

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_

	<b>Action Requested</b>
DATE SUBMITTED: <u>1/29/2013</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>2/6/2013</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 9601 Elderberry Road, Madison, WI. 53593

ALDERMANIC DISTRICT: 9 (Skidmore)

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
Proposed Owner: MCS Investments, Inc. Architect: AG Architecture  
Developer: United Financial Group, Inc. Site Engineer: Trio Engineering

Structural Engineer: Schuler & Associates, Inc.

CONTACT PERSON: Judy Husar (ext. 105), Ryan McMurtrie (ext. 137), Bob Zoelle (ext. 104)

Address: 660 W. Ridgeview Drive  
Appleton, WI. 54911

Phone: toll free: 1-877-968-8100

Fax: (920) 731-1696

E-mail address: JHusar@UFGGroup.net, RMcMurtrie@UFGGroup.net, BZoelle@UFGGroup.net

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)

- Other CONCEPT REVIEW FOR PLANNED TR-UI LAND USE APPLICATION

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

January 29, 2013

Mr. Al Martin  
Urban Design Commission  
c/o Department of Planning & Community & Economic Development  
Planning Division  
Madison Municipal Building, Suite LL-100  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701

RE: Highlands Community Concept Plan #22 for 9601 Elderberry Road  
Tax Parcel #070821300971, located in the Elderberry Neighborhood Development

Dear Mr. Martin:

Thank you for your time today during our phone conversations and for providing the helpful clarification of the process overview for an Urban Design Commission review.

Enclosed is a proposed Application for Urban Design Commission Review for an Informational Presentation before the Commission along with the required 14 collated sets of 11" X 17" exhibits including a locator map and a narrative description of the Highlands Community Concept Plan #22 for property owned by Leo and Carol Ziegler. A CD-ROM containing PDF files of all the exhibits and materials included as part of this submittal is also enclosed.

Provided that you find this application submittal complete during our 11:30 a.m. meeting on Tuesday, January 29, we respectfully request that this item be placed on the February 6, 2013 Urban Design Commission meeting agenda.

Thank you for your consideration of this request.

Sincerely,



Judy Husar  
Vice President  
(920) 968-8105  
[JHusar@UFGroup.net](mailto:JHusar@UFGroup.net)



Ryan McMurtrie  
Analyst-Development  
(920) 968-8137  
[RMcMurtrie@UFGroup.net](mailto:RMcMurtrie@UFGroup.net)

Enclosures: as stated

January 28, 2013

City of Madison Urban Design Commission  
Madison Municipal Building  
Suite LL 100  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53710

RE: Highlands Community Concept Plan for 9601 Elderberry Road - tax parcel #070821300971,  
located in the Elderberry Neighborhood Development

Dear Commissioners:

This narrative describes the Highlands Community Concept Plan #22 and its intended residential uses in support of an anticipated land use application filing for property within the Elderberry Neighborhood Development Plan on the west side of Madison. The proposed development would include an integrated variety of residential housing options with upscale finishes and amenities providing for walkability and continuity with the surrounding neighborhood. A future commercial-employment with possible residential buffer is contemplated for the southwest corner.

**Introduction:** United Financial Group, Inc. (“UFG”) is under purchase contract with property owners Leo and Catherine Ziegler. UFG is planning to propose a comprehensive design to guide the development of a residential housing community located on 38.16 acres at 9601 Elderberry Road. UFG is a Wisconsin business founded in 1978, and its focus is in the design, construction and operation of residential housing communities with a primary emphasis being the specialized active senior retirement living market under the name Highlands Communities (HighlandsCommunities.com). Today, UFG operates a portfolio of over 3,400 living units in 16 locations throughout central, southeastern and north-central Wisconsin. UFG is a service provider exclusively to its affiliates providing professional property management; accounting, tax and financial planning; new development and construction management services; and mortgage administration. UFG strives to provide residents with an exceptional value and a living experience that exceeds expectations.

**Existing Site:** The Elderberry Neighborhood Development Plan, adopted in 2002, is bounded by Pioneer Road on the west, Mineral Point on the south, Pleasant View Road on the east, and Old Sauk Road on the north. The Ziegler site encompasses a total area of approximately 38.16 acres and is located south of Elderberry Road within Phase II of the neighborhood plan. The site neighbors the Woodstone Subdivision to the east, is bordered on the south by the Blackhawk Church Town Center Plat, and is southwest of the nearby Sauk Heights development. The current zoning classification and present use of the site is Agricultural and no structures currently exist on the site. The site is located in the Middleton-Cross Plains School District.

**General Project Description:** Since June of 2012, UFG has been in communications with city planning staff and has worked to refine the site and building designs in response to staff's feedback. The direction of the Urban Design Commission is being pursued in an effort to determine the best path to take to ensure that the end result is a high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and Elderberry Neighborhood Development Plan. The current Highlands Community Concept Plan #22 consists of 384 living units and five different housing components. The internal street pattern is grid-like with the main entrance provided by Bear Claw Way that connects at the southeast border of the site to Wilrich Street. Bear Claw Way will be extended south in the future to make the connection at Mineral Point Road. Public sidewalks align both sides of all streets to allow residents to easily walk throughout the community. The design features are consistent with the goals and objectives contained in the neighborhood plan.

**Elderly Building:** The north central portion of the site plan contains a 137-unit 3-story elderly building with a centrally located 5,000 square foot community center, including a four season room, hearthside room, multipurpose meeting areas, exercise/workout facility, library/computer room, three elevator locations, and heated underground parking with interior refuse area. The three elevators will access each floor, as well as the heated underground parking. The Jeffersonian architecture will consist of time-enduring brick masonry with accents, fluted columns, pre-cast window accents, and attractive building offsets. UFG has transitioned in the past 6 years to building contiguous communities which provide all elderly residents with direct access to the interior amenity areas, as they are preferred by the residents. Four driveways service the site. The northern driveways provide access to the main entrance for prospective residents, visitors, service providers, and emergency vehicles, while the east and west driveways provide residents access to the underground parking and allows refuse collection. The living units range in size from 700 square feet to 1,400 square feet and feature a full kitchen complete with energy efficient appliances, individual gas heat and central air conditioning, a patio/balcony, 9 foot ceilings with some having cathedrals, laundry hook-ups, pull chain help-call system in each bathroom, and individual private locked storage on each of the main floors. The building and site would be extensively landscaped with a variety of offset native ground planting materials and trees. Social activities offered would include cards, Wii bowling, bingo, potlucks, movies, and monthly themed parties. Health related and wellness activities such as foot clinics and blood pressure checks would be presented on a monthly basis at the community center. Common trips outside of a Highlands senior community include, as examples, Performing Arts Center events, and shopping trips. UFG's property management division would provide property management services. The staffing of the site would include a full time director, administrative assistant, housekeeping staff person, and maintenance person.

**Senior Townhomes:** Transitioning to the west are smaller massed senior townhomes with private entrances and direct-entry two-car garages that are oriented away from the street. This senior townhome component consists of 24 units contained within three 8-unit, two-story buildings. Two alternative 2 BDRM/2 BTH floor plans will be provided, ranging in size from 1,100 to 1,400 square feet. Based on UFG's experience, these units attract younger seniors who prefer the simplicity and freedom of a senior rental community, but desire the privacy and amenities of a single family home. The exterior architecture will consist of both brick masonry and composite siding.



**Condominiums:** The northeast portion of the site plan reflects 26 single story condominiums comprised of five 4-unit buildings and three 2-unit buildings. The exteriors would consist of two different colors of brick, stone accented fireplaces, and gables with composite siding. The floor plans are 2 BDRM/2 BTH and include a den, 2-car garage, fireplace, and a large patio. This housing type serves as a transition from the single family homes to the east.

**Single-Family Attached Row house:** The central portion of the site is planned for 53 three-story row houses contained in three 8-unit buildings, two 7-unit buildings, and three 5-unit buildings. The exteriors consist primarily of two different colors of brick, with composite siding and pre-cast accents. The urban street design allows the buildings to be oriented to the surrounding streets on all sides. The residences consist of two different 2 BDRM/3 BTH floor plans with 2-car garages on the first floor that are accessed by means of an alley. The second floor in both unit types serves as the primary living area and contains the dining room, living room, and kitchen, as well as an additional gathering area in the larger floor plan. The third floor in each unit type offers two bedrooms, two bathrooms and laundry areas. Stairs provide access to each floor.

**Elevator, Underground Parking Rental Residences:** Four thirty-six unit buildings containing market-rate rental residences with elevators, underground parking, surface garages, and surface parking are positioned in the southeast portion of the site to remain consistent with the 3-story, 30-unit apartment building planned to the east. The buildings are oriented to the surrounding streets, while the parking is centrally located. The exteriors will consist primarily of two different colors of brick, with stone and composite siding accents. These market rate residence will consist of 33% 1,400 sq. ft. two bedroom/two bathroom units with large private balcony/patio; 33% 850 sq. ft. one bedroom; 19% two bedroom/one bathroom; and 15% 1,150 sq. ft. two bedroom/two bathroom residences. A clubhouse containing the amenities and leasing office to serve the four thirty-six unit buildings as well as the row houses is oriented towards Public Street B.

