



Location  
719 Jupiter Drive & 5801 Halley Way

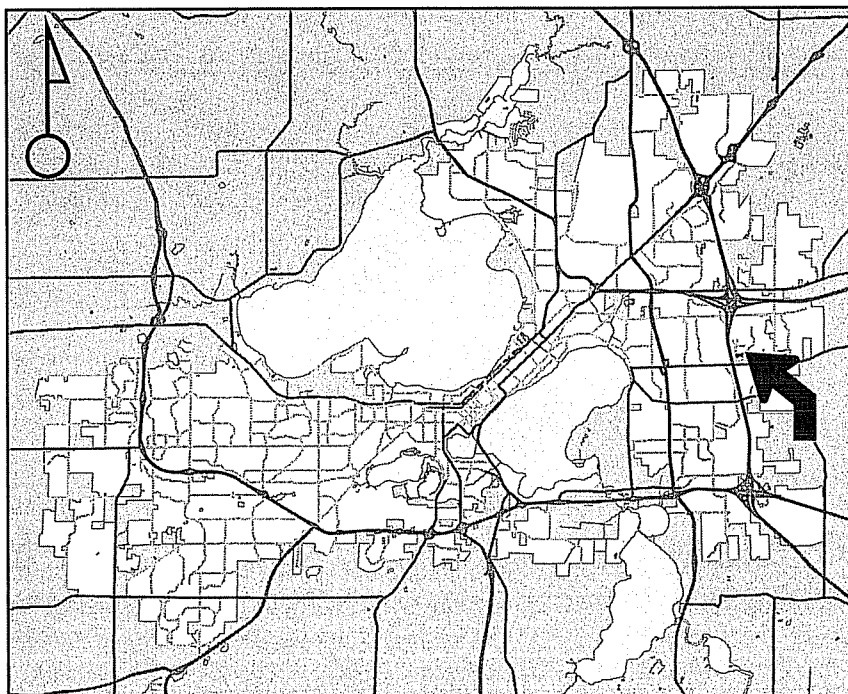
Applicant  
Scott Frank - Oak Park II/  
Jim Klett - Eppstein Uhen Architects

From: PUD(GDP) To: PUD(SIP)

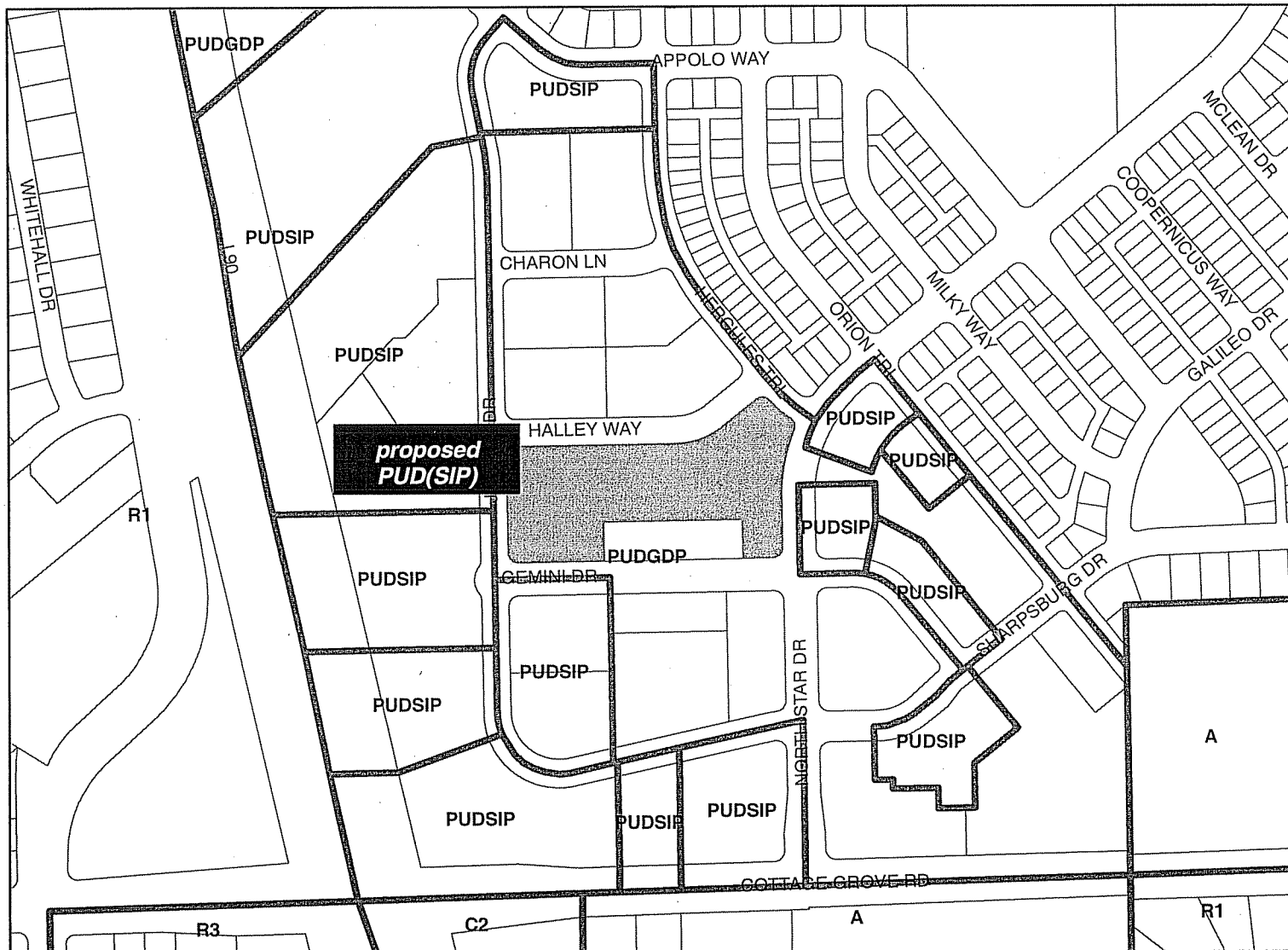
Existing Use  
Vacant Land

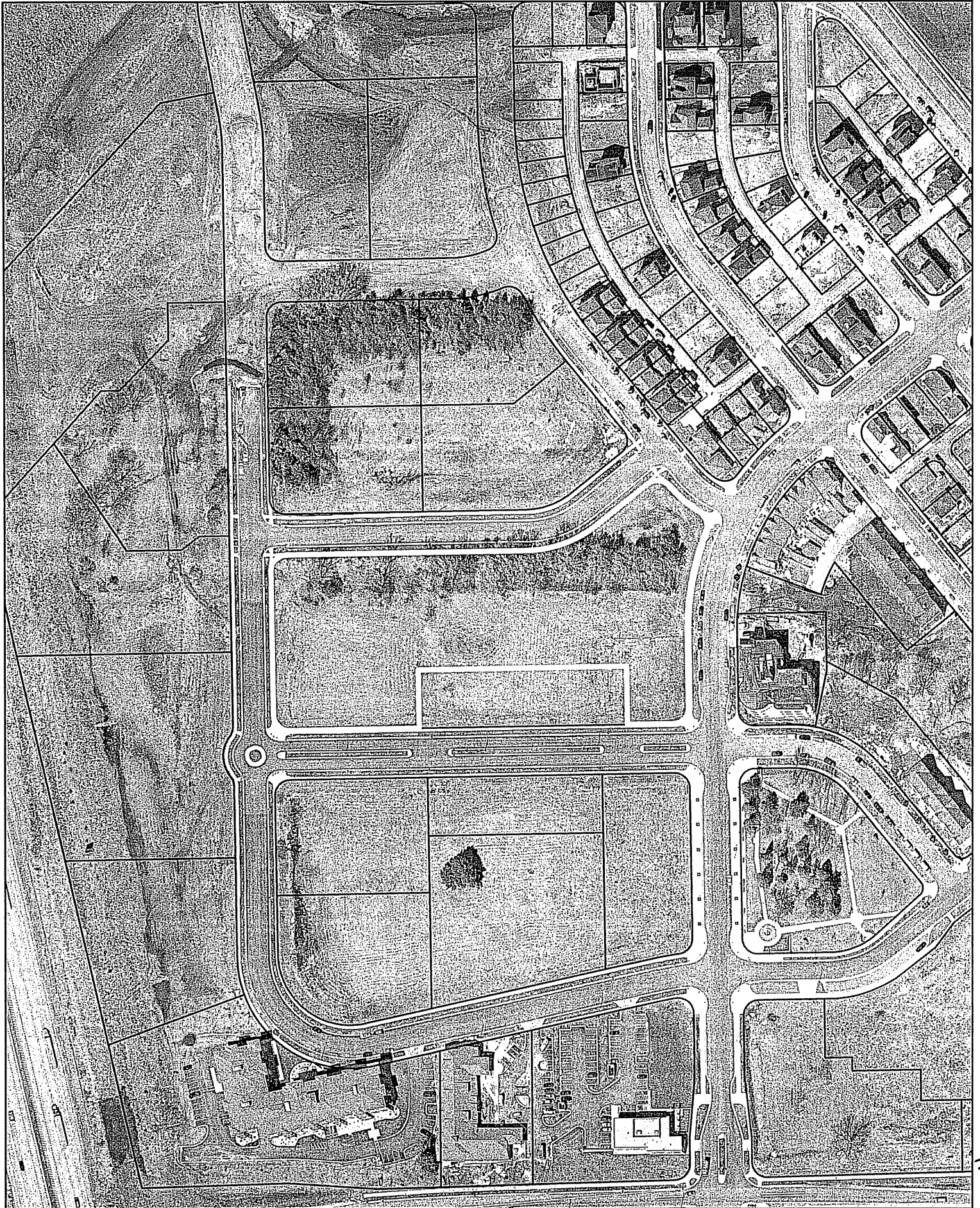
Proposed Use  
Construct Senior Oriented Assisted  
Living, CBRF & Condominiums

Public Hearing Date  
Plan Commission  
15 October 2007  
Common Council  
06 November 2007



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





**LAND USE APPLICATION  
Madison Plan Commission**

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

**FOR OFFICE USE ONLY:**

Amt. Paid 1800 - Receipt No. 8460  
Date Received 8/15/07  
Received By SLK / MWT  
Parcel No. 0710-112-1701-7  
Aldermanic District 3 - CNAK  
GQ PUD-GDP  
Zoning District PUD-GDP  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP N/A Legal Descript.   
Plan Sets  Zoning Text   
Alder Notification  Waiver   
Ngrbrd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
Date Sign Issued \_\_\_\_\_

1. Project Address: 719 JUPITER DR. 1/2 5801 HALLEY WAY Project Area in Acres: 3.7

Project Title (if any): OAK PARK II - ASSISTED LIVING & CONDOMINIUMS

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_       Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP       Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use       Demolition Permit       Other Requests (Specify): \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant's Name: SCOTT FRANK Company: OAK PARK II  
Street Address: 7806 BETSY LANE City/State: VERONA, WI Zip: 53593  
Telephone: (608) 833-1713 Fax: ( ) Email: FRANKLYNN@AOL.COM

Project Contact Person: JIM KLETT Company: EPPSTEIN UHEN ARCHITECTS  
Street Address: 333 E. CHICAGO City/State: MILW., WI Zip: 53202  
Telephone: (414) 291-8164 Fax: ( ) Email: JIMK@EUA.COM

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEVELOPMENT OF OLDER ADULT CAMPUS INCLUDING ASSISTED LIVING, CBRF AND CONDOMINIUMS.

Development Schedule: Commencement NOV, 2007 Completion MAY, 2009

CONTINUE →

**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$ 1800 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of GRANDVIEW COMMONS Plan, which recommends:

MULTIFAMILY AND SEMI-GR RELATED SERVICE for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30 days** prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

ALD. CNARE 8-1-07, GRANDVIEW COMMONS 7-12-07

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff, note staff persons and date.

Planner AL MARTIN Date 7-19-07 Zoning Staff DAT MEETING Date 7-26-07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name JAMES A. KLETT, AIA Date 8-15-07

Signature [Signature] Relation to Property Owner OWNERS ARCHITECT

Authorizing Signature of Property Owner MR. SCOTT FRANK Date 8-14-07

OAK PARK II

**ZONING TEXT GDP/SIP**  
Oak Park II  
719 North Jupiter Drive  
Madison, Wisconsin

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of older adult campus including assisted living, CBRF and condominiums.
- B. **Permitted Uses:**
  - 1. Those that are stated as permitted uses in R-6 zoning district including parking, condominiums, assisted living, and memory care.
  - 2. Uses accessory to permitted uses as listed above
  - 3. Other uses listed here.
- C. **Lot Area:** As stated in Exhibit A, attached hereto
- D. **Floor Area Ratio:**
  - 1. Maximum floor are ratio as shown on attached plans
  - 2. Maximum building height shall be as shown on approved plans
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans
- G. **Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans
- H. **Lighting:** Site lighting will be provided as shown on approved plans
- I. **Signage:** Signage will be allowed as per Chapter 31 sign code
- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances. Similar to R-6 zoning district
- K. **Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the 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.

