



Location
6550 Schroeder Road

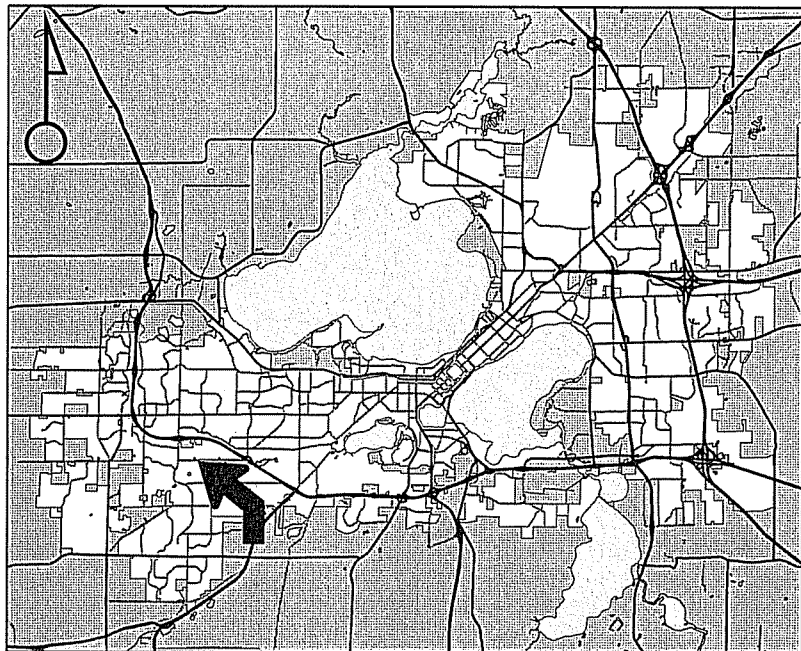
Applicant
LaurenMike, LLC/Glenn Decker –
Lantz-Boggio Architects, P.C.

From: PCD-SIP To: Amended
PCD-GDP-SIP

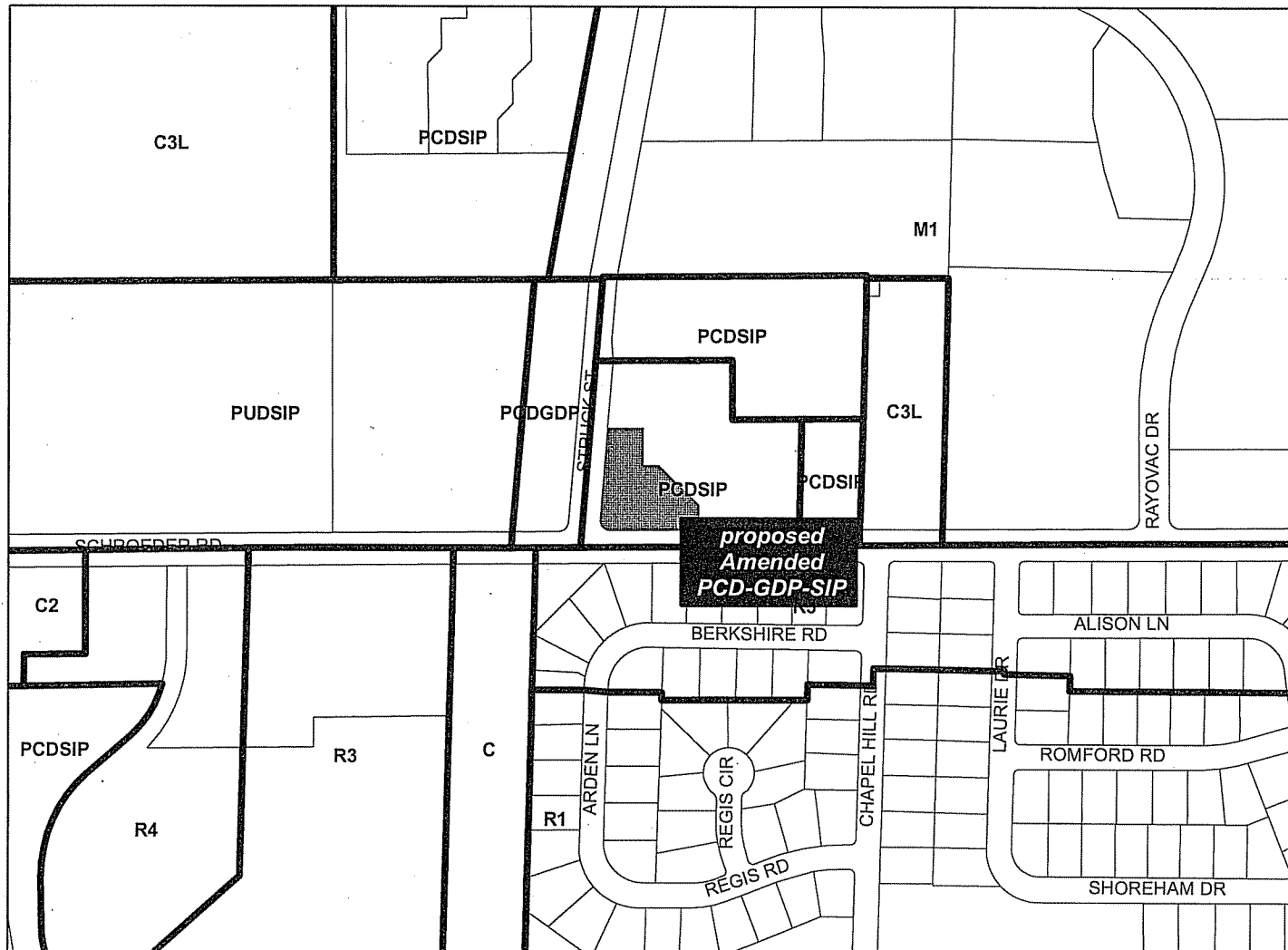
Existing Use
Undeveloped land

Proposed Use
Construct 30-unit assisted living facility
on undeveloped portion of property

Public Hearing Date
Plan Commission
04 June 2012
Common Council
19 June 2012

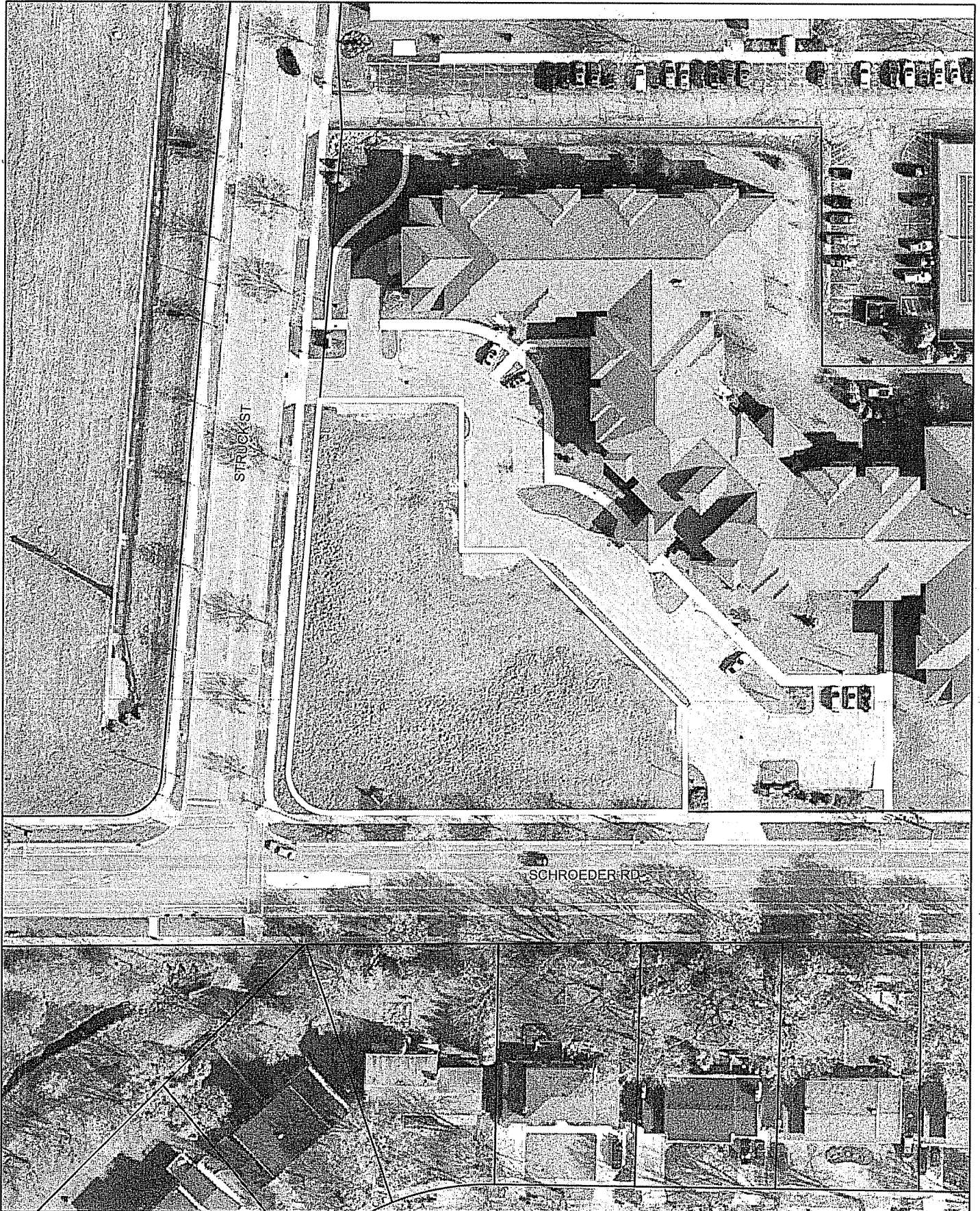


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 May 2012





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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.htm
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
ISQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Neighborhood Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 6650 Schroeder Road, Madison, WI 53711 Project Area in Acres: 0.9412 Acres

Project Title (if any): BrightStar Assisted Living

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input checked="" type="checkbox"/> Amended Gen. Dev. <input checked="" type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jayson Pearl Company: BrightStar Group Holdings
 Street Address: 1125 Tri-State Parkway, Suite 700 City/State: Gurnee, IL Zip: 60031
 Telephone: (847) 693-2007 Fax: (847) 693-2048 Email: jayson.pearl@brightstarcare.com

Project Contact Person: Glenn Decker Company: Lantz-Boggio Architects, P.C.
 Street Address: 5650 DTC Parkway, Suite 200 City/State: Greenwood Village, CO Zip: 80111
 Telephone: (303) 414-1277 Fax: (303) 773-8709 Email: gdecker@lantz-boggio.com

Property Owner (if not applicant): LaurenMike, LLC
 Street Address: 448 West Washington Avenue City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

Development of a 30 unit Assisted Living Community

Development Schedule: Commencement August, 2012 Completion May, 2013

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,250 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Comprehensive Plan, which recommends: Medium Density Residential for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood or business associations in writing no later than **30 days** prior to filing this request:
 - List below the Alder person, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Mark Clear, District 19, Alder - January 10, 2012
 - NOTE: 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: Heather Stouder Date: 1/19/12 Zoning Staff: Matt Tucker Date: 1/19/12
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Glenn Decker Date March 28, 2012
 Signature [Handwritten Signature] Relation to: Property Owner Agent for Applicant

Authorizing Signature of Property Owner [Handwritten Signature] Date 3-28-12
Member, Laurenmike, LLC

Effective May 1, 2009

5650 DTC Parkway, Suite 200
Englewood, CO 80111
(303) 773-0436
(303) 773-8709 Fax

March 28, 2012

Ms. Heather Stouder, AICP
Planner, Planning Division
City of Madison Department of Planning &
Community & Economic Development
Madison Municipal Building, Ste. LL-100
215 Martin Luther King, Jr. Blvd.
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent - 6550 Schroeder Road
Amended SIP

Dear Ms. Stouder,

The following is submitted together with plans, application and zoning text for staff, Plan Commission and Council consideration of approval of the proposed development.

