

CITY OF MADISON

Proposed Rezoning

Location: 618 & 718 Jupiter Drive

Applicant: Scott Frank/
Jerry Bourquin - Dimension IV - Madison

From PUD(GDP) District(s)

To PUD(SIP) District(s)

Existing Use: Vacant Land

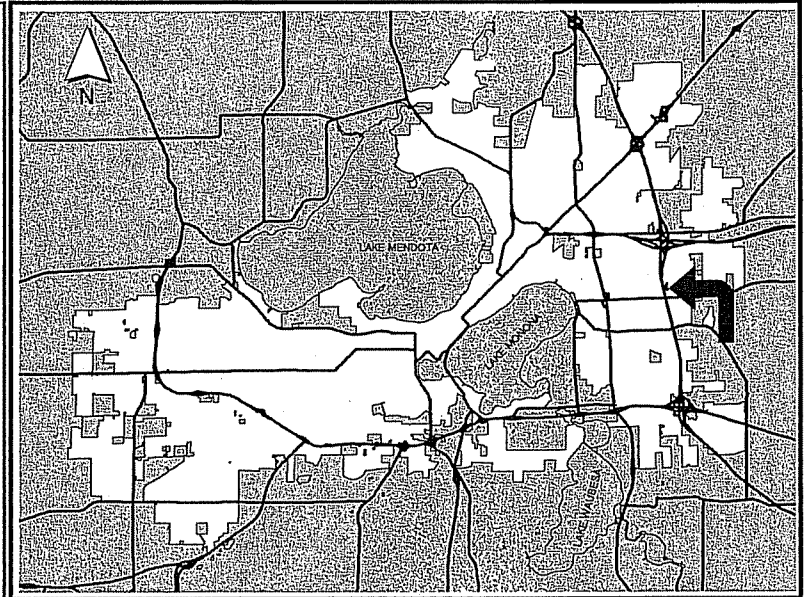
Proposed Use: Nursing Home, Assisted Living Facility
& 77 Unit Senior Apartment Building

File No. _____

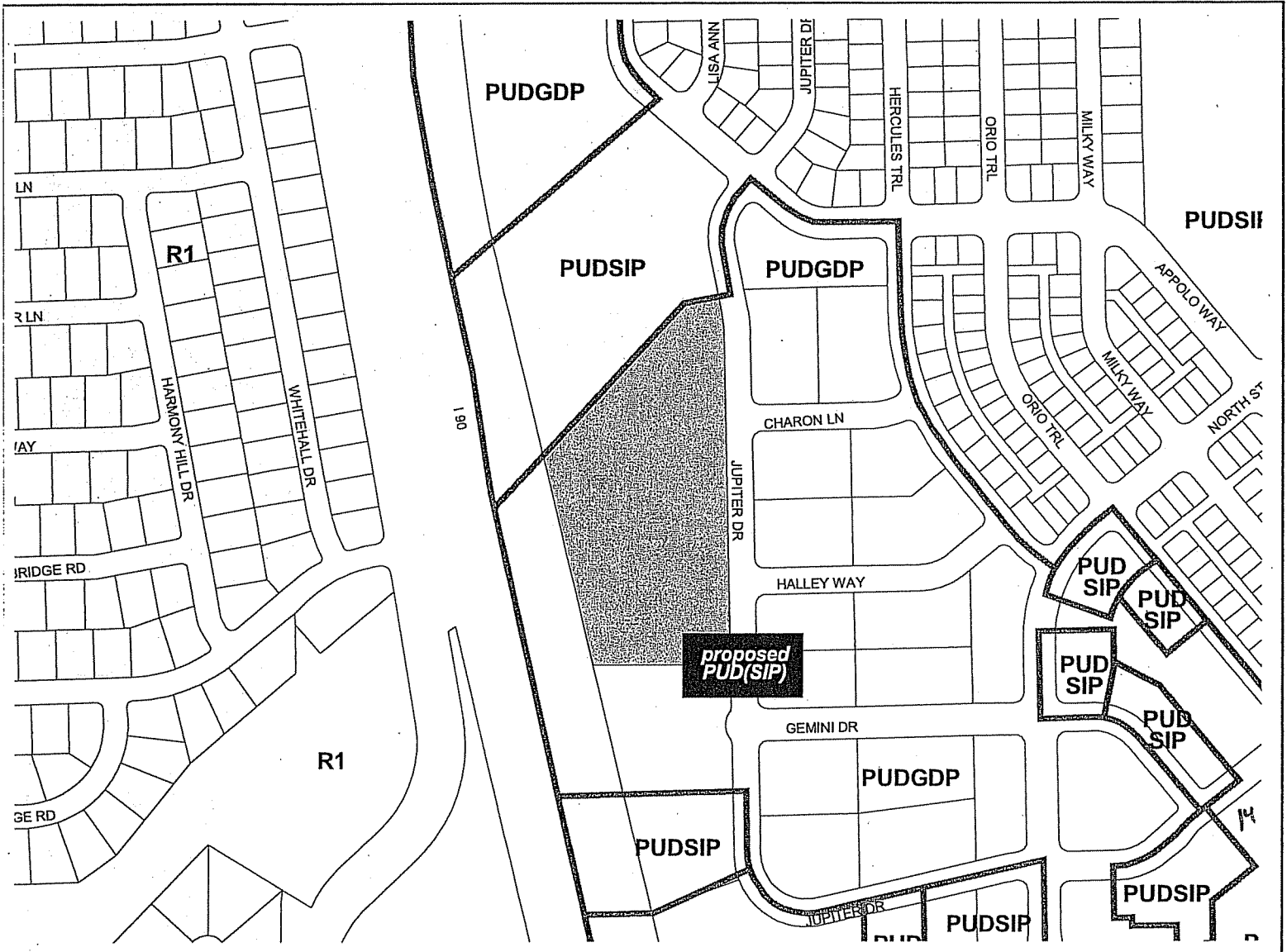
Public Hearing Dates:

Plan Commission 04 April 2005

Common Council 19 April 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

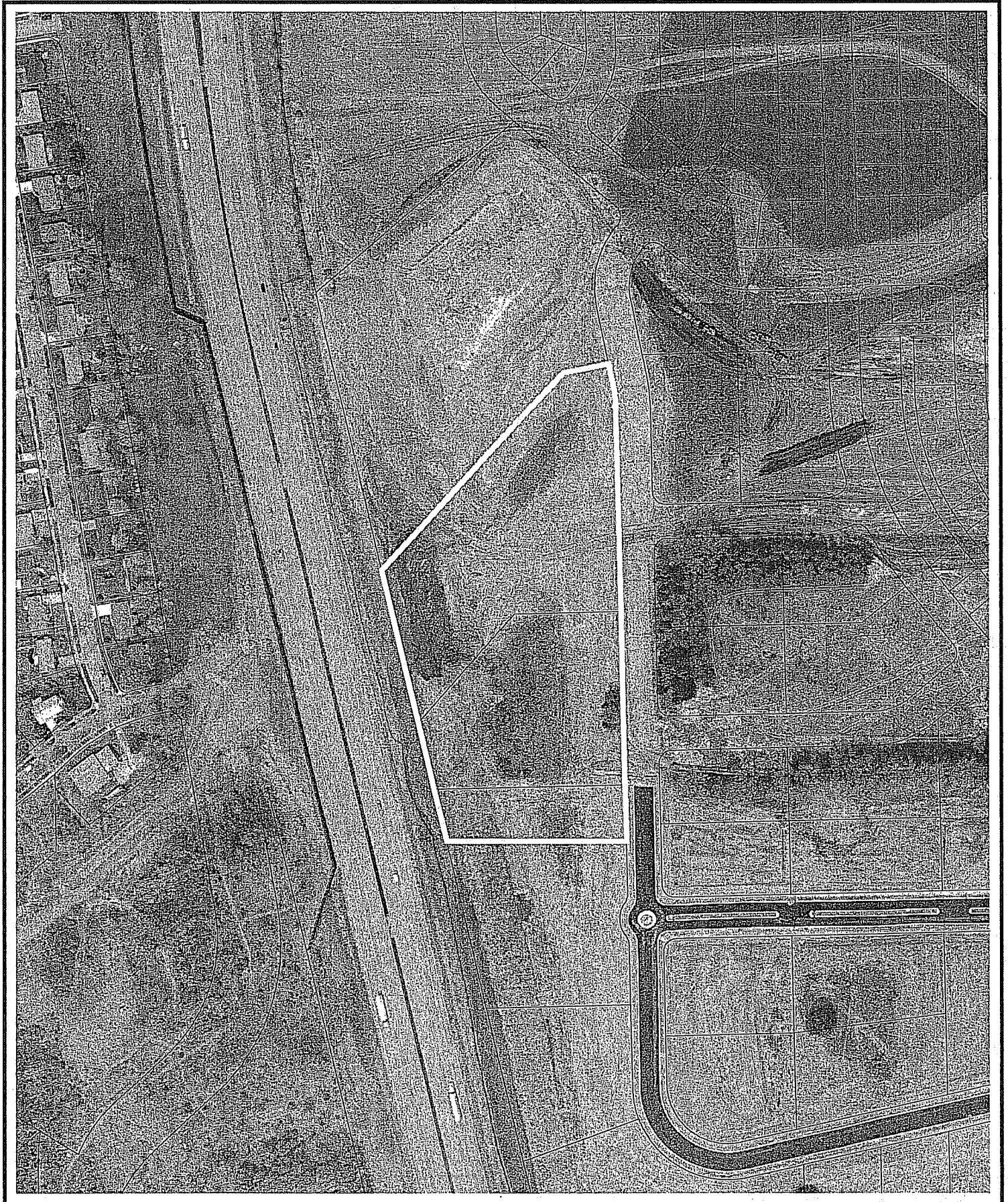


618 & 718 Jupiter Drive

0 100 Feet



Date of Aerial Photography - April 2003

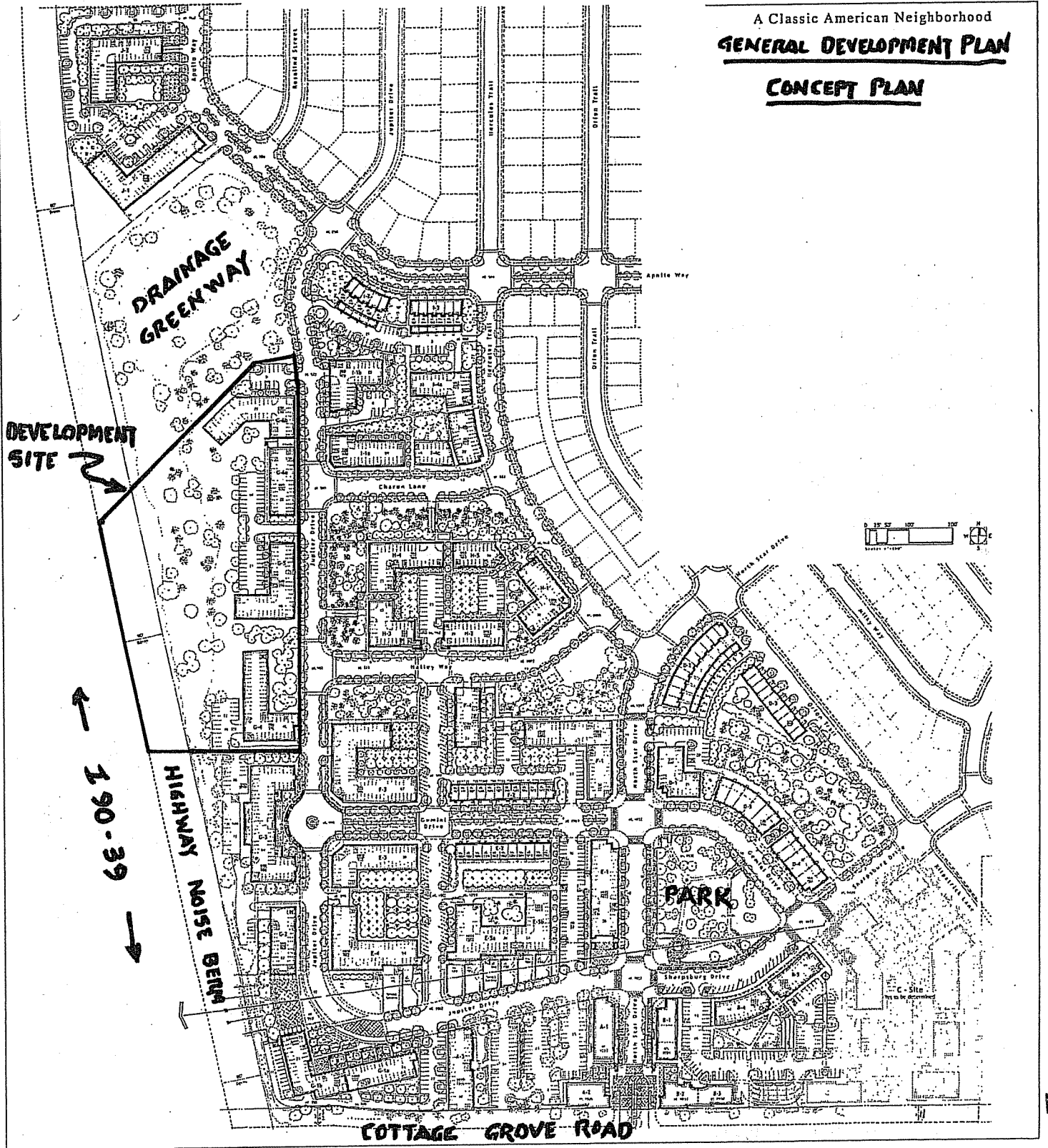


GRANDVIEW COMMONS

A Classic American Neighborhood

GENERAL DEVELOPMENT PLAN

CONCEPT PLAN



GRANDVIEW COMMONS - GENERAL DEVELOPMENT PLAN

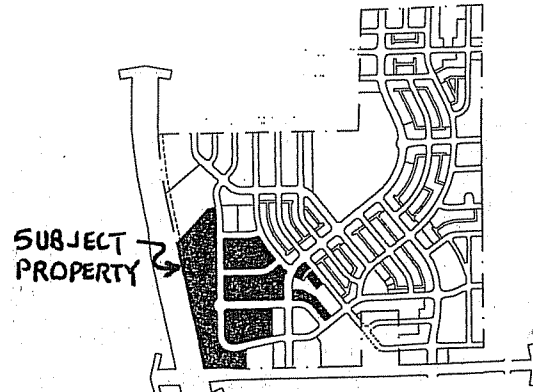
VERIDIAN HOMES

GRANDVIEW COMMONS

NEIGHBORHOOD CENTER RESIDENTIAL

Revised: August 11, 2003

Final Plat Numbers 435-439, 442-454, 460-464



Neighborhood Center Residential District Locations

Description

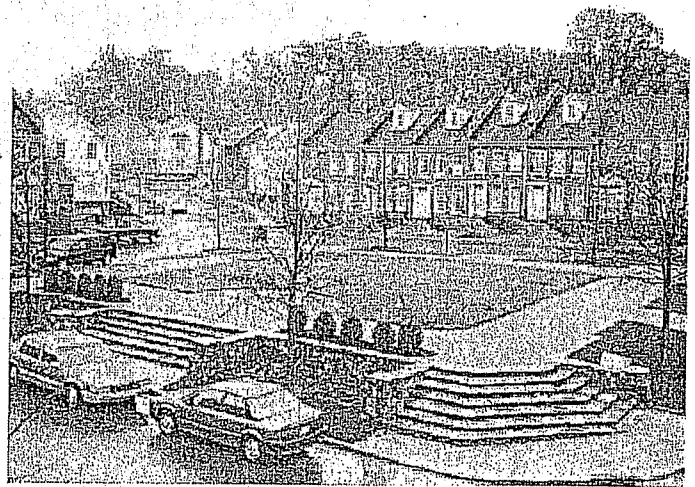
The Neighborhood Center Residential design and layout help capture the unique qualities of several of the sites found in Grandview Commons, creating a wide range of housing types and options to fit many differing life-styles. These units range from attached units to urban style apartments and townhomes, and may contain a mixture of rental and owner occupied housing.

