

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>3-12-14</u>	Action Requested
UDC MEETING DATE: <u>3-19-14</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 501, 509 + 517 COMMENCE DR.

ALDERMANIC DISTRICT: 9 - SKIDMORE

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
HORIZON DEVELOPMENT CORP. ARCHITECTURE 2000

5201 E. TERRACE DR. MADISON, WI. 311 E CHICAGO SUITE 310 MILWAUKEE, WI.

JOHN FAUST / JOHN THODE DAVID C BAUM

CONTACT PERSON: DAVID C BAUM

Address: 311 E CHICAGO SUITE 310 MILWAUKEE WI.

Phone: 414-276-1760

Fax: 414-276-1764

E-mail address: DBAUM@SHA-A2K.COM

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD) AMENWOOD PD, AMENWOOD 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 _____

CITY OF MADISON
11:34 a.m.
MAR 12 2014
Planning & Community
& Economic Development

*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

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SITE PLAN; 1" = 60' SCALE

SITE PLAN; 1" = 30' SCALE

FLOOR PLANS

1" = 20' SCALE

ELEVATIONS

1" = 20' SCALE

PERSPECTIVES

LANDSCAPE PLAN

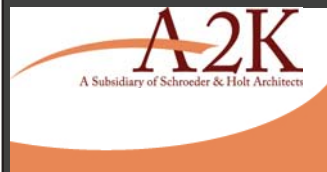
1" = 20' SCALE

CIVIL DRAWINGS

AS INDICATED



SITE LOCATION



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

ALL SAINTS CAMPUS
TITLE SHEET

March 12, 2014

All Saints Phase III

All Saints Phase III, a Continuum of Care Residential Community
Watts Road and Commerce Drive
Madison, WI 53719
Initial Approval and/or Recommendation
Amended PDP/SIP

History and a Brief description of the proposed Project

History- Project Location

All Saints, 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 Saints, 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:	185,365 sq. ft. (4.26 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



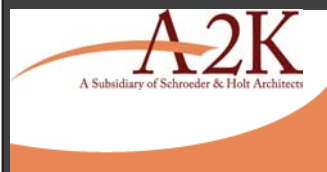
RETAIL AT COMMERCE AND WATTS



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



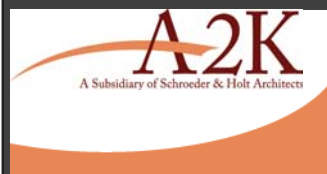
144 UNITS ALL SAINTS RETIREMENT



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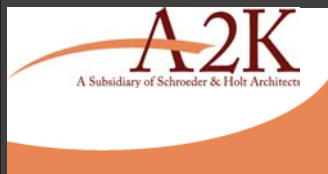
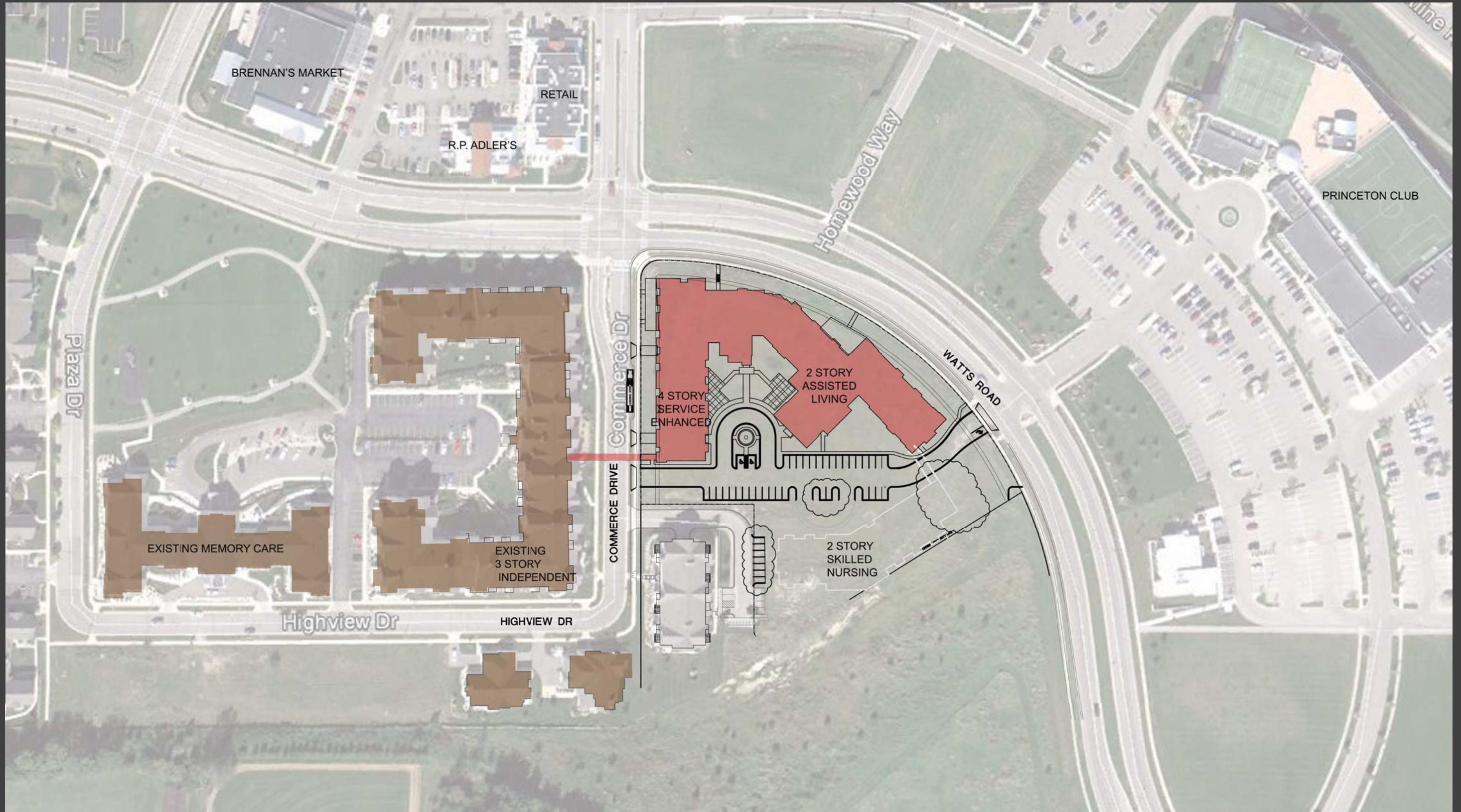


