

# EAGLE HARBOR APARTMENTS

1360 MACARTHUR ROAD  
MADISON, WISCONSIN 53714

## PLANNING COMMISSION SUBMITTAL

NOVEMBER 28, 2012

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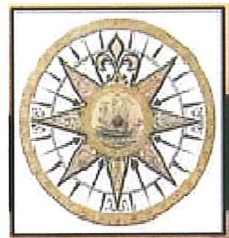
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OWNER:

CARE NET OF DANE COUNTY, INC.

1350 MACARTHUR RD.  
MADISON, WISCONSIN 53714



DEVELOPER:

615 E. WASHINGTON AVE., SUITE 214  
MADISON, WISCONSIN 53703  
PHONE: 608-443-1963

KOTHE REAL ESTATE PARTNERS

PRIMARY CONTACT:  
KEVIN PAGE  
EMAIL: kevin@kotherep.com



CONTRACTOR:

5964 EXECUTIVE DRIVE  
MADISON, WISCONSIN 53719  
PHONE: 608-577-2047  
FAX: 608-274-9470

LANDGRAF CONSTRUCTION

PRIMARY CONTACT:  
MARK LANDGRAF  
EMAIL: mark.landgraf@landgrafconstruction.com



GARY BRINK  
& ASSOCIATES

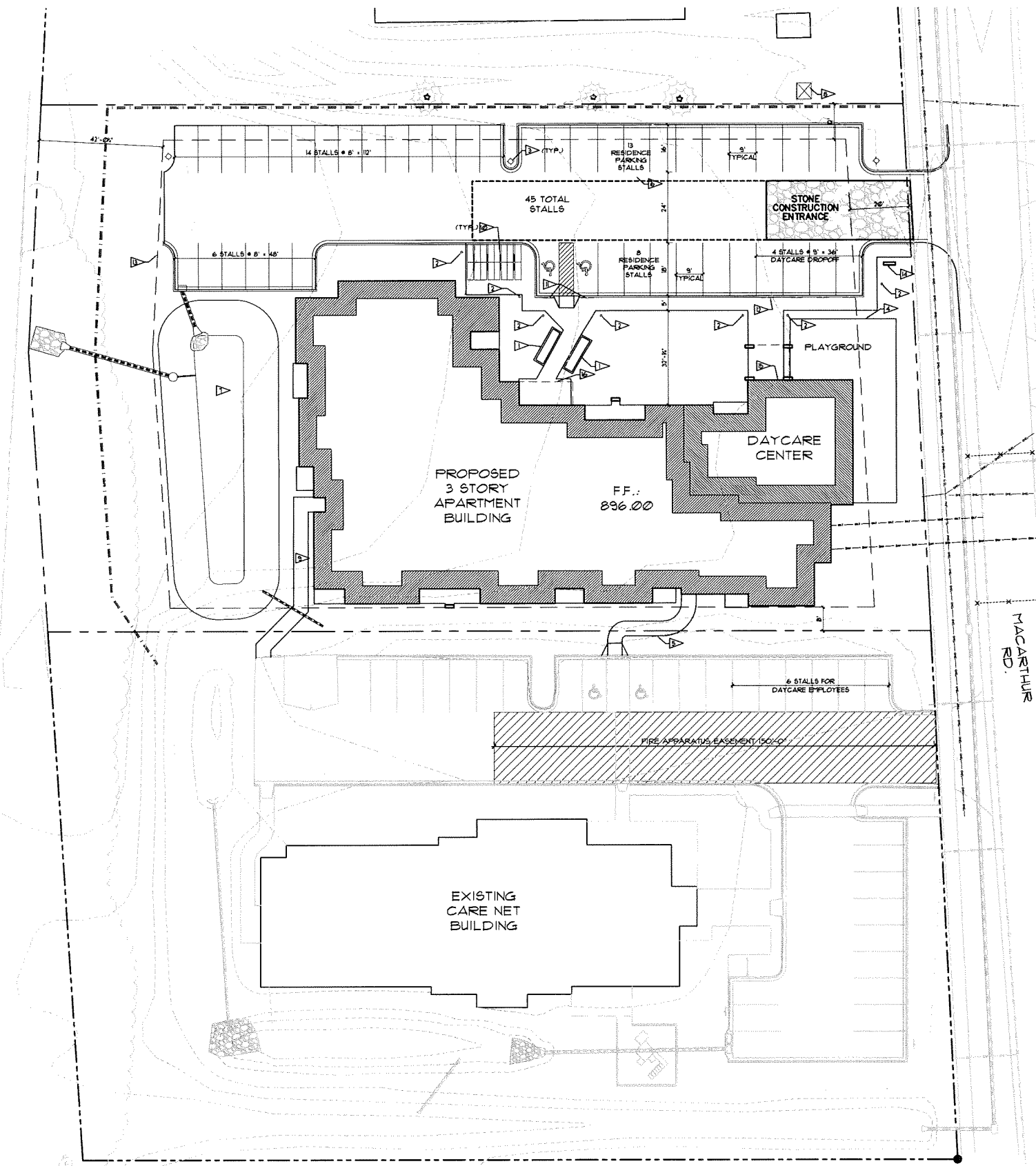
ARCHITECT :

8401 EXCELSIOR DRIVE  
MADISON, WISCONSIN 53717  
PHONE: 608-829-1750  
FAX: 608-829-3056

GARY BRINK & ASSOCIATES, INC.

