

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # 03553

DATE SUBMITTED: <u>June 21, 2006</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>June 28, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 625 East Mifflin

ALDERMANIC DISTRICT: Brenda Konkel #2

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Mike Fisher &amp; Karl Madsen/Great Dane Development</u>	<u>Knothe &amp; Bruce Architects, LLC</u>
<u>P.O. Box 620800</u>	<u>7601 University Avenue, Suite 201</u>
<u>Middleton, WI 53562-0800</u>	<u>Middleton, Wisconsin 53562</u>

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)





April 12, 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  
C-3 to PUD-GDP-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.

**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

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934  
[www.knothebruce.com](http://www.knothebruce.com)

**Introduction:**

The proposed site is located on the south side of the street at 625 E. Mifflin and is occupied by an automobile storage and repair garage. The adjacent properties are a parking lot, the Salvation Army property and Goodyear Auto Service. The north side of Mifflin is occupied by a variety of residential uses.

This project proposes the redevelopment of this underutilized site for a 66-unit condominium development with underground parking. The new condominiums will provide a range of housing options and affordability. The site is located within two draft planning documents: The East Washington Avenue Capitol Gateway Corridor Plan and the Tenney-Lapham Neighborhood Plan. Both plans are nearing final adoption. The developers have been working with staff and the neighborhood to realize the suggestions in the plan documents.

**East Washington Avenue Build Plan:**

The East Washington Avenue Build Plan specifies core principles and key values to guide the redevelopment of the plan area. This proposal meets these guidelines by increasing the density of the corridor, fostering a transit-compatible neighborhood, minimizing the negative impacts of parking, creating a pedestrian-scale streetscape and respecting and strengthening the existing neighborhood.

In addition, the plan has prescribed requirements regarding building heights, bulk, setbacks, step-backs and facades. Significant design efforts have been made to comply with all of these requirements with the intent of completing a condominium development that will provide a vibrant residential streetscape and building with a sense of quality and permanence.

**Tenney-Lapham Neighborhood Plan:**

The Tenney-Lapham Neighborhood Plan identifies both significant issues and goals that the neighborhood plan should address. This proposal can specifically address three of these issues/goals: increasing owner-occupied housing, ensuring that affordable, quality housing opportunities exist throughout the neighborhood, and redeveloping underutilized properties within the neighborhood (specifically the 600 block of East Washington to East Mifflin).

The plan lists a series of design standards, which apply to this project and include:

- A maximum 6-story building height along East Washington transitioning to 3 stories on East Mifflin.
- The use of row house units to create a rhythm of spacing that is compatible to the neighborhood.
- Underground parking should be limited to allow for green space, water absorption and trees.
- Limit the parking to 1.0 to 1.5 spaces per unit.

This redevelopment proposal meets these design standards. Two meetings with neighborhood representatives have been held. At the last meeting on March 27<sup>th</sup> general support was given for the project.

**Project Description:**

The building and site plan create an urban, pedestrian-oriented streetscape. The U-shaped building creates an inviting entry courtyard reminiscent of early apartment buildings in the Chicago area. The courtyard terminates at a grand entry and lobby for the building. The two ends of the U-shape face East Mifflin Street; a three-story façade of row houses fronts the street providing a comfortable residential scale. A series of individual entries punctuate the façade and enliven the public way.

The building height varies from three stories to a maximum of five stories. A step-back that is consistent with the recommendations of the East Washington Build Plan allows for proper scale and solar access to East Mifflin Street. The exterior materials are masonry in combination with a metal panel system at the inclined bay windows. The masonry features extensive detailing at the openings and in the horizontal banding to provide a high-quality substantial appearance.

Vehicular access to the underground parking garage is accommodated on the east side of the building. Two levels of under-building parking are provided on the basement and first floor levels. The parking at the first floor level is tucked behind residential areas on the East Mifflin Street and southwest sides. Adequate bicycle parking is provided in the parking garage or in covered and uncovered areas on the site.

**Site Development Data:**

**Dwelling Unit Mix:**

One-Bedroom	40
Two-Bedroom	20
Two-Bedroom Townhomes	<u>6</u>
<b>Total dwelling Units</b>	<b>66</b>

**Densities:**

Lot Area	31,400 SF or .72 acres
Lot Area / D.U.	476 SF/unit
Density	92 units/acre

**Building Height:**

5 Stories

**Floor Area Ratio:**

Total Floor Area (excluding parking)	72,100SF
Floor Area Ratio	.43

**Required Parking**

Automobile parking (R-5 standards)	
One Bedrooms (40 X 1.25 /unit)	50 spaces
Two Bedrooms (26 X 1.50 /unit)	<u>39 spaces</u>
<b>Total Required Parking</b>	<b>89 spaces</b>

Bicycle parking	
Units 1-50 (1 space/unit)	50 spaces
Units 50 – 66 (.5 space/unit)	<u>8 spaces</u>
<b>Total Required Parking</b>	<b>58 spaces</b>

Letter of Intent – PUD-GDP-SIP  
The Colony  
625 E. Mifflin Street  
April 12, 2006  
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**Vehicular Parking Ratio:**

Automobile parking (underground)	86 stalls	or	1.3 spaces/unit
Bicycle parking (underground)	39 stalls	or	.6 spaces/unit
Bicycle parking (surface)	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.

**Project Schedule:**

It is anticipated that construction will start in October of 2006 and be completed by December of 2007.

**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

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 10.02(4)
4. ALL TRASH TO BE COLLECTED IN UNDERGROUND PARKING GARAGES. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMH 62.0500(II)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF CONCRETE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, FOR THE TYPES OF RACKS ESPECIALLY SEE SUBSECTIONS (B)(a) AND (B)(b)2d. "IM" BIKE RACK TO BE USED.

