

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>January 14, 2008</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>January 21, 2008</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 7710 S. Brookline Drive

ALDERMANIC DISTRICT: Jed Sanborn- District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Coventry Village Courtyard Home Owners Assoc.Inc.

Knothe & Bruce Architects, LLC

708 Florsheim Drive #10

7601 University Avenue, Suite 201

Libertyville, IL 60048-5001 ( Harris Webber)

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**TYPE OF PROJECT:**

(See Section A For:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District\* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

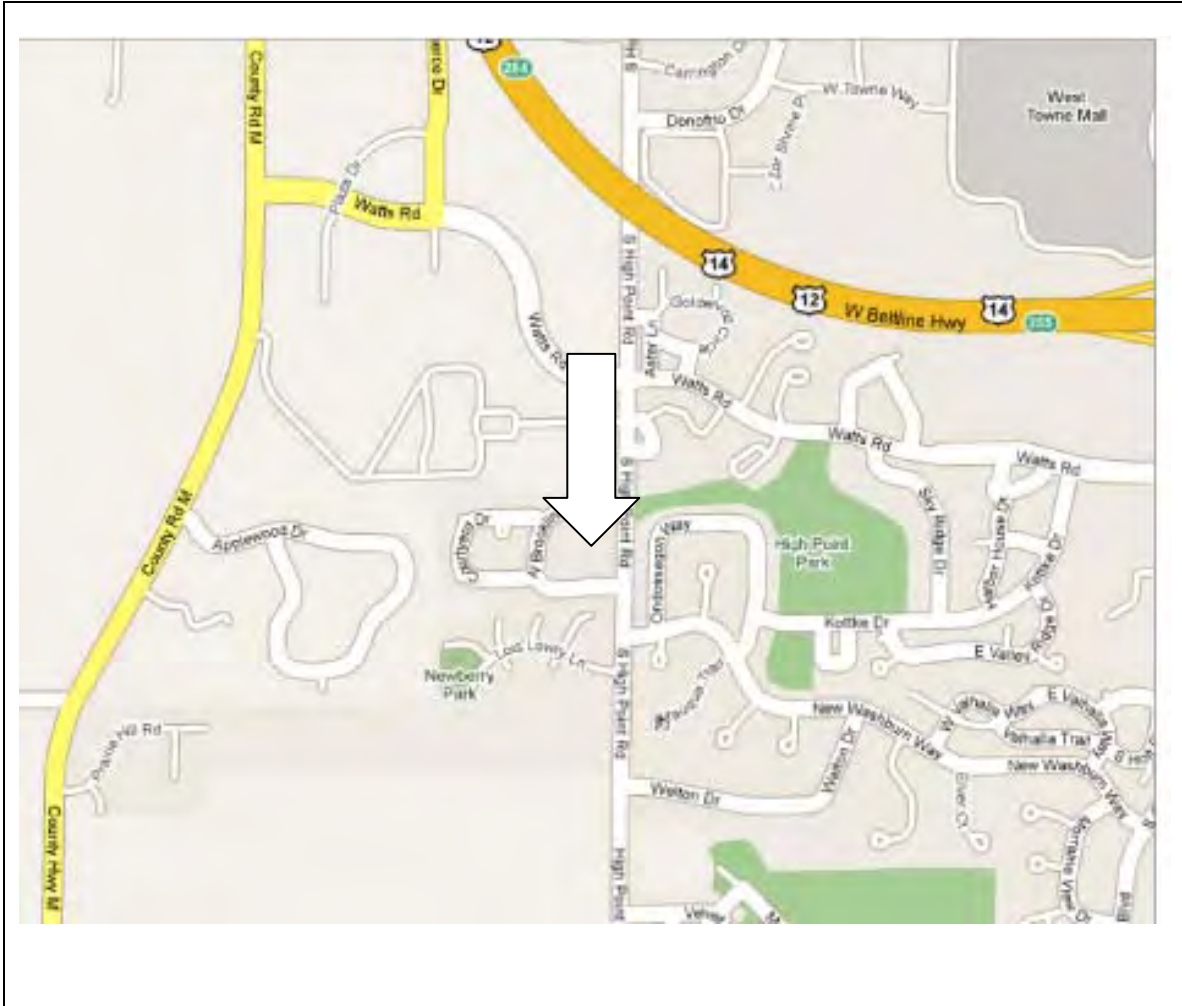
- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)
- Other \_\_\_\_\_



# Site Locator Map

7710 South Brookline Drive

January 14, 2009

Mr. Brad Murphy  
Director of Planning & Development  
Department of Planning & Development  
City of Madison

Re: Letter of Intent  
Alteration to PUD-SIP  
Sebring Assisted Care Residence  
7710 S. Brookline Drive  
Madison, WI 53719  
KBA Project #0839

Dear Mr. Murphy:

The following is submitted together with plans and application for an Alteration to an Approved PUD-SIP.

