

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>November 14, 2007</u>	Action Requested
UDC MEETING DATE: <u>November 21, 2007</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: 1022 West Johnson Street

ALDERMANIC DISTRICT: Eli B. Judge - District #8

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Ten Twenty-Two, LLC

Knothe & Bruce Architects, LLC

P.O. Box 7726

7601 University Avenue, Suite 201

Madison, WI 53707

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

1022 West Johnson Street
Madison, WI

September 19, 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
R-6 to PUD-GDP
1022 West Johnson 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 and approval.

Organizational structure:

Project: 1022 West Johnson
Madison, WI

Owner: Ten Twenty Two, LLC
John Leja, Managing Member
c/o Michael Best & Friedrich, LLP
1 S. Pinckney St. Ste 700
(608) 257-3501
(608) 283-2275 fax
Contact: Bill White
WFWhite@michaelbest.com

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

Development Assistance: Housing Resource Group, LLC
448 W. Washington Ste 100
Madison, WI 53703
(608) 258-8289
(608) 255-5005
Contact: Steve Silverberg
ssilver@chorus.net

Landscape Design: Ken Saiki Design
303 S. Paterson St. Ste 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com

Historic Preservation Consultant: Isthmus Architecture, Inc.
616 Williamson St.
Madison, WI 53703
(608) 294-0206
Contact: Charlie Quagliana
quagliana@is-arch.com

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

Introduction:

This project proposes the redevelopment of six lots on the northeast corner of West Johnson and North Mills Street. The properties have been owned for many decades by two religious organizations, Luther Memorial and the Francis Wayland Foundation, who are looking to sell their property in order to reinvest in their core ministries. As part of this proposal, a CSM will be submitted to create the appropriate development parcel.

The 28,000 square foot site is currently zoned R-6 and occupied by a surface parking lot on the street corner and two houses at 1022 W. Johnson Street and 309 N. Mills Street. Both houses were constructed near the turn of the century and have been operated as UW student rooming houses by the non-profit Francis Wayland Foundation since the 1950's as part of their Christian ministry.

The site is well located on the southern edge of the UW-Madison campus and presents an excellent opportunity for infill redevelopment. The development proposal envisions new, higher density housing that will complement the University's development plans, including the new Discovery Center, while enhancing the emerging West Johnson Street Corridor. Redevelopment of the property helps the religious organizations and augments their ability to continue serving the downtown/campus community.

Project Description:

The redevelopment plans for a 14-story residential building with a total of 162 units in a range of apartment sizes. Residents for the building could include students, graduate assistants, university staff and researchers associated with the Discovery Center.

The building integrates into its urban context with a strong presence on the street corner. A generous landscaped plaza and associated commons area activate the street corner. Appropriate building setbacks and a comprehensive landscape and street terrace plan substantially improve the pedestrian streetscape on this corner of campus. Pedestrian access is clearly articulated off the corner and plaza space.

Vehicular access is provided from a shared driveway along the east side of the site. The driveway will improve an existing one-way drive, which will be widened to provide two-way access between West Johnson Street and Conklin Place for residents and emergency vehicles. Parking for 160 cars is provided in an underground parking garage. Convenient bicycle and moped parking is provided both on-site and within the underground parking structure.

Site Development Data:

Dwelling Unit Mix:

Efficiency	21
One-Bedroom	33
Two-Bedroom	37
Three-Bedroom	27
Four-Bedroom	35
<u>Four-Bedroom+ Den</u>	<u>9</u>
Total dwelling Units	162

Densities:

Lot Area	27,933 SF or .64 acres
Lot Area / D.U.	172 SF/unit
Density	253 units/acre

Building Height:

14 Stories

Floor Area Ratio:

Total Floor Area (floors 1-14)	175,810 SF
Floor Area Ratio	6.29

Parking Ratios:

Automobile parking (underground)	160 stalls	1.0 spaces/unit
Moped parking (surface)	21 stalls	.13 spaces/unit
Bicycle parking (underground)	69 stalls	.42 spaces/unit
Bicycle parking (surface)	37 stalls	.23 spaces/unit

Comprehensive Plan and UW-Madison Campus Master Plan:

Neither of the major land-use plans directly addresses the subject site. The City of Madison Comprehensive Plan defers to the UW-Madison Campus Master Plan, while the Master Plan does not include the site within its scope. In meetings with University officials they have reiterated that the property is not in their current or future plans for growth. Although the site is not directly within the City of Madison Comprehensive Plan, the development proposal does meet many of the objectives of the plan:

- It promotes land-use diversification and increases in development densities in the downtown/campus area.
- It increases the amount of housing available to the University population within walking distance to campus and downtown.
- It decreases rental housing demand in residential neighborhoods bordering campus, encouraging the increase in single family and campus/downtown worker home ownership.
- It supports the University as an employment generator by complementing the proposed Discovery Center.
- It does not result in extensive demolition of quality existing housing that is valuable to the neighborhood.

Downtown Design Standards:

Although this site is not in a downtown design district, the architectural requirements of the Downtown Design Zone 2 are worthy of review and comparison to this proposal. The following is a discussion of the project design as outlined in the Zone 2 guidelines:

Building Height

Height: The building height is consistent with the buildings in the immediate surroundings. It has a total of 14 stories with multiple step-backs and exceptional building design.

Floor Area Ratio: The FAR is 6.29.

Exterior Building Design

Massing: The building massing has been defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The building is composed of twelve stories of glass and masonry architecture that steps back at the thirteenth floor to a lighter glass and precast concrete expression. Additional step-backs and architectural differentiation is provided to create a four story street presence as the building meets the adjoining parcels. The window composition and precast concrete from the upper levels is also used at lower elevations to enhance the scale, composition and consistency of the entire architecture.

Orientation: The building is directly oriented to the public sidewalk and street corner. At the lower level the building façade opens into an arcade that provides a transition between the building interior and the more public plaza space.

Building Components: The building has a clear base, body and cap, which are consistently reinforced in the four story, twelve story and fourteen story elements. The two-story base, while contemporary, is a derivative of the historic campus architecture on the north side of University Avenue with a highly detailed masonry and glass architecture. The mechanical equipment is screened within the penthouse.

Articulation: The building is well articulated with vertical modulation, horizontal step-backs and finely composed window patterns. The articulation is achieved by incorporating a variety of floor plans, unit sizes and types and is reinforced with the use of exterior materials.

Openings: The size and rhythm of the window openings within the body of the building express a traditional residential architecture. At the base, the building becomes more transparent and the larger openings are reflective of the urban context. The garage and service areas are screened from street view.

Materials: A variety of materials are used to reinforce the building articulation and to provide visual interest. Traditional brick and glass materials are used in conjunction with more contemporary glass and precast concrete panels for a durable building shell. The materials are used in a consistent manner across all the building facades.

Entry treatment: The building has a clearly defined pedestrian entry on the corner, which opens to the plaza and public sidewalk.

Terminal Views and High Visibility Corners: The building site is located at a street corner and the architecture has been designed to respond to its location. A strong architectural element is defined at the corner, which references the bell tower of the adjacent Luther Memorial church.

Site Design / Function

Semi-Public Spaces: The street-side setback has been devoted to a thoughtfully designed semi-public plaza space. A landscaped plaza with raised planters at the perimeter provides an area for the building and its occupants to interact with the street. The Commons area within the building opens to the plaza and integrating the interior and exterior spaces of the building.

Landscaping: A detailed and comprehensive landscape and hardscape plan has been prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained. Raised planters, scored concrete patios and terraces, and crushed stone are used to enhance the architecture and define interesting private, public and semi-public spaces.

Lighting: Exterior lighting will be limited to the lower floor levels and will be used to provide appropriate lighting at the entry and terrace areas and to highlight the awnings along the streetscape. The ambient lighting from within the building will light the upper levels of the building without producing excessive light pollution.

Interior Building Design

Mix of Dwelling Unit Types: A wide variety of unit sizes and types are available within the building from studio apartments to four bedroom apartments.

Dwelling Unit Size, Type and Layout: The unit sizes are larger than typical student housing to provide living areas that are sufficient for proper furniture placement and to meet the social needs of the occupants. Some of the bedrooms in the apartments are sized to allow for double-occupancy, however, the bedrooms in the larger apartments are sized to discourage multiple occupants and limit occupancies to no more than five unrelated individuals.

Interior Entryway: The entryway has a transparent vestibule leading to an inviting commons area and elevator lobby.

Usable Open Space: Both private and public open spaces are provided. The street level plaza provides a public space at the corner of Johnson and Mills, while a south facing roof terrace above the twelfth floor becomes a space for semi-public social gatherings. Private balconies and patios provide private outdoor spaces to each apartment and exceed the 4 feet by 8 feet suggested minimum size.

Trash Storage: A centrally located trash chute will be located on each floor for the convenience of the residents. The trash is then collected in the basement level of the building and compacted. The refuse management company will have easy access to the basement trash room from the overhead garage door.

Off-Street Loading: An off-street loading zone is provided off of Conklin Place allowing for convenient resident pick-up and drop-off area and incidental deliveries to the building.

Resident Parking for Vehicles, Bicycles and Mopeds: A significant number of parking spaces are provided in the multilevel underground parking garage. Based on the applicants experience the level of parking provided should exceed the immediate needs of the residents but will allow for future needs and market conditions. Adequate and convenient bicycle and moped parking is also provided both on-site and in the parking garage. The on-site bicycle parking is conveniently located near the building entry.

Building Security and Management: The building will be professionally managed and an on-site management office on the first floor of the building will provide a continuous management presence. The building will have security entrances and surveillance cameras in the public areas to promote the safety and well-being of the residents. A management plan will be supplied for city staff and plan commission review.

Existing Structures:

The site contains two houses at 1022 E. Johnson Street and 309 N. Mills Street that will be relocated or removed. The structure at 1022 E. Johnson Street is a typical “worker” home of the era. The structure at 309 N. Mills is of more complex history. Originally designed by others, it was extensively remodeled by Claude and Stark Architects in 1905. Many of its former elements have been lost or removed over time.

The developers have retained a local independent architectural historian to examine the houses. An objective review of the houses revealed neither has the appropriate combination of criteria qualifying them for City of Madison Landmark Status. These characteristics include the context, integrity and significance of the structures, as well as their current economic viability. Most significantly the context of these two structures is absent within the larger University buildings.

The developer intends to take all practical steps to move the houses to better residential locations and will work with an independent firm to assist them in this effort. In the event this relocation effort is not successful, the developer will take steps necessary to create and follow a sensitive materials reuse and recycling plan associated with the removal of the houses. The developer would intend, under this latter scenario, to remove and appropriately incorporate the few preserved interior elements of 309 N. Mills into the new building’s common area lounge/reading room.

Demolition Standards:

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the Plan Commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the Plan Commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

Given consideration of the context of the structures, the objectives and goals of the Comprehensive Plan and the efforts to relocate the buildings, we believe that the demolition standards can be met.

Project Schedule:

It is anticipated that construction will start in April of 2008 and be completed by August of 2009.

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. New higher-density housing in the central city reduces vehicular traffic and promotes mass-transit, pedestrian and bicycle circulation. It also promotes the relocation of student residents from existing rental houses in the surrounding older neighborhoods so that those homes may transition back to owner occupancy.

Thank you for your time in reviewing our proposal.

