



## 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

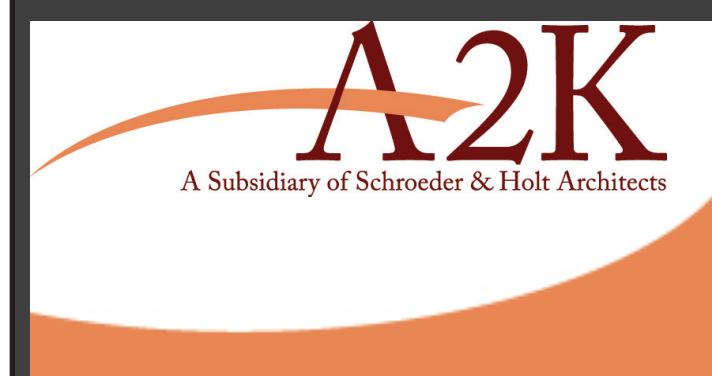
The buildings will be occupied 24 hours a day 365 days per year.

### 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



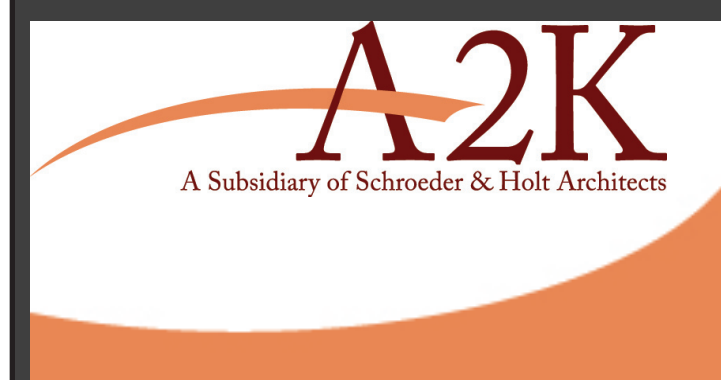
RETAIL AT COMMERCE AND WATTS



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



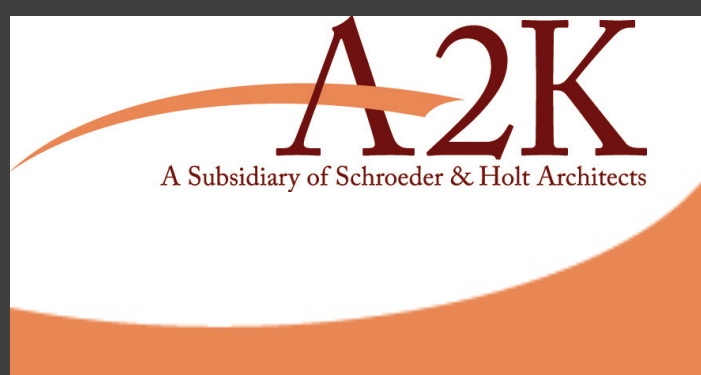
PRINCETON CLUB TO EAST



HOTEL TO NORTH



HOTEL TO NORTHWEST



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**ALL SAINTS CAMPUS**  
CONTEXTUAL PHOTOS



DUPLEX ON HIGHVIEW



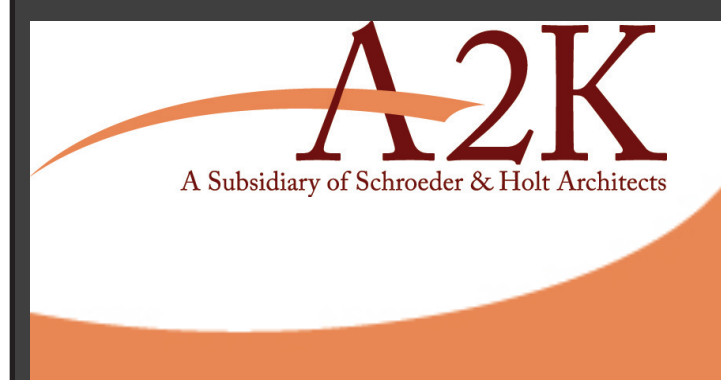
144 UNITS ALL SAINTS RETIREMENT



144 UNITS ALL SAINTS RETIREMENT

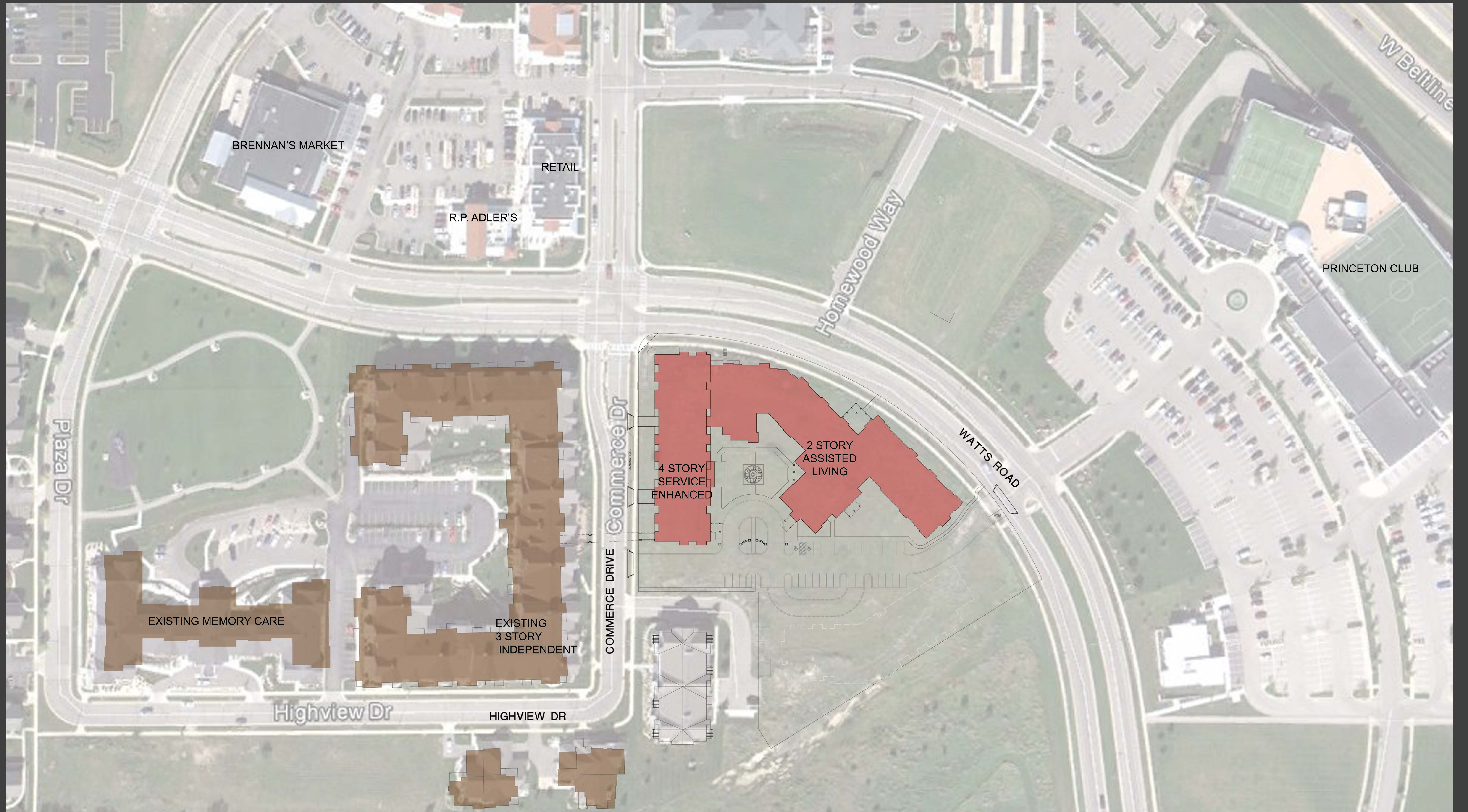


12 UNIT CONDEO, HILLSIDE ESTATES



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**ALL SAINTS CAMPUS**  
CONTEXTUAL PHOTOS



