



City of Madison

Proposed Rezoning

Location

501-517 Commerce Drive

Applicant

All Saints Cottages and Condos, Inc/
David Baum - Architecture 2000

From: A and PD

To: Amended
PD-GDP-SIP

Existing Use

All Saints Campus

Proposed Use

Construct Phase III of All Saints Campus,
with 50 age-restricted apartments, 60-unit
community-based residential facility and
common facilities

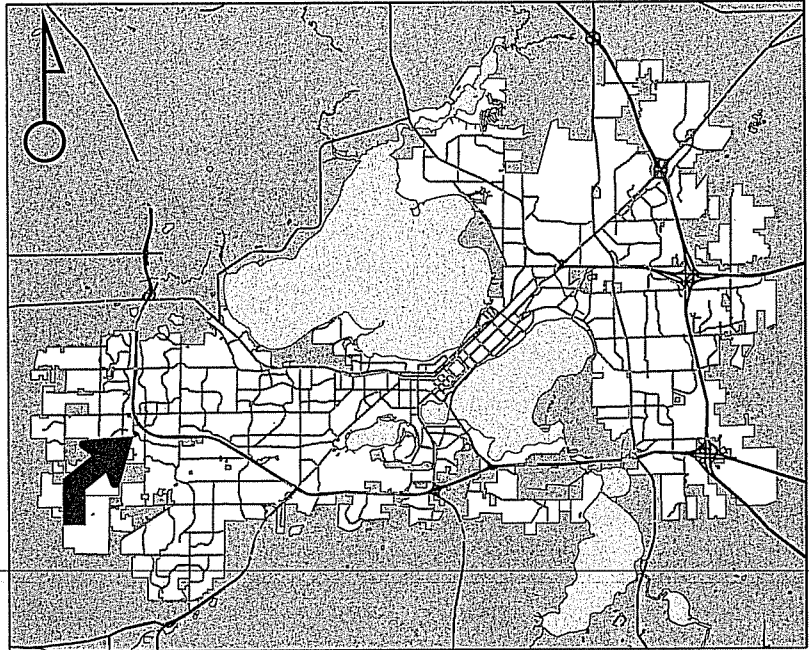
Public Hearing Date

Plan Commission

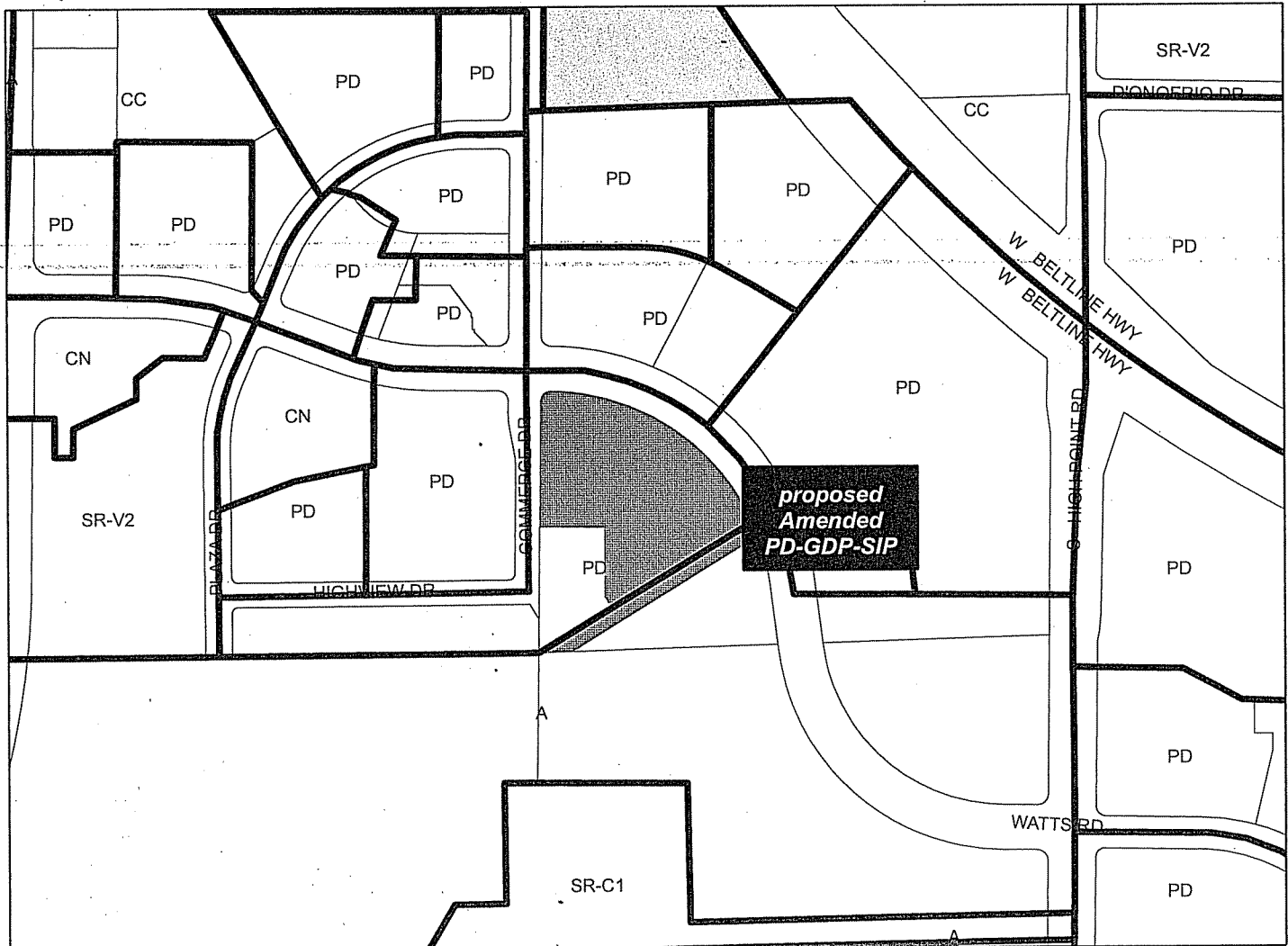
12 May 2014

Common Council

20 May 2014

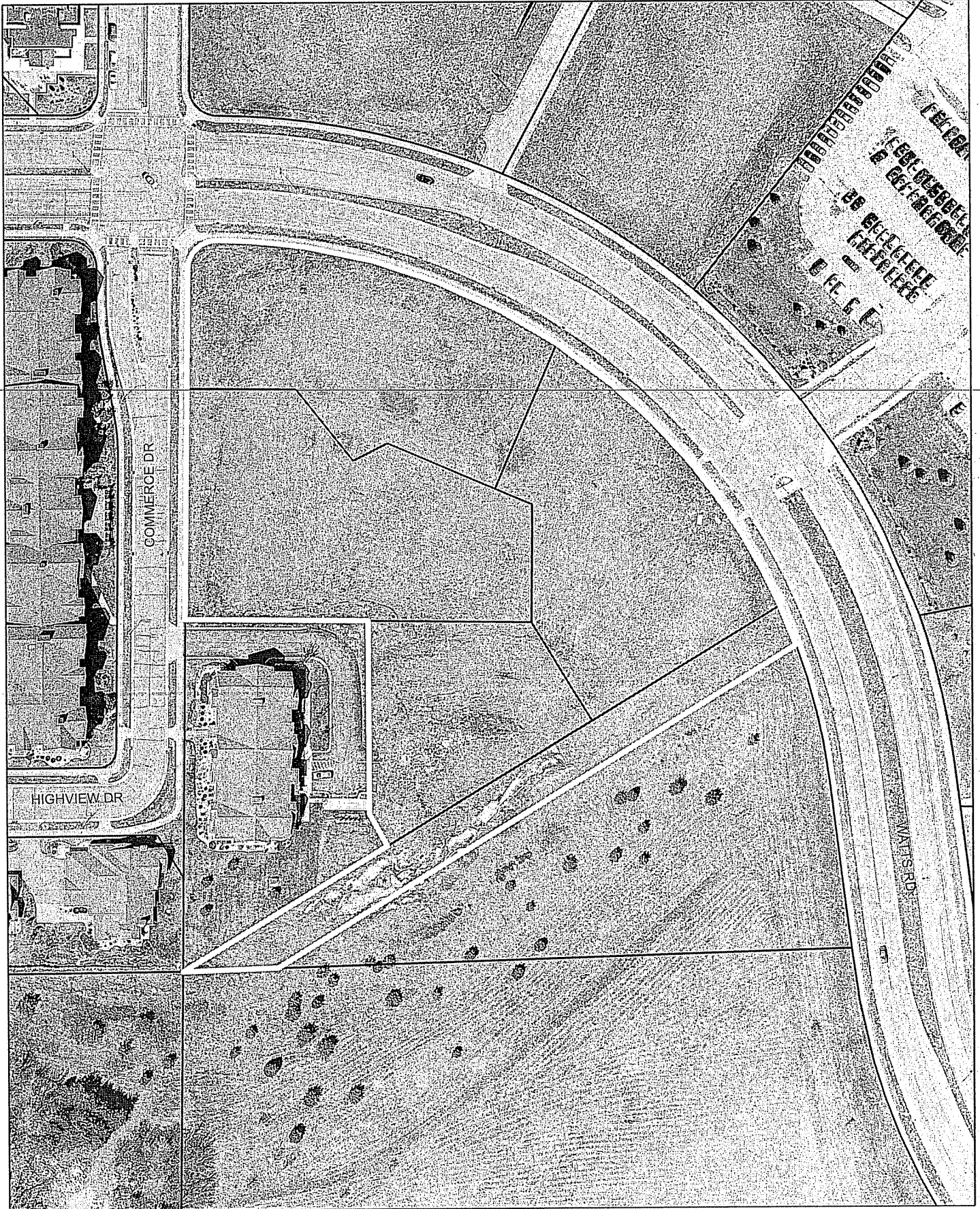


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 April 2014





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 <u>2140.08</u>	Receipt No. _____