Project:	BrightStar Assisted Living 6550 Schroeder Road Madison, WI 53711	Architect:	Lantz-Boggio Architects, P.C. 5650 DTC Parkway, Suite 200 Greenwood Village, CO 80111 303.773.0436 303.773.8709 Fax jshera@lantz-boggio.com
Owner:	Jayson Pearl BrightStar Group Holdings 1125 Tri-State Parkway Suite 700 Gurnee, IL 60031 847.693.2007 847.693.2048 Fax jayson.pearl@brightstarcare.com	Civil Engineer:	Tim Lynch Lynch & Associates, Inc. Engineering Consultants, LLC 5482 Westridge Drive New Berlin, WI 53151 262.402.5040 262.402.5046 Fax tlynch@lynchengineering.com
		Landscape Architect:	The Bruce Company 2830 Parmenter Street Middleton, WI 53562 608.836.7041 608.831.6266 Fax sshort@brucecompany.com



Heather Stouder
Letter of Intent
BrightStar Assisted Living
6550 Schroeder Road
March 28, 2012

Overview:

This site is part of an existing PCD-SIP that was approved in 2002 for mixed use development which included Prairie Park housing for seniors and a 10,000 SF retail building. The site containing Prairie Park has been developed. The proposed retail site has remained vacant and undeveloped since that time. This proposal is for a development on the vacant parcel that will provide 30 units of residential living for residents requiring assisted living and memory care.

To accommodate this Development Plan, the existing PCD-SIP will have to be amended.

Site Planning and Building Architecture:

Access for the proposed development will utilize the existing ingress and egress drives on Schroeder and Struck Street. The drives were constructed with the development of Prairie Park. A perpetual, nonexclusive Access Easement for vehicular and pedestrian access, ingress and egress was granted for the benefit of this site by Prairie Park in 2002.

Parking and internal circulation will be provided to meet the specific needs of the development. The building has a small parking demand as residents do not drive. An appropriate number of parking spaces for staff and guests will be provided. The building will be staffed by approximately 10 - 12 people during the day and 6 staff members through the night. It is expected that some members of the staff will use public transportation located at the bus stop adjacent to this proposed development on Struck Street. Pedestrian circulation will directly connect the building to parking and to public walks on Schroeder Road and Struck Street.

Landscape design will compliment building forms and define exterior spaces.

The assisted living and memory care building will be a two-story development of residential scale and character. There will be a partial basement. Colors, building forms and materials will be chosen to establish a unique individual presence for the BrightStar community; however, the proposed development will respect the architectural character of the existing Prairie Park development.

Site Development Statistics:

BrightStar Assisted Living	
Lot Area:	40,997 square feet or .9412 acres
Building Area:	21,373 square feet (without Basement)
Building Area:	24,300 square feet (with Basement)
Density:	30 units per .9412 acres



Heather Stouder
Letter of Intent
BrightStar Assisted Living
6550 Schroeder Road
March 28, 2012

Unit Mix:

Studio:	18
One Bedroom	6
Two Bedrooms	<u>6</u>
Total	30

Parking Stalls:

Surface	16
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Open Space: 18,210 square feet

Project Schedule and Management:

Construction of this project is planned to begin in August 2012 with completion scheduled for occupancy in late spring, early summer of 2013.

All building operations of the proposed assisted living and memory care community will be professionally managed by experienced personnel retained by the owner. Building management will be responsible for all building services, including building and grounds maintenance and trash removal. The building will be staffed 24 hours per day/7 days per week.

Social and Economic Impact:

Studies completed by the Owner show the development of this community will provide much needed assisted and memory care living for the senior population. The proposed use is most compatible with the adjacent Prairie Park housing development for seniors.

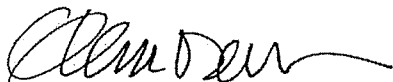
The site is a vacant infill site that can be developed with little or no additional cost for public services. Property tax will be increased and construction will provide employment for local businesses and trades people.

The building will have a very light demand on traffic as residents do not drive and it is anticipated that some staff will use public transportation.

Thank you for reviewing this proposal.

Sincerely,

Lantz-Boggio Architects, P.C.



Glenn Decker
Manager of Development and Construction



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Zoning Text: Amended PCD/GDP/SIP
Project Name: BrightStar Assisted Living
Address: 6550 Schroeder Road

Legal Description: The lands subject to this Planned Unit Development shall include those described as Lot 1 on CSM NO. 10528 as shown on Exhibit A and the Site Survey as shown on Exhibit B, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the construction of a 30 unit Assisted Living Community.

B. Permitted Uses:

1. Thirty units of Assisted Living and Memory Care.
2. Uses accessory to the permitted uses listed above.

C. Lot Area: 40,997 square feet or .9412 acres.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted shall be as shown on approved 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 provided as shown on approved plans.

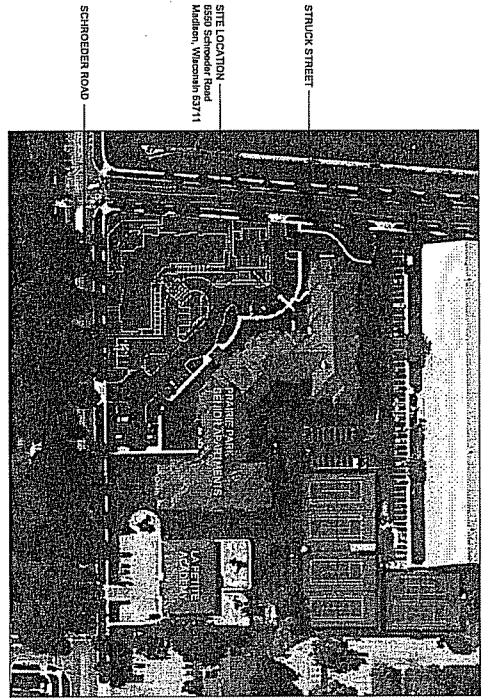
J. Family Definition: The family definition of this PCD-SIP shall be limited to a maximum of two residents per unit.

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.

BRIGHTSTAR ASSISTED LIVING

MADISON, WISCONSIN

APRIL 25, 2012 - URBAN DESIGN COMMISSION - INITIAL / FINAL APPROVAL SUBMITTAL



VICINITY MAP
SCALE NOT TO SCALE

DWELLING UNIT DATA				
	STUDIO UNIT	1 BEDROOM UNIT	2 BEDROOM UNIT	TOTAL
1ST FLOOR	9	3	4	16
2ND FLOOR	8	4	2	14
TOTAL	17	7	6	30

PROJECT DATA	
SITE AREA:	0.842 ACRES
BUILDING AREA:	BASEMENT: 2,005 S.F. 1ST FLOOR: 11,746 S.F. 2ND FLOOR: 9,827 S.F. TOTAL: 24,278 S.F.
PARKING PROVIDED:	14 STANDARD AND 2 HANDICAP SPACES
BICYCLE PARKING:	2 SPACES

OWNER:

Brightstar Group Holdings
1301 W. University Avenue, Suite 700
Gurnee, IL 60031
P: (847) 883-2807
J: (847) 883-2807
J: (847) 883-2807
J: (847) 883-2807

CONSULTANTS:

ARCHITECT:
Lanz-Boggio Architects, P.C.
5650 DTC Parkway, Suite 200
Denver, CO 80231
P: (303) 773-0458
F: (303) 773-8708
J: (303) 773-8708
J: (303) 773-8708
J: (303) 773-8708

MECHANICAL/ELECTRICAL ENGINEER:
Ginn & Associates, Inc.
735 S. Arroyo, Suite 201
San Jose, CA 95128
P: (408) 718-1270
F: (408) 718-1272
J: (408) 718-1272
J: (408) 718-1272
J: (408) 718-1272

STRUCTURAL ENGINEER:

Jina Hedrick & Associates
1200 East 17th Street
Columbia, MO 65201
P: (314) 883-1833
S: (314) 883-1833
S: (314) 883-1833

ELECTRICAL ENGINEER:

JCY Consulting Engineers LLC
2525 West 12th Street, Suite 200
Littleton, CO 80120
P: (303) 988-2350
F: (303) 987-2304
J: (303) 987-2304
J: (303) 987-2304

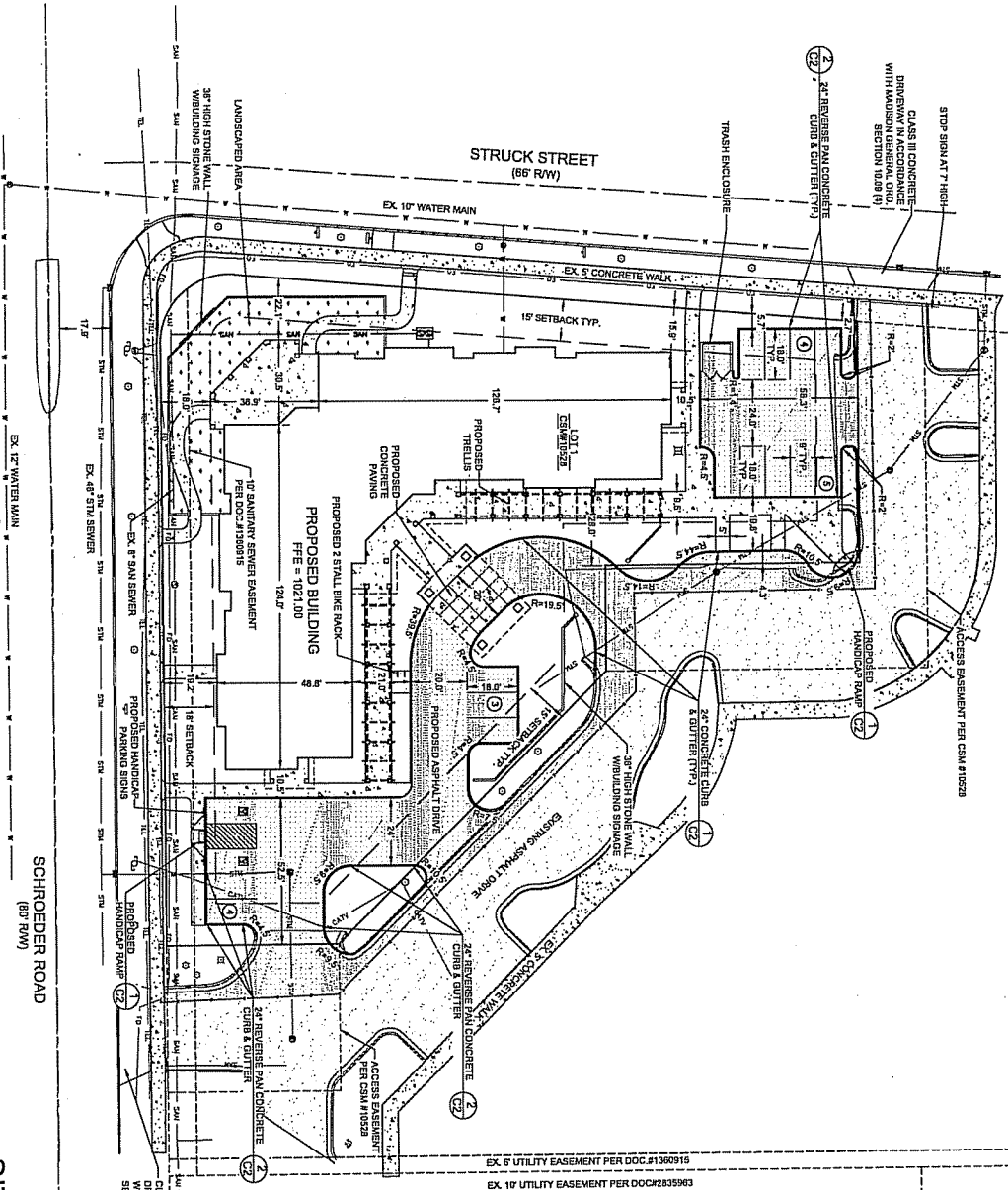
LANDSCAPE ARCHITECT:

