



Location  
5817 Halley Way

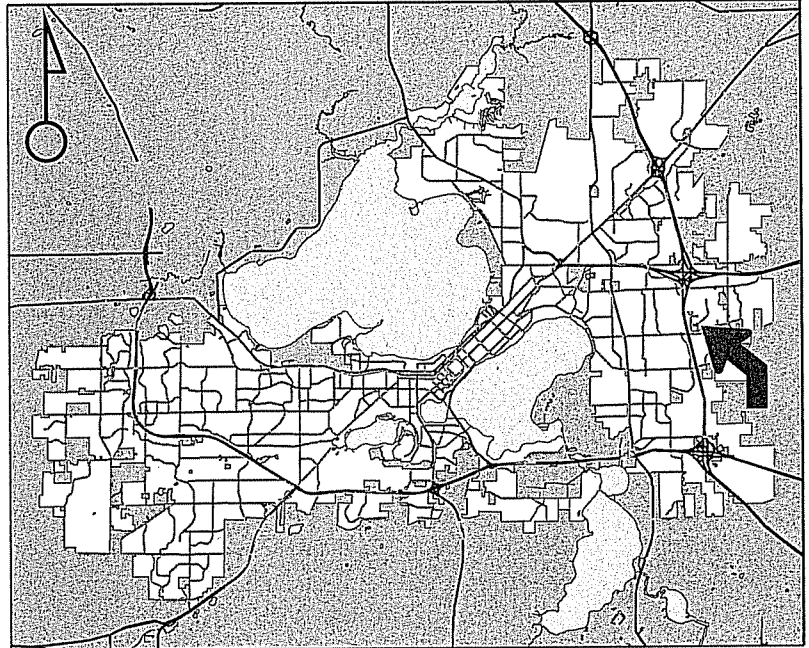
Applicant  
Scott Frank/Shawn McKibben –  
Alternative Continuum of Care

From: PD-SIP      To: Amended  
PD-GDP-SIP

Existing Use  
Vacant Land

Proposed Use  
Amend GDP and SIP for senior residential  
community to add dwelling units and potential  
office space and daycare

Public Hearing Date  
Plan Commission  
04 November 2013  
Common Council  
19 November 2013

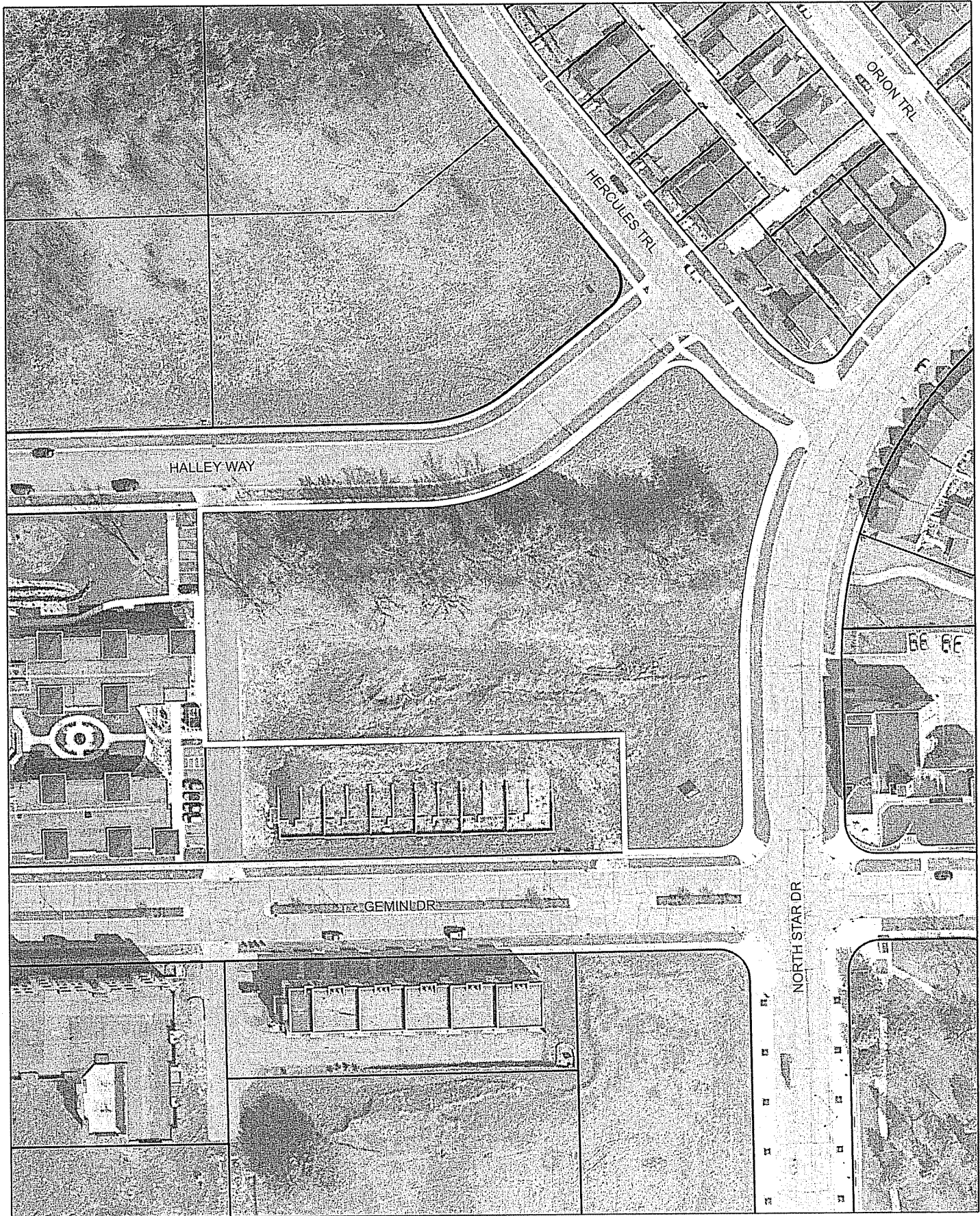


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 October 2013



**Capitol View at Oak Park  
Madison, Wisconsin**

**PROJECT NO. 12-100**

**MINOR AMENDMENT TO PUD / SIP  
URBAN DESIGN PRELIMINARY & FINAL APPROVAL**

**October 15, 2013**



**ARCHITECTURAL DESIGN CONSULTANTS, INC.**

30 Wisconsin Dells Parkway, PO Box 580  
Lake Delton, Wisconsin 53940  
Phone: (608) 254-6181; Fax: (608) 254-2139  
E-mail: [adci@adcidesign.com](mailto:adci@adcidesign.com)  
[www.adcidesign.com](http://www.adcidesign.com)

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# LAND USE APPLICATION

CITY OF MADISON

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

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

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 5817 Halley way at Grandview Commons, Madison, WI 53718  
**Project Title (if any):** Capitol View at Oak Park

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

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

**Applicant Name:** Shawn McKibben      **Company:** Alternative Continuum of Care  
**Street Address:** 719 Jupiter Drive      **City/State:** Madison      **Zip:** 53718  
**Telephone:** (608) 663-8792      **Fax:** (608) 251-2955      **Email:** smckibben@oakparkplace.com

**Project Contact Person:** Shawn McKibben      **Company:** Alternative Continuum of Care  
**Street Address:** 719 Jupiter Drive      **City/State:** Madison, WI      **Zip:** 53718  
**Telephone:** (608) 663-8792      **Fax:** (608) 251-2955      **Email:** smckibben@oakparkplace.com

**Property Owner (if not applicant):** Scott Frank  
**Street Address:** 719 Jupiter Drive      **City/State:** Madison, WI      **Zip:** 53718

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Age restricted market rate apartments and condominiums marketed toward older adults. Other uses include structured parking, office space, and possible daycare.

Development Schedule: Commencement 2013      Completion 2014

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans including:\***

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

**Provide collated project plan sets as follows:**

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

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

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

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

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

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

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

## 6. Applicant Declarations

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

Aldersperson Lauren Cnare: notified 7/31/13, McClellan Park Neighborhood Association: notified 7/31/13

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

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

Planning Staff: Kevin Firchow Date: 7/30/13 Zoning Staff: Matt Tucker Date: 7/30/13

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

Name of Applicant Shawn McKibben Relationship to Property: Director of Development & Construction

Authorizing Signature of Property Owner Shawn McKibben Date 9/4/13

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**  
**Legistar # \_\_\_\_\_**

DATE SUBMITTED: 9-4-13

**Action Requested**

Informational Presentation

Initial Approval and/or Recommendation

UDC MEETING DATE: 10-23-13

Final Approval and/or Recommendation

PROJECT ADDRESS: 5817 Halley Way at Grandview Commons, Madison, WI 53718

ALDERMANIC DISTRICT: District 3, Alder Lauren Cnare

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

Alternative Continuum of Care

Architectural Design Consultants, Inc.

