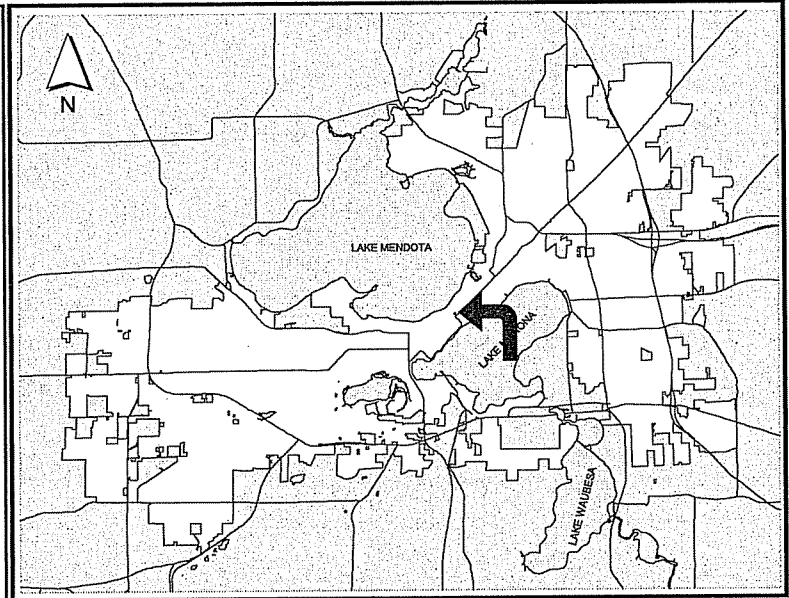


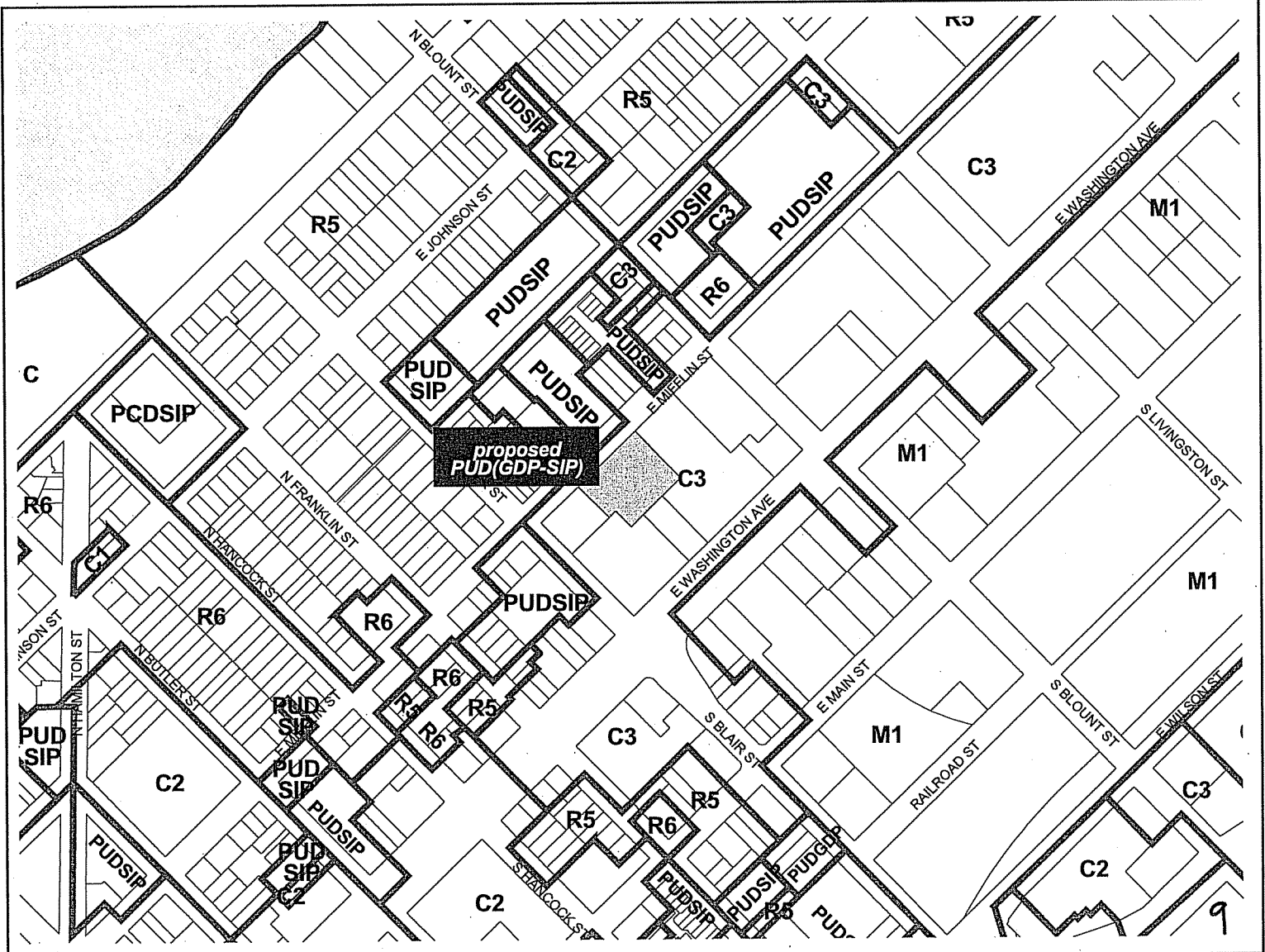
# CITY OF MADISON

# Proposed Demolition & Rezoning

**Location:** 625 East Mifflin Street  
**Applicant:** Mike Fisher & Karl Madsen - Great Dane Development/J Randy Bruce - Knothe Bruce Architects  
**From** C3 **District(s)**  
**To** PUD(GDP-SIP) **District(s)**  
**Existing Use:** Vacant Garage Building  
**Proposed Use:** Demolish Vacant Garage Building & Build 5 Story, 66-Unit Condominium  
**File No.**  
**Public Hearing Dates:**  
**Plan Commission** 05 June 2006  
**Common Council** 20 June 2006



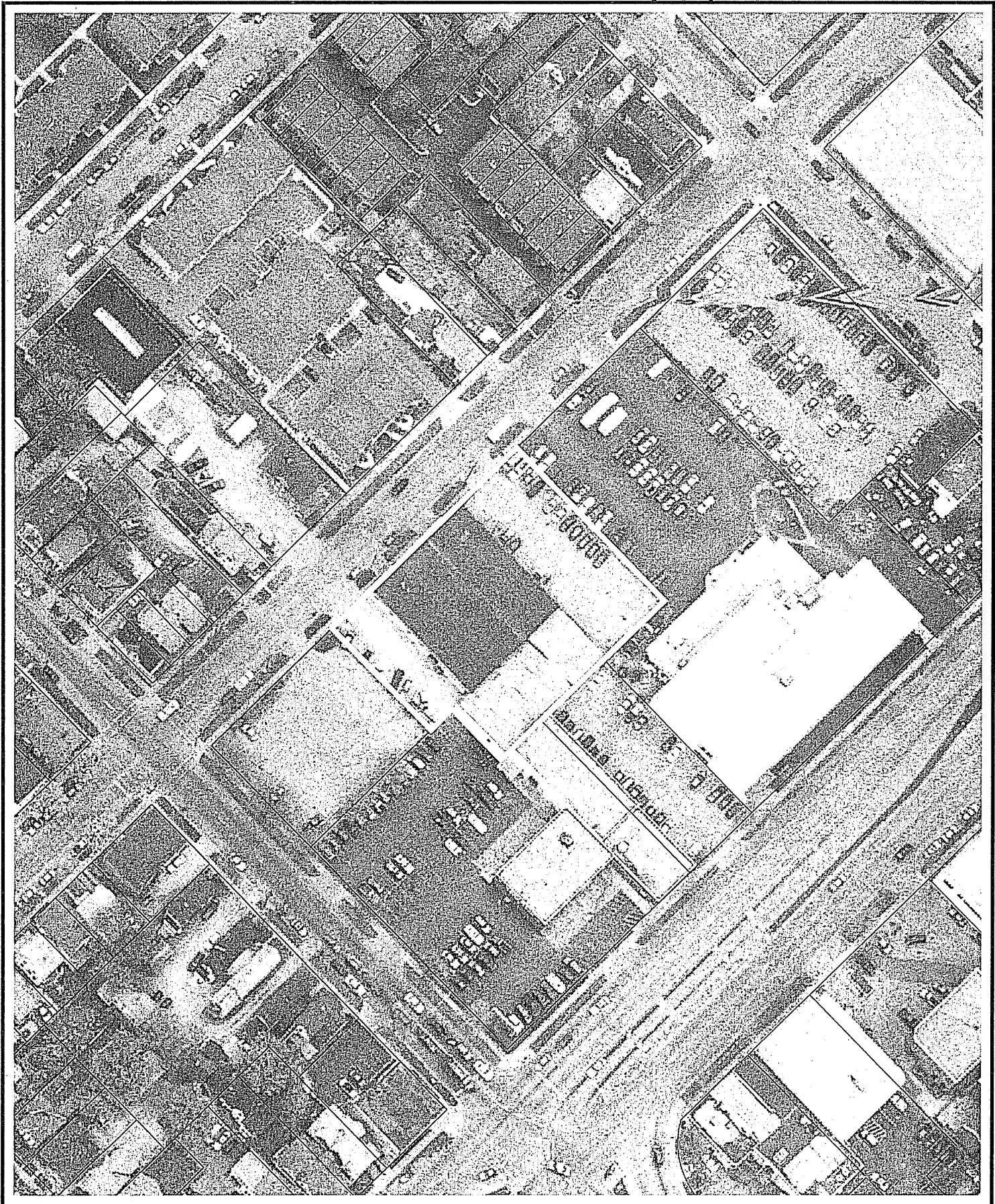
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



# 625 East Mifflin Street

100 0 100 Feet

*Date of Aerial Photography - April 2003*



# LAND USE APPLICATION

## Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
 PO Box 2985; Madison, Wisconsin 53701-2985  
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \$ 1250 Receipt No. 69776

Date Received 4-12-06

Received By KAW

Parcel No. 0709-133-0802-3

Aldermanic District 2, Brenda Kontel

GQ OK!

