

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

Legistar # _____

DATE SUBMITTED: _____	<u> </u> Action Requested
UDC MEETING DATE: _____	<u> </u> Informational Presentation
	<u> </u> Initial Approval and/or Recommendation
	<u> </u> Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 6550 SCHROEDER ROAD, MADISON, WI 53711

ALDERMANIC DISTRICT: MARK CLEAR, DISTRICT 19

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
BRIGHTSTAR GROUP HOLDINGS LANTZ-BOGGIO ARCHITECTS, PC
1125 TRI-STATE PARKWAY, #700 5650 DTC PARKWAY, #200
BURNEE, IL 60031 GREENWOOD VILLAGE, CO 80111

CONTACT PERSON: Glenn Decker
Address: 5650 DTC PARKWAY, #200
GREENWOOD VILLAGE, CO 80111
Phone: 303. 414. 1277
Fax: 303. 773. 8709
E-mail address: gdecker@lantz-boggio.com

- 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 _____

*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.

5650 DTC Parkway, Suite 200
Englewood, CO 80111
(303) 773-0436
(303) 773-8709 Fax

March 28, 2012

Ms. Heather Stouder, AICP
Planner, Planning Division
City of Madison Department of Planning &
Community & Economic Development
Madison Municipal Building, Ste. LL-100
215 Martin Luther King, Jr. Blvd.
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent - 6550 Schroeder Road
Amended SIP

Dear Ms. Stouder,

The following is submitted together with plans, application and zoning text for staff, Plan Commission and Council consideration of approval of the proposed development.

Project: BrightStar Assisted Living
6550 Schroeder Road
Madison, WI 53711

Architect: Lantz-Boggio Architects, P.C.
5650 DTC Parkway, Suite 200
Greenwood Village, CO 80111
303.773.0436
303.773.8709 Fax
jshera@lantz-boggio.com

Owner: Jayson Pearl
BrightStar Group Holdings
1125 Tri-State Parkway
Suite 700
Gurnee, IL 60031
847.693.2007
847.693.2048 Fax
jayson.pearl@brightstarcare.com

Civil Engineer: Tim Lynch
Lynch & Associates, Inc.
Engineering Consultants, LLC
5482 Westridge Drive
New Berlin, WI 53151
262.402.5040
262.402.5046 Fax
tlynch@lynchengineering.com

Landscape Architect: The Bruce Company
2830 Parmenter Street
Middleton, WI 53562
608.836.7041
608.831.6266 Fax
sshort@brucecompany.com



Overview:

This site is part of an existing PCD-SIP that was approved in 2002 for mixed use development which included Prairie Park housing for seniors and a 10,000 SF retail building. The site containing Prairie Park has been developed. The proposed retail site has remained vacant and undeveloped since that time. This proposal is for a development on the vacant parcel that will provide 30 units of residential living for residents requiring assisted living and memory care.

To accommodate this Development Plan, the existing PCD-SIP will have to be amended.

Site Planning and Building Architecture:

Access for the proposed development will utilize the existing ingress and egress drives on Schroeder and Struck Street. The drives were constructed with the development of Prairie Park. A perpetual, nonexclusive Access Easement for vehicular and pedestrian access, ingress and egress was granted for the benefit of this site by Prairie Park in 2002.

Parking and internal circulation will be provided to meet the specific needs of the development. The building has a small parking demand as residents do not drive. An appropriate number of parking spaces for staff and guests will be provided. The building will be staffed by approximately 10 - 12 people during the day and 6 staff members through the night. It is expected that some members of the staff will use public transportation located at the bus stop adjacent to this proposed development on Struck Street. Pedestrian circulation will directly connect the building to parking and to public walks on Schroeder Road and Struck Street.

Landscape design will compliment building forms and define exterior spaces.

The assisted living and memory care building will be a two-story development of residential scale and character. There will be a partial basement. Colors, building forms and materials will be chosen to establish a unique individual presence for the BrightStar community; however, the proposed development will respect the architectural character of the existing Prairie Park development.

Site Development Statistics:

BrightStar Assisted Living	
Lot Area:	40,997 square feet or .9412 acres
Building Area:	21,373 square feet (without Basement)
Building Area:	24,300 square feet (with Basement)
Density:	30 units per .9412 acres



Heather Stouder
Letter of Intent
BrightStar Assisted Living
6550 Schroeder Road
March 28, 2012

Unit Mix:	
Studio:	18
One Bedroom	6
Two Bedrooms	<u>6</u>
Total	30
Parking Stalls:	
Surface	16
Open Space:	18,210 square feet

Project Schedule and Management:

Construction of this project is planned to begin in August 2012 with completion scheduled for occupancy in late spring, early summer of 2013.

All building operations of the proposed assisted living and memory care community will be professionally managed by experienced personnel retained by the owner. Building management will be responsible for all building services, including building and grounds maintenance and trash removal. The building will be staffed 24 hours per day/7 days per week.

Social and Economic Impact:

Studies completed by the Owner show the development of this community will provide much needed assisted and memory care living for the senior population. The proposed use is most compatible with the adjacent Prairie Park housing development for seniors.

The site is a vacant infill site that can be developed with little or no additional cost for public services. Property tax will be increased and construction will provide employment for local businesses and trades people.

The building will have a very light demand on traffic as residents do not drive and it is anticipated that some staff will use public transportation.

Thank you for reviewing this proposal.

Sincerely,

Lantz-Boggio Architects, P.C.



Glenn Decker
Manager of Development and Construction



Zoning Text: Amended PCD/GDP/SIP
Project Name: BrightStar Assisted Living
Address: 6550 Schroeder Road

Legal Description: The lands subject to this Planned Unit Development shall include those described as Lot 1 on CSM NO. 10528 as shown on Exhibit A and the Site Survey as shown on Exhibit B, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the construction of a 30 unit Assisted Living Community.

B. Permitted Uses:

1. Thirty units of Assisted Living and Memory Care.
2. Uses accessory to the permitted uses listed above.

C. Lot Area: 40,997 square feet or .9412 acres.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted shall be as shown on approved plans.
2. 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 will be provided as shown on approved plans.

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

I. Signage: Signage will be provided as shown on approved plans.

J. Family Definition: The family definition of this PCD-SIP shall be limited to a maximum of two residents per unit.

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 Alderperson of the district and are compatible with the concept approved by The City Plan Commission.

NOTICE: These documents are instruments of professional service, and information contained herein is incomplete unless used in conjunction with Lantz-Boggio's interpretations, decisions, observations and administrative actions. Use or reproduction of these documents in whole or in part without Lantz-Boggio's consent is in violation of common law, copyrights, statutory and other reserved rights. Refer to Act 17 U.S.C., par. 511 (1991), which preempts state and local public records act. Refer to Act 17 U.S.C., par. 301 (1991).

