

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>January 28, 2009</u>	Action Requested
UDC MEETING DATE: <u>February 4, 2009</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 7710 S. Brookline Drive

ALDERMANIC DISTRICT: Jed Sanborn- District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Coventry Village of Wisconsin, LP

Knothe & Bruce Architects, LLC

708 Florsheim Drive #10

7601 University Avenue, Suite 201

Libertyville, IL 60048-5001 (Harris Webber, President)

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - 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 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

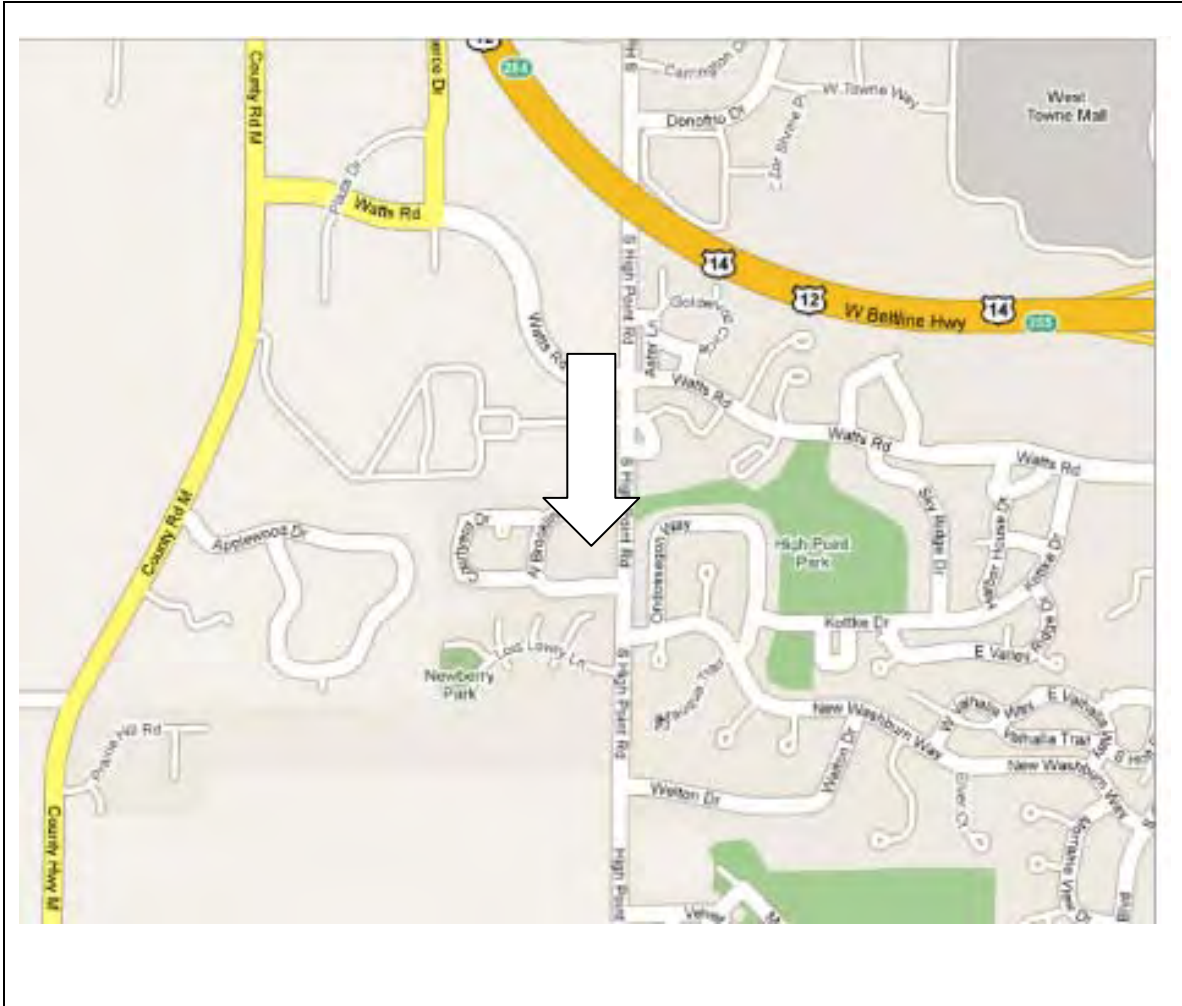
- New Construction or Exterior Remodeling in C4 District (Fee required)

(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 _____



Site Locator Map

7710 South Brookline Drive

January 28, 2009

Mr. Brad Murphy
Director of Planning & Development
Department of Planning & Development
City of Madison

Re: Letter of Intent
Alteration to PUD-SIP
Sebring Assisted Care Residence
7710 S. Brookline Drive
Madison, WI 53719
KBA Project #0839

Dear Mr. Murphy:

The following is submitted together with plans and application for an Alteration to an Approved PUD-SIP.

Organizational structure:

Project: 7710 S. Brookline Drive
Madison, WI

Owner: Coventry Village of Wisconsin, LP
Coventry Village, Inc. – Gen. Partner
Harris F. Webber, President
708 Florsheim Drive, Suite 10
Libertyville, IL 60048
(847) 996-0600
(847) 996-0595 fax
Contact: Harris Webber
hwlexpres@hwebberltd.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: J. Randy Bruce
rbruce@knothebruce.com

Landscape Design: Ken Saiki Design
303 S. Paterson St. Ste 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com

Engineer: Vierbicher Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 826-0532
(608) 826-0530 fax
Contact: Jeff Quamme
jqua@vierbicher.com

Introduction:

The Sebring Assisted Care Residence is a certified Community-Based Residential Facility (CBRF). Sebring is part of a larger campus of buildings, including senior apartments and condominium duplexes and tri-plexes, that serve an extensive elderly community – allowing them to remain in the same development as their care requirements increase. The original PUD-SIP for the entire Coventry Village Retirement Community was recorded on 12/5/95 (Doc #2723299, vol. 31500, pg. 1). The Sebring facility was approved for 96 bedrooms and three stories. Only a portion of this approved capacity was constructed. Through subsequent SIP submittals, the Sebring facility was recorded as 53 bedrooms and two stories. Recently, Sebring has not been able to meet the current market demand for assisted-care units. The proposed building addition will help meet this need.

