



# City of Madison

## Proposed Rezoning

Location  
5801 Gemini Drive & 825 Jupiter Drive

Applicant  
David Baehr – 801 Jupiter Drive, LLC/  
Casey Louther – Louther & Associates

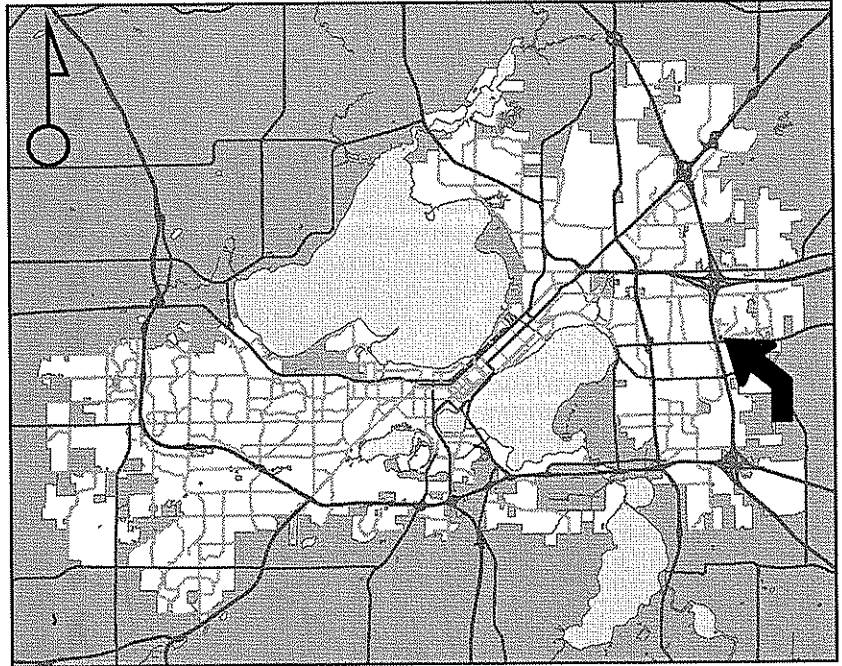
From: PUD-SIP      To: Amended  
   PUD-SIP

Existing Use  
Unfinished Residential Building &  
Vacant Land

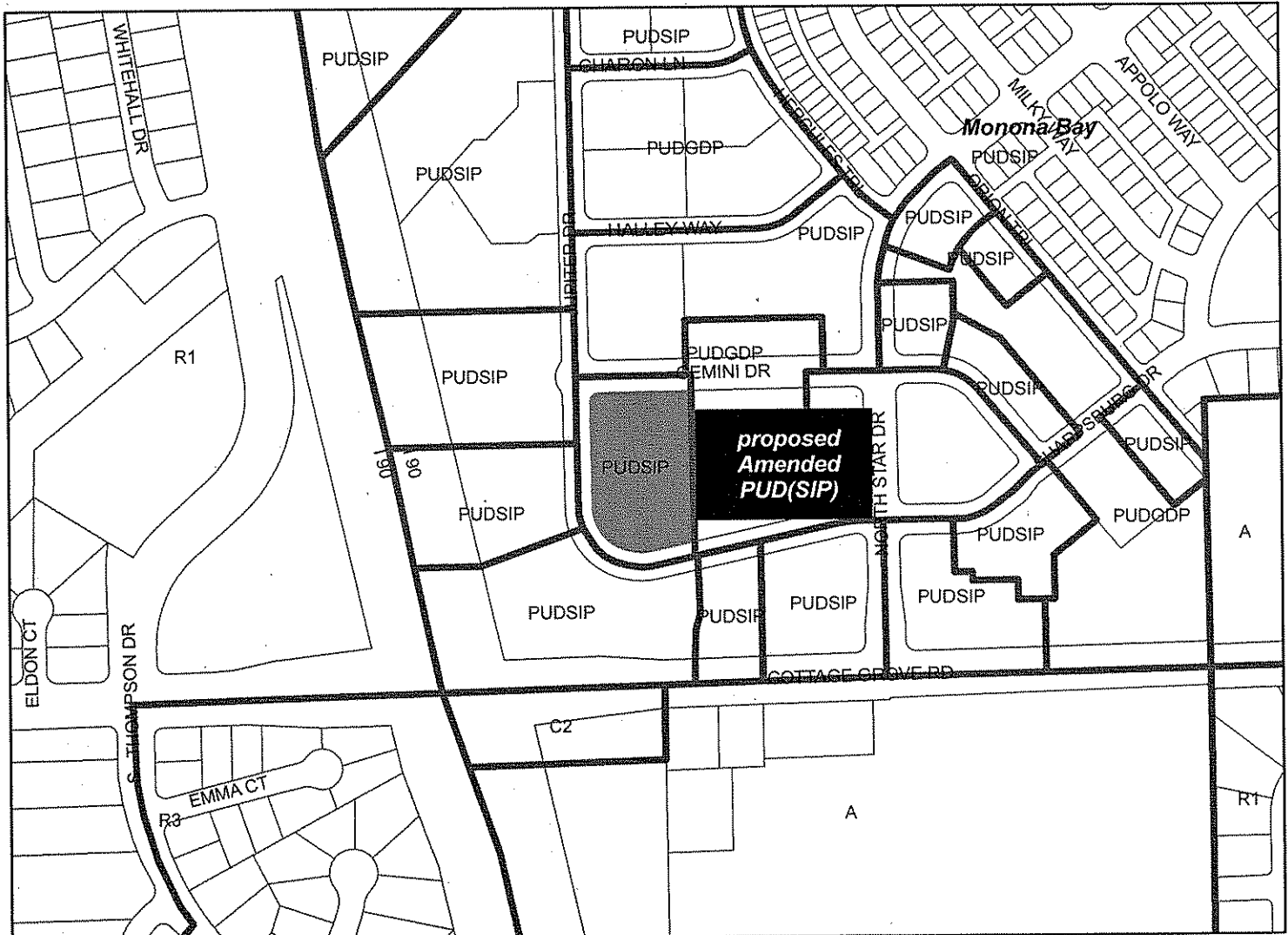
Proposed Use  
Revise Density of a Previously Approved 33-  
Unit Building to a 40-Unit Building and a 36-  
Unit Building to a 29-Unit Building

Public Hearing Date

Plan Commission  
**11 January 2010**  
Common Council  
**19 January 2010**

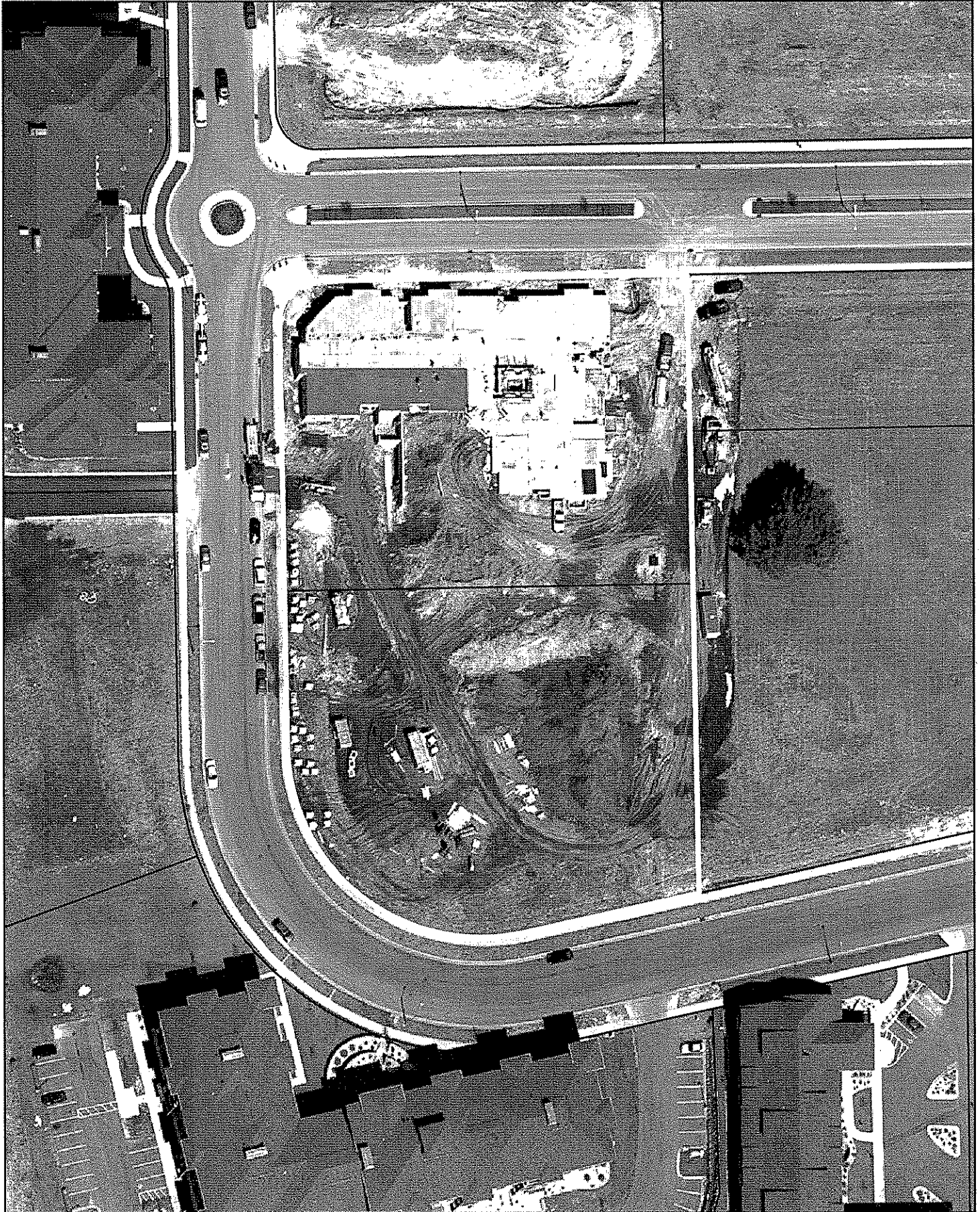


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 December 2009



# LAND USE APPLICATION

## Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid 1650 Receipt No. 105307  
 Date Received 11/6/09  
 Received By PDA  
 Parcel No. 0710-112-1803-1  
 Aldermanic District 3 LAUREN CNARE  
 GQ WP-25  
 Zoning District PUDSIP  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
 Plan Sets  Zoning Text   
 Alder Notification \_\_\_\_\_ Waiver Keniv  
 Ngrbrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
 Date Sign Issued

1. Project Address: 5801 GEMINI DRIVE & 825 JUPITER DR Project Area in Acres: 2.16

Project Title (if any): LIONS GATE AT GRANDVIEW

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from <u>SIP</u> to <u>SIP</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use     Demolition Permit     Other Requests (Specify): \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DAVID BAHR PARTNER <sup>MANAGING</sup> Company: 801 JUPITER DRIVE LLC  
 Street Address: 3392 BROOKS DR. City/State: SUN PRAIRIE, WI Zip: 53590  
 Telephone: (608) 834-2617 Fax: ( ) Email: \_\_\_\_\_

Project Contact Person: CASEY LOUTHER Company: LOUTHER & ASSOCIATES  
 Street Address: 120 TELEMARK PKY City/State: MT HOREB, WI Zip: 53572  
 Telephone: (608) 206-0185 Fax: ( ) Email: DOOZERX@MHTC.NET

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DENSITY CHANGE OF PREVIOUSLY APPROVED 33 UNIT APARTMENT BLD TO 40 UNIT AND PREVIOUSLY APPROVED 36 UNIT APARTMENT BLD TO 29 UNIT.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_



**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$1,650<sup>00</sup> See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
→ The site is located within the limits of GRAND VIEW COMMONS Plan, which recommends:

MAXIMUM 69 UNITS for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

ALDER LAUREN CNARE 09/29/09 ALISA ALLEN N.A. PRESIDENT

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner MATT TUCKER Date 10/06/09 | Zoning Staff PAT ANDERSON Date 10/06/09

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name CASEY LOUWER Date 10/27/09

Signature [Signature] Relation to Property Owner AGENT

Authorizing Signature of Property Owner [Signature] Date 10/28/09

**LETTER OF INTENT**  
**TO THE PLAN COMMISSION & COMMON COUNCIL**  
**REDESIGN OF PREVIOUSLY APPROVED SIP**

PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN  
PUD (SIP)

