



City of Madison

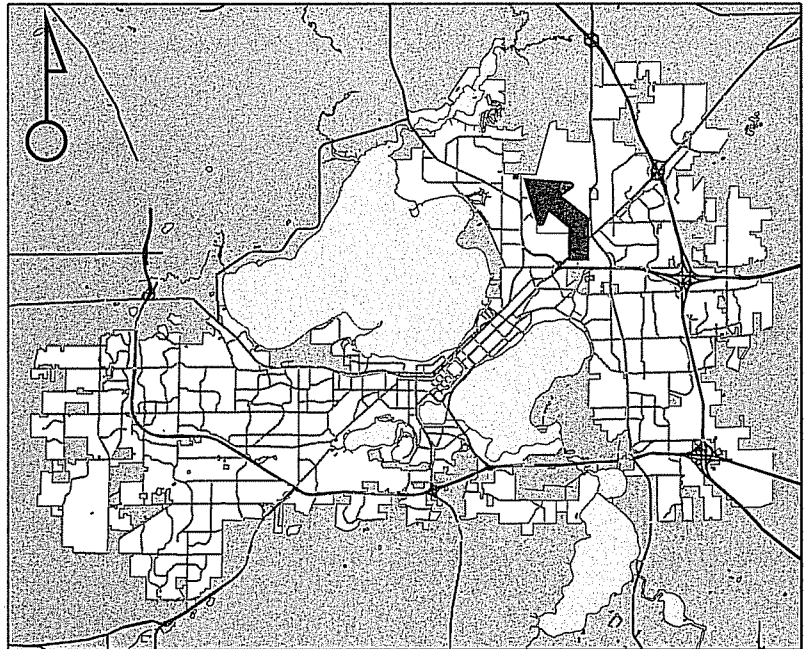
Proposed Rezoning

Location
 3802 Packers Avenue
 Applicant
 Thomas Keller – Keller Development/
 Gene A. Wells – Engberg Anderson
 From: SR-C1 To: PD-GDP

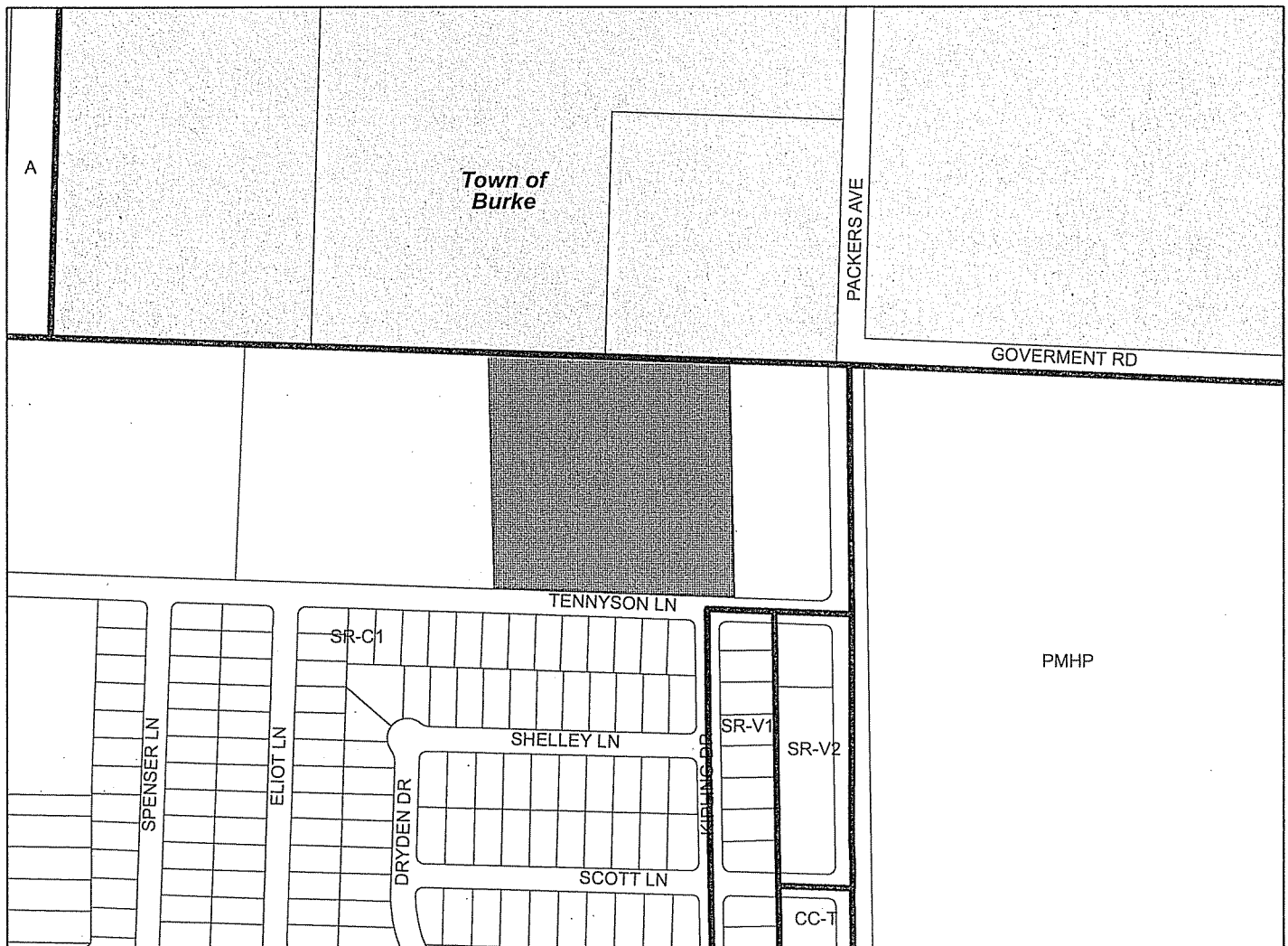
Existing Use
 Vacant Land

Proposed Use
 Approval of a general development plan for a future senior independent living and assisted-living development

Public Hearing Date
 Plan Commission
 04 November 2013
 Common Council
 19 November 2013



