



Location
7710 South Brookline Drive

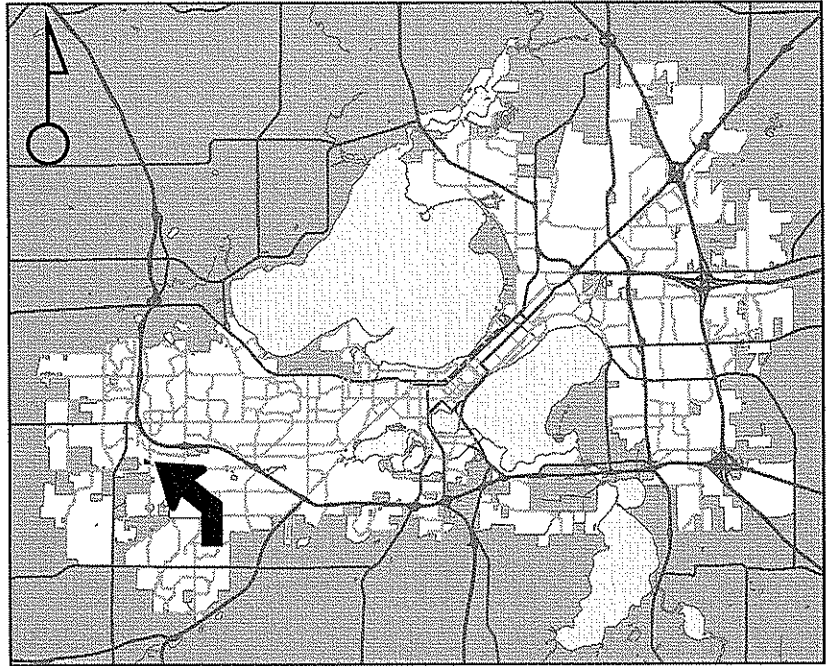
Project Name
Coventry Village Addition

Applicant
Coventry Village

Existing Use
Assisted Living Facility

Proposed Use
PUD Alteration to Allow Building Addition

Public Hearing Date
Plan Commission
12 July 2010

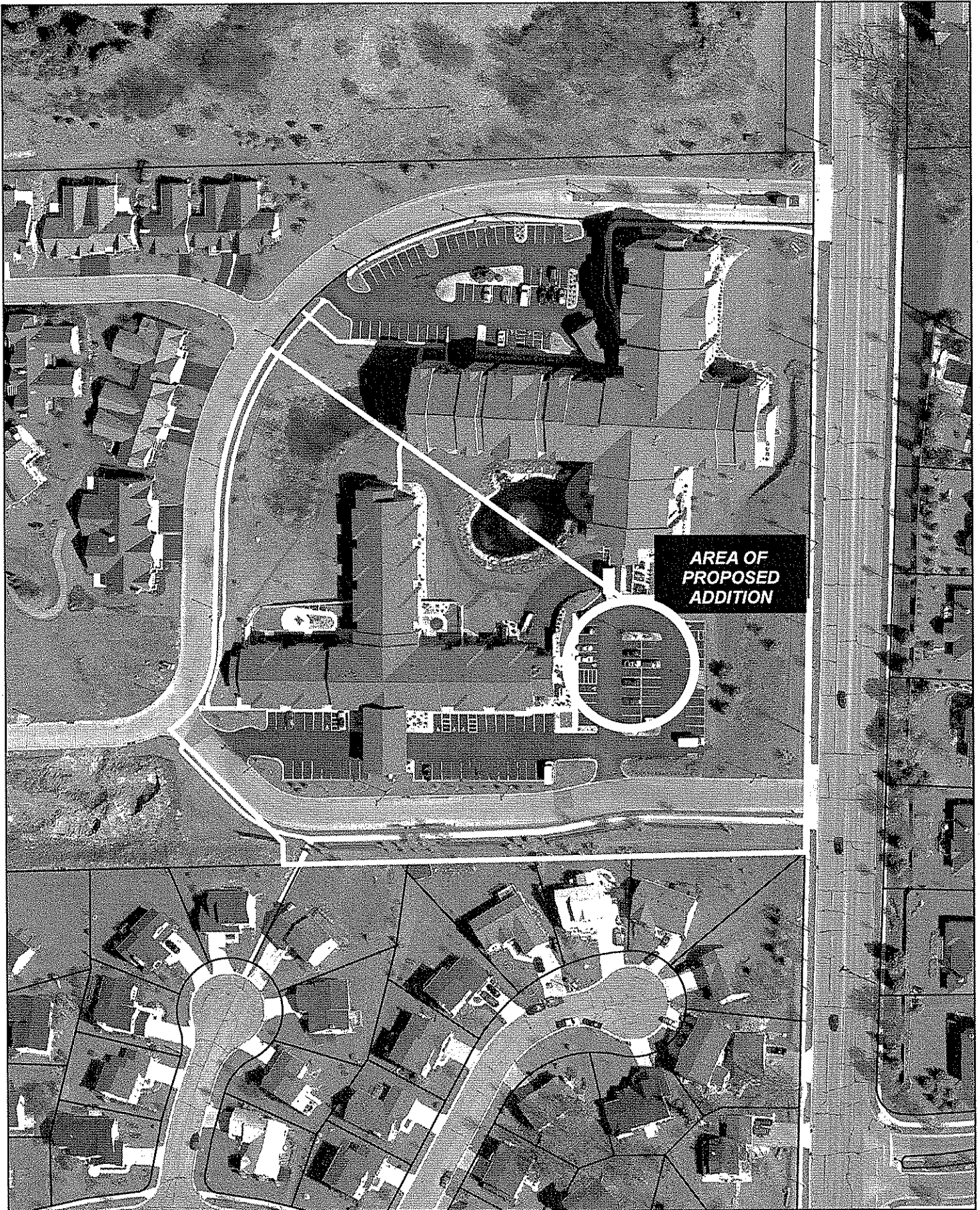


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 June 2010



April 29, 2010

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

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
iqua@vierbicher.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

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 22 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 22 new dwelling units include both one-bedroom and two-bedroom floor plans. Adjacent one-bedroom units connected with shared doors, as well as two-bedroom floor plans allow couples to remain together as their need for assisted care increases. The total number of proposed bedrooms, 81, 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 | 67 | |
