



City of Madison

Conditional Use

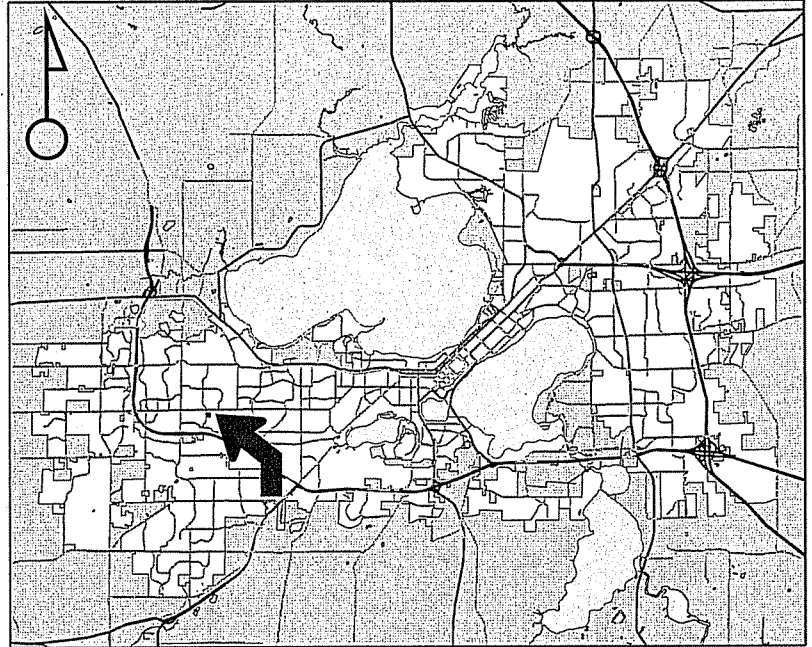
Location
413 & 429 South Yellowstone Drive

Applicant
Brookdale Senior Living, Inc./
Scot Schmidt – PDC Midwest, Inc.

