

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Date Received \_\_\_\_\_ ☐ Initial Submittal  
Paid \_\_\_\_\_ ☐ Revised Submittal

**Complete all sections of this application, including the desired meeting date and the action requested.** If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.*

*Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.*

*Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.*

## 1. Project Information

Address (list all addresses on the project site): 305 North Frances, 533 Conklin Place  
Title: 305 North Frances

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested June 11, 2025

- ☒ New development ☐ Alteration to an existing or previously-approved development  
☒ Informational ☐ Initial Approval ☐ Final Approval

## 3. Project Type

- ☐ Project in an Urban Design District  
☒ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
☐ Planned Development (PD)  
☐ General Development Plan (GDP)  
☐ Specific Implementation Plan (SIP)  
☐ Planned Multi-Use Site or Residential Building Complex

### Signage

- ☐ Comprehensive Design Review (CDR)  
☐ Modifications of Height, Area, and Setback  
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

### Other

- ☐ Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Doug Tichenor  
**Street address** 1643 N Milwaukee Ave  
**Telephone** 847.644.9302

**Company** CS Acquisitions Vehicle, LLC  
**City/State/Zip** Chicago, IL 60647  
**Email** dtichenor@corespaces.com

**Project contact person** Brian Munson  
**Street address** 120 East Lakeside Street  
**Telephone** 608.609.4410

**Company** Vandewalle & Associates  
**City/State/Zip** Madison, WI 53715  
**Email** bmunson@vandewalle.com

**Property owner (if not applicant)** \_\_\_\_\_  
**Street address** \_\_\_\_\_ **City/State/Zip** \_\_\_\_\_  
**Telephone** \_\_\_\_\_ **Email** \_\_\_\_\_

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

## Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

## 4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

**5. Required Submittal Materials**☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to [UDCapplications@cityofmadison.com](mailto:UDCapplications@cityofmadison.com). The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with DAT on 4.21.25.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Doug Tichenor

DocuSigned by:

Relationship to property \_\_\_\_\_

*Doug Tichenor*

Authorizing signature of property owner \_\_\_\_\_

E4F3E5C1786D4A4...

Date \_\_\_\_\_

**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- ☐ Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex





# VANDEWALLE & ASSOCIATES INC.

To: Urban Design Commission  
From: Brian Munson  
CC: Core Spaces Design Team  
Alder Ochowicz  
Date: Tuesday, May 27, 2025  
Re: 305 North Frances Redevelopment: Informational Presentation

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The attached informational submittal packet for the 305 North Frances Redevelopment outlines the initial design concepts for the redevelopment of a new student housing project located along Johnson Street, Conklin Place, and Frances Street (Saxony Apartments property). This project creates a new 16-story student housing project with ground floor retail, tenant amenities, and affordable student housing units. Units within the project range from 1 to 5-bedroom units with resident amenities on the ground floor and top floor. The overall project is designed to meet the standards of the UMX zoning district and the Downtown Plan height recommendations for the Johnson Street Bend District while creating an enhanced/activated streetscape and unique architectural expression.

Project Name: 305 North Frances Redevelopment

Properties: 305 North Frances Street  
533 Conklin Place

Applicant: CS Acquisitions Vehicle. LLC  
1643 North Milwaukee Street  
Chicago, IL 60647

Design Team:  
Architecture: Antunovich Associates  
224 West Huron Street  
Chicago, Illinois 60654

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631

[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

Engineering:	Vierbicher 999 Fournier Drive Madison, WI 53717
Landscape:	Site Design 888 South Michigan Avenue Chicago, IL 60605
Planning:	Vandewalle & Associates 120 East Lakeside Street Madison, WI 53715

# MADISON SAXONY

UDC INFORMATIONAL PRESENTATION

JUNE 11, 2025

CS ACQUISITION  
VEHICLE, LLC

**A** ANTUNOVICH  
ASSOCIATES

vierbicher  
planners | engineers | advisors



site

## HUB Saxony



### PROJECT STATS

- 1,374/ 394      Beds / Units
- 0.1 mi      Distance to Campus
- 566K / 432K      GSF/RSF
- 16      Stories
- 2028      Delivery Date
- 68      Parking Spaces
- 2.8K      Retail SF