**Operating Plan:** The Highlands Community operating concept, marketing plan, and management plan, as well as the design and proposed phased construction of buildings is modeled after UFG's 11 other successful Highlands Communities. Construction will be done by UFG's construction division as it has been for over 25 years. The construction management team will include an on-site, full-time superintendent employee of UFG to effectively manage day-to-day activities of subcontractors and to work with UFG's property management team on transition of the completed project over the course of phased construction. UFG is experienced with its costs, methods of construction and market demand for their building product.

**Concluding Statements:**

UFG is a 30-year experienced Wisconsin and Milwaukee-Metro operator of senior living communities. The strong financial structure of UFG has allowed continued development and expansion even during the last three years when construction and real estate financing was not available for many Wisconsin development opportunities. This proposed Highlands Community, as is true with all UFG developments, will be wholly owned by the McMurtrie-Salmon principals of UFG and all construction and property management services will be provided by United Financial Group, Inc. Financial and community reference contacts have been provided in this submittal.



660 W. Ridgeview Drive  
Appleton, WI 54911-1254  
Telephone (920) 968-8100  
Facsimile (920) 731-1696

We look forward to continuing to work with City staff on this project. Should you have any questions, please call us at (920) 968-8100 ext. 105, 137, or 104.

Sincerely,

A handwritten signature in black ink, appearing to read "Judy Husar", written in a cursive style.

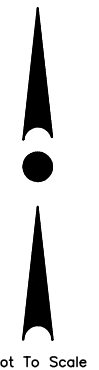
Judy Husar  
Vice President



# VICINITY MAP

PROPOSED  
"HIGHLANDS COMMUNITY"  
MADISON, WI

by  
UNITED FINANCIAL GROUP, INC.  
660 W. Ridgeview Drive  
Appleton, WI 54911



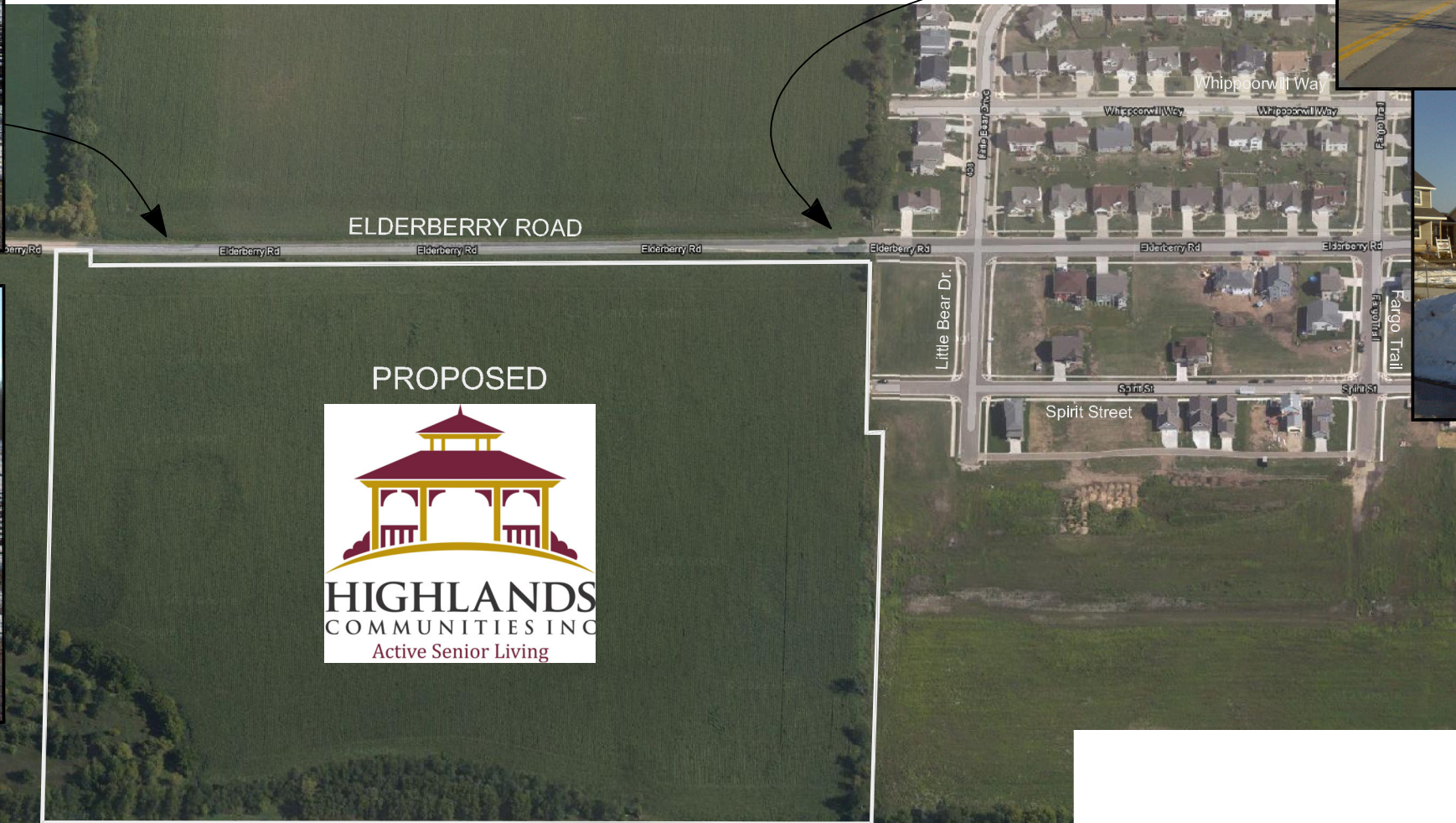
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# AREA MAP

## PROPOSED "HIGHLANDS COMMUNITY"

MADISON, WI



Not To Scale

by  
**UNITED FINANCIAL GROUP, INC.**  
 660 W. Ridgeview Drive  
 Appleton, WI 54911



Date: 01-28-13





APPLICATION FOR URBAN DESIGN COMMISSION REVIEW  
CONCEPT PLAN #22 - PROPOSED HIGHLANDS COMMUNITY  
DATED 1-29-13

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- Topographic Exhibit 1-28-13
- United Financial Group, Inc. Marketing Brochure with Development Experience and References





# CONCEPT PLAN #22

This Concept Plan reflects several items discussed at the 10/4/12 meeting with the City of Madison and incorporates the central area Rowhouses designed by AG Architecture.

by  
**UNITED FINANCIAL GROUP, INC.**  
 660 W. Ridgeview Drive  
 Appleton, WI 54911

## PROPOSED

## "HIGHLANDS COMMUNITY"

### DEVELOPMENT SUMMARY

- PROPERTY AREA = 38.16 ACRES (EXCLUDING NORTH/SOUTH R.O.W.)
- FUTURE COMMERCIAL - EMPLOYMENT WITH POSSIBLE RESIDENTIAL BUFFER = 6.70 ACRES
- RESIDENTIAL AREA = 31.46 ACRES
- NET RESIDENTIAL AREA = ±24.68 ACRES

1. ELDERLY BUILDING WITH UNDERGROUND PARKING & ELEVATORS  
 1 - 137 UNIT = 137 UNITS
  2. SENIOR TOWNHOMES WITH TWO CAR GARAGES  
 3 - 8 UNIT/BLDG = 24 UNITS
  3. CONDOMINIUMS (EAST & WEST):  
 3 - 2-UNIT & 5 - 4-UNIT = 26 UNITS
  4. PRIVATE ENTRY, DIRECT ENTRY GARAGE, ROWHOUSE:  
 3 - 8-UNIT, 2 - 7-UNIT & 3 - 5-UNIT = 53 UNITS
  5. ELEVATOR, UNDERGROUND PARKING, RENTAL RESIDENCE:  
 4 - 36 UNIT/BLDG = 144 UNITS
- TOTAL UNITS = 384 UNITS**

