



ARCHITECTURE 2000

July 31, 2007

Department of Planning and Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

Re: **Letter of Intent** – *Revised previously submitted 1/10/2007 and 5/16/2007 and 5/31/2007*
All Saints Assisted Living
8210 Highview Drive
PUD (GDP-SIP)

Please accept this Letter of Intent, application and attachments as our formal request for Specific Implementation Plan review and approval by the City of Madison for the project referenced below.

Project Name: All Saints Assisted Living
8210 Highview Drive
Madison, WI 53719

Owner: All Saints Cottages and Condos, Inc., a non-profit corporation affiliated with Catholic Charities, and/or its assigns

Catholic Charities
Brian Cain, President
702 S. High Point Road
Madison, WI 53719-3522
Phone: (608) 821-3100
Fax: (608) 821-3125
Email: bcain@straphael.org

Manager/Operator Elderspan Management, LLC
Greg Griffin
Pankratz Street, Suite 110
Madison, WI 53704
Phone: (608)243-8800
Fax: (608)243-3237
Email: greg@elderspan.com

Developer: Horizon Development Group, LLC
Scott Kwiecinski
1031 North Edge Trail
Verona, WI 53593
Phone: (608)848-4500
Fax: (608)848-4504
Email: S.Kwiecinski@horizondbm.com

General Contractor: Horizon Construction Group, LLC
Rick Schaalma
1031 North Edge Trail
Verona, WI 53593
Phone: (608)848-4500
Fax: (608)848-4504
Email: R.Schaalma@horizondbm.com

Architect: Architecture 2000, LLC
Jeremy Bartlett
244 N. Broadway
Milwaukee, WI 53202
Phone: (414)727-2321
Fax: (414)276-1764
Email: jeremy@schroederandholt.com

Civil Engineer/Surveyor: Calkins Engineering, LLC
Matt Morris
5010 Voges Road
Madison, WI 53718
Phone: (608)838-0444
Fax: (608)838-0445
Email: mmorris@calkinsengineering.com

Landscape Architect: Landscape Architecture, LLC
Joe Hanauer
5806 South Hill Drive
Madison, WI 53705
Phone: (608)798-1840
Fax: (608)798-1653
Email: jhanauer@tds.net

ALL SAINTS ASSISTED LIVING OVERVIEW

Location:

The project site is a 80,272 sq. ft. (1.84 acres) vacant parcel located at the intersection of Highview Drive and Plaza Drive on the west side of the City of Madison.

The surrounding uses are as follows: to the north is Hillpoint Park; to the east is the 144-unit All Saints Retirement Center; to the south are the Bishop O'Connor Catholic Pastoral Center and the Cottages at All Saints; and to the west is the Cortland Pond Apartments.

Overview:

All Saints Assisted Living is part of the All Saints Neighborhood. All phases of this development were part of a master plan to ensure that each phase is complementary to one another.

ALL SAINTS SENIOR CAMPUS OVERVIEW

- Phase I: All Saints Retirement Center (f/k/a Hillpoint Senior Apartments) - 144 unit independent senior apartment. Financed through WHEDA with 29 units set aside.
- Phase II: (under construction) The Cottages at All Saints - six (6) duplex condominium buildings (12 total housing units).
- Phase III: (under construction) Hillside Estates at All Saints will consist of 108 residential units in five separate buildings that are two and three stories in height.
- **Phase IV (Current and Final Phase): All Saints Assisted Living - Will consist of 58 assisted living units (CBRF) split over two floor levels of which 18 units will be designed for memory care and 40 units for frail care.**

Ownership:

The project will be developed by Horizon Development Group, Inc. in conjunction with Catholic Charities, Inc., Diocese of Madison, and shall work to advance its overall purpose and objectives. All Saints Cottages and Condos, Inc., a non-profit corporation affiliated with Catholic Charities, and/or its assigns is a Wisconsin non-profit corporation organized and operated for the purpose of fostering housing that is affordable for seniors.

The initial building operator will be Elderspan Management, LLC which is one of the leading assisted living management firms in Wisconsin. Established in 1995, Elderspan Management LLC is a family owned and operated company with offices in Madison. Elderspan Management, LLC has been hired and retained to operate the assisted living phase of this project.