BrightStar Assisted Living
 Madison | Wisconsin

Owner:
 BRIGHTSTAR GROUP HOLDINGS
 1125 TRI-STATE PARKWAY, SUITE 700
 GURNEE, IL 60031
 P: 847.693.2007
 JAYSON PEARL

Structural Engineer:
 JIRSA HEDRICK & ASSOCIATES
 7000 EAST BELLEVUE AVENUE
 ENGLEWOOD, CO 80111
 P: 303.839.1963
 STEVE JIRSA

Electrical Engineer:
 JCAA CONSULTING ENGINEERS LLC
 13772 DENVER WEST PARKWAY, SUITE 200
 LAKEWOOD, CO 80401
 P: 303.985.3260
 F: 303.987.2304
 JERRY ALBER

Mechanical/Plumbing Engineer:
 GIVEN & ASSOCIATES, INC.
 735 S. XENON CT., SUITE 201
 LAKEWOOD, CO 80228
 P: 303.716.1270
 F: 303.716.1272
 JEFF GIVEN

Civil Engineer:
 LYNCH & ASSOCIATES
 5482 WESTRIDGE DRIVE
 NEW BERLIN, WI 53151
 P: 262.402.5040
 TIMOTHY LYNCH

Landscape Architect:
 THE BRUCE COMPANY
 2830 PARMENTER STREET
 P.O. BOX 620330
 MIDDLETON, WI 53562
 P: 608.836.7041
 DANA PETIT

Issued For:

Item	Date	Description
1.	04.04.2012	Madison Planning Department Sub.
2.	04.11.2012	Urban Design Commission Sub.
3.	04.25.2012	Urban Design Comm. Sub. - Initial/Final Approval

Seal:

Key Plan:
Landscape Plan

LBA Project Number: 2011.46
 Date: APRIL 25, 2012

Plant Table

Broadleaf Deciduous

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
1	(Symbol)	Chanticleer Callery Pear	Pyrus Calleryana 'Chanticleer'	CCP	4" B&B
2	(Symbol)	Common Hackberry	Celtis Occidentalis	CHB	3" TS
3	(Symbol)	Eastern Redbud	Cercis Canadensis	ERB	6" B&B
3	(Symbol)	Firebird Crabapple (std)	Malus Sargentii 'Select A' (std)	FCS	3" B&B
4	(Symbol)	Swamp White Oak	Quercus Bicolor	SWO	3" TS
8	(Symbol)	Whitespire Gray Birch (sng)	Betula Populifolia 'Whitespire' (sng)	WBS	2" B&B

Conifer Evergreen

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
2	(Symbol)	Austrian Pine	Pinus Nigra	AP	6" B&B
1	(Symbol)	Black Hills Spruce	Picea Glauca Var Densata	BHS	6" TS
19	(Symbol)	Blue Star Juniper	Juniperus Squamata 'Blue Star'	BSTJ	#2 CONT.
11	(Symbol)	Buffalo Juniper	Juniperus Sabina 'Buffalo'	BJ	#2 CONT.
47	(Symbol)	Everlow Yew	Taxus X Media 'Everlow'	ELY	18" B&B
5	(Symbol)	Globe Blue Spruce	Picea Pungens 'Glaucoblosa'	GBS	24" B&B
2	(Symbol)	Siberian Cypress	Thuja Occidentalis 'Holmstrup'	HA	#5 CONT.
8	(Symbol)	Taunton Yew	Taxus X Media 'Tauntonii'	TY	18" B&B

Perennial

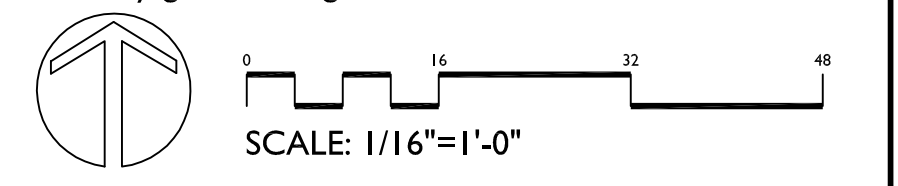
Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
18	(Symbol)	Ginko Craig Hosta	Hosta 'Ginko Craig'	GCH	#1 CONT.
4	(Symbol)	Going Bananas Daylily	Hemerocallis 'Going Bananas'	GBD	#1 CONT.
20	(Symbol)	Green Spice Coral Bells	Heuchera Americana 'Green Spice'	GSCB	#1 CONT.
18	(Symbol)	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	KFG	#1 CONT.
21	(Symbol)	Northwind Switch Grass	Panicum Virgatum 'Northwind'	NSG	#1 CONT.
17	(Symbol)	Palace Purple Coral Bells	Heuchera Micrantha 'Palace Purple'	PPCB	#1 CONT.
6	(Symbol)	Purple Coneflower	Echinacea Purpurea 'Magnus'	PCF	#1 CONT.
7	(Symbol)	Rozanne Cranesbill	Geranium 'Rozanne'	RZC	#1 CONT.
11	(Symbol)	Russian Sage	Perovskia Atriplicifolia	RS	#1 CONT.
3	(Symbol)	Sarah Bernhardt Peony	Paeonia 'Sarah Bernhardt'	SBP	#2 CONT.
19	(Symbol)	Sweet Autumn Clematis	Clematis Paniculata	SAC	#1 CONT.
6	(Symbol)	Walker's Low Catmint	Nepeta X Faassenii 'Walker's Low'	WLC	#1 CONT.
20	(Symbol)	Helene Von Stein Lamb's Ear	Stachys byzantina 'Helene Von Stein'	HVS	#1 CONT.

Shrub

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
4	(Symbol)	Annabelle Hydrangea	Hydrangea Arborescens 'Annabelle'	AH	#2 CONT.
2	(Symbol)	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'Blue Muffin'	BMAV	#5 CONT.
5	(Symbol)	Carefree Sunshine Rose	Rosa 'Radsun'	CSR	#2 CONT.
1	(Symbol)	Chicago Lustre Arwd Viburnum	Viburnum Dentatum 'Synnestvedt'	CLV	4" B&B
10	(Symbol)	Cool Splash Southern Bush-honeysuckle	Diervilla Sessilifolia 'Lpdc Podaras'	CSSB	#2 CONT.
12	(Symbol)	Daphne Spirea	Spiraea Japonica Var Alpina	DS	#2 CONT.
14	(Symbol)	Gro-low Fragrant Sumac	Rhus Aromatica 'Gro-low'	GLS	#3 CONT.
8	(Symbol)	Kelsey Dogwood	Cornus Sericea 'Kelsey'	KD	#5 CONT.
8	(Symbol)	Little Devil Ninebark	Physocarpus Opulifolius 'Donna May'	LDN	#2 CONT.
10	(Symbol)	Little Princess Spirea	Spiraea Japonica 'Little Princess'	LPS	#2 CONT.