719 Jupiter Drive

30 Wisconsin Dells Parkway

Madison, WI 53718

P.O. Box 580, Lake Delton, WI 53940

CONTACT PERSON: Meg Roback AIA

Address: 30 Wisconsin Dells Parkway, P.O. Box 580,  
Lake Delton, WI 53940

Phone: 608 254 6181

Fax: 608 254 2139

E-mail address: m.roback@adcidesign.com

(See Section A for:) TYPE OF PROJECT

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review\* (Fee required)

Street Graphics Variance\* (Fee required)

Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PLEASE PRINT!

PLEASE PRINT!



## **CAPITOL VIEW AT OAK PARK**

### **Letter of Intent**

**October 15, 2013**

To: The City of Madison Plan Commission

We are submitting the following minor amendment to this project, which was originally submitted and approved back in 2007. The site and landscape plans, building footprint, and exterior materials remain essentially the same. We are seeking approval of these modifications:

- Unit quantity and mix within the footprint (and therefore modifications to balcony and exterior window locations)
- New pedestrian entry locations. Entries at the building corners visually anchor the building, strengthen pedestrian connectivity and work better with site topography.
- Additionally, the F3 building, which was also part of the original approval, was approved for 58 units. We are requesting approval for 2 more units that were left as unfinished “white box” units.

Capitol View at Oak Park, located in Grandview Commons, is an age restricted market rate condominium and apartment complex to be marketed toward older adults. The density of 82 apartment and condominium units is consistent with the GDP for the proposed site. The proposal conforms to both the Grandview Commons overall Development Plan & the Town Center Plan. We have discussed the modifications with Veridian and they have given their approval of the design.

The unchanged project goal 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: Capitol View at Oak Park
2. Construction schedule: Late Fall, 2013 Start Construction
3. Description of existing conditions: Vacant infill lots in multi-family area of Grandview Commons
4. Owner: Capitol View, LLC – Contact: Scott Frank
5. Contractor: To be determined
6. Architect: Architectural Design Consultants, Inc. – Contact: Meg E. Roback, AIA
7. Landscape Architect: Landscape Architecture, LLC - Contact: Roxanne Johnson
8. Civil Engineer: Professional Engineering – Contact: Roxanne Johnson

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

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

11. Uses of Building: Luxury apartments and condominiums ranging in the size from 770 SF to 1,800 SF. Units will include a mix of studio, one and two bedrooms, some with dens. The project will have covered parking for 104 cars. Common amenities include a gathering room with outdoor patio, roof terrace, fitness room, and secure storage.

12. Total footprint: 44,157 SF

13. Square footage (acreage) of the site: 2.48 acres – 107947 SF

14. Total number of dwelling units = 82 units

15. Total number of Bedrooms = 126

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

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





**Project Data**  
**Capitol View at Oak Park**  
 Madison, WI  
 October 15, 2013

UNIT MIX	TOTAL UNITS	QTY. BEDROOMS
STUDIO, 1 BATH	3	3
1 BEDROOM, 1 BATH	1	1
1 BEDROOM, 1 BATH, DEN	34	34
2 BEDROOM, 2 BATH	31	62
2 BEDROOM, 2 BATH, DEN	12	24
2 BEDROOM, 2.5 BATH, DEN	1	2
<b>TOTAL UNITS</b>	<b>82</b>	<b>126</b>

PARKING COUNT - REQUIRED	
Minimum required by City of Madison Zoning Code (28.141):	
Multi-Family	82
<b>TOTAL STALLS REQUIRED</b>	<b>82</b>

PARKING COUNT - PROVIDED	Level 1	Level 2	Level 3	TOTAL
Structured Parking	24	54	26	<b>104</b>
Surface Stalls	5	-	-	<b>5</b>
<b>TOTAL STALLS PROVIDED</b>				<b>109</b>

SITE DATA	SF	Acres	%
Site Area	107,947	2.48	100%
Footprint Area	44,157	1.01	41%
Parking Lot, Curb & Gutter, Sidewalk	16,930	0.39	16%
Green Area	46,860	1.08	43%

	Residential	Parking	Total
<b>BUILDING AREA</b>	123,086	50,575	173,661

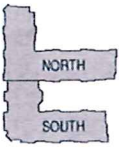


**eppstein uhen : architects**  
 milwaukee 333 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 tel 414 271 5350 fax 414 271 7794  
 madison 222 West Washington Ave, Suite 650  
 Madison, Wisconsin 53703  
 tel 608 442 5350 fax 608 442 6680

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

**GRANDVIEW COMMONS**  
**719 JUPITER DRIVE**  
**MADISON, WI**

**ISSUANCE AND REVISIONS**  
**DESIGN DEVELOPMENT (FINAL)**



**REVISIONS**

#	DATE	DESCRIPTION

**SHEET INFORMATION**  
**PROGRESS DOCUMENTS**  
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER SL  
 PROJECT NUMBER 106389-04  
 DATE 10-11-07

**1ST FLOOR PLAN**  
**A101**



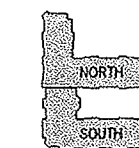
**A3 1ST FLOOR - OVERALL**  
 1/16" = 1'-0"



**epstein uhen : architects**  
 Milwaukee 333 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 Tel: 414 271 5260 Fax: 414 271 9794  
 Madison 212 West Washington Ave. Suite 650  
 Madison Wisconsin 53703  
 Tel: 608 442 5269 Fax: 608 442 6586

