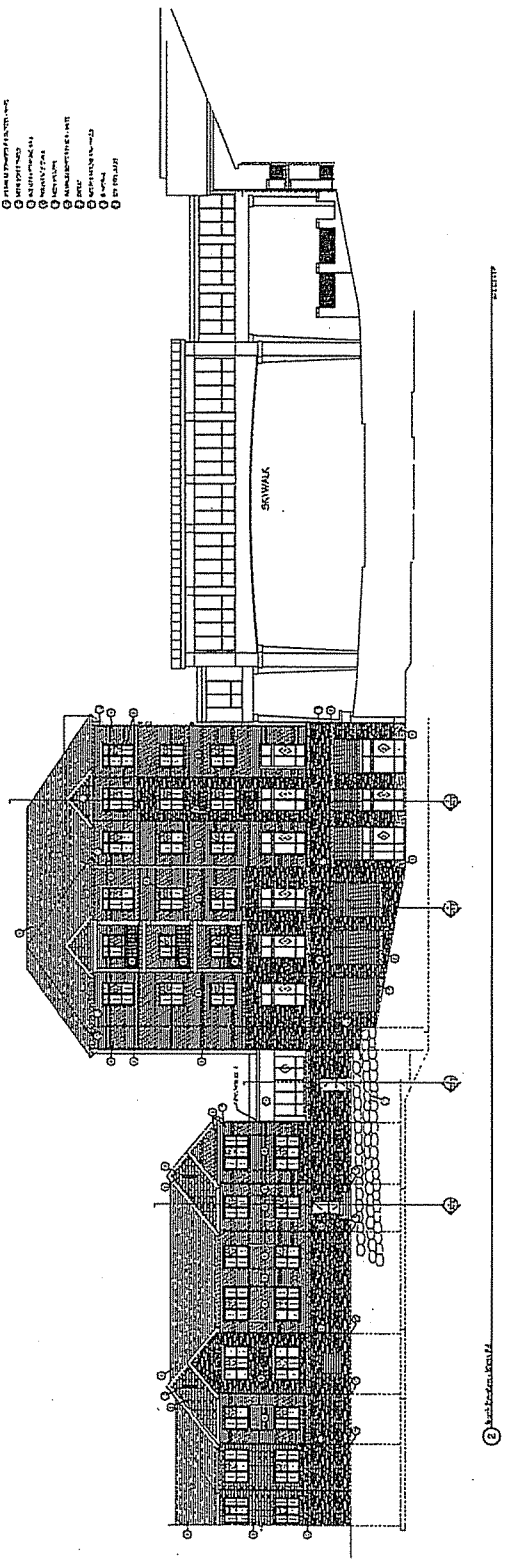
DATE	11/12/12
SCALE	AS SHOWN
PROJECT	ALL SAINTS CAMPUS PHASE III
CLIENT	ST. JOHN'S UNIVERSITY
ARCHITECT	A2K ARCHITECTS
DESIGNER	
CHECKER	
DATE	
SCALE	
PROJECT	
CLIENT	
ARCHITECT	
DESIGNER	
CHECKER	
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ARCHITECT	
DESIGNER	
CHECKER	

All Saints Campus Phase III
503, 511, 519 Commerce Dr.
Madison, WI



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- ⑤ - 5th Floor
- ⑥ - 6th Floor