Very truly yours,

J. Randy Bruce, AIA
Managing Member

1022

West Johnson Avenue

KNOTHE
& BRUCE
architects





Consultant

Notes

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- C-1.1 Overall Site Plan
- C-1.1A Site Plan
- C-1.2 Grading & Utility Plan
- L-1.1 Site Planting Plan
- L-1.2 Plant Schedule/Details
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- A-1.2 Parking Level - Two
- A-1.3 Parking Level - One
- A-1.4 First Floor Plan
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- A-1.6 Third & Fourth Floor Plan
- A-1.7 Fifth-Twelfth Floor Plan
- A-1.8 Thirteenth & Fourteenth Floor
- A-2.1 Elevation Along W. Johnson
- A-2.2 Elevation Along N. Mills
- A-2.3 Elevation Along Conklin
- A-2.4 East Elevation
- A-2.5 Building Height Comparisons

Revisions
Initial UDC - Oct. 31, 2007

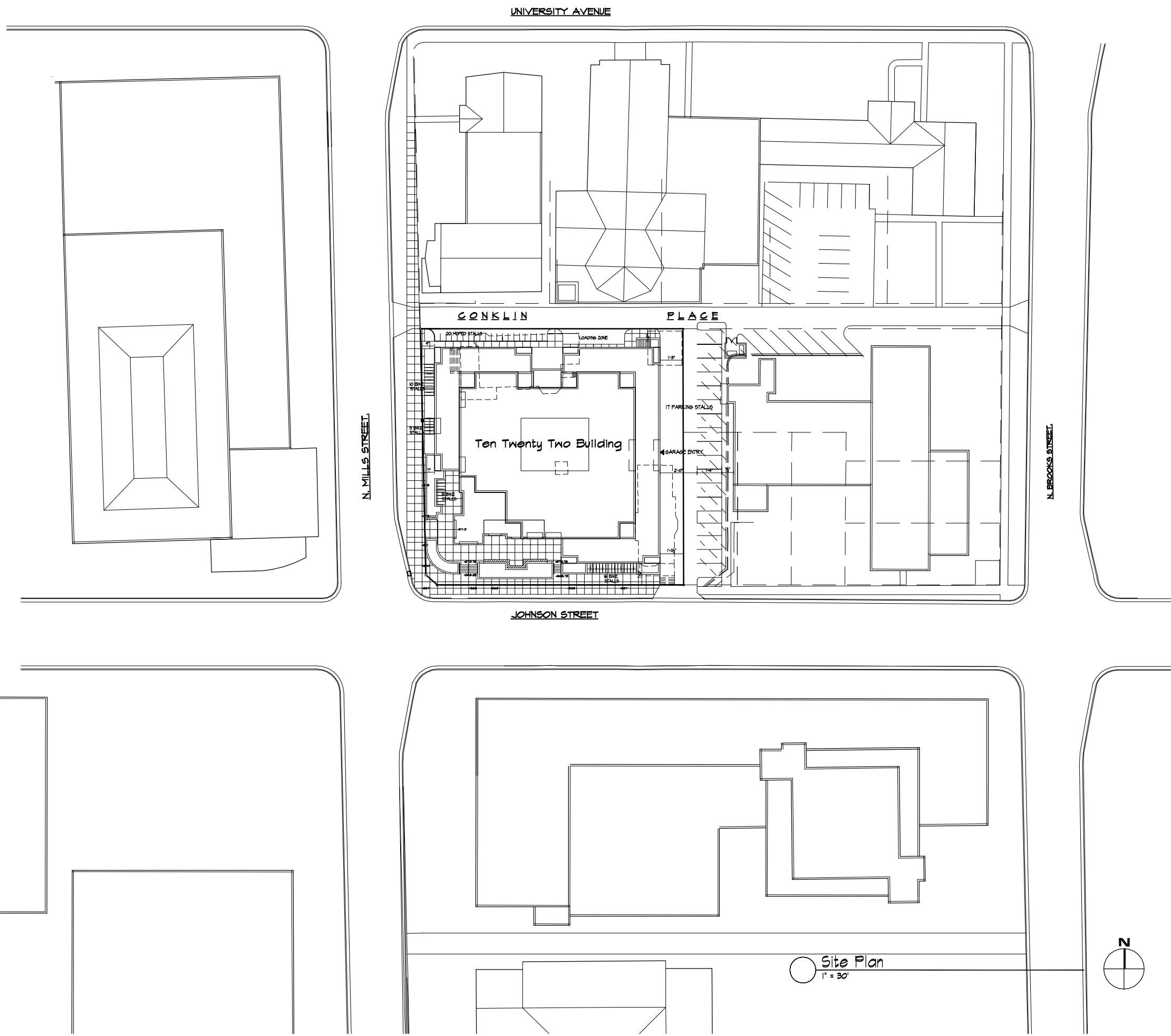
Project Title
**1022 W. Johnson
Street Building**

Drawing Title
Site Plan

Project No.
0622

Drawing No.
C-1.1

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Site Plan
1" = 30'

Consultant

Notes

Revisions
Initial UDP - Oct. 31, 2007

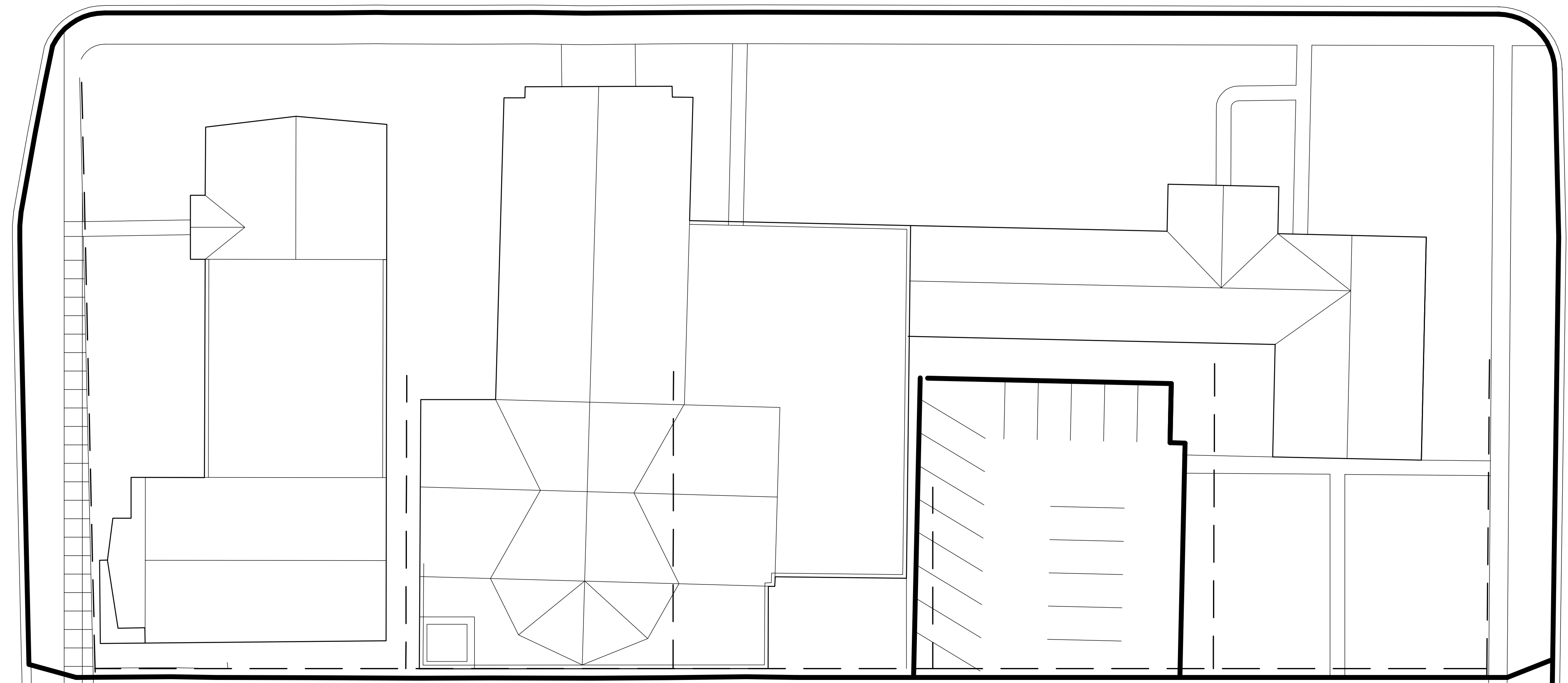
Project Title
1022 W. Johnson Street Building