Project Description:

The proposed addition to Sebring will add 18 new dwelling units. Like the original, the addition will be two stories tall, with only one story visible from South Brookline Drive. The exterior architecture will continue that of the existing building with brick and block veneer and repeated hipped-roof projections. Continuing from the east end of Sebring, the addition will partially enclose the well landscaped courtyard and have an above ground corridor connection to the Brookline Congregate Apartments building. The latter will not only allow increased sharing of resources and program spaces between buildings but also allow residents to more easily transition from independent to assisted-care living. The proposed design includes a reduction of parking stalls. The majority of existing parking stalls are often empty and the proposed number is still above the suggested amount of one stall per two bedrooms from the Madison Zoning Code.

The 18 new dwelling units include both one-bedroom and two-bedroom floor plans. The larger proportion of two-bedroom plans allows couples to remain together as their need for assisted care increases. The total number of proposed bedrooms, 83, is lower than that which the facility was originally approved. The building addition also affords the opportunity to provide more common amenities, including a new dining area, kitchen storage, chapel, and administrative space. Above the dining room addition, a new common roof terrace will allow residents an even better view of the landscaped courtyard.

Site Development Data:

<u>Dwelling Unit Mix:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Originally Approved</u>
One-Bedroom	51	57	
<u>Two-Bedroom</u>	<u>1</u>	<u>13</u>	
Total dwelling Units	52	70	
Total number of bedrooms	53	83	96

Densities:

Lot Area	178,602 SF or 4.10 acres	
	<u>Existing</u>	<u>Proposed</u>
Lot Area / D.U. (SF/unit)	3,434	2,551
Density (units/acre)	12.7	17.1

Building Height: 2 Stories
(1 Story visible from the north)

<u>Floor Area Ratio:</u>	<u>Existing</u>	<u>Proposed</u>
Total Floor Area	45,236 SF	66,358 SF
Floor Area Ratio	0.25	0.37

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>
Automobile surface parking stalls	85	63
Parking ratios for Sebring (stalls/bedroom)	1.60	0.76

Thank you for your time in reviewing our proposal.

Very truly yours,

J. Randy Bruce, AIA
Managing Member

Context Photos for the Sebring Addition:



East end of Sebring Assisted-Care Residence



South end of Brookline Congregate Apartments



Landscape Courtyard / North side of Sebring Assisted-Care Residence



Landscape Courtyard / East side of Sebring Assisted-Care Residence



Existing brick and block veneer of Sebring Assisted-Care Residence

SHEET INDEX

- C-1.0 EXISTING/DEMO SITE PLAN
- C-1.1 PROPOSED SITE PLAN
- C-2.1 GRADING PLAN
- L-1.0 TREE PLANTING PLAN
- L-1.1 DETAIL PLANTING PLAN
- A-1.0 LOWER LEVEL FLOOR PLAN
- A-1.1 FIRST FLOOR PLAN
- A-2.1 ELEVATIONS

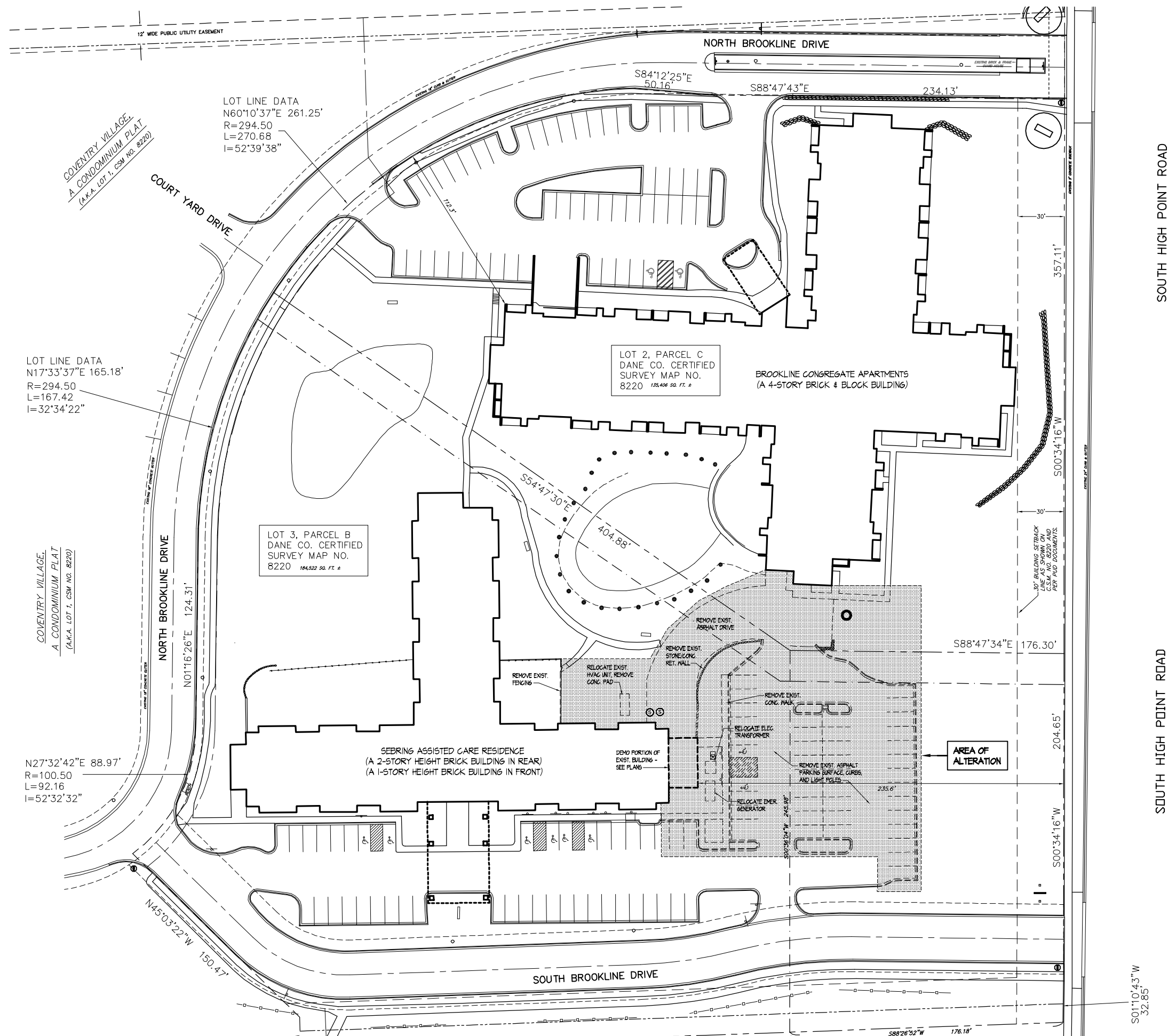
Revisions
Issued for UDC Submittal - January 14, 2009
Final UDC Submittal - January 28, 2009

