



City of Madison

Proposed Conditional Use

Location
605 Cottage Grove Road

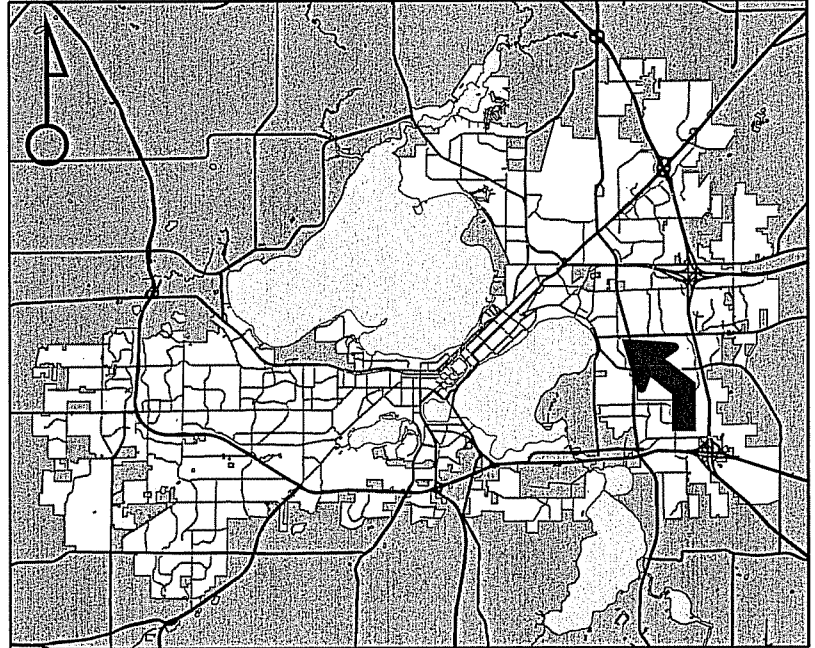
Project Name
Claire Street Apartments

Applicant
Farooq Shahzad - Capitol One Real Estate/
Douglas Pahl - Aro Eberle Architects

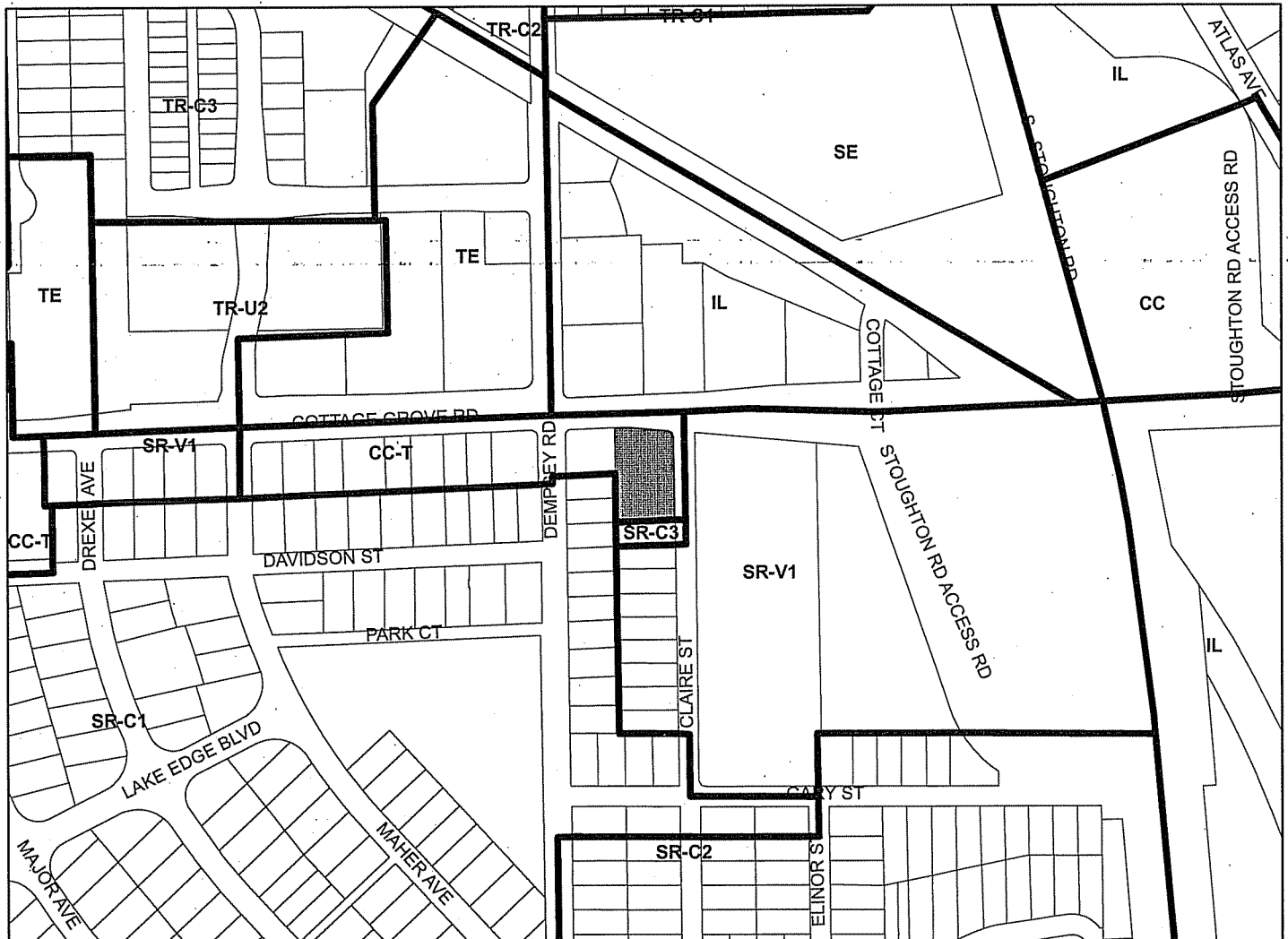
Existing Use
Vacant portion of lot with gas station
and convenience store

Proposed Use
Construct 9-unit multifamily building
behind existing convenience store.