Apartment Development  
Sites E-3 and E-4, Grandview Commons,  
Lots 443 and 444  
825 Jupiter Dr. & 5801 Gemini Dr.  
in the City of Madison, Dane County, Wisconsin,  
to be known as Lions Gate at Grandview

***Application Submittal Date:*** November 11, 2009

***Project Name:*** Lions Gate at Grandview

***Owner:*** 801 Jupiter Drive LLC  
3392 Brooks Drive  
Sun Prairie, Wisconsin 53590  
Contact: David Baehr  
(608) 834-2613

***Project Manager:*** Paul Nooyan  
Gil-Her Construction  
6425 Odana Rd.  
Sun Prairie, Wisconsin 53590  
(608) 837-6005

***Designer:*** Mr. Casey Louther  
Louther & Associates Designs, LLC  
120 Telemark Parkway  
Mount Horeb, Wisconsin 53572  
(608) 206-0185

***Civil Engineer:*** Mr. Marvin Hansen, P.E.  
Royal Oaks Engineering  
5610 Medical Circle  
Madison, Wisconsin 53719  
(608) 274-0500

***Landscape:***

Mr. Jeffery De Laura  
Louther & Associates Designs, LLC  
120 Telemark Parkway  
Mount Horeb, Wisconsin 53572  
(608) 206-0185

***Engineer:***

Mr. Jim Bandt P.E.  
Bandt Engineering  
139 Hickory Court  
Oregon, Wisconsin 53575  
(608) 835-3594

***Legal Description:***

Lots 443 & 444, Grandview Commons,  
Part of the Southwest ¼, Northwest ¼ of Section 11,  
Town 07 North, Range 10 East, City of Madison,  
Dane County, Wisconsin.  
Lot 443, Site E-4, 825 Jupiter Drive  
Lot 444, Site E-3, 5801 Gemini Drive

***Project:***

69 units mixed unit apartment development in (2) buildings a Redesigned 33 unit to a New 40 unit Apartment Building located on Site E-2 (5801 Gemini Drive) and a Redesigned 36 unit to a New 29 unit Apartment Building on Lot E-4 (825 Jupiter Drive) respectively in Grandview Commons, in the City of Madison, Dane County, Wisconsin

The proposed development, part of Madison's very exclusive Traditional Neighborhood Designed Grandview Commons, consists of 2 apartment buildings that surround a center landscaped courtyard with access from both buildings. Rooftop Terraces and Exercise Rooms overlook the courtyard, also from each building. Some upper floor units will have beautiful views of Lake Monona, The Madison Skyline, and The Capital. Entries to the buildings will be under the watchful eyes of Lions (Concrete Lions) above each buildings Main entrances.

This development is designed to provide a maximum amount of functional and usable open space proximate to all units. Quarry-stone walls will be used to accommodate grade changes and flat open lawn with sitting areas, walks, and flowers will be adjacent to the

E-4 building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Patios are provided for all ground floor units and anodized metal decks for upper units. Landscaping will be used to act as screening or for general separation of Buildings.

All units will have 9' ceiling heights, some with fireplaces, all appliances including washers & dryers, a open living area design and many common area features.

**Uses/Family Definition:**

The uses of Lots 443 and 444 are as follows:

CSM Lot No.	Permitted Use	Lot Area	Permitted	
			Dwelling Units	Bedrooms
Site E-3	Apartment Units	46,198 s.f.	33 to 40	52
Site E-4	Apartment Units	47,984 s.f.	36 to 29	48
		94,182 s.f.	69 to 69	100

**Unit Breakdown:**

	33 to 40 Unit	36 to 29 Unit	Total
Efficiency:	6	5	11
One Bedroom:	16	5	21
Two Bedroom:	18	19	37
Totals	40	29	69

**Unit Size Breakdown:**

Efficiency	400 sq.ft. to 710 sq.ft.
One Bedroom	828 sq.ft. to 991 sq.ft.
Two Bedroom	1,132sq.ft. to 1,533 sq.ft.

**Total Building Volume:**

40 Unit Building 61,670 sq.ft. including U.G. Parking.  
29 Unit Building 53,513 sq.ft. including U.G. Parking.

**Site Breakdown:**

Total Site:	94,182.93 sq.ft.	100%
Blds. Footprints:	31,694 sq.ft.	34%
Drives & Parking:	13,057 sq.ft.	13%
Impervious Areas: (Walks, Patios, etc)	7,608 sq.ft.	8%
Total impervious:	54,596 sq.ft.	55%

Green Space: 39,586 sq.ft. 43%

**Accessory Off-Street Parking:**

	40 Unit	29 Unit	Surface	Total
U.G. Small	3	10	----	13
U.G. Large	37	27	26	95
Accessible	1	1	4	6
<b>Totals</b>	<b>41</b>	<b>38</b>	<b>30</b>	<b>114</b>
Bike	33	26	10	69

**Timetable for Construction:**

Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 2-3 years.

**Total area of Lots 443&444:**

Lot 443 E4-47,985.35 sq. ft.; Lot 444 E-3-46,197.58 sq. ft.; total 94,182.93 sq. ft.

**Lot Area Requirements**

Per PUD (SIP) total area as defined above is Site E-3 & E-4 94,182 sq. ft.

**Dwelling Units**

Dwelling units proposed: Site E-3-40; Site E-4 -29; total 69 Apartment Units.

**Lot Area Per Dwelling Unit**

Site E-3 & E-4 94,182 sq. ft., 1,365 sq. ft./u;

**Usable Open Space/Requirements**

Area Required 500 s.f./u: Site E-3 & E-4 total 34,500 sq. ft.

**Useable Open Space Provided**

Site E-3 & E-4 total 39,586 sq. ft.

**Snow and Trash Storage and Removal, Maintenance**

Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.

**Economic/Socioeconomic Impact:**

The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 69 new apartment units will add approximately \$6,000,000 of tax base.



Sincerely,

David Baehr M.Partner  
801 Jupiter Drive LLC

**ZONING TEXT**  
**REDESIGN OF PREVIOUSLY APPROVED SIP**

PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN  
PUD (SIP)

Apartment Development  
Sites E-3 and E-4, Grandview Commons,  
Lots 443 and 444  
825 Jupiter Dr. & 5801 Gemini Dr.  
in the City of Madison, Dane County, Wisconsin,  
to be known as Lions Gate at Grandview

***Statement of Purpose:***

69 units mixed unit apartment development in (2) buildings a Redesigned 33 to New 40 unit located on Site E-2 (5801 Gemini Drive) and a Redesigned 36 unit to New 29 unit Lot E-4 (825 Jupiter Drive) respectively in Grandview Commons, in the City of Madison, Dane County, Wisconsin

The proposed development, part of Madison's very exclusive Traditional Neighborhood Designed Grandview Commons, consists of 2 apartment buildings that surround a center landscaped courtyard with access from both buildings. Rooftop Terraces and Exercise Rooms overlook the courtyard, also from each building. Some upper floor units will have beautiful views of Lake Monona, The Madison Skyline, and The Capital. Entries to the buildings will be under the watchful eyes of Lions (Concrete Lions) above each buildings Main entrances.

This development is designed to provide a maximum amount of functional and usable open space proximate to all units. Quarry-stone walls will be used to accommodate grade changes and flat open lawn with sitting areas, walks, and flowers will be adjacent to the E-4 building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Patios are provided for all ground floor units and anodized metal decks for upper units. Landscaping will be used to act as screening or for general separation of

Buildings.

All units will have 9' ceiling heights, some with fireplaces, all appliances including washers & dryers, a open living area design and many common area features.

**Building Descriptions:**

This development will consist of (2) apartment style buildings, a 33 unit & a 36 unit as described above. (the project owner retains the right to initially construct or to thereafter convert the apartment units to condominium units.) The dwelling units will offer a mix of interiors and amenities with a total of approximately 101 bedrooms on the site. Sizes range from 400 s.f. to 1,533 s.f..

**Uses/Family Definition:**

Definition of family. "Family, as defined in Madison General Ordinances, Section 28.03 (2) as it relates to R4".

The uses of Lot 443, Site E4 and Lot 444 Site E3 are as follows:

	Permitted Use	Lot Area	Permitted Dwelling Units	Bedrooms
Lot 444, Site E-3	Apartment Units	46,198 s.f.	40	52
Lot 443, Site E-4	Apartment Units	47,984 s.f.	29	48
		94,182 s.f.	69	100

The improvements to Lots 444 & 443 (825 Jupiter & 5801 Gemini Dr.) shall consist of 2 apartment buildings (40 unit & 29 unit) as specified above. (The project owner retains the right to initially construct or to thereafter convert the apartments to condominium units.) Occupancy/family definition in the apartment units shall be limited per R4 zoning code. (If the apartment units are initially constructed as condominium units or thereafter converted to condominium units, occupancy for the sold units shall be for single family residential purposes only as defined in the R1 zoning code. The owner may continue to lease all units until sold)

**Unit Breakdown:**

	40 Unit	29 Unit	Total
Efficiency:	6	5	11

One Bedroom:	16	5	21
Two Bedroom:	18	19	37
Totals	40	29	69

**Unit Size Breakdown:**

Efficiency	400 sq.ft. to 710 sq.ft.
One Bedroom	828 sq.ft. to 991 sq.ft.
Two Bedroom	1,132sq.ft. to 1,533 sq.ft.

**Total Building Volume:**

40 Unit Building 61,670 sq.ft. including U.G. Parking.  
 29 Unit Building 53,513 sq.ft. including U.G. Parking.

**Site Breakdown:**

Total Site:	94,182.93 sq.ft.	100%
Blds. Footprints:	31,694 sq.ft.	34%
Drives & Parking:	13,057 sq.ft.	13%
Impervious Areas: (Walks, Patios, etc)	7,608 sq.ft.	8%
Total impervious:	54,596 sq.ft.	55%
Green Space:	39,586 sq.ft.	43%

**Accessory Off-Street Parking:**

	40 Unit	29 Unit	Surface	Total
U.G. Small	3	10	----	13
U.G. Large	37	27	26	95
Accessible	1	1	4	6
Totals	41	38	30	114

**Bicycle Requirements:**

	40 Unit	29 Unit	Surface	Total
Bike	33	26	10	69

**Timetable for Construction:**

Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 2-3 years.

**Yard Requirements:**

Minimum Yard Requirements.

Minimum Front Yard Setback:	10 feet
Maximum Front Yard Setback:	20 feet
Minimum Porch/ Stoop Setback:	4 feet
Minimum Stair Setback:	1 feet
Minimum Sideyard Setback:	(Set in SIP)

Minimum Rear Setback: (Set in SIP)

- Total area of Lots 443&444:*** Lot 443 Site E4-47,985.35 sq. ft.; Lot 444 Site E-3-46,197.58 sq. ft.; total 94,182.93 sq. ft.
- Lot Area Requirements*** Per PUD (SIP) total area as defined above is Lot 444 Site E-3 & Lot 443 E-4 94,182 sq. ft.
- Dwelling Units*** Dwelling units proposed: Site E-3-40; Site E-4 -29; total 69 Apartment Units.
- Lot Area Per Dwelling Unit*** Combined Site E-3 & E-4, 94,182 sq. ft., 1,365 sq. ft./u;
- Floor Area Ratio (FAR):*** The floor area ratio for the 69 unit complex is 89,620 s.f./ 94,182 s.f. = 0.954.
- Usable Open Space/Requirements*** Area Required 500 s.f./u: Combined Site E-3 & E-4 total 34,500 sq. ft.
- Useable Open Space Provided*** Combined Lot 444, Site E-3 & Lot 443, Site E-4 total 39,586 sq. ft. open and Green Space.
- Height Requirements:*** Maximum Building Height is 3 stories or 43'-5"  
From main grade, not including U.G. Parking.
- Landscaping:*** Landscaped areas will be provided as shown on approved plans. Upon commencement of building Construction, a local provider will be responsible for the Installation of all landscape materials.
- Site Lighting:*** Lighting will be provided as shown on approved plans.
- Signage:*** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R4 District—Max. Allowable Signage : 32 sq. ft.  
Proposed Signage: 24 sq. ft.  
All signage shall be per the Approved PUD (SIP)

***Snow and Trash Storage and Removal, Maintenance***

Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.

***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 that are approved by the Director of Planning And Development and the Alderperson of the district And are compatible with the concept approval by the City Plan Commission.