Project Title
Sebring Addition

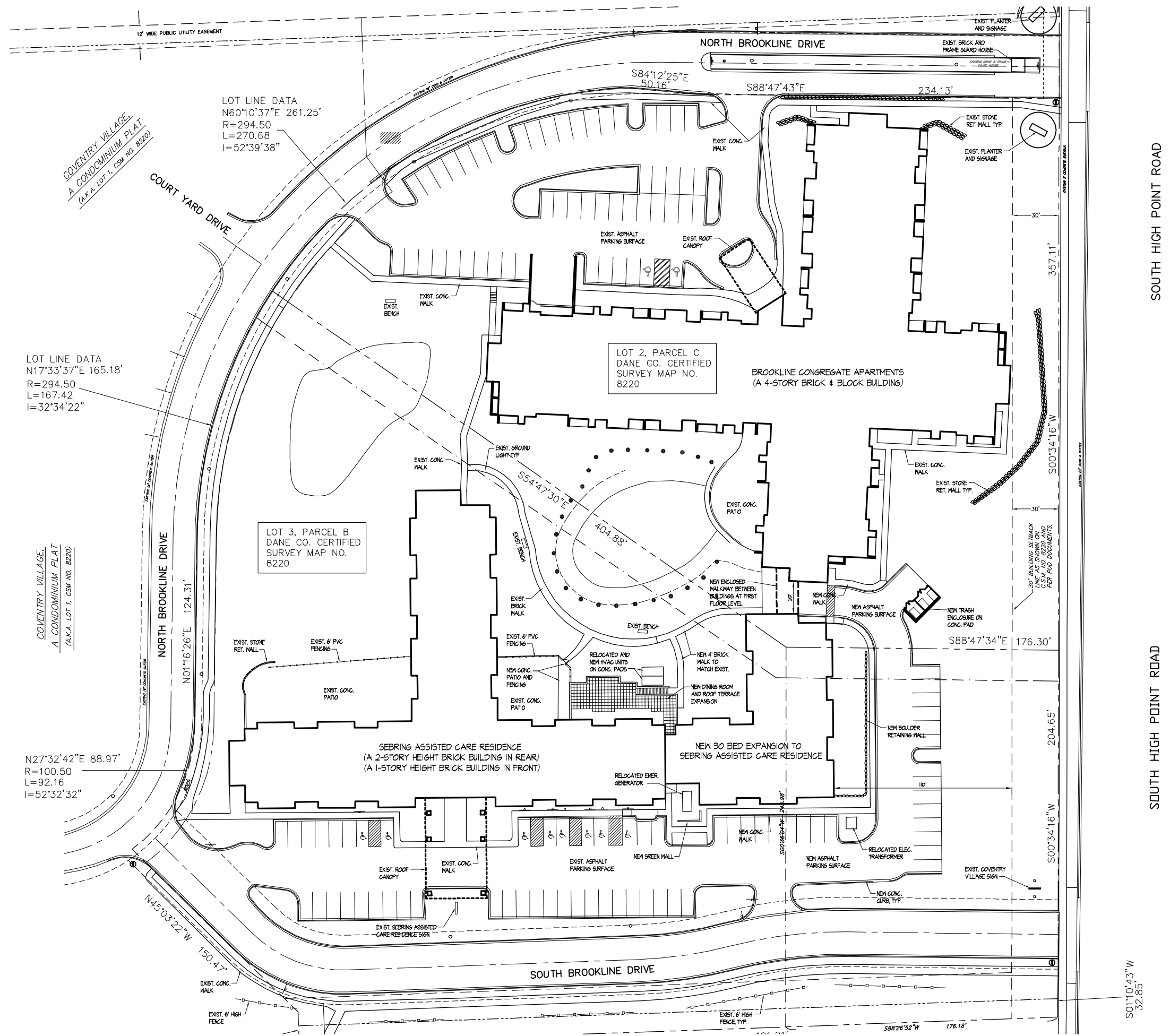
7710 S. Brookline Dr.
Drawing Title
Existing / Demo Site Plan

Project No. Drawing No.
0839 C-1.0

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EXISTING / DEMO SITE PLAN
P = 30'



