

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

AGENDA ITEM # _____
Project # _____

23786

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

PROJECT ADDRESS: 8301 OLD SAUK ROAD

ALDERMANIC DISTRICT: 9

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>ATTIC ANGEL PLACE, INC.</u>	<u>COMMUNITY LIVING SOLUTIONS, LLC</u>
<u>640 JUNCTION ROAD</u>	<u>2801 E. ENTERPRISE AVE #202</u>
<u>MADISON, WI 53717</u>	<u>APPLETON, WI 54913</u>

CONTACT PERSON: DUANIE HELWIG

Address: COMMUNITY LIVING SOLUTIONS, LLC

SAME AS ABOVE

Phone: 920-209-7514

Fax: 920-969-9345

E-mail address: DHELWIG@COMMUNITYLIVING SOLUTIONS.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:)

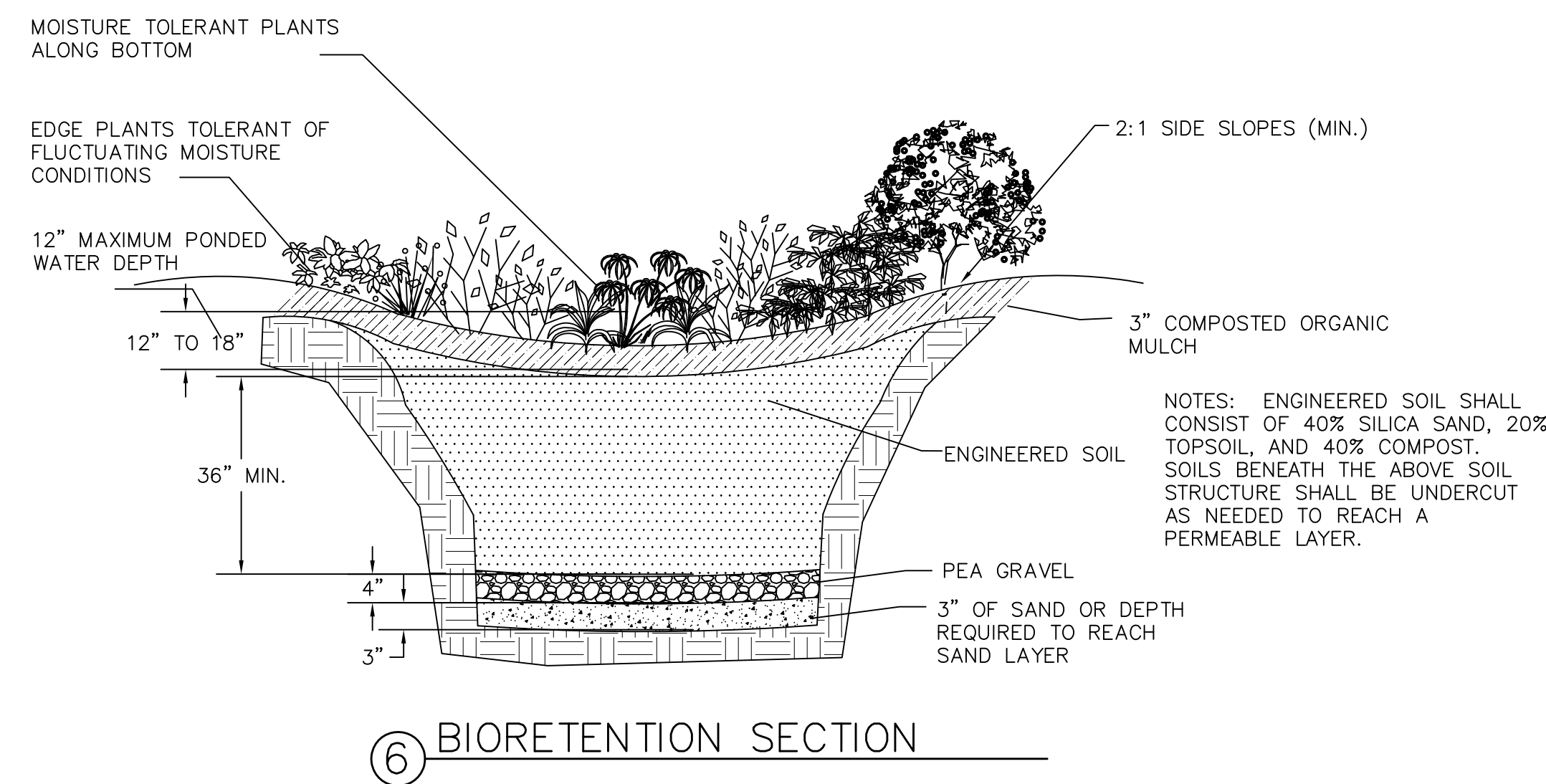
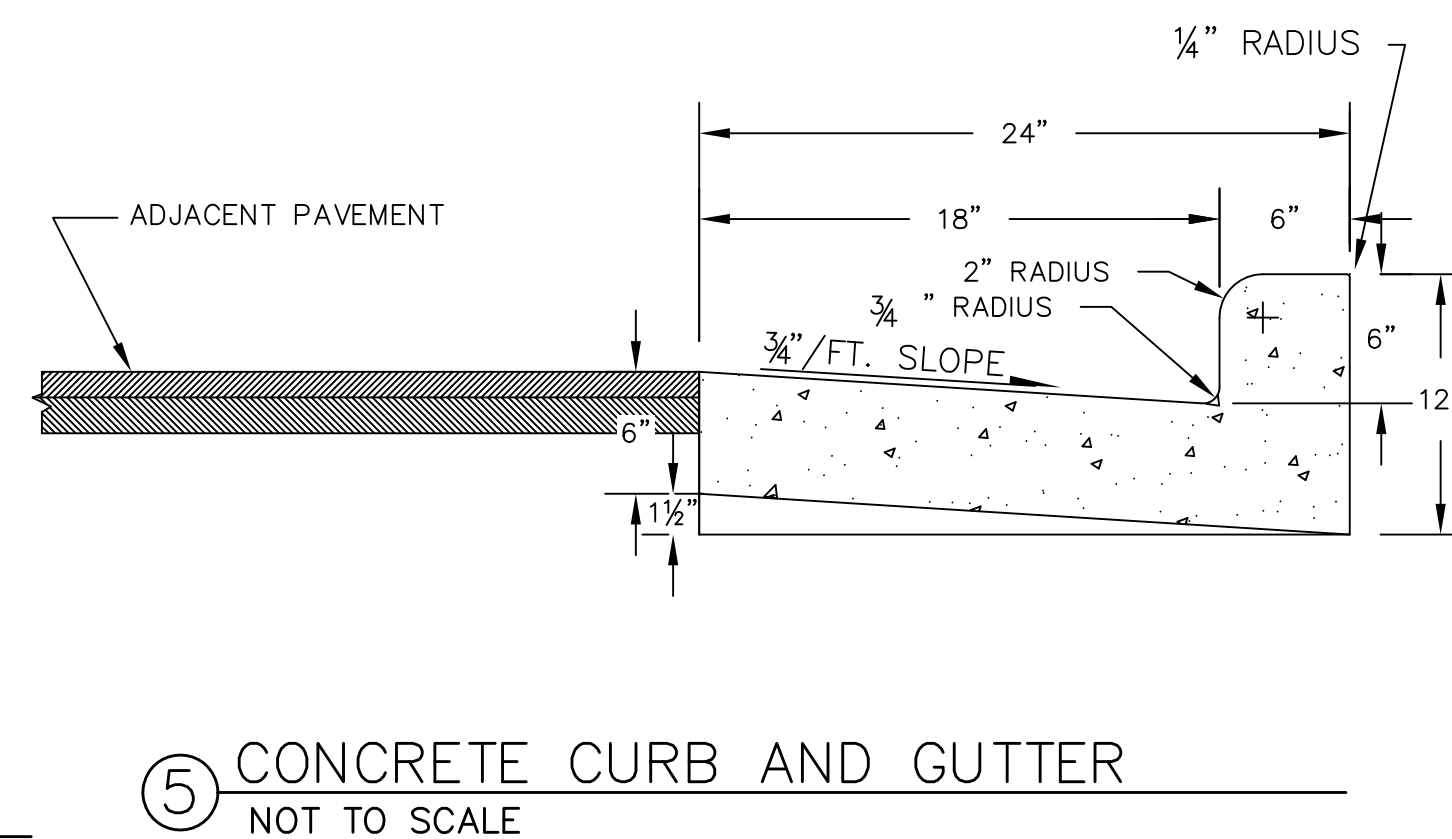
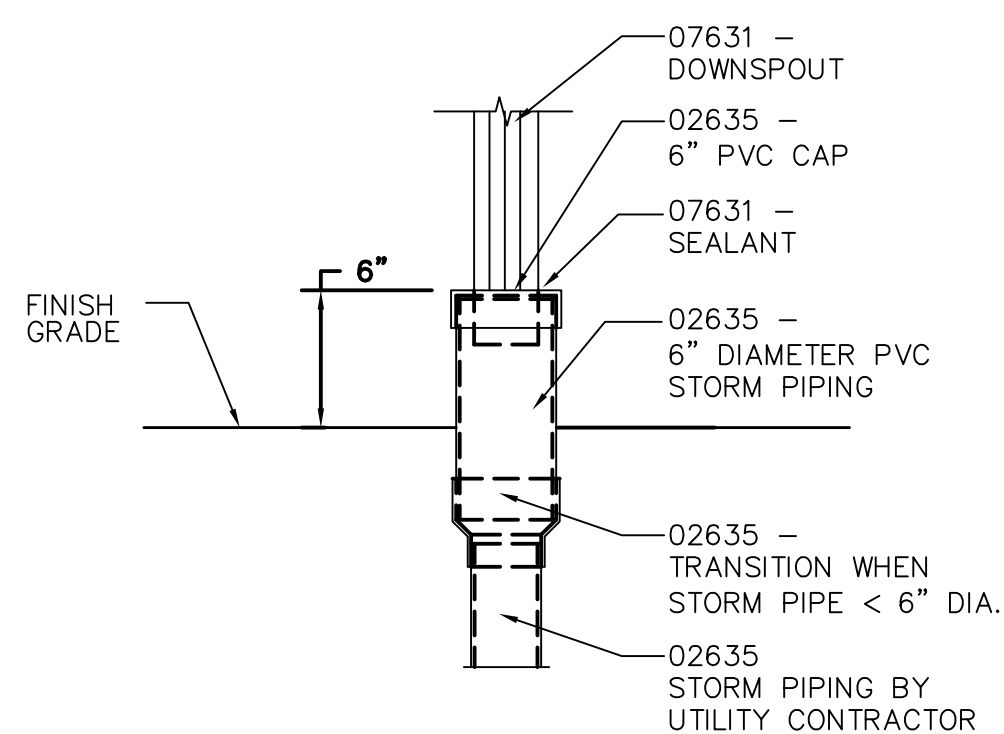
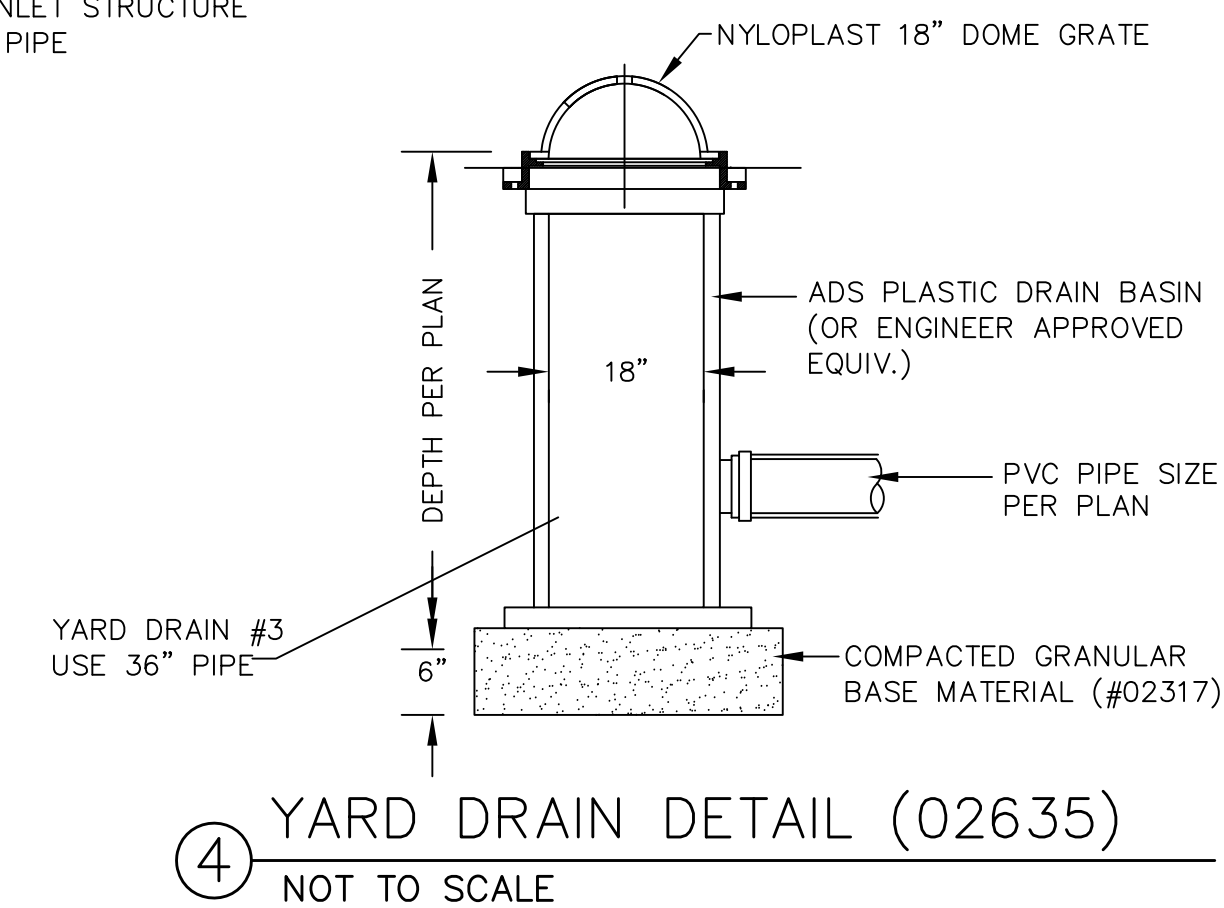
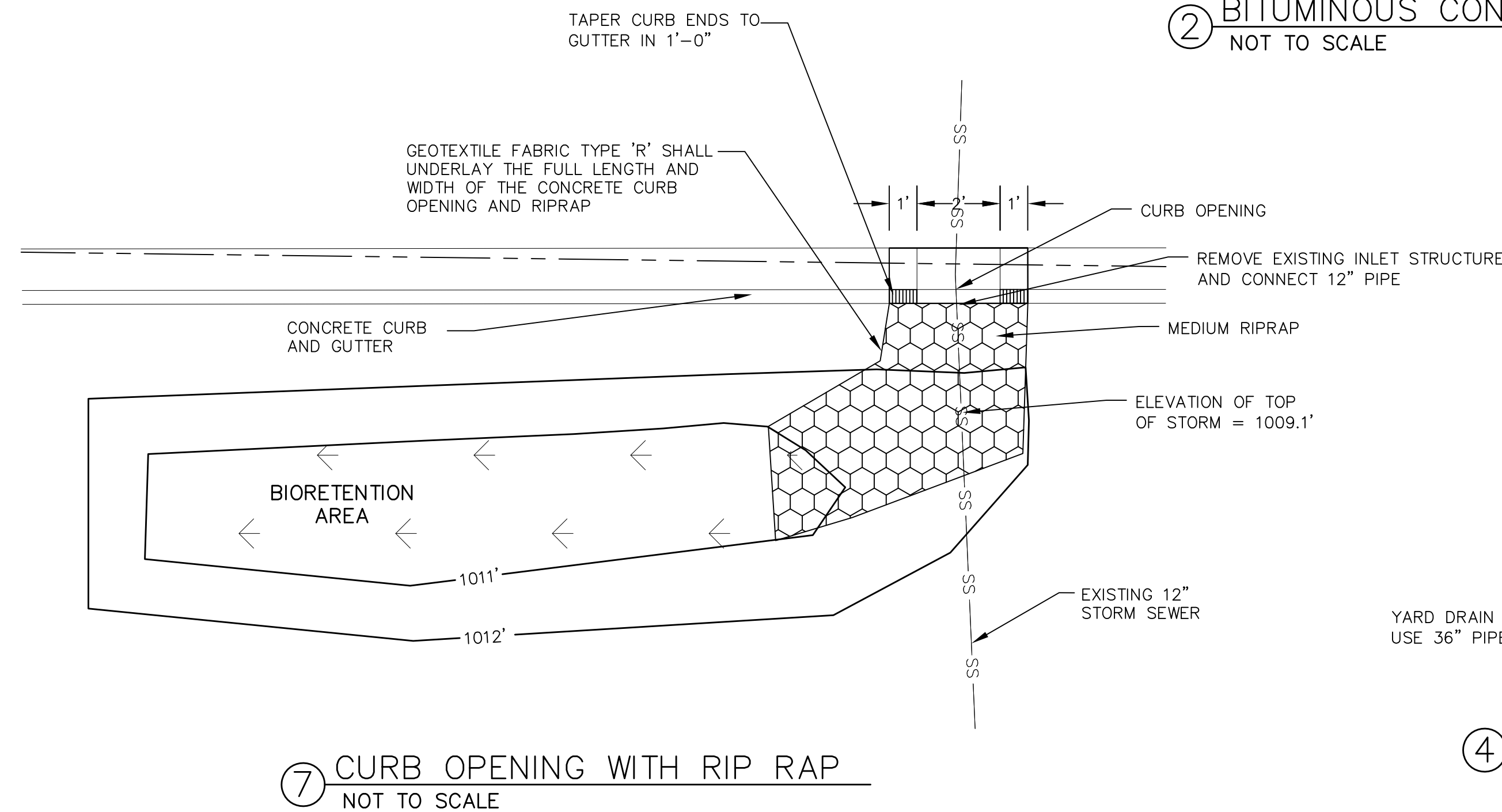
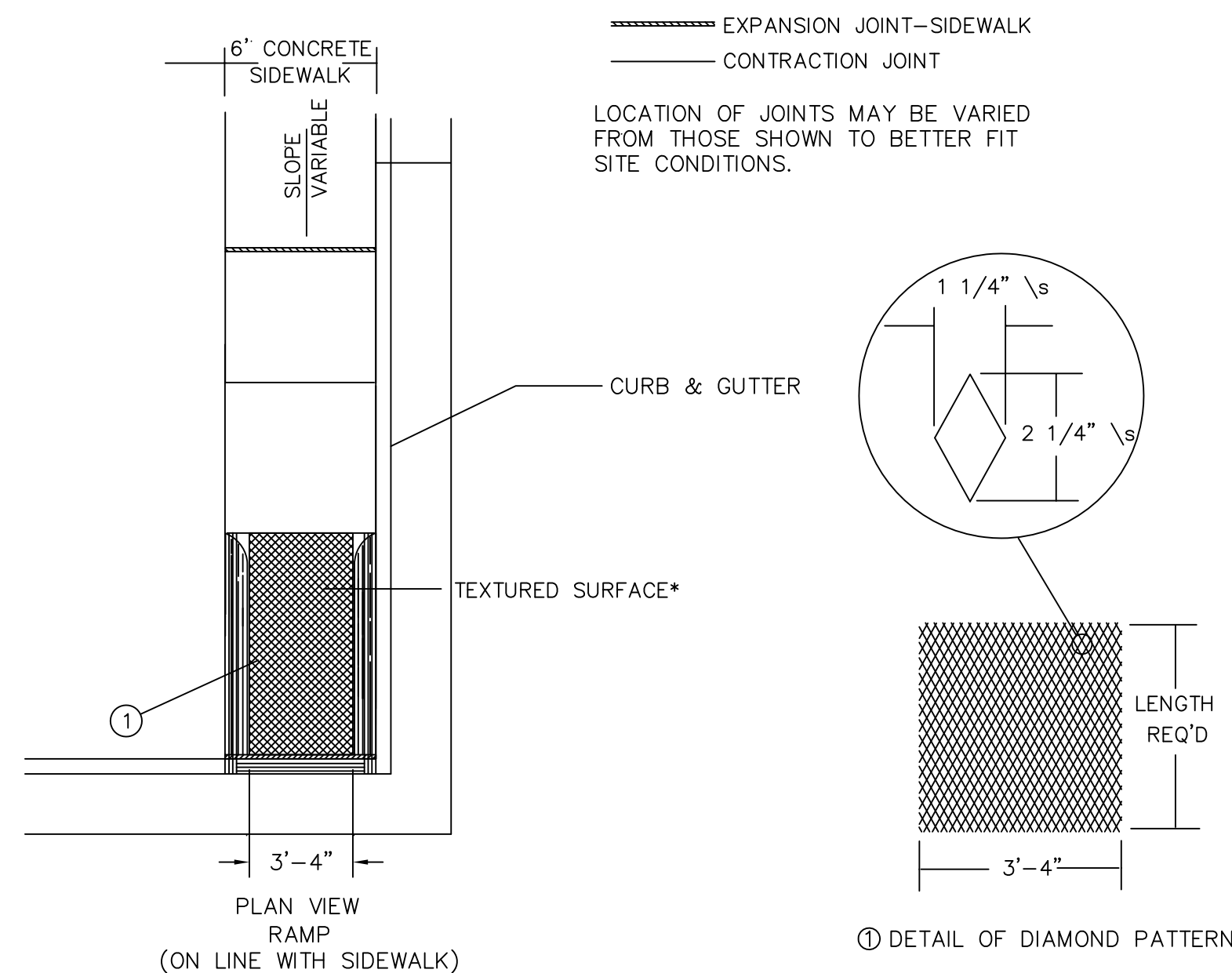
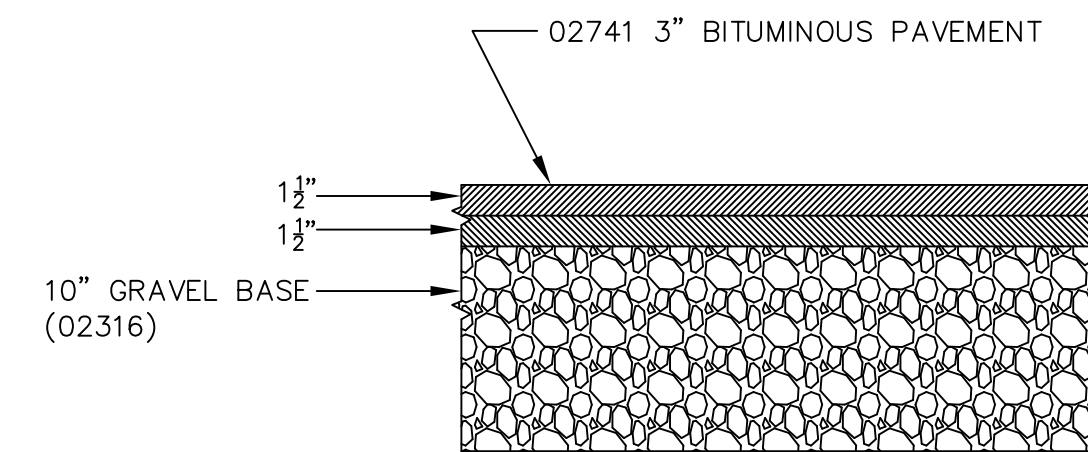
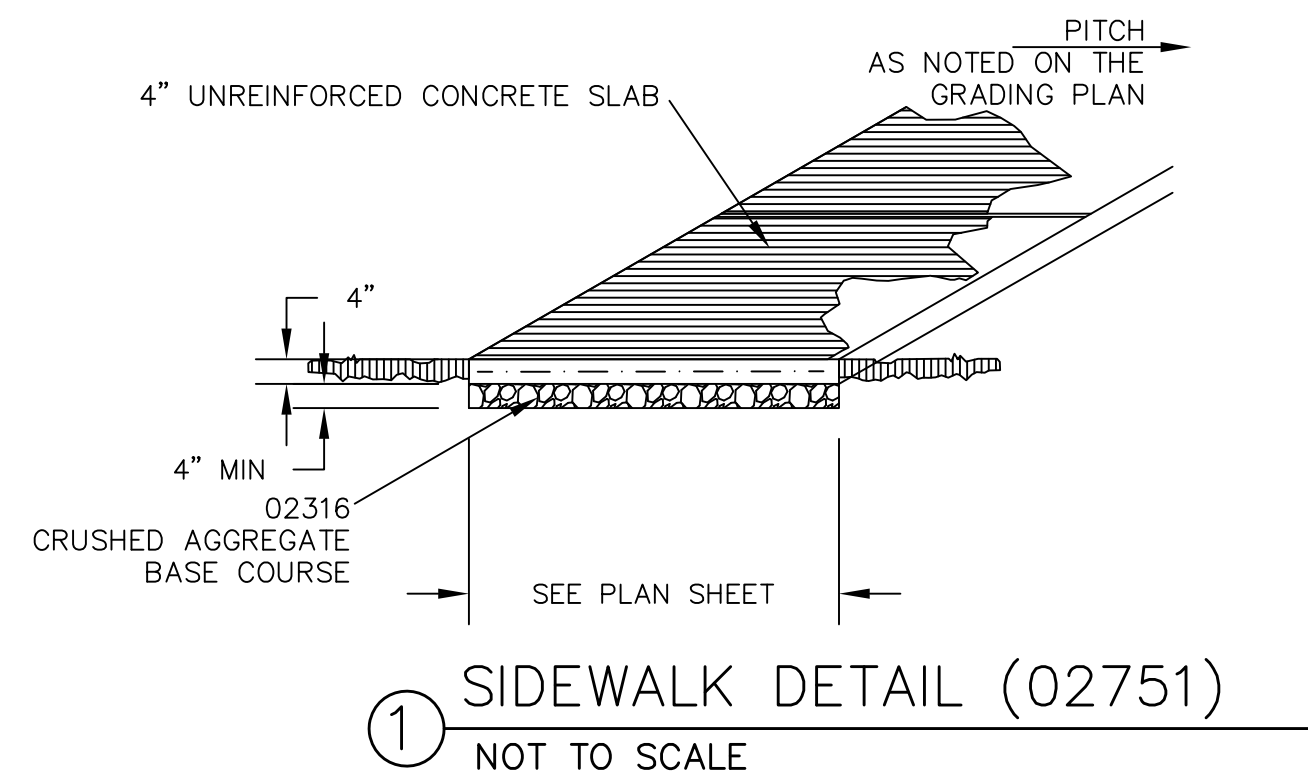
- ☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

