



# URBAN DESIGN COMMISSION 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

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

<b>Date Submitted:</b> <u>January 13, 2016</u>	<input type="checkbox"/> <b>Informational Presentation</b>
<b>UDC Meeting Date:</b> <u>January 27, 2016</u>	<input type="checkbox"/> <b>Initial Approval</b>
<b>Combined Schedule Plan Commission Date (if applicable):</b> _____	<input checked="" type="checkbox"/> <b>Final Approval</b>

**1. Project Address:** 433 - 439 West Mifflin Street  
**Project Title (if any):** \_\_\_\_\_

**2. This is an application for** (Check all that apply to this UDC application):

☒ **New Development** ☐ **Alteration to an Existing or Previously-Approved Development**

**A. Project Type:**

- ☐ **Project in an Urban Design District\*** (public hearing-\$300 fee)  
☐ **Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX)** (\$150 fee, Minor Exterior Alterations)  
☐ **Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)**  
☒ **Planned Development (PD)**  
☐ **General Development Plan (GDP)**  
☐ **Specific Implementation Plan (SIP)**  
☐ **Planned Multi-Use Site or Planned Residential Complex**

**B. Signage:**

- ☐ **Comprehensive Design Review\*** (public hearing-\$300 fee) ☐ **Street Graphics Variance\*** (public hearing-\$300 fee)  
☐ **Signage Exception(s) in an Urban Design District** (public hearing-\$300 fee)

**C. Other:**

☐ **Please specify:** \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

**Applicant Name:** Frank Staniszewski  
**Street Address:** 550 W. Washington Ave  
**Telephone:** (608) 256-2799 **Fax:** ( ) \_\_\_\_\_

**Company:** Madison Development Corporation  
**City/State:** Madison, WI **Zip:** 53703  
**Email:** frank@mdcorp.org

**Project Contact Person:** J. Randy Bruce  
**Street Address:** 7601 University Ave, Suite 201  
**Telephone:** (608) 836-3690 **Fax:** ( ) \_\_\_\_\_

**Company:** Knothe & Bruce Architects  
**City/State:** Middleton, WI **Zip:** 53562  
**Email:** rbruce@knothebruce.com

**Project Owner (if not applicant):** \_\_\_\_\_  
**Street Address:** \_\_\_\_\_  
**Telephone:** ( ) \_\_\_\_\_ **Fax:** ( ) \_\_\_\_\_

**City/State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on January 5, 2016.

(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

**Name of Applicant:** J. Randy Bruce

**Relationship to Property:** Architect

**Authorized Signature:** \_\_\_\_\_

**Date:** 1/13/16



October 21, 2015

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 - Conditional Use  
435 W. Mifflin St.  
Madison, WI

Ms. Katherine Cornwell:

The following is submitted together with the plans and application for the staff and plan commission consideration of approval.

**Organizational Structure:**

Owner/Developer: Madison Development Corp.  
550 W. Washington Ave.  
Madison, WI 53703  
Phone: 608-256-2799  
Contact: Frank Staniszewski  
[Frank@mdcorp.org](mailto:Frank@mdcorp.org)

Engineer: Burse Surveying & Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
Contact: Peter Fortlage  
[pfortlage@bse-inc.net](mailto:pfortlage@bse-inc.net)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste. 201  
Middleton, WI 53562  
Phone: 608-836-3690  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Landscape Design: Paul Skidmore, Landscape Architect  
13 Red Maple Trail  
Madison, WI 53717  
Phone: 608-826-0032  
Contact: Paul Skidmore  
[paulskidmore@tds.net](mailto:paulskidmore@tds.net)

**Introduction:**

The proposed development is located at 433-439 W. Mifflin Street four blocks southwest of Capitol Square. The developer is proposing a 4-story multi-family building that will include 46 affordable housing units over an underground parking garage for 28 cars. The housing component will provide a diverse unit mix, including two bedrooms, one bedrooms, one bedroom with den, and efficiency units. The proposed development location will provide easy access to employment and many amenities within walking distance.

Madison Development Corporation owns the 4 lots at 427-441 W. Mifflin Street. These 4 lots will be reconfigured into three lots with the center lot accommodating the redevelopment (a Certified Survey Map will be submitted with this conditional use application to redefine the underlying lots for the development.) 427 W. Mifflin Street is a brick Tudor style home that currently sits on a double lot with rear yard parking. That lot will become a single width lot and the parking reduced. The lot at 437-443 is a three-building PD that will be reduced in size.



**Project Description:**

The redevelopment site is currently occupied by one single-family rental (435 W. Mifflin St.) and two rental duplexes (433 and 437-439 W. Mifflin St.). The development proposes to deconstruct the existing single-family and duplex structures and construct a multi-family building with 46 apartments. The proposed deconstructed structures have been used for student-oriented housing for years and are in various states of disrepair. The Mifflin St. streetscape is enhanced by the selective deconstruction of the three most dilapidated structures.

The multi-family building will be three stories in height along Mifflin St. stepping up to four stories to mitigate the apparent height. The building facades are well articulated and activate the street level. The primary residential entry is at the southwest corner of the building with private townhouse entries facing Mifflin St. The residential scale of Mifflin Street is preserved through the use of the multiple porch entries, the vertical articulation of the massing and the step-back at the fourth floor. The exterior materials will be a combination of masonry on lower elevations with vertical and horizontal fiber-cement siding on upper elevations. Landscaping along the main façade provides an attractive streetscape for pedestrians.

Vehicular access to the underground parking garage is achieved from a shared driveway on Mifflin St. and the garage entrance is screened from street view. Bicycle parking is conveniently located on the surface and in the below grade parking garage.

**Zoning and Conditional use approvals:**

The existing site is zoned PD and DR-2. A number of years ago Madison Development Corporation constructed a duplex and four-unit at 443 and 441 W. Mifflin St. on the lands zoned PD. An existing duplex at 437-439 W. Mifflin St. was also included in this one-lot PD. This older duplex is proposed for deconstruction and rather than amend the PD District the applicant is proposing to rezone the remainder of the PD to DR-2.

The proposed redevelopment requires the following conditional uses within the DR-2 District:

- Allowance of a Residential Building Complex (RBC)
- Residential development greater than 8 units

**Demolition Standards**

The redevelopment proposes the deconstruction of the existing two-unit and single-family residences. The three Mifflin St. structures that are proposed for deconstruction have significant problems that limit their long-term viability as quality housing. Images of the existing structures and additional information are attached. We believe that the demolition standards can be met. The demolition will allow for new high-quality affordable housing within the downtown center. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structures.



**Neighborhood Input:**

Several meetings have been held with the alderperson and neighborhood representatives. A general neighborhood meeting was held on October 8th, 2015. The development proposal for the site has been adjusted over the past several months in response to the input received.

**Site Development Data:**

Densities:	435 W. Mifflin	441-443 W. Mifflin	427 W. Mifflin
Lot Area in S.F.	17,741 S.F.	8,682 S.F.	6,264 S.F.
Lot Area in Acres	0.41 acres	0.20 acres	0.14 acres
Dwelling Units	46 DU	6 DU	4 DU
Lot Area / D.U.	386 S.F./D.U.	1,447 S.F.	1,566 S.F.
Density	112 units/acre	30 units/acre	29 units/acre
Open Space	4,271 S.F.	1,497 S.F.	1,402 S.F.
Open Space / D.U.	72 S.F./Bedroom	83 S.F./Bedroom	358 S.F./Bedroom
Lot Coverage	14,140 S.F. (80% of total lot)	5,855 S.F. (67% of total lot)	3,677 S.F. (59% of total lot)

**Vehicle Parking:**

Surface:	0 stalls	2 stalls	6 stalls
Underground:	28 stalls	0 stalls	0 stalls
Total	28 stalls	2 stalls	6 stalls

**Bicycle Parking:**

Surface – STD. 2'x6'	8 stalls	0 stalls	0 stalls
Underground – STD. 2'x6'	44 stalls	0 stalls	0 stalls
Total	52 stalls	0 stalls	0 stalls

**Gross Floor Areas:**

Residential Area	40,995 S.F.	6,798 S.F.	1,948 S.F.
Underground Parking	11,095 S.F.	0 S.F.	0 S.F.
Total Gross Area	52,090 S.F.	6,798 S.F.	1,948 S.F.

**Dwelling Unit Mix:**

Efficiency	8	0	0
One Bedroom	24	0	4
One Bedroom+Den	1	0	0
Two Bedroom	13	2	0
Three Bedroom	0	2	0
Four Bedroom	0	2	0
Total Dwelling Units	46	6	4

**Building Height:**

Three and Four Stories	2.5 Stories	2.5 Stories
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**Project Schedule:**

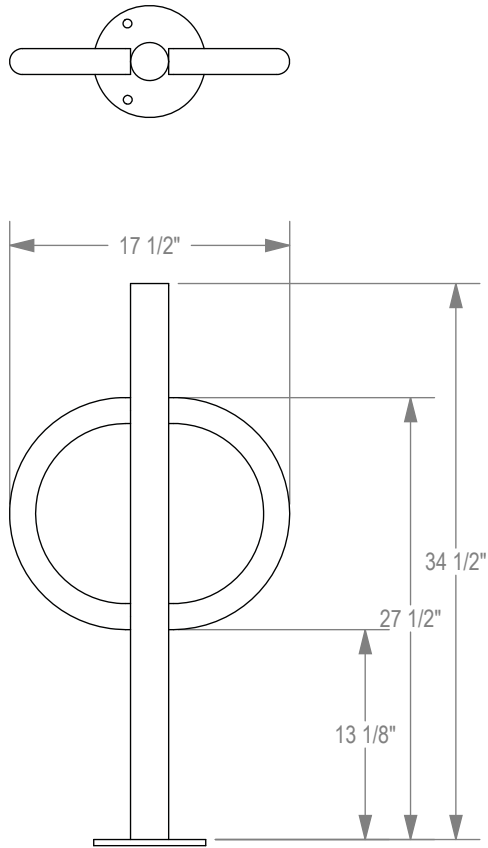
This project is planned to start construction on July 1, 2016 and be completed on July 1, 2017.

Thank you for your time reviewing our proposal.

