

# ALL SAINTS PHASE III

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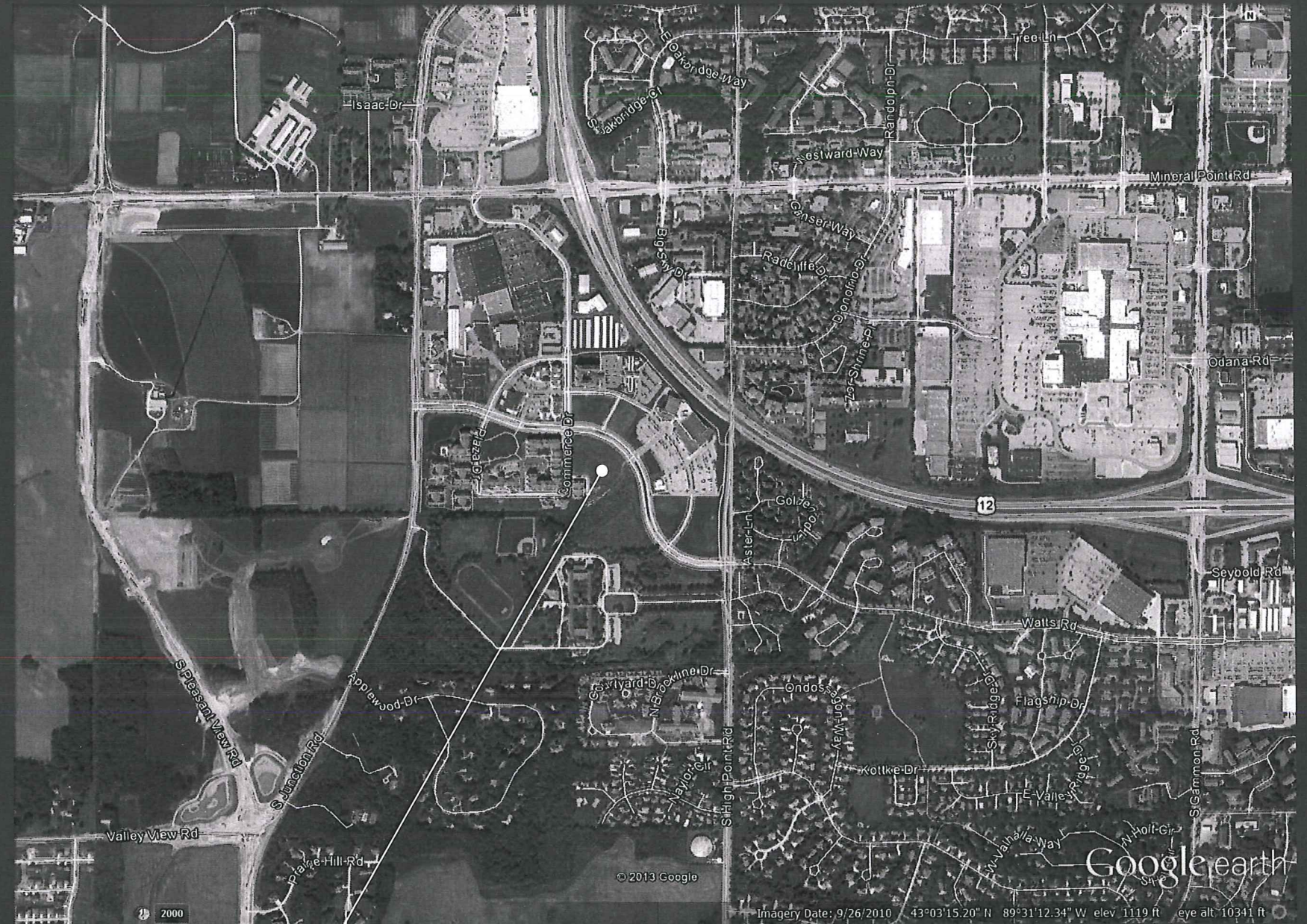
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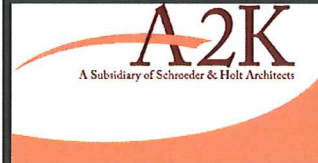
1" = 20' SCALE

CIVIL DRAWINGS

1" = 20' SCALE



SITE LOCATION



ARCHITECTURE 2000  
311 E. Chicago St.  
Suite 310  
Milwaukee, WI 53202  
414-727-2321

**ALL SAINTS CAMPUS**  
TITLE SHEET

April 15, 2014

## All Saints Phase III

All Saints Phase III, a Continuum of Care Residential Community  
Watts Road and Commerce Drive  
Madison, WI 53719  
Initial Approval and/or Recommendation  
Amended PDP/SIP

History and a Brief description of the proposed Project

### History- Project Location

All Saints, a Catholic Charities Company, purchased this site in 2003. All Saint's vision for this property was to create a Catholic based retirement community. The site lies both on the east side and west side of Commerce drive, adjacent to the Bishop O'Connor Center and across Watts Road from the Princeton Club west.

