

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 10
Project # 7-40-07
06902

| | |
|--|--|
| DATE SUBMITTED: <u>July 2, 2007</u> | Action Requested |
| UDC MEETING DATE: <u>July 11, 2007</u> | <input type="checkbox"/> Informational Presentation |
| | <input type="checkbox"/> Initial Approval and/or Recommendation |
| | <input checked="" type="checkbox"/> Final Approval and/or Recommendation |

PROJECT ADDRESS: 625 East Mifflin

ALDERMANIC DISTRICT: Brenda Konkel #2

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Mike Fisher & Karl Madsen/Great Dane Development

Knothe & Bruce Architects, LLC

P.O. Box 620800

7601 University Avenue, Suite 201

Middleton, WI 53562-0800

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:) * Amended

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)

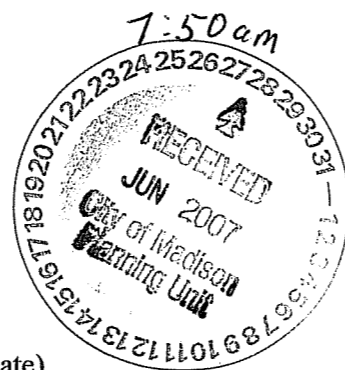
(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee Required)

Other Alteration to an existing SIP

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





June 20, 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
Alteration to an existing PUD- 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 of an Alteration to an Approved Specific Implementation Plan.

Organizational structure:

| | | | |
|--------|---|------------|--|
| Owner: | Great Dane Development 2249 Pinehurst Drive P.O. Box 620800 Middleton, WI 53562-0800 608-836-8084 608-836-0480 fax Contact: Mike Fisher & Karl Madsen | Architect: | Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 608-836-6934 fax Contact: Randy Bruce rbruce@knothebruce.com |
|--------|---|------------|--|

| | | | |
|----------|-------------------------------------|-------------------|---|
| Project: | The Colony 625 E. Mifflin Street | Landscape Design: | Ken Saiki Design 303 S. Paterson St. Suite 1 Madison, WI 53703 (608) 251-3600 Contact: Ken Saiki |
|----------|-------------------------------------|-------------------|---|

| | |
|-----------|--|
| Engineer: | Calkins Engineering 5010 Voges Road Madison, WI 53718 (608) 838-0444 (608) 838-0445 fax Contact: Dave Glusick |
|-----------|--|

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

Introduction:

This application is for an Alteration to a Previously Approved Specific Implementation Plan. The PUD-GDP-SIP was approved by the Common Council on June 20, 2006 and subsequently recorded April 19, 2007. The SIP provided for a five-story building with 66 units and two levels of underground parking. Due to current market conditions, the developers are proposing an alteration that reduces the building size to three stories with 33 units and one level of underground parking.

The alteration essentially eliminates the upper two floors of the building as well as the lowest level of underground parking. The revised plan maintains the basic site plan and exterior architecture from the approved SIP. The urban nature of the development with the central entry courtyard and individual entries along Mifflin Street are also maintained.

| <u>Site Development Data:</u> | <u>Per Alteration</u> | <u>Per Originally Approved SIP</u> |
|--------------------------------------|------------------------------|------------------------------------|
| <u>Dwelling Unit Mix:</u> | | |
| One-Bedroom | 15 | 32 |
| Two-Bedroom | 18 | 34 |
| Total dwelling Units | 33 | 66 |
| <u>Densities:</u> | | |
| Lot Area | 31,400 SF or .72 acres | same |
| Lot Area / D.U. | 951 SF/unit | 476 SF/unit |
| Density | 45.8 units/acre | 92 units/acre |
| <u>Building Height:</u> | 3 Stories | 5 stories |
| <u>Floor Area Ratio:</u> | | |
| Total Floor Area (excluding parking) | 42,634SF | 72,100 SF |
| Floor Area Ratio | .73 | .43 |
| <u>Required Parking</u> | | |
| Automobile parking (R-5 standards) | | |
| One Bedrooms (15 X 1.25 /unit) | 19 spaces | 40 spaces |
| Two Bedrooms (18 X 1.50 /unit) | 27 spaces | 51 spaces |
| Total Required Parking | 46 spaces | 91 spaces |
| Bicycle parking | | |
| Units 1-50 (1 space/unit) | 33 spaces | 50 spaces |
| Units 50-66 (.5 space/unit) | N/A | 8 spaces |
| Total Required Parking | 33 spaces | 58 spaces |
| <u>Vehicular Parking Ratio:</u> | | |
| Automobile parking (underground) | 36 stalls or 1.1 spaces/unit | 86 stalls or 1.3 spaces/unit |
| Bicycle parking (underground) | 14 stalls or .4 spaces/unit | 39 stalls or .6 spaces/unit |
| Bicycle parking (surface) | 19 stalls or .6 spaces/unit | 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.

Letter of Intent -PUD -SIP
The Colony
625 E. Mifflin Street
June 20, 2007
Page 3 of 3

Project Schedule:

It is anticipated that construction will start in Fall of 2007 and be completed by Fall of 2008.

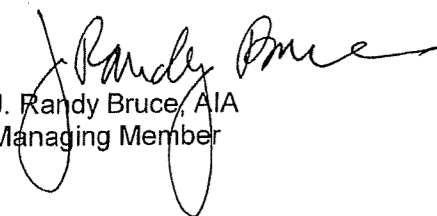
Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the City. The project will be privately financed and the developer has not requested any TIF funds to support this redevelopment effort.