PRIMARY CONTACT:  
JOSH WILCOX  
EMAIL: josh.wilcox@garybrink.com





**GENERAL NOTES**

1. ANY DAMAGE TO EXISTING PAVEMENT AT MACARTHUR RD. WILL REQUIRE RESTORATION IN ACCORDANCE WITH MADISON PATCHING CRITERIA.
2. REPLACE ALL SIDEWALK, CURB AND GUTTER WHICH ADJUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK, CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
4. CONTRACTOR SHALL POST A DEPOSIT AND REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH ANY MODIFICATIONS TO MACARTHUR RD. LIGHTING SIGNAGE AND PAVEMENT MARKING CONDUIT AND HANDHOLES, INCLUDING LABOR, ENGINEERING AND MATERIALS FOR BOTH TEMPORARY AND PERMANENT INSTALLATIONS.
5. ANY DAMAGE ON ADJACENT PROPERTIES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER.

**KEY NOTES**

- ▲ RAISED PLANTER BEDS
- ▲ ILLUMINATED BOLLARD
- ▲ POLE LIGHT FIXTURE
- ▲ 6" TALL ALUMINUM FENCE
- ▲ NEW SIDEWALK AND CURBOUT CONNECTING TO CARENET PROPERTY
- ▲ 150' FIRE ACCESS LANE
- ▲ WET DETENTION POND PER CIVIL DRAWINGS
- ▲ EXISTING ELEC. TRANSFORMER
- ▲ NEW SIDEWALK FOR CARENET TRASH ENCLOSURE ACCESS
- ▲ BIKE DOCK
- ▲ HANDICAP PARKING SIGNAGE
- ▲ DAY CARE PARKING SIGNAGE
- ▲ EXISTING D.O.T. EASEMENT
- ▲ MONUMENT SIGN
- ▲ BUILDING MOUNTED SIGN FOR DAYCARE CENTER
- ▲ BUILDING MOUNTED SIGN FOR APARTMENTS

**PARKING REQUIREMENT SUMMARY**

**DAYCARE:**  
 SHORT TERM (DROP-OFF/PICK-UP) PARKING STALLS - 4  
 EMPLOYEE STALLS - 6 (4 ARE TO BE UTILIZED BY TENANTS AT NIGHT)  
 TOTAL - 10 REQUIRED

**APARTMENTS:**  
 14 - 1 BEDROOM X 1.25 = 17 STALLS  
 14 - 2 BEDROOM X 1.5 = 21 STALLS  
 9 - 3 BEDROOM X 1.75 = 16 STALLS  
 TOTAL - 54 REQUIRED

**TOTAL REQUIRED: 64 VEHICLE PARKING STALLS**

**PARKING PROVIDED SUMMARY:**  
 45 STALLS IN DEVELOPMENT (4 FOR DAYCARE - 41 FOR APARTMENT TENANTS)  
 6 STALLS AT EXISTING CARENET - DEDICATED TO DAYCARE EMPLOYEE PARKING ONLY

**TOTAL PROVIDED: 51 VEHICLE PARKING STALLS (12 TENANT STALLS LESS)**

**BIKE PARKING:**  
 26 UNITS X 1 = 26 BIKE STALLS REQUIRED  
 16 BIKE STALLS PROVIDED (20 LESS)

**PARKING LOT PLAN SITE INFORMATION BLOCK**

Site Address: 1360 MacArthur Road  
 Site acreage (total): 1.23 Acres

Number of building stories (above grade): 3  
 Building height: NA  
 DELIR type of construction (new structures or additions): NA

Total square footage of building: 42,294 sq. ft.

Use of property: Rental Housing and Daycare Facility  
 Gross square feet of office: 2105 sq. ft. (Daycare)  
 Gross square feet of retail area: NA  
 Number of employees in warehouse: NA  
 Number of employees in production: NA  
 Capacity of restaurant/food assembly: NA

Number of bicycle stalls shown: 16 Bicycle Stalls

Number of Parking stalls:

	SHOWN
Small Car	20
Large Car	23
Accessible	2
<b>Total</b>	<b>45</b>

Number of trees shown: (See Landscape Plan)

