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DESIGNED BY: JEFFREY A. JENSEN  
CHECKED BY: JEFFREY A. JENSEN  
DATE: 09/10/2024

PROJECT: 23024/0511.00-WYCA/05SHEETS/SITE PLAN.DWG

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(262) 734-4888  
(262) 734-4889

LEO LIVING

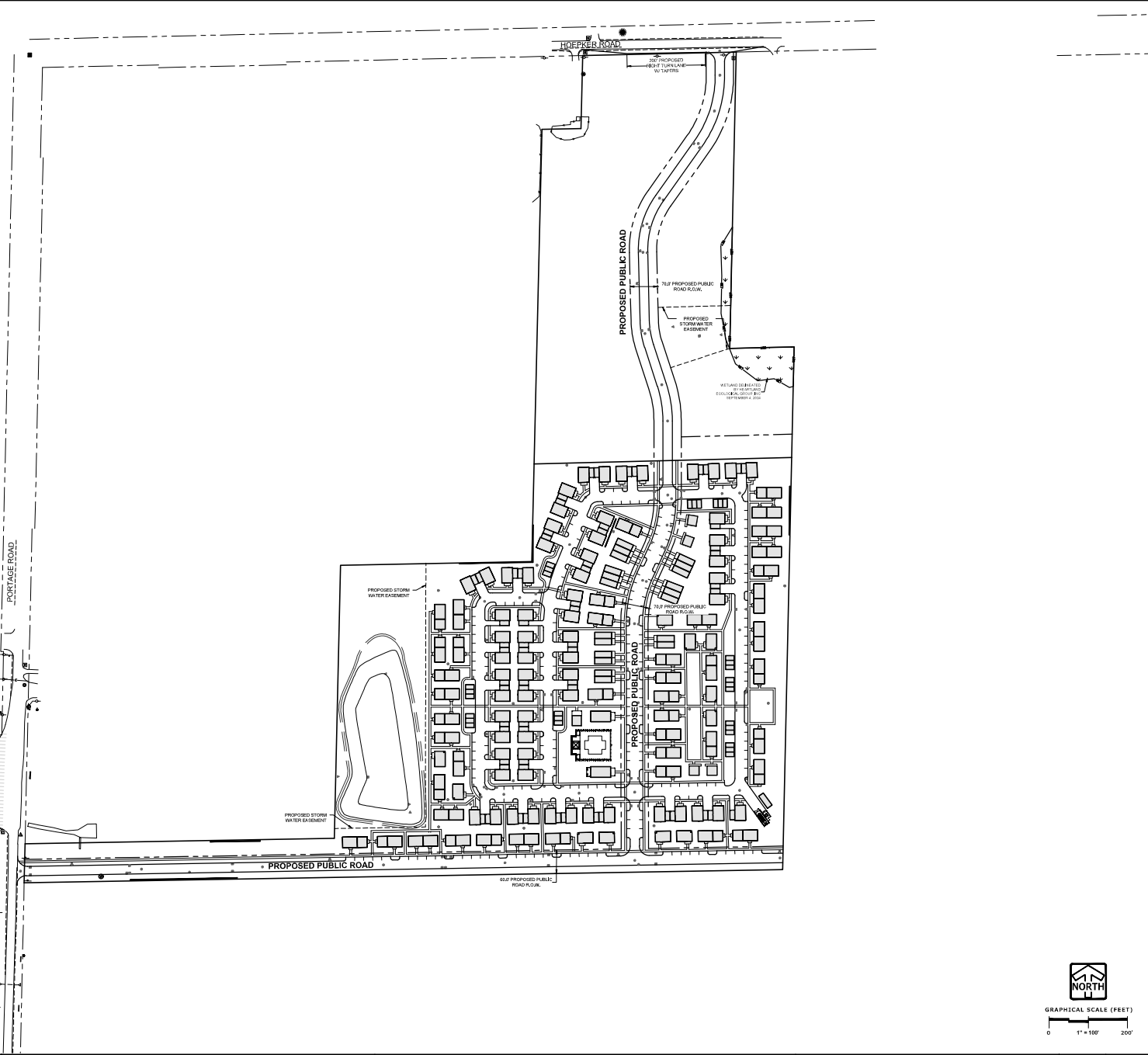
CITY OF MADISON, WISCONSIN

OVERALL SITE PLAN

REVISIONS	
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GRAPHICAL SCALE (FEET)  
0 1" = 100' 200'

DESIGNED BY: JEFFREY A. JENSEN	DATE: 09/10/2024
CHECKED BY: JEFFREY A. JENSEN	DATE: 09/10/2024
PROJECT NO: 23024/0511.00-WYCA/05SHEETS/SITE PLAN.DWG	PROJECT NAME: LEO LIVING
SCALE: 1" = 100'	SHEET: C-1





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**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

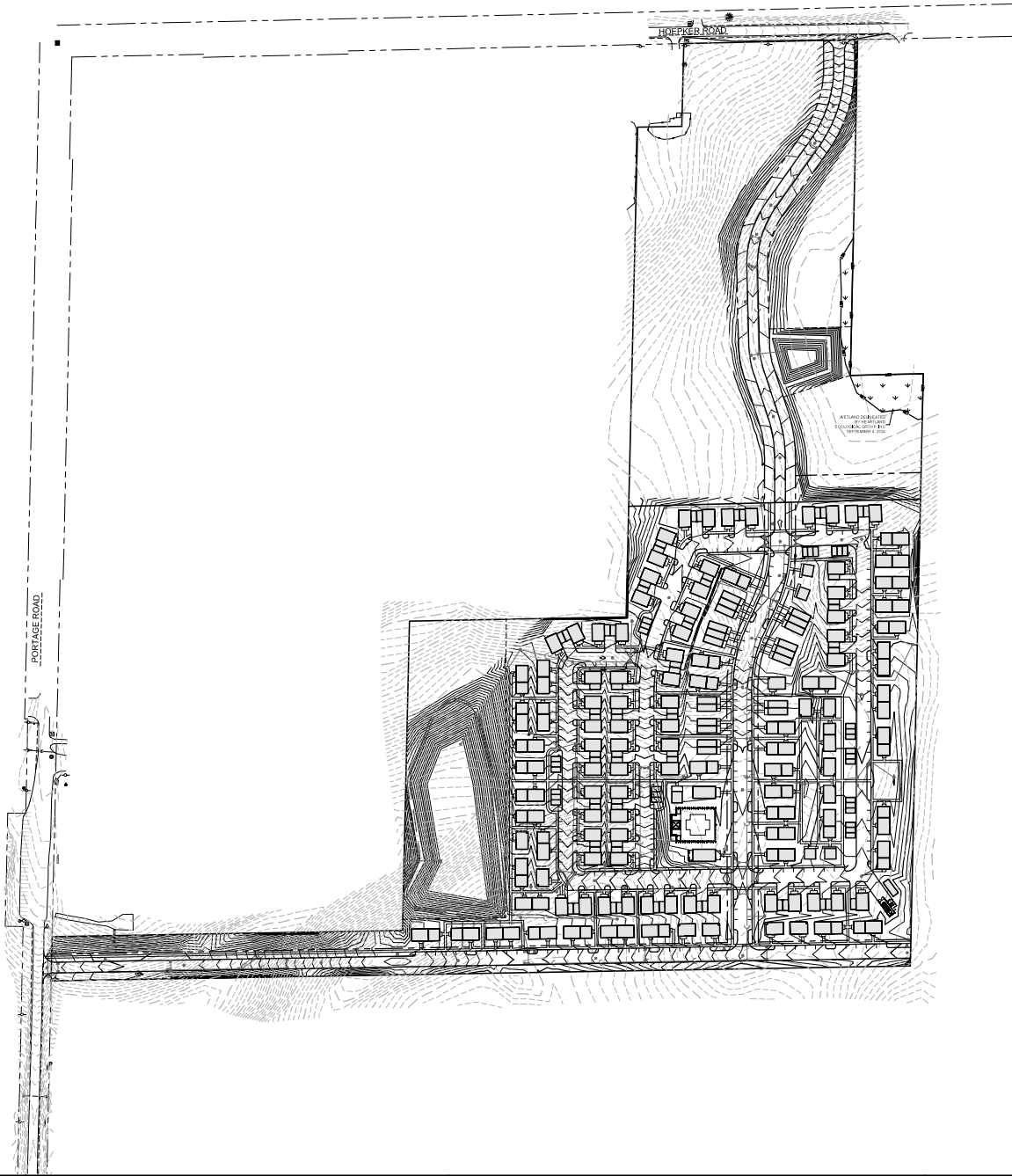
**GRADING - OVERALL**

REVISIONS	

  
GRAPHICAL SCALE (FEET)  
0 1" = 100' 200'

DESIGNED BY: JESSICA L. BROWN	DATE: 11-15-2023
DRAWN BY: JESSICA L. BROWN	DATE: 11-15-2023
CHECKED BY: JESSICA L. BROWN	DATE: 11-15-2023
APPROVED BY: JESSICA L. BROWN	DATE: 11-15-2023

