



# City of Madison

## Proposed Rezoning

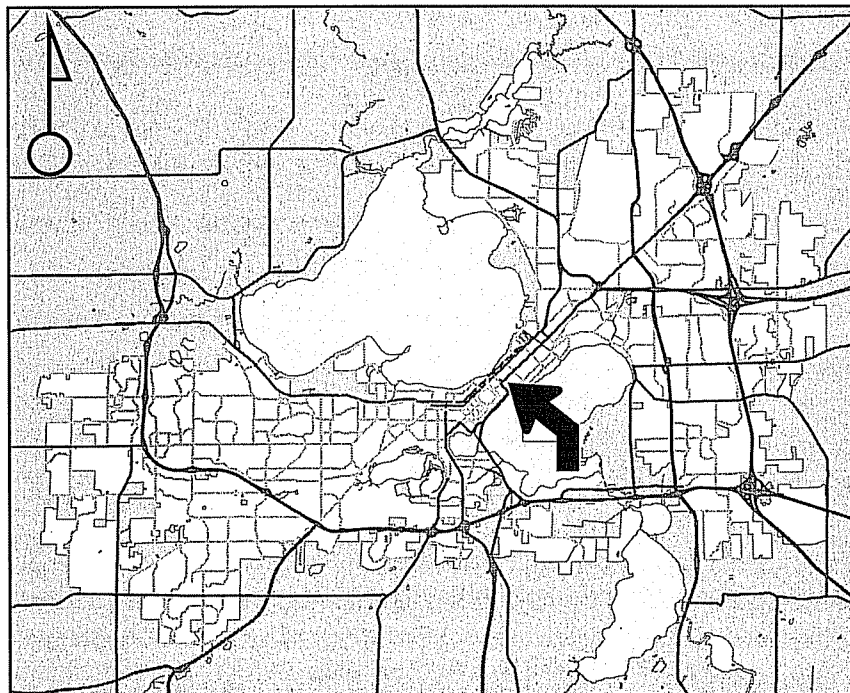
Location  
625 East Mifflin Street

Applicant  
Mike Fisher & Karl Madsen –  
Great Dane Development/  
J Randy Bruce – Knothe & Bruce Architects

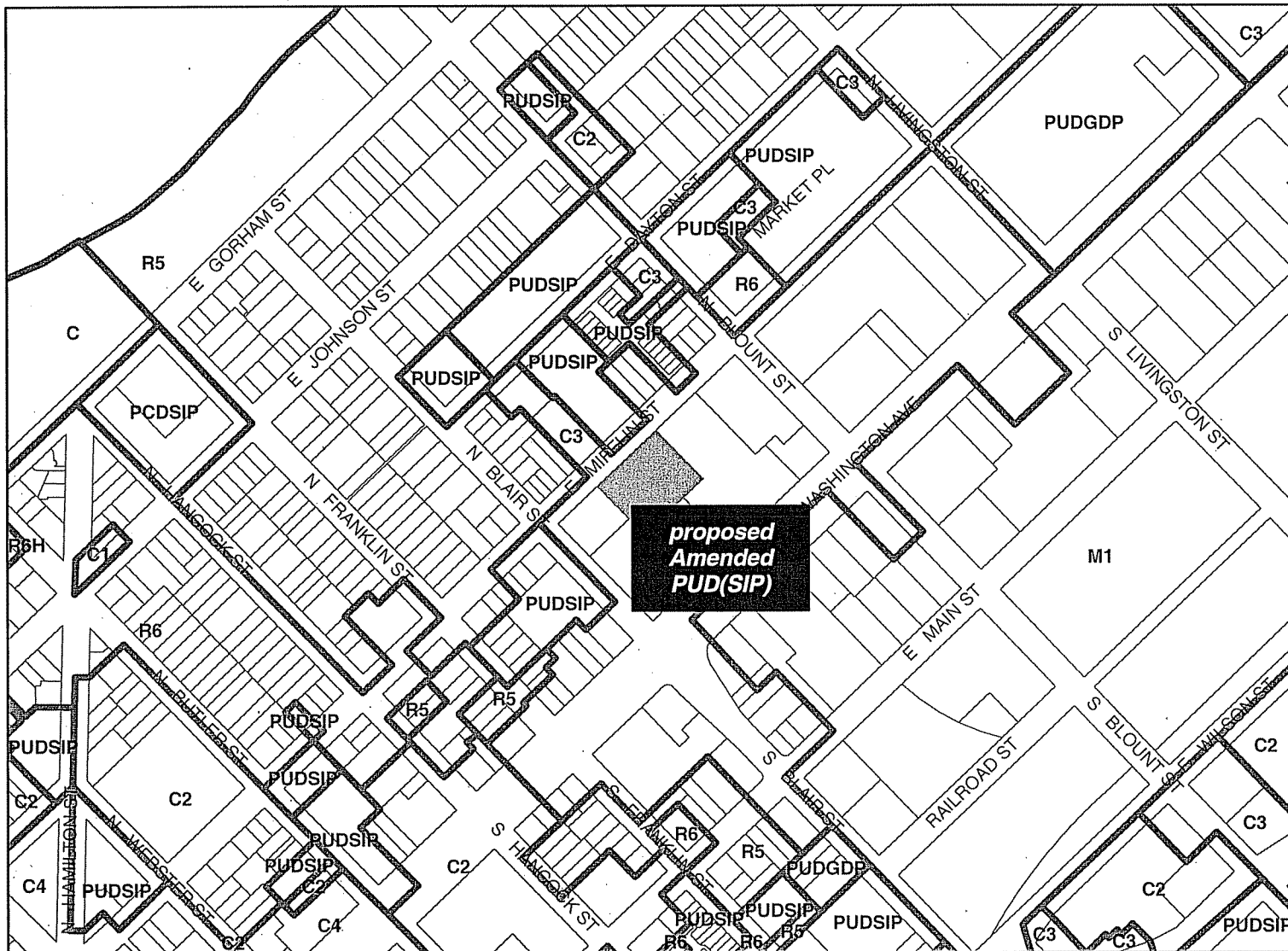
From: PUD(SIP)      To: Amended  
PUD(SIP)

Existing Use  
Vacant Garage  
Proposed Use  
Construct 32-Unit  
Condominium Building

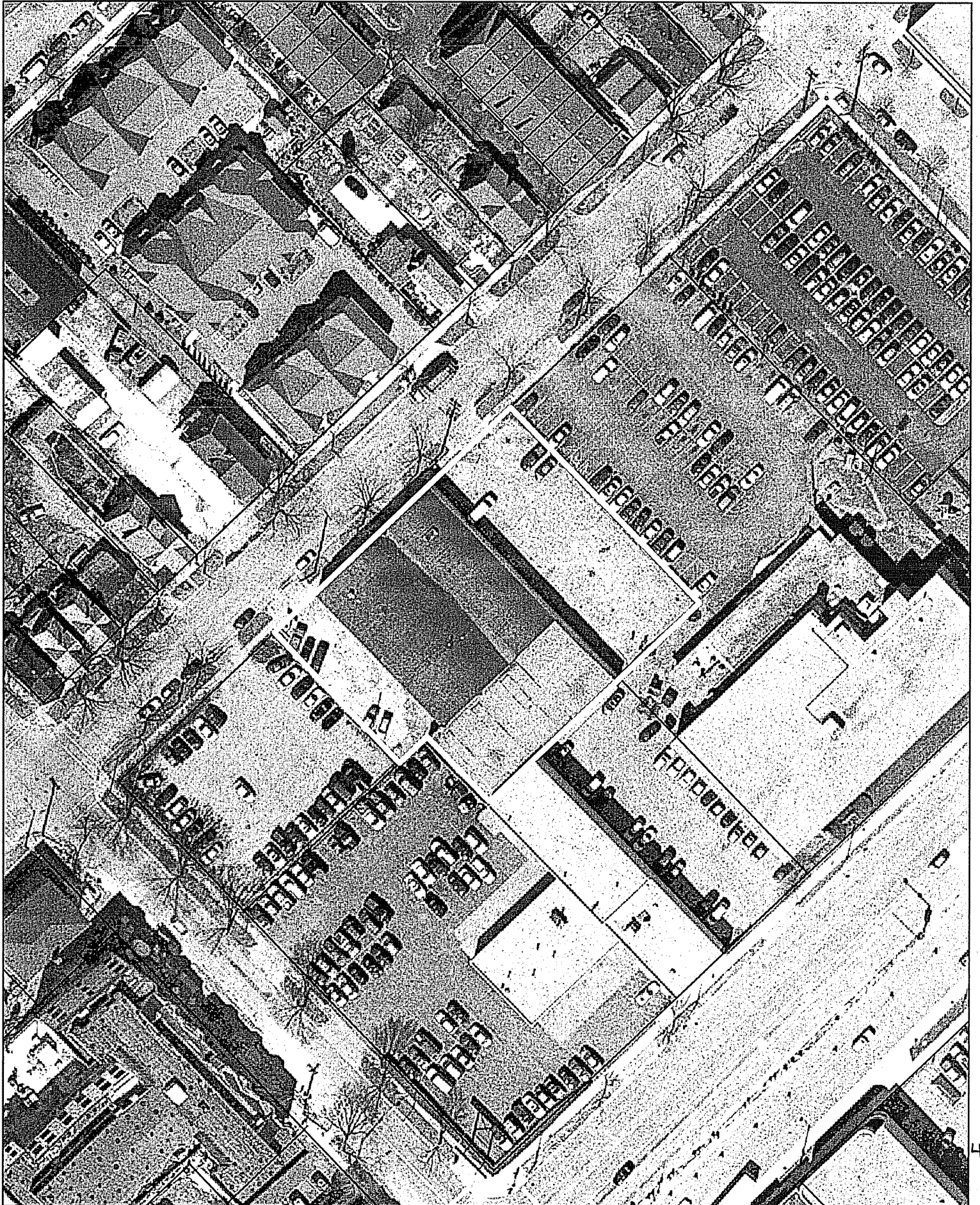
Public Hearing Date  
Plan Commission  
20 August 2007  
Common Council  
04 September 2007



