

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District 9
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Registrar # 54804 **CITY OF MADISON**

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 7043 Tree Lane, Madison, Wisconsin 53717
Title: Capri Senior Communities - Tree Lane Development (Lot 2)

MAY 8 2019

10:55 AM

Planning & Community
& Economic Development

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested June 26, 2019

- ☐ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☒ Initial approval ☒ Final approval

3. Project Type

- ☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Amy Schoenemann
Street address 20875 Crossroads Circle, Ste 400
Telephone (262) 798-1224

Company Capri Senior Communities
City/State/Zip Waukesha, WI 53186
Email aschoenemann@capricommunities.com

Project contact person Eric Harrmann
Street address 1414 Underwood Ave
Telephone (414) 431-3131

Company AG Architecture
City/State/Zip Wauwatosa, WI 53213
Email erharr@agarch.com

Property owner (if not applicant) Livesey Company/West Place Five LLC

Street address 2248 Deming Way Suite 200
Telephone 608-833-2929

City/State/Zip Middleton, WI 53562
Email aweis@liveseyco.com

5. Required Submittal Materials

- ☒ Application Form
- ☒ Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ Development plans (Refer to checklist on Page 4 for plan details)
- ☒ Filing fee *in part of LHA*
- ☒ Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jane Glaser on 12/13/2018.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Amy Schoenemann - Agent for owner Relationship to property Developer

Authorizing signature of property owner [Signature] Date 5-7-19

John F. Civesey,
President

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Wednesday, May 8, 2019

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Attention: Sydney Prusak

Re: Rezoning and Development Approval for 7043 Tree Lane, Capri Senior Communities

Dear Members of the Urban Design Commission, Plan Commission, and Common Council:

Please accept this Letter of Intent, Application and plans as our formal request for approval to rezone the above listed property from Suburban Employment (SE) to Commercial Corridor-Transitional (CC-T) and to develop a 272,075 square foot senior development which will include a mix of independent, assisted living units, and senior living amenity spaces. In addition to the rezoning, we are requesting approval of the following conditional uses for Dwelling Units in Mixed-Use Buildings:

1. Building including more than 24 units;
2. Building with a street-facing width of more than forty feet with less than 75% ground floor non-residential uses;
3. First floor with less than 75% ground floor uses.

Team

Developer: Capri Senior Communities
20875 Crossroads Cir., Suite 400
Waukesha, WI 53186
Amy Schoenemann
aschoenemann@capricommunities.com

Architect: AG Architects
1414 Underwood Avenue, #301
Wauwatosa, WI 53213
Eric Harrmann
erharr@agarch.com

Civil Engineer: D'Onofrio Kottke and Associates, Inc.
7350 Westward Way
Madison, Wisconsin 53717
Bruce Hollar
bhollar@donofrio.cc

Landscape Architect: D'Onofrio Kottke and Associates, Inc.
7350 Westward Way
Madison, Wisconsin 53717
Matt Saltzberry
msaltzberry@donofrio.cc

Existing Conditions

The currently vacant site is located on Tree Lane directly north of the Livesey Company's Navitus Campus and abutting the Tamarack Trails Condominium development to the west. The Livesey Company owns the two adjacent commercial retail buildings to the east and south east that include Paul Mitchell School, KJ's Curry Bowl, Orthodontic Specialists, A Breed Apart Animal Hospital, Madison Metropolitan School District Offices, La Petite Academy, and Midwest Dental.

Staff and Neighborhood Input

The Development team first met formally with city staff on October 22, 2018 and has continued to consult with them regularly either at in-person meetings or via email or phone. The development team met directly with representatives of the Tamarack Trails Neighborhood Association on two occasions. Two neighborhood meetings were held, the first on December 13, 2018 and the second on March 18, 2019.

Project Overview

The five-story development will include 150 independent living units and 32 assisted living units, some of which will be located in a secure memory care unit. The development will include a restaurant, café, and wellness center to serve residents and their friends, family and guests from the neighborhood. Outdoor amenities include a landscaped terrace and greenspace located to the rear of the building as well as a rooftop terrace on the fifth floor with views to the north and east.

The development will face an internal street, half of which will be upgraded to city street standards as part of this development. The remaining half will be upgraded to city street standards when the property to the east is redeveloped.

Relevant City of Madison Planning Documents

The designated land use indicated in the comprehensive plan, Imagine Madison, is Community Mixed Use (CMU). The goal of CMU is to encourage a relatively high-intensity mix of residential, retail, office, institutional, and civic uses, generally located adjacent to a major transportation corridor. Buildings may be two to six stories and have a density of 130 units per acre.

Project Schedule

Construction will begin the fall of 2019 and end Spring of 2021 with an opening tentatively scheduled for April 2020.

Sustainability

Buildings will be built to high energy efficiency standards, including insulation, HVAC, and LED lighting. The development team will consult with Focus on Energy to ensure the project capitalizes on any other available technologies.

The storm water management requirements for this development are significant. An integrated approach utilizing a variety of best storm water management practices is necessary to meet the quantitative and qualitative requirements. These site and landscape features are both functional and aesthetic enhancements for the development. The plant palette will feature species native to Wisconsin.

Lot Coverage

- Total Lot Area = 128,640 square feet
- Impervious (Lot Coverage) = 77,500 square feet
- Pervious = 51,140 square feet

Operations

Management Plan

See attached

Transportation

The transportation needs and options for Capri's residents vary based on the distinct populations served within the building. A lower level parking structure is offered for independent living that choose to bring their own vehicle to the community. Traditionally, assisted living residents do not bring a vehicle from home but can be accommodated depending on resident capability. A 10-12 person, Capri branded, passenger van will provide transportation to residents for local activities, grocery shopping, appointments, and other events as requested by residents. Family members also provide an active role in transporting residents to local destinations, primarily medical appointments for assisted living and memory care residents. A visitor entrance with drop-off canopy is provided to accommodate the ease of this activity.

Fire Evacuation

See attached

Public Subsidy

None

We look forward to working with the city to develop a quality high-density, mixed-use senior development that will allow west side residents, including those living in the adjacent Tamarack Trails Condominiums, to age in place. We urge staff, Plan Commission, and Common Council to review this project with a broader perspective that takes into account the design, economic feasibility, and, most importantly, the overall benefit this project will bring to the West Side of Madison.

Regards,

Amy Schoenemann

Attachments

Management Plan

MANAGEMENT PLAN

About Capri Senior Communities

Based in Waukesha, Wisconsin, we at Capri pride ourselves on being able to offer hands-on management and care for every community that our seniors call “home”.

Every community is designed to provide for the unique needs and desires of today's seniors so they can live as independently as possible. Our levels of care range from Independent Living (IL) to Assisted Living (AL) to Memory Care.

Because our priority is to help seniors experience life in a carefree, safe and comfortable way, we have developed several unique programs to support their needs. The Enhanced Services Program (ESP) provides supportive services to residents in Independent Living communities, enabling seniors to receive the care they need without having to move. Second, the Gain and Retain your Overall Wellness (GROW) program focuses on residents' quality of life including programs on social, intellectual, spiritual, emotional, and physical well-being.

Seven years ago, Capri had 50 employees and 13 communities. Today, we employ over 600 people and operate and manage 22 communities. We not only provide health care, we manage in-house dining programs and numerous other wellness related programs.

Madison Operations

The new Madison campus will incorporate all of these components into the campus plan. The on-site management of the new campus in Madison will consist of the following staffing plan:

- Executive Director, Assistant Executive Director
 - o Responsible for the day-to-day management of the building
- Healthcare Staff
 - o 24/7 health care staffing responsible for the direct care of the residents
- Dietary Manager, Line Cooks, Dietary Aides, and Wait Staff
 - o Dining program feeds 3 meals / day to Assisted Living and Memory Care
 - o Provides IL meals and catering for events and activities in the building
- Part-time Nurse Manager, LPN
 - o Oversees care and care plan for Assisted Living and Memory Care programs
- Memory Care Activity Manager, IL Activities Coordinator
 - o Memory Care specific activities that promote wellness
 - o Responsible for activities to engage residents
- Marketing / Community Relations Manager (CRM)
 - o Responsible for marketing and leasing
- Maintenance
- Housekeeping
- Receptionist

Overall the campus will employ 40-45 FTEs. The staff at this campus will also be fully supported by Capri regional and home office personnel. Due to the regulations associated with the CBRF license, the Assisted Living and Memory Care components are staffed 24/7 with 2-3 healthcare staff working 3rd shift.

Food and supply deliveries occur 5-7 times per week during business hours. Deliveries occur on box trucks; there are no semi-truck deliveries at our buildings.

Due to the use of the building, we do get ambulances that respond to our buildings to emergency and non-emergency calls. Generally, we receive 1-2 visits per week, the majority of which are non-emergency. We have EMT agreements that will be put in place to respond to calls without lights or sirens in non-emergency situations.

CIVIL ENGINEER
**D’Onofrio Kottke
and Associates**
7530 Westward Way
Madison, WI
608.833.7530

TREE LANE DEVELOPMENT

SHEET INDEX
Senior Living Community
Madison, Wisconsin

- ARCHITECTURAL
- G000 COVER SHEET
 - G220 1" = 20'-0" SITE PLAN
 - G221 SITE CONTEXT MAP
 - G222 NEIGHBORHOOD CONTEXT
 - A200 1/16" LOWER LEVEL FLOOR PLAN
 - A201 1/16" FIRST FLOOR PLAN
 - A202 1/16" SECOND FLOOR PLAN
 - A203 1/16" THIRD FLOOR PLAN
 - A204 1/16" FOURTH FLOOR PLAN
 - A205 1/16" FIFTH FLOOR PLAN
 - A500 1/8" EXTERIOR ELEVATIONS
 - A501 1/8" EXTERIOR ELEVATIONS
 - A502 1/8" EXTERIOR ELEVATIONS
 - A503 1/8" EXTERIOR ELEVATIONS
 - A600 TYPICAL WALL SECTIONS
 - RENDERING
 - RENDERING

DEVELOPMENT CONSULTANT

Capri Communities
20875 Crossroads Cir., Suite 400
Waukesha, WI 53186

- CIVIL
- C001 EXISTING CONDITIONS
 - C100 DEMOLITION PLAN
 - C200 SITE PLAN
 - C300 SITE GRADING & EROSION CONTROL PLAN
 - C400 SITE UTILITY PLAN
 - C500 SITE DETAILS
 - C501 SITE DETAILS
 - C600 FIRE ACCESS PLAN

LANDSCAPE

- L101 LANDSCAPE PLAN
- L102 LANDSCAPE PLAN
- L103 LANDSCAPE PLAN
- L104 LANDSCAPE PLAN
- L105 LANDSCAPE PLAN



SCHEMATIC DESIGN

THIS SET OF DOCUMENTS IS INTENDED TO ESTABLISH THE SCOPE OF THE PROJECT AND THE QUALITY AND QUANTITY OF THE PRODUCTS BEING USED.

IT DOES NOT ADDRESS ALL STRUCTURAL AND CONSTRUCTION MATERIALS AND DETAILS, NOR DOES IT INCLUDE IN-DEPTH REQUIREMENTS FOR FABRICATION AND INSTALLATION. THESE ARE ASSUMED TO BE STANDARD MATERIALS AND CONSTRUCTION PRACTICES.

ALL WORK IS ASSUMED TO BE DONE IN A WORKMANLIKE MANNER CONSISTENT WITH THE HIGHEST LEVEL OF QUALITY.

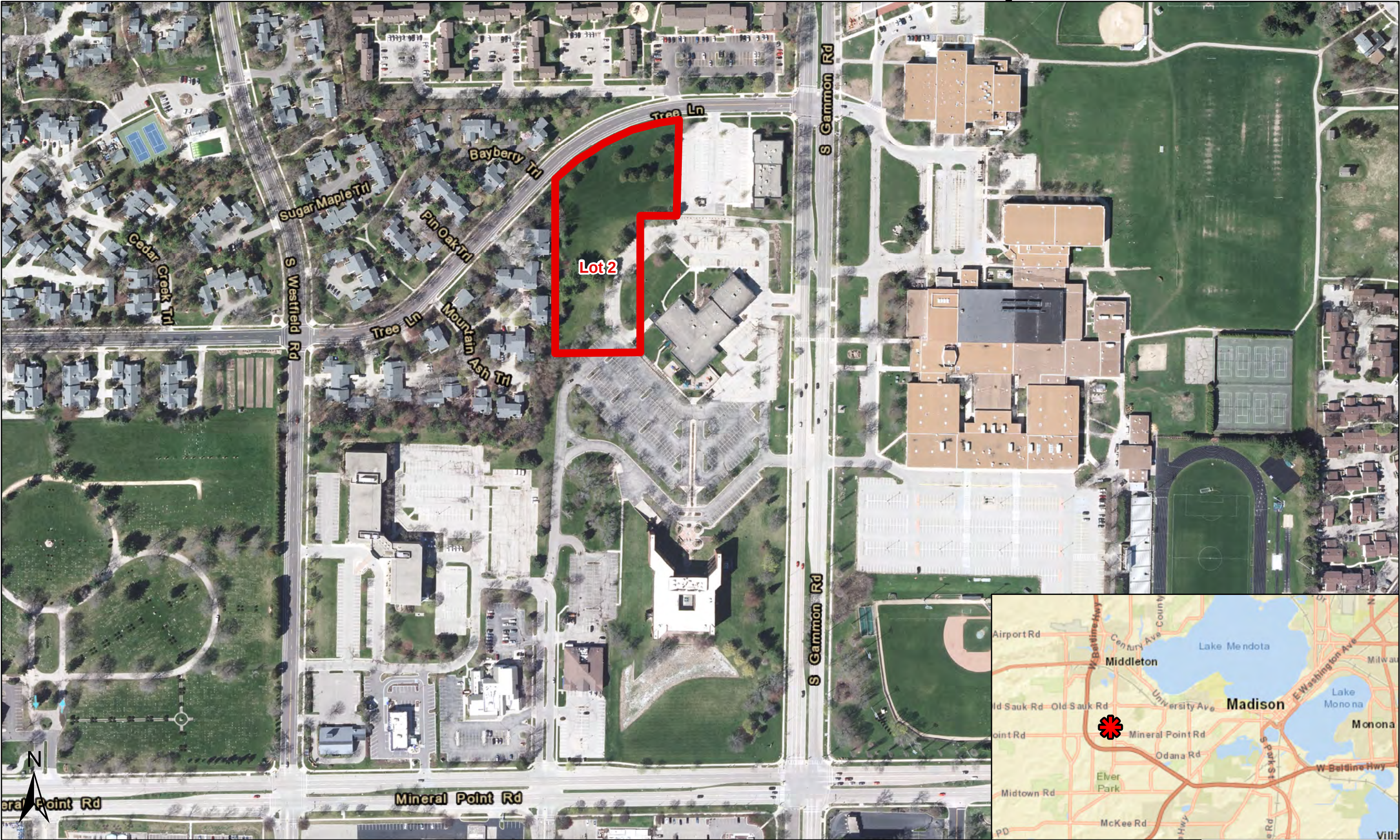
PRODUCTS ARE IDENTIFIED BOTH IN PLANS AND IN THE SPECIFICATIONS AND IT IS NECESSARY TO USE EACH IN CONJUNCTION WITH THE OTHER.

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DATE: 06 MAY 2019

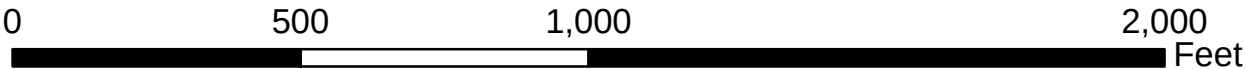
 **Architecture**
A Sense of
Community

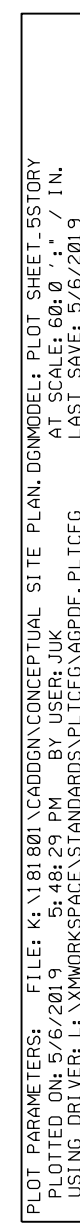
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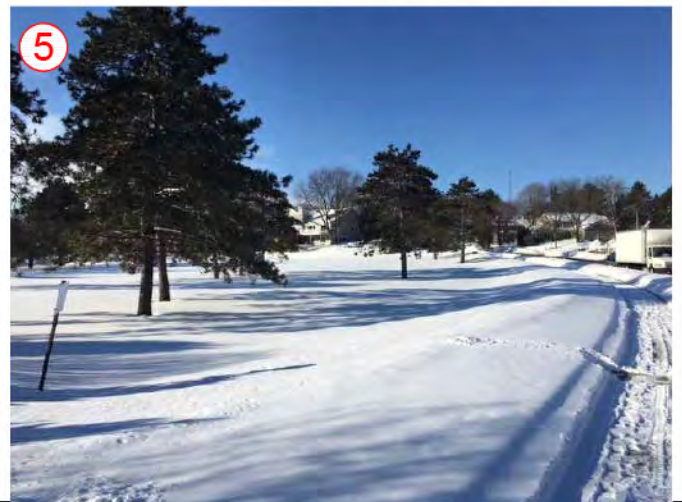
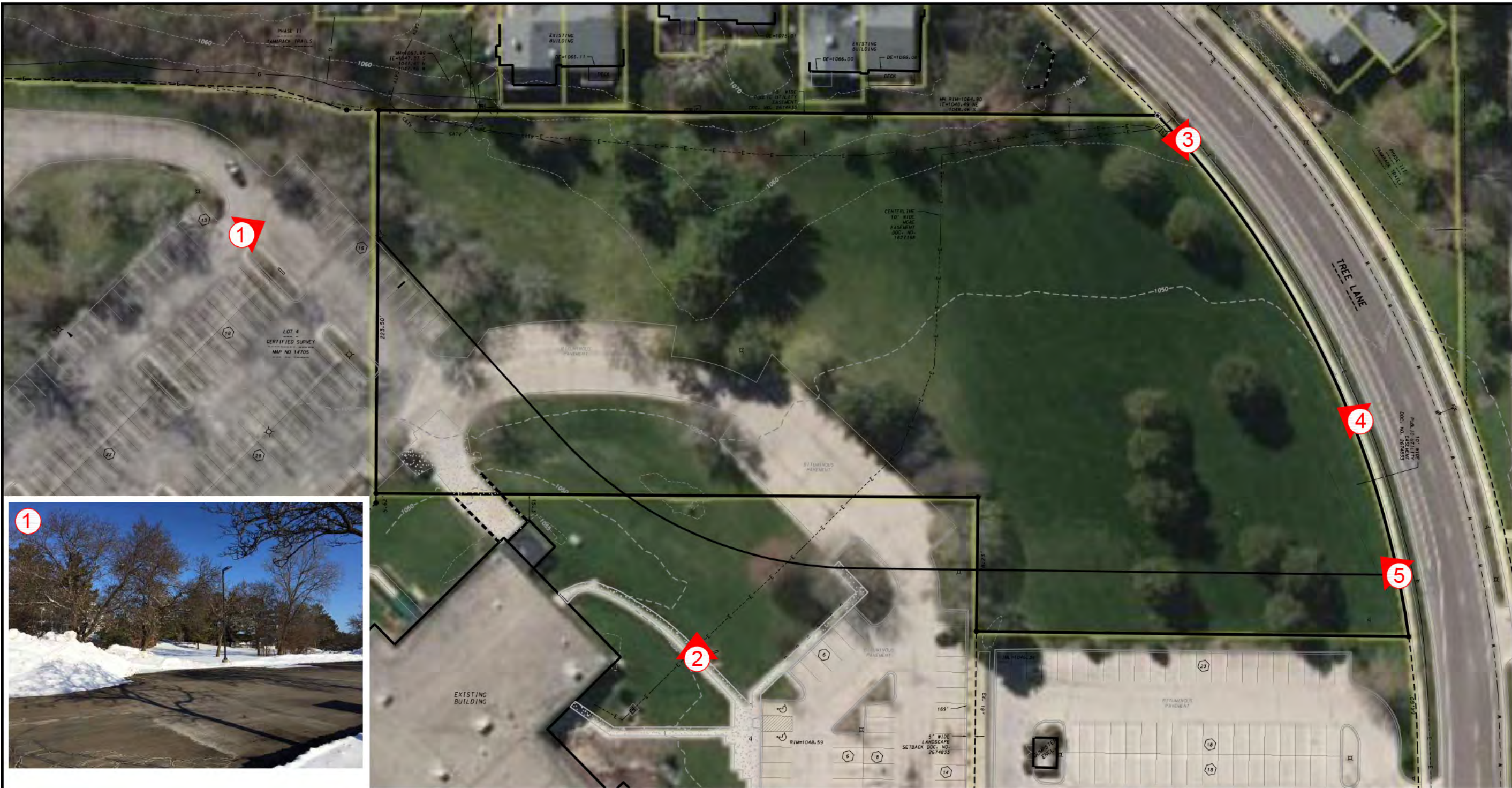
Tree Lane - Lot 2 Context Map