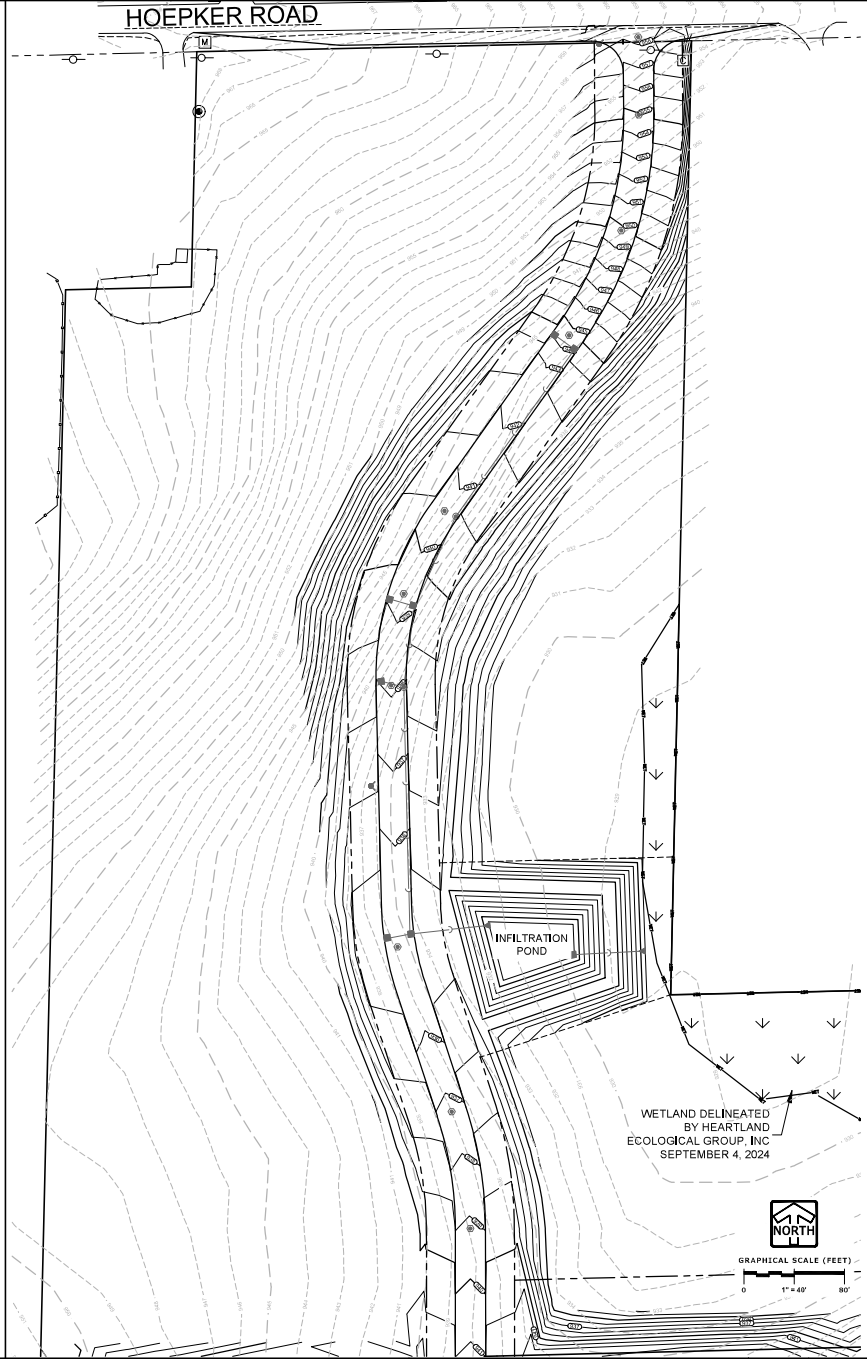
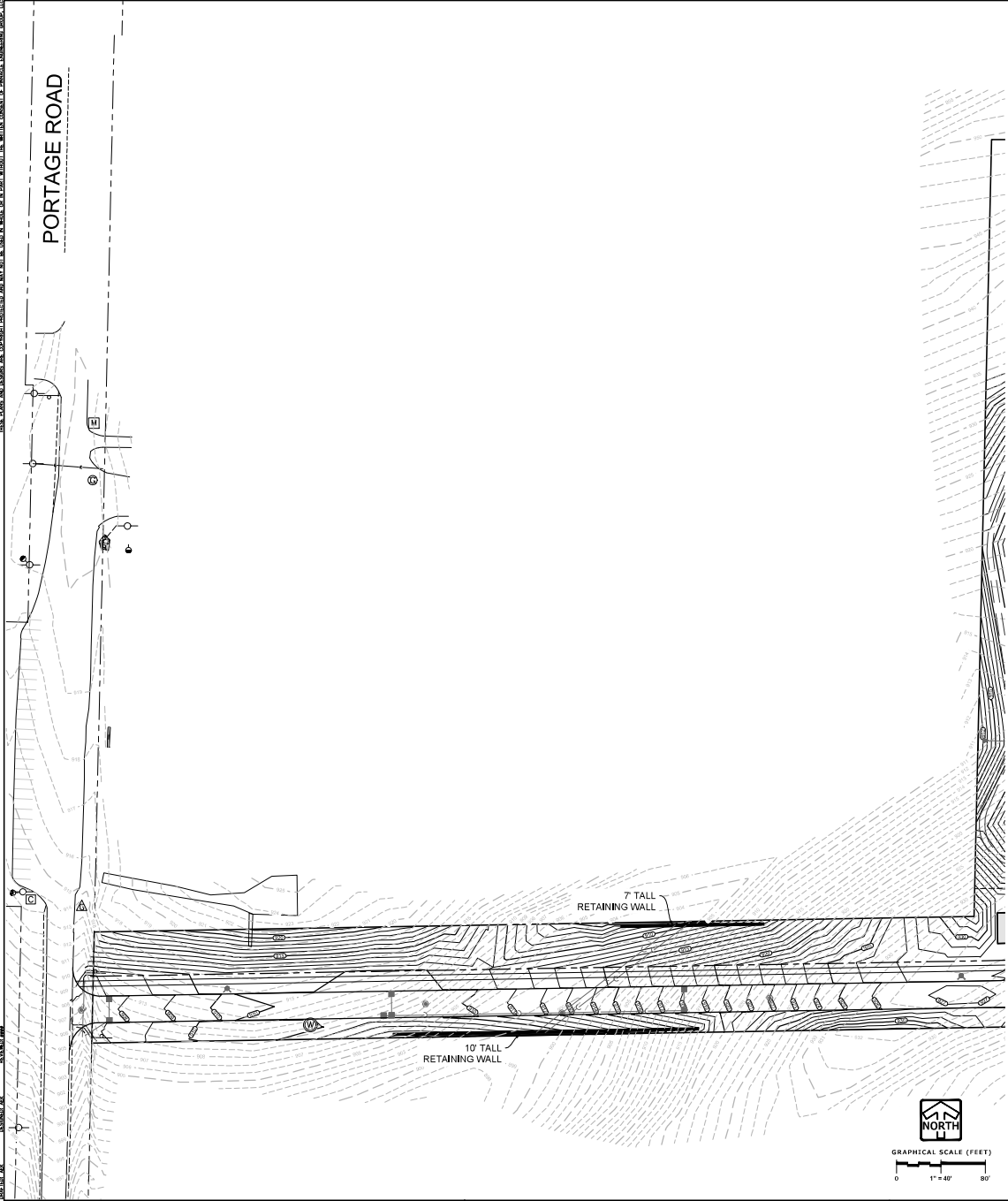
**SHEET**  
**C-3**







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(262) 734-4889

**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

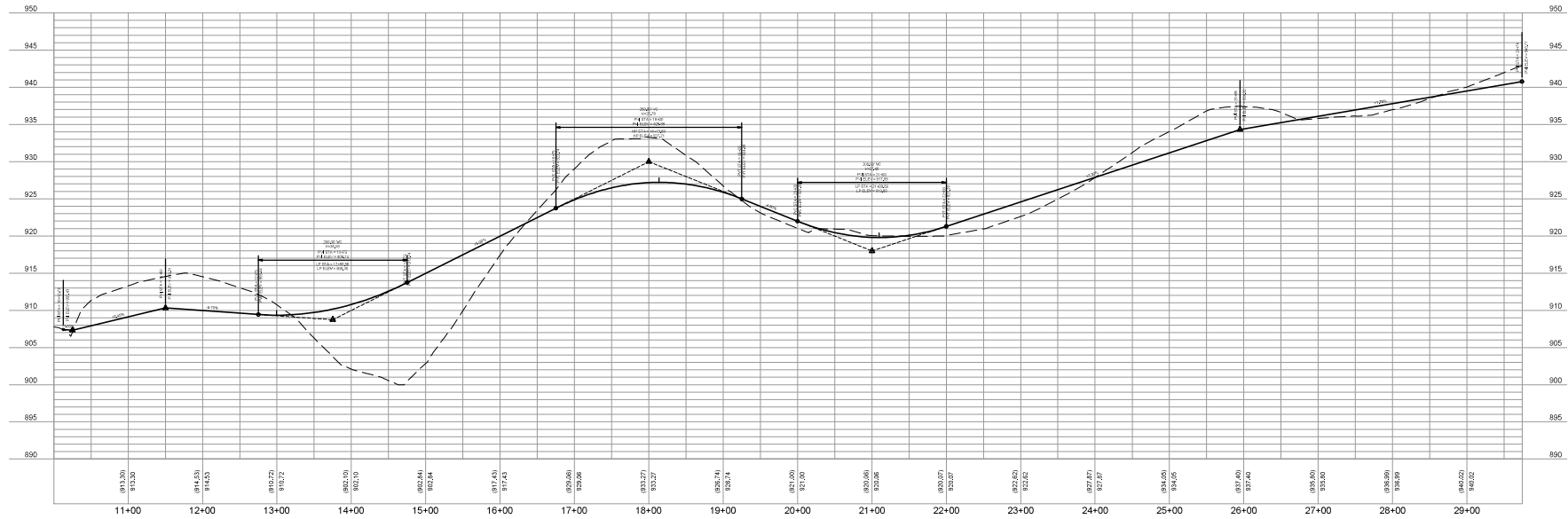
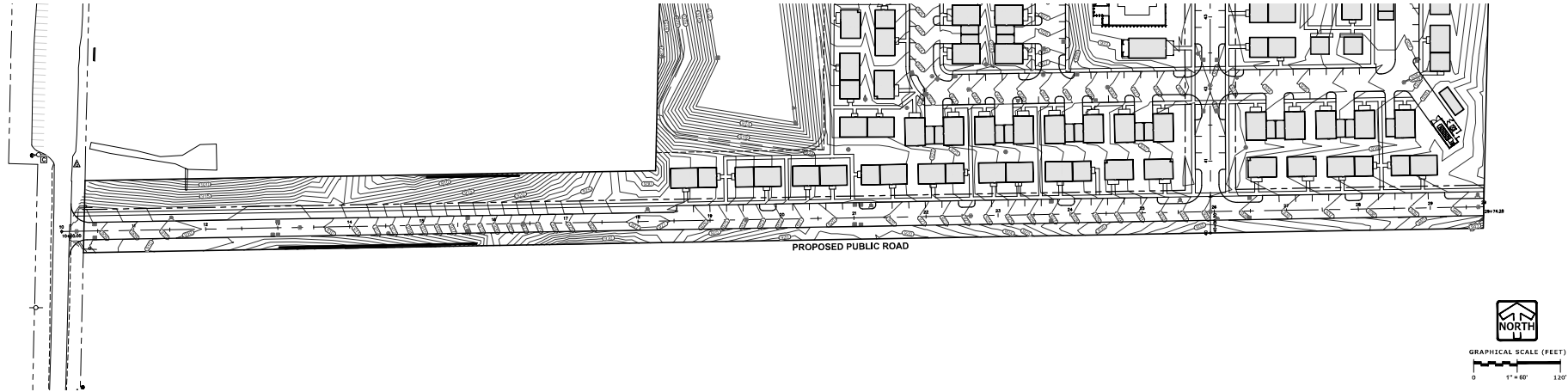
**GRADING - NORTH & WEST**

REVISIONS		DATE	BY	APP'D	SHEET
NO.	DESCRIPTION				
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2	REVISED DRAINAGE	11/25/24	AKS		
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8	REVISED DRAINAGE	11/25/24	AKS		
9	REVISED DRAINAGE	11/25/24	AKS		
10	REVISED DRAINAGE	11/25/24	AKS		

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REVISIONS: 1.00  
DATE: 11/11/2024  
BY: J. L. LEE