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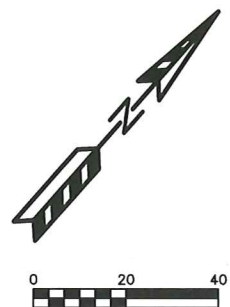
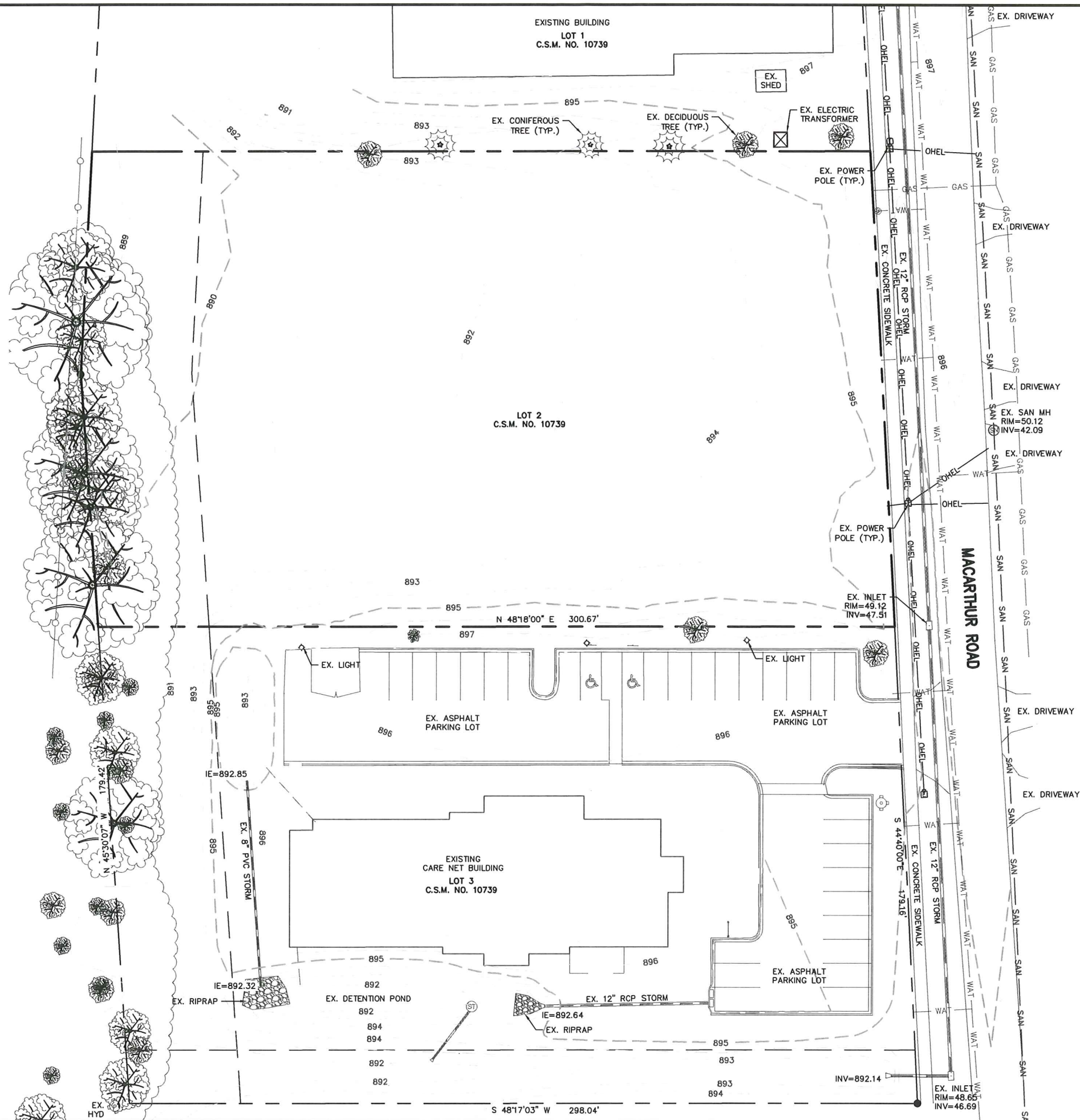
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 1360 MACARTHUR ROAD  
 MADISON, WISCONSIN 53714  
**CARE NET PREGNANCY CENTER OF DANE COUNTY INC.**  
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 MADISON, WISCONSIN 53714

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PROJECT: 201246  
 DRAWN BY: KR  
 DATE: 11.28.2012  
 SCALE: AS NOTED