Drawing Title
Site Plan

Project No. 0622 Drawing No. C-1.1A

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UNIVERSITY AVENUE

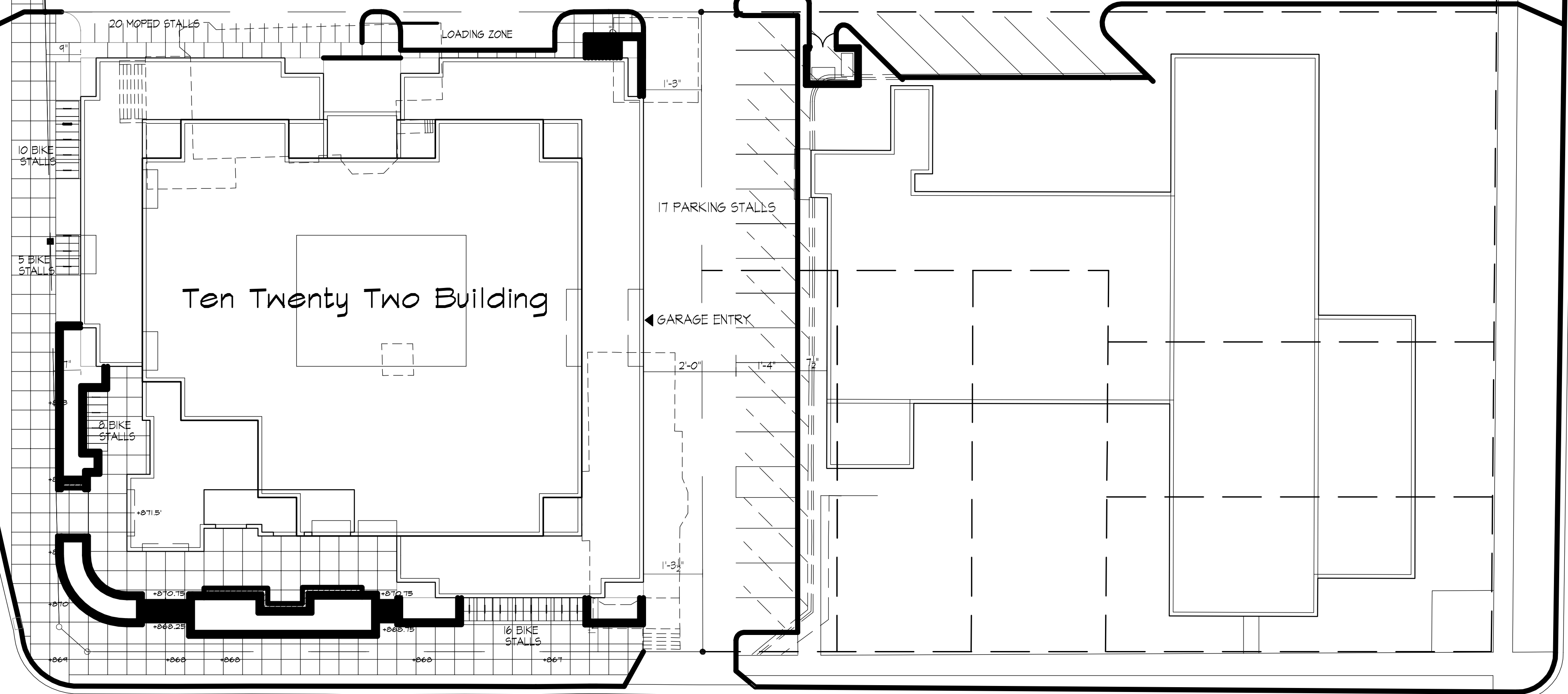


CONKLIN PLACE

N. MILLS STREET

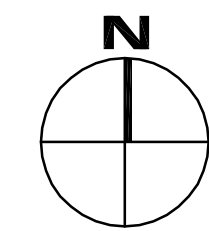
N. BROOKS STREET

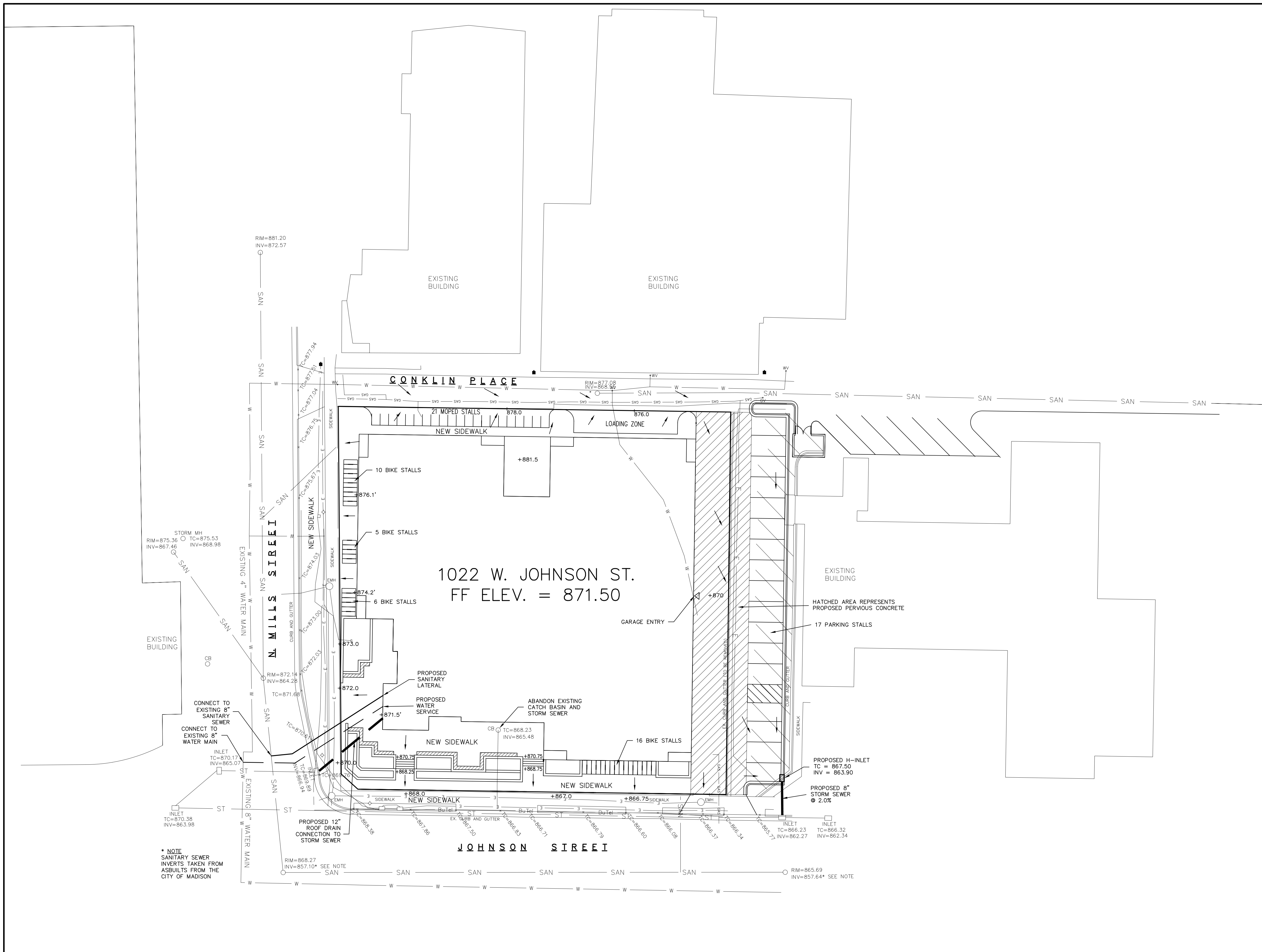
Ten Twenty Two Building



JOHNSON STREET

Site Plan
1" = 20'





GENERAL NOTES:

CONTRACTOR SHALL OBTAIN ANY NECESSARY CONNECTION, PLUGGING, AND EXCAVATION 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 CONSTRUCTION.

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

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.

ALL ROOF STORM WATER 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.

ALL SIDEWALK AND CURB & GUTTER DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.

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

STORM SEWER SHALL BE RCP.

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).

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

EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.

LEGEND:

→ = DRAINAGE ARROW

× 868.00 = EXISTING SPOT GRADE

+ 868.00 = PROPOSED SPOT GRADE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

1-800-242-8511

TOLL FREE

WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

SCALES:

11X17: 1" = 40'

24X36: 1" = 20'

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

DATE: 09-19-07

REVISIONS:

**1022 W. JOHNSON STREET
GRADING & UTILITY PLAN**

DRAWING NAME : P:\LEI01\DESIGN\LEI01-BASE.DWG

FN: LEI01

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

C1.3

Consultant



Notes
SEE L12 FOR DETAILS,
PLANT SCHEDULE, AND
PLANTING NOTES

Revisions

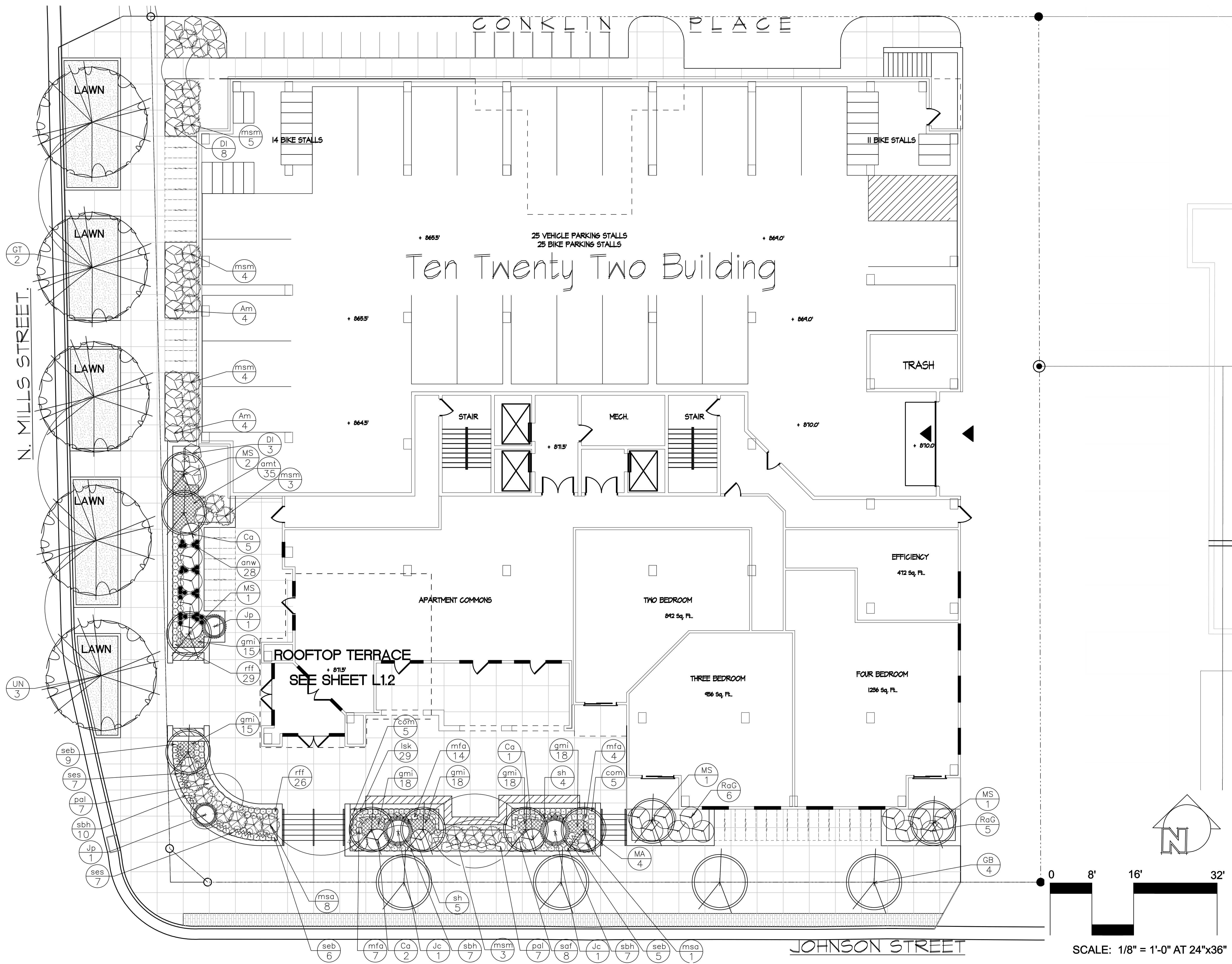
SIP SUBMITTAL September 19, 2007
UDC PRESENTATION November 1, 2007

