

SITE DEVELOPMENT DATA:

ZONING: TSS
 TRAD. SHOPPING STREET

DENSITIES:
 LOT AREA: 36,415 S.F. / 0.83 ACRES
 DWELLING UNITS: 108 UNITS
 LOT AREA / D.U.: 337 S.F. / D.U.
 DENSITY: 134 UNITS / ACRE

LOT COVERAGE: 29.258 (80.3%)

BUILDING HEIGHT: 6 STORIES / 77'-8"

COMMERCIAL AREA: 3,124 S.F.

GROSS BUILDING AREA (INCLUDES GARAGE): 168,321 S.F.

DWELLING UNIT MIX:

STUDIO	10
ONE BEDROOM	01
TWO BEDROOM	41
FOUR BEDROOM	36
FIVE BEDROOM	20
TOTAL	108 D.U.

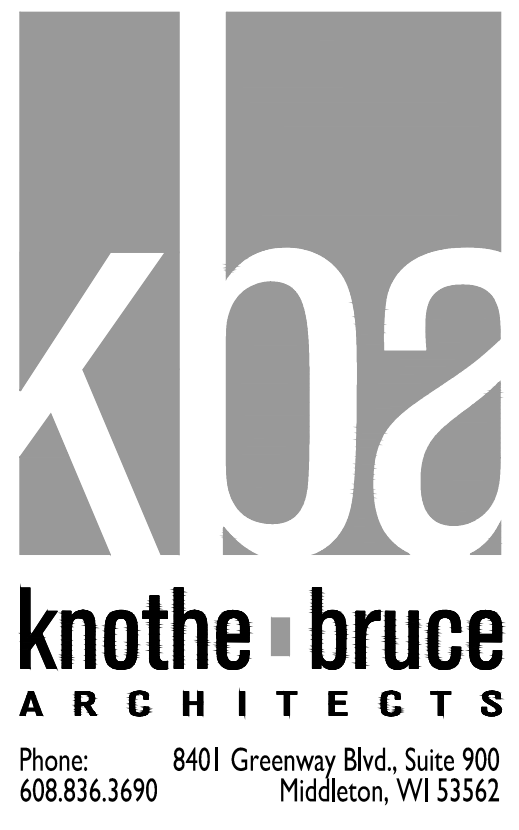
VEHICLE PARKING STALLS:

UNDERGROUND GARAGE	60 (INCL 2 ADA)
SURFACE	0
TOTAL	60 VEHICLE STALLS
10% EV READY (6)	

BICYCLE PARKING:

GARAGE LONG-TERM RESIDENT	174
SURFACE SHORT-TERM GUEST	11
SURFACE COMMERCIAL	05
TOTAL	190 BICYCLE STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERCTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



ISSUED
 2026-03-02 - LAND USE SUBMITTAL
 2026-04-21 - LAND USE REVISION

PROJECT TITLE
**Mixed-Use
 Redevelopment**

Regent Street, S. Mills
 St., S. Charter Street,
 Madison WI

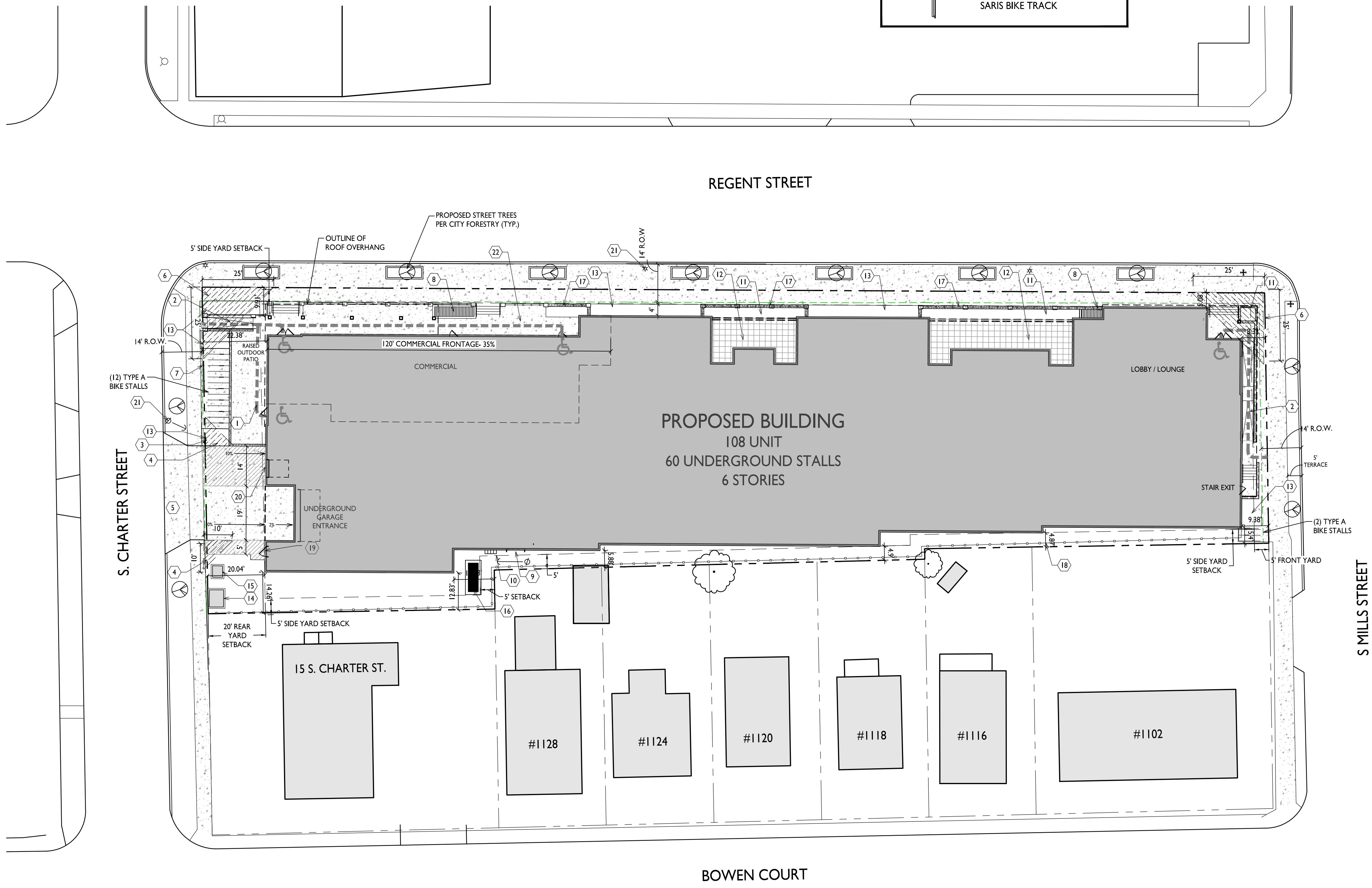
SHEET TITLE
**Architectural
 Site Plan**