**OVERALL SITE PLAN**  
 SCALE: 1" = 20'-0"

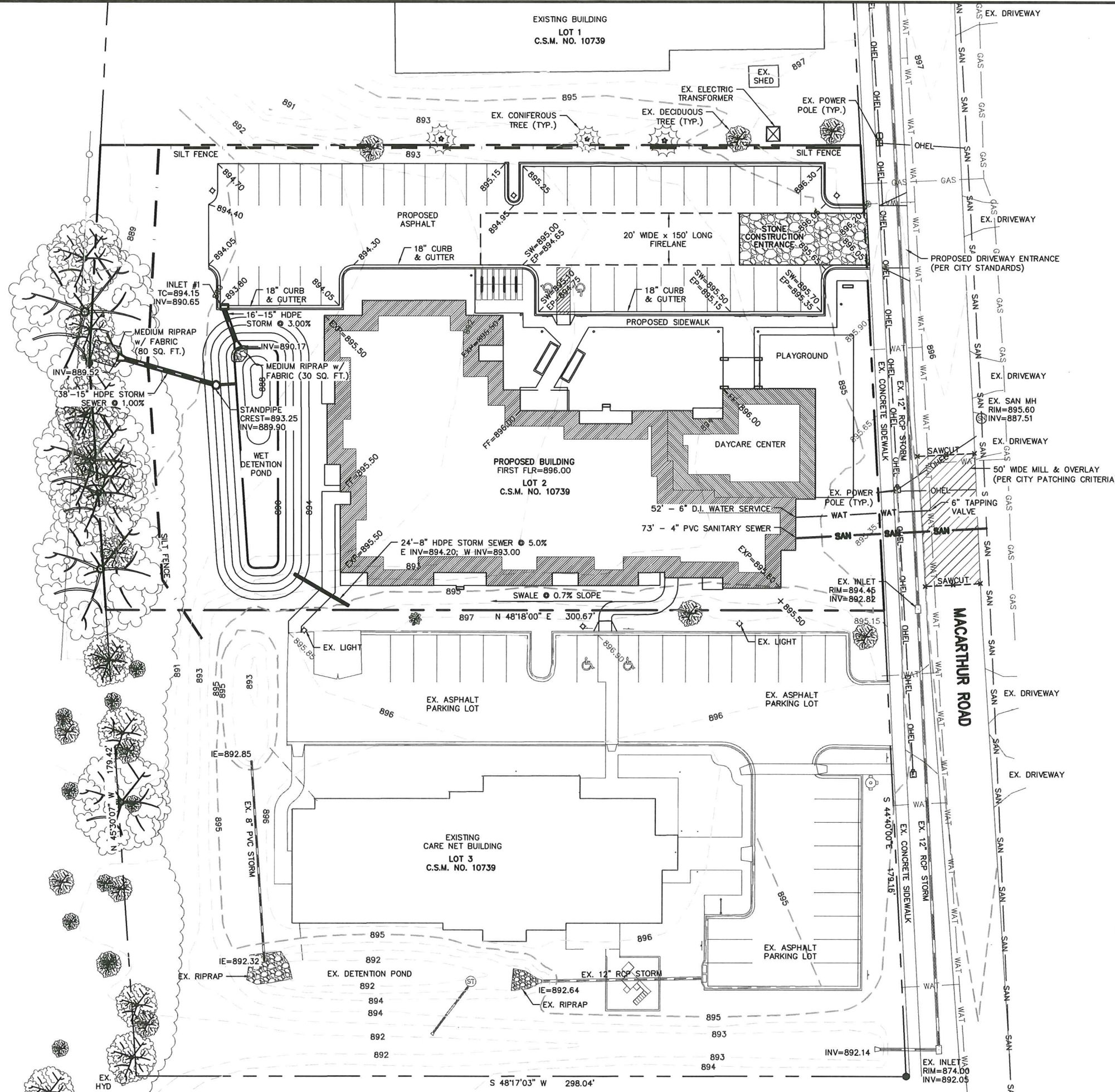
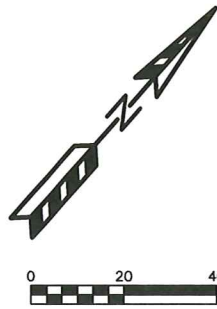




**MACARTHUR ROAD APARTMENTS**  
 EXISTING SITE PLAN  
 PAGE: 1 OF 3  
 DATED: NOVEMBER 26, 2012

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752





**EROSION NOTES:**

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ON THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**

JANUARY 3, 2013	INSTALL INITIAL EROSION CONTROL DEVICES AND DETENTION POND.
JANUARY 4, 2013 - SEPTEMBER 1, 2013	CONSTRUCT BUILDING AND PARKING LOT.
SEPTEMBER 2 - 15, 2013	COMPLETE FINAL LANDSCAPING AND RESTORE PERVIOUS DISTURBED AREAS.

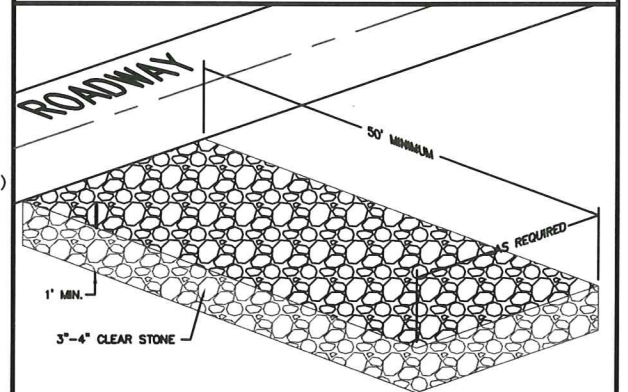
**RESTORATION NOTES:**

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

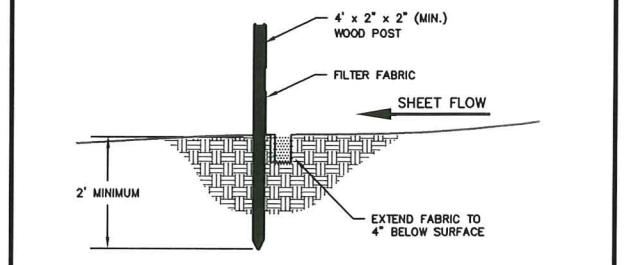
SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**  
MACARTHUR ROAD APARTMENTS  
1360 MACARTHUR RD  
MADISON, WI 53714