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

**ISSUANCE AND REVISIONS**  
**BID DOCUMENTS**



**REVISIONS**

#	DATE	DESCRIPTION

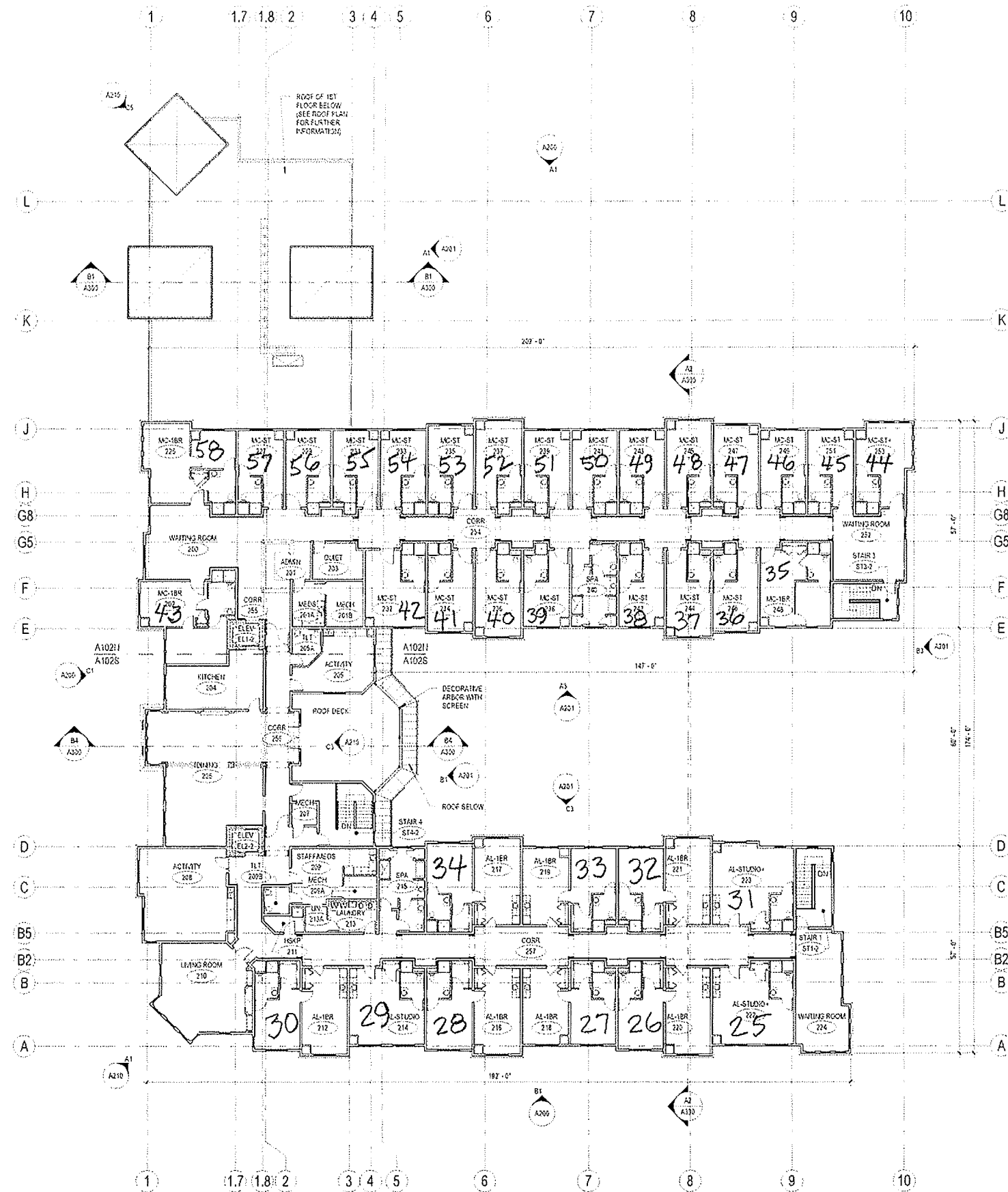
**SHEET INFORMATION**

PROJECT MANAGER SL  
 PROJECT NUMBER 105369-04  
 DATE 12-05-07

**2ND FLOOR PLAN - OVERALL**

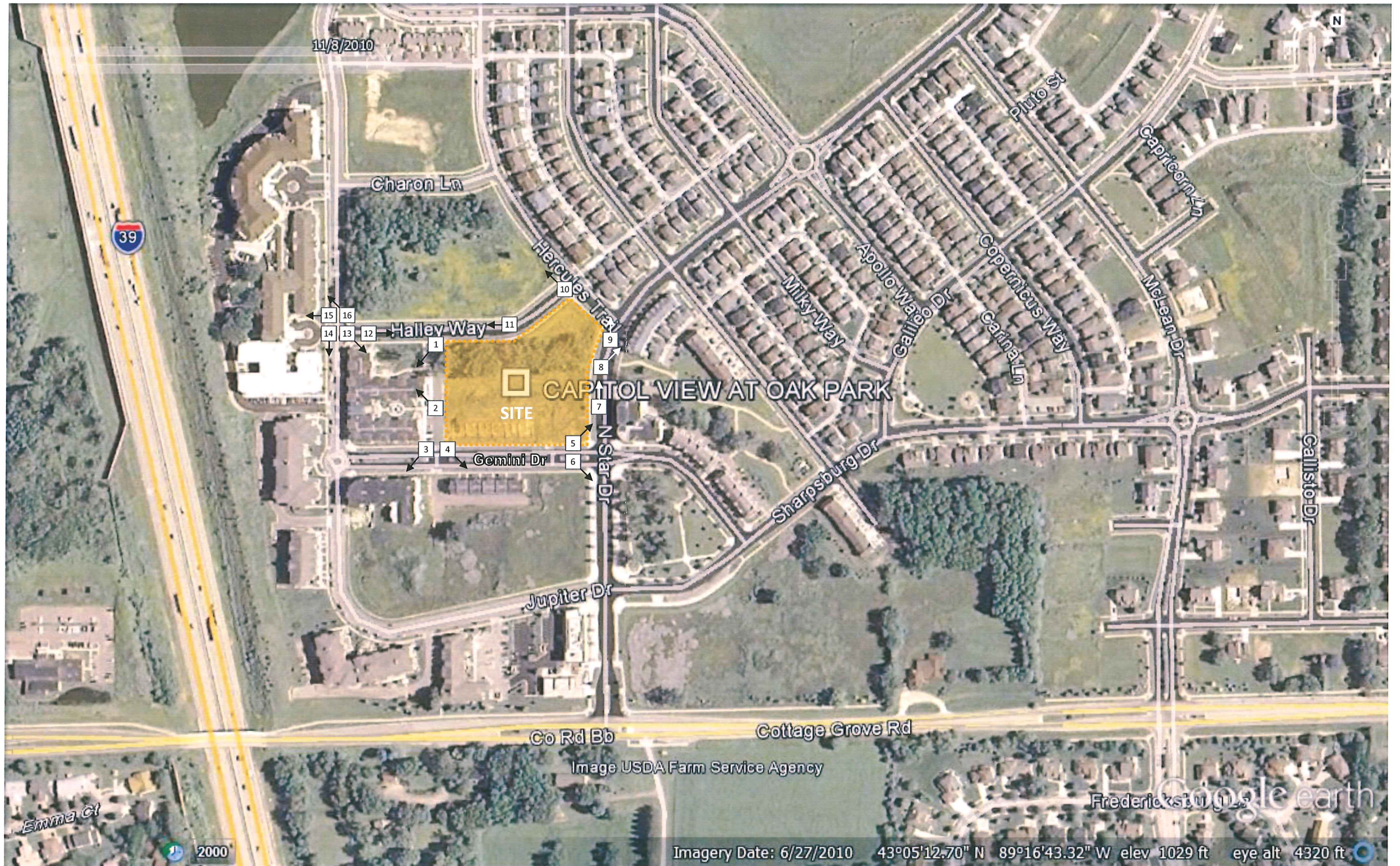
**A102**

**FLOOR PLAN NOTES**  
 SEE A000 FOR GENERAL FLOOR PLAN NOTES



**A3 2ND FLOOR - OVERALL**  
 1/8" = 1'-0"





**Architectural Design  
Consultants, Inc.**

**SITE CONTEXT MAP**

Capitol View at Oak Park, Madison, WI

October 15, 2013





1—HALLEY WAY LOOKING SOUTHWEST



2—INTERIOR DRIVE LOOKING NORTHWEST



3—GEMINI DRIVE LOOKING SOUTHWEST



4—GEMINI DRIVE LOOKING SOUTHEAST



**Architectural Design  
Consultants, Inc.**

**SITE CONTEXT PHOTOS**

*Capitol View at Oak Park, Madison, WI*

*October 15, 2013*





5—NORTH STAR DRIVE LOOKING NORTHEAST



6—NORTH STAR DRIVE LOOKING SOUTHEAST



7—NORTH STAR DRIVE LOOKING NORTH



8—NORTH STAR DRIVE LOOKING NORTHEAST



**Architectural Design  
Consultants, Inc.**

**SITE CONTEXT PHOTOS**

*Capitol View at Oak Park, Madison, WI*

*October 15, 2013*





9—NORTH STAR DRIVE LOOKING NORTHWEST



10—HERCULES TRAIL LOOKING NORTHWEST



11—HALLEY WAY LOOKING WEST



12—HALLEY WAY LOOKING EAST



**Architectural Design  
Consultants, Inc.**

**SITE CONTEXT PHOTOS**

*Capitol View at Oak Park, Madison, WI*

*October 15, 2013*





13—HALLEY WAY & JUPITER DRIVE—LOOKING SOUTH



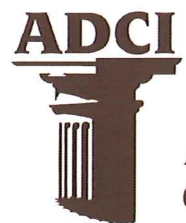
