

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

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>August 21, 2013</u>	Action Requested
UDC MEETING DATE: <u>August 28, 2013</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1902 Tennyson Lane, Madison WI

ALDERMANIC DISTRICT: _____

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Rita Giovannoni, CEO</u>	<u>Gene Wells, AIA</u>
<u>Independent Living, Inc., 2970 Chapel Valley Rd,</u>	<u>Engberg Anderson</u>
<u>Suite 203, Madison, WI 53711</u>	<u>1 N. Pinckney, Madison, WI 53703</u>

CONTACT PERSON: Gene Wells, AIA

Address: Engberg Anderson
1 N. Pinckney, Madison, WI 53703

Phone: 608.250.7506

Fax: 608.250.0200

E-mail address: genew@engberganderson.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD) *PD-GDP
- 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.



Alan Martin, Secretary UDC
City of Madison
Department of Planning and Development
215 Martin Luther King, Jr. Blvd
Madison, WI 53701

August 21, 2013

Re Letter of Intent
Northside Prairie Senior Living Community
1902 Tennyson Lane
Madison, WI 53704
PDD-GDP, Planned Development District

Dear Mr. Martin,

Please accept this Letter of Intent, application and attachments as our formal request for a Planned Development District-GDP review and approval by the City of Madison for the Northside Prairie Senior Living Community detailed below.

Project Name: Northside Prairie Senior Living Community
1902 Tennyson Lane
Madison, WI 53704

Owner: Independent Living, Inc., a non-profit corporation and/or its assigns.

Independent Living, Inc.
Rita Giovannoni, CEO
2970 Chapel Valley Road, Suite 203
Madison, WI 53711
Phone: (608) 274-7900
Fax: (608) 274-9181
Email: rgiovannoni@independentlivinginc.org

Architect: Engberg Anderson
Gene Wells, Team Leader
1 N. Pinckney Street
Madison, WI 53703
Phone: (608) 250-7506
Email: genew@engberganderson.com

Construction Manager: CG Schmidt
Eric Schmidt

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703
Ph 608 250 0100 Fx 608 250 0200
www.engberganderson.com

406 Science Drive, Suite 408
Madison, Wisconsin 53711
Phone: (608) 255-1177
Email: eschmidt@cgschmidt.com

Civil Engineer: JSD Professional Services
Bill Dunlop, PE
161 Horizon Drive, Suite 101
Verona, WI 53593
Phone: (608) 848-5060
Email: bill.dunlop@jsdinc.com

Landscape Architect: Ken Saiki Design Inc.
Pat Saiki
303 S. Patterson, Suite One
Madison, WI 53703
Phone: (608) 251-3600
Email: psaiki@ksd-la.com

Northside Prairie Senior Living Community Overview

The project to be located in the City of Madison on the North Side at 1902 Tennyson Lane. This will be a multi-phase project. We anticipate over the next 5-7 years that the campus will be fully developed to provide housing and services in 270-300 units of apartments and assisted living. Phase I will consist of 72 apartments and 50 units of assisted living and common space to support the resident populations.

Ownership: Independent Living, Inc., a non profit corporation or its assigns.

Age Restriction: Northside Prairie Senior Living Community intends to provide and operate housing and services for persons 55 years of age or older.

Potential Number of School Age Children Generated by Project:
It is not expected that the project will generate any school age children.

Construction Schedule: The proposed construction schedule starts construction in the spring of 2014 and completes construction in the spring of 2015.

Neighborhood Input

There have been many opportunities for neighborhood input since 2009 through neighborhood focus groups and neighborhood presentations organized by the alderperson(s) and Independent Living, Inc. Over this time period, Independent Living (ILI) has actively attempted to site this project, initially on a parcel of land on Wheeler Road to the north and since 2012 ILI has been focused on the Tennyson Lane site. ILI has enjoyed Alderperson (Schumacher, Conway-Rhodes and currently Palm) support for the

project. Neighborhood residents have been extremely supportive of the Tennyson Lane site and site plans. A list of neighborhood meetings (2012 – 2013) is as follows:

- 2012-13– Neighborhood Meeting with Alder Conway-Rhodes
- February 22, 2013 – Meeting with teachers Susie Hobart and Kim Besmer at Lakeview School
- May 6, 2013 – Meeting with Berkley Oaks Neighborhood Association and Alder. Palm
- August 14, 2013 – Neighborhood Meeting called by Alder. Palm and Independent Living, Inc.

