

CAPITOL VIEW AT OAK PARK

Letter of Intent

To: The City of Madison Plan Commission

We are submitting the following amendment to Capitol View at Oak Park, which was originally approved in December, 2013.

Capitol View at Oak Park, located in Grandview Commons, is an age-restricted apartment complex to be marketed toward older adults. The owner intends to utilize the Low-Income Housing Tax Credit program to provide income qualified rental housing for a percentage of the units. The density of 82 units is consistent with the GDP and the previously approved SIP for the proposed site. The proposal conforms to both the Grandview Commons overall development plan and the Town Center plan.

The site design, building design and landscape design remain generally the same in concept. The number of dwelling units has remained the same at 82, however, the building footprint has been reduced by approximately 12%. Hilltop, the east wing of the project, remains unchanged. Hillside, the center and west portion of the project has been modified in size and configuration, but generally follows the original building in concept as it relates to the public streets, topography and vehicular circulation.

The minor modifications for which we are seeking approval are:

- Unit size, quantity and mix resulting in modifications to the floor plans, elevations, building volume and site.
- Reconfiguration of the exterior terrace.
- Incorporation of a future tenant space of 3,383 SF located on Level P2, accessed from Halley way on the north or from the alley on the west.
- Addition of five parking stalls to the site plan for a total of ten stalls (including one accessible stall).

The unchanged project goal is to offer a quality constructed and architecturally attractive housing alternative for independent older adults in this part of Madison. We have discussed the modifications with Veridian and they have given their approval of the design.

Project Summary:

1. The name of the project: Capitol View at Oak Park
2. Construction schedule: Summer, 2015 Start Construction
3. Description of existing conditions: Vacant infill lots in multi-family area of Grandview Commons
4. Owner: Capitol View, LLC – Contact: Scott Frank

5. Contractor: Shawn McKibben, Alternative Continuum of Care, LLC
6. Architect: Architectural Design Consultants, Inc. – Contact: Mark Kruser, AIA
7. Landscape Architect: Landscape Architecture, LLC - Contact: Joe Hanauer
8. Civil Engineer: Professional Engineering – Contact: Roxanne Johnson
9. Owner Representative: Shawn McKibben, Alternative Continuum of Care, LLC
10. Marketing Coordinator: Jasmine Rogness, Alternative Continuum of Care, LLC
11. Uses of Building: Affordable to luxury apartments ranging in the size from 625 SF to 1,881 SF. Units will include a mix of one and two bedrooms, some with dens. The project will have internal parking for 99 cars. Common amenities include a gathering room with outdoor patio, roof terrace, fitness room, secure storage, office space.
12. Total footprint: 38,870 SF
13. Square footage (acreage) of the site: 107,947 SF - 2.48 acres
14. Total number of dwelling units = 82 units
15. Total number of Bedrooms = 123
17. Trash Removal: Each unit owner will take their trash to one of two central collection points in the building. A private trash hauler will pick up trash on a regular basis.
18. Snow removal and maintenance for project will be hired out to a private firm. No equipment will be stored at the property.



Project Data
Capitol View at Oak Park

Madison, WI
 April 22, 2015

UNIT MIX	TOTAL UNITS	QTY. BEDROOMS
1 BEDROOM, 1 BATH	26	26
1 BEDROOM, 1 BATH, DEN	13	13
1BEDROOM, 1 1/2 BATH, DEN	2	2
2 BEDROOM, 2 BATH	29	58
2 BEDROOM, 2 BATH, DEN	9	18
2 BEDROOM, 2.5 BATH, DEN	3	6
TOTAL UNITS	82	123

PARKING COUNT - REQUIRED	
Minimum required by City of Madison Zoning Code (28.141, Table 28I-3):	
Multi-Family (Minimum 1 per Dwelling Unit)	82
Office (Minimum 1 per 400 SF Floor Area)	9
TOTAL STALLS REQUIRED	91

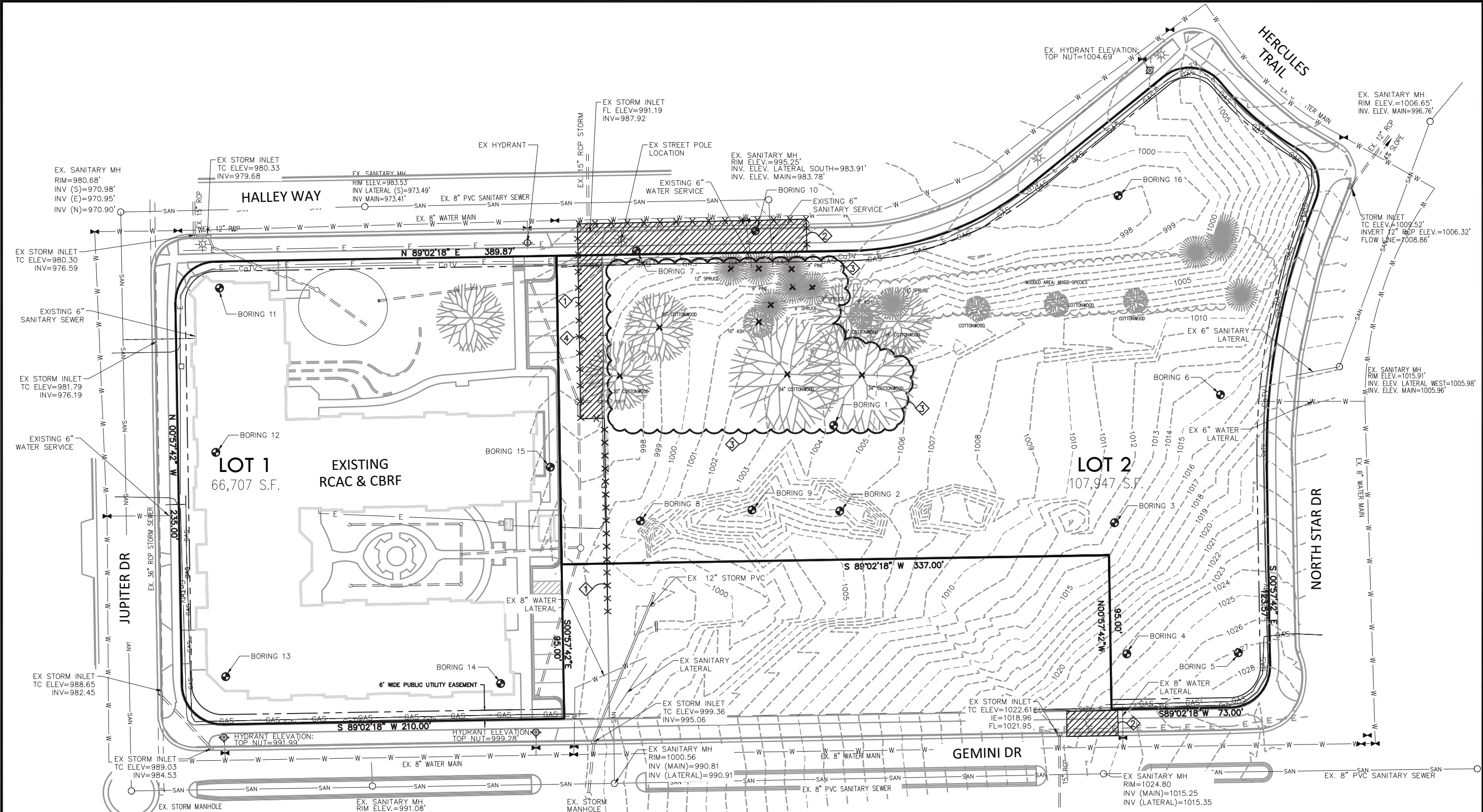
PARKING COUNT - PROVIDED	Level P1	Level P2	1ST Floor	TOTAL
Structured Parking	21	53	25	99
Surface Stalls	10	-	-	10
TOTAL STALLS PROVIDED				109 *

BICYCLE PARKING	Exterior	Interior	Future Int	
Multi-Family - Minimum required by City of Madison Zoning Code (Table 28I-3)				91
Office - Minimum required by City of Madison Zoning Code (Table 28I-3)				2
Total Provided	16	41	36	93

SITE DATA	SF	Acres	%
Site Area	107,947	2.48	100%
Footprint Area	38,870	0.89	36%
Parking Lot, Curb & Gutter, Sidewalk	16,930	0.39	16%
Green Area	46,860	1.08	43%

	Residential	Parking	Total
BUILDING AREA	107,559	45,679	153,238

* 5 Accessible stalls are including in the total with 1 surface and 4 structured.