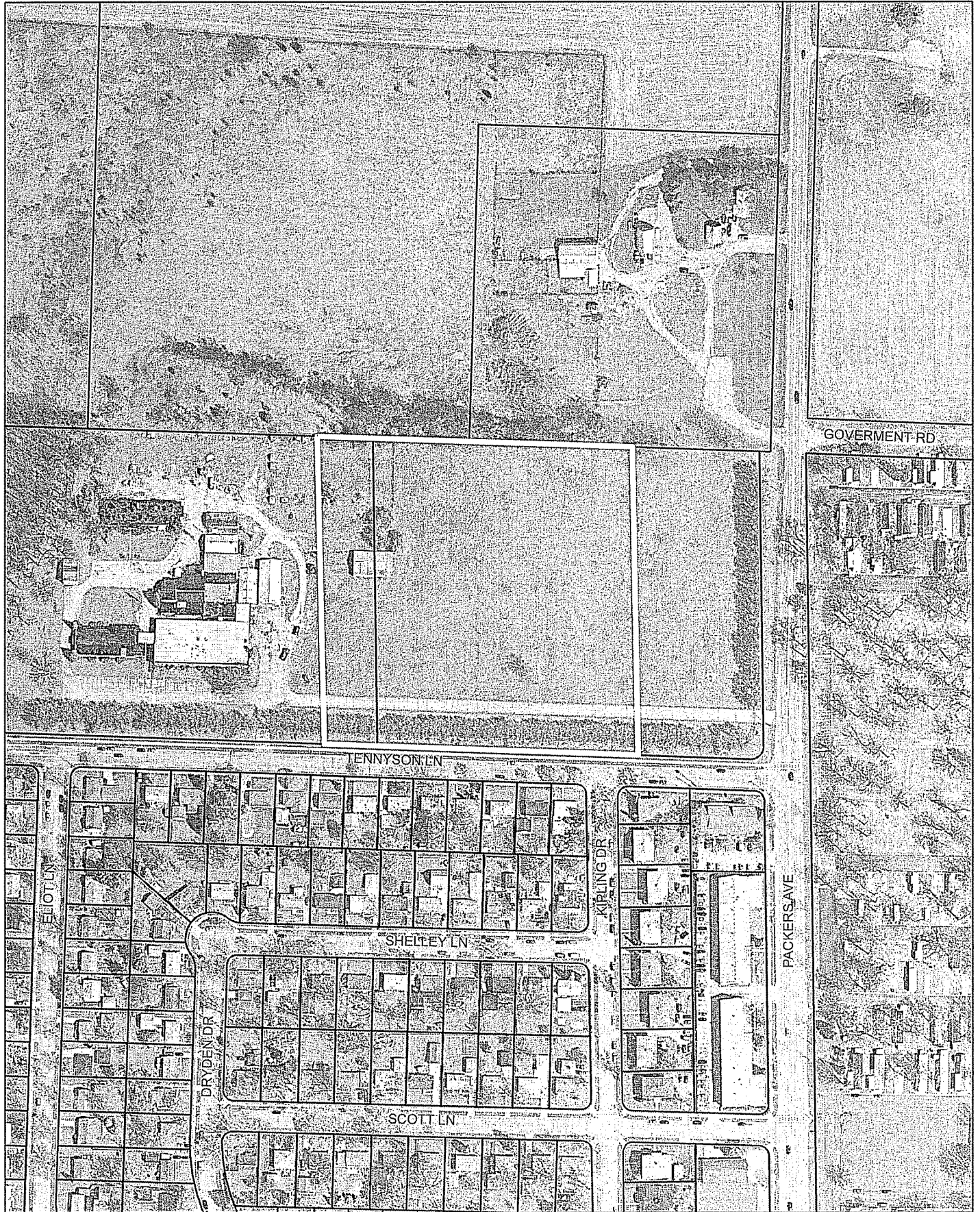
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 October 2013

12-13



Northside Prairie Senior Living

Madison, Wisconsin

UDC/Plan Commission

City of Madison Final Approval Submittal

September 4, 2013

Engberg Anderson Project Number 132290

1 N. Pinckney
Madison, WI 53703
608.250.0100
www.engberganderson.com





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1902 Tennyson Lane, Madison, WI 53704
Project Title (if any): Northside Prairie Senior Living Community

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from SR-C1 to PD-GDP
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Rita Giovannoni **Company:** Independent Living, Inc
Street Address: 2970 Chapel Valley Road, Suite 203 **City/State:** Madison, WI **Zip:** 53711
Telephone: (608) 274-7900 **Fax:** (608) 274-9181 **Email:** rgiovannoni@independentlivinginc.org

Project Contact Person: Gene A. Wells **Company:** Engberg Anderson, Inc
Street Address: 1 N. Pinckney Street **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 250-7506 **Fax:** (608) 250-0200 **Email:** genew@engberganderson.com

Property Owner (if not applicant): Thomas Keller/Tennyson Terrace, LLC by Keller Development, LLC
Street Address: 448 W. Washington Avenue **City/State:** Madison, WI **Zip:** 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Senior housing campus which includes: independent living apartments, assisted living residences and connected shared services space.

Development Schedule: Commencement Spring 2014 Completion Spring 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Larry Palm and Neighborhood Associations- 10/23/12, 05/06/13, 09/14/13

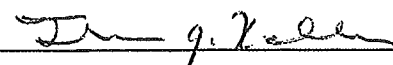
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: K. Firchow Date: 7/30/2013 Zoning Staff: M. Tucker Date: 7/30/2013

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Rita Giovannoni/Independent Living, Inc. Relationship to Property: Intent to purchase

Authorizing Signature of Property Owner  Date 9/4/2013



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

September 4, 2013

Re Letter of Intent
Northside Prairie Senior Living Community
1902 Tennyson Lane
Madison, WI 53704
PD-GDP, Planned Development District

Dear Mr. Martin,

Please accept this Letter of Intent, application and attachments as our formal request for a Planned Development District-GDP review and approval by the City of Madison for the Northside Prairie Senior Living Community detailed below.

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

Owner: Independent Living, Inc., a non-profit corporation and/or its assigns.
Rita Giovannoni, CEO
2970 Chapel Valley Road, Suite 203
Madison, WI 53711
Phone: (608) 274-7900
Fax: (608) 274-9181
Email: 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

Construction Manager: CG Schmidt
Eric Schmidt
406 Science Drive, Suite 408
Madison, Wisconsin 53711
Phone: (608) 255-1177
Email: eschmidt@cgschmidt.com

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703
Ph 608 250 0100 Fx 608 250 0200
www.engberganderson.com

Civil Engineer: JSD Professional Services
Bill Dunlop, PE
161 Horizon Drive, Suite 101
Verona, WI 53593
Phone: (608) 848-5060
Email: bill.dunlop@jsdinc.com

Landscape Architect: Ken Saiki Design Inc.
Pat Saiki
303 S. Patterson, Suite One
Madison, WI 53703
Phone: (608) 251-3600
Email: psaiki@ksd-la.com

Northside Prairie Senior Living Community Overview

The project is to be located in the City of Madison on the North Side at 1902 Tennyson Lane on 8 acres. This will be a multi-phase project. We anticipate over the next 5-7 years that the campus will be fully developed to provide housing and services in 270-300 units of senior apartments and assisted living. Phase I will consist of 72 apartments and 50 units of assisted living and common space to support the resident populations.

Ownership: Independent Living, Inc., a non profit corporation or its assigns.