In 2011, 5 focus groups were with conducted with older adults from the North Side who have expressed interest in the project. A subset of focus group participants were subsequently invited to participate in a real time Avatar type design session in which feedback on common space and exterior design features were developed.

Site Planning and Building Architecture

Massing and Materials

The building massing is conceptual because of the nature of a general development plan. It reflects the desire to serve two different resident types on this campus. The independent living apartments are 5 stories high, intentionally creating a presence and density that is set back from Tennyson Lane. The apartment balconies and articulated roof forms are intended to break down the massing and play off of the residential aesthetic of the assisted living, while clearly identifying it as a separate housing element. Using masonry and cement board siding to reflect the materials used in the neighborhood, these materials also combine to create a human scale at the entry floors and diminish the overall scale of the building.

The assisted living units are two to three stories and are residential in character with pitched roofs and punched window openings. Also finished in brick and cement board siding, this massing ties directly into the single family residential architecture across the street.

The commons area connects the two building forms and is somewhat concealed. All residents will use the amenities offered in the common area. A uniform identity will be developed for all building entries with the main public entry reflecting the desire to be open and welcoming.

Specific material colors will be presented as part of the Specific Implementation Plan (SIP).

Sustainability and Energy Efficiency

Independent Living intends to incorporate many sustainable features in the design of this campus.

Parking

All resident and staff parking is underneath the building. Visitor parking is at the main entrance and at the secondary entrances around the property.

Landscape/Site Design

The site falls off from the northwest corner to the southeast corner. The independent living apartments are located on the high side of the site to maximize the views to the north and west. The site has two

entries with a central entry court framed by an apartment building and an assisted living building. The perimeter drive provides fire truck access. The building massing is deliberately condensed in the middle of the site to maximize green space at the perimeter.

The grading presents opportunities for creative use of boulder retaining walls, dry drainage swales and plantings. The landscape design will support active outdoor access and use for residents. Portions of the site will have a gazebo, a grilling area, an outdoor dining area all connected by walking paths. The Assisted Living Memory Care residence will have a dedicated, secure and accessible outdoor garden designed to safely support these residents.

Another feature that we are excited about is the development of an Orchard area along the streetscape of Tennyson Lane. We believe this will be an area of gracious transition from the road and single family home neighborhood across the street. We envision this as a gathering place for events and special activities. Landscaping will be used to create buffer zones between the future developments to the east and west.

Number of Employees: This number is yet to be determined. We estimate at this time 20-30 for Phase I of the project.

Hours of Operation: 24 hours per day, 7 days per week

Trash removal and storage, snow removal and maintenance: The project will provide for its own trash compactor, storage and removal as well as snow removal.

Economic/Socioeconomic Impact: The project is expected to serve a significant unmet need in the North Side community for senior apartments and assisted living. In Phase I it will produce 20-30 full time employment positions for the area.