BRENNAN'S MARKET

RETAIL

R.P. ADLER'S

PRINCETON CLUB

Homewood Way

WATTS ROAD

W Beltline

Plaza Dr

Commerce Dr

COMMERCE DRIVE

4 STORY  
SERVICE  
ENHANCED

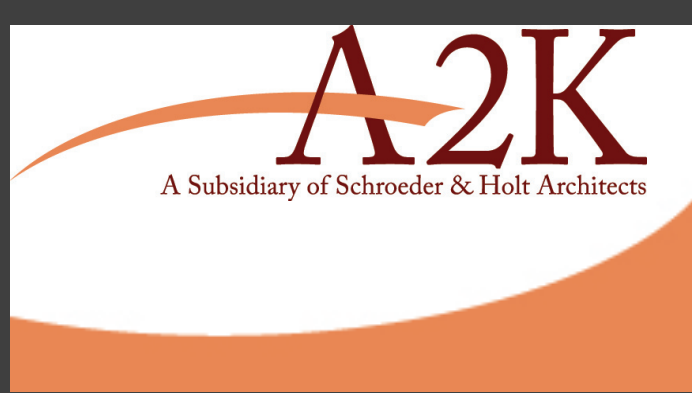
2 STORY  
ASSISTED  
LIVING

EXISTING MEMORY CARE

EXISTING  
3 STORY  
INDEPENDENT

Highview Dr

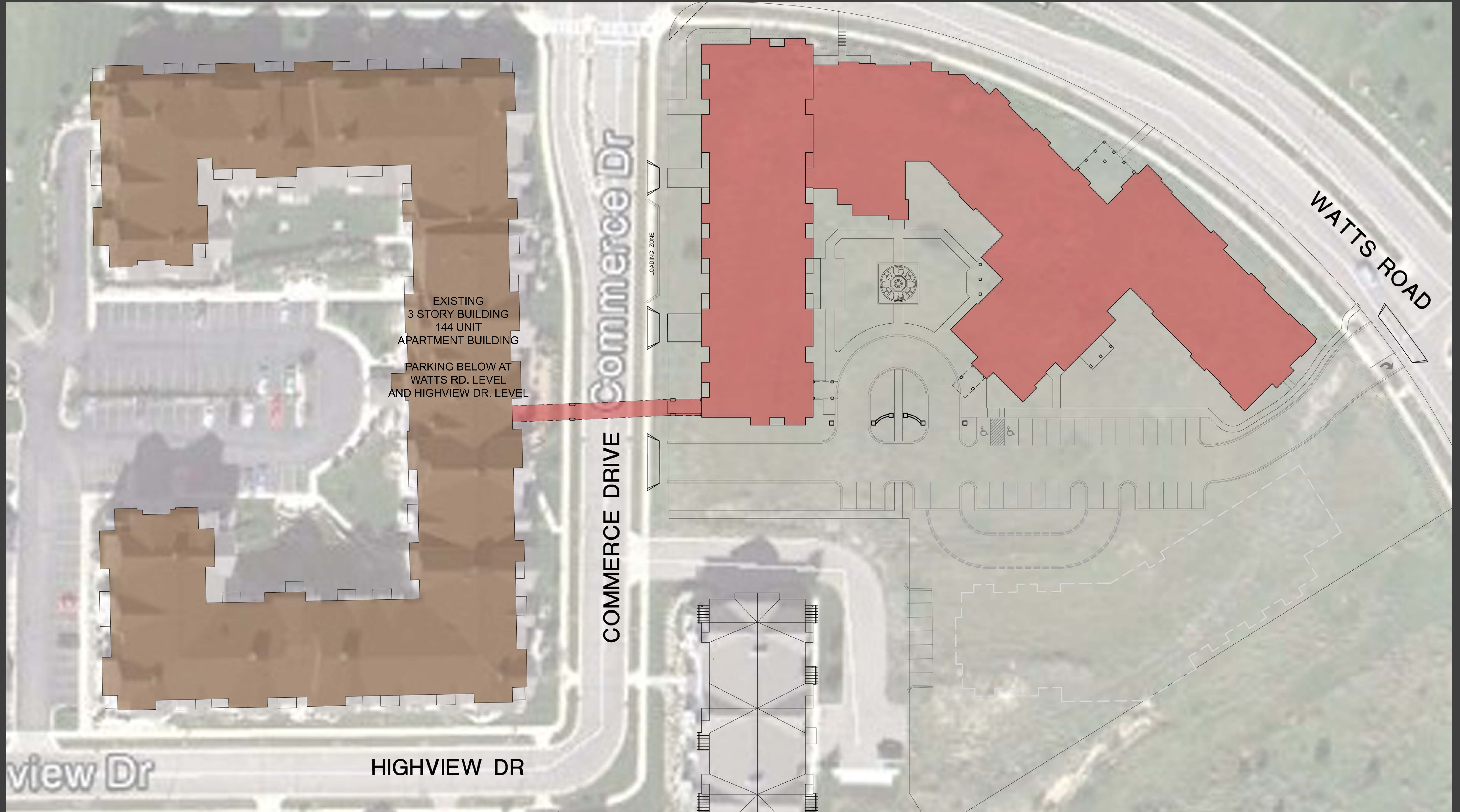
HIGHVIEW DR



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

April 15, 2014



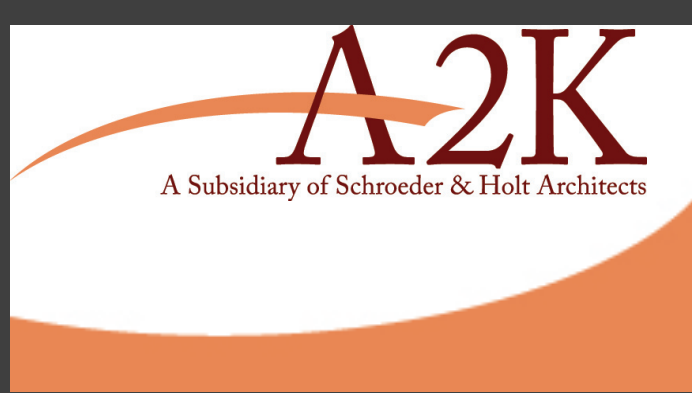
EXISTING  
3 STORY BUILDING  
144 UNIT  
APARTMENT BUILDING  
PARKING BELOW AT  
WATTS RD. LEVEL  
AND HIGHVIEW DR. LEVEL

