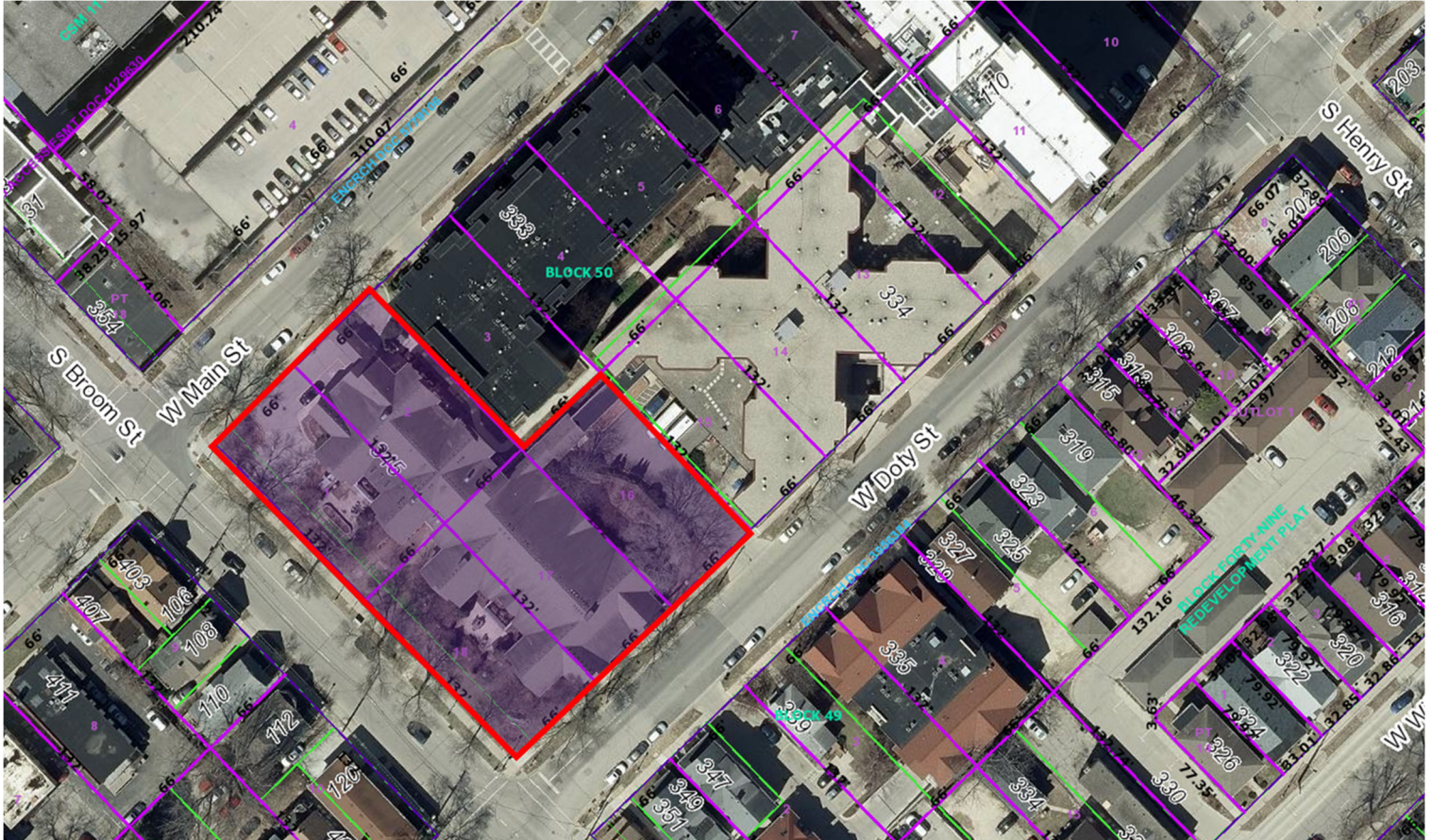


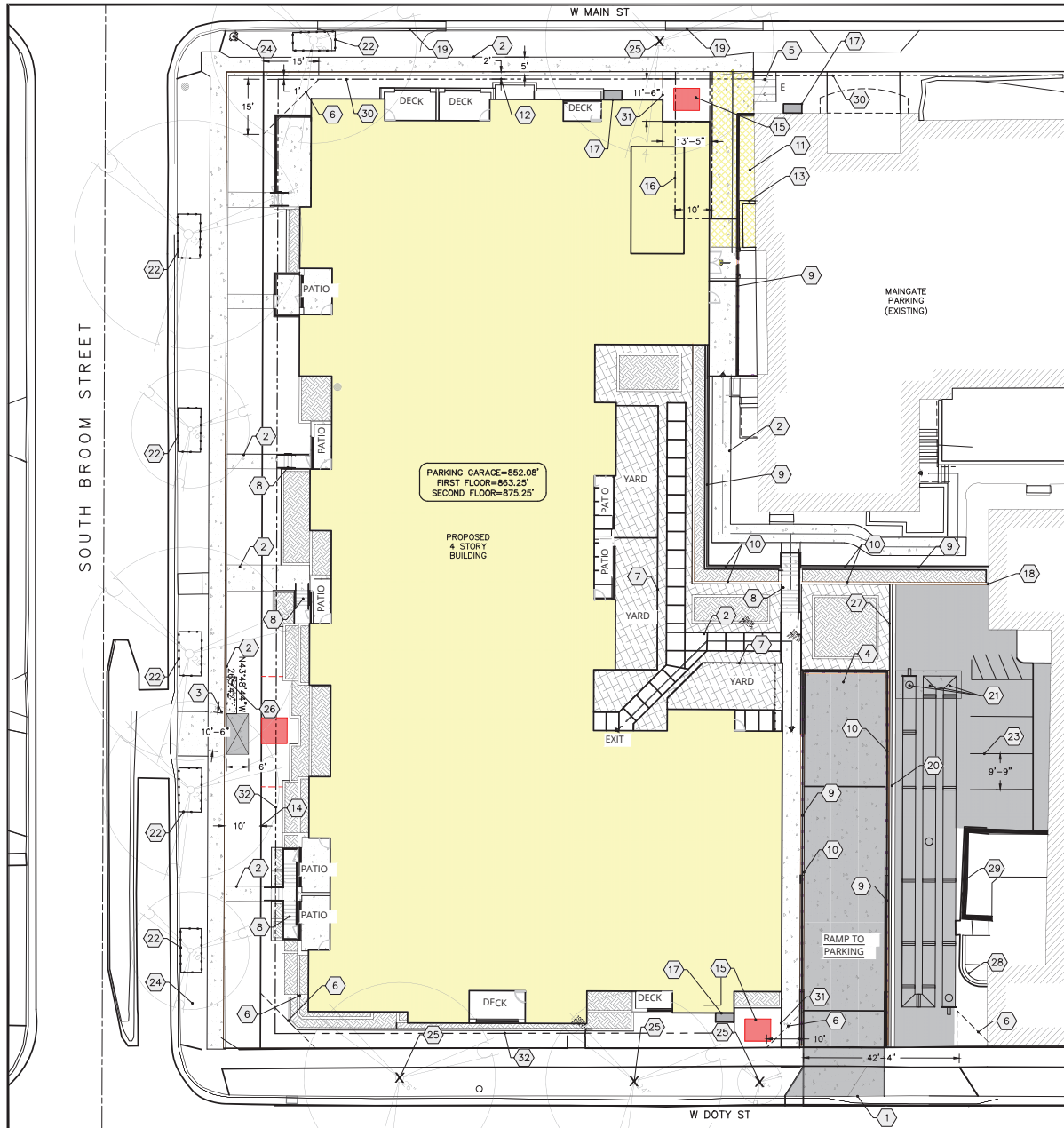
**351 W Main Street
Contract 9695
MUNIS 15955
Developer: Capitol Lakes, Inc.**



The developer, Capitol Lakes, Inc., received the City of Madison's conditional approval for a one-lot Certified Survey Map, demolition permit to raze an existing assisted living residential building and construction of a 49-unit independent senior apartment building at the property currently addressed as 345 W Main Street to be addressed as 351 W Main Street. The site has frontage on W Main Street, S Broom Street and W Doty Street. The new independent living building will be connected to the Maingate building on W Main Street via a third-floor skybridge to provide access to the entire campus. The project will also include construction of an underground parking garage with 58 total parking stalls.