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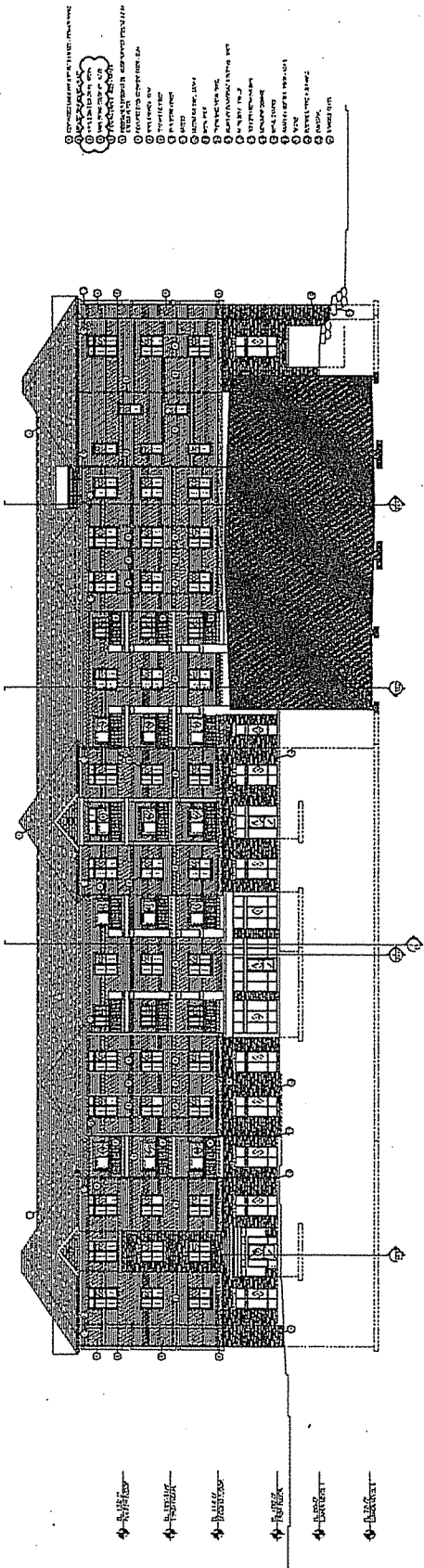
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NO. 30	REVISION

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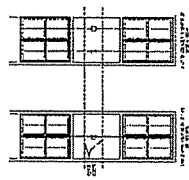
All Saints Campus Phase III
503, 511, 519 Commerce Dr.
Madison, WI

CONSTRUCTION SET

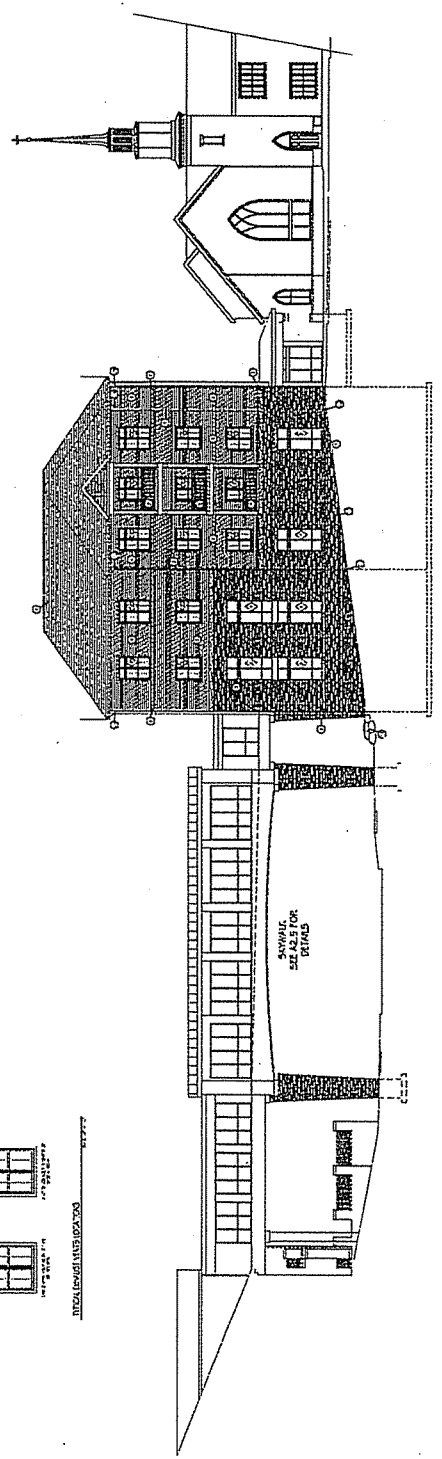


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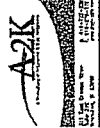