Commerce Dr

COMMERCE DRIVE

WATTS ROAD

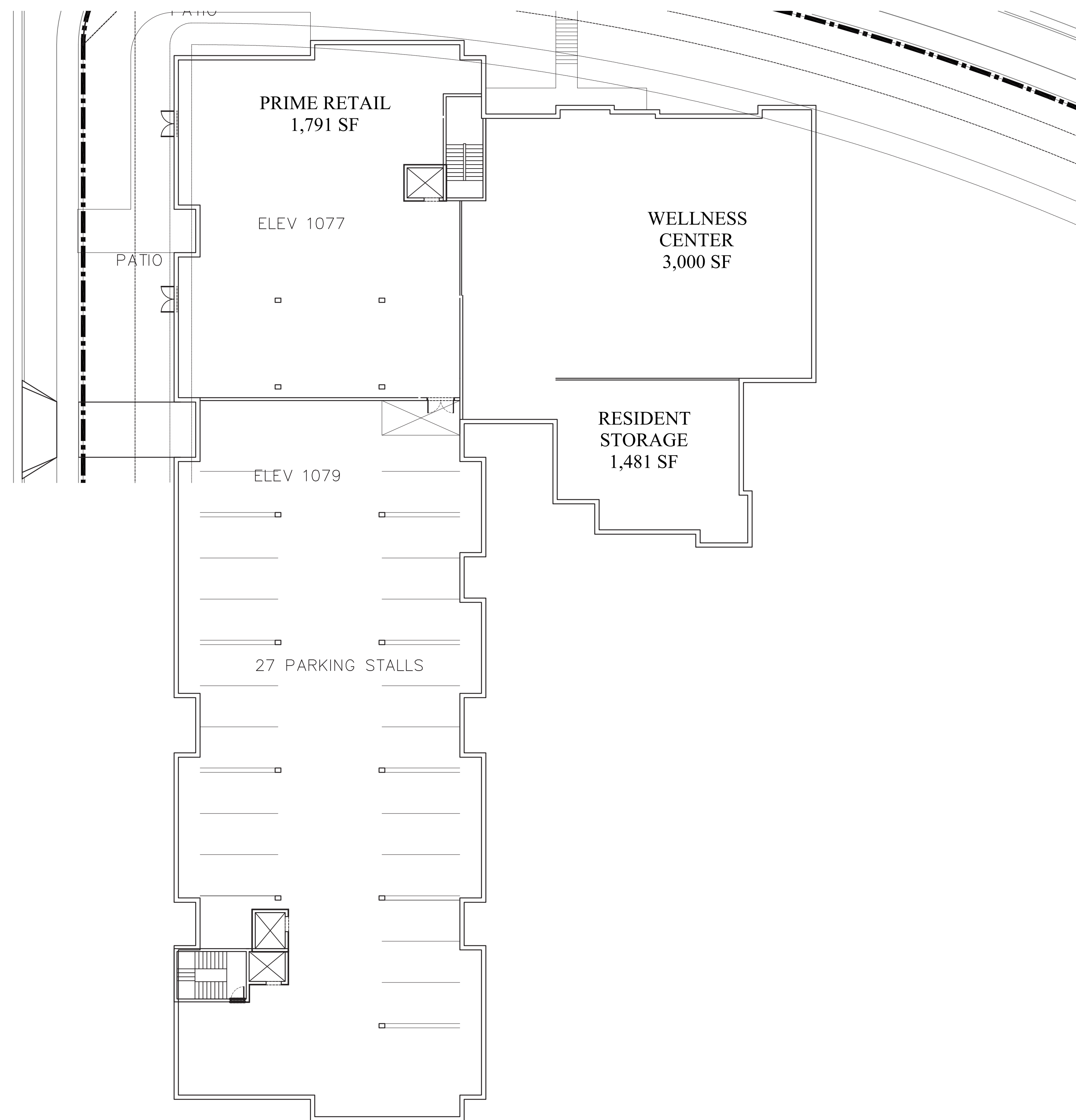
HIGHVIEW DR



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

April 15, 2014







LOWER LEVEL FLOOR AREA: 46,800 SF

STREET GRADE

ELEV 1089

114 PARKING SPACES

15

RESIDENT STORAGE  
1,481 SF

18

33

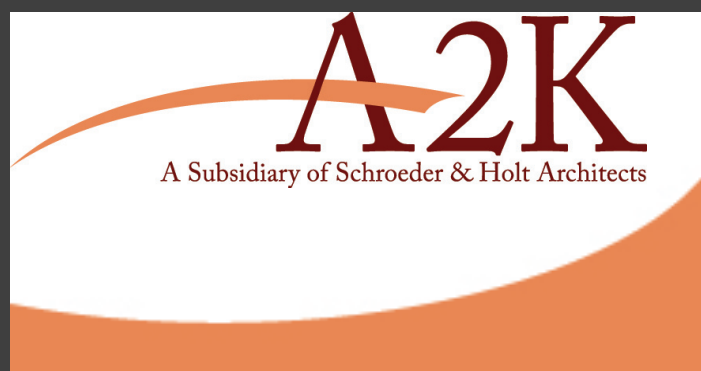
GDS 1086

trash/  
mech

19

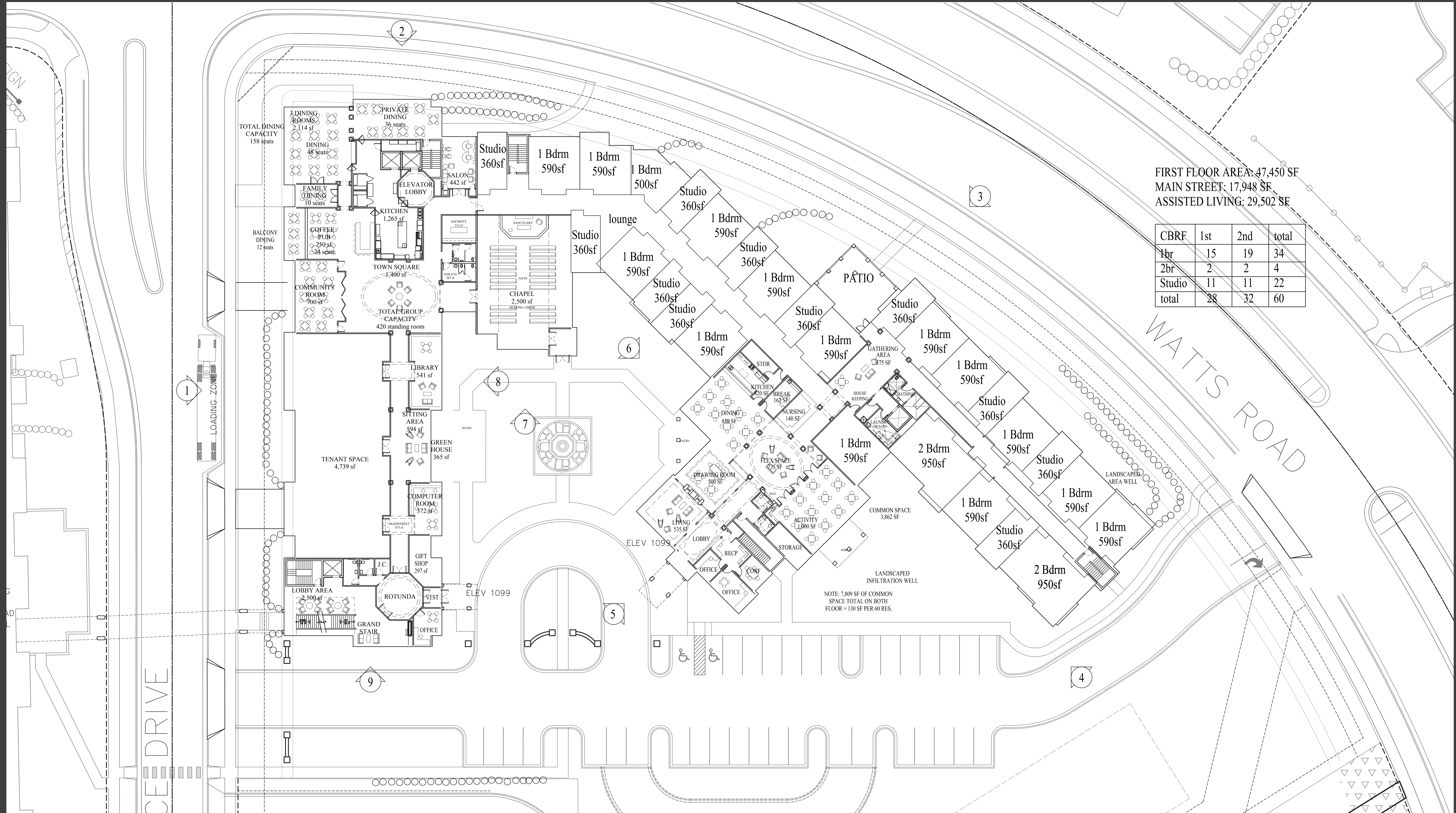
25

FUTURE TUNNEL



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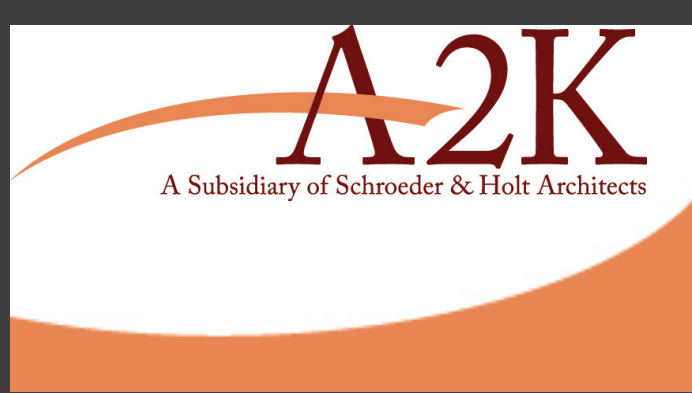
**ALL SAINTS CAMPUS**  
LOWER LEVEL: 1" = 20'



