



Location
8201 Flagstone Drive

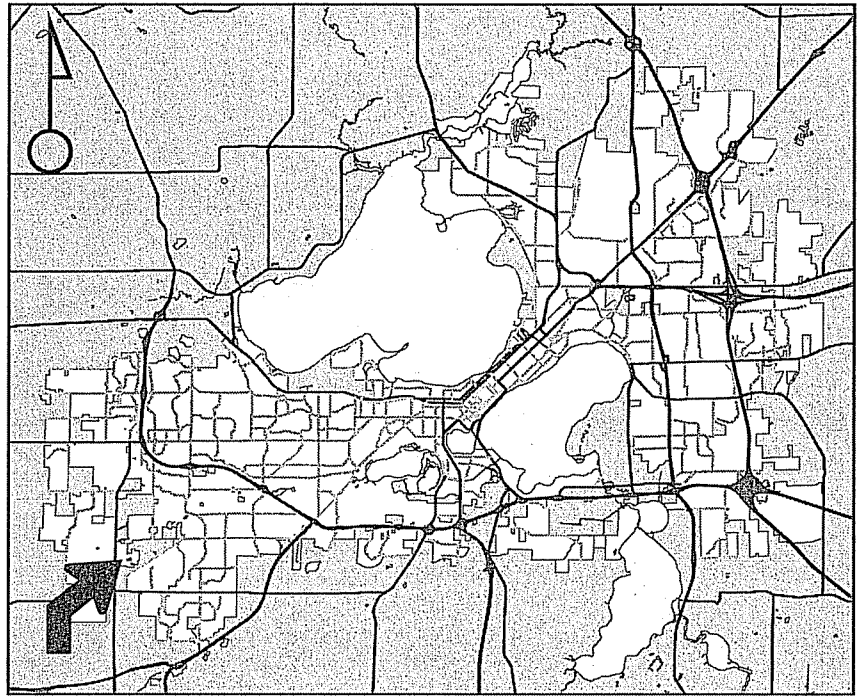
Project Name
Mill Creek Townhomes

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

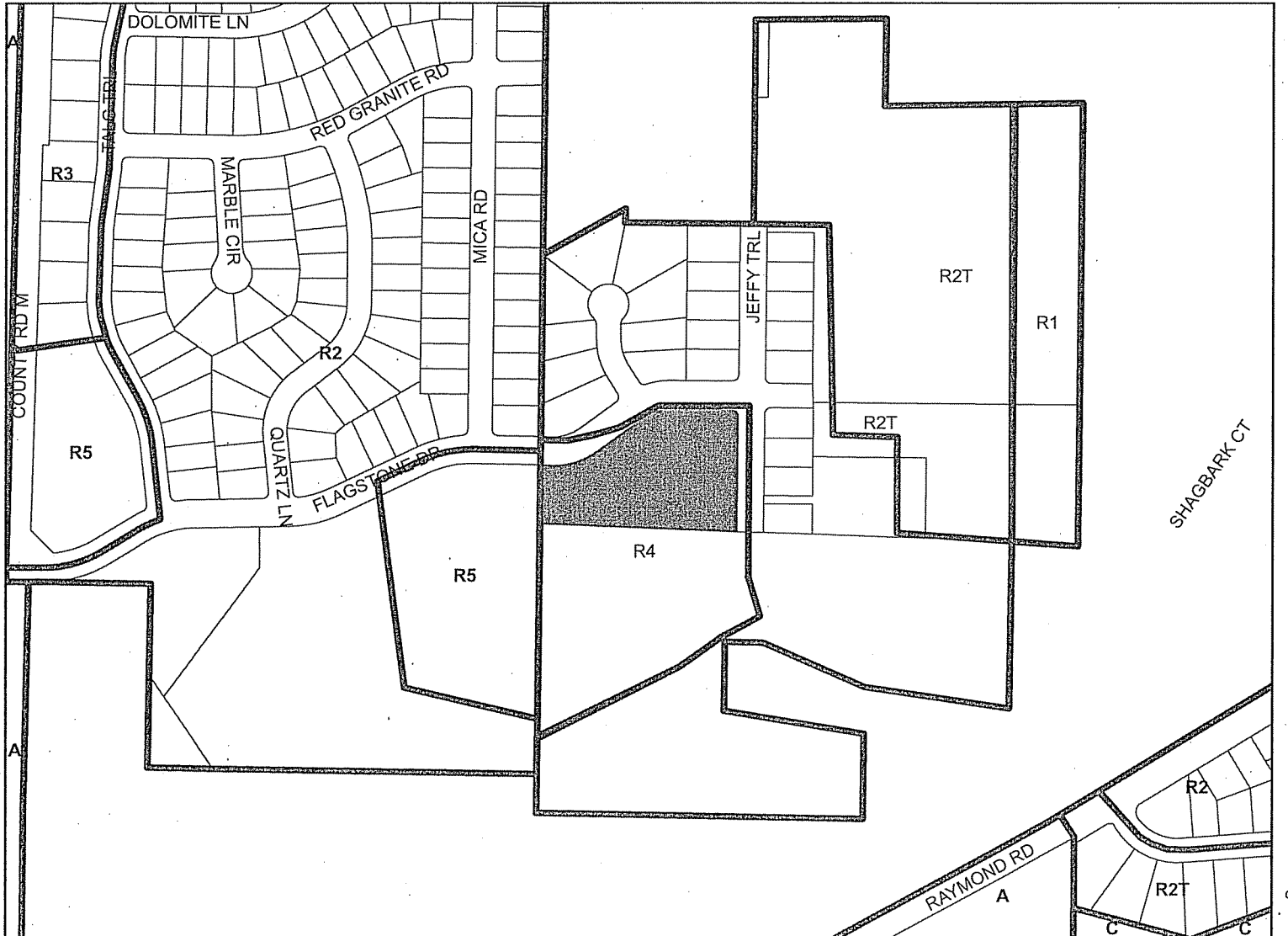
Existing Use
Vacant Land

Proposed Use
40 Condo Units in a Planned
Residential Development

Public Hearing Date
Plan Commission
05 February 2007



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





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
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 1,050 Receipt No. 75834
 Date Received 10-26-06
 Received By RT
 Parcel No. 0608-034
 Aldermanic District 1, Jed Sandborn
 GQ Eng hold
 Zoning District PRD
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification Waiver _____
 Ngrhd. Assn Not. N/A Waiver _____
 Date Sign Issued _____