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400' Planning Unit, Department of Planning and Development : RPJ : Date : 08 August 2007



# 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.
- Application effective February 18, 2005

### FOR OFFICE USE ONLY:

Amt. Paid \$ 1250 Receipt No. 82631  
Date Received 6-20-07  
Received By RST  
Parcel No. 0709-133-0802-3  
Aldermanic District 2, Brenda Konkel  
GQ ok!  
Zoning District PUDSIP  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP  Legal Descript.   
Plan Sets  Zoning Text   
Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
Ngrbrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
Date Sign Issued \_\_\_\_\_

1. **Project Address:** 625 East Mifflin Street **Project Area in Acres:** .72

**Project Title (if any):** The Colony

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

<input type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<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	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input checked="" type="checkbox"/> <b>Other Requests</b> (Specify): <u>alteration to ad approved PUD-SIP</u>

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

Applicant's Name: Mike Fisher / Karl Madsen Company: Great Dane Development  
Street Address: 2249 Pinehurst Dr. City/State: Middleton, WI Zip: 53562  
Telephone: (608) 836-8084 Fax: (608) 836-0480 Email: \_\_\_\_\_

Project Contact Person: J. Randy Bruce Company: Knothel G. Bruce Architects, LLC  
Street Address: 7601 University Ave, Ste 201 City/State: Middleton, WI Zip: 53562  
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

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: 33 unit condominium building with underground parking

Development Schedule: Commencement Fall 2007 Completion Summer 2008

CONTINUE →

**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 ½ 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:** \$1,250.<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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of East Washington Avenue Build Plan, which recommends: Community Mixed-use 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:

Brenda Konkel District #2 + Tenney-Lapham Neighborhood Assoc.

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 Tim Parks Date \_\_\_\_\_ | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name Mike Fisher Date 6.26.07

Signature [Signature] Relation to Property Owner

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

June 20, 2007

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
Alteration to an existing PUD- SIP  
625 East Mifflin Street  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval of an Alteration to an Approved Specific Implementation Plan.

**Organizational structure:**

Owner: Great Dane Development  
2249 Pinehurst Drive  
P.O. Box 620800  
Middleton, WI 53562-0800  
608-836-8084  
608-836-0480 fax  
Contact: Mike Fisher & Karl Madsen

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Project: The Colony  
625 E. Mifflin Street

Landscape Design: Ken Saiki Design  
303 S. Paterson St.  
Suite 1  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki

Engineer: Calkins Engineering  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
(608) 838-0445 fax  
Contact: Dave Glusick

**Introduction:**

This application is for an Alteration to a Previously Approved Specific Implementation Plan. The PUD-GDP-SIP was approved by the Common Council on June 20, 2006 and subsequently recorded April 19, 2007. The SIP provided for a five-story building with 66 units and two levels of underground parking. Due to current market conditions, the developers are proposing an alteration that reduces the building size to three stories with 33 units and one level of underground parking.

The alteration essentially eliminates the upper two floors of the building as well as the lowest level of underground parking. The revised plan maintains the basic site plan and exterior architecture from the approved SIP. The urban nature of the development with the central entry courtyard and individual entries along Mifflin Street are also maintained.

<u>Site Development Data:</u>	<u>Per Alteration</u>	<u>Per Originally Approved SIP</u>
<u>Dwelling Unit Mix:</u>		
One-Bedroom	15	32
Two-Bedroom	18	34
Total dwelling Units	33	66
<u>Densities:</u>		
Lot Area	31,400 SF or .72 acres	same
Lot Area / D.U.	951 SF/unit	476 SF/unit
Density	45.8 units/acre	92 units/acre
<u>Building Height:</u>	3 Stories	5 stories
<u>Floor Area Ratio:</u>		
Total Floor Area (excluding parking)	42,634SF	72,100 SF
Floor Area Ratio	.73	.43
<u>Required Parking</u>		
Automobile parking (R-5 standards)		
One Bedrooms (15 X 1.25 /unit)	19 spaces	40 spaces
Two Bedrooms (18 X 1.50 /unit)	<u>27 spaces</u>	<u>51 spaces</u>
Total Required Parking	46 spaces	91 spaces
Bicycle parking		
Units 1-50 (1 space/unit)	33 spaces	50 spaces
Units 50-66 (.5 space/unit)	<u>N/A</u>	<u>8 spaces</u>
Total Required Parking	33 spaces	58 spaces
<u>Vehicular Parking Ratio:</u>		
Automobile parking (underground)	36 stalls or 1.1 spaces/unit	86 stalls or 1.3 spaces/unit
Bicycle parking (underground)	14 stalls or .4 spaces/unit	39 stalls or .6 spaces/unit
Bicycle parking (surface)	19 stalls or .6 spaces/unit	19 stalls or .3 spaces/unit

**Loading:**

No off-street loading will be provided for this project and we are specifically requesting a waiver for this requirement.

Letter of Intent –PUD -SIP  
The Colony  
625 E. Mifflin Street  
June 20, 2007  
Page 3 of 3

**Project Schedule:**

It is anticipated that construction will start in Fall of 2007 and be completed by Fall of 2008.

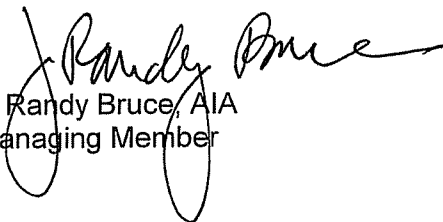
**Social & Economic Impacts:**

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the City. The project will be privately financed and the developer has not requested any TIF funds to support this redevelopment effort.

The Colony meets the goals of the East Washington Build plan and provides new higher density housing in the central city, promoting pedestrian and bicycle circulation and reducing vehicular traffic.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

  
J. Randy Bruce, AIA  
Managing Member

**Legal Description:** The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a condominium housing development with 33 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
  - 1. Multifamily residential uses as allowed in the R-6 zoning district.
  - 2. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
    - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans. No off-street loading will be provided.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-6 zoning district.
- J. **Signage:** Signage will be allowed as per the R-6 zoning district or as provided in the approved plans or as a minor alteration to the approved PUD-SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



Inclusionary Dwelling Unit Plan  
33 Condominium units  
The Colony  
625 East Mifflin Street  
June 20, 2007

- I. Project Narrative:
  - a. General Character of the Intended Development: This project is an alteration to a previously approved Specific Implementation Plan for the property located at 625 E. Mifflin Street. The site is approximately 31,000 square feet in area and is located in the Tenney-Lapham Neighborhood. The revised redevelopment proposal envisions a new owner-occupied condominium with a variety of unit sizes and types designed to appeal to a wide range of buyers. The proposed building would be 3 stories and 33 condominium units.
  - b. Owner, Developer and Future Owner Identification:
    - i. Owner: Great Dane Development, LLC  
Karl Madsen & Mike Fisher (50/50 owners)  
2249 Pinehurst Drive  
P.O. Box 620800  
Middleton, WI 53562
    - ii. Developer: Great Dane Development, LLC
    - iii. Future: Owner Occupied
  - c. Construction Schedule: Following approval, we expect to begin the redevelopment of the site in Fall 2007 with completion of the building for occupancy in Summer 2008.
2. Plans: See the following drawings, Exhibit A, for the location and distribution of the Inclusionary Dwelling Units throughout the building. Additionally, Exhibit B, attached hereto, identifies the unit type and distribution of the IDU's per floor throughout the building.
3. Additional Information: See Letter of Intent.
4. Marketing Plan: The marketing plan for the IDUs will consist of the following: Listing the IDUs in the multiple listing services, which makes them available to all realtors in the South Central Wisconsin area. The IDUs will also be advertised in the Isthmus, as well as the Wisconsin State Journal and The Capital Times. We will also notify the City of Madison so that it can be put on the appropriate web pages. We will be constructing a web page for the project under which the IDUs will be made available. There will be a project sign on site advertising general information about the project. We will have regular open houses on site or at the First Weber capital office at 222 West Washington Avenue.