LEGEND

W	W	WATER	☼	LIGHT POLE
G	G	GAS UNDERGROUND	⋈	WATER GATE VALVE OR GAS VALVE BOX
==	==	STORM SEWER	(MH)	MANHOLE
- - - -	- - - -	SANITARY SEWER	⊙	HYDRANT
- - - -	- - - -	TELEPHONE UNDERGROUND		
- - - -	- - - -	ELECTRIC UNDERGROUND		
- - - -	- - - -	CABLE TV		

PLAN KEY

- 1 SAW CUT EX ASPHALT DRIVEWAY
- 2 REMOVE AND REPLACE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALK & PART OF DRIVEWAY APRON
- 3 REMOVE TREES - CLEAR AND GRUB
- 4 REMOVE EXISTING PAVEMENT

DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE PRIOR TO START OF DEMOLITION.
2. CONTRACTOR TO DISPOSE OF ALL MATERIALS OFF SITE, UNLESS DIRECTED OTHERWISE.
3. ALL MATERIALS, UTILITIES, AND PAVEMENT DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL PROTECT ALL EXISTING PUBLIC AND PRIVATE FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALKS, PAVING, ETC.) THAT IS TO REMAIN.
5. REMOVAL OF AN ASPHALTIC SURFACE, WHERE AN ABUTTING ASPHALTIC SURFACE IS TO REMAIN IN PLACE, SHALL REQUIRE SAW CUTTING AN EDGE.



SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

DATE	04-22-15
ISSUANCE/REVISION	PLANNING & ZONING SUBMITTAL

818 N Meadowbrook Ln
Waukegan, WI 53997
phone (608) 849-9378
fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

CAPITOL VIEW AT OAK PARK
EX. CONDITIONS / DEMOLITION PLAN
5817 HALLEY WAY
MADISON, WISCONSIN

C100

NOTE

THE SITES WITHIN THIS BLOCK ARE INTERDEPENDENT
UPON ONE ANOTHER FOR STORMWATER MANAGEMENT
AS PER THE DECLARATION OF STORMWATER
DRAINAGE EASEMENT PER DOC. NO. 4375730.



JUPITER DR

LOT 1
66,707 S.F.

EXISTING
RCAC & CBRF

EX 24' JOINT DRIVEWAY AND
PARKING EASEMENT
DOC NO. 4206918

EX 6' WIDE PUBLIC UTILITY EASEMENT
DOC. NO. 3709564

HALLEY WAY

PROPOSED
BUILDING

LOT 2
107,947 S.F.

WOODED AREA (MIXED SPECIES)

EX 6' WIDE PUBLIC UTILITY EASEMENT
DOC. NO. 3913261

NORTH STAR DRIVE

GEMINI DR

PLAN KEY

- 1 NEW DRIVEWAY APPROACH IN ACCORDANCE
WITH M.G.O. 10.08 (F). CONTRACTOR TO OBTAIN
PERMIT FROM CITY TO WORK IN THE RIGHT-OF-WAY
- 2 THICKENED EDGE SIDEWALK
- 3 SIDEWALK
- 4 18" CURB AND GUTTER
- 5 PAVEMENT STRIPING, TYP.
- 6 VAN ACCESSIBLE STALL, TYP.
- 7 VAN ACCESSIBLE PARKING SIGN, TYP.
- 8 EX STOP SIGN

- 9 BICYCLE RACK, TYP.
(MADRAX SHARK - MODEL: SHK-SNG)
- 10 EX HYDRANT
- 11 PRECAST CURB STOP, TYP
- 12 EX ASPHALT
- 13 EX SIDEWALK
- 14 TRANSFORMER PAD
- 15 CONCRETE RETAINING WALL - SEE ARCH. PLANS
- 16 EX CURB AND GUTTER
- 17 EX DRIVEWAY APRON

- 18 BOULDER RETAINING WALL, TYP.
- 19 7' HIGH STOP SIGN
- 20 RAINGARDEN
- 21 OUTDOOR TERRACE - SEE
ARCHITECTURAL PLANS
- 22 PRIVACY WALL WITH SIGNAGE - SEE
ARCHITECTURAL PLANS
- 23 ACCESSIBLE CURB RAMP W/
DETECTABLE WARNING STRIP
- 24 LOADING ZONE - PAVEMENT STRIPING
- 25 BENCH, BY OWNER

PAVEMENT KEY

- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED BUILDING

SITE INFORMATION

SITE ADDRESS: 5817 HALLEY WAY

LEGAL DESCRIPTION: LOT 2 OF CERTIFIED SURVEY MAP
NO. 12324 AS RECORDED IN VOL. 76, PG 226, OF
C.S.M.'S AS DOC. NO. 4377275, IN THE SE $\frac{1}{4}$ AND THE
SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 11, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

SITE ACREAGE TOTAL: 107,947 SF (2.48 ACRES)

NUMBER OF BUILDING STORIES = 4

BUILDING HEIGHT = 56'-3"

BUILDING AREA = 153,238 SF (38,870 SF FOOTPRINT)

TYPE OF CONSTRUCTION: VA

NUMBER OF EXTERIOR PARKING STALLS: 10 (1 HC)

NUMBER OF UNDERGROUND PARKING STALLS: 99 (4 HC)

TOTAL NUMBER OF PARKING STALLS: 109 (5 HC)

TOTAL BIKE PARKING: 93
41 INTERIOR
36 FUTURE INTERIOR
16 EXTERIOR

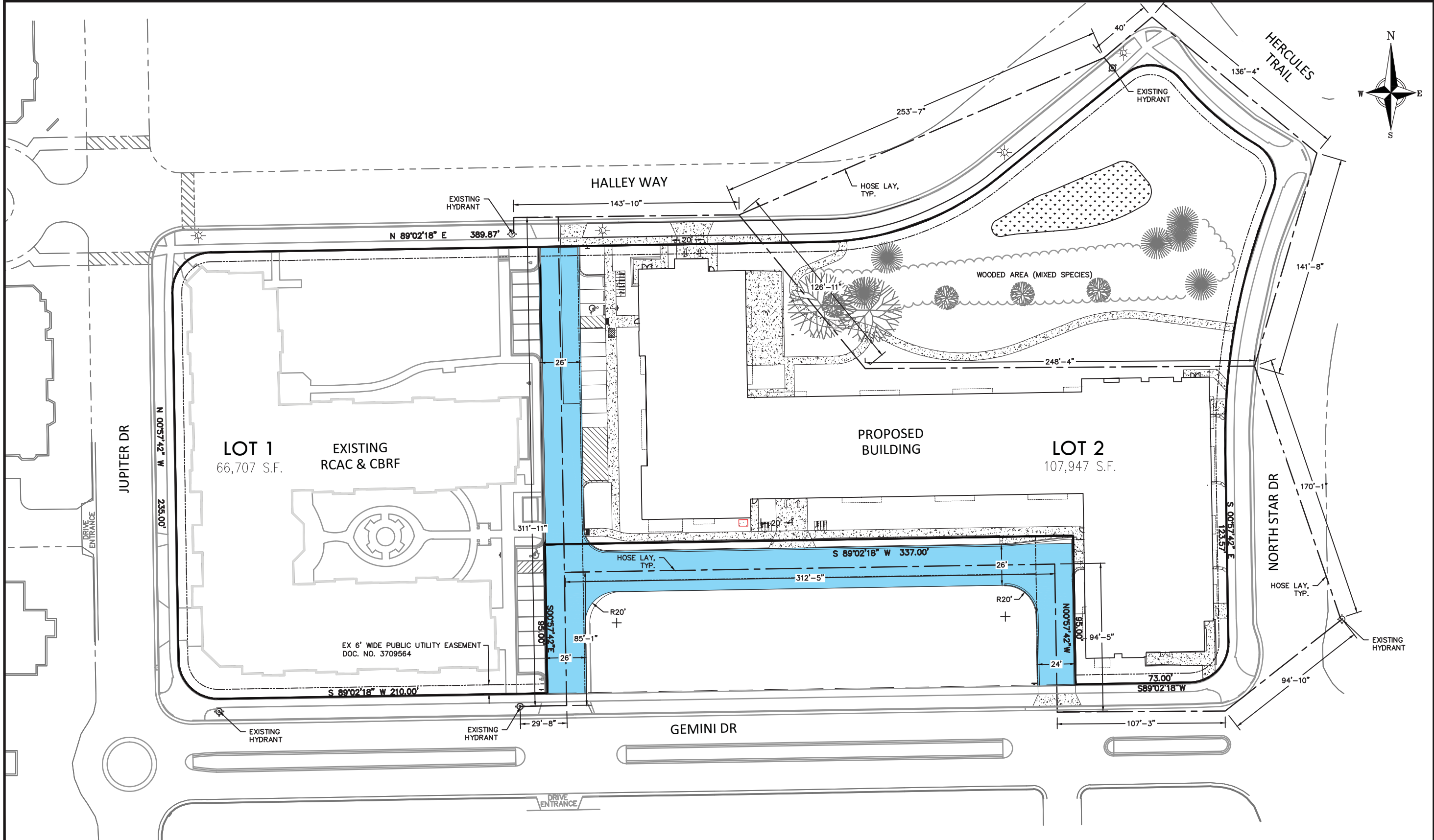
CAPITOL VIEW AT OAK PARK
SITE PLAN
5817 HALLEY WAY
MADISON, WISCONSIN

C101

PROFESSIONAL
ENGINEERING
LLC

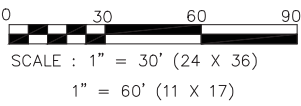
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ISSUANCE/REVISION	DATE
PLANNING & ZONING SUBMITTAL	04-22-15