Zoning District ~~2, Brenda Kontel~~ C3

#### For Complete Submittal

Application  Letter of Intent

IDUP  Legal Descript.

Plan Sets  Zoning Text

Alder Notification  Waiver

Ngrbrhd. Assn Not.  Waiver

Date Sign Issued 4-12-06

1. **Project Address:** 625 E. Mifflin St. **Project Area in Acres:** .72 acres

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

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Rezoning from C3 to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP

Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use

Demolition Permit

Other Requests (Specify): \_\_\_\_\_

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

Applicant's Name: Mike Fisher & Karl Madsen Company: Great Dane Development

Street Address: 2249 Pinehurst P.O. Box 620800 City/State: Middleton, WI Zip: 53562

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

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC

Street Address: 7601 University Ave., Suite 201 City/State: Middleton, WI Zip: 53562

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

Property Owner (if not applicant): \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: 66-unit condominium development with underground parking

Development Schedule: Commencement October 2006 Completion December 2007

CONTINUE →

**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 1,250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing (principal) buildings; photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - *The site is located within the limits of* East Washington Avenue Build *Plan, which recommends:*
  - Community Mixed-use *for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
  - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
  - Brenda Konkel (Alderperson) and Cheryl Wittke (Tenney-Lapham Neighborhood Assoc) : February 7, 2006
  - If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
  - Planner* Brad Murphy *Date* 12/13/05 | *Zoning Staff* IZ meeting attendees *Date* 3/7/06

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

Printed Name J. Randy Bruce Date 04/12/06 9

Signature *J. Randy Bruce* Relation to Property Owner Architect

Authorizing Signature of Property Owner *[Signature]* Date 4.12.06

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 <a href="mailto:rbruce@knothebruce.com">rbruce@knothebruce.com</a>
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		

9

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934

### **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>
Total dwelling Units	66

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
<u>Two Bedrooms (26 X 1.50 /unit)</u>	<u>39 spaces</u>
Total Required Parking	89 spaces

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

Letter of Intent – PUD-GDP-SIP  
The Colony  
625 E. Mifflin Street  
April 12, 2006  
Page 4 of 4

**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





**Madison Environmental Group, Inc.**  
25 North Pinckney  
P.O. Box 1607  
Madison, WI 53703  
608.280.0800 phone  
608.280.8108 fax  
meg@madisonenvironmental.com

## **Reuse and Recycling Update Memo**

**May 31, 2006**

**Project:** The Colony  
**Address:** 627 East Mifflin Street, Madison, WI  
**Developer:** Great Dane Development

Great Dane Development hired Madison Environmental Group to develop a Reuse and Recycling Plan for the proposed deconstruction of the building at 627 East Mifflin Street. The Plan will present what materials are reusable and recommend markets and approaches for selling or donating these materials prior to deconstruction. It will also detail what materials the demolition contractor must recycle during building deconstruction. The goal is to divert as much material as possible from the landfill through reuse and recycling activities.

On May 30, 2006, Madison Environmental Group's David Waisman conducted a site visit to inventory reusable items and determine the recyclable materials. Highlights from this site visit include:

- The highest value reusable items on the site are the automotive repair equipment, tools, and supplies. There are also HVAC units, office furniture, light fixtures, and ceiling fans that are reusable.
- Nearly all reusable items are expected to be reused by the current owner of Nordic Automotive.
- There is a large quantity of brick, block, cement, and structural steel in the building that is recyclable. However, materials with painted surfaces containing lead bearing paint over permissible levels are not recyclable.

A complete Reuse and Recycling Plan will be delivered to Great Dane Development by June 15, 2006.

Best regards,

A handwritten signature in black ink, appearing to read "David Waisman".

David Waisman  
Vice President, Madison Environmental Group  
david.waisman@madisonenvironmental.com  
(608) 280-0800

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

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a condominium housing development with 66 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
  - 1. Multifamily residential uses as allowed in the R-6 zoning district.
  - 2. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
    - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans. No off-street loading will be provided.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-6 zoning district.
- J. **Signage:** Signage will be allowed as per the R-6 zoning district or as provided in the approved plans or as a minor alteration to the approved PUD-SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Inclusionary Dwelling Unit Plan  
Multi-Family Apartment Building  
625 East Mifflin Street  
April 11, 2006

1. **Project Narrative:**
  - a. **General Character of the Intended Development:** This project proposes the redevelopment of the property located at 625 East Mifflin Street. The property is currently zoned C3 and is used as an automotive garage and repair shop. The site is approximately 31,000 square feet in area and is located in the Tenney-Lapham Neighborhood. The redevelopment proposal envisions a new owner-occupied condominium with a variety of unit sizes and types designed to appeal to a wide range of buyers. The proposed building would be 5 stories with 66 condominium units.
  - b. **Owner, Developer and Future Owner Identification:**
    - i. **Owner:** Great Dane Development, LLC (closing after approvals)  
Karl Madsen and Michael Fisher (50/50 owners)  
2249 Pinehurst Drive  
P.O. Box 620800  
Middleton, WI 53562
    - ii. **Developer:** Great Dane Development, LLC
    - iii. **Future:** Owner Occupied
  - c. **Construction Schedule:** Following approval, we expect to begin the redevelopment of the site in October, 2006 with completion of the building for occupancy beginning in December, 2007.
2. **Plans:** A copy of the preliminary plan is attached hereto as Exhibit A which shows the location and distribution of the Inclusionary Dwelling Units throughout the building. Additionally, Exhibit B, attached hereto, identifies the unit type and distribution of IDUs per floor throughout the building.
3. **Additional Information:** The redevelopment will incorporate underground parking with an overall parking ratio of 1.2 stalls per unit. The main entry for the building is set back from the street in an inviting courtyard. Eleven of the units will have direct access from the street level.

4. **Marketing Plan:** The marketing plan for the IDUs will consist of the following: Listing the IDUs in the multiple listing service, which makes them available to all realtors in the South Central Wisconsin area. The IDUs will also be advertised in the Isthmus, as well as the Wisconsin State Journal and Capital Times. We will also notify the City of Madison so that it can be put on the appropriate web pages. We will be constructing a web page for the project under which the IDUs will be made available. There will be a project sign on site advertising general information about the project. We will have regular open houses on site or at the First Weber capital office at 222 West Washington Ave.

**PART 1 - DEVELOPMENT INFORMATION:**

**Project or Plat** The Colony

**Project Address:** 625 E Mifflin St **Project Area (in acres):** 0.72

**Developer:** Great Dane Development **Representative:** Mike Fisher or Karl Madsen

**Street Address:** 2249 Pinehurst Drive/P.O. Box 620800 **City/State:** Middleton **Zip:** 53562

**Telephone:** 608-836-2923 **Fax:** 608-836-8021 **Email:** Fisherco@chorus.net

**Agent, If Any:** \_\_\_\_\_ **Company:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_ **City/State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**PART 2 - PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family	56		10		66	0.72
<b>TOTAL</b>	56		10		66	0.72

**PART 3 - AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Anticipated Sale Price						120-142K	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

**PART 4 - DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
<b>Owner-Occupied Units with:</b>										
Minimum Floor Area:		619	1010				600	816		
<b>Rental Units With:</b>										
Minimum Floor Area:										

CONTINUE →

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

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input checked="" type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

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

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

**PART 7 – APPLICANT’S DECLARATION:**

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

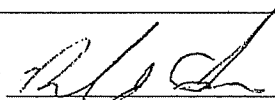
Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will <u>not</u> comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	Yes		
Proportion of <b>attached and detached</b> IDU units is similar to Market rate.	Yes		
Mix of IDUs by <b>bedroom</b> size is similar to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

CONTINUE →

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

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → March 7, 2006
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → April 6, 2006
- The applicant notified Alderperson Konkel of District 2 of this development proposal in writing on: → February 7, 2006
- The applicant also notified Cheryl Wittke of the Tenney Lapham neighborhood in writing on: → February 7, 2006
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature



Date 4-11-06

Printed Name Michael Fisher

Phone 836-2923

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## Exhibit B

IDU plan for The Colony - 66 unit Condominium Project located at 625 East Mifflin St.