Total District Averages

Net Acreage	34.0 29.0 acres
Proposed Dwelling Units	798 648 units
Net Density	23.5 22.4 dwelling units/acre
Maximum Office/Retail Development	30,000-square feet
Restricted to Village Green Area	

Character Guidelines

- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- Front entries for units should be oriented towards the public street frontage.
- To ensure that the alley width, when alleys are utilized, does not become visually similar to the street width, alley-loaded garages should be set back no more than four feet from the rear property line for exterior lots, and eight feet from the rear property line for interior lots. The varied setback ensures that the entrances to the alley system are clearly defined as an alley and visually separated from the street intersections. This clear delineation of the alley versus street will help

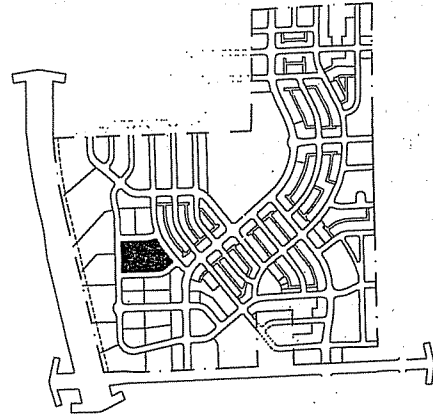


14

Neighborhood Center Residential 6 (Lots 451-454)

NCR 6 creates a range of residential units located within the former football field's screen of mature trees. Through the preservation of these mature trees, this district will create unique outdoor rooms within a planting enclosure.

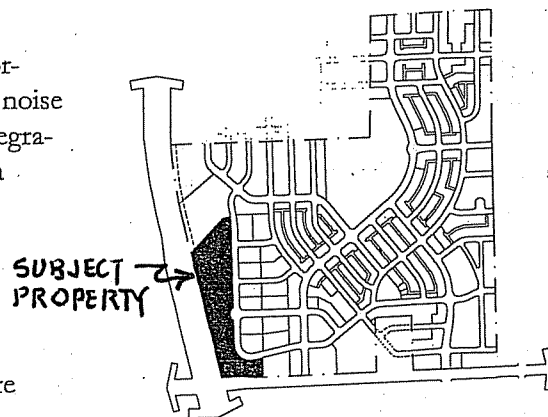
Net Acreage	4.0 acres
Maximum Dwelling Units	95 units
Net Density	23.7 dwelling units/acre



*** Neighborhood Center Residential 7 (Lots 460-464)**

The NCR7 attached units form the western edge of the neighborhood center transitioning the site from the highway frontage and noise treatment, to the pedestrian focused streetscapes. The careful integration of building placement and noise treatments will offer both a screen and transition in outdoor spaces from these units to the remainder of the neighborhood center.

Net Acreage	13.8 acres
Maximum Dwelling Units	242 units
Net Density	17.6 dwelling units/acre



*** NEIGHBORHOOD CENTER RESIDENTIAL DISTRICT**

Revised: August 11, 2003

Description

The Neighborhood Center residential district includes a range of housing types from Townhomes and Four Unit homes to multifamily interior hallway residential buildings. These housing types are mixed to create a vibrant urban style residential core.

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-4 district.

Definition of Flex Space

Several commercial/residential mixed use buildings within the town center will utilize flex space design and construction techniques. Flex space refer to building techniques that create temporary first floor residential units that will be constructed to allow for an eventual transition to retail or office spaces. Building design and construction will be employed that create spaces featuring residential units with floor-to-ceiling space, support structures, and utility placements that will allow the eventual transition to commercial uses. The transition of these spaces will be allowed at time of construction or at such time as market conditions will allow.

Permitted Uses

- Multi Family Residential Homes
- Retail with Multi-family Residential Above
- Detached, Attached, & Underground Garages
- Accessory Uses

District Breakdown

Maximum Number of Units	798 units
Net Acreage	34.0 acres
Average Net Density	23.5 dwelling units/acre
Maximum Office/Retail	30,000 square feet

Lots 435-436

Maximum Number of Units	20 units
Net Acreage	.8 acres
Maximum Net Density	25.0 dwelling units/acre

Lots 437-438

Maximum Number of Units	34 units
Net Acreage	1.2 acres
Maximum Net Density	27.6 dwelling units/acre

Lot 439

Maximum Number of Units	150 units
Net Acreage	5.0 acres
Maximum Net Density	30.0 dwelling units/acre
Maximum Office/Retail	30,000 square feet

Lots 442-445
 Maximum Number of Units 126 units
 Net Acreage 4.4 acres
 Maximum Net Density 28.5 dwelling units/acre

Lots 446-450
 Maximum Number of Units 131 units
 Net Acreage 4.7 acres
 Maximum Net Density 27.7 dwelling units/acre

Lots 451-454
 Maximum Number of Units 95 units
 Net Acreage 4.0 acres
 Maximum Net Density 23.7 dwelling units/acre

* Lots 460-464
Maximum Number of Units 242 units
Net Acreage 13.8 acres
Maximum Net Density 17.6 dwelling units/acre

Lot Requirements

Minimum Lot Area varies (will be set in SIP)
 Minimum Lot Width varies (will be set in SIP)
 Minimum Corner Lot Width varies (will be set in SIP)
 Minimum Front Yard Setback 10 feet
 Maximum Front Yard Setback 20 feet
 Minimum Side Yard Setback varies (will be set in SIP)
 Minimum Setback from Cottage Grove Road 40 feet
 Minimum Corner Lot Side Yard Setback 10 feet from the street side right of way
 Sum of Side Yard Setbacks varies (will be set in SIP)
 Minimum Building Separation varies (will be set in SIP)
 Minimum Garage Rear Yard Setback 1 foot
 Maximum Garage Rear Yard Setback 4' on exterior lots
 8' on interior lots
 Minimum Garage Side Yard Setback 5 feet
 Minimum Paved Surface Setback 4 feet
 Maximum Building Height 45 feet
 Maximum Impervious Surface Ratio 80%
 Maximum Floor Area Ratio varies (will be set in SIP)
 Off-Street Parking and Loading varies (will be set in SIP)
 Accessory Building Regulations accessory buildings not allowed, except detached garages

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee.

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Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Trash Enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.

Additional Requirements

Building Breaks

- Breaks between buildings shall be carefully restricted to ensure that the intended urban character and continuous street enclosure. Breaks between buildings along public streets shall be limited to one double loaded parking drive, with landscaping and sidewalk connections.

Parking

- Parking will not be allowed between the public street right of way and building façade for any buildings within this district. Parking within the district shall be located at the rear of the buildings and screened from public rights-of way through landscaping or structural elements.
- Parking within the district will be accommodated by a mixture of surface, on-street, and underground parking.
- Shared parking arrangements will be utilized in an effort to eliminate unnecessary stalls.

Building Setbacks

- Buildings fronting along the public rights-of-way shall conform to the 10-20' setback requirement.
- Secondary building sites within the district that do not front onto a public street shall be connected to the public street network with a logical and interconnected system of driveways and sidewalks.

Building Heights

- Building heights and grading within the district will be carefully regulated to create the desired stepped viewshed in response to the changes in elevation along the length of the site.

Tree Protection

- Careful site layouts and grading will be required to minimize intrusions into the existing mature box of trees within the site.

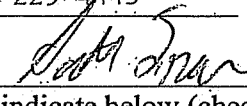
PART A

Occupant Notification Fee: \$50
 Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

FOR OFFICE USE ONLY:	
Amt. Paid <u>2,484</u>	Receipt # <u>58152</u>
Date Received <u>2-9-05</u>	
Parcel No. <u>0710-112-1907-1</u>	
Aldermanic District <u>3. Warren Onten</u>	
GQ <u>Eng Hold</u>	
Zoning District <u>PUDSIP</u>	
For complete submittal:	
Application	<input checked="" type="checkbox"/>
Legal Description	<input checked="" type="checkbox"/>
Letter of Intent	<input checked="" type="checkbox"/>
Plans	<input checked="" type="checkbox"/>
Zoning Text	<input checked="" type="checkbox"/>
Received By <u>RJT</u>	
Alder Notif. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Nbr. Assn. Notif. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Issued Sign	

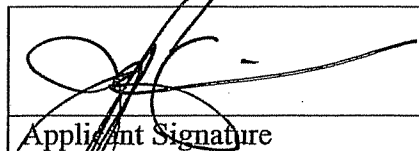
- Address of Site: 618 & 718 678 & 778 Jupiter Drive
 Name of Project: Oak Park Place
 Acreage of Site: 7.17 Acres
- This is an application for (check at least one):
 Rezoning from GDP to SIP
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) _____
- You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. **(Any application, without a proper, complete and appropriate legal description, will NOT be processed).** See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
Northerly 90.46 ft of lot 462 and all of lots 463, and 464 Grandview Commons, City of Madison. New legal to be supplied on completion of a new CSM.
- General description of the project or intended use(s) of this property.**
Oak Park Place is a senior community with independent living, assisted living and skilled nursing. The three buildings are connected by an internal pedestrian street.
- Are there existing buildings on this site? No
 What is the present zoning of this site? G.D.P.
 What are the present uses of this site? Open land zoned G.D.P.
- Do you intend to use the existing building(s)? N/A

7. What exterior changes are proposed to the existing building(s)? N/A
8. What interior changes are proposed to the existing building(s)? N/A
9. Are you proposing to add or build new dwelling units? Build New
 How many units? 11 Independent Living
 Owner occupied X selling price, from \$ 180,000 to \$ 250,000
 Rental rent levels, from \$ to \$
10. For rental housing will you be accepting Section 8 housing vouchers? N/A
11. When do you wish to occupy this site or building? Spring 2006
12. Does this proposal involve any development in the public right-of-way?
 No Yes X Explain: Curb cuts for driveways and utility connections.
13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships)
Scott Frank
7806 Betsy Lane, Verona, WI 53593
 Phone: 608-833-1713 Fax: 608-833-1484
- Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Jerry Bourquin, Dimension IV - Madison, LLC
313 W. Beltline Hwy., Suite 161, Madison, WI 53713
 Phone: 608-229-4444 Fax: 608-229-4445
14. **Property owner's authorization signature:** 
 [If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].
 Owner X Offer to Purchase Other (Explain)
15. It is extremely important that you inform the **ALDERPERSON** and **NEIGHBORHOOD ASSOCIATION** of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Warren Onken and Joe Espisito of the Grandview Commons **Neighborhood Association** in writing by mail no less than thirty (30) days prior to this submittal.
 Yes X No
 Date that the alderperson was notified: November 2004
 Date that the Neighborhood Association was notified: June 2004

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
 - a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
- [Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	PROJECT ARCHITECT	2/8/05
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: _____

Jerry Bourquin, Dimension IV - Madison, LLC
 313 W. Beltline Hwy., Suite 161, Madison, WI 53713
 Phone 608-229-4444 Fax 608-229-4445

The following material is REQUIRED for all applications:

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

DIMENSION IV - MADISON

Architecture, Engineering and Interior Design

February 8, 2005

Mr. Brad Murphy
Department of Planning and Development
Planning Unit - City of Madison
215 Martin Luther King Jr Blvd
Madison WI 53701-2985

Reference: Letter of Intent
Oak Park Place Senior Community
Grandview Commons
Dimension IV Project No. 04042

Dear Mr. Murphy:

This is a Letter of Intent for our project in the Grandview Commons on Jupiter Drive. Following is the required information. Our application for rezoning from PUDGDP to PUDSIP is enclosed.

The name of the project:

- Oak Park Place Senior Community.

Oak Park Place Senior Community:

- The construction of a new 77 independent senior apartment building of 130,385 GSF and one level of below-grade parking (32,550 GSF).
- The construction of a 72 bed, 75,540 GSF to be Assisted Living Facility.
- The construction of a 100 bed 62,945 GSF Skilled Nursing Home Facility.
- The community will provide services 24 hours a day, seven days a week.

Construction schedule:

- Construction to start in the spring of 2005 and run through 2007.

Names of people involved:

- Architect: Dimension IV - Madison, LLC, Madison, WI
- Landscape Architect: L.J. Geer Design, Madison, WI
- Surveyor: D'Onofrio & Kottke, Inc., Madison, WI
- Civil Engineers: Calkins Engineering, Madison, WI
- Contractor: Stevens Construction, Madison, WI

Uses of all areas of the building(s) and square footages devoted to each use:

- Site:
 - The site: The 7.17 acre Oak Park Place site is located in Grandview Commons on the west side of Jupiter Drive between Halley Way and Charon Lane.
- Proposed New Buildings:
 - Proposed 77 unit, 130,3850 GSF Independent Senior Living Building includes:
 - 77 2-bedroom independent living apartments.
 - Common rooms include Community/Dining Room, Activity Rooms, Meeting Room, Storage and Offices.
 - One level of below-grade parking (32,550 GSF) including resident storage areas and general storage.
 - Proposed 72 bed 75,540 GSF Assisted Living Building includes:
 - 34 bed Dementia Assisted Living Facility.
 - 38 bed Assisted Living Facility.
 - Common areas include dining rooms, living rooms, activity rooms, laundry, bathing/spa areas.
 - Entry level areas includes administration, guest suite, store/pharmacy, library/computer and craft/gift shop.
 - Lower level areas include a commercial kitchen, chapel/multi purpose room, staff area, training room and resident workshop.
 - Proposed 100 bed 62,945 GSF Skilled Nursing Facility includes:
 - 24 bed Dementia Facility.
 - 76 bed Skilled Nursing Facility.
 - Common areas include living rooms, dining rooms, activity rooms, bathing/spa area and offices.
 - The lower level includes physical therapy areas, beauty salon, wellness center and central laundry.

