



Report to the Plan Commission

July 12, 2010

Legistar I.D. #19108
7710 South Brookline Drive
Alteration to Approved PUD-SIP

Report Prepared By:
Timothy M. Parks, Planner
Planning Division Staff

Requested Action: Approval of an alteration to an approved Planned Unit Development–Specific Implementation Plan for 7710 South Brookline Drive to allow construction of a 30-bed addition to an existing assisted living facility in the Coventry Village retirement community.

Applicable Regulations & Standards: Section 28.07 (6)(9)4.d. provides the Plan Commission with the authority to approve alterations to planned unit developments if the changes are compatible with the plans approved by the Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission **approve** an alteration to the approved PUD-SIP for 7710 South Brookline Drive to allow construction of a 30-bed addition to the existing Coventry Village assisted living facility, subject to input at the public hearing.

Background Information

Applicant & Property Owner: Harris F. Webber, Coventry Village of Wisconsin, LP; 708 Florsheim Drive, Suite 10; Libertyville, Illinois.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Proposal: Coventry Village proposes to construct a 22-unit, 30-bed addition to its existing 52-unit, 53-bed assisted living facility, which will include a second-story connection to its 102-unit congregate care apartment building to the north. Construction of the addition will commence as soon as all regulatory approvals have been granted.

Parcel Location: The Coventry Village Retirement Community Planned Unit Development comprises a 19.5-acre parcel located on the west side of S. High Point Road, approximately a quarter-mile south of Watts Road; Aldermanic District 1 (Sanborn); Middleton-Cross Plains School District.

Existing Conditions: In addition to the 52-unit, 53-bed assisted living facility and 102-unit congregate care apartment building, the Coventry Village development also includes a 61-unit attached single-family condominium component located on the western half of the larger 19.5-acre site. Parking for approximately 322 vehicles is provided for the overall development.

Land Use and Zoning Surrounding Coventry Village:

North: The Bishop O'Connor Catholic Pastoral Center, zoned A (Agriculture District);

South: Single-family residences in the Newberry Heights subdivision, zoned PUD-SIP;

West: Single-family residences in the Applewood Hill subdivision in the Town of Middleton;

East: Single-family residences in the High Points Estates subdivision, zoned R1 (Single-Family Residence District).

Adopted Land Use Plan: The Comprehensive Plan includes the Coventry Village assisted living facility and congregate care apartments under a medium-density residential land use recommendation, while the nearby Coventry Village attached single-family condominiums and adjacent Newberry Heights subdivision are recommended for low-density residential development.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The site is zoned PUD-SIP. The proposed specific implementation plan alteration will be reviewed in the following section.

Other Critical Zoning Items	
Yes:	Urban Design, Wellhead Protection (Zones A & B – WP-26), Utility Easements, Barrier Free
No:	Floodplain, Adjacent to Park, Landmark, Historic District
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Previous Approvals

On December 6, 1994, the Common Council approved a request to rezone 19.5 acres located at 750 S. High Point Road from A (Agriculture District) to PUD-GDP to allow future development of a retirement community containing a 96-bed assisted living facility, 66 courtyard residences in three- and four-unit buildings, and a 100-unit congregate care apartment facility.

On September 5, 1995, the Common Council approved a request to rezone the same site from PUD-GDP to PUD-SIP to allow construction of a two-story, 96-bed assisted living facility, 66 courtyard residences and a four-story, 102-unit congregate care apartment facility.

Subsequent to the approval of the PUD-SIP, minor alterations were approved to allow the 96-bed assisted living facility to be built as a one-story, 58-bed assisted living facility, and for the 66 courtyard single-family residences to be built as attached single-family residences (duplexes) instead of the three- and four-unit courtyard buildings originally approved, which resulted in 61 of those units being built.