KEY

FIRE LANE



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**PROFESSIONAL
ENGINEERING** LLC

CAPITOL VIEW AT OAK PARK
FIRE ACCESS PLAN
5817 HALLEY WAY
MADISON, WISCONSIN

C102

BENCHMARKS		
No.	ELEVATION	LOCATION
BENCHMARK 1	991.99'	TOP NUT OF HYDRANT, N.W. CORNER OF GEMINI DRIVE AT JUPITER DRIVE
BENCHMARK 2	999.28'	TOP NUT OF HYDRANT, NORTH SIDE OF GEMINI DRIVE, 230' EAST OF JUPITER DRIVE
BENCHMARK 3	1004.69'	TOP NUT OF HYDRANT N.E. CORNER OF HALLEY WAY AT HERCULES DRIVE

GRADING NOTES

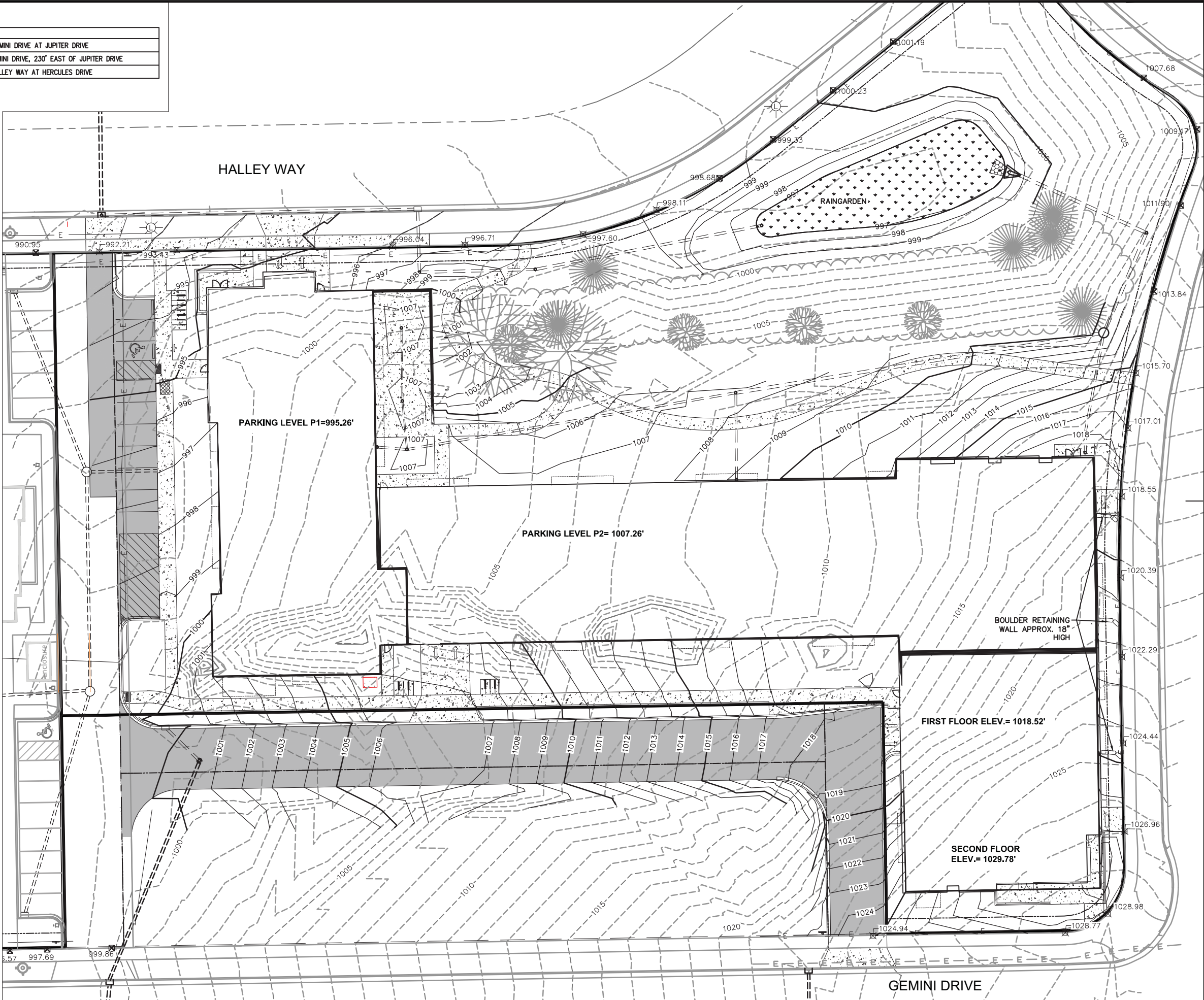
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- EXISTING CONTOUR
— PROPOSED CONTOUR



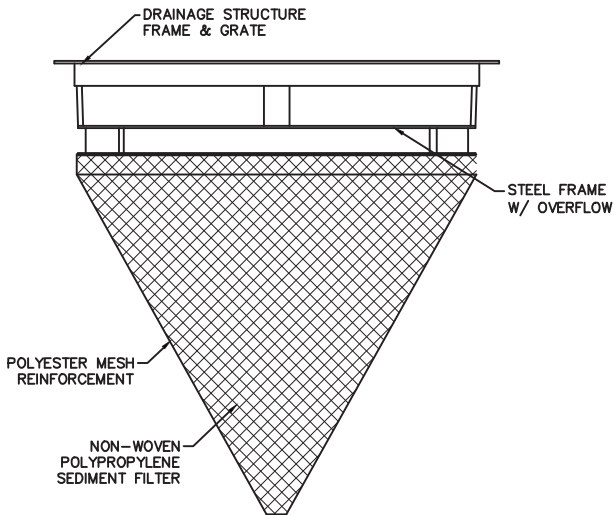
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SCALE : 1" = 20' (24 X 36)
1" = 40' (11 X 17)



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818 N Meadowbrook Ln Waukegan, WI 53597 phone (608) 849-9378 fax (608) 237-2129	
PROFESSIONAL ENGINEERING LLC	
CAPITOL VIEW AT OAK PARK GRADING PLAN 5817 HALLEY WAY MADISON, WISCONSIN	
C200	

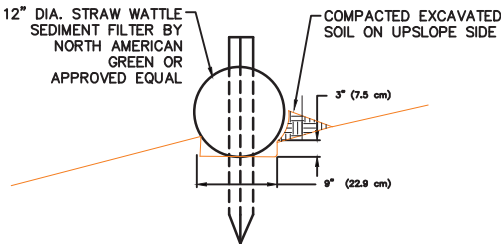
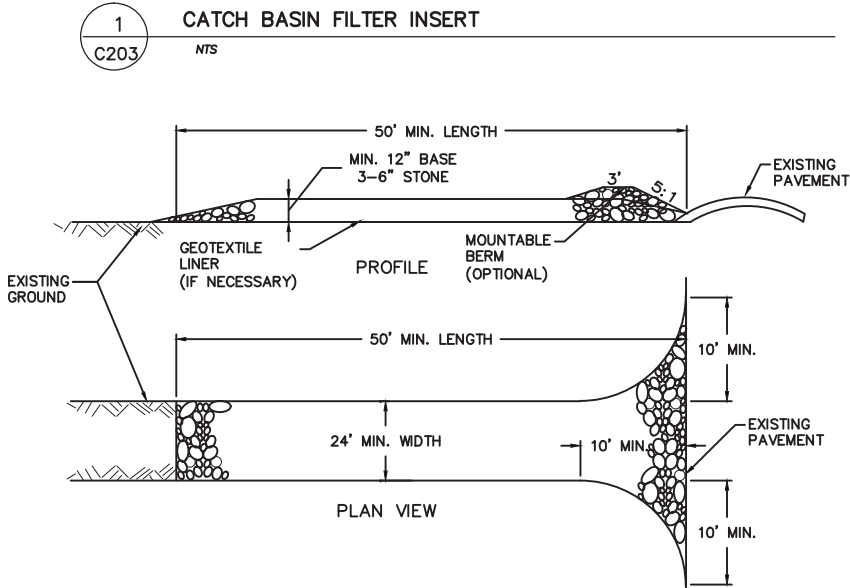
EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL: PERMIT TRACKING WEBSITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH WISCONSIN DOT TYPE B INLET PROTECTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
- (12) SEEDING. REFER TO LANDSCAPING PLANS FOR MIXTURE AND APPLICATION REQUIREMENTS.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