SHEET NUMBER

CA101

PROJECT NO. **2526**

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KEYED PLAN NOTES

- ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
- ACCESSIBLE RAMP: 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE.
- STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
- 10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
- CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
- 25' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
- 2' BICYCLE OVERHANG
- AREA WELL
- PARKING GARAGE EXHAUST LOUVER
- GAS METERS
- RAISED PLANTER ON GROUND-LEVEL
- RAISED PLAZA DECK
- AT-GRADE LANDSCAPE BED
- TRANSFORMER ON CONCRETE PAD
- SERVICE TERMINATION CABINET
- BACKUP GENERATOR ON CONCRETE PAD
- 24" HIGH MASONRY WALL W/ 24" HIGH ORNAMENTAL METAL FENCE
- NEW 6' HIGH WOOD FENCE - SHADOW-BOX STYLE
- MAN-DOOR TO BIKE STORAGE
- 6' WIDE OVERHEAD DOOR TO TRASH ROOM
- EXISTING LIGHT OR UTILITY POLE
- ELEVATED WALKWAY/ACCESS FOR COMMERCIAL SPACES



SUMMER - JUNE 21ST

SPRING - MAR. 21ST

WINTER - DEC. 22ND

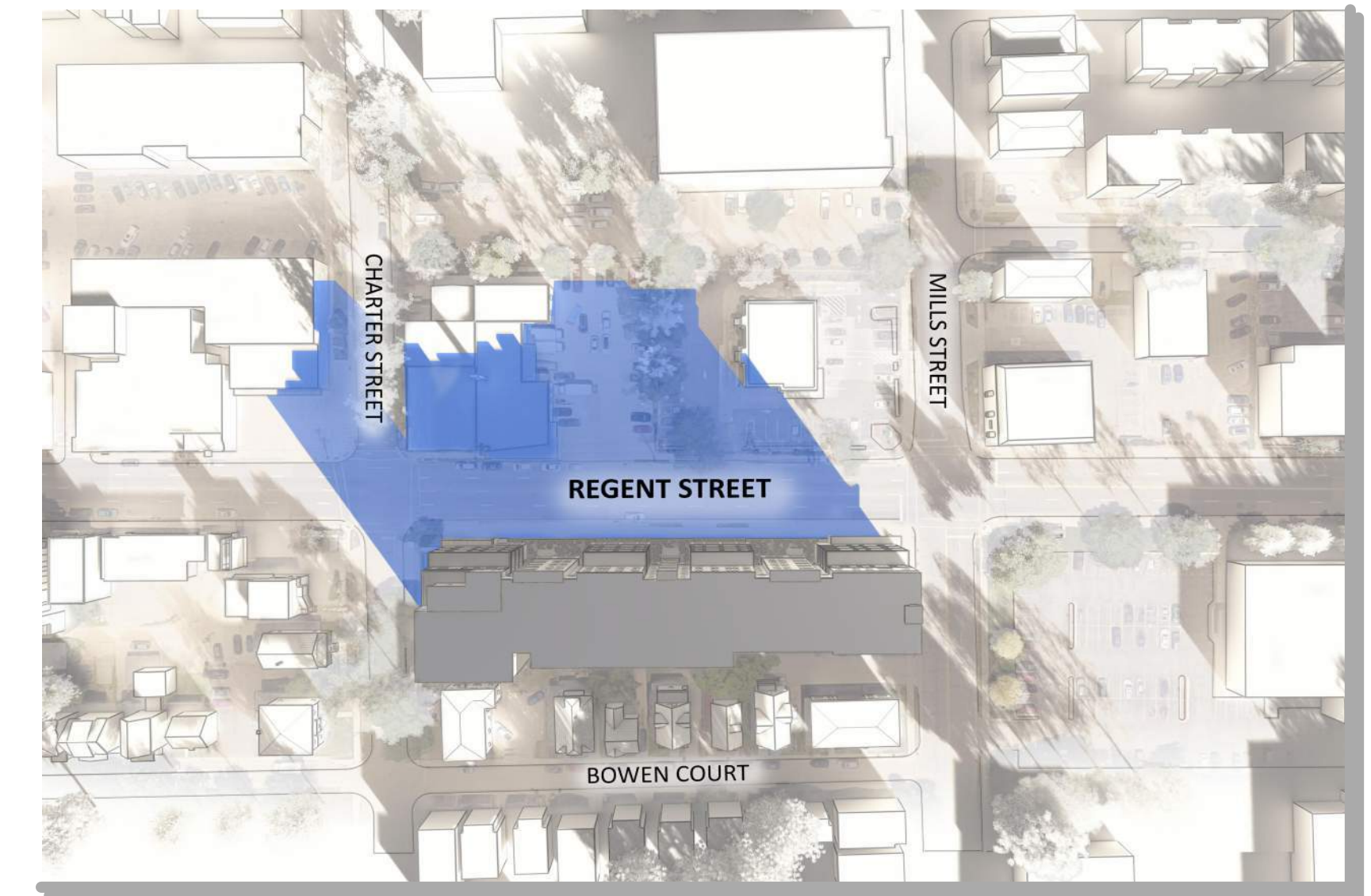
FALL - SEPT. 23RD



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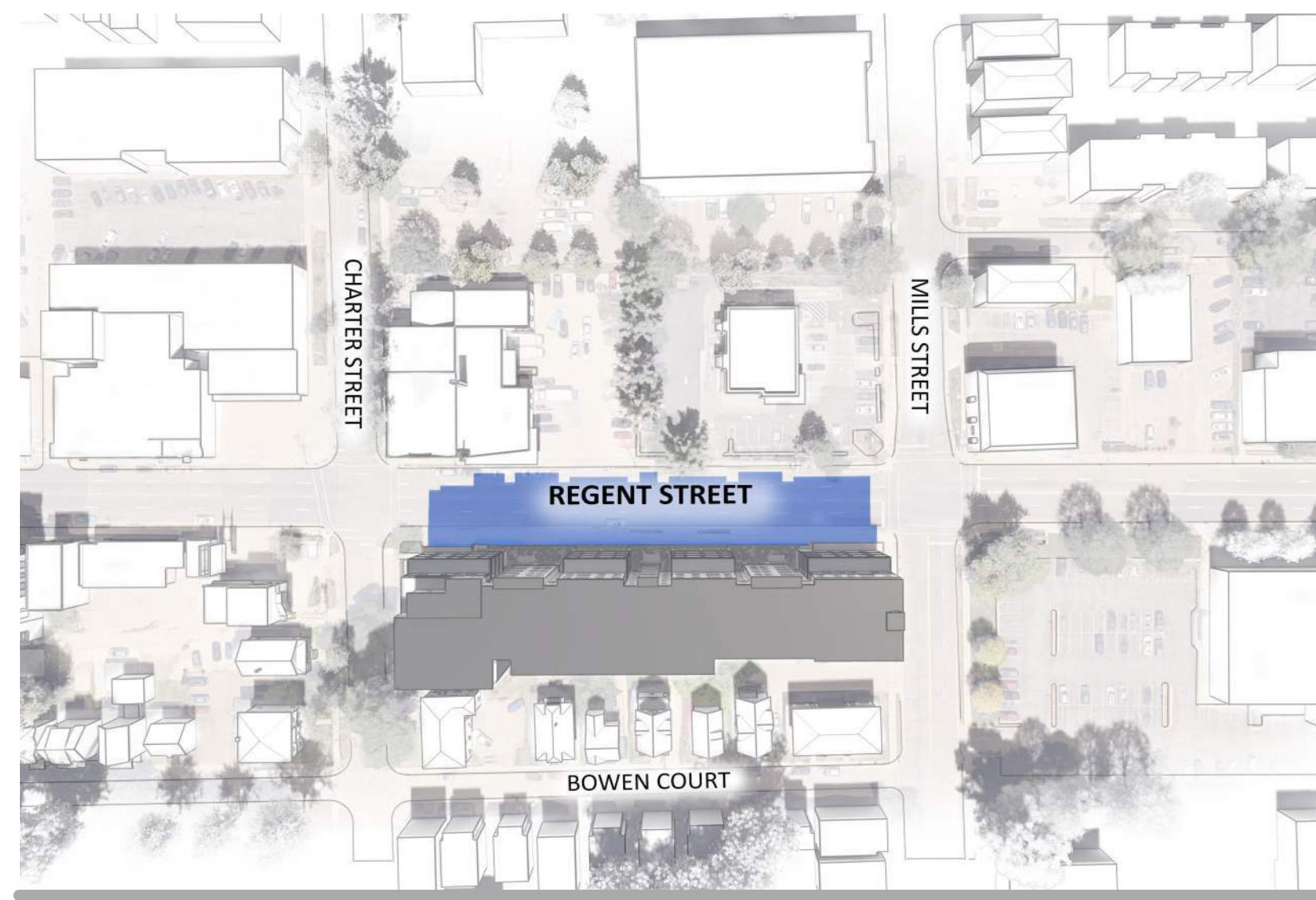
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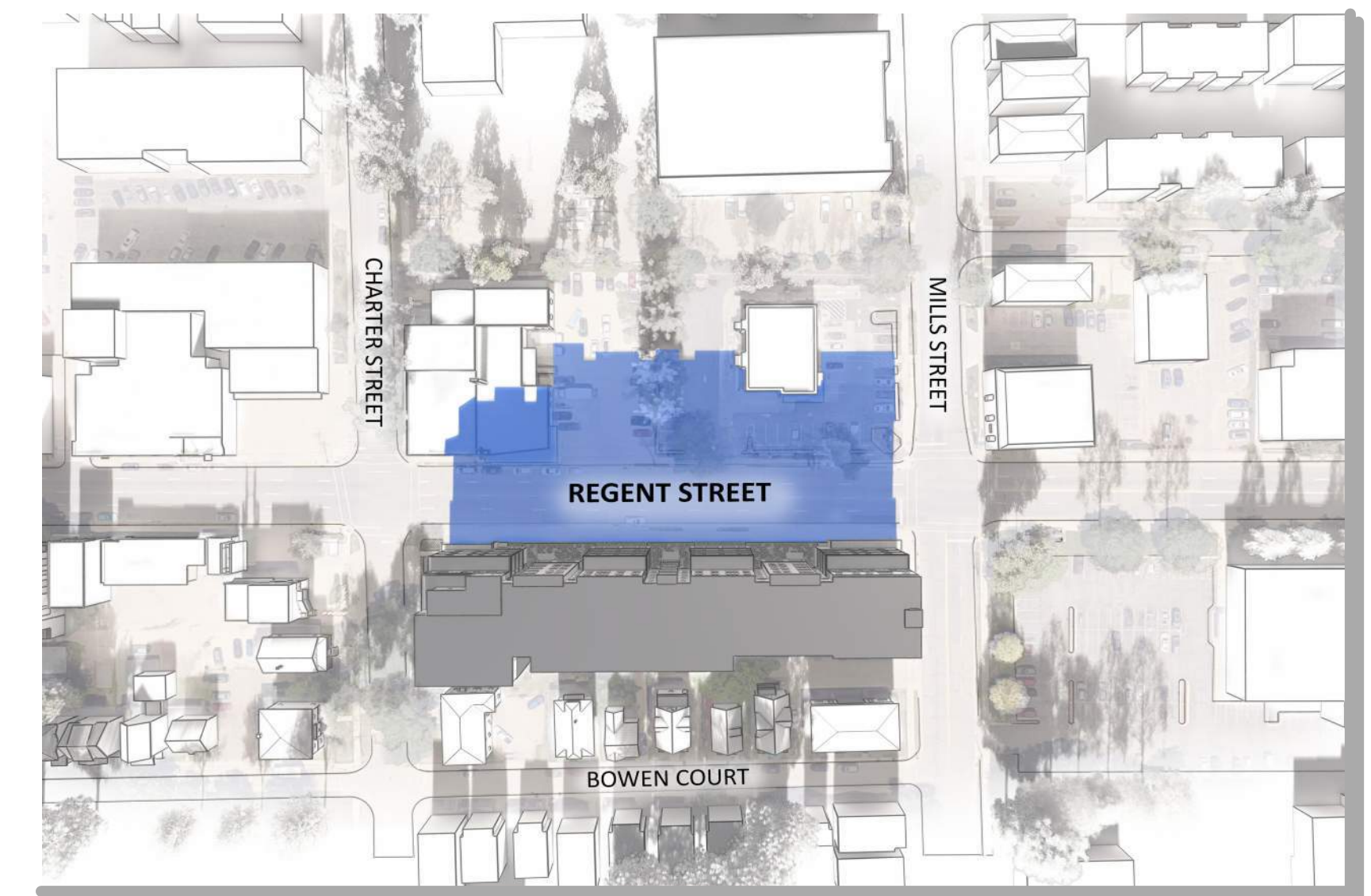