Age Restriction: Northside Prairie Senior Living Community intends to provide and operate housing and services for seniors, the minimum age is yet to be determined.

Potential Number of School Age Children Generated by Project:
It is not expected that the project will generate any school age children.

Construction Schedule: The proposed schedule starts construction in the spring of 2014 and completes construction in the spring of 2015.

Neighborhood Input

There have been many opportunities for neighborhood input since 2009 through neighborhood focus groups and neighborhood presentations organized by the alderperson(s) and Independent Living, Inc. Over this time period, Independent Living (ILI) has actively attempted to site this project, initially on a parcel of land on Wheeler Road to the north and since 2012 ILI has been focused on the Tennyson Lane 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 - 2013) 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.

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.

Site Planning and Building Architecture

Massing and Materials

The building massing is conceptual because of the nature of a general development plan. It reflects the desire to serve two different resident types on this campus. The independent living apartments are 5 stories high, intentionally creating a presence and density that is set back from Tennyson Lane. The apartment balconies and articulated roof forms are intended to break down the massing and play off of the residential aesthetic of the assisted living, while clearly identifying it as a separate housing element. Using masonry and cement board siding to reflect the materials used in the neighborhood, these materials also combine to create a human scale at the entry floors and diminish the overall scale of the building.

The assisted living units are two to three stories and are residential in character. Also finished in brick and cement board siding, this is consistent with the single family residential architecture across the street.

The commons area connects the two building forms and includes the main entry element. All residents will use the amenities offered in the common area. A uniform identity will be developed for all building entries with the main public entry reflecting the desire to be open and welcoming.

Specific material and colors will be presented as part of the Specific Implementation Plan (SIP).

Sustainability and Energy Efficiency

Independent Living intends to incorporate many sustainable features in the design of this campus.

Parking

All resident and staff parking is underneath the building. Visitor parking is at the main entrance and at the secondary entrances around the property.

Landscape/Site Design

The site falls off from the northwest corner to the southeast corner. The independent living apartments are located on the high side of the site to maximize the views to the north and west. The site has two entries with a central entry court framed by an apartment building and an assisted living building. The perimeter drive provides fire truck access. The building massing is deliberately condensed in the middle of the site to maximize green space at the perimeter.

The grading presents opportunities for creative use of boulder retaining walls, dry drainage swales and plantings. The landscape design will support active outdoor access and use for residents. Portions of the site will have a gazebo, a grilling area, and an outdoor dining area all connected by walking paths. The Assisted Living Memory Care residence will have a dedicated, secure and accessible outdoor garden designed to safely support these residents.

Another notable feature is the development of an orchard entry area along the streetscape of Tennyson Lane. We believe this will be an area of gracious transition from the road and single family home neighborhood across the street. We envision this as a gathering place for events and special activities. The orchard, entry trellis and paved walkways are intended to tie the building entry to the street. Landscaping will be used to create buffer zones between the future developments to the east and west.

Number of Employees: This number is yet to be determined. We estimate at this time 20-30 for Phase I of the project.

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,



Gene A. Wells, AIA
Team Leader

GW/gw

Copied: Rita Giovanonni, Jim Shaver, Bill Robison



GDP Zoning Text

September 4, 2013

To: Kevin Firchow, Al Martin City of Madison
From: Gene Wells Engberg Anderson
Re: GDP Zoning Text
Northside Prairie Senior Living Community
Planned Development District

Legal Description: The lands subject to this planned development shall include those described on the attached Exhibit A, the proposed and approved Certified Survey Map to be recorded with the land purchase.

1. Statement of Purpose

This planned development district is established to allow for the construction of a senior living community of a maximum of 300 apartments and residences including a mix of independent living apartments, assisted living units for frail and memory care residents and support space for staff and accessory activities. Resident and staff parking will be provided underneath the buildings. Surface parking is for visitors only.

2. Permitted Uses

- a. Multi-unit housing in the form of Independent Living apartments for seniors, age limit to be established.
- b. Assisted Living residences for frail care and memory care seniors.
- c. Accessory uses directly associated with those permitted uses listed above including but not limited to:
 - i. Commercial kitchen
 - ii. Cafe
 - iii. Living and dining room space
 - iv. Multipurpose rooms
 - v. Wellness center
 - vi. Hair salon
 - vii. Exam room
 - viii. Administrative offices
 - ix. Maintenance shop and office

3. Lot Area

- a. 348,503 square feet as stated in Exhibit A.

4. Height, Yard, Usable Open Space and Landscaping Requirements

- a. As provided on the approved GDP plans.

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703
Ph 608 250 0100 Fx 608 250 0200
www.engberganderson.com

- b. At no time shall the maximum height of any building and/or construction activity exceed the height limit established by the Dane County Regional Airport; the current maximum elevation is 1009.

5. Accessory Off-Street Parking and Loading

- a. Accessory off-street parking will be provided as shown on the approved GDP plans.
- b. Resident and staff parking will be under the building.

6. Lighting

- a. Site lighting to meet the requirements of the City of Madison's Outdoor Lighting Standards.

7. Signage

- a. Signage will meet the requirements of Chapter 31 of the Madison general ordinances.