14—JUPITER DRIVE LOOKING SOUTHWEST



15—JUPITER DRIVE LOOKING WEST



16—JUPITER DRIVE LOOKING NORTHWEST



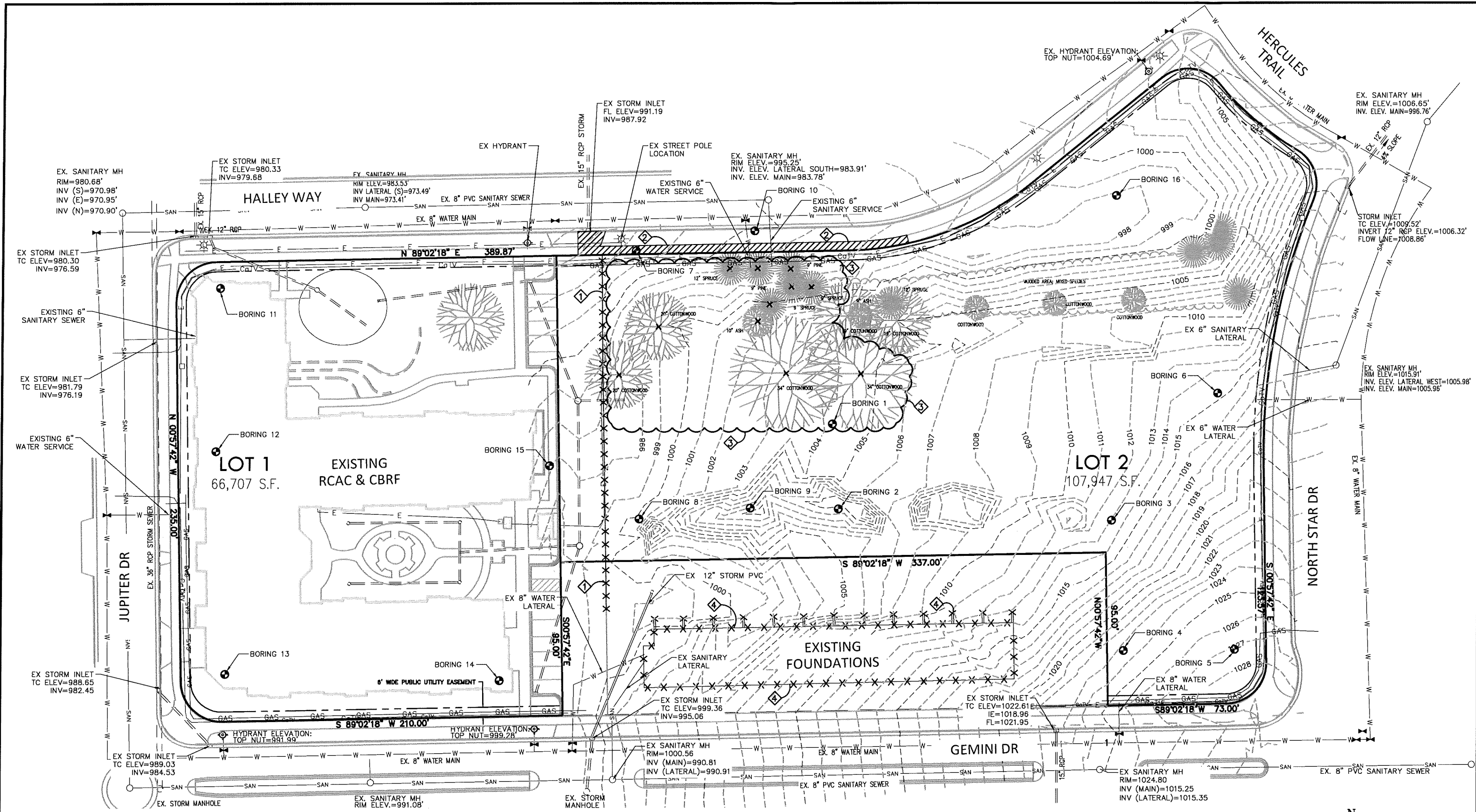
**Architectural Design  
Consultants, Inc.**

**SITE CONTEXT PHOTOS**

*Capitol View at Oak Park, Madison, WI*

*October 15, 2013*





**LEGEND**

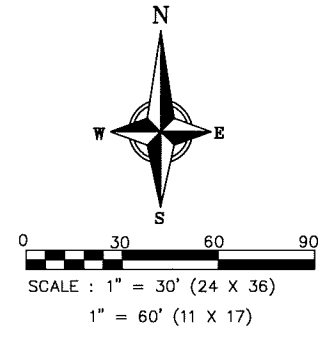
— W — W —	WATER	☼	LIGHT POLE
— G — G —	GAS UNDERGROUND	▶	WATER GATE VALVE OR GAS VALVE BOX
— S — S —	STORM SEWER	⊙	MANHOLE
— SAN —	SANITARY SEWER	⊙	HYDRANT
— T — T —	TELEPHONE UNDERGROUND		
— E — E —	ELECTRIC UNDERGROUND		
— CoTV —	CABLE TV		

**PLAN KEY**

- ① SAW CUT EX ASPHALT DRIVEWAY
- ② REMOVE AND REPLACE SIDEWALK & PART OF DRIVEWAY APRON
- ③ REMOVE TREES – CLEAR AND GRUB
- ④ REMOVE EXISTING FOUNDATION

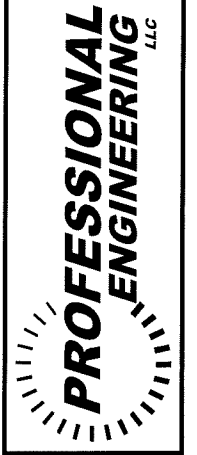
**DEMOLITION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE PRIOR TO START OF DEMOLITION.
2. CONTRACTOR TO DISPOSE OF ALL MATERIALS OFF SITE, UNLESS DIRECTED OTHERWISE.
3. ALL MATERIALS, UTILITIES, AND PAVEMENT DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL PROTECT ALL EXISTING PUBLIC AND PRIVATE FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALKS, PAVING, ETC.) THAT IS TO REMAIN.
5. REMOVAL OF AN ASPHALTIC SURFACE, WHERE AN ABUTTING ASPHALTIC SURFACE IS TO REMAIN IN PLACE, SHALL REQUIRE SAW CUTTING AN EDGE.



DATE	10-15-13
ISSUANCE/REVISION	
CITY SUBMITAL	

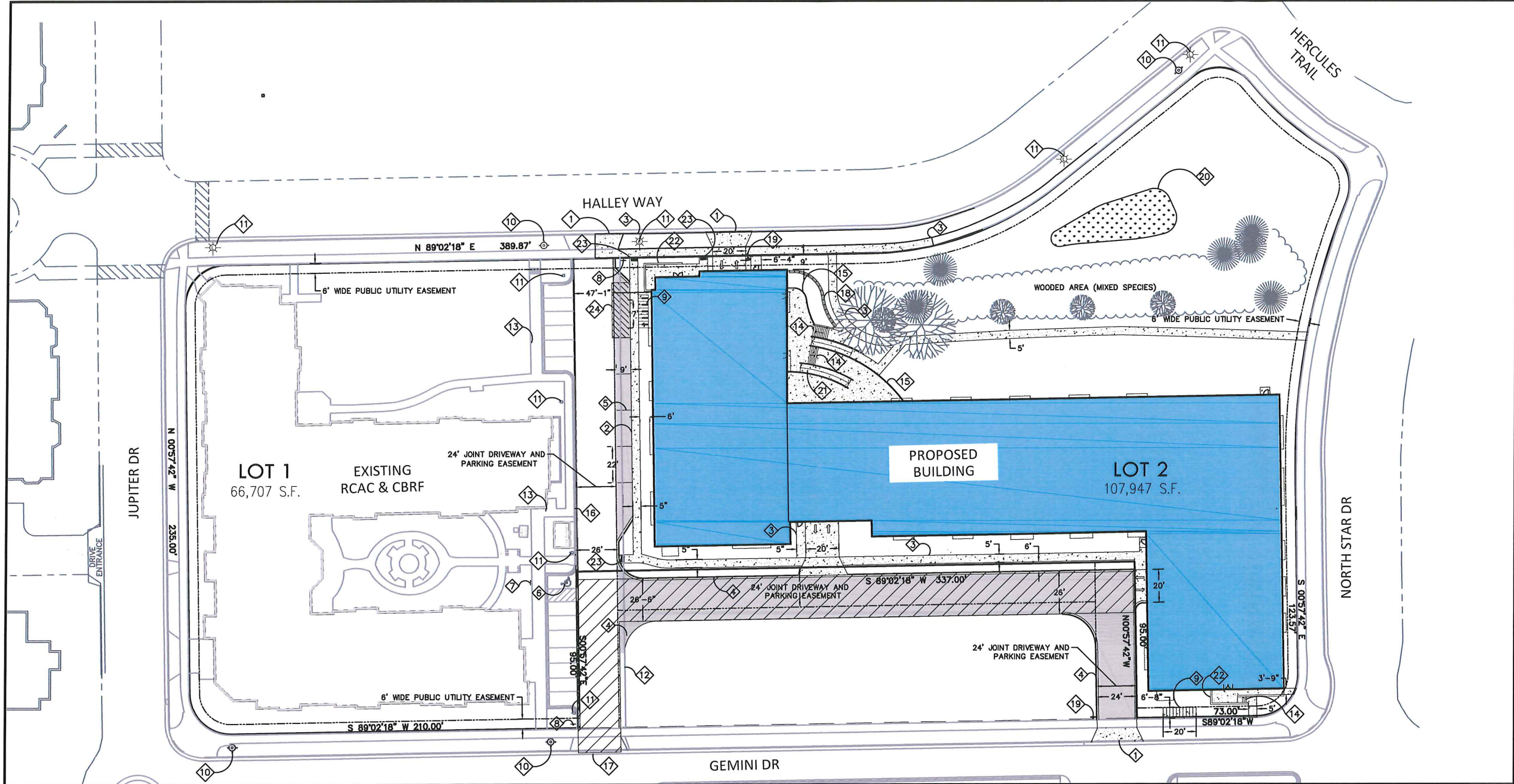
818 N Meadowbrook Ln  
 Waunakee, WI 53597  
 phone (608) 849-9378  
 fax (608) 237-2129