Since 2003, the following has been developed on site:

- Infrastructure, consisting of the extension of Commerce Drive and the construction of Highview Drive and the extension of Plaza Drive,
- All Saints Retirement Center, a 144 Unit apartment building,
- All Saints Assisted Living a 58 unit assisted living and memory care facility,
- Hillside Estates, a 12 unit condominium building, and
- All Saints Cottages, two, free standing, duplex buildings.

In 2004 zoning was approved for 108 units of age restricted condo and multi-family under on the lands east of Commerce Drive. To date, only Hillside Estates, a 12 unit has been constructed in this area.

### Vision- Project Description

The current vision for this property is to develop the remaining land as a true Continuum of Care Residential Community (CCRC). In lieu of the 108 units west of Commerce, previously proposed and zoned, we are proposing the following:

- A 3-4 Story Apartment building consisting of 40-50 units of Service Enhanced apartments,
- A 2 story Assisted living facility consisting of 60 units,
- A 40-48 bed Skilled Nursing facility,
- A free standing 12 unit apartment building, and
- The services to support and create a CCRC consisting of a dining area, a café/bistro, commercial kitchen, exercise/wellness center, Chapel, activity area, and associated appropriate retail support.

### Process

- Rezoning will be required
- Re-platting will be required
- A minor land acquisition from the Bishop O'Connor Center (complete) will be required with rezoning for same.

### Ownership

The project will be owned by All Saints, a non-profit Catholic Charities company.

### Streets and Traffic

The site will be accessed from Commerce Drive, Watts Road, and Highview Drive. A new through-drive is envisioned between Watts Road and Commerce Drive. A curb cut is being proposed on Watts Road at an existing boulevard cut and directly across the street from the existing Princeton Club entrance.

### Park/Greenway

All Saints is adjacent to Hillpoint Park. The site is served by city and private sidewalks that are connected to city sidewalks, streets, and the park trail system.

### Parking

Parking for the residents and staff of All Saints Phase III is envisioned to be structured underground parking. Visitor parking is envisioned to be on the surface, along new through drive and on existing public streets.

### Hours of Operation

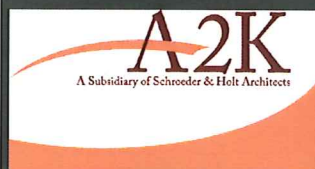
The buildings will be occupied 24 hours a day 365 days per year.

### All Saint's Phase III Project Data Table.

Lot Area:	185,365 sq. ft. (4.26 acres)
Dwelling Units:	170 units (includes 48 bed SNF and 60 bed ASL "private rooms")
Lot Area/Dwelling Unit:	1,055 sq. ft./D.U.
Density:	41.26 units/acre

### Lot Coverage

Open Space	90,175 sq. ft. (35.8%)
Building Coverage	73,320 sq. ft. (40.9%)
Total Pavement	41,729 sq. ft. (23.3%)



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**ALL SAINTS CAMPUS**  
Narrative



RETAIL AT NORTH WEST CORNER OF WATTS AND COMMERCIAL



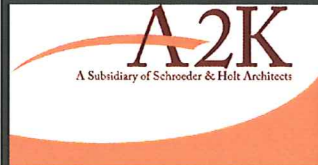
RETAIL AT COMMERCE AND WATTS



144 UNIT ALL SAINTS RETIREMENT



12 UNIT CONDO, HILLSIDE ESTATES



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**ALL SAINTS CAMPUS**  
CONTEXTUAL PHOTOS



VIEW TO SOUTH OF BISHOP O'CONNOR CENTER



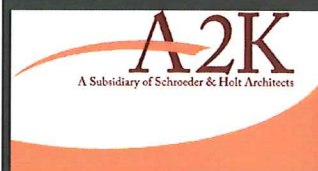
PRINCETON CLUB TO EAST



HOTEL TO NORTH



HOTEL TO NORTHWEST



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**ALL SAINTS CAMPUS**  
CONTEXTUAL PHOTOS

