



City of Madison

Proposed Rezoning

Location
617 Jupiter Dr & 610 Hercules Trl

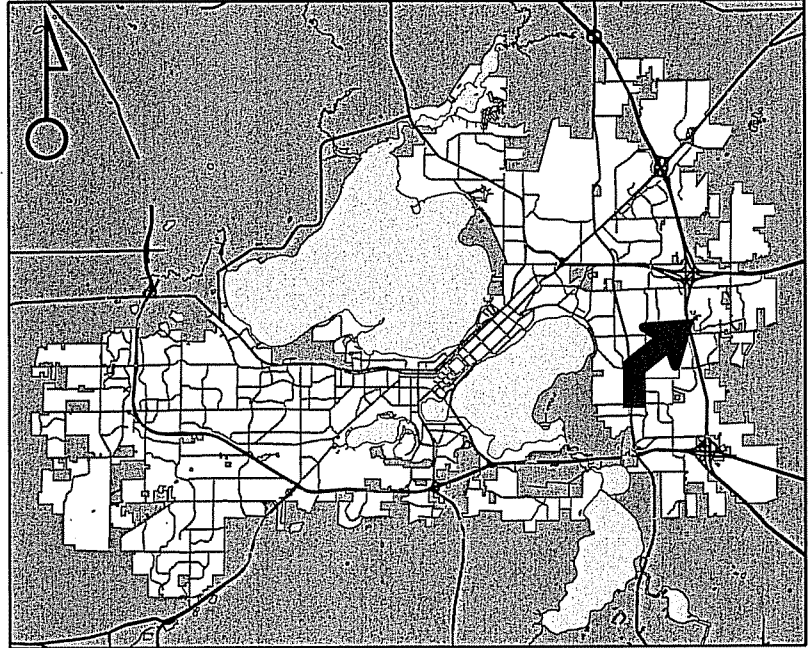
Applicant
Infinity, LLC/Ulian Kissiov

From: PD(GDP) To: Amended PD(GDP-SIP)

Existing Use
Vacant land

Proposed Use
Construct 80-unit apartment building

Public Hearing Date
Plan Commission
09 February 2015
Common Council
24 February 2015



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 February 2015





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 \$2100 Receipt No. 160708
 Date Received 12/3/14
 Received By PPA
 Parcel No 0710-112-1501-1 + 1502-9
 Aldermanic District 3 LAUREN C NARIE
 Zoning District PD
 Special Requirements WP 25
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
Project Title (if any): INFINITY

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

- Zoning Map Amendment from PD-GDP to AMENDED PD-GDP AND PD-SIP
- 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: ULIAN KISSIOV Company: _____
Street Address: 476 PRESIDENTIAL LN City/State: MADISON, WI Zip: 53711
Telephone: (608) 320-3151 Fax: () Email: ukissiov@charter.net

Project Contact Person: ULIAN KISSIOV Company: _____
Street Address: 476 PRESIDENTIAL LN City/State: MADISON, WI Zip: 53711
Telephone: (608) 320-3151 Fax: () Email: ukissiov@charter.net

Property Owner (if not applicant): INFINITY, LLC
Street Address: 6417 ODANA RD City/State: MADISON, WI Zip: 53719

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: 3 STORY, 80 UNIT APARTMENT BUILDING WITH UNDERGROUND PARKING GARAGE.

Development Schedule: Commencement APRIL, 2015 Completion MARCH, 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/altered 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:

- of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide _____ 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:

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 _____

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 Cnare - 9/01/14, MPNA - Bob Hogan - 9/03/14, MPNA board presentation - 9/09/14

→ 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.

Kevin Firchow 9/04/14

Pat Anderson 9/04/14

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

Name of Applicant ULIAN KISSIOV

Relationship to Property: ARCHITECT

Authorizing Signature of Property Owner 

Date 12/03/2014

ULIAN KISSIOV - A R C H I T E C T

476 PRESIDENTIAL LANE, MADISON WI 53711

P. 608.320.3151 ukissiov@charter.net

December 3, 2014

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent for
Amended PD-GDP & PD-SIP
INFINITY
Grandview Commons –
Lot 455 & 456.
617 Jupiter Drive & 610 Hercules Tr.
Madison, Wisconsin

Ms. Katherine Cornwell:

The following is submitted together with the plans and Land Use Application for staff, UDC, Plan Commission and Common Council consideration of approval.

Project Team:

Owner/Developer: INFINITY, LLC
6417 Odana Rd
Madison, WI 53719
Ph. 608-285-8680
Fax 608-255-3387
Contact: Dan Schmidt
dans@rentfmi.com

Architect: ULIAN KISSIOV
476 Presidential Ln
Madison, WI 53711
608-320-3151
ukissiov@charter.net

Civil & Landscape Design: D'ONOFRIO KOTTKE & ASSOC., INC
7530 Westward Way
Madison, WI 53717
608-833-7530
Contact: Dan Day
dday@donofrio.cc

Introduction:

The project is located on the far east side of Madison, in lot 455 & 456 of Grandview Commons development. The lot is currently surrounded by apartment buildings to the south and west, row houses to the north and detached houses to the east.

Project Description:

The proposed development parcel is 2.38 acres in size, zoned PD-GDP. The development consist of one multifamily apartment building with a total of 80 dwelling units (33.61 du/acre). The building comprises of two 3 story apartment wings (A&B) with 80 car parking stalls in an underground parking garage. The building has been located with a setback of 15' from Charon Lane and 26' from both Jupiter Drive, and Hercules Trail with individual unit entrances with pedestrian connections to the surrounding streets and the surface parking area.

There is a mix of unit types and sizes offering a variety of living options. Exterior building materials comprise of fiber cement panels at base reaching 2 feet in height from finished floor and composite wood panels/siding for the rest of the structure. The building has been designed to transition in massing and typology image from the adjoining detached residential units to the four story apartment building to the west.

Amended PD-GDP & PD-SIP

An 80 unit multi-family development with building height ~54' from existing grade to the ridge. 45' building height limit was established with the GDP in 2002. If measured per the zoning code in effect in 2002 the building height is ~43'-6", which is consistent with the GDP intent. The factors that contribute to height measurement of 54' are: 1) the new zoning regulation for height measurement; 2) the sloping terrain; 3) grading work performed a few years ago resulting in lowering the existing grade elevations.

Development Data:

Site Data:

Lot Area	103,700 SF
Impervious area	56,530 SF
Lot Area/D.U.	1296.25 SF/unit
Density	33.61 units/acre
Lot Coverage	50.8%
Usable Open Space	37,236 S.F.

Vehicle Parking:

Surface Parking Stalls	48
Underground Parking Stalls	80
<u>Accessible Parking Stalls (4)</u>	
Total Parking Stalls	128

Bicycle Parking:

Surface Bicycle Stalls	16
Garage Bicycle Stalls – 2'x6'	54
<u>Garage Bicycle Stalls – structured</u>	18
Total Bicycle Stalls	88

<u>Building Area:</u>	<u>S.F.</u>
Underground Parking	29,600
First Floor	29,330
Second Floor	29,480
<u>Third Floor</u>	<u>22,780</u>
Total	111,190

Building Height: Three Stories (~ 54' A.E.G.)

Dwelling Unit Mix:

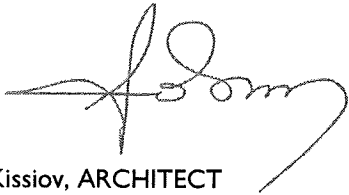
Studio	20
One Bedroom	38
One Bedroom + Den	8
<u>Two Bedroom</u>	<u>14</u>
Total	80

Construction Schedule:

It is anticipated that the new construction phase will commence 04/15/2014 and be completed 03/30/2016.

Thank you for your time and consideration of our project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ulian Kissiov', with a long, sweeping underline that extends to the right.

Ulian Kissiov, ARCHITECT

PROJECT:

INFINITY

**617 JUPITER DRIVE & 610 HERCULES TRAIL
MADISON, WISCONSIN**

OWNER:

INFINITY, LLC

**6417 ODANA RD
MADISON, WISCONSIN 53719
CONTACT: DAN SCHMIDT
PHONE: 608-285-8680
FAX: 608-255-3387
email: dans@rentfmi.com**

ARCHITECT:

ULIAN KISSIOV

**476 PRESIDENTIAL LANE
MADISON, WISCONSIN 53711
PHONE: 608-320-3151
email: ukissiov@charter.net**

STRUCTURAL ENGINEER:

Oneida Total Integrated Enterprises (OTIE)

**5100 EASTPARK Blvd #200
MADISON, WISCONSIN 53718
CONTACT: SAM BARGHOUT
PHONE: 608-241-6704
email: SBarghout@otie.com**

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT:

D'ONOFRIO KOTTKE & ASSOC., INC.

**7530 WESTWARD WAY
MADISON, WISCONSIN 53717
CONTACT: DAN DAY
PHONE: 608-833-7530
email: dday@donofrio.cc**



SHEET INDEX

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- A-4 THIRD FLOOR PLAN
- A-5 EXTERIOR ELEVATIONS
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LOCATION MAP

NO SCALE



UNIT MIX:

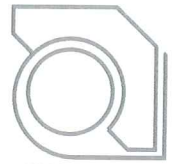
UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	20	25%
ONE BEDROOM	38	48%
ONE BEDROOM+DEN	8	10%
TWO BEDROOM	14	18%
	80	100%

BUILDING AREA:

FLOOR	SQ.F.
UNDERGR. PARKING	29,600
FIRST FLOOR	29,330
SECOND FLOOR	29,480
THIRD FLOOR	22,780
TOTAL	111,190

T

DECEMBER 03, 2014



ULIAN KISSIOV
 ARCHITECT
 476 PRESIDENTIAL LN
 MADISON, WI 53711
 PHONE 608-320-3151
 ukissiov@charter.net



NORTH-SOUTH



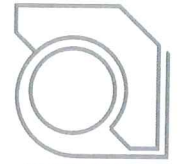
EAST-WEST

MASSING STUDY

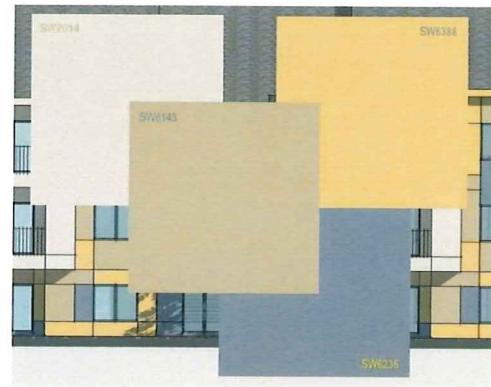
1" = 30'-0"