**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4604 SIGGELKOW ROAD, SUITE A  
MCFARLAND, WI 53558



**STONE CONSTRUCTION ENTRANCE**



**SILT FENCE CONSTRUCTION (SHEET FLOW)**

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**  
TDD (FOR THE HEARING IMPAIRED) (800) 542-2289  
WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

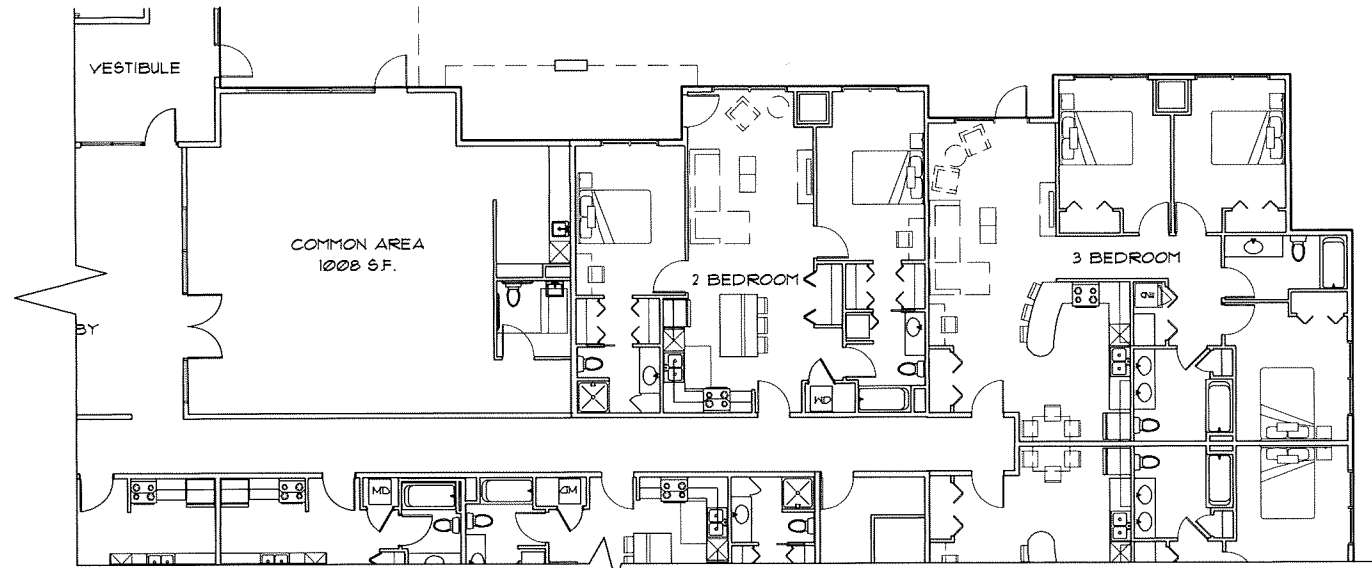
**MACARTHUR ROAD APARTMENTS**  
PRELIM. GRADING, EROSION CONTROL & UTILITY PLAN  
PAGE: 2 OF 2  
DATED: NOVEMBER 28, 2012