The project will be constructed by Horizon Construction Group, Inc.

Age Restriction:

All Saints Assisted Living intends to provide and operate housing for persons 55 years of age or older.

Potential Number of School Age Children Generated by Project:

All Saints Assisted Living is not expected to generate any school children.

Construction Schedule:

Construction would commence upon city approval and is estimated to be 10 months in length.

SITE PLANNING AND BUILDING ARCHITECTURE

This PUD (GDP-SIP) plan submittal consists of a building which will house 58 units of assisted living restricted to seniors age 55 and older. The building will be split over two levels with the lower level consisting of 18 memory care efficiency units and the first floor level consisting of 40 frail care efficiency units.

Streets/Traffic:

Vehicular traffic for All Saints Assisted Living Memory Care will be accessed through the existing drive entrance on lot 3 (All Saints Retirement Center – Apartments) which serves the lower level of the building and is accessed off of Highview Drive. Vehicular traffic for All Saints Assisted Living Frail Care (upper level) will be accessed by a drive lane that is being installed along Highview Drive to serve the first floor level of the building. All parking for visitors and staff is to be located in the rear of the building (north) and will be accessed through the existing drive entrance on lot 3.

Park/Greenway:

All Saints Assisted Living is located adjacent to Hillpoint Park. In addition to this amenity, landscaped courtyards will be provided. These courtyards will be used for a wide range of resident activities from bird watching to family gatherings. Our sidewalks connect to the city sidewalks to maintain connection for pedestrians to our site.

Utilities/Drainage:

Existing public sanitary sewer and water utility laterals will be extended from the existing streets to serve the site, as shown on the grading and utility plan. Drainage facilities will include storm sewer and drainage swales as necessary to meet City of Madison requirements. Our storm water will connect to the existing storm lateral as designed in the master plan and located on lot 3 (to the East) of our development.

This site is required to provide:

- 80% sediment control
- 60% infiltration

Other Stormwater Considerations:

- There are no stormwater detention requirements for this site. Stormwater detention for this site is included in the Hillpoint Pond.
- Oil & grease control is not required because there are now fewer than 40 parking stalls on the site (the original submittal did require oil & grease control)
- Thermal control is not required.

These stormwater issues outlined above were confirmed with City of Madison staff (Tim Troester & Greg Fries) back in December.

The detention basin on the north end of the site will provide 80% sediment control for the parking areas. It will be approximately 1' deep with a bottom contour area of 1,370 sf and a top area of 2,630 sf. The area draining to this basin is 26,590 sf or 0.6 acres. Stormwater will flow from the detention basin through a 2" orifice into the infiltration basin, which will help to provide 60% infiltration for the entire site. The infiltration basin will have 6" of engineered soil (sand, topsoil & compost) on top of 4' of sand to promote infiltration. The infiltration basin will be 1.5' deep with an outlet 6" above the bottom contour. The bottom contour area of the infiltration basin will be 915 sf with a top area of 2,400 sf. The outlet structure for the infiltration basin will be a 3' catch basin with an open grate so that if the capacity of the infiltration basin is exceeded, water can enter the storm sewer and be directed to the Hillpoint Pond. If the basin overtops, water will run through the park to the north and eventually into the Hillpoint Pond.

Landscaping:

All Saints Assisted Living will include landscaping features that complement both the campus and the surrounding neighborhood. The development includes extensive courtyard plans. Detailed landscape standards for all common areas and the building are provided to meet all City of Madison requirements. Additionally, the project includes a future gazebo element in the circular turnaround area on the north side of the building. This element will be considered as a fundraiser or endowment for the future and will be designed and constructed at Catholic Charities' discretion. The future gazebo will include landscaping to match the property. We are currently requesting approval on the gazebo location and are assuming that final design may be approved via minor alteration to the SIP.

Building/Parking:

All Saints Assisted Living will feature efficiency style residential units. The building architecture complements the architectural styles throughout the entire existing campus. For an aesthetically pleasing campus the color of materials and the building elevations vary from other campus buildings. Specific architectural colors and exterior materials will be brought to the UDC meeting as required.