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

**C100**





DATE	10-15-13
ISSUANCE/REVISION	CITY SUBMITTAL

818 N Meadowbrook Ln  
 Waukegan, WI 53597  
 phone (608) 849-9378  
 fax (608) 237-2129



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

**C101**

**PLAN KEY**

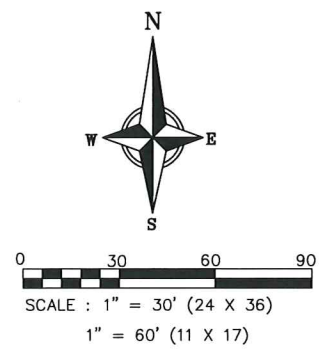
- |  |   |   |
|--|---|---|
| ① NEW DRIVEWAY APPROACH IN ACCORDANCE WITH M.G.O. 10.08 (F). CONTRACTOR TO OBTAIN PERMIT FROM CITY TO WORK IN THE RIGHT-OF-WAY | ⑨ BICYCLE RACK                                      | ⑱ BOULDER RETAINING WALL, TYP.                        |
| ② THICKENED EDGE SIDEWALK  | ⑩ EX HYDRANT  | ⑲ STOP SIGN   |
| ③ SIDEWALK   | ⑪ EX LIGHT POLE                                     | ⑳ RAINGARDEN  |
| ④ 18" CURB AND GUTTER  | ⑫ EX ASPHALT  | ㉑ RAMP, TYP - SEE ARCHITECTURAL PLANS                 |
| ⑤ PAVEMENT STRIPING, TYP.  | ⑬ EX SIDEWALK                                       | ㉒ PRIVACY WALL WITH SIGNAGE - SEE ARCHITECTURAL PLANS |
| ⑥ EX VAN ACCESSIBLE STALL, TYP.  | ⑭ STAIRS, TYP. - SEE ARCHITECTURAL PLANS            | ㉓ ACCESSIBLE CURB RAMP W/ DETECTABLE WARNING STRIP    |
| ⑦ EX VAN ACCESSIBLE PARKING SIGN, TYP.   | ⑮ CONCRETE RETAINING WALL - SEE ARCHITECTURAL PLANS | ㉔ LOADING ZONE - PAVEMENT STRIPING                    |
| ⑧ EX/ STOP SIGN  | ⑯ EX CURB AND GUTTER                                |   |
|  | ⑰ EX DRIVEWAY APRON                                 |   |

**PAVEMENT KEY**

- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED BUILDING
- 26' WIDE FIRE LANE

**SITE INFORMATION**

SITE ADDRESS: 5817 HALLEY WAY  
 SITE ACREAGE TOTAL: 107,947 SF (2.48 ACRES)  
 NUMBER OF BUILDING STORIES = 4  
 BUILDING HEIGHT = 56'-3"  
 BUILDING AREA = 173,661 SF (44,157 SF FOOTPRINT)  
 TYPE OF CONSTRUCTION: VA  
 NUMBER OF EXTERIOR PARKING STALLS: 5  
 NUMBER OF UNDERGROUND PARKING STALLS: 104 (3 HC)  
 TOTAL NUMBER OF PARKING STALLS: 108 (3 HC)





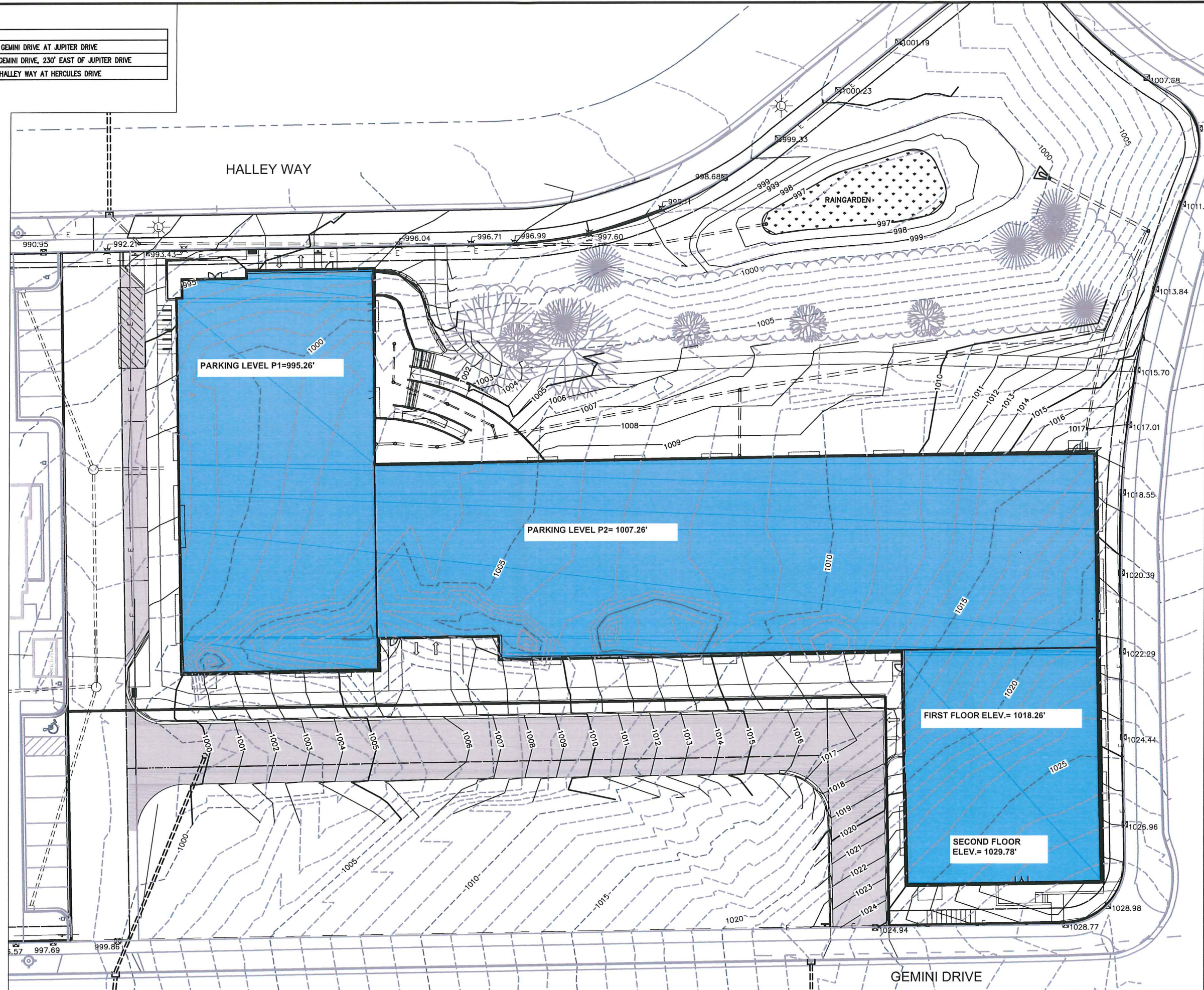
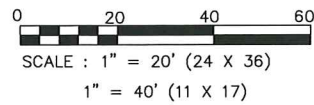
BENCHMARKS		
No.	ELEVATION	LOCATION
BENCHMARK 1	991.99'	TOP NUT OF HYDRANT, N.W. CORNER OF GEMINI DRIVE AT JUPITER DRIVE
BENCHMARK 2	999.28'	TOP NUT OF HYDRANT, NORTH SIDE OF GEMINI DRIVE, 230' EAST OF JUPITER DRIVE
BENCHMARK 3	1004.69'	TOP NUT OF HYDRANT N.E. CORNER OF HALLEY WAY AT HERCULES DRIVE