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- E) Seed shall consist of the following mixture:
 40% Palmer Ryegrass
 20% Baron Bluegrass
 20% Nassau Bluegrass
 20% Pennlawn Creeping Red Fescue
- F) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.



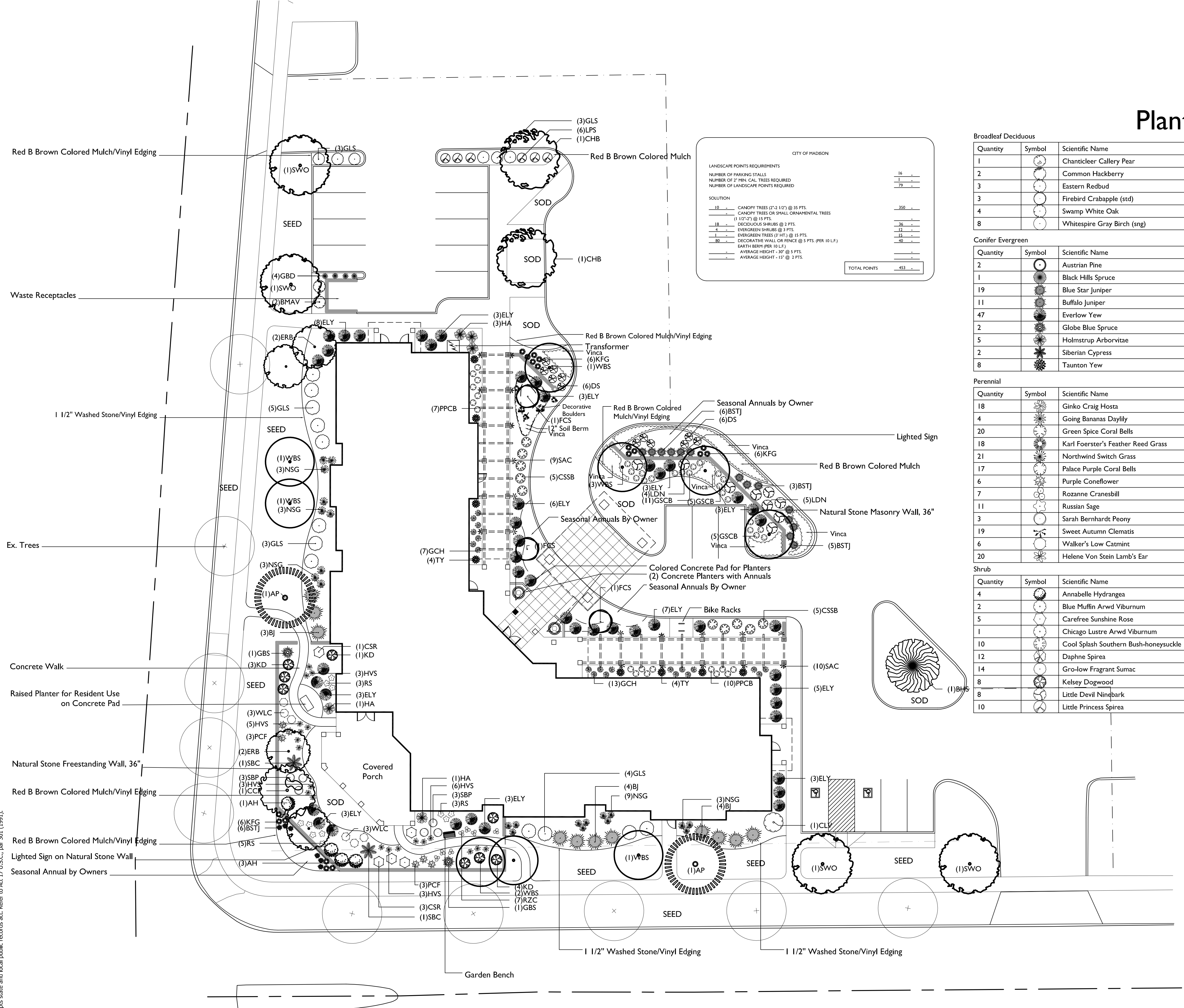
CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PARKING STALLS	16
NUMBER OF 2" MIN. CAL. TREES REQUIRED	1
NUMBER OF LANDSCAPE POINTS REQUIRED	79

SOLUTION

10	CANOPY TREES (2'-2 1/2') @ 33 PTS.	330
11	CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2'-2') @ 15 PTS.	15
12	DECIDUOUS SHRUBS @ 3 PTS.	36
13	EVERGREEN SHRUBS @ 3 PTS.	12
14	EVERGREEN TREES (2' HT) @ 15 PTS.	15
15	DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 LF.)	45
16	EARTH BERM (PER 10 LF.)	45
17	AVERAGE HEIGHT - 30' @ 5 PTS.	15
18	AVERAGE HEIGHT - 15' @ 3 PTS.	15
TOTAL POINTS		453