*Tree Lane Lot 2 Outline is an approximation based on the Jan. 2018 CSM







D'ONOFRIO KOTWIE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SENIOR LIVING DEVELOPMENT

CITY OF MADISON, DANE COUNTY, WISCONSIN



0 60'

DATE: 02-19-19
REVISED: REV # DR #

DRAWN BY: DBS



NAVITUS DEVELOPMENT



WEXFORD RIDGE



TAMARACK TRAIL

NEIGHBORHOOD CONTEXT G222

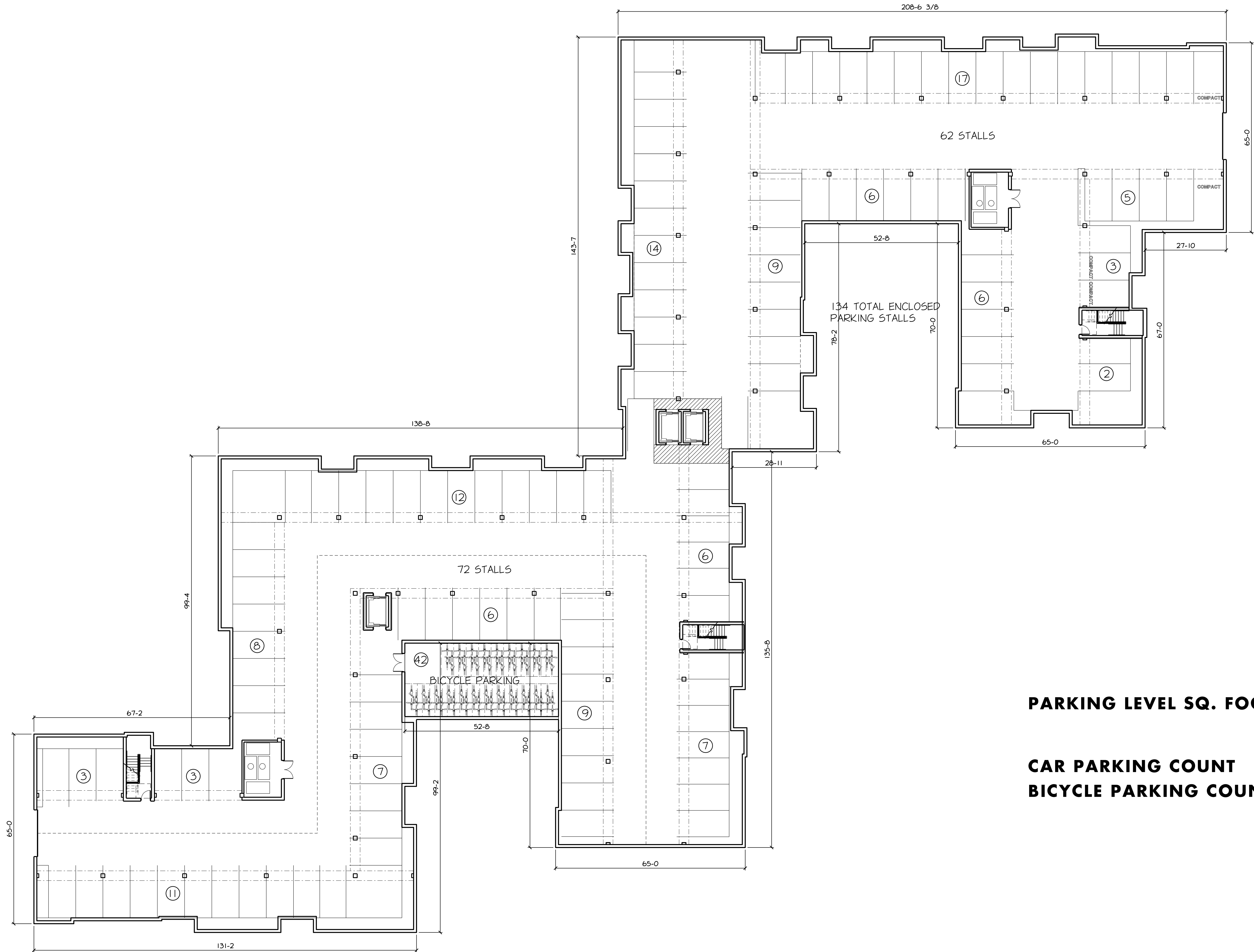
TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
Madison Wisconsin



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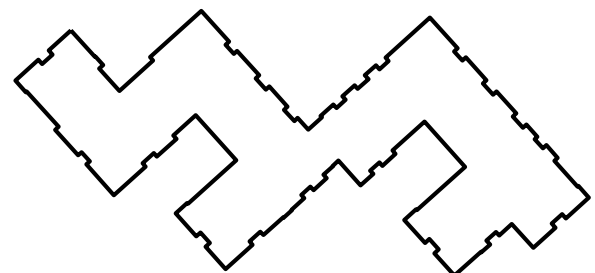
DRAWING LIMIT LINE



PARKING LEVEL SQ. FOOTAGE **48,650**

CAR PARKING COUNT **134**

BICYCLE PARKING COUNT **42**



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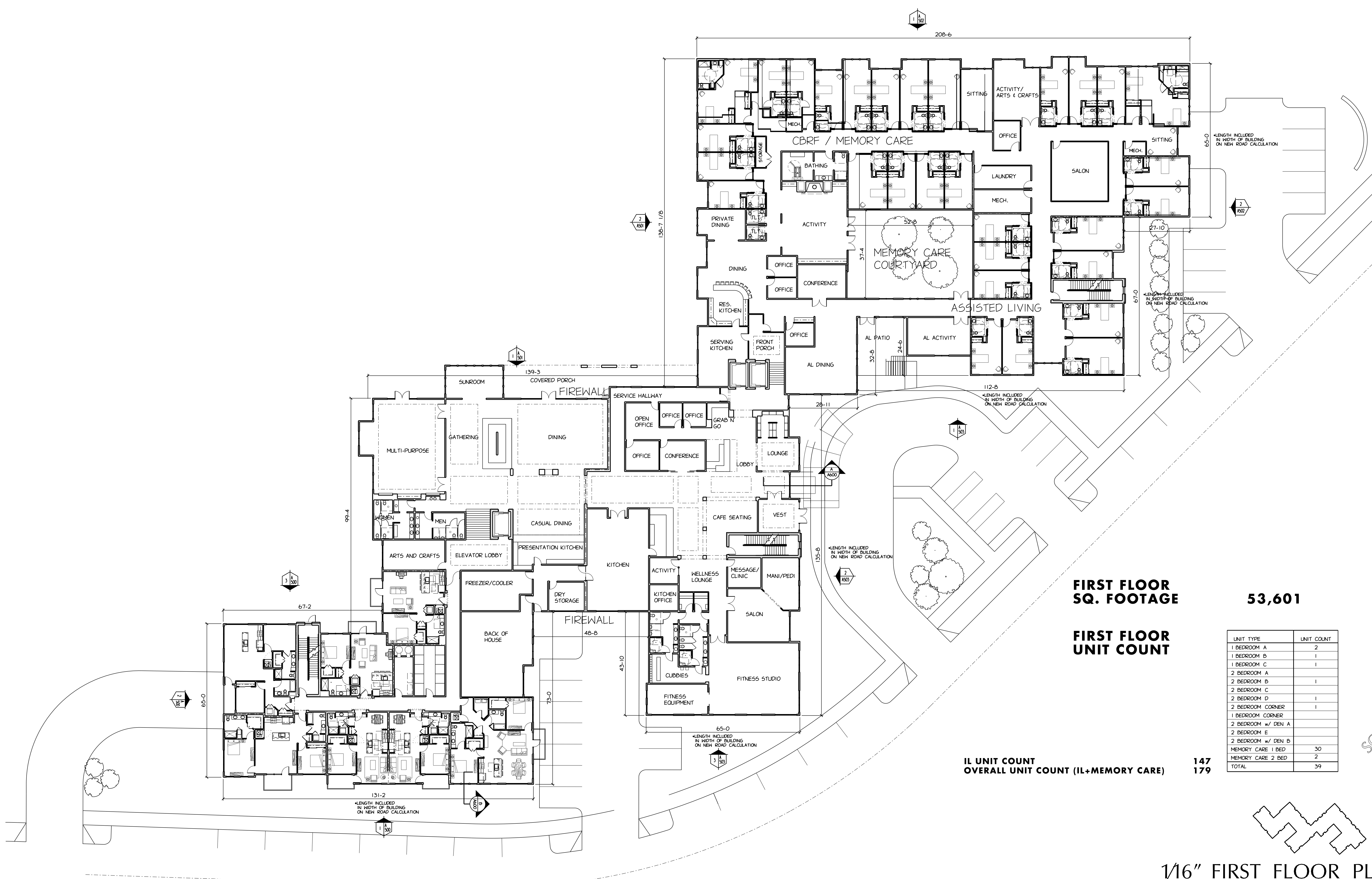
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SHEET NO.

PROJECT: 181801 - TREE LANE DEVELOPMENT
DRAWN BY: DRN
DATE: 06 MAY 2019
PROJECT: 181801
SHEET NO. A201

DRAWING LIMIT LINE



FIRST FLOOR
SQ. FOOTAGE

53,601

FIRST FLOOR
UNIT COUNT

IL UNIT COUNT
OVERALL UNIT COUNT (IL+MEMORY CARE)

147
179

UNIT TYPE	UNIT COUNT
1 BEDROOM A	2
1 BEDROOM B	1
1 BEDROOM C	1
2 BEDROOM A	
2 BEDROOM B	1
2 BEDROOM C	
2 BEDROOM D	1
2 BEDROOM CORNER	1
2 BEDROOM w/ DEN A	
2 BEDROOM E	
2 BEDROOM w/ DEN B	
MEMORY CARE 1 BED	30
MEMORY CARE 2 BED	2
TOTAL	39

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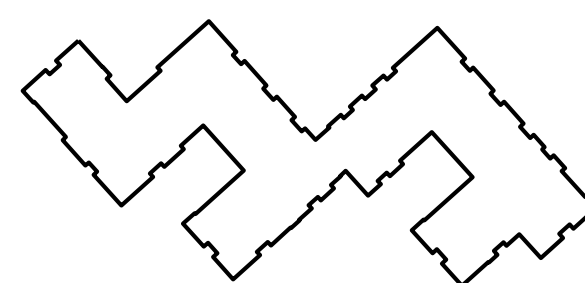
TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
Madison Wisconsin

1/16" FIRST FLOOR PLAN A201

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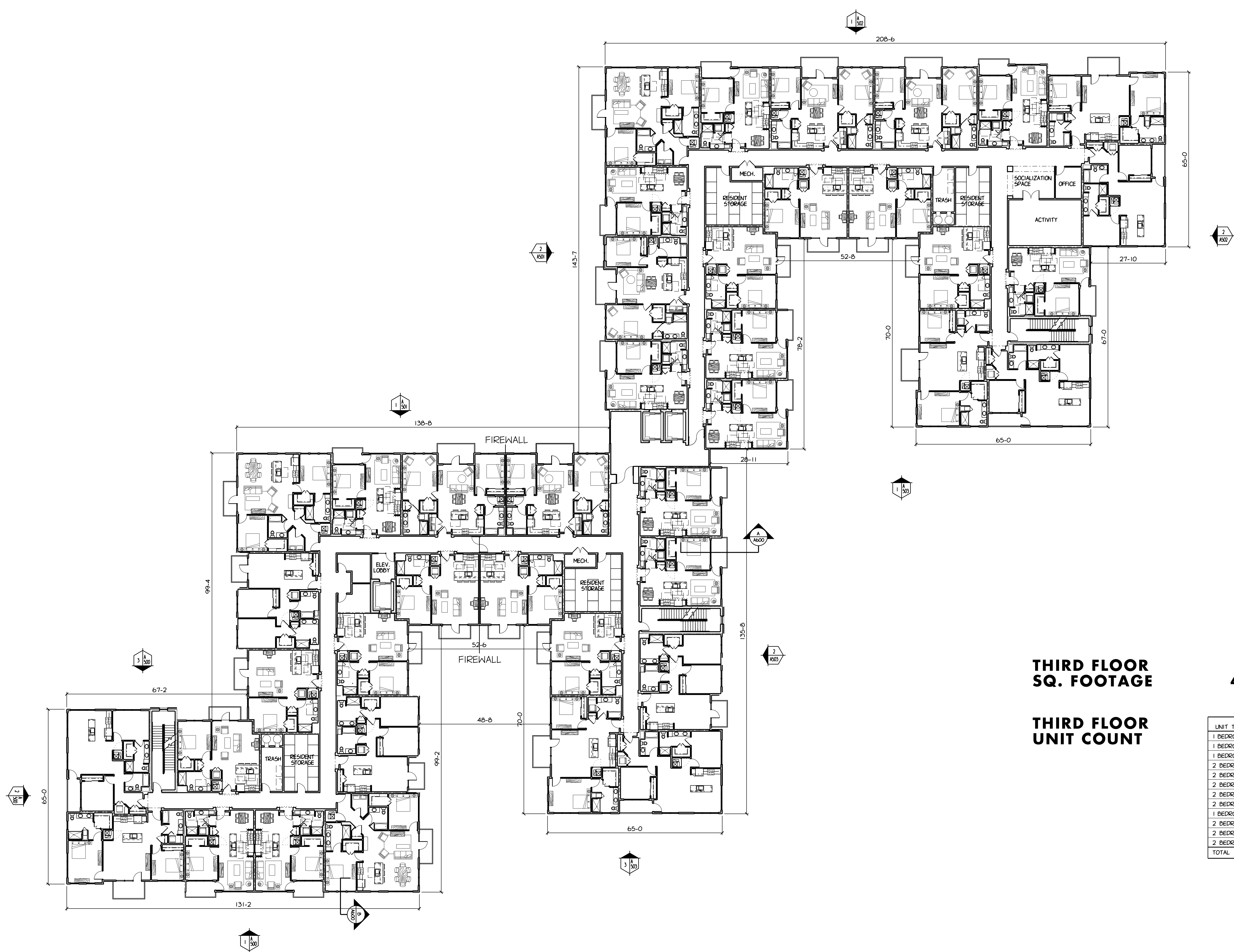
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1/16" SECOND FLOOR PLAN A202

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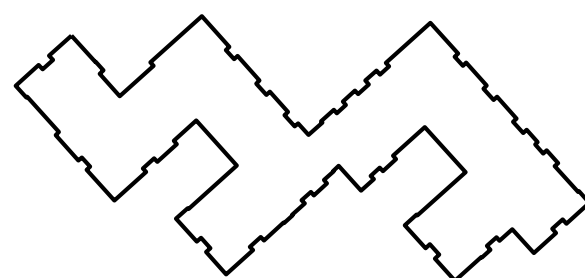


THIRD FLOOR
SQ. FOOTAGE

48,557

THIRD FLOOR
UNIT COUNT

UNIT TYPE	UNIT COUNT
1 BEDROOM A	12
1 BEDROOM B	5
1 BEDROOM C	5
2 BEDROOM A	3
2 BEDROOM B	4
2 BEDROOM C	5
2 BEDROOM D	4
2 BEDROOM CORNER	3
2 BEDROOM w/ DEN A	
2 BEDROOM E	
2 BEDROOM w/ DEN B	
TOTAL	41



1/16" THIRD FLOOR PLAN A203

TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
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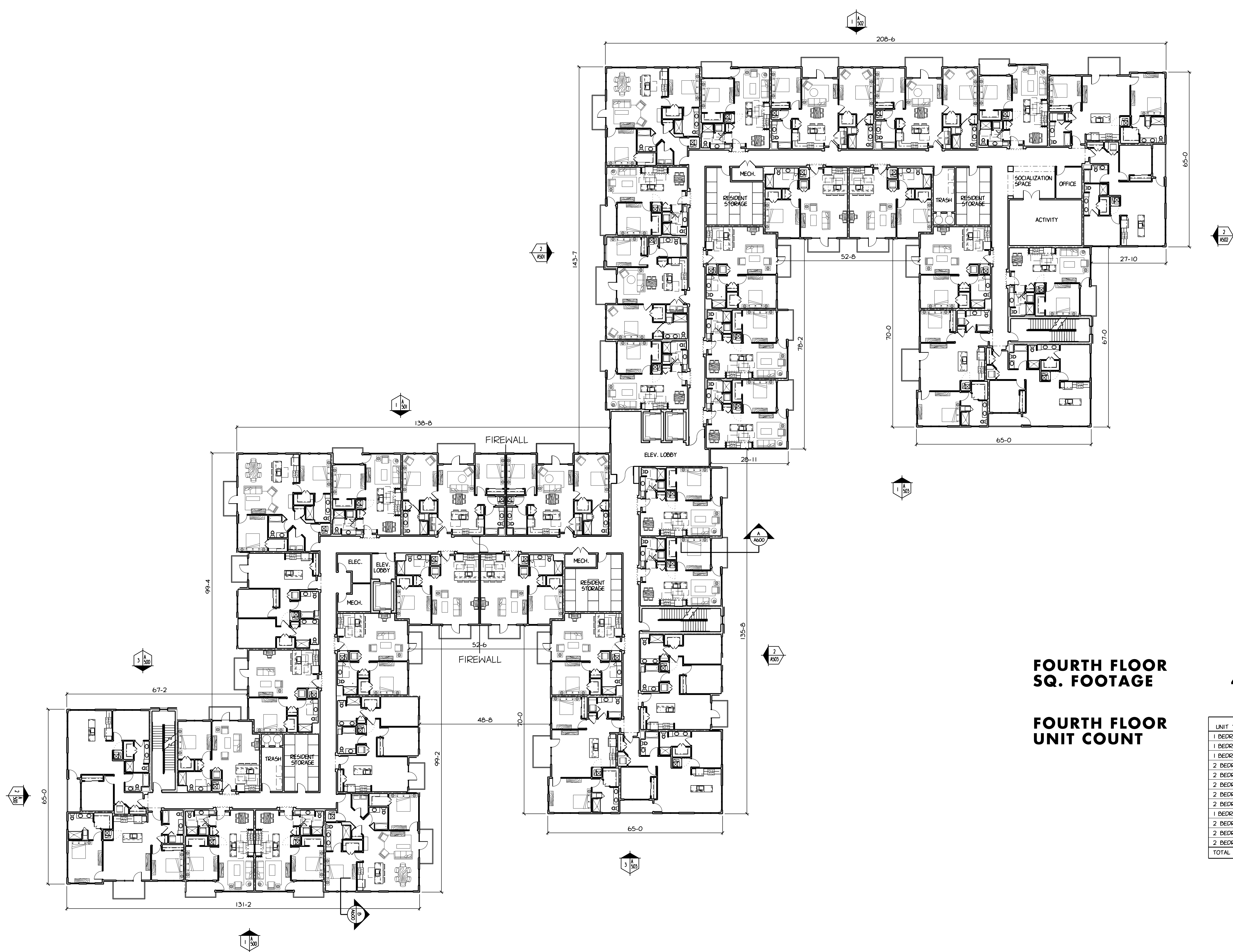
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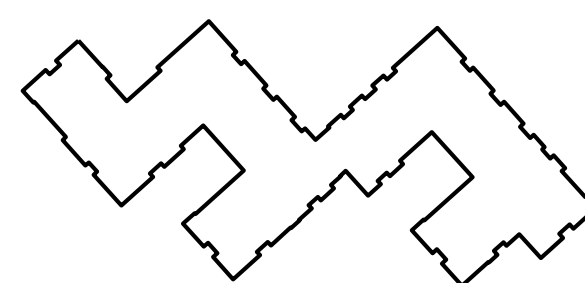