Project Title
1022 W. Johnson Street
Madison, Wisconsin

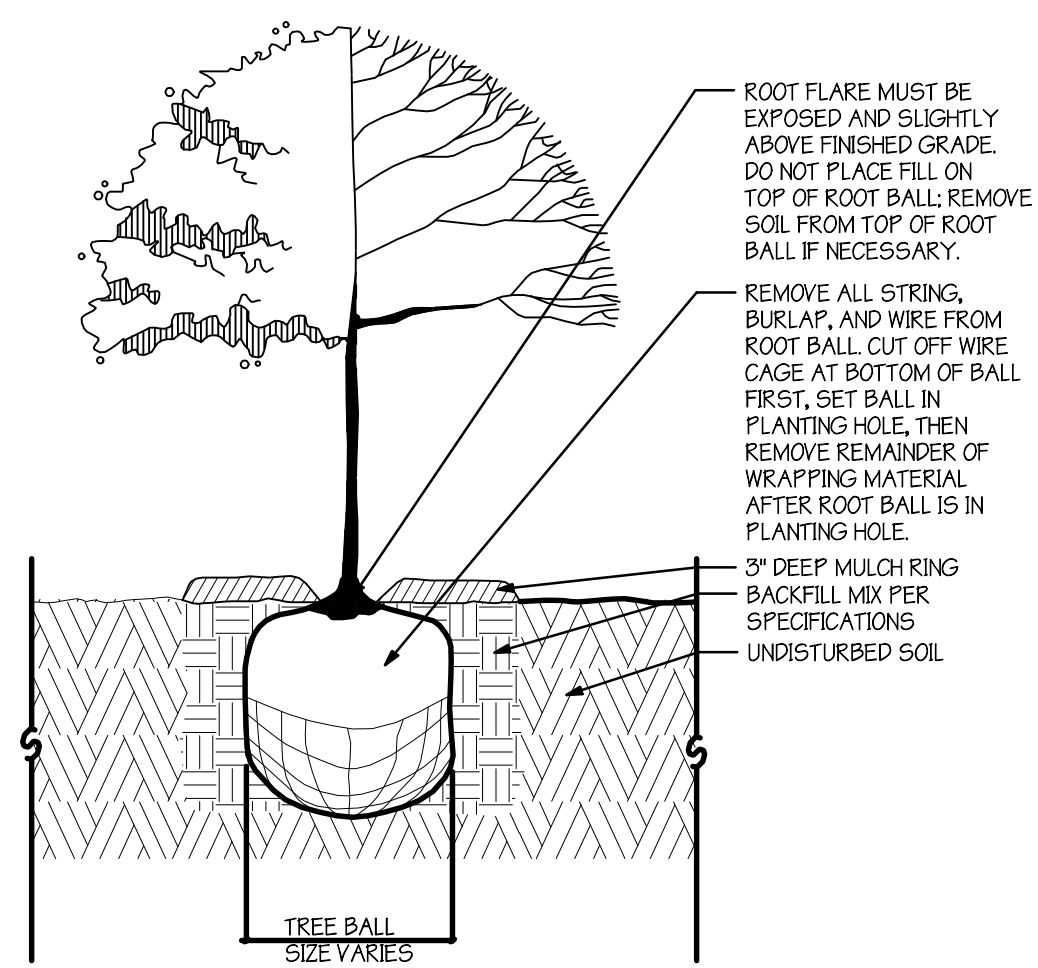
Drawing Title
Site Planting Plan

Project No. 0622 Drawing No. L 1.1

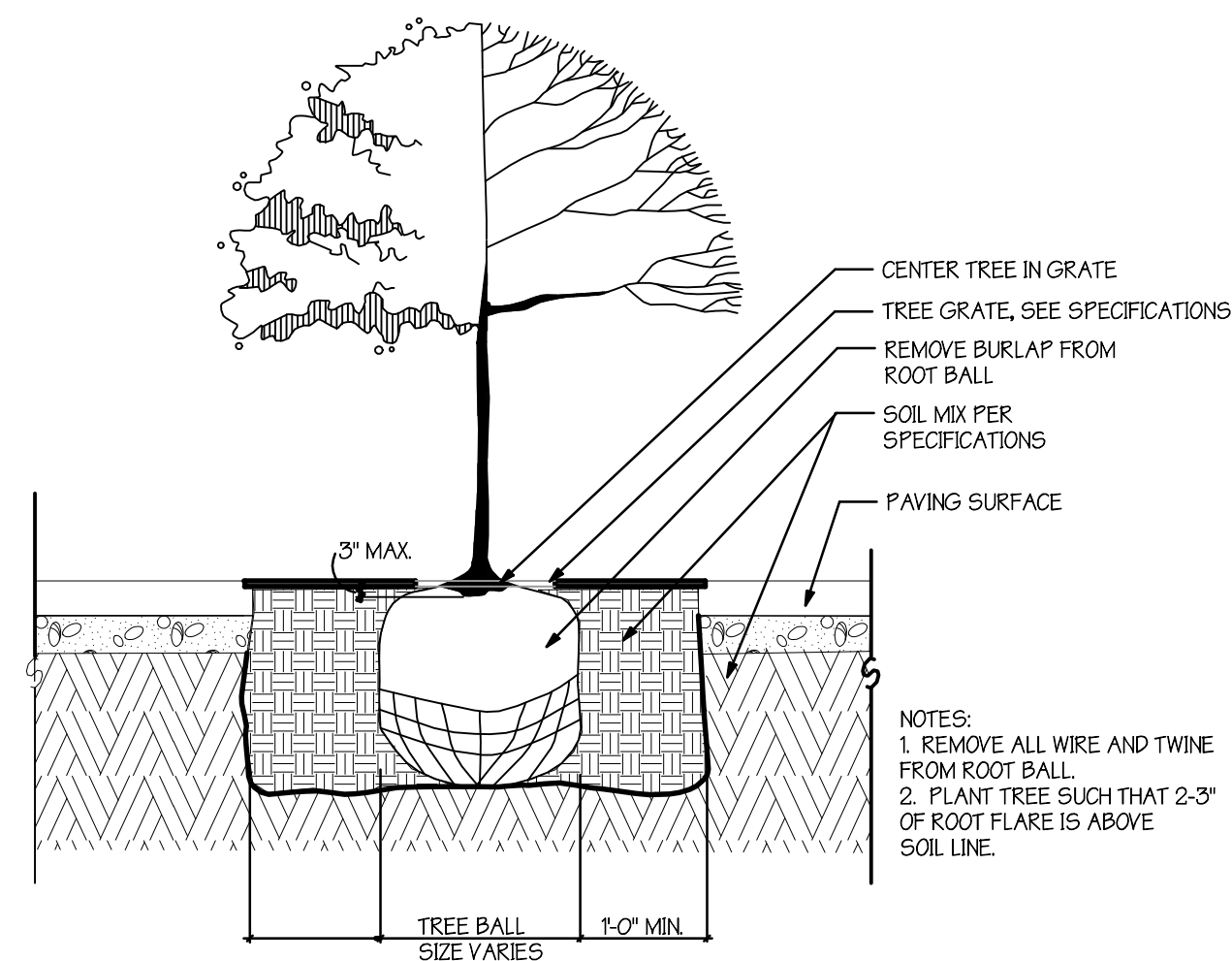
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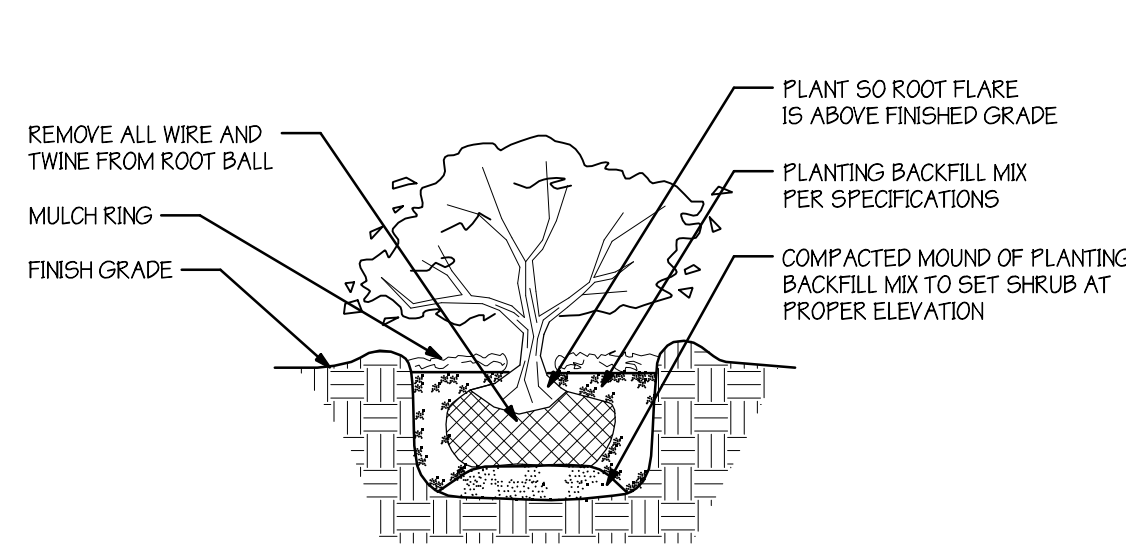
SCALE: 1/8" = 1'-0" AT 24"x36"



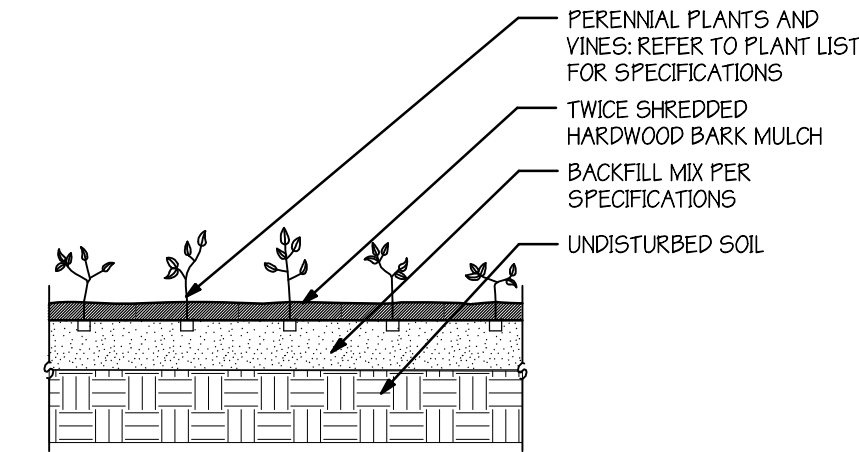
1 TREE PLANTING DETAIL
L1.2 NOT TO SCALE



2 TREE PLANTING IN GRATE DETAIL
L1.2 NOT TO SCALE



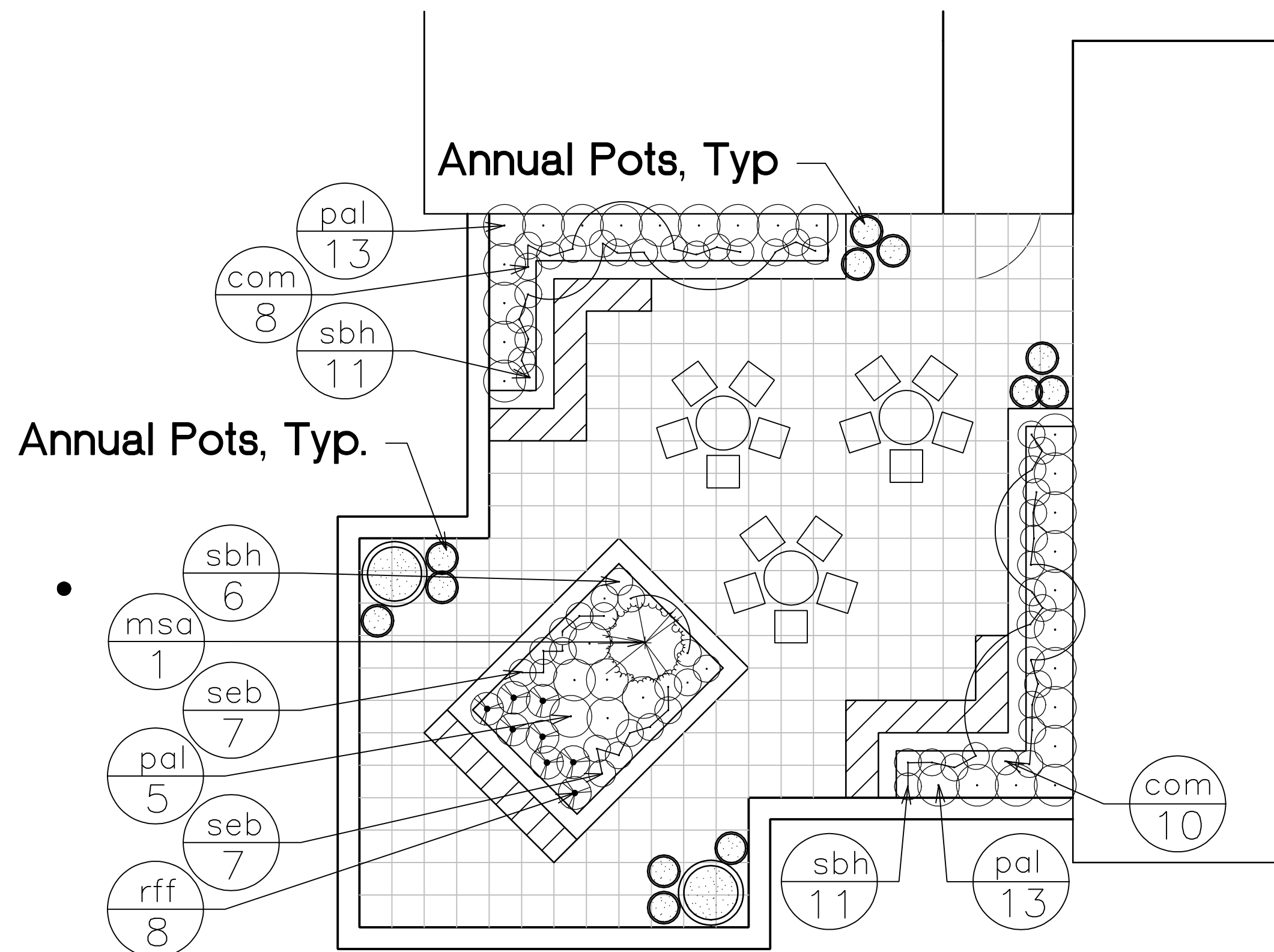
3 SHRUB PLANTING DETAIL
L1.2 NOT TO SCALE