ZONING TEXT SIP

Oak Park Place Senior Community
Grandview Commons
Jupiter Drive
Madison, Wisconsin
Dimension IV Project No. 04042

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

- A. Statement of Purpose: This zoning district is to allow for the construction of Oak park Place which includes:

The construction of a 77 unit, 163,000 GSF, Independent Senior Apartment Building with one level of below grade parking.

The construction of a 72 bed 76,000 GSF, Assisted Living Facility.

The construction of a 100 bed 63,000 GSF Skilled Nursing Facility.

- B. Permitted Uses:

Those that are stated as permitted uses in the PUD/SIP zoning district.

Uses accessory to permitted uses listed above.

- C. Lot Area: As stated in Exhibit A, attached hereto.

- D. Floor Area Ratio:

Maximum floor area ratio permitted shall be as per the approved plans.

Maximum building height shall be as shown on approved plans.

- E. Yard Requirements: Yard areas will be provided as shown on approved plans.

- F. Landscaping: Site landscaping will be provided as shown on the approved plans

- G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading shall be provided as shown on approved plans.

- H. Lighting: Site lighting will be provided as shown on the approved plans.

- I. Signage: Signage will be allowed as approved on the recorded plans.

- J. Family Definition: The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4 Zoning District.

- K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and area compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

CERTIFIED SURVEY MAP

LOT 463, LOT 464 AND PART OF LOT 462 GRANDVIEW COMMONS
 LOCATED IN THE NW1/4 AND SW1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND IRON STAKE
- PLACED 3/4" x 24" SOLID ROUND IRON STAKE WEIGHING 1.50 LBS/FT.
- FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP
- PUBLIC UTILITY EASEMENT
- 1020.0 LOT CORNER ELEVATION



D.L. 28
 DEDICATED TO THE PUBLIC
 FOR STORM WATER DETENTION
 AND PUBLIC SANITARY SEWER

LOT 2
 153,081 SQ. FT.

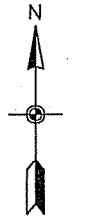
PUBLIC SANITARY
 SEWER & STORM
 SEWER EASEMENT
 DDC. NO. 3583911

LOT 1
 159,299 SQ. FT.

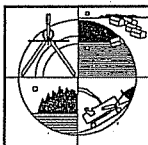
20' PUBLIC
 STORM SEWER
 EASEMENT
 DDC. NO. 3583911

6' PUBLIC
 UTILITY
 EASEMENT
 DDC. NO. 3913264

NORTH 1/4 CORNER
 SEC. 11 T7N R10E
 WI DOT COUNTY
 COORDINATES ARE:
 N 489,142.252
 E 849,840.542

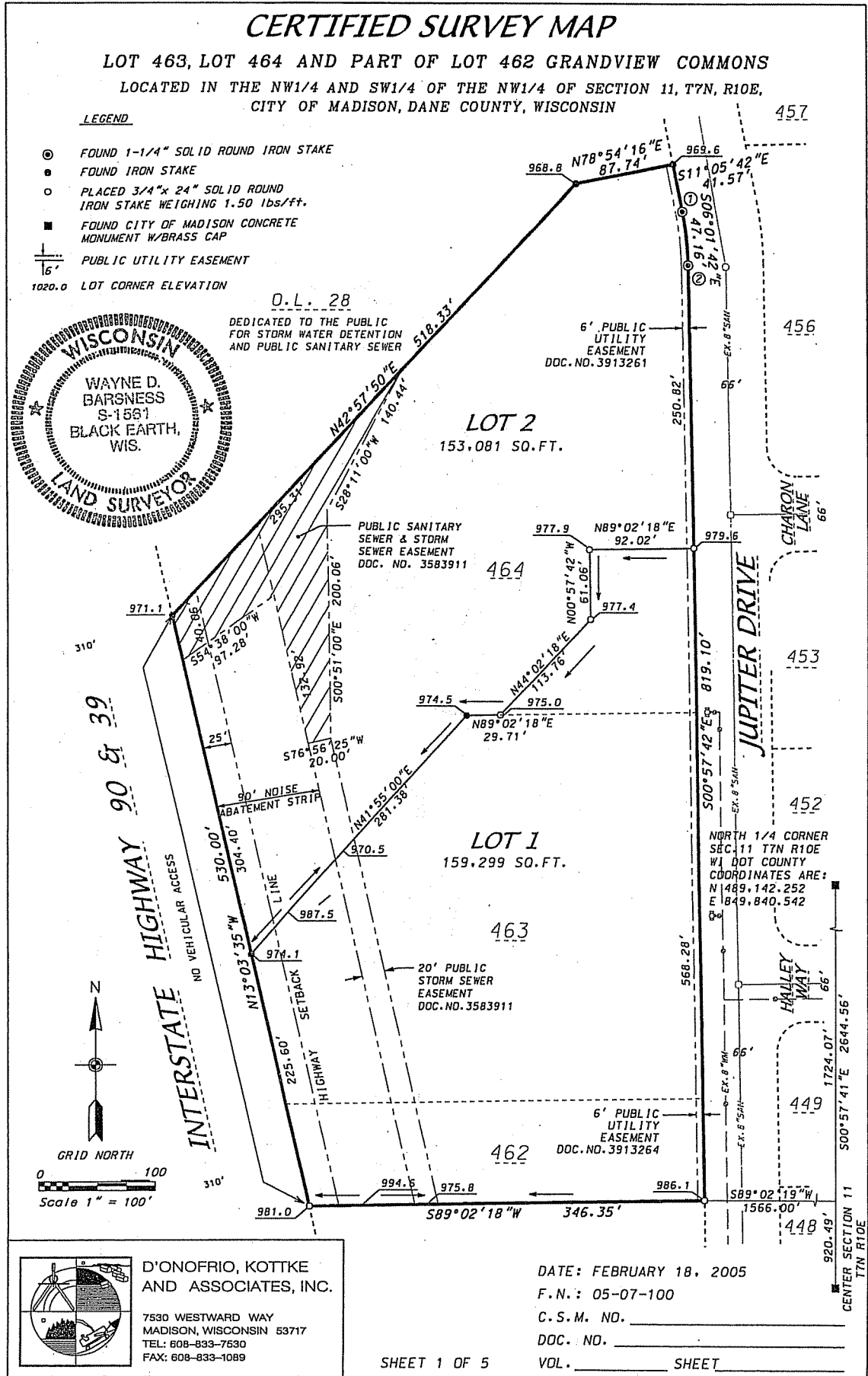


0 100
 Scale 1" = 100'



**D'ONOFRIO, KOTTKE
 AND ASSOCIATES, INC.**
 7530 WESTWARD WAY
 MADISON, WISCONSIN 53717
 TEL: 608-833-7530
 FAX: 608-833-1089

DATE: FEBRUARY 18, 2005
 F.N.: 05-07-100
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____



CENTER SECTION 11
 T7N R10E

DIMENSION IV
MADISON

Architecture
Engineering
Interior Design
313 West Killebrew Place, Suite 101
Madison, WI 53703
Phone: (608) 225-4444 Fax: (608) 225-4445

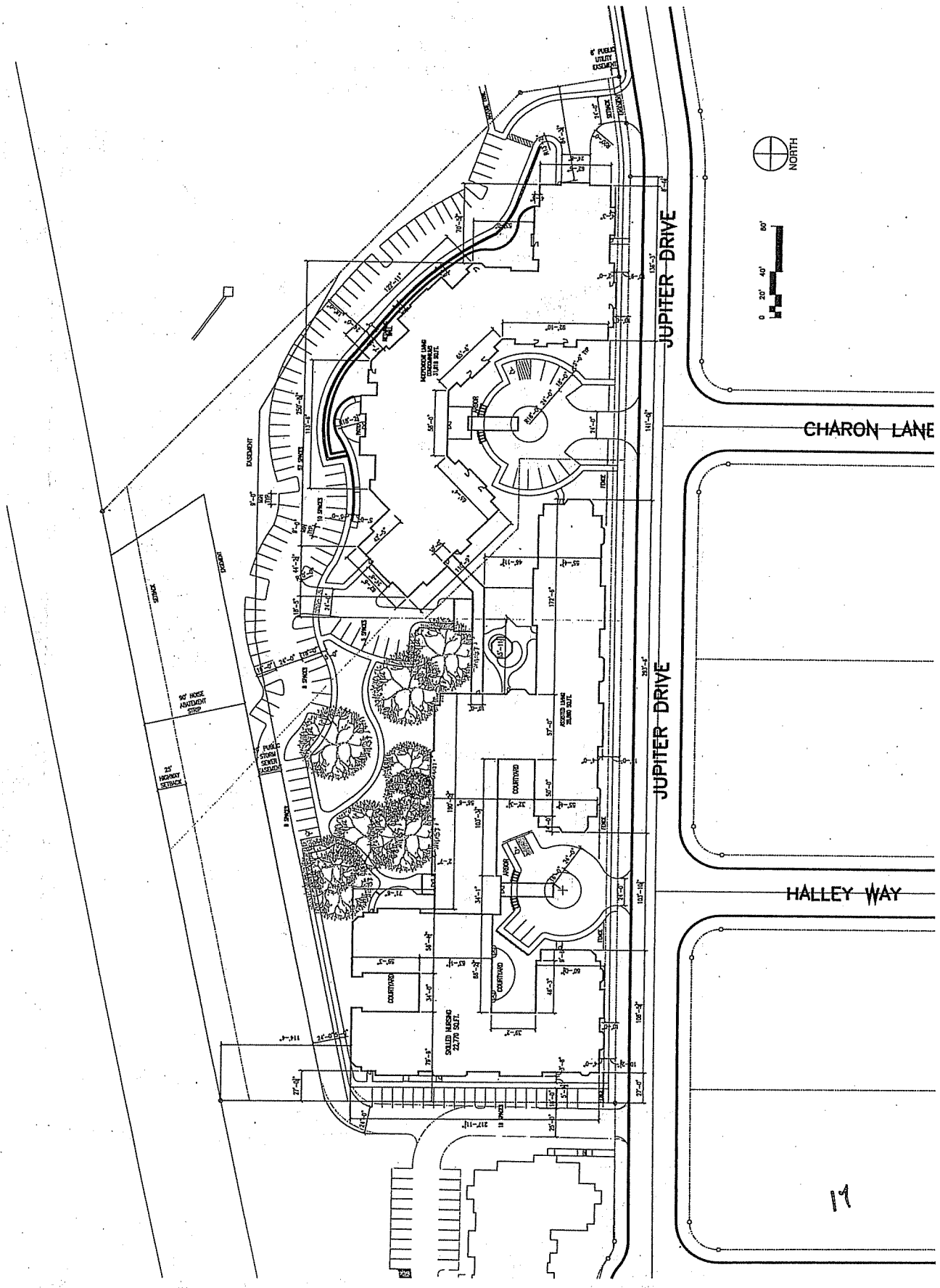
CIVIL: CALKINS ENGINEERING, LLC
LANDSCAPING: L. OEBER DESIGN

OAKPARK PLACE
SENIOR COMMUNITY
AT GRANDVIEW COMMONS
618 & 718 JUPITER DRIVE
MADISON, WISCONSIN

DATE OF ISSUE: 2/20/05

PROJECT #: 0002

SITE PLAN
A-C1.0



11

DIMENSION IV
MADISON

Architecture
Engineering
Interior Design

313 West Baltimore Hwy., Suite 181
Madison, WI 53713
Phone: (608) 228-8884 Fax: (608) 228-4445

CIVIL: CALKINS ENGINEERING, LLC
LANDSCAPING: L.J. GEER DESIGN

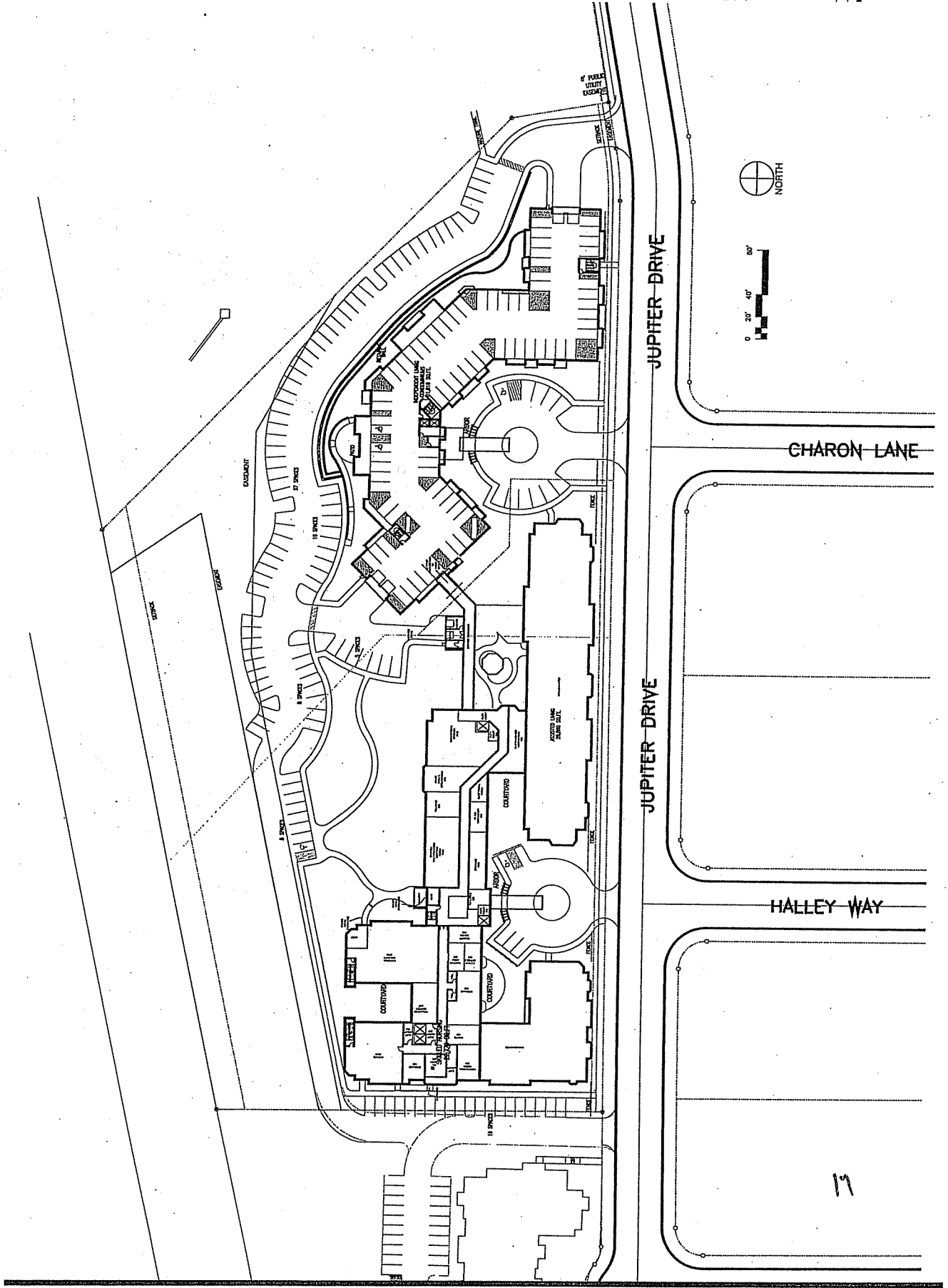
OAKPARK PLACE
SENIOR COMMUNITY
AT GRANDVIEW COMMONS
618 & 718 JUPITER DRIVE
MADISON, WISCONSIN