- NET RESIDENTIAL DENSITY = 15.56 UNITS/ACRE
- TOTAL SITE DENSITY = 10.06 UNITS/ACRE

### PARKING SUMMARY

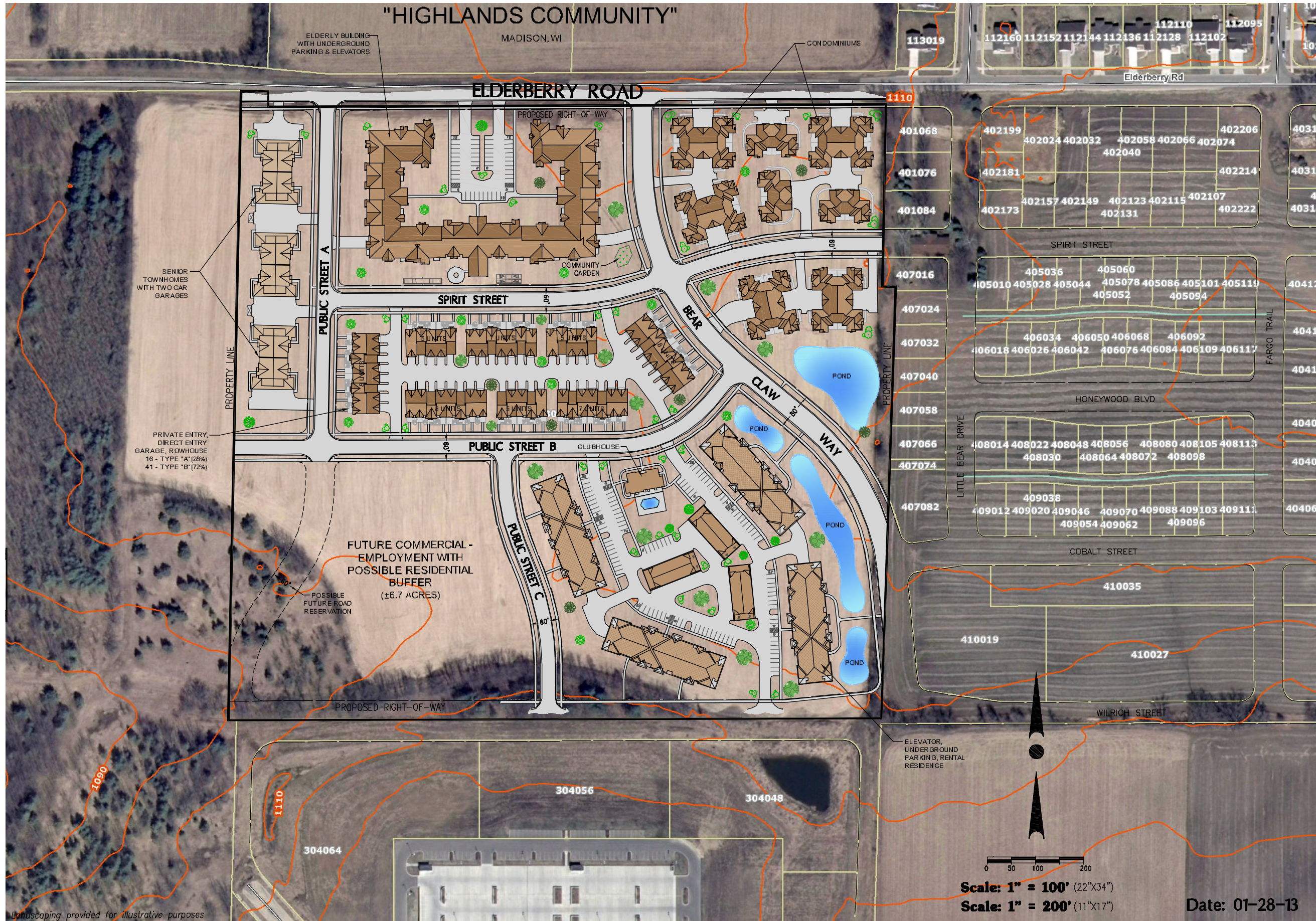
- ELDERLY APARTMENTS:  
 UNDERGROUND = 137  
 SURFACE = 50  
 TOTAL = 187 (1.36/UNIT)
- SENIOR TOWNHOMES:  
 GARAGE = 48  
 TOTAL = 48 (2/UNIT)
- ELEVATOR, UNDERGROUND PARKING, RENTAL RESIDENCE:  
 UNDERGROUND = 144  
 SURFACE GARAGES = 54  
 SURFACE = 88  
 TOTAL = 286 (1.99/UNIT)
- ROWHOUSE:  
 GARAGE = 106  
 TOTAL = 106 (2/UNIT)

- NOTE: VISITOR PARKING FOR SENIOR TOWNHOMES & ROWHOUSES IS PROVIDED IN DRIVEWAY IN FRONT OF EACH UNITS GARAGE.
- CLUBHOUSE: 26

### ELDERBERRY NEIGHBORHOOD DEVELOPMENT PLAN EXCERPTS

#### Plan Goals & Objectives:

- Encourage a mix of land uses and land use patterns within the neighborhood.
- Encourage a broad range of housing types, densities, tenures, prices and rents within the neighborhood and provide this range to all parts of the neighborhood.
- It is proposed that a variety of housing types and densities be provided in all parts of the neighborhood. However, most of the medium and low-medium density housing is proposed at locations relatively close to the commercial centers or to major parks or open space, so that walking distances to neighborhood activity centers are minimized for the largest number of residents.
- The proposed public street network is designed to create relatively small blocks and high degree of interconnection... In general, it is recommended that both multi-family and single family developments seek to work within the recommended street system.
- The basic street pattern is "grid-like," and it is recommended that both commercial and residential developments maintain a strong relationship to the public street and sidewalk system.



Landscaping provided for illustrative purposes

Date: 01-28-13

H:\3000\311\2014-01\Concepts & Preplan Data\CONCEPT22 - Elderberry\_2013-01-28.dwg



**LENDERS**

<p>Mr. David L. Blohm, President          American National Bank-Fox Cities          2200 N. Richmond Street          Appleton, WI 54911          (920) 739-1040          Banking relationship since 1981</p>	<p>Craig O. Henes          Vice President          Commercial Lending          Associated Bank, N.A.          401 E. Kilbourn Ave., Suite 350          Milwaukee, WI 53202          (414) 283-2244          Banking relationship since 1983</p>	<p>Ms. Lisa A. Lindsay          Director / GSE Placements          M&amp;I, a branch of BMO Harris Bank          770 North Water Street          Milwaukee, WI 53202          (414) 765-7583          Lending relationship since 1993</p>	<p>Mr. James M. Cope          Senior Vice President          Grandbridge Real Estate Capital,          LLC          20975 Swenson Drive   Suite 325          Waukesha, Wisconsin 53186          (262)785-8441          Lending relationship since 1994</p>
<p>Mr. Thomas M. Vanden Hogen          Vice President-Commercial Lending          US Bank, N.A.          P. O. Box 2819          Appleton, WI 54913-2819          (920) 830-6082          Banking relationship since 1984</p>	<p>Mr. Daniel J. Nisler          Executive Vice President          American National Bank-Fox Cities          2200 N. Richmond Street          Appleton, WI 54911          (920) 739-1040          Banking relationship since 1981</p>	<p>Ms. Mary Wright, Director Multifamily          Housing Group          Mr. Bill Boerigter, Manager          Mr. Shreedhar Ranabhat, Asst Manager          Wisconsin Housing and Economic          Development Authority          P. O. Box 1728          Madison, WI 53701-1728          (608) 267-1450; (608) 267-7749          Lending relationship since 1992</p>	

**LAND SELLERS**

<p>Mr. Vincent J. Baum          N 2987 Herman Lane          Hortonville, WI 54944          (920) 779-0379          Sold 57 acres land in          Appleton 06/18/91</p>	<p>Mr. Gerald Hemmerich          8462 Cty Hwy BC          Sparta, WI 54656          (608) 269-7577          Sold 20 acres land in          Menomonee Falls 08/27/97</p>	<p>Ms. Paulette Manfrin          2301 Summit Avenue          Waukesha, WI 53186          (262) 650-9880          Sold 80 acres land in          Menomonee Falls 04/18/95</p>	<p>John and Robert Kukuwich          W245 S6015 Red Wing Drive          Waukesha, WI 53189          (414) 574-0605 (John)          (262) 723-1735 (Robert)          Sold 54 acres land in          Franklin, WI 08/06/98</p>
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**GOVERNMENTAL AGENCIES APPROVING DEVELOPMENTS**

<p>Mr. Robert Buckingham, Community Development Director          Town of Grand Chute, WI (920) 832-1599          Zoning and Site Plan Approvals – Ridgeview Highlands &amp; single family plat          Zoning and Site Plan Approvals – Meadow Creek Townhomes</p>	<p>Ms. Jane F. Carlson, Town Clerk – Brookfield, WI          (262) 796-3788          Mr. Gary Lake, Building and Zoning Administrator (262) 796-3790          Site Plan Approvals – Brookfield Highlands</p>
<p>Mr. Matt Carran, Director of Community Development          Village of Menomonee Falls, WI (262) 532-4274          Rezoning and Site Plan Approvals – Wildwood Highlands and Wildwood Lake</p>	<p>Mr. Jack Chiovaturo, Mayor, City of New Berlin, WI          (262) 797-2441          Zoning and Site Plan Approvals – Parkwood Highlands and single          family plat</p>
<p>Mr. Ken Pabich, Planning and Economic Development Director          City of De Pere, WI (920) 339-4043          Nicolet Highlands selected by De Pere's Redevelopment Authority from five          competitive senior housing proposals</p>	<p>Mr. John M. Bennett, City Engineer, Franklin, WI          (414) 425-7510          Zoning and Site Approvals – Foresthill Highlands and single family plat          Single family subdivision completed and sold out during 2003.</p>
<p>Mr. Robert Strong, Community Development Director          City of Green Bay, WI (920) 448-3413          Zoning and Site Plan Approvals for Parkway Highlands</p>	<p>Mr. Chris Haese, Community Development Director          City of Neenah (920) 886-6125          Site Plan Approvals – The Highlands At Mahler Park</p>
<p>Mr. Keith Donner, Interim Administrator/ Public Works Director          Village of Weston (715) 241-2610          Ms. Jennifer Higgins, Community Development Director (715) 241-2638          Site Plan Approvals – Birchwood Highlands</p>	<p>Mr. Steve Voelkert, Village Administrator          Mr. John Rogers, Village President – Winneconne          (920) 582-4381          Site Plan Approvals – Highlands at River Crossing</p>
<p>Ms. Kim Tollefson, Director of Community Development          City of Mequon (262) 236-2903          Mr. Jac Zader, Asst. Director of Community Development (262) 236-2904          Site Plan Approvals - Highlands at Riverwalk</p>	