***Maintenance of Traffic Measures:***

Several streets within the GDP and plat include special traffic islands and traffic calming measures within the Public right-of-way. The Grandview Neighborhood Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be preformed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the Grandview Neighborhood Association that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with asphalt pavement.

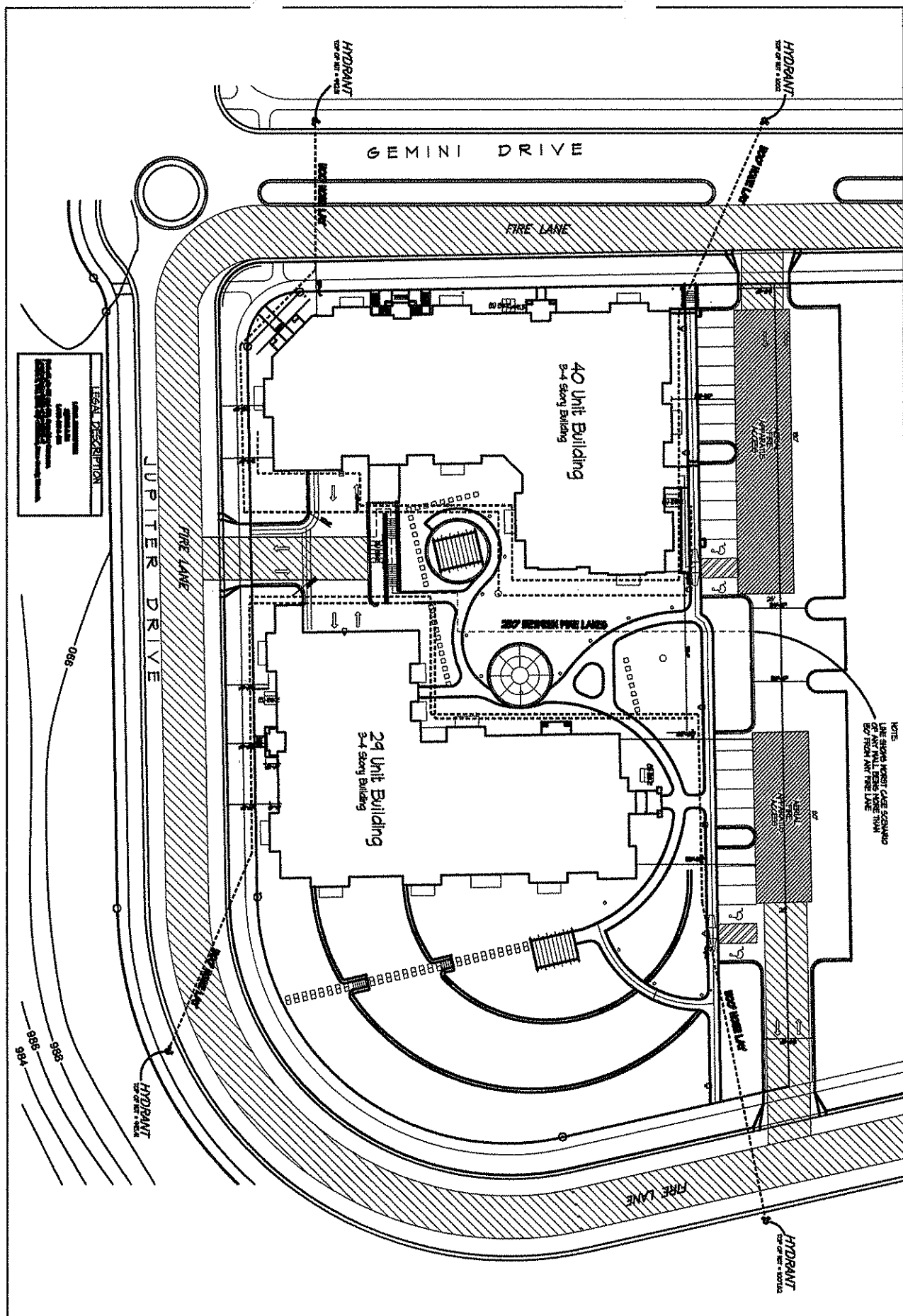
The Grandview Neighborhood Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and the Boards and Commissions and their officers, agent and employees from and all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.











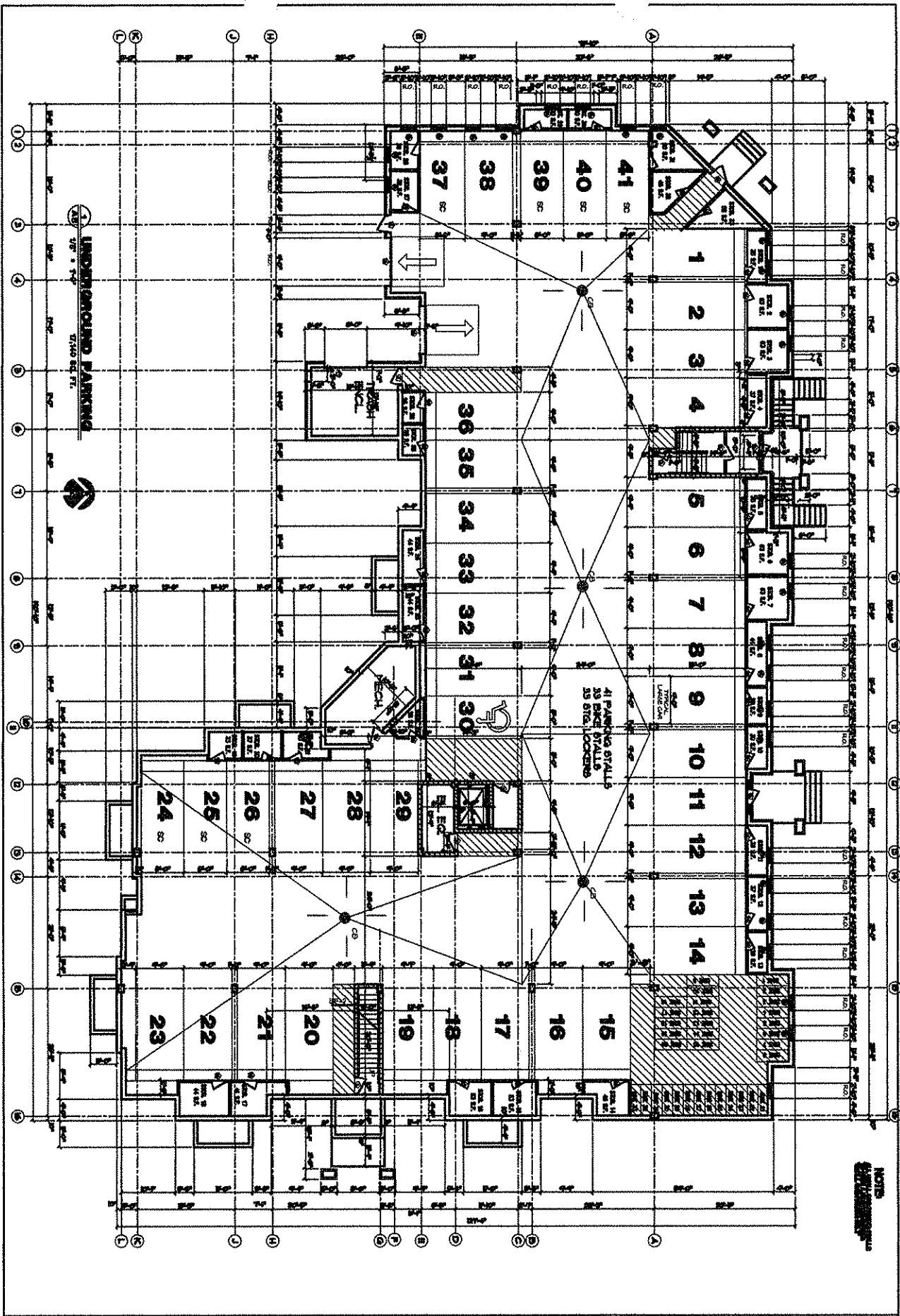
**LEGEND DESCRIPTION**

[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB

**NOTES**  
 1. FIRE LANE WIDTH SHALL BE 20 FEET MINIMUM  
 2. FIRE LANE SHALL BE CLEAR OF ALL OBSTACLES  
 3. FIRE LANE SHALL BE CLEAR OF ALL OBSTACLES  
 4. FIRE LANE SHALL BE CLEAR OF ALL OBSTACLES

<b>5-1.4</b> of 16 <b>FIRE ACCESS</b>	<b>PROJECT</b> LIONS GATE AT GRANDVIEW REDESIGNED 36 UNIT TO 29 UNIT 5801 GEMINI DRIVE MADISON, WI.	<b>CLIENT</b> 801 JUPITER DRIVE LLC 8342 BROOKS STREET SUN PRAIRIE, WI. 53590 608-834-2618	<b>ARCHITECT</b> LOUTHER & ASSOCIATES 120 S. WISCONSIN ST., SUITE 200 MILWAUKEE, WI. 53202 414-224-2200 WWW.LOUTHERANDASSOCIATES.COM
	<b>DATE</b> 07-10-07	<b>SCALE</b> AS SHOWN	<b>DESIGNER</b> J. L.



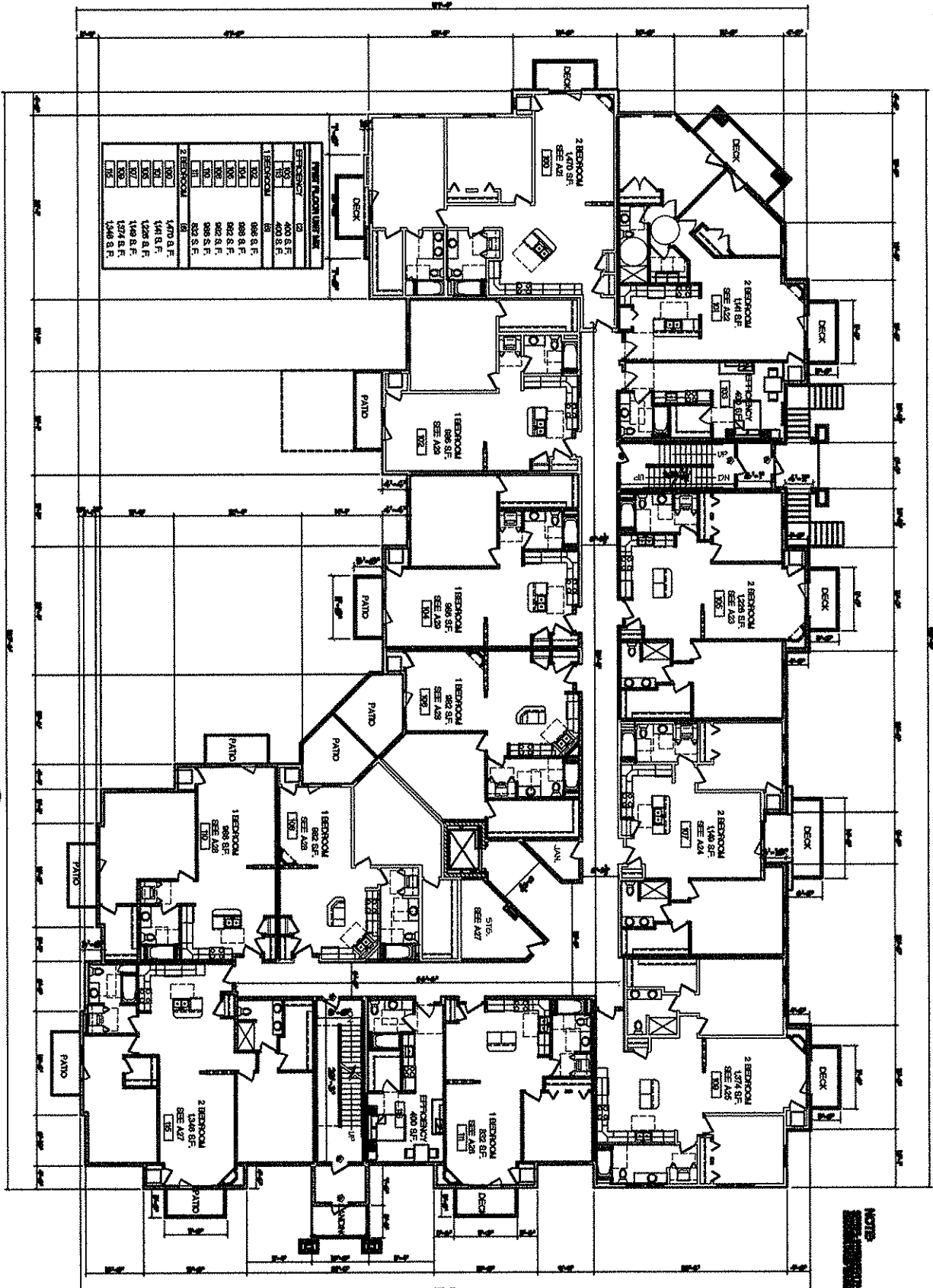


NOTES

<p>UNDERGROUND PARKING</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>	<p>DATE: 01-22-04</p> <p>BY: [Signature]</p>
	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: 5801 JUPITER DRIVE LLC</p>	<p>CLIENT: 5801 JUPITER DRIVE LLC</p>	<p>ADDRESS: 115 KING STREET, SUN PRAIRIE, WI 53540, 608-857-6005</p>	<p>ARCHITECT: LOUTHER ASSOCIATES, 200 WASHINGTON STREET, MILWAUKEE, WI 53202, (414) 224-1100, (414) 224-1101, FAX (414) 224-1102</p>	<p>ENGINEER: [Firm Name], 200 WASHINGTON STREET, MILWAUKEE, WI 53202, (414) 224-1100, (414) 224-1101, FAX (414) 224-1102</p>	<p>DATE: 01-22-04</p>	<p>DATE: 01-22-04</p>	<p>DATE: 01-22-04</p>	<p>DATE: 01-22-04</p>	<p>DATE: 01-22-04</p>