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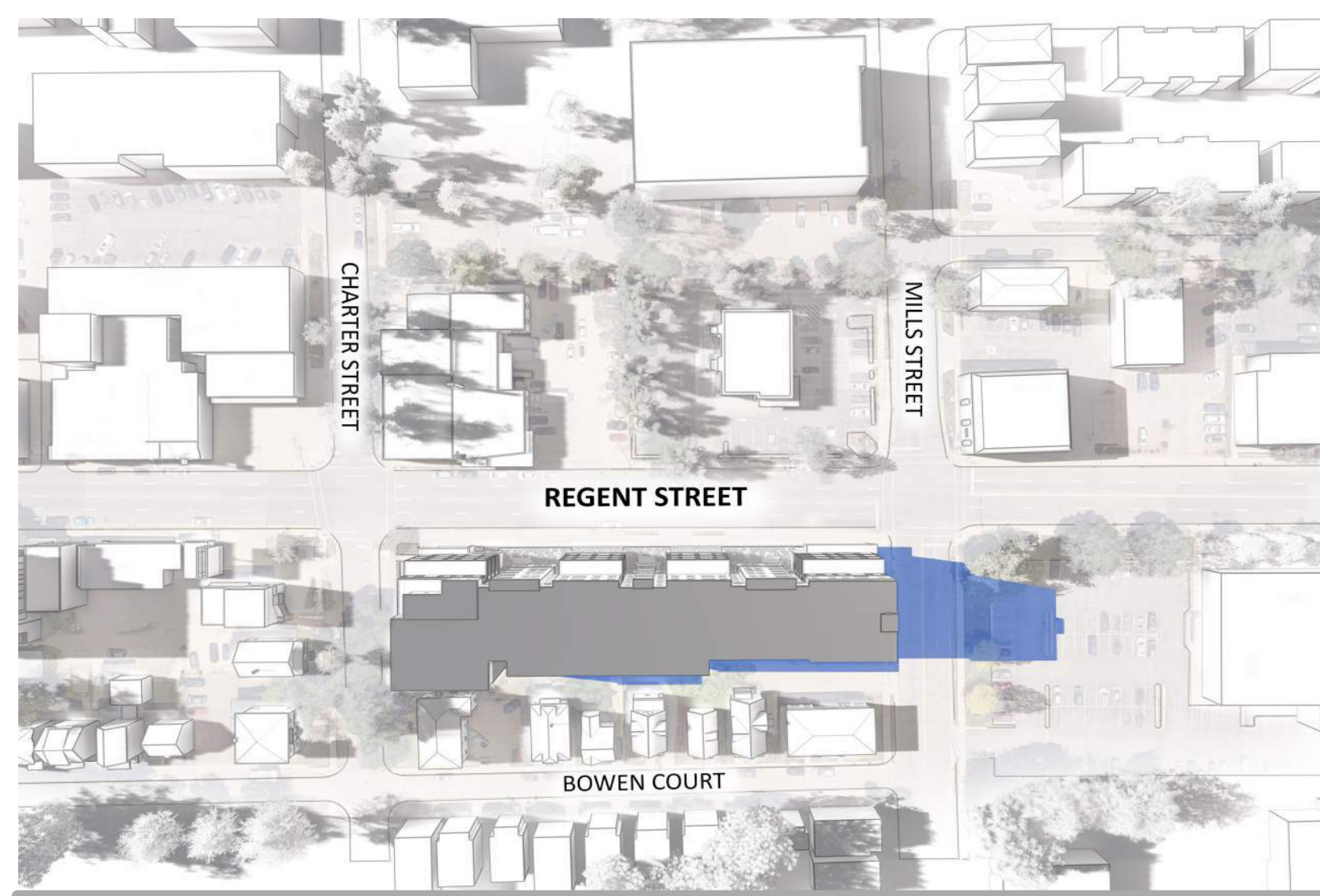
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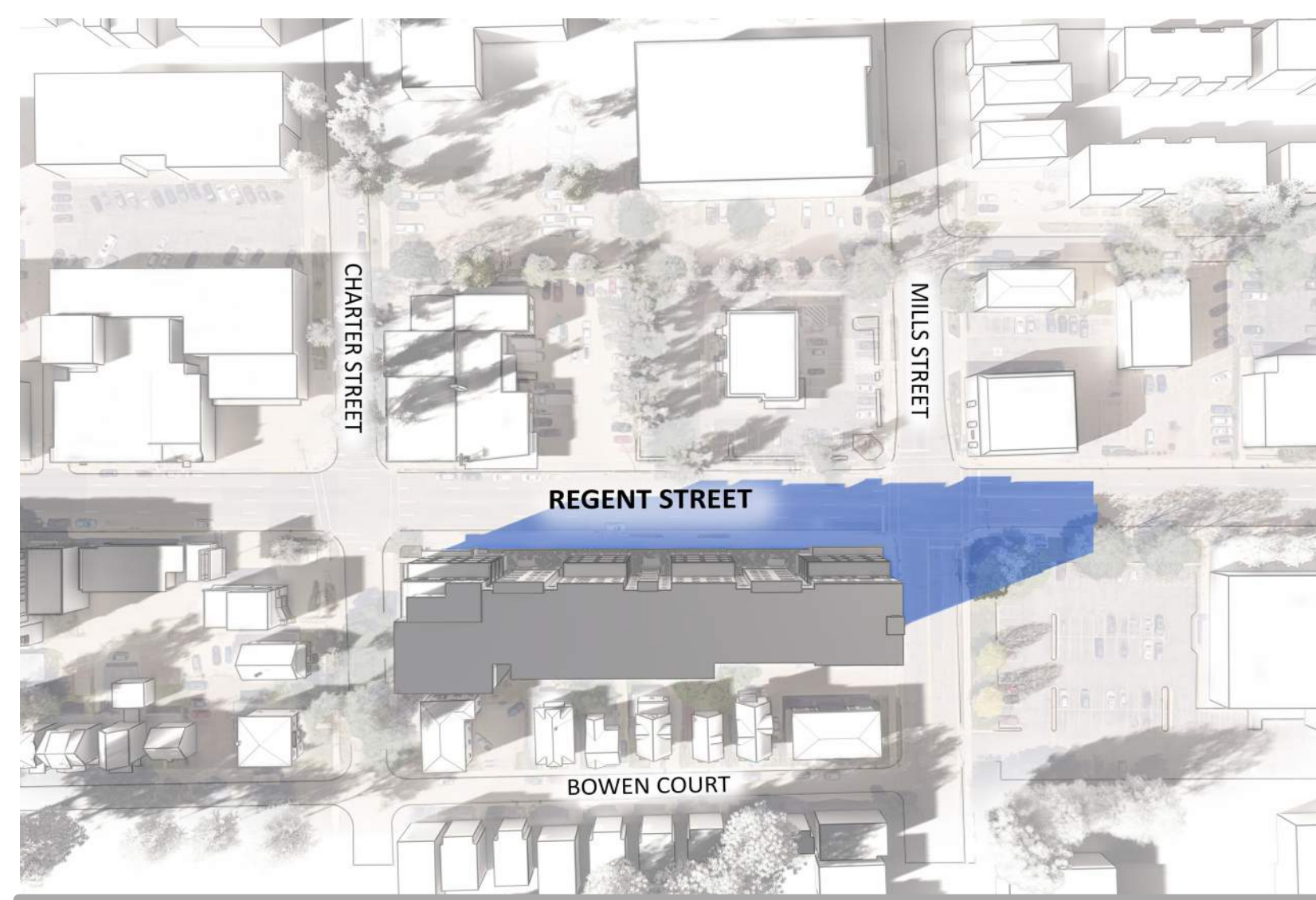
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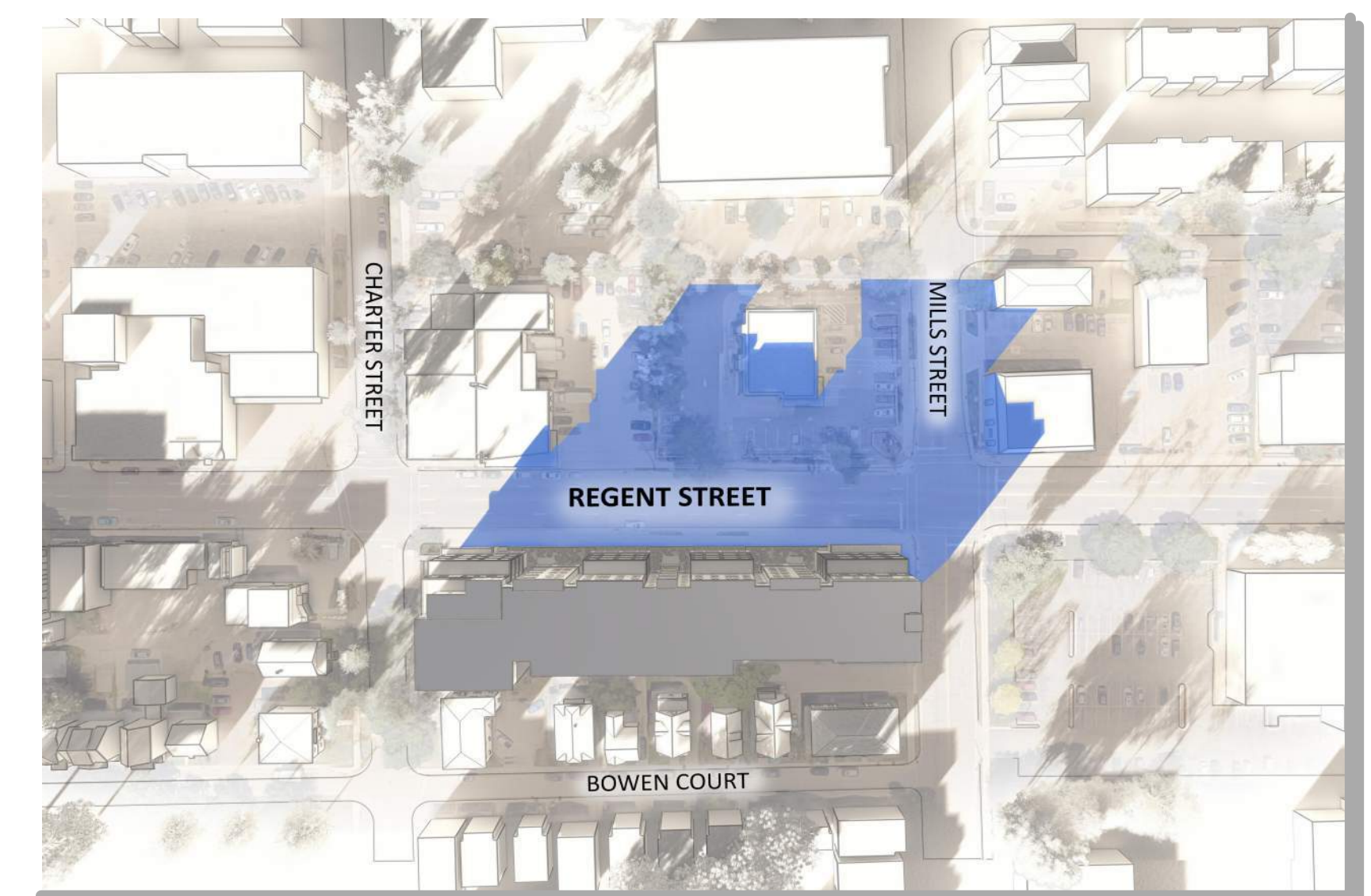
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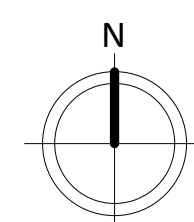
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4:00pm