PROJECT: 23040511.00-WI-CAD-SHEETS-ROADWAY PLAN & PROFILE - SOUTH TO NORTH ROAD.DWG



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(920) 735-0889

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CITY OF MADISON, WISCONSIN

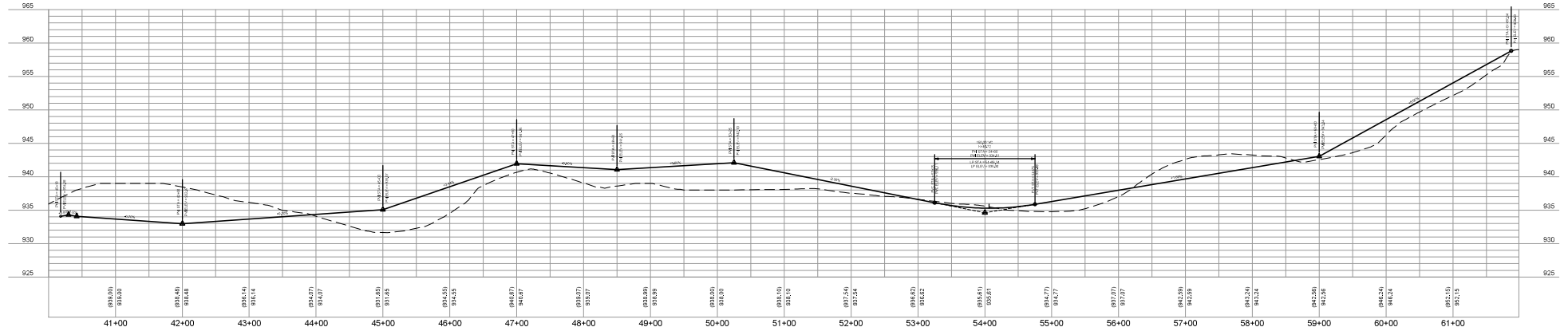
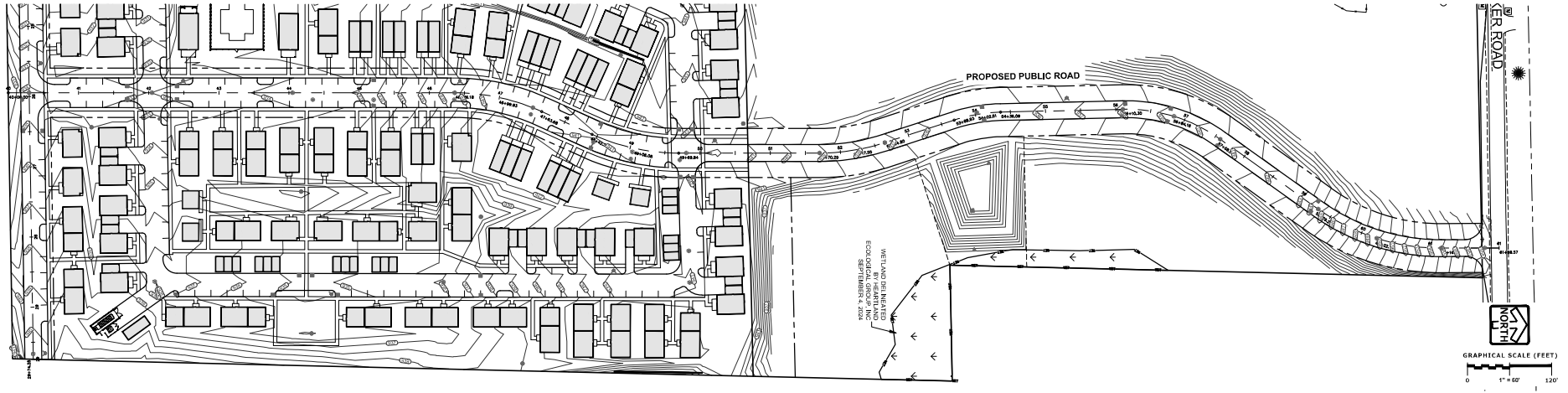
ROADWAY PLAN & PROFILE - WEST TO EAST ROAD

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23040511.00-WI-CAD-SHEETS-ROADWAY PLAN & PROFILE - SOUTH TO NORTH ROAD.DWG	11/11/2024	11/11/2024
DESIGNED BY: J. L. LEE	CHECKED BY: J. L. LEE	DATE: 11/11/2024
DRAWN BY: J. L. LEE	SCALE: 1" = 60'	SHEET: C-6

ROADWAY PLAN & PROFILE - WEST TO EAST ROAD

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(262) 734-4890

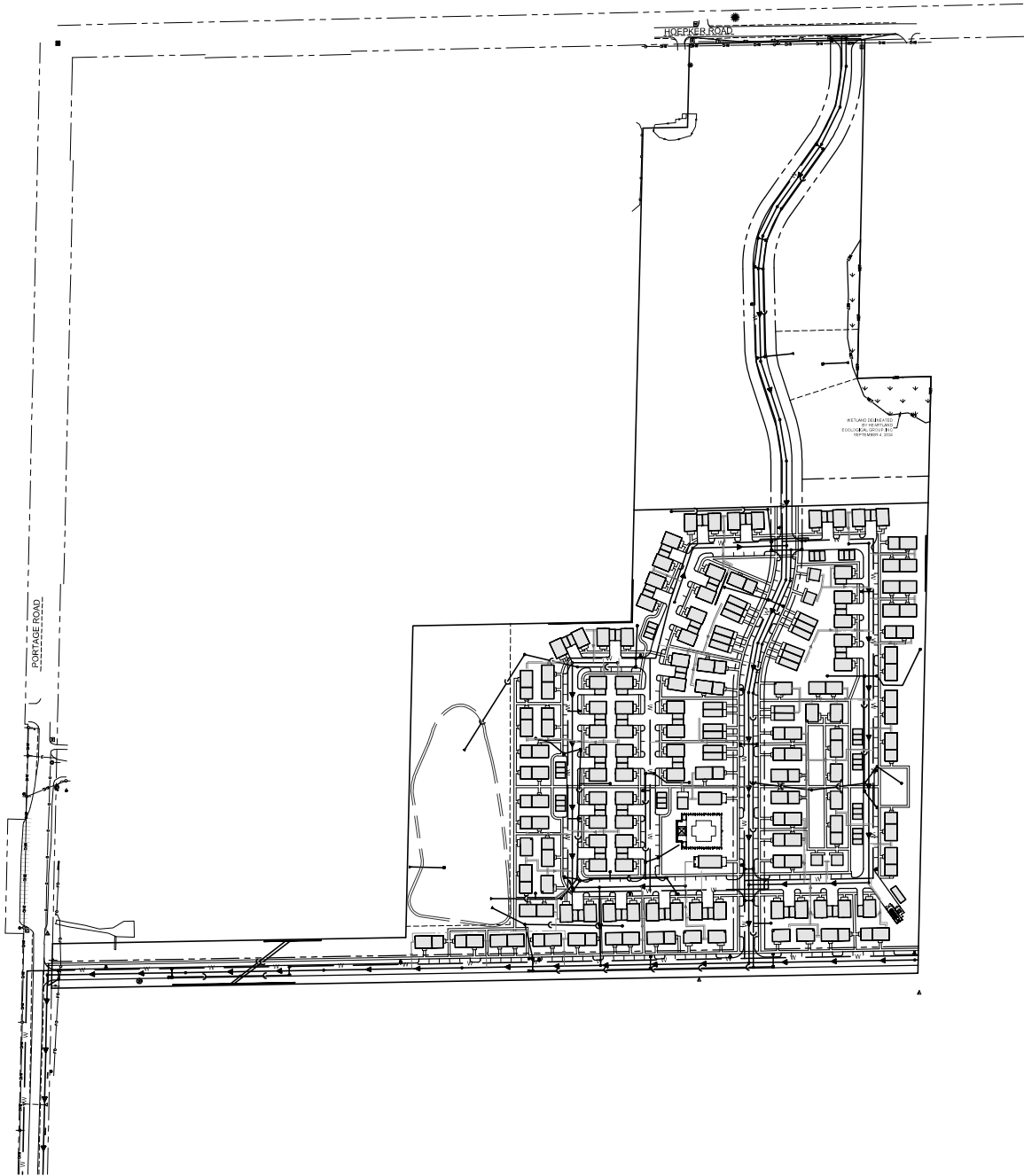
**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

**UTILITY PLAN - OVERALL**

REVISIONS	
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DESIGNED BY: <b>3531408</b>	DATE: <b>04/25/2024</b>
DRAWN BY: <b>145251</b>	DATE: <b>04/25/2024</b>
CHECKED BY: <b>145251</b>	DATE: <b>04/25/2024</b>
SCALE: <b>1" = 100'</b>	

**SHEET**  
**C-8**







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**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