# TOPOGRAPHIC EXHIBIT

by  
UNITED FINANCIAL GROUP, INC.  
660 W. Ridgeview Drive  
Appleton, WI 54911

## PROPOSED "HIGHLANDS COMMUNITY"

MADISON, WI

ELDERBERRY ROAD

SUBJECT  
PROPERTY

SPIRIT STREET

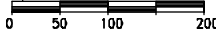
HONEYWOOD BLVD

COBALT STREET

WILRICH STREET

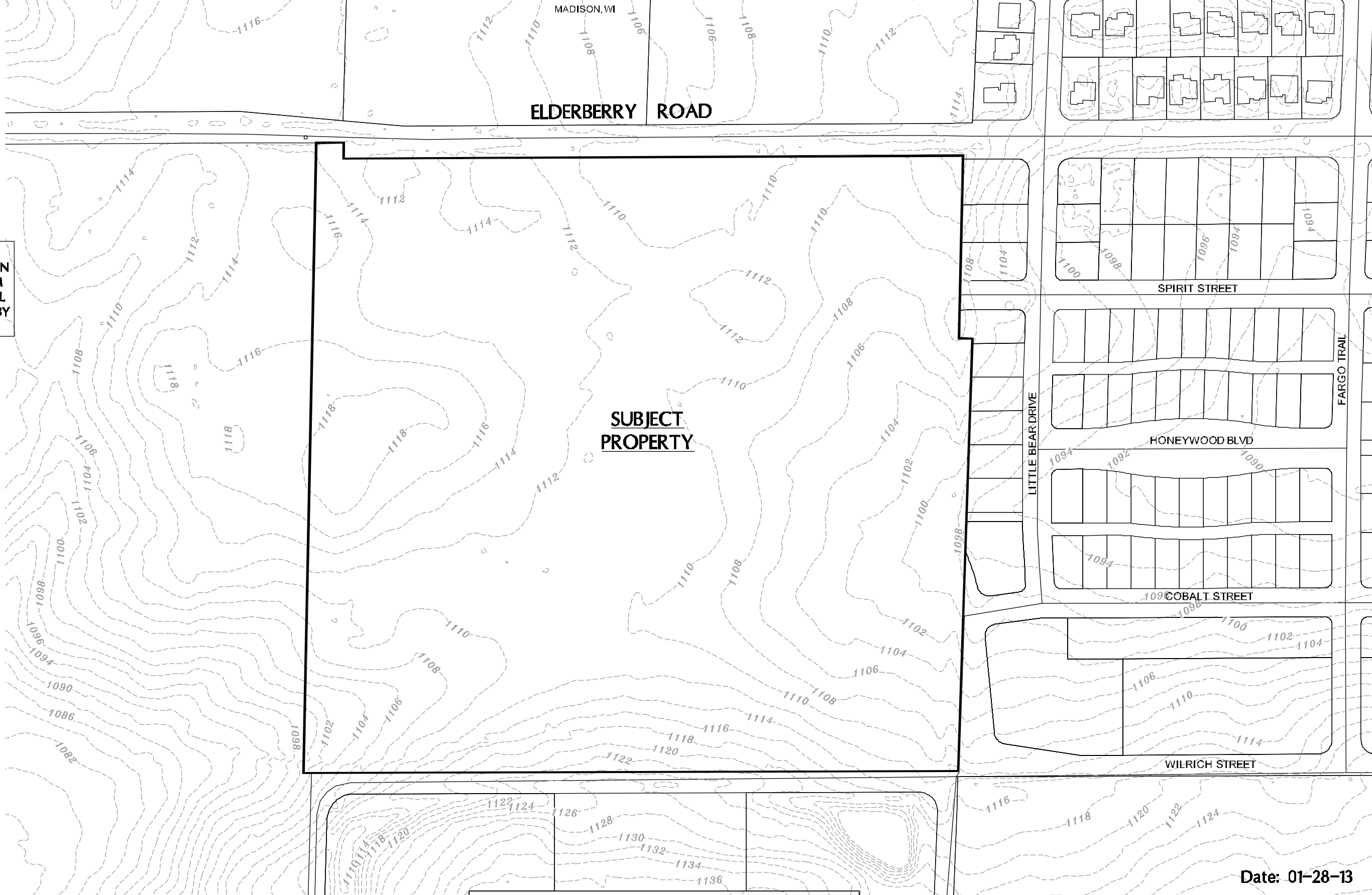
LITTLE BEAR DRIVE

FARGO TRAIL



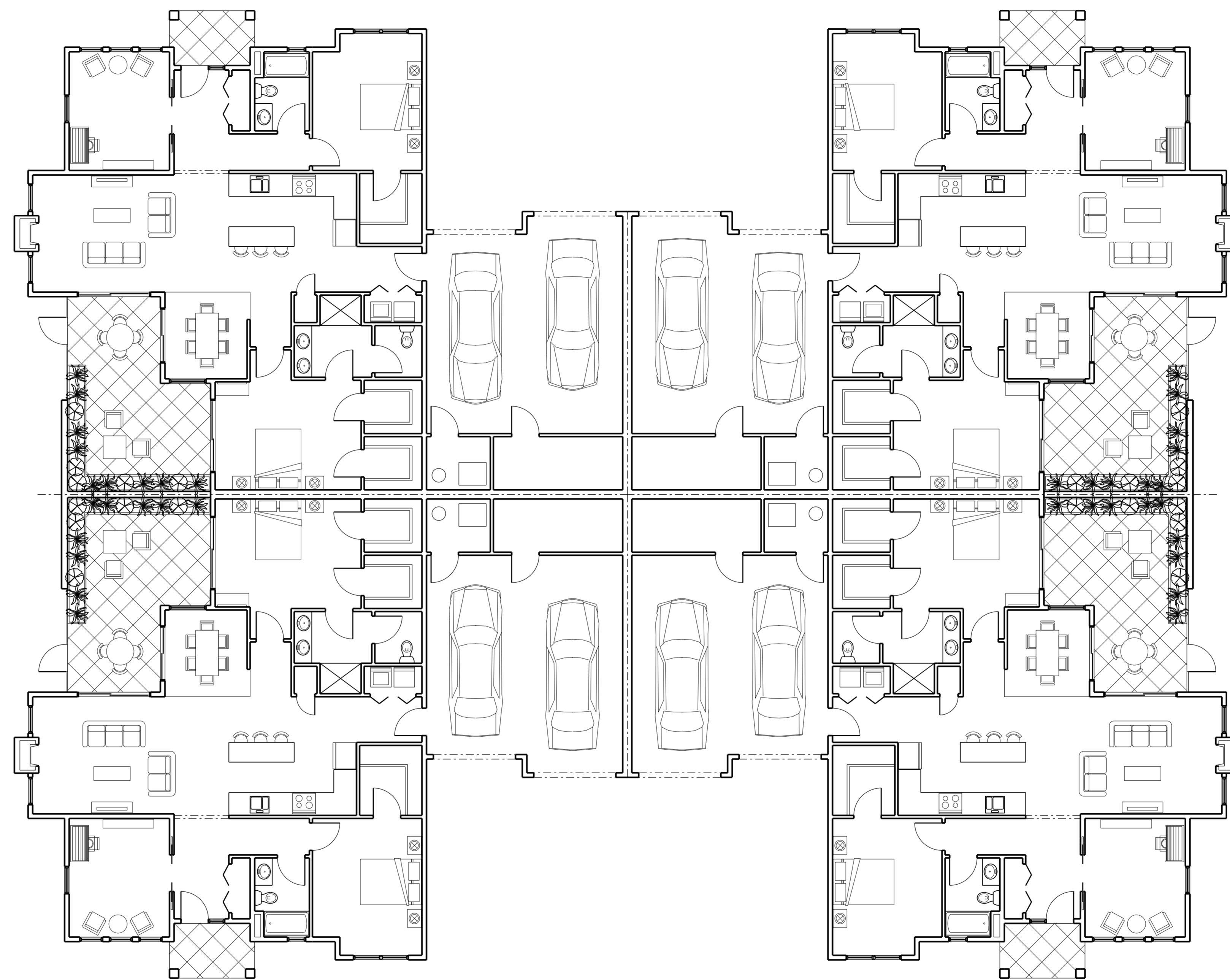
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**NOTE:**  
EXISTING TOPOGRAPHY SHOWN  
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THE LATEST AVAILABLE DIGITAL  
GIS INFORMATION COMPILED BY  
DANE COUNTY, WISCONSIN.