3:00pm



SOLAR IMPACT STUDY



1 OVERALL FIRST FLOOR PLAN
AC101 3/32" = 1'-0"

ISSUED FOR
2026-03-02 - LU SUBMITTAL
2026-03-11 - 20% DD SET
2026-04-06 - 50% DD SET
2026-04-21 - LUA REVISION

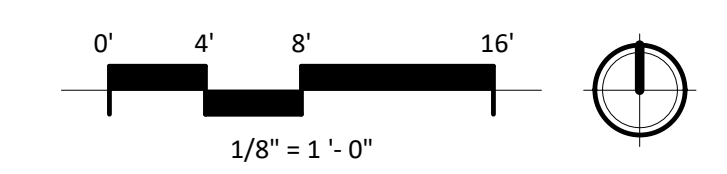
PROJECT
MIXED USE DEVELOPMENT

2 S MILLS ST. / 1111-1113
REGENT ST. MADISON, WI
53715

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
AC101

PROJECT NUMBER 2526
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1 OVERALL SECOND FLOOR PLAN
AC102 3/32" = 1'-0"

ISSUED FOR
2026-03-02 - LU SUBMITTAL
2026-03-11 - 20% DD SET
2026-04-06 - 50% DD SET
2026-04-21 - LUA REVISION

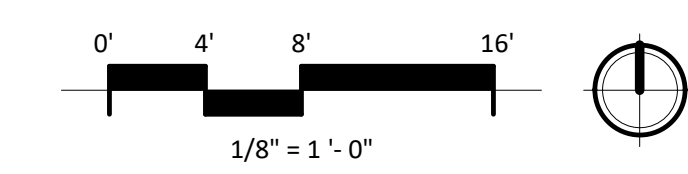
PROJECT
MIXED USE DEVELOPMENT

2 S MILLS ST. / 1111-1113
REGENT ST. MADISON, WI
53715

SHEET TITLE
SECOND FLOOR
PLAN

SHEET NUMBER
AC102

PROJECT NUMBER 2526
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1 OVERALL THIRD FLOOR PLAN
AC103 3/32" = 1'-0"

ISSUED FOR

2026-03-02 - LU SUBMITTAL
2026-03-11 - 20% DD SET
2026-04-06 - 50% DD SET
2026-04-21 - LIA REVISION

PROJECT
MIXED USE DEVELOPMENT

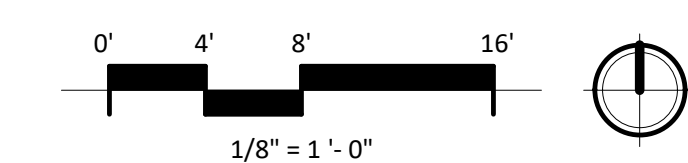
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REGENT ST. MADISON, WI
53715

SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER

AC103

PROJECT NUMBER 2526
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1 OVERALL FOURTH FLOOR PLAN
AC104 3/32" = 1'-0"

ISSUED FOR

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2026-04-06 - 50% DD SET
2026-04-21 - LUA REVISION

PROJECT
MIXED USE DEVELOPMENT

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SHEET TITLE
FOURTH FLOOR
PLAN

SHEET NUMBER

AC104

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1 OVERALL FIFTH FLOOR PLAN
 AC105 3/32" = 1'-0"

ISSUED FOR

2026-03-02 - LU SUBMITTAL
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 2026-04-06 - 50% DD SET
 2026-04-21 - LIA REVISION

PROJECT
 MIXED USE DEVELOPMENT

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SHEET TITLE
 FIFTH FLOOR PLAN

SHEET NUMBER

AC105

PROJECT NUMBER 2526
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ISSUED FOR
 2026-03-02 - LU SUBMITTAL
 2026-03-11 - 20% DD SET
 2026-04-06 - 50% DD SET
 2026-04-21 - LUA REVISION

1 OVERALL SIXTH FLOOR PLAN
 AC106 3/32" = 1'-0"

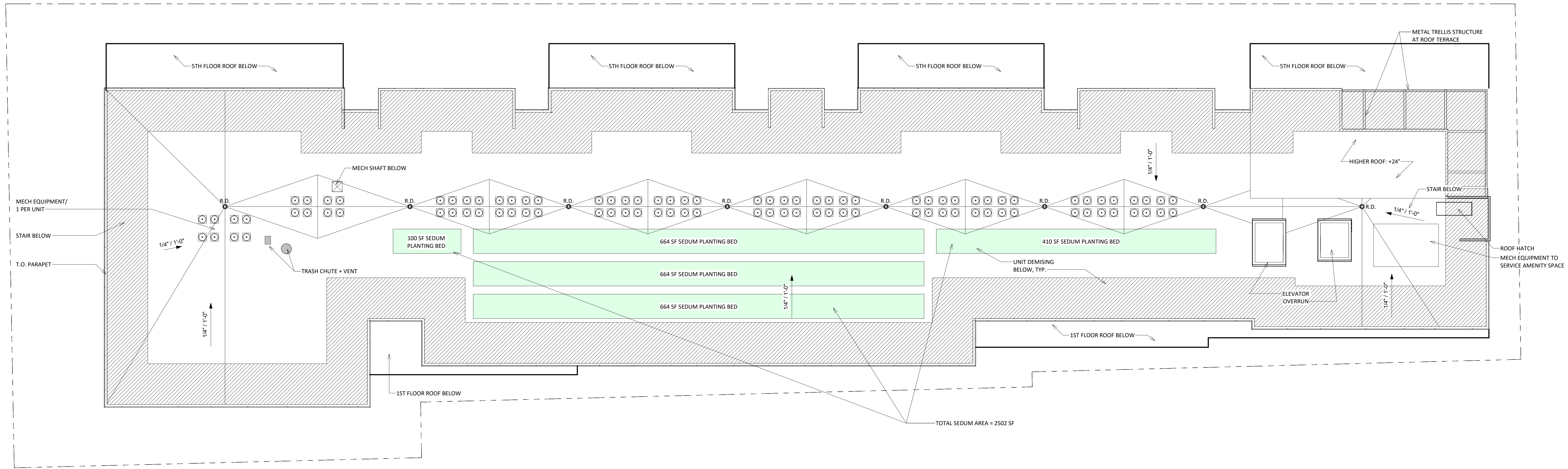
PROJECT
 MIXED USE DEVELOPMENT

2 S MILLS ST. / 1111-1113
 REGENT ST. MADISON, WI
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SHEET TITLE
 SIXTH FLOOR PLAN

SHEET NUMBER
AC106

PROJECT NUMBER 2526
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1 OVERALL ROOF PLAN
AC107 3/32" = 1'-0"

ISSUED FOR
2026-03-02 - LU SUBMITTAL
2026-03-11 - 20% DD SET
2026-04-06 - 50% DD SET
2026-04-21 - LUA REVISION

PROJECT
MIXED USE DEVELOPMENT

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REGENT ST. MADISON, WI
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SHEET TITLE
ROOF PLAN

SHEET NUMBER
AC107

PROJECT NUMBER 2526
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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	CEMENT FIBER PANEL	JAMES HARDIE	COBBLESTONE
2	CEMENT FIBER SIDING	JAMES HARDIE	TIMBER BARK
3	METAL PANEL - CONCEALED FASTENER	TBD	BLACK
4	METAL PANEL - CONCEALED FASTENER	ALFEX	BRONZE
5	SIMULATED WOOD- ALUMINUM PANEL	LONGBOARD	DARK FIR
5.1	SIMULATED WOOD SOFFIT	LONGBOARD	DARK FIR
6	MASONRY VENEER	CLOUD CERAMICS	EBONY IS
7	CAST STONE	PRAIRIE STONE	ASH
8	COMPOSITE WINDOW	TBD	BLACK
9	HANDRAILS AND RAILINGS- POWDER COATED ALUMINUM	TBD	BLACK