PROJECT:
INFINITY
 617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
 6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
 CAD FILE:
 DRAWN BY: U.K.
 DATE: 12/03/14



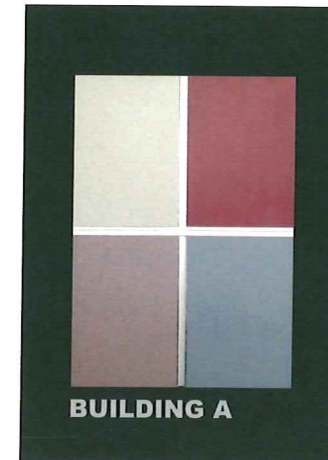
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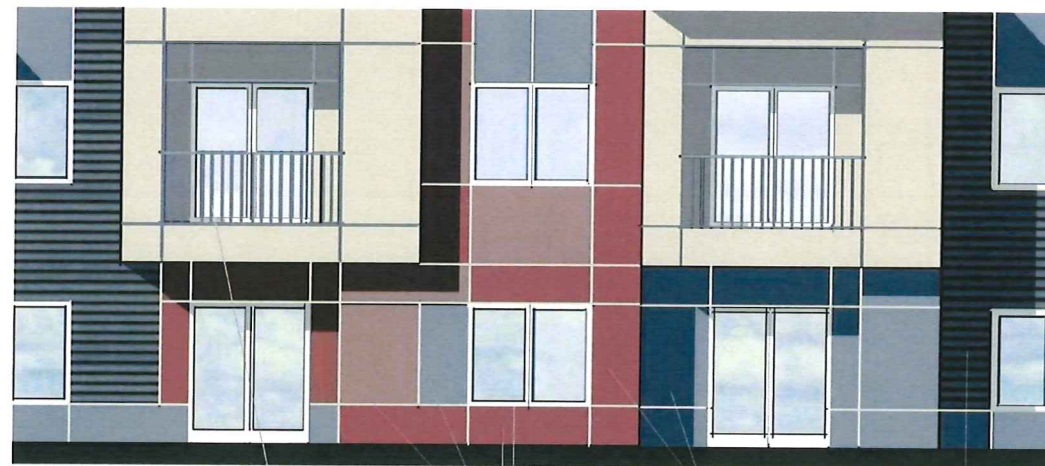
BUILDING B
S/W - COLORS



BUILDING A

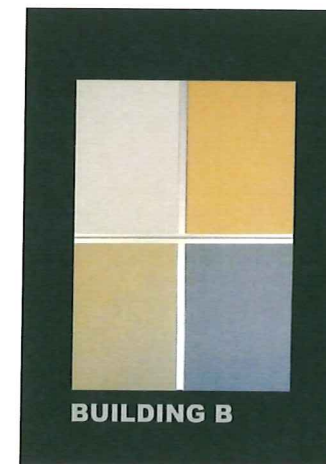


BUILDING A



- ALUMINUM RAILING
CLEAR ANODIZED FINISH
- VINYL WINDOWS - WHITE
- COMPOSITE WOOD PANELS
- FIBERCEMENT PANELS @ FIRST 2' AFF
- *XTREME TRIM* EXTRUDED ALUMINUM PROFILES
CLEAR ANODIZED FINISH
- *ROOF - ARCHITECTURAL ASPHALT SHINGLES
- COMPOSITE WOOD SIDING

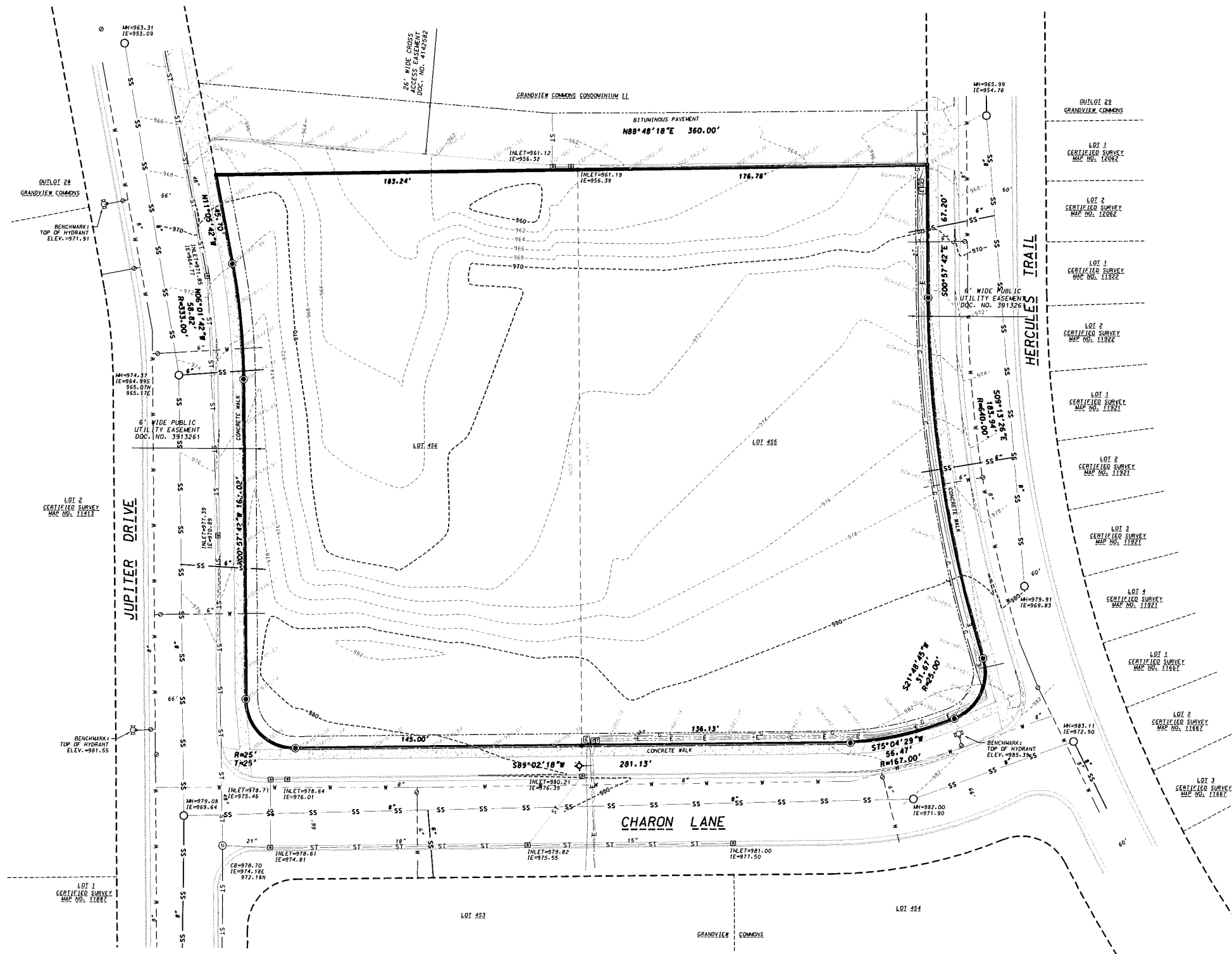
EXTERIOR FINISH MATERIALS



BUILDING B

PROJECT:
INFINITY
 617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
 6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
 CAD FILE:
 DRAWN BY: U.K.
 DATE: 12/03/14



LEGEND

	FOUND 1-1/4" IRON REBAR
	FOUND 3/4" IRON REBAR
	UNDERGROUND ELECTRIC
	UNDERGROUND TELECOMMUNICATIONS
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	STORM SEWER
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	MANHOLE
	CATCH BASIN/INLET
	LIGHT POLE
	VALVE
	HYDRANT
	CONCRETE
	CONCRETE CURB AND GUTTER
	EXISTING CONTOUR

LEGAL DESCRIPTION:
 Lots 455 & 456 Grandview Commons. Located in the NW/4 of the NW/4 of Section 11, T1N, R16E, City of Madison, Dane County, Wisconsin.

- NOTES:**
1. Parcel is subject to a Joint Driveway and Fire Access Easement recorded as Doc. No. 4315217.
 2. Distances shown along curves are chord lengths.

SURVEYOR'S CERTIFICATE:
 I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that I have surveyed the land described herein and that the map hereon is a correct representation of that survey to the best of my knowledge and belief.

Dated this _____ day of _____, 2014.
 Brett T. Stoffregen, Professional Land Surveyor, S-2744.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

TOPOGRAPHIC SURVEY

INFINITY

CITY OF MADISON, DANE COUNTY, WISCONSIN



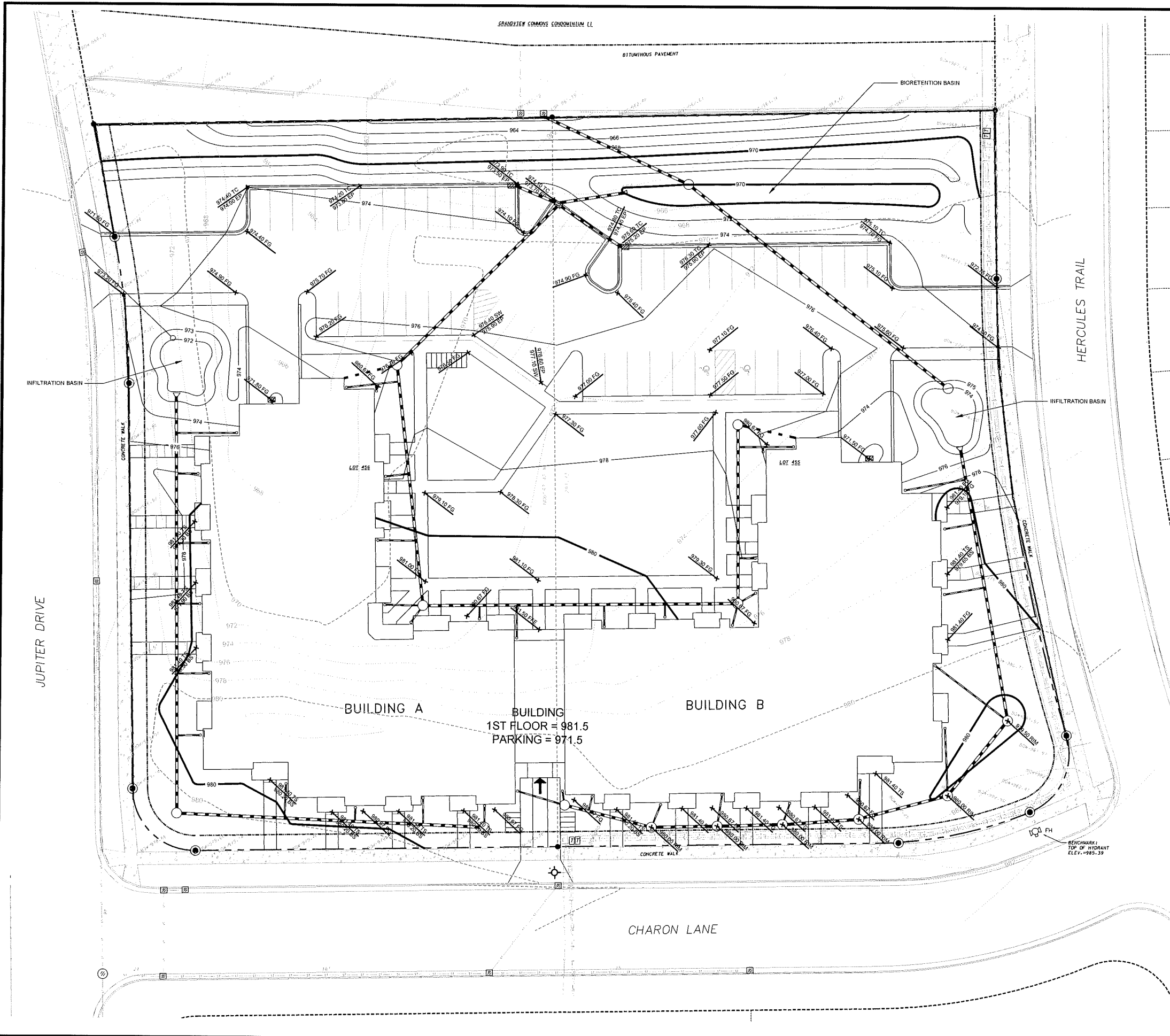
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FN: 14-03-107