SOUTH HIGH POINT ROAD

Revisions
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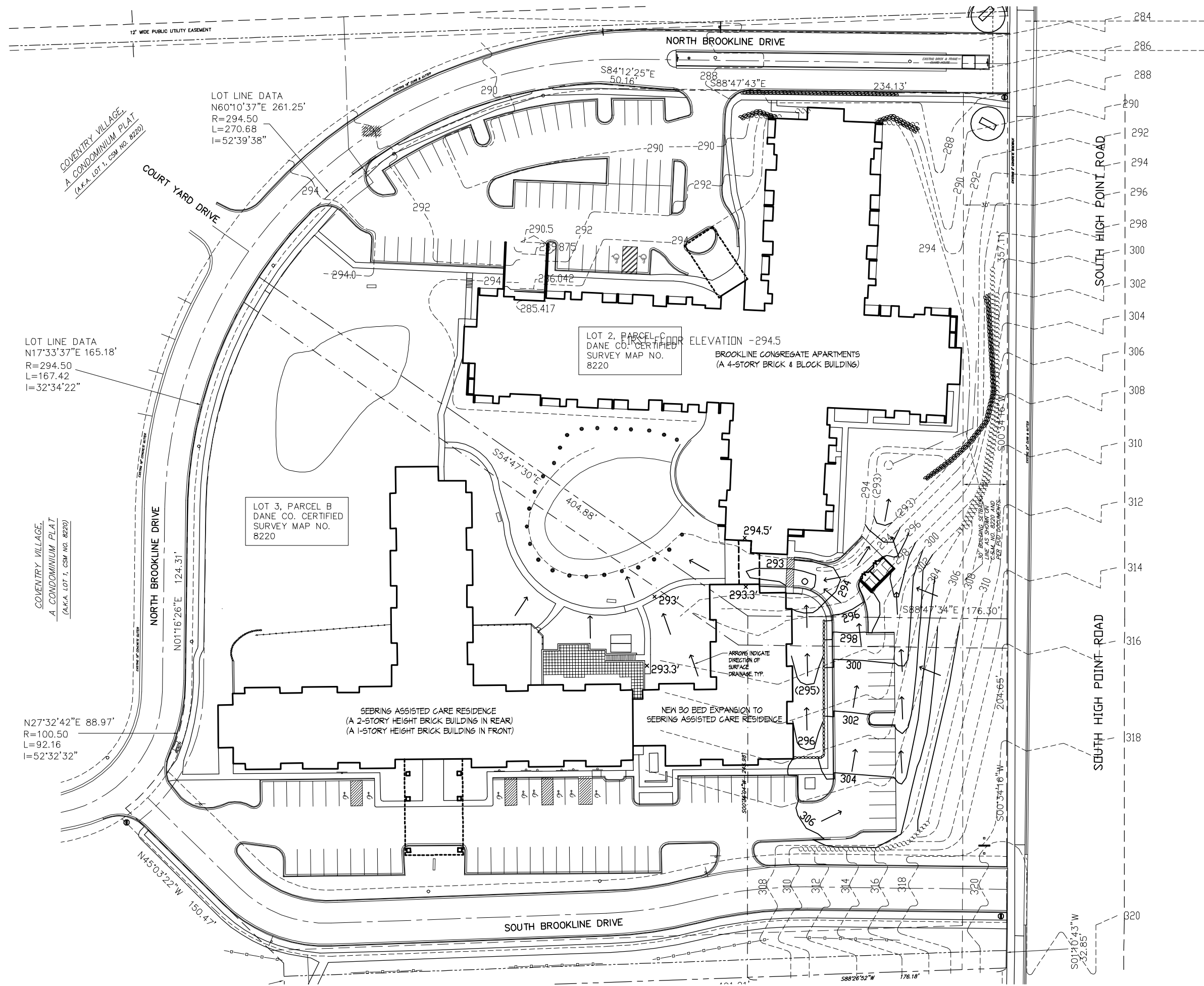
Project Title
Sebring Addition

7710 S. Brookline Dr.
 Drawing Title
Proposed Site Plan

Project No. Drawing No.

0839 C-1.1

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PROPOSED GRADING PLAN
P = 30'

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DESIGN INC

LANDSCAPE ARCHITECTS
303 S. PATTERSON SUITE 201
MADISON, WI 53703
Phone: 608.951.3690
Fax: 608.951.9336
www.ksd-la.com