April 15, 2014



DUPLEX ON HIGHVIEW



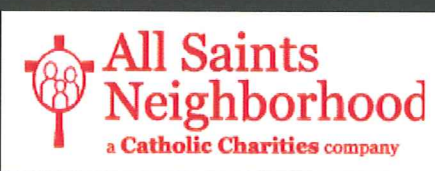
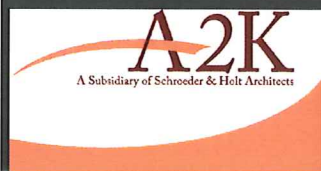
144 UNITS ALL SAINTS RETIREMENT



144 UNITS ALL SAINTS RETIREMENT

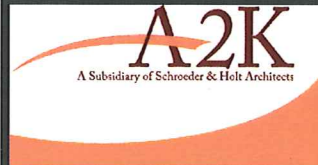
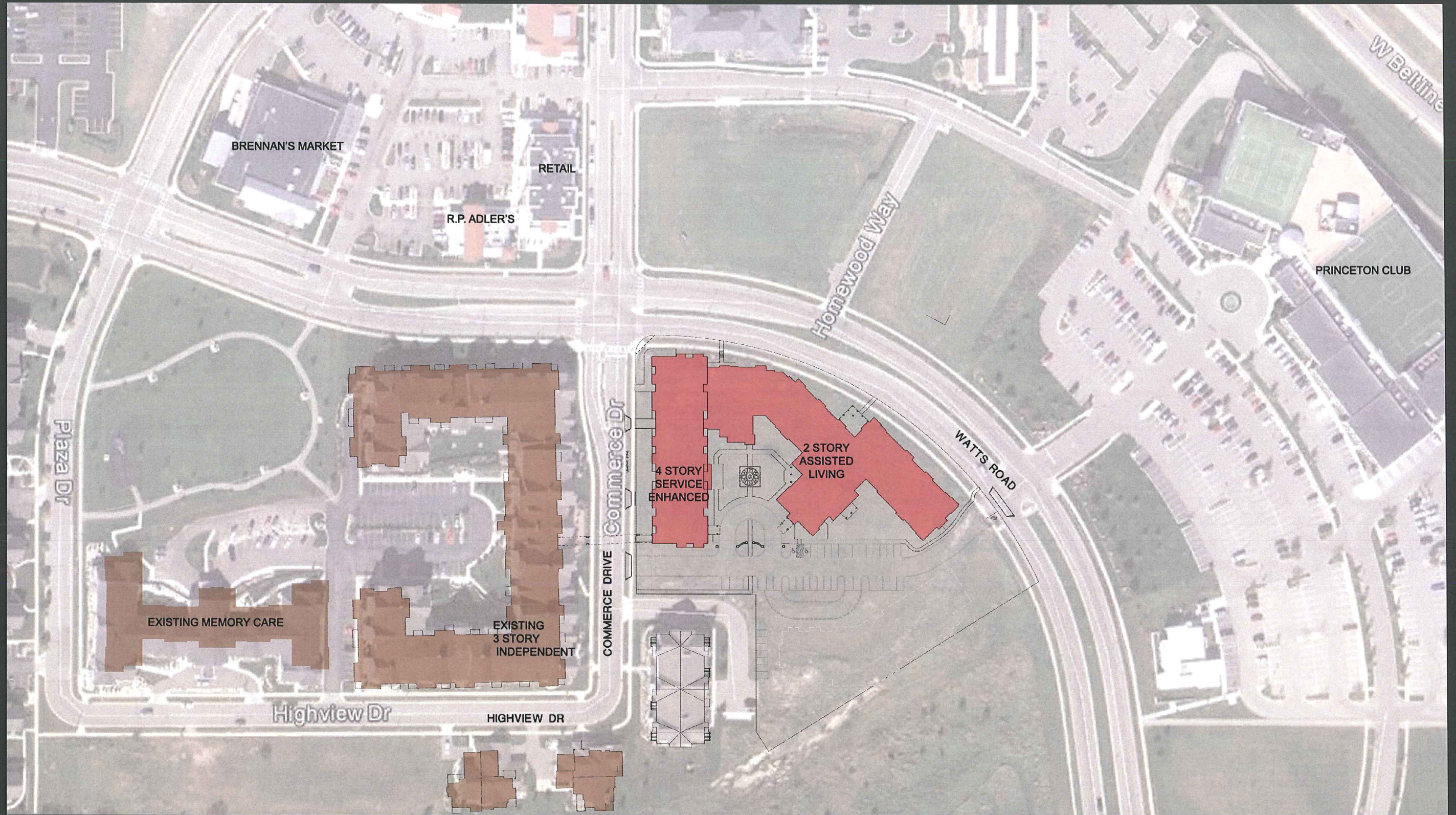