**Oak Park II-Grandview Commons**

8/14/2007

Unit Count

1 Acre = 43,560SF

F1 Building-Condos	
2 FL	10
3 FL	14
4 FL	14
5 FL	6
<hr/>	
	44 Units

Site Data-F1, F4-Condo:	S.F.	Acres	%
Site Area	99,232	2.28	100
Footprint Area	40,072	0.92	41
Paved Area	6,352	0.14	6
Green Area	52,808	1.22	53

F4 Building-Condos	
1 FL	5
2 FL	6
3 FL	6
<hr/>	
	17 Units
F1,F4 Total	61 Units

Site Data F3 MC/AL	S.F.	Acres	%
Ste Area	67,146	1.54	100
Footprint Area	30,271	0.69	45
Paved Area	10,260	0.24	15
Green Area	26,615	0.61	40

F3 Building-MC	
2	25
<hr/>	
	25 Units
F3 Building-AL	
2	11
3	22
<hr/>	
	33 Units
F3 Total	58 Units

Building Areas	Residential	Parking	Total
F1-Condos	88,579	30,995	119,574
F4-Condos	37,944	13,089	51,033
F3-MC/AL	65,723	19,436	85,159
Totals	192,246	63,520	255,766

Grand Total 119 Units

Density  
119 Units/3.82 Ac = 31 Units/Acre

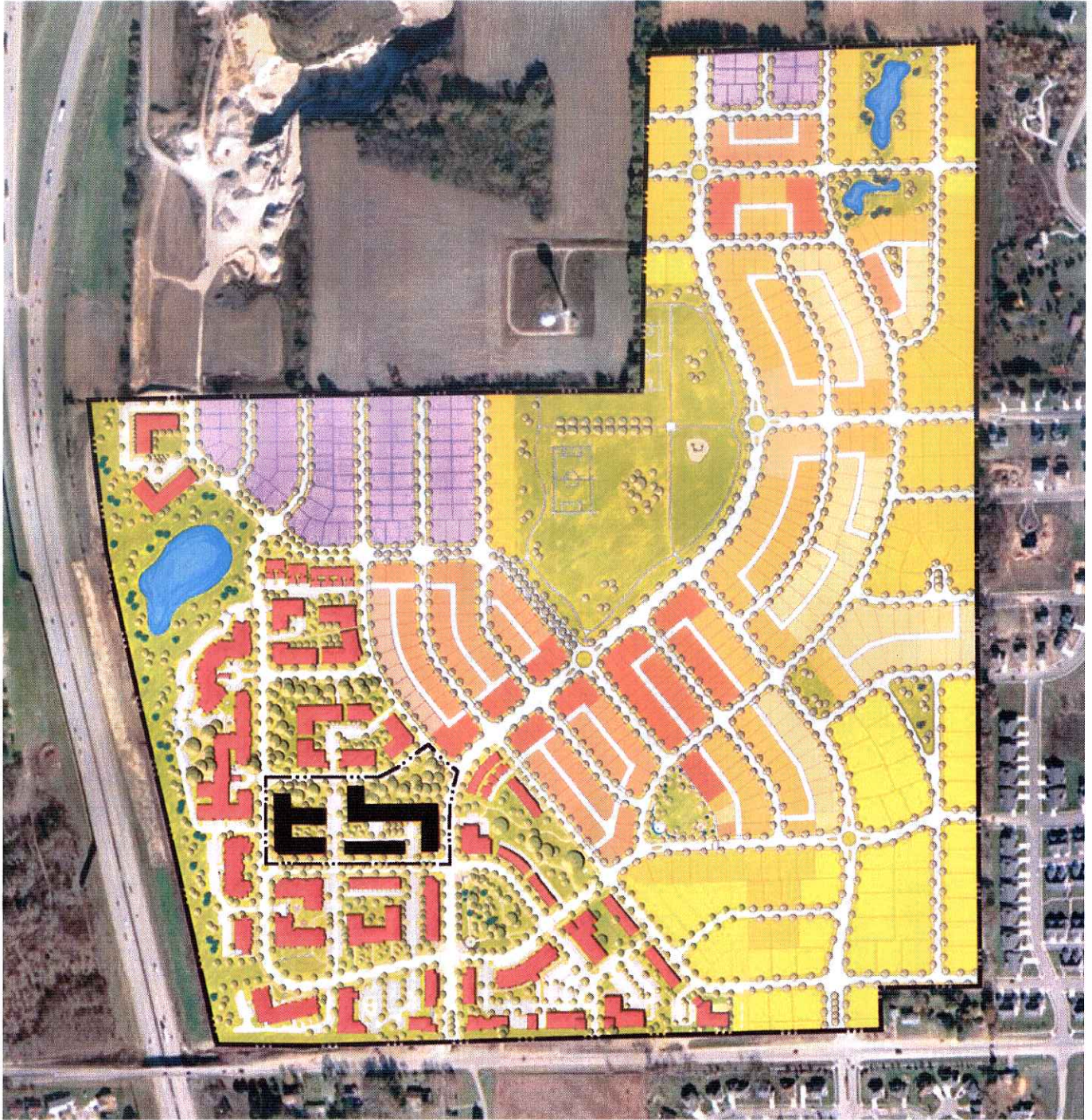
Parking Count

F1 Building	Covered	Surface
1 FL	54	
2 FL	14	
<hr/>		
	68	

F4 Building		
B FL	24	5
Sub Total	92	5

F3 Building		
B FL	28	17

Grand Total 120 22



SENIOR CONDO  
PROJECT -  
BUILDINGS "F1" + "F4"

## OAK PARK CAPITOL CONDOS

### Letter of Intent

To: The City of Madison Plan Commission

Oak Park Capitol Condos located in Grandview Commons is a age restricted market rate condominium to be marketed toward older adults. The density of 61 condominium units is consistent with the GDP for the F1 & F4 properties. The proposal conforms to both the Grandview Commons overall development plan & the Town Center plan. We have met with the ARC committee at Veridian over the past couple of months and they have given their approval of the design. Our proposal calls for 2-buildings; F1 a forty-four (44) unit and F4 a seventeen unit (17) building. The goal of the project is to offer a quality constructed and architecturally interesting housing alternative for older adults in this part of Madison.

1. The name of the project: Oak Park Capitol Condos
2. Construction schedule: Spring 2008 – Phase I (Building F1)
3. Description of existing conditions: Vacant infill lots in multi-family area of Grandview Commons
4. Owner: Jupiter Drive Investors, LLC – Contact: Scott Frank
5. Contractor: To be determined
6. Architect: Eppstein Uhen Architects, Inc. – Contact: James Klett, AIA
7. Landscape Architect: Landscape Architecture Contact: Joe Hanauer
8. Civil Engineer: Professional Engineering – Contact: Roxanne Johnson
9. Owner Representative: Scott Frank, Oak Park
10. Marketing Coordinator: Marthe Jones, Oak Park
11. Uses of Building: Luxury condominiums ranging in the size from 1,400 SF to 2,000 SF. All units will have at least 2 BR and 2 baths. The project will have two phases F1 and F4 buildings. Covered parking for 98 cars will be provided. Common amenities include a club room with outdoor patio, fitness room, secure storage and a conference area.
12. Total footprint area of each building:
  - a. F1 unit building = 30,995 SF
  - b. F4 unit building = 13,089 SF
13. Square footage (acreage) of the site: 2.28 acres – 99,232 SF
14. Total number of dwelling units = 61 (44 unit building) & (17 unit building)
15. Number of bedrooms per unit = 2
16. Bedrooms per building:
  - a. F1 building = 88
  - b. F2 building = 34
17. Trash Removal: Each unit owner will take their trash to a central collection point 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; therefore no equipment will be stored at the property.



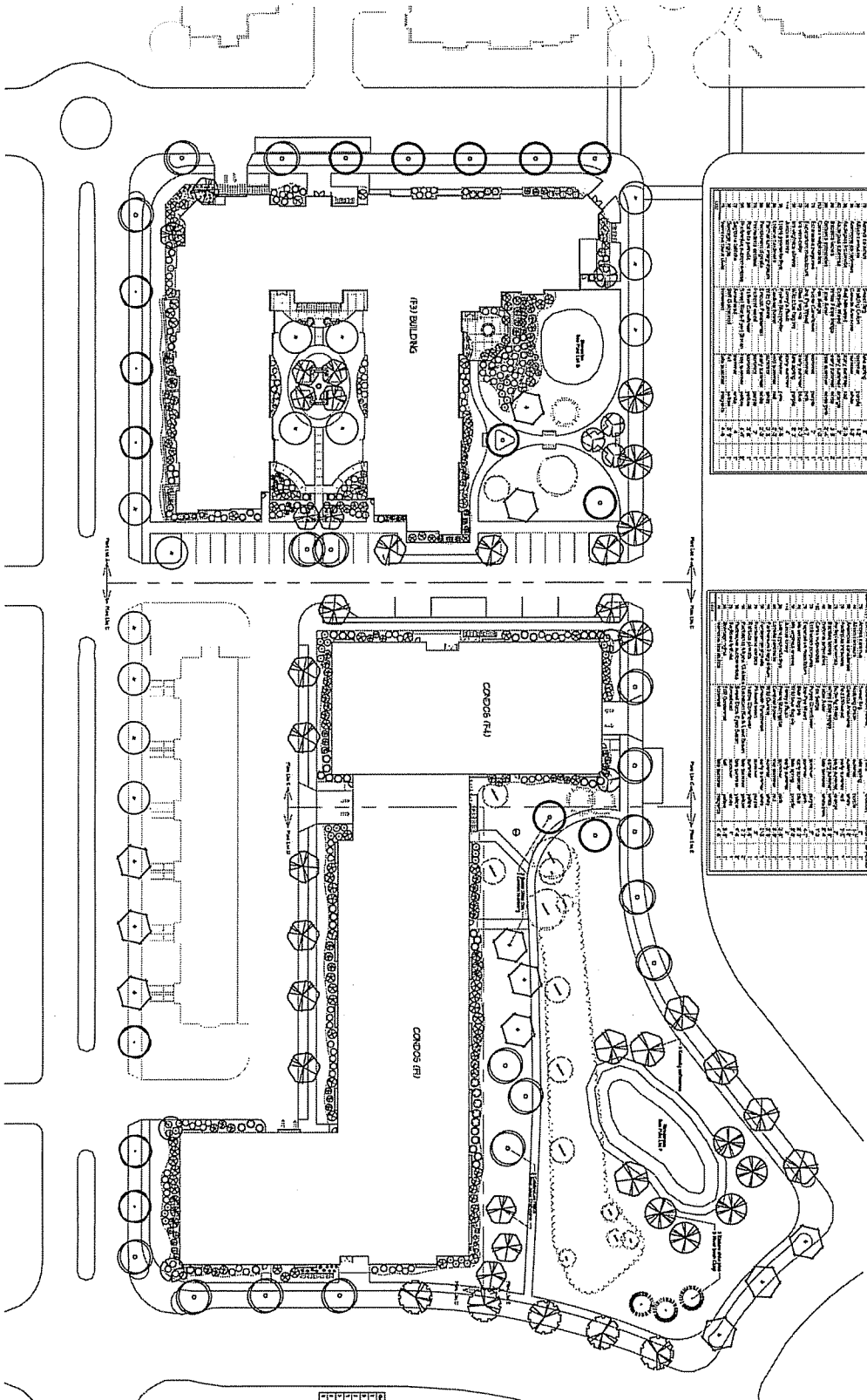


OAK PARK - F1 SITE CONDOS  
SITE CONTEXT



epstein allen : architects

© 2017



Part List B

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Part List F

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99	...	...	...	...	...
100	...	...	...	...	...