Sheet Number:
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LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- SPOT ELEVATION
EP - EDGE OF PAVEMENT
FFE - FINISHED FLOOR ELEVATION
TC - TOP OF CURB
TW - TOP OF WALL (GROUND ELEVATION)
BW - BOTTOM OF WALL (GROUND ELEVATION)
HP - HIGHPOINT
- SILT FENCE/SILT SOCK
- PROPOSED RETAINING WALL

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION THE COUNTY OR TOWN WILL REQUIRE ADDITIONAL MEASURES TO BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEE MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRADING AND EROSION CONTROL PLAN

INFINITY

CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 20'
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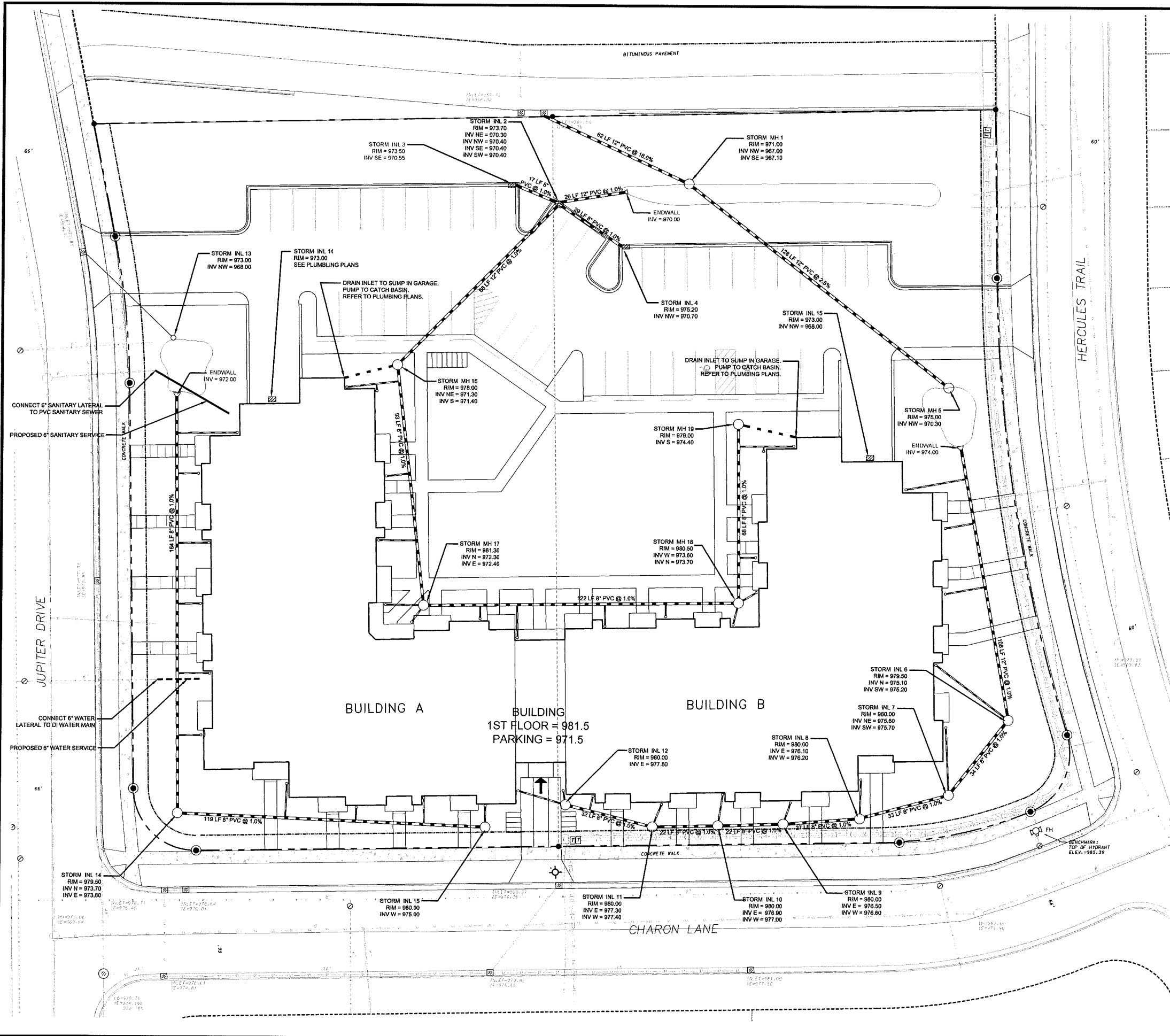
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Sheet Number:

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LEGEND

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3087 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
6. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN

UTILITY PLAN

INFINITY

CITY OF MADISON, DANE COUNTY, WISCONSIN



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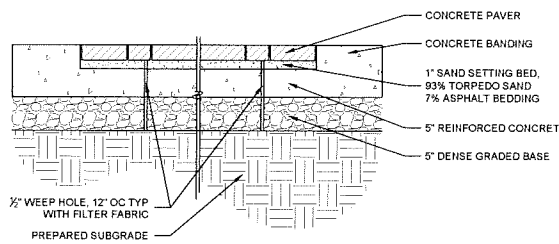
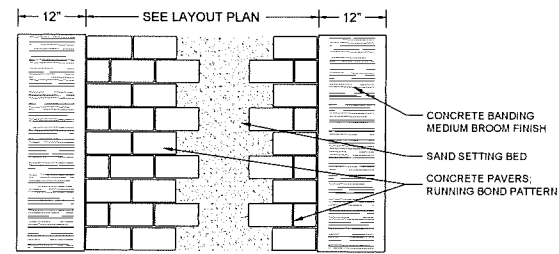
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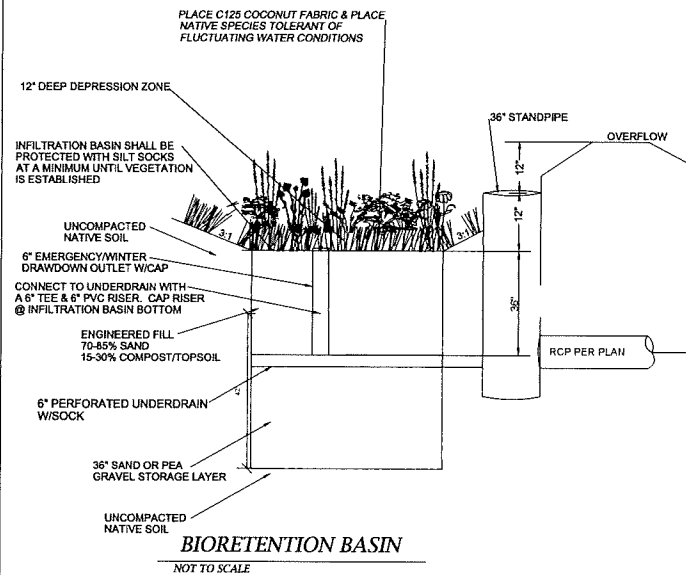
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Sheet Number:
C103

D'ONOFRIO KOTIKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



ENTRANCE PAVER DETAIL
NOT TO SCALE

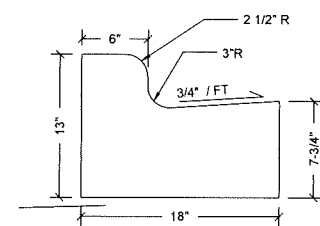


BIORETENTION BASIN
NOT TO SCALE

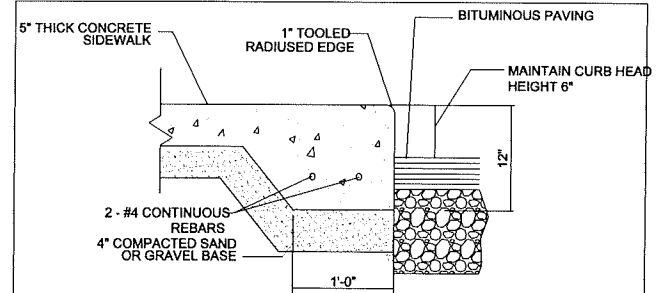
NOTE:
DO NOT COMPACT INFILTRATION AREA DURING CONSTRUCTION

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATION COMPLIANCE INCLUDING THE PROTECTION, RECORDS AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES

INFILTRATION DEVICE AREA SHALL BE FENCED PRIOR TO SITE CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED FROM CONSTRUCTION AND SEDIMENT DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. THE PROPOSED INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE DEVICES CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED SITE AND VEGETATION REQUIREMENTS.

