

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>April 16, 2008</u>	Action Requested
UDC MEETING DATE: <u>April 23, 2008</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1723 Waldorf Blvd.

ALDERMANIC DISTRICT: Jed Sanborn - District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Barrow Ridge, LLC/ Terry Temple

Knothe & Bruce Architects, LLC

120 E. Wilson Street

7601 University Avenue, Suite 201

Madison, WI 53703

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

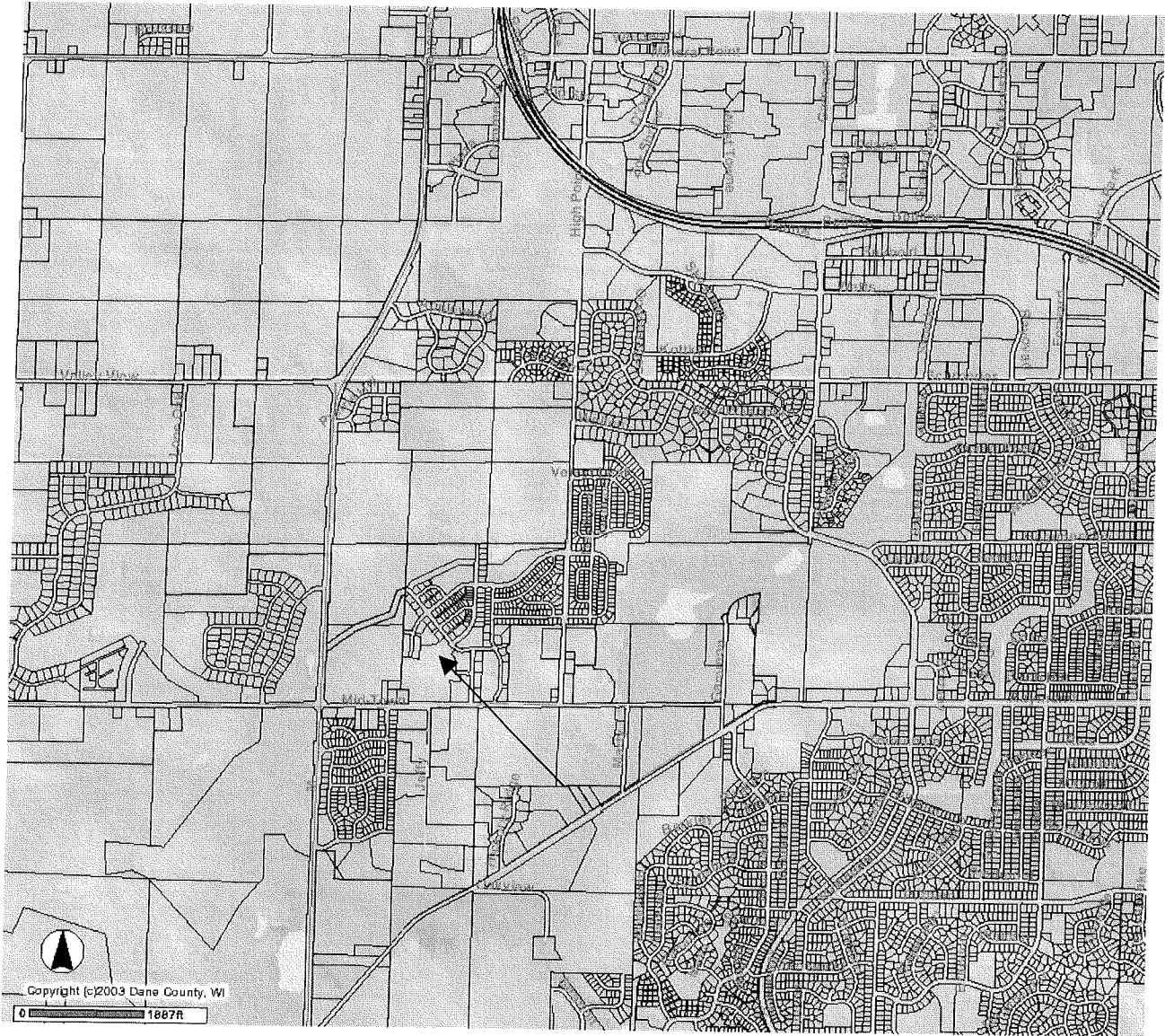
(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



Site Locator Map

1723 Waldorf Blvd.
Lot 95 Mid Town Commons

April 2, 2008

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

Re: Letter of Intent
PCD-GDP to Amended PCD-GDP and PCD-SIP
Lot 95 Second Addition to Mid Town Commons
1723 Waldorf Blvd.
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: Barrow Ridge, LLC
Contact: Terrence Temple
120 E. Wilson Street
Madison, WI 53703
608-442-1820
608-442-1824 fax

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Landscape: Olson-Wills Landscaping, Inc.
Contact: Brad Fregien
4387 Schwartz Rd.
Middleton, WI 53562
608-827-9401
brad@olsonwills.com

Engineer: Calkins Engineering LLC
Contact: Dave Glusick
5010 Voges Rd.
Madison, WI 53718
608-838-0444
608-838-0445
dglusick@calkinsengineering.com

Introduction:

Midtown Commons is a 79-acre development on the north side of Midtown Road east of Highway M on the City's far west side. The development has been designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan. A mix of uses and densities was planned including retail and office, residential, civic and institutional uses, parking and dedicated parkland. A PUD-SIP for this particular site was previously approved on July 5, 2005, which provided for a mixed-use condominium development with 60 dwelling units. Given the market downturn in condominiums the developer is proposing an alteration to the previously approved PUD-SIP.

The revisions to the previously approved site plan and building exteriors are minimal. The building configurations, site plan and parking areas stay very similar to the approved PUD-SIP. The most significant change is the increase in the number of dwelling units to 74-79 apartments including approximately 5,200 square feet of live-work/commercial space. The dwelling unit count increases due to the smaller unit sizes of a rental housing development.

The first floor of Building 2 facing Waldorf Boulevard is designed to provide flexibility to the spaces fronting the street. Although the demand for commercial space is currently limited at this location, the design will allow for pedestrian-oriented neighborhood commercial uses in the future. At the project's inception the street frontage can accommodate live/work or traditional housing units and transition to commercial uses as the neighborhood demand develops. The floor to floor height and the building exteriors will accommodate the range of anticipated uses.

Site Development Data

Densities:

Dwelling Units	74 - 79 Units
Lot Area	65,340 sf (1.5 acres)
Lot Area / D.U.	883 - 827.5 sf /du.
Density	49.3 - 52.6 du/acre

Dwelling Unit Mix:

Efficiency	7
One bedroom	26
One Bedroom or live/work-commercial units	2
Two bedroom	37
Two bedroom townhouse	4
<u>Two bedroom or live/work-commercial units</u>	<u>3</u>
Total	79

Vehicular Parking Ratio:

Underground Garage	61 stalls
Garage	8 stalls
<u>Surface Parking</u>	<u>39 stalls</u>

Total Parking	108 stalls
Parking Ratio	1.37 – 1.45 stalls/du

Bicycle Parking Ratio:

Underground Garage	18 stalls
Garage	4 stalls
<u>Surface Parking</u>	<u>43 stalls</u>
Total Parking	65 stalls
Parking Ratio	.82 - .87 stall/du

Site and Building Architecture:

The architectural design utilizes traditional neighborhood design concepts. Urban forms line the perimeter streets with limited surface parking internal to the site. The first floor of Building 2 provides pedestrian-oriented retail and service uses to the Waldorf Boulevard and Mayo Drive frontages.

The building height will be four stories for Buildings 2 & 3 and three stories for Building 1 to provide a scale that is compatible with the surrounding properties. Building 1 defines the plaza at the intersection of Waldorf Boulevard and Mansion Hill Avenue. The exterior materials will be a combination of a simulated stone base with upper levels of brick veneer and horizontal vinyl siding. The facades are well articulated and detailed and the effect is a high quality urban-style architecture.

Project Schedule & Management:

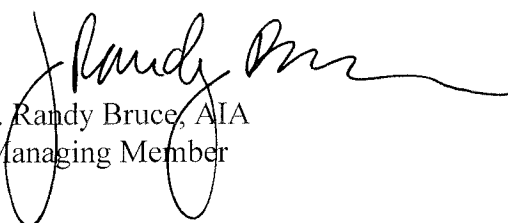
This project will be a phased development with construction of Phase I (Building 3) planned to start in the summer 2008 with completion scheduled for spring 2009. Construction will proceed as market conditions warrant with the entire project scheduled for completion in summer 2010.