4 PERENNIAL PLANTING DETAIL
L1.2 NOT TO SCALE

PLANT SCHEDULE

Key	Botanical Name	Common Name	Qty.	Size	Comments
Deciduous Trees					
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	4	2" Cal. BB	Match specimens; single straight leader
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	2	2 1/2" Cal. BB	Match specimens; single straight leader
MA	<i>Maackia amurensis</i>	Amur Maackia	4	4' Ht./BB	Multi-stemmed; min. 3 leaders
MS	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	5	4' Ht./BB	Match specimens; single straight leader
UN	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	3	2 1/2" Cal. BB	Match specimens; single straight leader
Deciduous Shrubs					
Am	<i>Aronia melanocarpa</i> 'Autumn Magic'	Autumn Magic Aronia	8	36" Ht./Cont.	Match specimens
Ca	<i>Cotoneaster apiculatus</i>	Cranberry Cotoeaster	8	18" ht./Cont.	Specimen form and size
DI	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	11	24" Ht./Cont.	Well-developed plants
RaG	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Fragrant Sumac	11	18" ht./Cont.	Well-developed plants
Evergreen Shrubs					
Jp	<i>Juniperus procumbens</i> 'Nana'	Jaggarden Juniper	1	12" Ht./Cont.	Specimen form; min 3 canes
Jc	<i>Juniperus chinensis</i> 'Kallay's Compact'	Kallay's Compact Juniper	2	12" Ht./Cont.	Specimen form; min 3 canes
Perennials					
amt	<i>Alchemilla mollis</i> 'Thriller'	Thriller Lady's Mantle	35	1 Qt. Pot	Space 1'-0" O.C.
anw	<i>Aster novi-belgii</i> 'Woods Light Blue'	Woods Blue Michaelmas Daisy	28	1 Gal. Cont.	space per plan
com	<i>Coreopsis</i> 'Moonbeam'	Moonbeam Coreopsis	28	1 Gal. Cont.	space per plan
gmi	<i>Geranium macrorrhizum</i> 'Inqwarsen's'	Creeping Geranium	102	1 Qt. Pot	Space 1'-0" O.C.
lsk	<i>Liatris spicata</i> 'Kobold'	Kobold Gayfeather	29	1 Gal. Cont.	space per plan
mfa	<i>Monarda fistulosa</i> 'Alba'	White Monarda	25	1 Gal. Cont.	space per plan
pal	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	45	1 Gal. Cont.	space per plan
rff	<i>Rudbeckia fulgida</i> var. <i>fulgida</i>	Black Eyed Susan	63	1 Gal. Cont.	space per plan
seb	<i>Sedum hybrida</i> 'Black Jack'	Black Jack Sedum	34	1 Gal. Cont.	space per plan
saf	<i>Sedum</i> 'Matrona'	Matrona Sedum	8	1 Gal. Cont.	space per plan
ses	<i>Sedum</i> 'Stardust'	Star Dust Sedum	14	1 Gal. Cont.	space per plan
sbh	<i>Stachys byzantina</i> 'Helen von Stein'	Big Ears Lambs ear	52	1 Qt. Pot	space per plan
Grasses					
msa	<i>Miscanthus sinensis</i> 'Adagio'	Adagio Maiden Grass	10	1 Gal. Cont.	space per plan; match specimens
msm	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	19	1 Gal. Cont.	space per plan; match specimens
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	9	1 Gal. Cont.	space per plan



5 ROOFTOP PATIO (RESTRICTED ACCESS FROM 13TH FLOOR) DETAIL
L1.2 NOT TO SCALE

PLANTING NOTES

SOIL

- If existing soil conditions are unsuitable for planting, seeding, or sodding, topsoil is to be applied. Topsoil shall be clean salvaged or imported material capable of passing the 1" sieve and meeting the requirements of Section 625.2(1) of the Standard Specifications for Highway Construction. The material shall be free of rocks, gravel, wood, debris, and of noxious weeds and their seeds.
- Remove all rocks, debris, and litter from the site and all planting/seeding/sodding areas. Till or disc the subsoil to a depth of 2"-4" to allow aeration. Provide a minimum of 4" of topsoil in areas where existing soil conditions are unsuitable for sodding and seeding.
- Do not apply topsoil to saturated or frozen subgrades.
- Provide organic soil amendments and lime as recommended by soil analysis. If topsoil has been determined acceptable by a soil test, no amendments are needed. Uniformly apply any organic soil amendments and incorporate into the top 4"-6" of soil by tilling or discing.
- Provide suitable amended soil for all planters on site.

PLANTS

- All plant material shall conform to the American Standards of Nursery Stock.
- All plant material shall be true to the species and variety/hybrid/cultivar specified, and nursery-grown in accordance with good horticultural practices, and under climatic conditions similar to those of the site location. Nursery-dug material shall be freshly dug and properly prepared for planting. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.

PLANTS CONT...

- Trees and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungus, knots, abrasions, or cut limbs or leaders and trees with multiple leaders, unless specified otherwise, will be rejected.
- Trees and shrubs shall have healthy, well-developed root systems, free from physical damage.
- Plants shall conform to the measurements specified within the contract documents.
- During transportation, no plant shall be bound with rope or wire in a manner that damages trunks or breaks branches. Plants are not to be dragged, lifted, or pulled by the trunk, branches or foliage. Plants are not to be thrown off of a truck or loader.
- Prior to installation, plants must be protected from sun and drying winds, kept in shaded areas, and kept well-watered. Install all plants within three days of delivery to site.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season. The guarantee does not cover damage from vandalism, animals, freezing rain, or winds over 60 mph. During any time of the guarantee period, the Contractor shall remove or replace, without cost to the owner, all plants not in a healthy and flourishing condition as determined by the Landscape Architect.
- All plant material shall be guaranteed for one (1) year from time of installation. Only one replacement per plant shall need to be made.

PLANTS CONT...

- Organic Mulch is to be shredded bark, free of material detrimental to healthy plant growth. Shredded bark mulch shall be 1/8" nominal thickness, with at least 50% having an area of not less than 1 sq. inch, and no piece having an area of more than 4 sq. inches.
- Stake all planting and notify Digger's Hotline (1-800-242-8511) to verify location of all underground utilities prior to excavation.
- The planting pit for containerized and balled and burlapped plants shall be at least 2.5 to 3 times the diameter of the soil ball. The soil beyond the edges is to be loosened. The soil at the base of the pit is to remain undisturbed.
- The depth of the planting pit shall correspond to the distance from the bottom of the soil ball to the root flare, or slightly less.
- Plant material set too low will need to be re-set by the contractor pending the Landscape Architect's instructions. Pits shall be backfilled with excavated soil so long as it is not muddy or frozen.
- Root balled plants shall have rope/string, wire, and burlap or other wrapping material cut away and removed completely from the root ball and hole after the plant has been set in the hole.
- No soil is to cover the top of the root flare. All plants shall be mulched with a 3" layer of specified mulch immediately after planting. Mulch is to be pulled back no less than 3" and no more than 6" from trunks.
- Thoroughly water plants immediately after planting and before mulching.
- Remove all twine and labels and prune any dead or broken branches after planting.

PLANTS CONT...

- Maintenance for plant material shall be 30 days. Plants shall be watered, staked, pruned, dead-headed, and planting beds shall be weeded during this time period.

Revisions

- SIP SUBMITTAL September 19, 2007
- UDC SUBMITTAL October 31, 2007

Project Title

1022 W. Johnson Street
Madison, Wisconsin

Drawing Title

Plant Schedule / Details

Project No.

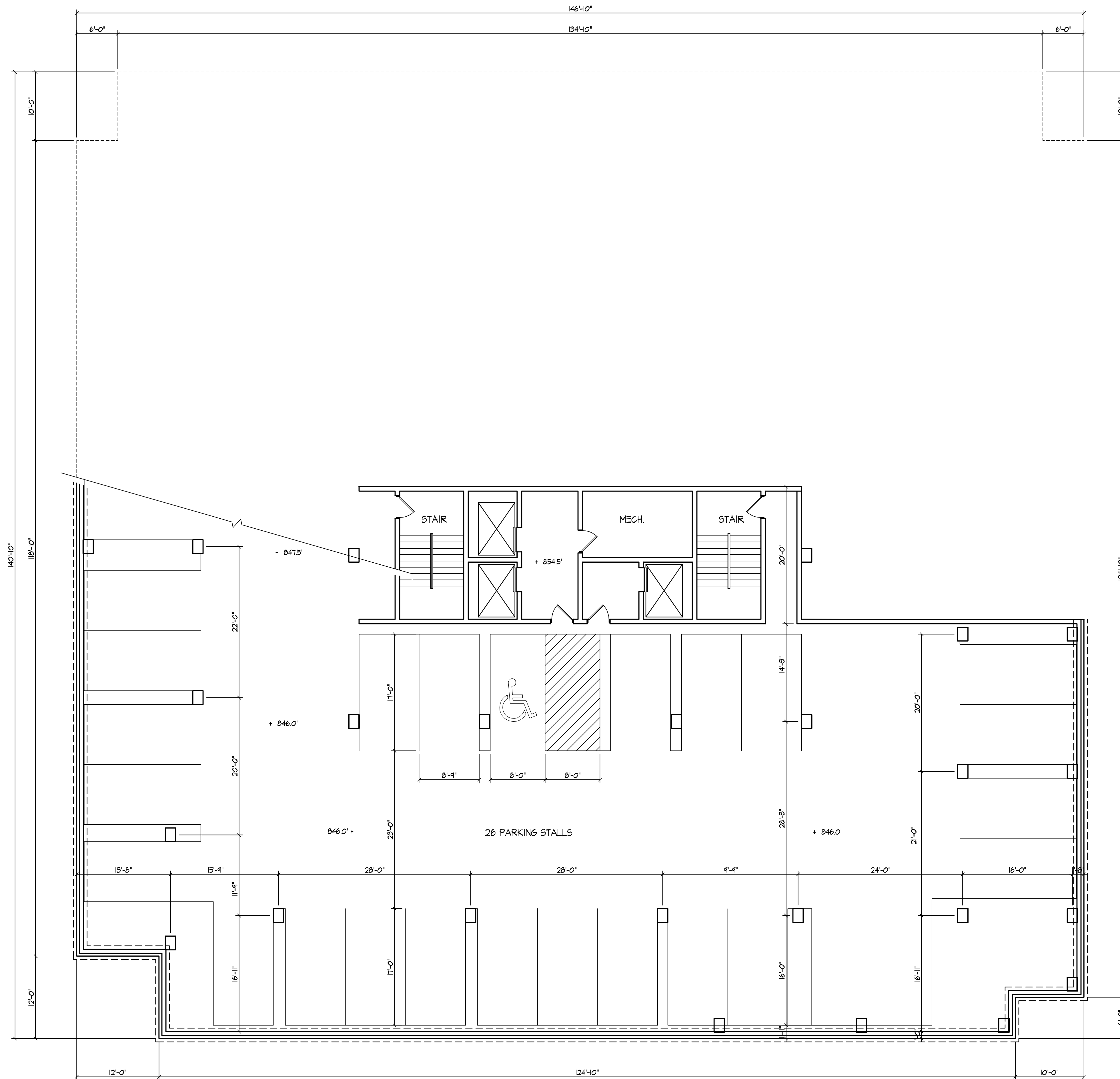
0622

Drawing No.

