

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: 2.29.12

UDC MEETING DATE: 3.7.12

Action Requested

- ____ Informational Presentation
____ Initial Approval and/or Recommendation
☒ Final Approval and/or Recommendation *

* REQUEST FOR MINOR ALTERATION

PROJECT ADDRESS: 8301 OLD SAUK ROAD

ALDERMANIC DISTRICT: 9

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

ATTK ANGEL PLACE, INC.
640 JUNCTION ROAD
MADISON, WI 53717

COMMUNITY LIVING SOLUTIONS, LLC
2801 E. ENTERPRISE AVE. SUITE 202
APPLETON, WI 54913

CONTACT PERSON: DUANNE HELWIG - COMMUNITY LIVING SOLUTIONS

Address: SAME

Phone: 920.209.7514

Fax: 920.969.9345

E-mail address: DHELWIG@COMMUNITYLIVINGSOLUTIONS.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 40,000 Sq. Ft.
____ Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

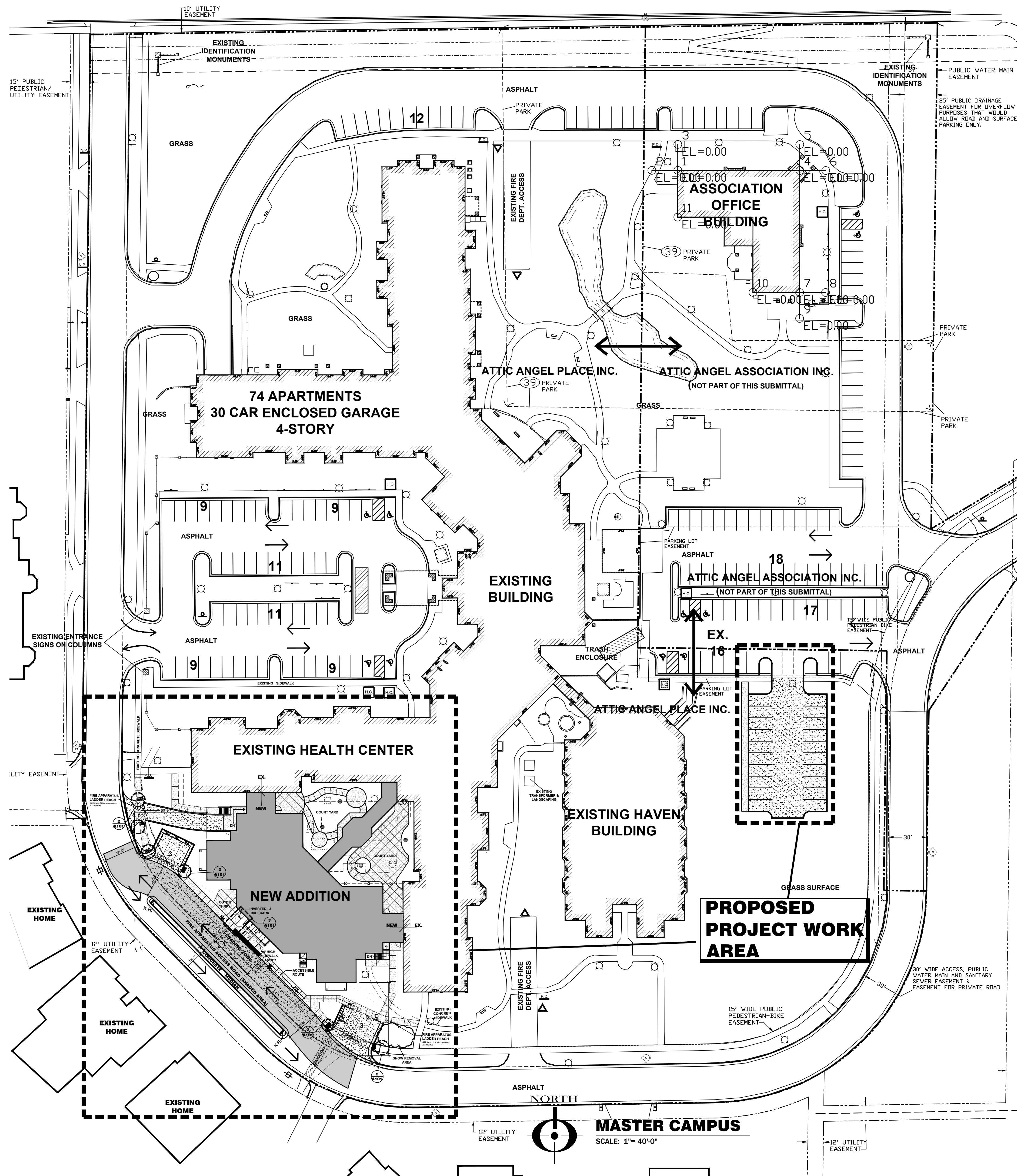
- ____ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- ____ Comprehensive Design Review* (Fee required)
____ Street Graphics Variance* (Fee required)
____ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



KEY TO SYMBOLS	
EXISTING CAMPUS SIGN	
EXISTING LIGHT POLES	
EXISTING NO PARKING SIGN	
EXISTING PEDESTRIAN ONLY SIGN	
EXISTING STOP SIGN	
EXISTING NO PARKING FIRE LANE SIGN	
EXISTING HANDICAP PARKING SIGN	
EXISTING FIRE HYDRANT	
EXISTING FLAGPOLE	
DEMO ROAD OR SIDEWALK	
NEW CONCRETE	
NEW FIRE APPARATUS ACCESS ROAD	
NEW ASPHALT	
NEW LOADING ZONE SIGN (SEE DETAIL 2 BELOW)	
NEW REHAB PARKING SIGN (SEE DETAIL 4 BELOW)	
NEW FIRE LANE SIGN (SEE DETAIL 4 BELOW)	
NEW ACCESSIBLE PARKING SIGN (SEE SHEET C0)	
NEW KEEP RIGHT SIGN (SEE DETAIL 5 BELOW)	
EMERGENCY ONLY PARKING SIGN	

BUILDING INFORMATION

SKILLED NURSING

FIRST FLOOR
14 RESIDENT ROOMS
11,664 S.F.

RCAC LICENSED ASSISTED LIVING

SECOND FLOOR
12 RESIDENT ROOMS
10,336 S.F.

THIRD FLOOR
12 RESIDENT ROOMS
10,336 S.F.

LOWER LEVEL STORAGE

10,044 S.F.

SITE INFORMATION

SITE AREA = 9.22 ACRES
PROPOSED SITE WORK AREA = 0.96 ACRES

SITE COVERAGE

TOTAL AREA	401,703 S.F.	9.22 ACRES	100%
EXISTING BUILDING	74,401 S.F.	1.70 ACRES	18%
BUILDING ADDITION	11,664 S.F.	.27 ACRES	3%
EXISTING PAVING	90,645 S.F.	2.08 ACRES	23%
ADDITIONAL PAVING	6,495 S.F.	.15 ACRES	2%
OPEN AREA	218,498 S.F.	5.01 ACRES	54%

DWELLING UNIT INFORMATION

EXISTING

SKILLED NURSING UNITS	36
RCAC APARTMENTS (1 BED)	36
APARTMENTS (1 BED)	43
APARTMENTS (2 BED)	31
CBRF UNITS	20

NEW

SKILLED NURSING UNITS	8 NET
RCAC APARTMENTS (1 BED)	20 NET

TOTAL

SKILLED NURSING UNITS	44
RCAC APARTMENTS (1 BED)	56
APARTMENTS (1 BED)	43
APARTMENTS (2 BED)	31
CBRF UNITS	20

SHEET INDEX

A100	ARCHITECTURAL SITE PLAN
A2	CURRENT AXONOMETRIC
A400	CURRENT ELEVATIONS
A401	CURRENT ELEVATIONS
B1	PROPOSED AXONOMETRIC
B400	PROPOSED ELEVATIONS
B401	PROPOSED ELEVATIONS

REQUIRED USABLE OPEN SPACE (MINIMUM)

EXISTING

135 ONE BED UNITS X 70 S.F. =	9,450 S.F.
31 TWO BED UNITS X 140 S.F. =	4,340 S.F.

ADDITION

28 ONE BED UNITS X 70 S.F. =	1,960 S.F.
TOTAL USABLE OPEN SPACE REQUIRED =	15,750 S.F.

FLOOR AREA RATIO

EXISTING BUILDING AREA	199,329 S.F.
PROPOSED BUILDING ADDITION	42,380 S.F.
TOTAL BUILDING AREA	241,709 S.F.
FLOOR AREA RATIO	.6

PARKING ANALYSIS

EXISTING REQUIRED

SKILLED NURSING	
36 UNITS X .5 CARS/UNIT	18 CARS
HOUSEHOLDS (ASSISTED LIVING)	
36 UNITS X .75 CARS/UNIT	27 CARS
APARTMENTS (RCAC)	
74 UNITS X 1 CARS/UNIT	74 CARS
HAVEN (ASSISTED LIVING)	
22 UNITS X .5 CARS/UNIT	11 CARS
TOTAL PARKING (REQUIRED)	130 CARS