AERIAL FROM SW



FRANCES & JOHNSON INTERSECTION



VIEW NORTH



VIEW SOUTH



VIEW EAST



VIEW WEST





FRANCES & JOHNSON



FRANCES LOOKING SOUTH



MARION & JOHNSON



CONKLIN LOOKING WEST





315 N FRANCES



PALISADE



FLUNO CENTER



HUB BASSETT



LA CIEL



WITTE HALL



VERVE



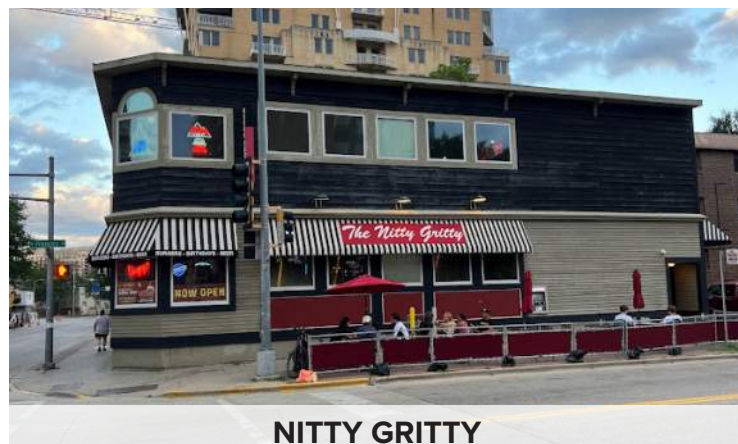
EMBASSY APARTMENTS



DOTTY DUMPLINGS



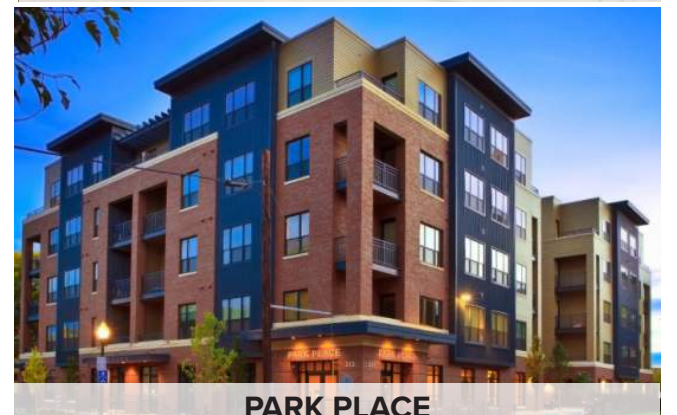
HAMPTON INN



NITTY GRITTY



DOUBLE TREE



PARK PLACE



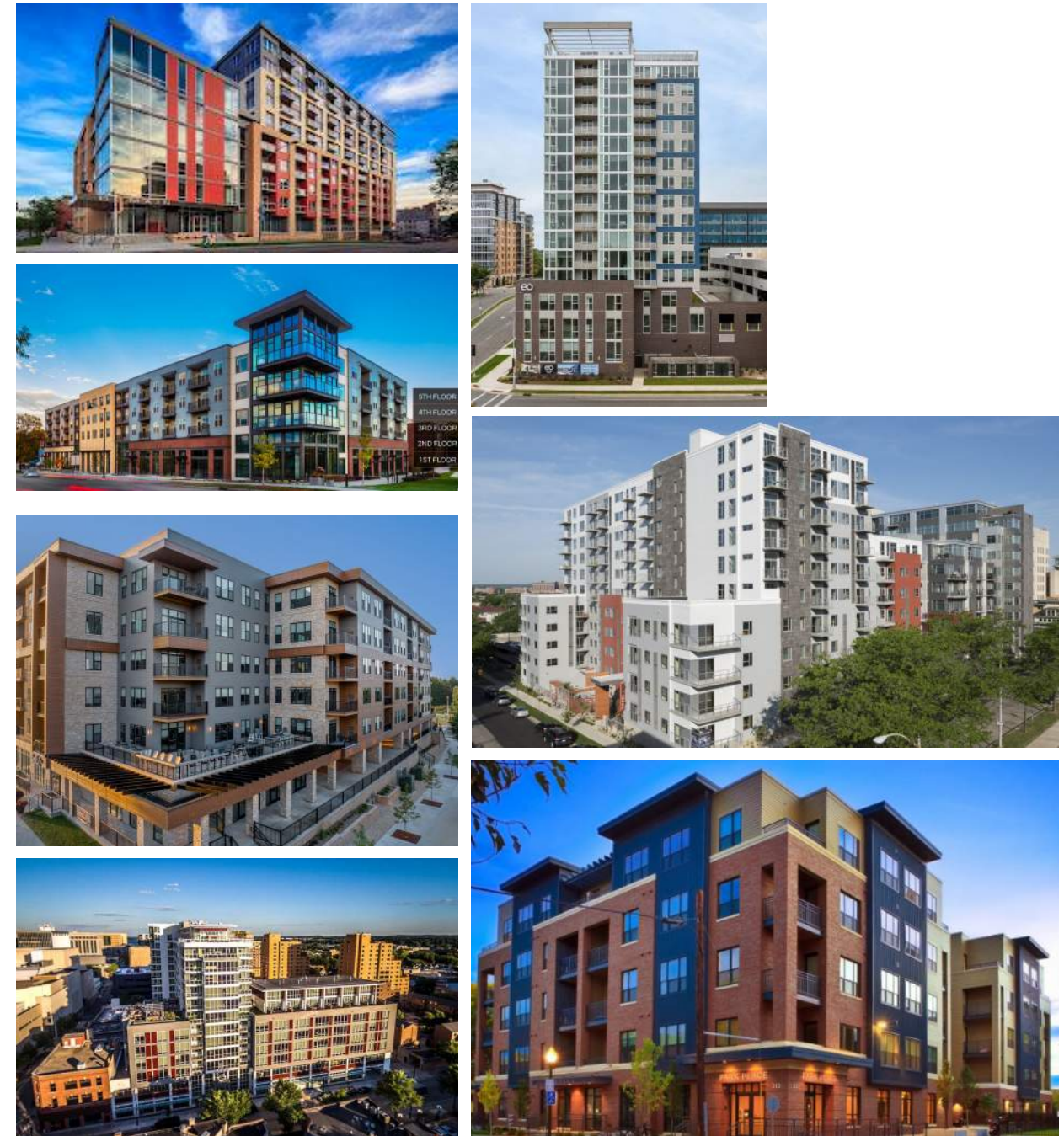
## OLD

- MONOLITHIC COLOR PALETTE
- BASE / MIDDLE / TOP EXPRESSION
- QUALITY MATERIALS W/ EXPRESSED DETAILING

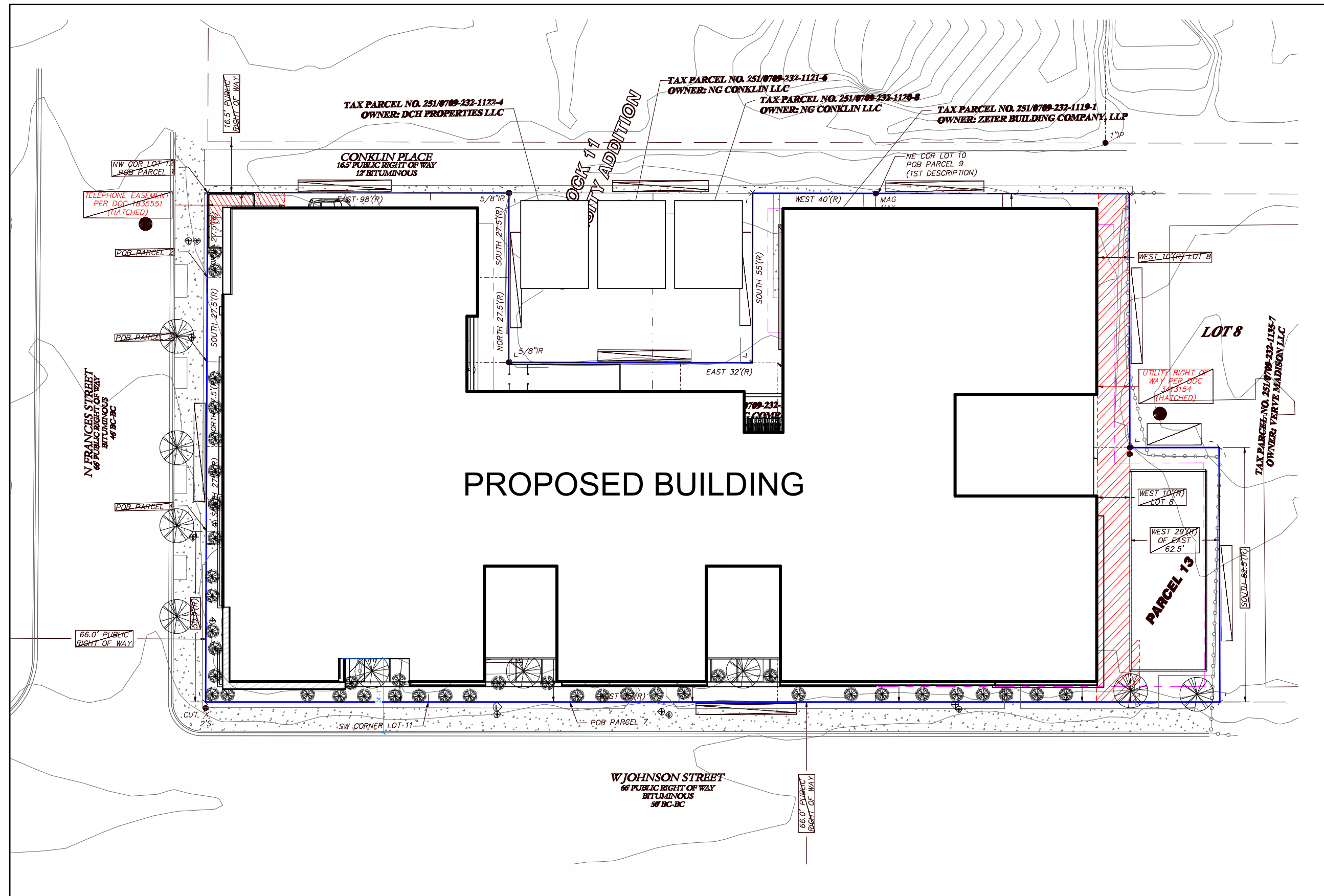


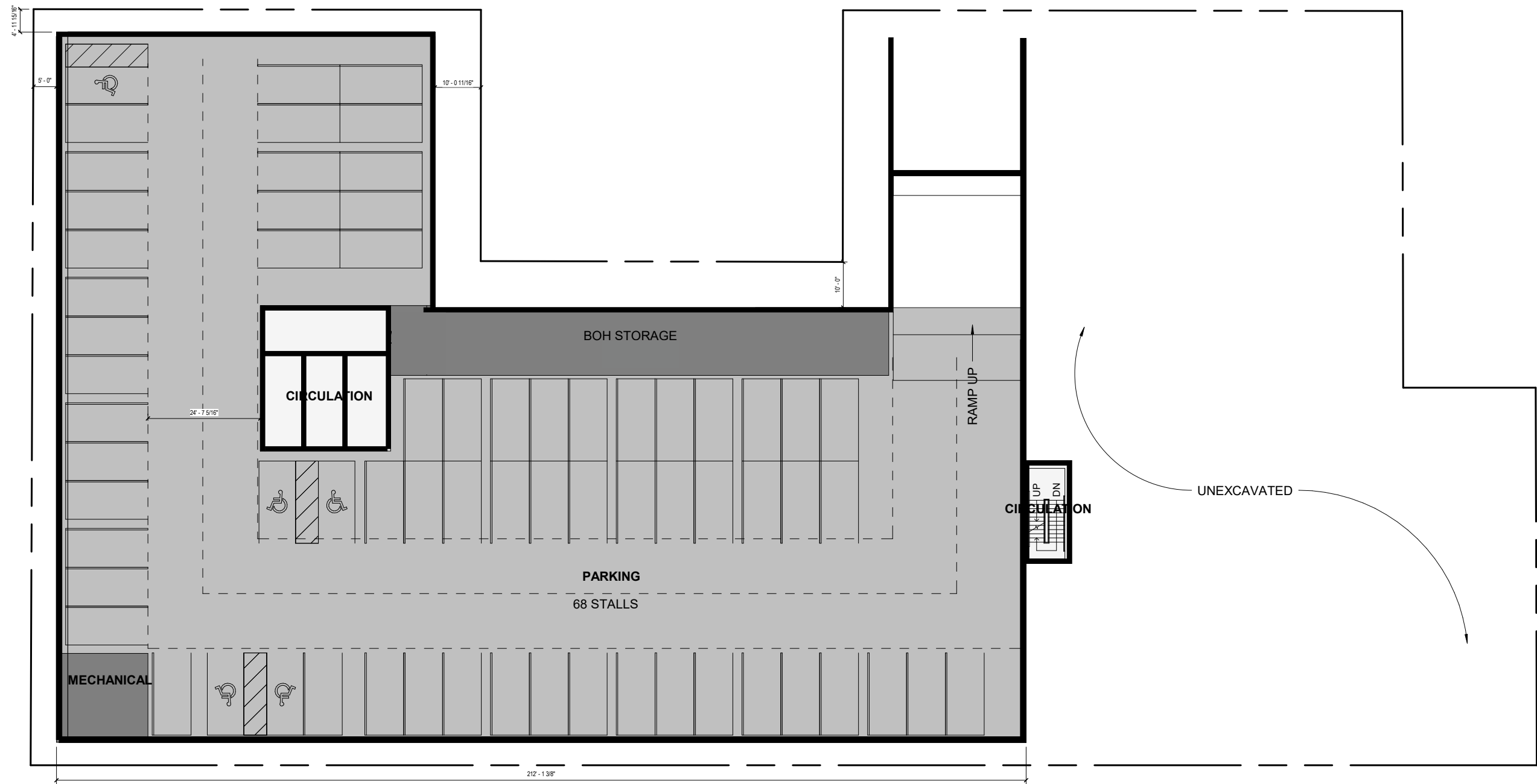
## NEW

- MIX OF FORMS
- RANDOMIZED PLACEMENT OF MATERIALS AND COLORS
- MORE FLAT FACADES / MINIMALIST DETAILS