The Colony meets the goals of the East Washington Build plan and provides new higher density housing in the central city, promoting pedestrian and bicycle circulation and reducing vehicular traffic.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



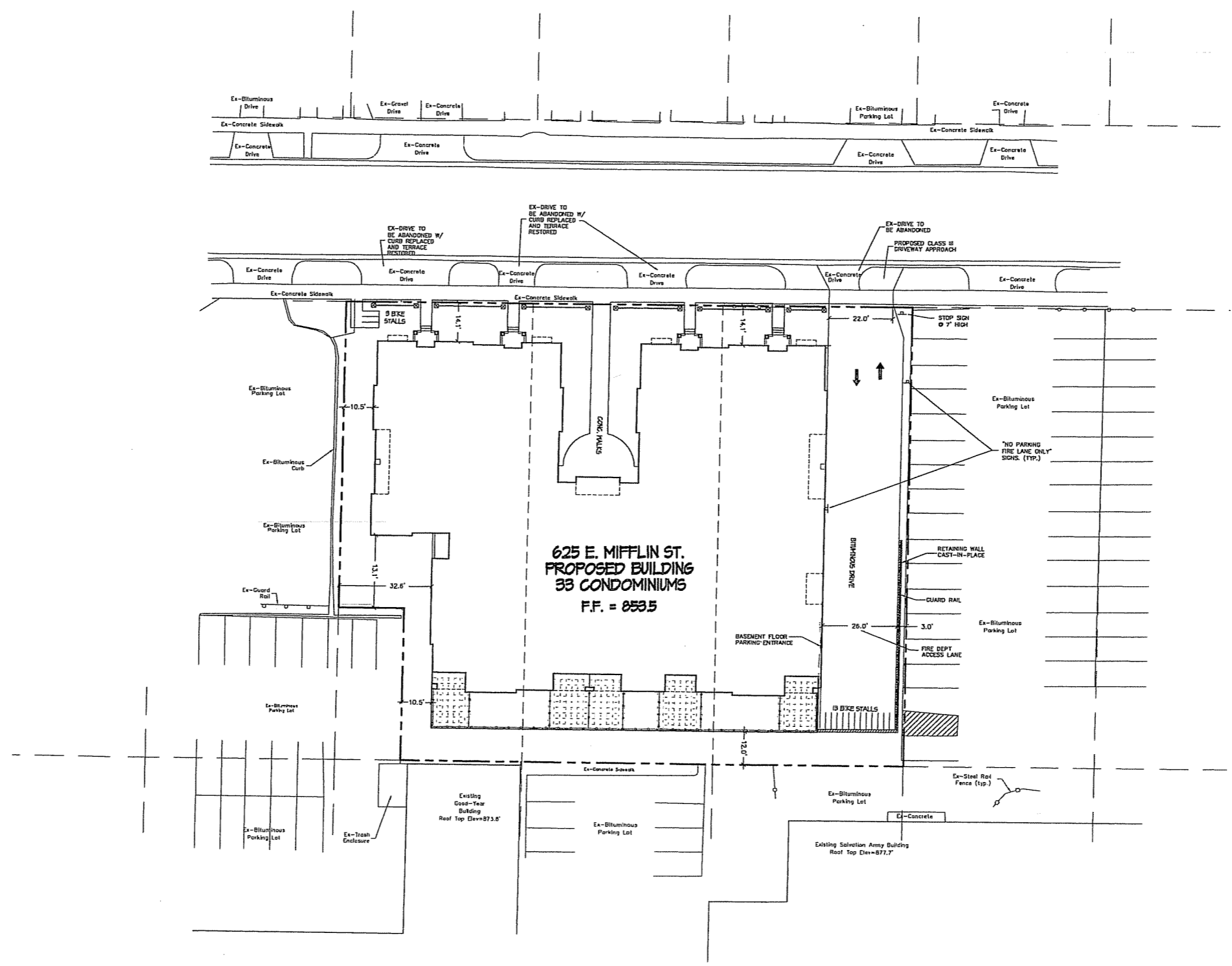
J. Randy Bruce, AIA
Managing Member

Consultant

Notes

SHEET INDEX:

- C-1.1 SITE PLAN
- C-2.1 GRADING PLAN
- C-2.2 UTILITY PLAN
- C-3.1 FIRE ACCESS PLAN
- C-4.1 LANDSCAPE PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 THIRD FLOOR PLAN
- A-2.1 ELEVATIONS
- A-2.2 ELEVATIONS