Social & Economic Impacts:

This development will have a positive social and economic impact. Moderately priced housing will be provided within the development and the construction of the facilities will provide employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,



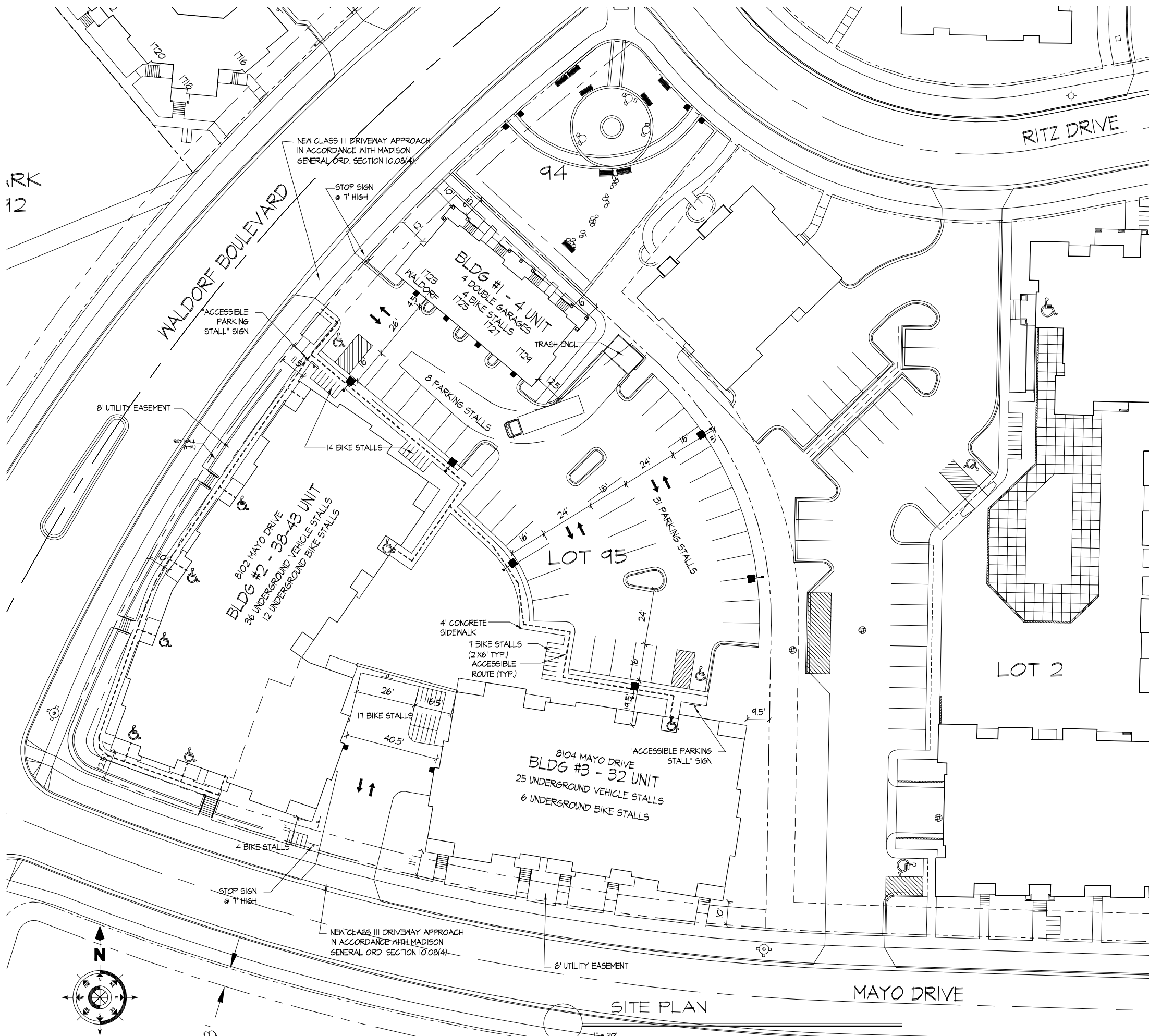
J. Randy Bruce, AIA
Managing Member

Zoning Text

PUD-GDP to Amended PUD-GDP and PUD-SIP
Lot 95 Second Addition to Mid Town Commons
1723 Waldorf Boulevard
April 02, 2008

Legal Description: Lot 95, Second Addition to Mid Town Commons.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with 74-79 apartments and 5,200 square feet of live-work/commercial space.
- B. **Permitted Uses:** Following are permitted uses within Mid Town Commons:
 - 1. Multifamily residential buildings.
 - 2. Commercial and office uses as allowed in the C-1 zoning district.
 - 3. Live-work units that would combine the residential and commercial use allowed in paragraphs 1 and 2.
 - 4. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including but not limited to 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 and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the C-1 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP which shall be approved by Urban Design Commission and the Planning Division.
- 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.



SHEET INDEX

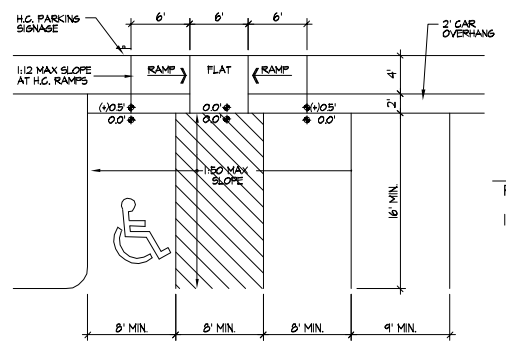
- C-1.1 SITE PLAN
- C-1.2 FIRE DEPARTMENT ACCESS PLAN
- C-1.3 SITE LIGHTING PLAN
- C-2.1 SITE GRADING, EROSION CONTROL & UTILITY PLAN
- C-4.1 LANDSCAPE PLAN
- 1 FLOOR PLANS & ELEVATIONS - BLDG #1
- 2 BASEMENT FLOOR PLAN - BLDG #2
- 3 FIRST FLOOR PLAN - BLDG #2
- 4 SECOND - FOURTH FLOOR PLANS - BLDG #2
- 5 ELEVATIONS - BLDG #2
- 6 ELEVATIONS - BLDG #2
- 7 BASEMENT FLOOR PLAN - BLDG #3
- 8 TYPICAL FLOOR PLAN - BLDG #3
- 9 ELEVATIONS - BLDG #3
- 10 ELEVATIONS - BLDG #3

KNOTHE & BRUCE ARCHITECTS

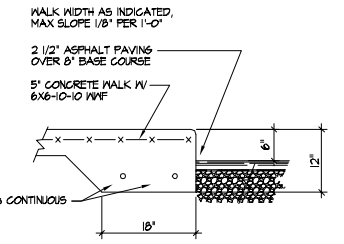
7601 University Avenue, Ste. 201
Middleton, Wisconsin 53562
608-836-3690 Fax 836-6934

Consultant

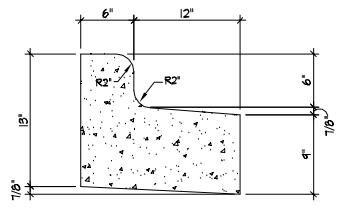
- Notes**
1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
 2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
 3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
 4. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 5. COMM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
 6. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 7. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11. FOR THE TYPES OF RACKS ESPECIALLY SEE SUBSECTIONS (B)(a) AND (B)(1)(2a).



1 HANDICAP ACCESS RAMP
TYPICAL AT ALL ACCESSIBLE CROSSWALKS



2 SIDEWALK CURB DETAIL



3 REJECT CURB

Revisions
Issue to Planning - April 2, 2008

Project Title
Lot 95, Second Addition to Mid Town Commons
1723 Waldorf Blvd.

Drawing Title
Site Plan

Project No. **0466** Drawing No. **C-1.1**

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Consultant

Notes

1 [Hatched Box] = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.

2 [Grid Box] = 20' TO 26' WIDE FIRE LANE (SEE PLAN FOR ACTUAL WIDTH)

FIRE LANE SIGN SPECS:
SIZE: MINIMUM 12' WIDE BY 16" HIGH
VEHICULAR:

NO PARKING
FIRE LANE
TOW AWAY ZONE
SIGNS SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH BLOCK RED LETTERS AND A RED BORDER.

DIRECTION ARROWS MAY BE REQUIRED TO INDICATE THE SPECIFIC LOCATION BEGINNING AND END OF THE FIRE LANE.

HEIGHT ABOVE GRADE: THE BOTTOM OF THE SIGN SHALL BE 7 FEET ABOVE GRADE.