WINDOW DETAILS



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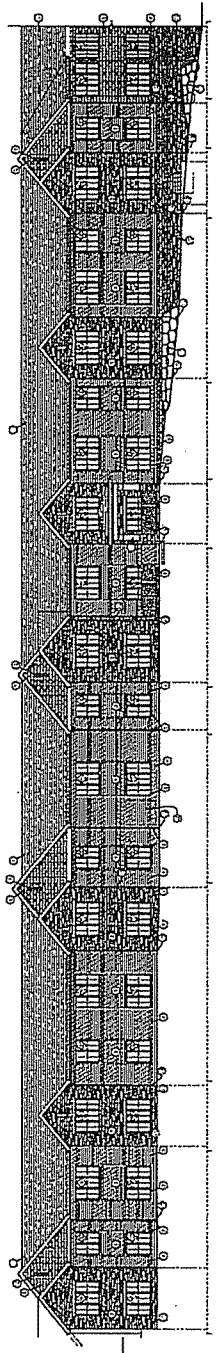
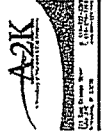


DATE	12/15/2011
SCALE	AS SHOWN
PROJECT	ALL SAINTS CAMPUS PHASE III
CLIENT	ST. ANNE'S PARISH
DESIGNER	AKK ARCHITECTS
DATE	
SCALE	
PROJECT	
CLIENT	
DESIGNER	