| Two-Bedroom | 1 | 7 | |
| Total dwelling Units | 52 | 74 | |
| Total number of bedrooms | 53 | 81 | 96 |

Densities:

| | <u>Existing</u> | <u>Proposed</u> |
|---------------------------|--------------------------|-----------------|
| Lot Area | 178,602 SF or 4.10 acres | |
| Lot Area / D.U. (SF/unit) | 3,434 | 2,413 |
| Density (units/acre) | 12.7 | 18.0 |

Letter of Intent – PUD-SIP
7710 S. Brookline Drive
April 29, 2010
Page 3 of 3

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 | 65,330 SF |
| Floor Area Ratio | 0.25 | 0.37 |

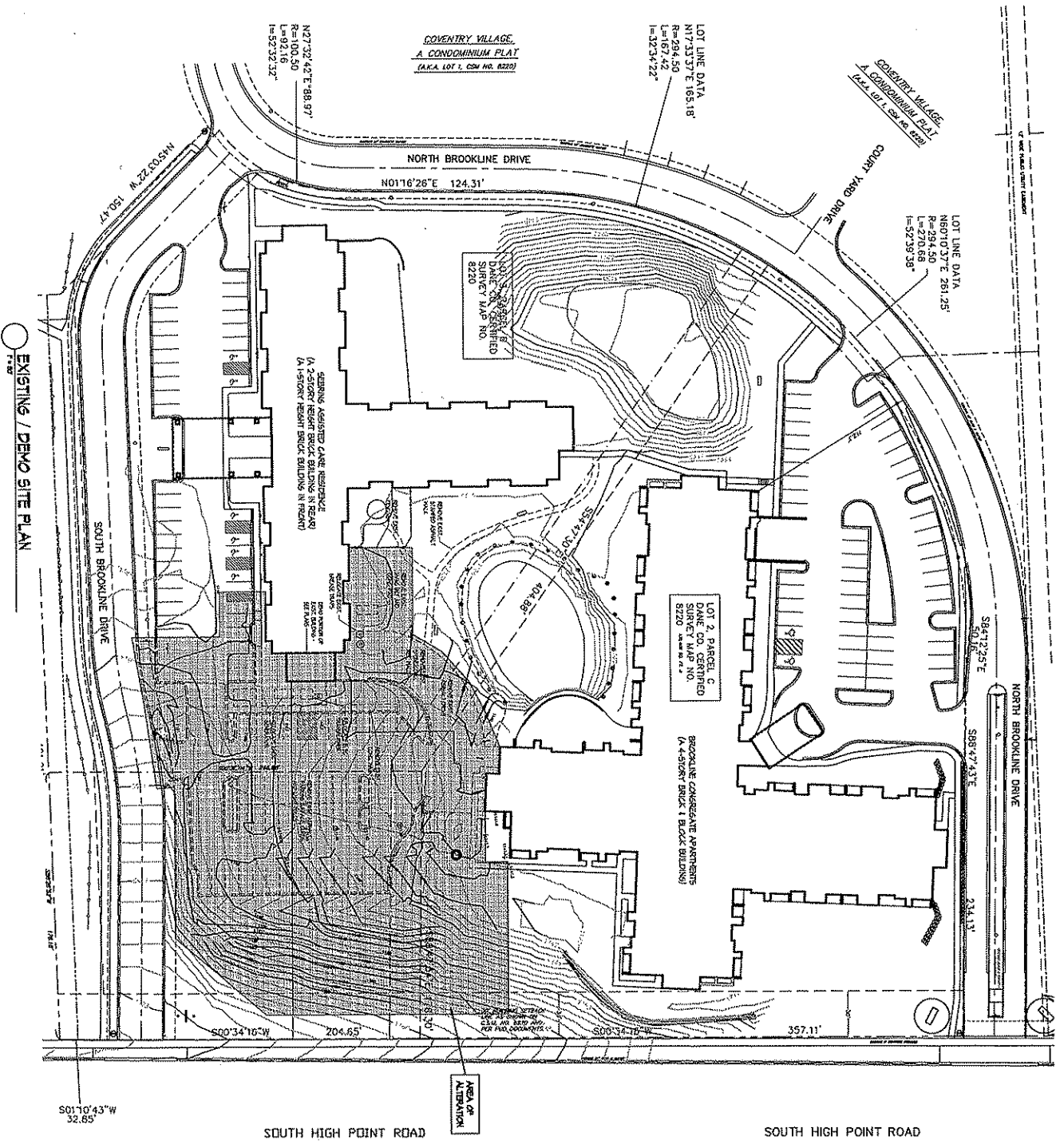
| <u>Parking:</u> | <u>Existing</u> | <u>Proposed</u> |
|---|-----------------|-----------------|
| Automobile surface parking stalls | 85 | 62 |
| Parking ratios for Sebring (stalls/bedroom) | 1.60 | 0.75 |