Revisions

Issue to Planning - April 2, 2008

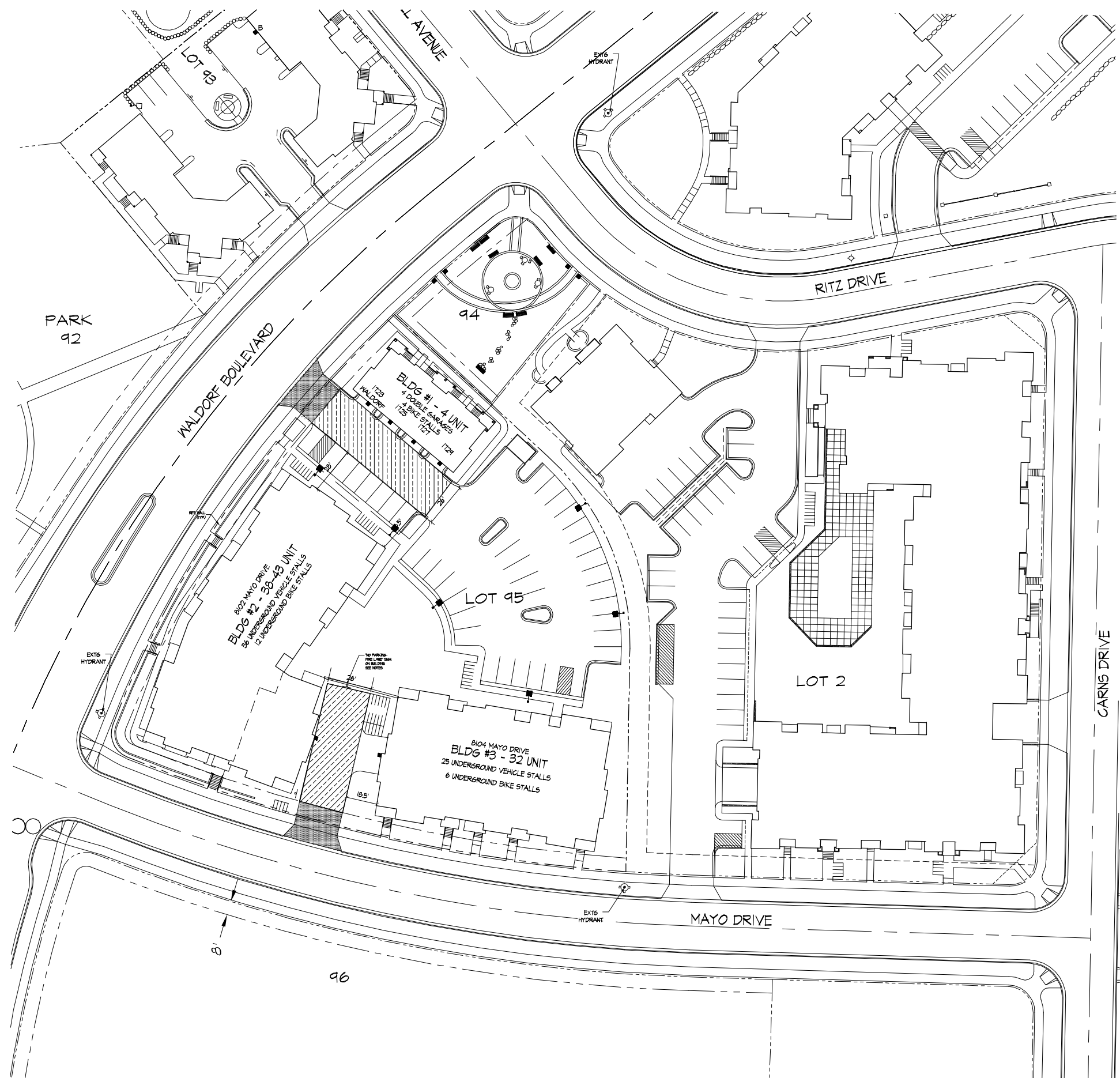
Project Title
Lot 95, Second Addition to Mid Town Commons
1723 Waldorf Blvd.

Drawing Title
Fire Department Access Plan

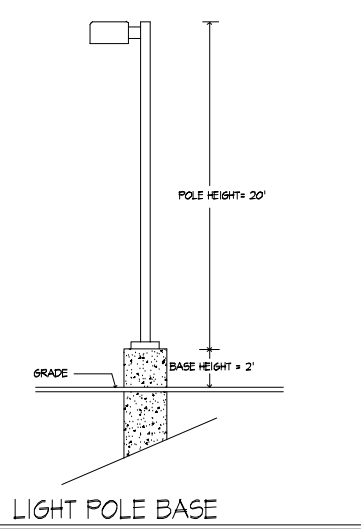
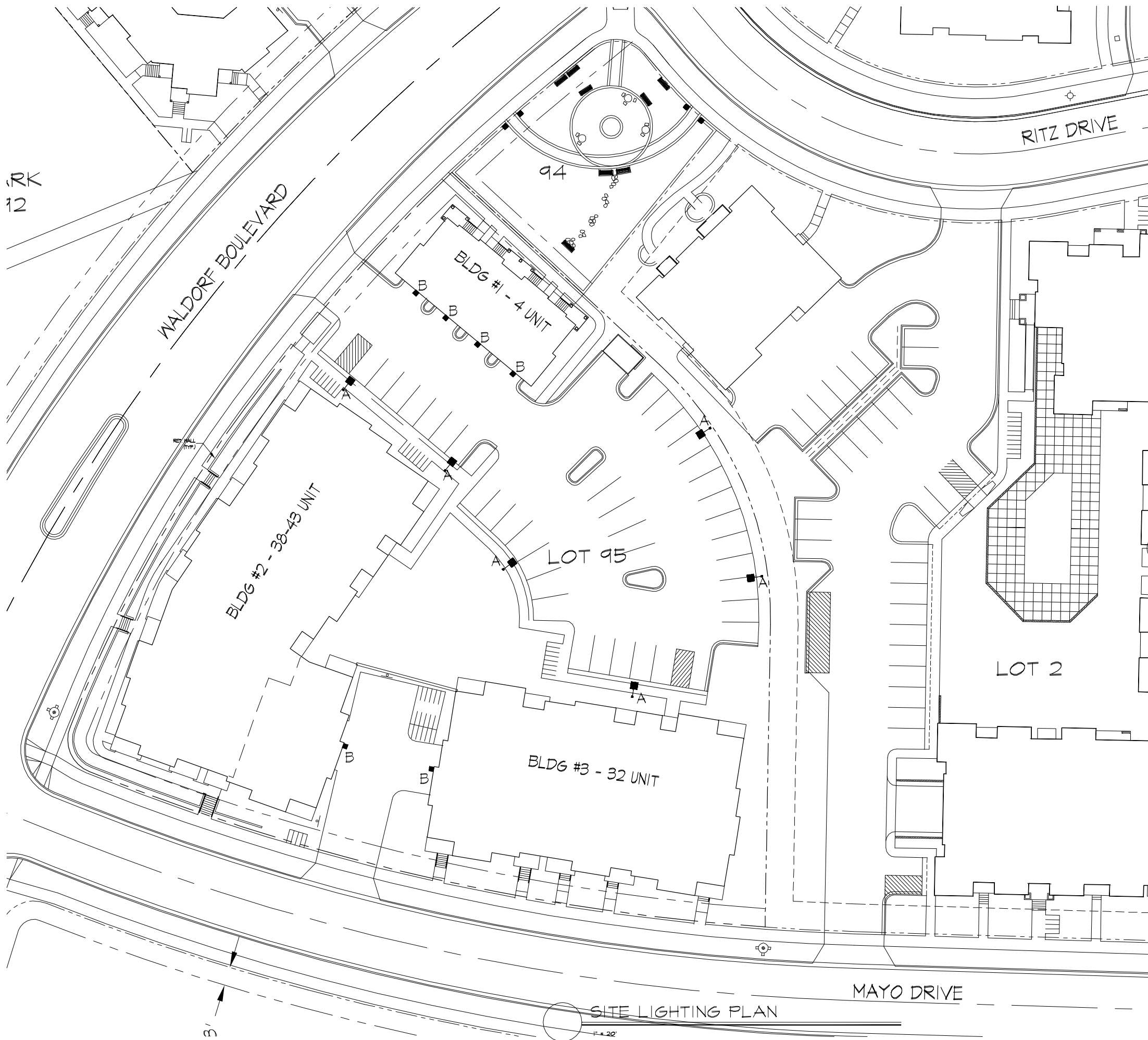
Project No. Drawing No.

0466 C-1.2

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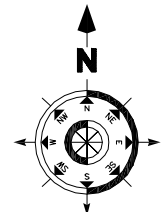
FIRE DEPARTMENT ACCESS PLAN
1" = 30'



Revisions
Issue to Planning - April 2, 2008

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lots	+	1.8 fc	5.0 fc	0.4 fc	12.5:1	4.0:1

LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
■	A	5	Road Lighting	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC410SBL.s	15'-0" POLE W/ 2' CONC. BASE
■	B	6	Road Lighting	E8405-D	RECTANGULAR DEEP SHIELDED	50 WATT MH	E8405.DES	8" ABOVE GRADE ON BUILDINGS



Project Title
Lot 95, Second Addition to Mid Town Commons
1723 Waldorf Blvd.