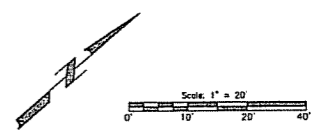


Revisions
 JUNE 20, 2007 - PUD-SIP SUBMITTAL

Project Title
The Colony
 625 E. Mifflin Street
 Madison, WI

Drawing Title
Proposed Site
 33 Unit Building

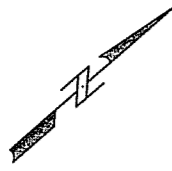
Project No.
0548



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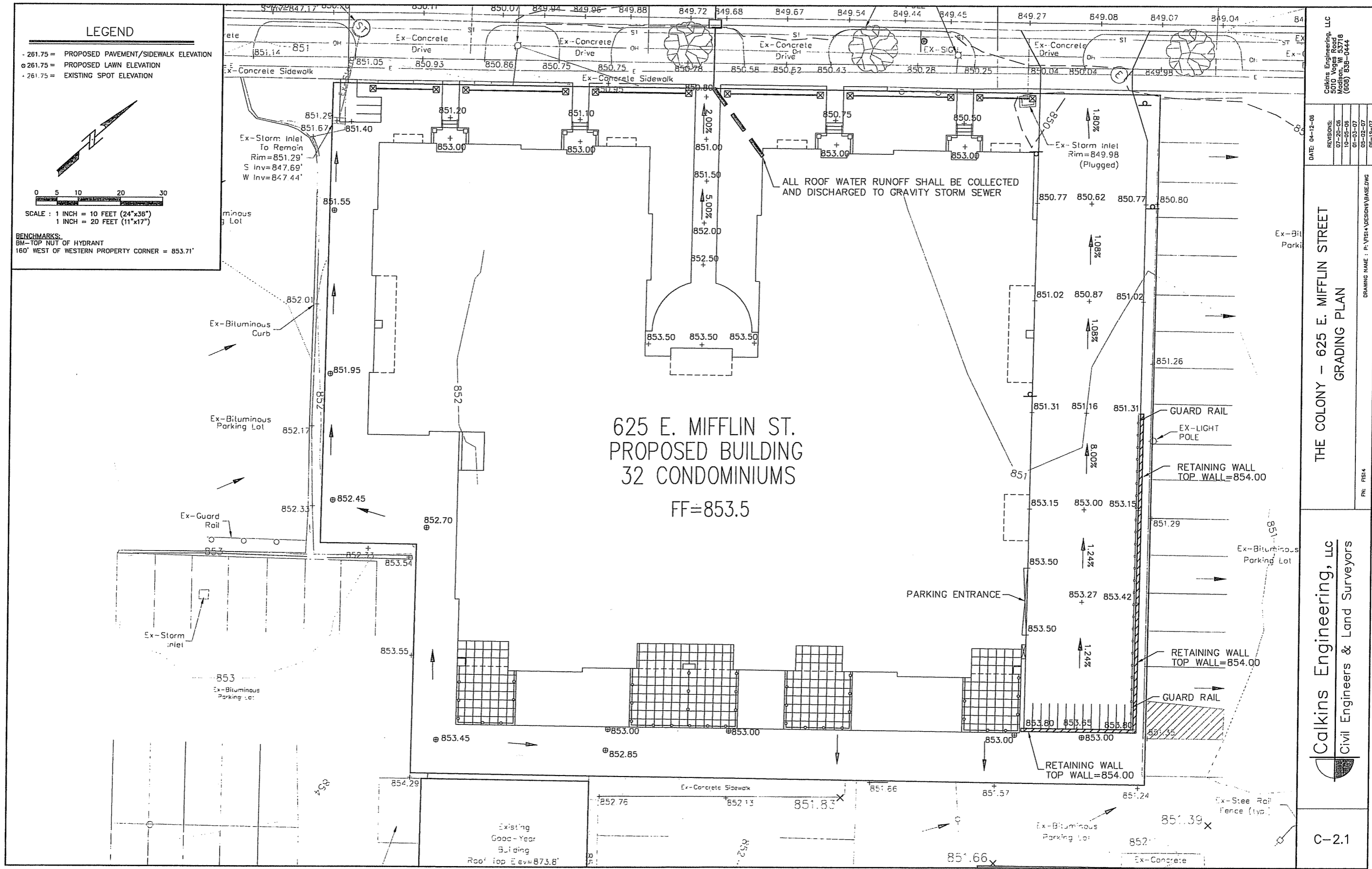
LEGEND

- 261.75 = PROPOSED PAVEMENT/SIDEWALK ELEVATION
- ⊕ 261.75 = PROPOSED LAWN ELEVATION
- 261.75 = EXISTING SPOT ELEVATION



SCALE : 1 INCH = 10 FEET (24"x36")
 1 INCH = 20 FEET (11"x17")

BENCHMARKS:
 BM-TOP NUT OF HYDRANT
 160' WEST OF WESTERN PROPERTY CORNER = 853.71'



625 E. MIFFLIN ST.
 PROPOSED BUILDING
 32 CONDOMINIUMS
 FF=853.5

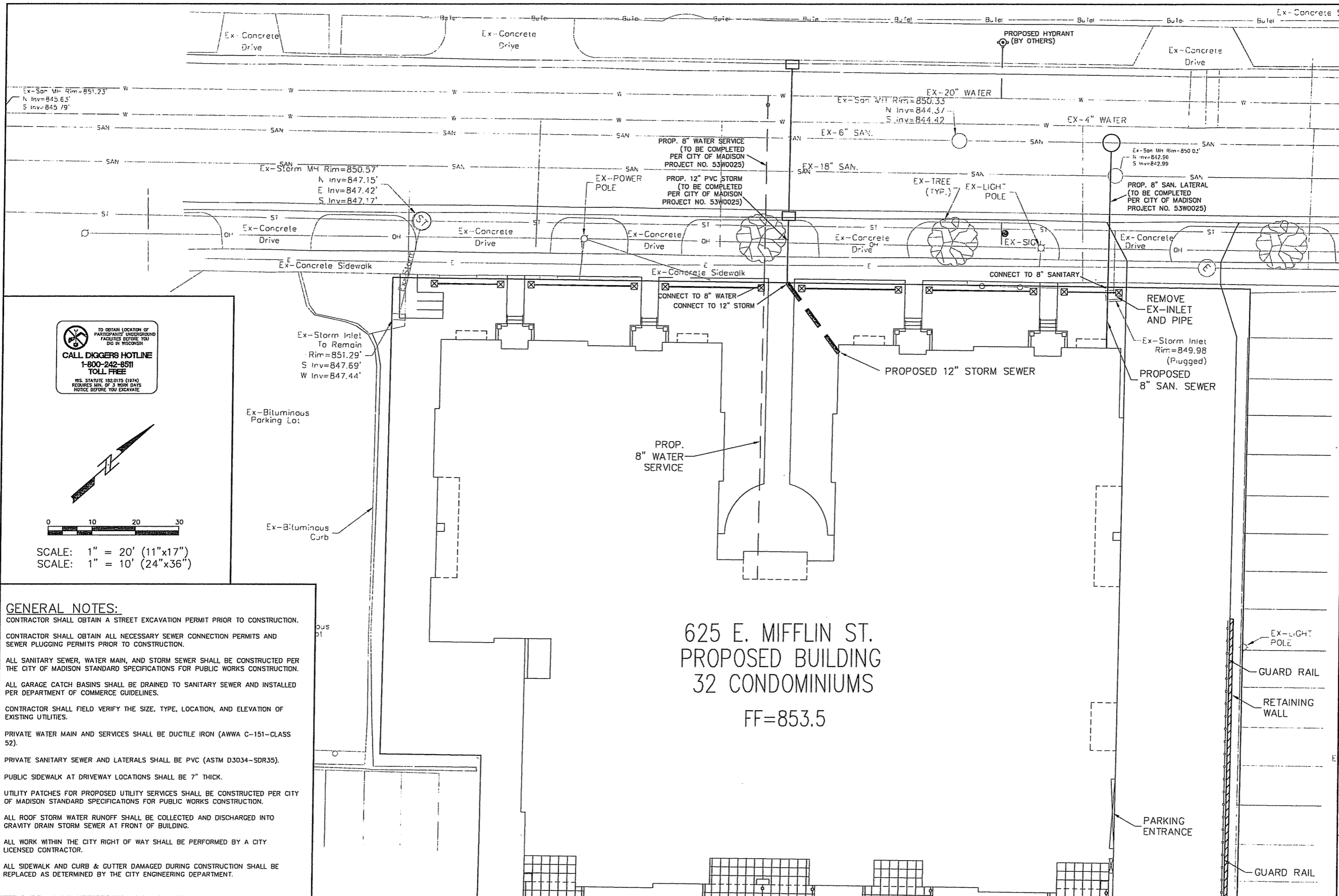
Calkins Engineering, LLC
 5010 Vogel Road
 Madison, WI 53718
 (608) 838-0444