**UTILITY PLAN - CENTRAL**

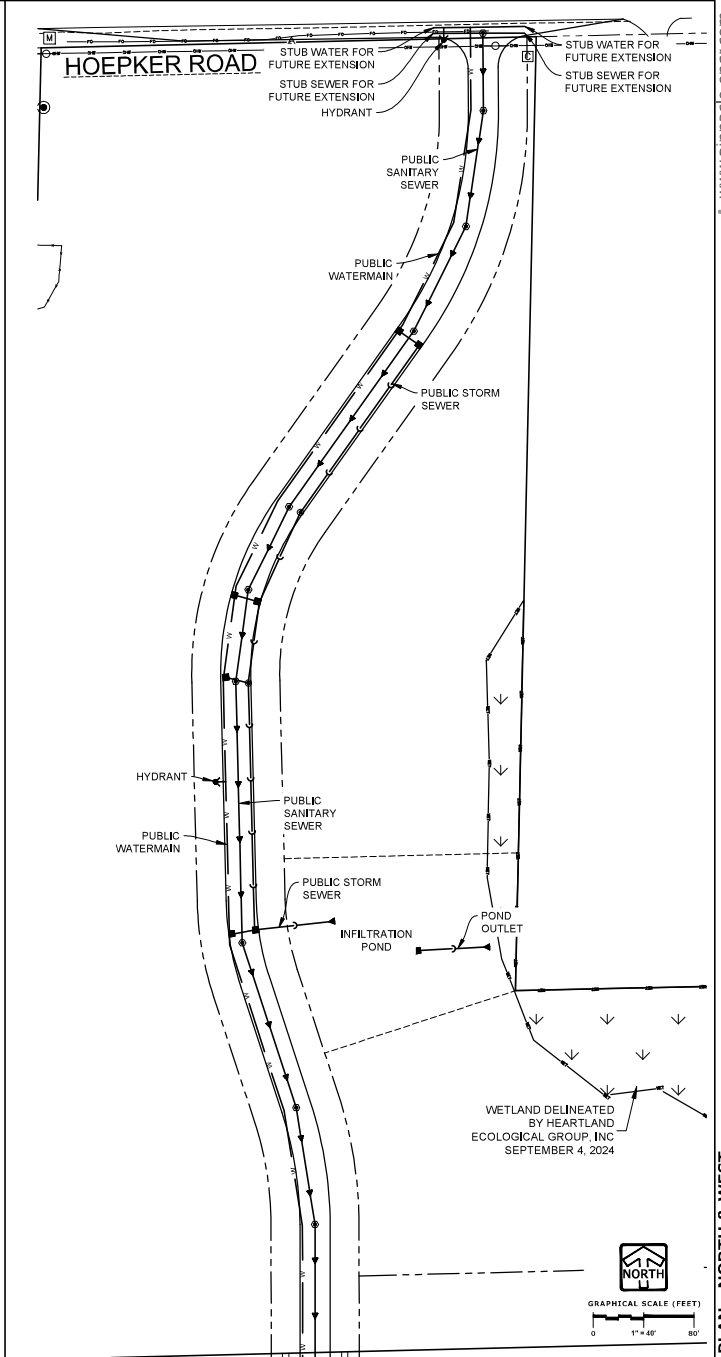
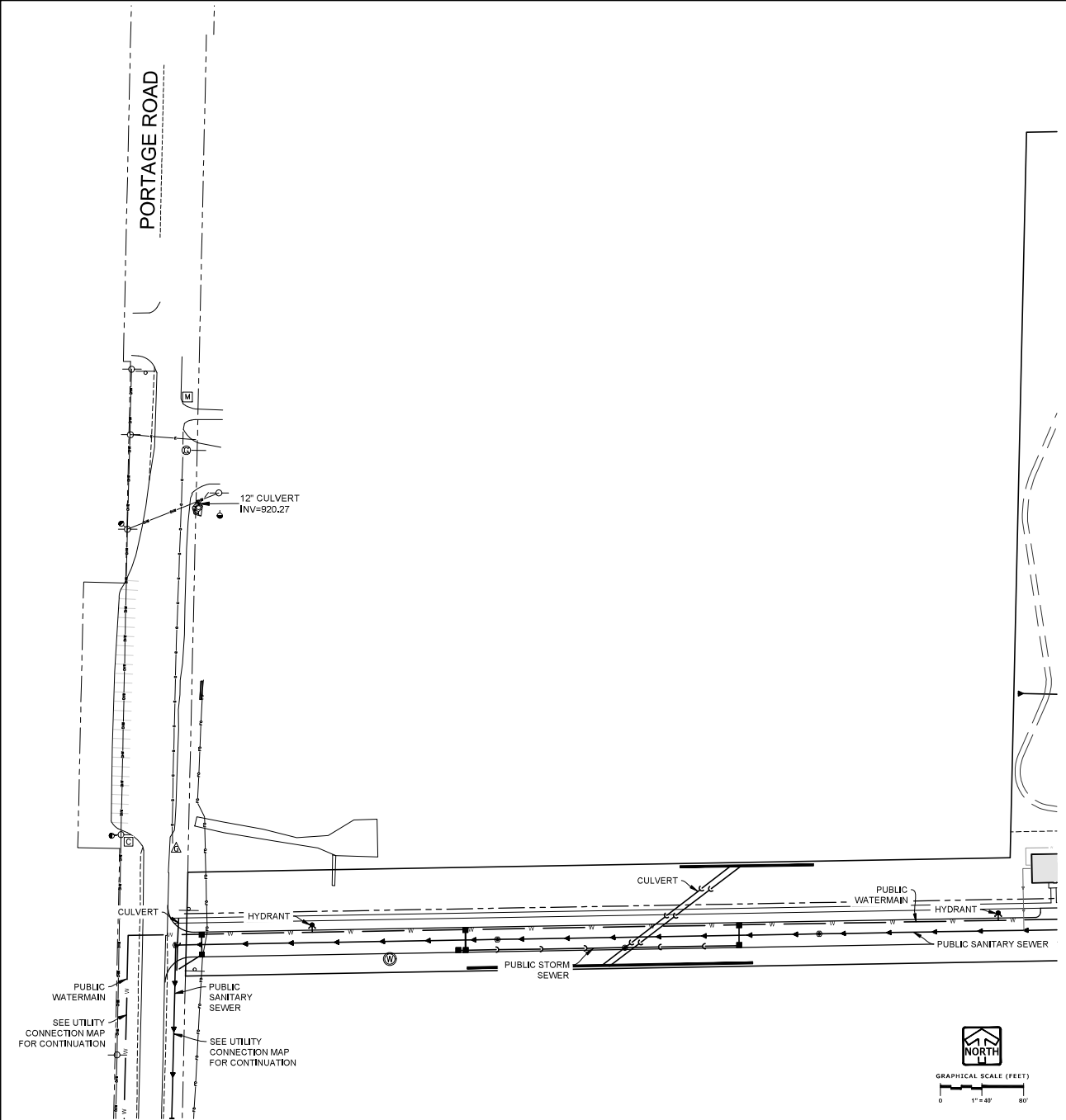
REVISIONS	

DATE: 01/11/2024  
DRAWN BY: JMM  
CHECKED BY: JMM  
APPROVED BY: JMM

**SHEET**  
**C-9**

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DATE: 09/04/2024  
DRAWN BY: J. L. LEE  
CHECKED BY: J. L. LEE  
APPROVED BY: J. L. LEE



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**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

**UTILITY PLAN - NORTH & WEST**

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED PER CITY OF MADISON COMMENTS
3	REVISED PER CITY OF MADISON COMMENTS
4	REVISED PER CITY OF MADISON COMMENTS
5	REVISED PER CITY OF MADISON COMMENTS

SHEET  
**C-10**

UTILITY PLAN - NORTH & WEST

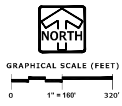
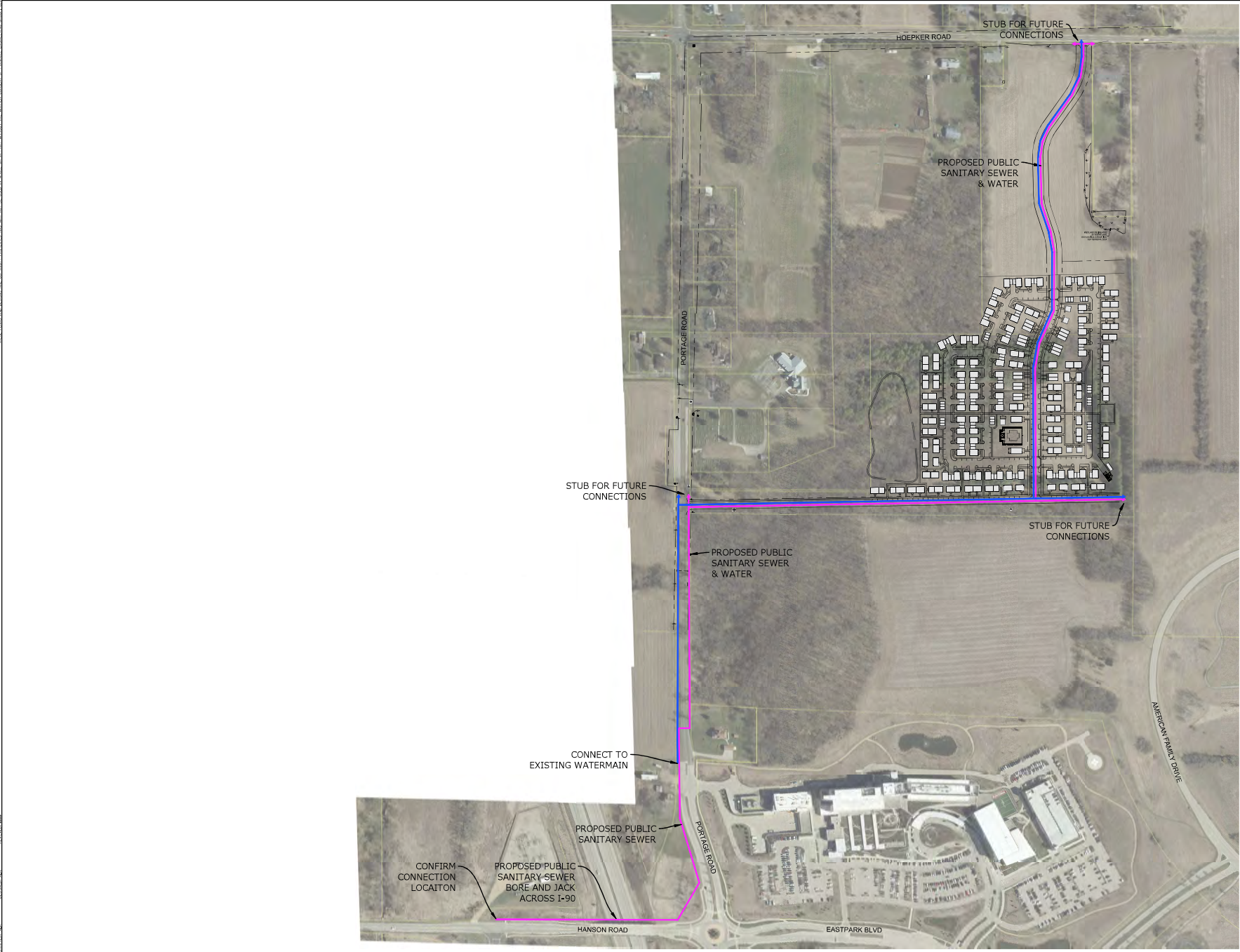


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DATE: 10/14/2024

DESIGNED BY: [REDACTED]

CHECKED BY: [REDACTED]





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**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