Thank you for your time in reviewing our proposal.

Very truly yours,

J. Randy Bruce, AIA
Managing Member

5

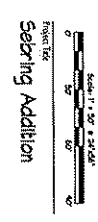


EXISTING / DEMO SITE PLAN

SHEET INDEX

- C-1.0 ENGINEERING SITE PLAN / TITLE SHEET
- C-1.1 PROPOSED SITE PLAN
- C-2.1 ENGINEERING SITE TOPOGRAPHY
- C-2.2 SITE GRADING & EROSION CONTROL PLAN
- C-3.1 SITE UTILITY PLAN
- L-1.0 TREE PLANNING PLAN
- L-1.1 DETAIL PLANNING PLAN
- A-1.0 LOWER LEVEL FLOOR PLAN
- A-2.1 BUILDING ELEVATIONS
- A-2.2 BUILDING ELEVATIONS

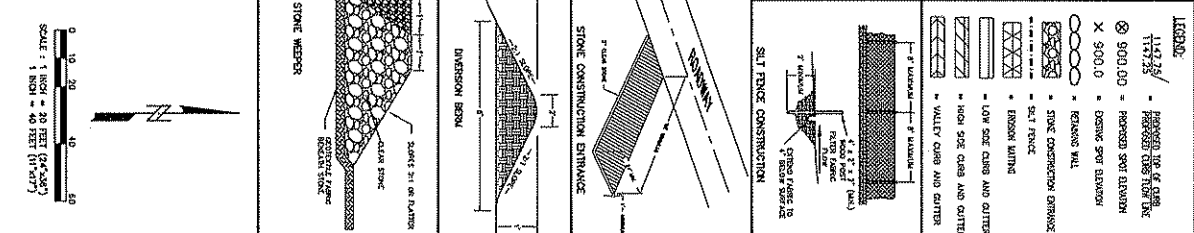
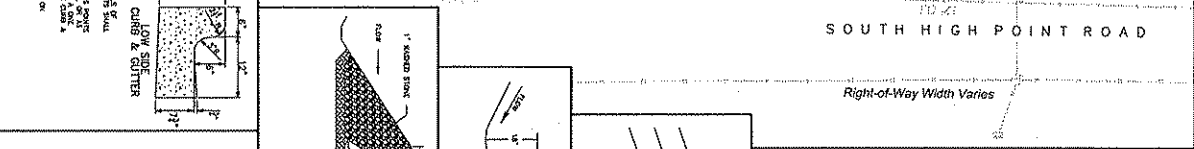
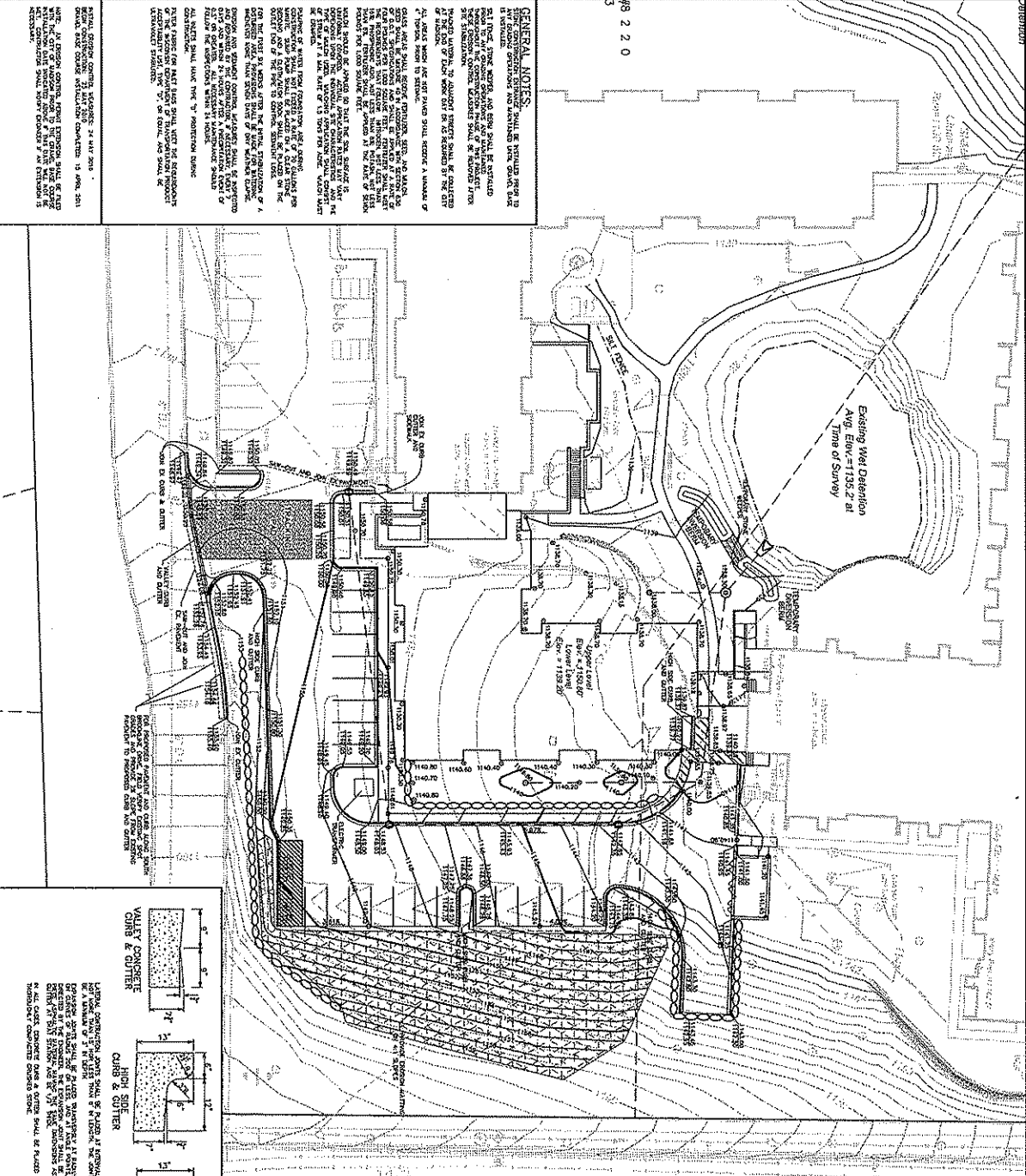
KNOTHE & BRUCE ARCHITECTS
 7581 University Avenue, Suite 200
 Cambridge, MA 02142
 617.452.1100 Fax 617.452.1104