| |
|----------------|
| DATE: 04-12-06 |
| REVISIONS: |
| 07-20-06 |
| 10-05-06 |
| 01-03-07 |
| 05-02-07 |
| 06-19-07 |

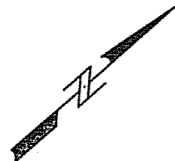
THE COLONY - 625 E. MIFFLIN STREET
 GRADING PLAN

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

C-2.1




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




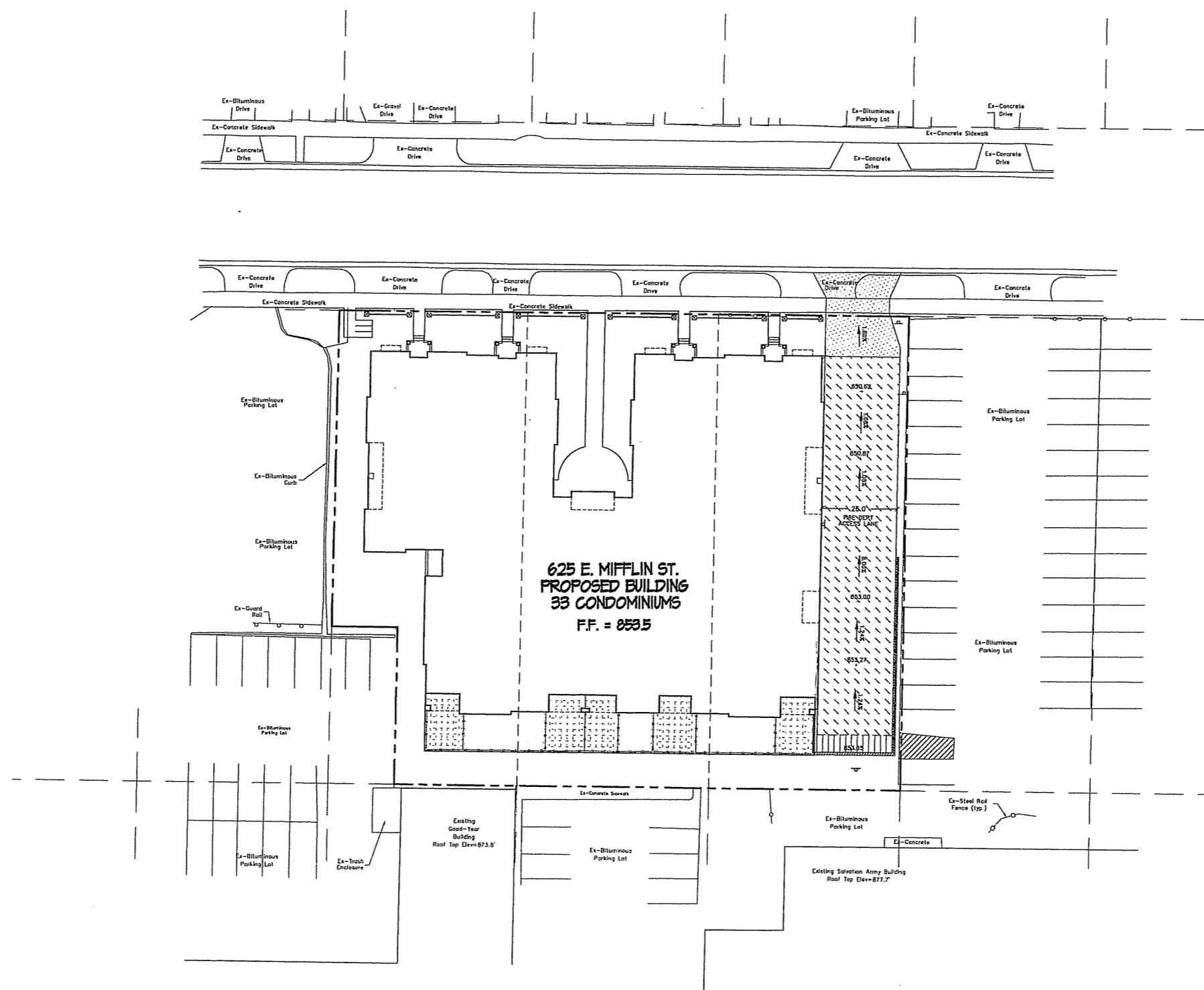
SCALE: 1" = 20' (11"x17")
 SCALE: 1" = 10' (24"x36")

GENERAL NOTES:

- CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.
- ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPARTMENT OF COMMERCE GUIDELINES.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151-CLASS 52).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-SDR35).
- PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.
- UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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.