**FIRST FLOOR PLAN**  
 3449 SQ. FT.



NO.	DESCRIPTION	AREA
101	1 BEDROOM	400 S.F.
102	1 BEDROOM	888 S.F.
103	1 BEDROOM	888 S.F.
104	1 BEDROOM	888 S.F.
105	1 BEDROOM	888 S.F.
106	1 BEDROOM	888 S.F.
107	1 BEDROOM	888 S.F.
108	1 BEDROOM	888 S.F.
109	1 BEDROOM	888 S.F.
110	1 BEDROOM	888 S.F.
111	1 BEDROOM	888 S.F.
112	1 BEDROOM	888 S.F.
113	1 BEDROOM	888 S.F.
114	1 BEDROOM	888 S.F.
115	1 BEDROOM	888 S.F.
116	1 BEDROOM	888 S.F.
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123	1 BEDROOM	888 S.F.
124	1 BEDROOM	888 S.F.
125	1 BEDROOM	888 S.F.
126	1 BEDROOM	888 S.F.
127	1 BEDROOM	888 S.F.
128	1 BEDROOM	888 S.F.
129	1 BEDROOM	888 S.F.
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199	1 BEDROOM	888 S.F.
200	1 BEDROOM	888 S.F.

**NOTES**

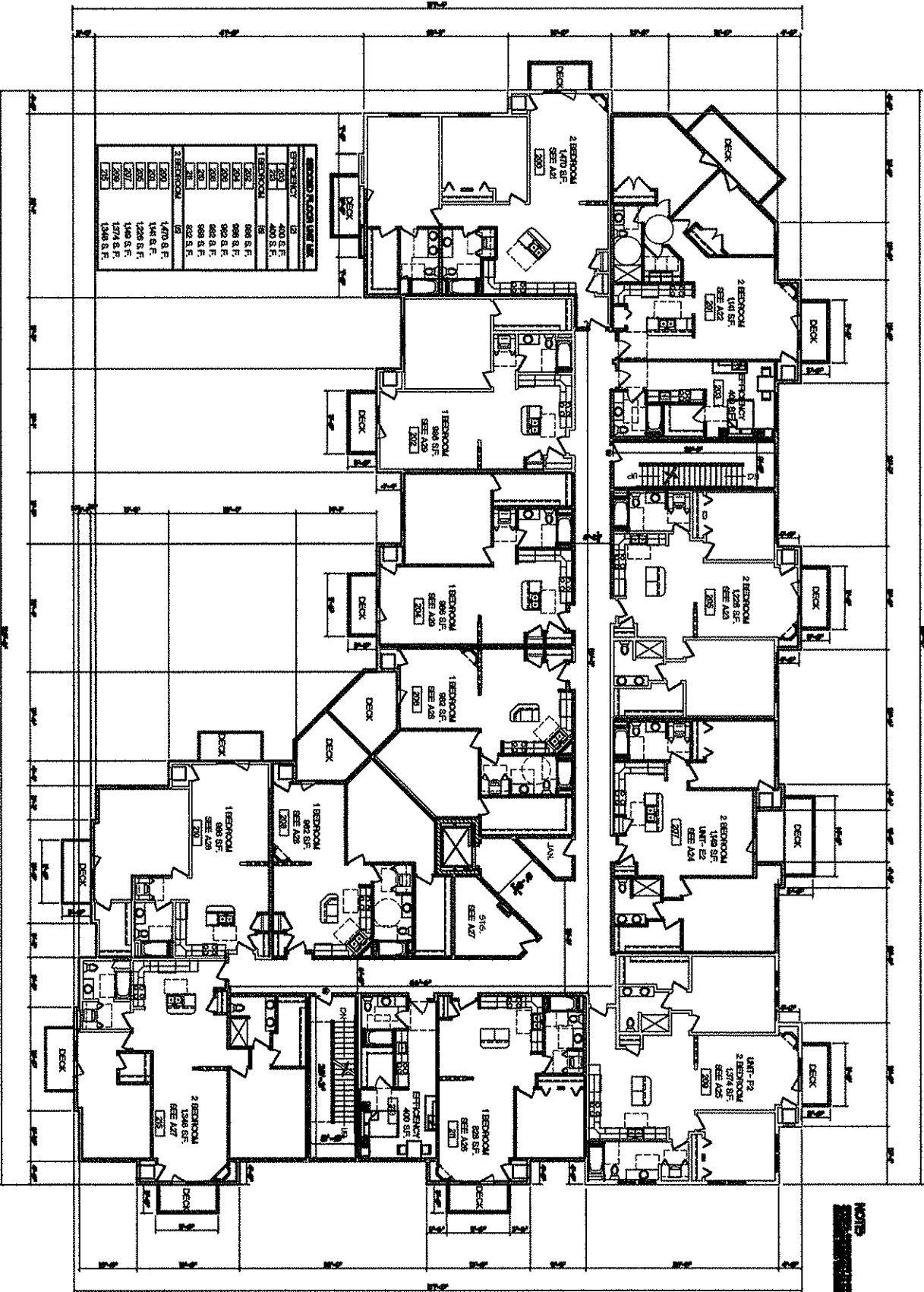
**FIRST FLOOR PLAN**  
 A-1.2  
 47

**LION'S GATE AT GRANDVIEW**  
 REDESIGNED 33 UNIT TO 40 UNIT  
 5801 GEMINI DRIVE  
 MADISON, WI.

**801 JUPITER DRIVE LLC**  
 115 KING STREET  
 SUN PRAIRIE, WI 53150  
 608-837-6005

**LOUTHER**  
 & ASSOCIATES  
 ARCHITECTS  
 1201 WISCONSIN STREET  
 MILWAUKEE, WI 53233  
 414-333-3333  
 200-430-3333 FAX  
 WWW.LOUTHER.COM

SECOND FLOOR PLAN



UNIT NO.	TYPE	SQ. FT.
201	2 BEDROOM	1379 S.F.
202	2 BEDROOM	1379 S.F.
203	2 BEDROOM	1379 S.F.
204	2 BEDROOM	1379 S.F.
205	2 BEDROOM	1379 S.F.
206	2 BEDROOM	1379 S.F.
207	2 BEDROOM	1379 S.F.
208	2 BEDROOM	1379 S.F.
209	2 BEDROOM	1379 S.F.
210	2 BEDROOM	1379 S.F.
211	2 BEDROOM	1379 S.F.
212	2 BEDROOM	1379 S.F.
213	2 BEDROOM	1379 S.F.
214	2 BEDROOM	1379 S.F.
215	2 BEDROOM	1379 S.F.
216	2 BEDROOM	1379 S.F.
217	2 BEDROOM	1379 S.F.
218	2 BEDROOM	1379 S.F.
219	2 BEDROOM	1379 S.F.
220	2 BEDROOM	1379 S.F.
221	2 BEDROOM	1379 S.F.
222	2 BEDROOM	1379 S.F.
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225	2 BEDROOM	1379 S.F.
226	2 BEDROOM	1379 S.F.
227	2 BEDROOM	1379 S.F.
228	2 BEDROOM	1379 S.F.
229	2 BEDROOM	1379 S.F.
230	2 BEDROOM	1379 S.F.
231	2 BEDROOM	1379 S.F.
232	2 BEDROOM	1379 S.F.
233	2 BEDROOM	1379 S.F.
234	2 BEDROOM	1379 S.F.
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236	2 BEDROOM	1379 S.F.
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295	2 BEDROOM	1379 S.F.
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297	2 BEDROOM	1379 S.F.
298	2 BEDROOM	1379 S.F.
299	2 BEDROOM	1379 S.F.
300	2 BEDROOM	1379 S.F.

A-13  
47

SECOND FLOOR PLAN

REVISIONS  
 DATE  
 BY  
 DESCRIPTION

PROJECT  
**LION'S GATE AT GRANDVIEW  
 REDESIGNED 33 UNIT TO 40 UNIT**

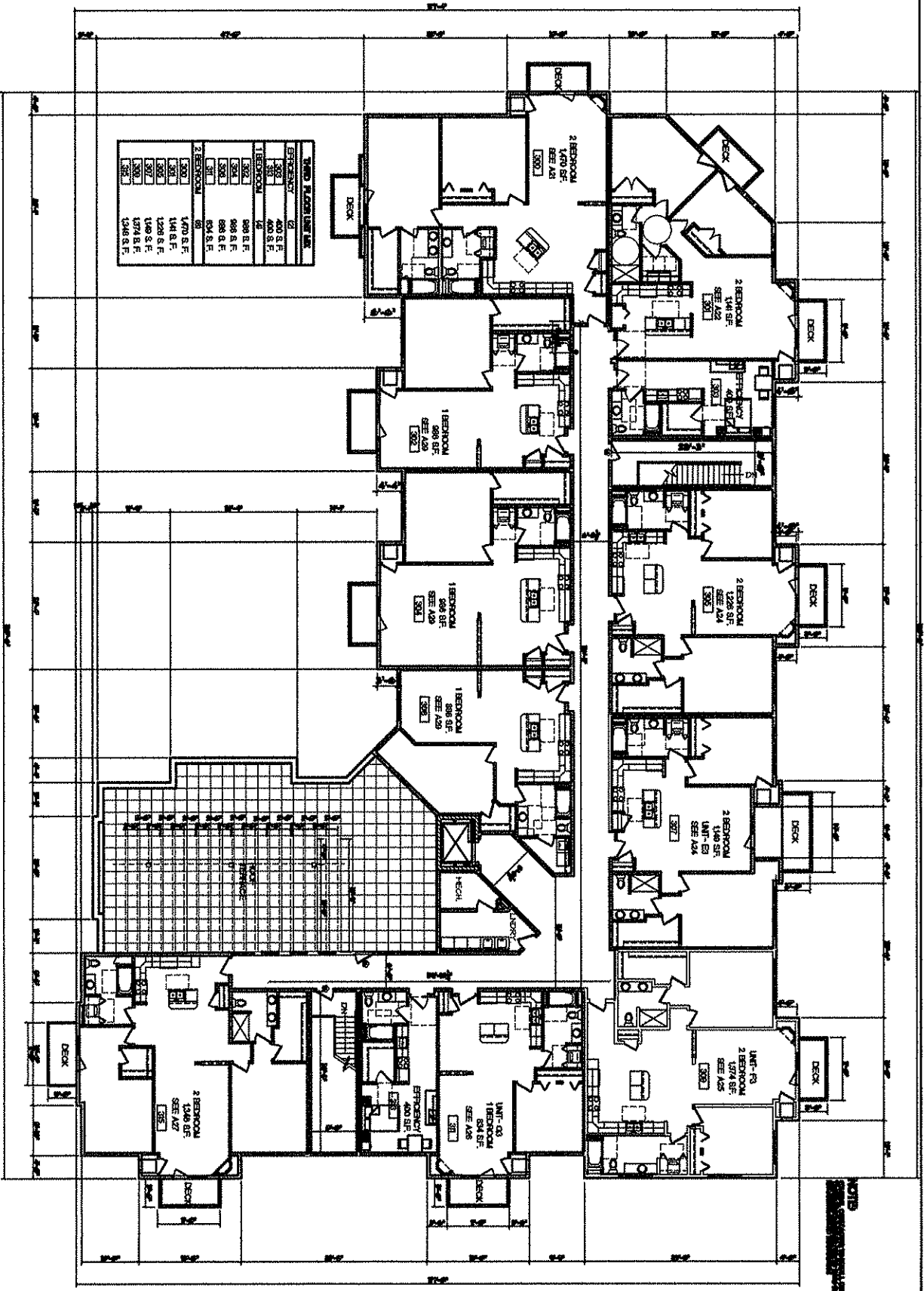
5801 GEMINI DRIVE  
 MADISON, WI.