**Organizational structure:**

Project: 7710 S. Brookline Drive  
Madison, WI

Owner: Coventry Village of Wisconsin, LP  
Coventry Village, Inc. – Gen. Partner  
Harris F. Webber, President  
708 Florsheim Drive, Suite 10  
Libertyville, IL 60048  
(847) 996-0600  
(847) 996-0595 fax  
Contact: Harris Webber  
[hwlexpres@hwebberltd.com](mailto:hwlexpres@hwebberltd.com)

Landscape Design: Ken Saiki Design  
303 S. Paterson St. Ste 1  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki  
[ksaiki@ksd-la.com](mailto:ksaiki@ksd-la.com)

Engineer: Vierbicher Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 826-0532  
(608) 826-0530 fax  
Contact: Jeff Quamme  
[jqua@vierbicher.com](mailto:jqua@vierbicher.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: J. Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**Introduction:**

The Sebring Assisted Care Residence is a certified Community-Based Residential Facility (CBRF). Sebring is part of a larger campus of buildings, including senior apartments and condominium duplexes and tri-plexes, that serve an extensive elderly community – allowing them to remain in the same development as their care requirements increase. The original PUD-SIP for the entire Coventry Village Retirement Community was recorded on 12/5/95 (Doc #2723299, vol. 31500, pg. 1). The Sebring facility was approved for 96 bedrooms and three stories. Only a portion of this approved capacity was constructed. Through subsequent SIP submittals, the Sebring facility was recorded as 53 bedrooms and two stories. Recently, Sebring has not been able to meet the current market demand for assisted-care units. The proposed building addition will help meet this need.

**Project Description:**

The proposed addition to Sebring will add 18 new dwelling units. Like the original, the addition will be two stories tall, with only one story visible from South Brookline Drive. The exterior architecture will continue that of the existing building with brick and block veneer and repeated hipped-roof projections. Continuing from the east end of Sebring, the addition will partially enclose the well landscaped courtyard and have an above ground corridor connection to the Brookline Congregate Apartments building. The latter will not only allow increased sharing of resources and program spaces between buildings but also allow residents to more easily transition from independent to assisted-care living. The proposed design includes a reduction of parking stalls. The majority of existing parking stalls are often empty and the proposed number is still above the suggested amount of one stall per two bedrooms from the Madison Zoning Code.

The 18 new dwelling units include both one-bedroom and two-bedroom floor plans. The larger proportion of two-bedroom plans allows couples to remain together as their need for assisted care increases. The total number of proposed bedrooms, 83, is lower than that which the facility was originally approved. The building addition also affords the opportunity to provide more common amenities, including a new dining area, kitchen storage, chapel, and administrative space. Above the dining room addition, a new common roof terrace will allow residents an even better view of the landscaped courtyard.

**Site Development Data:**

<u>Dwelling Unit Mix:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Originally Approved</u>
One-Bedroom	51	57	
Two-Bedroom	1	13	
Total dwelling Units	52	70	
Total number of bedrooms	53	83	96

**Densities:**

	<u>Existing</u>	<u>Proposed</u>
Lot Area	178,602 SF or 4.10 acres	
Lot Area / D.U. (SF/unit)	3,434	2,551
Density (units/acre)	12.7	17.1

Building Height:

2 Stories  
(1 Story visible from the north)

Floor Area Ratio:

Total Floor Area  
Floor Area Ratio

<u>Existing</u>	<u>Proposed</u>
45,236 SF	66,358 SF
0.25	0.37

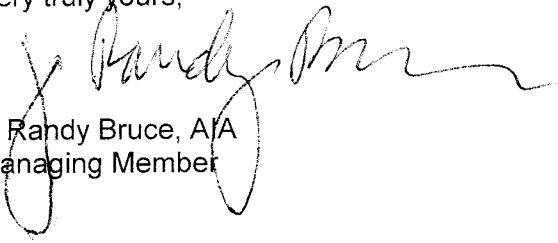
Parking:

Automobile surface parking stalls  
Parking ratios for Sebring (stalls/bedroom)

<u>Existing</u>	<u>Proposed</u>
85	65
1.60	0.78

Thank you for your time in reviewing our proposal.

