City of Madison

Proposed Rezoning

Location
5817 Halley Way

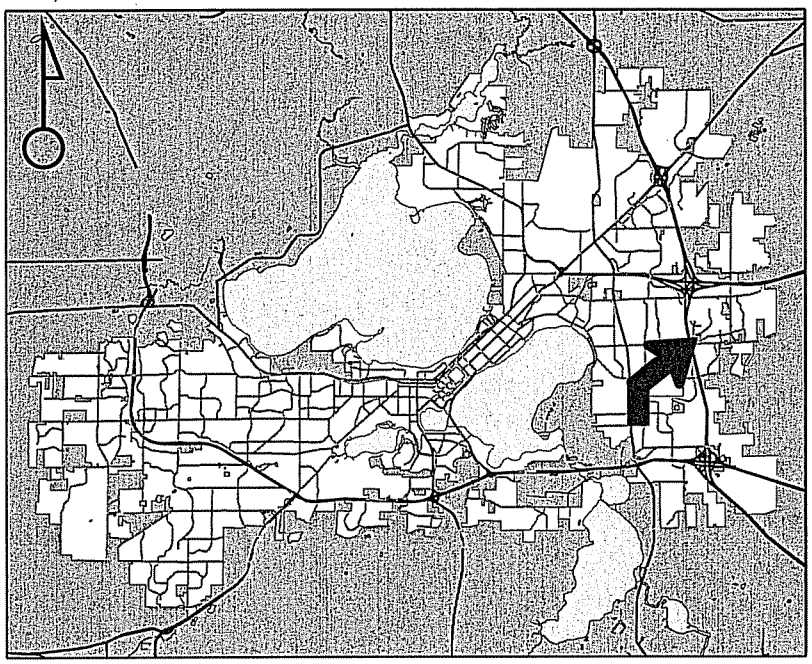
Applicant
Shawn McKibben -
Alternative Continuum of Care

From: PD(SIP) To: Amended PUD(SIP)

Existing Use
Vacant land

Proposed Use
Revised plans for apartment complex

Public Hearing Date
Plan Commission
22 June 2015
Common Council
07 July 2015



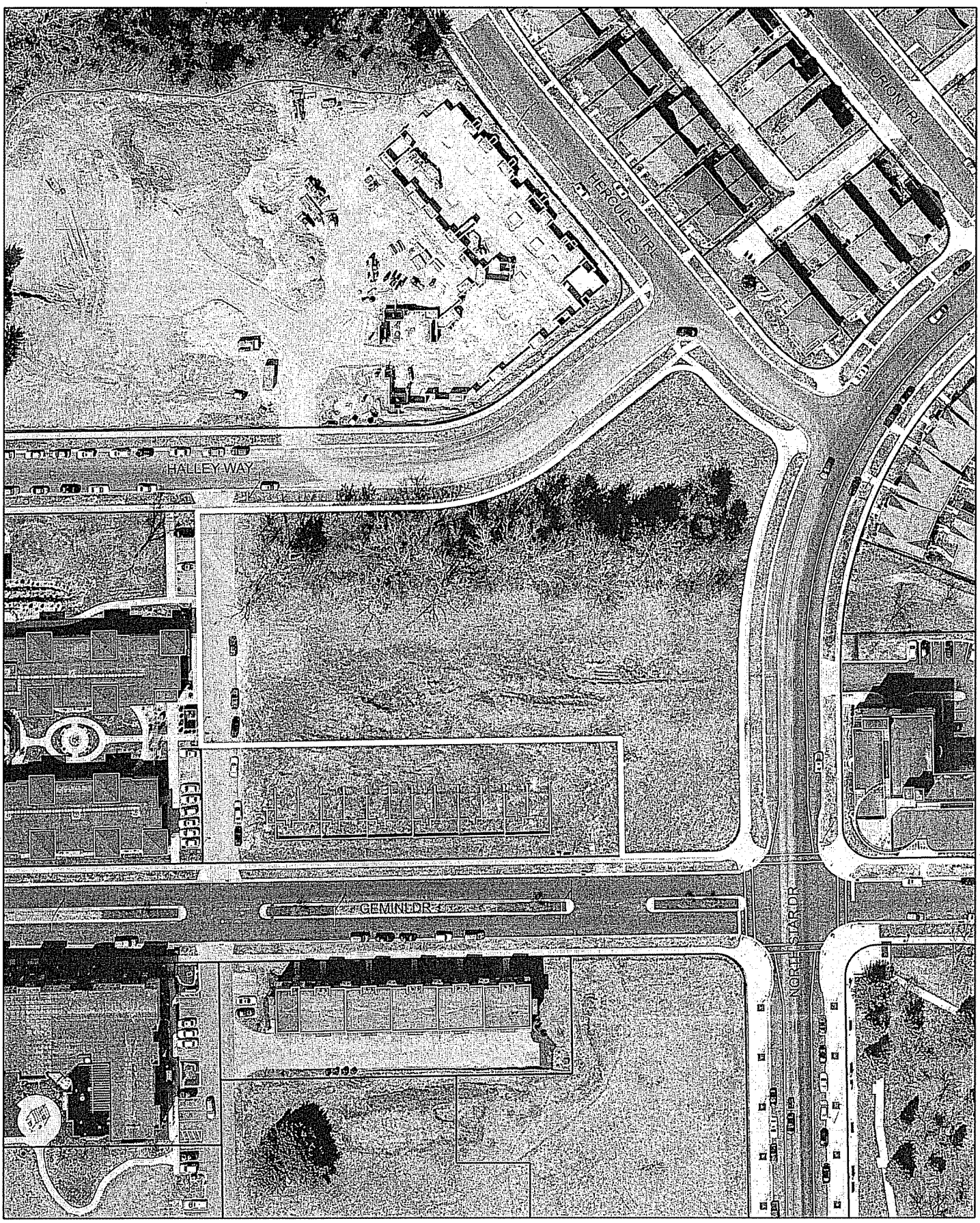
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635

Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 June 2015

City of Madison

5817 Halley Way



Date of Aerial Photography : Spring 2013

LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid $1,900 Receipt No. _____

Date Received 04-22-2015

Received By ZONING

Parcel No. 0710-1121-7067

Aldermanic District 3 - HALL

Zoning District PD

Special Requirements _____

Review Required By:

☒ Urban Design Commission ☒ Plan Commission

☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 5817 Halley Way, Madison, WI 53718 (Grandview Commons)

Project Title (if any): Capitol View at Oak Park

2. This is an application for (Check all that apply to your Land Use Application):

☐ **Zoning Map Amendment from** _____ to _____

☐ **Major Amendment to Approved PD-GDP Zoning** ☐ **Major Amendment to Approved PD-SIP Zoning**

☐ **Review of Alteration to Planned Development (By Plan Commission)**

☐ **Conditional Use, or Major Alteration to an Approved Conditional Use**

☐ **Demolition Permit**

☐ **Other Requests:** _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Shawn McKibben Company: Alternative Continuum of Care

Street Address: 719 Jupiter Drive City/State: Madison, WI Zip: 53718

Telephone: (608) 663-8792 Fax: (608) 251-2955 Email: smckibben@oakparkplace.com

Project Contact Person: Shawn McKibben Company: Alternative Continuum of Care

Street Address: 719 Jupiter Drive City/State: Madison, WI Zip: 53718

Telephone: (608) 663-8792 Fax: (608) 251-2955 Email: smckibben@oakparkplace.com

Property Owner (if not applicant): Scott Frank, Alternative Continuum of Care

Street Address: 719 JupiterDrive City/State: Madison, WI Zip: 53718

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Age restricted affordable and market rate apartments, and 3,383 SF of future tenant space, along with surface parking and internal structured parking.

Development Schedule: Commencement 2015 Completion 2016

/

5. Required Submittal Information

All Land Use applications are required to include the following:

☑ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ***Seven (7) copies*** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- ***Twenty Five (25) copies*** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- ***One (1) copy*** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide ***Fourteen (14) additional 11x17 copies*** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☑ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- Project Team
- Existing Conditions
- Project Schedule
- Proposed Uses (and ft^2 of each)
- Hours of Operation
- Building Square Footage
- Number of Dwelling Units
- Auto and Bike Parking Stalls
- Lot Coverage & Usable Open Space Calculations
- Value of Land
- Estimated Project Cost
- Number of Construction & Full-Time Equivalent Jobs Created
- Public Subsidy Requested

☑ **Filing Fee**: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer.*

☑ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to *pcapplications@cityofmadison.com*.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☑ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Lauren Cnare, Grand View Commons Architectural Control Committee Veridian), Grand View Commons Neighborhood Association

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☑ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

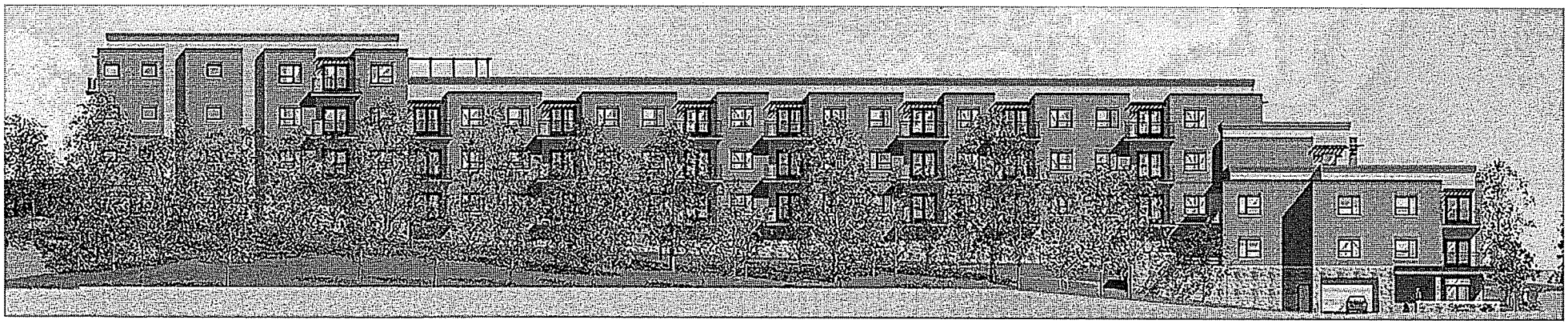
Planning Staff: Kevin Firchow, Al Martin *Date:* April 13, 2015 *Zoning Staff:* Matt Tucker *Date:* April 13, 2015

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant _____ Relationship to Property: _____

Authorizing Signature of Property Owner _____ Date _____

/



NORTH ELEVATION

EAST ELEVATION

ADCI

Architectural Design Consultants, Inc.

Capitol View at Oak Park, Madison, WI

June 10 2015

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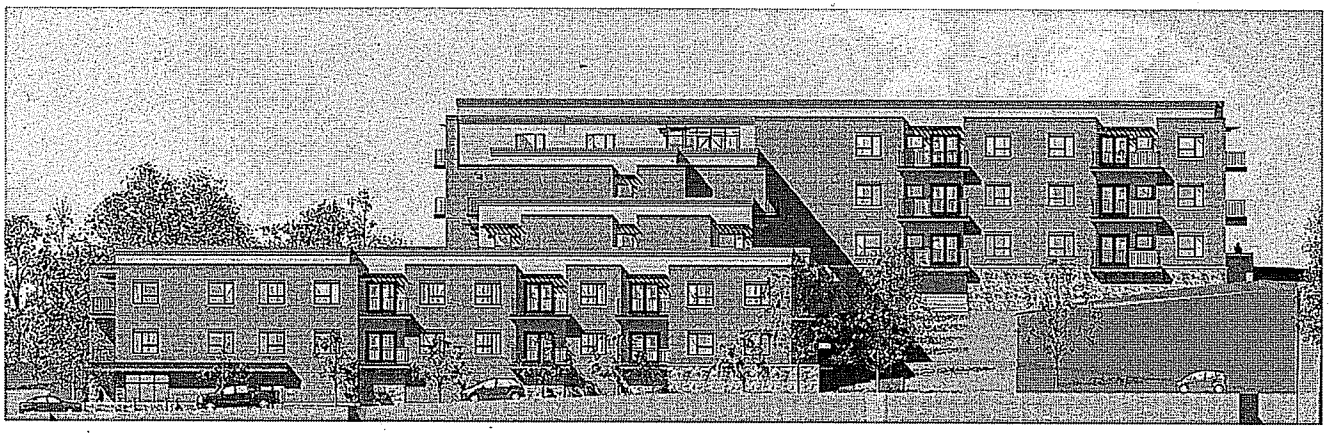
REVISED

SOUTH ELEVATION



WEST ELEVATION

ADCI

Architectural Design Consultants, Inc.

Capitol View at Oak Park, Madison, WI

June 10, 2015

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REVISED

Capitol View at Oak Park

5817 Halley Way

Madison, Wisconsin

PROJECT NO. 12-100

LAND USE APPLICATION SUBMITTAL
Review of Alteration to Planned Development

April 22, 2015

ARCHITECTURAL DESIGN CONSULTANTS, INC.
30 Wisconsin Dells Parkway, PO Box 580
Lake Delton, Wisconsin 53940
Phone: (608) 254-6181; Fax: (608) 254-2139
E-mail: adci@adcidesign.com
www.adcidesign.com

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CAPITOL VIEW AT OAK PARK

Letter of Intent

To: The City of Madison Plan Commission

We are submitting the following amendment to Capitol View at Oak Park, which was originally approved in December, 2013.

Capitol View at Oak Park, located in Grandview Commons, is an age-restricted apartment complex to be marketed toward older adults. The owner intends to utilize the Low-Income Housing Tax Credit program to provide income qualified rental housing for a percentage of the units. The density of 82 units is consistent with the GDP and the previously approved SIP for the proposed site. The proposal conforms to both the Grandview Commons overall development plan and the Town Center plan.