**FOURTH FLOOR
SQ. FOOTAGE**

48,557

**FOURTH FLOOR
UNIT COUNT**

UNIT TYPE	UNIT COUNT
1 BEDROOM A	12
1 BEDROOM B	5
1 BEDROOM C	5
2 BEDROOM A	3
2 BEDROOM B	4
2 BEDROOM C	5
2 BEDROOM D	4
2 BEDROOM CORNER	3
2 BEDROOM w/ DEN A	
2 BEDROOM E	
2 BEDROOM w/ DEN B	
TOTAL	41



1/16" FOURTH FLOOR PLAN A204

TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
Madison Wisconsin



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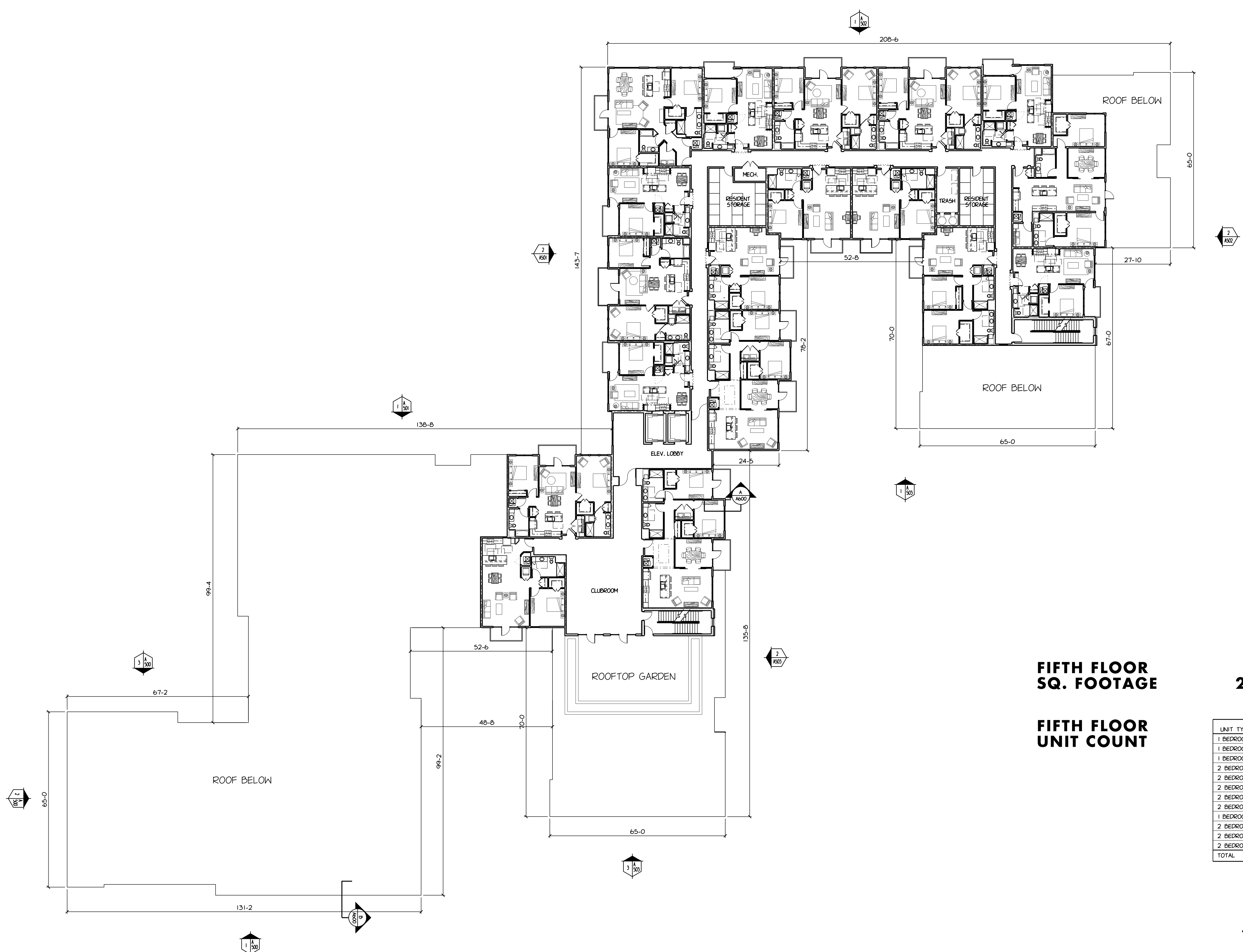
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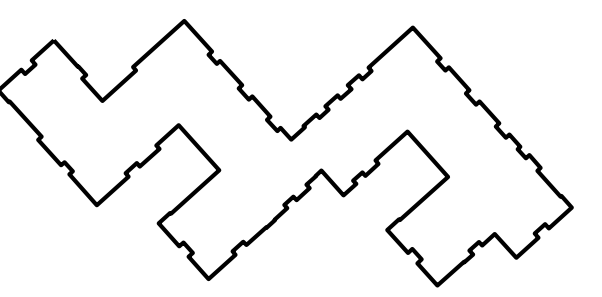


**FIFTH FLOOR
SQ. FOOTAGE**

**FIFTH FLOOR
UNIT COUNT**

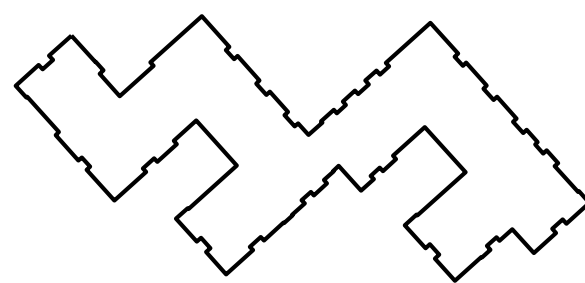
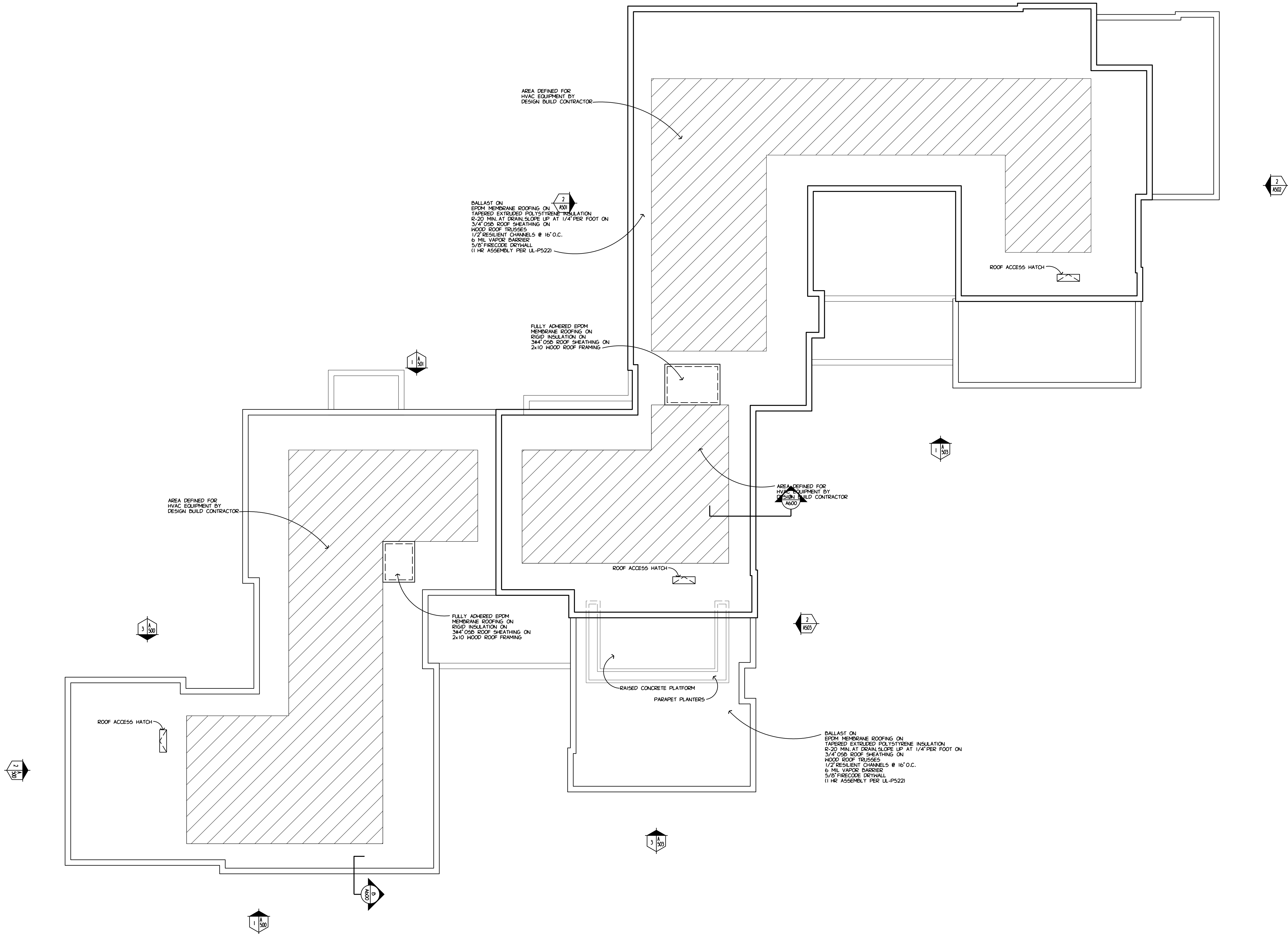
24,153

UNIT TYPE	UNIT COUNT
1 BEDROOM A	5
1 BEDROOM B	
1 BEDROOM C	2
2 BEDROOM A	
2 BEDROOM B	
2 BEDROOM C	4
2 BEDROOM D	
2 BEDROOM CORNER	1
1 BEDROOM CORNER	1
2 BEDROOM w/ DEN A	2
2 BEDROOM E	1
2 BEDROOM w/ DEN B	1
TOTAL	17



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PLOT DATE: 05/06/2019 9:21:03 AM BY: USER: JAK
PLOT SCALE: 1/16" = 1'-0" (1/16" = 1'-0")
PLOT SHEET: 181801-A206



1/16" ROOF PLAN A206



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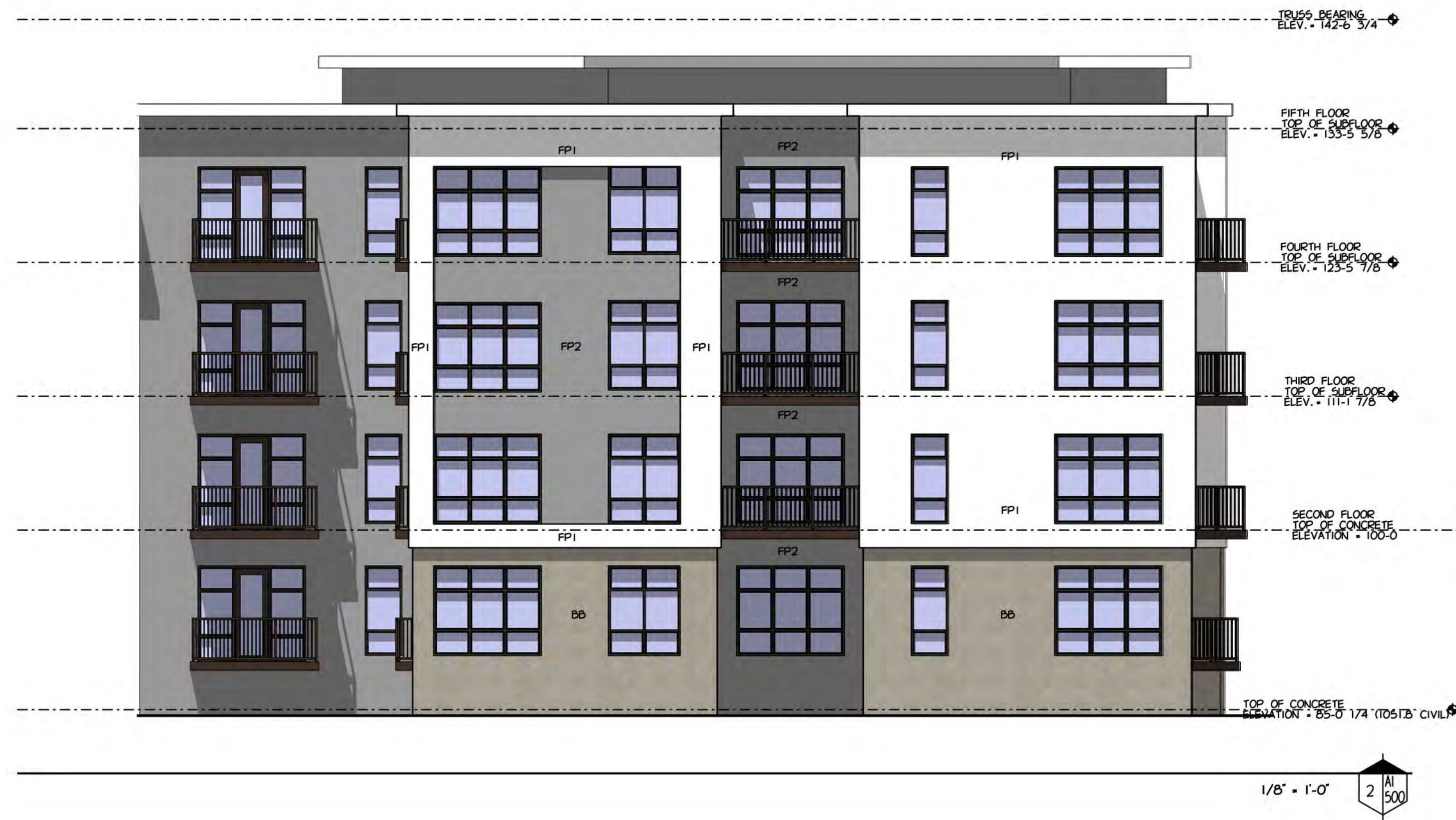
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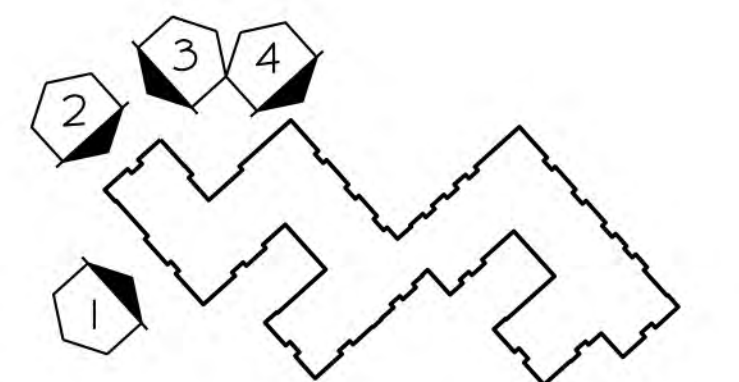
TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
Madison Wisconsin

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PLOT DATE 5/6/2019 BY USER: JAK
LAST SAVE 5/6/2019
PLOT PARAMETERS: FILED IN 1/18/2019 CADSWAN/181801
PLOT DATE 5/6/2019 BY USER: JAK
LAST SAVE 5/6/2019



MATERIAL LEGEND

- DB - BURNISHED BLOCK
- FP1 - SMOOTH FIBER CEMENT PANEL - ARTIC WHITE
- FP2 - SMOOTH FIBER CEMENT PANEL - AGED PEINTER
- WP - VINTAGEWOOD FIBER CEMENT PANEL



1/8" EXTERIOR ELEVATIONS A500



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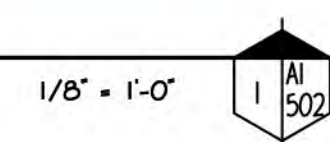
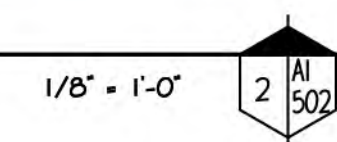
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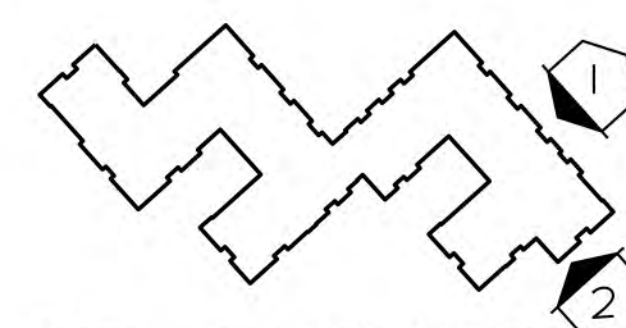
181801

A500

TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
Madison Wisconsin



BB - BURNISHED BLOCK
FP1 - SMOOTH FIBER CEMENT PANEL - ARTIC WHITE
FP2 - SMOOTH FIBER CEMENT PANEL - AGED PEWTER
WP - VINTAGEWOOD FIBER CEMENT PANEL



1/8" EXTERIOR ELEVATIONS A502

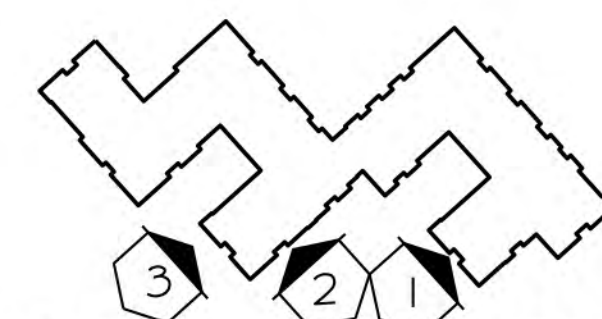
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 MODEL: PLOT SHEET
 AT SCALE: 8:0 '1' / 1".
 LAST SAVE: 5/6/2019

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PLOT DATE 5/6/2019 BY USER: JAK
LAST SAVE 5/6/2019 10:00:00 PM
PLOT SCALE 1/8" = 1'-0"



MATERIAL LEGEND

- DB - BURNISHED BLOCK
- FP1 - SMOOTH FIBER CEMENT PANEL - ARTIC WHITE
- FP2 - SMOOTH FIBER CEMENT PANEL - ASSED PEXTER
- WP - VINTAGEWOOD FIBER CEMENT PANEL