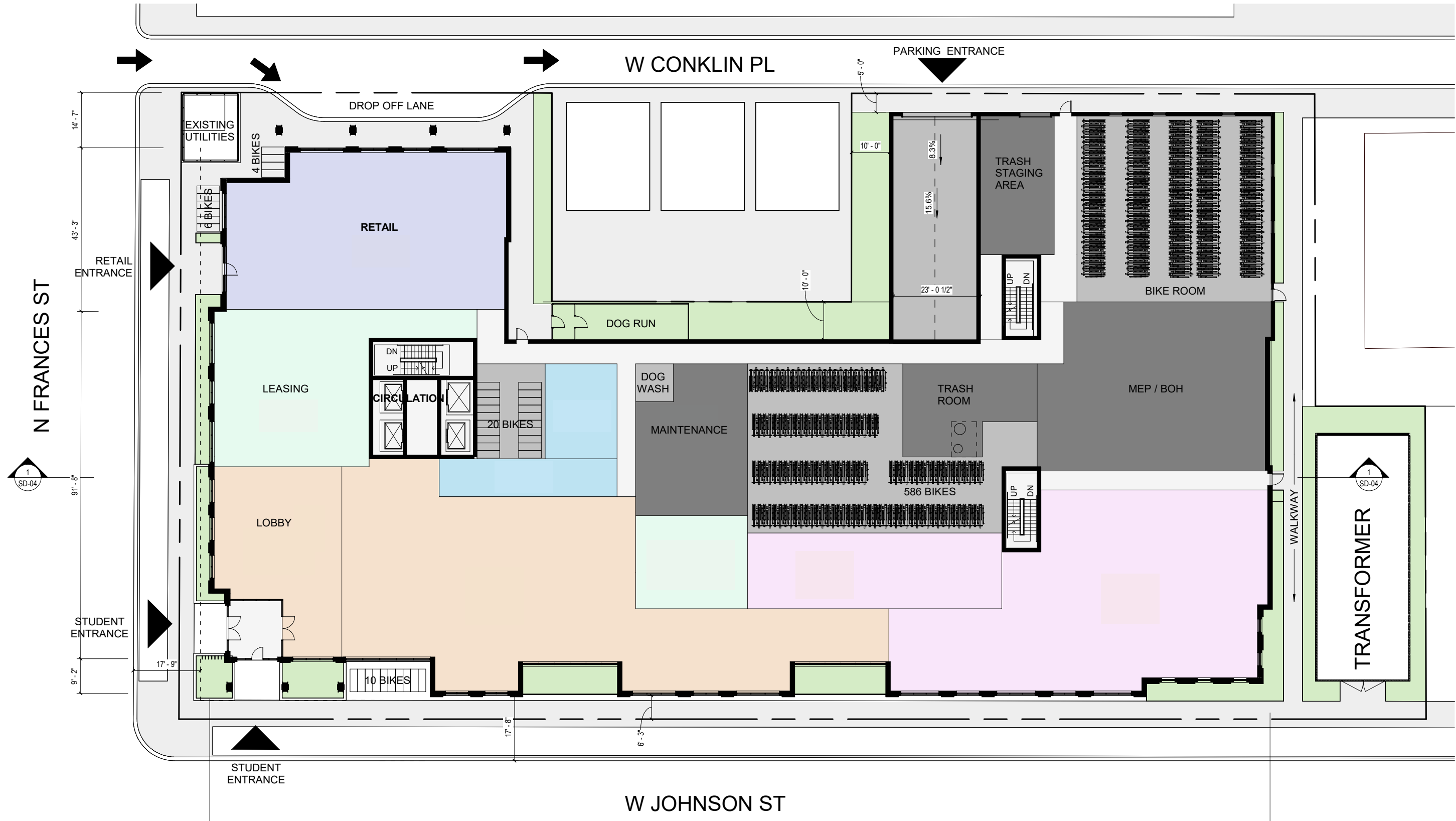








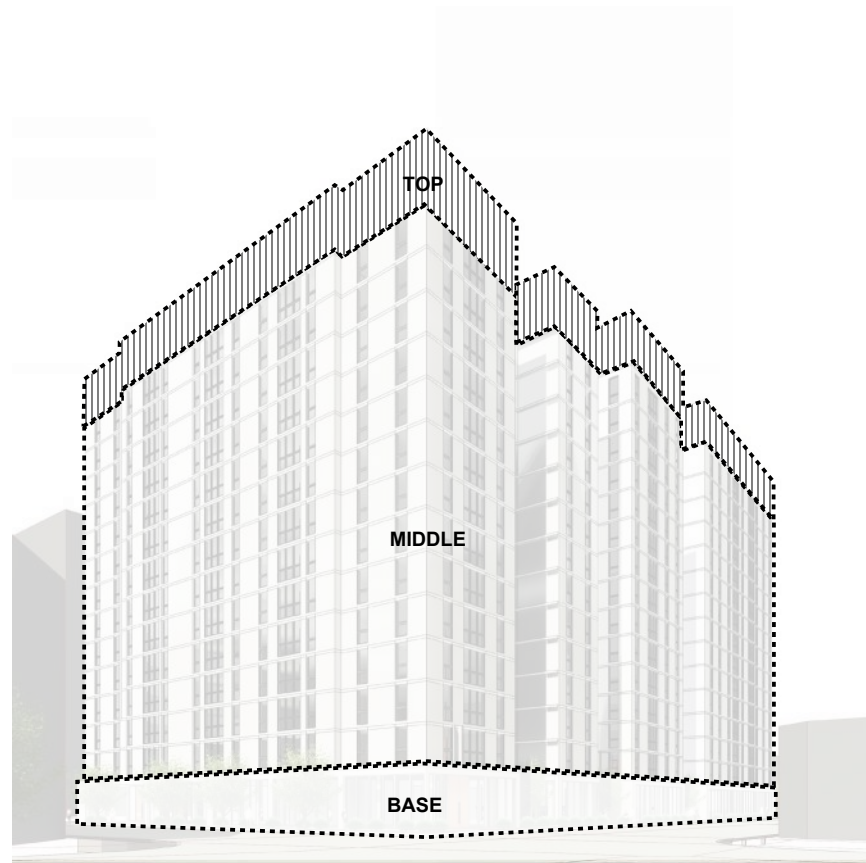




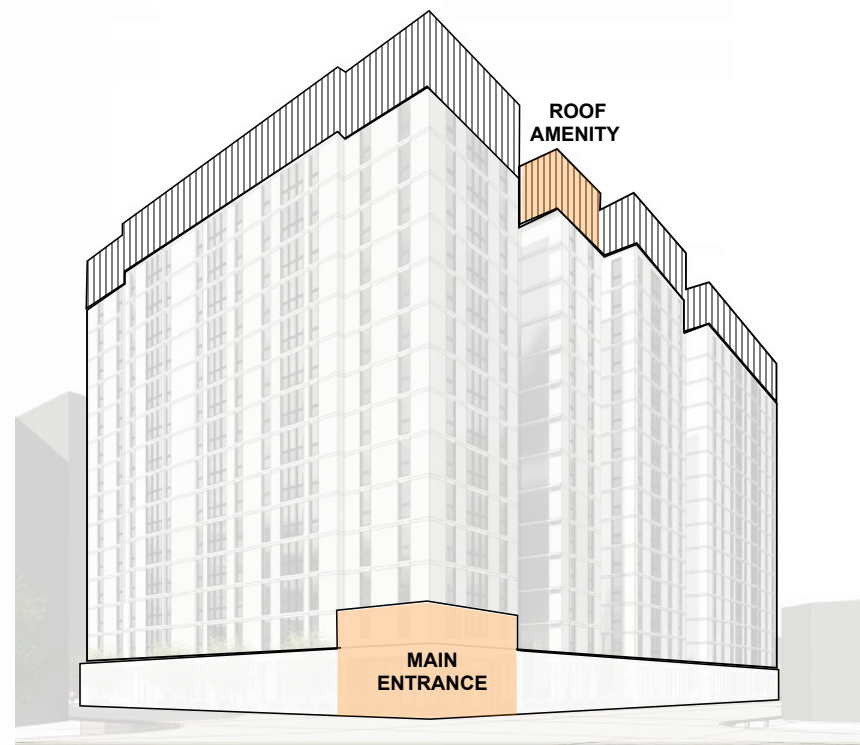




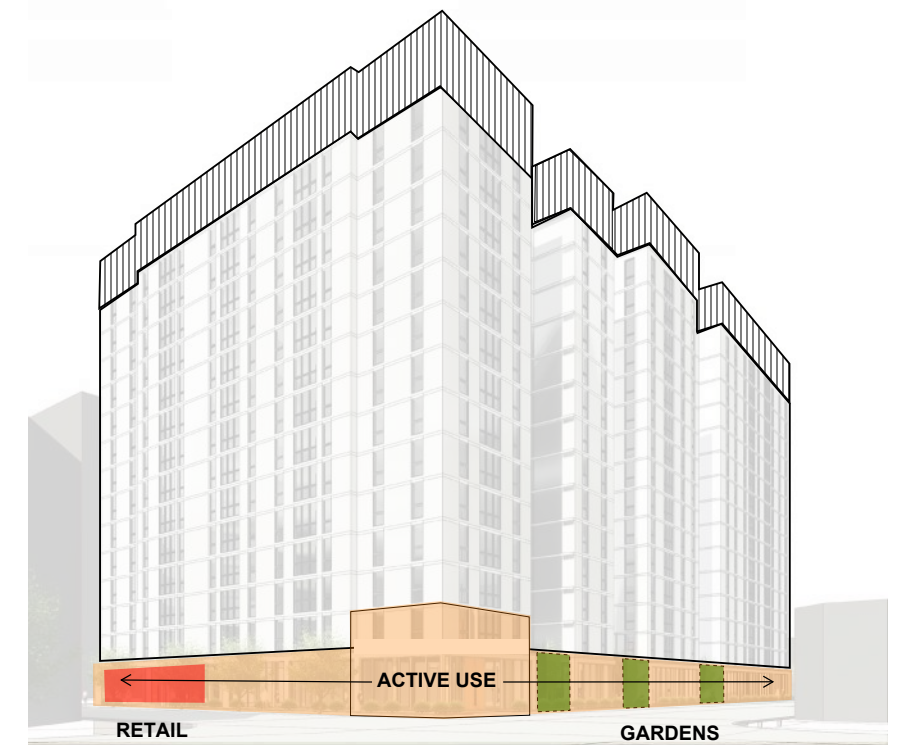




**DIVIDE THE MASSING**



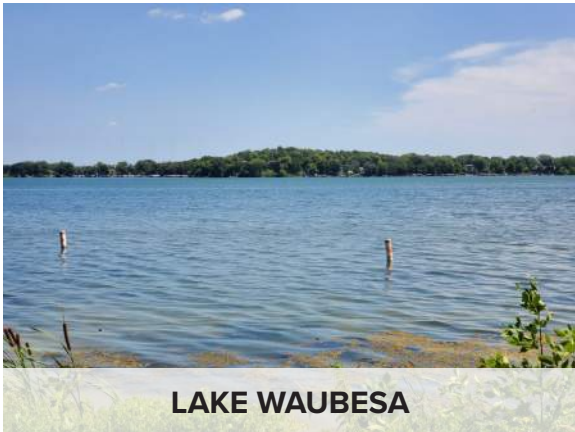
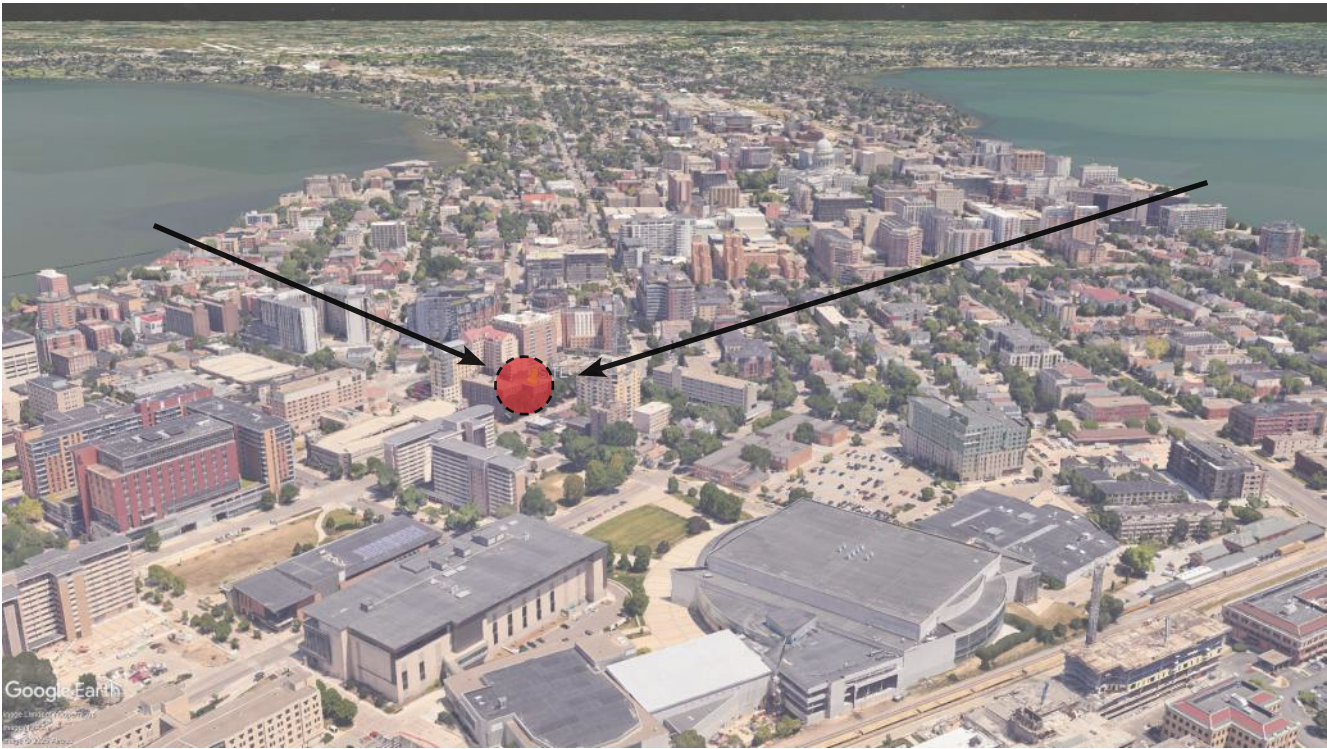
**PROVIDE VISUAL HIERARCHY**



**FOCUS ON PEDESTRIAN EXPERIENCE**



The 4 lakes - Mendota, Monona, Waubesa and Kegonsa are all different depths (83', 74', 38', 32') giving each one a unique hue of blue. The site context has a lot of tan and beige tones both in the building materials as well as the hardscape, so we're proposing to use a tannish beige brick to integrate the building into its surroundings at the pedestrian scale, while a slate blue metal panel pulls from the surrounding water and brings that color deeper into the city.



