APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 31146

DATE SUBMITTED: 7.15.14
UDC MEETING DATE: 7.23.14

Action Requested
___ Informational Presentation
___ Initial Approval and/or Recommendation
X Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 8210 Highview dr. Watts & Commerce
ALDERMANIC DISTRICT: 9 - Skidmore

OWNER/DEVELOPER (Partners and/or Principals)
Horizon Development group
5201 E. Terrace dr. Madison
John Foust / John Thole

ARCHITECT/DESIGNER/OR AGENT:
A2K
Dave Baum
311 E. Chicago Mil. WI.

CONTACT PERSON: John Thole
Address: 5201 E. Terrace dr
Madison WI 53718
Phone: 608 · 354 · 0858
Fax: 608 354 0902
E-mail address: jthole@horizondm.com.

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TYPE OF PROJECT:
(See Section A for:)
X Planned Unit Development (PUD) x Amended PD, amended PDD/SIP
___ 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 _____

CITY OF MADISON
10:05 a.m.
JUL 16 2014
Planning & Community & Economic Development

*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.

ALL SAINTS PHASE III

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- SITE PLAN; 1″ = 60′ SCALE
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- 1″ = 20′ SCALE

ELEVATIONS
- 3/32″ = 1′ SCALE

PERSPECTIVES

LANDSCAPE PLAN
- 1″ = 20′ SCALE

CIVIL DRAWINGS
- 1″ = 20′ SCALE



SITE LOCATION

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All Saints Neighborhood

ARCHITECTURE 2000
311 E. Chicago St.
Suite 310
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414-727-2321

ALL SAINTS CAMPUS
TITLE SHEET

July 15th, 2014

All Saints Phase III

All Saints Phase III, a Continuum of Care Residential Community
Watts Road and Commerce Drive
Madison, WI 53719
Initial Approval and/or Recommendation
Amended PDP/SIP

History and a Brief description of the proposed Project

History- Project Location
All Saints, a Catholic Charities Company, purchased this site in 2003. All Saint's vision for this property was to create a Catholic based retirement community. The site lies both on the east side and west side of Commerce drive, adjacent to the Bishop O'Connor Center and across Watts Road from the Princeton Club west.

Since 2003, the following has been developed on site:

Infrastructure, consisting of the extension of Commerce Drive and the construction of Highview Drive and the extension of Plaza Drive,
All Saints Retirement Center, a 144 Unit apartment building,
All Saints Assisted Living a 58 unit assisted living and memory care facility,
Hillside Estates, a 12 unit condominium building, and
All Saints Cottages, two, free standing, duplex buildings.

In 2004 zoning was approved for 108 units of age restricted condo and multi-family under on the lands east of Commerce Drive. To date, only Hillside Estates, a 12 unit has been constructed in this area.

Vision- Project Description
The current vision for this property is to develop the remaining land as a true Continuum of Care Residential Community (CCRC). In lieu of the 108 units west of Commerce, previously proposed and zoned, we are proposing the following:

A 3-4 Story Apartment building consisting of 40-50 units of Service Enhanced apartments,
A 2 story Assisted living facility consisting of 60 units,
A 40-48 bed Skilled Nursing facility,
A free standing 12 unit apartment building, and
The services to support and create a CCRC consisting of a dining area, a café/bistro, commercial kitchen, exercise/wellness center, Chapel, activity area, and associated appropriate retail support.

Process
Rezoning will be required
Re-platting will be required
A minor land acquisition from the Bishop O'Connor Center (complete) will be required with rezoning for same.

Ownership
The project will be owned by All Saints, a non-profit Catholic Charities company.

Streets and Traffic
The site will be accessed from Commerce Drive, Watts Road, and Highview Drive. A new through-drive is envisioned between Watts Road and Commerce Drive. A curb cut is being proposed on Watts Road at an existing boulevard cut and directly across the street from the existing Princeton Club entrance.

Park/Greenway
All Saints is adjacent to Hillpoint Park. The site is served by city and private sidewalks that are connected to city sidewalks, streets, and the park trail system.

Parking
Parking for the residents and staff of All Saints Phase III is envisioned to be structured underground parking. Visitor parking is envisioned to be on the surface, along new through drive and on existing public streets.

Hours of Operation
The buildings will be occupied 24 hours a day 365 days per year.

All Saint's Phase III Project Data Table.

Lot Area:	185,365 sq. ft. (4.26 acres)
Dwelling Units:	170 units (includes 48 bed SNF and 60 bed ASL "private rooms")
Lot Area/Dwelling Unit:	1,055 sq. ft./D.U.
Density:	41.26 units/acre

Lot Coverage

Open Space	90,175 sq. ft. (35.8%)
Building Coverage	73,320 sq. ft. (40.9%)
Total Pavement	41,729 sq. ft. (23.3%)

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RETAIL AT NORTH WEST CORNER OF WATTS AND COMMERCIAL



RETAIL AT COMMERCE AND WATTS



144 UNIT ALL SAINTS RETIREMENT



12 UNIT CONDO, HILLSIDE ESTATES

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ALL SAINTS CAMPUS
CONTEXTUAL PHOTOS

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VIEW TO SOUTH OF BISHOP O'CONNOR CENTER



PRINCETON CLUB TO EAST



HOTEL TO NORTH



HOTEL TO NORTHWEST

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ALL SAINTS CAMPUS
CONTEXTUAL PHOTOS

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DUPLEX ON HIGHVIEW



144 UNITS ALL SAINTS RETIREMENT



144 UNITS ALL SAINTS RETIREMENT



12 UNIT CONDEO, HILLSIDE ESTATES

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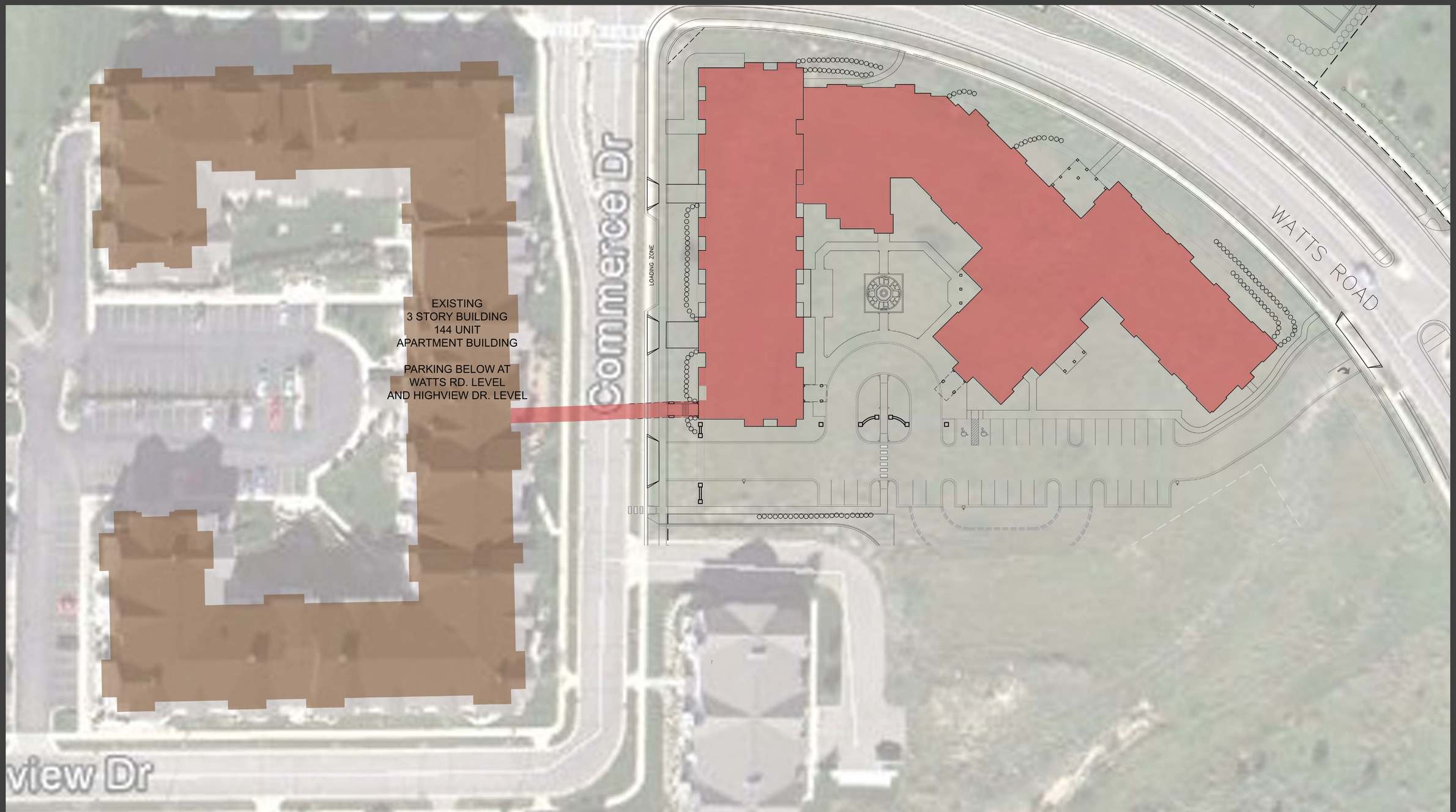
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SITE PLAN; 1" = 60' SCALE