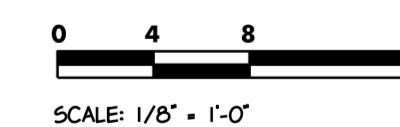


Date: 01-28-13





**Floor Plan**

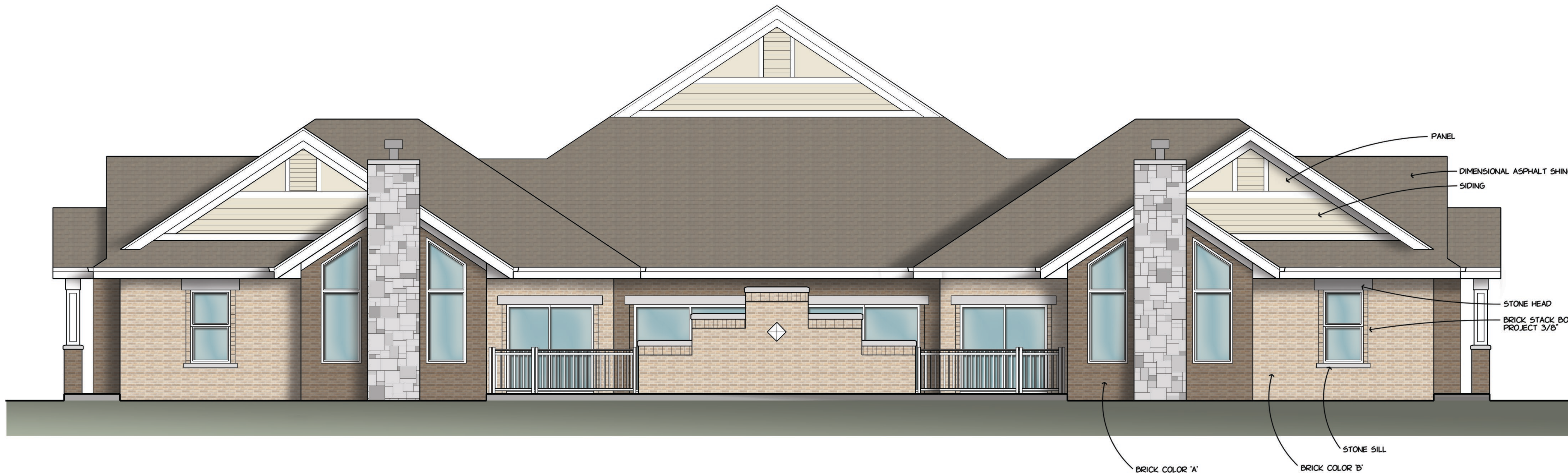


*Proposed Highlands Community*  
**4 Unit Condominiums**  
*Madison, Wisconsin*

29 Jan 2013

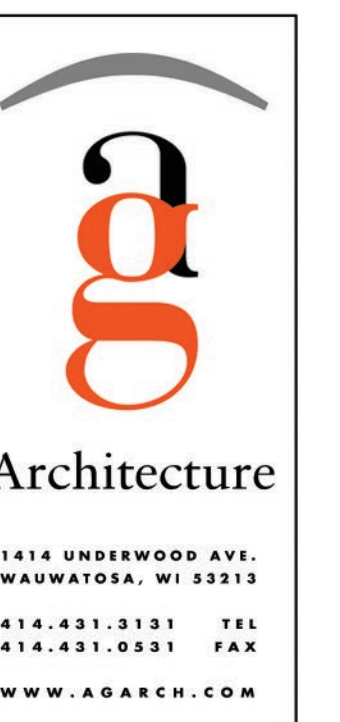




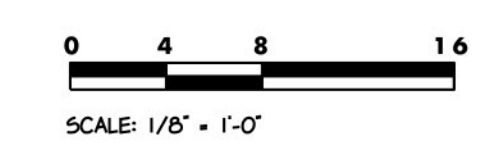


29 Jan 2013

*Proposed Highlands Community*  
**4 Unit Condominium**  
*Madison, Wisconsin*







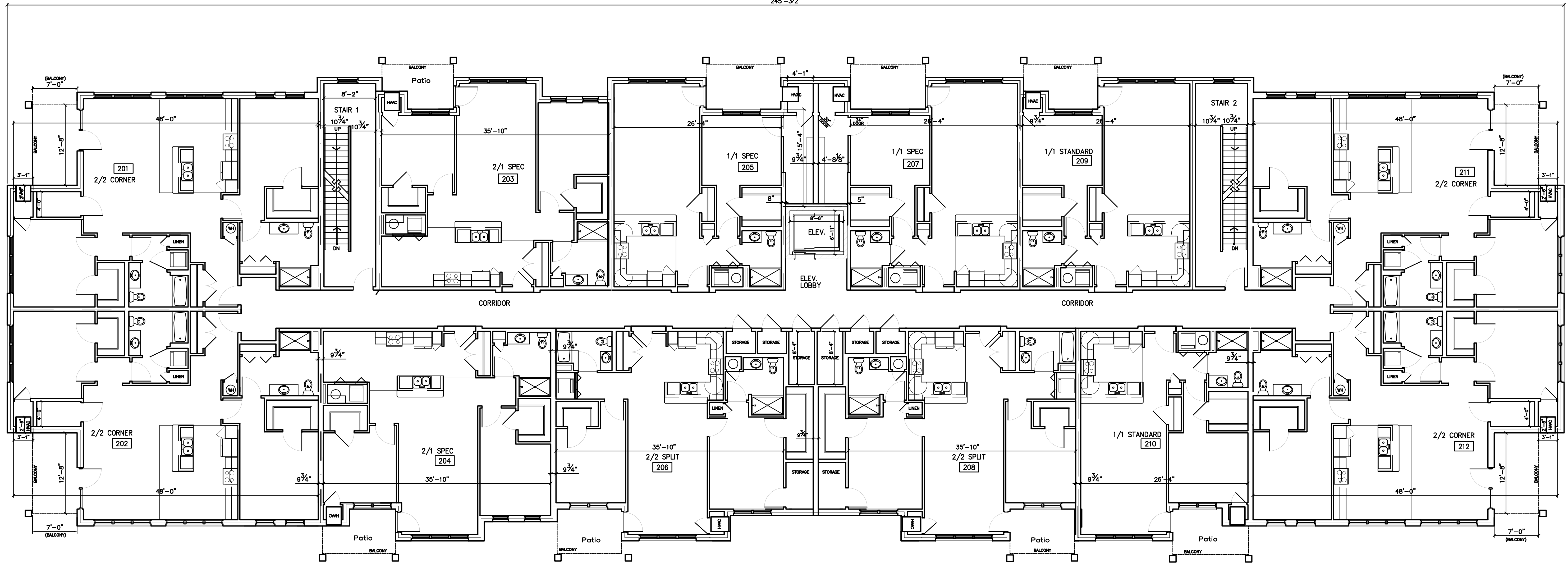
29 Jan 2013

*Proposed Highlands Community*  
**Senior Apartments**  
*Madison, Wisconsin*





245'-3/2"