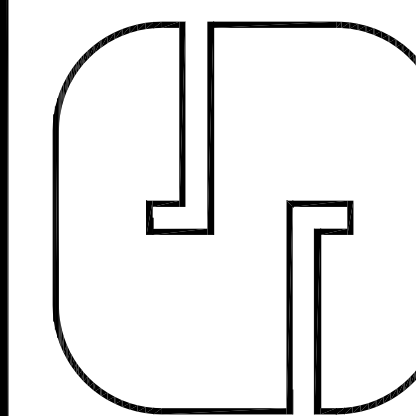
- ☐ Comprehensive Design Review* (Fee required)
- ☐ Street Graphics Variance* (Fee required)
- ☐ Other _____

*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.



SITE DETAILS



Project No. CLS03
Sheet C6

ATTIC ANGEL PLACE - ADDITION & RENOVATION

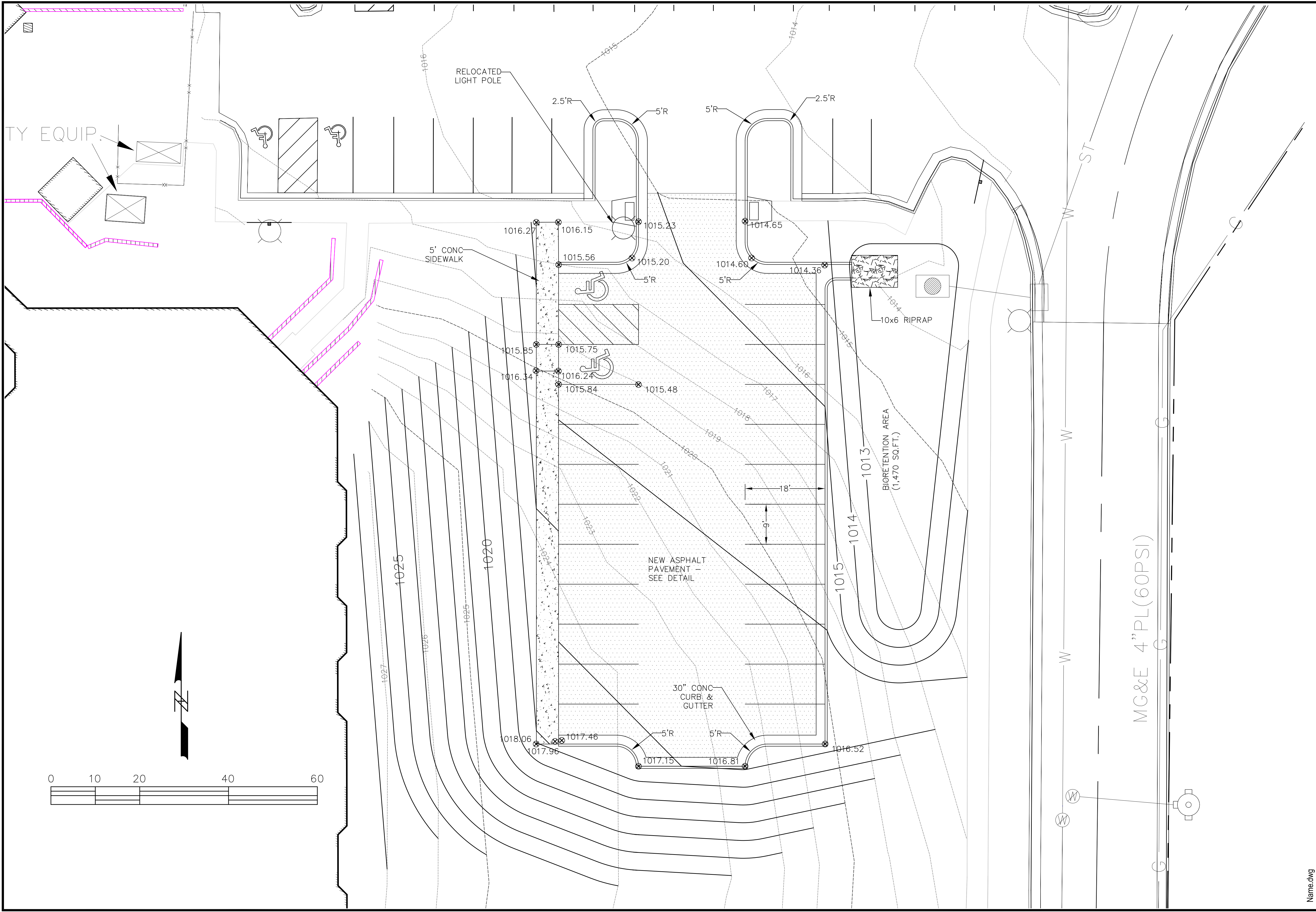
SITE DETAILS

SNYDER & ASSOCIATES

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-538-0444

SOUTH DAKOTA
NEBRASKA
IOWA
MISSOURI
WISCONSIN

Mark
Revision
Checked By
Engineer
Technician
Date
Date
Date
Scale
Field Bk
Project No.
Sheet C6



ATTIC ANGEL PLACE - ADDITION & RENOVATION

SITE & GRADING PLAN

Project No.

CLS03

Sheet C5

Mark

Revision

Engineer

Checked By

Technician

Project No.