12 UNIT CONDEO, HILLSIDE ESTATES



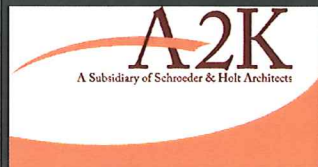
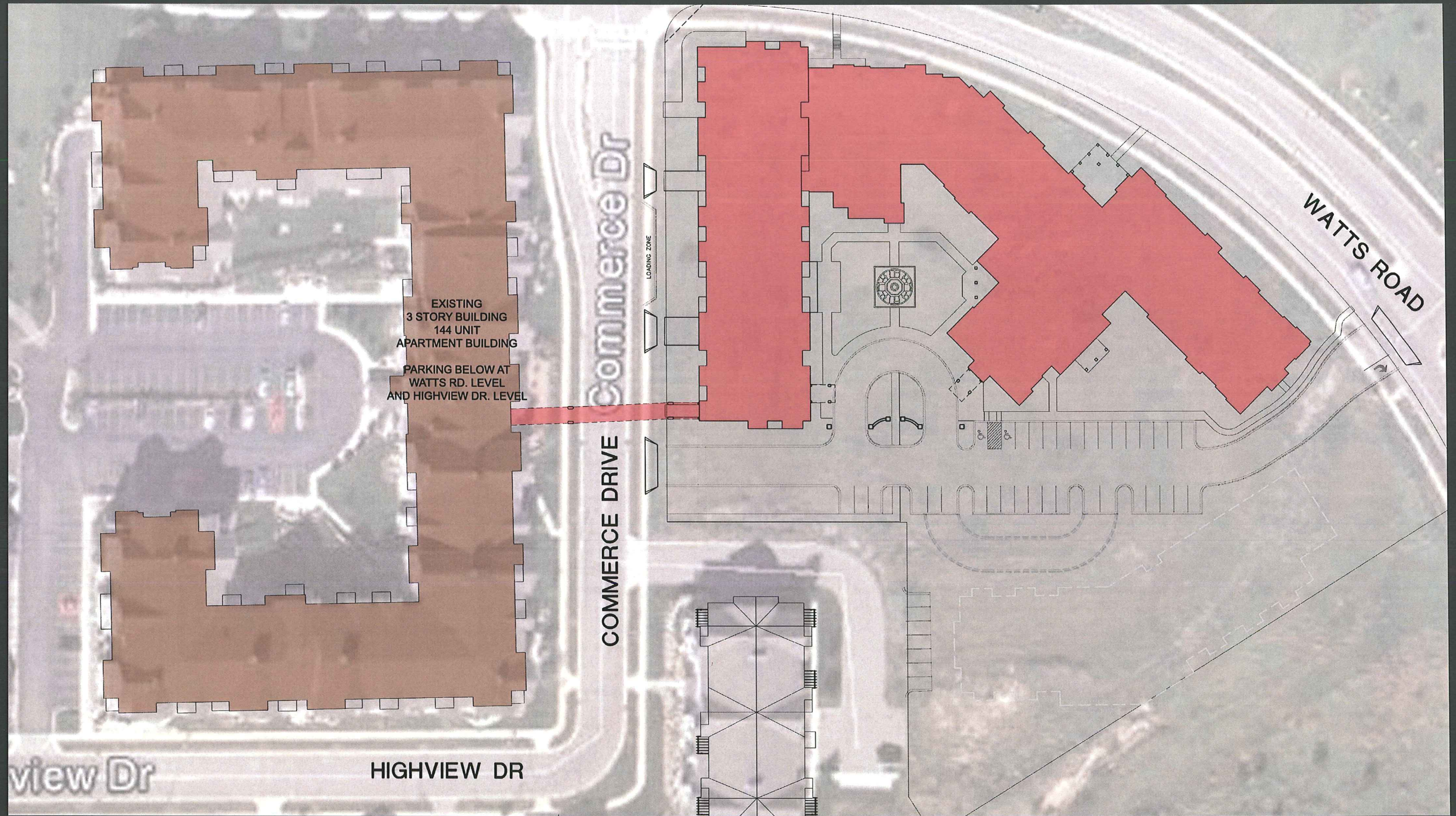
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**ALL SAINTS CAMPUS**  
CONTEXTUAL PHOTOS