Sincerely,



Gene Wells, AIA
Team Leader

GW/gw

Copied: Rita Giovanonni, Jim Shaver, Bill Robison

Northside Prairie Senior Living

Madison, Wisconsin

UDC Application

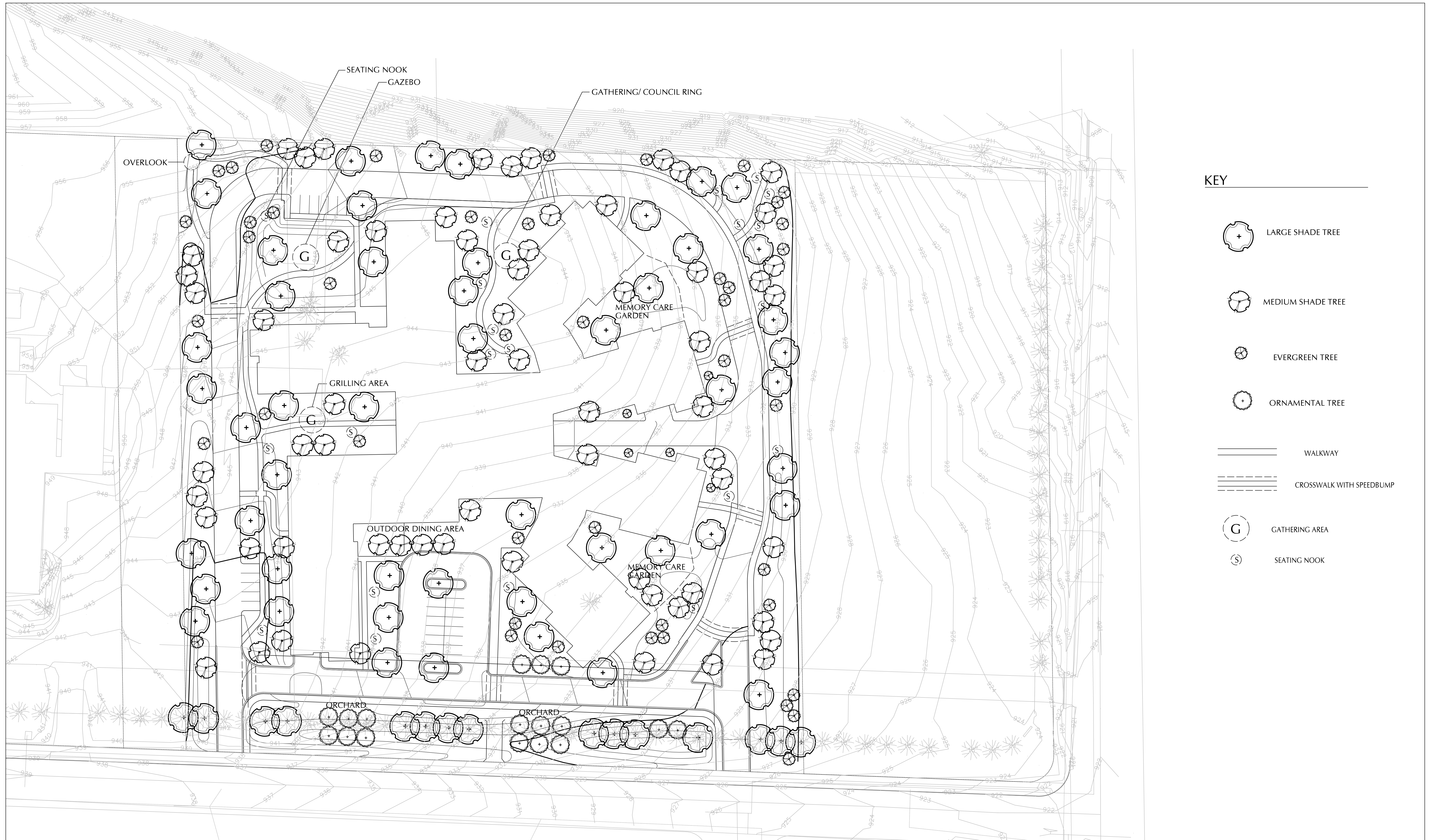
City of Madison Informational Submittal





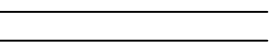
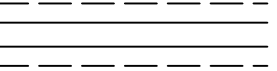


August 21, 2013

Engberg Anderson Project Number 132290

1 N. Pinckney
Madison, WI 53703
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- KEY**
-  LARGE SHADE TREE
 -  MEDIUM SHADE TREE
 -  EVERGREEN TREE
 -  ORNAMENTAL TREE
 -  WALKWAY
 -  CROSSWALK WITH SPEEDBUMP
 -  GATHERING AREA
 -  SEATING NOOK

NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY

CONCEPTUAL LANDSCAPE PLAN

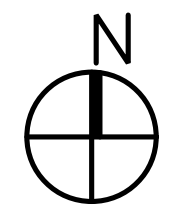
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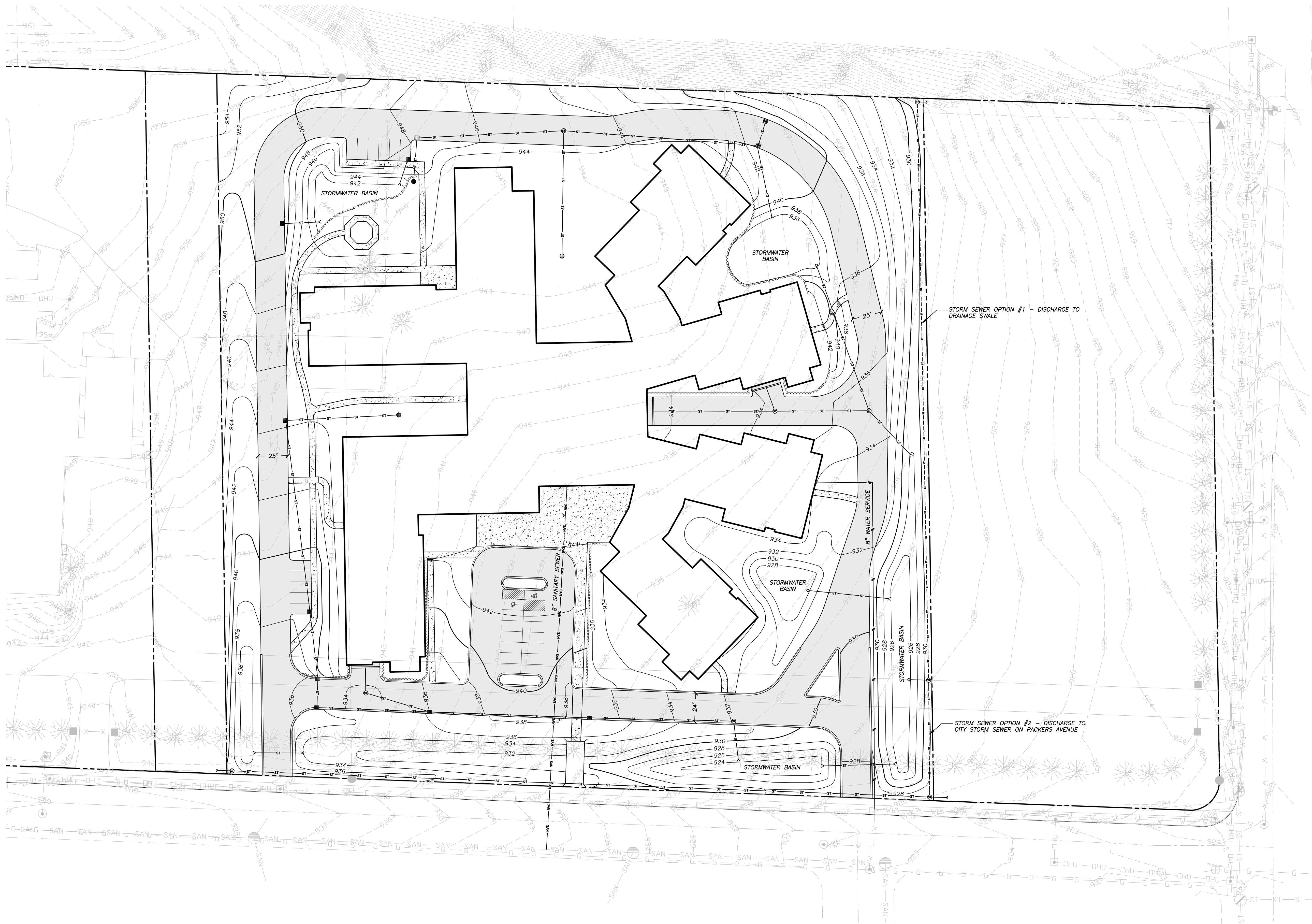
August 21, 2013