Forty Two (42) parking stalls are provided as shown on the site plan. Of these 42 stalls 27 stalls are onsite and 15 are offsite and shared parking stalls. It is our intention to share parking stalls with those shown on the existing lot built previously under the 144 unit apartment complex. From operations on a day to day basis these parking stalls are never used. The 144 unit apartment complex provides surface as well as underground parking for its residence, visitors and staff. Of which a total of 177 stalls exist for the 144 unit building.

The parking for the CBRF that we propose is in compliance with the Madison General Ordinance section 28.11 (3) requiring one (1) stall per every two (2) beds for an institutional occupancy. To validate that the code is applicable to our assisted living use, we analyzed the parking a bit further. The project operator indicated that a maximum of 13 staff will be present on any given shift, which leaves a balance of 29 stalls for visitors (it is not expected that residents will have vehicles at this stage of life). The ratio of parking stalls available for guests to total building units (29 divided by 58) is approximately 50%. The project operator indicated that a 25% ratio of parking spaces to units would be ample space for proper operation (therefore current parking as designed is more than adequate). Any overflow parking could also be accommodated at the adjacent 144-unit All Saints Retirement Center. Therefore, our team is confident that the 42 parking spaces as designed are adequate for this project.

Snow and Trash Removal/ Building Maintenance:

Will be coordinated and contracted by Elderspan Management.

Hours of Operation:

The building will be occupied 24 hours a day 365 days of the year.

All Saints Assisted Living Project Data Table:

Lot Area:	80,272 sq. ft. (1.84 acres)
Dwelling Units:	58 units (efficiency)
Lot Area/Dwelling Unit:	1,384 sq. ft./D.U.
Density:	31.5 units/acre

Lot Coverage

Green Space	30,368 sq. ft. (38%)	
Building Coverage	26,331 sq. ft. (33%)	
Total Pavement	23,573 sq. ft. (29%)	
	Sidewalk Coverage	6,163 sq. ft.
	Asphalt Coverage (including future parking)	17,410 sq. ft.

Previous Lot Coverage Submitted @ Initial UDC Hearing

Open Space	33,055 sq. ft. (41%)	
Building Coverage	26,331 sq. ft. (33%)	
Total Pavement	2,886 sq. ft. (26%)	
	Sidewalk Coverage	5,361 sq. ft.
	Asphalt Coverage (not including future parking)	15,525 sq. ft.

LEGAL DESCRIPTION OF PROPERTY

All Saints Assisted Living

8210 Highview Drive

July 31, 2007

Legal Description: LOT 2, CERTIFIED SURVEY MAP NUMBER 10820, AS RECORDED IN VOLUME 64 OF CERTIFIED SURVEY MAPS, ON PAGES 258-261, AS DOCUMENT NUMBER 3767667, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

ZONING TEXT – PUD (GDP-SIP)

All Saints Assisted Living

8210 Highview Drive

August 1, 2007

Legal Description: LOT 2, CERTIFIED SURVEY MAP NUMBER 10820, AS RECORDED IN VOLUME 64 OF CERTIFIED SURVEY MAPS, ON PAGES 258-261, AS DOCUMENT NUMBER 3767667, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

A. Statement of Purpose: This zoning district is established to allow for the construction of 58 units of assisted living (CBRF), the lower level will consist of 18 memory care units and the first floor level will consist of 40 frail care units. The occupancy (residents) of this building will be restricted to seniors age 55 and older.

B. Permitted Uses:

1. 58 units of Assisted Living (CBRF) and support spaces as shown on approved plans.
2. Uses accessory to permitted uses as listed under Section 28.03(2) Madison General Ordinances.

C. Lot Area: 80,272 sq. ft. (1.84 acres)

D. Floor Area Ratio:

1. Floor area ratio permitted is 700 per efficiency unit as defined under the R5 zoning district.
2. Maximum building height shall be 3 stories as defined by the R5 zoning district.

E. Yard Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

H. Lighting: Site lighting will be provided as shown on approved plans.

I. Signage: Signage will be allowed as defined by the R5 zoning district of the Madison General Ordinances and as shown on approved plans.

J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-5 zoning district.

K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City of Madison Plan Commission. However, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.