**Overall development plan**

submitted 4/12/2006

	All units	IDU's count	Market units	Size range for all units	IZ Sale Price	Percentage of type
1 bedroom	40	6	34	600 - 872 s.f.	\$120,500	15.00%
2 bedroom	26	4	22	816 - 1,454 s.f.	\$145,000	15.38%
Totals	66	10	56			

**Inclusionary dwelling unit information**

	Total units	# of IDU's
1st Floor	6	2
2nd Floor	20	3
3rd Floor	14	2
4th Floor	14	2
5th Floor	12	1
Totals	66	10

Unit Number	IDU type	IDU s.f.	% AMI	Sale Price
104	1 bdrm	600	80%	120,500
106	2 bdrm	820	80%	145,000
202	1 bdrm	600	80%	120,500
209	2 bdrm	816	80%	145,000
220	1 bdrm	600	80%	120,500
309	2 bdrm	816	80%	145,000
314	1 bdrm	626	80%	120,500
406	2 bdrm	816	80%	145,000
411	1 bdrm	626	80%	120,500
506	1 bdrm	602	80%	145,000
		6,922		1,327,500

note: The sale price will change with interest rates and a fluctuation addition of the condo fee into the equation in the condo fee. A condo fee of 60-80 was applied with a 6.22% interest rate



625 East Mifflin Street  
PUD-GDP-SIP Submittal  
April 12, 2006

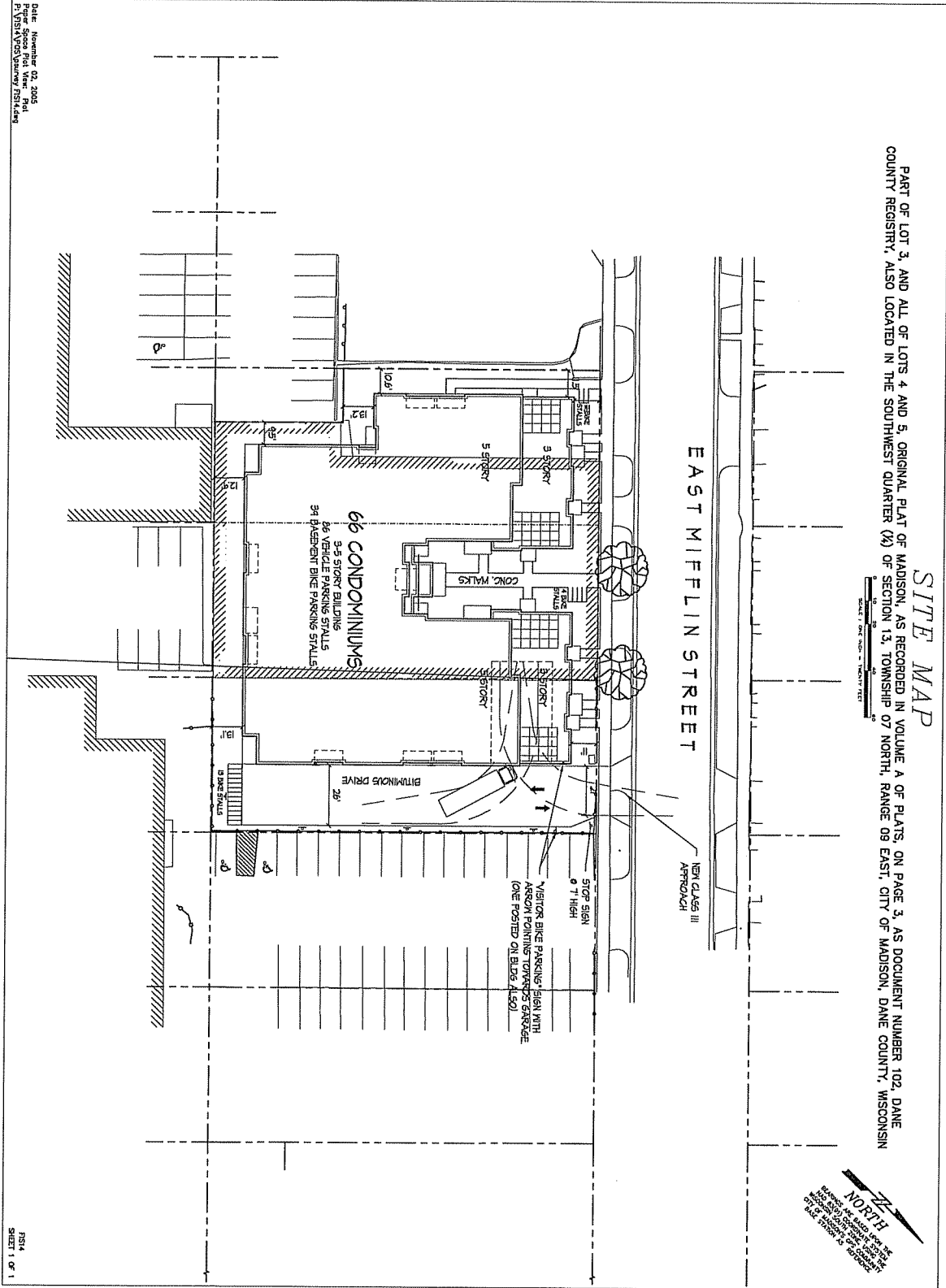


Existing Building to be Demolitioned

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

# SITE MAP

SCALE: ONE INCH = TWENTY FEET



EAST MIFFLIN STREET

NEW CLASS III APPROACH

VISITOR BIKE PARKING SIGN WITH ARROW POINTING TOWARDS PARKING (ONE POSTED ON BLDG. ALSO)

66 CONDOMINIUMS  
5-5 STORY BUILDING  
86 VEHICLE PARKING STALLS  
34 BASEMENT BIKE PARKING STALLS

BITUMINOUS DRIVE

26

5 BICYCLE STALLS

13.1'

13.1'

13.1'

13.2'

10.6'

Date: November 02, 2005  
Project: 635 E. Mifflin Street  
Drawing Title: Site Plan  
Project No: 0548  
Sheet No: 1 of 1

Notes

1. HATCHED SCHEME AT ALL UNPAVED AREAS.
2. ALL REVISIONS SHALL BE INDICATED BY A NUMBERED CIRCLE AND DATE.
3. ALL REVISIONS SHALL BE INDICATED BY A NUMBERED CIRCLE AND DATE.
4. ALL REVISIONS SHALL BE INDICATED BY A NUMBERED CIRCLE AND DATE.
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16. ALL REVISIONS SHALL BE INDICATED BY A NUMBERED CIRCLE AND DATE.
17. ALL REVISIONS SHALL BE INDICATED BY A NUMBERED CIRCLE AND DATE.
18. ALL REVISIONS SHALL BE INDICATED BY A NUMBERED CIRCLE AND DATE.
19. ALL REVISIONS SHALL BE INDICATED BY A NUMBERED CIRCLE AND DATE.
20. ALL REVISIONS SHALL BE INDICATED BY A NUMBERED CIRCLE AND DATE.

SHEET INDEX

- C-11 SITE PLAN
- C-12 ACCESS PLAN
- C-13 GRADING PLAN
- C-14 CONTROL & UTILITY PLAN
- C-15 LANDSCAPE PLAN
- C-16 BASEMENT PLAN
- A-11 FIRST FLOOR PLAN
- A-12 SECOND FLOOR PLAN
- A-13 THIRD FLOOR PLAN
- A-14 FOURTH FLOOR PLAN
- A-15 FIFTH FLOOR PLAN
- A-16 ELEVATION
- A-17 ELEVATION
- A-18 ELEVATION
- A-19 ELEVATION
- A-20 ELEVATION
- A-21 ELEVATION
- A-22 ELEVATION

Project: 635 E. Mifflin Street  
Drawing Title: Site Plan  
Project No: 0548  
Sheet No: 1 of 1

**KNOTHE & BRUCE ARCHITECTS**  
761 University Avenue, Suite 201  
Madison, Wisconsin 53706  
608-485-1000 Fax 608-485-0914

5

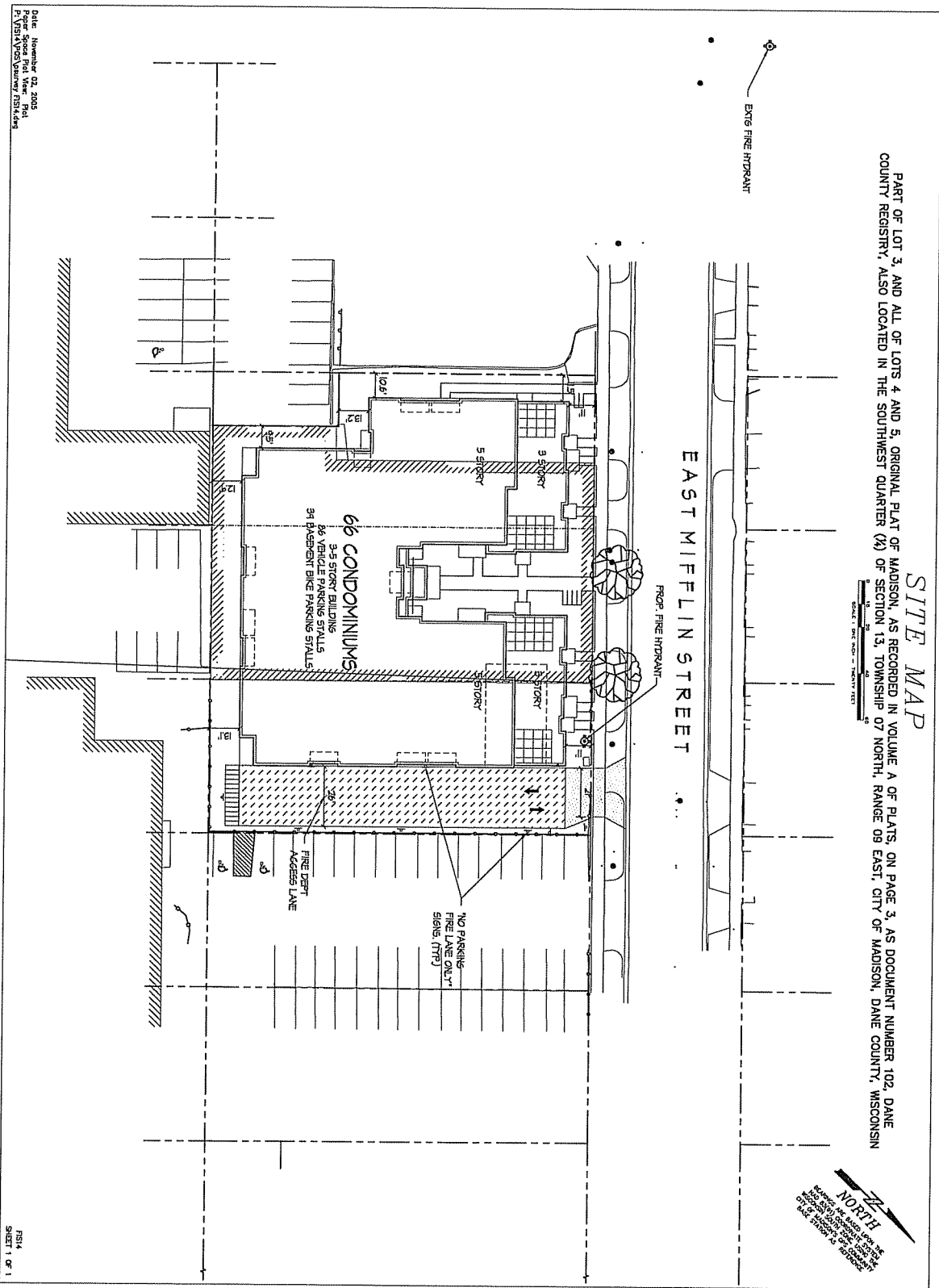
PART OF LOT 3, AND ALL OF LOTS 4 AND 5, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER (X) OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**SITE MAP**