12 UNIT CONDEO, HILLSIDE ESTATES



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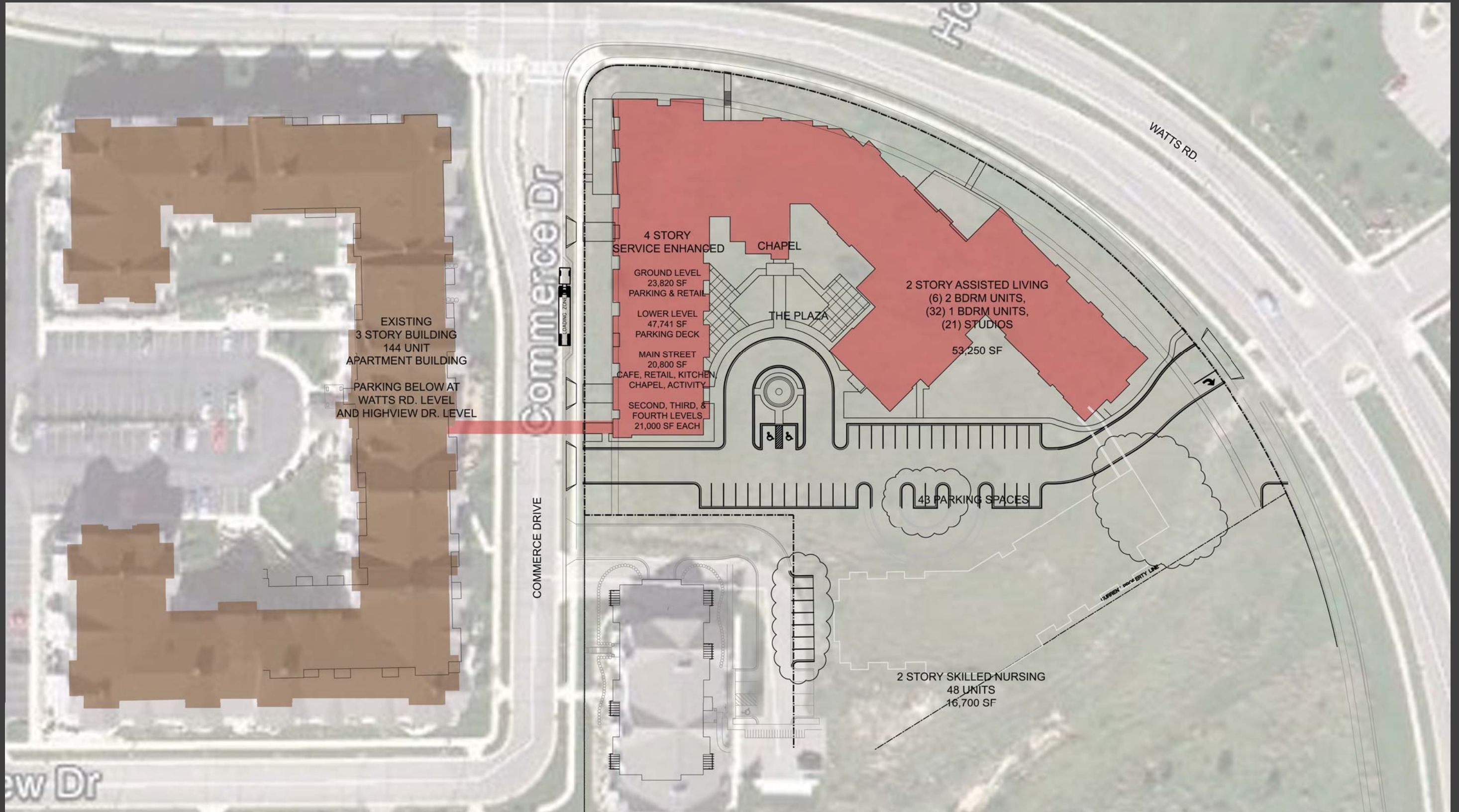
ALL SAINTS CAMPUS
CONTEXTUAL PHOTOS

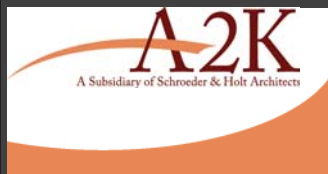
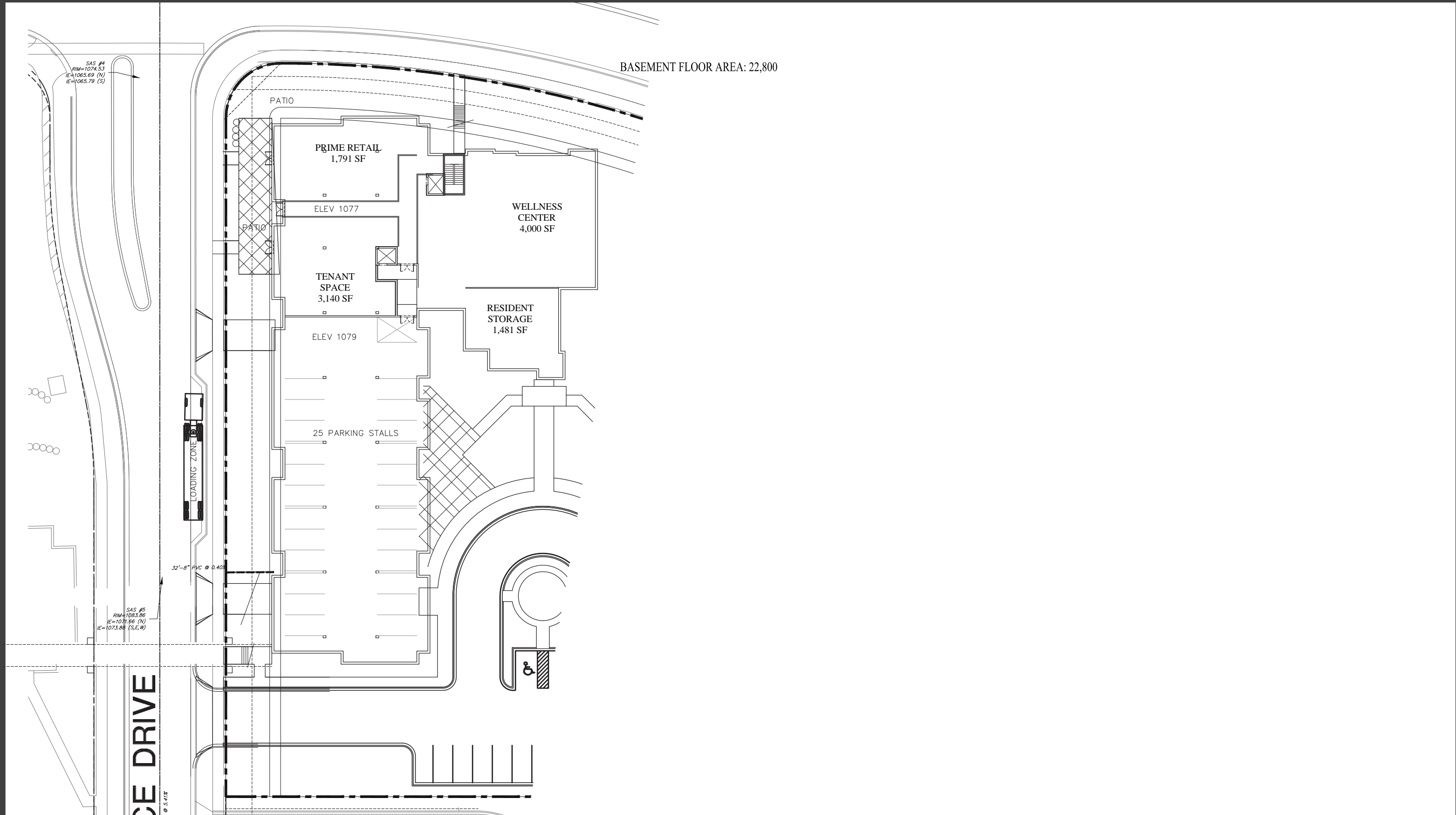


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ALL SAINTS CAMPUS
 SITE PLAN; 1" = 60' SCALE