**PART 1 - DEVELOPMENT INFORMATION:**

**Project or Plat** The Colony

**Project Address:** 625 E. Mifflin St. **Project Area (in acres):** .72

**Developer:** Great Dane Development **Representative:** Mike Fisher

**Street Address:** 2249 Pinehurst Dr. **City/State:** Middleton, WI **Zip:** 53562

**Telephone:** (608) 836-8084 **Fax:** (608) 836-0480 **Email:** fisherco@chorus.net

**Agent, If Any:** J. Randy Bruce **Company:** Knothe & Bruce Architects, LLC

**Street Address:** 7601 University Ave, Ste 201 **City/State:** Middleton, WI **Zip:** 53562

**Telephone:** (608) 836-3690 **Fax:** (608) 836-6934 **Email:** rbruce@knothebruce.com

**PART 2 - PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family	28		5		33	.72
<b>TOTAL</b>	28		5		33	

**PART 3 - AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
<b>Owner-Occupied Units</b>	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI						5	5
Anticipated Sale Price							
<b>Rental Units</b>	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

**PART 4 - DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
<b>Owner-Occupied Units with:</b>		13	15				2	3		
Minimum Floor Area:		695	866				615	725		
<b>Rental Units With:</b>										
Minimum Floor Area:										

CONTINUE →

**PART 5 – INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input checked="" type="checkbox"/> Cash subsidy from Inclusionary Zoning Special Reserve Fund up to \$5,000 per unit for units provided to families earning 60% AMI or less (for owner-occupied) or 40% AMI or less (for rental).	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Zoning Special Reserve Fund of \$2,500 per onsite affordable unit in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	.1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

**PART 6 – WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, **please mark this box**  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

**PART 7 – APPLICANT’S DECLARATION:**

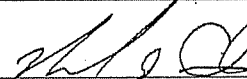
The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	✓		
Proportion of attached and detached IDU units is similar to Market rate.	✓		
Mix of IDUs by bedroom size is similar to market rate.	✓		

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) (continued)	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	✓		
IDUs are to be built in <b>phasing</b> similar to market rate.	✓		
<b>Pricing</b> fits within Ordinance standards	✓		
Developer offers security during <b>construction phase</b> in form of deed restriction.	✓		
Developer offers <b>enforcement</b> for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	✓		
Developer describes marketing plan for IDUs.	✓		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	✓		
Terms of sale or rent.	✓		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		✓	
Developer has requested waiver for off-site or cash payment.		✓	
Developer has requested waiver for reduction of number of units.		✓	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → \_\_\_\_\_
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → \_\_\_\_\_
- The applicant notified Alderperson Brenda Konkell of District #2 of this development proposal in writing on: → \_\_\_\_\_
- The applicant also notified \_\_\_\_\_ of the Tenney-Lapham neighborhood in writing on: → \_\_\_\_\_
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

**Applicant Signature**  **Date** 5/12/07  
**Printed Name** Mike Fisher **Phone** (608) 836-8084

Effective September 1, 2004

## Exhibit B

IDU plan for The Colony - 33 unit Condominium Project located at 625 East Mifflin St.

**Overall development plan**

Date: 06/20/2007

	All units	IDU's count	Market units	Size range for all units	IZ Sale Price	Percentage of type
1 bedroom	15	2	13	615 - 809 s.f.	As allowed by ordinance	45.45%
2 bedroom	18	3	15	725 - 1321 s.f.	As allowed by ordinance	54.55%
Totals	33	5	28			

**Inclusionary dwelling unit information**

	Total units	# of IDU's
1st Floor	4	0
2nd Floor	15	3
3rd Floor	14	2
Totals	33	5

Unit Number	IDU type	IDU s.f.	% AMI	Sale Price
205	2 bdrm	725	80%	*
212	1 bdrm	655	80%	*
214	1 bdrm	615	80%	*
303	2 bdrm	725	80%	*
305	2 bdrm	725	80%	*

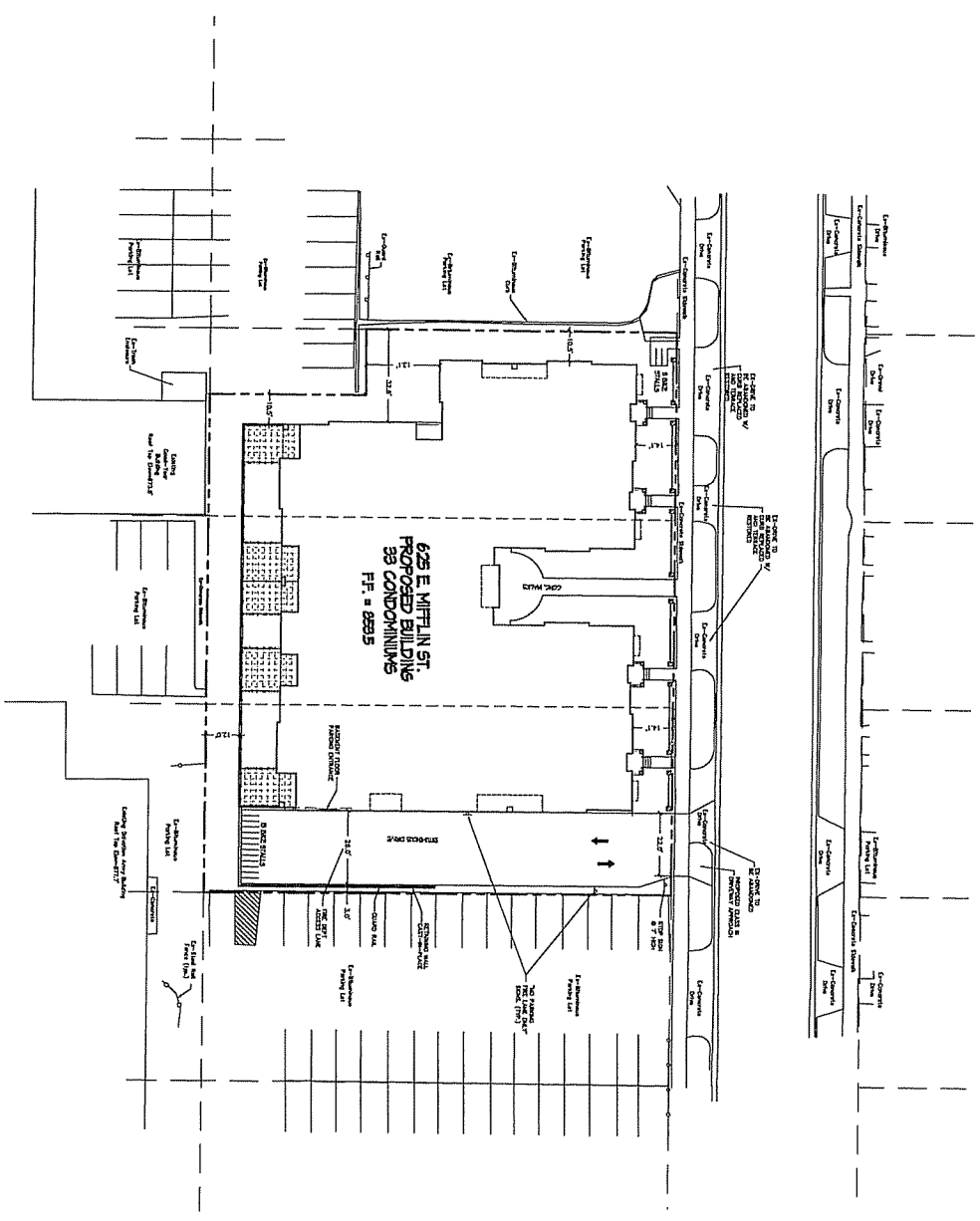
\* As allowed by ordinance. The sale price will change with interest and a fluctuation addition of the condo fee into the equation in the condo fee.

