

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

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_  
**Legistar #** 31335

	<b>Action Requested</b>
DATE SUBMITTED: <u>MARCH 12, 2014</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>MARCH 19, 2014</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

**PLEASE PRINT!**

**PLEASE PRINT!**

PROJECT ADDRESS: 1902 TENNYSON LANE

ALDERMANIC DISTRICT: \_\_\_\_\_

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
RITA GIOVANNONI, CEO	GENE WELLS, AIA
ILI Senior Housing – Tennyson Lane, LLC	ENGBERG ANDERSON
2970 CHAPEL VALLEY ROAD, SUITE 203	
MADISON, WI 53711	

CONTACT PERSON: GENE WELLS, AIA

Address: ENGBERG ANDERSON  
1 N PINCKNEY STREET, MADISON WI 53703

Phone: 608-250-7506

Fax: \_\_\_\_\_

E-mail address: genew@engberganderson.com

**TYPE OF PROJECT:**

(See Section A for:)

**PD-SIP**

- 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 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 \_\_\_\_\_

\*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.

# Tennyson Senior Living Community

---

Madison, Wisconsin

## UDC Application

City of Madison SIP Informational Submittal

---

March 12, 2014

Engberg Anderson Project Number 132290

---

1 N. Pinckney  
Madison, WI 53703  
608.250.0100  
[www.engberganderson.com](http://www.engberganderson.com)





**Alan Martin, Secretary UDC**  
City of Madison  
Department of Planning and Development  
215 Martin Luther King, Jr. Blvd  
Madison, WI 53701

March 12, 2014

**Re Letter of Intent- Informational Presentation**  
**Tennyson Senior Living Community**  
**1902 Tennyson Lane**  
**Madison, WI 53704**  
**PD-SIP- Phase 1, Planned Development District**

Dear Mr. Martin,

Please accept this letter of intent, application and attachments as our formal request for a Planned Development District-SIP-Phase 1 review and approval by the Urban Design commission and the City of Madison for the Tennyson Senior Living Community detailed below. This project received approval for a PD-GDP under a different name, the Northside Prairie Senior Living Community. Additionally, note that at the end of December 2013 Independent Living, Inc incorporated a new company, ILI Senior Housing - Tennyson Lane, LLC. This company will be the legal owner for the senior living community on Tennyson Lane.

**Project Name:** Tennyson Senior Living Community  
1902 Tennyson Lane  
Madison, WI 53704

**Owner:** ILI Senior Housing - Tennyson Lane, LLC.,  
Rita Giovannoni, CEO  
2970 Chapel Valley Road, Suite 203  
Madison, WI 53711  
Phone: (608) 274-7900  
Fax: (608) 274-9181  
Email: [rgiovannoni@independentlivinginc.org](mailto:rgiovannoni@independentlivinginc.org)

**Architect:** Engberg Anderson  
Gene Wells, Team Leader  
1 N. Pinckney Street  
Madison, WI 53703  
Phone: (608) 250-7506  
Email: [genew@engberganderson.com](mailto:genew@engberganderson.com)

**Construction Manager:** CG Schmidt  
Eric Schmidt

**MADISON MILWAUKEE TUCSON**  
Engberg Anderson, Inc.  
1 North Pinckney Street  
Madison, Wisconsin 53703  
Ph 608 250 0100 Fx 608 250 0200  
[www.engberganderson.com](http://www.engberganderson.com)

site. ILI has enjoyed Alderperson (Schumacher, Conway-Rhodes and currently Palm) support for the project. Neighborhood residents have been extremely supportive of the Tennyson Lane site and site plans. A list of neighborhood meetings (2012 - 2014) is as follows:

- October 23, 2013- Neighborhood Meeting with Alder Conway-Rhodes.
- February 22, 2013 - Meeting with teachers Susie Hobart and Kim Besmer at Lakeview School
- May 6, 2013 - Meeting with Berkley Oaks Neighborhood Association and Alder. Palm.
- August 14, 2013 - Neighborhood Meeting called by Alder. Palm and Independent Living, Inc.
- November 8 2013 - Northside Planning Council 20<sup>th</sup> Anniversary Celebration - we had an informational booth on the project.
- January 16, 2014 - We attended the neighborhood meeting for the project being planned adjacent to our project to answer questions about our project as related to their project.
- January 16, 2014 - Presentation to Northside Business Association Meeting.
- January 21, 2014 - met with NESCO (North/East Senior Coalition on Aging) Board of Directors.
- March 20, 2014 - Neighborhood meeting called by Alderman Palm and Independent Living, Inc.

In 2011, 5 focus groups were with conducted with older adults from the North Side who have expressed interest in the project. A subset of focus group participants were subsequently invited to participate in a real time Avatar type design session in which feedback on common space and exterior design features were developed.