PROPOSED ADDITIONS (REQUIRED)

SKILLED NURSING	
8 UNITS (NET) X .5 CARS/UNIT	4 CARS
HOUSEHOLDS	
20 UNITS (NET) X .75 CARS/UNIT	15 CARS
TOTAL PARKING ADDITION (REQUIRED)	19 CARS

CAMPUS TOTAL (REQUIRED)

149 CARS

EXISTING (ACTUAL)

SURFACE PARKING	121 CARS
UNDERGROUND PARKING	30 CARS
TOTAL PARKING (ACTUAL)	151 CARS

PROPOSED ADDITION (ACTUAL)

SURFACE PARKING	21 CARS NET
CAMPUS TOTAL PARKING (ACTUAL)	172 CARS

HANDICAPPED ACCESSIBLE STALLS

STALLS REQUIRED	7 CARS
STALLS PROVIDED	9 CARS

NOTE:

1. TRASH REMOVAL WILL BE STORED WITH EXISTING TRASH ENCLOSURES

REVISIONS

09/13/11 UDC UPDATES

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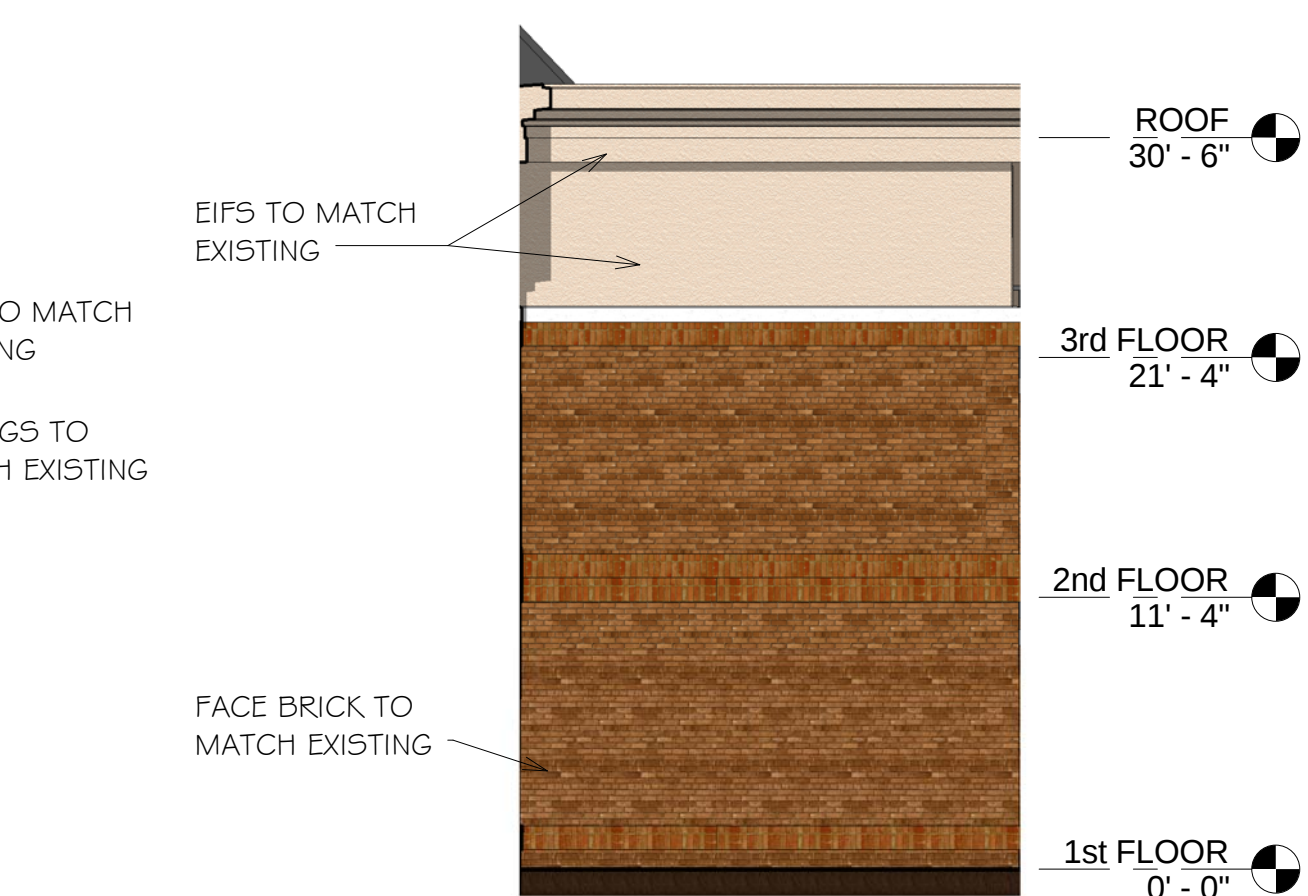
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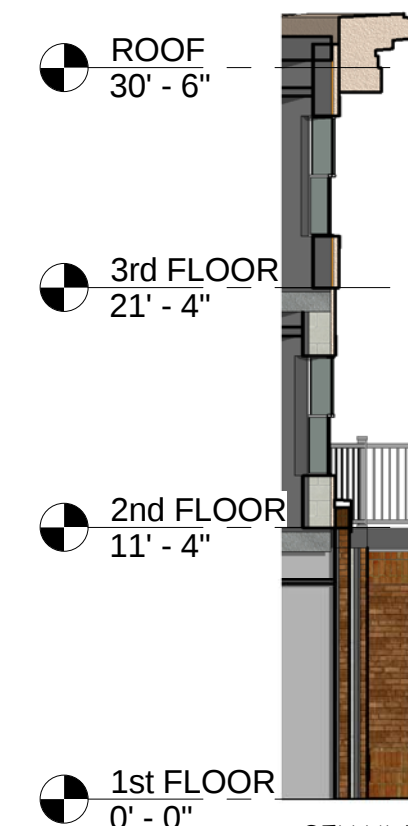
PROJECT
11-101

DATE
02-29-12
SHEET

A100



2 EAST COURTYARD ELEVATION 1
B401 1/8" = 1'-0"

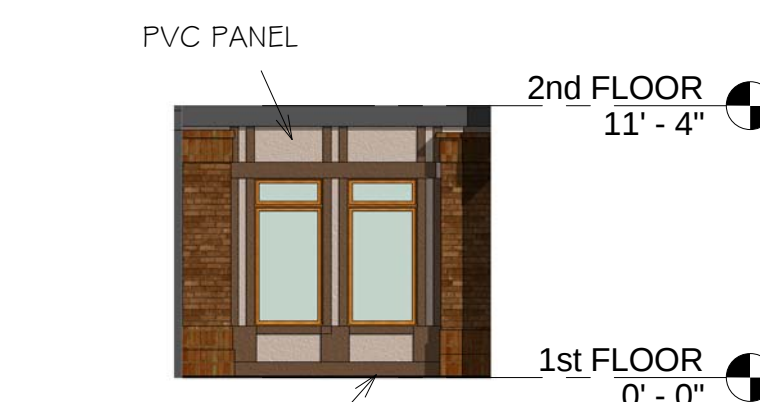


3 WALKWAY ELEVATION 1

B401 $1/8" = 1'-0"$



5 **COURTYARD DECKS ELEVATION**
B401 1/8" = 1'-0"