# KNOTHE & BRUCE ARCHITECTS

7101 University Avenue, Suite 20  
Madison, Wisconsin 53706  
608.818.3100 Fax 608.818.4934

DATE: 11/11/11

SHEET INDEX:	
C-11	SITE PLAN
C-21	GRADING PLAN
C-22	UTILITY PLAN
C-23	FIRE ACCESS PLAN
A-11	FIRST FLOOR PLAN
A-12	SECOND FLOOR PLAN
A-13	THIRD FLOOR PLAN
A-21	ELEVATIONS
A-22	ELEVATIONS

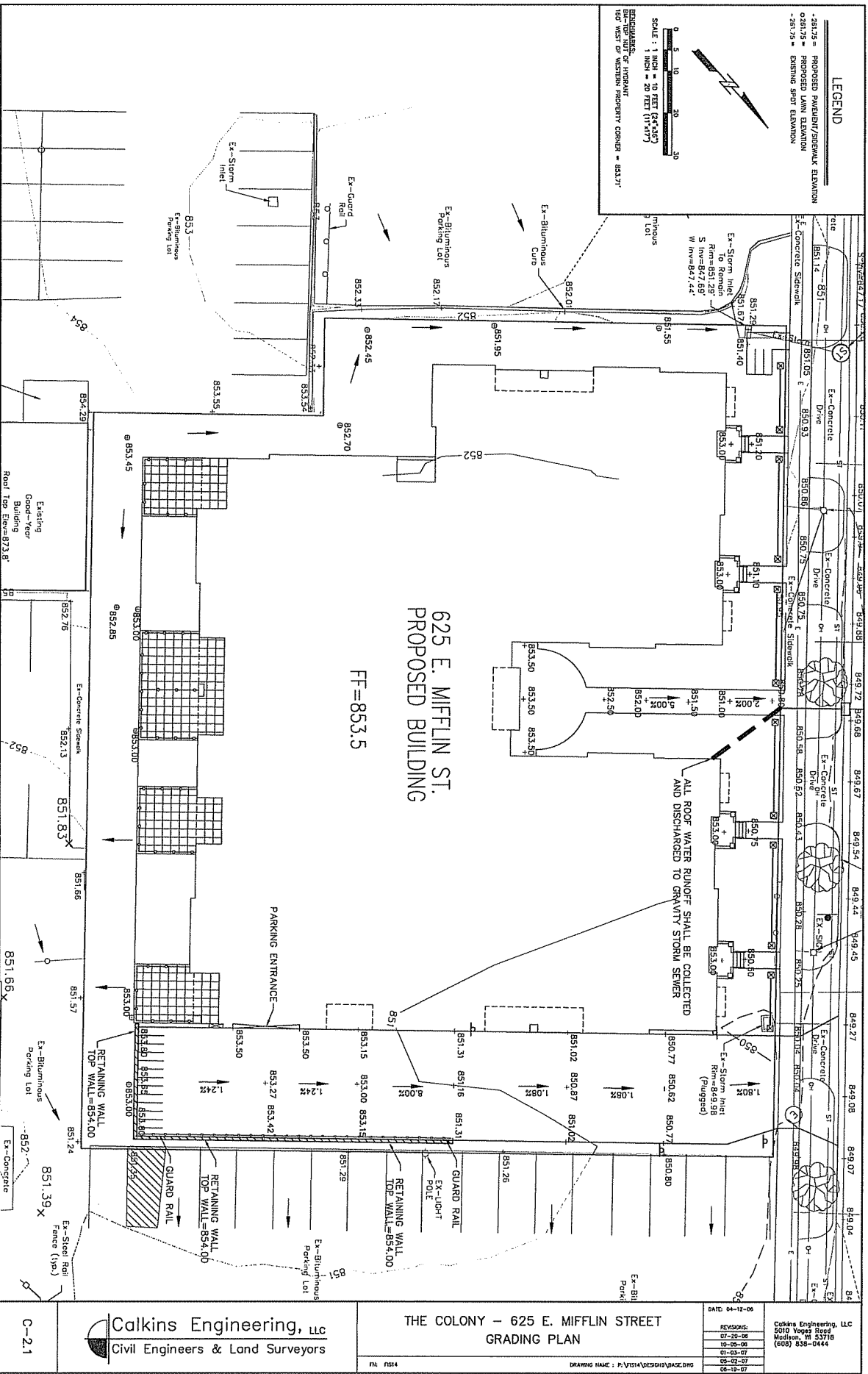


NOTES:  
1. SEE C-20 FOR FURTHER INFORMATION.

PROJECT TITLE:  
**The Colony**  
625 E. Wiffiin Street  
Madison, WI

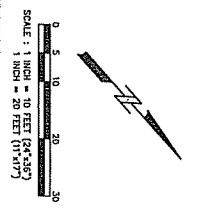
DRAWING TITLE:  
**Proposed Site Plan**  
33 Unit Building  
PROJECT NO.: **0549**  
DRAWING NO.: **C-11**

DATE: 11/11/11



**LEGEND**

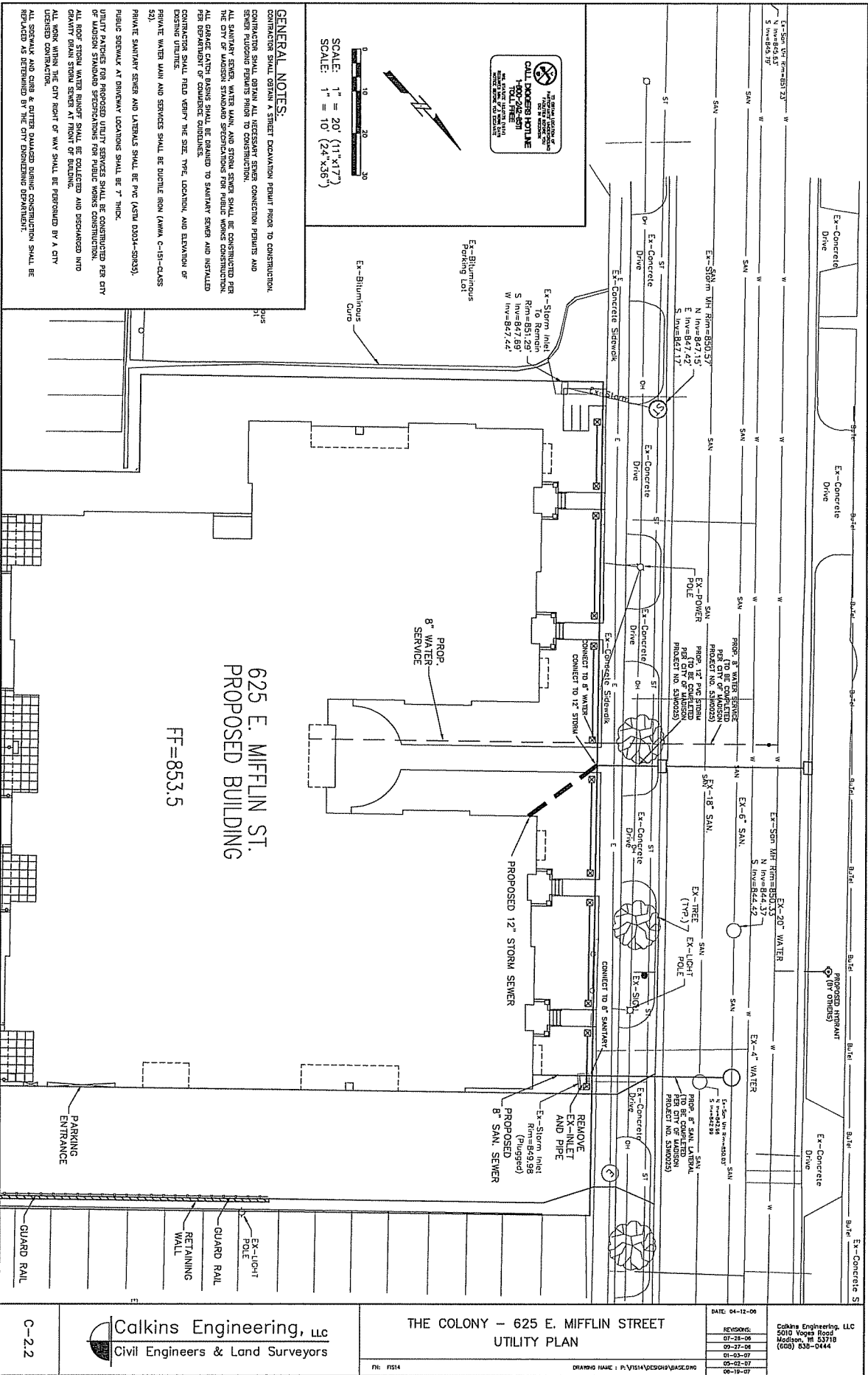
- 281.75 = PROPOSED PAVEMENT/SIDEWALK ELEVATION
- 0-281.75 = PROPOSED LUMP ELEVATION
- 281.75 = EXISTING SPOT ELEVATION



**625 E. MIFFLIN ST.  
PROPOSED BUILDING**

FF=853.5

REVISIONS:
07-20-06
10-04-06
03-07-07
02-07-07
06-13-07



DATE:	04-12-00
REVISIONS:	
01-26-00	
02-27-00	
01-03-07	
09-22-07	
07-11-08	

Calkins Engineering, LLC  
5010 Vesper Road  
Canton, MA 01921  
(508) 538-0444

THE COLONY - 625 E. MIFFLIN STREET  
UTILITY PLAN

Calkins Engineering, LLC  
Civil Engineers & Land Surveyors

C-2.2

1



**KNOTHE & BRUCE ARCHITECTS**  
7401 University Avenue, Ste. 201  
Madison, Wisconsin 53752  
608-836-2400 FAX 608-836-0974