Date

Scale: 1" = 20'

Date: 08-02-2011

Field Bk:

XXX

By

Pg:

Sheet C5

SOUTH DAKOTA

WISCONSIN

MISSOURI

NEBRASKA

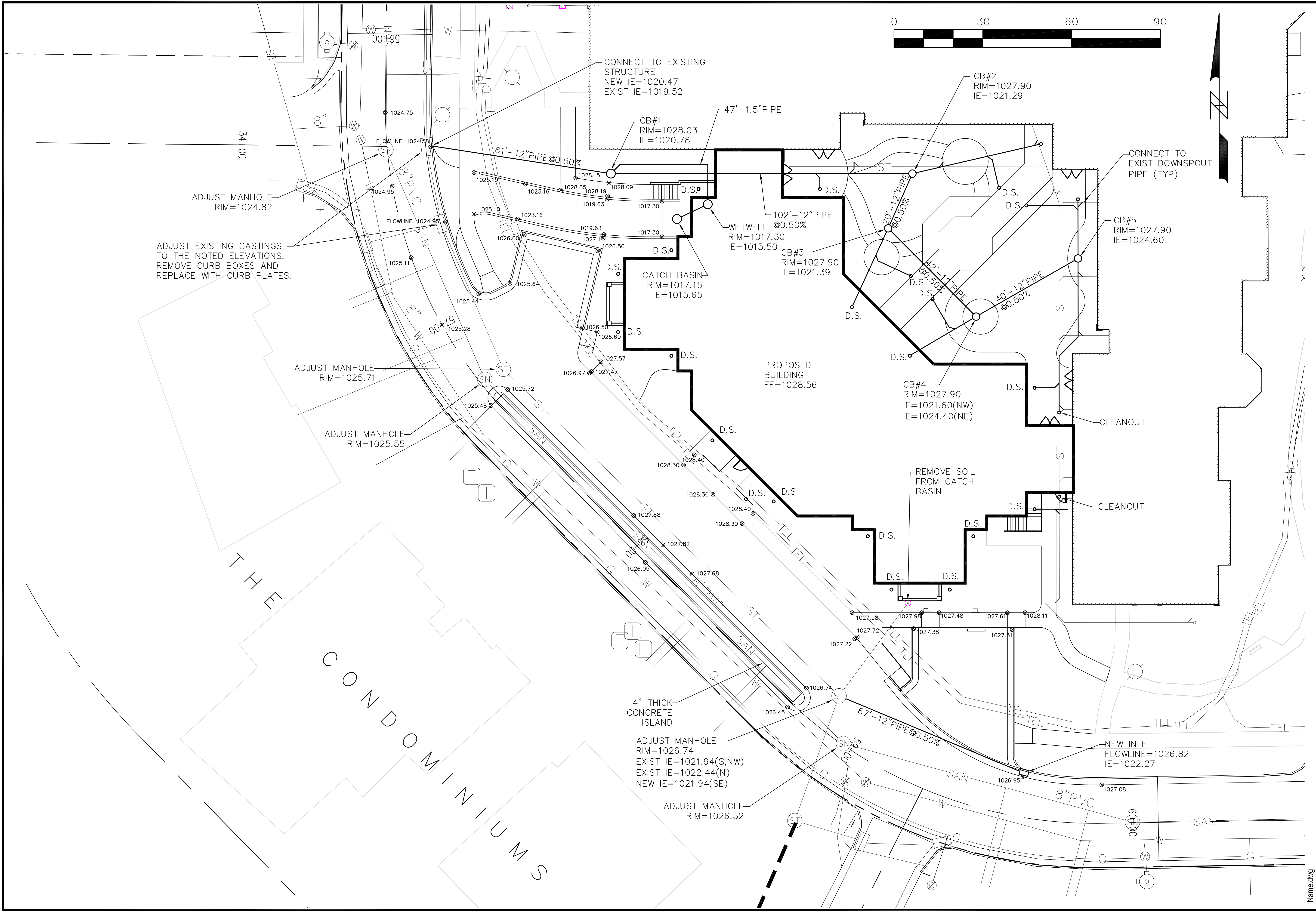
IOWA

5010 VOGES ROAD

MADISON, WISCONSIN 53718

608-838-0444

SNYDER & ASSOCIATES



ATTIC ANGEL PLACE - ADDITION & RENOVATION

GRADING & UTILITY PLAN

Project No.

Sheet C3

Mark

Revision

Engineer

Checked By

Technician

Date

Scale

Field Bk

Pg

By

Date

1" = 30'

08-02-2011

CL503

Sheet C3

SOUTH DAKOTA

WISCONSIN

IOWA

MISSOURI

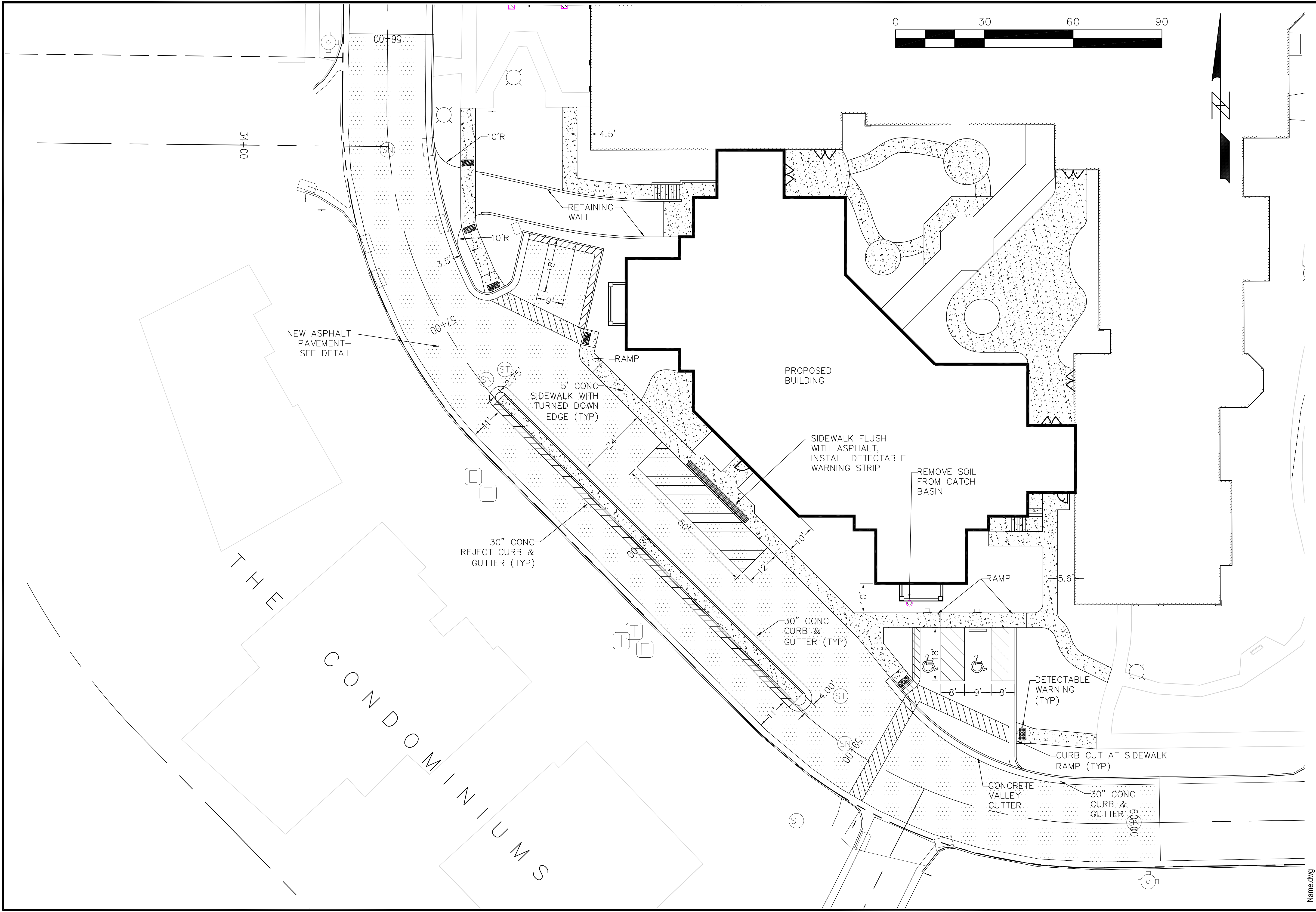
NEBRASKA

5010 VOGES ROAD

MADISON, WISCONSIN 53718

608-838-0444

SNYDER & ASSOCIATES



ATTIC ANGEL PLACE - ADDITION & RENOVATION

SITE PLAN

Project No. CLS03

Sheet C2

Mark

Engineer

Technician

Project No. CLS03

Revision

Checked By:

Date: 08-02-2011

Date

Scale: 1" = 30'

Field Bk:

Pg:

By

1" = 30'

Sheet C2

SOUTH DAKOTA

NEBRASKA

IOWA

MISSOURI

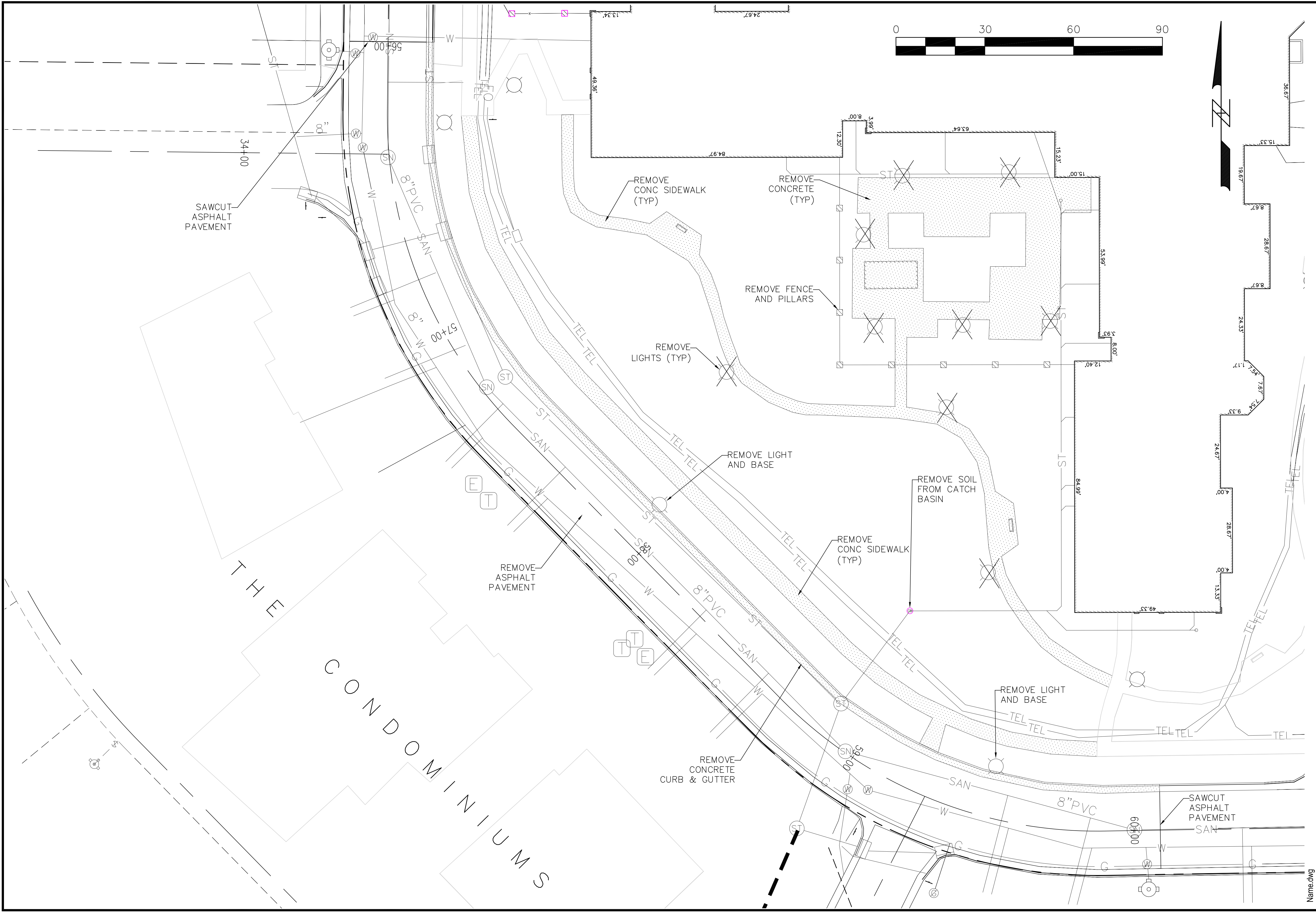
WISCONSIN

5010 VOGES ROAD

MADISON, WISCONSIN 53718

608-838-0444

SNYDER & ASSOCIATES



ATTIC ANGEL PLACE - ADDITION & RENOVATION

DEMOLITION PLAN

5010 VOGES ROAD

MADISON, WISCONSIN 53718

608-838-0444

SOUTH DAKOTA

NEBRASKA

MISSOURI

WISCONSIN

IOWA

MISSOURI

Project No.