LAKE WAUBESA



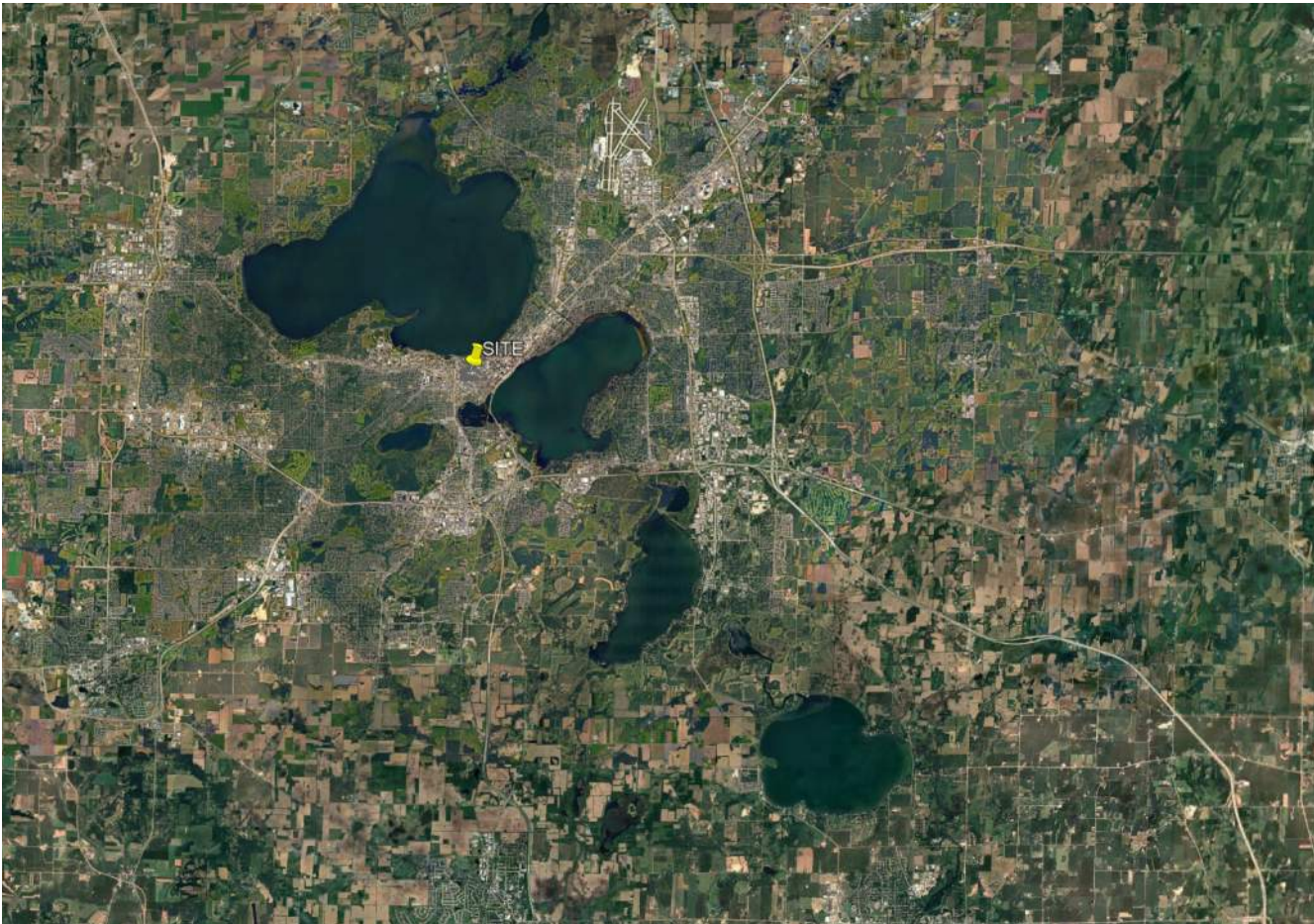
LAKE MONONA



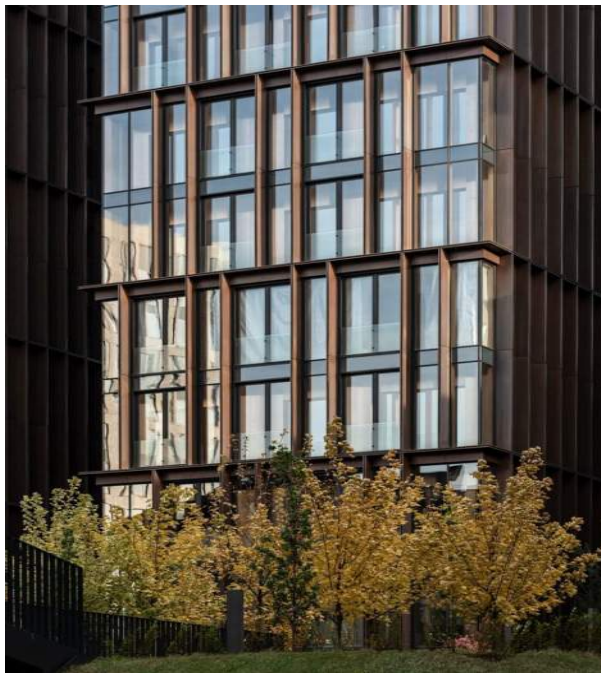
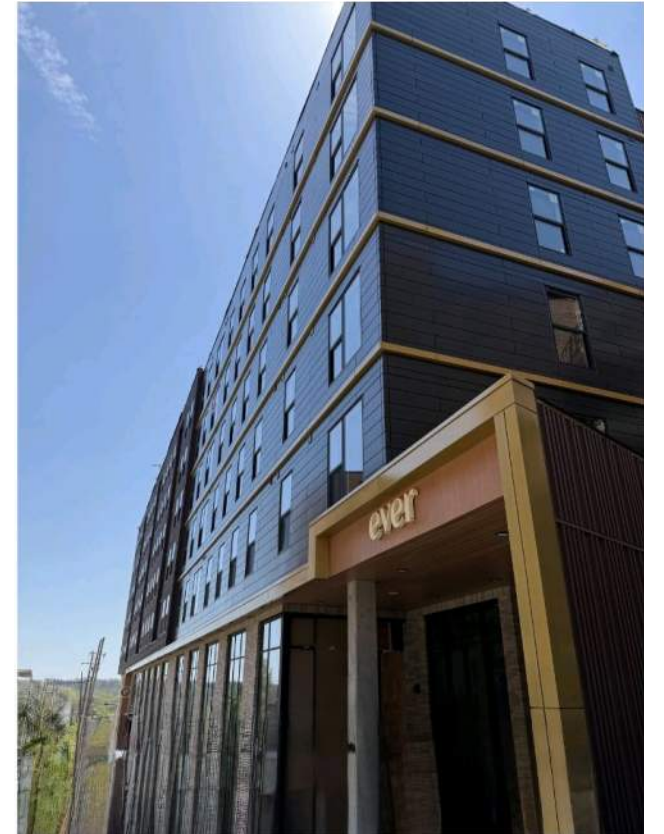
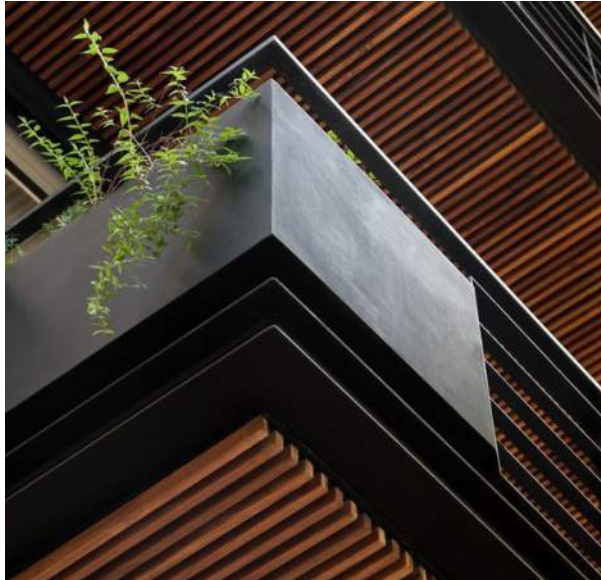
LAKE KEGONSA