1. Project Address: (Lot 1 of Hawks Creek Plat) SW Corner of Flagstone Dr & Jeffy Trail **Project Area in Acres:** 2.67

Project Title (if any): Mill Creek Townhomes

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

<input type="checkbox"/> Zoning Map Amendment (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 checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input checked="" type="checkbox"/> Other Requests (Specify): <u>PRD</u>	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Mike Fisher Company: Great Dane Development
 Street Address: 2249 Pinehurst P.O. Box 620800 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-8084 Fax: (608) 836-0480 Email: fisherco@chorus.net

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Ave., Suite 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: 40 condominium townhomes with private attached garages, 5 seven-unit buildings and 1 five-unit building.

Development Schedule: Commencement March, 2007 Completion 2010

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:** \$ 1,050 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. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of* High-Point Raymond Neighborhood *Plan, which recommends:*
 - Med-density Residential *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:*
 - Jed Sandborn, Alder, District #1 - 9/21/06

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* 10/3/06 | *Zoning Staff* Kathy Voeck *Date* 10/3/06

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

Printed Name J. RANDY BAUE Date 10-24-06
 Signature [Handwritten Signature] Relation to Property Owner AGENT / ARCHITECT
 Authorizing Signature of Property Owner [Handwritten Signature] Date 10/24/06

October 25, 2006

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
R-4 Planned Residential Development
Southwest Corner of Flagstone Drive & Jeffy Trail
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.

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

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

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

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

Introduction:

The proposed site is Lot 1 of the Hawks Creek Plat and is located at the southwest corner of the street at Flagstone Drive and Jeffy Trail. The Hawks Creek plat was approved by the Common Council on July 18, 2006 and the neighborhood plan amended in response to the plat. The property was zoned R-4 during the platting process. The proposed development and the resulting 15 units/acre density conforms to the R-4 zoning standards and neighborhood plan.

Project Description:

The development consists of a total of 40 condominiums in 5 seven-unit buildings and 1 five-unit building. The buildings are all two stories with a loft and an exposed lower level for the garage entry. The buildings have a cottage-style architecture that will be distinctive while still compatible with adjacent developments. The building exteriors will utilize an attractive, low-maintenance, and environmentally friendly fiber-cement board siding.

Each condominium has a private two-car attached garage. Parking for guests will be available in the condominium driveways with additional guest parking for 10 cars distributed throughout the site. Pedestrian access is maintained with sidewalks throughout the site and pedestrian connections to Flagstone Drive and Jeffy Trail.

Site Development Data:

Densities:

Lot Area	116,555 SF or 2.67 acres
Dwelling Units	40 Units
Lot Area / D.U.	2,914 S.F./Unit
Density	14.9 Units/Acre
Open Space	50,185 S.F.
Usable Open Space	21,599 S.F.
Usable Open Space/D.U.	539.9 S.F.

Dwelling Unit Mix:

Three-Bedroom Townhomes	40
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Building Height:

2-3 Stories

Parking

Automobile	
Surface	10 spaces
Garage	<u>80 spaces</u>
Total	90 spaces

Bicycle	
Surface	6 spaces
Garage	<u>40 spaces</u>
Total	46 spaces

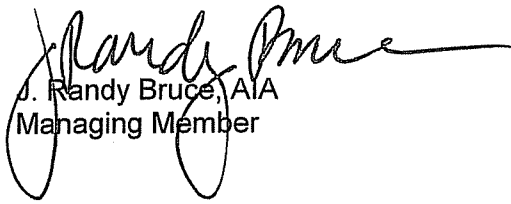
Letter of Intent – PUD-GDP-SIP
Mill Creek Homes
Northeast Corner of Flagstone Dr. & Jeffy Trail
October 25, 2006
Page 3 of 3

Project Schedule:

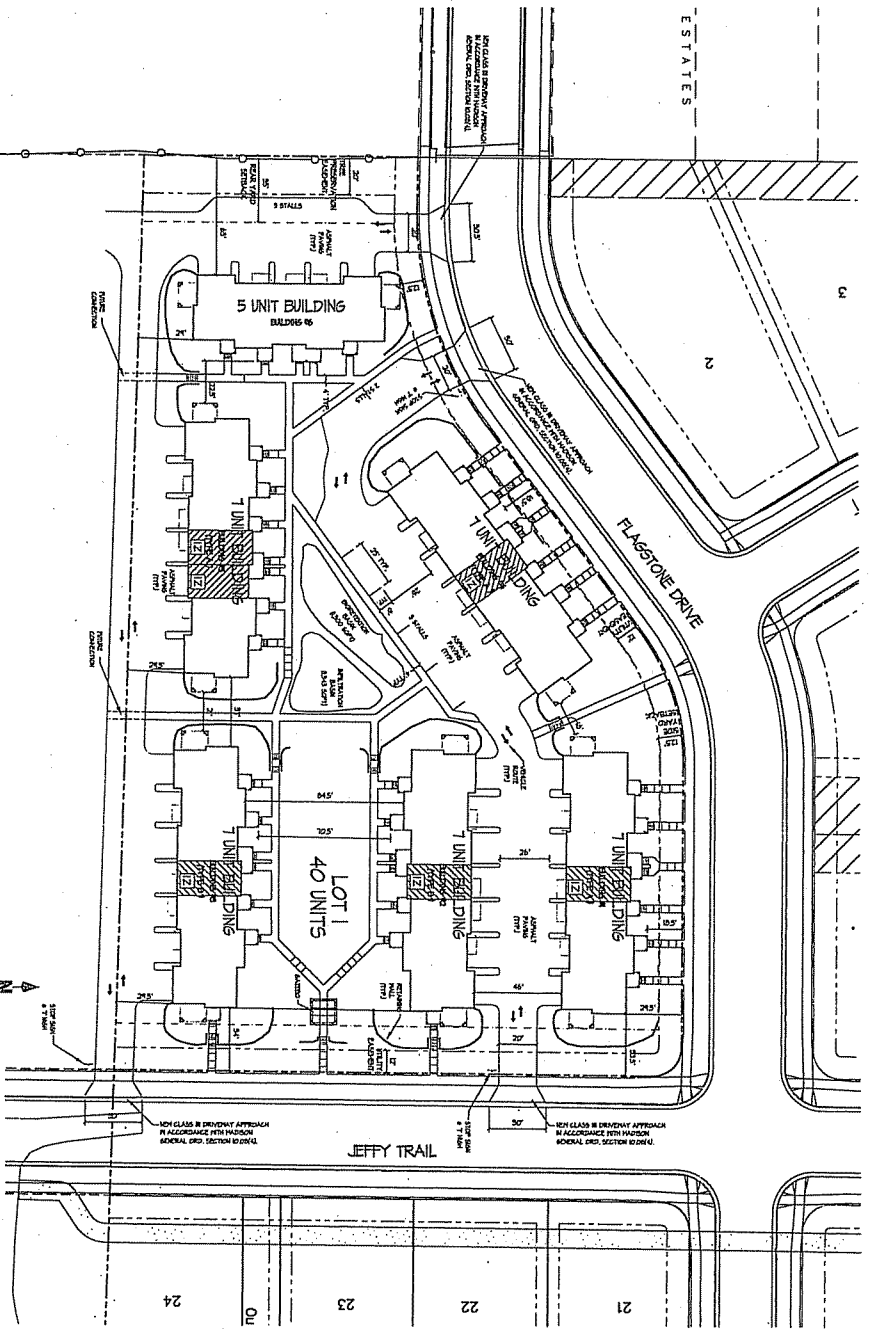
It is anticipated that construction of the first building will start in March of 2007 and be completed by August of 2007. Construction of the remaining buildings will proceed as market conditions dictate, with overall completion scheduled for 2010.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member



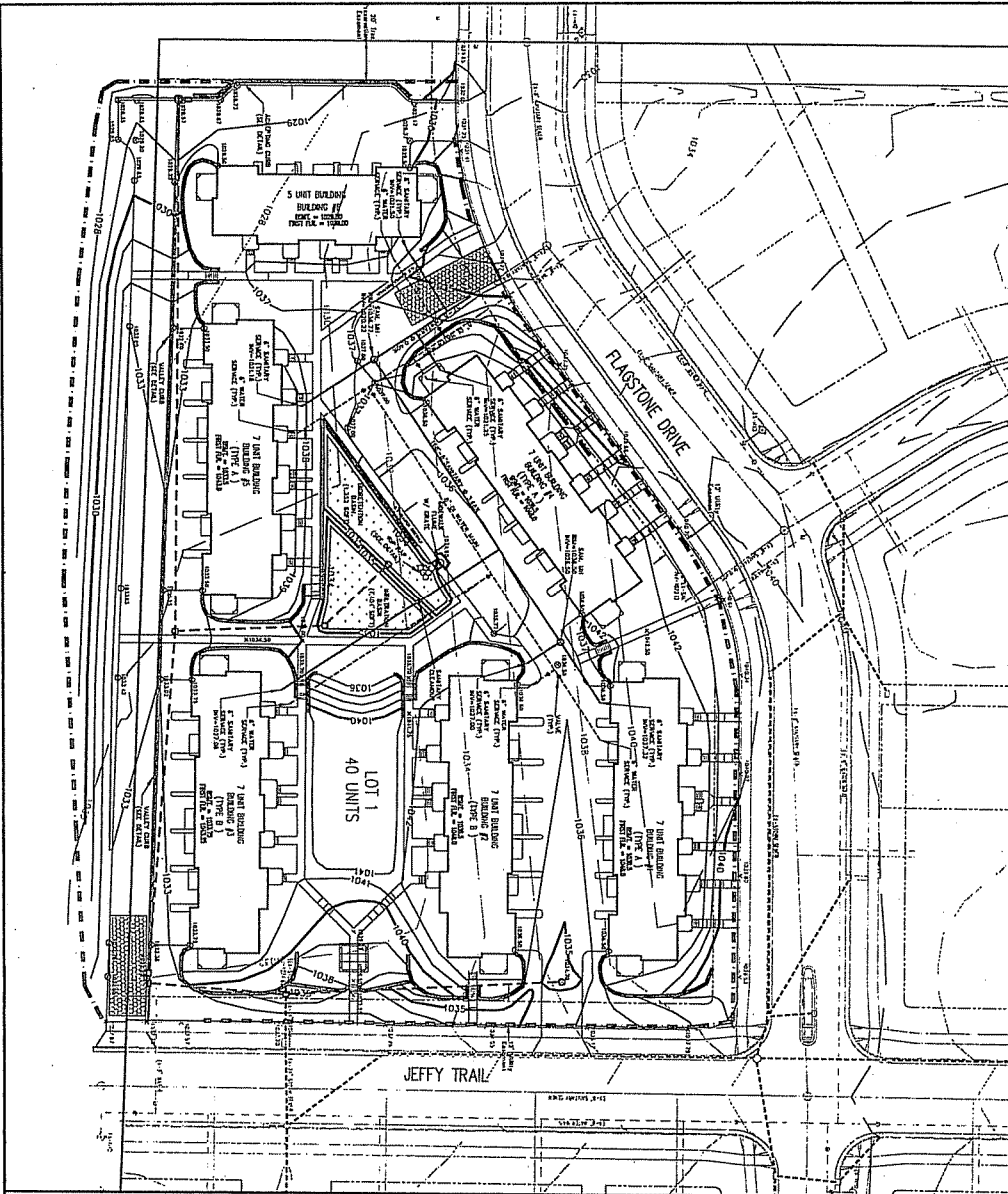
SITE PLAN
1" = 30'