The Brno Company
2222 West 15th Street
P.O. Box 82030
Madison, WI 53782
P: (608) 838-7941
F: (608) 838-7941
J: (608) 838-7941

SHEET INDEX

GENERAL:	COVER SHEET, DESIGN TEAM, SHEET INDEX
G-000	GENERAL NOTES, SYMBOLS, DESIGN, APPLICABLE TO ALL SHEETS
G-001	LOCATOR MAP
CIVIL:	GRADING AND EROSION PLAN
C7	GRADING AND EROSION PLAN
LANDSCAPE:	LANDSCAPE PLAN
L1	LANDSCAPE PLAN
ARCHITECTURAL:	EXTERIOR ELEVATIONS
A-000	EXTERIOR ELEVATIONS
A-001	EXTERIOR ELEVATIONS
ELECTRICAL:	SITE LIGHTING PHOTO-METRIC PLAN AND DETAIL
E-1	SITE LIGHTING PHOTO-METRIC PLAN AND DETAIL
E-2	LUMINAIRE SPECIFICATIONS

9



SITE PLAN
SCALE: 1" = 20'

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM FIELD INLET
- EXISTING WATER VALVE
- EXISTING FIBER OPTIC LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV LINE
- LIGHT POLE
- POWER POLE
- SIGN
- EXISTING TREE
- EXISTING HYDRANT

Parking Lot Plan Site Information Block

Site Address	6555 Schroeder Road
Site Area (total)	0.34 ac.
Number of building stories (above grade)	Two Stories
Building Height	New Structure
DULH Type of construction	202171 SP
Final Square Footage of building	Assisted Living
Use of property	
Does structure have an office	
Number of employees in production area	
Number of employees in warehouse area	
Capacity of warehouse space in assembly	
Number of bicycle racks shown	2
Number of parking stalls:	
Small Car	16
Medium Car	0
Accessible	1
Total	17
Number of trees shown	20

NOTES:
1. ALL CURB RADIUS ARE DIMENSIONED TO THE BACK OF CURB.

Lantz-Boggett Architects PC
Architects
6555 Schroeder Road, Suite 200
West Park, WI 53191
Tel: 262.774.8100
Fax: 262.774.8101

Brightstar Assisted Living
Madison | Wisconsin

OWNER:
DORR
1125 7th Street, Parkview, Suite 700
Madison, WI 53706
Tel: 608.261.2007
Fax: 608.261.2008

Structural Engineer:
JAMES HERRICK & ASSOCIATES
1125 7th Street, Parkview, Suite 700
Madison, WI 53706
Tel: 608.261.2007
Fax: 608.261.2008

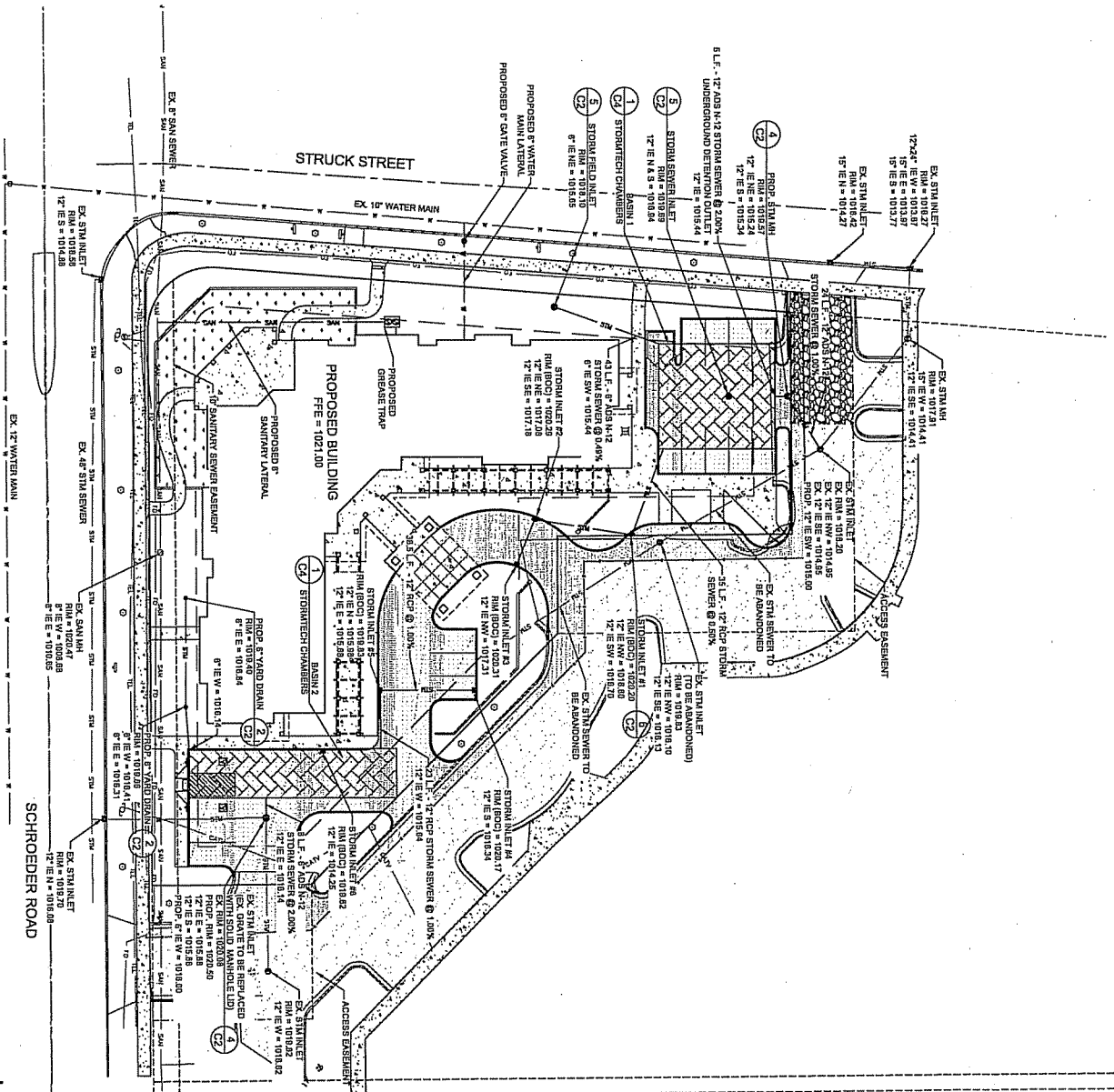
Electrical Engineer:
JEA CONSULTING ENGINEERS LLC
13773 DENVER WEST PARKWAY, SUITE 200
LAKESIDE, CO 80228
Tel: 303.682.2300
Fax: 303.682.2301

Mechanical/Plumbing Engineer:
MERRISON/PLUMBING ENGINEERS
725 S. KEDRON CT., SUITE 200
LAKESIDE, CO 80228
Tel: 303.716.1272
Fax: 303.716.1272

Civil Engineer:
JAMES HERRICK & ASSOCIATES
1125 7th Street, Parkview, Suite 700
Madison, WI 53706
Tel: 608.261.2007
Fax: 608.261.2008

Landscaping Architect:
THE GELIC COMPANY
3424 PAVANET STREET
MILWAUKEE, WI 53209
Tel: 414.442.7041
Fax: 414.442.7041

C5



UTILITY PLAN
SCALE: 1" = 20'

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM FIELD INLET
- EXISTING WATER VALVE
- EXISTING FIBER OPTIC LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV LINE
- LIGHT POLE
- POWER POLE
- SIGN
- EXISTING TREE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- STORMTECH CHAMBERS

Lantz-Boggie
Architects, P.C.
2420 ONE FIFTH AVENUE, SUITE 100
DENVER, CO 80202
P. 303.733.1100
F. 303.733.1100

BrightStar
Assisted Living
Madison | Wisconsin

OWNER:
BRIGHTSTAR ASSISTED LIVING
1125 WEST STATE PARKWAY, SUITE 700
MADISON, WI 53703
JASON REBAL

STRUCTURAL ENGINEER:
JESSE HENRIK & ASSOCIATES
ENGINEERS, ARCHITECTS
P. 303.824.1843
ST. LOUIS, MO

ELECTRICAL ENGINEER:
LANTZ-BOGGIE ARCHITECTS, P.C.
1775 SOUTH WEST PARKWAY, SUITE 200
LAWRENCE, CO 80401
P. 303.887.2304
EMERY ALBERT

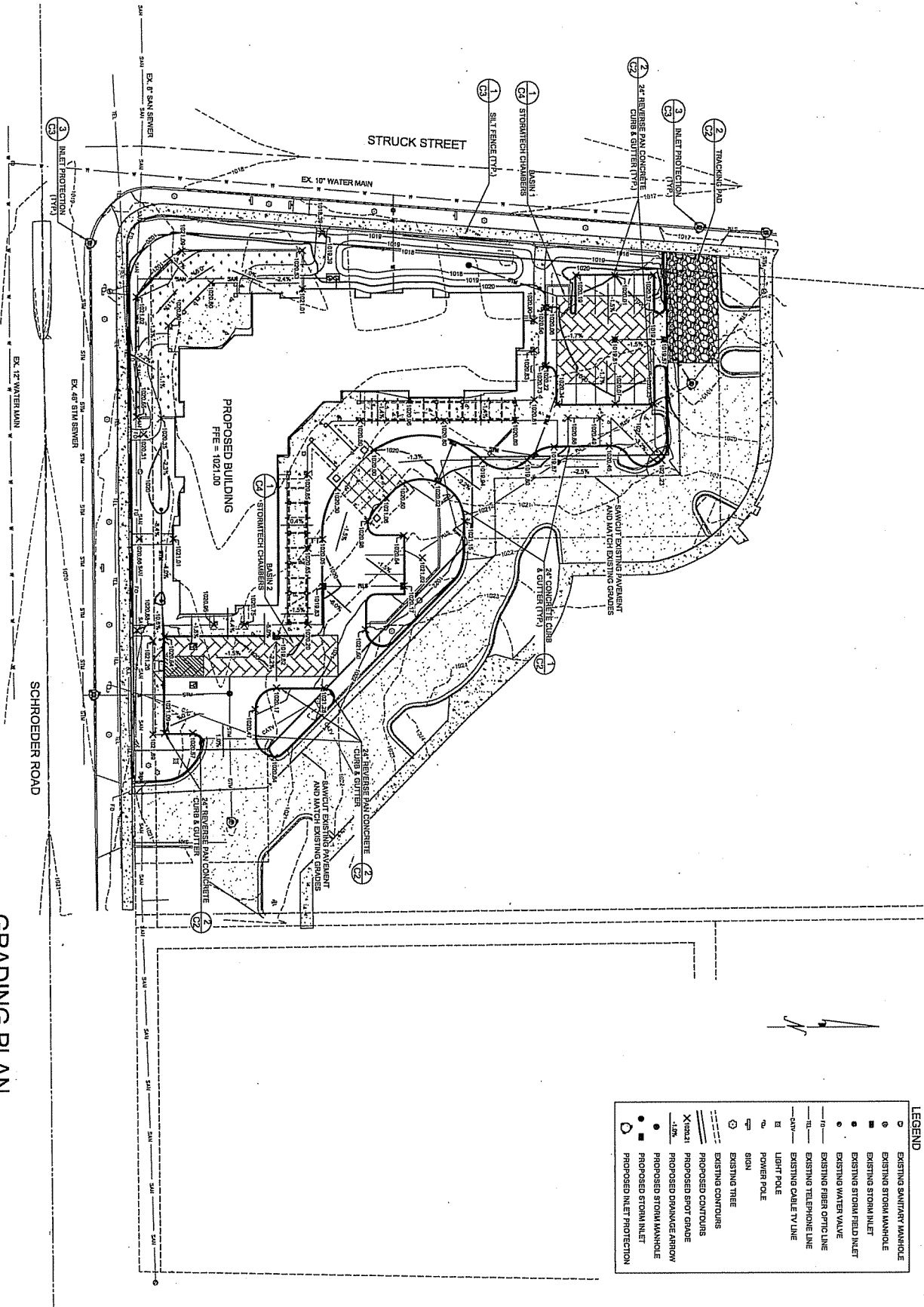
MECHANICAL/PLUMBING ENGINEER:
ZUCKERMAN ENGINEERS
2025 S. WASHINGTON AVENUE, 5TH
LAWRENCE, CO 80402
P. 303.794.1370
ART O'NEILL

