

August 3, 2011

Plan Commission
City of Madison
215 Martin Luther King Jr. Boulevard
Room LL-110
Madison, Wisconsin 53701-2985

RE: Letter of Intent, Attic Angel Place Addition

To Whom It My Concern:

The following information is submitted as required for an application of an amendment to a PUD-GDP/SIP zoning for Attic Angel Place, Inc., a development that provides services for elderly residents. Currently, Attic Angel Place and the neighboring assisted living facility titled, The Haven, provides continuum of care services for elders including apartments with services, assisted living, memory care and skilled nursing.

The existing Attic Angel Place facility consists of 74 apartments, 36 assisted household units and 36 individual skilled nursing suites in a combination of private and semi-private living arrangements accommodating 44 licensed beds. Adjacent to Attic Angel Place, The Haven is an existing community-based-residential-facility consisting of 20 units/22 beds providing memory care in an assisted living environment.

The proposed addition to Attic Angel Place will be comprised of an additional 24 assisted household units, 14 private skilled nursing suites and an inpatient/outpatient physical therapy center. As part of connecting the addition to the existing building a total of 6 existing skilled nursing suites and 4 assisted household units will be converted to common living space resulting in a net gain of 8 skilled nursing suites and 20 assisted household units. The addition of the 8 nursing suites will result in all 44 beds within the Health Center being private units.

Construction Schedule:

The construction of the addition is anticipated to begin in the Fall of 2011 with completion by Fall of 2012.

List of Individuals and Firms Involved in the Project:

Architect and Construction Manager:
Community Living Solutions, LLC
Contact: Duane Helwig, AIA
2801 East Enterprise Avenue, Suite 202
Appleton, Wisconsin 54913
920-969-9344 x7514
920-969-9345 (fax)
dhelwig@communitylivingsolutions.com

Civil Engineer:
Snyder and Associates
Contact: Michael Calkins, P.E.
5010 Voges Road
Madison, Wisconsin 53718
608-838-0444 x223
mcalkins@snyder-associates.com

Landscape Architect:

The Bruce Company
Contact: Rich Carlson
2830 Parmenter Street
Middleton, Wisconsin 53562
608-836-7041 x253
608-831-6266 (fax)
RCarlson@brucecompany.com

Mechanical, Electrical and Plumbing Engineer:

Muermann Engineering
Contact: Curt Krupp
116 Fremont Street
Kiel, Wisconsin 53042
920-894-7800
920-894-7916 (fax)
curt@me-pe.com

Building and Property Information:

Total Site Area: 401,703 square feet (9.22 acres)
Total Proposed Project Areas: 41,818 square feet (0.96 acre)

Total Combined Existing Building Area (all floor levels): 199,329 square feet
Total Addition Building Area (all floor levels): 42,380 square feet

Existing Attic Angel Place: 184,025 square feet

- Licensed RCAC one and two bedroom apartments: 74
- Licensed assisted living one bedroom household apartments: 36 (4 apartments will be removed as part of addition)
- Licensed skilled nursing facility: 36 suites, 44 beds. (6 suites, 8 beds will be removed as part of addition)

Existing Haven Assisted Living: 15,304 square feet

- Licensed CBRF dedicated to memory care: 20 units/22 beds

Proposed Addition:

- Skilled Nursing Facility: 14 units; 9,664 square feet (first floor)
- Physical Therapy Center: 2,000 square feet (first floor)
- Licensed assisted living, one bedroom household apartments: 12 apartments; 10,336 square feet (second floor)
- Licensed assisted living, one bedroom household apartments: 12 apartments; 10,336 square feet (third floor)
- Campus and Resident Storage: 10,044 square feet (lower level)

Parking:

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
<u>PROPOSED ADDITIONS (REQUIRED)</u>	
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
<u>EXISTING (ACTUAL)</u>	
SURFACE PARKING	121 CARS
UNDERGROUND PARKING	30 CARS
TOTAL PARKING (ACTUAL)	151 CARS
<u>PROPOSED ADDITION (ACTUAL)</u>	
SURFACE PARKING	25 CARS NET
<u>CAMPUS TOTAL PARKING (ACTUAL)</u>	176 CARS
<u>HANDICAPPED ACCESSIBLE STALLS</u>	
STALLS REQUIRED	7 CARS
STALLS PROVIDED (as part of total)	9 CARS

Number of Employees:

- Existing Health Center and Assisted Living Uses: 245
- Proposed Physical Therapy Addition: Contracted
- Proposed Assisted Living Addition: 7

The hours of operation are: 24 hours per day

Trash removal and storage, snow removal and maintenance: The Association will provide for their own trash compactor, storage and removal as well as snow removal. Road maintenance will be provided per previously approved agreement.