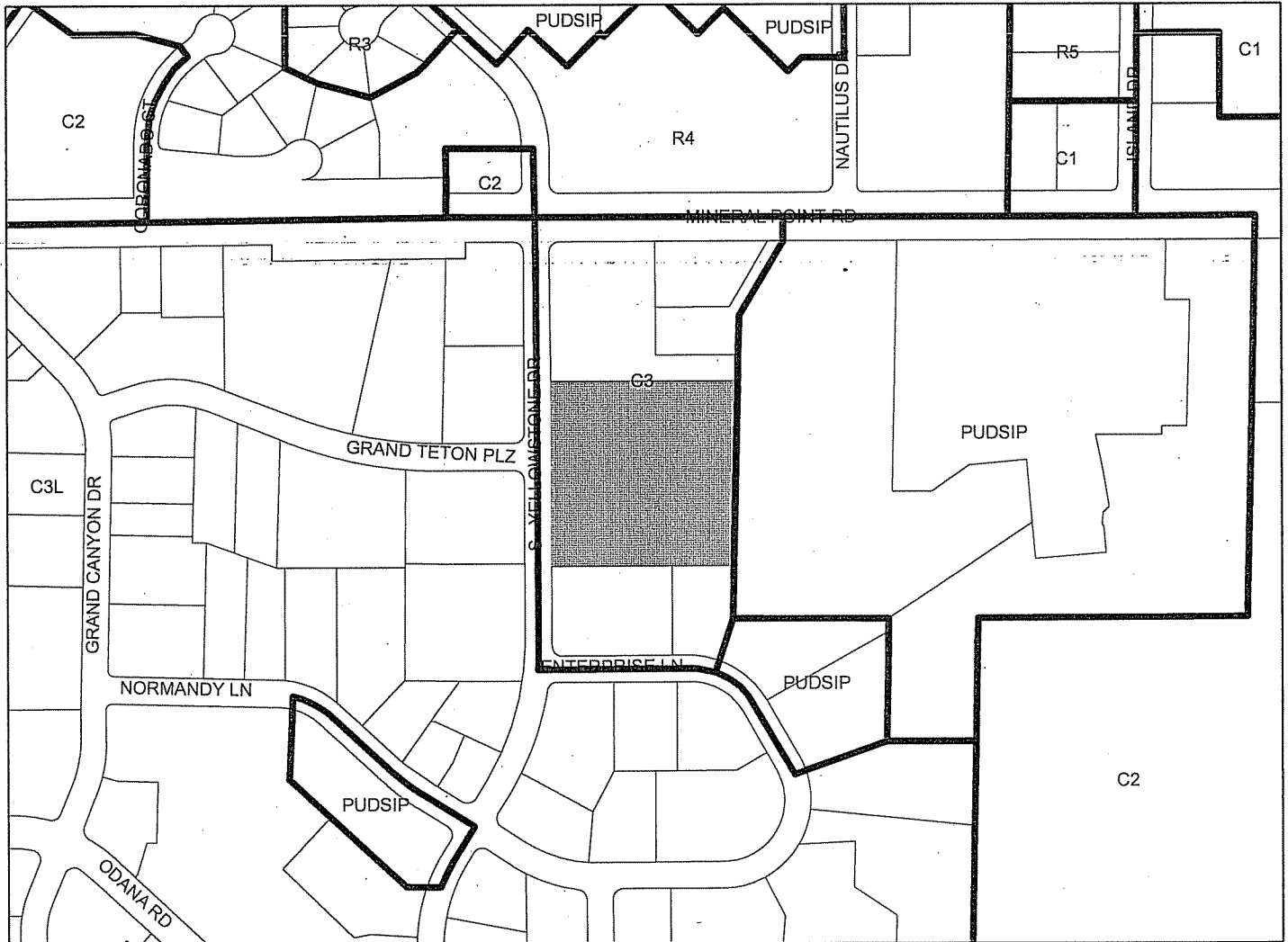
Existing Use
Assisted living facility

Proposed Use
Construct addition to existing
community-based assisted living
residential facility

Public Hearing Date
Plan Commission
28 January 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 : 16 January 2013