6 WEST COURTYARD ELEVATION
B401 1/8" = 1'-0"



8 EAST COURTYARD ELEVATION 2
B401 1/8" = 1'-0"

PROPOSED OPTION - 2/29/12

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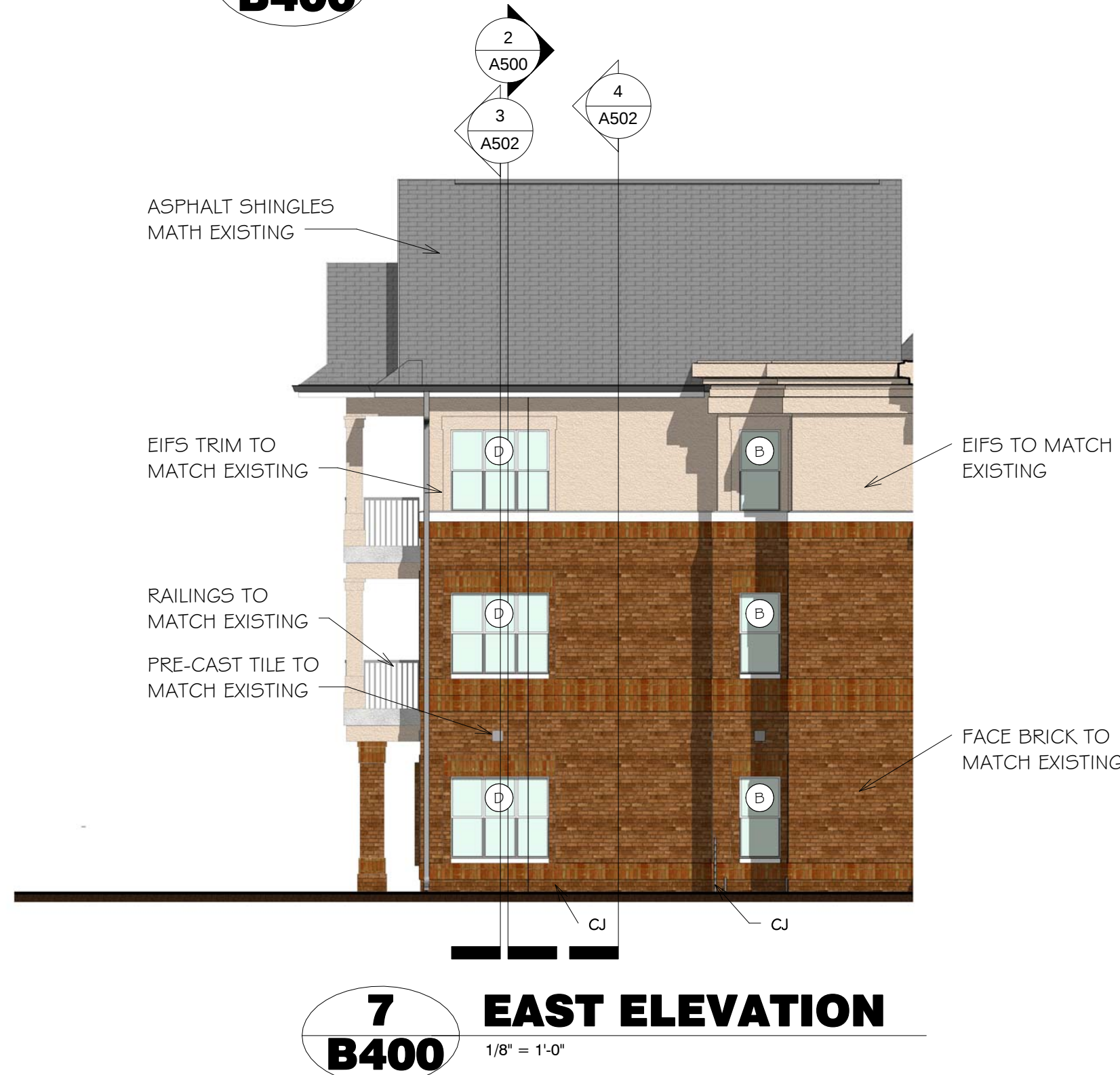