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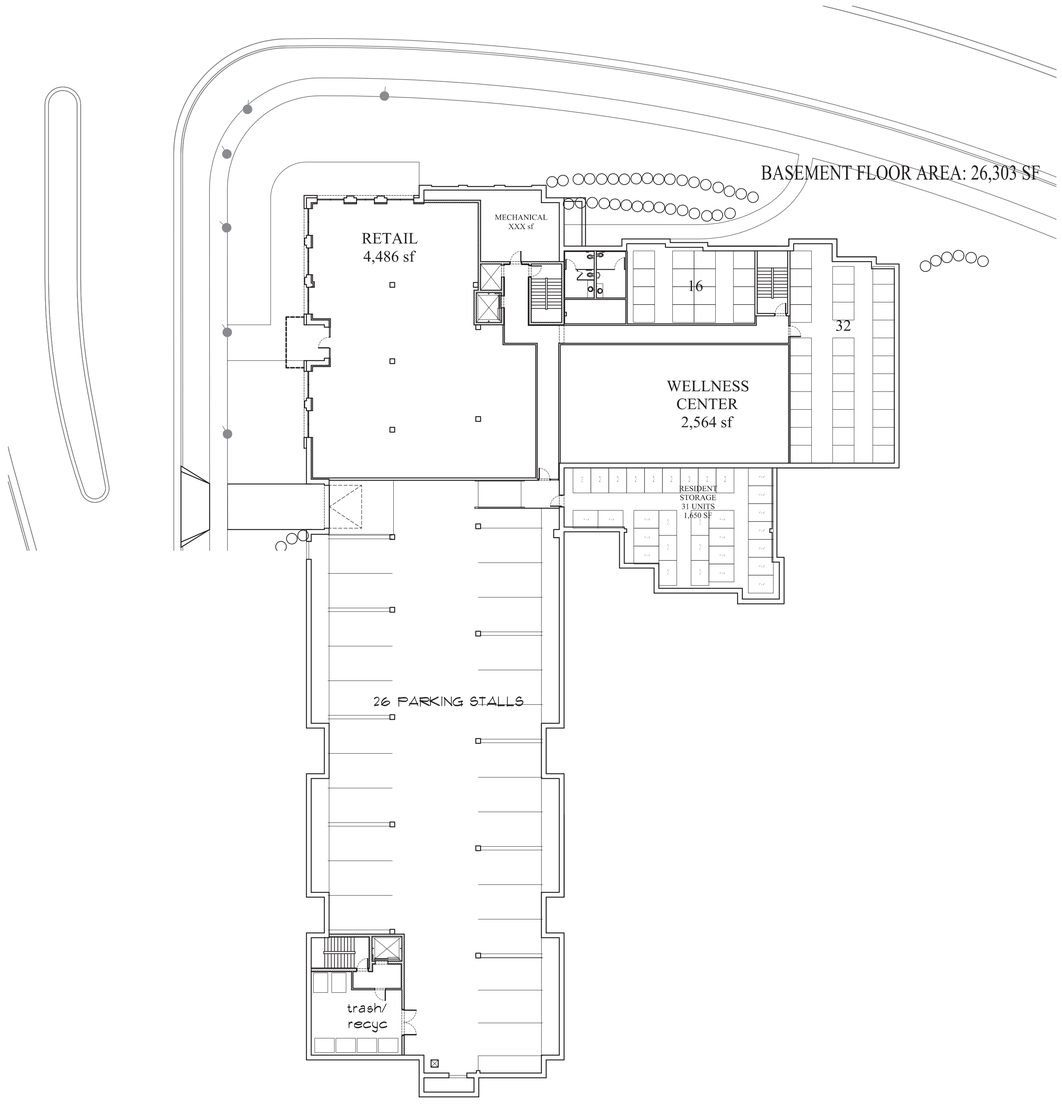
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SITE PLAN; 1" = 30' SCALE

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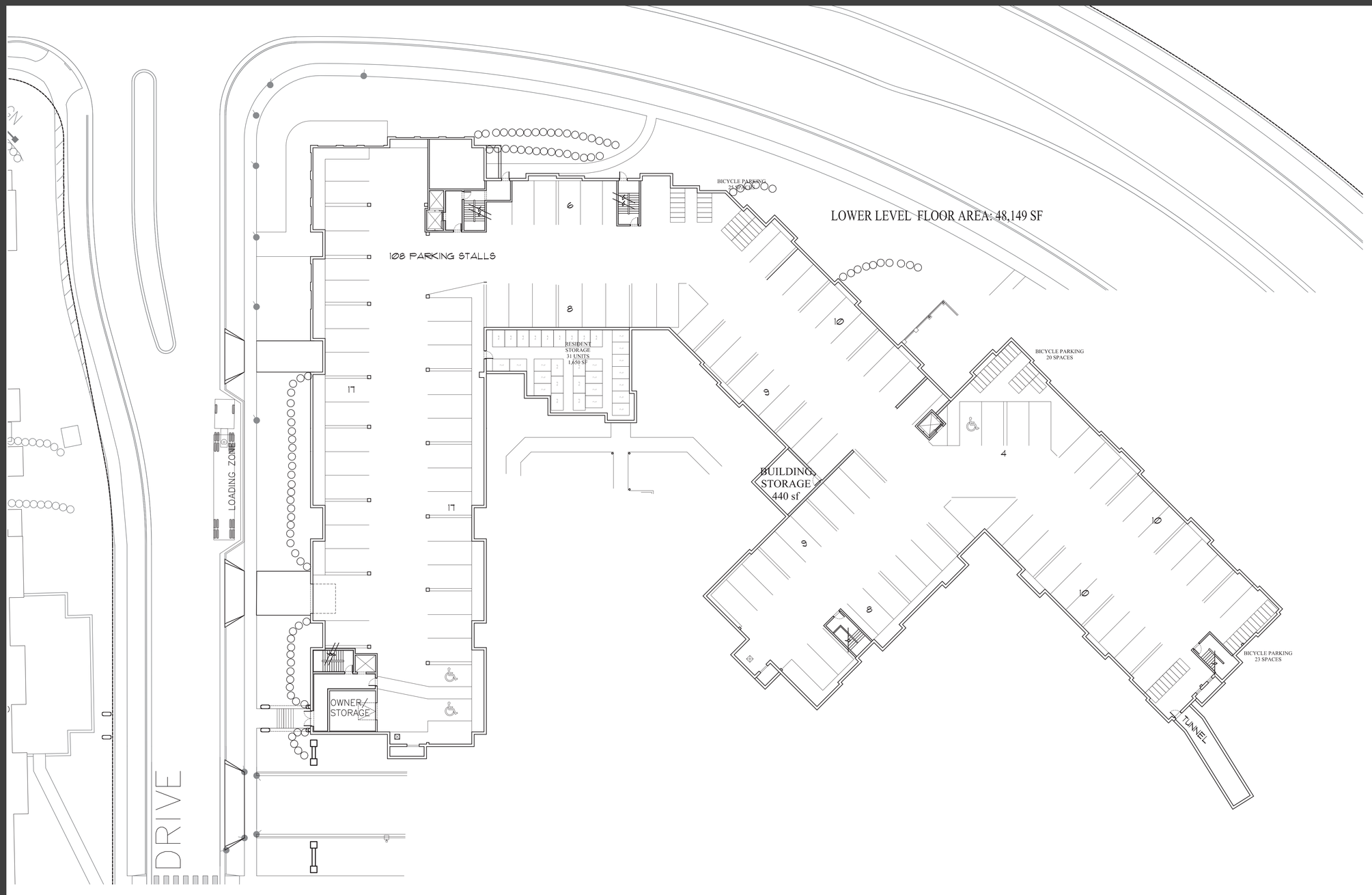
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BASEMENT LEVEL: 1″ = 20′