The site design, building design and landscape design remain generally the same in concept. The number of dwelling units has remained the same at 82, however, the building footprint has been reduced by approximately 12%. Hilltop, the east wing of the project, remains unchanged. Hillside, the center and west portion of the project has been modified in size and configuration, but generally follows the original building in concept as it relates to the public streets, topography and vehicular circulation.

The minor modifications for which we are seeking approval are:

- Unit size, quantity and mix resulting in modifications to the floor plans, elevations, building volume and site.
- Reconfiguration of the exterior terrace.
- Incorporation of a future tenant space of 3,383 SF located on Level P2, accessed from Halley way on the north or from the alley on the west.
- Addition of five parking stalls to the site plan for a total of ten stalls (including one accessible stall).

The unchanged project goal is to offer a quality constructed and architecturally attractive housing alternative for independent older adults in this part of Madison. We have discussed the modifications with Veridian and they have given their approval of the design.

Project Summary:

1. The name of the project: Capitol View at Oak Park

2. Construction schedule: Summer, 2015 Start Construction

3. Description of existing conditions: Vacant infill lots in multi-family area of Grandview Commons

4. Owner: Capitol View, LLC – Contact: Scott Frank

5. Contractor: Shawn McKibben, Alternative Continuum of Care, LLC

6. Architect: Architectural Design Consultants, Inc. – Contact: Mark Kruser, AIA

7. Landscape Architect: Landscape Architecture, LLC - Contact: Joe Hanauer

8. Civil Engineer: Professional Engineering – Contact: Roxanne Johnson

9. Owner Representative: Shawn McKibben, Alternative Continuum of Care, LLC

10. Marketing Coordinator: Jasmine Rogness, Alternative Continuum of Care, LLC

11. Uses of Building: Affordable to luxury apartments ranging in the size from 625 SF to 1,881 SF. Units will include a mix of one and two bedrooms, some with dens. The project will have internal parking for 99 cars. Common amenities include a gathering room with outdoor patio, roof terrace, fitness room, secure storage, office space.

12. Total footprint: 38,870 SF

13. Square footage (acreage) of the site: 107,947 SF - 2.48 acres

14. Total number of dwelling units = 82 units

15. Total number of Bedrooms = 123

17. Trash Removal: Each unit owner will take their trash to one of two central collection points in the building. A private trash hauler will pick up trash on a regular basis.

18. Snow removal and maintenance for project will be hired out to a private firm. No equipment will be stored at the property.

Project Data
Capitol View at Oak Park
Madison, WI
April 22, 2015

UNIT MIX	TOTAL UNITS	QTY. BEDROOMS
1 BEDROOM, 1 BATH	26	26
1 BEDROOM, 1 BATH, DEN	13	13
1BEDROOM, 1 1/2 BATH, DEN	2	2
2 BEDROOM, 2 BATH	29	58
2 BEDROOM, 2 BATH, DEN	9	18
2 BEDROOM, 2.5 BATH, DEN	3	6
TOTAL UNITS	**82**	**123**

PARKING COUNT - REQUIRED	
Minimum required by City of Madison Zoning Code (28.141, Table 28I-3):	
Multi-Family (Minimum 1 per Dwelling Unit)	82
Office (Minimum 1 per 400 SF Floor Area)	9
TOTAL STALLS REQUIRED	**91**

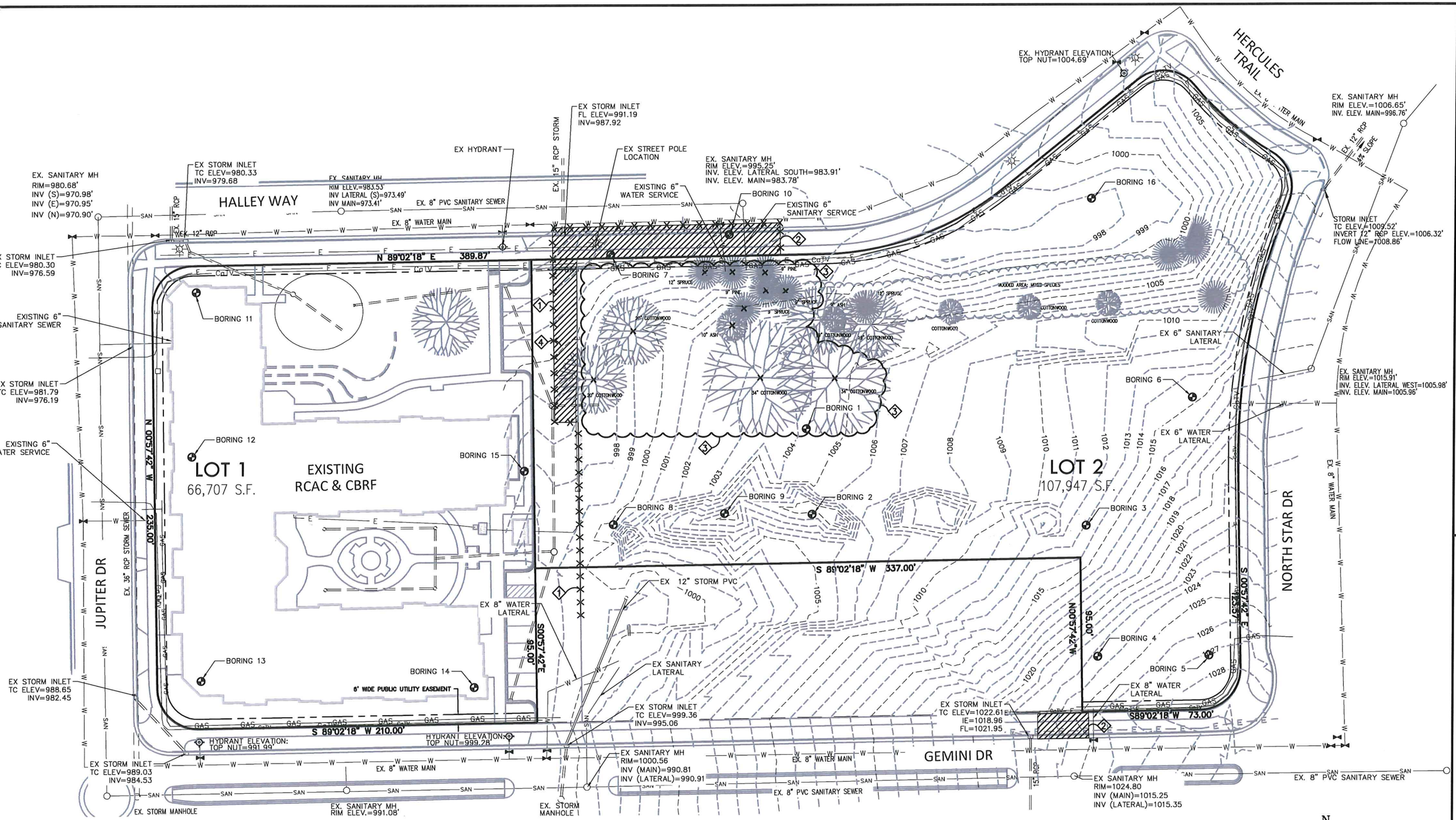
PARKING COUNT - PROVIDED	Level P1	Level P2	1ST Floor	TOTAL
Structured Parking	21	53	25	**99**
Surface Stalls	10	-	-	**10**
			TOTAL STALLS PROVIDED	**109** *

BICYCLE PARKING	Exterior	Interior	Future Int	
Multi-Family - Minimum required by City of Madison Zoning Code (Table 28I-3)				91
Office - Minimum required by City of Madison Zoning Code (Table 28I-3)				2
Total Provided	16	41	36	**93**

SITE DATA	SF	Acres	%
Site Area	107,947	2.48	100%
Footprint Area	38,870	0.89	36%
Parking Lot, Curb & Gutter, Sidewalk	16,930	0.39	16%
Green Area	46,860	1.08	43%

	Residential	Parking	Total
BUILDING AREA	107,559	45,679	153,238

* 5 Accessible stalls are including in the total with 1 surface and 4 structured.



LEGEND

- WATER
- GAS UNDERGROUND
- STORM SEWER
- SANITARY SEWER
- TELEPHONE UNDERGROUND
- ELECTRIC UNDERGROUND
- CABLE TV
- LIGHT POLE
- WATER GATE VALVE OR GAS VALVE BOX
- MANHOLE
- HYDRANT

PLAN KEY

1. SAW CUT EX ASPHALT DRIVEWAY
2. REMOVE AND REPLACE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALK & PART OF DRIVEWAY APRON
3. REMOVE TREES – CLEAR AND GRUB
4. REMOVE EXISTING PAVEMENT

DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE PRIOR TO START OF DEMOLITION.
2. CONTRACTOR TO DISPOSE OF ALL MATERIALS OFF SITE, UNLESS DIRECTED OTHERWISE.
3. ALL MATERIALS, UTILITIES, AND PAVEMENT DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL PROTECT ALL EXISTING PUBLIC AND PRIVATE FACILITIES (INCLUDING BUT NO LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALKS, PAVING, ETC.) THAT IS TO REMAIN.
5. REMOVAL OF AN ASPHALTIC SURFACE, WHERE AN ABUTTTING ASPHALTIC SURFACE IS TO REMAIN IN PLACE, SHALL REQUIRE SAW CUTTING AN EDGE.

N
W E
S

0 30 60 90

SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

ISSUANCE/REVISION	DATE
PLANNING & ZONING SUBMITTAL	04-22-15

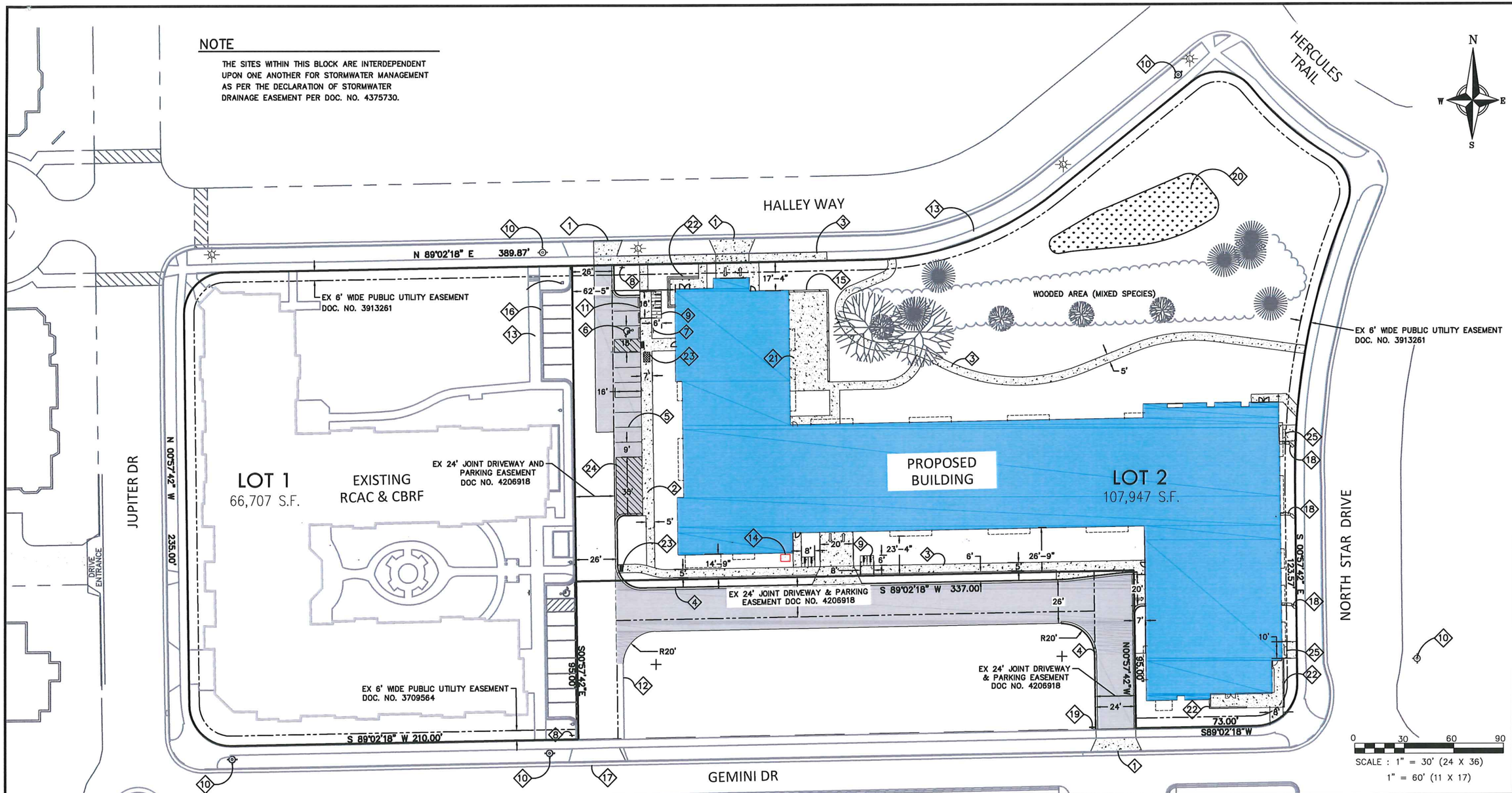
PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

CAPITOL VIEW AT OAK PARK
EX. CONDITIONS / DEMOLITION PLAN
5817 HALLEY WAY
MADISON, WISCONSIN

C100

NOTE

THE SITES WITHIN THIS BLOCK ARE INTERDEPENDENT UPON ONE ANOTHER FOR STORMWATER MANAGEMENT AS PER THE DECLARATION OF STORMWATER DRAINAGE EASEMENT PER DOC. NO. 4375730.