LEAK DESCRIPTION - LOT 1 OF HAWKS CREEK	AMOUNT
LOT AREA - 116,595 SQ. FT. (2.67 ACRES)	
DRIVING UNITS - 40 UNITS	
LOT AREA / D.U. - 2,914 SQ. FT. / D.U.	
DENSITY - 0.43 UNITS/ACRE	
DRIVEWAY UNIT AX	40
THREE BERGHOFF	
PARKING PROVIDED	60
GARAGE -	10
STORAGE -	90
TOTAL PARKING -	160
PARKING / D.U. - 2.25 / D.U.	
BIKE PARKING PROVIDED	40
STORAGE -	6
TOTAL PARKING -	46
BIKE PARKING / D.U. - 1.15 / D.U.	
BUILDING COVERAGE - 29,507 SQ. FT. (25.3%)	
(INCL. STORIES)	
SEALANT COVERAGE - 6,418 SQ. FT.	
TOTAL PAVEMENT - 36,922 SQ. FT. (31.3%)	
OPEN SPACE - 51,676 SQ. FT. (44.6%)	
VEGETABLE OPEN SPACE - 29,000 SQ. FT.	
VEGETABLE OPEN SPACE / D.U. - 6,250 SQ. FT. / D.U.	

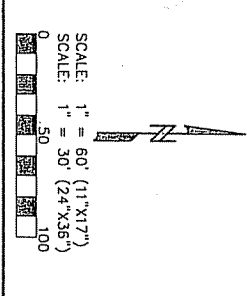
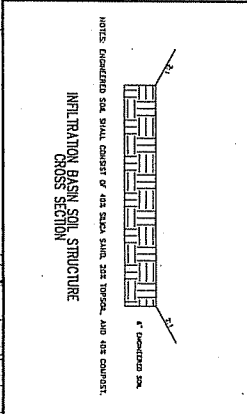
KNOTHE & BRUCH ARCHITECTS
7101 University Avenue, Suite 210
Pittsburgh, Westmoreland 15140
412-261-1100 Fax 412-261-4071

- REVISIONS**
- A-1) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-2) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-3) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-4) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-5) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-6) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-7) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-8) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-9) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-10) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-11) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-12) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-13) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-14) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-15) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-16) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-17) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-18) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-19) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-20) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-21) 10/24/2006 - REVISION TO GROUND FLOOR PLAN
 - A-22) 10/24/2006 - REVISION TO GROUND FLOOR PLAN

Project Title: Mill Creek Townhomes
Location: Lot 1 of Hawks Creek Pkld
Site Plan
Scale: 1" = 30'
Project No.: 0520
Drawn By: C-1
Checked By: C-1



CALL OPERATOR
 1-800-368-3688
 24 HOURS A DAY
 7 DAYS A WEEK
 FOR ASSISTANCE
 WITH THIS PLAN



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS FOR CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS FOR CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.

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13. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS FOR CONSTRUCTION.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.