Summary of Improvements:

- Recording of Certified Survey Map.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of S Broom Street.
- Reconstruct public sidewalk, street terrace, curb and gutter, and pavement on W Main Street, S Broom Street, and W Doty Street per plan approved by the City Engineer.
- Construct public storm sewer upgrades in W Doty Street to provide the required storm sewer capacity to serve the private redevelopment project. Replace storm structure in existing driveway to be closed. Complete the public storm sewer upgrades and restore W Doty Street as needed per plans approved by the City Engineer.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. City Forestry approved removals:
 - W Main Street:
 - 27" Hackberry Tree
 - W Doty Street:
 - 8" Pear Tree
 - 21" Ash Tree
 - 26" Ash Tree
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights, signals, and fiber facilities in the project area. Replace detector loops on W Doty Street to be damaged with construction. Coordinate with City Traffic Engineering and City IT on relocations and temporary accommodation for streetlights, signal and fiber as needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.



STREET TREE NOTES:

- STREET TREE ZONING FENCING IS REQUIRED FOR THIS PROJECT
- FENCING SHALL BE ERECTED PRIOR TO DEMOLITION, GRADING OR CONSTRUCTION BEGINS.
- THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE, AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK.
- DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE.
- CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

KEY

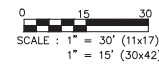
- ASPHALT PAVEMENT
- CONCRETE
- CONCRETE PAVEMENT
- PLANTERS
- GREEN ROOF
- PRIVATE YARD TURF PAVERS
- 5'x5' PAVER PEDESTAL SYSTEM

PLAN KEY

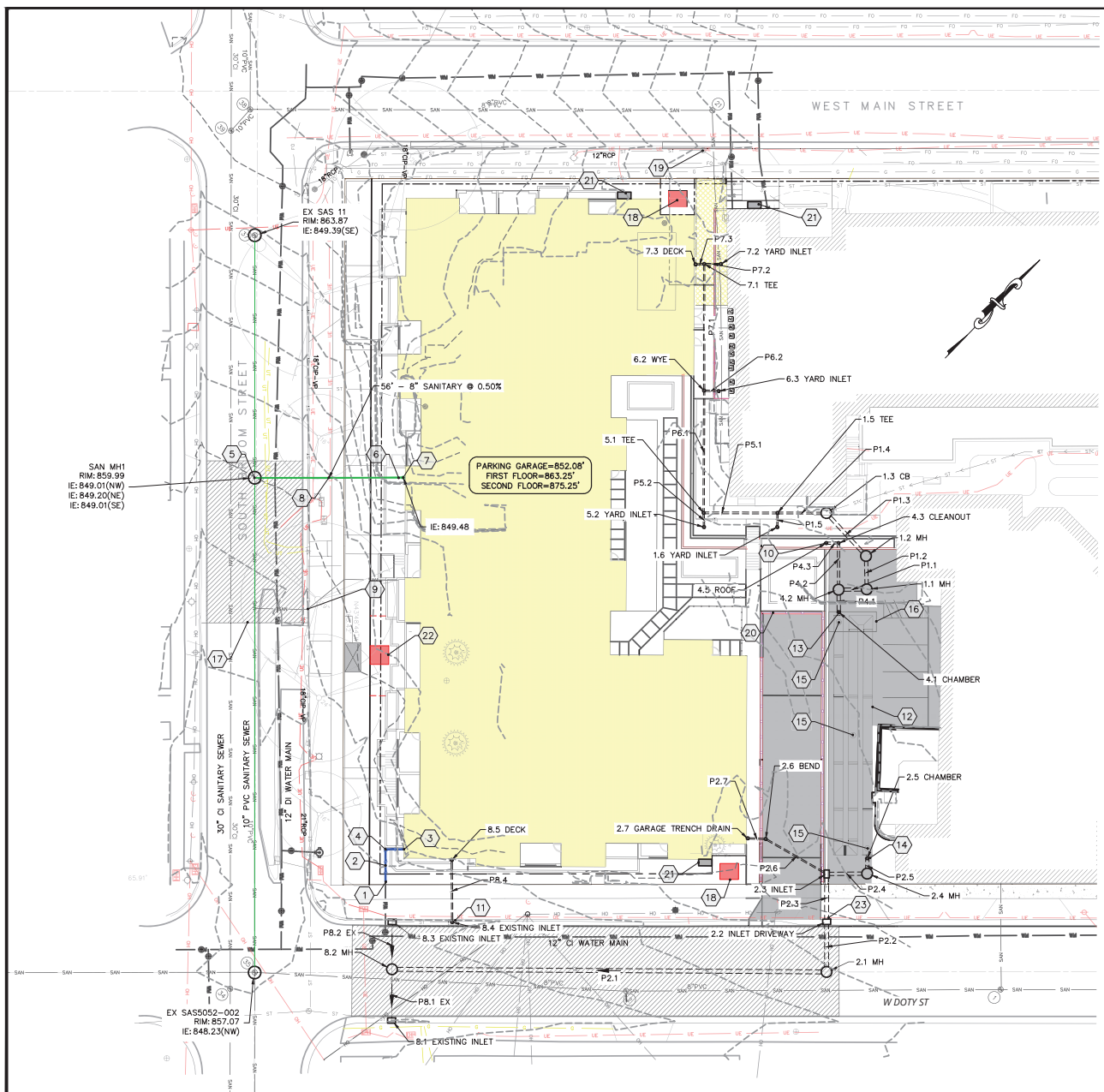
- 1 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS. CONTRACTOR TO OBTAIN STREET EXCAVATION PERMIT FROM THE CITY TO WORK IN THE RIGHT-OF-WAY
- 2 CONCRETE SIDEWALK, TYP.
- 3 BUS SHELTER
- 4 CONCRETE PAVEMENT
- 5 BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
- 6 VISION TRIANGLE
- 7 4' HIGH ALUMINUM FENCE
- 8 STAIR W/METAL RAILING BOTH SIDES, SEE ARCHITECTURAL PLANS
- 9 METAL GUARDRAIL
- 10 CONCRETE RETAINING WALL
- 11 METAL CANOPY WITH SIGNAGE (OPEN AIR)
- 12 2' SIDEWALK EASEMENT
- 13 EXISTING GRATE FOR GARAGE EXHAUST TO REMAIN
- 14 10' PROPERTY LINE ADJUSTMENT
- 15 TRANSFORMER
- 16 EXISTING 10' WIDE ELECTRIC EASEMENT TO BE RELOCATED
- 17 TERMINATION CABINET
- 18 REPAIR SKILLED NURSING WALL AFFECTED BY BRIDGE DEMOLITION
- 19 30" CURB AND GUTTER
- 20 18" CURB AND GUTTER
- 21 UNDERGROUND RETENTION SYSTEM
- 22 PRESERVE AND PROTECT STREET TREE (SEE STREET TREE NOTES)
- 23 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 24 EXISTING HYDRANT
- 25 STREET TREE REMOVED (X) REPLACEMENT SPECIES TO BE COORDINATED W/CITY FORESTER
- 26 BENCH AND CONCRETE PAD
- 27 HEAT PUMP AREA
- 28 REPLACE CONCRETE CURB AS NEEDED TO INSTALL STORM CHAMBERS
- 29 REPLACE RETAINING WALL AS NEEDED TO INSTALL STORM CHAMBERS
- 30 SIDEWALK EASEMENT
- 31 MG&E EASEMENT AROUND TRANSFORMER
- 32 4' MG&E EASEMENT