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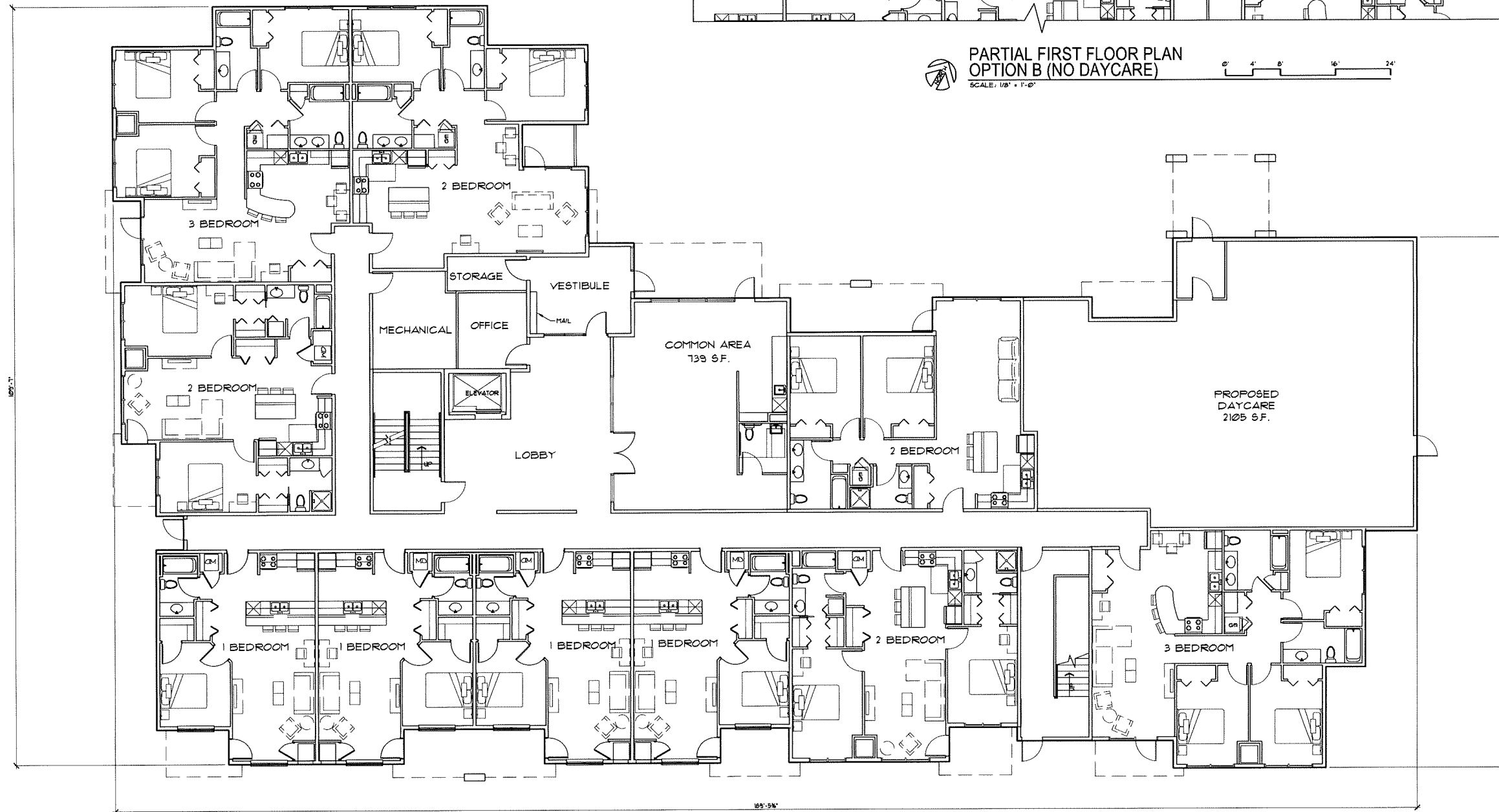


Eagle Harbor Apartments - Option A				
Footprint:	14628	Lot Size:	53698	
Total Square Feet:	42170	FAR:	0.79	
Unit Type	1 Bedroom	2 Bedroom	3 Bedroom	Sub-total (floor)
First Floor	4	4	2	10
Second Floor	5	5	3	13
Third Floor	5	5	3	13
Sub-total (type)	14	14	8	
<b>Total Units:</b>				<b>36</b>

Eagle Harbor Apartments - Option B				
Footprint:	14030	Lot Size:	53698	
Total Square Feet:	41638	FAR:	0.78	
Unit Type	1 Bedroom	2 Bedroom	3 Bedroom	Sub-total (floor)
First Floor	4	4	3	11
Second Floor	5	5	3	13
Third Floor	5	5	3	13
Sub-total (type)	14	14	9	
<b>Total Units:</b>				<b>37</b>