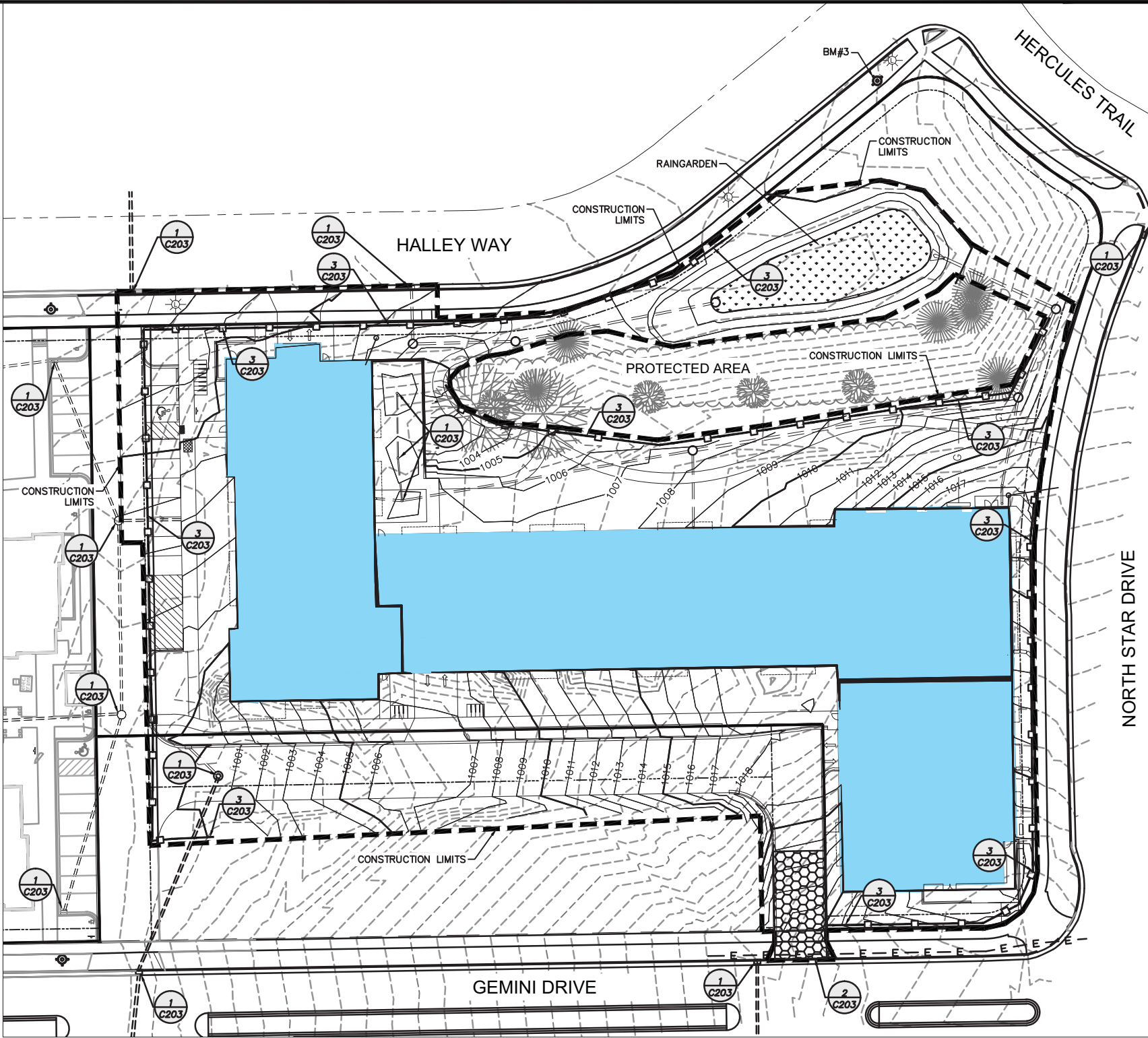


GENERAL NOTES:
FRAME: TOP FLANGE FABRICATED FROM 1 1/4"x1 1/4"x3/8" ANGLE. BASE RIM FABRICATED FROM 1 1/2"x3/2"x3/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/4"x3/4" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.

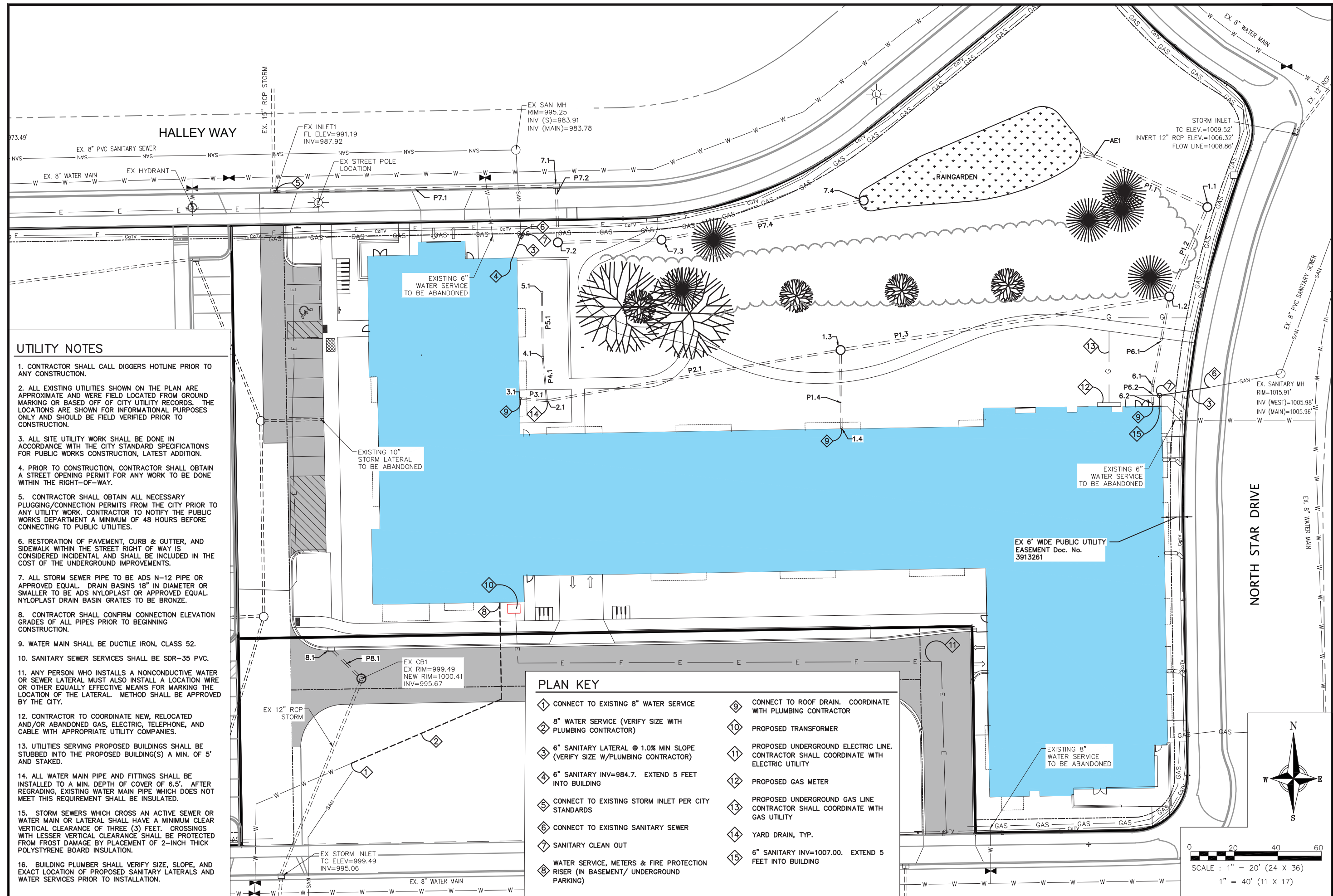
SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL BAND AND LOCK.