**UTILITY CONNECTION PLAN**

REVISIONS	

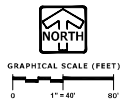
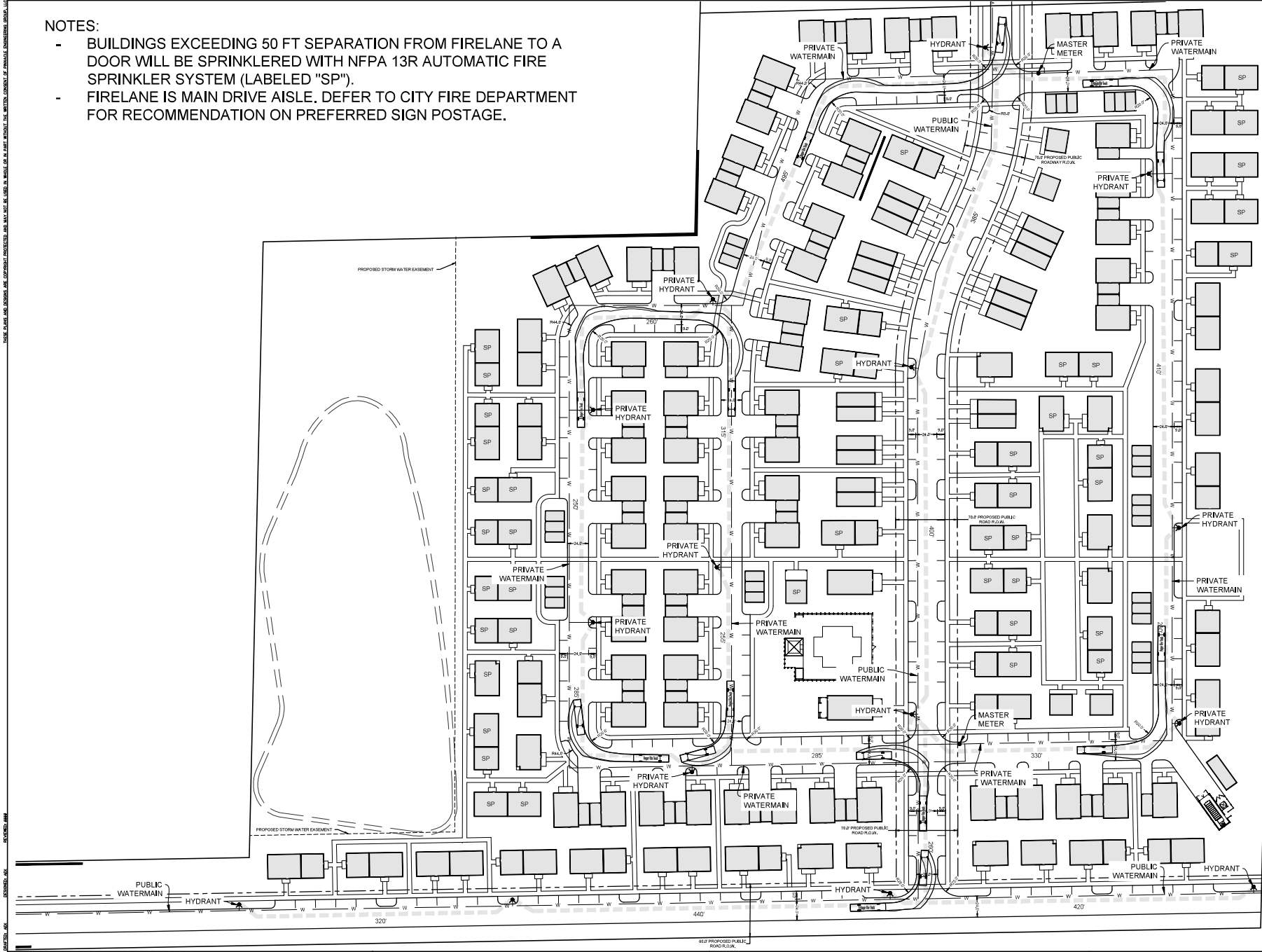
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2024.09.10	AKS	1-4-25
2024.09.10	AKS	1-4-25

<b>SHEET</b>
<b>C-11</b>



**NOTES:**

- BUILDINGS EXCEEDING 50 FT SEPARATION FROM FIRELANE TO A DOOR WILL BE SPRINKLERED WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM (LABELED "SP").
- FIRELANE IS MAIN DRIVE AISLE. DEFER TO CITY FIRE DEPARTMENT FOR RECOMMENDATION ON PREFERRED SIGN POSTAGE.



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**LEO LIVING**  
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**FIRE DEPARTMENT ACCESS PLAN**

**REVISIONS**

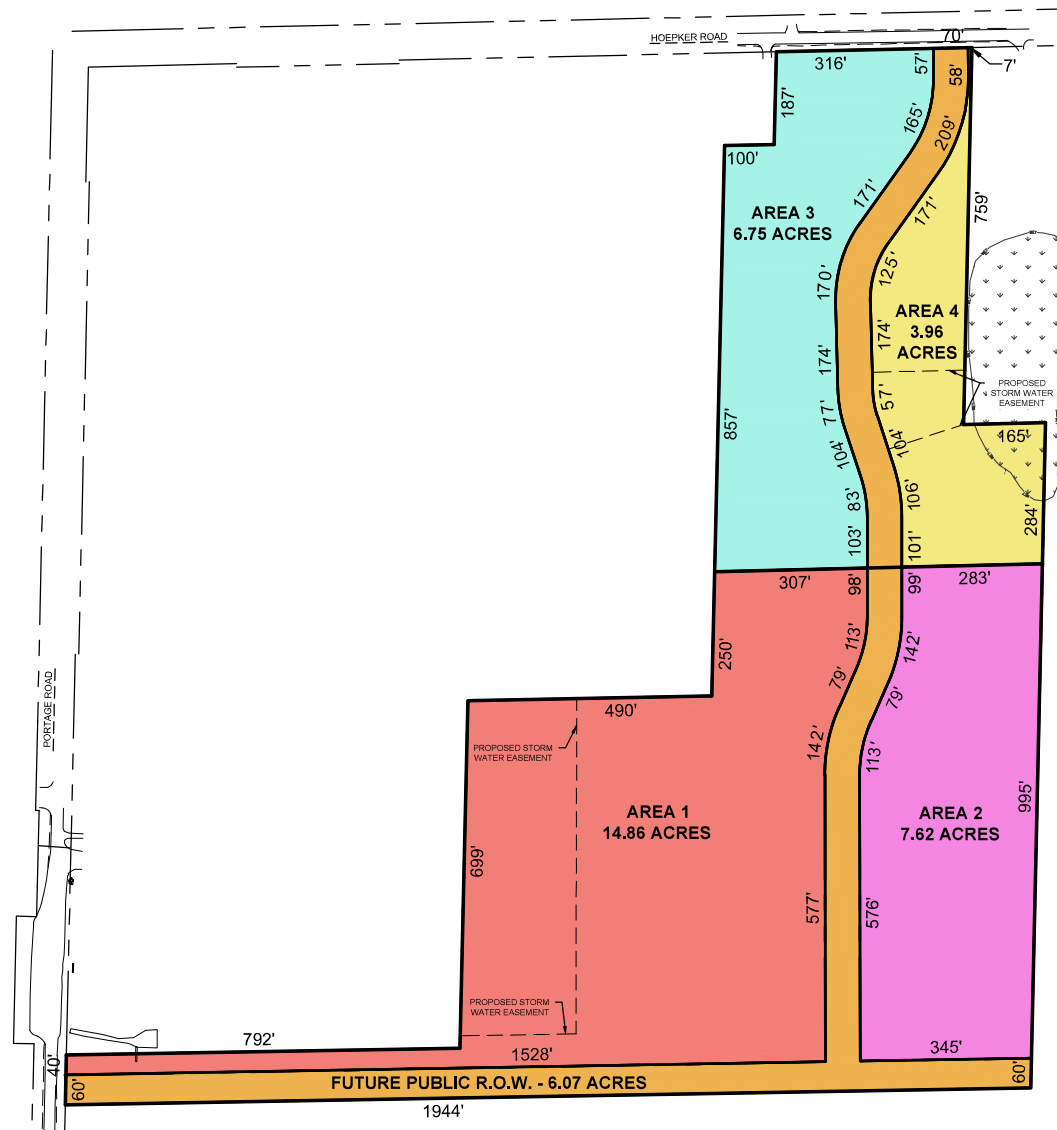
NO.	DATE	DESCRIPTION

**SHEET C-12**

DATE: 03/20/2024  
DRAWN BY: JLS  
CHECKED BY: JLS  
SCALE: AS SHOWN

SHEET  
L-1

Z:\PROJECTS\2024\5511-05-MILWAUKEE\SUBMITTALS\PARCEL EXHIBIT.DWG 12/20/2024 5:56 AM



TOTAL SITE AREA: 39.26 ACRES  
TOTAL SITE W/OUT PUBLIC R.O.W: 33.19 ACRES



GRAPHICAL SCALE (FEET)  
0 1" = 250' 500'

# PARCEL BREAKDOWN EXHIBIT - LEO LIVING MADISON, WI

12/20/2024







www.lorberbaumcnair.com

A LANDSCAPE DEVELOPMENT PLAN FOR  
**LEO - Pumpkin Hollow**  
Portage Road  
Madison, Wisconsin

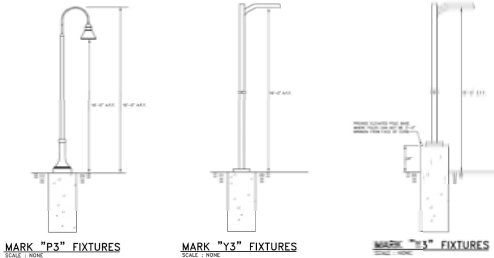
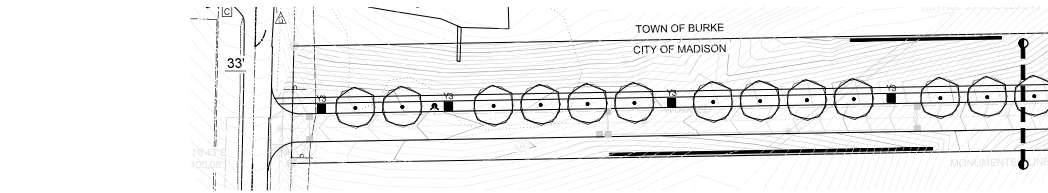


PROJ. CODE 24-044  
DRAWN BY DEM  
REVIEWED BY DML  
**ISSUED**

DATE DESCRIPTION

REVISIONS

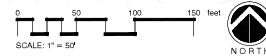
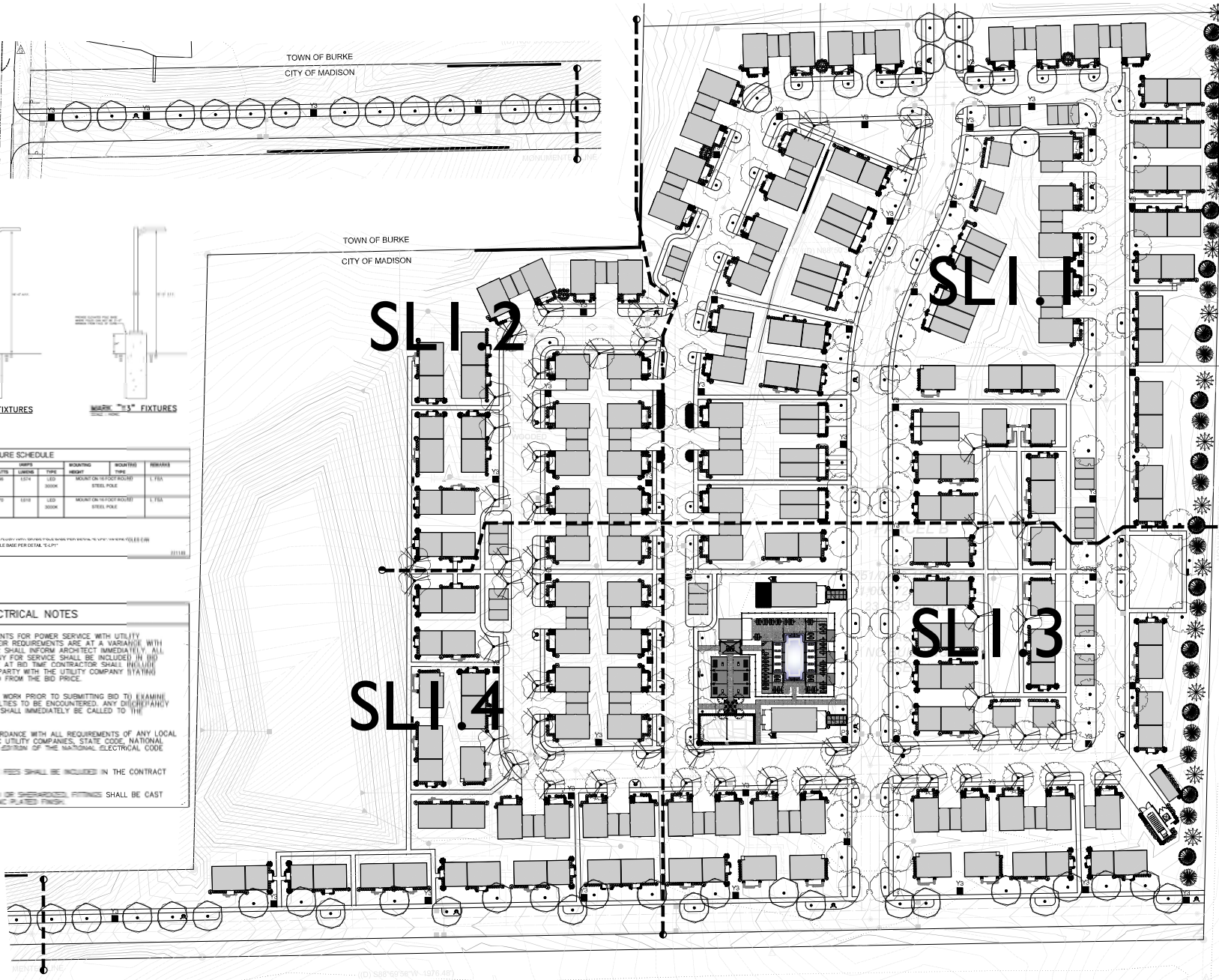
SHEET  
SL-1



LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	WATTS	LUMENS	TYPE	MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
P3	OSCON	OSCON P3 150W 120V	120	150	1500	LED	3000	STEEL POLE	1.15A
Y3	OSCON	OSCON Y3 150W 120V	120	150	1500	LED	3000	STEEL POLE	1.15A
S	OSCON	OSCON S 150W 120V	120	150	1500	LED	3000	STEEL POLE	1.15A

LIGHTING FIXTURE SCHEDULE NOTES:  
1. PROVIDE FINISHES SELECTED BY ARCHITECT.  
2. PROVIDE FINISHES SELECTED BY ARCHITECT.  
3. PROVIDE FINISHES SELECTED BY ARCHITECT.  
4. PROVIDE FINISHES SELECTED BY ARCHITECT.  
5. PROVIDE FINISHES SELECTED BY ARCHITECT.  
6. PROVIDE FINISHES SELECTED BY ARCHITECT.  
7. PROVIDE FINISHES SELECTED BY ARCHITECT.  
8. PROVIDE FINISHES SELECTED BY ARCHITECT.  
9. PROVIDE FINISHES SELECTED BY ARCHITECT.  
10. PROVIDE FINISHES SELECTED BY ARCHITECT.

- GENERAL ELECTRICAL NOTES**
- CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR POWER SERVICE WITH UTILITY COMPANY PRIOR TO SUBMITTING BID. IF THEIR REQUIREMENTS ARE AT A VARIANCE WITH THOSE SHOWN ON PLANS THE CONTRACTOR SHALL INFORM ARCHITECT IMMEDIATELY. ALL COSTS INCURRED WITH THE UTILITY COMPANY FOR SERVICE SHALL BE INCLUDED IN BID PRICE. IF SUCH COSTS ARE NOT AVAILABLE AT BID TIME CONTRACTOR SHALL INCLUDE WITH BID A LETTER FROM A RESPONSIBLE PARTY WITH THE UTILITY COMPANY (STATING SUCH COSTS WILL THEN BE EXCLUDED FROM THE BID PRICE).
  - CONTRACTOR SHALL VISIT THE SITE OF THE WORK PRIOR TO SUBMITTING BID TO EXAMINE CAREFULLY LOCAL CONDITIONS AND DIFFICULTIES TO BE ENCOUNTERED. ANY DISCREPANCY BETWEEN PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE CALLED TO THE ATTENTION OF THE ARCHITECT.
  - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANIES, STATE CODE, NATIONAL ELECTRICAL SAFETY CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE WITH THE INTERIM AMENDMENTS THEREIN.
  - THE COST OF ALL PERMITS AND INSPECTION FEES SHALL BE INCLUDED IN THE CONTRACT PRICE.
  - ROD STEEL CONDUIT SHALL BE GALVANIZED OR SHEPARDIZED. FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A DRAINAGE OR DMC PLATED FINISH.



**SITE LIGHTING PLAN**

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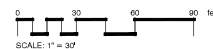
#### LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONARE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-CS/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 15 FOOT ROUND STEEL POLE		L FSA
Y3	VISIONARE LIGHTING	VSX6-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L FSA

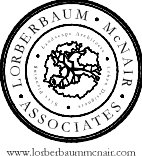
#### LIGHTING FIXTURE SCHEDULE KEYED NOTES:

- FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.  
L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH WITH GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1".

221149



## SITE LIGHTING PLAN



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A LANDSCAPE DEVELOPMENT PLAN FOR

**LEO - Pumpkin Hollow**

Portage Road  
Madison, Wisconsin

PROJ. CODE 24-044

DRAWN BY DEM

REVIEWED BY DML

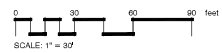
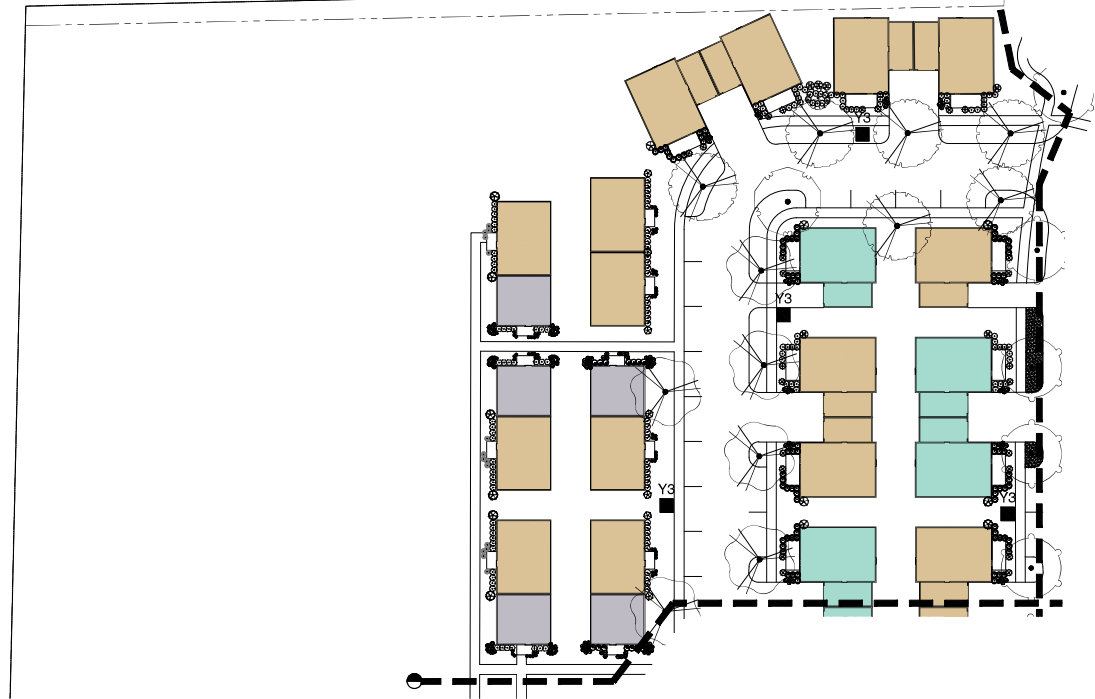
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DATE DESCRIPTION

LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONARE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5H1 VA100-S-S1	240	65	8,574	LED 3000K		MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA
Y3	VISIONARE LIGHTING	VSX-8-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K		MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA

LIGHTING FIXTURE SCHEDULE KEYED NOTES:  
 FSA PROVIDE FINISH AS SELECTED BY ARCHITECT  
 L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"