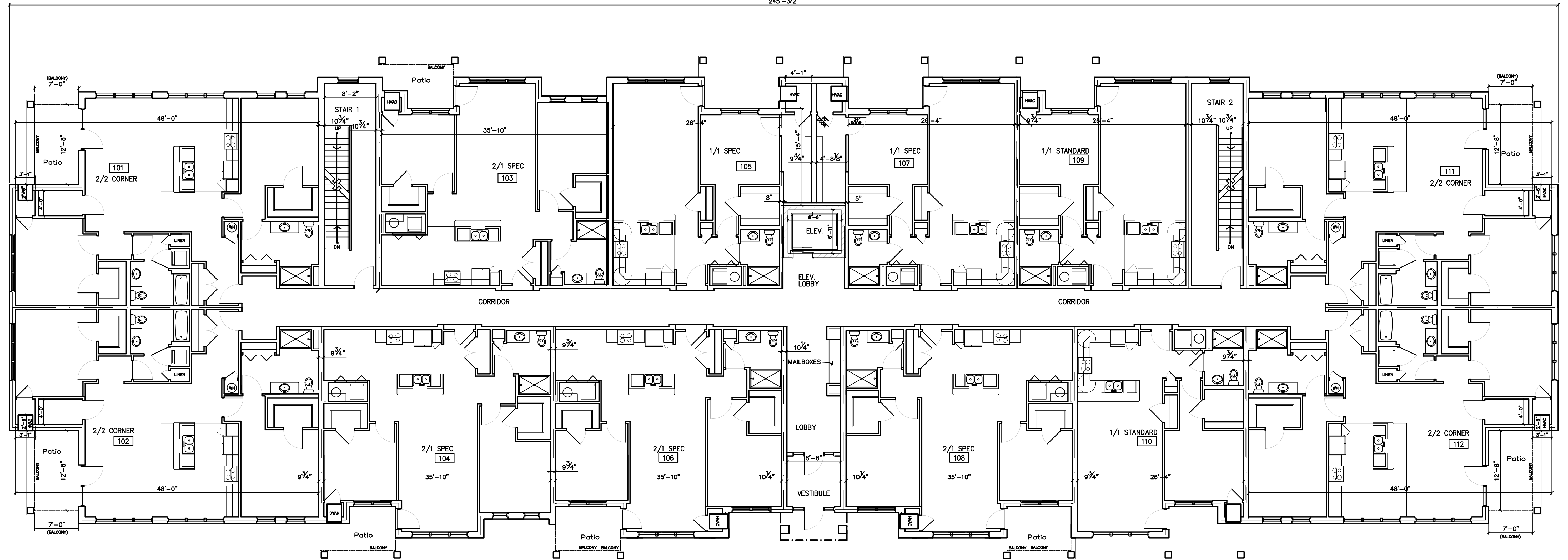
***Proposed Highlands Community***

36-Unit Rental Residences  
 Madison, Wisconsin  
 Second Floor Plan

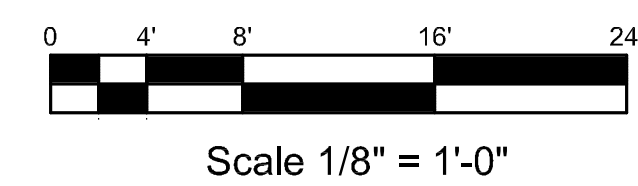


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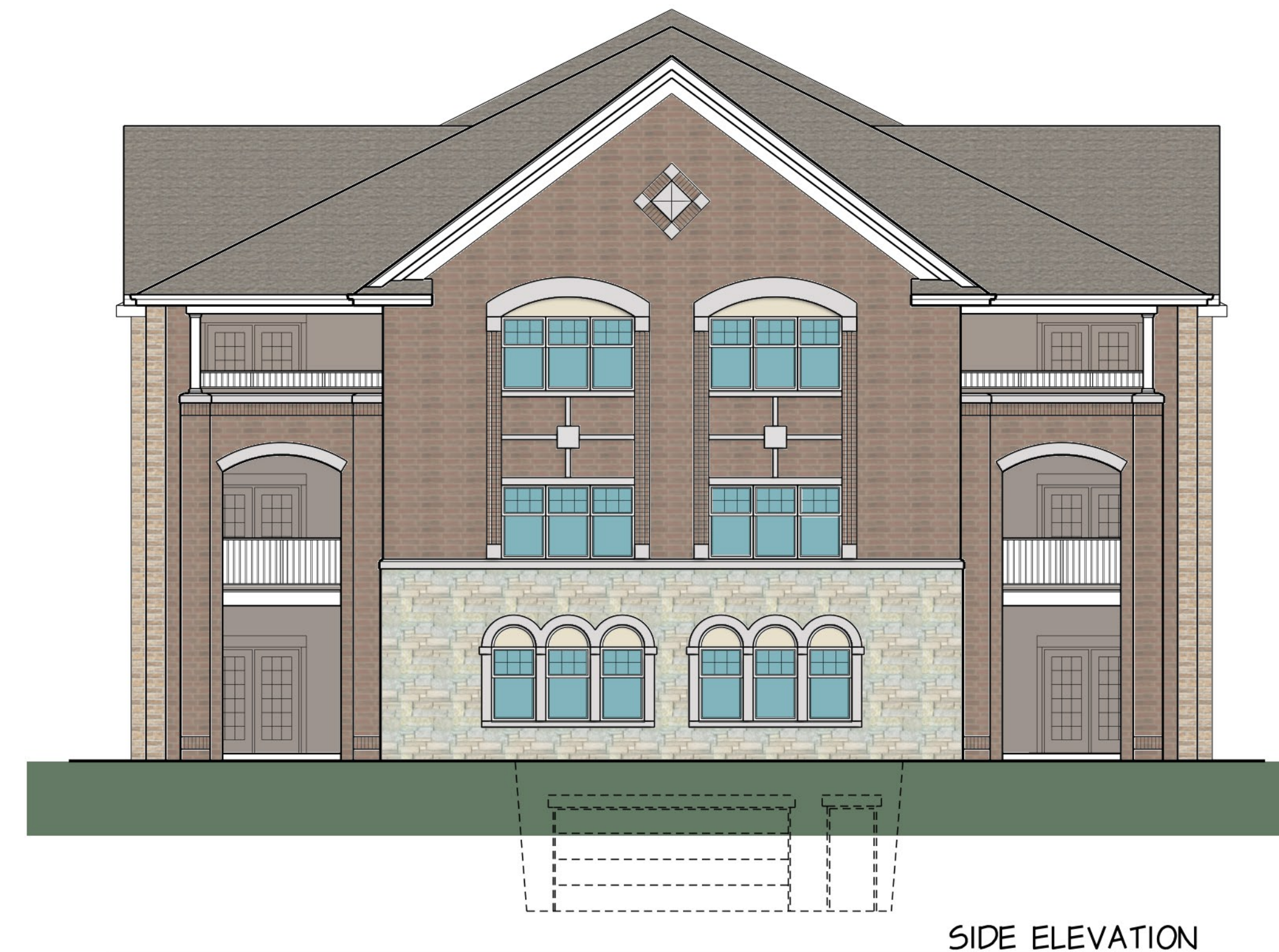
245'-3 1/2"



***Proposed Highlands Community***  
36-Unit Rental Residences  
Madison, Wisconsin  
First Floor Plan







SIDE ELEVATION



FRONT ELEVATION

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SCALE: 1/8" = 1'-0"

29 Jan 2013

*Proposed Highlands Community*  
**36 Unit Apartments**  
*Madison, Wisconsin*







STONE SILL  
 BRICK COLOR 'A'  
 (TYPICAL)  
 BRICK STACK BOND,  
 PROJECT 3/8'  
 STONE HEAD  
 BRICK COLOR 'B'

BRICK COLOR 'B'  
 STONE CAP  
 BRICK SOLDIER COURSE,  
 PROJECT 3/8'

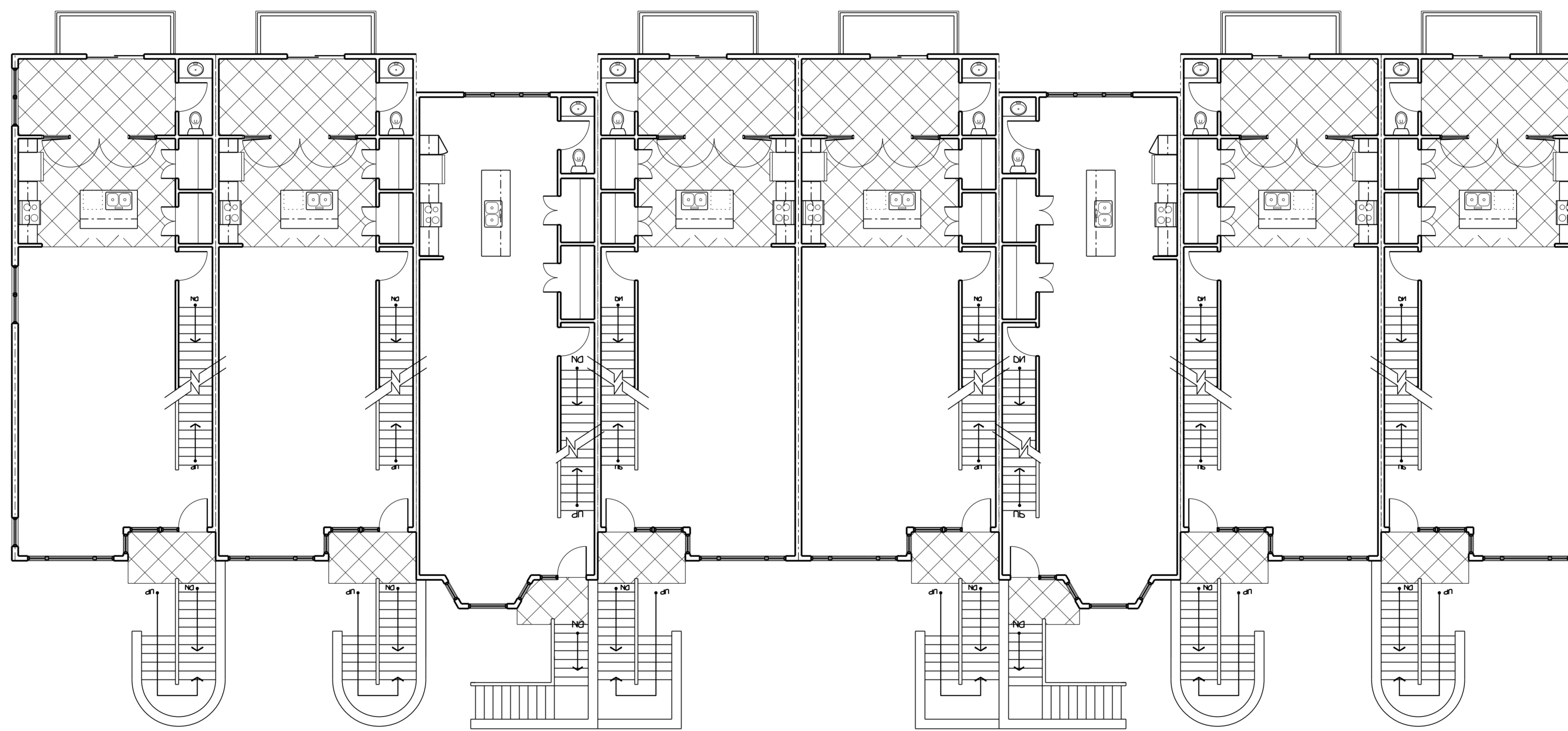
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29 Jan 2013

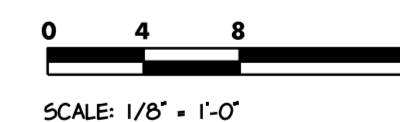
*Proposed Highlands Community*  
**8 Unit Rowhouses**  
*Madison, Wisconsin*