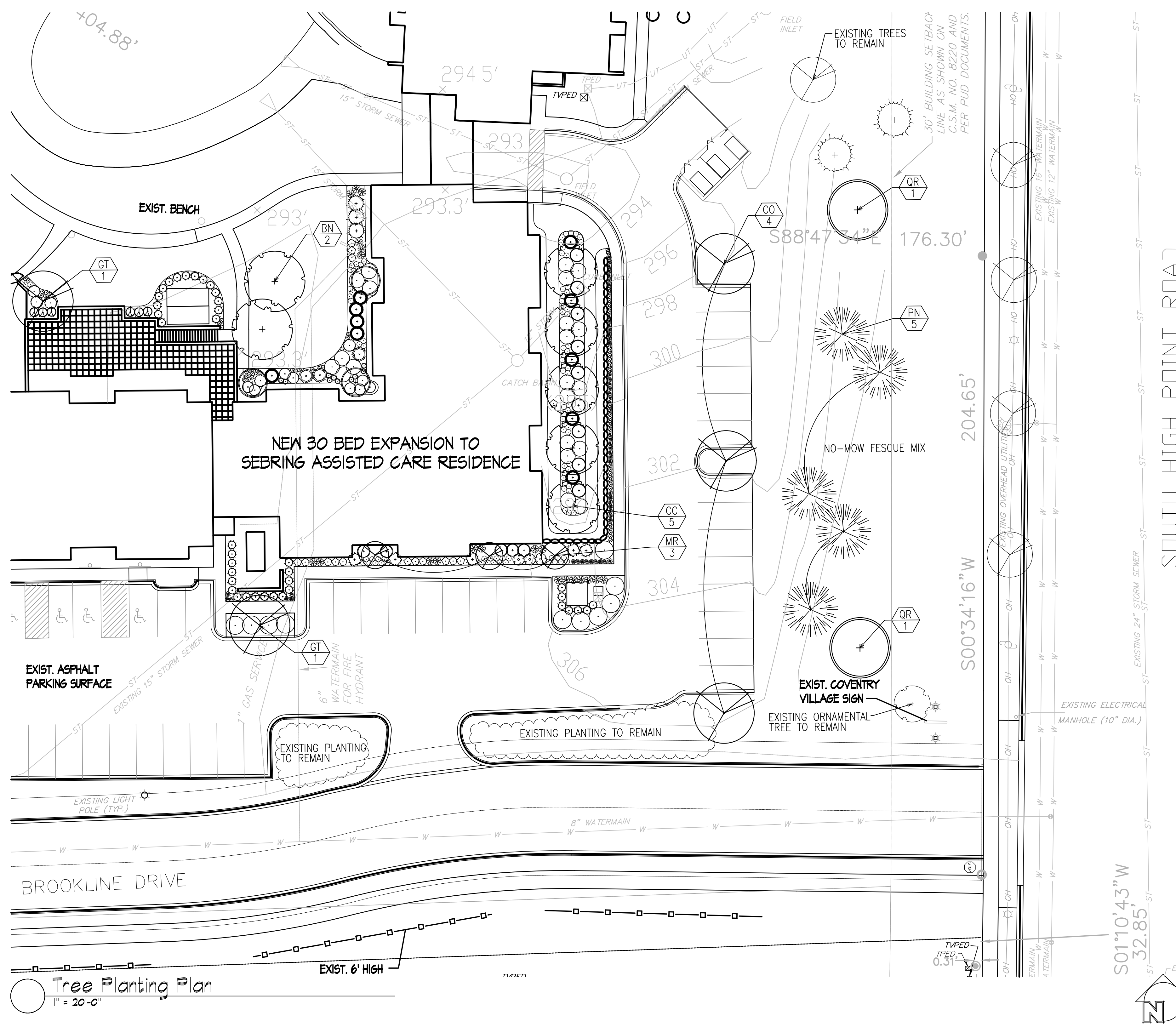
Notes

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
BN	<i>Betula nigra</i>	River Birch	2	12' ht.	B&B	multistem
CC	<i>Carpinus caroliniana</i>	Musclemwood	5	1.5" cal.	B&B	
CO	<i>Celtis occidentalis</i>	Common Hackberry	4	2 1/2" cal.	B&B	
GT	<i>Gleditsia triacanthos var. inermis</i> 'Shademaster'	Shademaster Honeylocust	2	2 1/2" cal.	B&B	
MR	<i>Malus 'Red Jewel'</i>	Red Jewel Crabapple	3	2" cal.	B&B	
QR	<i>Quercus rubra</i>	Red Oak	2	2 1/2" cal.	B&B	
Evergreen Trees						
PN	<i>Pinus Nigra</i>	Austrian Pine	5	6' ht.	B&B	
Deciduous Shrubs						
Am	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Black Chokeberry	18	ht.	cont.	
Ae	<i>Aronia melanocarpa var. 'Elate'</i>	Black Chokeberry	3	ht.	cont.	
Ha	<i>Hamamelis vernalis</i>	Vernal Witchhazel	5	ht.	B&B	
Hv	<i>Hamamelis virginiana</i>	Common Witchazel	5	ht.	B&B	
Ha	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	18	ht.	cont.	treat as herbaceous perennial
Hp	<i>Hydrangea paniculata 'Limelight'</i>	Limelight Hydrangea	18	ht.	cont.	
Ra	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	18	ht.	cont.	
Rn	<i>Rosa 'Nearly Wild'</i>	Nearly Wild Shrub Rose	24	ht.	cont.	
Sb	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spirea	18	ht.	cont.	
Vc	<i>Viburnum carlesii</i>	Koreanspice Viburnum	3	ht.	cont.	
Vd	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Viburnum	3	ht.	cont.	
Vj	<i>Viburnum ludi</i>	Judd Viburnum	3	ht.	cont.	
Evergreen Shrubs						
Js	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	18	spd.	cont.	
JK	<i>Juniperus chinensis 'Kallay's Compact'</i>	Kallay's Compact Juniper	18	spd.	cont.	
To	<i>Thuja occidentalis 'DeGroot's Spire'</i>	DeGroot's Spire Arborvitae	4	ht.	cont.	
Tw	<i>Thuja occidentalis 'Woodwardii'</i>	Woodward Globe Arborvitae	36	ht.	cont.	
Perennials/Grasses/Groundcovers						
ca	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1	qt.	cont.	
dl	<i>Dicentra 'Luxuriant'</i>	Luxuriant Bleeding Heart	1	qt.	cont.	
ds	<i>Dicentra spectabilis</i>	Bleeding Heart	1	qt.	cont.	
gc	<i>Geranium cantabrigiense 'Blokovo'</i>	Biokovo Geranium	1	qt.	cont.	
hs	<i>Hemerocallis 'Summer Wine'</i>	Summer Wine Daylily	1	qt.	cont.	
hf	<i>Hosta sieboldiana 'Frances Williams'</i>	Frances Williams Hosta	1	qt.	cont.	
ph	<i>Pennisetum alopecuroides 'Hameln'</i>	Hameln Fountain Grass	1	qt.	cont.	
pa	<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	1	qt.	cont.	
sh	<i>Sporobolus heterolepis 'Tara'</i>	Tara Prairie Dropseed	1	qt.	cont.	