DATE OF ISSUE: 09/05/05

PROJECT #: 0402

BASEMENT CAMPUS PLAN

A-C2.0



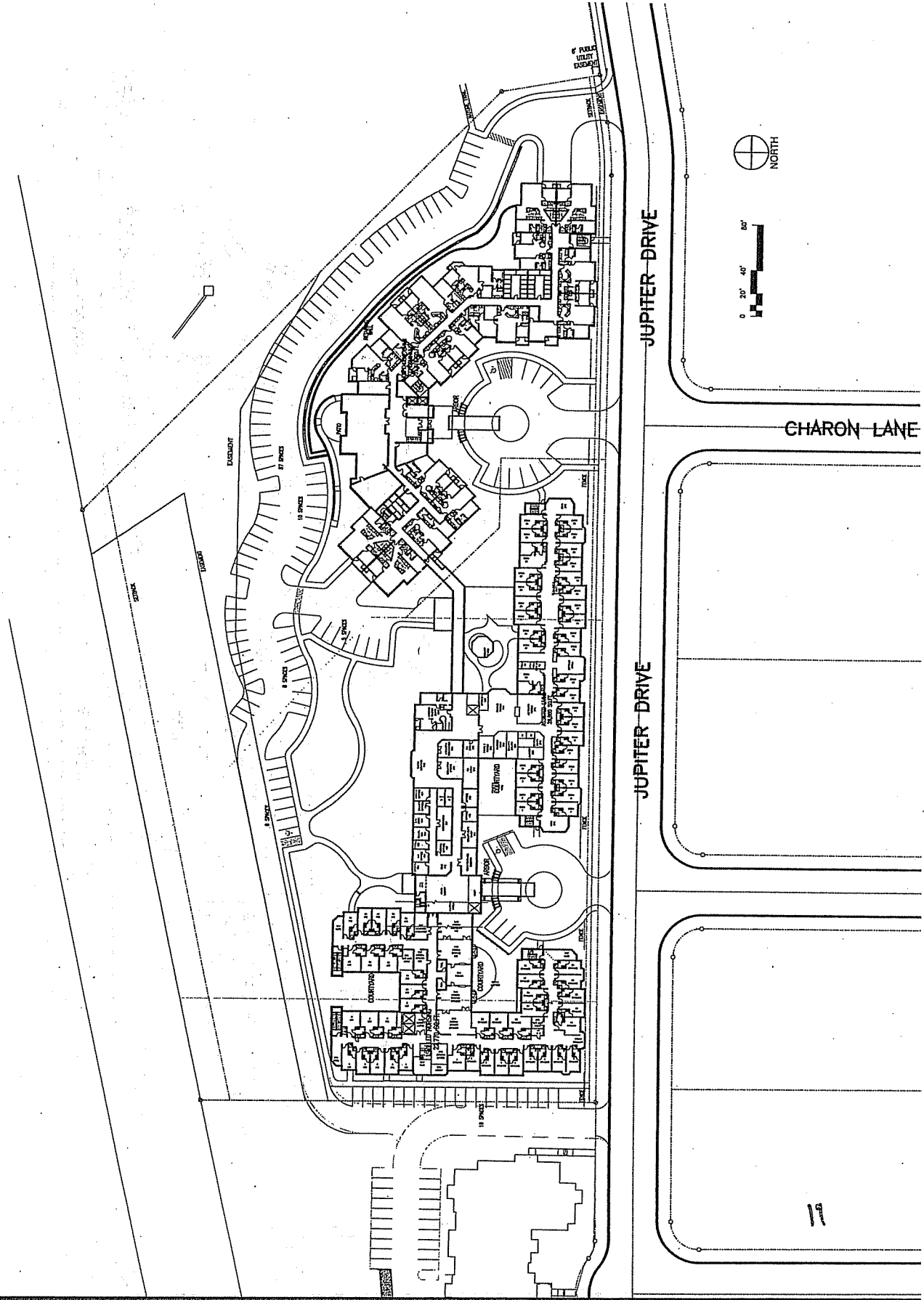
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**DIMENSION IV
MADISON**

Architecture
Engineering
Interior Design
311 West Ballwin Hwy., Suite 101
Madison, WI 53703
Phone: (608) 224-4444 Fax: (608) 224-4445

CIVIL: CALKINS ENGINEERING, LLC
LANDSCAPING: L.J. GEER DESIGN

**OAKPARK PLACE
SENIOR COMMUNITY**
AT GRANDVIEW COMMONS
618 & 718 JUPITER DRIVE
MADISON, WISCONSIN



DATE OF ISSUE: 2009/05

PROJECT #: 0402

FIRST FLOOR CAMPUS PLAN

A-C3.0

**DIMENSION IV
MADISON**

Architecture
Engineering
Interior Design
373 West Bellvue Hwy., Suite 161
Madison, WI 53713
Phone: (608) 225-4444 Fax: (608) 225-4445

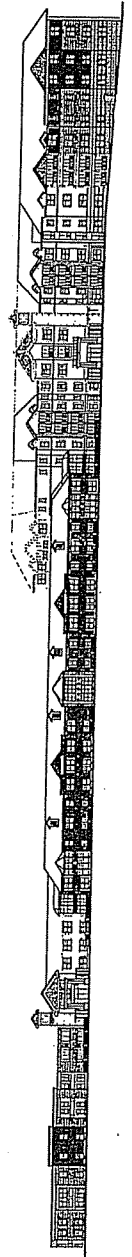
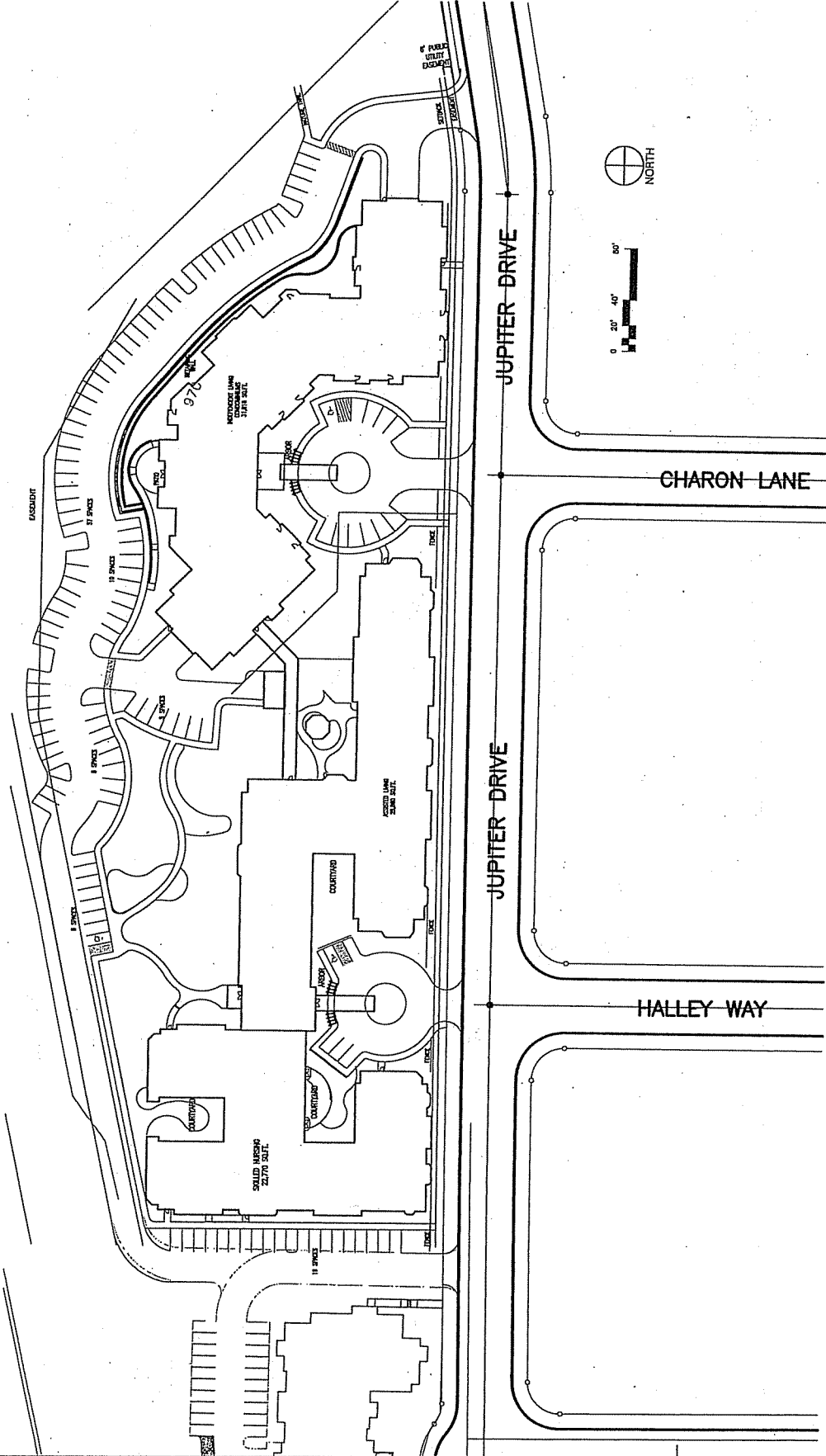
CIVIL: CALKINS ENGINEERING, LLC
LANDSCAPING: L.J. GEER DESIGN

OAKPARK PLACE
SENIOR COMMUNITY
AT GRANDVIEW COMMONS
618 & 718 JUPITER DRIVE
MADISON, WISCONSIN

DATE OF ISSUE: 2/28/05

PROJECT #: 0492

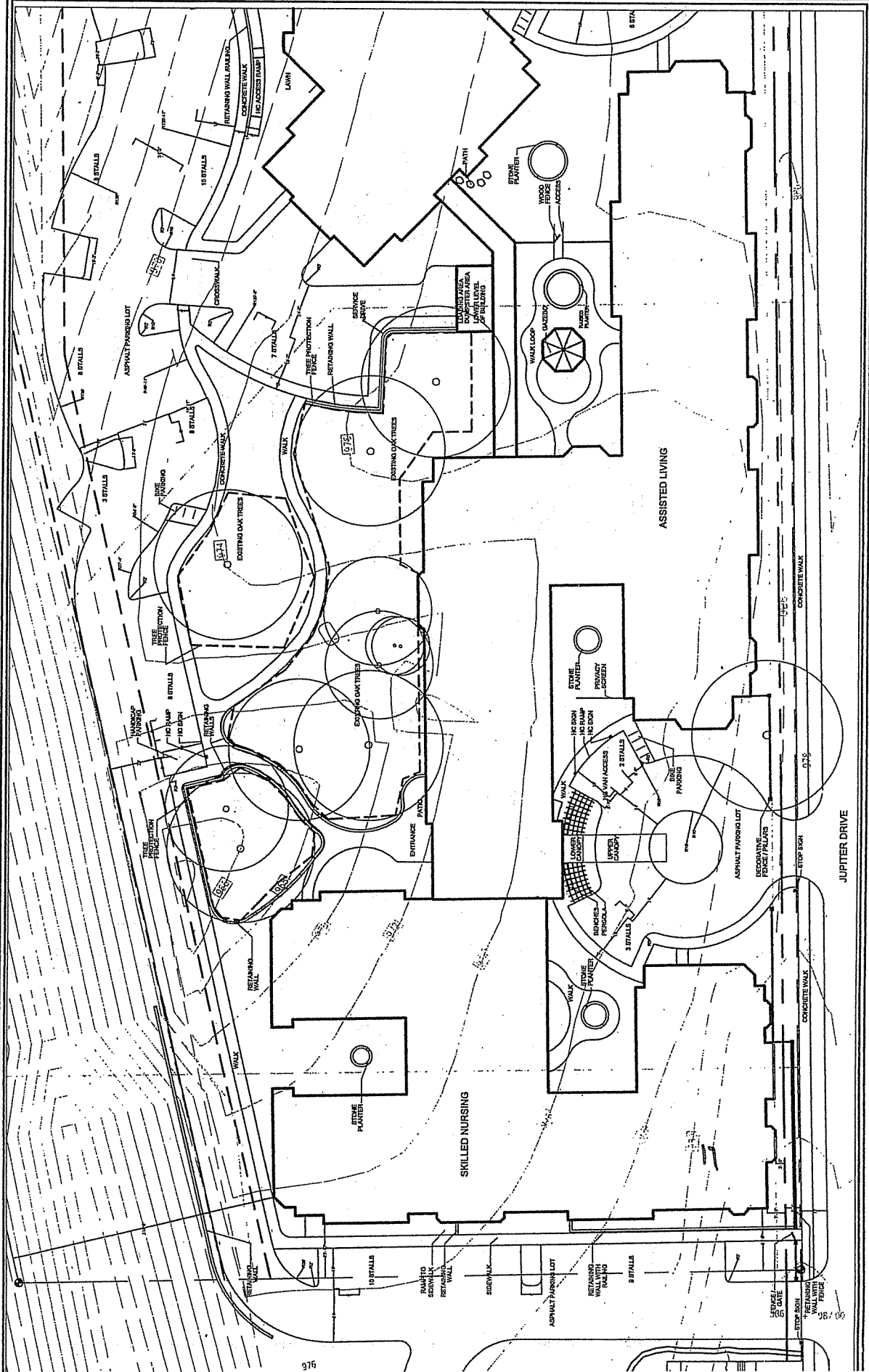
CAMPUS EXTERIOR
ELEVATION & SITE



L.J. GEER DESIGN
 2554 E. Johnson St.
 Madison, WI 53704
 PH: 608-244-8500 F: 608-244-8410