LANDSCAPE PLAN OAK PARK  
**OAK PARK CAPITOL  
 CONDOMINIUMS &  
 ASSISTED LIVING  
 APARTMENTS**  
 MADISON, WISCONSIN

**LANDSCAPE**  
**ARCHITECTURE, LLC**  
 2000 W. WISCONSIN AVENUE  
 MADISON, WISCONSIN 53706  
 PHONE: (608) 261-1111  
 FAX: (608) 261-1112

SCALE: 1" = 20'-0"

DATE: 11/20/21

DESIGN: JCO

REVISION: 1/25/21

1/26/21

**L-100**

ELIZABETH PARK

NORTH



epstein|ohen : architects  
 333 EAST CHICAGO STREET  
 MILWAUKEE, WI 53212  
 212 NEW WISCONSIN AVE, SUITE 205  
 MILWAUKEE, WI 53212  
 TEL: 414.224.1111  
 FAX: 414.224.1111  
 WWW.EUAA.COM

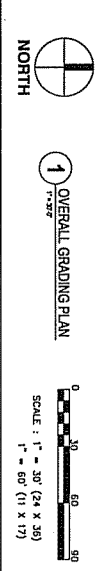
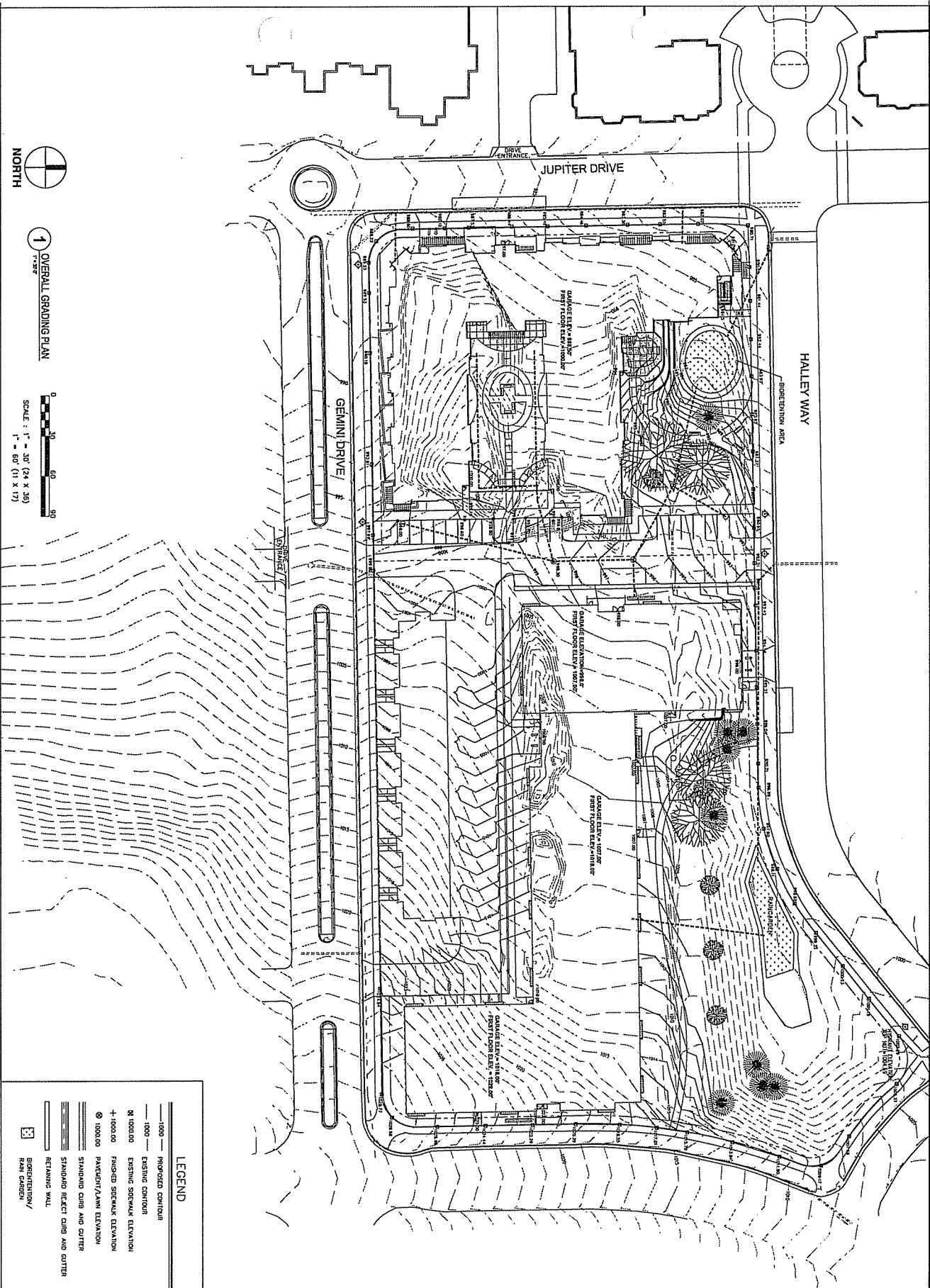
**PROFESSIONAL ENGINEERING**  
 1000 LAMAR AVENUE  
 MILWAUKEE, WI 53211  
 TEL: 414.224.1111  
 FAX: 414.224.1111  
 WWW.EUAA.COM

**PROJECT INFORMATION**  
 OAK PARK II - ASSISTED LIVING  
 GRANDVIEW COMMONS  
 719 JUPITER DRIVE  
 MADISON, WI

**ISSUANCE AND REVISIONS**  
 DESIGN DEVELOPMENT PROGRESS  
 REVISIONS

**SHEET INFORMATION**  
**PROGRESS DOCUMENTS**  
 PROJECT NUMBER: 05-14-07  
 DATE: 05-14-07

**OVERALL GRADING PLAN**  
**C1.1**



**LEGEND**

— 1000 —	PROPOSED CONTOUR
— 1000 —	EXISTING CONTOUR
± 1000.00	EXISTING SIDEWALK ELEVATION
+ 1000.00	FINISHED SIDEWALK ELEVATION
⊙ 1000.00	PANORAMA/TANK ELEVATION
=====	STANDARD CURB AND CUTTER
=====	STANDARD RETECT CURB AND CUTTER
=====	RETAINING WALL
=====	DEVELOPMENT/RAIN GARDEN



gopsstein urban - architects  
 233 EAST GINGER ST.  
 MADISON, WI 53703  
 TEL: 608.261.1111  
 FAX: 608.261.1112  
 WWW.GOPSSTEINURBAN.COM

**PROFESSIONAL ENGINEERING**  
 1330 LAMAR DR.  
 MADISON, WI 53703  
 TEL: 608.277.1212  
 FAX: 608.277.1213  
 WWW.PEPROF.COM

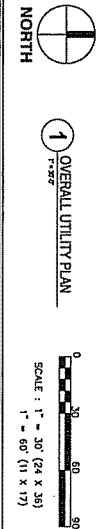
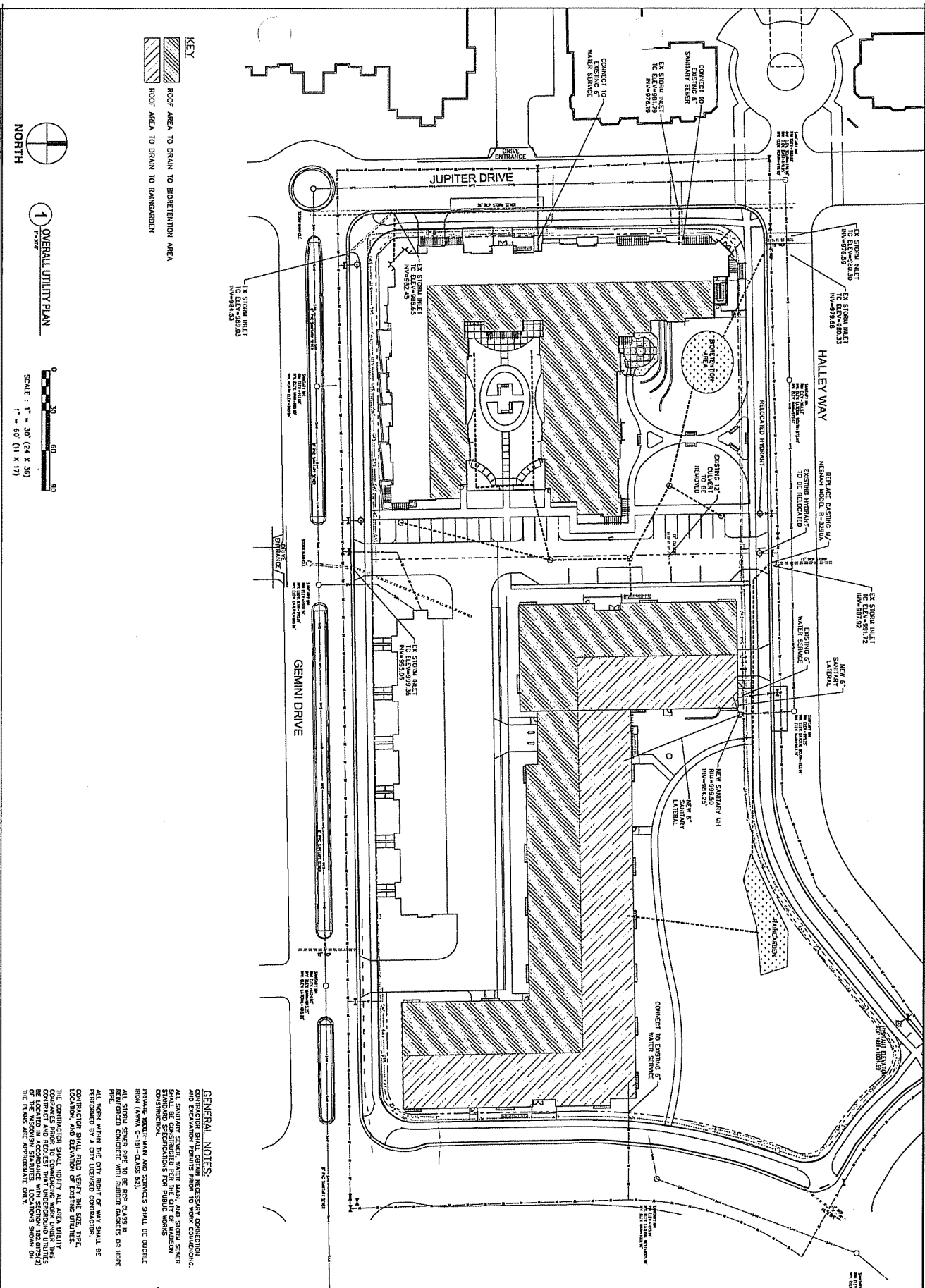
PROJECT INFORMATION  
 OAK PARK II - ASSISTED LIVING

GRANDVIEW COMMONS  
 719 JUPITER DRIVE  
 MADISON, WI

ISSUANCE AND REVISIONS  
 DESIGN DEVELOPMENT PROGRESS  
 REVISIONS

SHEET INFORMATION  
 PROJECT NUMBER  
 DATE  
 PROJECT NUMBER

OVERALL UTILITY PLAN  
**C2.1**



1 OVERALL UTILITY PLAN  
 P. 2/22

**GENERAL NOTES:**  
 CONTRACTOR SHALL OBTAIN NECESSARY CONNECTIONS AND EXCAVATION PERMITS PRIOR TO WORK COMMENCEMENT. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR ROAD WORKS CONSTRUCTION. PRIVATE WOOD-YAM AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151-CLASS 52). ALL STORM SEWER PIPE TO BE RCP CLASS II PIPE. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR. THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITIES AND OBTAIN NECESSARY CONNECTIONS PRIOR TO WORK COMMENCEMENT AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 142.07(2)(3) OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR ROAD WORKS. THE PLANS ARE APPROXIMATE ONLY.