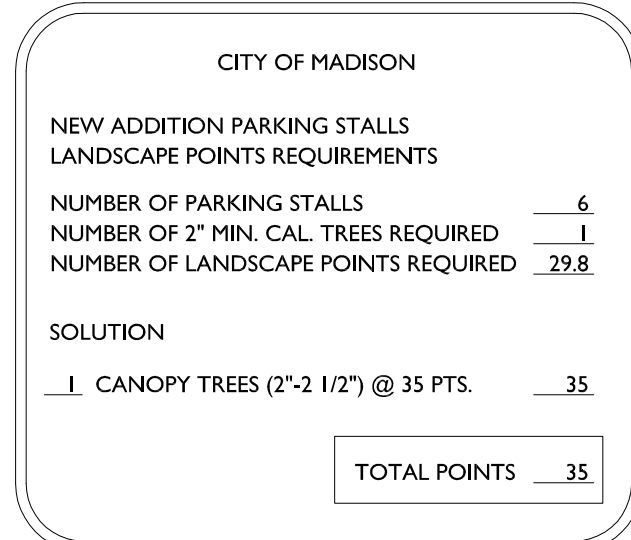
CL503

Sheet C1

Mark	Revision	Date	By
Engineer:	Checked By:	Scale: 1" = 30'	
Technician:	Date: 08-02-2011	Field Bk:	Pg:
Project No: CL503		Sheet C1	

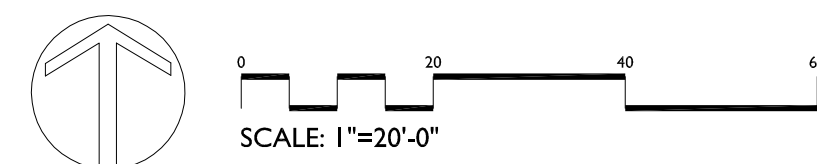
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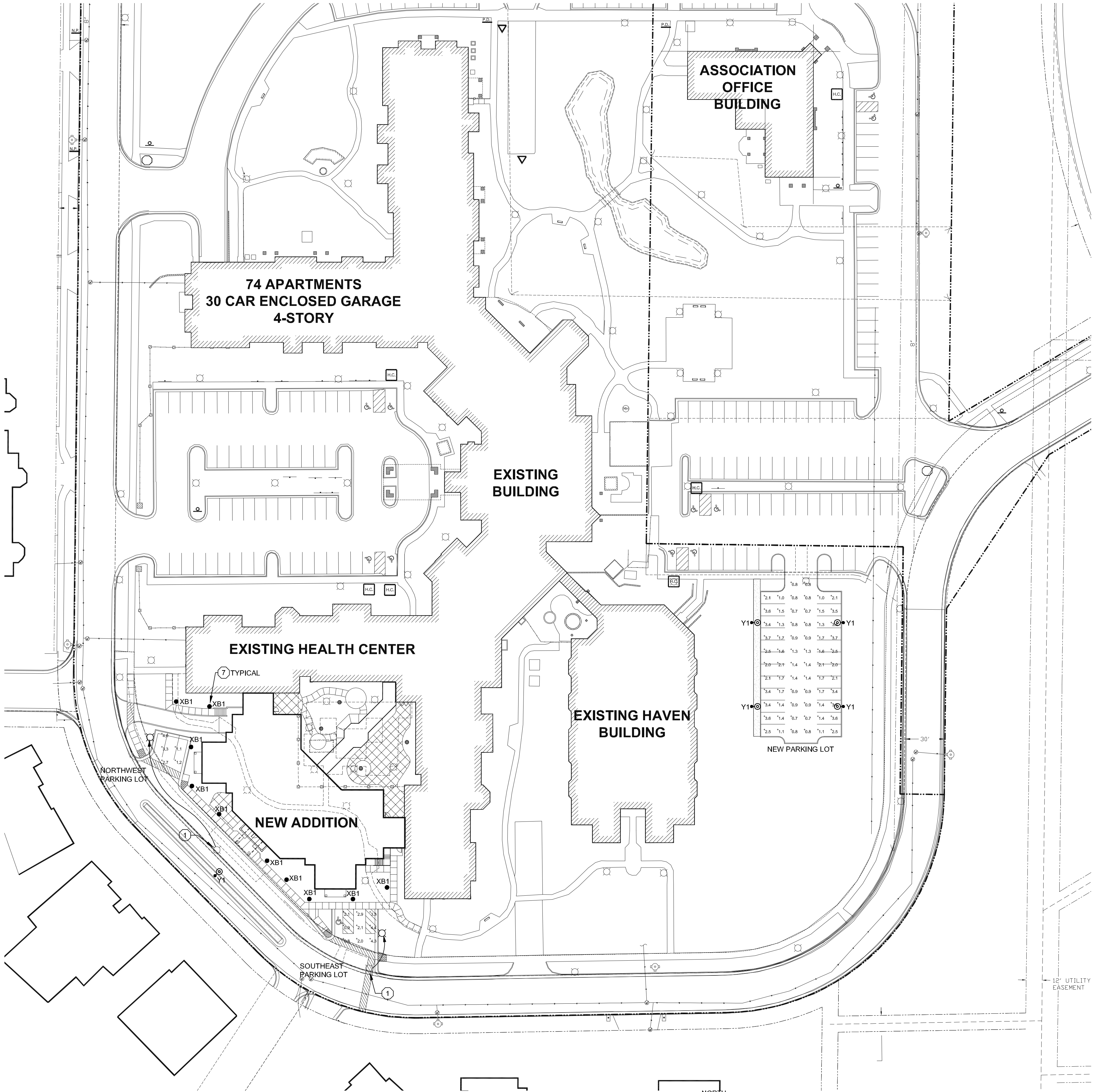
2001	CARIBIC CATHIC ANCELS	11/04 PMW	Cancelled: 7/08/2011	Sunday: 8/1/2011	Revised: 8/1/2011



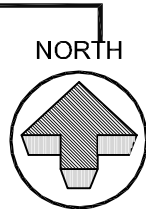
GENERAL NOTES

- A) All beds to receive a mixture of recycled mulch, colored brown spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees found along perimeter of property as well as those located within lawn areas to receive brown colored mulch ring consisting of a mixture of recycled mulch, colored brown spread to a minimum 3" depth.
- C) All beds to be edged with Valley View Black Diamond Vinyl Edging or equivalent.
- D) "Turf" 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% Brown Bluegrass
 - 20% Nassau Bluegrass
 - 20% Pennann Creeping Red Fescue





SITE PLAN LIGHTING PHOTOMETRICS
1" = 40'-0"



- PLAN NOTES:** (X)
- EXISTING FIXTURE TO BE RELOCATE TO WHERE SHOWN, EXTEND ALL CIRCUITS AND CONTROLS TO NEW LOCATION. PROVIDE NEW CONCRETE BASE. CLEAN AND RELAMP FIXTURES AS REQUIRED. THESE FIXTURES ARE NO LONGER MANUFACTURED. THE FIXTURE USED IN CALCULATIONS IS SIMILAR IN STYLE, SHAPE, PERFORMANCE, LAMPING, ETC.
 - TYPE XB1 FIXTURES ARE EXISTING BOLLARDS REMOVED FROM COURTYARD AREA AND REUSED WHERE SHOWN. CLEAN AND RELAMP FIXTURES AS REQUIRED. THESE FIXTURES ARE NO LONGER MANUFACTURED. THE FIXTURE USED IN CALCULATION IS SIMILAR IN STYLE, SHAPE, PERFORMANCE, LAMPING, ETC.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NEW PARKING LOT	+	1.8 fc	3.7 fc	0.7 fc	5.3:1	2.6:1
NORTHWEST PARKING STALLS	+	2.5 fc	4.0 fc	1.1 fc	3.6:1	2.3:1
SOUTHEAST PARKING STALLS	+	2.5 fc	4.4 fc	0.8 fc	5.5:1	3.1:1

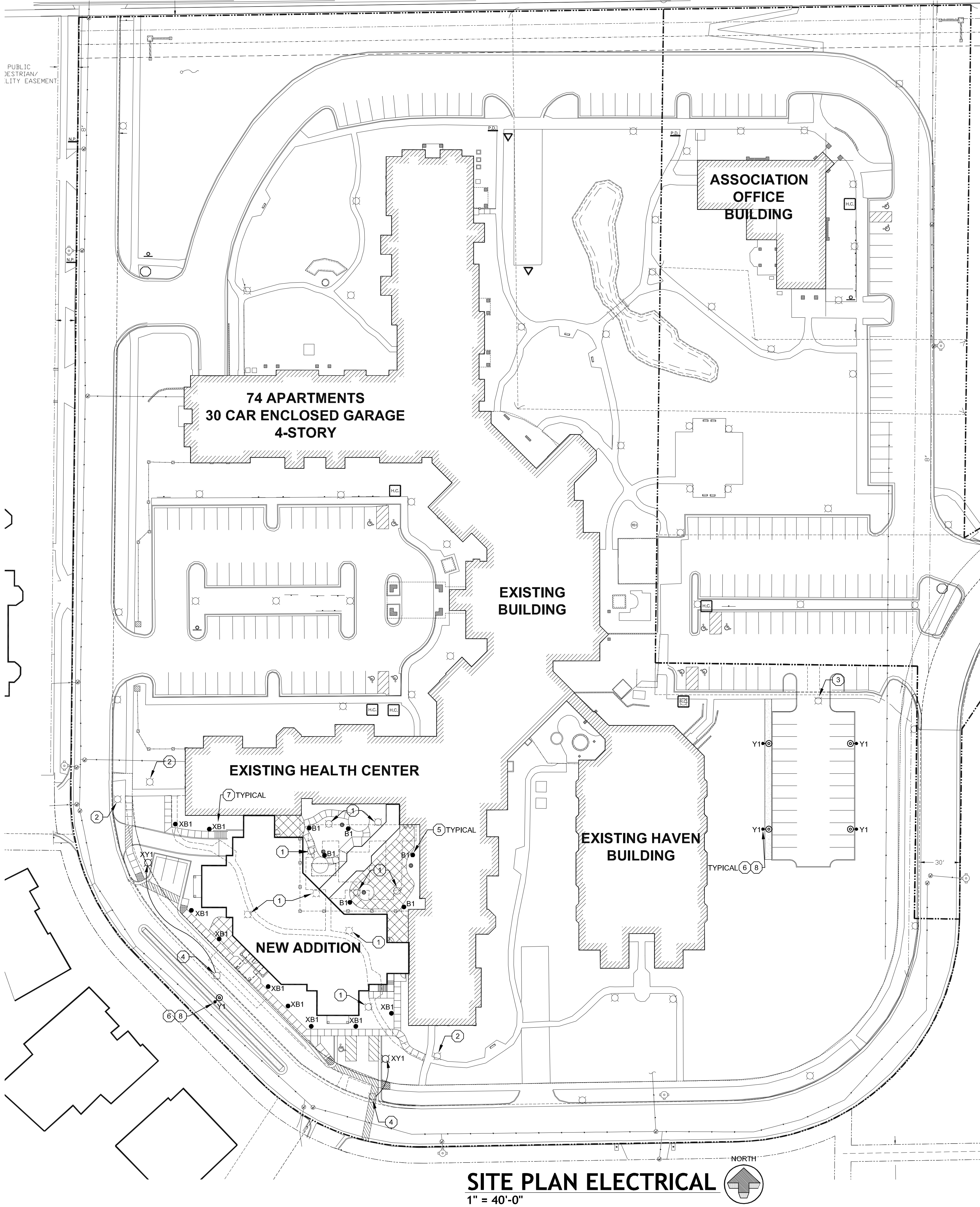
REVISIONS	

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REHABILITATION & PHYSICAL THERAPY
ADDITION AND REMODEL TO:
ATTIC ANGEL PLACE
8301 OLD SAUK ROAD,
MIDDLETON, WISCONSIN 53562