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

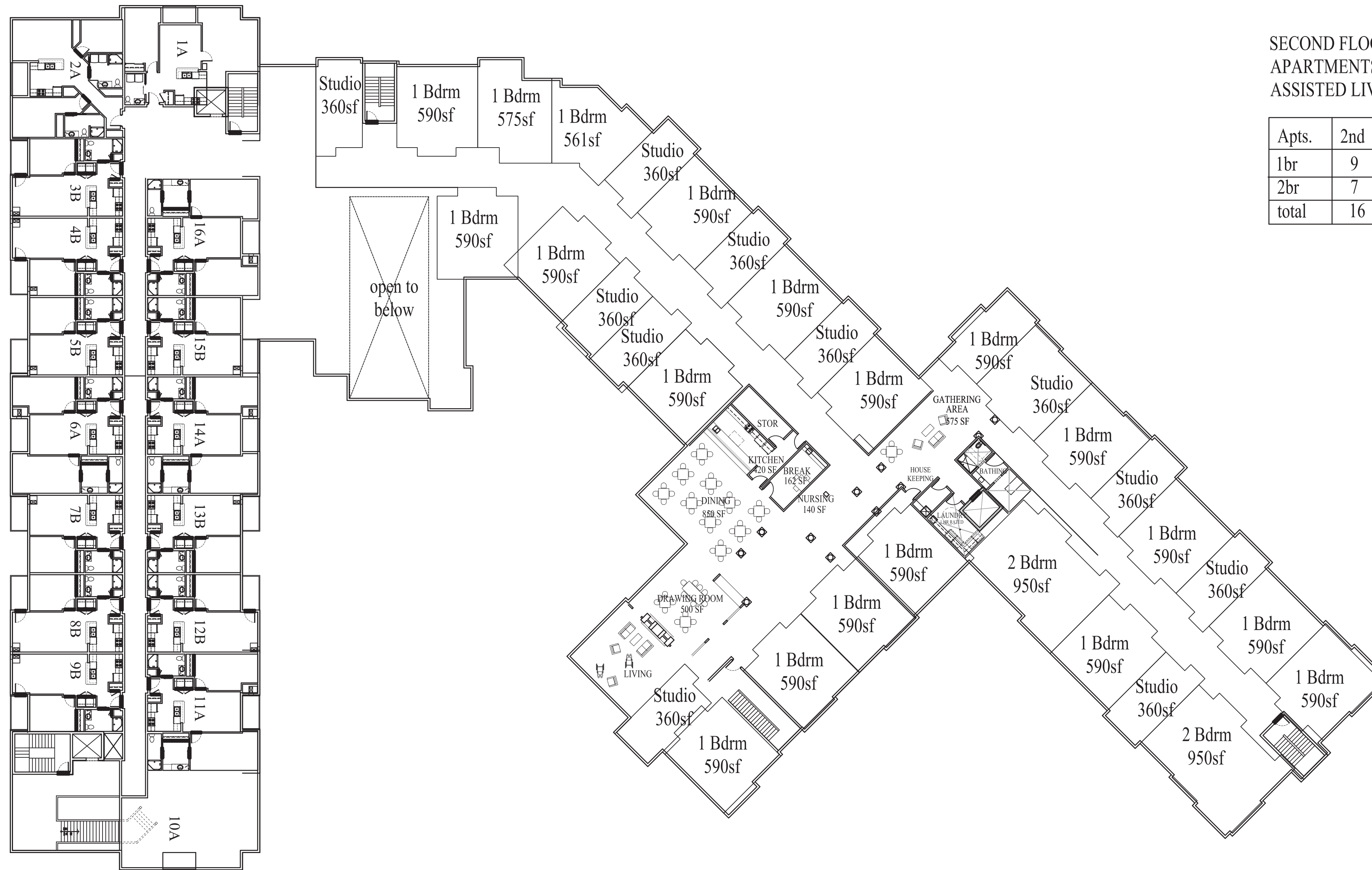
CBRF	1st	2nd	total
1br	15	19	34
2br	2	2	4
Studio	11	11	22
total	28	32	60

NOTE: 7,809 SF OF COMMON SPACE TOTAL ON BOTH FLOOR = 130 SF PER 60 RES.



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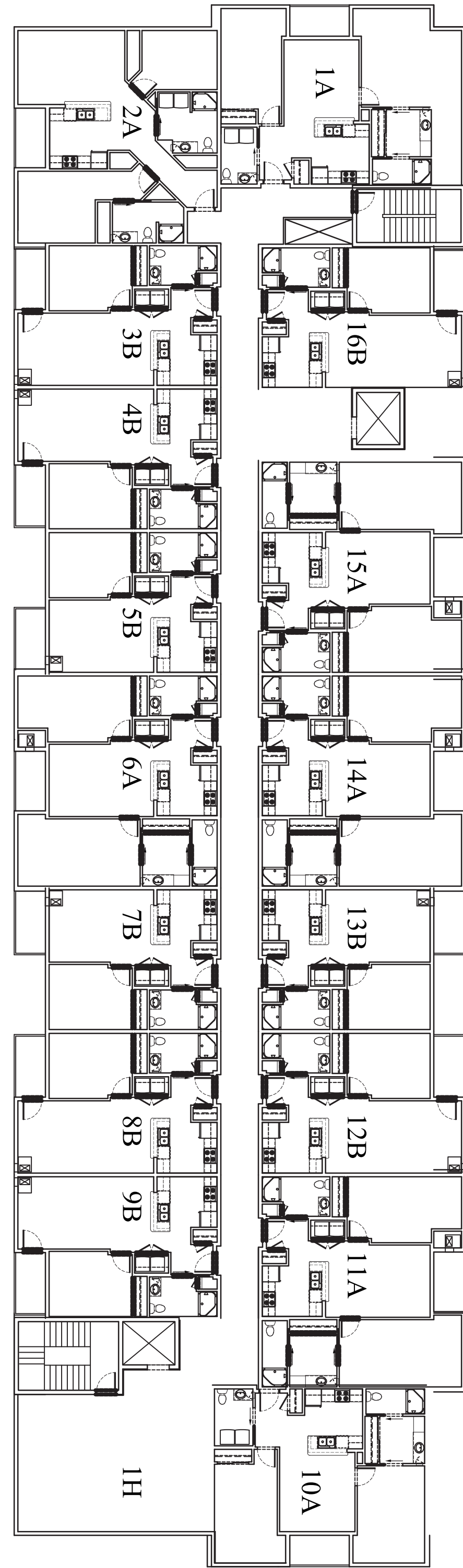
**ALL SAINTS CAMPUS**  
 FIRST FLOOR: 1" = 20'