In February 2014, Independent Living hosted an invitational series of Advisory Programming Groups. The four advisory programming areas of focus are as follows: Health and Wellness; Food and Nutrition; Memory Care and Sustainability (to be held in April 2014). Participants included professional experts from the State of Wisconsin Department of Health Services, UW Extension, Alzheimer's & Dementia Alliance, Alzheimer's Association of South Central Wisconsin and individuals and organizations with ties to the north side neighborhoods. Organizational participants from the north side of Madison included River Food Pantry, FEED Kitchens, Northside Planning Council, and the North/East side Senior Coalition. The purpose of these meetings was to seek advisement and recommendations for the programming plans being developed in each of these areas for the project.

### **Site Planning and Building Architecture**

#### **Massing and Materials**

In Phase 1, the building massing reflects the desire to create a contemporary architecture that unifies the two different residence types on this campus. The independent living apartments, on the west side of the site, are 5 stories high, and use balconies and an articulated facade to break down the massing and establish a modern housing aesthetic. A continuous masonry base, cement board siding, wood and trellis structures (at the drop-off) are carefully proportioned to create a human scale at the entries and diminish the overall scale of the building.

March 12, 2014

**Hours of Operation:** 24 hours per day, 7 days per week

**Trash removal and storage, snow removal and maintenance:** The project will provide for its own trash compactor, storage and removal as well as snow removal.

**Economic/Socioeconomic Impact:** The project is expected to serve a significant unmet need in the North Side community for senior apartments and assisted living. In Phase I it will produce 20-30 full time employment positions for the area.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene A. Wells". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