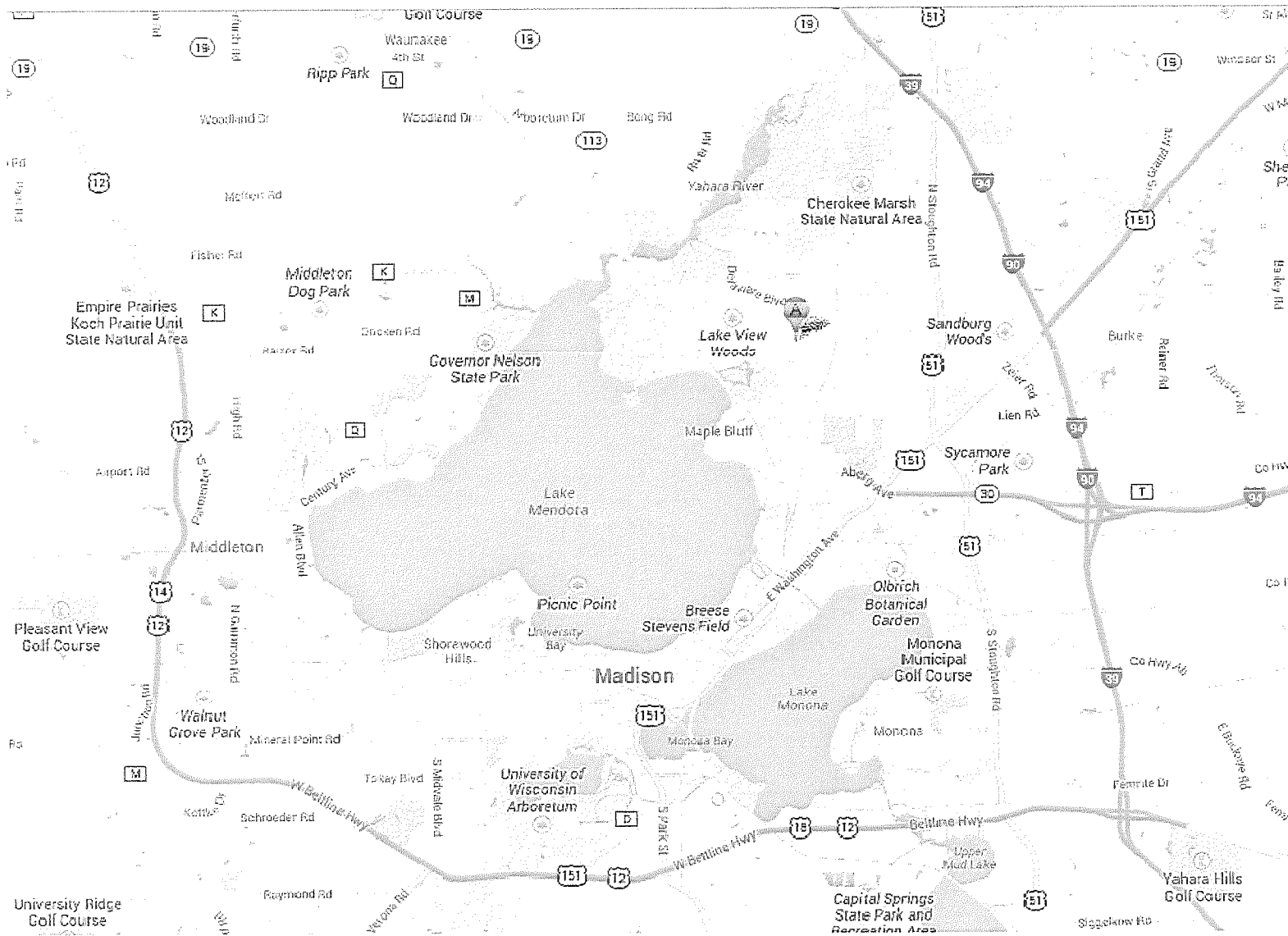
8. Definitions

- a. Independent Living Apartments are defined as meeting the requirements of Chapter DHS 89, Residential Care Apartment Complexes (RCAC) of the Wisconsin State Code.
- b. Assisted Living residences are defined as meeting the requirements of Chapter DHS 83, Community – Based Residential Facilities (CBRF) of the Wisconsin State Code.
- c. Frail care is a subset of assisted living.
- d. Memory care is a subset of assisted living.

9. Alterations and Revisions

- a. No alteration or revision of this Planned Development shall be permitted unless approved by the Madison City 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.

Attachments



NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY

LOCATION MAP

NTS

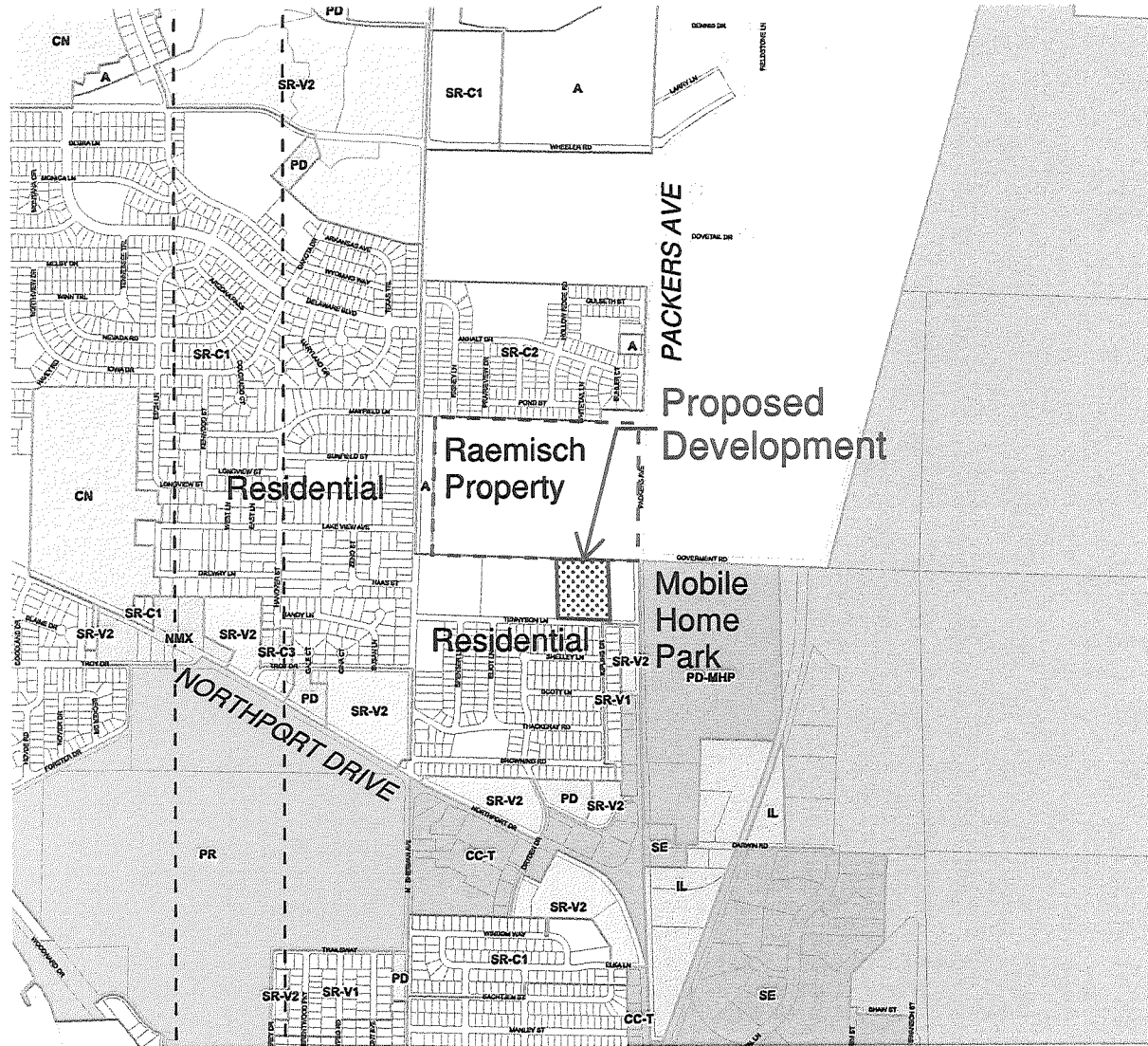
August 21, 2013

Engberg Anderson Project No. 132290.00

**Engberg
Anderson**

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NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY

ZONING DISTRICT MAP

NTS

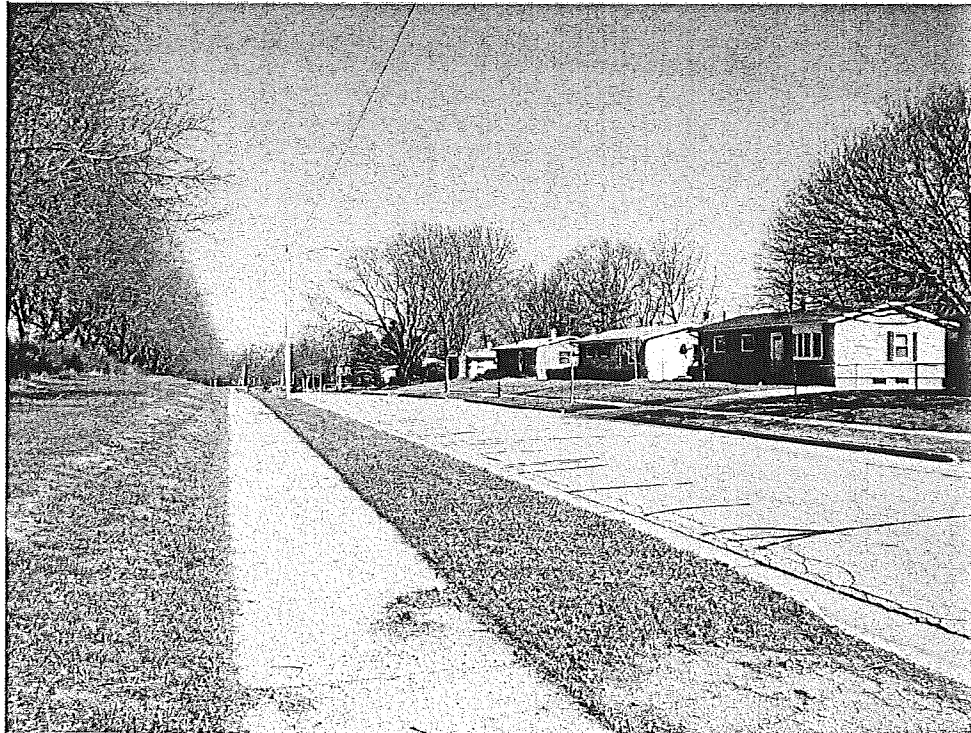
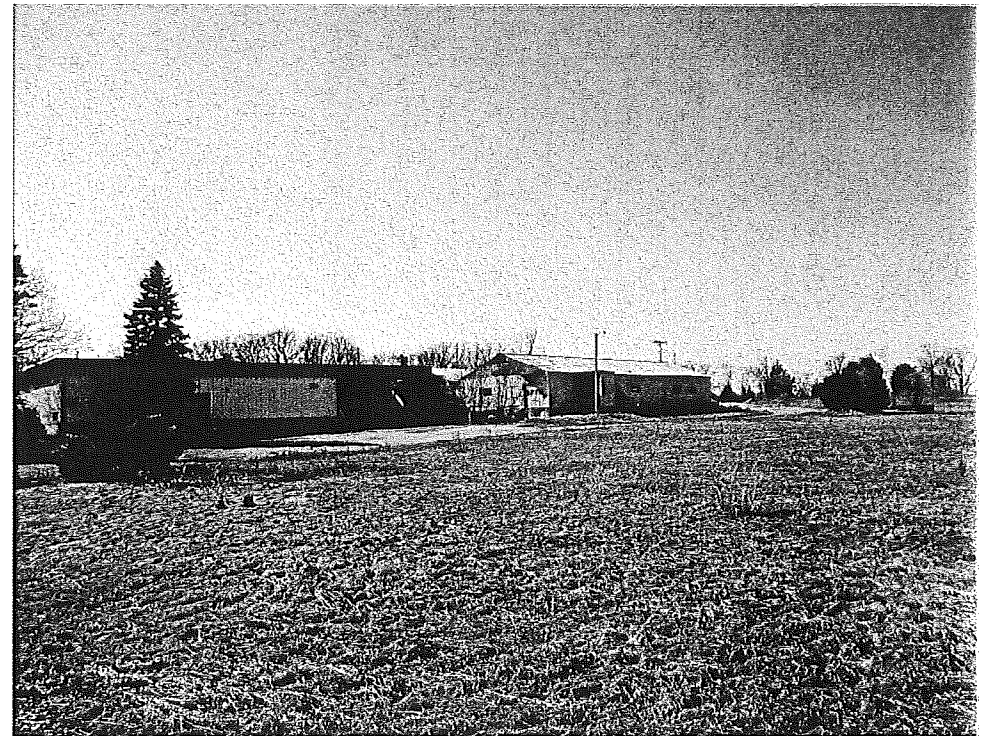
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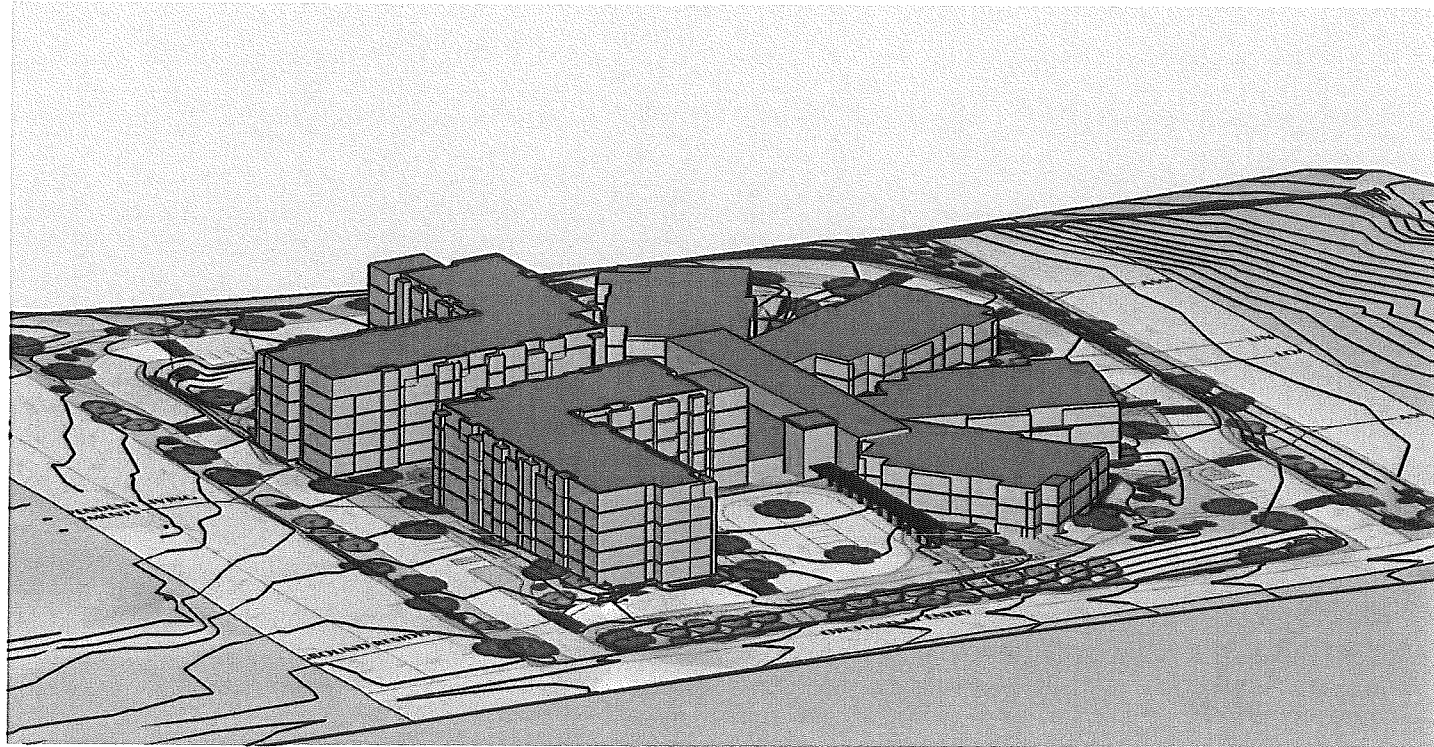
NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY

CONTEXT PHOTOS

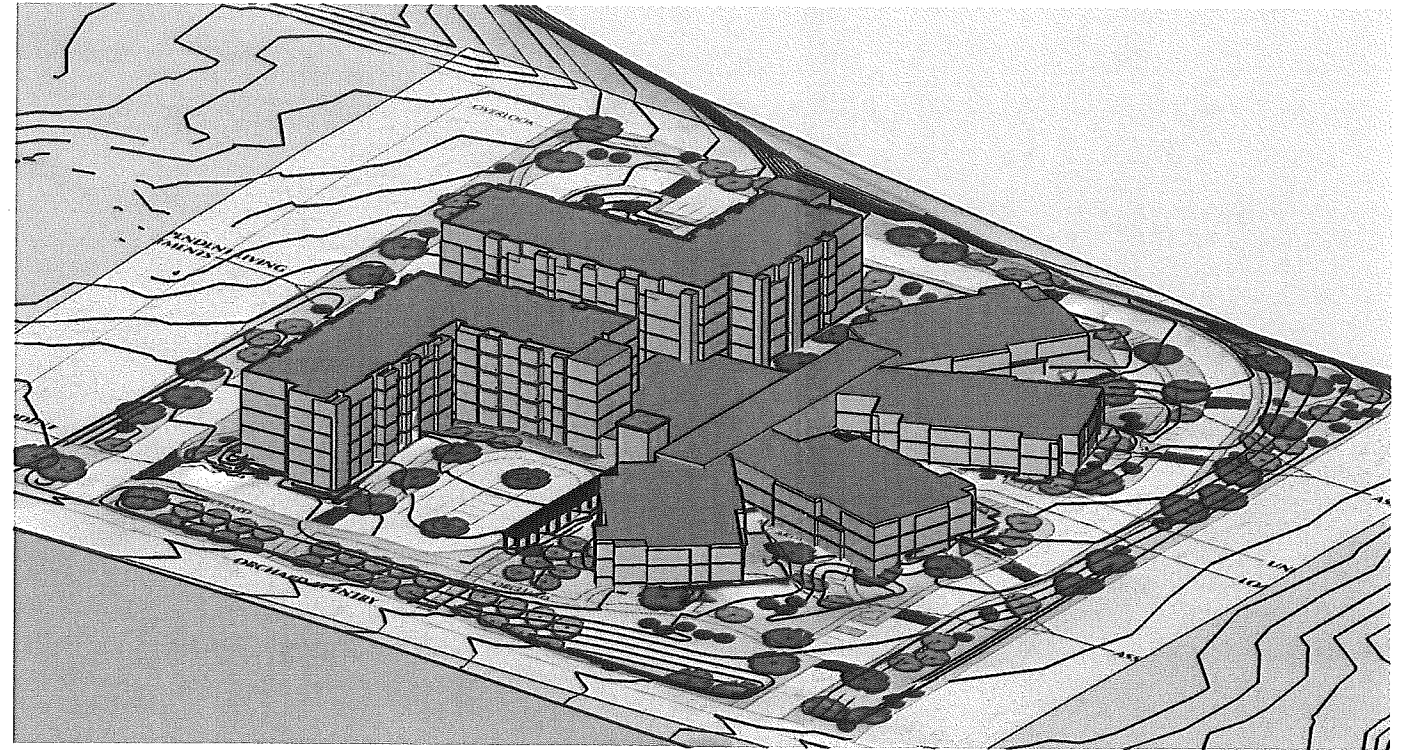
NTS

August 21, 2013

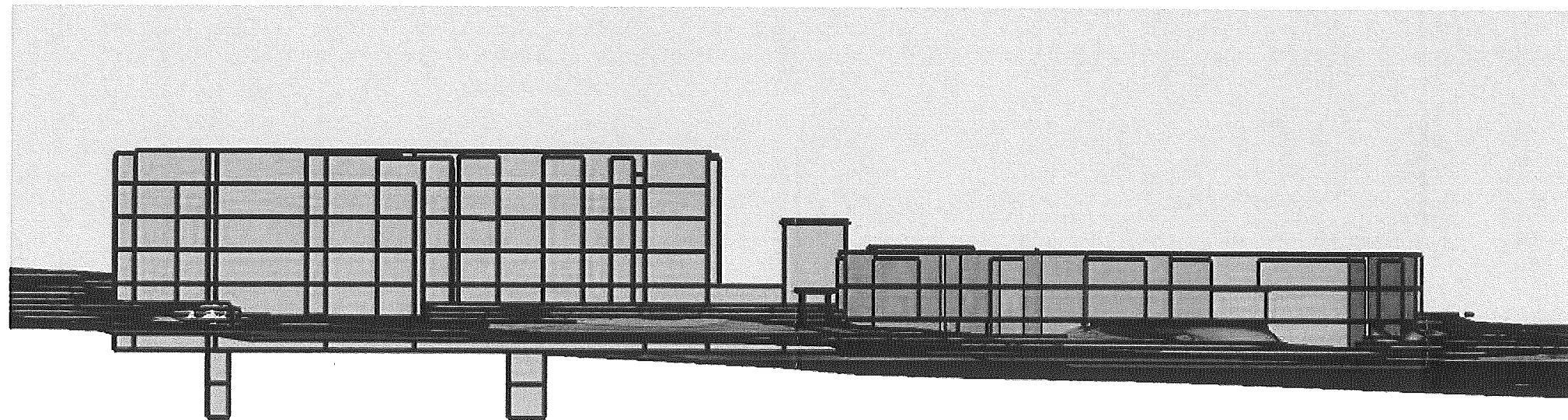
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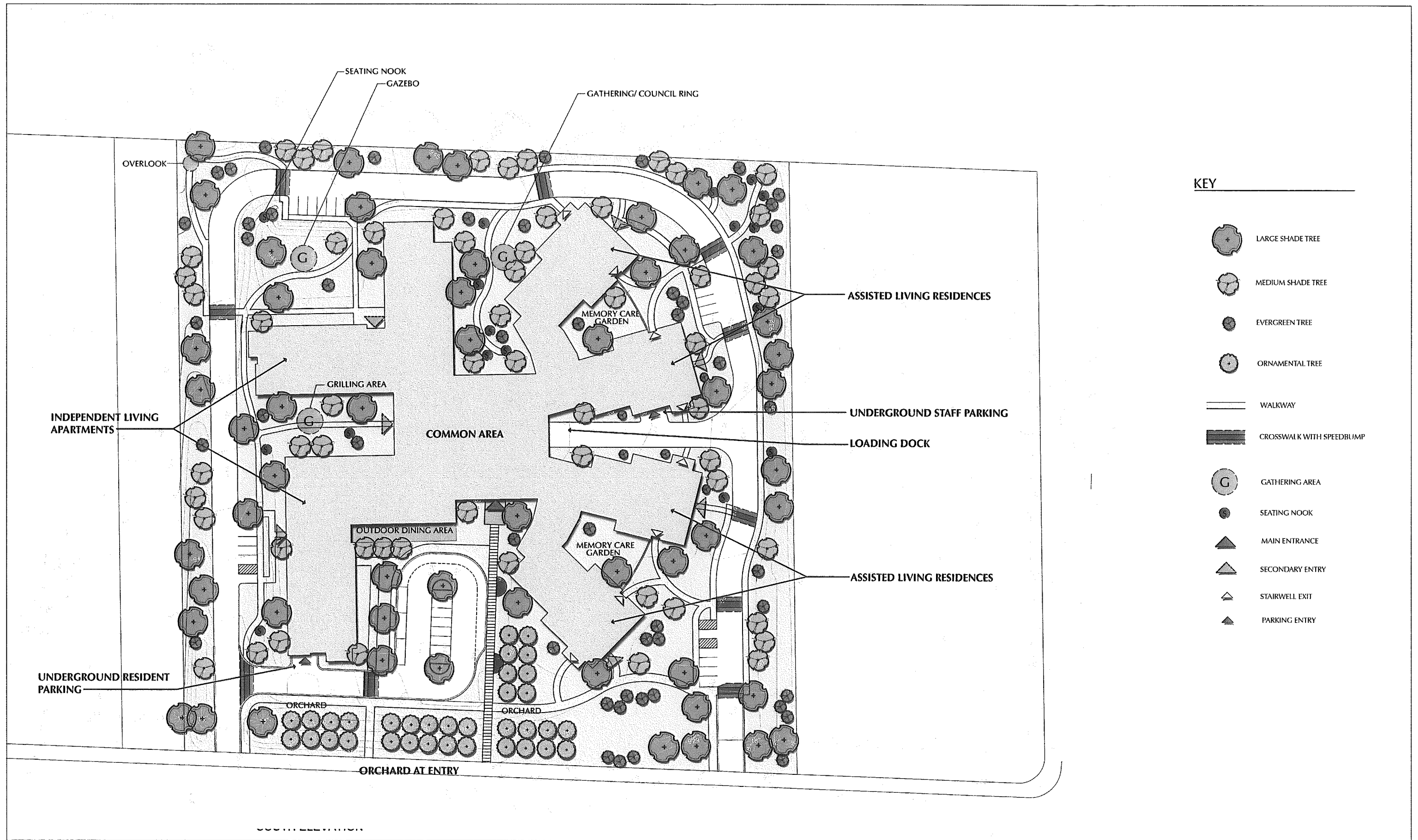
VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