- Revisions
- ISSUED - DEC. 13, 2005
  - Neighborhood Meeting - March 01, 2006
  - Issued - April 3, 2006
  - Initial UDC Submittal - April 26, 2006
  - Revised Final UDC Submittal - June 21, 2006

Project Title  
**The Colony**

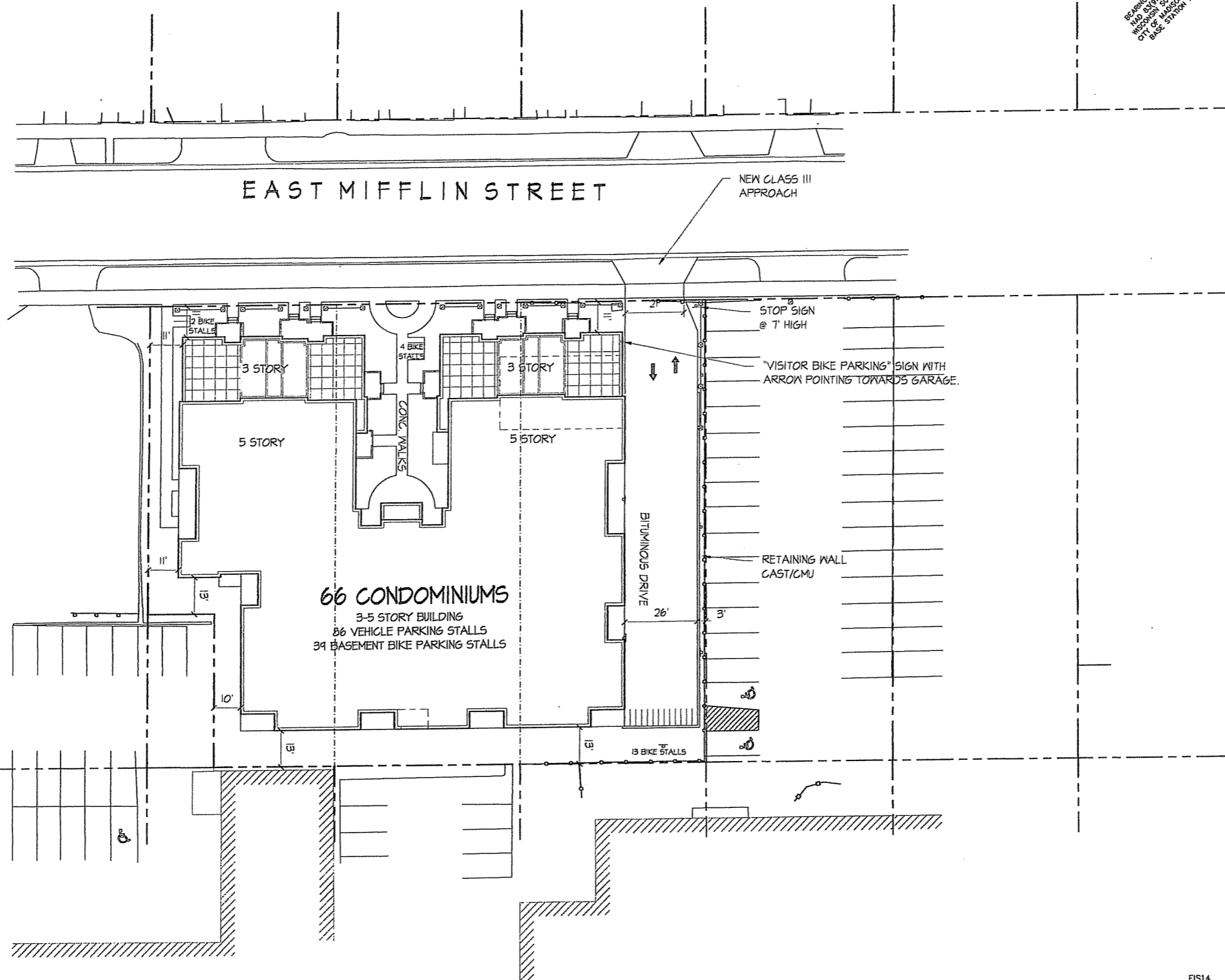
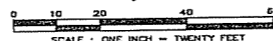
625 E. Mifflin Street  
 Drawing Title  
**Site Plan**

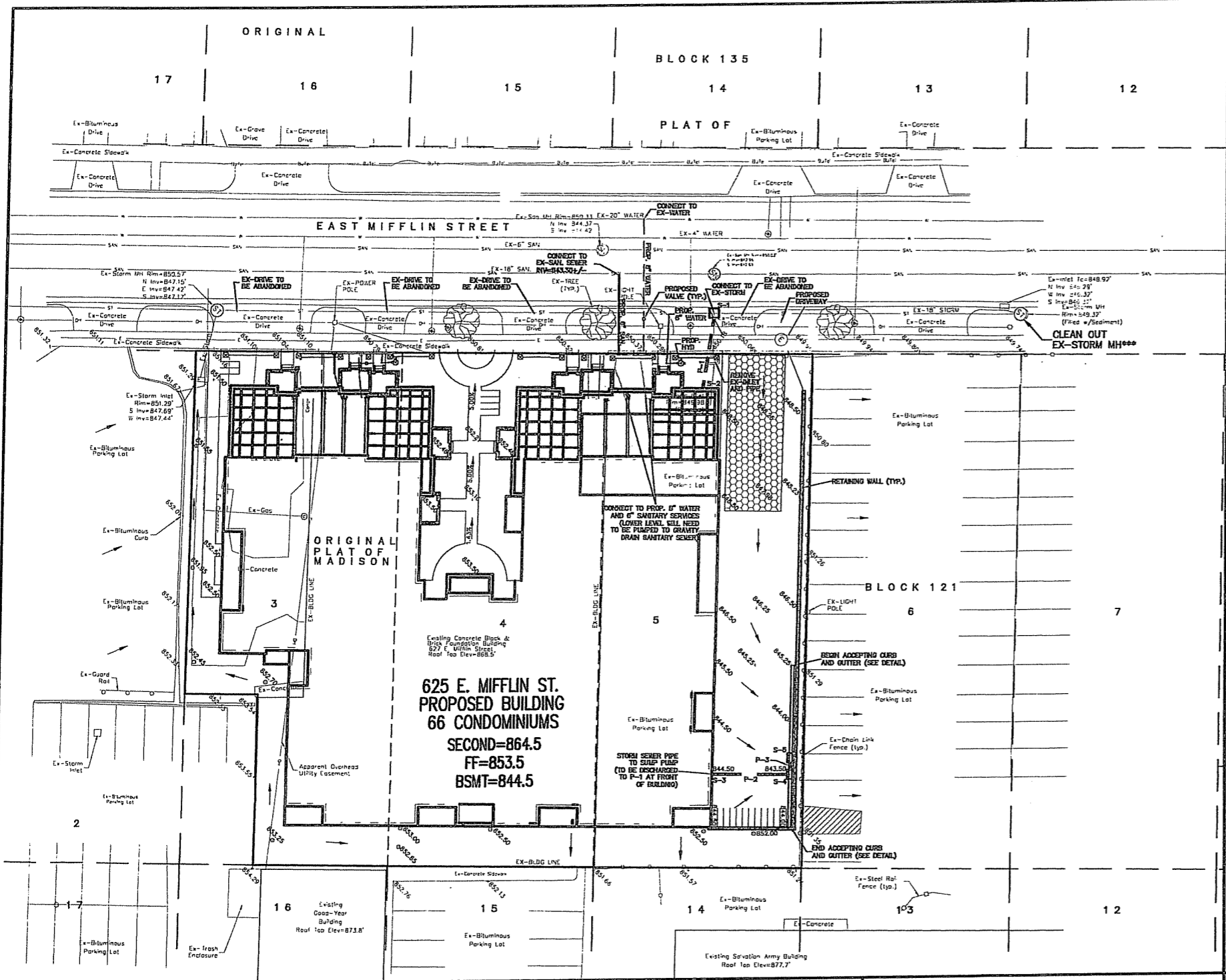
Project No. Drawing No.  
**0548 C-1.1**