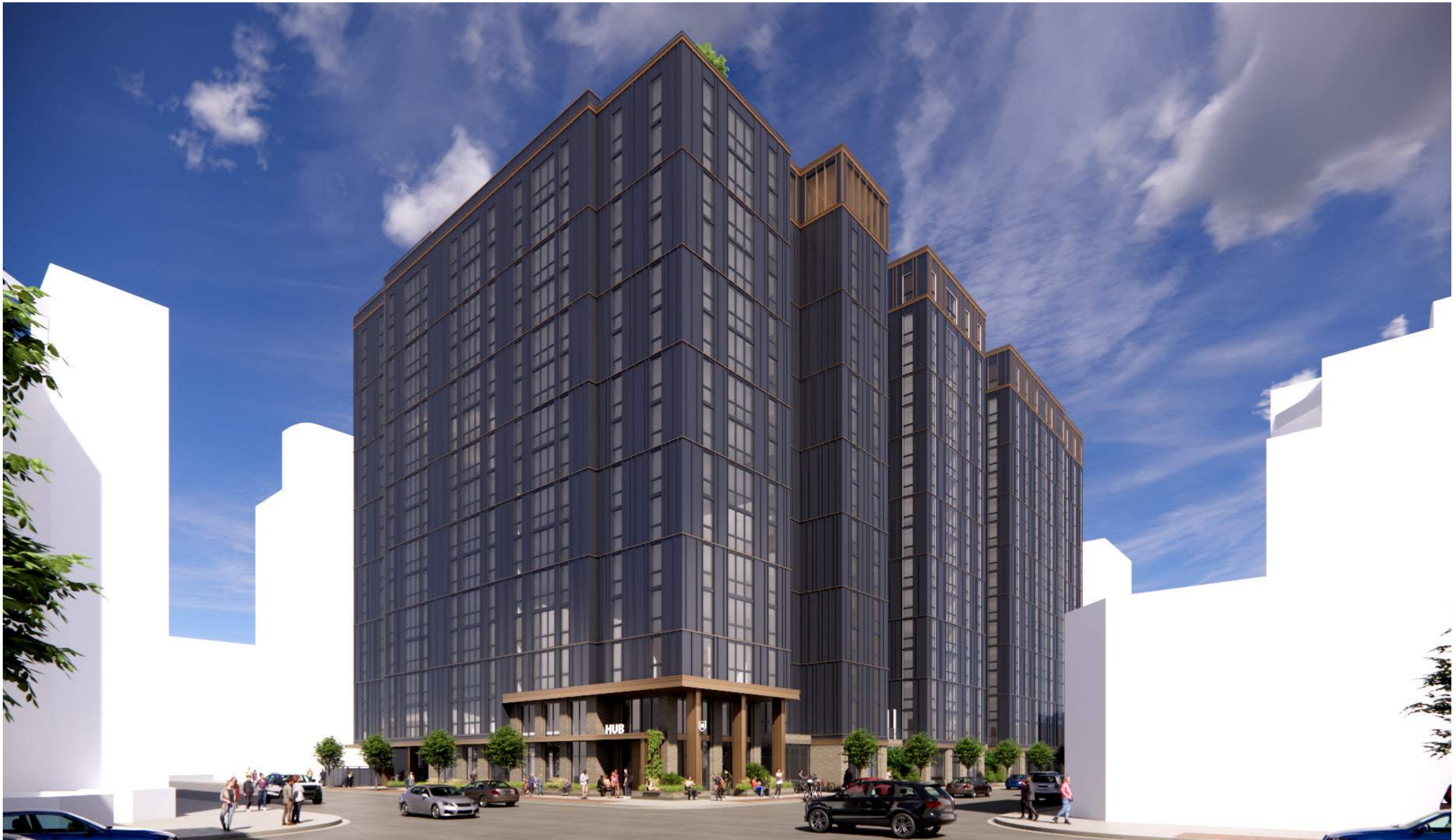
LAKE MENDOTA















MAIN ENTRANCE





LOOKING NORTH ON FRANCES



LOOKING WEST ON JOHNSON

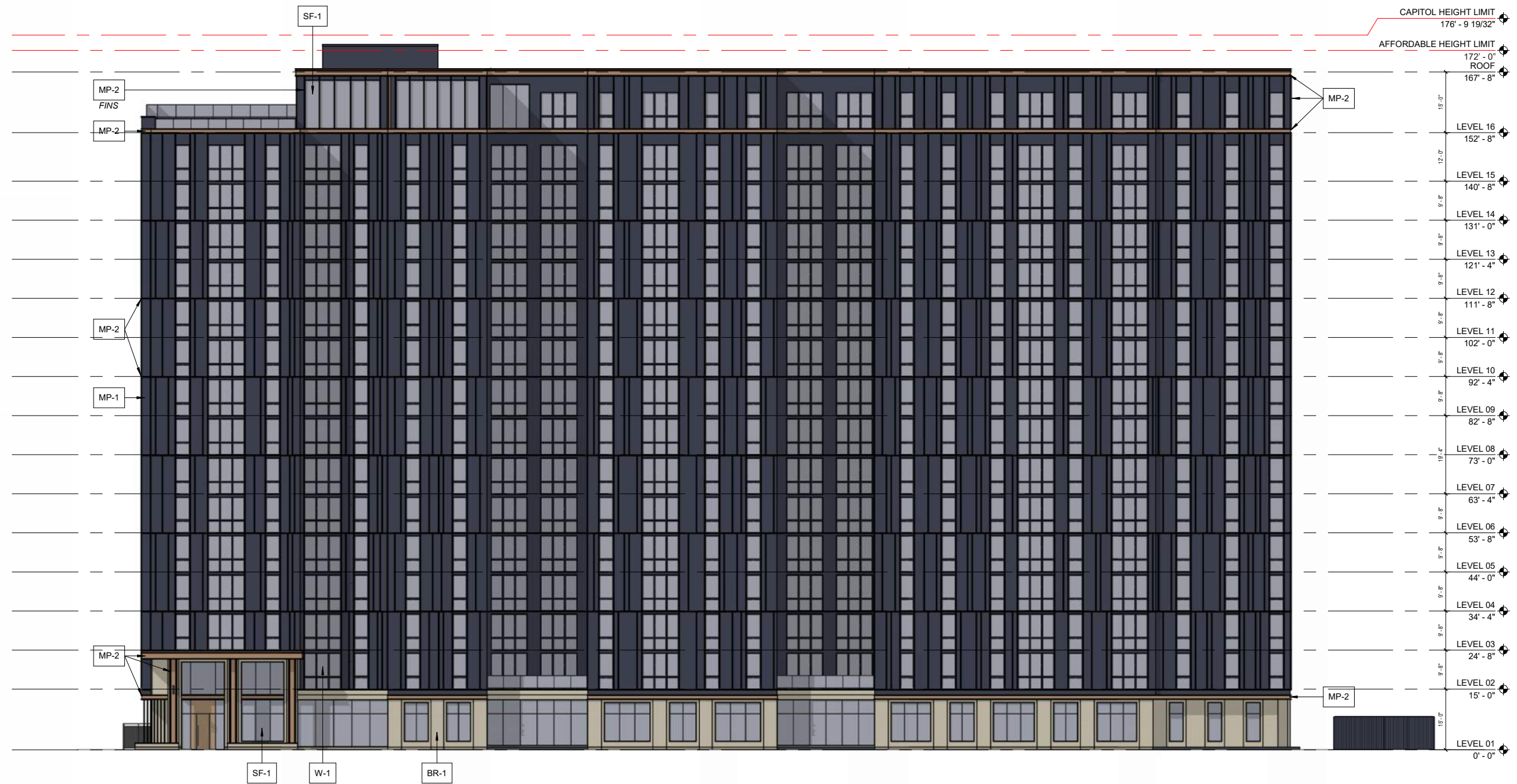


INTERSECTION OF FRANCES & CONKLIN



INTERSECTION OF JOHNSON & MARION

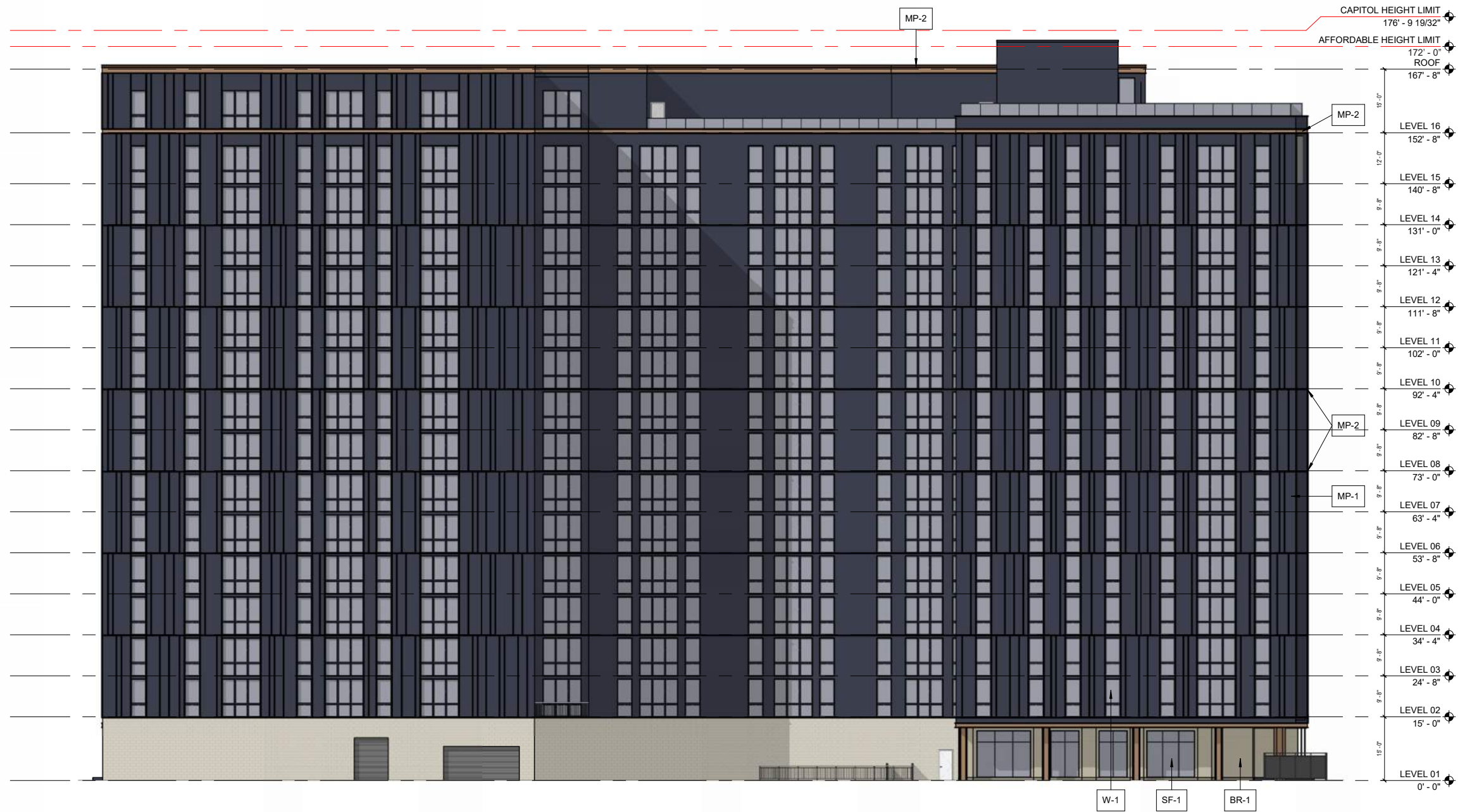






WEST ELEVATION











BR-1

BRICK  
COLOR, TAN



GLAZING UNITS  
LOW IRON, CLEAR



MP-1