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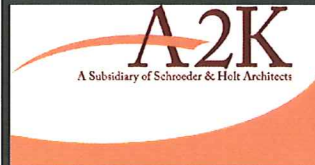
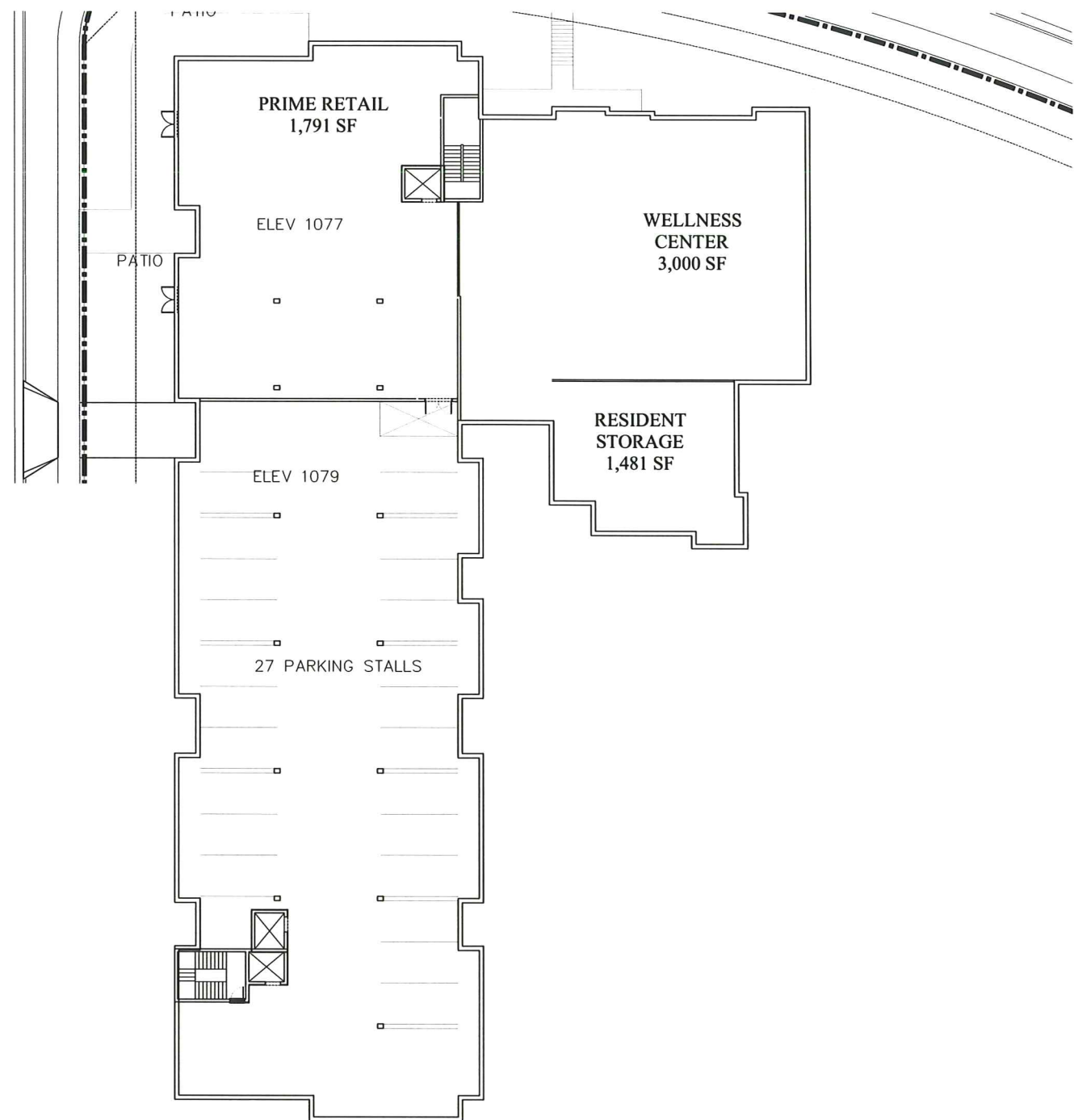
**ALL SAINTS CAMPUS**  
 SITE PLAN; 1" = 60' SCALE



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**ALL SAINTS CAMPUS**  
SITE PLAN; 1" = 30' SCALE

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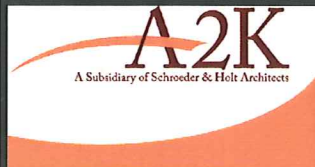


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**ALL SAINTS CAMPUS**  
BASEMENT LEVEL: 1" = 20'