TILO S. Brookline Dr.
 Existing / Demo Site Plan

Project No. 0694 **Design No.** C-1.0

Revised:
 None for 0694 Seating Addition - January 14, 2004
 None for 0694 Seating Addition - February 14, 2004
 None for 0694 Seating Addition - April 24, 2004



LEGEND

- 11x12.5 = PARALLEL TOP OF CURB
- 11x12.5 = PARALLEL CURB FROM TOP
- Ø 900.00 = RADIUS SPOT ELEVATION
- X 300.0 = EXISTING SPOT ELEVATION
- = RETAINING WALL
- ▨ = STONE CONSTRUCTION ENTRANCE
- ▨ = SLOPE FENCE
- ▨ = EROSION MATING
- ▨ = LOW SOE CURB AND CUTTER
- ▨ = HIGH SOE CURB AND CUTTER
- ▨ = VALLEY CURB AND CUTTER

SCALE: 1" = 20 FEET (24.0x37.5')
 1" = 20 FEET (24.0x37.5')

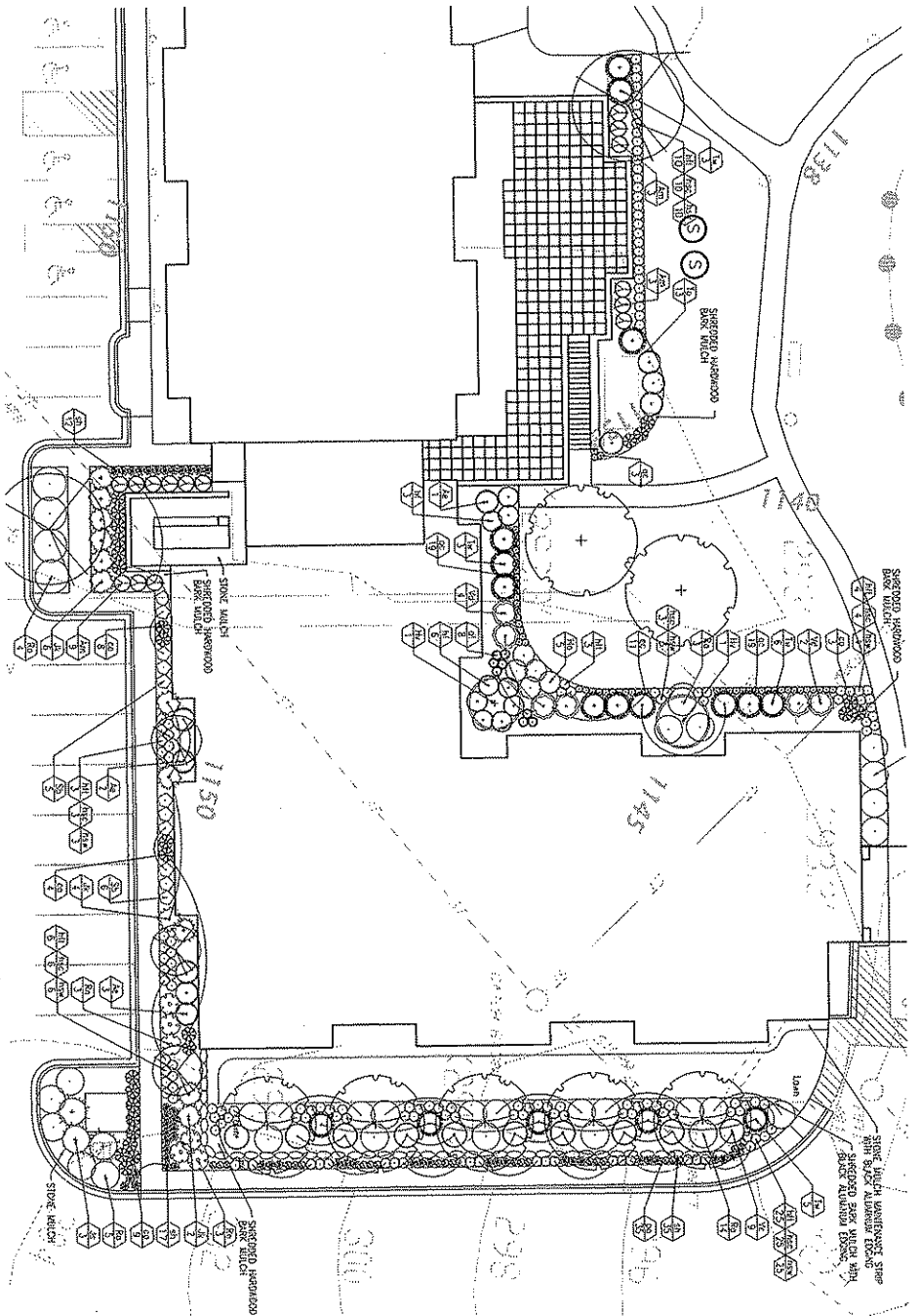
REVISIONS

| NO. | DATE | REMARKS |
|-----|------|---------|
| | | |

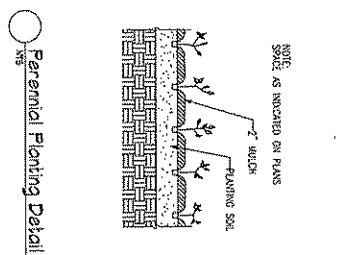
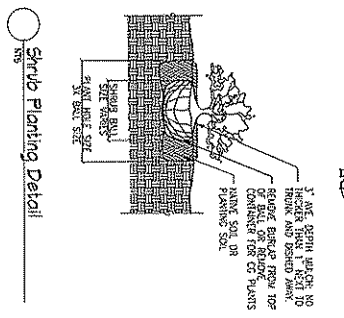
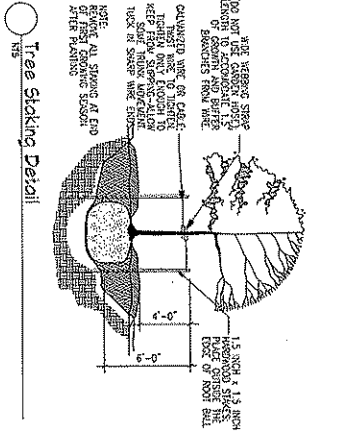
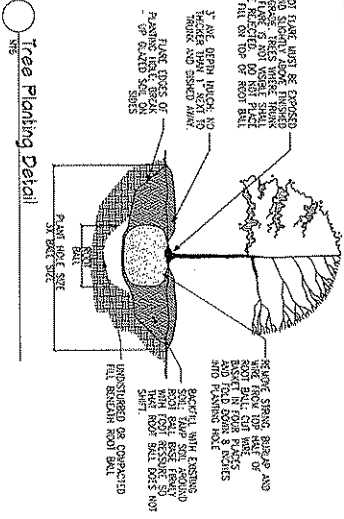
COVENTRY VILLAGE - SEBRING ADDITION
 SITE GRADING AND EROSION CONTROL PLAN
 7710 SOUTH BROOKLINE DRIVE
 MADISON, WISCONSIN

vierbicher
 planners | engineers | advisors
 1411 Town Center Drive, Suite 200, Madison, Wisconsin 53717
 Phone: (608) 261-0202 Fax: (608) 261-0200

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 4. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 6. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE CONTRACT DOCUMENTS.
 7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NATURAL RESOURCES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC RESOURCES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL CULTURAL RESOURCES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ARCHAEOLGICAL RESOURCES.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC ARCHITECTURE.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC LANDSCAPES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC STRUCTURES.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC DISTRICTS.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC MONUMENTS.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC SITES.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC LANDMARKS.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC MONUMENTS.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC SITES.