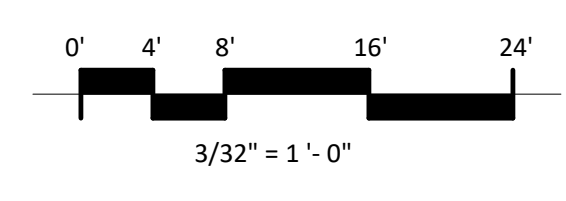
3 ELEVATION - WEST
AC201 3/32" = 1'-0"



2 ELEVATION - EAST
AC201 3/32" = 1'-0"



1 ELEVATION - NORTH
AC201 3/32" = 1'-0"



ISSUED FOR
2026-03-02 - LU SUBMITTAL
2026-03-11 - 20% DD SET
2026-04-06 - 50% DD SET
2026-04-21 - LUA REVISION

PROJECT
MIXED USE DEVELOPMENT

2 S MILLS ST. / 1111-1113
REGENT ST. MADISON, WI
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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

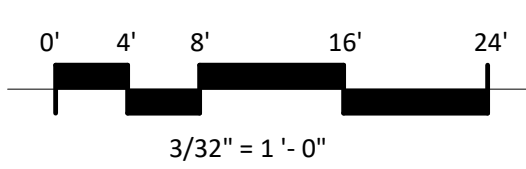
AC201

PROJECT NUMBER 2526
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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	CEMENT FIBER PANEL	JAMES HARDIE	COBBLESTONE
2	CEMENT FIBER SIDING	JAMES HARDIE	TIMBER BARK
3	METAL PANEL - CONCEALED FASTENER	TBD	BLACK
4	METAL PANEL - CONCEALED FASTENER	ALFRED	BRONZE
5	SIMULATED WOOD- ALUMINUM PANEL	LONGBOARD	DARK FIR
5.1	SIMULATED WOOD SOFFIT	LONGBOARD	DARK FIR
6	MASONRY VENEER	CLOUD CERAMICS	EBONY IS
7	CAST STONE	PRAIRIE STONE	ASH
8	COMPOSITE WINDOW	TBD	BLACK
9	HANDRAILS AND RAILINGS- POWDER COATED ALUMINUM	TBD	BLACK



1 ELEVATION - SOUTH
AC202 3/32" = 1'-0"



ISSUED FOR

2026-03-02 - LU SUBMITTAL
2026-03-11 - 20% DD SET
2026-04-06 - 50% DD SET
2026-04-21 - LUA REVISION

PROJECT

MIXED USE DEVELOPMENT

2 S MILLS ST. / 1111-1113
REGENT ST. MADISON, WI
53715

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

AC202

PROJECT NUMBER 2526
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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	CEMENT FIBER PANEL	JAMES HARDIE	COBBLESTONE
2	CEMENT FIBER SIDING	JAMES HARDIE	TIMBER BARK
3	METAL PANEL - CONCEALED FASTENER	TBD	BLACK
4	METAL PANEL - CONCEALED FASTENER	ALFRED	BRONZE
5	SIMULATED WOOD- ALUMINUM PANEL	LONGBOARD	DARK FIR
5.1	SIMULATED WOOD SOFFIT	LONGBOARD	DARK FIR
6	MASONRY VENEER	CLOUD CERAMICS	EBONY IS
7	CAST STONE	PRAIRIE STONE	ASH
8	COMPOSITE WINDOW	TBD	BLACK
9	HANDRAILS AND RAILINGS- POWDER COATED ALUMINUM	TBD	BLACK



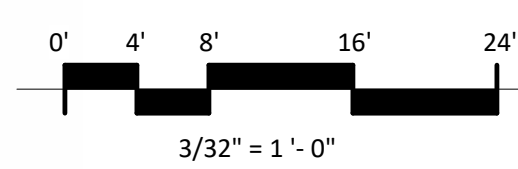
3 COLORED ELEVATION - WEST
AC203 3/32" = 1'-0"



2 COLORED ELEVATION - EAST
AC203 3/32" = 1'-0"



1 COLORED ELEVATION - NORTH
AC203 3/32" = 1'-0"



ISSUED FOR

2026-03-02 - LU SUBMITTAL
2026-03-11 - 20% DD SET
2026-04-06 - 50% DD SET
2026-04-21 - LUA REVISION

PROJECT

MIXED USE DEVELOPMENT

2 S MILLS ST. / 1111-1113
REGENT ST. MADISON, WI
53715

SHEET TITLE

EXTERIOR
ELEVATIONS -
COLORED

SHEET NUMBER

AC203

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	CEMENT FIBER PANEL	JAMES HARDIE	COBBLESTONE
2	CEMENT FIBER SIDING	JAMES HARDIE	TIMBER BARK
3	METAL PANEL - CONCEALED FASTENER	TBD	BLACK
4	METAL PANEL - CONCEALED FASTENER	ALFREX	BRONZE
5	SIMULATED WOOD- ALUMINUM PANEL	LONGBOARD	DARK FIR
5.1	SIMULATED WOOD SOFFIT	LONGBOARD	DARK FIR
6	MASONRY VENEER	CLOUD CERAMICS	EBONY IS
7	CAST STONE	PRAIRIE STONE	ASH
8	COMPOSITE WINDOW	TBD	BLACK
9	HANDRAILS AND RAILINGS- POWDER COATED ALUMINUM	TBD	BLACK



ISSUED FOR
 2026-03-02 - LU SUBMITTAL
 2026-03-11 - 20% DD SET
 2026-04-06 - 50% DD SET
 2026-04-21 - LUA REVISION

PROJECT
 MIXED USE DEVELOPMENT

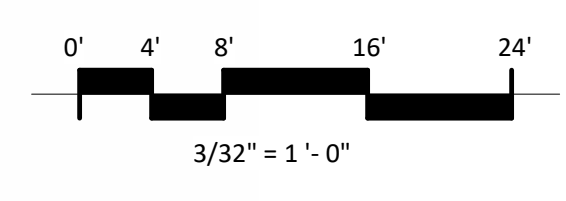
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 REGENT ST. MADISON, WI
 53715