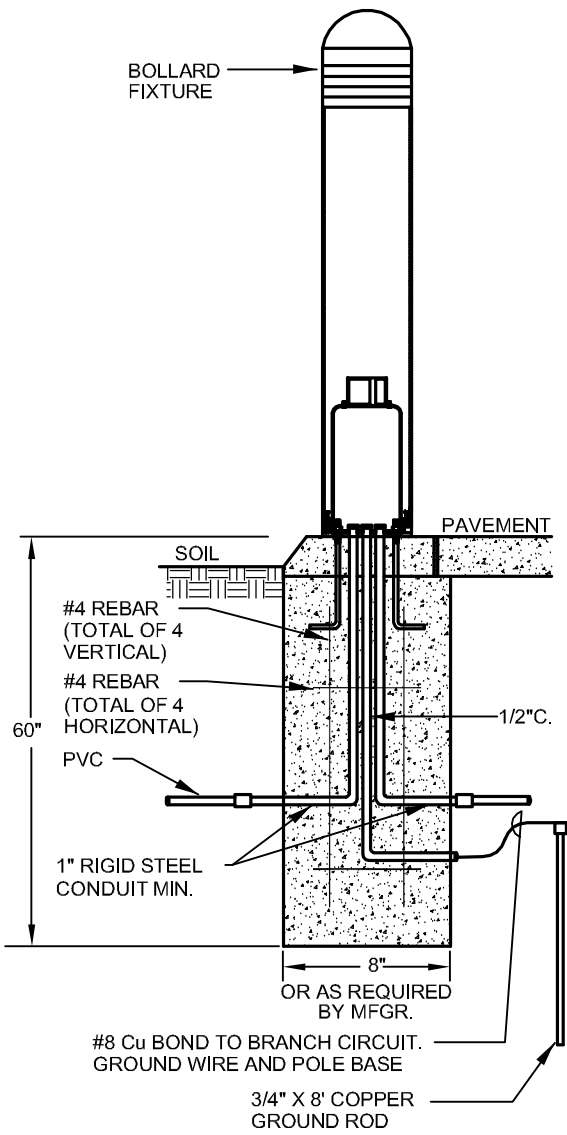
PROJECT
11-101
DATE
8-3-11
SHEET
E101C



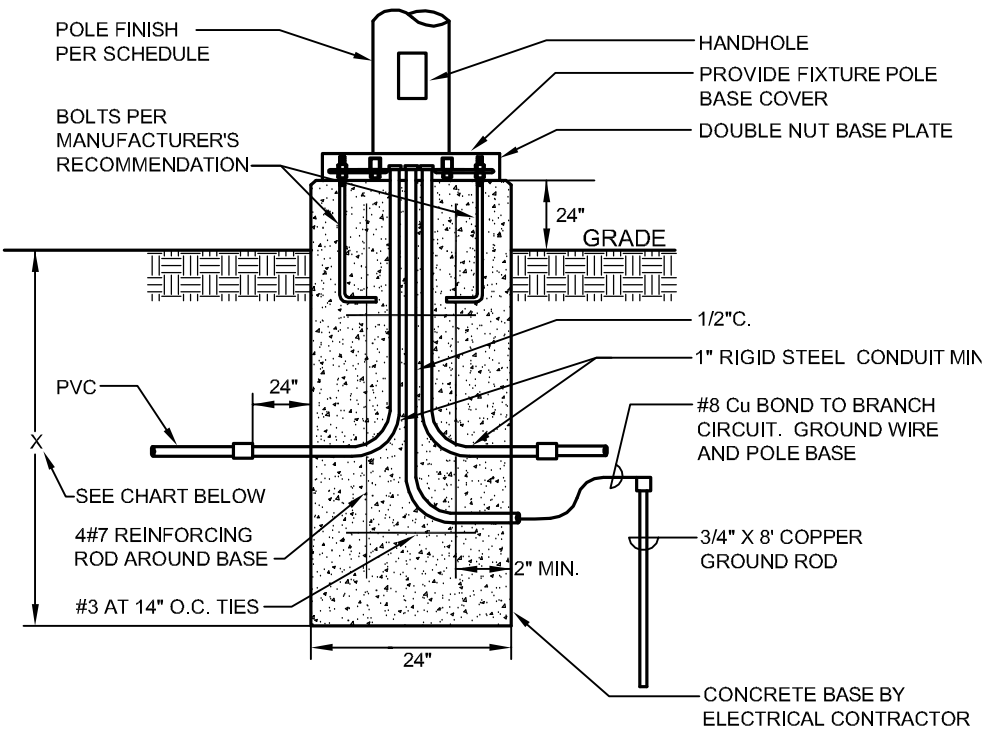
- PLAN NOTES:** (X)
- EXISTING BOLLARD FIXTURE TO BE REMOVED AND REUSED AT MAIN ENTRANCE AND SIDEWALK.
 - EXISTING FIXTURE TO REMAIN. REFEED CIRCUIT IF REQUIRED.
 - EXISTING POLE AND FIXTURE TO BE REMOVED. REFEED ANY EXISTING LIGHTING ON SAME CIRCUIT SCHEDULED TO REMAIN.
 - EXISTING FIXTURE TO BE RELOCATE TO WHERE SHOWN, EXTEND ALL CIRCUITS AND CONTROLS TO NEW LOCATION. PROVIDE NEW BASE PER DETAIL (16530-05)
 - PROVIDE CONCRETE BASE FOR TYPE B1 BOLLARD FIXTURES PER DETAIL (16530-06)
 - PROVIDE CONCRETE BASE FOR TYPE Y1 FIXTURE PER DETAIL (16530-05)
 - TYPE XB1 FIXTURES ARE EXISTING BOLLARDS REMOVED FROM COURTYARD AREA AND REUSED WHERE SHOWN.
 - POLE HEIGHT FOR Y1 FIXTURES TO BE 16'-0" WITH A 2'-0" CONCRETE BASE. TYPICAL FOR ALL Y1 FIXTURES.

ATTIC ANGELS FIXTURE SCHEDULE						
TYPE	DESCRIPTION	LAMP TYPE	LAMP QTY.	MANUFACTURER	CATALOG NUMBER	NOTE
B1	42" DECORATIVE BOLLARD	70MH	1	AAL	VBN-70MH-XX	1
Y1	EXTERIOR POLE MOUNTED SINGLE HEAD FIXTURE	150PSMH	1	AAL	UCM-SR-STR-H3-150PSMH-XX-FTG	1
	16" ROUND POLE			AAL	PR4-4R16-226-XX W/SLA4 BRACKET	1
XB1	EXISTING BOLLARD					2
XY1	EXISTING POLE MOUNTED SINGLE HEAD FIXTURE					2

- PLAN NOTES:**
- FIXTURE COLOR TO BE COORDINATED WITH OWNER/ARCHITECT PRIOR TO ORDERING
 - EXISTING FIXTURE TO BE REMOVED, RELOCATED AND REUSED ON SITE. SEE SITE PLAN FOR NOTES.



16530-06 BOLLARD FIXTURE
BASE DETAIL
NTS



- NOTES:**
- IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
 - IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
15'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

16530-05 24" EXTERIOR LIGHTING
CONCRETE BASE DETAIL
NTS

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REHABILITATION & PHYSICAL THERAPY
ADDITION AND REMODEL TO:
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8301 OLD SAUK ROAD,
MIDDLETON, WISCONSIN 53562

PROJECT
11-101
DATE
8-3-11
SHEET
E101

BUILDING INFORMATION

SKILLED NURSING

FIRST FLOOR

14 RESIDENT ROOMS
11,664 S.F.

RCAC LICENSED ASSISTED LIVING

SECOND FLOOR

12 RESIDENT ROOMS
10,336 S.F.

THIRD FLOOR

12 RESIDENT ROOMS
10,336 S.F.

LOWER LEVEL STORAGE

10,044 S.F.

SITE INFORMATION

SITE APREA = 9.22 ACRES

PROPOSED SITE WORK AREA = 0.96 ACRES

SITE COVERAGE

TOTAL AREA	401,703 S.F.	9.22 ACRES	100%
EXISTING BUILDING	74,401 S.F.	1.70 ACRES	18%
BUILDING ADDITION	11,664 S.F.	.27 ACRES	3%
EXISTING PAVING	90,645 S.F.	2.08 ACRES	23%
ADDITIONAL PAVING	8,030 S.F.	.18 ACRES	2%
OPEN AREA	216,963 S.F.	4.98 ACRES	54%

DWELLING UNIT INFORMATION

EXISTING

SKILLED NURSING UNITS	36
RCAC APARTMENTS (1 BED)	36
APARTMENTS (1 BED)	43
APARTMENTS (2 BED)	31
CBRF UNITS	20

NEW

SKILLED NURSING UNITS	8 NET
RCAC APARTMENTS (1 BED)	20 NET

TOTAL

SKILLED NURSING UNITS	44
RCAC APARTMENTS (1 BED)	56
APARTMENTS (1 BED)	43
APARTMENTS (2 BED)	31
CBRF UNITS	20

REQUIRED USABLE OPEN SPACE (MINIMUM)

EXISTING

135 ONE BED UNITS X 70 S.F. =	9,450 S.F.
31 TWO BED UNITS X 140 S.F. =	4,340 S.F.

ADDITION

28 ONE BED UNITS X 70 S.F. =	1,960 S.F.
TOTAL USABLE OPEN SPACE REQUIRED =	15,750 S.F.

FLOOR AREA RATIO

EXISTING BUILDING AREA	199,329 S.F.
PROPOSED BUILDING ADDITION	42,380 S.F.
TOTAL BUILDING AREA	241,709 S.F.
FLOOR AREA RATIO	.6

PARKING ANALYSIS

EXISTING REQUIRED

SKILLED NURSING	18 CARS
36 UNITS X .5 CARS/UNIT	
HOUSEHOLDS (ASSISTED LIVING)	27 CARS
36 UNITS X .75 CARS/UNIT	
APARTMENTS (RCAC)	74 CARS
74 UNITS X 1 CARS/UNIT	
HAVEN (ASSISTED LIVING)	11 CARS
22 UNITS X .5 CARS/UNIT	
TOTAL PARKING (REQUIRED)	130 CARS

PROPOSED ADDITIONS (REQUIRED)