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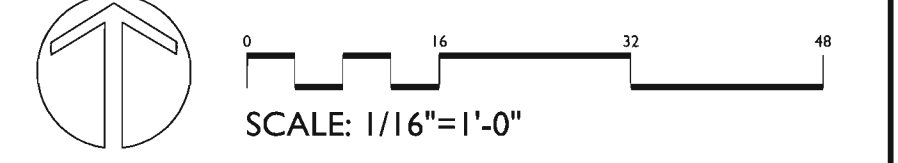
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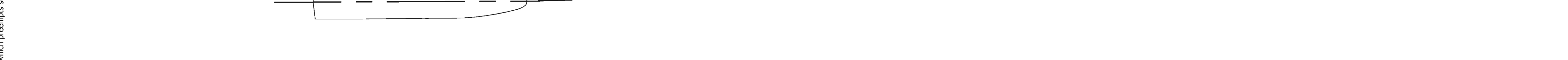
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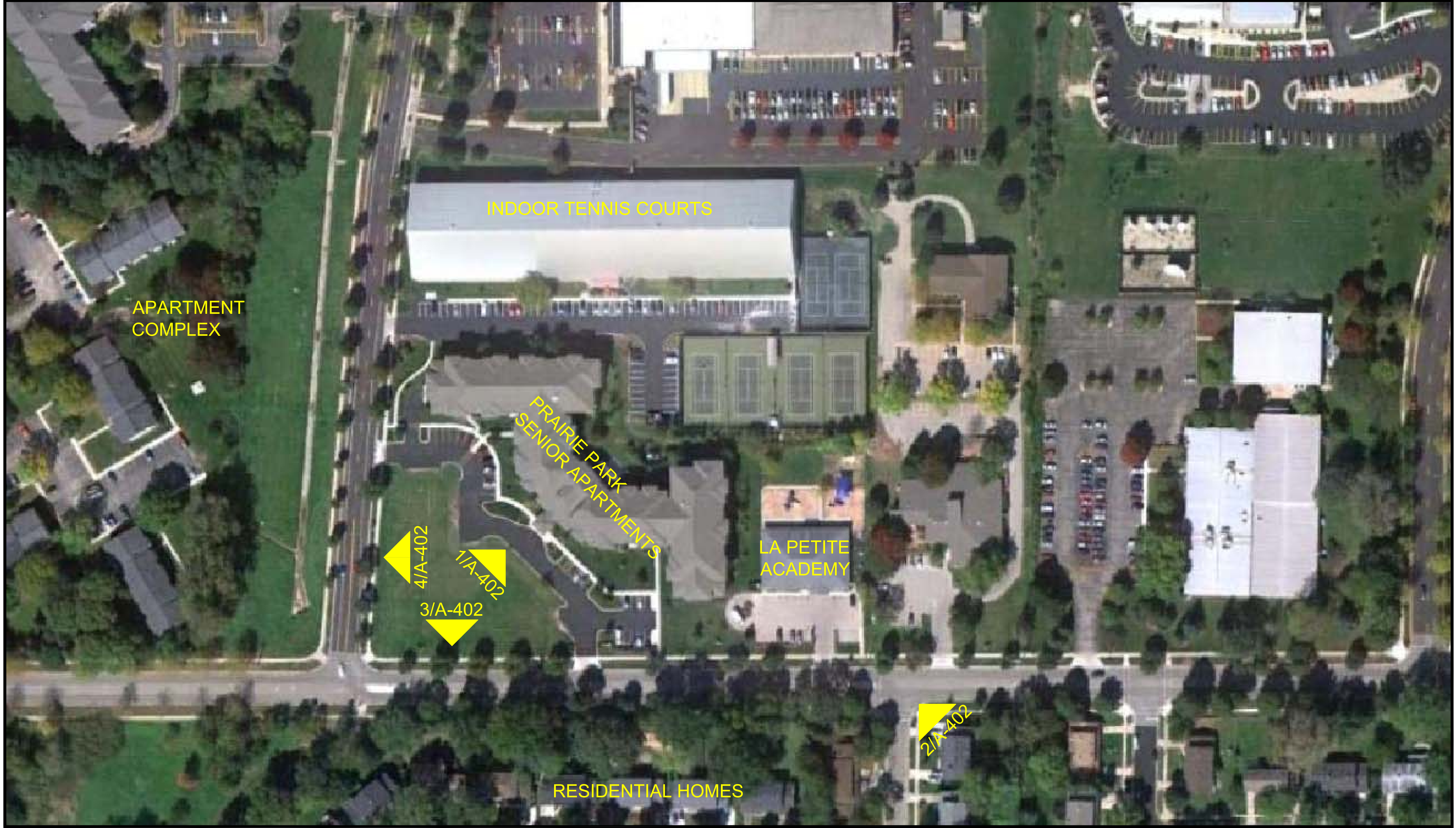


CITY OF MADISON
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1 EARTH BERM (PER 10 LF.)		
AVERAGE HEIGHT - 30' @ 5 PTS.		
AVERAGE HEIGHT - 15' @ 2 PTS.		
TOTAL POINTS		453



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1 LOCATER MAP
SCALE: NOT TO SCALE

BrightStar Assisted Living
Madison | Wisconsin

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1125 TRI-STATE PARKWAY, SUITE 700
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TIMOTHY LYNCH

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DANA PETIT

Issued For:

Item	Date	Description
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2.	04.11.2012	Urban Design Commission Sub.
3.	04.25.2012	Urban Design Comm. Sub. - Initial/Final Approval

Seal:

Key Plan:

LBA Project Number: 2011.46
Date: APRIL 25, 2012

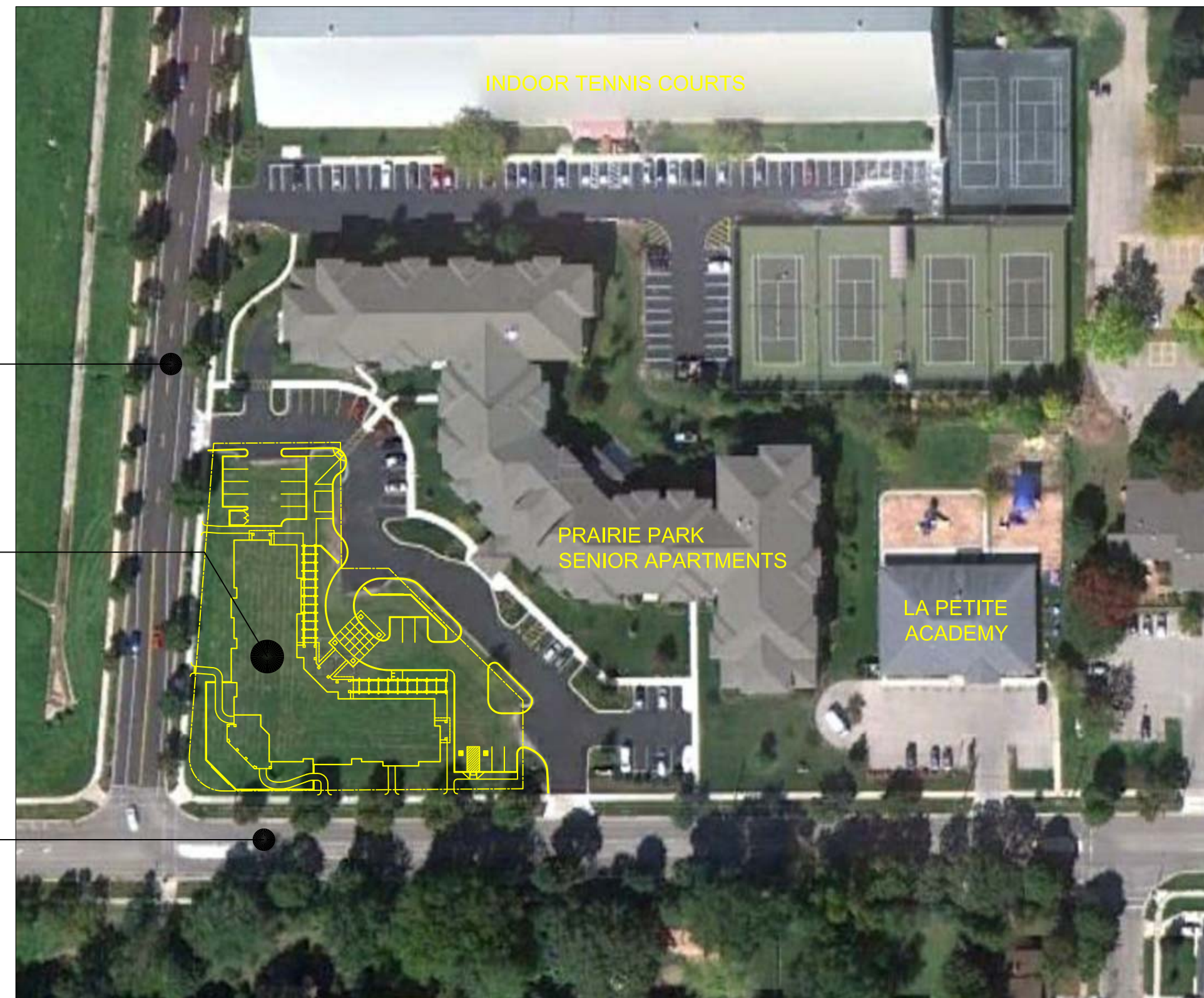
LOCATER MAP

G-001

BRIGHTSTAR ASSISTED LIVING

MADISON, WISCONSIN

APRIL 25, 2012 - URBAN DESIGN COMMISSION - INITIAL / FINAL APPROVAL SUBMITTAL

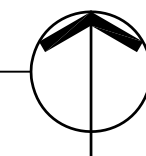


STRUCK STREET

SITE LOCATION
6550 Schroeder Road
Madison, Wisconsin 53711

SCHROEDER ROAD

VICINITY MAP
SCALE: NOT TO SCALE



OWNER:

BrightStar Group Holdings
1125 Tri-State Parkway, Suite 700
Gurnee, IL 60031
Ph: (847) 693.2007
Jayson Pearl

CONSULTANTS:

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LANDSCAPE ARCHITECT:

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SHEET INDEX

GENERAL:

G-000 COVER SHEET, DESIGN TEAM, SHEET INDEX, GENERAL NOTES, SYMBOLS LEGEND, APPLICABLE CODES, PROJECT SCOPE, VICINITY MAP
G-001 LOCATER MAP

CIVIL:

C7 GRADING AND EROSION PLAN

LANDSCAPE:

L1 LANDSCAPE PLAN

ARCHITECTURAL:

A-401 EXTERIOR ELEVATIONS
A-402 CONTEXTUAL PHOTOGRAPHS

ELECTRICAL:

E-1 SITE LIGHTING PHOTOMETRIC PLAN AND DETAIL
E-2 LUMINAIRE SPECIFICATIONS

DWELLING UNIT DATA

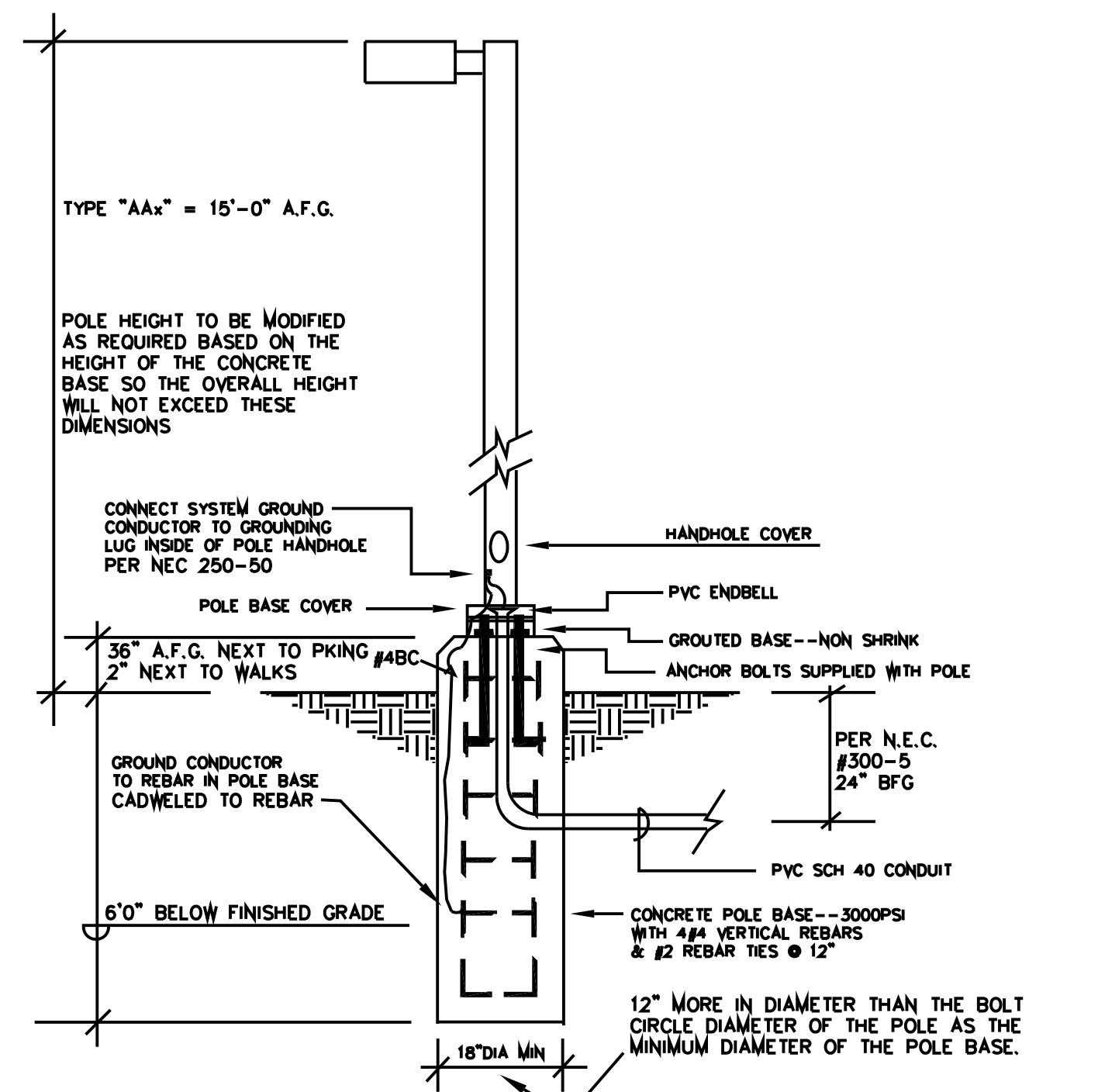
	STUDIO UNIT	1 BEDROOM UNIT	2 BEDROOM UNIT	TOTAL
1ST FLOOR	9	3	4	16
2ND FLOOR	8	4	2	14
TOTAL	17	7	6	30