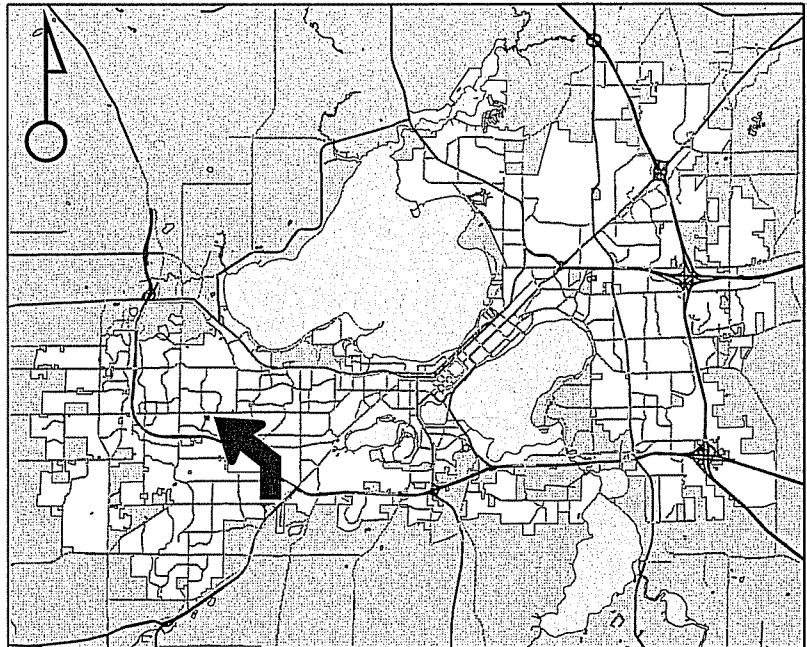
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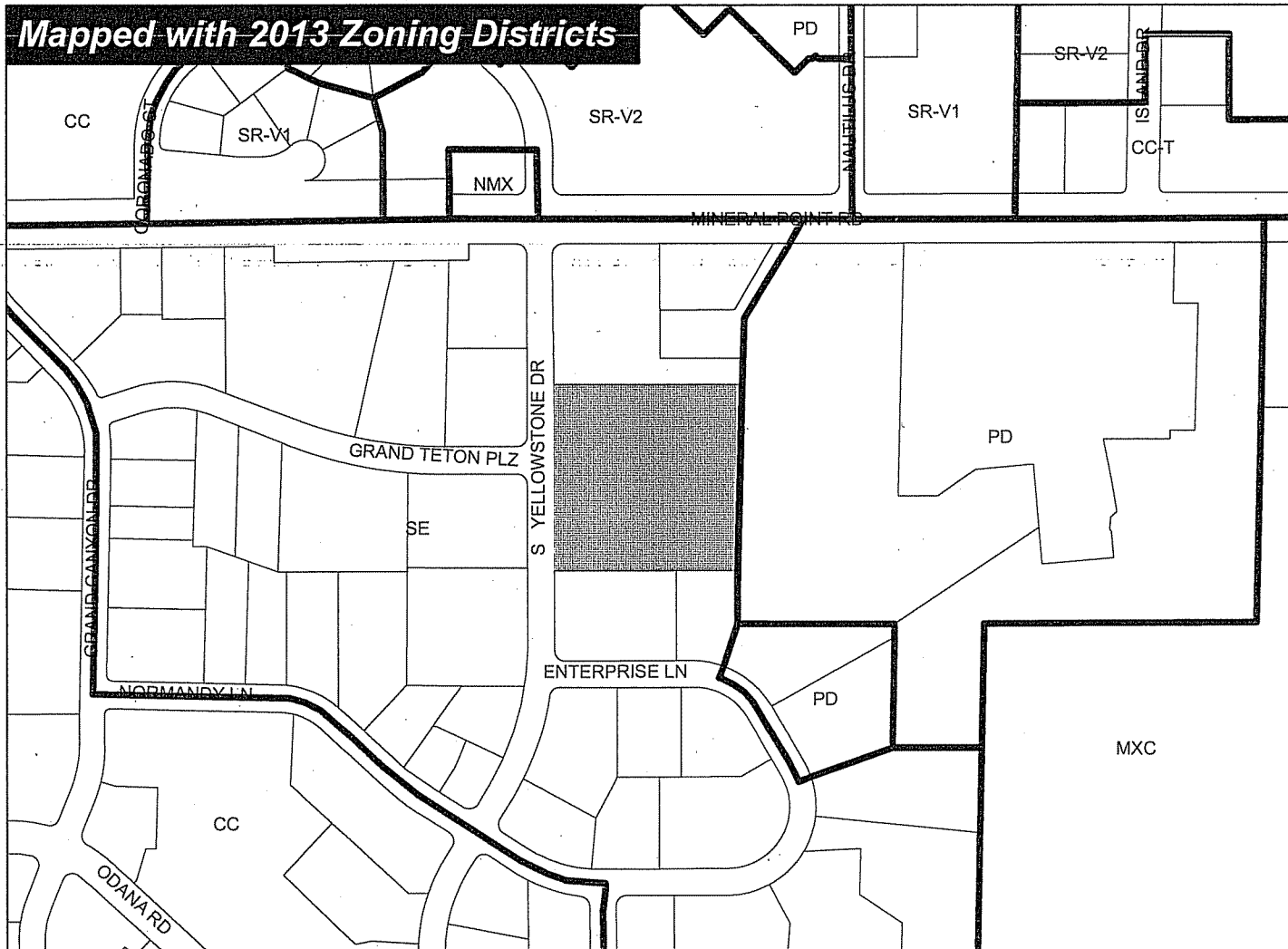
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