Scale: 1" = 20' - 0" (SEE PLAN)



EAST MIFFLIN STREET



Date: November 02, 2005  
 Drawing Title: Fire Department Access Plan  
 Project: 66 Condominiums

FS14  
 SHEET 1 OF 1

**KNOTHE & BRUCE ARCHITECTS**  
 7601 University Avenue, Suite 201  
 Middleton, Wisconsin 53542  
 608-834-1000 Fax: 608-834-9314

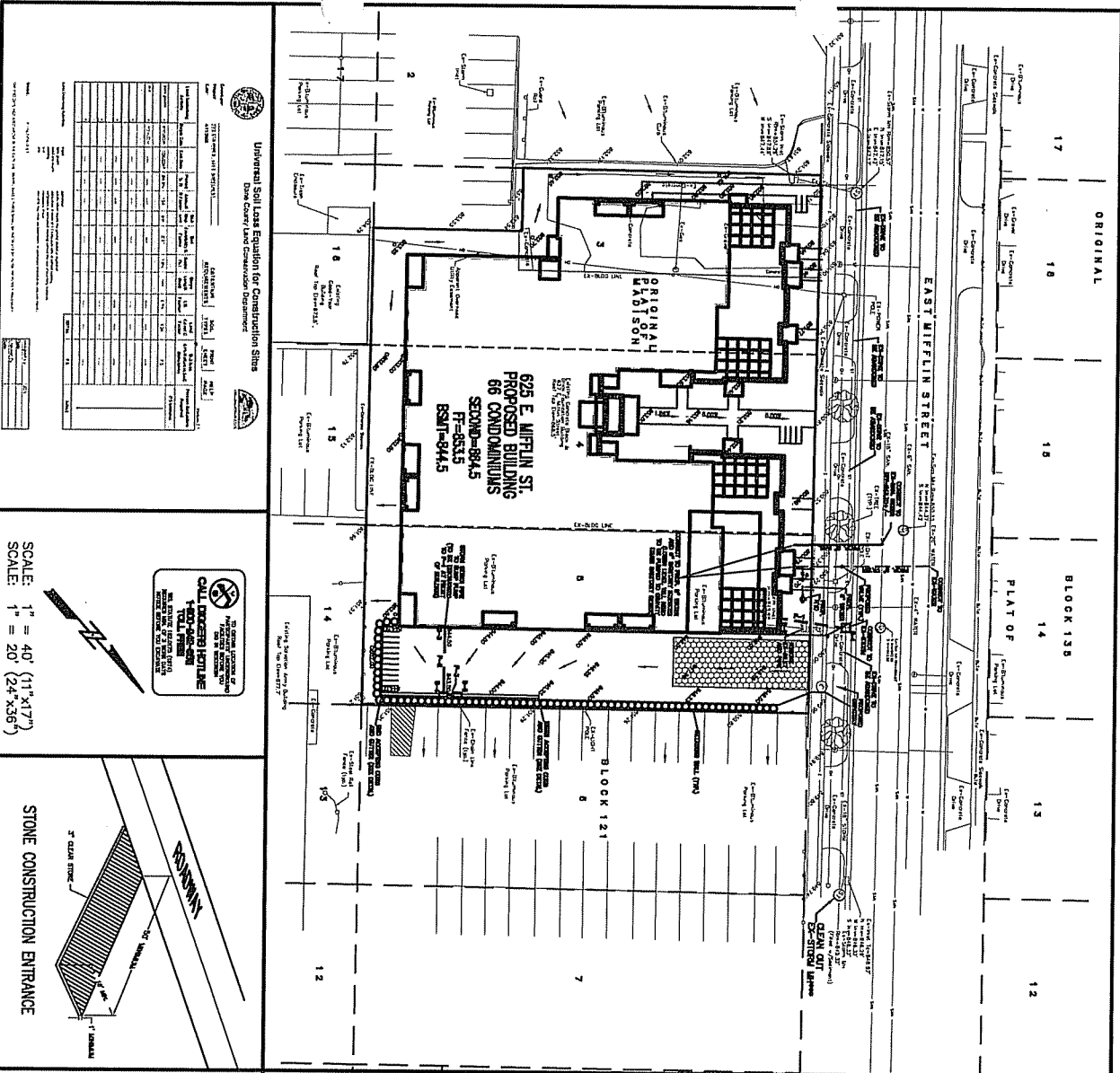
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Revisions:  
 05/20/05 - 05/21/05, 10/20/05  
 05/20/05 - 05/21/05, 10/20/05  
 05/20/05 - 05/21/05, 10/20/05  
 05/20/05 - 05/21/05, 10/20/05  
 05/20/05 - 05/21/05, 10/20/05

Project Title:  
**The Colony**

625 E. Mifflin Street  
 Fire Department  
 Access Plan

05/48 C-12



**GENERAL NOTES:**  
 STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVE 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 FROM THE CITY OF MADISON.  
 ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.  
 ALL SURFACE GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPARTMENT OF COMMUNITY 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 D2034-SR33).  
 PUBLIC SIDEWALK AT DREWEWAY 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 OF BUILDING WILL NEED TO BE PIPED TO GRANTY DRAIN SANITARY SEWER.  
 STORMWATER RUNOFF FROM PROPOSED DRIVEWAY SHALL BE DISCHARGED INTO BUILDING VA STORM SEWER AND PIPED TO GRANTY DRAIN STORM SEWER AT FRONT OF BUILDING. ROOF RUNOFF SHALL BE COLLECTED AND DISCHARGED INTO GRANTY 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. SLUMP 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:**

ROUNDER TYPE	SIZE	INVERT	DEPTH	TYPE
1-1	30" S&S	648.35	2.72	R-1500
2-1	12" STIB	648.25/-	1.47	R-3007 DIA.
3-1	12" H MET	648.14	3.44	R-3007 DIA.
4-1	12" H MET	648.00	3.44	R-3007 DIA.

**STORM SEWER PIPE SCHEDULE:**

FROM	TO	LENGTH	INVERT	PIPE TYPE
1-1	2-1	2'	648.25	12" R-3007 DIA.
2-1	3-1	2'	648.14	12" R-3007 DIA.
3-1	4-1	2'	648.00	12" R-3007 DIA.

**LEGEND:**

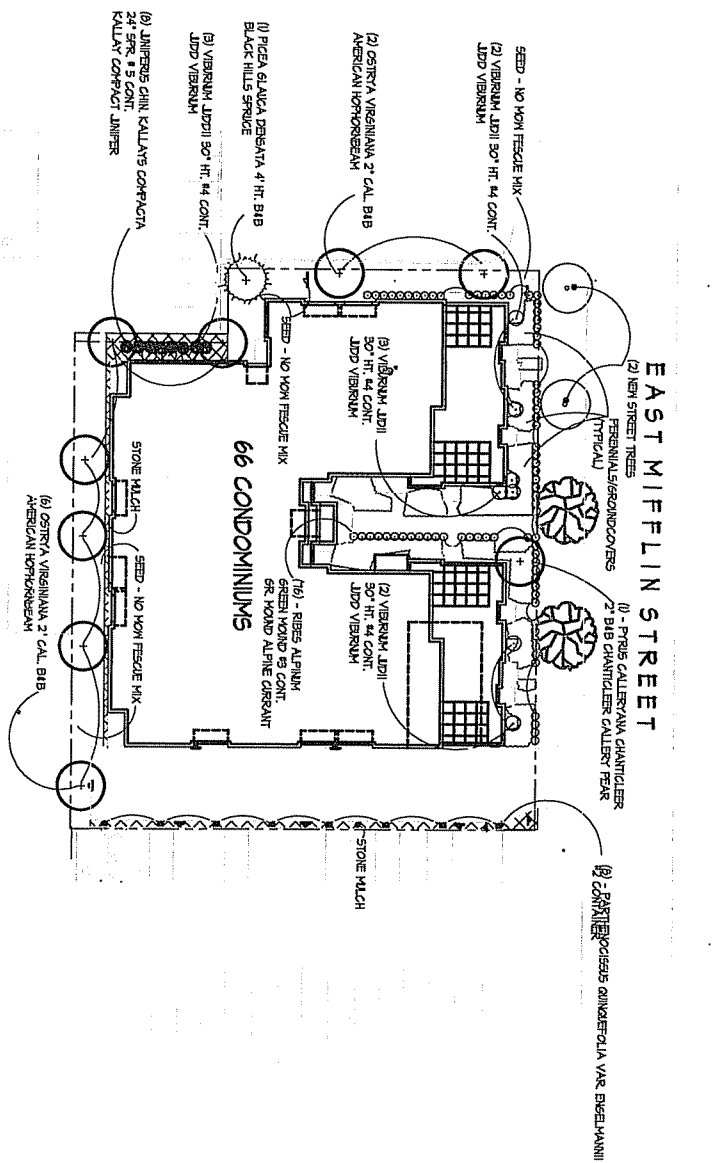
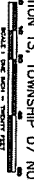
- STONE CONSTRUCTION ENTRANCE
- PROPOSED PAVEMENT/SIDEWALK ELEVATION
- PROPOSED LAWN ELEVATION
- EXISTING SPOT ELEVATION

**STONE CONSTRUCTION ENTRANCE:**  
 3" CURB RISE  
 12" SIDEWALK  
 12" SIDEWALK

**GENERAL NOTES:**  
 EROSION CONTROL SCHEDULE:  
 EROSION CONTROL INSTALLED AUGUST 15, 2008  
 BEGAN GRADING AUGUST 15, 2008  
 BEGAN CONSTRUCTION AUGUST 15, 2008  
 IN DREWEWAY JULY 30, 2007

**CURB AND GUTTER:**  
 GENERAL NOTES:  
 LATERAL CONNECTION JUNCTION SHALL BE PLACED AT MINIMUM 5' FROM CURB AND GUTTER. THE SPOTS SHALL BE A MINIMUM OF 5' IN DEPTH. THE SPOTS SHALL BE 12" WIDE AND 12" HIGH. THE SPOTS SHALL BE 12" WIDE AND 12" HIGH. THE SPOTS SHALL BE 12" WIDE AND 12" HIGH. THE SPOTS SHALL BE 12" WIDE AND 12" HIGH.