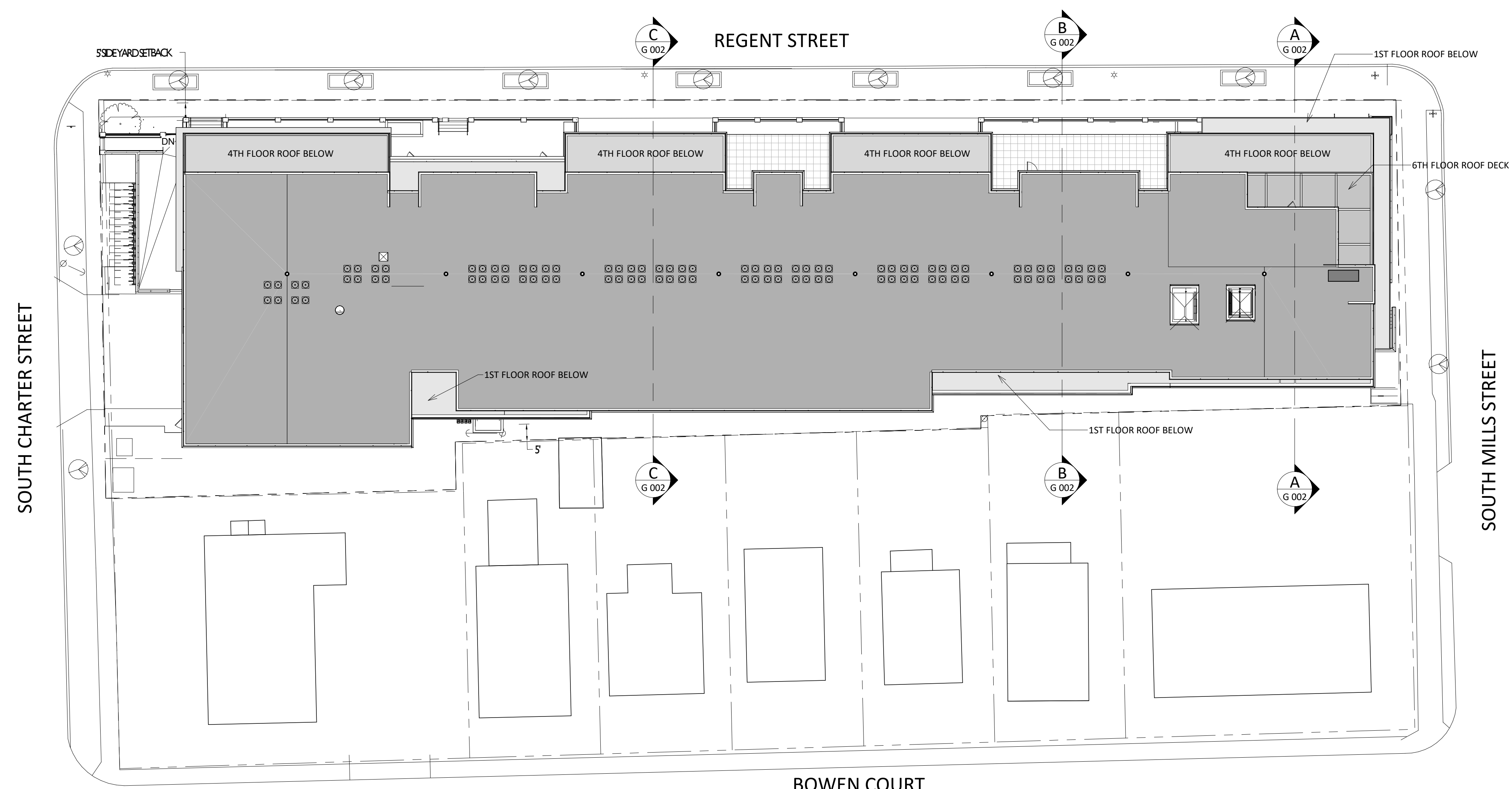
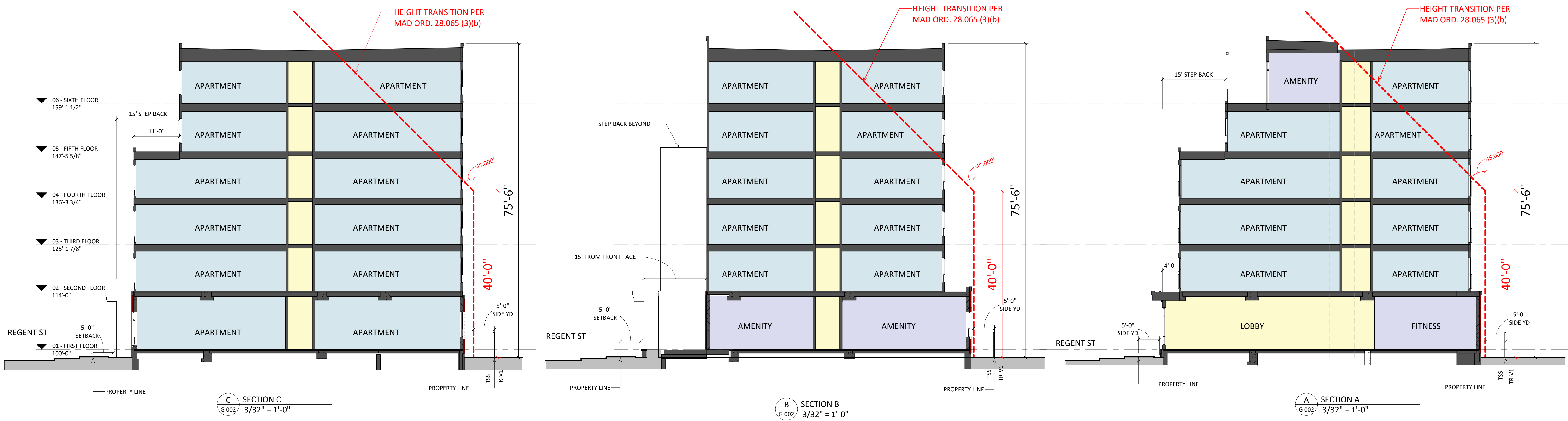
SHEET TITLE
 EXTERIOR
 ELEVATIONS -
 COLORED

SHEET NUMBER
AC204

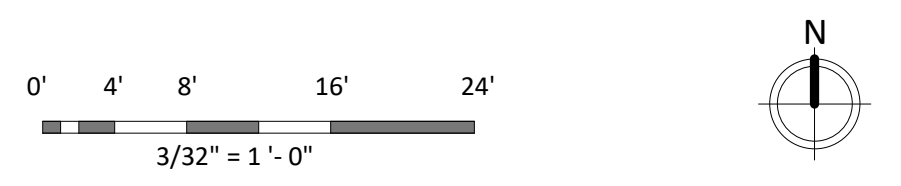
PROJECT NUMBER 2526
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1 COLORED ELEVATION - SOUTH
 AC204
 3/32" = 1'-0"





1 OVERALL PLAN
G 002 1" = 20'-0"



CONCEPT SECTIONS

MIXED USE DEVELOPMENT
2 S MILLS ST. / 1111-1113 REGENT ST. MADISON, WI 53715