625 E. MIFFLIN ST.
 PROPOSED BUILDING
 32 CONDOMINIUMS
 FF=853.5

| | |
|--|---|
| <p style="text-align: center;">THE COLONY - 625 E. MIFFLIN STREET UTILITY PLAN</p> | <p style="font-size: small;"> Calkins Engineering, LLC 5010 Woodland Road Madison, WI 53718 (608) 838-0444 </p> <p style="font-size: x-small;"> DATE: 04-12-06 REVISIONS: 07-26-06 09-27-06 01-03-07 05-02-07 05-19-07 </p> <p style="font-size: x-small;">DRAWING NAME: P:\PISA\DESIGN\BASE\DWG</p> <p style="font-size: x-small;">FN: B514</p> |
|  <p style="font-size: small;">Calkins Engineering, LLC Civil Engineers & Land Surveyors</p> | <p style="font-size: x-small;">C-2.2</p> |

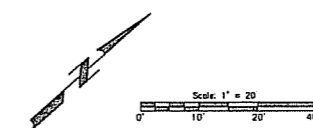


Revisions
 JUNE 20, 2007 - AMENDED PUD-SIP SUBMITTAL

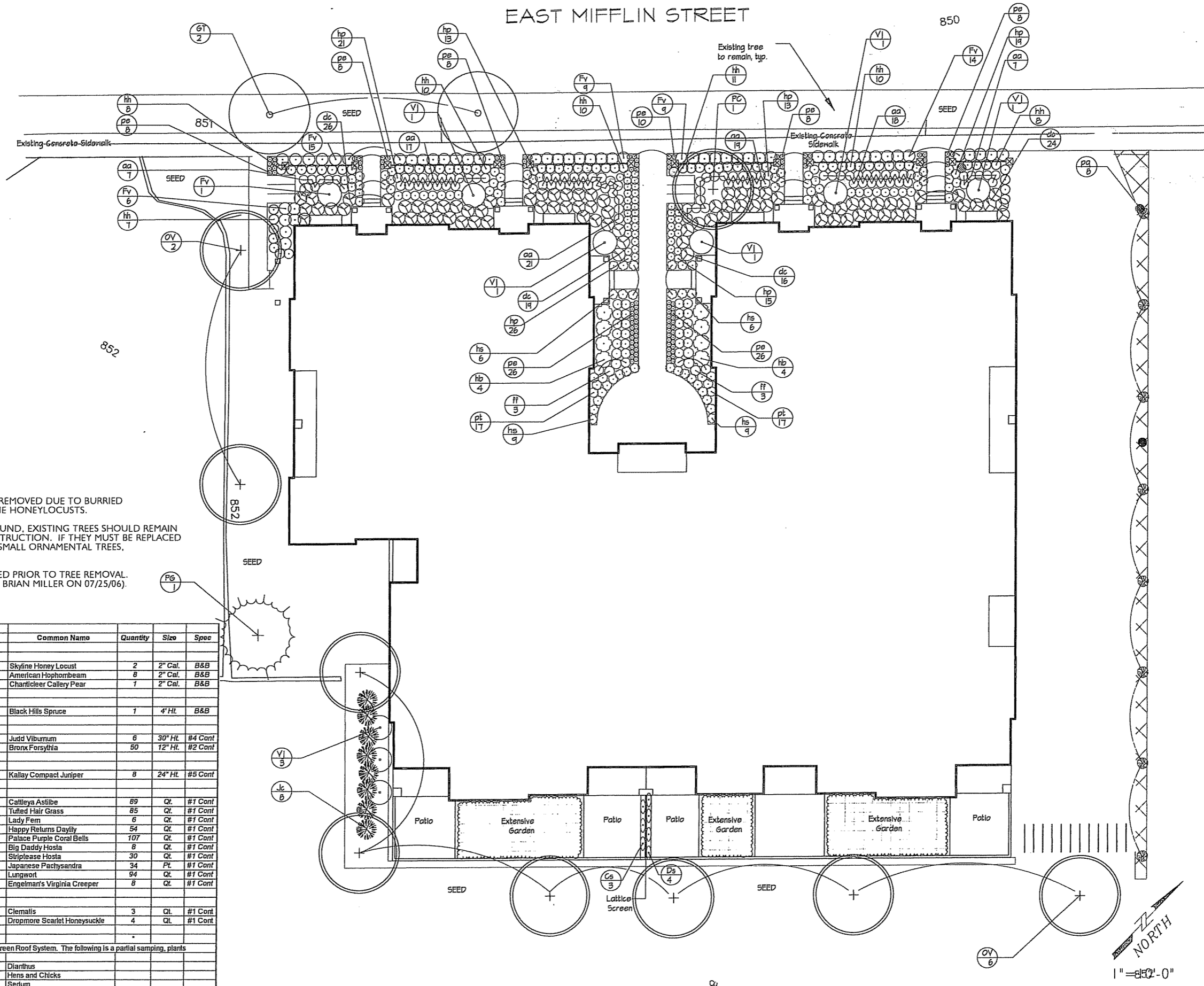
Project Title
The Colony
 625 E. Mifflin Street
 Madison, WI

Drawing Title
Fire Department Access
 33 Unit Building

Project No. Drawing No.
0548 C-3.1



EAST MIFFLIN STREET



NOTE:
IF EXISTING TREES IN TERRACE ARE REMOVED DUE TO BURIED POWERLINES, REPLACE WITH SKYLINE HONEYLOCUSTS.

IF POWERLINES REMAIN ABOVE GROUND, EXISTING TREES SHOULD REMAIN AND BE PROTECTED DURING CONSTRUCTION. IF THEY MUST BE REPLACED DUE TO DAMAGE, REPLACE WITH SMALL ORNAMENTAL TREES, PREFEREBLY JAPANESE TREE LILAC.