**Second Floor Plan**

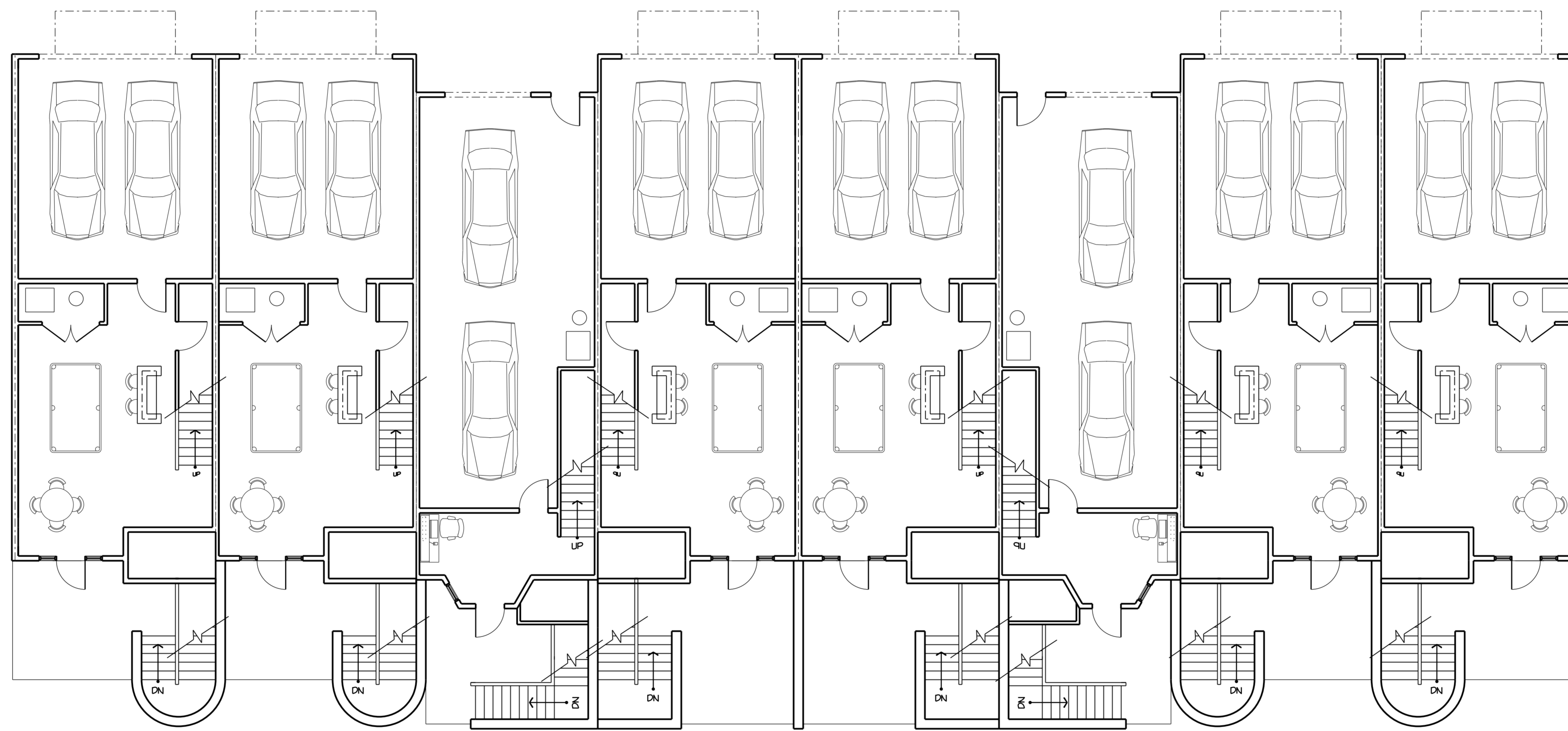


*Proposed Highlands Community*  
**8 Unit Rowhouses**  
*Madison, Wisconsin*

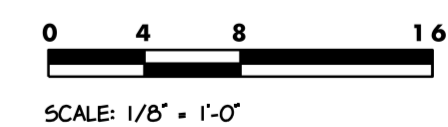
29 Jan 2013







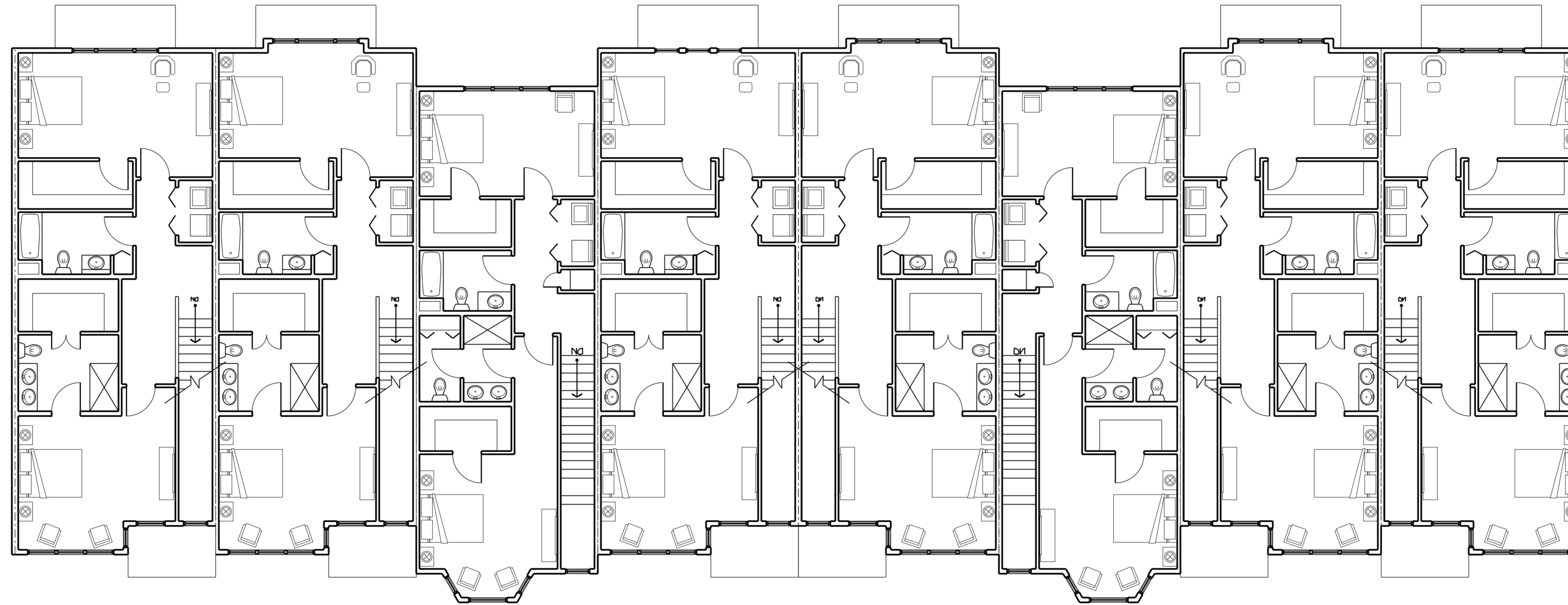
**First Floor Plan**



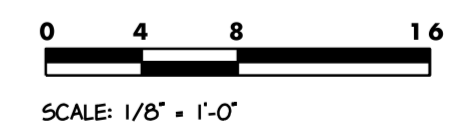
*Proposed Highlands Community*  
**8 Unit Rowhouses**  
*Madison, Wisconsin*