L 1.2

Consultant

Notes
Date



Parking Level - Three
1/8" = 1'-0"

Revisions
Issued To Planning - Sept. 19, 2007
Initial UDC - Oct. 31, 2007

Project Title
Ten Twenty Two

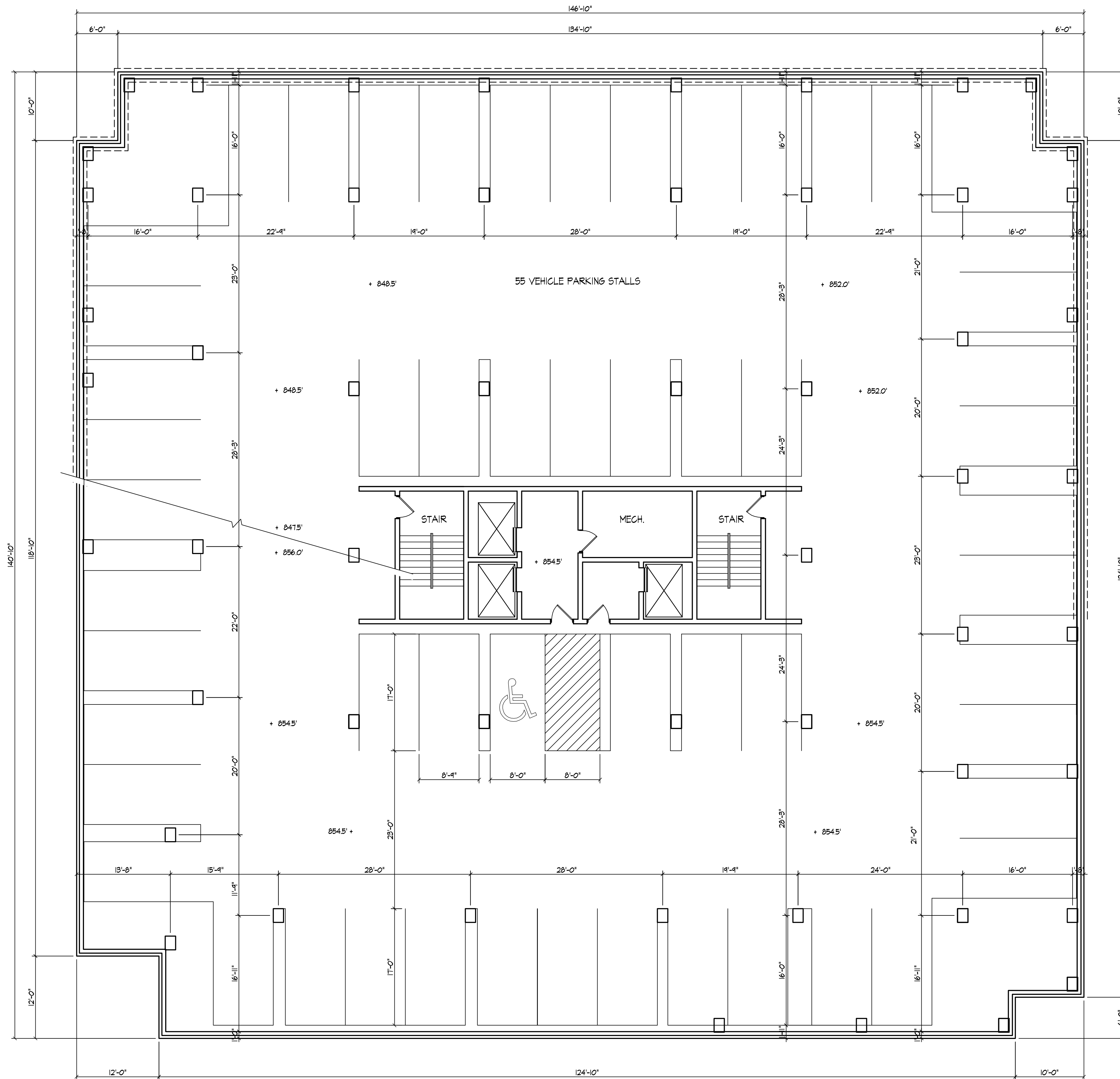
1022 W. Johnson
Drawing Title
Parking Level - Three

Project No. Drawing No.
0622 A-1.1

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Notes
Date



Parking level - Two
1/8" = 1'-0"

Revisions
Issued To Planning - Sept. 19, 2007
Initial UDC - Oct. 31, 2007

Project Title
Ten Twenty Two

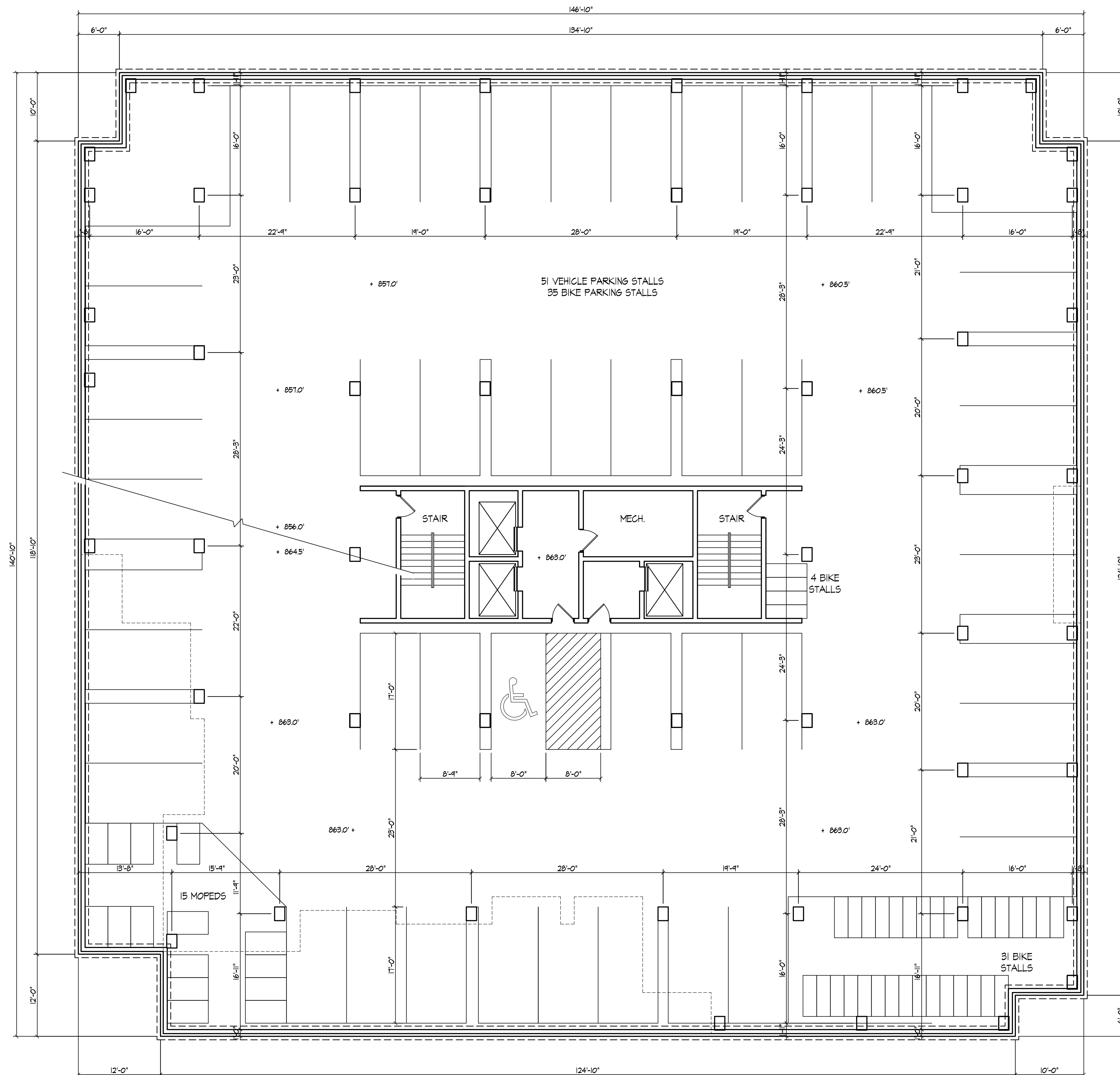
1022 W. Johnson
Drawing Title
Parking Level - Two

Project No. **0622** Drawing No. **A-1.2**

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Notes
Date



Parking level - One
1/8" = 1'-0"

Revisions
Issued To Planning - Sept. 19, 2007
Initial UDC - Oct. 31, 2007

Project Title
Ten Twenty Two

1022 W. Johnson
Drawing Title
Parking Level - One

Project No. Drawing No.
0622 A-1.3

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50'-0"
18" = 1'-0"
First Floor Plan

Revisions
Issued To Planning - Sept. 19, 2007
Initial UDC - Oct. 31, 2007

Project Title
Ten Twenty Two

1022 W. Johnson
Drawing Title
First Floor Plan

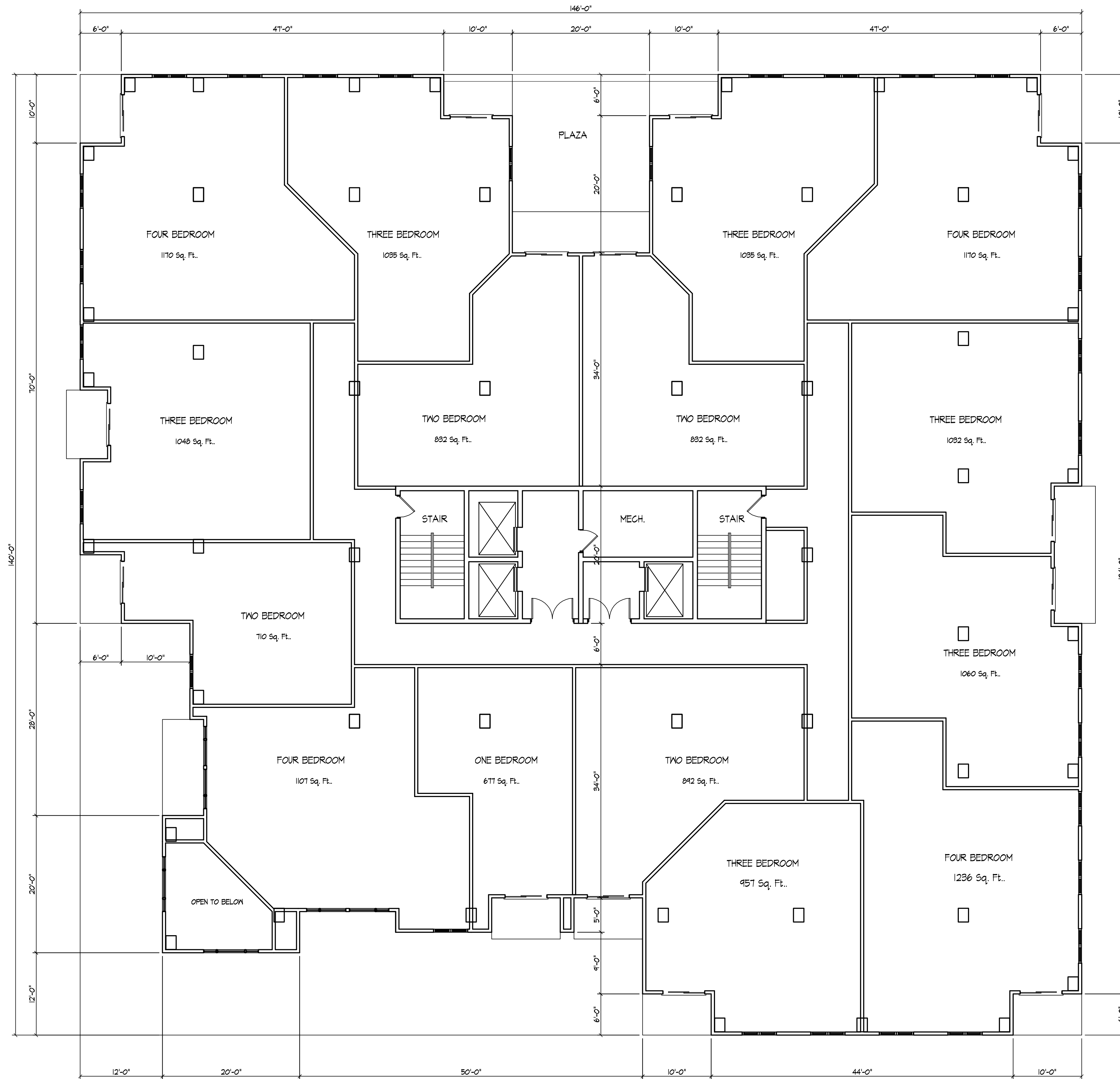
Project No. Drawing No.