SOUTH ELEVATION



NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY

CONCEPTUAL LANDSCAPE PLAN

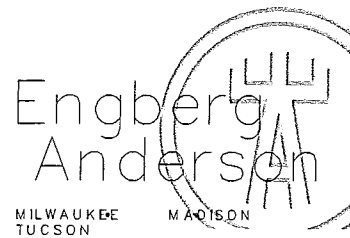
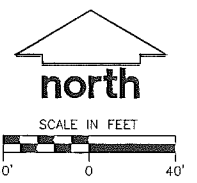
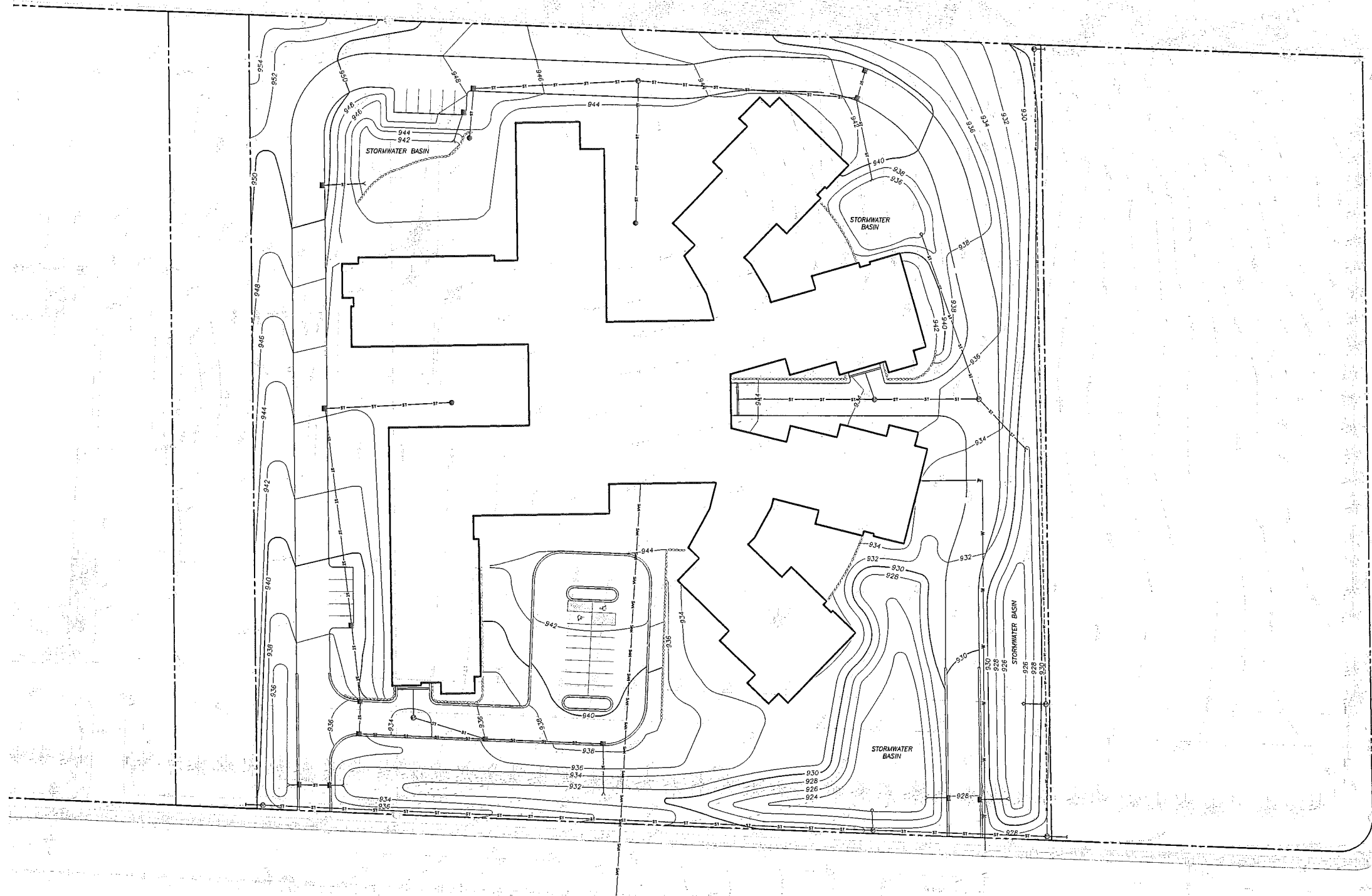
1" = 40'-0"