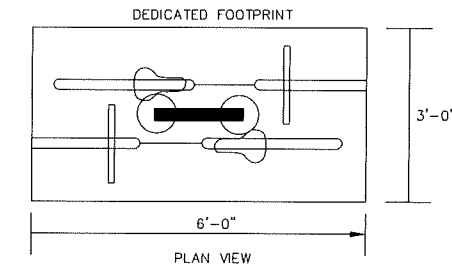
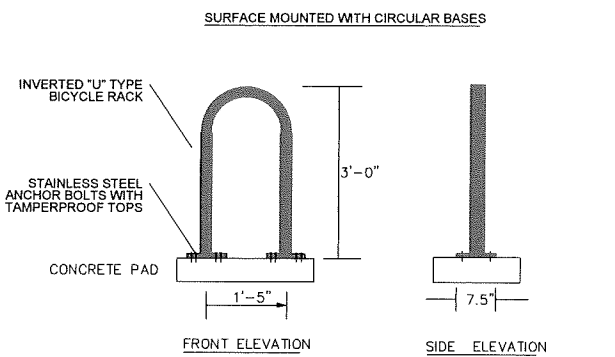


18" CURB & GUTTER (TYPE G)
CURB & GUTTER DETAIL
NOT TO SCALE

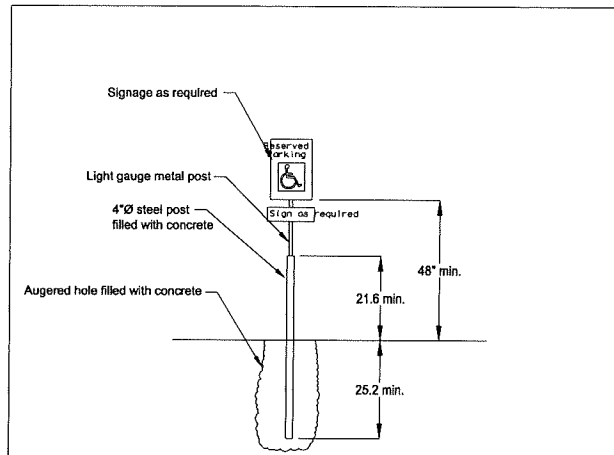


GENERAL NOTES:
- PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK
- PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C.

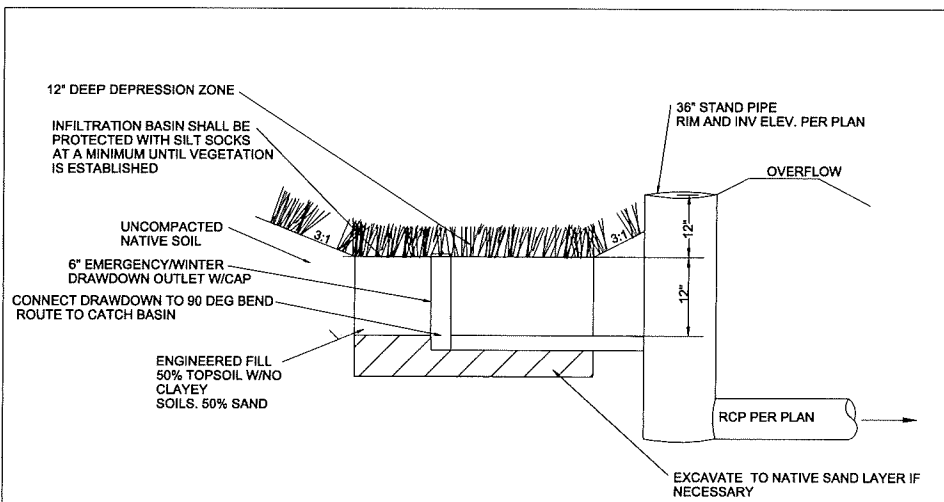
THICKENED EDGE WALK DETAIL
NOT TO SCALE



BIKE RACK DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



INFILTRATION BASIN
NOT TO SCALE

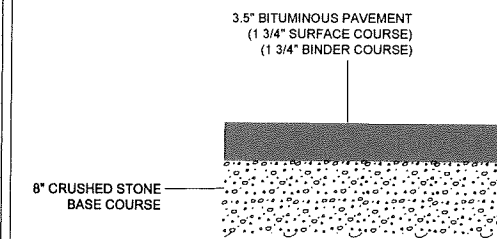
NOTE:
DO NOT COMPACT INFILTRATION AREA DURING CONSTRUCTION

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATION COMPLIANCE INCLUDING THE PROTECTION, RECORDS AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES

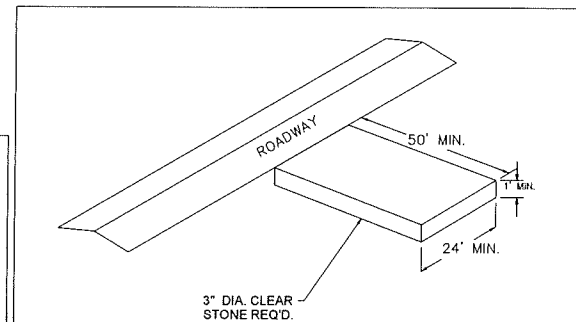
ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE CITY OF MADISON STANDARDS

INFILTRATION DEVICE AREA SHALL BE FENCED PRIOR TO SITE CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED FROM CONSTRUCTION AND SEDIMENT DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. THE PROPOSED INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE DEVICES CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED SITE AND VEGETATION REQUIREMENTS.

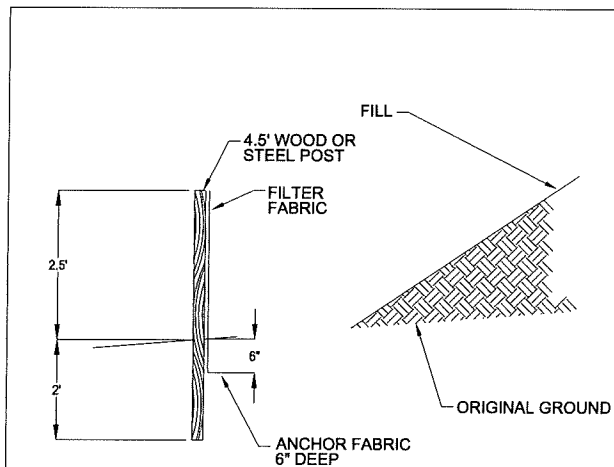
PLANT WITH GRASSES TOLERANT OF FLUCTUATING WATER CONDITIONS



PARKING LOT PAVEMENT DETAIL
NOT TO SCALE



STONE TRACKING PAD DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



SCALE: 1" = 20'
(PAGE SIZE: 22x34)

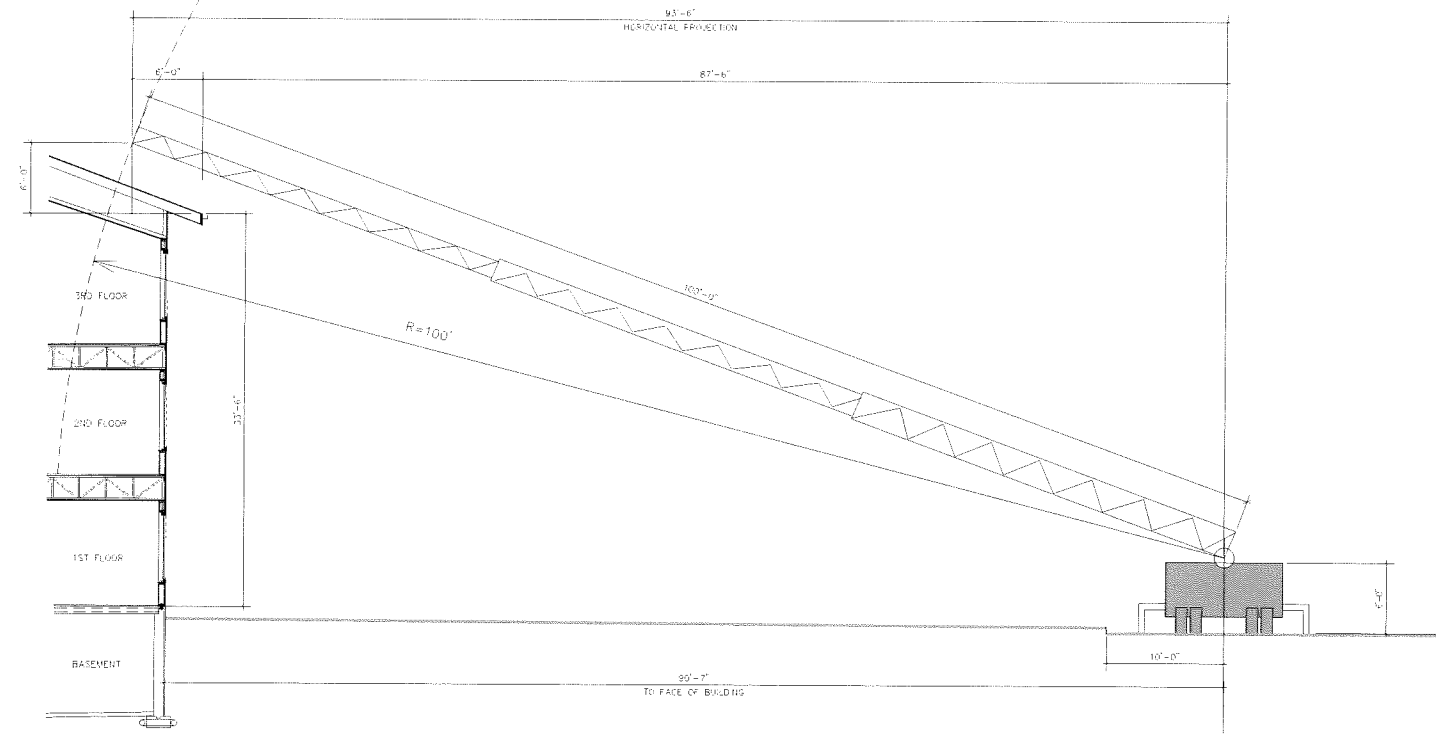
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REVISED:

DRAWN BY: KWB

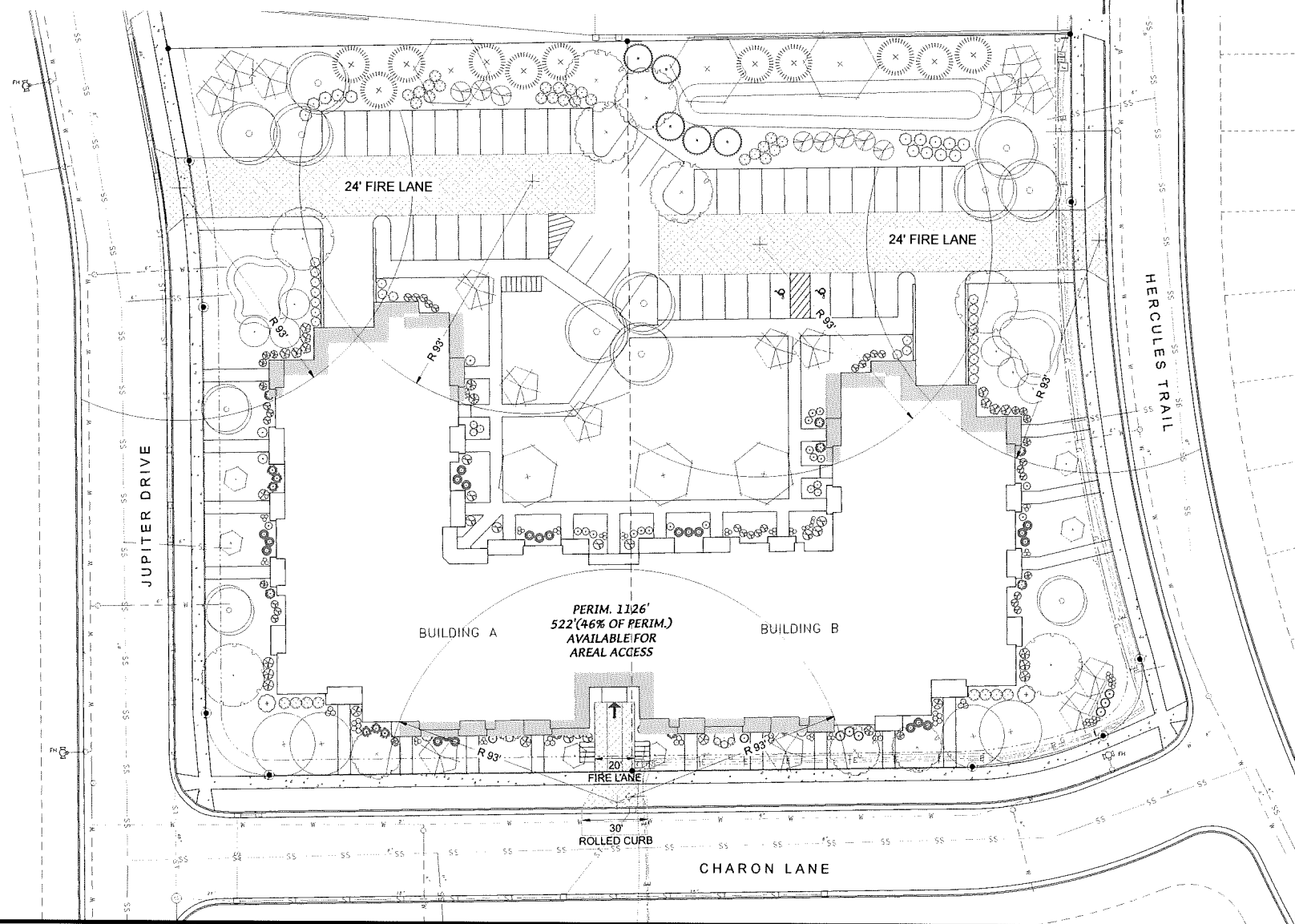
FN: 14-03-107

Sheet Number:

C104



AERIAL ACCESS DIAGRAM
 1/8" = 1'-0"



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FIRE ACCESS PLAN

INFINITY

CITY OF MADISON, DANE COUNTY, WISCONSIN



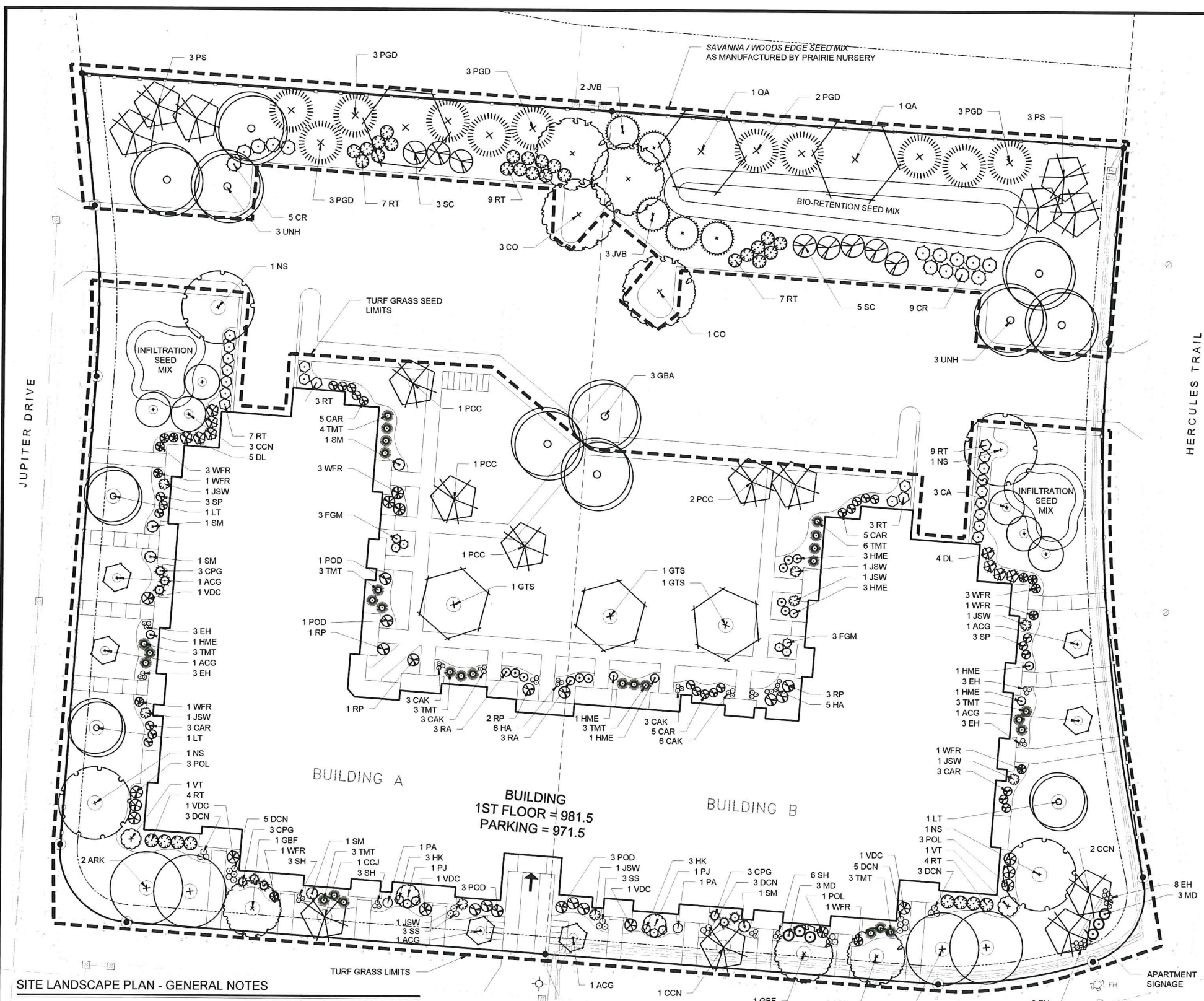
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 (PAGE SIZE: 22x34)

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DRAWN BY: MS

FN: 14-03-107

Sheet Number:
C-105



LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 PTS PER 300 SQ FT OF DEVELOPED AREA
 DEVELOPED AREA = 39,657 SQ FT
 POINTS REQUIRED = 661 POINTS
 POINTS PROVIDED = 3,301 POINTS

STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN & 5 SHRUB PER 30 LF

JUPITER DRIVE FRONTAGE = 233 FT
 PLANTS REQUIRED = 8 OVERSTORY TREES OR
 16 EVERGREEN / ORNAMENTAL TREES
 39 SHRUBS
 PLANTS PROVIDED = 6 OVERSTORY TREES
 5 ORNAMENTAL TREES
 39 SHRUBS

CHARON LANE FRONTAGE = 295 FT
 PLANTS REQUIRED = 10 OVERSTORY TREES OR
 20 EVERGREEN / ORNAMENTAL TREES
 49 SHRUBS
 PLANTS PROVIDED = 7 OVERSTORY TREES
 6 ORNAMENTAL TREES
 19 ORNAMENTAL TREES
 50 SHRUBS

HERCULES TRAIL FRONTAGE = 208 FT
 PLANTS REQUIRED = 7 OVERSTORY TREES OR
 14 EVERGREEN / ORNAMENTAL TREES
 35 SHRUBS
 PLANTS PROVIDED = 4 OVERSTORY TREES
 6 ORNAMENTAL TREES
 35 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 18,794 SQ FT
 REQUIRED LANDSCAPED AREA = 1,504 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 1,965 SQ FT
 OVERSTORY TREES REQUIRED = 9 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 9 OVERSTORY TREES

PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
ARK	Acer rubrum 'Karpick'	Karpick Red Maple	4	35	140	2.5'	B&B	
CO	Celtis occidentalis	Hickory	4	35	140	2.5'	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	35	105	2.5'	B&B	
GBF	Ginkgo biloba 'Fastigata'	Fastigata Ginkgo	3	35	105	2.5'	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3	35	105	2.5'	B&B	
LT	Liriodendron tulipifera	Tulip Poplar	3	35	105	2.5'	B&B	
NS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	35	140	2.5'	B&B	
PS	Prunus serotina	Black Cherry	6	35	210	2.5'	B&B	
QA	Quercus alba	White Oak	3	35	105	2.5'	B&B	
UNH	Ulmus 'New Horizon'	New Horizon Elm	6	35	210	2.5'	B&B	
TALL EVERGREEN TREES								
PGD	Picea glauca v. densata	Black Hills Spruce	11	35	385	6 TALL	B&B	
JVB	Juniperus virginiana 'Burkii'	Burkii Eastern Red Cedar	5	35	175	6 TALL	B&B	
ORNAMENTAL TREE								
ACG	Amelanchier canadensis 'Glennform'	Rainbow Pillar Serviceberry	6	15	90	1.5'	B&B	
CCJ	Carpinus caroliniana 'JN Strain'	JN Strain Muscledwood	4	15	60	1.5'	B&B	
CCN	Cercis canadensis 'Northern Strain'	Northern Strain Redbud	3	15	45	1.5'	B&B	
CA	Cornus alternifolia	Pagoda Dogwood	3	15	45	1.5'	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	5	15	75	1.5'	B&B	
PJ	Pyrus 'Jazzam'	Jack Flowering Pear	2	15	30	1.5'	B&B	
UPRIGHT EVERGREEN SHRUB								
JSW	Juniperus scopulorum 'Welch'	Welch Juniper	8	10	80	4 TALL	B&B	
DECIDUOUS SHRUB								
CAR	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	21	3	63	24" TALL	POT	
CR	Cornus racemosa	Gray Dogwood	14	3	42	24" TALL	POT	
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	6	3	18	24" TALL	POT	
FGM	Fothergilla 'Mt. Airy'	Mt. Airy Fothergilla	10	3	30	24" TALL	POT	
HME	Hydrangea macrophylla 'Endress Summer'	Endress Summer Hydrangea	11	3	33	24" TALL	POT	
IK	Hypericum maimianum 'Dapper'	Sunny Boulevard St. John's Wort	6	3	18	24" TALL	POT	
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	7	3	21	36" TALL	POT	
POD	Physocarpus opulifolius 'Darts Gold'	Darts Gold Ninebark	8	3	24	36" TALL	POT	
RT	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	53	3	159	36" TALL	POT	
RA	Ribes alpinum	Alpine Currant	6	3	18	24" TALL	POT	
SP	Salix purpurea 'Nana'	Dwarf Arctic Blue Willow	6	3	18	36" TALL	POT	
SC	Sambucus canadensis 'York'	York Elderberry	8	3	24	48" TALL	POT	
SM	Syringa 'Canada Hybrid Lilac'	Minor Canada Hybrid Lilac	5	3	15	36" TALL	POT	
VDC	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	7	3	21	24" TALL	POT	
VT	Viburnum trilobum	American Cranberrybush	2	3	6	36" TALL	POT	
WFR	Weigela florida 'Rumba'	Rumba Weigela	15	3	45	18" TALL	POT	
EVERGREEN SHRUB								
CPG	Chamaecyparis pisifera 'Golden Mop'	Golden Mop False Cypress	9	4	36	24" TALL	POT	
MD	Microbiota decussata	Russian Arborvitae	6	4	24	24" TALL	POT	
PA	Picea 'Alberta'	Dwarf Alberta Spruce	2	4	8	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	7	4	28	24" TALL	POT	
TMT	Taxus x media 'Tauntoni'	Taunton Yew	29	4	116	24" TALL	POT	
ORNAMENTAL GRASSES								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	15	2	30	1 GAL	POT	
DCN	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	19	2	38	1 GAL	POT	
EH	Elymus hystrix	Bottle Brush Grass	28	2	56	1 GAL	POT	
HA	Hosta 'Albomarginata'	Albomarginata Hosta	11	2	22	1 GAL	POT	
SH	Sporobolus heterolepis	Prairie Dropseed	13	2	26	1 GAL	POT	
SS	Schizachyrium scoparium 'Blaze'	Blaze Lite Bluestem	9	2	18	1 GAL	POT	
			TOTAL:		3301	POINTS		

- SITE LANDSCAPE PLAN - GENERAL NOTES**
- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
 - ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD CONTAINED BY LANDSCAPE EDGING.
 - LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
 - ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
 - ALL GENERAL TURF AREAS SHALL BE FINISH GRADED, AND SODDED OR SEEDED PER THE PROJECT MANUAL.
 - ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
 - ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

WISCONSIN
 MATTHEW T. SALTZBERY
 LA-686
 WAUNAKEE
 WIS.
 LANDSCAPE ARCHITECT
 Matthew T. Saltzbery
 12.3.14

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CONCEPTUAL LANDSCAPE PLAN

INFINITY

CITY OF MADISON, DANE COUNTY, WISCONSIN

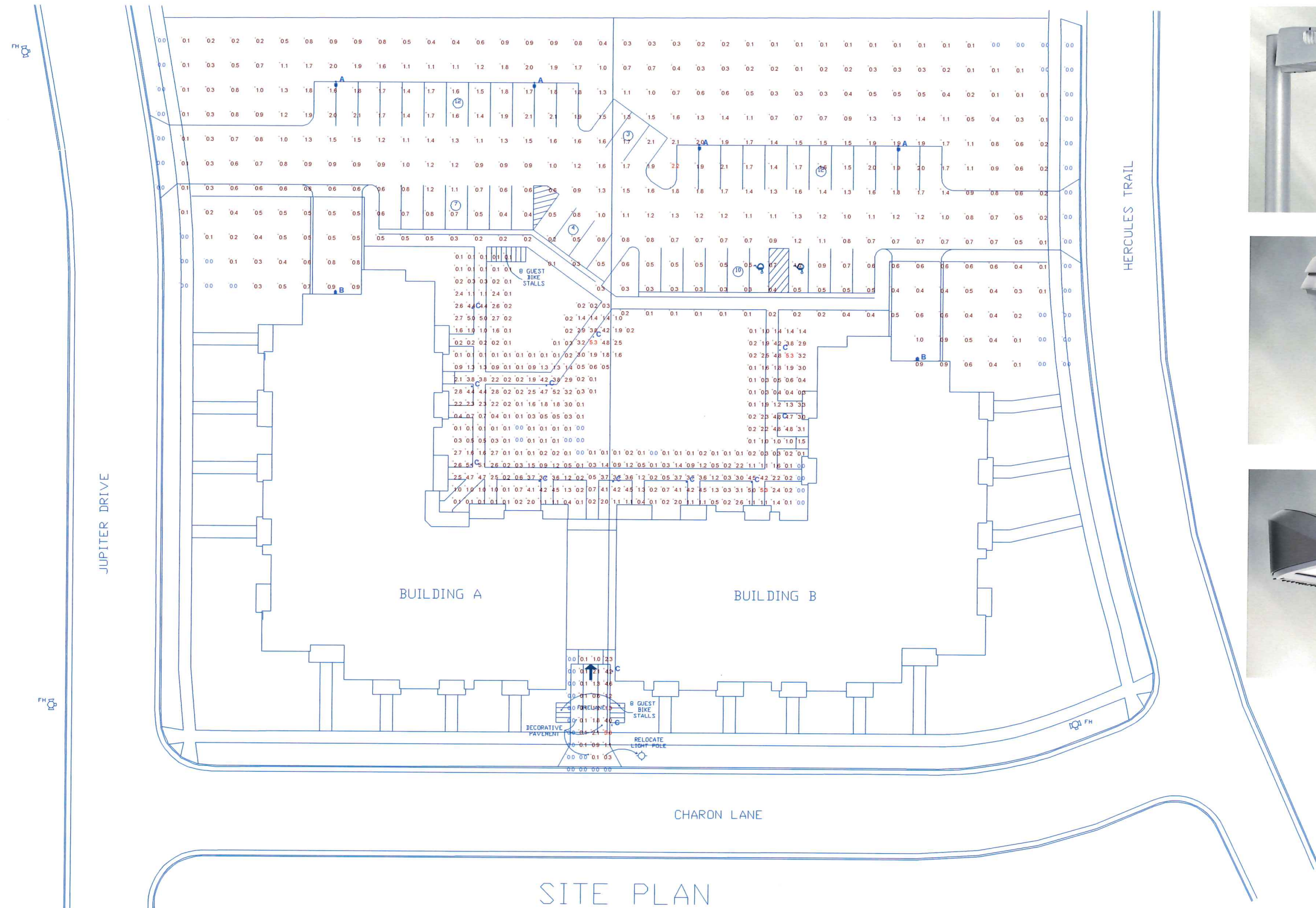


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 L-100



SITE PLAN

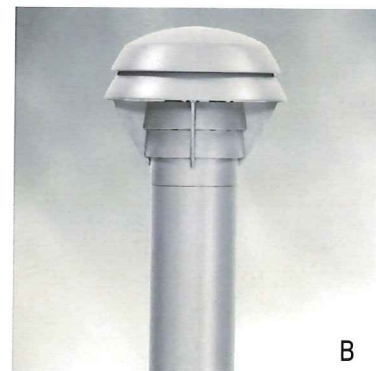
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	4	ELA16-4-105LA-700-NW / 20' POLE	EMCO LED AREA ON 3' PEDISTAL	(1) LIGHT ARRAY OF 48 LEDs DRIVEN AT 700mA	ELA16-4-105LA-700-NW.iis	Absolute	1.00	103.7
■	B	2	121-4-26LA-NW	121 LED SCONCE - GEN 2	(1) LIGHT ARRAY OF 16 LEDs DRIVEN AT 530mA	121-4-26LA-NW.iis	Absolute	1.00	26
●	C	13	BR840-CWL-NW-360-26-BLP	FULL CUTOFF BOLLARD	14 WHITE LEDS DRIVEN AT 500mA	BR840-CWL-NW-360-26-BLP.iis	Absolute	1.00	23.4

Plan View
Scale 1" = 20'

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Entrance	+	0.9 fc	5.0 fc	0.0 fc	N/A	N/A
Parking Lot	+	0.8 fc	2.2 fc	0.0 fc	N/A	N/A
Parking Lot Sidewalk	+	1.3 fc	5.3 fc	0.0 fc	N/A	N/A