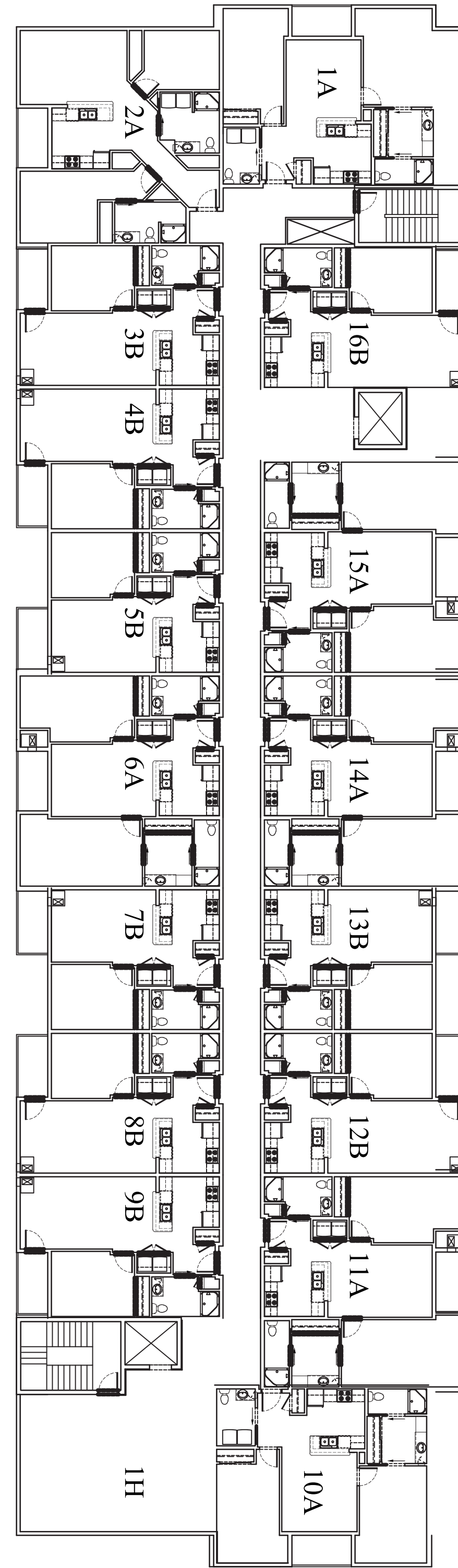
SECOND FLOOR AREA: 46,535 SF  
 APARTMENTS: 17,590 SF  
 ASSISTED LIVING: 26,365 SF