Engberg Anderson Project No. 132290.00



MILWAUKEE
TUCSON



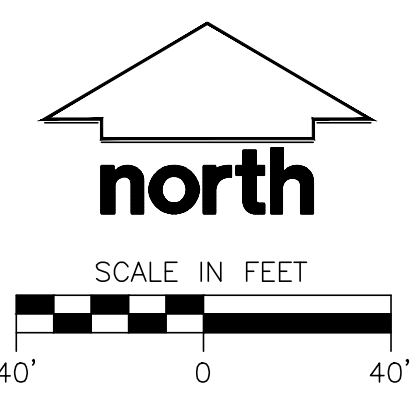


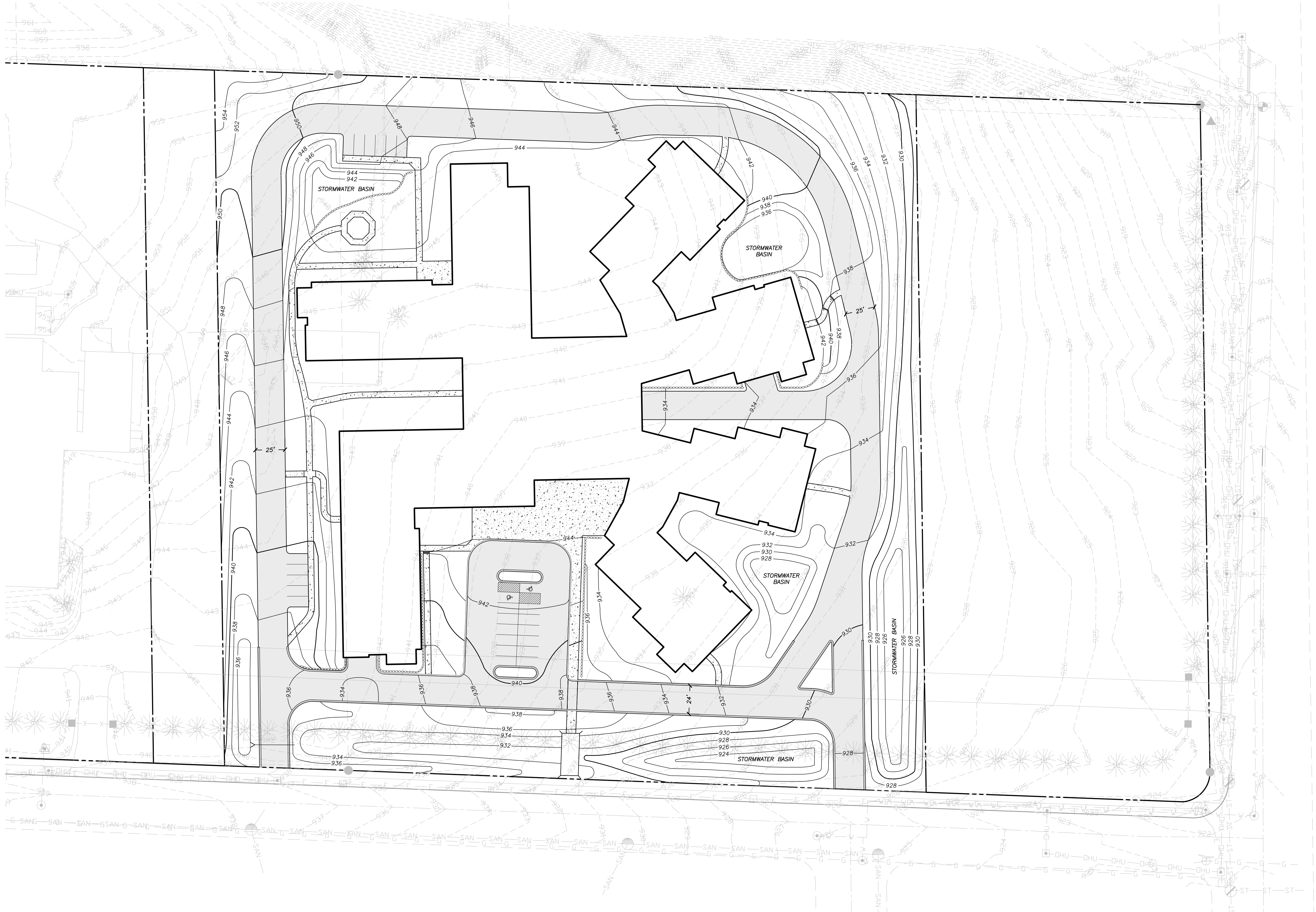
LEGEND (PROPOSED)

