

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** May 7, 2014

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

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** May 7, 2014

**ID NUMBER:**

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

**SUMMARY:**

At its meeting of May 7, 2014, the Urban Design Commission **GRANTED INITIAL APPROVAL** of an Amended PD(GDP-SIP) located at 501, 509 & 517 Commerce Drive. Appearing on behalf of the project was David Baum, representing All Saint’s Neighborhood, Horizon Design Build and Catholic Charities. The Secretary noted that the development team does not have the right or permission to build a skyway bridge over public property, nor have they begun the process of asking for that ability; therefore the Commission can only grant initial approval of the project. Changes to the project include additional tree islands at every 12 parking stalls, introduction of stone on the side to pick up the tower element so the corner reads as an accent feature. They were able to recess the building about 18-inches to get a nice off-set to it. The staircase has been integrated into the landscaping and brought down across to the east side (not retail storefronts) and engage the sidewalk. Their landscape architect is comfortable with their selection of plant materials (arborvitaes) and would prefer to leave them as is. Adding trees to make a canopy area would not work either as it would eventually hide any of the retail signage; they are leaving the original 4-5 trees as shown.

Comments and questions from the Commission were as follows:

- The corner reads a lot better to me. That was my biggest concern and I feel much better about it.
- You’ve got the Chair of the Landscape Architecture Department of UW-Madison telling you those won’t work. I would suggest you go back to your landscape architect.
  - His comment was that it was too tight, but this is shown at full grown.
- (Secretary) My read on this, again John is a professor of landscape architecture, and if Richard was here he wasn’t disagreeing, he’s also a professional, I would think that all comments pertinent to landscaping have to be done as part of this motion. I would say you need to address the landscape comments as previously stated.

**ACTION:**

On a motion by Huggins, seconded by DeChant, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (4-0). The motion provided that the applicant address all of the previously stated landscape comments, and obtain formal approval to construct and utilize the skywalk over the public right-of-way.

No rakings were provided for this project.