CIVIL ENGINEER:
LYNCH & ASSOCIATES
NEW BRUNSWICK, NJ 08901
P. 201.426.2040
MARGIE TROTT

LANDSCAPE ARCHITECT:
2420 FIFTH AVENUE, SUITE 100
DENVER, CO 80202
P. 303.887.2304
DANA PETER

Legend

- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM FIELD INLET
- EXISTING WATER VALVE
- EXISTING FIBER OPTIC LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV LINE
- LIGHT POLE
- POWER POLE
- SIGN
- EXISTING TREE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- STORMTECH CHAMBERS



GRADING PLAN
SCALE: 1" = 20'

LEGEND

○	EXISTING SANITARY MANHOLE
⊙	EXISTING STORM MANHOLE
⊕	EXISTING STORM INLET
⊖	EXISTING STORM FIELD INLET
⊗	EXISTING WATER VALVE
⊘	EXISTING WATER VALVE
⊙	EXISTING FIBER OPTIC LINE
⊖	EXISTING TELEPHONE LINE
⊙	EXISTING CABLE TV LINE
⊙	EXISTING TREE
⊙	EXISTING CONTOURS
⊙	PROPOSED CONTOURS
⊙	PROPOSED SPOT GRADE
⊙	PROPOSED DRAINAGE ARROW
⊙	PROPOSED STORM MANHOLE
⊙	PROPOSED STORM INLET
⊙	PROPOSED INLET PROTECTION

Lantz-Boggio Architects, P.C.
 2500 W. 10th Street, Suite 100
 Minneapolis, MN 55425
 Phone: 612.338.1111
 Fax: 612.338.1112

BrightStar Assisted Living
 Madison | Wisconsin

Owner:
 BRIGHTSTAR GROUP HOLDINGS
 2500 W. 10th Street, Suite 100
 Minneapolis, MN 55425
 Phone: 612.338.1111
 Fax: 612.338.1112

Structural Engineer:
 JACOBS ENGINEERING & ASSOCIATES
 700 EAST RIVERVIEW AVENUE
 SUITE 200
 MINNEAPOLIS, MN 55414
 Phone: 612.338.1111
 Fax: 612.338.1112

Electrical Engineer:
 JACOBS ENGINEERING & ASSOCIATES
 700 EAST RIVERVIEW AVENUE
 SUITE 200
 MINNEAPOLIS, MN 55414
 Phone: 612.338.1111
 Fax: 612.338.1112

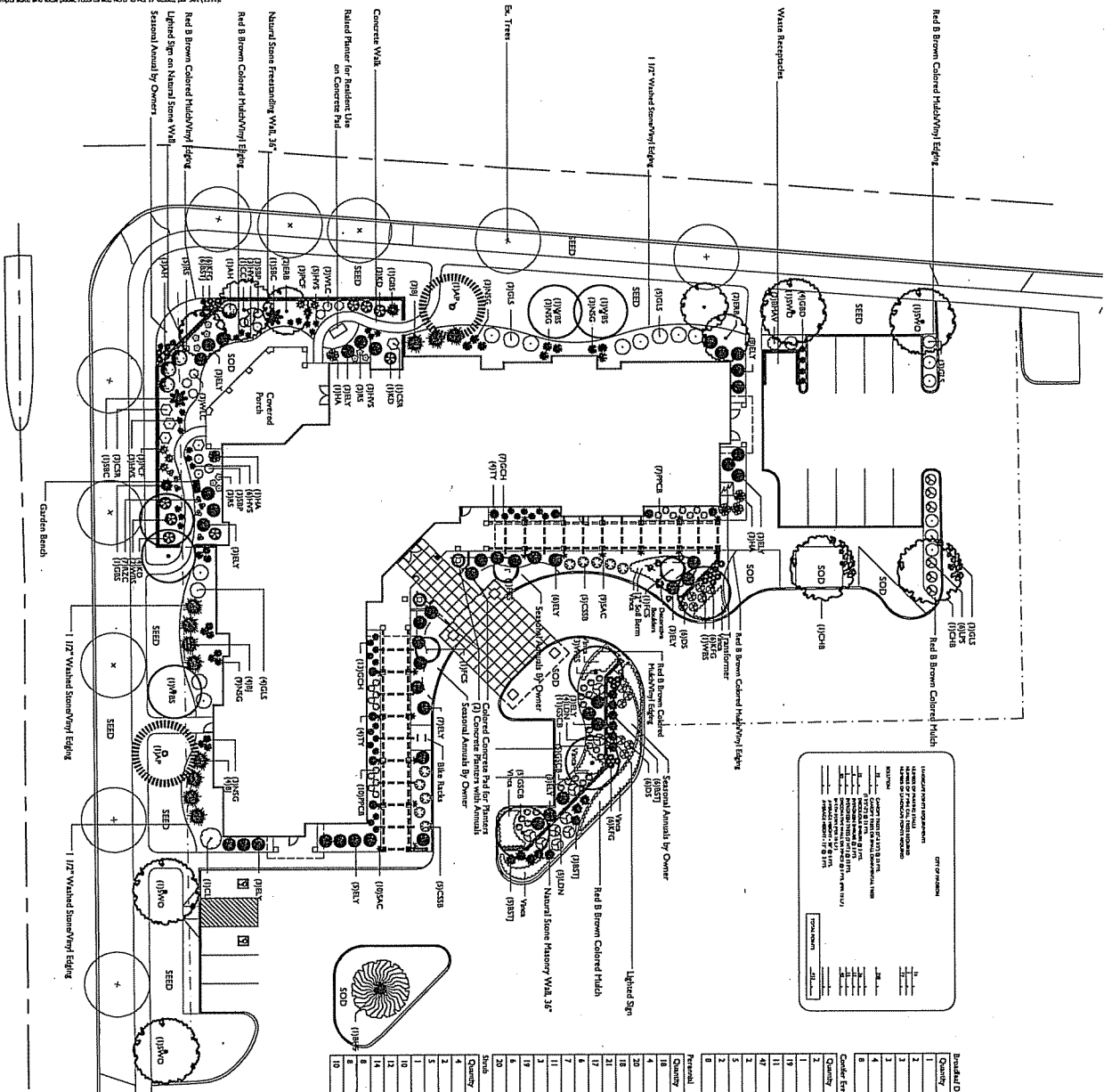
Mechanical/Plumbing Engineer:
 JACOBS ENGINEERING & ASSOCIATES
 700 EAST RIVERVIEW AVENUE
 SUITE 200
 MINNEAPOLIS, MN 55414
 Phone: 612.338.1111
 Fax: 612.338.1112

Civil Engineer:
 JACOBS ENGINEERING & ASSOCIATES
 700 EAST RIVERVIEW AVENUE
 SUITE 200
 MINNEAPOLIS, MN 55414
 Phone: 612.338.1111
 Fax: 612.338.1112

Landscape Architect:
 THE SHINE GROUP
 200 EAST WASHINGTON STREET
 SUITE 200
 MINNEAPOLIS, MN 55401
 Phone: 612.338.1111
 Fax: 612.338.1112

Item	Date	Description
1.	04.14.2012	Master Planning Document Set
2.	04.11.2012	Urban Design Consultant Set
3.	04.25.2012	Urban Design Consultant Set, VERTICAL ALIGNMENT

Sheet	Number	Description
C7		GRADING PLAN



OR 19/20/2014

1. All plants are to be installed in accordance with the following specifications:

2. All plants are to be installed in accordance with the following specifications:

3. All plants are to be installed in accordance with the following specifications:

4. All plants are to be installed in accordance with the following specifications:

5. All plants are to be installed in accordance with the following specifications:

6. All plants are to be installed in accordance with the following specifications:

7. All plants are to be installed in accordance with the following specifications:

8. All plants are to be installed in accordance with the following specifications:

9. All plants are to be installed in accordance with the following specifications:

10. All plants are to be installed in accordance with the following specifications:

Plant Table

Quantity	Symbol	Schedule Name	Common Name	Code Name	Planting Size
1	○	Chandler Clay Fern	Pyral Clay Fern	CFR	4" B&B
2	○	Common Hellebore	Common Hellebore	CIB	3" T5
3	○	Eastern Redbud	Redbud	ERB	6" B&B
4	○	Redbud	Redbud	REB	3" T5
5	○	Redbud	Redbud	REB	3" T5
6	○	Redbud	Redbud	REB	3" T5
7	○	Redbud	Redbud	REB	3" T5
8	○	Redbud	Redbud	REB	3" T5
9	○	Redbud	Redbud	REB	3" T5
10	○	Redbud	Redbud	REB	3" T5
11	○	Redbud	Redbud	REB	3" T5
12	○	Redbud	Redbud	REB	3" T5
13	○	Redbud	Redbud	REB	3" T5
14	○	Redbud	Redbud	REB	3" T5
15	○	Redbud	Redbud	REB	3" T5
16	○	Redbud	Redbud	REB	3" T5
17	○	Redbud	Redbud	REB	3" T5
18	○	Redbud	Redbud	REB	3" T5
19	○	Redbud	Redbud	REB	3" T5
20	○	Redbud	Redbud	REB	3" T5
21	○	Redbud	Redbud	REB	3" T5
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23	○	Redbud	Redbud	REB	3" T5
24	○	Redbud	Redbud	REB	3" T5
25	○	Redbud	Redbud	REB	3" T5
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27	○	Redbud	Redbud	REB	3" T5
28	○	Redbud	Redbud	REB	3" T5
29	○	Redbud	Redbud	REB	3" T5
30	○	Redbud	Redbud	REB	3" T5
31	○	Redbud	Redbud	REB	3" T5
32	○	Redbud	Redbud	REB	3" T5
33	○	Redbud	Redbud	REB	3" T5
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43	○	Redbud	Redbud	REB	3" T5
44	○	Redbud	Redbud	REB	3" T5
45	○	Redbud	Redbud	REB	3" T5
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53	○	Redbud	Redbud	REB	3" T5
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55	○	Redbud	Redbud	REB	3" T5
56	○	Redbud	Redbud	REB	3" T5
57	○	Redbud	Redbud	REB	3" T5
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71	○	Redbud	Redbud	REB	3" T5
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73	○	Redbud	Redbud	REB	3" T5
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83	○	Redbud	Redbud	REB	3" T5
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85	○	Redbud	Redbud	REB	3" T5
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95	○	Redbud	Redbud	REB	3" T5
96	○	Redbud	Redbud	REB	3" T5
97	○	Redbud	Redbud	REB	3" T5
98	○	Redbud	Redbud	REB	3" T5
99	○	Redbud	Redbud	REB	3" T5
100	○	Redbud	Redbud	REB	3" T5

GENERAL NOTES

1. All areas labeled "Red B Colored Wood Mulch" to receive 2" of Red B Colored Wood Mulch. All other areas to receive 1" of Red B Colored Wood Mulch as indicated. Spread to a 3" depth over pre-moist soil.

2. Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch (and weed which have) consisting of a mixture of recycled wood mulch, colored (if web beds for shrub groupings).

3. "Vine Edge" to be White Vine Black Diamond Vinyl Edge on asphalt.

4. "Seal" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1000 sq. ft.