1/8" EXTERIOR ELEVATIONS A503

TREE LANE DEVELOPMENT
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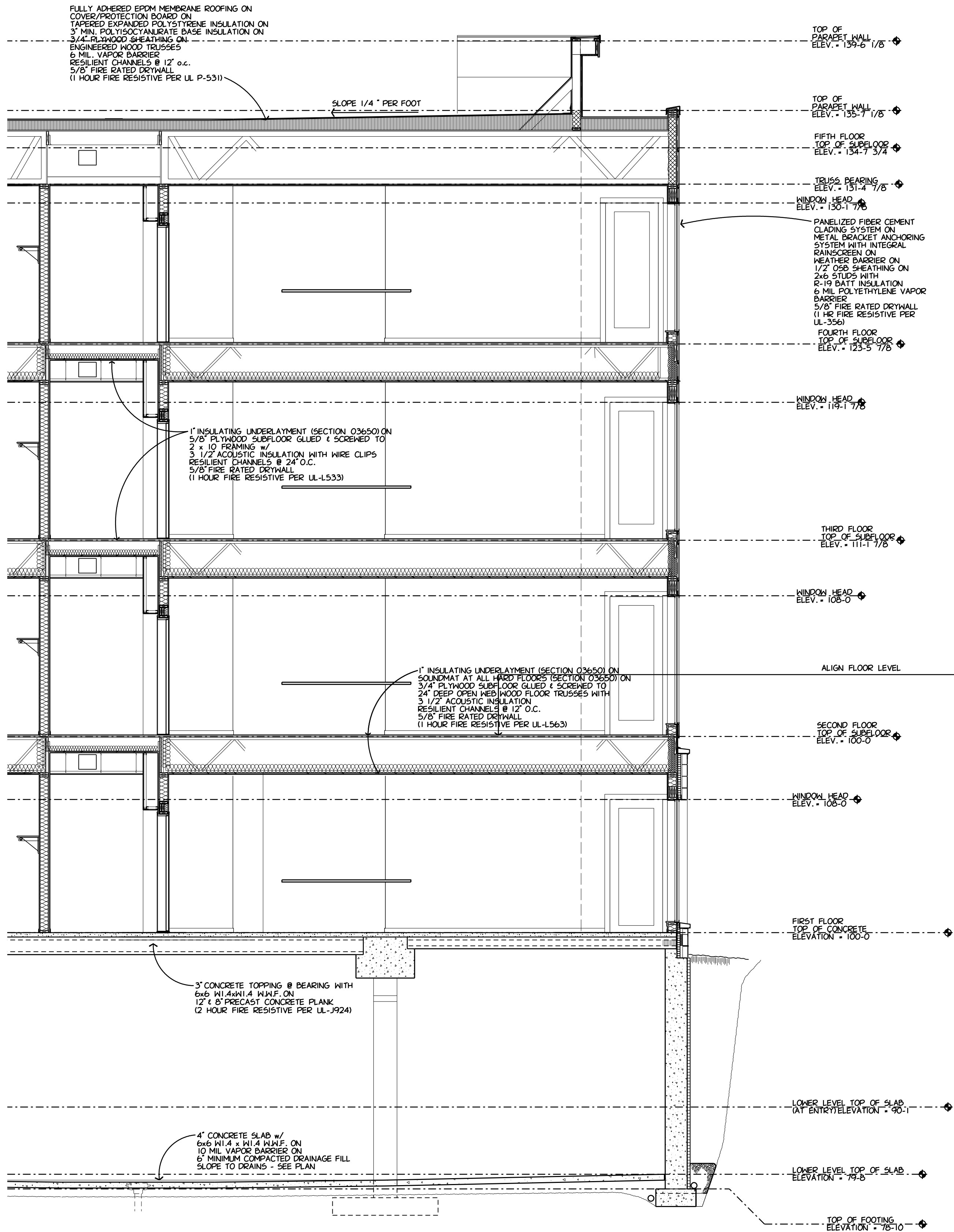
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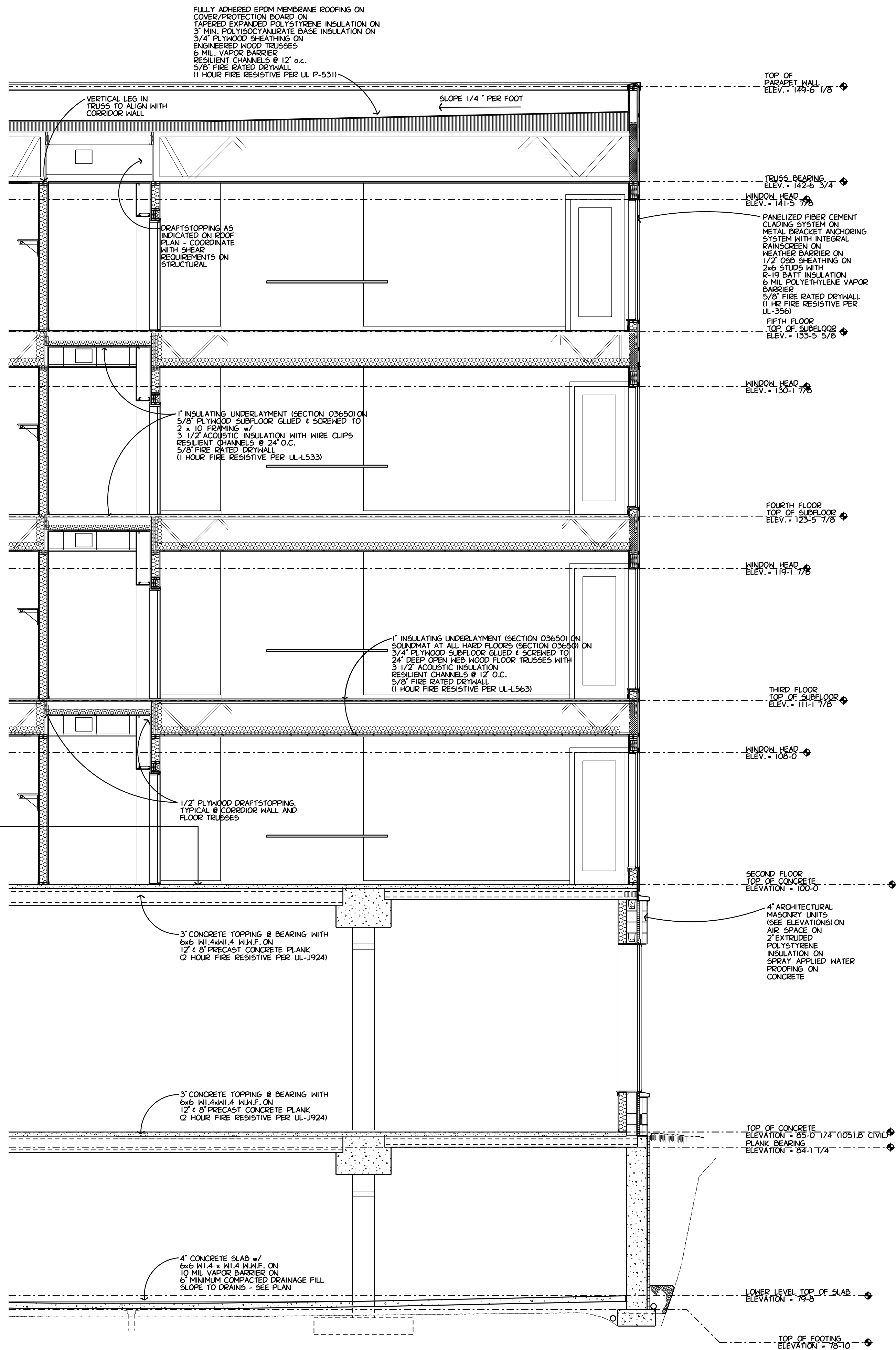
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LAST DATE 05/06/2018
PLOT PARAMETERS: FILED IN 151801 CADSWAN-0608-010
PLOT DATE 05/06/2018 BY USER: JAK
LAST DATE 05/06/2018

ALL BALCONY AND RAILING SYSTEMS TO BE
PRE-MANUFACTURED ALUMINUM RAILINGS
ALL WOOD LOOK FIBER CEMENT TO BE
NICHIA VINTAGE WOOD
ALL SOLID COLOR FIBER CEMENT TO BE
JAMES HARDIE PANEL INSTALLED ON RAINSCREEN SYSTEM
STONE TO BE 4" BED DEPTH CORDOVA STONE BY TRENNYTH
COLOR ALABASTER
BUILDING TO BE NFPA 13



WALL SECTION AT 4 STORY



WALL SECTION AT 5 STORY W/COMMONS AND MEMORY CARE



Senior Living Development
RCAC/CBRF & INDEPENDENT LIVING
Madison, Wisconsin

2019 MAY 6



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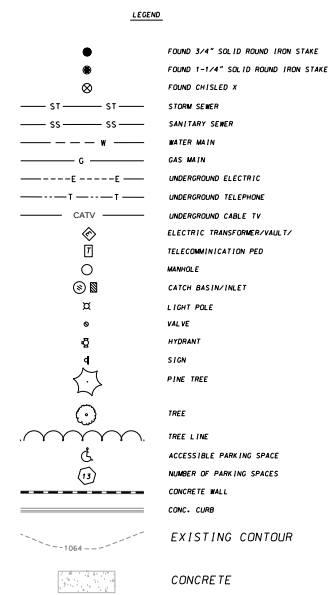
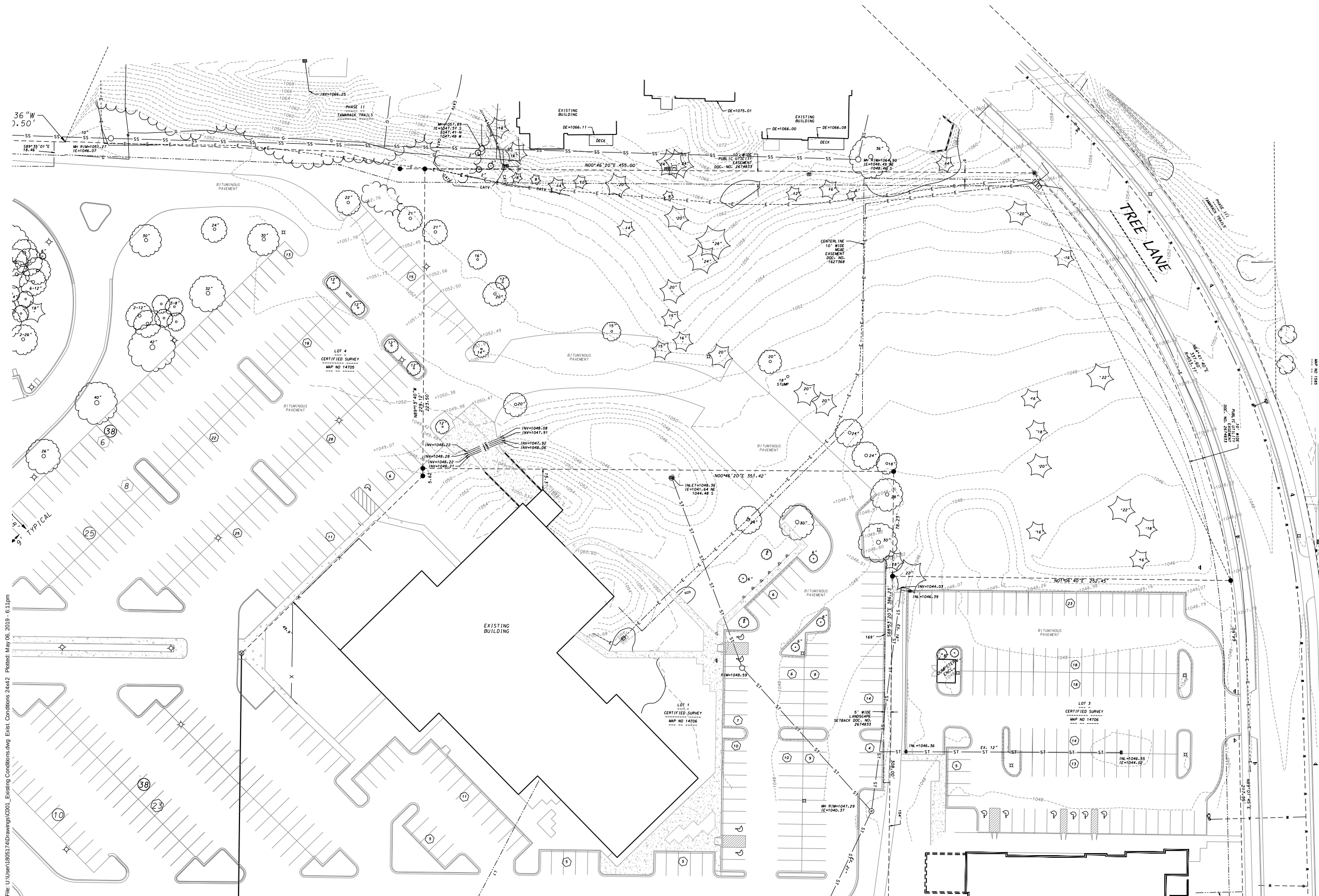
Image Landsat / Copernicus
Image NOAA

Senior Living Development
RCAC/CBRF & INDEPENDENT LIVING
Madison, Wisconsin

2019 MAY 6



File: U:\User\1805174\Drawings\CO01_Existing Conditions.dwg Plot: May 06, 2019 - 6:11pm



TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
Madison Wisconsin

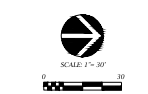


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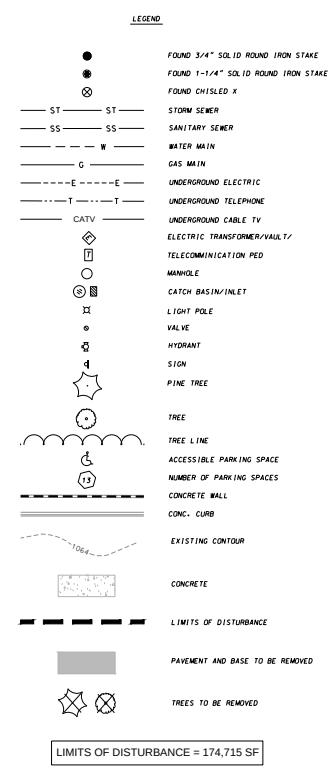
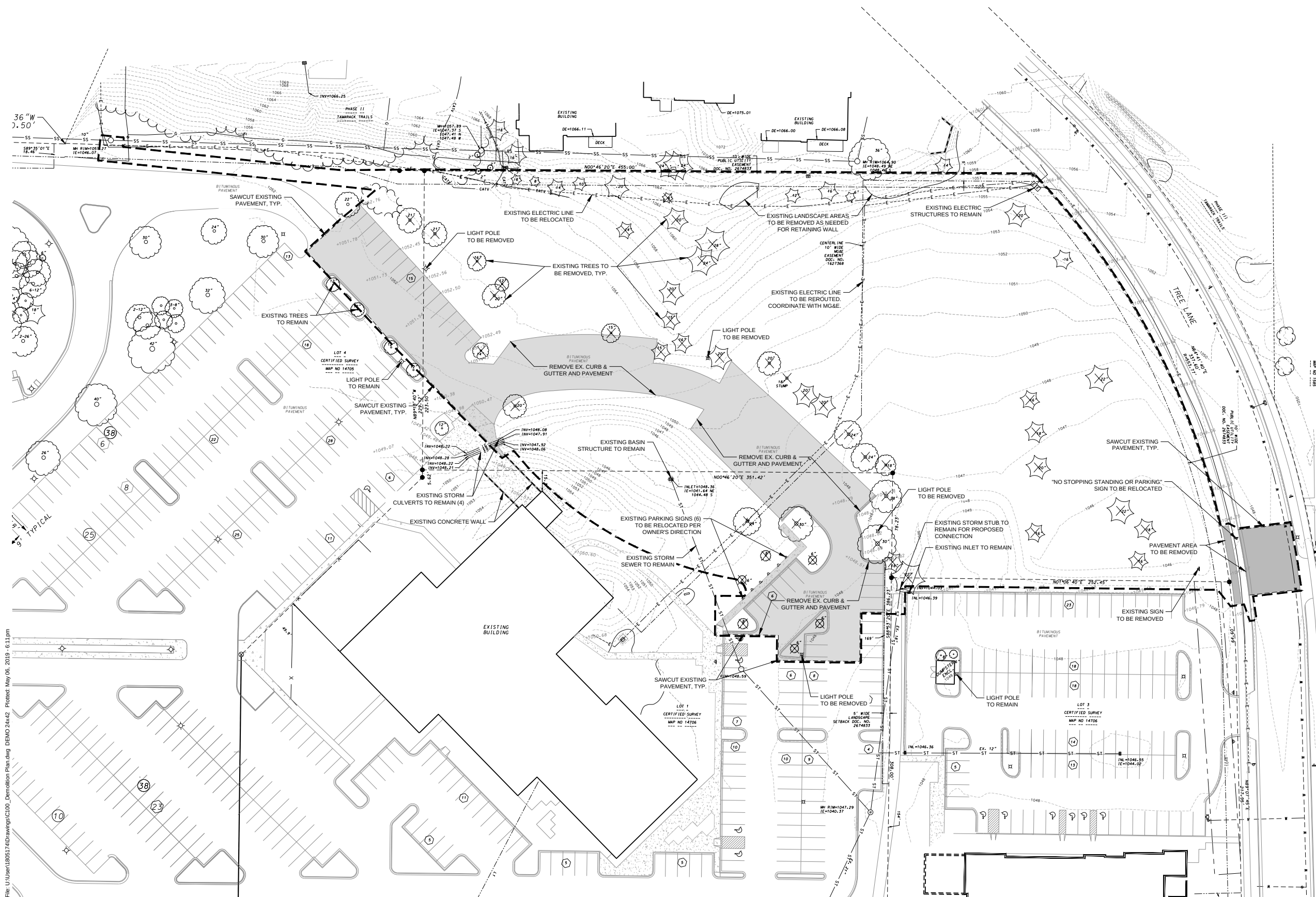
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File: U:\User\1805174\Drawings\C100_Demolition Plan.dwg DEMO 24x42 Plotted: May 06, 2019 - 6:11pm



Tree Lane Development

Senior Living Community

Madison Wisconsin

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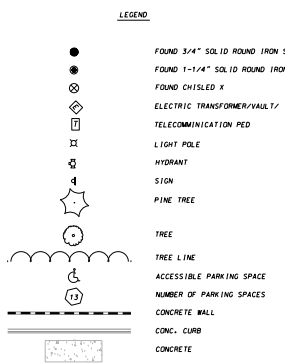
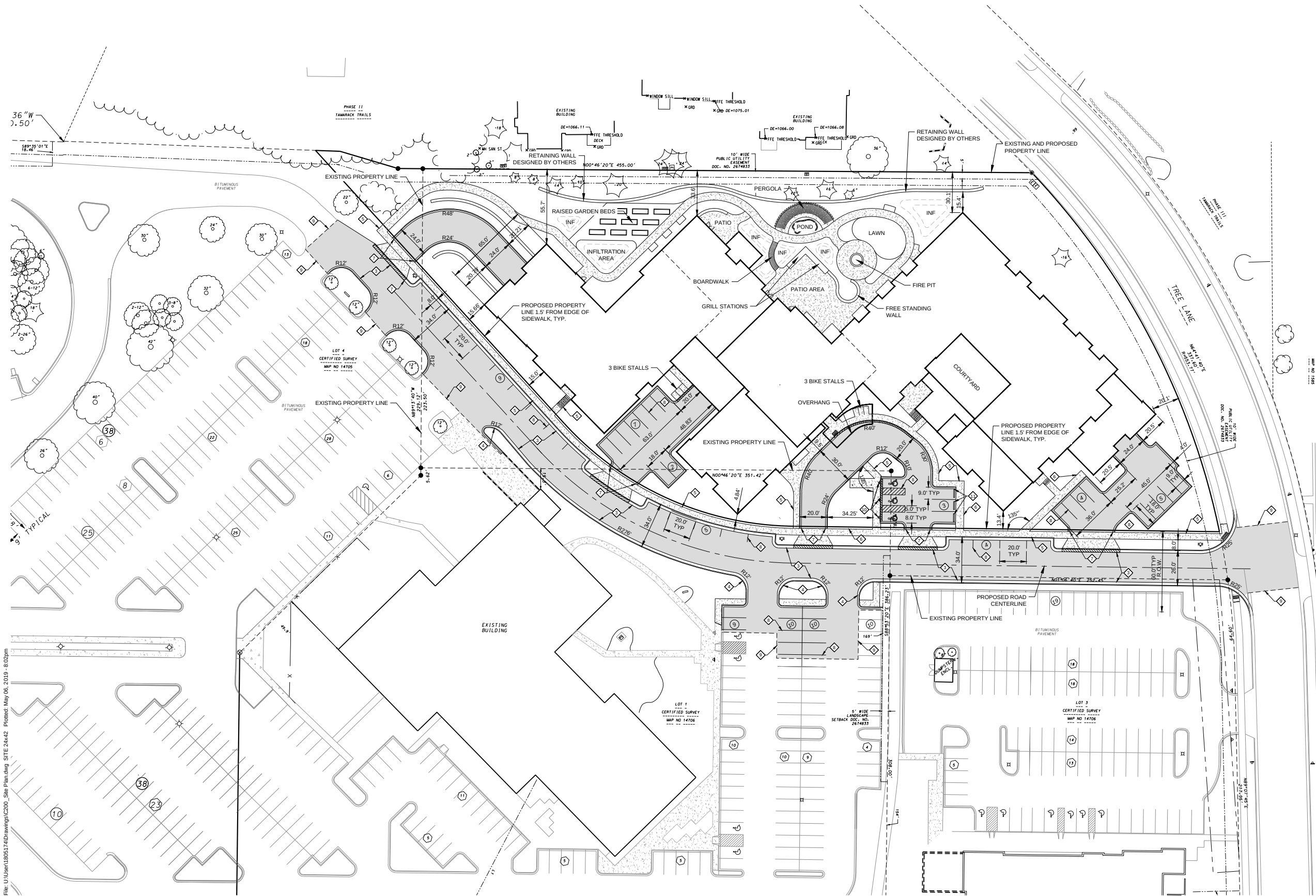
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SHEET NO.