City of Madison - Landscape Worksheet					
Element	Point Value	Quantity	Points Achieved	Credits	
				Quantity	Points
Number of Parking Stalls				23	
Total Sq. Footage of Storage Area					
Number of Canopy Shade Trees				2	
Required - 2" - 2 1/2" cal.					
No. of Landscape Points Required				113	
Points for Loading Area Required					
Number of Points Required				113	
Canopy Tree: 2" - 2 1/2"	35	2	70		0
Deciduous Shrub	2	26	52		0
Evergreen Shrub	3	17	51		0
Decorative Wall or Fence (per 10 L.F.)	5				0
Earth Berm (per 10 L.F.)					0
Avg. Height 30"	5				0
Avg. Height 15"	2				0
Evergreen Trees	15				0
3' height minimum					0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	3	45		0
Sub-Totals				218	0
				Total Points	218

Revisions

Issued for UDC Submittal - January 14, 2004



Tree Planting Plan
1" = 20'-0"

Project Title
Sebring Addition

7710 S. Brookline Dr.
Drawing Title
Tree Planting Plan

Project No. 0839 Drawing No. L-10

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Notes

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Issued for UDC Submittal - January 14, 2004

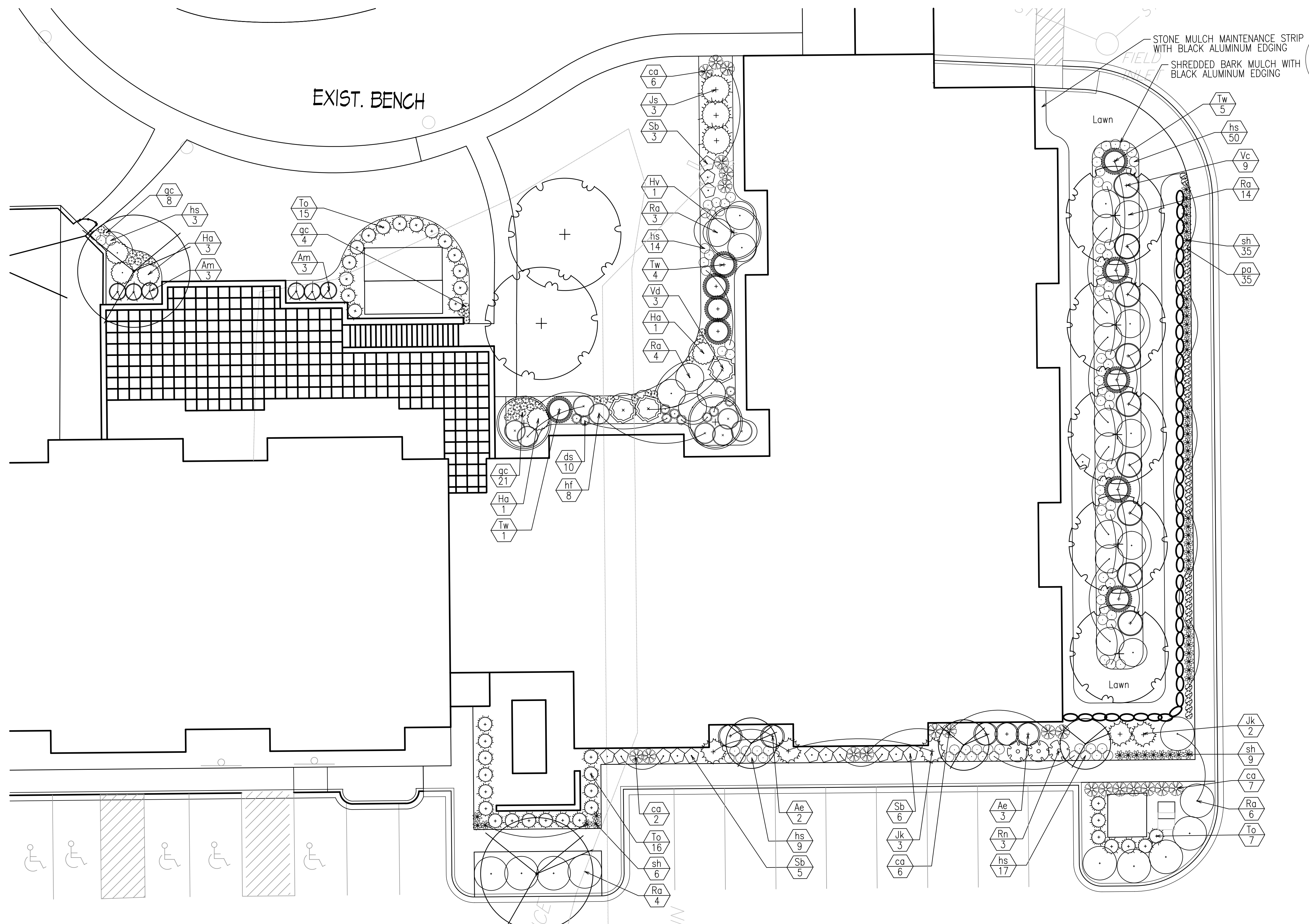
Project Title
 Sebring Addition

7710 S. Brookline Dr.
 Drawing Title
 Detail Planting Plan

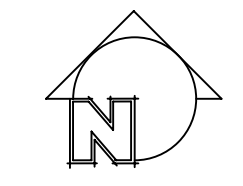
Project No. Drawing No.