---	PROPERTY LINE
ST	STORM SEWER
SAN	SANITARY SEWER
W	WATER SERVICE
▨	ASPHALT PAVEMENT
▤	CONCRETE PAVEMENT
— —	CURB AND GUTTER
— — —	STONE RETAINING WALL

STORM SEWER OPTION #1 - DISCHARGE TO DRAINAGE SWALE

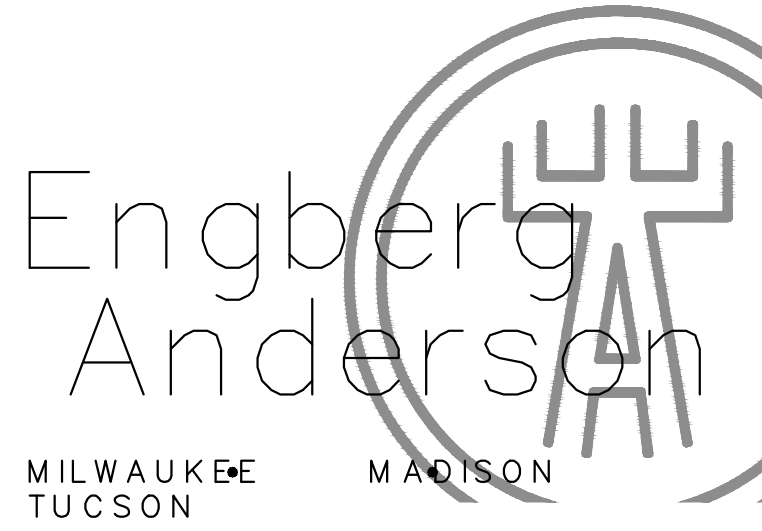
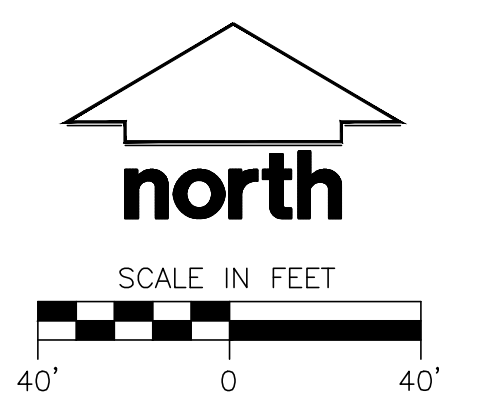
STORM SEWER OPTION #2 - DISCHARGE TO CITY STORM SEWER ON PACKERS AVENUE