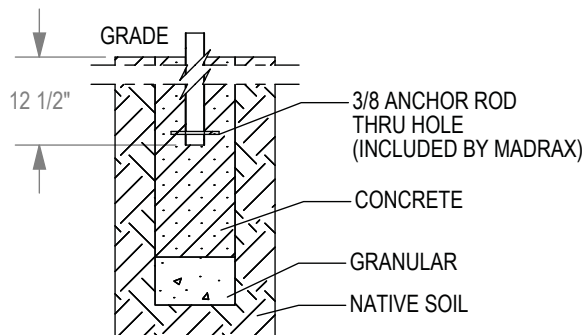
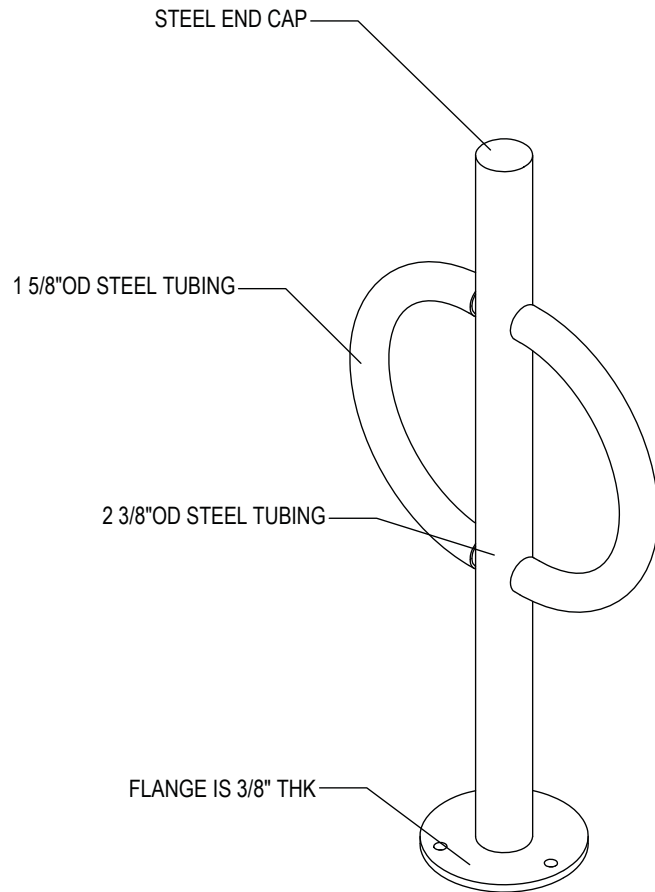
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Randy Bruce'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

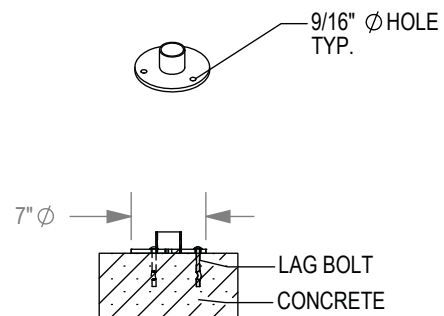
J. Randy Bruce  
Managing Member



CHECK DESIRED MOUNT □



□ IN GROUND MOUNT (IG)



□ SURFACE FLANGE MOUNT (SF)

SECTION VIEWS

PRODUCT: BOL-2-SF(IG)  
DESCRIPTION: BOLLARD BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS  
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 8-20-12  
ENG: SMC

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NOTES:  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

# SEC-EDG-3M/3MB-WM

Cree Edge™ Security Wall Pack Luminaire – Type III Medium – Wall Mount

## Product Description

Slim, low profile design. Luminaire end cap is rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Furnished with low copper lightweight mounting box designed for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf / debris guard.

## Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI

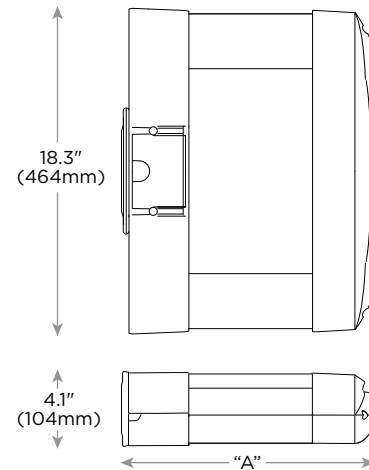
**CCT:** 5700K (+ / - 500K) Standard, 4000K (+ / - 300K)

**Limited Warranty\*:** 10 years on luminaire / 10 years on Colorfast DeltaGuard® finish

## Accessories

### Field Installed Accessories

**XA-BRDSPK**  
Bird Spikes



LED Count (x10)	Dim. "A"
02	9.9" (251mm)
04	11.9" (303mm)
06	13.9" (353mm)
08	15.9" (404mm)
10	17.9" (455mm)
12	19.9" (505mm)

## Ordering Information

Example: SEC-EDG-3M-WM-02-E-UL-SV-350-OPTIONS

SEC-EDG		WM		E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDG	<b>3M</b> Type III Medium <b>3MB</b> Type III Medium w/ BLS	<b>WM</b> Wall	<b>02</b> <b>04</b> <b>06</b> <b>08</b> <b>10</b> <b>12</b>	<b>E</b>	<b>UL</b> Universal 120-277V <b>UH</b> Universal 347-480V <b>34</b> 347V	<b>SV</b> Silver (Standard) <b>BK</b> Black <b>BZ</b> Bronze <b>PB</b> Platinum Bronze <b>WH</b> White	<b>350</b> 350mA <b>525*</b> 525mA <b>700**</b> 700mA	<b>40K 4000K Color Temperature</b> - Color temperature per luminaire <b>DIM 0-10V Dimming</b> - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current <b>F Fuse</b> - Not available with UH or 34 voltages - Not available with all ML options. Refer to ML spec sheet for availability with ML options <b>P Photocell</b> - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specify voltage other than UH <b>ML Multi-Level</b> - Refer to ML spec sheet for details

\* See [www.cree.com/lighting/products/warranty](http://www.cree.com/lighting/products/warranty) for warranty terms

\* Available on luminaires with 20-80 LEDs

\*\* Available on luminaires with 20-60 LEDs



Rev. Date: 12/20/13





## SEC-EDG-3M/3MB-WM

### Product Specifications

#### CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications
- Housing is rugged aluminum
- Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Allows mounting for uplight or downlight
- Designed and approved for easy through-wiring
- Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

#### ELECTRICAL SYSTEM

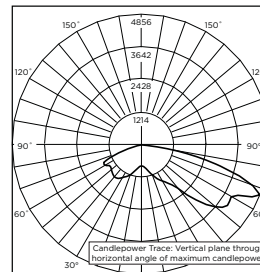
- **Input Voltage:** 120-277V or 347-480V, 50 / 60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight J-Box with leads (wire nuts) for easy power hook up
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C / D breaker should be used

#### REGULATORY & VOLUNTARY QUALIFICATIONS

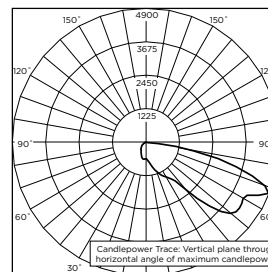
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or ML options
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium™ ("DLC") Qualified Products List ("QPL") when ordered without full backlight control shield
- Dark Sky Friendly, IDA Approved
- Meets Buy American requirements within ARRA

### Photometry

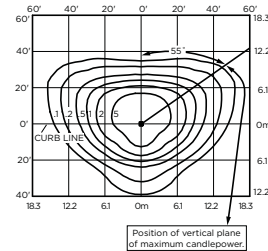
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



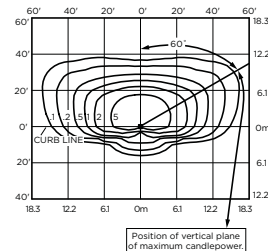
ITLTest Report #: 79173  
SEC-EDG-3M-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 10,343



CSA Test Report #: 6648  
ARE-EDG-3MB-\*\*-06-E-UL-700  
Initial Delivered Lumens: 7,740



SEC-EDG-3M-\*\*-08-E-UL-525-40K  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 11,220  
Initial FC at grade



SEC-EDG-3MB-\*\*-08-E-UL-525-40K  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 8,300  
Initial FC at grade

#### IES Files

To obtain an IES file specific to your project consult:  
<http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool>

### Weight

LED Count (x10)	Weight
02	20 lbs (9.1kg)
04	22 lbs (10.0kg)
06	25 lbs (11.3kg)
08	27 lbs (12.2kg)
10	31 lbs (14.1kg)
12	32 lbs (14.5kg)

### Lumen Output, Electrical, and Lumen Maintenance Data

Type III Medium and Type III Medium Distribution w/ BLS																
LED Count (x10)	5700K				4000K				System Watts 120-480V	TOTAL CURRENT						50K Hours Projected Lumen Maintenance Factor @ 15° C (59° F)***
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-11		120V	208V	240V	277V	347V	480V	
350mA @ 25° C (77° F)																
02	2,105	B1 U0 G1	1,557	B1 U0 G1	2,027	B1 U0 G1	1,499	B1 U0 G1	25	0.21	0.13	0.11	0.10	0.08	0.07	93%
04	4,209	B1 U0 G1	3,114	B1 U0 G1	4,054	B1 U0 G1	2,999	B1 U0 G1	46	0.36	0.23	0.21	0.20	0.15	0.12	
06	6,242	B2 U0 G2	4,617	B1 U0 G1	6,011	B2 U0 G2	4,446	B1 U0 G1	66	0.52	0.31	0.28	0.26	0.20	0.15	
08	8,323	B2 U0 G2	6,157	B1 U0 G2	8,015	B2 U0 G2	5,929	B1 U0 G2	90	0.75	0.44	0.38	0.34	0.26	0.20	
10	10,379	B3 U0 G3	7,677	B1 U0 G2	9,994	B3 U0 G3	7,393	B1 U0 G2	110	0.92	0.53	0.47	0.41	0.32	0.24	
12	12,454	B3 U0 G3	9,213	B1 U0 G2	11,993	B3 U0 G3	8,872	B1 U0 G2	130	1.10	0.63	0.55	0.48	0.38	0.28	
525mA @ 25° C (77° F)																
02	2,947	B1 U0 G1	2,180	B1 U0 G1	2,837	B1 U0 G1	2,099	B1 U0 G1	37	0.30	0.19	0.17	0.16	0.12	0.10	92%
04	5,893	B2 U0 G2	4,359	B1 U0 G1	5,675	B2 U0 G2	4,198	B1 U0 G1	70	0.58	0.34	0.31	0.28	0.21	0.16	
06	8,739	B2 U0 G2	6,464	B1 U0 G2	8,415	B2 U0 G2	6,225	B1 U0 G2	101	0.84	0.49	0.43	0.38	0.30	0.22	
08	11,652	B3 U0 G3	8,619	B1 U0 G2	11,220	B3 U0 G3	8,300	B1 U0 G2	133	1.13	0.66	0.58	0.51	0.39	0.28	
700mA @ 25° C (77° F)																
02	3,599	B1-U0-G1	2,662	B1 U0 G1	3,466	B1 U0 G1	2,564	B1 U0 G1	50	0.41	0.25	0.22	0.20	0.15	0.12	90%
04	7,198	B2-U0-G2	5,325	B1 U0 G2	6,932	B2 U0 G2	5,127	B1 U0 G2	93	0.78	0.46	0.40	0.36	0.27	0.20	
06	10,674	B3-1U0-G3	7,896	B1 U0 G2	10,279	B3 U0 G3	7,603	B1 U0 G2	134	1.14	0.65	0.57	0.50	0.39	0.29	

\* Actual production yield may vary between -4 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit [www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)

\*\*\* For recommended lumen maintenance factor data see TD-13. Calculated  $L_{70}$  based on 6,000 hours LM-80-08 testing: > 100,000 hours