C100

File: U:\User\1805174\Drawings\C200_Site Plan.dwg, SITE 24x42, Plotted: May 06, 2019 - 8:02pm



SITE PLAN INFORMATION BLOCK	
Existing Lot Area	139,244 sf
Proposed Lot Area	128,640 sf
Building Area	51,555 sf
Total Accessible Stalls	3
Total On-Site Standard Parking Stalls	21
Total Parallel Parking Stalls	18

- PROPOSED IMPROVEMENTS LEGEND**
- HMA PAVEMENT
 - CONCRETE PAVEMENT
 - PROPOSED PARKING SPACE COUNT
 - DEPRESSED CURB

- KEYNOTES**
- 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
 - 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
 - 30-INCH CURB & GUTTER
 - TRANSITION FROM 18" TO 30" CURB
 - 5' SIDEWALK
 - 6' SIDEWALK
 - 2' CURB TERMINUS
 - PARKING SPACE STRIPING - TYP
 - MEET EXISTING ASPHALT PAVEMENT
 - ACCESSIBLE PARKING SIGN
 - CONCRETE WHEEL STOP

- NOTES**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 - PROVIDE CONTROL JOINTS 10'± O.C. PROVIDE EXPANSION JOINTS 50' O.C.
 - EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
 - EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
 - PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
 - CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - ALL PARCELS WITHIN THIS DEVELOPMENT ARE BOUND BY THE CROSS ACCESS AGREEMENT ON FILE WITH THE REGISTER OF DEEDS.
 - UPON CONSULTATION, THE CITY TRAFFIC ENGINEER MAY DETERMINE A DELAY IN CONSTRUCTION OF THE STREETS IS APPROPRIATE.

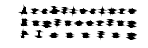
TREE LANE DEVELOPMENT

SENIOR LIVING COMMUNITY

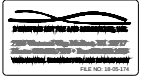
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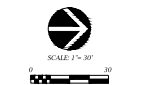
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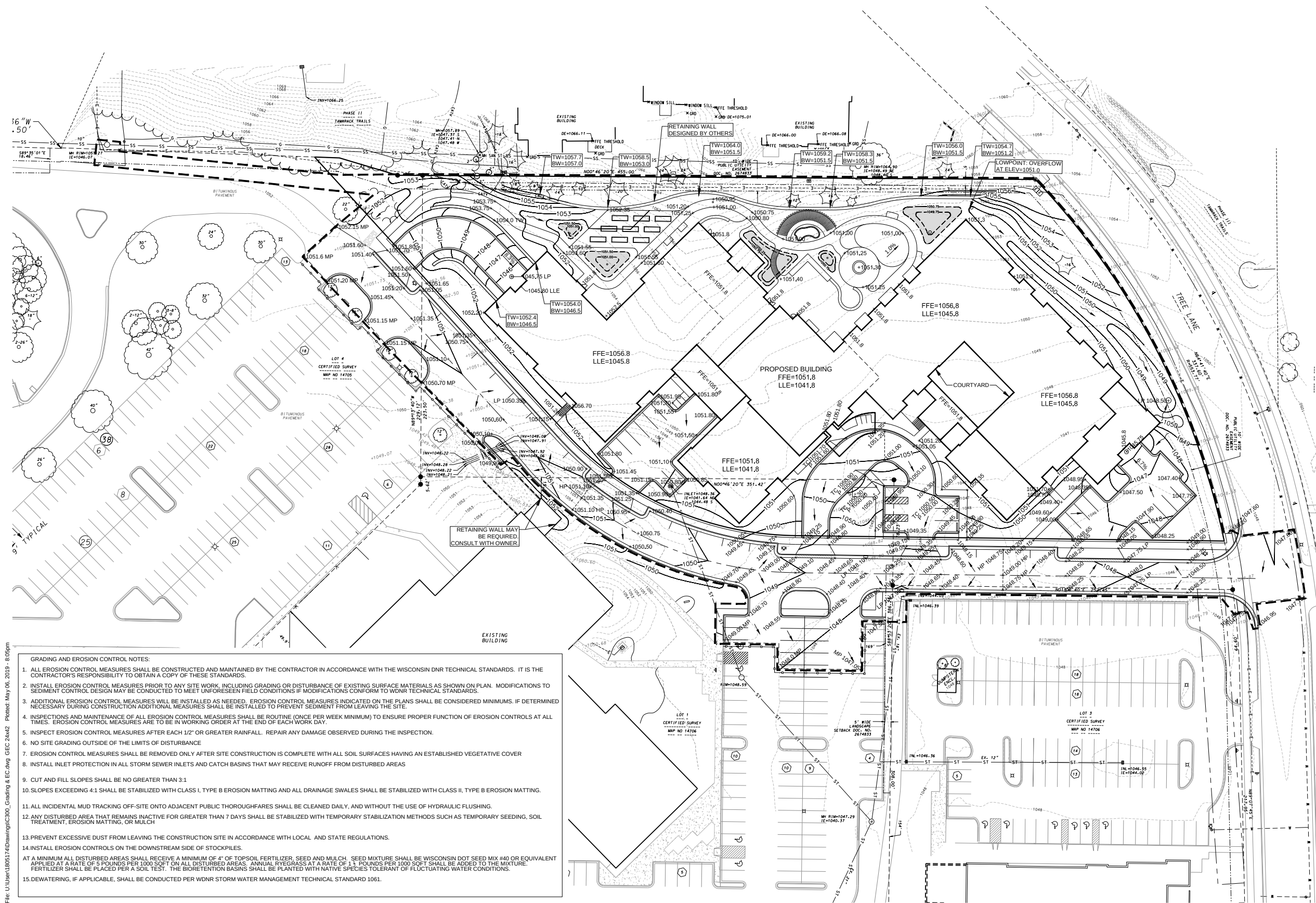
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- LEGEND**
- FOUND 3/4" SOLID ROUND IRON STAKE
 - FOUND 1-1/4" SOLID ROUND IRON STAKE
 - FOUND CHISELED X
 - ST — ST — STORM SEWER
 - SS — SS — SANITARY SEWER
 - W — W — WATER MAIN
 - G — G — GAS MAIN
 - E — E — UNDERGROUND ELECTRIC
 - T — T — T — UNDERGROUND TELEPHONE
 - CATV — CATV — UNDERGROUND CABLE TV
 - ELECTRIC TRANSFORMER/Vault/TELECOMMUNICATION PED
 - MANHOLE
 - CATCH BASIN/INLET
 - LIGHT POLE
 - VALVE
 - HYDRANT
 - SIGN
 - PINE TREE
 - TREE
 - TREE LINE
 - ACCESSIBLE PARKING SPACE
 - NUMBER OF PARKING SPACES
 - CONCRETE WALL
 - CONC. CURB
 - EXISTING CONTOUR
 - CONCRETE

- PROPOSED IMPROVEMENTS LEGEND**
- PROPOSED CONTOUR
 - +1000.00 XX SPOT ELEVATION
 - MP - MEET EXISTING PAVEMENT
 - FFE - FINISHED FLOOR ELEVATION
 - TC - TOP OF CURB
 - TW - TOP OF WALL (GROUND)
 - BW - BOTTOM OF WALL (GROUND)
 - HP - HIGHPOINT
 - LP - LOWPOINT
 - LIMITS OF DISTURBANCE
 - SILT FENCE/SILT SOCK
 - FLOW ARROW
 - REJECT CONCRETE CURB & GUTTER
 - RIP RAP
 - INFILTRATION AREA

- SEQUENCE OF CONSTRUCTION**
1. INSTALL EROSION CONTROL
 2. ROUGH SITE GRADING.
 3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, AND UTILITIES.
 4. BIO-RETENTION CONSTRUCTION
 5. RE-SPREAD TOPSOIL AND FINAL RESTORATION
 6. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

- GENERAL NOTES**
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 3. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
 4. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION

LIMITS OF DISTURBANCE = 174,715 SF

Site Grading &
Erosion Control Plan

TREE LANE DEVELOPMENT
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Madison Wisconsin



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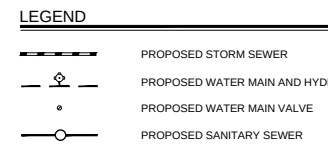
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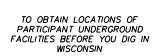
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~~REVIEWS~~



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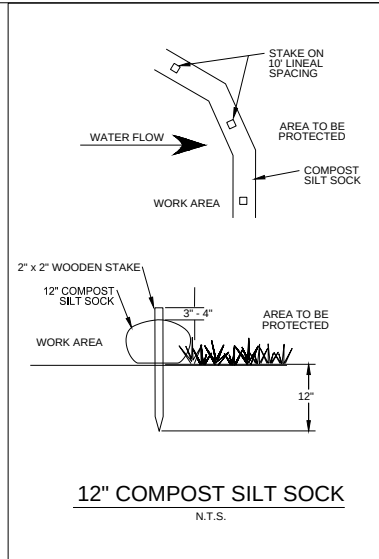
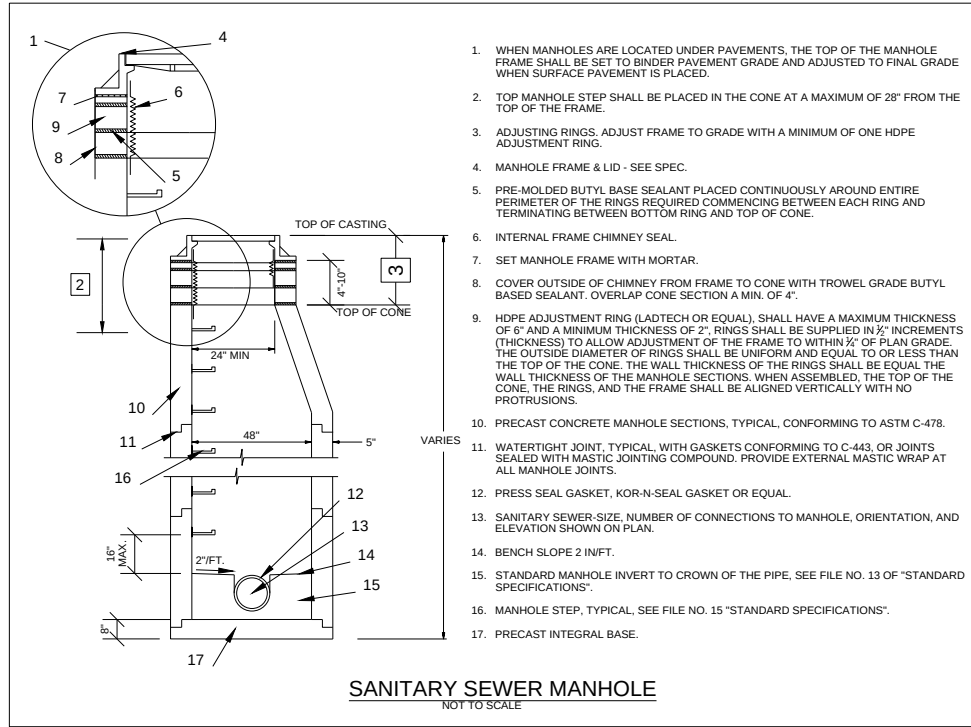
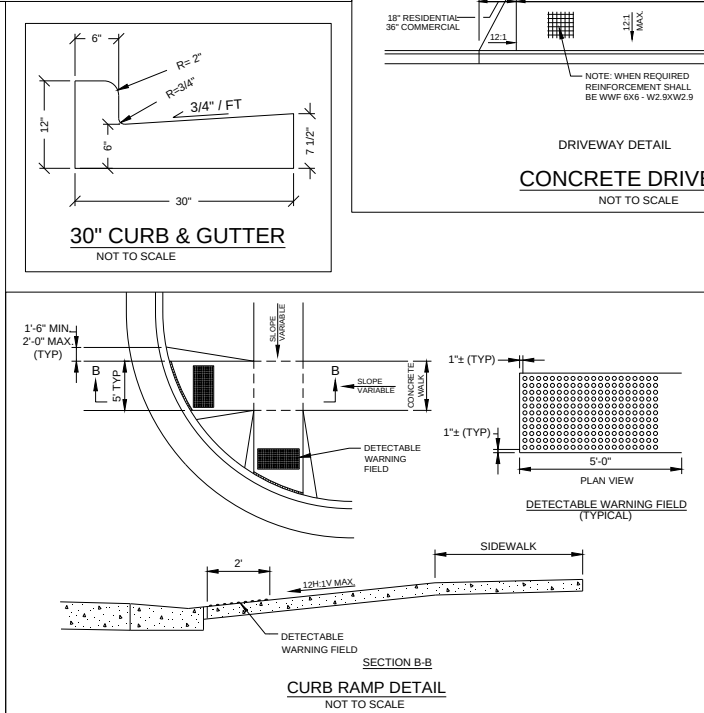
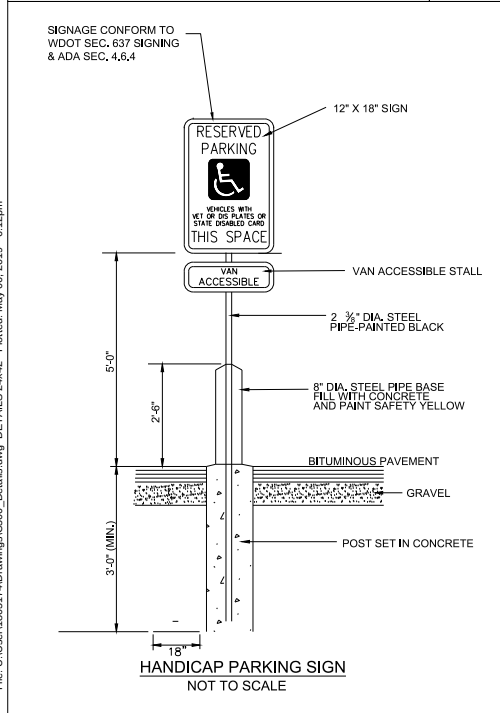
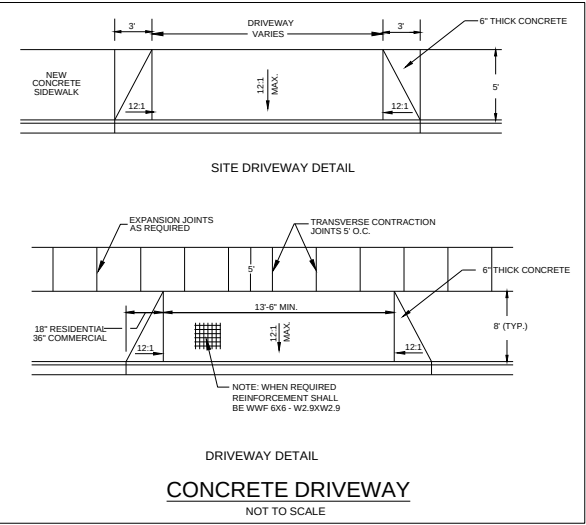
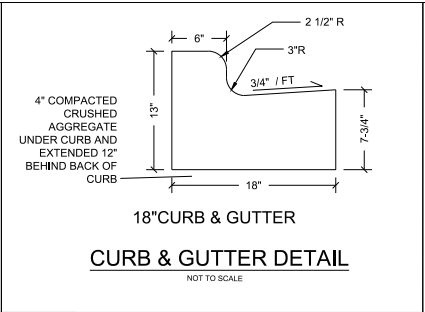
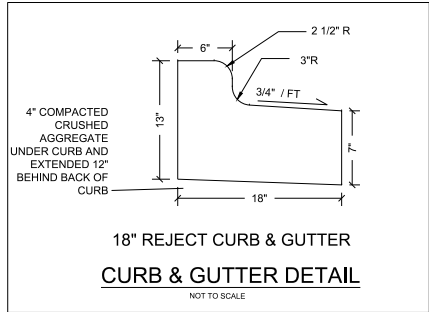
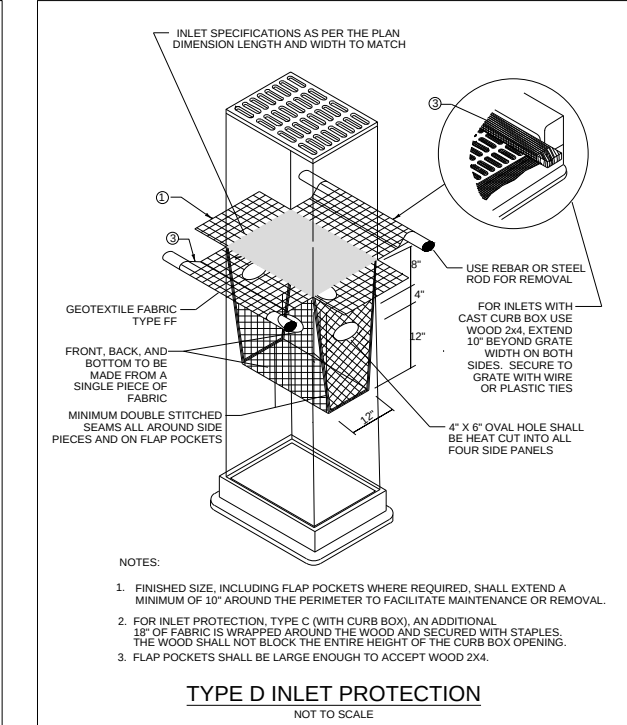
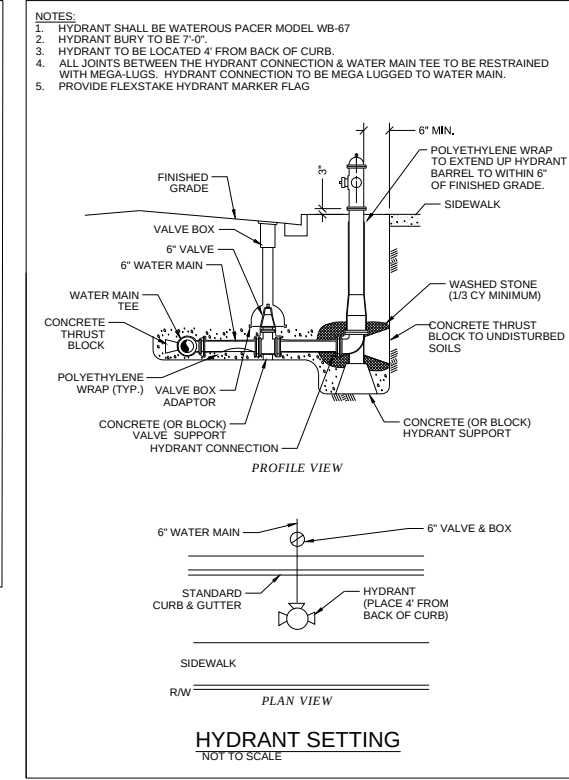
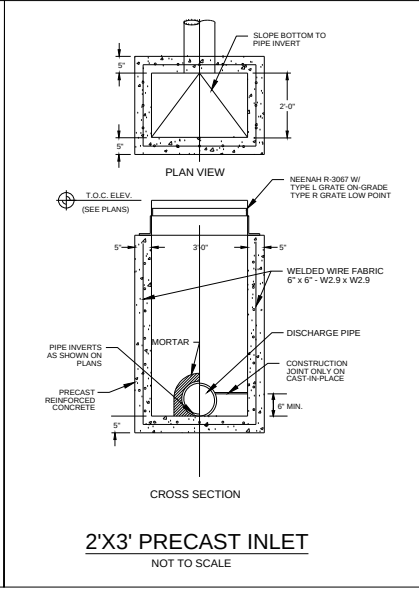
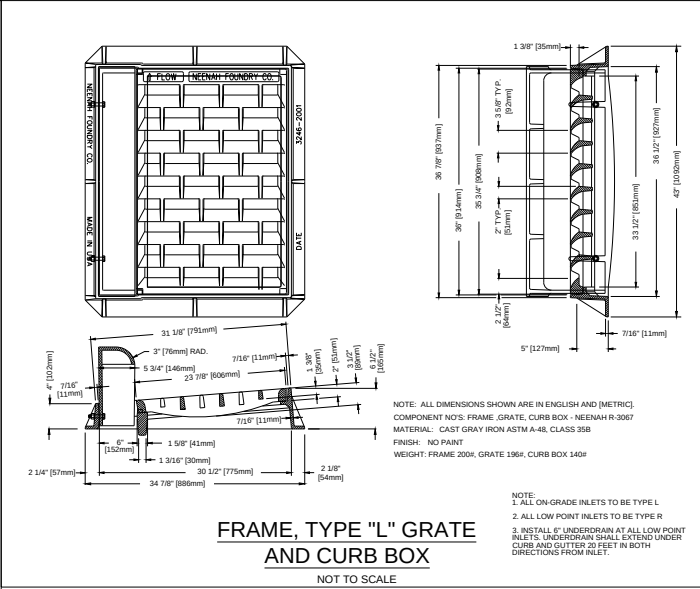
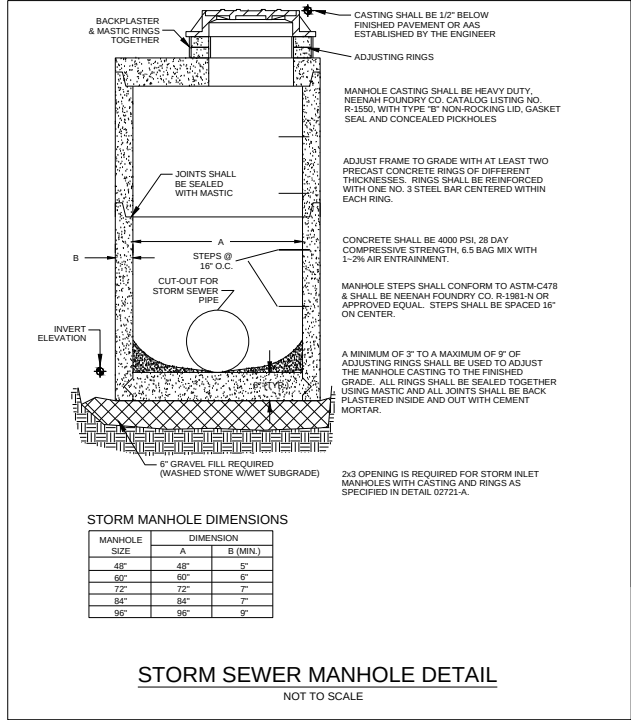
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TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
Madison Wisconsin