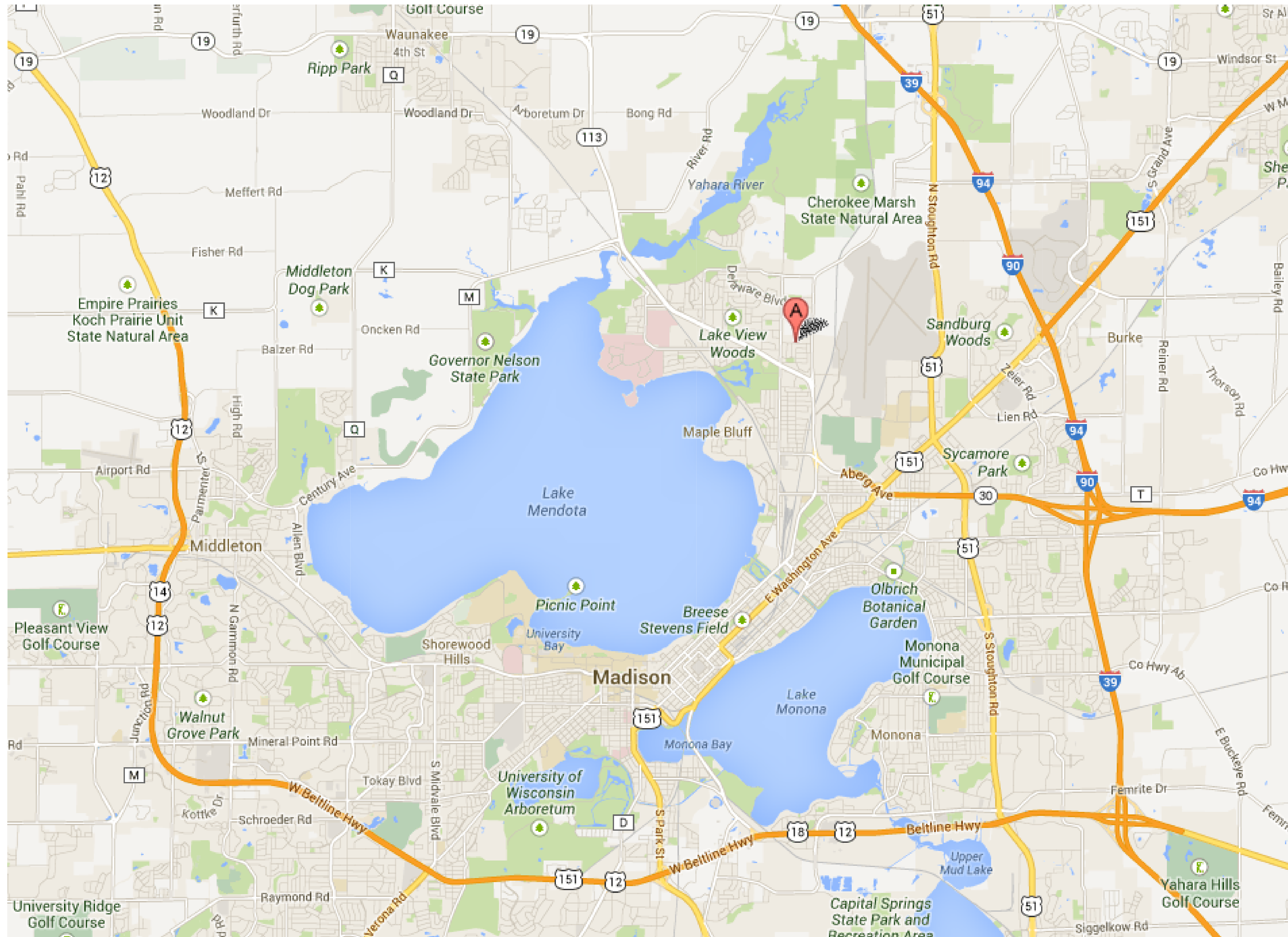
LEGEND (PROPOSED)

	PROPERTY LINE
	PROPOSED 2 FOOT CONTOUR
	PROPOSED 10 FOOT CONTOUR
	PAVEMENT GRADE BREAK
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CURB AND GUTTER
	STONE RETAINING WALL



NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY

GRADING PLAN
 1" = 40'
 August 21, 2013
 Engberg Anderson Project No. 132290.00



NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY

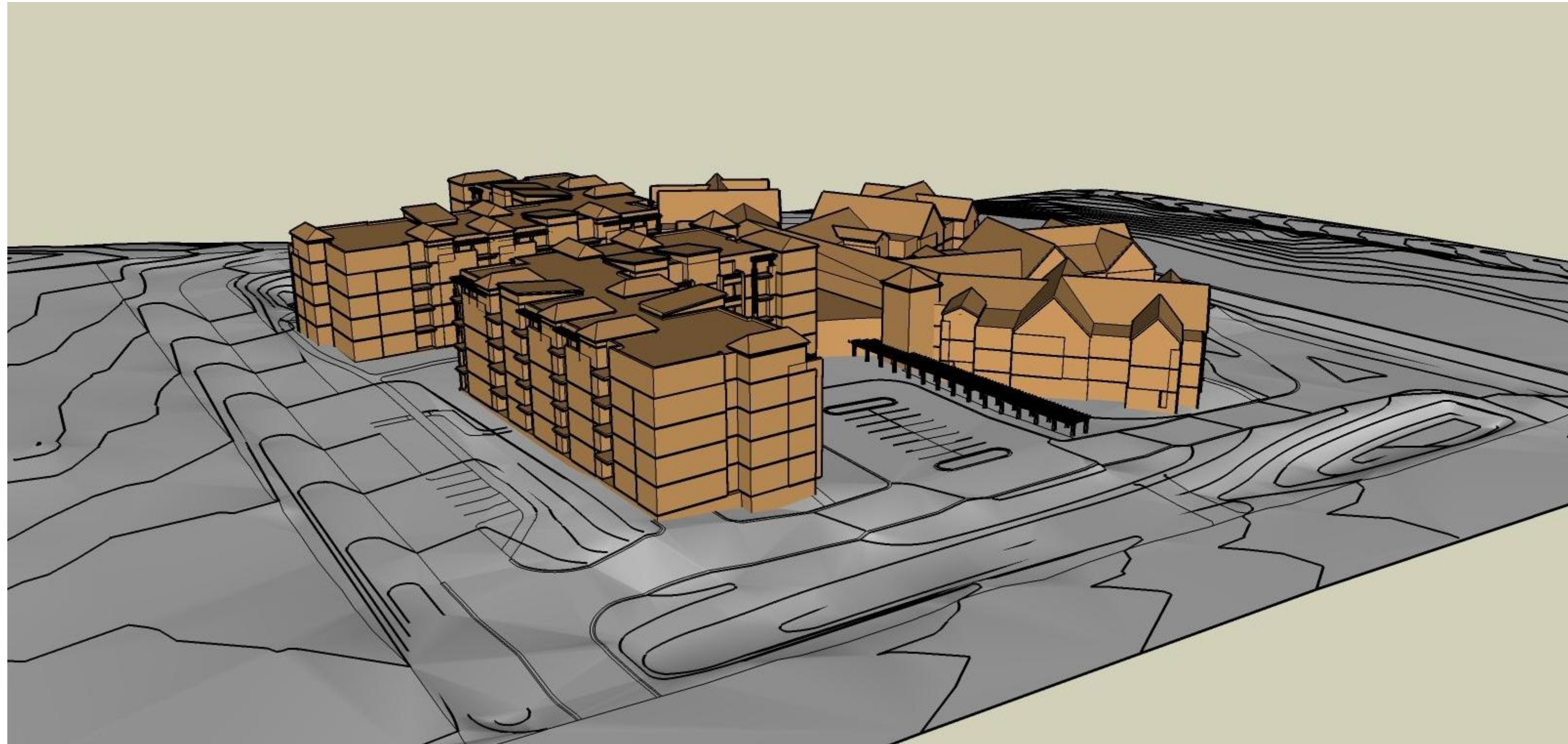
LOCATION MAP

NTS

August 21, 2013

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VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



SOUTH ELEVATION

NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY

CONCEPTUAL MASSING MODEL AND ELEVATION

NTS

August 21, 2013

Engberg Anderson Project No. 132290.00