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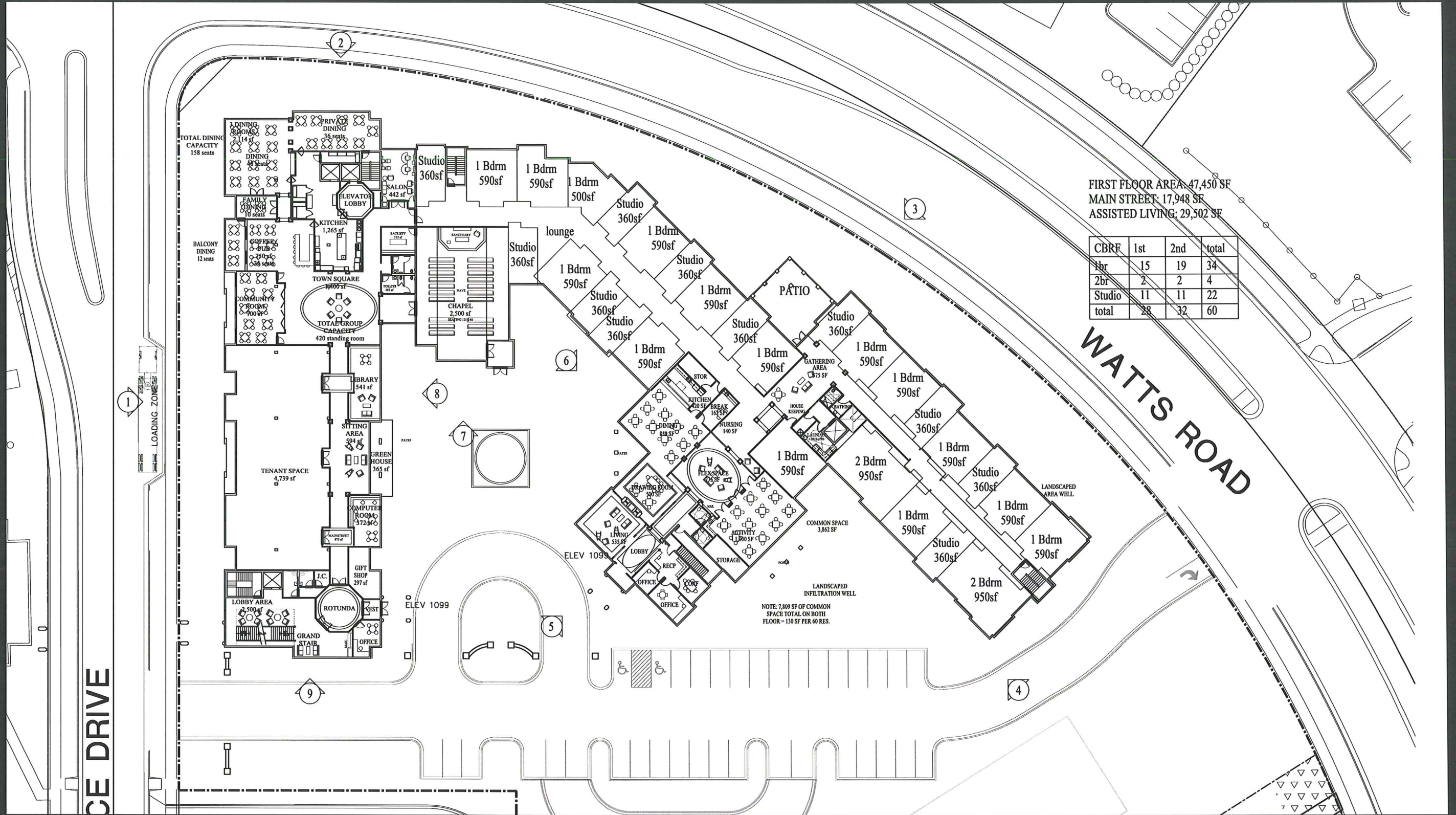




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**ALL SAINTS CAMPUS**  
 LOWER LEVEL: 1" = 20'

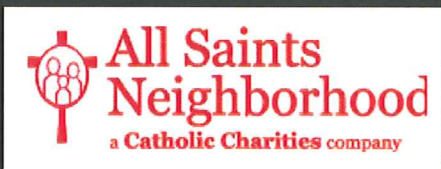
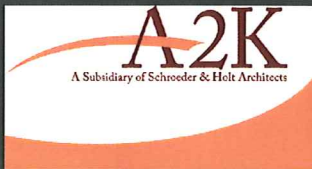
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FIRST FLOOR AREA: 47,450 SF  
 MAIN STREET: 17,948 SF  
 ASSISTED LIVING: 29,502 SF