PROJECT DATA

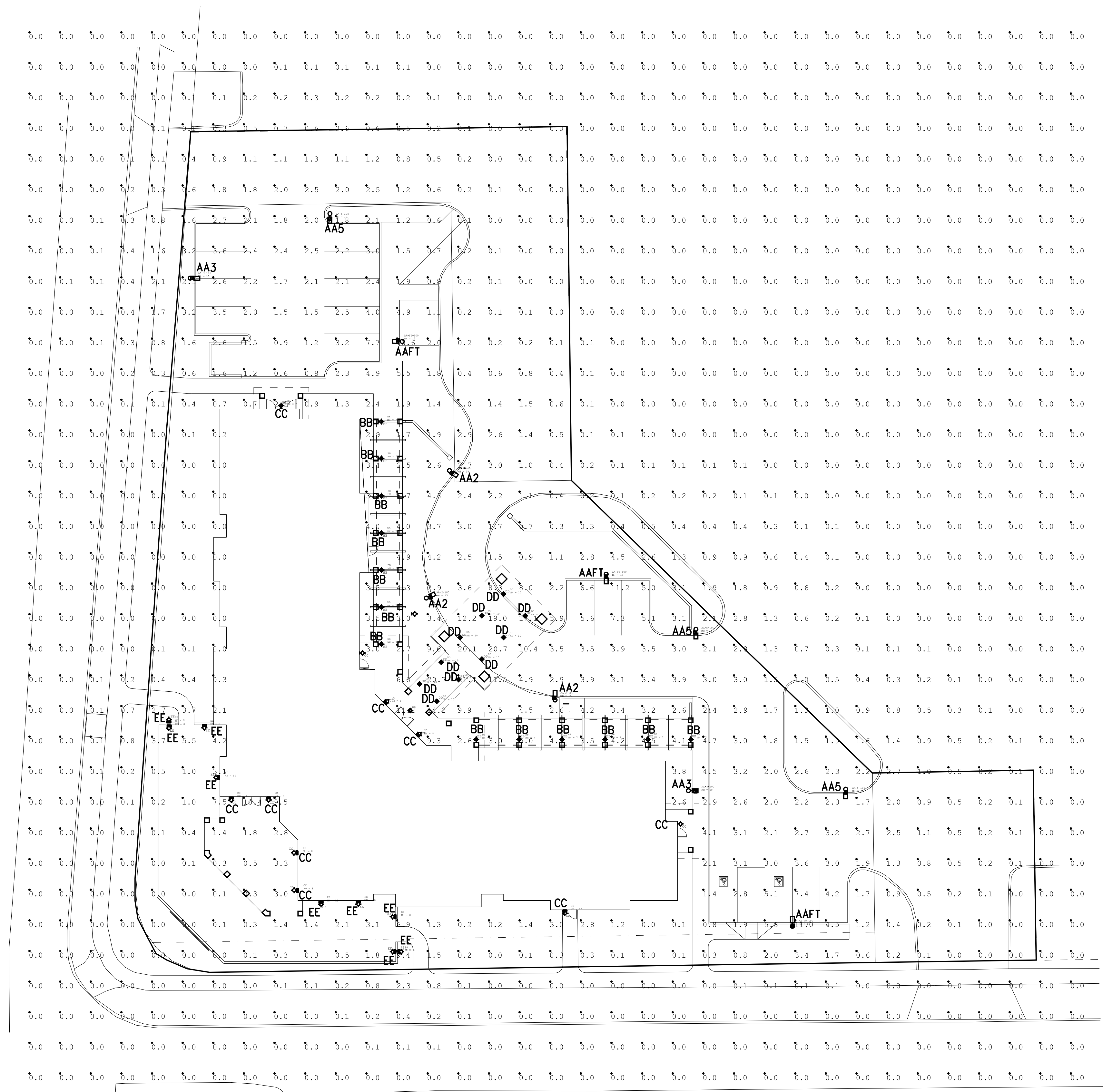
SITE AREA:	0.9412 ACRES
BUILDING AREA:	BASEMENT: 2,905 S.F.
	1ST FLOOR: 11,746 S.F.
	2ND FLOOR: 9,627 S.F.
	TOTAL: 24,278 S.F.
PARKING PROVIDED:	14 STANDARD AND 2 HANDICAP SPACES
BICYCLE PARKING:	2 SPACES

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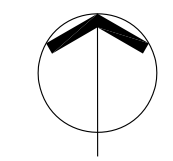
2 POLE BASE DETAIL (TYPES "AA" ONLY)
NTS
 (CONTRACTOR HAS THE OPTION TO USE PRE-CAST CONCRETE BASES)



StatArea
 Illuminance (Fc)
 Average = 2.44
 Maximum = 21.1
 Minimum = 0.0
 Avg/Min Ratio = 0.00
 Max/Min Ratio = 0.00

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
H	3	AA-2-100	SINGLE	9500	1.000	GB-2-100-CMH-F
H	2	AA-3-100	SINGLE	9500	1.000	GB-3-100-CMH-F
H	3	AA-5-100	SINGLE	9500	1.000	GB-5-100-CMH-F
H	3	AA-PT-100	SINGLE	9500	1.000	GB-PT-100-CMH-F
O	13	BB	SINGLE	1710	1.000	EVOS-BER-26-CFL-W
O	9	CC	SINGLE	3420	1.000	GBWS-PTW-26-CFL2-F
O	10	DD	SINGLE	3600	1.000	GBRCL-CFL-26-CFL-CB
H	9	EE	SINGLE	3710	1.000	GBWS-PTW-26-CFL-F

1 ELECTRICAL SITE PHOTOMETRIC PLAN
 SCALE: 1" = 20'-0"



Owner:
 BRIGHTSTAR GROUP HOLDINGS
 1125 TRI-STATE PARKWAY, SUITE 700
 GURNEE, IL 60031
 P: 847.693.2007
 JAYSON PEARL

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Key Plan:

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SITE LIGHTING PHOTOMETRIC PLAN AND DETAIL

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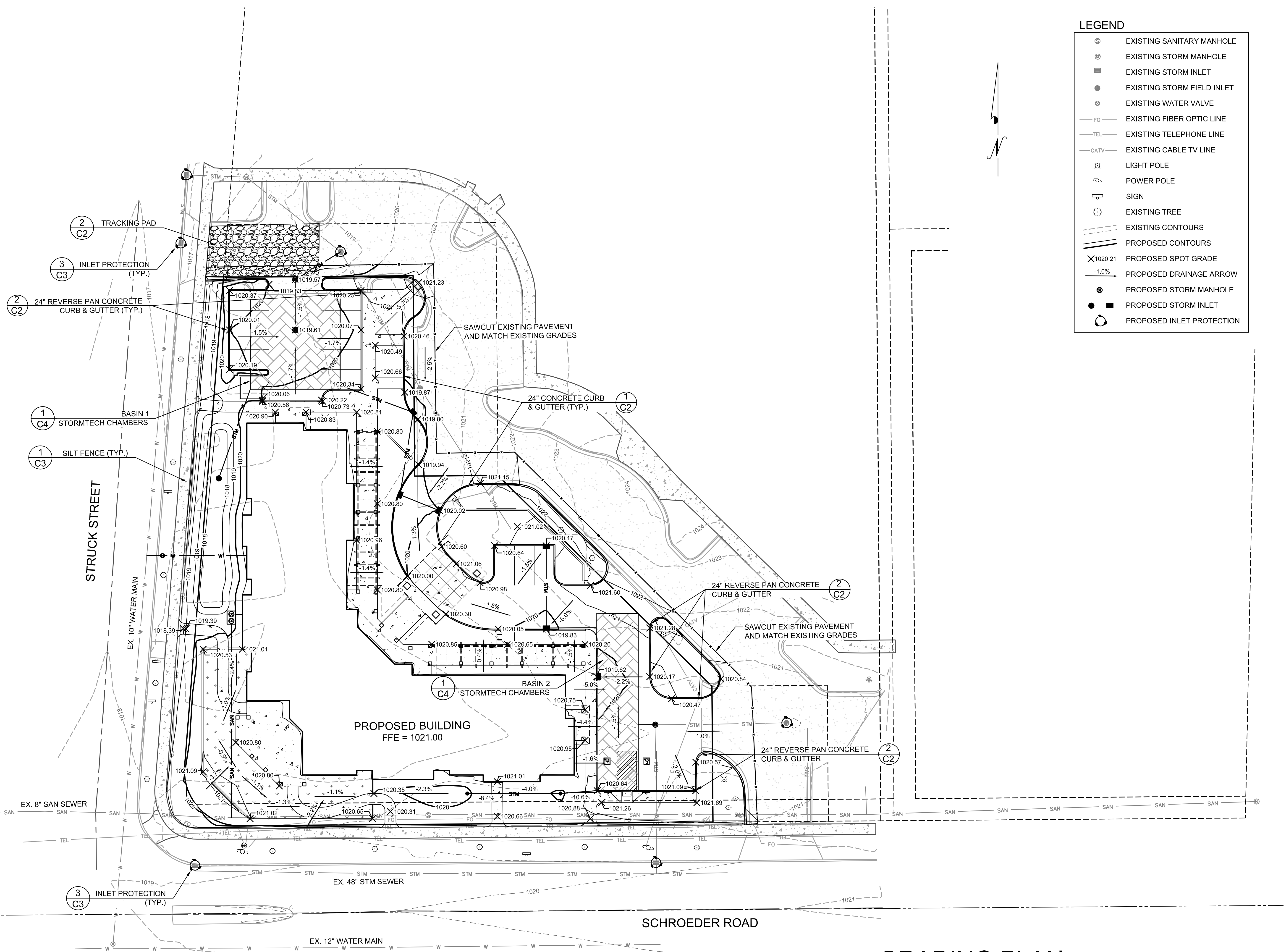
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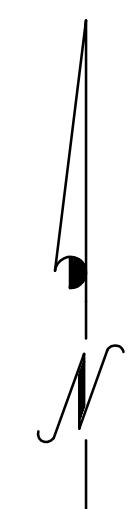
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C7



LEGEND

- ⊙ EXISTING SANITARY MANHOLE
- ⊕ EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM FIELD INLET
- ⊗ EXISTING WATER VALVE
- FO— EXISTING FIBER OPTIC LINE
- TEL— EXISTING TELEPHONE LINE
- CATV— EXISTING CABLE TV LINE
- ⊠ LIGHT POLE
- ⊕ POWER POLE
- ⊞ SIGN
- ⊙ EXISTING TREE
- - - EXISTING CONTOURS
- PROPOSED CONTOURS
- X1020.21 PROPOSED SPOT GRADE
- 1.0% PROPOSED DRAINAGE ARROW
- ⊙ PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- ⊞ PROPOSED INLET PROTECTION



GRADING PLAN

SCALE: 1" = 20'