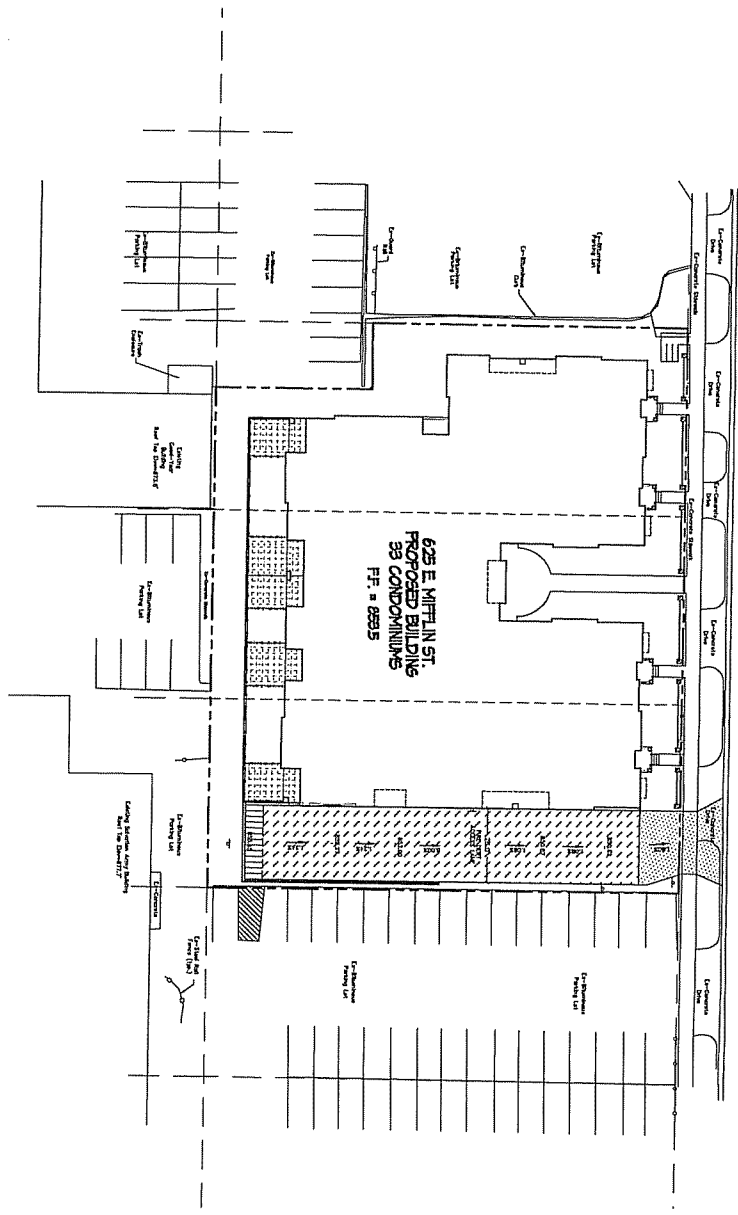
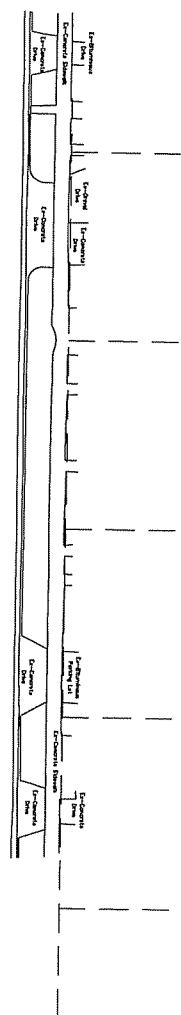
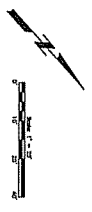
**CONTRACT**

**REVISIONS**

**PROJECT**  
Riverside  
JULY 25, 2007 - A52023 RD-42P RESIDENTIAL

**PROJECT TITLE**  
The Colony  
625 E. Mifflin Street  
Madison, WI

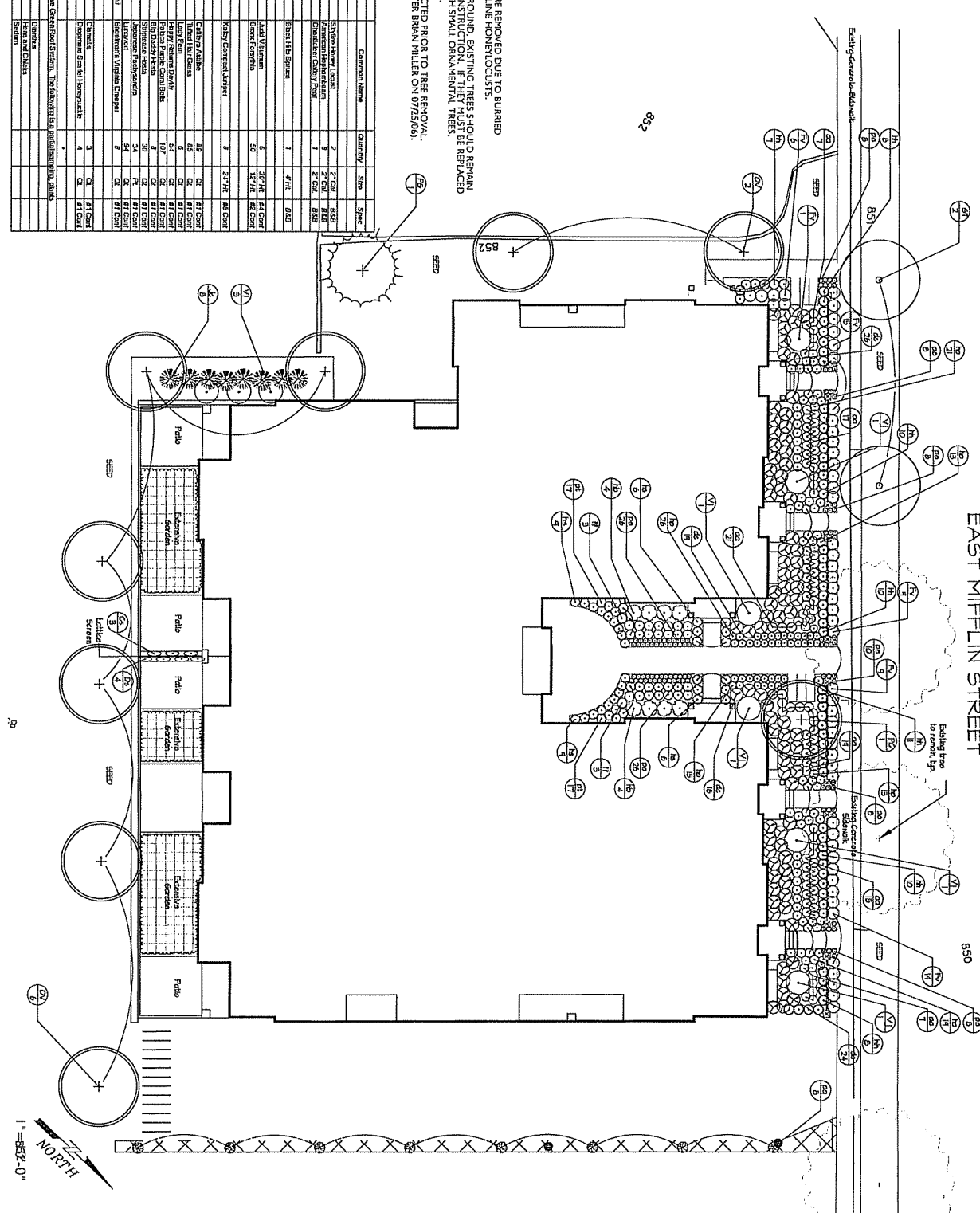
**DRIVING FILE**  
Fire Department Access  
353 Lake Building  
Project No. 0546  
Drawing No. C-31



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C-41

EAST MIFFLIN STREET



NOTE:  
 REMOVING TREES IN TERRACE ARE REMOVED DUE TO RUBBED  
 POWERSHOES. REPLACE WITH SKYLINE HONEYLOCUSTS.  
 IF POWERSHOES REMAIN ABOVE GROUND, EXISTING TREES SHOULD REMAIN  
 AND BE PROTECTED IN PLACE. EXISTING TREES SHOULD BE REPLACED  
 DUE TO DAMAGE. REPLACE WITH SMALL ORNAMENTAL TREES.  
 PREFERREBLY JAPANESE TREE LILAC.  
 CITY FORESTER MUST BE CONTACTED PRIOR TO TREE REMOVAL.  
 (PER MEETING WITH CITY FORESTER BRIAN MILLER ON 07/25/06).