221149



# SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR  
**LEO - Pumpkin Hollow**  
Portage Road  
Madison, Wisconsin

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

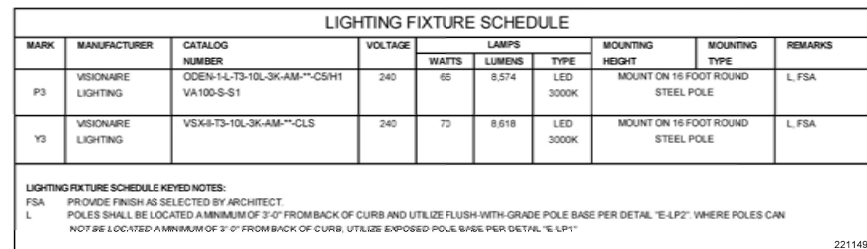
### ISSUED

DATE	DESCRIPTION

### REVISIONS


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SHEET  
**SL-3**



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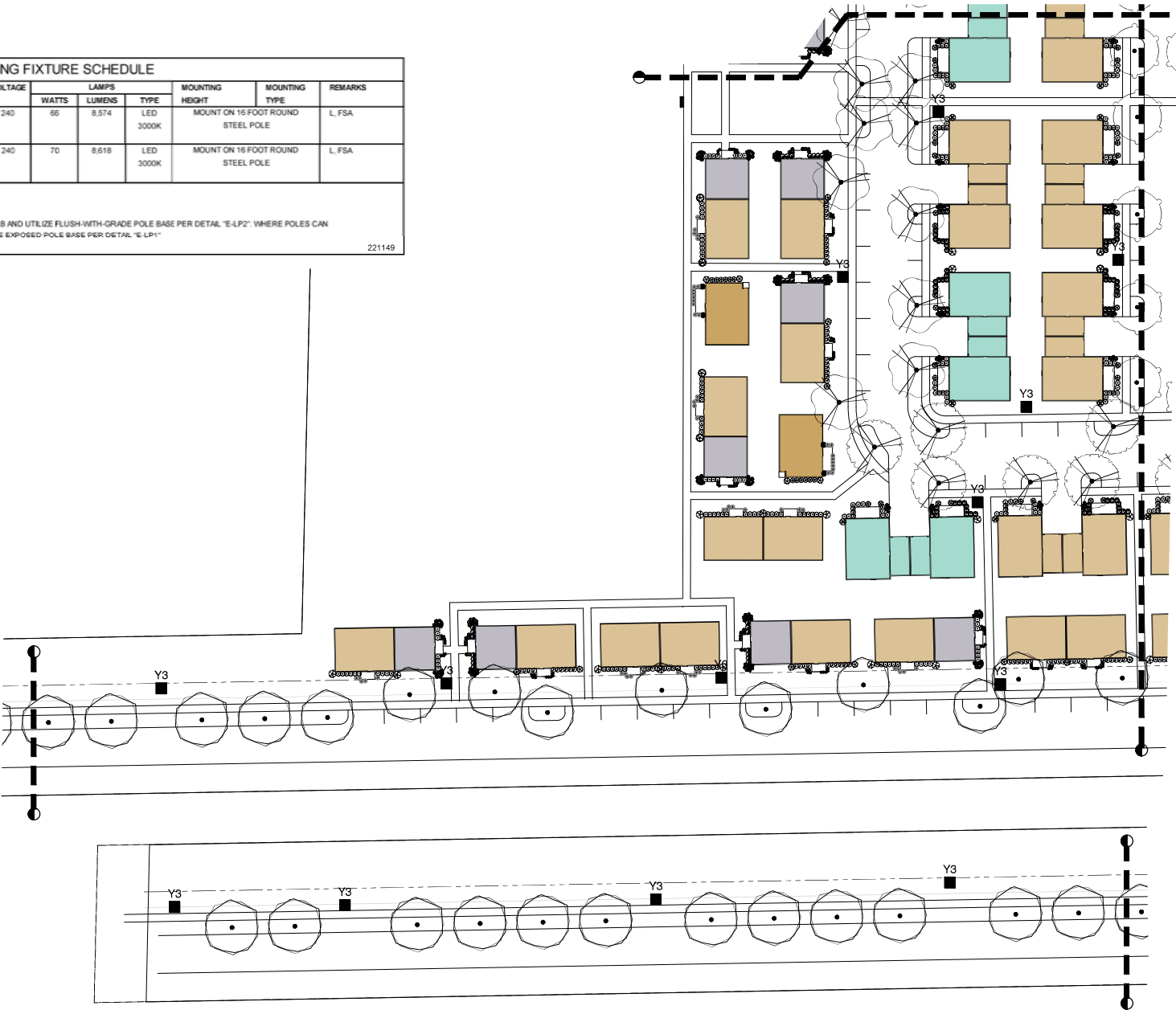
SHEET  
SL-4



LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
Y3	VISIONAIRE LIGHTING	VS-X-3-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA

LIGHTING FIXTURE SCHEDULE KEYED NOTES:  
 FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.  
 L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH WITH GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1".

221149



0 30 60 90 feet  
SCALE: 1" = 30'

# SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

## LEO - Pumpkin Hollow

Portage Road  
Madison, Wisconsin

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML
<b>ISSUED</b>	
DATE	DESCRIPTION
<b>REVISIONS</b>	

SHEET  
SL-5



# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

**Project Address:** 4821 HOEPKER ROAD & 6303 PORTAGE ROAD

**Contact Name & Phone #:** Joann Rubio - (702) 499-0150

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

SEE FIRE ACCESS PLAN.