0 30 60 90
SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)



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ISSUANCE/REVISION	PLANNING & ZONING SUBMITTAL
818 N Meadowbrook Ln Waunakee, WI 53597 phone (608) 849-9378 fax (608) 237-2129	
PROFESSIONAL ENGINEERING LLC	
CAPITOL VIEW AT OAK PARK EROSION CONTROL PLAN 5817 HALLEY WAY MADISON, WISCONSIN	
C203	



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C300

STRUCTURE TABLE					
STRUCTURE NAME:	SIZE	TOP OF CASTING	PIPES IN:	PIPES OUT	CASTING:
1.1	4-FT DIA. CB	1010.00	P1.2, 15" INV IN =1001.70	P1.1, 15" INV OUT =1000.00	NEENAH R-1550
1.2	4-FT DIA. CB	1011.06	P1.3, 15" INV IN =1001.92 P6.1, 10" INV IN =1007.00	P1.2, 15" INV OUT =1001.92	NEENAH R-1550
1.3	4-FT DIA. CB	1007.28	P2.1, 10" INV IN =1002.86 P1.4, 10" INV IN =1004.85	P1.3, 15" INV OUT =1002.70	NEENAH R-1550
1.4	CONNECT TO ROOF DRAIN	1008.78		P1.4, 10" INV OUT =1005.12	CONNECT TO ROOF DRAIN
2.1	15" BASIN	1006.70	P4.1, 6" INV IN =1004.10 P3.1, 10" INV IN =1003.48	P2.1, 10" INV OUT =1003.47	15" GRATE
3.1	CONNECT TO ROOF DRAIN	1007.23		P3.1, 10" INV OUT =1003.72	CONNECT TO ROOF DRAIN
4.1	8" BASIN	1006.80	P5.1, 6" INV IN =1004.35	P4.1, 6" INV OUT =1004.34	8" GRATE
5.1	8" BASIN	1006.80		P5.1, 6" INV OUT =1004.51	8" GRATE
6.1	10" BASIN	1017.90	P6.2, 10" INV IN =1013.75	P6.1, 10" INV OUT =1011.00	10" GRATE
6.2	CONNECT TO ROOF DRAIN	1018.49		P6.2, 10" INV OUT =1014.00	CONNECT TO ROOF DRAIN
7.1	2X3-FT	995.75	P7.2, 12" INV IN =990.65	P7.1, 12" INV OUT =990.65	NEENAH R-3067
7.2	3-FT DIA. CB	998.05	P7.3, 12" INV IN =990.90	P7.2, 12" INV OUT =990.90	NEENAH R-1550
7.3	3-FT DIA. CB	998.50	P7.4, 12" INV IN =991.34	P7.3, 12" INV OUT =991.34	NEENAH R-1550
7.4	3-FT DIA. CB	997.50		P7.4, 12" INV OUT =992.31	HAALA INDUSTRIES CG36TM
8.1	2X3-FT	1000.23		P8.1, 12" INV OUT =996.95	NEENAH R-3067
AE1	12" RCP A.E.	1000.52	P1.1, 15" INV IN =999.00		-
EX CB1	EX STRUCTURE	1000.41	P8.1, 12" INV IN =996.80		ADJUST CASTING RIM HEIGHT
EX INLET1	EX STRUCTURE	992.56	P7.1, 12" INV IN =988.25		-

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	15"	57'	1.76%	ADS N-12	1000.00'	999.00'
P1.2	15"	45'	0.50%	ADS N-12	1001.92'	1001.70'
P1.3	15"	153'	0.51%	ADS N-12	1002.70'	1001.92'
P1.4	10"	36'	0.76%	ADS N-12	1005.12'	1004.85'
P2.1	10"	137'	0.44%	ADS N-12	1003.47'	1002.86'
P3.1	10"	13'	1.98%	ADS N-12	1003.72'	1003.48'
P4.1	6"	20'	1.20%	ADS N-12	1004.34'	1004.10'
P5.1	6"	30'	0.53%	ADS N-12	1004.51'	1004.35'
P6.1	10"	42'	9.63%	ADS N-12	1011.00'	1007.00'
P6.2	10"	9'	2.99%	ADS N-12	1014.00'	1013.75'
P7.1	12"	130'	1.85%	RCP	990.65'	988.25'
P7.2	12"	26'	0.97%	ADS N-12	990.90'	990.65'
P7.3	12"	48'	0.92%	ADS N-12	991.34'	990.90'
P7.4	12"	95'	1.03%	ADS N-12	992.31'	991.34'
P8.1	12"	20'	0.76%	ADS N-12	996.95'	996.80'

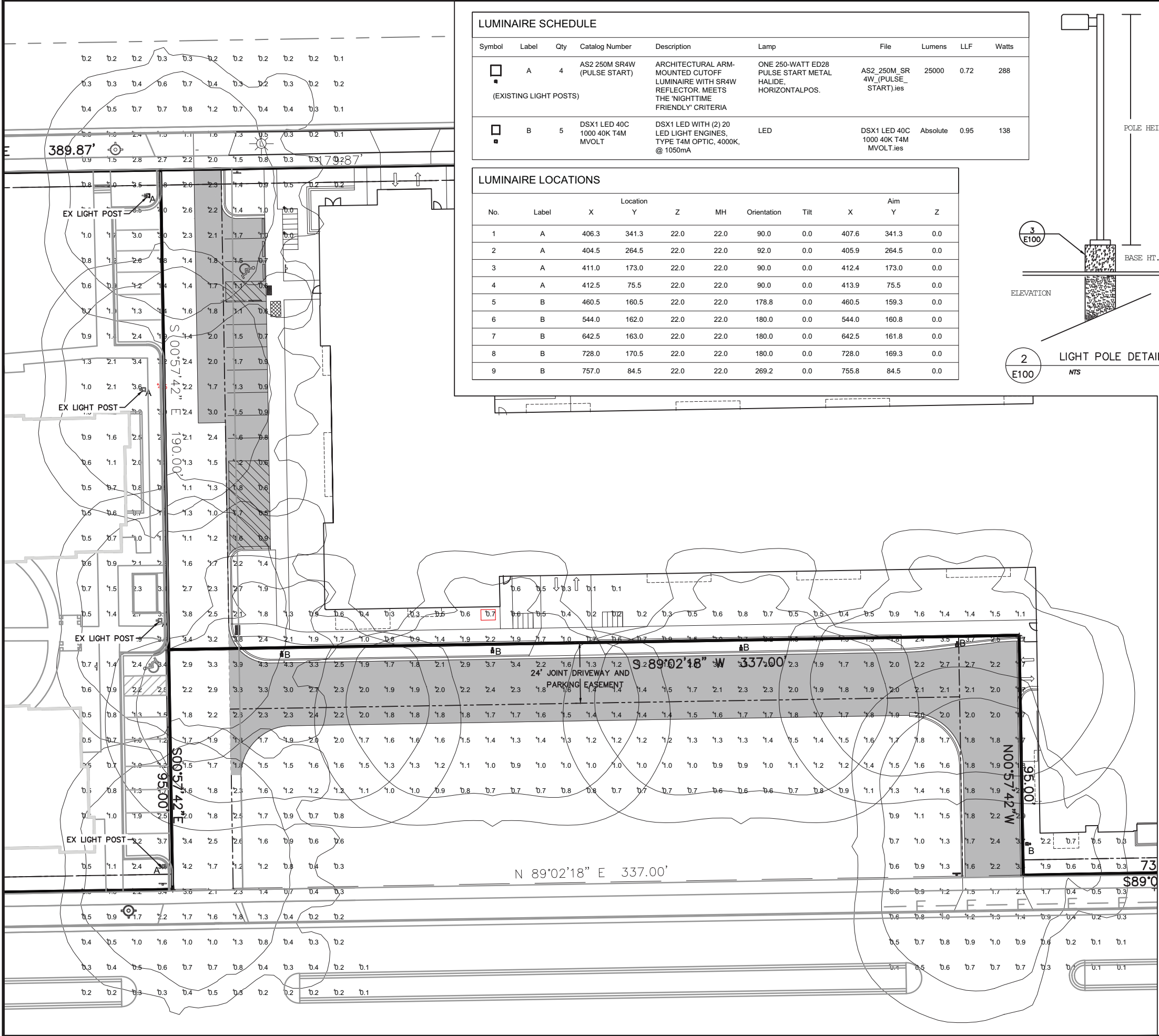
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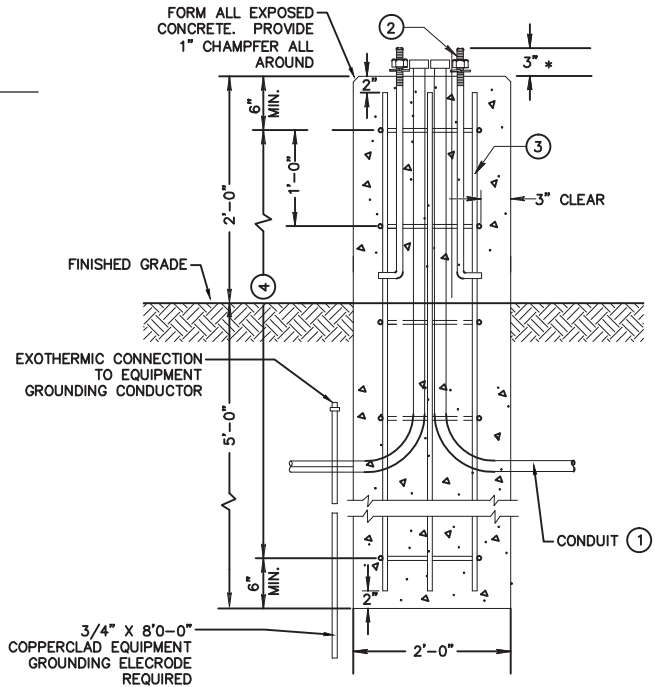
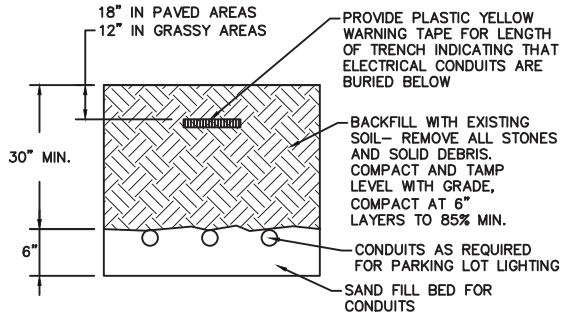
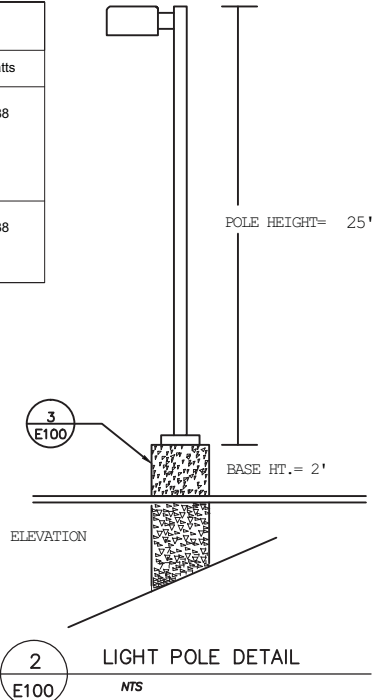
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STORM SEWER SCHEDULE
5817 HALLEY WAY
MADISON, WISCONSIN