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ALL SAINTS CAMPUS

LOWER LEVEL: 1" = 20'

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FIRST FLOOR AREA: 48,149 SF
MAIN STREET: 17,226 SF
ASSISTED LIVING: 30,923 SF

CBRF	1st	2nd	total
1br	9	10	19
2br	2	2	4
Studio	18	22	40
total	29	35	63

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ALL SAINTS CAMPUS

FIRST FLOOR: 1" = 20'

July 15th, 2014



SECOND FLOOR AREA: 43,536 SF
APARTMENTS: 16,576 SF
ASSISTED LIVING: 26,960 SF

Apts.	2nd	3rd	4th	total
1br	9	9	9	27
2br	7	7	7	21
total	16	16	16	48

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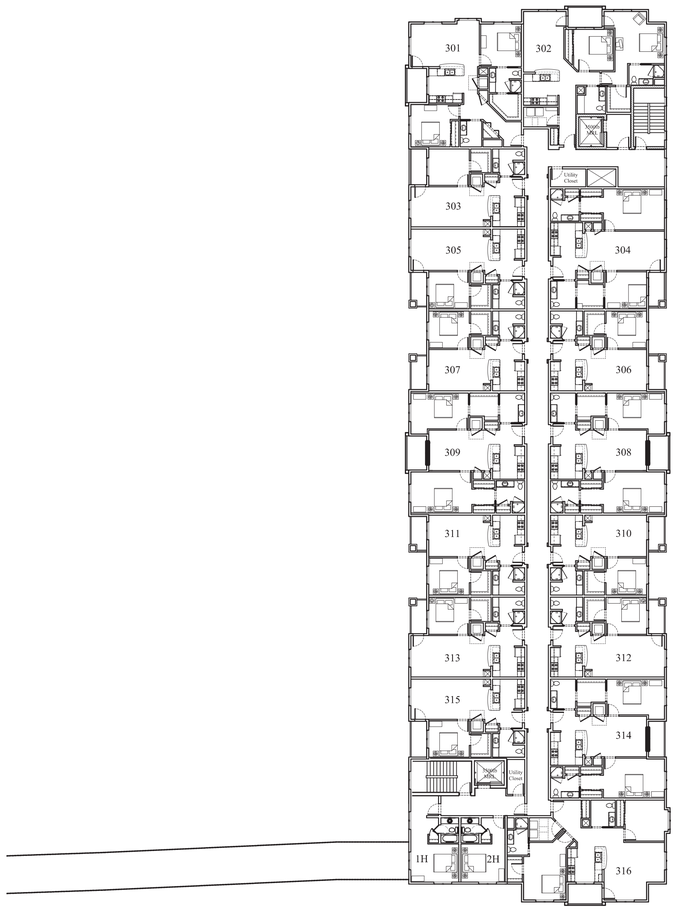
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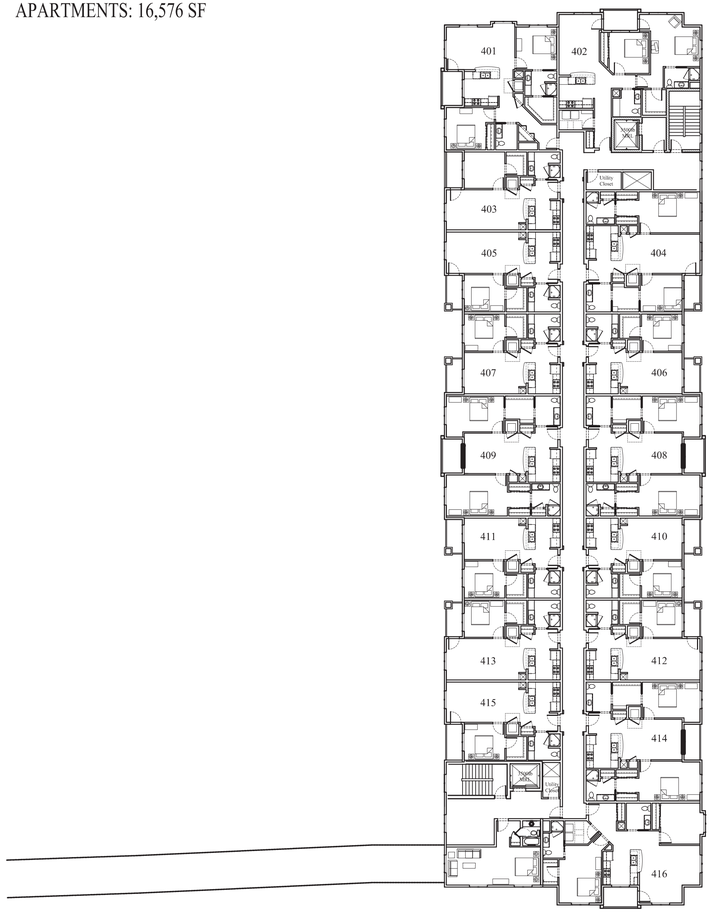
SECOND FLOOR: 1” = 20’

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THIRD FLOOR AREA: 16,576 SF
APARTMENTS: 16,576 SF



FOURTH FLOOR AREA: 16,596 SF
APARTMENTS: 16,596 SF



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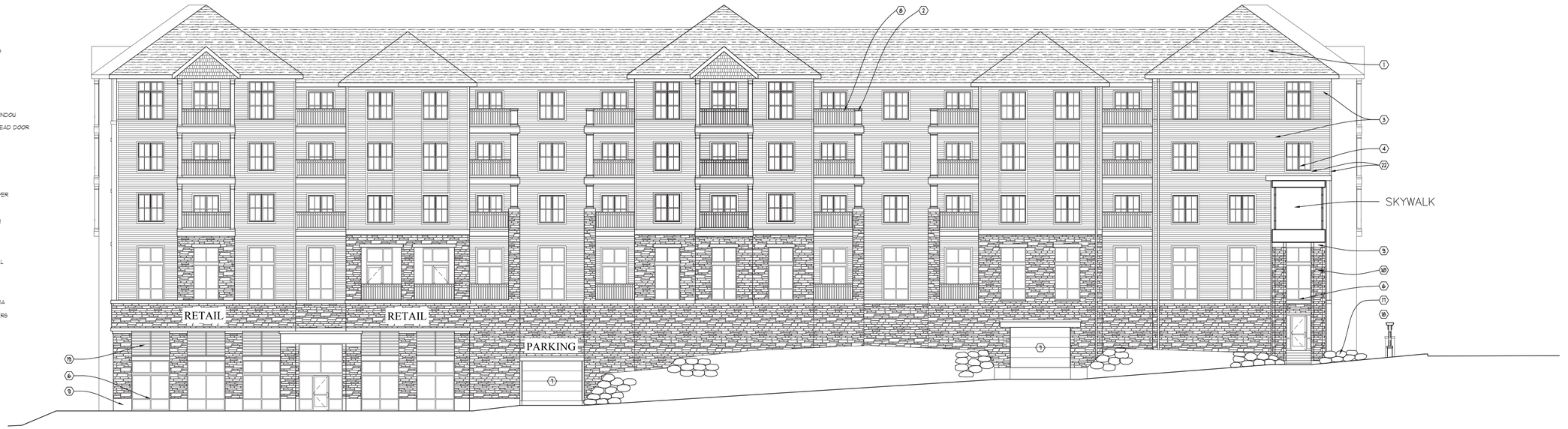
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ALL SAINTS CAMPUS