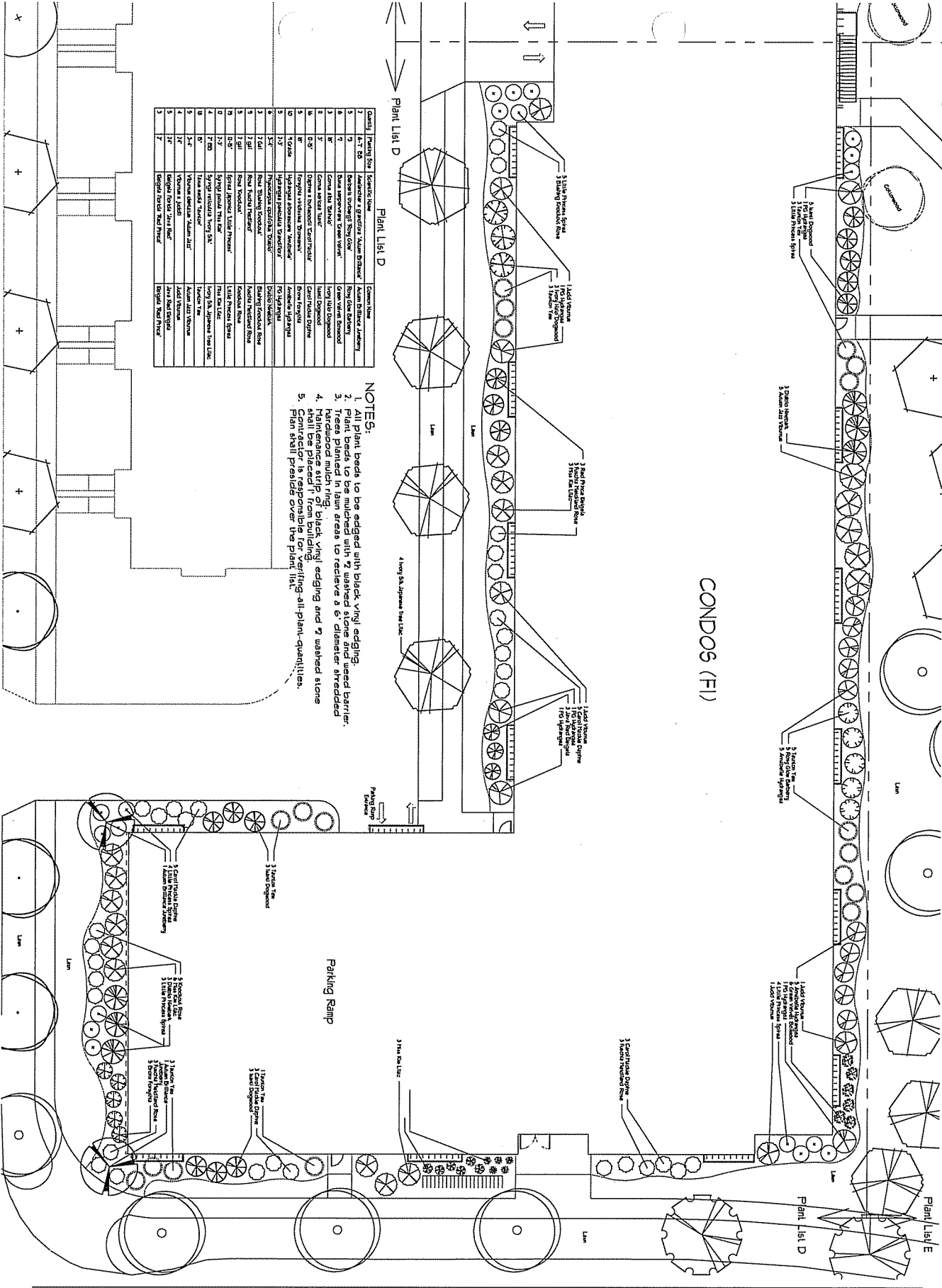
**KEY**  
 ROOF AREA TO BRAIN TO BIOPREVENTION AREA  
 ROOF AREA TO BRAIN TO RAINGARDEN





LANDSCAPE ARCHITECTURE, LLC  
 1400 S. 2nd St., Suite 100  
 Milwaukee, WI 53204  
 Phone: 414.224.3111 Fax: 414.224.3112

CONDOS (F1)



Quantity	Planting Size	Scientific Name	Common Name
1	1 1/2"	Redoxylon repens	Redoxylon
2	1 1/2"	Quercus macrocarpa	White Oak
3	1 1/2"	Quercus macrocarpa	White Oak
4	1 1/2"	Quercus macrocarpa	White Oak
5	1 1/2"	Quercus macrocarpa	White Oak
6	1 1/2"	Quercus macrocarpa	White Oak
7	1 1/2"	Quercus macrocarpa	White Oak
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85	1 1/2"	Quercus macrocarpa	White Oak
86	1 1/2"	Quercus macrocarpa	White Oak
87	1 1/2"	Quercus macrocarpa	White Oak
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89	1 1/2"	Quercus macrocarpa	White Oak
90	1 1/2"	Quercus macrocarpa	White Oak
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97	1 1/2"	Quercus macrocarpa	White Oak
98	1 1/2"	Quercus macrocarpa	White Oak
99	1 1/2"	Quercus macrocarpa	White Oak
100	1 1/2"	Quercus macrocarpa	White Oak

- NOTES:
1. All plant beds to be edged with black vinyl edging.
  2. Plant beds to be mulched with 2 washed stone and weed barrier.
  3. Barbed-wire mulch rim areas to receive a 6" diameter shredded.
  4. Maintenance strip of black vinyl edging and 7" washed stone shall be placed 1' from building.
  5. Contractor is responsible for verifying all plant quantities. Plan shall prevail over the plant list.

SCALE: 1" = 20'-0"

DATE: 11/20/21

DESIGN: GCM

REVISION: 1350/01

BLADT

**L-102**

LANDSCAPE ARCHITECTS



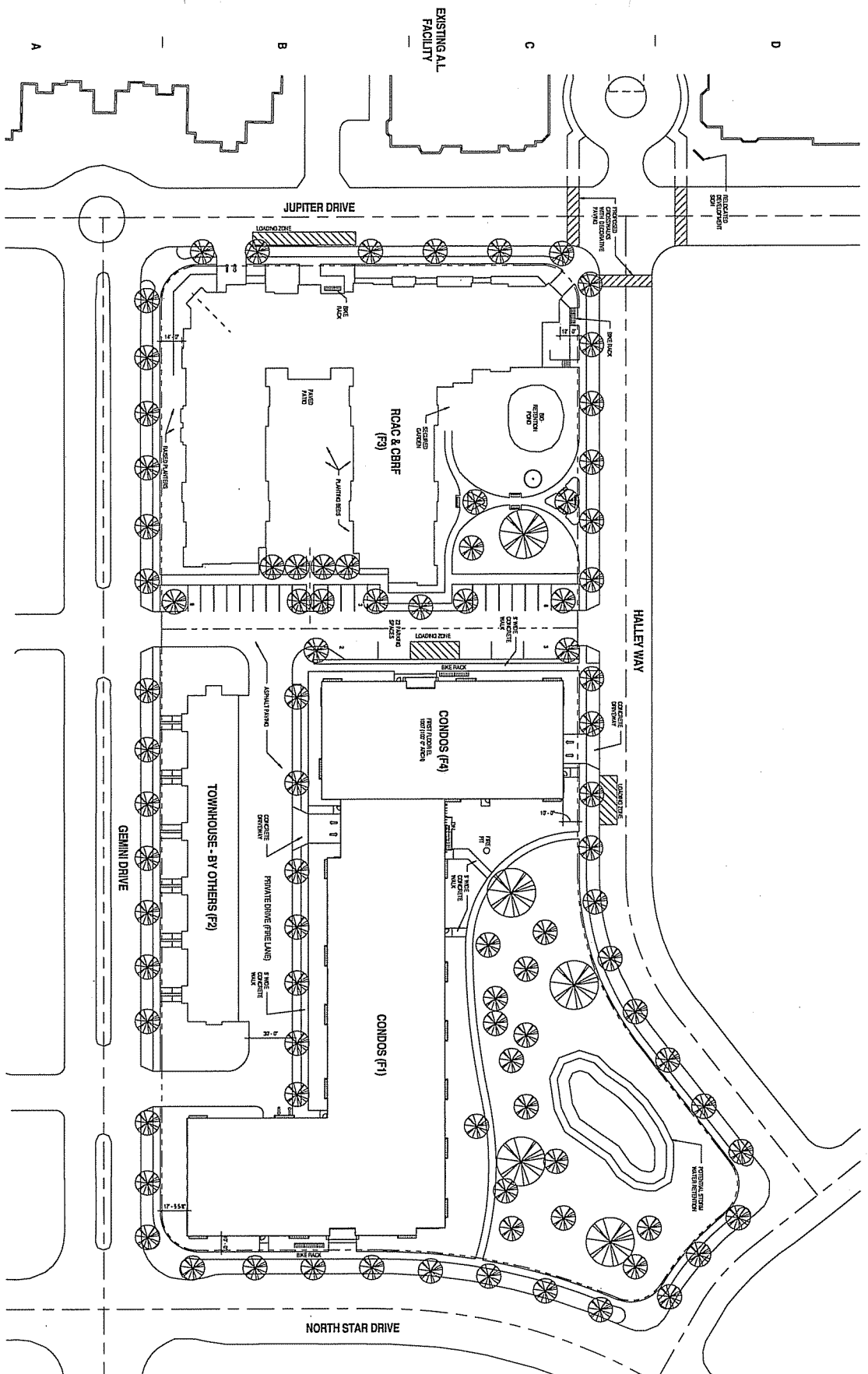
LANDSCAPE PLAN F1 BUILDING

**OAK PARK CAPITOL**

**CONDOMINIUMS & ASSISTED LIVING APARTMENTS**

HADISON, WISCONSIN





1 2 3 4 5 6

A B C D

JUPITER DRIVE

HALLEY WAY

NORTH STAR DRIVE

GEMINI DRIVE

EXISTING AL FACILITY

ROAC & OBRF (F3)

CONDOS (F4)

TOWNHOUSE - BY OTHERS (F2)

CONDOS (F1)

REVISIONS

ISSUANCE AND REVISIONS

CITY SUBMITTAL

PROJECT INFORMATION

OAK PARK CAPITOL CONDOS

MADISON, WI

epstein | shan | architects

333 EAST COLLEGE STREET  
MILWAUKEE, WI 53202  
TEL: 414.224.1500 FAX: 414.224.1501  
WWW.EPSSTEINSHAN.COM  
222 WEST WASHINGTON AVE. 4TH FLOOR  
MILWAUKEE, WI 53202 TEL: 414.224.1500  
FAX: 414.224.1501

PROJECT MANAGER: K  
PROJECT NUMBER: 02039-02  
DATE: 02/15/07

SHEET INFORMATION

PROGRESS DOCUMENTS

ARCHITECTURAL SITE PLAN

AS100





epstein when : architects  
 233 EAST CHICAGO STREET  
 MADISON, WISCONSIN 53703  
 TEL: 608.261.1111 FAX: 608.261.1112  
 WWW.EPSTEINWHEN.COM

PROJECT INFORMATION  
 OAK PARK CAPITOL -  
 CONDOS

MADISON, WI

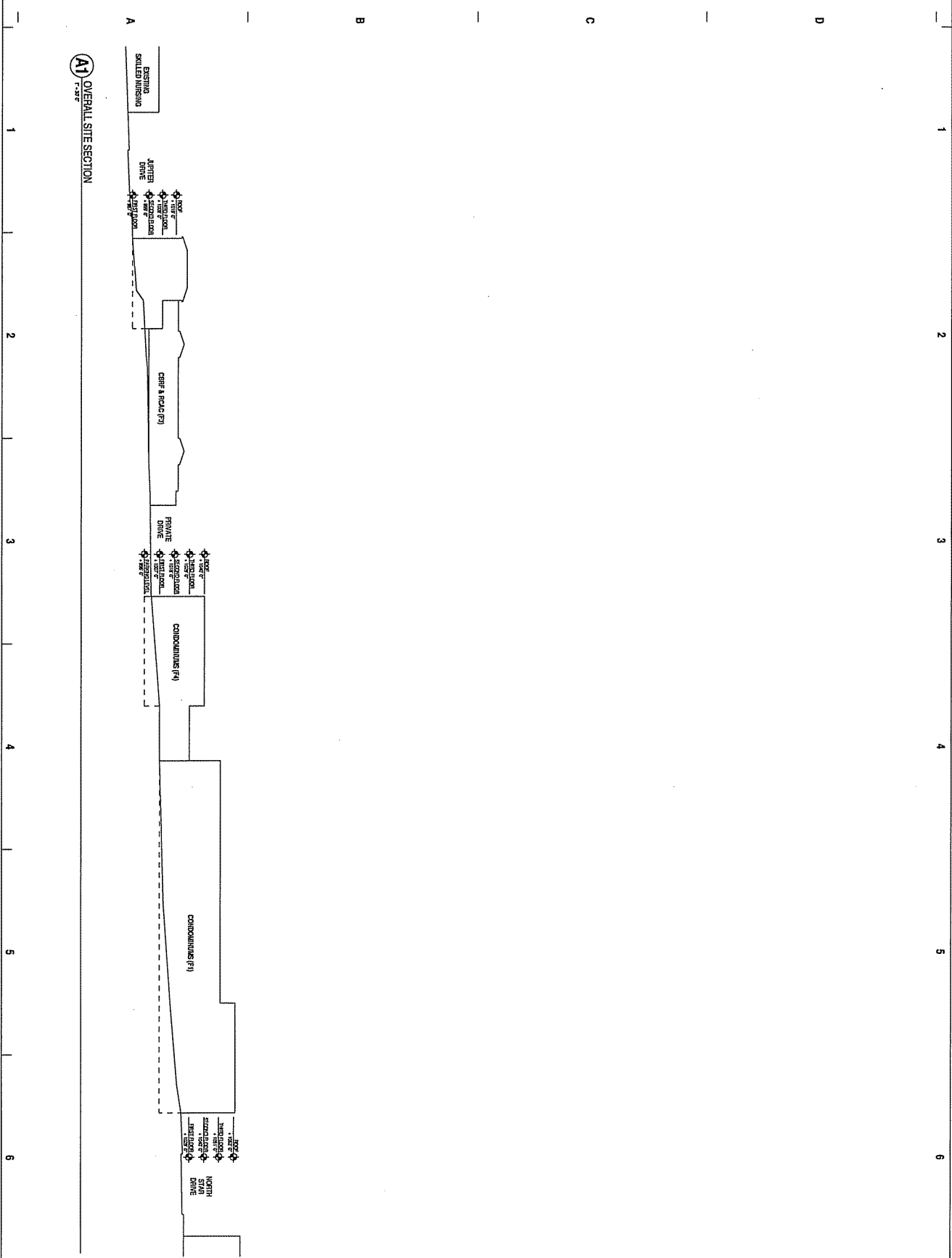
ISSUANCE AND REVISIONS  
 CITY SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION  
 PROJECT INFORMATION  
 PROJECT NUMBER: 09-15-07  
 DATE: 09-15-07