Site Utility Plan

PROJECT
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C400

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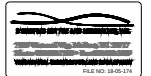
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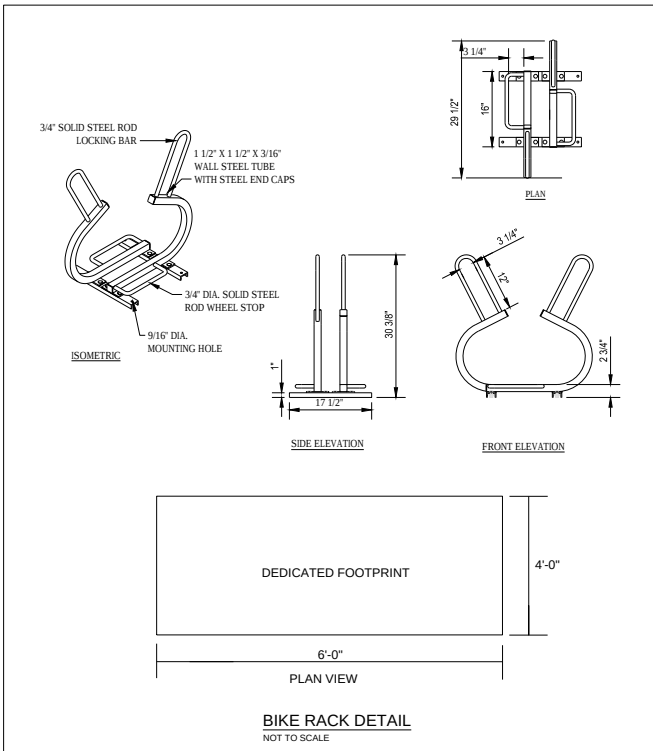
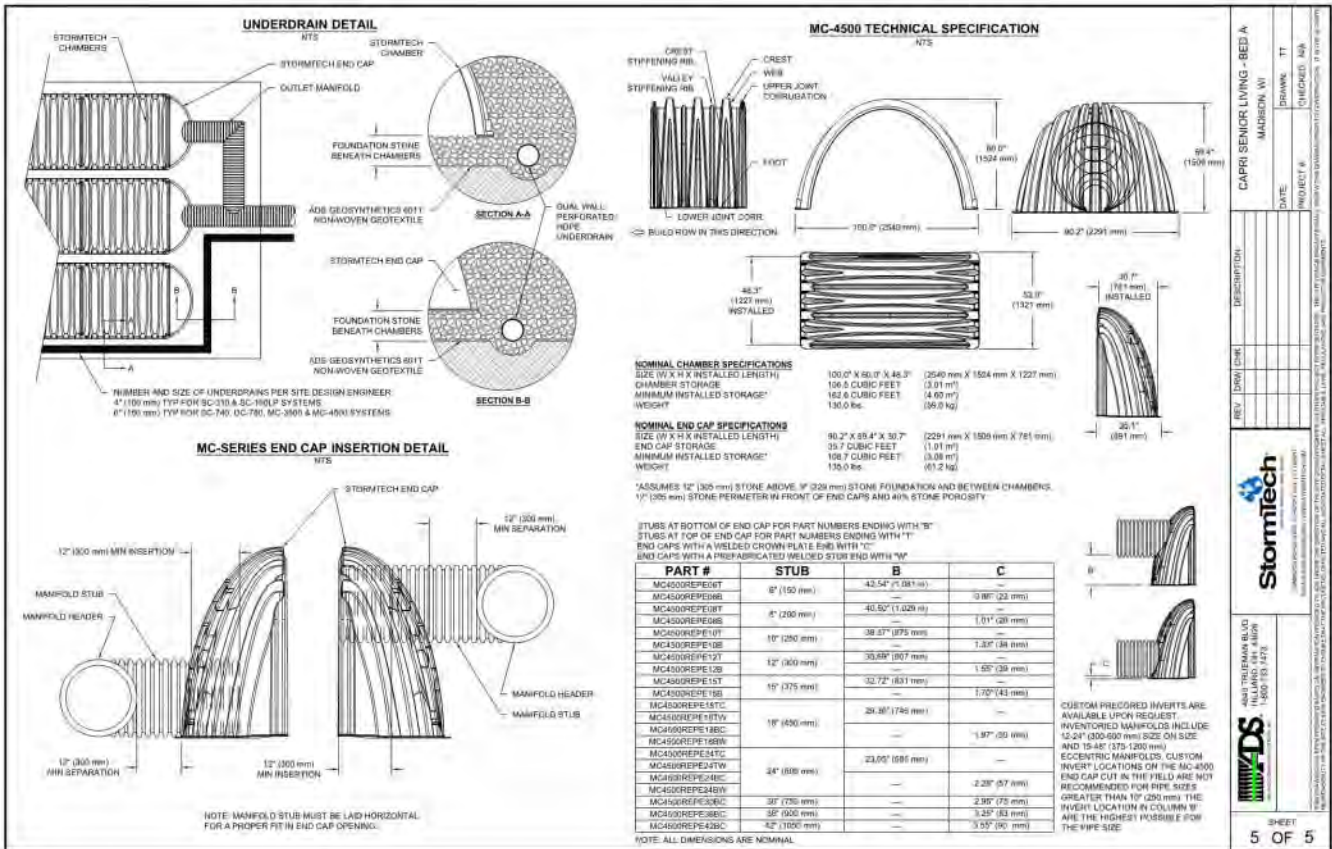
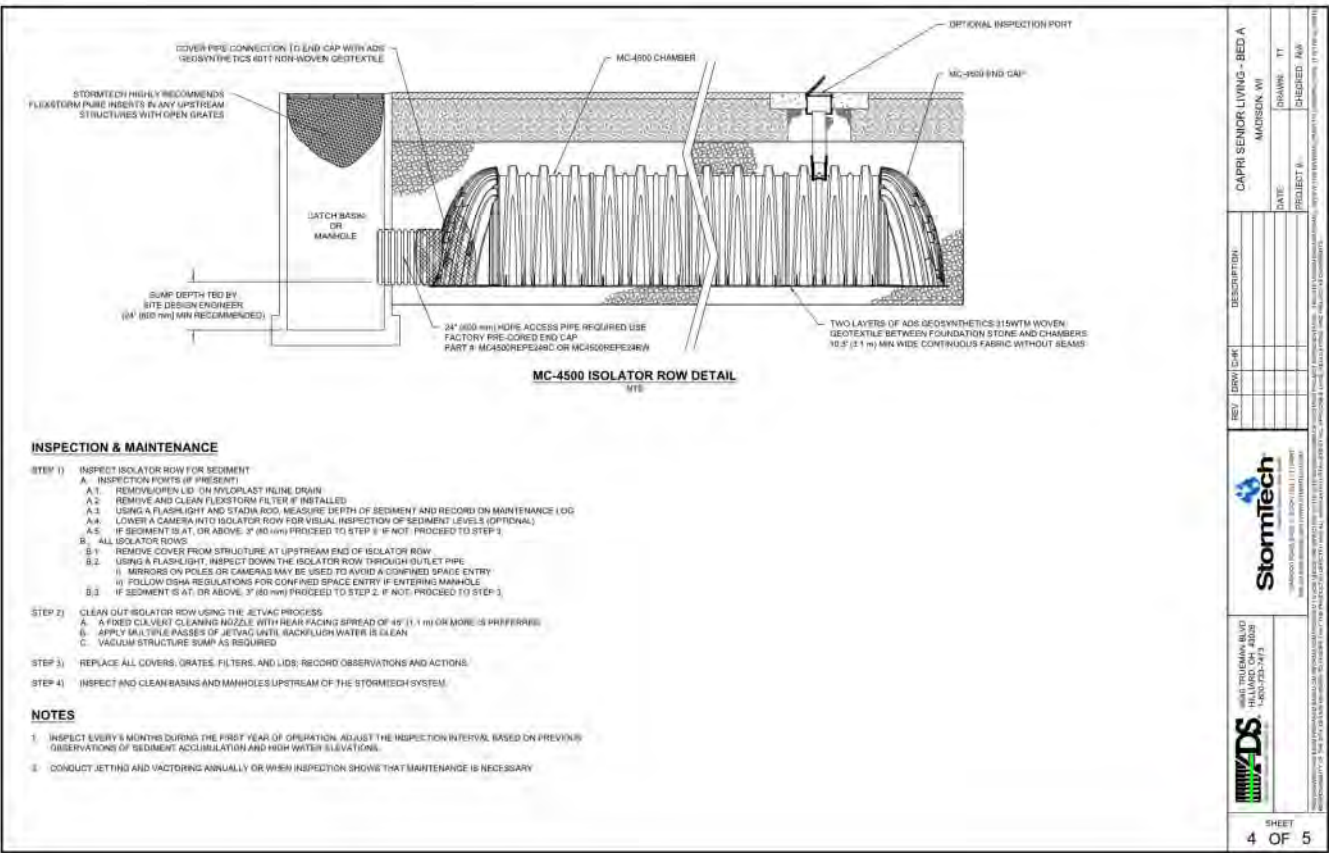
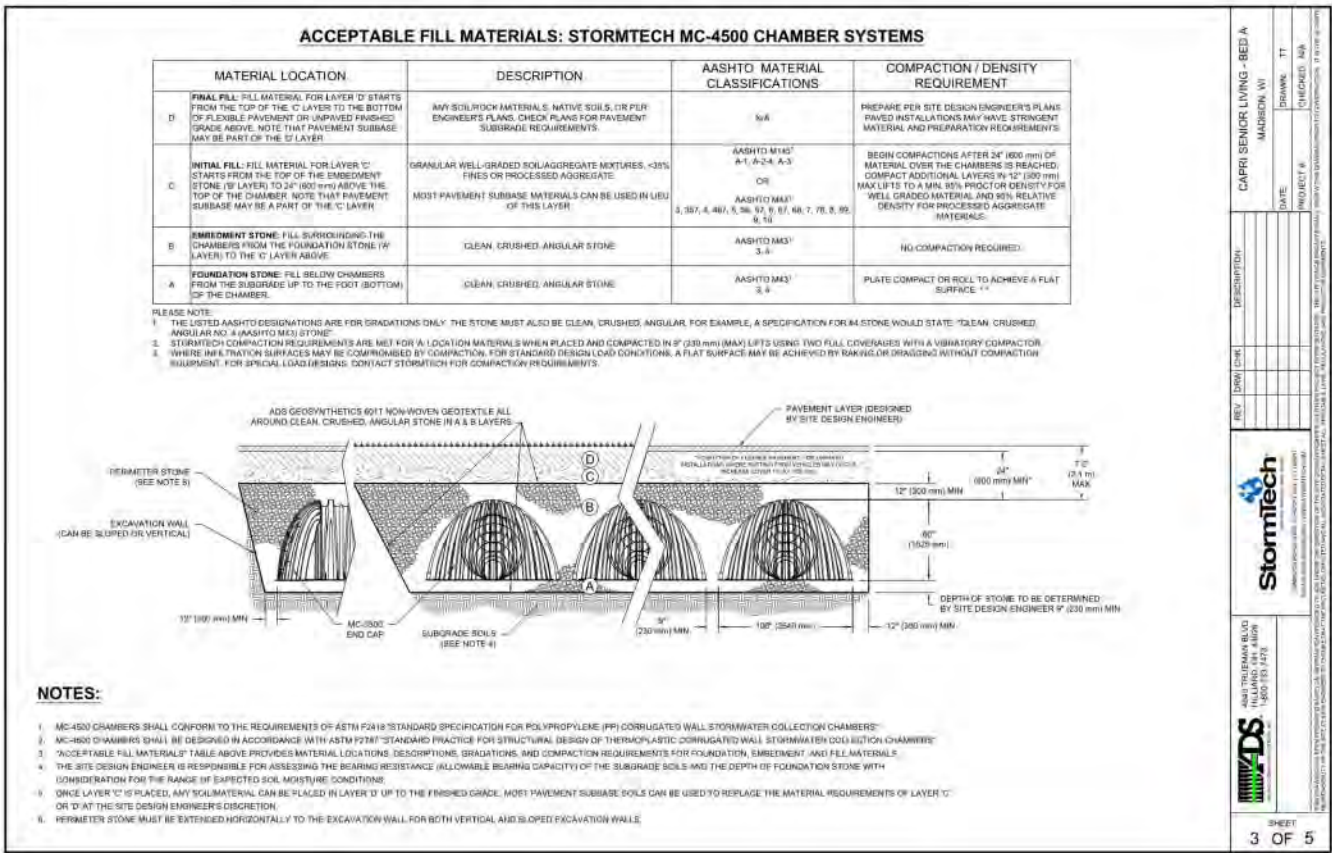


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DIGGERS HOTLINE
Dial 811 or (800) 242-8511
DiggersHotline.com

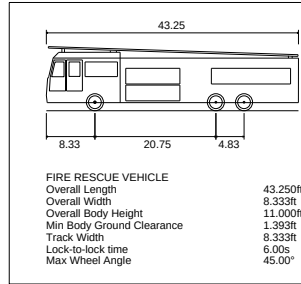
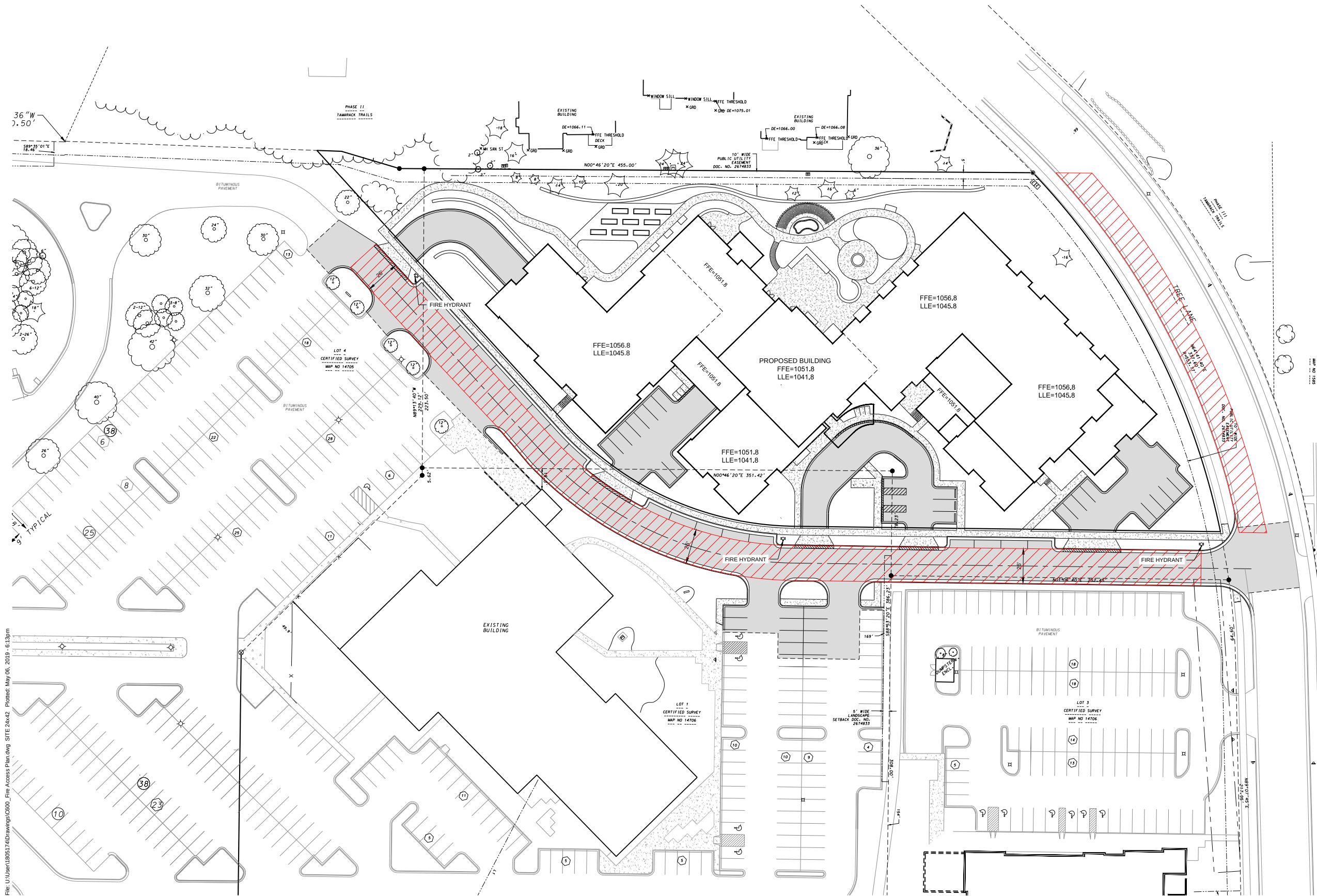


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PROJECT
181801
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File: U:\User\1805174\Drawings\C600_Fire Access Plan.dwg SITE 24x42 Plotted: May 06, 2019 - 6:13pm