CLIENT  
**801 JUPITER DRIVE LLC**

115 KING STREET  
 SUN PRAIRIE, WI 53590  
 608-837-6005

DESIGNED BY  
**LOUTHER  
 & ASSOCIATES**  
 120 PARKWAY  
 SUN PRAIRIE, WI 53590  
 608-837-6005  
 www.louthers.com

NOTES



THIRD FLOOR UNIT	
2 BEDROOM	1348 S.F.
2 BEDROOM	1374 S.F.
2 BEDROOM	1426 S.F.
2 BEDROOM	1490 S.F.
2 BEDROOM	1574 S.F.
1 BEDROOM	888 S.F.
1 BEDROOM	898 S.F.
1 BEDROOM	904 S.F.
1 BEDROOM	924 S.F.
1 BEDROOM	988 S.F.
1 BEDROOM	1004 S.F.
1 BEDROOM	1024 S.F.
1 BEDROOM	1044 S.F.
1 BEDROOM	1064 S.F.
1 BEDROOM	1084 S.F.
1 BEDROOM	1104 S.F.
1 BEDROOM	1124 S.F.
1 BEDROOM	1144 S.F.
1 BEDROOM	1164 S.F.
1 BEDROOM	1184 S.F.
1 BEDROOM	1204 S.F.
1 BEDROOM	1224 S.F.
1 BEDROOM	1244 S.F.
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1 BEDROOM	1684 S.F.
1 BEDROOM	1704 S.F.
1 BEDROOM	1724 S.F.
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1 BEDROOM	1944 S.F.
1 BEDROOM	1964 S.F.
1 BEDROOM	1984 S.F.
1 BEDROOM	2004 S.F.
1 BEDROOM	2024 S.F.
1 BEDROOM	2044 S.F.
1 BEDROOM	2064 S.F.
1 BEDROOM	2084 S.F.
1 BEDROOM	2104 S.F.
1 BEDROOM	2124 S.F.
1 BEDROOM	2144 S.F.
1 BEDROOM	2164 S.F.
1 BEDROOM	2184 S.F.
1 BEDROOM	2204 S.F.
1 BEDROOM	2224 S.F.
1 BEDROOM	2244 S.F.
1 BEDROOM	2264 S.F.
1 BEDROOM	2284 S.F.
1 BEDROOM	2304 S.F.
1 BEDROOM	2324 S.F.
1 BEDROOM	2344 S.F.
1 BEDROOM	2364 S.F.
1 BEDROOM	2384 S.F.
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1 BEDROOM	2604 S.F.
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1 BEDROOM	3084 S.F.
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1 BEDROOM	3144 S.F.
1 BEDROOM	3164 S.F.
1 BEDROOM	3184 S.F.
1 BEDROOM	3204 S.F.
1 BEDROOM	3224 S.F.
1 BEDROOM	3244 S.F.
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1 BEDROOM	3284 S.F.
1 BEDROOM	3304 S.F.
1 BEDROOM	3324 S.F.
1 BEDROOM	3344 S.F.
1 BEDROOM	3364 S.F.
1 BEDROOM	3384 S.F.
1 BEDROOM	3404 S.F.
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1 BEDROOM	3604 S.F.
1 BEDROOM	3624 S.F.
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1 BEDROOM	3804 S.F.
1 BEDROOM	3824 S.F.
1 BEDROOM	3844 S.F.
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1 BEDROOM	3924 S.F.
1 BEDROOM	3944 S.F.
1 BEDROOM	3964 S.F.
1 BEDROOM	3984 S.F.
1 BEDROOM	4004 S.F.

THIRD FLOOR PLAN  
1/2" = 1'-0"  
1/8" = 1'-0"

PROJECT: LION'S GATE AT GRANDVIEW  
REDESIGNED 33 UNIT TO 40 UNIT

5801 GEMINI DRIVE  
MADISON, WI.

CLIENT: 801 JUPITER DRIVE LLC

115 KING STREET  
SUN PRAIRIE, WI. 53540  
608-851-6005

ARCHITECT: LUTHER ASSOCIATES  
1201 W. WISCONSIN AVENUE  
MILWAUKEE, WI 53233  
TEL: 414-224-1100  
FAX: 414-224-1101  
WWW.LUTHERASSOCIATES.COM

DATE: 08-20-09  
08-20-09  
08-20-09  
08-20-09

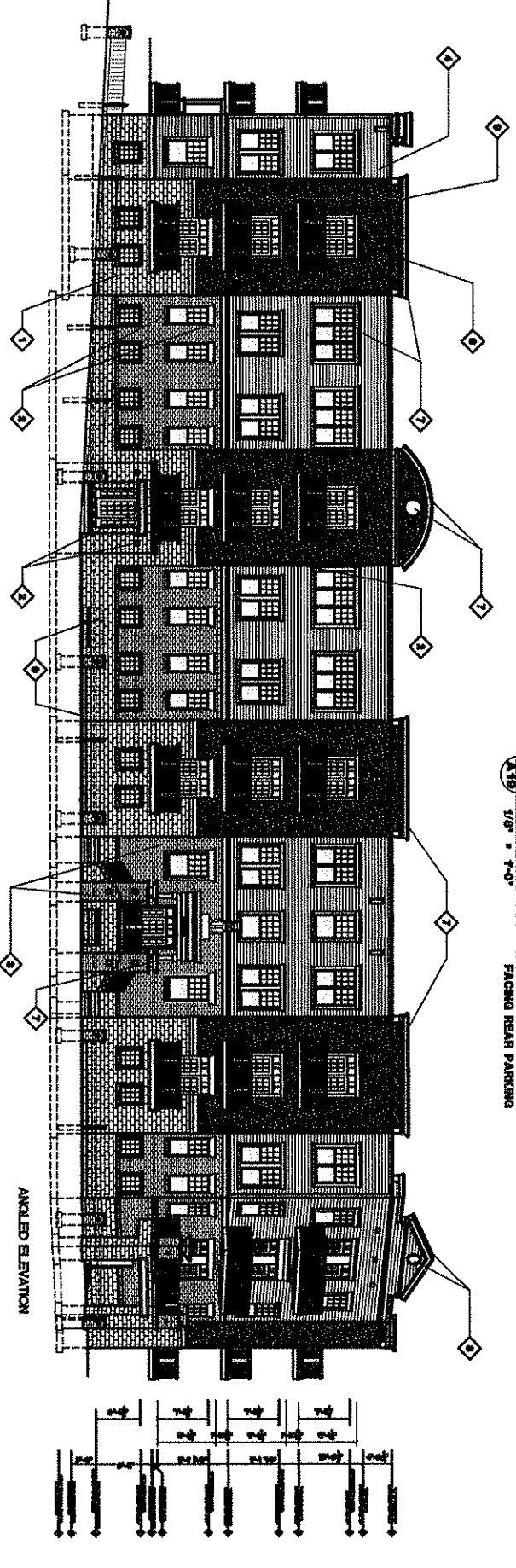
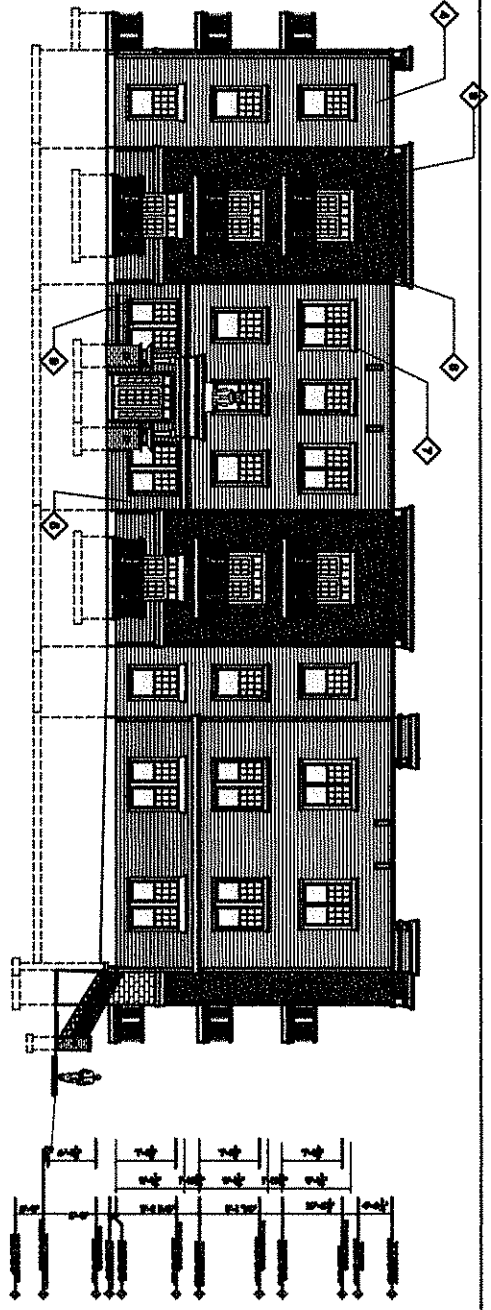
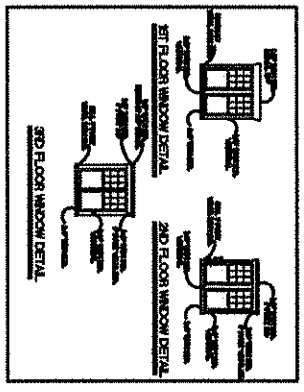
DESIGNER: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 08-20-09

SCALE: 1/4" = 1'-0"

THIRD FLOOR PLAN  
47

**LION'S GATE AT GRANDVIEW COMMONS BUILDING MATERIAL KEY**

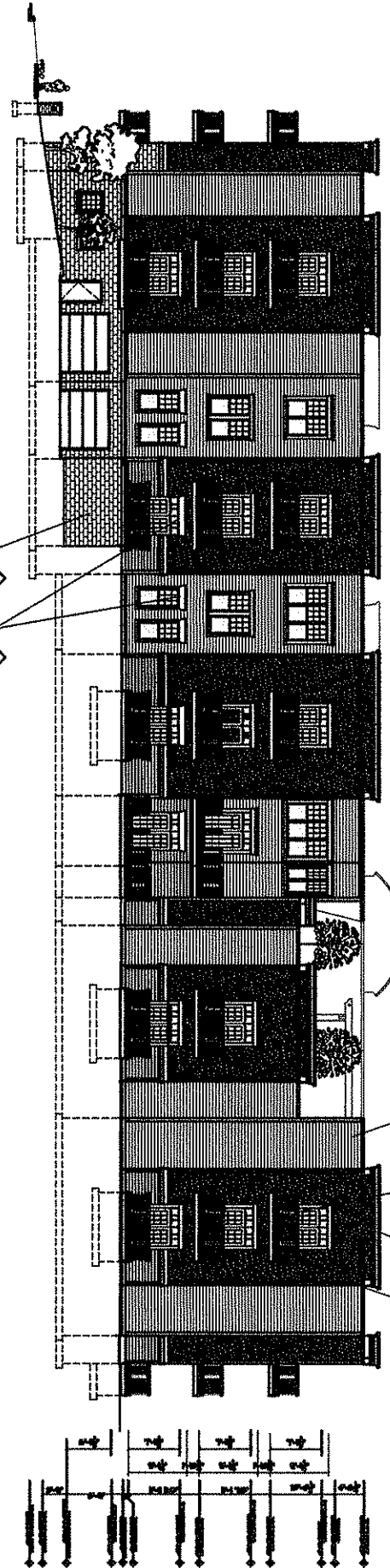
1	BRICK	2	CLAY TILE
3	CONCRETE	4	GLASS
5	WOOD	6	ALUMINUM
7	STEEL	8	IRON
9	COPPER	10	LEAD
11	ZINC	12	PAINT
13	ROOFING	14	LANDSCAPE
15	MECHANICAL	16	ELECTRICAL
17	PLUMBING	18	HEATING
19	Cooling	20	Other