THIRD AND FOURTH FLOOR: 1″ = 20′

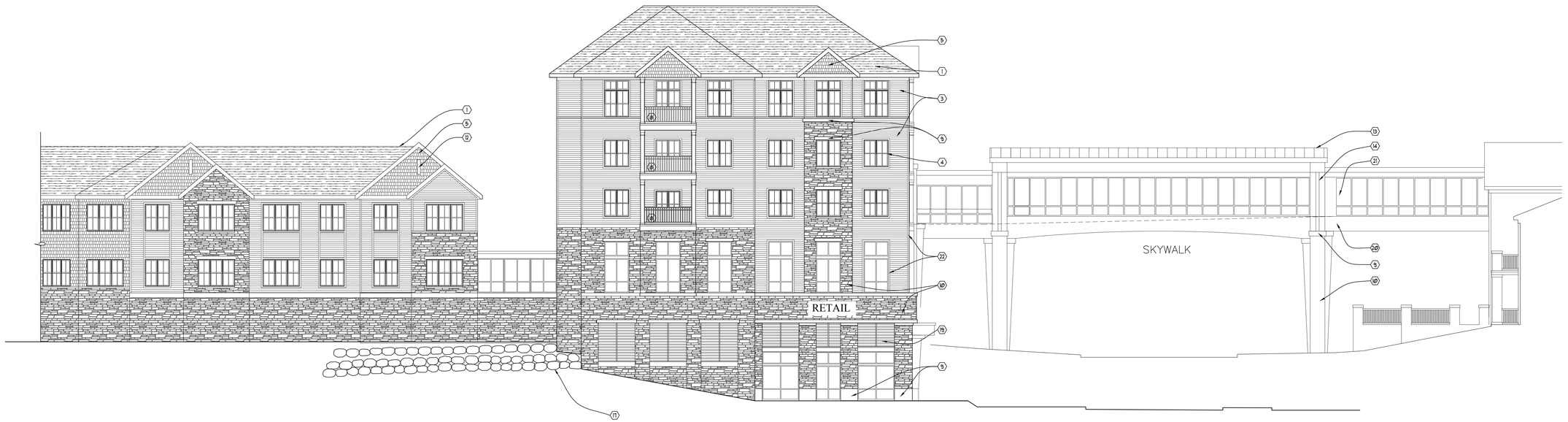
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1. 40 yr. ASPHALT SHINGLES
2. MIRATEC TRIM BOARD
3. VINYL SIDING
4. VINYL WINDOW
5. VINYL SHAKE
6. ALUMINUM STOREFRONT WINDOW
7. INSULATED STEEL OVERHEAD DOOR
8. VINYL RAILINGS
9. PRECAST CONCRETE
10. STONE VENEER
11. TRELLIS
12. DECORATIVE VINYL LOUVER
13. METAL ROOF
14. PREFINISHED METAL TRIM
15. ALUMINUM WINDOW
16. METAL SOFFIT PANELS
17. BOULDER/RETAINING WALL
18. MONUMENT SIGNAGE
19. METAL LOUVERS
20. ALUMINUM SOFFET & FASCIA
21. ALUMINUM SIDING & GUTTERS
22. COMPOSITE TRIM



1 West Elevation - Commerce Street

SCALE: 3/32" = 1'-0"



2 North Elevation - Watts Rd.

SCALE: 3/32" = 1'-0"

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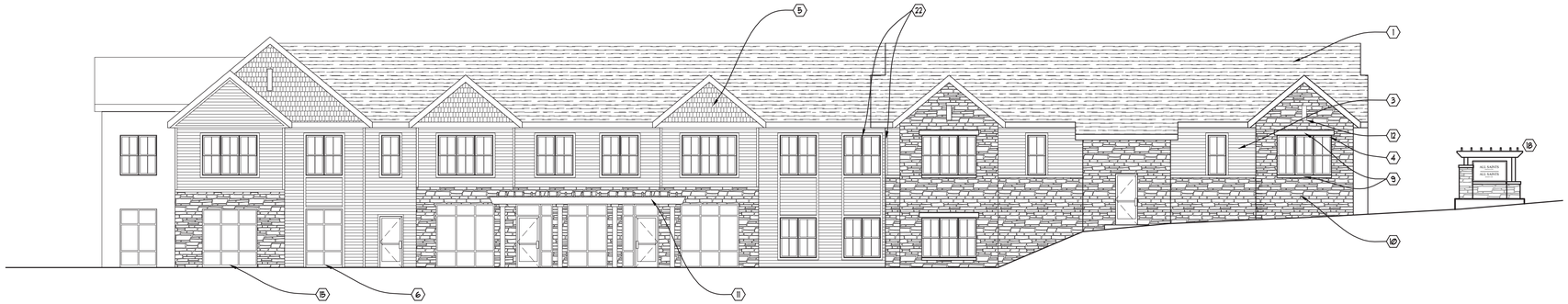
ELEVATIONS: 3/32" = 1'

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3 North Elevation - CBRF Watts Rd.

SCALE: 3/32" = 1'-0"



4 South Elevation - CBRF Drive Lane

SCALE: 3/32" = 1'-0"



5 Southwest Elevation - CBRF Courtyard Entry

SCALE: 3/32" = 1'-0"

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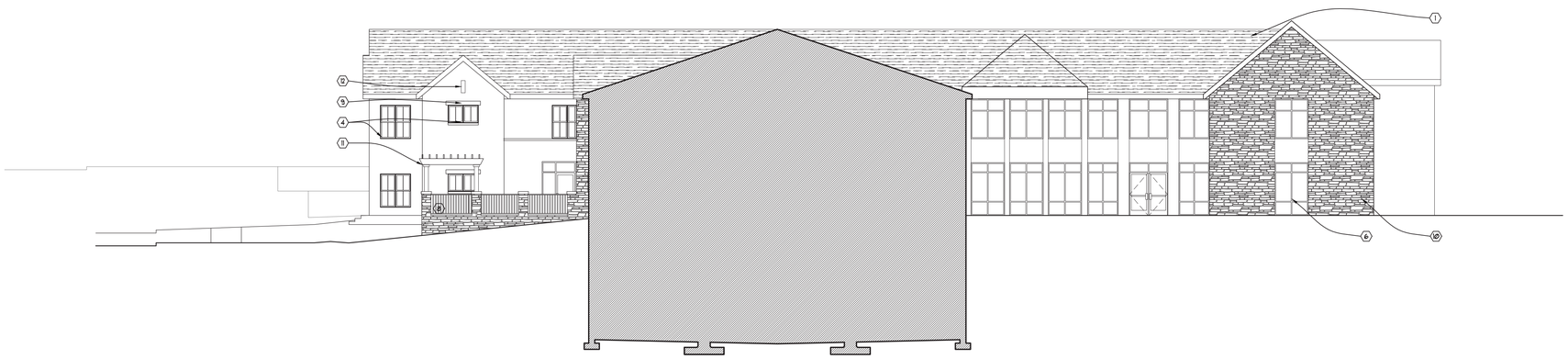
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ELEVATIONS: 3/32" = 1'