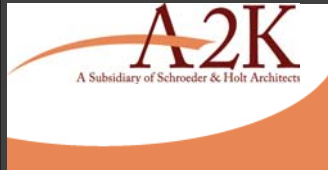
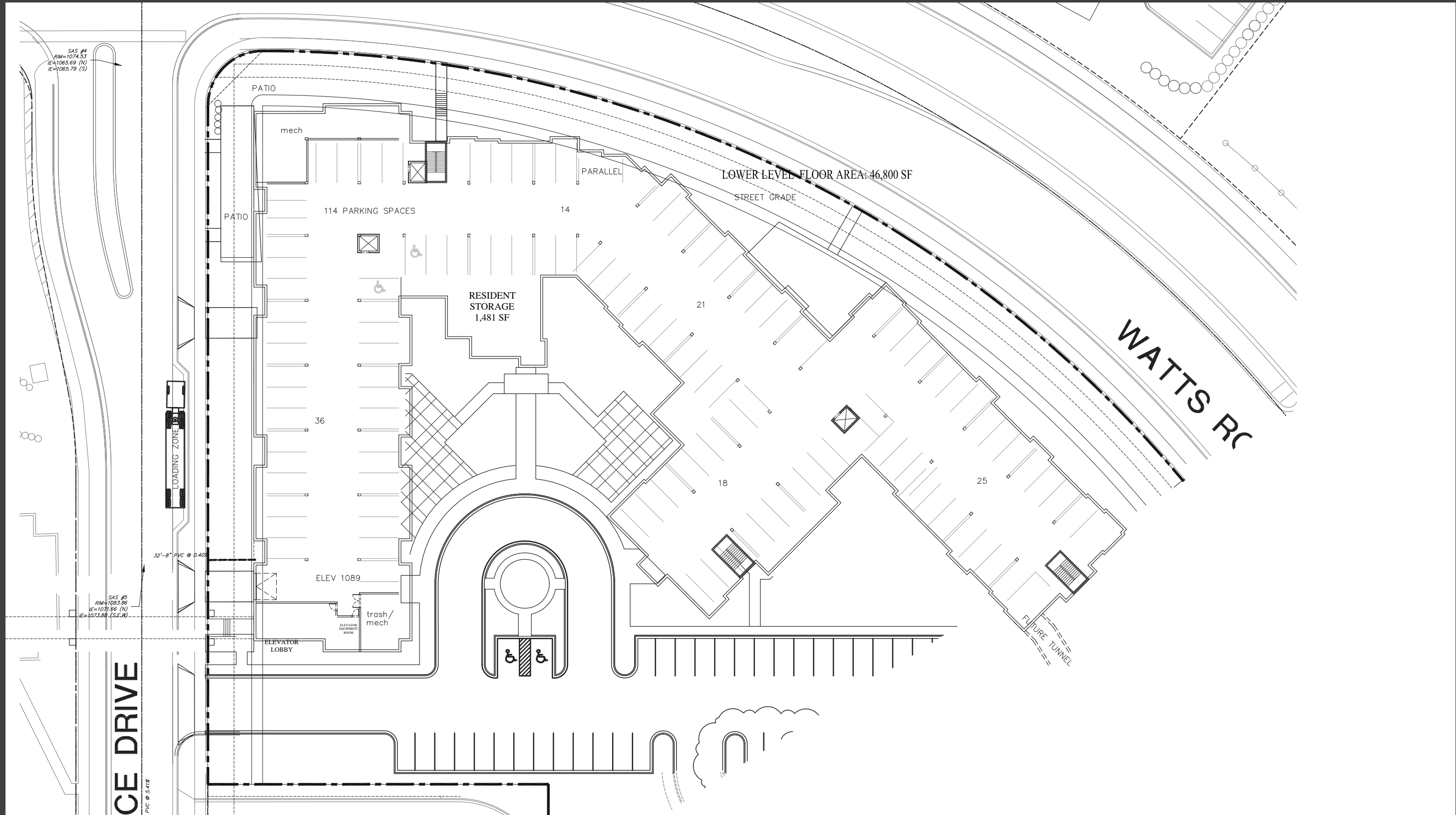
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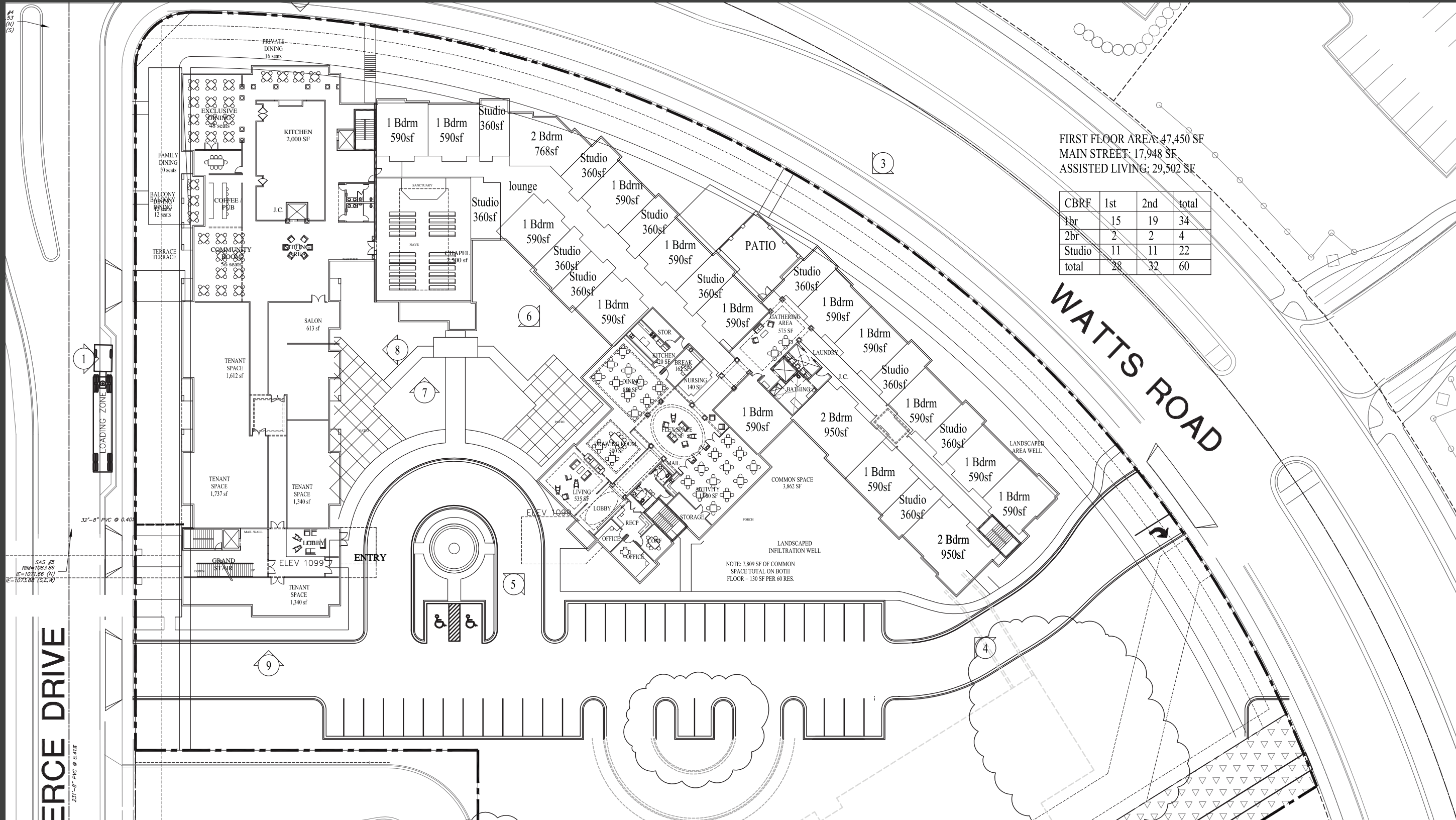
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ALL SAINTS CAMPUS
 BASEMENT LEVEL: 1" = 20'