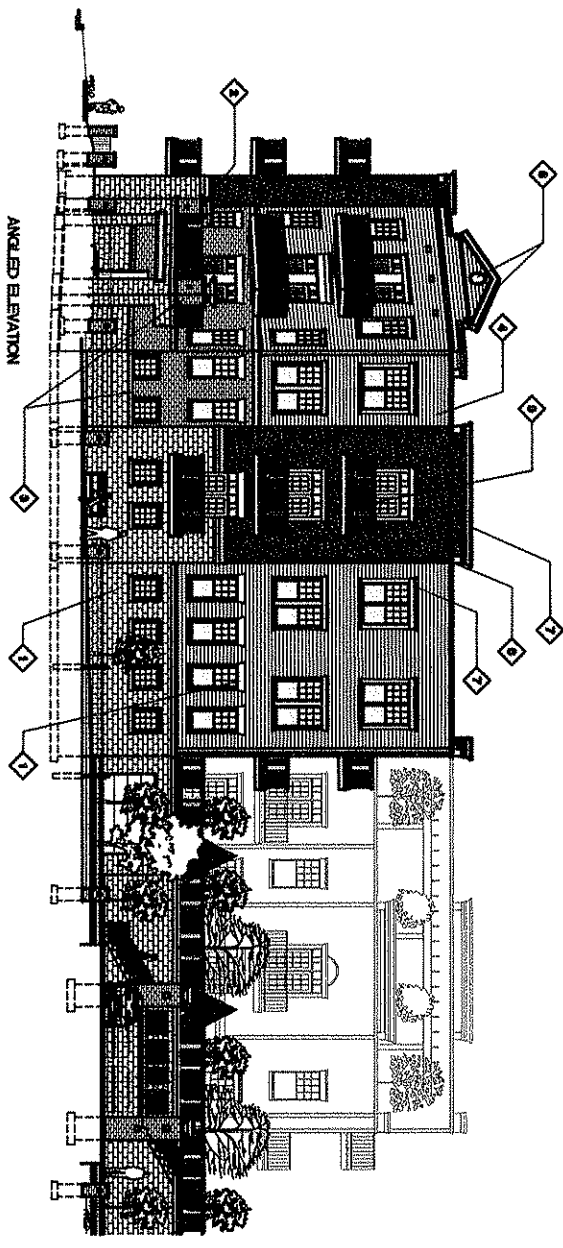
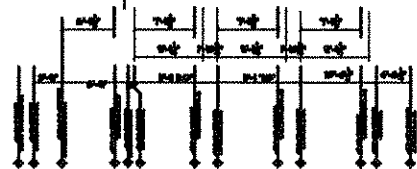
<p><b>ELEVATIONS</b></p> <p>A-3.1 16</p>	<p>PROJECT <b>LION'S GATE AT GRANDVIEW REDESIGNED 33 UNIT TO 40 UNIT</b></p> <p>5801 GEMINI DRIVE MADISON, WI.</p>	<p>CLIENT <b>BOI JUPITER DRIVE LLC</b></p> <p>3342 BROOKS DRIVE SUN PRAIRIE, WI. 53190 608-834-2613</p>	<p>ARCHITECT <b>LOUTHER ASSOCIATES</b> 505 TOWNSEND BUILDING MILWAUKEE, WI. 53202 262-478-2288 FAX LOUTHERASSOCIATES.COM</p>
	<p>DATE 05-01-04</p> <p>REVISIONS 200806 07-10-04 08-23-04 07-20-04 07-22-04</p> <p>DESIGNER PROJECT MANAGER</p>	<p>DATE 05-01-04</p> <p>REVISIONS 200806 07-10-04 08-23-04 07-20-04 07-22-04</p> <p>DESIGNER PROJECT MANAGER</p>	<p>DATE 05-01-04</p> <p>REVISIONS 200806 07-10-04 08-23-04 07-20-04 07-22-04</p> <p>DESIGNER PROJECT MANAGER</p>

**LION'S GATE AT GRANDVIEW COMMONS BUILDING MATERIAL KEY**

1	Brick
2	Dark Stucco
3	Light Stucco
4	Dark Siding
5	Light Siding
6	Dark Shingles
7	Light Shingles
8	Dark Slate
9	Light Slate
10	Dark Granite
11	Light Granite
12	Dark Marble
13	Light Marble
14	Dark Wood
15	Light Wood
16	Dark Metal
17	Light Metal
18	Dark Glass
19	Light Glass
20	Dark Concrete
21	Light Concrete

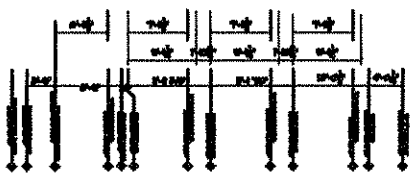


**1 SOUTH ELEVATION.**  
A30 1/8" = 1'-0"



**1 JUPITER DRIVE FACADE**  
A30 1/8" = 1'-0"

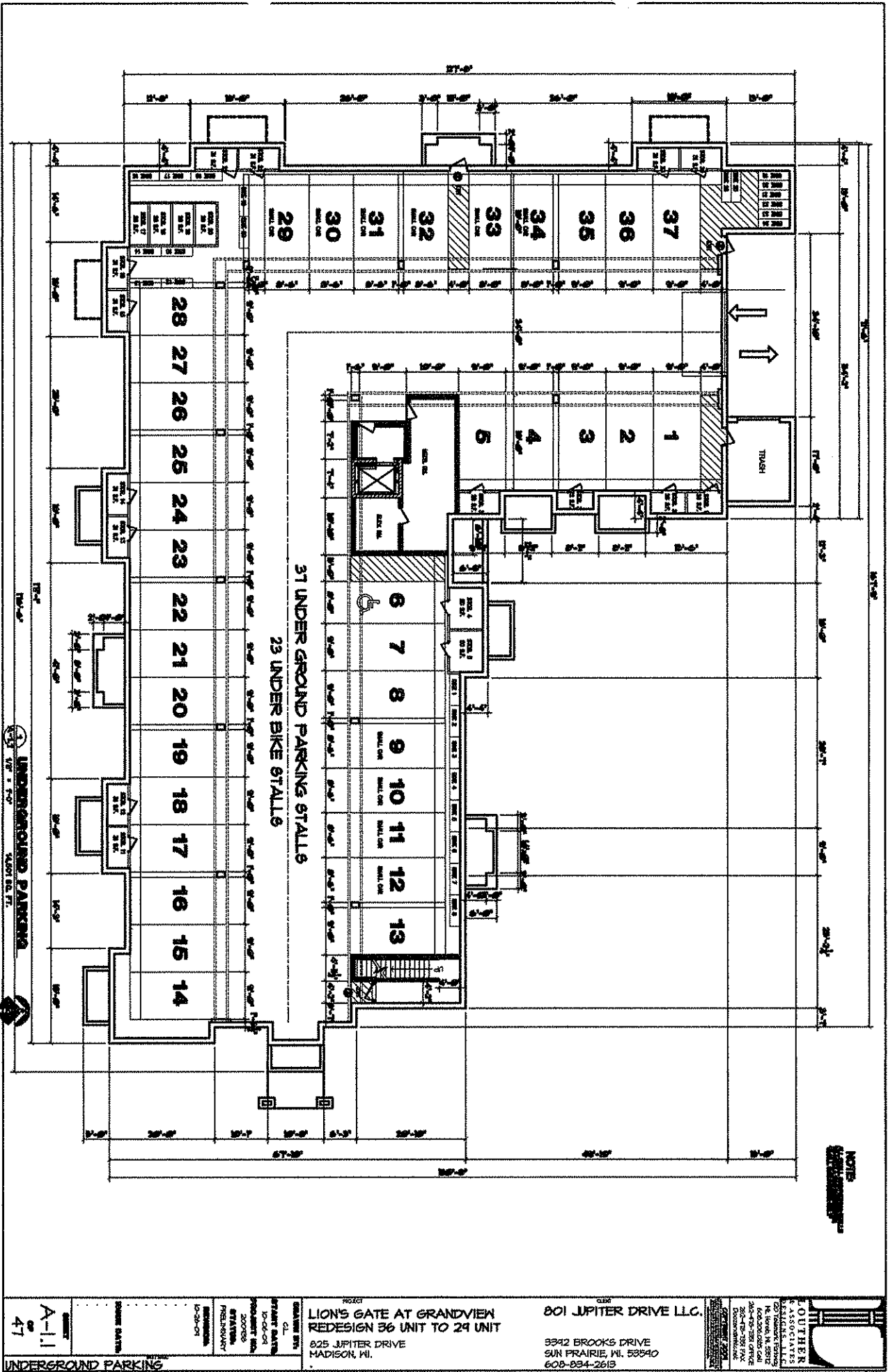
ANGLED ELEVATION



<p><b>ELEVATIONS</b></p> <p>A-32 of 16</p>	<p>PROJECT: LION'S GATE AT GRANDVIEW REDESIGNED 33 UNIT TO 40 UNIT</p> <p>5901 GEMINI DRIVE MADISON, WI.</p>	<p>CLIENT: 801 JUPITER DRIVE LLC</p> <p>3842 BROOKS DRIVE SUN PRAIRIE, WI. 53190 608-934-2619</p>	<p>ARCHITECT: LOUTHER ASSOCIATES 100 Lakeside Parkway Madison, WI 53703 608-262-0000 262-750-7500 FAX www.louthera.com</p>
	<p>DATE: 07-10-09 07-28-09 08-20-09</p>	<p>ARCHITECT: LOUTHER ASSOCIATES 100 Lakeside Parkway Madison, WI 53703 608-262-0000 262-750-7500 FAX www.louthera.com</p>	<p>DATE: 07-10-09 07-28-09 08-20-09</p>







UNDERGROUND PARKING  
 15' x 7'0"  
 1400' SQ. FT.