OAK PARK PLACE
 GRAND VIEW COMMONS
 JUPITER DRIVE, MADISON, WI

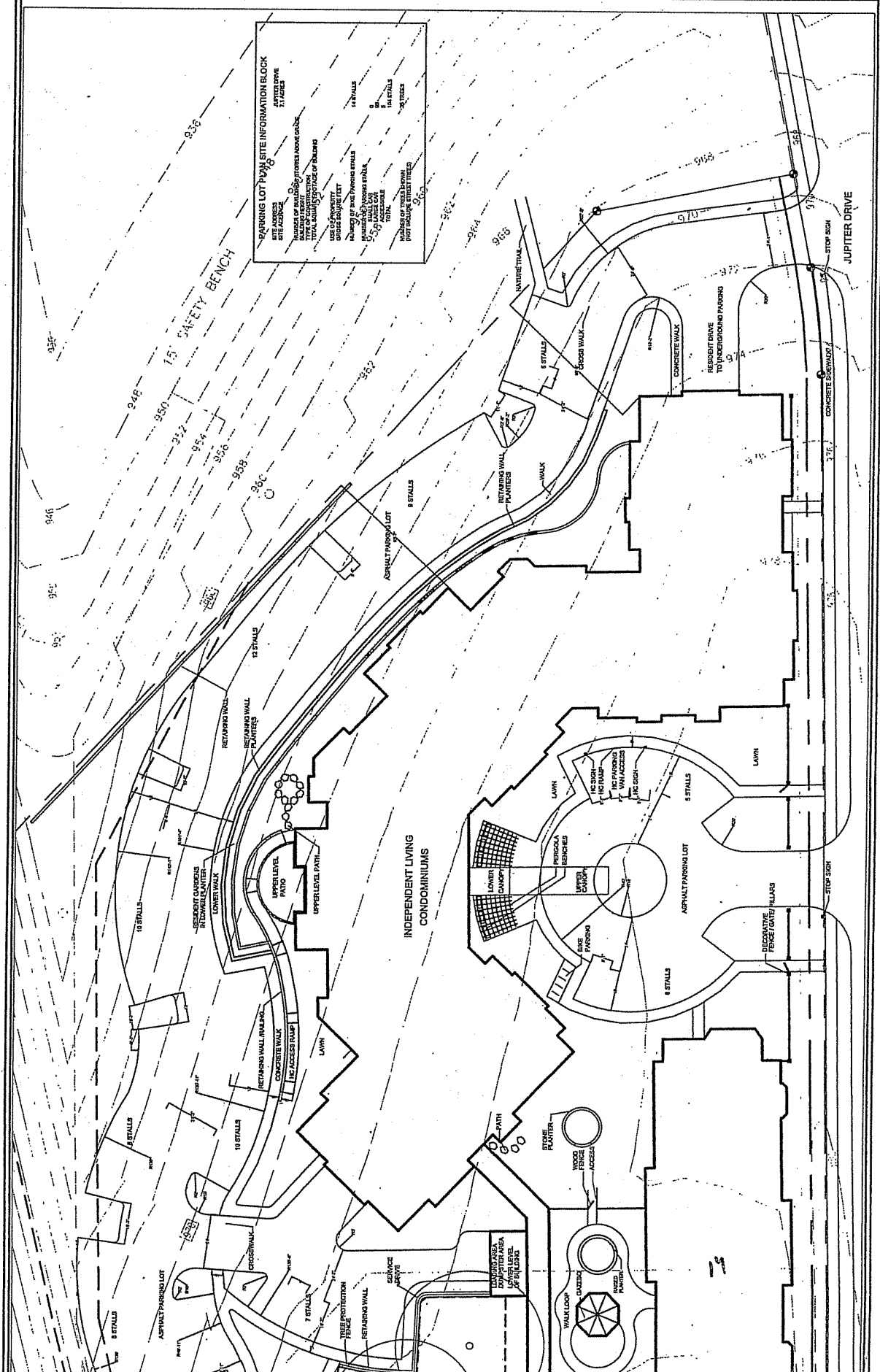
SITE PLAN
 SOUTH
 Scale: 1"=40'-0"
 FEBRUARY 9, 2005
 Revisions:



L.J. GEER DESIGN
 2664 E. Johnson St.
 Madison, WI 53704
 PH: 608-241-8500 F: 608-241-8416

**OAK PARK PLACE
 GRAND VIEW COMMONS
 JUPITER DRIVE, MADISON, WI**

SITE PLAN
 NORTH
 Scale: 1"=40'-0"
 FEBRUARY 9, 2005
 Revisions:



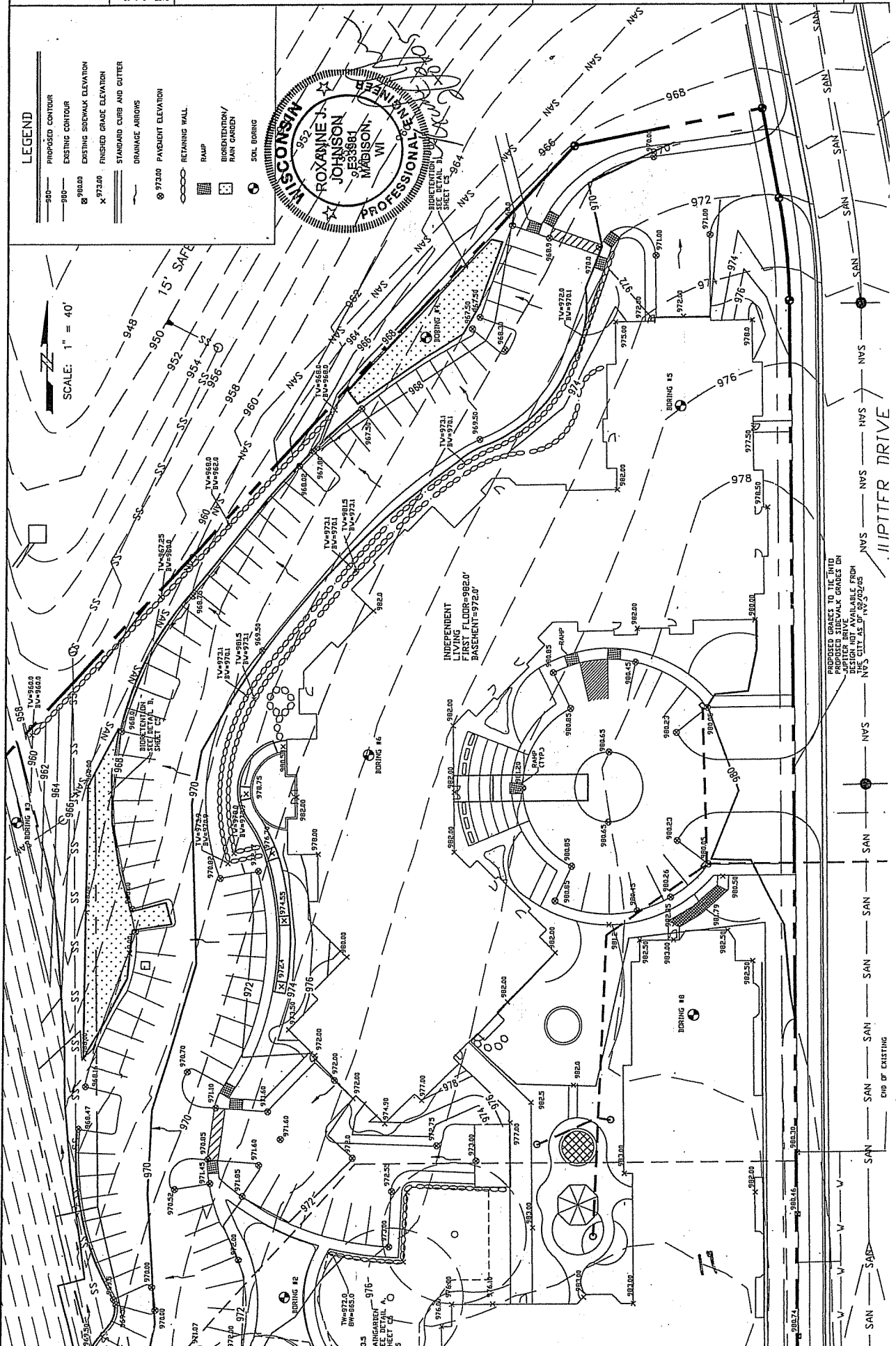
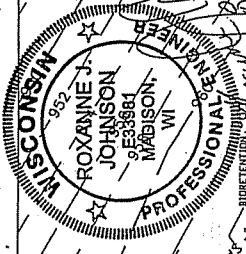
PARKING LOT PLAN SITE INFORMATION BLOCK
 SITE ADDRESS: [REDACTED]
 NUMBER OF SPACES: 114 SPACES
 TYPE OF SPACES: [REDACTED]
 TOTAL SQUARE FEET OF PAVING: [REDACTED]
 USE OF PROPERTY: [REDACTED]
 NUMBER OF SPACES: 114 SPACES
 TYPE OF SPACES: [REDACTED]
 TOTAL SQUARE FEET OF PAVING: [REDACTED]
 NUMBER OF SPACES: 114 SPACES
 TYPE OF SPACES: [REDACTED]
 TOTAL SQUARE FEET OF PAVING: [REDACTED]
 NUMBER OF SPACES: 114 SPACES
 TYPE OF SPACES: [REDACTED]
 TOTAL SQUARE FEET OF PAVING: [REDACTED]

OAK PARK PLACE - GRANDVIEW COMMONS
GRADING PLAN - SPOT ELEVATIONS

DATE: 3-8-05
DRAWING MADE BY: P. VANDERKAM

- LEGEND**
- 950 — PROPOSED CONTOUR
 - 980 — EXISTING CONTOUR
 - ⊗ 980.00 — EXISTING SIDEWALK ELEVATION
 - ⊗ 973.00 — FINISHED GRADE ELEVATION
 - — STANDARD CURB AND GUTTER
 - — DRAINAGE ARROWS
 - ⊙ 972.00 — PAYMENT ELEVATION
 - — RETAINING WALL
 - — RAMP
 - ⊙ — BIODEGRADABLE/RAIN GARDEN
 - ⊙ — SOIL BORING

SCALE: 1" = 40'



PROPOSED GRADES TO THE THIRD FLOOR DRIVE. PROPOSED SIDEWALK GRADES ON THE CITY AS OF 02/02/05

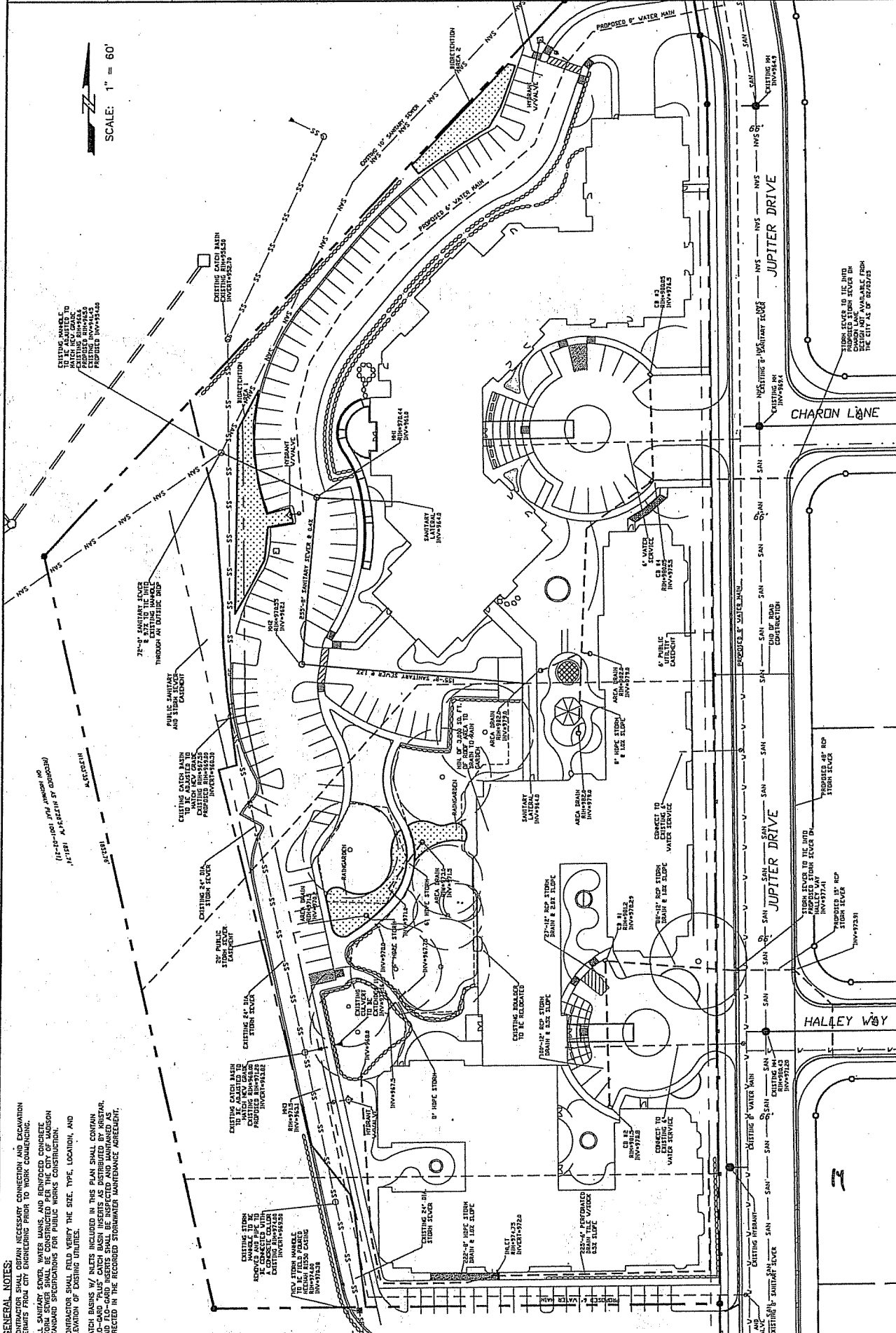
EXISTING

EXISTING

OAK PARK PLACE - GRANDVIEW COMMONS
UTILITY PLAN

DATE: 3-8-05
DRAWING MADE BY: P. YOUNG/ST/EDM
REVISIONS
Calkins Engineering, LLC
10000 N. 25th St.
Scottsdale, AZ 85258
(602) 838-0444

SCALE: 1" = 60'



GENERAL NOTES:

CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM CITY ENGINEERING PRIOR TO WORK COMMENCING.