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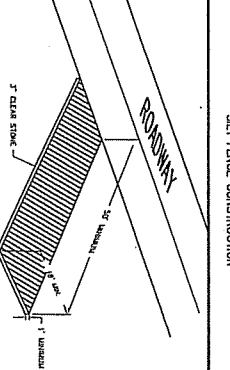
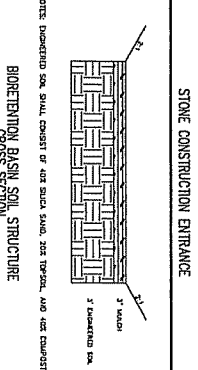
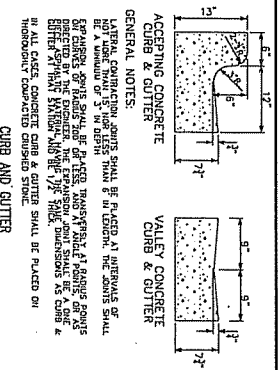
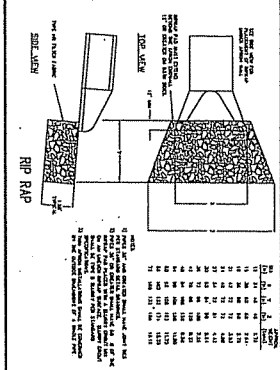
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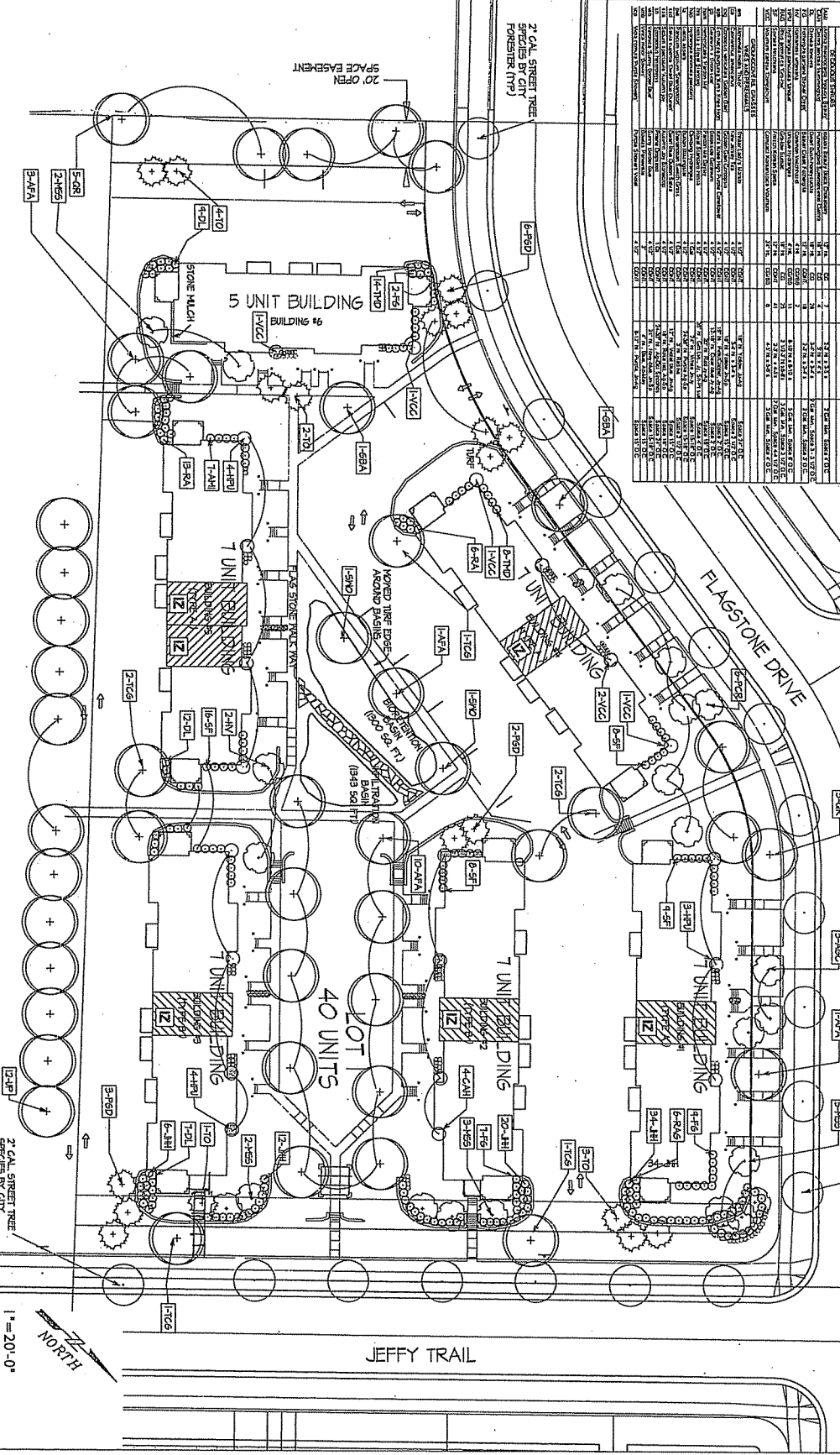
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.



PLANT LIST	SYMBOL	COMMON NAME	PLANT CODE	QUANTITY	AMOUNT	REMARKS
1	2-DR	2" CAL. STREET TREE (FORESTER TYP.)	2-DR	12	12.00	
2	2-DR	2" CAL. STREET TREE (FORESTER TYP.)	2-DR	12	12.00	
3	2-DR	2" CAL. STREET TREE (FORESTER TYP.)	2-DR	12	12.00	
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20	2-DR	2" CAL. STREET TREE (FORESTER TYP.)	2-DR	12	12.00	



2" CAL. STREET TREE BY CITY FORESTER (TYP.)

KNOTHE & BRUCE ARCHITECTS
 7801 Liberty Avenue, Suite 207
 Madison, Wisconsin 53704
 608-263-8900 Fax 608-263-8904

DATE: 11/10/06
SCALE: 1" = 20'-0"

SITE DEVELOPMENT DATA:
RESIDENT: Lot Area: 118,592 SF, Dwelling Units: 40 units, Lot Area / DU: 2,964.8 SF/unit, Density: 148 units/acre, Open Space: 785 SF.

DEVELOPING UNIT/TYPE: 3 Bedroom Unit

VEHICLE PARKING STALLS: Surface: 10, Total: 60, 235 Subtotal

BICYCLE PARKING STALLS: Covered: 10, Total: 10

REVISIONS:
 1. Add - 04.9.2006
 2. Add - 04.9.2006
 3. Add - 04.9.2006
 4. Add - 04.9.2006
 5. Add - 04.9.2006

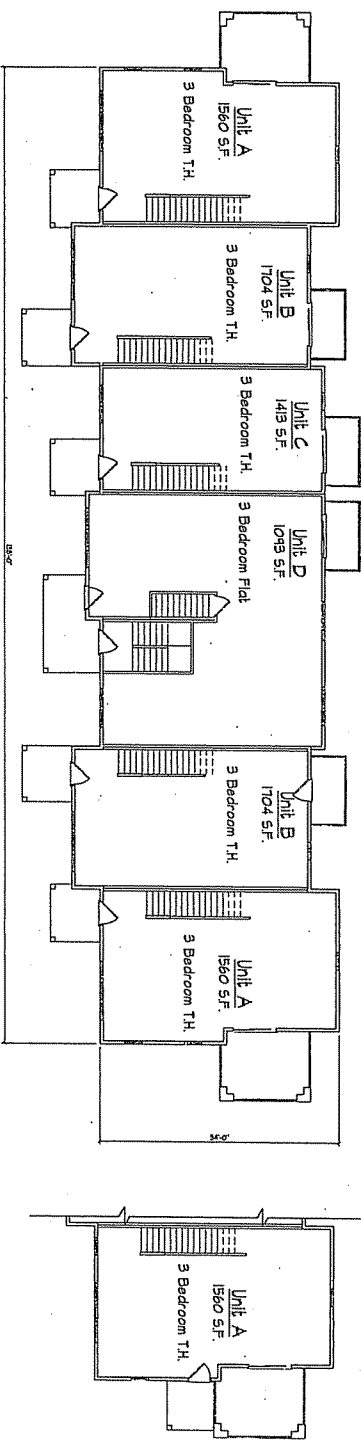
PROJECT: Mill Creek Townhomes
DATE: 11/10/06
SCALE: 1" = 20'-0"