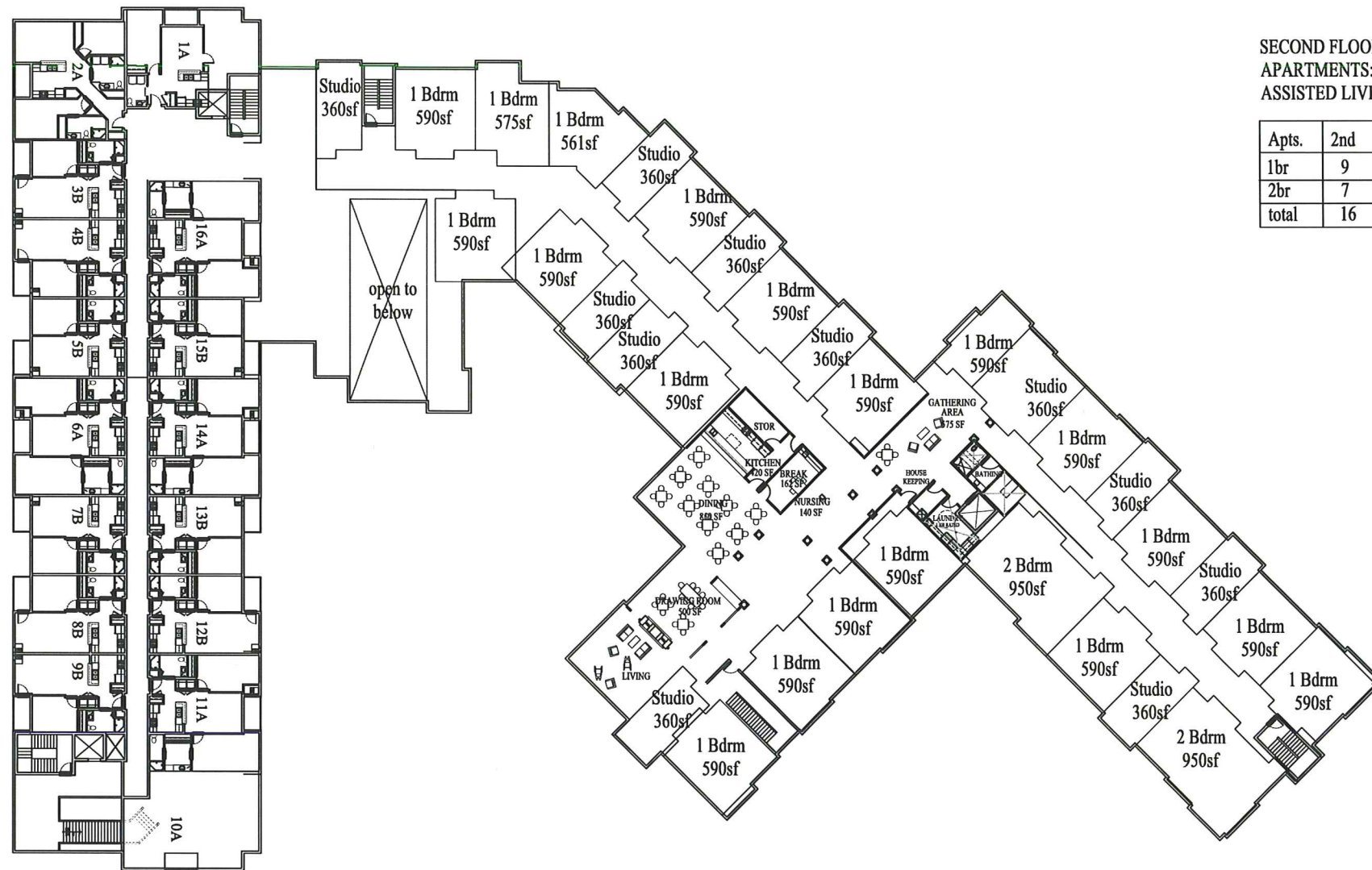
CBRF	1st	2nd	total
1br	15	19	34
2br	2	2	4
Studio	11	11	22
total	28	32	60

NOTE: 7,869 SF OF COMMON SPACE TOTAL ON BOTH FLOOR = 130 SF PER 60 RES.