PLAN KEY

1. NEW DRIVEWAY APPROACH IN ACCORDANCE WITH M.G.O. 10.08 (F). CONTRACTOR TO OBTAIN PERMIT FROM CITY TO WORK IN THE RIGHT-OF-WAY
2. THICKENED EDGE SIDEWALK
3. SIDEWALK
4. 18" CURB AND GUTTER
5. PAVEMENT STRIPING, TYP.
6. VAN ACCESSIBLE STALL, TYP.
7. VAN ACCESSIBLE PARKING SIGN, TYP.
8. EX STOP SIGN
9. BICYCLE RACK, TYP. (MADRAX SHARK – MODEL: SHK-SNG)
10. EX HYDRANT
11. PRECAST CURB STOP, TYP
12. EX ASPHALT
13. EX SIDEWALK
14. TRANSFORMER PAD
15. CONCRETE RETAINING WALL – SEE ARCH. PLANS
16. EX CURB AND GUTTER
17. EX DRIVEWAY APRON
18. BOULDER RETAINING WALL, TYP.
19. 7' HIGH STOP SIGN
20. RAINGARDEN
21. OUTDOOR TERRACE – SEE ARCHITECTURAL PLANS
22. PRIVACY WALL WITH SIGNAGE – SEE ARCHITECTURAL PLANS
23. ACCESSIBLE CURB RAMP W/ DETECTABLE WARNING STRIP
24. LOADING ZONE – PAVEMENT STRIPING
25. BENCH, BY OWNER

PAVEMENT KEY

- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED BUILDING

SITE INFORMATION

SITE ADDRESS: 5817 HALLEY WAY

LEGAL DESCRIPTION: LOT 2 OF CERTIFIED SURVEY MAP NO. 12324 AS RECORDED IN VOL. 76, PG 226, OF C.S.M.'S AS DOC. NO. 4377275, IN THE SE¼ AND THE SW ¼ OF THE NW ¼ OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SITE ACREAGE TOTAL: 107,947 SF (2.48 ACRES)

NUMBER OF BUILDING STORIES = 4

BUILDING HEIGHT = 56'-3"

BUILDING AREA = 153,238 SF (38,870 SF FOOTPRINT)

TYPE OF CONSTRUCTION: VA

NUMBER OF EXTERIOR PARKING STALLS: 10 (1 HC)

NUMBER OF UNDERGROUND PARKING STALLS: 99 (4 HC)

TOTAL NUMBER OF PARKING STALLS: 109 (5 HC)

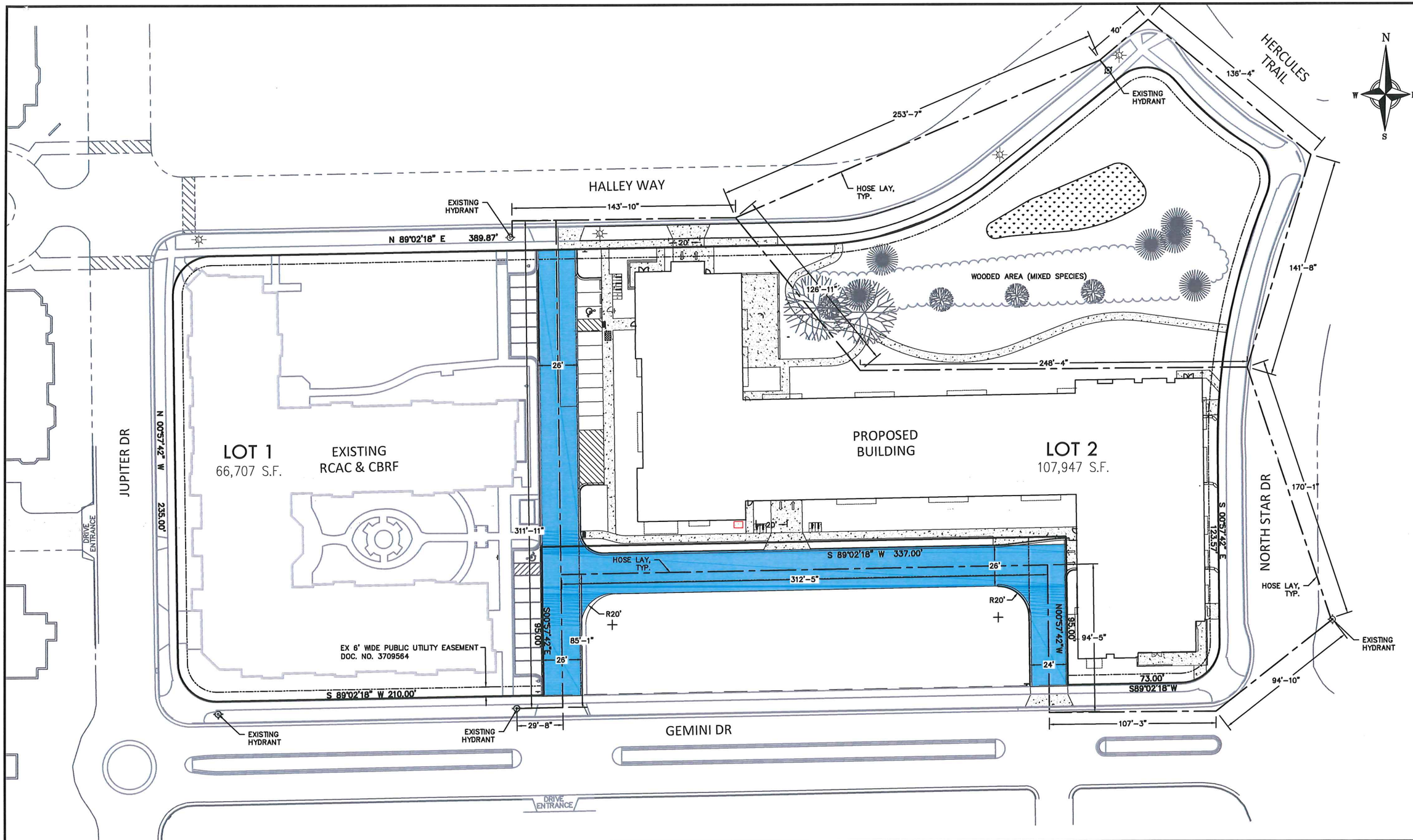
TOTAL BIKE PARKING: 93
41 INTERIOR
36 FUTURE INTERIOR
16 EXTERIOR

ISSUANCE/REVISION	DATE
PLANNING & ZONING SUBMITTAL	04-22-15

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

CAPITOL VIEW AT OAK PARK
SITE PLAN
5817 HALLEY WAY
MADISON, WISCONSIN

C101



ISSUANCE/REVISION	DATE
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Waunakee, WI 53597
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fax (608) 237-2129

CAPITOL VIEW AT OAK PARK
FIRE ACCESS PLAN
5817 HALLEY WAY
MADISON, WISCONSIN

KEY

FIRE LANE

0 30 60 90

SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

C102

X:\files\1006\Dwg\Design\1006 Fire lane.dwg | 4/20/2015 8:21:51 AM

BENCHMARKS

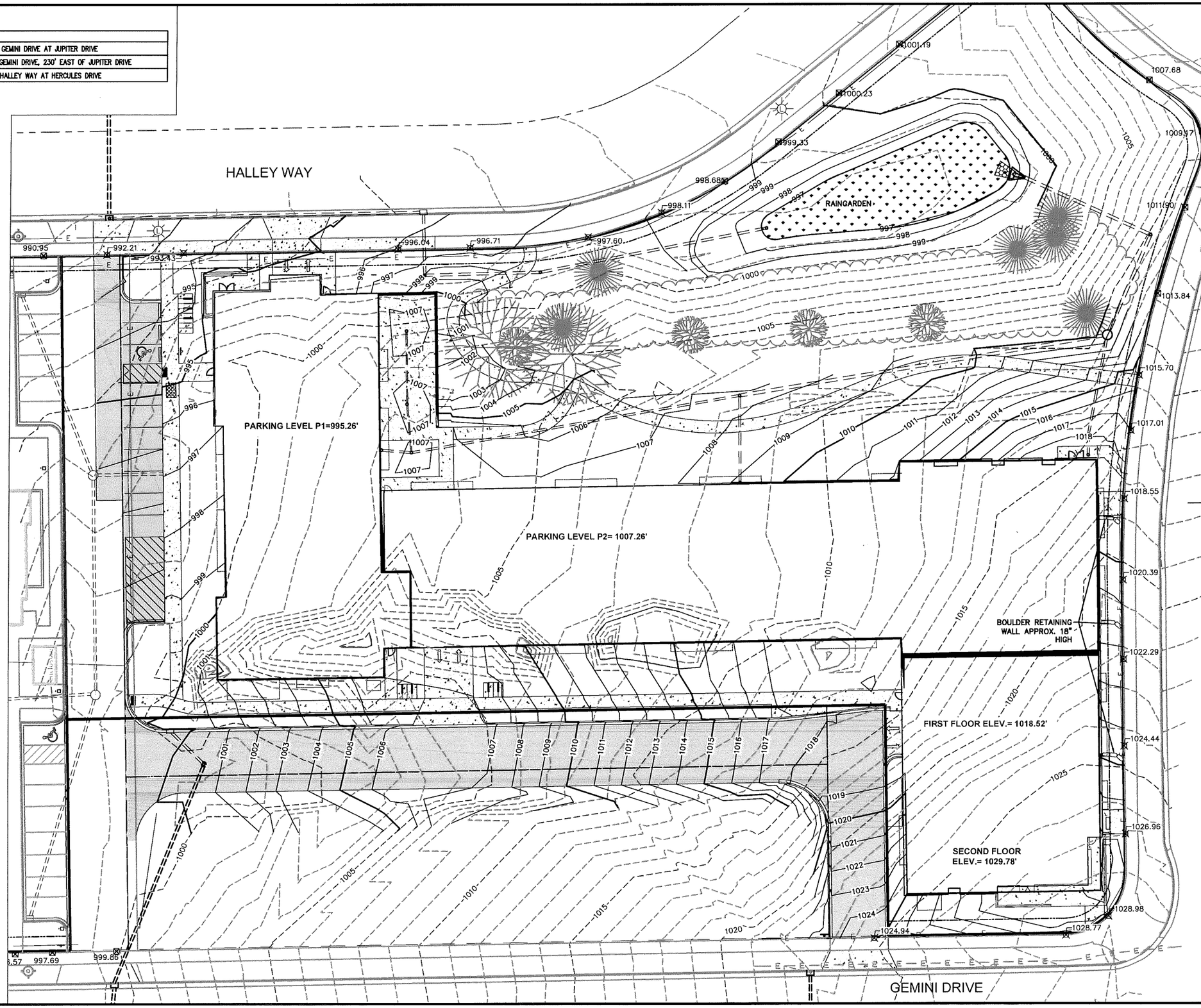
No.	ELEVATION	LOCATION
BENCHMARK 1	991.99'	TOP NUT OF HYDRANT, N.W. CORNER OF GEMINI DRIVE AT JUPITER DRIVE
BENCHMARK 2	999.28'	TOP NUT OF HYDRANT, NORTH SIDE OF GEMINI DRIVE, 230' EAST OF JUPITER DRIVE
BENCHMARK 3	1004.69'	TOP NUT OF HYDRANT N.E. CORNER OF HALLEY WAY AT HERCULES DRIVE

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- - - - - - - EXISTING CONTOUR
——————— PROPOSED CONTOUR



0 20 40 60
SCALE : 1" = 20' (24 X 36)
1" = 40' (11 X 17)

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CAPITOL VIEW AT OAK PARK
GRADING PLAN
5817 HALLEY WAY
MADISON, WISCONSIN

C200

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EROSION CONTROL NOTES

(1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.

(2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.

(3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.

(4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.

(5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL: PERMIT TRACKING WEBSITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.

(6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.

(7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH WISCONSIN DOT TYPE B INLET PROTECTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.

(8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.

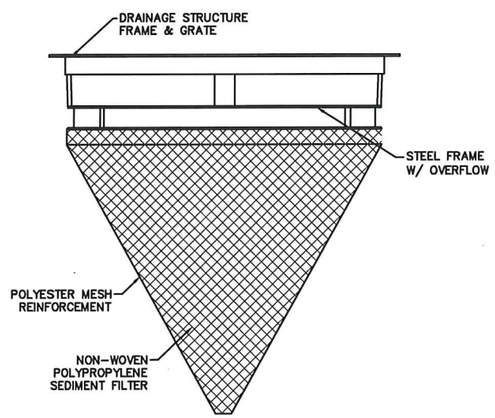
(9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

(10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.

(11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

(12) SEEDING. REFER TO LANDSCAPING PLANS FOR MIXTURE AND APPLICATION REQUIREMENTS.