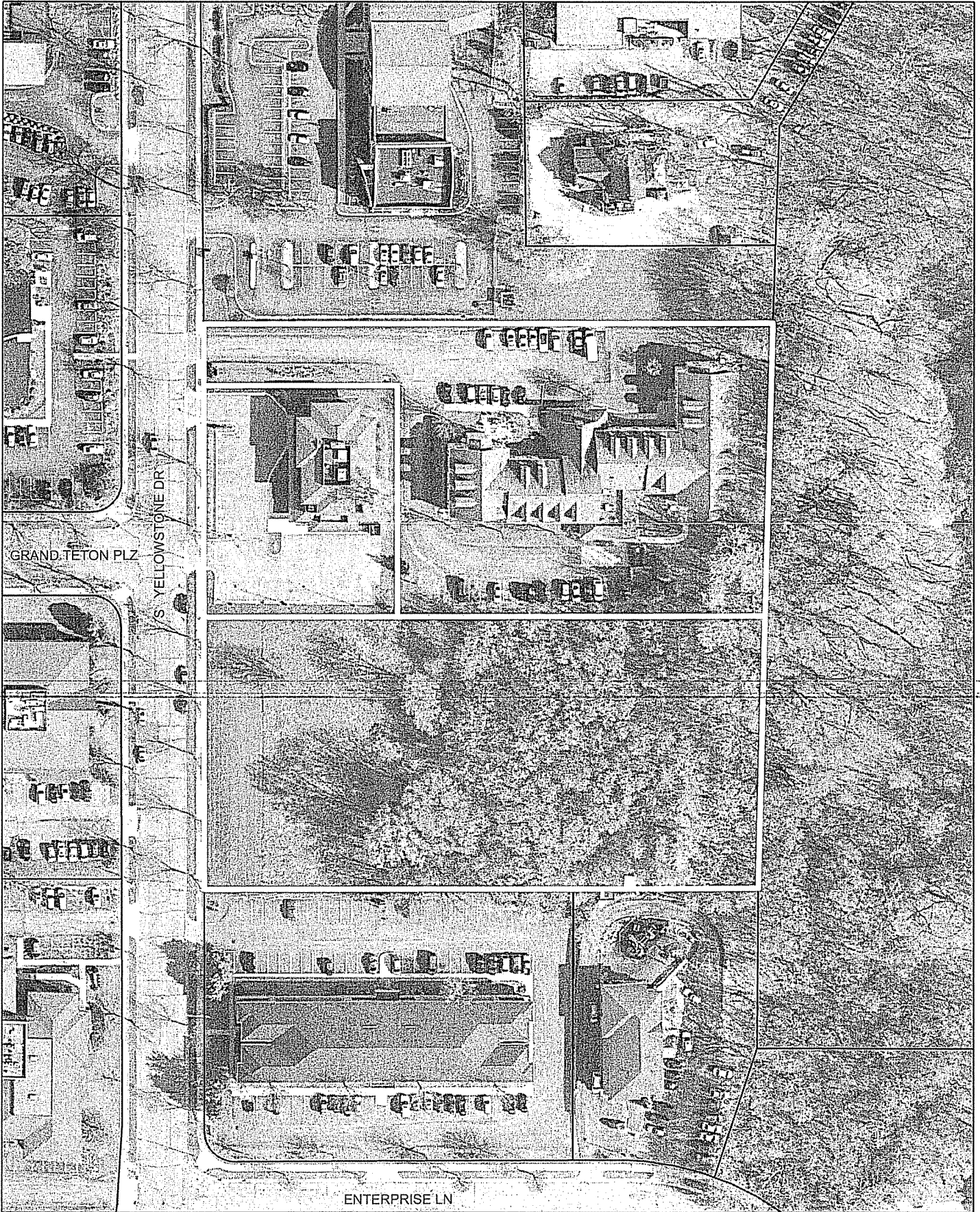
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Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 January 2013