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## SITE MAP

PART OF LOT 3, AND ALL OF LOTS 4 AND 5, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER (¼) OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN





**GENERAL NOTES:**  
 STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE IS INSTALLED.

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 MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL SUBSURFACE GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPARTMENT OF COMMERCE GUIDELINES.

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

PRIVATE STORM SEWER SHALL BE ADS N-12.

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

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-SDR35).

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 VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION. LOWER LEVEL WILL NEED TO BE PUMPED TO GRAVITY DRAIN SANITARY SEWER.

STORMWATER RUNOFF FROM PROPOSED DRIVEWAY SHALL BE DIRECTED INTO BUILDING VIA STORM SEWER AND PUMPED TO GRAVITY DRAIN STORM SEWER AT FRONT OF BUILDING. ROOF RUNOFF SHALL BE COLLECTED AND DISCHARGED INTO GRAVITY DRAIN STORM SEWER AT FRONT OF BUILDING.

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

PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

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

ALL EXISTING DRIVEWAY APPROACHES TO BE ABANDONED SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER AND A GRASS TERRACE.

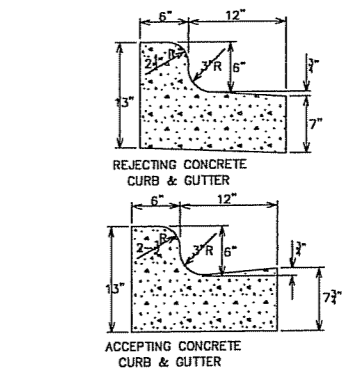
**STORM SEWER STRUCTURE SCHEDULE:**

STRUCTURE NUMBER	TYPE	TOP OF CASTING	INVERT	DEPTH	GRATE TYPE
S-1	3'X3' SAS	849.35	846.63+/-	2.72	R-1550
S-2	12" STUB	-	846.86+/-	-	-
S-3	12" STUB	-	840.35	-	-
S-4	H INLET	843.94	840.47	3.47	R-3067 DIAG.
S-5	H INLET	843.94	840.50	3.44	R-3067 DIAG.

NOTE: GRATE AND LID TYPES REFERENCE NEENAH FOUNDRY COMPANY CATALOG.

**STORM SEWER PIPE SCHEDULE:**

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH	INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
P-1	S-2	S-1	22'	846.86+/-	846.63+/-	1.04	12"
P-2	S-4	S-3	24'	840.47	840.35	0.50	12"
P-3	S-5	S-4	3'	840.50	840.47	1.00	12"



**GENERAL NOTES:**  
 LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15', NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

**CURB AND GUTTER**

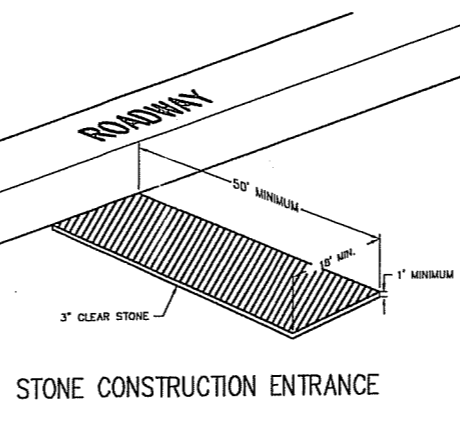
**LEGEND:**

- = STONE CONSTRUCTION ENTRANCE
- x 261.75 = PROPOSED PAVEMENT/SIDEWALK ELEVATION
- o 261.75 = PROPOSED LAWN ELEVATION
- x 261.75 = EXISTING SPOT ELEVATION

**EROSION CONTROL SCHEDULE:**

EROSION CONTROL INSTALLED: AUGUST 15, 2006  
 BEGIN GRADING: AUGUST 15, 2006  
 GRAVEL BASE COURSE INSTALLED IN DRIVEWAY: JULY 30, 2007

NOTE: AN EROSION CONTROL PERMIT EXTENSION SHALL BE FILED WITH THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO THE GRAVEL BASE COURSE INSTALLATION DATE INDICATED ABOVE IF THIS DATE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.