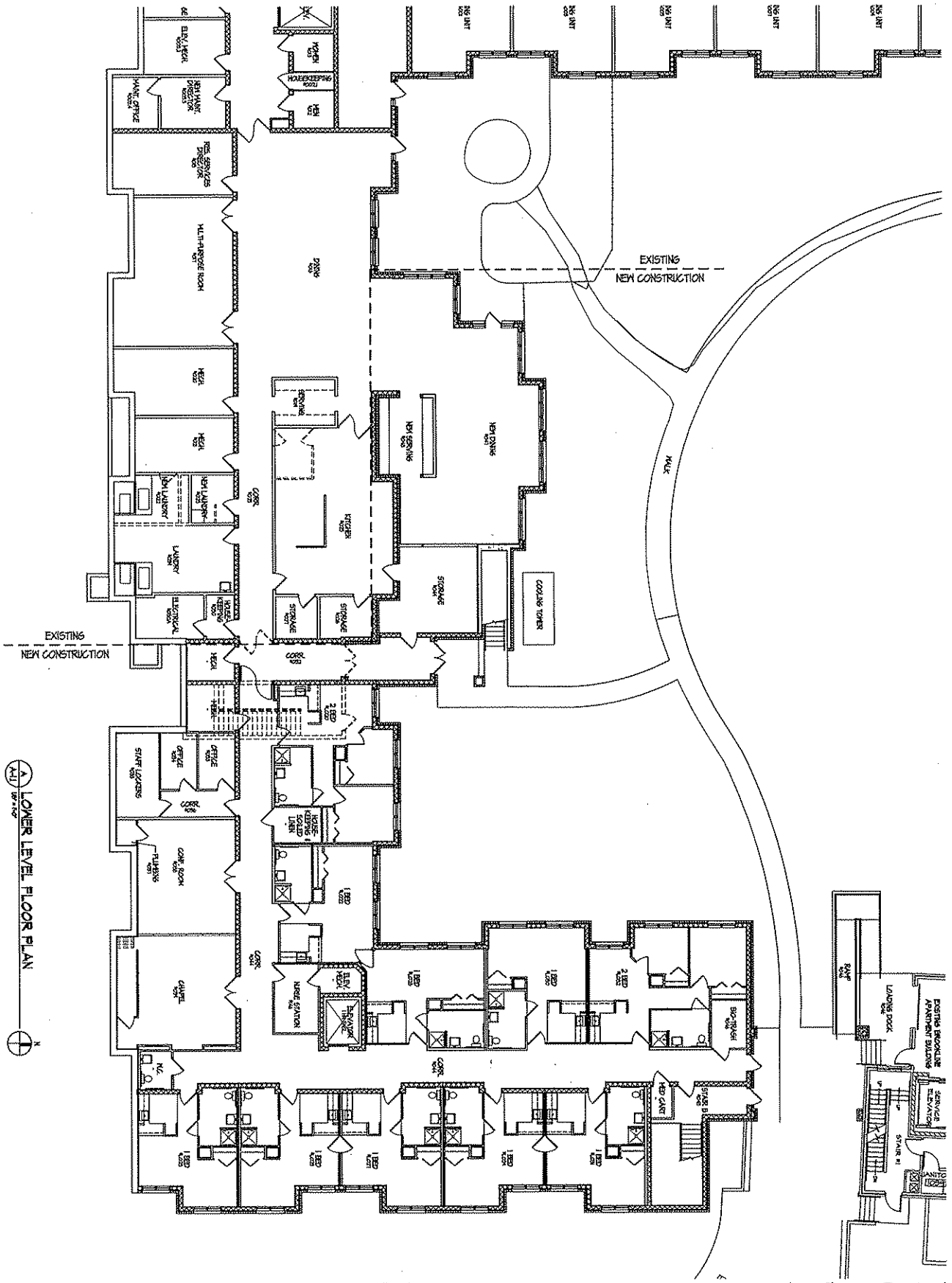
Detail Planting Plan



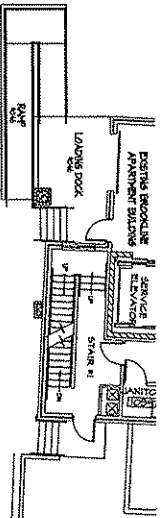
1. Contractor shall provide a suitable unwooded board for all planting work.
2. Topsoil shall be clean, unadorned, and of good quality.
3. The soil shall be free of rocks, gravel, weed, debris, and of noxious weeds and their seeds.
4. The soil shall be free of rocks, gravel, weed, debris, and of noxious weeds and their seeds.
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20. The soil shall be free of rocks, gravel, weed, debris, and of noxious weeds and their seeds.