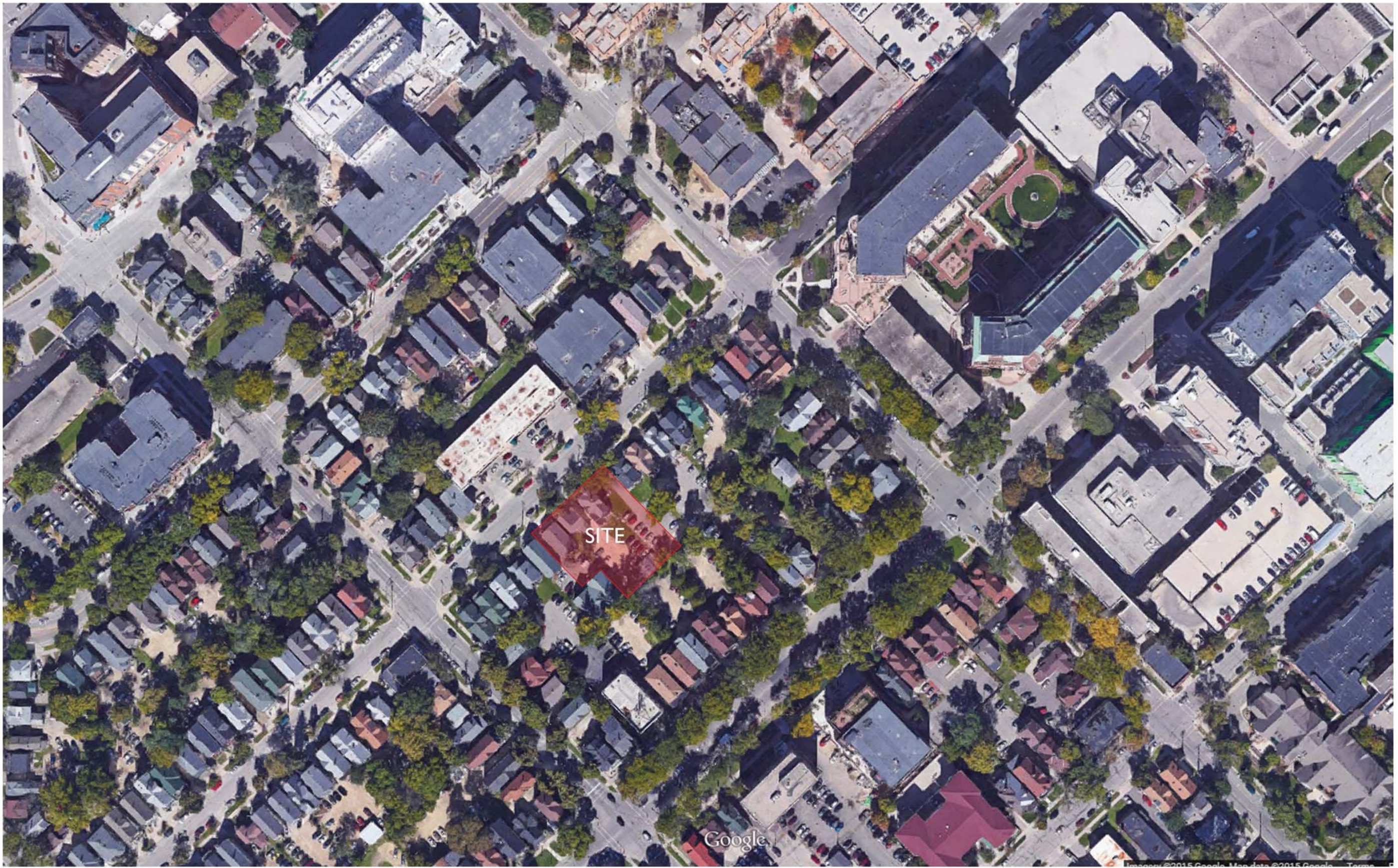
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[www.cree.com/lighting](http://www.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

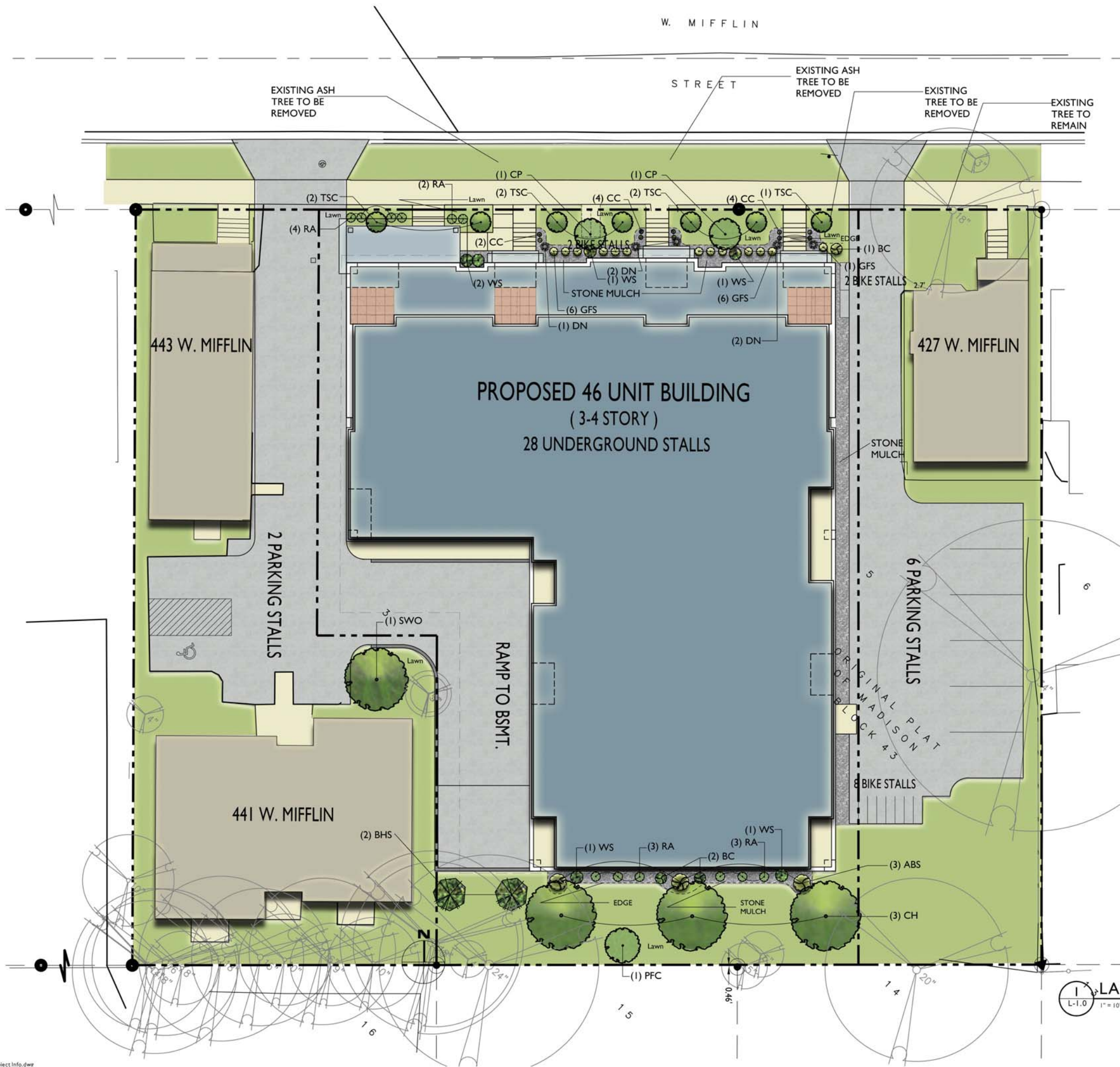






Aerial Site Plan  
Mifflin Street Apartments  
July 20, 2015





#### MADISON LANDSCAPE WORKSHEET

##### Landscape Points Required

Total Property Area: 7 SF  
Building Footprint Area at Grade: 2 SF  
Total Developed Area: 4,208 SF

Landscape Points Required: 4,208/300 = 14 units  
14 units x 5 points/unit = 70 points

##### Landscape Points Supplied

Proposed canopy trees - 4 @ 35 = 140 points  
Proposed ornamental trees - 14 @ 15 = 210 points  
Proposed evergreen trees - 2 @ 35 = 70 points  
Proposed deciduous shrubs - 50 @ 3 = 150 points  
Proposed perennials & grasses 12 @ 2 = 24 points

Total landscape points supplied = 594 points

#### PLANT LIST

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
CH	2 1/2"	3	Common Hackberry	Cetis Occidentalis	BB
SWO	2 1/2"	1	Swamp White Oak	Quercus Bicolor	BB
ABS	6'	3	A B Serviceberry	Amelanchier Grandiflora 'A B'	BB
CP	2"	3	Cleveland Select Pear	Pyrus Calleryana 'Cleveland Select'	BB
PFC	1 1/2"	1	Prairie Fire Crab	Malus 'Prairie Fire'	BB
TSC	2"	7	Tina Sargent Crab	Tina Malus Sargentii 'Tina'	BB
BHS	6'	2	Black Hills Spruce	Picea	BB
BC	24"	3	Black Chokeberry	Aronia Melnocarpa	Pot
CC	2 G	10	Cranberry Cotoneaster	Cotoneaster	Pot
DN	24"	5	Diablo Ninebark	Physocarpus	Pot
GFS	18"	13	Gold Flame Spirea	Spiraea	Pot
RA (AC) 15"	14		Alpine Currant	Ribes Alpinum	Pot
WS	24"	5	White Snowberry	Symphocarpus Alba	Pot
H	1 G	12	Hosta (sp)	Funkia	Pot

#### NOTES:

- 1) Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and # 1 locally grown bluegrass sod.
- 2) Foundation planting beds labeled as 'stone mulch' to be mulched with 1 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
- 3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
- 4) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging (Valley View Black Diamond or equal.)
- 5) Owner will be responsible for maintenance after completion and acceptance.



knothe & bruce  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
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S.P.S.