**GRADING NOTES**

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

**GRADING LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR



ISSUANCE/REVISION	DATE
CITY SUBMITTAL	10-15-13

818 N Meadowbrook Ln  
Waukegan, WI 53597  
phone (608) 849-9378  
fax (608) 237-2129

**PROFESSIONAL ENGINEERING LLC**

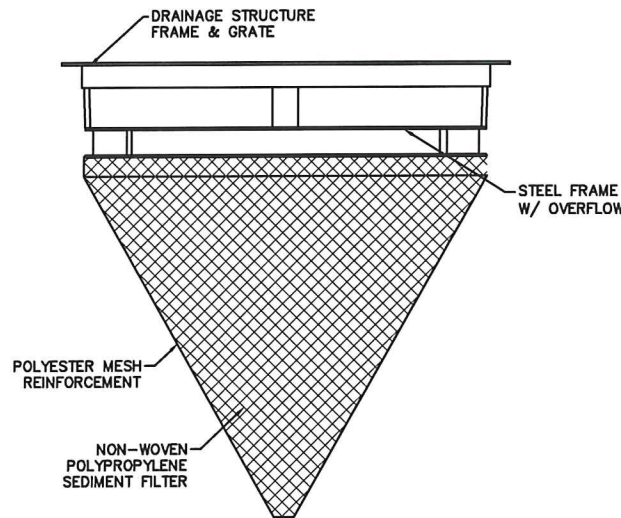
**CAPITOL VIEW AT OAK PARK**  
**GRADING PLAN**  
5817 HALLEY WAY  
MADISON, WISCONSIN

**C200**



**EROSION CONTROL NOTES**

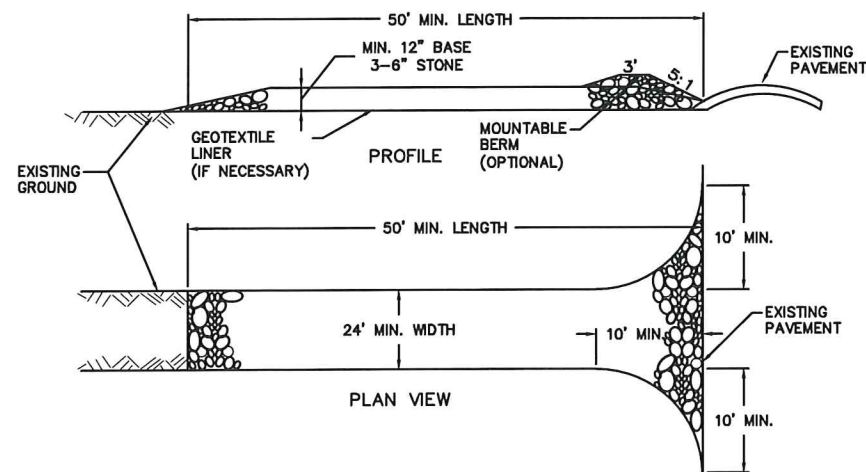
- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL PERMIT TRACKING WEBSITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH WISCONSIN DOT TYPE B INLET PROTECTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
- (12) SEEDING. REFER TO LANDSCAPING PLANS FOR MIXTURE AND APPLICATION REQUIREMENTS.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



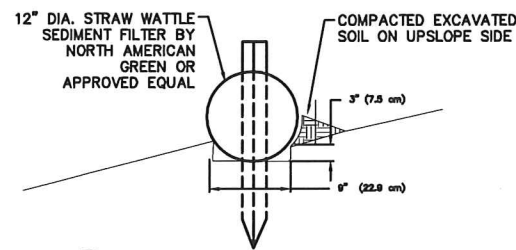
**1 CATCH BASIN FILTER INSERT**  
NTS

**GENERAL NOTES:**  
FRAME: TOP FLANGE FABRICATED FROM 1 1/2" X 1 1/2" X 1/8" ANGLE. BASE RIM FABRICATED FROM 1 1/2" X 1/2" X 1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/2" X 1/2" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.

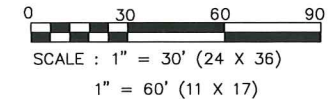
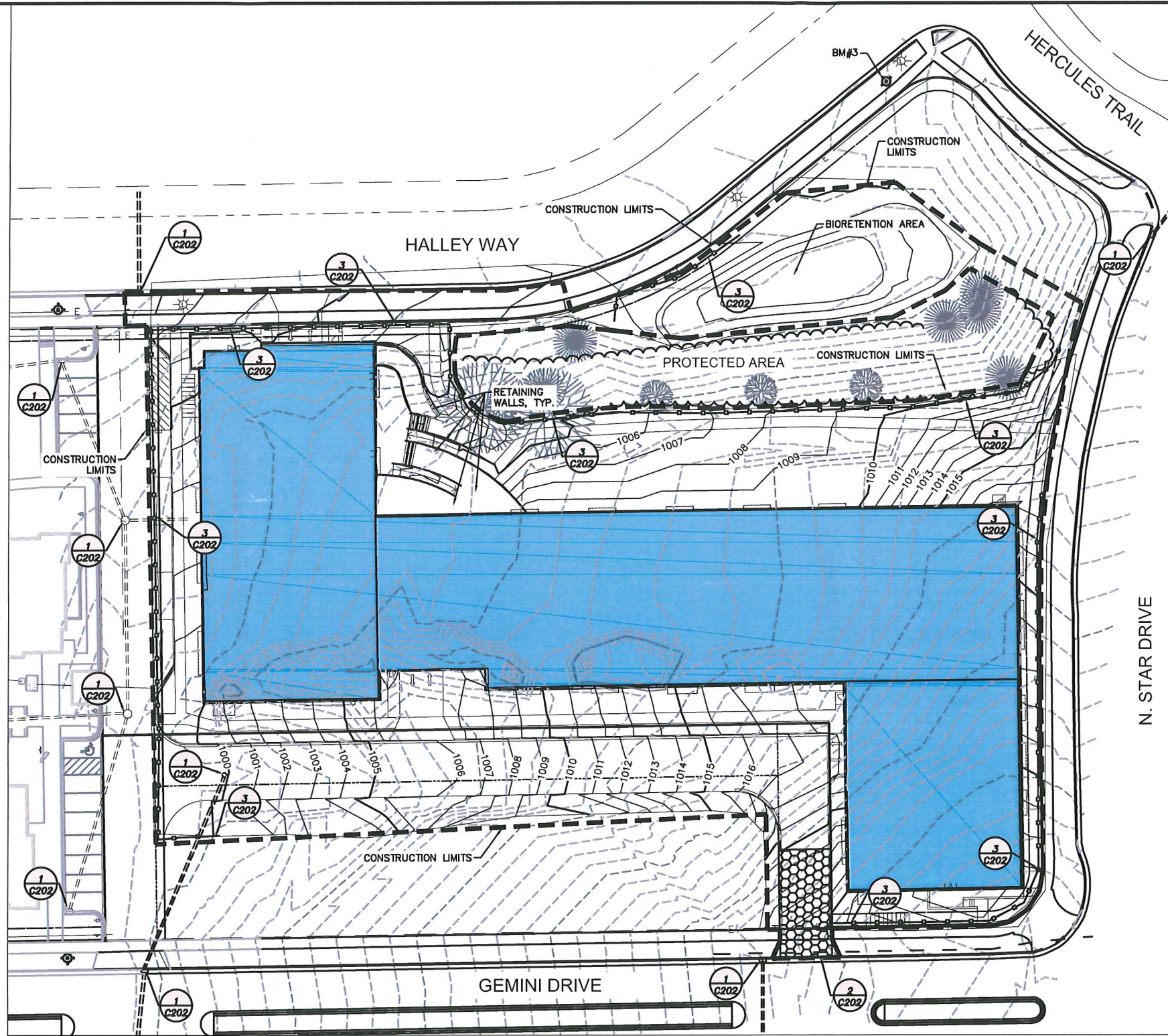
**SEDIMENT BAG:** BAG FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL BAND AND LOCK.