SKILLED NURSING	
8 UNITS (NET) X .5 CARS/UNIT	4 CARS
HOUSEHOLDS	
20 UNITS (NET) X .75 CARS/UNIT	15 CARS
TOTAL PARKING ADDITION (REQUIRED)	19 CARS

CAMPUS TOTAL (REQUIRED)

149 CARS

EXISTING (ACTUAL)

SURFACE PARKING	121 CARS
UNDERGROUND PARKING	30 CARS
TOTAL PARKING (ACTUAL)	151 CARS

PROPOSED ADDITION (ACTUAL)

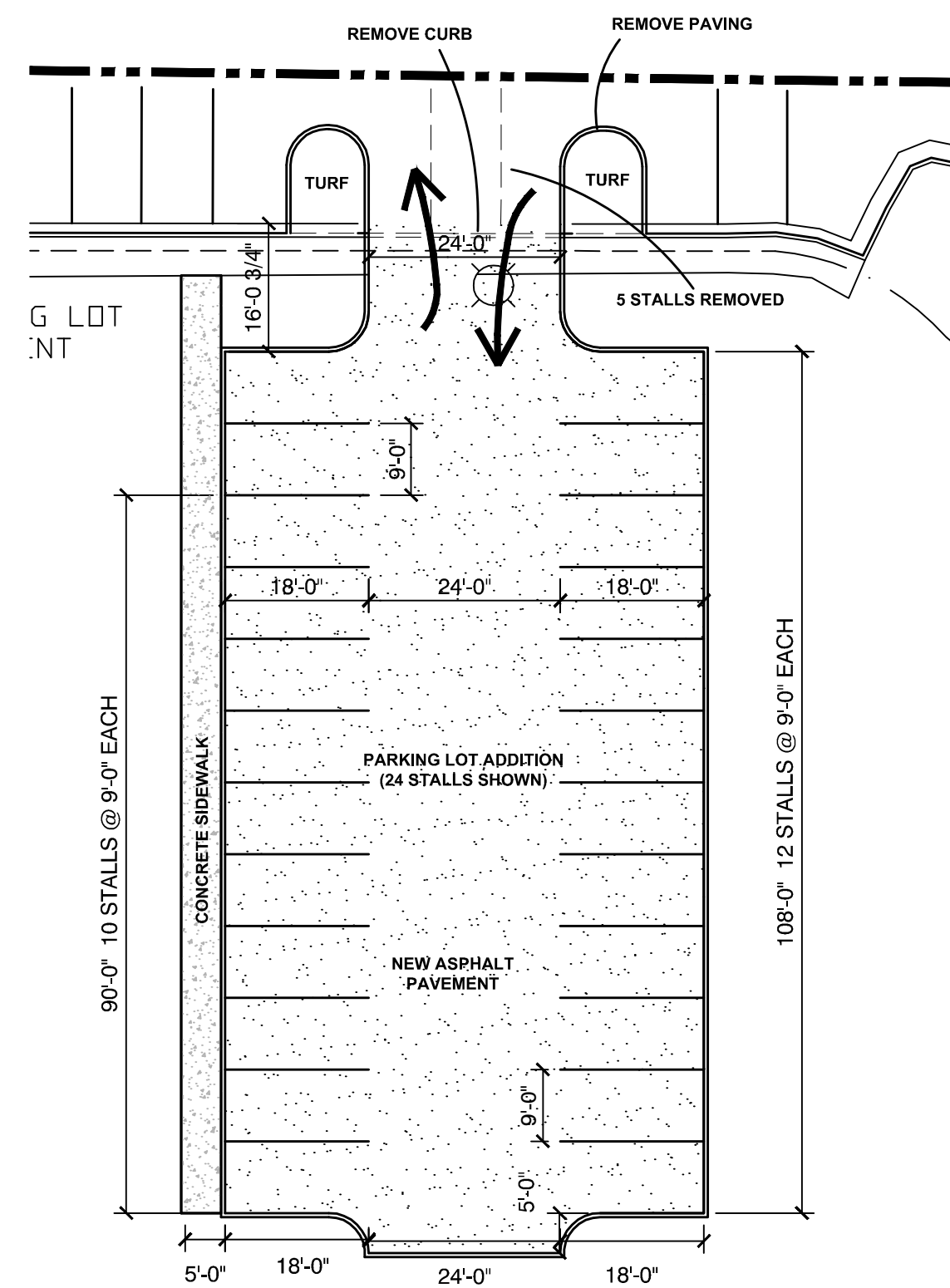
SURFACE PARKING	25 CARS NET
CAMPUS TOTAL PARKING (ACTUAL)	176 CARS

HANDICAPPED ACCESSIBLE STALLS

STALLS REQUIRED	7 CARS
STALLS PROVIDED	9 CARS

NOTE:

1. TRASH REMOVAL WILL BE STORED WITH EXISTING TRASH ENCLOSURES



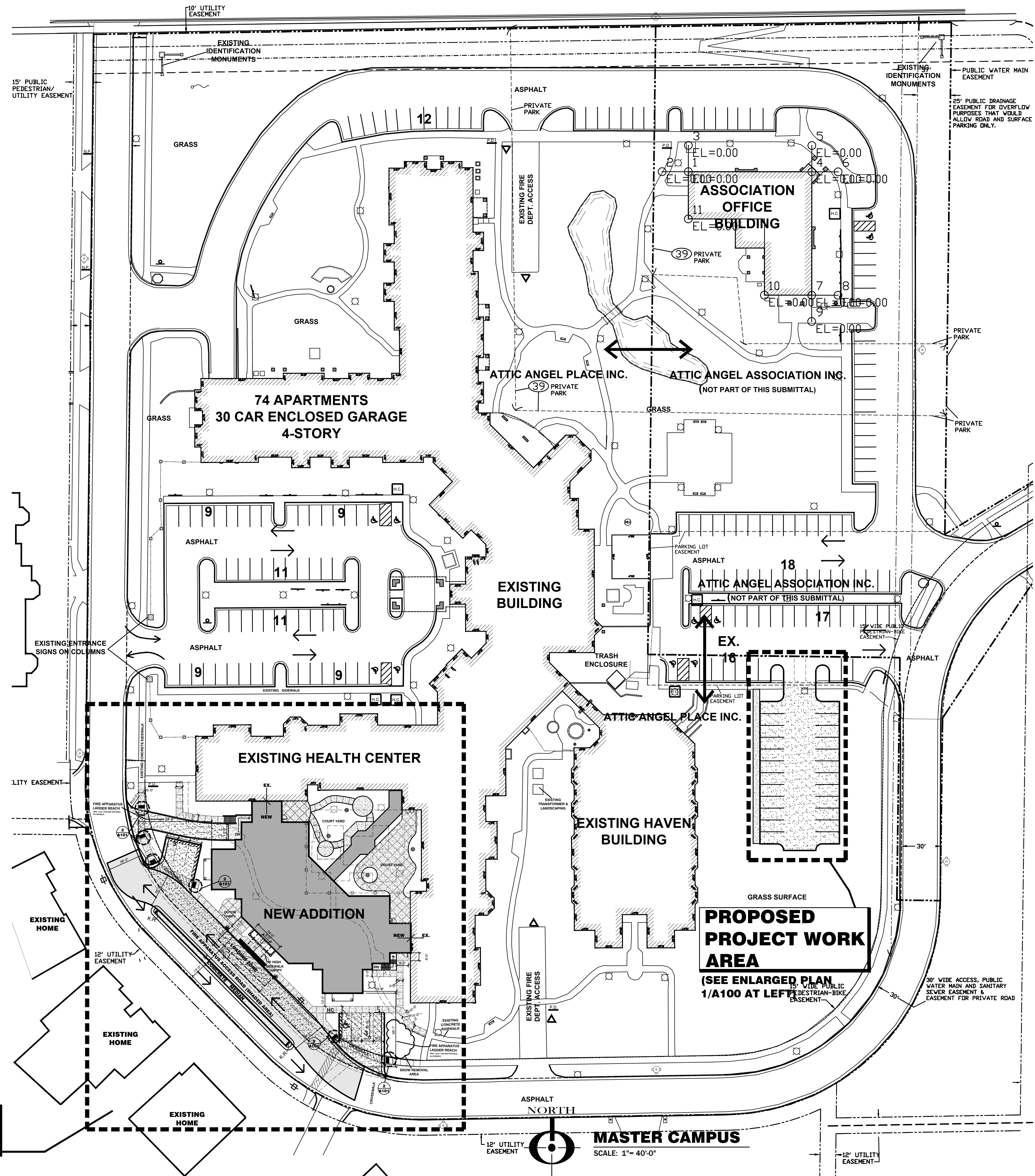
ENLARGED PARKING LOT ADDITION

SCALE: 1"=20'-0"

KEY TO SYMBOLS	
EXISTING CAMPUS SIGN	⬇
EXISTING LIGHT POLES	⊙
EXISTING NO PARKING SIGN	N.P.
EXISTING PEDESTRIAN ONLY SIGN	P.D.
EXISTING STOP SIGN	⊙
EXISTING NO PARKING FIRE LANE SIGN	⚠
EXISTING HANDICAP PARKING SIGN	HC
EXISTING FIRE HYDRANT	⊙
EXISTING FLAGPOLE	⊙
DEMO ROAD OR SIDEWALK	---
NEW CONCRETE	▨
NEW FIRE APPARATUS ACCESS ROAD	▨
NEW ASPHALT	▨
NEW LOADING ZONE SIGN (SEE DETAIL 3 BELOW)	⚡
NEW FIRE LANE SIGN (SEE DETAIL 4 BELOW)	⚡
NEW HANDICAP PARKING SIGN	HC
NEW KEEP RIGHT SIGN (SEE DETAIL 4 BELOW)	K.R.
EMERGENCY ONLY PARKING SIGN	E

PROPOSED PROJECT WORK AREA

(SEE ENLARGED PLAN A101)



REVISIONS

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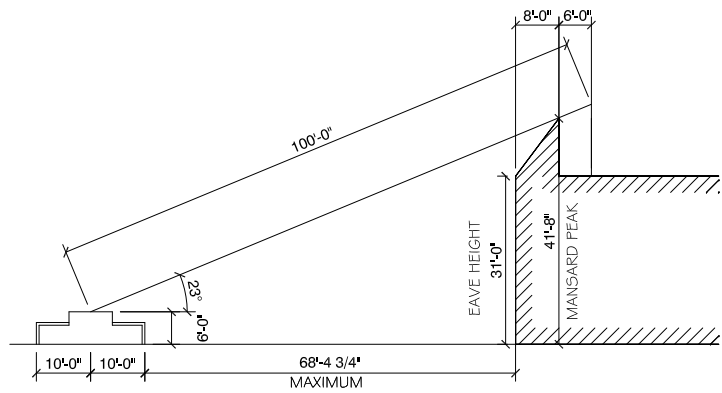
REHABILITATION & PHYSICAL THERAPY
ADDITION AND REMODEL TO:
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8301 OLD SAUK ROAD,
MADISON, WISCONSIN 53562

PROJECT
11-101
DATE
08-31-11
SHEET

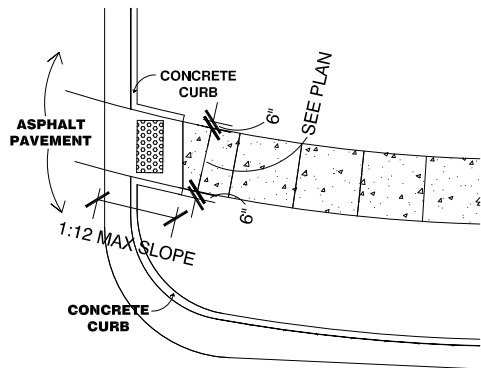
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URBAN DESIGN COMMISSION APPROVAL