Skidmore Property Services, LLC  
Paul Skidmore, ASLA  
Owner

13 Wood Maple Trail (608) 826-0032  
Madison, WI 53717 (608) 335-1529 (C)  
paul@skidmoreps.com

#### ISSUED

Issued for Land Use - October 21, 2015

#### PROJECT TITLE

435 W. Mifflin  
St

Madison, WI

#### SHEET TITLE

Landscape Plan

#### SHEET NUMBER

L-1.0

#### PROJECT NO.

1502

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Mifflin St. Elevation - Original Design



Mifflin St. Elevation - OPTION I

Mifflin Street  
Exterior Elevations  
January 13, 2016





Mifflin St. Elevation - OPTION 2



Mifflin St. Elevation - OPTION 3

Mifflin Street  
Exterior Elevations  
January 13, 2016





Southeast Elevation



South Elevation

Mifflin Street  
Exterior Elevations  
December 9, 2015





Southwest Elevation

Mifflin Street  
Exterior Elevations  
January 13, 2016

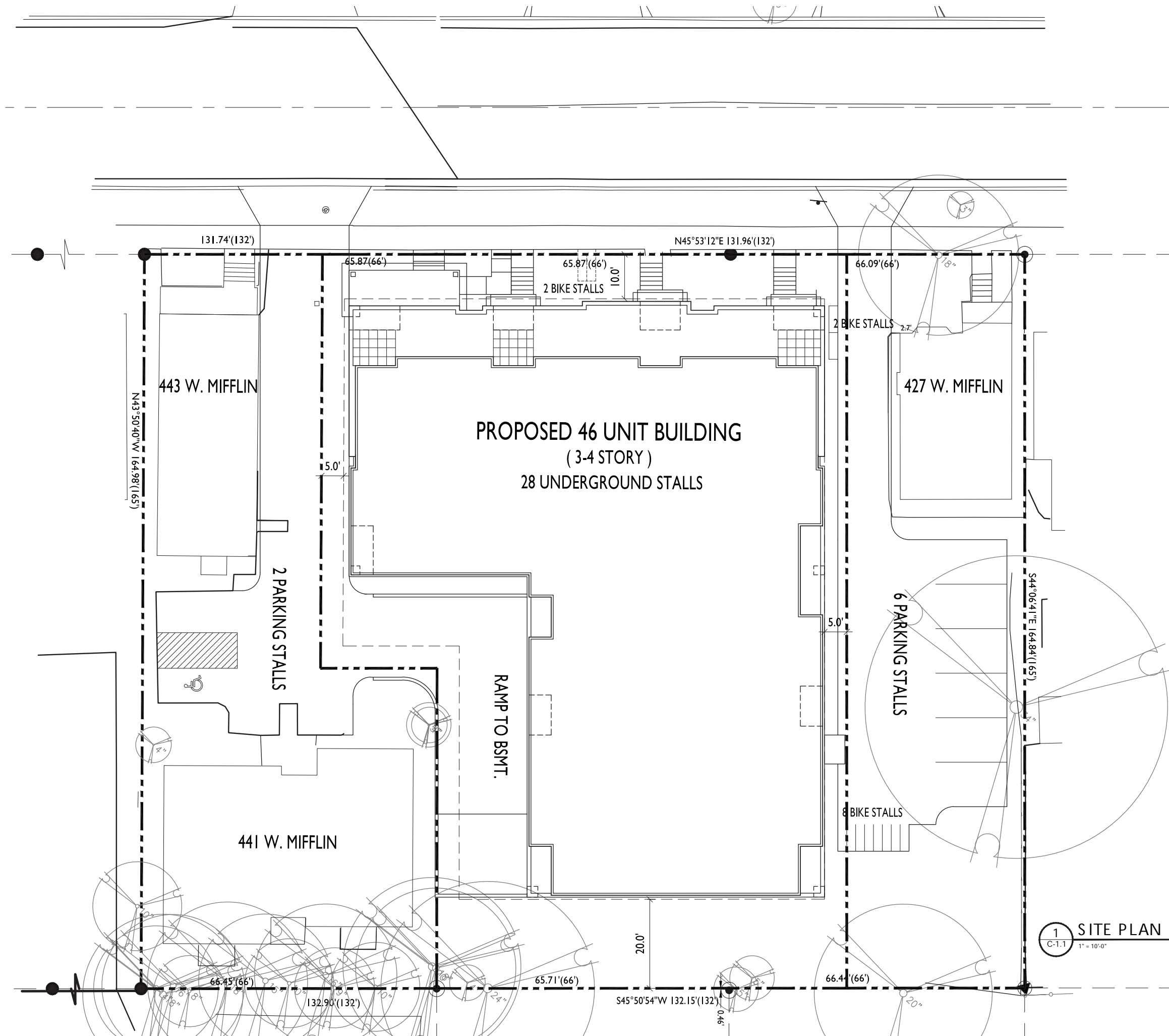






Mifflin Street  
Looking West on Mifflin Street  
November 30, 2015





SITE DEVELOPMENT STATISTICS	
LOT AREA	17,741 S.F./ 0.41 ACRES
DWELLING UNITS	46 DU
LOT AREA/D.U.	386 S.F./D.U.
DENSITY	112 UNITS/ACRE
BUILDING HEIGHT	3-4 STORIES
ZONING DISTRICT	DR-2
USABLE OPEN SPACE	4,271 S.F. (93 S.F./UNIT)
LOT COVERAGE	14,140 S.F. (80%)
GROSS FLOOR AREA	
RESIDENTIAL AREA	40,995 S.F.
UNDERGROUND PARKING	11,095 S.F.
TOTAL	52,090 S.F.
UNIT MIX	
EFFICIENCY	8
ONE BEDROOM	24
ONE BEDROOM + DEN	1
TWO BEDROOM	13
TOTAL	46
VEHICLE PARKING	
SURFACE	0 STALLS
UNDERGROUND	28 STALLS
TOTAL	28 STALLS
BICYCLE PARKING	
SURFACE	10 STALLS
UNDERGROUND	44 STALLS
TOTAL	54 STALLS

SHEET INDEX	
C-1.1	SITE PLAN
C-1.2	LIGHTING PLAN
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE PLAN
C-1.5	FIRE ACCESS PLAN
C-100	EXISTING CONDITIONS
C-200	DEMOLITION PLAN
C-300	GRADING PLAN
C-400	UTILITY PLAN
L-1.0	LANDSCAPE PLAN
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS

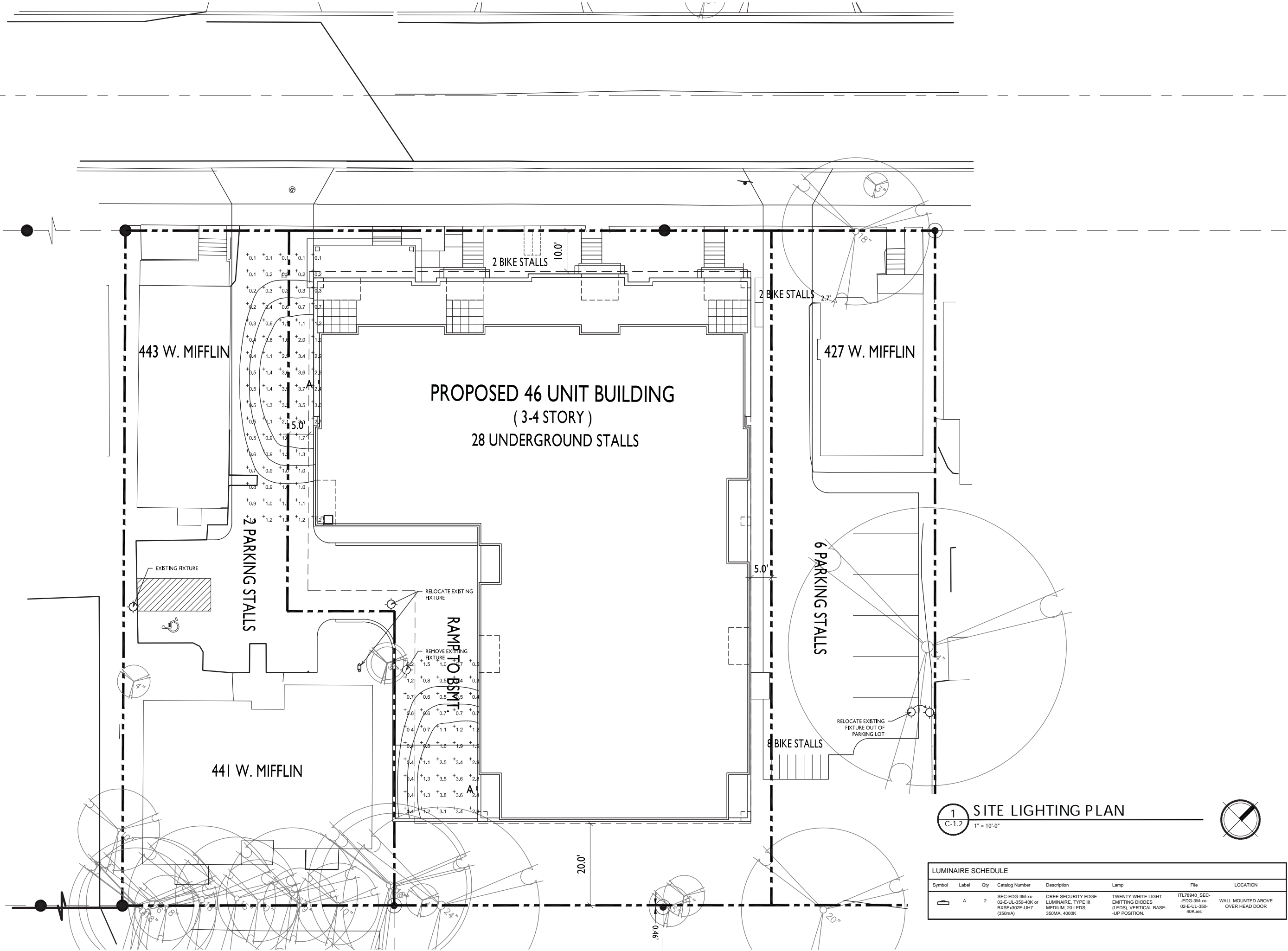
ISSUED  
Issued for Land Use - October 21, 2015

PROJECT TITLE  
435 W. Mifflin  
St.

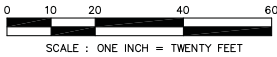
Madison, WI  
SHEET TITLE  
Site Lighting Plan

SHEET NUMBER

C-1.2  
PROJECT NO. 1502  
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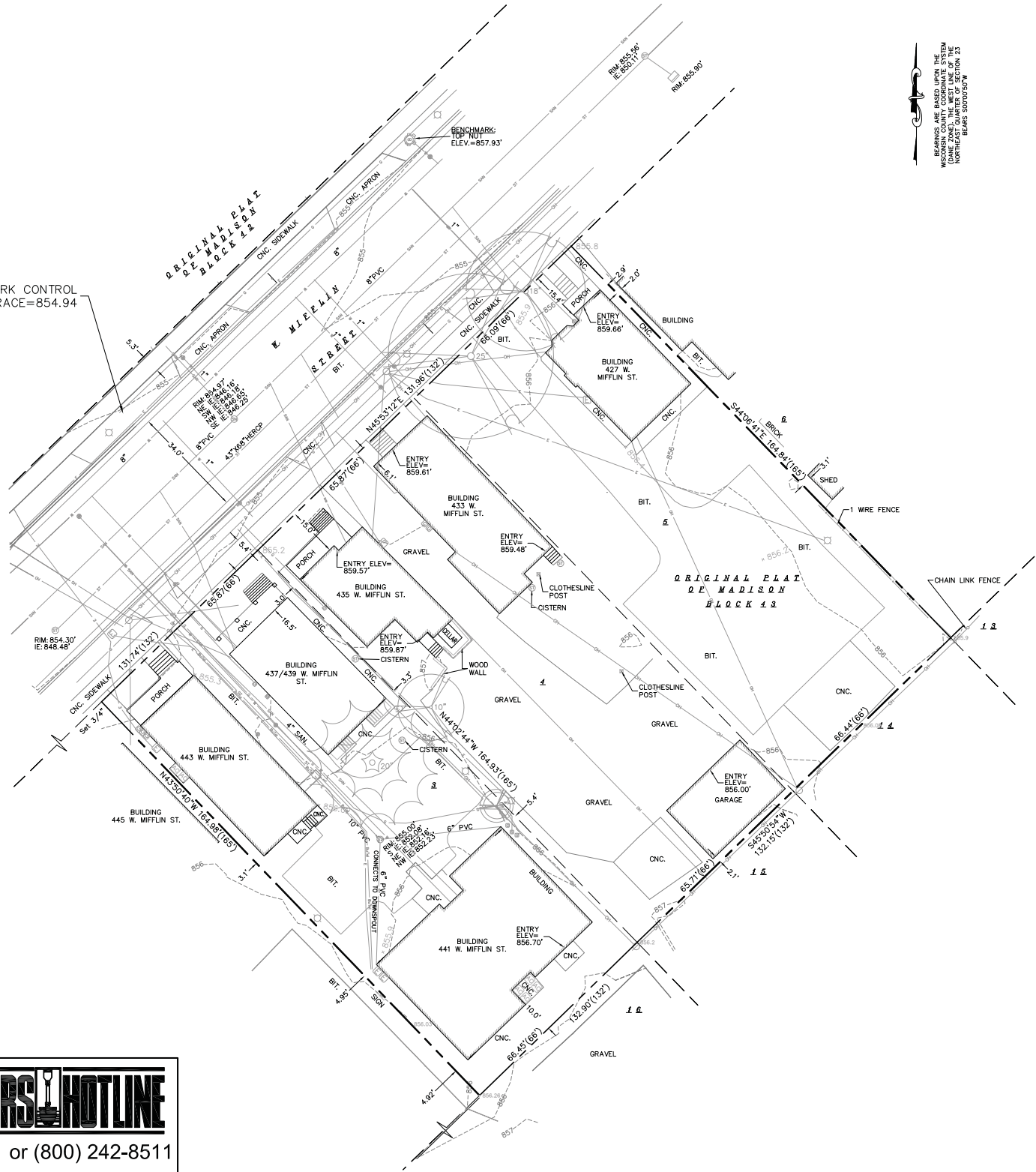