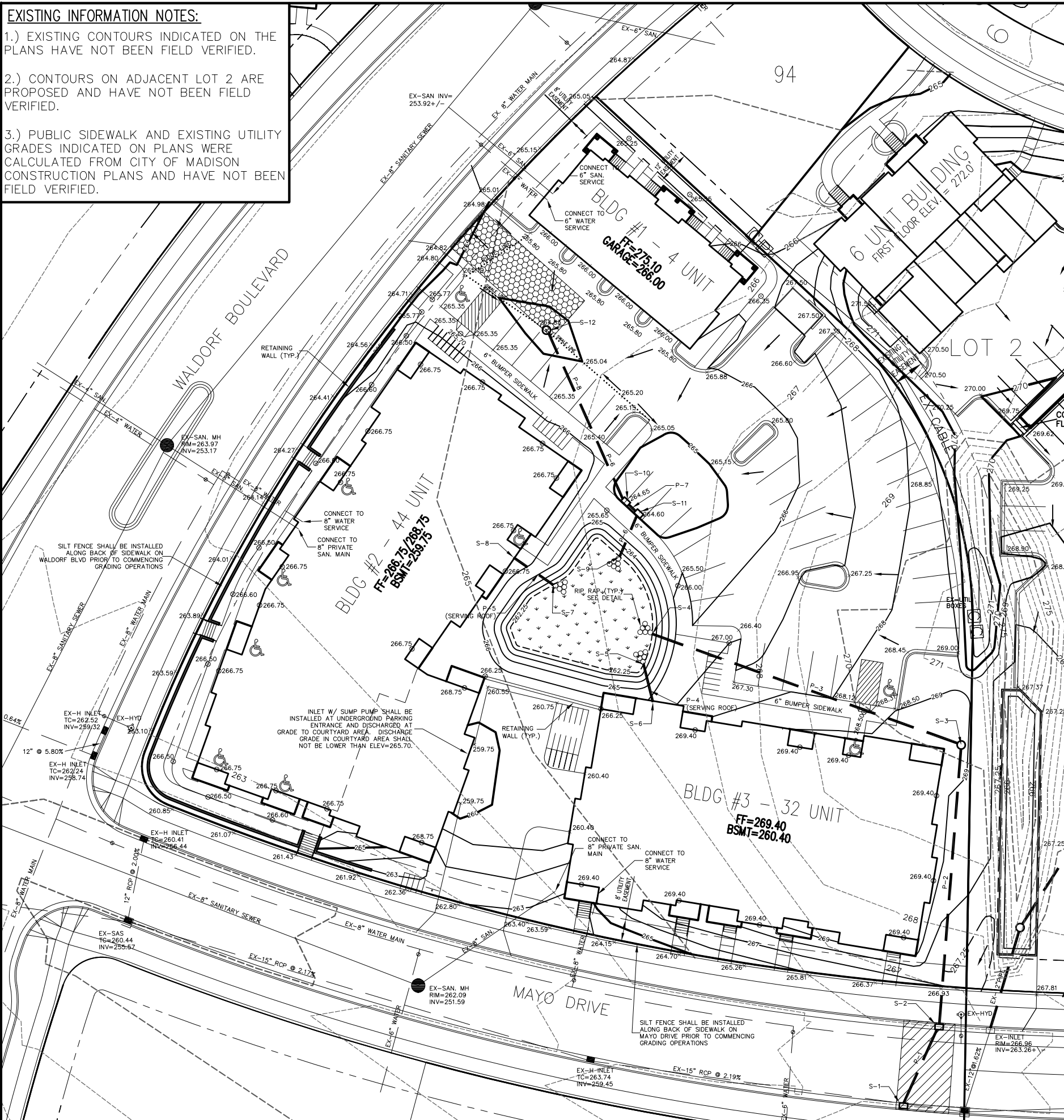
Drawing Title
Site Lighting Plan

Project No. **0466** Drawing No. **C-1.3**

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EXISTING INFORMATION NOTES:

- EXISTING CONTOURS INDICATED ON THE PLANS HAVE NOT BEEN FIELD VERIFIED.
- CONTOURS ON ADJACENT LOT 2 ARE PROPOSED AND HAVE NOT BEEN FIELD VERIFIED.
- PUBLIC SIDEWALK AND EXISTING UTILITY GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.



STORM SEWER STRUCTURE SCHEDULE:

STRUCTURE NUMBER	TYPE	TOP OF CASTING	INVERT	DEPTH	GRATE TYPE
S-1	H INLET	266.32	261.98	4.34	R-3067 DIAG.
S-2	H INLET	266.53	262.15	4.38	R-3067 DIAG.
S-3	3' CB	269.00	262.72	6.28	R-1557
S-4	15" ENDWALL	-	263.25	-	-
S-5	12" ENDWALL	-	263.00	-	-
S-6	12" STUB FOR ROOF	-	263.50	-	-
S-7	12" ENDWALL	-	263.00	-	-
S-8	12" STUB FOR ROOF	-	263.25	-	-
S-9	12" ENDWALL	-	262.25	-	-
S-10	H INLET	264.65	262.32	2.33	1878-B7G A
S-11	H INLET	264.60	262.34	2.26	1878-B7G A
S-12	3' CB W/INLET	264.83	262.63	2.20	R-2557

NOTE: GRATE TYPES REFERENCE NEENAH FOUNDRY COMPANY CATALOG.

STORM SEWER PIPE SCHEDULE:

PIPE NUMBER	FROM (UP)	TO (DOWN)	LENGTH	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
P-1	S-2	S-1	30'	262.15	261.98	0.56	15"
P-2	S-3	S-2	101'	262.72	262.15	0.56	15"
P-3	S-4	S-3	120'	263.25	262.72	0.44	15"
P-4 *	S-6	S-5	18'	263.50	263.00	2.78	12"
P-5 *	S-8	S-7	16'	263.25	263.00	1.56	12"
P-6	S-10	S-9	18'	262.32	262.25	0.39	12"
P-7	S-11	S-10	4'	262.34	262.32	0.50	12"
P-8	S-12	S-11	67'	262.63	262.34	0.43	12"

* = PIPE SERVING ROOF WATER

LEGEND:

- = STORM SEWER
- = STONE CONSTRUCTION ENTRANCE
- = UTILITY PATCH
- = BIORETENTION BASIN
- x1000.00 = PROP. EDGE OF PAVEMENT GRADE
- o1000.00 = PROPOSED SIDEWALK/GROUND GRADE
- x1000.00 = SPOT GRADE BASED ON AVAILABLE CITY OF MADISON PLANS (NOT FIELD VERIFIED)

GENERAL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE.

SILT FENCE SHALL BE INSTALLED ALONG BACK OF SIDEWALK ON WALDORF BOULEVARD AND MAYO DRIVE PRIOR TO ANY GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5" DURING CONSTRUCTION.

INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.

ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.

ALL SANITARY SEWER, WATER MAINS, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

ALL SUBSERVING GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPT. OF COMMERCE REQUIREMENTS.

PRIVATE STORM SEWER SHALL BE HDPE.

PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).

PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.

UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

BUILDING PLUMBER SHALL SPECIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.

DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY.

ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN AS SPECIFIED IN PLANTING PLAN.

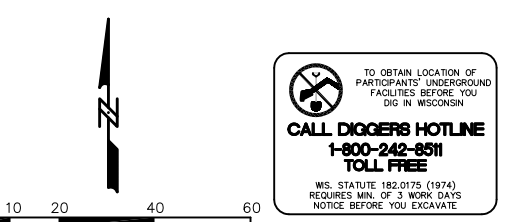
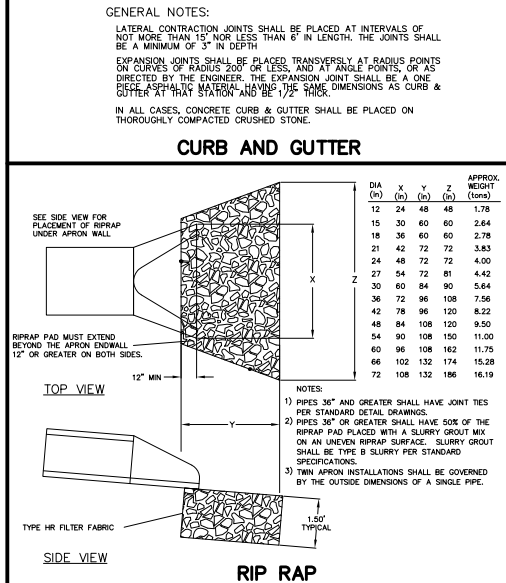
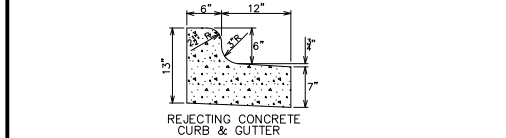
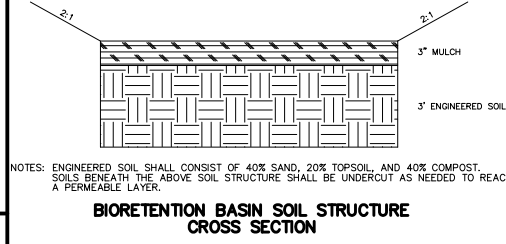
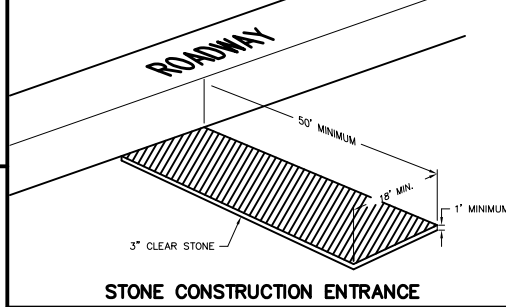
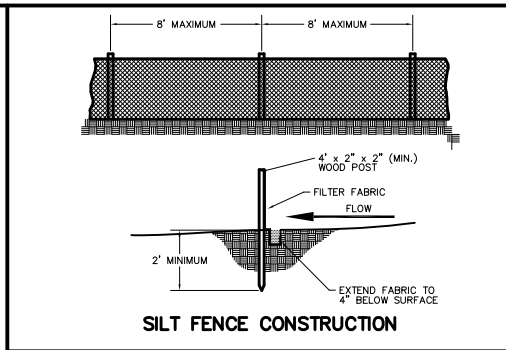
GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN SEVEN DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 6.30 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.