KNOTHE & BRUCE ARCHITECTS
 7501 University Avenue Suite 201
 Madison, Wisconsin 53706
 608-485-9988 Fax: 608-485-9944

Project: **Sebring Addition**
 Detail: **T110 5 Brookline Dr. Detail Planting Plan**
 Revision: **0634**
 Date: **L-11**



LOWER LEVEL FLOOR PLAN

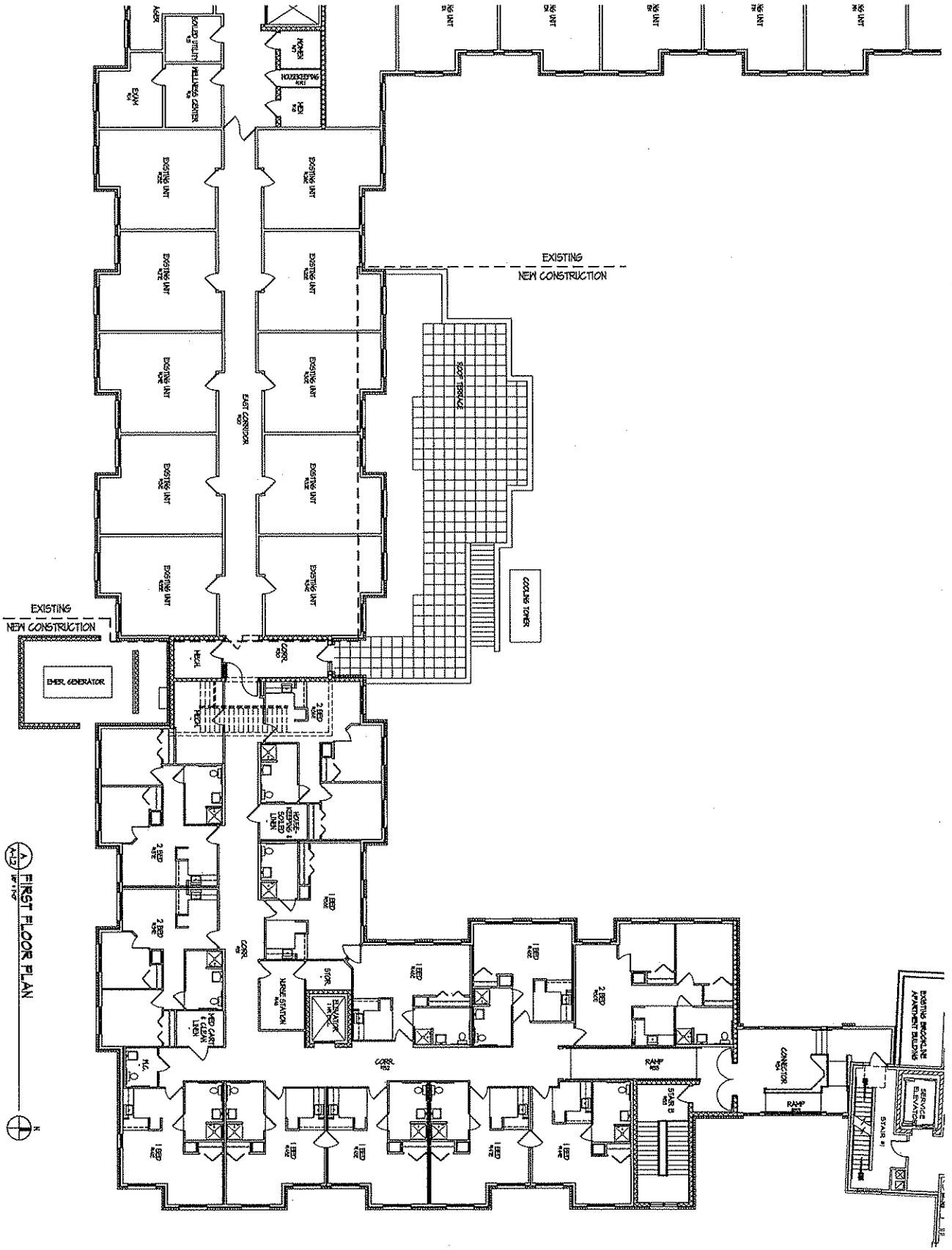


KNOTHE & BRUCE ARCHITECTS
 7301 University Avenue, Suite 200
 Houston, Texas 77056
 281-415-2400

TILO S. Bookline Dr.
 Lower Level Floor Plan
 Project: 0694
 Drawing: A-11

Revised:
 Based on IBC Standards - January 14, 2004
 Project No. 0694
 Paper A11 in SP 2400-11 - 4/15/24 2:00

Project Title:
 Sebring Addition



A-A
FIRST FLOOR PLAN

KNOTHE & BRUCE ARCHITECTS
 7561 University Avenue, Suite 201
 Philadelphia, Wisconsin 53112
 Phone: 414-251-1234
 Fax: 414-251-1234

Approved for USG Standards - January 14, 2004
 Project No. 0834
 Date: 01/14/04
 File: 0834 - 01/14/04 - 01/21/04