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ALL SAINTS CAMPUS
 LOWER LEVEL: 1" = 20'



FIRST FLOOR AREA: 47,450 SF
 MAIN STREET: 17,948 SF
 ASSISTED LIVING: 29,502 SF

CBRF	1st	2nd	total
1br	15	19	34
2br	2	2	4
Studio	11	11	22
total	28	32	60

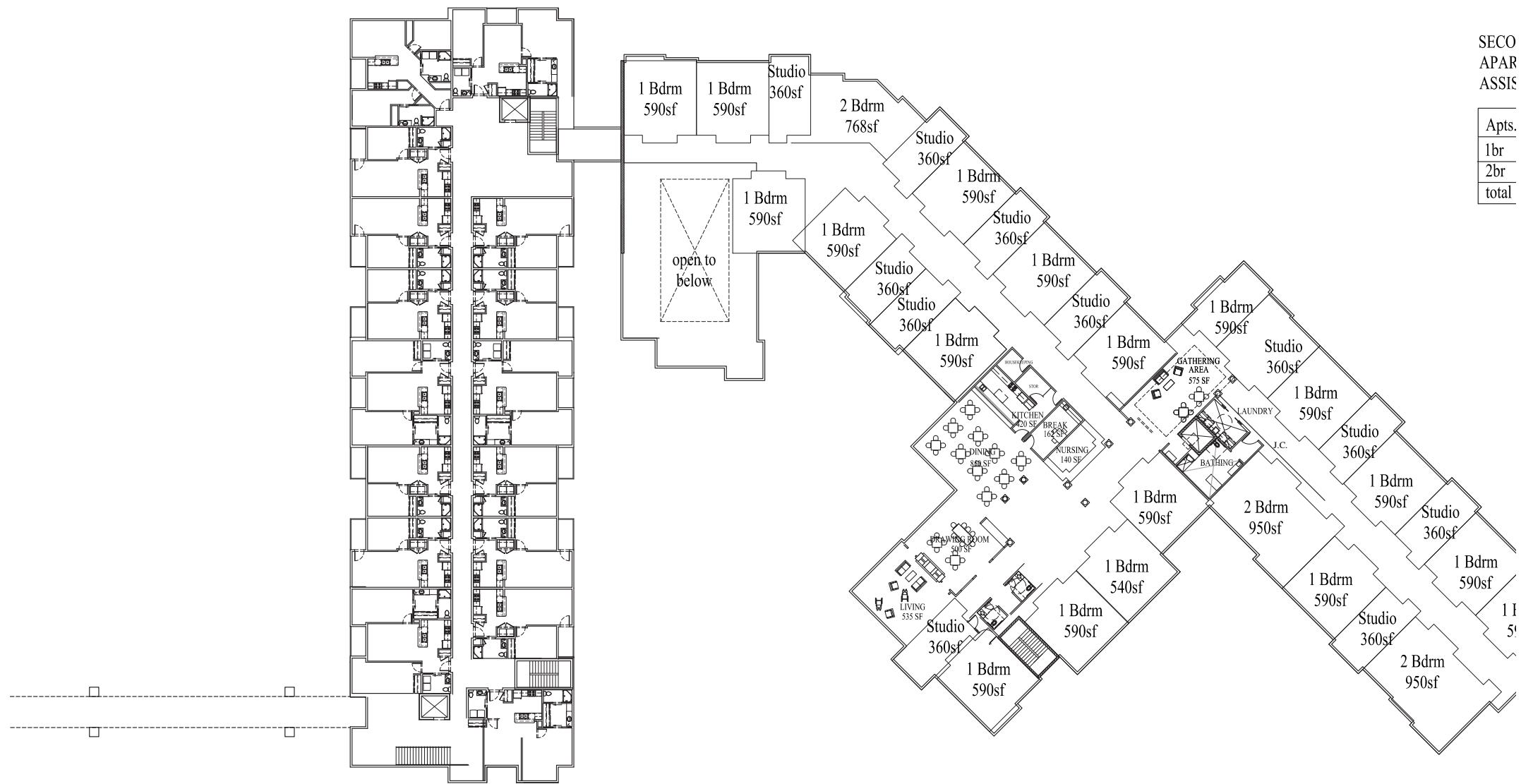
WATTS ROAD

ERCE DRIVE

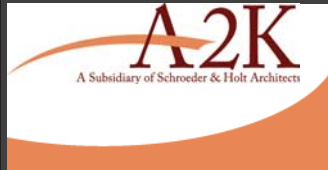


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ALL SAINTS CAMPUS
 FIRST FLOOR: 1" = 20'

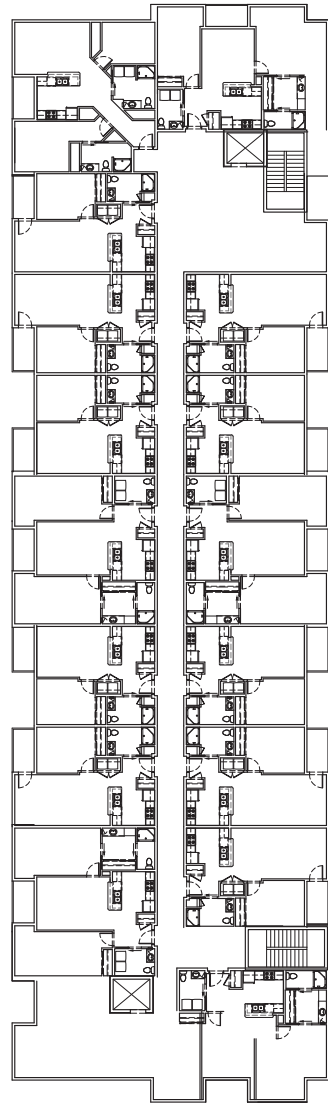


SECO
APAR
ASSIS
Apts.
1br
2br
total

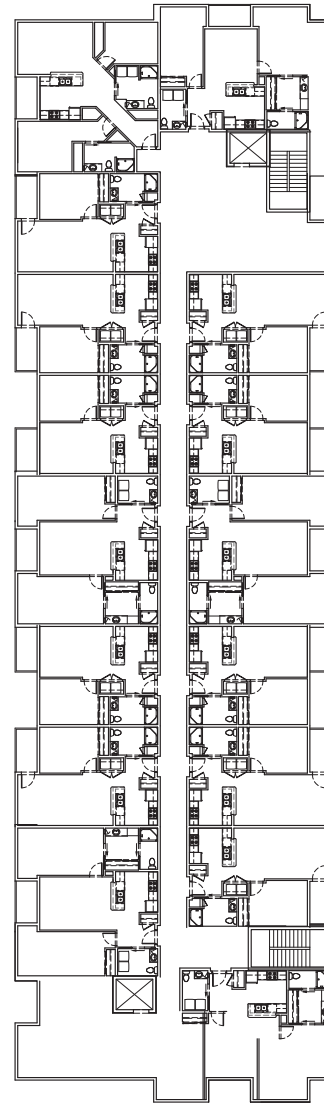


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ALL SAINTS CAMPUS
 SECOND FLOOR: 1" = 20'