DESIGNER: KNOTHE & BRUCE ARCHITECTS
DATE: 11/10/06
SCALE: 1" = 20'-0"

LANDSCAPE PLAN
DATE: 11/10/06
SCALE: 1" = 20'-0"

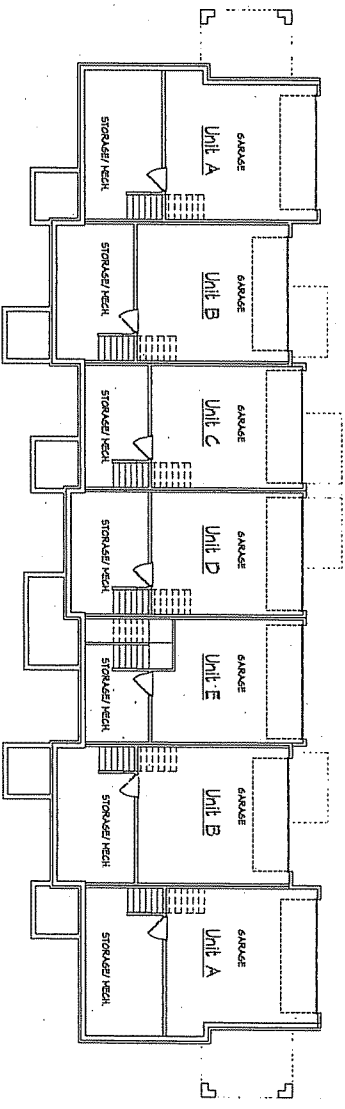
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DESIGNER: KNOTHE & BRUCE ARCHITECTS
DATE: 11/10/06
SCALE: 1" = 20'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"
1 UNIT TYPE 'A'

PARTIAL FIRST FLOOR
1/8" = 1'-0"
1 UNIT TYPE 'B'



BASEMENT FLOOR PLAN
1/8" = 1'-0"
1 UNIT TYPE 'A'

PARTIAL BASEMENT FLOOR
1/8" = 1'-0"
1 UNIT TYPE 'B'

KNOTHE & BRUCE ARCHITECTS
7401 University Avenue, Suite 201
Madison, Wisconsin 53726
608-318-7180 Fax 608-449-9391

Project Title
Mill Creek Townhomes
Lot 1 of Hawks Creek Plat

Project Location
7 Unit Building

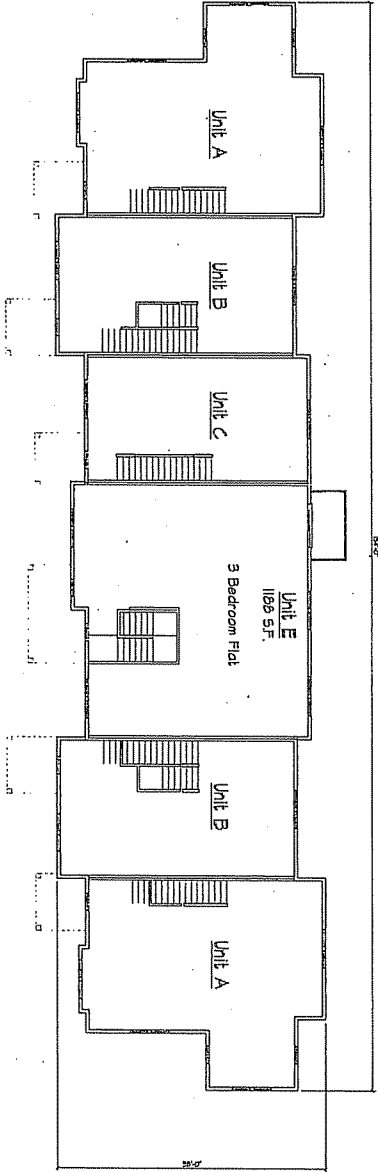
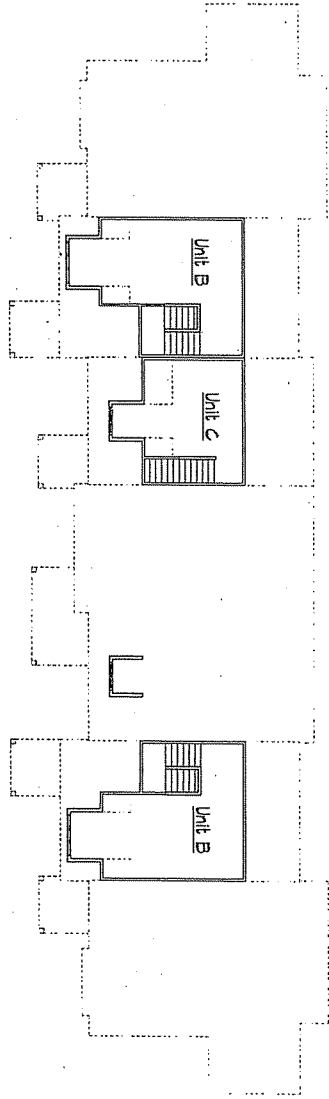
Drawn By
0520 A-11

Scale
1/8" = 1'-0"

Notes
1. All work to be done in accordance with the specifications and schedule of conditions attached to the contract documents.
2. The contractor shall be responsible for obtaining all necessary permits and licenses.
3. The contractor shall be responsible for maintaining access to all adjacent properties at all times.
4. The contractor shall be responsible for protecting all existing utilities and structures.
5. The contractor shall be responsible for maintaining the site in a safe and sanitary condition at all times.
6. The contractor shall be responsible for removing all debris and materials from the site at the end of the project.