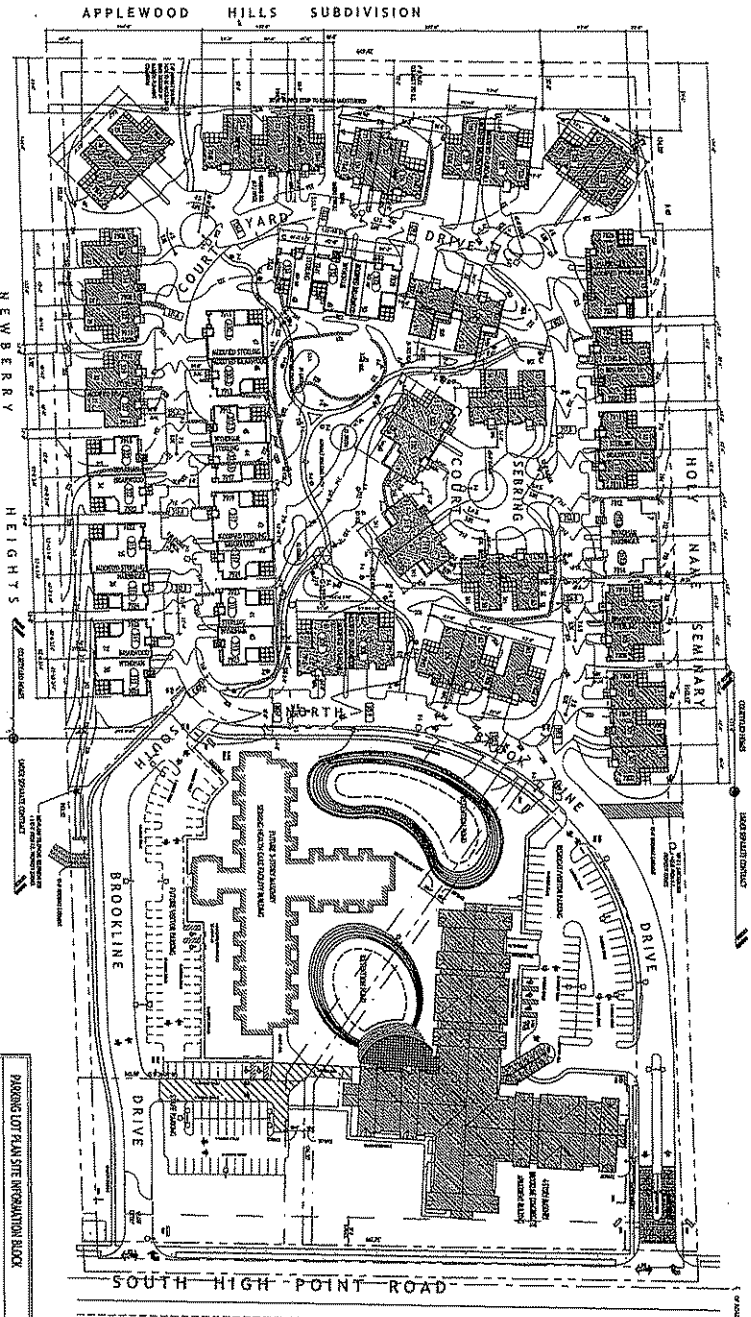
Project Title
Sebring Addition

Project Location
7710 S. Brookline Dr.

Project No.
0834

Sheet No.
A-12

COVENTRY VILLAGE MASTER PLAN



SITE PLAN
SCALE: 1" = 50'

SITE LIGHTING FIXTURE SCHEDULE

| NO. | TYPE | MANUFACTURER | DESCRIPTION |
|-----|--------------|--------------|------------------------------|
| 1 | STREET LIGHT | TRIALUM | 150 WATT, 120 VOLT, 10' TALL |
| 2 | STREET LIGHT | TRIALUM | 150 WATT, 120 VOLT, 10' TALL |
| 3 | STREET LIGHT | TRIALUM | 150 WATT, 120 VOLT, 10' TALL |
| 4 | STREET LIGHT | TRIALUM | 150 WATT, 120 VOLT, 10' TALL |
| 5 | STREET LIGHT | TRIALUM | 150 WATT, 120 VOLT, 10' TALL |
| 6 | STREET LIGHT | TRIALUM | 150 WATT, 120 VOLT, 10' TALL |
| 7 | STREET LIGHT | TRIALUM | 150 WATT, 120 VOLT, 10' TALL |
| 8 | STREET LIGHT | TRIALUM | 150 WATT, 120 VOLT, 10' TALL |
| 9 | STREET LIGHT | TRIALUM | 150 WATT, 120 VOLT, 10' TALL |
| 10 | STREET LIGHT | TRIALUM | 150 WATT, 120 VOLT, 10' TALL |

PARKING LOT PLAN SITE INFORMATION BLOCK

PER LOCALITY, THE ABOVE INFORMATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS INFORMATION BLOCK. THE USER OF THIS INFORMATION BLOCK SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCALITY AND OTHER AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS INFORMATION BLOCK. THE USER OF THIS INFORMATION BLOCK SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCALITY AND OTHER AGENCIES.



| | | | | |
|------------------------------------|-------------------|--|---|---|
| DRAWING TITLE: SITE PLAN | SHEET NO.: 046 | | CONSULTANTS: KNOTHE & BRUCE ARCHITECTS 100 University Avenue, Suite 201 Madison, Wisconsin 53713 608-261-5700 Fax 608-449-4474 | ISSUE: 2/19/2008 REVISION: 4/10/2008 |
| | SCALE: SD-1.0 | | | |