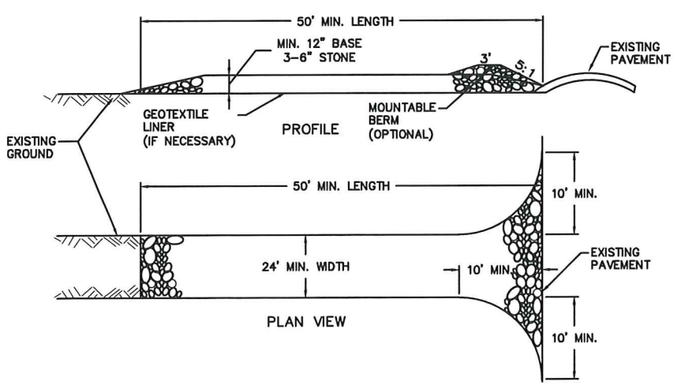
(13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



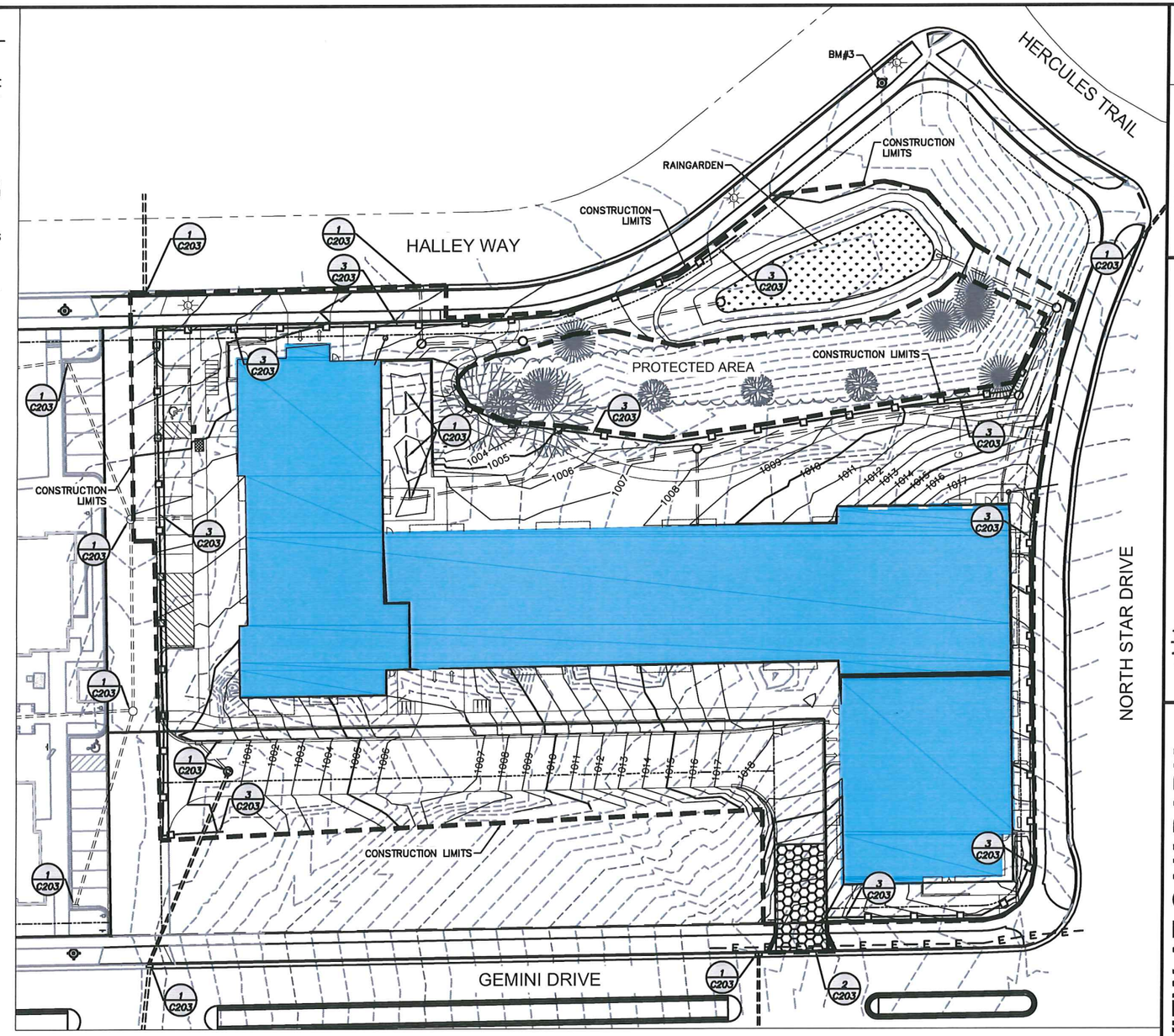
GENERAL NOTES:
FRAME: TOP FLANGE FABRICATED FROM 1¼"X1¼"X⅛" ANGLE. BASE RIM FABRICATED FROM 1½"X½"X⅛" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1¼"X¼" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.

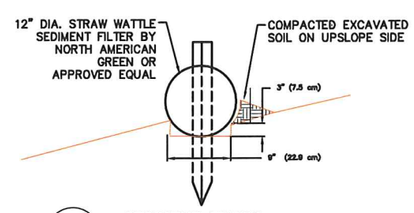
SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL BAND AND LOCK.

1 / C203 CATCH BASIN FILTER INSERT
NTS



2 / C203 STONE TRACKING PAD
NTS





3 / C203 SEDIMENT FILTER
NTS

0 30 60 90
SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

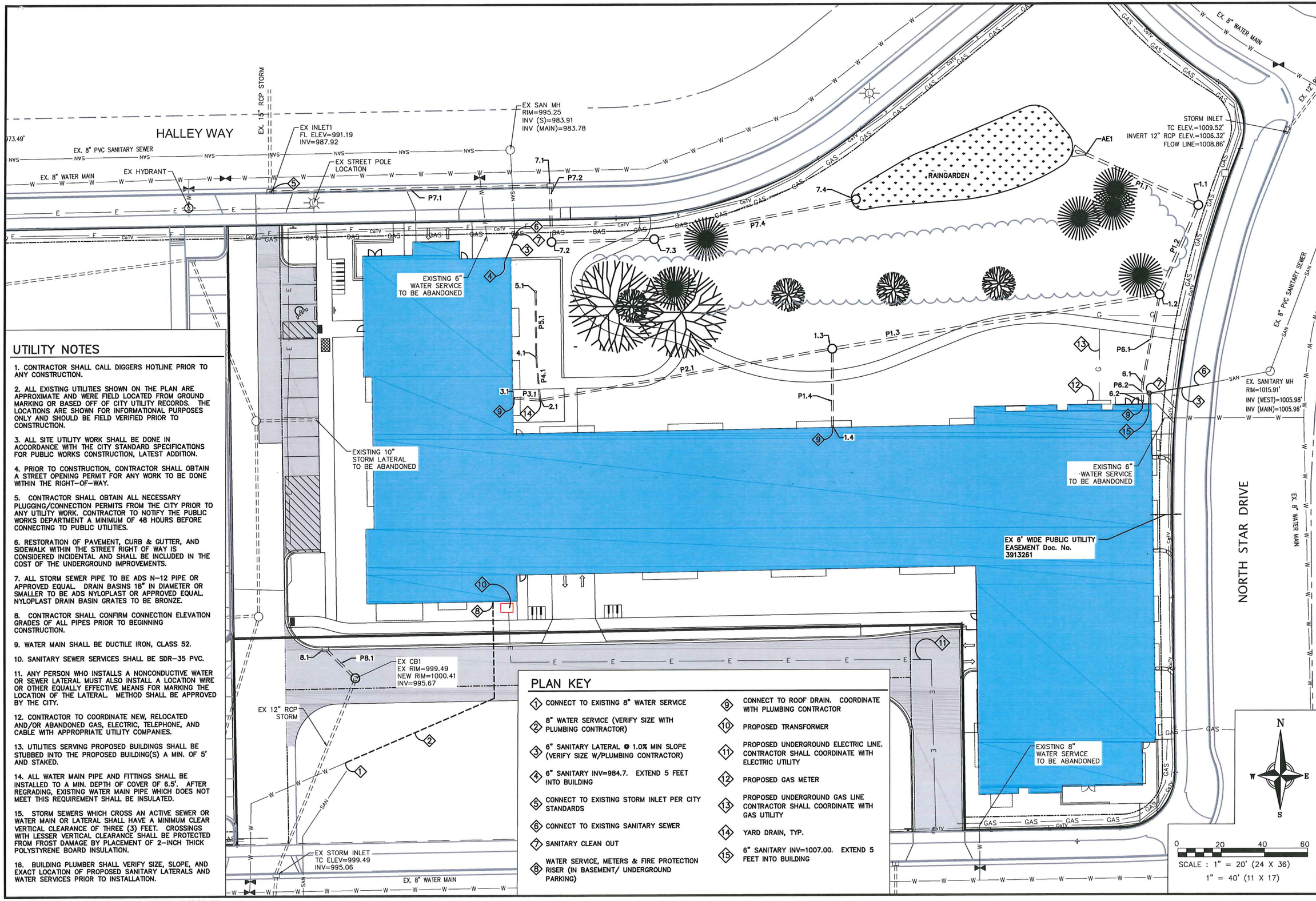
N W E S

ISSUANCE/REVISION	DATE
PLANNING & ZONING SUBMITTAL	04-22-15

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

CAPITOL VIEW AT OAK PARK
EROSION CONTROL PLAN
5817 HALLEY WAY
MADISON, WISCONSIN

C203



UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.

4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.

6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

7. ALL STORM SEWER PIPE TO BE ADS N-12 PIPE OR APPROVED EQUAL. DRAIN BASINS 18" IN DIAMETER OR SMALLER TO BE ADS NYLOPLAST OR APPROVED EQUAL. NYLOPLAST DRAIN BASIN GRATES TO BE BRONZE.

8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.

9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.

10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.

11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.

12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.

13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.

14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.

15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.

16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

1. CONNECT TO EXISTING 8" WATER SERVICE
2. 8" WATER SERVICE (VERIFY SIZE WITH PLUMBING CONTRACTOR)
3. 6" SANITARY LATERAL @ 1.0% MIN SLOPE (VERIFY SIZE W/PLUMBING CONTRACTOR)
4. 6" SANITARY INV=984.7. EXTEND 5 FEET INTO BUILDING
5. CONNECT TO EXISTING STORM INLET PER CITY STANDARDS
6. CONNECT TO EXISTING SANITARY SEWER
7. SANITARY CLEAN OUT
8. WATER SERVICE, METERS & FIRE PROTECTION RISER (IN BASEMENT/ UNDERGROUND PARKING)
9. CONNECT TO ROOF DRAIN. COORDINATE WITH PLUMBING CONTRACTOR
10. PROPOSED TRANSFORMER
11. PROPOSED UNDERGROUND ELECTRIC LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY
12. PROPOSED GAS METER
13. PROPOSED UNDERGROUND GAS LINE CONTRACTOR SHALL COORDINATE WITH GAS UTILITY
14. YARD DRAIN, TYP.
15. 6" SANITARY INV=1007.00. EXTEND 5 FEET INTO BUILDING

ISSUANCE/REVISION	DATE
PLANNING & ZONING SUBMITTAL	04-22-15

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CAPITOL VIEW AT OAK PARK
UTILITY PLAN
5817 HALLEY WAY
MADISON, WISCONSIN

C300

X:\files\1006\Dwg\Design\1006 Utility.dwg | 4/20/2015 8:22:34 AM

STRUCTURE TABLE

STRUCTURE NAME:	SIZE	TOP OF CASTING	PIPES IN:	PIPES OUT	CASTING:
1.1	4-FT DIA. CB	1010.00	P1.2, 15" INV IN =1001.70	P1.1, 15" INV OUT =1000.00	NEENAH R-1550
1.2	4-FT DIA. CB	1011.06	P1.3, 15" INV IN =1001.92 P6.1, 10" INV IN =1007.00	P1.2, 15" INV OUT =1001.92	NEENAH R-1550
1.3	4-FT DIA. CB	1007.28	P2.1, 10" INV IN =1002.86 P1.4, 10" INV IN =1004.85	P1.3, 15" INV OUT =1002.70	NEENAH R-1550
1.4	CONNECT TO ROOF DRAIN	1008.78		P1.4, 10" INV OUT =1005.12	CONNECT TO ROOF DRAIN
2.1	15" BASIN	1006.70	P4.1, 6" INV IN =1004.10 P3.1, 10" INV IN =1003.48	P2.1, 10" INV OUT =1003.47	15" GRATE
3.1	CONNECT TO ROOF DRAIN	1007.23		P3.1, 10" INV OUT =1003.72	CONNECT TO ROOF DRAIN
4.1	8" BASIN	1006.80	P5.1, 6" INV IN =1004.35	P4.1, 6" INV OUT =1004.34	8" GRATE
5.1	8" BASIN	1006.80		P5.1, 6" INV OUT =1004.51	8" GRATE
6.1	10" BASIN	1017.90	P6.2, 10" INV IN =1013.75	P6.1, 10" INV OUT =1011.00	10" GRATE
6.2	CONNECT TO ROOF DRAIN	1018.49		P6.2, 10" INV OUT =1014.00	CONNECT TO ROOF DRAIN
7.1	2X3-FT	995.75	P7.2, 12" INV IN =990.65	P7.1, 12" INV OUT =990.65	NEENAH R-3067
7.2	3-FT DIA. CB	998.05	P7.3, 12" INV IN =990.90	P7.2, 12" INV OUT =990.90	NEENAH R-1550
7.3	3-FT DIA. CB	998.50	P7.4, 12" INV IN =991.34	P7.3, 12" INV OUT =991.34	NEENAH R-1550
7.4	3-FT DIA. CB	997.50		P7.4, 12" INV OUT =992.31	HAALA INDUSTRIES CG36TM
8.1	2X3-FT	1000.23		P8.1, 12" INV OUT =996.95	NEENAH R-3067
AE1	12" RCP A.E.	1000.52	P1.1, 15" INV IN =999.00		-
EX CB1	EX STRUCTURE	1000.41	P8.1, 12" INV IN =996.80		ADJUST CASTING RIM HEIGHT
EX INLET1	EX STRUCTURE	992.56	P7.1, 12" INV IN =988.25		-