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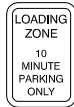


1
A101
**FIRE APPARATUS
LADDER REACH DIAGRAM**
SCALE: 1/16" = 1'-0"



2
A101
**TYPICAL
CURB RAMP DETAIL**
SCALE: NTS

KEY TO SYMBOLS	
EXISTING CAMPUS SIGN	
EXISTING LIGHT POLES	
EXISTING NO PARKING SIGN	N.P.
EXISTING PEDESTRIAN ONLY SIGN	P.O.
EXISTING STOP SIGN	
EXISTING NO PARKING FIRE LANE SIGN	
EXISTING HANDICAP PARKING SIGN	H.C.
EXISTING FIRE HYDRANT	
EXISTING FLAGPOLE	
DEMO ROAD OR SIDEWALK	---
NEW CONCRETE	
NEW FIRE APPARATUS ACCESS ROAD	
NEW ASPHALT	
NEW LOADING ZONE SIGN (SEE DETAIL 3 BELOW)	
NEW FIRE LANE SIGN (SEE DETAIL 4 BELOW)	
NEW HANDICAP PARKING SIGN	HC
NEW KEEP RIGHT SIGN (SEE DETAIL 5 BELOW)	K.R.
EMERGENCY ONLY PARKING SIGN	E



3
A101
**TYPICAL
LOADING ZONE SIGN**
SCALE: NTS

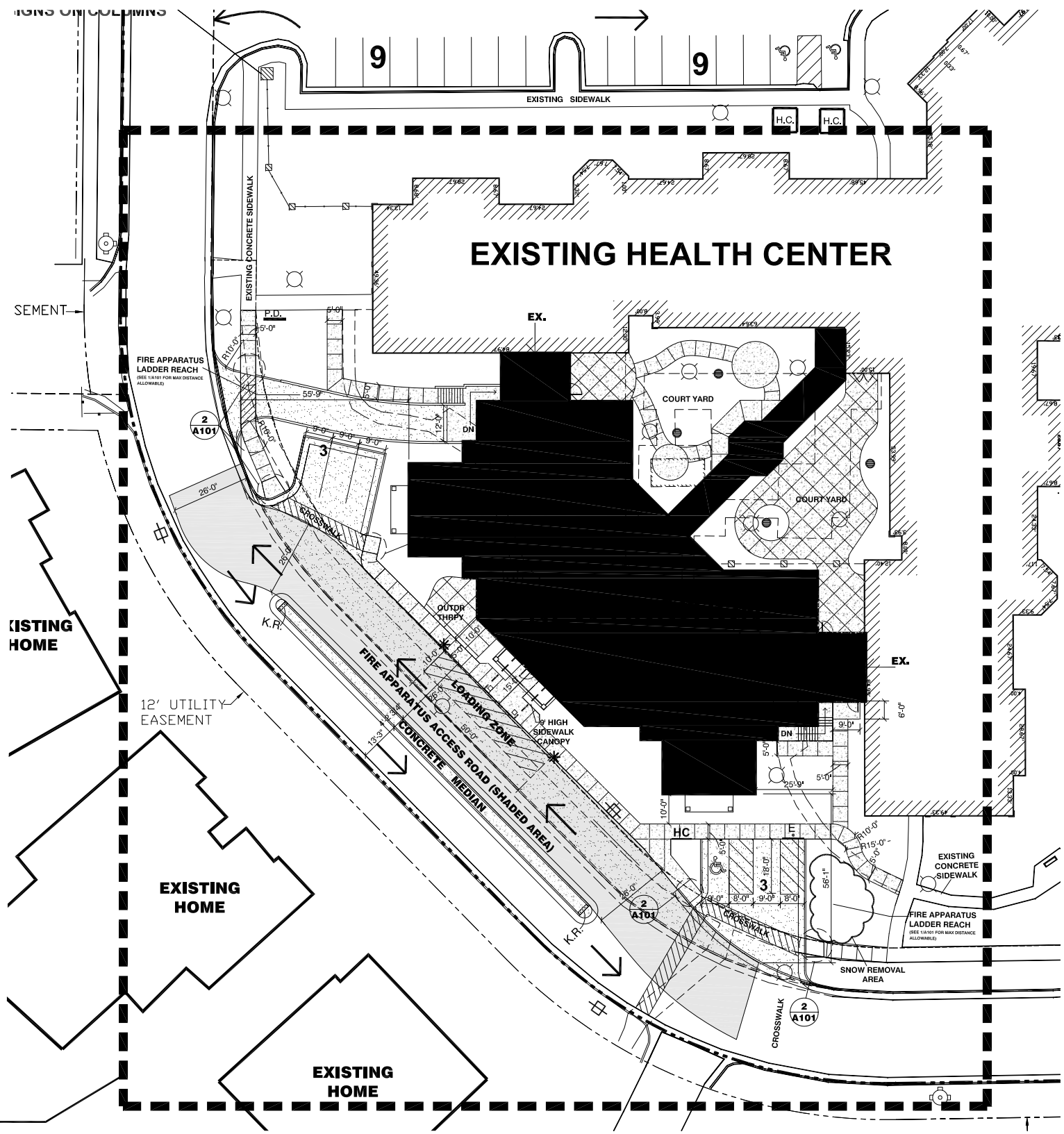


4
A101
**TYPICAL
FIRE ZONE SIGN**
SCALE: NTS



5
A101
**TYPICAL
KEEP RIGHT SIGN**
SCALE: NTS

**PROPOSED PROJECT
WORK AREA**



NORTH



BUILDING ADDITION
SCALE: 1" = 20'-0"

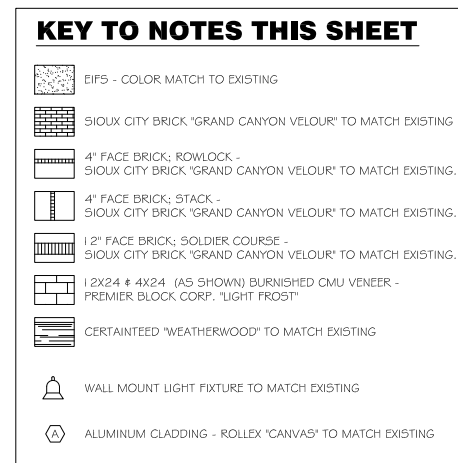
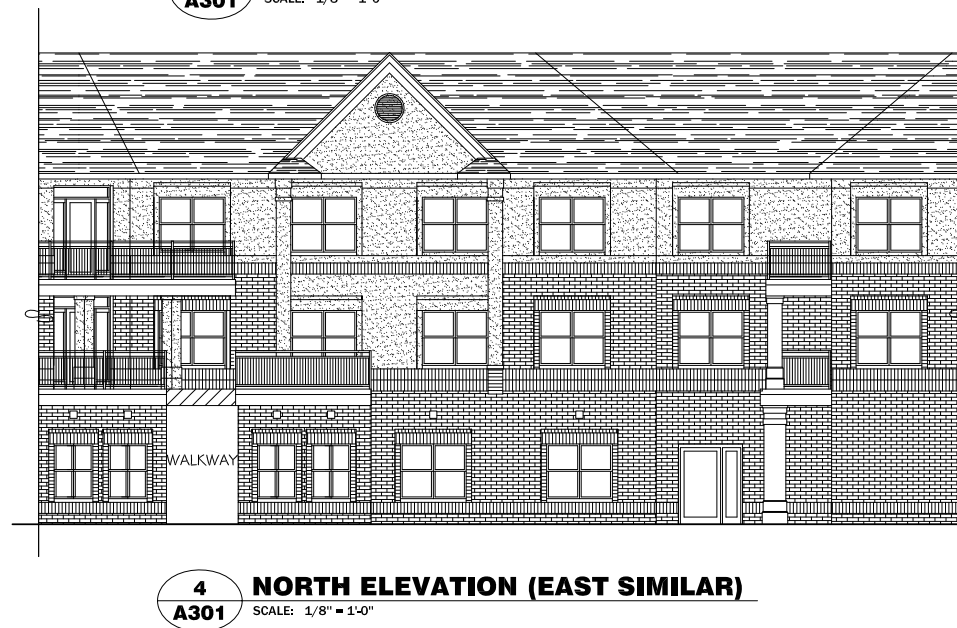
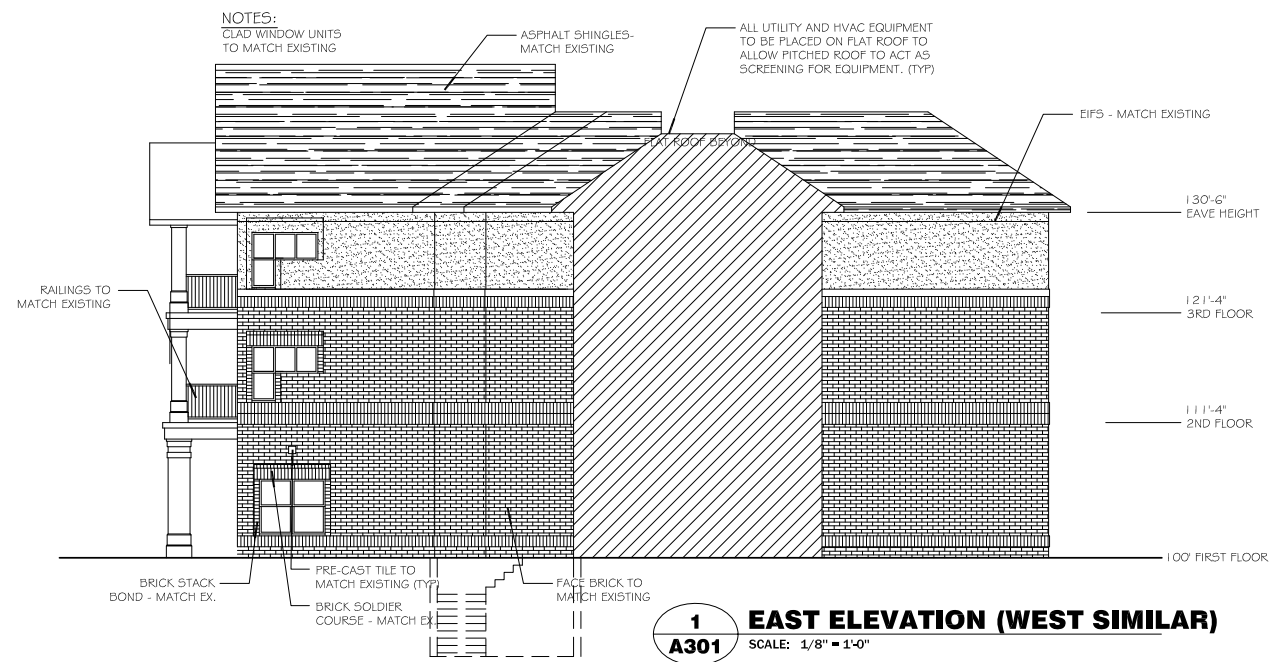
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