



PLANNING
DESIGN
CONSTRUCTION

December 5, 2012

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
P.O. Box 2985
Madison, WI 53701-2985

Re. Letter of Intent for a Land Use Application for:

Assisted Living, Clare Bridge Crossings & Clare Bridge of Madison
413 & 429 South Yellowstone Drive
Madison, WI 53719

To whom it may concern:

PDC Midwest, Inc. (PDC) was retained by Brookdale Senior Living, Inc. (BSL) to provide planning, design, and construction services for the expansion of the Wynwood of Madison West community. The existing property consists of two lots, both owned by BSL, with the first lot located at 413 S. Yellowstone Drive (78,487 square feet) and the second lot directly to the south at 429 S. Yellowstone Drive (98,532 square feet). The 413 lot contains the Wynwood of Madison West, a 2-story, 48-unit Community Based Residential Facility (CBRF). The 429 lot is currently vacant and its north property line adjoins the 413 lot. This development proposes to combine these two lots and relocate the existing easements that occur along the shared property line. A Subdivision Application, including a new Certified Survey Map (CSM), is also being made under a separate submittal to the Madison Plan Commission. The combined lots will consist of 177,019 square feet (4.06 acres).

The project team for this development includes the following:

ARCHITECTURE	Owner	Brookdale Senior Living 6737 West Washington Street Milwaukee, WI 53214 Representative: David Hammonds – 414-918-5462
PLANNING		
INTERIORS	Agent for Owner, Architect, & Contractor	PDC Midwest, Inc. 1130 James Drive, Suite 106 Hartland, WI 53029 Representative: Architecture - Scot Schmidt - 262-563-5257 Representative: G.C. - Dennis Spindler - 262-367-7710
CONSTRUCTION		
DEVELOPMENT		
	Civil Engineer/Surveyor	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 Representative: Tim Schleeper – 608-826-5148
	Landscape Architect	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 Representative: Suzanne Vincent – 608-821-3963

The existing 2-story, 48-unit CBRF consists of 30,494 square feet of which 10,721 square feet will be renovated. As part of the interior renovation, 11 units will be converted to additional program and support spaces, including expanded Dining, a new Country Café, Serving Kitchen, Salon, Spa, Laundry, Wellness, Family Conference and staff support areas. Also, showers will be added to the remaining 29 resident units that do not already have showers. The end result will be (2) separate communities consisting of an 18-unit "Clare Bridge Crossings" Assisted Living community on the 1st floor and a 19-unit "Clare Bridge" Assisted Living community on the 2nd floor. To complete the renovation, a new drop-off canopy will be added to the main entry and a screen enclosed covered deck will be added for a 2nd floor exterior space.

A new 3-story CBRF is proposed for the vacant lot and it will consist of 64,846 square feet with 67 units comprised of (23) Studio Units, (42) One Bedroom Units and (2) Two Bedroom Units. The existing CBRF license will be expanded to include the additional units all under a single CBRF license. This Assisted Living community will be connected to the existing building, but will function independently. This facility will have its own dedicated Entry, Staff Offices, Pub/Café, Dining Room, Private Dining Room, Great Room, Media Room, Activity Room, Music/Library, Computer Lounge, Arts & Crafts Room, Game Room, Salon, Wellness Room, Employee Break Room, Commercial Laundry, Spa, Resident Laundry, Exercise/Therapy, Courtyard and a Kitchen which will also serve the existing building.

To access these facilities, the existing entry drive off of Yellowstone Drive will remain as the entry to the existing 2-story building. A second curb cut and access drive will be added off of Yellowstone Drive to provide entry to the proposed 3-story building. Each building will have a covered drop-off canopy consisting of a circle drive, passenger loading zone at both of the main building entries. The existing front parking lot will remain and a new parking lot will be added to the front of the new facility. Also, within the property, a connecting drive will be provided between the two main parking lots. Additional employee parking will be added to the rear of both facilities. A fire department access drive and turnaround will be provided along the south property line and continue to the north along the east property line.

The number of employees required to operate these facilities will vary throughout the day depending on the number of therapists on site at a given time. It is anticipated that the existing building will have 13 employees with an additional 5 employees overlapping during the afternoon shift change for a total of 18 parking stalls. The new building will have 19 employees with an additional 6 employees overlapping during the afternoon shift change for a total of 25 parking stalls. The current design accounts for a total of 43 employee parking stalls to accommodate the afternoon shift change. It is anticipated that the three shift operation of the new 3-story, 67-unit facility will create 40 new jobs (first shift – 19, second shift – 14 and third shift – 7) within the community. The number of visitors also varies throughout the day, but based on existing case studies, a 4:1 resident to visitor ratio is adequate during peak visiting hours. The entire campus would have 110 residents when it is at 100% capacity, which translates to 28 parking stalls for visitors. We also allotted for 4 resident parking stalls in the event that a small percentage of residents are still driving. This would provide the entire campus with a total of 75 parking stalls of which 4 will be ADA accessible. There is also street parking available for the rare occasion that the proposed parking lots are full. Bicycle parking has also been provided with 3 spaces near the staff entry located at the connector between the two buildings.

Storm water management is to be provided via the use of landscaped storm water basins located as required. The site will also be enhanced with various trees, shrubs, planting beds and grass throughout the entire landscape which will be professionally maintained. Exterior courtyards, patios, pergolas and benches will be dispersed throughout the site for resident use. General lighting, as well as decorative light fixtures will be provided at all exterior entries, parking areas and walking paths.

Deliveries will be made at the rear of the new building to provide access to the service entry which is adjacent to the kitchen. There is currently one 6 yard dumpster for trash and one 4 yard dumpster for recyclables with pick-up once a week. These same dumpsters will be relocated in a trash enclosure at the rear of the buildings and the trash pick-up will be increased to twice a week. Snow removal will be contracted out to a professional snow removal service and equipment for sidewalk clean-up will be located in an attached, enclosed storage room at the rear of the buildings.

The proposed Assisted Living, Claire Bridge & Clare Bridge Crossings of Madison project is scheduled to begin construction on May 30, 2013 with an estimated completion date of July 23, 2015. The number of construction workers on site will vary from day to day, but there will be approximately 70 construction workers on site to complete the construction. The renovation of the existing 2-story building is estimated to be \$2,864,322 and the proposed new 3-story building is estimated to be \$10,487,207. The assessment records show the land value of the 413 lot as \$470,000 and the 429 lot as \$570,000 for a total land value of \$1,060,000. Once completed, the community will provide services 24 hours a day, but the main hours of operation will occur between 6:00 AM and 6:00 PM with a reduced number of employees and visitors in the evening and even fewer employees during the night.

If you have any questions or if you require additional information; please contact me at (262) 563-5257 or sschmidt@pdcmidwest.com

Sincerely,



Scot Schmidt, AIA
Senior Project Architect