ALL OF LOTS 4 AND 5, block 43, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



DANES AND BURNETT, INC.  
WISCONSIN STATE COORDINATE SYSTEM  
DANE COUNTY TOWNSHIP 07 NORTH  
RANGE 09 EAST  
SECTION 23  
BEARS 500007507N

SITE BENCH MARK CONTROL  
POINT NAIL IN TERRACE=854.94



**LEGEND**

● 3/4" SOLID IRON ROD FOUND	□ LIGHT POLE
⊙ 1" IRON PIPE FOUND	⊙ GROUND LIGHT
⊙ 1" PINCHED PIPE FOUND	□ TELEPHONE PEDESTAL
○ X CUT SET IN CONCRETE	⊙ FIRE HYDRANT
○ SPOT ELEVATION	— SIGN
— OH — OVERHEAD UTILITY WIRE	— GUY WIRE
— G — BURIED GAS LINE	□ MAILBOX
— W — WATER MAIN	□ STORM SEWER INLET
— SAN — SANITARY SEWER	⊙ ELECTRIC MANHOLE
— ST — STORM SEWER	⊙ TELEPHONE MANHOLE
— BuTel — BURIED TELEPHONE	⊙ STORM SEWER MANHOLE
— E — BURIED ELECTRIC	⊙ ROUND CATCH BASIN
— CaTV — BURIED CABLE ACCESS TELEVISION LINE	□ STORM SEWER STRUCTURE
— FO — BURIED FIBER OPTIC	⊙ RECTANGLE CATCH BASIN
⊙ WATER VALVE	⊙ SANITARY SEWER MANHOLE
⊙ GAS VALVE	⊙ DECIDUOUS TREE
⊙ GAS METER	⊙ CONIFEROUS TREE
⊙ AIR CONDITIONER	( ) INDICATES RECORDED AS
⊙ TV PEDESTAL	
⊙ ELECTRIC PEDESTAL	
⊙ UTILITY POLE	

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

- NOTES:**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
  - 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
  - 3) Date of field work: July 27, 2015.
  - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  - 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
  - 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
  - 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket numbers 20152808101, 20152808164, 20152808193 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
  - 8) Total parcel area = 21,744 square feet
  - 9) Elevations are based upon NAVD88 datum. The brass cap monument at the Center of Section 23-07-09 has an elevation of 859.48 feet based upon Carl M. Sandness tiesheet dated 02-16-04. Elevations were obtained observing the WISCORS Network and RTK GPS.

**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

**Burse**  
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Phone: 608-250-9263  
Fax: 608-250-9266  
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www.burseengineering.com

**APPROVALS**

PROJECT ENG:	MLB	PDF	PDF	MLB
DESIGNER:	MLB	PDF	PDF	MLB
CHECKER:	MLB	PDF	PDF	MLB
APPROVER:	MLB	PDF	PDF	MLB

**427-435 W. MIFFLIN STREET**  
427-435 W. MIFFLIN STREET  
MADISON, WI 53703

**MADISON DEVELOPMENT CORPORATION**  
550 W. WASHINGTON AVENUE  
MADISON, WI 53703

**PROJECT #:** BSE1842-15  
**PLOT DATE:** 10/21/2015

**REVISION DATES:**


**ISSUE DATES:**

Cond. Use	10/21/2015

**EXISTING CONDITIONS**

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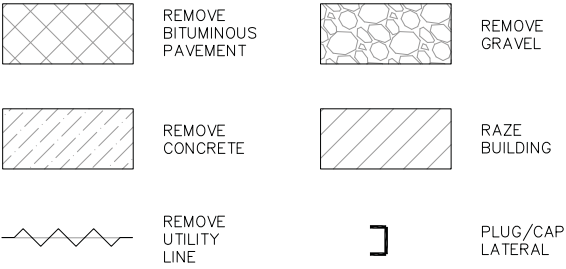
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**C-100**

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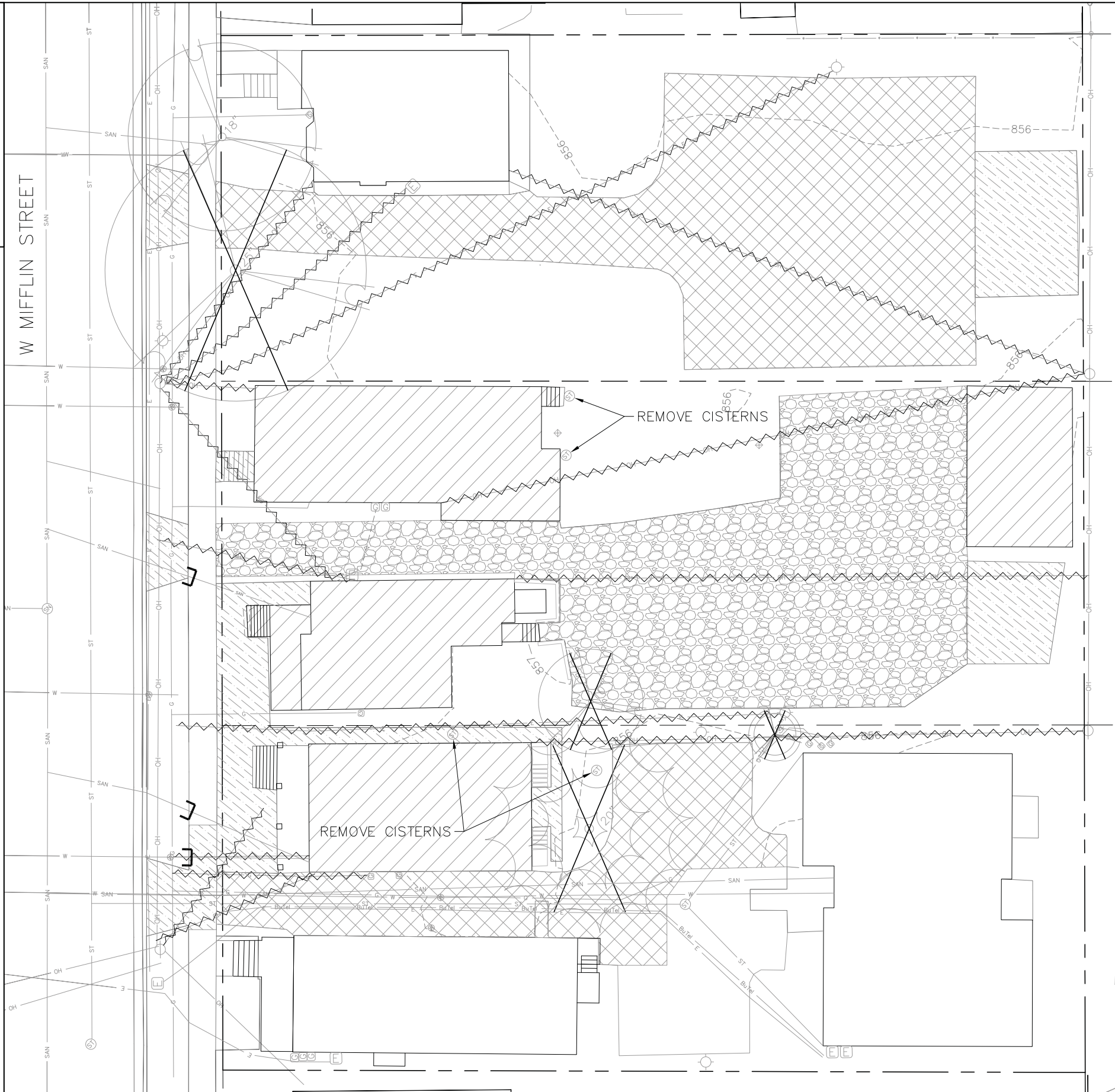
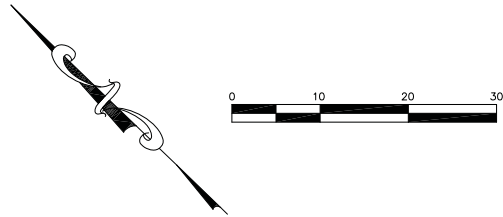
M:\BSE1842\Engineering\BSE1842B.dwg DWG



LEGEND



- DEMOLITION NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
  2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
  3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
  4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
  5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
  6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
  7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
  8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
  9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
  10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES



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www.burseengineering.com

APPROVALS	PROJECT ENG:	DESIGNED BY:	PROJECT MGR:	DATE:

**427-435 W. MIFFLIN STREET**  
427-435 W. MIFFLIN STREET  
MADISON, WI 53703  
**MADISON DEVELOPMENT CORPORATION**  
550 W. WASHINGTON AVENUE  
MADISON, WI 53703

PROJECT #: BSE1842-15  
PLOT DATE: 10/21/2015

REVISION DATES:

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DEMOLITION PLAN

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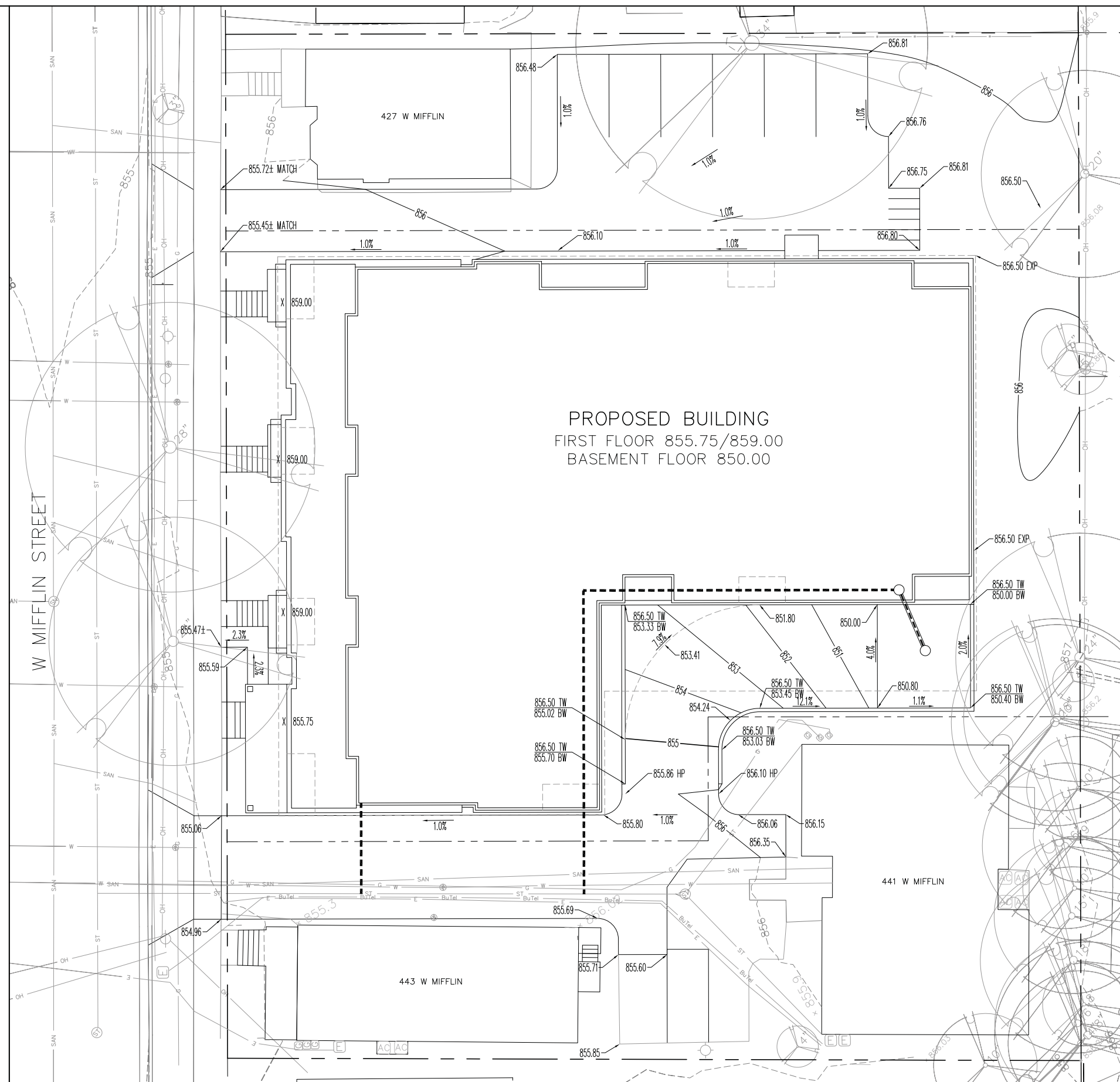
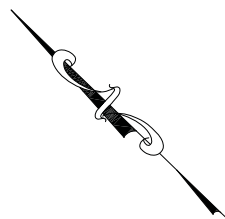
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

#### NOTES:

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).

#### LEGEND

---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
861.81	PROPOSED SPOT ELEVATION
861.81 TW	PROPOSED TOP-OF-WALL ELEVATION
861.81 BW	PROPOSED BOTTOM-OF-WALL ELEVATION



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APPROVALS	PROJECT NAME	DATE	PROJECT NO.	DATE	PROJECT NO.	DATE	PROJECT NO.

**427-435 W. MIFFLIN STREET**  
427-435 W. MIFFLIN STREET  
MADISON, WI 53703  
**MADISON DEVELOPMENT CORPORATION**  
550 W. WASHINGTON AVENUE  
MADISON, WI 53703

PROJECT #: BSE1842-15  
PLOT DATE: 10/21/2015

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GRADING PLAN



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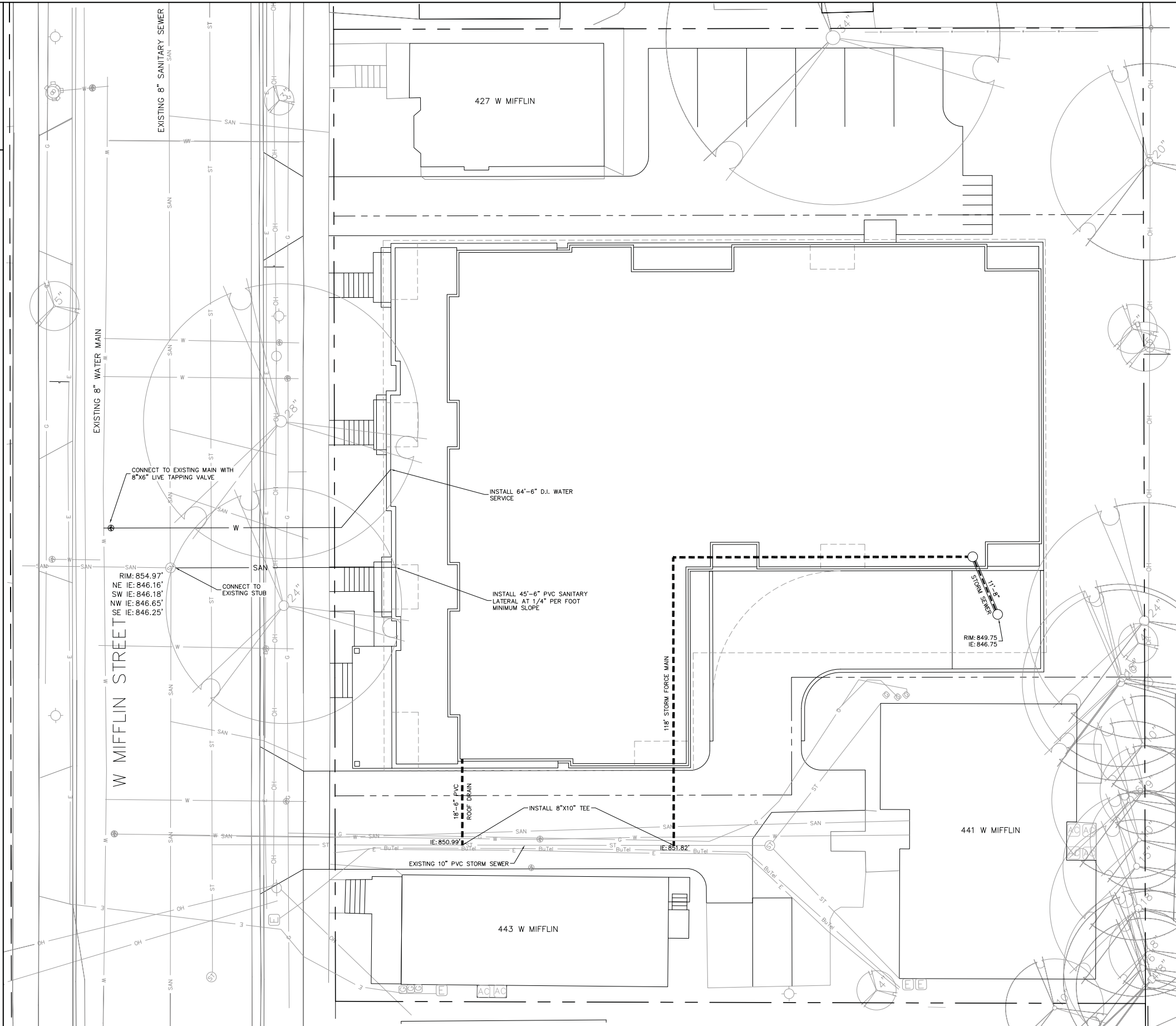
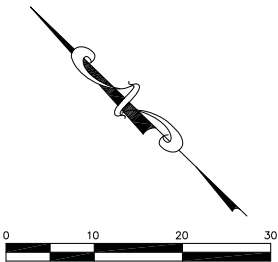
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**C-300**



LEGEND

PRPOSED STORM SEWER  
EXISTING STORM SEWER

- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
  3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
  4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
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APPROVALS	PROJECT ENG:	DESIGNED BY:	PROJECT MGR:	PROJECT MGR:	PROJECT MGR:
	MLB	MLB	PDF	PDF	MLB
	MLB	MLB	PDF	PDF	MLB
	MLB	MLB	PDF	PDF	MLB

**427-435 W. MIFFLIN STREET**  
427-435 W. MIFFLIN STREET  
MADISON, WI 53703  
**MADISON DEVELOPMENT CORPORATION**  
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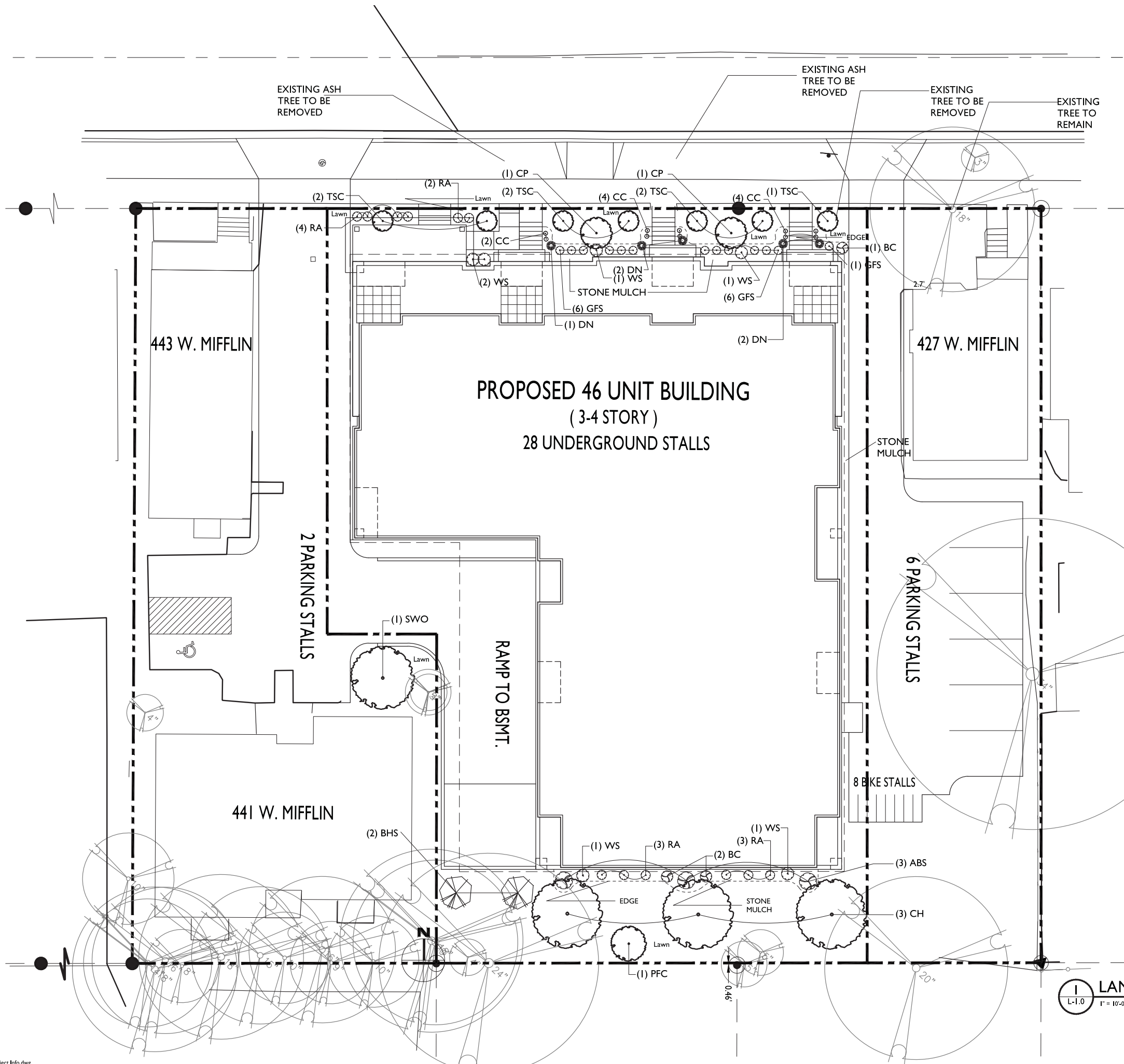
PROJECT #: BSE1842-15  
PLOT DATE: 10/21/2015