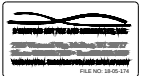


Fire Access Plan



1414 HUNTERWOOD AVE.
WATKINS, WI 53091
414.401.8101 TEL
414.401.8001 FAX
WWW.JGAARCH.COM

REVISIONS



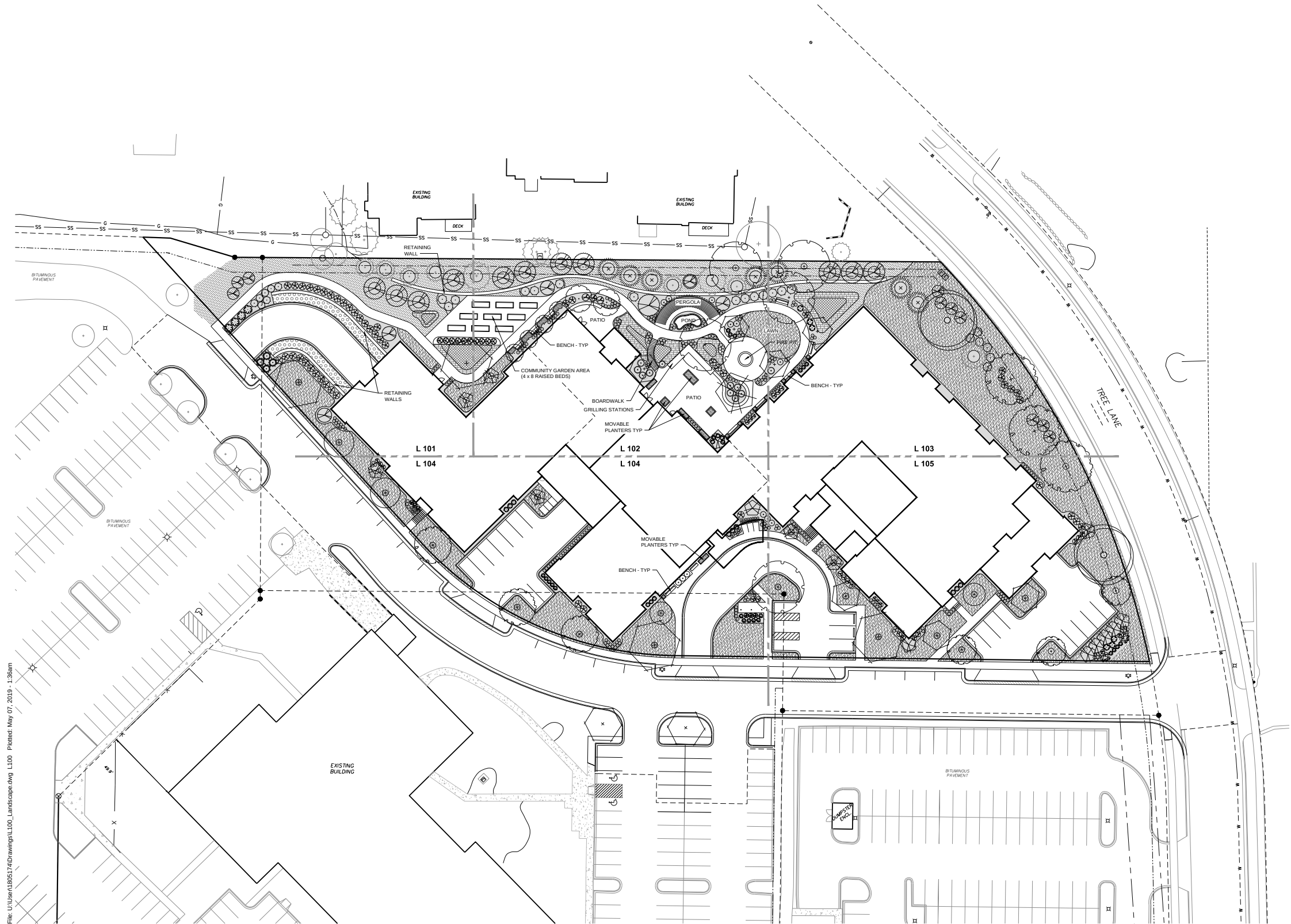
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8 MAY 2019
PROJECT
181801
SHEET NO.

File: U:\Users\139574\Drawings\L100_Landscape.dwg L100 Plotted: May 07, 2019 - 1:38am



LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
5 POINTS PER 300 SF OF DEVELOPED AREA
GROSS DEVELOPED AREA = 91,271 SQ FT
BUILDING FOOTPRINTS = 52,894 SQ FT
NET DEVELOPED AREA = 38,377 SQ FT (0.88 ACRE)

TOTAL POINTS REQUIRED = 640 POINTS

POINTS PROVIDED = 3,748 POINTS

STREET FRONTAGE REQUIREMENT:
1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

TREE LANE FRONTAGE = 308 FT
PLANTS REQUIRED = 10 OVERSTORY TREES OR
20 EVERGREEN / ORNAMENTAL TREES
50 SHRUBS

PLANTS PROVIDED = 6 OVERSTORY TREES
3 EVERGREEN TREES
5 ORNAMENTAL TREES
50 SHRUBS

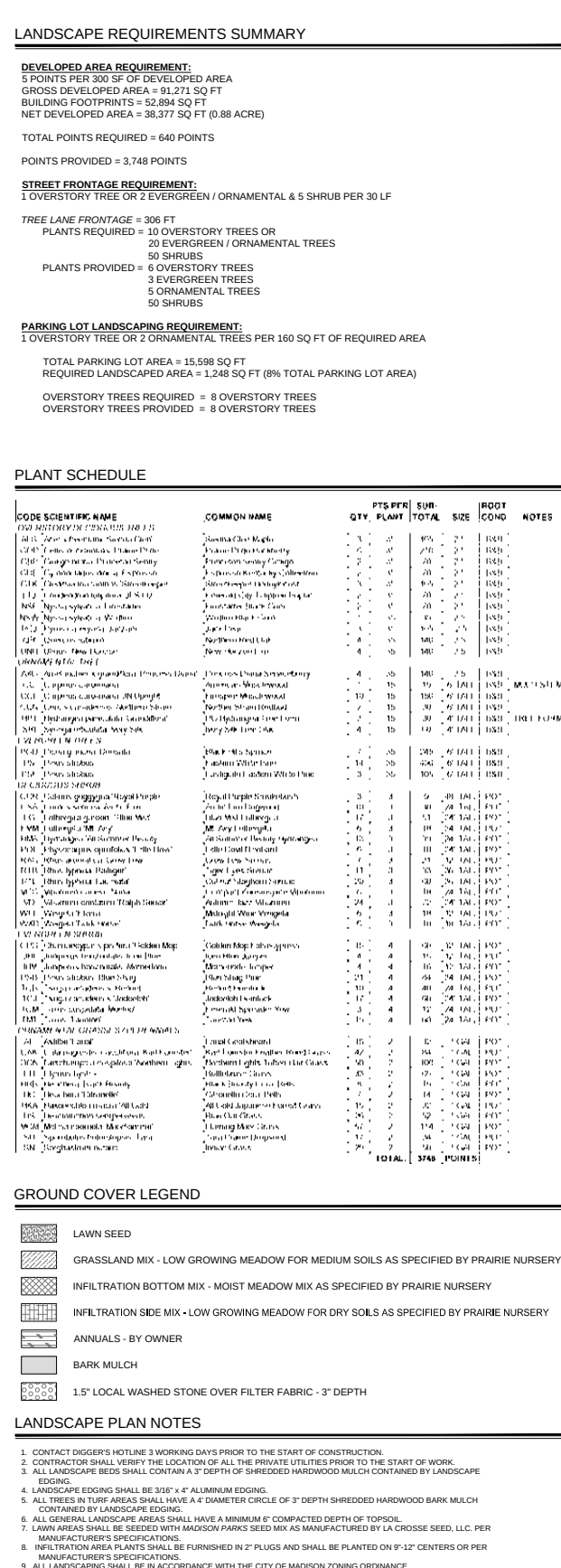
PARKING LOT LANDSCAPING REQUIREMENT:
1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 15,598 SQ FT
REQUIRED LANDSCAPED AREA = 1,248 SQ FT (8% TOTAL PARKING LOT AREA)

OVERSTORY TREES REQUIRED = 8 OVERSTORY TREES
OVERSTORY TREES PROVIDED = 8 OVERSTORY TREES

PLANT SCHEDULE

CODE	SCHEMATIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB TOTAL	SIZE	ROOT COND	NOTES
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8 MAY 2019
PROJECT
181801
SHEET NO.

File: U:\User\1805174\Drawings\L100_Landscape.dwg L101 Plotted: May 07, 2019 - 1:36am



OVERSTORY TREES REQUIRED = 8 OVERSTORY TREES
OVERSTORY TREES PROVIDED = 8 OVERSTORY TREES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE SCHEDULED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/4" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 4" DIAMETER CIRCLE OF 3" DEPTH SHREDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL TURF AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
7. LAWN AREAS SHALL BE SEEDING WITH MADISON PARK SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER THE SPECIFICATIONS.
8. INFILTRATION AREA PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 12" SPACINGS OR PER MANUFACTURER'S SPECIFICATIONS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

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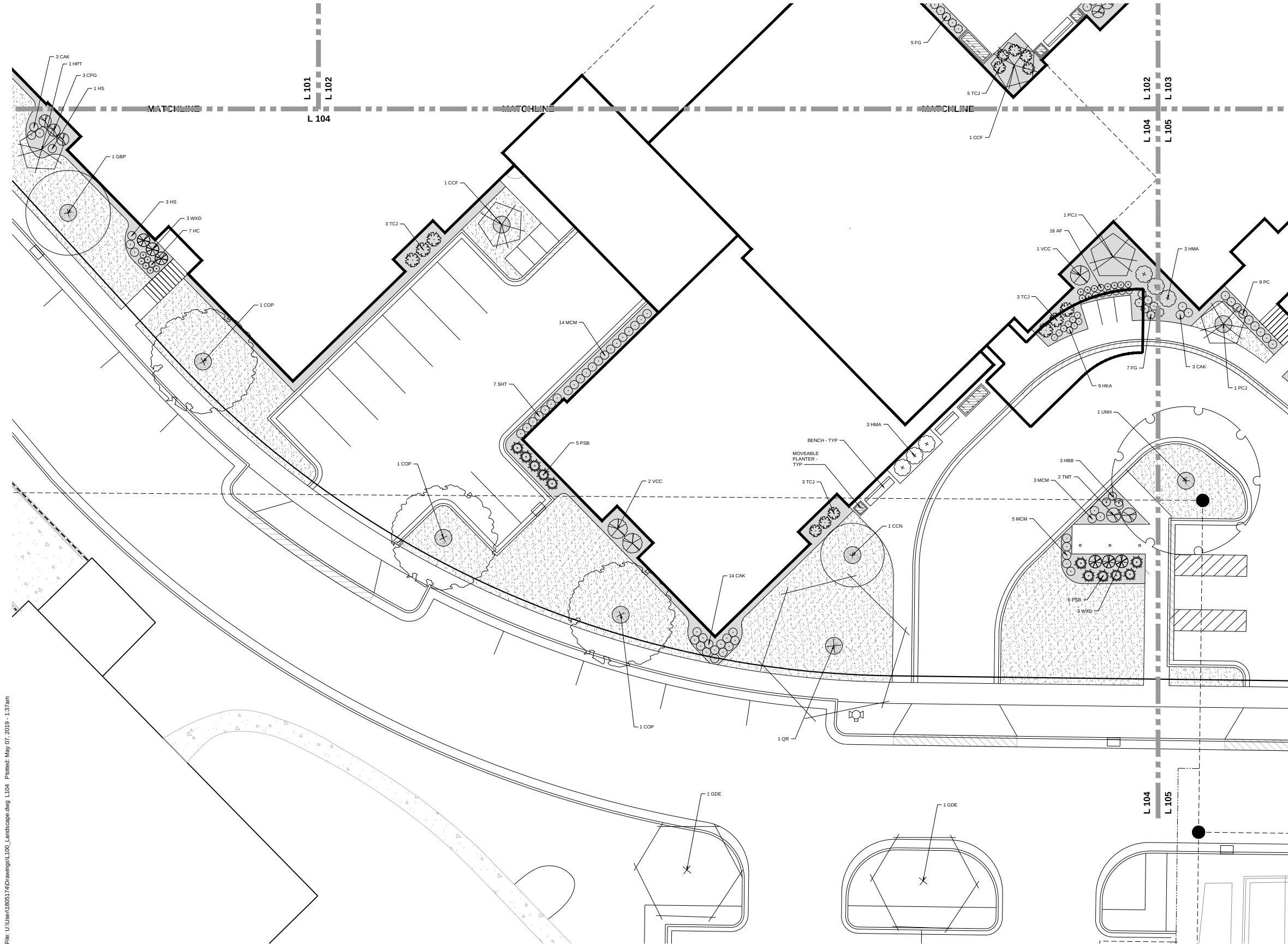
DATE
08 MAY 2019

PROJECT
181801

SHEET NO.



File: U:\User\139574\Drawings\L100_Landscape.dwg L104 Printed: May 07, 2019 - 1:37am



LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:

5 POINTS PER 300 SF OF DEVELOPED AREA
GROSS DEVELOPED AREA = 91,271 SQ FT
BUILDING FOOTPRINTS = 52,894 SQ FT
NET DEVELOPED AREA = 38,377 SQ FT (0.88 ACRE)

TOTAL POINTS REQUIRED = 640 POINTS

POINTS PROVIDED = 3,748 POINTS

STREET FRONTAGE REQUIREMENT:

1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30' LF

TREE LANE FRONTAGE = 308 FT

PLANTS REQUIRED = 10 EVERGREEN / ORNAMENTAL TREES
50 SHRUBS

PLANTS PROVIDED = 6 OVERSTORY TREES
3 EVERGREEN TREES
5 ORNAMENTAL TREES
50 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:

1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 15,598 SQ FT

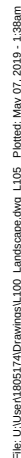
REQUIRED LANDSCAPED AREA = 1,248 SQ FT (8% TOTAL PARKING LOT AREA)

OVERSTORY TREES REQUIRED = 8 OVERSTORY TREES

OVERSTORY TREES PROVIDED = 8 OVERSTORY TREES

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB TOTAL	SIZE	ROOT COND	NOTES
010	ACTINOTRIS ALBA	White Flowering Currant	3	20	60	24"	1501	
011	ACTINOTRIS ALBA	White Flowering Currant	3	20	60	24"	1501	
012	ACTINOTRIS ALBA	White Flowering Currant	3	20	60	24"	1501	
013	ACTINOTRIS ALBA	White Flowering Currant	3	20	60	24"	1501	
014	ACTINOTRIS ALBA	White Flowering Currant	3	20	60	24"	1501	
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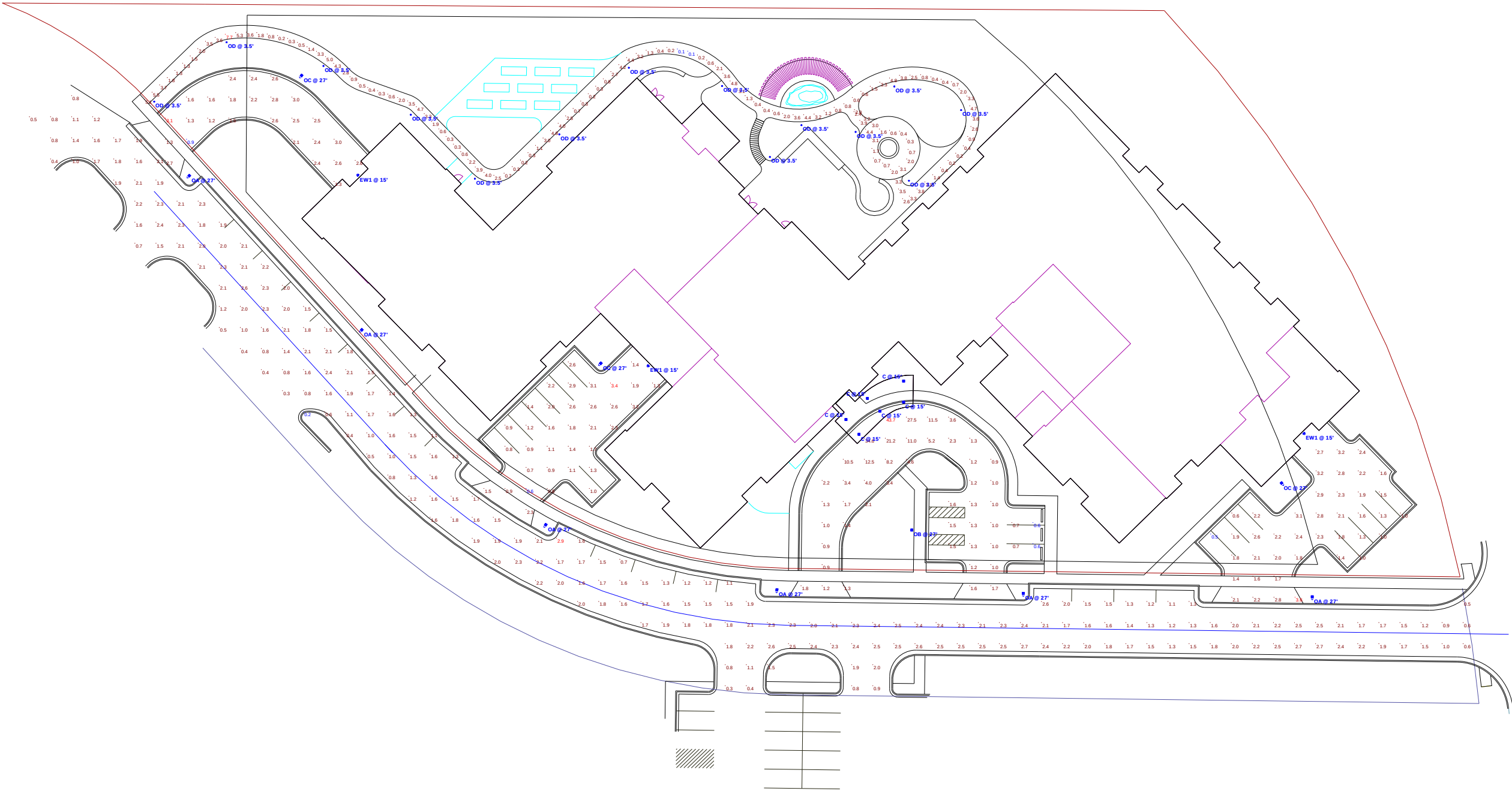


Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	C	6	Cree Inc	CPY250-B-xx-F-B-UL-xx-	Canopy Fixture	LED 3000K	1	CPY250-B-XX-F-B-UL-XX-30K_CONFIGURED.ies	11846	1	96
	OA	6	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SL2-7030-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	LED 3000K	32	GLEON-AF-02-LED-E1-SL2-7030-HSS.ies	305	1	113
	OB	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-03-LED-E1-SWQ-7030	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 3000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V WIDE OPTICS	LED 3000K	48	GLEON-AF-03-LED-E1-SWQ-7030.ies	386	1	166
	OC	3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-03-LED-E1-SL4-7030-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 3000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	LED 3000K	48	GLEON-AF-03-LED-E1-SL4-7030-HSS.ies	297	1	166
	EW1	3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	IST-E01-LED-E1-BL3-7030	IMPACT ELITE LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - Type 3 W/ BACK LIGHT CONTROL	LED 3000K	21	IST-E01-LED-E1-BL3-7030.ies	117	1	24.7
	OD	14	RAB LIGHTING INC. RC LIGHTING	BLDR24Y, (42" ROUND BOLLARD)	3.5' Bollard	LED 3000K	20	rab03645.ies	109	1	22.8

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entrance Drive	+	2.2 fc	3.1 fc	0.9 fc	3.4:1	2.4:1
Parking Lot 1	+	1.7 fc	3.4 fc	0.6 fc	5.7:1	2.8:1
Parking Lot 2	+	5.1 fc	43.7 fc	0.6 fc	72.8:1	8.5:1
Parking Lot 3	+	2.0 fc	3.6 fc	0.5 fc	7.2:1	4.0:1
Roadway	+	1.7 fc	2.9 fc	0.2 fc	14.5:1	8.5:1
Sidewalk	+	2.1 fc	7.7 fc	0.1 fc	77.0:1	21.0:1

Note
FC Measured at 0' AFG

Pole Mounted Fixtures = 27' AFG
(25' Pole + 2' Base)



