



**Alan Martin, Secretary UDC**

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

September 4, 2013

**Re Letter of Intent  
Northside Prairie Senior Living Community  
1902 Tennyson Lane  
Madison, WI 53704  
PD-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.  
Rita Giovannoni, CEO  
2970 Chapel Valley Road, Suite 203  
Madison, WI 53711  
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Fax: (608) 274-9181  
Email: [rgiovannoni@independentlivinginc.org](mailto: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](mailto:genew@engberganderson.com)

**Construction Manager:** CG Schmidt  
Eric Schmidt  
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Email: [eschmidt@cgschmidt.com](mailto:eschmidt@cgschmidt.com)

**Civil Engineer:** JSD Professional Services  
Bill Dunlop, PE  
161 Horizon Drive, Suite 101  
Verona, WI 53593  
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**Landscape Architect:** Ken Saiki Design Inc.  
Pat Saiki  
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Madison, WI 53703  
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### **Northside Prairie Senior Living Community Overview**

The project is to be located in the City of Madison on the North Side at 1902 Tennyson Lane on 8 acres. 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 senior 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 seniors, the minimum age is yet to be determined.

**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 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:

- October 23, 2013– 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. Also finished in brick and cement board siding, this is consistent with the single family residential architecture across the street.

The commons area connects the two building forms and includes the main entry element. 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 and 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.

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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, and 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 notable feature is the development of an orchard entry 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. The orchard, entry trellis and paved walkways are intended to tie the building entry to the street. 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 A. Wells, AIA  
Team Leader

GW/gw

Copied: Rita Giovanonni, Jim Shaver, Bill Robison