**PARTIAL FIRST FLOOR PLAN  
OPTION B (NO DAYCARE)**  
SCALE: 1/8" = 1'-0"



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



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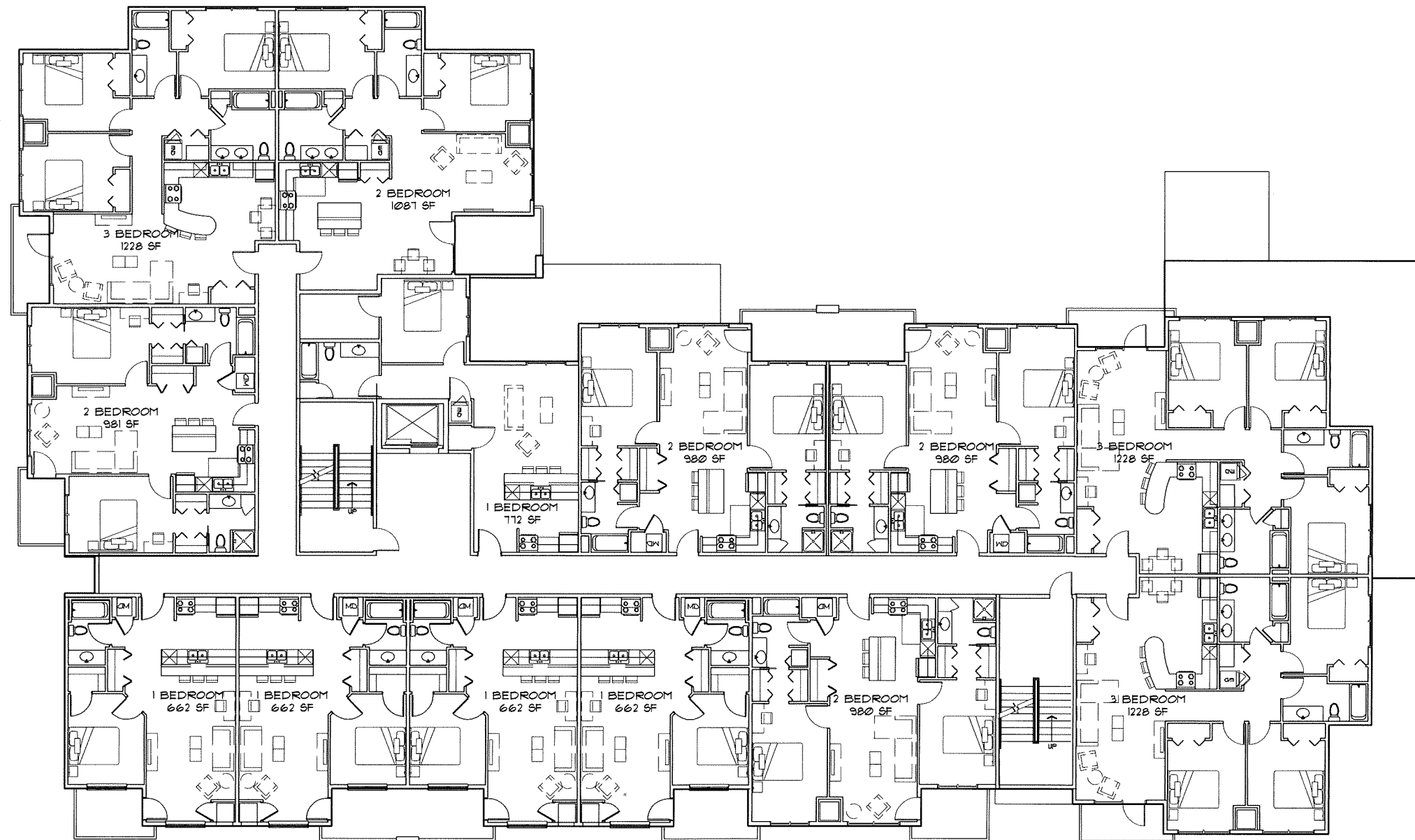
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FIRST FLOOR  
PLANS

A2.01



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



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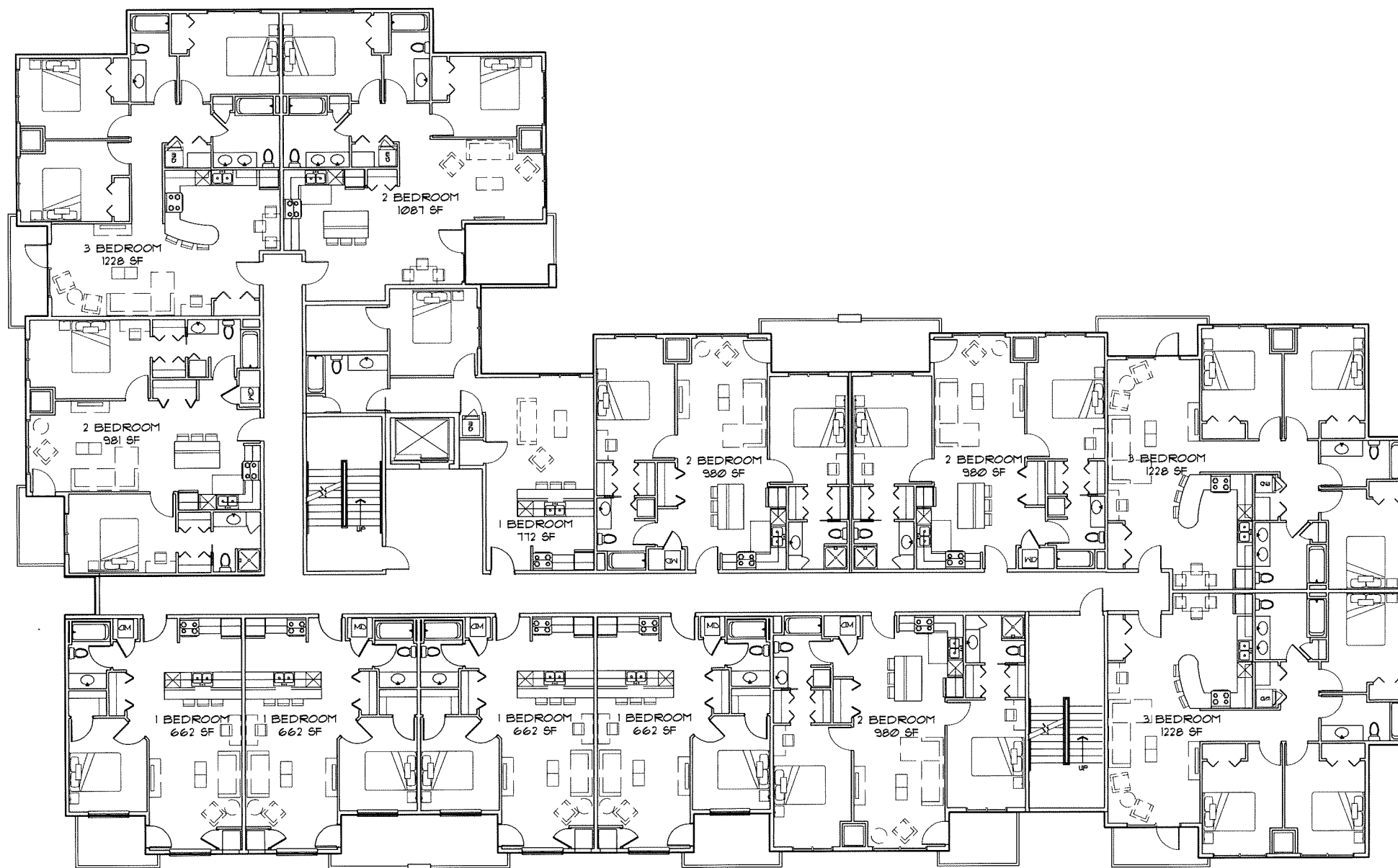
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SECOND FLOOR  
PLAN