31 UNDER GROUND PARKING STALLS  
 23 UNDER BIKE STALLS

NOTES

UNDERGROUND PARKING  
 A-1.1  
 47

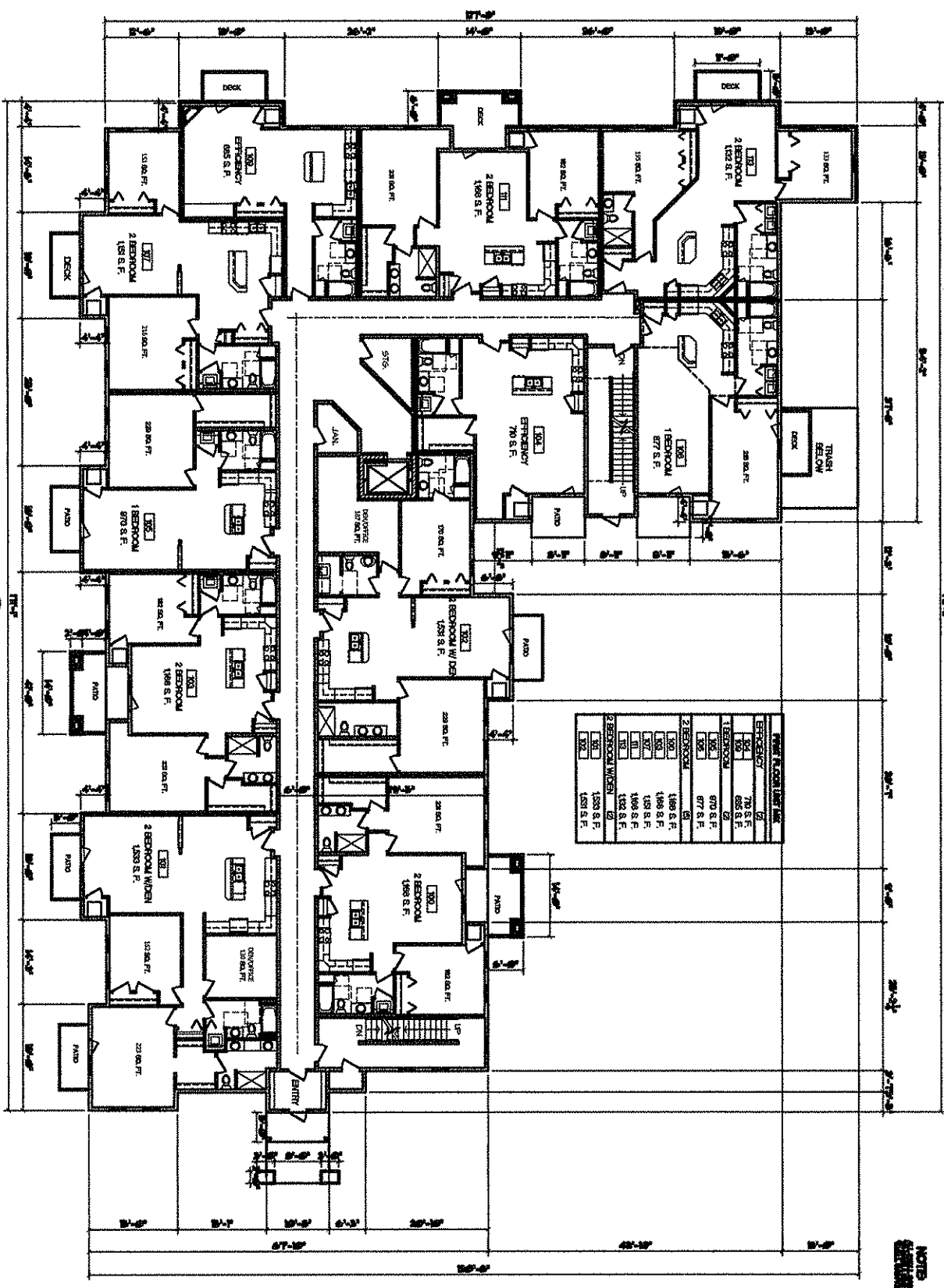
DESIGNER  
**LION'S GATE AT GRANDVIEW**  
 REDESIGN 36 UNIT TO 24 UNIT  
 825 JUPITER DRIVE  
 MADISON, WI.

CLIENT  
**801 JUPITER DRIVE LLC.**  
 3342 BROOKS DRIVE  
 SUN PRAIRIE, WI. 53540  
 608-834-2613

DATE  
**OUTHER**  
 & ASSOCIATES  
 200 W. MICHIGAN STREET  
 MILWAUKEE, WI. 53233  
 414-224-0000  
 265-47-1501 FAX  
 D:\PROJECTS\1400\1400.DWG

8

**FIRST FLOOR PLAN**  
 14,571 SQ. FT.



**FIRST FLOOR UNIT LIST**

UNIT	SQ. FT.	DESCRIPTION
101	770 S.F.	EFFICIENCY
102	626 S.F.	1 BEDROOM
103	621	1 BEDROOM
104	670 S.F.	1 BEDROOM
105	677 S.F.	1 BEDROOM
106	681	2 BEDROOM
107	1488 S.F.	2 BEDROOM
108	1488 S.F.	2 BEDROOM
109	1488 S.F.	2 BEDROOM
110	1488 S.F.	2 BEDROOM
111	1488 S.F.	2 BEDROOM
112	1488 S.F.	2 BEDROOM
113	1488 S.F.	2 BEDROOM
114	1488 S.F.	2 BEDROOM
115	1488 S.F.	2 BEDROOM
116	1488 S.F.	2 BEDROOM
117	1488 S.F.	2 BEDROOM
118	1488 S.F.	2 BEDROOM
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195	1488 S.F.	2 BEDROOM
196	1488 S.F.	2 BEDROOM
197	1488 S.F.	2 BEDROOM
198	1488 S.F.	2 BEDROOM
199	1488 S.F.	2 BEDROOM
200	1488 S.F.	2 BEDROOM

**NOTES**

**FIRST FLOOR PLAN**  
 A-1.2  
 47

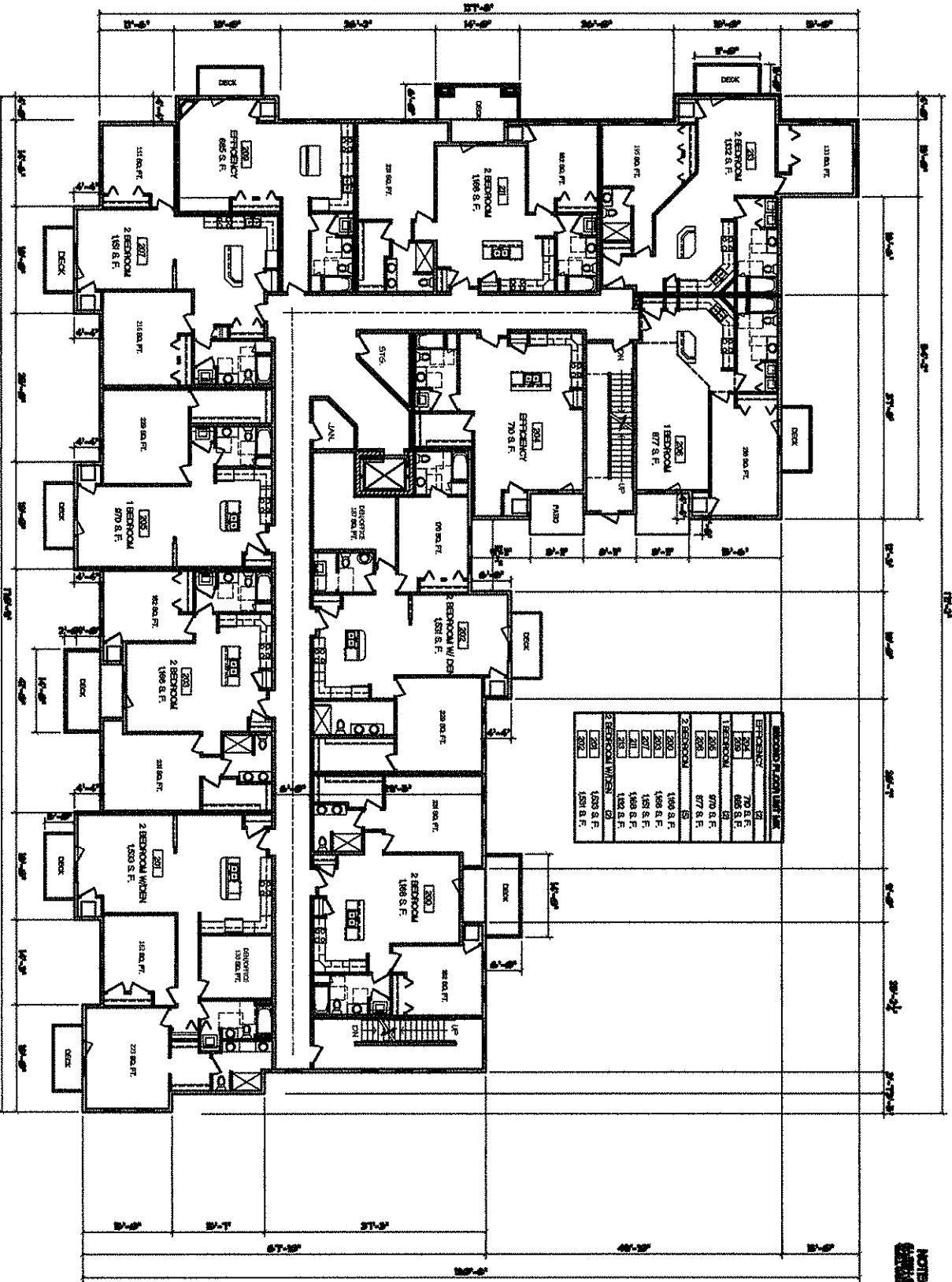
**OWNER:** LIONS GATE AT GRANDVIEW  
**DESIGNER:** 801 JUPITER DRIVE LLC  
**PROJECT:** REDESIGNED 36 UNIT TO 29 UNIT  
**ADDRESS:** 825 JUPITER DRIVE  
 MADISON, WI.

**OWNER:** 801 JUPITER DRIVE LLC  
**ADDRESS:** 8342 BROOKS DRIVE  
 SUN PRAIRIE, WI. 53540  
 608-834-2619

**OWNER:** LIONS GATE AT GRANDVIEW  
**DESIGNER:** 801 JUPITER DRIVE LLC  
**PROJECT:** REDESIGNED 36 UNIT TO 29 UNIT  
**ADDRESS:** 825 JUPITER DRIVE  
 MADISON, WI.

**OWNER:** LIONS GATE AT GRANDVIEW  
**DESIGNER:** 801 JUPITER DRIVE LLC  
**PROJECT:** REDESIGNED 36 UNIT TO 29 UNIT  
**ADDRESS:** 825 JUPITER DRIVE  
 MADISON, WI.

**SECOND FLOOR PLAN**  
 157' 11" x 170'  
 14,444 S.F.



**SECOND FLOOR UNIT LIST**

UNIT NO.	TYPE	SQ. FT.
201	EFFICIENCY	685
202	EFFICIENCY	710
203	1 BEDROOM	686
204	1 BEDROOM	691
205	1 BEDROOM	670
206	1 BEDROOM	677
207	2 BEDROOM	851
208	2 BEDROOM	1486
209	2 BEDROOM	1498
210	2 BEDROOM	1488
211	2 BEDROOM	1493
212	2 BEDROOM	1492
213	2 BEDROOM	1493
214	2 BEDROOM	1493
215	2 BEDROOM	1493
216	2 BEDROOM	1493
217	2 BEDROOM	1493
218	2 BEDROOM	1493
219	2 BEDROOM	1493
220	2 BEDROOM	1493
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226	2 BEDROOM	1493
227	2 BEDROOM	1493
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230	2 BEDROOM	1493
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232	2 BEDROOM	1493
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296	2 BEDROOM	1493
297	2 BEDROOM	1493
298	2 BEDROOM	1493
299	2 BEDROOM	1493
300	2 BEDROOM	1493

**NOTES**

157' 11" x 170'  
 14,444 S.F.

**SECOND FLOOR PLAN**

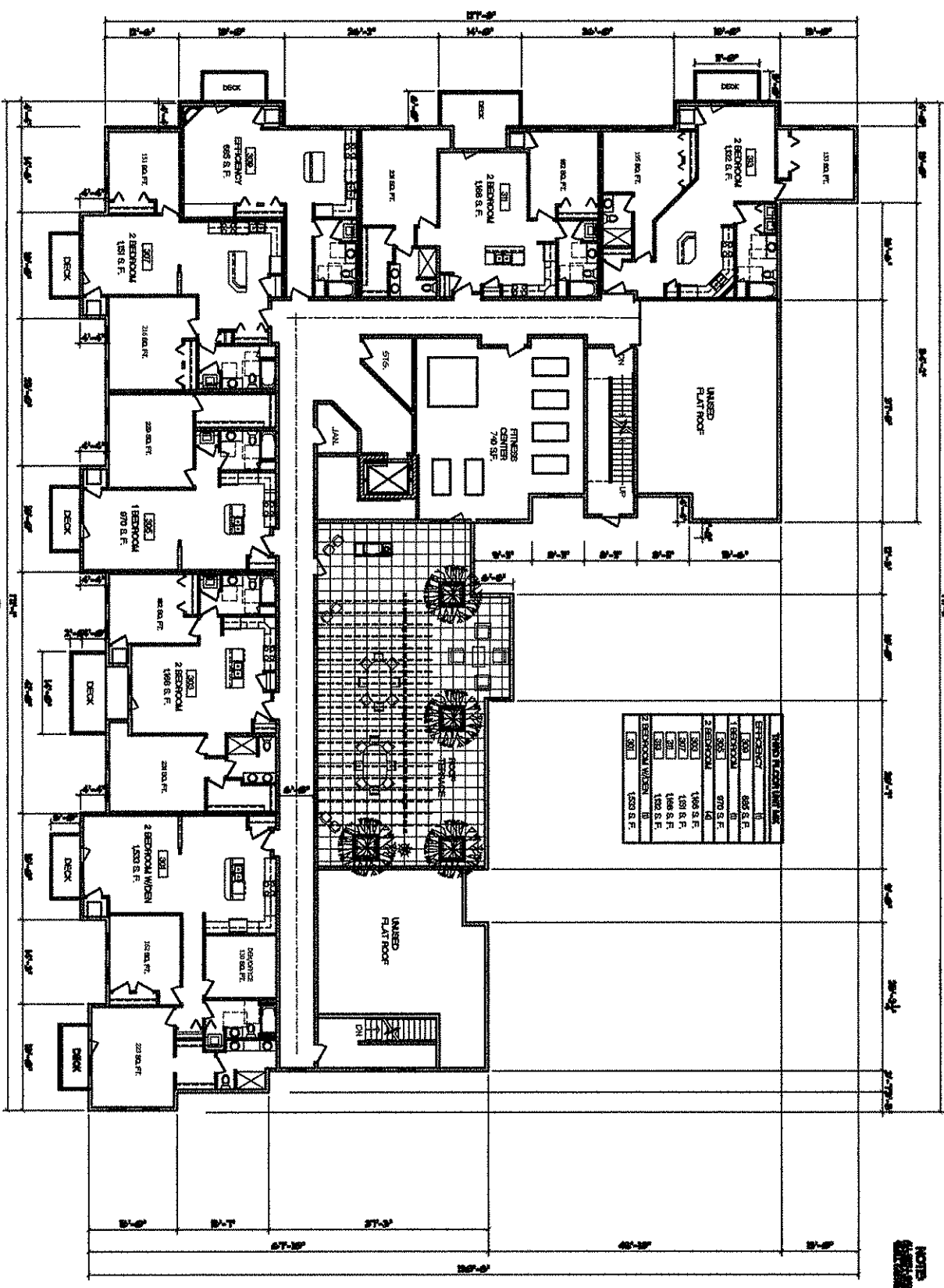
**OWNER:** 601 JUPITER DRIVE LLC  
**PROJECT:** LION'S GATE AT GRANDVIEW  
 REDESIGNED 36 UNIT TO 24 UNIT  
**ADDRESS:** 825 JUPITER DRIVE  
 MADISON, WI.