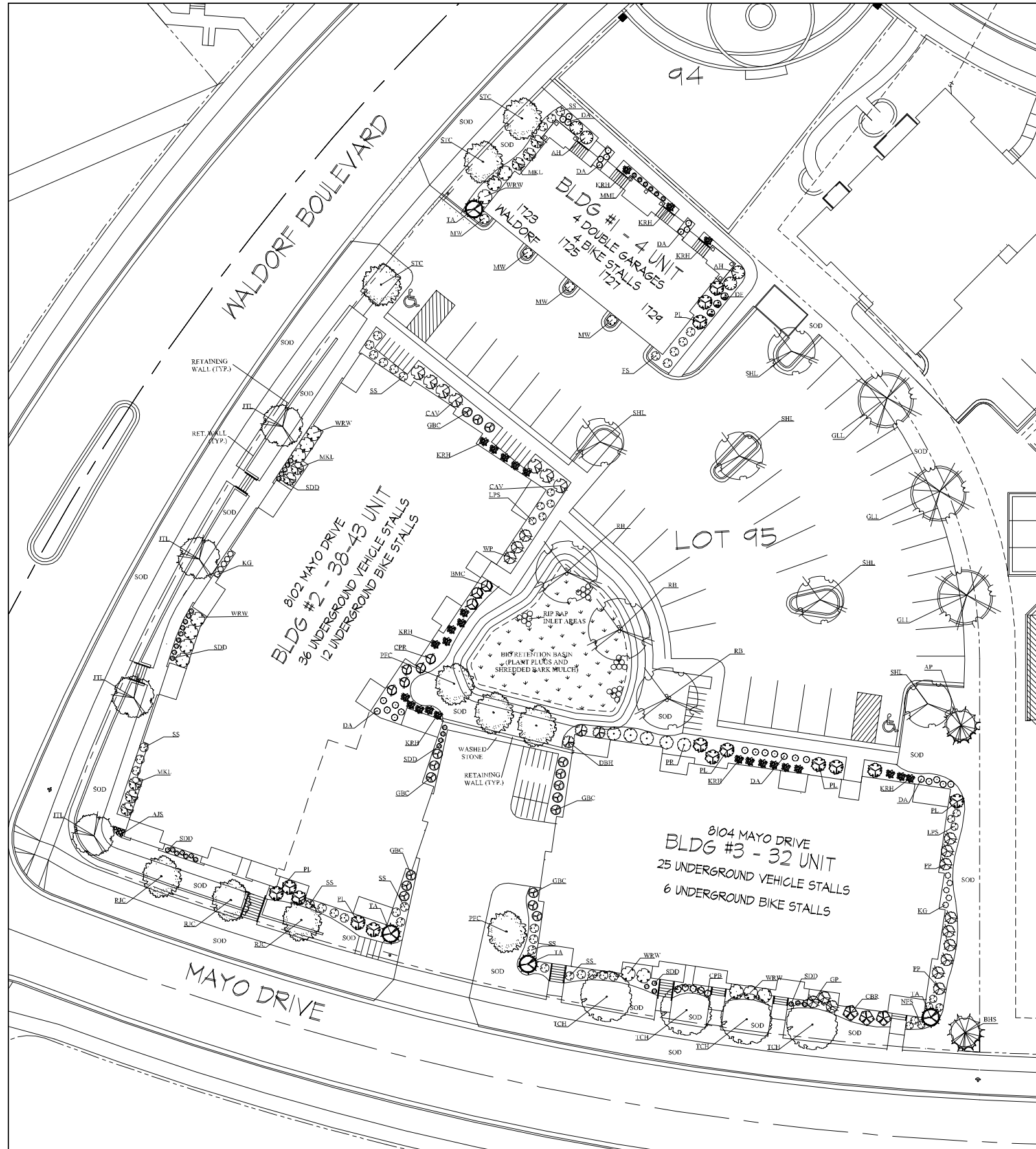
BIORETENTION BASINS SHALL BE CONSTRUCTED DURING FINAL LANDSCAPING TO PREVENT THEM FROM CLOGGING WITH SEDIMENT.

AT LEAST 3' OF ENGINEERED SOIL SHALL BE PLACED IN THE BIORETENTION BASIN. BEDROCK MAY BE ENCOUNTERED IN SOME AREAS OF THE BASIN. BEDROCK SHALL BE REMOVED AS NEEDED TO ALLOW INSTALLATION OF ENGINEERED SOIL.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.

ALL CURB AND GUTTER SHALL BE REJECTING (SEE DETAIL).





EVERGREENS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
TY	Taunton Yew	<i>Taxus x media</i> 'Tauntonii'	18"	B & B	0
TA	Techry Arborvitae	<i>Thuja occidentalis</i> 'Techry'	5'	B & B	4
BHS	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	5'	B & B	1
AP	Austrian Pine	<i>Pinus nigra</i>	5'	B & B	1

SHADE TREES

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
ABM	Autumn Blaze Maple	<i>Acer x freemanii</i> 'Autumn Blaze'	2"	B & B	0
GLL	Greenspire Littleleaf Linden	<i>Tilia cordata</i> 'Greenspire'	2"	B & B	3
APA	Autumn Purple White Ash	<i>Fraxinus americana</i> 'Autumn Purple'	2"	B & B	0
RB	River Birch	<i>Betula nigra</i>	2"	B & B	3
S-L	Thornless Skyline Honeylocust	<i>Gleditsia triacanthos inermis</i> 'Skyline'	2"	B & B	5

ORNAMENTAL TREES

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
STC	Sugar Tyme Crabapple	<i>Malus</i> 'Sugar Tyme'	2"	B & B	3
RJC	Red Jewel Crabapple	<i>Malus</i> 'Red Jewel'	2"	B & B	3
PFC	Prairiefire Crabapple	<i>Malus</i> 'Prairiefire'	2"	B & B	4
JTL	Japanese Tree Lilac	<i>Syringa reticulata</i>	2"	B & B	4
TCH	Thornless Cockspur Hawthorn	<i>Crataegus crusgali</i> var. <i>inermis</i>	2"	B & B	4

SHRUBS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SS	Sinobana Spirea	<i>Spirea japonica</i> 'Sinobana'	18"	container	28
CAV	Compact American Cranberry Bush	<i>Viburnum trilobum</i> 'Balley Compact'	3"	B & B	7
GP	Goldfinger Potentilla	<i>Potentilla fruticosa</i> 'Goldfinger'	18"	container	3
DH-B	Dwarf Bush Honeysuckle	<i>Lonicera</i> 'lonicera'	18"	container	3
GBC	Glossy Black Chokeberry	<i>Aronia melanocarpa</i> var. <i>elata</i>	3"	B & B	17
MKL	Miss Kim Lilac	<i>Syringa patula</i> 'Miss Kim'	18"	container	8
PL	Pallbl Lilac	<i>Syringa meyeri</i> 'Pallbl'	18"	container	15
LPS	Little Princess Spirea	<i>Spirea japonica</i> 'Little Princess'	15"	container	8
WPS	McKay's White Potentilla	<i>Potentilla fruticosa</i> 'McKay's White'	18"	container	3
PP	Pink Beauty Potentilla	<i>Potentilla fruticosa</i> 'Pink Beauty'	18"	container	9
BMC	Blue Mist Caryopteris	<i>Caryopteris x clandonensis</i> 'Blue Mist'	15"	container	3
CPR	Compact PJM Rhododendron	<i>Rhododendron</i> 'PJM Compact'	3 gal.	container	5
PR	PJM Rhododendron	<i>Rhododendron</i> 'PJM'	3 gal.	container	5
WRW	Wine and Roses Weigela	<i>Weigela florida</i> 'Alexandra'	18"	container	15
MW	Minuet Weigela	<i>Weigela florida</i> 'Minuet'	15"	container	4
CPB	Crimson Pygmy Barberry	<i>Berberis thunbergii</i> 'Crimson Pygmy'	15"	container	5
FS	Froebel Spirea	<i>Spirea x bumalda</i> 'Froebeli'	18"	container	5
DF	Bronxensis Dwarf Forsythia	<i>Forsythia viridissima</i> 'Bronxensis'	15"	container	3
CBR	Carefree Beauty Rose	<i>Rosa</i> 'Beubi'	3 gal.	container	3
NFS	Neon Flash Spirea	<i>Spirea japonica</i> 'Neon Flash'	15"	container	6
AH	Annabelle Hydrangea	<i>Hydrangea arborescens</i> 'Annabelle'	3 gal.	container	4

PERENNIALS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SDD	Stella d'Oro Daylily	<i>Hemerocallis</i> 'Stella De Oro'	1 gal.	container	31
AJS	Autumn Joy Sedum	<i>Sedum</i> 'Autumn Joy'	1 gal.	container	5
KRH	Krossa Regal Hosta	<i>Hosta</i> 'Krossa Regal'	1 gal.	container	27
DA	Deutschland Astilbe	<i>Astilbe japonica</i> 'Deutschland'	1 gal.	container	26
KG	Gayfeather	<i>Liatris solcata</i> 'Kobold'	1 gal.	container	10
MML	Mrs. Moon Lungwort	<i>Pulmonaria saccharata</i> 'Mrs. Moon'	1 gal.	container	6

BIORETENTION BASIN PLANTS (planted in drifts, with 1' o.c. plant spacing)