Public Hearing Date
Plan Commission
11 August 2014

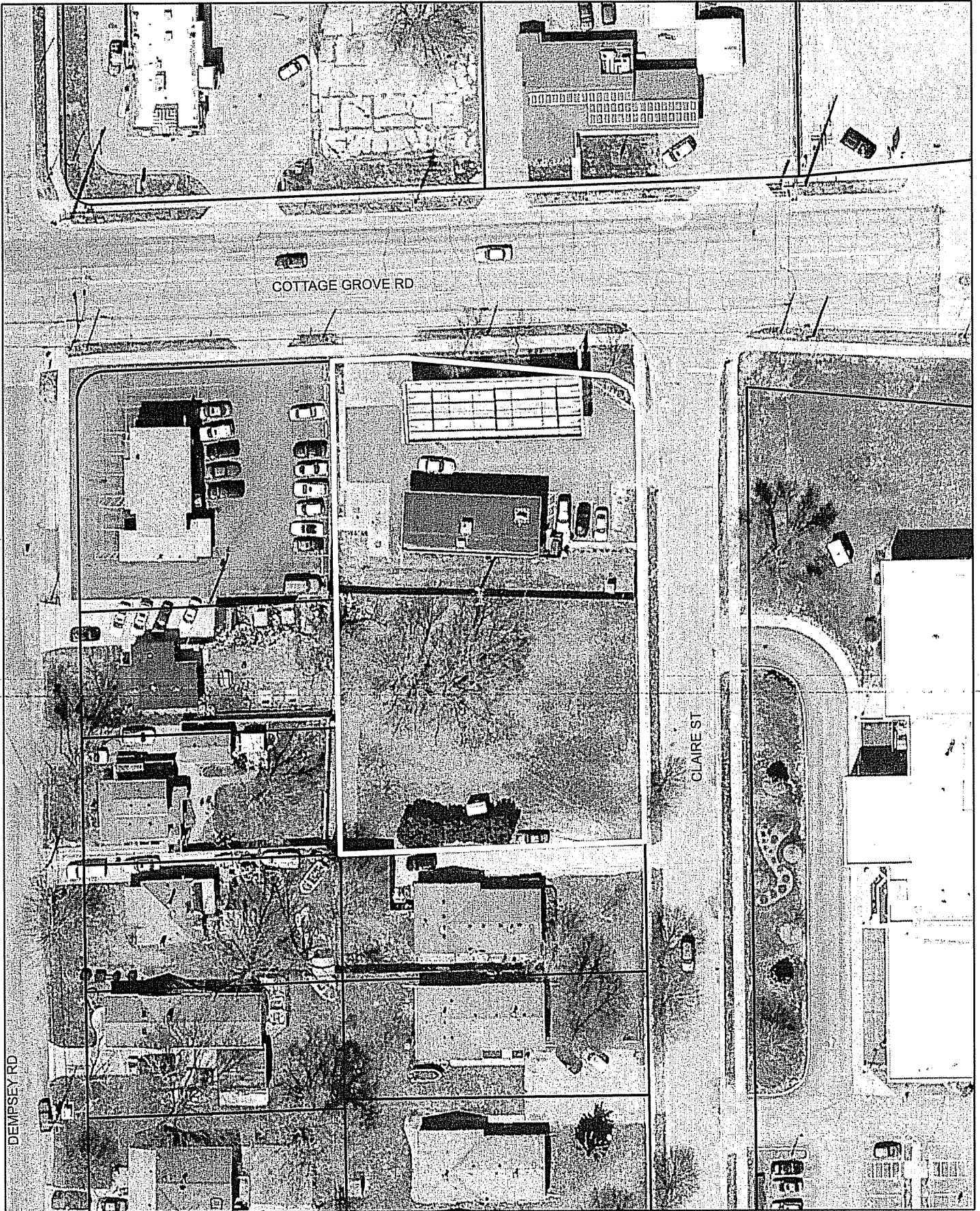


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 August 2014





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

FOR OFFICE USE ONLY:

Amt. Paid \$ 600 Receipt No. 155425
 Date Received 6/25/14
 Received By JL
 Parcel No. 0710-094-0318-1
 Aldermanic District 15 - David Ahrens
 Zoning District CC-T
 Special Requirements CU
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 605 Cottage Grove Road
Project Title (if any): Claire Street Apartments

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: Farooq Shahzad **Company:** Capitol One Real Estate LLC.
Street Address: 2570 Rimrock Road **City/State:** Madison/WI **Zip:** 53713
Telephone: (608) 209-0822 **Fax:** () **Email:** capitol.petroleum@gmail.com

Project Contact Person: Douglas Pahl **Company:** Aro Eberle Architects Inc.
Street Address: 116 King Street, Ste 202 **City/State:** Madison/WI **Zip:** 53706
Telephone: (608) 204-7464 **Fax:** () **Email:** pahl@aroeberle.com

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Project is an all residential, three-story nine unit all residential apartment building.

Development Schedule: Commencement Spet 2014 Completion July 2015

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/altere 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 1/2 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 ² 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:

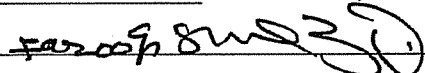
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: Heather Stouder Date: 06/12/2014 Zoning Staff: Matt Tucker Date: 06/12/2014

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

Name of Applicant Farooq Shahzad Relationship to Property: Owner

Authorizing Signature of Property Owner  Date _____

ARO EBERLE ARCHITECTS

Conditional Use Permit Application

Letter of Intent – 605 Cottage Grove Road

06/25/2014

This is a proposal for the vacant portion of the lot located at 605 Cottage Grove Road. The lot fronts against Claire Street across from the YMCA. For approval and submittal purposes, the project will be called "Claire Street Apartments".