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**KNOTHE & BRUCE**  
ARCHITECTS  
701 University Avenue, Suite 200  
Madison, WI 53706  
608-263-8300 Fax 608-263-8304

October 11, 2006

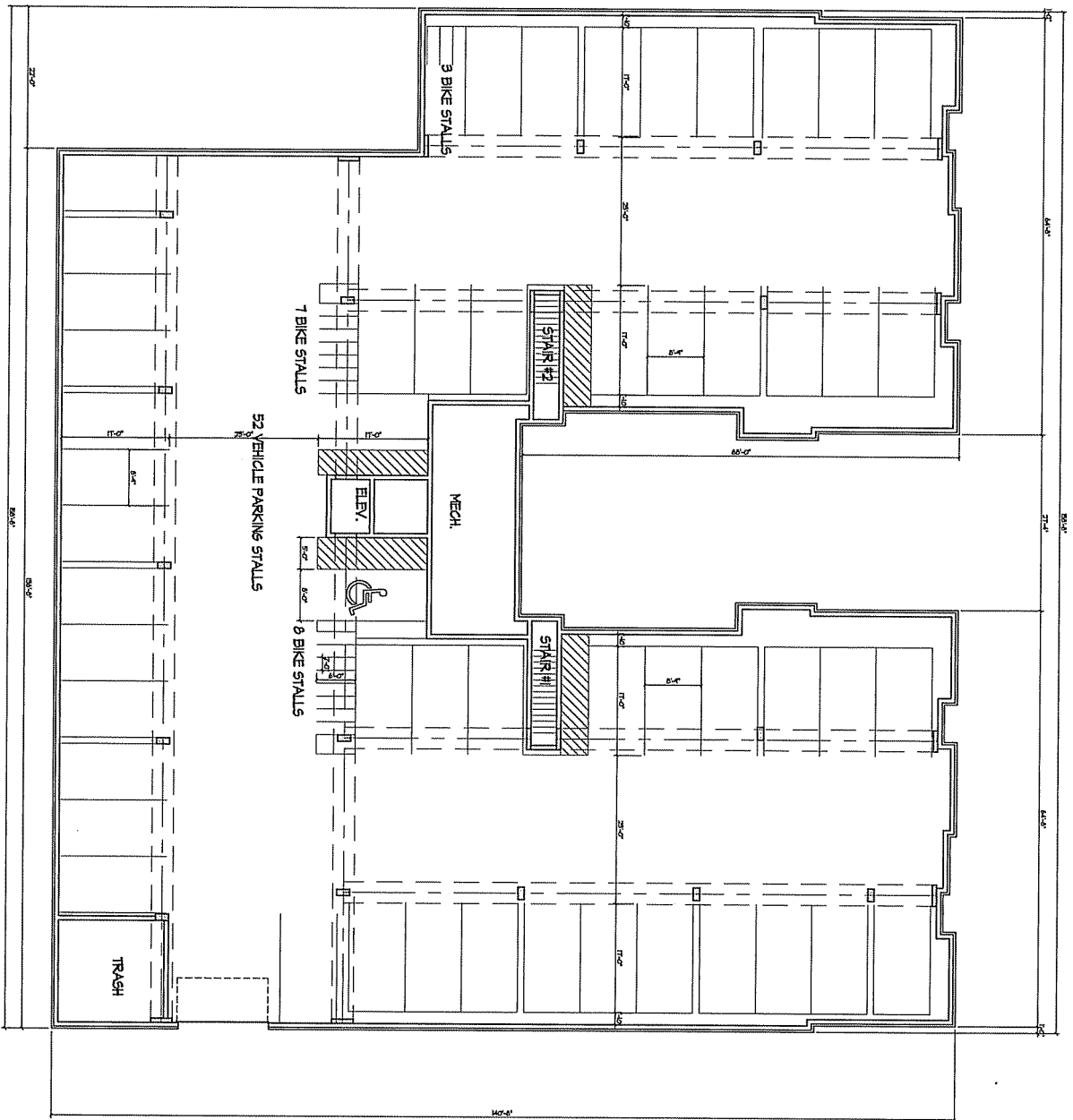
Project: 666  
Site: 666  
Date: April 12, 2006

Project: The Colony  
625 E. North Street

Project: Landscape Plan  
Date: 03/16/06  
Drawing: 0-41



KENSAND  
DESIGN INC.  
LANDSCAPE ARCHITECTS  
201 WEST WISCONSIN AVENUE  
MADISON, WI 53706  
608-263-8300



○ BASEMENT PLAN



**KNOTHE & BRUCE**  
ARCHITECTS

7201 University Avenue, Suite 201  
Madison, Wisconsin 53742  
608-833-5100 Fax 608-674-9734

Contract:

Name:

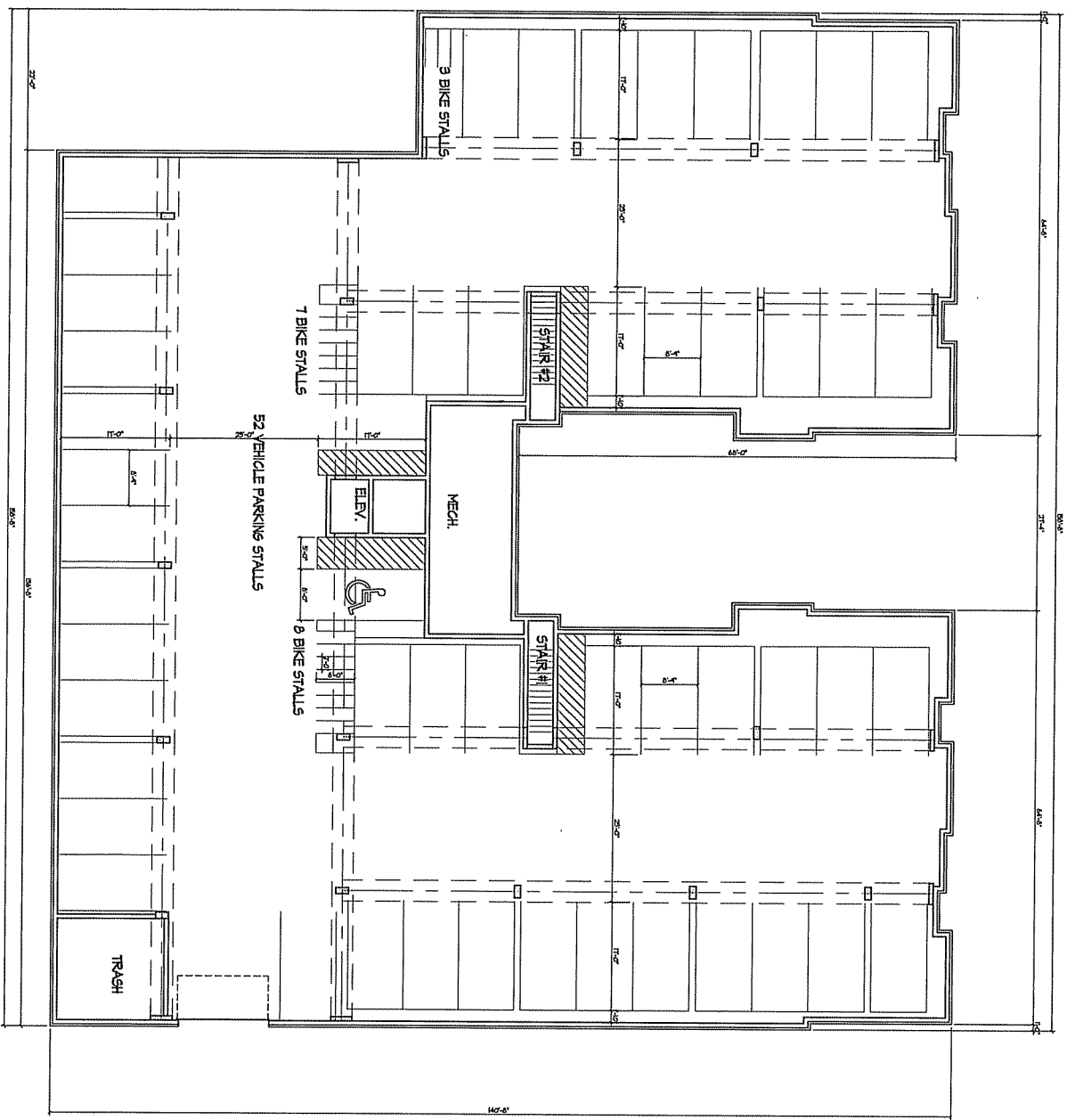
Revision:  
For Commission Schedule - April 12, 2006

Project Title:  
The Colony

625 E. Merrill Street  
Drawing Title:  
Basement Plan

Project No.: 0549  
Drawing No.: A-11

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



BASEMENT PLAN



**KNOTHE & BRUCE ARCHITECTS**  
 7101 University Avenue Suite 201  
 Middleton, Wisconsin 53522  
 608-835-5300 Fax 608-835-6734