0622 A-1.4

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

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Initial UDC - Oct. 31, 2007

Project Title
Ten Twenty Two

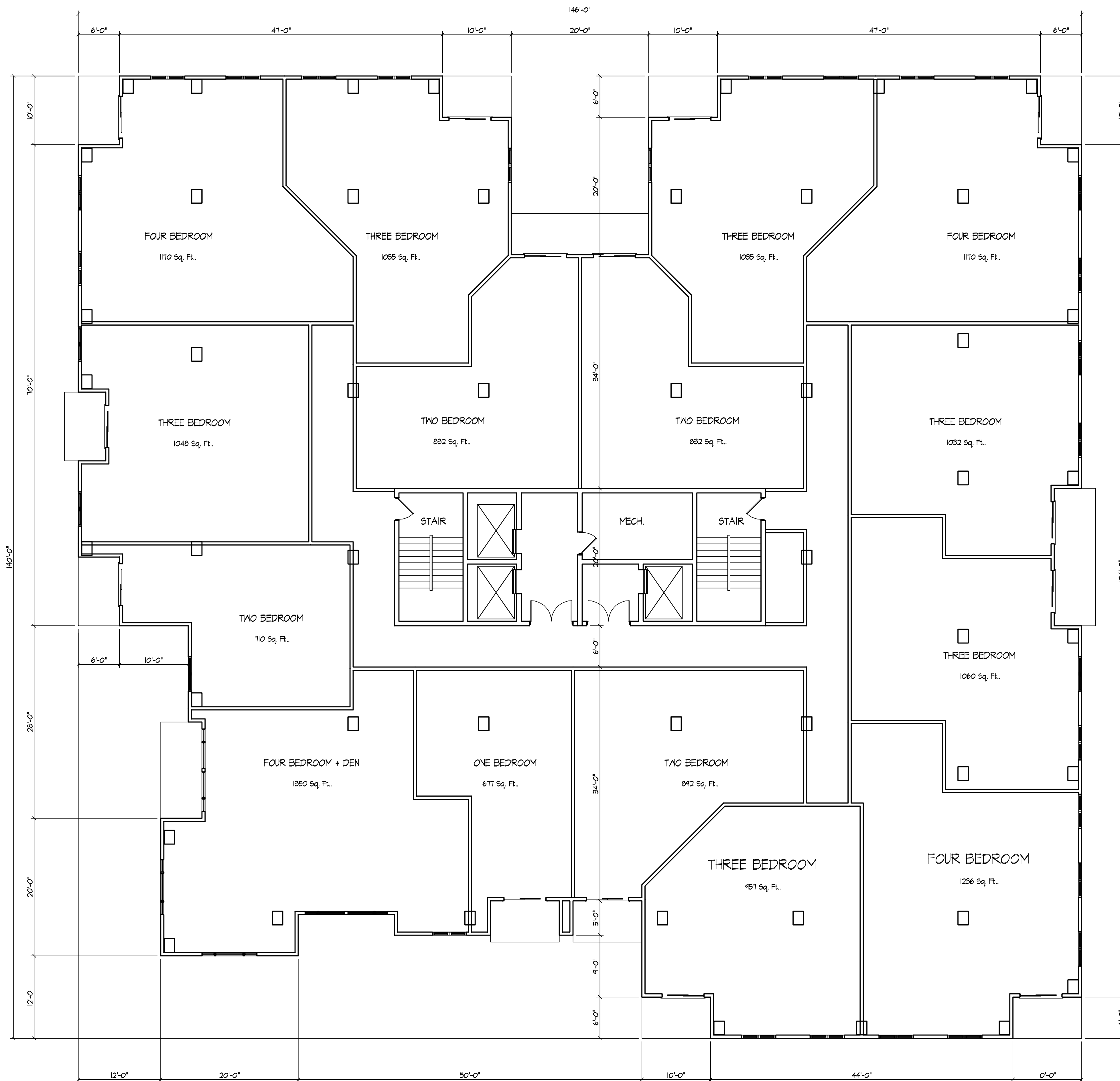
1022 W. Johnson
Drawing Title
Second Floor Plan

Project No. Drawing No.
0622 A-1.5

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Date



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Initial UDC - Oct. 31, 2007

Project Title
Ten Twenty Two

Third & Fourth Floor Plan
1/8" = 1'-0"

1022 W. Johnson
Drawing Title
**Third & Fourth
Floor Plan**

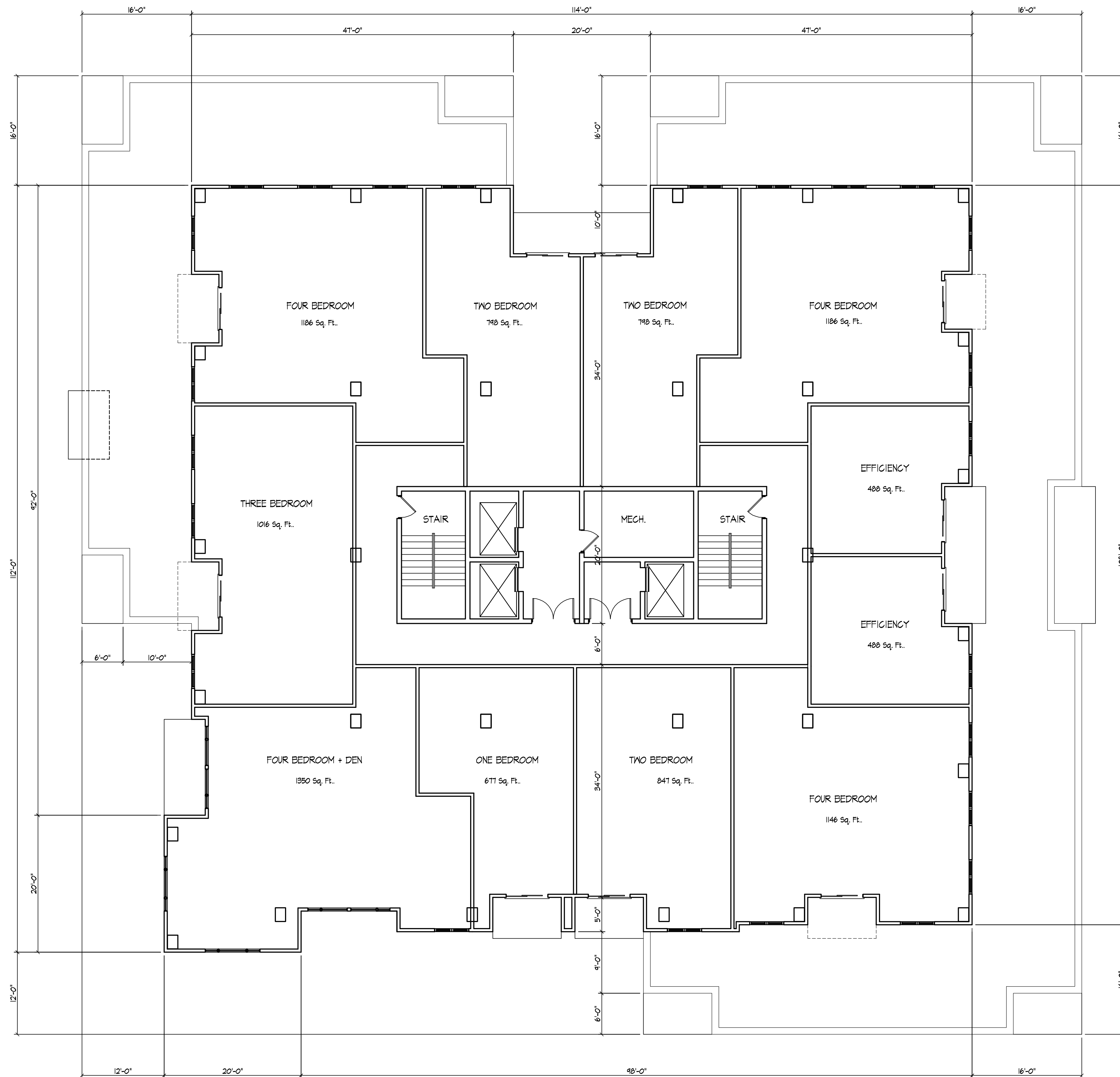
Project No. Drawing No.

0622

A-1.6

Consultant

Notes
Date



Fifth-Twelfth Floor Plan
1/8" = 1'-0"

Revisions
Issued To Planning - Sept. 19, 2007
Initial UDC - Oct. 31, 2007

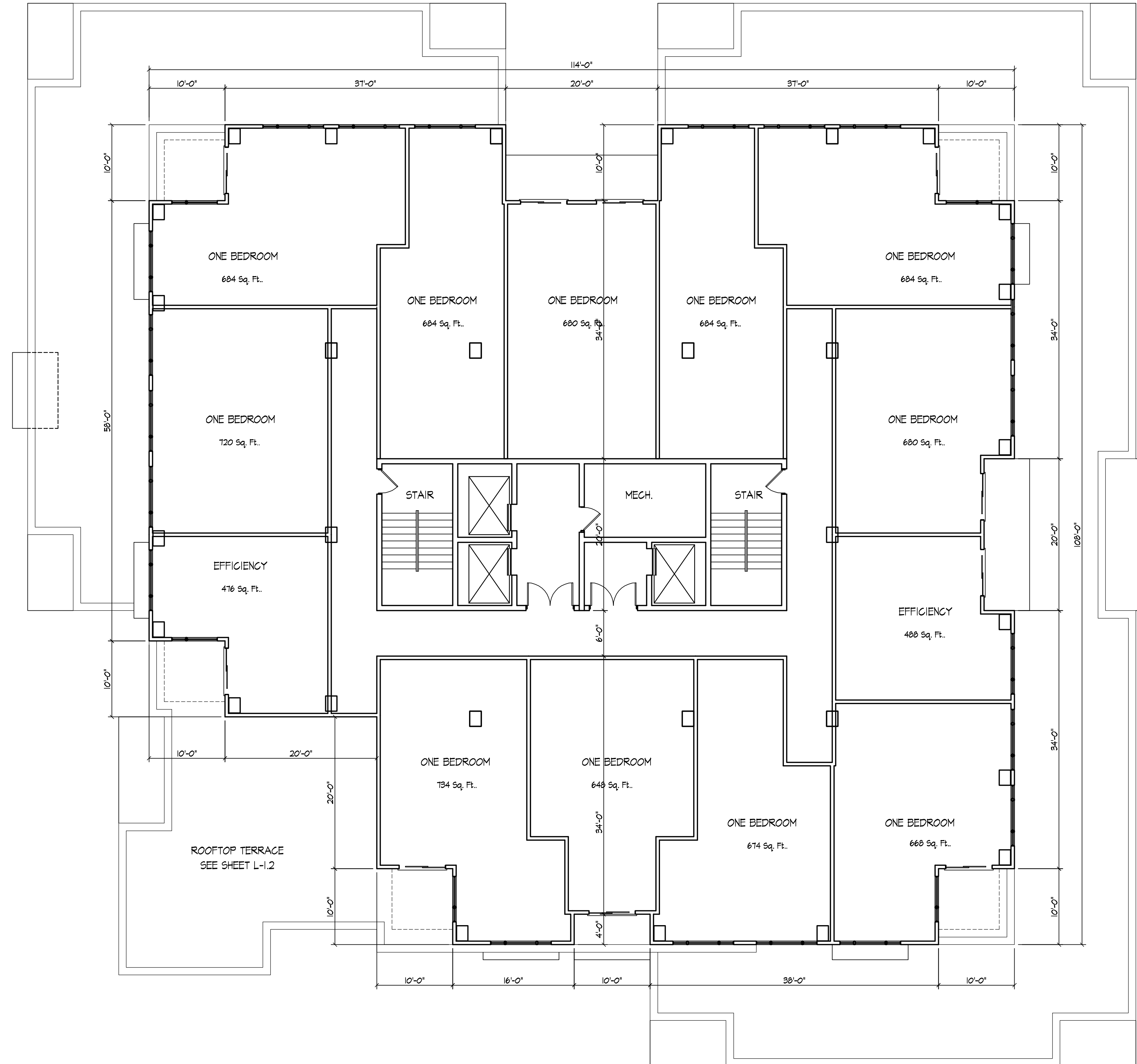
Project Title
Ten Twenty Two

1022 W. Johnson
Drawing Title
**Fifth-Twelfth
Floor Plan**

Project No. Drawing No.