THIRD FLOOR AREA: 17,590 SF
APARTMENTS: 17,590 SF



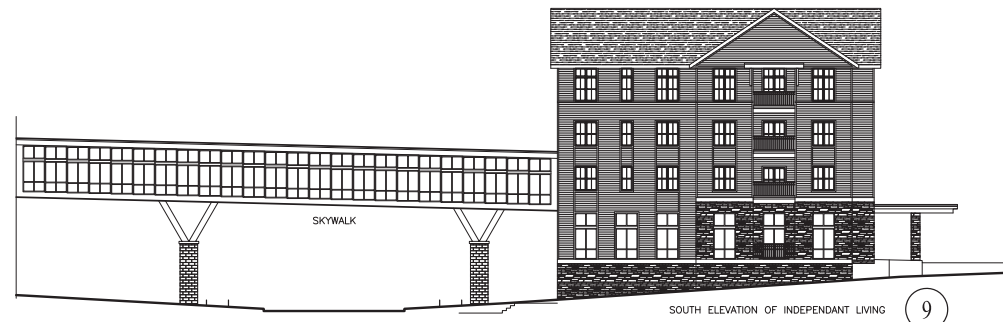
FOURTH FLOOR AREA: 17,590 SF
APARTMENTS: 17,590 SF



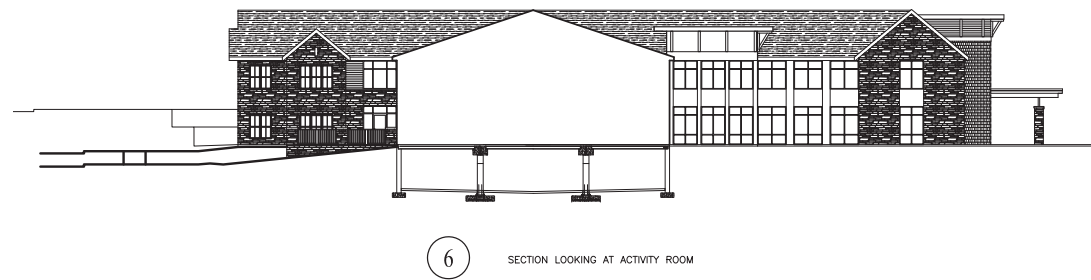
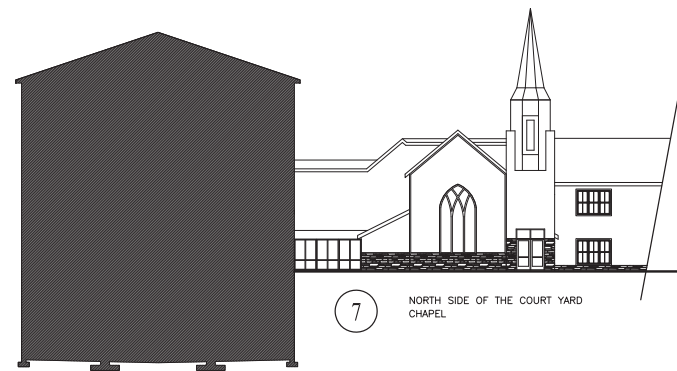
2 WATTS RD. ELEVATION OF INDEPENDENT APARTMENT



1 COMMERCE ST. ELEVATION



SOUTH ELEVATION OF INDEPENDANT LIVING 9





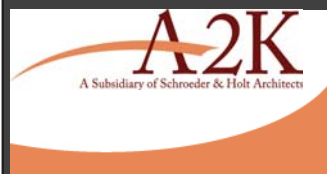
5 ENTRANCE OF CBRF



4 SOUTH ELEVATION OF CBRF AT DRIVE LANE



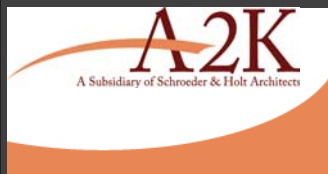
3 WATTS RD. ELEVATION OF CBRF



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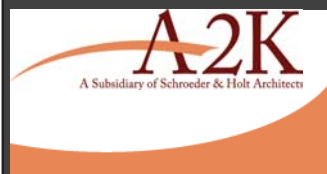
ALL SAINTS CAMPUS
PERSPECTIVES