Very truly yours,

  
J. Randy Bruce, AIA  
Managing Member

**Context Photos for the Sebring Addition:**



East end of Sebring Assisted-Care Residence



South end of Brookline Congregate Apartments



Landscape Courtyard / North side of Sebring Assisted-Care Residence



Landscape Courtyard / East side of Sebring Assisted-Care Residence



Existing brick and block veneer of Sebring Assisted-Care Residence









Consultant:

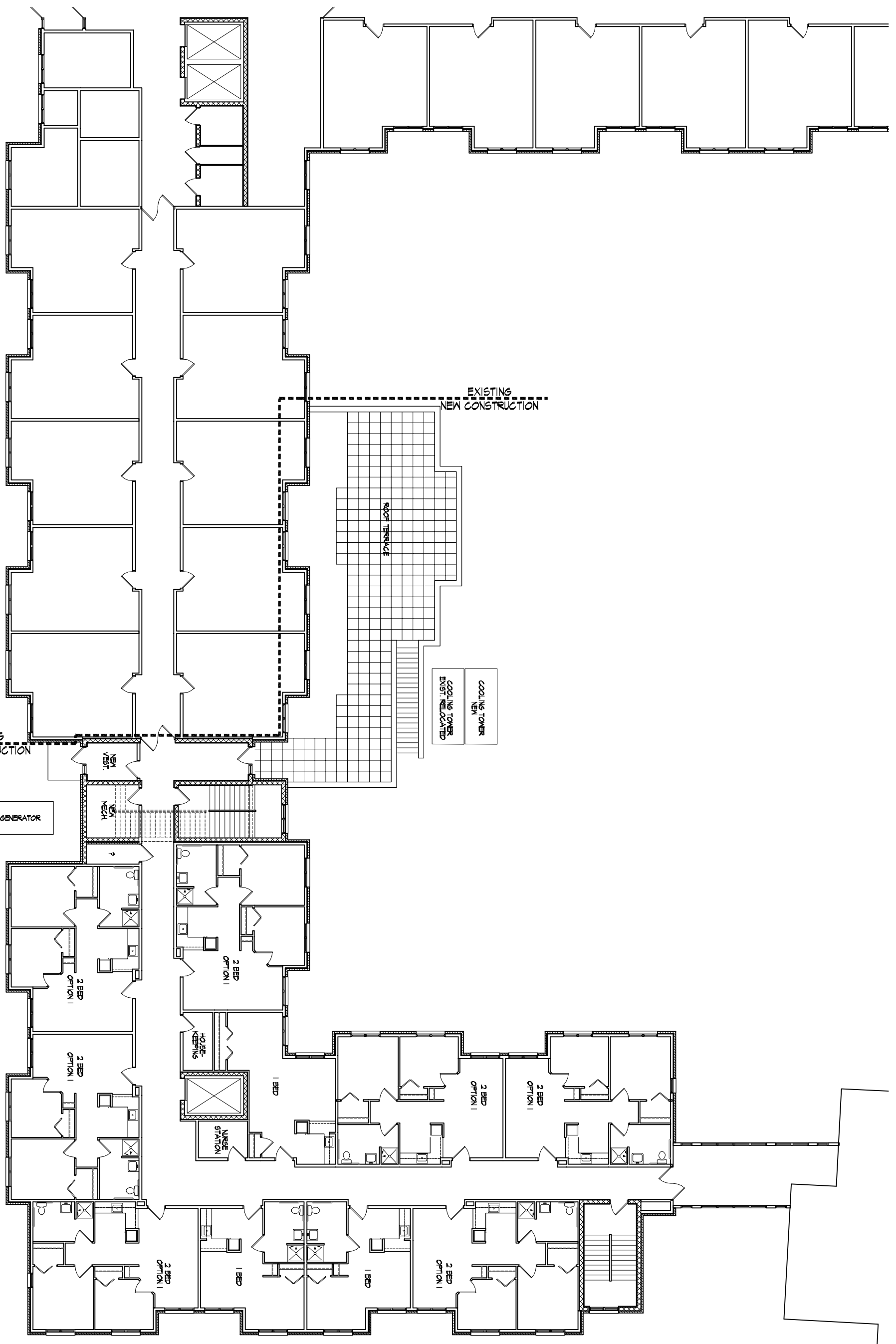
Notes  
Date

Revisions  
Issued For JDC Submittal - January 14, 2004

Project Title  
**Sebring Addition**

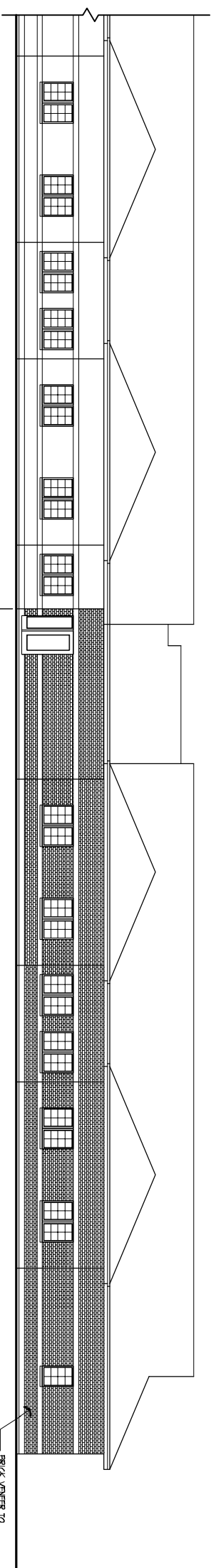
Drawing Title  
**First Floor Plan**

Project No. **0839**  
Drawing No. **A-11**