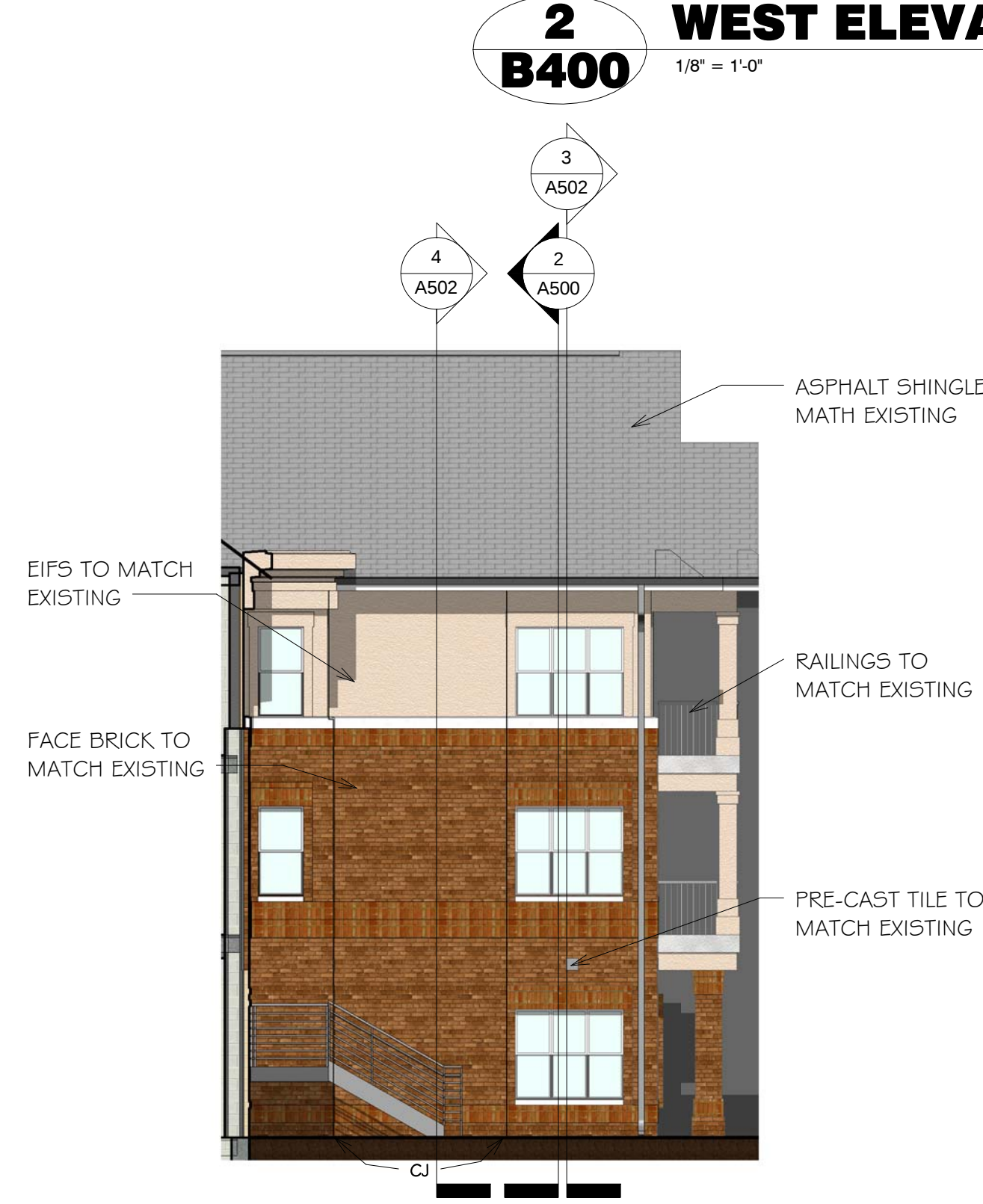
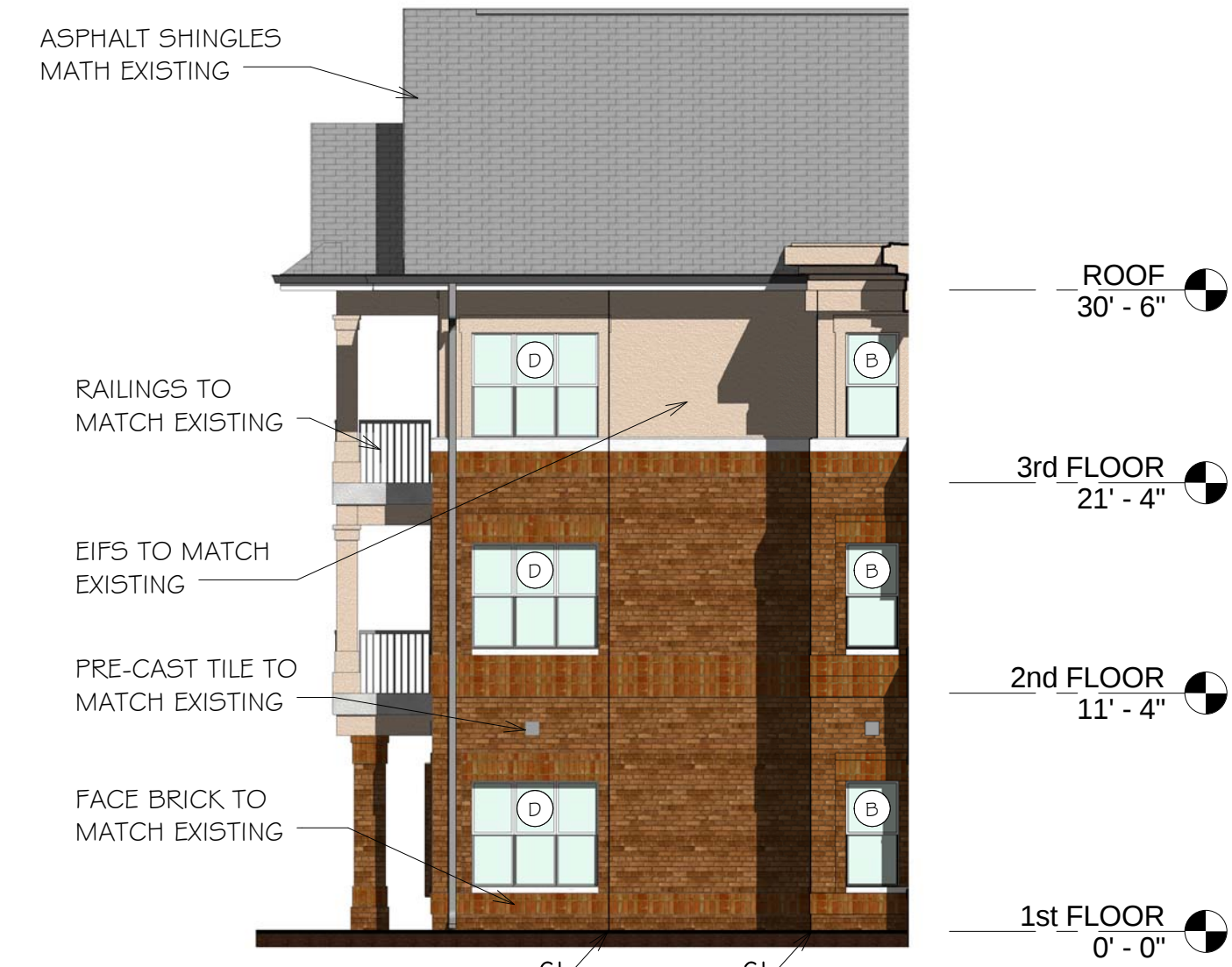
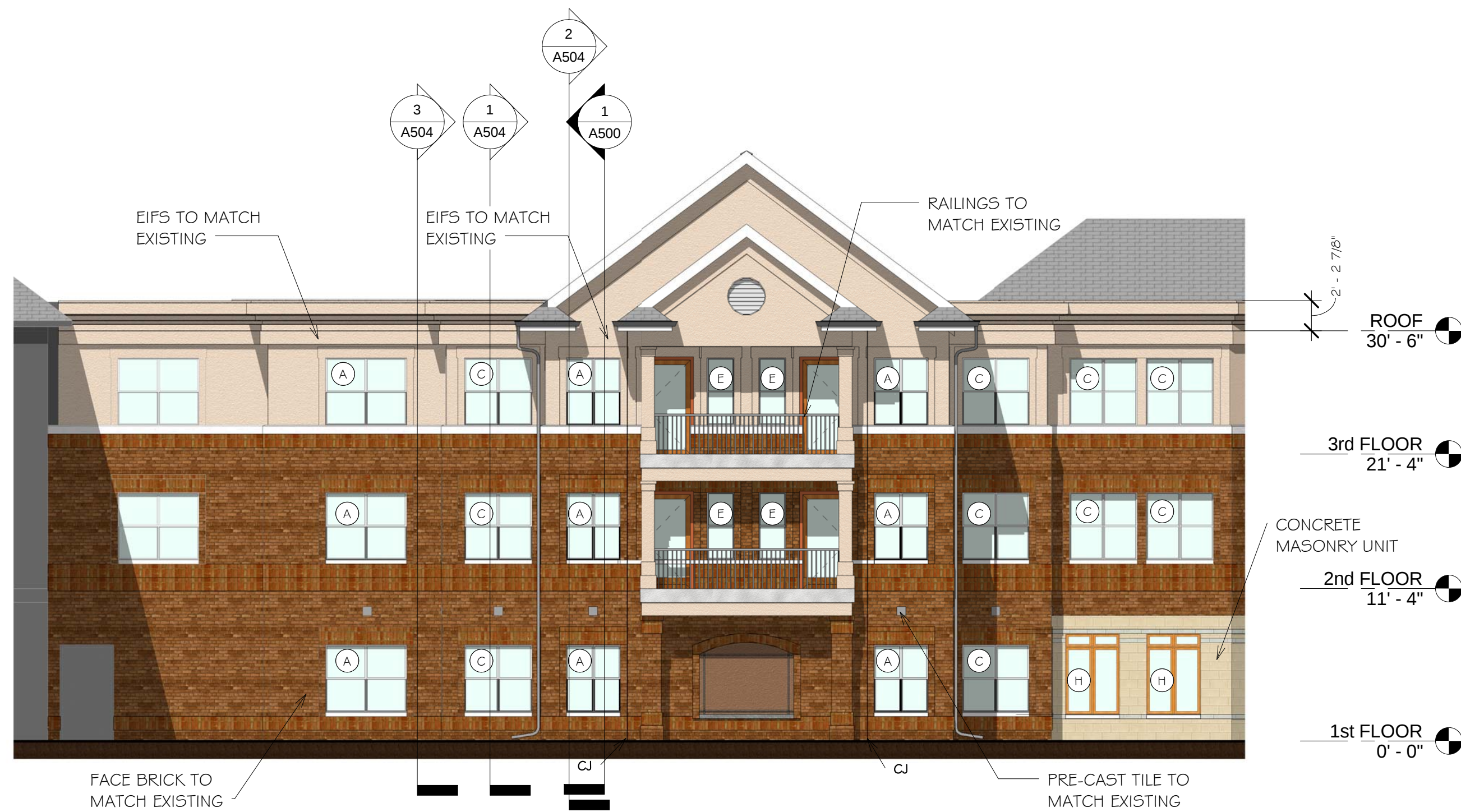
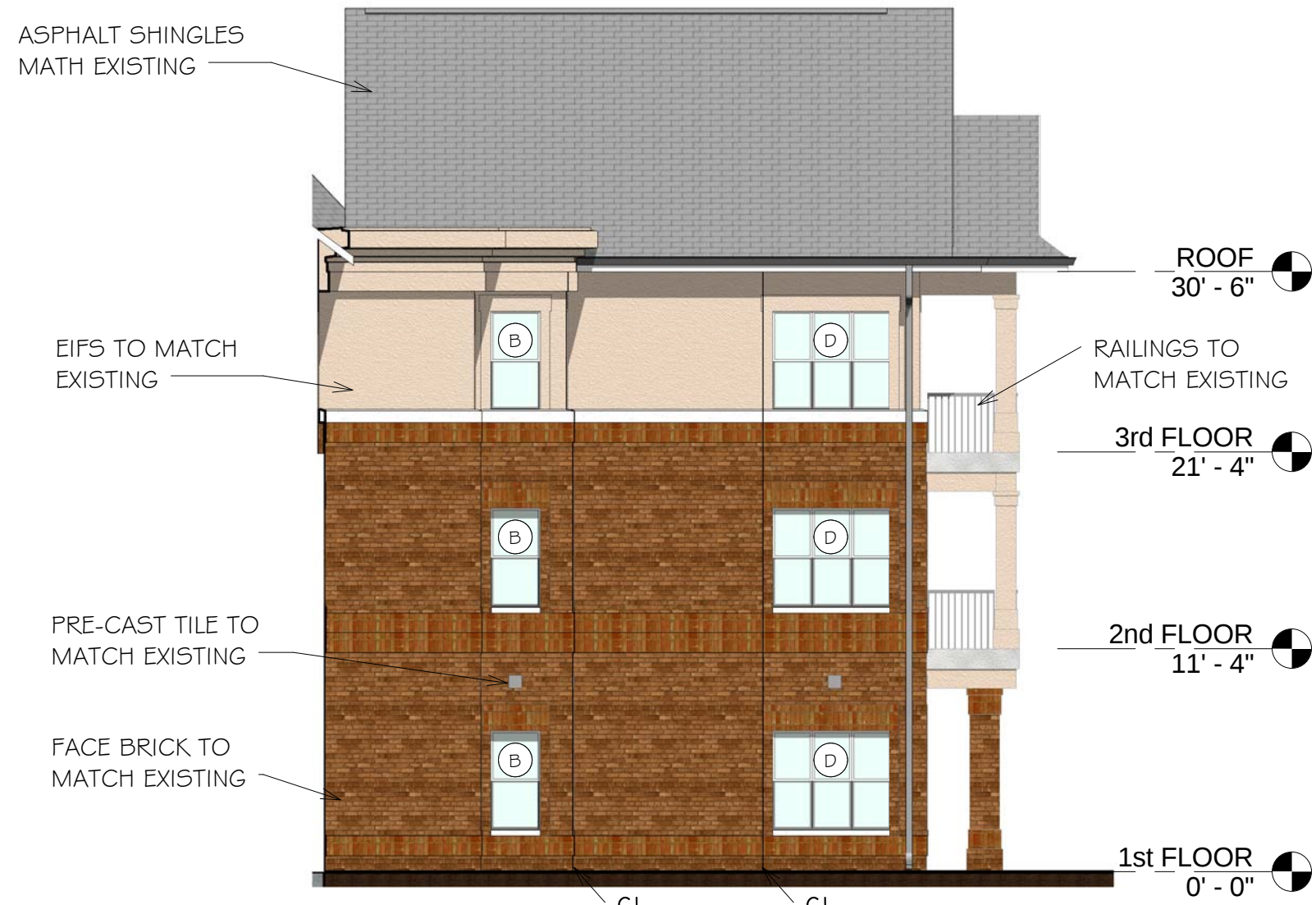
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PROPOSED OPTION - 2/29/12