5. Seed shall consist of the following mixture:

- 40% Palmer Ryegrass
- 20% Turf Ryegrass
- 20% Kentucky Bluegrass
- 20% Perennial Ryegrass

Plant Area labeled "Soil" shall receive only No. 1 grade soil (topsoil) 6" deep.

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

Lantz-Boggio Architects, P.C.
 1000 Pine Street, Suite 1000
 Portland, Oregon 97201
 Phone: 503.227.2200 | Fax: 503.227.2201

BrightStar Assisted Living
 Madison, Wisconsin

Owner:
 BrightStar Assisted Living
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MEP Engineer:
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 Phone: 503.227.2200 | Fax: 503.227.2201

Landscaping/Planting Engineer:
 Lantz-Boggio Architects, P.C.
 1000 Pine Street, Suite 1000
 Portland, Oregon 97201
 Phone: 503.227.2200 | Fax: 503.227.2201

Site Description:
 1. 0.42 ± acres, Madison Veterans Department Site.
 2. 0.42 ± acres, Madison Veterans Department Site.
 3. 0.42 ± acres, Madison Veterans Department Site.

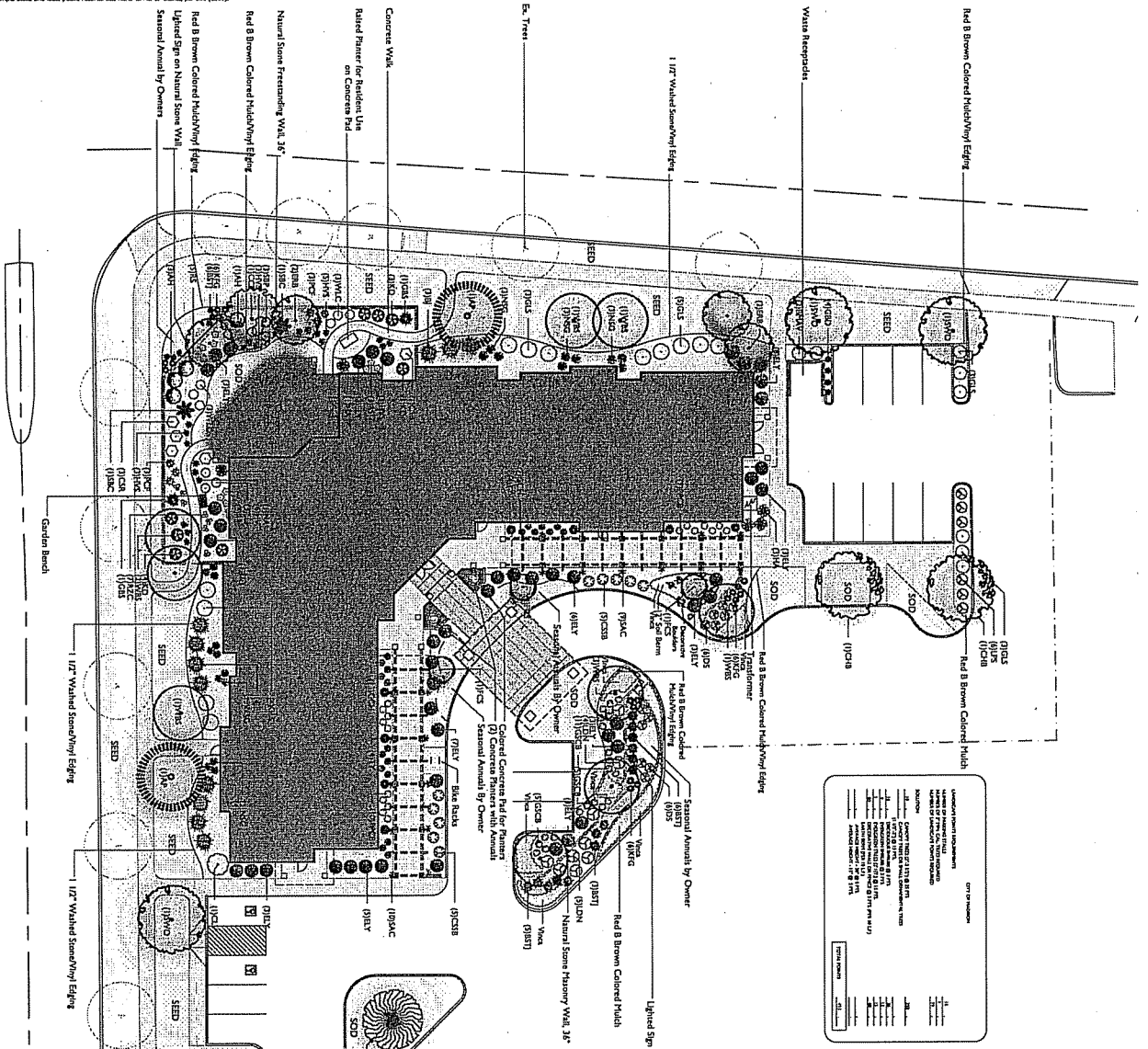
Site Data:

Site: Madison Veterans Department Site

Address: 1000 Pine Street, Suite 1000, Portland, Oregon 97201

Project No.: 2013-01

Date: 08/14/2013



on 7/26/2018

LANDSCAPE PLAN

DATE: 07/26/2018

PROJECT: 205 FRENCH CREEPING RED FENNEL

SCALE: 1/8" = 1'-0"

DATE: 07/26/2018

PROJECT: 205 FRENCH CREEPING RED FENNEL

SCALE: 1/8" = 1'-0"

Plant Table

Symbol	Scientific Name	Common Name	Code Name	Planting Size
1	Quercus alba	White Oak	QAL	4" x 4"
2	Quercus prinus	Prickly Pear Oak	QPR	4" x 4"
3	Quercus macrocarpa	Large Leaf Oak	QML	4" x 4"
4	Quercus laevis	Swamp White Oak	QLA	4" x 4"
5	Quercus coccinea	Scarlet Oak	QSC	4" x 4"
6	Quercus rubra	Red Oak	QRB	4" x 4"
7	Quercus falcata	White Oak	QFA	4" x 4"
8	Quercus prinus	Prickly Pear Oak	QPR	4" x 4"
9	Quercus macrocarpa	Large Leaf Oak	QML	4" x 4"
10	Quercus laevis	Swamp White Oak	QLA	4" x 4"
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12	Quercus rubra	Red Oak	QRB	4" x 4"
13	Quercus falcata	White Oak	QFA	4" x 4"
14	Quercus prinus	Prickly Pear Oak	QPR	4" x 4"
15	Quercus macrocarpa	Large Leaf Oak	QML	4" x 4"
16	Quercus laevis	Swamp White Oak	QLA	4" x 4"
17	Quercus coccinea	Scarlet Oak	QSC	4" x 4"
18	Quercus rubra	Red Oak	QRB	4" x 4"
19	Quercus falcata	White Oak	QFA	4" x 4"
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94	Quercus laevis	Swamp White Oak	QLA	4" x 4"
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96	Quercus rubra	Red Oak	QRB	4" x 4"
97	Quercus falcata	White Oak	QFA	4" x 4"
98	Quercus prinus	Prickly Pear Oak	QPR	4" x 4"
99	Quercus macrocarpa	Large Leaf Oak	QML	4" x 4"
100	Quercus laevis	Swamp White Oak	QLA	4" x 4"

GENERAL NOTES

- All areas labeled "Red 8 Colored Wood Fridge" to receive a 1/2" x 1/2" x 1/2" Red 8 Colored Wood Fridge. The Red 8 Colored Wood Fridge is a 1/2" x 1/2" x 1/2" Red 8 Colored Wood Fridge. The Red 8 Colored Wood Fridge is a 1/2" x 1/2" x 1/2" Red 8 Colored Wood Fridge.
- Individual areas (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch (1/2" red wood mulch bed) consisting of a mixture of recycled wood mulch, coarse bark, and a 1/2" x 1/2" x 1/2" Red 8 Colored Wood Fridge. The Red 8 Colored Wood Fridge is a 1/2" x 1/2" x 1/2" Red 8 Colored Wood Fridge.
- "Red 8 Colored Wood Fridge" to be 1/2" x 1/2" x 1/2" Red 8 Colored Wood Fridge. The Red 8 Colored Wood Fridge is a 1/2" x 1/2" x 1/2" Red 8 Colored Wood Fridge.
- "Red 8 Colored Wood Fridge" to be 1/2" x 1/2" x 1/2" Red 8 Colored Wood Fridge. The Red 8 Colored Wood Fridge is a 1/2" x 1/2" x 1/2" Red 8 Colored Wood Fridge.
- Seed shall consist of the following mixture:
 - 40% Palmer Ryegrass
 - 20% Barnyard Grass
 - 20% French Creeping Red Fennel
 - 20% Perennial Ryegrass
- Areas labeled "Red 8 Colored Wood Fridge" shall receive only No. 1 grade 1/2" x 1/2" x 1/2" Red 8 Colored Wood Fridge.

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 Madison, Wisconsin 53705
 Phone: 608.272.8444 | Fax: 608.272.8700
 Email: info@lantz-boggio.com

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 OVEN & ASSOCIATES, INC.
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Civil Engineer:
 LINTCH & ASSOCIATES
 542 WESTERN DRIVE
 MADISON, WI 53705
 Phone: 608.272.8444 | Fax: 608.272.8700

Landscaping Architect:
 THE FRENCH CREPPING RED FENNEL
 P.O. BOX 60000
 MADISON, WI 53760
 Phone: 608.272.8444 | Fax: 608.272.8700

Site:

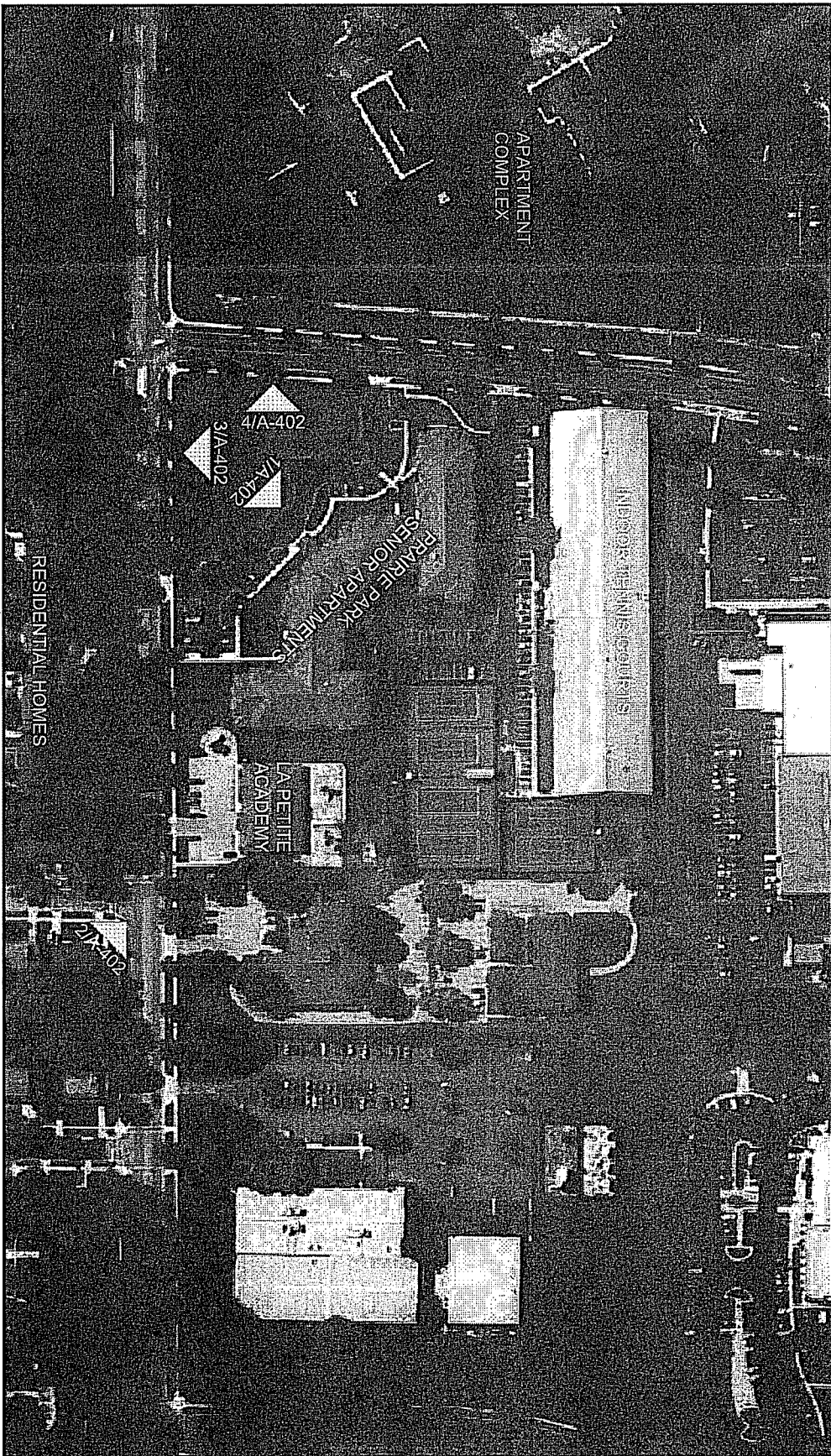
205 French Creeping Red Fennel

Madison, Wisconsin

Scale: 1/8" = 1'-0"