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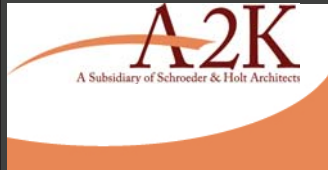
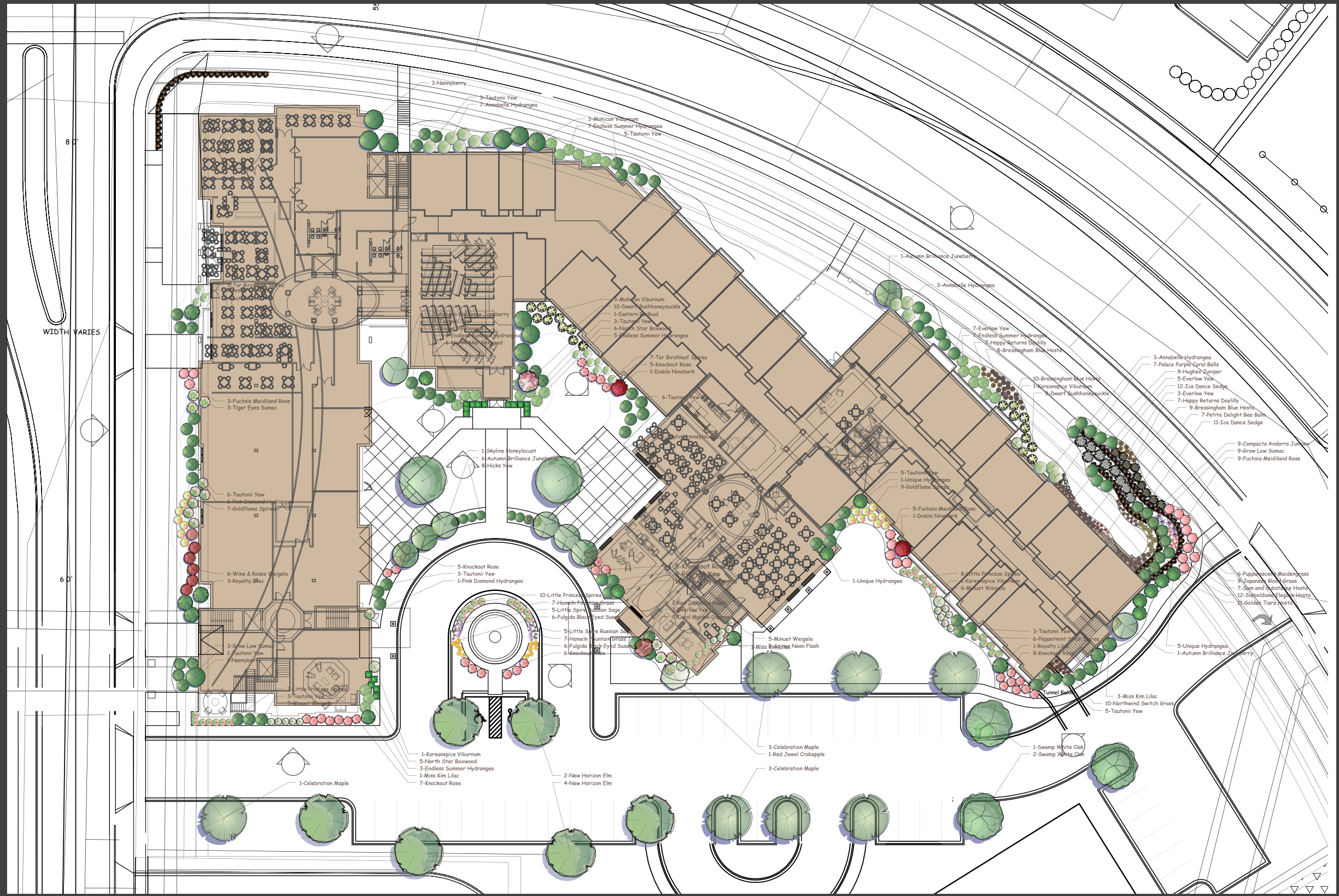
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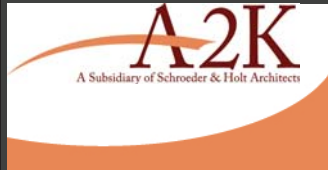
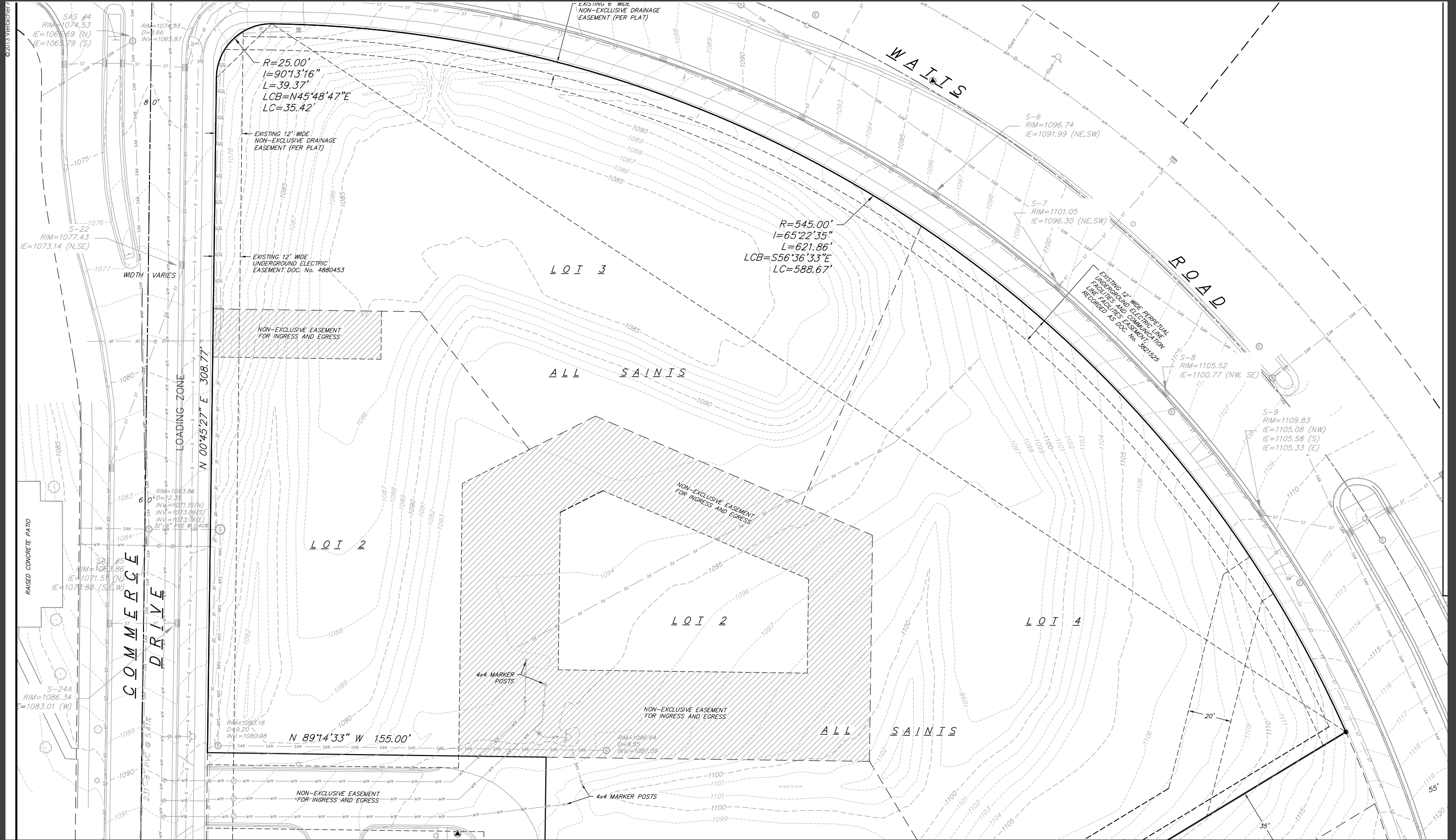
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ALL SAINTS CAMPUS
LANDSCAPE PLAN: 1" = 20'

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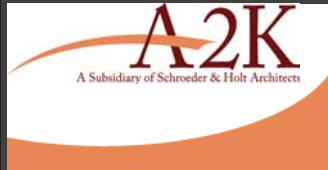
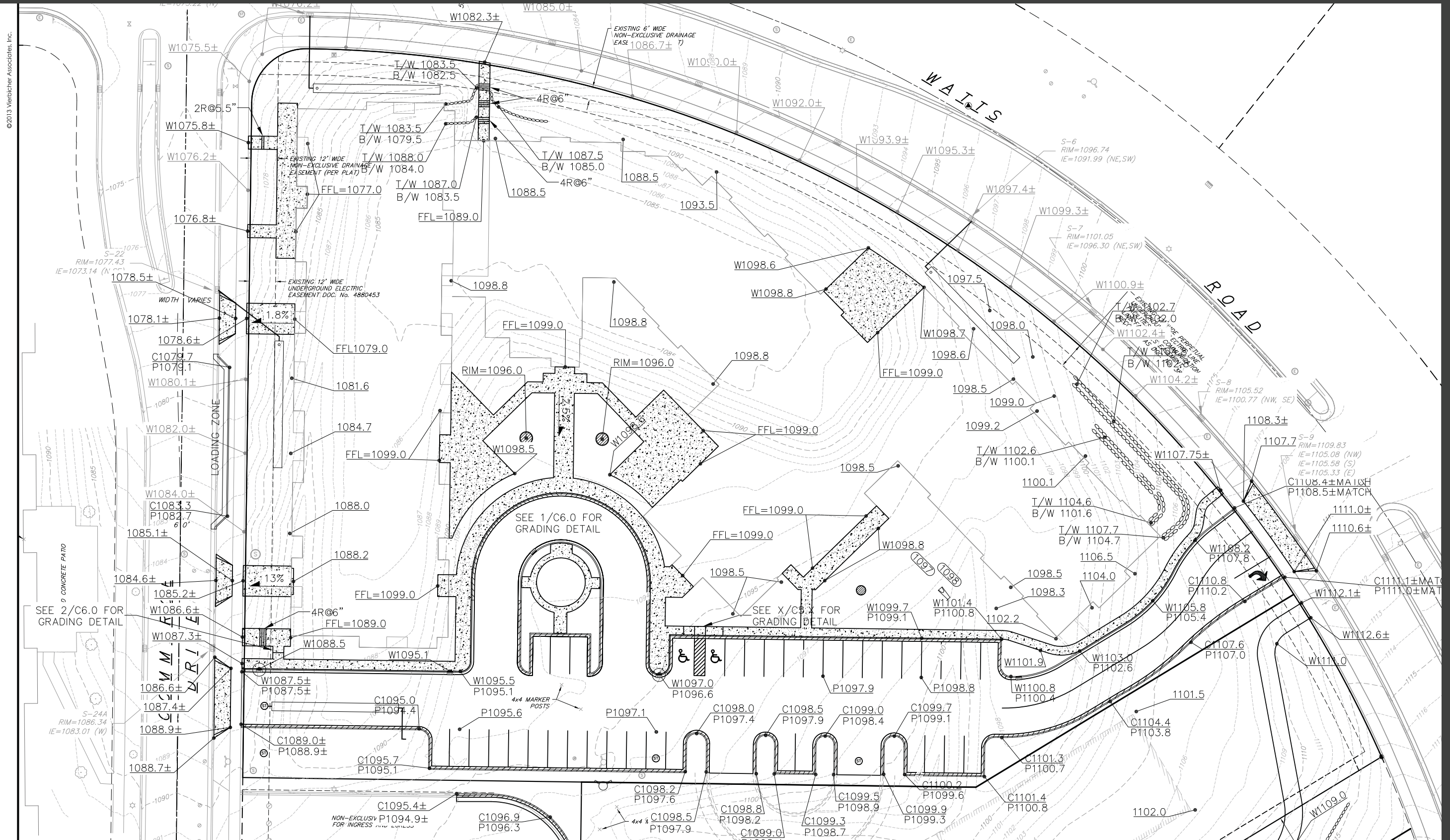