C301

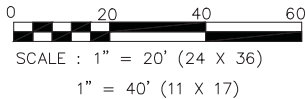


LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	4	AS2 250M SR4W (PULSE START)	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4W REFLECTOR. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 250-WATT ED28 PULSE START METAL HALIDE, HORIZONTAL POS.	AS2_250M_SR4W_(PULSE_START).ies	25000	0.72	288
(EXISTING LIGHT POSTS)									
	B	5	DSX1 LED 40C 1000 40K T4M MVOLT	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1050mA	LED	DSX1 LED 40C 1000 40K T4M MVOLT.ies	Absolute	0.95	138

LUMINAIRE LOCATIONS											
No.	Label	X	Location Y	Z	MH	Orientation	Tilt	X	Aim Y	Z	
1	A	406.3	341.3	22.0	22.0	90.0	0.0	407.6	341.3	0.0	
2	A	404.5	264.5	22.0	22.0	92.0	0.0	405.9	264.5	0.0	
3	A	411.0	173.0	22.0	22.0	90.0	0.0	412.4	173.0	0.0	
4	A	412.5	75.5	22.0	22.0	90.0	0.0	413.9	75.5	0.0	
5	B	460.5	160.5	22.0	22.0	178.8	0.0	460.5	159.3	0.0	
6	B	544.0	162.0	22.0	22.0	180.0	0.0	544.0	160.8	0.0	
7	B	642.5	163.0	22.0	22.0	180.0	0.0	642.5	161.8	0.0	
8	B	728.0	170.5	22.0	22.0	180.0	0.0	728.0	169.3	0.0	
9	B	757.0	84.5	22.0	22.0	269.2	0.0	755.8	84.5	0.0	



- THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE AND INSTALLED BELOW THE TRAVELED WAY SHALL BE 24 INCHES. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE THAT IS NOT INSTALLED BELOW THE TRAVELED WAY SHALL BE 18 INCHES. THE MAXIMUM DEPTH OF ALL CONDUIT SHALL BE 36 INCHES EXCEPT WITH WRITTEN APPROVAL BY THE ENGINEER.
- ANCHOR BOLTS PER MANUFACTURER'S INSTRUCTIONS
- (6) NO.4 X 4'-8" BAR STEEL REINFORCEMENT.
- (5) NO.4 X 5'-1" BAR STEEL REINFORCEMENT @ 1'-0" C-C.



DATE
04-22-15

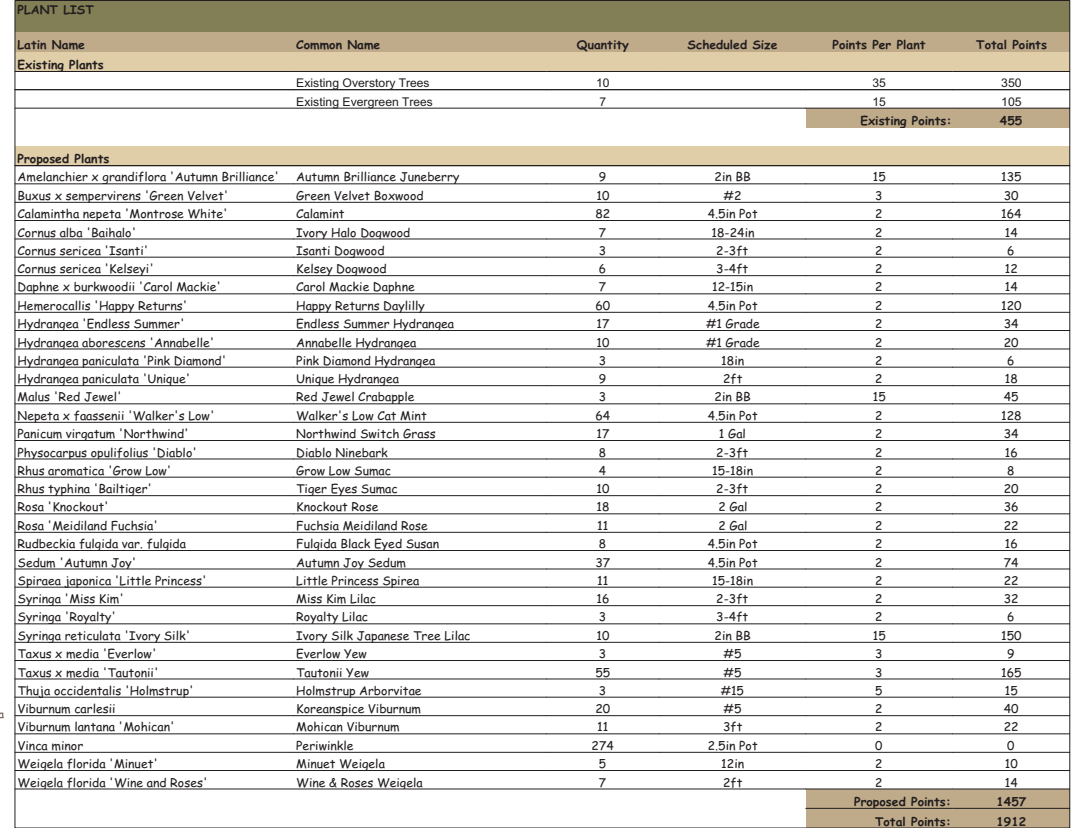
ISSUANCE/REVISION
PLANNING & ZONING SUBMITAL

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

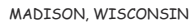
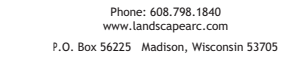
**PROFESSIONAL
ENGINEERING** LLC

**CAPITOL VIEW AT OAK PARK
LIGHTING PLAN**
5817 HALLEY WAY
MADISON, WISCONSIN

E100



1. All plant beds to be edged with aluminum or steel edging.
2. Plant beds to be mulched with 3" of double shredded hardwood bark mulch.
3. All trees in lawn areas to receive a 6' diameter shredded hardwood bark mulch. Dish mulch at tree trunk to avoid contact with the tree.
4. Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.
5. 53,700 total square feet of developed area (impervious area) divided by 300 equals 179 landscape units required.
6. 179 landscape units required times 5 points per unit equals 895 total points required.