CITY FORESTER MUST BE CONTACTED PRIOR TO TREE REMOVAL. (PER MEETING WITH CITY FORESTER BRIAN MILLER ON 07/25/06).

| Plant List Key | Botanical Name | Common Name | Quantity | Size | Spec |
|--|--|------------------------------|----------|---------|---------|
| Deciduous Trees | | | | | |
| GT | <i>Gleditsia tricanthos</i> var. <i>inermis</i> | Skyline Honey Locust | 2 | 2" Cal. | B&B |
| OV | <i>Ostrya virginiana</i> | American Hophornbeam | 8 | 2" Cal. | B&B |
| PC | <i>Pyrus Calleryana</i> 'Chanticleer' | Chanticleer Callery Pear | 1 | 2" Cal. | B&B |
| Evergreen Trees | | | | | |
| PG | <i>Picea glauca</i> 'Densata' | Black Hills Spruce | 1 | 4" Ht. | B&B |
| Deciduous Shrubs | | | | | |
| VJ | <i>Viburnum Juddi</i> | Judd Viburnum | 6 | 30" Ht. | #4 Cont |
| FV | <i>Forsythia viridissima</i> 'Bronxsensis' | Bronx Forsythia | 50 | 12" Ht. | #2 Cont |
| Evergreen Shrubs | | | | | |
| Jc | <i>Juniperus chinensis</i> 'Kailays Compacta' | Kailay Compact Juniper | 8 | 24" Ht. | #5 Cont |
| Perennials/Grasses | | | | | |
| aa | <i>Astibe x arendsii</i> 'Callieya' | Callieya Astibe | 89 | Qt. | #1 Cont |
| dc | <i>Deschampsia caespitosa</i> Bronzeschleier | Tufted Hair Grass | 85 | Qt. | #1 Cont |
| ff | <i>Athyrium filix-femina</i> | Lady Fern | 6 | Qt. | #1 Cont |
| hh | <i>Hemerocallis</i> 'Happy Returns' | Happy Returns Daylily | 54 | Qt. | #1 Cont |
| hp | <i>Heuchera</i> 'Palace Purple' | Palace Purple Coral Bells | 107 | Qt. | #1 Cont |
| hb | <i>Hosta</i> 'Big Daddy' | Big Daddy Hosta | 8 | Qt. | #1 Cont |
| hs | <i>Hosta</i> x 'Striplease' | Striplease Hosta | 30 | Qt. | #1 Cont |
| pt | <i>Pachysandra terminalis</i> Green Carpet | Japanese Pachysandra | 34 | Pl. | #1 Cont |
| pe | <i>Pulmonaria</i> x 'Excalibur' | Lungwort | 94 | Qt. | #1 Cont |
| pq | <i>Parthenocissus quinquefolia</i> var. <i>Engelmannii</i> | Engelman's Virginia Creeper | 8 | Qt. | #1 Cont |
| Roof Garden Lattice Plants | | | | | |
| Cs | <i>Clematis</i> spp. | Clematis | 3 | Qt. | #1 Cont |
| Ds | <i>Lonicera</i> x 'Dropmore Scarlet' | Dropmore Scarlet Honeysuckle | 4 | Qt. | #1 Cont |
| Roof Garden Extensive Plants | | | | | |
| Plants to be selected from GreenGrid Extensive Green Roof System. The following is a partial sampling, plants will be hardy to zone 3 or less. | | | | | |
| Dd | <i>Dianthus deltoides</i> | Dianthus | | | |
| Sm | <i>Sempervivum montanum</i> | Hens and Chicks | | | |
| Ssp | <i>Sedum</i> species | Sedum | | | |

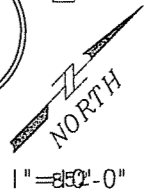
| | |
|-------------|--------------------------------|
| The Colony | |
| Address | 625 E. Mifflin St. Madison, WI |
| Drawn by | see specific plan |
| Checked by | JT |
| Reviewed by | JT |
| Scale | KS |
| Date | 05-03-07 |
| Revision | 2006-03 |

THE COLONY
625 E. MIFFLIN STREET
MADISON, WISCONSIN

NOT FOR CONSTRUCTION

KENSAKI DESIGN INC.