METAL PANEL  
COLOR, SLATE BLUE



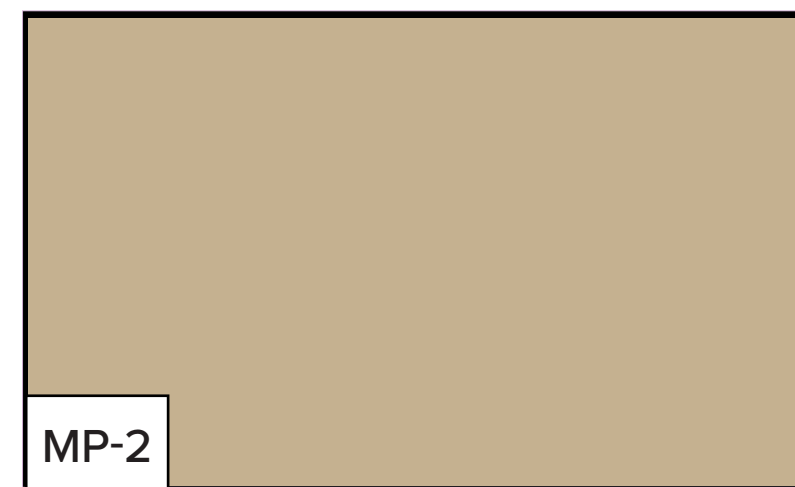
SF-1

STOREFRONT SYSTEM  
COLOR, BLACK



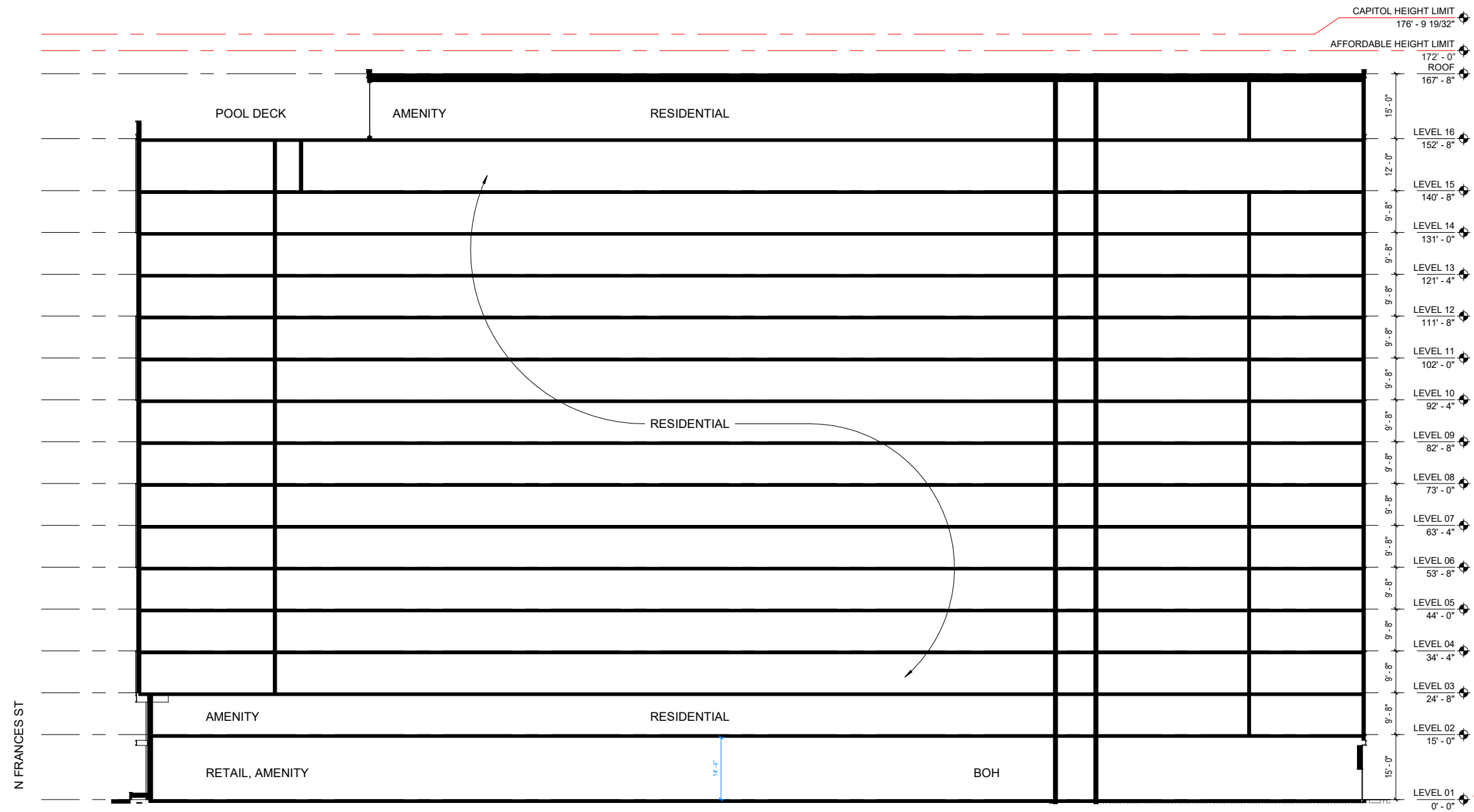
W-1

POLYMER WINDOW SYSTEM  
COLOR, BLACK

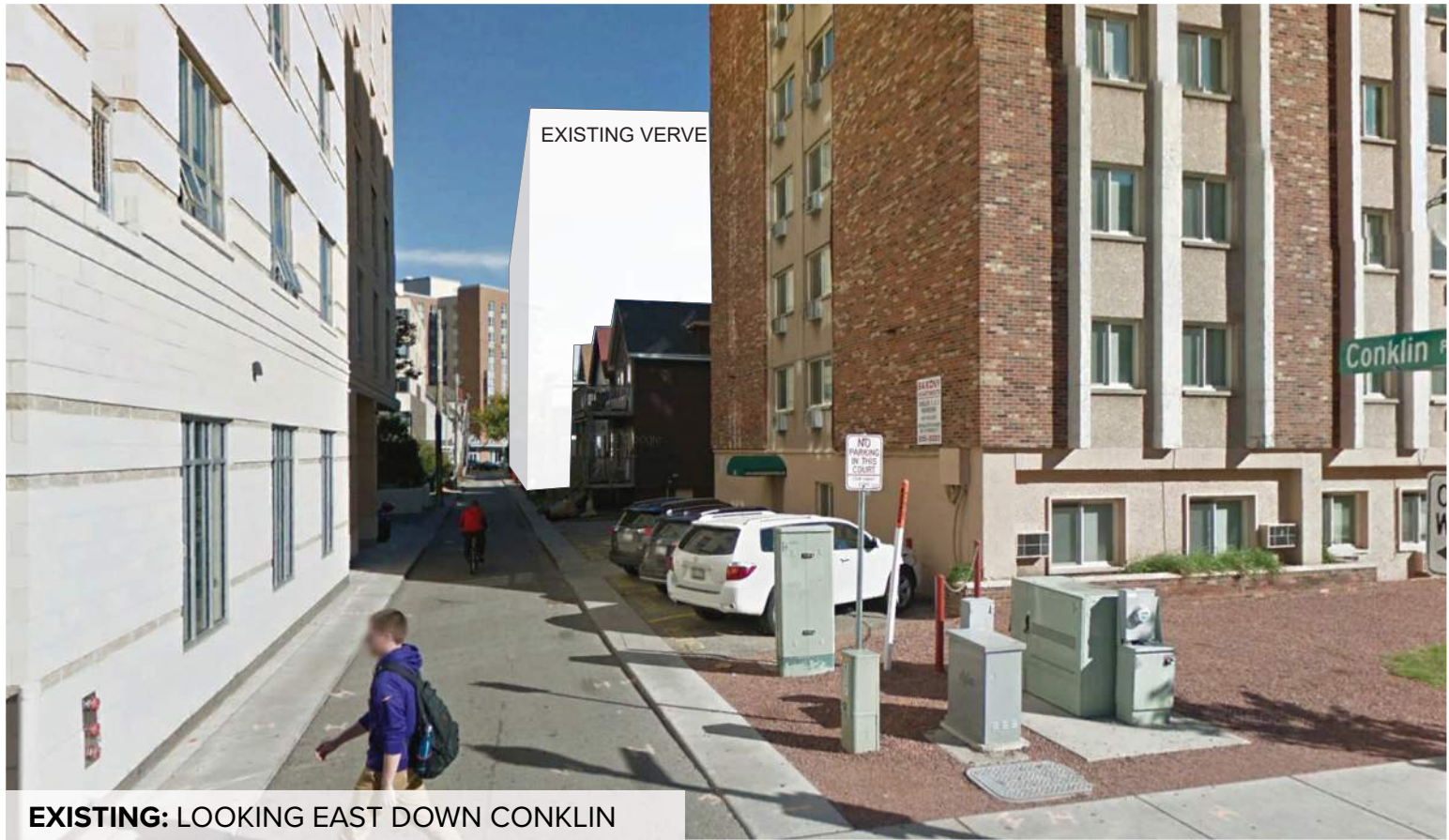


MP-2

METAL PANEL  
COLOR, TAN



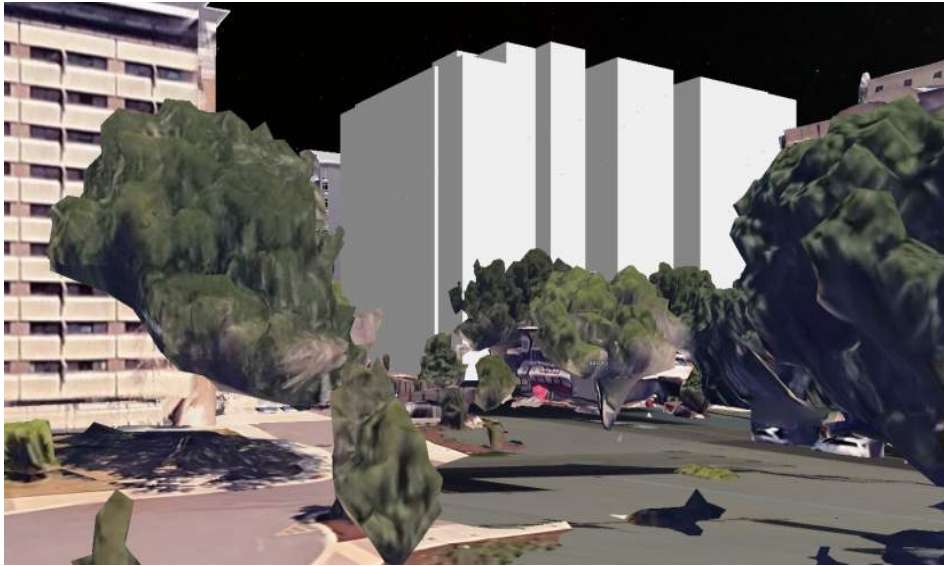








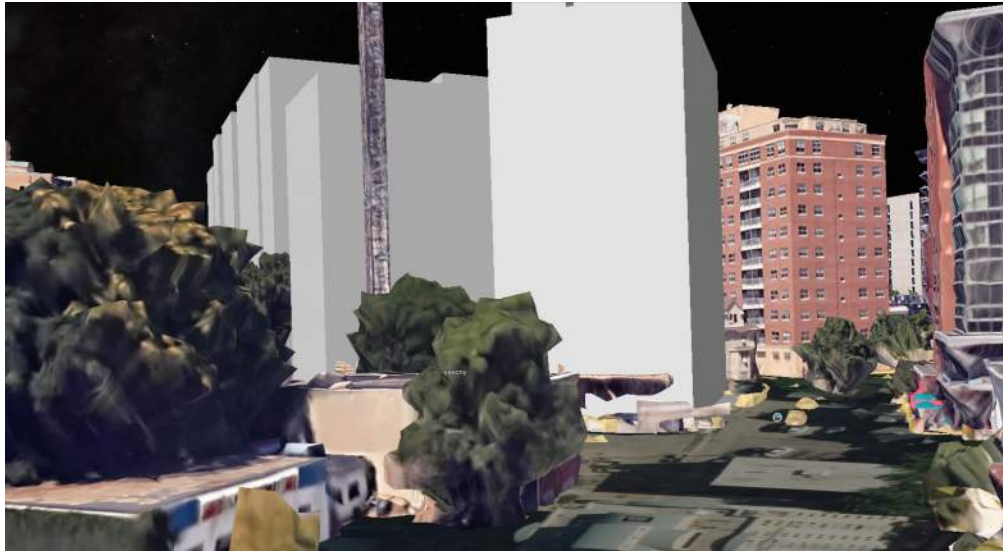
Frances ST looking North (from Kohl)