REVISION DATES:

ISSUE DATES:  
Cond. Use 10/21/2015

UTILITY PLAN

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**C-400**



MADISON LANDSCAPE WORKSHEET

Landscape Points Required

Total Property Area:	? SF
Building Footprint Area at Grade:	? SF
Total Developed Area:	4,208 SF
Landscape Points Required: 4,208/300 =	14 units
14 units x 5 points/unit =	70 points

Landscape Points Supplied

Proposed canopy trees - 4 @ 35 =	140 points
Proposed ornamental trees - 14 @ 15 =	210 points
Proposed evergreen trees - 2 @ 35 =	70 points
Proposed deciduous shrubs - 50 @ 3 =	150 points
Proposed perennials & grasses 12 @ 2 =	24 points
Total landscape points supplied =	594 points

PLANT LIST

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
CH	2 1/2"	3	Common Hackberry	Cetis Occidentalis	BB
SWO	2 1/2"	1	Swamp White Oak	Quercus Bicolor	BB
ABS	6"	3	A B Serviceberry	Amelanchier Grandiflora 'A B'	BB
CF	2"	3	Cleveland Select Pear	Pyrus Calleryana 'Cleveland Select'	BB
PFC	1 1/2"	1	Prairie Fire Crab	Malus 'Prairie Fire'	BB
TSC	2"	7	Tina Sargent Crab	Tina Malus Sargentii 'Tina'	BB
BHS	6"	2	Black Hills Spruce	Picea	BB
BC	24"	3	Black Chokeberry	Aronia Melnocarpa	Pot
CC	2 G	10	Cranberry Cotoneaster	Cotoneaster	Pot
DN	24"	5	Diablo Ninebark	Physocarpus	Pot
GFS	18"	13	Gold Flame Spirea	Spiraea	Pot
RA (AC)15"	14		Alpine Currant	Ribes Alpinum	Pot
WS	24"	5	White Snowberry	Symphocarpus Alba	Pot
H	1 G	12	Hosta (sp)	Funkia	Pot

- NOTES:
- 1) Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and # 1 locally grown bluegrass sod.
  - 2) Foundation planting beds labeled as 'stone mulch' to be mulched with 1 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
  - 3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
  - 4) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging (Valley View Black Diamond or equal.)
  - 5) Owner will be responsible for maintenance after completion and acceptance.

**knothe bruce**  
ARCHITECTS  
Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

**S.P.S.**  
Skidmore Property Services, LLC  
Paul Skidmore, ASLA  
Owner  
13 Red Maple Trail (608) 828-0022  
Madison, WI 53717 (608) 335-1529 (x)  
paul@skidmorellc.com

ISSUED  
Issued for Land Use - October 21, 2015

PROJECT TITLE  
435 W. Mifflin  
St.

Madison, WI  
SHEET TITLE  
Landscape Plan

SHEET NUMBER

**L-1.0**  
PROJECT NO. 1502  
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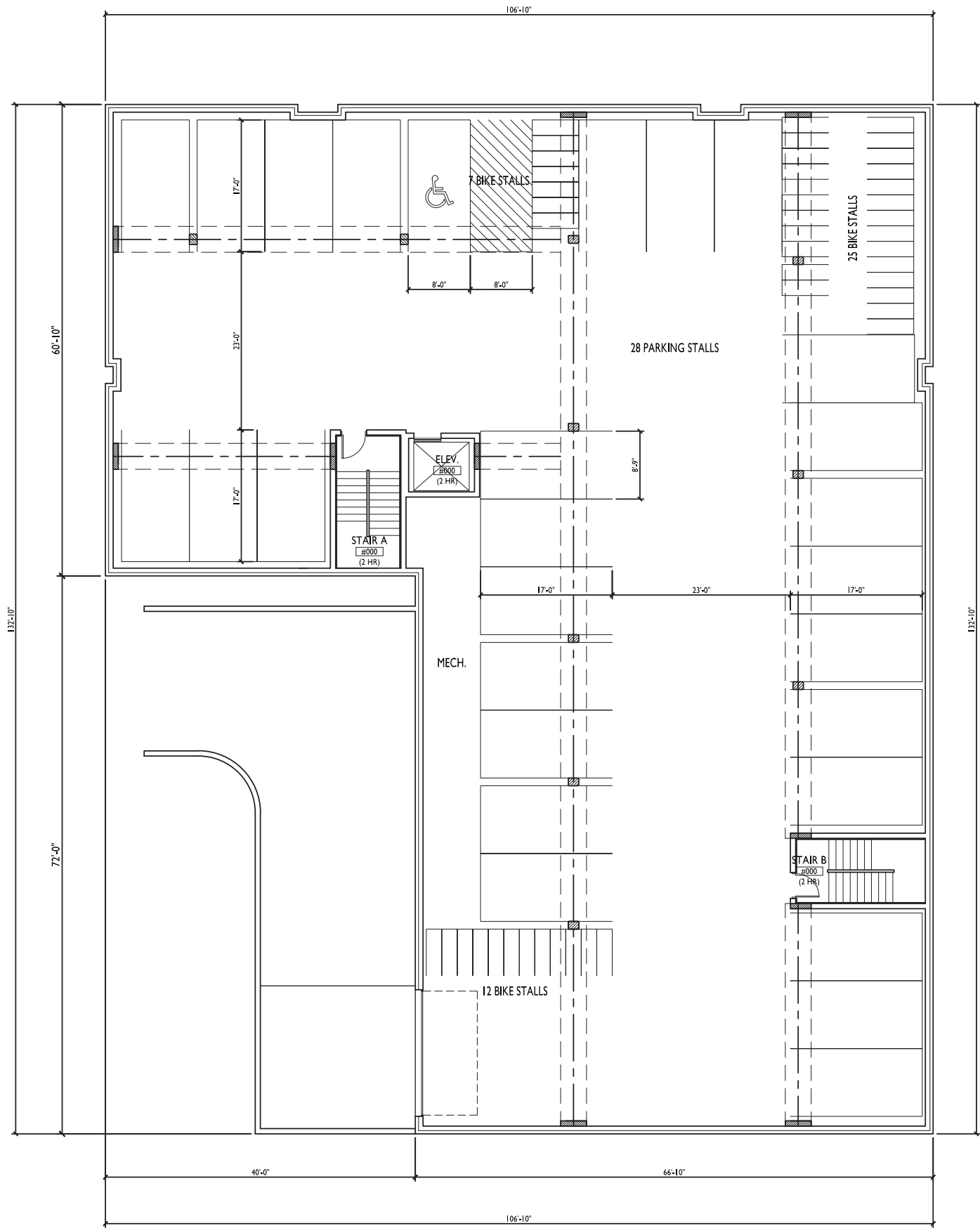
ISSUED  
Issued for Land Use - October 21, 2015

PROJECT TITLE  
435 W. Mifflin  
St.

Madison, WI  
SHEET TITLE  
Basement Floor  
Plan

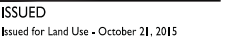
SHEET NUMBER

A-1.0  
PROJECT NO. 1502  
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1 BASEMENT FLOOR PLAN  
A-1.0 1/8"=1'-0"





Madison, WI  
SHEET TITLE  
**First Floor Plan**

A-1.1

---

PROJECT NO. 1502

© 2013 Knothe & Bruce Architects, LLC

**1 FIRST FLOOR PLAN**  
 A-1.1 1/8"=1'-0"

The plan shows a multi-unit residential building with the following details:

- Unit Types and Areas:**
  - UNIT TYPE A (#000) TWO BEDROOM 1016 S.F.
  - UNIT TYPE B (#000) ONE BEDROOM 635 S.F.
  - UNIT TYPE C (#000) EFFICIENCY 490 S.F.
  - UNIT TYPE D (#000) TWO BEDROOM 989 S.F.
  - UNIT TYPE E (#000) TWO BEDROOM 995 S.F.
  - UNIT TYPE F (#000) ONE BEDROOM 663 S.F.
  - UNIT TYPE G (#000) ONE BEDROOM 648 S.F.
- Common Areas:**
  - EXERCISE
  - TRASH
  - VEST.
  - MECH.
  - LAUNDRY
  - ELEV. (#000) (2 HR)
  - STAIR A (#000) (2 HR)
  - STAIR B (#000) (2 HR)
- Dimensions:**
  - Overall width: 106'-0"
  - Overall depth: 137'-0"
  - Section width (left): 60'-0"
  - Section width (right): 66'-0"
  - Section depth (top): 40'-0"
  - Section depth (bottom): 72'-0"