**ARCHITECT:** LOUHER & ASSOCIATES  
 100 W. WASHINGTON ST.  
 MILWAUKEE, WI 53202  
 TEL: 414-224-1100 FAX: 414-224-1101  
 WWW.LOUHER.COM

**DATE:** 08/20/13  
**SCALE:** AS SHOWN  
**PROJECT NO.:** 13-001  
**DATE:** 08/20/13

**LOUHER & ASSOCIATES**  
 100 W. WASHINGTON ST.  
 MILWAUKEE, WI 53202  
 TEL: 414-224-1100 FAX: 414-224-1101  
 WWW.LOUHER.COM

**THIRD FLOOR PLAN**  
10,000 SQ. FT.

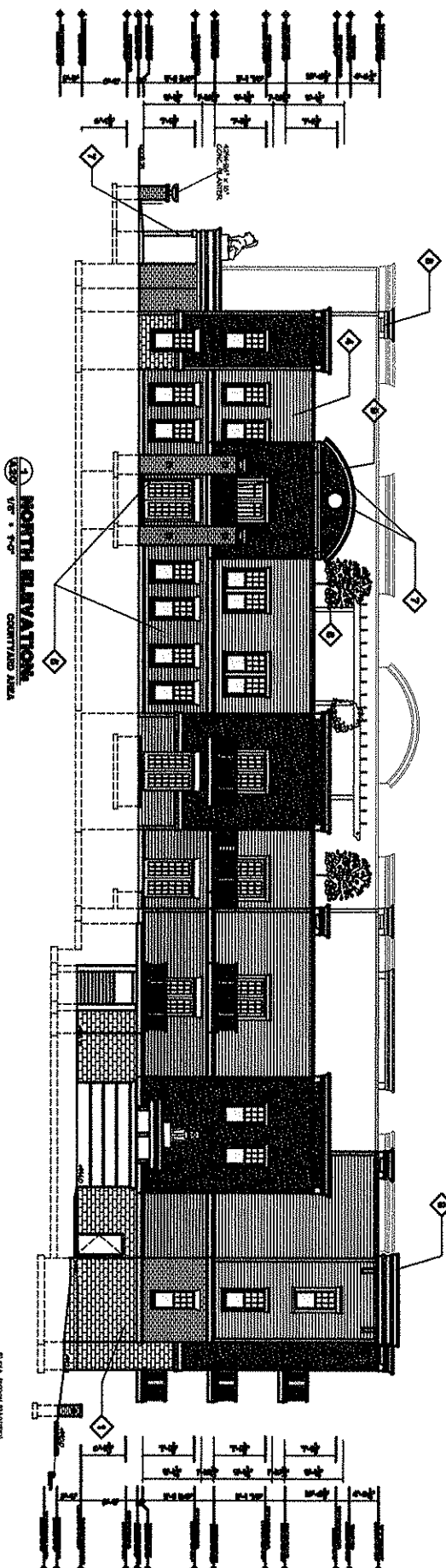


UNIT	SQ. FT.
301	1,408 S.F.
302	1,391 S.F.
303	1,488 S.F.
304	1,488 S.F.
305	1,488 S.F.
306	1,488 S.F.
307	1,488 S.F.
308	1,488 S.F.
309	1,488 S.F.
310	1,488 S.F.
311	1,488 S.F.
312	1,488 S.F.
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314	1,488 S.F.
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318	1,488 S.F.
319	1,488 S.F.
320	1,488 S.F.
321	1,488 S.F.
322	1,488 S.F.
323	1,488 S.F.
324	1,488 S.F.
325	1,488 S.F.
326	1,488 S.F.
327	1,488 S.F.
328	1,488 S.F.
329	1,488 S.F.
330	1,488 S.F.
331	1,488 S.F.
332	1,488 S.F.
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355	1,488 S.F.
356	1,488 S.F.
357	1,488 S.F.
358	1,488 S.F.
359	1,488 S.F.
360	1,488 S.F.

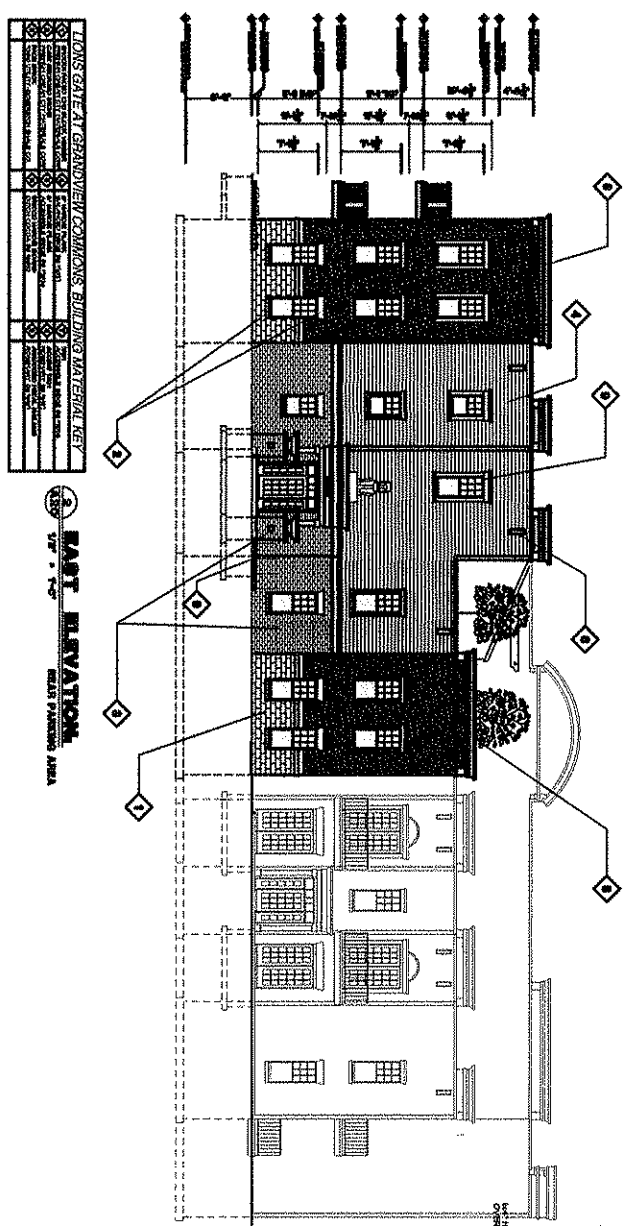
**NOTES**

<p>THIRD FLOOR PLAN A-1.4 of 47</p>	<p><b>OWNER</b> LION'S GATE AT GRANDVIEW REDESIGNED 36 UNIT TO 24 UNIT 825 JUPITER DRIVE MADISON, WI.</p>	<p><b>CLIENT</b> 801 JUPITER DRIVE LLC 3342 BROOKS DRIVE SUN PRAIRIE, WI. 53190 608-834-2613</p>	<p><b>ARCHITECT</b> LOUTHER AN ASSOCIATES 150 N. HAVEN, N.E. 38022 KODAK/200/20000 C401 352-478-7253 FAX DLOUTHER@LLOA.COM</p>
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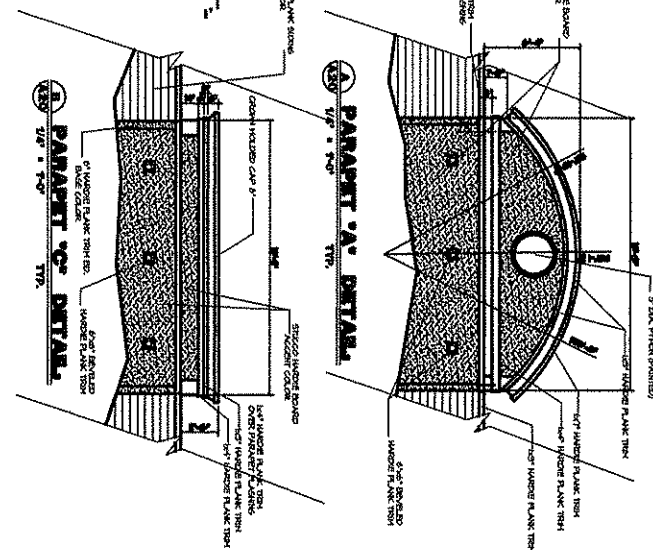




**1 NORTH ELEVATION**  
 1/8" = 1'-0"  
 COURTYARD SIDE



**2 EAST ELEVATION**  
 1/8" = 1'-0"  
 REAR PARKING AREA



**A PARAPET 'A' DETAIL**  
 1/8" = 1'-0"  
 TYP.

**B PARAPET 'B' DETAIL**  
 1/8" = 1'-0"  
 TYP.

**1. LIONS GATE AT GRANDVIEW OCCUPANCY SCHEDULE MATERIAL KEY**

1	BRICK
2	CONCRETE
3	GLASS
4	WOOD
5	STAINLESS STEEL
6	ALUMINUM
7	PAINT
8	ROOFING
9	LANDSCAPE
10	PLANTING
11	WATER
12	SEWER
13	ELECTRICAL
14	MECHANICAL
15	TELEPHONE
16	TELEVISION
17	INTERNET
18	DATA
19	OTHER

<b>PROJECT</b> <b>LIONS GATE AT GRANDVIEW</b> <b>REDESIGNED 36 UNIT TO 24 UNIT</b> <b>825 JUPITER DRIVE</b> <b>MADISON, WI.</b>	<b>CLIENT</b> <b>BOI JUPITER DRIVE LLC</b> <b>3842 BROOKS DRIVE</b> <b>SUN PRAIRIE, WI. 53190</b> <b>608-834-2618</b>	<b>ARCHITECT</b> <b>LOUTHER</b> <b>&amp; ASSOCIATES</b> <b>1100 W. WISCONSIN</b> <b>MILWAUKEE, WI. 53233</b> <b>414-224-2222</b> <b>WWW.LOUTHERANDASSOCIATES.COM</b>	<b>DATE</b> <b>08/20/2018</b>
<b>PROJECT NO.</b> <b>2018003</b>	<b>DATE</b> <b>08/20/2018</b>	<b>PROJECT NO.</b> <b>2018003</b>	<b>DATE</b> <b>08/20/2018</b>
<b>DESIGNED BY</b> <b>ARCHITECT</b>	<b>DATE</b> <b>08/20/2018</b>	<b>PROJECT NO.</b> <b>2018003</b>	<b>DATE</b> <b>08/20/2018</b>