SITE SECTIONS  
 AS300



A1 OVERALL SITE SECTION

23



epstein uhan architects  
 312 EAST CENTER STREET  
 MADISON, WISCONSIN 53703  
 PHONE 608 42 5200 FAX 608 42 5200

PROJECT INFORMATION  
 OAK PARK CAPITOL  
 CONDOS

MADISON, WI

ISSUANCE AND PERSONS  
 CITY SUBMITTAL

REVISIONS

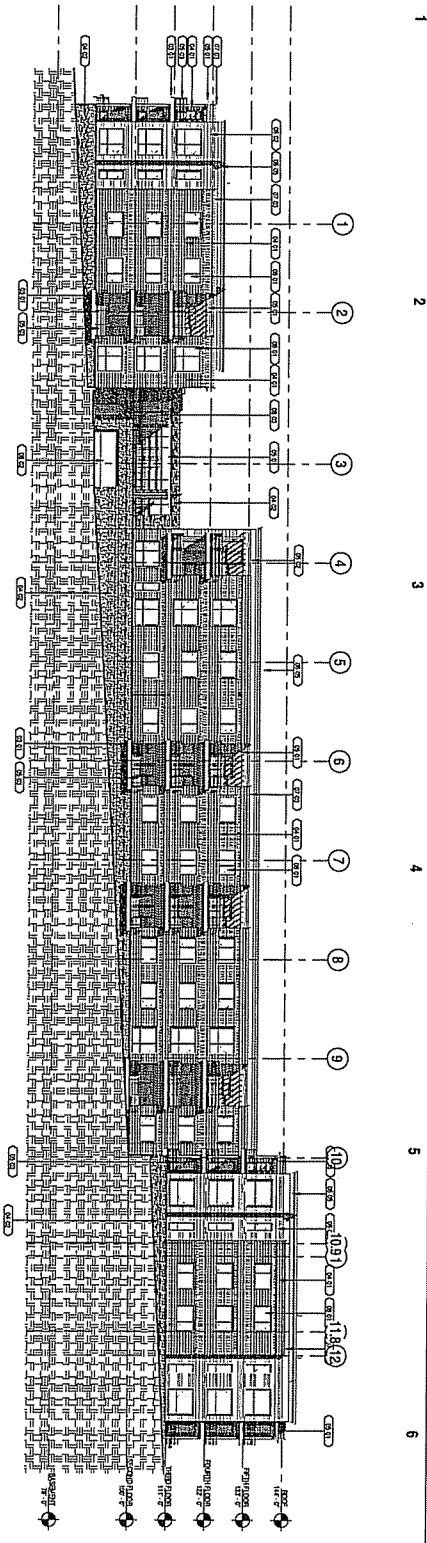
NO.	DATE	DESCRIPTION

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 PROJECT MANAGER: JX  
 PROJECT NUMBER: 02031-02  
 DATE: 02/15/07

PROGRESS DOCUMENTS  
 This document is the program and is not for construction. It is for informational purposes only and is not to be used for construction. It is not to be used for construction. It is not to be used for construction.

EXTERIOR  
 ELEVATIONS

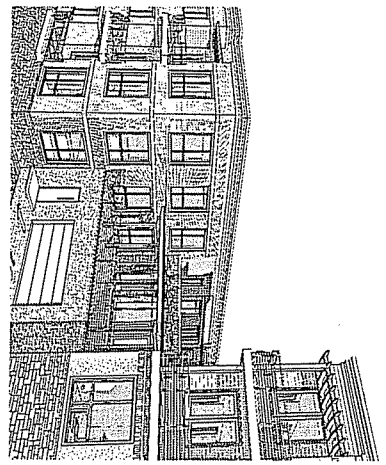
A200



06 SOUTH ELEVATION

REVISIONS PER SHEET

NO.	DATE	DESCRIPTION



A1 SOUTHEAST CORNER - PATIO (F3) BUILDING



opstein urban : architects  
 ARCHITECTS  
 501 EAST WISCONSIN STREET  
 MADISON, WI 53703  
 TEL: 608.255.1100  
 FAX: 608.255.1101  
 WWW.OPSTEINURBAN.COM

PROJECT INFORMATION  
 OAK PARK CAPITOL  
 CONDOS  
 MADISON, WI

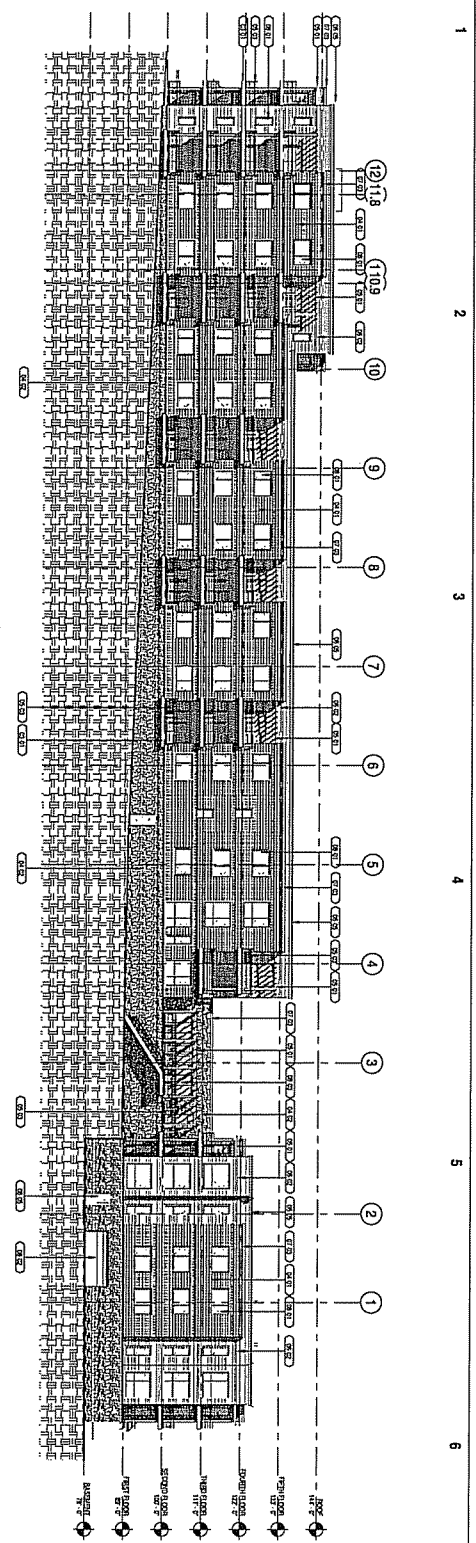
ISSUANCE AND REVISIONS  
 CITY SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

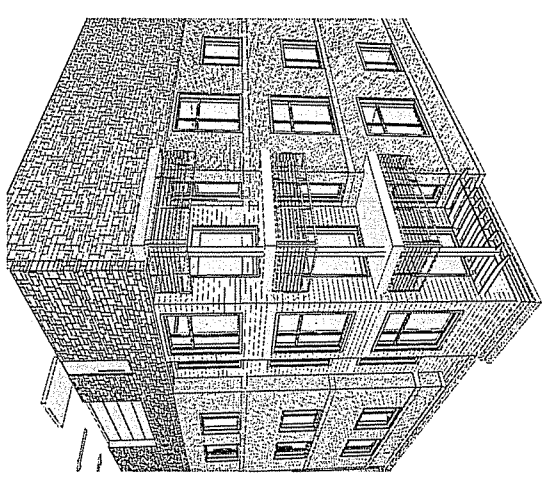
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 PROJECT NUMBER: 05233-02  
 DATE: 09/15/07  
 PROJECT MANAGERS: X  
 EXTERIOR ELEVATIONS