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	15"	57'	1.76%	ADS N-12	1000.00'	999.00'
P1.2	15"	45'	0.50%	ADS N-12	1001.92'	1001.70'
P1.3	15"	153'	0.51%	ADS N-12	1002.70'	1001.92'
P1.4	10"	36'	0.76%	ADS N-12	1005.12'	1004.85'
P2.1	10"	137'	0.44%	ADS N-12	1003.47'	1002.86'
P3.1	10"	13'	1.98%	ADS N-12	1003.72'	1003.48'
P4.1	6"	20'	1.20%	ADS N-12	1004.34'	1004.10'
P5.1	6"	30'	0.53%	ADS N-12	1004.51'	1004.35'
P6.1	10"	42'	9.63%	ADS N-12	1011.00'	1007.00'
P6.2	10"	9'	2.99%	ADS N-12	1014.00'	1013.75'
P7.1	12"	130'	1.85%	RCP	990.65'	988.25'
P7.2	12"	26'	0.97%	ADS N-12	990.90'	990.65'
P7.3	12"	48'	0.92%	ADS N-12	991.34'	990.90'
P7.4	12"	95'	1.03%	ADS N-12	992.31'	991.34'
P8.1	12"	20'	0.76%	ADS N-12	996.95'	996.80'

ISSUANCE/REVISION	DATE
PLANNING & ZONING SUBMITTAL	04-22-15

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
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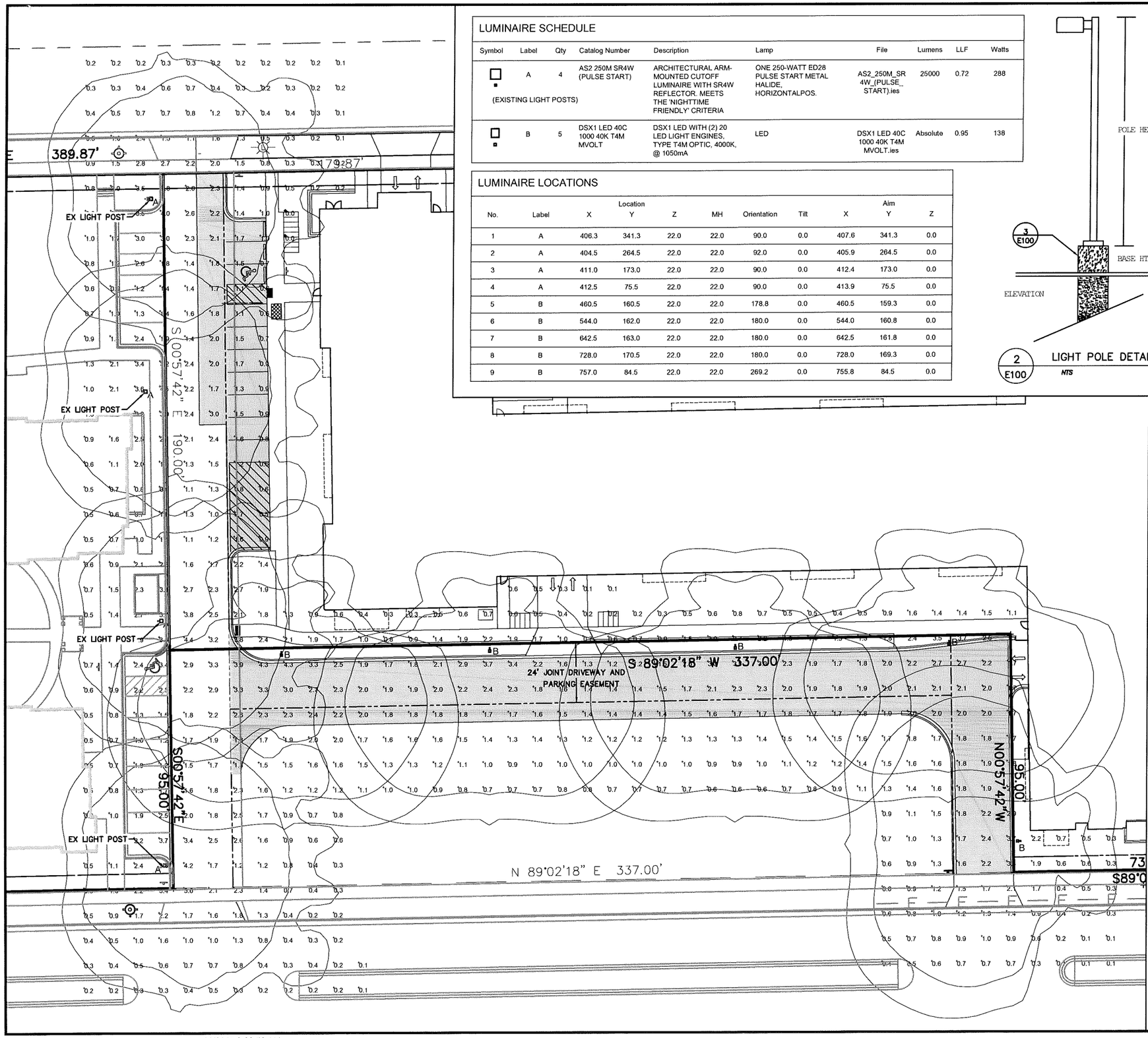
fax (608) 237-2129

CAPITOL VIEW AT OAK PARK
STORM SEWER SCHEDULE
5817 HALLEY WAY
MADISON, WISCONSIN

C301

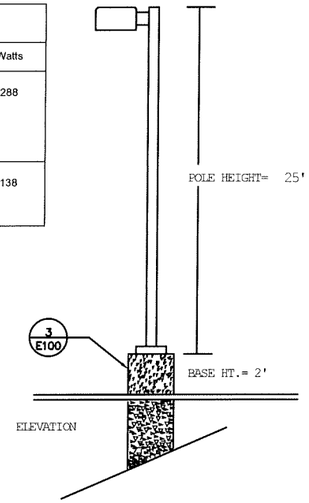


LUMINAIRE SCHEDULE

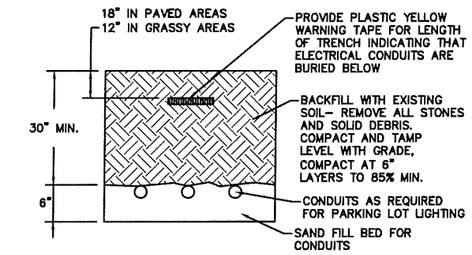
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
(EXISTING LIGHT POSTS)	A	4	AS2 250M SR4W (PULSE START)	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4W REFLECTOR. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 250-WATT ED28 PULSE START METAL HALIDE, HORIZONTALPOS.	AS2_250M_SR 4W_(PULSE_ START).ies	25000	0.72	288
	B	5	DSX1 LED 40C 1000 40K T4M MVOLT	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1050mA	LED	DSX1 LED 40C 1000 40K T4M MVOLT.ies	Absolute	0.95	138

LUMINAIRE LOCATIONS

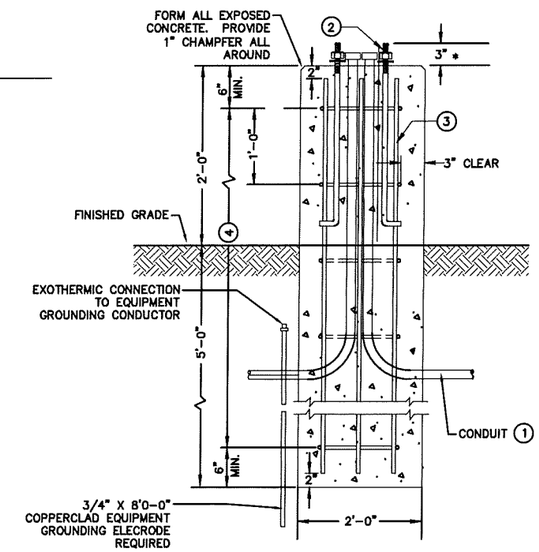
No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	406.3	341.3	22.0	22.0	90.0	0.0	407.6	341.3	0.0
2	A	404.5	264.5	22.0	22.0	92.0	0.0	405.9	264.5	0.0
3	A	411.0	173.0	22.0	22.0	90.0	0.0	412.4	173.0	0.0
4	A	412.5	75.5	22.0	22.0	90.0	0.0	413.9	75.5	0.0
5	B	460.5	160.5	22.0	22.0	178.8	0.0	460.5	159.3	0.0
6	B	544.0	162.0	22.0	22.0	180.0	0.0	544.0	160.8	0.0
7	B	642.5	163.0	22.0	22.0	180.0	0.0	642.5	161.8	0.0
8	B	728.0	170.5	22.0	22.0	180.0	0.0	728.0	169.3	0.0
9	B	757.0	84.5	22.0	22.0	269.2	0.0	755.8	84.5	0.0



2 E100 LIGHT POLE DETAIL
NTS



1 E100 CONDUIT TRENCH DETAIL
NTS



1. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE AND INSTALLED BELOW THE TRAVELED WAY SHALL BE 24 INCHES. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE THAT IS NOT INSTALLED BELOW THE TRAVELED WAY SHALL BE 18 INCHES. THE MAXIMUM DEPTH OF ALL CONDUIT SHALL BE 36 INCHES EXCEPT WITH WRITTEN APPROVAL BY THE ENGINEER.
2. ANCHOR BOLTS PER MANUFACTURER'S INSTRUCTIONS
3. (6) NO.4 X 4'-8" BAR STEEL REINFORCEMENT.
4. (5) NO.4 X 5'-1" BAR STEEL REINFORCEMENT @ 1'-0" C-C.

3 E100 CONCRETE BASE DETAIL
NTS

N
W E
S

0 20 40 60
SCALE : 1" = 20' (24 X 36)
1" = 40' (11 X 17)

ISSUANCE/REVISION	DATE
PLANNING & ZONING SUBMITTAL	04-22-15

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
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CAPITOL VIEW AT OAK PARK
LIGHTING PLAN
5817 HALLEY WAY
MADISON, WISCONSIN

E100

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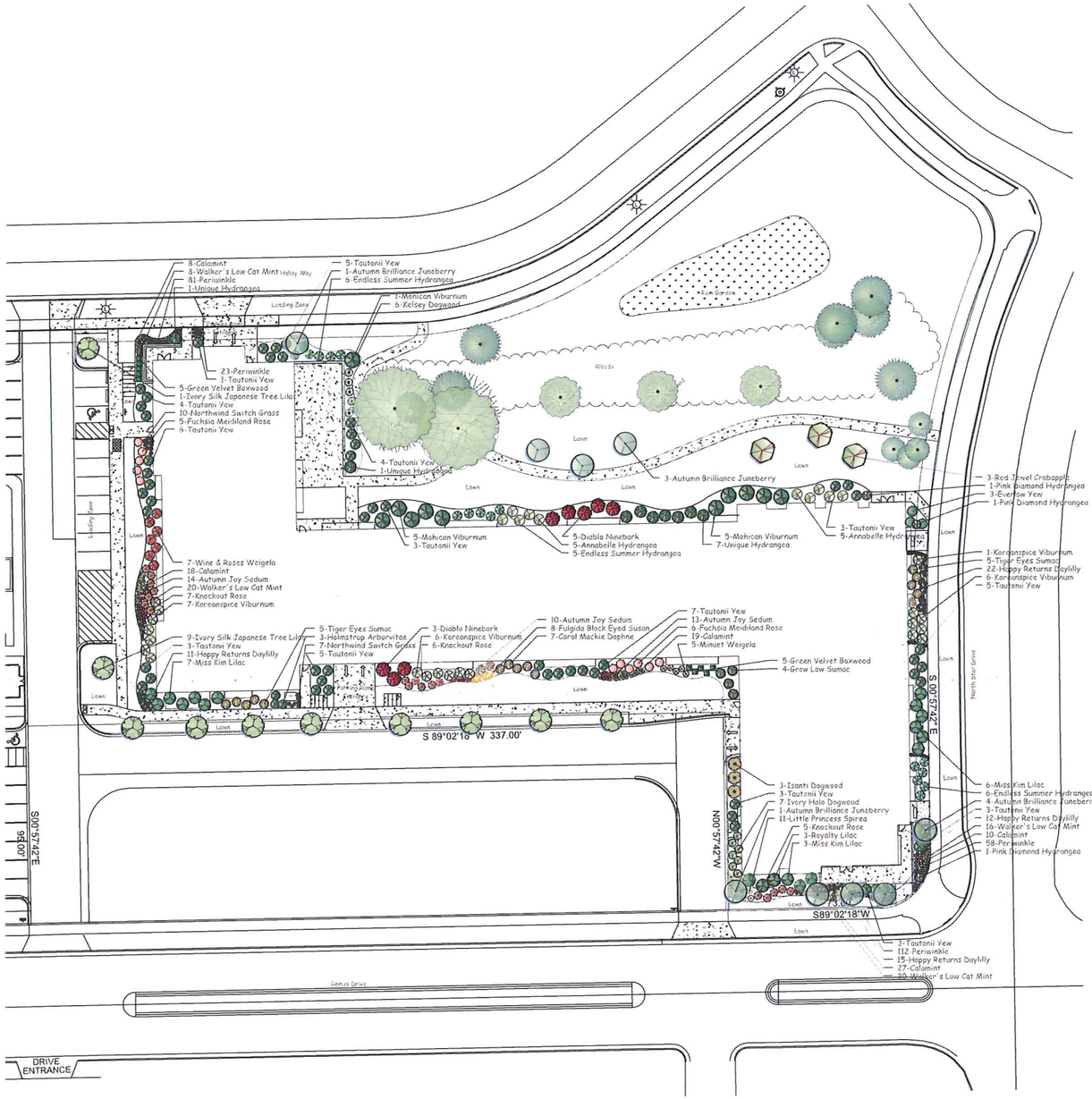