29 Jan 2013





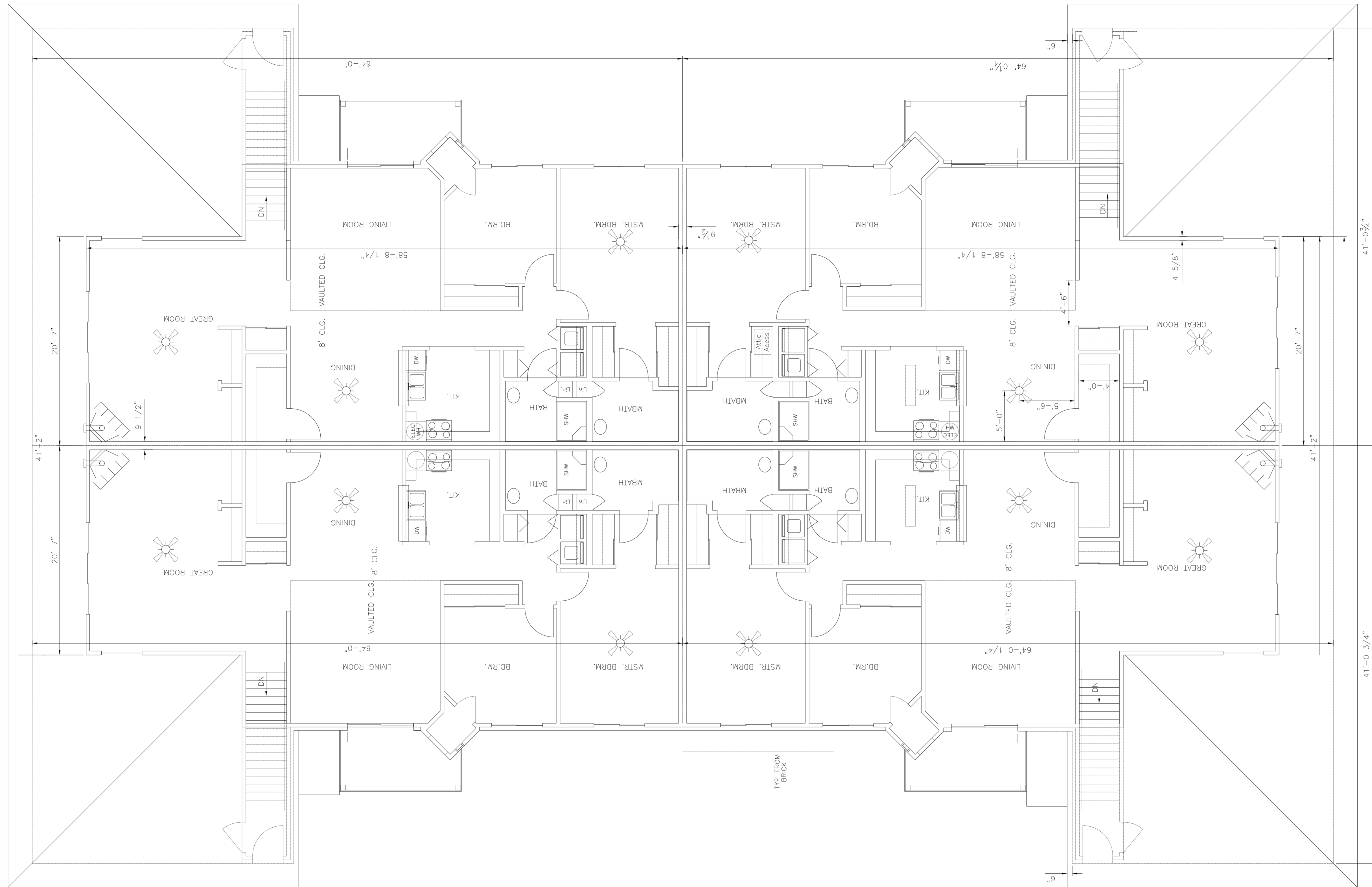
**Third Floor Plan**



*Proposed Highlands Community*  
**8 Unit Rowhouses**  
*Madison, Wisconsin*

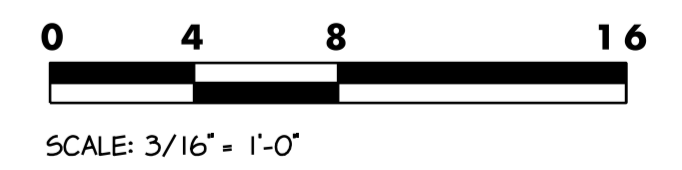
29 Jan 2013



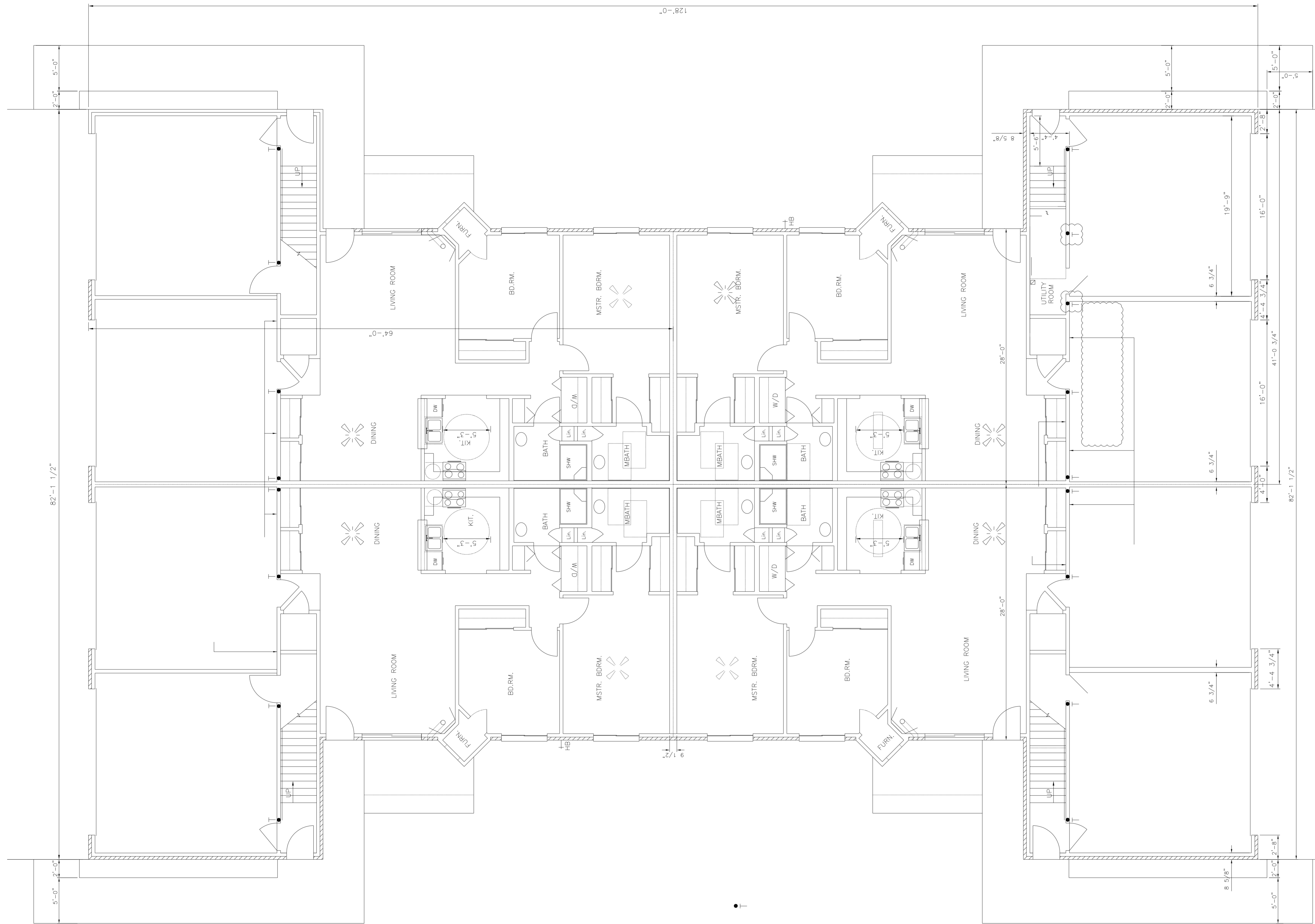


Prepared by:  
Schuler & Associates, Inc.

**Second Floor Plan**



*Proposed Highlands Community*  
**8 Unit Townhomes**  
*Madison, Wisconsin*

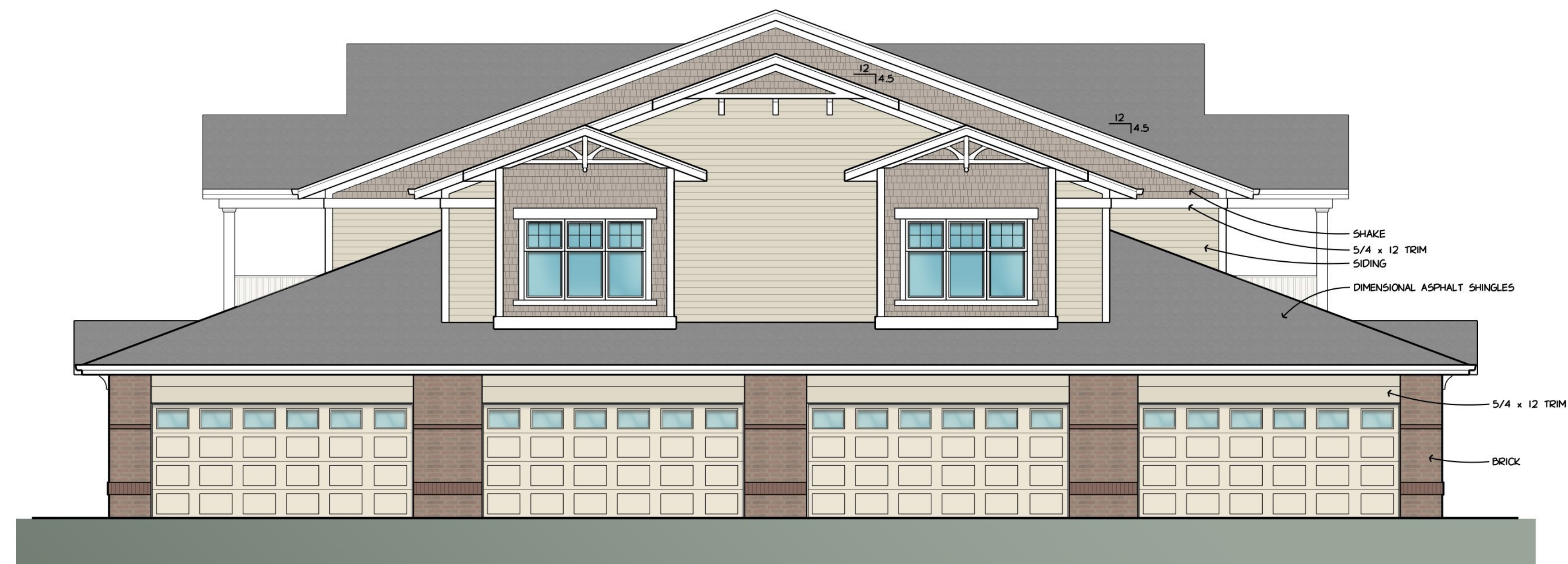


Prepared by:  
Schuler & Associates, Inc.

**First Floor Plan** SCALE: 3/16" = 1'-0"

*Proposed Highlands Community*  
**8 Unit Townhomes**  
*Madison, Wisconsin*

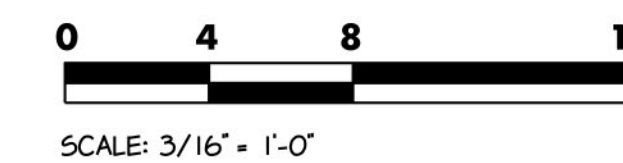




SIDE ELEVATION



FRONT/REAR ELEVATION



29 Jan 2013

*Proposed Highlands Community*  
**8 Unit Senior Townhomes**  
*Madison, Wisconsin*