A201

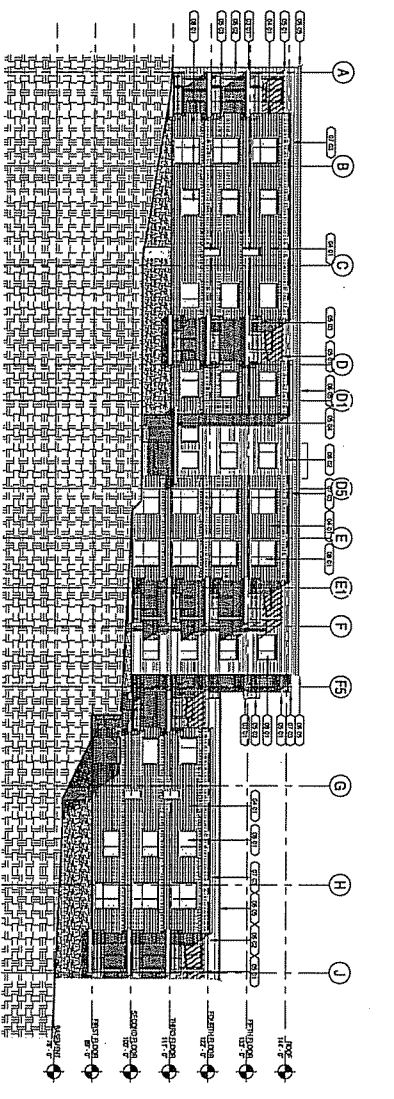


REVISIONS PER SHEET

REV	DATE	DESCRIPTION



A1 NORTHEAST CORNER - (PA) BUILDING



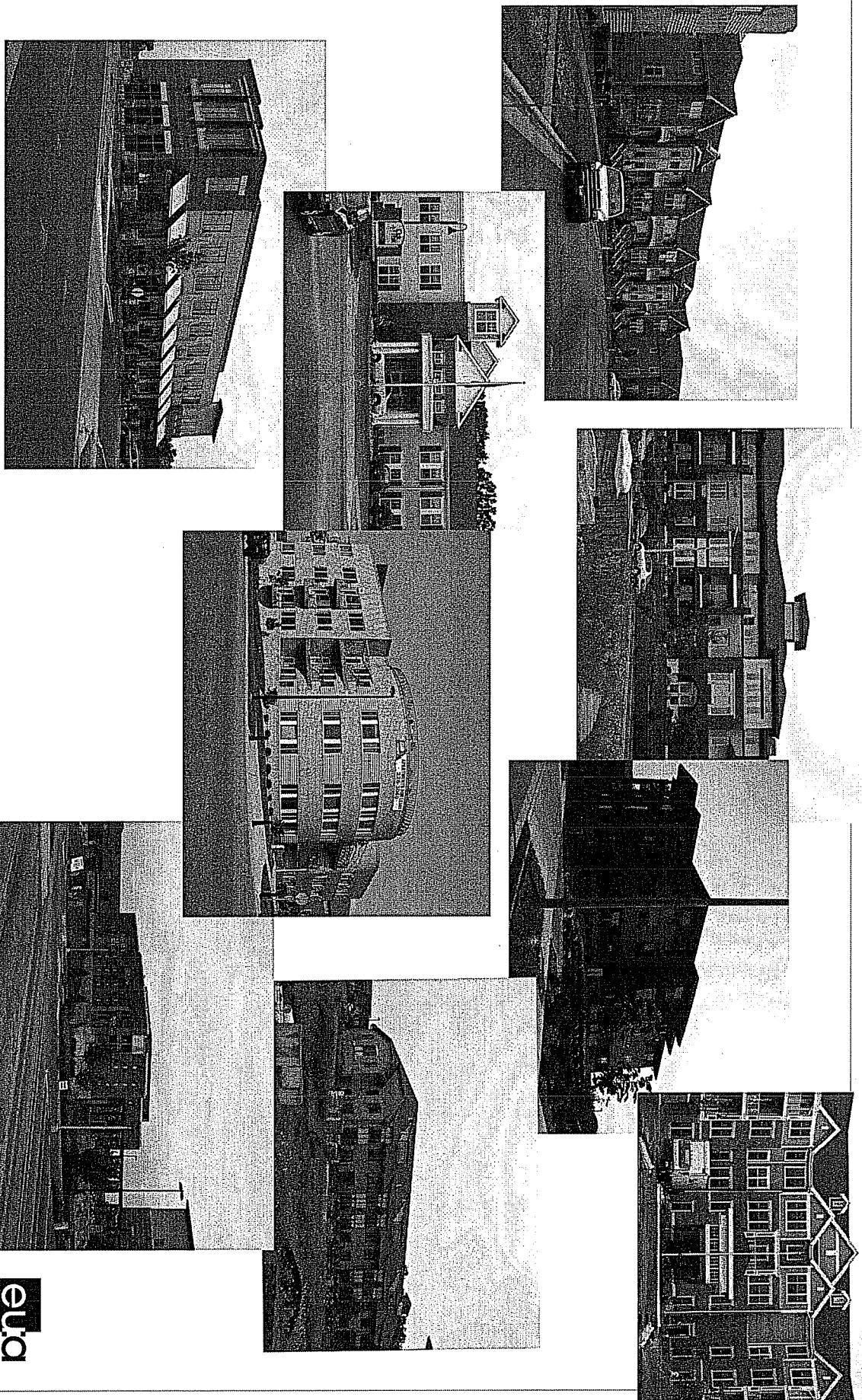
A6 EAST ELEVATION

ASSISTED LIVING  
PROJECT -  
BUILDING "F3"

**OAK PARK II - Assisted Living**  
**Letter of Intent**  
**To: The City of Madison Plan Commission**

Oak Park II – Assisted Living, located in Grandview Commons is a community based residential facility (CBRF) and a residential care apartment complex (RCAC). The density of 58 living units is consistent with the GDP for the F3 property. The proposal conforms to both the Grandview Commons overall development plan & the Town Center plan. We have met with the ARC committee at Veridian over the past couple of months and they have given their approval of the design. This proposal calls for one building: a three story, fifty-eight (58) unit CBRF and RCAC. The goal of the project is to offer an architecturally pleasing and quality constructed housing alternative for aging seniors in the Madison area.

1. The name of the project: Oak Park II – Assisted Living
2. Construction schedule: Fall 2007
3. Description of existing conditions: Vacant infill lots in multi-family area of Grandview Commons
4. Owner: Jupiter Drive Investors, LLC – Contact: Scott Frank
5. Contractor: To be determined
6. Architect: Eppstein Uhen Architects, Inc. – Contact: Stuart LaRose, AIA
7. Landscape Architect: Landscape Architecture Contact: Joe Hanauer
8. Civil Engineer: Professional Engineering – Contact: Roxanne Johnson
9. Owner Representative: Scott Frank, Oak Park
10. Marketing Coordinator: Martha Jones, Oak Park
11. Uses of Building: CBRF unit ranging in size from 290 SF to 530 SF and RCAC units ranging in size from 420 SF to 920 SF. The project will be completed in one phase. Covered parking for 28 cars will be provided for staff and service vehicles. Common amenities include a club room with outdoor patio and garden space, fitness room, secure storage and a conference area.
12. Total gross square footage (F3 building only): 85,078 SF
13. Square footage (acreage) of the site: 1.54 acres – 67,146 SF
14. Total number of dwelling units = 58 (CBRF=25 units & RCAC=33 units)
15. Number of bedrooms per unit = Studio, one, and two bedroom units
16. Trash Removal: The facility management shall provide trash removal for the residents. A private trash hauler will be contacted to pick up trash on a recurring basis.
17. Snow removal and maintenance for project: Snow removal and maintenance is provided by the facility management.



OAK PARK CAPITOL - CONDOMINIUMS & ASSISTED LIVING  
 SITE CONTEXT



appstein urban : architects  
 © Appstein Urban Architects, Inc.



epstein when architects  
 233 EAST CENTER STREET  
 MADISON, WI 53703  
 TEL: 608.277.2000 FAX: 608.277.7100  
 WWW.EWHEN.COM  
 2012-2013 AIA CES COURSE #123456789  
 1.000 HOURS

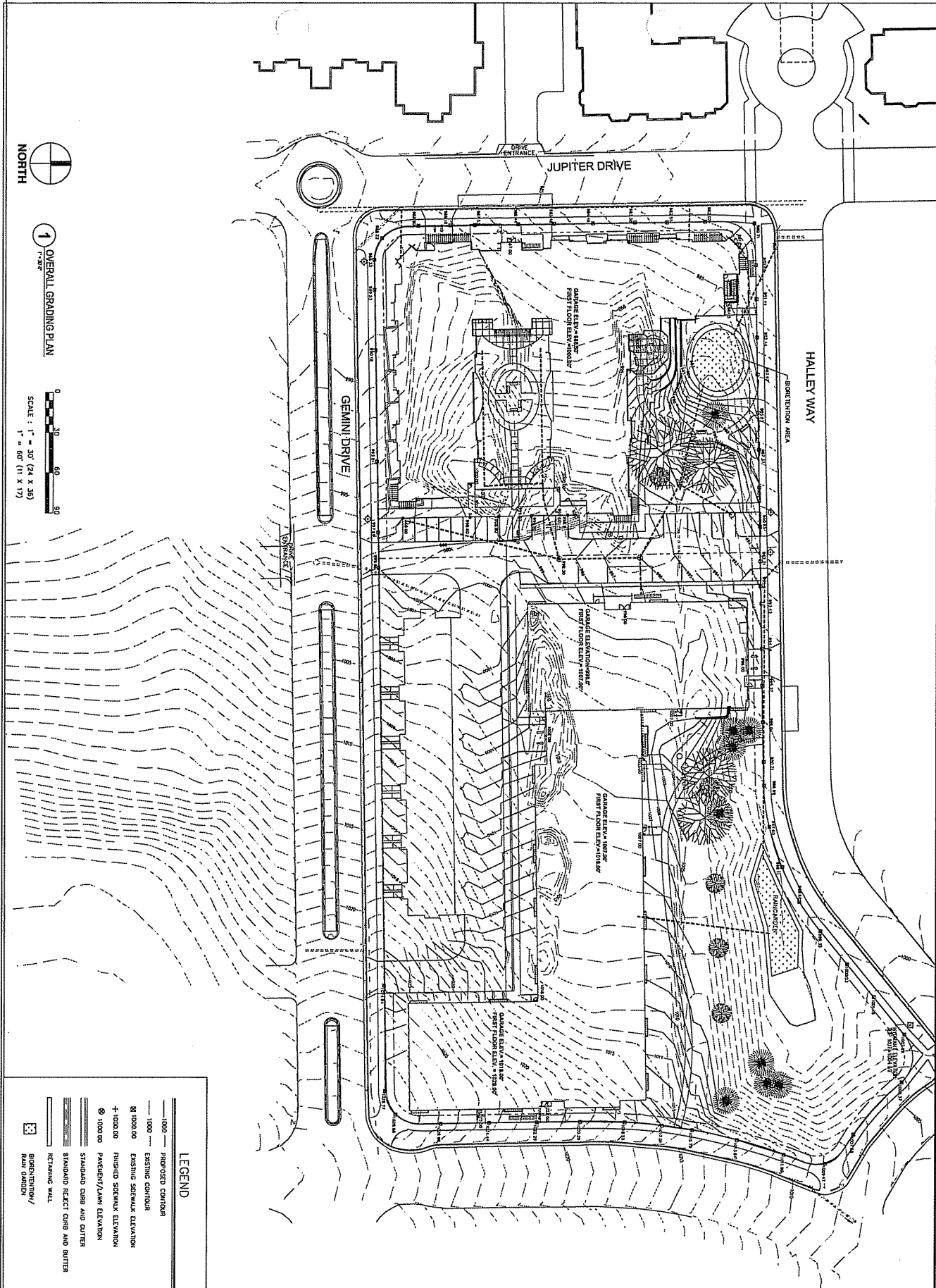
PROJECT INFORMATION  
 OAK PARK II - ASSISTED LIVING  
 GRANDVIEW COMMONS  
 719 JUPITER DRIVE  
 MADISON, WI

ISSUANCE AND REVISIONS  
 DESIGN DEVELOPMENT PROGRESS  
 REVISIONS

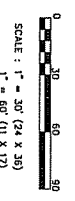
SHEET INFORMATION  
 OVERALL GRADING PLAN  
 C1.1

PROGRESS DOCUMENTS  
 PROJECT MANAGER  
 DATE: 06/14/07

LEGEND  
 1000' PROPOSED CONTOUR  
 1000' EXISTING CONTOUR  
 1000.00' EXISTING SIDEWALK ELEVATION  
 1000.00' FINISHED SIDEWALK ELEVATION  
 1000.00' PAVEMENT/LAWN ELEVATION  
 1000.00' STANDARD CURB AND GUTTER  
 8" STANDARD RECTANGULAR CURB AND GUTTER  
 RETAINING WALL  
 BOREVENT/NOISE BARRIER  
 ROAD DRAINAGE



OVERALL GRADING PLAN  
 1" = 30'





opstein lhen - architects  
 217 EAST CENTER STREET  
 MADISON, WI 53703  
 TEL: 608.261.1111  
 FAX: 608.261.1112



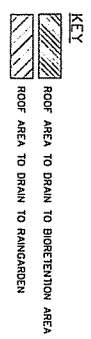
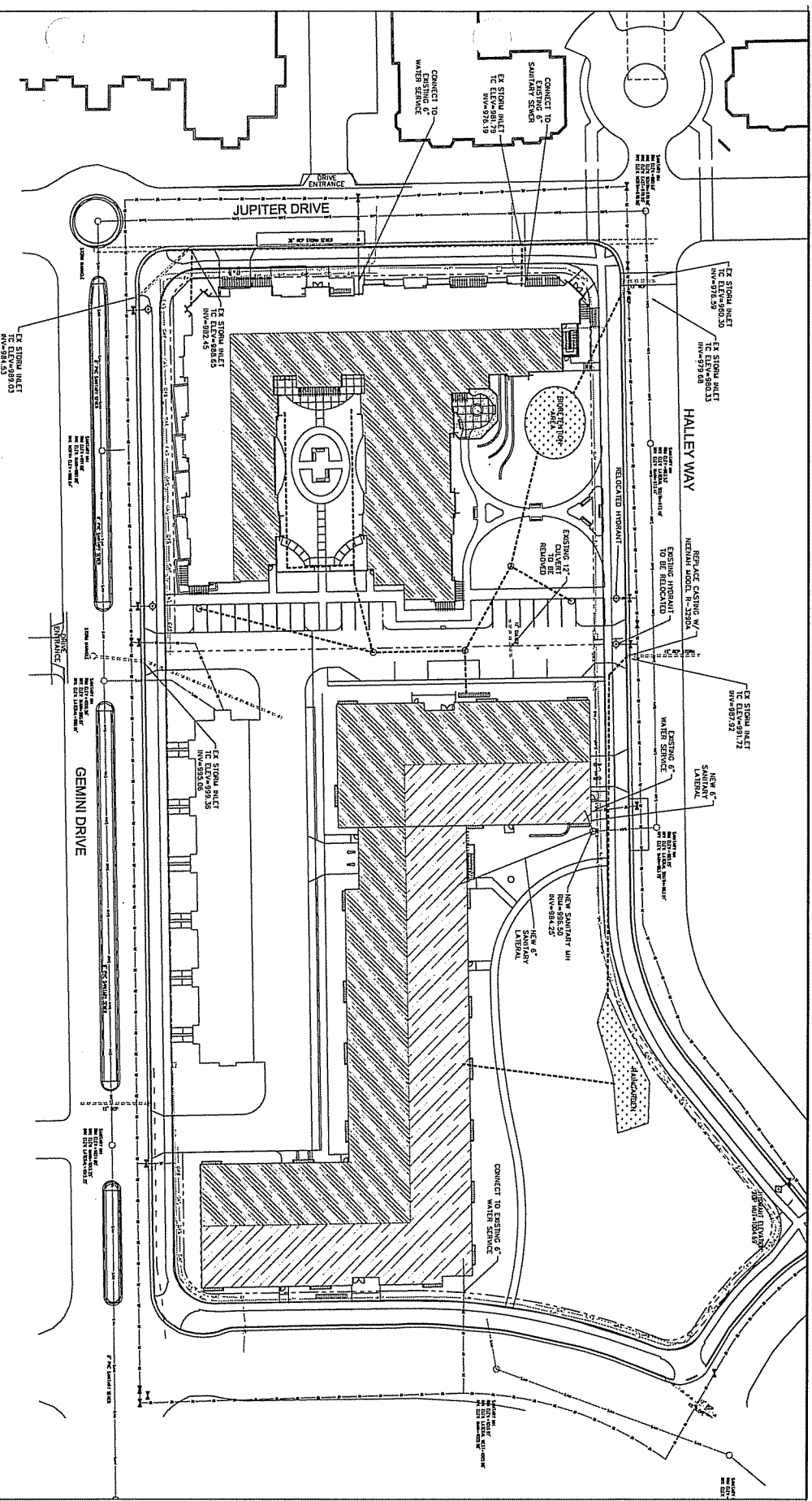
PROJECT INFORMATION  
 OAK PARK II - ASSISTED LIVING  
 GRANDVIEW COMMONS  
 719 JUPITER DRIVE  
 MADISON, WI