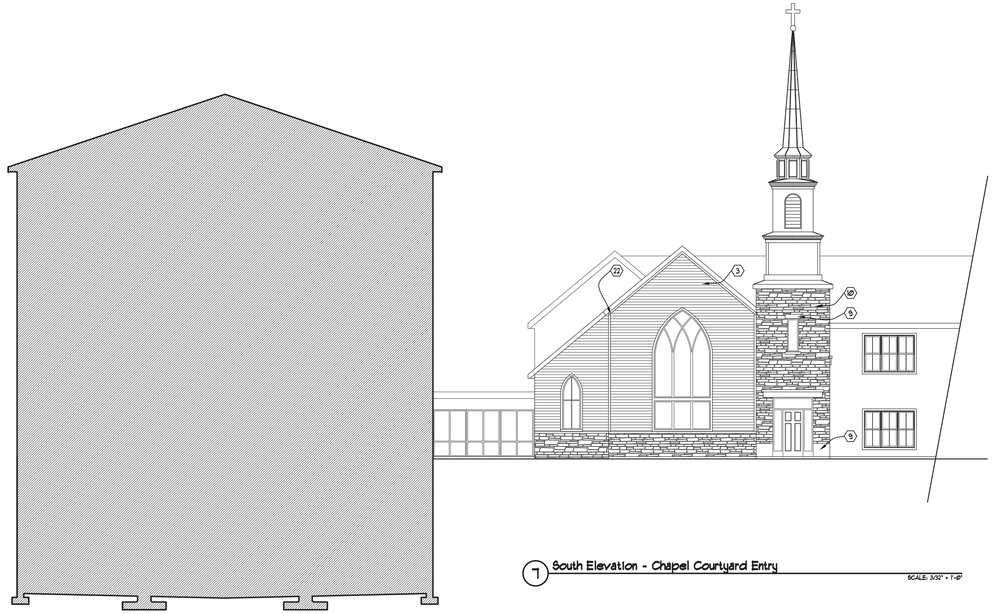
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22. COMPOSITE TRIM



6 North Elevation - CBRF Courtyard

SCALE: 3/32" = 1'-0"



7 South Elevation - Chapel Courtyard Entry

SCALE: 3/32" = 1'-0"

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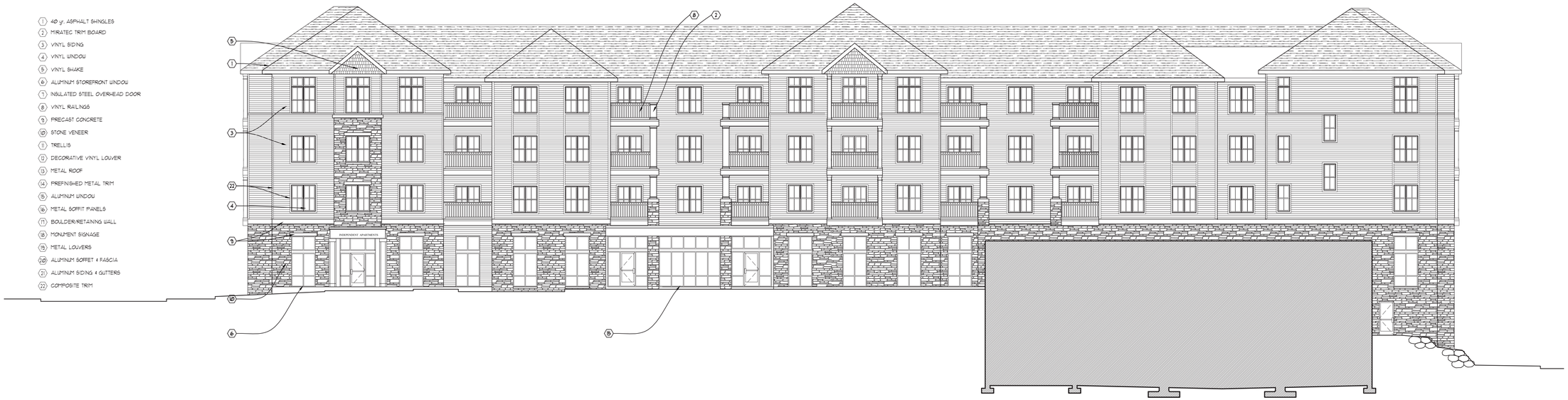
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ALL SAINTS CAMPUS

ELEVATIONS: 3/32" = 1'

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22. COMPOSITE TRIM



8 East Elevation - Independent Living Courtyard

SCALE: 3/32" = 1'-0"



9 South Elevation - Independent Living & Bridge

SCALE: 3/32" = 1'-0"

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ALL SAINTS CAMPUS

ELEVATIONS: 3/32" = 1'

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ALL SAINTS CAMPUS
PERSPECTIVES

July 15th, 2014





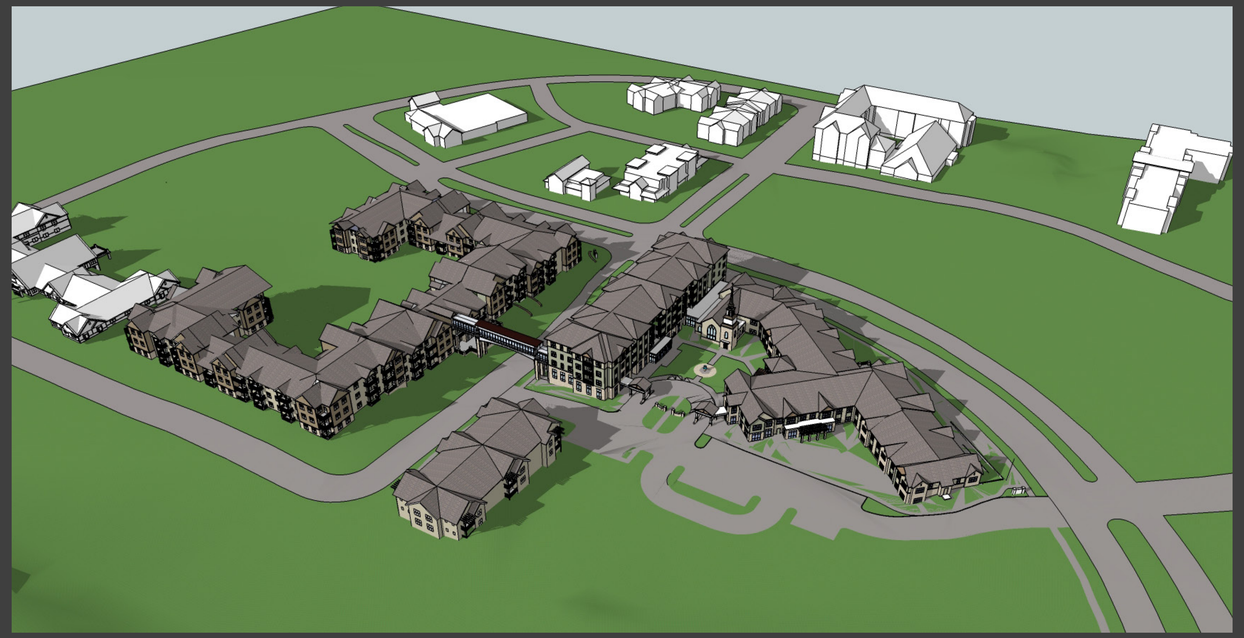
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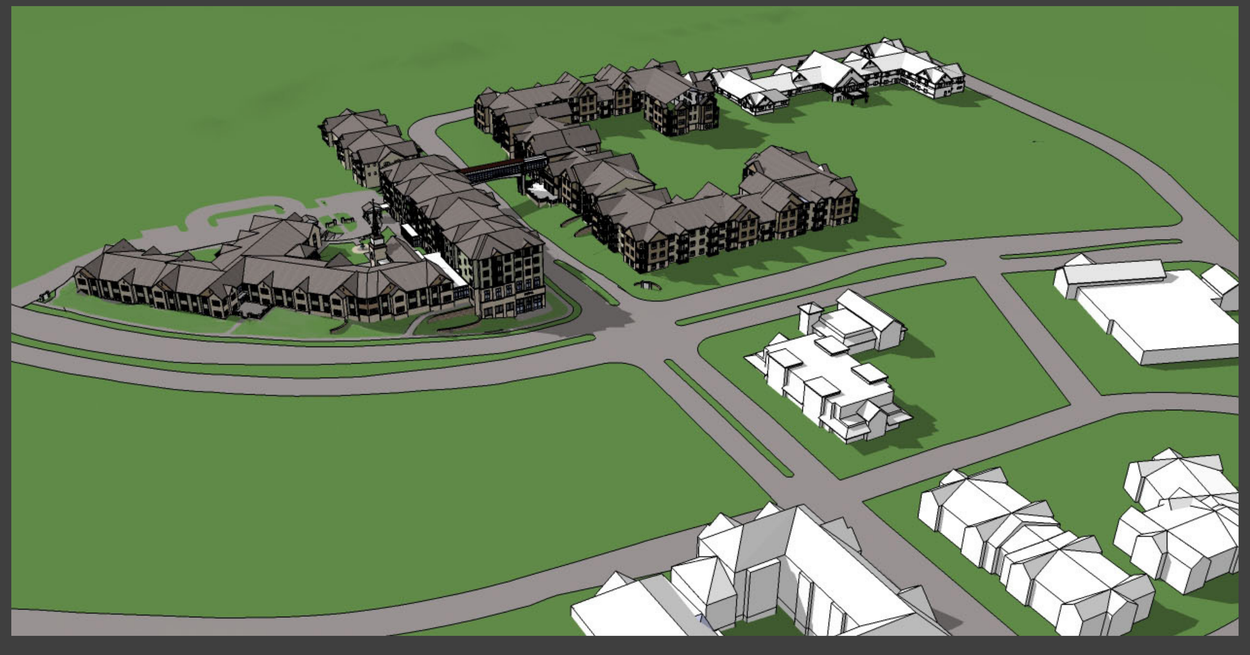
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Perspectives