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

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



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





2

WATTS RD. ELEVATION OF INDEPENDENT APARTMENT



1

COMMERCE ST. ELEVATION



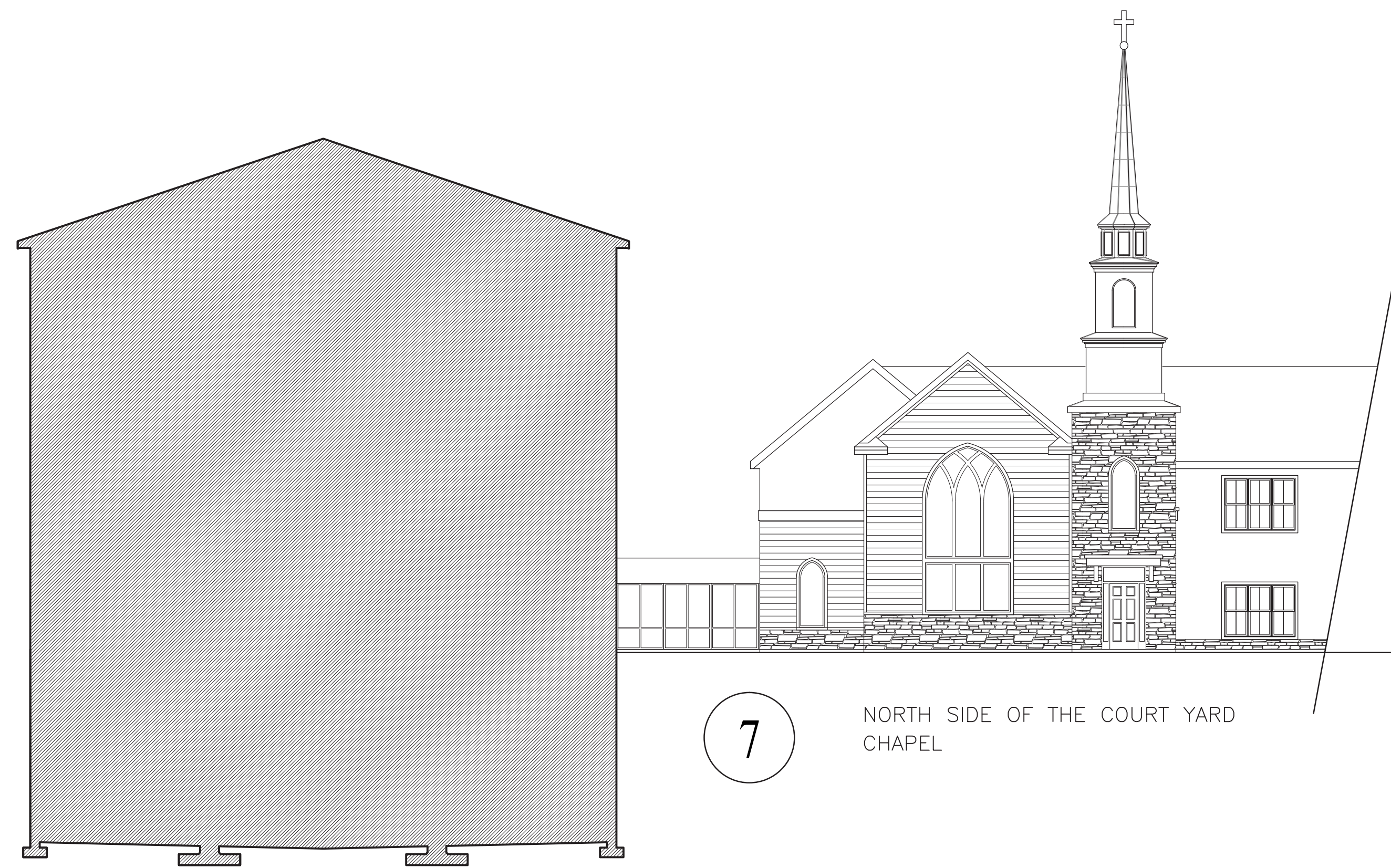
SOUTH ELEVATION OF INDEPENDANT LIVING

9

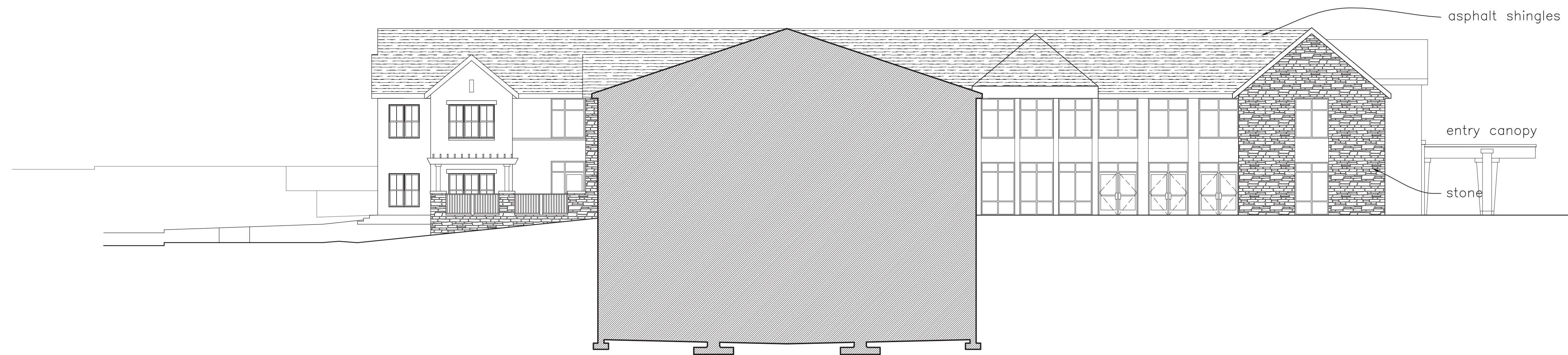


COURT YARD ELEVATION OF INDEPENDANT LIVING

8



7 NORTH SIDE OF THE COURT YARD CHAPEL



6 SECTION LOOKING AT ACTIVITY ROOM



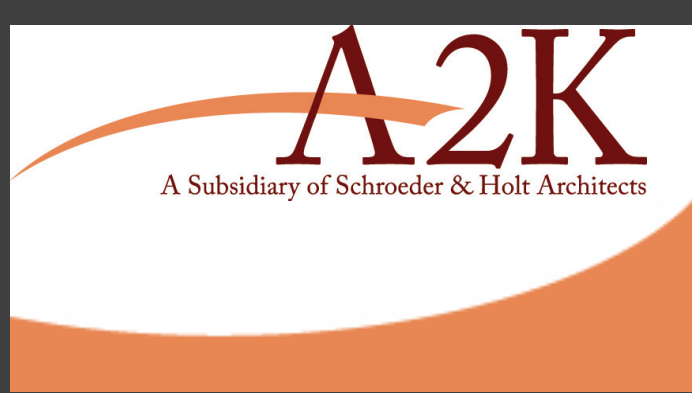
5 ENTRANCE OF CBRF



4 SOUTH ELEVATION OF CBRF AT DRIVE LANE



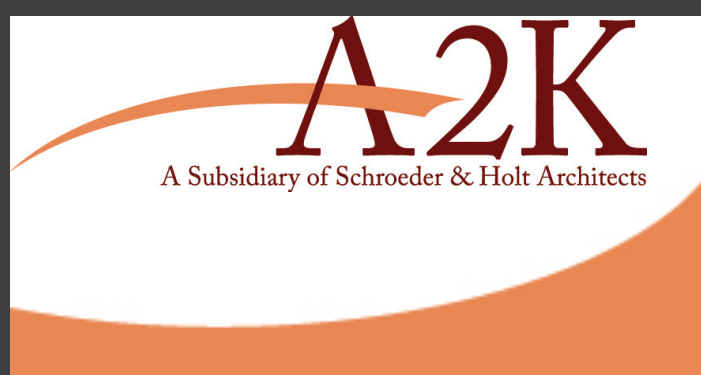
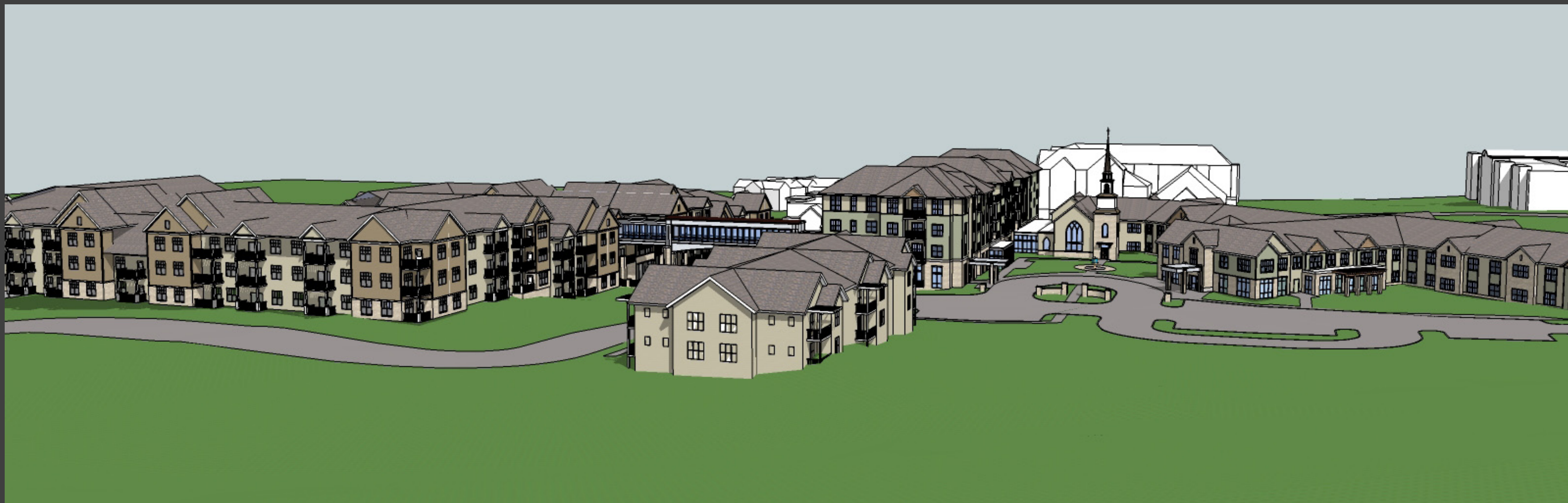
3 WATTS RD. ELEVATION OF CBRF



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**ALL SAINTS CAMPUS**  
 ELEVATIONS: 1" = 20'

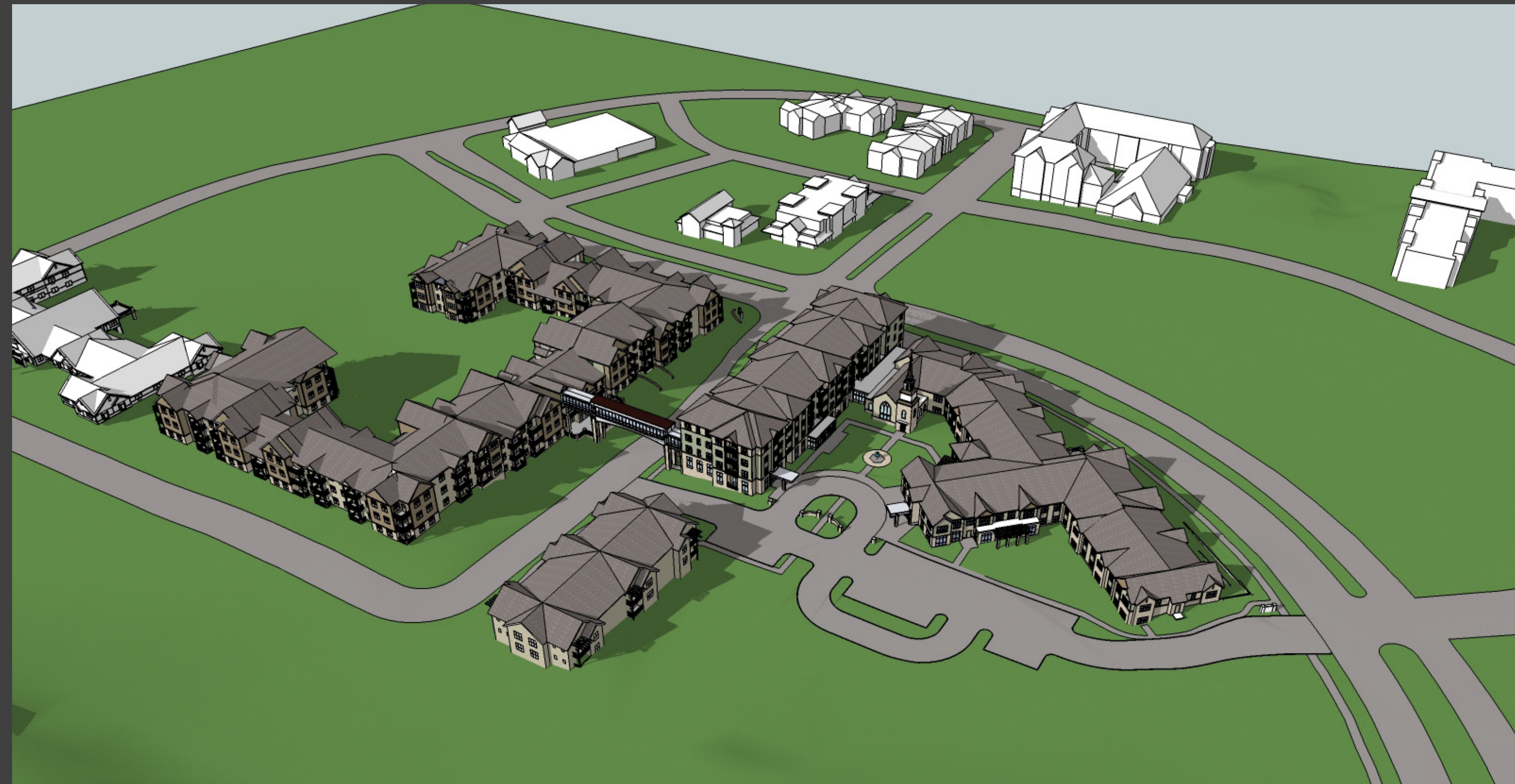


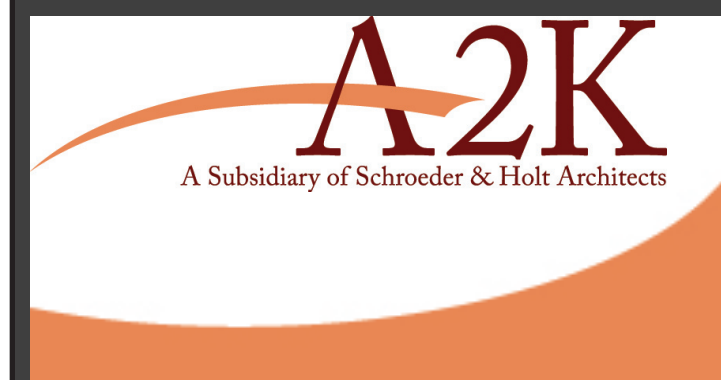


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**ALL SAINTS CAMPUS**  
PERSPECTIVES