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ALL SAINTS CAMPUS
 CIVIL DRAWINGS

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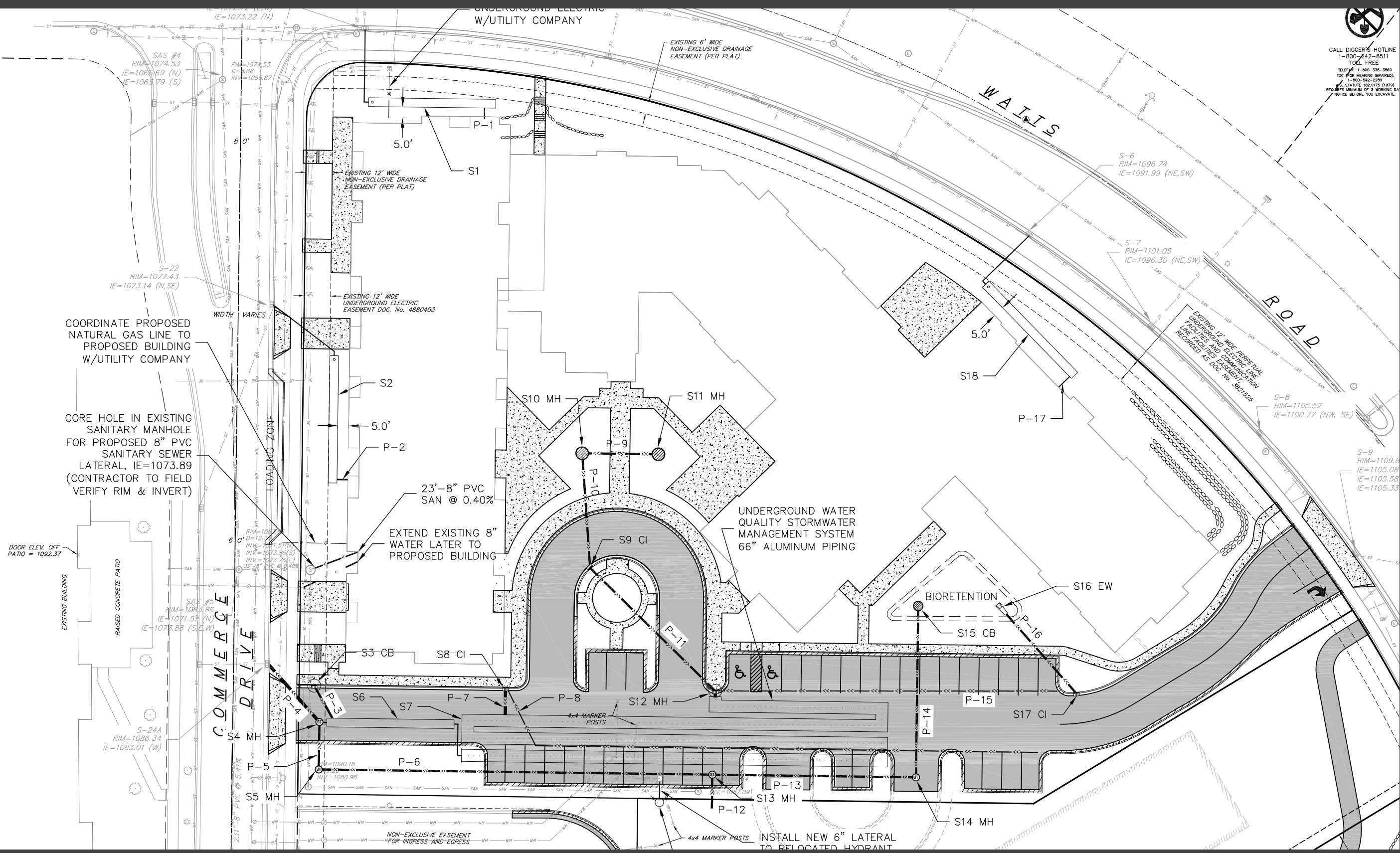
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ALL SAINTS CAMPUS
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March 12, 2014



COORDINATE PROPOSED NATURAL GAS LINE TO PROPOSED BUILDING W/UTILITY COMPANY

CORE HOLE IN EXISTING SANITARY MANHOLE FOR PROPOSED 8" PVC SANITARY SEWER LATERAL, IE=1073.89 (CONTRACTOR TO FIELD VERIFY RIM & INVERT)