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ALL SAINTS CAMPUS

Perspectives

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PLANT LIST		
Common Name	**Quantity**	**Scheduled Size**
Mohican Viburnum	9	3ft
Pachysandra	145	2.5in Pot
Koreanspice Viburnum	6	#5
Sieboldiana Elegans Hosta	32	1 Gal
Japanese Blood Grass	26	1 Gal
Scarlet Meidiland Rose	4	
Everlow Yew	50	
Pink Diamond Hydrangea	11	18in
Common Name	0	Scheduled Size
Tautonii Yew	71	#5
Royalty Lilac	8	3-4ft
Unique Hydrangea	16	2ft
Spirea Neon Flash	12	15-18in
Knockout Rose	28	2 Gal
Carol Mackie Daphne	9	12-15in
Endless Summer Hydrangea	23	#1 Grade
Dwarf Bushhoneysuckle	15	4.5in Pot
Tor Birchleaf Spirea	7	12-15in
North Star Boxwood	29	#5
Miss Kim Lilac	5	2-3ft
Minuet Weigela	12	12in
Goldflame Spirea	8	15-18in
Fuchsia Meidiland Rose	27	2 Gal
Diablo Ninebark	2	2-3ft
Little Princess Spirea	7	15-18in
Peppermint Stick Spirea	6	12-15in
Northwind Switch Grass	32	1 Gal
Grow Low Sumac	26	15-18in
Compacta Andorra Juniper	17	#3
Hughes Juniper	9	#3
New Horizon Elm	6	2in BB
Celebration Maple	5	2in BB
Swamp White Oak	4	2in BB
Annabelle Hydrangea	10	#1 Grade
Puppurascens Maidengrass	18	1 Gal
Ice Dance Sedge	33	4.5in Pot
Sum and Substance Hosta	17	1 Gal
Happy Returns Daylilly	18	4.5in Pot
Serbian Spruce	3	6ft BB
Red Japanese maple	1	#10
Autumn Brilliance Juneberry	13	---
Blue Cloud Calamint	69	4.5in Pot
Walker's Low Cat Mint	53	4.5in Pot
Fulgida Black Eyed Susan	18	4.5in Pot
Hameln Fountain Grass	31	1 Gal
Autumn Joy Sedum	44	4.5in Pot
May Nite Meadow Sage	36	4.5in Pot
Stella de Oro Daylily	20	4.5in Pot
Eastern Redbud	1	5' BB
Hicks Yew	25	
Purple Prince Crab	6	2in BB
Bradford callery pear	3	2in BB
Bressingham Blue Hosta	22	1 Gal
Nannyberry	1	4-5ft
Mt. Airy Fothergilla	5	#5
Chicago Lustre Viburnum	1	3ft
Golden Tiara Hosta	35	4.5in Pot
Tiger Eyes Sumac	7	2-3ft
Dwarf Zebra Grass	22	1 Gal
Sapphire Blue Oat Grass	12	1 Gal
Graziella Maidengrass	4	1 Gal
Dwarf Sargent Crabapple	2	3/4in
Ivory Silk Japanese Tree Lilac	8	2in BB
Little Spire Russian Sage	8	4.5in Pot



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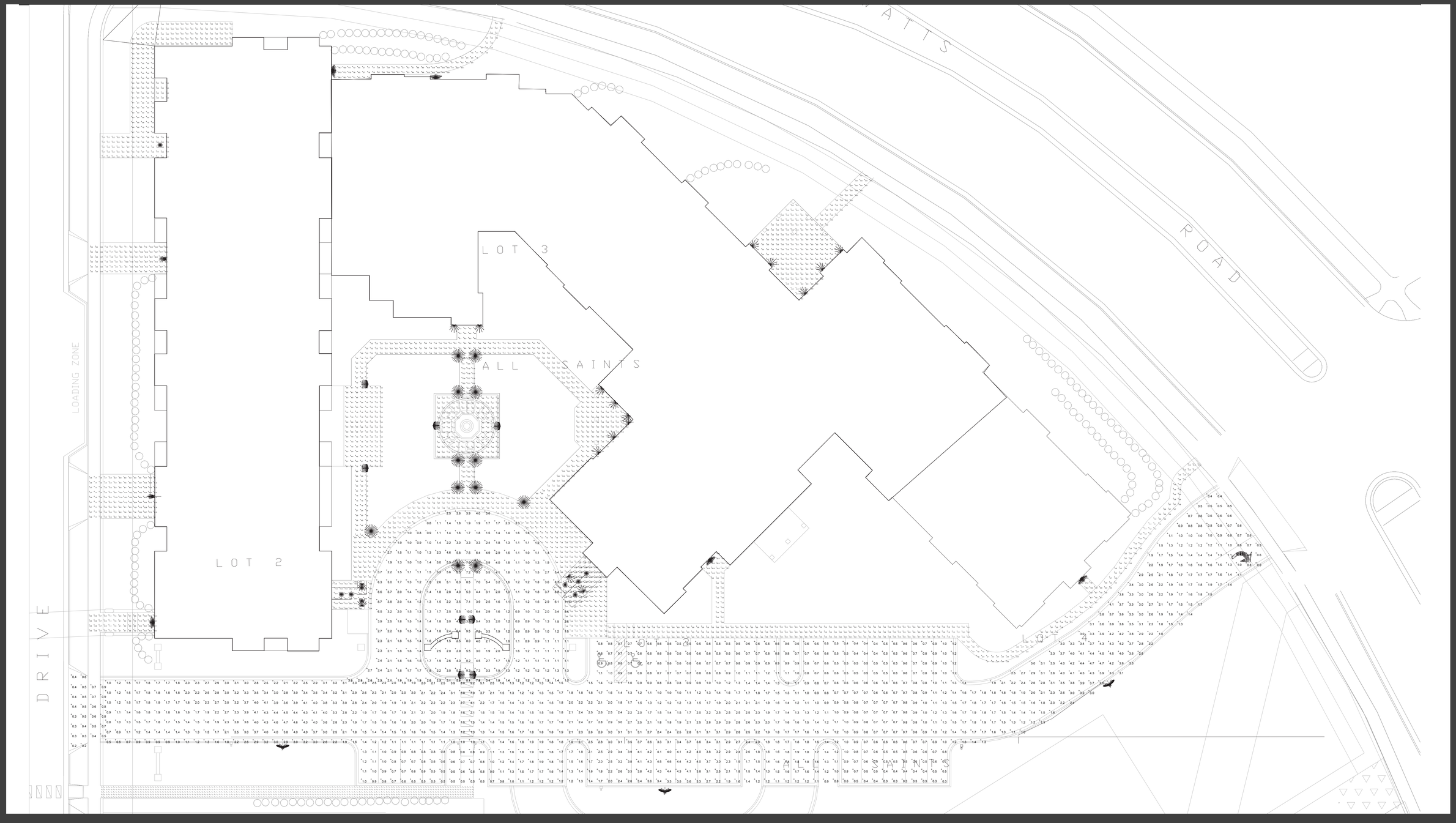
LANDSCAPE ARCHITECTURE
Artistic Landscape Design & Project Management