ISSUED  
Issued for Land Use - October 21, 2015

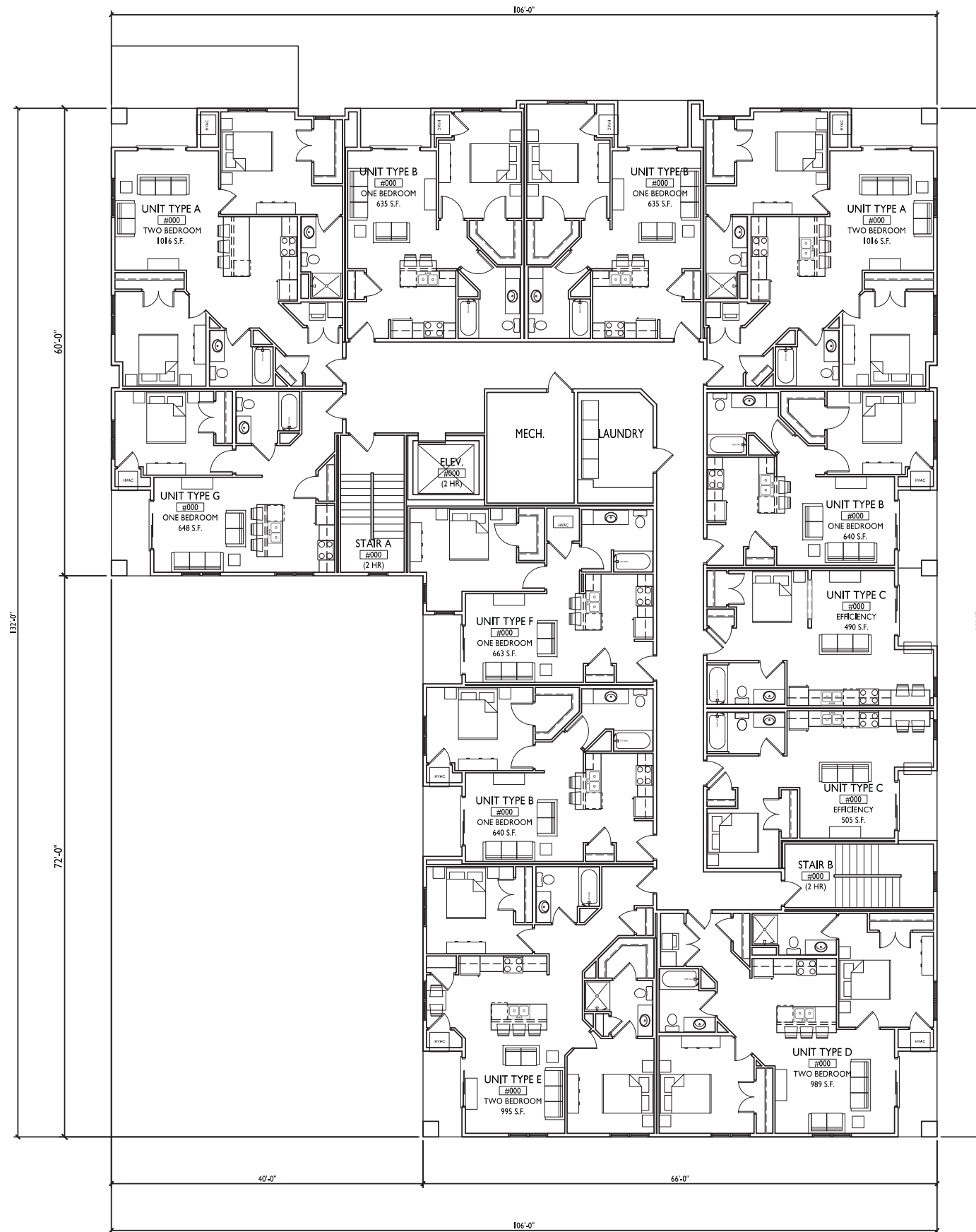
PROJECT TITLE  
435 W. Mifflin  
St.

Madison, WI  
SHEET TITLE  
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1502  
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1 SECOND FLOOR PLAN  
A-1.2 1/8"=1'-0"



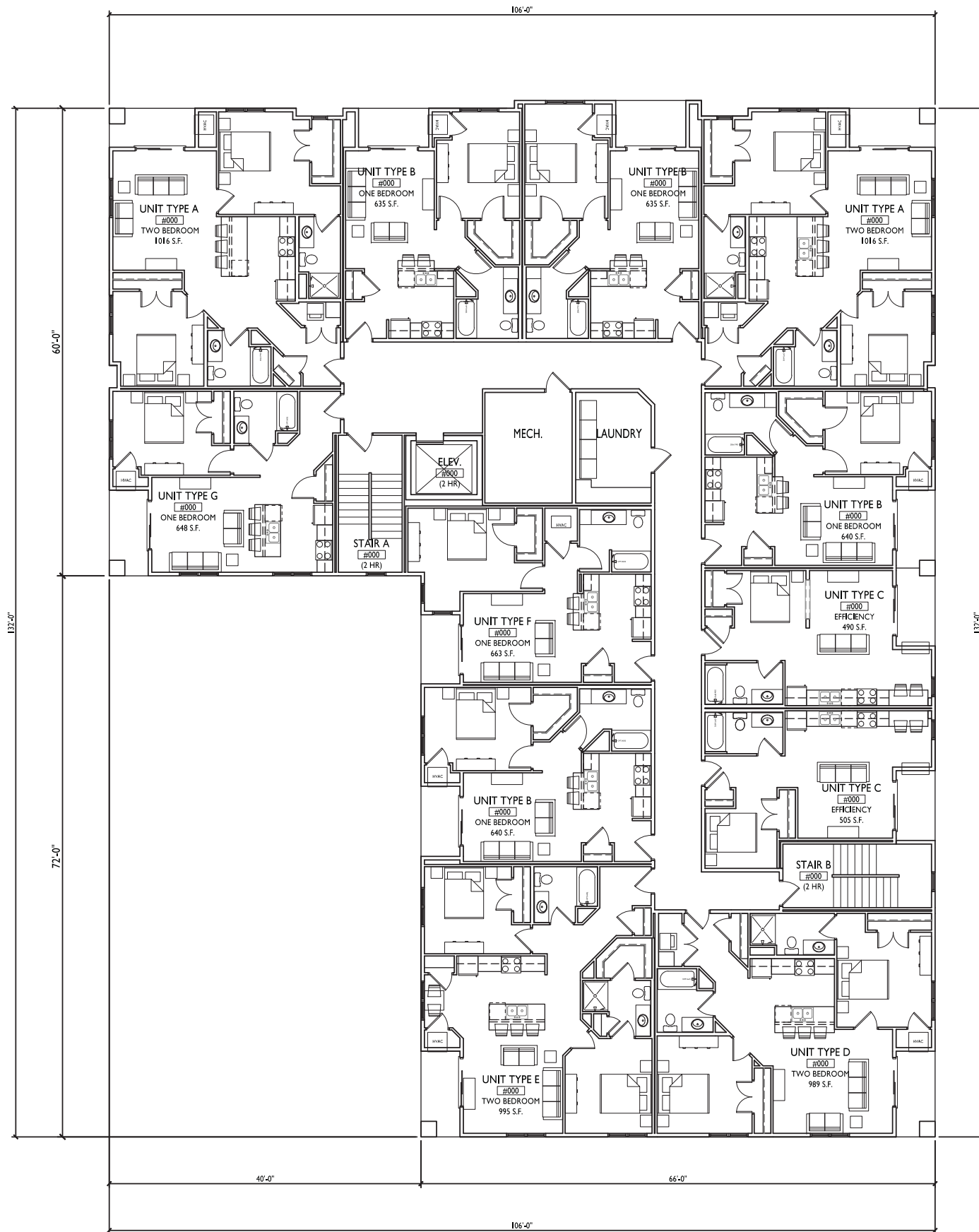
ISSUED  
Issued for Land Use - October 21, 2015

PROJECT TITLE  
435 W. Mifflin  
St.

Madison, WI  
SHEET TITLE  
Third Floor Plan

SHEET NUMBER

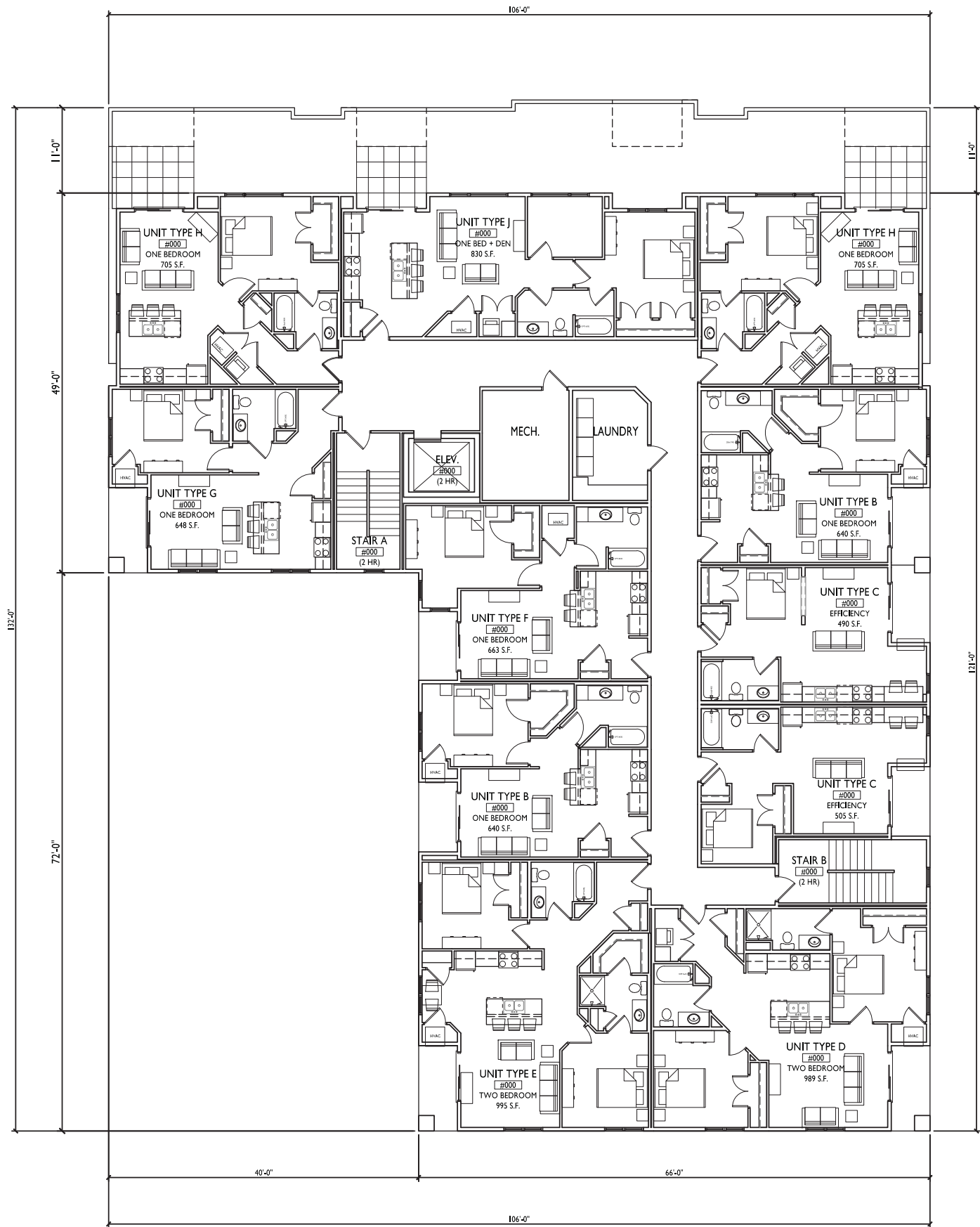
A-1.3  
PROJECT NO. 1502  
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1 THIRD FLOOR PLAN  
A-1.3 1/8"=1'-0"







1 FOURTH FLOOR PLAN  
A-1.4 1/8"=1'-0"



1 MIFFLIN ST. ELEVATION  
A-2.1 1/8"=1'-0"



2 SOUTHWEST ELEVATION  
A-2.1 1/8"=1'-0"



1 SOUTHEAST ELEVATION  
A-2.2 1/8"=1'-0"



2 SOUTH ELEVATION  
A-2.2 1/8"=1'-0"

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PROJECT TITLE  
435 W. Mifflin  
St.

Madison, WI  
SHEET TITLE  
Elevations

SHEET NUMBER

A-2.2

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