STONE CONSTRUCTION ENTRANCE

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

SCALE: 1" = 40' (11"x17")  
 SCALE: 1" = 20' (24"x36")

**Universal Soil Loss Equation for Construction Sites**  
 Dane County Land Conservation Department

Activity	Reg. Date	Final Date	Percent Annual	Soil Loss	Soil Erosion	Soil Conservation	Soil Loss	Soil Conservation	Soil Loss	Soil Conservation
TOTAL										

Calkins Engineering, LLC  
 5010 Vogel Road  
 Madison, WI 53718  
 (608) 838-0444

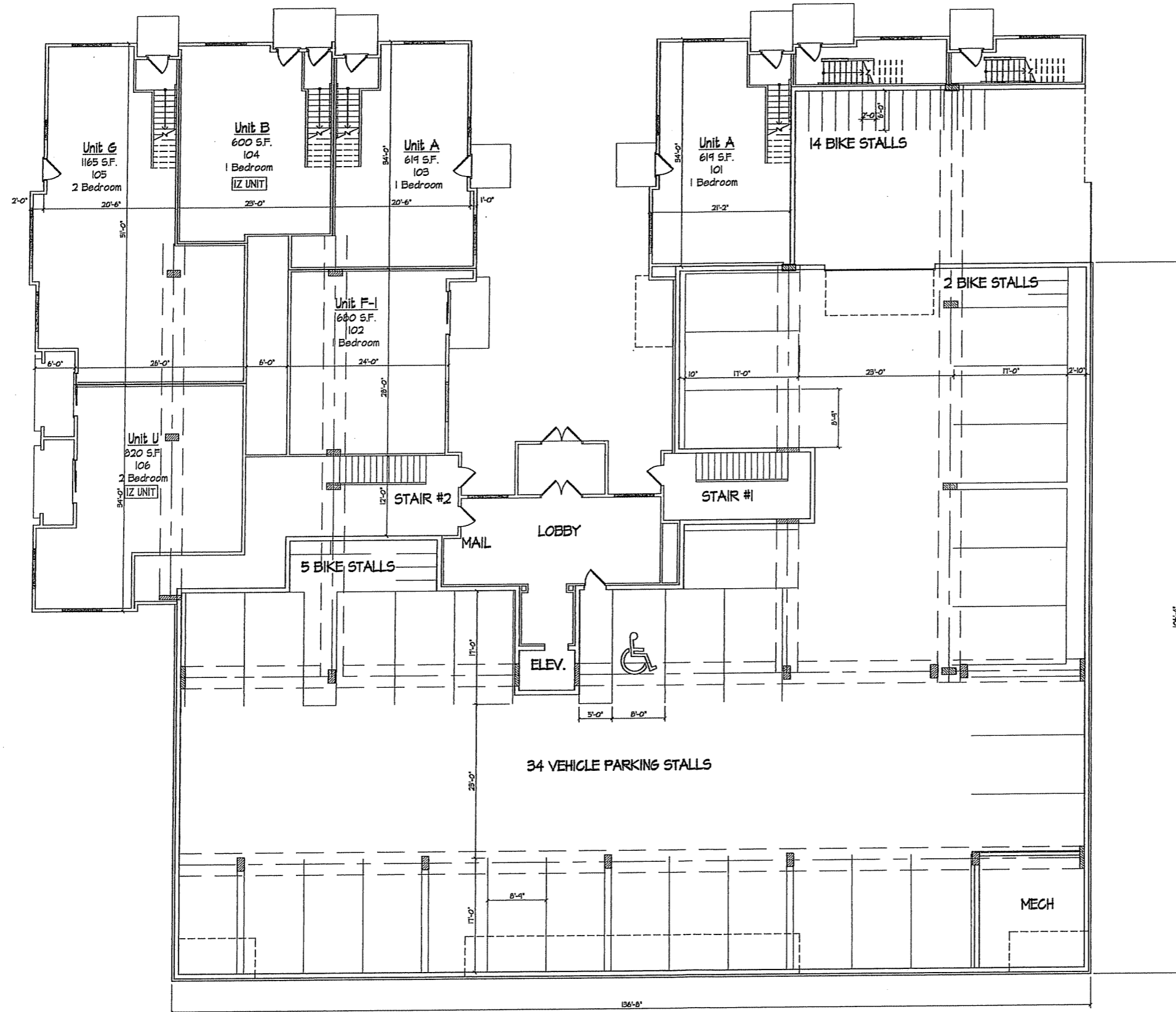
DATE: 04-12-06  
 REVISIONS:  
 05-23-06

THE COLONY - 625 E. MIFFLIN STREET  
 GRADING, EROSION CONTROL, AND UTILITY PLAN

DRAWING NAME: P:\P1514\DESIGN\BASE.DWG  
 FN: F1514

Calkins Engineering, LLC  
 Civil Engineers & Land Surveyors





Revisions  
Plan Commission Submittal - April 12, 2006  
Final UDC Submittal - May 11, 2006  
Revised Final UDC Submittal - June 21, 2006