NOTE:

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS



DATE	12-9-25
ISSUANCE/REVISION	SITE PLAN REVIEW
818 N Meadowbrook Ln Waunakee, WI 53597 phone (608) 949-9378 www.pe-wi.com	
PROFESSIONAL ENGINEERING LLC	
MADISON, WISCONSIN	
PRS - CAPITOL LAKES SITE PLAN 345 WEST MAIN STREET	
C201	

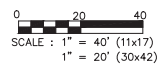


UTILITY NOTES

- A. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- B. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- C. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.
- D. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- E. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- F. 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.
- G. ALL STORM SEWER PIPE TO BE ADS N-12 OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.
- H. DRAIN BASINS 18" IN DIAMETER OR SMALLER TO BE ADS NYLOPLAST OR APPROVED EQUAL. NYLOPLAST DRAIN BASIN GRATES TO BE BRONZE.
- I. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- J. ALL WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON. FITTINGS TO HAVE MEGA-LUG CONNECTIONS. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.
- K. SANITARY SEWER MAIN AND SERVICES SHALL BE SDR-35 PVC. MANHOLES TO BE PRECAST WITH RUBBER BOOTS.
- M. 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.
- N. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- O. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.
- P. 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.
- Q. 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.
- R. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.
- S. CLEANOUTS WILL REQUIRE FROST SLEEVES.
- T. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY.