Symbol	Botanical Name	Common Name	Quantity	Size	Spec.
1A	Deutzia scabra	Deutzia	2	7'-0" H.	88B
2B	Quercus macrocarpa	White Oak	2	5'-0" H.	88B
3C	Quercus prinus	Prickly Pear	2	5'-0" H.	88B
4D	Quercus imbricaria	Overcup Oak	2	5'-0" H.	88B
5E	Quercus rubra	Red Oak	2	5'-0" H.	88B
6F	Quercus bicolor	Swamp White Oak	2	5'-0" H.	88B
7G	Quercus laevis	Water Oak	2	5'-0" H.	88B
8H	Quercus lyrata	Post Oak	2	5'-0" H.	88B
9I	Quercus shumardii	Shumard Oak	2	5'-0" H.	88B
10J	Quercus sp.	Quercus	2	5'-0" H.	88B
11K	Quercus sp.	Quercus	2	5'-0" H.	88B
12L	Quercus sp.	Quercus	2	5'-0" H.	88B
13M	Quercus sp.	Quercus	2	5'-0" H.	88B
14N	Quercus sp.	Quercus	2	5'-0" H.	88B
15O	Quercus sp.	Quercus	2	5'-0" H.	88B
16P	Quercus sp.	Quercus	2	5'-0" H.	88B
17Q	Quercus sp.	Quercus	2	5'-0" H.	88B
18R	Quercus sp.	Quercus	2	5'-0" H.	88B
19S	Quercus sp.	Quercus	2	5'-0" H.	88B
20T	Quercus sp.	Quercus	2	5'-0" H.	88B
21U	Quercus sp.	Quercus	2	5'-0" H.	88B
22V	Quercus sp.	Quercus	2	5'-0" H.	88B
23W	Quercus sp.	Quercus	2	5'-0" H.	88B
24X	Quercus sp.	Quercus	2	5'-0" H.	88B
25Y	Quercus sp.	Quercus	2	5'-0" H.	88B
26Z	Quercus sp.	Quercus	2	5'-0" H.	88B
27AA	Quercus sp.	Quercus	2	5'-0" H.	88B
28AB	Quercus sp.	Quercus	2	5'-0" H.	88B
29AC	Quercus sp.	Quercus	2	5'-0" H.	88B
30AD	Quercus sp.	Quercus	2	5'-0" H.	88B
31AE	Quercus sp.	Quercus	2	5'-0" H.	88B
32AF	Quercus sp.	Quercus	2	5'-0" H.	88B
33AG	Quercus sp.	Quercus	2	5'-0" H.	88B
34AH	Quercus sp.	Quercus	2	5'-0" H.	88B
35AI	Quercus sp.	Quercus	2	5'-0" H.	88B
36AJ	Quercus sp.	Quercus	2	5'-0" H.	88B
37AK	Quercus sp.	Quercus	2	5'-0" H.	88B
38AL	Quercus sp.	Quercus	2	5'-0" H.	88B
39AM	Quercus sp.	Quercus	2	5'-0" H.	88B
40AN	Quercus sp.	Quercus	2	5'-0" H.	88B
41AO	Quercus sp.	Quercus	2	5'-0" H.	88B
42AP	Quercus sp.	Quercus	2	5'-0" H.	88B
43AQ	Quercus sp.	Quercus	2	5'-0" H.	88B
44AR	Quercus sp.	Quercus	2	5'-0" H.	88B
45AS	Quercus sp.	Quercus	2	5'-0" H.	88B
46AT	Quercus sp.	Quercus	2	5'-0" H.	88B
47AU	Quercus sp.	Quercus	2	5'-0" H.	88B
48AV	Quercus sp.	Quercus	2	5'-0" H.	88B
49AW	Quercus sp.	Quercus	2	5'-0" H.	88B
50AX	Quercus sp.	Quercus	2	5'-0" H.	88B
51AY	Quercus sp.	Quercus	2	5'-0" H.	88B
52AZ	Quercus sp.	Quercus	2	5'-0" H.	88B
53BA	Quercus sp.	Quercus	2	5'-0" H.	88B
54BB	Quercus sp.	Quercus	2	5'-0" H.	88B
55BC	Quercus sp.	Quercus	2	5'-0" H.	88B
56BD	Quercus sp.	Quercus	2	5'-0" H.	88B
57BE	Quercus sp.	Quercus	2	5'-0" H.	88B
58BF	Quercus sp.	Quercus	2	5'-0" H.	88B
59BG	Quercus sp.	Quercus	2	5'-0" H.	88B
60BH	Quercus sp.	Quercus	2	5'-0" H.	88B
61BI	Quercus sp.	Quercus	2	5'-0" H.	88B
62BJ	Quercus sp.	Quercus	2	5'-0" H.	88B
63BK	Quercus sp.	Quercus	2	5'-0" H.	88B
64BL	Quercus sp.	Quercus	2	5'-0" H.	88B
65BM	Quercus sp.	Quercus	2	5'-0" H.	88B
66BN	Quercus sp.	Quercus	2	5'-0" H.	88B
67BO	Quercus sp.	Quercus	2	5'-0" H.	88B
68BP	Quercus sp.	Quercus	2	5'-0" H.	88B
69BQ	Quercus sp.	Quercus	2	5'-0" H.	88B
70BR	Quercus sp.	Quercus	2	5'-0" H.	88B
71BS	Quercus sp.	Quercus	2	5'-0" H.	88B
72BT	Quercus sp.	Quercus	2	5'-0" H.	88B
73BU	Quercus sp.	Quercus	2	5'-0" H.	88B
74BV	Quercus sp.	Quercus	2	5'-0" H.	88B
75BW	Quercus sp.	Quercus	2	5'-0" H.	88B
76BX	Quercus sp.	Quercus	2	5'-0" H.	88B
77BY	Quercus sp.	Quercus	2	5'-0" H.	88B
78BZ	Quercus sp.	Quercus	2	5'-0" H.	88B
79CA	Quercus sp.	Quercus	2	5'-0" H.	88B
80CB	Quercus sp.	Quercus	2	5'-0" H.	88B
81CC	Quercus sp.	Quercus	2	5'-0" H.	88B
82CD	Quercus sp.	Quercus	2	5'-0" H.	88B
83CE	Quercus sp.	Quercus	2	5'-0" H.	88B
84CF	Quercus sp.	Quercus	2	5'-0" H.	88B
85CG	Quercus sp.	Quercus	2	5'-0" H.	88B
86CH	Quercus sp.	Quercus	2	5'-0" H.	88B
87CI	Quercus sp.	Quercus	2	5'-0" H.	88B
88CJ	Quercus sp.	Quercus	2	5'-0" H.	88B
89CK	Quercus sp.	Quercus	2	5'-0" H.	88B
90CL	Quercus sp.	Quercus	2	5'-0" H.	88B
91CM	Quercus sp.	Quercus	2	5'-0" H.	88B
92CN	Quercus sp.	Quercus	2	5'-0" H.	88B
93CO	Quercus sp.	Quercus	2	5'-0" H.	88B
94CP	Quercus sp.	Quercus	2	5'-0" H.	88B
95CQ	Quercus sp.	Quercus	2	5'-0" H.	88B
96CR	Quercus sp.	Quercus	2	5'-0" H.	88B
97CS	Quercus sp.	Quercus	2	5'-0" H.	88B
98CT	Quercus sp.	Quercus	2	5'-0" H.	88B
99CU	Quercus sp.	Quercus	2	5'-0" H.	88B
100CV	Quercus sp.	Quercus	2	5'-0" H.	88B

THE COLONY  
 625 E. MIFFLIN STREET  
 MADISON, WISCONSIN

NOT FOR CONSTRUCTION

1111 UNIVERSITY AVENUE  
 MADISON, WI 53706  
 TEL: 608.261.1234  
 FAX: 608.261.1235  
 WWW.KELSI-SAKI.COM

C-4.1

Project	
Name	The Colony
Address	625 E. Mifflin St. Madison, WI
Client	see specific plan
Architect	KELSI SAKI
Scale	1" = 32'-0"
Date	05.03.07
Drawn By	2006.03

**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue Suite 201  
 Middleton, Wisconsin 53552  
 608-838-1800 Fax 608-838-0994