Date: 07/26/2018

Project: 205 French Creeping Red Fennel



1 LOCATER MAP
 SUBJECT TO SCALE

Lantz-Boggio Architects, P.C.
 6400 Old Ferry, 14th Floor, 2001 Independence Ave SW
 Washington, DC 20004-2928
 Phone: 202.331.1100 | Fax: 202.331.1100

BrightStar Assisted Living
 Washington | Washington

Owner:
 BRIGHTSTAR ASSISTED LIVING
 1212 17TH STREET NW, WASHINGTON, DISTRICT OF COLUMBIA, DC 20036
 P: 202.331.1100
 F: 202.331.1100

Structural Engineer:
 JAMES R. BLOTT
 7000 EAST BENTLEY AVENUE
 FORT COLLINS, CO 80511
 P: 970.226.2000
 F: 970.226.2000

Electrical Engineer:
 JAMES R. BLOTT
 7000 EAST BENTLEY AVENUE
 FORT COLLINS, CO 80511
 P: 970.226.2000
 F: 970.226.2000

Mechanical/Plumbing Engineer:
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 7000 EAST BENTLEY AVENUE
 FORT COLLINS, CO 80511
 P: 970.226.2000
 F: 970.226.2000

Civil Engineer:
 JAMES R. BLOTT
 7000 EAST BENTLEY AVENUE
 FORT COLLINS, CO 80511
 P: 970.226.2000
 F: 970.226.2000

Landscaping Architect:
 THE BLOTT COMPANY
 2000 FARMINGTON STREET
 WASHINGTON, DC 20004
 P: 202.331.1100
 F: 202.331.1100

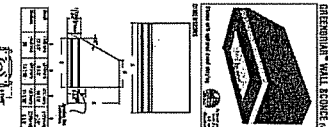
Item	Date	Description
1.	05/04/2012	Initial Planning/Design/Estimate
2.	04/11/2012	Design/Design/Construction/Estimate
3.	04/25/2012	Design/Design/Construction/Estimate

LOCATER MAP

G-001

2012/05/04

GREENGLASS® SMALL GreenGlass® Small is a new addition to the GreenGlass® family of lighting fixtures. It is a compact, modern design that provides a wide range of lighting options for residential and commercial applications.



FEATURES:

- Compact, modern design
- Wide range of lighting options
- Residential and commercial applications

TECHNICAL SPECIFICATIONS:

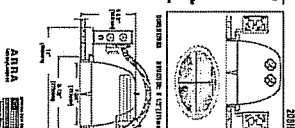
Model	Height	Width	Depth	Weight
GG-S-1	12"	12"	12"	1.5 lbs
GG-S-2	18"	18"	18"	2.5 lbs

ABBOTT

3
1/8" LUMINAIRE TYPES "CC" & "EE"

3 HORIZONTAL FLUORESCENT - GROSS WHITE

DESCRIPTION: This luminaire is designed for use in residential and commercial applications. It features a horizontal fluorescent tube and a gross white finish.



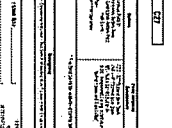
TECHNICAL SPECIFICATIONS:

Model	Height	Width	Depth	Weight
CC-1	12"	12"	12"	1.5 lbs
EE-1	18"	18"	18"	2.5 lbs

ABBOTT

4
1/8" LUMINAIRE TYPE "DD"

DESCRIPTION: This luminaire is designed for use in residential and commercial applications. It features a horizontal fluorescent tube and a gross white finish.

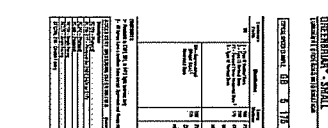


TECHNICAL SPECIFICATIONS:

Model	Height	Width	Depth	Weight
DD-1	12"	12"	12"	1.5 lbs

ABBOTT

GREENGLASS® SMALL GreenGlass® Small is a new addition to the GreenGlass® family of lighting fixtures. It is a compact, modern design that provides a wide range of lighting options for residential and commercial applications.



FEATURES:

- Compact, modern design
- Wide range of lighting options
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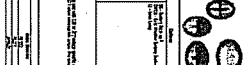
TECHNICAL SPECIFICATIONS:

Model	Height	Width	Depth	Weight
GG-S-1	12"	12"	12"	1.5 lbs
GG-S-2	18"	18"	18"	2.5 lbs

ABBOTT

1
1/8" LUMINAIRE TYPES "AAX"

DESCRIPTION: This luminaire is designed for use in residential and commercial applications. It features a horizontal fluorescent tube and a gross white finish.

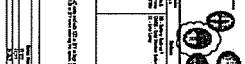


TECHNICAL SPECIFICATIONS:

Model	Height	Width	Depth	Weight
AAX-1	12"	12"	12"	1.5 lbs
AAX-2	18"	18"	18"	2.5 lbs

ABBOTT

DESCRIPTION: This luminaire is designed for use in residential and commercial applications. It features a horizontal fluorescent tube and a gross white finish.




TECHNICAL SPECIFICATIONS:

Model	Height	Width	Depth	Weight
AAX-1	12"	12"	12"	1.5 lbs
AAX-2	18"	18"	18"	2.5 lbs

ABBOTT

2
1/8" LUMINAIRE TYPE "BB"

DESCRIPTION: This luminaire is designed for use in residential and commercial applications. It features a horizontal fluorescent tube and a gross white finish.




TECHNICAL SPECIFICATIONS:

Model	Height	Width	Depth	Weight
BB-1	12"	12"	12"	1.5 lbs

ABBOTT

DESCRIPTION: This luminaire is designed for use in residential and commercial applications. It features a horizontal fluorescent tube and a gross white finish.



TECHNICAL SPECIFICATIONS:

Model	Height	Width	Depth	Weight
BB-1	12"	12"	12"	1.5 lbs

ABBOTT

Lantz-Boggio Architects P.C.
 1150 STATE PARKWAY, SUITE 100
 WEST PALM BEACH, FL 33411
 TEL: 561-833-2100
 FAX: 561-833-2101
 WWW.LANTZBOGGIO.COM

BrightStar Assisted Living
 Madison Wisconsin

OWNER:
 BRIGHTSTAR ASSISTED LIVING
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STRUCTURAL ENGINEER:
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 WEST PALM BEACH, FL 33411
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ELECTRICAL ENGINEER:
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 1150 STATE PARKWAY, SUITE 100
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 TEL: 561-833-2100
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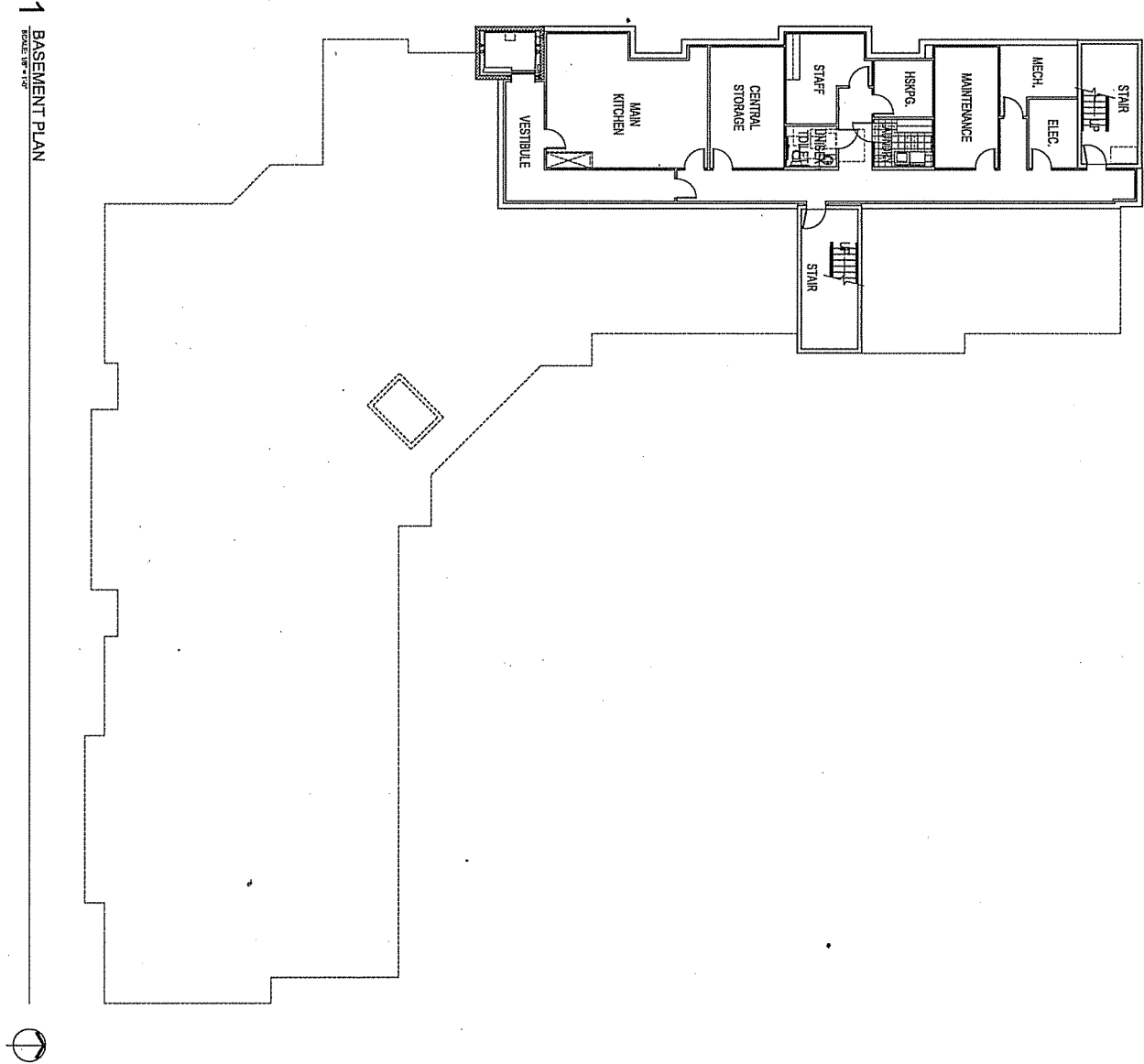
Mechanical/Plumbing Engineer:
 JAMES HENRIKSON & ASSOCIATES
 1150 STATE PARKWAY, SUITE 100
 WEST PALM BEACH, FL 33411
 TEL: 561-833-2100
 FAX: 561-833-2101
 WWW.LANTZBOGGIO.COM