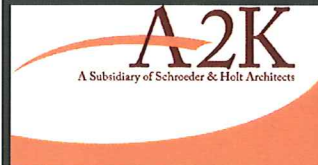
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**ALL SAINTS CAMPUS**  
 FIRST FLOOR: 1" = 20'



SECOND FLOOR AREA: 46,535 SF  
 APARTMENTS: 17,590 SF  
 ASSISTED LIVING: 26,365 SF

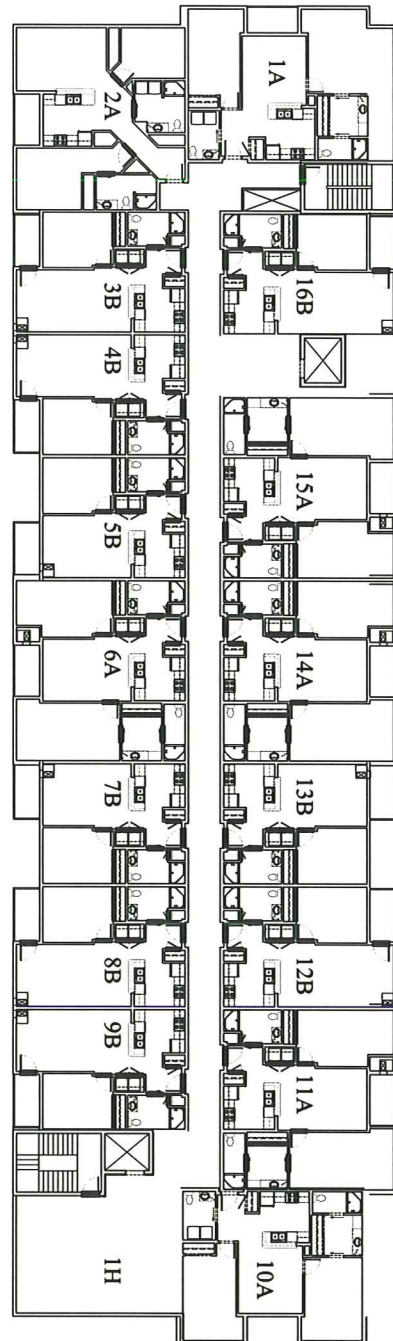
Apts.	2nd	3rd	4th	total
1br	9	9	9	27
2br	7	7	7	21
total	16	16	16	48



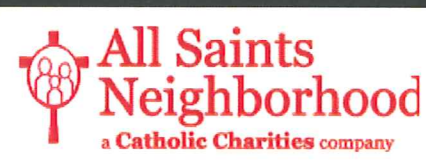
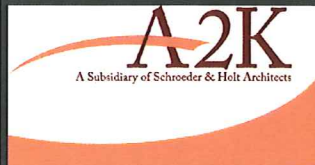
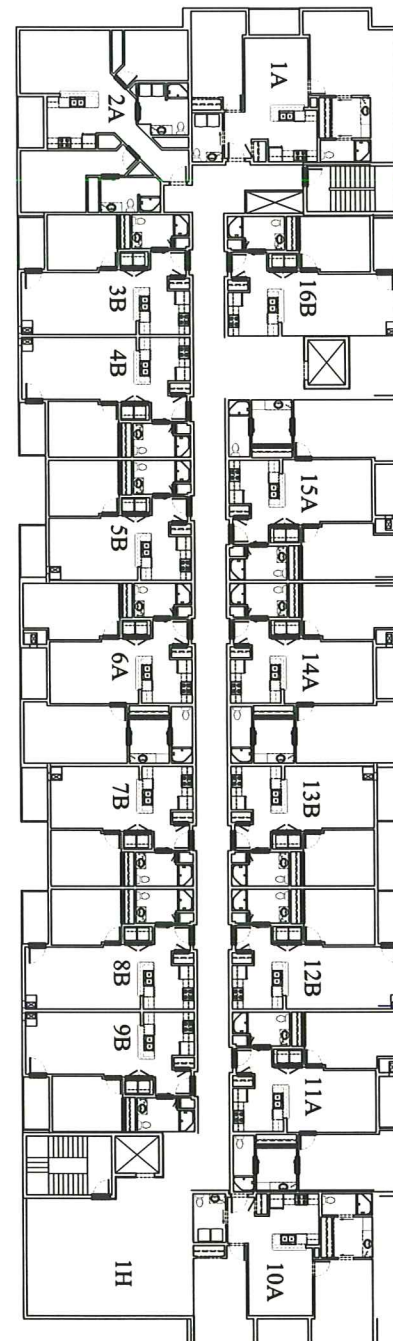
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**ALL SAINTS CAMPUS**  
 SECOND FLOOR: 1" = 20'

THIRD FLOOR AREA: 17,590 SF  
APARTMENTS: 17,590 SF



FOURTH FLOOR AREA: 17,590 SF  
APARTMENTS: 17,590 SF



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**ALL SAINTS CAMPUS**  
THIRD AND FOURTH FLOOR: 1" = 20'