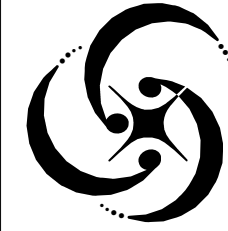
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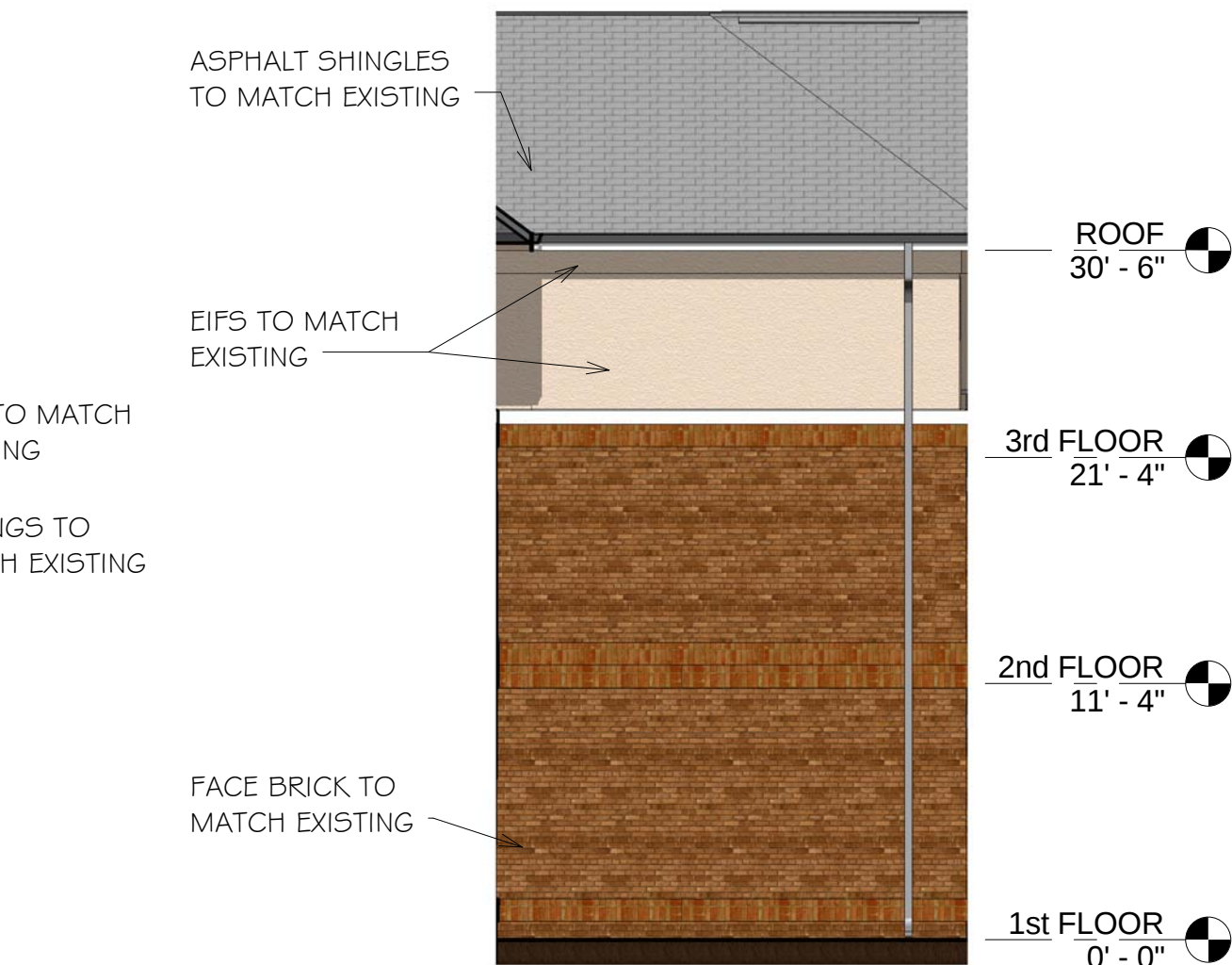
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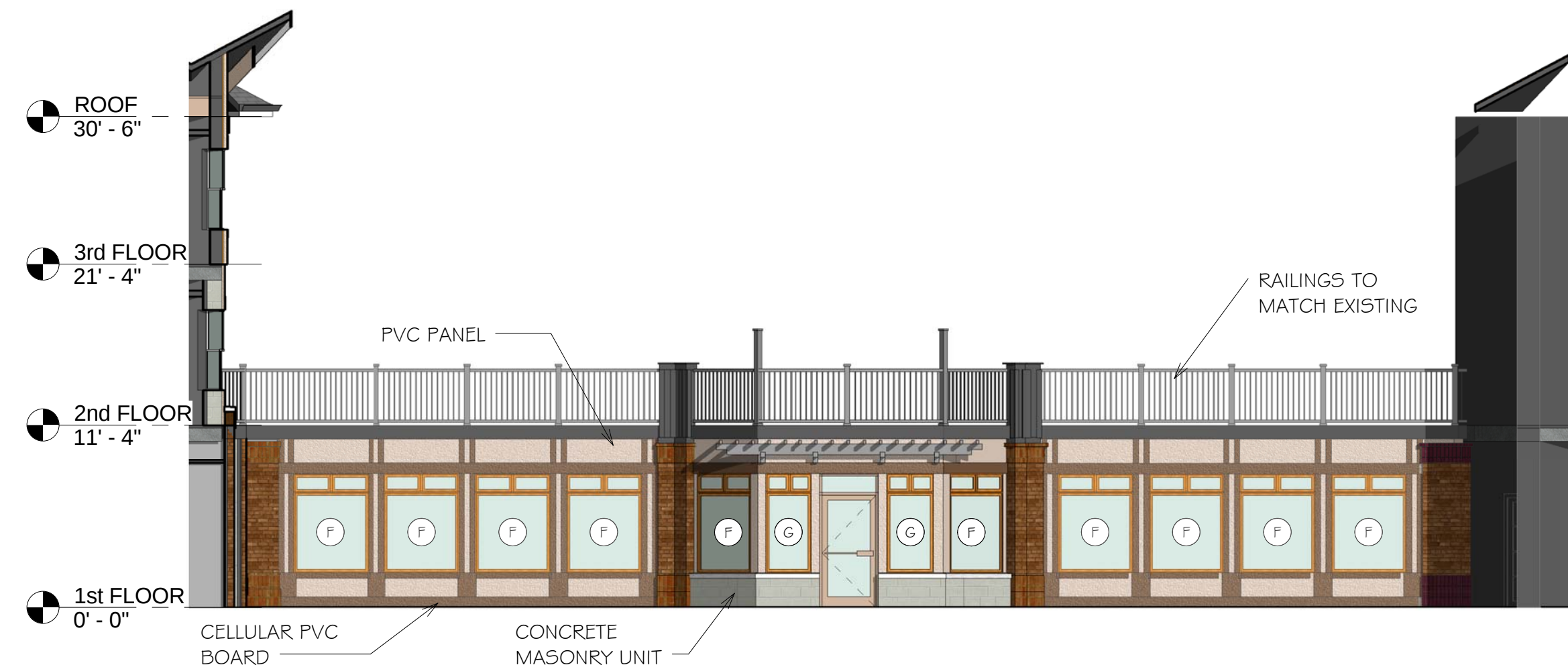
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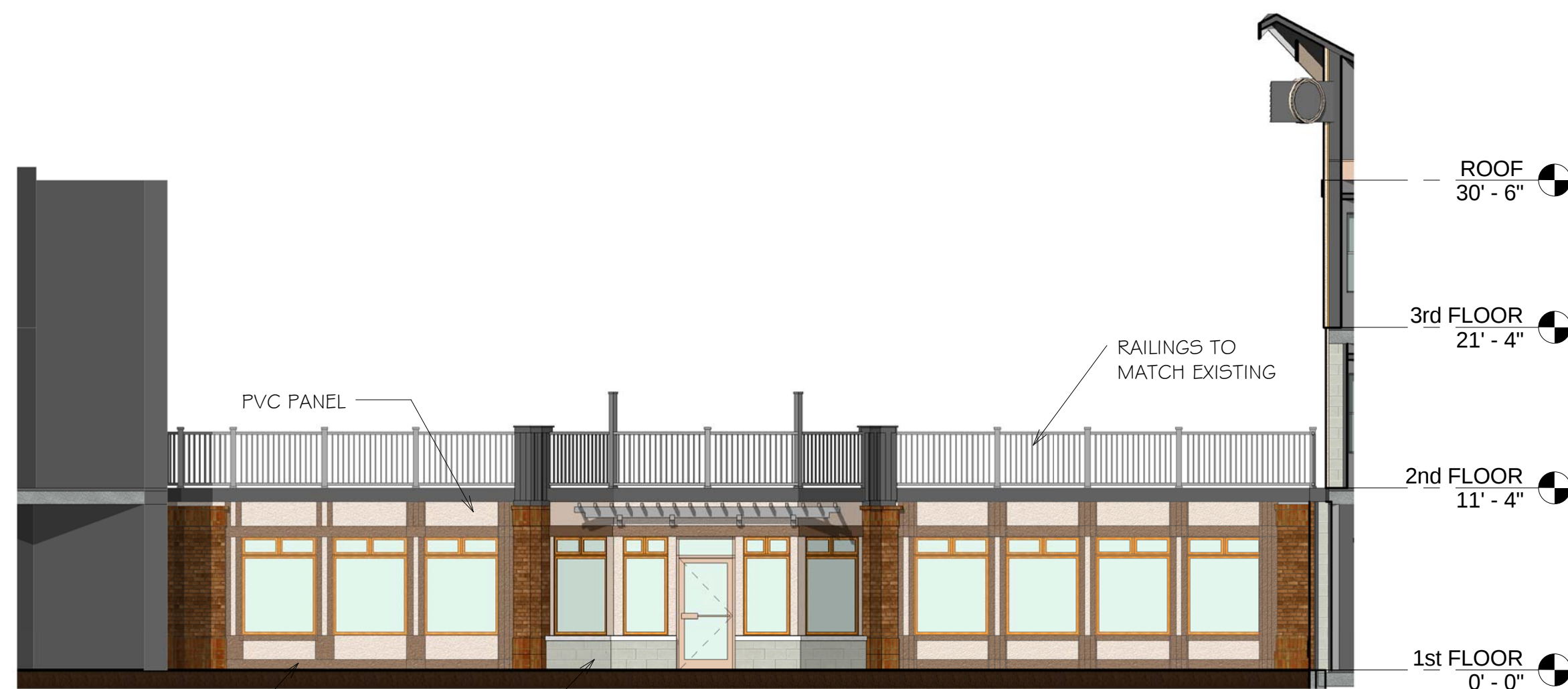
1 NORTH COURTYARD ELEVATION 1
1/8" = 1'-0"