Civil Engineer:
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 FAX: 561-833-2101
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LUMINAIRE SPECIFICATIONS

E-2



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 TEL: 617.261.1100 | FAX: 617.261.1101

BrightStar Assisted Living
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 JANSSEN VILLAGE
 JANSSEN VILLAGE
 200 EASTERN AVENUE
 EMERYVILLE, OH 44126
 TEL: 440.325.1000
 FAX: 440.325.1001

Structural Engineer:
 LANTZ-BOGGIO ARCHITECTS, P.C.
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 BOSTON, MA 02116
 TEL: 617.261.1100
 FAX: 617.261.1101

Electrical Engineer:
 JDM CONSULTING ENGINEERS LLC
 1172 SOUTHERN WEST PARKWAY, SUITE 200
 WILMINGTON, DE 19801
 TEL: 302.486.3300
 FAX: 302.486.3300

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 WILMINGTON, DE 19801
 TEL: 302.486.3300
 FAX: 302.486.3300

Civil Engineer:
 LANTZ-BOGGIO ARCHITECTS, P.C.
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 BOSTON, MA 02116
 TEL: 617.261.1100
 FAX: 617.261.1101

Landscape Architect:
 THE LANDSCAPE ARCHITECT
 200 PARKVIEW CENTER
 WASHINGTON, VA 22182
 TEL: 703.438.7541
 FAX: 703.438.7541

Inspector:
 Dan Chapman
 1. 04/24/2012 Permitting Department (external)

Any Other:

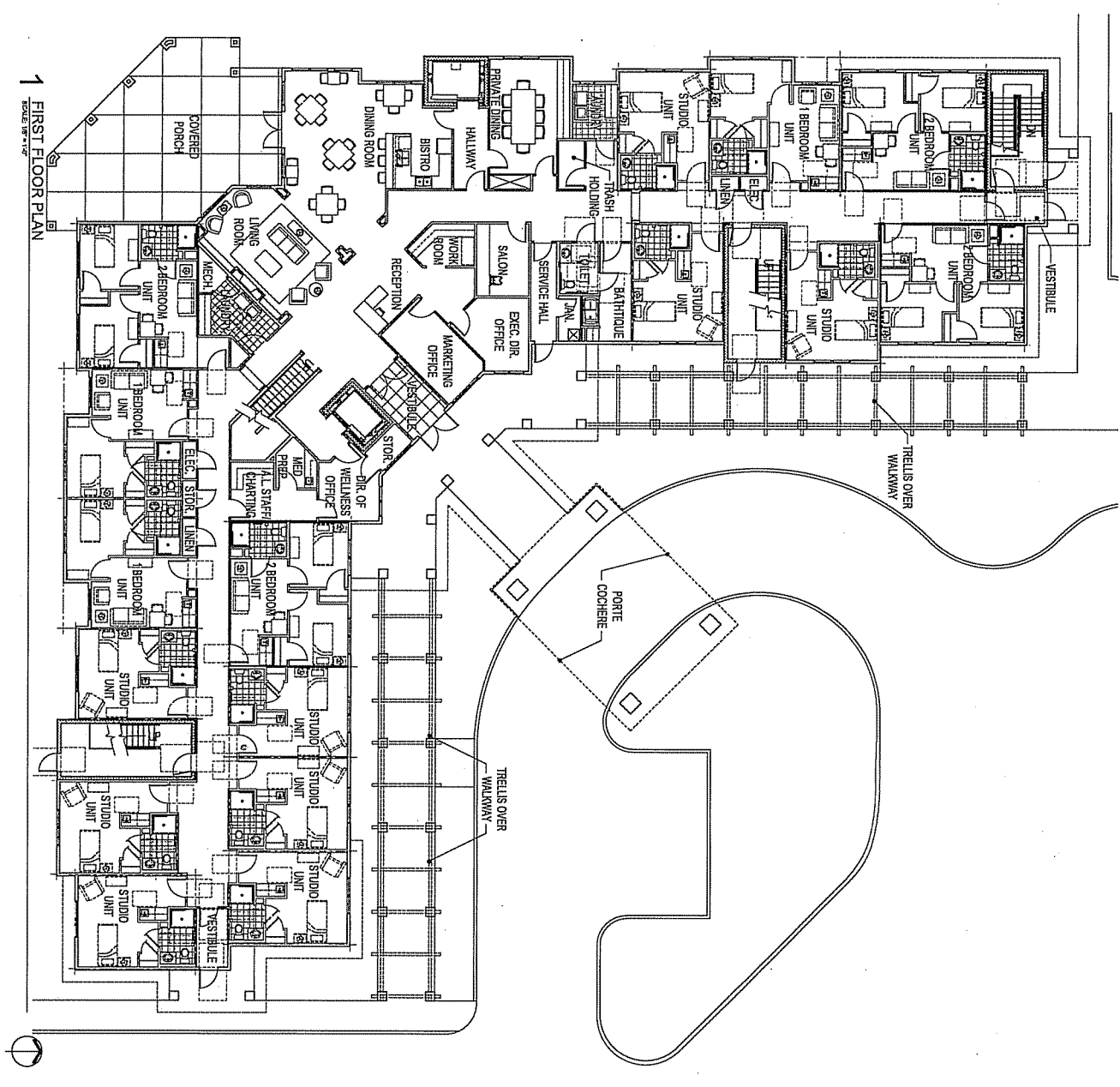
Sheet:

BASEMENT FLOOR PLAN

A-201

DATE: APRIL 4, 2012

USA Project Number: 2011.44



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Lantz-Boggio Architects P.C.
6500 One First Avenue, Suite 201
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Tel: 608.271.2244 / Fax: 608.271.2100

Brightstar Assisted Living
Madison, Wisconsin

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JANESVILLE, WI 53405

Structural Engineer:
J&K SERVICE & CONSULTANTS
ENGINEERS, INC.
EARTHQUAKE CONSULTANTS
1000 UNIVERSITY AVENUE
MADISON, WI 53706
P: 608.261.1443

Electrical Engineer:
J&K CONSULTING ENGINEERS, LLC
13722 SERVICE WEST PARKWAY, SUITE 200
MADISON, WI 53726
P: 608.261.9901

Mechanical/Plumbing Engineer:
J&K CONSULTING ENGINEERS, LLC
13722 SERVICE WEST PARKWAY, SUITE 200
MADISON, WI 53726
P: 608.261.2344

MECHANICAL/PLUMBING ENGINEER:
J&K CONSULTING ENGINEERS, LLC
13722 SERVICE WEST PARKWAY, SUITE 200
MADISON, WI 53726
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Civil Engineer:
UNYCH & ASSOCIATES
1000 UNIVERSITY AVENUE
MADISON, WI 53706
P: 608.261.2344

Landscaping Architect:
THE UNICORP ARCHITECT
2500 PARKWAY DRIVE
MADISON, WI 53705
P: 608.261.2344

Handout:

No.	Title	Description
1.	608.261.2344	Planning/Design/Construction

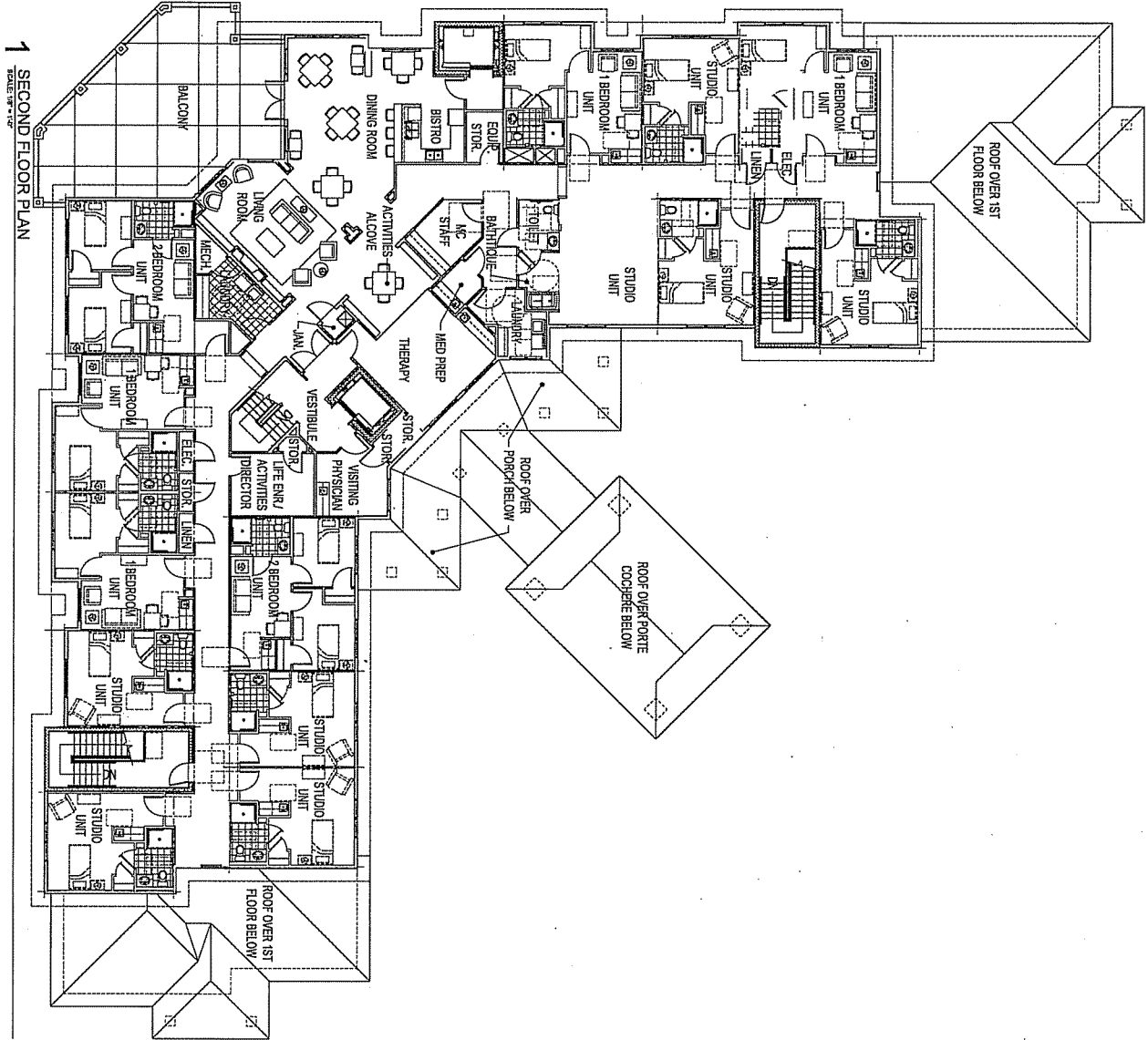
FIRST FLOOR PLAN

A-210

DATE: APRIL 4, 2014

DATE: APRIL 4, 2014

5



1 SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



5

Lantz-Boggio
Architects, P.C.
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Brightstar
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Madison, Wisconsin

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17377 OVERVIEW WEST PARKWAY, SUITE 200
OVERVIEW, CO 80537
JANIS M. BROWN
P. 303.454.1443

Structural Engineer:
JESSE KERNICK & ASSOCIATES
ENGINEERS, ARCHITECTS
1000 UNIVERSITY AVENUE
DENVER, CO 80202
P. 303.733.1443

Electrical Engineer:
ELECTRICAL ENGINEERS & ARCHITECTS
13777 OVERVIEW WEST PARKWAY, SUITE 200
OVERVIEW, CO 80537
P. 303.454.1443

Mechanical/Plumbing Engineer:
MECHANICAL/PLUMBING ENGINEERS
735 S. MERRIMOTT CIRCLE, SUITE 201
LAKETWISS, CO 80228
P. 303.748.8772