PLAN KEY

- 1 CONNECT TO EXISTING 6" WATER LATERAL PER CITY STANDARDS
- 2 6" D.I. WATER SERVICE, VERIFY SIZE WITH ARCHITECT
- 3 CONNECT TO BUILDING WATER SERVICE, SEE PLUMBING PLANS
- 4 WATER BEND, TYPICAL
- 5 CONNECT TO EXISTING 10" SANITARY MAIN IN ACCORDANCE WITH CITY STANDARDS
- 6 SANITARY CLEANOUT, TYPICAL
- 7 CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
- 8 6" SANITARY SEWER AT 1.1% SLOPE MINIMUM, VERIFY SIZE WITH PLUMBING DESIGNER
- 9 PERMANENTLY PLUG EXISTING 4" SANITARY LATERAL IN ACCORDANCE WITH CITY STANDARDS
- 10 CONNECT TO ROOF DRAINAGE SYSTEM. CONTRACTOR TO VERIFY FINAL DRAIN LOCATION WITH PLUMBING DESIGNER PRIOR TO CONNECTING
- 11 CONNECT TO STORM SEWER IN ACCORDANCE WITH CITY STANDARDS
- 12 UNDERGROUND STORAGE CHAMBERS
- 13 CONNECT TO 15" INLET PIPE STUB
- 14 CONNECT TO 15" OUTLET PIPE STUB
- 15 24" RISER, WITH NEENAH R-1556-A SOLID LID
- 16 CONCRETE PAD AROUND RISER
- 17 UTILITY PATCH IN ACCORDANCE WITH CITY STANDARDS W/CURB AND ASPHALT REPLACED AND TERRACE RESTORED
- 18 TRANSFORMER. COORDINATE FINAL LOCATION WITH MG&E
- 19 REPLACE EXISTING MANHOLE CASTING WITH NEENAH 3067 CASTING
- 20 STORMWATER RUNOFF DRAINING TO UNDERGROUND PARKING SHALL DRAIN TO A SUMP PUMP THAT DISCHARGES TO GRADE THROUGH AN AIR GAP. PUMP SIZING SHALL BE FOR 100 YEAR STORM EVENT. MINIMUM PUMP DISCHARGE RATE SHALL BE 0.56 CFS (210 GPM). PUMPING SYSTEM SHALL BE DESIGNED BY BUILDING PLUMBER, PUMP TO DISCHARGE TO 2.7 GARAGE TRENCH DRAIN
- 21 TERMINATION CABINET. COORDINATE FINAL LOCATION WITH MG&E
- 22 SWITCHGEAR. COORDINATE FINAL LOCATION WITH MG&E
- 23 COORDINATE WITH TRAFFIC ENGINEERING WHEN CROSSING UNDERGROUND ELECTRICAL



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DATE
12-9-25

ISSUANCE/REVISION
SITE PLAN REVIEW

818 N Meadowbrook Ln
Waunakee, WI 53188
phone (608) 849-0378
www.pe-wi.com

**PROFESSIONAL
ENGINEERING**
LLC

MADISON, WISCONSIN

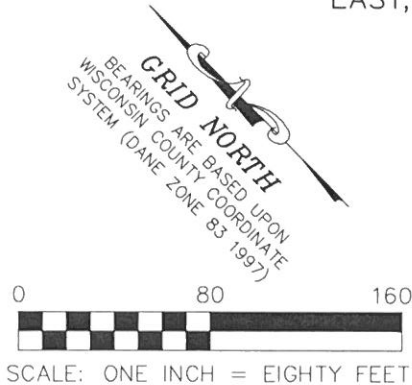
**PRS - CAPITOL LAKES
UTILITY PLAN**

345 WEST MAIN STREET

C400

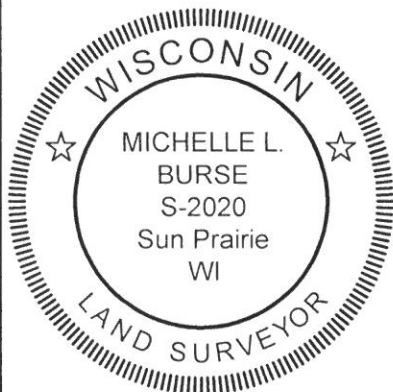
CERTIFIED SURVEY MAP No.

LOTS 1-18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES

- 1) See sheet 3 for legend.
- 2) See sheet 2 for easement details.
- 3) Building wing located on proposed lot 1 to be razed.