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CONTEXTUAL
PHOTOGRAPHS

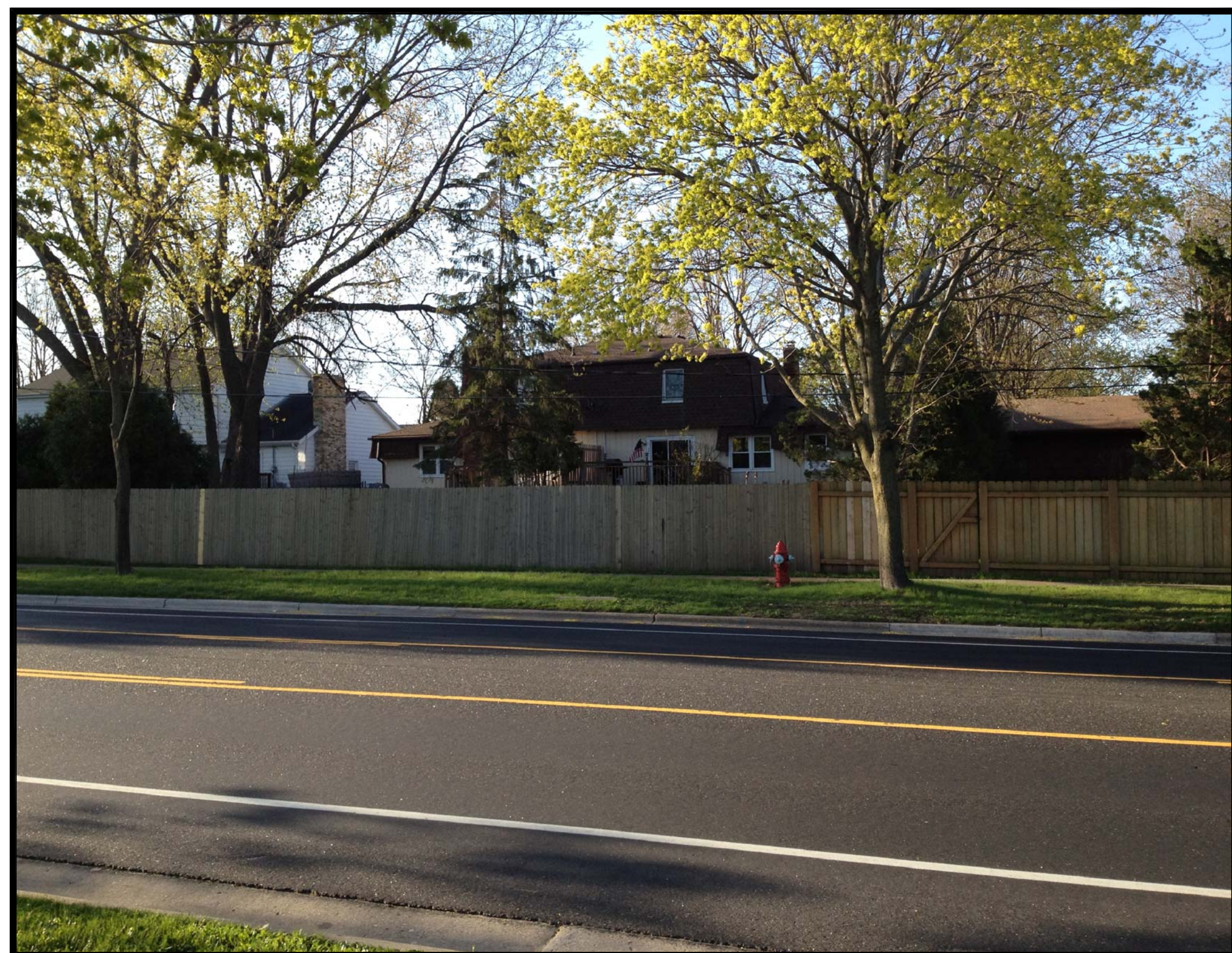
A-402



1 EXISTING PRAIRIE PARK SENIOR APARTMENTS NORTH-EAST OF SITE
 SCALE: NOT TO SCALE



2 EXISTING LA PETITE ACADEMY EAST OF SITE
 SCALE: NOT TO SCALE



3 EXISTING RESIDENTIAL HOMES SOUTH OF SITE
 SCALE: NOT TO SCALE



4 EXISTING APARTMENT COMPLEX WEST OF SITE
 SCALE: NOT TO SCALE

BrightStar Assisted Living
 Madison | Wisconsin

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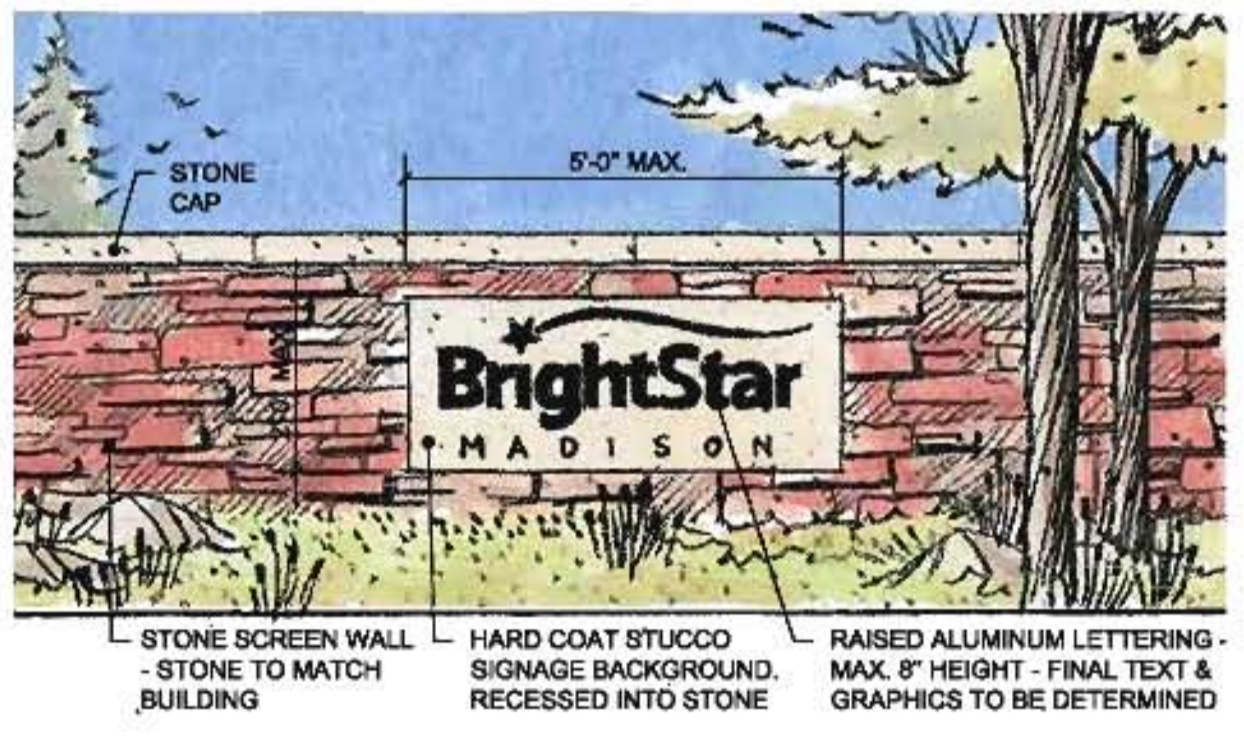
EXTERIOR ELEVATIONS



PORTE COCHERE BUILDING ELEVATION
 1/8" = 1'-0" 10 APRIL 2012



SCHROEDER SIDE BUILDING ELEVATION
 1/8" = 1'-0" 10 APRIL 2012 REV 25 APRIL 2012



BUILDING SIGNAGE ELEVATION



STRUCK SIDE BUILDING ELEVATION
 1/8" = 1'-0" 10 APRIL 2012 REV 25 APRIL 2012

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