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
	Nodding Pink Onion	<i>Allium cernuum</i>	3"	container	60
	Red Milkweed	<i>Asclepias incarnata</i>	3"	container	24
	New England Aster	<i>Aster novae-angliae</i>	3"	container	44
	White False Indigo	<i>Baptisia lactea</i>	3"	container	9
	False Aster	<i>Boltonia asteroides</i>	3"	container	31
	Blue Flag Iris	<i>Iris versicolor</i>	3"	container	26
	Prairie Blazingstar	<i>Liatris pycnostachya</i>	3"	container	31
	Wild Quinine	<i>Parthenium integrifolium</i>	3"	container	31
	Smooth Parslemmon	<i>Pensstemon digitalis</i>	3"	container	24
	Sweet Black Eyed Susan	<i>Rudbeckia subtomentosa</i>	3"	container	17
	Ohio Goldenrod	<i>Solidago ohioensis</i>	3"	container	44
	Ironweed	<i>Vernonia fasciculata</i>	3"	container	31
	Wild Senna	<i>Cassia hebecarpa</i>	3"	container	44
	Joe Pye Weed	<i>Eupatorium maculatum</i>	3"	container	20
	Ox Eye Sunflower	<i>Helopsis helianthoides</i>	3"	container	51
	Wild Iris	<i>Iris shrevei</i>	3"	container	31
	Dense Blazingstar	<i>Liatris spicata</i>	3"	container	44
	Cardinal Flower	<i>Lobelia cardinalis</i>	3"	container	44
	Great Blue Lobelia	<i>Lobelia siphilitica</i>	3"	container	39
	Monkeyflower	<i>Mimulus ruginosus</i>	3"	container	31
	Bergamot	<i>Monarda fistulosa</i>	3"	container	12
	Yellow Coneflower	<i>Ratibida pinnata</i>	3"	container	33
	Brown Eyed Susan	<i>Rudbeckia triloba</i>	3"	container	19
	Cupplant	<i>Siphium perfoliatum</i>	3"	container	25
	Prairie Dock	<i>Siphium terebinthaceum</i>	3"	container	27
	Culver's Root	<i>Veronicastrum virginicum</i>	3"	container	14
	Golden Alexander	<i>Zizia aurea</i>	3"	container	31
	Big Bluestem	<i>Andropogon gerardi</i>	3"	container	156
	Canada Wild Rye	<i>Elymus canadensis</i>	3"	container	155
	Virginia Wild Rye	<i>Elymus virginicus</i>	3"	container	155
	Bottlebrush Grass	<i>Hystrix patula</i>	3"	container	155
	Fox Sedge	<i>Carex vulpinoidea</i>	3"	container	155

NOTE:
 • ALL PLANTING BEDS AND PARKING LOT ISLANDS TO BE 1.5" WASHED STONE MULCH WITH WEED BARRIER.
 • EDGING TO BE HEAVY DUTY BLACK VINYL.

Date: April 27, 2005
 Scale: 1" = 20' - 0"
 Designer: mia/bl/pb

Seal:
 To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:
 February 20, 2006
 April 2, 2008

TYPICAL MATERIALS

- ASPHALT SHINGLES
- ALUM WRAPPED FASCIA
- HORIZONTAL SIDING
- VINYL WINDOW
- BRICK VENEER
- COMPOSITE TRIM AT BAY
- PRAIRIE STONE GROUNDFACE CMU WINDOW SILL/HEAD
- COMPOSITE WINDOW TRIM

TYPICAL MATERIALS AT DECKS:

- COMPOSITE TRIM WRAPPED POST
- PRAIRIE STONE BAND
- ALUMINUM RAILINGS

TYPICAL MATERIALS AT 1st FLOOR:

- RECESSED BRICK COURSE (same as brick veneer)
- PRAIRIE STONE TEXTUREFACE CMU BASE



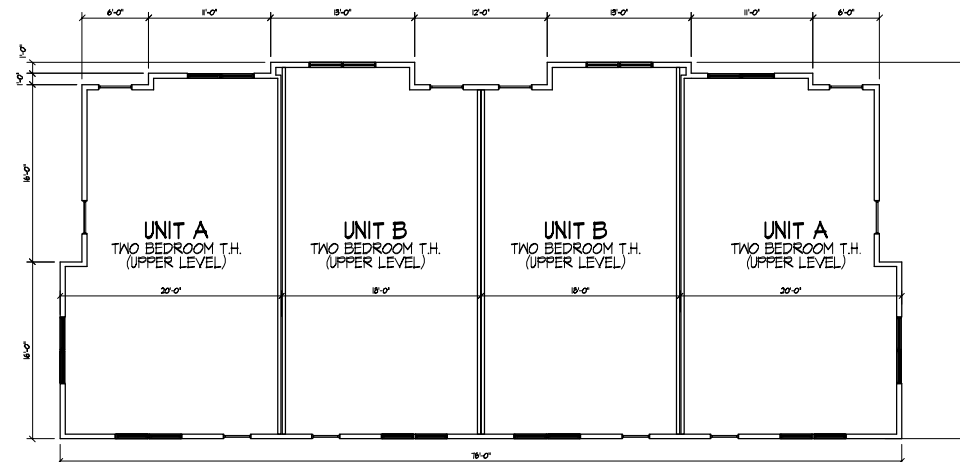
○ **Front Elevation (North)**
1/8" = 1'-0"



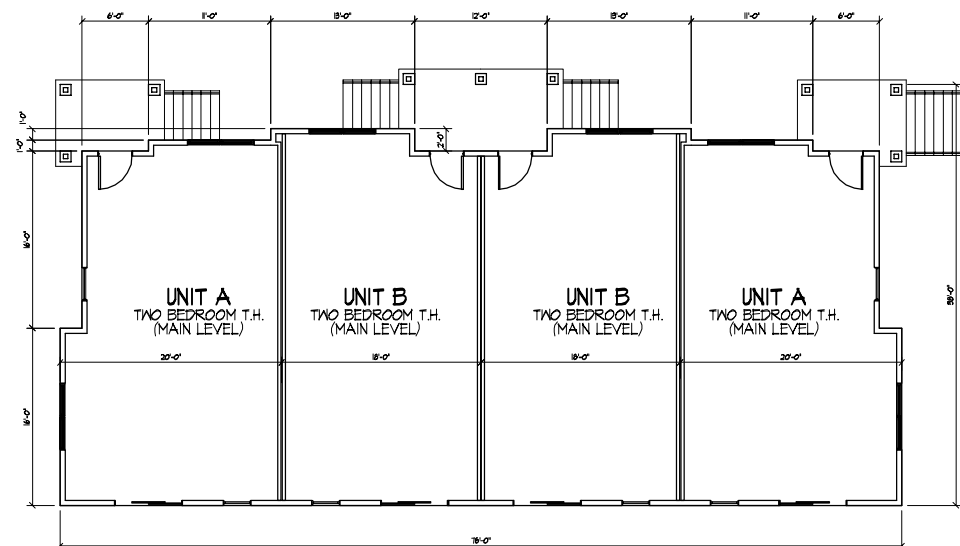
○ **Side Elevations**
1/8" = 1'-0"



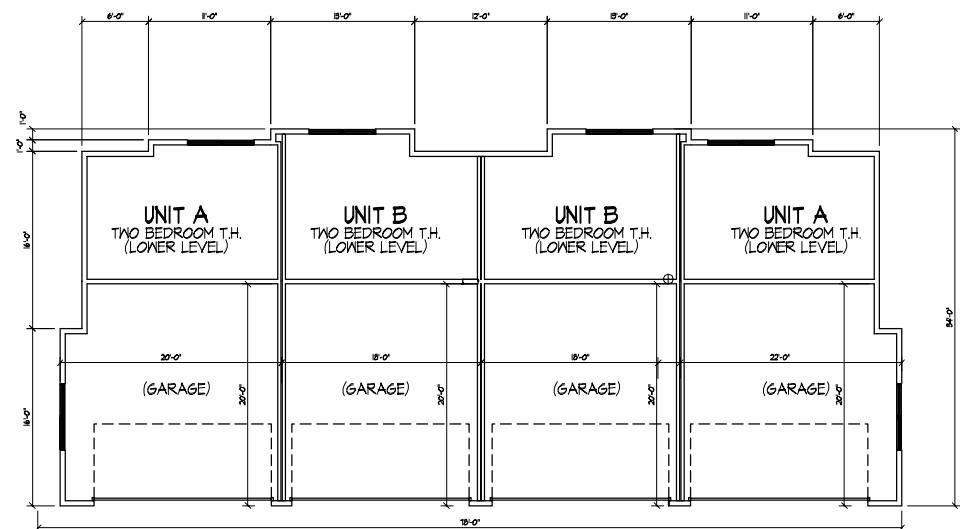
○ **Rear Elevation (South)**
1/8" = 1'-0"