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LANDSCAPE PLAN: 1" = 20'

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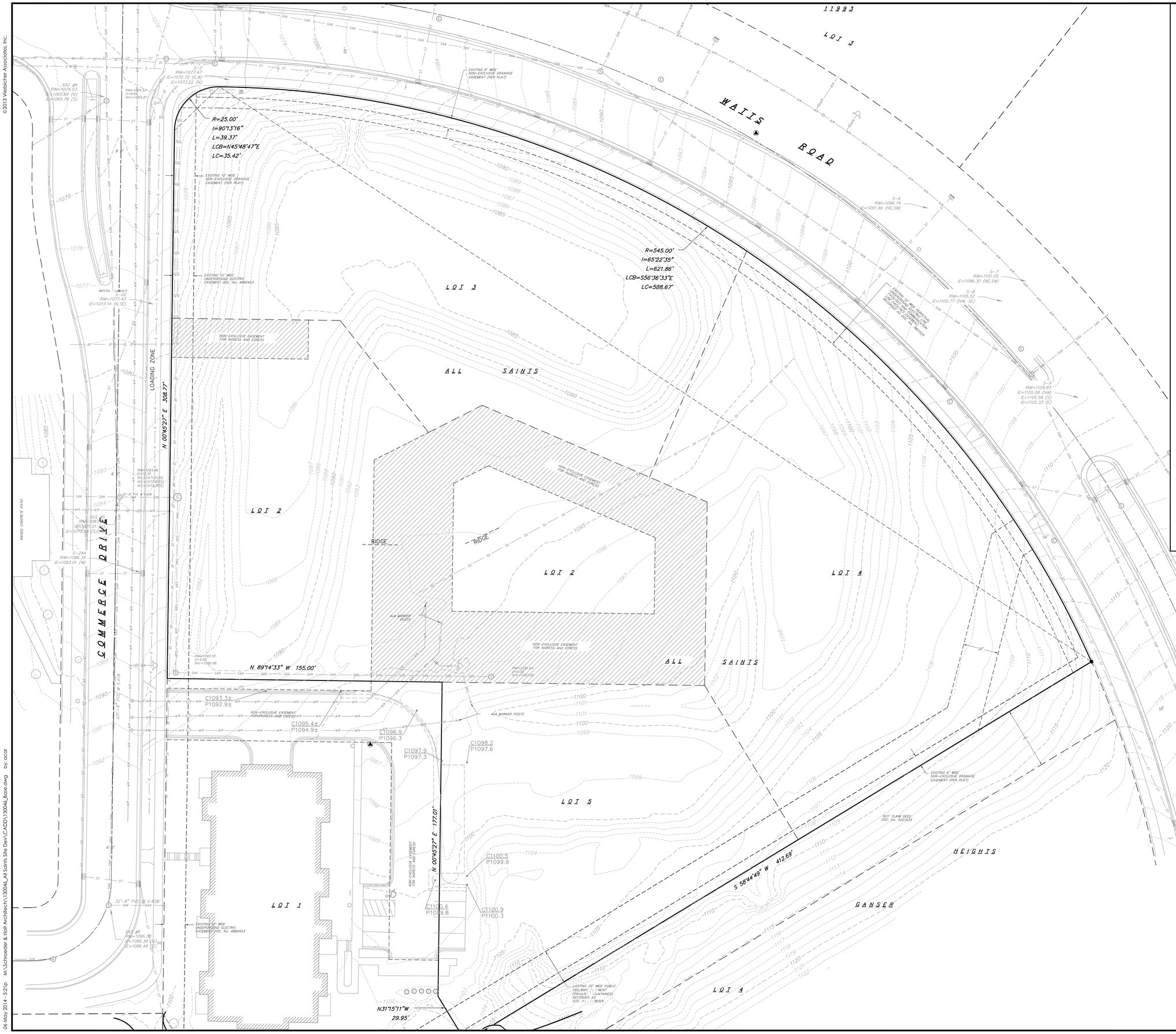
ARCHITECTURE 2000
311 E. Chicago St.
Suite 310
Milwaukee, WI 53202
414-727-2321

ALL SAINTS CAMPUS

Photometric Plans

July 15th, 2014

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BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTHEASTERLY LINE OF ALL SAINTS PLAT MEASURED AS BEARING S 58°44'49" W

GRAPHIC SCALE FEET
0 10 20 40

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING HANDICAP PARKING
- EXISTING CONIFEROUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- FO — EXISTING FIBER OPTIC LINE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- WM — EXISTING WATER MAIN
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR

SURVEY LEGEND

- FOUND 3/4" ø IRON ROD

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EXISTING CONDITIONS PLAN

ALL SAINTS CAMPUS
CITY OF MADISON
DANE COUNTY, WISCONSIN

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SCALE
AS SHOWN

DATE
05-06-14

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PROJECT NO.
130046

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WAIS ROAD

COMMERCE DRIVE

FINISH FLOOR ELEVATIONS
1ST FLOOR = 1077.0
2ND FLOOR = 1089.0
3RD FLOOR = 1099.0
4TH FLOOR = 1109.0?

GRADING LEGEND
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- TRACKING PAD
- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- FOUNDATION BURY EXTENTS
- PROPOSED POROUS ASPHALT
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS
C – BACK OF CURB ELEV.
P – EDGE OF PAVEMENT ELEV.
FF – FINISHED FLOOR ELEV.
W – EDGE OF SIDEWALK ELEV.
T/W – TOP OF WALL ELEV.
B/W – BOTTOM OF WALL ELEV.