SURVEYED FOR :

Professional Engineering, LLC

SURVEYED BY :

Burse

surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

FOUND BRASS CAP
MONUMENT AT THE
NORTH QUARTER CORNER
OF SECTION 23-07-09
(WCCS 1991)
N: 482,890.13
E: 818,501.68
(N: 482,890.36
E: 818,501.68)

MAP NO. _____

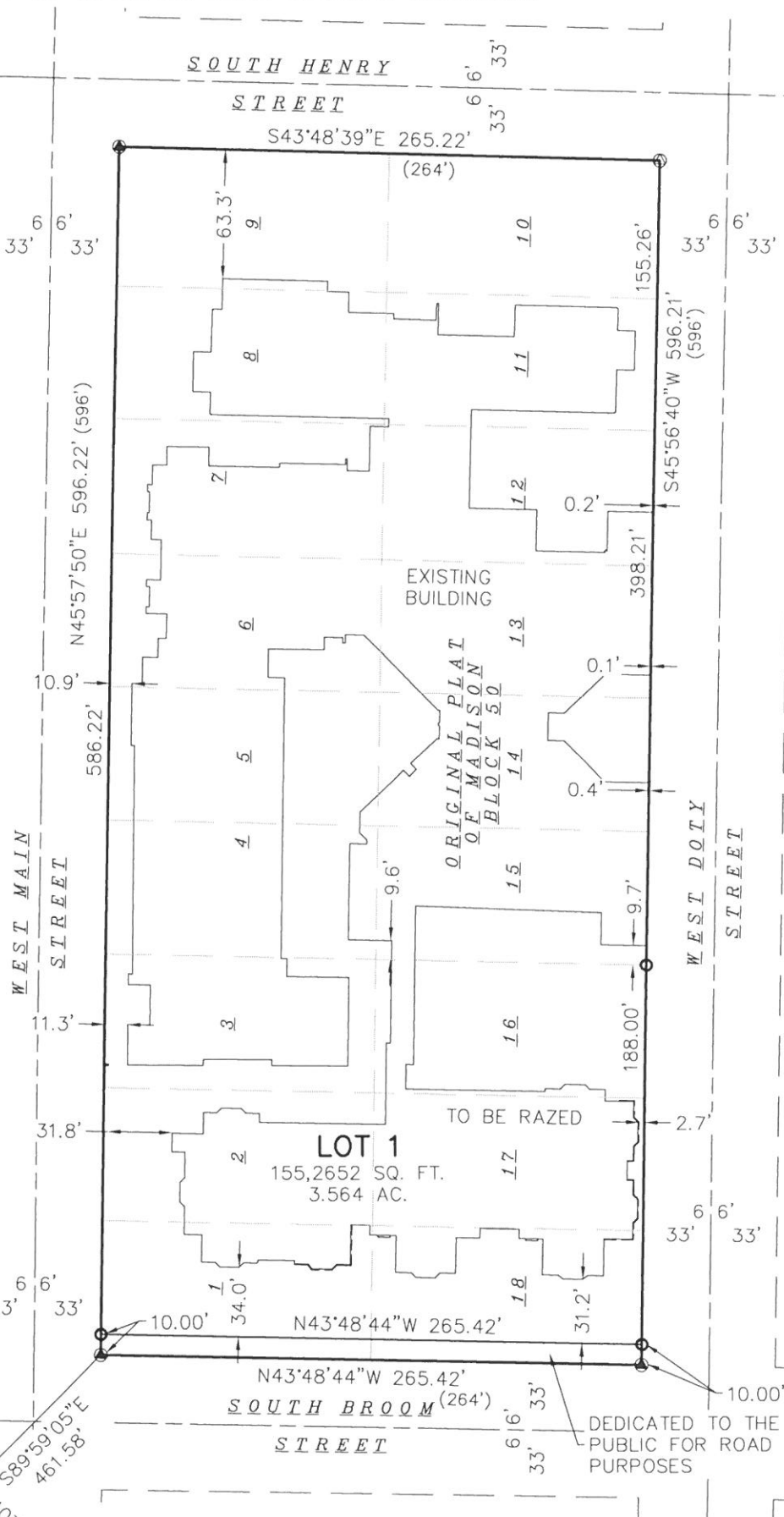
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 24, 2025

Plot View: CSM 1

\\BSE2578\\2024\\dwg\\Survey\\BSE2578CSMv20.dwg



DEDICATED TO THE
PUBLIC FOR ROAD
PURPOSES

FOUND BRASS CAP MONUMENT
AT THE CENTER OF SECTION
23-07-09 (WCCS 1991)
N: 480,227.66 E: 818,501.03