ALL SANITARY SEWER, WATER MAINS, AND REINFORCED CONCRETE STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

CATCH BASINS W/ INSETS INCLUDED IN THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ALL FLO-GARD INSETS SHALL BE INSPECTED AND MAINTAINED AS DIRECTED IN THE RECORDED STORMWATER MAINTENANCE AGREEMENT.

EXISTING STORM SEWER TO BE ADJUSTED TO MATCH EXISTING PUBLIC STORM SEWER. PROPOSED INVERTS: INV+97328

EXISTING CATCH BASIN TO BE ADJUSTED TO MATCH EXISTING PUBLIC CATCH BASIN. PROPOSED INVERTS: INV+97329

72\"/>

PROPOSED 24\"/>

PROPOSED 24\"/>

PROPOSED 24\"/>

PROPOSED 24\"/>

PROPOSED 24\"/>

CITY OF MADISON LANDSCAPE WORKSHEET
WEST PARKING AREA

I. NUMBER OF TREES REQUIRED
 91 STALLS
 NUMBER OF PARKING STALLS
 NUMBER OF TREES PROVIDED
 7 TREES

II. NUMBER OF LANDSCAPE POINTS REQUIRED
 TABULATION OF POINTS AND CREDITS

ELEMENT	PV	QTY	PA	CITY	PA	POINTS
EMERGENT TREE	33	13	455	5	175	
CANOPY TREE	2	2	40	0	0	
DECIDUOUS SHRUB	2	2	40	0	0	
EVERGREEN TREE	15	3	45	0	0	
SMALL TREE	15	9	135	0	0	
TOTAL POINTS PROVIDED						175

CITY OF MADISON LANDSCAPE WORKSHEET
SOUTH PARKING AREA

I. NUMBER OF TREES REQUIRED
 18 STALLS
 NUMBER OF PARKING STALLS
 NUMBER OF TREES PROVIDED
 2 TREES

II. NUMBER OF LANDSCAPE POINTS REQUIRED
 TABULATION OF POINTS AND CREDITS

ELEMENT	PV	QTY	PA	CITY	PA	POINTS
EMERGENT TREE	33	1	33	0	0	
CANOPY TREE	2	1	40	0	0	
DECIDUOUS SHRUB	2	7	140	0	0	
EVERGREEN TREE	15	0	0	0	0	
SMALL TREE	15	2	30	0	0	
TOTAL POINTS PROVIDED						140

CITY OF MADISON LANDSCAPE WORKSHEET
INDEPENDENT LIVING ENTRY LOT

I. NUMBER OF TREES REQUIRED
 11 STALLS
 NUMBER OF PARKING STALLS
 NUMBER OF TREES PROVIDED
 1 TREE

II. NUMBER OF LANDSCAPE POINTS REQUIRED
 TABULATION OF POINTS AND CREDITS

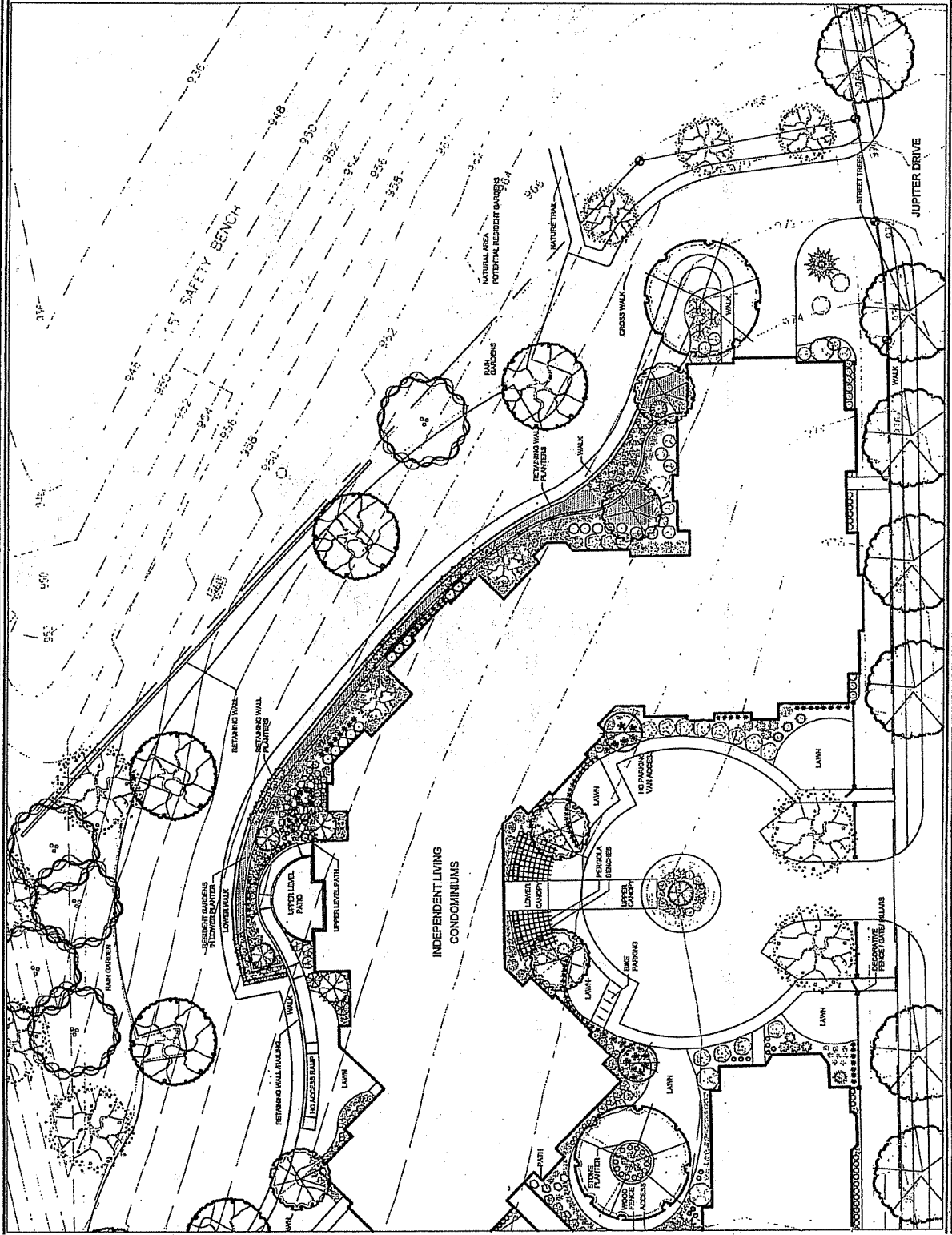
ELEMENT	PV	QTY	PA	CITY	PA	POINTS
EMERGENT TREE	33	1	33	0	0	
CANOPY TREE	2	20	40	0	0	
DECIDUOUS SHRUB	2	0	0	0	0	
EVERGREEN TREE	15	0	0	0	0	
SMALL TREE	15	4	60	0	0	
TOTAL POINTS PROVIDED						133

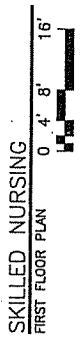
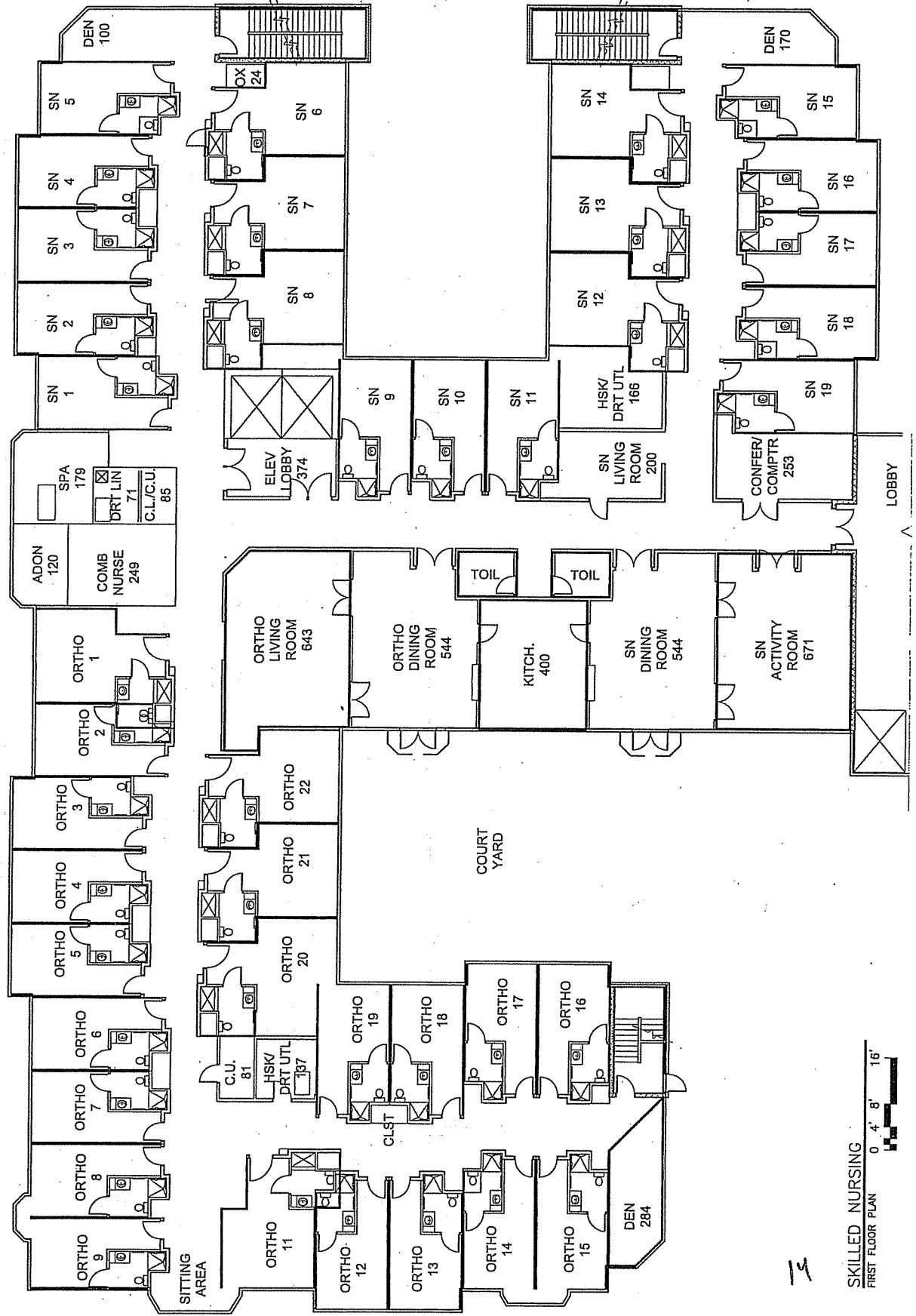
CITY OF MADISON LANDSCAPE WORKSHEET
ROLLED MARKING / ASSISTED LIVING ENTRY LOT

I. NUMBER OF TREES REQUIRED
 5 STALLS
 NUMBER OF PARKING STALLS
 NUMBER OF TREES PROVIDED
 1 TREE

II. NUMBER OF LANDSCAPE POINTS REQUIRED
 TABULATION OF POINTS AND CREDITS

ELEMENT	PV	QTY	PA	CITY	PA	POINTS
EMERGENT TREE	33	0	0	0	0	
CANOPY TREE	2	24	48	0	0	
DECIDUOUS SHRUB	2	0	0	0	0	
EVERGREEN TREE	15	0	0	0	0	
SMALL TREE	15	3	45	0	0	
TOTAL POINTS PROVIDED						107





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**DIMENSION IV
MADISON**

Architecture
Engineering
Interior Design
313 West Bellvue Street, Suite 161
Madison, WI 53713
Phone: (608) 231-4444 Fax: (608) 239-1445

CIVIL: CALKINS ENGINEERING, LLC
LANDSCAPING: L.J. GEER DESIGN

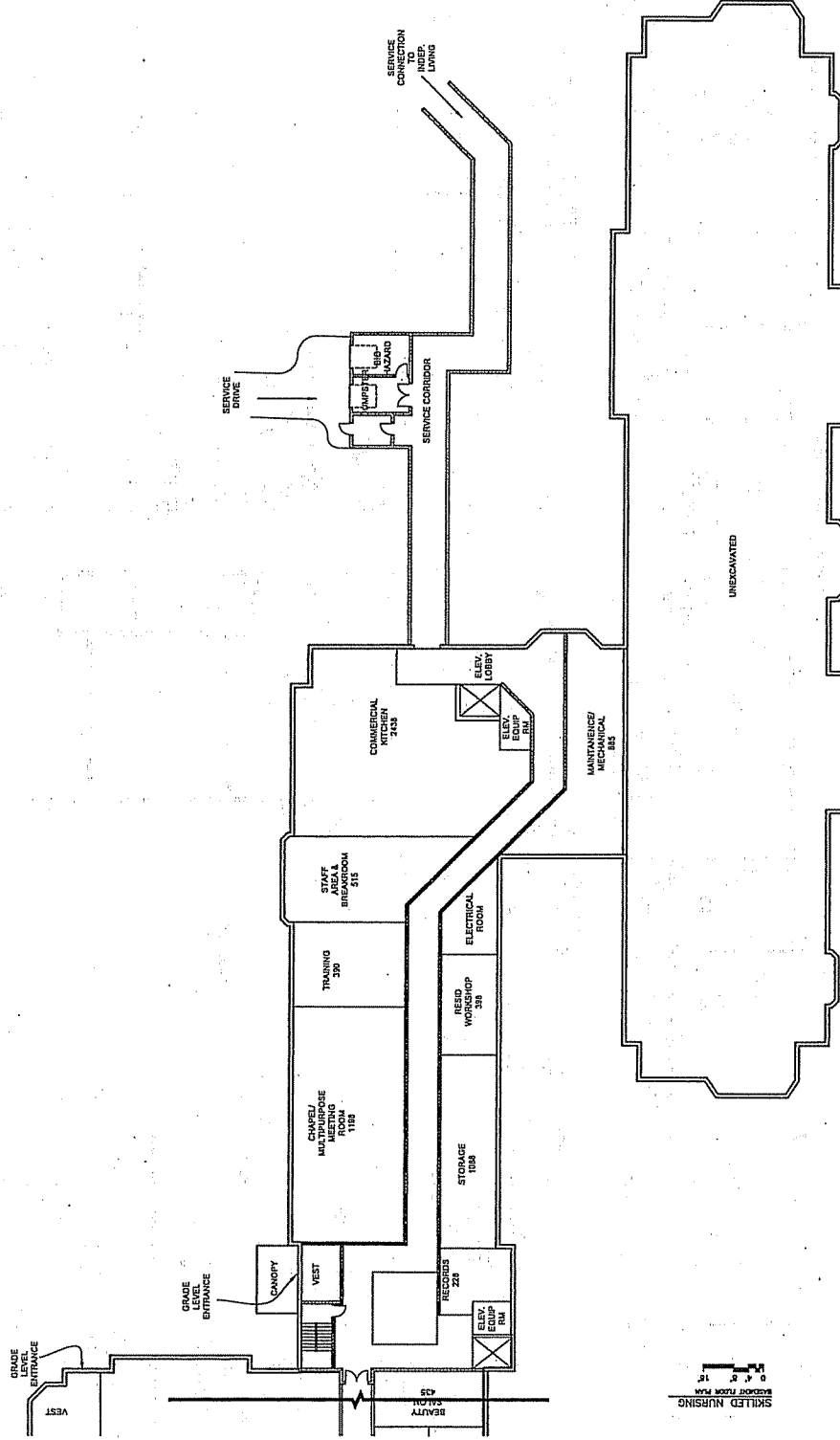
OAKPARK PLACE
SENIOR COMMUNITY
AT GRANDVIEW COMMONS
618 & 718 JUPITER DRIVE
MADISON, WISCONSIN