1/22/11

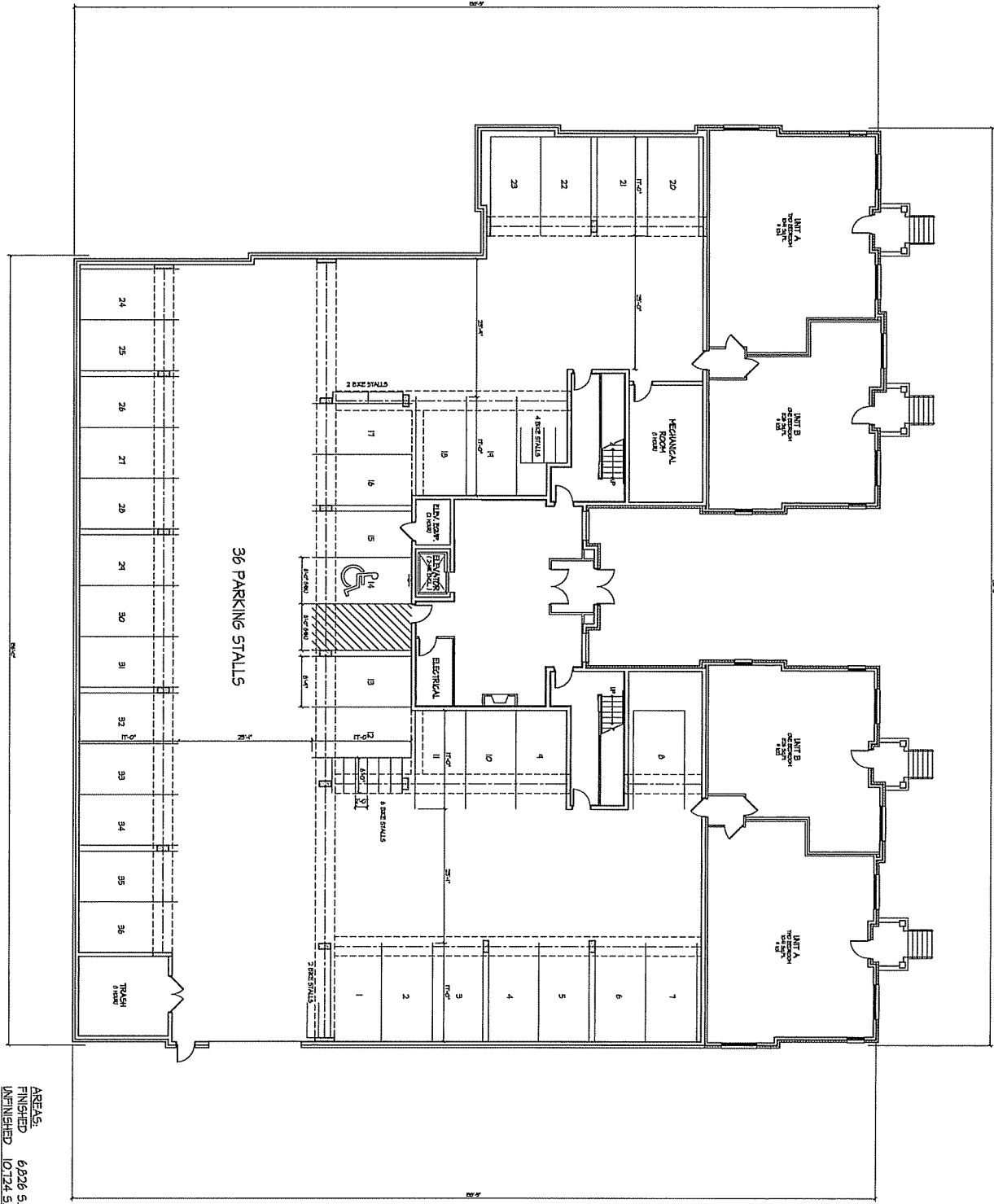
Project: 333 Unit Building  
 Drawing Title: Proposed First Floor Plan  
 Scale: 1/8" = 1'-0"  
 05/48 A-1.1

Revision:  
 APRIL 12, 2008 - PLAN COMMISSION SUBMITTAL  
 MAY 24, 2007 - 655D  
 JUNE 20, 2007 - PROPOSED SUBMITTAL

Project Title:  
**The Colony**  
 625 E. Kirtlin Street  
 Madison, WI

333 Unit Building  
 Drawing Title:  
**Proposed First Floor Plan**  
 Scale: 1/8" = 1'-0"

05/48 A-1.1  
 DIRECTOR  
 PROJECT ARCHITECT



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

AREAS:

FINISHED	6,826 S.F.
UNFINISHED	1,072 S.F.
TOTAL	7,898 S.F.

**KNOTHE & BRUCE ARCHITECTS**  
 7601 University Avenue Suite 201  
 Middleton, Wisconsin 53552  
 608-336-3190 Fax 608-336-9394

Contract: 333  
 1 2ND FLOOR UNIT TYPICAL UNIT

Revision:  
 APRIL 12, 2004 - 19' IN COMMISSION SUBMITTAL  
 MAY 21, 2007 - ISSUED  
 JUNE 20, 2007 - FD-5P SUBMITTAL

Project Title:  
**The Colony**  
 625 E. Myrtle Street  
 Madison, WI

333 Unit Building  
 Drawn By:  
**Proposed Second Floor Plan**  
 Scale: 1/8" = 1'-0"  
 Project No.: 0548  
 Date: A-12



PROPOSED SECOND FLOOR PLAN  
 1/8" = 1'-0"

TOTAL AREA 17404 SF.



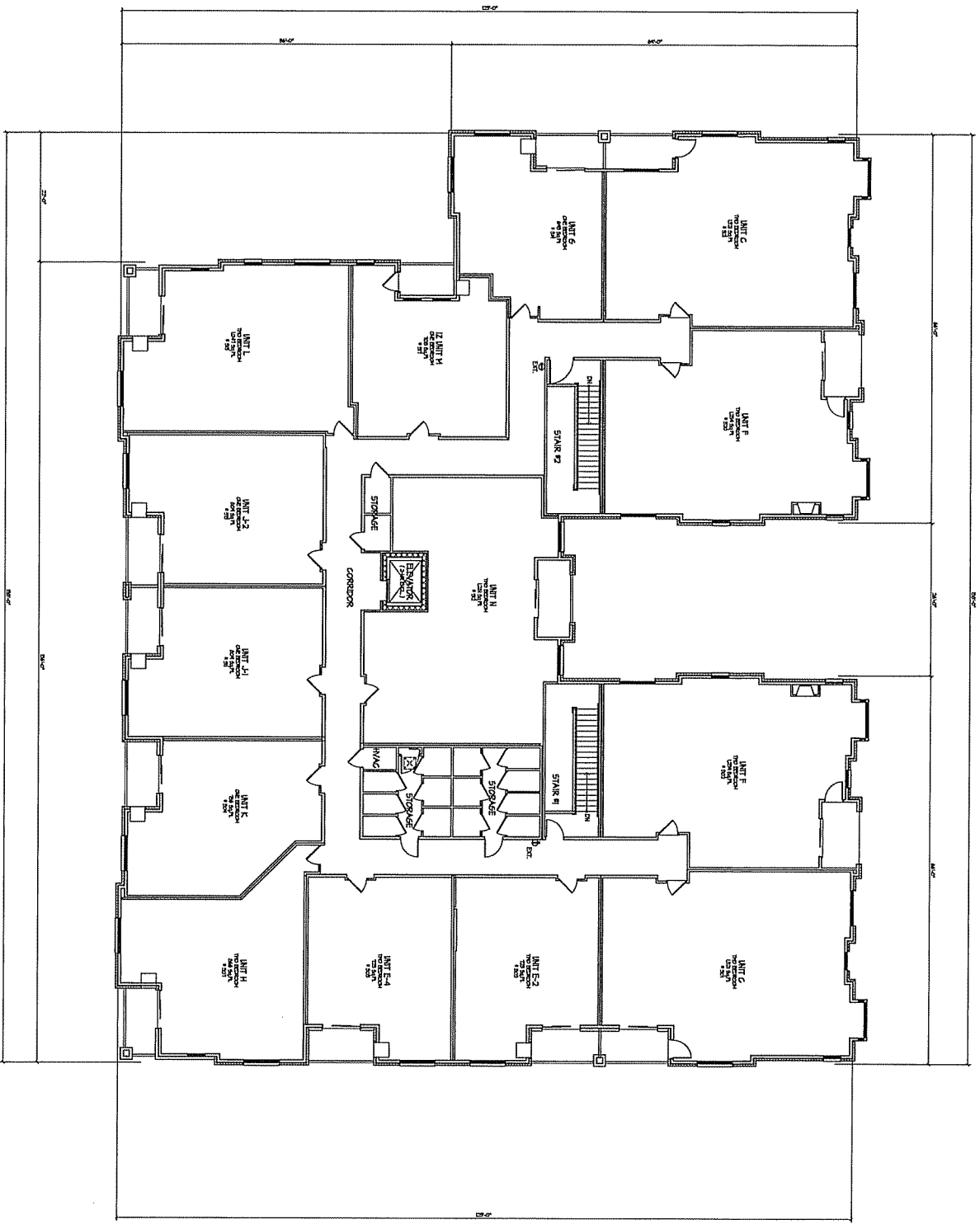
**KNOTHE & BRUCE ARCHITECTS**  
 7401 Lincoln Park Avenue, Suite 20  
 Middleton, Wisconsin 53520  
 608-838-7300 Fax 608-838-6334

**CONTRACT**  
 1. 2ND FLOOR MULTI-UNIT UNITS

**PERMITS**  
 2007-0044 - 2ND FLOOR COMMISSION SUBMITTAL  
 2007-0077 - 2ND FLOOR COMMISSION SUBMITTAL  
 2007-0087 - 2ND FLOOR SUBMITTAL