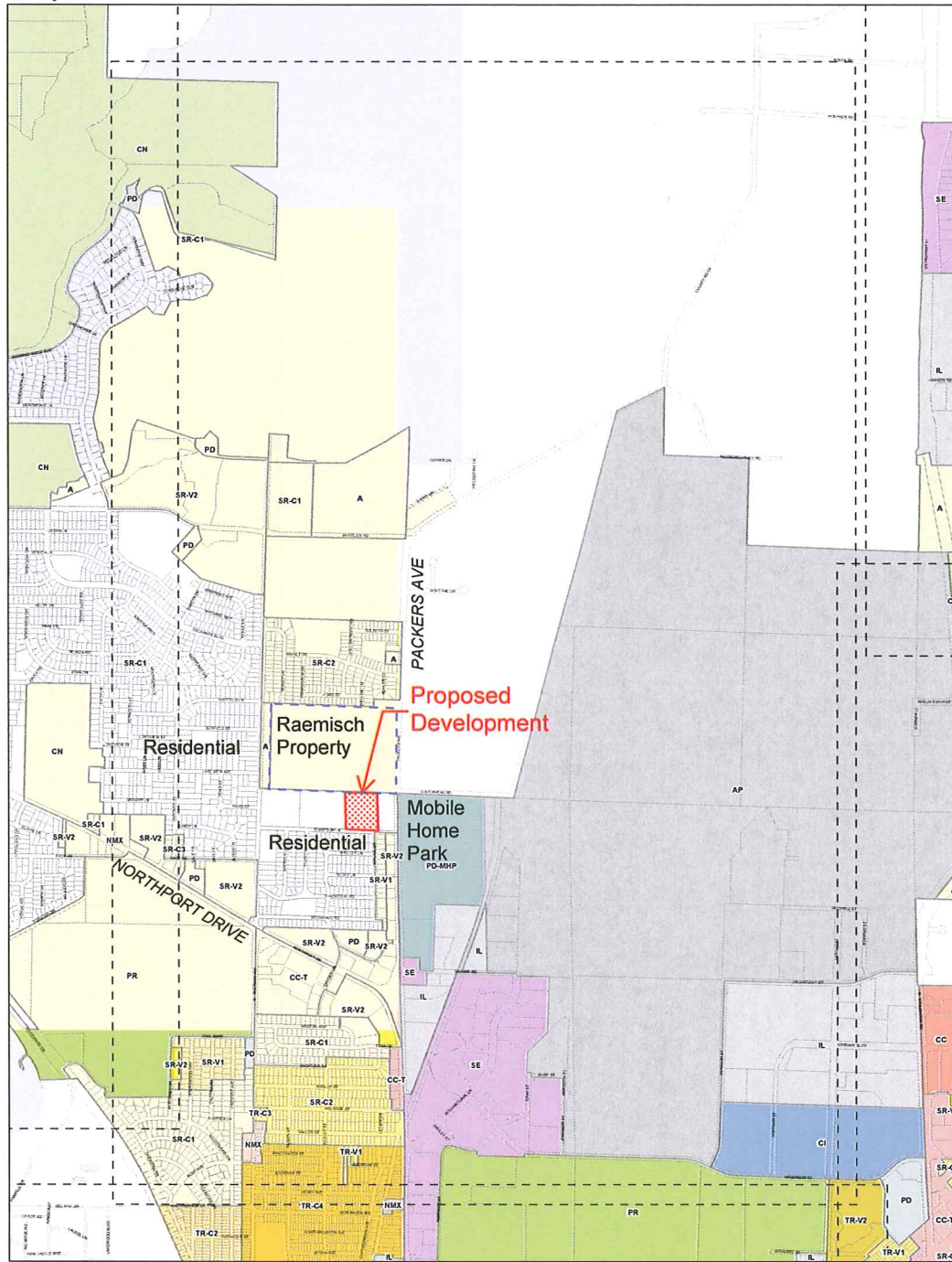
Gene A. Wells, AIA  
Team Leader

GW/gw

Copied: Rita Giovanonni, Jim Shaver, Bill Robison

City of Madison Zoning Map | Subarea 14

January 2013



Residential Districts	Commercial and Mixed-Use Districts	Employment Districts	Downtown and Urban Districts	Special Districts
SR-C1	NMX	TE	DC	A
SR-C2	TSS	SE	UOR	CN
SR-C3	MXC	SEC	UMX	PR
SR-V1	CC-T	EC	DR1	AP
SR-V2	CC	IL	DR2	CI
TR-C1		IG		PD
TR-C2				PD-MHP
TR-C3				
TR-C4				
TR-U1				
TR-U2				
TR-V1				
TR-V2				
TR-P				
TR-R				