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53552
 408-231-2310 Fax 408-231-0934

Project No. _____
 Date _____

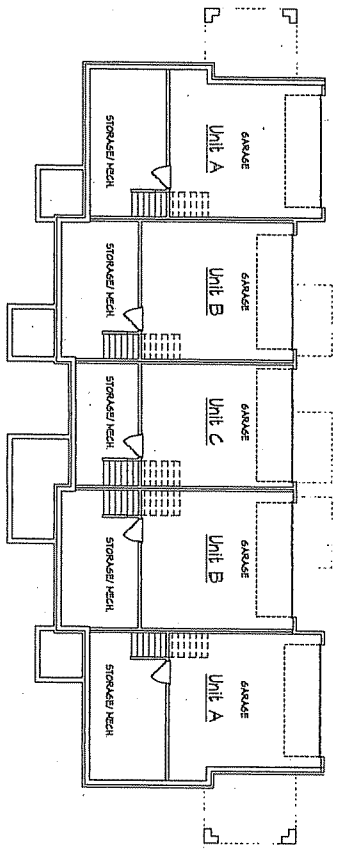
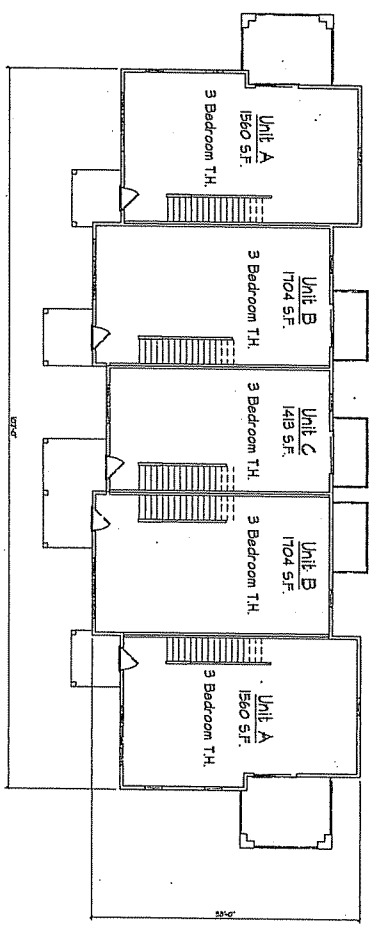


Revised: 02/19/03
 02/19/03 - Unit, Type, Schedule - October 14, 2003
 Revised Schedule - October 21, 2003
 02/19/03 - Unit, Type, Schedule - October 14, 2003
 Revised Schedule - October 21, 2003

Project Title: Mill Creek Townhomes
 Location: Lot 1 of Hawks Creek Pldt

Drawn By: Second/Loft Fl. Plans
 Project No: 0520
 Date: A-12

KNOTHE & BRUCE ARCHITECTS
 7201 Liberty Avenue, Suite 201
 Middleton, Wisconsin 53122
 608-831-3190 Fax 608-831-4934



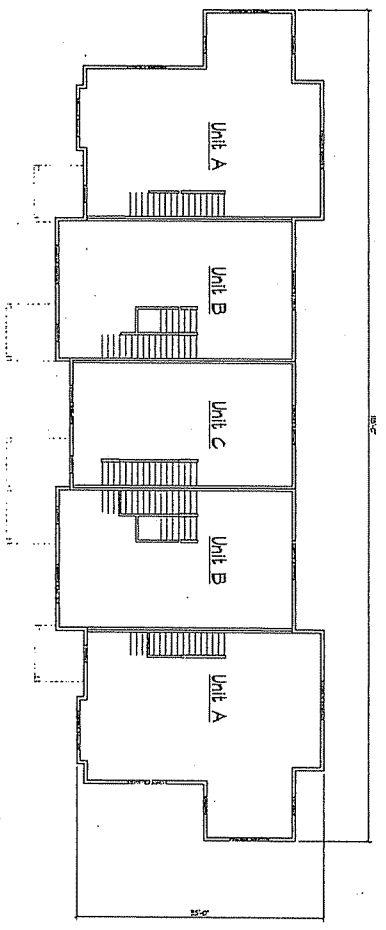
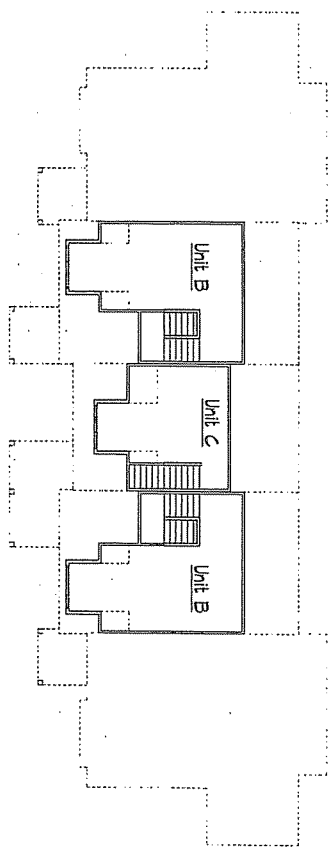
Notes:
 1. If 4-1/2" Max. Panel, Standard - October 11, 2009
 2. New Construction Standard - October 21, 2009
 3. Field and Workshop - October 21, 2009

Project Title:
 Mill Creek Townhomes
 Lot 1 of Hawks Creek Plat

Drawing Title:
 Basement/1st Fl. Plans
 5 Unit Building
 Project No: 0520
 Drawing No: A-13