Name

Contract

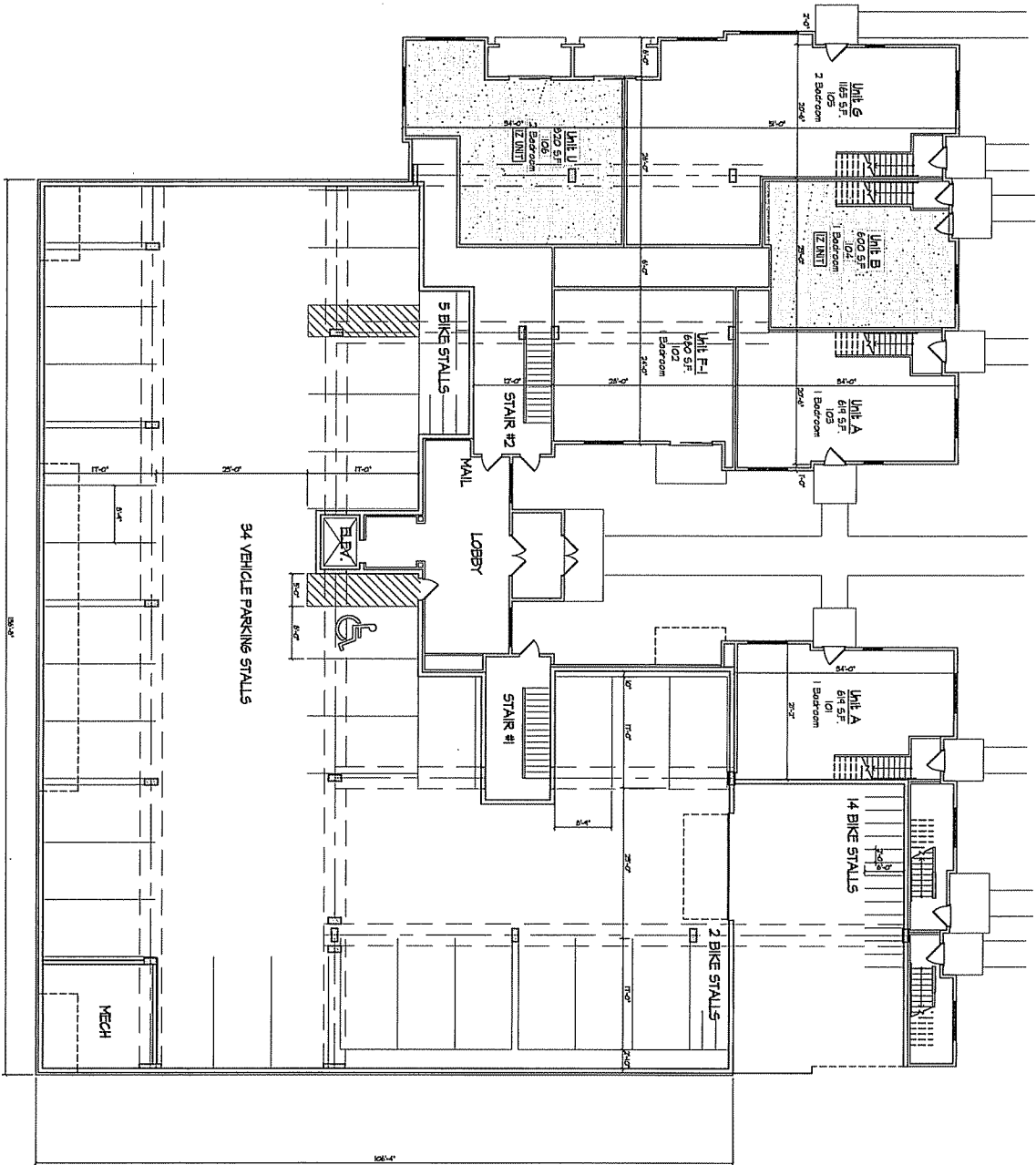
Amended  
 First Commission Submitted - April 12, 2008

Project Title  
 The Colony

625 E. Merrill Street  
 Drawing Title  
 Basement Plan

Project No. 0548  
 Drawing No. A-11

Scale: As Shown  
 Date: 04/12/08  
 Project: The Colony  
 Drawing: Basement Plan  
 Sheet: A-11  
 Designer: [Name]  
 Checker: [Name]  
 Title Block: [Name]



**FIRST FLOOR PLAN**

AREAS:

FINISHED	6026 SF.
UNFINISHED	10174 SF.
<b>TOTAL</b>	<b>17590 SF.</b>



5

**KNOTHE & BRUCE ARCHITECTS**  
 701 University Avenue Suite 201  
 Middleton, Wisconsin 53522  
 608-835-1800 Fax: 608-835-9194

Notes:  
 Credits:

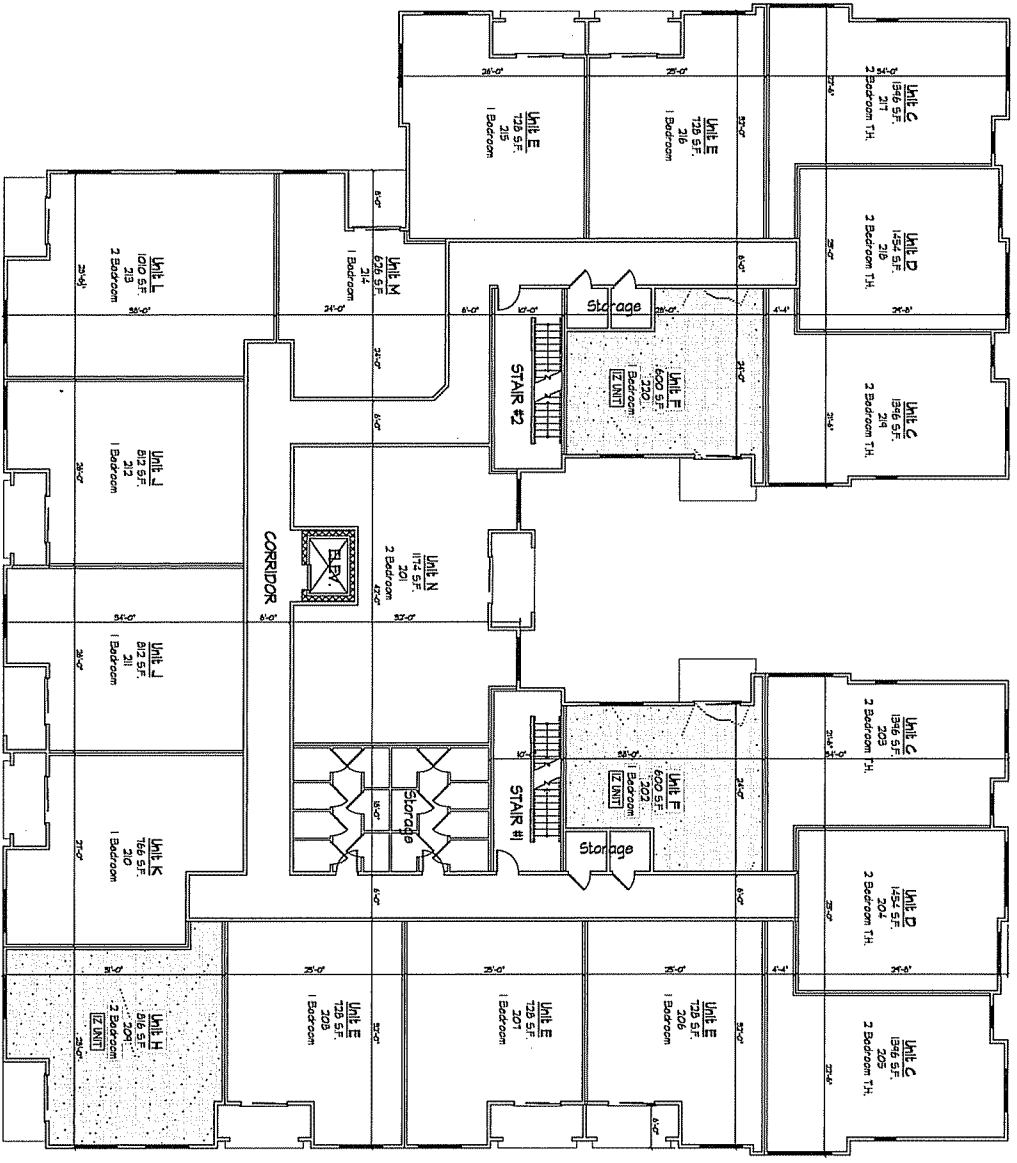
Prepared For: Commission Station - April 12, 2006

Project: The Colony

625 E. Merrill Street  
 Drawing for First Floor Plan

Project No: 0546  
 Drawing No: A-1.2





SECOND FLOOR PLAN

TOTAL AREA 17904 SF.