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022



Elevation

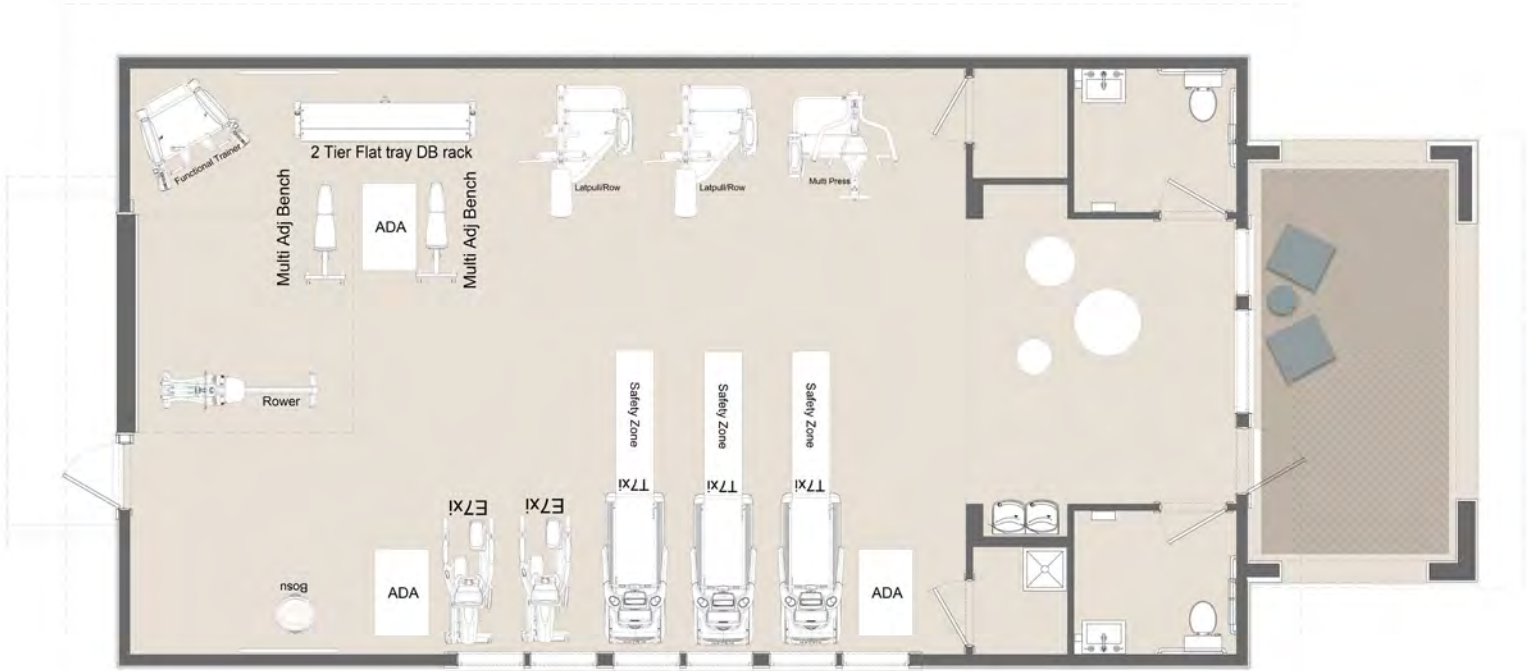


Floor Plan





Elevation



Floor Plan

# COTTAGE STACK - 1 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

624 SF LOWER UNIT /  
624 SF UPPER UNIT

NEED NOT BE BUILT



# COTTAGE TWIN - 1 / 2 BEDROOM



ELEVATION



FLOOR PLAN

728 SF 1BR / 1,064 SF 2BR

NEED NOT BE BUILT

COTTAGE STACK- 2 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

1,053 SF LOWER UNIT /  
1,107 SF UPPER UNIT

NEED NOT BE BUILT



# ROWHOUSE - 2 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

1,365 SQ FT

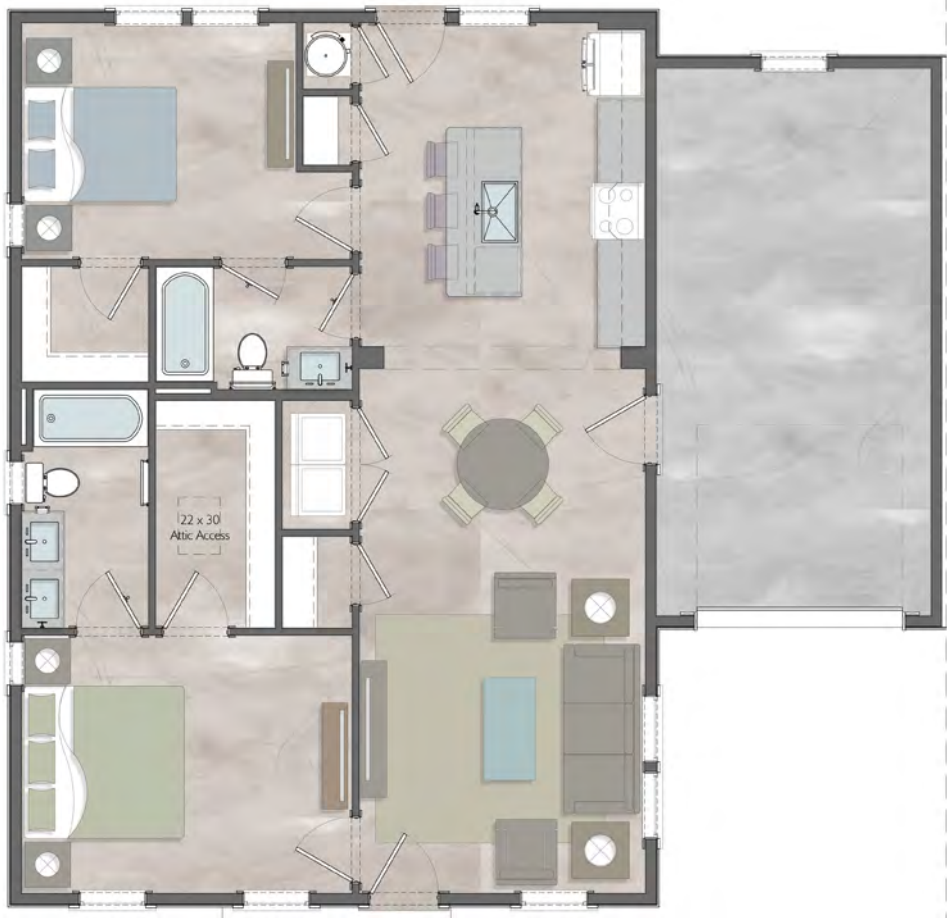
NEED NOT BE BUILT



COTTAGE W/GARAGE - 2 BEDROOM



ELEVATION



FLOOR PLAN

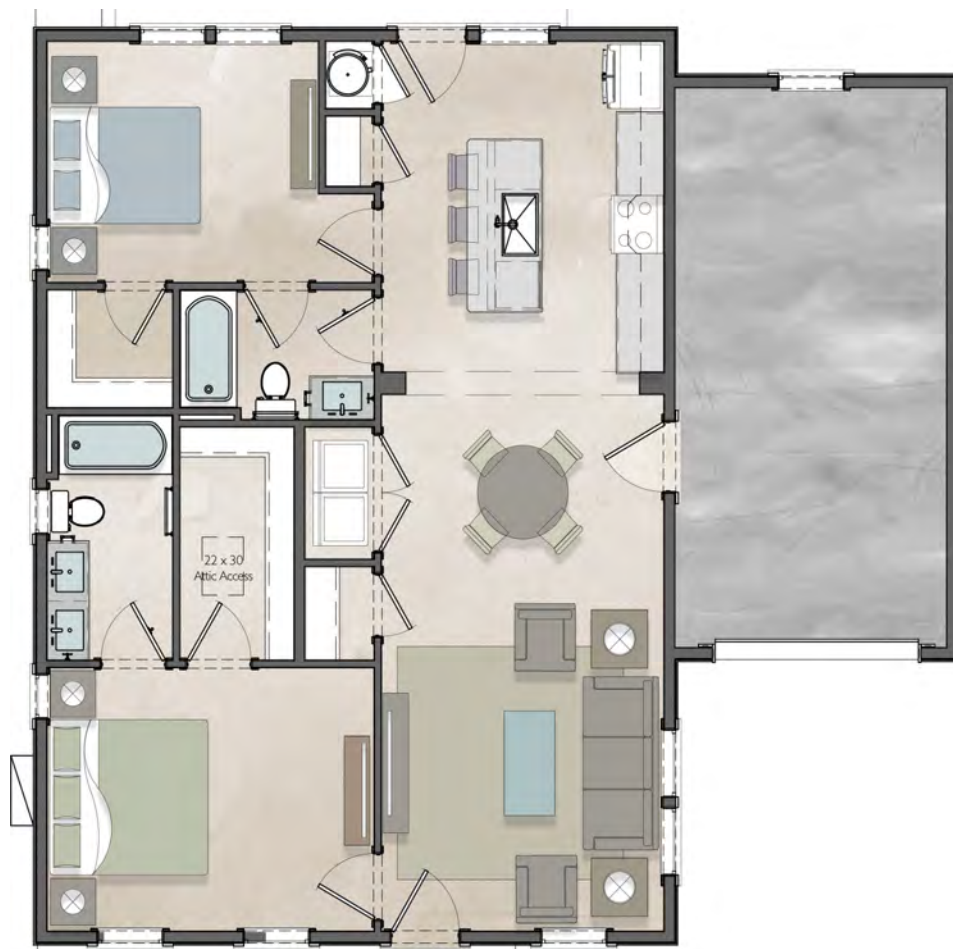
1,109 SQ FT

NEED NOT BE BUILT

# COTTAGE W/GARAGE (ALT) - 2 BEDROOM



ELEVATION



FLOOR PLAN

1,109 SQ FT

NEED NOT BE BUILT

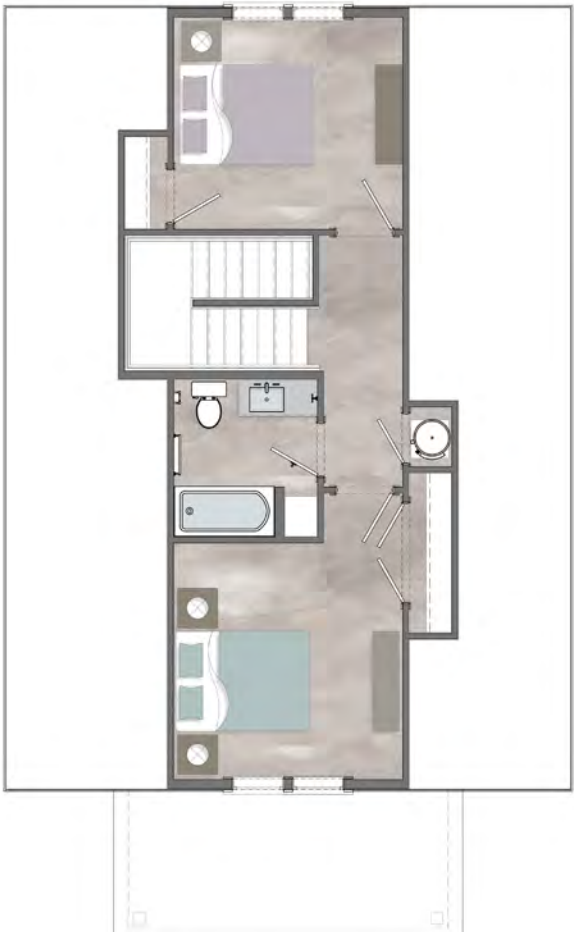
COTTAGE W/GARAGE - 3 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

1,647 SQ FT

NEED NOT BE BUILT



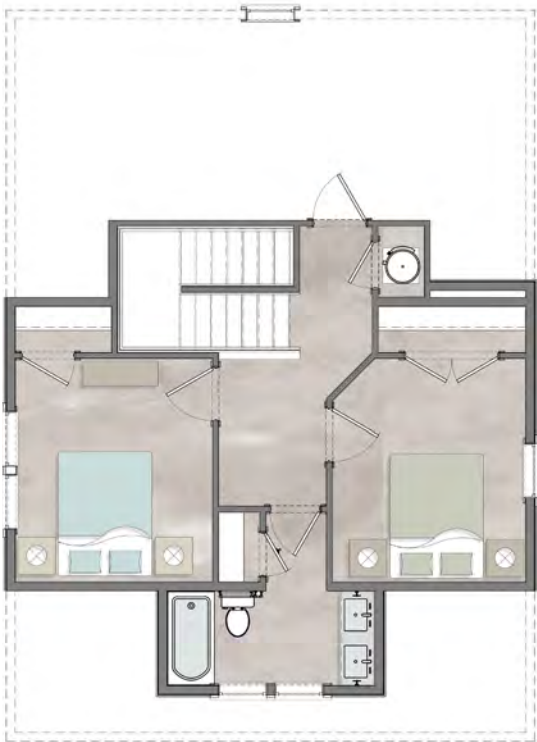
COTTAGE W/GARAGE (ALT) - 3 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

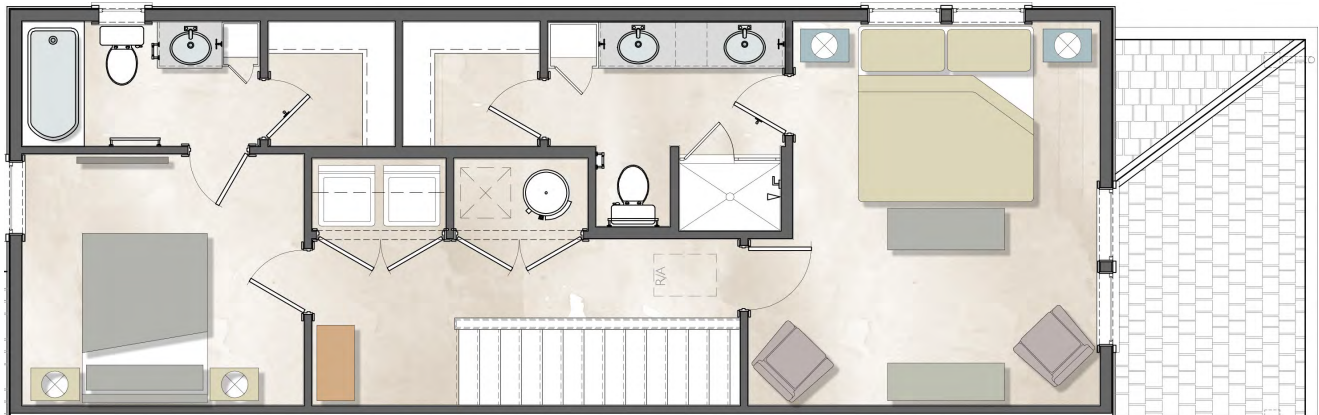
1,697 SQ FT

NEED NOT BE BUILT

# ROWHOUSE - 3 BEDROOM



ELEVATION



UPPER FLOOR PLAN



LOWER FLOOR PLAN

1,430 SQ FT

NEED NOT BE BUILT



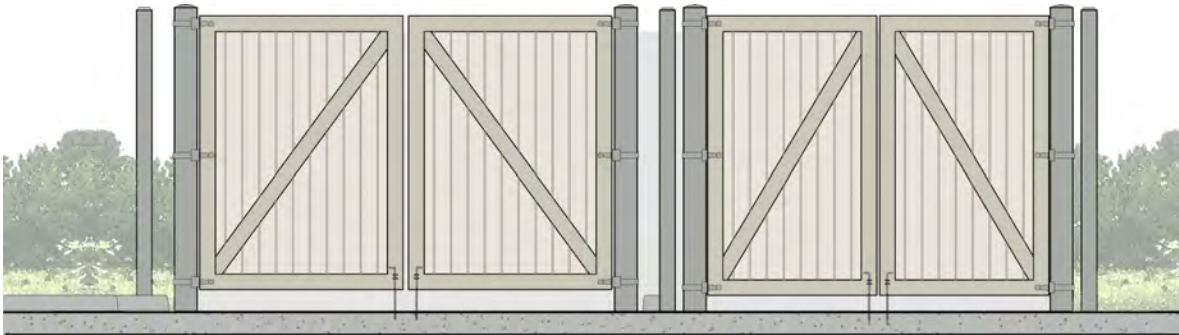
Elevation



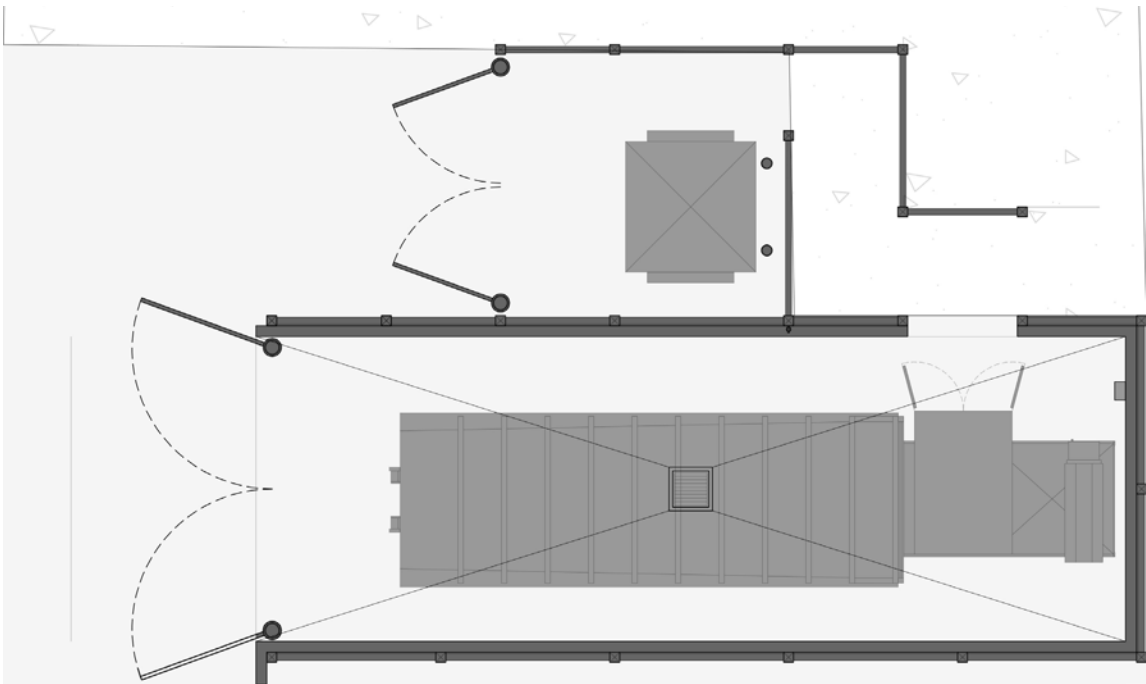
Floor Plan



# TRASH ENCLOSURE



Elevation



Floor Plan



NEED NOT BE BUILT