PLANT LIST					
Latin Name	**Common Name**	**Quantity**	**Scheduled Size**	**Points Per Plant**	**Total Points**
Existing Plants					
	Existing Overstory Trees	10		35	350
	Existing Evergreen Trees	7		15	105
				Existing Points:	**455**
Proposed Plants					
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry	9	2in BB	15	135
Buxus x sempervirens 'Green Velvet'	Green Velvet Boxwood	10	#2	3	30
Calamintha nepeta 'Montrose White'	Calamint	82	4.5in Pot	2	164
Cornus alba 'Baihalo'	Ivory Halo Dogwood	7	18-24in	2	14
Cornus sericea 'Isanti'	Isanti Dogwood	3	2-3ft	2	6
Cornus sericea 'Kelseyi'	Kelsey Dogwood	6	3-4ft	2	12
Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	7	12-15in	2	14
Hemerocallis 'Happy Returns'	Happy Returns Daylilly	60	4.5in Pot	2	120
Hydrangea 'Endless Summer'	Endless Summer Hydrangea	17	#1 Grade	2	34
Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea	10	#1 Grade	2	20
Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea	3	18in	2	6
Hydrangea paniculata 'Unique'	Unique Hydrangea	9	2ft	2	18
Malus 'Red Jewel'	Red Jewel Crabapple	3	2in BB	15	45
Nepeta x faassenii 'Walker's Low'	Walker's Low Cat Mint	64	4.5in Pot	2	128
Panicum virgatum 'Northwind'	Northwind Switch Grass	17	1 Gal	2	34
Physocarpus opulifolius 'Diablo'	Diablo Ninebark	8	2-3ft	2	16
Rhus aromatica 'Grow Low'	Grow Low Sumac	4	15-18in	2	8
Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	10	2-3ft	2	20
Rosa 'Knockout'	Knockout Rose	18	2 Gal	2	36
Rosa 'Meidiland Fuchsia'	Fuchsia Meidiland Rose	11	2 Gal	2	22
Rudbeckia fulgida var. fulgida	Fulgida Black Eyed Susan	8	4.5in Pot	2	16
Sedum 'Autumn Joy'	Autumn Joy Sedum	37	4.5in Pot	2	74
Spiraea japonica 'Little Princess'	Little Princess Spirea	11	15-18in	2	22
Syringa 'Miss Kim'	Miss Kim Lilac	16	2-3ft	2	32
Syringa 'Royalty'	Royalty Lilac	3	3-4ft	2	6
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	10	2in BB	15	150
Taxus x media 'Everlow'	Everlow Yew	3	#5	3	9
Taxus x media 'Tautonii'	Tautonii Yew	55	#5	3	165
Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3	#15	5	15
Viburnum carlesii	Koreanspice Viburnum	20	#5	2	40
Viburnum lantana 'Mohican'	Mohican Viburnum	11	3ft	2	22
Vinca minor	Periwinkle	274	2.5in Pot	0	0
Weigela florida 'Minuet'	Minuet Weigela	5	12in	2	10
Weigela florida 'Wine and Roses'	Wine & Roses Weigela	7	2ft	2	14
				Proposed Points:	**1457**
				Total Points:	**1912**

General Notes

1. All plant beds to be edged with aluminum or steel edging.
2. Plant beds to be mulched with 3" of double shredded hardwood bark mulch.
3. All trees in lawn areas to recieve a 6' diameter shredded hardwood mark mulch. Dish mulch at tree trunk to avoid contact with the tree.
4. Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.
5. 53,700 total square feet of developed area (impervious area) divided by 300 equals 179landscape unites required.
6. 179 landscape units required times 5 points per unit equals 895 total points required.

LANDSCAPE ARCHITECTURE, LLC
Artistic Landscape Design and Project Management
Phone: 608.798.1840
www.landscapearc.com
P.O. Box 56225 Madison, Wisconsin 53705

2014 Total Landscape Care landscaper of the Year finalist

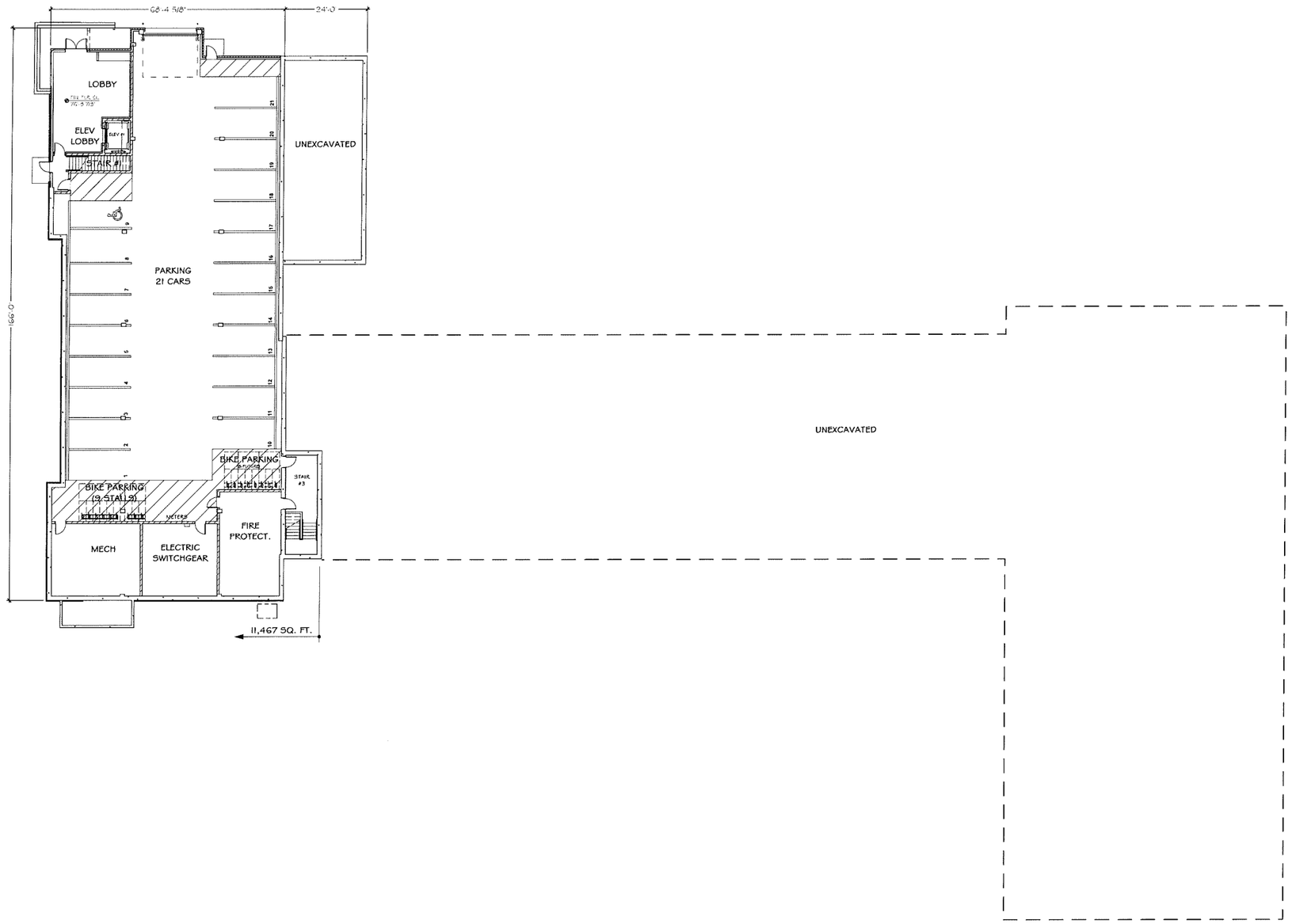
LANDSCAPE PLAN UDC Submittal

CAPITOL VIEW AT OAK PARK

MADISON, WISCONSIN

NORTH

SCALE	1"= 30'
DATE	10-20-13
DESIGN	jch
REVISION	11-4-13
	4-22-15
	L-100



OVERALL PI FLOOR PLAN

SCALE: 1/16" = 1'-0"

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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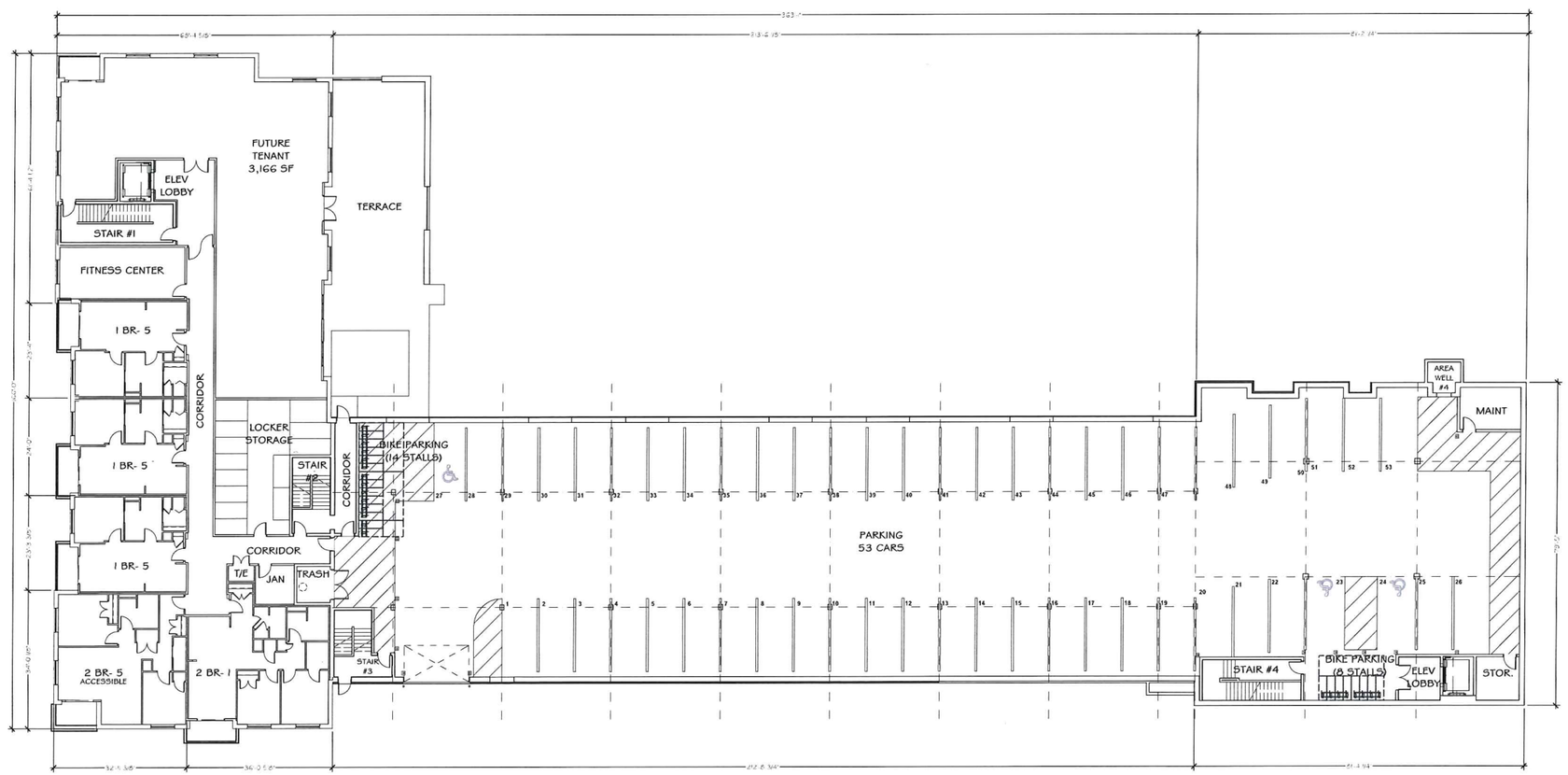
Capitol View at Oak Park
MADISON WISCONSIN

OVERALL PI FLOOR PLAN

Drawn By:	D DUEWEL
Architect:	M KRUSER
Date:	04-21-2015
Scale:	AS NOTED
Job Number:	12-100

SHEET NUMBER

A1.0



PARKING LEVEL TWO

SCALE: 1/16" = 1'-0"

REVISED MAY 15, 2015

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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Capitol View at Oak Park