DATE OF ISSUE: 2/20/05

PROJECT #: 0402

BASEMENT FLOOR PLAN

AS-A1.0



ASSISTED LIVING
BASEMENT FLOOR PLAN



**DIMENSION IV
MADISON**

Architecture
Engineering
Interior Design
33 West Boulevard, Suite 161
Madison, WI 53713
Phone: (608) 252-4444 / Fax: (608) 233-4445

CIVIL: CALKINS ENGINEERING, LLC
LANDSCAPING: L.J. GEER DESIGN

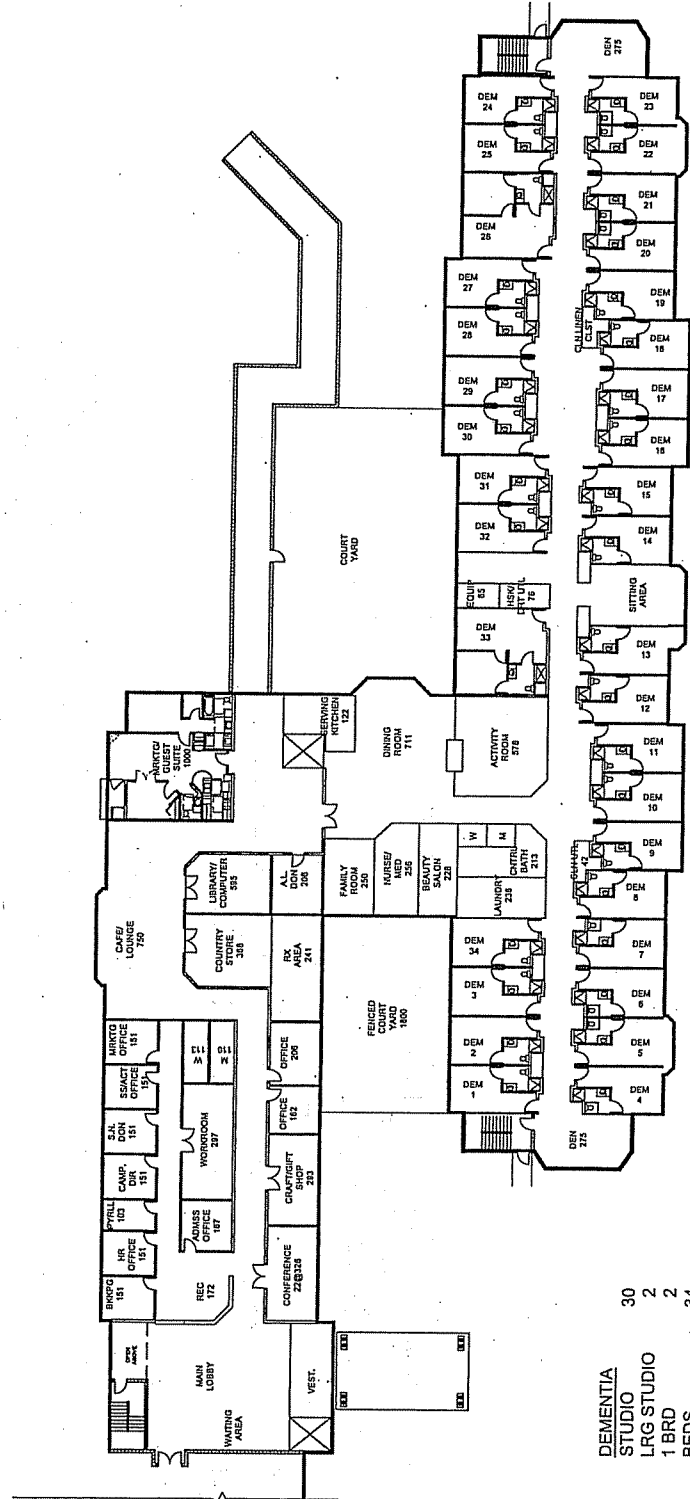
**OAKPARK PLACE
SENIOR COMMUNITY
AT GRANDVIEW COMMONS
618 & 718 JUPITER DRIVE
MADISON, WISCONSIN**

DATE OF ISSUE: 2/20/05

PROJECT #: 0402

FIRST FLOOR PLAN

AS-A1.1



ASSISTED LIVING
FIRST FLOOR PLAN



**DIMENSION IV
MADISON**

Architecture
Engineering
Interior Design
313 West Sullivan Street, Suite 101
Madison, WI 53703
Phone: (608) 278-4444 Fax: (608) 278-4445

CIVIL: CALKINS ENGINEERING, LLC
LANDSCAPING: LJIGER DESIGN

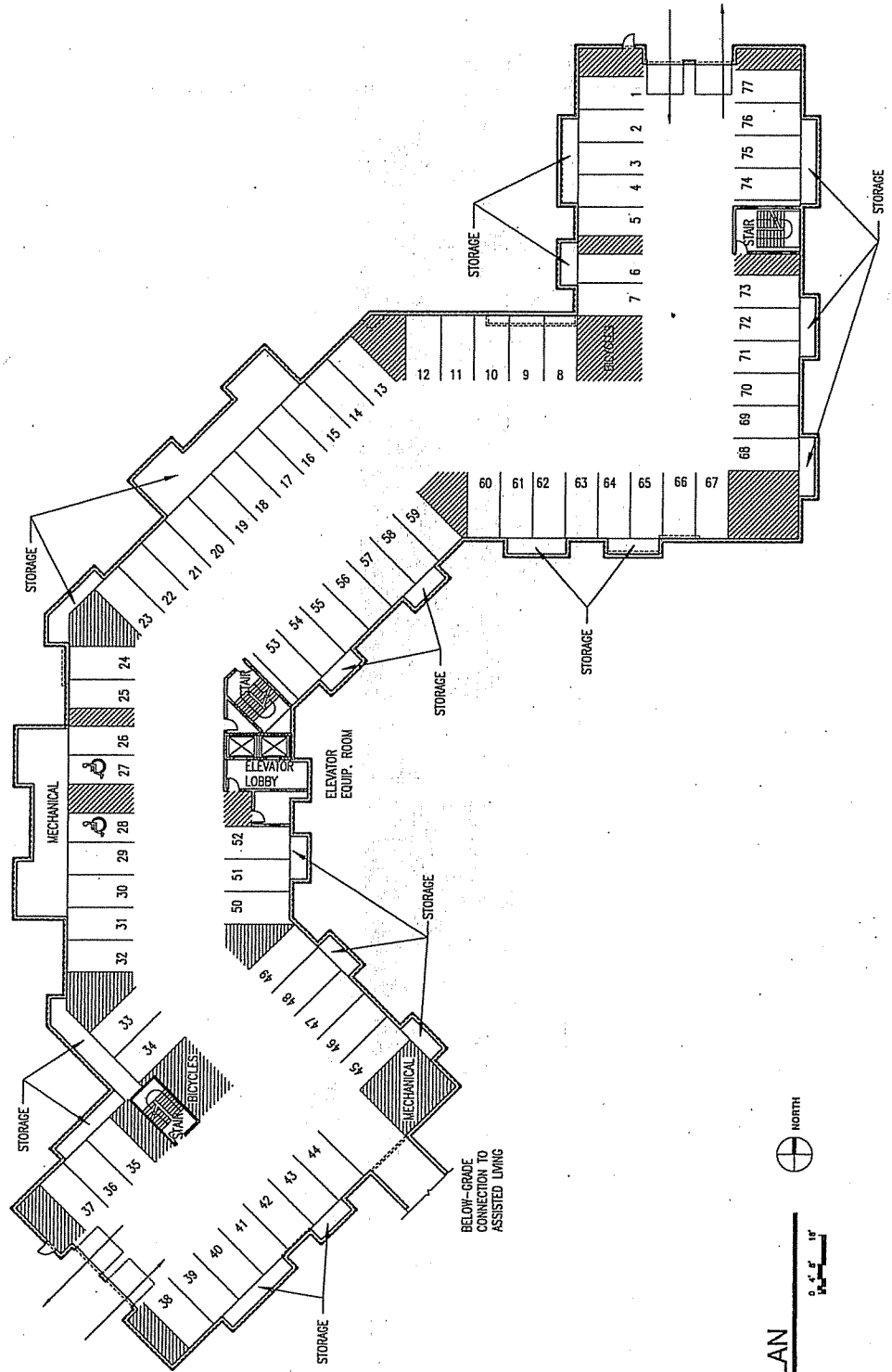
**OAKPARK PLACE
SENIOR COMMUNITY**
AT GRANDVIEW COMMONS
618 & 718 JUPITER DRIVE
MADISON, WISCONSIN

DATE OF ISSUE: 2/20/06

PROJECT #: 0404

BASEMENT PARKING PLAN

IL-A1.0



PARKING LEVEL PLAN



0.4" = 10'

DIMENSION 1
MADISON

Architecture
Engineering
Interior Design
233 West Madison Street, Suite 303
Madison, WI 53703
Phone: (608) 733-4444 Fax: (608) 733-4445

CIVIL: CALKINS ENGINEERING, L.L.C.
LANDSCAPING: L.J. GEER DESIGN

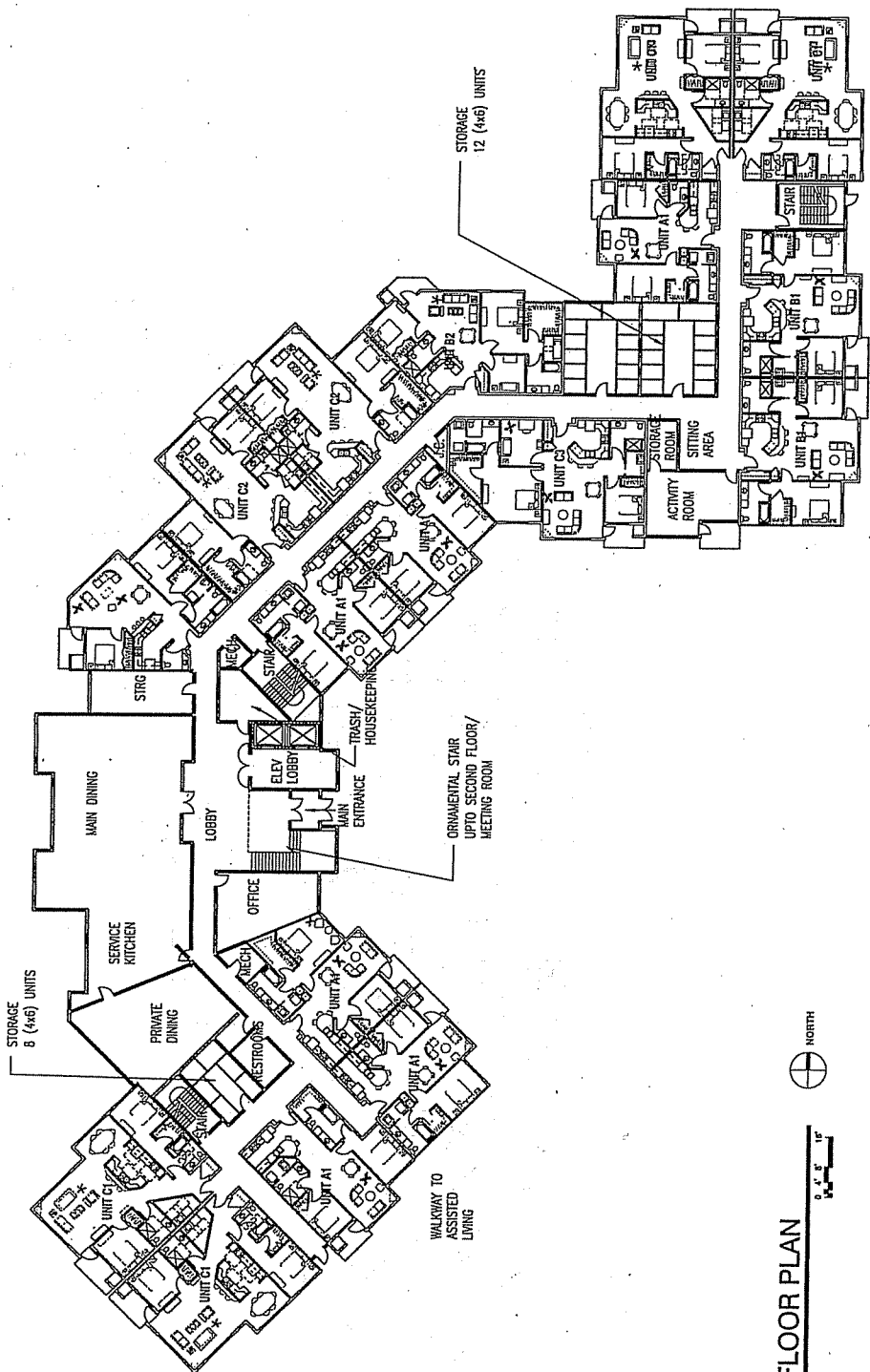
OAKPARK PLACE
SENIOR COMMUNIT
AT GRANDVIEW COMMONS
618 & 716 JUPITER DRIVE
MADISON, WISCONSIN

DATE OF ISSUE: _____
201

PROJECT #: _____
01

FIRST FLOOR PLAN

IL-A1.1



FIRST FLOOR PLAN

DIMENSION IV
MADISON

Architecture
Engineering
Interior Design
313 West Sullins Hwy., Suite 161
Madison, WI 53713
Phone: (608) 238-4441 Fax: (608) 238-4445