Project Team

Owner:

Capitol One Real estate llc.; Contact: Farooq Shahzad; capitol.petroleum@gmail.com; 608-209-0822

Architect:

Aro Eberle Architects; Contact: Doug Pahl; pahl@aroeberle.com; 608-204-7464

Civil Engineer:

Professional Engineering; Contact: Roxanne Johnson; rjohnson@pe-wi.com; 608-849-9378

Landscape Architect:

Design Studio Etc.; Contact: Garret Perry; gperry@designstudioetc.com; 608-358-6344

Structural Engineer:

Cold Spring Design; Contact: Conor Nelan; cnelan@coldspringdesign.net; 920-568-9530

Existing Conditions

The parcel at 605 Cottage Grove road has an operating convenience store and gas station, however approximately half of the lot remains empty and undeveloped. The vacant portion is mostly grass at present. This project would create a new property line subdividing the parcel into two lots, creating an independent lot for the proposed structure.

Proposed Structure

The new parcel will be 18,066 S.F. which accommodates a nine unit apartment building with an approximate footprint of 3650 S.F. There will be two three-bedroom units, three two-bedroom units and four one-bedroom units. The three-bedroom units and one two-bedroom unit will be located at grade. The building will be three stories tall with an approximate height of 32'.

A total of 14 parking stalls will be provided, one of which will be an accessible stall (van accessible). Bicycle parking will also be provided within the building at the rates required by the zoning code.

Additional Information

See submitted plans for further information on lot coverage, parking, grading and utilities. The Land value is estimated to be roughly \$80,000. The probable construction cost is estimated at \$1,000,000.00.

Best regards,

A handwritten signature in black ink, appearing to read "DPahl". The signature is stylized with a large "D" and a horizontal line extending to the right.

Doug Pahl AIA
Aro Eberle Architects, Inc.

CAPITOL ONE REAL ESTATE LLC.

CLAIRE STREET APARTMENTS



CAPITOL ONE REAL ESTATE LLC.

CLAIRE STREET APARTMENTS



CAPITOL ONE REAL ESTATE LLC.

CLAIRE STREET APARTMENTS







SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



FIBER CEMENT SIDING 1
 FIBER CEMENT SIDING 2
 FINE RIBBED METAL PANEL

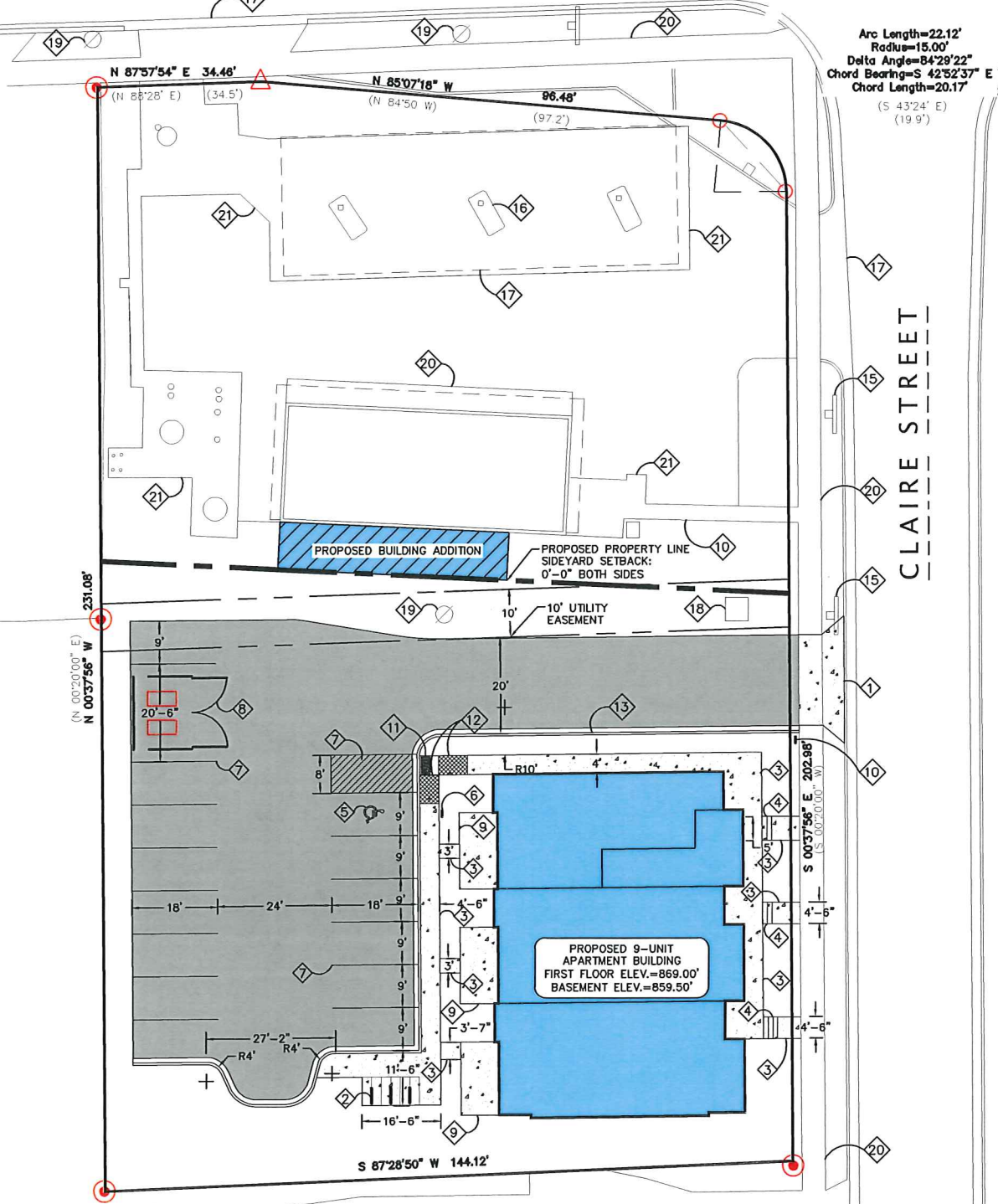
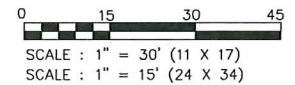
COTTAGE GROVE ROAD - C.T.H. 'BB'