**2 STONE TRACKING PAD**  
NTS



**3 SEDIMENT FILTER**  
NTS



ISSUANCE/REVISION	DATE
CITY SUBMITTAL	10-15-13

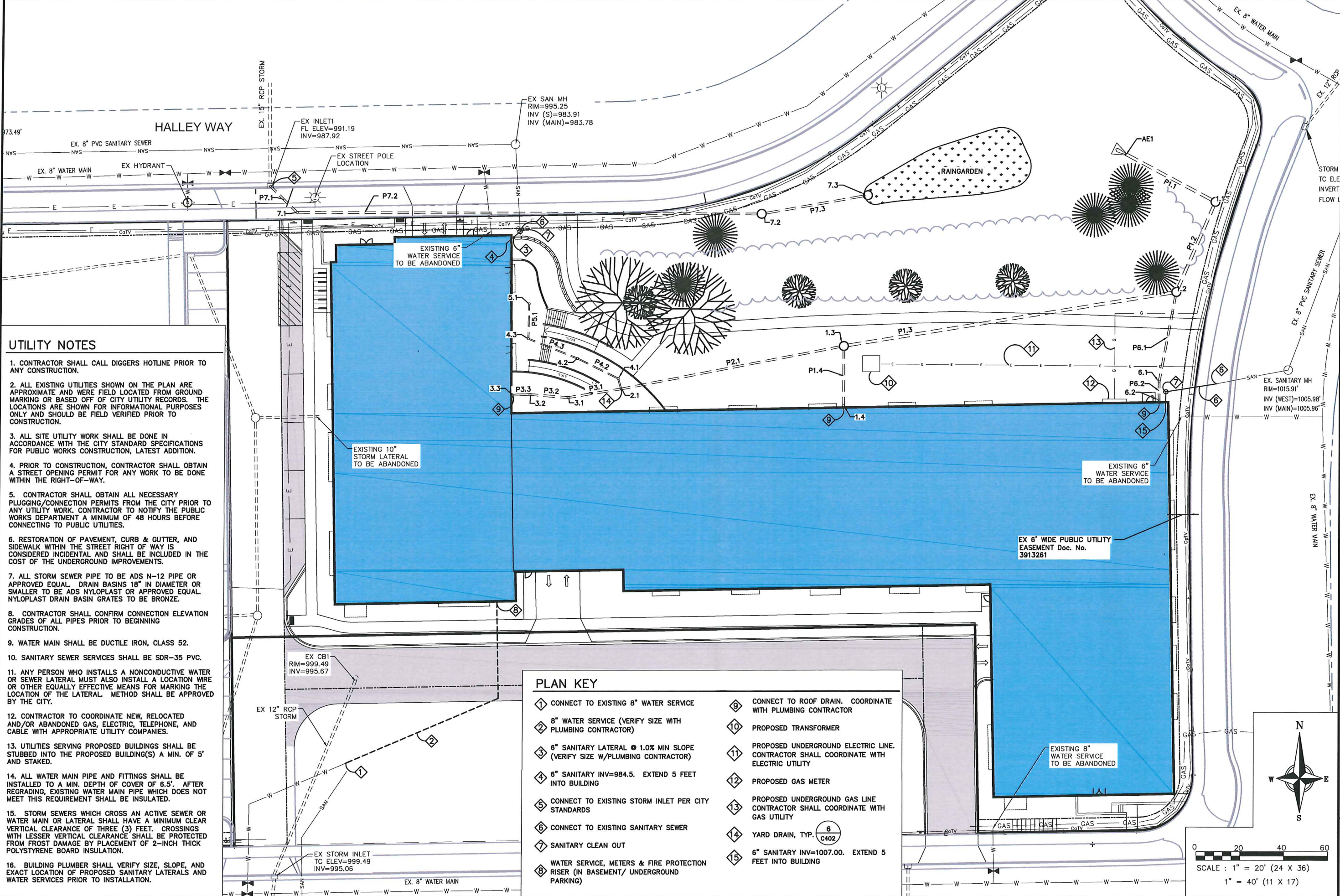
818 N Meadowbrook Ln  
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**PROFESSIONAL ENGINEERING**  
LLC

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

**C202**



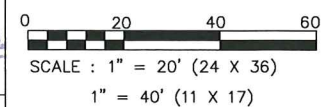


**UTILITY NOTES**

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE ADS N-12 PIPE OR APPROVED EQUAL. DRAIN BASINS 18" IN DIAMETER OR SMALLER TO BE ADS NYLOPLAST OR APPROVED EQUAL. NYLOPLAST DRAIN BASIN GRATES TO BE BRONZE.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

**PLAN KEY**

- |  |   |
|--|---|
| ① CONNECT TO EXISTING 8" WATER SERVICE   | ⑨ CONNECT TO ROOF DRAIN. COORDINATE WITH PLUMBING CONTRACTOR                            |
| ② 8" WATER SERVICE (VERIFY SIZE WITH PLUMBING CONTRACTOR)                          | ⑩ PROPOSED TRANSFORMER  |
| ③ 6" SANITARY LATERAL @ 1.0% MIN SLOPE (VERIFY SIZE W/PLUMBING CONTRACTOR)         | ⑪ PROPOSED UNDERGROUND ELECTRIC LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY |
| ④ 6" SANITARY INV=984.5. EXTEND 5 FEET INTO BUILDING                               | ⑫ PROPOSED GAS METER  |
| ⑤ CONNECT TO EXISTING STORM INLET PER CITY STANDARDS                               | ⑬ PROPOSED UNDERGROUND GAS LINE. CONTRACTOR SHALL COORDINATE WITH GAS UTILITY           |
| ⑥ CONNECT TO EXISTING SANITARY SEWER   | ⑭ YARD DRAIN, TYP. (C402)   |
| ⑦ SANITARY CLEAN OUT   | ⑮ 6" SANITARY INV=1007.00. EXTEND 5 FEET INTO BUILDING                                  |
| ⑧ WATER SERVICE, METERS & FIRE PROTECTION RISER (IN BASEMENT/ UNDERGROUND PARKING) |   |



DATE	10-15-13
ISSUANCE/REVISION	
CITY SUBMITAL	

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

**C300**



STRUCTURE TABLE					
STRUCTURE NAME:	SIZE	TOP OF CASTING	PIPES IN:	PIPES OUT	CASTING:
1.1	4-FT DIA. CB	1010.00	P1.2, 15" INV IN =1001.70	P1.1, 15" INV OUT =1000.00	NEENAH R-2050 TYPE D
1.2	4-FT DIA. CB	1011.17	P1.3, 15" INV IN =1001.92 P6.1, 10" INV IN =1007.00	P1.2, 15" INV OUT =1001.92	NEENAH R-2050 TYPE D
1.3	4-FT DIA. CB	1007.45	P2.1, 10" INV IN =1002.86 P1.4, 10" INV IN =1004.85	P1.3, 15" INV OUT =1002.70	NEENAH R-2050 TYPE D
1.4	CONNECT TO ROOF DRAIN	1009.68		P1.4, 10" INV OUT =1005.12	CONNECT TO ROOF DRAIN
2.1	15" BASIN	1009.55	P4.1, 6" INV IN =1003.75 P3.1, 10" INV IN =1003.48	P2.1, 10" INV OUT =1003.47	15" GRATE
3.1	10" BASIN	1009.63	P3.2, 10" INV IN =1003.75	P3.1, 10" INV OUT =1003.72	10" GRATE
3.2	10" BASIN	1009.63	P3.3, 10" INV IN =1003.95	P3.2, 10" INV OUT =1003.92	10" GRATE
3.3	CONNECT TO ROOF DRAIN	1009.75		P3.3, 10" INV OUT =1004.05	
4.1	15" BASIN	1009.61	P4.2, 6" INV IN =1003.85	P4.1, 6" INV OUT =1003.80	15" GRATE
4.2	8" BASIN	1009.53	P4.3, 6" INV IN =1004.10	P4.2, 6" INV OUT =1004.06	8" GRATE
4.3	8" BASIN	1007.10	P5.1, 6" INV IN =1004.35	P4.3, 6" INV OUT =1004.34	8" GRATE
5.1	8" BASIN	1007.03		P5.1, 6" INV OUT =1004.51	8" GRATE
6.1	10" BASIN	1017.01	P6.2, 10" INV IN =1013.75	P6.1, 10" INV OUT =1011.00	10" GRATE
6.2	CONNECT TO ROOF DRAIN	1018.03		P6.2, 10" INV OUT =1014.00	CONNECT TO ROOF DRAIN
7.1	45' BEND	992.75	P7.2, 10" INV IN =988.42	P7.1, 10" INV OUT =988.42	-
7.2	3-FT DIA. CB	997.91	P7.3, 10" INV IN =991.58	P7.2, 10" INV OUT =991.58	NEENAH R-2050 TYPE D
7.3	3-FT DIA. CB	997.50		P7.3, 10" INV OUT =992.31	HAALA INDUSTRIES CG36TM
AE1	12" RCP A.E.	1000.52	P1.1, 15" INV IN =999.00		-
EX INLET1	EX STRUCTURE	992.56	P7.1, 10" INV IN =988.25		-