GRAPHIC SCALE FEET
0 10 20 40

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GRADING & EROSION CONTROL PLAN

ALL SAINTS CAMPUS
CITY OF MADISON
DANE COUNTY, WISCONSIN

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GRADING & EROSION CONTROL PLAN - PROPOSED BIKE PATH

ALL SAINTS CAMPUS
CITY OF MADISON
DANE COUNTY, WISCONSIN

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WAIIS ROAD

COMMERCE DRIVE

CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELETYPE: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WI. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

COORDINATE PROPOSED UNDERGROUND ELECTRIC W/UTILITY COMPANY

COORDINATE PROPOSED NATURAL GAS LINE TO PROPOSED BUILDING W/UTILITY COMPANY

CORE HOLE IN EXISTING SANITARY MANHOLE FOR PROPOSED 8" PVC SANITARY SEWER LATERAL, IE=1073.89 (CONTRACTOR TO FIELD VERIFY RIM & INVERT)

EXTEND EXISTING 8" WATER LATER TO PROPOSED BUILDING

INSTALL NEW 6" LATERAL TO RELOCATED HYDRANT

RELOCATED HYDRANT

UNDERGROUND WATER QUALITY STORMWATER MANAGEMENT SYSTEM 66" ALUMINUM PIPING

BIORETENTION

LOADING ZONE

EXISTING 12' WIDE NON-EXCLUSIVE DRAINAGE EASEMENT (PER PLAT)

EXISTING 12' WIDE UNDERGROUND ELECTRIC EASEMENT DOC. No. 4880453

EXISTING 16' WIDE UNDERGROUND ELECTRIC EASEMENT DOC. No. 4880453

EXISTING 16' WIDE PERPETUAL STORMWATER MANAGEMENT, ACCESS AND MAINTENANCE EASEMENT DOC. No. 5229170 RECORDED AS EASEMENT NO. 30/30A

EXISTING 16' WIDE NON-EXCLUSIVE DRAINAGE EASEMENT (PER PLAT)

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS

4x4 MARKER POSTS

S1 24'-3ø PERF. CMP
S2 24'-3ø PERF CMP
S19 24'-3ø PERF CMP
60'-4.5'ø PERF CMP
23'-8" PVC SAN @ 0.40%
32'-8" PVC @ 0.40%

S1 MH, S2 MH, S3 CB, S4 MH, S5 MH, S6 MH, S7 MH, S8 CI, S9, S10 CI, S11 MH, S12 MH, S13 MH, S14 MH, S15 MH, S16 CB, S17 EW, S18 CI

P-1 through P-24

C1093.3± P1092.9±
C1095.4± P1094.9±
C1096.9 P1096.3
C1097.9 P1097.3
C1100.5 P1099.9
C1100.4 P1099.8
C1100.9 P1100.3

GRAPHIC SCALE FEET
0 10 20 40

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- SANITARY SEWER PIPE (GRAVITY)
- WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- FIBER OPTIC LINE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
SMH – SANITARY MANHOLE

UTILITY NOTES:

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b.).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
13. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
14. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
15. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

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UTILITY PLAN - DRAFT
ALL SAINTS CAMPUS
CITY OF MADISON
DANE COUNTY, WISCONSIN

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10' WIDE CONC. BUS STOP

10' CONC. PAD FOR BUS STOP SHELTER

EXISTING 6" WIDE NON-EXCLUSIVE DRAINAGE EASEMENT (PER PLAT)

WAIIS ROAD

EXISTING 12" WIDE NON-EXCLUSIVE DRAINAGE EASEMENT (PER PLAT)

EXISTING 12" WIDE UNDERGROUND ELECTRIC EASEMENT DOC. No. 4880453

WIDTH VARIES

22.8'

12.8'

67.3'

LOADING ZONE

57.5'

28.0'

18.0'

DOOR ELEV. OFF PATIO = 1092.37

EXISTING BUILDING

RAISED CONCRETE PATIO

COMMERCE DRIVE

37.0'

27.0'

RIDGE

RIDGE

9.0' TYP.

18.0' TYP.

26.0'

26.0'

24.0'

38 PARKING SPACES
INCLUDING 2 ACCESSIBLE

24.0'

24.0'

4x4 MARKER POSTS

11.0'

9.0'

11.0'

11.0'

11.0'

NON-TYPICAL STALLS WIDTHS @ FUTURE DRIVEWAY ENTRANCE

4x4 MARKER POSTS

EXISTING 24" RCP STORM SEWER ELEVATIONS ARE ESTIMATED FROM RECORD DRAWINGS

48.3'

37.4'

C1093.3±
P1092.9±

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS

C1095.4±
P1094.9±

C1096.9
P1096.3

C1097.9
P1097.3

C1098.2
P1097.6

7 ADDITIONAL PARKING SPACES

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS

C1100.5
P1099.9

C1100.4
P1099.8

C1100.9
P1100.3

EXISTING 16' WIDE UNDERGROUND ELECTRIC EASEMENT DOC. No. 4880453

EXISTING 24" RCP NON-EXCLUSIVE DRAINAGE EASEMENT (PER PLAT)

OUT CLASSIFIED DOC. No.

55'

35'

N

W E

S

GRAPHIC SCALE FEET

0 10 20 40

PROPOSED SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- VALLEY CURB
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED POROUS ASPHALT
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

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SITE PLAN
ALL SAINTS CAMPUS
CITY OF MADISON
DANE COUNTY, WISCONSIN

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NO.	DATE	REMARKS	

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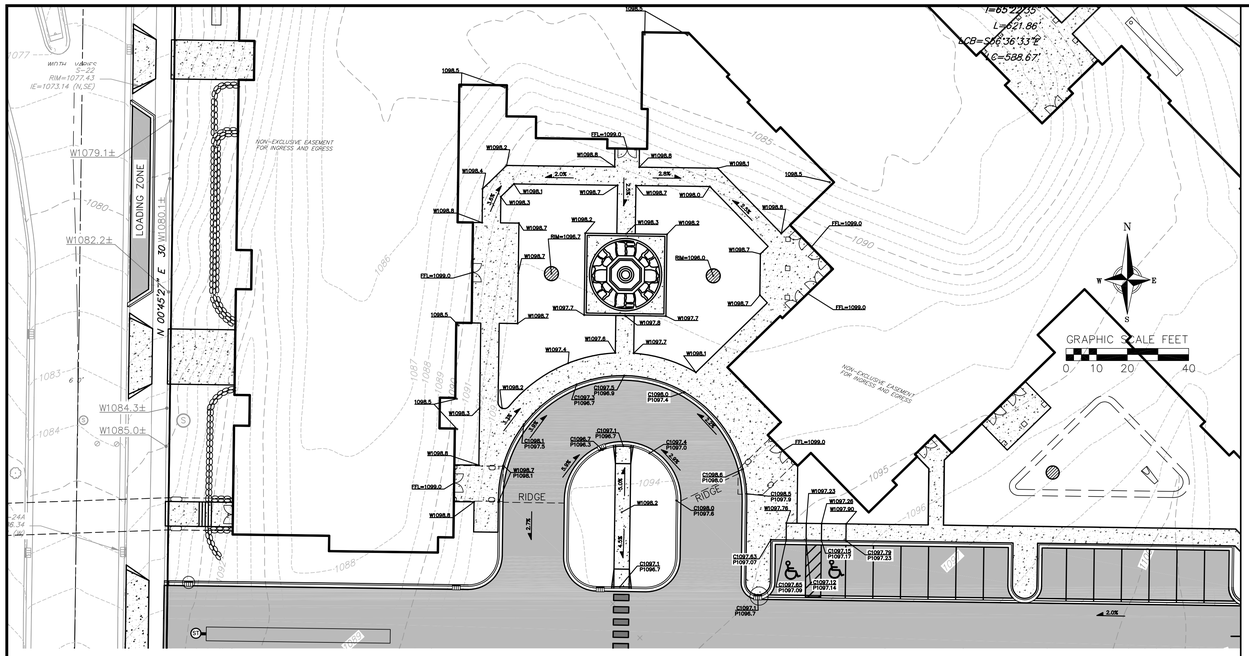
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1 / 6.0 ELEVATION SPOT DETAIL
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CONSTRUCTION DETAILS

ALL SAINTS CAMPUS
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DANE COUNTY, WISCONSIN

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