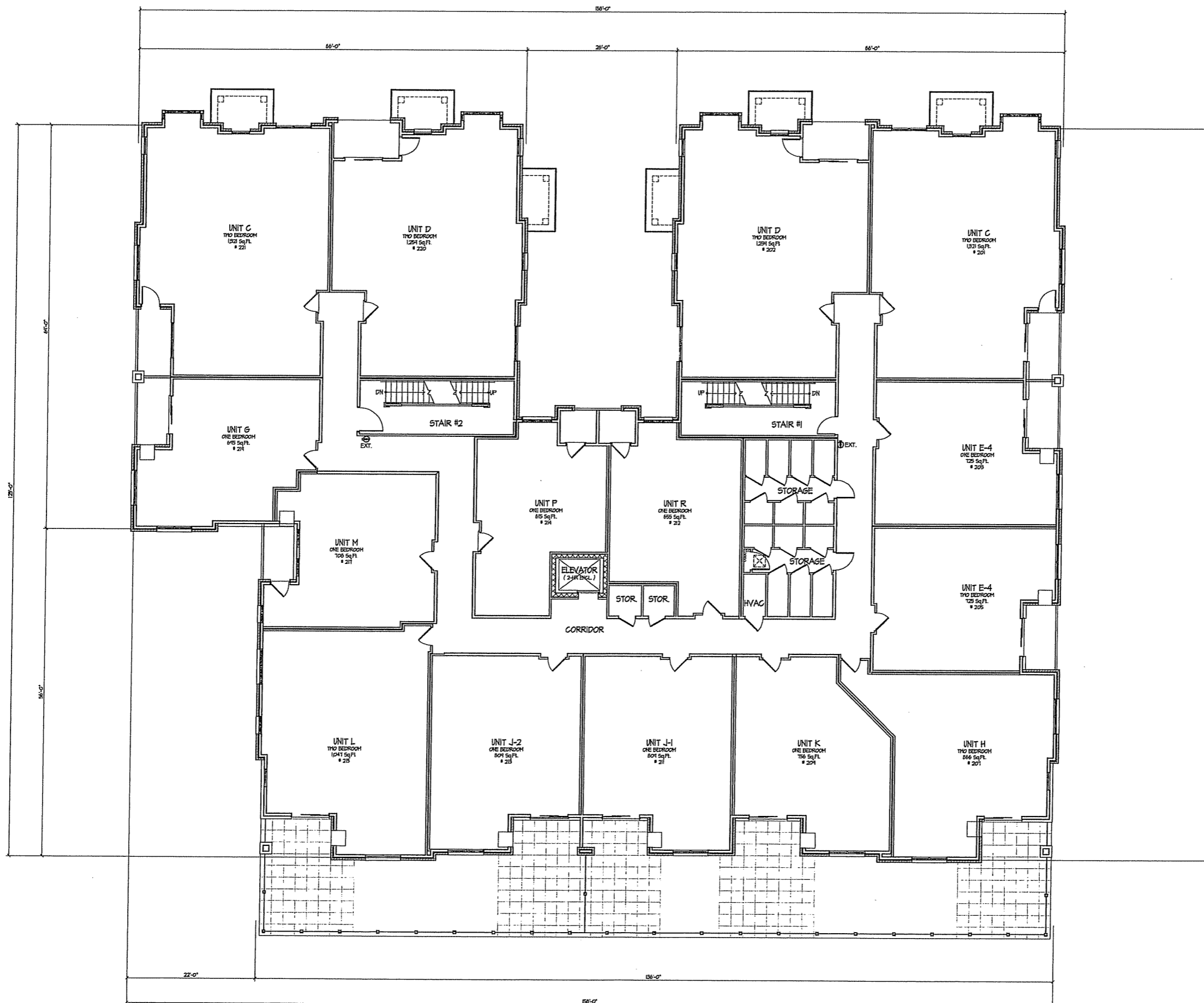
C-4



Consultant

Notes

1. SEE SHEET A-11 FOR TYPICAL NOTES



Revisions

APRIL 12, 2006 - PLAN COMMISSION SUBMITTAL
MAY 24, 2007 - ISSUED
JUNE 20, 2007 - FUD-SIP SUBMITTAL

Project Title

The Colony
625 E. Mifflin Street
Madison, WI

33 Unit Building

Drawing Title
Proposed Second Floor Plan

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

Project No.

Drawing No.

0548

A-1.2

PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

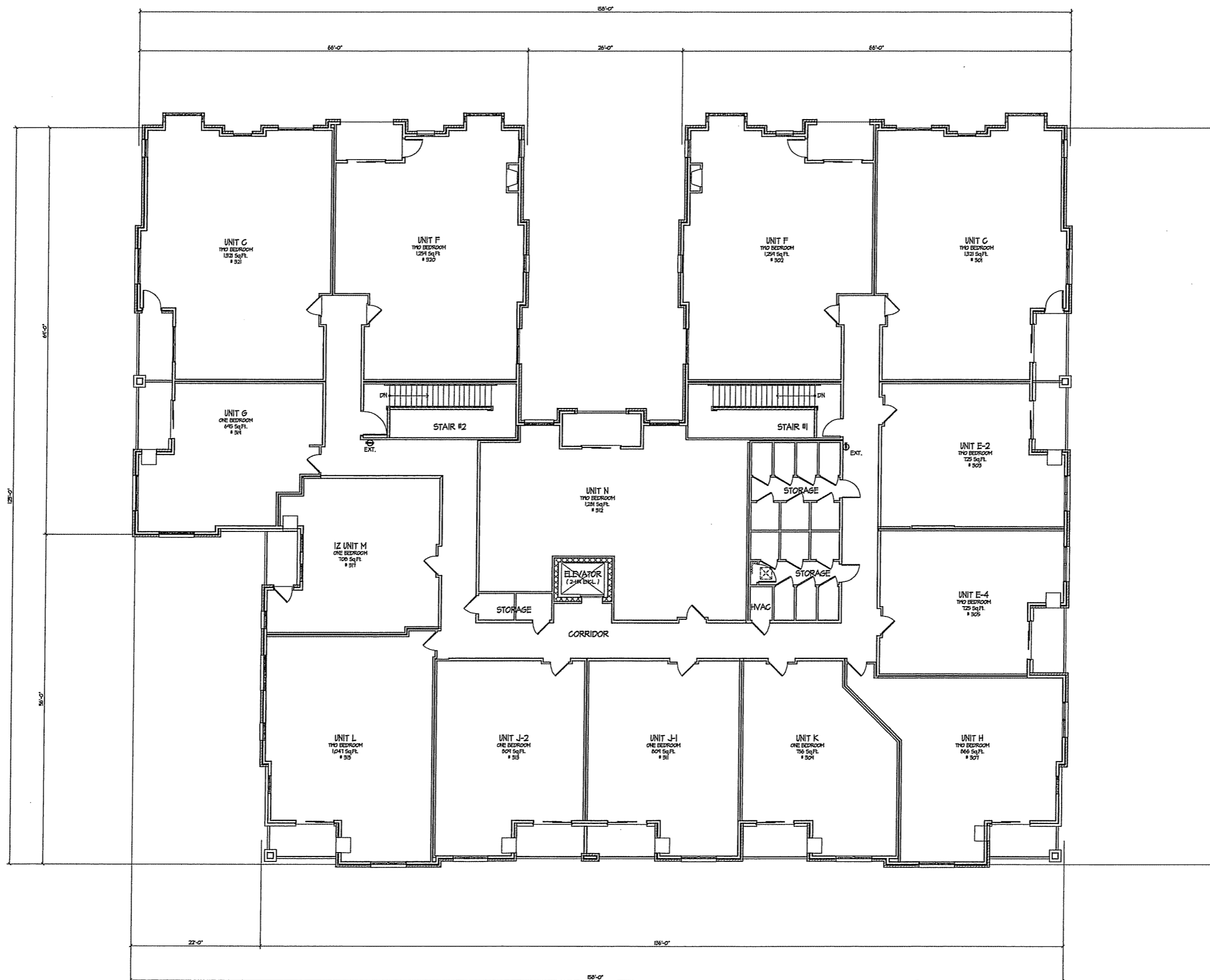
TOTAL AREA 17,904 S.F.



Consultant

Notes

1. SEE SHEET A-11 FOR TYPICAL NOTES



Revisions

APRIL 12, 2006 - PLAN COMMISSION SUBMITTAL
MAY 21, 2007 - ISSUED
JUNE 20, 2007 - FWD-SIP SUBMITTAL

Project Title

The Colony
625 E. Mifflin Street
Madison, WI

33 Unit Building

Drawing Title

Proposed Third Floor Plan

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

Project No.