**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Middleton, Wisconsin 53542  
 608-835-3900 Fax 608-835-3934

Notes

Revision  
 Floor Commission Sanctioned - April 12, 2006

Project Name  
 The Colony

623 E. Witham Street  
 Second Floor Plan

Project No.  
 0548  
 Drawing No.  
 A-13

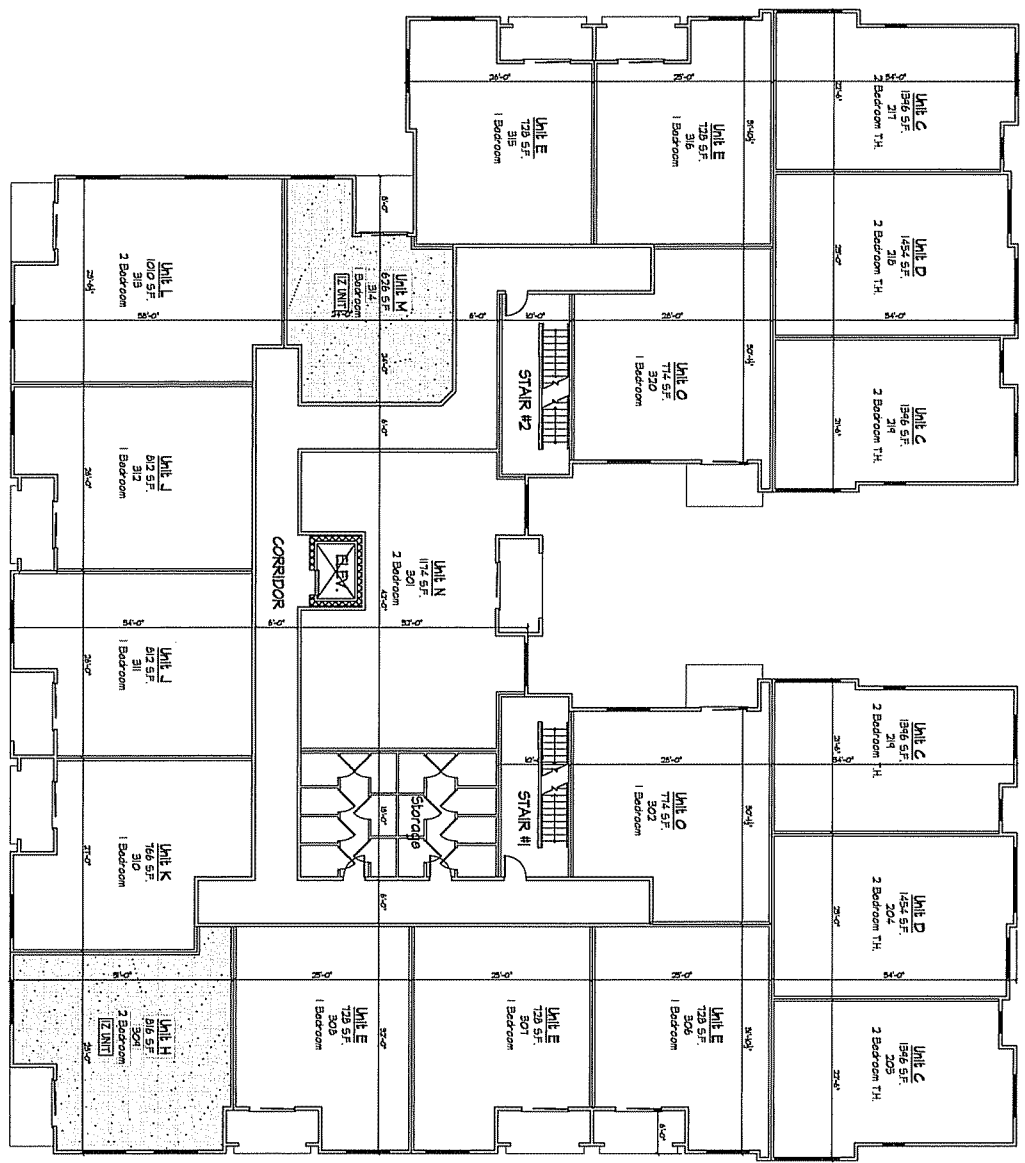
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 Date: \_\_\_\_\_

Project: \_\_\_\_\_  
 Plan Commission Serial #: April 12, 2006

Project: \_\_\_\_\_  
 The Colony

623 E. Wirthlin Street  
 Drawing No. \_\_\_\_\_  
 Third Floor Plan

Project No. 0548  
 Drawing No. A-14



○ THIRD FLOOR PLAN TOTAL AREA 17904 S.F.



**KNOTHE & BRUCE ARCHITECTS**  
720 University Avenue Suite 201  
Hillsdale, Wisconsin 53524  
608-835-1990 Fax 608-835-6934

Client: \_\_\_\_\_  
Contract: \_\_\_\_\_

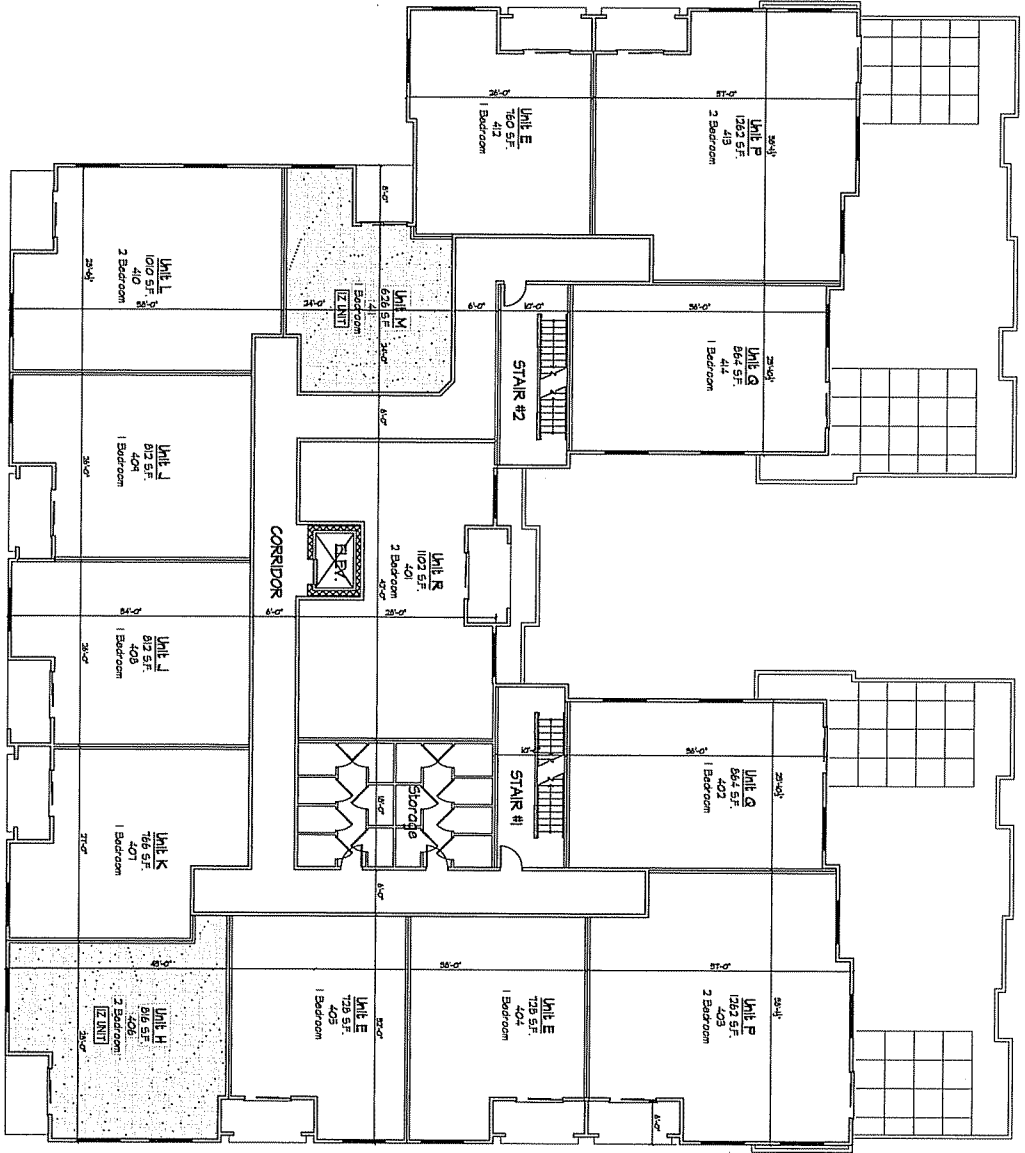
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Notes: \_\_\_\_\_  
Revision: \_\_\_\_\_  
For Commission Specialist - April 12, 2008

Project Title: \_\_\_\_\_  
The Colony

625 E. Merrill Street  
Dane County  
Fourth Floor Plan

Project No: 054B  
Drawing No: A-15



**FOURTH FLOOR PLAN** TOTAL AREA 14,742 SF.



**KNOTHE & BRUCE ARCHITECTS**  
 7201 University Avenue, Suite 201  
 Middleton, Wisconsin 53542  
 608-835-1000 Fax 608-835-6934