ISSUE AND REVISIONS  
 DESIGN DEVELOPMENT  
 PROGRESS

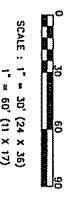
REVISIONS

SHEET INFORMATION  
 PROGRESS DOCUMENTS  
 PROJECT NUMBER  
 DATE: 08-14-07

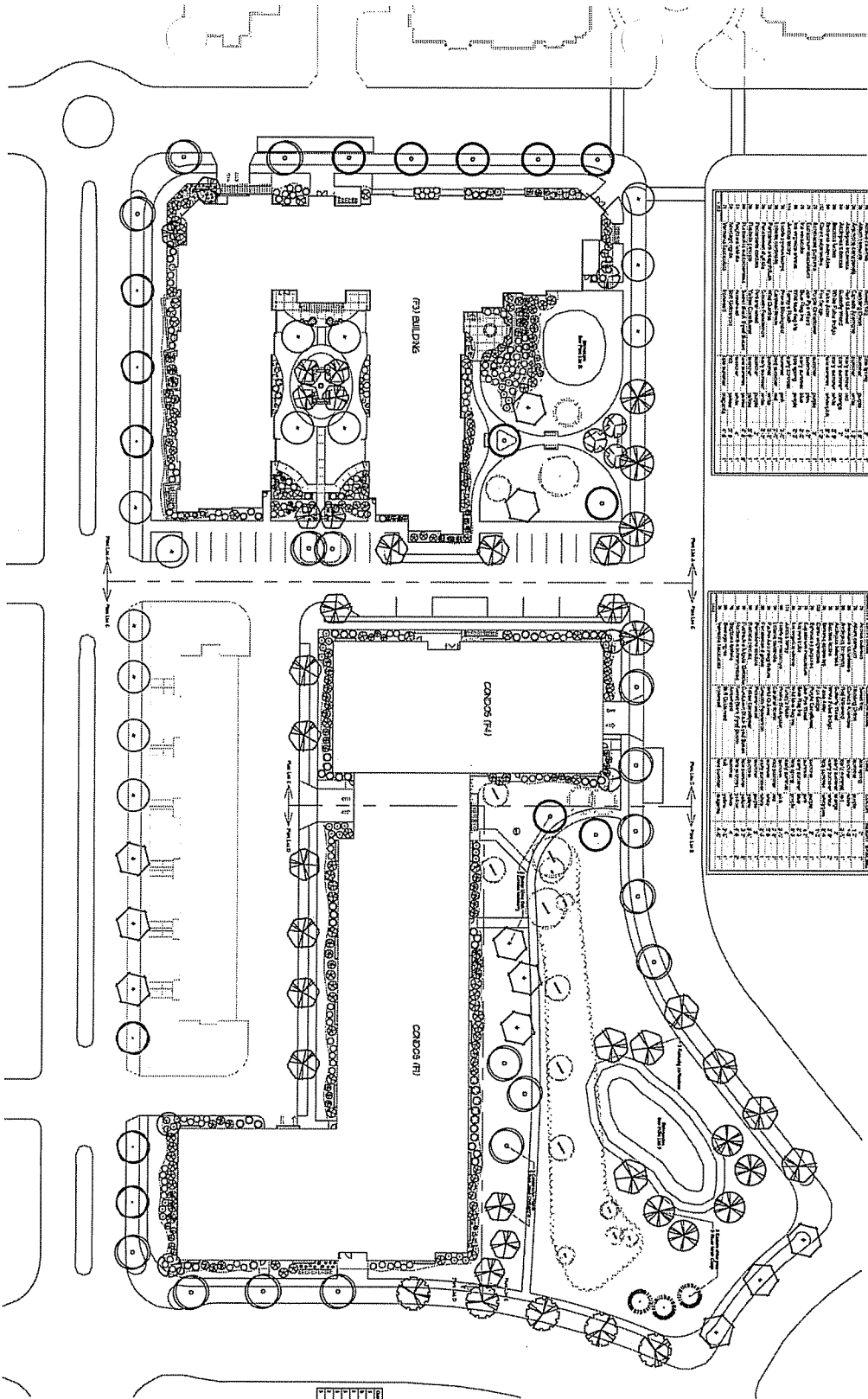
OVERALL UTILITY PLAN  
**C2.1**



OVERALL UTILITY PLAN  
 1" = 30'



GENERAL NOTES:  
 CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS PRIOR TO WORK COMMENCING.  
 ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER STANDARD SPECIFICATIONS FOR FIELD WORKS CONSTRUCTION.  
 PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151-CLASS 52).  
 ALL STORM SEWER PIPE TO BE RFP CLASS III PIPE.  
 ALL WORK SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.  
 CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.  
 THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY CONTRACTORS AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 18.20(1)(2) OF THE CITY OF MADISON ORDINANCES.  
 THE PLANS ARE APPROXIMATE ONLY.



Part 1

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	Planting	1	Tree	Planting
2	Planting	1	Shrub	Planting
3	Planting	1	Flower	Planting
4	Planting	1	Grass	Planting
5	Planting	1	Water	Planting
6	Planting	1	Path	Planting
7	Planting	1	Light	Planting
8	Planting	1	Sign	Planting
9	Planting	1	Gate	Planting
10	Planting	1	Wall	Planting
11	Planting	1	Fence	Planting
12	Planting	1	Drain	Planting
13	Planting	1	Manhole	Planting
14	Planting	1	Valve	Planting
15	Planting	1	Well	Planting
16	Planting	1	Pump	Planting
17	Planting	1	Transformer	Planting
18	Planting	1	Generator	Planting
19	Planting	1	Storage	Planting
20	Planting	1	Office	Planting
21	Planting	1	Garage	Planting
22	Planting	1	Warehouse	Planting
23	Planting	1	Workshop	Planting
24	Planting	1	Toolshed	Planting
25	Planting	1	Playground	Planting
26	Planting	1	Sports	Planting
27	Planting	1	Swimming	Planting
28	Planting	1	Pool	Planting
29	Planting	1	Hot Tub	Planting
30	Planting	1	Sauna	Planting
31	Planting	1	Spa	Planting
32	Planting	1	Massage	Planting
33	Planting	1	Yoga	Planting
34	Planting	1	Exercise	Planting
35	Planting	1	Clubhouse	Planting
36	Planting	1	Bar	Planting
37	Planting	1	Restaurant	Planting
38	Planting	1	Cafe	Planting
39	Planting	1	Store	Planting
40	Planting	1	Post Office	Planting
41	Planting	1	Police	Planting
42	Planting	1	Fire	Planting
43	Planting	1	Library	Planting
44	Planting	1	Community	Planting
45	Planting	1	Center	Planting
46	Planting	1	Health	Planting
47	Planting	1	Club	Planting
48	Planting	1	Hotel	Planting
49	Planting	1	Resort	Planting
50	Planting	1	Condo	Planting

Part 2

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	Planting	1	Tree	Planting
2	Planting	1	Shrub	Planting
3	Planting	1	Flower	Planting
4	Planting	1	Grass	Planting
5	Planting	1	Water	Planting
6	Planting	1	Path	Planting
7	Planting	1	Light	Planting
8	Planting	1	Sign	Planting
9	Planting	1	Gate	Planting
10	Planting	1	Wall	Planting
11	Planting	1	Fence	Planting
12	Planting	1	Drain	Planting
13	Planting	1	Manhole	Planting
14	Planting	1	Valve	Planting
15	Planting	1	Well	Planting
16	Planting	1	Pump	Planting
17	Planting	1	Transformer	Planting
18	Planting	1	Generator	Planting
19	Planting	1	Storage	Planting
20	Planting	1	Office	Planting
21	Planting	1	Garage	Planting
22	Planting	1	Warehouse	Planting
23	Planting	1	Workshop	Planting
24	Planting	1	Toolshed	Planting
25	Planting	1	Playground	Planting
26	Planting	1	Sports	Planting
27	Planting	1	Swimming	Planting
28	Planting	1	Pool	Planting
29	Planting	1	Hot Tub	Planting
30	Planting	1	Sauna	Planting
31	Planting	1	Spa	Planting
32	Planting	1	Massage	Planting
33	Planting	1	Yoga	Planting
34	Planting	1	Exercise	Planting
35	Planting	1	Clubhouse	Planting
36	Planting	1	Bar	Planting
37	Planting	1	Restaurant	Planting
38	Planting	1	Cafe	Planting
39	Planting	1	Store	Planting
40	Planting	1	Post Office	Planting
41	Planting	1	Police	Planting
42	Planting	1	Fire	Planting
43	Planting	1	Library	Planting
44	Planting	1	Community	Planting
45	Planting	1	Center	Planting
46	Planting	1	Health	Planting
47	Planting	1	Club	Planting
48	Planting	1	Hotel	Planting
49	Planting	1	Resort	Planting
50	Planting	1	Condo	Planting

Part 3

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	Planting	1	Tree	Planting
2	Planting	1	Shrub	Planting
3	Planting	1	Flower	Planting
4	Planting	1	Grass	Planting
5	Planting	1	Water	Planting
6	Planting	1	Path	Planting
7	Planting	1	Light	Planting
8	Planting	1	Sign	Planting
9	Planting	1	Gate	Planting
10	Planting	1	Wall	Planting
11	Planting	1	Fence	Planting
12	Planting	1	Drain	Planting
13	Planting	1	Manhole	Planting
14	Planting	1	Valve	Planting
15	Planting	1	Well	Planting
16	Planting	1	Pump	Planting
17	Planting	1	Transformer	Planting
18	Planting	1	Generator	Planting
19	Planting	1	Storage	Planting
20	Planting	1	Office	Planting
21	Planting	1	Garage	Planting
22	Planting	1	Warehouse	Planting
23	Planting	1	Workshop	Planting
24	Planting	1	Toolshed	Planting
25	Planting	1	Playground	Planting
26	Planting	1	Sports	Planting
27	Planting	1	Swimming	Planting
28	Planting	1	Pool	Planting
29	Planting	1	Hot Tub	Planting
30	Planting	1	Sauna	Planting
31	Planting	1	Spa	Planting
32	Planting	1	Massage	Planting
33	Planting	1	Yoga	Planting
34	Planting	1	Exercise	Planting
35	Planting	1	Clubhouse	Planting
36	Planting	1	Bar	Planting
37	Planting	1	Restaurant	Planting
38	Planting	1	Cafe	Planting
39	Planting	1	Store	Planting
40	Planting	1	Post Office	Planting
41	Planting	1	Police	Planting
42	Planting	1	Fire	Planting
43	Planting	1	Library	Planting
44	Planting	1	Community	Planting
45	Planting	1	Center	Planting
46	Planting	1	Health	Planting
47	Planting	1	Club	Planting
48	Planting	1	Hotel	Planting
49	Planting	1	Resort	Planting
50	Planting	1	Condo	Planting

SCALE: 1" = 30'-0"