Project Review, Analysis & Conclusion

Coventry Village is requesting approval of an alteration to their approved PUD-SIP to allow construction of a 22-unit, 30-bed addition to its existing 52-unit, 53-bed assisted living facility located on the north side of South Brookline Drive, a private drive that extends into the Coventry Village Planned Unit Development from S. High Point Road and provides access to the assisted living facility and the 61 attached single-family condominium residences that comprise the western half of the 19.5-acre Coventry Village property. South Brookline Drive intersects with North Brookline Drive, which also extends west from S. High Point to provide primary access to the 102-unit congregate care apartments located north of the assisted living facility across a low-lying area used for stormwater management and greenspace for the retirement community.

The assisted living facility was originally approved as a two-story, 96-bed facility but was constructed as a 53-bed facility. The existing building is generally a T-shaped structure that stands one story in height along the southern elevation, with an exposed lower level along the northern, eastern and western elevations. A tall Porte-cochere extends off of the southern elevation to provide a covered drop-off area for the facility. Parking for approximately 43 vehicles is provided along the southern wall of the building, with parking for an addition 42 vehicles provided in a second lot east of the building.

The proposed minor alteration calls for an L-shaped addition to be constructed off of the existing eastern façade of the assisted living facility. The addition will extend the existing one-story facade along the southern elevation and the exposed lower level along the eastern and northern elevations and will include space for 22 new dwelling units, a new dining area, kitchen space, chapel, and administrative space. The additional dwelling units will consist of one-bedroom and two-bedroom units, for a total of 30 new care beds and 81 total bedrooms for the facility. The addition will include a rooftop terrace above the lower level along the northern wall that will provide residents with a view of the greenspace located between the assisted living facility and congregate care apartment building to the north. A second-story connection to the 102-unit congregate care apartment building is also proposed as part of the project. The building addition will be constructed with a combination of brick and masonry block to match the materials on the existing assisted living facility.

The addition will primarily be constructed in place of the 42-stall parking lot located east of the existing building. Plans for the addition call for the existing surface parking area located along the southern façade to be extended along the southern and eastern walls of the addition, with approximately 20 stalls proposed to be constructed. A new trash enclosure will also be built east of the southeastern corner of the apartment building. The applicant has submitted a substantial landscaping plan with the proposed minor alteration that proposes screening for the new trash enclosure, perimeter plantings along the base of the addition and additional tree cover between the new eastern edge of the parking lot and S. High Point Road.

While the proposed addition will result in an increase in assisted care beds beyond existing conditions, the 81 total beds that will result are still less than the number of beds originally approved for this facility in 1995. However, Planning staff felt it would be appropriate to refer approval of this minor alteration to the Plan Commission for consideration at a public hearing due to the size of the proposed addition. The proposed addition will result in a 65,330 gross square-foot facility, which represents a 44% increase in floor area beyond the existing facility (45,236 gross square feet). The assisted living facility will also have a larger footprint than the facility approved in 1995, which while having more beds than actually built or currently proposed with the addition, was originally approved as a taller, two-story T-shaped structure. The 1995 approval of the original assisted living facility also predates the construction of most of the adjacent residences in the Newberry Heights subdivision to the south, which were built in 1996 and 1997 according to City records, and the residences to the east across S. High Point Road in the High Point Estates subdivision, which were primarily built after 1995.

In reviewing the proposed addition and minor alteration, the Planning Division believes that the Plan Commission can find the planned unit development standards met to approve the subject alteration. Staff believes that the proposed addition and related site improvements are well designed, and does not believe that the addition will have a negative impact on the surrounding residential properties, particularly to the south in the Newberry Heights subdivision. The development plans for the proposed addition have already been reviewed and approved by other City agencies through the administrative review process.

The Urban Design Commission reviewed the proposed addition and granted final approval on February 4, 2009 (see attached reports).

Planning Division Recommendation

(Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission **approve** an alteration to the approved PUD-SIP for 7710 South Brookline Drive to allow construction of a 30-bed addition to the existing Coventry Village assisted living facility subject to input at the public hearing.