LAND USE APPLICATION Madison Plan Commission

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

- 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.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	\$1050- Receipt No. 138298
Date Received	12/5/12
Received By	EK
Parcel No.	0708-251-0402-2
Aldermanic District	19 (Mark Clear)
GQ	OK
Zoning District	C3
<i>For Complete Submittal</i>	
Application	Letter of Intent / (12)
Photos	Legal Descript.
Plan Sets	11x17 (20) Zoning Text
	Final (8)
Alder Notification	11/2/12 Waiver
Nbrhd. Assn Not.	NA Waiver
Date Sign Issued	12/5/12

1. **Project Address:** 413 & 429 South Yellowstone Drive **Project Area in Acres:** 4.06

Project Title (if any): Assisted Living, Clare Bridge Crossings & Clare Bridge of Madison

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Scot Schmidt Company: PDC Midwest, Inc, Architect & Agent for Owner

Street Address: 1130 James Drive, Suite 106 City/State: Hartland, WI Zip: 53029

Telephone: (262) 563-5257 Fax: (262) 367-7712 Email: sschmidt@pdcmidwest.com

Project Contact Person: Scot Schmidt Company: PDC Midwest, Inc, Architect & Agent for Owner

Street Address: 1130 James Drive, Suite 106 City/State: Hartland, WI Zip: 53029

Telephone: (262) 563-5257 Fax: (262) 367-7712 Email: sschmidt@pdcmidwest.com

Property Owner (if not applicant): Brookdale Senior Living Inc.

Street Address: 6737 West Washington Street City/State: Milwaukee, WI Zip: 53214

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Combine the two existing lots into one lot.

Renovate the existing 2-story CBRF and construct a new 3-story CBRF with a connector to the existing building.

Development Schedule: Commencement Start Construction: 5-30-13 Completion July 23, 2015

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission, twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

In Addition, The Following Items May Also Be Required With Your Application:

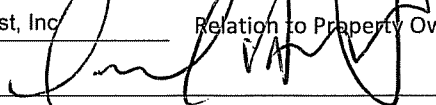
- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

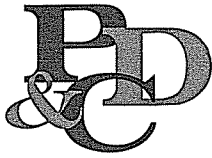
6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the COMPREHENSIVE _____ Plan, which recommends EMPLOYMENT _____ for this property.
- Pre-application Notification:** Section 28.12 of 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:
The alderperson, Mark Clear, was notified on November 2, 2012. There are no neighborhood or business associations.
- 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: Kevin Firchow Date: 11-15-12 Zoning Staff: Matt Tucker Date: 11-15-12

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

Name of Applicant Scot Schmidt - PDC Midwest, Inc Relation to Property Owner Agent for Owner / Architect

Authorizing Signature of Property Owner  Date 11/30/12



PLANNING
DESIGN
CONSTRUCTION

December 5, 2012

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
P.O. Box 2985
Madison, WI 53701-2985

Re. Letter of Intent for a Land Use Application for:

Assisted Living, Clare Bridge Crossings & Clare Bridge of Madison
413 & 429 South Yellowstone Drive
Madison, WI 53719

To whom it may concern:

PDC Midwest, Inc. (PDC) was retained by Brookdale Senior Living, Inc. (BSL) to provide planning, design, and construction services for the expansion of the Wynwood of Madison West community. The existing property consists of two lots, both owned by BSL, with the first lot located at 413 S. Yellowstone Drive (78,487 square feet) and the second lot directly to the south at 429 S. Yellowstone Drive (98,532 square feet). The 413 lot contains the Wynwood of Madison West, a 2-story, 48-unit Community Based Residential Facility (CBRF). The 429 lot is currently vacant and its north property line adjoins the 413 lot. This development proposes to combine these two lots and relocate the existing easements that occur along the shared property line. A Subdivision Application, including a new Certified Survey Map (CSM), is also being made under a separate submittal to the Madison Plan Commission. The combined lots will consist of 177,019 square feet (4.06 acres).

The project team for this development includes the following:

ARCHITECTURE	Owner	Brookdale Senior Living 6737 West Washington Street Milwaukee, WI 53214 Representative: David Hammonds – 414-918-5462
PLANNING	Agent for Owner, Architect, & Contractor	PDC Midwest, Inc. 1130 James Drive, Suite 106 Hartland, WI 53029 Representative: Architecture - Scot Schmidt - 262-563-5257 Representative: G.C. - Dennis Spindler - 262-367-7710
INTERIORS		
CONSTRUCTION		
DEVELOPMENT		
	Civil Engineer/Surveyor	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 Representative: Tim Schleeper – 608-826-5148
	Landscape Architect	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 Representative: Suzanne Vincent – 608-821-3963