0839 L-1.1

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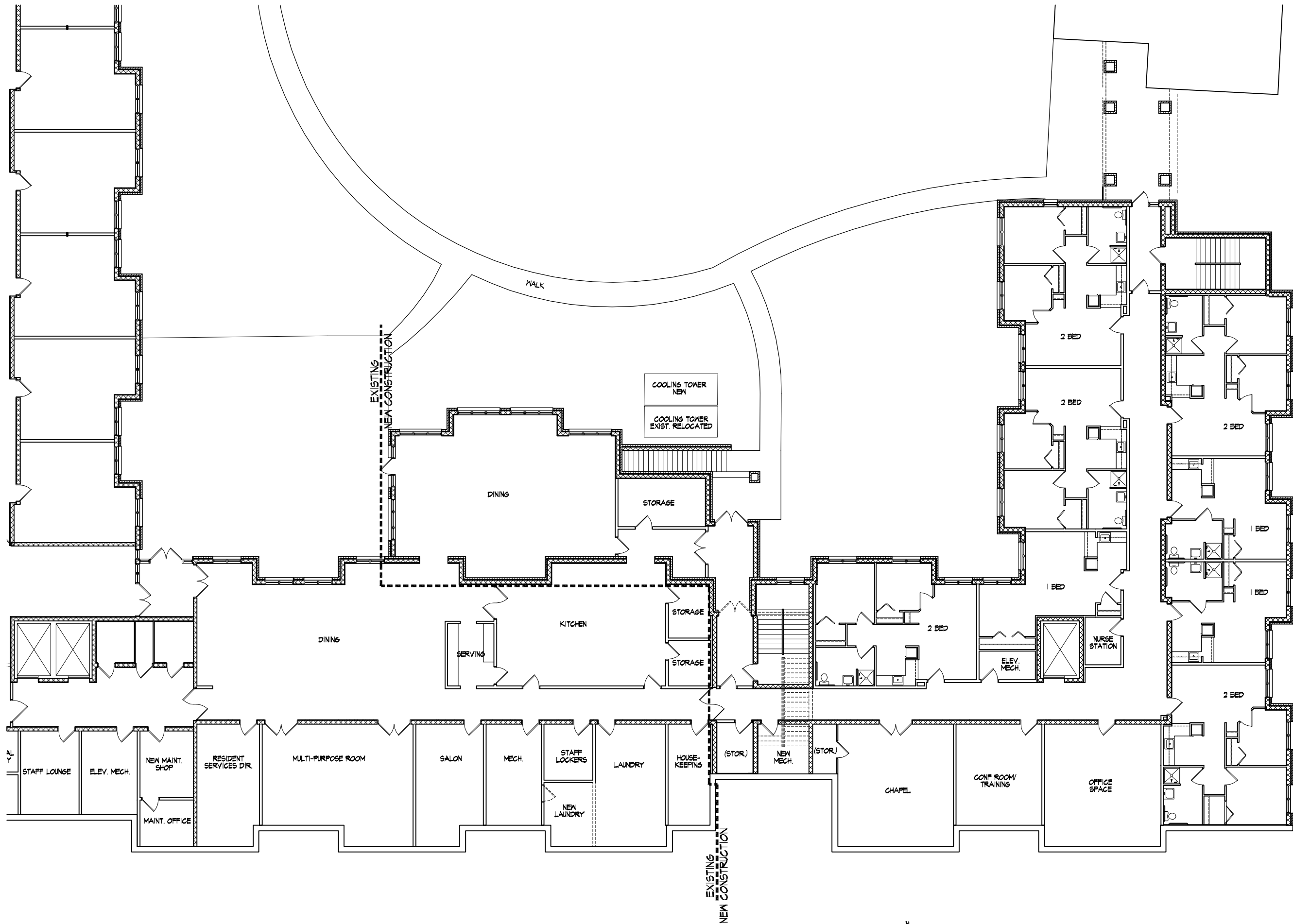


Detail Planting Plan
 1" = 10'-0"



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Notes
Date



Revisions
Issued for UDC Submittal - January 14, 2009
Final UDC Submittal - January 28, 2009