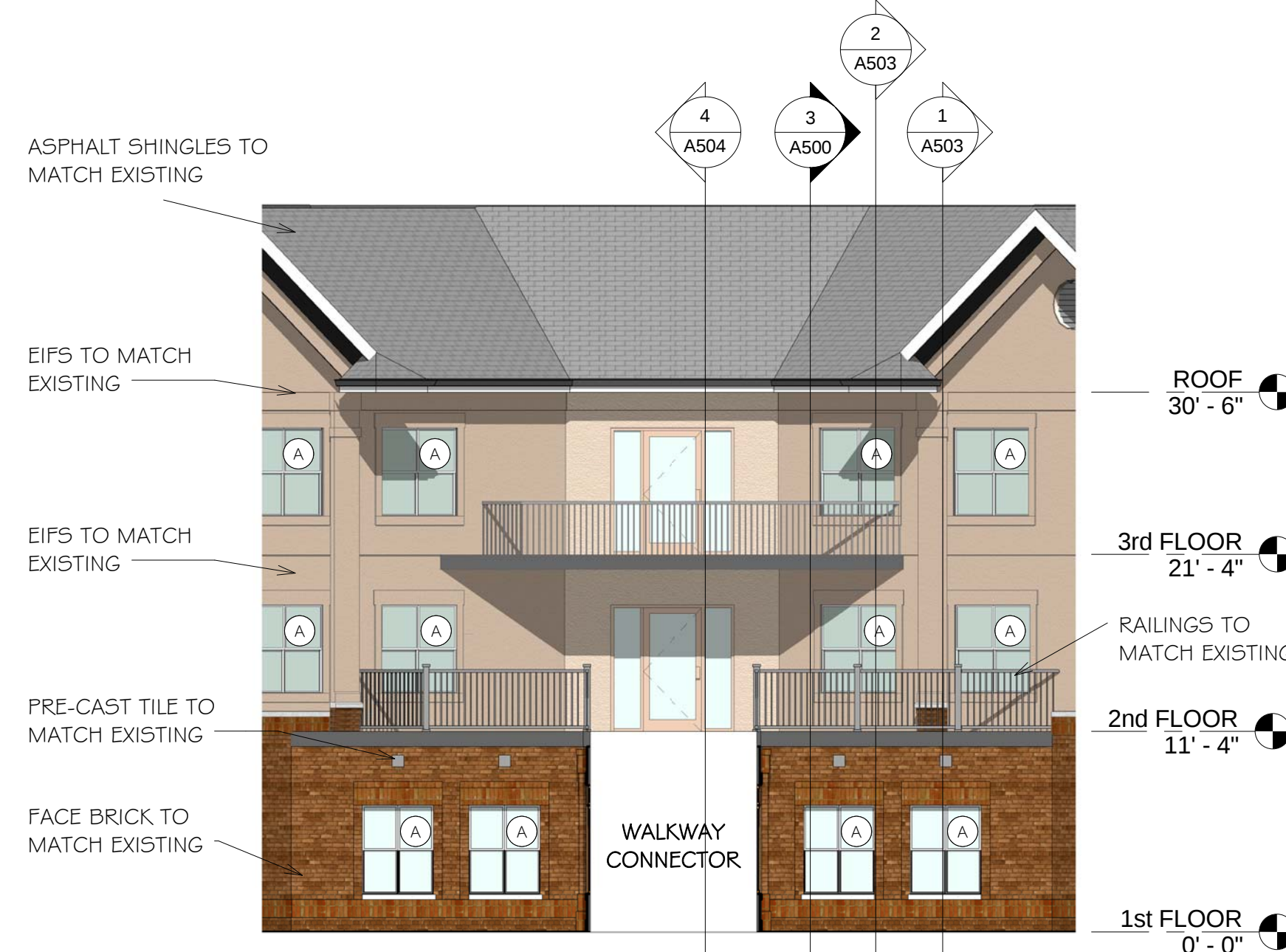
2 EAST COURTYARD ELEVATION 1
1/8" = 1'-0"