Project Title  
**The Colony**

625 E. Mifflin Street  
Drawing Title  
**First Floor Plan**

Project No. 0548 Drawing No. A-1.2

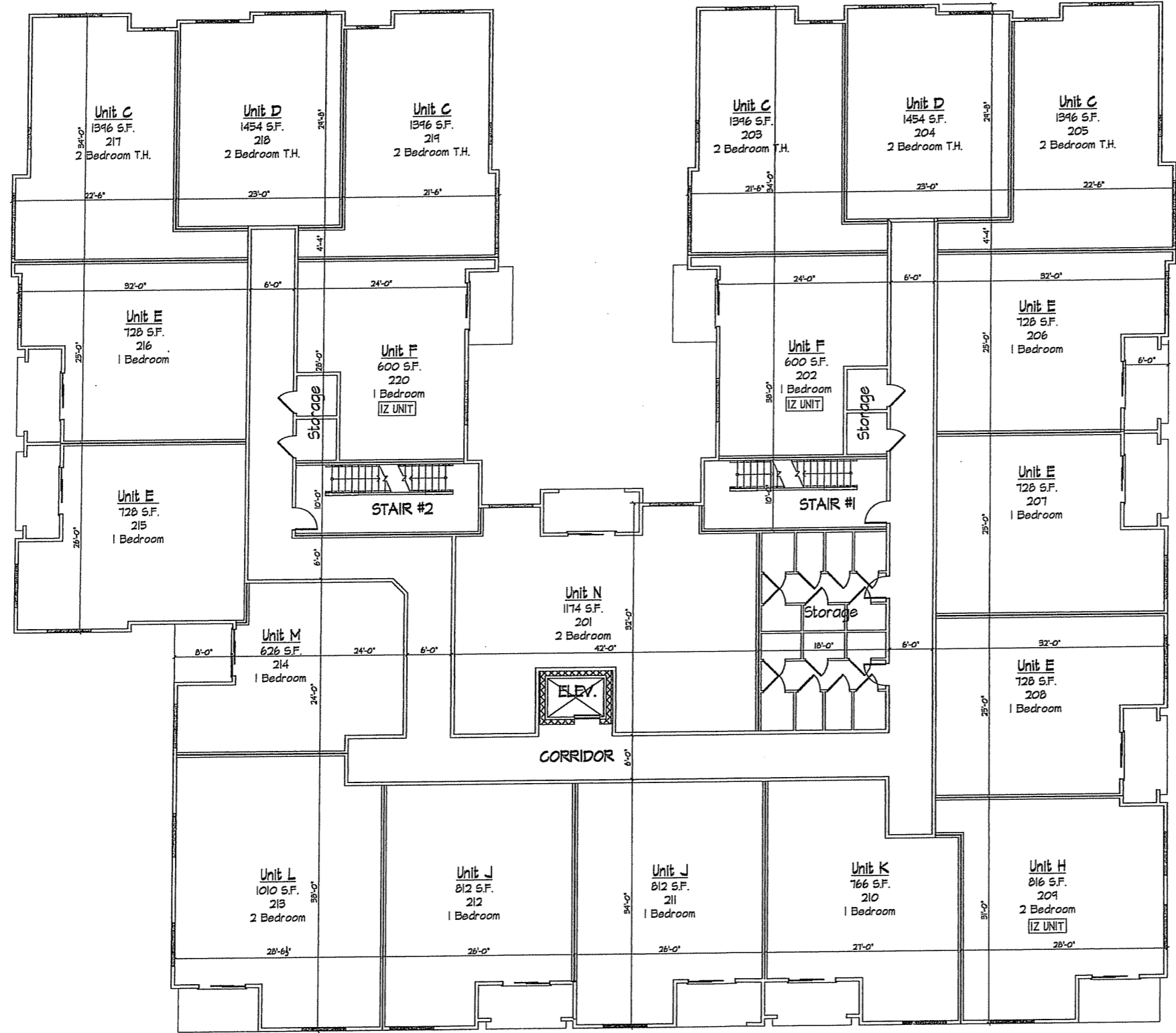
**FIRST FLOOR PLAN**  
1/8" = 1'-0"

AREAS:  
FINISHED 6,826 S.F.  
UNFINISHED 10,724 S.F.  
TOTAL 17,550 S.F.



Consultant

Notes



Revisions  
Plan Commission Submittal - April 12, 2006  
Final UDC Submittal - May 17, 2006  
Revised Final UDC Submittal - June 21, 2006