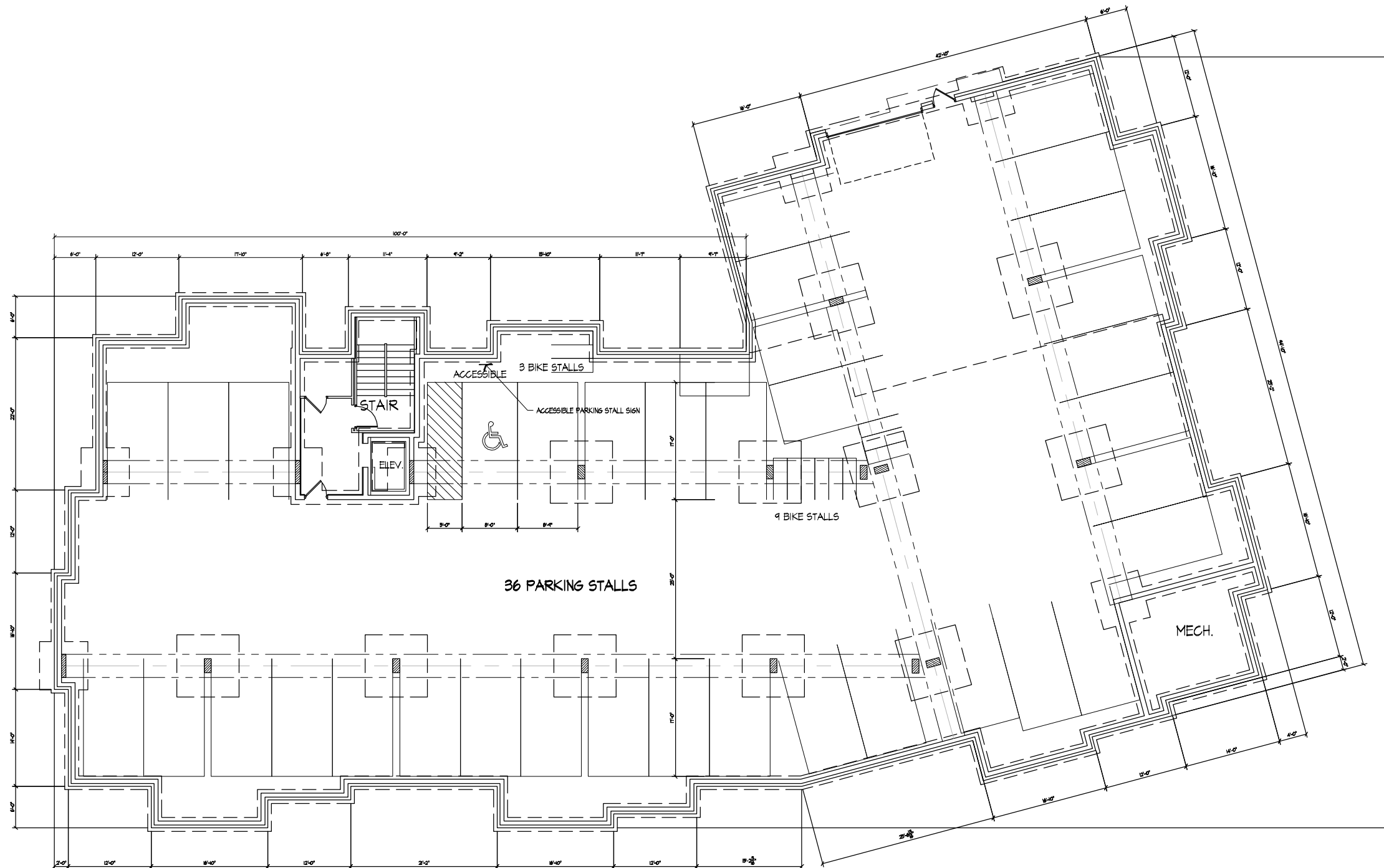
○ **Second Floor Plan**
1/8" = 1'-0" 2,966 S.F.



○ **First Floor Plan**
1/8" = 1'-0" 2,966 S.F.



○ **Lower Floor Plan**
1/8" = 1'-0" 1,248 S.F. (NOT INCLUDING GARAGE)



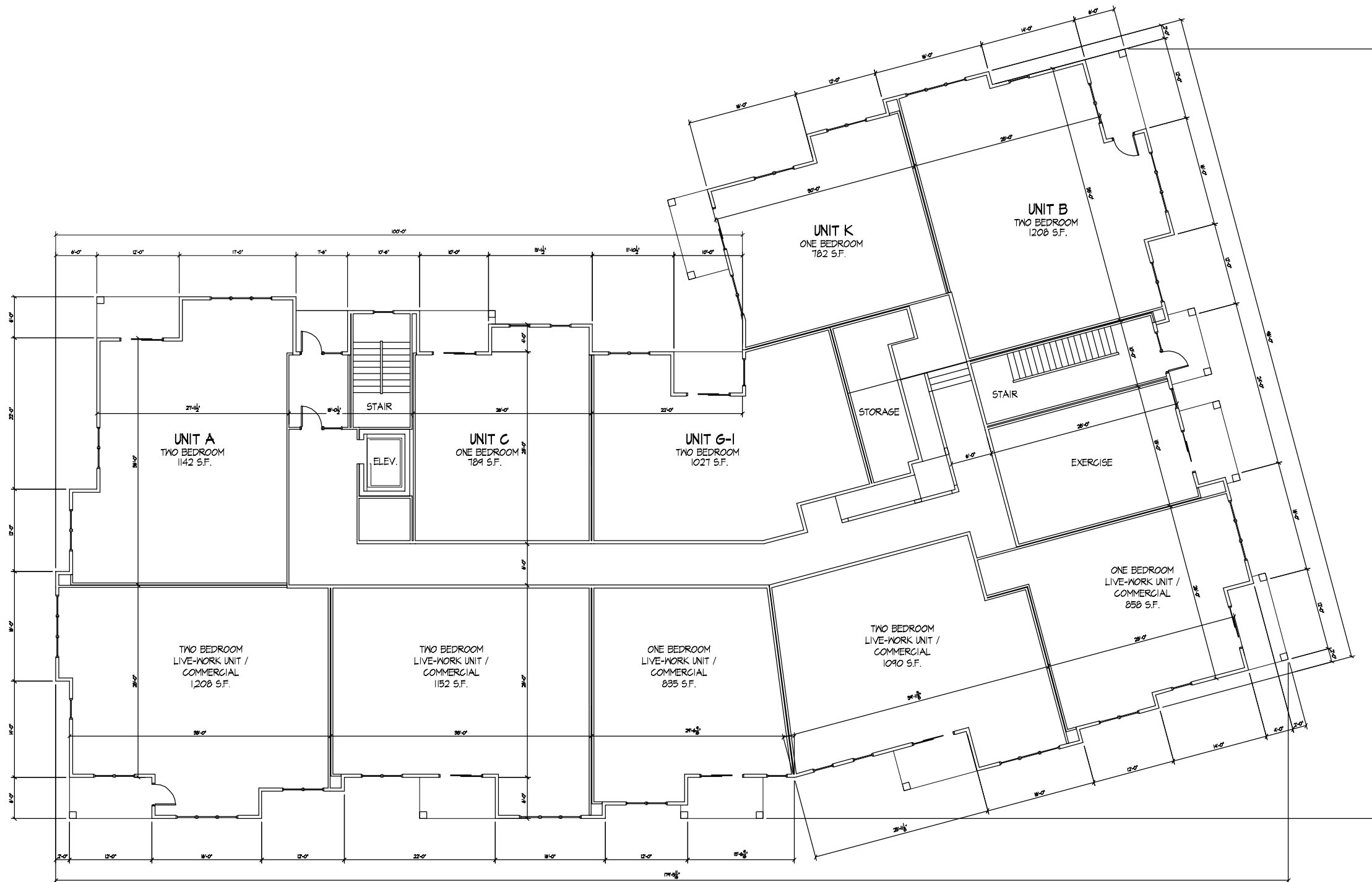
Basement Plan
1/8" = 1'-0"

Project Title
**Lot 95, 2nd Addition
to Midtown Commons**

1723 Waldorf Blvd.
Drawing Title
Basement Plan
Building #2 : 38-43 Units
Project No. Drawing No.

0466 **2**

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○ First Floor Plan
1/8" = 1'-0" 12,848 S.F.



Second - Fourth Floor Plans
1/8" = 1'-0" 12,898 S.F. / FLOOR

TYPICAL MATERIALS AT ROOFING:

PRE-FINISHED ALUM. COPING

TYPICAL MATERIALS AT 2nd/3rd/4th FLOOR:

12" x 12" CUT STONE ACCENT

PRAIRIE STONE BAND

COMPOSITE BANDS

HORIZONTAL SIDING

VINYL WINDOW

BRICK VENEER

COMPOSITE TRIM AT BAY

PRAIRIE STONE GROUNDFACE CMU WINDOW SILL/HEAD

COMPOSITE WINDOW TRIM

TYPICAL MATERIALS AT DECKS:

COMPOSITE TRIM WRAPPED POST

PRAIRIE STONE BAND

ALUMINUM RAILINGS

TYPICAL MATERIALS AT 1st FLOOR:

RECESSED BRICK COURSE (same as brick veneer)

8" PRECAST ARCH

PRAIRIE STONE TEXTUREFACE CMU BASE

PRAIRIE STONE GROUNDFACE CMU BASE



West Elevation Along Waldorf
1/8" = 1'-0"



South Elevation Along Mayo
1/8" = 1'-0"

Revisions
Issue To Planning - April 2, 2008

Project Title
Lot 95, 2nd Addition
to Midtown Commons

1723 Waldorf Blvd.
Drawing Title
Elevations
Building #2 : 38-43 Units

Project No. Drawing No.