Date Received <u>3/13/14</u>	
Received By <u>JEM</u>	
Parcel No. <u>0708-262-1003-4</u>	
Aldermanic District <u>9- PAUL SKIDMORE</u>	
Zoning District <u>PD</u>	
Special Requirements <u>ENG HOLD</u>	
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 501, 509 and 517 Commerce Dr. Madison WI (Lots 2, 3, 4, 5 of All Saints)
Project Title (if any): All Saints Neighborhood Phase III

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

- Zoning Map Amendment from _____ to _____
- 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: David Baum **Company:** Architecture 2000
Street Address: 311 E. Chicago Suite 310 **City/State:** Milwaukee, WI **Zip:** 53202
Telephone: (414) 727-2321 **Fax:** (414) 276-1764 **Email:** dbaum@sha-a2k.com

Project Contact Person: David Baum **Company:** Architecture 2000
Street Address: 311 E. Chicago Suite 310 **City/State:** Milwaukee, WI **Zip:** 53202
Telephone: (414) 727-2321 **Fax:** (414) 276-1764 **Email:** dbaum@sha-a2k.com

Property Owner (if not applicant): All Saints Cottages and Condos, Inc
Street Address: 702 South High Point Road **City/State:** Madison, WI **Zip:** 53719

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This will be phase III of the All Saints campus
It will include 50 units of Independent Senior Apartments along with 60 units of CBRF Frail Care to support the existing campus program.