500 Feet  
Prepared by City of Madison Planning Division and Zoning Staff



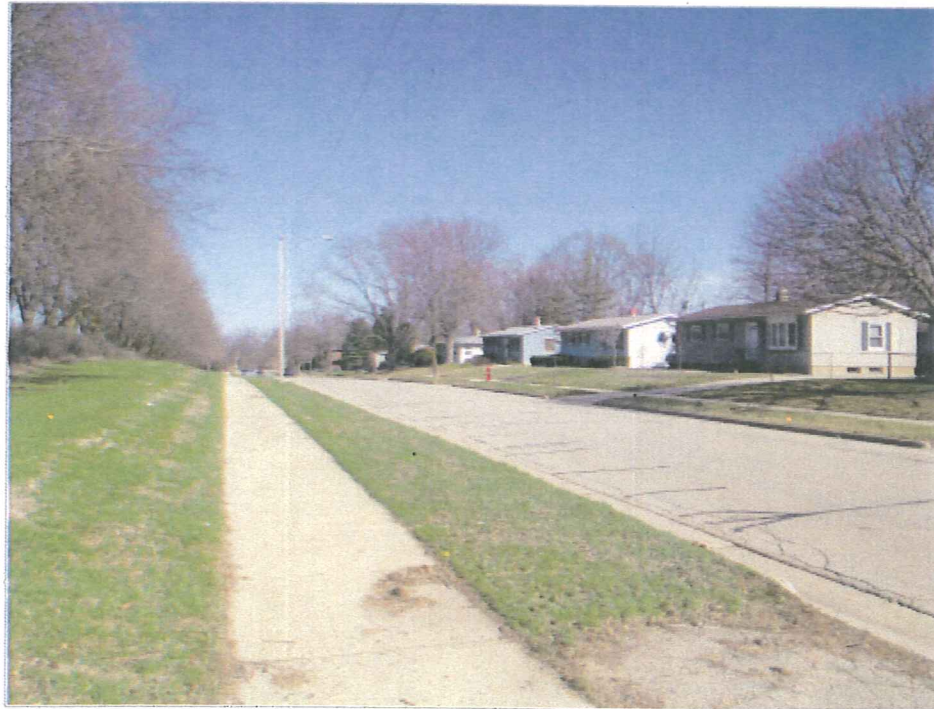
# Tennyson Senior Living Community

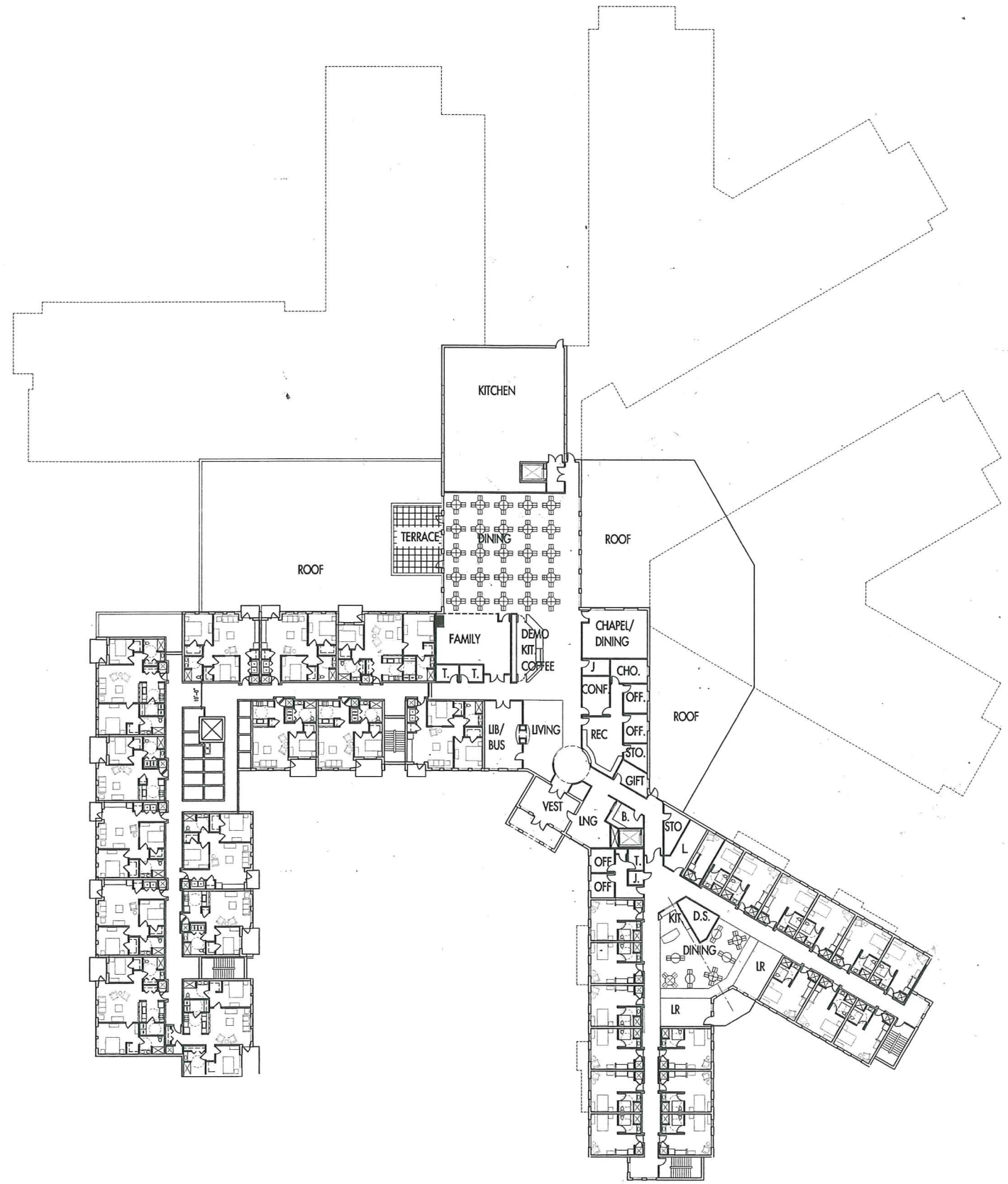