0466

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Consultant

Notes
Date



East Elevation
1/8" = 1'-0"



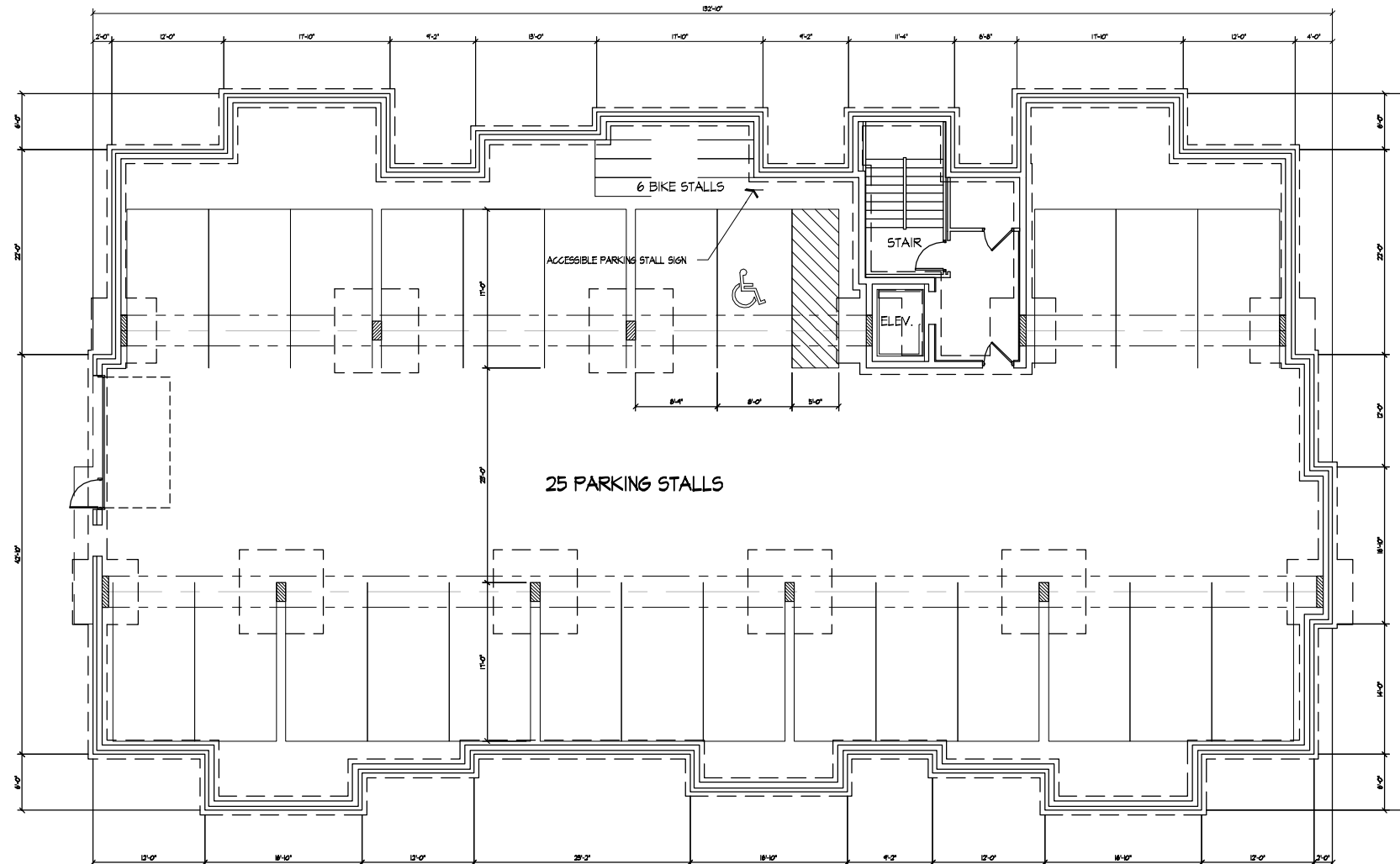
North Elevation
1/8" = 1'-0"

Revisions
Issue To Planning - April 2, 2008

Project Title
Lot 95, 2nd Addition
to Midtown Commons

1723 Waldorf Blvd.
Drawing Title
Elevations
Building #2 : 38-43 Units
Project No. Drawing No.
0466 **6**

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Basement Floor Plan
1/8" = 1'-0"

Revisions
Issue To Planning - April 2, 2008

Project Title
**Lot 95, 2nd Addition
to Midtown Commons**

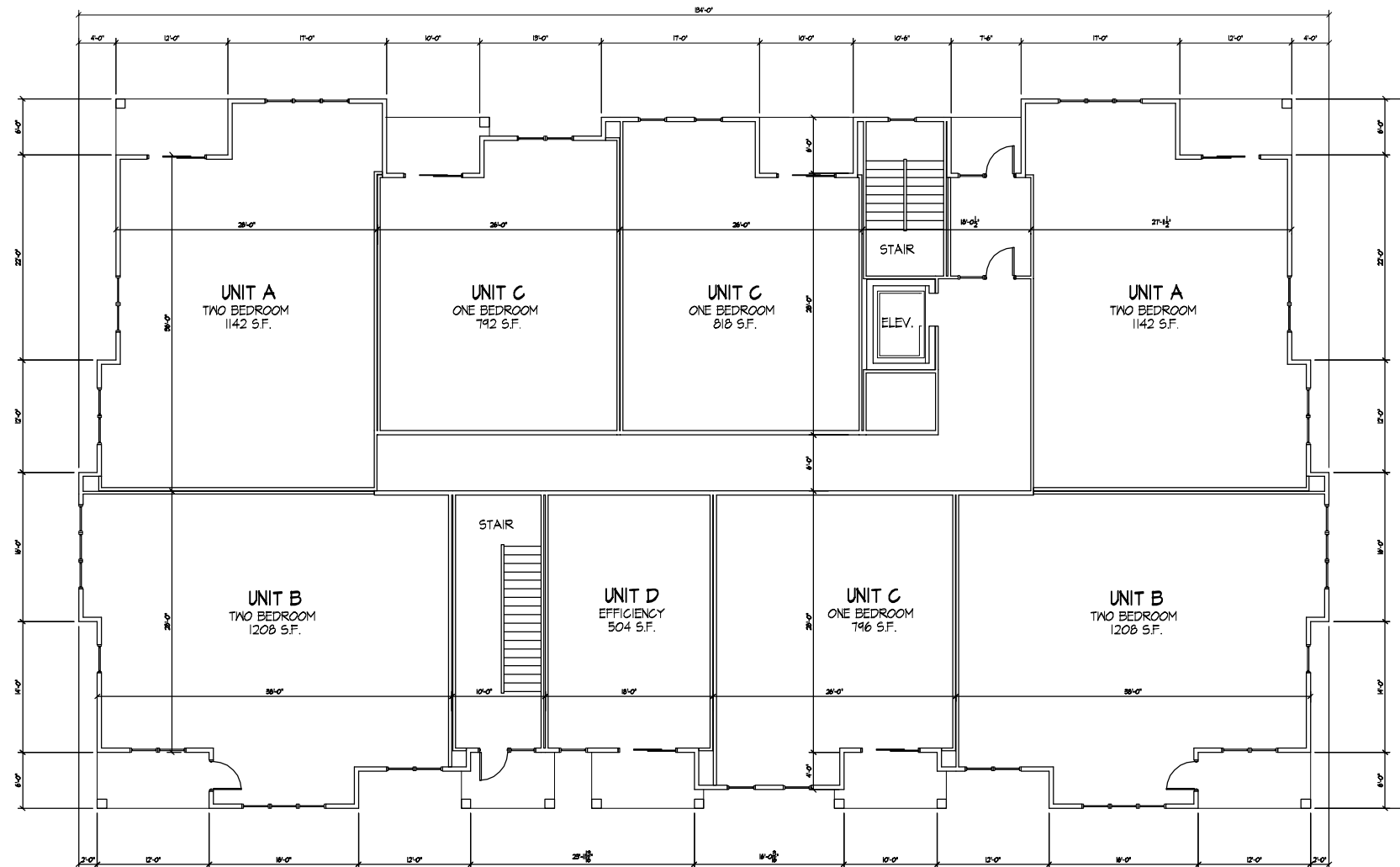
1723 Waldorf Blvd.
Drawing Title
Basement Floor Plan
Building #3 - 32 Unit Building
Project No. Drawing No.

0466

7

Consultant

Notes
Date



○ Typical Floor Plan
1/8" = 1'-0" 9,028 S.F. FLOOR

Revisions
Issue To Planning - April 2, 2008

Project Title
Lot 95, 2nd Addition
to Midtown Commons

1723 Waldorf Blvd.
Drawing Title
Typical Floor Plan
Building #3 - 32 Unit Building
Project No. Drawing No.

0466

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Revisions
Issue To Planning - April 2, 2008

Project Title
Lot 95, 2nd Addition
to Midtown Commons

1723 Waldorf Blvd.
Drawing Title
Elevations
Building #3 - 32 Unit Building
Project No. Drawing No.

0466

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○ North Elevation
1/8" = 1'-0"



○ West Elevation
1/8" = 1'-0"

Revisions
Issue To Planning - April 2, 2008

Project Title
Lot 95, 2nd Addition
to Midtown Commons

1723 Waldorf Blvd.
Drawing Title
Elevations
Building #3 - 32 Unit Building
Project No. Drawing No.

0466

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