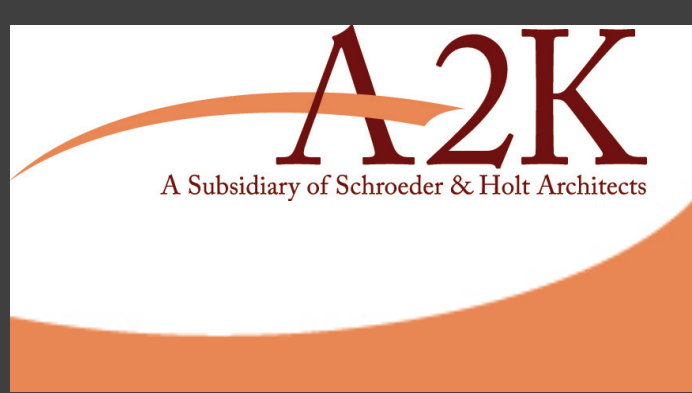
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**ALL SAINTS CAMPUS**  
PERSPECTIVES

April 15, 2014

**PLANT LIST**

Common Name	Quantity	Scheduled Size
Scarlet Meiland Rose	4	
Everlow Yew	50	
Pink Diamond Hydrangea	11	18in
Pachysandra	127	2.5in Pot
Common Name	0	Scheduled Size
Tautonii Yew	71	#5
Royalty Lilac	3	3-4ft
Unique Hydrangea	16	2ft
Spiraea Neon Flash	12	15-18in
Knockout Rose	29	2 Gal
Carol Mackie Daphne	9	12-15in
Endless Summer Hydrangea	23	#1 Grade
Mohican Viburnum	11	3ft
Dwarf Bushhonesuckle	15	4.5in Pot
Tor Birchleaf Spirea	7	12-15in
Koreanspice Viburnum	3	#5
North Star Boxwood	29	#5
Miss Kim Lilac	5	2-3ft
Minuet Weigela	13	12in
Goldflame Spirea	9	15-18in
Fuchsia Meiland Rose	27	2 Gal
Diablo Ninebark	2	2-3ft
Little Princess Spirea	8	15-18in
Peppermint Stick Spirea	7	12-15in
Northwind Switch Grass	10	1 Gal
Grow Low Sumac	26	15-18in
Compacta Andorra Juniper	9	#3
Hughes Juniper	9	#3
New Horizon Elm	5	2in BB
Celebration Maple	5	2in BB
Swamp White Oak	4	2in BB
Annabelle Hydrangea	10	#1 Grade
Japanese Blood Grass	18	1 Gal
Pappurascens Maidengrass	18	1 Gal
Sieboldiana Elegans Hosta	25	1 Gal
Ice Dance Sedge	48	4.5in Pot
Sum and Substance Hosta	17	1 Gal
Happy Returns Daylily	18	4.5in Pot
Serbian Spruce	3	6ft BB
Red Japanese maple	1	#10
Autumn Brilliance Juneberry	7	---
Blue Cloud Calamint	69	4.5in Pot
Walker's Low Cat Mint	53	4.5in Pot
Fulgida Black Eyed Susan	18	4.5in Pot
Hameln Fountain Grass	31	1 Gal
Autumn Joy Sedum	44	4.5in Pot
May Nite Meadow Sage	36	4.5in Pot
Stella de Oro Daylily	20	4.5in Pot
Eastern Redbud	1	5' BB
Hicks Yew	25	
Purple Prince Crab	6	2in BB
Bradford callery pear	3	2in BB
Bressingham Blue Hosta	22	1 Gal
Nannyberry	1	4-5ft
Mt. Airy Fothergilla	5	#5
Chicago Lustre Viburnum	1	3ft
Palace Purple Coral Bells	12	4.5in Pot
Golden Tiara Hosta	35	4.5in Pot
Holmstrup Arborvitae	18	#15
Tiger Eyes Sumac	7	2-3ft
Dwarf Zebra Grass	22	1 Gal
Sapphire Blue Oat Grass	12	1 Gal
Graziella Maidengrass	4	1 Gal
Dwarf Sargent Crabapple	2	3/4in
Ivory Silk Japanese Tree Lilac	8	2in BB
Little Spire Russian Sage	8	4.5in Pot

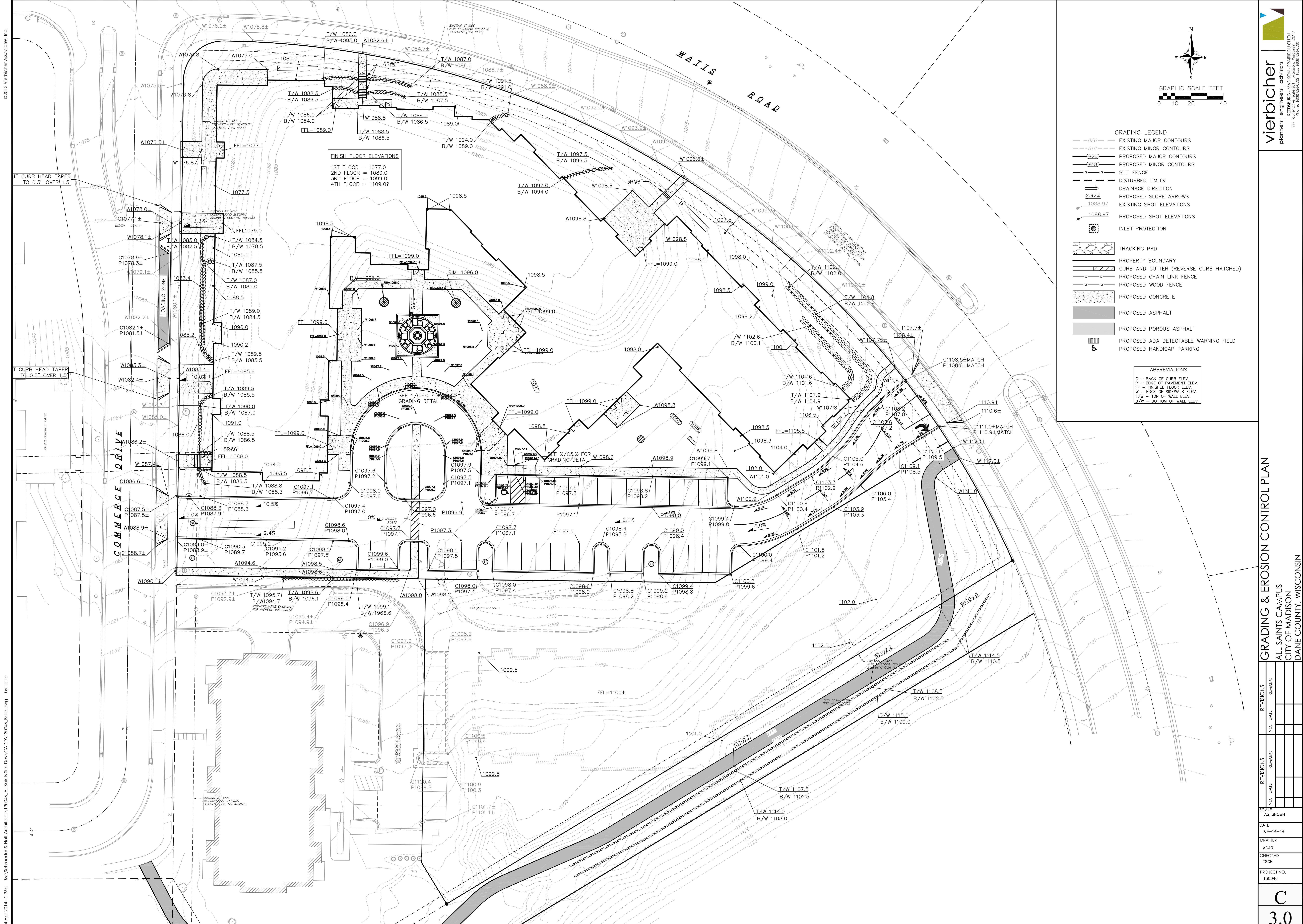


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**ALL SAINTS CAMPUS**  
LANDSCAPE PLAN: 1" = 20'