ZONING MAP

Scale: NTS

March 12, 2014

Engberg Anderson Project No. 132290





**Tennyson Senior Living Community**

FIRST FLOOR PLAN

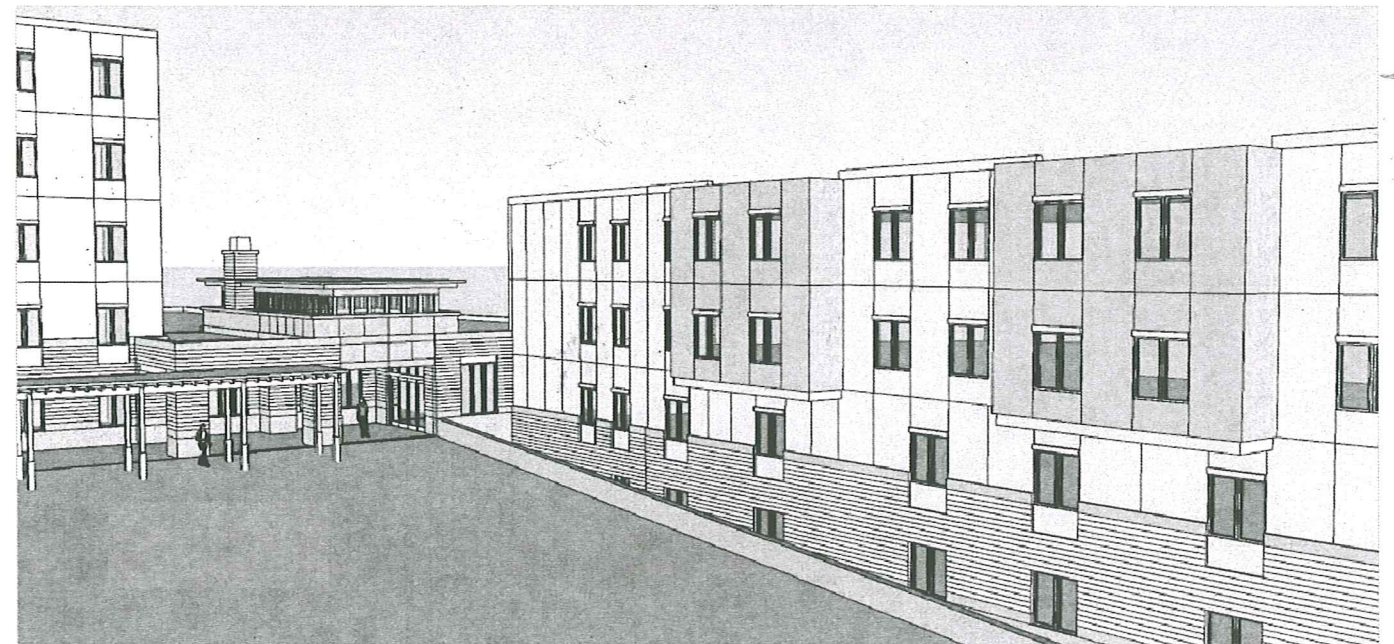
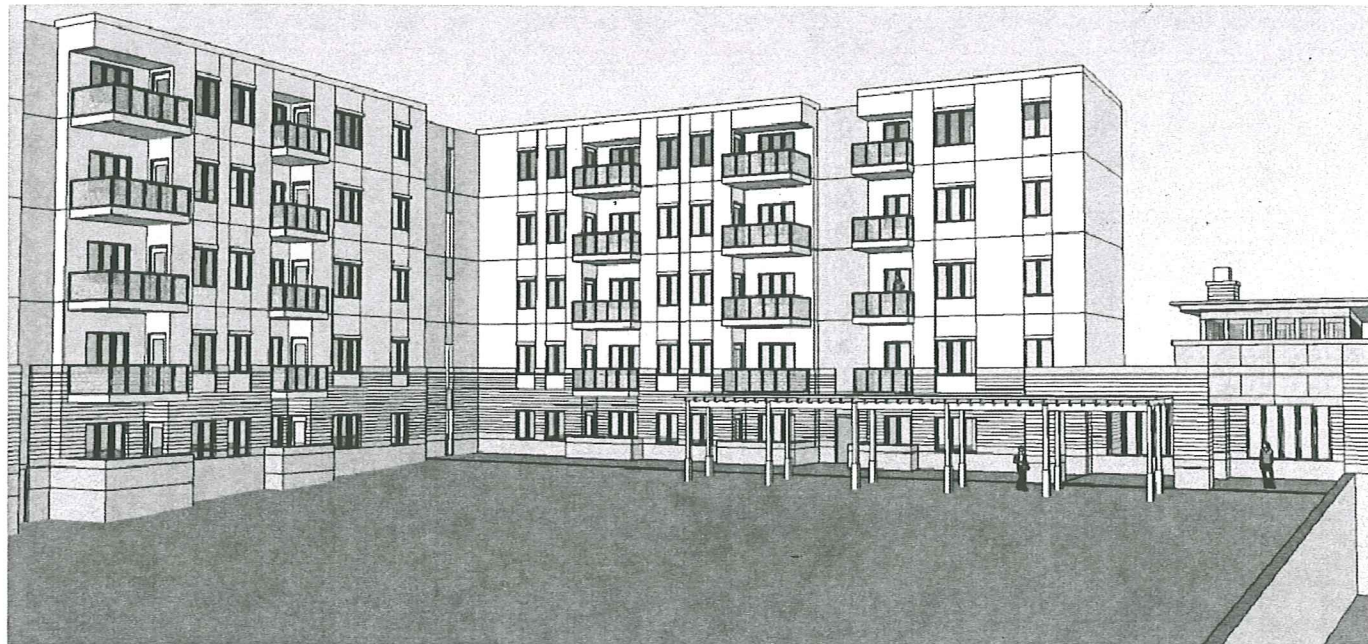
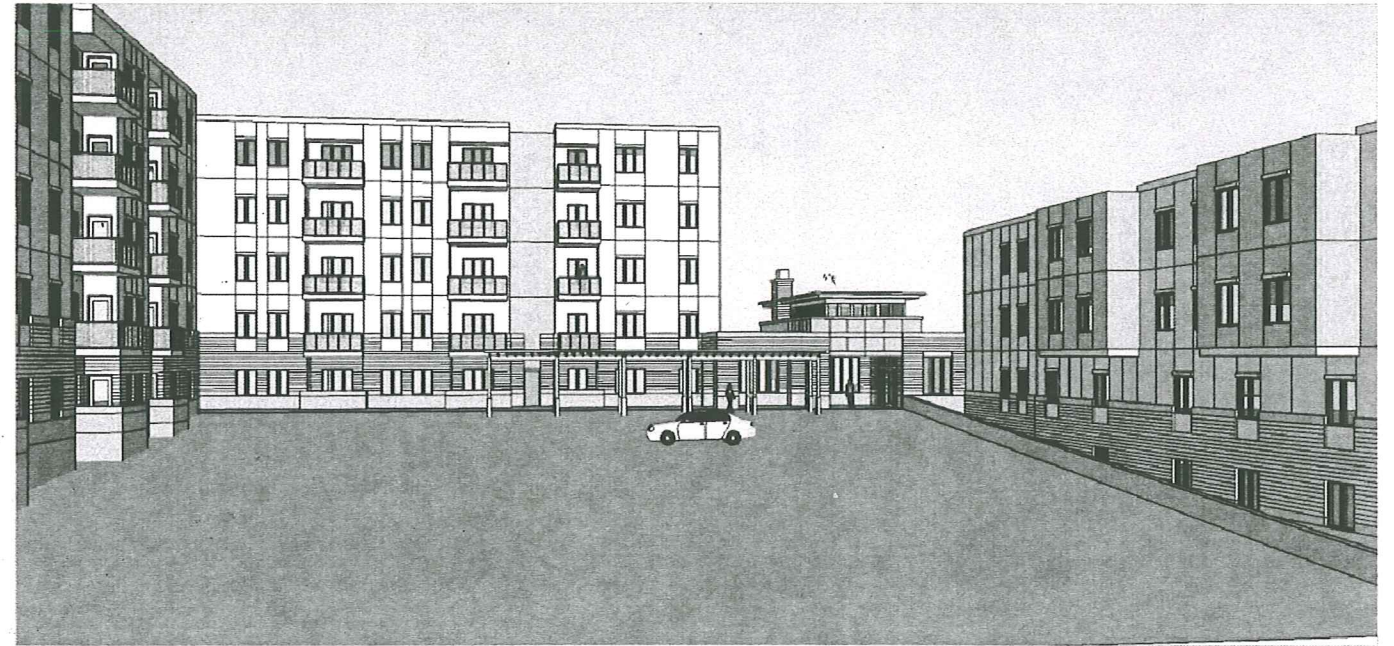
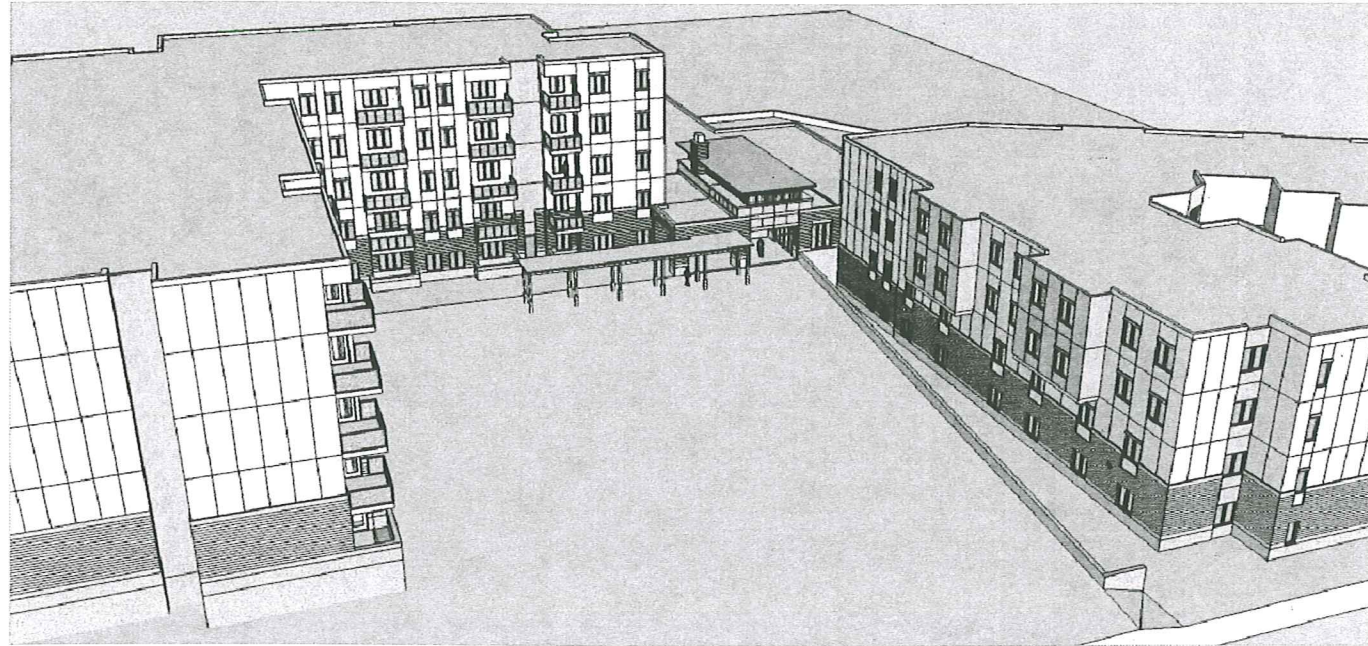
1" = 20'-0"