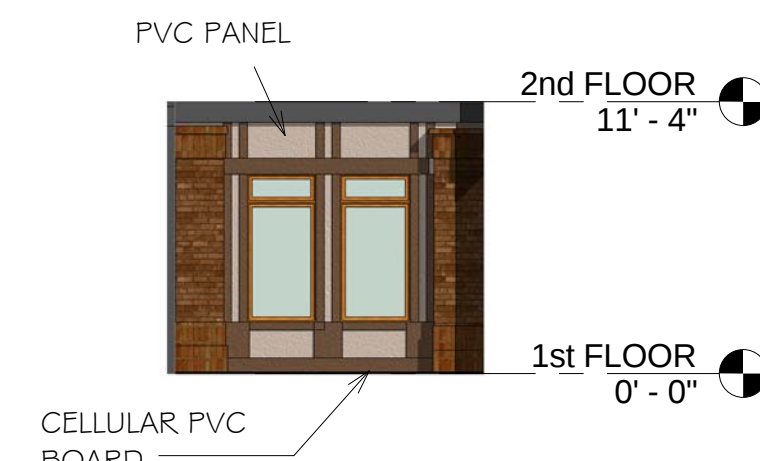
3 WALKWAY ELEVATION 1
1/8" = 1'-0"



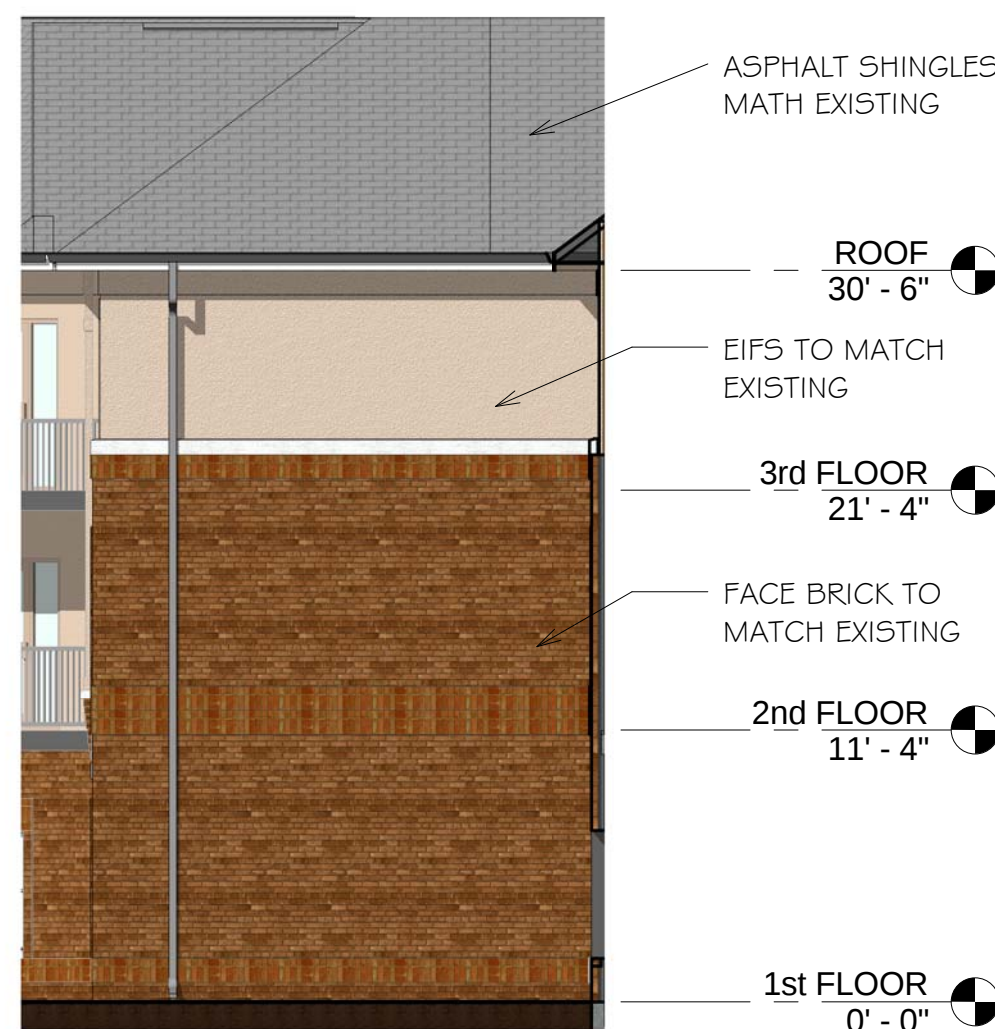
4 WALKWAY ELEVATION 2
1/8" = 1'-0"



5 COURTYARD DECKS ELEVATION
1/8" = 1'-0"



6 WEST COURTYARD ELEVATION
1/8" = 1'-0"



7 NORTH COURTYARD ELEVATION 2
1/8" = 1'-0"



8 EAST COURTYARD ELEVATION 2
1/8" = 1'-0"

CURRENT OPTION - APPROVED 9/21/11

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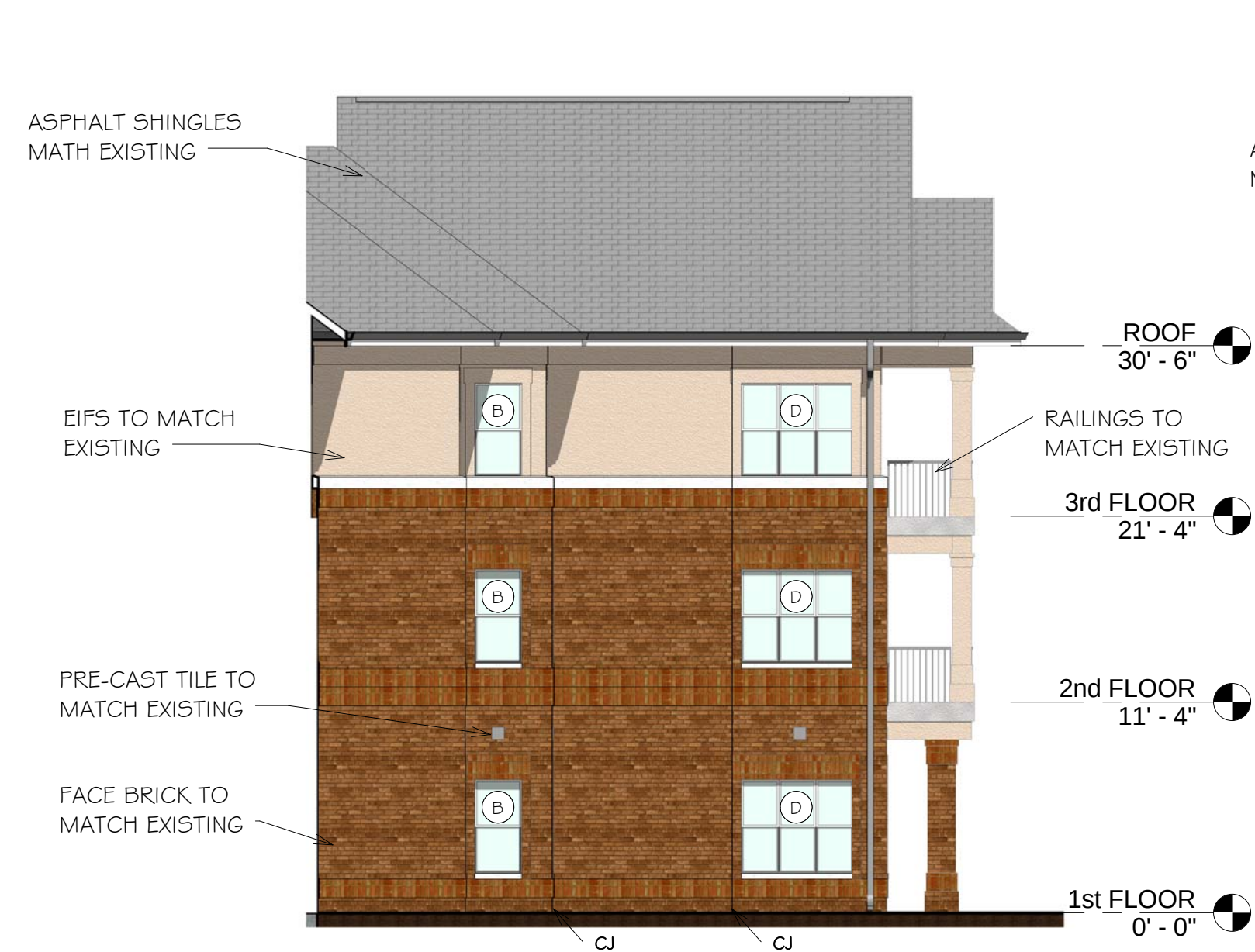
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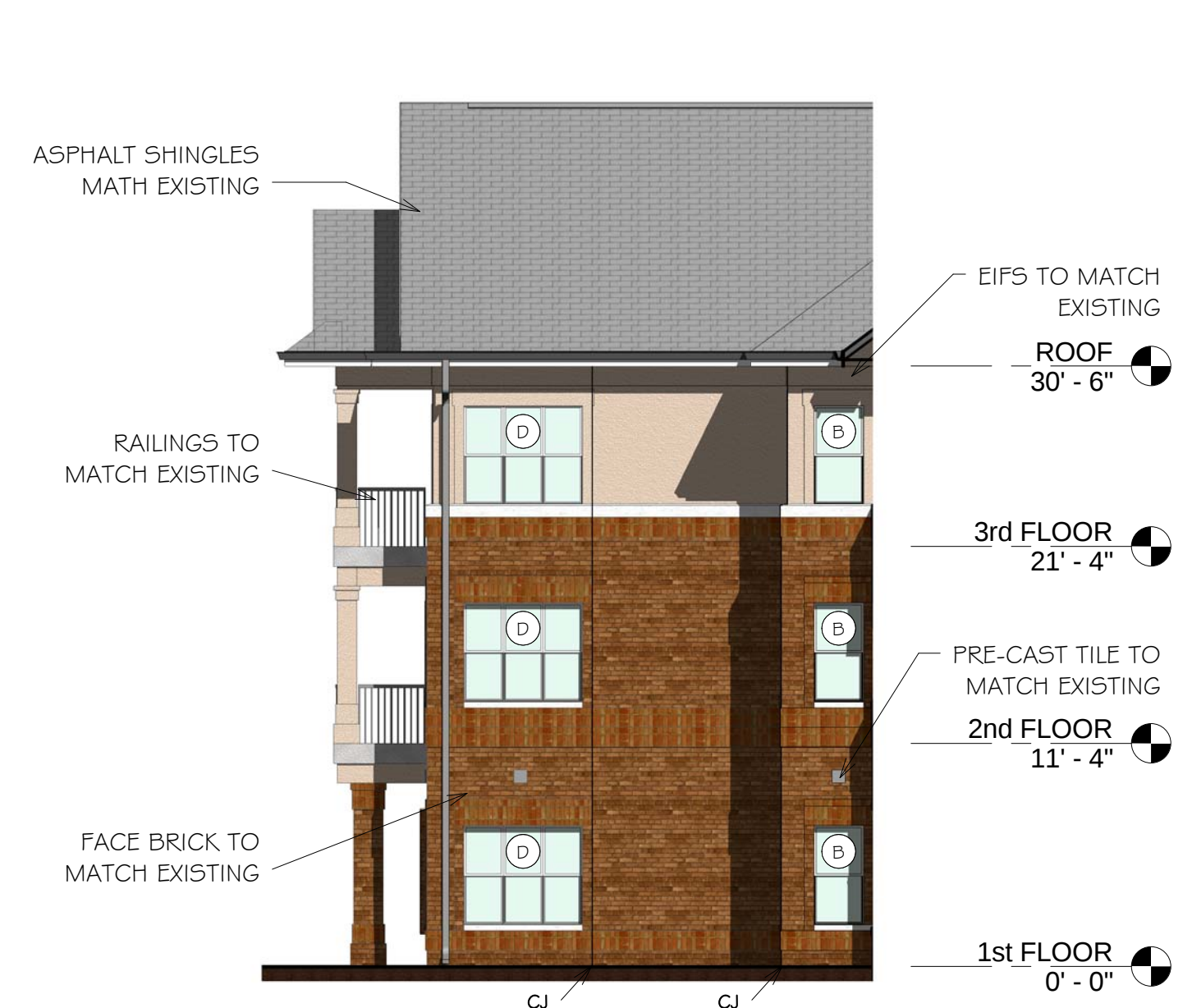
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1 NORTH ELEVATION
A400 1/8" = 1'-0"



