

PD/SIP Zoning Text

May 7, 2014

To: Kevin Firchow, Matt Tucker

City of Madison

From: Gene Wells

Engberg Anderson

Re:

PD/SIP Zoning Text PROPOSED

Tennyson Senior Living Community Planned Development District

Legal Description: The lands subject to this planned development shall include those described on the attached Exhibit A, the proposed and approved Certified Survey Map to be recorded with the land purchase.

1. Statement of Purpose

This planned unit development district is established to allow for the construction of a senior living community which includes a mix of independent living apartments, assisted living units for frail and memory care residents and support space for staff and accessory activities. Resident and staff parking will be provided underneath the buildings. Visitors and some staff will park on the surface.

2. Permitted Uses

- a. Multi-unit housing in the form of Independent Living apartments.
- b. Assisted Living residences for frail care and memory care seniors.
- Accessory uses directly associated with those permitted uses listed above including but not limited
 - i. Commercial kitchen
 - ii. Bakery/Cafe
 - iii. Living and dining room space
 - iv. Multipurpose rooms
 - v. Health and wellness center
 - vi. Therapy pool
 - vii. Hair salon
 - viii. Clinic for visiting healthcare providers
 - ix. Administrative offices
 - x. Maintenance shop and office

3. Lot Area

a. 348,503 square feet as stated in Exhibit A.

4. Height, Yard, Usable Open Space and Landscaping Requirements

a. As provided on the approved GDP/SIP plans.

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 At no time shall the maximum height of any building and/or construction activity exceed the height limit established by the Dane County Regional Airport; note the current maximum elevation is 1009.

5. Accessory Off-Street Parking and Loading

- a. Accessory off-street parking will be provided as shown on the approved GDP/SIP plans.
- b. Resident and staff parking will be underground.

6. Lighting

a. Site lighting to meet the requirements of the City of Madison's Outdoor Lighting Standards.

7. Signage

 Signage will meet the requirements of Chapter 31 of the Madison general ordinances and be approved as requested within the GDP/SIP to follow at a later date.

8. Definitions

- a. Independent Living Apartments are defined as meeting the requirements of Chapter DHS 89, Residential Care Apartment Complexes (RCAC) of the Wisconsin State Code.
- b. Assisted Living residences are defined as meeting the requirements of Chapter DHS 83, Community Based Residential Facilities (CBRF) of the Wisconsin State Code.
- c. Frail care is a subset of assisted living.
- d. Memory care is a subset of assisted living.

9. Alterations and Revisions

a. No alteration or revision of this Planned Development shall be permitted unless approved by the Madison City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Attachments