Madison Wisconsin

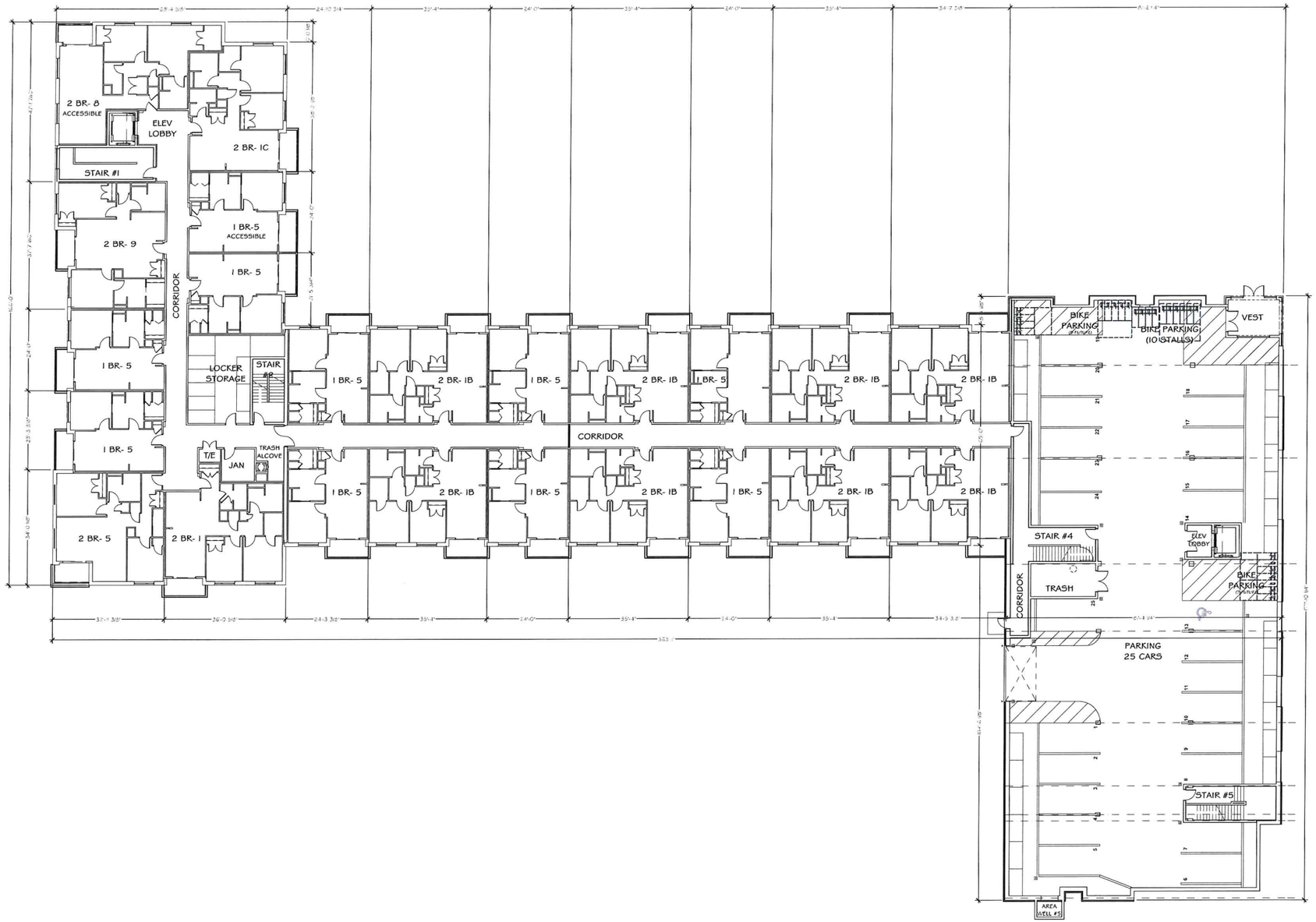
OVERALL P2 PLAN

Drawn By:	D. Diener
Architect:	Mark Knutson
Date:	05/14/2015
Scale:	AS NOTED
Job Number:	12-100

SHEET NUMBER

A2.0

Thursday, May 14, 2015 12:59 PM



OVERALL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

REVISED MAY 15, 2015

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION

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Phone: (608) 254-6181 Fax: (608) 254-2139

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Capitol View at Oak Park

Madison Wisconsin

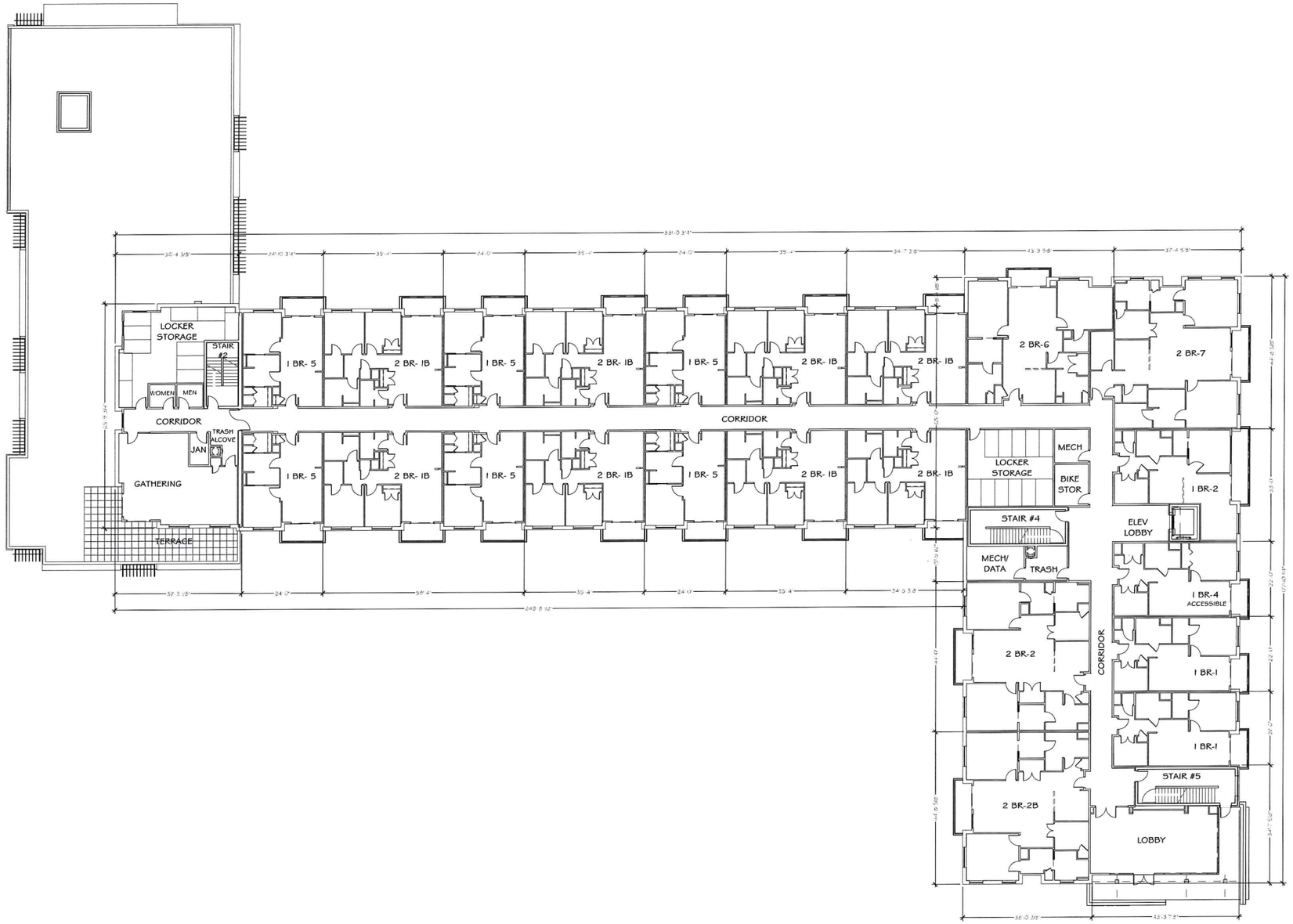
OVERALL FIRST FLOOR PLAN

Drawn By:	D. Diewer
Architect:	Mark Kaveor
Date:	05/14/2015
Scale:	AS NOTED
Job Number:	12-100

SHEET NUMBER

A3.0

Thursday, May 14, 2015 12:59 PM



OVERALL SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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PRELIMINARY PLANS NOT FOR CONSTRUCTION

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Capitol View at Oak Park

Madison Wisconsin

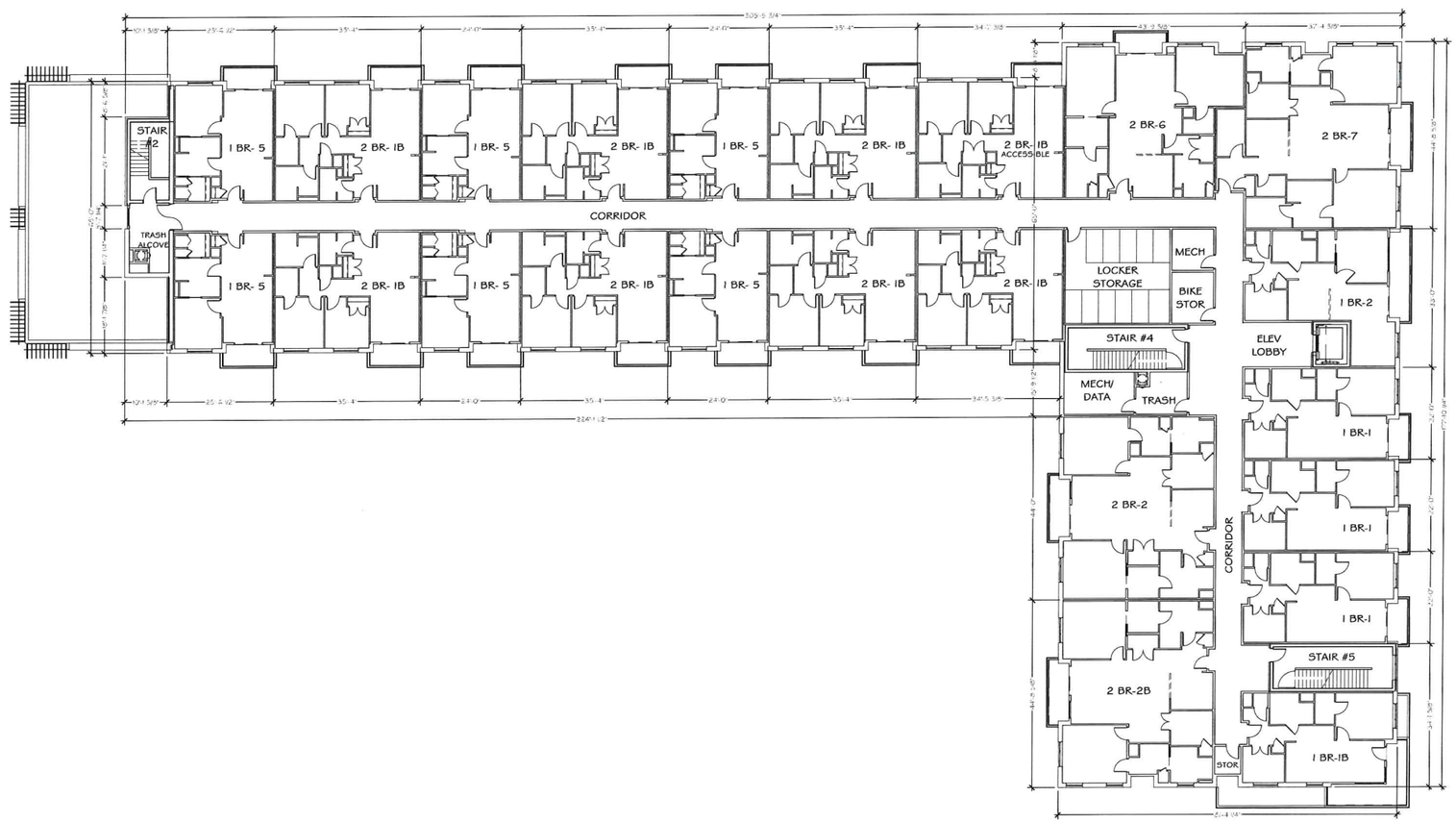
OVERALL SECOND FLOOR PLAN

Drawn By:	D. Stiewel
Architect:	Mark Kinsor
Date:	05/14/2015
Scale:	AS NOTED
Job Number:	12-100

SHEET NUMBER

A4.0

Thursday, May 14, 2015 12:59 PM O:\2012 Projects\12-100 AH-DREMBLE-CAPOPLNS\PLN-BPR-BACKUP\12-100 NEW Floor Plans.pln



OVERALL THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

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Capitol View at Oak Park

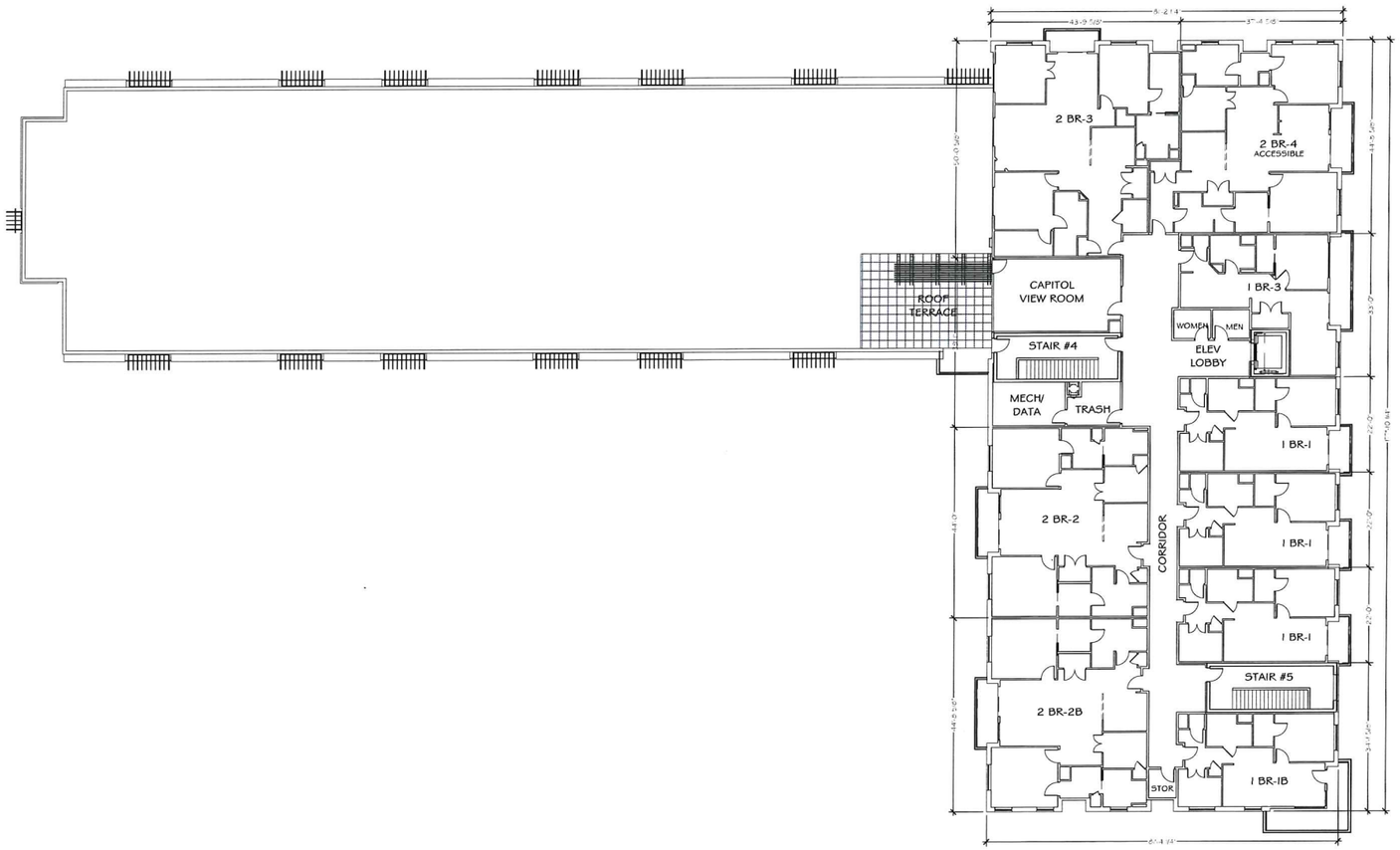
Madison Wisconsin

OVERALL THIRD FLOOR PLAN

Drawn By:	D. Diewer
Architect:	Mark Kinnor
Date:	05/14/2015
Scale:	AS NOTED
Job Number:	12-100