PLAN KEY

- 1 NEW DRIVEWAY APRON IN ACCORDANCE WITH CITY STANDARDS
- 2 U-SHAPED SURFACE MOUNTED BIKE RACK MAD-RAX U-190-SF-G
- 3 SIDEWALK
- 4 STAIRS, SEE ARCHITECTURAL PLANS
- 5 VAN ACCESSIBLE STALL, TYP.
- 6 VAN ACCESSIBLE PARKING SIGN, TYP.
- 7 PAVEMENT STRIPING
- 8 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS
- 9 CONCRETE PORCH, SEE ARCHITECTURAL PLANS
- 10 7' HIGH STOP SIGN
- 11 DETECTABLE WARNING FIELD
- 12 CURB RAMP
- 13 18" CURB & GUTTER
- 14 EX CANOPY
- 15 EX SIGN, TYP.
- 16 EX GAS PUMP STATION, TYP.
- 17 EX DRIVEWAY APRON
- 18 EX TRANSFORMER/PEDISTAL
- 19 EX POWER POLE
- 20 EX SIDEWALK (NO WORK)
- 21 EX CONCRETE (NO WORK)

PAVEMENT KEY

-  LIGHT DUTY PAVEMENT 3
C402
-  CONCRETE 3
C403



CLAIRE STREET

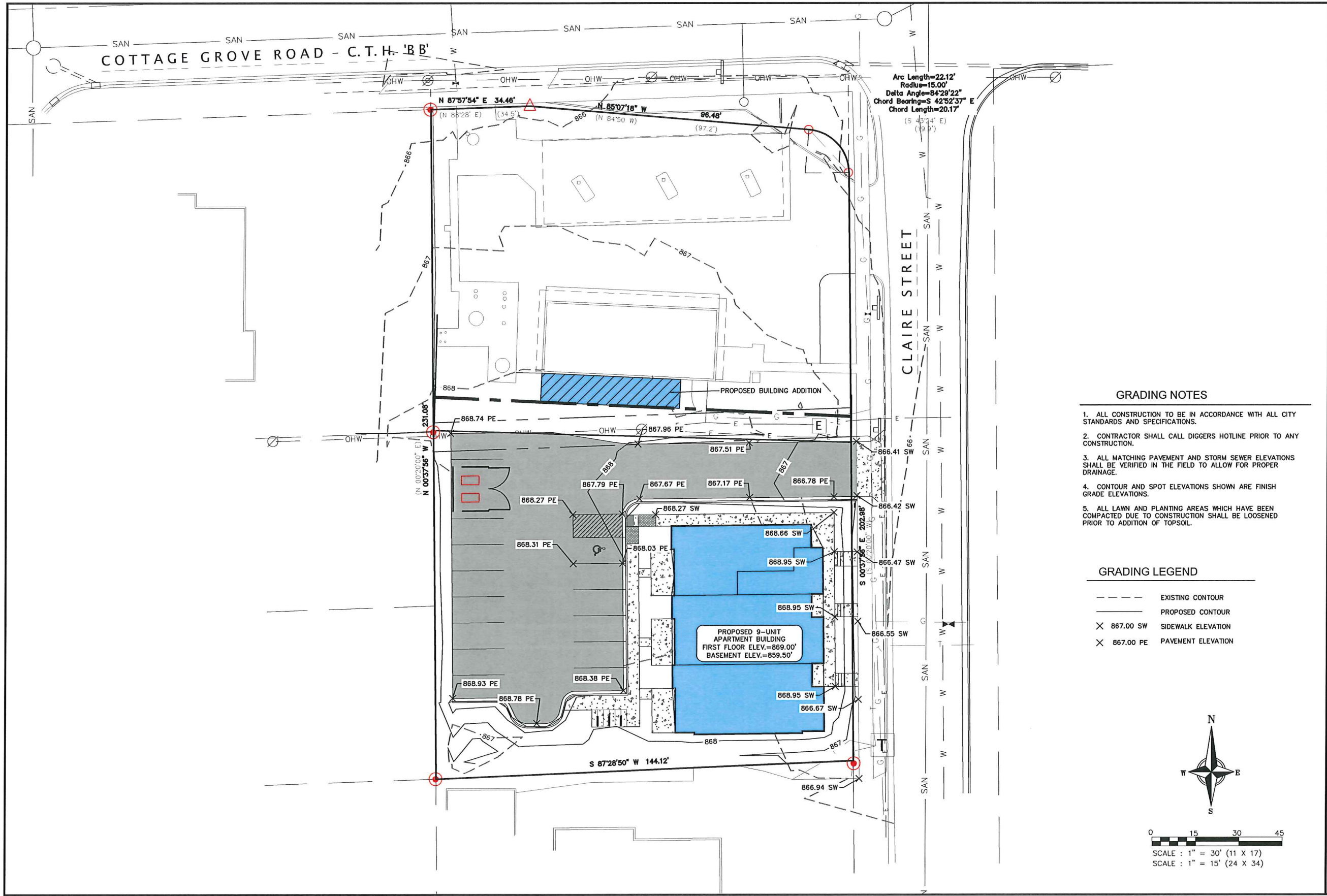
| ISSUANCE/REVISION | DATE |
|--------------------|----------|
| SITE PLAN APPROVAL | 08-25-14 |