0548

Drawing No.

A-1.3

PROPOSED THIRD FLOOR PLAN
1/8" = 1'-0"

TOTAL AREA 17,904 S.F.



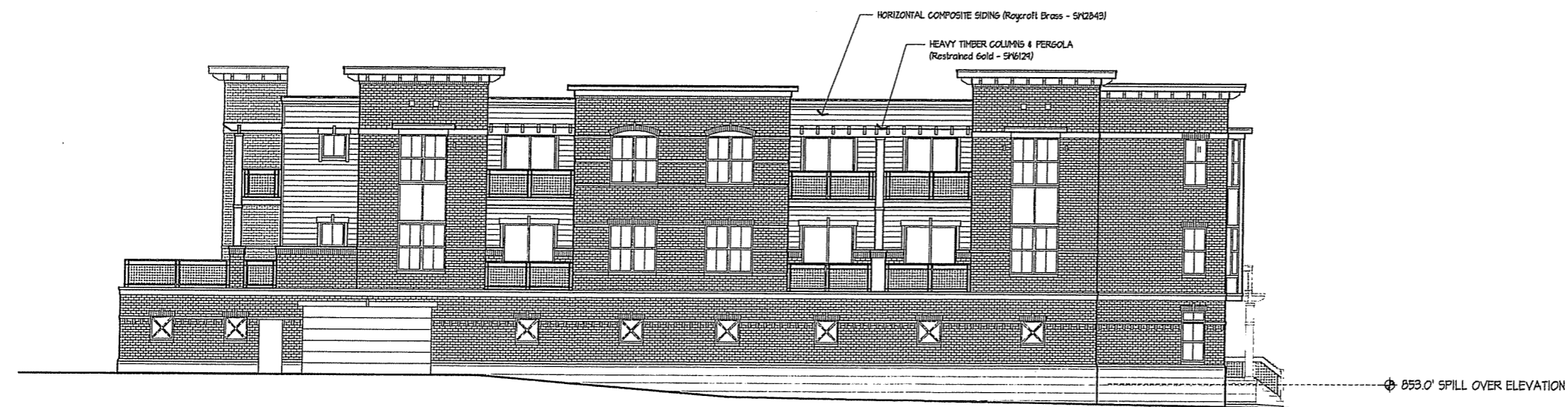
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Consultant

Notes



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



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

- Revisions
- APRIL 12, 2006 - PLAN COMMISSION SUBMITTAL
 - JUNE 13, 2006 - ISSUED
 - SEPTEMBER 21, 2006 - ISSUED
 - SEPTEMBER 26, 2006 - ISSUED
 - DECEMBER 21, 2006 - ISSUED PROGRESS SET
 - JANUARY 3, 2007 - ISSUED FOR PLAN REVIEW
 - FEBRUARY 26, 2007 - REVISED UNIT B-1 LAYOUT
 - JUNE 20, 2007 - PUD-SIP SUBMITTAL

Project Title
The Colony
 625 E. Mifflin Street
 Madison, WI

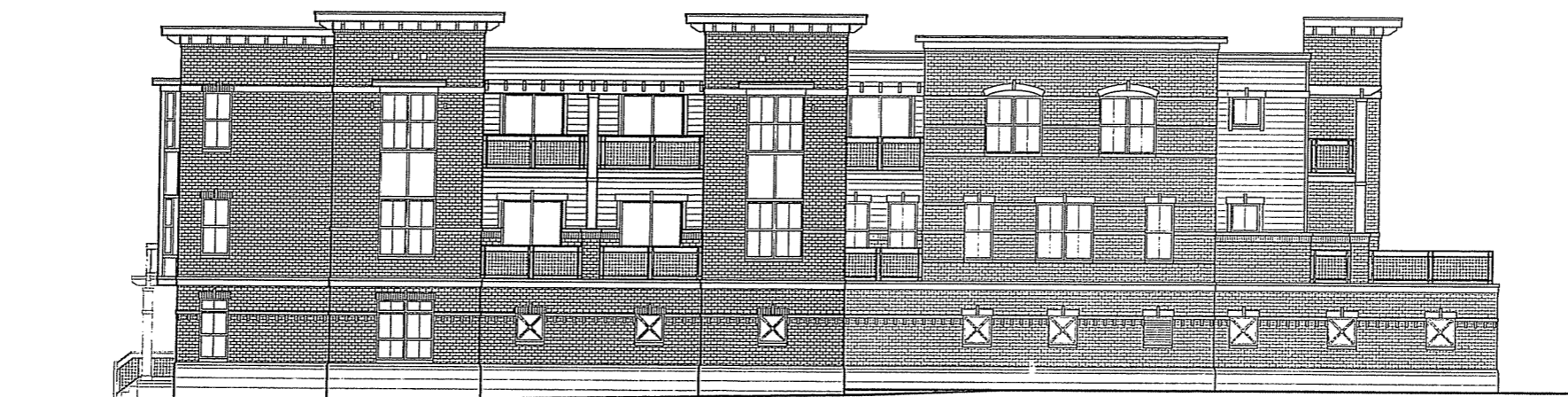
32 Unit Building
 Drawing Title
Proposed Elevations

Project No. **0548** Drawing No. **A-2.1**

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



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

Revisions

- APRIL 12, 2006 - PLAN COMMISSION SUBMITTAL
- JUNE 13, 2006 - ISSUED
- SEPTEMBER 21, 2006 - ISSUED
- SEPTEMBER 26, 2006 - ISSUED
- DECEMBER 21, 2006 - ISSUED PROGRESS SET
- JANUARY 3, 2007 - ISSUED FOR PLAN REVIEW
- FEBRUARY 26, 2007 - REVISED UNIT B-1 LAYOUT
- JUNE 20, 2007 - PUD-SIP SUBMITTAL

Project Title

The Colony
625 E. Mifflin Street
Madison, WI

32 Unit Building

Drawing Title
Proposed Elevations

Project No.

0548

Drawing No.

A-2.2