SHEET NUMBER

A5.0



OVERALL FOURTH FLOOR

SCALE: 1/16" = 1'-0"

REVISED MAY 15, 2015

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Capitol View at Oak Park

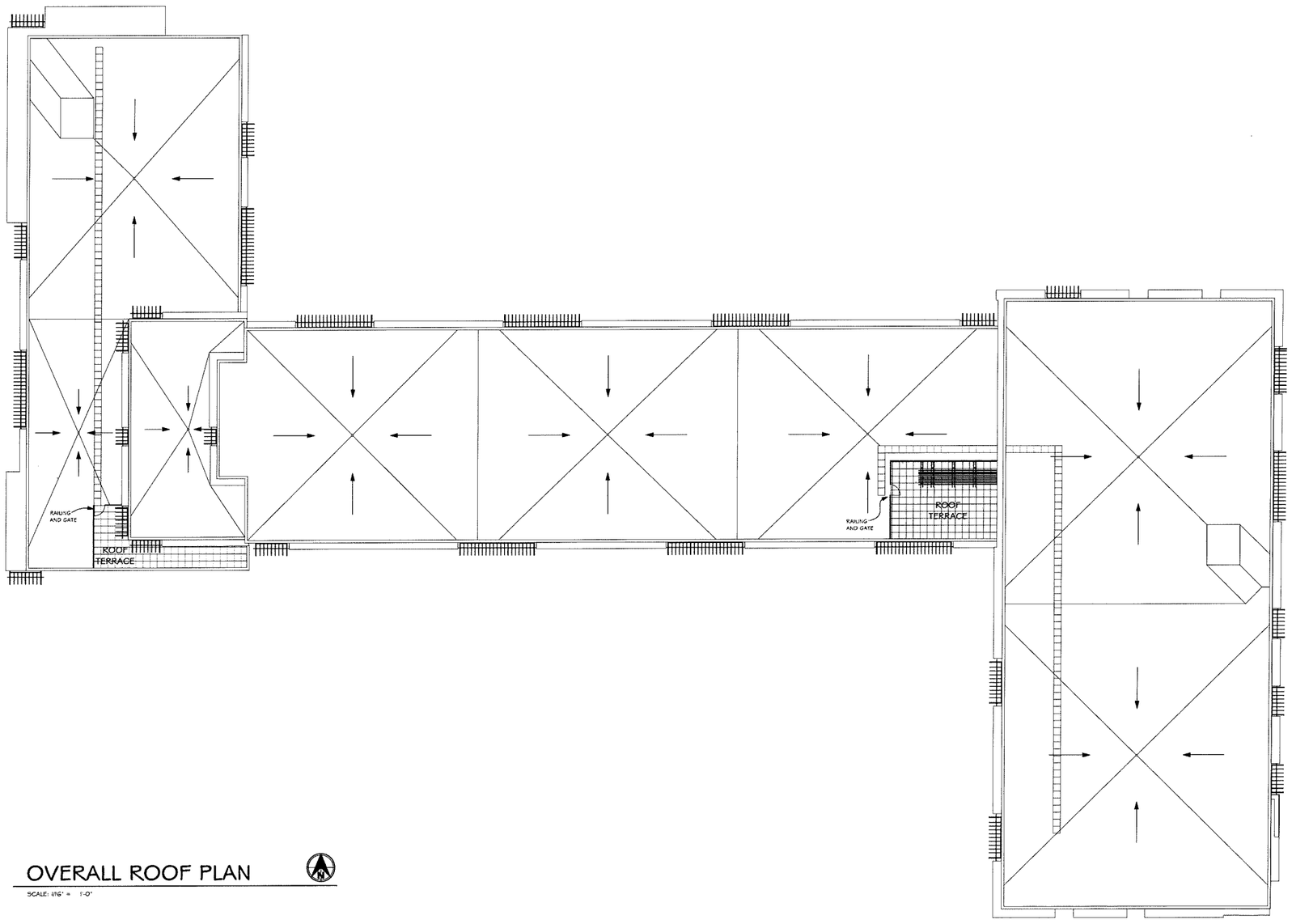
Madison Wisconsin

OVERALL FOURTH FLOOR PLAN

Drawn By:	G. Dieter
Architect:	Mark Kramer
Date:	05/14/2015
Scale:	AS NOTED
Job Number:	12-100

SHEET NUMBER

A6.0



OVERALL ROOF PLAN

SCALE: 1/16" = 1'-0"

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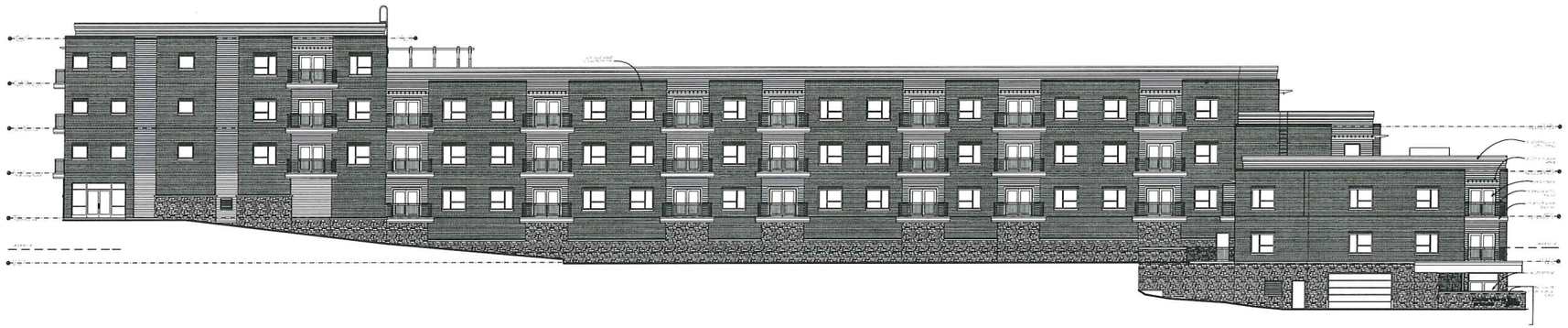
Capitol View at Oak Park
MADISON WISCONSIN

OVERALL ROOF PLAN

Drawn By:	D DLEWEL
Architect:	M SELSER
Date:	04-21-2015
Scale:	AS NOTED
Job Number:	12-100

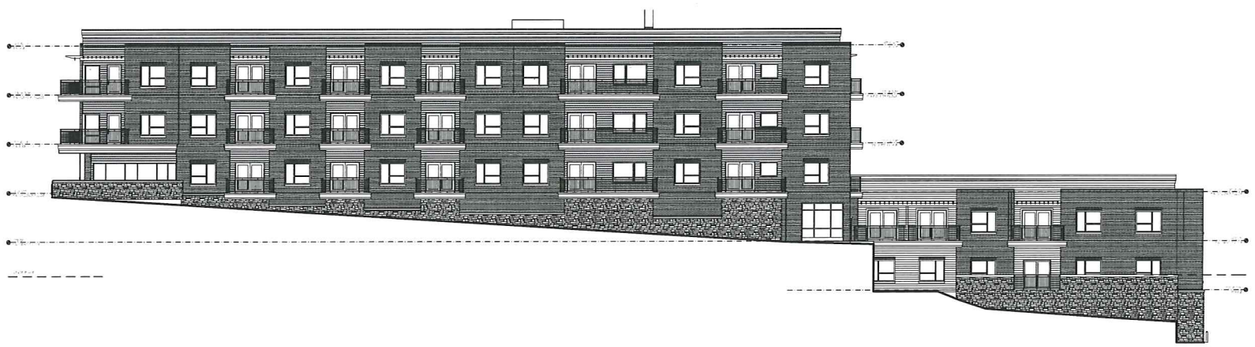
SHEET NUMBER
A7.0

Monday, April 20, 2015 10:17 AM



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

REVISED MAY 15, 2015

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Capitol View at Oak Park

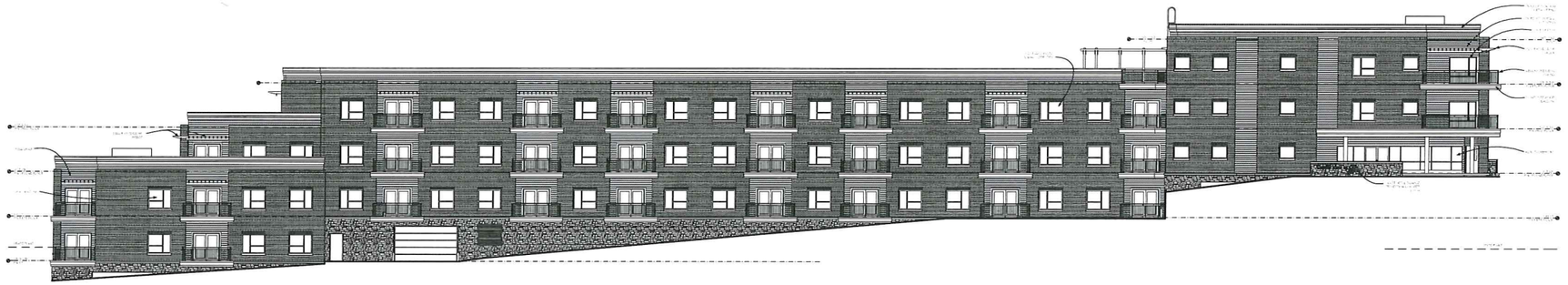
Madison Wisconsin

ELEVATIONS

Drawn By:	G. Stickel
Architect:	Mark Kinder
Date:	05/14/2015
Scale:	AS NOTED
Job Number:	12-100

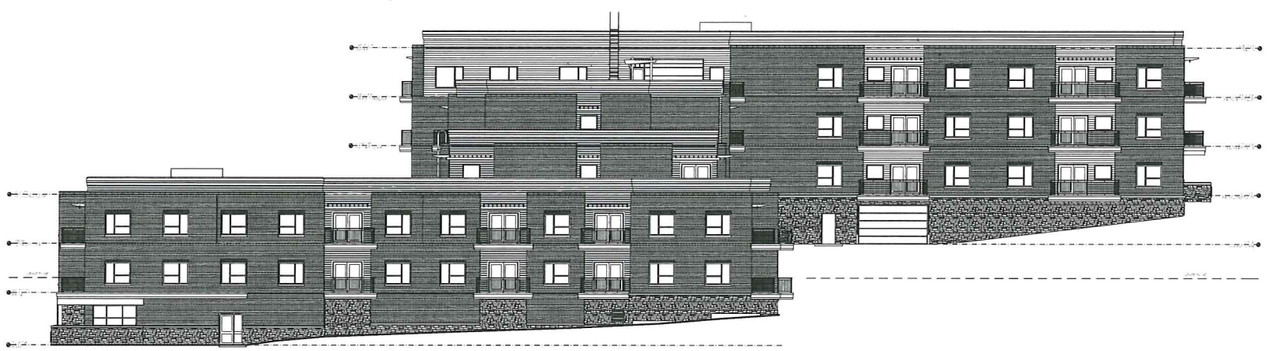
SHEET NUMBER

A11.0



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

REVISED MAY 15, 2015

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Capitol View at Oak Park

Madison Wisconsin

ELEVATIONS

Drawn By:	D. Dickel
Architect:	Mark Kayser
Date:	05/14/2015
Scale:	AS NOTED
Job Number:	12-100

SHEET NUMBER

A11.1

Thursday, May 14, 2015 12:59 PM G:\2012 Projects\12-100-AFFORDABLE\CNDD\PLNS\PLN - BPN - BACKUP\12-100 NEW Floor Plans.pln

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VIEW ALONG NORTH STAR DRIVE

Capitol View at Oak Park, Madison, WI

November 4, 2013

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ENTRY AT NORTH STAR DRIVE

Capitol View at Oak Park, Madison, WI

November 4, 2013

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South View

Capitol View at Oak Park, Madison, WI

April 16, 2015

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ENTRY AT HALLEY WAY

Capitol View at Oak Park, Madison, WI

April 16, 2015

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