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

PROFESSIONAL ENGINEERING LLC

CAPITOL PETROLEUM CLAIRE STREET APARTMENTS
CIVIL SITE PLAN
605 COTTAGE GROVE ROAD
MADISON, WISCONSIN 53716

C101

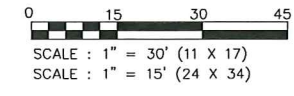


GRADING NOTES

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
- × 867.00 SW SIDEWALK ELEVATION
- × 867.00 PE PAVEMENT ELEVATION



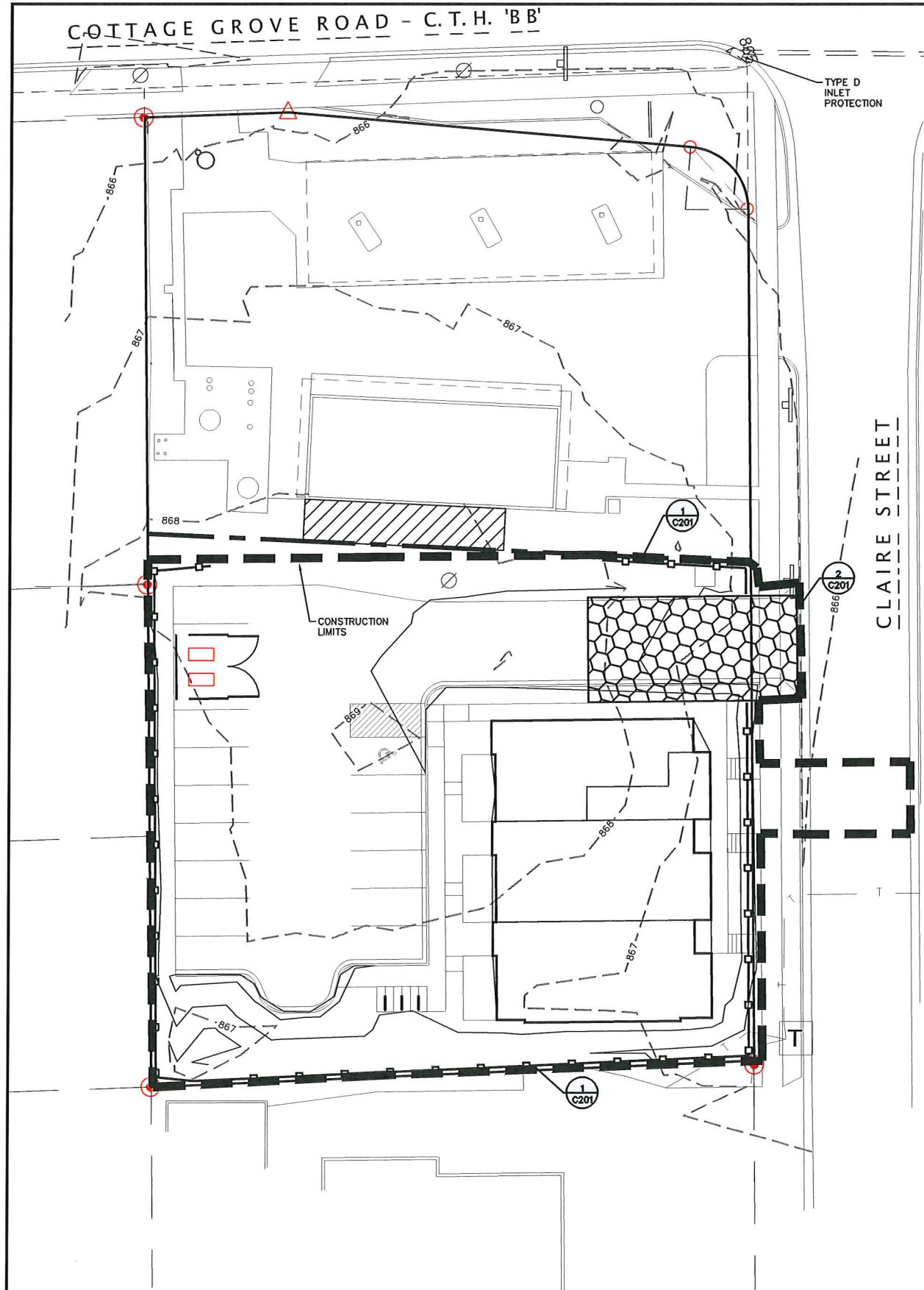
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PROFESSIONAL ENGINEERING LLC

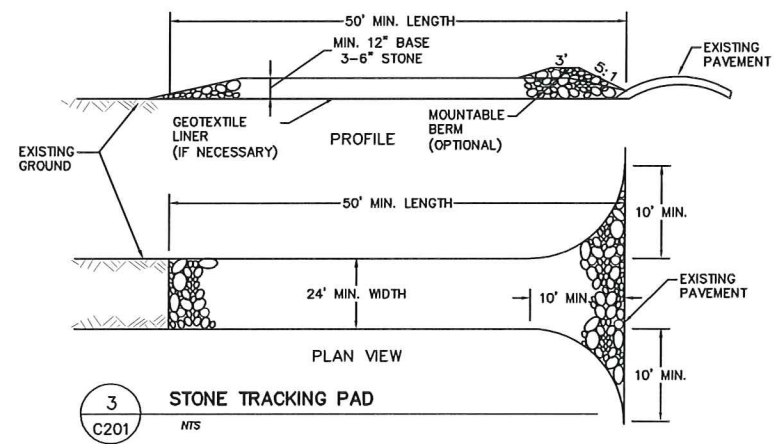
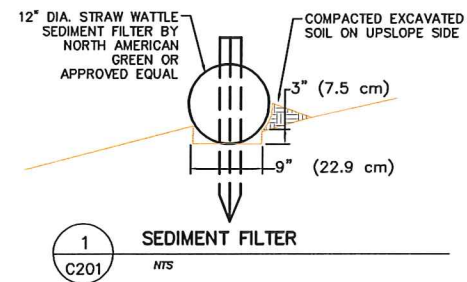
CAPITOL PETROLEUM CLAIRE STREET APARTMENTS
GRADING PLAN
 605 COTTAGE GROVE ROAD
 MADISON, WISCONSIN 53716