A



B



C



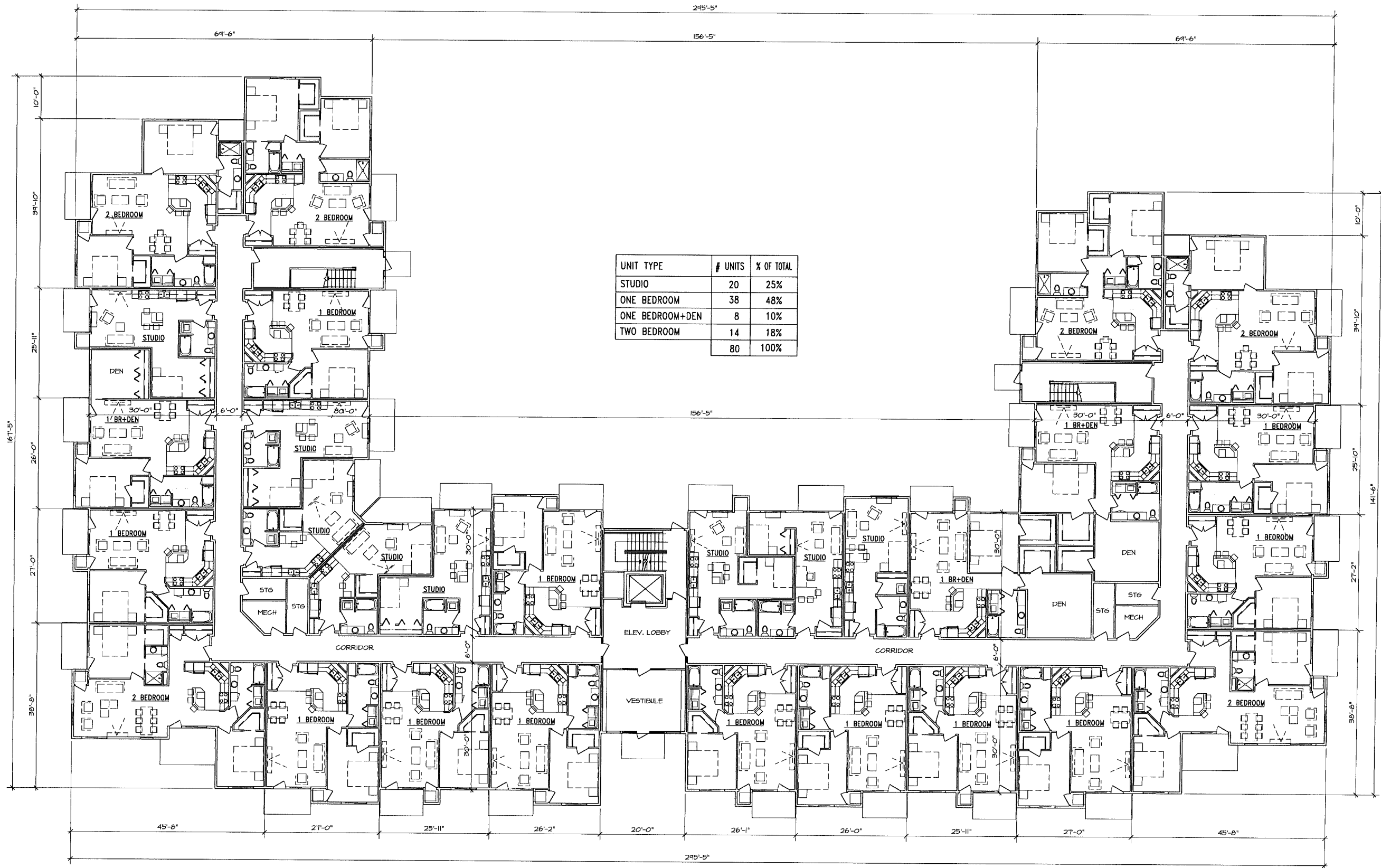
I-Block - Lighting Layout

Designer
Jeff Laufenberg
Date
Dec 2 2014
Scale

Drawing No.



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 ukissio@earthlink.net



UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	20	25%
ONE BEDROOM	38	48%
ONE BEDROOM+DEN	8	10%
TWO BEDROOM	14	18%
	80	100%

PROJECT: INFINITY
 617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
 CLIENT: INFINITY LLC
 6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
 CAD FILE:
 DRAWN BY: U.K.
 DATE: 12/03/14

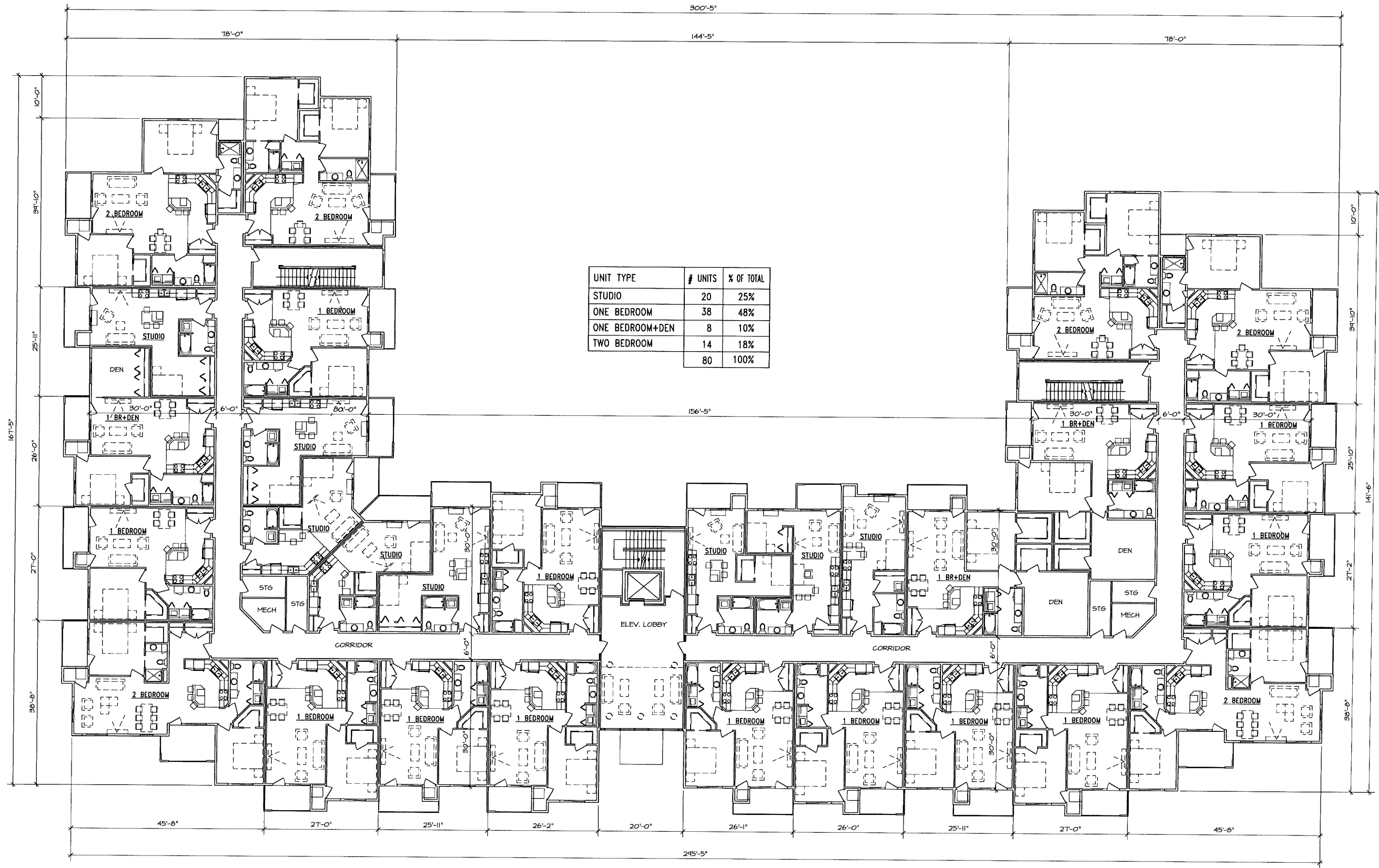
FIRST FLOOR
 3/32" = 1'-0"



A-2



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UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	20	25%
ONE BEDROOM	38	48%
ONE BEDROOM+DEN	8	10%
TWO BEDROOM	14	18%
	80	100%

SECOND FLOOR
 3/32" = 1'-0"

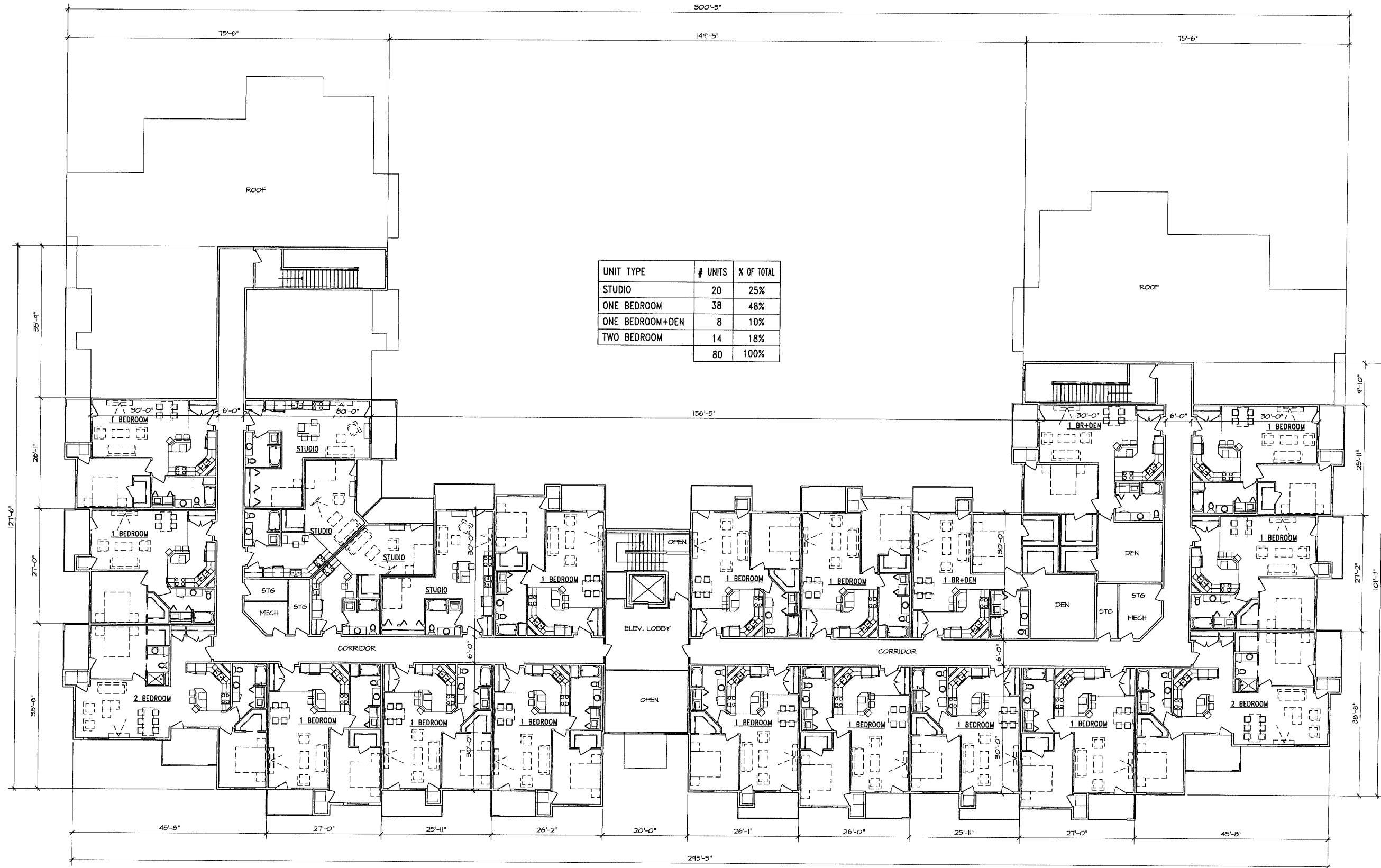


PROJECT: INFINITY
 617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
 CLIENT: INFINITY LLC
 6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
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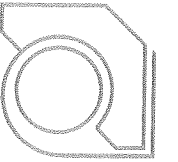


UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	20	25%
ONE BEDROOM	38	48%
ONE BEDROOM+DEN	8	10%
TWO BEDROOM	14	18%
	80	100%

THIRD FLOOR
3/32" = 1'-0"