KNOTHE & BRUCE ARCHITECTS
 7201 University Avenue, Suite 201
 Middleton, Wisconsin 53542
 608-834-3150 Fax 608-834-8934

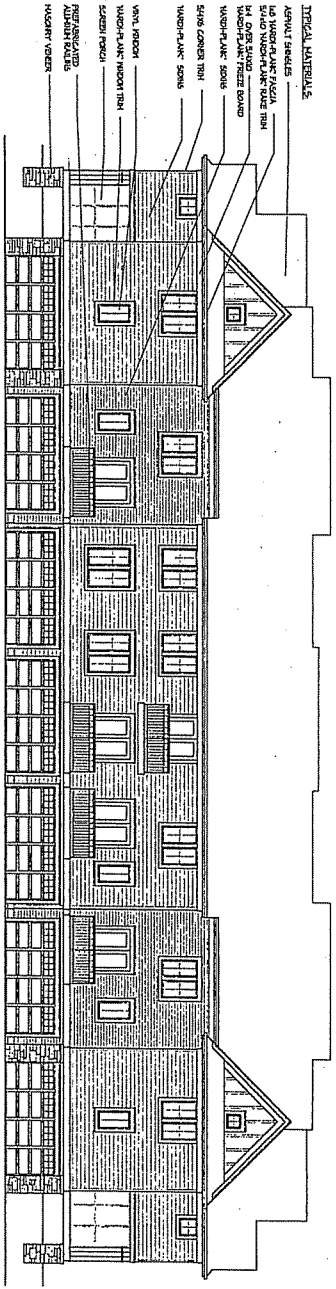
Project: _____
 Date: _____



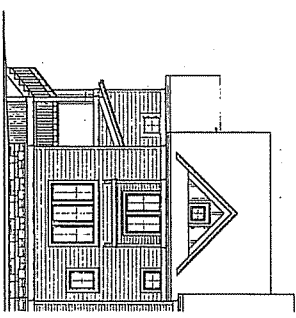
Revision:
 If 7/4/04, New, Dept. Specialist - October 14, 2004
 Plan Commission Schedule - October 22, 2004
 City of Middleton - Dec. 16, 2004
 DEC Specialist - Dec. 16, 2004

Project Title:
 Mill Creek Townhomes
 Lot 1 of Hawks Creek
 Plat

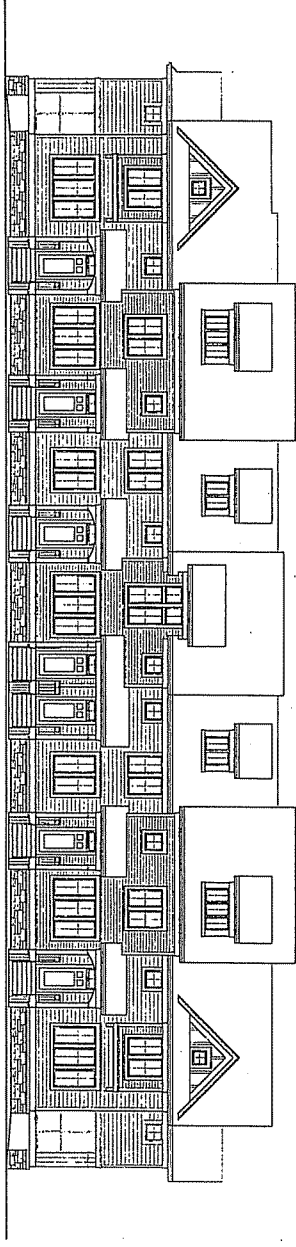
Drawn Title:
 Second/Loft Fl. Plans
 5 Unit Building
 Project No:
 0530
 A-14
 Date:



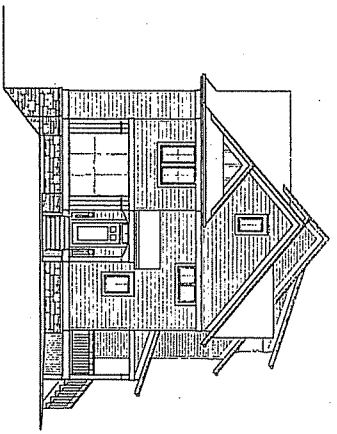
REAR ELEVATION
1/8" = 1'-0"
1 UNIT TYPE 'A' AND 'B'



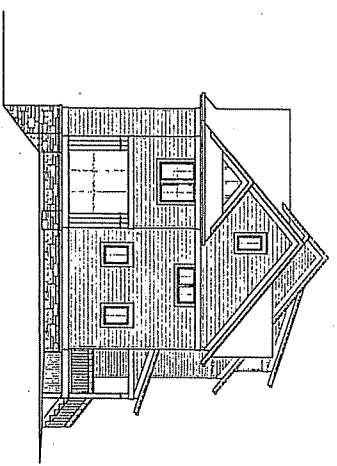
PARTIAL FRONT ELEVATION
1/8" = 1'-0"
1 UNIT TYPE 'B'



FRONT ELEVATION
1/8" = 1'-0"
1 UNIT TYPE 'A'



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



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

KNOTHE & BRUCE ARCHITECTS
7401 University Avenue Suite 201
Madison, Wisconsin 53712
608-263-3110 Fax 608-263-9111

Contractor
Name

Revision
1. 10/20/2009 - Mill Creek, Madison - October 19, 2009
2. 10/20/2009 - No. Cassville, Madison - October 20, 2009
3. 10/20/2009 - Mill Creek, Madison - October 21, 2009
4. 10/20/2009 - Mill Creek, Madison - October 22, 2009

Project Title
Mill Creek Townhomes
Lot 1 of Hawks Creek
Plat

Drawing Title
Elevations
7 Unit Building
Project No.
0520
Drawing No.
A-21

