

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 13, 2013

TITLE: 501, 509 & 517 Commerce Drive –
Amended PD(GDP-SIP) for Sixty-Units of
Assisted Living, Revised Plans. 9th Ald.
Dist. (31146)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: November 13, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Melissa Huggins, Lauren Cnare, Cliff Goodhart and Tom DeChant.

SUMMARY:

At its meeting of November 13, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for an Amended PD(GDP-SIP) located at 501, 509 & 517 Commerce Drive. Appearing on behalf of the project were David Baum, representing Horizon Development/All Saints; and David Griffin. Baum presented plans for the assisted living component of the campus. The ground floor (Commerce Drive street level) will be highly active with commons space, dining facilities, small convenience stores, health facilities, wellness centers, etc. which will engage the street with the sidewalk, stairs and terrace area. Underground parking will be accessed off of Commerce Drive. Baum further explained the entries, drop-off points and access throughout the facility. The parking facilities are at the side of the building with entrances off the backside. A large plaza is still part of the program for residential activities. The two buildings will be connected via stairs and a raised skywalk.

Comments and questions from the Commission were as follows:

- Where are you in negotiations for the use of air rights?
 - Horizon Construction is talking to the City at this point. I’ve not been involved in those conversations.

The Secretary noted that if air rights are not obtained, the plans will need to be altered.

- I will go to bat for this because I’m tired of us building these lovely facilities that keep people in separate buildings in the last years of their lives. I’m really glad that you have this here.
 - That overhead link is very important.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.