A2.3

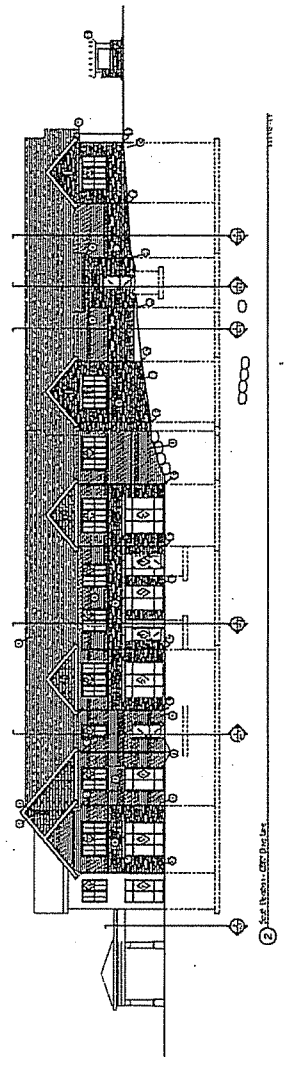
CONSTRUCTION SET

All Saints Campus Phase III
 503, 511, 519 Commerce Dr.
 Madison, WI



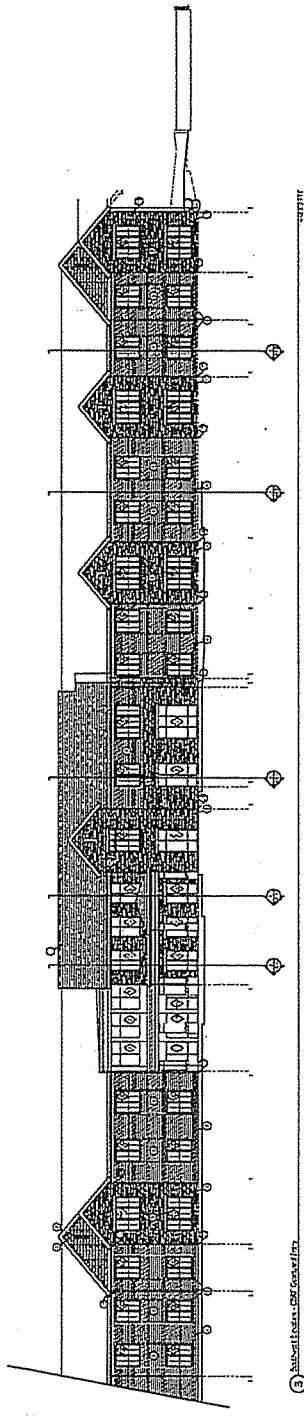
1st Floor
 2nd Floor
 3rd Floor

1 Section - 01/15/11



1st Floor
 2nd Floor
 3rd Floor

2 Section - 01/15/11



1st Floor
 2nd Floor
 3rd Floor

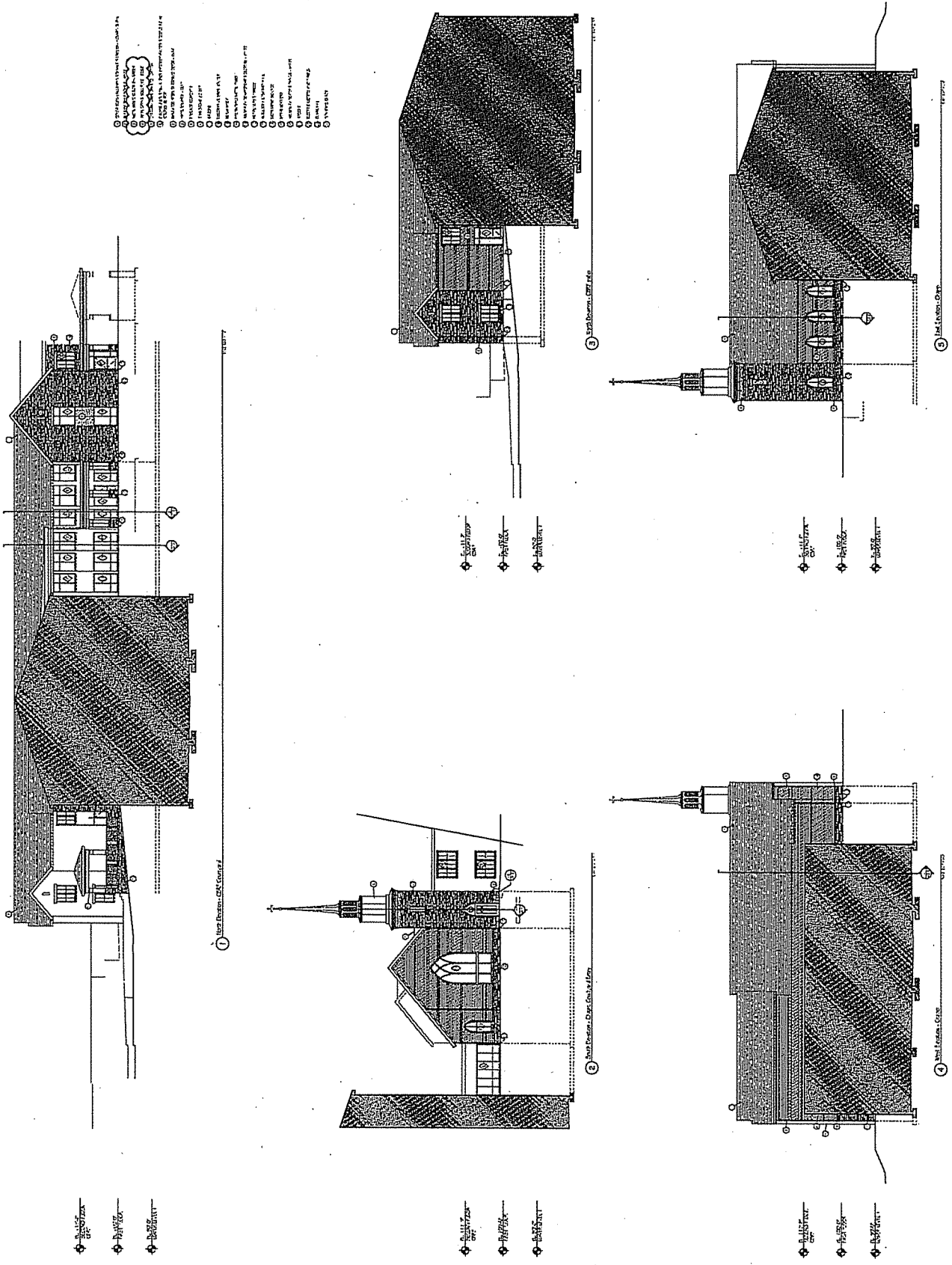
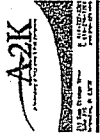
3 Section - 01/15/11