C200

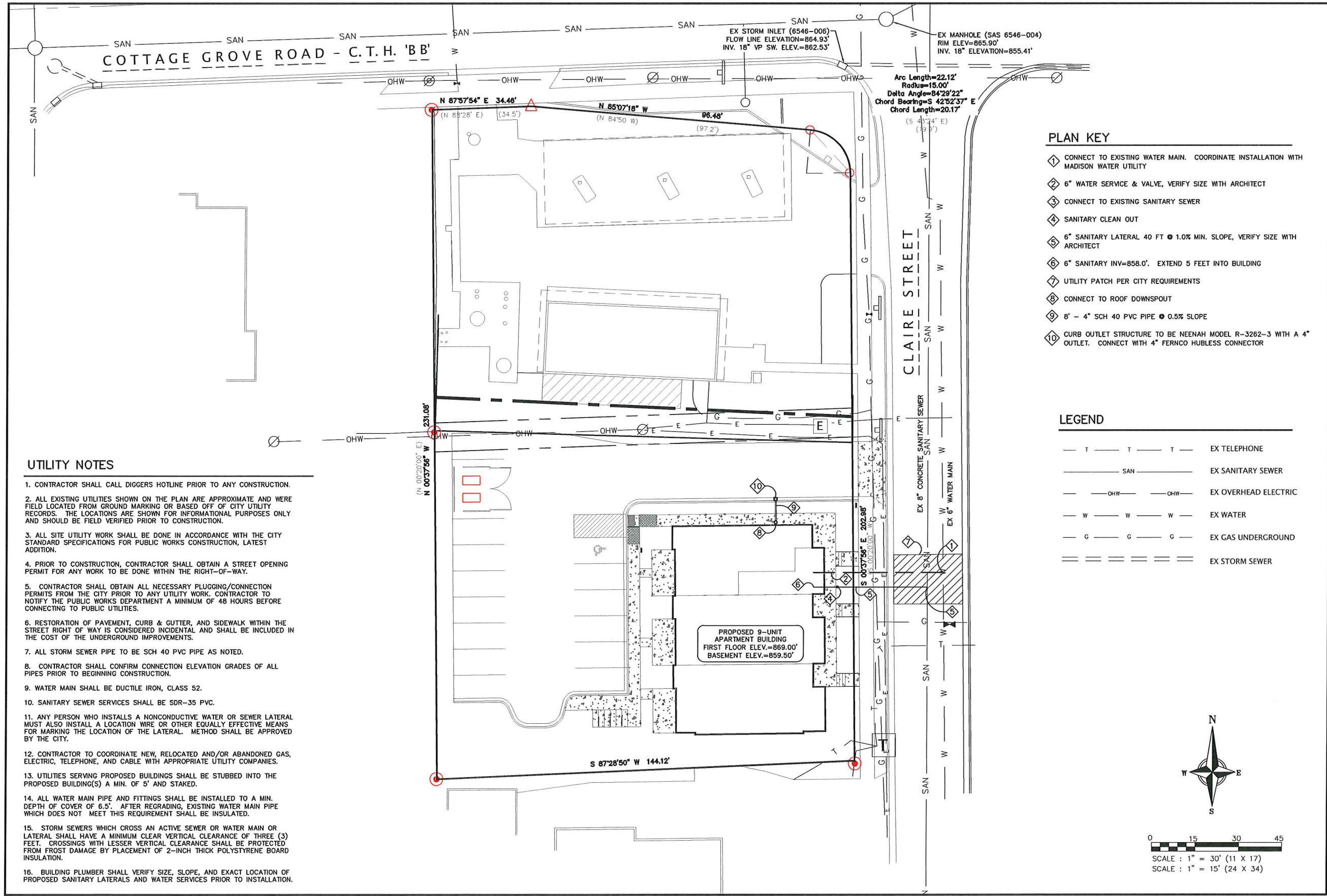


EROSION CONTROL NOTES

- (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 VILLAGE OF SHOREWOOD HILLS AND CITY OF MADISON EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE VILLAGE 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 VILLAGE.
- (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 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 A CATCH BASIN FILTER INSERT MANUFACTURED BY MARATHON MATERIALS OR APPROVED EQUAL. A STANDARD SEDIMENT BAG SHALL BE USED DURING CONSTRUCTION. 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. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (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.



| | |
|---|-----------------------------|
| <p>ISSUANCE/REVISION</p> <p>SITE PLAN APPROVAL</p> | <p>DATE</p> <p>08-25-14</p> |
| <p>818 N Meadowbrook Ln Wauwatosa, WI 53597 phone (608) 849-9378 fax (608) 237-2129</p> | |
| <p>PROFESSIONAL ENGINEERING LLC</p> | |
| <p>CAPITOL PETROLEUM CLAIRE STREET APARTMENTS</p> <p>EROSION CONTROL PLAN</p> <p>605 COTTAGE GROVE ROAD MADISON, WISCONSIN 53716</p> | |
| <p>C201</p> | |