0622

A-1.7



Revisions
Issued To Planning - Sept. 19, 2007
Initial UDC - Oct. 31, 2007

Project Title
Ten Twenty Two

Thirteenth & Fourteenth Floor Plan
1/8" = 1'-0"

1022 W. Johnson
Drawing Title
**Thirteenth & Fourteenth
Floor Plan**

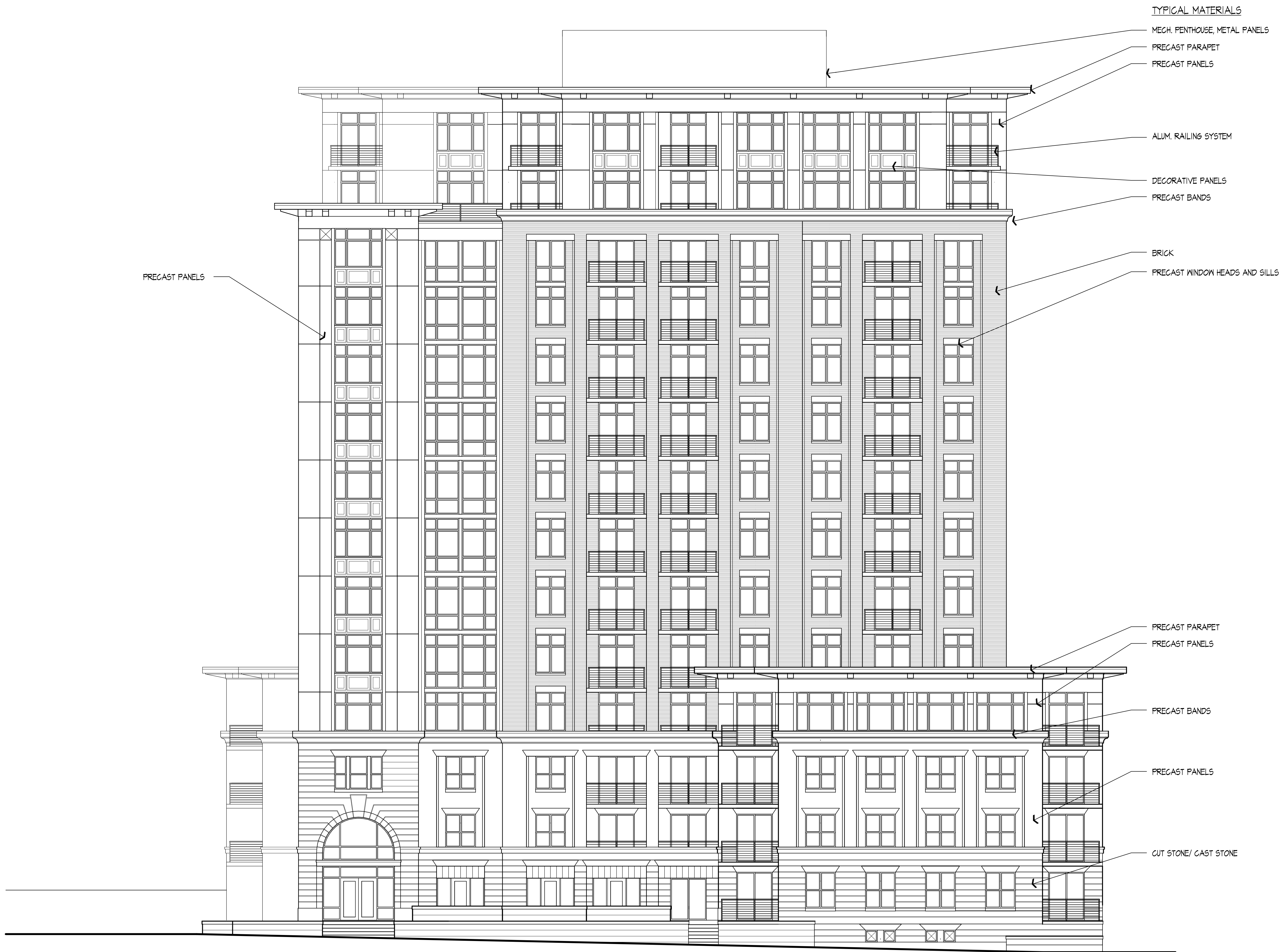
Project No. Drawing No.

0622 A-1.8

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Elevation Along W. Johnson
1/8" = 1'-0"

Revisions
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Initial UDC - Oct. 31, 2007

Project Title
Ten Twenty Two

Drawing Title
**Elevation Along
W. Johnson**

Project No. Drawing No.

0622

A-2.1

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Date



 Elevation Along N. Mills Street
1/8" = 1'-0"

Revisions
Issued To Planning - Sept. 19, 2007
Initial UDC - Oct. 31, 2007

Project Title
Ten Twenty Two

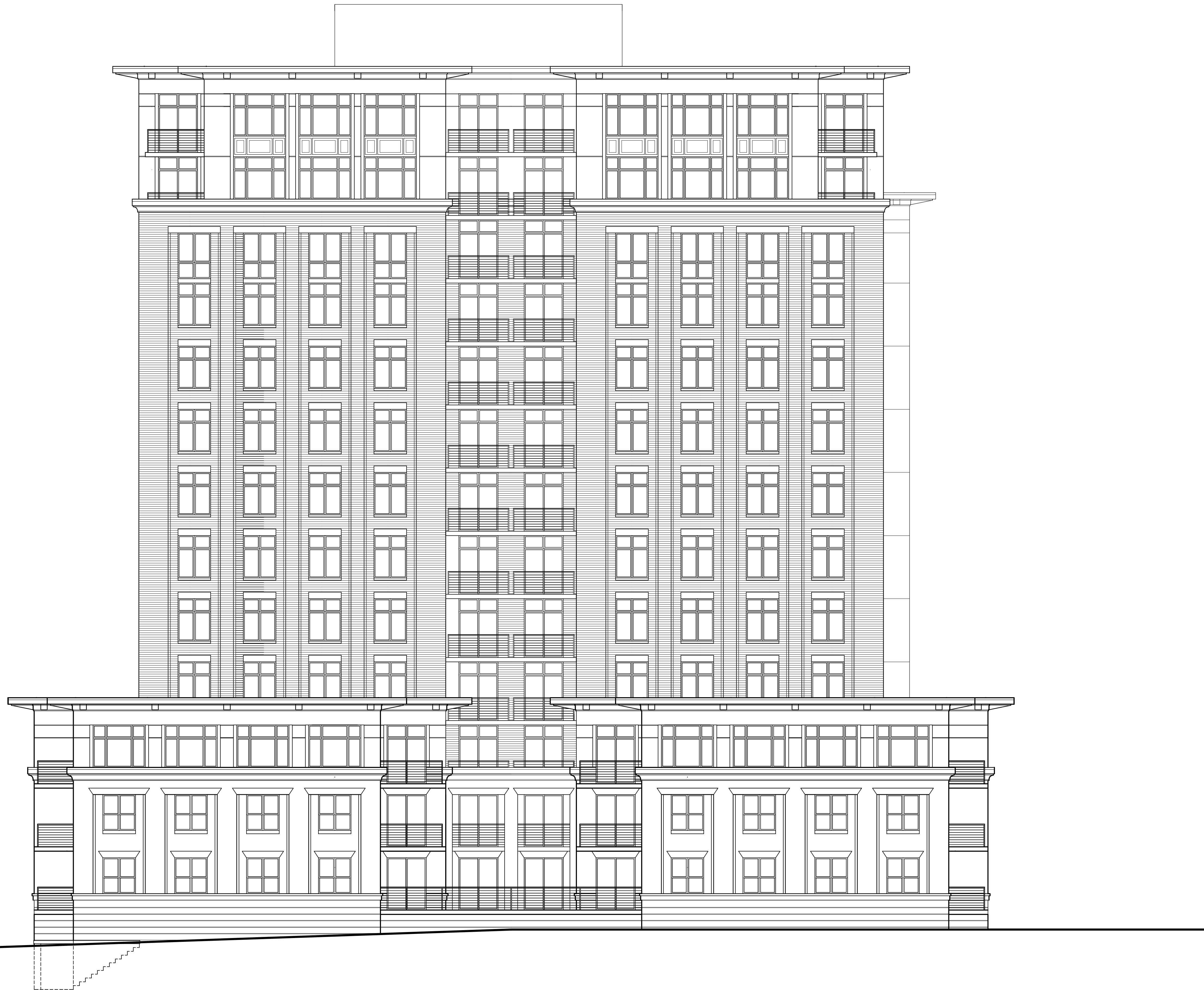
Drawing Title
1022 W. Johnson
Elevation Along
N. Mills Street

Project No. Drawing No.
0622 A-2.2

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Date



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Initial UDC - Oct. 31, 2007

Project Title
Ten Twenty Two

Elevation Along Conklin Place
1/8" = 1'-0"

Drawing Title
**Elevation Along
Conklin Place**

Project No. **0622** Drawing No. **A-23**

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Date



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

Revisions
Issued To Planning - Sept. 19, 2007
Initial UDC, 2007

Project Title
Ten Twenty Two

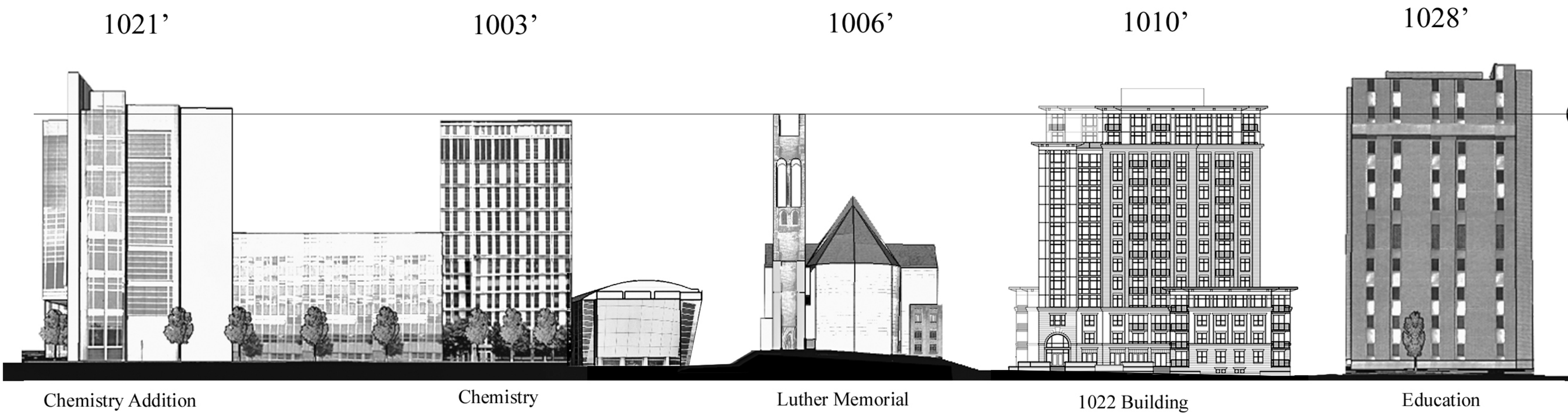
1022 W. Johnson
Drawing Title
East Elevation

Project No. Drawing No.
0622 A-2.4

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Notes
 Date



1006'
 City Datum
 Bell Tower

Revisions
 Issued To Planning - Sept. 19, 2007

Chemistry Addition

Chemistry

Luther Memorial

1022 Building

Education

Project Title
 Ten Twenty Two

Drawing Title
 Elevation Heights
 W. Johnson

Project No. Drawing No.

0622

A-2.5

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