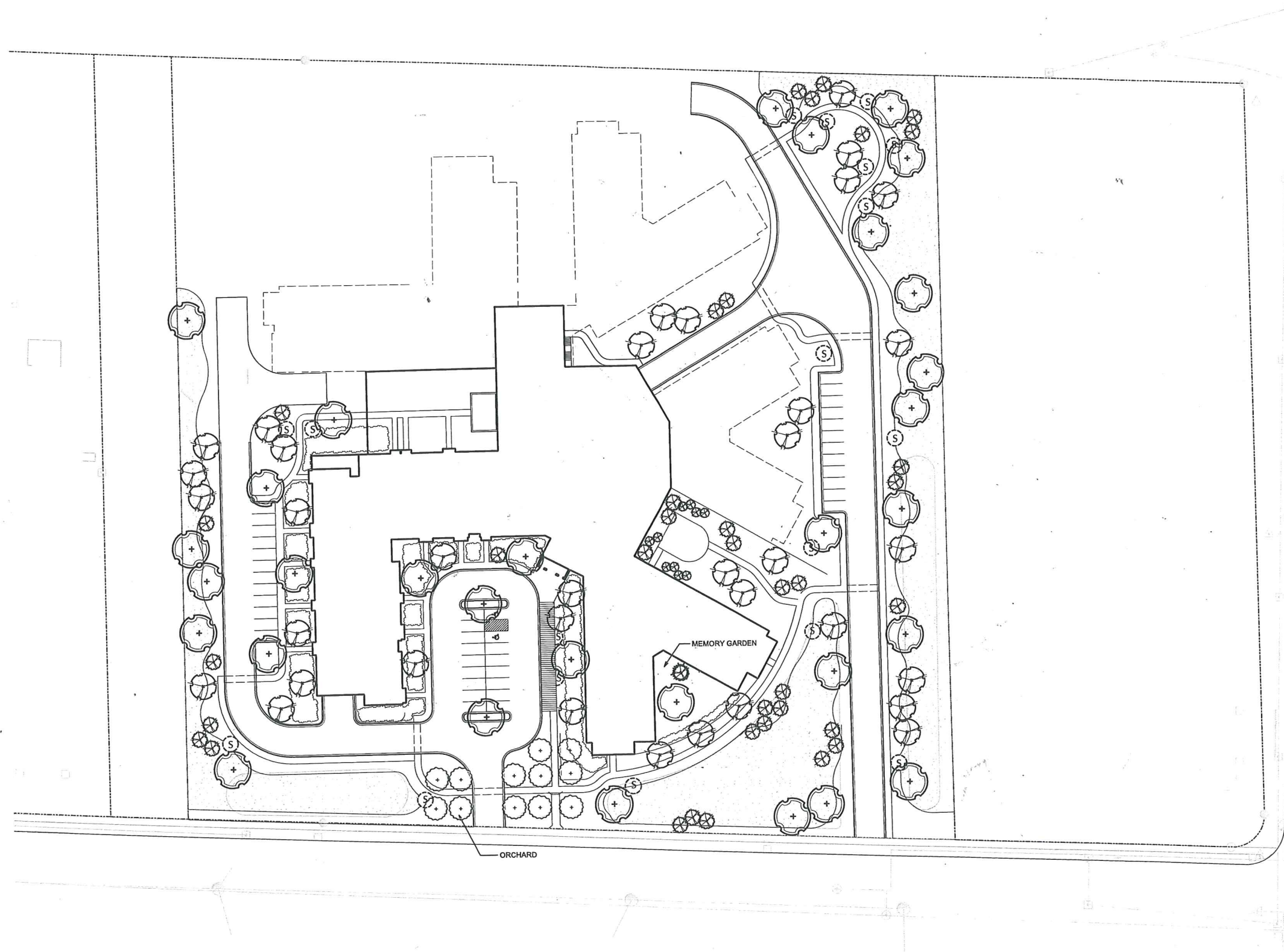
March 12, 2014

Engberg Anderson Project No. 132290









## Tennyson Senior Living Community

CONCEPTUAL LANDSCAPE PLAN

1" = 30'-0"

March 12, 2014

Engberg Anderson Project No. 132290

**LEGEND (PROPOSED)**

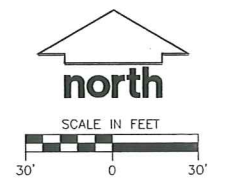
---	PROPERTY LINE
---	BUILDING FIRST FLOOR
---	BUILDING LOWER LEVEL
---	FUTURE BUILDING ADDITION
---	EDGE OF PAVEMENT
---	TEMPORARY PAVEMENT EDGE
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	18" STANDARD CURB AND GUTTER
---	STONE RETAINING WALL
---	STORMWATER MANAGEMENT AREA

- GENERAL NOTES**
- REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY BY WILLIAMSON SURVEYING & ASSOCIATES, LLC FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
  - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
  - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
  - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
  - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
  - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
  - 2' x 4' TRUNCATED DOME SECTIONS SHALL BE PLACED AT ALL ADA RAMPS.