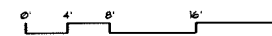
A2.02



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



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THIRD FLOOR  
PLAN

A2.03



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NORTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



GRAPHIC	EXTERIOR FINISH KEY
	(LS-1) 4" COMPOSITE LAP SIDING COLOR: CEDAR
	(E-1) E.I.F.S. NO. 1 FINISH: SAND PEBBLE COLOR: EQ. TO BENJAMIN MOORE 'GETTYSBURG GRAY'
	(ST-1) CULTURED STONE STYLE: EQUAL TO 'CHARDONNAY LEDGESTONE'
	(M-1) CORRUGATED METAL SIDING COLOR: EQUAL TO MORIN 'CHROMIUM GRAY'
	(M-2) METAL COLOR TO BE USED ON RAILINGS, WINDOWS, STOREFRONT, AND BROWS EQ. TO PAC-CLAD 'MUSKET GRAY'
	(R-1) STANDING SEAM METAL ROOF COLOR EQUAL TO MORIN 'ZINC GRAY'
	(R-2) COMPOSITION SHINGLE ROOF COLOR: EQUAL TO OWENS- CORNING 'BROWNWOOD'

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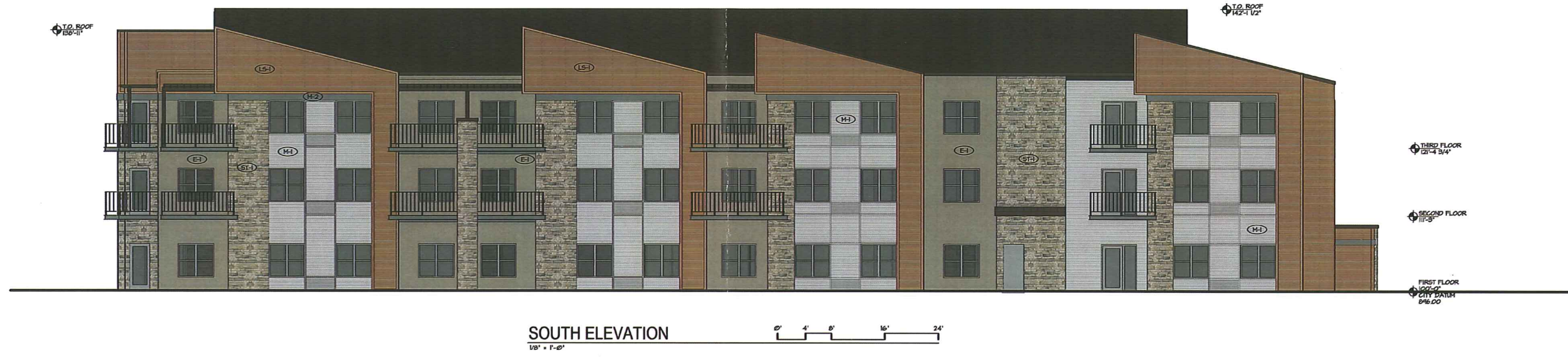
EXTERIOR  
ELEVATIONS

A6.01





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SOUTH ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"



GRAPHIC	EXTERIOR FINISH KEY
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EXTERIOR  
ELEVATIONS





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CONCEPTUAL RENDERING

CONCEPTUAL  
RENDERING





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CONCEPTUAL RENDERING

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