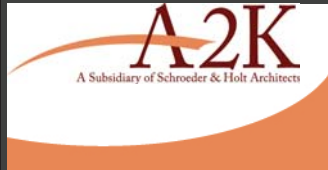
23'-8" PVC SAN @ 0.40%

EXTEND EXISTING 8" WATER LATER TO PROPOSED BUILDING

UNDERGROUND WATER QUALITY STORMWATER MANAGEMENT SYSTEM 66" ALUMINUM PIPING

BIORETENTION

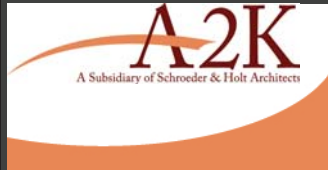
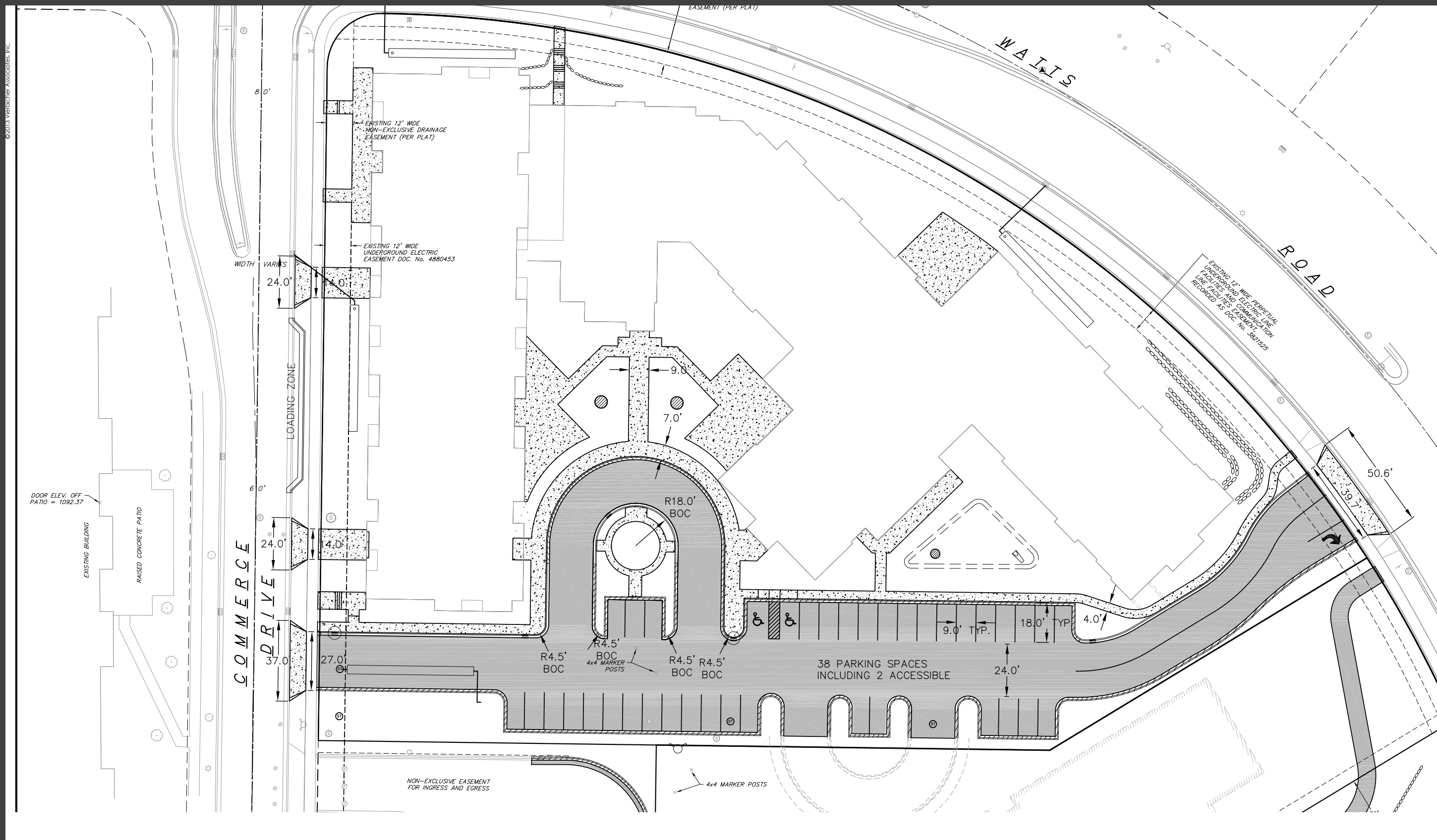
INSTALL NEW 6" LATERAL TO RELOCATED HYDRANT



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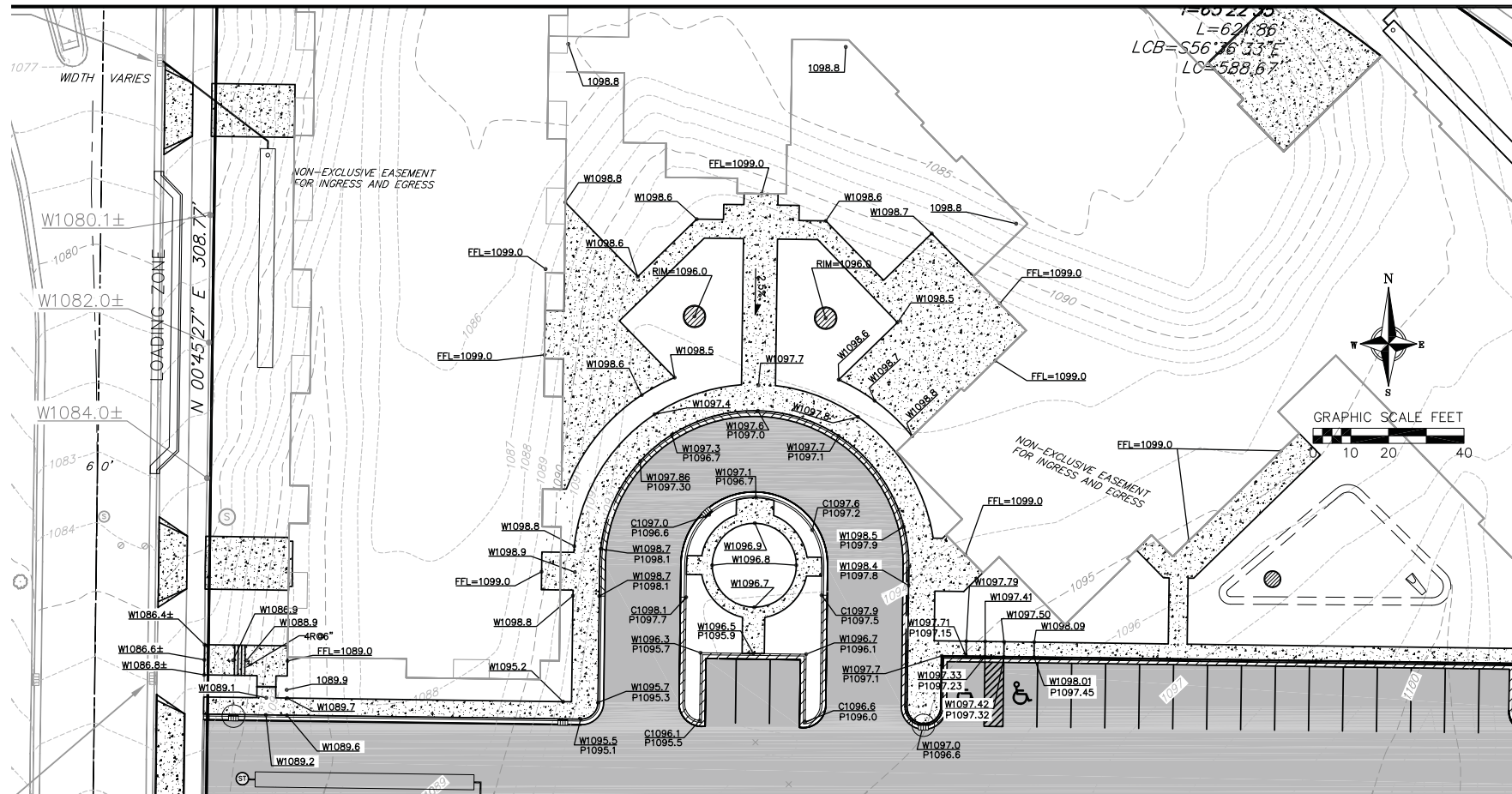
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March 12, 2014



1 ELEVATION SPOT DETAIL
6.0 SCALE: 1:20