Project Title  
**The Colony**

625 E. Mifflin Street  
Drawing Title  
**Second Floor Plan**

**SECOND FLOOR PLAN** TOTAL AREA 17,904 S.F.  
1/8" = 1'-0"

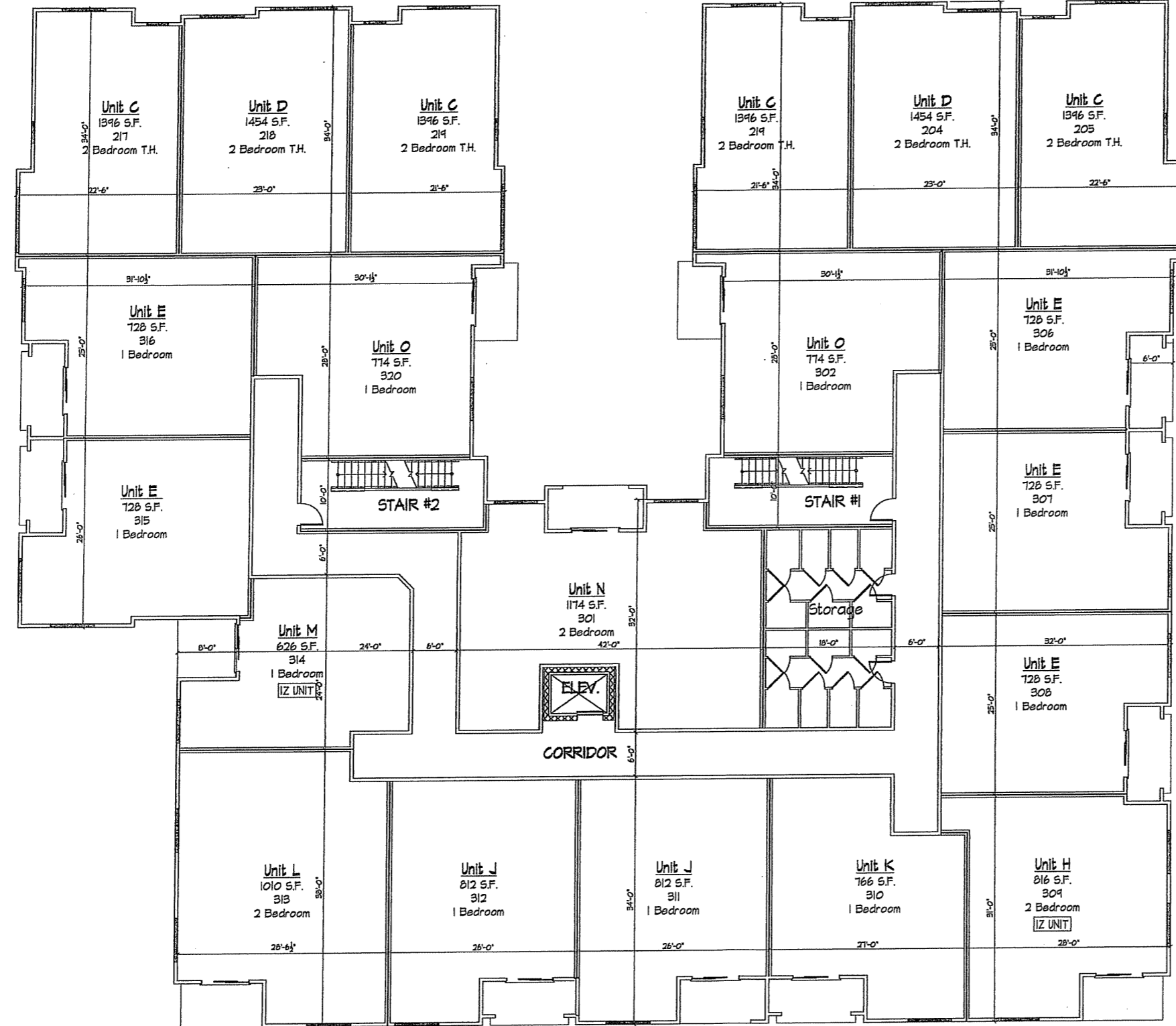


Project No. 0548 Drawing No. A-1.3

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Project Title  
**The Colony**

625 E. Mifflin Street  
Drawing Title  
**Third Floor Plan**

Project No. **0548** Drawing No. **A-1.4**

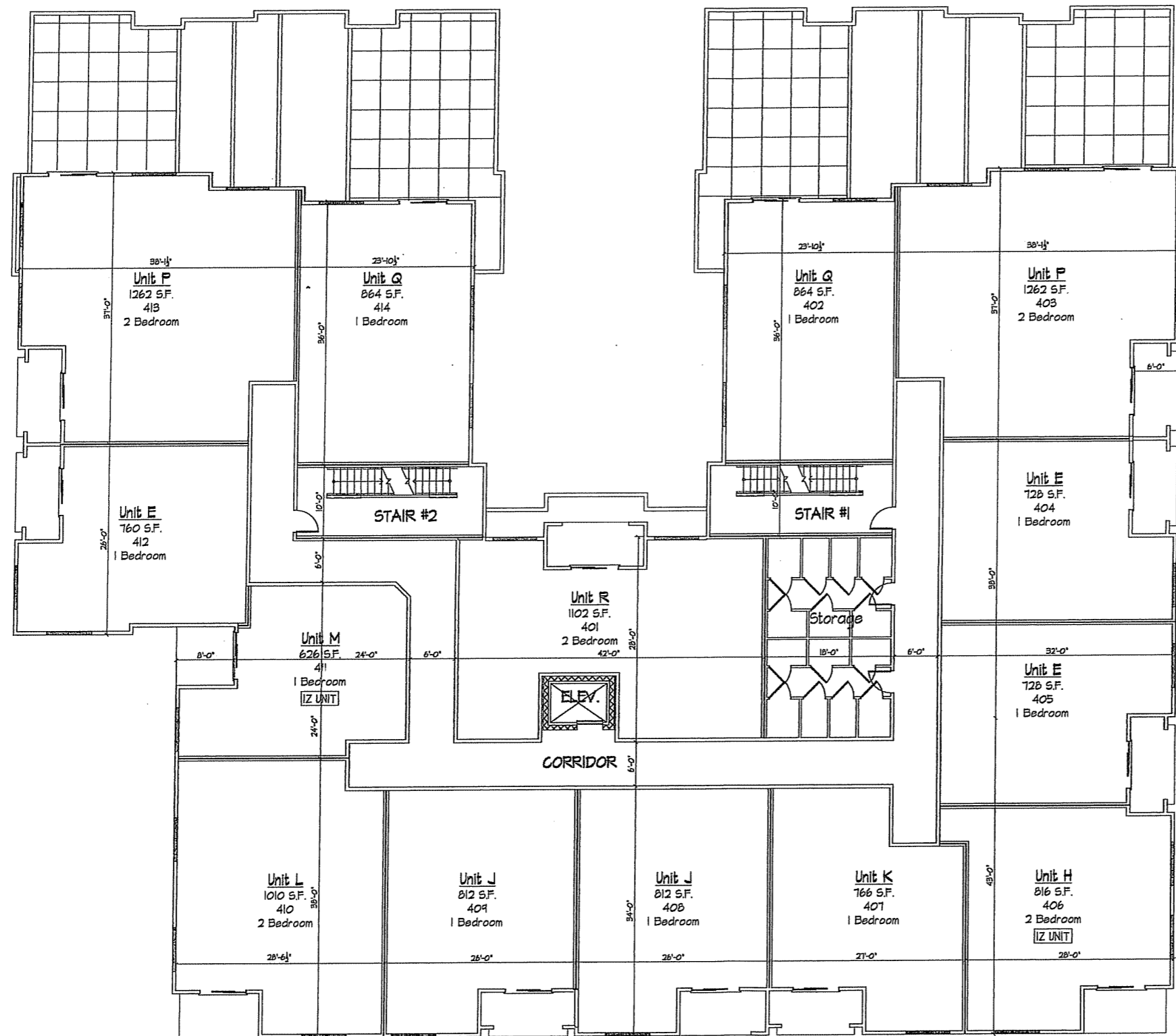
**THIRD FLOOR PLAN** TOTAL AREA 17,904 S.F.  
1/8" = 1'-0"



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Project Title  
**The Colony**