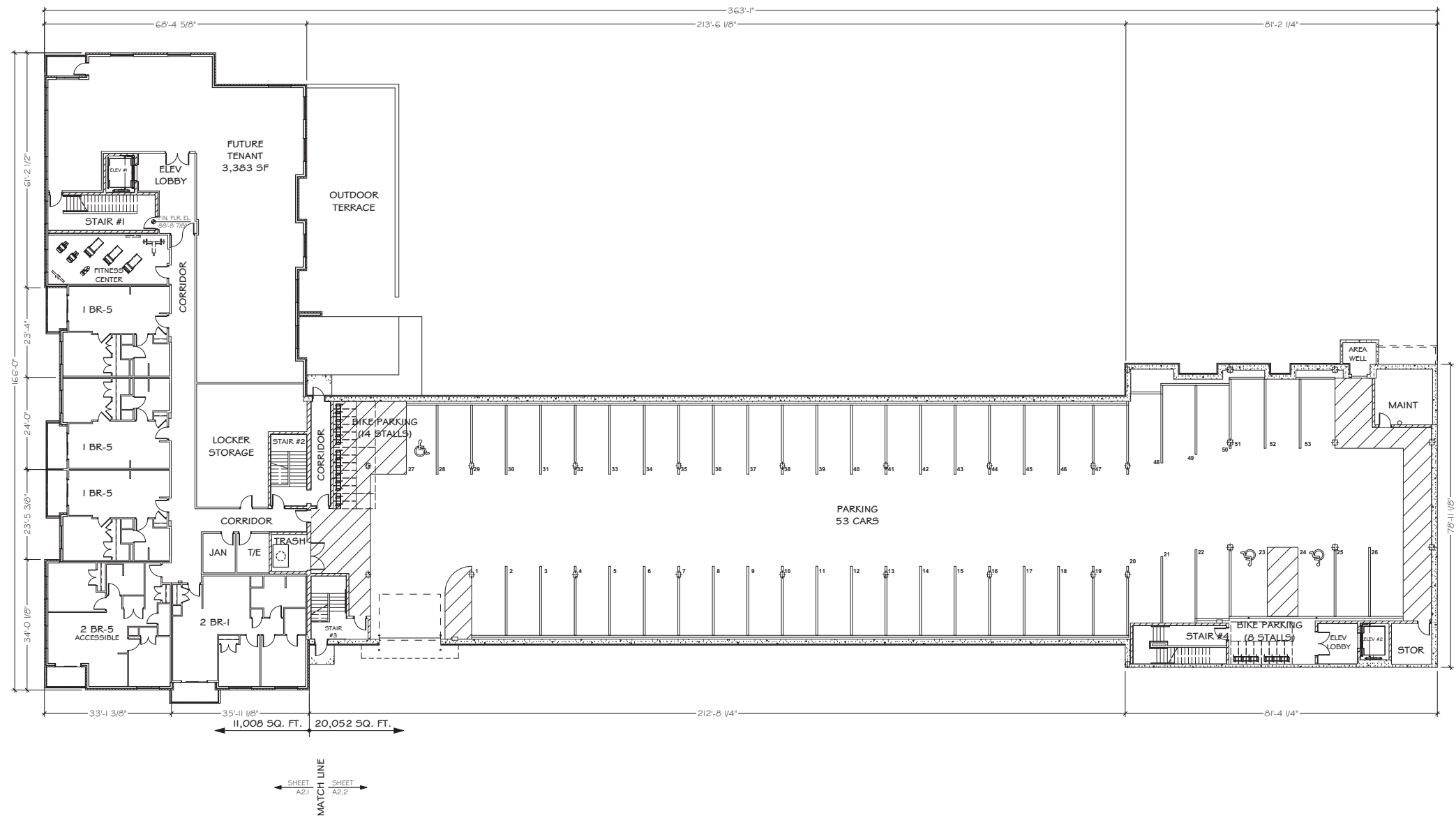
SCALE

DATE
DESIGN
REVISION

$$\underline{1'' = 30'}$$

10-20-13
jch
11-4-13
4-22-15

L-100



OVERALL P2 FLOOR PLAN

SCALE: 1/16" = 1'-0"



PRELIMINARY PLANS NOT FOR CONSTRUCTION

Capitol View at Oak Park

WISCONSIN

MADISON

OVERALL P2 FLOOR PLAN

Architectural Design Consultants, Inc.

30 Wisconsin Dells Parkway • P.O. Box 580

Lake Delton, WI 53940

Phone: (608) 254-6181 Fax: (608) 254-2139

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[illegible]

Drawn By: D.DUEWEL

Architect: MKRUSER

Date: 04-21-2015

Scale: AS NOTED

Job Number: 12-100

SHEET NUMBER

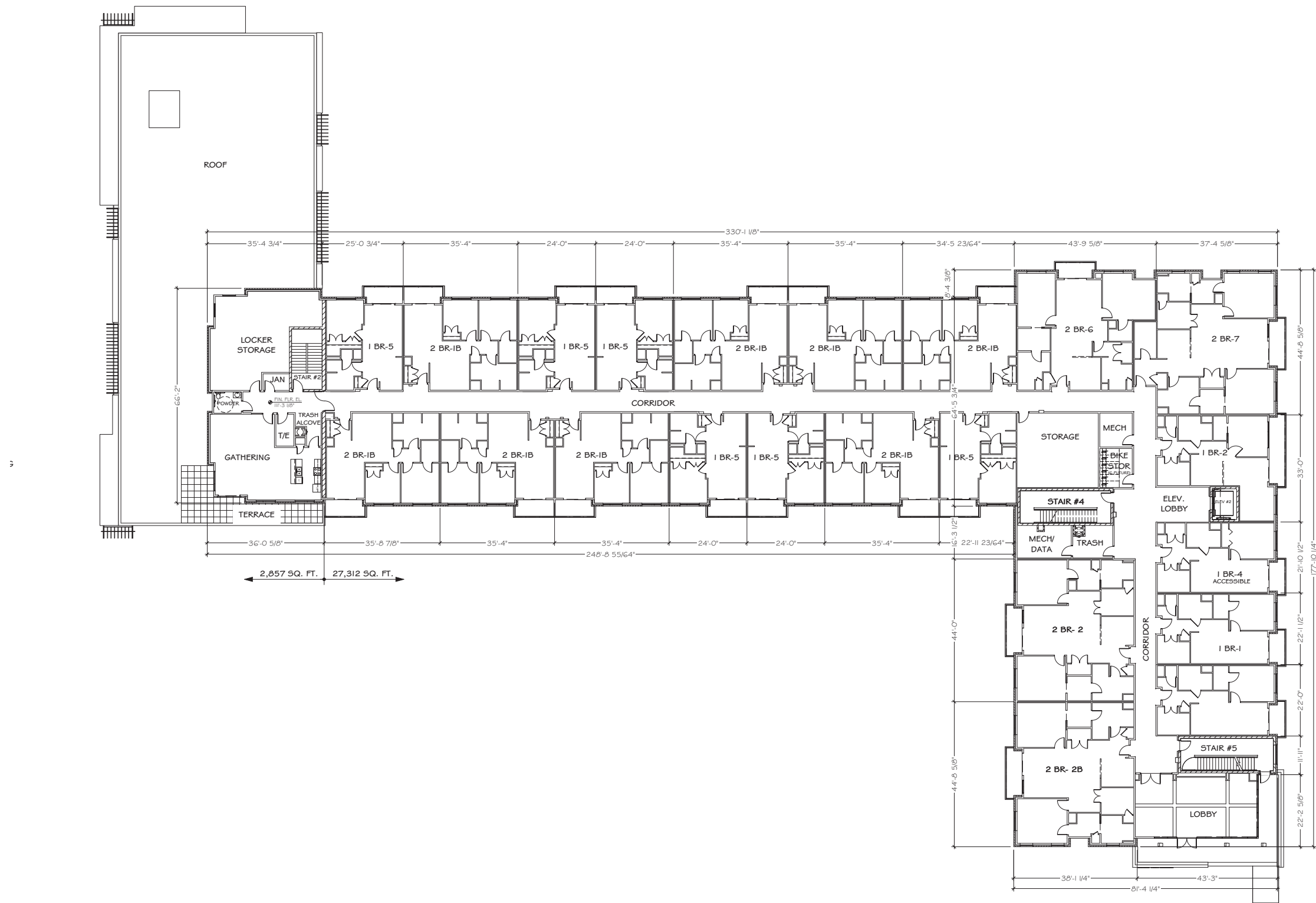
A2.0



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SHEET NUMBER

A3.0



OVERALL SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



PRELIMINARY PLANS NOT FOR CONSTRUCTION

Capitol View at Oak Park

WISCONSIN

OVERALL SECOND FLOOR PLAN



Architectural Design Consultants, Inc.