April 15, 2014





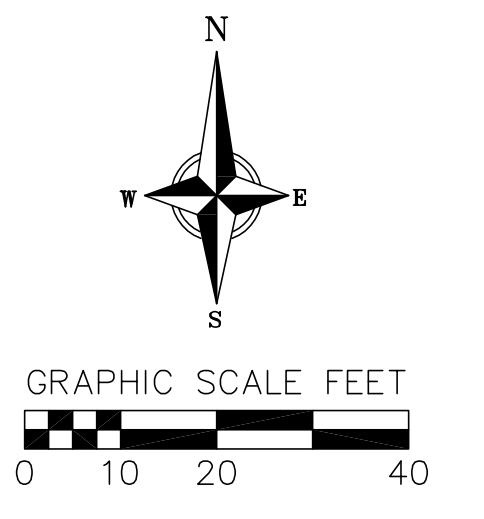
**FINISH FLOOR ELEVATIONS**  
 1ST FLOOR = 1077.0  
 2ND FLOOR = 1089.0  
 3RD FLOOR = 1099.0  
 4TH FLOOR = 1109.0

**GRADING LEGEND**

- 820- EXISTING MAJOR CONTOURS
- 818- EXISTING MINOR CONTOURS
- (820) PROPOSED MAJOR CONTOURS
- (818) PROPOSED MINOR CONTOURS
- - - DISTURBED LIMITS
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1088.97 EXISTING SPOT ELEVATIONS
- 1088.97 PROPOSED SPOT ELEVATIONS
- ⊙ INLET PROTECTION
- TRACKING PAD
- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED POROUS ASPHALT
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

**ABBREVIATIONS**

- C - BACK OF CURB ELEV.
- P - EDGE OF PAVEMENT ELEV.
- FF - FINISHED FLOOR ELEV.
- W - EDGE OF SIDEWALK ELEV.
- T/W - TOP OF WALL ELEV.
- B/W - BOTTOM OF WALL ELEV.



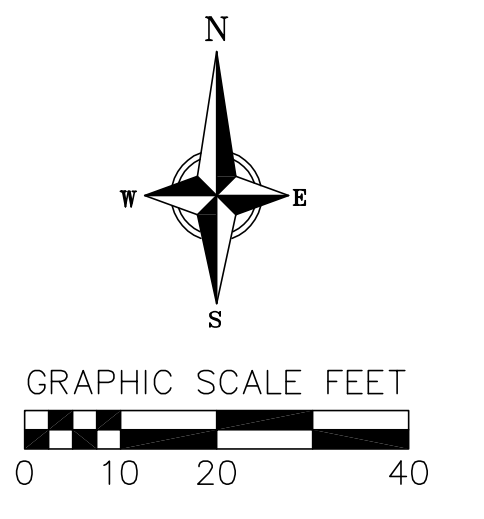
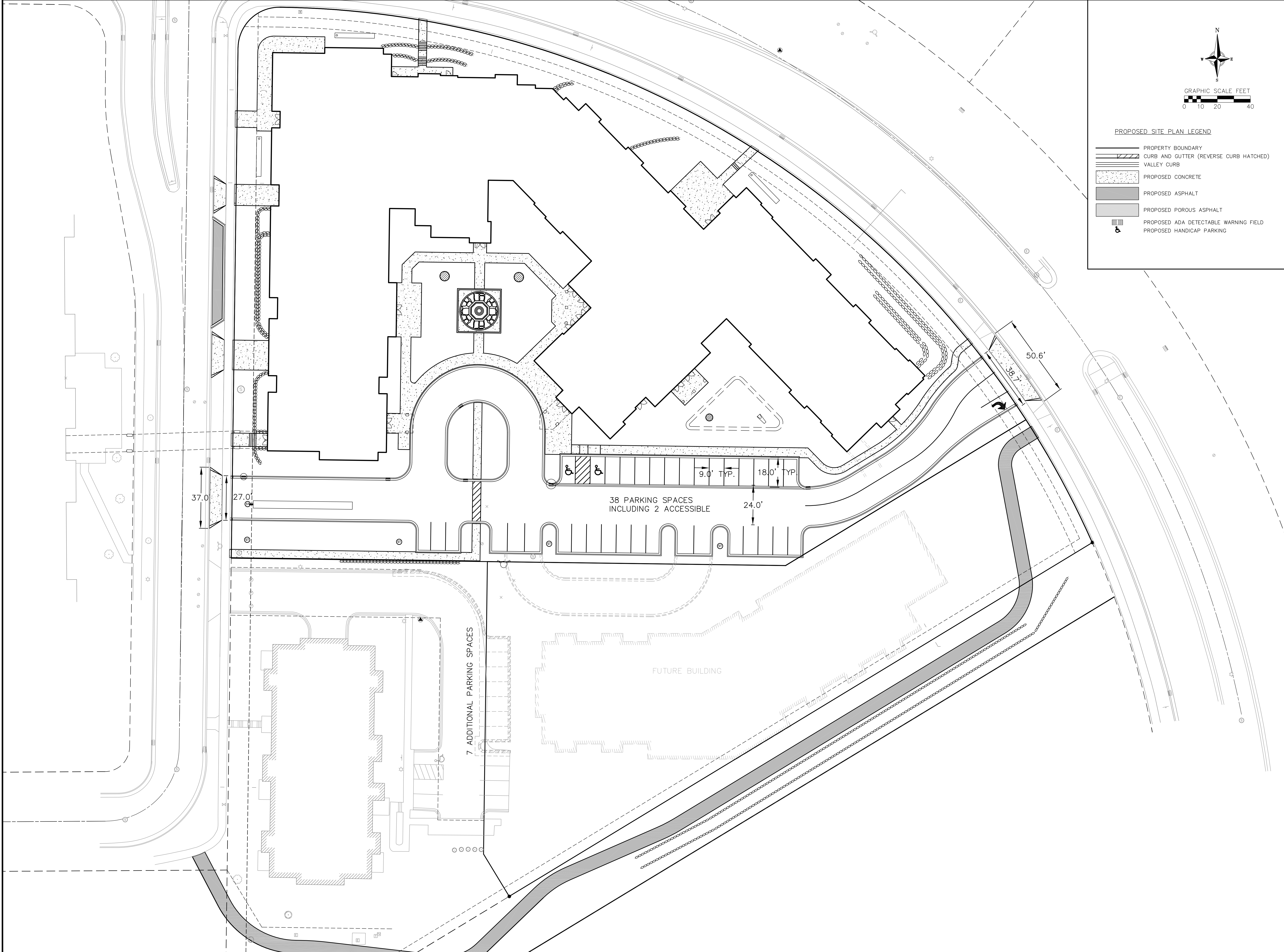
**GRADING & EROSION CONTROL PLAN**  
 ALL SAINTS CAMPUS  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

14 Apr 2014 - 2:56p M:\Schroeder & Holt\Architects\130046\_All Saints Site Dev\CADD\130046\_Bone.dwg by: ccar







PROPOSED SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- VALLEY CURB
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED POROUS ASPHALT
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

**SITE PLAN**  
 ALL SAINTS CAMPUS  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN  
 DATE 04-14-14  
 DRAFTER ACAR  
 CHECKED TSOH  
 PROJECT NO. 130046