Development Schedule: Commencement 9-1-2014 Completion 12-31-2015

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 1/2 X 11-inch paper

39 sets * 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:

→ 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: Heather Stouder Date: 1-23-2014 Zoning Staff: DAT Date: 1-23-2014

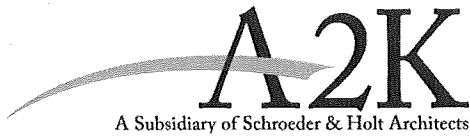
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant David C. Baum

Relationship to Property: Architect

Authorizing Signature of Property Owner 

Date 2/5/14



March 13, 2014

Mr. Matt Tucker, Zoning Administrator
Department of Planning and Development
215 Martin Luther King Jr. Blvd., Rm. LL 100
Madison, WI 53703

Re: Letter of Intent
All Saints Campus – Phase III
Commerce Drive
Madison, WI 53719

Dear Mr. Tucker:

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. This project is being submitted on behalf of the All Saints Neighborhood Board. The project team will be as follows.

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

Catholic Charities, Inc.
Jackson Fonder, President
702 S. High Point Road
Madison, WI 53719-3522
Phone: (608) 821-3100
JFonder@ccmadison.org

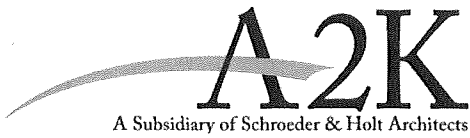
Operator: Elderspan Management, LLC
David Griffin
1402 Pankratz Street, Suite 110
Madison, WI 53704
Phone: (608) 243-8800
david@elderspan.com

Developer: Horizon Development Group, Inc.
John Thode
5201 East Terrace Drive, Suite 300
Madison, WI 53718
Phone: (608) 354-0900

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-727-2321
f. 414-276-1764

www.sha-a2k.com



j.thode@horizondbm.com

General Contractor: Horizon Construction Group, Inc.
John Thode
5201 East Terrace Drive, Suite 300
Madison, WI 53718
Phone: (608) 354-0900
j.thode@horizondbm.com

Architect: Architecture 2000
David C. Baum
311 E. Chicago, Suite 310
Milwaukee, WI 53202
Phone: (414) 727-2321
davidbaum@schroederandholt.com

Civil Engineer: Vierbicher
David Glusick
999 Fourier Drive, Suite 201
Madison, WI 53717
Phone: (608) 826-0532
dglu@vierbicher.com

Existing Conditions:

All Saints Retirement Center – The first phase of the All Saints campus was the All Saints Retirement Center, constructed in 2004. All Saints is a 144 unit, senior independent living community in a multi-story building. This facility contains underground parking for residents along with some surface parking for visitors and staff.

All Saints Cottages and Condos – In 2005, Catholic Charities initiated construction of a 12 unit, 2 story condominium building as well as a 2-unit duplex building both structured as for sale, or condominium, properties. Additional Cottage (duplex) units have been constructed since 2005 as market demands and some land remains for future Cottage development.

All Saints Assisted Living – Catholic Charities introduced an assisted living and memory care facility to the All Saints Campus in 2008. Operated by Elderspan Management, this 58 bed facility cares for frail elderly (40 units) and dementia (18 units) residents. The property is 2 stories and is situated immediately west of the All Saints Retirement Center and just south of Hillpoint Park.

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Proposed Use and Schedule:

All Saints Campus - Phase III is expected to start construction in September of 2014 and be placed in service December of 2015. The vision for this project is to finish the All Saints neighborhood, providing a continuum of care campus for area residents and a new core center of activity for the neighborhood. The property will be one 4-6-story structure containing several uses. One component of the project will be to construct approximately 60,000 square feet of independent apartments. This will be comprised of one and two bedroom apartments totaling 50 units. Another component of the project is a CBRF frail care facility that will include 60 units totaling 60,000 square feet. The units in this area will be comprised of studios, one and two bedroom apartments. In addition, we are providing 22,000 square feet of Commons area to support the entire campus. This feature will provide the center of activity for the greater campus. This section will house dining facilities, wellness center, activity areas as well as other support amenities for the overall campus. We have provided 5,000 square feet of leasable retail space at street level on the corner of Watts Rd. and Commerce Dr.

Hours of Operation:

The facility will be occupied 24 hours a day 365 days per year. Due to the care nature of the CBRF we will also have staff working 24 hours per day. The Commons area will have a more typical business feel to it with hours of operation to be in the neighborhood of 6:00 am to 9:00 pm.