625 E. Mifflin Street  
Drawing Title  
**Fourth Floor Plan**

Project No. **0548** Drawing No. **A-1.5**

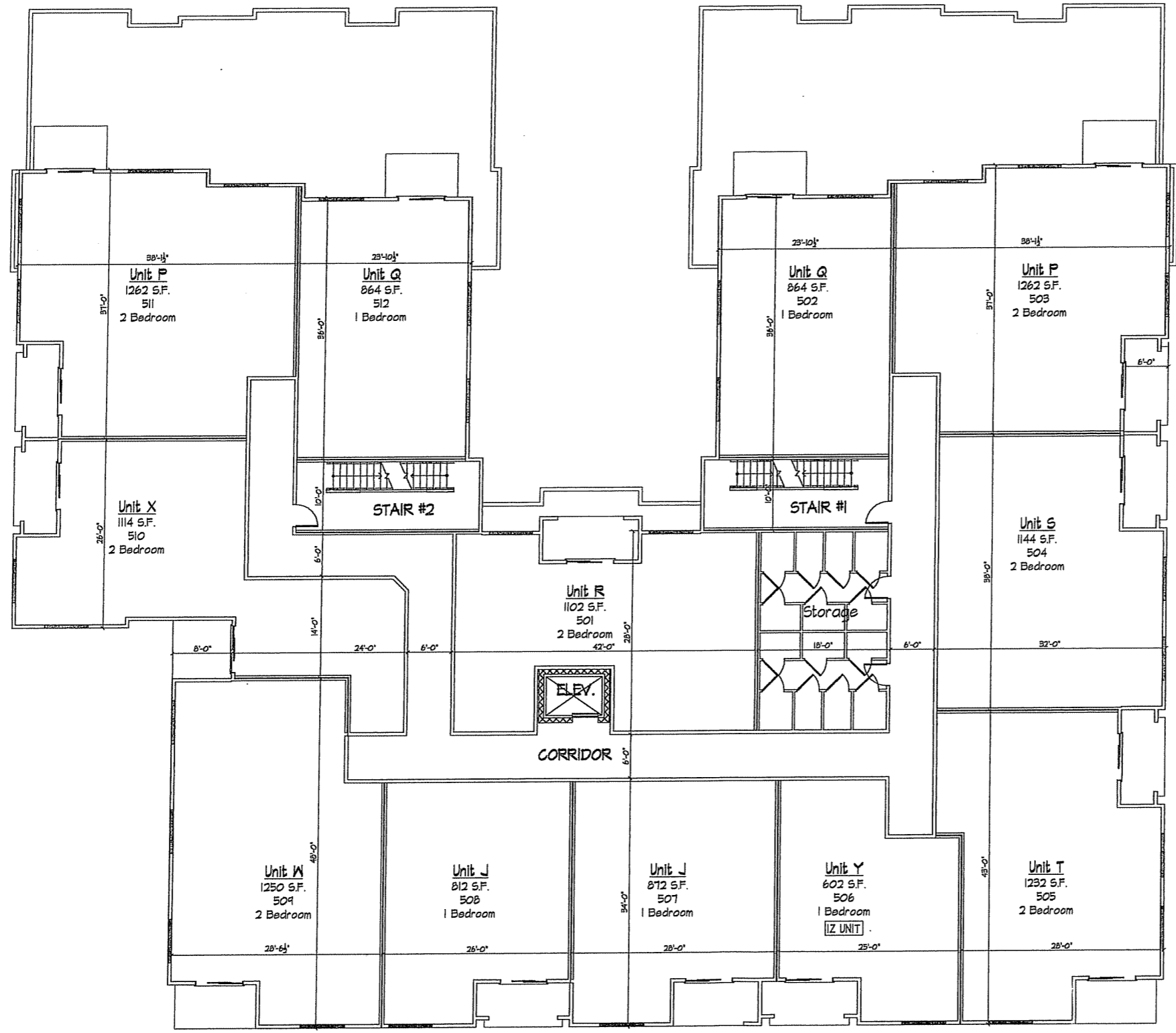
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**FOURTH FLOOR PLAN** TOTAL AREA 14,742 S.F.  
1/8" = 1'-0"



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Final UDC Submittal - May 17, 2006  
Revised Final UDC Submittal - June 21, 2006

Project Title  
**The Colony**

625 E. Mifflin Street  
Drawing Title  
**Fifth Floor Plan**

Project No. **0548** Drawing No. **A-1.6**

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**FIFTH FLOOR PLAN** TOTAL AREA 14,742 S.F.  
1/8" = 1'-0"





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



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

Revisions  
Plan Commission Submittal - April 12, 2006  
Final UDC Submittal - May 17, 2006  
Revised Final UDC Submittal - June 21, 2006

Project Title  
The Colony

625 E. Mifflin Street  
Drawing Title  
Elevations

Project No.  
0548

Drawing No.  
A-2.1

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



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

Revisions  
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Project Title  
The Colony

625 E. Mifflin Street  
Drawing Title  
Elevations

Project No. Drawing No.  
0548 A-2.2

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**COURTYARD ELEVATION**  
1/8" = 1'-0"

Revisions  
Plan Commission Submittal - April 12, 2006  
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Revised Final UDC Submittal - June 21, 2006