SW Corner



Johnson Looking East



Frances Johnson + Bassett



Frances st looking South



Aerial





**SPRING 10 AM**



**SPRING 12 PM**



**SPRING 4 PM**



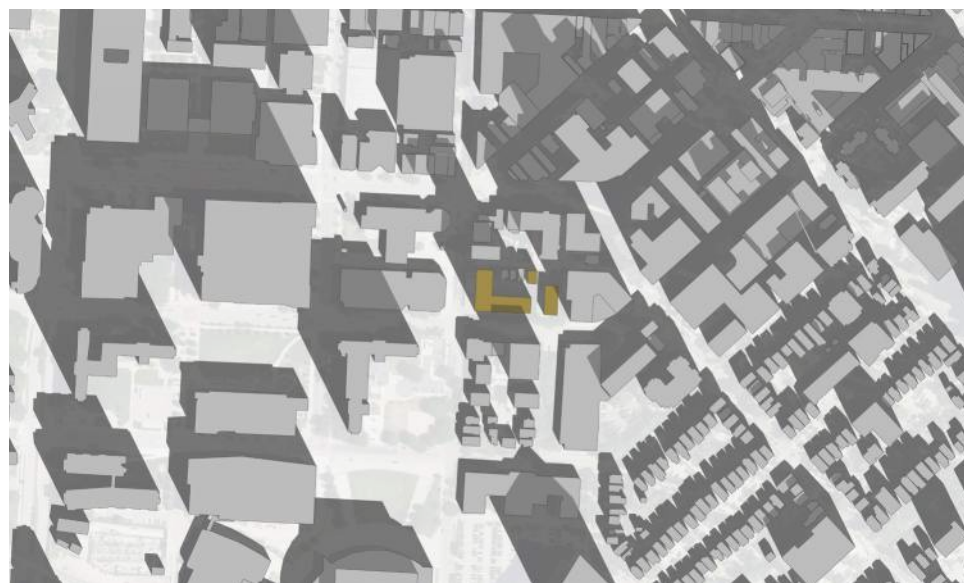
**SUMMER 10 AM**



**SUMMER 12 PM**



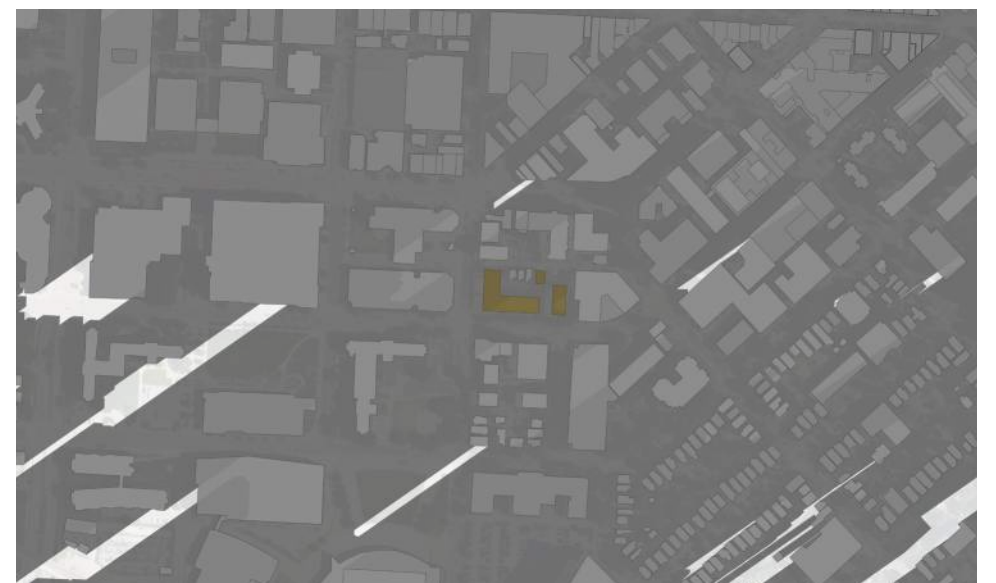
**SUMMER 4 PM**



**WINTER 10 AM**



**WINTER 12 PM**



**WINTER 4 PM**

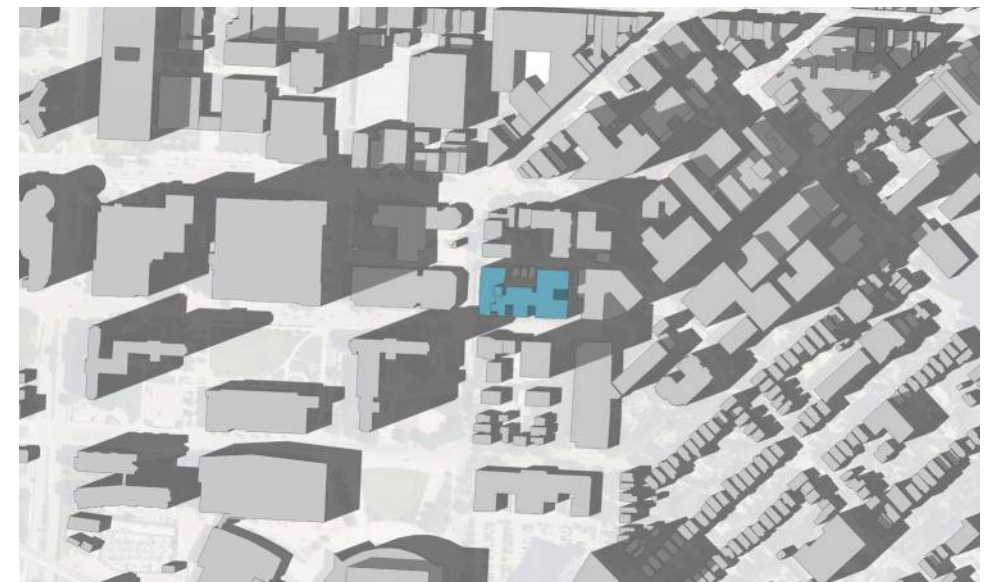




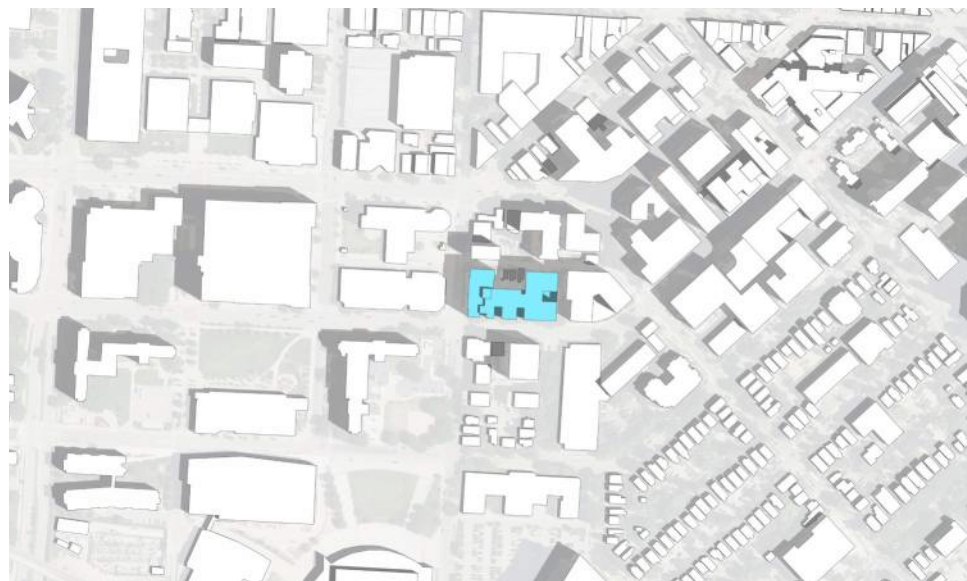
**SPRING 10 AM**



**SPRING 12 PM**



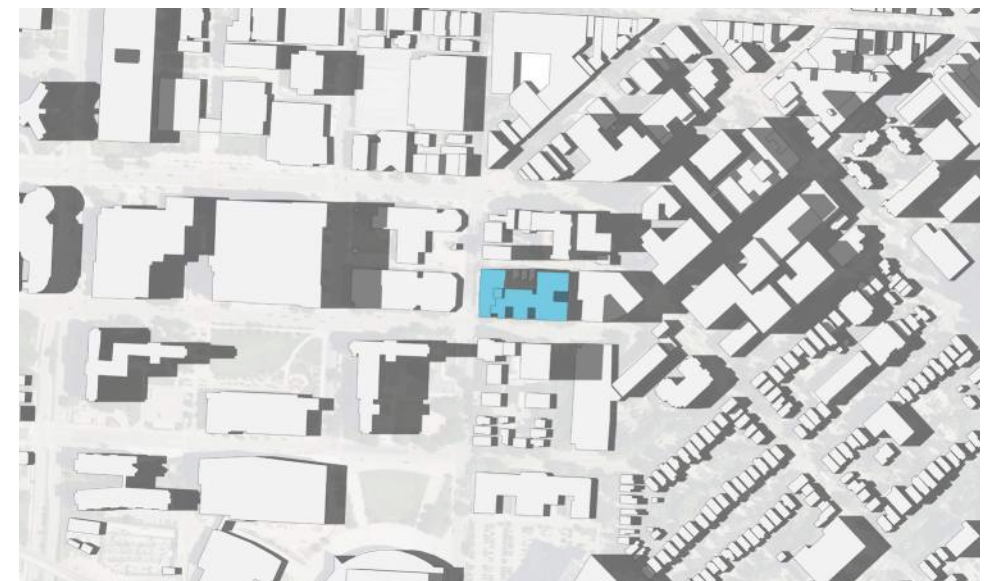
**SPRING 4 PM**



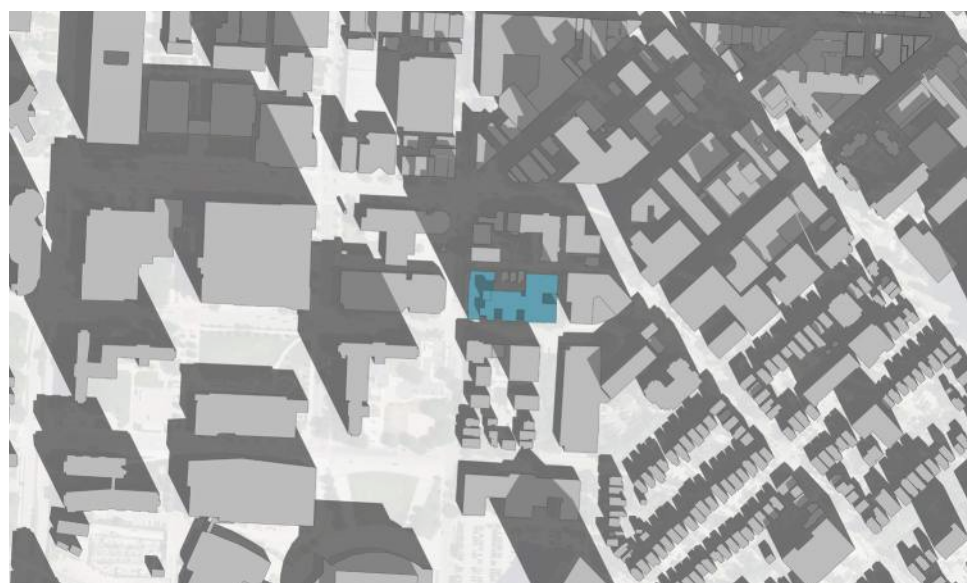
**SUMMER 10 AM**



**SUMMER 12 PM**



**SUMMER 4 PM**



**WINTER 10 AM**



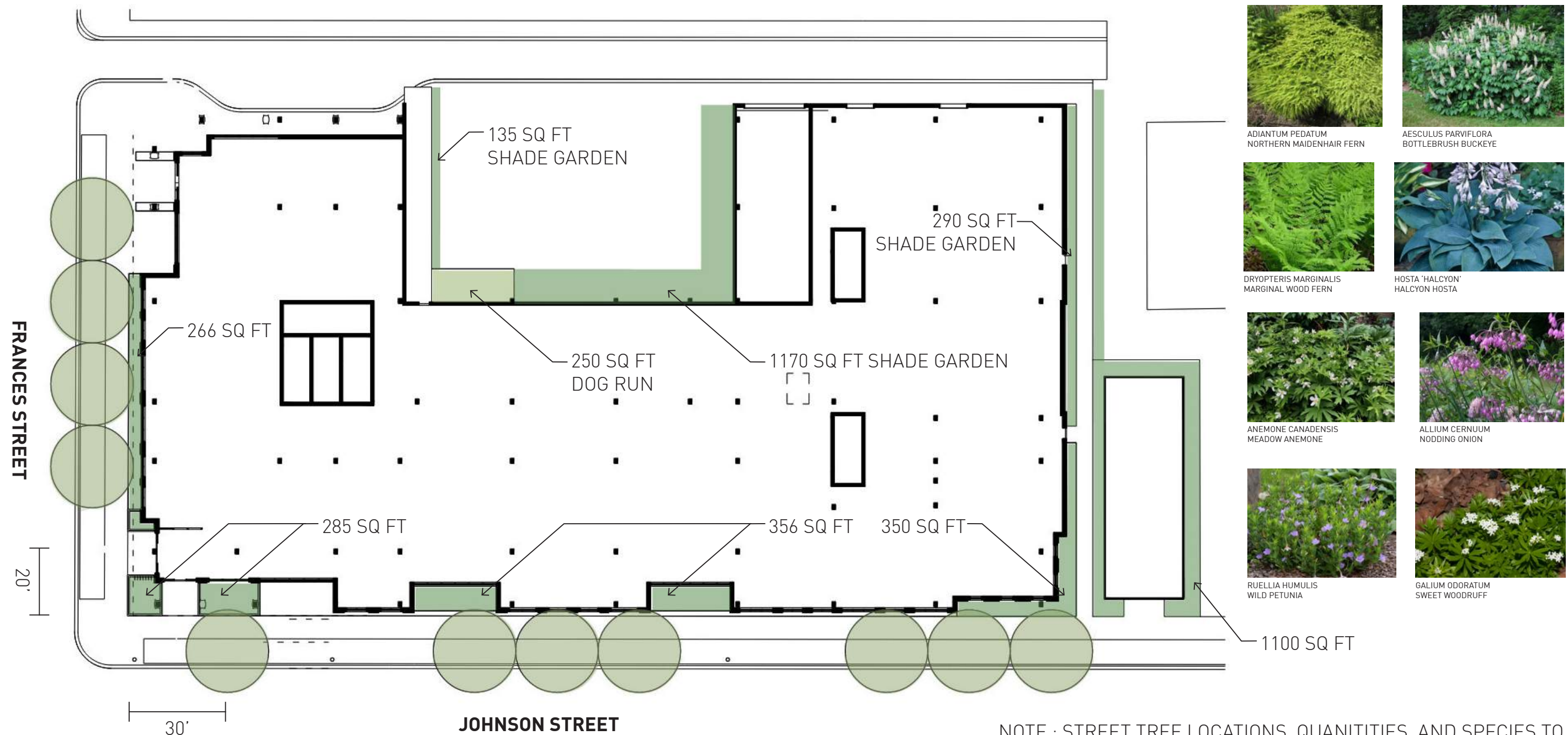
**WINTER 12 PM**



**WINTER 4 PM**



# CONCEPT PLANTING PALETTE



NOTE : STREET TREE LOCATIONS, QUANTITIES, AND SPECIES TO BE FURTHER COORDINATED WITH CITY OF MADISON FORESTRY. PARKWAY TREATMENT SUBJECT TO CHANGE PENDING FURTHER COORDINATION WITH CITY OF MADISON ENGINEERING AND FORESTRY



# CONCEPT PLANTING PALETTE



PARTHENOCISSUS TRICUSPIDATA  
BOSTON IVY



HYPERICUM KALMIANUM 'AMES'  
AMES ST. JOHNSWORT



JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'  
YOUNGSTOWN ANDORRA JUNIPER



RHUS TYPHINA 'BALITIGER'  
TIGER EYES CUTLEAF SUMAC



DIERVILLA LONICERA  
DWARF BUSH-HONEYSUCKLE



SPOROBOLIS HETEROLEPIS 'TARA'  
PRAIRIE DROPSEED



SESLERIA AUTUMNALIS  
AUTUMN MOOR GRASS



GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'  
BEVAN'S VARIETY GERANIUM



BOUTALOUA GRACILIS 'HONEYCOMB'  
HONEYCOMB BLUE GRAMMA GRASS



# CONCEPT PLANTING PALETTE



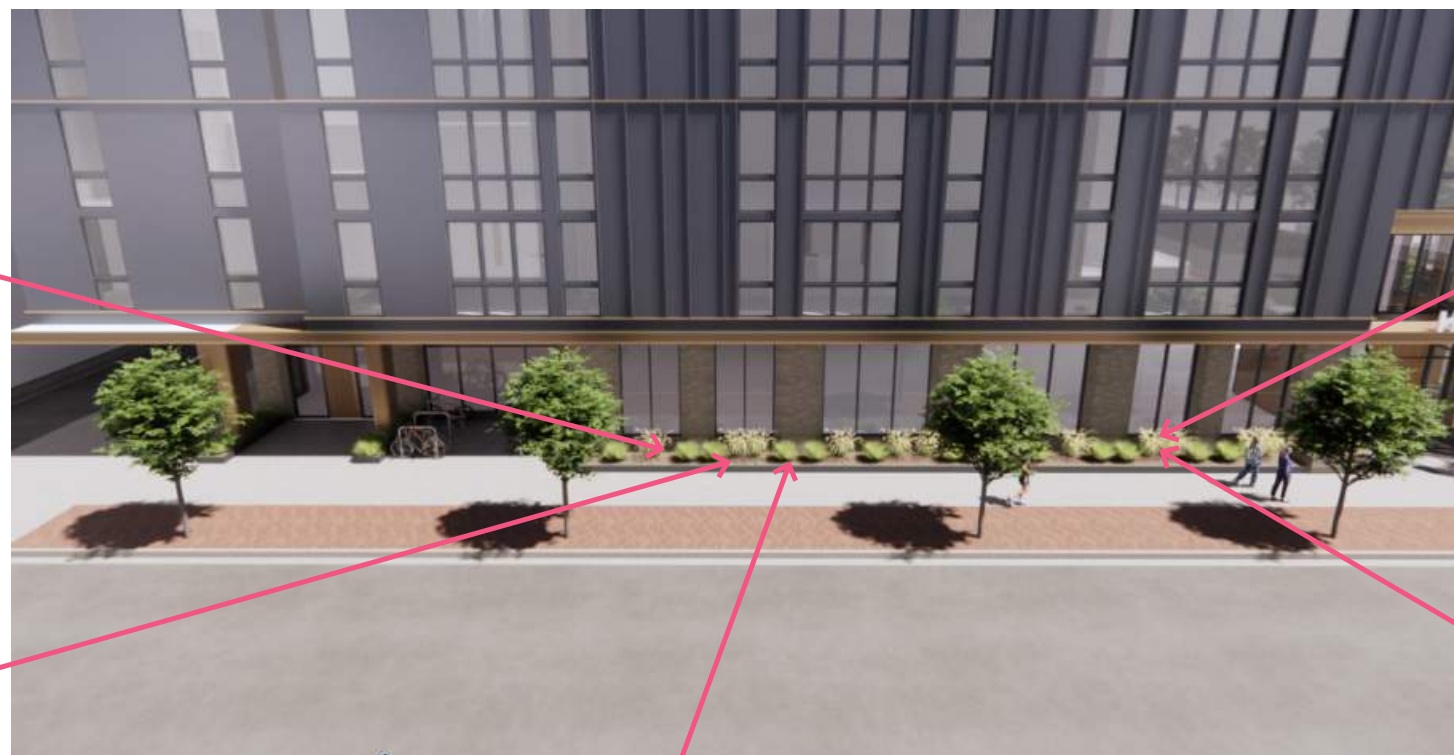
PANICUM VIRGATUM 'NORTHWIND'  
NORTHWIND SWITCH GRASS



MONARDA DIDYMA 'JACOB CLINE'  
JACOB CLINE BEEBALM



SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'  
CAROUSEL LITTLE BLUESTEM