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CLIENT: INFINITY LLC
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
CAD FILE:
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DATE: 12/03/14



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SOUTH FACADE



WEST FACADE

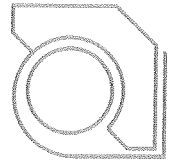
PROJECT:
INFINITY
617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
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EXTERIOR ELEVATIONS
3/32" = 1'-0"



A-5



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NORTH FACADE



EAST FACADE

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 617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
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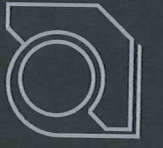
EXTERIOR ELEVATIONS
 3/32" = 1'-0"



VIEW FROM SOUTH-WEST

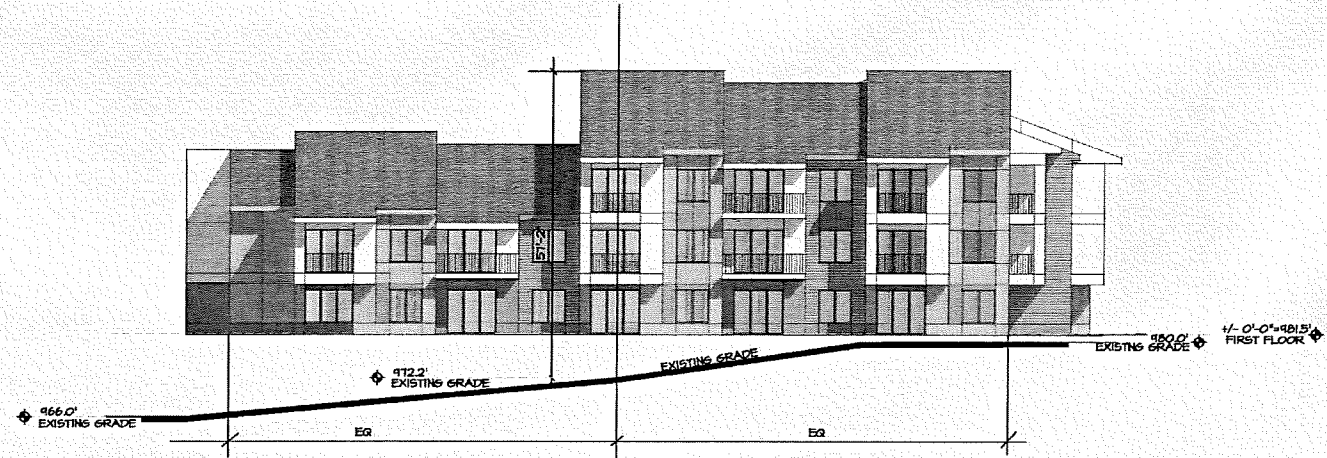


VIEW FROM SOUTH-EAST

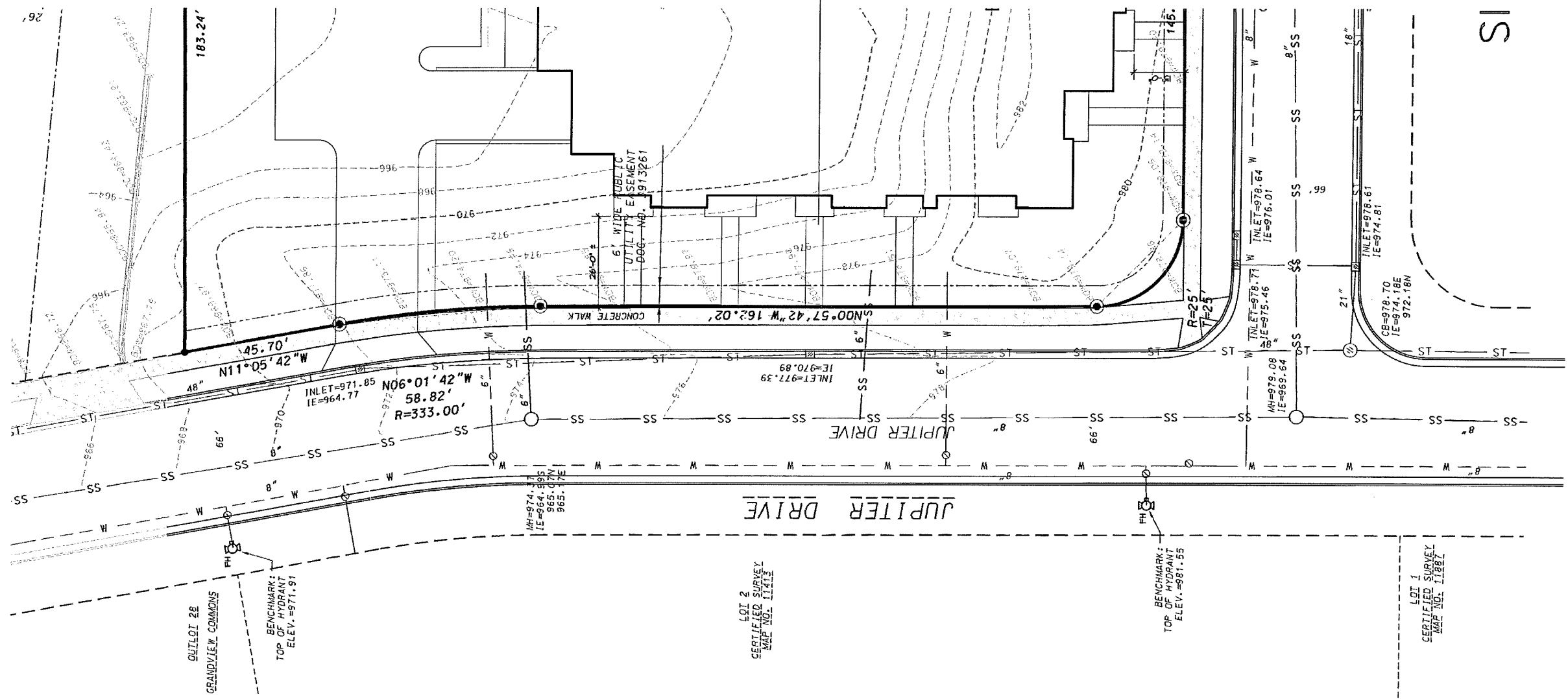


MAIN ENTRY/LOBBY

I-BLOCK, GRANDVIEW COMMONS
HEIGHT STUDY

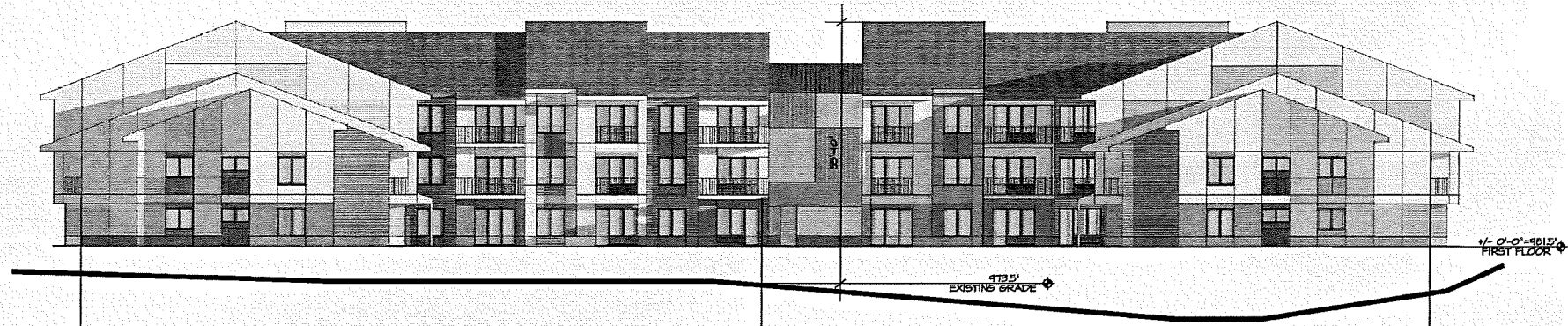


WEST ELEVATION
SCALE: 1/16" = 1'-0"

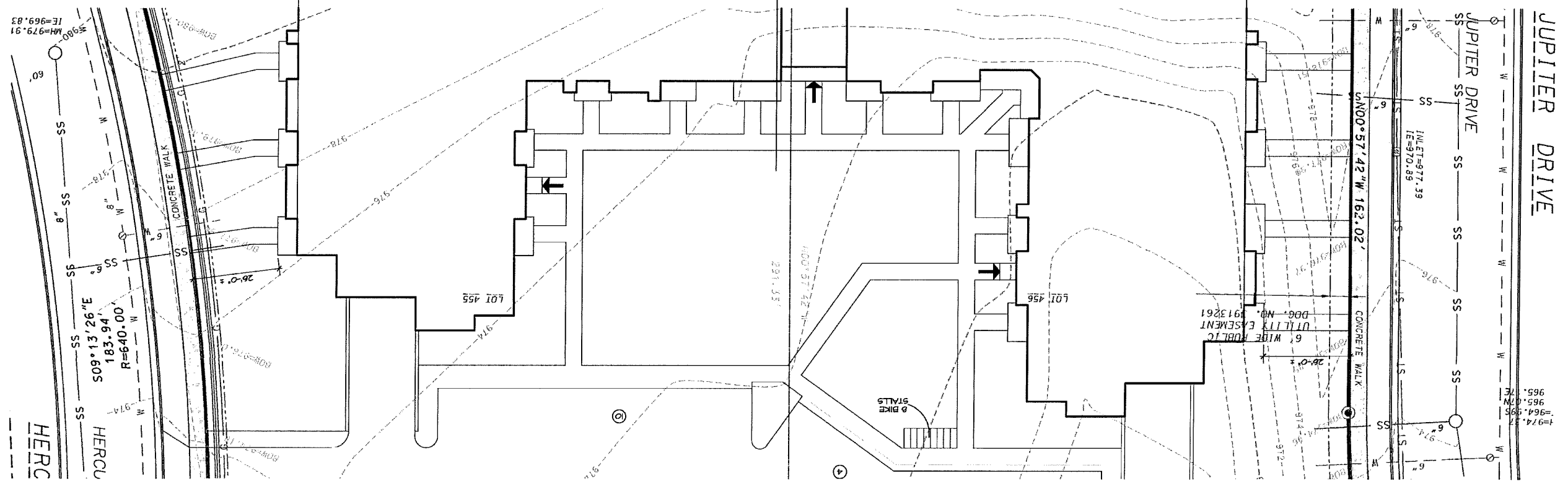


IS

I-BLOCK, GRANDVIEW COMMONS
HEIGHT STUDY



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



JUPITER DRIVE

HERC

HERCU

974.5
965.7
965.7
964.9
965.7