Project Title  
**The Colony**

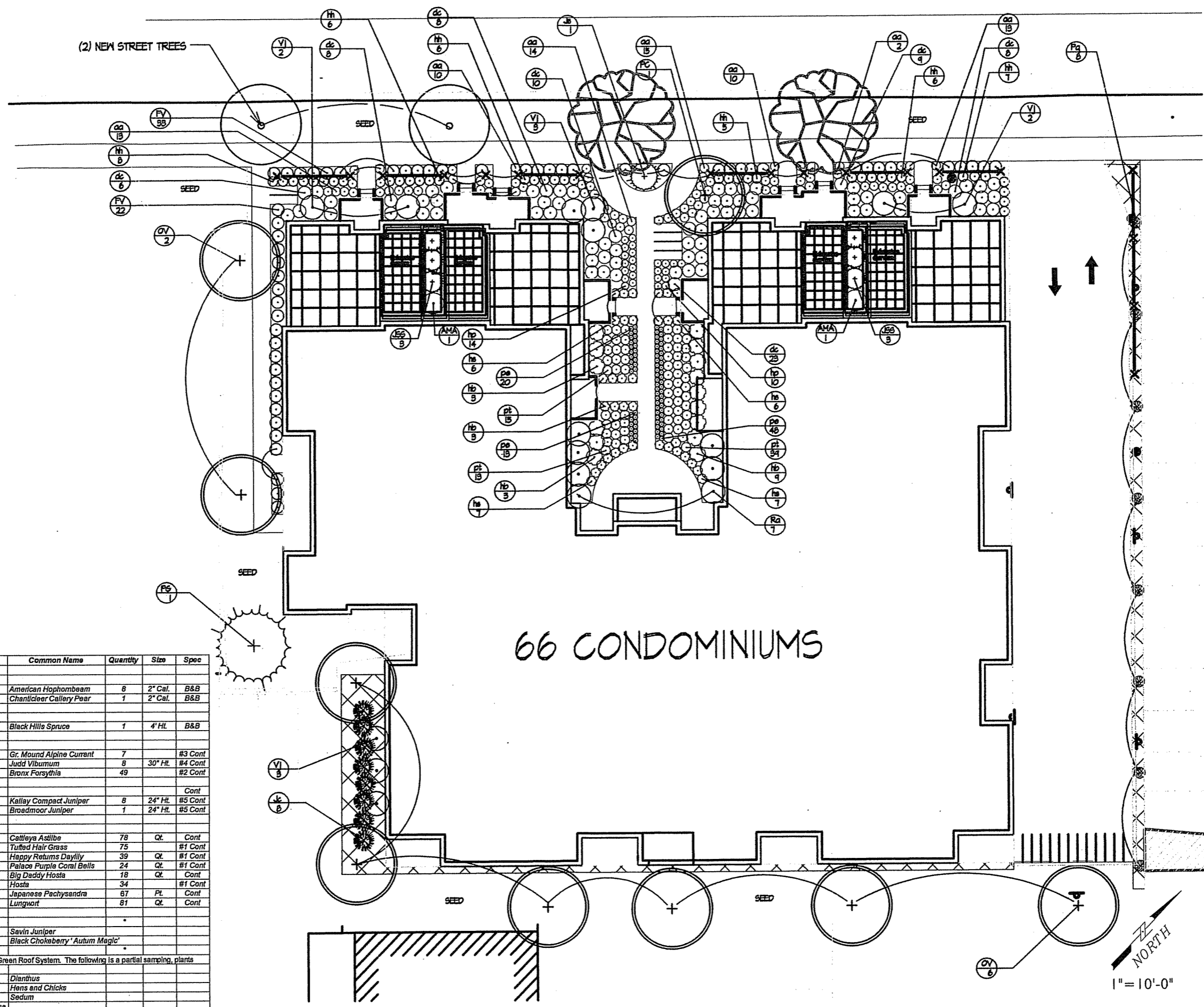
625 E. Mifflin Street  
Drawing Title  
**Elevation**

Project No. Drawing No.  
**0548 A-2.3**



Project: The Colony  
 Project Location: 625 E. Mifflin St. Madison, WI  
 Scale: see specific plan  
 Designed By: JT  
 Drawn By: JT  
 Checked By: KS  
 Date: 05-24-06  
 File: 2006-xx

THE COLONY  
 625 E. MIFFLIN STREET  
 MADISON, WISCONSIN



Key	Botanical Name	Common Name	Quantity	Size	Spec
<b>Deciduous Trees</b>					
OV	<i>Ostrya virginiana</i>	American Hopbeam	8	2" Cal.	B&B
PC	<i>Pyrus Calleryana 'Chanticleer'</i>	Chanticleer Callery Pear	1	2" Cal.	B&B
<b>Evergreen Trees</b>					
PG	<i>Picea glauca 'Densata'</i>	Black Hills Spruce	1	4' Ht.	B&B
<b>Deciduous Shrubs</b>					
Ra	<i>Ribes alpinum 'Green Mound'</i>	Gr. Mound Alpine Currant	7		#3 Cont
Vj	<i>Viburnum Judii</i>	Judd Viburnum	8	30" Ht.	#4 Cont
Fv	<i>Forsythia viridissima 'Bronxsensis'</i>	Bronx Forsythia	49		#2 Cont
<b>Evergreen Shrubs</b>					
Jc	<i>Juniperus chinensis 'Kallays Compacta'</i>	Kallay Compact Juniper	8	24" Ht.	#5 Cont
Js	<i>Juniperus sabina 'Broadmoor'</i>	Broadmoor Juniper	1	24" Ht.	#5 Cont
<b>Perennials/Grasses</b>					
aa	<i>Asclepias x arundinifolia 'Cattleya'</i>	Cattleya Asclepias	78	Qt.	Cont
dc	<i>Deschampsia caespitosa Bronzschleier</i>	Tufted Hair Grass	75		#1 Cont
hh	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily	39	Qt.	#1 Cont
hp	<i>Heuchera 'Palace Purple'</i>	Palace Purple Coral Bells	24	Qt.	#1 Cont
hb	<i>Hosta 'Big Daddy'</i>	Big Daddy Hosta	18	Qt.	Cont
hs	<i>Hosta x 'Striptease'</i>	Hosta	34		#1 Cont
pt	<i>Pachysandra terminalis Green Carpet</i>	Japanese Pachysandra	87	Pl.	Cont
pe	<i>Pulmonaria x 'Excalibur'</i>	Lungwort	81	Qt.	Cont
<b>Roof Garden Intensive Plants</b>					
JSS	<i>Juniperus Sabina 'Savin'</i>	Savin Juniper			
AMA	<i>Aronia melanocarpa</i>	Black Chokeberry 'Autum Magic'			
<b>Roof Garden Extensive Plants</b>					
Plants to be selected from GreenGrid Extensive Green Roof System. The following is a partial sampling, plants will be hardy to zone 3 or less.					
Dd	<i>Dianthus deltoides</i>	Dianthus			
Sm	<i>Sempervivum montanum</i>	Hens and Chicks			
Ssp	<i>Sedum species</i>	Sedum			

\* - Note Quantities will be calculated in future phase.

Revision	Date

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