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DATE	11/11/11
PROJECT	ALL SAINTS CAMPUS PHASE III
CLIENT	ST. JOHN'S UNIVERSITY
DESIGNER	A2K ARCHITECTS
SCALE	1/8" = 1'-0"
NO. OF SHEETS	10
SHEET NO.	10
TITLE	CONSTRUCTION SET

A2.4

All Saints Campus Phase III
503, 511, 519 Commerce Dr.
Madison, WI



- 1. BRICK
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- 3. BRICK WITH POINTING AND GUTTER
- 4. BRICK WITH POINTING AND GUTTER AND DOWNSPOUT
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- 12. BRICK WITH POINTING AND GUTTER AND DOWNSPOUT AND ROOF AND CHIMNEY AND TOWER AND STAIRS AND PORCH AND FENCE AND DRIVEWAY AND LANDSCAPE
- 13. BRICK WITH POINTING AND GUTTER AND DOWNSPOUT AND ROOF AND CHIMNEY AND TOWER AND STAIRS AND PORCH AND FENCE AND DRIVEWAY AND LANDSCAPE AND LIGHTING
- 14. BRICK WITH POINTING AND GUTTER AND DOWNSPOUT AND ROOF AND CHIMNEY AND TOWER AND STAIRS AND PORCH AND FENCE AND DRIVEWAY AND LANDSCAPE AND LIGHTING AND SIGNAGE
- 15. BRICK WITH POINTING AND GUTTER AND DOWNSPOUT AND ROOF AND CHIMNEY AND TOWER AND STAIRS AND PORCH AND FENCE AND DRIVEWAY AND LANDSCAPE AND LIGHTING AND SIGNAGE AND PAINT
- 16. BRICK WITH POINTING AND GUTTER AND DOWNSPOUT AND ROOF AND CHIMNEY AND TOWER AND STAIRS AND PORCH AND FENCE AND DRIVEWAY AND LANDSCAPE AND LIGHTING AND SIGNAGE AND PAINT AND ROOFING
- 17. BRICK WITH POINTING AND GUTTER AND DOWNSPOUT AND ROOF AND CHIMNEY AND TOWER AND STAIRS AND PORCH AND FENCE AND DRIVEWAY AND LANDSCAPE AND LIGHTING AND SIGNAGE AND PAINT AND ROOFING AND MECHANICAL
- 18. BRICK WITH POINTING AND GUTTER AND DOWNSPOUT AND ROOF AND CHIMNEY AND TOWER AND STAIRS AND PORCH AND FENCE AND DRIVEWAY AND LANDSCAPE AND LIGHTING AND SIGNAGE AND PAINT AND ROOFING AND MECHANICAL AND ELECTRICAL
- 19. BRICK WITH POINTING AND GUTTER AND DOWNSPOUT AND ROOF AND CHIMNEY AND TOWER AND STAIRS AND PORCH AND FENCE AND DRIVEWAY AND LANDSCAPE AND LIGHTING AND SIGNAGE AND PAINT AND ROOFING AND MECHANICAL AND ELECTRICAL AND PLUMBING
- 20. BRICK WITH POINTING AND GUTTER AND DOWNSPOUT AND ROOF AND CHIMNEY AND TOWER AND STAIRS AND PORCH AND FENCE AND DRIVEWAY AND LANDSCAPE AND LIGHTING AND SIGNAGE AND PAINT AND ROOFING AND MECHANICAL AND ELECTRICAL AND PLUMBING AND FINISHES