30 Wisconsin Dells Parkway • P.O. Box 580

Lake Delton, WI 53940

Phone: (608) 254-6181 Fax: (608) 254-2139

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[illegible]

Drawn By: D.DUEWEL

Architect: MLKRUSER

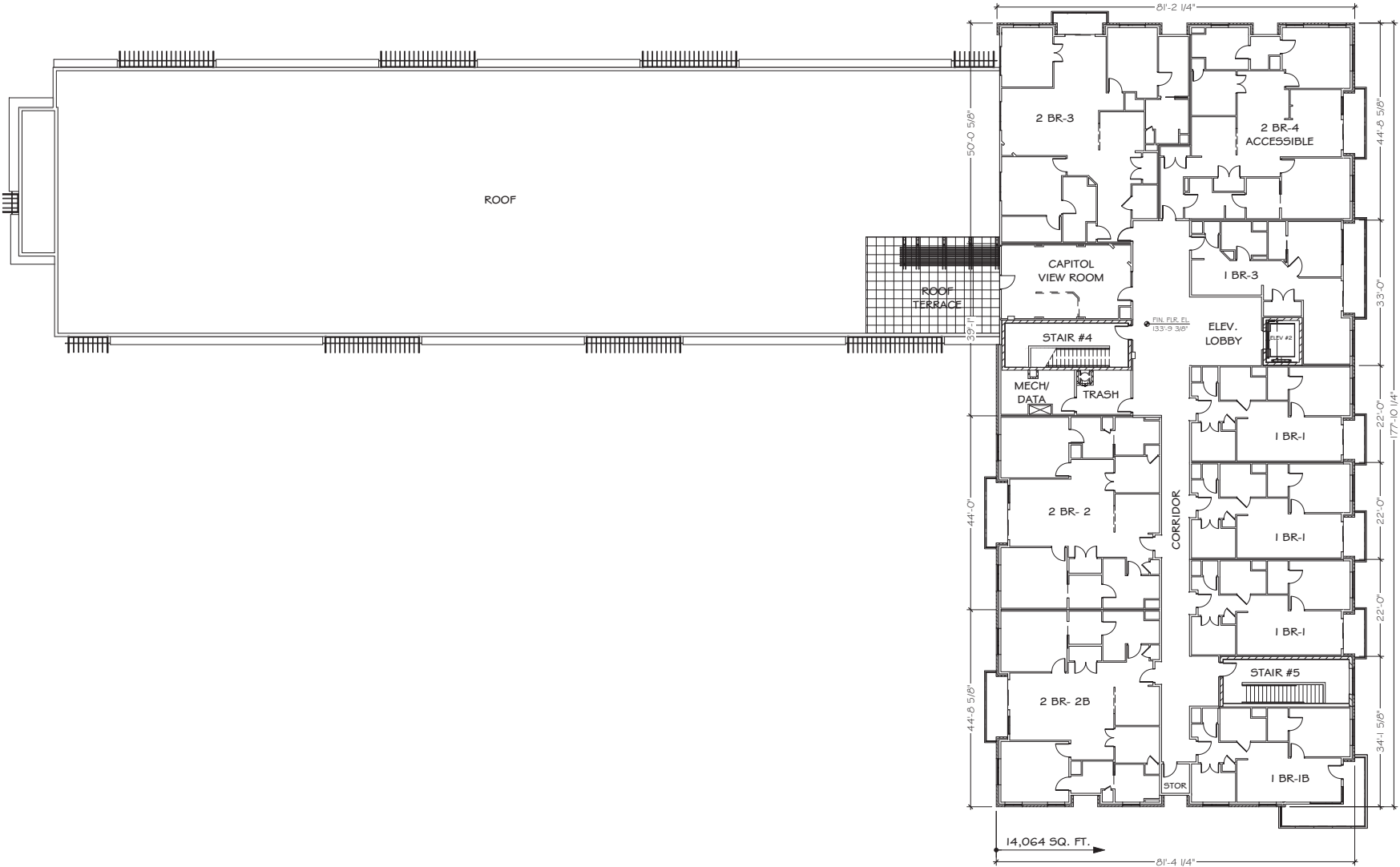
Date: 04-21-2015

Scale: AS NOTED

Job Number: 12-100

SHEET NUMBER

A4.0



OVERALL FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



PRELIMINARY PLANS NOT FOR CONSTRUCTION

ADCI Architectural Design Consultants, Inc.

30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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Capitol View at Oak Park

WISCONSIN

MADISON

OVERALL FOURTH FLOOR PLAN

Drawn By: D.DUEWEL

Architect: M.KRUSER

Date: 04-21-2015

Scale: AS NOTED

Job Number: 12-100

SHEET NUMBER

A6.0



SCALE: 1/16" = 1'-0"

PRELIMINARY PLANS NOT FOR CONSTRUCTION

Capitol View at Oak Park

WISCONSIN

MADISON

Drawn By: D.DUEWEL

Architect: MKRUSER

Date: 04-21-2015

Scale: AS NOTED

Job Number: 12-100

SHEET NUMBER

A7.0

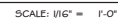
Architectural Design Consultants, Inc.

30 Wisconsin Dells Parkway • P.O. Box 580

Lake Delton, WI 53940

Phone: (608) 254-6181 Fax: (608) 254-2139

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A11.0



Phone: (608) 254-6181 Fax: (608) 254-2139

[illegible]

Job Number: 12-100

A11.1



**Architectural Design
Consultants, Inc.**

VIEW ALONG NORTH STAR DRIVE

Capitol View at Oak Park, Madison, WI

November 4, 2013

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**Architectural Design
Consultants, Inc.**

ENTRY AT NORTH STAR DRIVE

Capitol View at Oak Park, Madison, WI

November 4, 2013

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**Architectural Design
Consultants, Inc.**

South View

Capitol View at Oak Park, Madison, WI

April 16, 2015

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**Architectural Design
Consultants, Inc.**

ENTRY AT HALLEY WAY

Capitol View at Oak Park, Madison, WI

April 16, 2015

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LAND USE APPLICATION

CITY OF MADISON

**215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739**

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
Zoning District _____
Special Requirements _____
Review Required By:
☐ Urban Design Commission ☐ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 5817 Halley Way, Madison, WI 53718 (Grandview Commons)
Project Title (if any): Capitol View at Oak Park

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Shawn McKibben **Company:** Alternative Continuum of Care
Street Address: 719 Jupiter Drive **City/State:** Madison, WI **Zip:** 53718
Telephone: (608) 663-8792 **Fax:** (608) 251-2955 **Email:** smckibben@oakparkplace.com

Project Contact Person: Shawn McKibben **Company:** Alternative Continuum of Care
Street Address: 719 Jupiter Drive **City/State:** Madison, WI **Zip:** 53718
Telephone: (608) 663-8792 **Fax:** (608) 251-2955 **Email:** smckibben@oakparkplace.com

Property Owner (if not applicant): Scott Frank, Alternative Continuum of Care
Street Address: 719 Jupiter Drive **City/State:** Madison, WI **Zip:** 53718

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Age restricted affordable and market rate apartments, and 3,383 SF of future tenant space, along with surface parking and internal structured parking.

Development Schedule: Commencement 2015 Completion 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☒ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☒ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Lauren Cnare, Grand View Commons Architectural Control Committee Veridian), Grand View Commons Neighborhood Association

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow, Al Martin Date: April 13, 2015 Zoning Staff: Matt Tucker Date: April 13, 2015

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant _____ Relationship to Property: _____

Authorizing Signature of Property Owner _____ Date _____