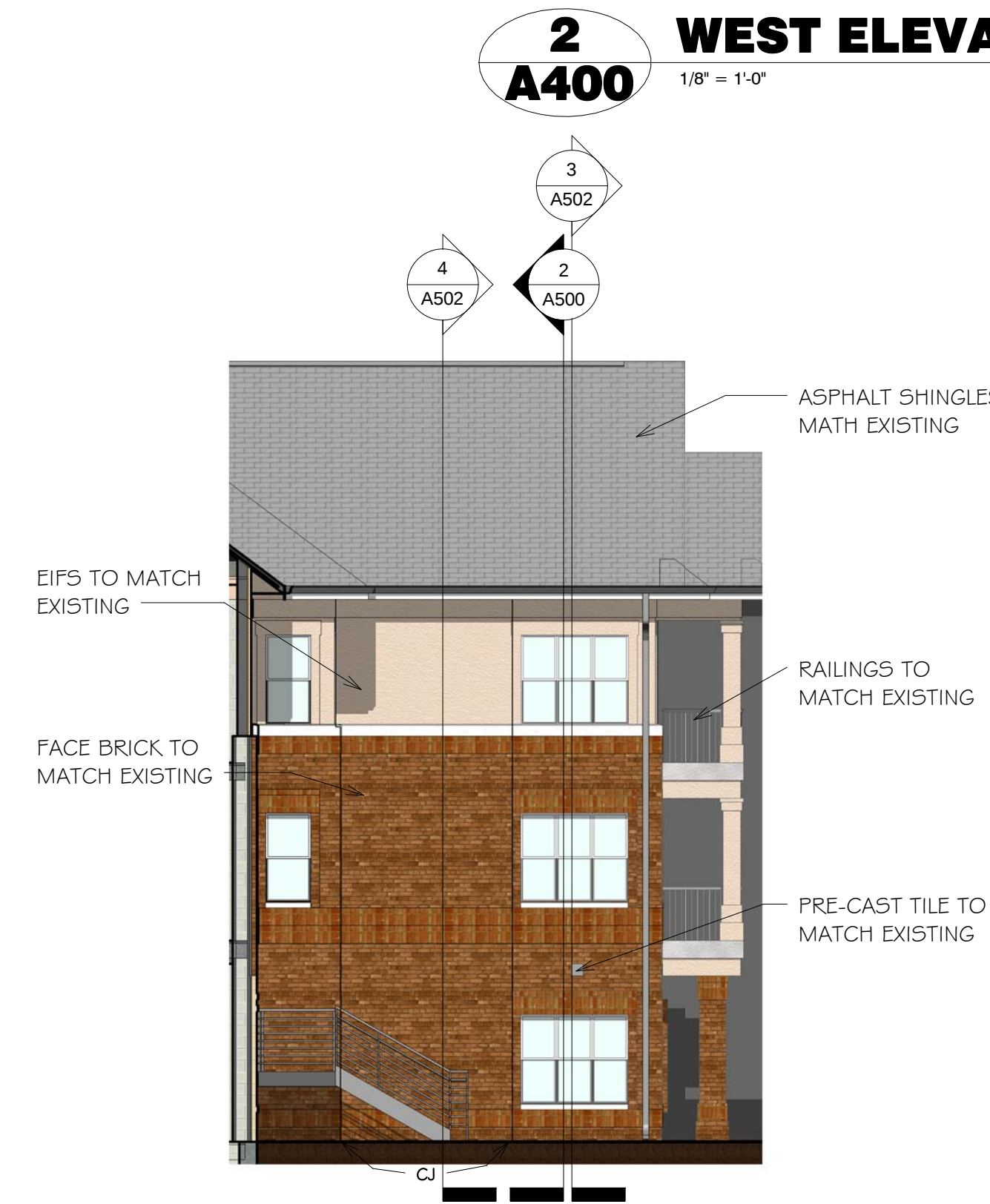
2 WEST ELEVATION
A400 1/8" = 1'-0"



3 NORTHWEST ELEVATION
A400 1/8" = 1'-0"



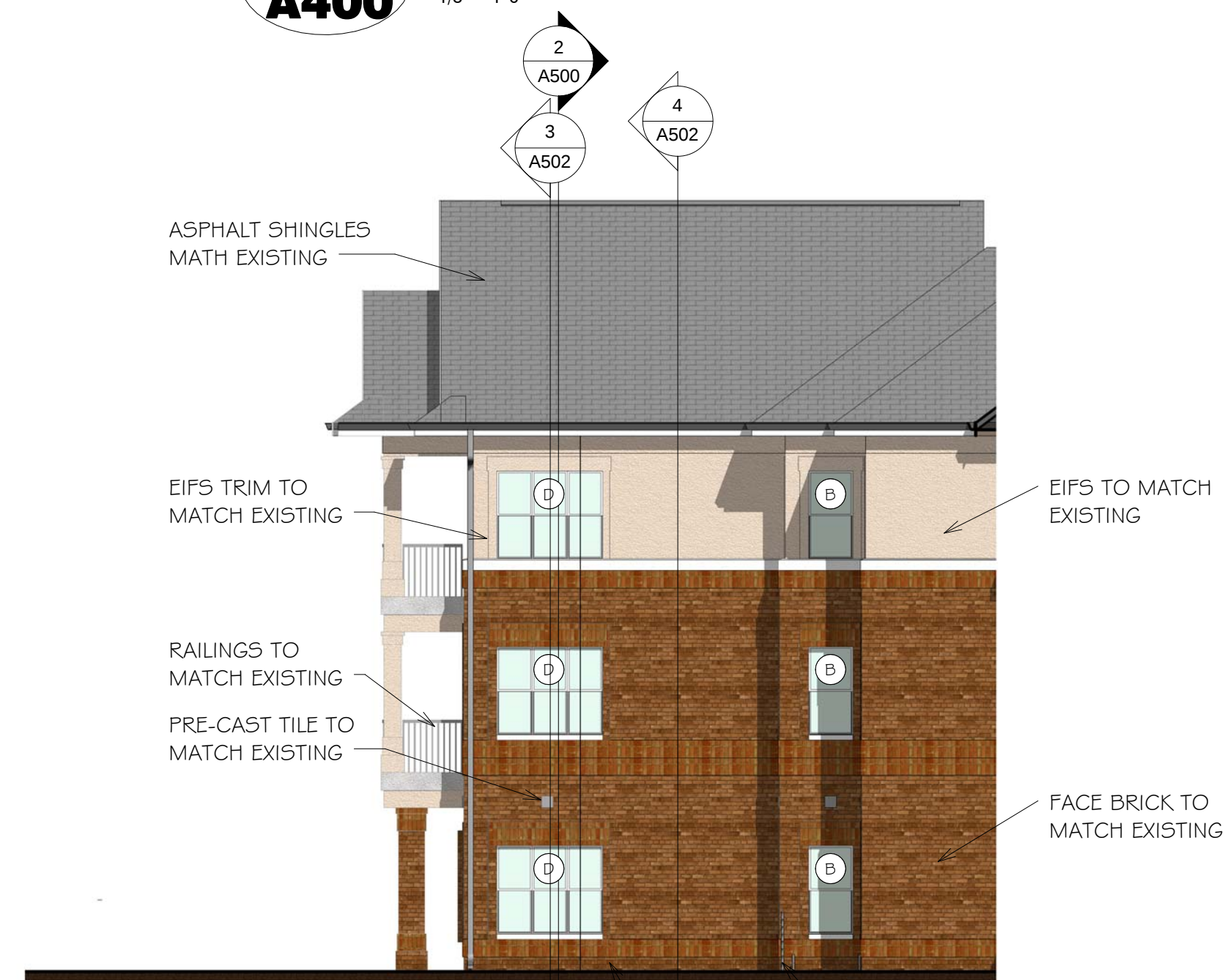
4 ENTRANCE ELEVATION
A400 1/8" = 1'-0"



5 SOUTHWEST ELEVATION
A400 1/8" = 1'-0"



6 SOUTH ELEVATION
A400 1/8" = 1'-0"



7 EAST ELEVATION
A400 1/8" = 1'-0"

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