UTILITY NOTES

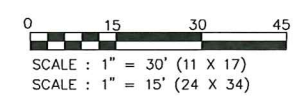
1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO 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 SCH 40 PVC PIPE AS NOTED.
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 WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- ② 6" WATER SERVICE & VALVE, VERIFY SIZE WITH ARCHITECT
- ③ CONNECT TO EXISTING SANITARY SEWER
- ④ SANITARY CLEAN OUT
- ⑤ 6" SANITARY LATERAL 40 FT @ 1.0% MIN. SLOPE, VERIFY SIZE WITH ARCHITECT
- ⑥ 6" SANITARY INV=858.0'. EXTEND 5 FEET INTO BUILDING
- ⑦ UTILITY PATCH PER CITY REQUIREMENTS
- ⑧ CONNECT TO ROOF DOWNSPOUT
- ⑨ 8" - 4" SCH 40 PVC PIPE @ 0.5% SLOPE
- ⑩ CURB OUTLET STRUCTURE TO BE NEENAH MODEL R-3262-3 WITH A 4" OUTLET. CONNECT WITH 4" FERNCO HUBLESS CONNECTOR

LEGEND

- T — T — T — EX TELEPHONE
- SAN — EX SANITARY SEWER
- OHW — OHW — EX OVERHEAD ELECTRIC
- W — W — W — EX WATER
- G — G — G — EX GAS UNDERGROUND
- S — S — S — EX STORM SEWER



| ISSUANCE/REVISION | DATE |
|--------------------|----------|
| SITE PLAN APPROVAL | 06-25-14 |

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 fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

CAPITOL PETROLEUM CLAIRE STREET APARTMENTS

UTILITY PLAN

605 COTTAGE GROVE ROAD
 MADISON, WISCONSIN 53716

C300



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

Cold Spring Design

222 South Main Street
Fort Atkinson, WI 53538
P (920)568-9530
F (920)568-9531



330 West Lakeside
Madison, WI 53715
608-358-6344

SHEET ISSUANCES:

| No. | Description | Date |
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CAPITOL
PETROLEUM
CLAIRE STREET
APARTMENTS
605 Cottage Grove Road
Madison, WI 53716

SITE PLAN

NOT FOR CONSTRUCTION

Project number CAP-14-03
Date See Sheet Issuances

A100

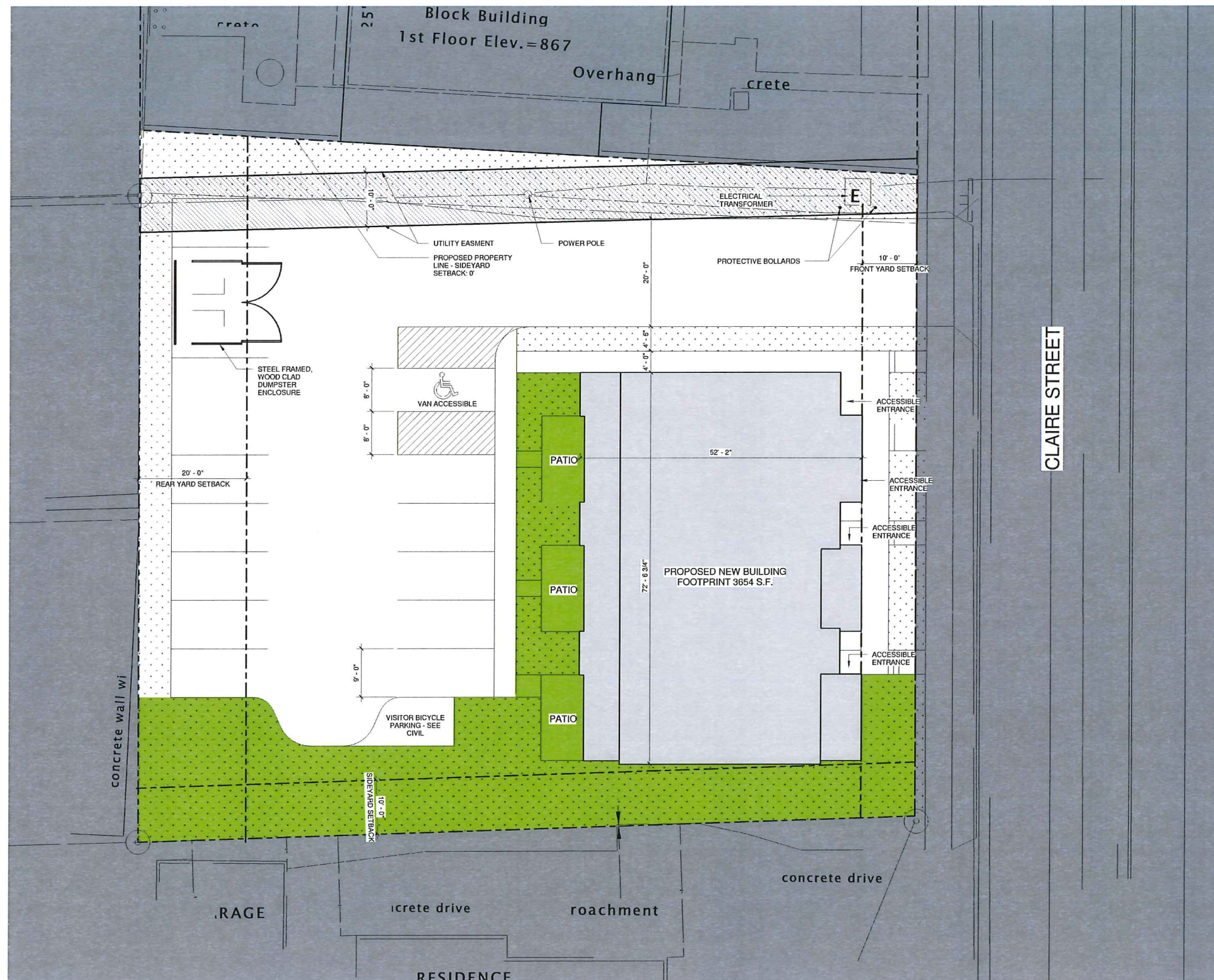
SITE PLAN INFORMATION

PROPERTY:
PROPERTY ADDRESS: 605 COTTAGE GROVE ROAD
PARCEL NUMBER: 071009403181
LEGAL DESCRIPTION: PENDING CSM FOR PROPOSED PROPERTY LINE
PROPOSED LOT AREA: 18,066 S.F.
ZONING: CC-T