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
P1.1	15"	46'	2.18%	ADS N-12
P1.2	15"	45'	0.50%	ADS N-12
P1.3	15"	153'	0.51%	ADS N-12
P1.4	10"	28'	1.00%	ADS N-12
P2.1	10"	103'	0.59%	ADS N-12
P3.1	10"	25'	1.00%	ADS N-12
P3.2	10"	18'	1.00%	ADS N-12
P3.3	10"	8'	1.33%	ADS N-12
P4.1	6"	5'	1.00%	ADS N-12
P4.2	6"	21'	1.00%	ADS N-12
P4.3	6"	25'	1.00%	ADS N-12
P5.1	6"	16'	1.00%	ADS N-12
P6.1	10"	42'	9.63%	ADS N-12
P6.2	10"	9'	2.99%	ADS N-12
P7.1	10"	18'	1.00%	ADS N-12
P7.2	10"	211'	1.50%	ADS N-12
P7.3	10"	49'	1.50%	ADS N-12

DATE	10-15-13
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**PROFESSIONAL ENGINEERING** LLC

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

C301



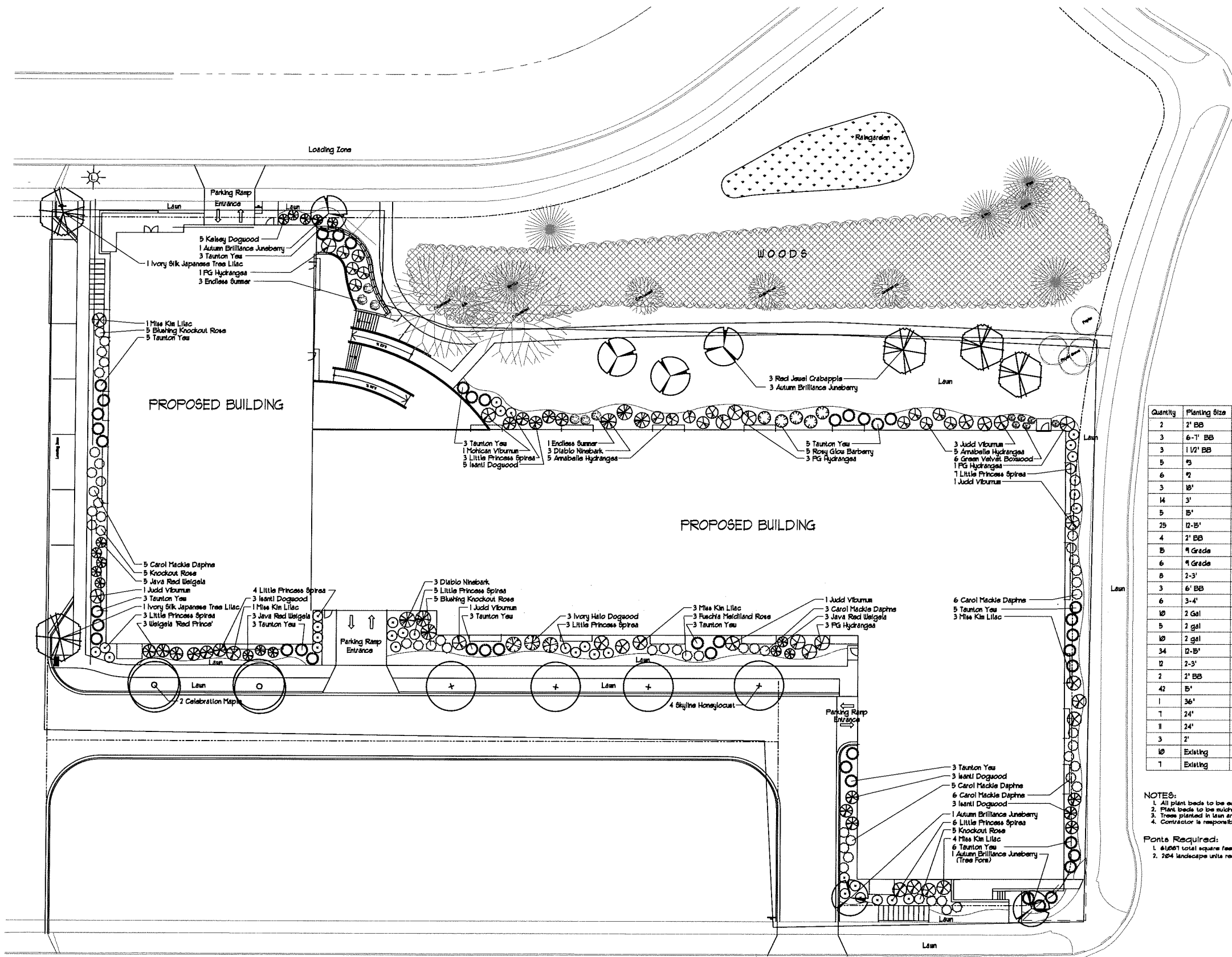




LANDSCAPE PLAN

CAPITOL VIEW AT OAK PARK LANDSCAPE PLAN

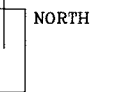
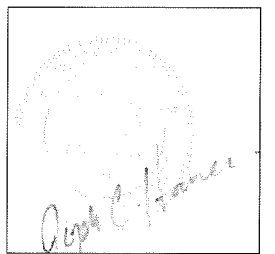
MADISON, WISCONSIN



Quantity	Planting Size	Scientific Name	Common Name	Points Per	Total Points
2	2' BB	Acer x freemanii 'Celebration'	Celebration Maple	35	70
3	6'-1' BB	Anelachier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry (Clump)	5	15
3	1 1/2' BB	Anelachier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry (Tree Form)	5	15
5	5'	Berberis thunbergii 'Roly Glow'	Roly Glow Barberry	2	10
6	2'	Buxus sempervirens 'Green Velvet'	Green Velvet Boxwood	3	18
3	18"	Cornus alba 'Baltho'	Ivory Halo Dogwood	3	9
14	3'	Cornus sericea 'Isanti'	Isanti Dogwood	2	28
5	5'	Cornus sericea 'Kelsey'	Kelsey Dogwood	2	10
25	12-15"	Daphne x burasodii 'Carol Mackie'	Carol Mackie Daphne	2	50
4	2' BB	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	35	140
5	4' Grade	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2	10
6	4' Grade	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	2	12
8	2-3'	Hydrangea paniculata 'Grandiflora'	Pee Gee Hydrangea	2	16
3	6' BB	Malus 'Red Jewel'	Red Jewel Crabapple	5	15
6	3-4'	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	2	12
10	2 gal	Rosa 'Blushing Knockout'	Blushing Knockout Rose	2	20
5	2 gal	Rosa 'Fuchsia Medallion'	Fuchsia Medallion Rose	2	10
10	2 gal	Rosa 'Knockout'	Knockout Rose	2	20
34	12-15"	Spiraea japonica 'Little Princess'	Little Princess Spiraea	2	68
12	2-3'	Syringa patula 'Miss Kim'	Miss Kim Lilac	2	24
2	2' BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	10
42	5'	Taxus media 'Taunton'	Taunton Yew	3	126
1	36"	Viburnum lentana 'Mohican'	Mohican Viburnum	2	2
1	24"	Viburnum x juddii	Judd Viburnum	2	2
11	24"	Weigela florida 'Java Red'	Java Red Weigela	2	22
3	2'	Weigela florida 'Red Prince'	Weigela Red Prince	2	6
10	Existing	Existing Overstory Trees	Weigela Red Prince	35	350
1	Existing	Existing Evergreen Trees	Weigela Red Prince	5	50
				<b>Total:</b>	<b>1372</b>

- 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. Trees planted in lawn areas to receive a 6" diameter arched deck hardwood mulch ring.  
 4. Contractor is responsible for verifying all plant quantities. Plan shall prevail over the plant list.

- Points Required:  
 1. 61,681 total square feet of developed area (impervious area) divided by 360 equals 171.337 Landscape Units Required.  
 2. 284 Landscape Units required times 3 points per unit equals 852 Total Points Required.



SCALE 1" = 30'-0"

DATE 10/10/13  
 DESIGN jch  
 REVISION