Building Square Footage:

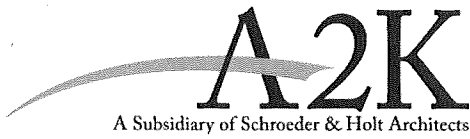
The overall area of the building has been established at 205,548 square feet.

Number of Dwelling Units and Square Footage:

Component	Square Feet	Units
Independent Apartments	60,000	50
CBRF Frail Care	60,000	60
Commons	22,000	N/A
Retail	5,000	N/A
TOTAL	139,000	110

Auto and Bike Parking Stalls:

Parking is provided within 2 levels of interior parking for 139 residents and staff along with 37 surface spaces for visitors. Bicycle parking will be addressed throughout the site both interior and exterior.



Lot Coverage & Usable Open Space Calculations:

The total site area contains 4.2554 acres or 185,365 square feet. The footprint of our building is 46,337 sf. This equates to a lot coverage ratio of 25%. We have maintained open space on the south end of the lot for a potential Skilled Care Facility to be added on in the next phase of this development. That land area is 44,376 square feet and we anticipate the building to have a footprint of 19,000 - 20,000 SF. Thus we are proposing a total of 65% open space after the full build out of the project.

Value of Land:

\$1,284,000

Estimated Project Cost:

The initial cost of the All Saints Campus – Phase III, including the 50 units of Independent Apartments and the 60 units Assisted Living facility, is approximately \$17,000,000.

Number of Jobs Created:

We have not established job creation estimates at this time.

Public Subsidy Requested:

We are not requesting any public subsidies at this time.

Sincerely,

David C. Baum A.I.A.
Principal/Architect

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Suite 310
Milwaukee, WI 53202

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f. 414-276-1764

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ZONING TEXT – PUD (GDP-SIP)

All Saints Assisted Living

501, 509 and 517 Commerce Dr

March 12, 2014

Legal Description: Final description is currently being compiled.

A. Statement of Purpose: This zoning district is established to allow for the construction of a 48 unit apartment building, 60 unit assisted living (CBRF), 50 unit Skilled Nursing Building and the associated facilities to support the overall campus design. The Commerce Dr. street level will be comprised of retail space and underground parking. The next level up will consist of an enclosed parking deck. The third level will be our Commons Area and the first level of our CBRF. All levels above this will consist of residential units either Independent Apartments or Assisted Living CBRF Units. The occupancy (residents) of this building will be restricted to seniors age 55 and older.

B. Permitted Uses:

1. Assisted Living (CBRF) and support spaces.
2. Independent Service Enhanced Apartments.
3. Skilled Nursing facilities.
4. Office facilities.
5. Medical Office facilities
6. Retail facilities
7. Parking Structures
8. Restaurant facilities
9. Fitness Centers
10. Religious Institutions
11. Beauty Salons
12. Uses accessory to permitted uses as listed under Section 28.03(2) Madison General Ordinances.

C. Lot Area: 185,365 sq. ft. (4.2554 acres)

D. Floor Area Ratio and Building Height:

1. Floor area ratio permitted is 60,000 SF per 1 Arce.
2. Maximum building height shall be 6 stories above the Commerce Dr. and Watts Rd. intersection elevation.

E. Yard Requirements: All yards, Front, Side and Rear, will be limited to a ten foot (10'-0") set back. Parking will be limited to a five foot (5'-0") setback.

F. Landscaping: Site landscaping will be per current City ordinances as approved.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking will be provided at a ratio of 1.0 parking stalls per residential unit and loading will be provided via a Commerce Dr. curb recess as shown on approved plans.

H. Lighting: Site lighting will be provided via pole lighting, bollard lighting, building lighting and canopy down lighting as shown on approved plans.

I. Signage will be allowed in multiple locations throughout the development. Ground Mounted Monument Sign will be utilized to identify the development. Building signage will be

utilized to identify the main buildings at the entry canopy areas. Tenant wall signs will be allowed to identify Tenant of the retail street area and the commons area. Signage shall be approved by the Urban Design Commission.

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.