CIVIL: CALKINS ENGINEERING, LLC
LANDSCAPING: L.IGBER DESIGN

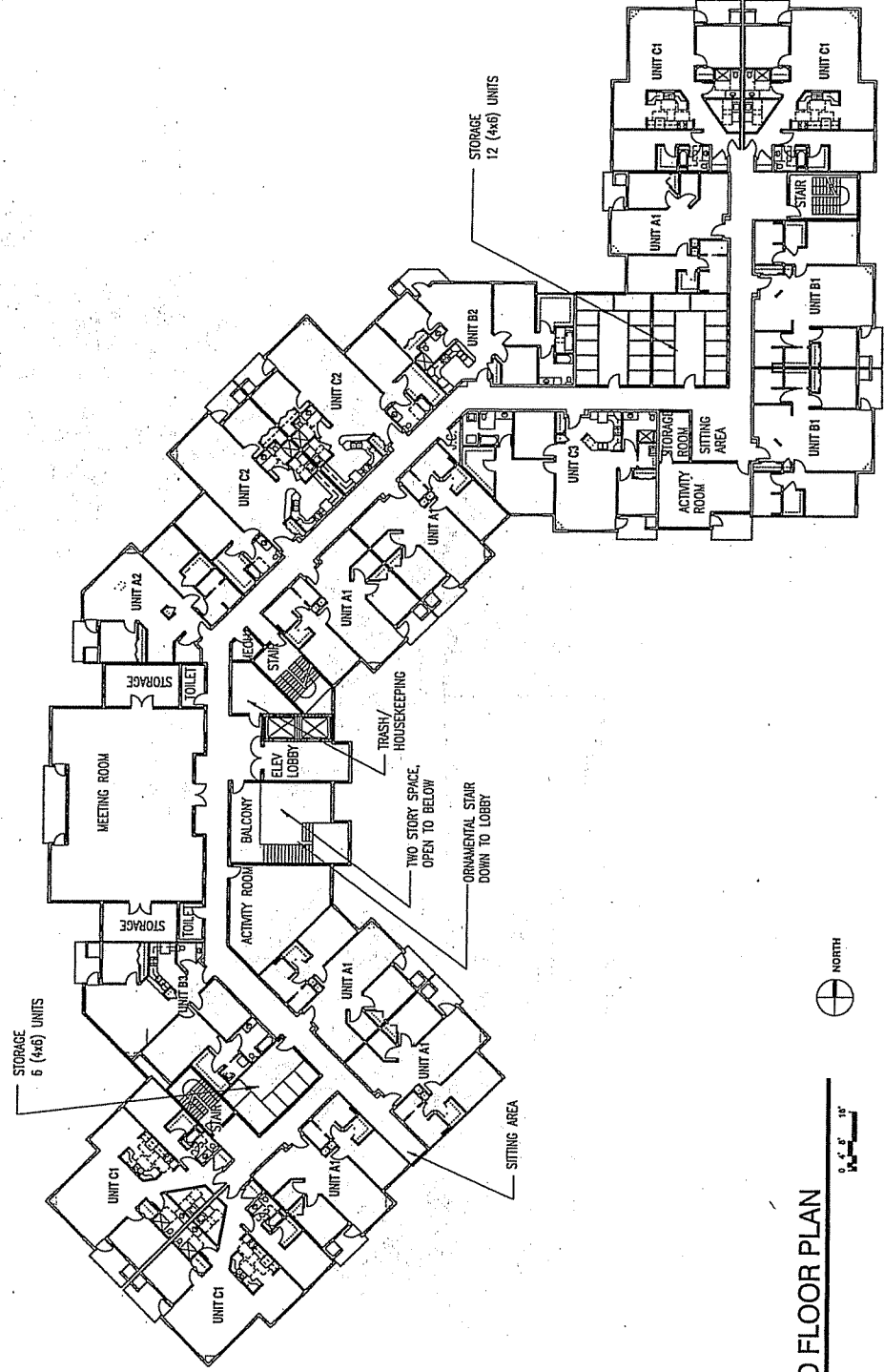
OAKPARK PLACE
SENIOR COMMUNITY
AT GRANDVIEW COMMONS
618 & 718 JUPITER DRIVE
MADISON, WISCONSIN

DATE OF ISSUE: 2/20/08

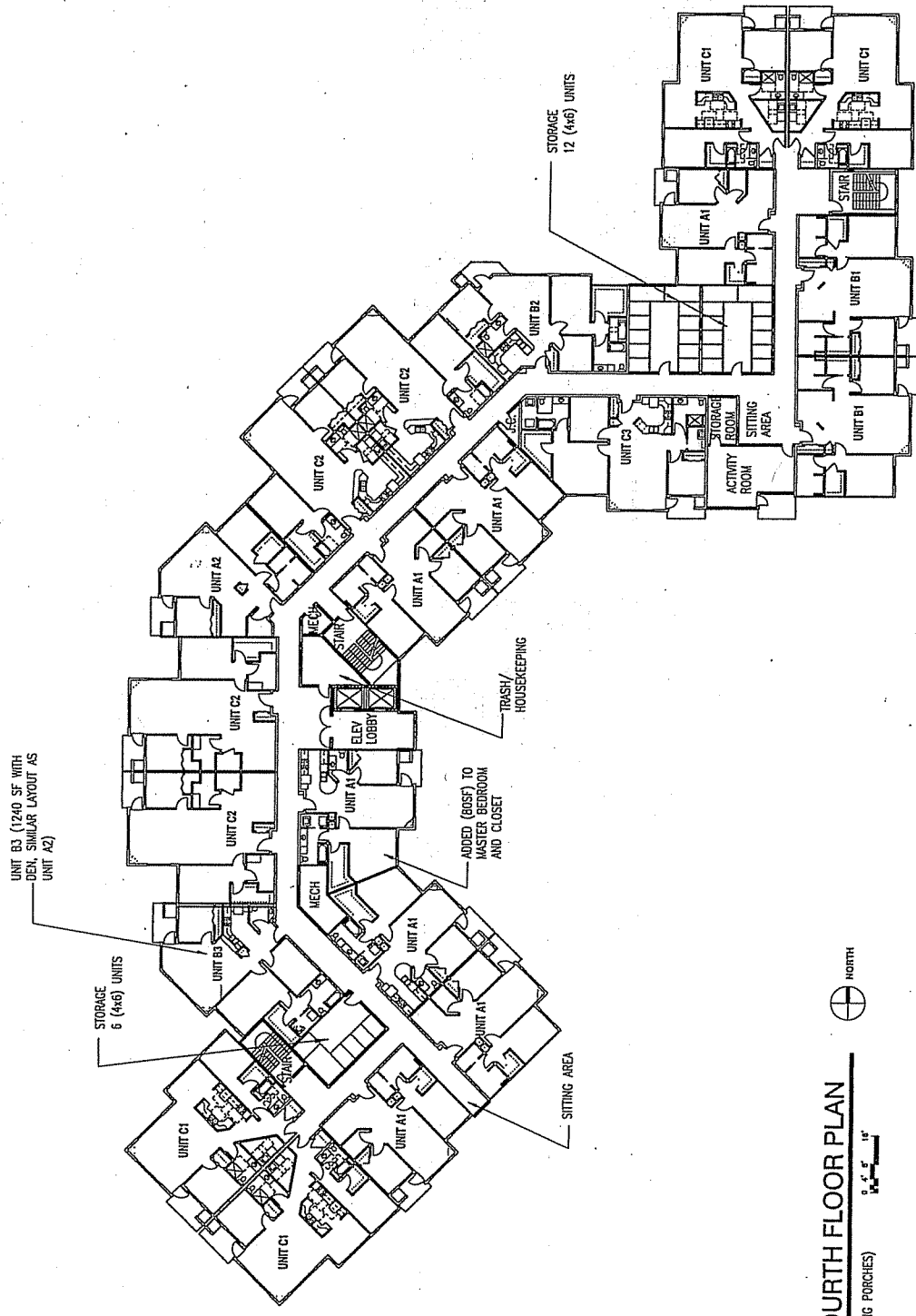
PROJECT #: 0402

SECOND FLOOR PLAN

IL-A1.2



SECOND FLOOR PLAN



5 THIRD/FOURTH FLOOR PLAN
 32,550 GSF (EXCLUDING PORCHES)

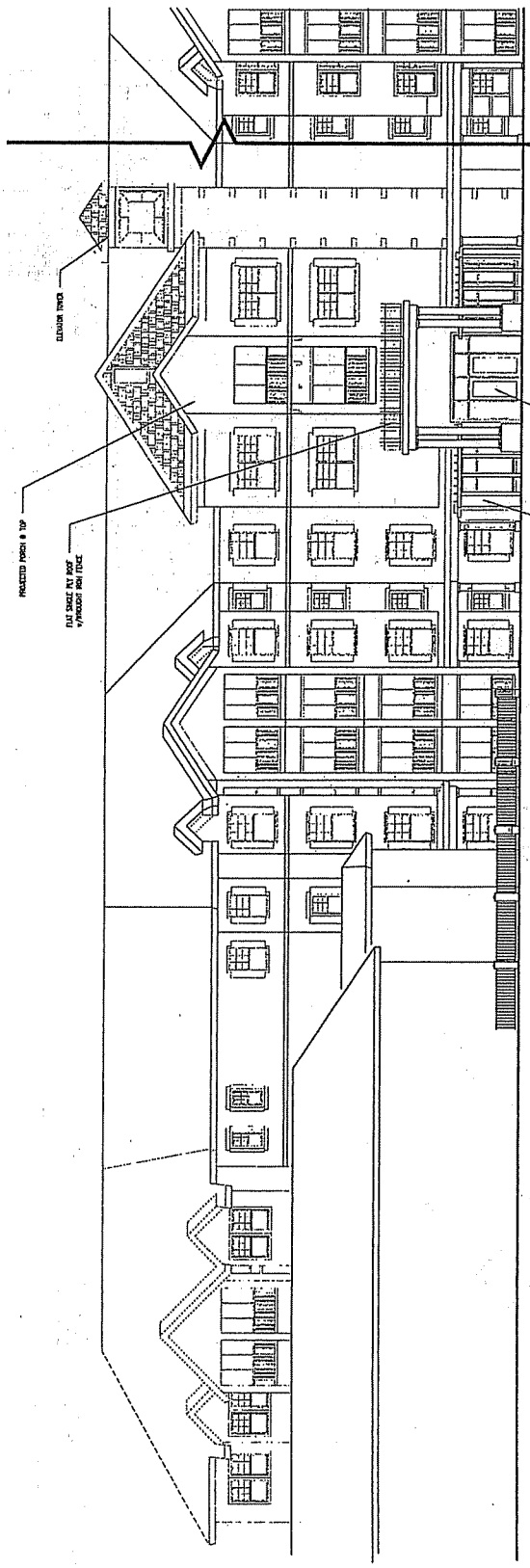
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**DIMENSION IV
MADISON**

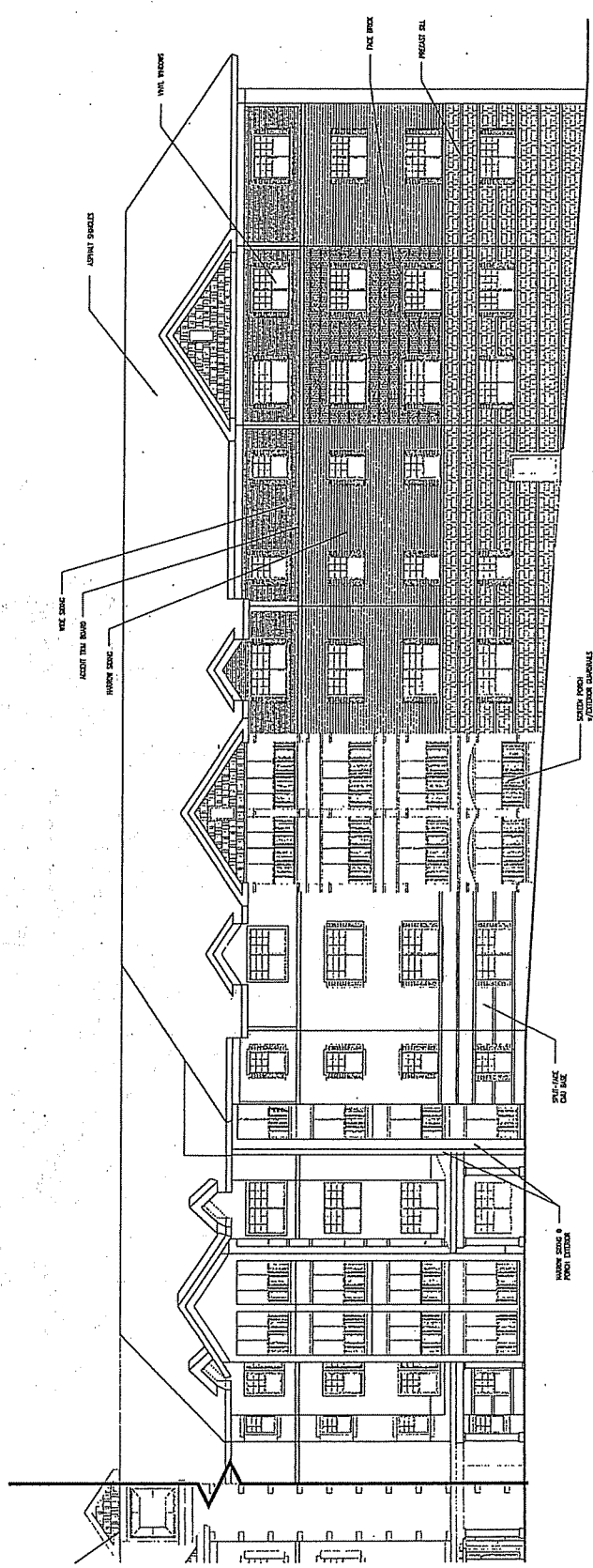
Architecture
Engineering
Interior Design
333 West Kildare Street, Suite 101
Madison, WI 53713
Phone (608) 235-4444 Fax (608) 235-4445

CIVIL: CALKINS ENGINEERING, LLC
LANDSCAPING: L.J. GEER DESIGN

**OAKPARK PLACE
SENIOR COMMUNITY
AT GRANDVIEW COMMONS
616 & 718 JUPITER DRIVE
MADISON, WISCONSIN**



Independent Living Condominiums
Front South Side



Independent Living Condominiums
Front North Side

DATE OF ISSUE: 2/20/05

PROJECT #: 0162

EXTERIOR ELEVATION

IL-A2.0