**Contract**  
 04-0315-1000 Fax 608-835-6934

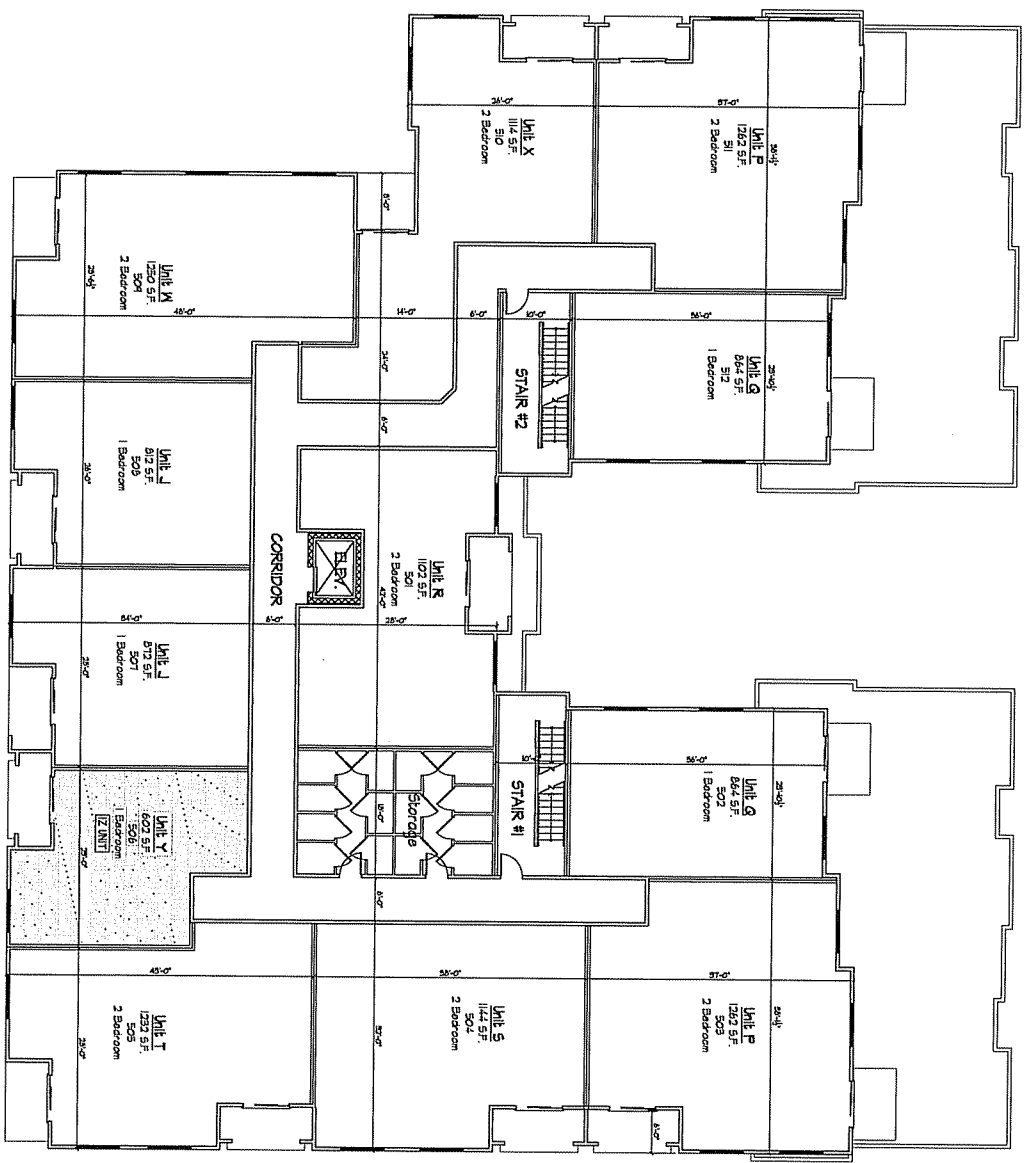
**Notes**

**Notes**  
 Plan Commission Submitted - April 12, 2006

**Project**  
 The Colony

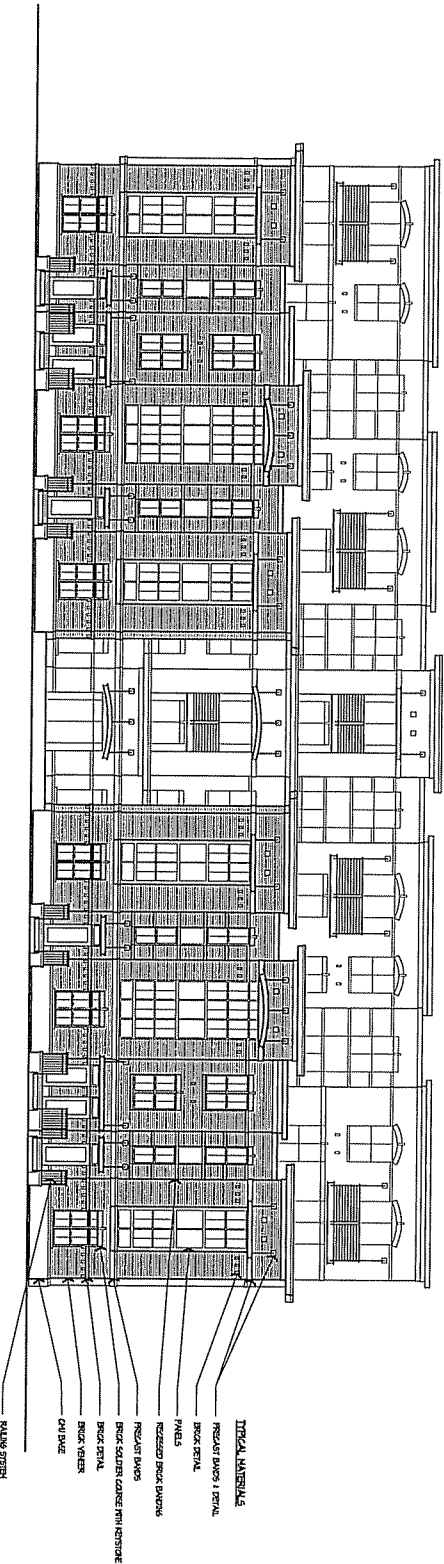
625 E. Merrill Street  
 Design by  
**Fifth Floor Plan**

**Project** 0548 **Design** A-16



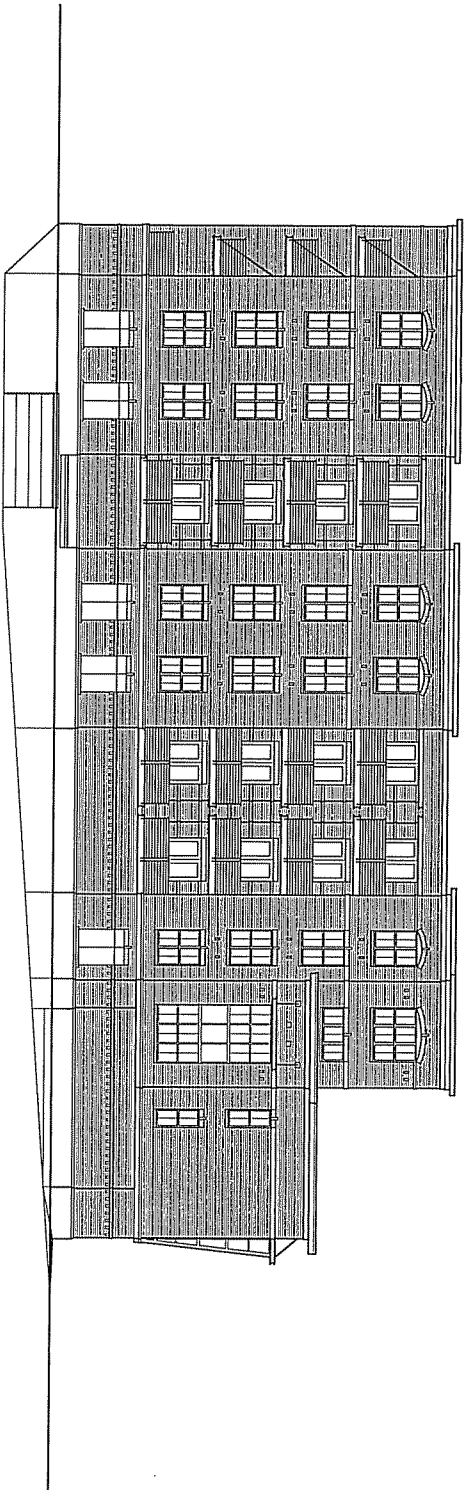
**FIFTH FLOOR PLAN** TOTAL AREA 14,742 SF.





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

- TYPICAL WINDOW
- PRECAST CONCRETE & BRICK
- BRICK FINISH
- PIERS
- RECESSED BRICK DIVIDER
- PRECAST CONCRETE
- BRICK SCALING CORNER WITH CORNICE
- BRICK FINISH
- BRICK TRIMMER
- CAST BRICK
- PAVING STONE



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

**KNOTHE & BRUCE ARCHITECTS**  
7201 University Avenue Suite 201  
Madison, Wisconsin 53742  
608-445-5190 Fax 608-445-6734

Name

Project  
Paper Commission Schedule - April 12, 2006

Project Title  
**The Colony**

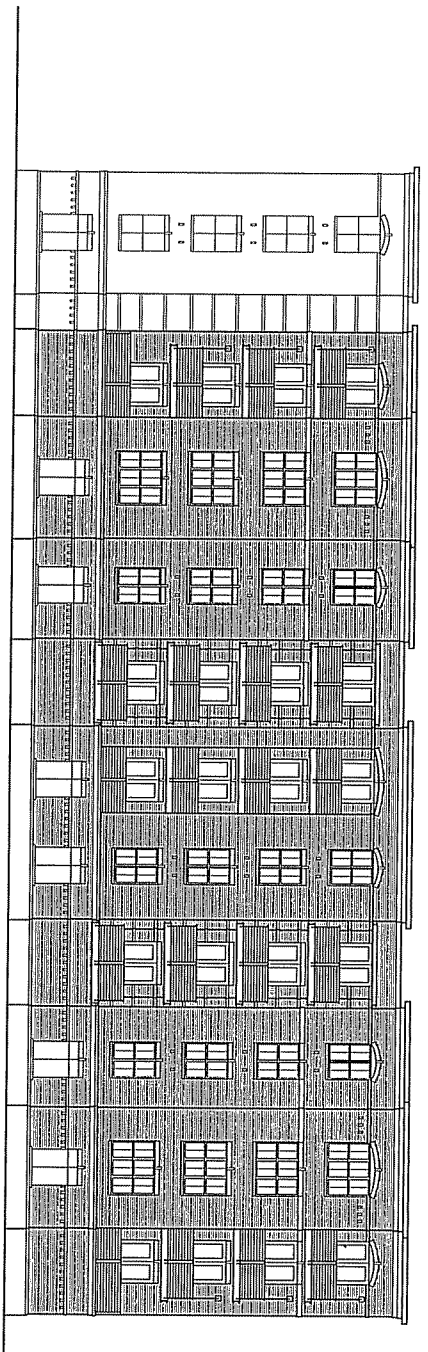
625 E. Mifflin Street  
Drawing Title  
**Elevations**

Project No. 05418  
Drawing No. A-21

Scale  
Date  
Author  
Checked  
Title Block

**KNOTHE & BRUCE ARCHITECTS**  
 7161 University Avenue, Suite 201  
 Middleton, Wisconsin 53122  
 608.835.5190 Fax 608.835.6734

Notes



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

Project: The Colony

Revision: For Commission Schedule - April 12, 2008

625 E. Merrill Street  
 Drawing Title: Elevation

Project No: 0548  
 Drawing No: A-22

Architect: KNOTHE & BRUCE ARCHITECTS  
 Designer: [Name]  
 Date: [Date]