USABLE OPEN SPACE REQUIREMENTS:
1 BEDROOM UNITS: 4 (4X150-840)
2 AND THREE BEDROOM UNITS: 5 (5X320-1600)
TOTAL SPACE REQUIRED 2240 S.F.
TOTAL SPACE PROVIDED AT GRADE: 3379
TOTAL SPACE PROVIDED AT 2ND AND 3RD FLOOR BALCONIES: 875

PARKING REQUIREMENTS:
REQUIRED PARKING: 9
STALLS PROVIDED: 15 + 1 ADA VAN ACCESSIBLE STALL
BICYCLE PARKING REQUIRED: 11
PROVIDED: 10 INTERIOR + 5 EXTERIOR: TOTAL 15

- ADJACENT LOTS
- PROPOSED BUILDING
- USABLE OPEN SPACE
- EASEMENT
- PROPERTY LINE
- SETBACK LINE



1 SITE PLAN
1" = 10'-0"



6/26/2014 12:57:57 PM



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

Cold Spring Design

222 South Main Street
 Fort Atkinson, WI 53538
 P (920)568-9530
 F (920)568-9551

etc
design studio

330 West Lakeside
 Madison, WI 53715
 608-358-6344

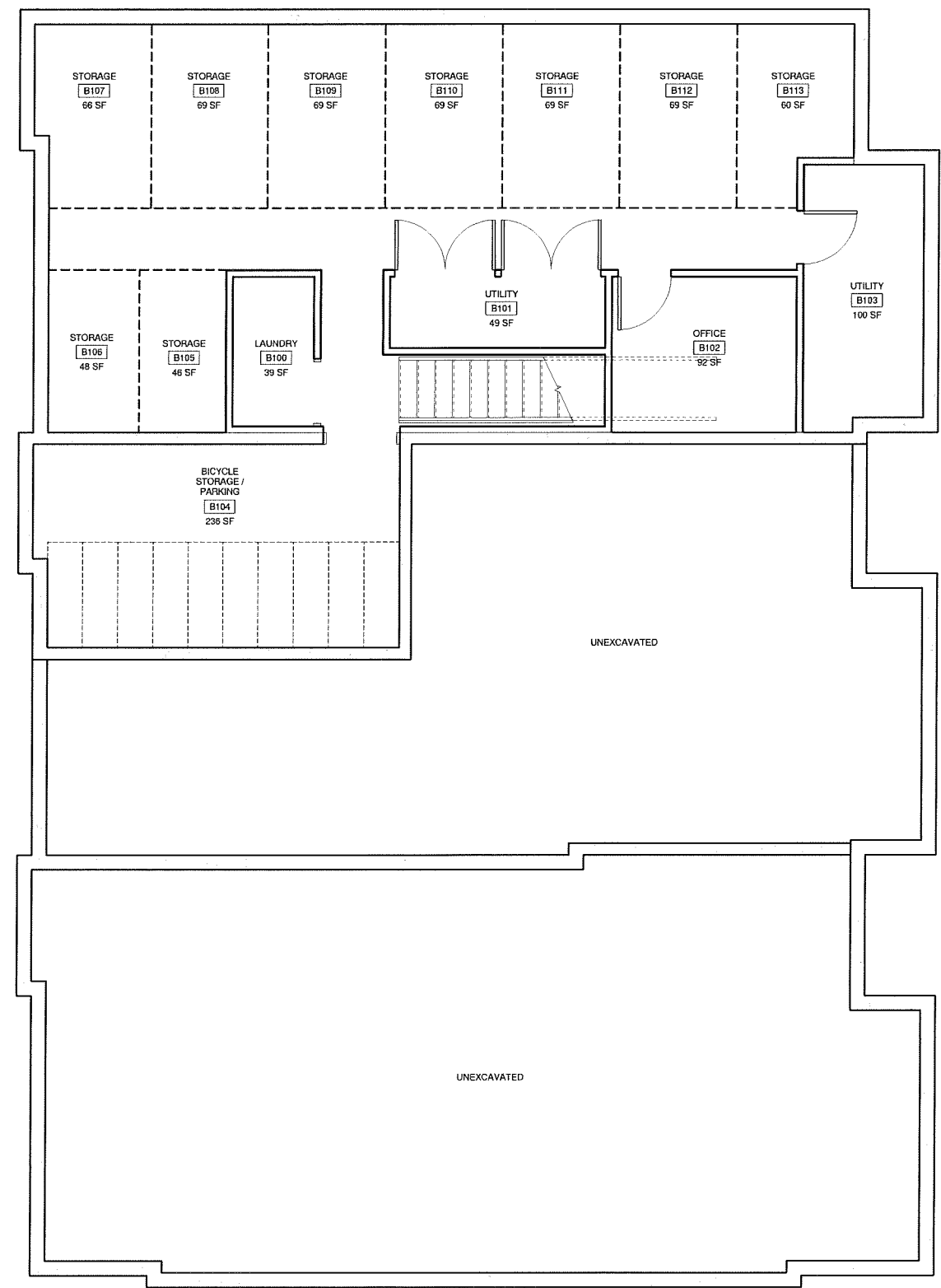
| No. | Description | Date |
|-----|-------------|------|
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**CAPITOL
 PETROLEUM
 CLAIRE STREET
 APARTMENTS**
 605 Cottage Grove Road
 Madison, WI 53716

**BASEMENT FLOOR
 PLAN**

NOT FOR CONSTRUCTION
 Project number CAP-14-03
 Date See Sheet Issuances

A101



1 BASEMENT FLOOR PLAN
 1/4" = 1'-0"



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