Civil Engineer:
LUNDA & ASSOCIATES
1100 UNIVERSITY AVENUE, SUITE 201
DENVER, CO 80202
P. 303.733.1443

Landscaping Architect:
THE BRIGHTSTAR GROUP
17377 OVERVIEW WEST PARKWAY, SUITE 200
OVERVIEW, CO 80537
P. 303.454.1443

Interior Designer:
THE BRIGHTSTAR GROUP
17377 OVERVIEW WEST PARKWAY, SUITE 200
OVERVIEW, CO 80537
P. 303.454.1443

Model Title:
1. 5/24/2011 Planning Development/Construction

Scale:

Key:

Key:

Key:

Key:

Key:

Key:

Key:

Key:

Key:

Key:

A-220

SECOND FLOOR PLAN

DATE: APRIL 14, 2012

PROJECT: ASSISTED LIVING

SCALE: AS SHOWN

PROJECT: ASSISTED LIVING

PROJECT: ASSISTED LIVING

PROJECT: ASSISTED LIVING

PROJECT: ASSISTED LIVING

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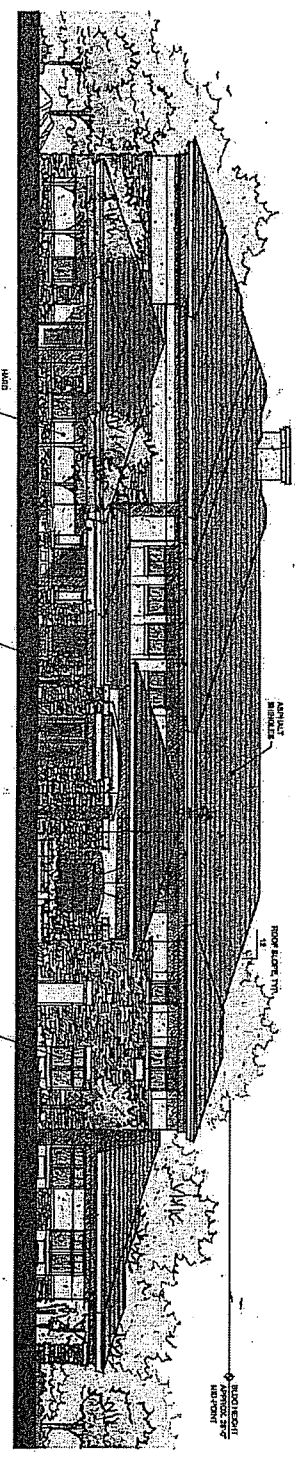
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PROJECT: ASSISTED LIVING

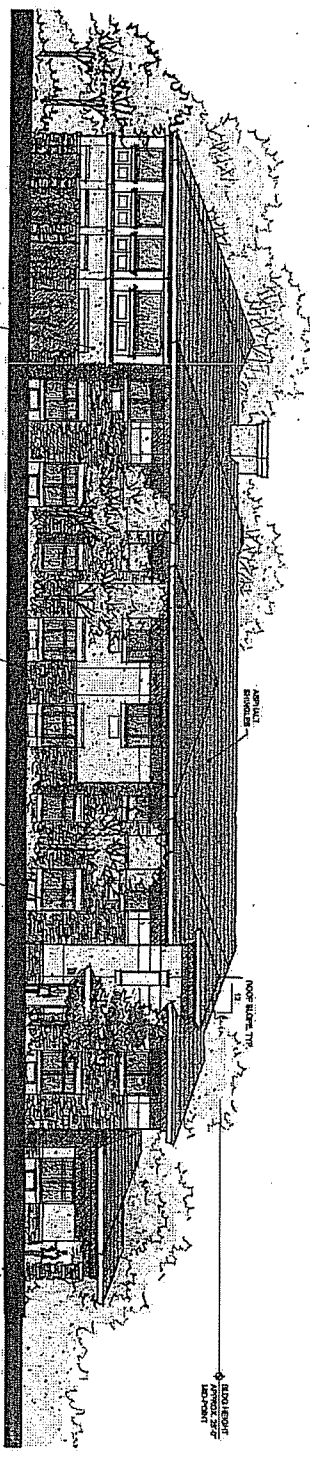
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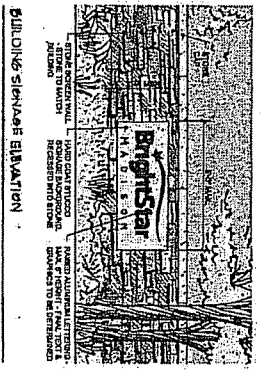
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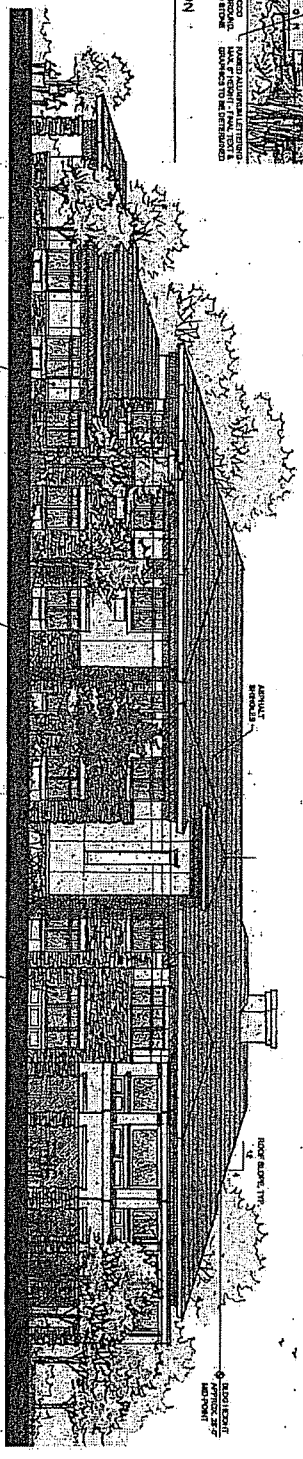
BRIGHTSTAR BUILDING ELEVATION
1/8" = 1'-0" 10 APRIL 2012



SCHREIBER BLDG BUILDING ELEVATION
1/8" = 1'-0" 10 APRIL 2012 REV 29 APRIL 2012



BUILDING SIGNAGE ELEVATION



SNYDER BLDG BUILDING ELEVATION
1/8" = 1'-0" 10 APRIL 2012 REV 28 APRIL 2012

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 Phone: 608.261.1111
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BrightStar Assisted Living
 Madison, Wisconsin

- OWNER:**
 BrightStar Assisted Living
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 JAMES W. WELLS
 JAMES WELLS
 JAMES WELLS
- STRUCTURAL ENGINEER:**
 JESSE VERNON & ASSOCIATES
 BRIDGEVIEW, CO 80111
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 F. 303.424.1943
- ELECTRICAL ENGINEER:**
 JAMES WELLS & ASSOCIATES
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- LANDSCAPE ARCHITECT:**
 JAMES WELLS & ASSOCIATES
 2302 PHOENIX AVENUE
 MADISON, WI 53711
 P. 608.834.1011
 F. 608.834.1011

REVISIONS:

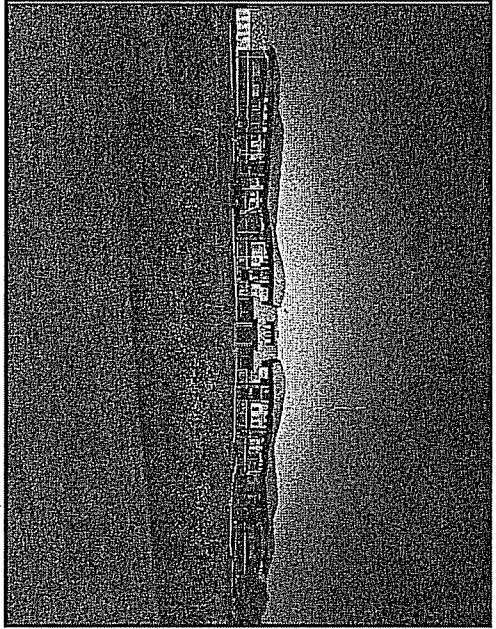
No.	Date	Description
1.	01-04-12	Submit Permit Documents (A, B, C)
2.	04-11-12	15% PERMITS DOCUMENTS (A, B, C)
3.	04-23-12	15% PERMITS DOCUMENTS (A, B, C)

DATE PLOTTED: 04/23/12

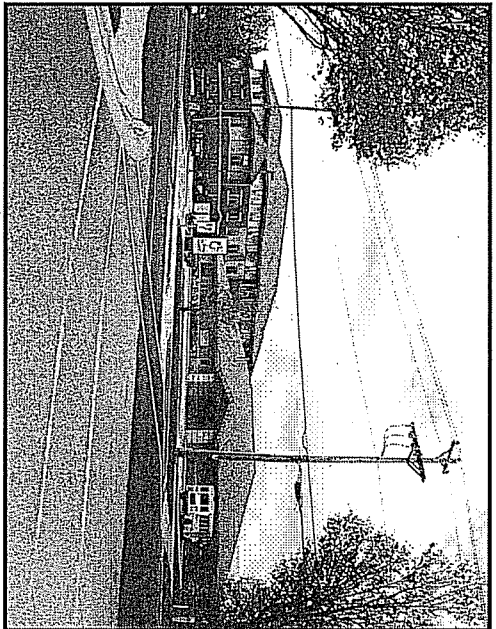
EXTERIOR ELEVATIONS

A-401

2012 Copyright



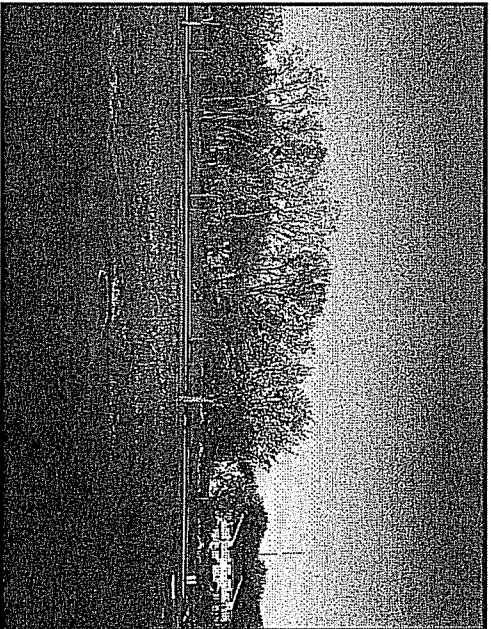
1 EXISTING PRAIRIE PARK SENIOR APARTMENTS NORTH-EAST OF SITE
SCALE TO SCALE



2 EXISTING LA PETITE ACADEMY EAST OF SITE
SCALE TO SCALE



3 EXISTING RESIDENTIAL HOMES SOUTH OF SITE
SCALE TO SCALE



4 EXISTING APARTMENT COMPLEX WEST OF SITE
SCALE TO SCALE

Lantz-Boggio Architects, P.C.
8400 Prairie View, Suite 200 | Independence, MO 64051
P: 816.234.2300 | F: 816.234.2309

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Missouri | Wisconsin

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MIAMI, FL 33136
P: 305.575.0000

Structural Engineer:
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700 EAST DELAWARE AVENUE
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Electrical Engineer:
JACK COVATTA ENGINEERS LLC
19775 DELAWARE WEST PARKWAY, SUITE 200
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Interior Architect:
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DENVER, CO 80202
P: 303.733.0000

Civil Engineer:
CH2M HILL
1440 WESTWIND DRIVE
DENVER, CO 80202
P: 303.733.0000

Landscape Architect:
THE BUREAU COMPANY
2000 PARKWAY CENTER
MINNETONKA, MN 55345
P: 952.836.7100

Revised For	Item	Date	Description
	1.	04/01/2012	Initial Planning Drawings Set
	2.	04/11/2012	Master Design Development Set
	3.	04/24/2012	Final Design Development Set - 100% Design

Scale:

Key Plan:

AutoCAD Filename:	2011.dwg
Date:	04/26/12
CONTEXTUAL PHOTOGRAPHS	

A-402