ECHINACEA 'ALBA'  
WHITE CONEFLOWER



CAREX ALBICANS  
WHITE-TINGED SEDGE



BOUTALOUA GRACILIS 'HONEYCOMB'  
HONEYCOMB BLUE GRAMMA GRASS



SESLERIA AUTUMNALIS  
AUTUMN MOOR GRASS



ALLIUM 'SUMMER BEAUTY'  
SUMMER BEAUTY ONION



GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'  
BEVAN'S VARIETY GERANIUM



CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'  
KARL FOERSTER GRASS



ERAGROSTIS SPECTABILIS  
PURPLE LOVE GRASS



CALAMINTHA NEPETA SSP. NEPETA  
LESSER CALAMINT



# CONCEPT PLANTING PALETTE



CERCIS CANADENSIS 'APPALACHIA RED'  
APPALACHIA EASTERN REDBUD



CERCIS CANADENSIS 'ALBA'  
WHITE EASTERN REDBUD



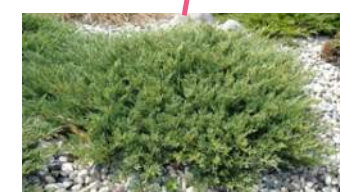
HYDRANGEA ARBORESCENS 'ABETWO'  
INCREDIBALL HYDRANGEA



GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'  
BEVAN'S VARIETY GERANIUM



SPOROBOLIS HETEROLEPIS 'TARA'  
PRAIRIE DROPSEED



JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'  
YOUNGSTOWN ANDORRA JUNIPER



SPOROBOLIS HETEROLEPIS  
PRAIRIE DROPSEED



SESLERIA AUTUMNALIS  
AUTUMN MOOR GRASS



ECHINACEA 'ALBA'  
WHITE CONEFLOWER



RHUS TYPHINA  
STAGHORN SUMAC



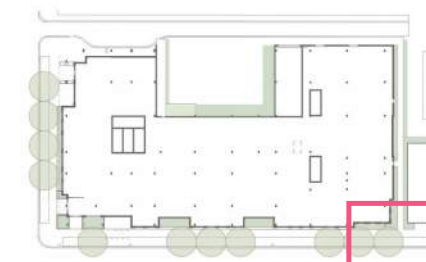
RHUS TYPHINA 'BALTIGER'  
TIGER EYES CUTLEAF SUMAC



DIERVILLA LONICERA  
DWARF BUSH-HONEYSUCKLE



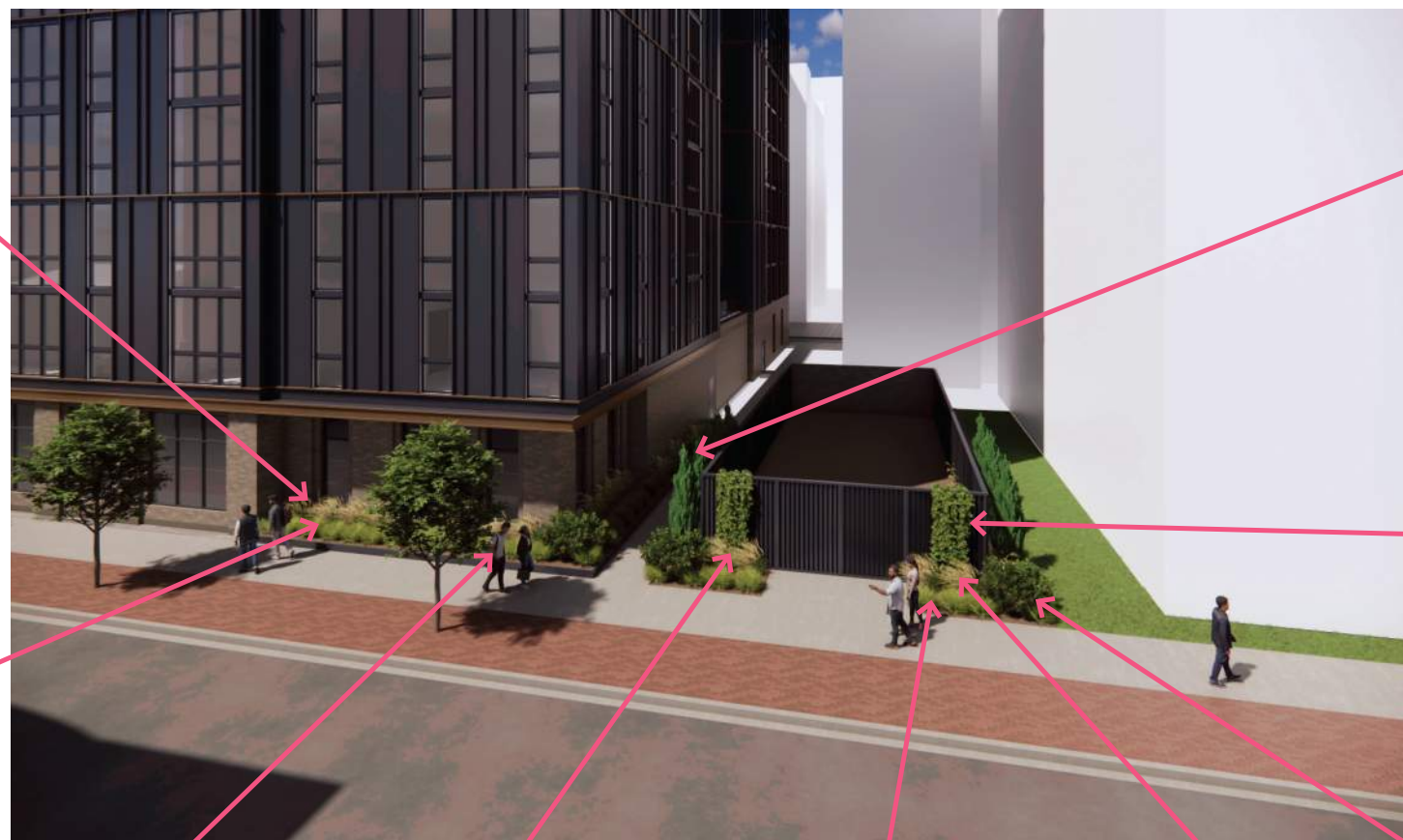
# CONCEPT PLANTING PALETTE



PANICUM VIRGATUM 'NORTHWIND'  
NORTHWIND SWITCH GRASS



MONARDA DIDYMA 'JACOB CLINE'  
JACOB CLINE BEEBALM



CARPINUS CAROLINIANA 'J.N. UPRIGHT'  
FIRESPIRE MUSCLEWOOD



PARTHENOCISSUS TRICUSPIDATA  
BOSTON IVY



ECHINACEA 'ALBA'  
WHITE CONEFLOWER



SPOROBOLUS HETEROLEPIS 'TARA'  
PRAIRIE DROPSEED



SESLERIA AUTUMNALIS  
AUTUMN MOOR GRASS



CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'  
KARL FOERSTER GRASS



HYPERICUM KALMIANUM 'AMES'  
AMES ST. JOHN SWORT



CONCEPT PLANTING PALETTE

PLANT SCHEDULE - GROUND FLOOR

	BOTANICAL NAME	COMMON NAME
ROW SHADE TREES		
	TBD (Selection by City Forestry)	TBD (Selection by City Forestry)

ORNAMENTAL TREES		
	Aesculus pavia	Red Buckeye
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
	Carpinus caroliniana 'J.N. Upright'	Firespire Musclemwood
	Cercis canadensis Alba	White Eastern Redbud
	Cercis canadensis 'Appalachian Red'	Appalachia Eastern Redbud

EVERGREEN SHRUBS		
	Juniperus horizontalis 'Plumosa Compacta Youngstown'	Youngstown Andorra Juniper
	Juniperus horizontalis 'Wiltonii'	Blue Rug Creeping Juniper
	Taxus x media 'Everlow'	Everlow Yew

DECIDUOUS SHRUBS		
	Aesculus parviflora	Bottlebrush Buckeye
	Diervilla lonicera	Dwarf Bush-Honeysuckle
	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea
	Hydrangea quercifolia 'Brenhill'	Gatsby Gal Oakleaf Hydrangea
	Hypericum kalmianum 'Ames'	Ames St. Johnswort
	Rhus typhina	Staghorn Sumac
	Rhus typhina 'Bailtiger'	Tiger Eyes Cutleaf Staghorn Sumac

GRASSES AND SEDGES		
	Bouteloua gracilis 'Honeycomb'	Honeycomb Blue Gramma Grass
	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass
	Carex albicans	White-tinged Sedge
	Carex pennsylvanica	Penn Sedge
	Eragrostis spectabilis	Purple Lovegrass
	Panicum virgatum 'Northwind'	Northwind Switch Grass
	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass
	Sesleria autumnalis	Autumn Moor Grass
	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem
	Sporobolus heterolepis	Prairie Dropseed
	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed

PERENNIALS		
	Adiantum pedatum	Northern Maidenhair Fern
	Allium cernuum	Nodding Onion
	Allium 'Summer Beauty'	Summer Beauty Allium
	Anemone canadensis	Meadow Anemone
	Asclepias tuberosa	Butterfly Milkweed
	Epimedium x versicolor 'Sulphureum'	Bicolor Barrenwort
	Athyrium filix-femina	Lady Fern
	Calamintha nepeta ssp. nepeta	Lesser Calamint
	Dryopteris marginalis	Marginal Wood Fern
	Echinacea 'Alba'	White Coneflower
	Echinacea 'Balsomseed'	Balsomseed Coneflower
	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Variety Geranium
	Geranium maculatum	Wild Geranium
	Heuchera richardsonii	Prairie Alumroot
	Heuchera villosa 'Autumn Bride'	Autumn Bride Heuchera
	Hosta 'Blue Angel'	Blue Angel Hosta
	Hosta 'Golden Tiara'	Golden Tiara Hosta
	Hosta 'Halcyon'	Halcyon Hosta
	Liatris spicata 'Floristan White'	Floristan White Gayfeather
	Mondarda didyma 'Jacob Cline'	Jacob Cline Beebalm
	Ruellia humilis	Wild Petunia

GROUNDCOVERS		
	Amsonia 'Blue Ice'	Blue Ice Amsonia
	Galium odoratum	Sweet Woodruff
	Heuchera sanguinea 'Firefly'	Firefly Coralbells

VINES		
	Parthenocissus tricuspidata	Boston Ivy