Project Title
Sebring Addition

Drawing Title
Lower Level Floor Plan

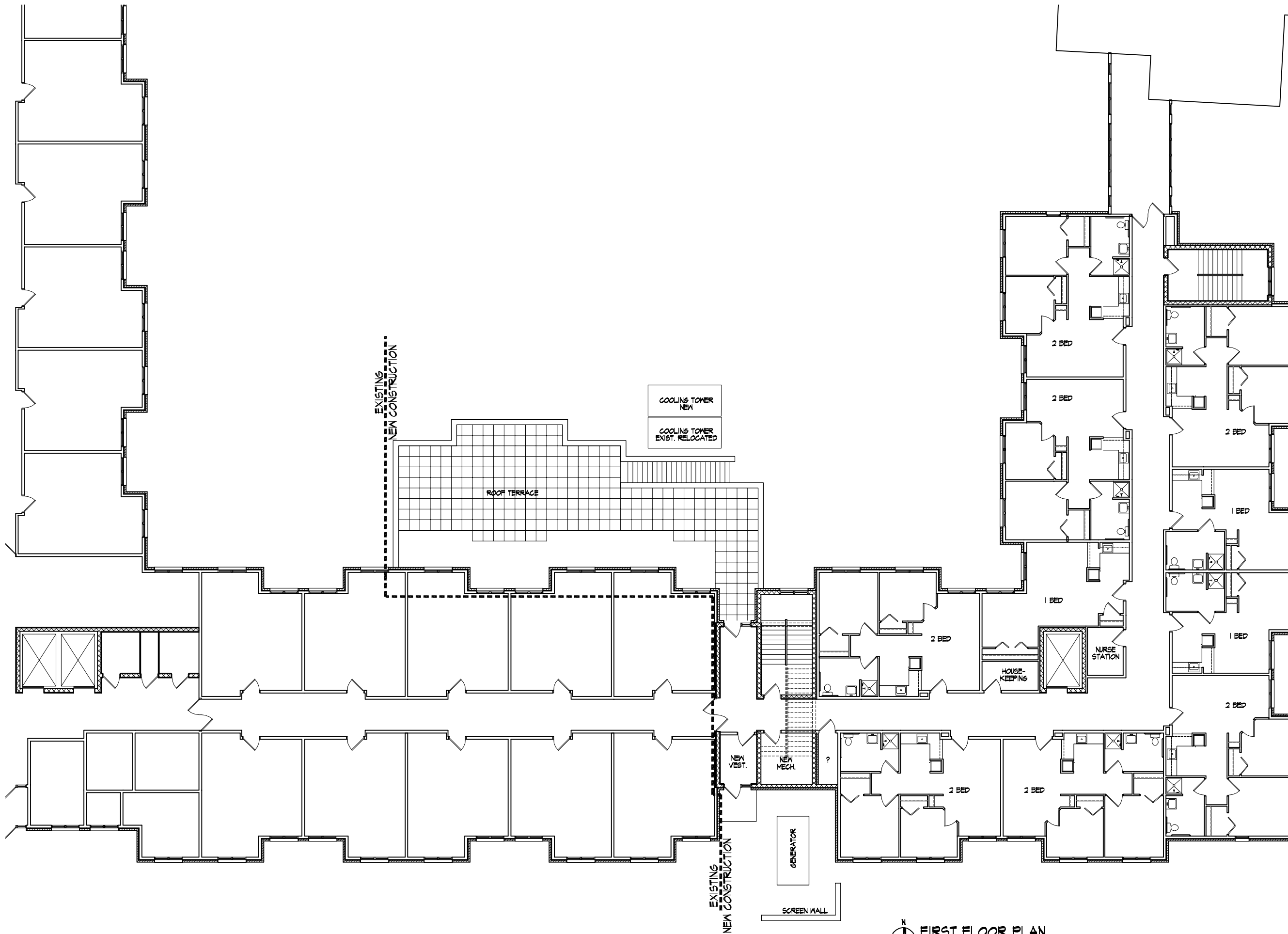
LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

Project No. **0839** Drawing No. **A-1.0**

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Date



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Project Title
Sebring Addition

Drawing Title
First Floor Plan

Project No.

0839

Drawing No.

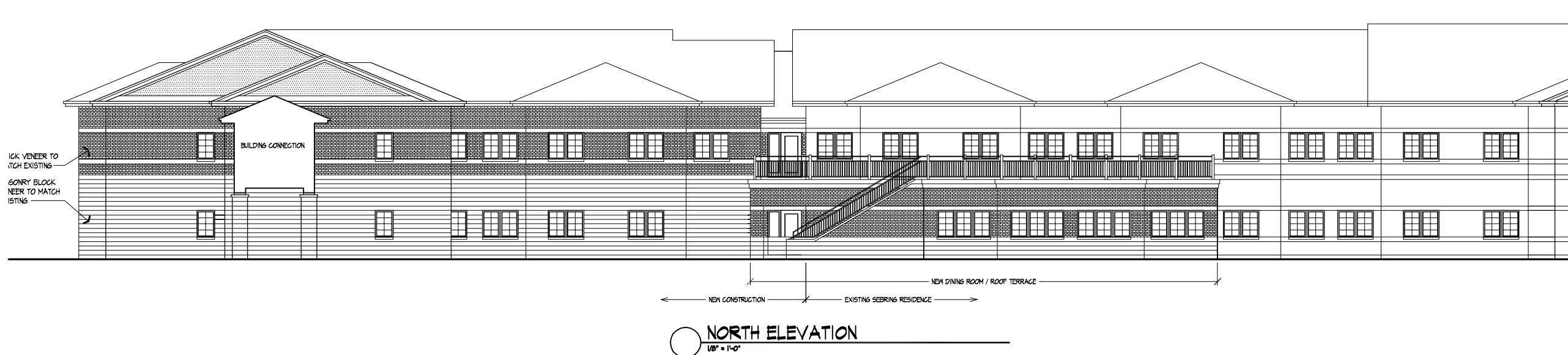
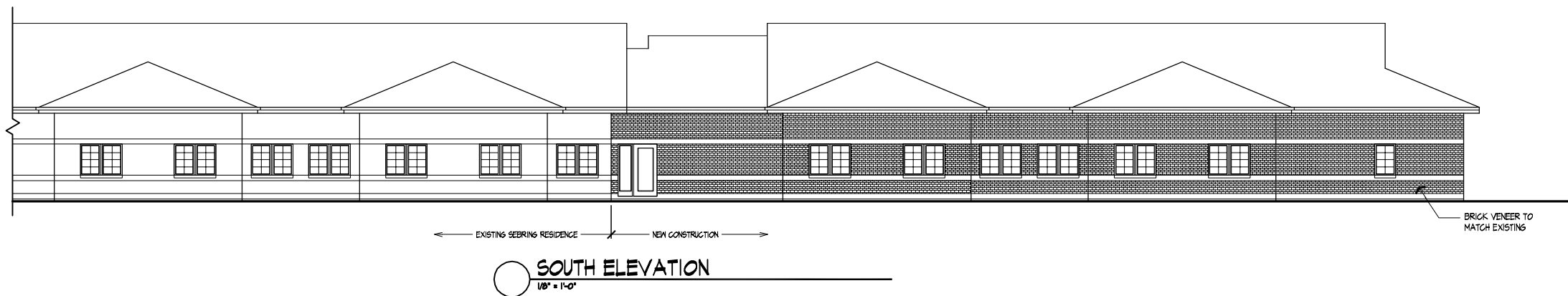
A-1.1

FIRST FLOOR PLAN
1/8" = 1'-0"

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Project Title
Sebring Addition

Drawing Title
Building Elevations

Project No. **0839** Drawing No. **A-2.1**

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