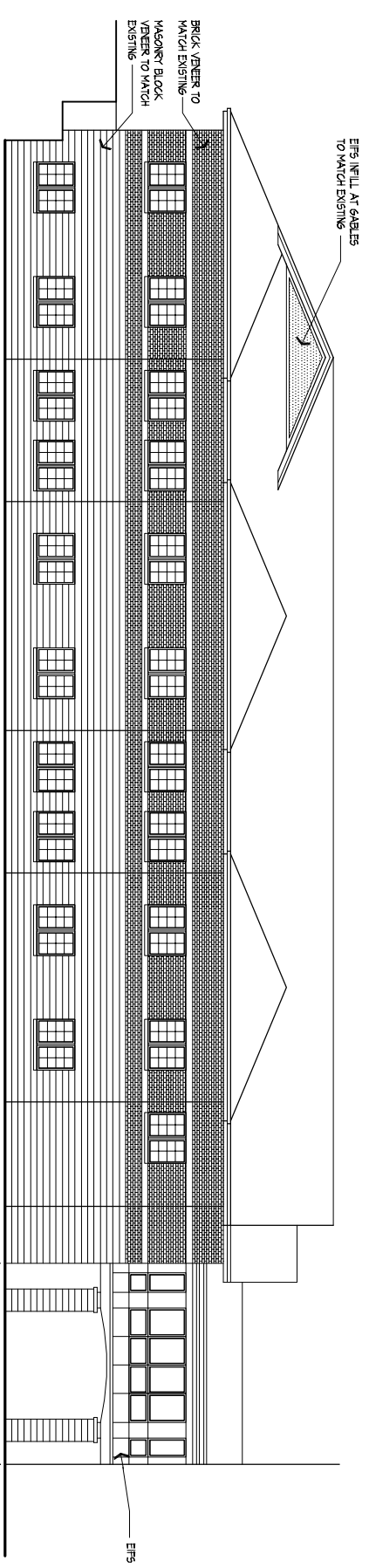


N  
1" = 10'  
**FIRST FLOOR PLAN**

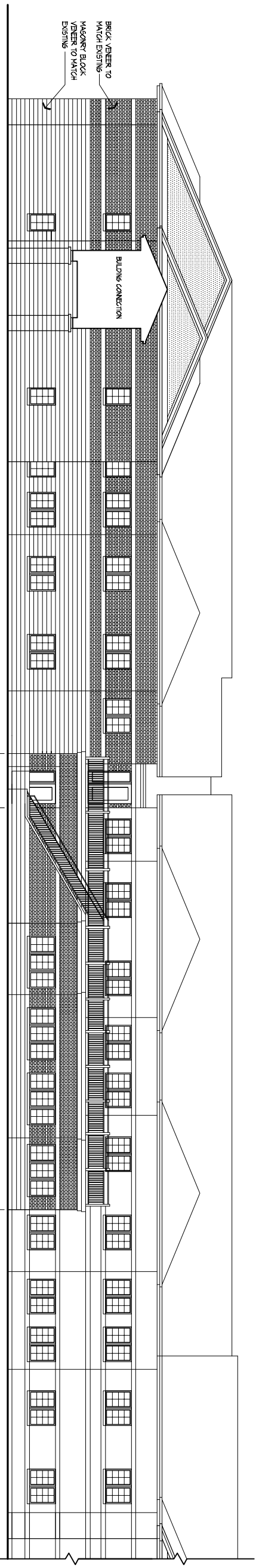
The architect warrants that the drawings are prepared in accordance with the professional standards of the architectural profession. The architect does not warrant that the drawings are free of errors or omissions. The architect shall not be responsible for any errors or omissions in the drawings caused by the client's failure to provide accurate information. The architect shall not be responsible for any errors or omissions in the drawings caused by the client's failure to provide accurate information.



○ SOUTH ELEVATION  
1/8" = 1'-0"



○ EAST ELEVATION  
1/8" = 1'-0"



○ NORTH ELEVATION  
1/8" = 1'-0"