**Parking Lot Plan Site Information Block**

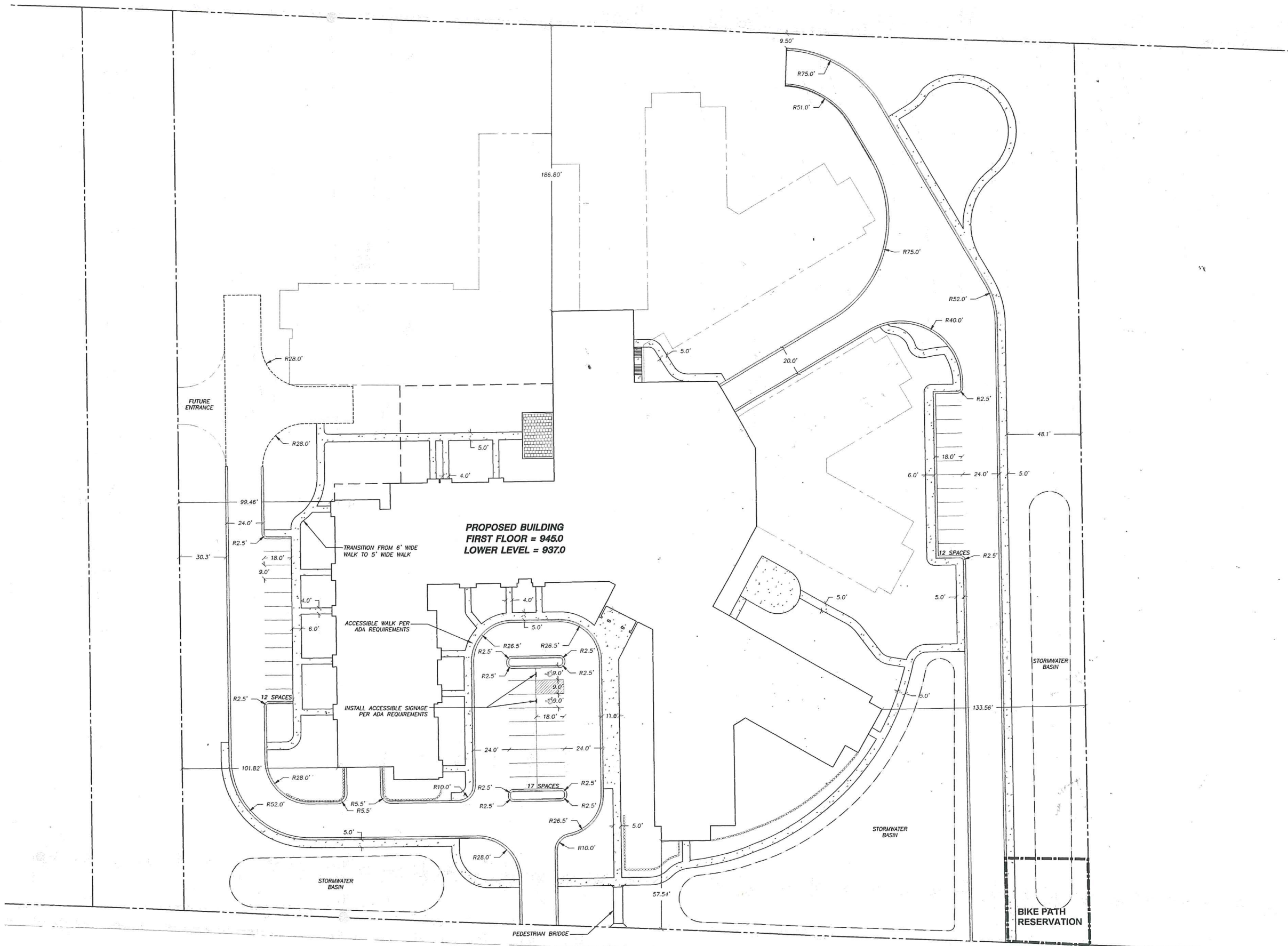
Site Address	---
Site acreage (total)	8.00
Number of building stories (above grade)	2
Building height	18-20'
DILIR type of construction (new structures or additions)	---
Total square footage of building	57,387
Use of property	RESIDENTIAL
Gross Square Feet of office	0
Gross Square Feet of retail	---
Number of employees in warehouse	---
Number of employees in production area	---
Capacity of restaurant/place of assembly	---
Number of bicycle stalls shown	---
Number of parking stalls:	shown
Small car	---
Large car	39
Accessible	2
Total	41
Number of trees shown	---



**JSD Professional Services, Inc.**  
 • Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 608.848.5060 PHONE | 608.848.2255 FAX



# TENNYSON SENIOR LIVING COMMUNITY

CONCEPTUAL SITE PLAN  
 1" = 30'  
 March 12, 2014  
 Engberg Anderson Project No. 132290.00