**Project Title**  
 The Colony  
 625 E. Wirthin Street  
 Madison, WI

**321 Unit Building**  
**Proposed Third Floor Plan**  
 Scale: 1/8" = 1'-0"  
**0548** DRAWN BY: A-13



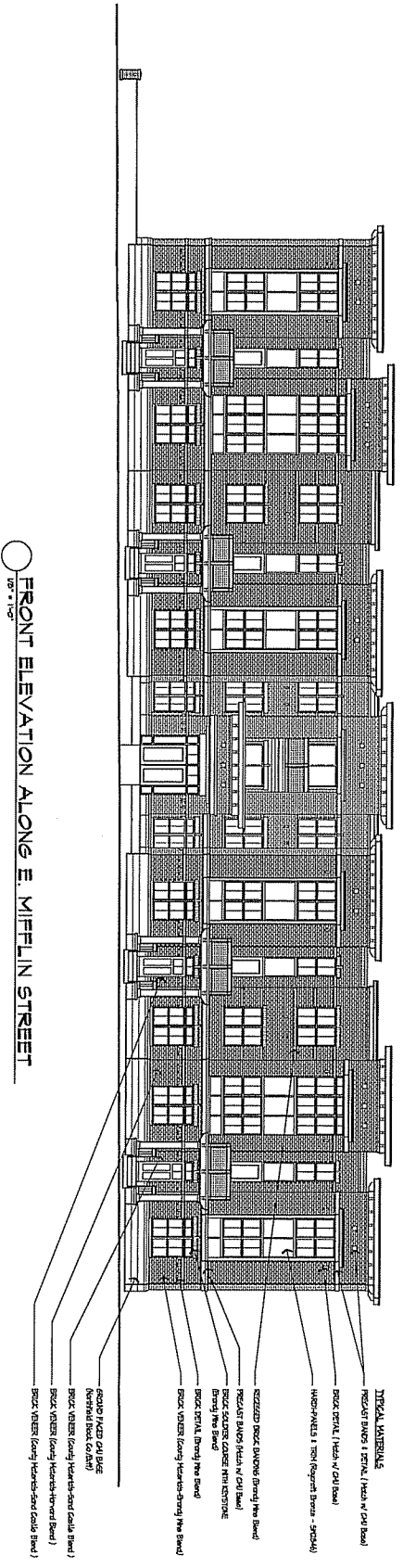
**PROPOSED THIRD FLOOR PLAN**

TOTAL AREA 11404 SF.

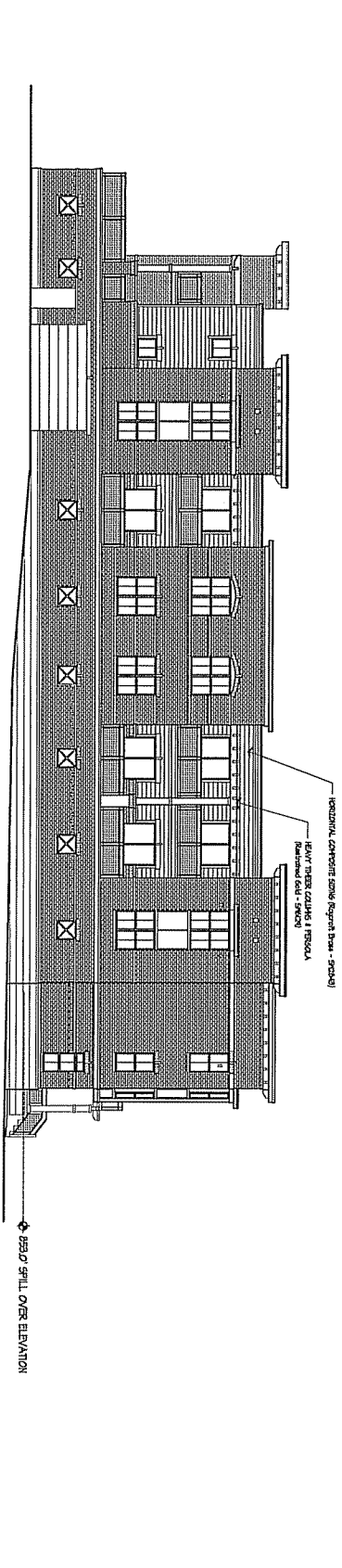


**KNOTHE & BRUCE ARCHITECTS**  
 7601 University Avenue, Suite 200  
 Middleton, Wisconsin 53122  
 608.757.2400 Fax 608.407.3400

3/20/11  
 0546  
 A-21



FRONT ELEVATION ALONG E. WIFFELIN STREET  
 1/8" = 1'-0"



NORTHEAST SIDE ELEVATION  
 1/8" = 1'-0"

**Project Title**  
 The Colony  
 625 E. Wiffelin Street  
 Madison, WI

**Architect**  
 KNOTHE & BRUCE ARCHITECTS  
 7601 University Avenue, Suite 200  
 Middleton, WI 53122  
 608.757.2400 Fax 608.407.3400

**Project No.**  
 0546  
**Sheet No.**  
 A-21

**Scale**  
 1/8" = 1'-0"

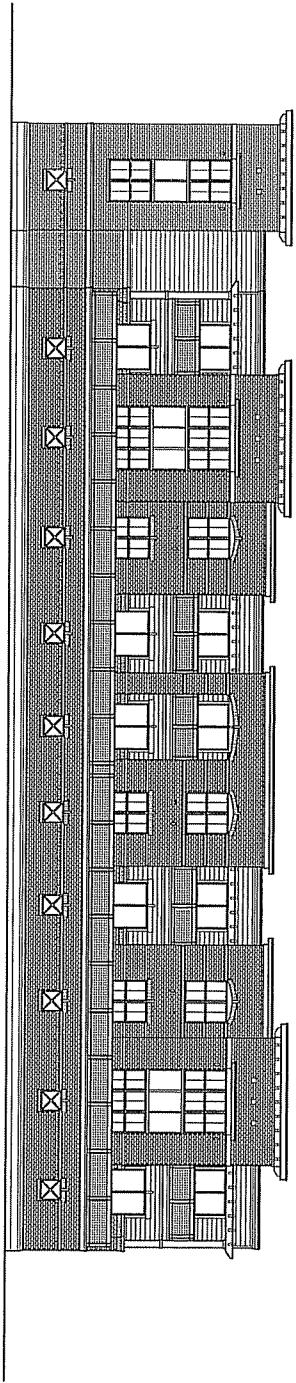
**Date**  
 3/20/11

**KNOTHE & BRUCE ARCHITECTS**

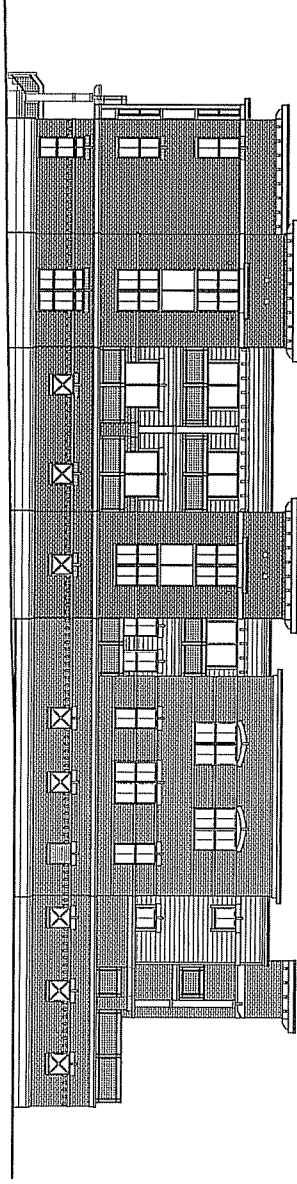
7401 University Avenue Suite 201  
Madison, Wisconsin 53746  
608.263.1870 Fax 608.499.9334

Consultant

1/2011



SOUTHEAST REAR ELEVATION  
1/8" = 1'-0"



SOUTHWEST SIDE ELEVATION  
1/8" = 1'-0"

**Revisions**  
APRIL 10, 2006 - PLAN COMMISSION SUBMITTAL  
JUNE 8, 2006 - ISSUED  
SEPTEMBER 21, 2006 - ISSUED  
SEPTEMBER 21, 2006 - ISSUED  
DECEMBER 21, 2006 - ISSUED PROPOSED SET  
JANUARY 9, 2007 - ISSUED FOR PLAN REVIEW  
FEBRUARY 23, 2007 - REVISED NORTH LAYOUT  
JUNE 20, 2007 - 100-07 SUBMITTAL

**Project Title**  
**The Colony**  
625 E. Mirfin Street  
Madison, WI

**32 Unit Building**  
**Proposed Elevations**

**Project No.** 0549  
**Drawn By** A-22

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