The existing 2-story, 48-unit CBRF consists of 30,494 square feet of which 10,721 square feet will be renovated. As part of the interior renovation, 11 units will be converted to additional program and support spaces, including expanded Dining, a new Country Café, Serving Kitchen, Salon, Spa, Laundry, Wellness, Family Conference and staff support areas. Also, showers will be added to the remaining 29 resident units that do not already have showers. The end result will be (2) separate communities consisting of an 18-unit "Clare Bridge Crossings" Assisted Living community on the 1st floor and a 19-unit "Clare Bridge" Assisted Living community on the 2nd floor. To complete the renovation, a new drop-off canopy will be added to the main entry and a screen enclosed covered deck will be added for a 2nd floor exterior space.

A new 3-story CBRF is proposed for the vacant lot and it will consist of 64,846 square feet with 67 units comprised of (23) Studio Units, (42) One Bedroom Units and (2) Two Bedroom Units. The existing CBRF license will be expanded to include the additional units all under a single CBRF license. This Assisted Living community will be connected to the existing building, but will function independently. This facility will have its own dedicated Entry, Staff Offices, Pub/Café, Dining Room, Private Dining Room, Great Room, Media Room, Activity Room, Music/Library, Computer Lounge, Arts & Crafts Room, Game Room, Salon, Wellness Room, Employee Break Room, Commercial Laundry, Spa, Resident Laundry, Exercise/Therapy, Courtyard and a Kitchen which will also serve the existing building.

To access these facilities, the existing entry drive off of Yellowstone Drive will remain as the entry to the existing 2-story building. A second curb cut and access drive will be added off of Yellowstone Drive to provide entry to the proposed 3-story building. Each building will have a covered drop-off canopy consisting of a circle drive, passenger loading zone at both of the main building entries. The existing front parking lot will remain and a new parking lot will be added to the front of the new facility. Also, within the property, a connecting drive will be provided between the two main parking lots. Additional employee parking will be added to the rear of both facilities. A fire department access drive and turnaround will be provided along the south property line and continue to the north along the east property line.

The number of employees required to operate these facilities will vary throughout the day depending on the number of therapists on site at a given time. It is anticipated that the existing building will have 13 employees with an additional 5 employees overlapping during the afternoon shift change for a total of 18 parking stalls. The new building will have 19 employees with an additional 6 employees overlapping during the afternoon shift change for a total of 25 parking stalls. The current design accounts for a total of 43 employee parking stalls to accommodate the afternoon shift change. It is anticipated that the three shift operation of the new 3-story, 67-unit facility will create 40 new jobs (first shift – 19, second shift – 14 and third shift – 7) within the community. The number of visitors also varies throughout the day, but based on existing case studies, a 4:1 resident to visitor ratio is adequate during peak visiting hours. The entire campus would have 110 residents when it is at 100% capacity, which translates to 28 parking stalls for visitors. We also allotted for 4 resident parking stalls in the event that a small percentage of residents are still driving. This would provide the entire campus with a total of 75 parking stalls of which 4 will be ADA accessible. There is also street parking available for the rare occasion that the proposed parking lots are full. Bicycle parking has also been provided with 3 spaces near the staff entry located at the connector between the two buildings.

Storm water management is to be provided via the use of landscaped storm water basins located as required. The site will also be enhanced with various trees, shrubs, planting beds and grass throughout the entire landscape which will be professionally maintained. Exterior courtyards, patios, pergolas and benches will be dispersed throughout the site for resident use. General lighting, as well as decorative light fixtures will be provided at all exterior entries, parking areas and walking paths.

Deliveries will be made at the rear of the new building to provide access to the service entry which is adjacent to the kitchen. There is currently one 6 yard dumpster for trash and one 4 yard dumpster for recyclables with pick-up once a week. These same dumpsters will be relocated in a trash enclosure at the rear of the buildings and the trash pick-up will be increased to twice a week. Snow removal will be contracted out to a professional snow removal service and equipment for sidewalk clean-up will be located in an attached, enclosed storage room at the rear of the buildings.