DATE: 11/07

DESIGN: JCH

REVISION: 1/30/01

9/14/01

**L-100**

ELWOOD PARK



LANDSCAPE PLAN OAK PARK

**OAK PARK CAPITOL CONDOMINIUMS & ASSISTED LIVING APARTMENTS**

Hudson Wisconsin

**LANDSCAPE ARCHITECTURE, LLC**

3000 South Hill Street

Milwaukee, Wisconsin 53212

Phone: 414.224.1111 Fax: 414.224.1112

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 MILWAUKEE, WISCONSIN 53201  
 414.224.2200  
 222 N. WASHINGTON AVE. SUITE 400  
 MADISON, WISCONSIN 53703  
 608.261.2000

PROJECT INFORMATION  
 OAK PARK II -  
 ASSISTED LIVING

GRANDVIEW  
 COMMONS  
 719 JUPITER DRIVE  
 MADISON, WI

SQUARE AND REVISIONS  
 UDC SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

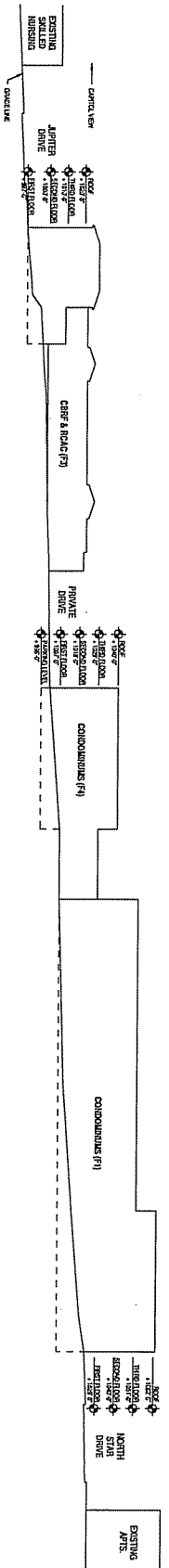
SHEET INFORMATION

PROGRESS DOCUMENTS  
 This document is for informational purposes only and is not for construction. It is subject to change without notice. All dimensions and notes shall govern over this drawing.

PROJECT MANAGER: SL  
 PROJECT NUMBER: 1009040  
 DATE: 08-15-07

SITE SECTIONS  
 AS300

1 SITE SECTION



1 2 3 4 5 6



epstein | when : architects  
 312 EAST SHELTER STREET  
 MADISON, WI 53703  
 PHONE: 608.261.1111  
 FAX: 608.261.1112  
 WWW.EVOWHEN.COM

PROJECT INFORMATION  
 OAK PARK II -  
 ASSISTED LIVING

GRANDVIEW  
 COMMONS  
 719 JUPITER DRIVE  
 MADISON, WI

ISSUE AND REVISIONS  
 UDC SUBMITTAL

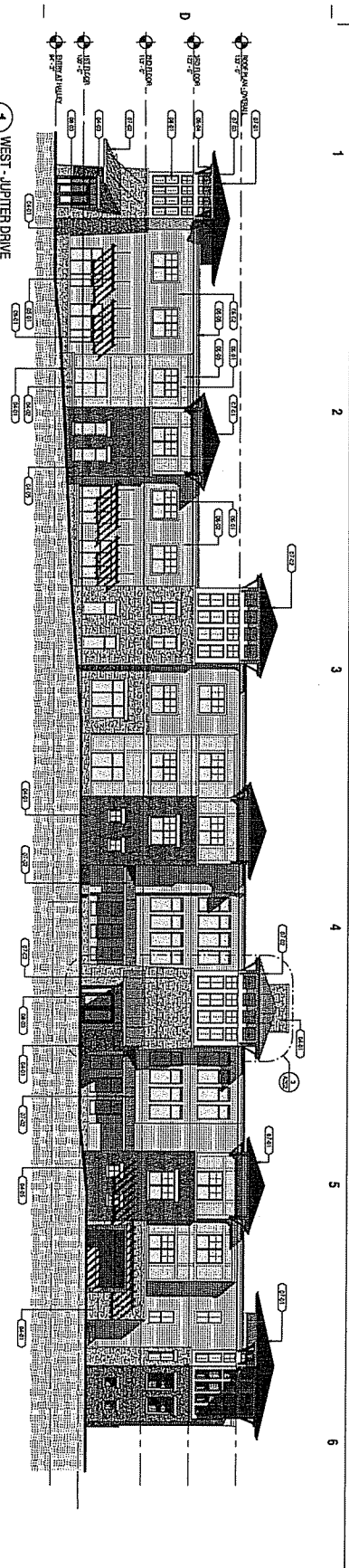
REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT NUMBER: 16009-40  
 DATE: 06.15.12

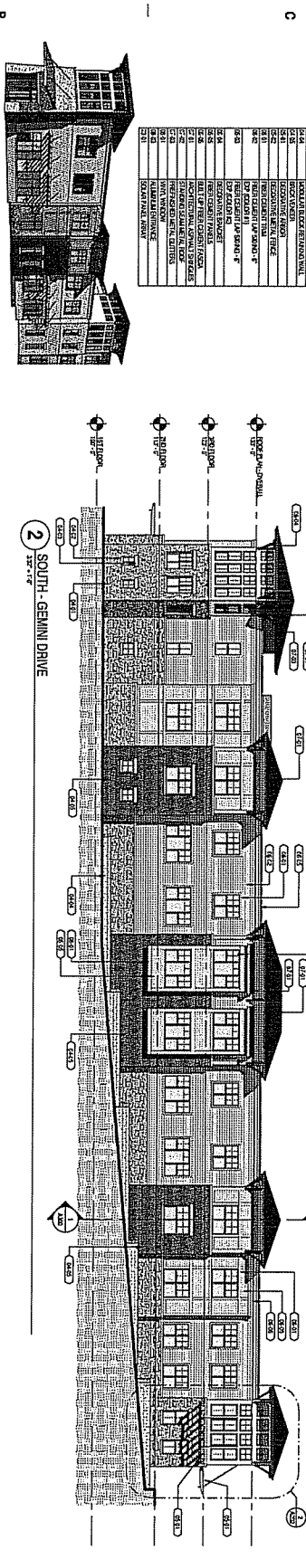
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 ELEVATIONS  
 A200



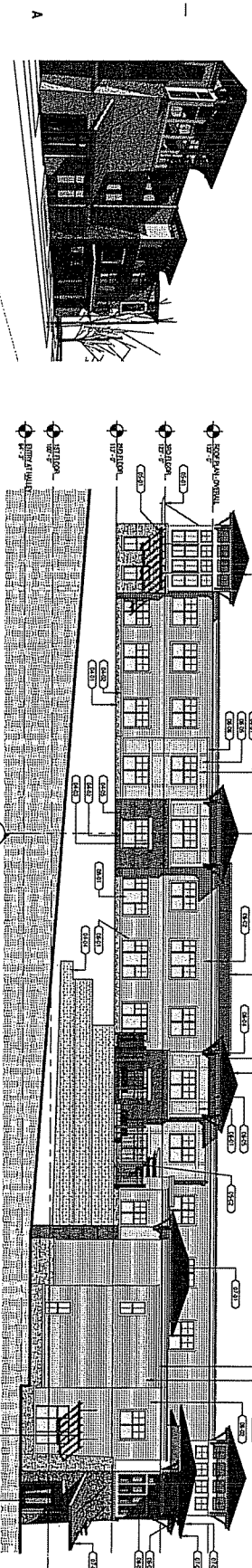
1 WEST - JUPITER DRIVE

NOTES PER SHEET

NO.	DATE	DESCRIPTION
1	06.15.12	ISSUE FOR UDC SUBMITTAL



2 SOUTH - GEMINI DRIVE



3 NORTH - HALLETT WAY

1 2 3 4 5 6





aggsstein urban . architects  
 333 EAST CHICAGO AVENUE  
 MILWAUKEE, WISCONSIN 53202  
 414.224.2200  
 414.224.2201  
 414.224.2202

PROJECT INFORMATION  
**OAK PARK II - ASSISTED LIVING**

GRANDVIEW COMMONS  
 719 JUPITER DRIVE  
 MADISON, WI

ISSUANCE AND REVISIONS  
**UDC SUBMITTAL**

**REVISIONS**

#	DATE	DESCRIPTION

CLIENT INFORMATION  
**PROGRESS DOCUMENTS**  
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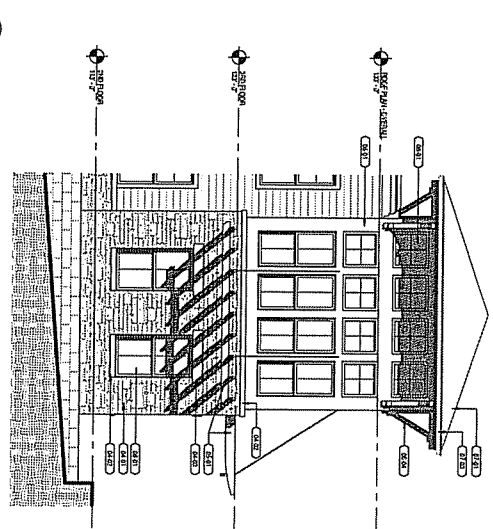
PROJECT MANAGER: SL  
 DATE: 08-14-07

**ENLARGED EXTERIOR ELEVATIONS**

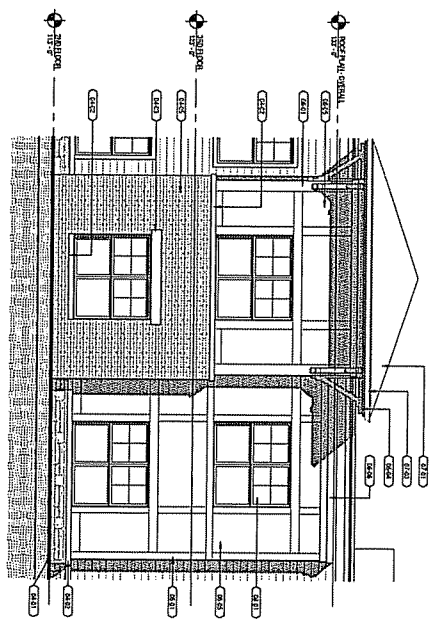
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**REVISIONS PER SHEET**

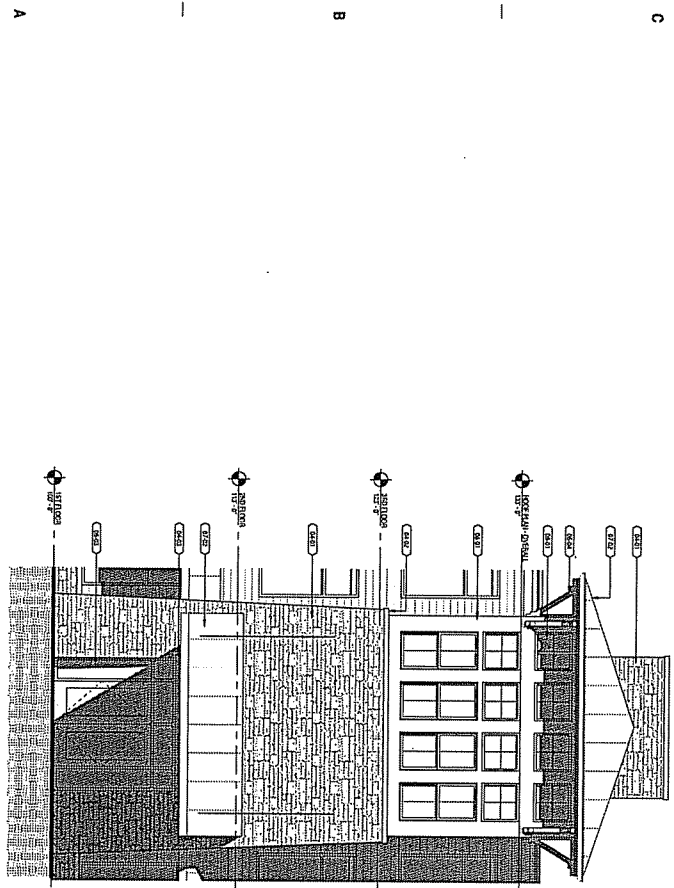
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**2 SOUTH - GEMINI DRIVE**



**1 COURTYARD - SOUTH**



**3 WEST - JUPITER DRIVE**

# CERTIFIED SURVEY MAP

**LOTS 446, 447, 448, 449, & 450 GRANDVIEW COMMONS.**  
 LOCATED IN THE SE1/4 AND SW1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E,  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

GRANDVIEW COMMONS

462

LOT 1

CERTIFIED SURVEY MAP NO. 11413