Plan View
Scale - 1" = 25ft



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 7043 Tree Lane

Contact Name & Phone #: Bruce Hollar 608-833-7530

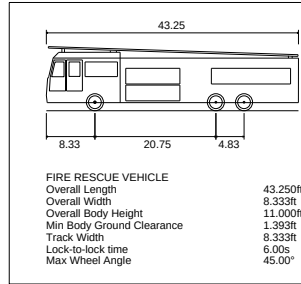
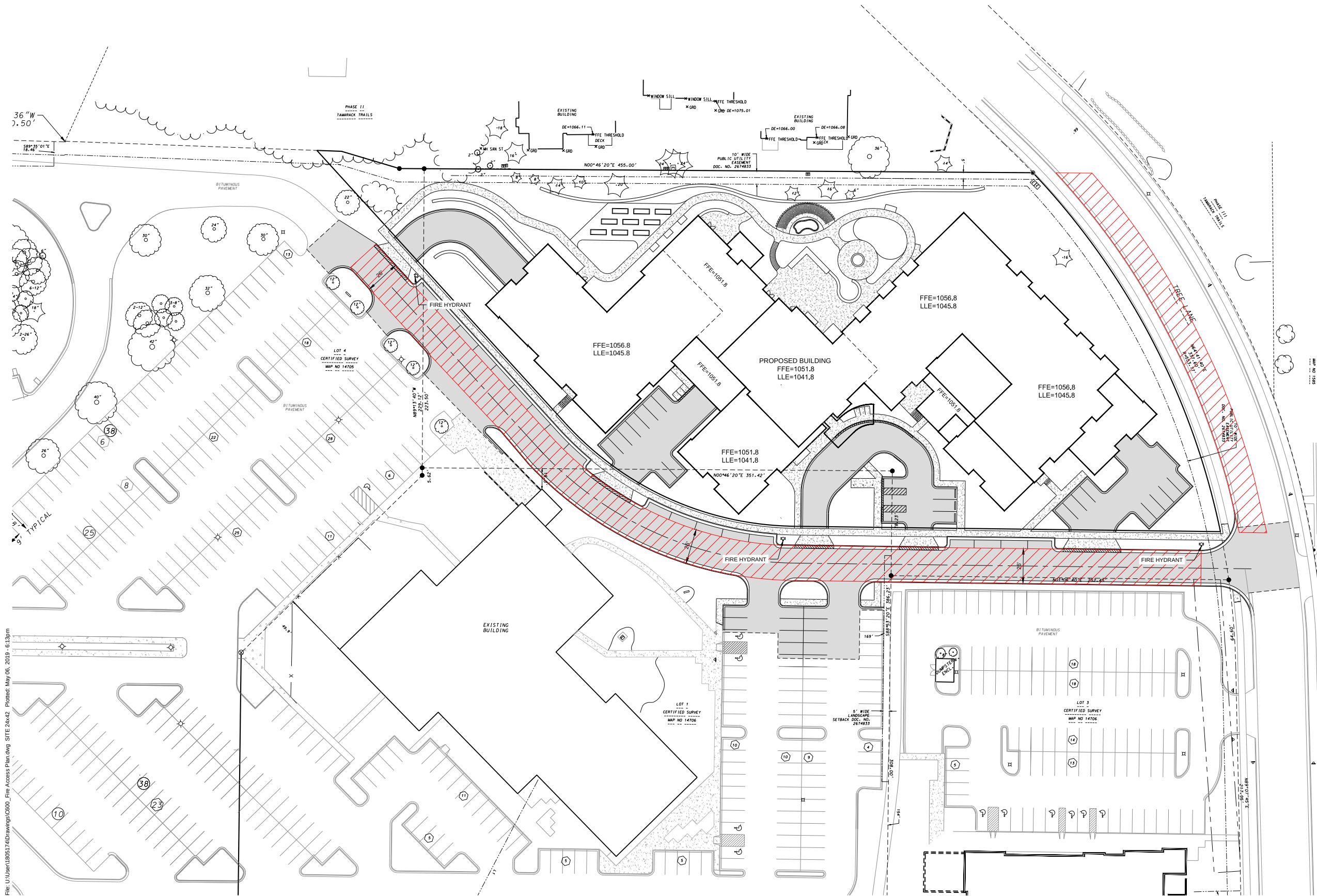
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☐ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☐ No	☒ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☐ No	☒ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☐ No	☒ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☐ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☐ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☐ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6	☐ Yes	☒ No	☐ N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☐ Yes	☒ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
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?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

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

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

File: U:\User\1805174\Drawings\C600_Fire Access Plan.dwg SITE 24x42 Plotted: May 06, 2019 - 6:13pm

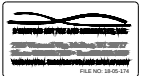


Fire Access Plan



1414 HANCOCK AVE.
WATKINS, WI 53091
414.401.8101 TEL
414.401.8001 FAX
WWW.JGAARCH.COM

REVISIONS



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



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DRAWN BY
DATE
8 MAY 2019
PROJECT
181801
SHEET NO.



Policy and Procedure

Category: Emergency Plan	Policy #:
Title: Fire Drill and Evacuation Procedure	Effective Date:

DRAFT – TREE LANE MADISON DEVELOPMENT – *final review and approval by local authority having jurisdiction*

Policy:

It is the company's policy to conduct monthly fire drills and simulate evacuation of the facility during each drill. At least one simulated night drill will be conducted annually with participants being staff members normally assigned to work the night shift. It is the company's policy to safely evacuate residents in danger during a fire emergency.

Procedure:

In the event of actual fire or smoke, all staff should immediately revert to the Evacuation Procedures within this document.

DRILL

- 1) Upon hearing the fire alarm, the Lead Caregiver on duty will proceed to the fire panel located at the front door of main entrance and front door of Memory Care entrance. The fire panel will provide a general location of the alarm. All other staff not providing direct care to a resident should report to the main lobby to confirm the location of the fire. Should a Lead Caregiver not be present in the building, this responsibility will move to the 1st floor medication passer. The fire alarm **SHOULD NOT BE SILENCED** at this time.
- 2) During an after hour fire emergency all staff should consider the Lead Caregiver or the 1st floor medication passer the person in charge.
- 3) The person in charge will relay the location of the alarm to all staff present and assign staff member(s) to investigate the extent of the fire.
- 4) Fire Emergency Assignment cards will be kept in the emergency boxes located in each laundry room. There will be an assignment card for each floor, kitchen staff, and the person in charge. Those individuals not in immediate proximity to the alarm location will head to their emergency box and begin completing the tasks on their Emergency Assignment Cards. There are additional Emergency Assignment Cards located in the Kitchen, the Front Office, and duplicate master posted in the staff rooms.
- 5) When the extent and location of the fire is confirmed, the staff member at the scene of the alarm will immediately report back to the person in charge what they have found by using the hand held radio or direct verbal communication if the hand held radios cannot be properly used.

- 6) If a fire has been found and the alarm is legitimate, the person in charge will be notified of details. The individual who found the fire will immediately begin assessing the environment for safe evacuation of residents.
- 7) The person in charge will proceed to notify remaining staff of the location of the fire. The person in charge will proceed to the fire location to assist with staff evacuation.
- 8) In order to ensure the safety of all residents, each floor or department should complete their respective Emergency Assignment Card prior to proceeding to the location of fire and assisting with evacuation. Upon completion of their Emergency Assignment Cards remaining staff should head directly to fire location to aid in evacuation/relocation of residents.
- 9) In the performance of a fire drill or false alarm, the person in charge will relay an "all clear" call to all floors using the hand held radio when the drill is completed. If the person in charge has not already done so they will proceed to silence the fire alarm system using the system control panel. In the event of a fire the system should NOT be reset, this should be left for the local fire department. Should the alarm be connected to a scheduled exercise, person in charge will reset the alarm after successful completion of the drill.
- 10) If the alarm was intentionally tripped as part of a scheduled fire drill, the person in charge will finish the exercise by completing a *Fire Drill/Evacuation Form*.

EVACUATION:

- 1) If a fire is found on a unit and cannot be easily extinguished within 30 seconds staff should begin evacuation procedures. ***[REMEMBER TRASH CAN RULE: if a fire appears to be larger than a small office trash can- you should not attempt to extinguish- begin evacuation and relocation immediately.]***
- 2) **STOP**- has a fire alarm been pulled, has 911 been called? Confirm emergency personnel have been dispatched before you begin evacuation procedures.
- 3) The person in charge should direct evacuation with the goals of efficiency, accountability, and safety in mind. The evacuating staff should never endanger themselves or other residents in order to complete an evacuation (**safety**). Staff will focus on properly assisting as many residents to safety as quickly as possible (**efficiency**). The person in charge should have the updated resident roster and staff schedule to make note of the remaining residents (**accountability**). This information is to be relayed to emergency personnel as soon as they arrive on the premises.
- 4) The facility's elevators cannot be used in a fire emergency. Only residents who can safely manipulate stairs independently should be directed to use the stairwells as a means of evacuation.
- 5) Residents that can be safely evacuated should be escorted to ____ **TBD** _____. If residents are being evacuated, a staff member must remain with the residents. Evacuated residents should never be left alone and should be supervised by at least one staff member whenever possible (**safety and accountability**).
- 6) During an evacuation residents on safe floors are protected by the facility's fire rated construction and should not be evacuated unless their room is directly above, below, or

adjacent to the location of the fire. Residents should be escorted to their rooms and remain with their doors closed until an “all clear” announcement is made over the hand held radios or further direction from emergency services is provided.

EMERGENCY EVENT BACKUPS

Evacuation Safe Shelter

Determine with fire department

Emergency Medication Supply

Determine at occupancy

Emergency Food Supply

American Red Cross

Determine location



Parking Adjustments

(To be accompanied by a site plan and information supporting the requested adjustment.)

FOR OFFICE USE ONLY

Date:

Received by:

Zoning District:

Parcel No.:

Special Conditions:

Type or print, using pen, not pencil. Check the parking adjustment(s) which is requested.

- | | |
|---|--|
| ☐ Deferred provision of parking | ☐ Off-site parking availability |
| ☐ Shared parking (see separate request form) | ☐ Moped substitution |
| ☐ Parking stall reduction | ☐ Bicycle substitution |
| ☒ Bicycle parking reduction | ☐ Parking exceeding maximum |
| ☐ Shared car availability | |
| ☐ Transit corridor proximity | |

Address of Property: 7043 Tree Lane	
Name & Address of Owner: Capri Senior Communities	
20875 Crossroads Circle, Suite 400 Waukesha, WI 53186	
Name & Address of Applicant (or owner's representative): same as above	
owner's representative: Amy Schoenemann	
Phone Number: 262-289-2759	Email: aschoenemann@capricommunities.com
Brief Summary of Proposal:	

The bike parking requirement indicates 1:1 independent units, 1:4 assisted living units, 1:5 employees. The proposed Tree Lane senior development will include 150 independent units (150 bikes), 32 assisted living units (8 bikes) and will accommodate 28 staff members (6 bikes) which requires 164 total bicycle stalls.

Capri has 27-years of experience owning and operating senior communities across Wisconsin. Our portfolio includes 17 campuses comprised of over 2,200 units with diversity across urban and suburban locations, most of which offer a micro-continuum of services for independent, assisted, memory care and employees over 600 team members. Statistically, Capri's resident bicycle ownership averages 3 bikes: 100 independent living units, 1 bike: 50 assisted living units, and 2 staff bikes: building. Applying this data would suggest a total of 8 bicycle stalls at Tree Lane. Capri is currently constructing a 118-unit senior development in downtown Milwaukee along the Van Buren bus line in a high-density area in which 12 parking stalls were required (70% inside / 30 % public) by the Department of Community Development (DCD). The average age of our independent living residents is 83 years old; whereas Capri is trying to attract a younger demographic target of 75 years old at the Madison development. For this reason and due to the micro-cultural differences in wellness & fitness in the city of Madison, we believe 32 stalls (a 300% increase over Capri's existing campuses) would provide adequate bicycle parking.

The following section is to be filled in by the applicant with Zoning staff assistance. The applicant must submit information to support the request for a parking adjustment.

1) On bus route: ☒ YES ☐ NO

2) Within 1000 feet of bicycle path: YES ☐ NO ☒

3) Bicycle rack on private property: YES ☐ NO ☒

4) Public bike parking in public right of way within 200 feet: YES ☐ NO ☒

If yes, number of bike stalls:

5) Hours of operation: 7am to 8pm* *appx 3 care staff on site 24 x 7

6) Is this peak demand time for other uses: YES ☐ NO ☒

7) Is this a change of use? NO

8) New Building: YES

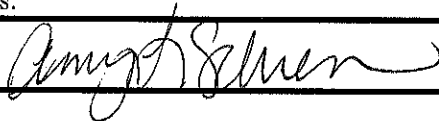
9) Addition to existing building: NO

10) Existing or potential shared parking: YES ☐ NO ☒

If yes, address:

Number of stalls:

Applicant's Signature:



Date:

5.6.2019

Parking Adjustments To Be Filled in by Zoning Staff

Existing Parking Requirement:	Existing Number of Stalls Provided:			
Proposed Parking Requirement:	Proposed Number of Stalls Provided:			
Number of Stalls Adjusted:	Percent of Adjustment Requested:			
11) Availability & Accessibility of Alternative Parking [1=Plenty available, 5=Little available (<i>bad</i>)]:				
a) On-street availability (Rate 1 to 5):				
b) Public parking within 500 feet: _____ stalls				
c) Other _____ stalls				
12) Impact on adjacent residential neighborhoods. Rate 1 to 5 [1=Low impact, 5=High impact (<i>bad</i>)]:				
13) Number of residential parking permits issued in the block (if applicable): n/a.				
14) Anticipated increased demand. Rate 1 to 5 [1=Low, 5=high (<i>bad</i>)]:				
Because of the diversity of situations and neighborhoods, some of the above criteria have greater influence on the parking stall reduction request. The following criteria are significant in this case.				
1	4	7	11.a.	10
2	5	8	11.b.	12
3	6	9	11.c.	13

Administrative Approval of Parking Stall Reduction Request

Parking requirement reduced by the greater of 5 parking stalls or 10% of the required parking:
Applicant:
Parking reduction up to 20 parking stalls:
Zoning Administrator:
Parking reduction of more than 20 stalls but less than 25% of the required parking:
Director of Planning & Community & Economic Development:

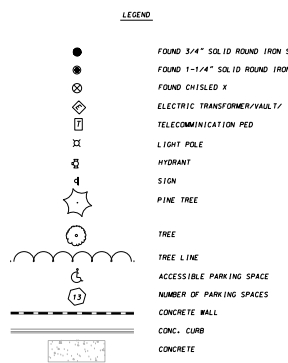
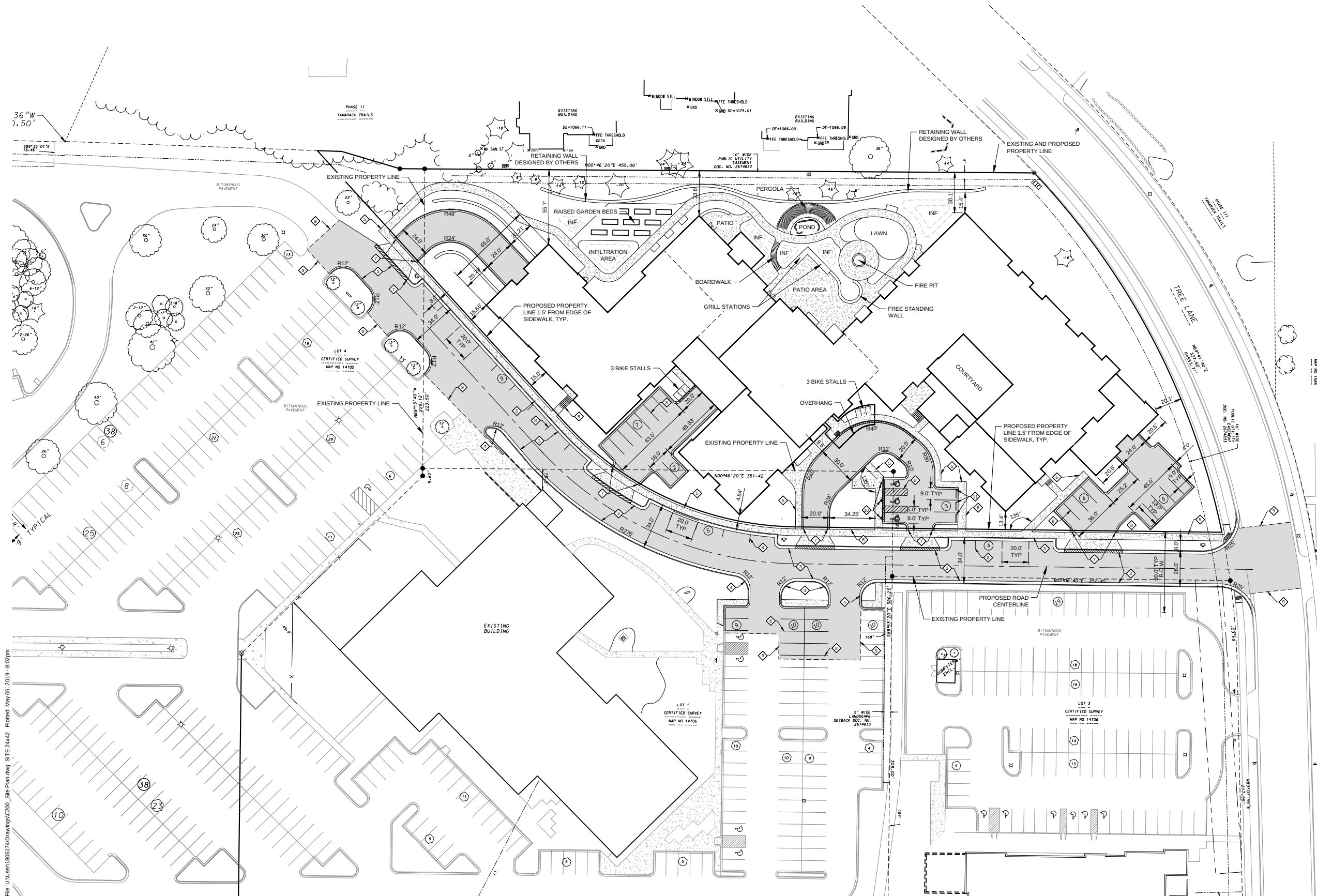
Zoning Administrator: _____

Administrative Approval of Parking in Excess of the Maximum Number of Stalls

Parking exceeding the requirement by the lesser of 5 parking stalls or 10% of maximum:
Applicant:
Parking exceeding maximum by up to 20 stalls:
Zoning Administrator:
Parking exceeding maximum by more than 20 stalls but not more than 10% of the maximum:
Director of Planning & Community & Economic Development:

Zoning Administrator: _____

File: U:\User\1805174\Drawings\C200_Site Plan.dwg, SITE 24x42, Plotted: May 06, 2019 - 8:02pm



SITE PLAN INFORMATION BLOCK	
Existing Lot Area	139,244 sf
Proposed Lot Area	128,640 sf
Building Area	51,555 sf
Total Accessible Stalls	3
Total On-Site Standard Parking Stalls	21
Total Parallel Parking Stalls	18

- PROPOSED IMPROVEMENTS LEGEND**
- HMA PAVEMENT
 - CONCRETE PAVEMENT
 - PROPOSED PARKING SPACE COUNT
 - DEPRESSED CURB

- KEYNOTES**
- 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
 - 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
 - 30-INCH CURB & GUTTER
 - TRANSITION FROM 18" TO 30" CURB
 - 5' SIDEWALK
 - 6' SIDEWALK
 - 2' CURB TERMINUS
 - PARKING SPACE STRIPING - TYP
 - MEET EXISTING ASPHALT PAVEMENT
 - ACCESSIBLE PARKING SIGN
 - CONCRETE WHEEL STOP

- NOTES**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 - PROVIDE CONTROL JOINTS 10'± O.C. PROVIDE EXPANSION JOINTS 50' O.C.
 - EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
 - EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
 - PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
 - CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - ALL PARCELS WITHIN THIS DEVELOPMENT ARE BOUND BY THE CROSS ACCESS AGREEMENT ON FILE WITH THE REGISTER OF DEEDS.
 - UPON CONSULTATION, THE CITY TRAFFIC ENGINEER MAY DETERMINE A DELAY IN CONSTRUCTION OF THE STREETS IS APPROPRIATE.

Site Plan

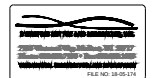
TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
Madison Wisconsin



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TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



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THE DRAWING IS THE DESIGN CONTRACTOR'S RESPONSIBILITY AND THE USER'S RESPONSIBILITY. THE USER SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THIS DRAWING WITHOUT THE USER'S AUTHORIZATION OR THE DESIGN CONTRACTOR'S AUTHORIZATION.

DRAWN BY
DATE
8 MAY 2019
PROJECT
181801
SHEET NO.

C200