September 4, 2013

Engberg Anderson Project No. 132290.00

LEGEND (PROPOSED)

	PROPERTY LINE
	PROPOSED 2 FOOT CONTOUR
	PROPOSED 10 FOOT CONTOUR
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CURB AND GUTTER
	STONE RETAINING WALL

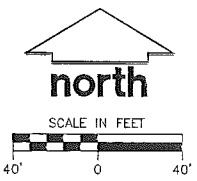
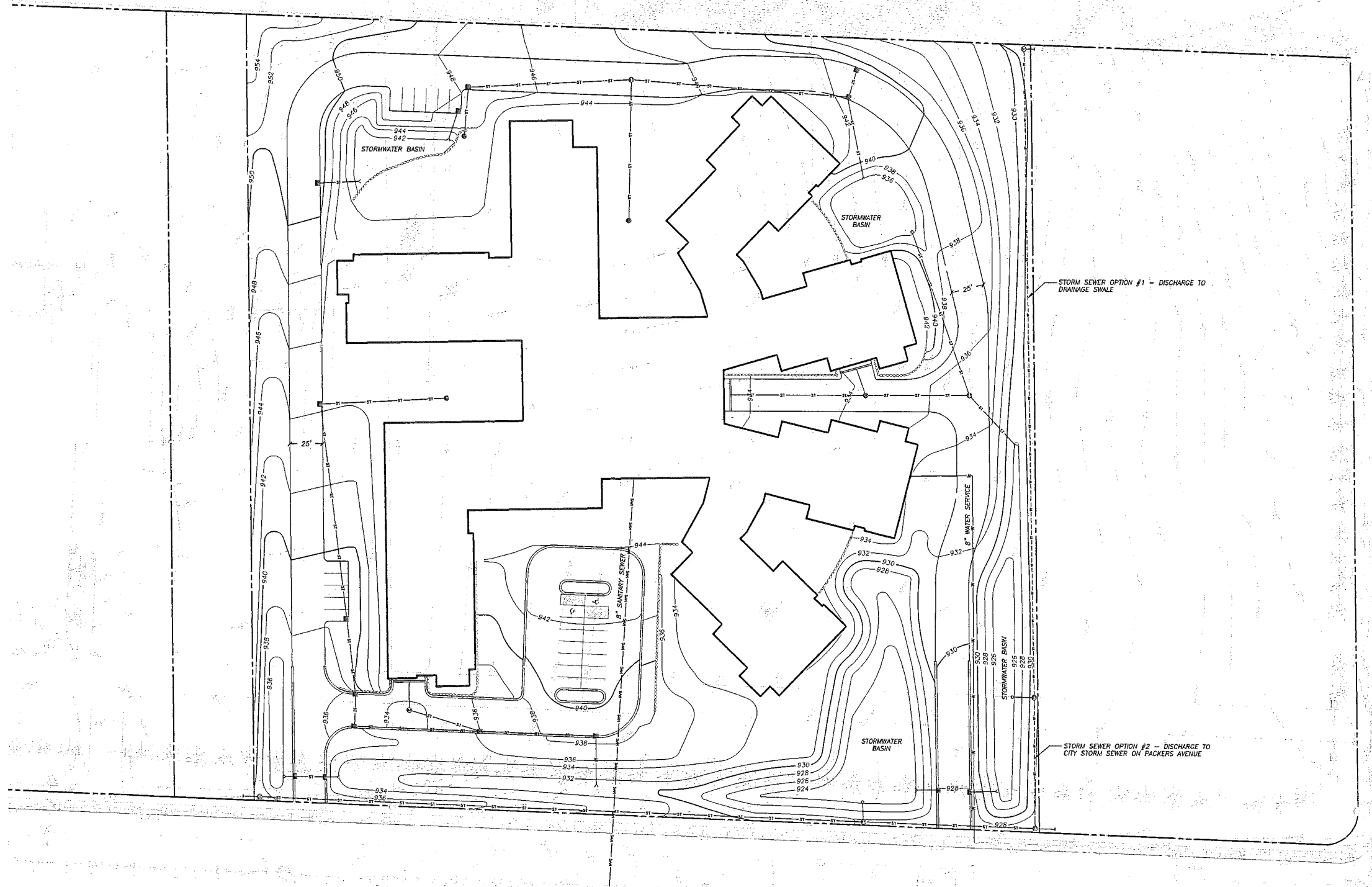


NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY

CONCEPTUAL SITE PLAN
 1" = 40'
 September 4, 2013
 Engberg Anderson Project No. 132290.00

LEGEND (PROPOSED)

---	PROPERTY LINE
— — —	STORM SEWER
— — —	SANITARY SEWER
— — —	WATER SERVICE
▭	ASPHALT PAVEMENT
▭	CONCRETE PAVEMENT
▭	CURB AND GUTTER
▭	STONE RETAINING WALL



NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY

CONCEPTUAL UTILITY PLAN

1" = 40'

September 4, 2013

Engberg Anderson Project No. 132290.00