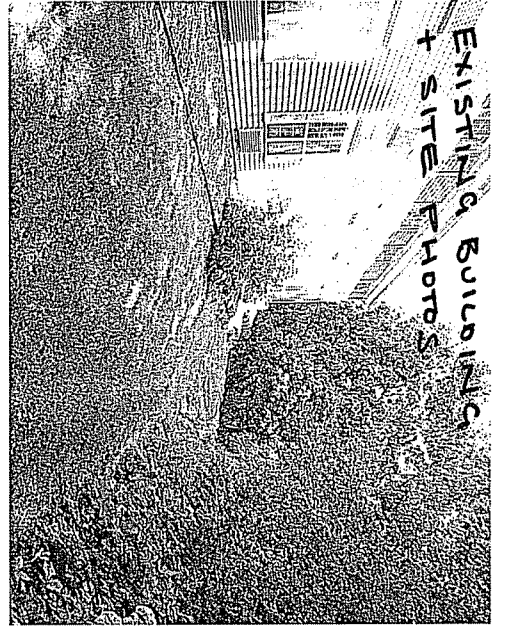
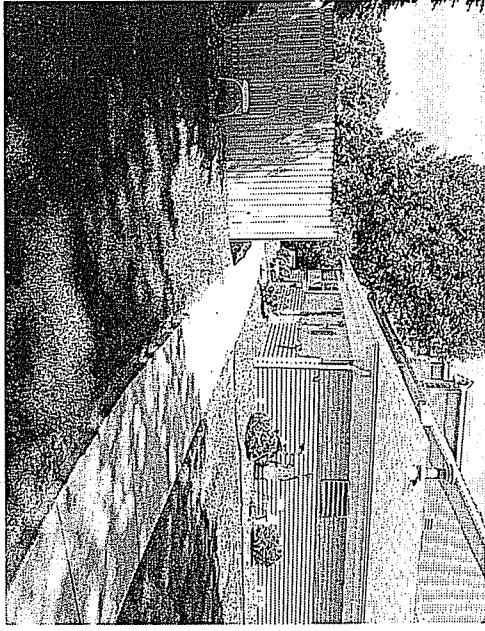
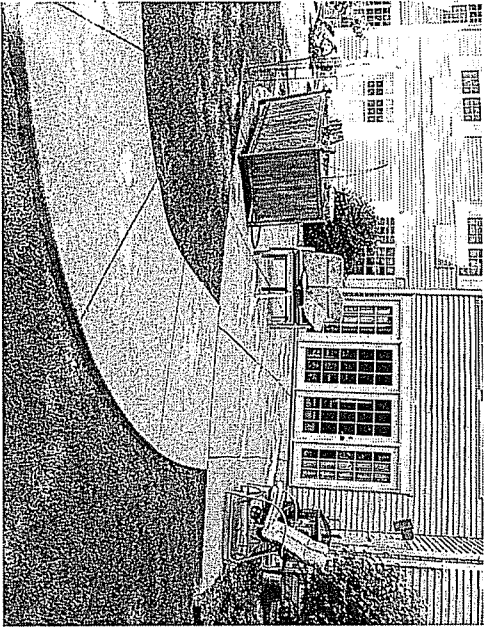
The proposed Assisted Living, Claire Bridge & Clare Bridge Crossings of Madison project is scheduled to begin construction on May 30, 2013 with an estimated completion date of July 23, 2015. The number of construction workers on site will vary from day to day, but there will be approximately 70 construction workers on site to complete the construction. The renovation of the existing 2-story building is estimated to be \$2,864,322 and the proposed new 3-story building is estimated to be \$10,487,207. The assessment records show the land value of the 413 lot as \$470,000 and the 429 lot as \$570,000 for a total land value of \$1,060,000. Once completed, the community will provide services 24 hours a day, but the main hours of operation will occur between 6:00 AM and 6:00 PM with a reduced number of employees and visitors in the evening and even fewer employees during the night.

If you have any questions or if you require additional information; please contact me at (262) 563-5257 or sschmidt@pdcmidwest.com

Sincerely,



Scot Schmidt, AIA
Senior Project Architect



EXISTING BUILDING
+ SITE PHOTOS

